



SURVEYOR'S OFFICE

Hamilton County

Kenton C. Ward, Surveyor

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One Hamilton County Square

Noblesville, Indiana 46060-2230

December 13, 2005

To: Hamilton County Drainage Board

Re: The Springs of Cambridge/Bee Camp Creek Drain

Attached are plans, drainage shed calculations and assessment roll for the extension of The Springs of Cambridge/Bee Camp Creek Drain. I have reviewed all submittals and found each to be in proper form.

Currently, Bee Camp Creek is regulated from Geist Reservoir to Olio Road (See my report dated April 18, 1996 for Springs of Cambridge Sec. 3 & 4, which can be found in Drainage Board Minutes Book 4, pages 248-249).

The proposed extension of the Bee Camp Creek drain would be along its existing course from Olio Road to the north side of 96th Street through the following sixteen (16) tracts. They are listed as follows:

13-15-12-00-00-001.101	M. I. Homes
13-15-12-00-00-001.001	Milligan, Cary J.
13-15-12-00-00-023.000	GEH Development, LLC
13-15-12-00-00-005.000	Olio Road Partners, LLC
13-15-12-00-00-017.201	GEH Development, LLC),
13-15-12-00-00-016.000	Saindon, Frances Thomas Horlacher & Helen
13-15-12-00-00-016.001	Precedent Residential Development, LLC
13-15-12-00-00-013.103	Mac's Landing, LLC
13-15-12-00-00-013.203	Triton Development, LLC
13-15-12-00-00-013.004	True, Charlene C.
13-15-12-00-00-013.005	Hocker, Richard L.
13-15-12-00-00-013.006	Sears, Ralph & Charlotte D.
13-15-12-00-00-013.003	96 th Street Properties, LLC
13-16-07-00-00-019.000	Mac's Landing, LLC
13-16-07-00-00-018.000	Tinder, James G. & Mary V.
13-15-12-00-11-026.000	Precedent Residential Development, LLC

I have made a personal inspection of the land. 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 the lands likely to be benefitted.

The total length of new open drain will be 8,851 feet.

Another portion of drain to be regulated with this report is an open regulated drain known as the Johnathon Stansbury Drain. This drain originates in Hancock County. According to Hancock County records, the Johnathon Stansbury drain was constructed as an open drain in 1882. Per the 1882 legal description the Jonathan Stansbury ends at a point 330 ft and 445.5 feet north of the southwest corner of Section 7 Township 17 Range 6E in Fall Creek Township, Hamilton County (See the Johnathon Stansbury, Hancock County 1882 Legal Description). There is approximately 620 feet of the Johnathon Stansbury drain located in Hamilton County. This distance being from the southside of 96th Street to its above mentioned terminus on tract 13-15-12-00-00-018.000 (Tinder). Hancock County records show the Stansbury Drain is on maintenance and maintained by Hancock County to the southside of 96th Street. Currently, the portion of open drain in Hamilton County is not on maintenance.

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 extension and regulation of this drain. I recommend the maintenance assessments 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 \$5.00 per acre with a \$15.00 minimum.
3. Maintenance assessment for non-platted residential tracts be set at \$5.00 per acre with a \$35.00 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 assessments for platted lots in subdivisions whose drainage systems will not be part of a regulated drain (those systems maintained by the Town of Fishers) shall be set at \$35.00 per lot - \$35.00 minimum. Common areas within subdivisions whose drainage systems will not be part of the regulated drain (those systems maintained by the Town of Fishers) shall be set at \$5.00 per acre with a \$35.00 minimum.
6. Maintenance assessments for platted lots within a subdivision whose drainage facilities will be part of the regulated drain shall be set at \$50.00 per lot – \$50.00 minimum. Common areas within regulated drain subdivisions shall be set \$10.00 per acre with a \$50.00 minimum.

With this assessment, the total annual assessment for this drain/this section will be \$1,303.00.


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 Bee Camp Creek drain will place easements on the below mentioned tracts. The easement widths will be seventy-five (75) per half from top of each bank per Indiana Drainage Code IC 36-9-27.

13-15-12-00-00-001.101	M. I. Homes
13-15-12-00-00-001.001	Milligan, Cary J.
13-15-12-00-00-023.000	GEH Development, LLC
13-15-12-00-00-005.000	Olio Road Partners, LLC
13-15-12-00-00-017.201	GEH Development, LLC),
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13-15-12-00-00-016.001	Precedent Residential Development, LLC
13-15-12-00-00-013.103	Mac's Landing, LLC
13-15-12-00-00-013.203	Triton Development, LLC
13-15-12-00-00-013.004	True, Charlene C.
13-15-12-00-00-013.005	Hocker, Richard L.
13-15-12-00-00-013.006	Sears, Ralph & Charlotte D.
13-15-12-00-00-013.003	96 th Street Properties, LLC
13-16-07-00-00-019.000	Mac's Landing, LLC
13-16-07-00-00-018.000	Tinder, James G. & Mary V.
13-15-12-00-11-026.000	Precedent Residential Development, LLC

Included is the Bee Camp Creek Erosion Control Master Plan by Stoeepelwerth and Associates that identifies major areas of erosion control required along Bee Camp Creek. This plan was designed as a result of the requirements set out by the Board during the December 13, 2004 meeting per Book No. 8, pages 107 - 110. I recommend adoption by the Board at this time.

I recommend the Board set a hearing for this proposed Bee Camp Creek drain extension for March 27, 2006.



Kehton C. Ward
Hamilton County Surveyor

KCW/llm

STATE OF INDIANA)
)
COUNTY OF HAMILTON)

TO: HAMILTON COUNTY DRAINAGE BOARD
% Hamilton County Surveyor
One Hamilton County Square, Suite 188
Noblesville, IN. 46060-2230

In the matter of Timberstone Subdivision, Section
two Drain Petition.

Petitioner is the owner of all lots in the land affected by the proposed new regulated drain. The drainage will affect various lots in Timberstone, a subdivision in Hamilton County, Indiana. The general route of such drainage shall be in existing easements and along public roads as shown in the plans on file in the Surveyor's Office.

Petitioner believes that the cost, damages and expenses of the proposed improvement will be less than the benefits which will result to the owners of the land likely to be benefited thereby. Petitioner believes the proposed improvements will:

- (a) improve public health
- (b) benefit a public street
- (c) be of public utility

Petitioner agrees to pay the cost of construction of the drainage system and requests periodic maintenance assessments by the Board thereafter.

The Petitioner also agrees to the following:

1. To provide the Drainage Board a Performance Bond or Non-Revocable Letter of Credit for the portion of the drainage system which will be made a regulated drain. The bond will be in the amount of 120% of the Engineer's estimate. The bond will be in effect until construction of 100% of the system is completed and so certified by the Engineer.
2. The Petitioner shall retain an Engineer throughout the construction phase. At completion of the project the Petitioner's Engineer shall certify that the drainage system which is to be maintained as a regulated drain has been constructed as per construction plans.
3. The Petitioner agrees to request in writing to the County Surveyor any changes from the approved plan and must receive written authorization from the County Surveyor prior to implementation of the change. All changes shall be documented and given to the Surveyor to be placed in the Drain file.
4. The Petitioner shall instruct his Engineer to provide a reproducible print on a 24" x 36" Mylar of the final design of the Drainage System. This shall be submitted to the County Surveyor prior to the release of the Performance Bond.
5. The Petitioner shall comply with the Erosion Control Plan as specified on the construction plans. Failure to comply with the Erosion Control Plan shall be determined by the Board as being an obstruction to the drainage system. The County Surveyor shall immediately install or repair the needed measures at Petitioners cost as per IC 36-9-27-46.

The Petitioner further requests that the Drain be classified as an Urban Drain as per IC 36-9-27-69(d).

RECORDED OWNER(S) OF LAND INVOLVED

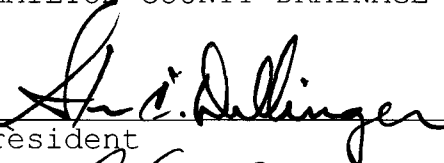
<u>Douglas B. Wagner</u> Signed	_____
<u>Douglas B. Wagner, VP</u> Printed Name <u>Precedent Residential Dev. LLC</u>	_____
<u>4-29-05</u> Date	_____
_____ Signed	_____
_____ Printed Name	_____
_____ Date	_____

FINDINGS AND ORDER
CONCERNING THE MAINTENANCE OF THE
Springs of Cambridge/Bee Camp Creek Drain

On this **27th day of March 2006**, 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**.

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.

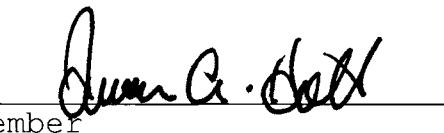
HAMILTON COUNTY DRAINAGE BOARD



President



Member



Member

Attest: 