

PLANNING TAC COMMENTS

Comments from: Oksana Polhuy, Planning Administrator
Application #: PLAT-02-2023
Applicant: Lantz McElroy, Arbor Homes
Surveyor/Engineer: Jerry Kittle, Innovative Engineering & Consulting
Location: Southwest of SR 47 and Oak Street
Project name: Westfall Place, residential subdivision
Date: August 2, 2023

Primary Plat Comments

It appears that most planning/zoning subdivision standards are met, with one area of concern regarding the break in block continuity.

Break in Block Continuity

Per Thorntown's Code of Ordinance that contains subdivision standards in subchapter 152.72, block's length shouldn't be more than 800 feet. I consider the following blocks longer than 800 feet:

- A block north of Strong way, lots 134-158 (over 1,480 feet)
- A block east of Stony Brook lane, lots 76-94 (over 1,160 feet)
- The blocks east and west of Whitney street, lots 11-28 and lots 112-129 (over 1,112 feet)

There are ways to provide a break in continuity per TCO 152.72.C.2. Also, per Westfall Place PUD, Section 5.4, there are two additional ways to create a break by a) providing a Common Area, at least 30-ft-wide, that has 2 deciduous trees, or b) vary the front setback line along the long block by 2 feet. It appears that the varying setback is not used on this plat. [There are Common Areas, minimum 30-ft-wide that break up the long blocks mentioned above, and this is the standard that is met for the break in block continuity for the blocks mentioned above per Westfall Place PUD standard.](#)

The concern comes from the fact that Boone County will be in charge of regulating the drainage easements, and they prohibit tree planting in the drainage easements. I can see that the majority of the Common Areas, marked as drainage easements that could serve as a break in continuity, don't have any stormwater infrastructure, except for the 44-45-ft wide easement between lots 19 and 20 and 120 and 121.

A question to bring to the TAC meeting to the Surveyor would be whether there are some development standards, waivers, or an encroachment permit process to see if that would permit Arbor to plant trees in these Common Areas. If this cannot be resolved, then there would be a need to meet the break in continuity of the block in another way.



STORMWATER PRELIMINARY PLAN REVIEW MEMORANDUM

August 7, 2023

TO: Carol Cunningham, CISEC – Boone County Surveyor

FROM: Kerry Daily, E.I., CFM, CPESC, CPSWQ – CBBEL, Indianapolis

SUBJECT: **Westfall Place – Primary Plat**
CBBEL Project No. 230015.00026

Westfall Place is a proposed single-family residential development on approximately 66.5 acres of land on the south side of State Road 47 just west of Thorntown. Runoff from the site currently drains generally from east to west across the site. The proposed project will provide a total of 164 lots, interior roads, a north access drive onto State Road 47 and an east access drive onto Oak Street in Thorntown and two stormwater detention basins. An 11.4-acre wooded wetland area in the center of the site will be preserved. The detention basins will ultimately discharge into a swale on the adjoining west property.

After a review of the submitted material CBBEL offers the following comments regarding the project's compliance with the Boone County Stormwater Management Ordinance (Ordinance) and the Boone County Stormwater Technical Standards Manual (Standards). These issues should be addressed when application is made for final approval.

1. A comprehensive set of development plans, including a complete Stormwater Pollution Prevention Plan (SWPPP) and a complete Stormwater Drainage Technical Report will be required at the time of final stormwater plan review.
2. Final plans should show storm sewers with three feet of cover under paved areas and two feet of cover in nonpaved areas. Storm sewer trench/bedding/backfill should meet the requirements of Figure 4-2 from the Standards.
3. Swales along the rear of the lots should have six-foot wide bottoms and subsurface drains as shown in Figure 4-3 of the Standards.
4. All storm sewers outlets to the detention basins should be at least one-half foot above the basin normal pool elevation.
5. The final plans should include an emergency flood routing plan showing compliance with Chapter 4 Section M of the Standards.
6. All storm sewer infrastructure should be within Regulated Drain Easements (RDE's), not Drainage Easements (DE's). Storm sewers within common areas should be centered in RDE's and the detention basins should be within DE's. No landscape trees, plantings, or landscape easements should be placed within proposed RDE's, and no trees should be within 15 feet of a curb inlet.

7. The designers should ensure that the proposed project does not negatively impact the surrounding surface flow and field tiles. A note should be added to the construction plans stating that all field tiles encountered during construction will be picked up and provided a positive outlet. The designers should also ensure that drainage for the lots along State Road 47 are not negatively affected.
8. A petition to establish the development as a regulated drain subdivision, the Westfall Place Regulated Drain, should be submitted to the Boone County Surveyor's Office.
9. All proposed lots should be served by a subsurface drain lateral. If the residences will be on slabs, this should be clearly noted on the preliminary plat and final construction plans.
10. An existing conditions topography map for the site and the off-site areas should be provided. The allowable release rates for the development should be based only on the existing condition on-site area draining to the proposed outlet. Additionally, there appears to be a depressional storage area near the center of the site that should be evaluated as a potential reducing factor in the allowable release rates.
11. The basins identified in the detention HydroCAD model and on Exhibit B should agree.
12. The designers should review Chapter 8 Section B of the Standards for revised post-construction stormwater quality requirements.
13. It does not appear that the proposed stormwater outlet for the development meets the requirements in Chapter 10 Section C of the Standards for an acceptable outlet. The outlet for Detention Basin 1 will need to be extended to the location where there are currently two field tile outlets. This location has been flagged by the Boone County Surveyor's Office. An off-site RDE will be required for the basin outlet system. A profile of the channel downstream should be included in the final project plans. It should be noted that the open channel downstream of the basin outlet pipe may be required to be cleaned out.

No error or omission in the plans, calculations, or applications (whether said plans, calculations or applications have been reviewed by the review engineer or not) shall permit or release the applicant and designer from constructing this work in any other manner than that provided for in the County Ordinance and Standards.

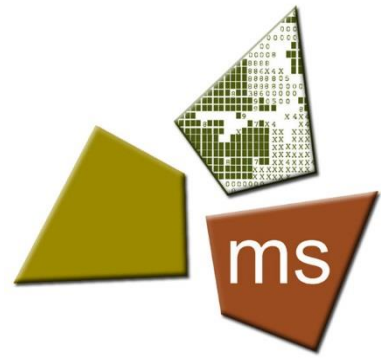
cc: Town of Thorntown
Innovative Engineering and Consulting

KMD/kd
M230015.26.1

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August 15, 2023

Lantz McElroy
Arbor Homes
9225 Harrison Park Court
Indianapolis, IN 46216
lantzm@yourarborhome.com

Re: Primary Plat Review Comments
Westfall Place Subdivision
Thorntown, Indiana

Dear Mr. McElroy:

We are submitting our responses to your email dated July 31, 2023 regarding the Primary Plat for the Westfall Place Subdivision project located in Thorntown, Indiana.

1. Per Thorntown Water Distribution Map, an existing 6" water main runs along the west side of Oak St., please confirm and show on plans.
2. Per Thorntown Water Distribution Map, an existing 12" water main runs along the east side of Oak St. (your proposed connection point), please label on plans.
3. The 10" water main proposed along Strong Way and Westfall Drive should be changed to 12".
4. Per 327 IAC 8.32-14, Isolation valves on the water distribution system shall not exceed 600-LF.
5. Place Gate valves on all three (3) sides of "Tee's" in the water distribution system.
6. Keep all water valve boxes out of both sidewalks and roadways.
7. Keep all sanitary and storm manholes (MH's) out of both sidewalks and roadways.
8. To maintain the required IDEM separations, place water on one side of road and both sanitary and storm on the other side.
9. The proposed water main dead-end at the intersection of Westfall Drive and S.R. 47 should be connected to the existing 6" dead-end water main located at the near the southeast corner of the intersection of CR N 825 W. and S.R. 47 as shown on the water distribution system map (approximately 1,350-LF). Place proposed water main in utility easements.

If you have any questions, please feel free to contact me at ramiller@msconsultants.com or 317-313-7327.

Sincerely,

A handwritten signature in blue ink that reads "Rick A. Miller".

Mr. Rick A. Miller



INDIANA DEPARTMENT OF TRANSPORTATION

Crawfordsville District
41 W. County Road 300 North
Crawfordsville, IN 47933

PHONE: (765) 362-3700
FAX: (765) 364-9226

Eric Holcomb, Governor
Michael Smith, Commissioner

July 13, 2023

R. Matt Brown, PE / PTOE
A&F Engineering
8365 Keystone Crossing, Ste. 201
Indianapolis, IN 46240

Mr. Brown:

INDOT Crawfordsville District reviewed the Traffic Operations Analysis for the Westfall Place residential development, dated June 2023.

The calculations and findings of the Analysis are acceptable. No revision to the Analysis will be needed.

If you have any questions please contact me at 765/361-5249 or at twatson@indot.in.gov.

Sincerely,

Timothy M Watson
Tim Watson, District Traffic Engineer
INDOT Crawfordsville District