

SURVEYOR'S OFFICE  
**Hamilton County**

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August 2, 2012

To: Hamilton County Drainage Board

Re: Williams Creek Drain, South 116<sup>th</sup> and Springmill Road Assessment Area (The Bridges)

Attached is a drain map, drainage shed map and schedule of assessments for maintenance for a portion of the Williams Creek Drain. This portion of the drain is located in Clay Township south of 116<sup>th</sup> Street, along Springmill Road.

I recommend that this area be assessed to Williams Creek Drain, since it is developing as commercial property and will drain through several arms of the Williams Creek Drain. Part of this area drains through Springmill Place and to the Williams Creek Drain – Rosado Hill Arm, which became regulated drain per my revised report dated July 31, 2008 and approved by the Board at hearing on August 11, 2008 (See Hamilton County Drainage Board Minutes Book 11, Pages 257 to 259). The balance of the area drains to Williams Creek, where it merges back with the drainage from the Rosado Hill Arm, and then drains through the Williams Creek Drain – Cedar Point Extension, Williams Creek Drain – Parkwood West Arm, and Williams Creek Drain – Steck Extension, before crossing the county line at 96<sup>th</sup> Street.

The office has received many complaints on the Rosado Hill Arm, where it passes under Springmill Road, do to debris blocking the culverts and causing Springmill Road to flood. This was looked at as part of the Williams Creek Study and a fix is being determined with the City of Carmel.

The nature of maintenance work that will be done along the drain is as follows:

1. Clearing of trees and brush on the existing open drain as needed to improve flow;
2. Creation and re-excavation of silt basins;
3. Surface water structure as might be required;
4. Bank erosion protection and/or seeding as might be required;
5. Repair of private tile outlet ends as might be required;

6. Repair of regulated drain tile outlets;
7. Removal of beaver dams;
8. Removal of debris and/or blockage from regulated open ditch;
9. Spraying for vegetation control;
10. Mowing filter strips;
11. Any other repairs deemed to be applicable and necessary by the Surveyor to restore the drain to its original intended use and condition.

The frequency with which maintenance work should be performed is annually as required by the original condition of the drain.

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 portion of the Williams Creek Drainage Shed will be \$808.46. Collections for the proposed assessment will begin in May 2013.

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).

This drain has been classified as an urban drain under IC 36-9-27-67 per my report dated October 16, 1998.

Williams Creek has been identified in the NPDES Phase II General Permit Application, Storm Water Quality Management Plan Part C: Program Implementation Report, page 5, as a MS4 area receiving stream.

Williams Creek is listed in the NPDES Phase II General Permit Application Storm Water Quality Management Plan Part B: Baseline Characterization Report on the following pages:

Page 4 as an MS4 Area Receiving Stream

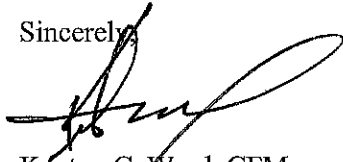
Page 7 as #05120201090060 Watershed within the MS4 Area with drainage size of 14,198.70 acres.

Page 16 as being in the IDEM 305(b) Report as being fully supportive of aquatic life and full body contact.

This drain is not listed on the 2010 303(d) list of impaired waters for Indiana. The Williams Creek Watershed Master Plan Study did have many samples that were above the Indiana Water Quality Standard for E. Coli.

I recommend that the Board set a hearing for this proposed maintenance for October 22, 2012.

Sincerely,

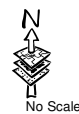
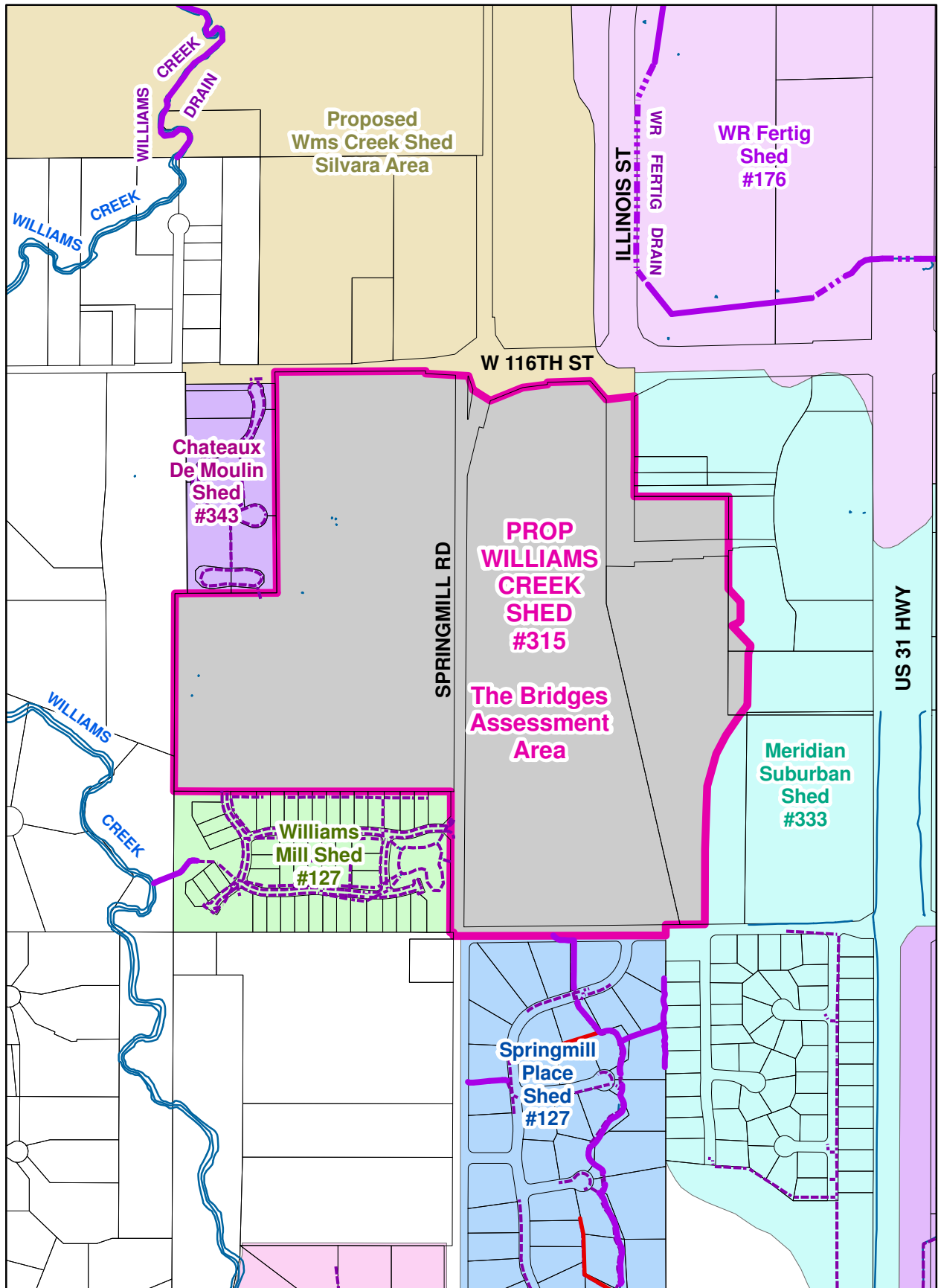


Kenton C. Ward, CFM  
Hamilton County Surveyor

KCW/pll

# PROPOSED WILLIAMS CREEK SHED #315

## The Bridges Assessment Area



Printing Date: 7/13/2012  
Prepared By: Darren Wilson, GISP  
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Proposed Williams Creek Shed #315 - The Bridges Assessment Area Roads

Road_Name	Shed	Entity	Type	Area_Ac	Area_Ac_X3
N SPRINGMILL RD	WILLIAMS CREEK SHED #315	CARMEL	MAJOR ROAD	3.83	<b>11.49</b>
ILLINOIS ST	WILLIAMS CREEK SHED #315	CARMEL	MAJOR ROAD	2.36	<b>7.08</b>
W 111TH ST	WILLIAMS CREEK SHED #315	CARMEL	MAJOR ROAD	0.99	<b>2.97</b>
UNKNOWN	WILLIAMS CREEK SHED #315	CARMEL	PRIVATE RD	0.89	<b>2.67</b>

**Williams Creek Drain #315**

South 116th and Springmill Road Assessment Area

The Bridges Area

Collection period will be until the balance of Williams Creek equals 8 times its annual assessment.

Hearing: 10/22/12

\*Proposed acreage of roads will be added to the existing acreage already assessed to Williams Creek.

Parcel	Owner	Desc	Rate	Ben	Asmt	Rate	Minimum
99-99-99-99-99-999.005	City Of Carmel	Springmill, Illinois, 111th	Road	24.21	\$242.10	3.00	15.00
17-13-02-00-00-001.001	Heartland Real Estate Holdings LLC	S2 T17 R3 1.60Ac	Commercial	1.60	\$75.00	5.00	35.00
16-13-02-00-00-004.000	HUB Properties GA LLC	S2 T17 R3 4.33Ac	Commercial	0.63	\$75.00	10.00	65.00
17-13-02-00-00-001.002	JEC Partnership II LLC	S2 T17 R3 18.57Ac	Residential/Ag	14.77	\$44.32	10.00	75.00
17-13-02-00-00-001.000	JEC Partnership LP	S2 T17 R3 45.09Ac	Residential/Ag	45.09	\$135.28	10.00	75.00
16-13-02-00-00-003.005	SMS Development LLC	S2 T17 R3 3.00Ac	Commercial	0.35	\$75.00	10.00	75.00
17-13-03-00-00-008.001	Suburban Land Reserve Inc	S3 T17 R3 48.92Ac	Residential/Ag	48.92	\$146.76	10.00	75.00
17-13-03-00-00-008.201	Suburban Land Reserve Inc	S3 T17 R3 0.06Ac	Residential/Ag	0.06	\$15.00	10.00	75.00
				135.63	\$808.46		
							100.00%

Parcels: 8