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To: Hamilton County Drainage Board

June 7, 2016

Re: Elwood Wilson Drain, Gascho-County Farm Arm, 2000 E. Conner Street Relocation

Attached are plans for the proposed relocation of the Elwood Wilson Drain, Gascho-County Farm Arm by Warstler Acquisitions, LLC. The proposal is to relocate and reconstruct a portion of the existing tile drain located on parcel 11-07-31-00-00-023.000 owned by Deines Properties, LLC, parcel 11-07-31-00-00-024.000 currently owned by Greenfield Environmental Multistate Trust LLC (Trustee of Multistate Environmental Response Trust), parcel 11-07-31-00-00-046.000 currently owned by Kerr-McGee Oil Industries, and the Conner Street (SR32/38) right-of-way per construction plans for "Elwood Wilson Regulated Drain Reroute 2000 Conner Street" by Insight Engineering, Inc. project number 1511, dated 1/25/2016. The upstream end of this relocation will begin at an existing manhole structure near the south property line on the Deines Properties parcel. The downstream end of this relocation will end at a new storm manhole located near the north right-of-way line of Conner Street (SR32/38). The plan is to reroute the drain inside the west perimeter of the site to allow for the construction of a proposed O'Reilly Auto Parts store.

This relocation will consist of the following:

301' of 21" RCP

The newly installed drain will have a length of 301'. The existing 194' of tile drain between existing stations 57+06 and 59+00 will be removed and abandoned. This proposal will add 107 of footage to the drain's total length.

The new drain will involve the following structures: 701(ex), 702, 703, and 704. The existing structure was installed in 2000 with the Elwood Wilson Drain, Arbortorium Relocation project.

The Gasho-County Drain was established in 1910 (See Viewers Report, July 5, 1910) and later combined with the Elwood Wilson Drain. The Elwood Wilson Drain was established in 1891 (See Viewer's Report December, 1891 found in Commissioners Record book #7, page 153). This drain was also referenced in my report to the Board for the Arbortorium Relocation project dated June 8, 2000 as found in Hamilton County Drainage Board minutes book 5, page 377.

Water Quality Note: Previously, a Kerr-McGee gas station was located on this site. During the 1990's, the fuel tanks were removed and water quality test wells were installed. The site was then monitored for the next ten years. Per attached IDEM letter dated November 12, 2012, this site successfully satisfied the requirements for ground water quality.

The cost of the project is to be paid by the developer. The petitioner has submitted surety for the proposed drain at this time. The surety which is in the form of a Letter of Credit from the developer is as follows:

Agent: The National Bank of Indianapolis
Date: May 19, 2016
Expiration Date: May 19, 2017
Number: 420170301
For: Relocation of the Elwood Wilson Drain at 2000 E. Conner Street
Amount: \$59,356.00
Hamilton County Number: HCDB-2016-00012

The easements shall be 75' from the center of the tile at per IC 36-9-27-33. A non-enforcement will be submitted at a later date when the proposed building and site layout has been determined. Therefore, the statutory easement will remain in force at this time.

I recommend that this drain be classified as an urban drain.

I believe this proposed drain meets the requirements for relocations as set out in IC 36-9-27-52.0. Therefore, a hearing with public notice is required.

I recommend the Board set a hearing date for July 25, 2016.

Sincerely,



Kenton C. Ward
Hamilton County Surveyor

KCW/stc

Elwood Wilson Drain #126

Gascho-County Farm Arm, 2000 E. Conner St. Relocation

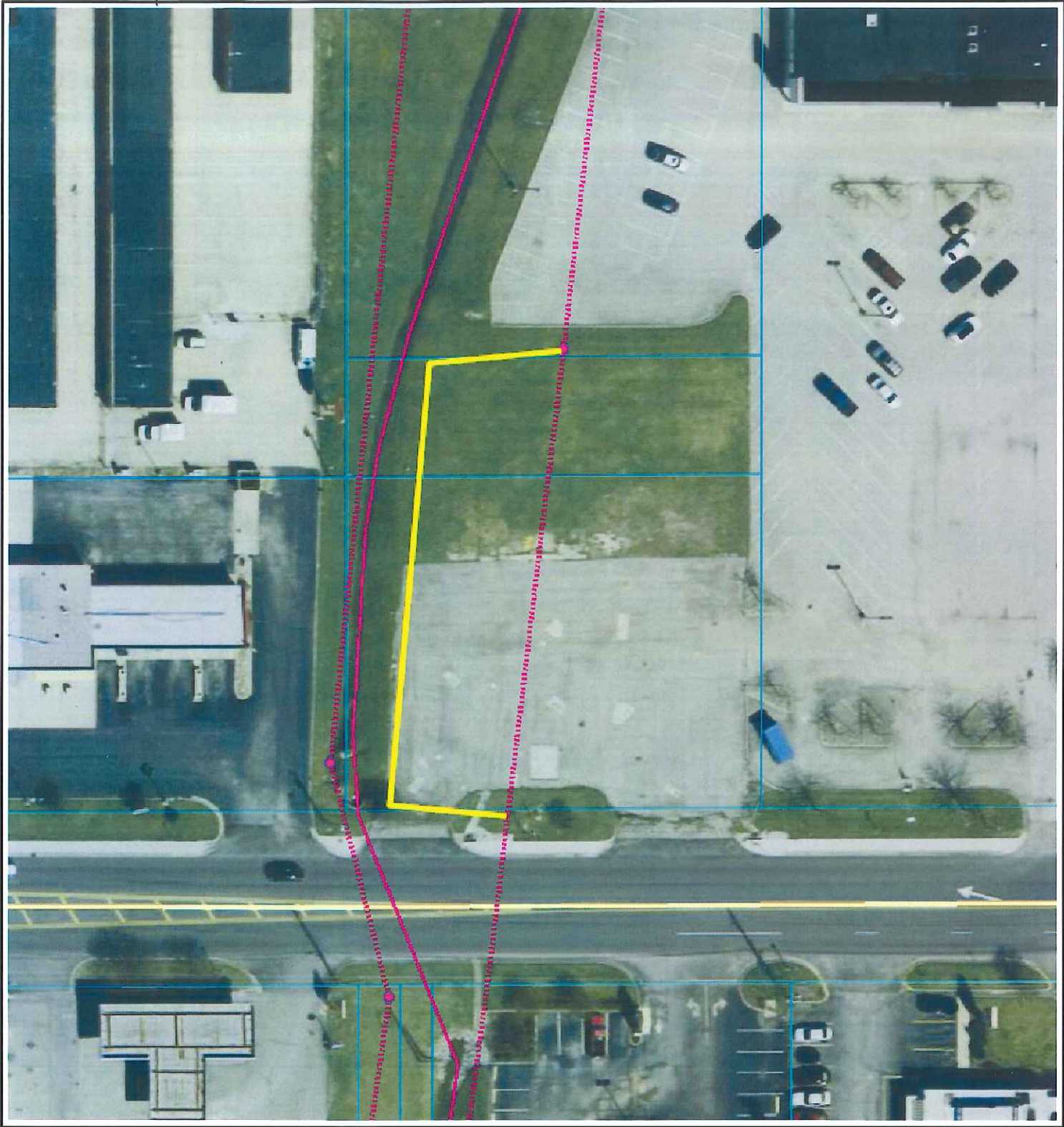
Relocation will add 301' & vacate 194' between Sta. 57+06 to 59+00 for a total of 107' of new footage.

*Relocation to be paid by developer & no change in current maintenance assessment rates.

Reconstruction hearing: July 25, 2016

Parcel	Owner	Desc	Rate	Ac Ben	Mnt Asmt	Parcels	% of
11-07-31-00-00-023.000	Deines Property LLC	S31 T19 R5	1.46 Ac Commercial	*	*	25.00	25.00
11-07-31-00-00-024.000	Greenfield Environmental Multistate Trust	S31 T19 R5	0.73 Ac Commercial	*	*	25.00	25.00
11-07-31-00-00-046.000	Kerr-McGee Oil Industries	S31 T19 R5	0.20 Ac Residential/Ag	*	*	25.00	25.00
99-99-99-99-99-999.002	Indiana Department Of Transportation	S31 T19 R5 SR 32	Road	*	*	25.00	25.00

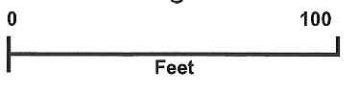
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Elwood Wilson Drain Relocation

2000 E. Conner Street

Printed: Jun 01, 2016



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HAMILTON COUNTY DRAINAGE BOARD
NOBLESVILLE, INDIANA

IN RE: 2000 East Conner St., Noblesville, IN)
Hamilton County, Indiana)

FILED
JAN 26 2016

OFFICE OF HAMILTON COUNTY SURVEYOR

PETITION FOR RELOCATION AND RECONSTRUCTION

Warstler Acquisitions, LLC. (hereinafter "Petitioner"),

hereby petitions the Hamilton County Drainage Board for authority to relocate and improve a section of the Elwood Wilson Drain, and in support of

said petition advises the Board that:

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

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


Signed

Robert A. Warstler
Printed