



SURVEYOR'S OFFICE

Hamilton County

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April 16, 2019

To: Hamilton County Drainage Board

Re: Reconstruction of a portion of the Section 1 Arm of the Anchorage Regulated Drain

Attached is a drain map and petition for the re-construction of a portion of the Anchorage Regulated Drain in the Anchorage Subdivision. The portion of the regulated drain to be reconstructed is located in Fall Creek Township, Section 10, Township 17 North, Range 5 East.

History

The Section 1 Arm of the Anchorage Regulated Drain was constructed in 1991. The portion of the drain to be reconstructed is presently a 6" SSD installed in 1991. Approval for maintenance of the Section 1 Arm of the Anchorage Drain was granted by the Drainage Board on June 17, 1991 (see Hamilton County Drainage Board Minutes Book 2, page 538)

There is a chronic issue of standing water and poor drainage at the rear of Lots 60, 61, 62, 64, 65, 67, 68, and 69. These poorly drained areas have no positive outlet and hold storm water runoff during and after storm events. This is a chronic and persistent issue that the property owners have had to deal with since purchasing the properties. The areas that hold water have stagnated and cannot be maintained or enjoyed by the property owners. The conditions have resulted in the death of many of the trees and it is not possible to establish stands of grass in these areas.

The reason the conditions exist is not apparent. The likely reason is that the installation of proper drainage infrastructure in the rear yards would have resulted in the undesirable removal of many trees by the Developer. Most property owners inherited this issue when purchasing the properties. There is a regulated drain in the rear yards. This regulated drain is a 6-inch diameter sub-surface drain that does not have capacity to adequately convey surface storm water runoff. Such drains are also prone to root clogging and require frequent maintenance to remain effective. The regulated drain is also on the north side of a ridge. The ridge prevents surface water from the lots south of the ridge from entering the drain.

There have been five drainage complaints filed with the Hamilton County Surveyor's Office for this area since 2002.

Drainage Complaint Number	Date of Complaint	Property Address	Complaint	Status of Investigation
DC-2002-00062	3/11/2002	10210 Summerlin Way	Standing Water	Completed
DC-2011-00135	4/20/2011	12421 Anchorage Way	Standing Water	Completed
DC-2016-00240	7/9/2016	10200 Summerlin Way	Drain Clogged	Completed
DC-2017-00069	3/3/2017	10138 Summerlin Way	Standing Water	Completed
DC-2018-00090	4/3/2018	10188 Summerlin Way	Standing Water; Drain Clogged	Completed

There have been four work issued by the Hamilton County Surveyors Office for this area since 2002 with a total value of \$3,245.88.

Work Order Number	Amount	Property Address	Status
WO-2002-00036	\$ 1,008.88	10210 Summerlin Way	Completed
WO-2011-00159	\$ 375.00	12421 Anchorage Way	Completed
WO-2016-00232	\$ 932.00	10200 Summerlin Way	Completed
WO-2017-00355	\$ 930.00	10275 Summerlin Way	Completed

The Anchorage Drain Shed consists of 21.93-acres and 70-lots.

At the September 26, 2016 meeting of the Drainage Board, the maintenance assessments were increased as outlined in the Maintenance of Drain section of this report (see Hamilton County Drainage Board Minutes Book 17, pages 127-128).

On June 28, 2018, the Hamilton County Surveyor's Office received a petition dated May 21, 2018 from 9 property owners within the Anchorage.

The Surveyor's Office and the Hamilton County Drainage Board held a public information meeting with the affected property owners on December 4th, 2018 to discuss the project and how to fund the project.

Project Description

The project includes construction of the following: 443-LF of 12" Dual Wall HDPE tile; 44-LF of 6" Dual Wall HDPE tile; 7, 6" Dual Wall HDPE tile stubs; 10, 6" HDPE tile caps; 5, 2'x2' precast inlets with casting; 12 connections of the existing tile to the new tile; 125-CY of topsoil; clearing, including the removal of one large tree and portions of an existing landscaping wall; erosion control measures including 105-LF of tree protection fence, 60-LF of 12" diameter fiber rolls; mulched seeding, and inlet protection; and restoration of the existing landscape wall.

The intent of the design is to provide a positive outlet to the existing poorly drained area at the rear of the lots to facilitate drainage of surface runoff. The existing 6" SSD is connected to a

6	Landscape Wall Removal and Restoration	1	LS	\$2,000.00	\$2,000.00
7	Mulched Seeding	0.3	Acre	\$9,750.00	\$2,925.00
8	Inlet Protection	5	EA	\$140.00	\$700.00
9	12" Diameter Fiber Rolls	60	LF	\$7.00	\$420.00
10	12" Dual Wall HDPE Tile	443	LF	\$50.00	\$22,150.00
11	6" Dual Wall HDPE Tile	44	LF	\$25.00	\$1,100.00
12	6" HDPE Caps	10	EA	\$75.00	\$750.00
13	6" Dual Wall HDPE Stubs	7	EA	\$50.00	\$350.00
14	2'x2' Precast Inlets W/Casting	5	EA	\$3,000.00	\$15,000.00
15	Topsoil	125	CY	\$70.00	\$8,750.00
16	Yard Drain and Regulated Drain Connection Inside Trench	8	EA	\$500.00	\$4,000.00
17	Yard Drain Connection Outside Trench	4	EA	\$250.00	\$1,000.00
Subtotal					\$67,605.00
15% Contingency					\$10,140.75
Total					\$77,745.75

Project Funding

This project is considered a reconstruction project. While assistance is being sought by the City of Fishers, it is customary for reconstruction projects to be funded by a special assessment to either the properties within the watershed of the drain or to those properties that directly benefit from the reconstruction project.

State Law does allow the use of monies from the drain's maintenance fund (up to 75% of the balance in the fund) for reconstruction projects. However, the current balance of the maintenance fund for the drain is in the red \$10,852.46 due to the maintenance fund being utilized to fund the reconstruction project along Brooks School Road in 2017 as well as other recent maintenance on the drain. The drain collects \$4,878.96 per year from maintenance assessment.

There are 8 property owners that benefit from the project. Dividing the construction cost by the number of properties results in a per property assessment of \$9,718.22.

Dividing these costs by the acreage of each property that will drain to the new tile, the following assessments would be necessary using a rate of \$17,589.63 per acre.

Property	Area (acres)	Assessment
Lot 69	0.66	\$11,609.09

structure on Lot 65 (identified as Structure 1100 on the Construction Plans). This Structure is drained by a 12-inch reinforced concrete pipe. This 12" tile outlet dictated the size of the proposed tile and is the largest tile that could be installed. Five new inlets (Structures 601, 602, 603, 604, and 605 on the Construction Plans) are proposed at existing low areas along the alignment and where the new tile changes alignment.

The new tile does not follow the alignment of the existing 6" SSD due to the location of the low areas and to avoid several existing mature trees at the rear of Lot 67.

Shallow slope surface swales are proposed along the alignment to direct runoff to the new inlets. These surface swales will be constructed as the trench to install the tile is backfilled.

During rain events where the capacity of the new tile is exceeded, runoff will continue to collect and pond in the area along the rear of lots 60, 61, and 62 due to the existing ridge along the property line. The length of time that water stands in this area will be greatly reduced from the existing condition due to the proposed positive outlet.

The existing 6" SSD will be connected to the new tile or the new inlets in all instances where the 6" SSD crosses the new tile. Several private yard drains will be connected to the new tile as the tile is installed to provide an improved outlet to these private drainage systems.

Easements

No additional easements are required for the project. The new drain will be constructed in existing platted drainage and drainage and utility easements. The easements per the plat for the Anchorage, as recorded in the office of the Hamilton County Recorder as Instrument No. 9117550, P.C. No. 1, Slide No. 173, that will be utilized are as follows:

- Variable Width Drainage Easement on the south side of Lots 69, 68, 67, and 65
- 15' wide Drainage Easement on the north side of Lots 60, 61, and 62
- 15' wide Drainage and Utility Easement on the east side of Lot 57

Permits

No permits from Federal or State Agencies are required for this project.

Project Cost

Line Item	Item Description	Quantity	Unit	Unit Cost	Total Cost
1	Clearing	0.3	Acre	\$5,000.00	\$1,500.00
2	Large Tree Removal	1	EA	\$2,500.00	\$2,500.00
3	Disposal of Excess Soil Material	130	CYS	\$25.00	\$3,250.00
4	Tree Protection Fence	105	LF	\$2.00	\$210.00
5	Core Drill Existing Structure	1	EA	\$1,000.00	\$1,000.00

Lot 68	0.50	\$8,794.77
Lot 67	0.54	\$9,498.35
Lot 65	0.50	\$8,794.77
Lot 64	0.52	\$9,146.56
Lot 62	0.55	\$9,674.24
Lot 61	0.52	\$9,146.56
Lot 60	0.63	\$11,081.40
Total	4.42	\$77,745.75

An updated report will be provided to the Board when the participation from the City of Fishers is finalized and the final assessment roll is developed.

I believe no damages will result to the landowners. Damages are set at zero (0).

Changes to the Drain

The length of the drain will be increased by 487-feet. This increase consists of 443-LF of 12" Dual Wall HDPE tile and 44-LF of 6" Dual Wall HDPE Tile.

The 7, 6" Dual Wall HDPE Pipe stubs are 2-feet in length for connections to inlets by the property owners. The actual length of pipe stubs may vary when installed. These pipe stubs are not considered part of the regulated drain. The yard drain connections per line items 16 & 17 are considered ancillary to the project and will not part of the regulated drain.

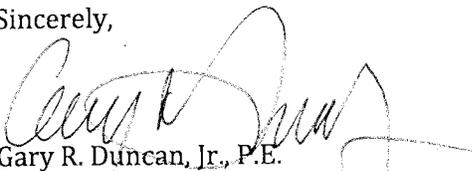
Maintenance of Drain

The Anchorage Drainage shed consists of 21.93 acres and 70 lots. At the September 26, 2016 Board meeting the Board increased the maintenance assessment rates to the following:

1. Maintenance assessment for platted lots within subdivisions be set at \$65.00 per lot/minimum. Common areas set at \$10.00 per acre with a \$65.00 minimum.
2. Maintenance assessment for roads and streets be set at \$15.00 per acre.
3. The above rates will collect \$4,878.96 annually for the drain.
4. The collection period was also increased from 4 times the annual assessment to 8 times the annual assessment as allowed under IC-36-9-27-43.

I recommend that the Board set a hearing for this proposal May 28, 2019.

Sincerely,



Gary R. Duncan, Jr., P.E.
Hamilton County Surveyor's Office

GRD/pll

Anchorage #246

Allen Petition received 06/28/18

Cost estimate: \$77,745.75

The length of the drain will be increased by 487'.

Drain easement to be in existing drainage & utility easements.

Option 1 - Split equally between the 8 landowners. \$ 9,718.22 per lot.

Option 2 - Split per acreage between the 8 landowners. \$17,589.53 per acre.

Option 3 - Assistance is being sought by the City of Fishers. An updated report will be provided to the Board when the participation from the City of Fishers is finalized.

*No change in current maintenance assessment. Damages are set at zero. Assistance for the reconstruction cost is being sought by the City of Fishers.

Hearing: 05/28/19

Parcel	Owner	Desc	Ben	Option1	%of Total	Option2	%of Total	Option3
13-15-10-00-04-060.000	Krauter, Erick A & Haleh R	S10 T17 R5 The Anchorage Lot 60, 0.63Ac	1 Lot	\$9,718.22	12.50%	\$11,081.40	14.2534%	*
13-15-10-00-04-061.000	Cefali, F Cameron & Robyn B h&w	S10 T17 R5 The Anchorage Lot 61, 0.52Ac	1 Lot	\$9,718.22	12.50%	\$9,146.56	11.7647%	*
13-15-10-00-04-062.000	Bortenschlager, Lawrence J & Michelle	S10 T17 R5 The Anchorage Lot 62, 0.55Ac	1 Lot	\$9,718.22	12.50%	\$9,674.24	12.4434%	*
13-15-10-00-04-064.000	Allen, Andrew T & Kristin E	S10 T17 R5 The Anchorage Lot 64, 0.52Ac	1 Lot	\$9,718.22	12.50%	\$9,146.56	11.7647%	*
13-15-10-00-04-065.000	Miramonti, Robert C & Mary Ann	S10 T17 R5 The Anchorage Lot 65, 0.50Ac	1 Lot	\$9,718.22	12.50%	\$8,794.77	11.3122%	*
13-15-10-00-04-067.000	Guillaume, Andre Robert	S10 T17 R5 The Anchorage Lot Pt 67,0.54Ac	1 Lot	\$9,718.22	12.50%	\$9,498.35	12.2172%	*
13-15-10-00-04-068.000	Bargmann, Troy L & Suzanne M h&w	S10 T17 R5 The Anchorage 68,Pt 67, 0.50Ac	1 Lot	\$9,718.22	12.50%	\$8,794.77	11.3122%	*
13-15-10-00-04-069.000	Iden, Steven J & Jo Ann Trustees	S10 T17 R5 The Anchorage Lot 69, 0.66Ac	1 Lot	\$9,718.22	12.50%	\$11,609.09	14.9321%	*
99-99-99-99-999:007	City of Fishers	S10 T17 R5 Brooks School Rd (Assistance)	4.47	*	*	*	*	\$77,745.75
Parcels: 9		Totals: 8 lots &	4.47	\$77,745.76	100.00%	\$77,745.74	100.00%	\$77,745.75