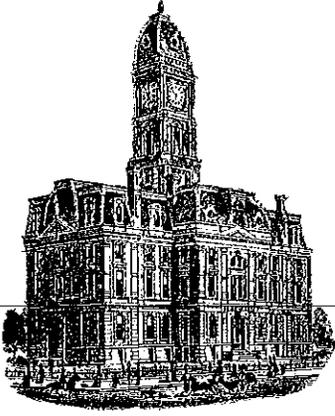


KW



# SURVEYOR'S OFFICE Hamilton County

Kenton C. Ward, CFM  
Surveyor of Hamilton County  
Phone (317) 776-8495  
Fax (317) 776-9628

Suite 188  
One Hamilton County Square  
Noblesville, Indiana 46060-2230

October 2, 2015

To: Hamilton County Drainage Board

Re: Williams Creek Drain, Jackson's Grant Section 1B 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 1B 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	3,445 ft.	6" SSD	15,331 ft.
15" RCP	1,632 ft.	12" SSD	133 ft.
18" RCP	655 ft.	15" SSD	153 ft.
21" RCP	632 ft.	24" SSD	213 ft.
24" RCP	160 ft.	Open Ditch	171 ft.

The total length of the drain will be 22,525 feet.

The open ditch listed above is 171 feet from Str. 635 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.

Basin  
BMP 2A

Location  
Common Area #5

BMP 2B	Common Area #5
BMP 2C	Common Area #5
BMP 37	Common Area #5
BMP 9A	Common Area #4
BMP 9B	Common Area #4
BMP 11B	Common Area #2
BMP 7	Common Area #3
BMP 6C	Common Area #7
BMP 6A	Common Area #8
BMP 6B	Common Area #8
BMP 1A	Common Area #6
BMP 1B	Common Area #6
BMP 1C	Common Area #6
BMP 1D	Common Area #6
BMP 1E	Common Area #6

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:

Jackson's Grant Blvd.  
 Otto Lane  
 Dylan Drive  
 Bridgemont Lane  
 Hobby Horse Drive  
 Stableside Lane

Rear Yard SSDs:

Rear yard lots 35 & 36 from Str. 589 south to riser  
 Common Area #4 from Str. 570 east to riser  
 Common Area #4 from Str. 613 east to riser  
 Rear yard lots 12 & 13 from Str. 562 to Str. 560  
 Rear yard lots 13 to 15 from Str. 560 to Str. 608  
 Rear yard lots 16 & 17 from Str. 608 to Str. 559  
 Rear yard lots 18 to 21 from Str. 559 to Str. 578  
 Rear yard lots 24 to 25 from Str. 574 east to riser  
 Common Area #3 from Str. 546 to Str. 549  
 Common Area #3 from Str. 549 to Str. 555  
 Common Area #6 from Str. 607 to Str. 625  
 Common Area #6 from Str. 623 east to riser  
 Common Area #8 from Str. 603 to Str. 628  
 Common Area #8 from Str. 627 to Str. 597  
 Common Area #7 from Str. 580 east to riser  
 Rear yard lots 55 to 58 from Str. 585 west to riser  
 Rear yard lots 52 to 54 from Str. 587 west to riser  
 Rear yard lots 51 to 54 from Str. 587 east to riser  
 Rear yard lots 1 to 3 from Str. 577 east to riser  
 Common Area #2 from Str. 550 north 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 \$5,369.90.

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: May 26, 2015

Number: 1156JG1B

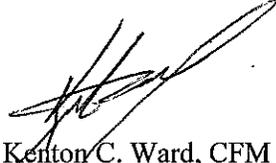
For: Storm Sewers

Amount: \$678,878.40

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 1B as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for November 23, 2015.

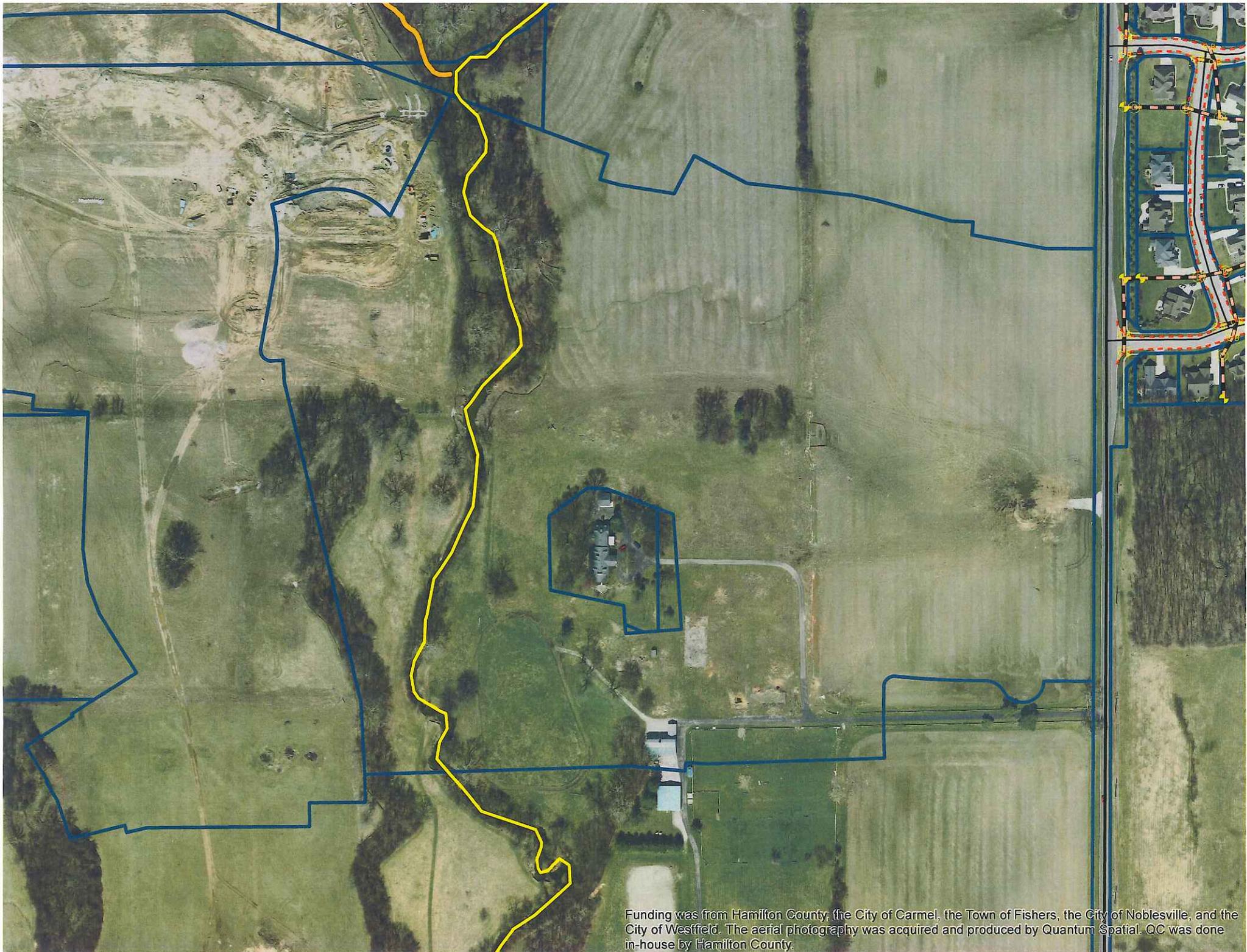


Kerton C. Ward, CFM  
Hamilton County Surveyor

KCW/pll



Parcel	Owner	Description	Benefit	MntAsmt
Not assigned yet.	Jackson's Grant Real Estate Co., LLC	S34 T18 R3 Jackson's Grant Sec. 1B Lot 50	One Lot	\$ 65.00
Not assigned yet.	Jackson's Grant Real Estate Co., LLC	S34 T18 R3 Jackson's Grant Sec. 1B Lot 51	One Lot	\$ 65.00
Not assigned yet.	Jackson's Grant Real Estate Co., LLC	S34 T18 R3 Jackson's Grant Sec. 1B Lot 52	One Lot	\$ 65.00
Not assigned yet.	Jackson's Grant Real Estate Co., LLC	S34 T18 R3 Jackson's Grant Sec. 1B Lot 53	One Lot	\$ 65.00
Not assigned yet.	Jackson's Grant Real Estate Co., LLC	S34 T18 R3 Jackson's Grant Sec. 1B Lot 54	One Lot	\$ 65.00
Not assigned yet.	Jackson's Grant Real Estate Co., LLC	S34 T18 R3 Jackson's Grant Sec. 1B Lot 55	One Lot	\$ 65.00
Not assigned yet.	Jackson's Grant Real Estate Co., LLC	S34 T18 R3 Jackson's Grant Sec. 1B Lot 56	One Lot	\$ 65.00
Not assigned yet.	Jackson's Grant Real Estate Co., LLC	S34 T18 R3 Jackson's Grant Sec. 1B Lot 57	One Lot	\$ 65.00
Not assigned yet.	Jackson's Grant Real Estate Co., LLC	S34 T18 R3 Jackson's Grant Sec. 1B Lot 58	One Lot	\$ 65.00
Not assigned yet.	Jackson's Grant Real Estate Co., LLC	S34 T18 R3 Jackson's Grant Sec. 1B Lot 59	One Lot	\$ 65.00
Not assigned yet.	Jackson's Grant Real Estate Co., LLC	S34 T18 R3 Jackson's Grant Sec. 1B Lot 60	One Lot	\$ 65.00
Not assigned yet.	Jackson's Grant Real Estate Co., LLC	S34 T18 R3 Jackson's Grant Sec. 1B Lot 61	One Lot	\$ 65.00
Not assigned yet.	Jackson's Grant Real Estate Co., LLC	S34 T18 R3 Jackson's Grant Sec. 1B Lot 62	One Lot	\$ 65.00
Not assigned yet.	Jackson's Grant Real Estate Co., LLC	S34 T18 R3 Jackson's Grant Sec. 1B Lot 63	One Lot	\$ 65.00
Not assigned yet.	Jackson's Grant Real Estate Co., LLC	S34 T18 R3 Jackson's Grant Sec. 1B Lot 64	One Lot	\$ 65.00
Not assigned yet.	Jackson's Grant Real Estate Co., LLC	S34 T18 R3 Jackson's Grant Sec. 1B Lot 65	One Lot	\$ 65.00
Not assigned yet.	Jackson's Grant Real Estate Co., LLC	S34 T18 R3 Jackson's Grant Sec. 1B Lot 66	One Lot	\$ 65.00
Not assigned yet.	Jackson's Grant Real Estate Co., LLC	S34 T18 R3 Jackson's Grant Sec. 1B Lot 67	One Lot	\$ 65.00
Not assigned yet.	Jackson's Grant Real Estate Co., LLC	S34 T18 R3 Jackson's Grant Sec. 1B Lot 68	One Lot	\$ 65.00
Not assigned yet.	Jackson's Grant Real Estate Co., LLC	S34 T18 R3 Jackson's Grant Sec. 1B Lot 69	One Lot	\$ 65.00
Not assigned yet.	Jackson's Grant Real Estate Co., LLC	S34 T18 R3 Jackson's Grant Sec. 1B Lot 70	One Lot	\$ 65.00
Not assigned yet.	Jackson's Grant Real Estate Co., LLC	S34 T18 R3 Jackson's Grant Sec. 1B Lot 71	One Lot	\$ 65.00
Not assigned yet.	Jackson's Grant Real Estate Co., LLC	S34 T18 R3 Jackson's Grant Sec. 1B CA 1, 0.65 Ac	0.65	\$ 65.00
Not assigned yet.	Jackson's Grant Real Estate Co., LLC	S34 T18 R3 Jackson's Grant Sec. 1B CA 2, 2.09 Ac	2.09	\$ 65.00
Not assigned yet.	Jackson's Grant Real Estate Co., LLC	S34 T18 R3 Jackson's Grant Sec. 1B CA 3, 1.73 Ac	1.73	\$ 65.00
Not assigned yet.	Jackson's Grant Real Estate Co., LLC	S34 T18 R3 Jackson's Grant Sec. 1B CA 4, 0.67 Ac	0.67	\$ 65.00
Not assigned yet.	Jackson's Grant Real Estate Co., LLC	S34 T18 R3 Jackson's Grant Sec. 1B CA 5, 9.47 Ac	9.47	\$ 94.70
Not assigned yet.	Jackson's Grant Real Estate Co., LLC	S34 T18 R3 Jackson's Grant Sec. 1B CA 6, 12.54 Ac	12.54	\$ 125.40
Not assigned yet.	Jackson's Grant Real Estate Co., LLC	S34 T18 R3 Jackson's Grant Sec. 1B CA 7, 0.25 Ac	0.25	\$ 65.00
Not assigned yet.	Jackson's Grant Real Estate Co., LLC	S34 T18 R3 Jackson's Grant Sec. 1B CA 8, 0.78 Ac	0.78	\$ 65.00
Not assigned yet.	Jackson's Grant Real Estate Co., LLC	S34 T18 R3 Jackson's Grant Sec. 1B P1, 0.21 Ac	0.21	\$ 65.00
Not assigned yet.	Jackson's Grant Real Estate Co., LLC	S34 T18 R3 Jackson's Grant Sec. 1B P2, 0.20 Ac	0.2	\$ 65.00
99-99-99-99-99-999.005	City of Carmel	S34 T18 R3 Jackson's Grant Sec. 1B Roads	27.48	\$ 274.80
Parcels: 78			Totals: 56.07 Ac &	\$ 5,369.90



Funding was from Hamilton County, the City of Carmel, the Town of Fishers, the City of Noblesville, and the City of Westfield. The aerial photography was acquired and produced by Quantum Spatial. QC was done in-house by Hamilton County.