



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 Ridge at Flat Fork, 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 Ridge at Flat Fork, 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. W160060-3, the drain will consist of the following:

12" RCP	84 ft.	21" RCP	152 ft.
15" RCP	185 ft.	6" SSD	2,542 ft.
18" RCP	72 ft.	Open Drain	35 ft.

The total length of the drain will be 3,070 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 the swale on lots 211 & 212 that begins at Ex. Str. 298 and drains (35'+/-) in a southwesterly direction. The regulated drain terminates at the property line. The ravines are not to be considered part of the regulated drain and are the maintenance responsibility of the developer, home owners association (HOA), owner, successors or assigns.

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 \$1,407.30.

Located in this section is a run of existing storm pipes (Strs 298, 299, 300, 301) which was previously installed as part of The Ridge at Flat Fork, Sec. 2 and serves to drain pond #8. Per the plans, the pipe between Str. 299 – 300 will be reinstalled at a new slope to accommodate a sanitary sewer line.

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: April 25, 2018
Number: 1322RFF3
For: Storm Sewers
Amount: \$97,416.54
HCDB-2018-00015

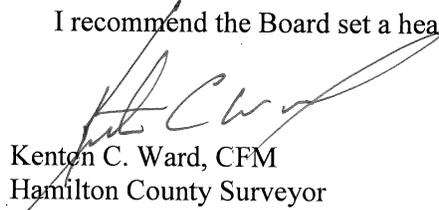
Agent: Standard Financial Corporation
Date: April 25, 2018
Number: 1323RFF3
For: Erosion Control
Amount: \$28,303.00
HCDB-2018-00016

Agent: Standard Financial Corporation
Date: April 25, 2018
Number: 1324RFF3
For: Monumentation
Amount: \$3,806.28
HCDB-2018-00017

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 Ridge at Flat Fork, 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

Ridge at Flat Fork Sec. 3

SUBNE-2017-00028

This subdivision has 3,035' of drain.

Hearing: 11/26/18

Parcel	Owner	Description	Rate	Benefit	MntAsmt	Percent
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Ridge at Flat Fork Sec. 3 Lot 196	Regulated Subd	One Lot	\$ 65.00	4.62%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Ridge at Flat Fork Sec. 3 Lot 197	Regulated Subd	One Lot	\$ 65.00	4.62%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Ridge at Flat Fork Sec. 3 Lot 198	Regulated Subd	One Lot	\$ 65.00	4.62%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Ridge at Flat Fork Sec. 3 Lot 199	Regulated Subd	One Lot	\$ 65.00	4.62%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Ridge at Flat Fork Sec. 3 Lot 200	Regulated Subd	One Lot	\$ 65.00	4.62%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Ridge at Flat Fork Sec. 3 Lot 201	Regulated Subd	One Lot	\$ 65.00	4.62%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Ridge at Flat Fork Sec. 3 Lot 202	Regulated Subd	One Lot	\$ 65.00	4.62%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Ridge at Flat Fork Sec. 3 Lot 203	Regulated Subd	One Lot	\$ 65.00	4.62%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Ridge at Flat Fork Sec. 3 Lot 204	Regulated Subd	One Lot	\$ 65.00	4.62%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Ridge at Flat Fork Sec. 3 Lot 205	Regulated Subd	One Lot	\$ 65.00	4.62%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Ridge at Flat Fork Sec. 3 Lot 206	Regulated Subd	One Lot	\$ 65.00	4.62%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Ridge at Flat Fork Sec. 3 Lot 207	Regulated Subd	One Lot	\$ 65.00	4.62%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Ridge at Flat Fork Sec. 3 Lot 208	Regulated Subd	One Lot	\$ 65.00	4.62%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Ridge at Flat Fork Sec. 3 Lot 209	Regulated Subd	One Lot	\$ 65.00	4.62%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Ridge at Flat Fork Sec. 3 Lot 210	Regulated Subd	One Lot	\$ 65.00	4.62%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Ridge at Flat Fork Sec. 3 Lot 211	Regulated Subd	One Lot	\$ 65.00	4.62%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Ridge at Flat Fork Sec. 3 Lot 212	Regulated Subd	One Lot	\$ 65.00	4.62%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Ridge at Flat Fork Sec. 3 Lot 213	Regulated Subd	One Lot	\$ 65.00	4.62%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Ridge at Flat Fork Sec. 3 Lot 214	Regulated Subd	One Lot	\$ 65.00	4.62%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Ridge at Flat Fork Sec. 3 CA A, 0.24 Ac	Regulated Subd	0.24	\$ 65.00	4.62%
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Ridge at Flat Fork Sec. 3 CA B, 0.07 Ac	Regulated Subd	0.07	\$ 65.00	4.62%
99-99-99-99-99-999.001	Hamilton Co. Highway Dept.	S5 T17 R6 Ridge at Flat Fork Sec. 3 Roads, 4.23Ac	Roads	4.23	\$ 42.30	3.01%
Roads: Portage Trail Ln & Deepwood Ct			Totals: 19 Lots &	4.54	\$1,407.30	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, SR. VP.
Signed

DOUGLAS B. WAGNER
Printed Name

JUNE 6, 2017
Date

Signed

Printed Name

Date

Signed

Printed Name

Date

Signed

Printed Name

Date

FILED

JUL 17 2017

OFFICE OF HAMILTON COUNTY SURVEYOR



NON-ENFORCEMENT OF DRAINAGE EASEMENT IN SUBDIVISIONS

FILED

JUL 17 2017

OFFICE OF HAMILTON COUNTY SURVEYOR

STATE OF INDIANA) BEFORE THE HAMILTON
COUNTY OF 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 Ridge at Flat Fork - 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:

Signature of Douglas B. Wagner, Sr. VP. APPLICANT

PRINTED NAME DOUGLAS B. WAGNER

PRINTED NAME (Owner of Land) NORTH CONNECTICUT DEV. CORP.

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-2017-00028