



SURVEYOR'S OFFICE

# Hamilton County

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

March 30, 2012

To: Hamilton County Drainage Board

Re: Westfield Farms Drain, U.S. 31 Relocation

Attached is the petition and plans for the U.S. 31 Relocation of the Westfield Farms Drain. The relocation is being proposed by the Indiana Department of Transportation. This proposed relocated drain is located in Clay and Washington Townships. The proposal is to intercept the Westfield Farms Drain, Greyhound Pass and Village Arm and relocate it along the west side of U.S. 31 to south of 146<sup>th</sup> Street, then cross under U.S. 31 to detention facilities in the interchange of U.S. 31 and Keystone Parkway, with a final discharge point being Cool Creek between the Keystone Parkway Bridges. This work is shown in the U.S. 31 Hamilton County Plans by R.W. Armstrong, with INDOT Project Number 0600438 (Segment 5) pages 166, 168, 170, 183, 185, 196 to 199, and 239, and INDOT Project Number 0900269 (Segment 7), pages 49 and 199.

This line will consist of the following: New Str. 607 (on the Segment 7 plans) being set 18 feet east of existing Str. 27 on the Greyhound Pass and Village Arm, to Str. 605, to Str. 598, to Str. 592, to Str. 585b (of the Segment 5 plans), then to Str. 578, to Str. 566, to Str. 561b, to Str. 561c, to Str. 556b, to Str. 554, to the end section, then 390 of open ditch to Str 628 (outlet 14B), then 86 feet of open ditch to Str. 629 (outlet 14C), then 9 feet of open ditch to Str. 744 (outlet 14D), then 396 feet of open ditch to Outlet 14F, then 168 feet of open drain ending at the intersection with Cool Creek between the Keystone Parkway Bridges. The footages below describe the drain:

36" RCP	60 feet	60" RCP	237 feet	9' x 5' RCB	70 feet
42" RCP	392 feet	72" RCP	1246 feet	10' x 5' RCB	175 feet
54" RCP	206 feet	Open Ditch	1049 feet	12' x 4' RCB	255 feet

The total length of new tile shall be 3,690 feet. The 3,340 feet of the original drain between new Str. 607 per the U.S. 31 Segment 7 plans, which is approximately 18 feet east of existing Str. 27 of the Greyhound Pass and Village Arm, per my report dated May 19, 2000 and approved by the Board at hearing on May 22, 2000 (See Hamilton County Drainage Board Minutes Book 5, Pages 374-375), and the intersection of the Lowes Extension, per my report dated April 23, 2001 and approved by the Board at hearing on June 25, 2001 (See Hamilton County Drainage Board Minutes Book 6, Pages 72-74) with Cool Creek shall be vacated. This proposal will add an additional 350 feet to the drains total length.

Part of the open ditch footage listed above is a flow line through INDOT detention basins 14B (390 feet), 14C (86 feet), 14D (9 feet), and 14F (396 feet) near the Keystone Parkway and U.S. 31 interchange, as shown on the plans for Segment 5 plans. The detention basins are not to be considered part of the regulated drain. Only the inlet, outlet, and flow path through the basins, will be maintained as part of the regulated drain. The maintenance of the detention basin will be the responsibility of INDOT. The Board however will retain jurisdiction for ensuring the storage volume for which the detention basins were designed will be retained. Thereby, allowing no fill or easement encroachments.

The petitioner was not required to post a Performance Bond, as this is a State of Indiana funded project.

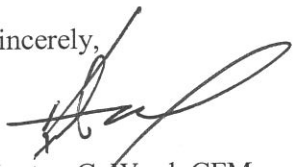
The cost of the relocation is to be paid by Indiana Department of Transportation as part of the U.S. 31 project.

The easement for this new drain shall be 75 feet from the center line of pipe or top of bank of the drain as outlined in IC 36-9-27-33. The easement will fall within U.S. 31 Right of Way from the confluence with Cool Creek up to 146<sup>th</sup> Street. From 146<sup>th</sup> Street north to Str. 607, the easement is being added or moved on the following parcels:

<u>OWNER</u>	<u>PARCEL</u>
Greyhound Plaza Associates, LP	09-09-13-00-00-015.000
GPB Realty, LP	09-09-13-00-00-014.004
GPB Realty, LP	09-09-13-00-00-014.006
GPB Realty, LP	09-09-13-00-00-014.005
Greyhound Plaza Associates, LP	09-09-13-00-00-014.000

The relocation of this drain will be in future U.S. 31 Right of Way, after INDOT completes acquisition of the property during the ROW purchase process. It will be up to INDOT to make sure the ownership of the land is complete and the easement locations are acceptable to the adjoining property owners prior to beginning construction on the relocation of the drain.

I recommend that the Board set a hearing for this proposed reconstruction/relocation for May 29, 2012.

Sincerely,  
  
 Kenton C. Ward, CFM  
 Hamilton County Surveyor

KCW/llm

**Gasb 34 Asset Price &  
Drain Length Log**

Drain-Improvement: Westfield Farms Drain : US 31 Relocation

Drain Type:	Size:	Length	Length (DB Query)	Length Reconcile	If Applicable	
					Price:	Cost:
RCP	36"	60'	—	—	\$32.25 lf	1,935 <sup>00</sup>
	42"	392'	—	—	\$52.65 lf	20,638 <sup>00</sup>
	54"	206'	—	—	\$85.45 lf	17,602.70
	60"	237'	—	—	\$98.85 lf	23,427 <sup>15</sup>
	72"	1246'	—	—	\$154.65 lf	192,693 <sup>90</sup>
RCB	9' x 5'	70'	—	—	\$371.25 lf	25,987.50
	10' x 5'	175'	—	—	\$441.67 lf	77,292.25
	12' x 4'	255'	—	—	\$570.00 lf	145,350 <sup>00</sup>
OPEN DITCH	N/A	1049	—	—	\$19.55 lf	20,507 <sup>95</sup>

Sum: 3690'

Final Report: \_\_\_\_\_

Comments:

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HAMILTON COUNTY DRAINAGE BOARD  
NOBLESVILLE, INDIANA

IN RE: US 31 @ 146th Street, Westfield Farms Drain )  
Hamilton County, Indiana )

PETITION FOR RELOCATION AND RECONSTRUCTION

Indiana Department of Transportation (hereinafter "Petitioner"),  
hereby petitions the Hamilton County Drainage Board for authority to relocate and improve a  
section of the Westfield Farms Drain, and in support of  
said petition advises the Board that:

1. Petitioner owns real estate through which a portion of the Westfield Farms 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 Westfield Farms 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 Westfield Farms Drain, without cost to other property owners on the watershed of the Westfield Farms 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 Westfield Farms Drain, in conformance with applicable law and plans and specifications on file with the Hamilton County Surveyor.

Nathan Saxe  
Signed  
Nathan Saxe  
Printed

**FILED**  
**MAY 12 2011**

OFFICE OF HAMILTON COUNTY SURVEYOR

FINDINGS AND ORDER

CONCERNING THE PARTIAL VACATION OF THE

**Westfield Farms Drain, U.S. 31 Relocation**

**Between New Structure 607 and 18' east of Existing Structure 27 of the  
Greyhound Pass & Village Arm  
(Per Segment 7 of the U.S. 31 Plans)**

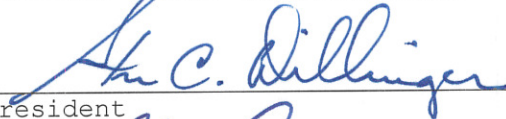
&

**Intersection of the Lowes Extension**

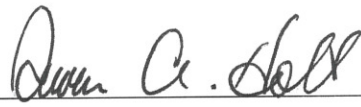
On this *29<sup>th</sup> day of May, 2012*, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the *Westfield Farms Drain, U.S. 31 Relocation, Between New Structure 607 and 18' east of Existing Structure 27 of the Greyhound Pass & Village Arm (Per Segment 7 of the U.S. 31 Plans) & Intersection of the Lowes Extension.*

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 *Westfield Farms Drain, U.S. 31 Relocation, Between New Structure 607 and 18' east of Existing Structure 27 of the Greyhound Pass & Village Arm (Per Segment 7 of the U.S. 31 Plans) & Intersection of the Lowes Extension.*

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  
**Westfield Farms Drain, U.S. 31 Relocation**

FINDINGS AND ORDER FOR RECONSTRUCTION

The matter of the proposed Reconstruction of the **Westfield Farms Drain, U.S. 31 Relocation** came before the Hamilton County Drainage Board for hearing **on May 29, 2012**, 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 **Westfield Farms Drain, U.S. 31 Relocation** 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

**Westfield Farms Drain, U.S. 31 Relocation**

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 **Westfield Farms Drain, U.S. 31 Relocation** on **May 29, 2012** at **9:05 P.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 **Westfield Farms Drain, U.S. 31 Relocation**

NOTICE

Notice is hereby given that the Hamilton County Drainage Board at its regular meeting **May 29, 2012** 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: Steven C. Dillinger  
PRESIDENT

ATTEST: Lynette Mosbaugh  
SECRETARY



**Westfield Farms Drain**

U.S. 31 Relocation

Hearing: 05/29/12

\*Cost of relocation to be paid by INDOT

The relocation will add 3,690' and remove 3,340' to make 350' added to this drains total length.

Easement will be added or moved on the parcels in this public hearing list.

Parcel	Owner	Address	City	Description	Benefit	MntAsmt	Reconst	Percent
99-99-99-99-99-999.002	Indiana Dept of Transportation	32 Broadway St S	Greenfield, IN 46140	S13 T18 R3 U.S. 31	*	Zero	*	16.66%
09-09-13-00-00-015.000	Greyhound Plaza Assoc. c/o Broadbent Co.	117 Washington St E Ste 300	Indianapolis, IN 46204	S13 T18 R3 7.22 Ac	*	Zero	*	16.66%
09-09-13-00-00-014.004	GPB Realty LP	117 Washington St E Ste 300	Indianapolis, IN 46204	S13 T18 R3 0.75 Ac	*	Zero	*	16.66%
09-09-13-00-00-014.006	GPB Realty LP	117 Washington St E Ste 300	Indianapolis, IN 46204	S13 T18 R3 0.59 Ac	*	Zero	*	16.66%
09-09-13-00-00-014.005	GPB Realty LP	117 Washington St E Ste 300	Indianapolis, IN 46204	S13 T18 R3 0.59 Ac	*	Zero	*	16.66%
09-09-13-00-00-014.000	Greyhound Plaza Assoc. c/o Broadbent Co.	117 Washington St E Ste 300	Indianapolis, IN 46204	S13 T18 R3 9.96 Ac	*	Zero	*	16.66%

