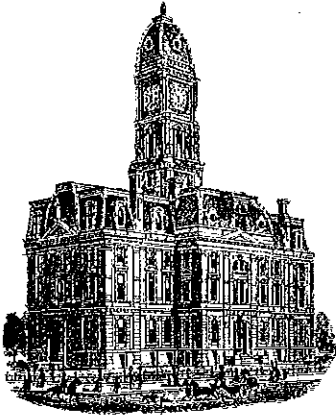


11/5/14



SURVEYOR'S OFFICE
Hamilton County

Kenton C. Ward, CEM
Surveyor of Hamilton County
Phone (317) 776-8495
Fax (317) 776-9628

Suite 188
One Hamilton County Square
Noblesville, Indiana 46060-2230

November 5, 2014

To: Hamilton County Drainage Board

Re: Vermillion Drain, The Village at Flat Fork, Sec. 1 Arm

Attached is a petition filed by North Connecticut Development Corp., along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for the Vermillion Drain, The Village at Flat Fork, 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	442 ft.	24" RCP	1,052 ft.
15" RCP	265 ft.	6" SSD	2,949 ft.
18" RCP	764 ft.	Open (ponds)	695 ft.
21" RCP	421 ft.	Open Ditch	225 ft.

The total length of the drain will be 6,813 feet.

The portion of drain listed as open ditch above is that portion within Common Area "B" on the secondary plat and C.A. (Park) on the development plan. This length is from Structure 219 and runs northerly to the north line of the common area.

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 portion of the SSD which will be regulated other than those under curbs are as follows:

Rear yard lots 19 – 22. (Note: This SSD line was previously referenced in the report for The Ridge at Flat Fork, Sec. 1 for lots 142, 143, 144 and is called out on the plans as existing. These lots are adjoining and share a

rear swale with SSD. The length for this drain was included in the previous report and is not included in this report).

The detention ponds (Dry Pond #3 located in Common Area A, Dry Pond #2 and Wet Pond #1 located in future section common area) are to be considered part of the regulated drain. The maintenance of the ponds assumed by the Drainage Board 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 \$1,886.00.

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: September 3, 2014
Number: 1129NCD-VFF1
For: Storm Sewers
Amount: \$278,040.00

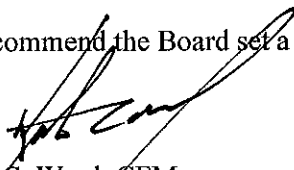
Agent: Standard Financial Corporation
Date: September 3, 2014
Number: 1130NCD-VFF1
For: Erosion Control
Amount: \$63,270.20

Agent: Standard Financial Corporation
Date: September 3, 2014
Number: 1131NCD-VFF1
For: Monumentation
Amount: \$3,918.00

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 Village at Flat Fork, Sec. 1 as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for January 26, 2015.



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

Vermillion Drain

The Village at Flat Fork Sec. 1

Hearing: 01/26/15

To be platted from part of 13-16-05-00-016.001, 016.201 & 005.000
SUBNE-2014-00033 for 6,588' of drain.

Parcel	Owner	Desc	Rate	Ben	Annual Assmt.
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Village at Flat Fork Sec. 1 Lot 1	Regulated Subd.	One Lot \$	65.00
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Village at Flat Fork Sec. 1 Lot 2	Regulated Subd.	One Lot \$	65.00
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Village at Flat Fork Sec. 1 Lot 3	Regulated Subd.	One Lot \$	65.00
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Village at Flat Fork Sec. 1 Lot 4	Regulated Subd.	One Lot \$	65.00
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Village at Flat Fork Sec. 1 Lot 5	Regulated Subd.	One Lot \$	65.00
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Village at Flat Fork Sec. 1 Lot 6	Regulated Subd.	One Lot \$	65.00
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Village at Flat Fork Sec. 1 Lot 7	Regulated Subd.	One Lot \$	65.00
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Village at Flat Fork Sec. 1 Lot 8	Regulated Subd.	One Lot \$	65.00
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Village at Flat Fork Sec. 1 Lot 9	Regulated Subd.	One Lot \$	65.00
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Village at Flat Fork Sec. 1 Lot 10	Regulated Subd.	One Lot \$	65.00
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Village at Flat Fork Sec. 1 Lot 11	Regulated Subd.	One Lot \$	65.00
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Village at Flat Fork Sec. 1 Lot 12	Regulated Subd.	One Lot \$	65.00
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Village at Flat Fork Sec. 1 Lot 13	Regulated Subd.	One Lot \$	65.00
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Village at Flat Fork Sec. 1 Lot 14	Regulated Subd.	One Lot \$	65.00
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Village at Flat Fork Sec. 1 Lot 15	Regulated Subd.	One Lot \$	65.00
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Village at Flat Fork Sec. 1 Lot 16	Regulated Subd.	One Lot \$	65.00
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Village at Flat Fork Sec. 1 Lot 17	Regulated Subd.	One Lot \$	65.00
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Village at Flat Fork Sec. 1 Lot 18	Regulated Subd.	One Lot \$	65.00
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Village at Flat Fork Sec. 1 Lot 19	Regulated Subd.	One Lot \$	65.00
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Village at Flat Fork Sec. 1 Lot 20	Regulated Subd.	One Lot \$	65.00
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Village at Flat Fork Sec. 1 Lot 21	Regulated Subd.	One Lot \$	65.00
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Village at Flat Fork Sec. 1 Lot 22	Regulated Subd.	One Lot \$	65.00
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Village at Flat Fork Sec. 1 Lot 23	Regulated Subd.	One Lot \$	65.00
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Village at Flat Fork Sec. 1 Lot 24	Regulated Subd.	One Lot \$	65.00
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Village at Flat Fork Sec. 1 Lot 25	Regulated Subd.	One Lot \$	65.00
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Village at Flat Fork Sec. 1 CA A, 1.60Ac	Regulated Subd.	1.60 \$	65.00
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Village at Flat Fork Sec. 1 CA B, 0.92Ac	Regulated Subd.	0.92 \$	65.00
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Village at Flat Fork Sec. 1 CA C, 0.12Ac	Regulated Subd.	0.12 \$	65.00
Not assigned yet.	North Connecticut Dev. Corp.	S5 T17 R6 Village at Flat Fork Sec. 1 Roads	Regulated Subd.	6.60 \$	66.00
Not assigned yet.	Town Of Fishers	S5 T17 R6 Village at Flat Fork Sec. 1 Roads	Road	9.24 \$	1,886.00
Totals:					25 lots

Connecticut Ave, Cliffside Dr, Buck Ridge Ln, Edgewood Dr

Parcels: 29