

NOBLESVILLE TECHNICAL ADVISORY COMMITTEE
MEETING MINUTES
May 21, 2015

The Noblesville Technical Advisory Committee met in regular session on Thursday, May 21, 2015 in Noblesville City Hall. Members in attendance were as follows:

Andy Wert	City of Noblesville Planning Department
Joyceann Yelton	City of Noblesville Planning Department
Brian Gray	City of Noblesville Engineering Department
Tim Stottlemeyer	City of Noblesville Stormwater Division
Steve Cash	Hamilton County Surveyor's Office
Cathy Miessen	Vectren
Tim Hardin	Duke Energy
Roy Wallace	Noblesville Schools

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

- 1. Committee to consider construction plans and a secondary plat for an automobile dealership. Property located on the east side of State Road 37, just north of East 146th Street (14701 Tom Wood Way) in the City of Noblesville. Filed by Brad Schrage for Wood Noblesville 40 RE LLC. (LEGP-852-2015, PLAT-853-2015, LOCP-758-2015)**

Present for the petitioner are Brad Schrage of American Structurepoint and Mike Balay of Balay Architects, Inc. Mr. Schrage summarizes the proposed dealership for Tom Wood Volkswagen.

Mr. Gray distributes written comments. He will need to see the grease interceptor at the building permit stage. Minimum size is 1000 gallons. He notes that there are still outstanding issues with the construction plans for The Crossing infrastructure. Approval of this project is contingent on the approval of The Crossing plans.

Mr. Stottlemeyer refers to marked up plans sent by Ira Goldfarb. The City needs to know who is providing water quality.

Mr. Schrage states that water quality will be encompassed in the overall plans for The Crossing. Water Quality on the GetGo project was separate because it is a gas station.

Mr. Cash states that he has not received a hard copy of the plans, so he has not reviewed them. He believes this location does not affect a regulated drain. He will verify.

Ms. Miessen asks when utilities will be needed.

Mr. Balay states that work on the building will begin early August. Utilities will be needed early next year.

Mr. Hardin asks for a new service request, an AutoCAD drawing and load information. He asks if three-phase service will be needed.

Mr. Balay replies it will.

Mr. Wert refers to a previously submitted letter. He states that interior parking lot landscaping is a little short. He stresses the importance of submitting a street name for the north-south private street so that an address can be assigned for this project.

2. Committee to consider construction plans and a secondary plat for a new 17-lot section to Slater Run, "Slater Run Section 3". Property located north of East 169th Street and east of Gray Road in the City of Noblesville. Filed by Gary Murray for M/I Homes. (LEGP-867-2015, LOCP-769-2015)

Present for the petitioner are Gary Murray of Terra Site Development and Ann Kloc of M/I Homes. Mr. Murray states that the two sections were originally submitted as two plats with one set of construction plans. He was advised to separate the construction plans for ease of administration.

Mr. Gray refers to a previously issued comment letter. He mentions that he has not received a drainage report.

Mr. Murray says he has that as well as an O&M Manual.

Mr. Gray asks that the lots be renumbered so that they do not duplicate existing lot numbers within Slater Run. Drainage around the eyebrow is a little flat. Ponding is probable with the current design.

Mr. Stottlemyer refers to marked up plans sent by Ira Goldfarb.

Mr. Cash states that this is in the watershed of the Fred Hines drain. An outlet permit will be required for this section.

Ms. Miessen says service will be extended from adjacent sections. She asks when utility work will begin.

Ms. Kloc replies that utility work will begin this summer.

Mr. Hardin says Vince Littoral will be the engineer on the project. He will need a new service request, an AutoCAD drawing and size of homes.

3. Committee to consider construction plans and a secondary plat for a new 10-lot section to Slater Ridge, "Slater Ridge Section 4". Property located north of East 169th Street and east of Gray Road in the City of Noblesville. Filed by Gary Murray for M/I Homes. (LEGP-868-2015, LOCP-851-2015)

Present for the petitioner are Gary Murray of Terra Site Development and Ann Kloc of M/I Homes.

Mr. Gray states that there is a really deep storm sewer that he will need to look closer at. On rear yard swales, subsurface drains are required. Street trees have been crossed out in the

construction plans and he notes that they are required. Likewise, street lights are required and should be shown.

Mr. Stottlemyer refers to marked up plans sent by Ira Goldfarb.

Mr. Cash states that this is in the watershed of the Fred Hines drain. An outlet permit will be required for this section.

Mr. Hardin says Vince Littoral will be the engineer on the project. He will need a new service request, an AutoCAD drawing and size of homes.

4. Committee to consider a primary plat for a 1-lot subdivision to be called “Valhalla Valley Farms”. Property located at 16333 & 16369 Gray Road in Noblesville Township. Filed by Nathan Althouse for Jeffrey Williams. (PLAT-850-2015, PLAT-851-2015)

Present for the petitioner is Nathan Althouse of Miller Surveying. He states that these are two vacant, undeveloped parcels that will be combined into one lot for the purpose of constructing a single family house. The property is also bisected by a pipeline.

Ms. Yelton asks for documentation from the County Commissioners saying that they do not need any additional right-of-way dedication for this subdivision.

Mr. Cash states that the regulated drain that flows through this site is being reconstructed. He is not certain whether it is being relocated or not. He asks that the new location be shown on the plat. A crossing permit for the driveway will be required. An outlet permit will be required if a perimeter drain tile is installed for the septic system.

Ms. Miessen states that gas service is available but will require a significant main extension. Existing lines are south of 161st Street and north of 169th Street.

Mr. Hardin notes that bringing power lines in will require crossing the pipeline. This means they will have to go deeper which will add to the cost.

Mr. Cash adds that if they cross the regulated drain, a crossing permit is required. There is also a minimum vertical separation of 18 inches.

The meeting is adjourned at 10:05 a.m.