

# McCordsville

ESTD  1988

INDIANA

McCordsville Technical Committee  
McCordsville Town Engineer

Meeting Date: February 2, 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. The laterals are not shown on the sanitary sewer extension.
6. 2.5' of cover is required over the storm sewers under paved areas.
7. Please use the town standard castings. The R-3286-8V or R-3287-10V is preferred over the R-3010 you have listed.
8. The dry pond underdrain is insufficient. Please extend the underdrain across the pond so that the entire pond will drain. Do not daylight the underdrain. Please provide an underdrain bedding detail.
9. 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. The 8" curb alone is not sufficient.
10. Str. D402 (AS-4) is in a location that may impact the ability to install alternative measures as well as the future bridge structure. Please relocate it to the north side of the intersection.
11. Please extend drainage to the Broadway to allow for the elimination of the roadside ditch in the future intersection improvement project.

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

Authorized Signature \_\_\_\_\_ Date \_\_\_\_\_

# McCordsville



## INDIANA

February 2, 2023

Kimley Horn  
250 E. 96<sup>th</sup> 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:

#### CONSTRUCTION PLANS:

##### Streets & Sidewalks/Paths

1. We need to adjust the location and width of the PAE. There is to be a 10' landscape strip between the back of curb and sidewalk. The width of the sidewalks is anticipated to be 8' wide.
2. Regarding cross access: We understand the petitioner's position, and hopefully the petitioner understands our position. We will require language within the agreement that addresses this issue.

##### Lighting & Landscaping

3. We need a stronger response regarding the streetlights for the median. The developer may push that requirement to a later date or seek approval from the MSRB not to install said lights, but we need to know the petitioner's wishes in writing as a response to this TAC letter.
4. We are confused by the response to our comments regarding the Broadway streetlight requirement. Your response referenced the median, but the streetlights we are referencing are along Broadway. These may be pushed to each out-lot, but we will need that intent in writing.
5. The Planning Dept. will defer to the Engineering Dept. regarding the design of the dry detention facility and the ability for it to be properly maintained in aesthetically pleasing manner.
6. It is our understanding the petitioner will be pushing installation of plants, irrigation, and streetlighting of the median to a future plan-set/permit process. Please confirm. If so, then simply providing conduit for water and power to the median, from both the east and west sides is sufficient, for now, along with a notation for seeding with this plan-set.

##### Miscellaneous

7. We are confused by the response to our comments regarding the hardscaping and landscaping, and architectural feature requirements for the entrance. Your response references the bridge.
8. We understand power is not being installed at this time, and therefore the pond fountain cannot be installed. We will need a stronger written response stating the petitioner commits to installing with a future permit/plan-set and a timeline of when that will occur.
9. We disagree with your response regarding our previous comment #20 requiring MSRB review and approval. We believe MSRB approval is clearly required by the PUD.

Please submit revisions to these comments and all other Town comments. 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](mailto: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,



**Ryan Crum, AICP, CPM**

Assistant Town Manager - Planning & Development  
Town of McCordsville

# McCordsville

ESTD  1988

INDIANA

McCordsville Technical Committee  
**McCordsville Town Engineer**

Meeting Date: February 2, 2023

Petitioner: Beazer Homes

Subdivision: **Gatherings at Aurora (Snider)**

Location: CR 700 North southeast of Colonnade

Comments:

1. Please shift the sanitary manhole southwest of Pond 1 to the southwest. The goal being to shift the east-west gravity line out of the pond bank.
2. Pond 1 is tightly constrained on all sides and does not include the required 30' easement around the top of bank. There is green space to the west of the pond. Could the site plan be modified to better not constrain the pond?
3. The neck down for the pedestrian crossing near lot 82 is currently located on a curve and would not have the desired effect. Please shift it to the south as much as possible so that it affects the straight section of road.
4. Please provide a sewer plan with elevations for evaluation of compliance with the sanitary sewer master plan.
5. The County Drainage Board will have to approve the legal tile modifications.

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

Authorized Signature \_\_\_\_\_ Date \_\_\_\_\_



# McCordsville

ESTD  1988

## INDIANA

February 2, 2023

Benchmark Consulting  
69 Augusta Drive  
Brownsburg, IN 46112

### Re: Gatherings at Aurora

The Planning and Building Dept. has reviewed the Primary Plat submitted for Gatherings at Aurora and has the following comments that need to be resolved:

#### Primary Plat:

1. Please confirm at least 160 lots are a minimum of 65' wide at the BSL, and the remaining 10 lots are at least 80' wide at the BSL.
2. Thank you for included a neck down on Street B, since it does have a block length greater than 800'. However, the location of this neck-down is an issue due to the curve. Please discuss with the Town Engineer.
3. For clarify purposes, all neck-downs for ped crossings shall feature the "continental" style crosswalk markings.
4. Please add the following notes:
  - a. Snow Removal: The HOA shall be responsible for snow removal of all internal streets.
  - b. The Town shall not be responsible for any maintenance of any landscaping, fencing, or signage located in public right-of-way.

**Other:** *(These comments do not need to be addressed on the primary plat, but will be required to be addressed on any future Development Plan submittal. These comments shall not be interpreted as the only comments staff will have on future Development Plans, nor does this review constitute a Development Plan review.)*

5. We would like to see the parking lot for the amenity area meet the 25' setback line.
6. Streetlight spacing will need to be provided consistent with the Town's Zoning Ordinance regulations.
7. A fountain is not shown in Pond 4.

Please submit revisions to these comments and all other Town comments. 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](mailto:rcrum@mccordsville.org). Submittals received by February 7<sup>th</sup> will be eligible for review by the Plan Commission on February 21<sup>st</sup> (if public notice is completed by Feb. 10<sup>th</sup>). Submittals received by March 7<sup>th</sup> will be eligible for review by the Plan Commission on March 21<sup>st</sup> (if public notice is completed by March 10<sup>th</sup>). 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,

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

**Ryan Crum, AICP, CPM**

Assistant Town Manager - Planning & Development  
Town of McCordsville