



SURVEYOR'S OFFICE

# Hamilton County

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October 1, 2021

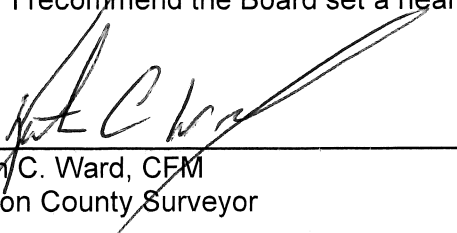
To: Hamilton County Drainage Board

Re: Springs of Cambridge–Bee Camp Creek, Sears/McCord Pointe Arm, McCord Pointe Section 5

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 5 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 \$1,943.80.

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

  
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Kenton C. Ward, CFM  
Hamilton County Surveyor

KCW/jh

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

Sears/McCord Pointe Arm  
 McCord Pointe Sec. 5 (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: 11/22/21

Parcel	Owner	Description	Rate	Benefit	MntAsmt	% of Total
McCord Pointe Sec. 5 30-01-13-100-013.000-018	Town of McCordsville Clerk- Treasurer	48lots, 5CA's *\$35=\$1,855 + 8.88 Rds*\$10=\$88.80	Lump Sum	LS*	\$1,943.80	100.00%
<b>*Lump Sum to McCordsville</b>						
30-01-13-100-013.061	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S5 L61	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-100-013.062	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S5 L62	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-100-013.063	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S5 L63	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-100-013.064	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S5 L64	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-100-013.073	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S5 L73	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-100-013.074	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S5 L74	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-100-013.075	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S5 L75	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-100-013.076	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S5 L76	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-100-013.077	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S5 L77	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-100-013.078	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S5 L78	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-100-013.079	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S5 L79	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-100-013.080	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S5 L80	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-100-013.081	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S5 L81	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-100-013.082	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S5 L82	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-100-013.083	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S5 L83	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-100-013.084	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S5 L84	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-100-013.085	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S5 L85	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-100-013.086	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S5 L86	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-100-013.087	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S5 L87	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-100-013.088	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S5 L88	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-100-013.089	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S5 L89	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-100-013.090	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S5 L90	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-100-013.091	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S5 L91	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-100-013.092	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S5 L92	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-100-013.093	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S5 L93	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-100-013.094	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S5 L94	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-100-013.095	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S5 L95	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-100-013.096	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S5 L96	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-100-013.097	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S5 L97	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-100-013.106	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S5 L106	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-100-013.107	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S5 L107	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-100-013.108	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S5 L108	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-100-013.109	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S5 L109	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-100-013.110	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S5 L110	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-100-013.111	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S5 L111	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-100-013.112	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S5 L112	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-100-013.113	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S5 L113	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-100-013.114	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S5 L114	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-100-013.181	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S5 L181	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-100-013.182	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S5 L182	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-100-013.183	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S5 L183	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-100-013.184	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S5 L184	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-100-013.185	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S5 L185	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-100-013.186	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S5 L186	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-100-013.187	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S5 L187	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-100-013.188	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S5 L188	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-100-013.189	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S5 L189	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-100-013.190	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S5 L190	Un-Regulated Subd	One Lot	\$35.00	
30-01-13-200-013.001	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S5 CA 5-1, 3.67Ac	Un-Regulated Subd	3.67	\$35.00	
30-01-13-200-013.002	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S5 CA 5-2, 0.92Ac	Un-Regulated Subd	0.92	\$35.00	
30-01-13-200-013.003	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S5 CA 5-3, 1.01Ac	Un-Regulated Subd	1.01	\$35.00	
30-01-13-200-013.004	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S5 CA 5-4, 0.28Ac	Un-Regulated Subd	0.28	\$35.00	
30-01-13-200-013.005	CalAtlantic Homes of Indiana Inc	S13 T17 R5 McCord Pointe S5 CA 5-5, 0.08Ac	Un-Regulated Subd	0.08	\$35.00	
McCord Pointe Roads	Town of McCordsville Clerk- Treasurer	S13 T17 R4 McCord Pointe S5 (2.96*3)=8.88 Ben	Roads	8.88	\$68.80	
					Totals: 48 Lots &	14.84 \$1,943.80

MCCORD POINTE  
SECTION 1B  
INST. #201901878

MCCORD POINTE  
SECTION 3  
INST. #202004539

MCCORD POINTE  
SECTION 1B  
INST. #201901878

**SHEET 2** C.A.#5-1

**SHEET 4**

C.A.#5-3

190 189 188 187 186 185 184  
CHAMBERS DRIVE 183  
61 62 63 64 182 181

FUTURE  
MCCORD POINTE  
SECTION 7

RIDGECREST LANE  
C.A.#5-2  
91 90 89 88 87 86 85 84 83 82 81 80 79 78  
92 93 94 95 96 97

73 74 75 76 77  
GLENDON WAY  
C.A.#5-5

PARKHURST CROSSING

**SHEET 3**

FUTURE  
MCCORD POINTE  
SECTION 8

**SHEET 5**

CANBERRA COURT

PARKHURST CROSSING  
D ROAD

WORTHINGTON DRIVE

HOLBORN AVE.

CR N 500 W

CR 500 WEST

CR 500 WEST