

Source Document Log
Source Document Discrepancy Log (Over)

Drain: REAR CREEK

#	Main/Arm Name	Document Name	Document ID	Info From Document
1	REAR CREEK	SURVEYOR'S REPORT	5-12-2003	
2		PLUMBING ORDER	6-23-2003	

Drain: BEAM CREEK Drain #: 338
Improvement/Arm: _____
Operator: J. LIVINGSTON Date: 5-27-04
Drain Classification: Urban/Rural Year Installed: 2003

GIS Drain Input Checklist

- Pull Source Documents for Scanning
- Digitize & Attribute Tile Drains
- Digitize & Attribute Storm Drains
- Digitize & Attribute SSD
- Digitize & Attribute Open Ditch
- Stamp Plans
- Sum drain lengths & Validate
- Enter Improvements into Posse
- Enter Drain Age into Posse
- Sum drain length for Watershed in Posse
- Check Database entries for errors

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**Gasb 34 Footages for Historical Cost
Drain Length Log**

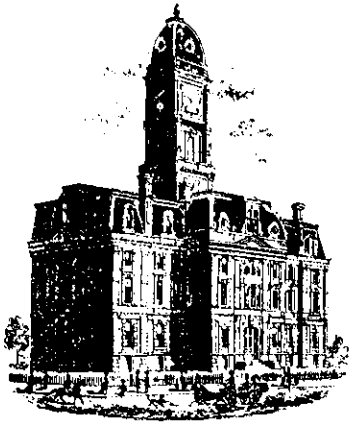
Drain-Improvement: REAM CREEK

Drain Type:	Size:	Length	Length (DB Query)	Length Reconcile	If Applicable	
					Price:	Cost:
OPEN DITCH	—	1100'	1100'		19.55/ft	21,505.00
STEEL-PLATE PIPE ARCH	128" X 88"	284'	284'		210.00/ft	59,640.00

Sum: 1384' 1384' \$81,145.00

Final Report: 1384'

Comments:



SURVEYOR'S OFFICE

Hamilton County

Kenton C. Ward, Surveyor

Phone (317) 776-8495

Fax (317) 776-9628

Suite 188

One Hamilton County Square

Noblesville, Indiana 46060-2230

To: Hamilton County Drainage Board

Date: May 12, 2003

Re: Petition for Ream Creek Regulated Drain

Attached are petition, drain map, drainage-shed map, and schedule of assessments for the Ream Creek Drainage Area. The Ream Creek was petitioned by GPI at Carmel, LP on July 9, 2002. The Ream Creek Drain currently consists of the main drain, which is approximately 1,150 feet in total length. The drainage area covers portions of Clay Township in Hamilton County and benefits properties in Section 12-17-3, with a total drainage area to be assessed of approximately 23.08 acres.

I have made a personal inspection of the described in the petition. Upon doing so, I believe that the drain is practicable, will improve the public health, 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 proposed Ream Creek Drainage Area will include an area serving Tracts 3, 4 & 5 of the Retreat Condominiums.

Upon, a check of the USGS quad maps for Carmel and Fishers, I find the length of the drain in Hamilton and Marion Counties is approximately 3.2 miles. Therefore, under IC 14-28-1-22 a permit from IDNR is not required.

The proposed drain will begin at the north property line of Tracts 3 and 5. It will end at the outlet of a 128"X83" Steel-plate arch pipe on the south side I-465 which is at or near the south boundary of Hamilton County.

The drain shall consist of the following:

284 FT.	128"X83" Steel-plate arch pipe.
1100 FT.	Open ditch.
Total	1384 FT

I recommend the Drainage Board place Ream Creek on a maintenance program as set out in IC 36-9-27-38. The nature of the maintenance work which may be required, but not limited to, is as follows:

- a. Removal and /or prevention of brush within the drainage easement by hand, mechanical or spray methods.
- b. Re-excavating of open ditch to original grade line.
- c. Installation and/or repair of surface water structure as might be required.
- d. Bank erosion protection and/or seeding as might be required.

- e. Repair of regulated and private tile outlet ends as might be required.
- f. Replacement of broken tile outlet ends as might be required.
- g. Removal of debris and/or blockage from the existing open drain.
- h. Any other repairs necessary to restore the drain to its original intended condition.

The frequency with which maintenance work should be performed annually is as required by the condition of the drain.

I believe that by the parcel use, each parcel within the drainage shed will have equal benefits by land use for maintenance as provided by the drain. By the parcels use, I recommend the following rates for the proposed Ream Creek Drainage Area.

- Maintenance assessment for roads, streets, and the Monon trail shall be set at \$10.00 per acre with a \$50.00 minimum.
- Assessments for platted lots and common areas in subdivisions whose drainage systems will be part of the regulated drain shall be set at \$ 10.00 per acre with a \$25.00 per lot/min.
- Assessment for condominiums to which the tax parcel includes the unit and the recreational share of the common property shall be set at \$25.00 per unit.
- Assessment for acreage shall be set at \$5.00 per acre with a \$15.00 minimum. This shall include agricultural lands, golf course and non-platted residential tracts.
- Maintenance assessment for commercial, institutional and multi-family residential roads and street \$10.00 per acre with a \$50.00 minimum.

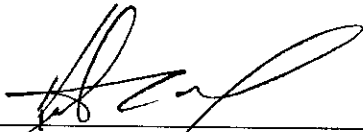
This will result in an annual assessment of \$ 2,669.20.

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 per IC 36-9-27-33 the following easements will be added to the following parcel along the drain. The statutory seventy-five (75') feet shall be measured at right angles to the top edge of each bank wherever possible.. The request is a reduction of easement from seventy five (75') feet to thirty-five (35') feet. Below is the parcel number and property owner of its location.

17-13-12-00-00-005.000	GPI AT CARMEL LP
The Retreat Trt 3 Plat Cabinet 2, Sld 628	GPI AT CARMEL LP
The Retreat Trt 4 Plat Cabinet 2, Sld 689	GPI AT CARMEL LP
The Retreat Trt 5 Plat Cabinet 3, Sld 65	GPI AT CARMEL LP

I recommend a hearing be set for this petition on June 23, 2003.



Kenton C. Ward
Hamilton County Surveyor

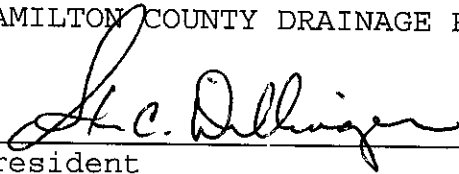
KCW/wae

FINDINGS AND ORDER
CONCERNING THE MAINTENANCE OF THE
Ream Creek

On this *23rd day of June 2003*, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the *Ream Creek*.

Evidence has been heard. Objections were presented and considered. The Board then adopted the original/amended Schedule of Assessments. The Board now finds that the annual maintenance assessment will be less than the benefits to the landowners and issues this order declaring that this Maintenance Fund be established.


HAMILTON COUNTY DRAINAGE BOARD



President



Member



Member

Attest: 