



## STAFF REPORT

### CITY OF COLUMBUS PLAN COMMISSION (July 13, 2016 Meeting)

**Docket No. / Project Title:** PP-16-02 (Wildflower Ridge Major Subdivision Preliminary Plat Replat)  
**Staff:** Allie Keen  
**Applicant:** Joli Development  
**Property Size:** 23.26 Acres  
**Current Zoning:** RS3 (Residential: Single-Family 3)  
**Location:** North end of Daylily and Periwinkle Drives, in the City of Columbus

#### Background Summary:

The applicant has indicated that the proposed replat is for the purpose of revising the previously approved Wildflower Ridge Major Subdivision preliminary plat to reconfigure the size of Common Area 1 and to request a modification from the Plan Commission to allow the street trees along Daylily and Periwinkle Drives to be separated more than the 90 foot maximum to accommodate the Opossum Creek regulated drain right-of-way.

#### Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application: Does the proposed modification meet the modification decision criteria?

#### Preliminary Staff Recommendation:

Approval of the revised preliminary plat including the street tree spacing modification with the following commitment: An easement shall be provided on Block D for the Bartholomew County Drainage Board to provide access to the Opossum Creek regulated drain.

#### Plan Commission Options:

In reviewing a request for *major subdivision approval*, the Plan Commission shall (1) approve the request if the proposal meets the minimum standards of the Subdivision Control Ordinance, (2) deny the request if the minimum standards of the Ordinance are not met and appropriate modifications are not obtained, or (3) continue the request to gather further information or otherwise as provided by the Plan Commission Rules of Procedure (per Subdivision Control Ordinance Section 16.40.050).

#### Modification Decision Criteria:

Indiana law and Columbus Subdivision Control Ordinance Section 16.40.050 require that the Plan Commission approve all subdivisions which meet the applicable requirements. Section 16.32.020 of the Subdivision Control Ordinance indicates that the Plan Commission may grant a modification of the requirements of the Ordinance upon the determination that each of the following is true:

1. The modification will not be detrimental to the public, health, safety, and general welfare.
2. Adjacent property will not be adversely affected.
3. The modification is justified because of exceptional topographic or other physical conditions unique to the property involved, as opposed to mere inconvenience or financial disadvantage.

4. The modification is consistent with the intent of the Zoning Ordinance, other applicable ordinances, and the Comprehensive Plan.
5. The condition necessitating the modification was not created by the owner or applicant.
6. The modification will not conflict with the requirements of the Zoning Ordinance including but not limited to lot area, lot frontage, lot width, and setback(s).

**Outstanding Technical Comments:**

The following outstanding technical comments must be addressed by the applicant: None.

<b>Current Property Information (entire subdivision site):</b>	
<b>Land Use:</b>	Undeveloped
<b>Site Features:</b>	Opossum Creek regulated drain, a bridge, and vegetation.
<b>Flood Hazards:</b>	This property contains the floodway and some areas within the 100-year and 500-year floodway fringe.
<b>Special Circumstances:</b> (Airport Hazard Area, Wellfield Protection Area, etc.)	This property falls entirely within the 5-year time of travel Wellfield Protection Overlay District.
<b>Vehicle Access:</b>	This property gains access from Daylily Drive (Local, Suburban, Residential) and Periwinkle Drive (Local, Suburban, Residential).

<b>Surrounding Zoning and Land Use (entire subdivision site):</b>		
	<b>Zoning:</b>	<b>Land Use:</b>
<b>North:</b>	AP (Agriculture: Preferred)	Agricultural Field
<b>South:</b>	RS3 (Residential: Single-Family 3)	Single-Family Residential (Wildflower Estates)
<b>East:</b>	AP (Agriculture: Preferred)	Agricultural Field
<b>West:</b>	AP (Agriculture: Preferred)	Agricultural Field

<b>Interdepartmental Review:</b>	
<b>City Engineering:</b>	No comments
<b>City Utilities:</b>	No comments.
<b>Parks Department:</b>	No comments.

<b>Drainage Board:</b>	<p>An access easement over Block D was originally going to be provided with the recording of the final plat for Wildflower Ridge. Now that Block D is not included the Drainage Board will need an easement. This can be done through either an administrative Subdivision or through a recorded Surveyor's Correction on the original plat for Wildflower Commons.</p> <p>The Drainage Board supports the modification request because the trees will be kept out of the Opossum Creek regulated drain right-of-way.</p>
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**History of this Location:**

The relevant history of this property includes the following:

1. On June 16, 2009, the Columbus City Council approved a rezoning application (RZ-09-06) to rezone the subject property from RS2 (Residential: Single-Family 2) to RS3 (Residential: Single-Family 3). No conditions were included as a part of the approval.
2. On December 9, 2015, the Columbus Plan Commission approved the Wildflower Ridge Major Subdivision preliminary plat (PP-15-04) that included 37 lots and 1 common area. The Plan Commission also approved three modification requests to allow (1) a temporary dead end at Lavender Lane to be 217.45 feet in length, 67.45 feet longer than the maximum 150 foot length, (2) a temporary dead end at Honeysuckle Lane to be 220.24 feet in length, 70.24 feet longer than the maximum 150 feet, and (3) to waive the requirement to extend Lavender Lane to the western property line. The Commission also placed the following condition on the approval: A fire hydrant shall remain at the end of the Lavender Lane stub street, as specified by the Fire Department.

**History of this Application:**

The relevant history of this application includes the following: The Subdivision Review Committee met on June 23, 2016, reviewed this application, and forwarded it to the Plan Commission with a modification request to allow the street trees to exceed the maximum spacing specified in the Subdivision Control Ordinance.

**Planning Consideration(s):**

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. The proposed preliminary plat is a part of the Wildflower residential neighborhood which is comprised of 4 other preliminary plats (Wildflower Estates 1, Wildflower Estates 2, Wildflower Estates 3, and Wildflower Commons) and currently has a total of 182 approved lots. Wildflower Ridge, the 5<sup>th</sup> preliminary plat, was approved in 2015 and included a total of 37 lots and 1 common area. At this time the applicant is proposing to revise the Wildflower Ridge preliminary plat to reconfigure the size of the common area and to seek a modification in regards to the required street trees.
2. Common Area 1 originally was 6.09 acres in size and was the location of an existing detention pond. The detention pond was originally a part of the Wildflower Commons preliminary plat, but was then made a part of the Wildflower Ridge preliminary plat. At this time, the applicant is proposing to reduce the size of Common Area 1 to 2.59 acres and exclude the existing detention pond from being a part of Wildflower Ridge; therefore the existing pond will remain a part of Wildflower Commons. The applicants are proposing to use Common Area 1 as the location of a different detention pond.
3. Subdivision Control Ordinance Section 16.24.070(Table 16.24-8) requires street trees to have a minimum spacing of 30 feet and a maximum spacing of 90 feet between each tree. The Opossum Creek regulated drain crosses through the subdivision site at both Periwinkle Drive and Daylily Drive. The Bartholomew County Drainage Board has indicated that there shall be no trees located within the regulated drain right-of-way, which is approximately 210 feet wide along Periwinkle Drive and 150 feet wide along Daylily Drive. In order to keep the street trees out of the regulated drain right-of-way, the applicant is requesting a modification to allow the street trees at these locations be permitted to exceed the 90 foot maximum separation requirement, with the proposed maximum separation being approximately 265 feet.
4. Approximately 8 street trees would be required to be planted along the frontages of Periwinkle and Daylily Drives where the regulated drain right-of-way is located. The applicant has indicated that they

have relocated 4 trees elsewhere in the subdivision but are seeking the modification to omit the remaining 4 trees.

**Subdivision Control Ordinance Consideration(s):**

The following provisions of the Subdivision Control Ordinance apply to the key issues of this application: Section 16.24.070(Table 16.24-8) Street Tree Standards: Street trees planted in tree lawns between 5 feet and 7.9 feet in width must have a minimum spacing of 30 feet and a maximum spacing of 90 feet between each tree.

Columbus – Bartholomew County Planning Department  
Subdivision Application

RECEIVED  
JUN 21 2016  
BY: ASK

Planning Department Use Only:

Jurisdiction:  Columbus  Bartholomew County  Joint District

Docket No.: PP-16-02

**Subdivision Application:**

Subdivision & Application Type:  Major - Concept Approval  Major - Primary Approval  
 Minor (Primary & Secondary Approval)  Agriculture  Administrative

Subdivision Name: WILDFLOWER RIDGE MAJOR SUBDIVISION

**Applicant Information:**

Name JOLI DEVELOPMENT (the owner) (Joseph W. Conner)

Address 4511 E. Base Rd. Columbus IN 47201  
(number) (street) (city) (state) (zip)

Phone No.: 812-379-4055 Fax No.: 812-314-2447 E-mail Address: iceve2020@comcast.net

**Property Owner Information** (the "owner" does not include tenants or contract buyers):

Name: JOLI DEVELOPMENT

Address 4511 E. Base Rd. Columbus IN 47201  
(number) (street) (city) (state) (zip)

Phone No.: 812-379-4055 Fax No.: 812-314-2447 E-mail Address: iceve2020@comcast.net

**Property Information:**

Property Size: 23.2606 acres or \_\_\_\_\_ square feet.

Township: Columbus

Address \_\_\_\_\_  
(number) (street) (city) (state) (zip)

or General Location (if no address has been assigned provide a street corner, subdivision lot number, etc):

at the north end of daylily drive, and periwinkle drive, north of CR 200 S

Existing Number of Parcels: 2 (includes total number of lots, parcels, blocks, etc.)

Proposed Number of Parcels: 38 (includes total number of lots, parcels, blocks, etc.)

**Professional Land Surveyor Information:**

Name: TED DARNALL (CROWDER & DARNALL)

Address 826 THIRD ST. COLUMBUS IN 47201  
(number) (street) (city) (state) (zip)

Phone No.: 812-376-3391 Fax No.: 812-376-9190 E-mail Address: ted@crowderanddarnall.com

**Notification Information (list the person to whom all correspondence regarding this application should be directed):**

Name: TED DARNALL (CROWDER & DARNALL)

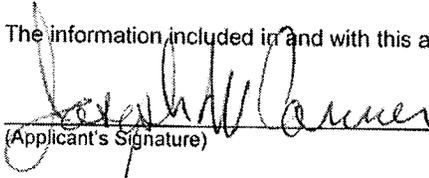
Address 826 THIRD ST. COLUMBUS IN 47201  
(number) (street) (city) (state) (zip)

Phone No.: 812-376-3391 Fax No.: 812-376-9190 E-mail Address: ted@crowderanddarnall.com

How would you prefer to receive information (please check one):  Email  Phone  Fax  Mail

**Applicant's Signature:**

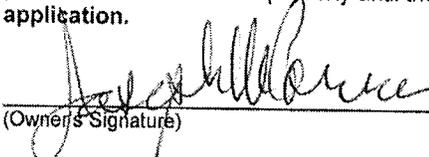
The information included in and with this application is completely true and correct to the best of my knowledge and belief.

  
\_\_\_\_\_  
(Applicant's Signature)

6/20/16  
\_\_\_\_\_  
(Date)

**Owner's Signature (the "owner" does not include tenants or contract buyers):**

I authorize the filing of this application and will allow the Planning Department staff to enter this property for the purpose of analyzing this request. Further, if required by the Plan Commission Rules of Procedure, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete. **Note: All property owners must sign this application.**

  
\_\_\_\_\_  
(Owner's Signature)

6/20/16  
\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Date)



**CROWDER & DARNALL, INC.**  
LAND SURVEYING

Brian Scott Crowder, PLS  
Ted P. Darnall, PLS  
George A. Crowder, PE-PLS 1916-2003  
Gene W. Darnall, LS 1928-1984

June 20, 2016

City of Columbus Planning Commission  
123 Washington Street  
Columbus, IN 47201

Re: WILDFLOWER RIDGE MAJOR SUBDIVISION

Dear Plan Commission,

On behalf of my client, Joli Development, LLC, I am hereby requesting a modification from the City of Columbus subdivision control ordinance;

1) Section 16, Table 16.24-8. This table states that the maximum length of separation between street trees is 90 feet. Opossum Creek Regulated Drain crosses Periwinkle Lane, and Daylily Drive within this subdivision. Indiana Code 36-9-27-33(d) prevents trees from being placed within a regulated drain right-of-way. Due to the width of the regulated drain right of way, and other utility conflicts this separation requirement cannot be met. A modification is being requested to allow the maximum separation between trees to be increased to 265 feet along Daylily Drive and Periwinkle Lane. The total frontage width of regulated drain right of way is approximately 700 feet. This essentially reduces the useable street frontage for placing trees, which will result in the reduction of the overall number of trees required.

Thank you for your consideration in this matter,

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Ted P. Darnall, PLS

# WILDFLOWER RIDGE

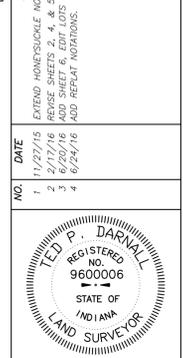
## MAJOR SUBDIVISION PRELIMINARY PLAT REPLAT



### UTILITY CONTACTS

WATER/SEWER	CITY OF COLUMBUS UTILITIES ED BERGSIEKER EBERGSIEKER@COLUMBUSUTILITIES.ORG 1111 MCCLURE RD. COLUMBUS, IN 47201 812.372.8861
GAS	VECTREN ENERGY DELIVERY CHRIS BALDWIN CBALDWIN@VECTREN.COM MIDDLE ROAD COLUMBUS, IN 47203 812.348.6710
ELECTRIC	DUKE ENERGY JOEL COMPTON JCOMPTON@DUKE-ENERGY.COM 2727 CENTRAL AVE. COLUMBUS, IN 47201 812.375.2004
PHONE	AT&T TROY BISHOP TB2932@ATT.COM 420 SEVENTH ST. COLUMBUS, IN 47201 812.376.2887
CABLE TV	COMCAST TOM DAVIS THOMAS_DAVIS@CABLE.COMCAST.COM 1470 JACKSON ST. COLUMBUS, IN 47201 812.799.0915 EXT. 3108

REVISIONS  
NO. DATE REVISIONS  
1 11/09/16 EXTEND HANDBOOKLE WITH, MISC. PER. SEC. BASE SHEETS 2, 4, & 5  
2 11/17/16 ADD SHEET 6, EDIT LOTS 208, 209 & COMMON AREA 1  
3 6/20/16 ADD SHEET 6, EDIT LOTS 208, 209 & COMMON AREA 1  
4 6/24/16 ADD REPLAT NOTATIONS.



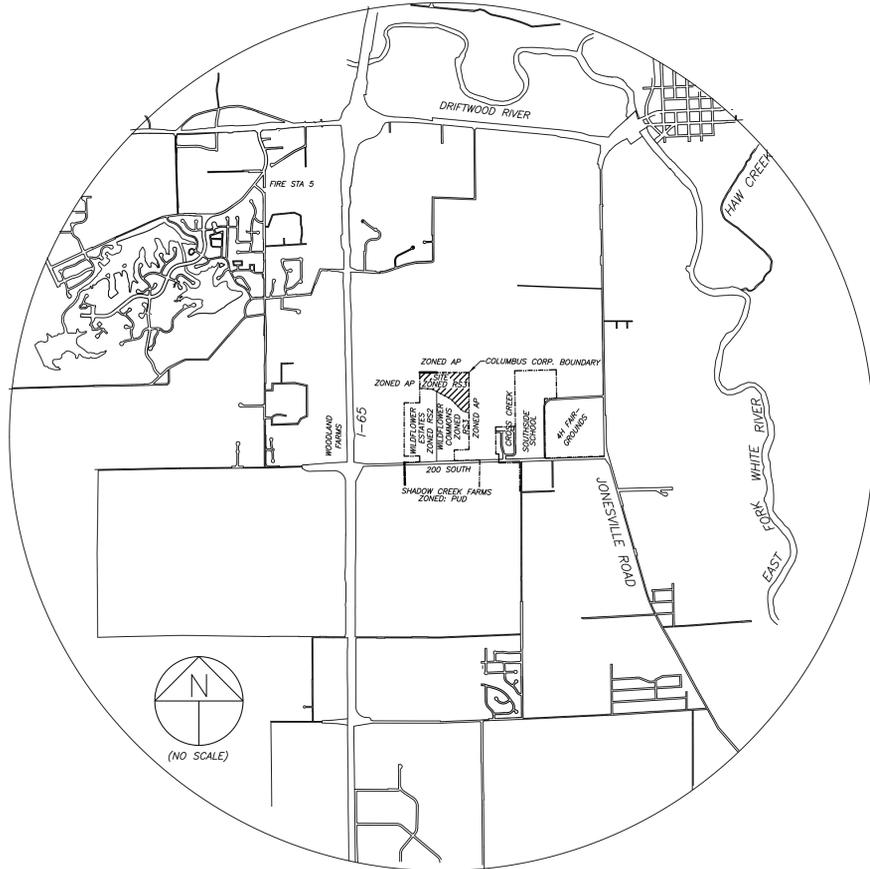
CERTIFIED BY:  
**CROWDER & DARNALL, INC.**  
LAND SURVEYING  
COLUMBUS, INDIANA 47201  
PH 812-376-3391  
FAX 812-376-9190  
ted@crowderanddarnall.com



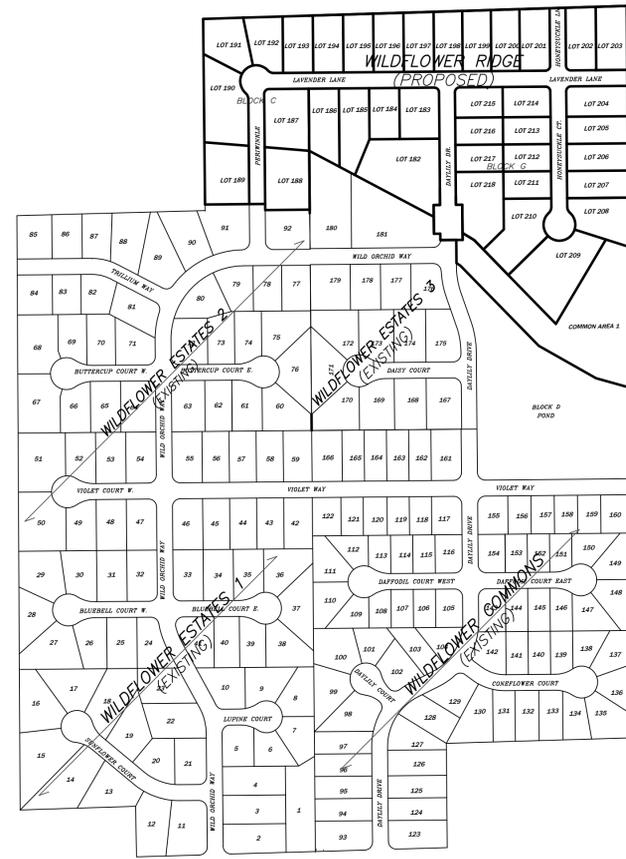
**WILDFLOWER RIDGE**  
PART OF THE SE 1/4 SEC. 34, T4N, R9E  
COLUMBUS, INDIANA 47201

PREPARED FOR:  
**JOLI DEVELOPMENT**  
4511 E. BASE RD.  
COLUMBUS, IN 47201

FILE NAME: Q:\2006-03\prelim\WFR\wfr\_cover.dwg  
DRAWN BY: TP DARNALL DATE: 11/03/2015  
**PRELIMINARY PLAT REPLAT (COVER SHEET)**  
JOB NO. 2006-03  
SHEET: 1



VICINITY MAP  
(NO SCALE)



WILDFLOWER SUBDIVISIONS  
(NO SCALE)



### SHEET INDEX

- SHEET 1 - COVER SHEET
- SHEET 2 - LOT LAYOUT
- SHEET 3 - TOPOGRAPHY / EXISTING FEATURES
- SHEET 4 - STREET & UTILITY PLAN
- SHEET 5 - STORM SEWER & GRADING PLAN
- SHEET 6 - STREET TREE PLAN

### PRIMARY APPROVAL

UNDER AUTHORITY PROVIDED BY IC 36-7-4-700, SUBDIVISION CONTROL, AND ANY AMENDMENTS THERETO, THIS PLAT WAS GIVEN PRIMARY APPROVAL BY THE PLAN COMMISSION FOR THE CITY OF COLUMBUS, INDIANA AT A MEETING HELD ON JULY 13, 2016.

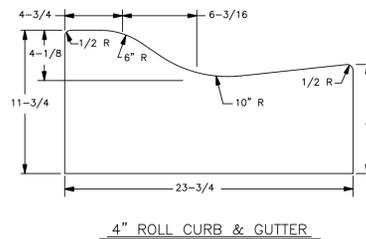
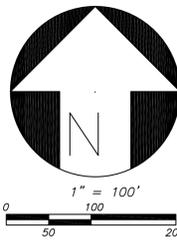
CITY PLAN COMMISSION:

DENNIS W. BAUTE, PRESIDENT

DAVID L. FISHER, SECRETARY

### NOTE

THIS WILDFLOWER RIDGE MAJOR SUBDIVISION WAS GRANTED PRIMARY APPROVAL BY THE CITY PLAN COMMISSION ON DECEMBER 9, 2015. THIS REPLAT IS BEING SUBMITTED IN ORDER TO RE-CONFIGURE COMMON AREA 1 AND TO REQUEST A MODIFICATION FOR THE SEPARATION LENGTH BETWEEN STREET TREES ON DAYLILY AND PERIWINKLE.



LOT#	BFE	BFE
LOT 182	623.3	622.9
LOT 185	623.5	623.1
LOT 186	623.6	623.2
LOT 187	623.8	623.4
LOT 188	623.8	623.4
LOT 189	624.0	623.6
LOT 190	624.0	623.6
LOT 209	622.3	621.9
LOT 210	622.3	621.9
LOT 218	622.8	622.4
LOT 219	622.8	622.4

**NOTE:**

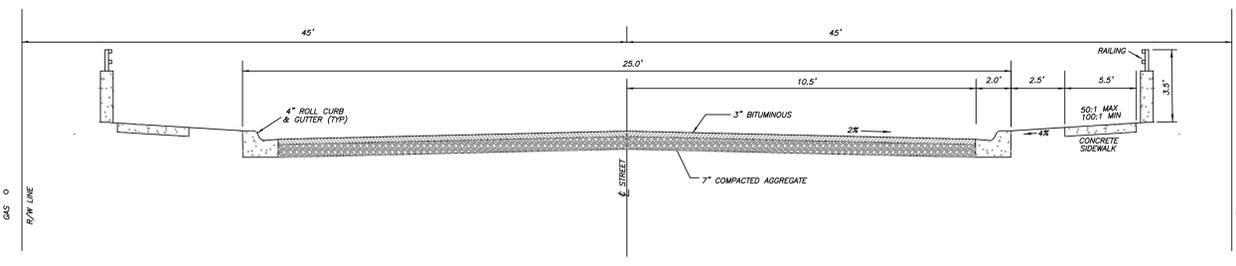
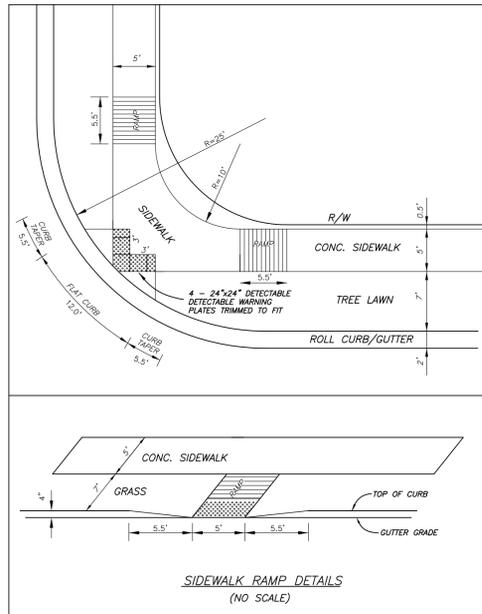
THE BASE FLOOD ELEVATIONS (BFE) LISTED ABOVE WERE SCALED FROM THE FLOOD PROFILE FOR OPOSSUM CREEK (EXHIBIT 31F) CONTAINED IN THE FLOOD INSURANCE STUDY FOR BARTHOLOMEW COUNTY, INDIANA, DATED DECEMBER 9, 2014.

**LEGEND**

- D - DRAINAGE
- U - UTILITY
- EASE - EASEMENT
- BFE - BASE FLOOD ELEVATION
- FPG - FLOOD PROTECTION GRADE
- BSL - BUILDING SETBACK LINE

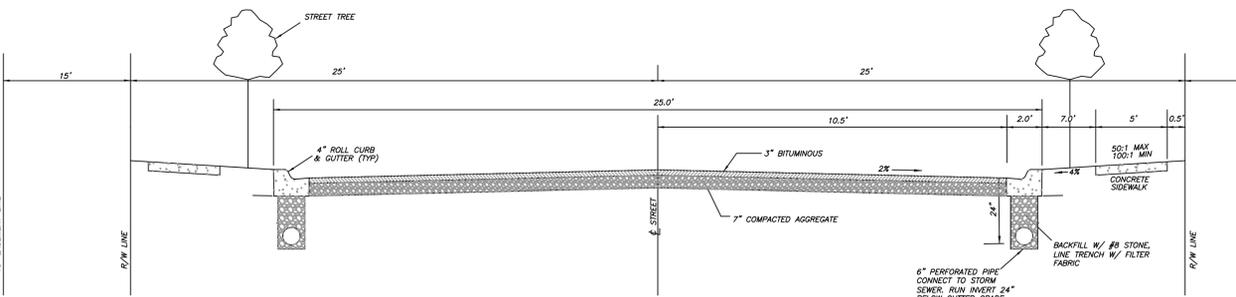
**ADA SIDEWALK NOTES:**

1. ACCESSIBLE CURB RAMP SHOWN HEREON ARE DESIGNED TO RISE A MAXIMUM OF 4" (0.33') IN A LENGTH OF 66" (5.5') OR 6% WITH A CROSS SLOPE OF 1.5%. CONSTRUCTED RAMP IN EXCESS OF 8.33% RUNNING SLOPE AND/OR 2.0% CROSS SLOPE ARE NOT ACCEPTABLE.
2. ACCESSIBLE ROUTE SIDEWALKS - SHOWN HEREON ARE DESIGNED WITH A MAXIMUM CROSS SLOPE OF 1.5% AND A MAXIMUM RUNNING SLOPE OF 4.5%. CONSTRUCTED SIDEWALKS IN EXCESS OF 5.0% RUNNING SLOPE AND/OR 2.0% CROSS SLOPE ARE NOT ACCEPTABLE.
3. EXACT RAMP LAYOUT IS TO BE APPROVED IN THE FIELD BY THE CITY ENGINEER'S OFFICE PRIOR TO POURING CONCRETE.
4. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL COMPLY WITH THE PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG).



DAYLILY BRIDGE STREET SECTION - 90' R/W

SYMMETRICAL ABOUT CENTERLINE UNLESS SHOWN OTHERWISE (NO SCALE)



TYPICAL STREET SECTION - 50' R/W

SYMMETRICAL ABOUT CENTERLINE UNLESS SHOWN OTHERWISE (NO SCALE)

NOTE: THERE IS A 4 FOOT PARKING LANE ON ONE SIDE OF THE STREET. NO PARKING SIGNS WILL BE PROVIDED ON THE OPPOSITE SIDE OF THE STREET.



**LEGAL DESCRIPTION**

BLOCK G IN WILDFLOWER ESTATES 3 MAJOR SUBDIVISION, RECORDED IN PLAT BOOK R, PAGE 344 D (18,7760 ac). ALSO: BLOCK C IN WILDFLOWER ESTATES 2, PHASE 1, RECORDED IN PLAT BOOK R, PAGE 165C (4,4846 ac).

**SURVEYORS CERTIFICATE**

I, TED P. DARNALL, HEREBY CERTIFY THAT THIS DESCRIPTION, PRELIMINARY PLAT, AND PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION.

*Ted P. Darnall*  
 TED P. DARNALL PLS #9600006  
 CERTIFICATION DATE: OCTOBER 30, 2015

**NOTES:**

- 1) ALL FRONT YARD DRAINAGE & UTILITY EASEMENTS ARE 15' UNLESS NOTED OTHERWISE.
- 2) ALL SIDE LOT LINES SHALL HAVE A 10' DRAINAGE & UTILITY EASEMENT CENTERED ON THE LOT LINE, 5' ON EACH SIDE OF THE LINE, UNLESS OTHERWISE NOTED.
- 3) ALL LOTS & BLOCKS (COMMON AREAS) WITHIN THE WILDFLOWER SUBDIVISIONS ARE SEQUENTIALLY NUMBERED & LETTERED THROUGHOUT.
- 4) THIS SUBDIVISION CONTAINS PROPERTY INCLUDED IN THE MAPPED FLOODPLAIN ON THE NATIONAL FLOOD INSURANCE RATE MAP - PANEL NUMBER 180007 0137 E, DATED DECEMBER 9, 2014. ALL CONSTRUCTION, FILLING, GRADING OR ALTERATION OF THE MAPPED FLOODPLAIN SHALL BE DONE IN ACCORDANCE WITH THE PROVISIONS IN THE COLUMBUS & BARTHOLOMEW COUNTY, INDIANA ZONING ORDINANCE AS PERIODICALLY AMENDED.

REVISIONS  
 1 11/27/15 EXTEND HONEYBUCKLE NORTH, INSG. PER 96C  
 2 12/17/15 LABEL SETBACKS  
 3 2/17/16 EDIT RAMP DETAIL  
 4 6/20/16 EDIT LOTS 208, 209 & COMMON AREA 1.  
 4 6/24/16 EDIT EASE. IN R.D. R/W. ADD ACCESS TO COMMON AREA

DATE  
 1 11/27/15  
 2 12/17/15  
 3 2/17/16  
 4 6/20/16  
 4 6/24/16

NO. 1 2 3 4 4

TED P. DARNALL  
 REGISTERED  
 STATE OF INDIANA  
 LAND SURVEYOR  
 NO. 9600006

CERTIFIED BY:

CROWDER & DARNALL, INC.  
 LAND SURVEYING  
 4511 WEST BASE ROAD  
 COLUMBUS, INDIANA 47201  
 PH 812-376-3391  
 FAX 812-376-9190  
 ted@crowderanddarnall.com

WILDFLOWER RIDGE  
 PART SE 4 SECTION 34, T9N, R5E  
 COLUMBUS, INDIANA

JOLI DEVELOPMENT  
 4511 WEST BASE ROAD  
 COLUMBUS, INDIANA 47201

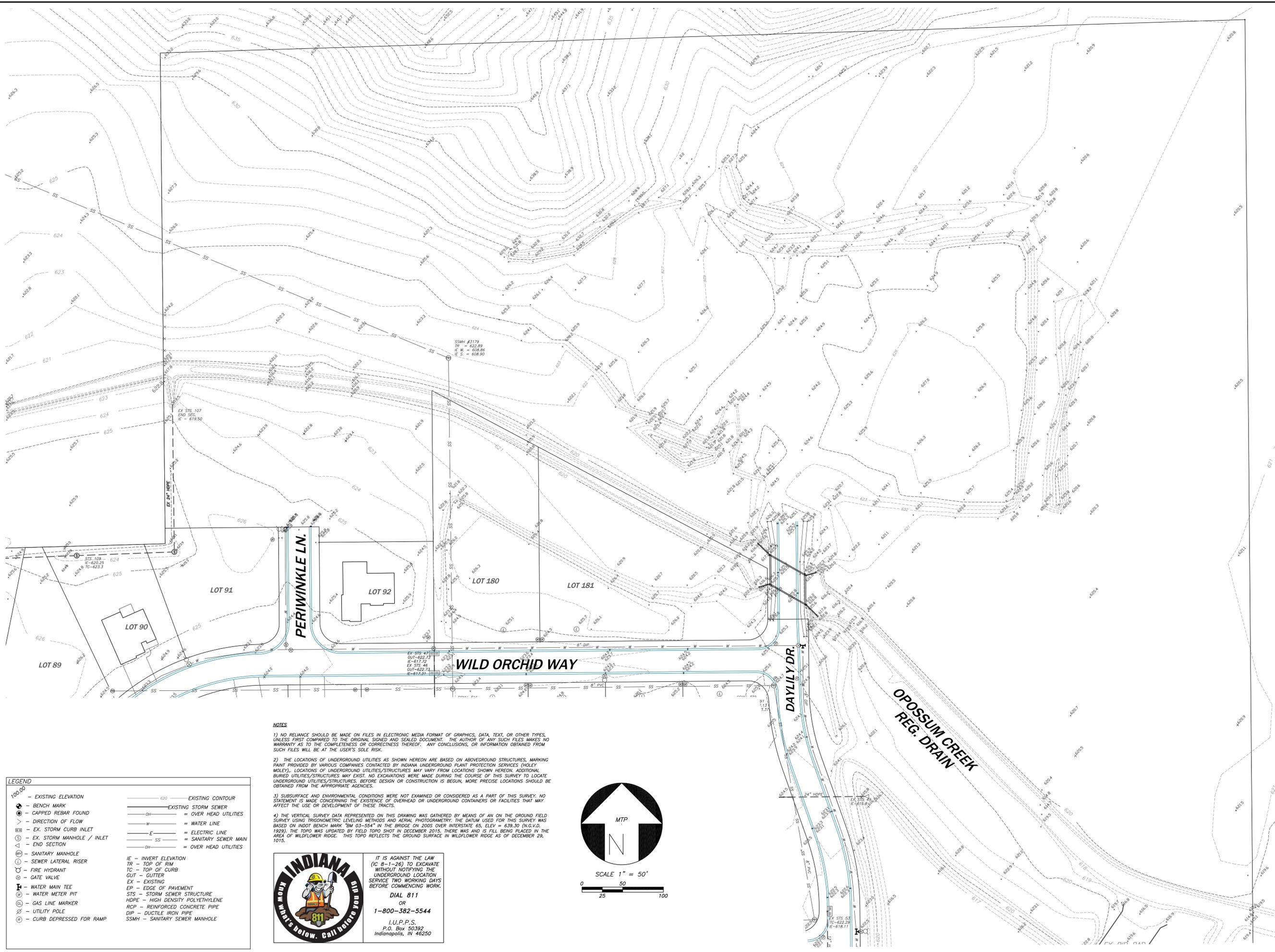
PREPARED FOR:

FILE NAME: Q:\2006-03\PRELIM-WFR\wfr\_prelim\_plat.dwg  
 DRAWN BY: T.P. DARNALL DATE: 10/29/2015

PRELIMINARY PLAT REPLAT  
 (LOT LAYOUT)

JOB NO. 2006-03

SHEET: 2



**NOTES**

- 1) NO RELIANCE SHOULD BE MADE ON FILES IN ELECTRONIC MEDIA FORMAT OF GRAPHICS, DATA, TEXT, OR OTHER TYPES, UNLESS FIRST COMPARED TO THE ORIGINAL SIGNED AND SEALED DOCUMENT. THE AUTHOR OF ANY SUCH FILES MAKES NO WARRANTY AS TO THE COMPLETENESS OR CORRECTNESS THEREOF. ANY CONCLUSIONS, OR INFORMATION OBTAINED FROM SUCH FILES WILL BE AT THE USER'S SOLE RISK.
- 2) THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES, MARKING PAINT PROVIDED BY VARIOUS COMPANIES CONTACTED BY INDIANA UNDERGROUND PLANT PROTECTION SERVICES (HOLEY MOLEY). LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY EXIST. NO EXCAVATIONS WERE MADE DURING THE COURSE OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES/STRUCTURES. BEFORE DESIGN OR CONSTRUCTION IS BEGUN, MORE PRECISE LOCATIONS SHOULD BE OBTAINED FROM THE APPROPRIATE AGENCIES.
- 3) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF OVERHEAD OR UNDERGROUND CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THESE TRACTS.
- 4) THE VERTICAL SURVEY DATA REPRESENTED ON THIS DRAWING WAS GATHERED BY MEANS OF AN ON THE GROUND FIELD SURVEY USING TRIGONOMETRIC LEVELING METHODS AND AERIAL PHOTOGRAMMETRY. THE DATUM USED FOR THIS SURVEY WAS BASED ON INDOT BENCH MARK "BM 03-554" IN THE BRIDGE ON 2005 OVER INTERSTATE 65, ELEV = 639.30 (N.G.V.D. 1929). THE TOPO WAS UPDATED BY FIELD TOPO SHOT IN DECEMBER 2015. THERE WAS AND IS FILL BEING PLACED IN THE AREA OF WILDFLOWER RIDGE. THIS TOPO REFLECTS THE GROUND SURFACE IN WILDFLOWER RIDGE AS OF DECEMBER 29, 2015.

**LEGEND**

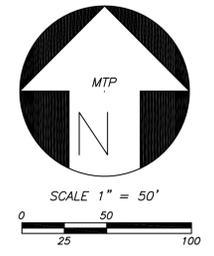
100.00	- EXISTING ELEVATION	620	- EXISTING CONTOUR
⊕	- BENCH MARK	— OH —	- EXISTING STORM SEWER
⊕	- CAPPED REBAR FOUND	— W —	- OVER HEAD UTILITIES
➤	- DIRECTION OF FLOW	— W —	- WATER LINE
⊕	- EX. STORM CURB INLET	— E —	- ELECTRIC LINE
⊕	- EX. STORM MANHOLE / INLET	— SS —	- SANITARY SEWER MAIN
⊕	- END SECTION	— OH —	- OVER HEAD UTILITIES
⊕	- SANITARY MANHOLE		
⊕	- SEWER LATERAL RISER		
⊕	- FIRE HYDRANT		
⊕	- GATE VALVE		
⊕	- WATER MAIN TEE		
⊕	- WATER METER PIT		
⊕	- GAS LINE MARKER		
⊕	- UTILITY POLE		
⊕	- CURB DEPRESSED FOR RAMP		
		IE - INVERT ELEVATION	
		TR - TOP OF RIM	
		TC - TOP OF CURB	
		GUT - GUTTER	
		EX - EXISTING	
		EP - EDGE OF PAVEMENT	
		STS - STORM SEWER STRUCTURE	
		HDPE - HIGH DENSITY POLYETHYLENE	
		RCP - REINFORCED CONCRETE PIPE	
		DIP - DUCTILE IRON PIPE	
		SSMH - SANITARY SEWER MANHOLE	

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IT IS AGAINST THE LAW (IC 8-1-26) TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO WORKING DAYS BEFORE COMMENCING WORK.

DIAL 811  
OR  
1-800-382-5544

I.U.P.P.S.  
P.O. Box 50392  
Indianapolis, IN 46250



REVISIONS

NO. DATE

REGISTERED LAND SURVEYOR  
TED P. DARNALL  
NO. 9600006  
STATE OF INDIANA

CERTIFIED BY:

**CROWDER & DARNALL, INC.**  
LAND SURVEYING  
626 GROUNDSURVEY DR.  
COLUMBUS, IN 47201  
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FAX 812-376-9190  
ted@crowderanddarnall.com



**WILDFLOWER RIDGE MAJOR SUBDIVISION**  
PART OF SE 1/4 SECTION 34, 19N, 10E  
COLUMBUS, INDIANA

PREPARED FOR:  
JOE & LISA COWDER  
4511 E. BASE RD.  
COLUMBUS, IN 47201

FILE NAME: G:\2006\TOPO\122915.dwg  
DRAWN BY: T.P. DARNALL DATE: 12/29/2015

**TOPOGRAPHY/EXISTING FEATURES**

JOB NO.  
2006-03

SHEET:  
3



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DIAL 811  
OR  
1-800-382-5544

I.U.P.P.S.  
P.O. Box 50392  
Indianapolis, IN 46250

**UTILITY CONTACTS**

**WATER/SEWER** CITY OF COLUMBUS UTILITIES  
ED BERGSEKER  
EBERGSIEKER@COLUMBUSUTILITIES.ORG  
1111 MCCLURE RD.  
COLUMBUS, IN 47201  
812.372.8861

**GAS** VECTREN ENERGY DELIVERY  
CHRIS BALDWIN  
CBALDWIN@VECTREN.COM  
MIDDLE ROAD  
COLUMBUS, IN 47203  
812.348.6710

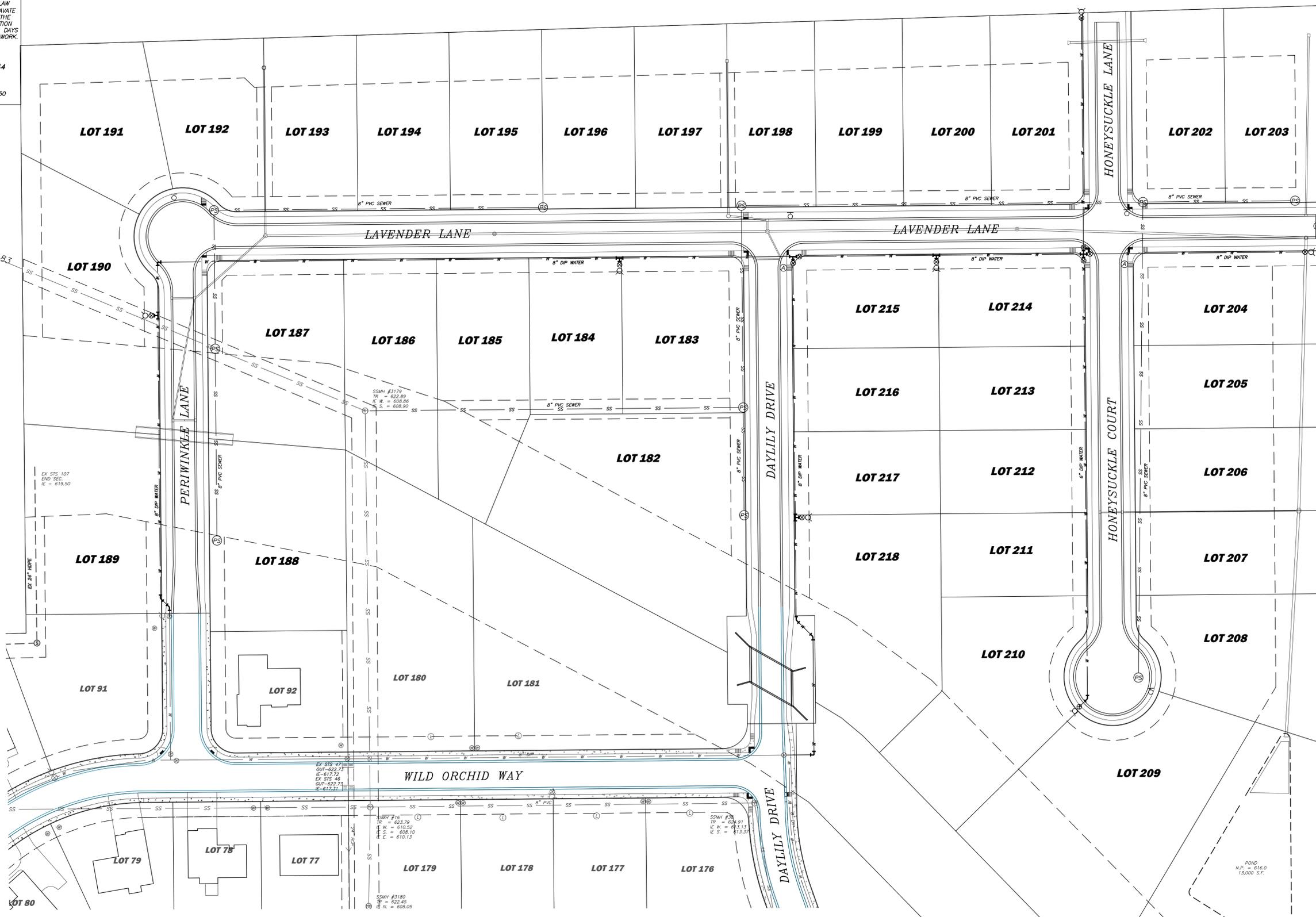
**ELECTRIC** DUKE ENERGY  
JOEL COMPTON  
JOEL.COMPTON@DUKE-ENERGY.COM  
2727 CENTRAL AVE.  
COLUMBUS, IN 47201  
812.375.2004

**PHONE** AT&T  
TROY BISHOP  
TB2932@ATT.COM  
420 SEVENTH ST.  
COLUMBUS, IN 47201  
812.376.2887

**CABLE TV** COMCAST  
TOM DAVIS  
THOMAS\_DAVIS3@CABLE.COMCAST.COM  
1470 JACKSON ST.  
COLUMBUS, IN 47201  
812.799.0915 EXT. 3108

**LEGEND**

- Ⓐ - STOP SIGN
- Ⓞ - TEMPORARY DEAD END/FUTURE CONSTRUCTION SIGN
- Ⓢ - STREET LIGHT
- Ⓢ - SEWER LATERAL RISER
- Ⓢ - PROPOSED SANITARY MANHOLE
- Ⓢ - EXISTING SANITARY MANHOLE
- Ⓢ - FIRE HYDRANT
- Ⓢ - GATE VALVE
- Ⓢ - WATER MAIN TEE
- Ⓢ - WATER MAIN 90°
- W - WATER MAIN
- SS - SANITARY SEWER
- ▬ - SIDEWALK RAMP
- IE - INVERT ELEVATION
- TR - TOP OF RIM
- TC - TOP OF CURB
- OUT - GUTTER
- EX - EXISTING
- EP - EDGE OF PAVEMENT
- STS - STORM SEWER STRUCTURE
- HDPE - HIGH DENSITY POLYETHYLENE
- RCP - REINFORCED CONCRETE PIPE
- DIP - DUCTILE IRON PIPE
- SSMH - SANITARY SEWER MANHOLE



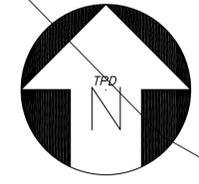
**WATER SYSTEM NOTES**

- TOP OF WATER MAIN TO BE PLACED AT A MINIMUM OF 4' BELOW FINISHED GRADE. UNLESS OTHERWISE NOTED ON THE PLANS.
- FIRE HYDRANTS TO BE LOCATED BEHIND BACK OF CURB AND SIDEWALK & ON LOT LINES UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL WATER LINE TO BE ANSI/AWWA C151/A21.51 BITUMINOUS COATED DUCTILE IRON PIPE. THE PIPE INTERIOR SHALL BE CEMENT MORTAR LINED AND SEAL COATED IN COMPLIANCE WITH THE LATEST REVISION OF ANSI/AWWA C104/A21.4
- WHERE WATER AND SEWER LINES CROSS AND AN 18" MINIMUM VERTICAL SEPARATION CANNOT BE MAINTAINED, THE SEWER LINE MUST BE CONSTRUCTED OF WATERWORKS GRADE DUCTILE IRON PIPE WITH MECHANICAL JOINTS OR ASTM D-3034 SDR21 PVC SEWER PIPE WITH GASKETED, COMPRESSION TYPE JOINTS WITHIN 10' OF THE WATER LINE.
- IF A PARALLEL WATER AND SEWER LINES DO NOT MAINTAIN A MINIMUM OF 10' SEPARATION, THEN THE SEWER LINE MUST BE CONSTRUCTED OF WATERWORKS GRADE DUCTILE IRON PIPE WITH MECHANICAL JOINTS OR ASTM D3034 SDR21 PVC SEWER PIPE WITH GASKETED, COMPRESSION TYPE JOINTS.
- PERIODIC OBSERVATION OF WORK IN PROGRESS SHALL BE PROVIDED BY COLUMBUS CITY UTILITIES. THE COLUMBUS CITY UTILITIES SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO HIS STARTING WORK AND PRIOR TO RESTARTING WORK AFTER DELAYS OR SHUT-DOWNS.
- ALL WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE COLUMBUS CITY UTILITIES SPECIFICATIONS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL UTILITIES IN THE CONSTRUCTION AREA AND VERIFY THE LOCATION OF EXISTING WATER MAINS.

**SANITARY SEWER NOTES**

- ALL SANITARY SEWER PIPE IS TO BE SDR 35 PVC PRESSURE SEWER PIPE WITH COMPRESSION FITTINGS PER ASTM D-3034, AND SHALL BE PRESSURE TESTED TO ASSURE WATER TIGHTNESS PRIOR TO BACKFILLING. ALL JOINTS TO BE WATER TIGHT "O" RING TYPE PER ASTM SPECIFICATION C-443, LATEST EDITION.
- SEWER SHALL BE LAID AT LEAST TEN (10) FEET, HORIZONTALLY, FROM ANY WATER MAIN. ADJUST THE WATER MAIN VERTICALLY IF IT CONFLICTS WITH ANY SANITARY OR STORM SEWER. MAINTAIN 4 FOOT OF COVER ON WATER MAIN. CROSSINGS OF BURIED SEWER AND WATER LINES SHALL BE AVOIDED AS MUCH AS POSSIBLE. HOWEVER, WHERE CROSSINGS ARE NECESSARY, A MINIMUM OF 18 INCHES VERTICAL CLEARANCE SHALL BE MAINTAINED (MEASURED FROM THE BOTTOM OF THE UPPER PIPE TO THE TOP OF THE LOWER PIPE), PREFERABLY WITH THE WATER MAIN ABOVE THE SEWER. WHEN IT IS IMPOSSIBLE TO MAINTAIN PROPER HORIZONTAL AND VERTICAL SEPARATION, THE SEWER SHALL BE CONSTRUCTED WITHIN 10 FEET EACH WAY OF THE WATER LINE OF WATERWORKS GRADE DUCTILE IRON PIPE WITH MECHANICAL JOINTS OR SDR 26 PVC PRESSURE SEWER PIPE IN ACCORDANCE WITH ASTM D-3034 WITH COMPRESSION FITTINGS, AND SHALL BE PRESSURE TESTED TO ASSURE WATER TIGHTNESS PRIOR TO BACKFILLING.
- ALL STUBS AND SERVICE LATERALS SHALL BE 6" SDR 35 PVC PIPE AS NOTED. ALL STUBS AND SERVICE LATERAL RUNS SHALL BE PLUGGED WITH PLUGS HAVING RESILIENT JOINT MATERIAL MATCHING THAT OF THE PIPE JOINTS.
- CONTRACTOR IS TO PROVIDE A MEANS OF ACCESS TO ALL RESIDENCES AND BUSINESSES DURING CONSTRUCTION.
- CONTRACTOR IS TO PROVIDE ADEQUATE EROSION CONTROL DURING CONSTRUCTION. ACCORDANCE WITH THE EROSION CONTROL PLAN.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY FOR COMPLIANCE WITH THE REQUIREMENTS OF SECTION 15, 1990 OSHA EXCAVATION STANDARDS, 29 CFR 1926 SUBPART P.

- USE HEAVY DUTY NEENAH #R-1642, MANHOLE FRAME, SOLID LID WITH PICK HOLES FOR REMOVAL (OR EQUAL).
- WHERE MANHOLES OCCUR IN FLOOD PLAIN OR DITCH, USE WATERTIGHT CASTING AND LIDS. LOCATION AS SHOWN ON PLANS. WATERTIGHT CASTINGS SHALL BE FURNISHED WITH A ROUND RUBBER GASKET, CONCEALED WATERTIGHT PICKHOLES, AND BRONZE CAP SCREWS.
- FOR MANHOLE IN EXISTING PAVEMENTS, COVERS SHALL BE MATCH EXISTING GRADE.
- ALL SLOPES TO BE FINISHED WITH 1" OF THE TOP OF CASTING
- ALL PRECAST CONES AND BARRELS TO BE REINFORCED PER ASTM SPECIFICATION C-478, LATEST EDITION
- MANHOLE STEPS TO BE STANDARD PLASTIC WITH STEEL REINFORCING.
- DROP MANHOLES SHALL BE PROVIDED PER ASTM C-478 FOR ANY SEWER ENTERING A MANHOLE AT AN ELEVATION OF 24" OR MORE ABOVE MANHOLE INVERT; DROP PIPES TO BE OF THE SAME MATERIAL AS THE SEWER MAIN.
- ROOF DRAINS, FOUNDATION DRAINS, OR ANY OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
- INSPECTION: PERIODIC OBSERVATION OF WORK IN PROGRESS WILL BE PROVIDED BY CROWDER AND DARNALL INC. OR THEIR DESIGNEE. THE SANITARY SEWER UTILITY SHALL BE NOTIFIED BY THE CONTRACTOR PRIOR TO HIS STARTING WORK AND PRIOR TO RESTARTING WORK AFTER DELAYS OR SHUT-DOWNS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH HEREON PLANS AND IN ACCORDANCE WITH ANY APPLICABLE FEDERAL, STATE, LOCAL CODES OR LAWS, AND COLUMBUS UTILITIES HANDBOOKS.



COMMON AREA 1

EX RIP RAP EMERGENCY SPILLWAY  
E-619.8

EX STS 26A  
IE - 615.24

REVISIONS

NO.	DATE	DESCRIPTION
1	12/07/15	MISC. REV. SEC. COMMENTS
2	2/18/16	EDIT ACCESSIBLE RAMPS
3	6/20/16	EDIT LOTS 208, 209 & COMMON AREA 1
4	6/24/16	EDIT UTILITY CASE, W. R.D. R/W

CERTIFIED BY:

**TED P. DARNALL**  
REGISTERED PROFESSIONAL LAND SURVEYOR  
STATE OF INDIANA  
REG. NO. 9600006  
DATE: 10/30/2015

**CROWDER & DARNALL, INC.**  
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ted@crowderanddarnall.com

**WILDFLOWER RIDGE**  
PART SE 1/4 SECTION 34, 19N, R5E  
COLUMBUS, INDIANA

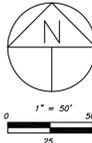
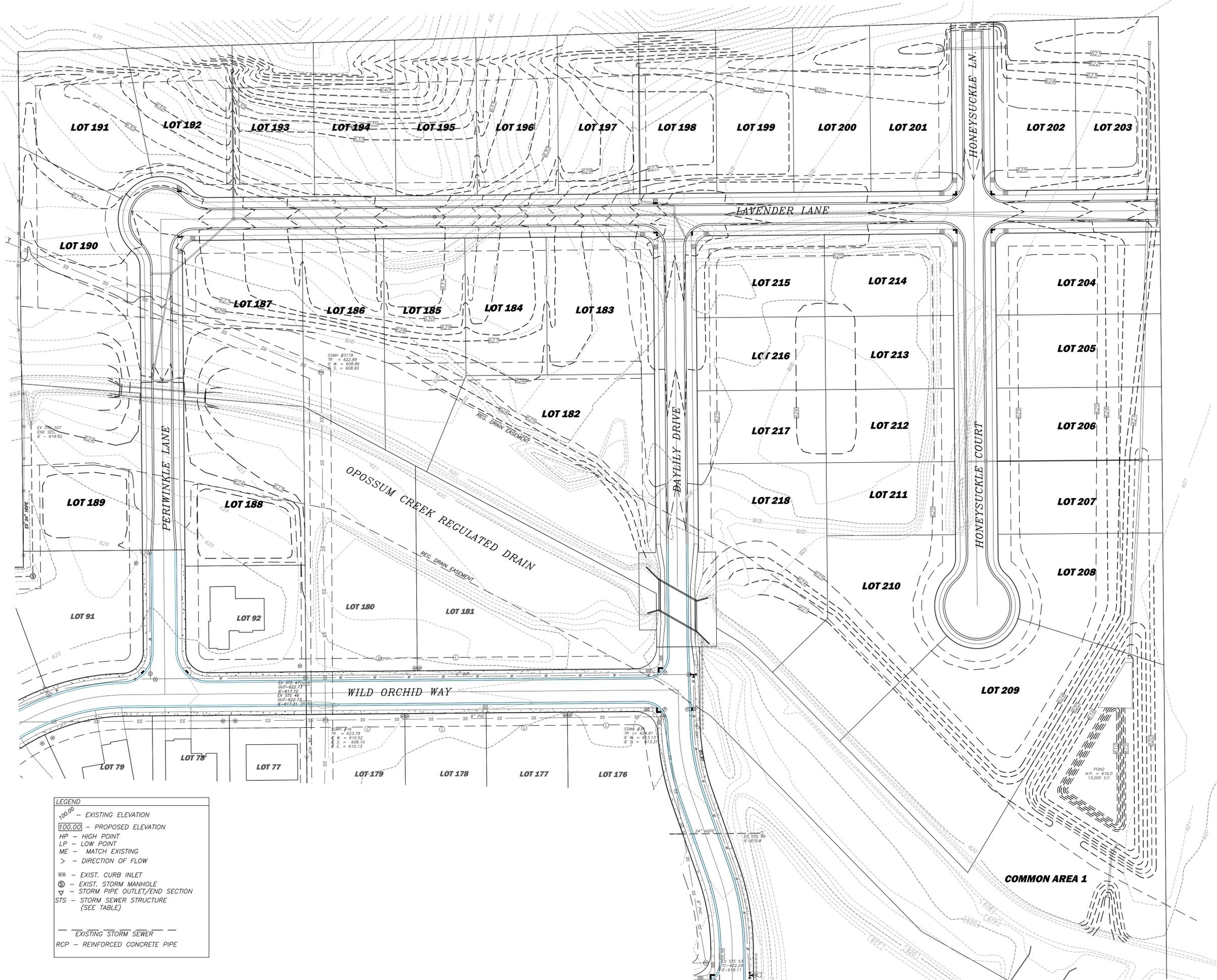
PREPARED FOR:  
JOLI DEVELOPMENT  
4511 EAST BASE ROAD  
COLUMBUS, INDIANA 47201

FILE NAME: G:\2006-03\prelim\wfr\wfr\_prelim\_utility.dwg  
DRAWN BY: T.P. DARNALL  
DATE: 10/30/2015

**PRELIMINARY PLAT REPLAT  
UTILITY & STREET PLAN**

JOB NO.  
2006-03

SHEET:  
4

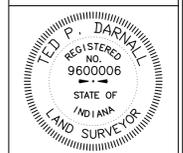


**LEGEND**

- 100.00 - EXISTING ELEVATION
- 100.00 - PROPOSED ELEVATION
- HP - HIGH POINT
- LP - LOW POINT
- ME - MATCH EXISTING
- > - DIRECTION OF FLOW
- ▭ - EXIST. CURB INLET
- ⊙ - EXIST. STORM MANHOLE
- ▽ - STORM PIPE OUTLET/END SECTION
- STS - STORM SEWER STRUCTURE (SEE TABLE)
- EXISTING STORM SEWER
- RCP - REINFORCED CONCRETE PIPE

REVISIONS

NO.	DATE	DESC. REV. OR COMMENTS
1	12/07/15	MISC. REV. SEC. COMMENTS
2	12/10/15	STREET NAME
3	2/17/16	EDIT ACCESSIBLE RAMPS
4	6/20/16	EDIT LOTS 208, 209 & COMMON AREA 1



CERTIFIED BY:

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**WILDFLOWER RIDGE**  
 MAJOR SUBDIVISION  
 SE 1/4 SEC. 34, T9N, R9E - COLUMBUS, IN

PREPARED FOR:  
 JOLI DEVELOPMENT  
 4511 EAST BASE ROAD  
 COLUMBUS, INDIANA 47201

FILE NAME: G:\2006-03\prelim\WFR\prelim\_grading.dwg  
 DRAWN BY: TP DARNALL  
 DATE: 11/04/2015

**PRELIMINARY PLAT REPLAT GRADING & DRAINAGE**

JOB NO:  
**2006-03**

SHEET:  
**5**



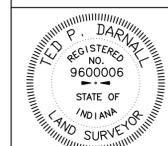
IT IS AGAINST THE LAW (IC 8-1-26) TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO WORKING DAYS BEFORE COMMENCING WORK.

DIAL 811 OR 1-800-382-5544

L.U.P.P.S. P.O. Box 50392 Indianapolis, IN 46250

REVISIONS:  
ADD HYDRANT SYMBOL, RELOCATE TREES FROM DRINK 1/4"  
EDIT NOTES 3 & 4  
6/17/16  
6/20/16  
6/24/16

NO. 1  
2  
3  
4



CERTIFIED BY:

CROWDER & DARNALL, INC.  
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WILDFLOWER RIDGE MAJOR SUBDIVISION  
PART OF SE 1/4 SEC. 34, T9N, R9E  
COLUMBUS, INDIANA 47201

JOLI DEVELOPMENT  
4511 EAST BASE ROAD  
COLUMBUS, INDIANA 47201

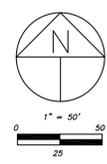
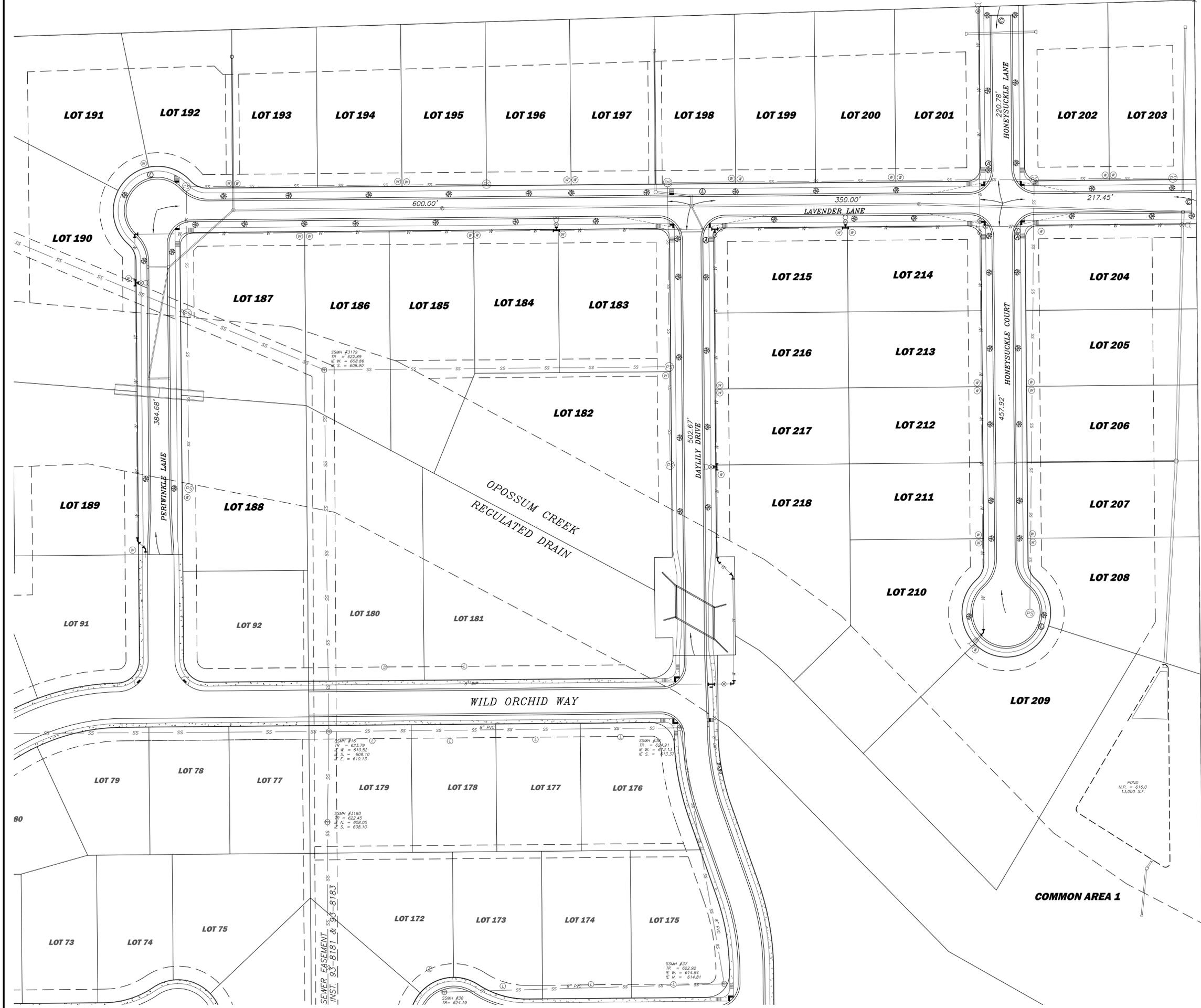
PREPARED FOR:

FILE NAME: Q:\2006-03\prelim\wfr\prelim\_street\_tree\_plant.dwg  
DRAWN BY: T.P. DARNALL DATE: 6/20/2016

JOB NO. 2006-03

SHEET: 6

PRELIMINARY PLAT REPLAT  
STREET TREE PLANTING PLAN



**LEGEND**

- 100.00' - EXISTING ELEVATION
- 100.00 - PROPOSED ELEVATION
- > - DIRECTION OF FLOW
- TR - TOP OF RIM
- EP - EDGE OF PAVEMENT
- EX - EXISTING
- STS - STORM SEWER STRUCTURE
- RCP - REINFORCED CONCRETE PIPE
- SW - SIDEWALK RAMP
- ⊙ - STOP SIGN
- ⊙ - "TEMPORARY DEAD END STREET & FUTURE CONSTRUCTION" SIGN
- ⊙ - STREET LIGHT
- ⊙ - STREET TREE (SEE NOTES)
- ⊙ - GUARD POSTS
- ⊙ - FIRE HYDRANT

**STREET TREE NOTES**

- 1) TREES SHOULD BE PLACED IN THE TREE LAWN AS SHOWN HEREON AND AS CLOSELY AS POSSIBLE IN ACCORDANCE WITH THE REQUIREMENTS FOR STREET TREES AS SPECIFIED IN THE CITY SUBDIVISION CONTROL ORDINANCE SECTION 16.24.070 (D)
- 2) TREE SPECIES SHALL BE "LITTLE LEAF LINDEN" (LILIA CORDATA) OR AN EQUIVALENT TREE FROM GROUP 1 IN TABLE 16.24-9 IN THE CITY SUBDIVISION CONTROL ORDINANCE. TREES SHALL BE A MINIMUM OF 2.5 INCHES IN DIAMETER AT TIME OF PLANTING.
- 3) NUMBER OF TREES  
REQUIRED: FRONTAGE = 5467' / 90 = 61 TREES  
PROVIDED: 58 TREES
- 4) A MODIFICATION TO THE CITY SUBDIVISION CONTROL ORDINANCE WAS APPROVED TO ALLOW THE MAXIMUM SEPARATION OF TREES TO BE 265' ALONG PERIWINKLE AND DAYLILY.

SSMH #179  
TR = 622.89  
IE W = 608.86  
IE N = 608.90  
IE S = 608.90

SSMH #3180  
TR = 622.45  
IE W = 608.05  
IE N = 608.10  
IE S = 608.10

SSMH #36  
TR = 624.19

SSMH #37  
TR = 622.93  
IE W = 614.84  
IE N = 614.81

POND  
N.P. = 616.0  
13,000 S.F.