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SURVEYOR'S OFFICE
Hamilton County

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February 2nd, 2023

To: Hamilton County Drainage Board

RE: Isaac Jones Drain; Harvest Trail Section 1

Attached is a petition and plans for the proposed reconstruction of the Isaac Jones Regulated Drain located in the Isaac Jones Watershed in Westfield, IN. The reconstruction is being proposed by CND Woods Robinson LLC. The reconstruction is per plans by Weihe Engineering, having Job No. W26-0155-1 and dated October 26th, 2022.

The portion of the Isaac Jones Regulated Drain to be replaced will run from station 13+15 to station 37+00 per the drains 1903 description. The new drain will be constructed in the form of reinforced concrete pipes and a detention pond represented as open ditch.

The reconstructed drain begins at the southwest corner of Lake 1 per the Weihe plans and at Sta. 13+15 per the drains 1903 description. The drain then runs northeast for 550 feet in the form of open ditch before stopping at Str. 410 per the plans. The drain then continues to run northeast for 170 feet with 30" RCP before stopping at Str. 409 per the plans. The drain then turns slightly northward and runs for 94 feet with 30" RCP to Str. 408 per the plans. The drain then turns eastward and runs 104 feet with 30" RCP before stopping at Str. 407 per the plans. This concludes the reconstruction within the limits of the subdivision. The drain then turns slightly northward and runs offsite for 68 feet with 30" RCP before stopping at Str. 406 per the plans. From there, the drain runs northeast for 292 feet with 30" RCP before stopping at Str. 405 per the plans. The drain then continues northeast for 200 feet with 30" RCP and stops at Str. 404 per the plans. The drain then turns north and runs for 344 feet with 30" RCP and stops at Str. 403 per the plans. The drain then turns slightly north eastward and runs for 260 feet with 30" RCP before stopping at Str. 402 per the plans. The drain then continues northeast for 229 feet with 30" RCP before outletting into the Isaac Jones Open Drain at Str. 400 per the plans and Sta. 37+00 per the drains 1903 description.

The reconstructed drain consists of the following.

30" RCP	1,764 feet
Open Ditch	550 feet


The total length of the reconstructed drain will be 2,314 feet. The existing tile was removed from Sta. 13+15 to 37+00 per the drains 1903 description. The proposal will decrease the length of regulated drain by 71 feet. A reconstruction of the outlet point for the Hinshaw Keys Regulated Drain will be done with this project to prevent interference between the two outfalls. This reconstruction will be addressed in a separate hearing.

The cost of the reconstruction will be paid by the developer. The improvements on offsite properties will be within the existing regulated drain easement. Harvest Trail Section 1 is annexed into the City of Westfield. The other drainage facilities located within the subdivision fall under the jurisdiction of the city of Westfield and are not being petitioned as regulated drains. The platted parcels will be assessed at the unregulated subdivision rate. The entirety of Harvest Trail Section 1 is located within the Isaac Jones Regulated Drain Watershed. Maintenance of the 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 maintenance of the proposed pond such as sediment and erosion control, mowing and aquatic vegetation maintenance and control will be the responsibility of the Homeowners Association or the city of Westfield. The overall cost of reconstruction will be paid by CND Woods Robinson LLC.

I believe this proposed drain meets the requirements for urban drain classification as set out in IC 36-9-27-67 to 69. Therefore, this drain shall be designated as an urban drain.

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

I recommend that the Board set a hearing for this proposed drain for June 26, 2023.



Kenton C. Ward, CPM
Hamilton County Surveyor

KCW/pll

HAMILTON COUNTY DRAINAGE BOARD
NOBLESVILLE, INDIANA

FILED

AUG 31 2022

OFFICE OF HAMILTON COUNTY SURVEYOR

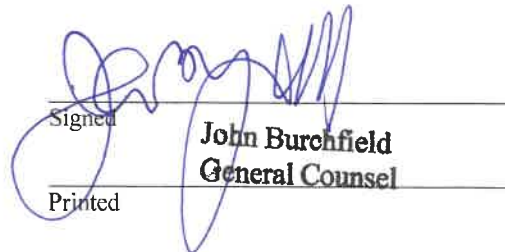
IN RE: ISAAC JONES DRAIN)
Hamilton County, Indiana)

PETITION FOR RELOCATION AND RECONSTRUCTION

CND WOODS ROBINSON LLC (hereinafter "Petitioner"),
hereby petitions the Hamilton County Drainage Board for authority to relocate and improve a
section of the ISAAC JONES Drain, and in support of
said petition advises the Board that:

1. Petitioner owns real estate through which a portion of the ISAAC JONES 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 ISAAC JONES 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 ISAAC JONES Drain, without cost to other property owners on the watershed of the ISAAC JONES Drain.

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


Signed _____
Printed **John Burchfield**
General Counsel

STATE OF INDIANA)
) ss:
COUNTY OF HAMILTON)

BEFORE THE HAMILTON COUNTY
DRAINAGE BOARD
NOBLESVILLE, INDIANA

IN THE MATTER OF THE
RECONSTRUCTION OF THE
Isaac Jones Drainage Area, Harvest Trail Section 1

FINDINGS AND ORDER FOR RECONSTRUCTION

The matter of the proposed Reconstruction of the **Isaac Jones Drainage Area, Harvest Trail Section 1** came before the Hamilton County Drainage Board for hearing **on June 26, 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.

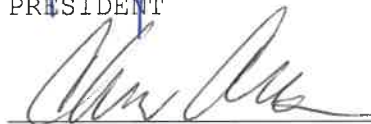
Wherefore, it is ORDERED, that the proposed Reconstruction of the **Isaac Jones Drainage Area, Harvest Trail Section 1** be and is hereby declared established.

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

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD
IN THE MATTER OF

***Isaac Jones Drainage Area
Harvest Trail Section 1***

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 **Isaac Jones Drainage Area, Harvest Trail Section 1** on **June 26, 2023** at **9:15 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 **Isaac Jones Drainage Area, Harvest Trail
Section 1**

NOTICE

Notice is hereby given that the Hamilton County Drainage Board at its regular meeting **June 26, 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