

Drain: LONG BRANCH Drain #: 331

Improvement/Arm: SECTION 3

Operator: J. LIVINGSTON Date: 5-30-64

**Drain Classification:** Urban/Rural **Year Installed:** 2003

## GIS Drain Input Checklist

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

*[Signature]*

\_\_\_\_\_

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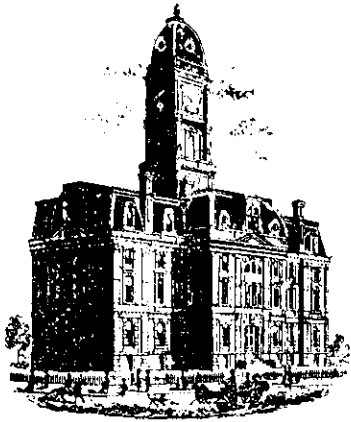
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LLM

*[Signature]*



*Kenton C. Ward, Surveyor*

*Phone (317) 776-8495*

*Fax (317) 776-9628*

*Suite 188*

*One Hamilton County Square*

*Noblesville, Indiana 46060-2230*

October 15, 2003

To: Hamilton County Drainage Board

Re: Long Branch Drain, Long Branch Estates Section 3 Arm

Attached is a petition filed by Northside Investments, LLC along with a non-enforcement request, plans, calculations, quantity summary and assessment roll for the Long Branch Estates Section 3 Arm, Long Branch 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	7,691 ft	18" RCP	217.39 ft	38x60 ERCP	80.68 ft
12" RCP	1,208.17 ft	24" RCP	534.43 ft	38x5.8 Concrete Box	20 ft
15" RCP	544.20 ft	27" RCP	65.68 ft	Open Ditch	2,505 ft

The total length of the drain will be 12,866.55 feet.

The portions of the open ditch listed above are those portions between the 8x5.8 concrete box structure under 121<sup>st</sup> Street and Structure 820; between Structure 819 and Long Branch; Structure 821 and Long Branch; Structure 792 and Long Branch; Structure 799 and Long Branch; and Long Branch between the south and east line of Long Branch Estates, Section 3.

A portion of the 12" RCP listed above includes 94 feet of 12" RCP between Structure 783 and 784 which was built with Section 2.

The retention ponds located in Blocks G and H are to be considered part of the regulated drain. Only the inlet and outlet will be maintained as part of the regulated drain. The maintenance of the pond, such as mowing, will be the responsibility of the Homeowners Association. The Board will 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 \$10.00 per acre for common areas and platted lots, \$10.00 per acre for roadways, with a \$65.00 minimum. With this assessment the total annual assessment for this drain/this section will be \$2,957.00.

The petition 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 a Performance Bond/Letter of Credit, are as follows:


Agent:	Gulf Insurance Company
Date:	July 25, 2003
Number:	B21879818
For:	Storm Sewer, Erosion Control, Subsurface Drainage
Amount:	\$169,831.00

Parcels assessed for this drain may be assessed for the J. W. Brendle Drain at sometime in the future.

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. This request is for the reduction of the regulated drain easement to those easement widths as shown on the secondary plat for Long Branch Estates Section 3 as recorded in the office of the Hamilton County Recorder.

I recommend the Board set a hearing for this proposed drain for November 24, 2003.

  
Kenton C. Ward  
Hamilton County Surveyor

KCW/llm

[illegible]

In the matter of Long Branch Estates Subdivision,  
Section Three Drain Petition.

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 benefitted thereby. Petitioner believes the proposed improvements will:

- Petitioner agrees to pay the cost of construction of the drainage system and requests periodic maintenance assessments by the Board thereafter.

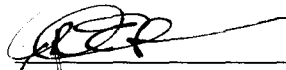
1. To provide the Drainage Board a Performance Bond for the portion of the drainage system which will be made a regulated drain. The bond will be in the amount of 100% of the Engineer's estimate. The bond will be in effect until construction of 100% of the system is completed and so certified by the 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 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 as per IC 36-9-27-69(d).

  
Signed \_\_\_\_\_

Doug Elmore - Northside Investments, LLC  
Printed Name

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Printed Name  
**RECORDED OWNER(S) OF LAND INVOLVED**

Date 7/23/03



SCHEER'S

1023 W. 55TH ST., COUNTRYSIDE, IL 60525 708-352-6282



HCD B 2003-00047

## SUBDIVISION BOND

Bond No.: B21879818

Principal Amount: \$169,831.00

KNOW ALL MEN BY THESE PRESENTS, that we Northside Investments, LLC 9551 Delegate's Row, Indianapolis, IN 46240 as Principal, and Gulf Insurance Company, 3055 Lebanon Rd., Ste. 3-1100, Nashville, TN 37214 a Connecticut Corporation, as Surety, are held and firmly bound unto Hamilton County Board of Commissioners, One Hamilton County Square, Noblesville, IN 46060, as Obligee, in the penal sum of One Hundred Sixty Nine Thousand Eight Hundred Thirty One and 00/100 (Dollars) (\$169,831.00), lawful money of the United States of America, for the payment of which well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, Northside Investments, LLC has agreed to construct in Long Branch Estates, Section 3 Subdivision, the following improvements:

Storm Sewer, Subsurface Drainage, Erosion Control, Monumentation

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal shall construct, or have constructed, the improvements herein described, and shall save the Obligee harmless from any loss, cost or damage by reason of its failure to complete said work, then this obligation shall be null and void, otherwise to remain in full force and effect, and the Surety, upon receipt of a resolution of the Obligee indicating that the improvements have not been installed or completed, will complete the improvements or pay to the Obligee such amount up to the Principal amount of this bond which will allow the Obligee to complete the improvements.

Upon approval by the Obligee, this instrument may be proportionately reduced as the public improvements are completed.

Signed, sealed and dated, this 25th day of July, 2003

NORTHSIDE INVESTMENTS, LLC

Principal

By: Paul R. Rupp

GULF INSURANCE COMPANY

Surety

By: Kelly A. Jacobs  
Kelly A. Jacobs, Attorney-in-Fact

# PLATINUM PROPERTIES, LLC.

9551 Delegate's Row  
Indianapolis, IN 46240  
Phone: 818-2900 Fax: 818-2910

## Letter of Transmittal

To: Hamilton County Surveyor

Date: August 1, 2003

One Hamilton County Square

ATTN: Jerry Liston

Noblesville, IN 46060

Project: Long Branch Estates Sect. 3

RE: Performance Bond

From: Doug Elmore

We are sending you ☒ attached ☐ under separate cover via N/A the documents as listed:

### COPIES

### DESCRIPTION

1	Perfomance Bond No. B21879818

these are transmitted for your action as indicated below:

- ☐ for your use and/or file
- ☐ for review & comment
- ☒ as requested
- ☐ approved as noted

- ☐ returned for corrections
- ☐ please sign & return original and    copies
- ☐ Retain one copy for your file
- ☐

REMARKS:

FILED

AUG 1 2003

OFFICE OF HAMILTON COUNTY SURVEYOR

copy to File

signed 

FINDINGS AND ORDER

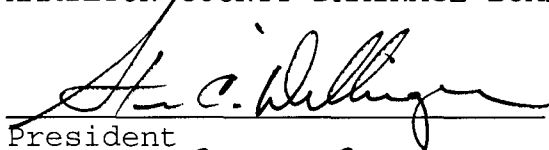
CONCERNING THE MAINTENANCE OF THE

Long Branch Drain, Long Branch Estates Section 3 Arm

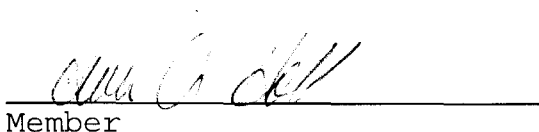
On this *24th day of November 2003*, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the *Long Branch Drain, Long Branch Estates Section 3 Arm*.

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: 

## CERTIFICATE OF COMPLETION AND COMPLIANCE

To: Hamilton County Surveyor

Re: Longbranch Section 3

I hereby certify that:

1. I am a Registered Land Surveyor or Engineer in the State of Indiana.
2. I am familiar with the plans and specifications for the above referenced subdivision.
3. I have personally observed and supervised the completion of the drainage facilities for the above referenced subdivision.
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.
5. The drainage facilities within the above referenced subdivision to the best of my knowledge, information and belief have been correctly represented on the Record Drawings, Digital Record Drawings and the Structure Data Spreadsheet.

Signature: Jeffrey A. Douglas Date: 8/25/05Type or Print Name: JEFFREY A. DOUGLASBusiness Address: 9765 RANDALL DRIVE STE C  
INDIANAPOLIS, IN 46280Telephone Number: 317-848-9040

INDIANA REGISTRATION NUMBER

9700000



Kenton C. Ward, Surveyor

Phone (317) 776-8495

Fax (317) 776-9628

Suite 188

One Hamilton County Square

Noblesville, Indiana 46060-2230

**To: Hamilton County Drainage Board**

**March 20, 2006**

**Re: Long Branch Estates: Long Branch Estates Sec. 3**

Attached are as-builts, certificate of completion & compliance, and other information for Long Branch Estates Section 3. 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 October 15, 2003. The report was approved by the Board at the hearing held November 24, 2003. (See Drainage Board Minutes Book 7, Pages 247-249)

The changes are as follows:

801-800	33	12	RCP	891.27	890.98	0.88	-0.37
800-809	207	12	RCP	890.98	883.6	3.57	-3.91
809-803	24	15	RCP	883.6	882.78	1.33	0.03
807-808	212	12	RCP	888.17	883.82	2.05	2.08
808-803	193	15	RCP	883.82	882.78	0.54	1.73
803-802	55	24	RCP	882.38	886.5	0.72	2.05
802-804	127	24	RCP	882.78	882.38	0.72	-0.91
804-805	141	24	RCP	881.87	881.5	0.26	5.96
805-806	61	27	RCP	881.5	881.31	0.31	-4.68
814-815	24	12	RCP	885.82	885.42	1.67	-0.1
815-816	85	15	RCP	885.42	884.88	0.64	-0.16
816-817A	155	15	RCP	884.88	883.38	0.97	-1.1
817A-817	38	15	RCP	883.38	883.07	0.82	7.08
818-819	129	12	RCP	883.07	882.11	0.74	-6.07
797-798	26	12	RCP	882.21	881.25	3.69	
798-799	34	12	RCP	881.25	880.04	3.56	-3.92
812-813	129	12	RCP	881.32	879.86	1.13	-6.56
794-790	56	12	RCP	886.87	885.12	3.13	2.58
EX-786	83	12	RCP	894.53	893.82	0.61	
786-787	165	12	RCP	893.82	889.37	2.7	1.24
787-788	141	15	RCP	889.37	886.59	1.97	-0.37
788-789	107	18	RCP	886.59	885.82	0.72	-0.86
789-790	24	18	RCP	885.82	885.12	1.96	-0.37
790-791	141	24	RCP	885.12	883.83	0.91	-1.22

791-792	49	24	RCP	885.12	883.83	0.91	-3.34
793-787	28	15	RCP	889.56	889.37	0.67	-3.46
820-821	76	60	ERCP	883.77	883.84	0.09	-4.68
100-101	32.5	42	RCP	887.2	886.87	0.01	32.5

**6" SSD Streets:**

Branch Creek Ct	583.5
Auburn Creek Xing	1263
Heathfield Ct	798.5

**Totalx2:** 5290

**Other Drain:**

38X5.8 Concrete Box	20
Open Ditch	2259

**Total:** 2279

The length of the drain due to the changes described above is now **10,068.50 feet**.

The non-enforcement was approved by the Board at its meeting on November 24, 2003 and recorded under instrument #200300122516.

The following sureties were guaranteed by Gulf Insurance Company and released by the Board on its January 9, 2006 meeting.

**Bond-LC No:** B21879818


**Insured For:** Storm Sewers, SSD, Erosion Control

**Amount:** \$169,831.00

**Issue Date:** July 25, 2003

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

Sincerely,

  
 Kenton C. Ward,  
 Hamilton County Surveyor

KCW/slm



# RECORD DRAWINGS FOR LONG BRANCH ESTATES SECTION III CARMEL, INDIANA

INDEX	
SHT. NO.	DESCRIPTION
CS	COVER SHEET
C101	EXISTING CONDITIONS
C102	DEMOLITION PLAN
C201	SITE DEVELOPMENT PLAN
C202	SITE DEVELOPMENT PLAN
C203	"INITIAL" EROSION CONTROL PLAN
C204	"FINAL" EROSION CONTROL PLAN
C205	"FINAL" EROSION CONTROL PLAN
C206	EROSION CONTROL DETAILS & SPECIFICATIONS
C207	MAINTENANCE OF TRAFFIC PLAN
C208	INTERNAL STREET SIGNAGE PLAN
C301	STREET PLAN AND PROFILES
C302	STREET PLAN AND PROFILES
C303	STREET PLAN AND PROFILES
C401	ENTRY DETAIL
C402	INTERSECTION & CUL-DE-SAC DETAILS
C501	SANITARY PLAN & PROFILES
C502	SANITARY PLAN & PROFILES
C503	SANITARY PLAN & PROFILES
C701	STORM SEWER PLAN AND PROFILES
C702	STORM SEWER PLAN AND PROFILES
C703	STORM SEWER PLAN AND PROFILES
C801	SITE DETAILS
C802	STORM SEWER DETAILS
C803	SANITARY & UTILITY DETAILS
C901	SITE SPECIFICATIONS
1 OF 4	WATER MAIN PLAN
2 OF 4	WATER MAIN PLAN

PROJECT DATA

PRESENT ZONING S-1

STREET LENGTH (INTERNAL) = 0.6 MILES

TOTAL ACREAGE = 35.62 ACRES

TOTAL LOTS SECTION THREE = 40 LOTS

TOTAL LOT ACREAGE = 15.45

TOTAL COMMON AREA ACREAGE = 15.11

INTERNAL DESIGN SPEED = 25 MPH

<b>BENCHMARK</b>
<b>PROJECT BENCHMARK</b>
U.S.C.&G.S. standard disk (stamped "R78 1946") set in the top of the center of the northeast headwall of a three foot concrete box culvert located 0.25 miles northwest of the intersection of U.S. 421 and 116th Street and twenty-six feet northeast of the center of U.S. 421.
ELEVATION = 885.18 (NGVD 1929)
<b>TEMPORARY BENCHMARK</b>
Large hinge nail in the east side of PWP#78-250 located on the west side of Shelborne Road just south of a large culvert and 1000 feet north of the intersection of 116th Street and Shelborne Road.
ELEVATION = 891.18

CONTACTS:			
OWNER	NAME	PHONE NO.	FAX NO.
CINERGY/PSI INDIANA GAS AMERITECH TIME WARNER IWC CO. SURVEYOR	PLATINUM PROPERTIES, LLC.	317-818-2900	317-818-2910
	RON BOOHER	317-581-3028	317-581-3031
	RON BARKER	317-321-0599	
	JEFF RICE	317-252-4274	
	TIM GIBSON	317-848-4726	
	PAM WAGGONER	317-263-6469	
	KENT WARD	317-776-8495	317-776-9628

Utility Hotline:  
Within Indiana 1-800-282-5544

Outside Indiana 1-800-428-5200

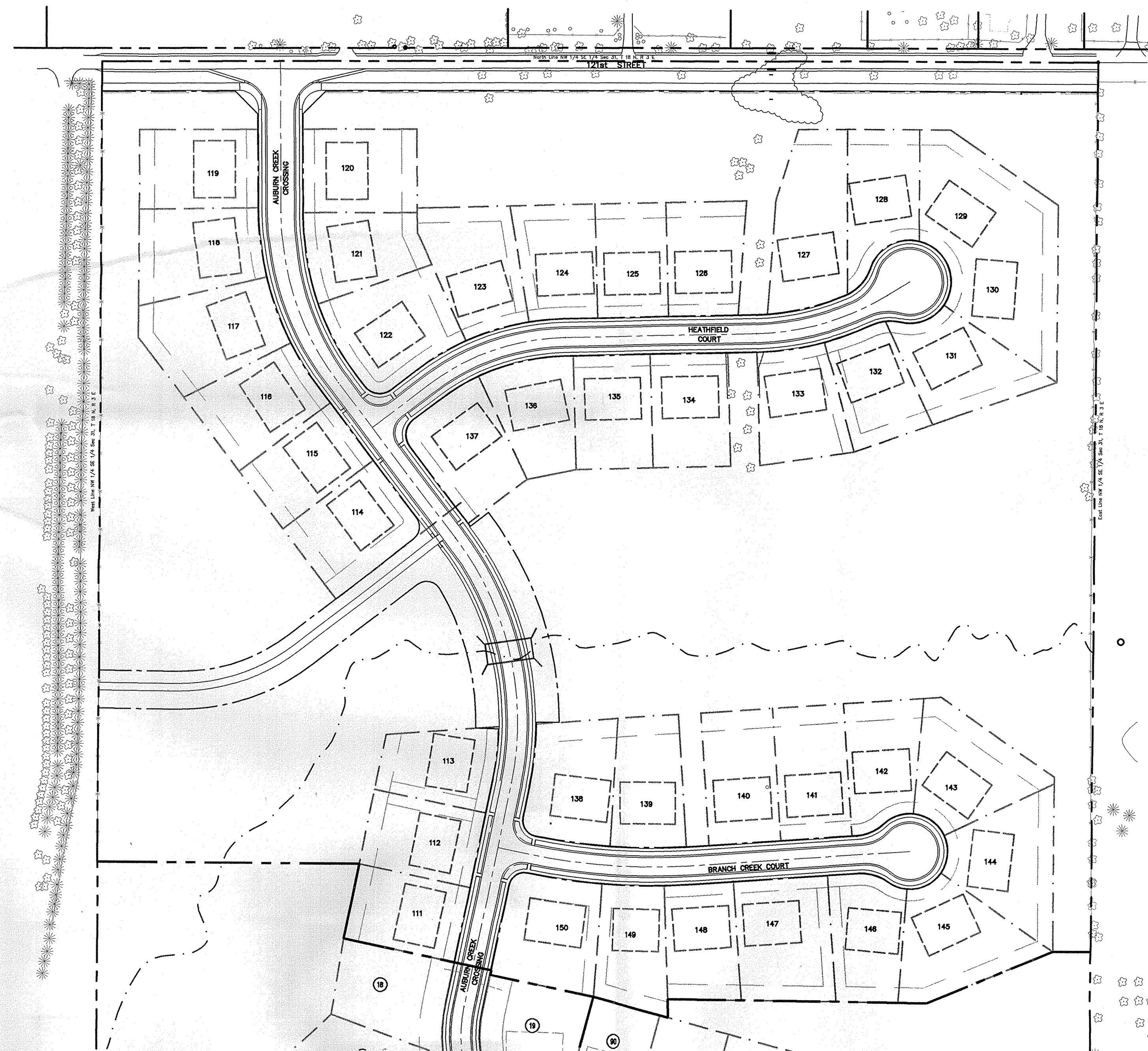
NOTE: The size and location of utilities are per plans and locations provided by the respective utility companies. All utility companies shall be notified prior to any excavation for field location of services.


PLANS PREPARED FOR:

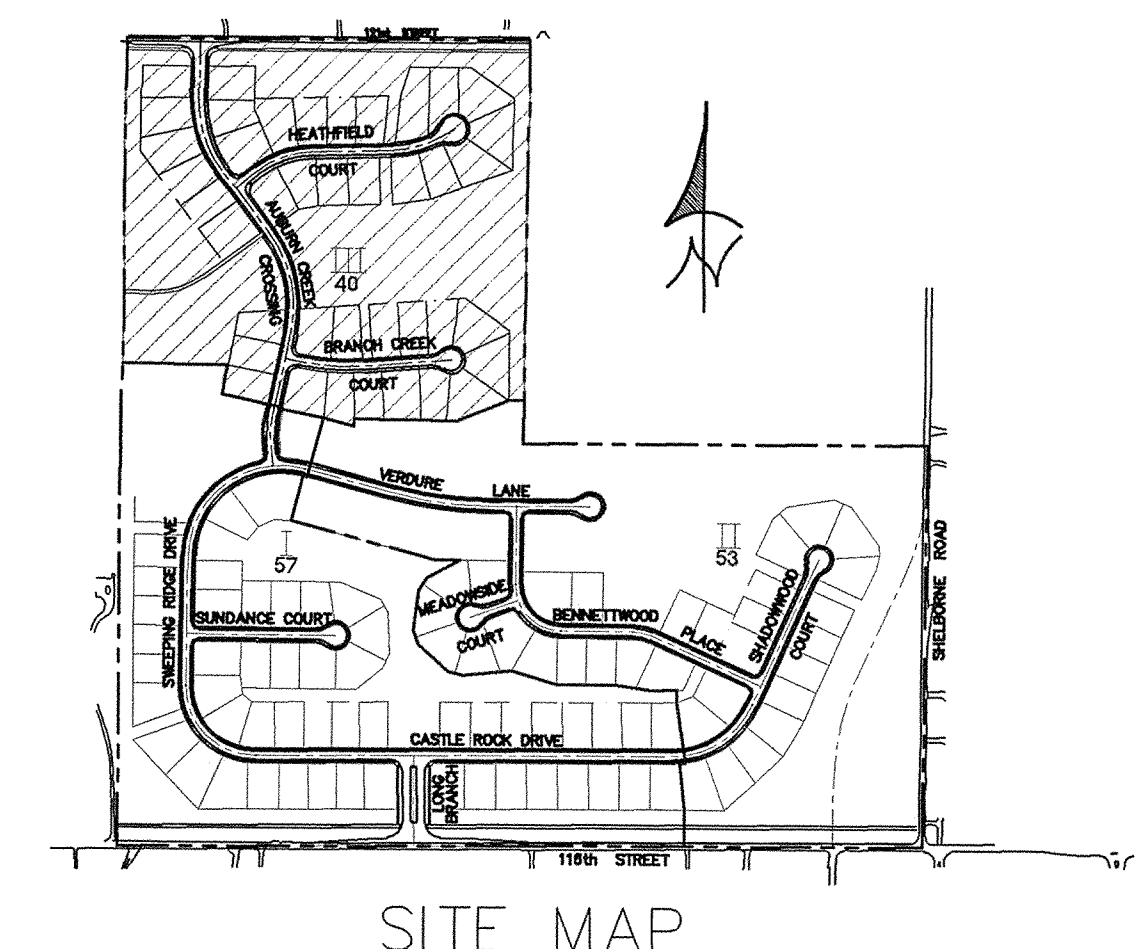
**NORTHSIDE  
INVESTMENTS,  
LLC**

9551 DELEGATES ROW  
INDIANAPOLIS, INDIANA 46250

PHONE: 317-818-2900  
FAX: 317-818-2910



	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: 3-14-06	
Entered by: SLM	



REVISIONS			
REVISION	DATE	DESCRIPTION	BY

PLANS PREPARED BY:

	<b>Insight Engineering Inc.</b>	Suite C 9765 Randall Drive Indianapolis, IN 46280 (317) 848-9040 (317) 848-9080 fax
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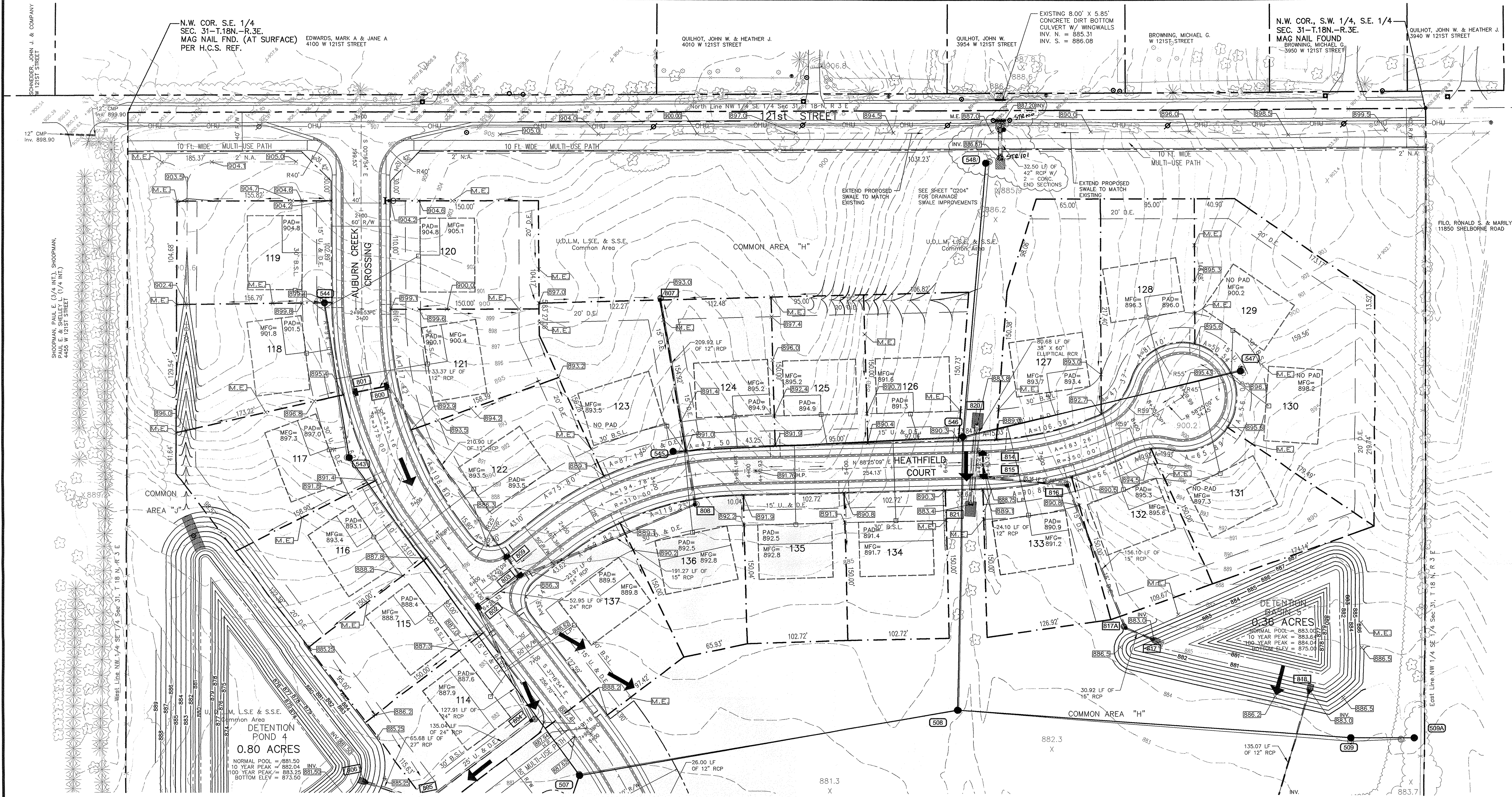
FILED  
MAR 22 2006  
OFFICE OF HAMILTON COUNTY SURVEYOR

## RECORD DRAWING CERTIFICATION

Certified By: Jeffrey A. Douglass  
JEFFREY A. DOUGLASS  
LAND SURVEYOR NO. 9700000  
STATE OF INDIANA  
Representing Insight Engineering, Inc.

I, the above signed, certify that to the best of my professional knowledge, information and belief the locations and elevations concerning storm and sanitary sewers was performed under my direct supervision.  
NOTE: Slope percentage shown represents a calculated figure.





PIPE DATA TABLE			
REACH	PIPE SIZE	SLOPE	LENGTH
STR. 809 TO 803	15" RCP	1.42%	23.97'
STR. 807 TO 808	12" RCP	1.82%	209.92'
STR. 808 TO 809	12" RCP	0.28%	191.27'
STR. 800 TO 801	12" RCP	0.38%	33.37'
STR. 800 TO 809	12" RCP	3.48%	210.91'
STR. 802 TO 803	24" RCP	0.23%	52.95'
STR. 802 TO 804	24" RCP	0.29%	127.91'
STR. 804 TO 805	24" RCP	0.34%	135.04'
STR. 805 TO 806	24" RCP	0.20%	65.68'
STR. 797 TO 798	12" RCP	4.12%	26.00'
STR. 798 TO 799	12" RCP	3.30%	37.92'
STR. 816 TO 819	12" RCP	0.74%	135.07'
STR. 814 TO 815	12" RCP	0.71%	24.10'
STR. 815 TO 816	15" RCP	0.69%	85.16'
STR. 816 TO 817A	15" RCP	0.89%	156.10'
STR. 817A TO 817	15" RCP	0.67%	30.92'
STR. 820 TO 821	38" X 60" ELLIPTICAL	9.50%	80.68'
STR. 812 TO 813	12" RCP	1.14%	135.50'
STR. 784 TO 786	12" RCP	0.50%	84.19'
STR. 793 TO 797	15" RCP	0.81%	24.54'
STR. 794 TO 790	12" RCP	4.09%	53.42'
STR. 786 TO 787	12" RCP	2.77%	163.76'
STR. 787 TO 788	15" RCP	1.56%	141.97'
STR. 788 TO 789	18" RCP	0.82%	107.86'
STR. 789 TO 790	18" RCP	1.23%	24.37'
STR. 790 TO 791	24" RCP	0.87%	142.22'
STR. 791 TO 792	24" RCP	1.62%	52.34'


PROPOSED LEGEND

- HANDICAP RAMP
- SANITARY SEWER
- SANITARY MANHOLE
- SANITARY SEWER CLEANOUT
- STORM SEWER
- STORM SEWER INLET
- PIPE END SECTION
- UNDERDRAIN
- STORM STRUCTURE NUMBER
- SANITARY STRUCTURE NUMBER
- WATER MAIN
- FIRE HYDRANT
- WATER VALVE
- WATER LINE TEE
- WATER LINE BLOWOFF
- WATER LINE REDUCER
- WATER LINE PLUG
- THRUST BLOCK
- SPOT ELEVATION
- GRADE
- MINIMUM PAD ELEVATION
- FLOOD ROUTING

NOTES

- SEE SHEET "C801" "802" & "C803" FOR SITE DETAILS.
- SEE SHEET "C901" FOR SITE SPECIFICATIONS.
- ALL CONSTRUCTION WITHIN STATE ROAD RIGHT-OF-WAY SHALL CONFORM WITH THE INDIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, LATEST EDITION.
- ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO HAMILTON COUNTY HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS, LATEST EDITION.
- MAXIMUM LAWN SLOPE IS 3:1.
- TC = TOP OF CURB = TOP OF CASTING.
- ALL SPOT ELEVATIONS ARE TO FINISHED GRADE.
- COMPACTED GRANULAR BACKFILL REQUIRED OVER ALL UTILITIES IN PAVED AREAS.
- THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES TO LOCATE ALL MAINS, CONDUITS, SERVICE LINES, ETC., IN THE AFFECTED CONSTRUCTION AREA. EXISTING UTILITY STRUCTURES ARE SHOWN HERE IN ACCORDANCE WITH AVAILABLE INFORMATION. THE LOCATION AND PROTECTION OF UTILITY STRUCTURES AND FACILITIES, THEIR SUPPORT AND MAINTENANCE DURING CONSTRUCTION (IN COOPERATION WITH APPLICABLE UTILITY) IS THE EXPRESSED RESPONSIBILITY OF THE CONTRACTOR.
- RCP = REINFORCED CONCRETE PIPE CLASS III  
PVC = POLYVINYL CHLORIDE - SANITARY SEWER - ASTM D-3034, SDR-35  
HCSP = HELICALLY CORRUGATED STEEL PIPE - 16 GAUGE ALUMINIZED
- FLEXIBLE PIPE TO BE INSTALLED PER ASTM D-2321, CLASS 1, 2, OR 3 BEDDING. RIGID PIPE TO BE INSTALLED PER ASTM C-12.
- FOR SOIL EROSION & CONTROL DATA SEE SHEETS "C204" & "C205"
- FOR SANITARY SEWER PLAN AND PROFILE SEE SHEET "C501", "C502" & "C503"
- FOR STORM SEWER PLAN & PROFILES SEE SHEET "C701" THRU "C704".
- DECORATIVE SIGNS, SPRINKLER SYSTEMS, TREES, LANDSCAPING MOUNDS, FENCES, LIGHT POLES, OR OTHER SUCH AMENITIES ARE NOT PERMITTED IN THE RIGHT-OF-WAY.

M.F.G. = MINIMUM FINISHED GRADE. FOR ALL HOMES WITHOUT BASEMENT OPENINGS, PERIMETER GRADES SHALL BE AT OR ABOVE SPECIFIED ELEVATION TO ENSURE POSITIVE DRAINAGE AWAY FROM THE HOME. FOR HOMES WITH BASEMENT OPENINGS, PROPER DRAINAGE AWAY FROM THE HOME SHALL BE MAINTAINED BY HOME BUILDER.



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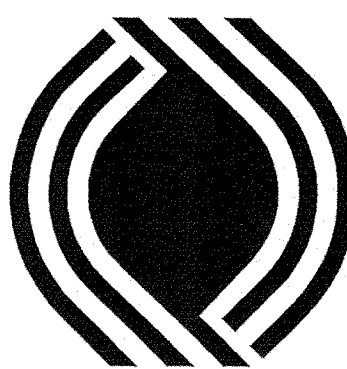
Entry Date: 3-14-06

Entered by: SLM

Civil/ Site Design  
Land Planning  
Land Surveying  
Development Consulting

Suite C  
9765 Randall Drive  
Indianapolis, IN 46280  
(317) 848-9040  
(317) 848-9080 fax  
www.insightengineering.com

# Insight Engineering Inc.



SITE ENGINEER		
NO.	DATE	REVISION DESCRIPTION
2	6/01/03	per Surveyor comments
1	6/27/03	per TAC comments 4/16/03

CLIENT:

## NORTHSIDE INVESTMENTS, LLC

9551 DELEGATES ROW  
INDIANAPOLIS, INDIANA 46250

PHONE: 317-818-2900  
FAX: 317-818-2910

CONFIDENTIALITY STATEMENT:  
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SITE ADDRESS:

## LONG BRANCH ESTATES

SECTION III  
CARMEL, INDIANA

SCALE: 1" = 50'

DESIGNED BY: LAE  
CHECKED BY: DWF

DATE: 03/28/03  
DRAWN BY: HWR  
FIELD BOOK: N/A

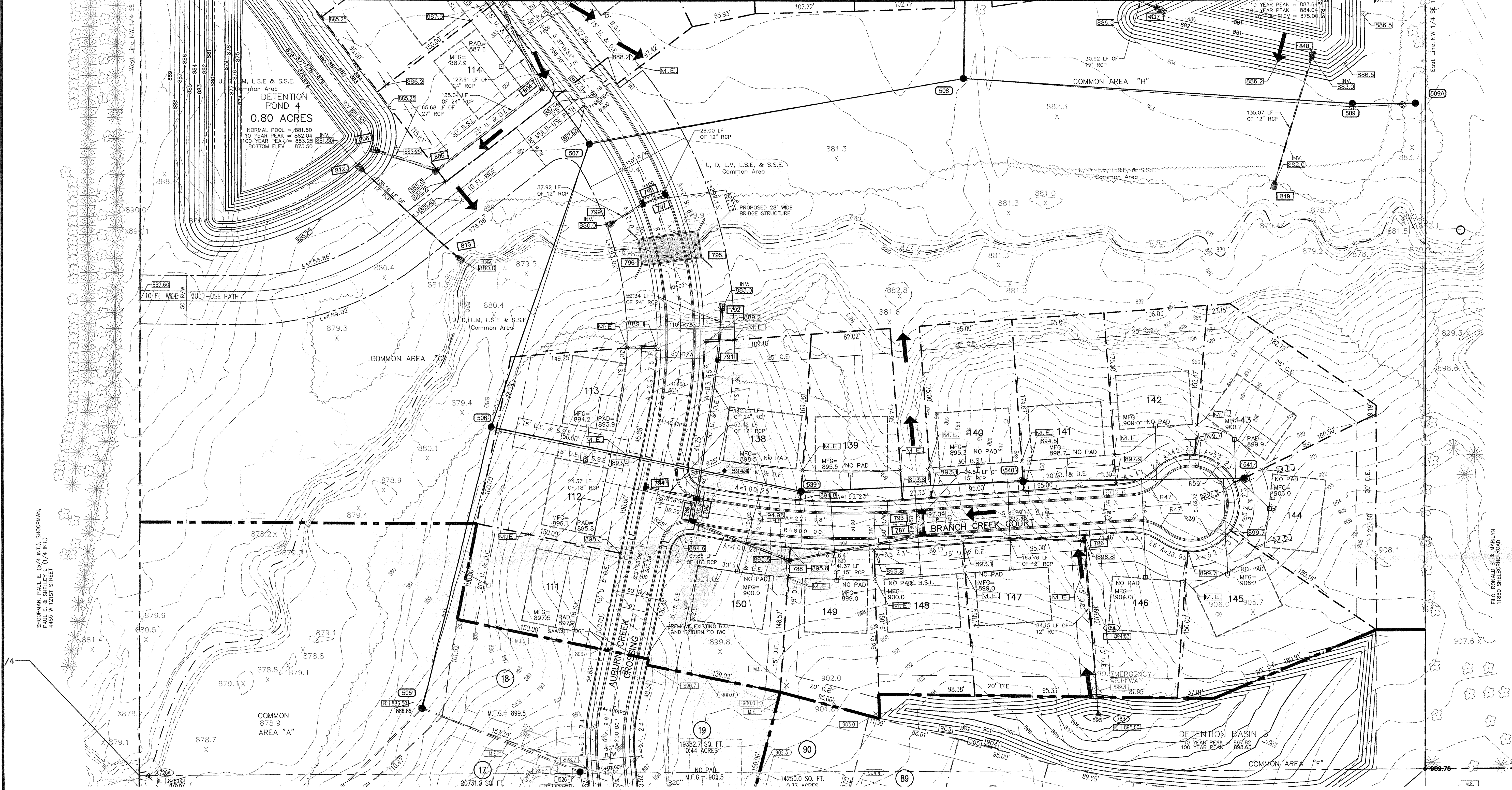
FILE NAME: 0193-3DP  
DRAWING TITLE:

# SITE DEVELOPMENT PLAN

SHEET NO: MAR 22 2004

# C201





PIPE DATA TABLE			
REACH	PIPE SIZE	SLOPE	LENGTH
STR 809 TO 803	15" RCP	1.42%	23.97'
STR 807 TO 808	12" RCP	1.82%	208.92'
STR 806 TO 803	15" RCP	0.28%	191.27'
STR 800 TO 801	12" RCP	0.39%	33.37'
STR 800 TO 809	12" RCP	3.46%	210.91'
STR 802 TO 803	24" RCP	0.23%	52.95'
STR 802 TO 804	24" RCP	12.91%	121.91'
STR 804 TO 805	34" RCP	0.34%	135.04'
STR 805 TO 806	24" RCP	0.20%	65.68'
STR 797 TO 798	12" RCP	4.12%	26.00'
STR 798 TO 799	12" RCP	3.30%	37.92'
STR 816 TO 819	12" RCP	13.07%	135.07'
STR 814 TO 815	12" RCP	0.71%	24.10'
STR 815 TO 816	15" RCP	0.69%	85.16'
STR 816 TO 817A	15" RCP	0.89%	156.10'
STR 817A TO 817	15" RCP	0.67%	30.92'
STR 820 TO 821	36" X 60" ELLIPTICAL	0.60%	80.68'
STR 812 TO 813	12" RCP	1.11%	135.56'
STR 784 TO 786	12" RCP	0.50%	84.15'
STR 793 TO 787	15" RCP	0.81%	24.54'
STR 794 TO 790	12" RCP	4.09%	53.42'
STR 786 TO 787	12" RCP	2.77%	163.76'
STR 787 TO 788	15" RCP	1.56%	141.37'
STR 788 TO 789	18" RCP	0.82%	107.86'
STR 789 TO 790	18" RCP	1.23%	24.37'
STR 790 TO 791	24" RCP	0.87%	142.22'
STR 791 TO 792	24" RCP	1.62%	52.34'

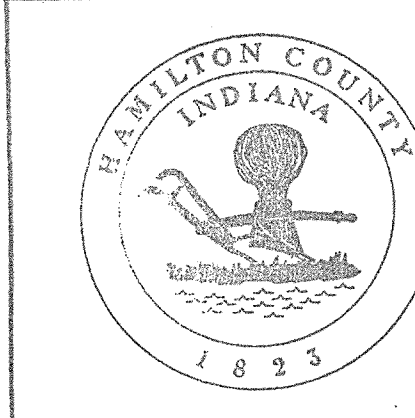
PROPOSED LEGEND

- HANDICAP RAMP
- SANITARY SEWER
- SANITARY MANHOLE
- SANITARY SEWER CLEANOUT
- STORM SEWER
- STORM SEWER INLET
- PIPE END SECTION
- UNDERDRAIN
- STORM STRUCTURE NUMBER
- SANITARY STRUCTURE NUMBER
- WATER MAIN
- FIRE HYDRANT
- WATER VALVE
- WATER LINE TEE
- WATER LINE BLOWOFF
- WATER LINE REDUCER
- WATER LINE PLUG
- THRUST BLOCK
- SPOT ELEVATION
- GRADE
- MINIMUM PAD ELEVATION
- FLOOD ROUTING

NOTES

- SEE SHEET "C801" "802" & "C803" FOR SITE DETAILS.
- SEE SHEET "C901" FOR SITE SPECIFICATIONS.
- ALL CONSTRUCTION WITHIN STATE ROAD RIGHT-OF-WAY SHALL CONFORM WITH THE INDIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, LATEST EDITION.
- ALL CONSTRUCTION WITHIN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO HAMILTON COUNTY HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS, LATEST EDITION.
- MAXIMUM LAWN SLOPE IS 3:1.
- TC = TOP OF CURB = TOP OF CASTING.
- ALL SPOT ELEVATIONS ARE TO FINISHED GRADE.
- COMPACTED GRANULAR BACKFILL REQUIRED OVER ALL UTILITIES IN PAVED AREAS.
- THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES TO LOCATE ALL MAINS, CONDUITS, SERVICE LINES, ETC., IN THE AFFECTED CONSTRUCTION AREA. EXISTING UTILITY STRUCTURES ARE SHOWN HERE IN ACCORDANCE WITH AVAILABLE INFORMATION. THE LOCATION AND PROTECTION OF UTILITY STRUCTURES AND FACILITIES, THEIR SUPPORT AND MAINTENANCE DURING CONSTRUCTION (IN COOPERATION WITH APPLICABLE UTILITY) IS THE EXPRESSED RESPONSIBILITY OF THE CONTRACTOR.
- RCP = REINFORCED CONCRETE PIPE CLASS III  
PVC = POLYVINYL CHLORIDE - SANITARY SEWER - ASTM D-3034, SDR-35  
HCSP = HELICALLY CORRUGATED STEEL PIPE - 16 GAUGE ALUMINIZED
- FLEXIBLE PIPE TO BE INSTALLED PER ASTM D-2321, CLASS 1, 2, OR 3 BEDDING. RIGID PIPE TO BE INSTALLED PER ASTM C-12.
- FOR SOIL EROSION & CONTROL DATA SEE SHEETS "C204" & "C205".
- FOR SANITARY SEWER PLAN AND PROFILE SEE SHEET "C501", "C502" & "C503".
- FOR STORM SEWER PLAN & PROFILES SEE SHEET "C701" THRU "C704".
- DECORATIVE SIGNS, SPRINKLER SYSTEMS, TREES, LANDSCAPING MOUNDS, FENCES, LIGHT POLES, OR OTHER SUCH AMENITIES ARE NOT PERMITTED IN THE RIGHT-OF-WAY.

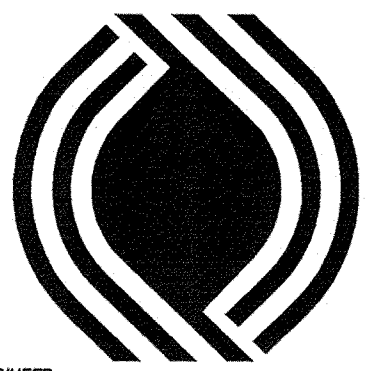
M.F.G. = MINIMUM FINISHED GRADE. FOR ALL HOMES WITHOUT BASEMENT OPENINGS, PERIMETER GRADES SHALL BE AT OR ABOVE SPECIFIED ELEVATION TO ENSURE POSITIVE DRAINAGE AWAY FROM THE HOME. FOR HOMES WITH BASEMENT OPENINGS, PROPER DRAINAGE AWAY FROM THE HOME SHALL BE MAINTAINED BY HOME BUILDER.



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: 3-14-06  
Entered by: SLM

Civil/Site Design  
Land Planning  
Land Surveying  
Development Consulting  
Suite C  
9765 Randall Drive  
Indianapolis, IN 46280  
(317) 848-9040  
(317) 848-9080 fax  
www.insightengineering.com

Insight Engineering Inc.



REVISIONS		
NO.	DATE	REVISION DESCRIPTION
2	8/01/03	per Surveyor comments
1	5/27/03	per TAC comments 4/16/03

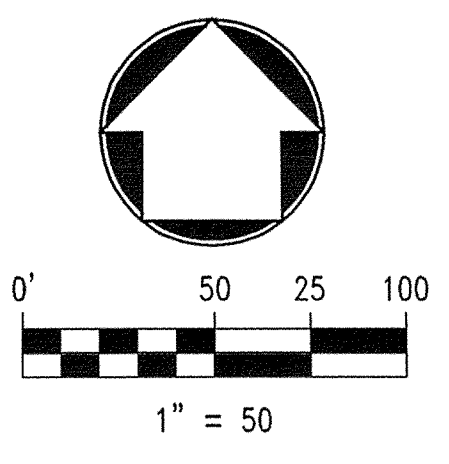
NORTHSIDE INVESTMENTS, LLC  
9551 DELEGATES ROW  
INDIANAPOLIS, INDIANA 46250  
PHONE: 317-818-2900  
FAX: 317-818-2910

CONSENT STATEMENT  
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LONG BRANCH ESTATES  
SECTION III  
CARMEL, INDIANA

SCALE: 1" = 50'  
DESIGNED BY: LAE  
CHECKED BY: DWF

DATE: 03/28/03  
DRAWN BY: HWR  
FIELD BOOK: N/A  
FILE NAME: 0193-3DP  
DRAWING TITLE: SITE DEVELOPMENT PLAN  
SHEET NO: MAR 22 2004  
C202





U, D, L.M. L.S.E. & S.S.E.  
Common Area

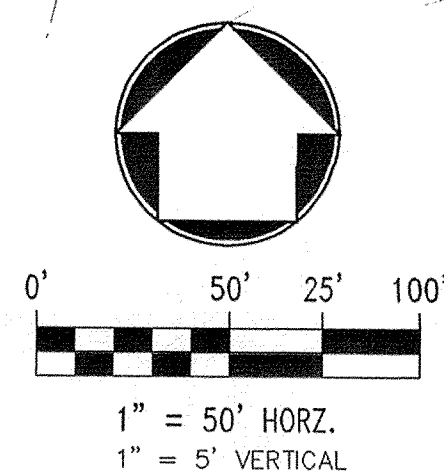
COMMON AREA "H"

U, D, L.M. L.S.E. & S.S.E.  
Common Area

U, D, L.M. L.S.E. & S.S.E.  
Common Area

U, D, L.M. L.S.E. & S.S.E.  
Common Area

COMMON AREA "G"



CONTRACTOR TO  
FIELD LOCATE AND  
VERIFY ALL EXISTING  
UTILITIES PRIOR TO  
CONSTRUCTION.



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into the Hamilton County Geographical  
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GIS.

Entry Date: 3-14-06

Entered by: SLM

SITE ENGINEER:

NO.	DATE	REVISION DESCRIPTION
1	05/12/03	REVISED PER CTE COMMENTS
2	05/27/03	Per TAG comments 4/16/03
3	05/30/03	Per CTE letter dates 5/27/03
4	06/24/03	Per CTE comments dated 6/24

**NORTHSIDE  
INVESTMENTS,  
LLC**

9551 DELEGATES ROW  
INDIANAPOLIS, INDIANA 46250

PHONE: 317-816-2900  
FAX: 317-816-2910

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**SITE ADDRESS:**

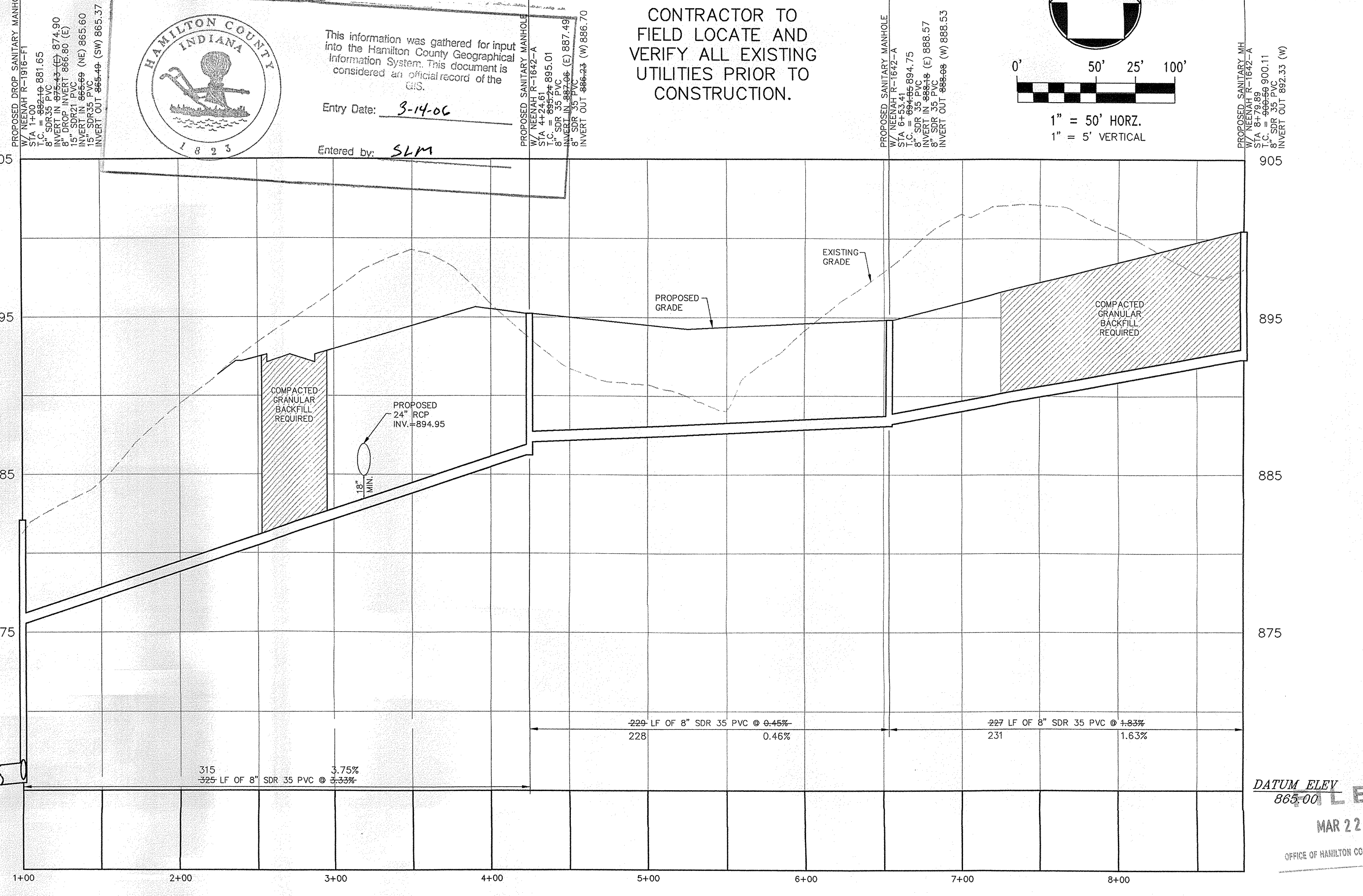
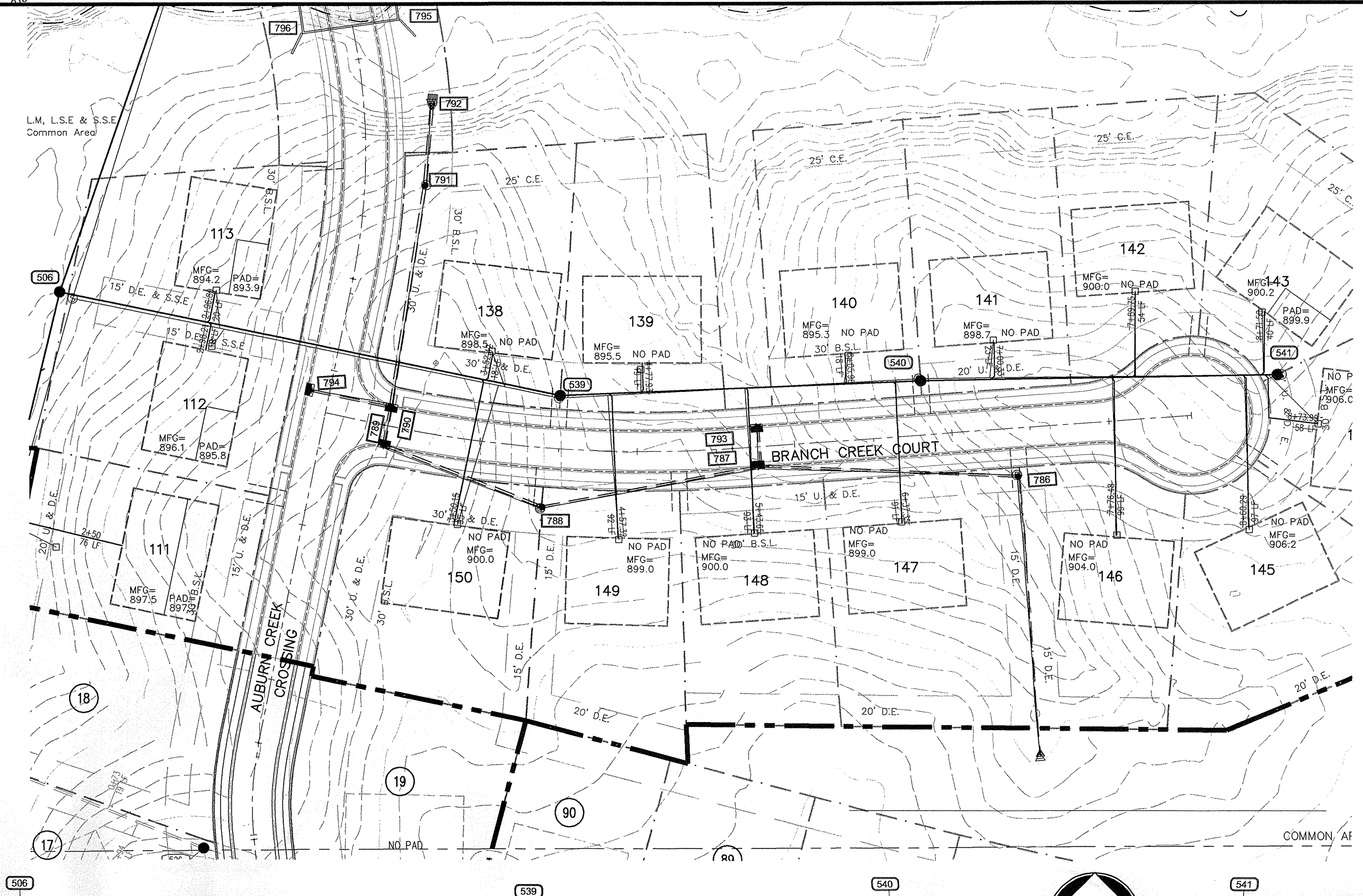
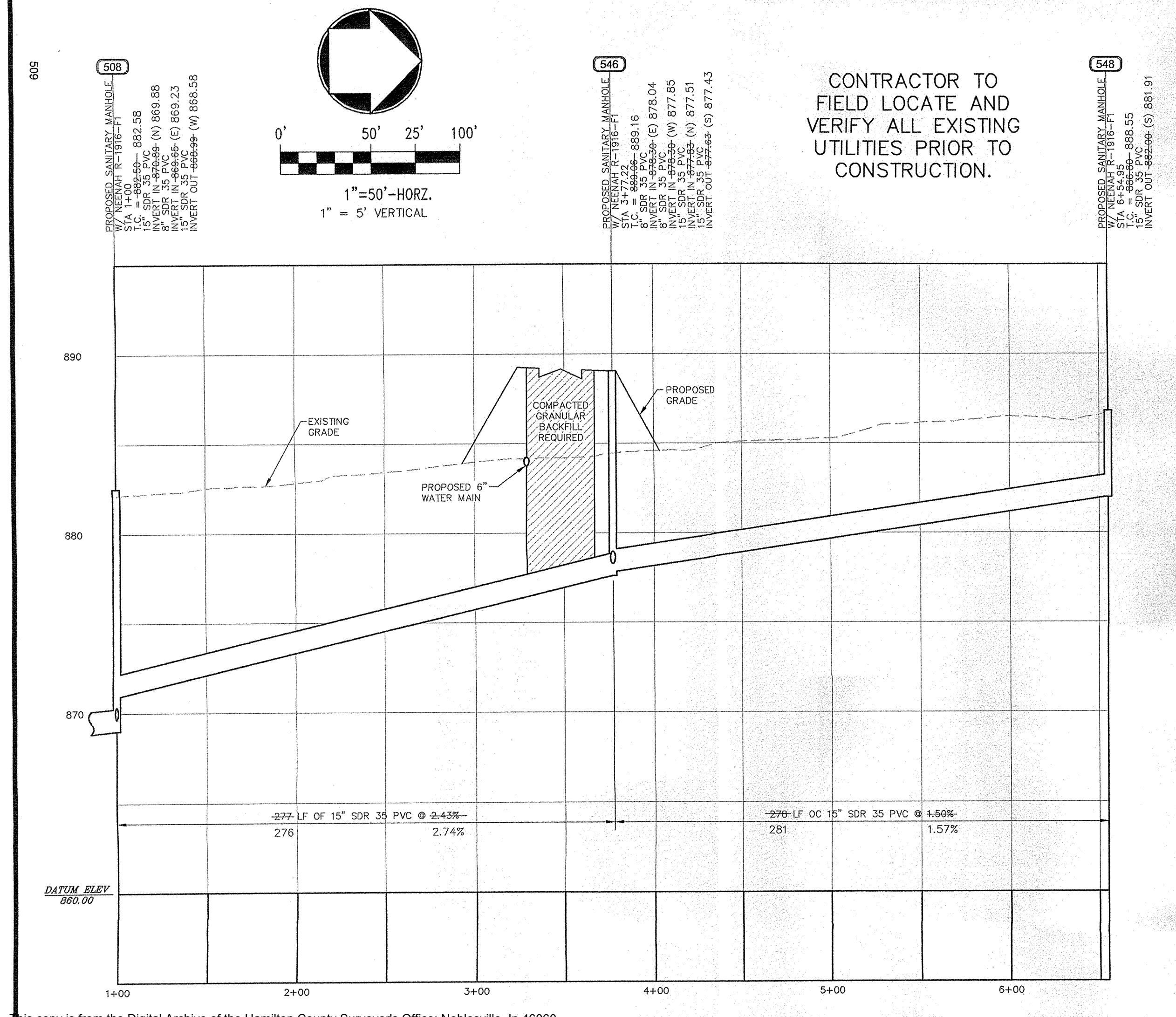
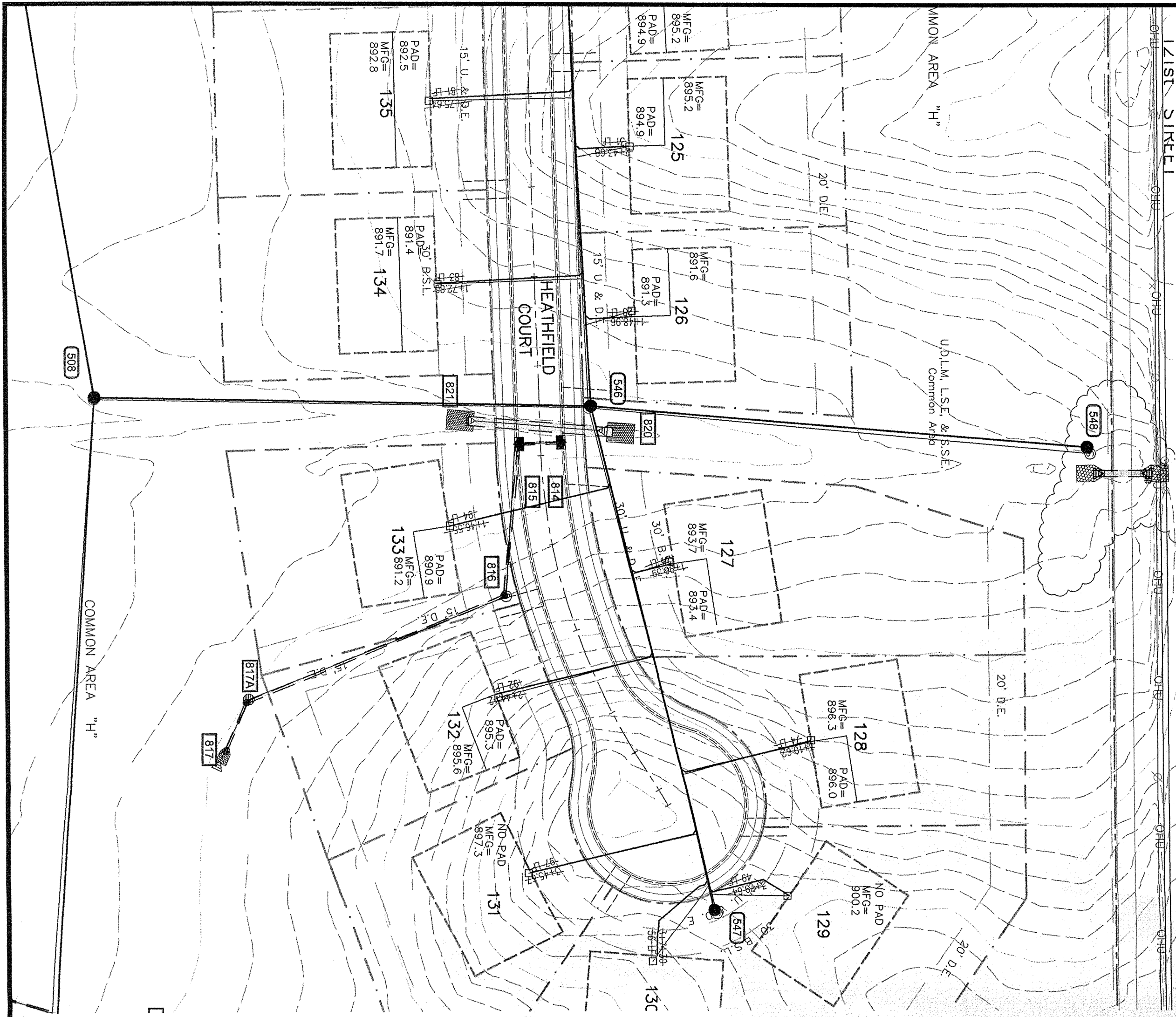
**LONG BRANCH ESTATES**  
SECTION III  
CARMEL, INDIANA

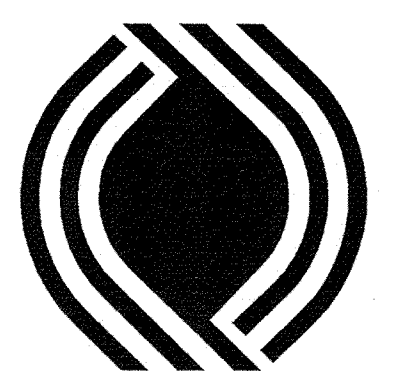
SCALE: 1" = 50'  
DESIGNED BY: LAE  
CHECKED BY: DWF  
DATE: 03/28/03  
DRAWN BY: HWR  
FIELD BOOK # N/A

TITLE NAME: 0193-3-SANITARY  
DRAWING TITLE:  
MAR 22 2006  
OFFICE OF HAMILTON COUNTY SURVEYOR  
**SANITARY PLAN  
PLAN**

SHEET NO:







# Insight Engineering Inc.

Civil/ Site Design  
Land Planning  
Land Surveying  
Development Consulting

Suite C  
9765 Randall Drive  
Indianapolis, IN 46280  
(317) 848-9040  
(317) 848-9080 fax  
www.insightengineering.com

NO.	DATE	REVISION DESCRIPTION
1	05/12/03	REVISED PER CTE COMMENTS
2	05/27/03	Per TAG comments 4/16/03

**CLIENT:**  
**NORTHSIDE INVESTMENTS, LLC**  
9551 DELEGATES ROW  
INDIANAPOLIS, INDIANA 46250  
PHONE: 317-818-2900  
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**SITE ADDRESS:**  
**LONG BRANCH ESTATES**  
SECTION III  
CARMEL, INDIANA

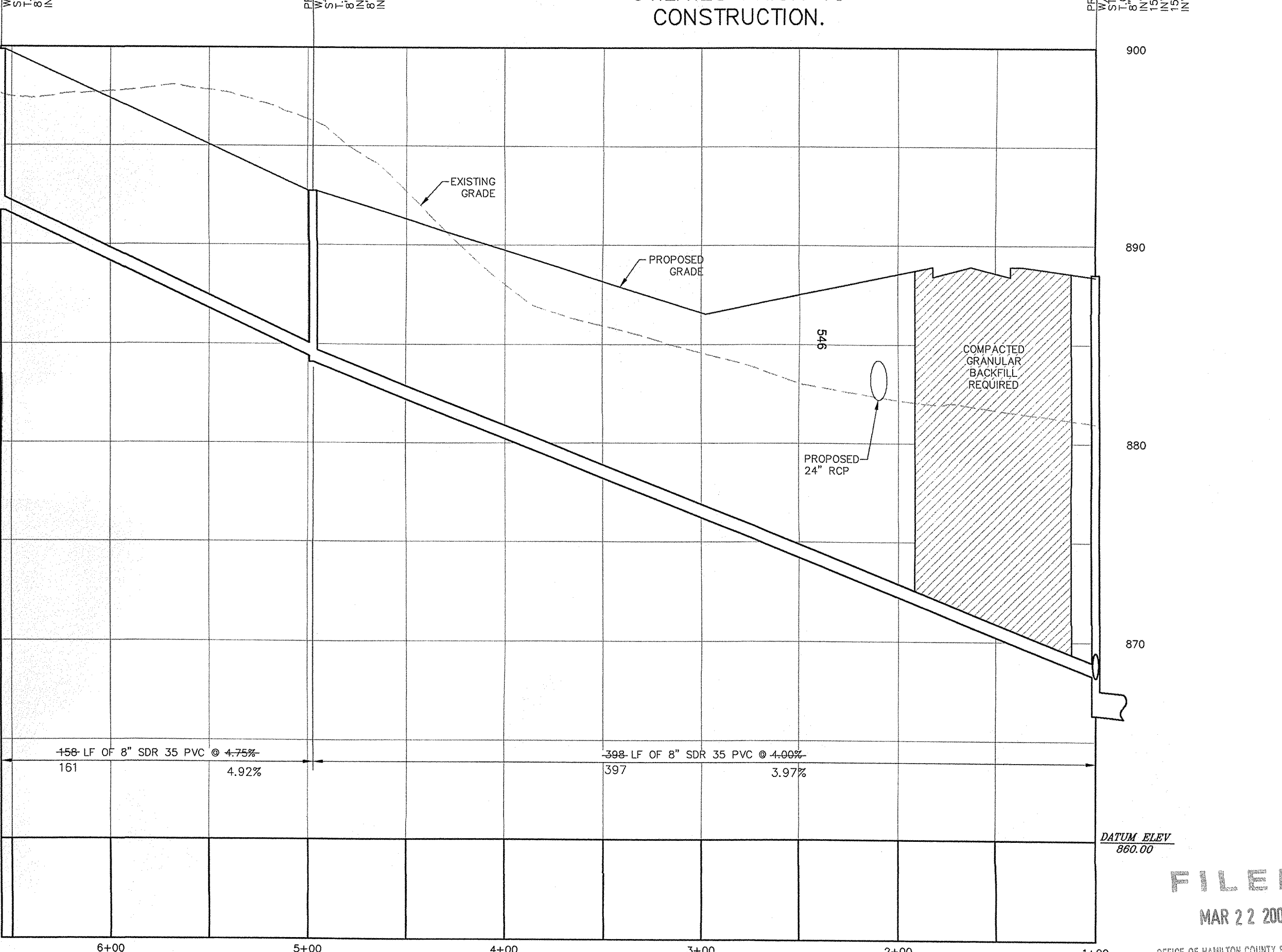
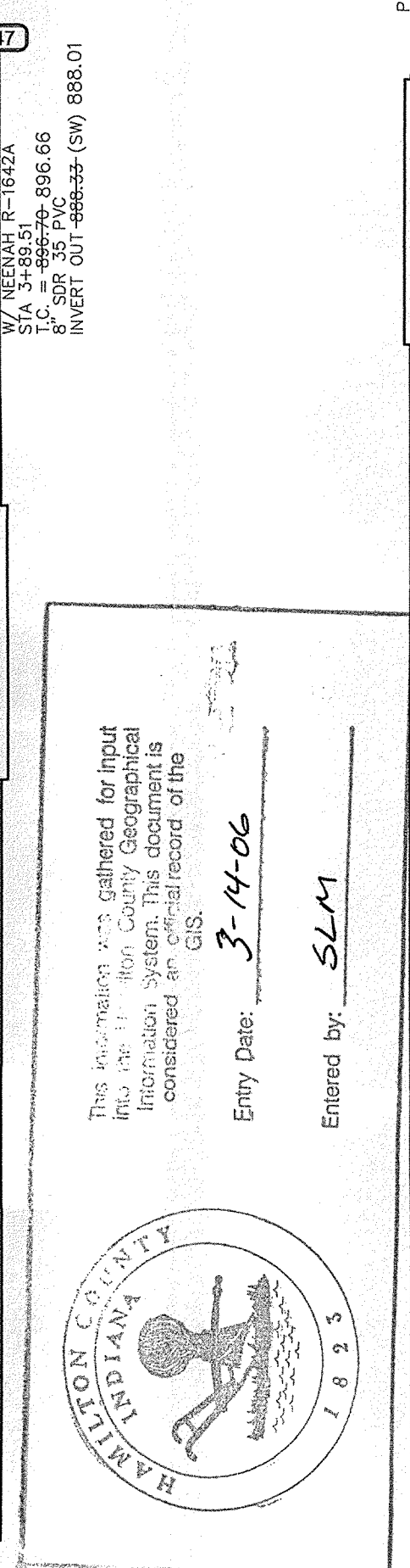
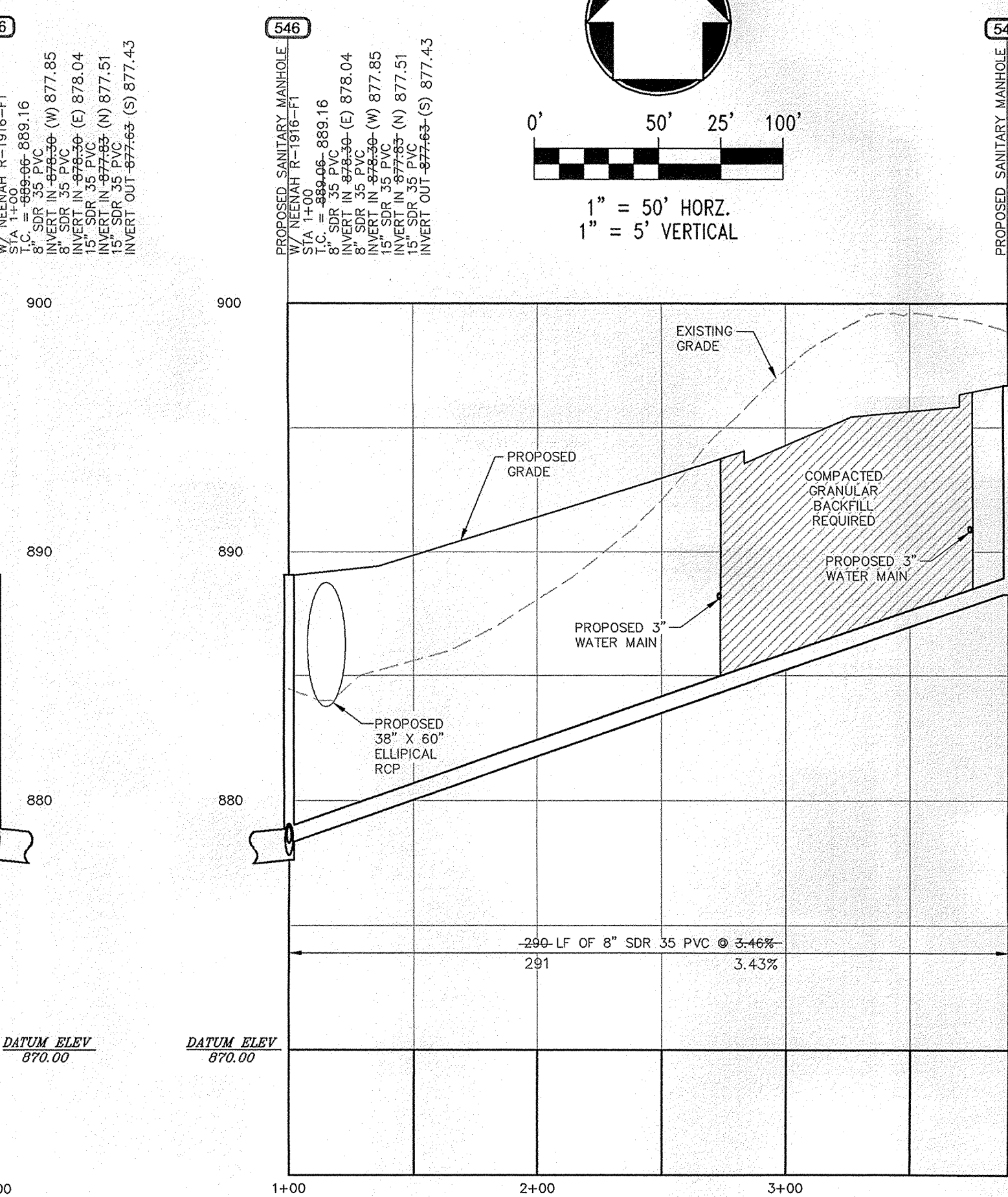
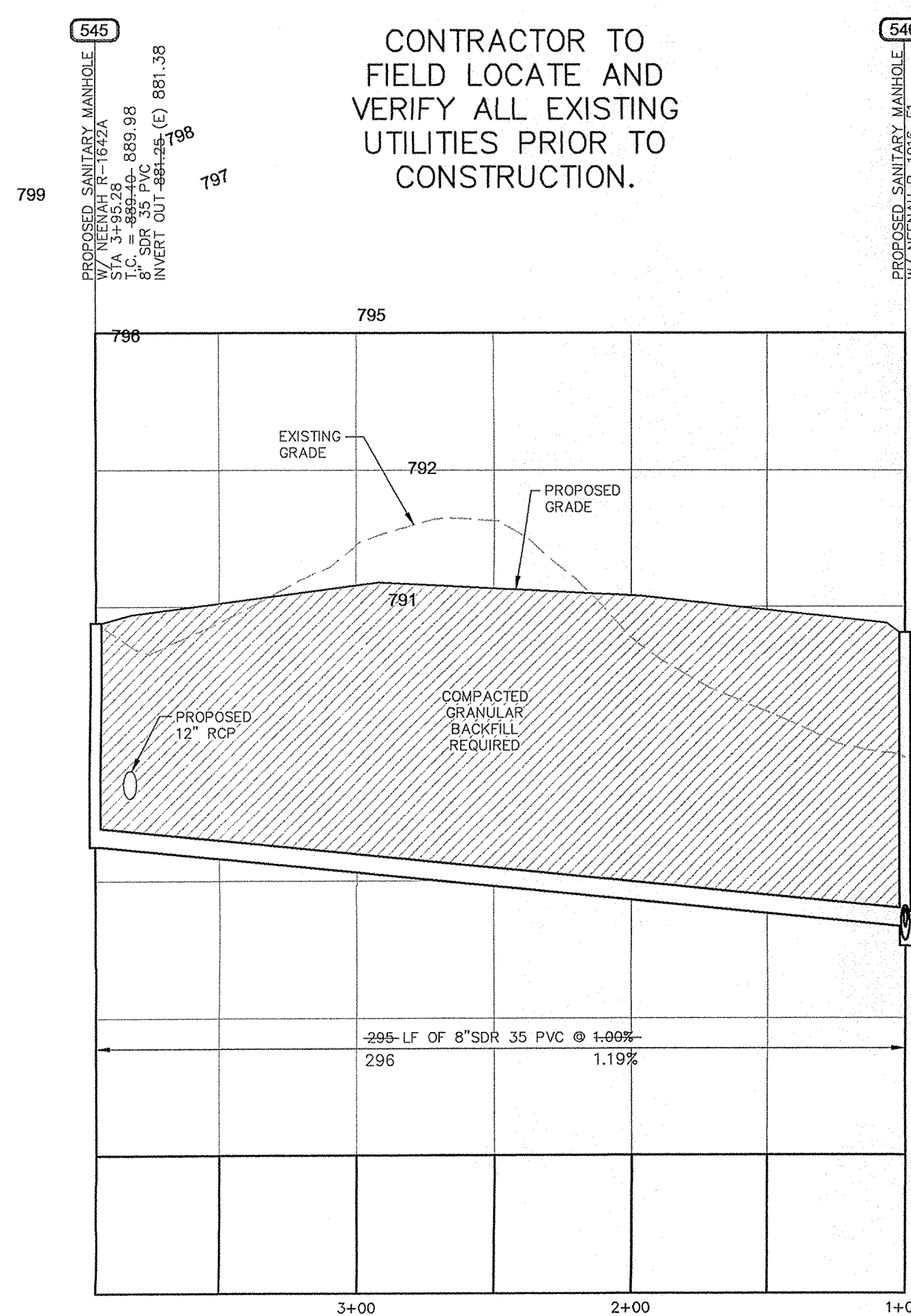
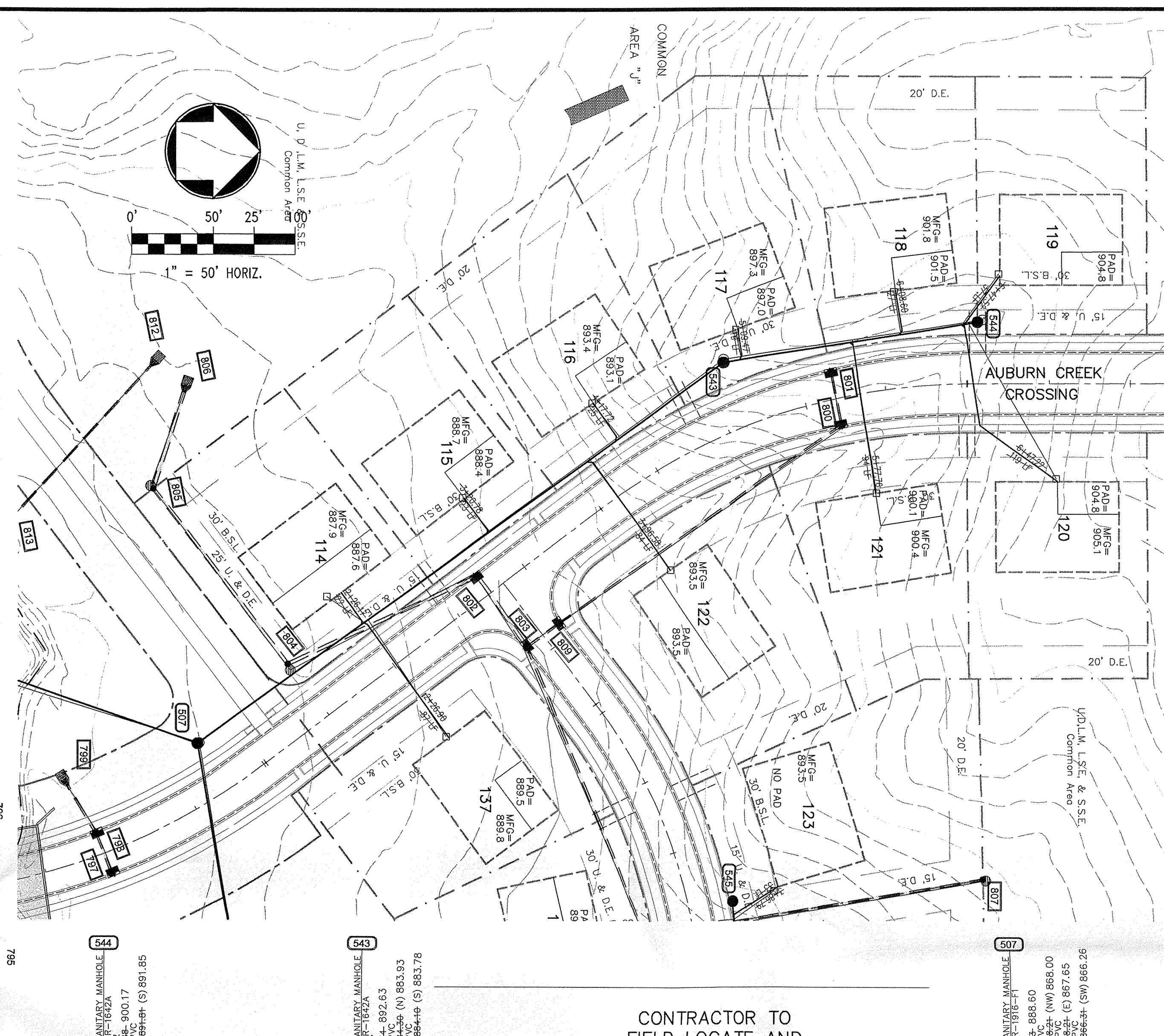
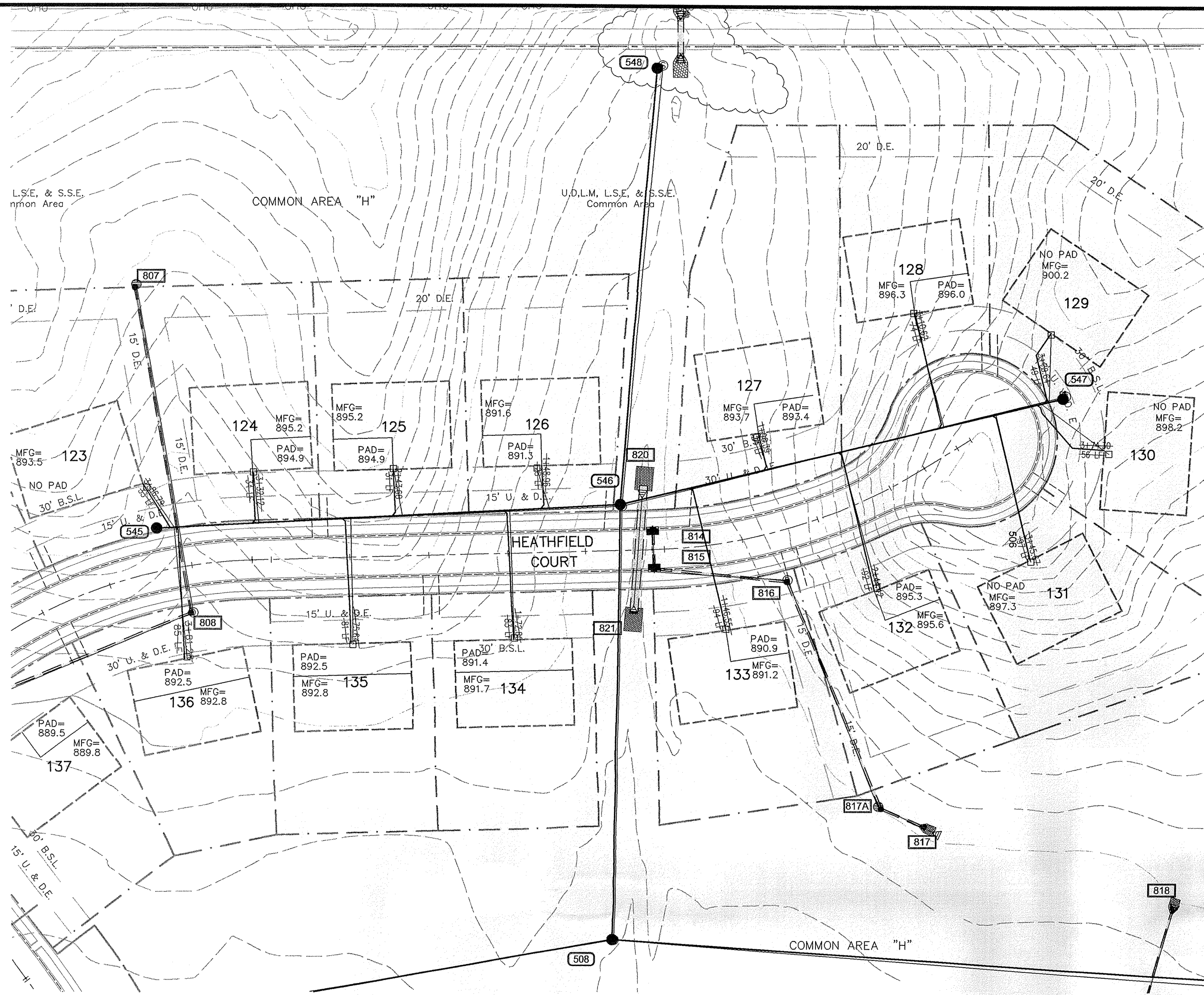
SCALE: 1" = 50'	DATE: 03/28/03
DESIGNED BY: LAE	DRAWN BY: HWR
CHECKED BY: DWF	FIELD BOOK: N/A

FILE NAME: 0193-3-SANITARY  
DRAWING TITLE: **SANITARY PLAN**

C502

MAR 22 2003  
OFFICE OF HAMILTON COUNTY SURVEYOR





Civil/Site Design  
Land Surveying  
Development Consulting

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**LONG BRANCH ESTATES**  
SECTION III  
CARMEL, INDIANA

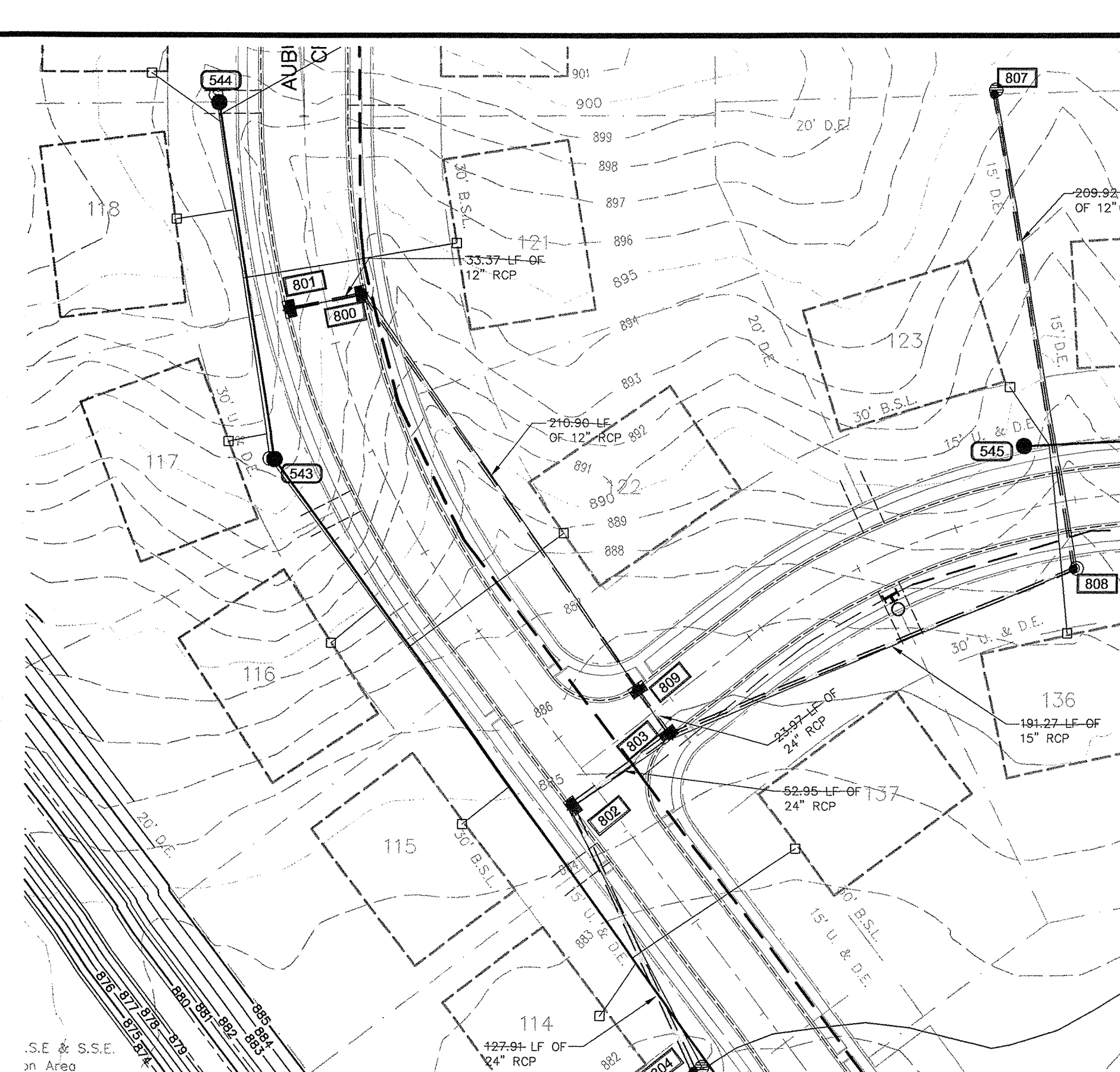
**SCALE:** 1" = 50'  
**DESIGNED BY:** LAE  
**CHECKED BY:** DWF

**DATE:** 03/28/03  
**DRAWN BY:** HWR  
**FIELD BOOK:** N/A

**FILE NAME:** 0193-3-SANITARY  
**DRAWING TITLE:**  
**SANITARY PLAN AND PROFILE**

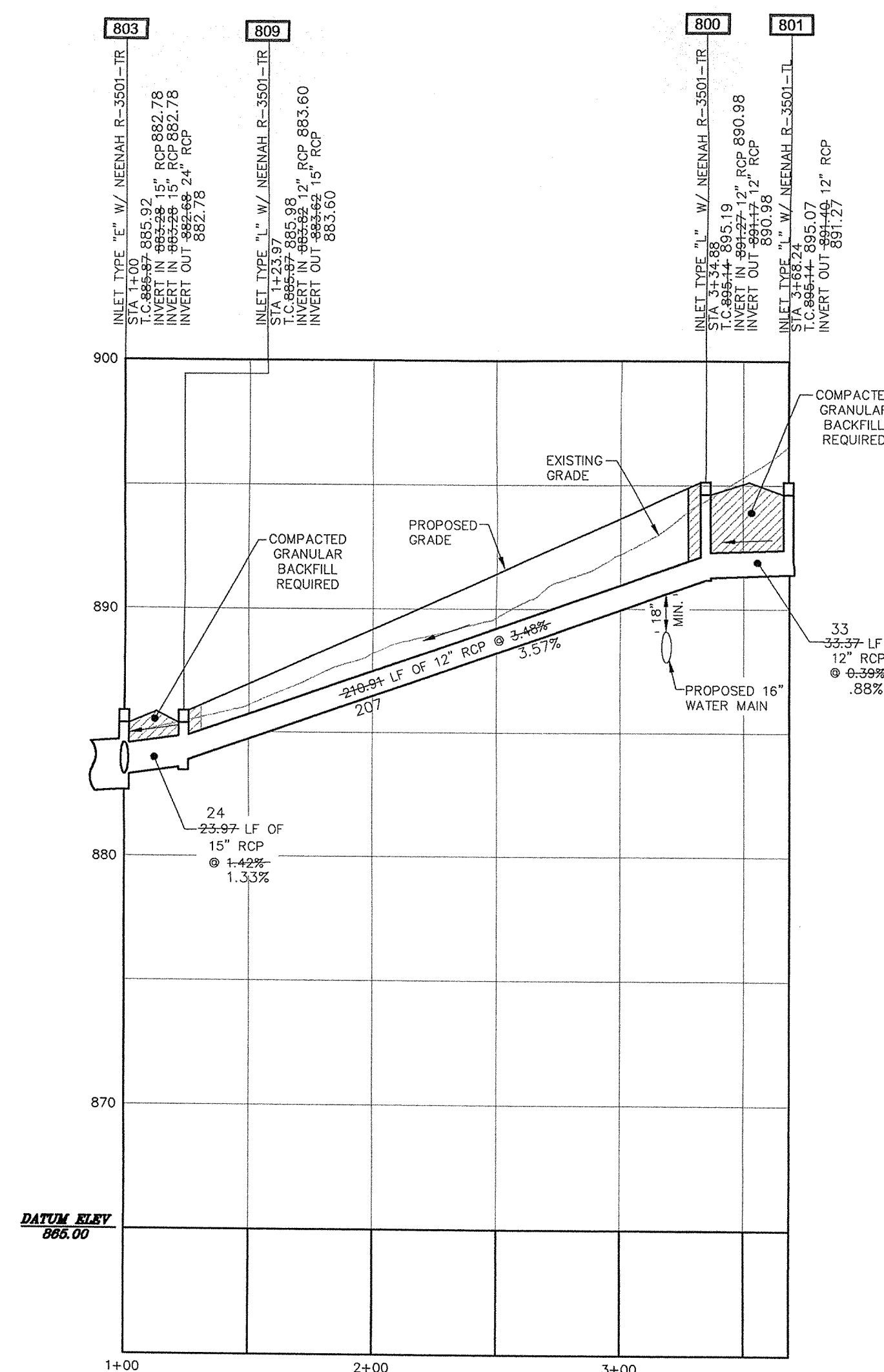
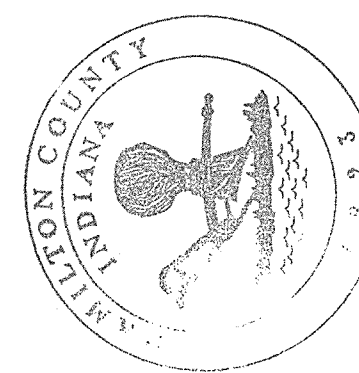
**FILED:** MAR 22 2004  
**SHEET NO:** C503  
**OFFICE OF HAMILTON COUNTY SURVEYOR**



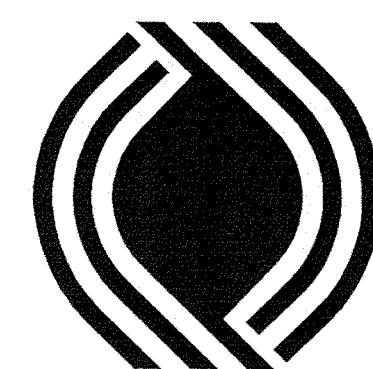


CONTRACTOR TO  
FIELD LOCATE AND  
VERIFY ALL EXISTING  
UTILITIES PRIOR TO  
CONSTRUCTION.

AS-BUILT CONDITIONS  
~~APPROVAL PENDING – "NOT FOR CONSTRUCTION"~~

Entered by: SLM

**Insight  
Engineering  
Inc.**



SITE ENGINEER


1.	05/27/03	PER TAC COMMENTS 4/18/03
----	----------	--------------------------

<i>NO.</i>	<i>DATE</i>	<i>REVISION DESCRIPTION</i>

**CLIENT:**

NORTHSIDE  
INVESTMENTS,  
LLC

9551 DELEGATES ROW  
INDIANAPOLIS, INDIANA 46250

PHONE: 317-818-2900  
FAX: 317-818-2910

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SITE ADDRESS:

LONG BRANCH ESTATES  
SECTION III  
CARMEL, INDIANA

SCALE: 1" = 50'

DATE: 02/02/2007

DESIGNED BY: .

DRAWN BY:

INDEXED BY

[illegible]

FILE NAME: 0193-3-STORM

DRAWING TITLE:

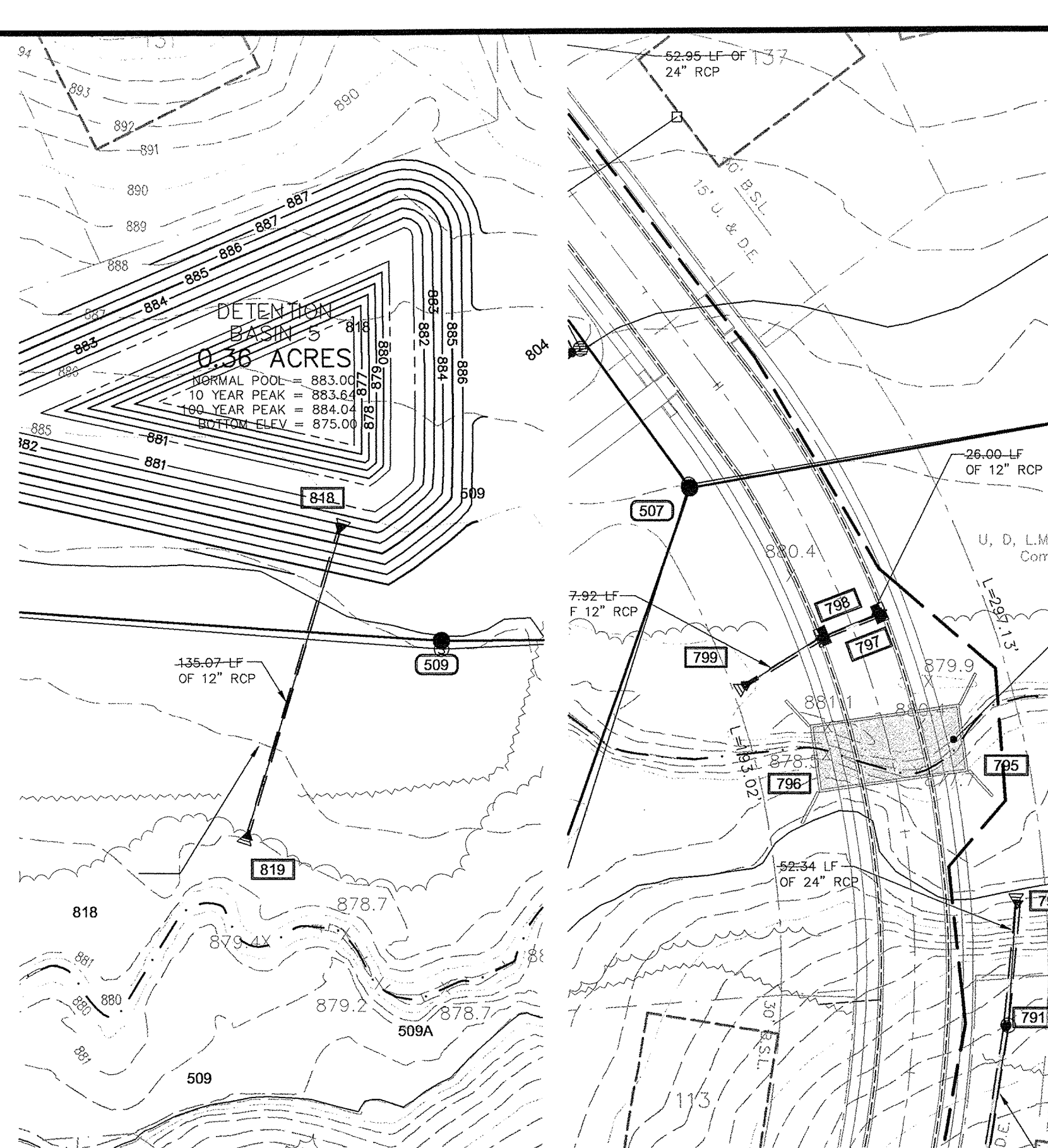
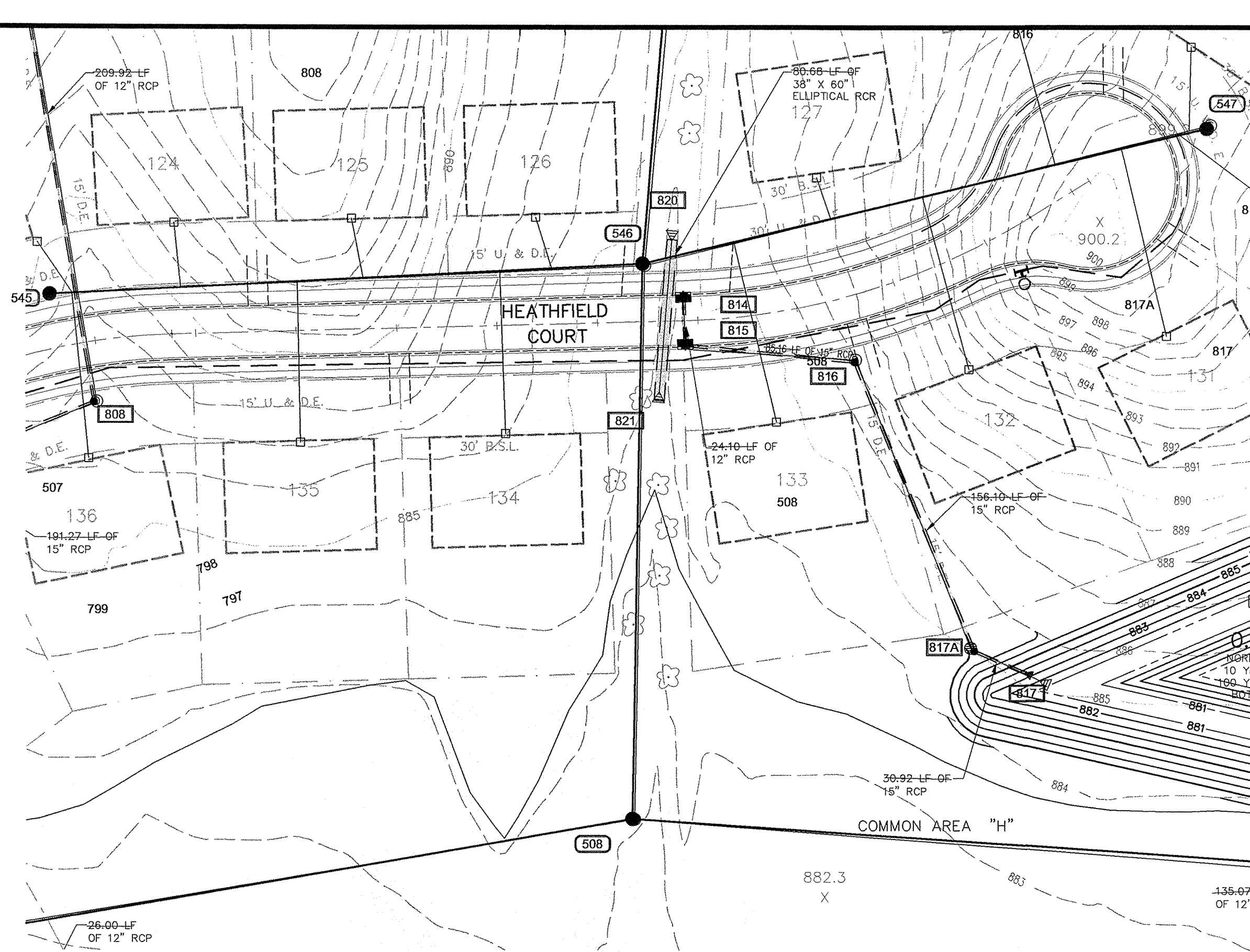
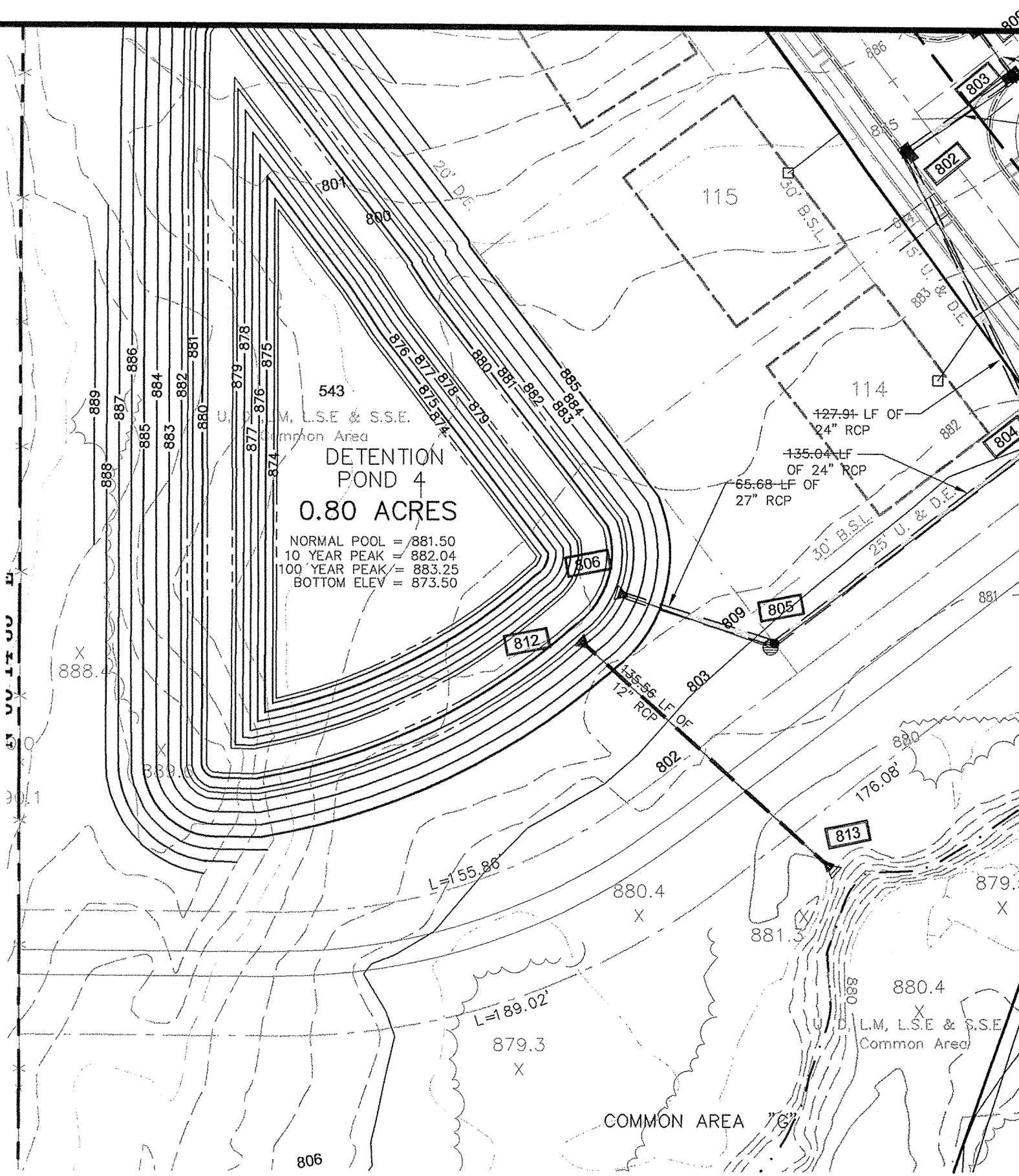
# STORM SEWER PLAN AND PROFILE

FILED  
SHEET NO:  
MAR 22 2004

1000

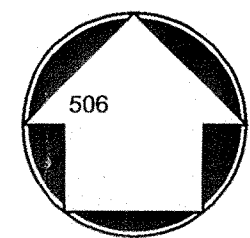
C701





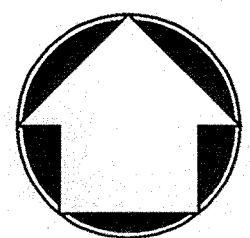
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1" = 50' HORIZ.  
1" = 5' VERT.



0' 50' 25' 100'

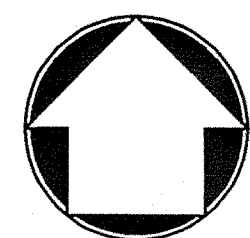
1" = 50' HORIZ.  
1" = 5' VERT.



CONTRACTOR TO  
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CONSTRUCTION.

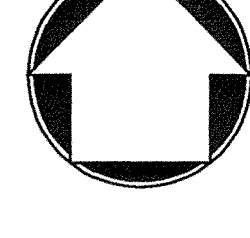
0' 50' 25' 100'

1" = 50' HORIZ.  
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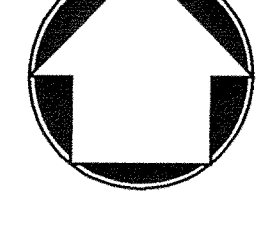
0' 50' 25' 100'

1" = 50' HORIZ.  
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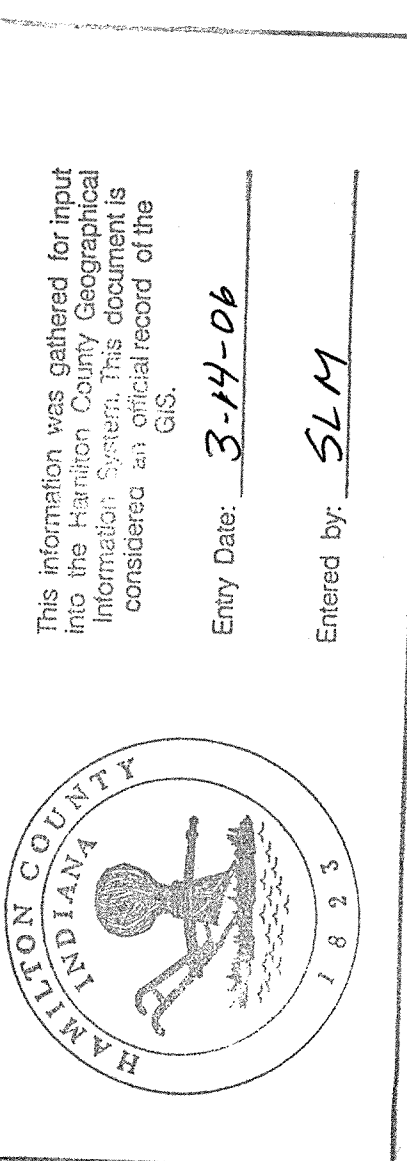
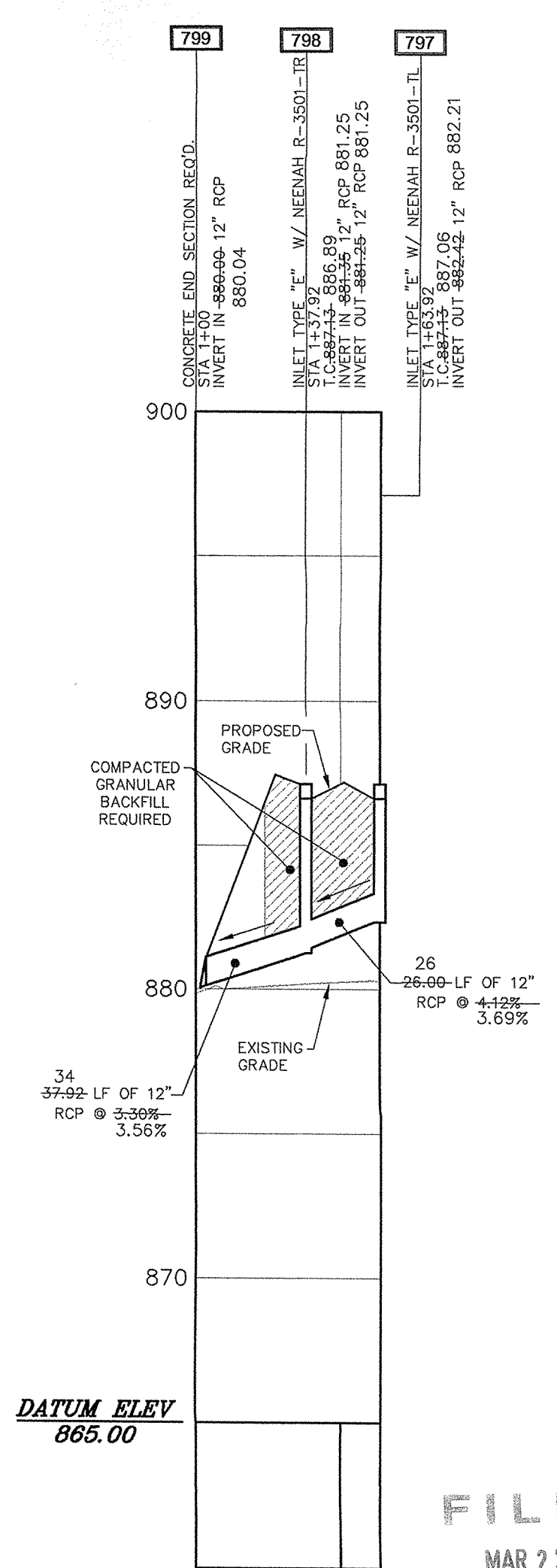
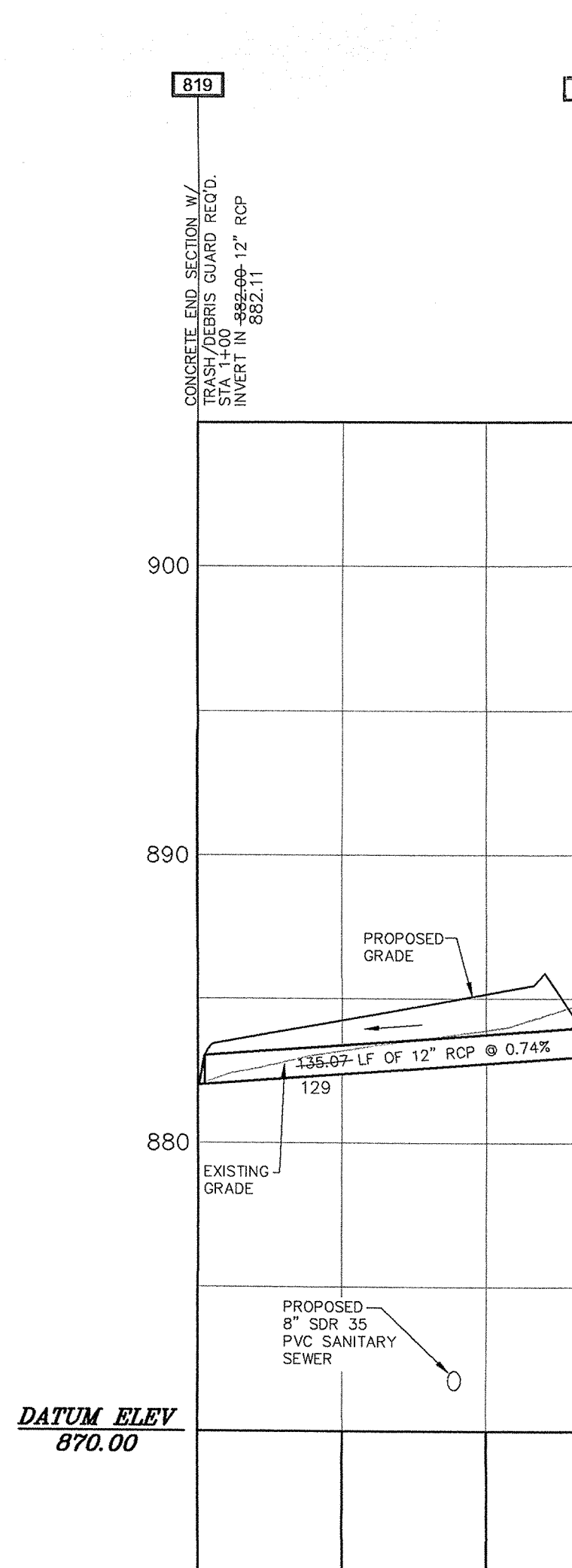
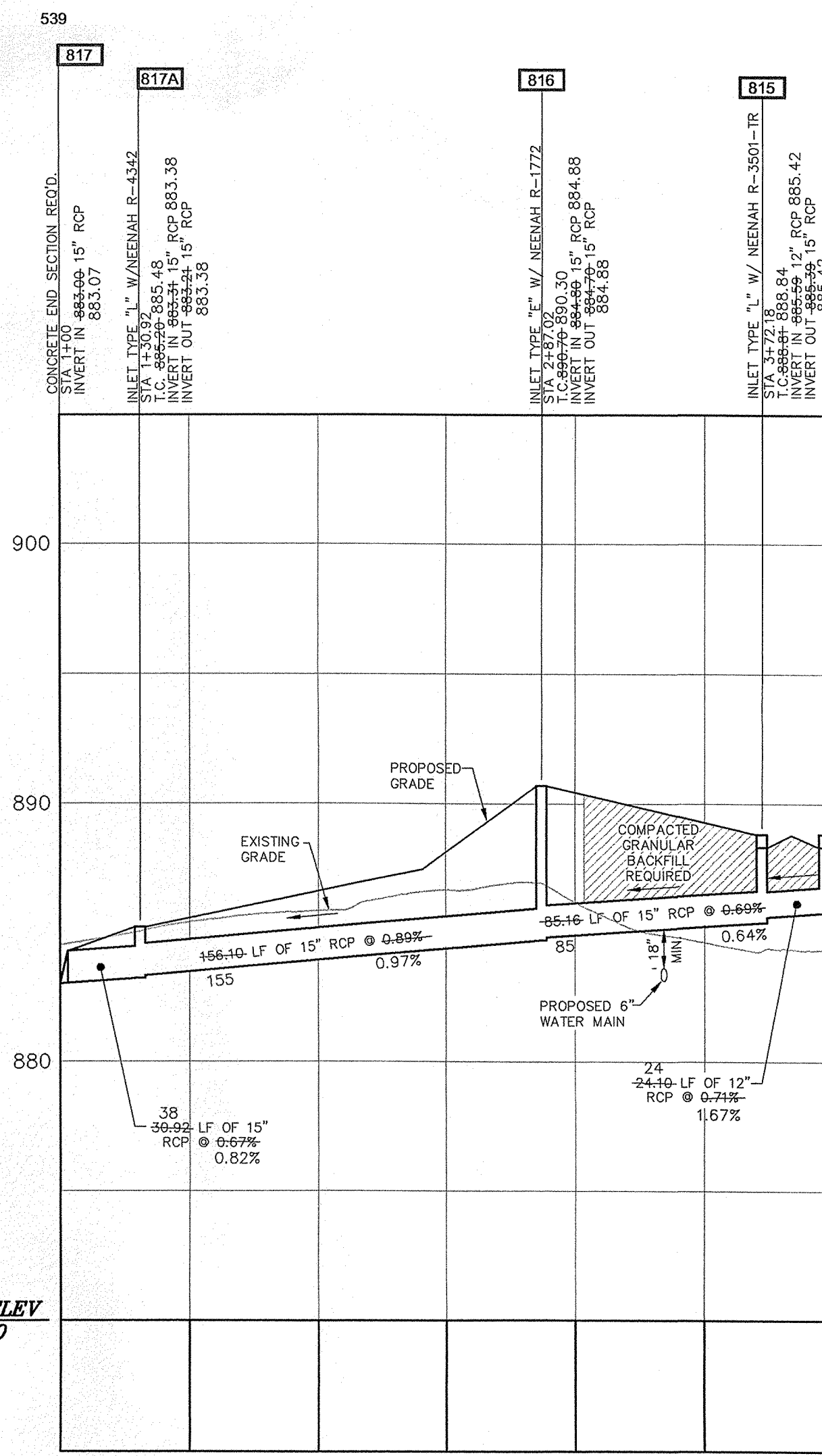
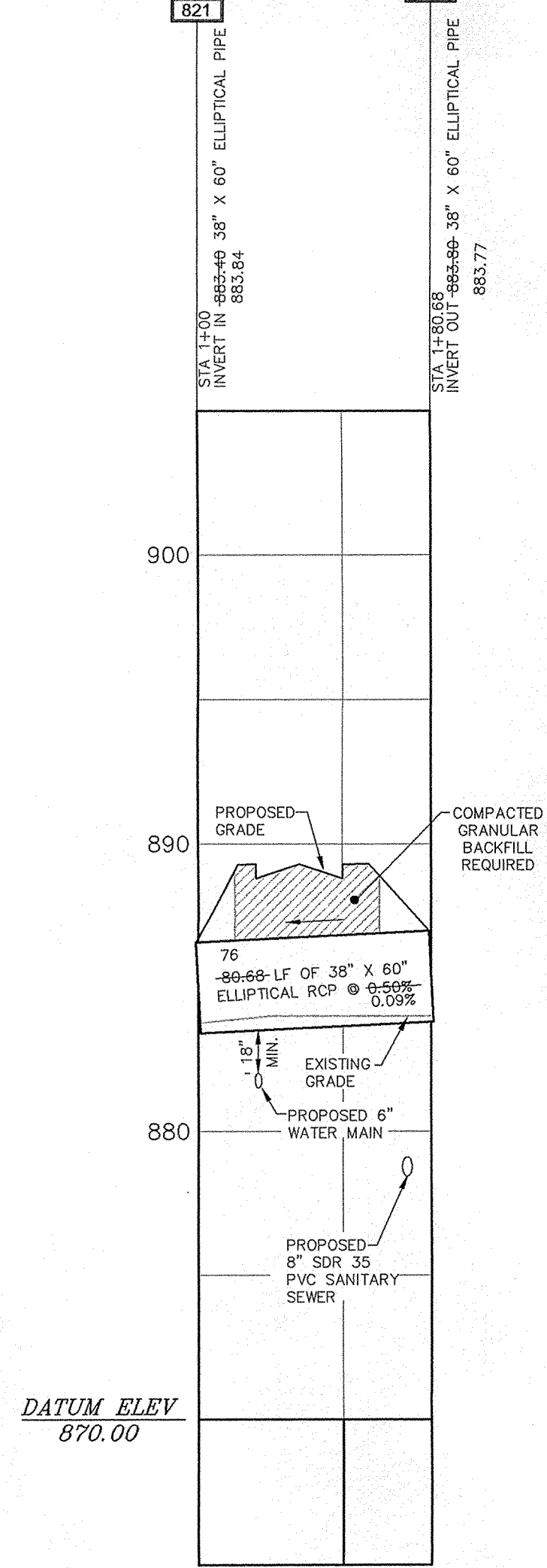
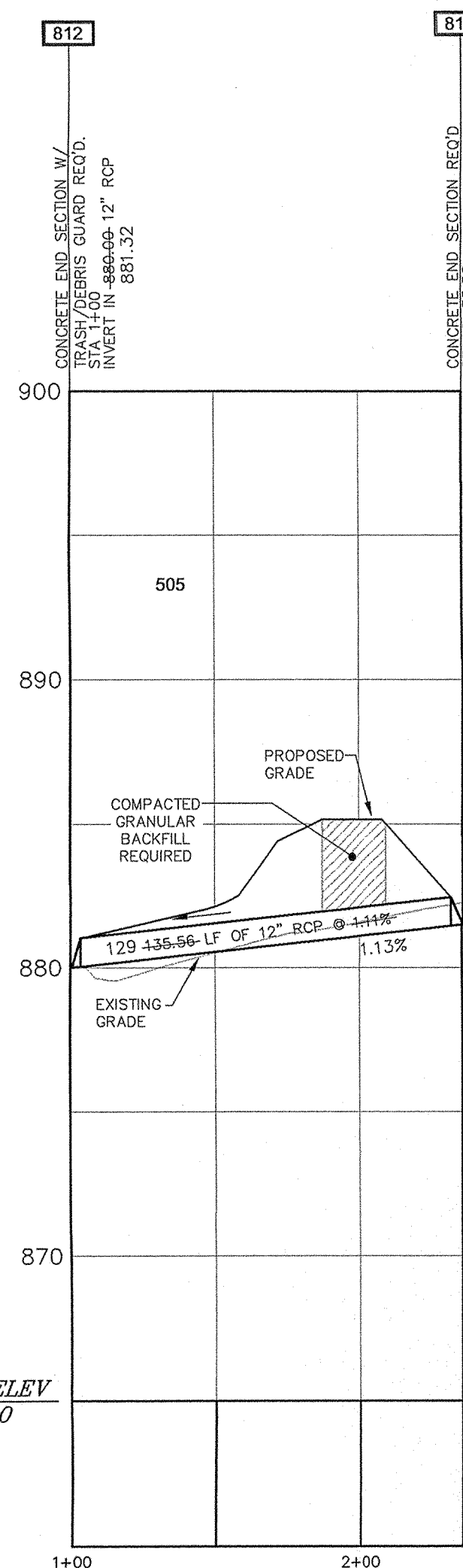


0' 50' 25' 100'

1" = 50' HORIZ.  
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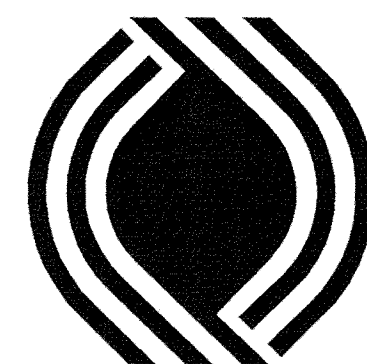
AS-BUILT CONDITIONS  
APPROVAL PENDING — "NOT FOR CONSTRUCTION"



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(317) 848-9080 fax  
www.insightengineering.com

**Insight Engineering Inc.**



SITE ENGINEER:

1. 05/27/03 PER-TAG-COMMENTS 4/16/03

NO. DATE REVISION DESCRIPTION

788

**NORTHSIDE INVESTMENTS, LLC**

9551 DELEGATES ROW  
INDIANAPOLIS, INDIANA 46250

PHONE: 317-818-2900  
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SITE ADDRESS:

**LONG BRANCH ESTATES**  
SECTION III  
CARMEL, INDIANA

SCALE: 1" = 50'

DATE: 03/28/03

DESIGNED BY: LAE DRAWN BY: HWR

CHECKED BY: DWF FIELD BOOK: N/A

FILE NAME: 0193-3-STORM

DRAWING TITLE:

**STORM SEWER PLAN AND PROFILE**

FILE SHEET NO:

MAR 22 2004

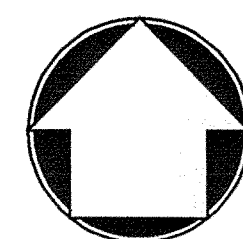
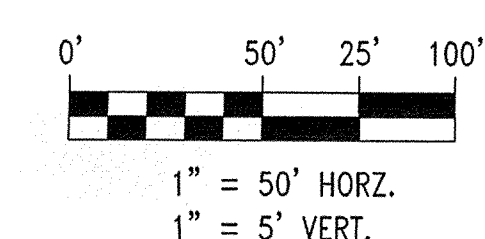
OFFICE OF HAMILTON COUNTY SURVEYOR

**C702**

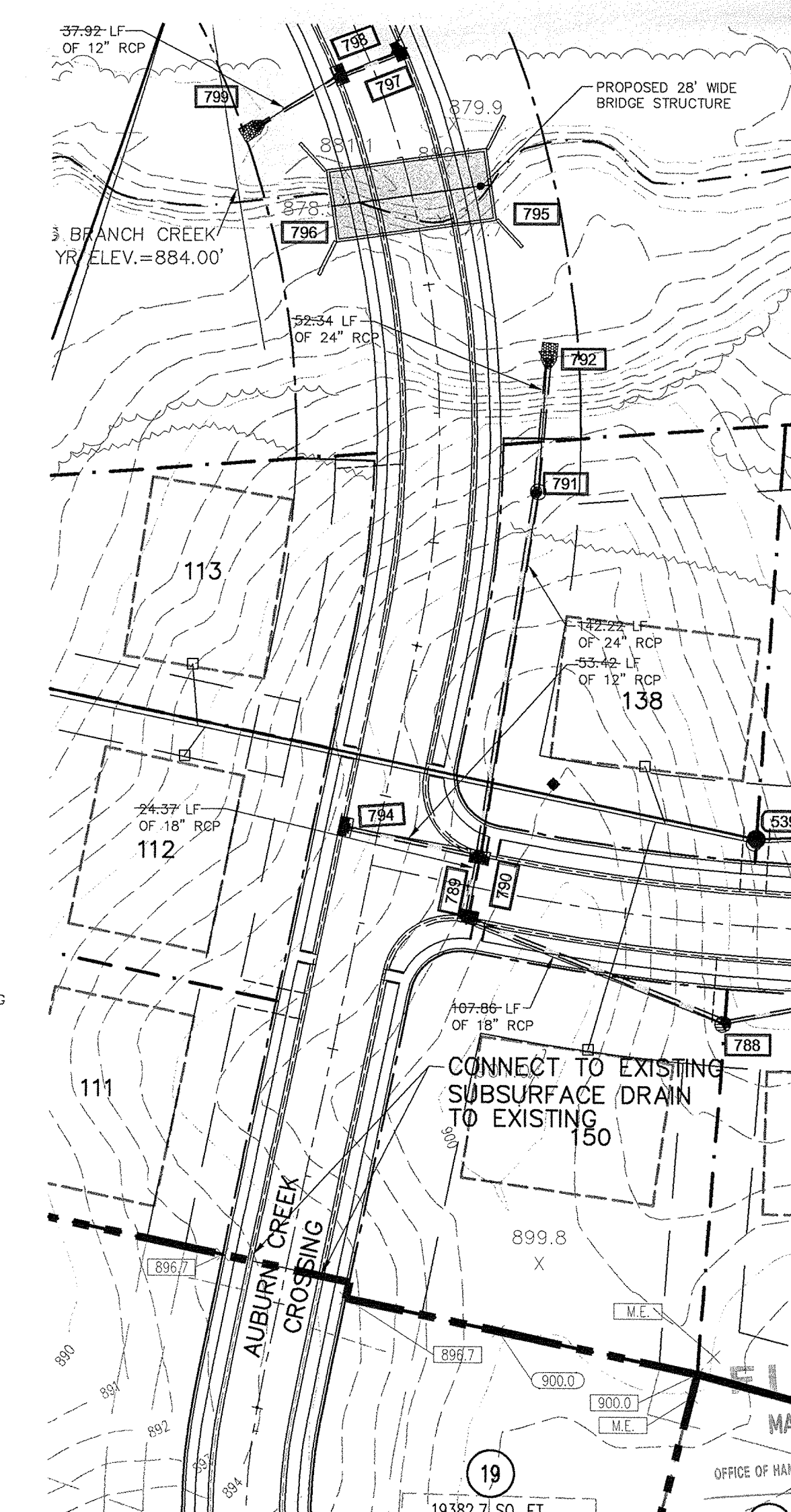
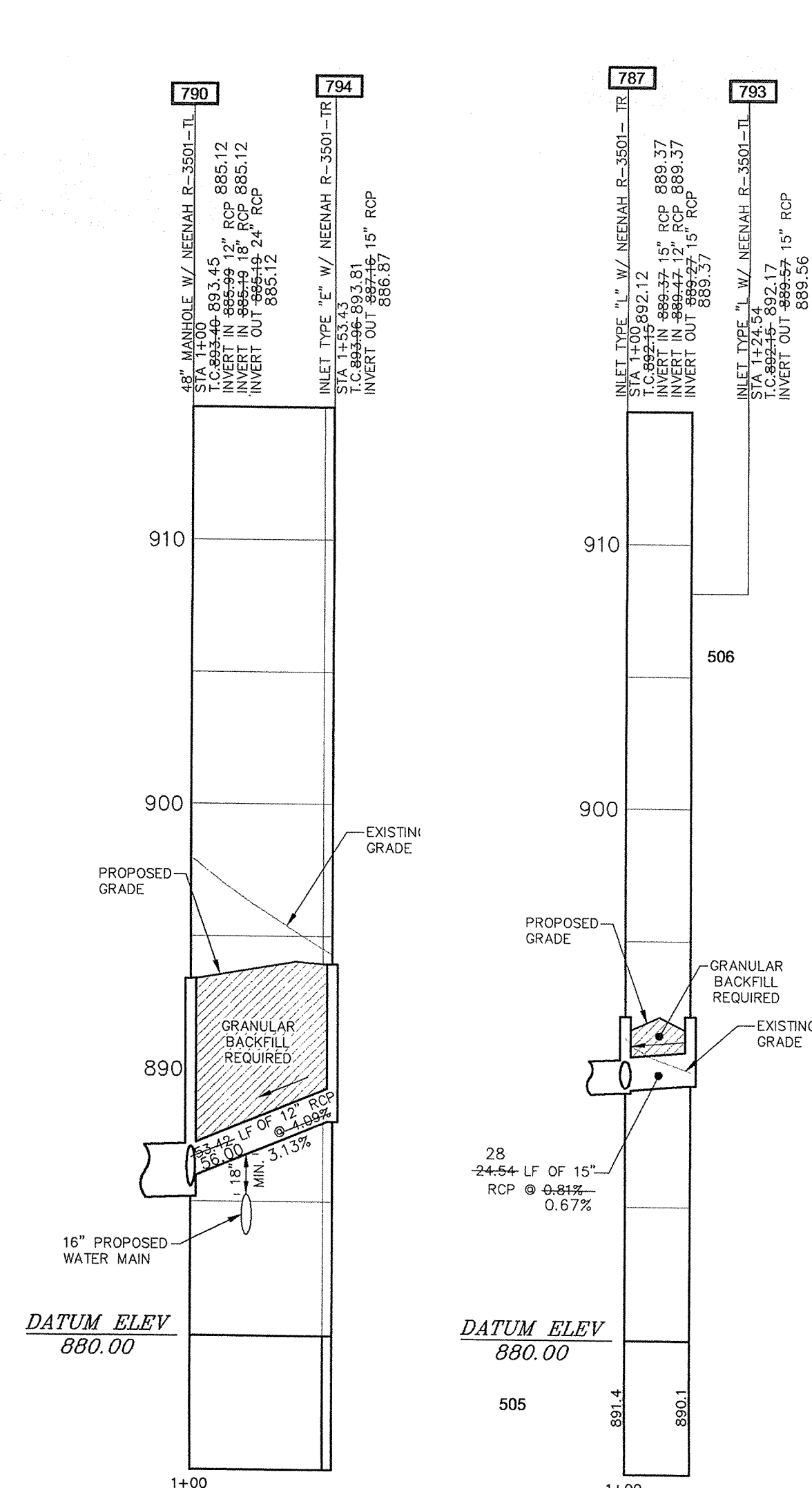
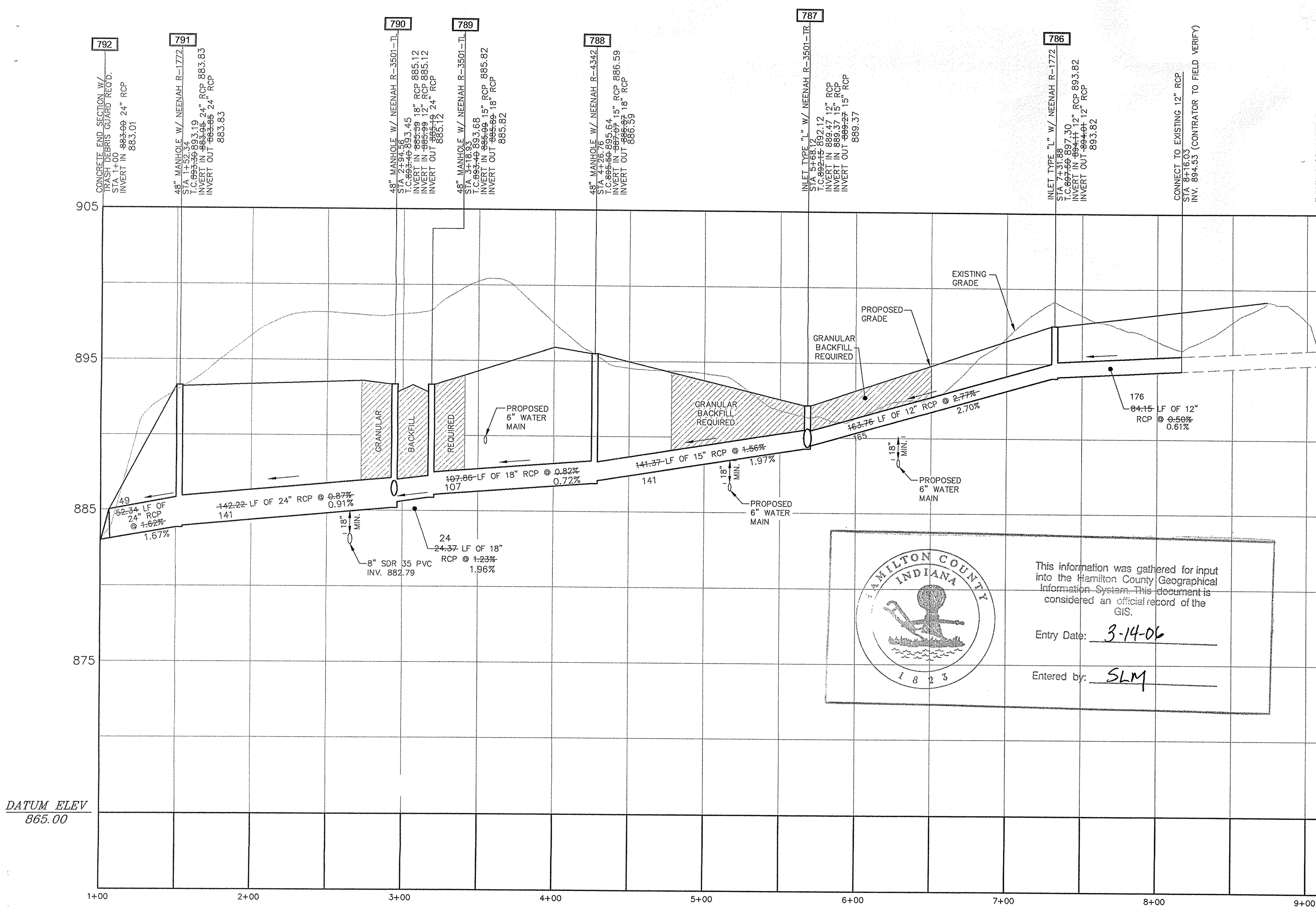




CONTRACTOR TO  
FIELD LOCATE AND  
VERIFY ALL EXISTING  
UTILITIES PRIOR TO  
CONSTRUCTION.



AS-BUILT CONDITIONS  
APPROVAL PENDING — "NOT FOR CONSTRUCTION"



Civil/Site Design  
Land Planning  
Land Surveying  
Development Consulting

Suite C  
9765 Randall Drive  
Indianapolis, IN 46280  
(317) 848-9040  
(317) 848-9080 fax  
www.insightengineering.com

# Insight Engineering Inc.

SITE ENGINEER:

NO.	DATE	REVISION DESCRIPTION
1	05/27/03	Per TAG comments 4/16/03

CLIENT:

## NORTHSIDE INVESTMENTS, LLC

9551 DELEGATES ROW  
INDIANAPOLIS, INDIANA 46250

PHONE: 317-818-2900  
FAX: 317-818-2910

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SITE ADDRESS:

793  
787  
LONG BRANCH ESTATES  
SECTION III  
CARMEL, INDIANA

SCALE: 1" = 50'

DESIGNED BY: LAE  
CHECKED BY: DWF

DATE: 03/28/03  
DRAWN BY: HWR  
FIELD BOOK: N/A

FILE NAME: 0193-3-STORM2  
DRAWING TITLE: STORM SEWER PLAN AND PROFILE

SHEET NO. 22 2004  
OFFICE OF HAMILTON COUNTY SURVEYOR