

SHERIDAN PLAN COMMISSION

THURSDAY

APRIL 25, 2019

6:00 P.M.

TOWN HALL

AGENDA

1. Roll Call
2. Declaration of Quorum
3. Minutes

Old Business

New Business

1. Public Hearing to consider a request from Arbor Homes for a proposed Subdivision Application for Maple Run. Property Located on the North side of 226th St. between West Road and Mule Barn Road. This is for consideration of the Primary Plat.



SUBDIVISION APPLICATION

PRIMARY PLAT XX

SECONDARY PLAT _____

ADAMS TOWNSHIP

ACRES 102.850

DOCKET NO. _____

TOWN OF SHERIDAN

LOTS 387

REVIEWED BY _____

DENSITY 3.76

HEARING DATE _____

DECISION DATE _____

NAME OF PROPOSED SUBDIVISION Maple Run

ADDRESS / LOCATION OF SUBDIVISION North side of 226th Street between West Road and Mule Barn Road.

DEVELOPER / PROPERTY OWNER Please see attached.

ADDRESS _____ PHONE _____

APPLICANT Arbor Homes

ADDRESS 9225 Harrison Park Court, Indianapolis, IN 46216 PHONE 317-842-1875 ext. 203

CONTACT PERSON Lantz McElroy - Arbor Homes

ADDRESS 9225 Harrison Park Court, Indianapolis, IN 46216 PHONE 317-842-1875 ext. 203

ATTORNEY N/A

ADDRESS _____ PHONE _____

ENGINEER David J. Stoeppelwerth - Stoeppelwerth & Associates, Inc.

ADDRESS 7965 East 106th Street, Fishers, Indiana 46038 PHONE 317-849-5935

SURVEYOR Dennis D. Olmstead - Stoeppelwerth & Associates, Inc.

ADDRESS 7965 East 106th Street, Fishers, Indiana 46038 PHONE 317-570-4700

(SEE ATTACHED)

APPLICANT SIGNATURE Lantz McElroy

DATE 03/01/2019



STOEPPELWERTH

ALWAYS ON

o/c: 317 / 577-3402
mbl: 317 / 577-3402
fax: 317 / 577-3402

7965 East 106th Street
Fishers, IN 46038-2505
www.stooppelwerth.com

Andrew Conover
Plan Reviewer
Hamilton County Surveyor's Office
One Hamilton Square, Suite 188
Noblesville, IN 46060

April 10, 2019

Re: Maple Run

Dear Mr. Conover:

Enclose please find the revised Drainage Narrative per your comment letter dated March 25, 2019 (via email). These comments are addressed as follows.

1. We will provide you with the required Outlet Request into the Thistlewaite Regulated Drain at the time we submit for Construction Plan and Secondary Plat approval.
2. We have revised the Drainage Narrative to utilize the required unit allowable release rates per the Hamilton County Drainage Ordinance.
3. It is our intention to perpetuate all existing drainage tiles that are encountered into the proposed drainage system. This will be further analyzed during the master design phase of this project.
4. This is noted. We are scheduled to meet with the HCSO and the developer for this project onsite on April 12, 2019.
5. It is noted that further comments may be forthcoming as this project moves forward.

If you have any questions or additional comments, please feel free to contact me at BRobinson@stooppelwerth.com or at my direct line (317) 570-4763.

Respectfully submitted,

STOEPPELWERTH & ASSOCIATES, INC.

Brian K. Robinson, CPESC, LEED AP

Cc: Lantz McElroy

LAND DEVELOPMENT SUPPORT SOLUTIONS

ENGINEERING | SURVEYING

Michael McCrary
Banning Engineering, PC
853 Columbia Road, Suite 101
Plainfield, IN 46168

April 10, 2019

Re: Maple Run

Dear Mr. McCrary:

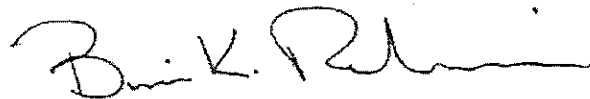
Enclosed please find the revised Drainage Narrative along with my response letter to the Hamilton County Surveyors Office per your comment letter dated April 9, 2019 (via email). These comments are addressed as follows.

1. We have responded to the comments from the Hamilton County Surveyors Office. Andy Conover was contacted today and he confirmed that his comments have been addressed.
2. We met with Indiana American who indicated after a system evaluation and a meeting with IDEM, an "Intent to Serve" letter will be issued to the developer.

If you have any questions or additional comments, please feel free to contact me at BRobinson@stoeppelwerth.com or at my direct line (317) 570-4763.

Respectfully submitted,

STOEPPELWERTH & ASSOCIATES, INC.



Brian K. Robinson, CPESC, LEED AP

Cc: Lantz McElroy

BKR/bkr

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MAPLE RUN
PRELIMINARY DRAINAGE NARRATIVE

Arbor Homes is proposing the development of the remaining sections within the Maple Run PUD, in the Town of Sheridan, Hamilton County, Indiana. The site is approximately 102.8 acres on the north side of West 226th Street between West Road and Mule Barn Road. The site is more specifically located in a part of the West Half of the Southeast Quarter and part of the Southwest Quarter of Section 6, Township 19 North, Range 3 East in Adams Township, Hamilton County, Indiana.

EXISTING CONDITIONS

The existing conditions of the proposed site is predominately farm ground / row crops. The Thistlewaite Regulated Drain (open ditch) is along the northwestern boundary of the site. The site generally drains from south to north toward the open ditch. The Thistlewaite Regulated Drain (10" closed tile) begins on the south side of 226th Street east of the site, runs west, parallel to 226th Street, crosses 226th Street on the western third of the site, then runs northwesterly towards the open ditch. The existing Thistlewaite tile located on the site will be abandoned. The total drainage area for the Thistlewaite drain to the site is approximately 150 acres. There is an existing Marathon gas pipeline, that runs northwest / southeast near the southeast corner of the site.

The soil of the watershed is type B and C, Brookston, Crosby and Patton

Drainage Criteria:

Per the Hamilton County Stormwater Ordinance, the drainage discharge rate criteria are as follows:

Post-developed release rates from the site shall be no greater than 0.10 cfs/acre of the development for the 0-10 year return interval storms, and 0.30 cfs/acre of the development for the 11-100 year return interval storms.

PROPOSED CONDITIONS

There will be four (4) ponds in Maple Run that will provide the necessary detention for the residential development while also detaining the large offsite basins to the south / southeast.

Pond #6 will drain to Pond #5, then to Pond #4, then to Pond #3 which outlets to the Thistlewaite Regulated Drain (open ditch). The Thistlewaite Regulated Drain (closed tile) will be intercepted on the north side of 226th Street and taken to Pond #5.

The outflow of Pond #3 will be at or below the allowable release rates of 10.28 cfs and 30.85 cfs for the 10 and 100 year rainfall events.

The post-developed site will be analyzed using a combination of programs. All pond routing and analysis will use Advanced ICPR. This program routes and analyzes all components in a storm system on a user-defined time interval. The second program used

will be StormCAD. This program analyzes pipe sizing for pipe networks other than those routing water between lakes.