

KCW



SURVEYOR'S OFFICE  
**H**amilton **C**ounty

*Kenton C. Ward, CFM*  
*Surveyor of Hamilton County*  
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*One Hamilton County Square*  
*Noblesville, Indiana 46060-2230*

October 18, 2018

To: Hamilton County Drainage Board

Re: Vermillion Drain, The Village 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 Village 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. W160073-3, the drain will consist of the following:

12" RCP          242 ft.                          6" SSD          1,859 ft.

The total length of the drain will be 2,101 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 \$1,664.60.

The existing detention area (dry pond #2 located in Common Area "A") was constructed with the Village at Flat Fork, Sec. 1 Arm.

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: July 6, 2018  
Number: 1328VVF3  
For: Storm Sewers  
Amount: \$46,162.74  
HCDB-2018-00020

Agent: Standard Financial Corporation  
Date: July 6, 2018  
Number: 1329VVF3  
For: Erosion Control  
Amount: \$21,277.20  
HCDB-2018-00021

Agent: Standard Financial Corporation  
Date: July 6, 2018  
Number: 1330VVF3  
For: Monumentation  
Amount: \$4,865.76  
HCDB-2018-00022

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 Village 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**

Village at Flat Fork Sec. 3

SUBNE-2017-00022

This subdivision has 2,101' of drain.

Hearing: 11/26/18

| Parcel   | Owner                        | Description  | Rate              | Benefit | MntAsmt    | Percent |
|--|------------------------------|--|-------------------|---------|------------|---------|
| Not assigned yet.                              | North Connecticut Dev. Corp. | S8 T17 R6 Village at Flat Fork Sec. 3 Lot 26         | Regulated Subd    | One Lot | \$ 65.00   | 3.90%   |
| Not assigned yet.                              | North Connecticut Dev. Corp. | S8 T17 R6 Village at Flat Fork Sec. 3 Lot 27         | Regulated Subd    | One Lot | \$ 65.00   | 3.90%   |
| Not assigned yet.                              | North Connecticut Dev. Corp. | S8 T17 R6 Village at Flat Fork Sec. 3 Lot 28         | Regulated Subd    | One Lot | \$ 65.00   | 3.90%   |
| Not assigned yet.                              | North Connecticut Dev. Corp. | S8 T17 R6 Village at Flat Fork Sec. 3 Lot 29         | Regulated Subd    | One Lot | \$ 65.00   | 3.90%   |
| Not assigned yet.                              | North Connecticut Dev. Corp. | S8 T17 R6 Village at Flat Fork Sec. 3 Lot 30         | Regulated Subd    | One Lot | \$ 65.00   | 3.90%   |
| Not assigned yet.                              | North Connecticut Dev. Corp. | S8 T17 R6 Village at Flat Fork Sec. 3 Lot 31         | Regulated Subd    | One Lot | \$ 65.00   | 3.90%   |
| Not assigned yet.                              | North Connecticut Dev. Corp. | S8 T17 R6 Village at Flat Fork Sec. 3 Lot 32         | Regulated Subd    | One Lot | \$ 65.00   | 3.90%   |
| Not assigned yet.                              | North Connecticut Dev. Corp. | S8 T17 R6 Village at Flat Fork Sec. 3 Lot 33         | Regulated Subd    | One Lot | \$ 65.00   | 3.90%   |
| Not assigned yet.                              | North Connecticut Dev. Corp. | S8 T17 R6 Village at Flat Fork Sec. 3 Lot 34         | Regulated Subd    | One Lot | \$ 65.00   | 3.90%   |
| Not assigned yet.                              | North Connecticut Dev. Corp. | S8 T17 R6 Village at Flat Fork Sec. 3 Lot 35         | Regulated Subd    | One Lot | \$ 65.00   | 3.90%   |
| Not assigned yet.                              | North Connecticut Dev. Corp. | S8 T17 R6 Village at Flat Fork Sec. 3 Lot 36         | Regulated Subd    | One Lot | \$ 65.00   | 3.90%   |
| Not assigned yet.                              | North Connecticut Dev. Corp. | S8 T17 R6 Village at Flat Fork Sec. 3 Lot 37         | Regulated Subd    | One Lot | \$ 65.00   | 3.90%   |
| Not assigned yet.                              | North Connecticut Dev. Corp. | S8 T17 R6 Village at Flat Fork Sec. 3 Lot 38         | Regulated Subd    | One Lot | \$ 65.00   | 3.90%   |
| Not assigned yet.                              | North Connecticut Dev. Corp. | S8 T17 R6 Village at Flat Fork Sec. 3 Lot 39         | Regulated Subd    | One Lot | \$ 65.00   | 3.90%   |
| Not assigned yet.                              | North Connecticut Dev. Corp. | S8 T17 R6 Village at Flat Fork Sec. 3 Lot 40         | Regulated Subd    | One Lot | \$ 65.00   | 3.90%   |
| Not assigned yet.                              | North Connecticut Dev. Corp. | S8 T17 R6 Village at Flat Fork Sec. 3 Lot 41         | Regulated Subd    | One Lot | \$ 65.00   | 3.90%   |
| Not assigned yet.                              | North Connecticut Dev. Corp. | S8 T17 R6 Village at Flat Fork Sec. 3 Lot 42         | Regulated Subd    | One Lot | \$ 65.00   | 3.90%   |
| Not assigned yet.                              | North Connecticut Dev. Corp. | S8 T17 R6 Village at Flat Fork Sec. 3 Lot 43         | Regulated Subd    | One Lot | \$ 65.00   | 3.90%   |
| Not assigned yet.                              | North Connecticut Dev. Corp. | S8 T17 R6 Village at Flat Fork Sec. 3 Lot 44         | Regulated Subd    | One Lot | \$ 65.00   | 3.90%   |
| Not assigned yet.                              | North Connecticut Dev. Corp. | S8 T17 R6 Village at Flat Fork Sec. 3 Lot 45         | Regulated Subd    | One Lot | \$ 65.00   | 3.90%   |
| Not assigned yet.                              | North Connecticut Dev. Corp. | S8 T17 R6 Village at Flat Fork Sec. 3 Lot 46         | Regulated Subd    | One Lot | \$ 65.00   | 3.90%   |
| Not assigned yet.                              | North Connecticut Dev. Corp. | S8 T17 R6 Village at Flat Fork Sec. 3 Lot 47         | Regulated Subd    | One Lot | \$ 65.00   | 3.90%   |
| Not assigned yet.                              | North Connecticut Dev. Corp. | S8 T17 R6 Village at Flat Fork Sec. 3 Lot 48         | Regulated Subd    | One Lot | \$ 65.00   | 3.90%   |
| Not assigned yet.                              | North Connecticut Dev. Corp. | S8 T17 R6 Village at Flat Fork Sec. 3 CA A, 2.35 Ac  | Regulated Subd    | 2.35    | \$ 65.00   | 3.90%   |
| Not assigned yet.                              | North Connecticut Dev. Corp. | S8 T17 R6 Village at Flat Fork Sec. 3 CA B, 1.36 Ac  | Regulated Subd    | 1.36    | \$ 65.00   | 3.90%   |
| 99-99-99-99-999.001                            | Hamilton Co. Highway Dept.   | S8 T17 R6 Village at Flat Fork Sec. 3 Roads, 3.96 Ac | Roads             | 3.96    | \$ 39.60   | 2.38%   |
| Roads: Towpath, Buck Ridge Ln, Connecticut Ave |                              |  | Totals: 23 Lots & | 7.67    | \$1,664.60 | 100.0%  |

(Revised 06/08/04)

STATE OF INDIANA     )  
  )  
COUNTY OF HAMILTON )

FILED

JUN 02 2017

OFFICE OF HAMILTON COUNTY SURVEYOR

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

In the matter of                     The Village @ Flat Fork                     Subdivision, Section  
                    Three                     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 Village @ Flat Fork -Section Three, 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 DEVELOPMENT CORP.

*Douglas B. Wagner, Sr. V.P.*

Signed

Signed

DOUGLAS B. WAGNER

Printed Name

Printed Name

JUNE 1, 2017

Date

Date

Signed

Signed

Printed Name

Printed Name

Date

Date

