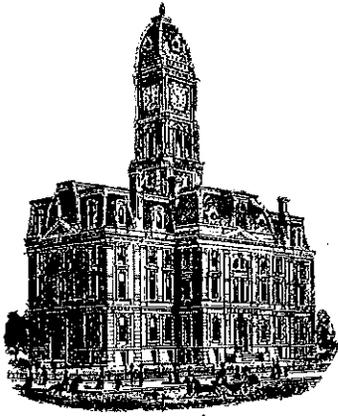


KCW



# 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*

April 5, 2017

To: Hamilton County Drainage Board

Re: Vermillion Drain, The Village at Flat Fork, Sec. 2 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 Village at Flat Fork, 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. As per the plans by Weihe Engineers, Project No. W16.0073, the drain will consist of the following new lengths:

12" RCP	41 ft.	21" RCP	93 ft.
15" RCP	78 ft.	6" SSD	1,715 ft.
18" RCP	266 ft.		

The total length of the newly installed drain will be 2,193 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 water quality unit located at lot 51 is not to be considered part of the regulated drain. The maintenance of the water quality unit will be the responsibility of the Homeowners Association.

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 2 will be \$1,679.20.

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: February 3, 2017  
Number: 1260VFF2  
For: Storm Sewers  
Amount: \$116,701.20  
HCDB-2017-00012

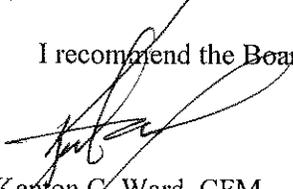
Agent: Standard Financial Corporation  
Date: February 3, 2017  
Number: 1261VFF2  
For: Erosion Control  
Amount: \$15,432.72  
HCDB-2017-00013

Agent: Standard Financial Corporation  
Date: February 3, 2017  
Number: 1262VFF2  
For: Monumentation  
Amount: \$3,066.00  
HCDB-2017-00014

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 Village at Flat Fork, Sec. 2" upon recording in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for May 22, 2017.



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

**Vermillion Drain**

Village at Flat Fork Sec. 2

SUBNE-2016-00010

This subdivision has 2,193' of drain.

Hearing: 05/22/17

Parcel	Owner	Description	Rate	Benefit	MntAsmt	Percent
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Village at Flat Fork Sec. 2 Lot 49	Regulated Subd	One Lot	\$ 65.00	3.87%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Village at Flat Fork Sec. 2 Lot 50	Regulated Subd	One Lot	\$ 65.00	3.87%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Village at Flat Fork Sec. 2 Lot 51	Regulated Subd	One Lot	\$ 65.00	3.87%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Village at Flat Fork Sec. 2 Lot 52	Regulated Subd	One Lot	\$ 65.00	3.87%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Village at Flat Fork Sec. 2 Lot 53	Regulated Subd	One Lot	\$ 65.00	3.87%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Village at Flat Fork Sec. 2 Lot 54	Regulated Subd	One Lot	\$ 65.00	3.87%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Village at Flat Fork Sec. 2 Lot 55	Regulated Subd	One Lot	\$ 65.00	3.87%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Village at Flat Fork Sec. 2 Lot 56	Regulated Subd	One Lot	\$ 65.00	3.87%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Village at Flat Fork Sec. 2 Lot 57	Regulated Subd	One Lot	\$ 65.00	3.87%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Village at Flat Fork Sec. 2 Lot 58	Regulated Subd	One Lot	\$ 65.00	3.87%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Village at Flat Fork Sec. 2 Lot 59	Regulated Subd	One Lot	\$ 65.00	3.87%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Village at Flat Fork Sec. 2 Lot 60	Regulated Subd	One Lot	\$ 65.00	3.87%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Village at Flat Fork Sec. 2 Lot 61	Regulated Subd	One Lot	\$ 65.00	3.87%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Village at Flat Fork Sec. 2 Lot 62	Regulated Subd	One Lot	\$ 65.00	3.87%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Village at Flat Fork Sec. 2 Lot 63	Regulated Subd	One Lot	\$ 65.00	3.87%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Village at Flat Fork Sec. 2 Lot 64	Regulated Subd	One Lot	\$ 65.00	3.87%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Village at Flat Fork Sec. 2 Lot 65	Regulated Subd	One Lot	\$ 65.00	3.87%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Village at Flat Fork Sec. 2 Lot 66	Regulated Subd	One Lot	\$ 65.00	3.87%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Village at Flat Fork Sec. 2 Lot 67	Regulated Subd	One Lot	\$ 65.00	3.87%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Village at Flat Fork Sec. 2 Lot 68	Regulated Subd	One Lot	\$ 65.00	3.87%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Village at Flat Fork Sec. 2 Lot 69	Regulated Subd	One Lot	\$ 65.00	3.87%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Village at Flat Fork Sec. 2 Lot 70	Regulated Subd	One Lot	\$ 65.00	3.87%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Village at Flat Fork Sec. 2 Lot 71	Regulated Subd	One Lot	\$ 65.00	3.87%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Village at Flat Fork Sec. 2 Lot 72	Regulated Subd	One Lot	\$ 65.00	3.87%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Village at Flat Fork Sec. 2 CA A, 9.04 Ac	Regulated Subd	9.04	\$ 90.40	5.38%
99-99-99-99-999.001	Hamilton Co. Highway Dept.	S5 T17 R6 Village at Flat Fork Sec. 2, 2.88 Ac	Roads	2.88	\$ 28.80	1.72%
Totals: 24 lots &				11.92	\$1,679.20	100.00%

(Revised 06/08/04)

STATE OF INDIANA )  
 )  
COUNTY OF HAMILTON )

FILED

APR 12 2016

TO: HAMILTON COUNTY DRAINAGE BOARD  
% Hamilton County Surveyor  
One Hamilton County Square, Suite 188  
Noblesville, IN. 46060-2230

OFFICE OF HAMILTON COUNTY SURVEYOR

In the matter of The Village at Flat Fork Subdivision, Section  
Two Drain Petition.

Petitioner is the owner of all lots in the land affected by the proposed new regulated drain. The drainage will affect various lots in The Village at Flat Fork - Section Two, a subdivision in Hamilton County, Indiana. The general route of such drainage shall be in existing easements and along public roads as shown in the plans on file in the Surveyor's Office.

Petitioner believes that the cost, damages and expenses of the proposed improvement will be less than the benefits which will result to the owners of the land likely to be benefited thereby. Petitioner believes the proposed improvements will:

- (a) improve public health
- (b) benefit a public street
- (c) be of public utility

Petitioner agrees to pay the cost of construction of the drainage system and requests periodic maintenance assessments by the Board thereafter.

The Petitioner also agrees to the following:

1. To provide the Drainage Board a Performance Bond or Non-Revocable Letter of Credit for the portion of the drainage system which will be made a regulated drain. The bond will be in the amount of 120% of the Engineer's estimate. The bond will be in effect until construction of 100% of the system is completed and so certified by the Engineer.
2. The Petitioner shall retain an Engineer throughout the construction phase. At completion of the project the Petitioner's Engineer shall certify that the drainage system which is to be maintained as a regulated drain has been constructed as per construction plans.
3. The Petitioner agrees to request in writing to the County Surveyor any changes from the approved plan and must receive written authorization from the County Surveyor prior to implementation of the change. All changes shall be documented and given to the Surveyor to be placed in the Drain file.
4. The Petitioner shall instruct his Engineer to provide a reproducible print on a 24" x 36" Mylar of the final design of the Drainage System. This shall be submitted to the County Surveyor prior to the release of the Performance Bond.
5. The Petitioner shall comply with the Erosion Control Plan as specified on the construction plans. Failure to comply with the Erosion Control Plan shall be determined by the Board as being an obstruction to the drainage system. The County Surveyor shall immediately install or repair the needed measures at Petitioners cost as per IC 36-9-27-46.

The Petitioner further requests that the Drain be classified as an Urban Drain as per IC 36-9-27-69(d).

**RECORDED OWNER(S) OF LAND INVOLVED**

Douglas B. Wagner, Sr. VP.  
Signed

\_\_\_\_\_  
Signed

Douglas B. Wagner  
Printed Name

\_\_\_\_\_  
Printed Name

APRIL 5, 2016  
Date

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date



NON-ENFORCEMENT OF DRAINAGE EASEMENT IN SUBDIVISIONS

\*\*\*FOR RECORDER'S OFFICE USE ONLY\*\*\*

FILED

APR 12 2016

STATE OF INDIANA )
COUNTY OF HAMILTON )

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD

OFFICE OF HAMILTON COUNTY SURVEYOR

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 Village at Flat Fork - Section Two 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.
2. It will not object to the improvement of said real estate beyond such distance, and
3. Other Conditions:

SIGNED: North Connecticut Dev. Corp.

Douglas B. Wagner
APPLICANT

Douglas B. Wagner, Sr. VP.
PRINTED NAME

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

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

Revised May 2014

SUBUE-2016-0010