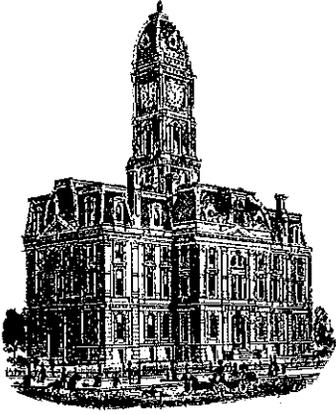


KLW



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 22, 2018

To: Hamilton County Drainage Board

Re: Vermillion Drain, The Enclave at Vermillion, Sec. 2 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. 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. W150302-2, the drain will consist of the following:

12" RCP	486 ft.	30" RCP	281 ft.
15" RCP	271 ft.	6" SSD	2,314 ft.
24" RCP	185 ft.		

The total length of the drain will be 3537 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 2 will be \$1,925.50.

The detention pond (existing wet pond #12 partially located in Common Area "Park") is to be considered part of the regulated drain. This is consistent with the ponds in other Vermillion sections. The maintenance of the pond shall include the inlet and outlet as part of the regulated drain. The maintenance of the pond 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 was constructed as part of The Heritage at Vermillion, Sec. 1 & 2 and has only a small part located in this section.

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: August 31, 2017
Number: 1291ENC2
For: Storm Sewers
Amount: \$174,322.50
HCDB-2017-00049

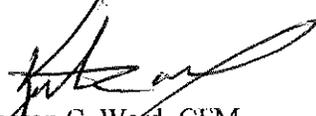
Agent: Standard Financial Corporation
Date: August 31, 2017
Number: 1289ENC2
For: Erosion Control
Amount: \$36,123.48
HCDB-2017-00048

Agent: Standard Financial Corporation
Date: August 31, 2017
Number: 1290ENC
For: Monumentation
Amount: \$3,912.00
HCDB-2017-00047

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. 2 as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for June 25, 2018.



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

(Revised 06/08/04)

STATE OF INDIANA)
)
COUNTY OF HAMILTON)

FILED

APR 03 2017

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 Enclave @ Vermillion 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 Enclave @ Vermillion - 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

NORTH CONNECTICUT DEV. CORP.

Douglas B. Wagner

Signed

Douglas B. WAGNER, SVP

Printed Name

APRIL 27, 2017

Date

Signed

Printed Name

Date

Signed

Printed Name

Date

Signed

Printed Name

Date



**NON-ENFORCEMENT OF DRAINAGE
EASEMENT IN SUBDIVISIONS**

FILED

APR 05 2017

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 ENCLAVE AT 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 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, Sr VP
APPLICANT
3-29-17

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

SUBNE-2017-00013

Adobe PDF Ffillable Form

Vermillion Drain #364

Enclave at Vermillion Sec. 2

SUBNE-2017-00013

This subdivision has 3,537' of drain.

To be platted from part of 13-16-08-00-00-014.000

Hearing: **06-25-18**

Parcel	Owner	Description	Rate	Benefit	MntAsmt	Percent		
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 2 Lot 415	Regulated Subd	One Lot	\$ 65.00	3.38%		
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 2 Lot 416	Regulated Subd	One Lot	\$ 65.00	3.38%		
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 2 Lot 417	Regulated Subd	One Lot	\$ 65.00	3.38%		
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 2 Lot 418	Regulated Subd	One Lot	\$ 65.00	3.38%		
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 2 Lot 419	Regulated Subd	One Lot	\$ 65.00	3.38%		
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 2 Lot 420	Regulated Subd	One Lot	\$ 65.00	3.38%		
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 2 Lot 421	Regulated Subd	One Lot	\$ 65.00	3.38%		
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 2 Lot 422	Regulated Subd	One Lot	\$ 65.00	3.38%		
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 2 Lot 423	Regulated Subd	One Lot	\$ 65.00	3.38%		
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 2 Lot 474	Regulated Subd	One Lot	\$ 65.00	3.38%		
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 2 Lot 475	Regulated Subd	One Lot	\$ 65.00	3.38%		
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 2 Lot 476	Regulated Subd	One Lot	\$ 65.00	3.38%		
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 2 Lot 482	Regulated Subd	One Lot	\$ 65.00	3.38%		
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 2 Lot 483	Regulated Subd	One Lot	\$ 65.00	3.38%		
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 2 Lot 484	Regulated Subd	One Lot	\$ 65.00	3.38%		
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 2 Lot 485	Regulated Subd	One Lot	\$ 65.00	3.38%		
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 2 Lot 486	Regulated Subd	One Lot	\$ 65.00	3.38%		
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 2 Lot 487	Regulated Subd	One Lot	\$ 65.00	3.38%		
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 2 Lot 488	Regulated Subd	One Lot	\$ 65.00	3.38%		
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 2 Lot 489	Regulated Subd	One Lot	\$ 65.00	3.38%		
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 2 Lot 490	Regulated Subd	One Lot	\$ 65.00	3.38%		
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 2 Lot 491	Regulated Subd	One Lot	\$ 65.00	3.38%		
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 2 Lot 523	Regulated Subd	One Lot	\$ 65.00	3.38%		
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 2 Lot 524	Regulated Subd	One Lot	\$ 65.00	3.38%		
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 2 Lot 525	Regulated Subd	One Lot	\$ 65.00	3.38%		
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 2 Lot 530	Regulated Subd	One Lot	\$ 65.00	3.38%		
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 2 Lot 531	Regulated Subd	One Lot	\$ 65.00	3.38%		
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 2 Lot 532	Regulated Subd	One Lot	\$ 65.00	3.38%		
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 2 CA Park, 0.35 Ac	Regulated Subd	0.35	\$ 65.00	3.38%		
Not assigned yet.	Hamilton Co. Highway Dept.	S8 T17 R6 Heritage at Vermillion Sec. 3 Roads	Roads	4.05	\$ 40.50	2.10%		
99-99-99-99-999.001								
				Total: 28 lots &	Totals: 23 lots &	4.40	\$ 1,925.50	100.00%