

K. Ward

SURVEYOR'S OFFICE

Hamilton County

Kenton C. Ward, CFM
 Surveyor of Hamilton County
 Phone (317) 776-8495
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Suite 188
 One Hamilton County Square
 Noblesville, Indiana 46060-2230

February 7, 2017

To: Hamilton County Drainage Board

Re: Vermillion Drain, The Woods at Vermillion, Sec. 2B 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. 2B 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	322 ft.	24" RCP	359 ft.
15" RCP	530 ft.	6" SSD	2,182 ft.
18" RCP	139 ft.	Open (pond)	400 ft.
21" RCP	374 ft.		

The total length of the newly installed drain will be 4,306 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 pond (Wet Pond #13 located in Common Area D) is 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 2B will be \$1,143.10.

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: 1229WVRM2B
For: Storm Sewers
Amount: \$166,240.80
HCDB-2016-00029

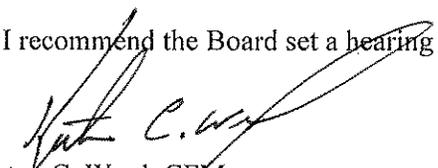
Agent: Standard Financial Corporation
Date: September 20, 2017
Number: 1230WVRM2B
For: Erosion Control
Amount: \$45,998.09
HCDB-2016-00030

Agent: Standard Financial Corporation
Date: September 20, 2016
Number: 1231WVRM2B
For: Monumentation
Amount: \$2,079.60
HCDB-2016-00031

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. 2B" 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 #364

Woods at Vermillion Sec. 2B

SUBNE-2017-00007

This subdivision has 4,306' of drain.

Hearing: 05/22/17

Parcel	Owner	Description	Rate	Benefit	MntAsmt	Percent
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Woods at Vermillion Sec. 2B Lot 267	Regulated Subd	One Lot	\$ 65.00	5.69%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Woods at Vermillion Sec. 2B Lot 268	Regulated Subd	One Lot	\$ 65.00	5.69%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Woods at Vermillion Sec. 2B Lot 269	Regulated Subd	One Lot	\$ 65.00	5.69%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Woods at Vermillion Sec. 2B Lot 270	Regulated Subd	One Lot	\$ 65.00	5.69%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Woods at Vermillion Sec. 2B Lot 271	Regulated Subd	One Lot	\$ 65.00	5.69%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Woods at Vermillion Sec. 2B Lot 272	Regulated Subd	One Lot	\$ 65.00	5.69%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Woods at Vermillion Sec. 2B Lot 273	Regulated Subd	One Lot	\$ 65.00	5.69%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Woods at Vermillion Sec. 2B Lot 274	Regulated Subd	One Lot	\$ 65.00	5.69%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Woods at Vermillion Sec. 2B Lot 275	Regulated Subd	One Lot	\$ 65.00	5.69%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Woods at Vermillion Sec. 2B Lot 276	Regulated Subd	One Lot	\$ 65.00	5.69%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Woods at Vermillion Sec. 2B Lot 277	Regulated Subd	One Lot	\$ 65.00	5.69%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Woods at Vermillion Sec. 2B Lot 278	Regulated Subd	One Lot	\$ 65.00	5.69%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Woods at Vermillion Sec. 2B Lot 279	Regulated Subd	One Lot	\$ 65.00	5.69%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Woods at Vermillion Sec. 2B Lot 280	Regulated Subd	One Lot	\$ 65.00	5.69%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Woods at Vermillion Sec. 2B Lot 281	Regulated Subd	One Lot	\$ 65.00	5.69%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Woods at Vermillion Sec. 2B Lot 282	Regulated Subd	One Lot	\$ 65.00	5.69%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Woods at Vermillion Sec. 2B CA D, 3.02 Ac	Regulated Subd	3.02	\$ 65.00	5.69%
99-99-99-99-99-999.001	Hamilton Co. Highway Dept.	S8 T17 R6 Woods at Vermillion Sec. 2B Roads=3.81Ac	Regulated Subd	3.81	\$ 38.10	3.33%
				Totals: 16 Lots &	\$1,143.10	100.00%

STATE OF INDIANA)
)
COUNTY OF HAMILTON)

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

In the matter of The Woods at Vermillion Subdivision, Section
2B 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 Woods @ Vermillion - Sec. . . . 2B, 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

North Connecticut Dev. Corp.
Douglas B. Wagner, Sr. VP
Signed

Douglas B. Wagner
Printed Name

January 8, 2016
Date

Signed

Printed Name

Date

Signed

Printed Name

Date

Signed

Printed Name

Date



NON-ENFORCEMENT OF DRAINAGE EASEMENT IN SUBDIVISIONS

FOR RECORDER'S OFFICE USE ONLY

FILED

MAR 13 2017

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 Woods at Vermillion Sec. 2B 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 (signature)

APPLICANT

Douglas B. Wagner

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 : Kenton C. Ward, Surveyor

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

Revised May 2016