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March 12, 2013

To: Hamilton County Drainage Board

Re: Round-Up Drain Reconstruction

Attached is a drain map, petition and schedule of assessments for the construction of a new regulated drain and to regulate the existing storm sewer infrastructure in Round-Up Subdivision as the Round-Up Drain. This proposed drain is located in Delaware Township.

On June 22, 2011 a petition was filed for a new regulated drain as the McGregor Drain Petition. This petition was filed by 19 of the 30 lots within the Round-Up Subdivision for a total of 63% of the lot owners. This was referred to the Surveyor's Office by the Board at its meeting on July 25, 2011 (see Hamilton County Drainage Board Minutes Book 13, page 500).

On January 9, 2012 the Surveyor conducted an informational meeting and 19 landowners attended the meeting. The drainage issues were discussed. The neighbors felt the standing water was isolated to the McGregor and Lawton properties. Several residents voiced concerns over the age of existing storm water pipes. They agreed with putting the existing storm drain lines on maintenance.

Mr. John McGregor appeared at the September 26, 2012 and December 10, 2012 meetings of the Hamilton County Drainage Board complaining of standing water between his property and the Lawton property on the east side of Eller Road, just south of Round-Up Trail (see Hamilton County Drainage Board Minutes Book 14, pages 322-324 and pages 450-456 respectfully). During high storm events this ponding water spills partially into the northbound travel lane of Eller Road.

Drain Construction

Many design options were examined to alleviate the ponding water and to maintain the travel lanes on Eller Road.

The proposed option per the Drainage Board meeting on March 11, 2013 is to collect the drainage in a manhole installed between the McGregor and Lawton properties. A 12" double wall smooth bore plastic pipe would connect to this manhole and run north along the east side of Eller Road. The pipe would turn east on the south side of Round-Up Trail and connect to the existing manhole on the south side of Round-Up Trail.

The drain will be constructed in platted right of way and the cost is itemized below:

Item Description	Quantity	Unit	Unit Cost	Total Cost
12" Smooth Bore Double Wall HDPE Pipe-Trenched	570	LF	\$30.00	\$17,100.00
2x2 Concrete Inlet	3	EA	\$3,500.00	\$10,500.00
Open Grate Casting	3	EA	\$700.00	\$2,100.00
Driveway Repair	4	EA	\$3,500.00	\$14,000.00
Seeding	1	LS	\$2,000.00	\$2,000.00
Connect to Existing Catch Basin or Pipe	1	EA	\$350.00	\$350.00
			Subtotal	\$46,050.00
			15% Contingency	\$6,907.50
			Total	\$52,957.50

Special Assessment

The cost of the construction listed above will be shared by the benefitted parties as discussed at the March 11, 2013 Drainage Board Meeting (see Hamilton County Drainage Board Minutes Book 14, pages 529-531). McGregor and Lawton shall be assessed one-fifth of the cost each and the Hamilton County Highway Department shall be assessed three-fifths of the cost. The repayment period as set out by the Drainage Board on March 11, 2013 is five (5) years, two (2) payments per year, at 1% interest on the unpaid balance.

<u>Parcel</u>	<u>Owner</u>	<u>Assessment</u>
14-14-03-04-01-028.000	McGregor, John Dale Lewis & Jennifer Lynn	\$10,591.50
14-14-03-04-01-029.000	Lawton, Kevin M. & Sari M.	\$10,591.50
99-99-99-99-99-999.001	Hamilton County Highway Dept.	\$31,774.50

Maintenance of Drain

I have made a personal inspection of the land described below. Upon doing so I believe that the drain is practicable, will improve the public health, benefit a public highway and be of public utility and that the costs, damages and expenses of the proposed drain will probably be less than the benefits accruing to the owners of land likely to be benefitted. The Round-Up Drain will consist of the following:

12" Smooth Bore Double Wall HDPE Pipe (new)	570 LF.
2x2 Concrete Box Inlet (new)	3 EA.
12" RCP (existing)	84 LF.
15" RCP (existing)	30 LF.
18" RCP (existing)	815 LF.
21" RCP (existing)	300 LF.
Combined Manhole (existing)	1 EA.
Catch Basins (existing)	6 EA.
Beehive (existing)	2 EA.
Cheeny Creek Open Ditch (within Round-Up Sub.)	108 LF.

The total length of the drain will be 1,907 LF.

Upon considering each parcel individually for maintenance, I believe that each parcel will have equal benefits as provided by the drain. I recommend the Board set the maintenance rates as follows:

1. Maintenance assessments for roads and streets be set at \$10.00 per acre.
2. Maintenance assessment for agricultural tracts be set at \$5.00 per acre with a \$15.00 minimum.
3. Maintenance assessment for non-platted residential tracts be set at \$5.00 per acre with a \$15.00 minimum.
4. Maintenance assessments for commercial, institutional and multi-family residential tracts be set at \$10.00 per acre with a \$75.00 minimum.
5. Maintenance assessments for platted lots in subdivisions whose drainage systems will not be part of the regulated drain shall be set at \$35.00 per lot/minimum. Commons areas within the non-regulated drain subdivisions shall be assessed at \$5.00 per acre with a \$35.00 minimum.
6. Maintenance assessment for platted lots within subdivisions whose drainage system will be part of the regulated drain shall be set at \$65.00 per lot/minimum. Common areas within the regulated drain subdivision shall be set at \$10.00 per acre with a \$65.00 minimum.

The total annual collection for this drain is \$2,086.40. Collections for the proposed assessment will begin May 2014. The period of collection shall be eight (8) years per IC 36-9-27-43.

The nature of maintenance work required is as follows:

1. Clearing of trees and brush on the existing open drain as needed to improve flow;
2. Creation and re-excavation of silt basins;
3. Install and maintain surface water structures as might be required;
4. Bank erosion protection and/or seeding as might be required;
5. Repair of private tile outlet ends as might be required;
6. Repair of regulated drain tile outlets;
7. Removal of beaver dams;
8. Removal of debris and/or blockage from regulated open ditch;
9. Spraying for vegetation control;
10. Replacement of broken storm sewer;
11. Removal of tree roots, debris or other blockage in storm sewer;
12. Cleaning and repair of catch basins;
13. Any other repairs deemed to be applicable and necessary by the Surveyor to restore the drain to the original intended use and conditions.

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.

The easements per the plats for Round-Up Sections 1 and 2, as recorded in the office of the Hamilton County Recorder will be utilized as listed below:

- 10' D & UE on east side of Lot 24
- 10' D & UE on west side of Lot 23
- 15' D & UE on south side of Lots 18, 20, 21, 22, 23 & 24
- 10' D & UE on south side of Lot 16
- 10' D & UE on east side of Lot 17
- Variable drainage easement over Cheeny Creek on south side of Lots 16 & 17

The existing and proposed storm sewers are already in place and within these existing easements or platted street right of way area per the secondary plats for Round-Up Subdivision Sections 1 and 2 as recorded in the office of the Hamilton County Recorder in Plat Book 5, pages 1-4 and Plat Book 5, pages 78-81 respectively. Therefore, I believe that no damages will result to landowners by the regulating of this drain.

No additional easements are required for the project. I believe no damages will result to the landowners. Damages are set at zero (0).

I recommend that the Board set a hearing for this proposal for May 28, 2013.

Sincerely,

A handwritten signature in cursive script that reads "Christie Kallio".

Christie Kallio, P.E.
Hamilton County Surveyor's Office

CK/llm

Round-Up Drain

McGregor Petition

Reconstruction Estimate: \$52,957.50

Period of collection for maintenance is until fund is 8 * the annual assessment.

Hearing: 05/28/13

Parcel	Owner	Desc	Rate	Ben	Mnt.	% of	Rec.	% of
			Regulated Subd	One Lot	Asmt	Total Mnt	Asmt	Total Rec
14-14-03-04-01-006.000	112 Roundup Trust	S3 T17 R4 Round Up 1st Lot 5	Regulated Subd	One Lot	\$65.00	3.12%	n/a	n/a
14-14-03-04-01-002.000	Bennett, Carol	S3 T17 R4 Round Up 1st Lot 1	Regulated Subd	One Lot	\$65.00	3.12%	n/a	n/a
14-14-03-04-01-019.000	Finnerty, Kerry L & Linda M	S3 T17 R4 Round Up 2nd Lot 18	Regulated Subd	One Lot	\$65.00	3.12%	n/a	n/a
14-14-03-04-01-027.000	Gasparian, Hronn Armen & Jagik	S3 T17 R4 Round Up 1st Lot 26	Regulated Subd	One Lot	\$65.00	3.12%	n/a	n/a
14-14-03-04-01-025.000	Gilmore, Randal L & Dale L	S3 T17 R4 Round Up 1st Lot 24	Regulated Subd	One Lot	\$65.00	3.12%	n/a	n/a
14-14-03-04-01-022.000	Gravenstreter, Michael	S3 T17 R4 Round Up 1st Lot 21	Regulated Subd	One Lot	\$65.00	3.12%	n/a	n/a
99-99-99-99-999.001	Hamilton County Highway Department	Eller Rd=1.23 Ac; Round-Up=5.91Ac	Road	7.14	\$71.14	3.42%	\$31,774.50	60.00%
14-14-03-04-01-013.000	Hanawalt, Christian	S3 T17 R4 Round Up 2nd Lot 12	Regulated Subd	One Lot	\$65.00	3.12%	n/a	n/a
14-14-03-04-01-009.000	Harris, Timothy C & Kathryn L	S3 T17 R4 Round Up 2nd Lot 8	Regulated Subd	One Lot	\$65.00	3.12%	n/a	n/a
14-14-03-04-01-007.000	Hartzell, Donald W	S3 T17 R4 Round Up Lot 6	Regulated Subd	One Lot	\$65.00	3.12%	n/a	n/a
14-14-03-04-01-021.000	Hinkle, Norman M & Catherine M	S3 T17 R4 Round Up 1st Lot 20	Regulated Subd	One Lot	\$65.00	3.12%	n/a	n/a
14-14-03-04-01-004.000	Hoefflin, David R & Elizabeth H	S3 T17 R4 Round Up 1st Lot 3	Regulated Subd	One Lot	\$65.00	3.12%	n/a	n/a
14-14-03-04-01-018.000	Krukenberg, John F & Charlotte	S3 T17 R4 Round Up 2nd Lot 17	Regulated Subd	One Lot	\$65.00	3.12%	n/a	n/a
14-14-03-04-01-029.000	Lawton, Kevin M & Sari M	S3 T17 R4 Round Up 1st Lot 28	Regulated Subd	One Lot	\$65.00	3.12%	\$10,591.50	20.00%
14-14-03-04-01-031.000	Leagre, Michael A & Sandra K	S3 T17 R4 Round Up 3rd Lot 31 1.54Ac	Regulated Subd	One Lot	\$65.00	3.12%	n/a	n/a
14-14-03-04-01-008.000	Leagre, Richard M & Ruth Maxine	S3 T17 R4 Round Up 1st Lot 7	Regulated Subd	One Lot	\$65.00	3.12%	n/a	n/a
14-14-03-04-01-001.000	Long, Roger Dale	S3 T17 R4 Round Up 1st Lot 30	Regulated Subd	One Lot	\$65.00	3.12%	n/a	n/a
14-14-03-04-01-028.000	McGregor, JohnDale Lewis & Jennifer L.	S3 T17 R4 Round Up 1st Lot 27	Regulated Subd	One Lot	\$65.00	3.12%	\$10,591.50	20.00%
14-14-03-04-01-011.000	McMullan, Andrew S & Candace M	S3 T17 R4 Round Up 2nd Lot 10	Regulated Subd	One Lot	\$65.00	3.12%	n/a	n/a
14-14-03-04-01-012.000	McMullan, Susan L	S3 T17 R4 Round Up 2nd Lot 11	Regulated Subd	One Lot	\$65.00	3.12%	n/a	n/a
14-14-03-04-01-014.000	Mindham, Daren & Sarah	S3 T17 R4 Round Up 2nd Lot 13,P14	Regulated Subd	One Lot	\$65.00	3.12%	n/a	n/a
14-14-03-04-01-026.000	Montgomery, David A & Dawn L	S3 T17 R4 Round Up 1st Lot 25	Regulated Subd	One Lot	\$65.00	3.12%	n/a	n/a
14-14-03-04-01-003.000	Morgan, Robert & Megin	S3 T17 R4 Round Up 1st Lot 2	Regulated Subd	One Lot	\$65.00	3.12%	n/a	n/a
14-14-03-04-01-023.000	Nekvasil, Carol F	S3 T17 R4 Round Up 1st Lot 22	Regulated Subd	One Lot	\$65.00	3.12%	n/a	n/a
14-14-03-04-01-020.000	Newton, Ira aka Jim & Pamela Newton	S3 T17 R4 Round Up 2nd Lot 19	Regulated Subd	One Lot	\$65.00	3.12%	n/a	n/a
14-14-03-04-01-024.000	Pritchard, David A & Sharon L	S3 T17 R4 Round Up 1st Lot 23	Regulated Subd	One Lot	\$65.00	3.12%	n/a	n/a
14-14-03-04-01-017.000	Ridgeway, Mark O & Beth	S3 T17 R4 Round Up 2nd Lot 16	Regulated Subd	One Lot	\$65.00	3.12%	n/a	n/a
14-14-03-04-01-015.000	Schutz, Chad	S3 T17 R4 Round Up 2nd Lot P14	Regulated Subd	One Lot	\$65.00	3.12%	n/a	n/a
14-14-03-04-01-016.000	Schutz, Chad	S3 T17 R4 Round Up 2nd Lot 15	Regulated Subd	One Lot	\$65.00	3.12%	n/a	n/a
14-14-03-04-01-010.000	Streeter, Lisa J & Kevin W	S3 T17 R4 Round Up 2nd Lot 9	Regulated Subd	One Lot	\$65.00	3.12%	n/a	n/a
14-14-03-04-01-005.000	Veegh, Zoltan M & Michael Z	S3 T17 R4 Round Up 1st Lot 4	Regulated Subd	One Lot	\$65.00	3.12%	n/a	n/a
14-14-03-04-01-030.000	Webb, Scott L & Rebecca Ann	S3 T17 R4 Round Up 1st Lot 29	Regulated Subd	One Lot	\$65.00	3.12%	n/a	n/a
Parcels: 32				31 Lots	\$2086.40	100.00%	\$52,957.50	100.00%
					7.14 Ac			

ROUND UP SUBDIVISION DRAIN RECONSTRUCTION



