City of Columbus – Bartholomew County
Planning Department

123 Washington Street
Columbus, Indiana 47201
Phone: (812) 376-2550
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STAFF REPORT

CITY OF COLUMBUS PLAN COMMISSION
(April 9, 2014 Meeting)

Docket No. / Project Title:	PP-14-02 (Stonehaven Major Subdivision Preliminary Plat)
Staff:	Thom Weintraut
Applicant:	Joel Spoon
Property Size:	13.46 Acres
Current Zoning:	AG (Proposed: RS3)
Location:	Northwest corner of the intersection of Goeller Road and County Road 350 West in Columbus Township.

Background Summary:
The applicant has indicated that the proposed subdivision is for the purpose of creating a subdivision of 25 lots and 2 common areas totaling 13.46 acres. The applicant has a concurrent request to annex the property into the City of Columbus and to rezone the property from AG (Agriculture: Preferred) to RS3 (Residential: Single-family 3)

Key Issue Summary:
The following key issue(s) should be resolved through the consideration of this application:
1. Should the sidewalk provided along Goeller Road extend to the adjoining property to the west?
2. Should the Goeller Road improvements include a 5 foot wide bicycle lane?

Preliminary Staff Recommendation:
Staff recommends approval of the Preliminary Plat subject to the following condition(s):
1. The Goeller Road street improvement cross section, excluding the 5 foot bike, shown on the detail sheet is acceptable because there is a sidepath located on the south side of Goeller Road.
2. The sidewalks along Goeller Road shall extend to the adjacent property to the west.
3. The outstanding technical comments regarding street classifications shall be resolved.

The plat approval shall be subject to the annexation and rezoning of the property.

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).

Outstanding Technical Comments:
The following outstanding technical comments must be addressed by the applicant: The street classifications shall be corrected as follows:
1. Goeller Road should be labeled as Residential, Suburban, Minor Arterial street.
2. County Road 350 West should be labeled as Residential, Suburban, Collector street.
3. Stonehaven Lane should be labeled as a Residential, Suburban. Local street.

Current Property Information:	
Existing Land Use:	Agriculture/pasture.
Existing Site Features:	The site is primarily open grassland with medium dense woodland on the northwest portion of the property and a few individual red cedar trees on the southeast portion. There is a small stream that runs across the southwest edge of the property.
Flood Hazards:	There are no mapped flood hazards on the property.
Special Circumstances: **(Airport Hazard Area, Wellfield Protection Area, etc.)**	None.
Vehicle Access:	The property has access to Goeller Road (Residential, Suburban Minor Arterial) and County Road 350 West (Residential, Suburban, Collector). There is a new local street (Stonehaven Lane) proposed as part of the subdivision.

Surrounding Zoning and Land Use:		
	Zoning:	**Land Use:**
North:	AG (Agriculture: Preferred)	Single-family residential
South:	RS3 (Residential: Single-Family 3)	Single-family residential and North Lake at Tipton Lakes.
East:	AG (Agriculture: Preferred)	Single-family residential Mt. Pleasant Christian Church
West:	AG (Agriculture: Preferred)	Single-family residential

Interdepartmental Review:	
City Engineering:	City Engineer's Office is satisfied with the proposed subdivision plat and improvement to Goeller Road.
City Utilities:	Sewer and Water are available to the site.
Parks Department:	No comments provided.
MPO:	No comments provided.

History of this Application:

The relevant history of this application includes the following: This request was reviewed at the March 20, 2014 Subdivision Review Committee meeting for technical comments and forwarded to Plan Commission for approval.

Planning Consideration(s):

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

1. The applicant is requesting not to provide the 5 foot bike lane on Goeller Road shown as part of the Design Table Standards of the Columbus Thoroughfare Plan since there is an existing side path along the south side of Goeller Road. The Columbus Bicycle and Pedestrian Plan recognizes existing sidepaths as an alternative to a bike lane. However, a sidepath is intended for basic and child cyclists and pedestrians and joggers of all ages, whereas a bike lane is intended to provide the advanced and basic adult cyclist a travel lane dedicated to bicycle travel. The design guidelines also require a sidepath to be a minimum of 8 feet in width to accommodate the intended users. The sidepath along Goeller Road is less than 8 feet in width. Section 16.24.030(B) of the Subdivision Control Ordinance states the design elements for an Arterial street be specified by the Plan Commission (based on the recommendation of the City Engineer) and shall be consistent with the Thoroughfare Plan.
2. The applicant has shown sidewalks along all but approximately 100 feet of the frontage of Goeller Road. The sidewalk stops at the stream that crosses the subject property. There are two large parcels to the west of the subject property that could be developed in the future and would afford an opportunity to construct sidewalks further along the north side of Goeller Road. If the Stonehaven sidewalk is not constructed to the west property line of the subject property there would be a gap in the pedestrian connection along Goeller Road.
3. The culvert under Goeller Road is narrow and there topography immediately to the north of the road is lower than the travel lane, however, the sidewalk could be built using a pedestrian bridge similar to the sidepath on the north side of the road.

Subdivision Control Ordinance Consideration(s):

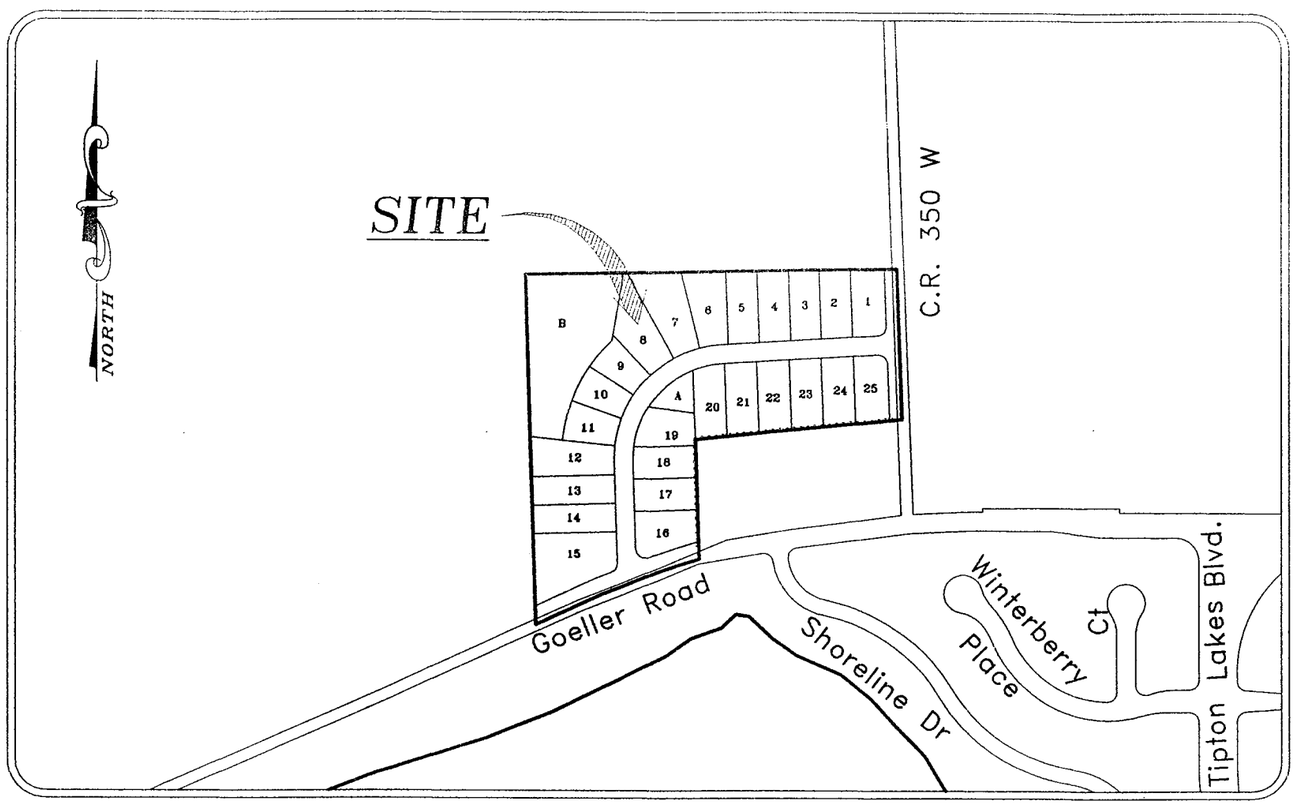
The following provisions of the Subdivision Control Ordinance apply to the key issues of this application: Section 16.24.030(B) of the Subdivision Control Ordinance states the design elements for an Arterial street be specified by the Plan Commission (based on the recommendation of the City Engineer) and shall be consistent with the Thoroughfare Plan.

STONEHAVEN MAJOR SUBDIVISION

(PRELIMINARY PLANS)

SHEET INDEX

1	TITLE SHEET
2	PRELIMINARY PLAT
3	TOPOGRAPHIC MAP
4	DRAINAGE & STREET PLAN
5	SANITARY SEWER & WATER PLAN
6	SIDEWALK PLAN
7	LANDSCAPE PLAN
8	DETAIL SHEET



SITE MAP

PROPERTY DESCRIPTION
(TAKEN VERBATIM FROM INST#2013-5181)

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND A PART OF THE NORTHEAST QUARTER OF SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 9 NORTH, RANGE 5 EAST LYING IN COLUMBUS TOWNSHIP, BARTHOLOMEW COUNTY, INDIANA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28, THENCE SOUTH 00°50'48" EAST (ASSUMED BEARING) ALONG THE EAST LINE OF SAID QUARTER QUARTER AND COUNTY ROAD 350 WEST A DISTANCE OF 664.79 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°49'26" WEST A DISTANCE OF 973.23 FEET; THENCE SOUTH 00°28'08" EAST A DISTANCE OF 923.71 FEET TO THE CENTER OF GOELLER ROAD; THENCE NORTH 65°45'25" EAST ALONG SAID ROAD A DISTANCE OF 54.64 FEET TO THE SOUTHWEST CORNER OF LOT 1 IN "GRAHAM ADMINISTRATIVE SUBDIVISION" RECORDED IN PLAT BOOK "R". PAGE 255C; THENCE NORTH 00°28'08" WEST ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 427.52 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE NORTH 85°24'12" EAST ALONG THE NORTH LINE OF SAID LOT A DISTANCE OF 928.18 FEET TO EAST LINE OF THE SOUTHEAST QUARTER OF NORTHWEST QUARTER OF SAID SECTION 28, AND COUNTY ROAD 350 WEST; THENCE NORTH 00°50'48" WEST ALONG SAID EAST LINE AND ROAD A DISTANCE OF 396.41 FEET TO THE POINT OF BEGINNING, CONTAINING 10.28 ACRES, MORE OR LESS AND SUBJECT TO ALL APPLICABLE EASEMENTS AND RIGHTS OF WAY.

ALSO: A PART OF LOT 1 OF THE GRAHAM ADMINISTRATIVE SUBDIVISION AS RECORDED IN PLAT BOOK "R", PAGE 255C, AND AS INSTRUMENT NUMBER 2011-5344, IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 85°24'12" WEST (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 403.20 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 85°24'12" WEST A DISTANCE OF 380.67 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 00°28'08" EAST ALONG THE WEST LINE OF SAID LOT A DISTANCE OF 427.52 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH 65°45'25" EAST ALONG THE SOUTH LINE OF SAID LOT (AND ALONG GOELLER ROAD) A DISTANCE OF 130.73 FEET; THENCE NORTH 69°16'07" EAST A DISTANCE OF 160.71 FEET TO THE PC OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 113.59 FEET TO THE PT THEREOF (SAID CURVE HAVING A RADIUS OF 1892.84 FEET, A CHORD BEARING OF NORTH 73°32'43" EAST AND A CHORD DISTANCE OF 113.67 FEET); THENCE NORTH 00°28'08" WEST A DISTANCE OF 315.26 FEET TO THE POINT OF BEGINNING. CONTAINING 3.18 ACRES MORE OR LESS AND SUBJECT TO ALL APPLICABLE EASEMENTS AND RIGHTS OF WAY.

(CONTAINING IN TOTAL 13.46 ACRES, MORE OR LESS)

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 CITY OF COLUMBUS, INDIANA, AS FOLLOWS:

APPROVED BY THE CITY PLAN COMMISSION AT A MEETING HELD _____, 20____.

_____ PRESIDENT - ROGER LANG

_____ SECRETARY - DAVID L. FISHER

VOID UNLESS SECONDARY APPROVAL IS RECEIVED BY _____, 20____.

I, JONATHAN M. ISAACS, HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR, LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF INDIANA; THAT, TO THE BEST OF MY KNOWLEDGE, THIS DRAWING CORRECTLY REPRESENTS A SURVEY COMPLETED BY ME IN FEBRUARY OF 2014; THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXIST OR WILL BE INSTALLED. FURTHERMORE, I AFFIRM UNDER PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

JONATHAN M. ISAACS, P.L.S. LS-20200015

2/20/2014
DATE

DEVELOPER
JOEL SPOON
1007 CENTRAL AVENUE
COLUMBUS, INDIANA 47201

OWNER
BETH QUICK
9261 GRANDVIEW RD.
COLUMBUS, INDIANA 47201

BARTHOLOMEW COUNTY
INDIANA

Know what's below. Call before you dig.

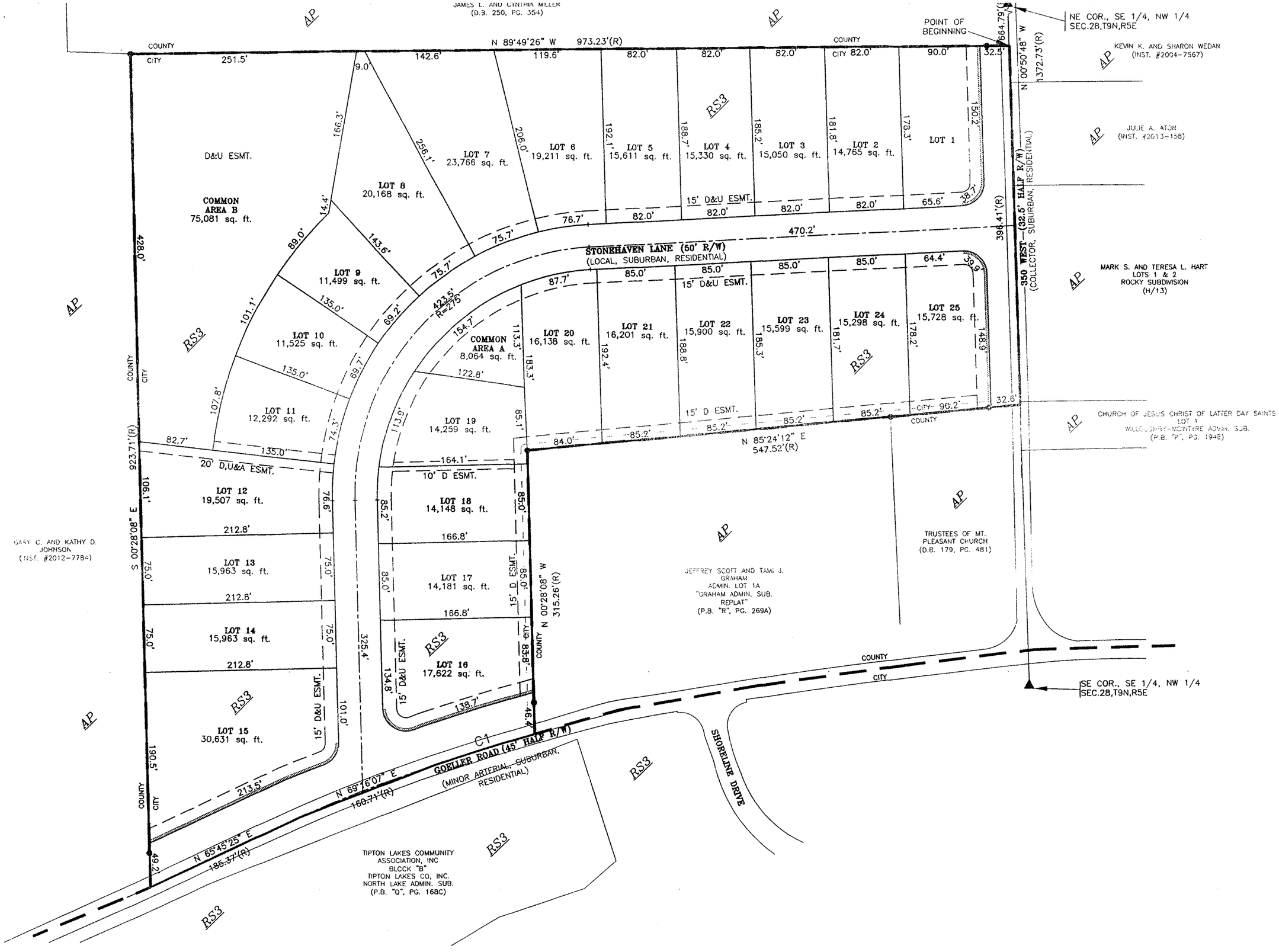
JOB #14034

STONEHAVEN MAJOR SUBDIVISION
PRELIMINARY PLANS
SEC. 28, T-9-N, R-5-E
BARTHOLOMEW COUNTY, INDIANA

SHEET: 1/8
SCALE: 1"= NTS
DWG REVISION DATES
DRAWN BY: BAS
DWG DATE: 2/20/14
DWG NAME: 14034_PRELIM_TITLE.dwg

Independent Land Surveying
www.ilsurveying.com
414 South Main Street
Brownstown, Indiana 47220
Phone: 812-358-2882
Fax: 812-358-2605
3640 Commerce Drive
Columbus, Indiana 47201
Phone: 812-372-0996
Fax: 812-372-0996

STONEHAVEN MAJOR SUBDIVISION (PRELIMINARY PLAT)



FRONT YARD BUILDING SETBACK
10' FOR PRIMARY STRUCTURE AND 25' FOR ANY GARAGE WITH A VEHICLE ENTRANCE FACING THE STREET.

NORTH

SCALE: 1" = 100'
0 50 100

ACREAGE TABLE

LOTS 1 THRU 25	9.46 Ac.
COMMON AREAS A & B	1.31 Ac.
DEDICATED RIGHT-OF-WAY	2.09 Ac.
TOTAL	13.46 Ac.

LEGEND

▲	SECTION CORNER
●	FOUND MONUMENT
(R)	RECORD DIMENSION
D	DRAINAGE
U	UTILITY
P	PEDESTRIAN
L	LANDSCAPING
S	SIGN
A	ACCESS
	NO ACCESS
XX	CURRENT ZONING
	CITY LIMITS

NOTES:

1) SUBJECT PROPERTY IS ZONED "RS3" PER THE CITY OF COLUMBUS ZONING ORIDINANCE OF CURRENT ADOPTION.

2) SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" PER FEMA FLOOD MAP NUMBER 180007 0015 D, DATED FEBRUARY 19, 1997.

JOB #14034

STONEHAVEN MAJOR SUBDIVISION
PRELIMINARY PLAT
SEC. 28, T-9-N, R-5-E BARTHOLOMEW COUNTY, INDIANA

SHEET: 2/8
SCALE: 1"= 100'
DWG REVISION DATES
DRAWN BY: BAS
DWG DATE: 2/20/14
DWG NAME: 14034_PRELIM_PLAT.dwg

Independent Land Surveying
www.ilsurveying.com
414 South Main Street
Brownstown, Indiana 47220
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Fax: 812-358-2605
3640 Commerce Drive
Columbus, Indiana 47201
Phone: 812-372-0996
Fax: 812-372-0996

STONEHAVEN MAJOR SUBDIVISION (TOPOGRAPHIC MAP)

STONEHAVEN LANE
GOELLER ROAD
SHORELINE DRIVE
NORTH LAKE
COMMON AREA A
COMMON AREA B
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 18
LOT 20
LOT 21
LOT 22
LOT 23
LOT 24
LOT 25
SANITARY MANHOLE
RIM=634.39'
INV=627.4'±
EXISTING DITCH
12" SANIARTY SEWER
6" WATER MAIN
8" SAN. SEWER
10" WATER MAIN
APPROXIMATE LOCATION OF WATER MAIN
36" CMP
INV=637.38'
INV=637.82'
SANITARY MANHOLE
RIM=643.27'
INV=
15" CMP
INV=655.06'
INV=654.52'
350 WEST
6" MAIN
660
670
650
640

NORTH

SCALE: 1" = 100'

0 50 100

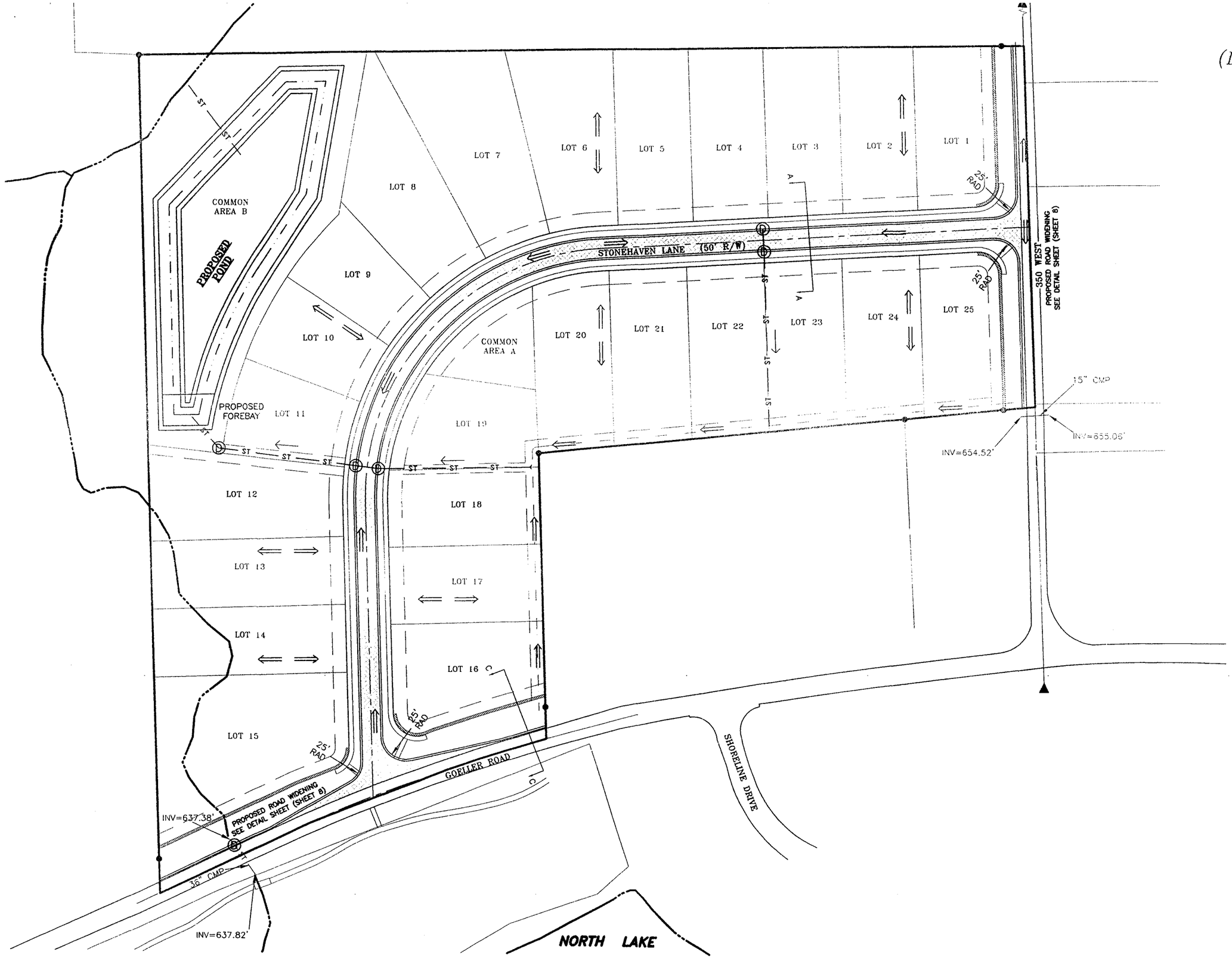
LEGEND

- FIRE HYDRANT
- CURB INLET
- STORM SEWER INLET
- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- WATER LINE
- STORM SEWER LINE

JOB #13069

STONEHAVEN MAJOR SUBDIVISION TOPOGRAPHIC MAP SEC. 28, T-9-N, R-5-E BARTHOLOMEW COUNTY, INDIANA	Independent Land Surveying www.ilsurveying.com 414 South Main Street Brownstown, Indiana 47220 Phone: 812-358-2882 Fax: 812-358-2505 3640 Commerce Drive Columbus, Indiana 47201 Phone: 812-372-0996 Fax: 812-372-0996
SHEET: 3/8	SCALE: 1"= 100' DWG REVISION DATES
DRAWN BY: BAS	- -
DWG DATE: 2/20/14	- -
DWG NAME: 14034_PRELIM_TOPO.dwg	

STONEHAVEN MAJOR SUBDIVISION (DRAINAGE & STREET PLAN)



LEGEND

- EXISTING CURB INLET
- EXISTING STORM SEWER INLET
- ST — EXISTING STORM SEWER LINE
- ST — PROPOSED STORM SEWER LINE
- PROPOSED STORM SEWER INLET
- SURFACE DRAINAGE FLOW
- DIRECTION OF PIPE FLOW
- PAVEMENT

NORTH

SCALE: 1" = 100'

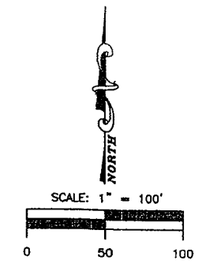
0 50 100

NOTE:
1) SEE DETAIL SHEET (SHEET 8) FOR TYPICAL STREET CROSS-SECTIONS

JOB #14034

STONEHAVEN MAJOR SUBDIVISION DRAINAGE & STREET PLAN SEC. 28, T-9-N, R-5-E BARTHOLOMEW COUNTY, INDIANA	Independent Land Surveying www.ilsurveying.com
SHEET: 4/8	SCALE: 1"= 100'
DRAWN BY: BAS	DWG REVISION DATES: – –
DWG DATE: 2/20/14	– –
DWG NAME: 14034_PRELIM_STREET&DRAIN.dwg	414 South Main Street Brownstown, Indiana 47220 Phone: 812-358-2882 Fax: 812-358-2605 3640 Commerce Drive Columbus, Indiana 47201 Phone: 812-372-0996 Fax: 812-372-0996

STONEHAVEN
MAJOR SUBDIVISION
(SANITARY SEWER & WATER PLAN)



SANITARY SEWER NOTES

1) ALL SANITARY SEWERS ARE 8" PVC PIPE AT MINIMUM 0.4% GRADE.

2) MINIMUM COVERAGE ON LATERAL TO BE 5' WHERE POSSIBLE.

LEGEND

(S)	PROPOSED SANITARY SEWER MANHOLE
M.H.	EXISTING SANITARY SEWER MANHOLE
—SAN—	PROPOSED SANITARY SEWER LINE
—SAN—	EXISTING SANITARY SEWER LINE
—W—	PROPOSED WATER LINE
—W—	EXISTING WATER LINE
	PROPOSED FIRE HYDRANT
WV	PROPOSED WATER VALVE
	EXISTING FIRE HYDRANT
—ST—	STORM SEWER LINE
⟹	DIRECTION OF PIPE FLOW

NOTE:
1) SEE DETAIL SHEET (SHEET 8) FOR WATER MAIN NOTES.

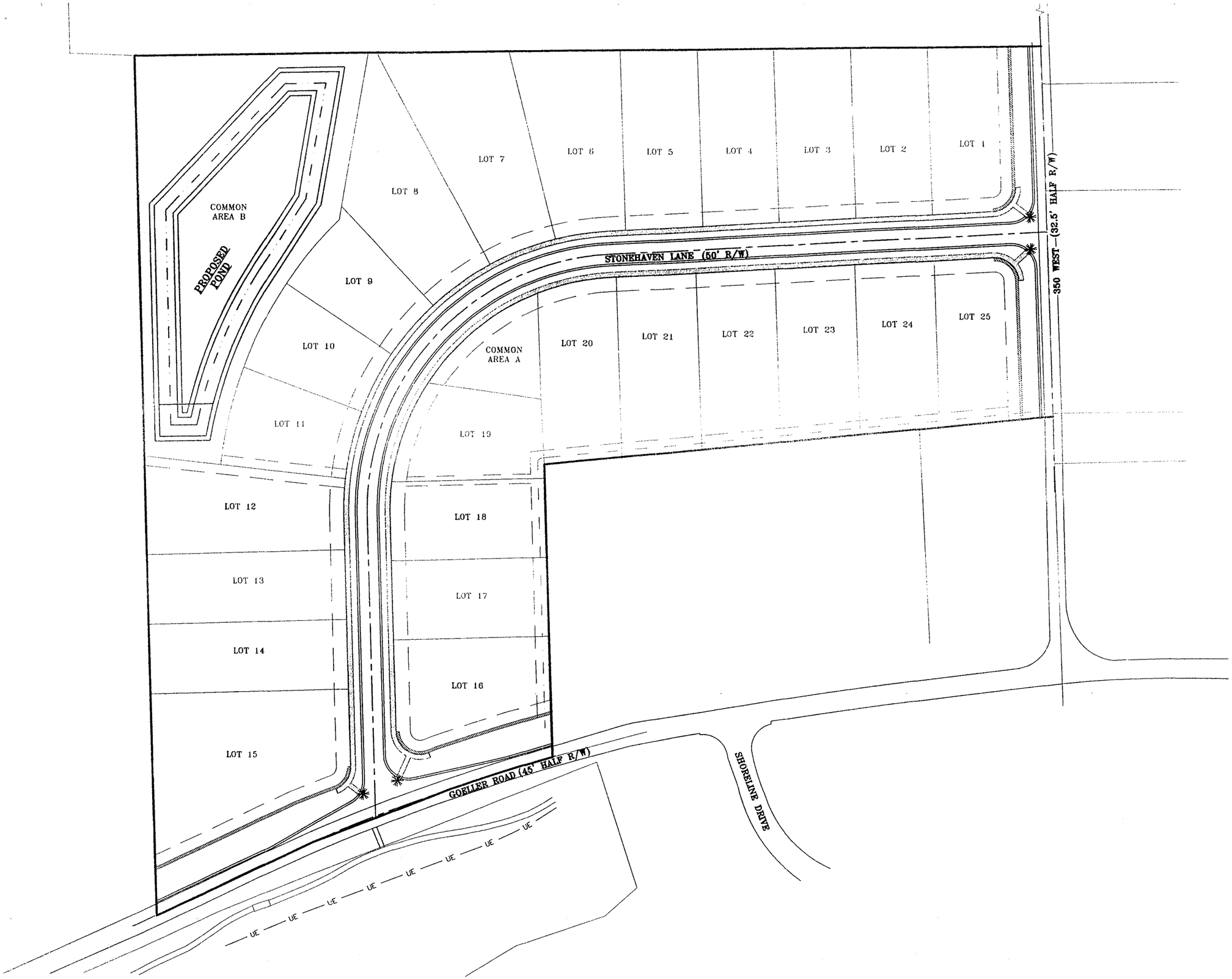
JOB #14034

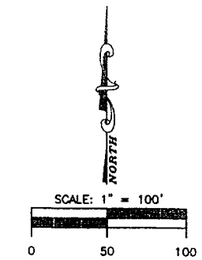
STONEHAVEN MAJOR SUBDIVISION
SANITARY SEWER & WATER PLAN
SEC. 28, T-9-N, R-5-E
BARTHOLOMEW COUNTY, INDIANA

Independent Land Surveying
www.ilsurveying.com

SHEET: 5/8	SCALE: 1"= 100'	414 South Main Street Brownstown, Indiana 47220 Phone: 812-358-2882 Fax: 812-358-2605
	DWG REVISION DATES	
DRAWN BY: BAS	-	-
DWG DATE: 3/20/14	-	-
DWG NAME: 14034_PRELIM_SANSEWWTR.dwg		3640 Commerce Drive Columbus, Indiana 47201 Phone: 812-372-0996 Fax: 812-372-0996

STONEHAVEN MAJOR SUBDIVISION (SIDEWALK PLAN)





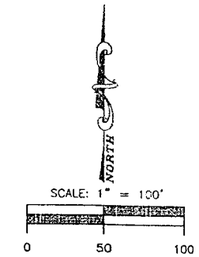
LEGEND

- PROPOSED CONCRETE SIDEWALK ADDITION
- ACA RAMP

JOB #14034

STONEHAVEN MAJOR SUBDIVISION SIDEWALK PLAN SEC. 28, T-9-N, R-5-E BARTHOLOMEW COUNTY, INDIANA	Independent Land Surveying www.ilsurveying.com
SHEET: 6/8 — SCALE: 1"= 100'	414 South Main Street Brownstown, Indiana 47220 Phone: 812-358-2882 Fax: 812-358-2605
DWG REVISION DATES	
DRAWN BY: BAS — – –	3640 Commerce Drive Columbus, Indiana 47201 Phone: 812-372-0996 Fax: 812-372-0996
DWG DATE: 2/20/14 — – –	
DWG NAME: 14034_PRELIM_SIDEWALK.dwg	

STONEHAVEN MAJOR SUBDIVISION (LANDSCAPE PLAN)



PLANT TYPE	TYPE	SIZE AT PLANTING
(1) GROUP #1 TREES PER SUBDIVISION CONTROL ORDINANCE	DECIDUOUS TREE	2.5" DIAM. @ 6" ABOVE ROOT BALL

GROUP 1 TREES

COMMON NAME
HEDGE MAPLE
SUGAR HACKBERRY
EUROPEAN HORNBEAM
AMERICAN YELLOWWOOD
MALE ONLY GINKGO OR MAIDENHAIR TREE
GOLDEN-RAIN TREE
BLACK GUM
JAPANESE PAGODA OR CHINESE SCHOLAR TREE
LITTLELEAF LINDEN
CHINESE OR LACEBARK ELM
JAPANESE ZELKOVA

NOTE:

1) SEE DETAIL SHEET (SHEET 8) FOR TYPICAL INFRASTRUCTURE PLACEMENT DETAIL.
2) STREET TREES SHALL BE PLANTED WITH A SEPARATION OF NO LESS THAN 30 FEET AND NO MORE THAN 90 FEET.
3) STREET TREES SHALL BE PLANTED A MINIMUM OF 2.5 FEET FROM BACK OF CURB.

JOB #14034

STONEHAVEN MAJOR SUBDIVISION
LANDSCAPE PLAN
SEC. 28, T-9-N, R-5-E
BARTHOLOMEW COUNTY, INDIANA

SHEET: 7/8
SCALE: 1"= 100'
DWG REVISION DATES
DRAWN BY: BAS
DWG DATE: 2/20/14
DWG NAME: 14034_PRELIM_LANDSCAPE.dwg

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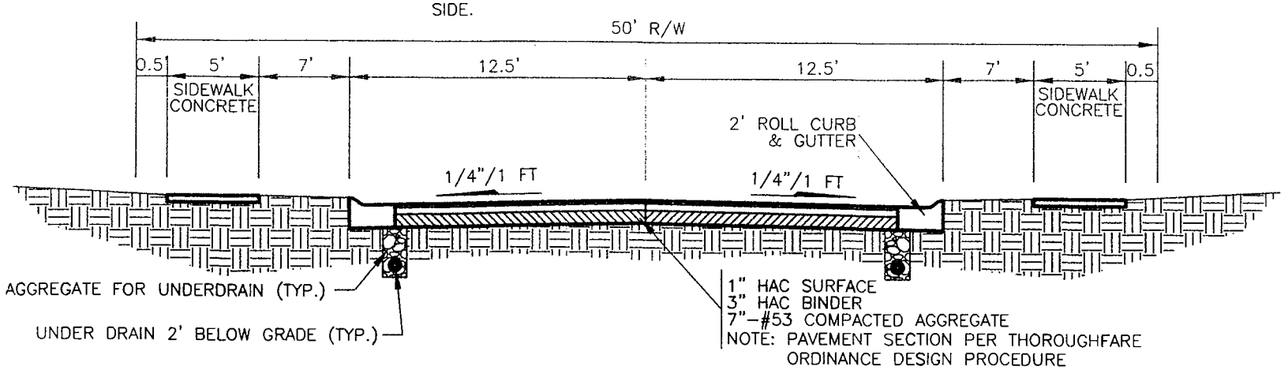
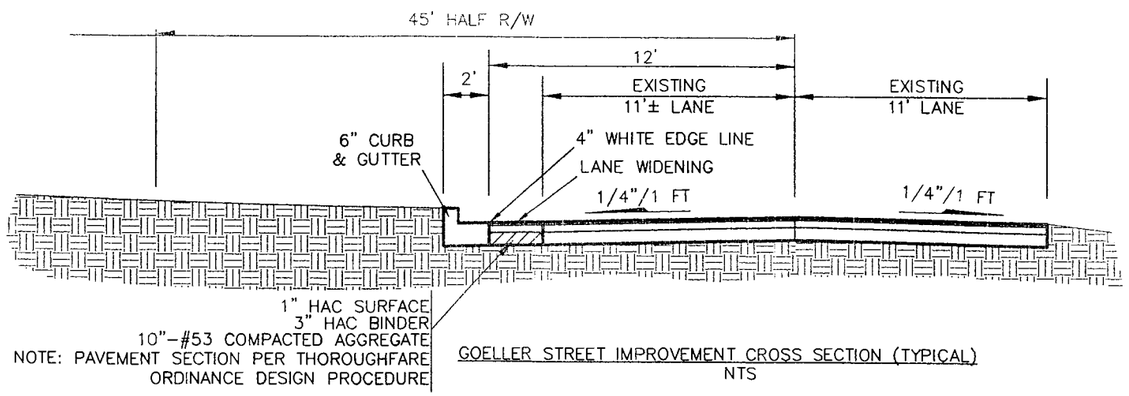
Fax: 812-358-2605
3640 Commerce Drive
Columbus, Indiana 47201
Phone: 812-372-0996
Fax: 812-372-0996

STONEHAVEN MAJOR SUBDIVISION
(DETAIL SHEET)

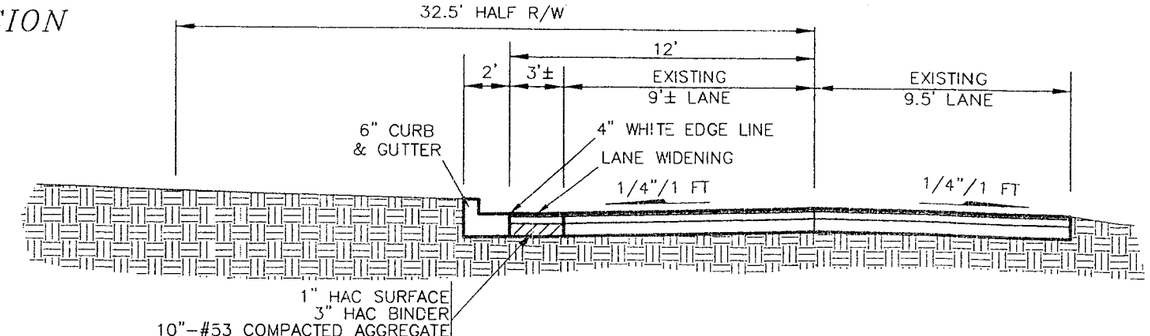
NOTE: THERE IS A 4 FOOT PARKING LANE ON ONE SIDE OF THE STREET. "NO PARKING" SIGNS WILL BE PROVIDED ON THE OPPOSITE SIDE.



TYPICAL STREET CROSS SECTION A-A
NTS
MIN. STREET GRADE 0.5%
MAX. STREET GRADE 7.0%



GOELLER STREET IMPROVEMENT CROSS SECTION (TYPICAL)
NTS



350 WEST STREET IMPROVEMENT CROSS SECTION (TYPICAL)
NTS

WATER MAIN NOTES

1) ALL WATER MAINS SHALL BE DUCTILE IRON PIPE AND SHALL MEET AWWA SPEC C-151. THE WALL THICKNESS OF THE PIPE SHALL NOT BE LESS THAN CLASS 50. PIIPE SHALL BE CEMENT LINED 3/32" MINIMUM THICKNESS AND BITUMINOUS COATED INSIDE AND OUT IN ACCORDANCE WITH AWWA SPEC C-104. PIPE SHALL BE SLIP JOINT AS MANUFACTURED BY U.S. PIPE, CLOW, AMERICAN PIPE, OR EQUAL.

2) DUCTILE IRON FITTINGS SHALL BE GRADED 80-60-03 IN ACCORDANCE WITH ASIM SPEC 339. FITTINGS SHALL BE LINED WITH A POLYAMINE CURED EPOXY OR CEMENT AND SHALL HAVE MECHANICAL JOINTS AS PER ASA SPEC A 21.11 OR SHALL HAVE PUSH-ON COMPRESSION TYPE JOINTS WITH RUBBER RING GASKETS.

3) ALL WATER MAINS SHALL BE INSTALLED IN ACCORDANCE WITH THE WATER HANDBOOK OF THE COLUMBUS CITY UTILITIES DEPARTMENT.

4) WATER MAINS TO BECOME A PART OF AND BE MAINTAINED BY THE CITY OF COLUMBUS UTILITY CORPORATION SYSTEM UPON COMPLETION AND ACCEPTANCE BY THE UTILITY SERVICE BOARD.

5) INSPECTION SHALL BE PROVIDED BY THE ENGINEER, OR ONE DESIGNATED BY THE ENGINEER AND THE CITY OF COLUMBUS UTILITY DEPARTMENT.

6) SEWERS SHALL BE LAID AT LEAST 10 FEET, HORIZONTALLY, FROM ANY WATER MAIN. SHOULD CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET, SEWER MAY BE LAID CLOSER THAN 10 FEET TO A WATER MAIN IF:

   A. IT IS LAID IN A SEPARATE TRENCH.
   B. IT IS LAID IN THE SAME TRENCH WITH THE WATER MAINS LOCATED AT ONE SIDE ON A BENCH OF UNDISTURBED EARTH.
   C. IN EITHER CASE THE ELEVATION OF THE CROWN OF THE SEWER IS AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN.

7) WHENEVER SEWERS MUST CROSS UNDER WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE TOP OF THE SEWER IS AT LEAST 18 INCHES BELOW THE BOTTOM OF THE WATER MAIN. WHEN THE ELEVATION OF THE SEWER CANNOT BE BURIED TO MEET THE ABOVE REQUIREMENTS, THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS SEPARATION OR RECONSTRUCTION WITH SLIP-ON OR MECHANICAL-JOINT CAST-IRON PIPE, ASBESTOS-CEMENT PRESSURE PIPE OR PRESTRESSED CONCRETE CYLINDER PIPE FOR A DISTANCE OF 10 FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATER MAIN SHOULD BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE.

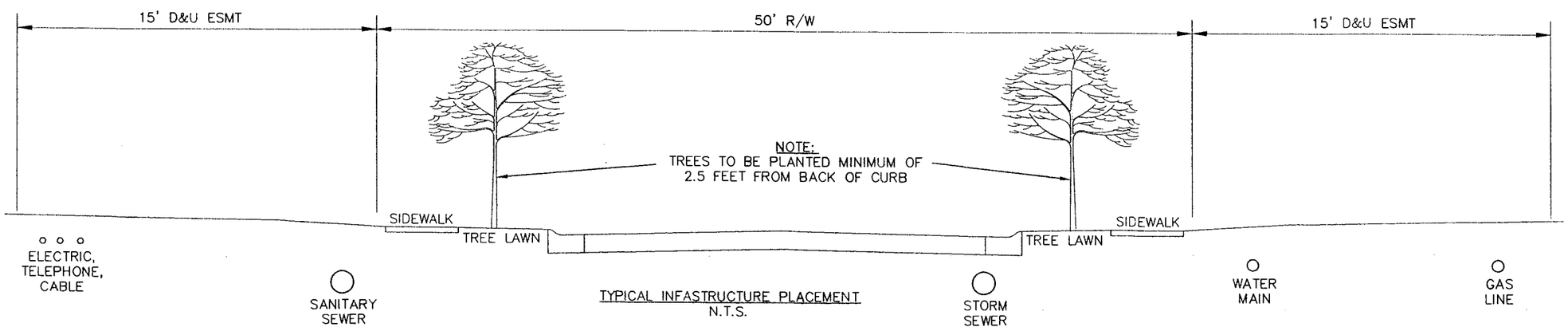
8) MEGA-LUGS SHALL BE USED ON ALL MECHANICAL JOINT FITTINGS.

9) ALL TRENCH WIDTHS SHALL BE IN ACCORDANCE WITH OSHA RECOMMENDATIONS TO PERMIT SAFE WORKING.

10) WATERLINE CURVES SHALL BE OBTAINED USING A COMBINATION OF HORIZONTAL PIPE JOINT DEFLECTION (WITHIN THE MANUFACTURER'S RECOMMENDATIONS) AND/OR FITTINGS.

11) SITE CONTRACTOR SHALL COORDINATE WITH CITY UTILITIES BEFORE ORDERING LIVE TAP MATERIAL. CITY UTILITIES MAY INVESTIGATE THE POSSIBILITY OF SHUTTING THE LINE DOWN.

12) IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL UTILITIES IN THE CONSTRUCTION AREA AND VERIFY THE LOCATION OF EXISTING WATER MAINS.



TYPICAL INFASTRUCTURE PLACEMENT
N.T.S.

JOB #14034

STONEHAVEN MAJOR SUBDIVISION DETAIL SHEET SEC. 28, T-9-N, R-5-E BARTHOLOMEW COUNTY, INDIANA	Independent Land Surveying www.ilsurveying.com
SHEET: 8/8	SCALE: 1"= N.T.S. DWG REVISION DATES
DRAWN BY: BAS	- -
DWG DATE: 2/20/14	- -
DWG NAME: 14034_PRELIM_DETAIL.dwg	414 South Main Street Brownstown, Indiana 47220 Phone: 812-358-2882 Fax: 812-358-2605 3640 Commerce Drive Columbus, Indiana 47201 Phone: 812-372-0998 Fax: 812-372-0996