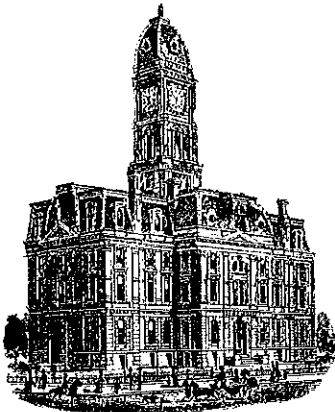


KC Ward



SURVEYOR'S OFFICE  
**Hamilton County**

*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

February 1, 2021

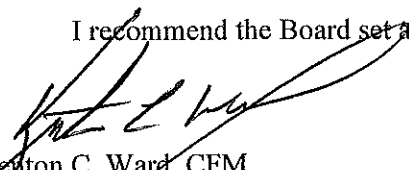
To: Hamilton County Drainage Board

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

## DRAINAGE BOARD MINUTES

Page 4

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 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.

**Springs of Cambridge/Bee Camp Creek #262**

Sears/McCord Pointe Arm

McCord Pointe Sec. 3 (To be platted from part of 30-01-13-100-013.000-018)

Hearing to change the Hancock County watershed and assessment.

Hancock County waived it's right to a joint board.

Hearing: 03/22/21

Maintenance	Rate	Minimum
Residential/Ag	5.00	15.00
Un-Reg Sub	5.00	35.00
Regulated Sub	10.00	50.00
Commercial	10.00	75.00
Roads	10.00	

Parcel	Owner	Description	Rate	Benefit	MntAsmt	% of Total
McCord Pointe Sec. 3 30-01-13-100-013.000-018	Town of McCordsville Clerk-Treasurer	32lots, 2CA's & 1 Blk*\$35=\$1,225 + 6.30 Rds*\$10=\$63.00	Lump Sum	LS*	\$1,288.00	100.00%

**\*Lump Sum to McCordsville**

30-01-13-300-0.000.018	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S3 L6	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-300-0.000.018	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S3 L7	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-300-0.000.018	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S3 L8	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-300-0.000.018	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S3 L9	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-300-0.000.018	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S3 L10	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-300-0.000.018	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S3 L11	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-300-0.000.018	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S3 L12	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-300-0.000.018	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S3 L13	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-300-0.000.018	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S3 L14	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-300-0.000.018	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S3 L15	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-300-0.000.018	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S3 L16	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-300-0.000.018	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S3 L17	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-300-0.000.018	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S3 L18	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-300-0.000.018	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S3 L19	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-300-0.000.018	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S3 L20	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-300-0.000.018	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S3 L21	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-300-0.000.018	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S3 L45	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-300-0.000.018	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S3 L46	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-300-0.000.018	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S3 L47	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-300-0.000.018	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S3 L48	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-300-0.000.018	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S3 L49	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-300-0.000.018	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S3 L50	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-300-0.000.018	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S3 L51	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-300-0.000.018	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S3 L52	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-300-0.000.018	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S3 L53	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-300-0.000.018	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S3 L54	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-300-0.000.018	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S3 L55	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-300-0.000.018	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S3 L56	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-300-0.000.018	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S3 L57	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-300-0.000.018	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S3 L58	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-300-0.000.018	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S3 L59	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-300-0.000.018	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S3 L60	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-300-0.000.018	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S3 CA 3-1, 0.28 Ac	Un-Regulated Subd	0.28	\$35.00	
30-01-13-300-0.000.018	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S3 CA 3-2, 2.99 Ac	Un-Regulated Subd	2.99	\$35.00	
30-01-13-300-0.000.018	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S3 Blk A, 1.90 Ac	Un-Regulated Subd	1.90	\$35.00	
McCord Pointe Roads	Town of McCordsville Clerk-Treasurer	S13 T17 R4 McCord Pointe S3 (2.10*3)=6.30 Ben	Roads	6.30	\$63.00	
<b>Totals: 32 Lots &amp;</b>				<b>11.47</b>	<b>\$1,288.00</b>	

# McCord Pointe Sec 3

Parent Parcels #30-01-13-100-013.000-018

*all ownership still*

*Cal Atlantic  
Homes of  
On On*

*9025 N. Brier  
#100 Rd.*

*Judges, & Co*

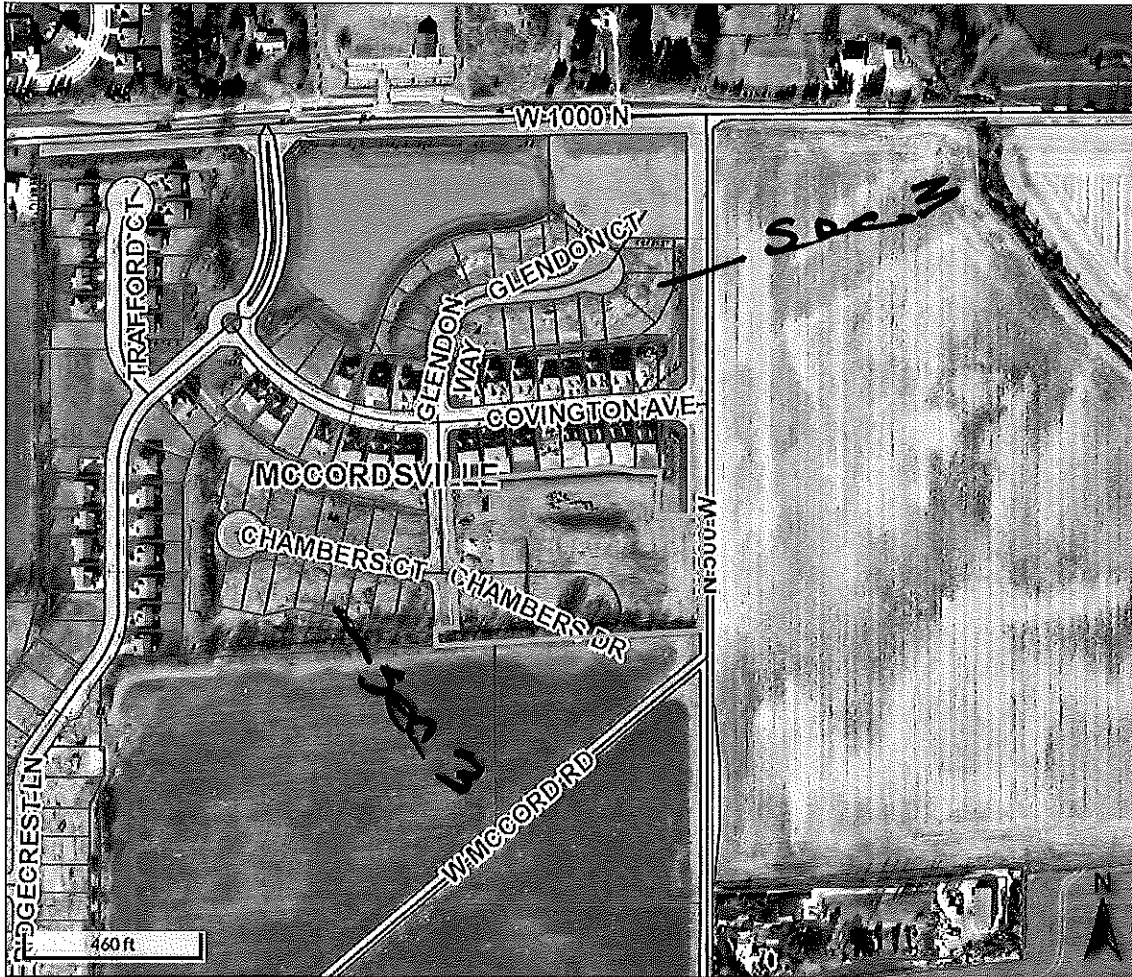
*46240*

Lot	Parcel	Parent Acreage: Acreage	21.512 Remainder
6	30-01-13-300-006.000-018	0.243	21.269
7	30-01-13-300-007.000-018	0.208	21.061
8	30-01-13-300-008.000-018	0.209	20.852
9	30-01-13-300-009.000-018	0.209	20.643
10	30-01-13-300-010.000-018	0.237	20.406
11	30-01-13-300-011.000-018	0.204	20.202
12	30-01-13-300-012.000-018	0.183	20.019
13	30-01-13-300-013.000-018	0.19	19.829
14	30-01-13-300-014.000-018	0.184	19.645
15	30-01-13-300-015.000-018	0.262	19.383
16	30-01-13-300-016.000-018	0.265	19.118
17	30-01-13-300-017.000-018	0.186	18.932
18	30-01-13-300-018.000-018	0.178	18.754
19	30-01-13-300-019.000-018	0.172	18.582
20	30-01-13-300-020.000-018	0.201	18.381
21	30-01-13-300-021.000-018	0.352	18.029
45	30-01-13-300-045.000-018	0.255	17.774
46	30-01-13-300-046.000-018	0.172	17.602
47	30-01-13-300-047.000-018	0.172	17.43
48	30-01-13-300-048.000-018	0.201	17.229
49	30-01-13-300-049.000-018	0.201	17.028
50	30-01-13-300-050.000-018	0.193	16.835
51	30-01-13-300-051.000-018	0.182	16.653
52	30-01-13-300-052.000-018	0.182	16.471
53	30-01-13-300-053.000-018	0.177	16.294
54	30-01-13-300-054.000-018	0.212	16.082
55	30-01-13-300-055.000-018	0.227	15.855
56	30-01-13-300-056.000-018	0.201	15.654
57	30-01-13-300-057.000-018	0.172	15.482
58	30-01-13-300-058.000-018	0.172	15.31
59	30-01-13-300-059.000-018	0.176	15.134
60	30-01-13-300-060.000-018	0.263	14.871
CA 3-1	30-01-13-300-061.000-018	0.277	14.594
CA 3-2	30-01-13-300-062.000-018	2.985	11.609
BLK A	30-01-13-300-063.000-018	1.9	9.709
ROW		2.108	7.601

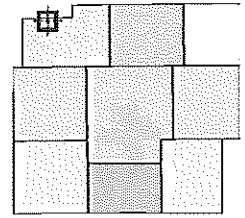
*33 lots*

*Hamilton  
County*

*add to  
assessment  
##*



Overview



Legend

Roads

- <all other values>
- , PRIVATE
- , PRIVATE
- I, PUBLIC
- S, PUBLIC
- U, PUBLIC
- Rights of Way
- Parcel Search

Parcel ID	30-01-13-100-013.000-018	Alternate ID	n/a	Owner Address	CalAtlantic Homes of Indiana inc.
Sec/Twp/Rng	n/a	Class	Vacant Land		9025 N River Rd #100
Property Address	N 500 W	Acreage	21.512		Indianapolis, IN 46240
	McCordsville				
District	MCCORDSVILLE TOWN				
Brief Tax Description	ED N NE 13-17-5 21.512AC				
	(Note: Not to be used on legal documents)				

Date created: 1/29/2021  
 Last Data Uploaded: 1/29/2021 5:27:28 AM

Developed by Schneider  
 GEOSPATIAL



