



3961 Perry Boulevard • Whitestown, IN 46075 • Phone: (317) 769-2916

8/28/2023

Town of Thorntown, Planning Dept.
Attn: Oksana Polhuy, Planning Administrator
101 W. Main Street
Thorntown, IN 46071

RE: Westfall Place Plat-02-2023
IECI Project No. 22101

The following is in response to comments received on August 10, 2023 regarding the Primary Plat submission for the project known as Westfall Place. The comments received are written below for reference with IECI responses written underneath in *Blue Italics*.

1. 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.

- a. Please see Sheet P101b showing block lengths in compliance.*

Jerry W. Kittle – Director of Engineering
Innovative Engineering and Consulting, Inc.





8/28/2023

Christopher B. Burke Engineering, LLC
Attn: Kerry Daily
115 W. Washington St.
Suite 1368 South
Indianapolis, IN 46204

RE: Westfall Place – Primary Plat
CBBEL Project No. 230015.00026
IECI Project No. 22101

The following is in response to comments received on August 7, 2023 regarding the Primary Plat submission for the project known as Westfall Place. The comments received are written below for reference with IECI responses written underneath in *Blue Italics*.

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.
a. Noted.
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.
a. Noted.
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.
a. Noted.
4. All storm sewers outlets to the detention basins should be at least one-half foot above the basin normal pool elevation.
a. Noted.
5. The final plans should include an emergency flood routing plan showing compliance with Chapter 4 Section M of the Standards.
a. Noted.
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.
a. Noted. R.D.E.s are now shown around all storm infrastructure.
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.
a. Noted.





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.
 - a. *Noted.*
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.
 - a. *A note has been added to Cover Sheet P100 of the primary plat to this effect. All subsurface laterals will be connected to storm subsurface tiles and structures within the R.D.E. at the back of the lots. Lateral locations dependent upon chosen house plan.*
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.
 - a. *Noted.*
11. The basins identified in the detention HydroCAD model and on Exhibit B should agree.
 - a. *We have identified the issues per your comment. Due to recent design changes, further adjustments are needed to reconcile differences between the exhibit and model. These changes will be addressed in the final construction plans and provided to the drainage board to address your concerns.*
12. The designers should review Chapter 8 Section B of the Standards for revised post-construction stormwater quality requirements.
 - a. *Water quality units have now been shown on the Primary Plat on storm sewer draining directly to Pond 1.*
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.
 - a. *IECI surveyors have identified the flagged location, and we have modified the plans accordingly.*

Jerry W. Kittle – Director of Engineering
Innovative Engineering and Consulting, Inc.





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8/28/2023

MS Consultants, Inc.
Attn: Rick Miller
115 West Washington St.
Suite 1310
Indianapolis, IN 46204

RE: Primary Plat Review Comments
Westfall Place Subdivision
Thorntown, Indiana
IECI Project No. 22101

The following is in response to comments received on August 15, 2023 regarding the Primary Plat submission for the project known as Westfall Place. The comments received are written below for reference with IECI responses written underneath in *Blue Italics*.

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.
a. This is now shown on Sheet P106.
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.
a. This is now shown on Sheet P106.
3. The 10" water main proposed along Strong Way and Westfall Drive should be changed to 12".
a. Changed as requested. This is now shown on Sheets P105-P106.
4. Per 327 IAC 8.32-14, Isolation valves on the water distribution system shall not exceed 600-LF.
a. Valves have been added to meet code.
5. Place Gate valves on all three (3) sides of "Tee's" in the water distribution system.
a. Valves have been placed on all Tee's as requested.
6. Keep all water valve boxes out of both sidewalks and roadways.
a. Noted.
7. Keep all sanitary and storm manholes (MH's) out of both sidewalks and roadways.
a. Noted.
8. To maintain the required IDEM separations, place water on one side of road and both sanitary and storm on the other side.
a. Noted. Where this cannot be done, storm sewer will be located with a minimum of 10' separation, outside of pipe to outside of pipe, from the water main.





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.
- a. *As discussed at the TAC meeting, we do not own the four properties along the south side of SR 47 between our entrance frontage and the location of the existing 6" dead-end water main. If the Town can obtain the four easements needed to connect this water main, we will do this. But the probability of us as a developer of land south of these properties obtaining these four easements needed is very doubtful. So as an alternative to a desired looped system, we have ran a 12" water line from the dead-end location into the site and connected it to the 12" water line along the Strong Way west of the intersection with Stoney Brook Lane.*



Jerry W. Kittle – Director of Engineering
Innovative Engineering and Consulting, Inc.

