

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*

November 5, 2014

To: Hamilton County Drainage Board

Re: Vermillion Drain, The Ridge 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 Ridge 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	919 ft.	27" RCP	189 ft.
15" RCP	876 ft.	30" RCP	119 ft.
18" RCP	553 ft.	6" SSD	7,078 ft.
21" RCP	524 ft.	Open (pond)	742 ft.
24" RCP	1,020 ft.		

The total length of the drain will be 12,020 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 as described below 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 and maintained other than those under curbs are as follows:

SSD under the curbs  
Rear yard lots 142, 143, 144

The detention ponds (Pond #4 located in Common Area G, Pond 5 located in Common Area H and Pond 8 located in future Sec. 2 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 \$3,265.00.

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: 1132NCD-RFF1  
For: Storm Sewers  
Amount: \$346,200.00

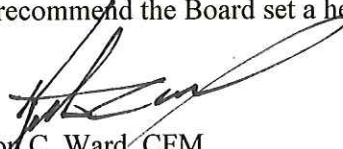
Agent: Standard Financial Corporation  
Date: September 3, 2014  
Number: 1133NCD-RFF1  
For: Erosion Control  
Amount: \$114,160.20

Agent: Standard Financial Corporation  
Date: September 3, 2014  
Number: 1134NCD-RFF1  
For: Monumentation  
Amount: \$7,272.00

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 Ridge 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/stc

STATE OF INDIANA )  
 )  
COUNTY OF HAMILTON )

**FILED**

**AUG 20 2014**

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

OFFICE OF HAMILTON COUNTY SURVEYOR

In the matter of The Ridge At Flat Fork Subdivision, Section  
The Ridge At Flat Fork 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 Ridge At Flat Fork - Section 1, 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

\_\_\_\_\_  
Printed Name

*7-28-14*  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

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Date

\_\_\_\_\_  
Date

FINDINGS AND ORDER

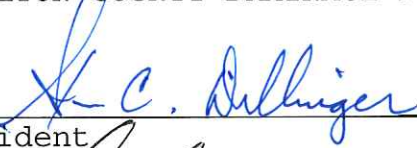
CONCERNING THE MAINTENANCE OF THE

Vermillion Drain, The Ridge at Flat Fork Section 1 Arm

On this 26<sup>th</sup> day of January, 2015, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the *Vermillion Drain, The Ridge at Flat Fork Section 1 Arm*.

Evidence has been heard. Objections were presented and considered. The Board then adopted the original/amended Schedule of Assessments. The Board now finds that the annual maintenance assessment will be less than the benefits to the landowners and issues this order declaring that this Maintenance Fund be established.

HAMILTON COUNTY DRAINAGE BOARD

  
\_\_\_\_\_  
President

  
\_\_\_\_\_  
Member

  
\_\_\_\_\_  
Member

Attest:   
Executive Secretary

**WEIHE**  
**ENGINEERS**  
 Land Surveying | Civil Engineering  
 Landscape Architecture  
*Build with confidence.*

August 27, 2014

Hamilton County Surveyor's Office  
 1 N 8<sup>th</sup> Street  
 Noblesville, IN 46060  
 Phone: (317) 776-8495

**FILED**

**AUG 28 2014**

OFFICE OF HAMILTON COUNTY SURVEYOR

Attention: Steve Cash

RE: The Ridge At Flat Fork Section 1

Dear Mr. Cash:

On behalf of the developer, Republic Development, I wish to submit the following Engineer's Estimate for The Ridge At Flat Fork Section One. The estimate is as follows:

<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Contract Amount</u>	<u>Performance Bond 120%</u>
<b>Storm Sewer</b>				<b>\$ 288,500.00</b>	<b>\$ 346,200.00</b>
6" SSD Curbs	6850.00	LF	\$ 7.55	\$ 51,717.50	
12" RCP	1,158.00	LF	\$ 24.00	\$ 27,792.00	
15" RCP	876.00	LF	\$ 27.00	\$ 23,652.00	
18" RCP	753.00	LF	\$ 29.97	\$ 22,567.41	
21" RCP	323.00	LF	\$ 34.09	\$ 11,011.07	
24" RCP	864.00	LF	\$ 40.95	\$ 35,380.80	
27" RCP	224.00	LF	\$ 52.50	\$ 11,760.00	
Inlet Type A Neenah R3501-TR/TL	6.00	Each	\$ 1,260.00	\$ 7,560.00	
Curb Inlet Double Castings	5.00	Each	\$ 2,190.00	\$ 10,950.00	
MH w/Solid Lid (12" to 24" Pipe) 48"d	8.00	Each	\$ 1,780.00	\$ 14,240.00	
Inlet Type A w/ Beehive Inlet MH w/Beehive Inlet (12" to 24" Pipe) 48"d	3.00	Each	\$ 968.00	\$ 2,904.00	
MH w/Solid Lid (27" to 66" Pipe) 60"d	5.00	Each	\$ 1,802.00	\$ 9,010.00	
MH w/Solid Lid (27" to 66" Pipe) 60"d	2.00	Each	\$ 3,215.00	\$ 6,430.00	
Curb Inlet, 48"d	7.00	Each	\$ 1,935.00	\$ 13,545.00	
Curb Inlet, 60"d	4.00	Each	\$ 3,512.00	\$ 14,048.00	
Rip Rap Outlet Protection	9.00	Each	\$ 435.00	\$ 3,915.00	
12" Flared End Section w/ Debris Guards	3.00	Each	\$ 1,571.00	\$ 4,713.00	
18" Flared End Section w/ Debris Guard	3.00	Each	\$ 1,710.00	\$ 5,130.00	
21" Flared End Section w/ Debris Guard	1.00	Each	\$ 1,845.47	\$ 1,845.47	
27" Flared End Section w/ Debris Guard	2.00	Each	\$ 2,020.00	\$ 4,040.00	

10505 N. College Ave | Indianapolis, IN 46280 | www.weihe.net | (317) 846-6611 | (800) 452-6408 | Fax: (317) 843-0546

Allan H. Weihe, P.E., L.S., - Founder

The Ridge At Flat Fork Section 1

W130129

August 27, 2014

Page 2 of 2

No. 8 Stone Backfill	325.00	Ton	\$	19.35	\$	6,288.75	
<b>Erosion Control</b>					\$	<b>95,133.50</b>	\$ <b>114,160.20</b>
Silt Fence	19,000.00	LF	\$	1.30	\$	24,700.00	
Tree Protection Fence	2,250.00	LF	\$	2.35	\$	5,287.50	
Temporary Construction Entrance	3.00	Each	\$	2,000.00	\$	6,000.00	
Curb Inlet Mats	22.00	Each	\$	40.00	\$	880.00	
Beehive Inlet Protection	7.00	Each	\$	70.00	\$	490.00	
Temporary Seeding	62,920.00	SY	\$	0.30	\$	18,876.00	
Permanent Seeding	31,500	SY	\$	0.40	\$	12,600.00	
Erosion Control Blanket	16,000.00	SY	\$	1.30	\$	20,800.00	
Outlet Protection / rip rap	6.00	Each	\$	500.00	\$	3,000.00	
Concrete Washout Area	1.00	Each	\$	2,500.00	\$	2,500.00	
<b>Monumentation</b>					\$	<b>6,060.00</b>	\$ <b>7,272.00</b>
Rebar street control	35.00	Each	\$	35.00	\$	1,225.00	
4x4 concrete monuments	5.00	Each	\$	50.00	\$	250.00	
Property corners	131.00	Each	\$	35.00	\$	4,585.00	

Should you have any questions or comments, please feel free to contact me at 317-846-6611.

Sincerely,



Colin Patterson  
Professional Engineer

September 3, 2014

HCDB-2014-00046

**Irrevocable Letter of Credit No.: 1132NCD-RFF1**

TO: Hamilton County Commissioners  
1 Hamilton County Square, Suite 157  
Noblesville, IN 46060

To Whom It May Concern:

We hereby authorize you to value on us for the account of:

Developer Name: North Connecticut Development Corporation  
Developer Address: 3150 Republic Blvd., N., #3  
Toledo, OH 43615

For a sum or sums in United States of America Dollars not to exceed the aggregate total of **Three Hundred Forty-Six Thousand Two Hundred and no/100 Dollars (\$346,200.00)** by your draft(s) at sight.

The purpose of this Letter of Credit is for the performance of the installation of **storm sewers in The Ridge at Flat Fork, Section 1.**

The condition for payment of any drafts drawn against the Letter of Credit requires that the draft be accompanied by beneficiary's signed statement on Hamilton County letterhead stating that North Connecticut Development Corporation has not performed or complied with the terms of the construction plan requirements of said project. The statement must also outline the specific deficiencies in construction.

All drafts must be marked, "Drawn under Standard Financial Corporation Letter of Credit No. 1132NCD-RFF1."

This credit is subject, so far as applicable, to "The Uniform Customs and Practice for Documentary Credits (2007 Revision), International Chamber of Commerce Publication No. 600.

This Letter of Credit is effective as of September 3, 2014, and shall expire on September 3, 2015 but such expiration date shall be automatically extended for a period of one year on September 3, 2015, and on each successive expiration date, unless a release is received from the Hamilton County Commissioners, or we notify both the Hamilton County Commissioners and North Connecticut Development Corporation by certified mail, at least ninety (90) days before the current expiration date, that we have decided not to extend this Letter of Credit beyond the

**FILED**

**SEP 05 2014**





current expiration date. In the event of such notification by us, the credit established by this Letter shall be available to the Hamilton County Commissioners upon its sight draft or demand for payment for ninety (90) days after receipt of such notice by the Hamilton County Commissioners as shown on the signed return receipt.

We hereby agree with you that all drafts drawn under and in compliance with the terms of this credit shall be duly honored on due presentation to the main office of Standard Financial Corporation, 13578 E. 131<sup>st</sup> Street, Suite 200, Fishers, IN 46037.

Sincerely,

A handwritten signature in blue ink that reads 'Eric Roof'.

Eric Roof, Controller

ER/kh

*This Letter of Credit is not valid unless the seal of Standard Financial Corporation is affixed hereto.*

---

13578 E. 131<sup>st</sup> Street, Suite 200 • Fishers, Indiana 46037  
Phone: 317-773-8353 • [www.standardfincorp.com](http://www.standardfincorp.com)

September 3, 2014

HCDB-2014-00047

**Irrevocable Letter of Credit No.: 1133NCD-RFF1**

TO: Hamilton County Commissioners  
1 Hamilton County Square, Suite 157  
Noblesville, IN 46060

To Whom It May Concern:

We hereby authorize you to value on us for the account of:

Developer Name: North Connecticut Development Corporation  
Developer Address: 3150 Republic Blvd., N., #3  
Toledo, OH 43615

For a sum or sums in United States of America Dollars not to exceed the aggregate total of **One Hundred Fourteen Thousand One Hundred Sixty and 20/100 Dollars (\$114,160.20)** by your draft(s) at sight.

The purpose of this Letter of Credit is for the performance of the installation of **erosion control** in **The Ridge at Flat Fork, Section 1.**

The condition for payment of any drafts drawn against the Letter of Credit requires that the draft be accompanied by beneficiary's signed statement on Hamilton County letterhead stating that North Connecticut Development Corporation has not performed or complied with the terms of the construction plan requirements of said project. The statement must also outline the specific deficiencies in construction.

All drafts must be marked, "Drawn under Standard Financial Corporation Letter of Credit No. 1133NCD-RFF1."

This credit is subject, so far as applicable, to "The Uniform Customs and Practice for Documentary Credits (2007 Revision), International Chamber of Commerce Publication No. 600.

This Letter of Credit is effective as of September 3, 2014, and shall expire on September 3, 2015 but such expiration date shall be automatically extended for a period of one year on September 3, 2015, and on each successive expiration date, unless a release is received from the Hamilton County Commissioners, or we notify both the Hamilton County Commissioners and North Connecticut Development Corporation by certified mail, at least ninety (90) days before the current expiration date, that we have decided not to extend this Letter of Credit beyond the

**FILED**

**SEP 05 2014**



current expiration date. In the event of such notification by us, the credit established by this Letter shall be available to the Hamilton County Commissioners upon its sight draft or demand for payment for ninety (90) days after receipt of such notice by the Hamilton County Commissioners as shown on the signed return receipt.

We hereby agree with you that all drafts drawn under and in compliance with the terms of this credit shall be duly honored on due presentation to the main office of Standard Financial Corporation, 13578 E. 131<sup>st</sup> Street, Suite 200, Fishers, IN 46037.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Eric Roof', is written in a cursive style.

Eric Roof, Controller

ER/kh

*This Letter of Credit is not valid unless the seal of Standard Financial Corporation is affixed hereto.*

---

13578 E. 131<sup>st</sup> Street, Suite 200 • Fishers, Indiana 46037  
Phone: 317-773-8353 • [www.standardfincorp.com](http://www.standardfincorp.com)

September 3, 2014

HCD B-2014-00048  
**Irrevocable Letter of Credit No.: 1134NCD-RFF1**

TO: Hamilton County Commissioners  
1 Hamilton County Square, Suite 157  
Noblesville, IN 46060

To Whom It May Concern:

We hereby authorize you to value on us for the account of:

Developer Name: North Connecticut Development Corporation  
Developer Address: 3150 Republic Blvd., N., #3  
Toledo, OH 43615

For a sum or sums in United States of America Dollars not to exceed the aggregate total of **Seven Thousand Two Hundred Seventy-Two and no/100 Dollars (\$7,272.00)** by your draft(s) at sight.

The purpose of this Letter of Credit is for the performance of the installation of **monumentation in The Ridge at Flat Fork, Section 1.**

The condition for payment of any drafts drawn against the Letter of Credit requires that the draft be accompanied by beneficiary's signed statement on Hamilton County letterhead stating that North Connecticut Development Corporation has not performed or complied with the terms of the construction plan requirements of said project. The statement must also outline the specific deficiencies in construction.

All drafts must be marked, "Drawn under Standard Financial Corporation Letter of Credit No. 1134NCD-RFF1."

This credit is subject, so far as applicable, to "The Uniform Customs and Practice for Documentary Credits (2007 Revision), International Chamber of Commerce Publication No. 600.

This Letter of Credit is effective as of September 3, 2014, and shall expire on September 3, 2015 but such expiration date shall be automatically extended for a period of one year on September 3, 2015, and on each successive expiration date, unless a release is received from the Hamilton County Commissioners, or we notify both the Hamilton County Commissioners and North Connecticut Development Corporation by certified mail, at least ninety (90) days before the current expiration date, that we have decided not to extend this Letter of Credit beyond the

**FILED**

**SEP 05 2014**

13578 E. 131<sup>st</sup> Street, Suite 200 • Fishers, Indiana 46037  
Phone: 317-773-8353 • [www.standardfincorp.com](http://www.standardfincorp.com)

OFFICE OF HAMILTON COUNTY SURVEYOR



current expiration date. In the event of such notification by us, the credit established by this Letter shall be available to the Hamilton County Commissioners upon its sight draft or demand for payment for ninety (90) days after receipt of such notice by the Hamilton County Commissioners as shown on the signed return receipt.

We hereby agree with you that all drafts drawn under and in compliance with the terms of this credit shall be duly honored on due presentation to the main office of Standard Financial Corporation, 13578 E. 131<sup>st</sup> Street, Suite 200, Fishers, IN 46037.

Sincerely,

A handwritten signature in blue ink that reads 'Eric Roof'.

Eric Roof, Controller

ER/kh

*This Letter of Credit is not valid unless the seal of Standard Financial Corporation is affixed hereto.*

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13578 E. 131<sup>st</sup> Street, Suite 200 • Fishers, Indiana 46037  
Phone: 317-773-8353 • [www.standardfincorp.com](http://www.standardfincorp.com)

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD  
IN THE MATTER OF

*Vermillion Drain, The Ridge at Flat Fork Section 1 Arm*

NOTICE

To Whom It May Concern and: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Notice is hereby given of the hearing of the Hamilton County Drainage Board on the **Vermillion Drain, The Ridge at Flat Fork Section 1 Arm** on **January 26, 2015** at **9:05 A.M.** in Commissioners Court, Hamilton County Judicial Center, One Hamilton County Square, Noblesville, Indiana, and which construction and maintenance reports of the Surveyor and the Schedule of Assessments made by the Drainage Board have been filed and are available for public inspection in the office of the Hamilton County Surveyor.

Hamilton County Drainage Board

Attest: Lynette Mosbaugh

ONE TIME ONLY

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD  
IN THE MATTER OF THE

**Vermillion Drain, The Ridge at Flat Fork Section 1 Arm**

NOTICE

Notice is hereby given pursuant to Section 405 of the 1965 Indiana Drainage Code that this Board, prior to final adjournment on **January 26, 2015** has issued an order adopting the Schedule of Assessments, filed the same and made public announcement thereof at the hearing and ordered publication. If judicial review of the findings and order of the Board is not requested pursuant to Article Eight of this code within twenty (20) days from the date of this publication, the order shall be conclusive.

Hamilton County Drainage Board

Attest: Lynette Mosbaugh

ONE TIME ONLY