

June 30, 2015

SURVEYOR'S OFFICE Hamilton County

Kenton C. Ward, CFM
Surveyor of Hamilton County
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Suite 188
One Hamilton County Square
Noblesville, Indiana 46060-2230

To: Hamilton County Drainage Board

Re: Cool Creek Drain, Oak Park Section 2 Arm

Attached is a petition filed by Pedcor Investments, LLC, along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for Oak Park Section 2 Arm, Cook Creek Drain to be located in Washington 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 | 735 ft. | 24" RCP | 396 ft. |
| 15" RCP | 1,038 ft. | 27" RCP | 461 ft. |
| 18" RCP | 820 ft. | 30" RCP | 500 ft. |
| 21" RCP | 273 ft. | 36" RCP | 781 ft. |
| | | 6" SSD | 9,025 ft. |

The total length of the drain will be 14,029 feet.

The retention pond (lake) located in Common Area #1 is not to be considered part of the regulated drain. Pond maintenance assumed by the Drainage Board shall only include the inlets and outlet as part of the regulated drain. The maintenance of the retention pond (lake) such as sediment removal and erosion control along the banks, mowing and aquatic vegetation maintenance and 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 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 portions of the SSD which will be regulated and maintained are as follows:

Curbline SSD in Streets:
Oak Way Trace

Rear Yard SSDs:
Rear yard lots 3 to 5 from riser to outlet

Oak Park Vista
Oak Park Lane

Rear yard lots 7 & 8 from Str. 431 to riser
Rear yard lots 6 & 9 from Str. 431 to Str. 427
Rear yard lots 23 & 24 from Str. 435 to riser
Rear yard lots 25 & 26 from Str. 435 to riser
Rear yard lots 21 & 22 from Str. 421 to riser
Rear yard lots 9 & 10 from Str. 426 to Str. 425
Rear yard lots 11 & 12 from Str. 417 to riser
Rear yard lots 14 & 15 from Str. 403 to Str. 404
Rear yard lots 16 & 17 from Str. 404 to Str. 405
Rear yard lots 18 & 19 from Str. 404 to Str. 406

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 lot, \$15.00 per acre for common areas, with a \$65.00 minimum, and \$10.00 per acre for roadways, with a \$25.00 minimum. With this assessment the total annual assessment for this drain will be \$2,215.90.

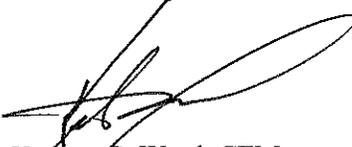
The petitioner has submitted surety for the proposed drain at this time. The sureties which are in the form of a Letter of Credit are as follows:

Agent: Lake City Bank
Date: May 15, 2015
Number: 6243839-85
For: Storm Sewers & Sub-Surface Drains
Amount: \$555,979.63

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 plat for Oak Park, Section 2 as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for August 24, 2015.



Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/pll

Cool Creek #345

Oak Park Sec. 2

Will add 14,029' of new drain.

SUBNE-2014-00040

To be platted from 08-10-07-00-00-014.000, 011.000 & 011.001

Hearing: 08/24/15

| Parcel | Owner | Description | Rate | Benefit | MntAsmt | Percent |
|---------------------|---|---|--------------------|---------|------------|---------|
| Not assigned yet. | Pedcor Investments LLC | S7 T18 R4 Oak Park Sec. 2 Lot 1 | Regulated Subd. | One Lot | \$ 65.00 | 2.93% |
| Not assigned yet. | Pedcor Investments LLC | S7 T18 R4 Oak Park Sec. 2 Lot 2 | Regulated Subd. | One Lot | \$ 65.00 | 2.93% |
| Not assigned yet. | Pedcor Investments LLC | S7 T18 R4 Oak Park Sec. 2 Lot 3 | Regulated Subd. | One Lot | \$ 65.00 | 2.93% |
| Not assigned yet. | Pedcor Investments LLC | S7 T18 R4 Oak Park Sec. 2 Lot 4 | Regulated Subd. | One Lot | \$ 65.00 | 2.93% |
| Not assigned yet. | Pedcor Investments LLC | S7 T18 R4 Oak Park Sec. 2 Lot 5 | Regulated Subd. | One Lot | \$ 65.00 | 2.93% |
| Not assigned yet. | Pedcor Investments LLC | S7 T18 R4 Oak Park Sec. 2 Lot 6 | Regulated Subd. | One Lot | \$ 65.00 | 2.93% |
| Not assigned yet. | Pedcor Investments LLC | S7 T18 R4 Oak Park Sec. 2 Lot 7 | Regulated Subd. | One Lot | \$ 65.00 | 2.93% |
| Not assigned yet. | Pedcor Investments LLC | S7 T18 R4 Oak Park Sec. 2 Lot 8 | Regulated Subd. | One Lot | \$ 65.00 | 2.93% |
| Not assigned yet. | Pedcor Investments LLC | S7 T18 R4 Oak Park Sec. 2 Lot 9 | Regulated Subd. | One Lot | \$ 65.00 | 2.93% |
| Not assigned yet. | Pedcor Investments LLC | S7 T18 R4 Oak Park Sec. 2 Lot 10 | Regulated Subd. | One Lot | \$ 65.00 | 2.93% |
| Not assigned yet. | Pedcor Investments LLC | S7 T18 R4 Oak Park Sec. 2 Lot 11 | Regulated Subd. | One Lot | \$ 65.00 | 2.93% |
| Not assigned yet. | Pedcor Investments LLC | S7 T18 R4 Oak Park Sec. 2 Lot 12 | Regulated Subd. | One Lot | \$ 65.00 | 2.93% |
| Not assigned yet. | Pedcor Investments LLC | S7 T18 R4 Oak Park Sec. 2 Lot 13 | Regulated Subd. | One Lot | \$ 65.00 | 2.93% |
| Not assigned yet. | Pedcor Investments LLC | S7 T18 R4 Oak Park Sec. 2 Lot 14 | Regulated Subd. | One Lot | \$ 65.00 | 2.93% |
| Not assigned yet. | Pedcor Investments LLC | S7 T18 R4 Oak Park Sec. 2 Lot 15 | Regulated Subd. | One Lot | \$ 65.00 | 2.93% |
| Not assigned yet. | Pedcor Investments LLC | S7 T18 R4 Oak Park Sec. 2 Lot 16 | Regulated Subd. | One Lot | \$ 65.00 | 2.93% |
| Not assigned yet. | Pedcor Investments LLC | S7 T18 R4 Oak Park Sec. 2 Lot 17 | Regulated Subd. | One Lot | \$ 65.00 | 2.93% |
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| Not assigned yet. | Pedcor Investments LLC | S7 T18 R4 Oak Park Sec. 2 Lot 20 | Regulated Subd. | One Lot | \$ 65.00 | 2.93% |
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| Not assigned yet. | Pedcor Investments LLC | S7 T18 R4 Oak Park Sec. 2 Lot 22 | Regulated Subd. | One Lot | \$ 65.00 | 2.93% |
| Not assigned yet. | Pedcor Investments LLC | S7 T18 R4 Oak Park Sec. 2 Lot 23 | Regulated Subd. | One Lot | \$ 65.00 | 2.93% |
| Not assigned yet. | Pedcor Investments LLC | S7 T18 R4 Oak Park Sec. 2 Lot 24 | Regulated Subd. | One Lot | \$ 65.00 | 2.93% |
| Not assigned yet. | Pedcor Investments LLC | S7 T18 R4 Oak Park Sec. 2 Lot 25 | Regulated Subd. | One Lot | \$ 65.00 | 2.93% |
| Not assigned yet. | Pedcor Investments LLC | S7 T18 R4 Oak Park Sec. 2 Lot 26 | Regulated Subd. | One Lot | \$ 65.00 | 2.93% |
| Not assigned yet. | Pedcor Investments LLC | S7 T18 R4 Oak Park Sec. 2 Lot 27 | Regulated Subd. | One Lot | \$ 65.00 | 2.93% |
| Not assigned yet. | Pedcor Investments LLC | S7 T18 R4 Oak Park Sec. 2 Lot 28 | Regulated Subd. | One Lot | \$ 65.00 | 2.93% |
| Not assigned yet. | Pedcor Investments LLC | S7 T18 R4 Oak Park Sec. 2 CA 1, 4.17 Ac | Regulated Subd. | 4.17 | \$ 65.00 | 2.93% |
| Not assigned yet. | Pedcor Investments LLC | S7 T18 R4 Oak Park Sec. 2 CA 3, 0.36 Ac | Regulated Subd. | 0.36 | \$ 65.00 | 2.93% |
| Not assigned yet. | Pedcor Investments LLC | S7 T18 R4 Oak Park Sec. 2 CA 6, 0.01 Ac | Regulated Subd. | 0.01 | \$ 65.00 | 2.93% |
| Not assigned yet. | Pedcor Investments LLC | S7 T18 R4 Oak Park Sec. 2 Blk A, 0.04 Ac | Regulated Subd. | 0.04 | \$ 65.00 | 2.93% |
| 99-99-99-99-999.005 | City Of Carmel, Dept. of Administration | S7T18R4 Oak Way Trc, OakPark Vista & Ln, Oak Rd | | 13.59 | \$ 135.90 | 6.13% |
| | | | 28 lots & 18.17 Ac | | \$2,215.90 | 100.00% |

