



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

October 18, 2018

To: Hamilton County Drainage Board

Re: Vermillion Drain, The Enclave at Vermillion, Sec. 3 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. 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. W150302-3, the drain will consist of the following:

12" RCP	558 ft.	21" RCP	172 ft.
15" RCP	472 ft.	24" RCP	160 ft.
18" RCP	246 ft.	6" SSD	3,032 ft.
		Open	68 ft.

The total length of the drain will be 4,708 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 open drain noted above is a temporary swale/dry basin located between Strs. 935 and 936. When the adjacent section to the south is constructed, this swale/dry basin will be enlarged into a detention pond to serve that future section.

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 \$2,062.40.

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: October 15, 2018
Number: 1341ENC3
For: Storm Sewers
Amount: \$169,172.40
HCDB-2018-00032

Agent: Standard Financial Corporation
Date: October 15, 2018
Number: 1342ENC3
For: Erosion Control
Amount: \$30,708.17
HCDB-2018-00033

Agent: Standard Financial Corporation
Date: October 15, 2018
Number: 1343ENC3
For: Monumentation
Amount: \$7,141.68
HCDB-2018-00034

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

I recommend the Board set a hearing for this proposed drain for November 26, 2018.



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

Vermillion Drain #364

Enclave at Vermillion Sec. 3

SUBNE-2017-00030

This subdivision has 4,708' of drain.

Hearing: 11/26/18

Parcel	Owner	Description	Rate	Benefit	MntAsmt	Percent
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 3 Lot 492	Regulated Subd	One Lot	\$ 65.00	3.15%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 3 Lot 493	Regulated Subd	One Lot	\$ 65.00	3.15%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 3 Lot 494	Regulated Subd	One Lot	\$ 65.00	3.15%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 3 Lot 495	Regulated Subd	One Lot	\$ 65.00	3.15%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 3 Lot 496	Regulated Subd	One Lot	\$ 65.00	3.15%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 3 Lot 497	Regulated Subd	One Lot	\$ 65.00	3.15%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 3 Lot 498	Regulated Subd	One Lot	\$ 65.00	3.15%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 3 Lot 499	Regulated Subd	One Lot	\$ 65.00	3.15%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 3 Lot 500	Regulated Subd	One Lot	\$ 65.00	3.15%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 3 Lot 501	Regulated Subd	One Lot	\$ 65.00	3.15%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 3 Lot 502	Regulated Subd	One Lot	\$ 65.00	3.15%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 3 Lot 507	Regulated Subd	One Lot	\$ 65.00	3.15%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 3 Lot 508	Regulated Subd	One Lot	\$ 65.00	3.15%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 3 Lot 509	Regulated Subd	One Lot	\$ 65.00	3.15%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 3 Lot 510	Regulated Subd	One Lot	\$ 65.00	3.15%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 3 Lot 511	Regulated Subd	One Lot	\$ 65.00	3.15%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 3 Lot 512	Regulated Subd	One Lot	\$ 65.00	3.15%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 3 Lot 513	Regulated Subd	One Lot	\$ 65.00	3.15%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 3 Lot 514	Regulated Subd	One Lot	\$ 65.00	3.15%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 3 Lot 515	Regulated Subd	One Lot	\$ 65.00	3.15%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 3 Lot 516	Regulated Subd	One Lot	\$ 65.00	3.15%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 3 Lot 517	Regulated Subd	One Lot	\$ 65.00	3.15%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 3 Lot 518	Regulated Subd	One Lot	\$ 65.00	3.15%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 3 Lot 519	Regulated Subd	One Lot	\$ 65.00	3.15%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 3 Lot 520	Regulated Subd	One Lot	\$ 65.00	3.15%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 3 Lot 521	Regulated Subd	One Lot	\$ 65.00	3.15%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 3 Lot 522	Regulated Subd	One Lot	\$ 65.00	3.15%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 3 Lot 526	Regulated Subd	One Lot	\$ 65.00	3.15%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 3 Lot 527	Regulated Subd	One Lot	\$ 65.00	3.15%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 3 Lot 528	Regulated Subd	One Lot	\$ 65.00	3.15%
Not assigned yet.	North Connecticut Dev. Corp.	S8 T17 R6 Enclave at Vermillion Sec. 3 Lot 529	Regulated Subd	One Lot	\$ 65.00	3.15%
99-99-99-99-999.001	Hamilton Co. Highway Dept.	S8 T17 R6 Enclave at Vermillion Sec. 3 Roads, 4.74Ac	Roads	4.74	\$ 47.40	2.30%
				Totals: 31 Lots &	\$2,062.40	100.0%

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

Signed

DOUGLAS B. WAGNER, SR. V.P.
Printed Name

Printed Name

AUGUST 28, 2017
Date

Date

Signed

Signed

Printed Name

Printed Name

Date

Date



NON-ENFORCEMENT OF DRAINAGE EASEMENT IN SUBDIVISIONS

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 The Enclave @ Vermillion - Section Three 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

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-2017-00030