

Kenton C. Ward, CFM
Surveyor of Hamilton County
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Suite 188
One Hamilton County Square
Noblesville, Indiana 46060-2230

July 19, 2017

To: Hamilton County Drainage Board

Re: Mud Creek- Sand Creek Drainage Area, Springdale Estates Arm Vacation

Thompson Thrift Development, Inc., requests to vacate a portion of the Springdale Estates Drain. This proposal is to facilitate a re-development project called "The Yard." As of this date, all of the lots in Springdale Estates are owned by the developer (aka, Springdale Estates Fishers IN LLC) or the City of Fishers. Fishers currently owns a single lot and the right-of-way. This vacation also includes drain on parcel 14-15-06-00-00-006.002, owned by KLC Realty LLC, which is also being re-developed. Also affected is parcel 15-15-06-00-00-002.000, owned by Sunbeam Development Corp., located adjacent to Springdale Estates on the east (Kroger Plaza) and south (vacant land).

Per the request, the vacation, if approved, will affect 2384 linear feet of regulated drain between the following inlet/manhole structures:

Springdale Estates, Section 2 (1982)

| STRUCTURES | PIPE LENGTH | SIZE | TYPE |
|------------|-------------|------|------|
| 100 | 533' | 6" | SSD |
| 100 - 101 | 225' | 12" | RCP |
| 101 - 102 | 26' | 12" | RCP |
| 103 - 104 | 26' | 12" | RCP |
| 104 - 102 | 312' | 12" | RCP |
| 102 - 105 | 135' | 15" | RCP |
| 105 - 106 | 238' | 15" | RCP |
| 106 - 107 | 225' | 15" | RCP |

Springdale Estates Reconstruction (2013)

| STRUCTURES | PIPE LENGTH | SIZE | TYPE |
|-------------|-------------|------|------|
| 1014 - 1009 | 143' | 12" | RCP |
| 1009 - 106 | 521' | 12" | RCP |

This vacation will remove 2384' of drain from the Mud Creek – Sand Creek Drainage Area, Springdale Estates Arm.

Springdale Estates Drain was inventoried as two separate drains under Drain #347. They were inventoried as follows:

- Mud Creek – Sand Creek Drainage Area, Springdale Estates Arm.
- Mud Creek – Sand Creek Drainage Area, Springdale Estates Drain Extension.

To avoid confusion, it should be noted that also proposed is a petition to vacate a portion of the downstream open drain on the adjoining parcel that will be presented under a separate report. This drain is inventoried as the Mud Creek – Sand Creek Drainage Area, Springdale Estates Drain Extension. The remaining portion of the 2008 Springdale Estates Drain Extension will remain as regulated drain. The 2008 extension was installed as part of the Kroger Plaza project and is located between the 116th Street right-of-way and Sand Creek.

Regarding the historical timeline of this drain, on April 5, 1982 the Board held a hearing to establish the Springdale Estates Drain, per my report dated February 26, 1982, as recorded in Drainage Board Minutes Book 1, pages 467-468. On April 23, 2007, the Springdale Estates Drain was made an arm to the Mud Creek-Sand Creek Drainage Area at public hearing, as per my letter dated March 19, 2007, as recorded in Minutes book 10, pages 220-222. On July 28, 2008, the Board approved the Mud Creek/Sand Creek Drain, Springdale Estates Drain Extension, per my report dated June 6, 2008, as recorded in Minutes Book 11, pages 238-240. On July 10, 2012, the Springdale Estates Drain Reconstruction (2013) was approved by the Board per my report dated November 7, 2012, as recorded in Minutes Book 14, pages 434-436.

I recommend the Board set a hearing for August 28, 2017 per IC 36-9-27-37.

Sincerely,



Kenton C. Ward
Hamilton County Surveyor

KCW/stc



Thompson Thrift Development, Inc.
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FAX 317.454.8026

www.thompsonthrift.com

June 12, 2017

Hamilton County Drainage Board
c/o Mr. Kent Ward
County Surveyor
One Hamilton County Square, #188
Noblesville, Indiana 46060

Dear Drainage Board Members,

We respectfully request the entire Spring Dale Estates Drain as highlighted in the attached exhibit be vacated to allow for the redevelopment of approximately 17 acres of property in Fishers, Indiana. The vacation requested and highlighted in the attached exhibit would remove approximately 2,363 linear feet of drain from the legal drain system.

The proposed redevelopment project will vacate nearly all of the lots of the Spring Dale Estates Subdivision and the existing Fall View Drive, Lynn Drive, and Spring Dale Drive rights of way. This redevelopment project will construct multiple buildings for a commercial development. It is for this reason that we are requesting the drain be vacated so that it can be removed where it will conflict with the new development.

We thank you for your time and please feel free to contact me at (317) 853-5486 if you have any questions.

Sincerely,

A handwritten signature in black ink that reads 'Aaron M. Reynolds'.

Aaron M. Reynolds, P.E.
Thompson Thrift Development, Inc.

Mud Creek/Sand Creek, Springdale Estates Arm

Will vacate 1720' of tile from Springdale Estates Sec. 2 (1982) from Str. 100 to 107 and 664' of tile from Springdale Estates Reconstruction (2013) from Str 1014 to 106.

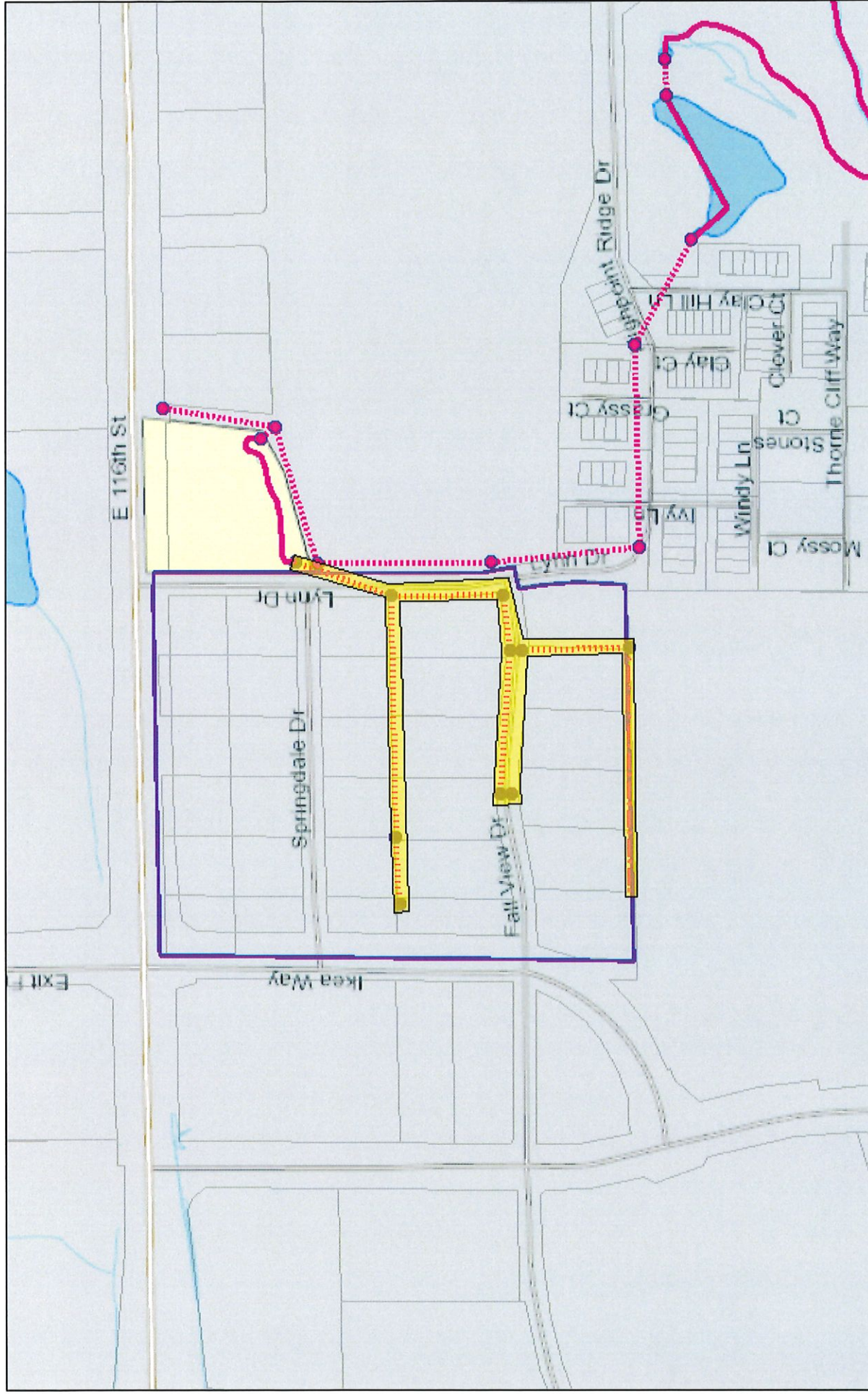
This will remove the entire 2,384' of drain from Mud Crk/Sand Crk, Springdale Estates Arm.

Partial Vacation Hearing

*No change in current maintenance assessment.
Hearing: 08/28/17

| Parcel | Owner | Description | Benefit | MntAsmt | % of Total |
|------------------------|-----------------------------------|--|---------|---------|------------|
| 14-15-06-02-02-002.000 | Springdale Estates Fishers IN Ilc | S6 T17 R5 Spring Dale Estates 1st Lot 14 | Zero | * | * |
| 14-15-06-02-02-003.000 | Springdale Estates Fishers IN Ilc | S6 T17 R5 Spring Dale Estates 1st Lot 15 | Zero | * | * |
| 14-15-06-02-02-004.000 | Springdale Estates Fishers IN Ilc | S6 T17 R5 Spring Dale Estates 1st Lot 16 | Zero | * | * |
| 14-15-06-02-02-005.000 | Springdale Estates Fishers IN Ilc | S6 T17 R5 Spring Dale Estates 1st Lot 17 | Zero | * | * |
| 14-15-06-02-02-006.000 | Springdale Estates Fishers IN Ilc | S6 T17 R5 Spring Dale Estates 1st Lot 18 | Zero | * | * |
| 14-15-06-02-03-001.000 | Springdale Estates Fishers IN Ilc | S6 T17 R5 Spring Dale Estates Sec 2 Lot 24 | Zero | * | * |
| 14-15-06-02-03-002.000 | Springdale Estates Fishers IN Ilc | S6 T17 R5 Spring Dale Estates Sec 2 Lot 23 | Zero | * | * |
| 14-15-06-02-03-003.000 | Springdale Estates Fishers IN Ilc | S6 T17 R5 Spring Dale Estates Sec 2 Lot 22 | Zero | * | * |
| 14-15-06-02-03-004.000 | Springdale Estates Fishers IN Ilc | S6 T17 R5 Spring Dale Estates Sec 2 Lot 21 | Zero | * | * |
| 14-15-06-02-03-005.000 | Springdale Estates Fishers IN Ilc | S6 T17 R5 Spring Dale Estates Sec 2 Lot 20 | Zero | * | * |
| 14-15-06-02-03-006.000 | Springdale Estates Fishers IN Ilc | S6 T17 R5 Spring Dale Estates Sec 2 Lot 19 | Zero | * | * |
| 14-15-06-02-03-008.000 | Springdale Estates Fishers IN Ilc | S6 T17 R5 Spring Dale Estates Sec 2 Lot 29 | Zero | * | * |
| 14-15-06-02-03-009.000 | Springdale Estates Fishers IN Ilc | S6 T17 R5 Spring Dale Estates Sec 2 Lot 28 | Zero | * | * |
| 14-15-06-02-03-010.000 | Springdale Estates Fishers IN Ilc | S6 T17 R5 Spring Dale Estates Sec 2 Lot 27 | Zero | * | * |
| 14-15-06-02-03-011.000 | Springdale Estates Fishers IN Ilc | S6 T17 R5 Spring Dale Estates Sec 2 Lot 26 | Zero | * | * |
| 14-15-06-02-03-012.000 | Springdale Estates Fishers IN Ilc | S6 T17 R5 Spring Dale Estates Sec 2 Lot 25 | Zero | * | * |
| 14-15-06-00-00-006.002 | KLC Realty LLC | S6 T17 R5 1.67 Ac | Zero | * | * |
| 15-15-06-00-00-002.000 | Sunbeam Dev. Corp. | S6 T17 R5 83.85 Ac | Zero | * | * |
| 14-15-06-02-02-001.000 | City of Fishers | S6 T17 R5 Spring Dale Estates 1st Lot 13 | Zero | * | * |
| 99-99-99-99-99-999.007 | City of Fishers | S6 T17 R5 Roads in Spring Dale Estates | Zero | * | * |

Mud Creek - Sand Creek Drainage Area, Springdale Estates Arm Vacation



July 20, 2017

- All Other Structures
- ⊕ MUNICIPAL MANHOLE
- Drain Name
- CLOSED DRAIN
- MUNICIPAL DRAIN
- OPEN DRAIN
- SSD
- Regulated Drains Waterways
- Regulated Drains Drainage Pool

