

SURVEYOR'S OFFICE

Hamilton County

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

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

October 20, 2020

To: Hamilton County Drainage Board

Re: Vermillion Drain, The Bluffs at Flat Fork, Sec. 2 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 Bluffs at Flat Fork, Sec. 2 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. W150063-2, the drain will consist of the following:

12" RCP	431 ft.
15" RCP	464 ft.
6" SSD	3,383 ft.
Open Ditch	315 ft.

The total length of the drain will be 4,593 feet.

The open ditch listed above are the straight line lengths through the pond between Str. 408 and the Ext. Str.355 and Str. 412 and Ext. Str. 355.

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 sub-surface drains within the street right-of-way are being included due to the streets within the subdivision being under the jurisdiction of the Hamilton County Highway. As such there will not be street trees within the right-of-way but will be behind the sidewalk on the individual lots per Hamilton County Highway Department requirements. This complies with the Hamilton County Drainage Board's discussion of July 19, 2018 regarding street trees. (See Hamilton County Drainage Board Minutes Book 18, pages 204 to 206).

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 2 will be \$2,212.80.

Section 2 contains Pond #7 in Common Area "C", which was previously included in my report for The Bluffs at Flat Fork, Sec. 1, dated January 31, 2017, which was approved by the Board on March 27, 2017. (Drainage Board Minutes Book 17, Pages 307-309). The open drain length for pond #7 was also included in my report for Sec. 1. This length was between the current inlet into the pond marked as "Ex 18" RCP" on sheet 301 of the plans and the current outlet of the pond marked as "Ex 21" RCP. The detention pond (pond #7 located in Common Area "C") is to be considered part of the regulated drain. This is consistent with the ponds in other Vermillion sections. The maintenance of the pond shall include the inlets and outlet as part of the regulated drain. The maintenance of the pond 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.

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: August 24, 2020
Number: 1399BFF2
For: Storm Sewers
Amount: \$115,173.60
HCDB-2020-00016

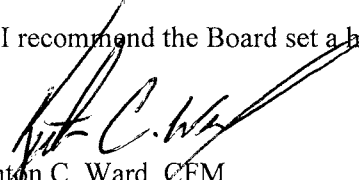
Agent: Standard Financial Corporation
Date: August 24, 2020
Number: 1400BFF2
For: Erosion Control
Amount: \$36,500.47
HCDB-2020-00017

Agent: Standard Financial Corporation
Date: August 24, 2020
Number: 1401BFF2
For: Monumentation
Amount: \$11,021.41
HCDB-2020-00018

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 Bluff at Flat Fork, Sec. 2 as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for November 23, 2020.



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

Vermillion Drain #364

Bluffs at Flat Fork Sec. 2 Arm

SUBNE-2018-00023

This subdivision has 4,593' of drain.

Hearing: 11/23/2020

Parcel	Owner	Description	Rate	Benefit	MntAsmt	Percent
Not assigned yet.	North CD Inc.	S5 T17 R6 Bluffs at Flat Fork Sec. 2 Lot 109	Regulated Subd	One Lot	\$65.00	2.94%
Not assigned yet.	North CD Inc.	S5 T17 R6 Bluffs at Flat Fork Sec. 2 Lot 110	Regulated Subd	One Lot	\$65.00	2.94%
Not assigned yet.	North CD Inc.	S5 T17 R6 Bluffs at Flat Fork Sec. 2 Lot 111	Regulated Subd	One Lot	\$65.00	2.94%
Not assigned yet.	North CD Inc.	S5 T17 R6 Bluffs at Flat Fork Sec. 2 Lot 112	Regulated Subd	One Lot	\$65.00	2.94%
Not assigned yet.	North CD Inc.	S5 T17 R6 Bluffs at Flat Fork Sec. 2 Lot 113	Regulated Subd	One Lot	\$65.00	2.94%
Not assigned yet.	North CD Inc.	S5 T17 R6 Bluffs at Flat Fork Sec. 2 Lot 114	Regulated Subd	One Lot	\$65.00	2.94%
Not assigned yet.	North CD Inc.	S5 T17 R6 Bluffs at Flat Fork Sec. 2 Lot 115	Regulated Subd	One Lot	\$65.00	2.94%
Not assigned yet.	North CD Inc.	S5 T17 R6 Bluffs at Flat Fork Sec. 2 Lot 116	Regulated Subd	One Lot	\$65.00	2.94%
Not assigned yet.	North CD Inc.	S5 T17 R6 Bluffs at Flat Fork Sec. 2 Lot 117	Regulated Subd	One Lot	\$65.00	2.94%
Not assigned yet.	North CD Inc.	S5 T17 R6 Bluffs at Flat Fork Sec. 2 Lot 118	Regulated Subd	One Lot	\$65.00	2.94%
Not assigned yet.	North CD Inc.	S5 T17 R6 Bluffs at Flat Fork Sec. 2 Lot 119	Regulated Subd	One Lot	\$65.00	2.94%
Not assigned yet.	North CD Inc.	S5 T17 R6 Bluffs at Flat Fork Sec. 2 Lot 120	Regulated Subd	One Lot	\$65.00	2.94%
Not assigned yet.	North CD Inc.	S5 T17 R6 Bluffs at Flat Fork Sec. 2 Lot 121	Regulated Subd	One Lot	\$65.00	2.94%
Not assigned yet.	North CD Inc.	S5 T17 R6 Bluffs at Flat Fork Sec. 2 Lot 122	Regulated Subd	One Lot	\$65.00	2.94%
Not assigned yet.	North CD Inc.	S5 T17 R6 Bluffs at Flat Fork Sec. 2 Lot 123	Regulated Subd	One Lot	\$65.00	2.94%
Not assigned yet.	North CD Inc.	S5 T17 R6 Bluffs at Flat Fork Sec. 2 Lot 124	Regulated Subd	One Lot	\$65.00	2.94%
Not assigned yet.	North CD Inc.	S5 T17 R6 Bluffs at Flat Fork Sec. 2 Lot 125	Regulated Subd	One Lot	\$65.00	2.94%
Not assigned yet.	North CD Inc.	S5 T17 R6 Bluffs at Flat Fork Sec. 2 Lot 126	Regulated Subd	One Lot	\$65.00	2.94%
Not assigned yet.	North CD Inc.	S5 T17 R6 Bluffs at Flat Fork Sec. 2 Lot 127	Regulated Subd	One Lot	\$65.00	2.94%
Not assigned yet.	North CD Inc.	S5 T17 R6 Bluffs at Flat Fork Sec. 2 Lot 128	Regulated Subd	One Lot	\$65.00	2.94%
Not assigned yet.	North CD Inc.	S5 T17 R6 Bluffs at Flat Fork Sec. 2 Lot 129	Regulated Subd	One Lot	\$65.00	2.94%
Not assigned yet.	North CD Inc.	S5 T17 R6 Bluffs at Flat Fork Sec. 2 Lot 130	Regulated Subd	One Lot	\$65.00	2.94%
Not assigned yet.	North CD Inc.	S5 T17 R6 Bluffs at Flat Fork Sec. 2 Lot 131	Regulated Subd	One Lot	\$65.00	2.94%
Not assigned yet.	North CD Inc.	S5 T17 R6 Bluffs at Flat Fork Sec. 2 Lot 132	Regulated Subd	One Lot	\$65.00	2.94%
Not assigned yet.	North CD Inc.	S5 T17 R6 Bluffs at Flat Fork Sec. 2 Lot 133	Regulated Subd	One Lot	\$65.00	2.94%
Not assigned yet.	North CD Inc.	S5 T17 R6 Bluffs at Flat Fork Sec. 2 Lot 134	Regulated Subd	One Lot	\$65.00	2.94%
Not assigned yet.	North CD Inc.	S5 T17 R6 Bluffs at Flat Fork Sec. 2 Lot 135	Regulated Subd	One Lot	\$65.00	2.94%
Not assigned yet.	North CD Inc.	S5 T17 R6 Bluffs at Flat Fork Sec. 2 Lot 136	Regulated Subd	One Lot	\$65.00	2.94%
Not assigned yet.	North CD Inc.	S5 T17 R6 Bluffs at Flat Fork Sec. 2 CA A, 0.17Ac	Regulated Subd	0.17	\$65.00	2.94%
Not assigned yet.	North CD Inc.	S5 T17 R6 Bluffs at Flat Fork Sec. 2 CA B, 0.23Ac	Regulated Subd	0.23	\$65.00	2.94%
Not assigned yet.	North CD Inc.	S5 T17 R6 Bluffs at Flat Fork Sec. 2 CA C, 20.52Ac	Regulated Subd	20.52	\$205.20	9.27%
99-99-99-99-99-999.001	Hamilton Co. Highway Dept.	S8 T17 R6 Bluffs at Flat Fork Sec. 2 Roads, 5.76 Ac	Roads	5.76	\$57.60	2.60%
			Totals: 28 Lots &	26.68	\$2,212.80	100.00%



NON-ENFORCEMENT OF DRAINAGE EASEMENT IN SUBDIVISIONS

FOR RECORDER'S OFFICE USE ONLY

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 Bluffs @ Flat Fork - Section 2 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: [Signatures]
APPLICANT PRINTED NAME SR. V.P. 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"

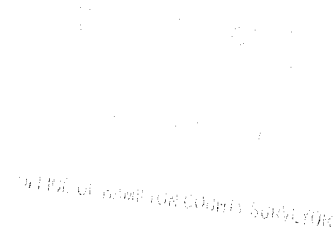
Prepared by the Hamilton County Drainage Board: Michael A. Howard, Attorney

Revised May 2016

SUBNE - 2018 - 00023

STATE OF INDIANA)
)
COUNTY OF HAMILTON)

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



In the matter of The Bluffs @ Flat Fork Subdivision, Section
 Two 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 Bluffs @ Flat Fork - Section 2 , 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 DEV. CORP

Douglas B. Wagner
Signed

Signed

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

Printed Name

Sept. 13, 2018
Date

Date

Signed

Signed

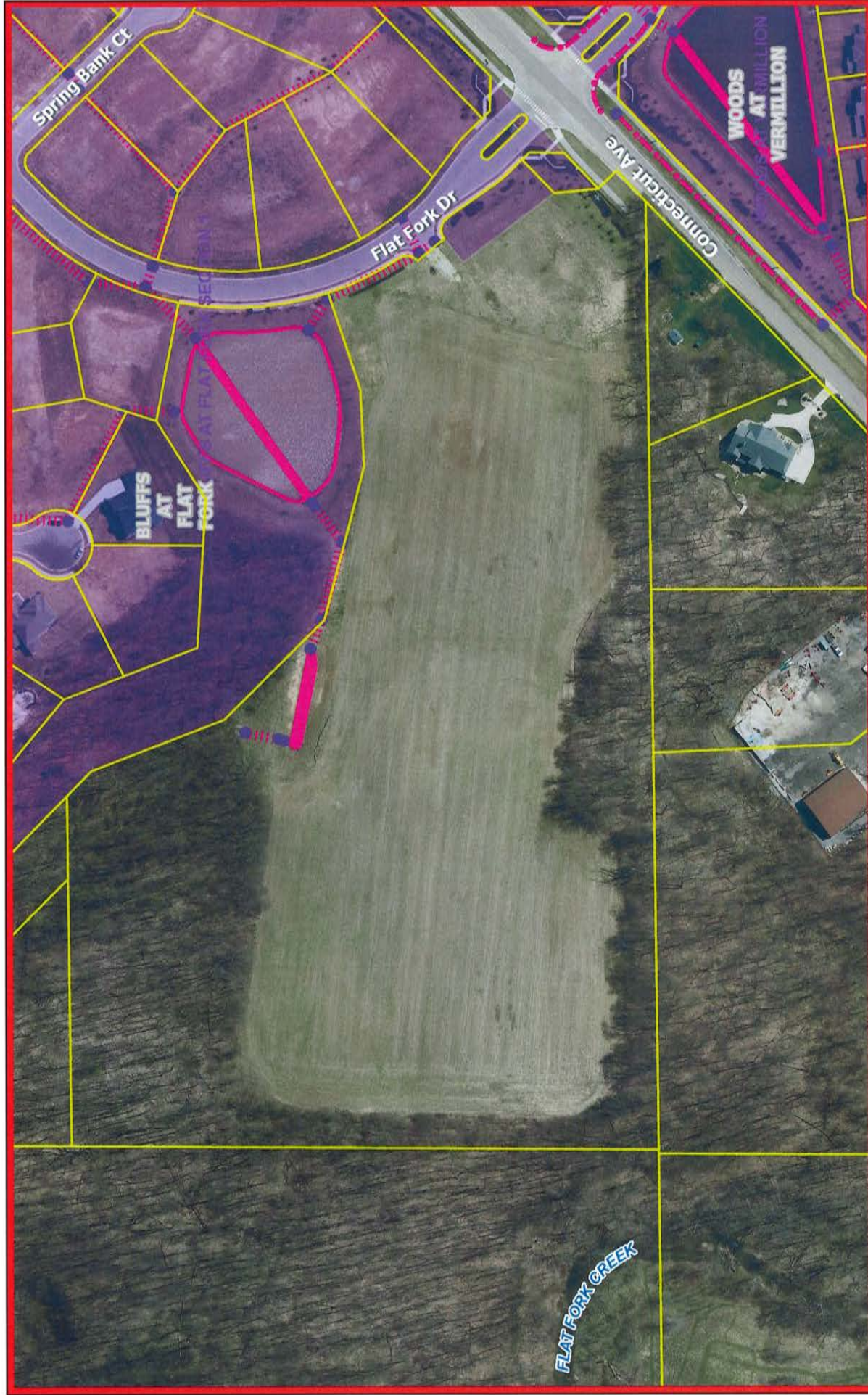
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Printed Name

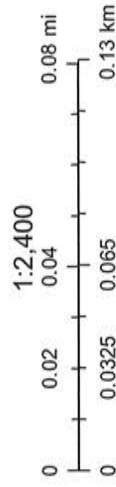
Date

Date

Vermillion Drain - The Bluffs at Flat Fork, Sec. 2



October 18, 2020



- Parcel Boundary (public)
- Unincorporated Towns
- Subdivisions
- Interstates & US Highways
- State Highways
- Major Roads
- Minor Roads
- Lakes & Reservoirs
- Rivers & Streams
- Drainage Structures
- All Other Structures
- ⊕ MUNICIPAL MANHOLE

Hamilton County compiled this map. Although strict accuracy standards have been employed, Hamilton County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission.
 Author: Hamilton County