

KCA

SURVEYOR'S OFFICE
Hamilton County

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October 6, 2014

To: Hamilton County Drainage Board

Re: Vermillion Drain, The Heritage at Vermillion, Sec. 1 Arm

Attached is a petition filed by Beazer Homes Indiana LLP, along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for the Vermillion Drain, The Heritage at Vermillion, Sec. 1 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. The drain will consist of the following:

12" RCP	1,310 ft.	27" RCP	360 ft.
15" RCP	464 ft.	30" RCP	505 ft.
18" RCP	1,576 ft.	36" RCP	365 ft.
21" RCP	173 ft.	6" SSD	4,216 ft.
24" RCP	470 ft.	Open (ponds)	787 ft.

The total length of the drain will be 10,226 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 detention ponds (Wet Pond #9 located in Common Area A and wet pond #12 located in Common Area B) are to be considered part of the regulated drain. This is consistent with the ponds in other Vermillion sections. The maintenance of the ponds shall include the inlet and outlet as part of the regulated drain. The maintenance of the ponds 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.

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 1 will be \$2,754.40.

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: Bond Safeguard Insurance Company
Date: September 4, 2014
Number: 5040641
For: Storm Sewers
Amount: \$401,875.54

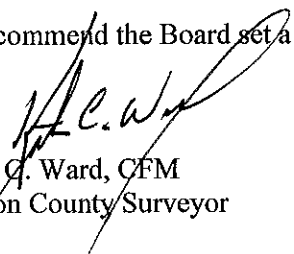
Agent: Bond Safeguard Insurance Company
Date: September 4, 2014
Number: 5040642
For: Erosion Control
Amount: \$60,270.00

Agent: Bond Safeguard Insurance Company
Date: September 4, 2014
Number: 5040643
For: Monumentation
Amount: \$5,430.00

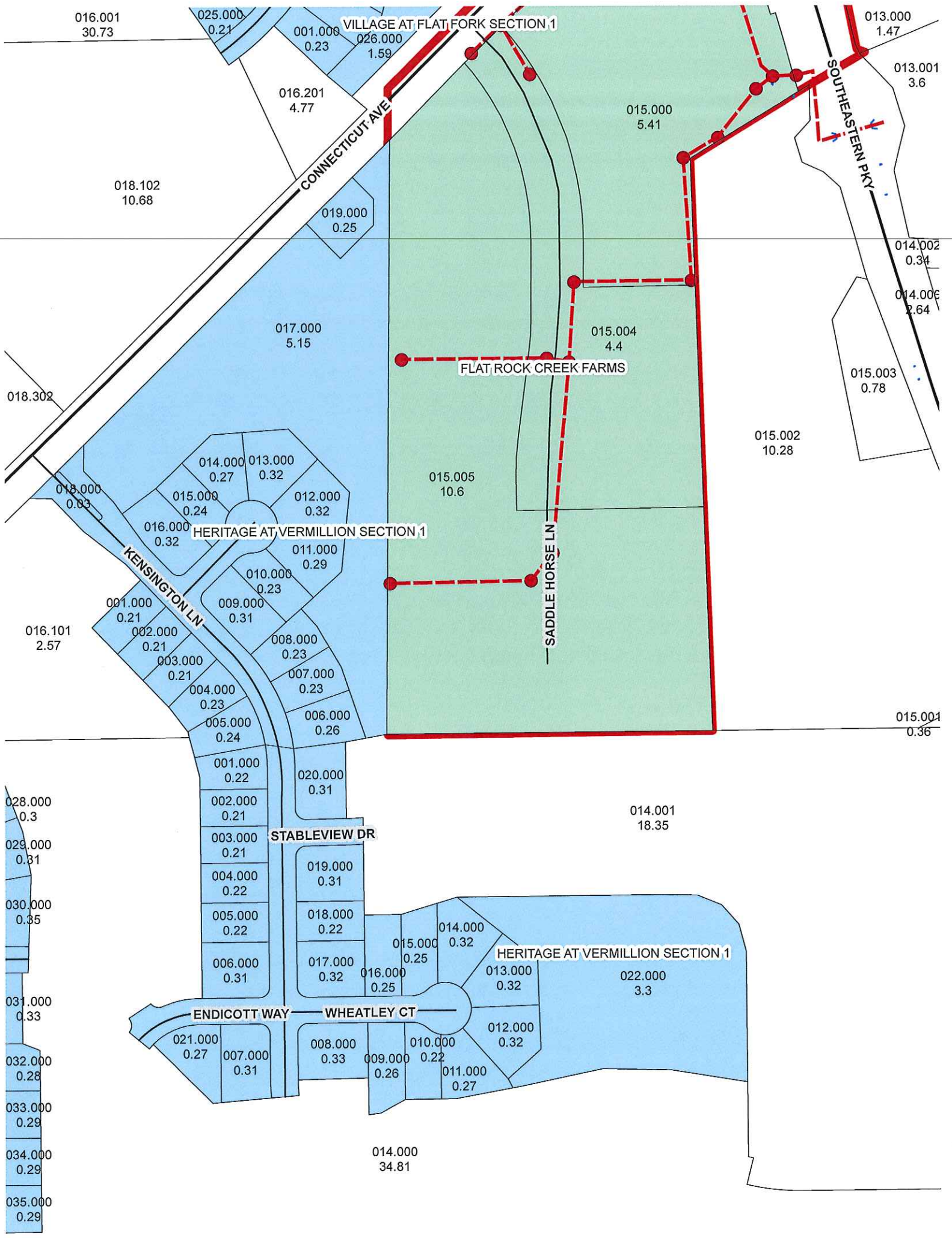
I believe this proposed drain meets the requirements for Urban Drain Classification as set out in IC 36-9-27-67 to 69. Therefore, this drain shall be designated as an Urban Drain.

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 Heritage at Vermillion, Sec. 1 as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for November 23, 2015.


Kenton G. Ward, CFM
Hamilton County Surveyor

KCW/stc



016.001
30.73

025.000
0.21

001.000
0.23

VILLAGE AT FLAT FORK SECTION 1

026.000
1.59

013.000
1.47

016.201
4.77

015.000
5.41

013.001
3.6

018.102
10.68

CONNECTICUT AVE

019.000
0.25

SOUTHEASTERN PKY

014.002
0.34

017.000
5.15

015.004
4.4

014.006
2.64

FLAT ROCK CREEK FARMS

015.003
0.78

018.302

015.002
10.28

HERITAGE AT VERMILLION SECTION 1

015.005
10.6

SADDLE HORSE LN

015.001
0.36

016.101
2.57

KENSINGTON LN

014.000
0.27

013.000
0.32

015.000
0.24

012.000
0.32

016.000
0.32

011.000
0.29

010.000
0.23

009.000
0.31

008.000
0.23

007.000
0.23

006.000
0.26

005.000
0.24

004.000
0.23

003.000
0.21

002.000
0.21

001.000
0.21

020.000
0.31

STABLEVIEW DR

019.000
0.31

018.000
0.22

017.000
0.32

016.000
0.25

014.001
18.35

HERITAGE AT VERMILLION SECTION 1

022.000
3.3

028.000
0.3

029.000
0.31

030.000
0.35

031.000
0.33

032.000
0.28

033.000
0.29

034.000
0.29

035.000
0.29

ENDICOTT WAY

WHEATLEY CT

021.000
0.27

007.000
0.31

008.000
0.33

009.000
0.26

010.000
0.22

011.000
0.27

012.000
0.32

014.000
34.81

Vermillion Shed Roads

SHED	ENTITY	TYPE	ROAD NAME	SUBDIVISION	AREA	X3
VERMILLION	HAMCO	SUBDIV RD	ENDICOTT WAY	HERITAGE AT VERMILLION SEC 1	0.33	0.99
VERMILLION	HAMCO	SUBDIV RD	KENSINGTON LN	HERITAGE AT VERMILLION SEC 1	1.71	5.13
VERMILLION	HAMCO	SUBDIV RD	SANDUSKY CT	HERITAGE AT VERMILLION SEC 1	0.33	0.99
VERMILLION	HAMCO	SUBDIV RD	STABLEVIEW DR	HERITAGE AT VERMILLION SEC 1	0.15	0.45
VERMILLION	HAMCO	SUBDIV RD	WHEATLEY CT	HERITAGE AT VERMILLION SEC 1	0.46	1.38

Total 2.98 8.94

VERMILLION	HAMCO	SUBDIV RD	KENORA LN N	WOODS AT VERMILLION SEC 1	0.92	2.76
VERMILLION	HAMCO	SUBDIV RD	KENORA LN S	WOODS AT VERMILLION SEC 1	0.76	2.28
VERMILLION	HAMCO	SUBDIV RD	VERMILLION DR	WOODS AT VERMILLION SEC 1	1.42	4.26
Total					3.10	9.3

Total 6.08 18.24