

**Towns at Weston Pointe
GASB 34 Calculation**

Long Branch Drain – Towns at Weston Pointe: 3310 ft
Crooked Creek Drain – Towns at Weston Pointe: 5785 ft

Total Footage = 9095 ft
Bond Amount = \$257,301.61

Long Branch-Towns at Weston Pointe: $.36(\$257,301.61) = \$92,628.58$
Crooked Creek – Towns at Weston Pointe: $.64(\$257,301.61) = \$164,673.03$



SURVEYOR'S OFFICE

Hamilton County

Kenton C. Ward, Surveyor

Phone (317) 776-8495

Fax (317) 776-9628

Suite 188

One Hamilton County Square

Noblesville, Indiana 46060-2230

January 12, 2005

TO: Hamilton County Drainage Board

RE: Crooked Creek Drain, The Townes At Weston Pointe Arm

Attached is a petition filed by Portrait Homes, LLC. along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for the The Townes At Weston Pointe Arm, Crooked Creek Drain to be located in Clay 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:

6" SSD	2,580 ft.	15" RCP	990 ft.	21" RCP	593 ft.
12" RCP	725 ft.	18" RCP	897 ft.		

The total length of the drain will be 5,785 feet.

The retention ponds (lakes) located in Block D and F are to be considered part of the regulated drain. Only the inlet, outlet and bank will be maintained as part of the regulated drain. The maintenance of the ponds (lakes), such as mowing, will be the responsibility of the Homeowners Association. The Board will however retain jurisdiction for ensuring the storage volume for which the lake 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. Only the main SSD lines which are located within the right of way are to be maintained as regulated drain. Laterals for individual lots will not be considered part of the 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 also believe that no damages will result to landowners by the construction of this drain. I recommend a maintenance assessment of \$5.00 per acre for common areas and platted lots, \$5.00 per acre for roadways, with a \$30.00 minimum. With this assessment the total annual assessment for this drain/this section will be \$301.46.

The petitioner has submitted surety for the proposed drain at this time. Surety shall be submitted prior to the approval of the Hamilton County Board of Commissioners/commencement of construction. The sureties which are in the form of Letter of Credit are as follows:

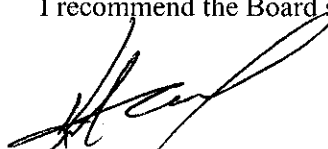
Agent: Washington Mutual
Date: May 28, 2004
Number: STB-2499
For: Storm Sewer
Amount: \$227,334.13

Agent: Washington Mutual
Date: May 28, 2004
Number: STB-2497
For: Erosion Control
Amount: \$23,967.48

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 is for the reduction of the regulated drain easement to those easement widths as shown on the secondary plat for The Townes At Weston Pointe as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for February 28, 2004.



Kenton C. Ward
Hamilton County Surveyor

KCW/pll

STATE OF INDIANA)
)
COUNTY OF HAMILTON)

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

In the matter of Weston Point Subdivision, Section 1 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 Parks at Weston Place, 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 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 Engineers 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.

FILED
MAR 19 2004
OFFICE OF HAMILTON COUNTY SURVEYOR

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 Petitioner cost as per IC 36-9-27-46.

The Petitioner further requests that the Drain be classified as an Urban Drain. Per IC 36-9-27-46.

Christina Pasquinelli - Portrait Homes LLC
Printed Name

Signed

Christine Pasquinelli,
Printed Name

FOR RECORDED OWNER(S) OF LAND INVOLVED

DATE March 15, 2004



CONSULTING ENGINEERS • LAND SURVEYORS

David J. Stoepelwerth, P.E., P.L.S.
President, C.E.O.

Curtis C. Huff, P.L.S.
Vice-President, C.O.O.

R.M. Stoepelwerth, P.E., P.L.S.
President Emeritus

March 18, 2004

FILED

MAR 19 2004

Hamilton County Surveyor
One Hamilton County Square
Suite 188
Noblesville, Indiana 46060

OFFICE OF HAMILTON COUNTY SURVEYOR

Attention: Greg Hoyes

Re: Weston Pointe, Section 1

Dear Mr. Hoyes:

On behalf of the developer Portrait Homes, L.L.C. please accept the following Engineer's Estimate for Weston Pointe, Section 1. The amounts are as follows:

Engineer's Estimate: Weston Pointe Section 1

Description	Quantity	Unit	Unit Price	Total
Storm Sewer				
Curb Inlet	27	EA	\$2,095.55	\$56,579.85
Storm Manhole	3	EA	\$1,906.63	\$5,719.89
Yard Inlet	11	EA	\$926.30	\$10,189.30
4" x 6" Subsurface Drain Wyes	-	LF	\$46.95	\$0.00
4" Subsurface Lateral Drain w/ Bedding & Backfill	-	LF	\$4.95	\$0.00
6" Subsurface Curb Drain w/ Bedding & Backfill	4,760	LF	\$5.25	\$24,990.00
12" RCP Pipe, CL. III w/ Bedding & Backfill	1,106	LF	\$22.83	\$25,249.98
15" RCP Pipe, CL. III w/ Bedding & Backfill	1,396	LF	\$24.94	\$34,816.24
18" RCP Pipe, CL. III w/ Bedding & Backfill	933	EA	\$27.79	\$25,928.07
21" RCP Pipe, CL. III w/ Bedding & Backfill	787	LF	\$32.40	\$25,498.80
24" RCP Pipe, CL. III w/ Bedding & Backfill	8	LF	\$37.50	\$300.00
33" RCP Pipe, CL. III w/ Bedding & Backfill	268	EA	\$50.50	\$13,534.00
11x18" ARCP Pipe, CL. III w/ Bedding & Backfill	71	EA	\$60.50	\$4,295.50
Rip Rap	9	TON	\$25.00	\$232.50
Total				\$227,334.13
Erosion Control				
Temporary Seeding	415,562	SF	\$0.04	\$16,622.48
Silt Fence	4,540	LF	\$1.25	\$5,675.00
Inlet Protection	1	LSUM	\$170.00	\$170.00

Hamilton County Surveyor
 Greg Hoyes
 March 18, 2004
 Page 2

Construction Entrance	1	LSUM	\$1,500.00	\$1,500.00
Total				\$23,967.48

Streets

Curb	10,177	LF	\$5.90	\$60,044.30
1" HAC Surface	2,249	CYD	\$2.15	\$4,835.35
Tack Coat	5,179	CYD	\$0.10	\$517.90
3" HAC Binder	2,787	CYD	\$4.82	\$13,433.34
5" #53 Stone Base	11,234	CYD	\$1.41	\$15,839.94
4" #2 Stone Base	8,993	CYD	\$2.27	\$20,414.11
Stop Sign	9	EA	\$295.00	\$2,655.00
Street Name Sign	8	EA	\$495.00	\$3,960.00
Speed Limit Sign	19	EA	\$295.00	\$5,605.00
Total				\$127,304.94

Monuments/Markers

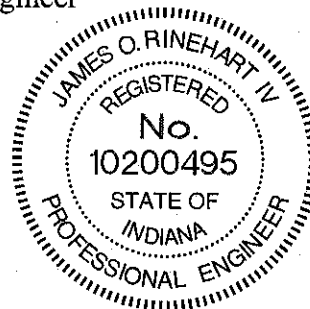
Copperwelds	16	EA	\$130.00	\$2,080.00
Total				\$2,080.00

Grand Total **\$380,686.55**

Witness my signature this 18 day of March, 2004.



James O. Rinehart IV
 Professional Engineer
 No. 10200495



S/37963S1/Agency/EngEst



Washington Mutual

**ADVICE OF ISSUANCE
STANDBY LETTER OF CREDIT**

HCDB-2004-00048
Date: May 28, 2004

HAMILTON COUNTY BOARD OF COUNTY COMMISSIONERS
One Hamilton Country Square
Noblesville, IN 46060



Re: Our Letter of Credit:	STB-2499
Issue Amount:	USD227,334.13
Applicant:	Portrait Homes - Weston Pointe LLC
Expiry:	April 15, 2005

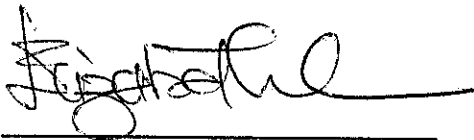
Attached please find the original of the above referenced Letter of Credit, which we have issued on behalf of the applicant.

If you have any questions, please call:

Elizabeth Chong	206-377-5460
Toll Free	888-310-2452

For any future inquiries, please refer to our above reference.

Best regards,



International Banking

1201 3rd Avenue
Suite 1000
Seattle, WA 98101
toll free 888.310.2452
fax 206.490.8265
swift WMSBUS66



FILE
COPY

ORIGINAL

Washington Mutual

HCDB-2004-06048

IRREVOCABLE STANDBY LETTER OF CREDIT

Date: may 28, 2004

Beneficiary:	Hamilton County Board of Commissioners One Hamilton Country Square Noblesville, IN 46060	Letter of Credit No.:	STB-2499
		Issue Amount:	USD227,334.13
		In words:	(US Dollars Two Hundred Twenty Seven Thousand Three Hundred Thirty Four and 13/100)



We hereby authorize you to draw on Washington Mutual Bank FA for account of **Portrait Homes - Weston Pointe LLC, 6880 N. Frontage Road, Suite 100, Burr Ridge, IL 60527**, up to an amount of US Dollars Two Hundred Twenty Seven Thousand Three Hundred Thirty Four and 13/100 (US\$227,334.13) available by your draft at sight accompanied by the following documents:

1. This original Standby letter of credit
2. Signed Beneficiary's Statement indicating that: "Portrait Homes - Weston Pointe LLC is in default with regards to the agreed upon storm sewer installation for the Weston Pointe subdivision in accordance with the approved plans and specifications."

Special Conditions:

1. Partial and multiple drawings are not allowed.

Drafts and documents must be presented at this office, 1201 Third Avenue, Suite 1000, Attn: International Banking, Seattle, Washington 98101 between our business hours of 8:00am - 5:00pm Pacific Time on or before **April 15, 2005**, on which day this Standby letter of credit will expire.

Each draft must state that it is "Drawn under Washington Mutual Bank FA, Irrevocable Standby Letter of Credit no. STB-2499."

We hereby engage with drawers that drafts drawn and documents presented in strict compliance with the terms of this irrevocable Standby letter of credit will be duly honored upon presentation to us.

This letter of credit is subject to the International Standby Practices 1998 (ICC Publication 590).

Kristin McQuesten
Assistant Vice President

International Banking
1201 3rd Avenue
Suite 1000
Seattle, WA 98101
toll free 888.310.2452
fax 206.490.8265
swift WMSBUS66





Washington Mutual

**ADVICE OF AMENDMENT
STANDBY LETTER OF CREDIT**

H C D B - 2004 - 0004 8 A

Date: June 4, 2004

HAMILTON COUNTY BOARD OF COMISSIONERS
One Hamilton Country Square
Nobleville, IN 46060



Re: Our Letter of Credit: **STB-2499**
Issue Amount: **USD227,334.13**
Applicant: **Portrait Homes - Weston Pointe LLC**
Amendment No.: **01**
Amendment Date: **June 4, 2004**

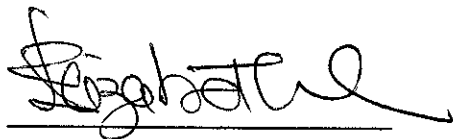
Attached please find an original amendment on the above referenced Letter of Credit.

If you have any questions, please call:

Elizabeth Chong 206-377-5460
Toll Free 888-310-2452

For any future inquiries, please refer to our above reference.

Best regards,



International Banking
1201 3rd Avenue
Suite 1000
Seattle, WA 98101
toll free 888.310.2452
fax 206.490.8265
swift WMSBUS66





ORIGINAL

Washington Mutual

HCDB-2004-00048

IRREVOCABLE STANDBY LETTER OF CREDIT AMENDMENT

Date: June 4, 2004 ✓

Beneficiary: Hamilton County Board of Commissioners
One Hamilton Country Square
Nobleville, IN 46060

Letter of Credit No.: STB-2499

Issue Amount: USD227,334.13
In words: (US Dollars Two Hundred Twenty Seven Thousand Three Hundred Thirty Four and 13/100)



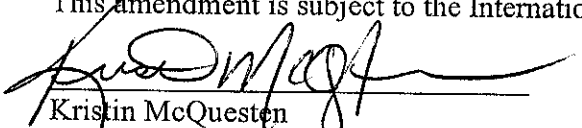
AMENDMENT NUMBER: 01

We hereby amend the above Standby Letter of Credit, on behalf of **Portrait Homes - Weston Pointe LLC, 6880 N. Frontage Road, Suite 100, Burr Ridge, IL 60527**, as follows:

1. Please extend expiration date to **May 28, 2005**

All other terms and conditions remain unchanged.

This amendment is subject to the International Standby Practices 1998 (ICC Publication 590).


 Kristin McQuesten
 Assistant Vice President

International Banking
 1201 3rd Avenue
 Suite 1000
 Seattle, WA 98101
 toll free 888.310.2452
 fax 206.490.8265
 swift WMSBUS66





Washington Mutual

**ADVICE OF ISSUANCE
STANDBY LETTER OF CREDIT**

HADB-2004-00049
Date: May 28, 2004

HAMILTON COUNTY BOARD OF COUNTY COMMISSIONERS
One Hamilton Country Square
Noblesville, IN 46060



Re: Our Letter of Credit:	STB-2497
Issue Amount:	USD23,967.48
Applicant:	Portrait Homes - Weston Pointe LLC
Expiry:	April 15, 2005

Attached please find the original of the above referenced Letter of Credit, which we have issued on behalf of the applicant.

If you have any questions, please call:

Elizabeth Chong	206-377-5460
Toll Free	888-310-2452

For any future inquiries, please refer to our above reference.

Best regards,

International Banking
1201 3rd Avenue
Suite 1000
Seattle, WA 98101
toll free 888.310.2452
fax 206.490.8265
swift WMSBUS66



FILE COPY

ORIGINAL

Washington Mutual

HCDB-2004-00049

IRREVOCABLE STANDBY LETTER OF CREDIT

Date: May 28, 2004

Beneficiary:	Hamilton County Board of Commissioners	Letter of Credit No.:	STB-2497
	One Hamilton Country Square	Issue Amount:	USD23,967.48
	Noblesville, IN 46060	In words:	(US Dollars Twenty Three Thousand Nine Hundred Sixty Seven and 48/100)



We hereby authorize you to draw on Washington Mutual Bank FA for account of **Portrait Homes - Weston Pointe LLC, 6880 N. Frontage Road, Suite 100, Burr Ridge, IL 60527**, up to an amount of US Dollars Twenty Three Thousand Nine Hundred Sixty Seven and 48/100 (US\$23,967.48) available by your draft at sight accompanied by the following documents:

1. This original Standby letter of credit
2. Signed Beneficiary's Statement indicating that: "Portrait Homes – Weston Pointe LLC is in default with regards to preparing the agreed upon erosion control items for the Weston Pointe subdivision in accordance with the approved plans and specifications."

Special Conditions:


1. Partial and multiple drawings are not allowed.

Drafts and documents must be presented at this office, 1201 Third Avenue, Suite 1000, Attn: International Banking, Seattle, Washington 98101 between our business hours of 8:00am - 5:00pm Pacific Time on or before **April 15, 2005**, on which day this Standby letter of credit will expire.

Each draft must state that it is "Drawn under Washington Mutual Bank FA, Irrevocable Standby Letter of Credit no. STB-2497."

We hereby engage with drawers that drafts drawn and documents presented in strict compliance with the terms of this irrevocable Standby letter of credit will be duly honored upon presentation to us.

This letter of credit is subject to the International Standby Practices 1998 (ICC Publication 590).


 Kristin McQuesten
 Assistant Vice President

International Banking
 1201 3rd Avenue
 Suite 1000
 Seattle, WA 98101
 toll free 888.310.2452
 fax 206.490.8265
 swift WMSBUS66





Washington Mutual

**ADVICE OF AMENDMENT
STANDBY LETTER OF CREDIT**

HC DB-2004-00049 A

Date: June 4, 2004

HAMILTON COUNTY BOARD OF COMISSIONERS
One Hamilton Country Square
Nobleville, IN 46060



Re: Our Letter of Credit: **STB-2497**
Issue Amount: **USD23,967.48**
Applicant: **Portrait Homes - Weston Pointe LLC**
Amendment No.: **01**
Amendment Date: **June 4, 2004**

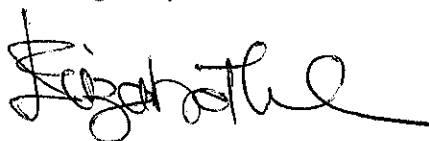
Attached please find an original amendment on the above referenced Letter of Credit.

If you have any questions, please call:

Elizabeth Chong 206-377-5460
Toll Free 888-310-2452

For any future inquiries, please refer to our above reference.

Best regards,



International Banking
1201 3rd Avenue
Suite 1000
Seattle, WA 98101
toll free 888.310.2452
fax 206.490.8265
swift WMSBUS66





Washington Mutual

HCDB-2004-00049

ORIGINAL

IRREVOCABLE STANDBY LETTER OF CREDIT AMENDMENT

Date: June 4, 2004

Beneficiary: **Hamilton County Board of Commissioners
One Hamilton Country Square
Noblesville, IN 46060**

Letter of Credit No.: **STB-2497**

Issue Amount: **USD23,967.48**
In words: **(US Dollars Twenty Three
Nine Hundred Sixty Seven
and 48/200)**



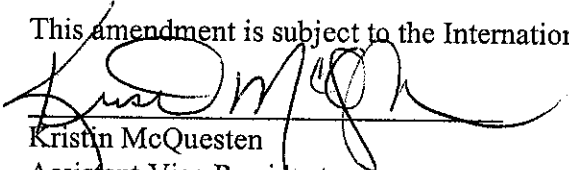
AMENDMENT NUMBER: 01

We hereby amend the above Standby Letter of Credit, on behalf of **Portrait Homes - Weston Pointe LLC, 6880 N. Frontage Road, Suite 100, Burr Ridge, IL 60527**, as follows:

- 1. Please extend expiration date to **May 28, 2005**

All other terms and conditions remain unchanged.

This amendment is subject to the International Standby Practices 1998 (ICC Publication 590).


Kristin McQuesten
Assistant Vice President

International Banking
1201 3rd Avenue
Suite 1000
Seattle, WA 98101
toll free 888.310.2452
fax 206.490.8265
swift WMSBUS66



BEFORE THE HAMILTON COUNTY DRAINAGE BOARD
IN THE MATTER OF
Crooked Creek Drain, The Townes At Weston Pointe Arm

NOTICE

To Whom It May Concern and: _____

Notice is hereby given of the hearing of the Hamilton County Drainage Board on the **Crooked Creek Drain, The Townes At Weston Pointe Arm** on **February 28, 2005** at **9:20 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

Crooked Creek Drain, The Townes At Weston Pointe Arm

NOTICE

Notice is hereby given pursuant to Section 405 of the 1965 Indiana Drainage Code that this Board, prior to final adjournment on **February 28, 2005** 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

FINDINGS AND ORDER

CONCERNING THE MAINTENANCE OF THE

Crooked Creek Drain, Townes At Weston Pointe Arm

On this **28th day of February 2005**, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the **Crooked Creek Drain, Townes At Weston Pointe 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.

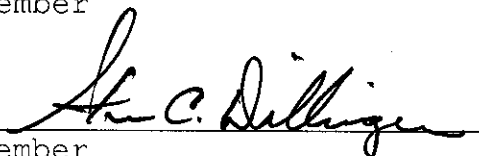
HAMILTON COUNTY DRAINAGE BOARD



President



Member



Member

Attest:





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

To: Hamilton County Drainage Board

June 30, 2009

Re: Crooked Creek Drain: Townes at Weston Pointe Arm

Attached are as-builts, certificate of completion & compliance, and other information for Townes at Weston Pointe. 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 January 12, 2005. The report was approved by the Board at the hearing held February 28, 2005. (See Drainage Board Minutes Book 8, Pages 207-208) The changes are as follows:

Structure:	Length:	Size	Material:	Up Invert:	Dn_Invert:	Grade:	Changes:
629-628	54	12	RCP	901.95	899.95	3.85	
628-627	30	15	RCP	897.87	897.71	0.53	
627-626	126	12	RCP	898.54	897.99	0.44	
626-625	105	15	RCP	897.79	897.42	0.54	
625-623	68	15	RCP	897.79	897.42	0.54	-1
641-640	54	12	RCP	899.95	897.87	3.85	-1
640-639	30	15	RCP	897.87	897.71	0.53	
639-638	53	15	RCP	897.31	896.71	1.89	-2
654-exst.	70	21	RCP	896.62	894.69	2.76	
618-619	48	15	RCP	898.65	898.35	0.63	-3
619-620	81	15	RCP	898.35	898.19	0.2	1
620-621	102	15	RCP	898.19	897.95	0.24	
621-622a	26	18	RCP	897.95	897.81	0.54	1
622a-622	30	18	RCP	897.81	897.76	0.17	
622-623	48	18	RCP	897.76	897.42	0.71	
623-624	288	18	RCP	897.42	896.69	0.25	-2
636-635	96	12	RCP	900.48	900.27	0.22	-1
635-634	103	15	RCP	900.27	899.89	0.37	-1
634-633	105	18	RCP	899.89	899.62	0.26	1
633-632	77	18	RCP	899.62	899.32	0.39	-1
632-631	141	21	RCP	899.32	898.95	0.26	1

631-630	131	21	RCP	898.95	898.59	0.27	-1
651-650	150	12	RCP	902.41	899.2	2.14	
650-649	96	18	RCP	899.2	898.81	0.4	-1
649-648	58	21	RCP	898.81	898.64	0.29	-6
652-649	226	18	RCP	900.11	898.81	0.57	
653-649	165	15	RCP	899.79	898.81	0.59	-1
637-632	86	12	RCP	900.26	900	0.3	
646-646a	29	12	RCP	900.9	900.21	2.38	-1
646a-645	21	15	RCP	900.21	899.79	2	1
645-644	208	15	RCP	899.79	899.11	0.33	
644-643	83	21	RCP	899.11	898.73	0.46	
643-642	108	21	RCP	898.73	896.71	1.87	4
647-647a	29	12	RCP	900.79	899.54	4.31	-1
647a-644	18	12	RCP	899.54	899.11	2.39	

RCP & RCAP Pipe Totals:

12	642
15	1014
18	896
21	591

Total: 3143

6" SSD Totals:

Weston Pt. Drive	1952
Monitor Ln.	310
Total	<u>2262</u>

The length of the drain due to the changes described above is now **5,785 feet**.

The non-enforcement was approved by the Board at its meeting on February 28, 2005 and recorded under instrument #200500013395.


The following sureties were guaranteed by Washington Mutual and expired on May 28, 2005.

Bond-LC No: STB-2499
Insured For: Storm Sewers
Amount: \$227,334.13
Issue Date: May 28, 2004

Bond-LC No: STB-2497
Insured For: Erosion Control
Amount: \$23,967.48
Issue Date: May 28, 2004

I recommend the Board approve the drain's construction as complete and acceptable.

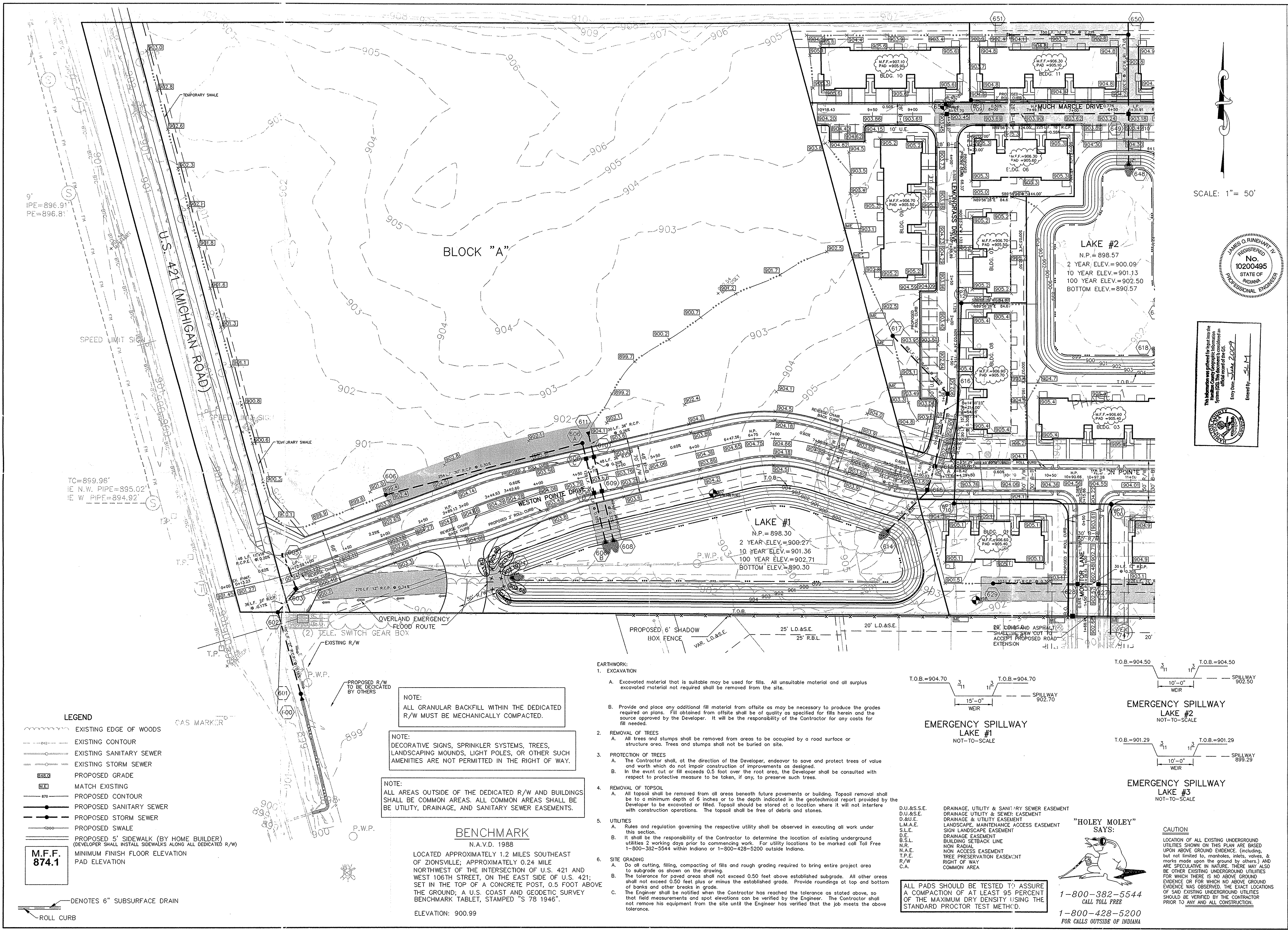
Sincerely,



Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/slm

S:\1796551\wg\C200-Site Development Plan.dwg, Layout1, 11/2/2005 3:36:49 PM, kouramins, 1:1



I.P.E.=896.91
P.E.=896.81

TC=899.96'
I.E. N.W. PIPE=895.02'
I.E. W. PIPE=894.92'

- LEGEND**
- EXISTING EDGE OF WOODS
 - EXISTING CONTOUR
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - PROPOSED GRADE
 - MATCH EXISTING
 - PROPOSED CONTOUR
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - PROPOSED SWALE
 - PROPOSED 5' SIDEWALK (BY HOME BUILDER)
(DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL DEDICATED R/W)
 - MINIMUM FINISH FLOOR ELEVATION
 - PAD ELEVATION
 - M.F.F. 874.1
 - DENOTES 6" SUBSURFACE DRAIN
 - ROLL CURB

NOTE:
ALL GRANULAR BACKFILL WITHIN THE DEDICATED R/W MUST BE MECHANICALLY COMPACTED.

NOTE:
DECORATIVE SIGNS, SPRINKLER SYSTEMS, TREES, LANDSCAPING MOUNDS, LIGHT POLES, OR OTHER SUCH AMENITIES ARE NOT PERMITTED IN THE RIGHT OF WAY.

NOTE:
ALL AREAS OUTSIDE OF THE DEDICATED R/W AND BUILDINGS SHALL BE COMMON AREAS. ALL COMMON AREAS SHALL BE UTILITY, DRAINAGE, AND SANITARY SEWER EASEMENTS.

BENCHMARK
N.A.V.D. 1988

LOCATED APPROXIMATELY 1.2 MILES SOUTHEAST OF ZIONSVILLE; APPROXIMATELY 0.24 MILE NORTHWEST OF THE INTERSECTION OF U.S. 421 AND WEST 106TH STREET, ON THE EAST SIDE OF U.S. 421; SET IN THE TOP OF A CONCRETE POST, 0.5 FOOT ABOVE THE GROUND; A U.S. COAST AND GEODETIC SURVEY BENCHMARK TABLET, STAMPED "S 78 1946".

ELEVATION: 900.99

- EARTHWORK:**
- EXCAVATION
 - Excavated material that is suitable may be used for fills. All unsuitable material and all surplus excavated material not required shall be removed from the site.
 - REMOVAL OF TREES
 - All trees and stumps shall be removed from areas to be occupied by a road surface or structure area. Trees and stumps shall not be buried on site.
 - PROTECTION OF TREES
 - The Contractor shall, at the direction of the Developer, endeavor to save and protect trees of value and worth which do not impair construction of improvements as designed.
 - In the event cut or fill exceeds 0.5 foot over the root area, the Developer shall be consulted with respect to protective measure to be taken, if any, to preserve such trees.
 - REMOVAL OF TOPSOIL
 - All topsoil shall be removed from all areas beneath future pavements or building. Topsoil removal shall be to a minimum depth of 6 inches or to the depth indicated in the geotechnical report provided by the Developer to be excavated or filled. Topsoil should be stored at a location where it will not interfere with construction operations. The topsoil shall be free of debris and stones.
 - UTILITIES
 - Rules and regulation governing the respective utility shall be observed in executing all work under this section.
 - It shall be the responsibility of the Contractor to determine the location of existing underground utilities 2 working days prior to commencing work. For utility locations to be marked call Toll Free 1-800-382-5544 within Indiana or 1-800-428-5200 outside Indiana.
 - SITE GRADING
 - Do all cutting, filling, compacting of fills and rough grading required to bring entire project area to subgrade as shown on the drawing.
 - The tolerance for paved areas shall not exceed 0.50 feet above established subgrade. All other areas shall not exceed 0.50 feet plus or minus the established grade. Provide roundings at top and bottom of banks and other breaks in grade.
 - The Engineer shall be notified when the Contractor has reached the tolerance as stated above, so that field measurements and spot elevations can be verified by the Engineer. The Contractor shall not remove his equipment from the site until the Engineer has verified that the job meets the above tolerance.

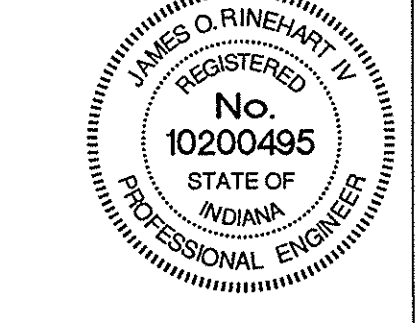
- D.U.&S.E. DRAINAGE UTILITY & SEWER EASEMENT
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- L.M.A.E. LANDSCAPE, MAINTENANCE ACCESS EASEMENT
- S.L.E. SIGN LANDSCAPE EASEMENT
- D.E. DRAINAGE EASEMENT
- B.S.L. BUILDING SETBACK LINE
- N.R. NON RADIAL
- N.A.E. NON ACCESS EASEMENT
- T.P.E. TREE PRESERVATION EASEMENT
- R/W RIGHT OF WAY
- C.A. COMMON AREA

ALL PADS SHOULD BE TESTED TO ASSURE A COMPACTION OF AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY USING THE STANDARD PROCTOR TEST METHOD.



CAUTION
LOCATION OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE, (including, but not limited to, manholes, inlets, valves, & marks made upon the ground by others,) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

SCALE: 1" = 50'



This information was prepared by me from the Hamilton County Geographic Information System (GIS). This document is considered an official record of this GIS.
Entry Date: 5/26/2004
Entered By: SLH

CERTIFIED: 12/12/03

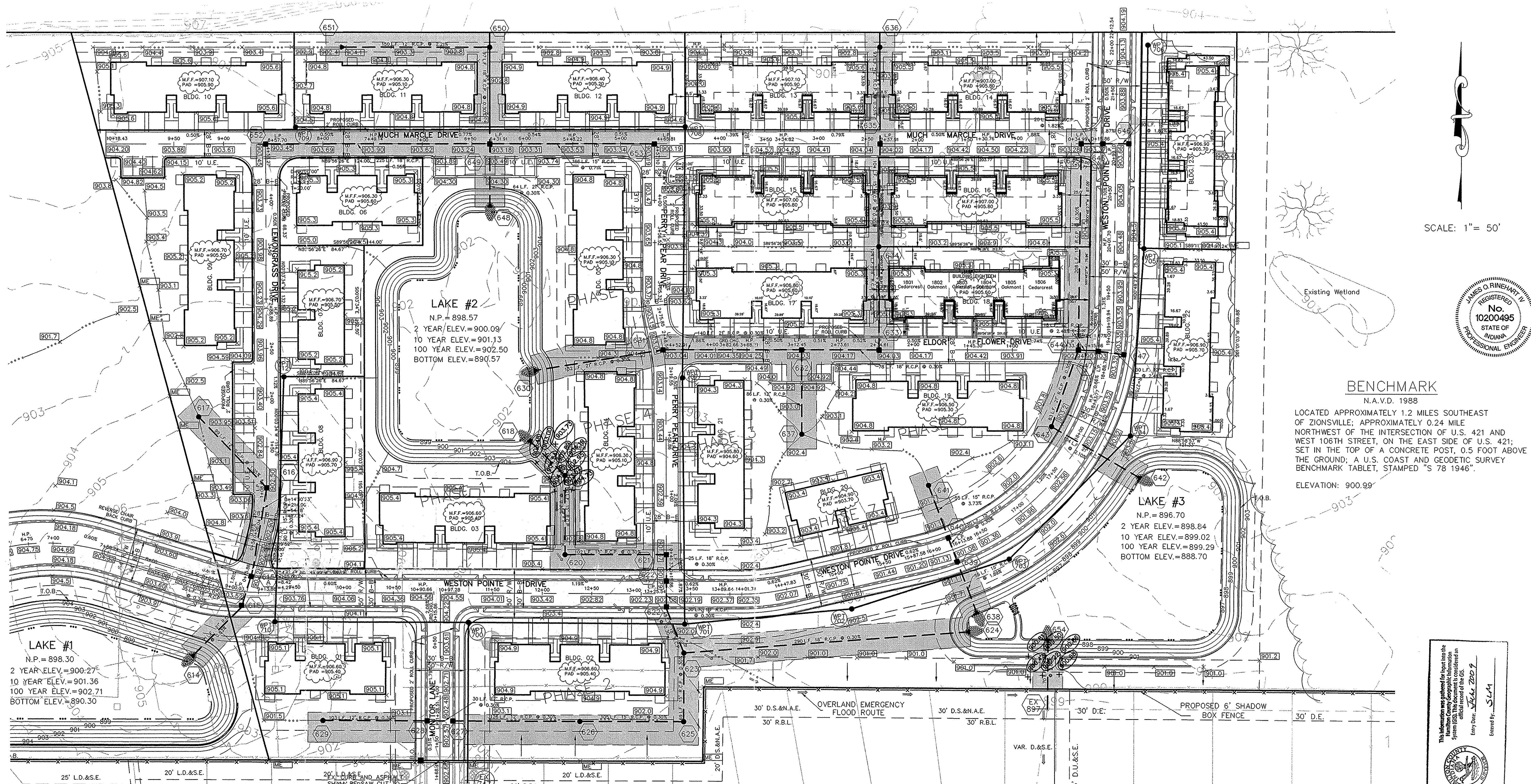
CONSULTING ENGINEERS - LAND SURVEYORS
(317) 849-5935 1-800-728-6917 FAX: (317) 849-5942
INDIANA FISHERS

SITE DEVELOPMENT PLAN
THE TOWNSE AT WESTON POINTE SECTION ONE
INDIANA CARMEL

SHEET NO. **C200**
JOB NO. 37963

OWN BY	DATE	MARK	REVISIONS
AAA	7/21/04		
AAA	7/8/04		
BWR	02/27/04		
AAA	02/27/04		
AAA	02/27/04		
AAA	02/27/04		
AAA	02/27/04		
AAA	02/27/04		
AAA	02/27/04		
AAA	02/27/04		

S:\3795531\dwg\C201-Site Development Plan.dwg, Layout1, 11/7/2005 3:38:05 PM, kaummins, 1:1



SCALE: 1" = 50'



BENCHMARK
N.A.V.D. 1988
LOCATED APPROXIMATELY 1.2 MILES SOUTHEAST OF ZIONSVILLE; APPROXIMATELY 0.24 MILE NORTHWEST OF THE INTERSECTION OF U.S. 421 AND WEST 106TH STREET, ON THE EAST SIDE OF U.S. 421; SET IN THE TOP OF A CONCRETE POST, 0.5 FOOT ABOVE THE GROUND; A U.S. COAST AND GEODETIC SURVEY BENCHMARK TABLET, STAMPED "S 78 1946".
ELEVATION: 900.99'

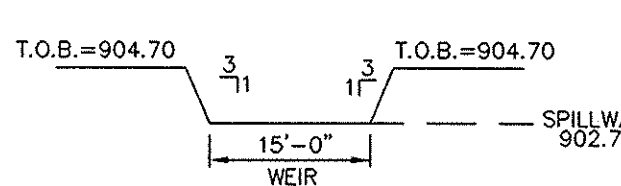
LAKE #1
N.P. = 898.30
2 YEAR ELEV. = 900.27'
10 YEAR ELEV. = 901.36'
100 YEAR ELEV. = 902.71'
BOTTOM ELEV. = 890.30'

LAKE #2
N.P. = 898.57
2 YEAR ELEV. = 900.09'
10 YEAR ELEV. = 901.13'
100 YEAR ELEV. = 902.50'
BOTTOM ELEV. = 890.57'

LAKE #3
N.P. = 896.70
2 YEAR ELEV. = 898.84'
10 YEAR ELEV. = 899.02'
100 YEAR ELEV. = 899.29'
BOTTOM ELEV. = 888.70'

- LEGEND**
- EXISTING EDGE OF WOODS
 - EXISTING CONTOUR
 - EXISTING SANITARY SEWER
 - EXISTING STORM SEWER
 - PROPOSED GRADE
 - MATCH EXISTING
 - PROPOSED CONTOUR
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - PROPOSED SWALE
 - PROPOSED 5' SIDEWALK (BY HOME BUILDER)
DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL DEDICATED R/W
 - MINIMUM FINISH FLOOR ELEVATION
 - PAD ELEVATION
- M.F.F.**
874.1

- EARTHWORK:**
- EXCAVATION**
 - Excavated material that is suitable may be used for fills. All unsuitable material and all surplus excavated material not required shall be removed from the site.
 - Provide and place any additional fill material from offsite as may be necessary to produce the grades required on plans. Fill obtained from offsite shall be of quality as specified for fills herein and the source approved by the Developer. It will be the responsibility of the Contractor for any costs for fill needed.
 - REMOVAL OF TREES**
 - All trees and stumps shall be removed from areas to be occupied by a road surface or structure area. Trees and stumps shall not be buried on site.
 - PROTECTION OF TREES**
 - The Contractor shall, at the direction of the Developer, endeavor to save and protect trees of value and worth which do not impair construction of improvements as designed.
 - In the event cut or fill exceeds 0.5 foot over the root area, the Developer shall be consulted with respect to protective measure to be taken, if any, to preserve such trees.
 - REMOVAL OF TOPSOIL**
 - All topsoil shall be removed from all areas beneath future pavements or building. Topsoil removal shall be to a minimum depth of 6 inches or to the depth indicated in the geotechnical report provided by the Developer to be excavated or filled. Topsoil should be stored at a location where it will not interfere with construction operations. The topsoil shall be free of debris and stones.
 - UTILITIES**
 - Rules and regulation governing the respective utility shall be observed in executing all work under this section.
 - It shall be the responsibility of the Contractor to determine the location of existing underground utilities 2 working days prior to commencing work. For utility locations to be marked call Toll Free 1-800-382-5544 within Indiana or 1-800-428-5200 outside Indiana.
 - SITE GRADING**
 - All cutting, filling, compacting of fills and rough grading required to bring entire project area to subgrade as shown on the drawing.
 - The tolerance for paved areas shall not exceed 0.50 feet above established subgrade. All other areas shall not exceed 0.50 feet plus or minus the established grade. Provide roundings at top and bottom of banks and other breaks in grade.
 - The Engineer shall be notified when the Contractor has reached the tolerance as stated above, so that field measurements and spot elevations can be verified by the Engineer. The Contractor shall not remove his equipment from the site until the Engineer has verified that the job meets the above tolerance.

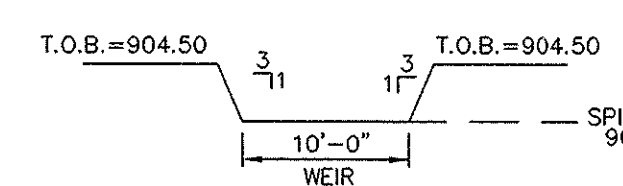


EMERGENCY SPILLWAY LAKE #1
NOT-TO-SCALE

NOTE:
ALL GRANULAR BACKFILL WITHIN THE DEDICATED R/W MUST BE MECHANICALLY COMPACTED.

NOTE:
DECORATIVE SIGNS, SPRINKLER SYSTEMS, TREES, LANDSCAPING MOUNDS, LIGHT POLES, OR OTHER SUCH AMENITIES ARE NOT PERMITTED IN THE RIGHT OF WAY.

NOTE:
ALL AREAS OUTSIDE OF THE DEDICATED R/W AND BUILDINGS SHALL BE COMMON AREAS. ALL COMMON AREAS SHALL BE UTILITY, DRAINAGE, AND SANITARY SEWER EASEMENTS.

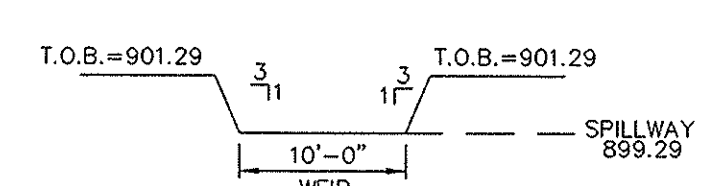


EMERGENCY SPILLWAY LAKE #2
NOT-TO-SCALE

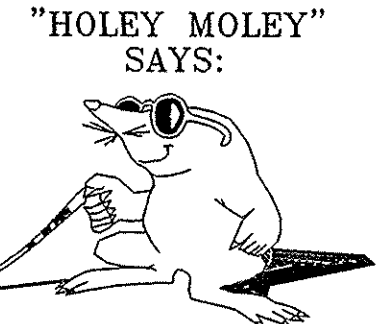
- D.U.&S.E.
- D.U.&S.E.
- D.&U.E.
- L.M.A.E.
- S.L.E.
- D.E.
- B.S.L.
- N.R.
- N.A.E.
- T.P.E.
- R/W
- C.A.

DRAINAGE, UTILITY & SANITARY SEWER EASEMENT
DRAINAGE UTILITY & SEWER EASEMENT
DRAINAGE & UTILITY EASEMENT
LANDSCAPE, MAINTENANCE, ACCESS EASEMENT
SIGN LANDSCAPE EASEMENT
DRAINAGE EASEMENT
BUILDING SETBACK LINE
NON RADIAL
NON ACCESS EASEMENT
TREE PRESERVATION EASEMENT
RIGHT OF WAY
COMMON AREA

ALL PADS SHOULD BE TESTED TO ASSURE A COMPACTION OF AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY USING THE STANDARD PROCTOR TEST METHOD.



EMERGENCY SPILLWAY LAKE #3
NOT-TO-SCALE



"HOLEY MOLEY" SAYS:
1-800-382-5544
CALL TOLL FREE
1-800-428-5200
FOR CALLS OUTSIDE OF INDIANA

CAUTION
LOCATION OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE, (including, but not limited to, manholes, inlets, valves, & marks made upon the ground by others.) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CONSULTING ENGINEERS - LAND SURVEYORS
(317) 849-5835 1-800-728-6817 FAX: (317) 849-5942

INDIANA

SITE DEVELOPMENT PLAN
THE TOWNSE AT WESTON POINTE SECTION ONE
INDIANA

C201

SHEET NO. C201
JOB NO. 37953

CERTIFIED: 12/12/03

DATE: 12/12/03

REVISIONS:

BY:

CHK BY: AAA

DATE: 12/12/03

REVISIONS:

DATE: 12/12/03

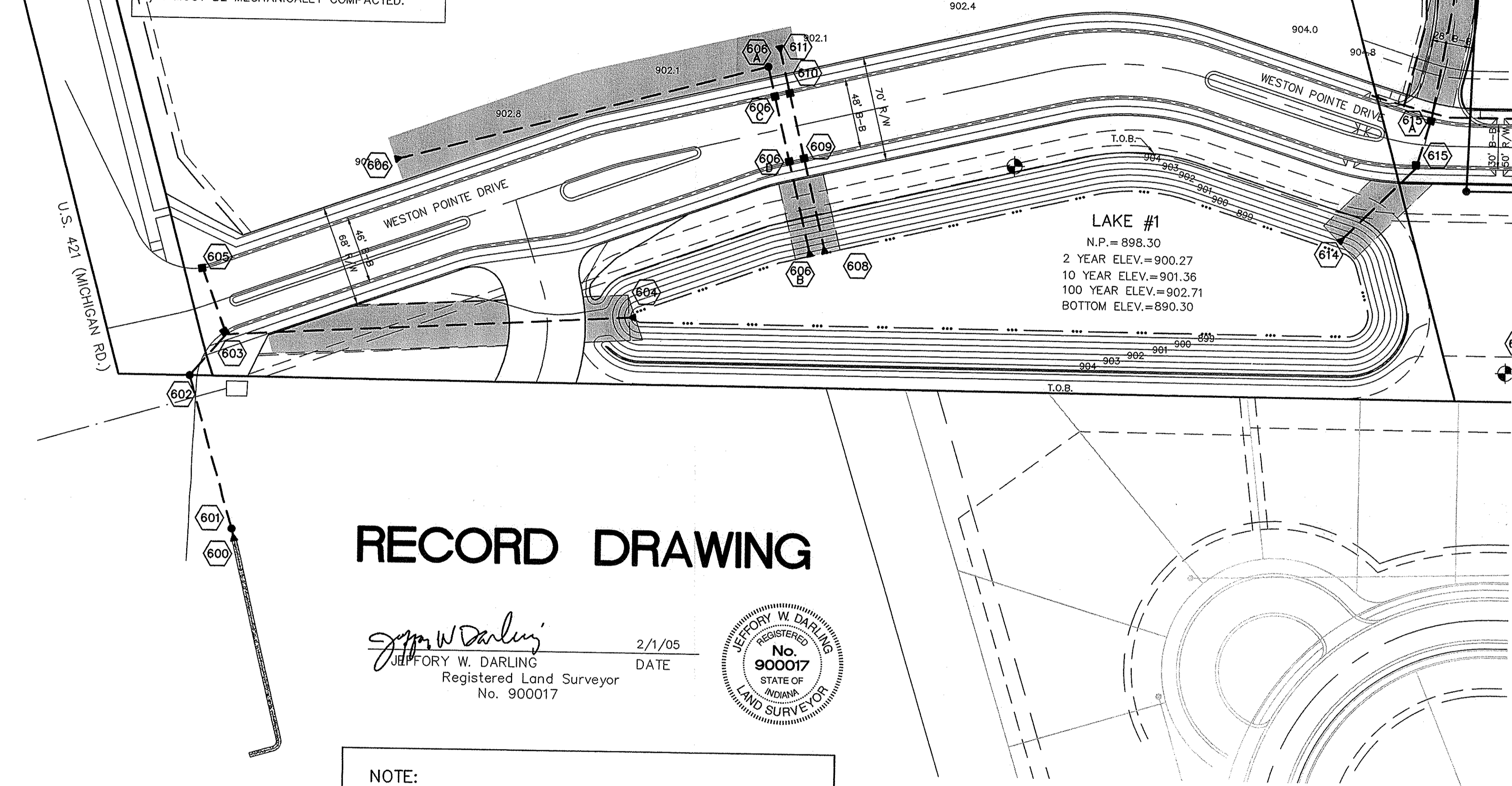
BY:

PIPE SIZE	STRUCTURES LESS THAN 48" FROM T/C TO INVERT	STRUCTURES GREATER THAN 48" FROM T/C TO INVERT	ANGLE AND QUALITY OF PIPES WILL REQUIRE SPECIAL DESIGN	STEPS REQUIRED	CURB CASTING *R-3501 N	CASTING *3501 TL & TR
12" to 18"	24"x24"			No	Yes	Yes
12" to 21"	30"x30"			No	Yes	Yes
18" to 21"		MH/BOX		Yes	Yes	Yes
21" to 27"	24"x36"			No	No	Yes
12" to 24"	36"x36"			No	Yes	Yes
24" OR LARGER				No	No	Yes
24" or LARGER		MH/BOX		Yes**	Yes	Yes

* PIPES NO LARGER THAN 18" CAN BE USED IN THE 2' SIDE OF THIS BOX
 ** INCOMING AND OUT GOING PIPES EFFECT STEPS IN THIS STRUCTURE

NOTE:
 ALL GRANULAR BACKFILL WITHIN THE DEDICATED R/W MUST BE MECHANICALLY COMPACTED.

SPECIAL NOTE:
 STRUCTURES DEEPER THAN 48" FROM T/C TO INVERT WILL BE A MH OR A BOX WITH STEPS UNLESS SPECIAL DESIGN IS APPROVED.
 SPECIAL NOTE:
 STRUCTURES WILL BE DESIGNED FOR MAXIMUM FLOW IN PIPES
 SPECIAL NOTE:
 COUNTY MAY REQUIRE STEPS TO BE INSTALLED AFTER STRUCTURE IS SET, TO IMPROVE ACCESS.

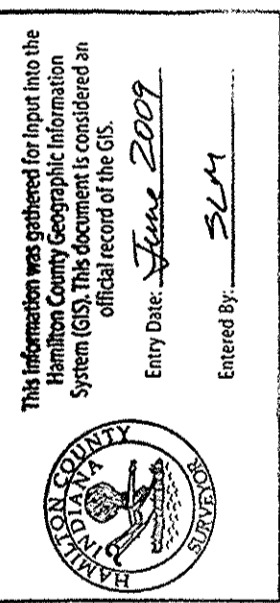
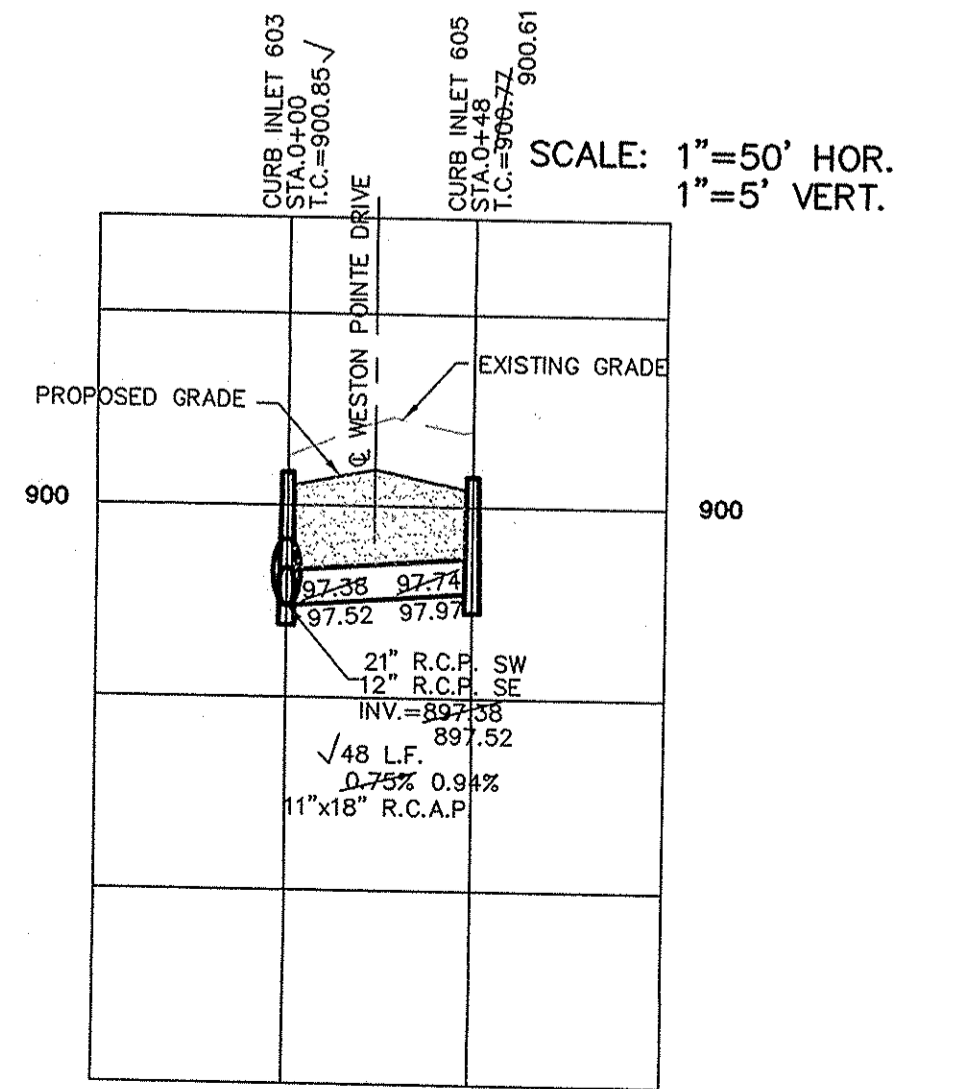
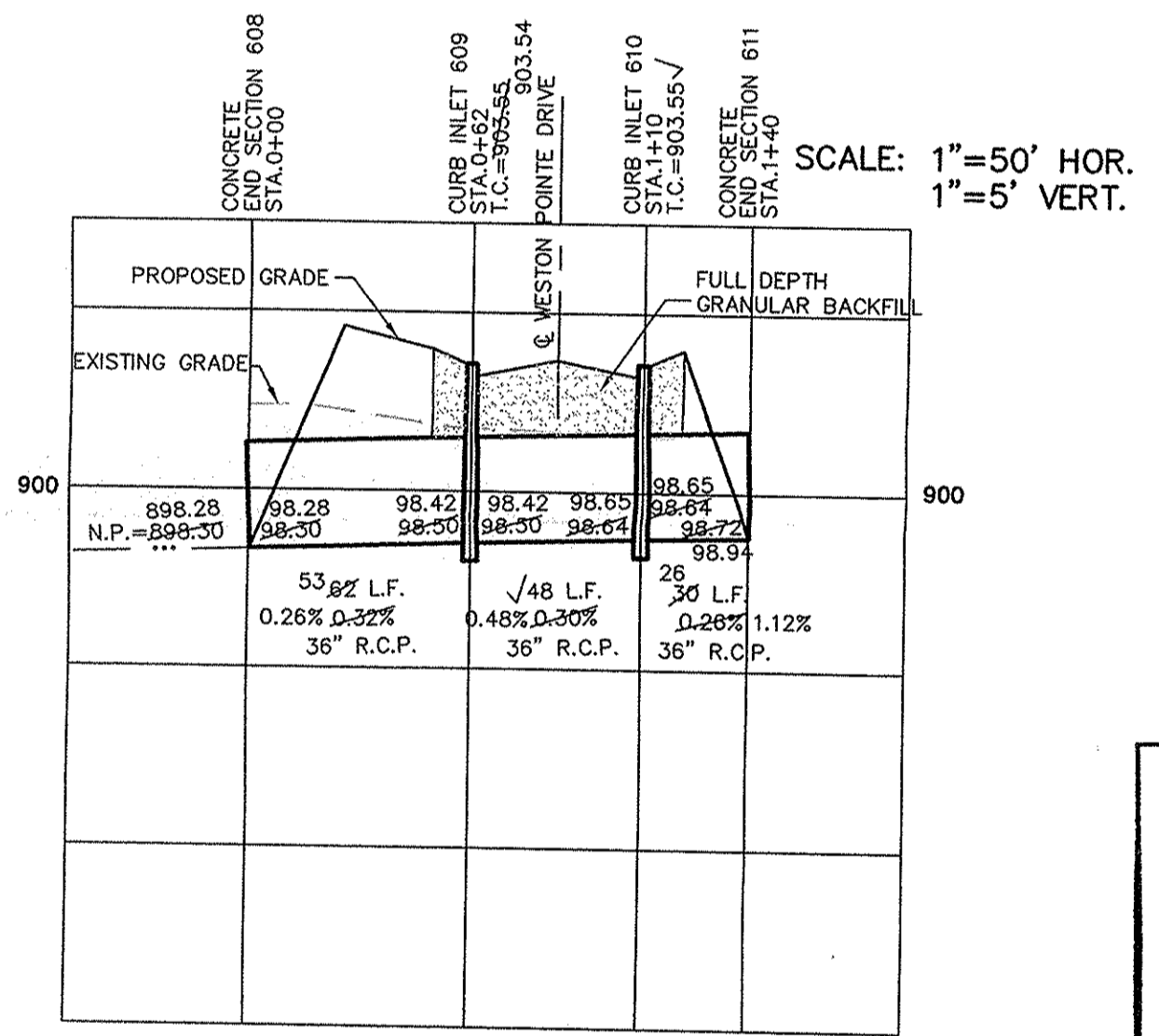
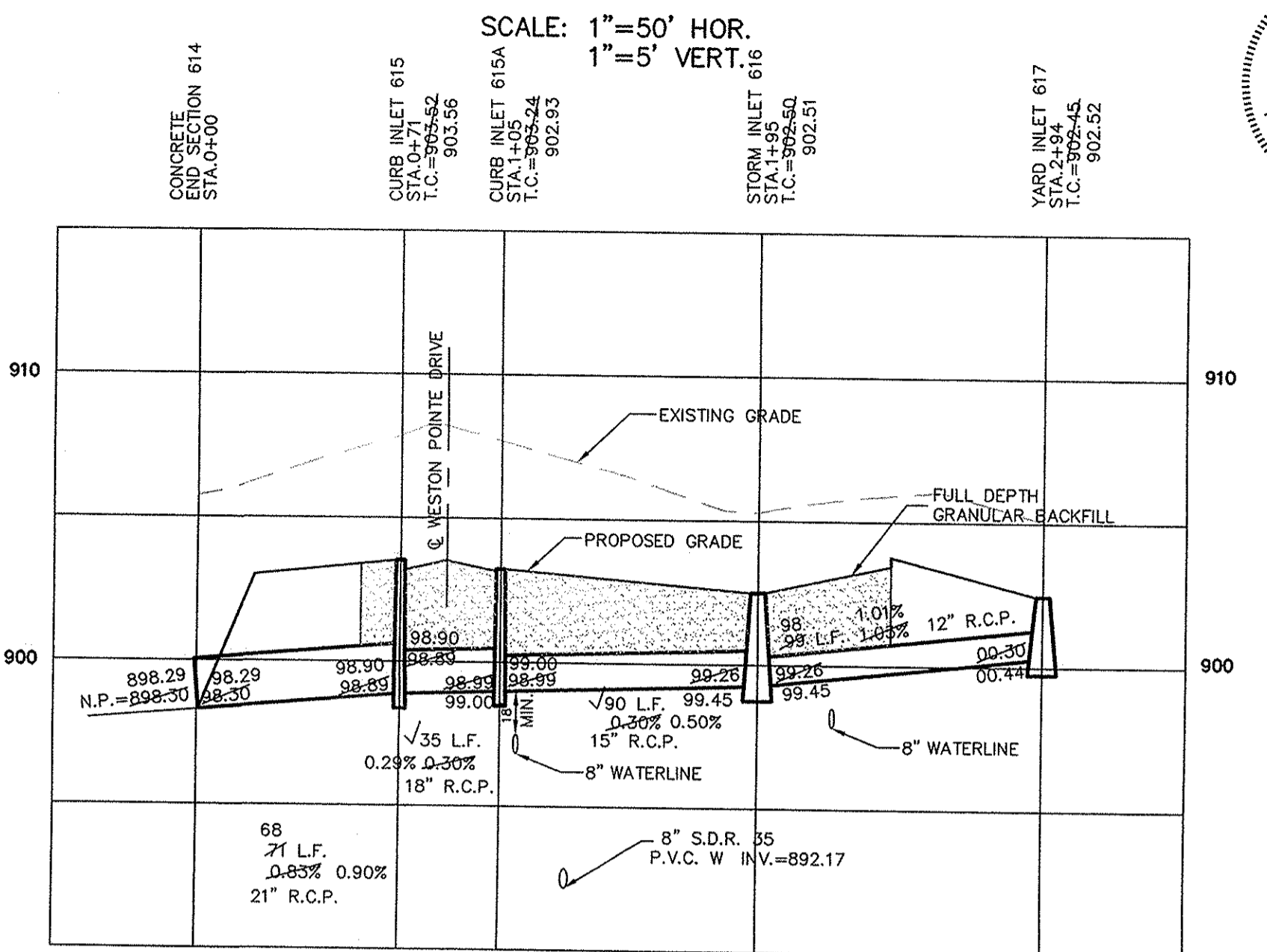
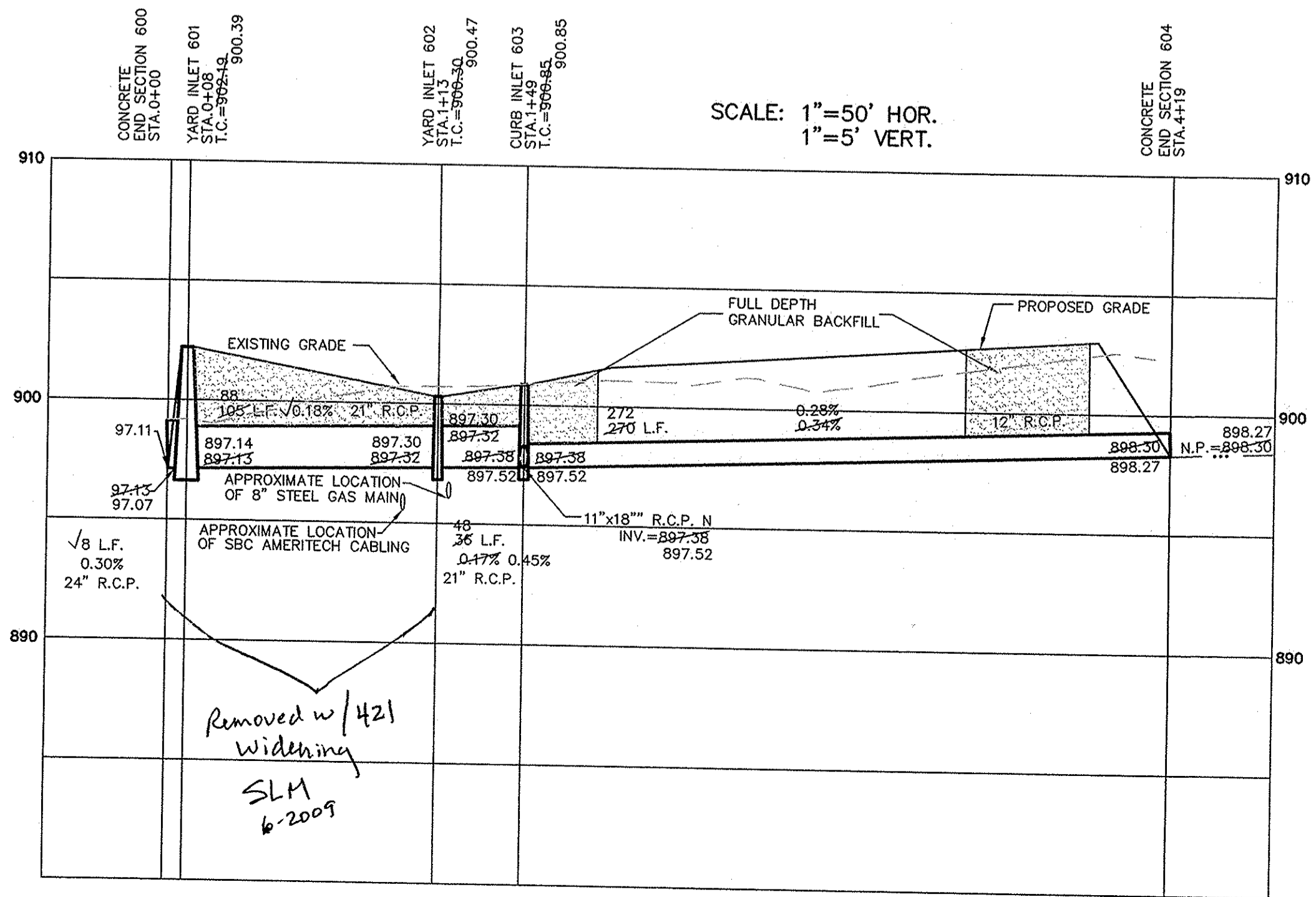
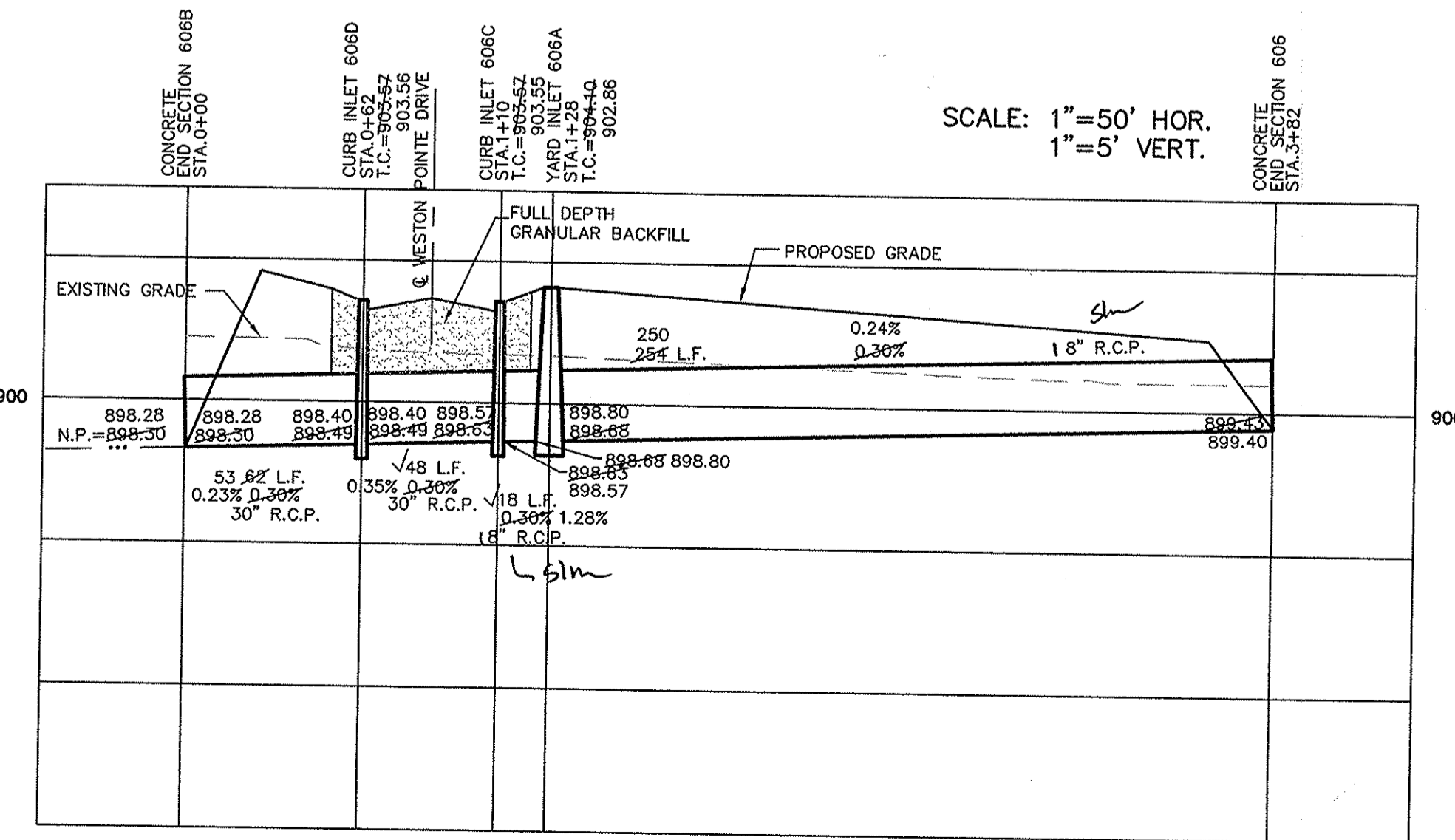


RECORD DRAWING

Jeffery W. Darling
 JEFFERY W. DARLING
 Registered Land Surveyor
 No. 900017
 DATE 2/1/05



NOTE:
 IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES.



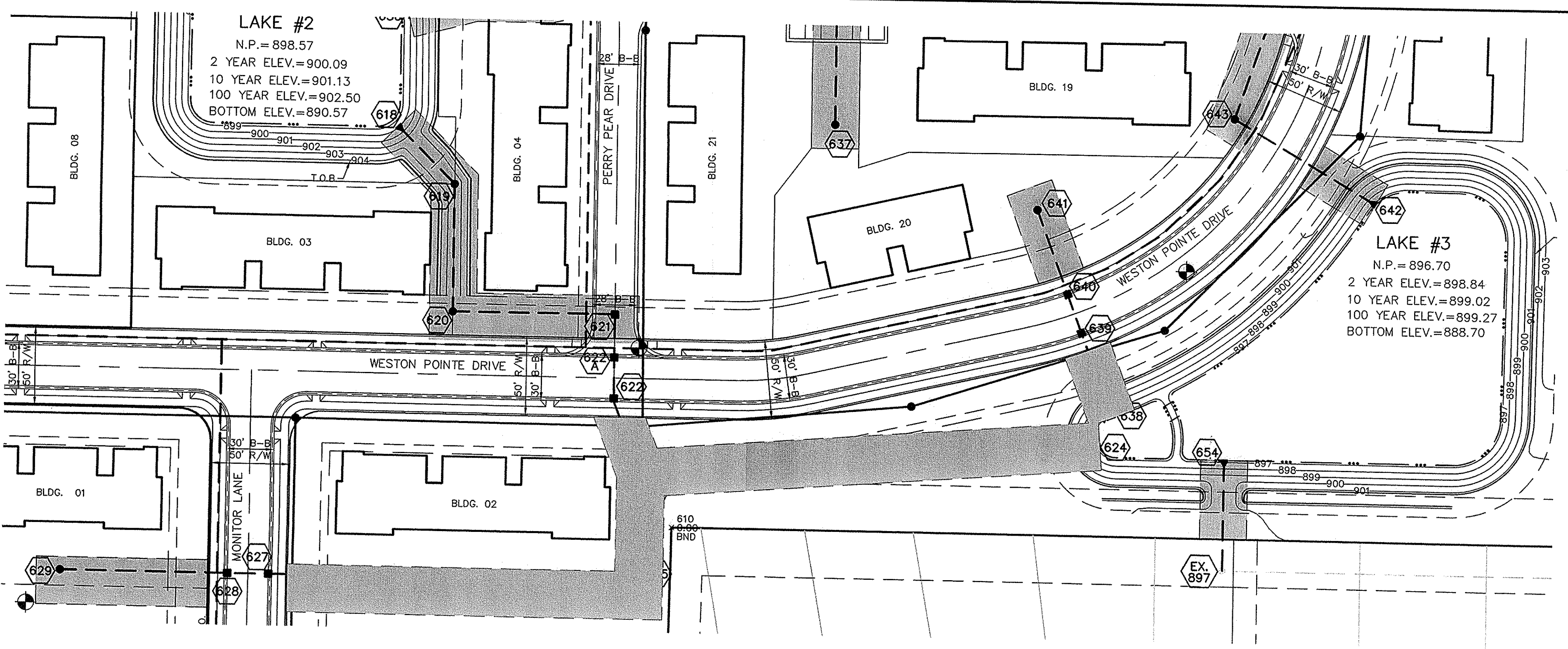
CERTIFIED: 12/12/03

CONSULTING ENGINEERS - LAND SURVEYORS
 (317) 849-5935 1-800-728-6917 FAX: (317) 849-5942
 INDIANAPOLIS INDIANA

STORM SEWER PLAN & PROFILE
 THE TOWNSHIP OF WESTON
 WESTON POINTE SECTION ONE
 CARMEL INDIANA

SHEET NO. C600

NO.	DATE	BY	REVISIONS
1	12/12/03	AAA	AS BUILT
2	12/12/03	BKR	REVISED PER AGENCY COMMENTS
3	12/12/03	SLM	REVISED PER AGENCY COMMENTS
4	12/12/03	SLM	REVISED PER AGENCY COMMENTS



RECORD DRAWING

Jeffery W. Darling
 JEFFERY W. DARLING
 Registered Land Surveyor
 No. 900017

2/1/05
 DATE

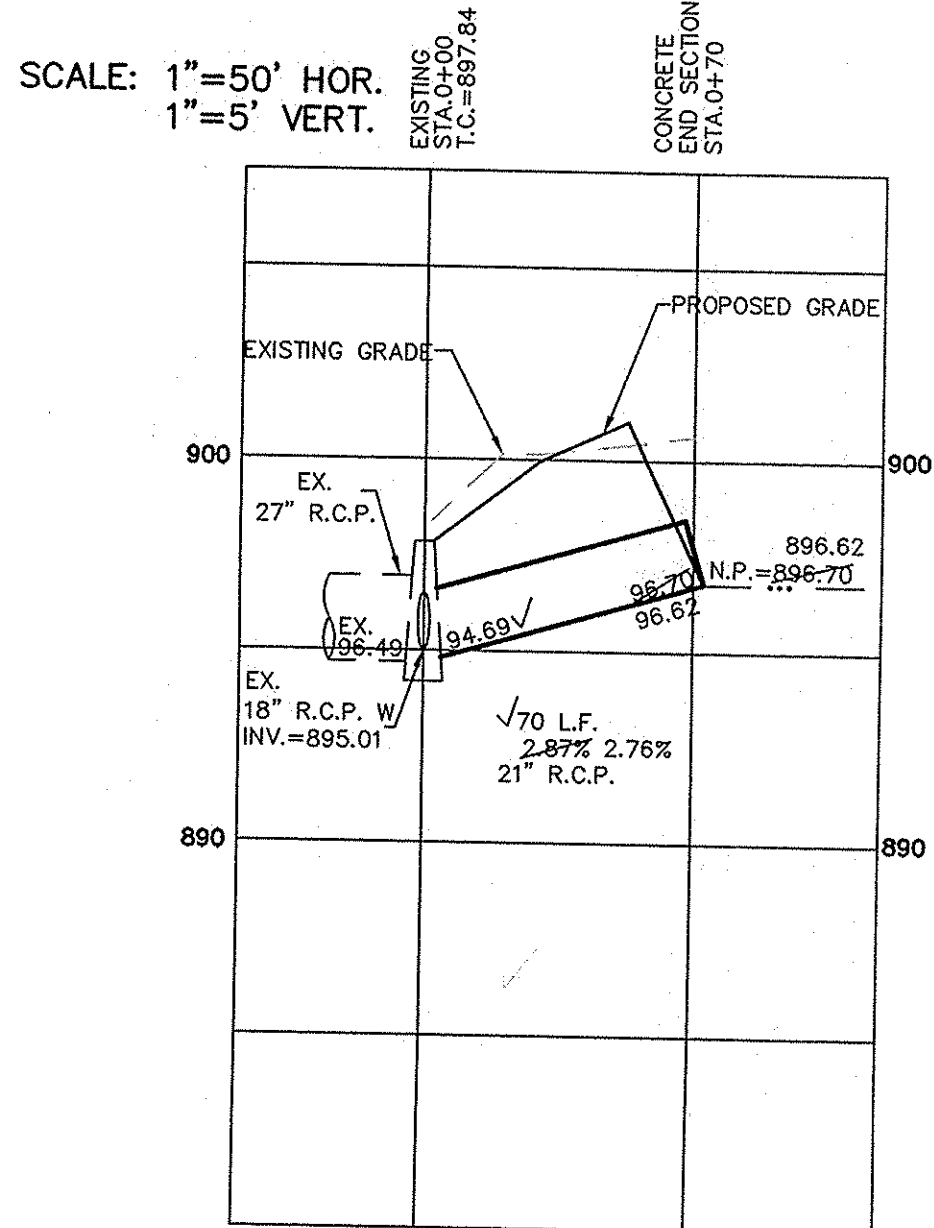
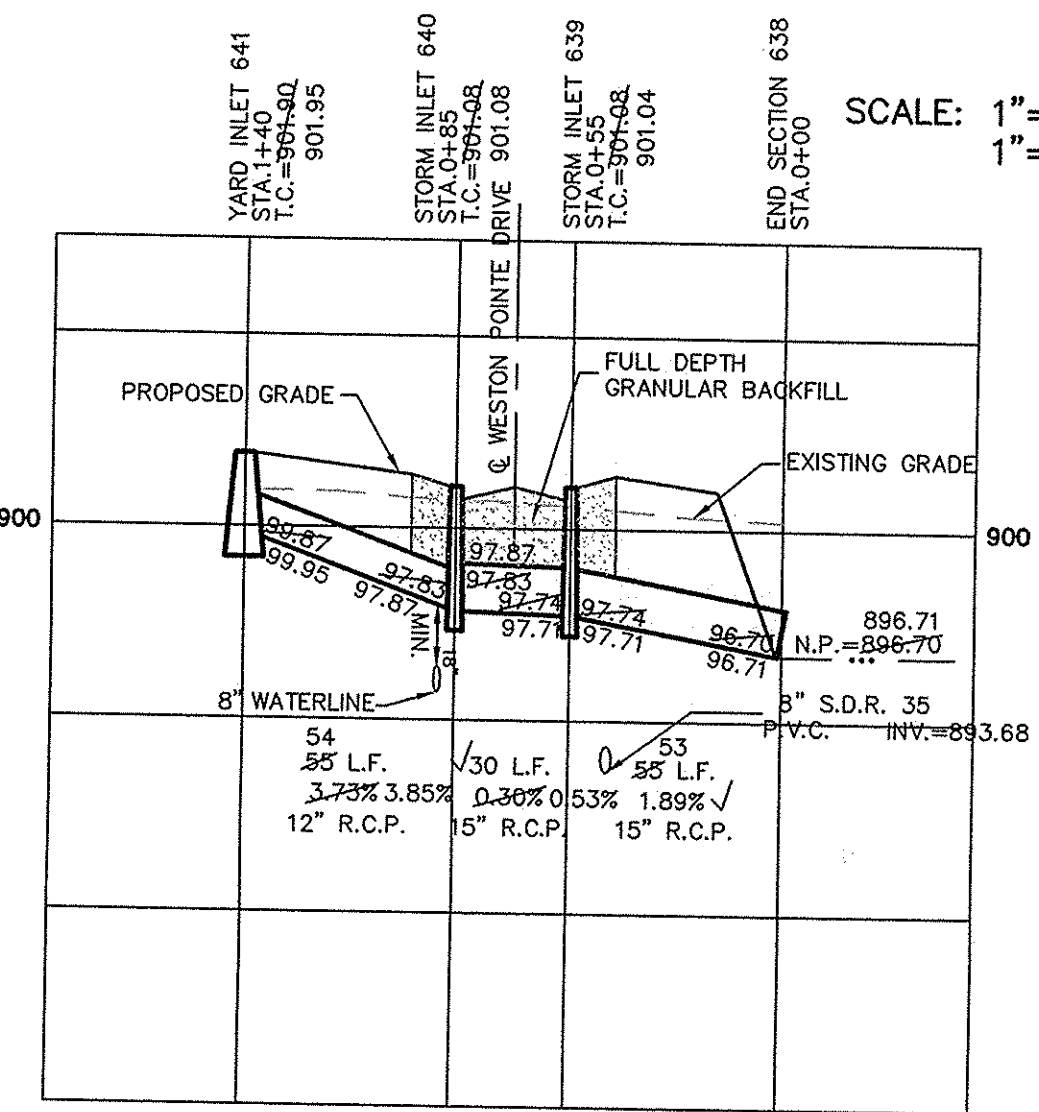
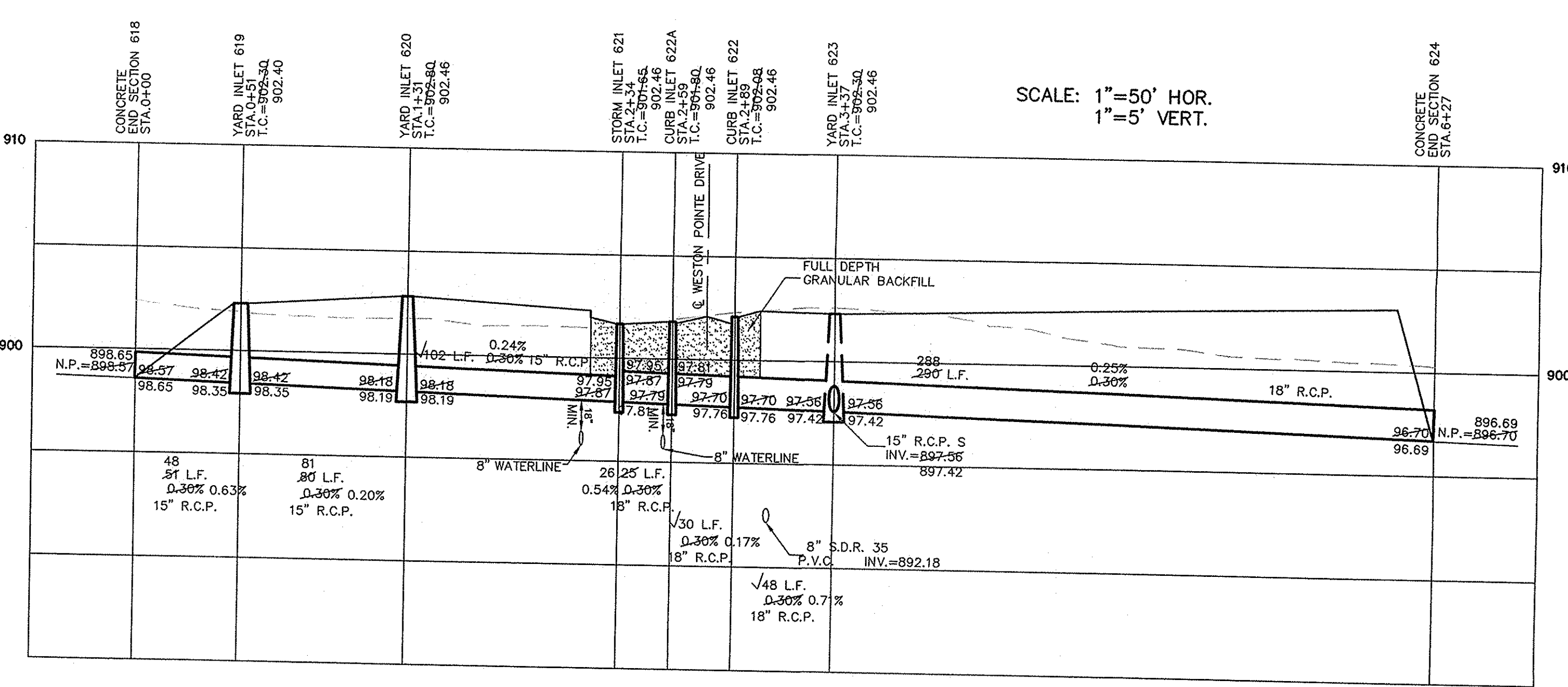
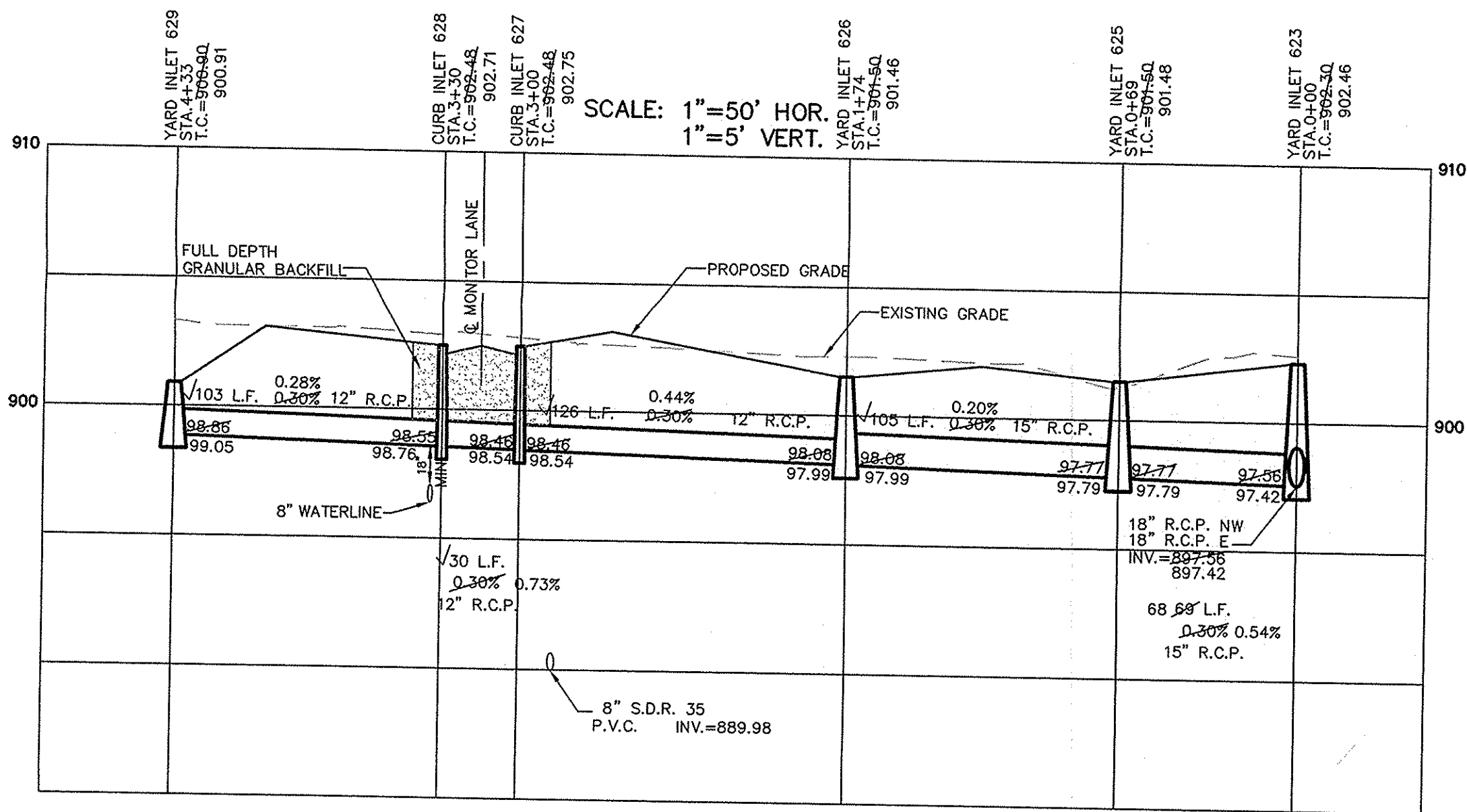


SCALE: 1" = 50'



NOTE:
 IT IS THE CONTRACTOR'S RESPONSIBILITY TO
 VERIFY THE LOCATION OF ALL EXISTING UTILITIES.

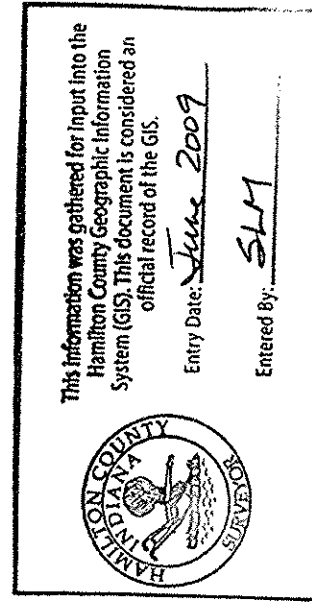
NOTE:
 ALL GRANULAR BACKFILL WITHIN THE DEDICATED
 R/W MUST BE MECHANICALLY COMPACTED.



PIPE SIZE	STRUCTURES LESS THAN 48\"/>				
12" to 18"	24"x24"	DESIGN APPROVAL	No	Yes	Yes
12" to 21"	30"x30"	DESIGN APPROVAL	No	Yes	Yes
18" to 21"	MH/BOX	DESIGN APPROVAL	Yes	Yes	Yes
21" to 27"	24"x36"	DESIGN APPROVAL	No	Yes	Yes
12" to 24"	36"x36"	DESIGN APPROVAL	No	No	Yes
24" OR LARGER	DESIGN APPROVAL	DESIGN APPROVAL	No	No	Yes
24" OR LARGER	MH/BOX	DESIGN APPROVAL	Yes**	Yes	Yes

* PIPES NO LARGER THAN 18" CAN BE USED IN THE 2' SIDE OF THIS BOX
 ** INCOMING AND OUT GOING PIPES EFFECT STEPS IN THIS STRUCTURE

SPECIAL NOTE:
 STRUCTURES DEEPER THAN 48" FROM T/C TO INVERT WILL BE A MH OR A BOX WITH STEPS UNLESS SPECIAL DESIGN IS APPROVED.
 SPECIAL NOTE:
 STRUCTURES SHALL BE DESIGNED FOR MAXIMUM FLOW IN PIPES
 SPECIAL NOTE:
 COUNTY MAY REQUIRE STEPS TO BE INSTALLED AFTER STRUCTURE IS SET TO IMPROVE ACCESS.



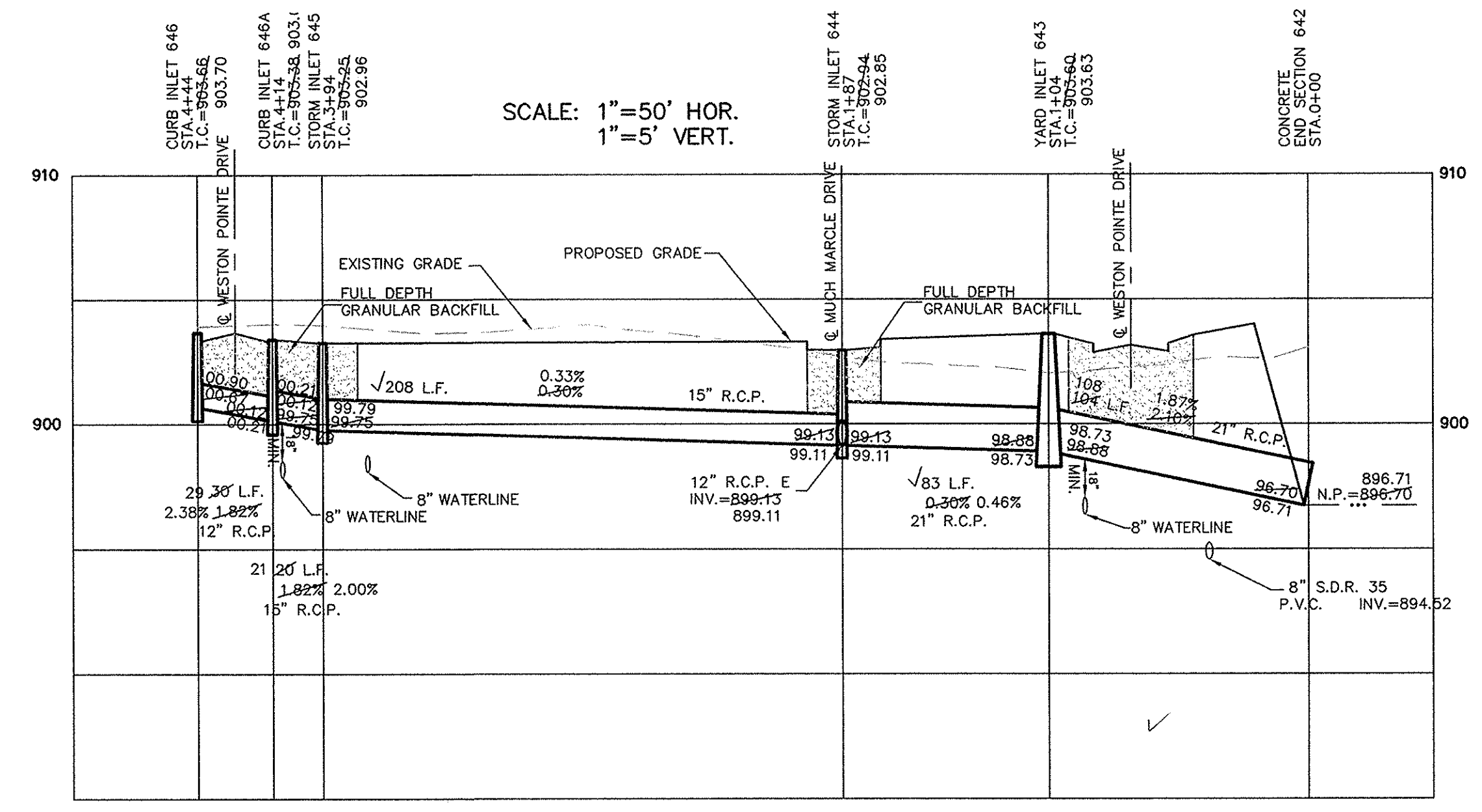
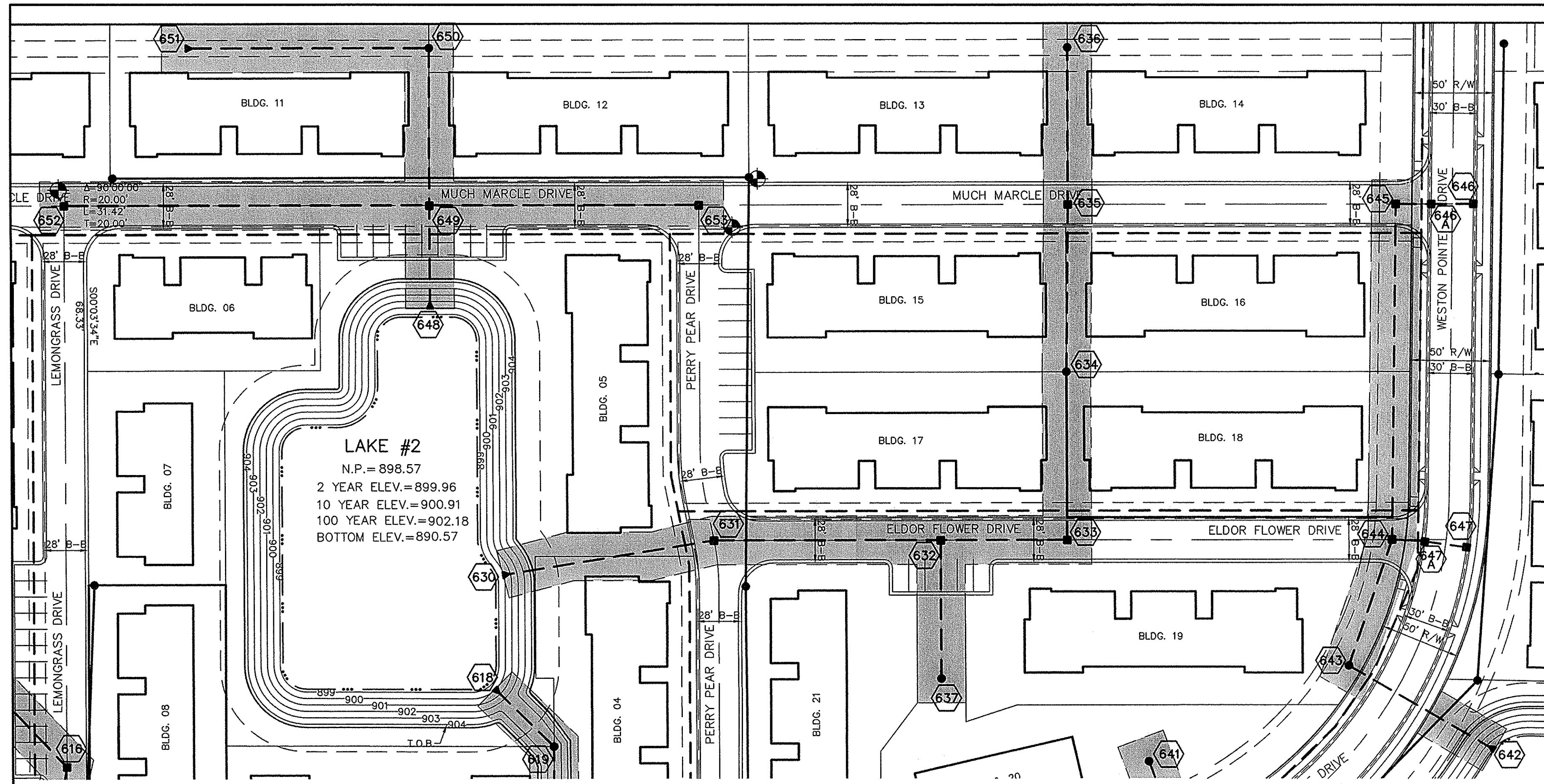
CONSULTING ENGINEERS - LAND SURVEYORS
 (317) 849-5935 1-800-728-6917 FAX: (317) 849-5942
 INDIANAPOLIS INDIANA

STORM SEWER PLAN & PROFILE
 THE TOWNSE AT
 WESTON POINTE SECTION ONE
 CARMEL INDIANA

SHEET NO.
C601

REV. BY	DATE	MARK	REVISIONS
AAA	12/12/03		
BBT	2/1/05		
AAA	03/09/04		
AAA	02/25/04		
AAA	12/12/03		

CERTIFIED: 12/12/03

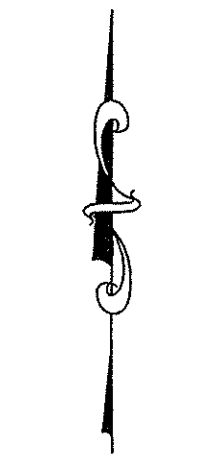


NOTE:
IT IS THE CONTRACTOR'S RESPONSIBILITY TO
VERIFY THE LOCATION OF ALL EXISTING UTILITIES.

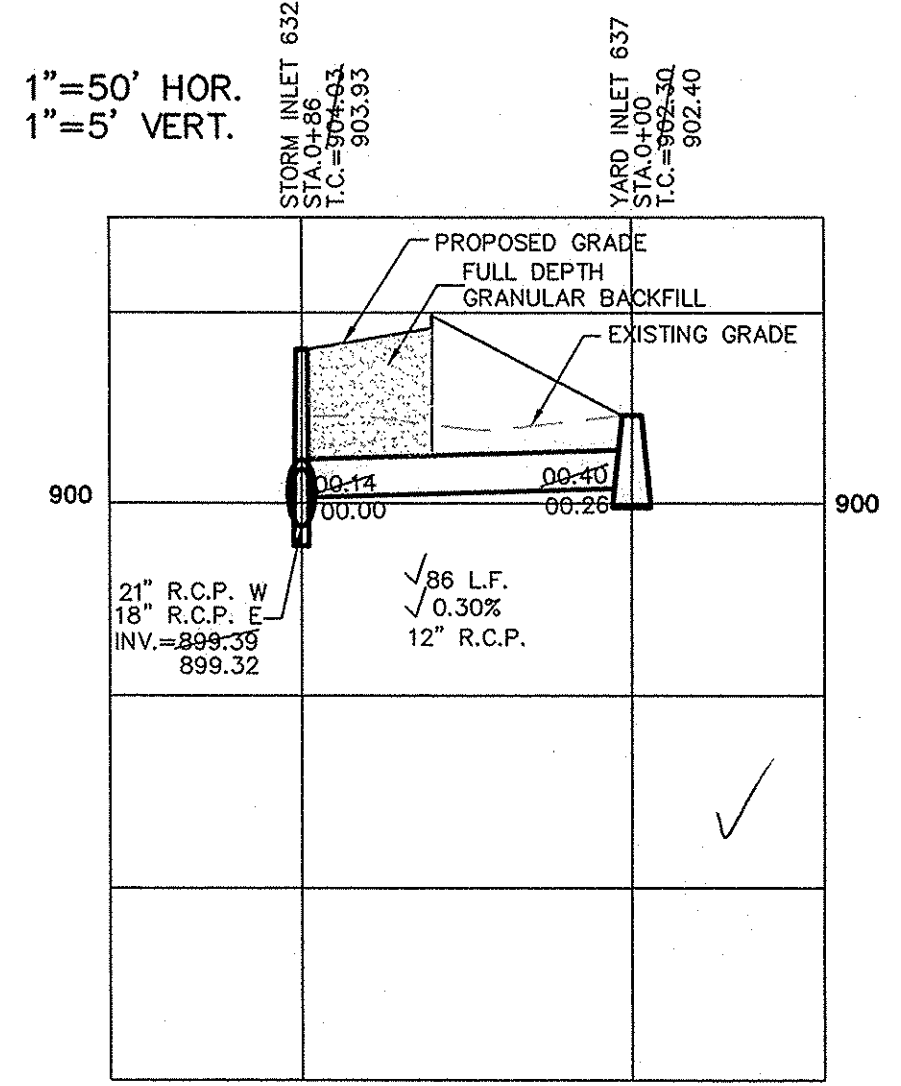
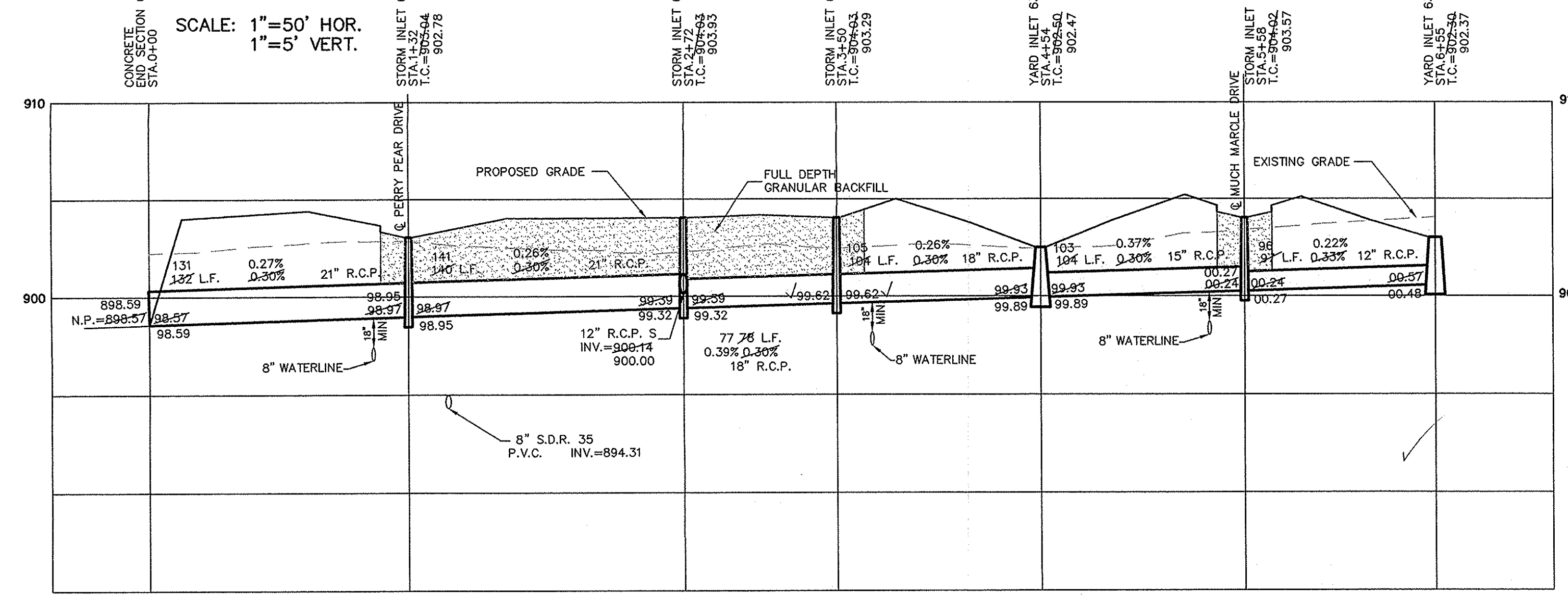


RECORD DRAWING

Jeffery W. Darling
JEFFERY W. DARLING
Registered Land Surveyor
No. 900017
DATE 2/1/05

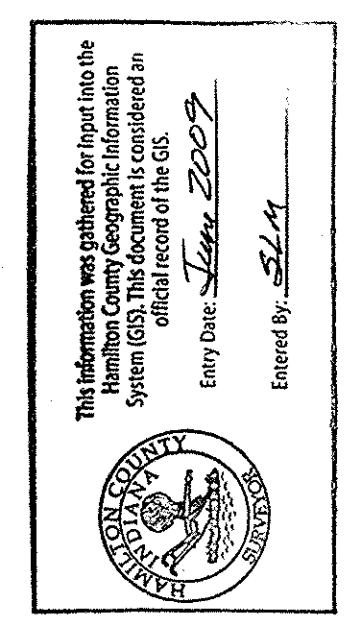
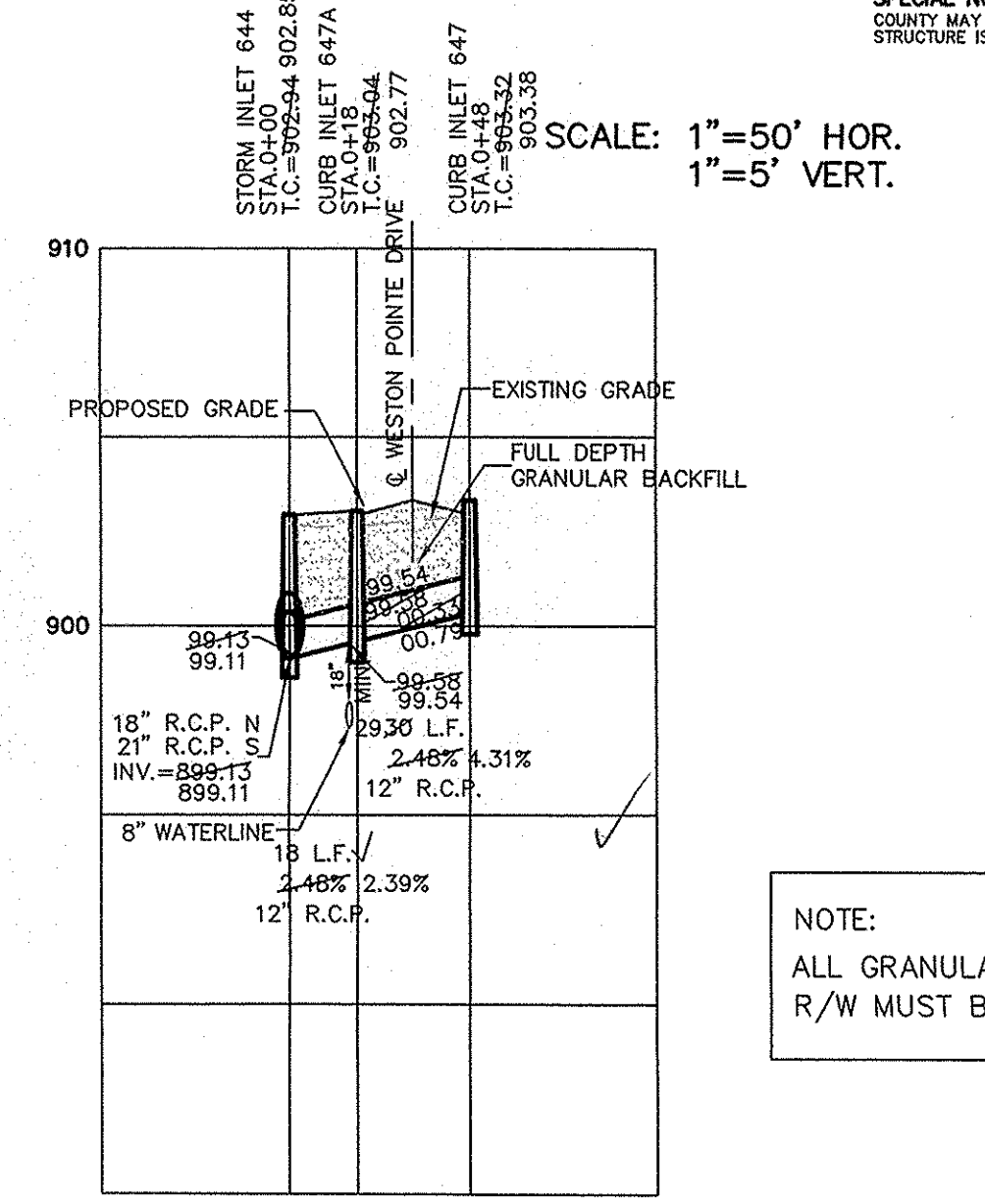
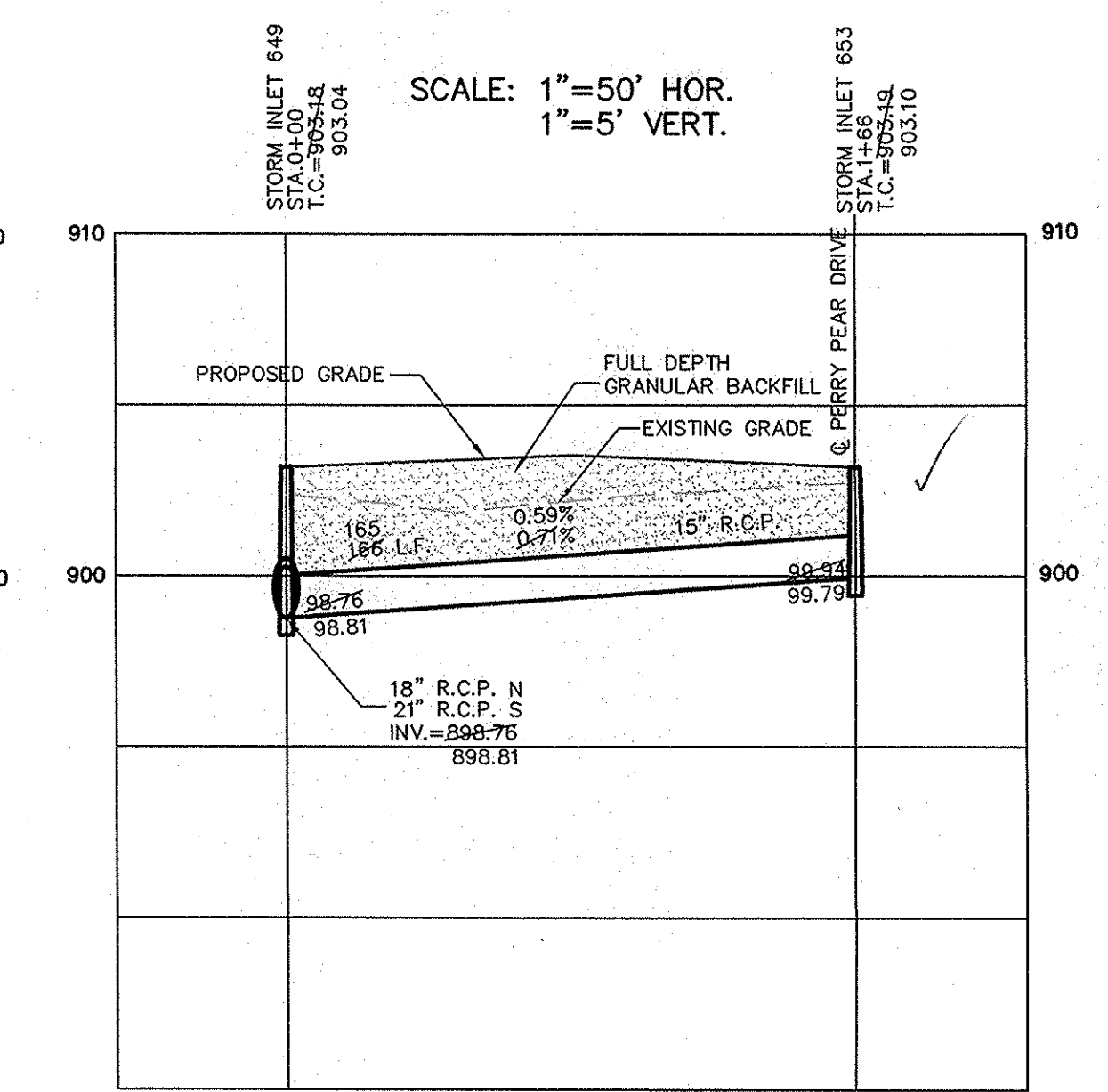
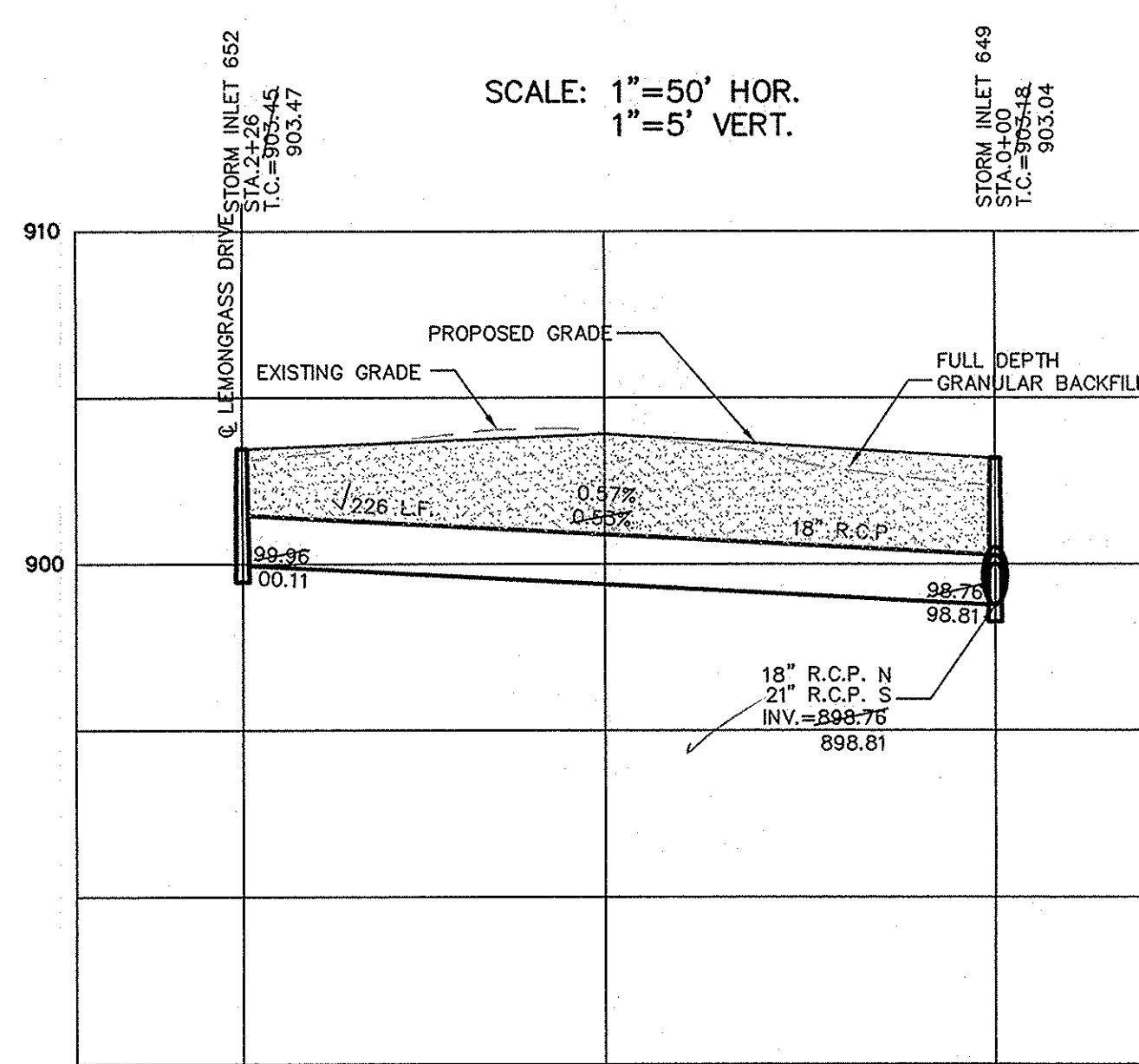
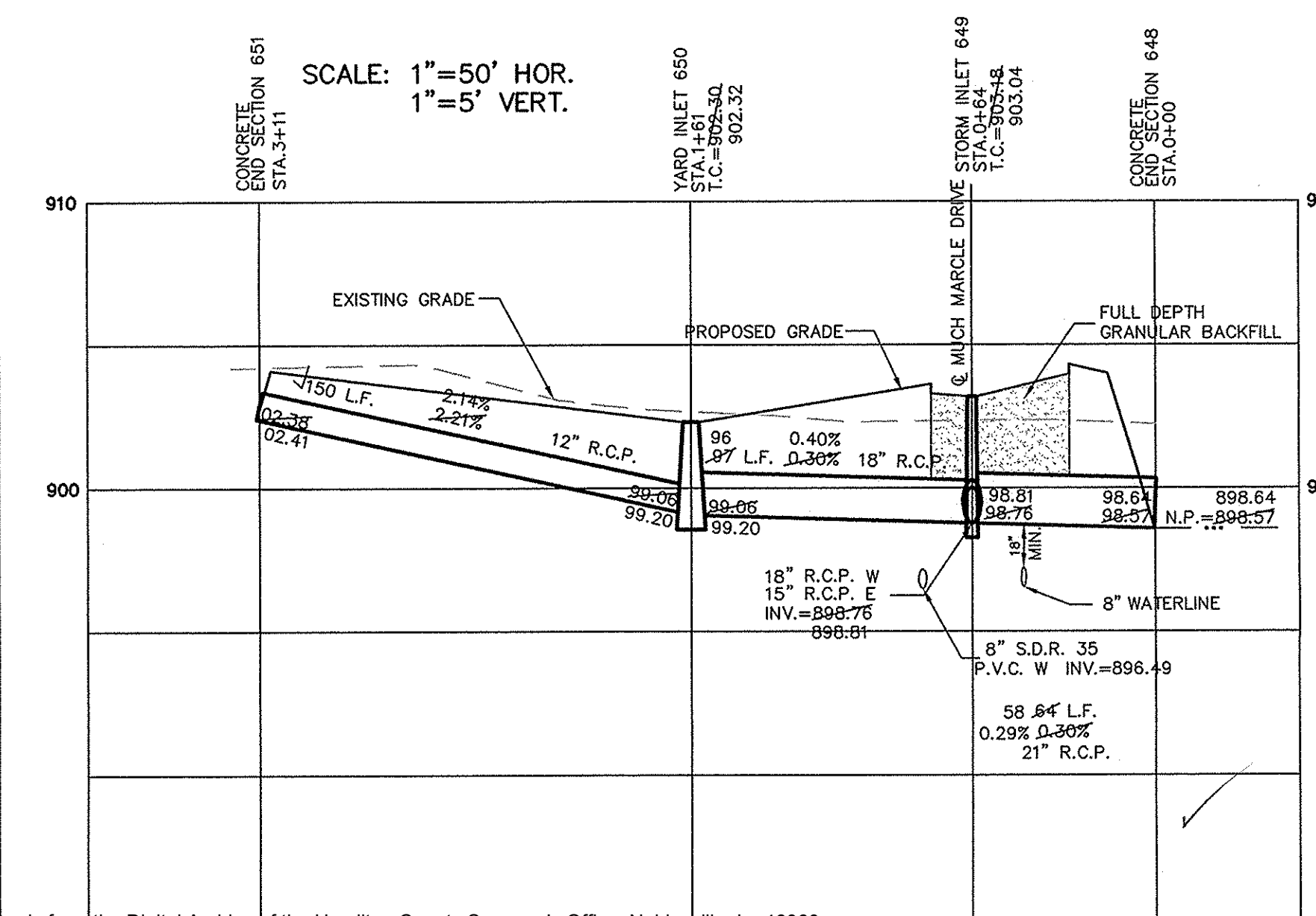


SCALE: 1" = 50'



CURB INLET TABLE						
PIPE SIZE	STRUCTURES LESS THAN 48" FROM T/C TO INVERT	STRUCTURES GREATER THAN 48" FROM T/C TO INVERT	ANGLE AND QUALITY OF PIPES WILL REQUIRE SPECIAL DESIGN	STEPS REQUIRED	CURB CASTING *R-3501 N	CASTING *3501 TL & TR
12" to 18"	24"x24"		DESIGN APPROVAL	No	Yes	Yes
12" to 21"	30"x30"		DESIGN APPROVAL	No	Yes	Yes
18" to 21"		MH/BOX	DESIGN APPROVAL	Yes	Yes	Yes
21" to 27"	24"x36"		DESIGN APPROVAL	No	No	Yes
12" to 24"	36"x36"		DESIGN APPROVAL	No	Yes	Yes
24" OR LARGER	DESIGN APPROVAL		DESIGN APPROVAL	No	No	Yes
		MH/BOX	DESIGN APPROVAL	Yes**	Yes	Yes

* PIPES NO LARGER THAN 18" CAN BE USED IN THE 2' SIDE OF THIS BOX
** INCOMING AND OUT GOING PIPES EFFECT STEPS IN THIS STRUCTURE
SPECIAL NOTE: STRUCTURES DEEPER THAN 48" FROM T/C TO INVERT WILL BE A H.A. OR A BOX WITH STEPS UNLESS SPECIAL DESIGN IS APPROVED.
SPECIAL NOTE: STRUCTURES WILL BE DESIGNED FOR MAXIMUM FLOW IN PIPES
SPECIAL NOTE: COUNTY MAY REQUIRE STEPS TO BE INSTALLED AFTER STRUCTURE IS SET, TO IMPROVE ACCESS.



NOTE:
ALL GRANULAR BACKFILL WITHIN THE DEDICATED R/W MUST BE MECHANICALLY COMPACTED.

CERTIFIED: 12/12/03

CONSULTING ENGINEERS - LAND SURVEYORS
(317) 849-5935 1-800-728-6917 FAX: (317) 849-5942
INDIANAPOLIS INDIANA

STORM SEWER PLAN & PROFILE
THE TOWNSE AT
WESTON POINTE SECTION ONE
CARMEL INDIANA

SHEET NO.
C602

JOB NO. 37963

DATE	12/12/03	BY	AAA
REVISIONS		MARK	
DATE	02/03/04	BY	AAA
REVISIONS		MARK	
DATE	03/03/04	BY	BKR
REVISIONS		MARK	
DATE	03/03/04	BY	AAA
REVISIONS		MARK	
DATE	02/03/04	BY	AAA
REVISIONS		MARK	