

SURVEYOR'S OFFICE

Hamilton County

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Surveyor of Hamilton County
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Suite 188
One Hamilton County Square
Noblesville, Indiana 46060-2230

August 9, 2021

TO: Hamilton County Drainage Board

RE: Little Eagle Creek, George Coverdale Drain—Atwater

Attached is a petition and plans for the proposed reconstruction of the George Coverdale Drain. The reconstruction is being proposed by Olthoff Homes. The proposal is one part of a three-part plan to reconstruct Alva Osborne, George Coverdale and Stephens & Clark Regulated Drains as a part of the master plan for the Atwater Subdivision. The reconstructions are per plans by HWC Engineering, having Job No. 2019-157-A and dated January 3, 2020.

The new system described in this report will intercept the George Coverdale Drain in the form of a new open ditch running from west to east and entering the reconstructed Alva Osborne Drain at Station 20+45 of the new open ditch as described in my report for the Little Eagle Creek, Alva Osborne Drain – Atwater dated August 6, 2021.

The reconstruction of the George Coverdale Drain shall begin at the northern limits of the subdivision at Station 13+14 per the drain's original 1914 description and at proposed Structure 291 as shown in the plans. The drain then runs south for 19 feet with 42" RCP before outletting into the new open ditch at Structure 290 per the plans which is at Station 12+01 per the profile on Sheet C1.17 of the plans. The bypass swale then runs east for 845 feet before merging with the Alva Osborne Drain at existing Station 85+53 per the Alva Osborne Drain's original description and Station 20+45 per the profile on Sheet C1.18 of the plans.

The reconstructed drain shall consist of the following:

Open Ditch	845 feet
42" RCP	19 feet

The total length of the new reconstructed drain will be 864 feet. The 95 feet of the original drain from Station 13+14 to Station 14+09 is to be removed and vacated. The original drain and associated easement from Station 14+09 to Station 19+76 is to remain until a later phase of development. The 1,024 feet of the George Coverdale Drain between Station 19+76 and Station 30+00 is to be vacated with the development of Atwater Section 1. The proposal will reduce the overall length of regulated drain by 255 feet.

The overall cost of reconstruction will be paid by Olthoff Homes.

The petitioner has provided the Performance Bond as follows:

Storm Sewers

Bonding Company: Lexon Insurance Com
Bond Number: LICX1196190
Bond Date: October 27, 2020
Bond Amount: \$586,964.40

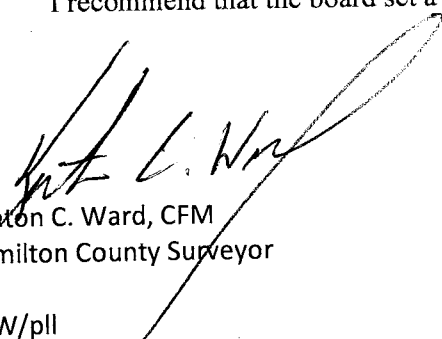
Erosion Control

Bonding Company: Lexon Insurance Com
Bond Number: LICX1196191
Bond Date: October 27, 2020
Bond Amount: \$84,689.00

I recommend that upon approval of the above proposed drain that the Board also approve the attached non-enforcement request for Atwater Section 1. The non-enforcement is for the altering of the regulated drain easement widths as shown in the above referenced plans and secondary plat designed by Kimley Horn and Associates Inc.

An offsite easement has been granted with the reconstruction of the George Coverdale Drain and is located on the following parcel number 08-05-22-00-00-020.000 owned by Carey & Sons, Inc. Prior to the hearing, the easement grant has been reviewed, approved and recorded as Instrument Number: 2021035342.

I recommend that the board set a hearing for this proposed drain for September 27, 2021



Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/pll

Little Eagle Creek, George Coverdale Arm

Atwater Subdivision

SUBNE-2021-00002

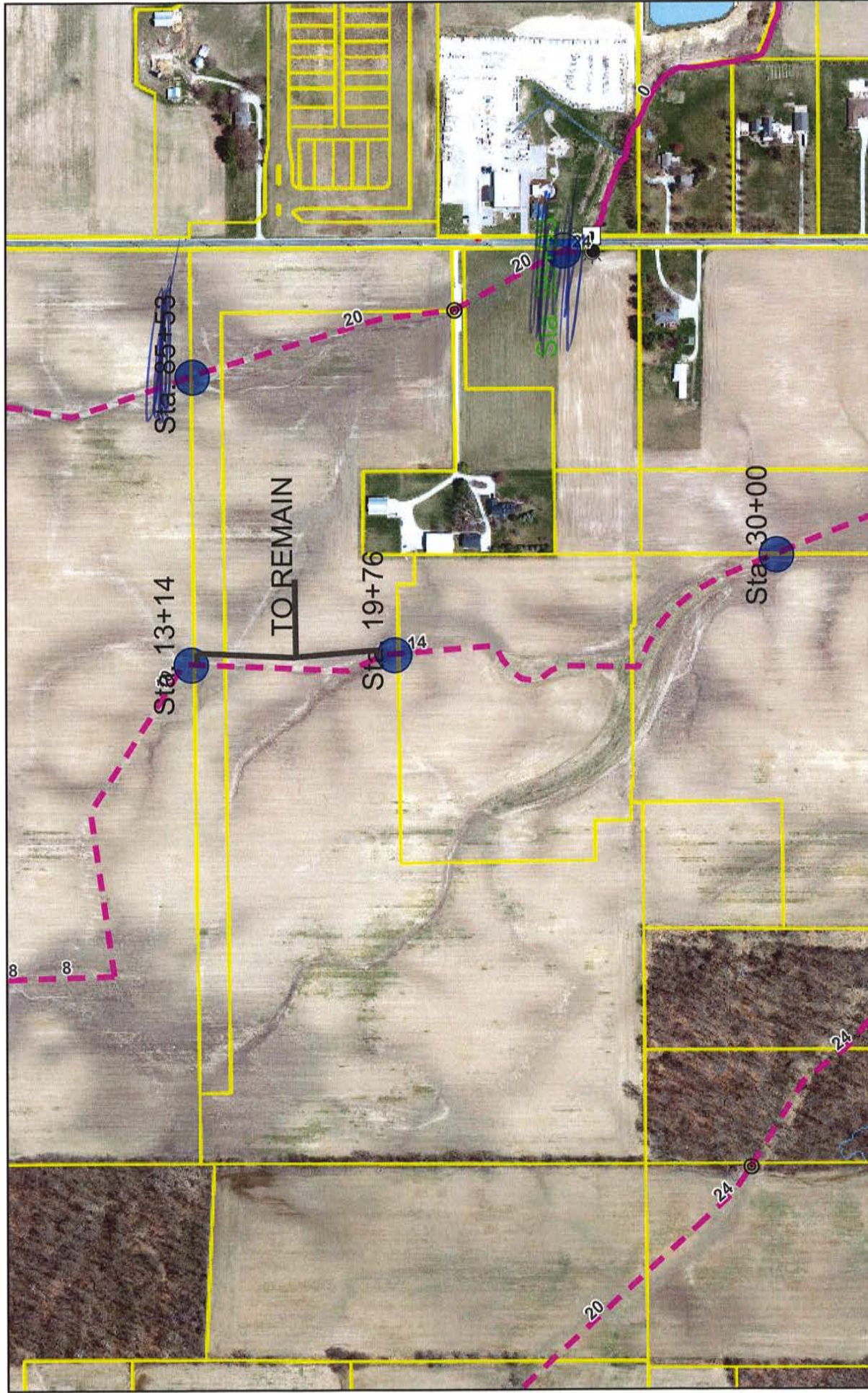
The total length of the reconstructed drain will be 864'. The 95' between Sta 13+14 to 14+09 & 1024' between Sta. 19+76 to 30+00 to be vacated. This proposal will reduce the length of the regulated drain by 255'.

*Cost of relocation to be paid by Olthof Homes aka Atwater Dev. No change in current assessment rates.

Hearing: 09/27/2021

Parcel	Owner	Desc	Ben	Rec. Asmt.	Mnt. Asmt.	Percent of Total
08-05-22-00-00-020.103	Atwater Development LLC	S22 T19 R3 13.33 Ac	*	*	*	*
08-05-22-00-00-020.203	Atwater Development LLC	S22 T19 R3 8.05 Ac	*	*	*	*
08-05-27-00-00-003.003	Atwater Development LLC	S27 T19 R3 30.00 Ac	*	*	*	*
08-05-22-00-00-020.000	Carey & Sons Inc.	S22 T19 R3 66.55 Ac (Offsite Easement)	Inst. 2021035342	*	*	*
08-05-22-00-00-020.003	Carey & Sons Inc.	S22 T19 R3 44.72 Ac	*	*	*	*
08-05-27-00-00-003.000	Carey & Sons Inc.	S27 T19 R3 2.85 Ac	*	*	*	*
99-99-99-99-999.010	City of Westfield	S22 & 27 T19 R3, 193rd & Six Points	*	*	*	*

George Coverdale: Existing Conditions



8/6/2021, 2:35:39 PM

- Override 1 Drains - Drainage Structures
- Override 1
- OUTLET
- BREATHER
- HEADWALL - RETAINING WALL
- OPEN DRAIN
- Drains - Regulated Drains
- CLOSED DRAIN
- Parcels
- Civil Townships
- Parcel
- Hydro Area (2019)

HAMILTON COUNTY DRAINAGE BOARD
NOBLESVILLE, INDIANA

FILED

OCT 20 2020

OFFICE OF HAMILTON COUNTY SURVEYOR

IN RE: Olthof Homes; Atwater Section 1)
Hamilton County, Indiana)

PETITION FOR RELOCATION AND RECONSTRUCTION

Ed Recktenwall (hereinafter "Petitioner"),
hereby petitions the Hamilton County Drainage Board for authority to relocate and improve a
section of the George Coverdale Drain, and in support of
said petition advises the Board that:

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

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



Signed

Ed Recktenwall

Printed



NON-ENFORCEMENT OF DRAINAGE EASEMENT IN SUBDIVISIONS

FILED

JAN 15 2021

STATE OF INDIANA)
COUNTY OF HAMILTON)

BEFORE THE HAMILTON
COUNTY DRAINAGE BOARD

OFFICE OF HAMILTON COUNTY SURVEYOR

At the request of Olthof Homes The Hamilton County Drainage Board considered the extent of the drainage easement on the George Coverdale Drain in the Atwater Section 1 Subdivision. Upon the agreement in writing by the recorded owner(s) of land involved that such owner(s) agree and covenants that neither the Hamilton County Drainage Board nor any Contractor nor Workman operating under the authority of said Board will be held liable for any damages resulting from construction, reconstruction, or maintenance of the above named drain at said location, whether to the real estate or improvements thereon the Board agreed:

1. That it will not enforce the easement beyond those shown on the Subdivision plat recorded as Instrument No. _____ and in Plat Cabinet _____ Slide _____ in the Hamilton County Recorders Office.
2. It will not object to the improvement of said real estate beyond such distance, and
3. Other Conditions: _____

SIGNED:

[Signature]
APPLICANT

Frederick V. Olthof
PRINTED NAME

Atwater Development LLC
PRINTED NAME (Owner of Land)

FOR BOARD USE ONLY

AGREEMENT WILL BECOME EFFECTIVE UPON RECORDING. SIGNED THIS _____ DAY OF _____ 20____. BY THE HAMILTON COUNTY DRAINAGE BOARD.

PRESIDENT OF DRAINAGE BOARD

MEMBER OF DRAINAGE BOARD

MEMBER OF DRAINAGE BOARD

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law : Kenton C. Ward, Surveyor"

Prepared by the Hamilton County Drainage Board: Michael A. Howard, Attorney

Revised May 2016

Adobe PDF Ffillable Form

SUBNE - 2021-00002