

Gasb 34 Footages for Historical Cost
Drain Length Log

Drain-Improvement: UG MITCHELLER - RUMB CREEK RECONSTRUCTION

Drain Type:	Size:	Length	Length (DB Query)	Length Reconcile	If Applicable	
					Price:	Cost:
DREDGING :						
CLEARING OPEN DITCH						
6900'	—	0'			19.55/lf	134,895.00

Sum: 0' \$134,895.00

Final Report: _____

Comments:



SURVEYOR'S OFFICE

Hamilton County

Kenton C. Ward, Surveyor

Suite 146

776-8495

One Hamilton County Square

Noblesville, Indiana 46060-2230

December 14, 1994

To: Hamilton County Drainage Board

Re: U.G. Mitchner Drain

Attached is the drain map, drainage shed area map and schedule of assessments for the U.G. Mitchner Drain. Also attached is a petition for reconstruction from Plum Creek Assoc., Inc. At this time the drain appears on the 1994 classification list as number 6 under reconstruction. This drain was initially requested for classification on July 26, 1968 by George Gamble.

The drain was first petitioned for in September 1883 to the H.C. Circuit Court as the Landcaster and Dawson Drain. However, the matter was not actively pursued and the drain was not constructed. The U.G. Mitchner Drain was constructed in 1909 by petition to the H.C. Circuit Court. The drain consisted of 2540 feet of tile drain and 24,760 feet of open ditch for a total of 27,300 feet. The original description appears in Circuit Order Book 54, Page 69 at a cost of \$3,139.15.

The drain was reconstructed in 1918 by petition from several landowners within the drainage shed. The drain was later assessed for repairs in 1928, 1930, 1932, 1934, 1935, 1936, 1941 and 1948. In June 1971 the Drainage Board held a hearing to place this drain on maintenance. Due to remonstrance, the Board tabled the matter indefinitely. (See Drainage Board Record 1, Page 70) In 1984 the Drainage Board reconstructed a portion of the drain as the Orville Keys drain. This began at or near Sta. 0 of the Mitchner and consisted of 2770 feet of tile and grass waterway and 450 feet of open ditch. This reconstructed the U.G. Mitchner from Sta. 0 to Sta. 32+20 and has been maintained as part of the Orville Keys Drain since that time.

The proposed reconstruction by Plum Creek Associates runs from the south side of 131st Street downstream to the north line of the Northwood Hills Subdivision. This area is the proposed Plum Creek Golf Course as shown on the attached plans. The reconstruction will consist of the removal of all debris and obstructions within the drain along with brush from top of bank to top of bank. In addition, excavation is to be done along the drain within the 75 foot easement in order to provide adequate storage for flood waters. Proposed cross-sections are attached showing the location and extent of the excavation.

Approval for this work has been sought by the petitioner ^{from} IDNR and the U.S. Army Corps of Engineers. At this time the said approvals have not been received but will be the responsibility of the petitioner to obtain.

The Mitchner Drain now consists of 2770 feet of tile and 24530 feet of open drain. The total length of the drain is 27300 (or 27560 per the 1918 report). This entire length shall be part of the maintenance program to be established.

The third drain is not currently a regulated drain. In 1985 Carmel Clay Schools installed a storm sewer to the School Administration Building and baseball fields along 131st Street. At that time it was recommended that upon reconstruction of the U.G. Mitchner Drain that this arm be included as an arm of the Mitchner Drain. (See report to the Board dated August 12, 1985.) This arm, shown on the attached construction plans from James & Associates, begins at the outlet of the retention basin east of the Administration Building and runs north to the north side of the 131st Street right-of-way, thence east to the east side of Cherry Tree Road; thence south along Cherry Tree Road to the U.G. Mitchner open ditch. This consists of 1060 feet of 24" RCP, 300 feet of 30" RCP and 608 feet of 36" RCP. The total length is 1968 feet.

Along with the Mitchner, three other drains shall also be included as part of the maintenance program. These are the S.H. Moffitt and the Orville Keys Drains. The S.H. Moffitt Drain consists of 7826 feet of tile and 1100 feet of open drain for a total of 8926 feet. The Orville Keys Drain consists of 4902 feet of tile drain. The school arm consists of 1968 feet of tile. The total length to be included on maintenance is 17466 feet of tile and 25630 feet of open for a grand total of 43,096 feet of drain.

I recommend that the Board place this drain on maintenance at this time. The nature of the work required is as follows:

- A. Clearing of trees and brush on the existing open ditch;
- B. Creation and re-excavation of silt basins;
- C. Re-excavation of open ditch to original grade line;
- D. Surface water structure as might be required;
- E. Bank erosion protection and/or seeding as might be required;
- F. Repair of private tile outlet ends as might be required;
- G. Repair of regulated drain tile outlets;
- H. Repair of broken tile on regulated drains;
- I. Removal of debris and/or blockages from regulated tile and open drain;
- J. Installation of breather pipes as might be required;
- K. Cleaning and/or repair of existing catch basins as might be required;
- L. Any other repairs deemed to be applicable and necessary by the Surveyor to restore the drain to it's original intended use and condition.

The frequency with which maintenance work should be performed is annually as required by the condition of the drain.

I estimate the amount of the annual cost for periodic maintenance of this drain will be \$23,540.00 and attached hereto is the name and address of each owner, the legal description as shown by the tax duplicate or record of transfers by the county wherein the land is situated, which lands, in my opinion, will be affected by the proposed improvement and the public roads or highways owned by the county or by the State of Indiana by name or number and the right-of-ways of railroads by section, township and range.

I have reviewed the drainage shed and upon considering each parcel individually, I believe that each parcel will have equal benefits as provided by the drain. Therefore, I recommend each tract be assessed on the same basis equally. I also believe that no damages will result to landowners by the reconstruction or maintenance of this drain. I recommend a maintenance assessment of \$2.00 per acre with a minimum annual assessment of \$10.00. With this assessment, the total annual assessment for the drain will be \$23,542.78.

At this time the S.H. Moffitt Drain is being assessed for maintenance. The maintenance assessment set in October 1984 was \$2.00 per acre with a \$6.00 minimum. The maintenance fund now has a balance of \$1870.55.

Presently the Orville Keys Drain is also being assessed for maintenance. The maintenance assessment set in May 1984 was \$2.00 per acre with a \$6.00 minimum. The maintenance fund now has a balance of \$5,091.90.

I recommend that the maintenance assessments be stopped for the S.H. Moffitt Drain and the Orville Keys Drain. Future repairs for these drains should be paid for out of their individual funds until the funds are depleted. At that time the cost of repairs will then be paid out of the U.G. Mitchner Drain fund.

Upon consideration of the drainage shed's characteristics regarding land use and the future development in the area, I believe the Mitchner 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.

Additional or new drain easement would be placed on the following tracts:

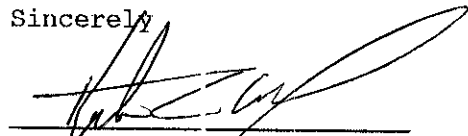
Jerry R. & Robert E. Myers	17/10-28-00-00-037.000
Carmel-Clay Schools	16/10-28-00-00-046.000

This would involve the portion of new drain outlined above as the school arm. I recommend the Board limit the easement to 15' per half as allowed for in an Urban Drain under IC 36-9-27-33(e).

The cost of the proposed reconstruction of this drain shall be borne by the developer, Plum Creek Associates.

I recommend the Board set a hearing for this proposal for January 1995.

Sincerely,



Kenton C. Ward,
Hamilton County Surveyor

KCW/jh