

SURVEYOR'S OFFICE
Hamilton County

Kenton C. Ward, CFM
Surveyor of Hamilton County
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Suite 188
One Hamilton County Square
Noblesville, Indiana 46060-2230

February 6, 2017

To: Hamilton County Drainage Board

Re: Vermillion Drain, The Woods at Vermillion, Sec. 2A Arm

Attached is a petition filed by North Connecticut Development Corporation, along with a non-enforcement request, plans, calculations, and quantity summary for the Vermillion Drain, The Woods at Vermillion, Sec. 2A 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 328 ft. 6" SSD 1,393 ft.

The total length of the newly installed drain will be 1,721 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 2A will be \$1,128.10.

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: September 20, 2016
Number: 1226WVRM2A
For: Storm Sewers
Amount: \$41,311.20
HCDB-2016-00026

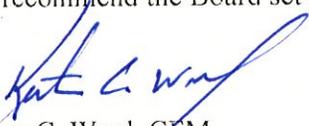
Agent: Standard Financial Corporation
Date: September 20, 2017
Number: 1227WVRM2A
For: Erosion Control
Amount: \$17,763.22
HCDB-2016-00027

Agent: Standard Financial Corporation
Date: September 20, 2016
Number: 1228WVRM2A
For: Monumentation
Amount: \$1,776.00
HCDB-2016-00033

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 plat for "The Woods at Vermillion, Sec. 2A & Replat of Lot 248 in The Woods at Vermillion Section One" upon recording 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

Woods at Vermillion Sec. 2A
SUBNE-2016-00001

This subdivision has 1,721' of drain.

To be platted from part of 13-16-05-00-00-016.101 & part of 13-16-08-00-00-014.000 and to be replatted from parcel 13-16-08-00-07-031.000 of Section 1 Lot 248.

Hearing: 03/27/17

Parcel	Owner	Description	Rate	Benefit	MntAsmt	Percent
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Woods of Vermillion Sec. 2A Lot 248	Regulated Subd	One Lot	\$ 65.00	5.76%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Woods of Vermillion Sec. 2A Lot 253	Regulated Subd	One Lot	\$ 65.00	5.76%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Woods of Vermillion Sec. 2A Lot 254	Regulated Subd	One Lot	\$ 65.00	5.76%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Woods of Vermillion Sec. 2A Lot 255	Regulated Subd	One Lot	\$ 65.00	5.76%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Woods of Vermillion Sec. 2A Lot 256	Regulated Subd	One Lot	\$ 65.00	5.76%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Woods of Vermillion Sec. 2A Lot 257	Regulated Subd	One Lot	\$ 65.00	5.76%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Woods of Vermillion Sec. 2A Lot 258	Regulated Subd	One Lot	\$ 65.00	5.76%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Woods of Vermillion Sec. 2A Lot 259	Regulated Subd	One Lot	\$ 65.00	5.76%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Woods of Vermillion Sec. 2A Lot 260	Regulated Subd	One Lot	\$ 65.00	5.76%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Woods of Vermillion Sec. 2A Lot 261	Regulated Subd	One Lot	\$ 65.00	5.76%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Woods of Vermillion Sec. 2A Lot 262	Regulated Subd	One Lot	\$ 65.00	5.76%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Woods of Vermillion Sec. 2A Lot 263	Regulated Subd	One Lot	\$ 65.00	5.76%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Woods of Vermillion Sec. 2A Lot 264	Regulated Subd	One Lot	\$ 65.00	5.76%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Woods of Vermillion Sec. 2A Lot 265	Regulated Subd	One Lot	\$ 65.00	5.76%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Woods of Vermillion Sec. 2A Lot 266	Regulated Subd	One Lot	\$ 65.00	5.76%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Woods of Vermillion Sec. 2A CA B, 2.94 Ac	Regulated Subd	2.94	\$ 65.00	5.76%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Woods of Vermillion Sec. 2A CA C, 0.08 Ac	Regulated Subd	0.08	\$ 65.00	5.76%
99-99-99-99-99-999.001	Hamilton Co. Highway Dept.	S5&8 T17 R6 Woods of Vermillion Sec. 2A Roads=2.31Ac	Roads	2.31	\$ 23.10	2.05%
Totals: 15 Lots &				5.33	\$1,128.10	100.00%



NON-ENFORCEMENT OF DRAINAGE EASEMENT IN SUBDIVISIONS

FOR RECORDER'S OFFICE USE ONLY

FILED

OCT 05 2016

OFFICE OF HAMILTON COUNTY SURVEYOR

STATE OF INDIANA)
)
COUNTY OF HAMILTON)

**BEFORE THE HAMILTON
COUNTY DRAINAGE BOARD**

At the request of North Connecticut Dev. Corp. The Hamilton County Drainage Board considered the extent of the drainage easement on the Vermillion Drain in the The Woods at Vermillion Section 2A 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 as Instrument No. _____ and in Plat Cabinet _____ Slide _____ in the Hamilton County Recorders Office.
2. It will not object to the improvement of said real estate beyond such distance, and
3. Other Conditions: _____

SIGNED:

Douglas B. Wagner

APPLICANT

Douglas B. Wagner

PRINTED NAME Sr. V.P.

North Connecticut Dev. Corp.

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 : Kenton C. Ward, Surveyor"

Prepared by the Hamilton County Drainage Board: Michael A. Howard, Attorney

Revised May 2016