

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

March 26, 2013

To: Hamilton County Drainage Board

Re: Williams Creek Drain, Winterwood Assessment Area

Attached is a drain map, drainage shed map and schedule of assessments for maintenance for the Williams Creek Drain. This watershed area to be assessed is located in Clay Township from west of Springmill Road and north of 106th Street.

At this time I recommend to the Board that the area between Springmill Road on the east and Queen's Manor Subdivision on the west, from 106th Street on the south, and the north end of Winterwood Subdivision on the north be assessed to Williams Creek Drain. This area is comprised mainly of the Winterwood Subdivision, along with a few non-platted tracts. These tracts drain into Williams Creek, which drains into the Williams Creek Drain - Cedar Point Extension, which became part of the regulated drain per my report, dated August 5, 2009, and was approved by the Board at hearing on October 26, 2009. (See Hamilton County Drainage Board Minutes Book 12, Pages 298-299).

I have reviewed the plans and drain map and believe, as set out in IC 36-9-27-69(b) (1) that all tracts within the drainage shed of the Williams Creek Drain will benefit. The following maintenance assessments have been adopted by the Board:

1. Maintenance assessment for roads and streets be set at \$10.00 per acre.
2. Maintenance assessment for agricultural tracts be set at \$3.00 per acre with a \$15.00 minimum.
3. Maintenance assessment for non-platted residential tracts be set at \$3.00 per acre with a \$15.00 minimum.
4. Maintenance assessment for commercial, institutional and multi-family residential tracts to be set at \$10.00 per acre with a \$75.00 minimum.

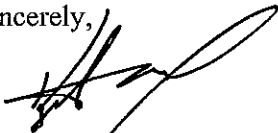
5. Maintenance assessment for platted lots in subdivisions whose drainage systems will not be part of the regulated drain (those systems maintained by the City of Westfield or City of Carmel) shall be set at \$35.00 per lot - \$35.00 minimum. Commons areas within subdivisions whose drainage systems will not be part of the regulated drain (those systems maintained by the City of Westfield or City of Carmel) shall be set 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 \$10.00 per acre with a \$65.00 minimum. Common areas within regulated drain subdivisions shall be set at \$10.00 per acre with a \$65.00 minimum.

The annual maintenance collection for this area of the Williams Creek Drainage Shed will be \$2,178.80. Collections for the proposed assessment will begin in May 2014.

The above rates were established for the Williams Creek Drain per my report dated June 6, 2006. Hearing for this report was heard on August 28, 2006, at which time the Board approved the rates of assessment (See Hamilton County Drainage Board Minutes Book 9, Pages 410 to 411).

I recommend that the Board set a hearing for this proposed maintenance for May 28, 2013.

Sincerely,



Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/pll

Williams Creek #315

Winterwood Assessment Area

Hearing: 05/28/13

Period of collection for maintenance is until the Williams Creek fund is 8 * the annual assessment.

Rate	Minimum
3.00	15.00
5.00	35.00
10.00	65.00
10.00	75.00
10.00	

Residential/Ag
Un-Reg Subd.
Regulated Subd.
Commercial
Roads

Parcel	Owner	Desc	Rate	Ben	Annual Assmt.	% of Total
17-13-03-00-04-008.000	Bayley, L H & Dianne L	S3 T17 R3 Winterwood Lot Pt8,9 2.44Ac	Un-Regulated Subd	One Lot	\$35.00	1.61%
17-13-03-00-00-019.000	Blake, Norman P Jr & Karen S	S3 T17 R3 Estancia Lot 2	Un-Regulated Subd	One Lot	\$35.00	1.61%
17-13-03-00-00-020.000	Blake, Norman P Jr & Karen S	S3 T17 R3 Estancia Lot 1 3.10Ac	Un-Regulated Subd	One Lot	\$35.00	1.61%
17-13-03-00-00-010.000	Bockstahler, Catherine E	S3 T17 R3 8.48Ac	Residential/Ag	8.48	\$25.44	1.17%
17-13-03-00-04-002.000	Bova, Michael J & Julie M	S3 T17 R3 Winterwood Lot 2 1.43Ac	Un-Regulated Subd	One Lot	\$35.00	1.61%
17-13-03-00-00-013.000	Brown, Mary Alison	S3 T17 R3 1.10Ac	Residential/Ag	1.10	\$15.00	0.69%
17-13-03-00-00-014.000	Brown, Mary Alison	S3 T17 R3	Residential/Ag	0.44	\$15.00	0.69%
17-13-03-00-04-010.000	Bruen, Walter P & Anna Marie	S3 T17 R3 Winterwood Lot 10 1.33Ac	Un-Regulated Subd	One Lot	\$35.00	1.61%
17-13-03-00-04-016.000	Carmichael, Daniel P & Judith L	S3 T17 R3 Winterwood Lot 16 1.81Ac	Un-Regulated Subd	One Lot	\$35.00	1.61%
99-99-99-99-99-999.005	City Of Carmel	S3 T17 R3 Estancia Way	Road	13.29	\$132.90	6.10%
17-13-03-00-00-010.003	Cristee, Jeff A & Dana M	S3 T17 R3 4.79Ac	Residential/Ag	4.79	\$15.00	0.69%
17-13-03-00-00-018.000	Cummings, Karen Louise & John Thomas Jr Trustees	S3 T17 R3 Estancia Lot 3 4.70Ac	Un-Regulated Subd	One Lot	\$35.00	1.61%
17-13-03-00-04-030.000	Dickos, Dennis K	S3 T17 R3 Winterwood Lot 30 1.51Ac	Un-Regulated Subd	One Lot	\$35.00	1.61%
17-13-03-00-04-013.000	Dock, Elliott P & Cathi M CoTrustees	S3 T17 R3 Winterwood Lot 13 1.59Ac	Un-Regulated Subd	One Lot	\$35.00	1.61%
17-13-03-00-04-017.000	Eaton, Jeri E & Buffe E Challand CoTrustees	S3 T17 R3 Winterwood Lot 17 1.47Ac	Un-Regulated Subd	One Lot	\$35.00	1.61%
17-13-03-00-04-007.000	Feigenbaum, Phyllis C Trustee	S3 T17 R3 Winterwood Lot 7 1.51Ac	Un-Regulated Subd	One Lot	\$35.00	1.61%
17-13-03-00-04-006.000	GF Winterwood LLC	S3 T17 R3 Winterwood Lot 6 1.54Ac	Un-Regulated Subd	One Lot	\$35.00	1.61%
17-13-03-00-00-010.102	Gilligan, John T & Lisa Hanley	S3 T17 R3 9.32Ac	Residential/Ag	9.32	\$27.96	1.28%
17-13-03-00-00-022.000	Goldman, Steven D & Starla K	S3 T17 R3 Estancia Lot 5 4.10Ac	Un-Regulated Subd	One Lot	\$35.00	1.61%
17-13-03-00-04-014.000	Graham, Gordon M Trustee Revocable Declaration	S3 T17 R3 Winterwood Lot 14 1.51Ac	Un-Regulated Subd	One Lot	\$35.00	1.61%
17-13-03-00-04-039.000	Graham, John B & Margaret M	S3 T17 R3 Winterwood Lot 39 1.64Ac	Un-Regulated Subd	One Lot	\$35.00	1.61%
17-13-03-00-04-020.000	Grayson, Ted L & Rosanna Shoe	S3 T17 R3 Winterwood Lot 20 2.19Ac	Un-Regulated Subd	One Lot	\$35.00	1.61%
17-13-03-00-04-018.000	Hrisomalos, Nick & Joanne F	S3 T17 R3 Winterwood Lot 18 2.63Ac	Un-Regulated Subd	One Lot	\$35.00	1.61%
17-13-03-00-00-017.000	Huffer, Betty J Trustee of Betty J Huffer Trust	S3 T17 R3 5.70Ac	Residential/Ag	5.70	\$17.10	0.78%
17-13-03-00-00-021.000	Huffer, Betty J Trustee of Declaration of Trust	S3 T17 R3 Estancia Lot 4	Un-Regulated Subd	One Lot	\$35.00	1.61%
17-13-03-00-04-021.000	Jacobs, Stephen Amended & Restated Revocable Trust	S3 T17 R3 Winterwood Lot 21 1.30Ac	Un-Regulated Subd	One Lot	\$35.00	1.61%
17-13-03-00-04-008.001	Jordan, Lee G & Nancy C	S3 T17 R3 Winterwood Lot P8 1.49Ac	Un-Regulated Subd	One Lot	\$35.00	1.61%
17-13-03-00-04-035.000	Katz, Irving & Rena	S3 T17 R3 Winterwood Lot 35 1.73Ac	Un-Regulated Subd	One Lot	\$35.00	1.61%
17-13-03-00-00-010.103	Kite, John A & Christina S	S3 T17 R3 4.22Ac	Residential/Ag	4.22	\$15.00	0.69%
17-13-03-00-04-003.000	Klein, Robert Jude II & Nicole R	S3 T17 R3 Winterwood Lot 3 1.62Ac	Un-Regulated Subd	One Lot	\$35.00	1.61%
17-13-03-00-04-031.000	Knowles, Stephen & Alison	S3 T17 R3 Winterwood Lot 31 1.51Ac	Un-Regulated Subd	One Lot	\$35.00	1.61%
17-13-03-00-04-022.000	Lee, Terhan Van	S3 T17 R3 Winterwood Lot PT 22 1.23Ac	Un-Regulated Subd	One Lot	\$35.00	1.61%
17-13-03-00-04-022.001	Lee, Terry V	S3 T17 R3 Winterwood Lot P22	Un-Regulated Subd	One Lot	\$35.00	1.61%
17-13-03-00-00-010.005	Lieber, Christopher A	S3 T17 R3 2.63Ac	Residential/Ag	2.63	\$15.00	0.69%
17-13-03-00-00-010.004	Lieber, Christopher Allan & Patricia Sue	S3 T17 R3 5.84Ac	Residential/Ag	5.84	\$17.52	0.80%
17-13-03-00-00-009.000	Lieber, Jeffrey W	S3 T17 R3 8.36Ac	Residential/Ag	8.36	\$25.08	1.15%
17-13-03-00-04-015.000	Mellon, Matthew J & Michelle A	S3 T17 R3 Winterwood Lot 15 1.52Ac	Un-Regulated Subd	One Lot	\$35.00	1.61%

Parcel	Owner	Desc	Rate	Ben	Annual Assmt.	% of Total
17-13-03-00-04-026.000	Moore, Gary D & Annette M	S3 T17 R3 Winterwood Lot 26	Un-Regulated Subd	One Lot	\$35.00	1.61%
17-13-03-00-04-032.000	Nasser, Wanda L	S3 T17 R3 Winterwood Lot 32	Un-Regulated Subd	One Lot	\$35.00	1.61%
17-13-03-00-00-012.000	Nature Conservancy	S3 T17 R3 1.80Ac	Residential/Ag	1.80	\$15.00	0.69%
17-13-03-00-00-024.000	Nine, John E & Janet E	S3 T17 R3 Estancia Lot 7	Un-Regulated Subd	One Lot	\$35.00	1.61%
17-13-03-00-04-027.000	Pike, Scott & Kristin L	S3 T17 R3 Winterwood Lot 27	Un-Regulated Subd	One Lot	\$35.00	1.61%
17-13-03-00-04-036.000	Pirkle, Michael S & Yasemin A	S3 T17 R3 Winterwood Lot 38	Un-Regulated Subd	One Lot	\$35.00	1.61%
17-13-03-00-04-033.000	Prine, Charles F & Karyn P	S3 T17 R3 Winterwood Lot 33	Un-Regulated Subd	One Lot	\$35.00	1.61%
17-13-03-00-04-011.000	Reisman, Ronald J MD & Sue Ellen Braunlin MD	S3 T17 R3 Winterwood Lot 11	Un-Regulated Subd	One Lot	\$35.00	1.61%
17-13-03-00-00-010.001	Richwine, Steven L & Velo Pamela M Jr/rs	S3 T17 R3 1.00Ac	Residential/Ag	1.00	\$15.00	0.69%
17-13-03-00-04-037.000	Sadove, A Michael & Armin	S3 T17 R3 Winterwood Lot 37	Un-Regulated Subd	One Lot	\$35.00	1.61%
17-13-03-00-04-029.000	Sasso, Rick C & April K	S3 T17 R3 Winterwood Lot 29	Un-Regulated Subd	One Lot	\$35.00	1.61%
17-13-03-00-04-004.000	Schuchman, Larry J & Anne E T/c	S3 T17 R3 Winterwood Lot 4	Un-Regulated Subd	One Lot	\$35.00	1.61%
17-13-03-00-04-025.000	Smulyan, Janine G	S3 T17 R3 Winterwood Lot 25,Pt 24	Un-Regulated Subd	One Lot	\$35.00	1.61%
17-13-03-00-04-034.000	Spitzberg, Daniel H	S3 T17 R3 Winterwood Lot 34	Un-Regulated Subd	One Lot	\$35.00	1.61%
17-13-03-00-04-019.000	Steele, Cindy L & Richard A Jr Trustees	S3 T17 R3 Winterwood Lot 19	Un-Regulated Subd	One Lot	\$35.00	1.61%
17-13-03-00-04-036.000	Stephenson, Daniel E	S3 T17 R3 Winterwood Lot 36	Un-Regulated Subd	One Lot	\$35.00	1.61%
17-13-03-00-04-001.000	Sullivan, Jeremy T & Tonya H	S3 T17 R3 Winterwood Lot 1	Un-Regulated Subd	One Lot	\$35.00	1.61%
17-13-03-00-04-028.000	Taylor, Penny F & Jeffrey W Trustees	S3 T17 R3 Winterwood Lot 28	Un-Regulated Subd	One Lot	\$35.00	1.61%
17-13-03-00-00-011.000	The Nature Conservancy	S3 T17 R3 21.60Ac	Residential/Ag	21.60	\$64.80	2.97%
17-13-03-00-04-005.000	Tushan, Fayez S & Paula J	S3 T17 R3 Winterwood Lot 5	Un-Regulated Subd	One Lot	\$35.00	1.61%
17-13-03-00-00-025.000	Wallace, Ricky T	S3 T17 R3 Estancia Lot 8	Un-Regulated Subd	One Lot	\$35.00	1.61%
17-13-03-00-04-023.000	Weaver, Michael E & Rebecca J	S3 T17 R3 Winterwood Lot 23A	Un-Regulated Subd	One Lot	\$35.00	1.61%
17-13-03-00-04-024.000	Weaver, Michael E & Rebecca J	S3 T17 R3 Winterwood Lot 24A	Un-Regulated Subd	One Lot	\$35.00	1.61%
17-13-03-00-04-040.000	Winterwood Prop Owners Assoc Inc	S3 T17 R3 Winterwood 8.21Ac	Un-Regulated Subd	One Lot	\$35.00	1.61%
17-13-03-00-04-041.000	Winterwood Prop Owners Assoc Inc	S3 T17 R3 Winterwood	Road	4.80	\$48.00	2.20%
17-13-03-00-00-023.000	Wood, Julie D Trustee of Julie D Wood Trust	S3 T17 R3 Estancia Lot 6	Un-Regulated Subd	One Lot	\$35.00	1.61%
17-13-03-00-04-012.000	Zipes, Marilyn J & Douglas P Trust	S3 T17 R3 Winterwood Lot 12	Un-Regulated Subd	One Lot	\$35.00	1.61%
Parcels: 64				93.37	\$2,178.80	100.00%
				49 lots		

Williams Creek Shed #315 - Proposed Winterwood Assessment Area Roads

Rd_Name	Shed	Entity	Sub_Sec	Type	Area_Ac	X3
ESTANCIA WAY	WILLIAMS CREEK #315	CARMEL			3.01	9.03
ESTANCIA WAY	WILLIAMS CREEK #315	CARMEL	ESTANCIA	SUBDIV RD	1.42	4.26
Total					4.43	13.29

PROPOSED WILLIAMS CREEK SHED #315 Winterwood Assessment Area

