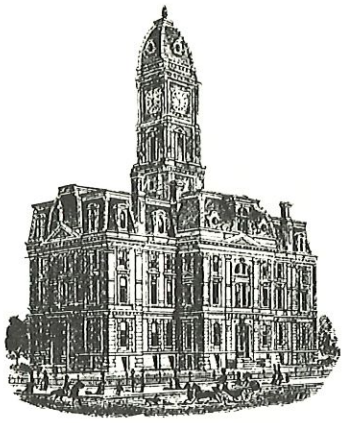
KCW



SURVEYOR'S OFFICE

Hamilton County

Kenton C. Ward, CFM
Surveyor of Hamilton County
Phone (317) 776-8495
Fax (317) 776-9628

Suite 188
One Hamilton County Square
Noblesville, Indiana 46060-2230

January 31, 2017

To: Hamilton County Drainage Board

Re: Vermillion Drain, The Bluffs at Flat Fork, Sec. 1 Arm

Attached is a petition filed by North Connecticut Development Corporation (Republic Development), along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for the Vermillion Drain, The Bluffs at Flat Fork, Sec. 1 Arm to be located in Fall Creek Township. I have reviewed the submittals and petition and have found each to be in proper form.

I have made a personal inspection of the land described in the petition. 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 benefited. As per the plans by Weihe Engineers, Project No. W15.0063, the drain will consist of the following:

12" RCP	364 ft.	27" RCP	144 ft.
15" RCP	1,391 ft.	30" RCP	189 ft.
18" RCP	948 ft.		
21" RCP	513 ft.	6" SSD	6,225 ft.
24" RCP	258 ft.	Open (ponds)	412 ft.

The total length of the drain will be 10,444 feet.

The subsurface drains (SSD) to be part of the regulated drain are those located under the curbs and those main lines in rear yards. Only the main SSD lines which are located within the easement or right of way are to be maintained as regulated drain. Laterals for individual lots will not be considered part of the regulated drain.

The detention ponds (Ponds #6 and #7) are to be considered part of the regulated drain. This is consistent with the ponds in other Vermillion sections. The maintenance of the ponds shall include the inlet and outlet as part of the regulated drain. The maintenance of the ponds such as sediment removal, and erosion control along the banks, mowing and aquatic vegetation control will be the responsibility of the Homeowners Association. The Board will also retain jurisdiction for ensuring the storage volume for which the pond was designed will be retained, thereby, allowing no fill or easement encroachments.

I have reviewed the plans and believe the drain will benefit each lot equally. Therefore, I recommend each lot be assessed equally. I also believe that no damages will result to landowners by the construction of this drain. I recommend a maintenance assessment of $65.00 per platted lot, $10.00 per acre for common areas, with a $65.00 minimum, and $10.00 per acre for roadways. With this assessment the total annual assessment for this drain for Section 1 will be $2,579.50.

The petitioner has submitted surety for the proposed drain at this time. The sureties which are in the form of Letters of Credit from the developer are as follows:

Agent: Standard Financial Corporation
Date: April 14, 2016
Number: 1215BFF1
For: Storm Sewers
Amount: $308,074.20
HCDB-2016-00007

Agent: Standard Financial Corporation
Date: April 14, 2016
Number: 1214BFF1
For: Erosion Control
Amount: $65,432.63
HCDB-2016-00006

Agent: Standard Financial Corporation
Date: April 14, 2016
Number: 1216BFF1
For: Monumentation
Amount: $4,446.00
HCDB-2016-00008

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.

I recommend that upon approval of the above proposed drain that the Board also approve the attached non-enforcement request. The request will be for the reduction of the regulated drain easement to those easement widths as shown on the secondary plats for The Bluffs at Flat Fork, Sec. 1 as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for March 27, 2017.

Kenton C. Ward, CFM
Hamilton County Surveyor
KCW/stc

Vermillion Drain #364
Bluffs at Flat Fork Sec. 1 fka Bluffs at Vermillion Sec. 1
SUBNE-2015-00011
This subdivision has 10,444' of drain.
To be platted from part of 13-16-05-00-00-018.302
Hearing: 03/27/17

Parcel	Owner	Description	Rate	Benefit	MntAsmt	Percent
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Bluffs at Flat Fork Sec. 1 Lot 73	Regulated Subd	One Lot	$ 65.00	2.52%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Bluffs at Flat Fork Sec. 1 Lot 74	Regulated Subd	One Lot	$ 65.00	2.52%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Bluffs at Flat Fork Sec. 1 Lot 75	Regulated Subd	One Lot	$ 65.00	2.52%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Bluffs at Flat Fork Sec. 1 Lot 76	Regulated Subd	One Lot	$ 65.00	2.52%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Bluffs at Flat Fork Sec. 1 Lot 77	Regulated Subd	One Lot	$ 65.00	2.52%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Bluffs at Flat Fork Sec. 1 Lot 78	Regulated Subd	One Lot	$ 65.00	2.52%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Bluffs at Flat Fork Sec. 1 Lot 79	Regulated Subd	One Lot	$ 65.00	2.52%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Bluffs at Flat Fork Sec. 1 Lot 80	Regulated Subd	One Lot	$ 65.00	2.52%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Bluffs at Flat Fork Sec. 1 Lot 81	Regulated Subd	One Lot	$ 65.00	2.52%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Bluffs at Flat Fork Sec. 1 Lot 82	Regulated Subd	One Lot	$ 65.00	2.52%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Bluffs at Flat Fork Sec. 1 Lot 83	Regulated Subd	One Lot	$ 65.00	2.52%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Bluffs at Flat Fork Sec. 1 Lot 84	Regulated Subd	One Lot	$ 65.00	2.52%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Bluffs at Flat Fork Sec. 1 Lot 85	Regulated Subd	One Lot	$ 65.00	2.52%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Bluffs at Flat Fork Sec. 1 Lot 86	Regulated Subd	One Lot	$ 65.00	2.52%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Bluffs at Flat Fork Sec. 1 Lot 87	Regulated Subd	One Lot	$ 65.00	2.52%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Bluffs at Flat Fork Sec. 1 Lot 88	Regulated Subd	One Lot	$ 65.00	2.52%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Bluffs at Flat Fork Sec. 1 Lot 89	Regulated Subd	One Lot	$ 65.00	2.52%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Bluffs at Flat Fork Sec. 1 Lot 90	Regulated Subd	One Lot	$ 65.00	2.52%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Bluffs at Flat Fork Sec. 1 Lot 91	Regulated Subd	One Lot	$ 65.00	2.52%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Bluffs at Flat Fork Sec. 1 Lot 92	Regulated Subd	One Lot	$ 65.00	2.52%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Bluffs at Flat Fork Sec. 1 Lot 93	Regulated Subd	One Lot	$ 65.00	2.52%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Bluffs at Flat Fork Sec. 1 Lot 94	Regulated Subd	One Lot	$ 65.00	2.52%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Bluffs at Flat Fork Sec. 1 Lot 95	Regulated Subd	One Lot	$ 65.00	2.52%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Bluffs at Flat Fork Sec. 1 Lot 96	Regulated Subd	One Lot	$ 65.00	2.52%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Bluffs at Flat Fork Sec. 1 Lot 97	Regulated Subd	One Lot	$ 65.00	2.52%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Bluffs at Flat Fork Sec. 1 Lot 98	Regulated Subd	One Lot	$ 65.00	2.52%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Bluffs at Flat Fork Sec. 1 Lot 99	Regulated Subd	One Lot	$ 65.00	2.52%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Bluffs at Flat Fork Sec. 1 Lot 100	Regulated Subd	One Lot	$ 65.00	2.52%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Bluffs at Flat Fork Sec. 1 Lot 101	Regulated Subd	One Lot	$ 65.00	2.52%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Bluffs at Flat Fork Sec. 1 Lot 102	Regulated Subd	One Lot	$ 65.00	2.52%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Bluffs at Flat Fork Sec. 1 Lot 103	Regulated Subd	One Lot	$ 65.00	2.52%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Bluffs at Flat Fork Sec. 1 Lot 104	Regulated Subd	One Lot	$ 65.00	2.52%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Bluffs at Flat Fork Sec. 1 Lot 105	Regulated Subd	One Lot	$ 65.00	2.52%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Bluffs at Flat Fork Sec. 1 Lot 106	Regulated Subd	One Lot	$ 65.00	2.52%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Bluffs at Flat Fork Sec. 1 Lot 107	Regulated Subd	One Lot	$ 65.00	2.52%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Bluffs at Flat Fork Sec. 1 Lot 108	Regulated Subd	One Lot	$ 65.00	2.52%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Bluffs at Flat Fork Sec. 1 CA A, 0.75 Ac	Regulated Subd	0.75	$ 65.00	2.52%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Bluffs at Flat Fork Sec. 1 CA B, 2.55 Ac	Regulated Subd	2.55	$ 65.00	2.52%
99-99-99-99-99-999.001	Hamilton Co. Highway Dept.	S5 T17 R6 Bluffs at Flat Fork Sec. 1 Roads	Roads	10.95	$ 109.50	4.25%
			Totals: 36 lots &	14.25	$2,579.50	100.00%

NON-ENFORCEMENT OF DRAINAGE EASEMENT IN SUBDIVISIONS

FOR RECORDER'S OFFICE USE ONLY

FILED
SEP 08 2015
OFFICE OF HAMILTON COUNTY SURVEYOR

STATE OF INDIANA	)	**BEFORE THE HAMILTON**
	)	
COUNTY OF HAMILTON	)	**COUNTY DRAINAGE BOARD**

At the request of North Connecticut Development Corp *The Hamilton County Drainage Board considered the extent of the drainage easement on the* Vermillion *Drain in the* The Bluffs @ Flat Fork - Section 1 *Subdivision. Upon the agreement in writing by the recorded owner(s) of land involved that such owner(s) agree and covenants that neither the Hamilton County Drainage Board nor any Contractor nor Workman operating under the authority of said Board will be held liable for any damages resulting from construction, reconstruction, or maintenance of the above named drain at said location, whether to the real estate or improvements thereon the Board agreed:*

1. *That it will not enforce the easement beyond those shown on the Subdivision plat recorded in Plat Cabinet_____ Slide_____ in the Hamilton County Recorders Office.* Instr. No.2015-54122
2. *It will not object to the improvement of said real estate beyond such distance, and*
3. *Other Conditions:*_____

SIGNED:

Douglas B. Wagner, Sr. VP	DOUGLAS B. WAGNER	FLAT FORK PARTNERS, LLC DOUGLAS B. WAGNER
APPLICANT	PRINTED NAME	PRINTED NAME (Owner of Land)

****FOR BOARD USE ONLY****

AGREEMENT WILL BECOME EFFECTIVE UPON RECORDING. SIGNED THIS _____ DAY OF_____ 20____. BY THE HAMILTON COUNTY DRAINAGE BOARD.

PRESIDENT OF DRAINAGE BOARD	MEMBER OF DRAINAGE BOARD
MEMBER OF DRAINAGE BOARD	

"I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law _____"

Prepared by the Hamilton County Drainage Board: Kenton C. Ward
(Surveyor)

Revised May 2014

SUBNE-2015-00011

Adobe PDF Fillable Form