



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

February 13, 2022

To: Hamilton County Drainage Board

RE: Cool Creek Drain, Clark and Inman Arm

Attached is a petition and plans for the proposed reconstruction of Clark and Inman Regulated Drain located in the Cool Creek Watershed in Westfield, IN. The reconstruction is being proposed by Bellecrest Inc. The reconstruction is per plans by Stoeppelwerth and Associates, having Job No. 92255 DRE-S1 and dated 6/22/2021 (See Pages C602 to C603).

The Clark and Inman drain is a farm tile located within the Cool Creek Watershed and is currently maintained by Hamilton County. The drain was constructed per its original 1909 description.

The portion of the Clark and Inman Drain to be vacated and replaced will run from Sta. 0+0 to station 6+00 per the drains 1909 description. The new drain will be constructed in the form of reinforced concrete pipe and Lake #1 per the Stoeppelwerth plans.

The reconstructed drain begins at station 0+0 per the drains 1909 description and runs Southwest from Str. 432 to Str. 431 with 217 feet of 36" RCP before outletting into Lake #1 per the plans. Lake #1 then runs Southwest for 465 feet before outletting at Str. 401 per the plans. The drain then runs for 261 linear feet from Str. 401 to Str. 402 for 261 feet with 36" RCP before outletting into the existing Lake #6 of the Lakes at Grassy Branch per the plans.

The 36" RCP between

The reconstructed drain shall consist of the following:

36" RCP 478 feet

Open Ditch 455 feet

The total length of the reconstructed drain will be 933 feet. The proposal will increase the length of regulated drain by 333 feet.

Lake #1 per the plans are to be considered part of the regulated drain as a detention pond. Maintenance of the area assumed by the Drainage Board shall include the inlets and outlets of the reconstructed drain and ensuring that the flow of water is maintained as well as the storage volume, thus allowing no encroachments. The maintenance of the ponds such as sediment removal, erosion control along the banks, mowing and aquatic vegetation maintenance and control will be the responsibility of the developers or property owner. The overall cost of reconstruction will be paid by Bellecrest Inc.

The petitioner has provided the Performance Bonds as follows:

Storm Sewer:

Bonding Company: FORUM Credit Union

Bond Number: 8028565409


Bond Date: January 25th, 2022

Bond Amount: \$86,826.00

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 designed 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 nonenforcement is for the altering of the regulated drain easement widths as shown in the above referenced plans and secondary plat designed by Stoepfelwerth and Associates Inc. An offsite easement has been granted with the reconstruction of the Clark and Inman drain and is located on the following parcel: 08-06-29-00-00-028.000 owned by Roudy1 LLC . After approval by the Drainage Board, a survey (Job No. 92255DRE-S1) detailing the offsite easement will be recorded along with the plat.

I recommend the Board set a hearing for this proposed drain for June 27, 2022.



Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/pll

HAMILTON COUNTY DRAINAGE BOARD
NOBLESVILLE, INDIANA

FILED

SEP 08 2021

OFFICE OF HAMILTON COUNTY SURVEYOR

IN RE: CLARK & INMAN DRAIN)
Hamilton County, Indiana)

PETITION FOR RELOCATION AND RECONSTRUCTION

BELLE CREST INC. (hereinafter Petitioner"),

hereby petitions the Hamilton County Drainage Board for authority to relocate and improve a section of the CLARK & INMAN Drain, and in support of said petition advises the Board that:

1. Petitioner owns real estate through which a portion of the CLARK & INMAN Drain runs.
2. Petitioner plans to develop its real estate with roads, buildings, utilities, storm drains, sanitary sewers and other structures.
3. Petitioner's proposed development of its real estate will require relocation and reconstruction of a portion of the CLARK & INMAN Drain, as specifically shown on engineering plans and specifications filed with the Hamilton County Surveyor.
4. The work necessary for the proposed relocation and reconstruction will be undertaken at the sole expense of the Petitioner and such work will result in substantial improvement to the CLARK & INMAN Drain, without cost to other property owners on the watershed of the CLARK & INMAN Drain.

WHEREFORE, Petitioner requests that an Order issued from the Hamilton County Drainage Board authorizing relocation and reconstruction of the CLARK & INMAN Drain, in conformance with applicable law and plans and specifications on file with the Hamilton County Surveyor.


Signed

ROGER L. KESSLER, PRESIDENT

Printed

STATE OF INDIANA)
) ss:
COUNTY OF HAMILTON)

BEFORE THE HAMILTON COUNTY
DRAINAGE BOARD
NOBLESVILLE, INDIANA

IN THE MATTER OF THE
RECONSTRUCTION OF THE
Cool Creek Drain, Clark and Inman Arm

FINDINGS AND ORDER FOR RECONSTRUCTION

The matter of the proposed Reconstruction of the **Cool Creek Drain, Clark and Inman Arm** came before the Hamilton County Drainage Board for hearing **on June 27, 2022**, on the Reconstruction Report consisting of the report and the Schedule of Damages and Assessments. The Board also received and considered the written objection of an owner of certain lands affected by the proposed Reconstruction, said owner being:

Evidence was heard on the Reconstruction Report and on the aforementioned objections.

The Board, having considered the evidence and objections, and, upon motion duly made, seconded and unanimously carried, did find and determine that the costs, damages and expenses of the proposed Reconstruction will be less than the benefits accruing to the owners of all land benefited by the Reconstruction.

The Board having considered the evidence and objections, upon motion duly made, seconded and unanimously carried, did adopt the Schedule of Assessments as proposed, subject to amendment after inspection of the subject drain as it relates to the lands of any owners which may have been erroneously included or omitted from the Schedule of Assessments.

The Board further finds that it has jurisdiction of these proceedings and that all required notices have been duly given or published as required by law.

Wherefore, it is ORDERED, that the proposed Reconstruction of the **Cool Creek Drain, Clark and Inman Arm**

be and is hereby declared established.

Thereafter, the Board made inspection for the purpose of determining whether or not the lands of any owners had been erroneously included or excluded from the Schedule of Assessments. The Board finds on the basis of the reports and findings at this hearing as follows:

HAMILTON COUNTY DRAINAGE BOARD



PRESIDENT

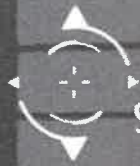


Member

Member

ATTEST:


Executive Secretary



STOEPPELWERTH

ALWAYS ON

ofc: 317.849.5935
fax: 317.849.5942

7965 East 106th Street
Fishers, IN 46038-2505
www.stoeppelwerth.com

August 23, 2021

FILED

SEP 08 2021

OFFICE OF HAMILTON COUNTY SURVEYOR

Hamilton County Surveyor's Office
1 Hamilton County Square, Suite 188
Noblesville, IN 46060

Attention: Kent Ward

Re: Belle Crest

Dear Mr. Ward:

On behalf of the developer, enclosed please find an Engineer's Estimate (opinions of cost representing our best judgement and not a guarantee of actual construction costs) for Belle Crest. The estimate is as follows:

| <u>Description</u> | <u>Quantity</u> | <u>Unit</u> | <u>Unit Price</u> | <u>Contract Amount</u> |
|-------------------------------|-----------------|-------------|-------------------|------------------------|
| <u>Storm Sewer</u> | | | | |
| 36" RCP | 217 | LF | \$110.00 | \$23,900.00 |
| 36" End Section | 3 | EA | \$2,850.00 | \$8,600.00 |
| 29x45" Elliptical RCP | 239 | LF | \$105.00 | \$25,100.00 |
| 29x45" End Section | 1 | EA | \$2,800.00 | \$2,800.00 |
| Outlet Control Structure | 1 | EA | \$4,500.00 | \$4,500.00 |
| Granular Backfill | 250.00 | TON | \$22.00 | \$5,500.00 |
| Storm Sewer Total | | | | \$70,400.00 |
| <u>Erosion Control</u> | | | | |
| Perm. Seeding | 1,500 | SY | \$0.47 | \$705.00 |
| Silt Fence | 1,000 | LF | \$1.25 | \$1,250.00 |
| Erosion Control Total | | | | \$1,955.00 |
| Grand Total | | | | \$72,355.00 |

If you have any questions, please give Keith R. Gilson a call at (317) 570-4702. Witness my signature this August 20, 2021.

David J. Stoeppelwerth, P.E.
Professional Engineer
No. 19358



Cc: John Maren

KRG/ads

S:\92255DRE-S1\Blue Book\Agency_Correspondence\EE Hamilton Surveyor Ward 8-20-21.doc

LAND DEVELOPMENT SUPPORT SOLUTIONS

ENGINEERING | SURVEYING

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD
IN THE MATTER OF

Cool Creek Drain
Clark & Inman Arm Reconstruction

NOTICE

To Whom It May Concern and:

Notice is hereby given of the hearing of the Hamilton County Drainage Board concerning the reconstruction of the **Cool Creek Drain, Clark & Inman Arm Reconstruction** on **June 27, 2022** at **9:00 A.M.** in Commissioners Court, Hamilton County Judicial Center, One Hamilton County Square, Noblesville, Indiana. Construction and maintenance reports of the Surveyor and the Schedule of Assessments proposed 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

STATE OF INDIANA)
) SS BEFORE THE HAMILTON
)
COUNTY OF HAMILTON) DRAINAGE BOARD

IN THE MATTER OF **Cool Creek Drain, Clark & Inman Arm
Reconstruction**

NOTICE

Notice is hereby given that the Hamilton County Drainage Board at its regular meeting **June 27, 2022** adopted the reconstruction report of the Surveyor and the Amended Schedule of damages and assessments including annual assessment for periodic maintenance, finding that the costs, damages and expense of the proposed improvement would be less than the benefits which will result to the owner of lands benefited thereby.

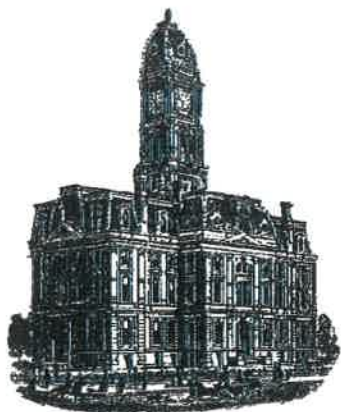
The Board issued an order declaring the proposed improvement established. Such findings and order were marked filed and are available for inspection in the Office of the Hamilton County Surveyor.

If judicial review of the findings and order of the Board is not requested pursuant to Article VIII of the 1965 Indiana Drainage Code as amended within twenty (20) days from the date of publication of this notice, the findings and order shall become conclusive.

HAMILTON COUNTY DRAINAGE BOARD

BY: Christine Altman
PRESIDENT

ATTEST: Lynette Mosbaugh
SECRETARY



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

February 17, 2023

Re: Cool Creek Drain: Clark and Inman Drain- Belle Crest Reconstruction

Attached are as-built, certificate of completion & compliance, and other information for Belle Crest Reconstruction. 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 February 13, 2022. The report was approved by the Board at the hearing held June 27, 2022. (See Drainage Board Minutes Book 20, Pages 452-454) The changes are as follows: the 36" RCP was shortened from 478 feet to 435 feet. The open drain was lengthened from 455 feet to 460 feet. The length of the drain due to the changes described above is now **895 feet**.

The non-enforcement was approved by the Board at its meeting on June 27, 2022 and recorded under instrument #2022058399. The following sureties were guaranteed by Forum Credit Union and released by the Board on its January 23, 2023 meeting.

Bond-LC No: 802856409
Amount: \$86,826.00
For: Storm Sewers
Issue Date: January 25, 2022

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

Sincerely,


Kenton C. Ward, CFM
Hamilton County Surveyor

FILED

OCT 13 2022

OFFICE OF HAMILTON COUNTY SURVEYOR

CERTIFICATE OF COMPLETION AND COMPLIANCE

To: Hamilton County Surveyor

Re: Bellecrest, Section 1

I hereby certify that:

1. I am a Professional Land Surveyor in the State of Indiana.
2. I am familiar with the plans and specifications for the above referenced subdivision.
3. I have personally supervised the completion of the drainage facilities as-builts for the above referenced subdivision and have given the as-builts my review.
4. The drainage facilities within the above referenced subdivision, to the best of my knowledge, information and belief have been installed and completed in conformity with all plans and specifications.

Signature:  Date: 10/11/2022

Type or Print Name: Dennis D. Olmstead

Business Address: Stoepelwerth & Associates, Inc.

7965 East 106th Street, Fishers, Indiana 46038

Telephone Number: (317) 849-5935

SEAL

INDIANA REGISTRATION NUMBER

900012



BELLE CREST

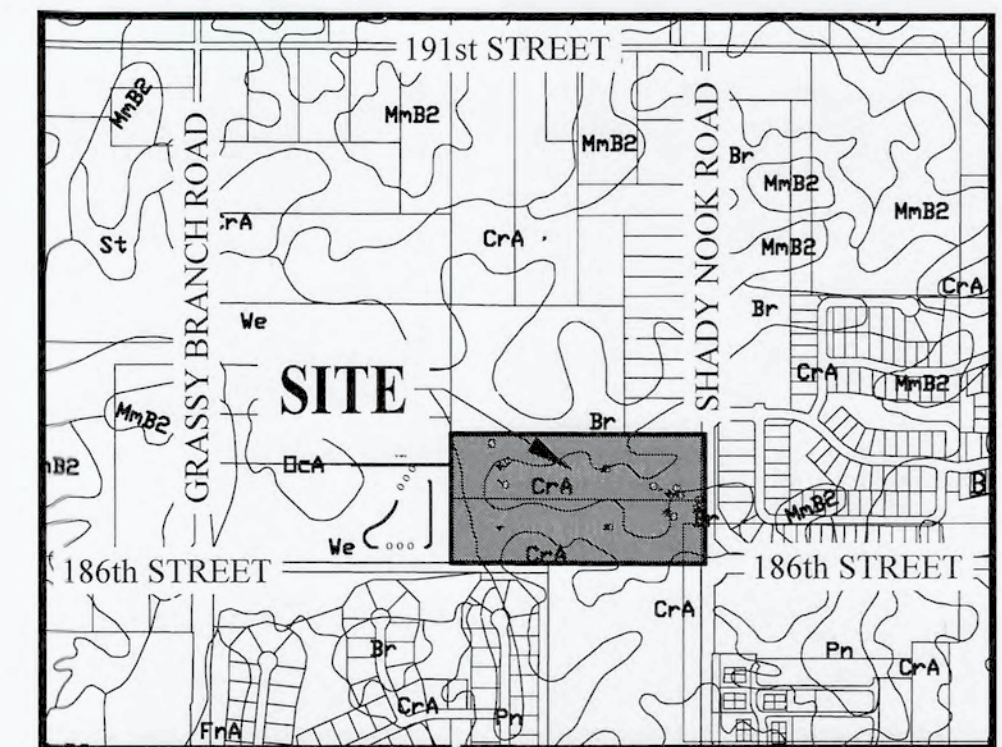
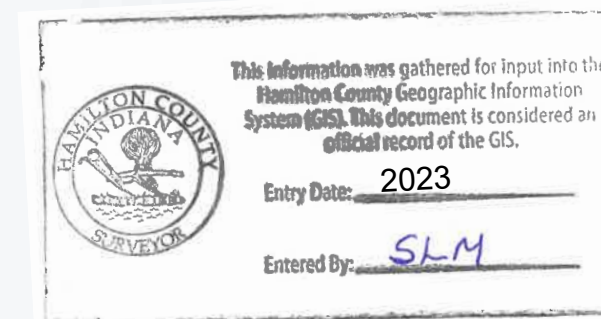
Developed by:
DREES COMPANY
900 EAST 96th Street
Suite 100

Indianapolis, Indiana 46240

Contact Person: Lee Philips

Phone: (317) 495-4943+

Email: LPhillips@dreeshomes.com



SOILS MAP
SCALE: 1"=1000'

Map Unit: Br - Brookston silty clay loam
This poorly drained soil has a seasonal high watertable above the surface or within 1.0 ft. and is in depressions. Slopes are 0 to 2 percent. The native vegetation is water tolerant grasses and hardwoods. The surface layer is silty clay loam and has moderate or high organic matter content (2.0 to 5.0 percent). Permeability is moderately slow (0.2 to 0.6 in/hr) in the most restrictive layer above 60 inches. Available water capacity is high (10.0 inches in the upper 60 inches). The pH of the surface layer in non-limed areas is 6.1 to 7.3. This soil is hydric. Wetness is a management concern for crop production. This soil responds well to tile drainage.

Map Unit: Cr-A - Crosby silt loam, 0 to 2 percent slopes
This is a somewhat poorly drained soil and has a seasonal high watertable at 0.5 to 2.0 ft. and is on rises on uplands. Slopes are 0 to 2 percent. The native vegetation is hardwoods. The surface layer is silt loam and has moderately low or moderate organic matter content (1.0 to 3.0 percent). Permeability is very slow (< 0.06 in/hr) in the most restrictive layer above 60 inches. Available water capacity is moderate (6.2 inches in the upper 60 inches). The pH of the surface layer in non-limed areas is 5.1 to 6.0. Droughtiness and wetness are management concerns for crop production. This soil responds well to tile drainage.

Map Unit: We - Westland clay loam

This poorly drained soil has a seasonal high watertable above the surface or within 1.0 ft. and is in depressions. Slopes are 0 to 2 percent. The native vegetation is water tolerant grasses and hardwoods. The surface layer is clay loam and has moderate or high organic matter content (2.0 to 5.0 percent). Permeability is moderate (0.6 to 2 in/hr) in the most restrictive layer above 60 inches. Available water capacity is moderate (7.6 inches in the upper 60 inches). The pH of the surface layer in non-limed areas is 6.6 to 7.3. This soil is hydric. Droughtiness and wetness are management concerns for crop production. This soil responds well to tile drainage.

UTILITY CONTACTS

Vectren Energy:
16000 Allisonville Road
Noblesville, Indiana 46061
Contact: Chad Miller
Ph: (317) 776-5550

Duke Energy
16475 Southpark Drive
Westfield, Indiana 46074
Contact: Matt Dayhuff
Ph: (317) 896-6704

Westfield Public Works Department
2706 East 171st Street
Westfield, Indiana 46074
Contact: John Rankin
Ph: (317) 804-3147

Citizens Energy Group/CWA Authority, Inc.
2150 Dr. Martin Luther King Jr. Street
Indianapolis, Indiana 46202
Contact: Brad Hostetler
Ph: (317) 927-4351

Comcast Cable
5330 East 65th Street
Indianapolis, Indiana 46220
Contact: Matthew Stringer
Ph: (317) 774-3384

MetroNet
12415 Old Meridian St.
Carmel, Indiana 46032
Contact: Marc Hill
Ph: (317) 670-7995

Spectrum
3030 Roosevelt Avenue
Indianapolis, Indiana 46218
Contact: Matt Filson
Ph: (317) 713-3899

INDIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS LATEST EDITION TO BE USED WITH THESE PLANS UNLESS ALTERNATE SPECIFICATIONS ARE SHOWN WITHIN.

WESTFIELD CONSTRUCTION STANDARD DETAILS AND SPECIFICATIONS LATEST EDITIONS TO BE USED WITH THESE PLANS.

THESE PLANS MEET THE MOST CURRENT ADA STANDARDS.

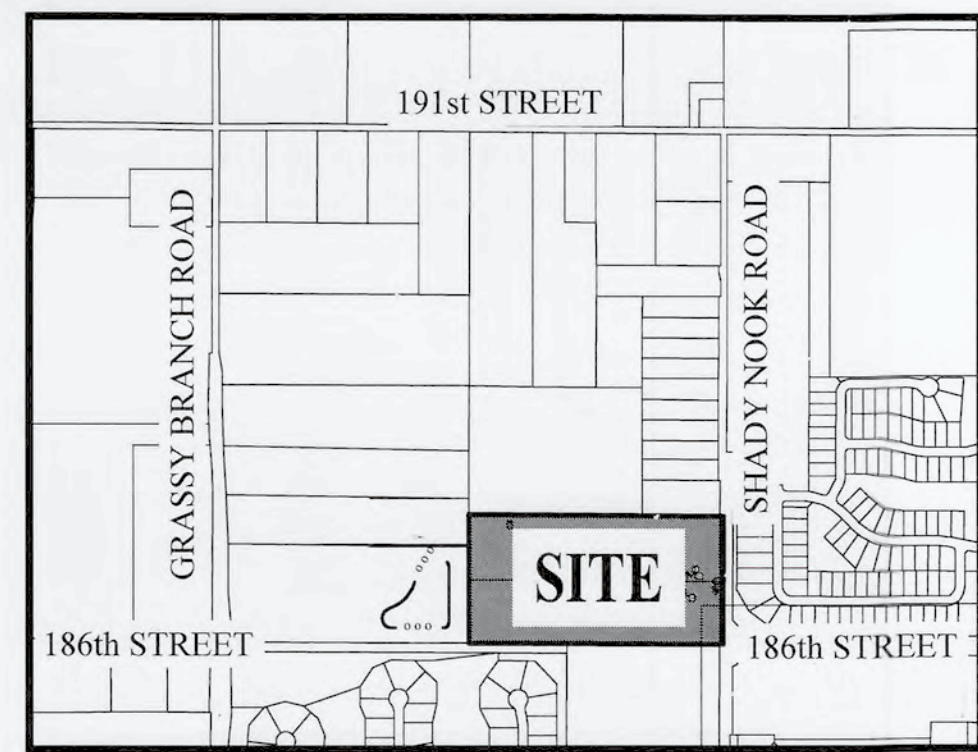
DESIGN DATA

| 84 LOTS/UNITS | | |
|---------------------|------------------|---------------|
| 20.23 AC± | = 4.15 LOTS/ACRE | |
| TOTAL C.A. | | 5.15 AC± |
| OFFSITE LAKE AREA | 1.88 AC± | |
| USABLE OPEN SPACE | 5.15 AC± | (100.00%) |
| BELLE CREST WAY | | 214.42 L.F. |
| HOLLY BROOK DRIVE | | 960.14 L.F. |
| HICKORY MANOR LANE | | 479.43 L.F. |
| WILLOW BRANCH WAY | | 978.80 L.F. |
| TOTAL | | 2,632.79 L.F. |
| DESIGN SPEED LIMIT: | | 25 M.P.H |

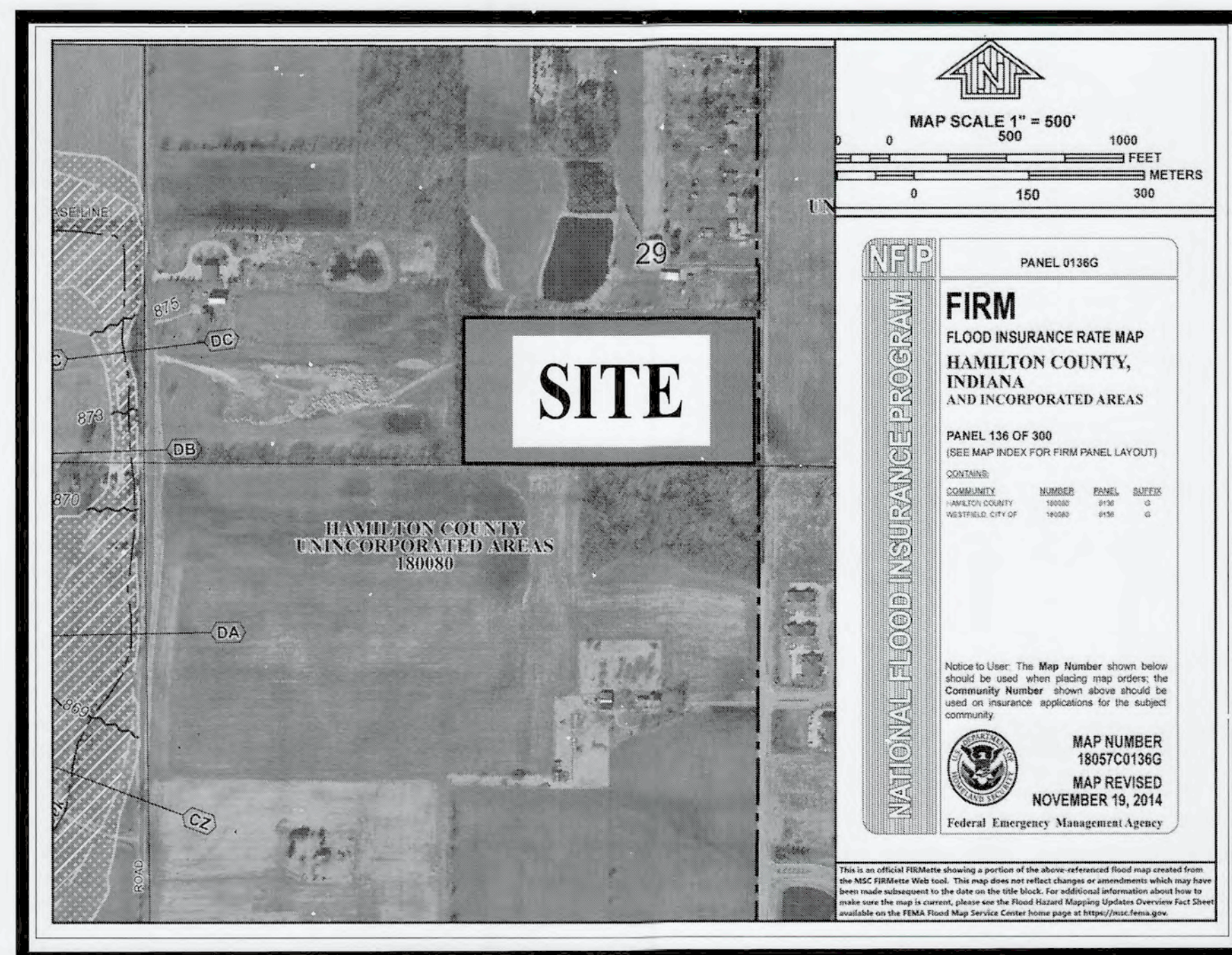
PLANS PREPARED BY:
STOEPPELWERTH & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
7965 E. 106TH STREET, FISHERS, INDIANA 46038
PHONE: (317)-849-5935
FAX: (317)-849-5942
CONTACT PERSON: BRIAN K. ROBINSON
EMAIL: brobinson@Stoepfelwerth.com

PLANS CERTIFIED BY:

David J. Stoepfelwerth
DAVID J. STOEPPELWERTH
PROFESSIONAL ENGINEER
NO. 19358



LOCATION MAP
SCALE: 1"=1000'



* The site does not lie within a floodplain, floodway, or floodway fringe. The information was obtained from Flood Insurance Rate Map Panel 18057C0136G for Hamilton County, Indiana. Dated Nov. 19, 2014.

FLOOD MAP
N.T.S.

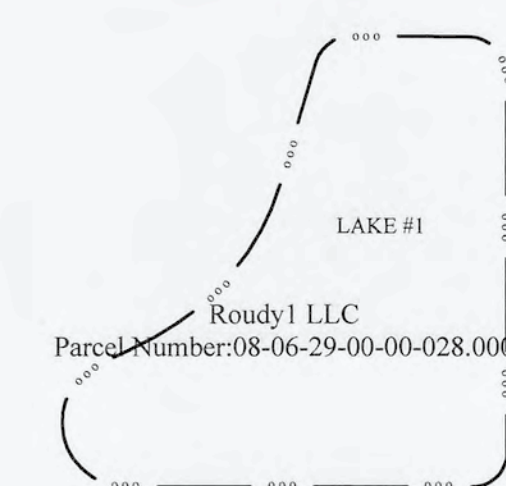
INDEX

| SHT. | DESCRIPTION |
|-----------|--|
| C001 | COVER SHEET |
| C100 | TOPOGRAPHICAL SURVEY \ DEMOLITION PLAN \ BLOWUP PLAN |
| C200-C206 | SITE DEVELOPMENT PLAN SITE PLAN EMERGENCY FLOOD ROUTE |
| C300-C309 | INITIAL STORM WATER POLLUTION & PREVENTION PLAN TEMPORARY STORM WATER POLLUTION & PREVENTION PLAN PERMANENT SEDIMENT & EROSION CONTROL PLAN STORM WATER POLLUTION & PREVENTION SPECIFICATIONS |
| C400-C407 | STREET PLAN & PROFILES ENTRANCE DETAIL INTERSECTION DETAILS MAINTENANCE OF TRAFFIC PLAN STRIPING PLAN TRAFFIC CONTROL PLAN |
| C500-C505 | SANITARY SEWER PLAN & PROFILE UNSEWERED MAP |
| C600-C604 | STORM SEWER PLAN & PROFILES SUB-SURFACE DRAIN PLAN |
| C700-C702 | WATER PLAN WATER DETAILS |
| C800-C808 | CONSTRUCTION DETAILS SANITARY/ STORM/ STREET SPECIFICATIONS WATER QUALITY UNITS |
| L101-L103 | Landscape Plans |

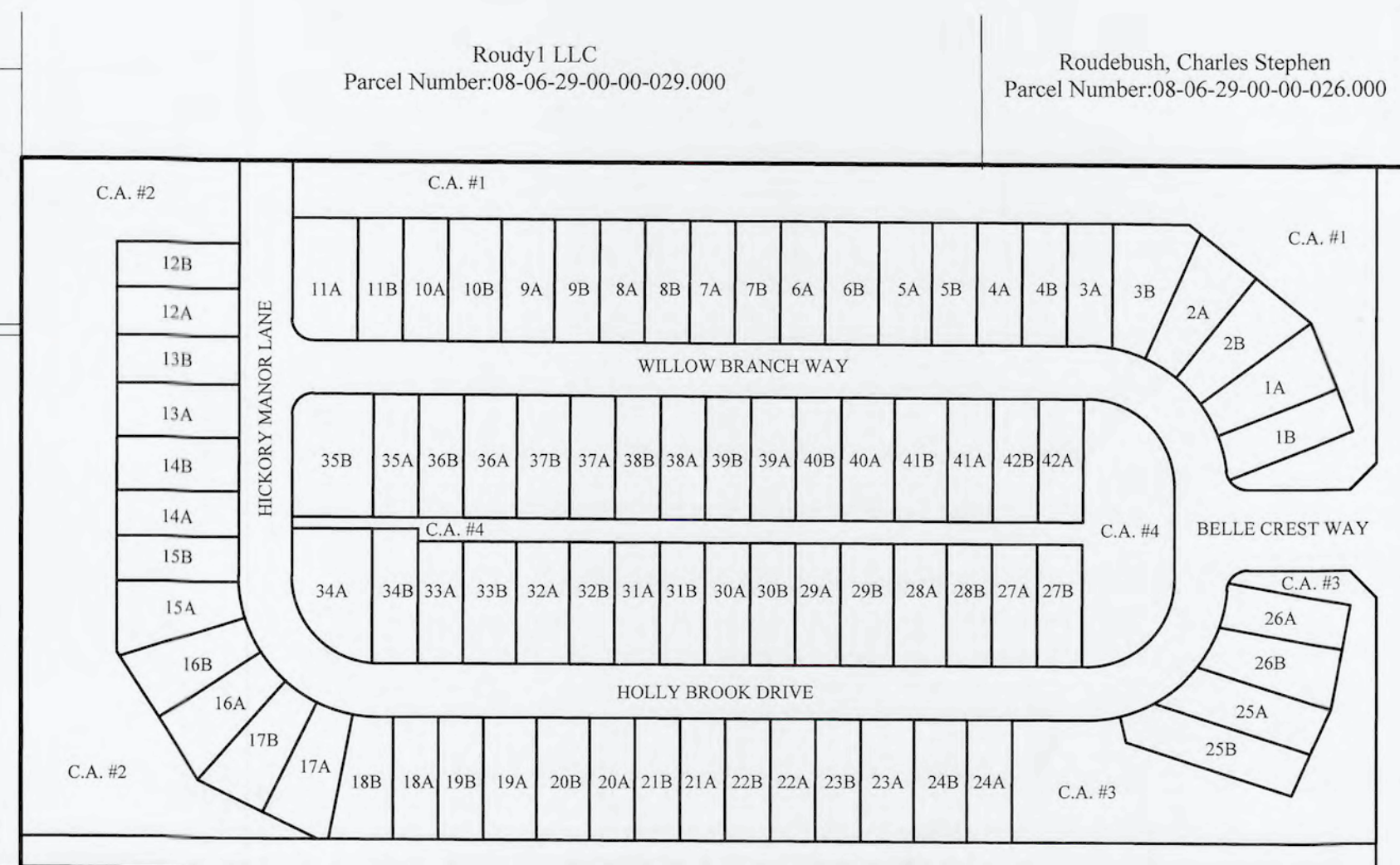
REVISIONS

| SHT. | DESCRIPTION | BY | DATE |
|---------------|---|------|------------|
| ALL | REVISED PER CEG SANITARY COMMENTS | ADG | 04/16/2021 |
| C500s | REVISED PER CEG SANITARY COMMENTS | ADG | 05/26/21 |
| C500s | REVISED PER CEG SANITARY COMMENTS | RPL | 06/17/21 |
| C700s | REVISED PER CEG WATER COMMENTS | RPL | 06/22/21 |
| L101-L103 | REVISED PER COMMENTS | GEM | 06/24/01 |
| C700s | REVISED PER CEG WATER COMMENTS | GEM | 06/30/21 |
| C200s & C500s | REVISED SANITARY SEWER EASEMENT | GEM | 08/11/21 |
| C603 & C801 | REVISED PIPE SIZE & OUTLET CONTROL STRUCTURE DETAIL | GEM | 10/06/21 |
| ALL | REVISED RDE A ROUND LAKE #1 | KJJM | 12/17/21 |
| ALL | AS BUILT PLANS | MJE | 08/19/22 |

Holcombe, James R & Elizabeth A
Parcel Number:08-06-29-00-00-028.003



Roudy1 LLC
Parcel Number:08-06-29-00-00-028.000



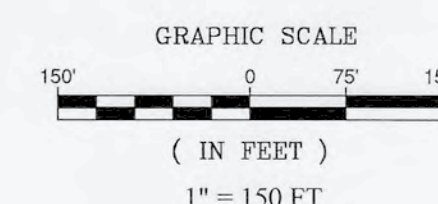
THE LAKES AT GRASSY
BRANCH
SECTION 2A
Instr. # 2016046397
P.C. 5, Slide 546

Shady Nook 3 LLC
Parcel Number:08-06-32-00-00-002.000

EXISTING
ANDOVER NORTH
SECTION 1
Instr. #2015002315
P.C. 5, Slide 304

186th STREET

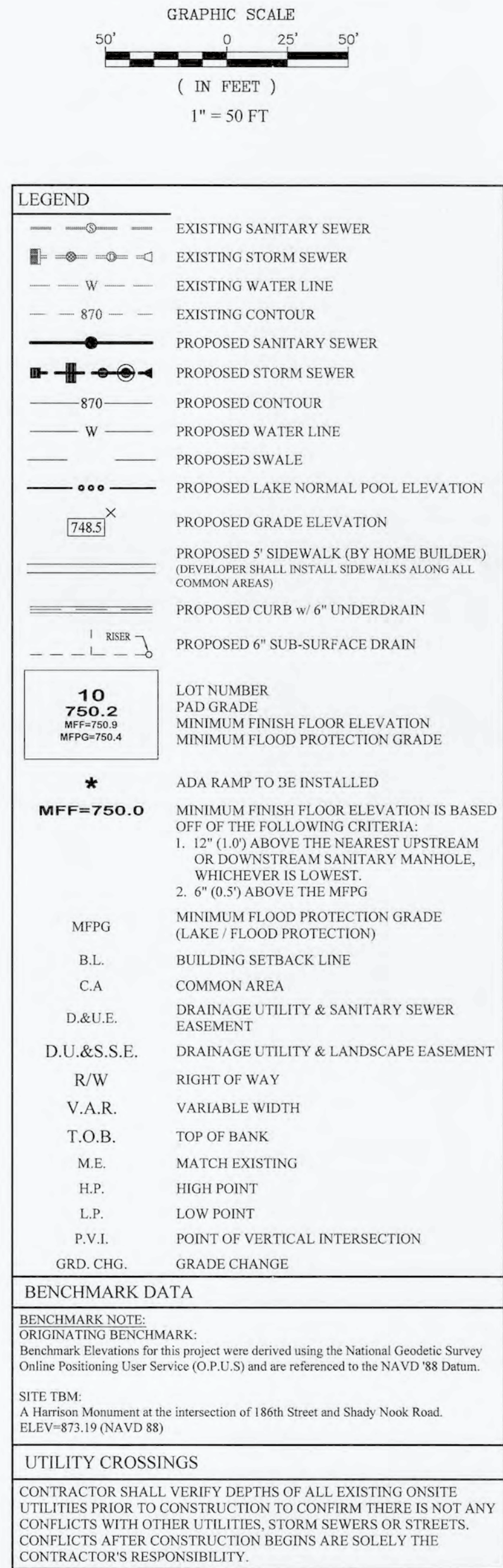
EXISTING
REDWOOD AT
ANDOVER



RECORD DRAWING

Dennis D. Olmstead
Dennis D. Olmstead
Professional Land Surveyor
No. 900012





RECORD DRAWING

A circular professional seal for a surveyor. The outer ring contains the text "DENNIS D. OLMSTEAD" at the top and "LAND SURVEYOR" at the bottom. Inside this ring, the word "REGISTERED" is at the top, "No. 900012" is in the center, and "STATE OF INDIANA" is at the bottom. The seal is surrounded by a decorative border of small dots.

Dennis D. Olmstead
Professional Land Surveyor
No. 900012

10/11/2022

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

CERTIFIED: 04/02/2021

David J. Stoepelweith

STOEPPELWERTH
ALWAYS ON
7965 East 106th Street Fishers, IN 46038-2505
phone: 317.849.5955 fax: 317.849.5942

| | |
|---|--------------------|
| SHEET NO. <div style="font-size: 2em; font-weight: bold; margin: 5px 0;">C200</div> <div style="font-size: 0.8em; margin: 0 0 5px 0;">S & A JOB NO. 92755DRE, SI</div> | |
| DRAWN BY: ADG | CHECKED BY: BKR |

SITE DEVELOPMENT PLAN

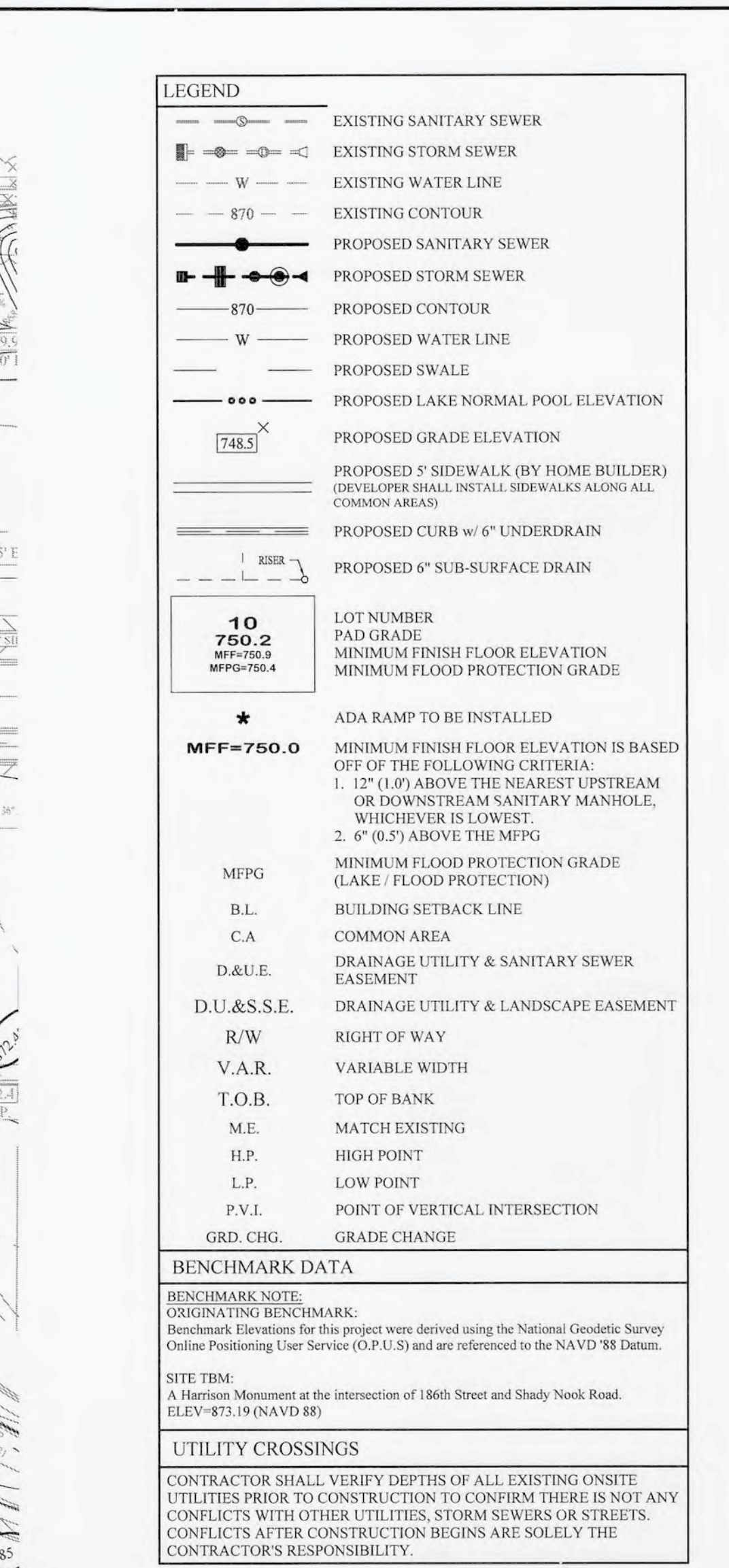
BELLE CREST

HAMILTON COUNTY, INDIANA

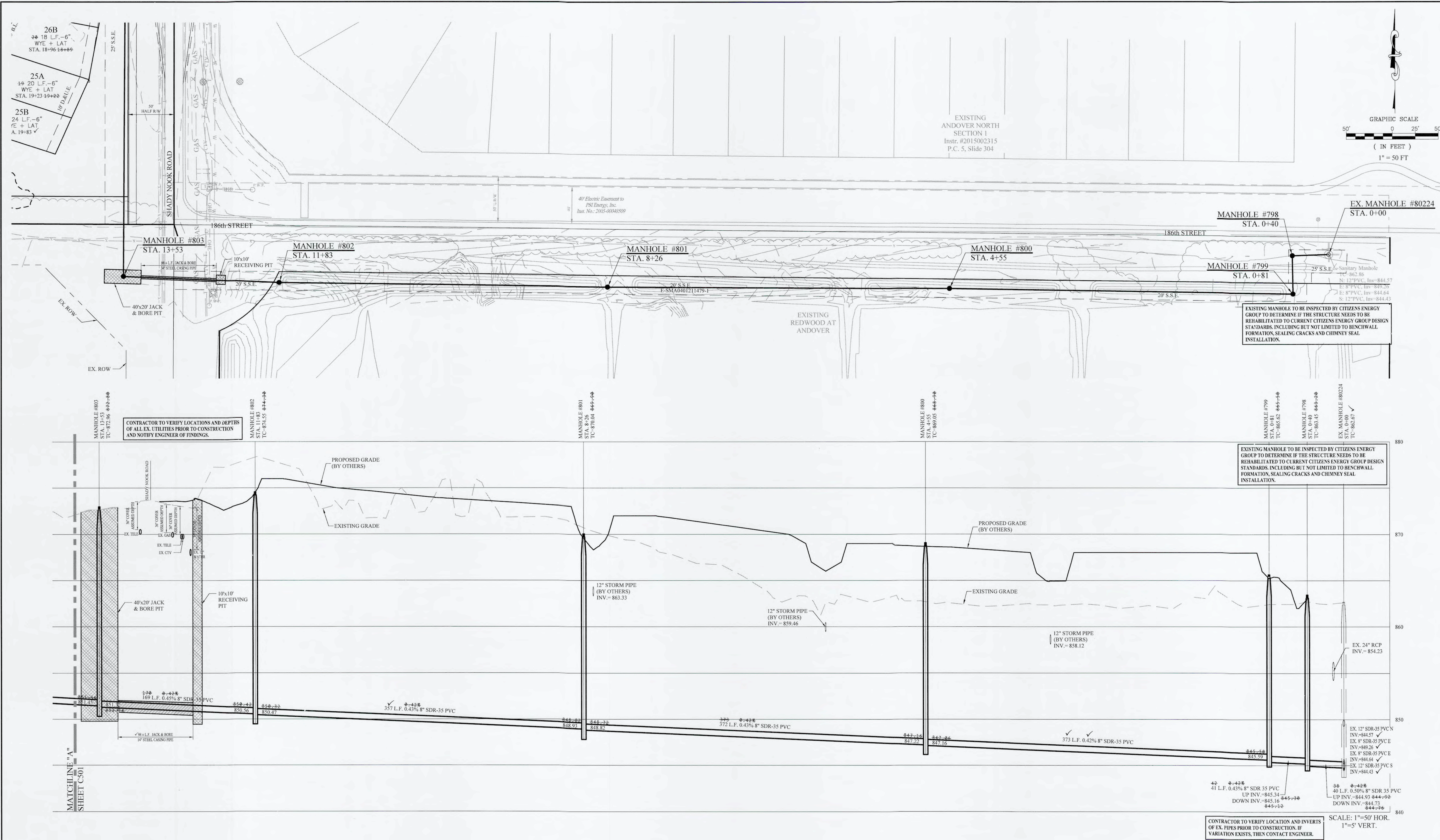
WESTFIELD

File Name: \\swa-fp\Shared\Data\Project\92255DRE-S1\DWG\C200 Site Development Plan.dwg - C200
Modified / By: October 10, 2022 1:18:20 PM / trichmond
Plotted / By: October 10, 2022 1:19:18 PM / Tyler Richmond

This copy printed from Digital Archive of the Hamilton County Surveyor's Office: One Hamilton Co. Square, Ste., Noblesville, IN 4606



| | | | | |
|------------------|-------|-----------|------------------------------|--------------------|
| SITE DEVELOPMENT | BRIEF | WESTFIELD | DRAWN BY: ADG | CHECKED BY: BKR |
| | | | SHEET NO. | |
| | | | C201 | |
| | | | S & A JOB NO. 92255DRE-S1 | |



RECORD DRAWING

Dennis D. Olmstead
Professional Land Surveyor
No. 900012
10/11/2022

STATE OF INDIANA
LAND SURVEYOR

| SANITARY SEWER PLAN & PROFILE | | BELLE CREST | | WESTFIELD | |
|-------------------------------|--------------------|--------------------------|--|--------------------|--|
| DRAWN BY: ADG | CHECKED BY: BKR | SHEET NO. C500 | | DATE 10/11/2022 | |
| DRAWN BY: ADG | | CHECKED BY: BKR | | DATE 10/11/2022 | |
| DRAWN BY: ADG | | CHECKED BY: BKR | | DATE 10/11/2022 | |

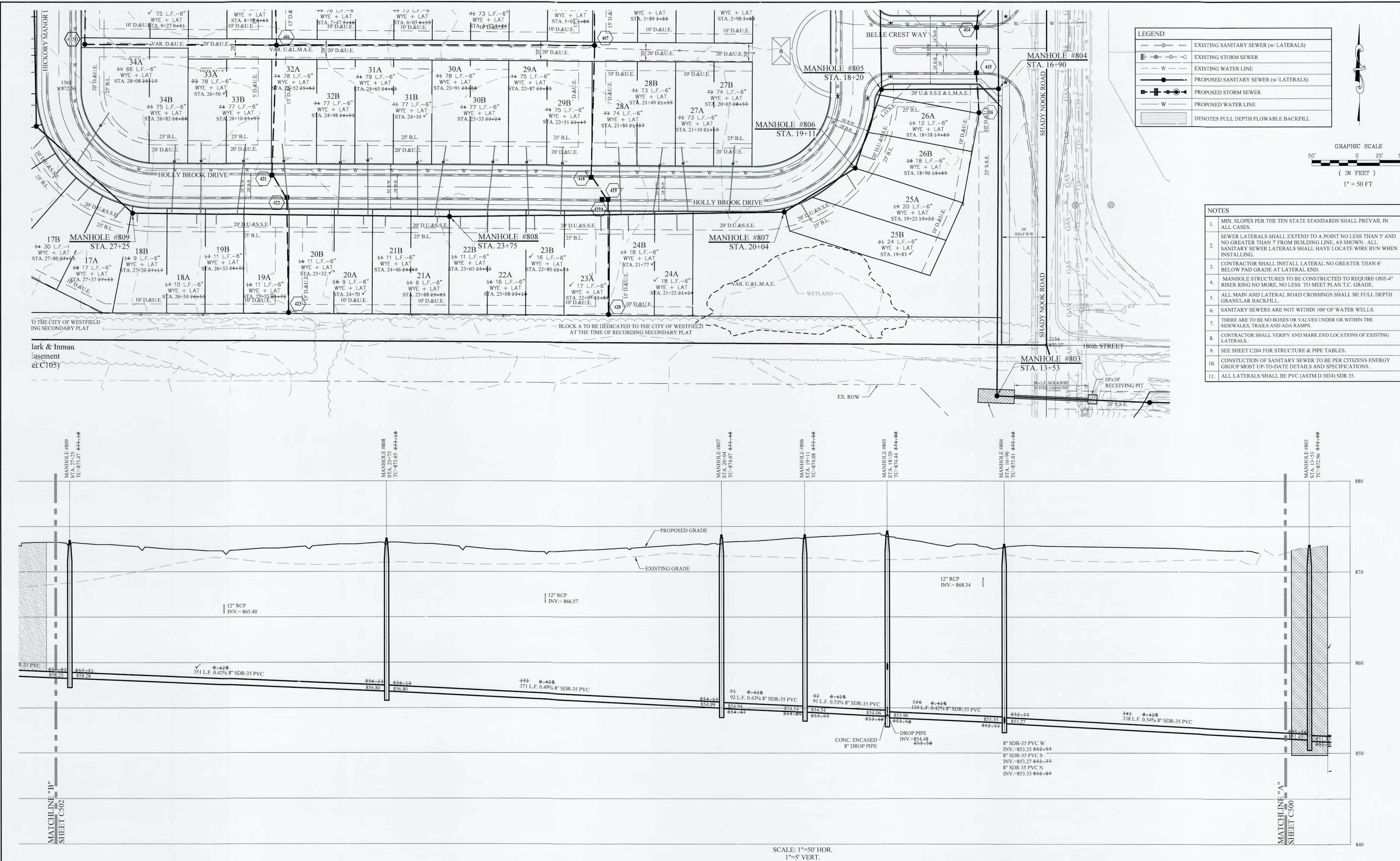
STOEPPELWERTH
ALWAYS ON
7945 East 104th Street, Fishers, IN 46038-2505
Phone: 317.849.2505 Fax: 317.849.2542

THIS DRAWING IS NOT INTENDED TO BE A PART OF ANY OTHER SURVEY OR A SURVEYOR LOCATION REPORT.
CERTIFIED: 04/02/2021
David J. Stoepfelwirth
Professional Engineer

NO. 19358
STATE OF INDIANA
PROFESSIONAL ENGINEER

AS BUILT
REVISED SANITARY SEWER LAYOUT
REVISED RDE AROUND LAKE #1
REVISED PER CEG WATER COMMENTS
RPL
REVISED PER CEG SANITARY COMMENTS
ADG
REVISED PER CEG SANITARY COMMENTS
ADG
REVISIONS
BY

File Name: \\saves-fp\SharedData\Project\92255DRE-S\DWG\C500 Sanitary Sewer Plan & Profile.dwg - C501
October 10, 2022 12:04:36 PM / trichmond
October 10, 2022 12:06:22 PM / Tyler Richmond
Modified / By:
Plotted / By:



RECORD DRAWING

Dennis D. Olmstead
Professional Land Surveyor
No. 900012
2/11/2022



SANITARY SEWER PLAN & PROFILE

BELLE CREST

WESTFIELD

STOEPPELWERTH



ALWAYS ON

7965 Epp 104th Street, Fishers, IN 46038-2505
Phone: 317.849.5925 Fax: 317.849.5942

THIS DRAWING IS NOT INTENDED TO BE
ORIGINAL BOUNDARY SURVEY, A ROUTE
SURVEY OR A SURVEYOR LOCATION
REPORT.

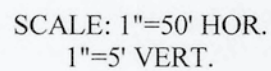
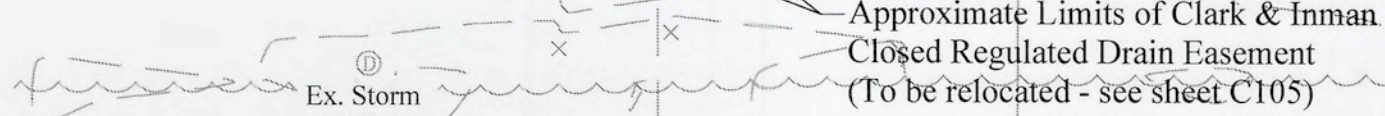
CERTIFIED: 04/02/2021


David J. Stoeppelwerth
Professional Engineer



| DATE | MARK | REVISIONS | BY |
|----------|------|-----------------------------------|-----|
| 10/02/22 | | AS BUILTS | |
| 8/11/21 | | REVISED SANITARY SEWER EASEMENT | GM |
| 12/17/21 | | REVISED RDE AROUND LAKE #1 | KJM |
| 06/02/21 | | REVISED PER CEG WATER COMMENTS | RPL |
| 06/17/21 | | REVISED PER CEG SANITARY COMMENTS | ADG |
| 04/10/21 | | REVISED PER CEG SANITARY COMMENTS | ADG |
| 06/26/21 | | REVISED PER CEG SANITARY COMMENTS | ADG |

File Name:
Modified / By:
Plotted / By:




Dennis D. Olmstead
Professional Land Surveyor
No. 900012
10/11/2022

| NOTES | |
|-------|---|
| 1. | MIN. SLOPES PER THE TEN STATE STANDARDS SHALL PREVAIL IN ALL CASES. |
| 2. | SEWER LATERALS SHALL EXTEND TO A POINT NO LESS THAN 5' AND NO GREATER THAN 7' FROM BUILDING LINE, AS SHOWN. ALL SANITARY SEWER LATERALS SHALL HAVE LOCATE WIRE RUN WHEN INSTALLING. |
| 3. | CONTRACTOR SHALL INSTALL LATERAL NO GREATER THAN 6' BELOW PAD GRADE AT LATERAL END. |
| 4. | MANHOLE STRUCTURES TO BE CONSTRUCTED TO REQUIRE ONE-4" RISER RING NO MORE, NO LESS TO MEET PLAN T.C. GRADE. |
| 5. | ALL MAIN AND LATERAL ROAD CROSSINGS SHALL BE FULL DEPTH GRANULAR BACKFILL. |
| 6. | SANITARY SEWERS ARE TO VENT UNDER 100' OF WATER WELLS. |
| 7. | THERE ARE TO BE NO BOXES OR VALVES UNDER OR WITHIN THE SIDEWALKS, TRAILS AND MARKS. |
| 8. | CONTRACTOR SHALL VERIFY AND ADAP END LOCATIONS OF EXISTING LATERALS. |
| 9. | SEE SHEET C204 FOR STRUCTURE & PIPE TABLES. |
| 10. | CONSTRUCTION OF SANITARY SEWER TO BE PER CITIZENS ENERGY GROUP MOST UP-TO-DATE DETAILS AND SPECIFICATIONS. |

WESTFIELD

ALWAYS ON
7965 East 106th Street, Fishers, IN 46038-2505
phone: 317.849.5935 fax: 317.849.5942

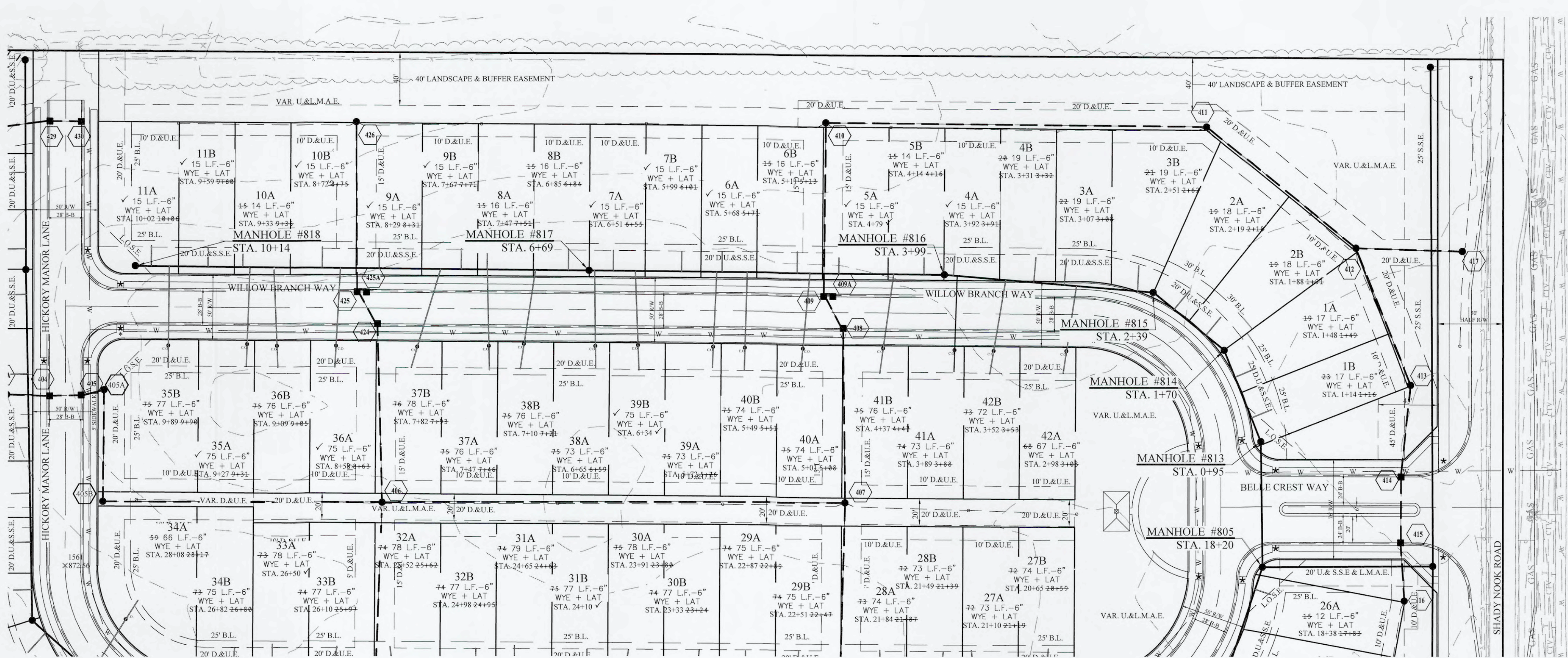
THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY. A ROUTE REPORT OR A SURVEY FOR LOCATION REPORT.

CERTIFIED: 04/02/2021

David J. Stoppelweert

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION

File Name: \\swa-fs\SharedData\Project\9225DRE-S1\DWG\C500 Sanitary Sewer Plan & Profile.dwg - C503
Modified / By: October 10, 2022 12:04:36 PM / richmond
Plotted / By: October 10, 2022 12:06:38 PM / Tyler Richmond

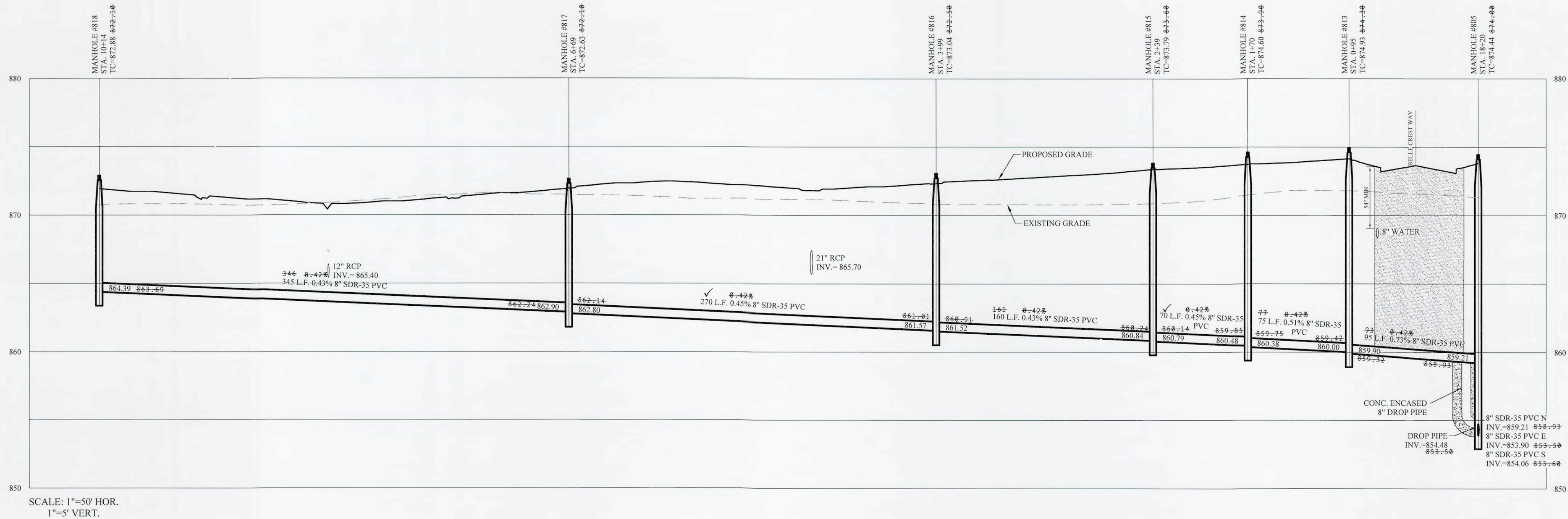


LEGEND

- EXISTING SANITARY SEWER (w/ LATERALS)
- EXISTING STORM SEWER
- EXISTING WATER LINE
- PROPOSED SANITARY SEWER (w/ LATERALS)
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- DENOTES FULL DEPTH; FLOWABLE BACKFILL

NOTES

- MIN. SLOPES PER THE TEN STATE STANDARDS SHALL PREVAIL IN ALL CASES.
- SEWER LATERALS SHALL EXTEND TO A POINT NO LESS THAN 5' AND NO GREATER THAN 7' FROM BUILDING LINE, AS SHOWN. ALL SANITARY SEWER LATERALS SHALL HAVE LOCATE WIRE RUN WHEN INSTALLING.
- CONTRACTOR SHALL INSTALL LATERAL NO GREATER THAN 6' BELOW PAD GRADE AT LATERAL END.
- MANHOLE STRUCTURES TO BE CONSTRUCTED TO REQUIRE ONE-4" RISER RING NO MORE, NO LESS TO MEET PLAN T.C. GRADE.
- ALL MAIN AND LATERAL ROAD CROSSINGS SHALL BE FULL DEPTH GRANULAR BACKFILL.
- SANITARY SEWERS ARE NOT WITHIN 100' OF WATER WELLS.
- THERE ARE TO BE NO BOXES OR VALVES UNDER OR WITHIN THE SIDEWALKS, TRAILS AND ADA RAMPS.
- CONTRACTOR SHALL VERIFY AND MARK END LOCATIONS OF EXISTING LATERALS.
- SEE SHEET C204 FOR STRUCTURE & PIPE TABLES.
- CONSTRUCTION OF SANITARY SEWER TO BE PER CITIZENS ENERGY GROUP MOST UP-TO-DATE DETAILS AND SPECIFICATIONS.
- ALL LATERALS SHALL BE PVC (ASTM D 3034) SDR 35.



RECORD DRAWING

D. D. O.
Dennis D. Olmstead
Professional Land Surveyor
No. 900012
10/11/2022



SANITARY SEWER PLAN & PROFILE

BELLE CREST

DRAWN BY: ADG
CHECKED BY: BKR
SHEET NO. C503
S.D.A. JOB NO. 9225DRE-S1

STOEPPELWERTH
A ALWAYS ON
7965 East 106th Street, Fishers, IN 46038-2505
phone: 317.849.2995 fax: 317.849.2942

| DATE | MARK | REVISIONS | BY |
|----------|------|-----------------------------------|-----|
| 10/10/22 | | AS BUILT | |
| 06/26/21 | | REVISED PER CEG SANITARY COMMENTS | ADG |
| 02/17/21 | | REVISED ROR AROUND LAKE #1 | KJM |
| 06/21/21 | | REVISED PER CEG WATER COMMENTS | RPL |
| 06/17/21 | | REVISED PER CEG SANITARY COMMENTS | ADG |

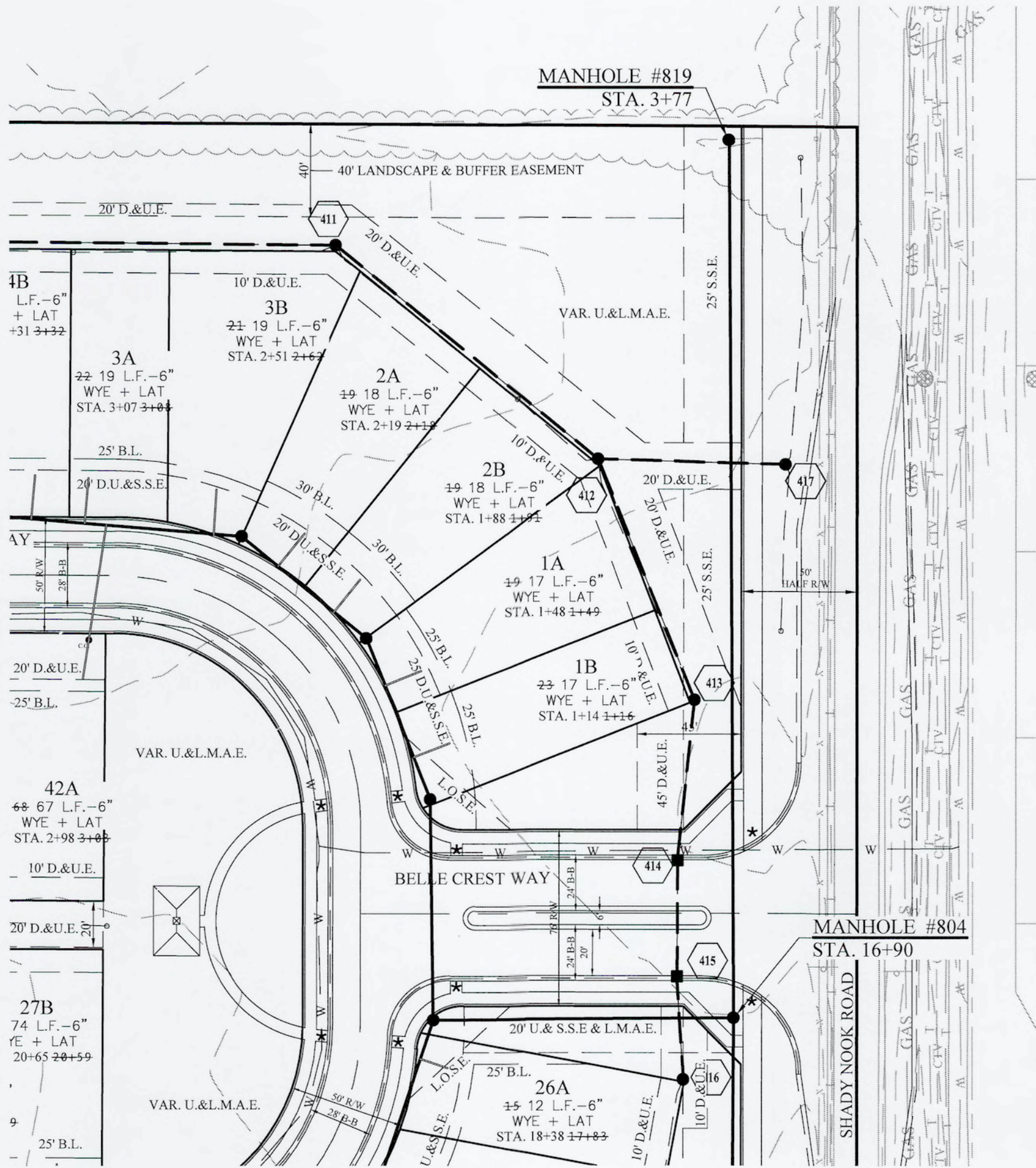
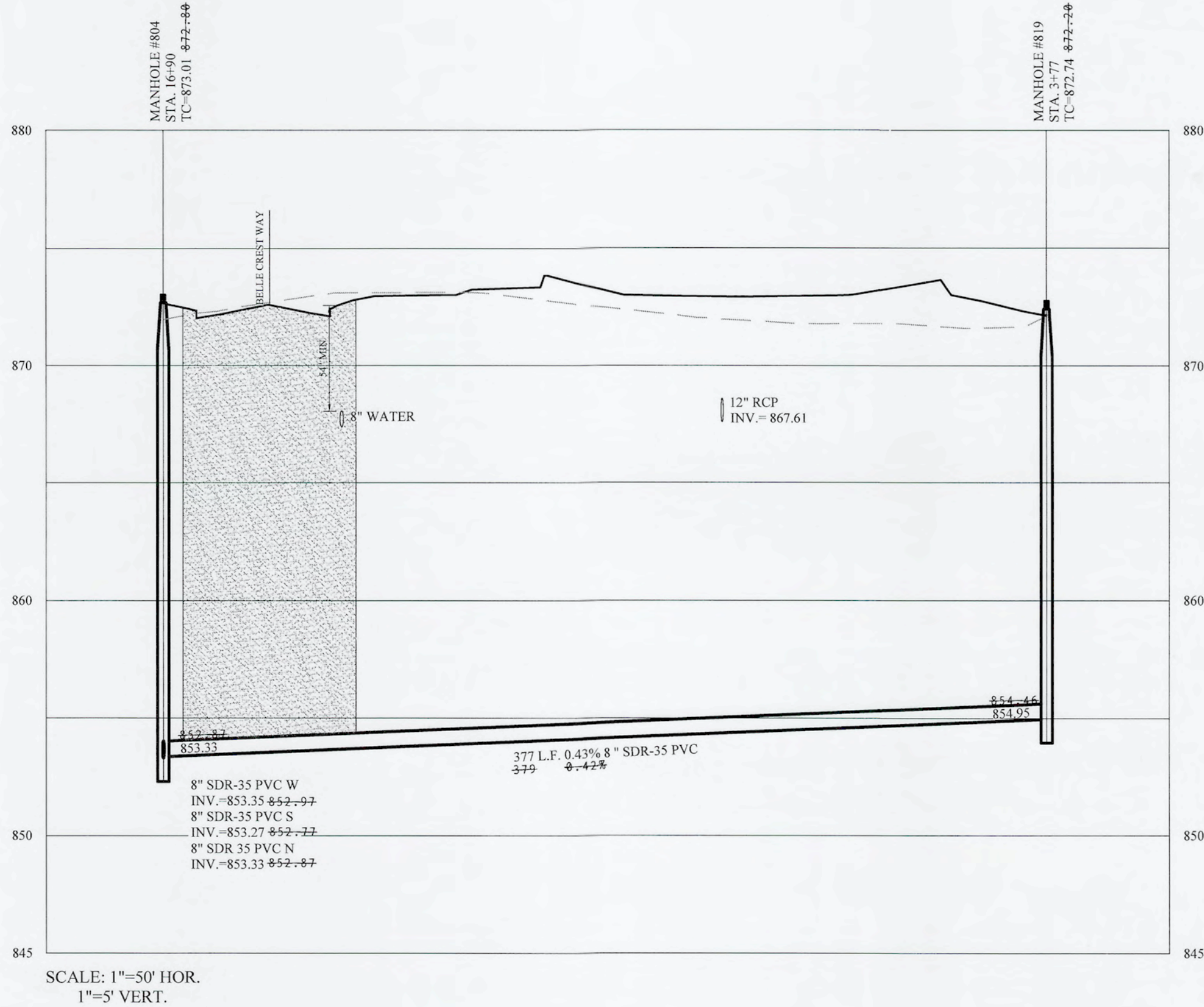
THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR SURVEY OR A SURVEYOR LOCATION REPORT.

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

THE DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 04/02/2021
David J. Stoepfelwerth

\\sava-fp\Shared\Data\Project\92255DRE-S\DWG\C500 Sanitary Sewer Plan & Profile.dwg - C504
October 10, 2022 12:04:36 PM / richmond
October 10, 2022 12:06:46 PM / Tyler Richmond
File Name:
Modified / By:
Plotted / By:

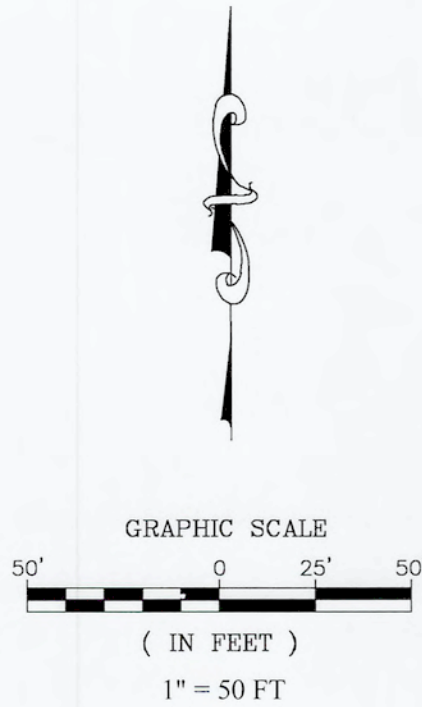


LEGEND

- EXISTING SANITARY SEWER (w/ LATERALS)
- EXISTING STORM SEWER
- EXISTING WATER LINE
- PROPOSED SANITARY SEWER (w/ LATERALS)
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- DENOTES FULL DEPTH FLOWABLE BACKFILL

NOTES

- MIN. SLOPES PER THE TEN STATE STANDARDS SHALL PREVAIL IN ALL CASES.
- SEWER LATERALS SHALL EXTEND TO A POINT NO LESS THAN 5' AND NO GREATER THAN 7' FROM BUILDING LINE, AS SHOWN. ALL SANITARY SEWER LATERALS SHALL HAVE LOCATE WIRE RUN WHEN INSTALLING.
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- SEE SHEET C204 FOR STRUCTURE & PIPE TABLES.
- CONSTRUCTION OF SANITARY SEWER TO BE PER CITIZENS ENERGY GROUP MOST UP-TO-DATE DETAILS AND SPECIFICATIONS.
- ALL LATERALS SHALL BE PVC (ASTM D 3034) SDR 35.



RECORD DRAWING

D.D.O.
Dennis D. Olmstead
Professional Land Surveyor
No. 900012
10/11/2022



SANITARY SEWER PLAN & PROFILE

BELLE CREST

WESTFIELD

DRAWN BY: ADG

CHECKED BY: BKR

SHEET NO. C504

DATE: 10/11/2022

STOEPPELWERTH

THIS DRAWING IS NOT INTENDED TO BE THE ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 04/02/2021

David J. Stoepfelwerth
David J. Stoepfelwerth
REGISTERED PROFESSIONAL ENGINEER
No. 19358
STATE OF INDIANA

ALWAYS ON
7865 East 106th Street, Fishers, IN 46038-2905
Phone: 317.849.5955 Fax: 317.849.5942

REGISTERED PROFESSIONAL ENGINEER
No. 19358
STATE OF INDIANA

DATE: 10/11/2022

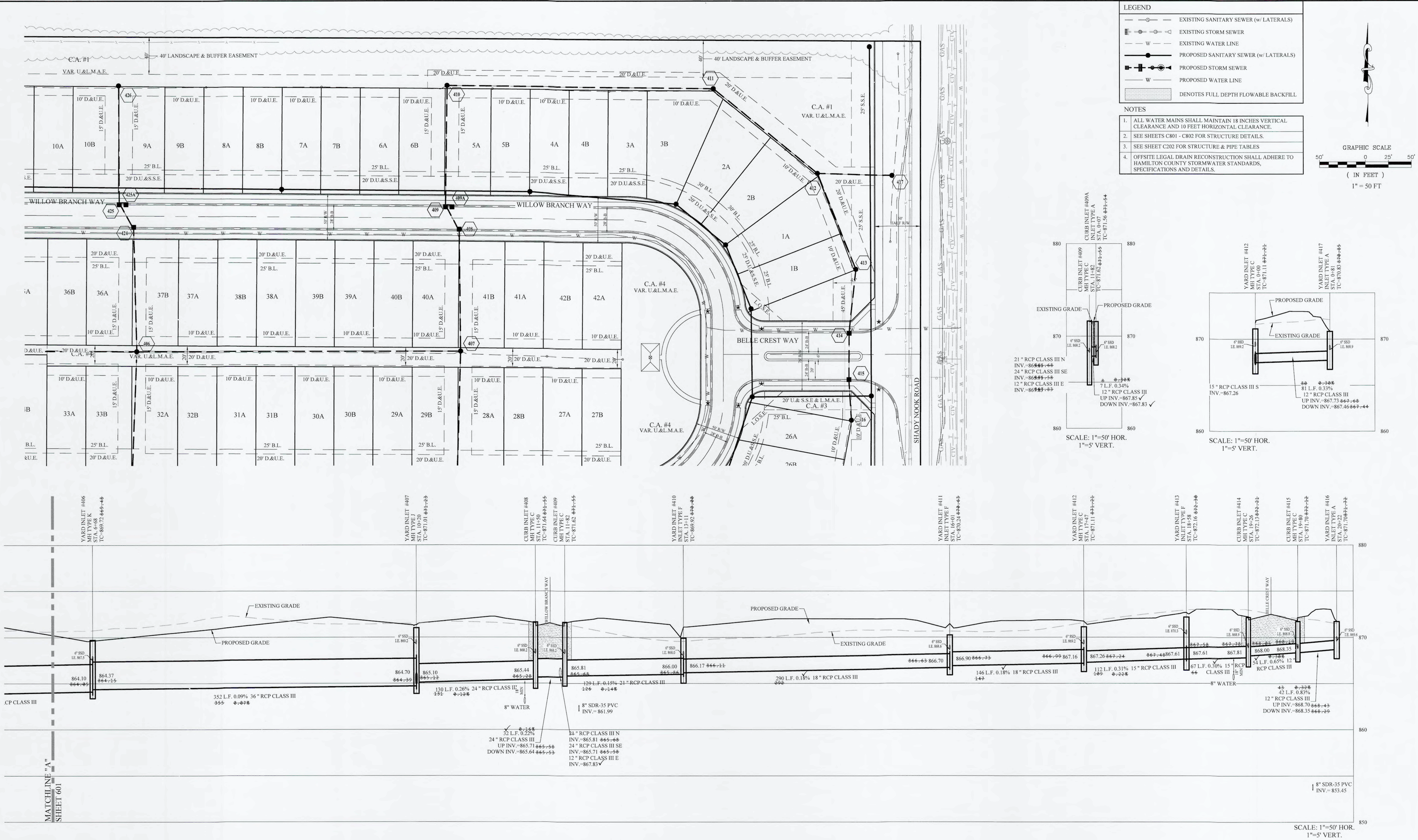
MARK

REVISIONS

BY

| DATE | MARK | REVISIONS | BY |
|----------|------|-----------------------------------|-----|
| 10/10/22 | | AS BUILT'S | |
| 02/26/21 | | REVISED PER CEG SANITARY COMMENTS | ADG |
| 02/17/21 | | REVISED PER CEG WATER COMMENTS | KJM |
| 06/02/21 | | REVISED PER CEG WATER COMMENTS | RPL |
| 06/17/21 | | REVISED PER CEG SANITARY COMMENTS | RPL |
| 04/16/21 | | REVISED PER CEG SANITARY COMMENTS | ADG |

File Name: \\sra-fp\Shared\Drawings\92255DRE-S\DWG\C800 Storm Sewer Plan & Profile.dwg - C800
Created: 10/06/2021 12:58:58 PM
Modified By: [Redacted]
Printed By: [Redacted]



RECORD DRAWING

D. D. D.
Dennis D. Olmstead
Professional Land Surveyor
No. 900012
10/11/2022



STORM SEWER PLAN & PROFILE

BELLE CREST

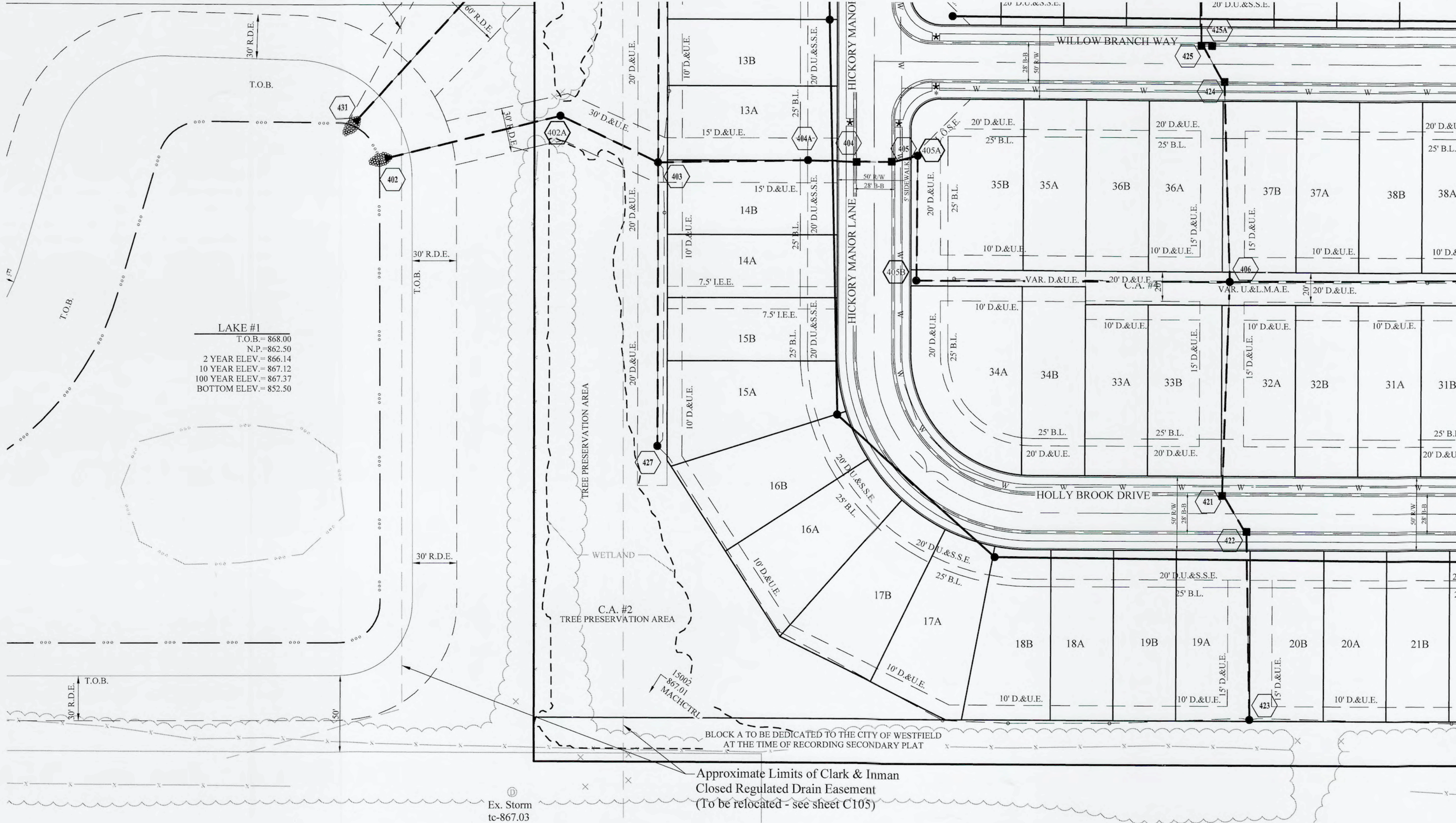
HAMILTON COUNTY, INDIANA

STOEPPELWERTH
ALWAYS ON
7965 East 10th Street, Fishers, IN 46038-2205
phone: 317.649.5935 fax: 317.649.9492

THIS DRAWING IS NOT INTENDED TO BE
REPRESENTED AS A RETRACTIONMENT OR
SURVEY OR A SURVEYOR LOCATION
REPORT.
CERTIFIED: 04/02/2021
David J. Stoepfelwerth
PROFESSIONAL ENGINEER

| DATE | MARK | REVISIONS | BY |
|----------|------|-----------------------------------|-----|
| 10/1/22 | | AS BUILT | TDR |
| 12/1/21 | | REVISED PER CEG WATER COMMENTS | KJM |
| 06/21/21 | | REVISED PER CEG SANITARY COMMENTS | RPL |
| 04/10/21 | | REVISED PER CEG SANITARY COMMENTS | ADG |

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October 11, 2022 12:54:31 PM / trichmond
October 11, 2022 12:57:17 PM / Tyler Richmond
Plotted / By:

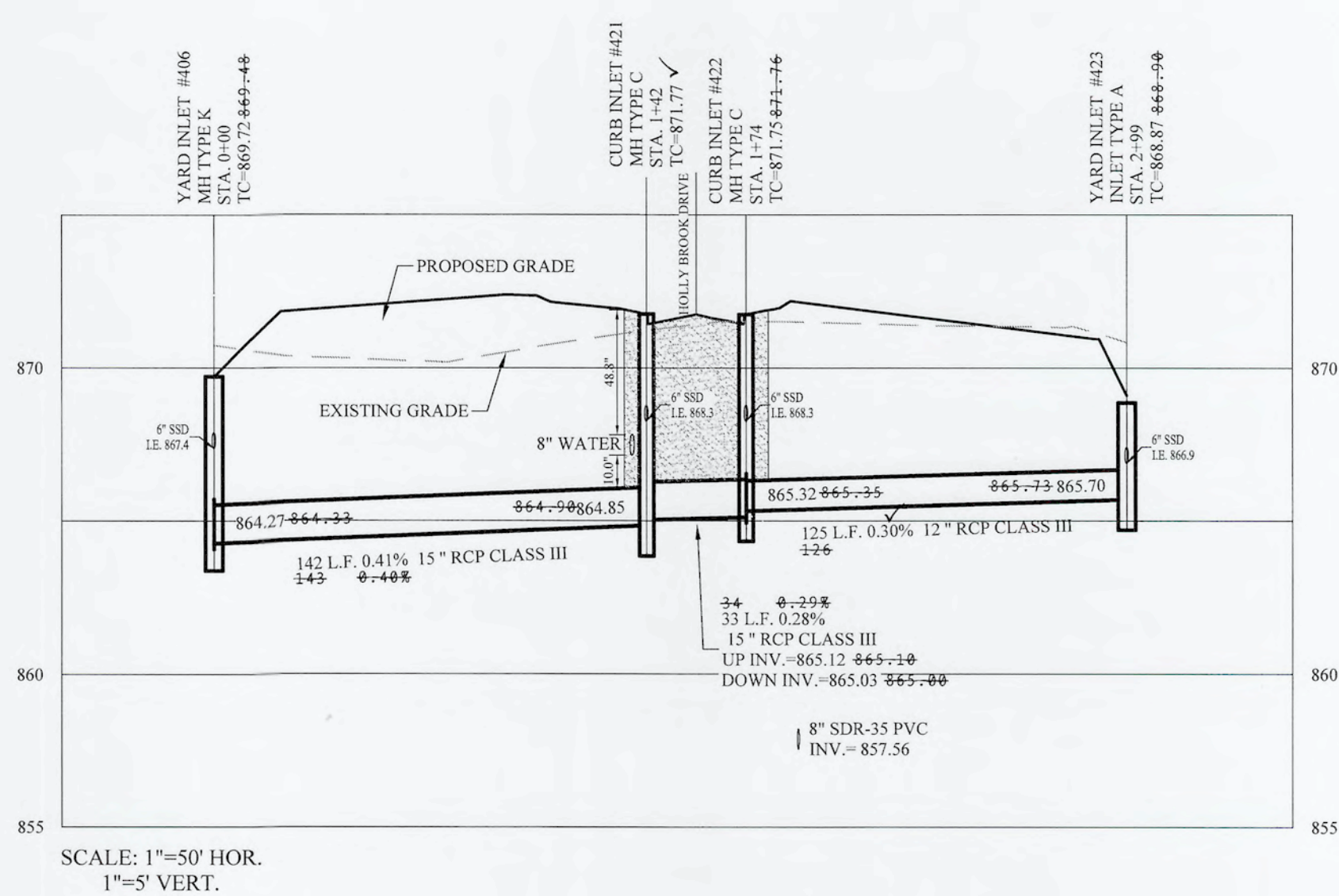
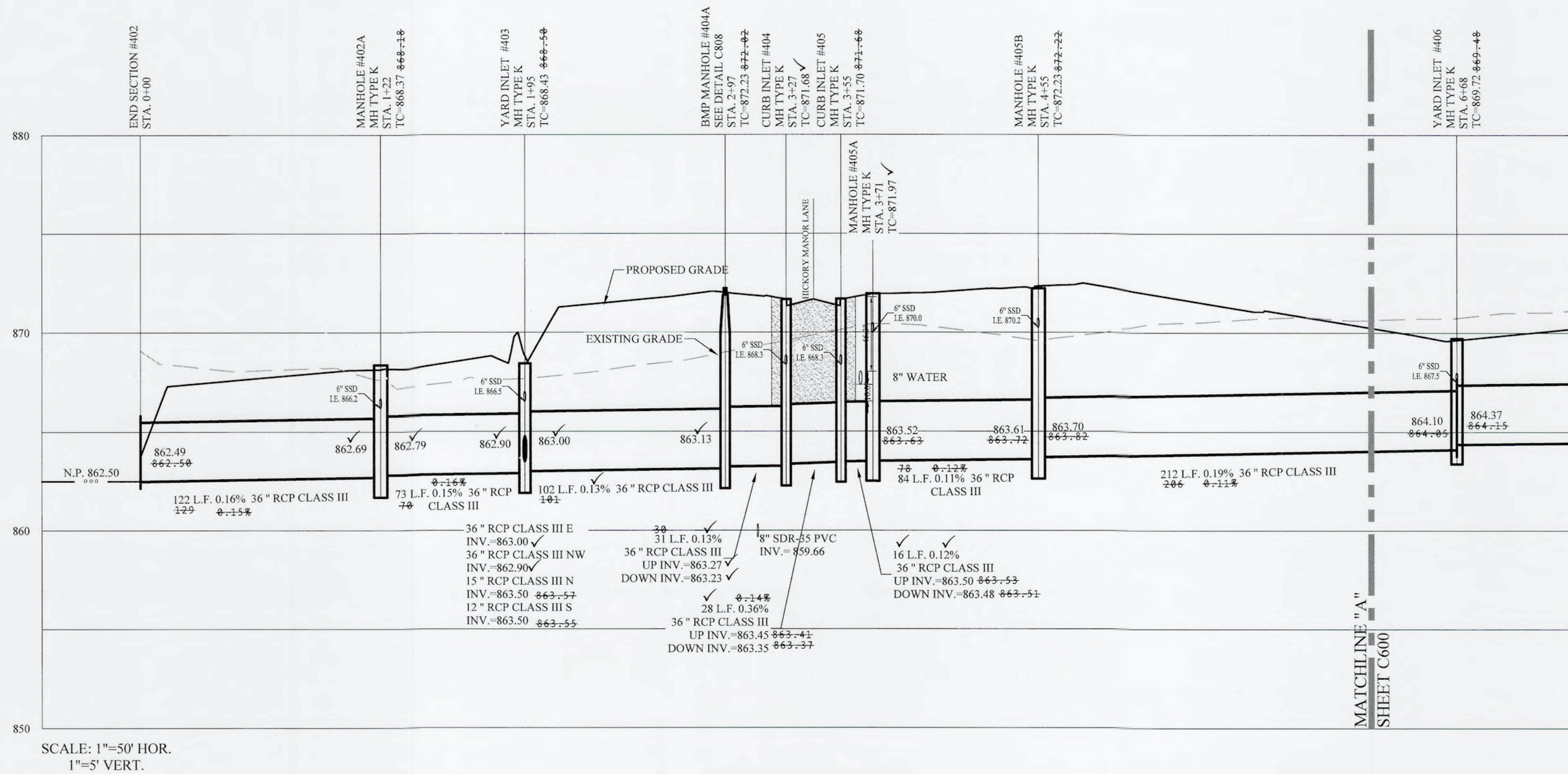
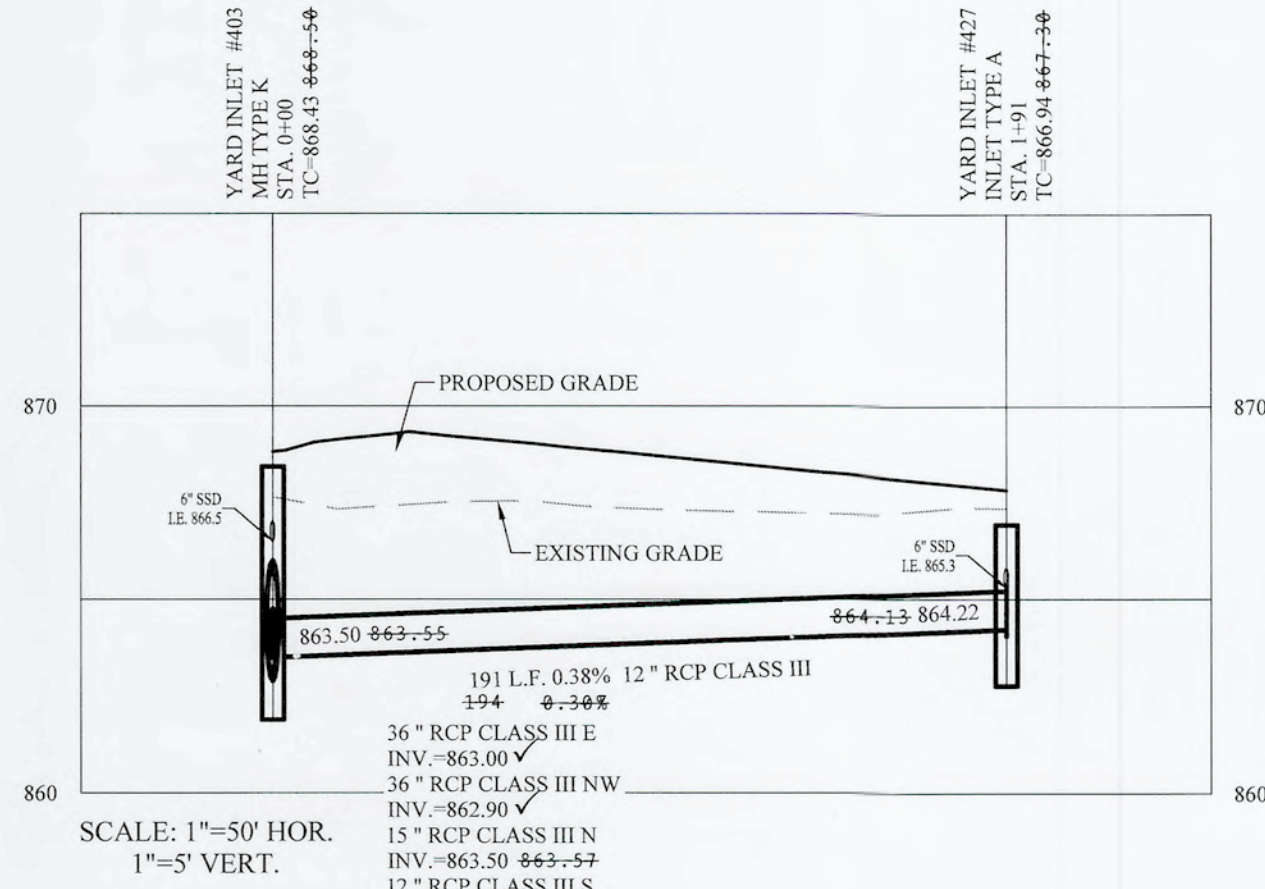
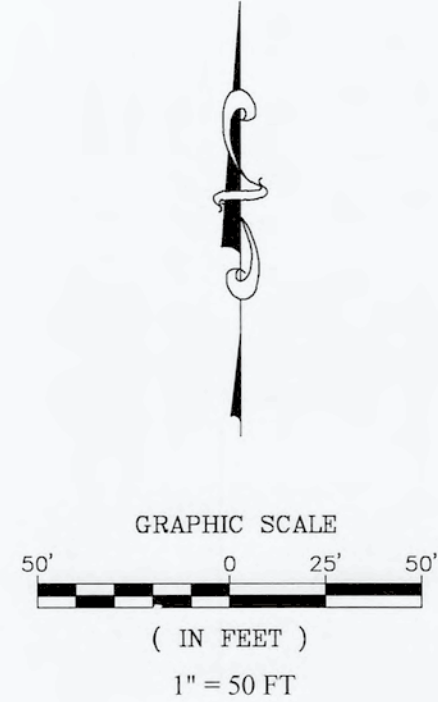


LEGEND

- EXISTING SANITARY SEWER (w/ LATERALS)
- EXISTING STORM SEWER
- EXISTING WATER LINE
- PROPOSED SANITARY SEWER (w/ LATERALS)
- PROPOSED STORM SEWER
- PROPOSED WATER LINE
- DENOTES FULL DEPTH FLOWABLE BACKFILL

NOTES

- ALL WATER MAINS SHALL MAINTAIN 18 INCHES VERTICAL CLEARANCE AND 10 FEET HORIZONTAL CLEARANCE.
- SEE SHEETS C801 - C802 FOR STRUCTURE DETAILS.
- SEE SHEET C202 FOR STRUCTURE & PIPE TABLES.
- OFFSITE LEGAL DRAIN RECONSTRUCTION SHALL ADHERE TO HAMILTON COUNTY STORMWATER STANDARDS, SPECIFICATIONS AND DETAILS.



RECORD DRAWING

Dennis D. Olmstead
Professional Land Surveyor
No. 900012
10/11/2022



STORM SEWER PLAN & PROFILE

BELLE CREST

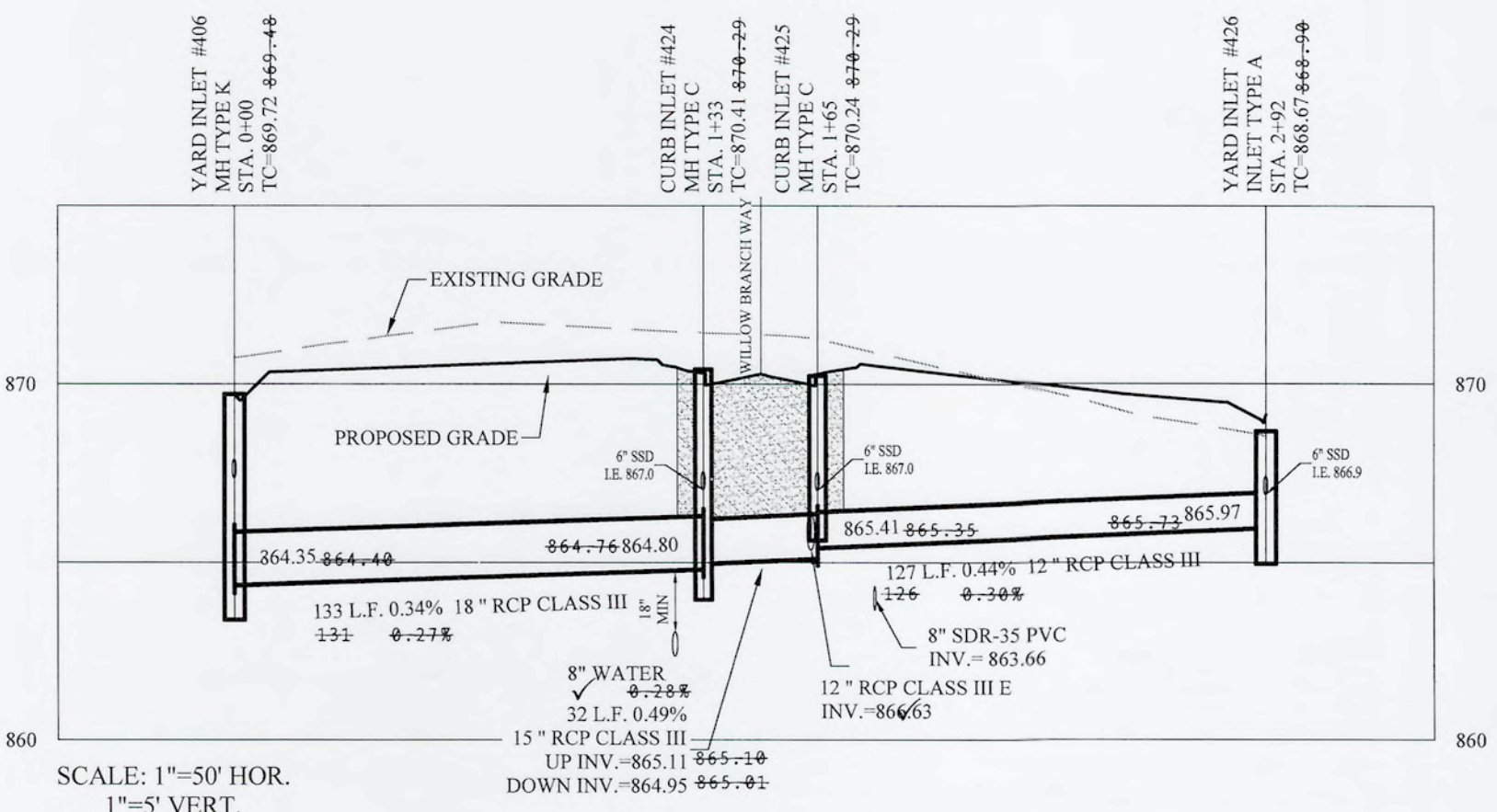
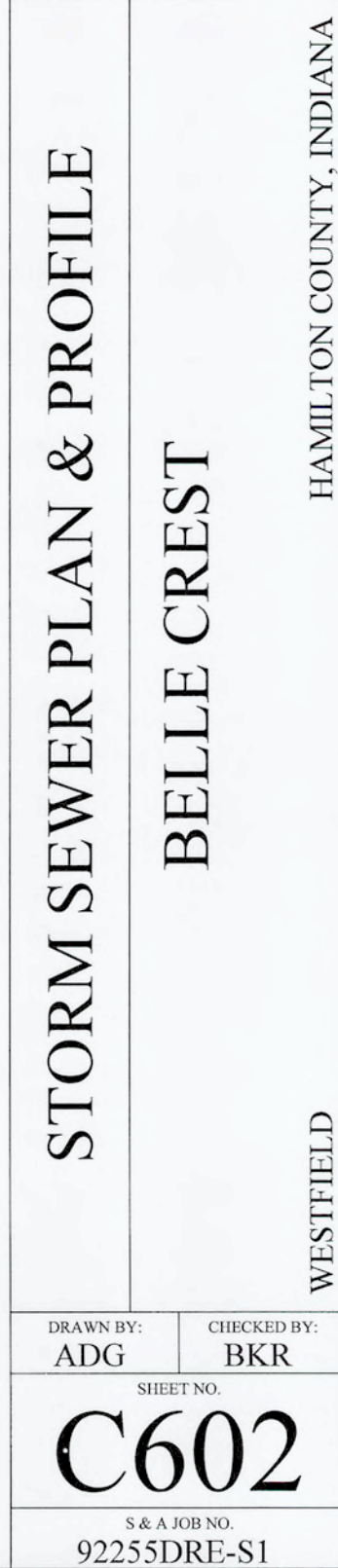
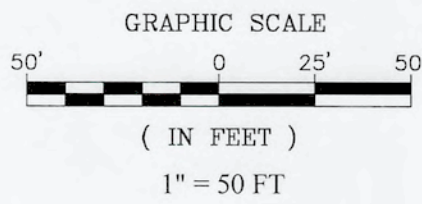
WESTFIELD HAMILTON COUNTY, INDIANA

DRAWN BY: ADG CHECKED BY: BKR
SHEET NO. **C601**
92255DRE-S1

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR SURVEY OR A SURVEYOR LOCATION REPORT.

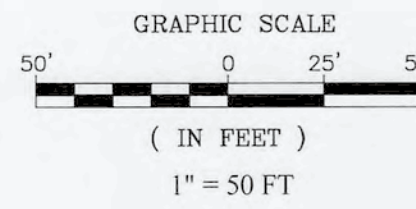
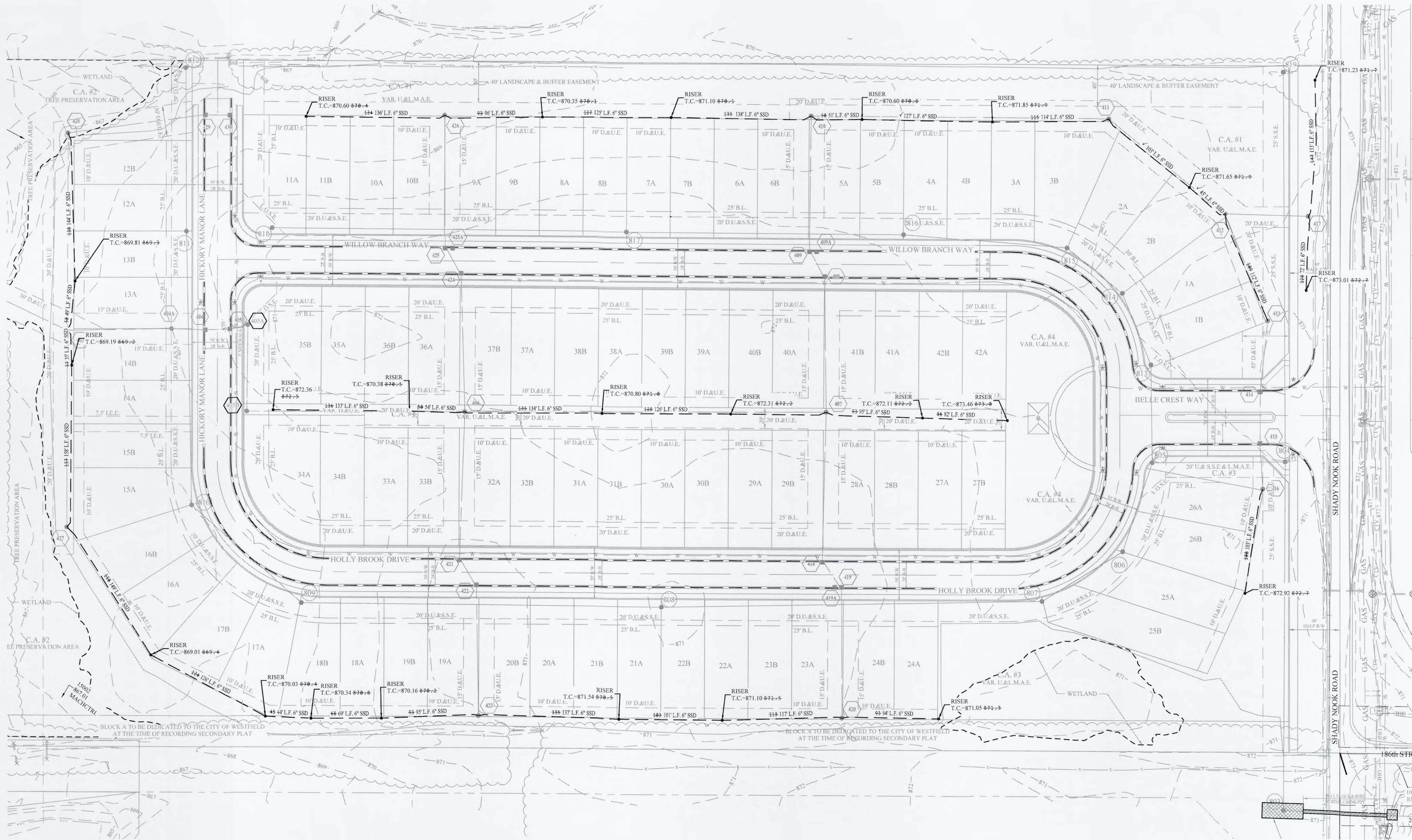
David J. Stoepelwerth
REGISTERED PROFESSIONAL ENGINEER
No. 19358
STATE OF INDIANA
CERTIFIED: 04/02/2021

STOEPPELWERTH
ALWAYS ON
7905 East 100th Street, Fishers, IN 46038-2505
phone: 317.849.2955 fax: 317.849.2942



A circular professional seal for Dennis D. Olmstead, a Registered Land Surveyor in the State of Indiana. The seal features the name "DENNIS D. OLMSTEAD" around the top inner edge, "REGISTERED" at the top, "No. 900012" in the center, "STATE OF INDIANA" below the number, and "LAND SURVEYOR" around the bottom inner edge. The seal is surrounded by a decorative border of small dots.

File Name: \\sava-fp\SharedData\Project\92255DRE-S1\DWG\C604 Sub-Surface Drain Plan.dwg - C604
Modified / By: October 7, 2022 3:03:08 PM / trichmond
Plotted / By: October 7, 2022 3:04:46 PM / Tyler Richmond



RECORD DRAWING

Dennis D. Olmstead
Dennis D. Olmstead
Professional Land Surveyor
No. 900012



NOTE:
ALL DWELLINGS ARE SLAB ON GRADE CONSTRUCTION.
NO SUMP PUMP CONNECTIONS ARE REQUIRED.

STOEPPELWERTH

ALWAYS ON

7965 East 106th Street, Fishers, IN 46038-2505
phone: 317.849.2933 fax: 317.849.2942

REGISTERED
No. 19358
STATE OF
INDIANA
PROFESSIONAL ENGINEER

THIS DRAWING IS NOT INTENDED TO BE
REPRESENTED AS A RETRACTION OR
ORIGINAL BOUNDARY SURVEY, A ROUTE
REPAIR.

CERTIFIED: 04/02/2021
David J. Stoepfelwerth

DATE

MARK

REVISIONS

| | | |
|----------|--|----------------------------------|
| 10/07/22 | | |
| 12/17/21 | | REVISED PER CG WATER COMMENTS |
| 06/17/21 | | REVISED PER CG SANITARY COMMENTS |
| 04/16/21 | | REVISED PER CG SANITARY COMMENTS |

DRAWN BY:

ADG

CHECKED BY:

BKR

SHEET NO.

C604

S.E.A. JOB NO.

92255DRE-S1

SUB-SURFACE DRAIN PLAN

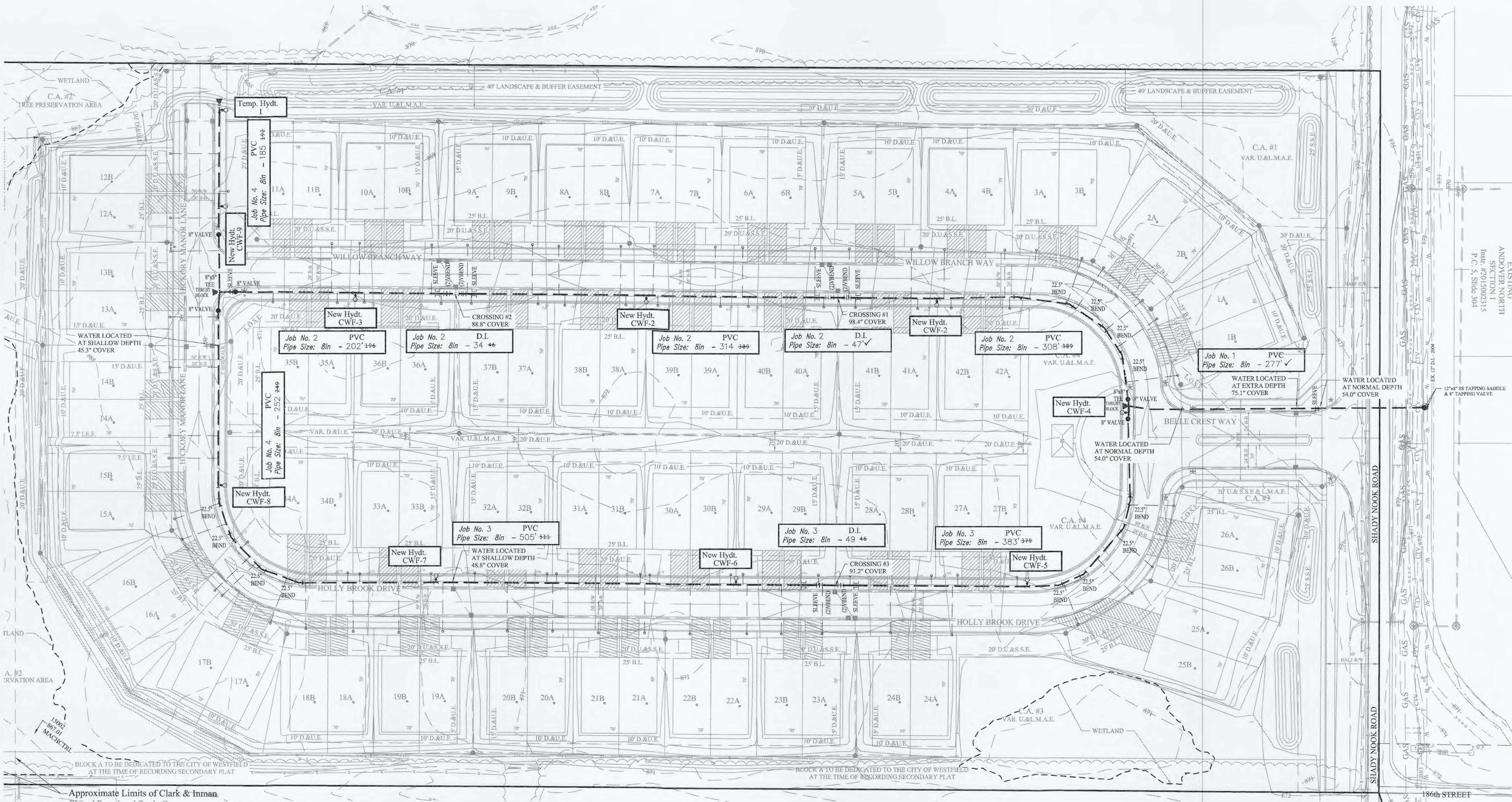
BELLE CREST

WESTFIELD

HAMILTON COUNTY, INDIANA

This copy printed from Digital Archive of the Hamilton County Surveyor's Office: One Hamilton Co. Square, Ste., Noblesville, IN 46060

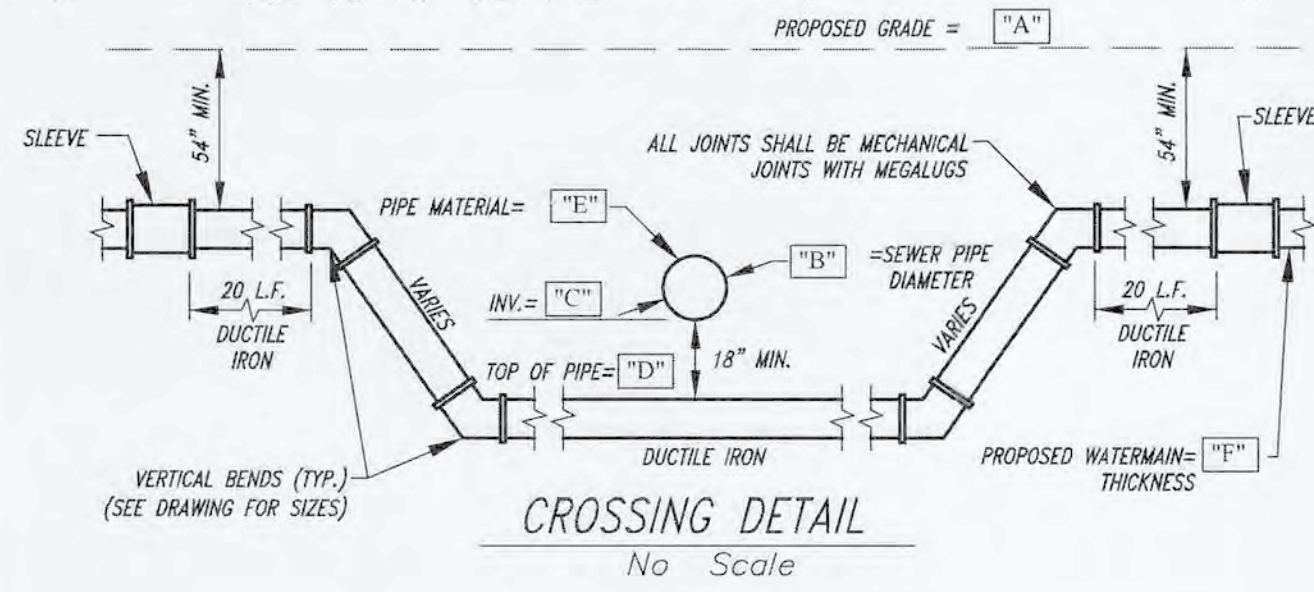
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Modified / By: September 2, 2022 11:58:26 AM / mevens
Plotted / By: September 2, 2022 12:00:10 PM / Michael Evans



GRAPHIC SCALE
(IN FEET)
1" = 50 FT

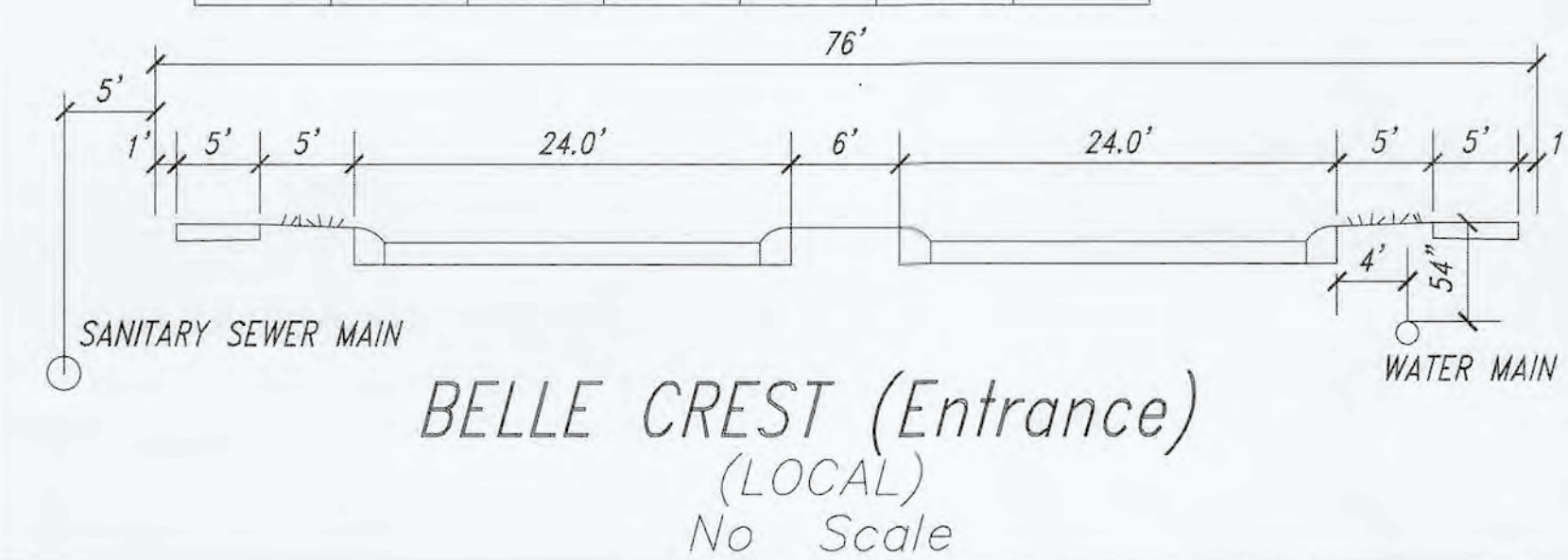
LEGEND

- Existing Water Main
- Proposed Water Main
- Telephone Pole
- Gas Pole
- Inlet
- Tree
- Gas Valve
- Parcel Id
- Adapter
- Bend
- Kicker Block
- Coating Pipe
- Gas Lines
- Telephone Lines
- Electric Lines
- METER PIT
- 1" HDPE SINGLE WATER SERVICE LATERAL
- Hydrant
- Hydrant with Hydrant Valve
- Butterfly Valve
- Valve
- Air Relief Valve
- Plug
- Reducer
- T.J. Tee
- M.J. Sleeve
- Cross



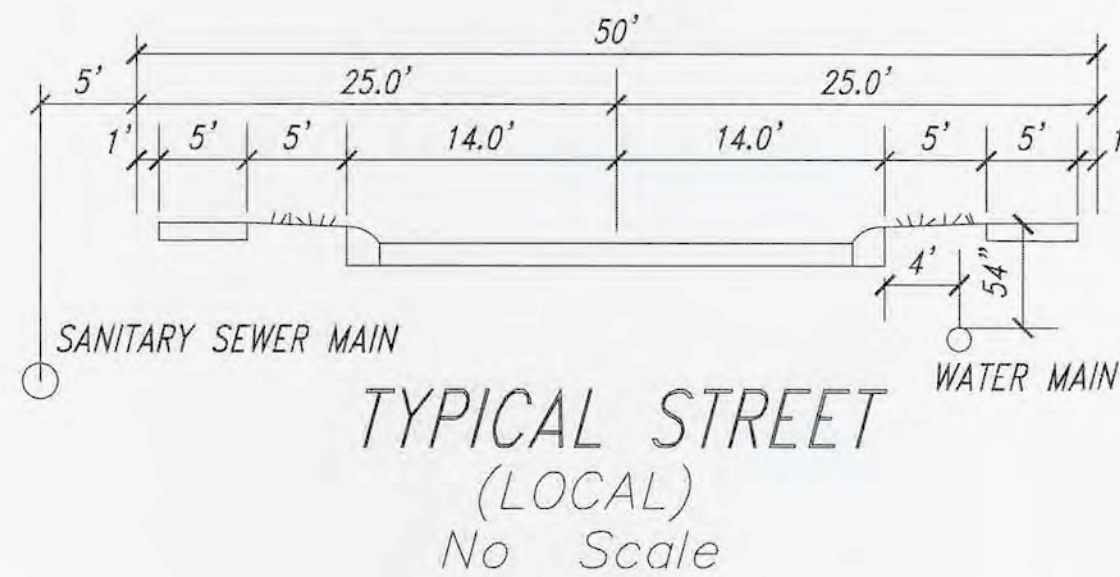
CROSSING SUMMARY TABLE

| CROSSING | "A" | "B" | "C" | "D" | "E" | "F" |
|----------|-------|-----|-------|-------|------------|-----|
| No. 1 | 871.7 | 24" | 863.3 | 863.5 | STORM PIPE | 8" |
| No. 2 | 870.4 | 18" | 864.7 | 863.0 | STORM PIPE | 8" |
| No. 3 | 871.9 | 15" | 866.0 | 864.3 | STORM PIPE | 8" |



| CITIZENS WATER PROJECT LEGEND | | | | |
|----------------------------------|--------------------------|-------------|-----------|--------------|
| Project Name: | | BELLE CREST | | |
| Project Number: | | WFJ-21029 | | |
| JOB # | Street Name | Pipe Size | Pipe Type | Total Pipe |
| 1 | BELLE CREST WAY | 8" | PVC | 277' ✓ |
| 2 | WILLOW BRANCH WAY | 8" | PVC | 824' ±±± |
| 2 | WILLOW BRANCH WAY | 8" | D.I. | 81' ±± |
| 3 | HOLLY BROOK DRIVE | 8" | PVC | 888' ±±± |
| 3 | HOLLY BROOK DRIVE | 8" | D.I. | 49' ±± |
| 4 | HICKORY MANOR LANE | 8" | PVC | 437' ±±± |
| # of Service Lines | | | TOTAL | 2,556' ±±±±± |
| 84 ✓ | SINGLE SERVICE LINE PIPE | 1" | HDPE | 2,582' ±±±±± |

- NOTES:
- CONTRACTOR MUST HAVE AND FOLLOW CITIZENS WATER STANDARDS AND SPECIFICATIONS (LATEST VERSION)
 - MINIMUM COVER OVER TOP OF ALL WATER MAINS TO BE 54" FROM FINISH GRADE.
 - FIRE HYDRANTS SHALL HAVE A 5-INCH STORZ'S CONNECTION INSTALL.
 - VALVES TO BE PLACED IN GRASS AREAS.
 - ALL SERVICE AND MAIN ROAD CROSSINGS WITHIN 5' OF PAVEMENT SHALL HAVE GRANULAR BACKFILL.
 - STANDARD PRACTICE "O" INSTALLATION OF RESTRAINTS MUST BE FOLLOWED DURING CONSTRUCTION OF WATER MAIN. ANY QUESTIONS, ASK CEG INSPECTOR.
 - ALL WATER MAINS MUST MAINTAIN A MINIMUM OF 10" HORIZONTAL SEPARATION AND A MINIMUM OF 18" VERTICAL SEPARATION FROM ALL SANITARY AND STORM SEWERS.



RECORD DRAWING

This is to certify the Record Drawing of the water system for Bellecrest, Section 1 was prepared according to the actual locations of the valves, hydrants and other surface evidence collected by Stoepelwerth and Associates. All other underground water system features were located by field notes provided by the contractor.

DENNIS D. OLMSTEAD
Professional Land Surveyor
No. 900012



Project Location
Scale: 1" = 2000'



Project Name: BELLE CREST
Project Number: WFJ-21029
Dist. Map No.: 2208
Map Grid No.: IN29_1108
Lots: 84
Tax Code: 29014
Pressure Dist: WESTFIELD
Drafter: STOEPPELWERTH/BKR/ADG/RPL
Date: 06/22/2021

SITE DEVELOPMENT PLAN
BELLE CREST

DRAWN BY: ADG
CHECKED BY: BKR
SHEET NO. C700
S & A JOB NO. 92255DRE-S1

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACTION OR ORIGINAL BOUNDARY SURVEY. A ROUTE REPORT.

CERTIFIED: 04/02/2021
David J. Stoepelwerth

STOEPPELWERTH
ALWAYS ON
7965 East 10th Street, Fishers, IN 46038-2505
phone: 317.849.5905 fax: 317.849.5942

REVISIONS

| DATE | MARK | BY |
|----------|------|-----|
| 09/02/22 | | ADG |
| 06/30/21 | | RPL |
| 02/17/21 | | RPL |
| 06/17/21 | | RPL |
| 04/02/21 | | ADG |