

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

June 6, 2008

To: Hamilton County Drainage Board

Re: Mud Creek/Sand Creek Drain, Springdale Estates Drain Extension

Attached is a drain map, development plans, drainage shed map and schedule of assessments for the extension of the Springdale Estates Drain.

The extension of the Springdale Estates Drain is proposed across parcels 14-15-06-00-00-006.002, 15-15-06-00-00-002.000, 15-15-06-00-00-002.005, 15-15-06-00-06-002.505, 15-15-06-02-08-999.999, 15-15-06-02-06-999.999, 15-15-06-02-05-999.999 and is located in Section 6, Township 17 North, Range 5 East, of Delaware Township, Hamilton County, Indiana.

I have made a personal inspection of the land described below and upon doing so, I believe that the extension of 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 likely to be benefited.

The extension will begin at the outlet of the Springdale Estates Drain on parcel 14-15-06-00-00-006.002 (Larry A. Reynolds) per my report dated February 26, 1982 and approved by the Board at hearing on April 5, 1982. (See Hamilton County Drainage Board Minute Book 1, Pages 467 – 468). The extension will follow the existing open drain across the Reynolds parcel to a 36" RCP (Structure 33) with end section installed with the Kroger Plaza as developed by SunBeam Development Corporation. (See plans by the Schneider Corp., Project No. 3263.001, filed stamped March 20, 2008).

The portion of storm sewer to become regulated drain are those between the following structures on the Sunbeam Development Corp., G & L Development Co. Inc. and Gun parcels as shown on Sheets C104 and C014B: Str. 33 to Str. 31, Str. 31 to Str. 15, Str. 15 to Str. 14, Str.14 to Str. 13, Str. 13 to Str. 12, Str. 12 to Str. 10 and Str. 4 to Str. 3. Also, Str. 32 to Str. 31

The extension of the drain will consist of the following:

36" RCP – 30 LF	54" RCP - 309 LF	Open Drain - 1,380 LF
48" RCP – 452 LF	60" RCP - 1,359 LF	

The total length of the drain extension will be 3,530 feet.

The open drain portions listed above are the open drain across the Reynolds parcel (14-15-06-00-00-006.002), through the pond and the constructed wetland to Sand Creek on parcel 15-15-06-00-00-002.005 (G & L Development Co. Inc.). Pond and constructed wetland maintenance shall include the inlet, outlet, sediment removal and erosion control along the banks as part of the regulated drain. The maintenance of the pond and constructed wetland, such as mowing and aquatic vegetation control, will be the responsibility of the parcel owner. The Board will also retain jurisdiction for ensuring the storage volume for which the pond and constructed wetland were designed will be retained, thereby, allowing no fill or easement encroachments.

The current maintenance assessment would increase as per the rates set for the Mud Creek / Sand Creek Drainage Area which are as follows:

1. Maintenance assessment for roads and streets be set at \$10.00 per acre.
2. Maintenance assessment for agricultural tracts be set at \$2.00 per acre and \$15.00 minimum.
3. Maintenance assessment for non-platted residential tracts be set at \$2.00 per acre and \$15.00 minimum.
4. Maintenance assessment for commercial, institutional and multi-family residential tracts be set at \$10.00 per acre with a \$75.00 minimum.
5. Maintenance assessment for platted lots in subdivisions whose drainage systems will not be part of the regulated drain shall be set at \$35.00 per lot/minimum. Common areas within non-regulated drain subdivisions shall be assessed at \$5.00 per acre with a \$35.00 minimum.
6. Maintenance assessment for platted lots within subdivisions whose drainage system will be part of the regulated drain shall be set at \$65.00 per lot/minimum. Common areas within the regulated drain subdivisions shall be set at \$10.00 per acre with a \$65.00 minimum.

The annual maintenance collection for this extension will be \$1,662.80. The period of collection shall be eight years as per IC36-9-2743.

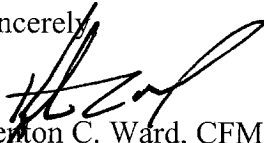
I believe this proposed drain meets the requirements for Urban Drain Classification as set out in IC 36-9-27-67 to 69. Therefore, this drain shall be designated as an Urban Drain.

The extension of the Springdale Estates Drain will add the following easements to the following parcels.

<u>Parcel Number</u>	<u>Owner</u>	<u>Easement Width</u>
14-15-06-00-00-006.002	Larry A. Reynolds	25' from top of each Bank
15-15-06-00-00-002.000	Sunbeam Development Corp.	15' per half centerline/pipe
15-15-06-00-00-002.005	G & L Development Co. Inc.	15' per half centerline/pipe
		75' from top of each Bank
15-15-06-00-00-002-505	Bruce Gun	15' per half centerline/pipe
15-15-06-02-08-999.999	High Point Ridge Trt D, C.A.	15' per half centerline/pipe
15-15-06-02-06-999.999	High Point Ridge Trt E, C.A.	15' per half centerline/pipe
15-15-06-02-05-999.999	High Point Ridge Trt A, C.A.	15' per half centerline/pipe

I recommend the Board set a hearing for this extension of the Springdale Estates Drain for July 28, 2008.

Sincerely,



Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/pll

**Gasb 34 Asset Price &
Drain Length Log**

Drain-Improvement: SPRINGDALE Estates Extension

Drain Type:	Size:	Length	Length (DB Query)	Length Reconcile	If Applicable	
					Price:	Cost:
RCP	36"	30			\$32 ³⁵ lf	967 ⁵⁰
RCP	48"	452			\$66 ⁵⁵ lf	30,080 ⁶⁰
RCP	54"	309			\$85 ⁴⁵ lf	26,404 ⁰⁵
RCP	60"	1359			\$98 ⁸⁵ lf	134,337 ¹⁵
Open	—	1380			\$19 ⁵⁵ lf	26,979 ⁰⁰

Sum: 3530 \$218,768³⁰

Final Report: N/A

Comments:

FINDINGS AND ORDER

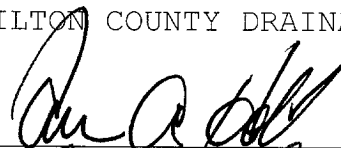
CONCERNING THE MAINTENANCE OF THE

Mud Creek/Sand Creek Drain, Springdale Estates Drain Extension

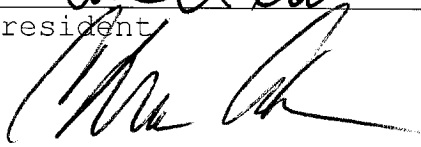
On this **28th day of July 2008**, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the **Mud Creek/Sand Creek Drain, Springdale Estates Drain Extension**.

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.

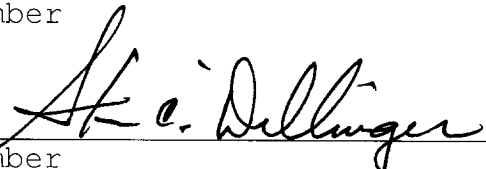
HAMILTON COUNTY DRAINAGE BOARD



President



Member



Member

Attest: 

STATE OF INDIANA)
) ss:
COUNTY OF HAMILTON)

BEFORE THE HAMILTON COUNTY
DRAINAGE BOARD
NOBLESVILLE, INDIANA

IN THE MATTER OF THE
RECONSTRUCTION OF THE
Mud Creek/Sand Creek Drain, Springdale Estate Drain Extension

FINDINGS AND ORDER FOR RECONSTRUCTION

The matter of the proposed Reconstruction of the **Mud Creek/Sand Creek Drain, Springdale Estates Drain Extension** came before the Hamilton County Drainage Board for hearing **on July 28, 2008**, on the Reconstruction Report consisting of the report and the Schedule of Damages and Assessments. The Board also received and considered the written objection of an owner of certain lands affected by the proposed Reconstruction, said owner being:

Evidence was heard on the Reconstruction Report and on the aforementioned objections.

The Board, having considered the evidence and objections, and, upon motion duly made, seconded and unanimously carried, did find and determine that the costs, damages and expenses of the proposed Reconstruction will be less than the benefits accruing to the owners of all land benefited by the Reconstruction.

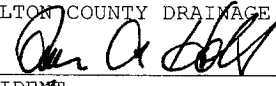
The Board having considered the evidence and objections, upon motion duly made, seconded and unanimously carried, did adopt the Schedule of Assessments as proposed, subject to amendment after inspection of the subject drain as it relates to the lands of any owners which may have been erroneously included or omitted from the Schedule of Assessments.

The Board further finds that it has jurisdiction of these proceedings and that all required notices have been duly given or published as required by law.

Wherefore, it is ORDERED, that the proposed Reconstruction of the **Mud Creek/Sand Creek Drain, Springdale Estates Drain Extension** be and is hereby declared established.

Thereafter, the Board made inspection for the purpose of determining whether or not the lands of any owners had been erroneously included or excluded from the Schedule of Assessments. The Board finds on the basis of the reports and findings at this hearing as follows:

HAMILTON COUNTY DRAINAGE BOARD



PRESIDENT




Member



Member

ATTEST:


Executive Secretary

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD
IN THE MATTER OF

***Mud Creek/Sand Creek Drain,
Springdale Estates Drain Extension***

NOTICE

To Whom It May Concern and: _____

Notice is hereby given of the hearing of the Hamilton County Drainage Board concerning the reconstruction of the **Mud Creek/Sand Creek Drain, Springdale Estates Drain Extension** on **July 28, 2008**, at **9:05 A.M.** in Commissioners Court, Hamilton County Judicial Center, One Hamilton County Square, Noblesville, Indiana. Construction and maintenance reports of the Surveyor and the Schedule of Assessments proposed 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

STATE OF INDIANA)
) SS BEFORE THE HAMILTON
)
COUNTY OF HAMILTON) DRAINAGE BOARD

**IN THE MATTER OF Mud Creek/Sand Creek Drain, Springdale
Estates Drain Extension**

NOTICE

Notice is hereby given that the Hamilton County Drainage Board at its regular meeting **July 28, 2008** adopted the reconstruction report of the Surveyor and the Amended Schedule of damages and assessments including annual assessment for periodic maintenance, finding that the costs, damages and expense of the proposed improvement would be less than the benefits which will result to the owner of lands benefited thereby.

The Board issued an order declaring the proposed improvement established. Such findings and order were marked filed and are available for inspection in the Office of the Hamilton County Surveyor.

If judicial review of the findings and order of the Board is not requested pursuant to Article VIII of the 1965 Indiana Drainage Code as amended within twenty (20) days from the date of publication of this notice, the findings and order shall become conclusive.

HAMILTON COUNTY DRAINAGE BOARD

BY: Steven A. Holt
PRESIDENT

ATTEST: Lynette Mosbaugh
SECRETARY