

KCW

SURVEYOR'S OFFICE  
**Hamilton County**

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February 1, 2021

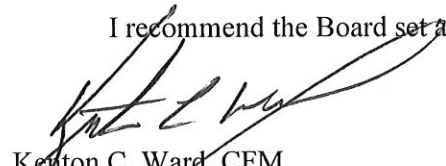
To: Hamilton County Drainage Board

Re: Springs of Cambridge–Bee Camp Creek, Sears/McCord Pointe Arm, McCord Pointe Section 3

McCord Pointe subdivision is located south of 96<sup>th</sup> 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 96<sup>th</sup> 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 96<sup>th</sup> street. Per requirements by this office, improvements have been made by the developer to the swale from 96<sup>th</sup> 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 96<sup>th</sup> 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 3 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 \$1,288.00.

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



Kenton C. Ward, CFM  
Hamilton County Surveyor

KCW/jh

FINDINGS AND ORDER

CONCERNING THE MAINTENANCE OF THE

**Springs of Cambridge/Bee Camp Creek Drain  
Sears/McCord Pointe Arm, McCord Pointe Section 3**

On this **22<sup>nd</sup> day of March, 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 3 Arm.**

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

## DRAINAGE BOARD MINUTES

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November 1, 2018

### WAIVE RIGHTS FOR JOINT BOARD – HAMILTON COUNTY-MCCORD POINTE

Susan explained she received a letter from Hamilton County Surveyor, Kent Ward. The letter was in reference to McCord Pointe located at 500W and 1000N. The subdivision drains across the County Line into Hamilton County. Susan asked for the Board to waive rights for a joint board. Hamilton County has the controlling outlet into Springs of Cambridge – Bee Camp Creek Drain and will have the majority of the legal court drain. Susan stated she has e-mailed Mark Witsman at McCordsville to clarify how they want to handle assessment. Some of the drain assessments within the corporate limits of McCordsville are paid by the Town out of their Stormwater Utility fees. That has not been confirmed at this time. Today's action is for Hancock County to waive their rights for a Joint Board with Hamilton County.

Motion made by Marc Huber for Hancock County to waive their rights to a joint board with Hamilton County for the McCord Pointe arm to Bee Camp Creek. Seconded by Brad Armstrong, motion carried by a vote of 5-0.

### WAIVE RIGHTS FOR JOINT BOARD – RUSH COUNTY- THOMAS C. GRAY

After much research, Rush County or Hancock County cannot find where the Thomas Gray Drain has been relinquished by either County for a joint board. Rush County has been the controlling County for many years. Marvin Reese the Rush County Surveyor is getting ready to do a partial reconstruction on the drain and would like to clear up the issue. Rush County has sent Hancock County a letter asking that Hancock County relinquish their rights for a joint board. 90% of the length of the affected drain is in Rush County. 80% of the affected land of the drain is in Rush County.

Motion made by Steve Hill for Hancock County to waive their rights to a joint board with Rush County for the Thomas.C. Gray Regulated Drain. Seconded by Marc Huber, motion carried by a vote of 5-0.

### UPDATED STORMWATER ORDINANCE AND TECHNICAL STANDARDS

Susan presented the new updated Stormwater Ordinance and Technical Standards that that has been finalized. The ordinance will go to the Commissioners for approval and will then become effective January 1, 2019. Susan went over some of the new highlights. Some of the new things: Fluvial erosion - meaning you can't build your house at the top of the bank, release rates will remain the same, there are some different ways they can design now. Something we have been doing but they don't really know is outlet control. One thing to change is that outlets are required to have orifices. Before in a small event no water was being detained, now water will be detained even in the small events. Before the 12" outlet in a small event was not detaining any water.

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD  
IN THE MATTER OF

***Springs of Cambridge/Bee Camp Creek  
Sears/McCord Pointe Arm, McCord Pointe Section 3***

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, Sears/McCord Pointe Arm, McCord Pointe Section 3 Arm** on **March 22, 2021** at **9:00 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 Drain/Bee Camp Creek  
Sears/McCord Pointe Arm, McCord Pointe Section 3**

NOTICE

Notice is hereby given pursuant to Section 405 of the 1965 Indiana Drainage Code that this Board, prior to final adjournment on **March 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