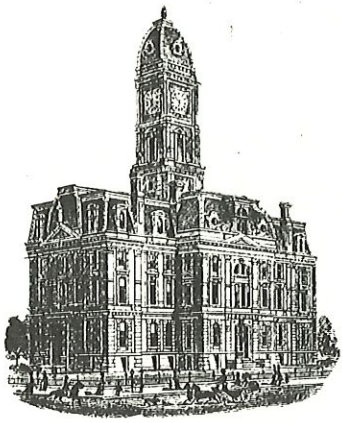

SURVEYOR'S OFFICE

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 30, 2017

To: Hamilton County Drainage Board

Re: Vermillion Drain, The Enclave at Vermillion, 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 Enclave at Vermillion, 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. W15.0302, the drain will consist of the following:

12" RCP	461 ft.	27" RCP	64 ft.
15" RCP	508 ft.	30" RCP	120 ft.
18" RCP	155 ft.	6" SSD	3,424 ft.
24" RCP	366 ft.		

The total length of the drain will be 5,098 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.

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 $2,010.00.

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: June 6, 2016
Number: 1218ENC1
For: Storm Sewers
Amount: $165,855.00
HCDB-2016-00016

Agent: Standard Financial Corporation
Date: June 6, 2016
Number: 1219ENC1
For: Erosion Control
Amount: $30,972.46
HCDB-2016-00014

Agent: Standard Financial Corporation
Date: June 6, 2016
Number: 1220ENC1
For: Monumentation
Amount: $4,284.00
HCDB-2016-00015

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 Enclave at Vermillion, 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

NON-ENFORCEMENT OF DRAINAGE EASEMENT IN SUBDIVISIONS

FOR RECORDER'S OFFICE USE ONLY

STATE OF INDIANA)
)
COUNTY OF HAMILTON)

BEFORE THE 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 Enclave at Vermillion, Sec.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. 2015-44855
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	North Connecticut Dev. Corp.
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 Douglas B. Wagner"

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

Revised May 2014

SUBNE-2016-00002

FILED
JAN 14 2016
OFFICE OF HAMILTON COUNTY SURVEYOR

Adobe PDF Fillable Form

Vermillion Drain #364
Enclave at Vermillion Sec. 1, fka Heritage at Vermillion Sec. 3
SUBNE-2016-00002
This subdivision has 5,098' of drain.
To be platted from part of 13-16-08-00-00-014.000
Hearing: 03/27/17

Parcel	Owner	Description	Rate	Benefit	MntAsmt	Percent
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 1 Lot 391	Regulated Subd	One Lot	$ 65.00	3.23%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 1 Lot 392	Regulated Subd	One Lot	$ 65.00	3.23%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 1 Lot 393	Regulated Subd	One Lot	$ 65.00	3.23%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 1 Lot 394	Regulated Subd	One Lot	$ 65.00	3.23%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 1 Lot 395	Regulated Subd	One Lot	$ 65.00	3.23%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 1 Lot 396	Regulated Subd	One Lot	$ 65.00	3.23%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 1 Lot 397	Regulated Subd	One Lot	$ 65.00	3.23%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 1 Lot 398	Regulated Subd	One Lot	$ 65.00	3.23%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 1 Lot 399	Regulated Subd	One Lot	$ 65.00	3.23%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 1 Lot 400	Regulated Subd	One Lot	$ 65.00	3.23%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 1 Lot 401	Regulated Subd	One Lot	$ 65.00	3.23%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 1 Lot 402	Regulated Subd	One Lot	$ 65.00	3.23%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 1 Lot 403	Regulated Subd	One Lot	$ 65.00	3.23%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 1 Lot 404	Regulated Subd	One Lot	$ 65.00	3.23%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 1 Lot 405	Regulated Subd	One Lot	$ 65.00	3.23%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 1 Lot 406	Regulated Subd	One Lot	$ 65.00	3.23%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 1 Lot 407	Regulated Subd	One Lot	$ 65.00	3.23%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 1 Lot 409	Regulated Subd	One Lot	$ 65.00	3.23%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 1 Lot 410	Regulated Subd	One Lot	$ 65.00	3.23%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 1 Lot 411	Regulated Subd	One Lot	$ 65.00	3.23%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 1 Lot 412	Regulated Subd	One Lot	$ 65.00	3.23%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 1 Lot 413	Regulated Subd	One Lot	$ 65.00	3.23%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 1 Lot 414	Regulated Subd	One Lot	$ 65.00	3.23%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 1 Lot 424	Regulated Subd	One Lot	$ 65.00	3.23%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 1 Lot 425	Regulated Subd	One Lot	$ 65.00	3.23%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 1 Lot 503	Regulated Subd	One Lot	$ 65.00	3.23%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 1 Lot 504	Regulated Subd	One Lot	$ 65.00	3.23%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 1 Lot 505	Regulated Subd	One Lot	$ 65.00	3.23%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 1 Lot 506	Regulated Subd	One Lot	$ 65.00	3.23%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 1 CA A=0.39Ac	Regulated Subd	0.39	$ 65.00	3.23%
99-99-99-99-99-999.001	Hamilton Co. Highway Dept.	S8 T17 R6 Enclave at Vermillion Sec. 1-Roads	Roads	6.00	$ 60.00	2.99%
			Totals: 29 lots &	6.39	$2,010.00	100.00%