

Drain: WESTFIELD FARMS DRAIN **Drain #:** 207
Improvement/Arm: BEACON POINT - SECTION
Operator: JDH **Date:** 6-24-04
Drain Classification: Urban/Rural **Year Installed:** 1989

GIS Drain Input Checklist

- Pull Source Documents for Scanning JDH
- Digitize & Attribute Tile Drains N/A
- Digitize & Attribute Storm Drains JM
- Digitize & Attribute SSD JM
- Digitize & Attribute Open Ditch N/A
- Stamp Plans JM
- Sum drain lengths & Validate JM
- Enter Improvements into Posse JM
- Enter Drain Age into Posse JDH
- Sum drain length for Watershed in Posse JDH
- Check Database entries for errors JM

**Gasb 34 Footages for Historical Cost
Drain Length Log**

Drain-Improvement: WESTFIELD FARMS DRAIN - BEAUM POINT - SECTION 2

Drain Type:	Size:	Length <i>SURVEYOR'S RANGE</i>	Length (DB Query)	Length Reconcile	If Applicable:	
					Price:	Cost:
SSD	6"	4555'	4555'	∅		
SSD	8"	200'	200'	∅		
RCP	12"	1,263'	1,263'	∅		
	15"	703'	833'	+130'		
	18"	1,155'	1,137'	-18'		
	21"	85'	85'	∅		
	24"	1,295'	1,290'	-5'		
	27"	652'	652'	∅		
	30"	166'	161'	-5'		
	36"	495'	505'	+10'		
	42"	130'	130'	∅		
OPEN DITCH		80'	80'	∅		

Sum: 10,779' 10,891' +112'

Final Report: _____

Comments:

SR AND RA DISAGREE ON 15", 18", 24", 30", AND 36" RCP LENGTHS



SURVEYOR'S OFFICE

Hamilton County

Kenton C. Ward, Surveyor

776-9626

942 Maple Avenue

Noblesville, Indiana 46060. March 9, 1990

TO: Hamilton County Drainage Board
RE: Westfield Farms Drain; Beacon Point Arm

Attached is a petition, non-enforcement request, plans, calculations, and assessment roll for the Beacon Pointe Arm to the Westfield Farms Drain.

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 benefitted. The drain will consist of the following:

6" SSD	4860 FT	21" RCP	85 FT	33" RCP	120 FT
12" RCP	1263 FT	24" RCP	650 FT	36" RCP	500 FT
15" RCP	1083 FT	27" RCP	321 FT	42" RCP	130 FT
18" RCP	1491 FT	30" RCP	166 FT	Open Ditch	80 FT

The total length of the drain will be 10,749 FT.

The Subsurface drains between storm sewer inlets and SSD risers are included in the above lengths. The SSD laterals without risers at their end points from SSD mainland and storm sewers are not part of the regulated drain.

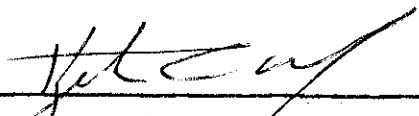
The 18" clay tile and 24" CMP under the railroad along with the open ditch from Structures 47 on Lot 41 and the outlet for pond 6 on lot 43 in Westfield Farms Section 3 are now part of the regulated drain. (See report dated July 31, 1987) The length of the open ditch between the pipes under

the railroad and STR 11 between Lots 15 and 17 of Beacon Pointe has been included in the above length of the open ditch. The other portion of open ditch is between the 30" lake outlet and the east line of Lot 57.

The detention lake is not part of the regulated drain. The lake is the maintenance responsibility of the Home Owners Association. The inlets and outlet of the lake will be maintained as regulated drain.

I have reviewed the plans and believe the drain will benefit each lot equally. Therefore, I recommend each lot be assessed equally. I recommend a maintenance assessment of \$30.00 per lot, \$2.00 per acre for roadways, with a \$30.00 minimum. With this assessment, the total annual assessment for the drain/this section will be \$ 3203 24.

If approved at hearing, I recommend the non-enforcement request also be approved at that time. I recommend a hearing be set for May, 1990.


Kenton C. Ward-County Surveyor

KCW/jb

STATE OF INDIANA)
)
COUNTY OF HAMILTON)

RECEIVED 11/1/60

TO: HAMILTON COUNTY DRAINAGE BOARD
7 Hamilton County Surveyor, Courthouse, Noblesville, IN 46060

In the matter of Beacon Point Subdivision,
Section WESTFIELD FARMS 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 Beacon Point, 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 for the portion of the drainage system which will be made a regulated drain. The bond will be in the amount of 100% 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 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.



Signed

Roger Kessler, President
Logan Limited

Printed Name



Signed

Tim O'Connor, President
Tri-Star Properties

Printed Name

RECORDED OWNER(S) OF LAND INVOLVED

DATE _____

MERCHANTS NATIONAL BANK & TRUST COMPANY

A MERCHANTS NATIONAL COMPANY
WORLD BANKING DEPARTMENT

One Merchants Plaza, Suite 770 South
Indianapolis, Indiana 46255

S.W.I.F.T. ADDRESS — MNBIUS34
CABLE ADDRESS — FRENZEL

TELEX 27-411
TELEPHONE (317) 267-7751

FILED

STANDBY LETTER OF CREDIT

JAN 16 90

Letter of Credit No.: 43482

Date: May 12, 1989

OFFICE OF HAMILTON COUNTY SURVEYOR

BY _____

BENEFICIARY

HAMILTON COUNTY DRAINAGE BOARD
542 Maple Avenue
Noblesville, IN 46050

FOR ACCOUNT OF

BEACON POINT, INC.
8395 Keystone Crossing, Suite 203
Indianapolis, Indiana 46240

Released

We hereby establish our Irrevocable Letter of Credit in your favor, for the account indicated above, for a sum or sums not exceeding an aggregate amount of USD25,000.00 (Twenty-five thousand U.S. DOLLARS).

Funds are available by your draft(s) at sight drawn on Merchants National Bank & Trust Company of Indianapolis, Indiana.

Drafts are to be accompanied by:

1. The original of this Letter of Credit No. 43482.
2. Beneficiary's signed statement that "Beacon Point, Inc. has failed to complete the erosion control work in the Subdivision known as Beacon Point located in Westfield, Indiana".

All drafts drawn under this Letter of Credit are to be endorsed hereon and shall bear the clause: "Drawn under Merchants National Bank & Trust Company of Indianapolis, Indiana Letter of Credit No. 43482", and must be drawn and presented at this office on or before May 12, 1990.

We hereby agree with you that all drafts drawn under and in compliance with the terms of this Letter of Credit will be duly honored upon proper presentation.

Except as otherwise expressly stated herein, this credit is subject to the Uniform Customs and Practice for Documentary Credits (1983 Revision), International Chamber of Commerce, Publication No. 400.

Very truly yours,

[Handwritten Signature]
Authorized Signature

FILED

JAN 16 90

OFFICE OF HAMILTON COUNTY SURVEYOR

Authorized Signature

MERCHANTS NATIONAL BANK & TRUST COMPANY

A MERCHANTS NATIONAL COMPANY
WORLD BANKING DEPARTMENT
One Merchants Plaza, Suite 770 South
Indianapolis, Indiana 46255

S.W.I.F.T. ADDRESS — MNBUUS4
CABLE ADDRESS — FRENZEL

TELEX 27-411
TELEPHONE (317) 267-7751

STANDBY LETTER OF CREDIT

FILED

JAN 16 90

Letter of Credit No.: 43479

Date: May 12, 1989

OFFICE OF HAMILTON COUNTY SURVEYOR

BY

BENEFICIARY
HAMILTON COUNTY DRAINAGE BOARD
942 Maple Avenue
Noblesville, Indiana 46060

FOR ACCOUNT OF
VALENTI-HELD CONTRACTOR DEVELOPER, INC.
6602 Gulon Road
Indianapolis, Indiana 46268

Released

We hereby establish our Irrevocable Letter of Credit in your favor, for the account indicated above, for a sum or sums not exceeding an aggregate amount of USD159,000.00 (One hundred fifty-nine thousand U.S. DOLLARS).

Funds are available by your draft(s) at sight drawn on Merchants National Bank & Trust Company of Indianapolis, Indiana.

Drafts are to be accompanied by:

1. The original of this Letter of Credit No. 43479.
2. Beneficiary's signed statement that "Beacon Point, Inc. has failed to complete the storm sewer and drainage in the Subdivision known as Beacon Point located in Westfield, Indiana".

All drafts drawn under this Letter of Credit are to be endorsed hereon and shall bear the clause: "Drawn under Merchants National Bank & Trust Company of Indianapolis, Indiana Letter of Credit No. 43479", and must be drawn and presented at this office on or before May 12, 1990.

We hereby agree with you that all drafts drawn under and in compliance with the terms of this Letter of Credit will be duly honored upon proper presentation.

Except as otherwise expressly stated herein, this credit is subject to the Uniform Customs and Practice for Documentary Credits (1983 Revision), International Chamber of Commerce, Publication No. 400.

Very truly yours,

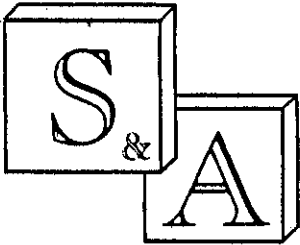
[Signature]
Authorized Signature

[Signature]
Authorized Signature

FILED

JAN 16 90

OFFICE OF HAMILTON COUNTY SURVEYOR



STOEPPELWERTH & ASSOCIATES, INC.

CONSULTING ENGINEERS & SURVEYORS

R.M. Stoepfelwerth, P.E., L.S.
David J. Stoepfelwerth, P.E., L.S.
Curtis C. Huff, L.S.

CERTIFICATE OF COMPLETION AND COMPLIANCE

Address of premises on which
land alteration was accomplished West 146th Street, Beacon Point

Inspection Date(s): _____ Permit No. _____

Relative to plans prepared by: Stoepfelwerth and Associates, Inc.

on January 1, 1989.

I hereby certify that:

To the best of my knowledge, information and belief such land
alteration has been performed and completed in conformity with the improved
plan, except _____

Signature _____ Date: November 29, 1989

Typed Name: David J. Stoepfelwerth . Phone: (317 849-5935)

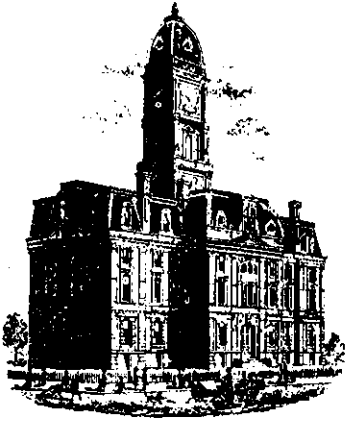
Business Address 9940 Allisonville Rd., P.O. Box 509007
Indianapolis, In. 46250

Surv. Engr. Arch. Indiana Registration No. P.E. 19358, R.L.S.
S0474

(SEAL)



10986COM/IWP/FORM



SURVEYOR'S OFFICE

Hamilton County

Kenton C. Ward, Surveyor

Phone (317) 776-8495

Fax (317) 776-9628

Suite 146

One Hamilton County Square

Noblesville, Indiana 46060-2230

To: Hamilton County Drainage Board

December 13, 1996

Re: **Westfield Farms Drain - Beacon Point Sec. 1 Arm**

Attached are as-builts, certificate of completion & compliance, and other information for Beacon Point Sec. 1. An inspection of the drainage facilities for this section has been made and the facilities were found to be complete and acceptable.

During construction, changes were made to the drain which will alter the plans submitted with my report for this drain dated March 9, 1990. The changes are as follows:

A new segment of pipe was added between structure 10 and a new structure numbered 43. This segment consists of 325' feet of 24" RCP. Structure 4-3 consists of 15" RCP which was shortened from 170' feet to 120' feet. A new segment of pipe was added between structure 18 and a new structure numbered 43. This segment consists of 320' feet of 24" RCP. Structure 19-20, Structure 20-21, and Structure 18-19 originally consisted of 18" RCP. These lengths of pipe were upgraded to 27" RCP. Structure 15-14 consists of 27" RCP which was shortened from 295' feet to 285' feet. Structure 24-28 consists of 15" RCP which was shortened from 315' feet to 300' feet. Structure 26-27 consists of 18" RCP which was lengthened from 170' feet to 175' feet. Structure 28-29 consists of 24" RCP which was lengthened from 160' feet to 165' feet. Structure 29-32a consists of 36" RCP which was shortened from 195' feet to 190' feet. Structure 50-existing structure consisted of 160' feet of 15" RCP was not constructed. Structure 4-50 consisted of 15" RCP at 155' feet which was not constructed. A run of 8" and 6" plastic perforated pipe was installed along the west lot line of lot 25 and along the north lot line of lots 21 through 24. This totaled 200' feet of 8" SSD and 390' feet of 6" SSD. Structure 10-existing inlet in Shadow Lakes was not constructed. The corrected total of 6" SSD is 4,555.

The length of the drain due to the changes described above is now **11,140 feet.**

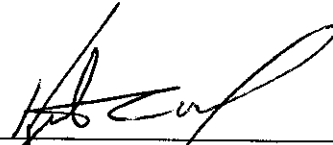
10,779'

The non-enforcement was approved by the Board at its meeting on May 21, 1990 and recorded under instrument # 9012115.

The bond or letter of credit from Merchants National Bank & Trust Co., number 43482 for erosion control; 43479 for storm sewer; 43480 for monuments and markers and 43481 for earthwork, dated May 12, 1989, in the amounts of \$25,000.00; \$159,000.00, \$10,000.00 and \$172,000.00 were released January 16, 1990 with the exception of 43480. However, 43480 has expired.

I recommend the Board approve the drains construction as complete and acceptable.

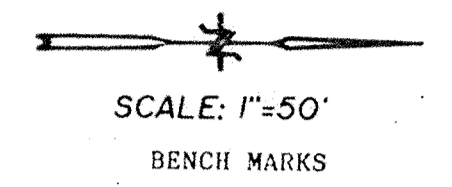
Sincerely,

A handwritten signature in black ink, appearing to read 'Kenton C. Ward', written over a horizontal line.

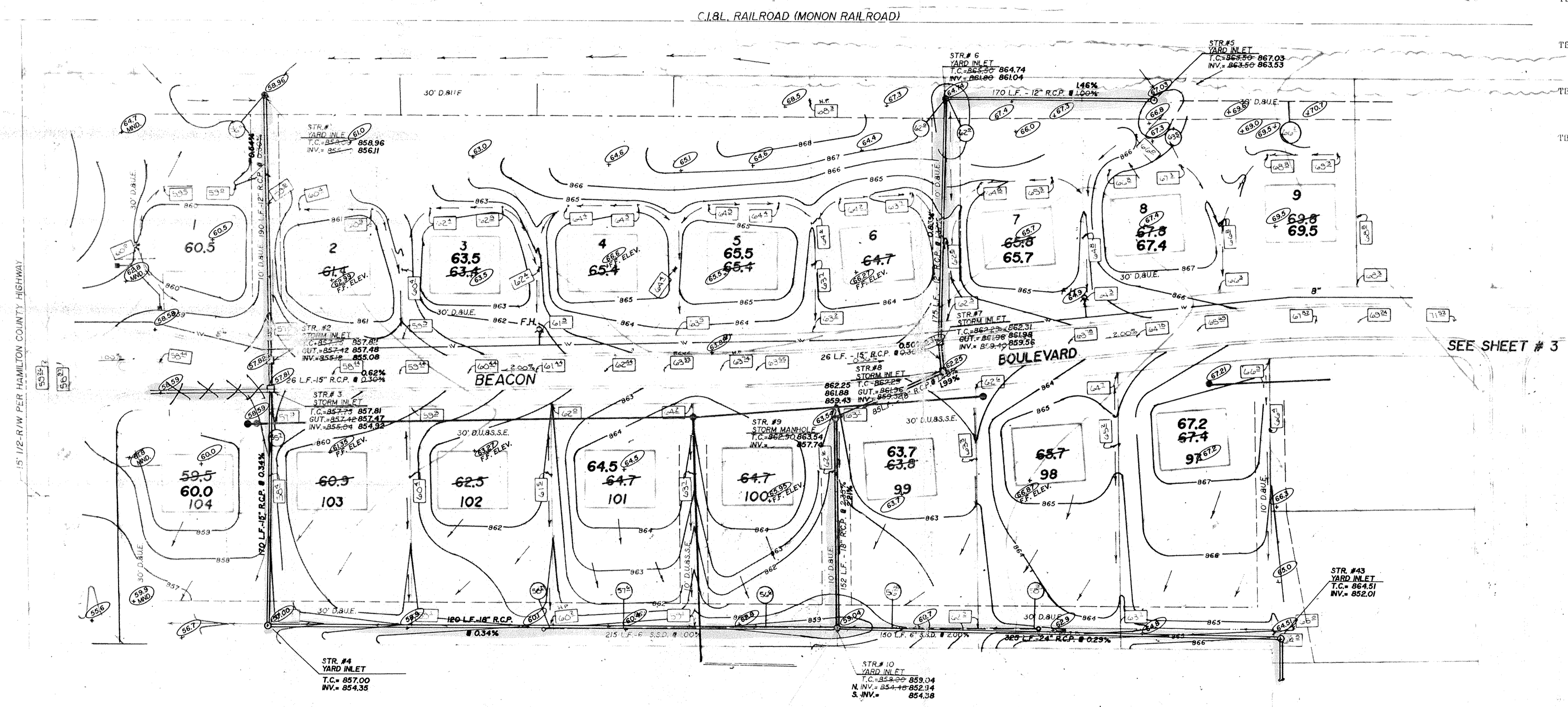
Kenton C. Ward,
Hamilton County Surveyor

KCW/slm

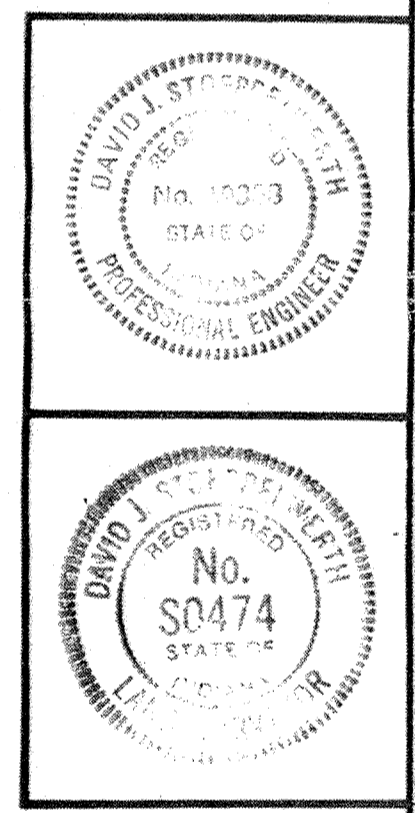
DRAINAGE "AS-BUILT" PLAN for BEACON POINT



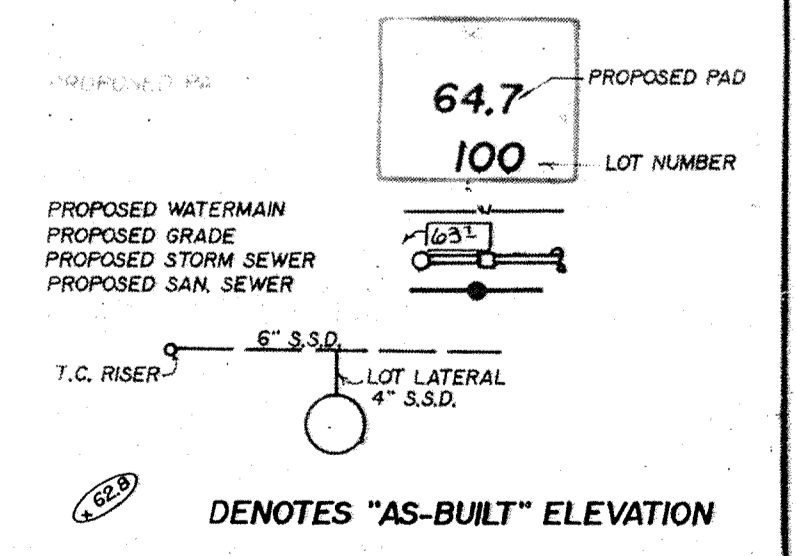
- TBM #1 P.K. in E. side of Pwp N. side of 146th Street 30' E. of Int Rolling Hill Drive ELEV.=857.21
- TBM #2 Cut "x" on N. rim of M.H. @ N.W. corner Shadow Lakes ELEV.=868.17
- TBM #3 Railroad spike in west side twin 30" trees set vertical in root: (Near big curve @ woods line) ELEV.=869.80
- TBM #4 Railroad spike in south side 12" tree in west fence line. Due west of radius point of N.W. cul-de-sac. ELEV.=880.40
- TBM #5 Railroad spike set in E. side of 12" tree in W. fence line approx. 60' north point of curvature of large curve ELEV.=883.14
- TBM #6 Cut "x" in top of boulder in west fence line @ back of lot 5 ELEV.=870.65
- TBM #7 Railroad spike in N.E. side 18" walnut tree in west fence line approx. 100' North of 146th Street ELEV.=862.34



David J. Stoeppelwerth
DAVID J. STOEPELWERTH DATE
 Professional Engineer
 No. 19358
 Registered Land Surveyor
 No. 50474

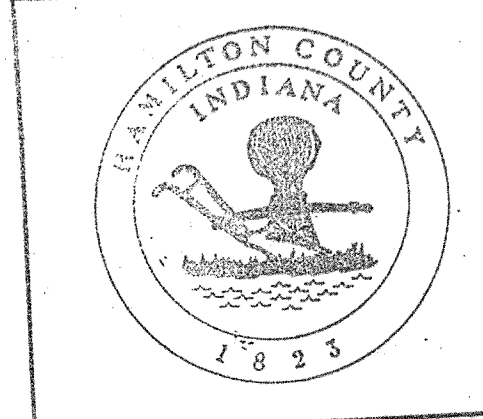


LEGEND



AS BUILT

David J. Stoeppelwerth
DAVID J. STOEPELWERTH DATE
 Professional Engineer
 No. 19358



This information was gathered for input into the Hamilton County Geographical Information System. This document is considered an official record of the GIS.

Entry Date: 6-24-04
 Entered by: JOH

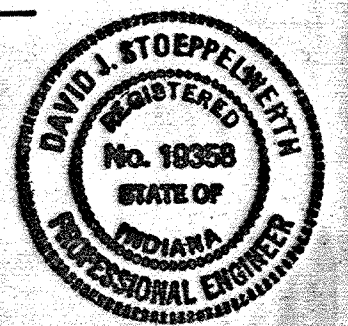
SEE SHEET #3

SEE SHEET #3

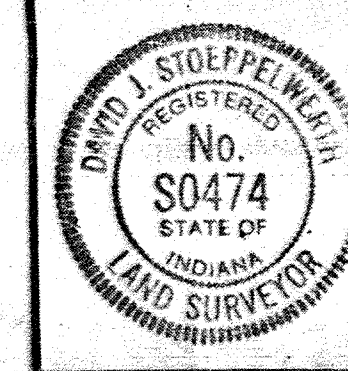
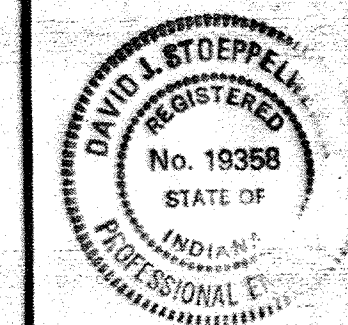
SCALE: 1"=50'

DRAINAGE "AS-BUILT" PLAN for BEACON POINT

David J. Stoepelwerth
DAVID J. STOEPELWERTH DATE
Professional Engineer
No. 19358



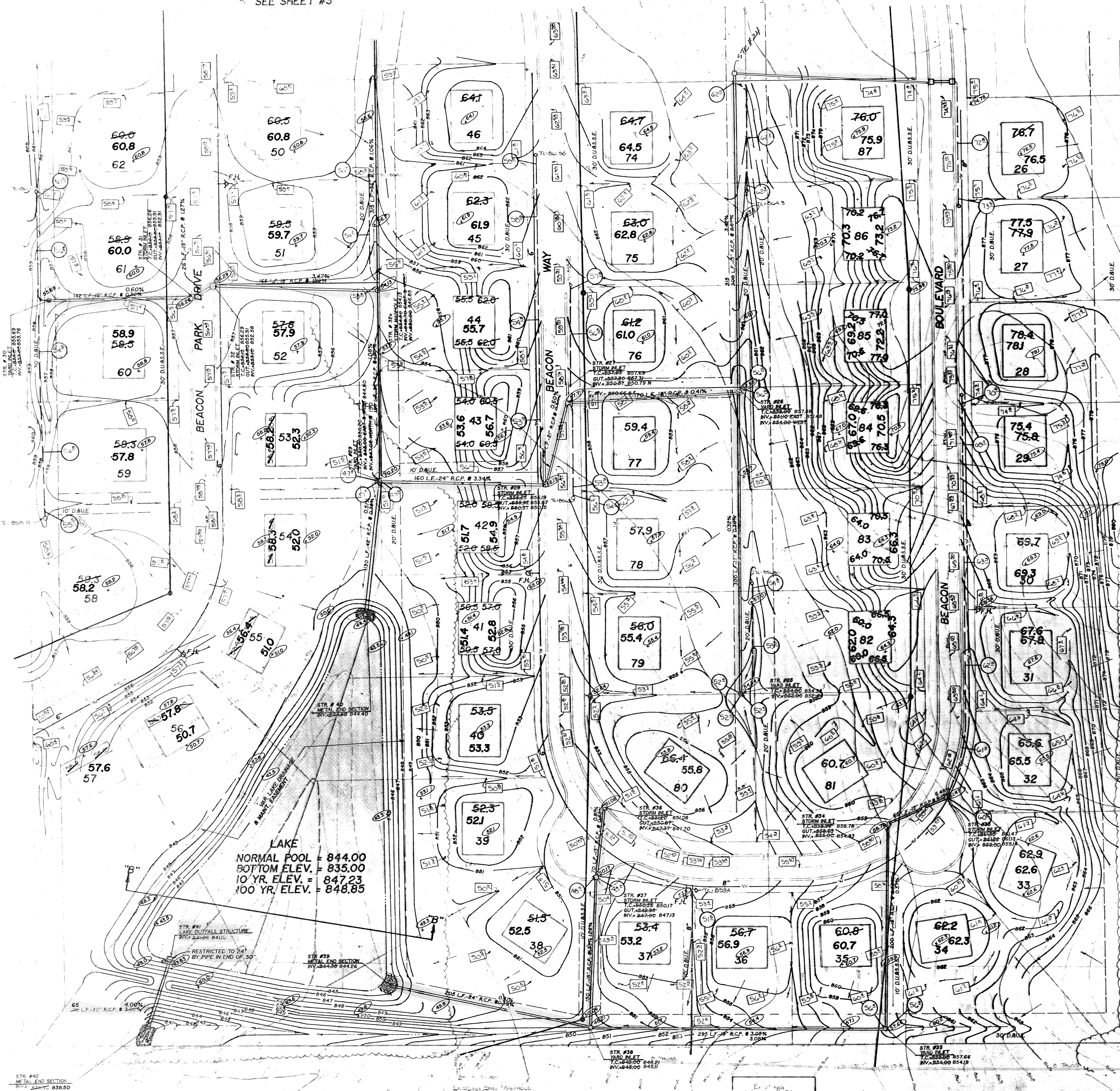
David J. Stoepelwerth
DAVID J. STOEPELWERTH DATE
Professional Engineer
No. 19358
Registered Land Surveyor
No. S0474



AS BUILT

LEGEND

- EXISTING CONTOUR
- EXISTING SAN SEWER
- EXISTING STORM SEWER
- EXISTING SPOT ELEV.
- EXISTING EDGE WOODS
- PROPOSED PAD
- PROPOSED WATERMAIN
- PROPOSED GRADE
- PROPOSED STORM SEWER
- PROPOSED SAN SEWER
- T.C. RISER
- LOT LATERAL
- 5' S.S.D.
- 4' S.S.D.
- 65.6 PROPOSED PAD GRADE
- 32 LOT NUMBER
- 62.2 DENOTES "AS-BUILT" ELEVATION



LAKE
 NORMAL POOL = 844.00
 BOTTOM ELEV. = 835.00
 10' YR. ELEV. = 847.23
 100 YR. ELEV. = 848.85

NOTE: REMOVE ALL DEBRIS, BLOCKAGE AND DEAD GROWTH FROM THE FLOWLINE OF THE OFFSITE DITCH AND REPAIR AREAS OF EROSION.

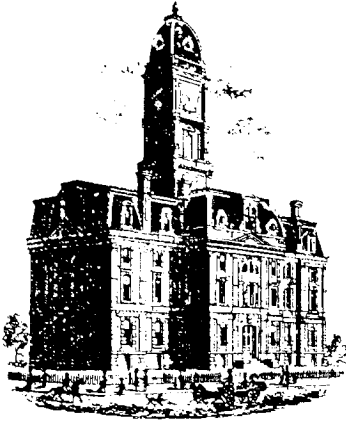
STOEPELWERTH & ASSOCIATES, INC.
 CONSULTING ENGINEERS
 & LAND SURVEYORS
 INDIANAPOLIS INDIANA (317)-849-9935

SHEET NO. 4 OF 21 SHEETS
 JOB NO. 10996

DATE: 7/5/89
 MARK/DRAWN: AS NOTED
 REVISIONS: BY

DAVID J. STOEPELWERTH
 REGISTERED PROFESSIONAL ENGINEER
 No. 19358
 STATE OF INDIANA

DAVID J. STOEPELWERTH
 REGISTERED LAND SURVEYOR
 No. S0474
 STATE OF INDIANA



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

Map Correction-Field Verification

Drain Number: # 207

Drain Length: 10,891

Drain Name: Beacon Point Sec. 1

Change +/- : -34

Date: 06-04-2009

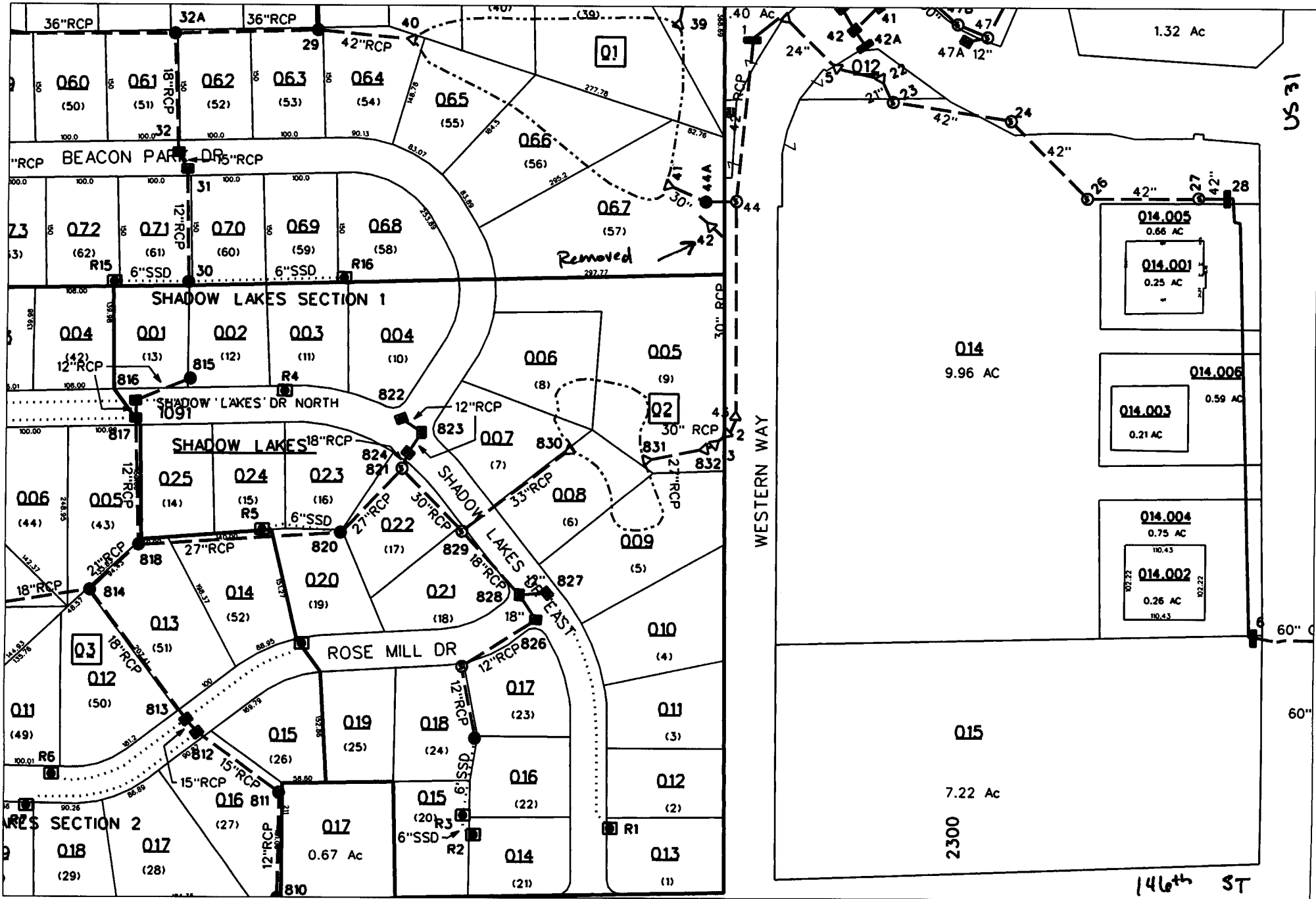
New Length: 10,857

Verified By: SLM & SAB

Notes & Sketch: See the attached map for further detail.

During a recent drainage complaint investigation, it was discovered that the Beacon Point Drain had been modified with the instillation of the Grayhound Pass project. This was missed in our mapping. The modification involved tying the outlet to the Lake (Str. 41) into the 42" RCP installed with Grayhound Pass (Str. 44A). This tie in removed 4' of 30" RCP and 30' feet of open ditch from the existing Beacon Point Sec. 1 drain.

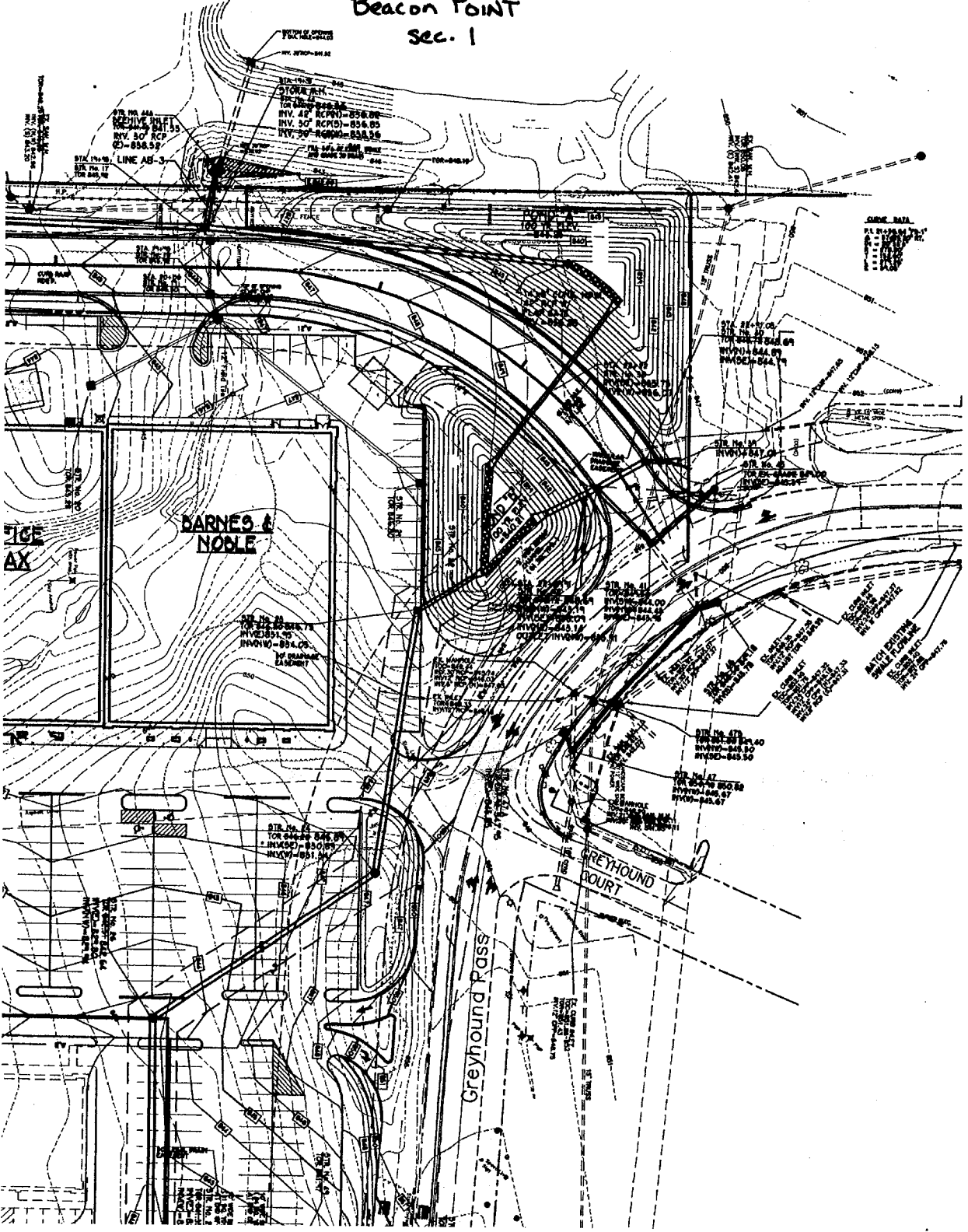
Suzanne L. Mills
GIS Specialist



sub_rg_drn.dgn 6/4/2009 12:11:35 PM



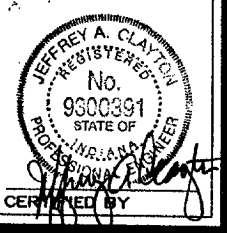
Beacon Point
Sec. 1



Developers of Investment Deal Estate
201 North Main Street, 20th Floor
Indianapolis, IN 46204-4601
800 237-8200

The
Skinner
Broadbent
Company Inc.

AMERICAN CONSULTING, INC.
4185 MILLERSVILLE ROAD
INDIANAPOLIS, IN 46205-2598
(317) 547-3586 FAX: (317) 543-0270
Copyright (C) 1986-2000 by American Consulting, Inc.



**OVERALL PLAN
AS BUILT DRAWINGS**

**D FARMS DRAIN - GREYHOUND PASS ARM
AND
VILLAGE PLAZA DRAIN
US 31 AND GREYHOUND PASS
WESTFIELD, INDIANA**