



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*

August 24, 2023

TO: Hamilton County Drainage Board

RE: Little Eagle Creek; Cove Horney Drain, Monon Corner Section 3

Attached is a petition and plans for the proposed reconstruction of the Cove Horney Regulated Dain in Westfield, Indiana as a part of Monon Corner Section 3. The proposal is part of a larger effort by multiple developers to convert farmland into residential subdivisions with a single regulated trunkline running through them consisting of in-line detention and reinforced concrete storm sewer pipe. The reconstruction is per plans by Stoepelwerth and Associates having Job No. 89590ARB-S1 and Dated 7/31/2020. The petitioner is Arbor Homes of Indiana.

The new system in this report will convey the water through Monon Corner Section 3 and offsite to the south outletting into Osborne Trails Section 1 whose reconstruction of the Cove Horney Drain was approved on May 11, 2020 (Drainage Board Minutes Book 19, page 205).

The reconstruction of the drain begins at Str. 485 per the plans and runs southeast for 70 feet with 42" RCP before stopping at Str. 568 per the plans. The drain then turns southward and runs for 210 feet with 42" RCP before stopping at Str. 569 per the plans. The drain then continues south for 31 feet with 42" RCP before stopping at Str. 570 per the plans. The drain then continues south 286 feet with 42" RCP before stopping at Str. 545 per the plans. The drain then continues south for 268 feet before stopping at Str. 531 per the plans. The drain then turns eastward and runs for 139 feet before stopping at Str. 530 per the plans. Drain then continues east and runs for 31 feet with 42" RCP and stops at Str. 529 per the plans. The drain then continues east 185 feet with 42" RCP before outletting into Lake #3 per the plans. The drain then runs Southeast through lake 3 in the form of open ditch for 325 feet before stopping at Str. 517A per the plans. The drain then continues Southeast for 241 feet with 42" RCP before stopping at Str. 517 per the plans. The drain then continues east for 370 feet with 42- inch RCP before stopping at Str. 518 per the plans. The drain then turns southward and runs for 133 feet with 42" RCP before stopping at Str. 520 per the plans. The drain then turns southwestward and runs for 31 feet with 42" RCP before stopping 519 per the plans. The drain then turns southward and runs for 31 feet with 42" RCP before stopping at Str. 519A per the plans. The drain then continues southward for 139 feet with 42" RCP before stopping at Str. 489 per the plans. The drain then turns eastward and runs for 34 feet with 42" RCP before stopping at Str. 488 per the plans. The drain then continues eastward for 114 feet with 42" RCP

before stopping at Str. 487A per the plans. The drain then turns northeastward and runs for 355 feet with 42" RCP before outletting into existing Lake #1 at Str. 486 per the plans.

The reconstructed drain shall consist of the following:

42" HDPE	2,668 feet
Open Ditch	325 feet

The total length of the new reconstructed drain is 2,993 feet. The existing regulated drain from Sta. 00+00 to Sta. 18+55 will be removed and abandoned per the plans. The proposal will increase the length of regulated drain by 1,138 feet. Maintenance of the open ditch Lake #3 area assumed by the Drainage Board shall include the inlet and outlet of the reconstructed drain and ensuring that the flow of water is maintained, thus allowing no encroachments. The overall cost of reconstruction will be paid by Arbor Homes of Indiana.

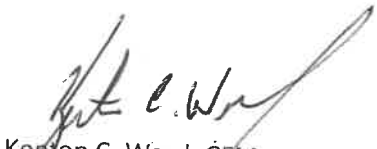
The petitioner has provided the Performance Bond as follows:

**Storm Sewers**

Bonding Company:	Clayton Properties Group
Bond Number:	47SUR300214010604
Bond Date:	April 19 <sup>th</sup> , 2023
Bond Amount:	\$88,410

I recommend that upon approval of the above proposed drain that the Board also approve the attached non-enforcement request. The non-enforcement is for the regulated drain easement widths as shown in the above referenced plans and secondary plat designed by Stoeppelwerth and Associates, Inc.

I recommend that the Board set a hearing for this proposed drain for October 23, 2023.



Kerton C. Ward, CFM  
Hamilton County Surveyor

KCW/pll

HAMILTON COUNTY DRAINAGE BOARD  
NOBLESVILLE, INDIANA

IN RE: Monon Corner, Section 3 )  
Hamilton County, Indiana )


PETITION FOR RELOCATION AND RECONSTRUCTION

Arbor Homes (hereinafter "Petitioner"),

hereby petitions the Hamilton County Drainage Board for authority to relocate and improve a section of the Cove Horney Regulated Drain, and in support of said petition advises the Board that:

1. Petitioner owns real estate through which a portion of the Cove Horney Regulated Drain runs.
2. Petitioner plans to develop its real estate with roads, buildings, utilities, storm drains, sanitary sewers and other structures.
3. Petitioner's proposed development of its real estate will require relocation and reconstruction of a portion of the Cove Horney Regulated Drain, as specifically shown on engineering plans and specifications filed with the Hamilton County Surveyor.
4. The work necessary for the proposed relocation and reconstruction will be undertaken at the sole expense of the Petitioner and such work will result in substantial improvement to the Cove Horney Regulated Drain, without cost to other property owners on the watershed of the Cove Horney Regulated Drain.
5. Proposed relocation and reconstruction will not adversely affect other land owners within the drainage shed.
6. Petitioner requests approval of the proposed relocation and reconstruction under IC 36-9-27-52.5.

WHEREFORE, Petitioner requests that an Order issued from the Hamilton County Drainage Board authorizing relocation and reconstruction of the Cove Horney Regulated Drain, in conformance with applicable law and plans and specifications on file with the Hamilton County Surveyor.

  
Signed \_\_\_\_\_  
Sean Downey  
Printed \_\_\_\_\_

FINDINGS AND ORDER

CONCERNING THE PARTIAL VACATION OF THE


Little Eagle Creek Drain, Cove Horney Arm  
Monon Corner Section 3

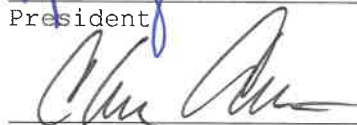
Station 00+00 to Station 18+55

On this 23<sup>rd</sup> day of October, 2023, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the Little Eagle Creek Drain, Cove Horney Arm, Monon Corner Section 3 (Station 00+00 to Station 18+55).

Evidence has been heard. Objections were presented and considered. The Board then adopted an order of action. The Board now finds that the costs of continued maintenance to the portion of the above drain exceed the benefits to the real estate benefited by the portion of the drain to be abandoned and issues this order vacating the above section of the Little Eagle Creek Drain, Cove Horney Arm, Monon Corner Section 3 (Station 00+00 to Station 18+55).

HAMILTON COUNTY DRAINAGE BOARD

  
\_\_\_\_\_  
President

  
\_\_\_\_\_  
Member

  
\_\_\_\_\_  
Member

Attest: 

STATE OF INDIANA )  
 ) ss:  
COUNTY OF HAMILTON )

BEFORE THE HAMILTON COUNTY  
DRAINAGE BOARD  
NOBLESVILLE, INDIANA

IN THE MATTER OF THE  
RECONSTRUCTION OF THE  
***Little Eagle Creek Drain, Cove Horney Arm, Monon Corner Section 3***

FINDINGS AND ORDER FOR RECONSTRUCTION

The matter of the proposed Reconstruction of the ***Little Eagle Creek Drain, Cove Horney Arm, Monon Corner Section 3*** came before the Hamilton County Drainage Board for hearing ***on October 23, 2023***, on the Reconstruction Report consisting of the report and the Schedule of Damages and Assessments. The Board also received and considered the written objection of an owner of certain lands affected by the proposed Reconstruction, said owner being:

Evidence was heard on the Reconstruction Report and on the aforementioned objections.

The Board, having considered the evidence and objections, and, upon motion duly made, seconded and unanimously carried, did find and determine that the costs, damages and expenses of the proposed Reconstruction will be less than the benefits accruing to the owners of all land benefited by the Reconstruction.

The Board having considered the evidence and objections, upon motion duly made, seconded and unanimously carried, did adopt the Schedule of Assessments as proposed, subject to amendment after inspection of the subject drain as it relates to the lands of any owners which may have been erroneously included or omitted from the Schedule of Assessments.

The Board further finds that it has jurisdiction of these proceedings and that all required notices have been duly given or published as required by law.

Wherefore, it is ORDERED, that the proposed Reconstruction of the ***Little Eagle Creek Drain, Cove Horney Arm, Monon Corner Section 3*** be and is hereby declared established.

Thereafter, the Board made inspection for the purpose of determining whether or not the lands of any owners had been erroneously included or excluded from the Schedule of Assessments. The Board finds on the basis of the reports and findings at this hearing as follows:

HAMILTON COUNTY DRAINAGE BOARD



PRESIDENT



Member



Member

ATTEST:

  
Executive Secretary



**STOEPPELWERTH**  
ALWAYS ON

ofc: 317.849.5935  
fax: 317.849.5942

7965 East 106th Street  
Fishers, IN 46038-2505  
www.stooppelwerth.com

August 8, 2023

Hamilton County Surveyor's Office  
One Hamilton County Square  
Suite 188  
Noblesville, IN 46060

Attention: Sam Clark

Re: Monon Corner, Section 3

Dear Mr. Clark:

On behalf of the developer, enclosed please find an Engineer's Estimate (opinions of cost representing our best judgement and not a guarantee of actual construction costs) for Monon Corner, Section 3. The estimate is as follows:

MONON CORNER SECTION 3 - ENGINEER'S ESTIMATE (HCSO LEGAL DRAIN RECONSTRUCTION)				
LEGAL DRAIN RECONSTRUCTION				
Description	Quantity	Unit	Unit Price	Item Total
42-INCH RCP	2668	LF	\$112.00	\$298,816.00
LARGE MANHOLES (72" DIA.)	16	EA	\$4,815.00	\$77,040.00
42-INCH END SECTION	3	EA	\$3,200.00	\$9,600.00
STONE BEDDING	232	TONS	\$26.00	\$6,032.00
<b>LEGAL DRAIN RECONSTRUCTION SUBTOTAL:</b>				<b>\$391,488.00</b>

If you have any questions, please give Brian K. Robinson a call at (317) 570-4763. Witness my signature this August 8, 2023.

David J. Stooppelwerth, P.E.  
Professional Engineer  
No. 19358

Cc: Sean Downey

BKR/adr

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**LAND DEVELOPMENT SUPPORT SOLUTIONS**

ENGINEERING | SURVEYING

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD  
IN THE MATTER OF

***Little Eagle Creek Drain, Cove Horney Arm  
Monon Corner Section 3***

NOTICE

To Whom It May Concern and:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Notice is hereby given of the hearing of the Hamilton County Drainage Board concerning the reconstruction of the **Little Eagle Creek Drain, Cove Horney Arm, Monon Corner Section 3** on **October 23, 2023** at **9:30 A.M.** in Commissioners Court, Hamilton County Judicial Center, One Hamilton County Square, Noblesville, Indiana. Construction and maintenance reports of the Surveyor and the Schedule of Assessments proposed by the Drainage Board have been filed and are available for public inspection in the office of the Hamilton County Surveyor.

Hamilton County Drainage Board

Attest: Lynette Mosbaugh

ONE TIME ONLY

STATE OF INDIANA     )  
                              ) SS                 BEFORE THE HAMILTON  
                              )  
COUNTY OF HAMILTON )                 DRAINAGE BOARD

IN THE MATTER OF **Little Eagle Creek Drain, Cove Horney Arm,  
Monon Corner Section 3**

NOTICE

Notice is hereby given that the Hamilton County Drainage Board at its regular meeting **October 23, 2023** adopted the reconstruction report of the Surveyor and the Amended Schedule of damages and assessments including annual assessment for periodic maintenance, finding that the costs, damages and expense of the proposed improvement would be less than the benefits which will result to the owner of lands benefited thereby.

The Board issued an order declaring the proposed improvement established. Such findings and order were marked filed and are available for inspection in the Office of the Hamilton County Surveyor.

If judicial review of the findings and order of the Board is not requested pursuant to Article VIII of the 1965 Indiana Drainage Code as amended within twenty (20) days from the date of publication of this notice, the findings and order shall become conclusive.

HAMILTON COUNTY DRAINAGE BOARD

BY: Mark Heirbrandt  
PRESIDENT

ATTEST: Lynette Mosbaugh  
SECRETARY