

K.C.W.

SURVEYOR'S OFFICE
Hamilton County

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October 1, 2021

To: Hamilton County Drainage Board

Re: Springs of Cambridge--Bee Camp Creek, Sears/McCord Pointe Arm, McCord Pointe Section 5

McCord Pointe subdivision is located south of 96th Street and west of Georgia Road in the Town of McCordsville, Hancock County, Indiana. Under pre-developed conditions, storm water from the site drained north to Bee Camp Creek via an existing culvert under 96th Street and an existing swale on the Sears property. This swale was improved as the Sears/McCord Pointe Arm per my reported dated June 12, 2019 and approved by the Board on August 26, 2019. (See Hamilton County Drainage Board Minute Book 18, Pages 562-564.) Per the plans, the developer, CalAtlantic Homes of Indiana, Inc., installed a storm pipe from the subdivision's detention area to the north side of 96th street. Per requirements by this office, improvements have been made by the developer to the swale from 96th street to where the swale outlets into Bee Camp Creek at the south edge of Brooks Park, Sec. 5 Common Area 13. In addition, the developer also installed a new surface water culvert under 96th Street as an emergency overflow per the Hamilton County Highway Department requirements. The improvements received both Highway Dept. approval for work in the right-of-way and outlet permit from this office for stormwater discharge to the regulated drain. These two pipe systems and offsite swale in Hamilton County are an arm to the regulated drain. The rest of the storm system in McCord Point subdivision, including the pond, is under the jurisdiction of the City of McCordsville and will not be maintained by Hamilton County.

At this time McCord Pointe Section 5 in Hancock County is proposed and the watershed and assessments should be changed and assessed to Hamilton County. Hancock County waived it's right to a Joint Board on McCord Pointe on November 1, 2018. (See Hancock County Drainage Board Minutes Book 4.) 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 consistent with other non-regulated drain subdivisions within the Springs of Cambridge / Bee Camp Creek watershed at a rate of \$35.00 per platted lot, \$5.00 per acre for common areas, with a \$35.00 minimum, and \$10.00 per acre for roadways. With this assessment the total annual assessment to be collected by Hancock County for this arm will be \$1,943.80.

I recommend the Board set a hearing for this proposed drain for November 22, 2021.



Kenton C. Ward, CFM
Hamilton County Surveyor

FINDINGS AND ORDER

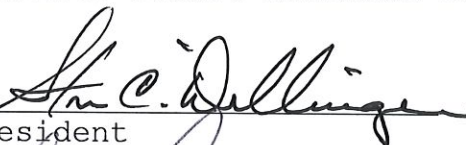
CONCERNING THE MAINTENANCE OF THE

**Springs of Cambridge/Bee Camp Creek Drain,
Sears/McCord Pointe Arm, McCord Pointe Section 5**


On this **22nd day of November, 2021**, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the **Springs of Cambridge/Bee Camp Creek Drain, Sears/McCord Pointe Arm, McCord Pointe Section 5**.

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: 
Executive Secretary

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD
IN THE MATTER OF

***Springs of Cambridge/Bee Camp Creek Drain,
Sears/McCord Pointe Arm, McCord Pointe Section 5***

NOTICE

To Whom It May Concern and: _____

Notice is hereby given of the hearing of the Hamilton County Drainage Board on the **Springs of Cambridge/Bee Camp Creek Drain, Sears/McCord Pointe Arm, McCord Pointe Section 5** on **November 22, 2021** at **9:20 A.M.** in Commissioners Court, Hamilton County Judicial Center, One Hamilton County Square, Noblesville, Indiana, and which construction and maintenance reports of the Surveyor and the Schedule of Assessments made by the Drainage Board have been filed and are available for public inspection in the office of the Hamilton County Surveyor.

Hamilton County Drainage Board

Attest: Lynette Mosbaugh

ONE TIME ONLY

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD
IN THE MATTER OF THE

**Springs of Cambridge/Bee Camp Creek Drain,
Sears McCord Point Arm, McCord Pointe Section 5**

NOTICE

Notice is hereby given pursuant to Section 405 of the 1965 Indiana Drainage Code that this Board, prior to final adjournment on **November 22, 2021** has issued an order adopting the Schedule of Assessments, filed the same and made public announcement thereof at the hearing and ordered publication. If judicial review of the findings and order of the Board is not requested pursuant to Article Eight of this code within twenty (20) days from the date of this publication, the order shall be conclusive.

Hamilton County Drainage Board

Attest: Lynette Mosbaugh

ONE TIME ONLY