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One Hamilton County Square
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October 8, 2013

To: Hamilton County Drainage Board

Re: Tunis Garrard Drain, Legacy Master Infrastructure Phase 2 Reconstruction

Attached is a petition from Falcon Nest II, LLC, along with plans for the proposed reconstruction and relocation of Arm 1, John Owens Arm, and the main Tunis Garrard Drain. The proposal is to reconstruct and relocate this drain with new pipe to allow for development of the tracts as The Legacy.

Arm 1

The reconstructed drain shall consist of those lengths of pipes between the following structures as shown on sheets C200 and C201 of the plans by Stoepelwerth & Associates, Inc., dated May 23, 2012, and having job number 55115PLA-M2:

The new drain shall begin at a new manhole, Str. 600, set on Arm 1 of the Tunis Garrard Drain at approximately Sta. 29+77. The drain will continue to Str. 601, then 602, then 603, then 101, and end at Str. 100, which is the headwater of the open ditch.

The drain in total will consist of the following lengths:

18" HDPE – 1133 ft.
27" RCP – 147 ft.

The total length of new drain for this arm shall be 1280 feet. The 785 feet of the original drain between Sta. 29+77 and Sta. 36+00 and Sta. 0+00 and Sta. 1+62 of the main Tunis Garrard Drain shall be vacated. This proposal will add 495 feet to this arm of the drains total length.

John Owens Arm

The reconstructed drain shall consist of those lengths of open ditch between the following structures as shown on sheets C200 of the plans by Stoepelwerth & Associates, Inc., dated May 23, 2012, and having job number 55115PLA-M2:

The new drain shall begin at Sta. 18+65, where the original tile was intercepted with an open ditch, where it follows the open channel to Str. 600. This portion of the drain will be further reconstructed in the future, with the extension of Cherry Creek Boulevard.

The drain in total will consist of the following lengths:

Open Ditch – 608 ft.

The total length of new drain shall be 608 feet. The 1497 feet of the original drain between Sta. 18+65 and Sta. 33+62 shall be vacated. This proposal will remove 889 feet from this arm of the drains total length.

The cost of the reconstruction is to be paid by Falcon Nest II, LLC.

The petitioner has provided a Letter of Credit as follows:

Bonding Company: STAR Financial Bank
Bond Number: 16784753
Bond Date: July 23, 2012
Bond Amount: \$56,200.00

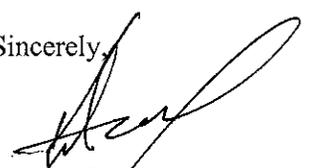
I believe this proposed drain meets the requirements for Urban Drain Classification as set out in IC 36-9-27-67 to 69. Therefore, this drain shall be designated as an Urban Drain.

The easements for this drain shall be 75 feet per half from the centerline of the drain, as per I.C. 36-9-27-33. Partial easement reduction may be requested in the future, as additional sections of Legacy are developed and platted. This will change the easement location on the following parcels:

<u>Parcel</u>	<u>Owner</u>
17-10-23-00-00-001.003	Falcon Nest II LLC
17-10-23-00-03-016.000	Falcon Nest II LLC
17-10-23-00-00-001.002	Conner Prairie Foundation, Inc.
ROW of River Road	City of Carmel

I recommend the Board set a hearing for this proposed drain for November 25, 2013.

Sincerely,



Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/pll

Tunis Garard Drain #141

Legacy Master Infrastructure Phase 2 Reconstruction

Hearing: 11/25/13

Arm 1 will have 1280' of new drain & vacate 785' of original drain between Sta 29+77 to 36+00 & Sta 0+00 to 1+62.

John Owens arm will have 608' of new drain & vacate 1497' of original drain between Sta 18+65 to 33+62.

*Cost of reconstruction is to be paid by Falcon Nest II, LLC.

*No change in current maintenance assessment rates

Parcel	Owner	Description	Easement	Benefit	RecAsmt	MntAsmt	Percent of Total
17-10-23-00-00-001,003	Falcon Nest II LLC	S23 T18 R4 272.60 Ac	75' per half as per IC 36-9-27-33	*	*	*	*
17-10-23-00-03-016,000	Falcon Nest II LLC	S23 T18 R4 Overlook at the Legacy C.A. 3, 15.87 Ac	75' per half as per IC 36-9-27-33	*	*	*	*
17-10-23-00-00-001,002	Copper Prairie Foundation Inc, Attn: Roy Eft	S23 T19 R4 109.83 Ac	75' per half as per IC 36-9-27-33	*	*	*	*
99-99-99-99-999,005	City Of Carmel, Dept. of Administration	S23 T19 R4 ROW of River Rd	75' per half as per IC 36-9-27-33	*	*	*	*

