

NOBLESVILLE TECHNICAL ADVISORY COMMITTEE
MEETING MINUTES
February 19, 2015

The Noblesville Technical Advisory Committee met in regular session on Thursday, February 19, 2015 in Noblesville City Hall. Members in attendance were as follows:

Andy Wert	City of Noblesville Planning Department
Denise Aschleman	City of Noblesville Planning Department
Daniel Sheposh	City of Noblesville Planning Department
Brian Gray	City of Noblesville Engineering Department
Ira Goldfarb	City of Noblesville Stormwater Division
Dave Lucas	Hamilton County Highway Department
Steve Cash	Hamilton County Surveyor's Office
Tim Hardin	Duke Energy
Roy Wallace	Noblesville Schools

Mr. Wert calls the meeting to order at 9:00 a.m.

- 1. Committee to consider a primary plat for a 2-lot subdivision to be called "Fisk Acres". Property located on the north side of East 196th Street, just west of Summer Road in Noblesville Township. Filed by Nathan Althouse for Jeremy Fisk. (PLAT-92-2015)**

Present for the petitioner is Nathan Althouse. Mr. Althouse gives a brief summary of the proposal. The Fire Department will burn down an existing house and a new home will be built on one of the lots.

Mr. Lucas has a concern about the drives as shown. He recommends providing one common drive for the two lots.

Mr. Wert asks if the existing septic system will be utilized for the new home.

Mr. Althouse replies no. A new septic system will be installed with the new home.

Mr. Cash states that the perimeter drain around the septic field will have to be connected to an appropriate outlet.

Mr. Hardin believes that the meter has been pulled from the existing house in anticipation of its burning.

Mr. Wert notes that this plat will be before the Plan Commission at its March meeting.

- 2. Committee to consider a primary plat for a 2-lot subdivision to be called "Roudebush Acres". Property located on the northwest corner of East 211th Street and James Road in Noblesville Township. Filed by Nathan Althouse for Larry Roudebush. (PLAT-91-2015)**

Present for the petitioner is Nathan Althouse. He states that this is now a 3-lot plat. The owner has a purchase agreement for Lot 3. A variance was obtained last month for the configuration of Lot 3 which is a flag-shaped lot.

Mr. Lucas asks where the driveway for Lot 3 will be, noting that it is in the flood plain.

Mr. Althouse says he does not have a precise location yet. There is 200 feet of frontage on Lot 3.

Mr. Lucas states this will need to be worked out. He recommends defining the roadside ditch down to the regulated drain. He will send a letter.

Mr. Cash states that he met with the prospective buyer of Lot 3. They discussed a feasible location for the house site, noting the significant amount of floodplain on the lot. He says that his office has completed a design for the dredging of the roadside ditch. The project went out to bid and he believes it will be done next year.

Mr. Hardin states that an additional utility easement may be needed. He asks for an AutoCAD drawing.

3. Committee to consider construction plans and a secondary plat for “Twin Oaks Section 4.” Property located east of Hazel Dell Road and south of East 161st Street in the City of Noblesville. Filed by Keith Lash for Ryland Homes. (PLAT-96-2015, LOCP-83-2015)

Present for the petitioner are Rick Ellis of Weihe Engineers and Keith Lash of Ryland Homes. Mr. Ellis states that this is the second to last section of the subdivision.

Mr. Gray notes that a different end casting is being used. He discusses items sent with a written letter.

Mr. Goldfarb references written comments. He has a question about the construction sequence. He notes that there is significant work being done in future Section 5. There should be a note referencing this and where the excess dirt is being moved to. The online configuration for water quality is not acceptable. An offline design will have to be utilized.

Mr. Cash references a letter. He needs a copy of the drainage report.

Mr. Hardin asks for a new service request and a CAD drawing. He confirms that the homes proposed to be built in this section are similar in size to previous sections.

4. Committee to consider construction plans and a secondary plat for “Waterman Farms Section 11”. Property located on the east side of Promise Court, just south of Greenfield Avenue in the City of Noblesville. Filed by Lantz McElroy for Arbor Investments. (PLAT-94-2015, LOCP-81-2015)

Present for the petitioner are Todd Wallace of Schneider Corporation, and Paul Clair, Lantz McElroy and Todd Schaefer of Arbor Homes. Mr. Schaefer summarizes the last section of Waterman Farms.

Mr. Gray references a previously submitted letter. He discusses tying in the terminated sidewalk to the common area.

Mr. Goldfarb references previously submitted letter. He asks about construction phase runoff control.

Mr. Cash states that the outlet permit has already been issued.

Mr. Hardin asks for an AutoCAD drawing. He verifies that the homes will be the same size as previous sections. He asks when they will be ready for Duke.

Mr. Schaefer says probably June 1. He adds that there will be no gas in this section.

Mr. Wallace asks when home construction will start.

Mr. Schaefer states probably late this year.

Mr. Wert asks if the homeowners' association has been turned over to the home owners yet.

Mr. Schaefer replies that they have not yet.

Mr. Wert asks that he be advised of a contact when the association is turned over. It is not a requirement, just the City making an effort to increase communication with associations.

5. Committee to consider construction plans and a secondary plat for “Flagstone Woods Section 1.” Property located on the east side of Summer Road, ¼-mile south of East 166th Street in the City of Noblesville. Filed by Brian Robinson for Logan Ltd. (PLAT-109-2015, LOCP-89-2015)

Present for the petitioner are Roger Kessler of Logan Ltd., Brian Robinson of Stoepelwerth & Associates, and Paul Clair, Lantz McElroy and Todd Schaefer of Arbor Homes. Also present is Jennifer Roberts of Elements Engineering. Mr. Robinson gives a brief description of this first section of Flagstone, to be located on the east side of Summer Road. Sanitary sewer will come from the east, through the City's future Eastside Park. Water will come from the main located along Summer Road. Drainage will be facilitated by the to-be-relocated legal drain.

Mr. Wert states that there has been ongoing communication between this developer and the City's design team for Eastside Park. He notes that Jennifer Roberts is present today as part of that design team.

Mr. Gray notes that the City may want the sewer to take a different route. He will need to see the approval letter from IDEM for construction through the wetland, which he notes is probably just an isolated wooded wetland.

Ms. Roberts shares a schematic of an alternative route for the sewer, which is closer to the property line. She notes that by utilizing this design, manhole spacing goes up to around 425 feet in a couple of location, instead of the maximum recommended 400 feet.

Mr. Gray states that the City can probably accept that, noting that the restriction exists because of limitations of the maintenance trucks. An approval letter will need to be generated from the Engineering Department.

Mr. Robinson states that they are planning to construct a pedestrian path within Common Area #4.

Mr. Bennett states that they are making revisions to the Master Plan for Eastside Park.

Mr. Gray addresses other aspects mentioned in a written letter. Flood routing of the storm ponds should be modeled with future home sites in mind. Granular backfill will be required in the appropriate places. There is a manhole 16 feet deep on the north property line. He recommends pulling that back or obtaining an off-site easement.

Ms. Roberts mentions that she would like a couple of laterals installed on the park property.

Mr. Robinson replies that they would be easy to install while the sewer line is being constructed. It would involve a cost-sharing agreement between the City and the developer.

There is discussion about the location of the lateral lines. Mr. Gray agrees to meet with Mr. Robinson later to work out the details on this.

Mr. Gray states that the sewer easement through the Park property will have to be approved by the Parks Board as well as the Board of Public Works.

Mr. Goldfarb asks for a wetland delineation.

Mr. Robinson states that a delineation was done less than a year ago.

Mr. Goldfarb states they will need to see approval from IDEM for construction in this area. Construction phase runoff control will be needed.

Mr. Cash asks about the coordination of the reconstruction of the legal drain.

Mr. Robinson replies that he had received an email from Corby Thompson stating that his engineer was adjusting the design based on a meeting he had with the Surveyor's office.

Mr. Wert asks who will be the responsible for taking the lead on the reconstruction.

Mr. Robinson states that he believes it is Corby Thompson.

Mr. Goldfarb asks if there will be changes to the plans for the drain relocation.

Mr. Cash states that the engineers on both projects looked into relocating the drain in line with the retention systems, but that is not going to work. It is now more of a coordination issue than a design issue. He adds that he cannot approve the outlet permit for this project until the drain relocation has been resolved.

Mr. Hardin asks for a new service request and load information. He explains that Duke has just single phase service in this area. It will need to be upgraded to 3-phase service. He asks for an AutoCAD drawing so that a routing design can be developed.

Mr. Wert states that one of the proposed street names, Malachite Drive, was rejected. He recommends submitting alternate names for approval.

6. Committee to consider construction plans and a secondary plat for a 334-unit apartment complex to be called "Millstone of Noblesville". Property located on the west side of North Pointe Boulevard, ½-mile north of East 146th Street in the City of Noblesville. Filed by Mike DeBoy for Sheehan Construction. (LEGP-104-2015, PLAT-108-2015, LOCP-85-2015)

Present for the petitioner are Mike DeBoy of DeBoy Land Development Corporation, Jon Dobosiewicz of Nelson & Frankenberger, Patrick Adams of Sheehan Construction, and Brad Schrage of American Structurepoint. Mr. Dobosiewicz introduces the project. This was before the Tech Committee in October. Some minor modifications have been made resulting in a reduction in number of units.

Mr. Gray refers to previously submitted written comments. He asks that an errors and omissions statement be included on the front page. Street signs need to meet reflectivity standards. Even though the internal sanitary sewers are private, installation will be inspected by the Engineering Department. The sidewalk along North Point Boulevard will need to be extended to the north end of the originally-submitted property. He asks about the dumpster.

Mr. DeBoy states that it is an enclosed dumpster with drainage outletting to the sanitary sewer. He will get specifications to Brian.

Mr. Gray states that a grease trap will be needed for this.

Mr. Goldfarb refers to previously submitted written comments. He notes that the Aqua-Swirl that is specified is twice as big as it needs to be.

Mr. DeBoy says he will double check that.

Mr. Goldfarb adds that the Aqua-Swirl is pretty far off of the edge of the street.

Mr. DeBoy states that it has been pulled closer.

Mr. Goldfarb says he will need the construction phase runoff addressed. He makes some suggestions on this.

Mr. Cash says the non-enforcement was reviewed by the Drainage Board on January 26th and was approved. The outlet permit will be approved administratively.

Mr. Hardin states that presently he does not have a way to serve this site. Because of the load, the system will need to be looped. He needs to know what size service they are installing and where the meter bases will be.

Mr. DeBoy states that the developer wants to put fountains in the ponds in front for aeration.

Mr. Wallace asks for a breakdown of the units and bedroom mix.

Mr. DeBoy shares a copy of this breakdown with Mr. Wallace.

Mr. Wert submits written comments from the Planning Department. He raises an issue regarding construction sequencing. There is an apartment complex that is currently under construction where foundations are being installed prior to stone being down for the roadway. This poses a problem not only for inspectors to access the site, but for public safety.

Mr. DeBoy states that if stone is installed early in the process, it gets ground in and has to be replaced.

Mr. Adams says it is an extra expense that they try to avoid.

Mr. Sheposh asks what infrastructure will be installed at the time footing inspections are called for.

Mr. DeBoy replies that they will progress east to west, installing infrastructure as they go.

Mr. Sheposh states that they will need access to each site.

Mr. Wert asks how this differs from other housing projects where the road base is cut and stone down prior to any housing being built.

Mr. Dobosiewicz offers that at the pre-construction meeting, a drawing can be presented showing temporary access to building sites.

Mr. Wert states that it is not a problem that has to be solved today. He asks the developer to give the issue some thought prior to the pre-construction meeting.

Mr. Adams is agreeable.

Mr. Wert adds that he will generate a revised address list.

7. Committee to consider construction plans for a 60-bed memory care facility to be called "Poet's Walk". Property located at Lot 5 Noblesville Business Park (9600 East 146th Street) in the City of Noblesville. Filed by Mike DeBoy for Silver Companies. (LOCP-88-2015)

Present for the petitioner is Mike DeBoy of DeBoy Land Development Corporation. Mr. DeBoy gives a brief introduction to the project.

Mr. Gray states that he revised the sewer fees originally submitted based on the use. A sidewalk will be required along North Pointe Boulevard. He recommends removing the "pork chop" concrete barrier at the entrance.

Ms. Aschleman refers to written comments. She addresses standards in the "Special Planned Business District Ordinance" which supersede many standards in the UDO. No more than 20%

of the required parking can be in front of the front building line. She states that one page of the digital files provided was lacking most of the information. Also, there was no digital landscape plan provided. Masonry will be required for the architectural materials. The dumpster enclosure materials should match the building materials. A lighting plan needs to be submitted. The perimeter parking lot tree calculation is incorrect. The standard is one tree for every 30 feet. She notes that there are two planting standards that apply to 146th Street. It is only the most restrictive that has to be adhered to. The tree caliper needs to be 3½ inches.

Mr. Goldfarb notes that there are some incorrect erosion control details shown on the plan. There is no construction phase SWPPP sheet. More comments will be forthcoming as revisions are submitted.

Mr. Hardin asks for a new service request, an AutoCAD file and load information for the building.

8. Committee to consider construction plans for a new tennis court and associated facilities. Property located at 100 Clarendon Drive in the City of Noblesville. Filed by Gordon Clark for Andy Gigante. (LOCP-78-2015)

Present for the petitioner Dan Schnur of Roger Ward Engineering, architect Gordon Clark, and Mike Meharg of Blaze Construction. Mr. Clark states that the plans have been revised. There is no longer going to be an addition to the kitchen. The domes over the tennis courts are also no longer being proposed.

Mr. Schnur adds that the proposed tennis courts will be located where detention exists now. Underground detention will be provided in lieu of this.

Mr. Gray refers to previously submitted written comments.

Ms. Aschleman refers to previously submitted comments regarding the landscape plan.

Mr. Goldfarb explains that the erosion control structure needs to be offline. A maintenance agreement for post-construction water quality will be required.

The meeting is adjourned at 11:40 a.m.