

Hand

SURVEYOR'S OFFICE
Hamilton County

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July 2, 2015

To: Hamilton County Drainage Board

Re: Williams Creek Drain, Jackson's Grant Section 1A Arm

Attached is a petition filed by Silvara Development Company, LLC., along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for Jackson's Grant Section 1A Arm, Williams Creek Drain to be located in Clay Township. I have reviewed the submittals and petition and have found each to be in proper form.

I have made a personal inspection of the land described in the petition. Upon doing so, I believe that the drain is practicable, will improve the public health, benefit a public highway, and be of public utility and that the costs, damages and expenses of the proposed drain will probably be less than the benefits accruing to the owners of land likely to be benefited. The drain will consist of the following:

12" RCP	4,229 ft.	48" RCP	48 ft.
15" RCP	1,191 ft.	36" CMP	40 ft.
18" RCP	906 ft.	6" SDR 35	32 ft.
24" RCP	865 ft.	6" SSD	20,223 ft.
27" RCP	496 ft.	12" SSD	650 ft.
30" RCP	158 ft.	15" SSD	449 ft.
Open Ditch	220 ft.	18" SSD	667 ft.

The total length of the drain will be 30,174 feet.

The open ditch listed above is 40 feet from Str. 441 to Str. 535, 5 feet from Str. 531 to Str. 461, and 175 feet from Str. 519 to the confluence with Williams Creek Regulated Drain.

The dry detention basins (BMPs) located as listed below are not to be considered part of the regulated drain. Basin maintenance assumed by the Drainage Board shall only include the inlets and outlet as part of the regulated drain. The maintenance of the dry detention basins (BMPs) such as sediment removal and erosion control along the banks, mowing, aquatic vegetation maintenance and control, and anything required per the Storm Water Quality Maintenance and Operations Manual will be the responsibility of the Homeowners Association. The Board will also retain jurisdiction for ensuring the storage volume for which the pond was designed will be retained. Thereby, allowing no fill or easement encroachments.

<u>Basin</u>	<u>Location</u>
BMP 34	Common Area #20
BMP 30	Common Area #19
BMP 27	Common Area #18
BMP 21A	Common Area #17
BMP 21B	Common Area #12
BMP 26A	Common Area #13
BMP 26B	Common Area #13
BMP 24	Common Area #13
BMP 25	Common Area #13
BMP 22B	Common Area #14
BMP 22A	Common Area #14
BMP 20A	Common Area #12
BMP 20B	Common Area #12
BMP 18A	Common Area #10
BMP 18B	Common Area #9
BMP 33A	Common Area #9
BMP 33B	Common Area #9
BMP 33C	Common Area #9
BMP 17A	Future Common Area
BMP 17B	Future Common Area
BMP 16	Future Common Area

The subsurface drains (SSD) to be part of the regulated drain are those located under the curbs, those main lines in rear yards, and those in common areas. Only the main SSD lines as described below, which are located within the easement or right of way are to be maintained as regulated drain. Laterals for individual lots will not be considered part of the regulated drain. The portions of the SSD which will be regulated and maintained are as follows:

Curblin SSD in Streets:

Bookwalter Drive
 Skytag Drive
 Frenzel Parkway
 Jackson's Grant Blvd.
 Ams Court
 Ams Run
 Domino Drive
 King Richard Drive

Rear Yard SSDs:

Common Area #20 from Str. 457 to Str. 454
 Common Area #20 from Str. 454 to Str. 453
 Common Area #20 from Str. 454 to Tee
 Rear yard lots 90 to 92 from riser to riser
 Rear yard lots 101 to 104 from Str. 449 to Str. 432
 Rear yard lots 72 and 73 from Str. 434 to riser
 Common Area #18 from Str. 433 to Str. 429
 Common Area #18 from Str. 429 to Str. 426
 Rear yard lots 99 and 98 from Str. 447 to riser
 Rear yard lots 99 and 100 from Str. 447 to Str. 446
 Common Area #18 from Str. 426 to Str. 425
 Common Area #13 from Str. 418 to riser
 Common Area #14 from Str. 411 to tee
 Common Area #12 from Str. 477 to Str. 482
 Common Area #12 from Str. 482 to Str. 478
 Rear yard lots 126 to 128 from riser to riser
 Common Area #13 from Str. 413 to riser
 Common Area #14 from Str. 407 to Tee
 Rear yard lots 117 to 120 from riser to riser
 Common Area #14 from Str. 407 to riser
 Common Area #9 from Str. 463 to riser

Common Area #9 from Str. 503 to Str. 504
CA #9, Lots 147 and 146 from Str. 504 to Str. riser
Common Area #10 from Str. 507 to Str. 508
Rear yard lots 133 & 134 from Str. 508 to riser
Rear yard lots 131 & 132 from Str. 510 to Str. 537
Common Area #12 from Str. 537 to Str. 538
Common Area #12 from Str. 538 to Str. 472
Common Area #12 from Str.476 to Tee
Common Area #12 from Str. 467 to riser
Rear yard lots 142 & 143 from Str. 514 to riser
Rear yard lots 144 & 145 from Str. 514 to riser
Future Common Area from Str. 528 to riser

I have reviewed the plans and believe the drain will benefit each lot equally. Therefore, I recommend each lot be assessed equally. I also believe that no damages will result to landowners by the construction of this drain. I recommend a maintenance assessment of \$65.00 per lot, \$10.00 per acre for common areas, with \$65.00 minimum, and \$10.00 per acre for roadways. With this assessment the total annual assessment for this drain will be \$6,416.30.

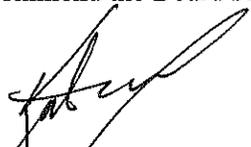
The petitioner has submitted surety for the proposed drain at this time. The sureties which are in the form of an Irrevocable Letter of Credit are as follows:

Agent: Standard Financial Corporation
Date: October 21, 2014
Number: 1143JG1A
For: Storm Sewers
Amount: \$643,277.58

I believe this proposed drain meets the requirements for Urban Drain Classification as set out in IC 36-9-27-67 to 69. Therefore, this drain shall be designated as an Urban Drain.

I recommend that upon approval of the above proposed drain that the Board also approve the attached non-enforcement request. The request will be for the reduction of the regulated drain easement to those easement widths as shown on the secondary plat for Jackson's Grant, Section 1A as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for August 24, 2015.



Kenton C. Ward, CFM
Hamilton County Surveyor

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