

Technical Advisory Committee

Meeting Minutes

January 5, 2023

Call to Order

MEMBERS PRESENT: Ryan Crum, Mark Witsman, Steve Gipson, Erik Pullum, Ron Crider, Paul Casey, Josh Earl, Chad Coughenour, Derek Shelton

MEMBERS ABSENT: Buck Creek Township FD

Approval of Minutes

Mr. Gipson made a motion to approve the October 5, 2022, minutes. Mr. Earl seconded. The motion passed unanimously.

Old Business

No old business

New Business

Colonnade Section 4 Development Plan & Secondary Plat

Jason Coil, Banning Engineering, appeared for the petitioner and stated that the three sections on the agenda today will complete the subdivision.

Mr. Witsman referred to his memo (attached), specifically Point 1. After discussion, it was agreed that the stub road leading to CR W 750N would be shortened and a curb and markers added. The sidewalk will be extended when the road is extended.

Mr. Crider asked that stop signs be added to the prints.

Mr. Crum referred to his memo (attached).

Colonnade Section 5 Development Plan & Secondary Plat

Mr. Witsman referred to his memo (attached).

Mr. Crider asked that stop signs be added to the prints.

Mr. Crum referred to his memo (attached).

Colonnade Section 6 Development Plan & Secondary Plat

Mr. Witsman referred to his memo (attached).

Mr. Crider asked that stop signs be added to the prints.

Mr. Crum referred to his memo (attached).

Mr. Coughenour stated that a crossing path needs Drainage Board approval and that the erosion control shown into a ditch needs corrected.

Mr. Crum gave the deadlines for responses for the next Plan Commission meetings.

McCord Square Pavilion

Mr. Crum asked that the members discuss the development plan even though the petitioner did not appear. The development plan has unique aspects to it and has evolved since it was last seen.

Mr. Crum stated that Staff has been in discussions with Star Financial and Jeff Clark to straighten out the cross-access.

Mr. Witsman referred to his memo (attached), specifically noting that INDOT approval is required and that the sanitary sewer needs to be removed from the plans at this point. Mr. Crider and Mr. Gipson agreed that it is too early to show the sanitary sewer and the lots need to be laid out before it is shown. Mr. Witsman also noted that the wet detention flows into the dry detention and he is concerned about maintenance of the dry detention.

Mr. Crum referred to his memo (attached), specially asking if the private street should be named. Mr. Earl and Chief Casey recommended naming the private street.

The Members agreed that the Developer needs to come back to TAC to discuss the development plan.

Public Comment Period

No comments

New Business from Floor

Mr. Crum informed the members that Browning Investments has filed plans for a site within the Villages at Brookside PUD. He asked if the members had any preliminary red flags they wanted to mention. Mr. Gipson asked if Browning was aware that the Wastewater Treatment Plant was adjacent to the site. The members discussed the necessity for another access point for emergency vehicles and the standards that point would need to meet.

Mr. Crum informed the members of the proposed development across from Southwark. The members discussed access points along CR N 600 W and the possibility of reducing the speed limit in that area.

Mr. Shelton asked for a schedule of road projects for the school's Transportation Department.

Announcements

The next meeting will be February 2, 2023, if needed.

Adjournment

There being no further business, meeting was adjourned.

McCordsville

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McCordsville Technical Committee
McCordsville Town Engineer

Meeting Date: January 5, 2023

Petitioner: Banning and Platinum Properties

Subdivision: **Colonnade Section 4**

Location: CR 750 N south of town center

Comments:

1. It will likely be many years before the east entrance and the roundabout are constructed. Should we extend the sidewalk to the path along 750N? Should we install a curb to preserve the end of the stub street?
2. Please add a streetlight in the common area south of lot 134.
3. It is unclear from the grading plan where C.A. "O" will drain to.
4. A swale is shown near lots 124-126 without a subsurface drain.
5. Two swales are shown by C.A. "Q" without a subsurface drain.
6. On the plat, please note that the town council president signatory will change at the first meeting of the year.
7. On the plat, I could not locate the total length of street and area of the street.

The above listed corrections have been made to the plat, and the plat is now in compliance.

Authorized Signature _____ Date _____

McCordsville

ESTD  1988

INDIANA

January 5, 2023

Banning Engineering
853 Columbia Rd., Ste 101
Plainfield, IN 46168

Re: Colonnade, Section 4

The Planning and Building Dept. has reviewed the Development Plan and Secondary Plat and submitted for Colonnade, Section 4 and has the following comments that need to be resolved:

PLAT:

1. Staff, in consultation with emergency responders and E911, will provide address approval.
2. Starting with Section 1, we noted that a “boat noise” clause must be included in the CCR’s, and that the town would like input on that language. The initial response was that a draft will be provided for our review. We have yet to see that draft. Please provide.
3. The 2023 Council President is anticipated to be Gregory J. Brewer, please make this change on the plat. Please also make this change to other plats – including Section 1.

CONSTRUCTION PLANS:

Streets & Sidewalks/Paths

4. Please ensure the perimeter path along CR 750N is a minimum of 5’ from back of curb or shoulder.
5. A 4” yellow thermoplastic marking shall be applied to the top-of-the-curb adjacent to any fire hydrant for a distance of 10’ from the hydrant.

Lighting & Landscaping

6. Please confirm the builder will be providing the trees for the townhomes along CR 750N with Lot landscaping at the time of building permitting, as agreed to for Section 1.
7. It is our understanding that the landscape material between townhome driveways will be installed with townhome construction and that at a minimum grass will be provided in these areas. There is also the option to substitute with plantings and bark mulch.
8. What is the intention for landscape material between the Cornerstone driveways?
9. The Town Engineer may have further comments on streetlight spacing, the P&B Dept. will concur with those comments.
10. The Town would like to see the supplemental tree plantings for CA O, P, & Q be re-oriented to appear as street trees placed along the back of the sidewalk. (You have already done this for the 750N frontage of CA O – thank you). Please place the trees 5’ off the backside of the Peristyle sidewalk and 40’ O.C. If this results in more trees required by the Ordinance (5 per acre pro-rated),

and you may reduce the trees proposed in CA T (Sec 5) by an equal amount in order to offset the cost.

11. There is a decent row of trees along the east P.L. These trees appear to be primarily on the adjacent property. Staff would like to see care taken to minimize impact to those trees' roots.

Miscellaneous

12. The Town would like to see black posts for all street signage. Please propose and include a detail.
13. The Vernon Township Fire Inspector may have comments related to hydrant spacing. The P & B Dept. will concur with those comments.
14. Please confirm the storm sewer depth design issue that was discussed and agreed to for Section 1 will be applied to this section as well.

Please submit revisions to these comments and all other Town comments following the TAC meeting. Revisions shall include a letter addressing each comment, referring to the page on which the revision can be found, and be submitted via email/share file link to rcrum@mccordsville.org. Submittals received by January 10th will be eligible for review by the Plan Commission on January 17th. Submittals received by February 7th will be eligible for review by the Plan Commission on February 21st. Detailed drainage revisions can be continued to be addressed following Plan Commission.

The Town reserves the right to highlight additional comments at a later date.

If you have any questions, do not hesitate to contact me.

Sincerely,



Ryan Crum, AICP, CPM

Assistant Town Manager - Planning & Development
Town of McCordsville

McCordsville

ESTD  1988

INDIANA

McCordsville Technical Committee
McCordsville Town Engineer

Meeting Date: January 5, 2023

Petitioner: Banning and Platinum Properties

Subdivision: **Colonnade Section 5**

Location: CR 750 N south of town center

Comments:

1. Please remove the streetlight at the 224/224 lot line.
2. Please shift the streetlight on light 268 to the corner.
3. Please shift the streetlight on light 232 to the corner.
4. Please add stop signs to the intersection by lot 232 to make it a three way stop.
5. On the plat, please note that the town council president signatory will change at the first meeting of the year.
6. On the plat, I could not locate the total length of street and area of the street.

The above listed corrections have been made to the plat, and the plat is now in compliance.

Authorized Signature _____ Date _____

McCordsville

ESTD  1988

INDIANA

January 5, 2023

Banning Engineering
853 Columbia Rd., Ste 101
Plainfield, IN 46168

Re: Colonnade, Section 5

The Planning and Building Dept. has reviewed the Development Plan and Secondary Plat and submitted for Colonnade, Section 5 and has the following comments that need to be resolved:

PLAT:

1. Staff, in consultation with emergency responders and E911, will provide address approval.
2. Starting with Section 1, we noted that a "boat noise" clause must be included in the CCR's, and that the town would like input on that language. The initial response was that a draft will be provided for our review. We have yet to see that draft. Please provide.
3. The 2023 Council President is anticipated to be Gregory J. Brewer, please make this change on the plat.

CONSTRUCTION PLANS:

Streets & Sidewalks/Paths

4. A 4" yellow thermoplastic marking shall be applied to the top-of-the-curb adjacent to any fire hydrant for a distance of 10' from the hydrant.

Lighting & Landscaping

5. The PW Dept. has a concern with the proposed tree locations in CA S. Please slightly adjust those trees to place them 3' off of the south P.L. of CA S. This pushes them a little outside of the center of swale.
6. There is a decent row of trees along the east P.L. These trees appear to be primarily on the adjacent property. Staff would like to see care taken to minimize impact to those trees' roots.
7. The Town Engineer may have further comments on streetlight spacing, the P&B Dept. will concur with those comments.

Miscellaneous

8. The Town would like to see black posts for all street signage. Please propose and include a detail.
9. It appears the SSD is being offset behind lots 233-244, which we appreciate. P&B staff would like to discuss the possibility of reducing the easement width on these lots due to this with PW & Eng. Staff.
10. The Vernon Township Fire Inspector may have comments related to hydrant spacing. The P & B Dept. will concur with those comments.

Please submit revisions to these comments and all other Town comments following the TAC meeting. Revisions shall include a letter addressing each comment, referring to the page on which the revision can be found, and be submitted via email/share file link to rcrum@mccordsville.org. Submittals received by January 10th will be eligible for review by the Plan Commission on January 17th. Submittals received by February 7th will be eligible for review by the Plan Commission on February 21st. Detailed drainage revisions can be continued to be addressed following Plan Commission.

The Town reserves the right to highlight additional comments at a later date.

If you have any questions, do not hesitate to contact me.

Sincerely,



Ryan Crum, AICP, CPM

Assistant Town Manager - Planning & Development
Town of McCordsville

McCordsville

ESTD  1988

INDIANA

McCordsville Technical Committee
McCordsville Town Engineer

Meeting Date: January 5, 2023

Petitioner: Banning and Platinum Properties

Subdivision: **Colonnade Section 6**

Location: CR 750 N south of town center

Comments:

1. On the emergency overflow path sheet, the route from the pond to the ditch does not show any contour shifts to indicate a specific location of the overflow path.
2. On the SSD plan, please eliminate the riser by lot 338 and just show a single line from the inlet to the desired end of the lateral.
3. On the SSD plan, please shift the riser on lot 349 to the middle of the rear of lot 348. There is already an existing riser on the lot 349 lot line.
4. On the plat, please note that the town council president signatory will change at the first meeting of the year.
5. On the plat, I could not locate the total length of street and area of the street.

The above listed corrections have been made to the plat, and the plat is now in compliance.

Authorized Signature _____ Date _____

McCordsville

ESTD  1988

INDIANA

January 5, 2023

Banning Engineering
853 Columbia Rd., Ste 101
Plainfield, IN 46168

Re: Colonnade, Section 6

The Planning and Building Dept. has reviewed the Development Plan and Secondary Plat and submitted for Colonnade, Section 6 and has the following comments that need to be resolved:

PLAT:

1. Staff, in consultation with emergency responders and E911, will provide address approval.
2. Starting with Section 1, we noted that a “boat noise” clause must be included in the CCR’s, and that the town would like input on that language. The initial response was that a draft will be provided for our review. We have yet to see that draft. Please provide.
3. The 2023 Council President is anticipated to be Gregory J. Brewer, please make this change on the plat.

CONSTRUCTION PLANS:

Streets & Sidewalks/Paths

4. A 4” yellow thermoplastic marking shall be applied to the top-of-the-curb adjacent to any fire hydrant for a distance of 10’ from the hydrant.

Lighting & Landscaping

5. There is a decent row of trees along the east P.L. These trees appear to be primarily on the adjacent property. Staff would like to see care taken to minimize impact to those trees’ roots.
6. The Town Engineer may have further comments on streetlight spacing, the P&B Dept. will concur with those comments.

Miscellaneous

7. The Town would like to see black posts for all street signage. Please propose and include a detail.
8. Please provide the decorative fountain, required by the PUD, in the detention pond.
9. The Vernon Township Fire Inspector may have comments related to hydrant spacing. The P & B Dept. will concur with those comments.

Please submit revisions to these comments and all other Town comments following the TAC meeting.

Revisions shall include a letter addressing each comment, referring to the page on which the revision can be found, and be submitted via email/share file link to rcrum@mccordsville.org. Submittals received by January

10th will be eligible for review by the Plan Commission on January 17th. Submittals received by February 7th will be eligible for review by the Plan Commission on February 21st. Detailed drainage revisions can be continued to be addressed following Plan Commission.

The Town reserves the right to highlight additional comments at a later date.

If you have any questions, do not hesitate to contact me.

Sincerely,



Ryan Crum, AICP, CPM

Assistant Town Manager - Planning & Development
Town of McCordsville

McCordsville

ESTD  1988

INDIANA

McCordsville Technical Committee
McCordsville Town Engineer

Meeting Date: January 5, 2023

Petitioner: Kimley Horn and JC Partners

Subdivision: **McCord Square Pavilion**

Location: Broadway entrance of Town Center

Comments:

1. The future lots will have to be plated in a separate application to the town.
2. INDOT approval of the entrance off Broadway (US 36/SR 67) is required.
3. An agreement between INDOT and McCordsville will have to be completed regarding the timing of future improvements for the entrance.
4. Approval will also be contingent on the developer financial participation in the form of payment for the value of a passing blister at a minimum.
5. A hard copy of the plans and drainage report needs to be submitted directly to Kerry Daily at Christopher B. Burke.
6. The right of way pavement needs to extend to the 64' right of way line at the intersection with the private street. Please modify the hatching to reflect this change.
7. Please show the proposed pedestrian access easement along both sides of the entrance drive.
8. A sanitary sewer is shown in the plans. Please remove the sanitary sewer sheet. It is premature to include the sanitary sewer without understanding of the lateral locations.
9. A dry pond is shown. Please add an underdrain with details. Maintenance of the pond will be critical. Who is to maintain the two ponds and how will it be documented?
10. Detention is required to be separated from roadways by one right of way width or provide alternative measures. The ponds appear to encroach into the right of way and not allow for future alternative measures now or in the future.
11. Str. D402 (AS-4) is in a location that may impact the ability to install alternative measures. Please relocate it to the north side of the intersection.

The above listed corrections have been made to the plat, and the plat is now in compliance.

Authorized Signature _____ Date _____

McCordsville

ESTD  1988

INDIANA

January 5, 2023

Kimley Horn
250 E. 96th St., Ste. 580
Indianapolis, IN 46240

Re: McCord Square Pavilion

The Planning and Building Dept. has reviewed the Development Plan submitted for McCord Square Pavilion and has the following comments that need to be resolved:

PLAT:

1. This property has been primary platted and therefore a Secondary Plat will be required. However, staff understands the need to wait until further details are known regarding ROW, drainage, and future development. This particular plan-set will not be required to provide a Secondary Plat, but a Secondary Plat will be required for any future Development Plans submitted for this Real Estate. Since, a Secondary Plat is not being required at this time, ROW dedication, any easements to be dedicated, and any other documents that need to be recorded will need to be created via separating documentation to the satisfaction of the Town.

CONSTRUCTION PLANS:

Streets & Sidewalks/Paths

2. Is your intent that sidewalk/tail along the entrance drive (Civic Drive) is to be installed by the developers of the lots? If so, please confirm. Additionally, please show this future trail/sidewalk in a pedestrian access easement.
3. Please provide the required perimeter trail along Broadway & SR 234.
4. For any pedestrian infrastructure is installed, all ADA ramp truncated dome plates shall be black.
5. We have talked with Star Financial about "straightening" the rear access drive. Staff will not speak for them, but they seemed to be amenable. Where does this stand?
6. The Town is not requiring the construction of the road crossing over the culvert at this time. However, we will require a discussion and agreement on the general concept for this future crossing, so that we can ensure that anything designed and installed with this plan-set is not contrary or problematic to the future design and installation of the roadway crossing.
7. Remove the stop bar on Civic Drive at the intersection with the rear access drive.
8. Please confirm the landscape bed width (before it begins to taper for the LT lane) is at least 12' wide. To be clear, this is bed width not the full width of median including curb.
9. Sheet C3.0 denotes curb & gutter along Civic Drive, however the cross sections do not seem to show gutter.
10. Please add street name sign & post at the intersection of Civic Drive and W Broadway.

11. The Town will determine, in consultation with, E911, Police, & Fire whether they wish to name the rear access drive. If so, signage will be required.
12. Staff would like to talk about the eastern terminus point for the rear access drive. In addition, the access easement will need to be extended to the property line.

Lighting & Landscaping

13. Streetlights are required by the PUD:
 - a. Civic Drive
 - i. 1 light every 75' on both sides the street
 - ii. Median shall feature a streetlight at both ends
 - iii. These lights shall match that used by Phase I of McCord Square. Kimley Horn should have the spec.
 - b. Broadway – as required by the Zoning Ordinance. Spec enclosed.
14. We have had extensive discussions regarding design and maintenance of dry detention. It was previously stated that under-drains and other elements could be added to ensure an aesthetically pleasing appearance. We don't see any such elements.
15. Please provide a landscape plan for the median and common areas, meeting the requirements of the PUD.

Miscellaneous

16. McCord Square is required to provide decorative street signposts and signage. The exact selection has not been made to date but will be a coordinated effort between the Town and Rebar Development. This site will be required to use the same posts and signage. Please make the appropriate notes on the plan set.
17. The PUD requires landscaping, hardscape of at least 400SF, and an architectural feature (as approved by the MSRB) at the entrance off of Broadway. The feature must incorporate wall or fencing that runs parallel to Broadway, and the corner opposite the feature shall have a monument wall that runs parallel to Broadway. When do you intend to install such items?
18. Please provide an illuminated decorative fountain, required by the PUD, in the wet detention pond.
19. Please include a note on the plans that states: *The developer understands all requirements of the McCord Square PUD. Any requirements that are not constructed with this plan-set shall not be interpreted as a waiver of the requirement(s). Any requirements not met or installed with this plan-set will be required on future submittals for the Real Estate.*
20. The Project Contribution requirement of the McCord Square PUD applies to this Real Estate. It is payable at time of plat recording for each Section.
21. The reduced ROW for Civic Drive will need to be approved by the MSRB. Staff is in support.

Please submit revisions to these comments and all other Town comments following the TAC meeting. Revisions shall include a letter addressing each comment, referring to the page on which the revision can be found, and be submitted via email/share file link to rcrum@mccordsville.org. This plan-set must be approved by the MSRB. MSRB meetings are scheduled as needed.

The Town reserves the right to highlight additional comments at a later date.

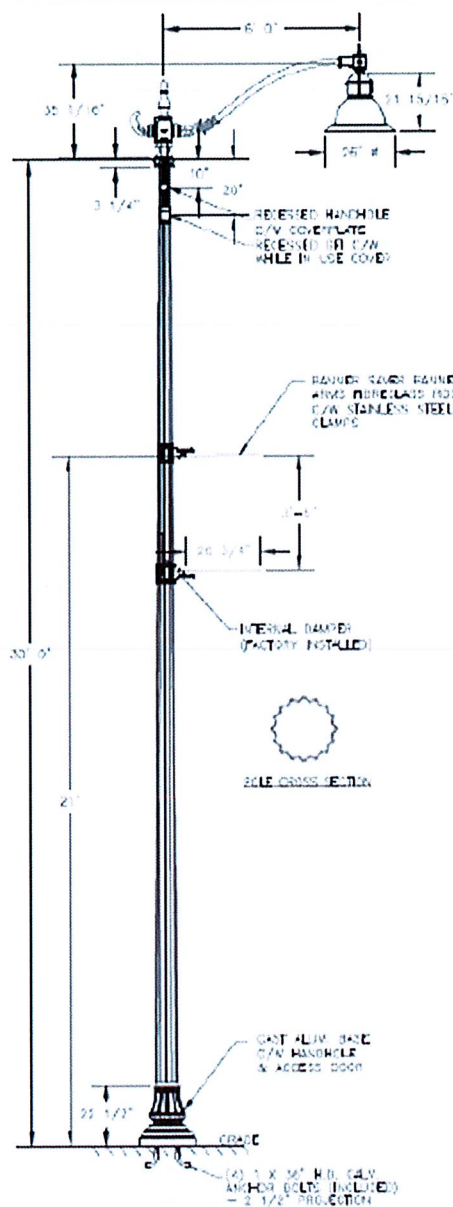
If you have any questions, do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ryan', with a stylized flourish at the end.

Ryan Crum, AICP, CPM

Assistant Town Manager - Planning & Development
Town of McCordsville



REV.	ALTERATION	DATE	BY

LINEAR SPECIFICATIONS

CATALOGUE NO.:	K629-P4FL-II-150(SOL) -R084-120/277-9C 5/5 KPL50
QUANTITY:	
OPTICAL SYSTEM:	FLAT ARRAY, FLAT LENS
IES LITS. CLASS:	TYPE II
WATTAGE:	150W SOLID STATE LIGHTING
SERIES:	8084
CCT:	4000K
LINE VOLTAGE	120/277V
PAINT:	TEXTURED BLACK

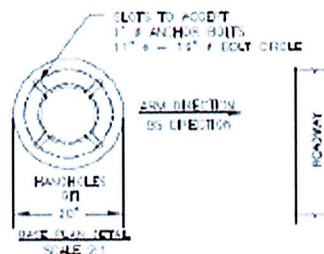
ARM SPECIFICATIONS

CATALOGUE NO.:	K472-T-1-S'-KPL10
QUANTITY:	
MATERIAL:	ALUMINUM
OPTIONS:	KPL-50 LEVELING DEVICE
PAINT:	TEXTURED BLACK



POLE SPECIFICATIONS

CATALOGUE NO.: KM16-FF-A-36°-CK-CFI-BA-KP0

QUANTITY:	FLUTED BASE ALUMINUM SHAFT
MATERIAL:	CAST ALUM BASE
SECTION:	16 FLUTE
PAINT:	TEXTURED BLACK
TENON SIZE:	2 7/8" Ø x 7" L
TIP DIAMETER:	4.08" Ø
BUTT DIAMETER:	8" Ø (A1 TOP OF BASE)
POLE LENGTH:	30" Ø
ANCHOR BOLTS:	(4) 1" x 36" (INCLUDED)
BOLT CIRCLE:	11" Ø - 16" Ø



CUSTOMER APPROVAL & DATE:

 		<u>Manufacturing Locations:</u> Burlington, Ontario 1-800-268-7809 Northport, Alabama 1-800-435-8583 Houston, Texas 1-800-237-1024 Jefferson, Ohio 1-800-369-7809	
King Concrete & Stone/Grubbs • Est. 1955 STRESSCRETE GROUP			
PROJECT/CUSTOMER: MCCORDSVILLE MARKETPLACE			
DRAWN BY:	AT:	CHECKED BY:	DATE:
D.D.	SC1		10/23/20
DRAWING TYPE:		DRAWING NUMBER:	
CONCEPT DRAWING		Q-2010039-1	