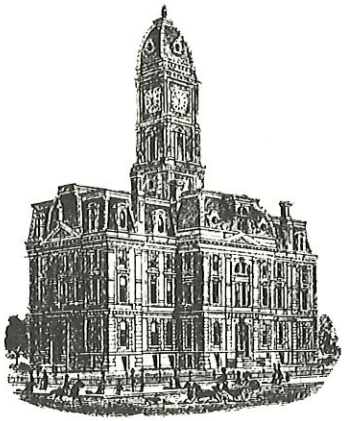
Kew



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

February 1, 2017

To: Hamilton County Drainage Board

Re: Vermillion Drain, The Heritage at Vermillion, Sec. 2 Arm

Attached is a petition filed by Beazer Homes Indiana LLP, along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for the Vermillion Drain, The Heritage at Vermillion, Sec. 2 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. The drain will consist of the following:

12" RCP	56 ft.	27" RCP	388 ft.
15" RCP	210 ft.	6" SSD	2,378 ft.
21" RCP	498 ft.	Open (ponds)	330 ft.
24" RCP	232 ft.	Open Ditch	390 ft.

The total length of the drain will be 4,482 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 (Wet Pond #11 located in Common Area E and wet pond #12 located in Common Area B, Sec. 1) 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. Pond 12, noted above, was begun with Sec. 1 with the final phase to be completed with Sec. 2.

The open ditch listed above is the open ditch which flows under Greenfield Avenue east of Common Area "E", this runs through said common area from east to west and exits at the north line of the common area.

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 $2,055.50.

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: Capitol Indemnity Corporation
Date: September 19, 2016
Number: 60105900
For: Storm Sewers
Amount: $177,845.00
HCDB-2016-00023

Agent: Capitol Indemnity Corporation
Date: September 19, 2016
Number: 60105899
For: Erosion Control
Amount: $35,636.26
HCDB-2016-00024

Agent: Capitol Indemnity Corporation
Date: September 19, 2016
Number: 60105898
For: Monumentation
Amount: $5,076.00
HCDB-2016-00025

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 Heritage at Vermillion, Sec. 2 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
Heritage at Vermillion Sec. 2
SUBNE-2015-00019
This subdivision has 4,482' of drain.
To be platted from part of 13-16-08-00-00-014.001
Hearing: 03/27/17

Parcel	Owner	Description	Rate	Benefit	MntAsmt	Percent
Not assigned yet.	Beazer Homes	S8 T17 R6 Heritage at Vermillion Sec. 2 Lot 426	Regulated Subd	One Lot	$ 65.00	3.16%
Not assigned yet.	Beazer Homes	S8 T17 R6 Heritage at Vermillion Sec. 2 Lot 427	Regulated Subd	One Lot	$ 65.00	3.16%
Not assigned yet.	Beazer Homes	S8 T17 R6 Heritage at Vermillion Sec. 2 Lot 428	Regulated Subd	One Lot	$ 65.00	3.16%
Not assigned yet.	Beazer Homes	S8 T17 R6 Heritage at Vermillion Sec. 2 Lot 429	Regulated Subd	One Lot	$ 65.00	3.16%
Not assigned yet.	Beazer Homes	S8 T17 R6 Heritage at Vermillion Sec. 2 Lot 430	Regulated Subd	One Lot	$ 65.00	3.16%
Not assigned yet.	Beazer Homes	S8 T17 R6 Heritage at Vermillion Sec. 2 Lot 431	Regulated Subd	One Lot	$ 65.00	3.16%
Not assigned yet.	Beazer Homes	S8 T17 R6 Heritage at Vermillion Sec. 2 Lot 432	Regulated Subd	One Lot	$ 65.00	3.16%
Not assigned yet.	Beazer Homes	S8 T17 R6 Heritage at Vermillion Sec. 2 Lot 433	Regulated Subd	One Lot	$ 65.00	3.16%
Not assigned yet.	Beazer Homes	S8 T17 R6 Heritage at Vermillion Sec. 2 Lot 434	Regulated Subd	One Lot	$ 65.00	3.16%
Not assigned yet.	Beazer Homes	S8 T17 R6 Heritage at Vermillion Sec. 2 Lot 435	Regulated Subd	One Lot	$ 65.00	3.16%
Not assigned yet.	Beazer Homes	S8 T17 R6 Heritage at Vermillion Sec. 2 Lot 436	Regulated Subd	One Lot	$ 65.00	3.16%
Not assigned yet.	Beazer Homes	S8 T17 R6 Heritage at Vermillion Sec. 2 Lot 437	Regulated Subd	One Lot	$ 65.00	3.16%
Not assigned yet.	Beazer Homes	S8 T17 R6 Heritage at Vermillion Sec. 2 Lot 438	Regulated Subd	One Lot	$ 65.00	3.16%
Not assigned yet.	Beazer Homes	S8 T17 R6 Heritage at Vermillion Sec. 2 Lot 439	Regulated Subd	One Lot	$ 65.00	3.16%
Not assigned yet.	Beazer Homes	S8 T17 R6 Heritage at Vermillion Sec. 2 Lot 440	Regulated Subd	One Lot	$ 65.00	3.16%
Not assigned yet.	Beazer Homes	S8 T17 R6 Heritage at Vermillion Sec. 2 Lot 441	Regulated Subd	One Lot	$ 65.00	3.16%
Not assigned yet.	Beazer Homes	S8 T17 R6 Heritage at Vermillion Sec. 2 Lot 442	Regulated Subd	One Lot	$ 65.00	3.16%
Not assigned yet.	Beazer Homes	S8 T17 R6 Heritage at Vermillion Sec. 2 Lot 443	Regulated Subd	One Lot	$ 65.00	3.16%
Not assigned yet.	Beazer Homes	S8 T17 R6 Heritage at Vermillion Sec. 2 Lot 444	Regulated Subd	One Lot	$ 65.00	3.16%
Not assigned yet.	Beazer Homes	S8 T17 R6 Heritage at Vermillion Sec. 2 Lot 445	Regulated Subd	One Lot	$ 65.00	3.16%
Not assigned yet.	Beazer Homes	S8 T17 R6 Heritage at Vermillion Sec. 2 Lot 446	Regulated Subd	One Lot	$ 65.00	3.16%
Not assigned yet.	Beazer Homes	S8 T17 R6 Heritage at Vermillion Sec. 2 Lot 447	Regulated Subd	One Lot	$ 65.00	3.16%
Not assigned yet.	Beazer Homes	S8 T17 R6 Heritage at Vermillion Sec. 2 Lot 448	Regulated Subd	One Lot	$ 65.00	3.16%
Not assigned yet.	Beazer Homes	S8 T17 R6 Heritage at Vermillion Sec. 2 Lot 449	Regulated Subd	One Lot	$ 65.00	3.16%
Not assigned yet.	Beazer Homes	S8 T17 R6 Heritage at Vermillion Sec. 2 Lot 450	Regulated Subd	One Lot	$ 65.00	3.16%
Not assigned yet.	Beazer Homes	S8 T17 R6 Heritage at Vermillion Sec. 2 Lot 451	Regulated Subd	One Lot	$ 65.00	3.16%
Not assigned yet.	Beazer Homes	S8 T17 R6 Heritage at Vermillion Sec. 2 Lot 452	Regulated Subd	One Lot	$ 65.00	3.16%
Not assigned yet.	Beazer Homes	S8 T17 R6 Heritage at Vermillion Sec. 2 Lot 453	Regulated Subd	One Lot	$ 65.00	3.16%
Not assigned yet.	Beazer Homes	S8 T17 R6 Heritage at Vermillion Sec. 2 Lot 454	Regulated Subd	One Lot	$ 65.00	3.16%
Not assigned yet.	Beazer Homes	S8 T17 R6 Heritage at Vermillion Sec. 2 Lot 455	Regulated Subd	One Lot	$ 65.00	3.16%
Not assigned yet.	Beazer Homes	S8 T17 R6 Heritage at Vermillion Sec. 2 CA E, 2.13 Ac	Regulated Subd	2.13	$ 65.00	3.16%
99-99-99-99-99-999.001	Hamilton Co. Highway Dept.	S8 T17 R6 Heritage at Vermillion Sec. 2 Roads	Roads	4.05	$ 40.50	1.97%
			Totals: 30 lots &	6.18	$2,055.50	100.00%

NON-ENFORCEMENT OF DRAINAGE EASEMENT IN SUBDIVISIONS

FOR RECORDER'S OFFICE USE ONLY

FILED
NOV 02 2015
OFFICE OF HAMILTON COUNTY SURVEYOR

STATE OF INDIANA)
)
COUNTY OF HAMILTON)

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD

At the request of Beazer Homes Indiana, LLP *The Hamilton County Drainage Board considered the extent of the drainage easement on the* Vermillion *Drain in the* The Heritage @ Vermillion - Section 2 *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. 2015-45444
2. *It will not object to the improvement of said real estate beyond such distance, and*
3. *Other Conditions:*_____

SIGNED:

APPLICANT	PRINTED NAME	PRINTED NAME (Owner of Land)
	Richard A. Henderson	

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 Richard A. Henderson"

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

Revised May 2014

SUBNE-2015-00019

Adobe PDF Fillable Form