

K.C.W.

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

April 13, 2018

To: Hamilton County Drainage Board

Re: Vermillion Drain, The Heritage at Vermillion, Sec. 3 Arm

Attached is a petition filed by Beazer Homes Indiana, LLP, along with a non-enforcement request, plans, calculations, and quantity summary for the Vermillion Drain, The Heritage at Vermillion, Sec. 3 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. W14.0496, the drain will consist of the following new lengths:

12" RCP	577 ft.	24" RCP	243 ft.
15" RCP	178 ft.	30" RCP	346 ft.
18" RCP	181 ft.	6" SSD	2811 ft.

The total length of the newly installed drain will be 4336 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 3 will be \$1,544.20.

The petitioner has submitted surety for the proposed drain at this time. The sureties which are in the form of Subdivision Bond from the developer are as follows:

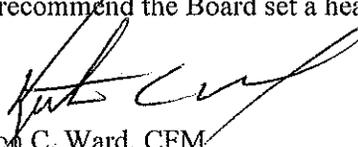
Agent: Nationwide Mutual Insurance Company
Date: June 20, 2017
Number: SNN4006902
For: Storm Sewers, Subsurface Drain, Erosion Control
Amount: \$196,186.00
HCDB-2017-00037

Agent: Nationwide Mutual Insurance Company
Date: June 20, 2017
Number: SNN4006901
For: Monuments
Amount: \$4,686.00
HCDB-2017-00036

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 Heritage at Vermillion, Sec. 3" upon recording 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

Vermillion Drain #364

Heritage at Vermillion Sec. 3

SUBNE-2017-00024

This subdivision has 4,336' of drain.

To be platted from part of 13-16-08-00-00-014.001

Hearing: *06-25-18*

Parcel	Owner	Description	Rate	Benefit	MntAsmt	Percent
Not assigned yet.	Beazer Homes	S8 T17 R6 Heritage at Vermillion Sec. 3 Lot 456	Regulated Subd	One Lot	\$ 65.00	4.21%
Not assigned yet.	Beazer Homes	S8 T17 R6 Heritage at Vermillion Sec. 3 Lot 457	Regulated Subd	One Lot	\$ 65.00	4.21%
Not assigned yet.	Beazer Homes	S8 T17 R6 Heritage at Vermillion Sec. 3 Lot 458	Regulated Subd	One Lot	\$ 65.00	4.21%
Not assigned yet.	Beazer Homes	S8 T17 R6 Heritage at Vermillion Sec. 3 Lot 459	Regulated Subd	One Lot	\$ 65.00	4.21%
Not assigned yet.	Beazer Homes	S8 T17 R6 Heritage at Vermillion Sec. 3 Lot 460	Regulated Subd	One Lot	\$ 65.00	4.21%
Not assigned yet.	Beazer Homes	S8 T17 R6 Heritage at Vermillion Sec. 3 Lot 461	Regulated Subd	One Lot	\$ 65.00	4.21%
Not assigned yet.	Beazer Homes	S8 T17 R6 Heritage at Vermillion Sec. 3 Lot 462	Regulated Subd	One Lot	\$ 65.00	4.21%
Not assigned yet.	Beazer Homes	S8 T17 R6 Heritage at Vermillion Sec. 3 Lot 463	Regulated Subd	One Lot	\$ 65.00	4.21%
Not assigned yet.	Beazer Homes	S8 T17 R6 Heritage at Vermillion Sec. 3 Lot 464	Regulated Subd	One Lot	\$ 65.00	4.21%
Not assigned yet.	Beazer Homes	S8 T17 R6 Heritage at Vermillion Sec. 3 Lot 465	Regulated Subd	One Lot	\$ 65.00	4.21%
Not assigned yet.	Beazer Homes	S8 T17 R6 Heritage at Vermillion Sec. 3 Lot 466	Regulated Subd	One Lot	\$ 65.00	4.21%
Not assigned yet.	Beazer Homes	S8 T17 R6 Heritage at Vermillion Sec. 3 Lot 467	Regulated Subd	One Lot	\$ 65.00	4.21%
Not assigned yet.	Beazer Homes	S8 T17 R6 Heritage at Vermillion Sec. 3 Lot 468	Regulated Subd	One Lot	\$ 65.00	4.21%
Not assigned yet.	Beazer Homes	S8 T17 R6 Heritage at Vermillion Sec. 3 Lot 469	Regulated Subd	One Lot	\$ 65.00	4.21%
Not assigned yet.	Beazer Homes	S8 T17 R6 Heritage at Vermillion Sec. 3 Lot 470	Regulated Subd	One Lot	\$ 65.00	4.21%
Not assigned yet.	Beazer Homes	S8 T17 R6 Heritage at Vermillion Sec. 3 Lot 471	Regulated Subd	One Lot	\$ 65.00	4.21%
Not assigned yet.	Beazer Homes	S8 T17 R6 Heritage at Vermillion Sec. 3 Lot 472	Regulated Subd	One Lot	\$ 65.00	4.21%
Not assigned yet.	Beazer Homes	S8 T17 R6 Heritage at Vermillion Sec. 3 Lot 473	Regulated Subd	One Lot	\$ 65.00	4.21%
Not assigned yet.	Beazer Homes	S8 T17 R6 Heritage at Vermillion Sec. 3 Lot 477	Regulated Subd	One Lot	\$ 65.00	4.21%
Not assigned yet.	Beazer Homes	S8 T17 R6 Heritage at Vermillion Sec. 3 Lot 478	Regulated Subd	One Lot	\$ 65.00	4.21%
Not assigned yet.	Beazer Homes	S8 T17 R6 Heritage at Vermillion Sec. 3 Lot 479	Regulated Subd	One Lot	\$ 65.00	4.21%
Not assigned yet.	Beazer Homes	S8 T17 R6 Heritage at Vermillion Sec. 3 Lot 480	Regulated Subd	One Lot	\$ 65.00	4.21%
Not assigned yet.	Beazer Homes	S8 T17 R6 Heritage at Vermillion Sec. 3 Lot 481	Regulated Subd	One Lot	\$ 65.00	4.21%
99-99-99-99-99-999.001	Hamilton Co. Highway Dept.	S8 T17 R6 Heritage at Vermillion Sec. 3 Roads	Roads	4.92	\$ 49.20	3.19%
Totals: 23 lots &				4.92	\$1,544.20	100.00%

(Revised 06/08/04)

STATE OF INDIANA)
)
COUNTY OF HAMILTON)

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NOV 07 2016 APR 26 2018

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

OFFICE OF HAMILTON COUNTY SURVEYOR OFFICE OF HAMILTON COUNTY SURVEYOR

In the matter of The Heritage At Vermillion Subdivision, Section
The Heritage At Vermillion - Sect. 3 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 Heritage At Vermillion - Sect. 3, 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

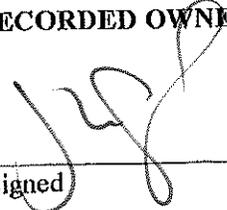
Petitioner agrees to pay the cost of construction of the drainage system and requests periodic maintenance assessments by the Board thereafter.

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



Signed

Ryan Smith

Printed Name

4/25/18

Date

Signed

Printed Name

Date

Signed

Printed Name

Date

Signed

Printed Name

Date

