

Technical Advisory Committee

Meeting Minutes

April 7, 2022

Call to Order

MEMBERS PRESENT: Mark Witsman, Steve Gipson, Ryan Crum, Ron Crider, Paul Casey, Susan Bodkin, Josh Earl, Dave Sutherlin, Derek Shelton

MEMBERS ABSENT: Josh, Susan

Approval of Minutes

A motion was made and seconded to approve the March 3, 2022, minutes. The motion passed unanimously.

Old Business

None

New Business

Crew Carwash

Mr. Gipson asked about the sanitary and drainage. The petitioner described the water reclamation system. Mr. Witsman asked for a documentation of the system and Mr. Gipson stated he needs to inspect the system before it is covered.

Mr. Crider noted that the listed contacts are wrong and need to be updated.

Mr. Crum stated that he has concerns about the site design and asked for a follow-up meeting to discuss the concerns. RC- concerns about site design, Meijer dictating, concerns about setbacks and 180 degree turn, seems like bad idea, difficult for small vehicles, visibility concerns, want to work through those today or follow-up meeting; petitioner, can probably do something in vacuum area,

Colonnade Section 2

Mr. Crider noted the lack of speed limit signs, and an asphalt path crossing is not ADA compliant.

Mr. Witsman referred to his memo (see attached).

Mr. Crum noted that some lots have limited usable backyard space and asked the petitioner to try to move easements.

Mr. Witsman and the petitioner discussed the easement around the pond near lots 207-212. They agreed to meet later to calculate the appropriate easement.

Colonnade Section 3A

Mr. Crider noted a lack of speed limit signs. Mr. Crider, Mr. Witsman, Chief Casey, Mr. Shelton, and the petitioner discussed the corner at streets I and G.

Mr. Witsman referred to his memo (see attached).

Mr. Crum noted that there is no requirement to preserve the tree line, but highly recommended it.

Fire Station Development Plan

Mr. Witman and Mr. Crum referred to their respective memos (see attached).

Haven Ponds Section 1

Mr. Gipson asked about the lift station. Mr. Gipson, Mr. Witsman, and the petitioner discussed the lift station capacity in relation to Haven Ponds and Rivendell. It will eventually be replaced.

Mr. Crider noted the lack of speed limit signs and missing SSD laterals in the plans.

Paul – access control, stop signs

Mr. Witsman stated that he had issues with the PDF document crashing so he wasn't able to do a full review and asked for another version. He noted that an intersection on Rose Blvd should be a 3-way stop. Mr. Witsman, Chief Casey, Mr. Crider, and the petitioner discussed the locations of stop signs.

Mr. Shelton noted that he is concerned about the length of Morning Valley Court. He also noted that school bus drivers want to avoid going down courts because street parking makes it difficult for the buses to turn around. Mr. Sutherlin noted that fire equipment have the same issues.

The County Surveyor noted that the name of the ditch needs to be changed.

Mr. Crum asked the petitioner to ensure that there is enough room for the trail around Pond #3 and to remove street trees from the landscape plan.

From the floor

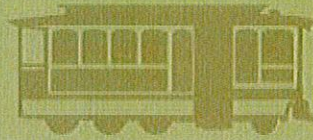
The Board members discussed the necessity of bi-directional amplifiers in large building projects. Mr. Crum stated that staff is supportive of initiatives requiring them.

Announcements

The next meeting will be May 5, 2022, if needed.

Adjournment

There being no further business, meeting was adjourned.



April 7, 2022

Hamilton Designs
11 Municipal Drive, Suite 300
Fishers, IN 46038

Re: Crew Carwash Development Plan & Re-plat

Dear Ms. Foushee:

The Planning and Building Dept. has reviewed the Development Plans & Re-plat for Crew and has the following comments that need to be resolved:

Miscellaneous:

1. Please provide a detail of the dumpster enclosure showing both the walls and the gate on this set of plans.
2. The Fire Dept. may have comments related to FDC and water hydrant locations.
3. Any base for on-site signage shall include a masonry wrap at least 1' above grade that matches the main brick on the building.
4. Any truncated dome plates shall be black.

Site Layout/Design:

1. Staff has significant concerns regarding the layout of the site. We understand that Meijer has dictated much of this site layout to you. However, it presents several concerns, including but not limited to the need for setback variances and a 180-degree turning movement that is simply not very practical or functional.
2. We are concerned the 32-vehicle queue is not enough to keep vehicles off the Meijer ring road on your busiest days. Please provide a plan sheet showing 4-wide stacking back to the lot's entrance. We anticipate additional curb adjustments may need to be made, as well as pulling back the island separating the stacking lanes from the vacuum stalls.
3. We'd like to see the island between the stacking lanes and vacuum stalls widened. A 3' wide island is very narrow and will be difficult to properly maintain. Additionally, we'd like to see it incorporate both shrub plantings and grass, not just mulch as ground cover. The lane between the two sets of vacuum stalls is currently shown at 35.8'. We'd like to see this lane narrowed to 30' with the 5.8' added to the island width.

Lighting:

5. Please provide an exterior/site lighting plan.
6. Legend Note P states "light pole base". These appear to be ground mounted lights that would illuminate the flag and likely not be pole-mounted

Landscaping/Screening:

7. Our code requires foundation planting beds along all facades. We note that you have requested a variance from this requirement. Staff may have further comments regarding this during the BZA process.
8. Our code requires a solid shrub row and trees 50' O.C. around all parking lots. We consider drive aisles as part of the parking lot, and that would also include stacking aisles. Please add a solid shrub row and trees along the northern and western pavement perimeter, as well as along the exit lane from the building.
9. Please add additional foundation shrub plantings along the south façade, center on the building between the canopy overhangs.

Signage:

10. Please note all signage, must go through a separate sign permit process.
11. Please Note: Any base for on-site signage shall include a masonry wrap at least 1' above grade that matches the main brick on the building.
12. The Town of McCordsville will likely install gateway monumentation at the SEC of Broadway & Carroll. We would like to coordinate the location of your sign so that it is not obscured in the future by our monumentation.

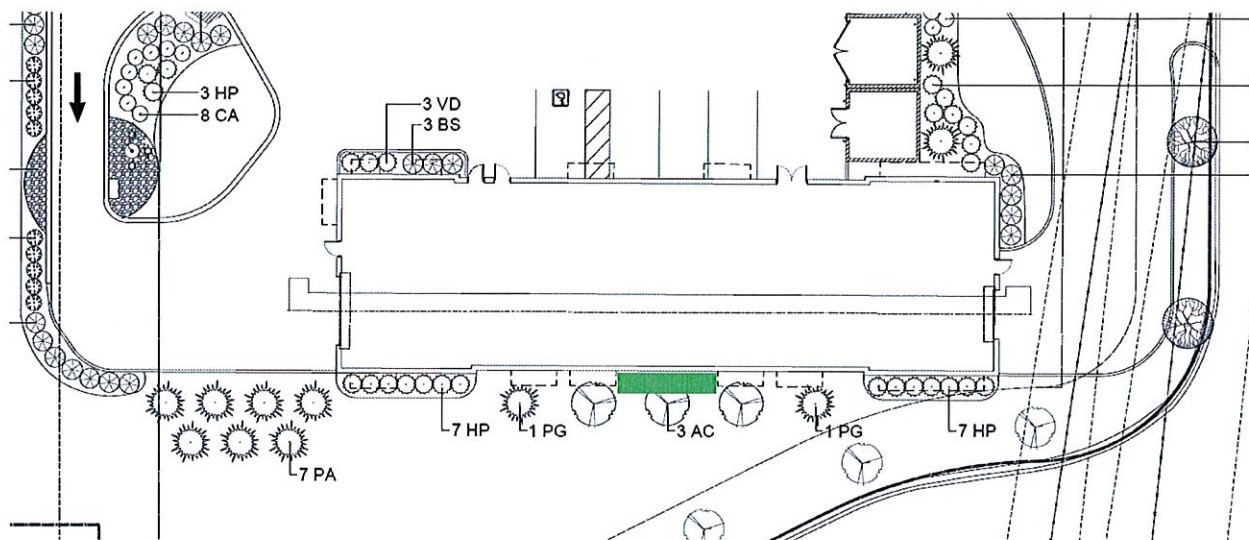
Please submit revisions to these comments and all other Town comments following the TAC meeting. Revisions shall include a letter addressing each comment, referring to the page on which the revision can be found, and be submitted via iWorQ (Revisions/Other Application), or email/share file link to rcrum@mccordsville.org. Submittals received by May 3rd will be eligible for review by the Plan Commission on May 17th. 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 Technical Committee
McCordsville Town Engineer

Meeting Date: April 7, 2022

Petitioner: **Crew Carwash**

Subdivision: Meijer Outlot

Location: SE Corner of Broadway and 700W

Comments:

1. The exit from the carwash building requires a 90 degree turn almost immediately followed by a 180 degree turn for traffic desiring to use the Meijer west entrance and gain access to the signaled intersection of Broadway and 700 West (Carroll Road). I anticipate this to be a common movement and it is especially awkward.
2. Please provide an EDU estimate of sanitary flows.
3. Please provide submittal for your proposed water reclamation system including something on operation and maintenance.
4. Please provide more detail about the location of the proposed Aquaswirl and the connections to the storm sewer system.
5. There is a storm inlet located in the middle of the south entrance. What are you proposing to do with it?

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

Authorized Signature _____ Date _____



McCordsville Technical Committee
McCordsville Town Engineer

Meeting Date: April 7, 2022
Petitioner: Banning and Platinum Properties
Subdivision: **Colonnade Section 2**
Location: CR 750 N south of town center

Comments:

1. A sanitary sewer agreement is needed prior to recording of the plat.
2. Is a ditch crossing necessary for earthwork? Does both north and south sides balance?
3. C113, the SSD on the SSD sheet is greyed back and difficult to read. It was not reviewed.
4. On the storm profile sheets, please add a note to the double and triple inlet details to note that sumps are only required where called out on the profile.
5. Please show riprap at the end section 181 to protect both the end section and the opposite bank of the ditch. I defer to County Surveyor's comments if they have something different.
6. Reminder to discuss handicap ramps in TAC meeting, only three shown at tee intersection. Please get input from both Planner and Public Works.

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

Authorized Signature _____ Date _____

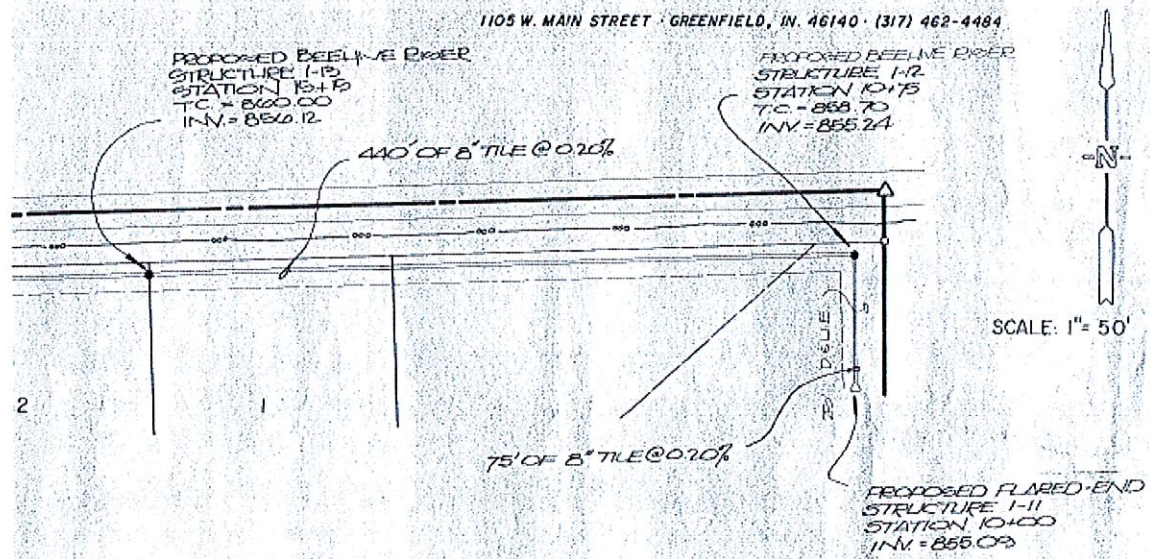


McCordsville Technical Committee
McCordsville Town Engineer

Meeting Date: April 7, 2022
Petitioner: Banning and Platinum Properties
Subdivision: **Colonnade Section 3A**
Location: CR 750 N south of town center

Comments:

1. A sanitary sewer agreement is needed prior to recording of the plat.
2. On C120, the intersection by lot 309, please make that a 3-way stop.
3. On C120, I am concerned about the proposed intersection by lot 401. Should this be a curve and no stop signs? There are no conflicts at this intersection.
4. Is a ditch crossing necessary for earthwork? Does both north and south sides balance?
5. On the passing blister, does property have to be acquired? On C210, the passing blister does not show a replacement for the existing roadside swale. Also the row of evergreen trees is not show. Are they impacted? There is an existing 8" tile that runs east parallel to 700N to the ditch. Is the tile impacted?

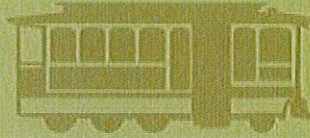


6. General SSD comment, the SSD should run under the centerline of the swale. Is there a cover issue, or is this for drawing clarity? How will the contractor know?
7. On C150, the SSD behind lots 326-329 should be positioned under the swale. There might also be a conflict with the parallel storm line if the SSD is not positioned to the west of the RCP.

8. On C150, the proposed riser by lot 331 is adjacent to a storm structure. Could the SSD be tied in to eliminate the need for the riser?
9. On C152, the SSD by lot 413 has a lateral and the mainline both cross an RCP. The SSD for lot 352 could come out of the adjacent storm structure. The mainline could be shortened to tie into the structure by 413 so it doesn't have to cross. I am worried about conflicts and cover on the SSD.
10. On C152, the SSD by 409 could be shortened to eliminate the crossing of the RCP.
11. Please confirm no conflicts on the SSD laterals for lots 358-362. Also, the SSD should run under the centerline of the swale. Is there a cover issue?
12. On C300, the lateral for future lot 304 is shown as connected to a run installed with section 3A. Shouldn't this lateral be installed? It is shown as greyed out indicating future, but the wye would have to be installed.
13. The future sanitary that runs along the ditch is not shown as constructed with section 3A. When is that to be constructed? It runs close to the rear of lots 414, 350 and 351. There is a rear yard swale and a storm sewer nearby to it that would be impacted by the future construction of the sanitary interceptor. It also runs near the pond.
14. On C303, please change the pipe material on the run from MH 48 to 49 to SD 26. The depth of MH 48 is over 15' and the deep wye detail will be used on the run.
15. On the storm profile sheets, please add a note to the double and triple inlet details to note that sumps are only required where called out on the profile.
16. Is Citizens not requiring you to extend the watermain to the property east of your site?

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

Authorized Signature _____ Date _____



April 7, 2022

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

Re: Colonnade, Section 3A

The Planning and Building Dept. has reviewed the Development Plan and Secondary Plat and submitted for Colonnade, Section 3A 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. Please add a bulk standards data table to the plat including the standards for both Area D & E.
3. Please add the following notes to the plat:
 - a. The Town shall not be responsible for any maintenance or repairs on any alley.
 - b. The Town shall not be responsible for maintenance of any landscape, signage, or other features installed in the right-of-way. Examples of this are landscaped medians and landscaped curb bulb-outs and islands.
 - c. The Homeowner's Association for Colonnade shall be responsible for snow removal of all internal streets.
4. The current Council President is Tom Strayer.

CONSTRUCTION PLANS:

Streets & Sidewalks/Paths

5. All truncated dome plates shall be black.
6. Please provide no parking signs adjacent to the median.
7. Knock-down bollards (or something similar) will need to be scoped for the emergency access path. Additionally, has the school been informed of this location, and if so, were they supportive?
8. Please adjust the sidewalks to the median entrance so that a 10' planting strip can be created between the curb and sidewalk. Street trees shall be planted in this short stretch of 10' planting strip.
9. 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

10. Common Area DD needs to provide a landscape plan with plantings. A minimum of 5 trees per acre is the minimum requirement.
11. The landscape plan should denote seed or sod, and any other ground covers being proposed.
12. The median shall have a perennial bed at the endcaps.
13. Minimum size of plantings needs to be denoted on the landscape plan.
14. The Town Engineer may have further comments on streetlight spacing, the P&B Dept. will concur with those comments.
15. Please show the town standard streetlight detail on the plans.

16. The Town would like to see tree protection fencing placed along the east property line from the ROW to the legal drain. This is not a required preservation area; however, we believe it is in the best interests of this development to keep as much natural screen in this area as possible.
17. The mounding along CR 750N appears to meet the requirements of the PUD; however, staff does not see where the existing grade of the centerline of CR 750N is denoted on the grading sheets. Please provide that, so we can confirm compliance.

Miscellaneous

18. Please provide a picture or link to the website of the block that will be used for the retaining wall.
19. The Town would like to see black posts for all street signage. Please propose and include a detail.
20. We assume the second of the required two playgrounds will be located south of the ditch. This would place it in Section 3A, 3B, or 6. Please indicate your desired location and if it is in Section 3A it needs to be shown on this plan-set.
21. Staff is concerned about the lack of usable space in the backyards of Lots 305-317. Let's discuss.
22. A fountain is required in Pond #4. Please show.
23. 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 April 13th will be eligible for review by the Plan Commission on April 19th. Submittals received by May 3rd will be eligible for review by the Plan Commission on May 17th. Detailed drainage revisions can be continued to be addressed following Plan Commission.

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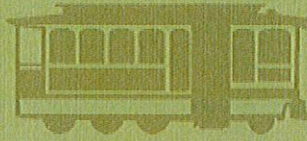
If you have any questions, do not hesitate to contact me.

Sincerely,



Ryan Crum, AICP, CPM

Assistant Town Manager - Planning & Development
Town of McCordsville



Public Works Department
5759 W. Broadway
McCordsville, IN 46055
Phone: 317-335-3493
Fax: 317-336-7483
www.mccordsville.org

TO: Colonnade Section 2 & 3

FROM: Ron Crider, Nick Brown

DATE: April 7, 2022

RE: TAC Review

Colonnade section 2- asphalt path crossing road D needs ADA compliance, asphalt path crossing, (sheet C-107) road F needs ADA compliance, lot 205 against road C needs a speed limit sign, lot 252 along street C needs a speed limit sign, both intersections on street C only show 3 curb ramps I feel that it should be 4.

Colonnade section 3A- Lot 402 needs a speed limit sign along street G, Street I need a speed limit sign across from lot 402, lot 326 needs a speed limit sign along street G, Street H and Street G should be a 3 way stop, intersection of street H and street G should have a 4th ADA ramp on lot 309?

If you have any questions or comments, please do not hesitate to contact me at either 335-3493 or 538-4408 (cell).



April 7, 2022

HWC Engineering
135 N Penn, Ste. 2800
Indianapolis, IN 46204

Re: VT Fire Station Development Plan

Dear Mr. Maple:

The Planning and Building Dept. has reviewed the Development Plan for Fire Station and has the following comments that need to be resolved:

Miscellaneous:

1. The Town will not require the colored/textured concrete walkway across the parking lot. Instead, simple "piano key" style markings can be used.
2. Any truncated dome plates shall be black.

Site Layout/Design:

3. There are a couple short segments of depressed curb. Curious as to the intent/need behind those.
4. Please use white pavement striping for any standard parking spaces.
5. Please show the ROW for CR 900N.

Lighting:

6. The site and wall-mounted light fixtures appear to be compliant. Please provide the cut-sheets on the plan-set.
7. Streetlights are required along CR 900N. In your case, that would mean one light, likely adjacent to the apron. We will forward a cut-sheet.

Landscaping/Screening:

8. The east building façade will be fairly visible. Foundation plantings need to be provided along this façade. They may be planted east of the sidewalk, to maintain the maintenance strip along the building. See attached sketch.
9. A solid shrub row needs to be provided along the northside of the 4-space parking lot. See attached sketch.

10. Please extend the shrub row, along the western perimeter, of the south parking lot, along the entire perimeter, not just adjacent to the 2 parking stalls. See attached sketch.
11. Please extend the mounding, generally as shown on the attached sketch.
12. The landscape plan appears to indicate that the entire perimeter mounding/screening area is going to be covered in mulch. We are assuming this is just a typo. Please correct.

Signage:

13. Please note all signage, must go through a separate sign permit process.

Architecture:

14. Do you plan any RTUs? If so, we will need to see a line-of-sight exhibit showing compliance with our mechanical screening standards.
15. The main entrance needs to feature at least 3 of the following (we believe you have at least 2):
 - a. Decorative wall mounted lights (you currently have this)
 - b. Raised corniced parapet over the door, peaked roof form, arches, or architectural details such as tile work and moldings integrated into the building design (your stonework qualifies for this)
 - c. Integral planters or wing walls that incorporate landscaping areas and/or siting areas
 - d. Prominent 3-D entryway feature, such as clock tower or other similar architectural design element, projecting from the plane of the main exterior walls by at least 8' and raised above the adjoining parapet wall/roof by at least 3'
 - e. Pilasters projecting from the plane of the roof by a min of 8" and/or architectural or decorative columns to create visual breaks and interest in the façade walls
 - f. Other elements as approved by the ARC

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 iWorQ (Revisions/Other Application), or email/share file link to rcrum@mccordsville.org. Submittals received by April 13th will be eligible for the April 19th Plan Commission meeting. Submittals received by May 3rd will be eligible for review by the Plan Commission on May 17th. 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 Technical Committee
McCordsville Town Engineer

Meeting Date: April 7, 2022
Petitioner: Vernon Township Fire
Subdivision: **Station 432**
Location: SW Corner of 900N and 600W

Comments:

1. Eliminate the curb turnout on the front parking lot and extend the storm sewer and install a curb inlet.
2. Please label the right of way along 900 North.
3. On C101, the site plan, note 7 calls out regular duty asphalt per detail #1 on C803. That detail is a regular duty concrete detail. There is no regular duty asphalt detail on the detail sheet.
4. Please add a cleanout at the south side of the oil and grease interceptor.
5. On C104, please only show one temporary construction entrance. The drive to the west should be deleted. The road there has not yet been constructed.
6. On C601, the bottom of the structure table looks to be cut off. There isn't a discharge elevation listed for the Aquaswirl?
7. The storm sewer layout on the utility plan does not show the Aquaswirl connected per the manufacturer's recommendations. It requires an inlet and outlet connected to the storm sewer system at 90 degrees to each other.
8. The Aquaswirl is located in a traffic area and a traffic rated casting shall be called out along with the traffic rated detail for Aquaswirl. Please note the appropriate Aquaswirl detail.
9. L101, please shift the trees located over the force mains along 900 North.

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

Authorized Signature _____ Date _____



McCordsville Technical Committee
McCordsville Town Engineer

Meeting Date: April 7, 2022

Petitioner: Silverthorne Homes and StructurePoint

Subdivision: **Haven Ponds Section 1**

Location: SE Corner of 96th Street and 500W

Comments:

1. A review was not completed because of difficulty with the PDF downloaded.
2. A sanitary sewer agreement is needed prior to recording of the plat.
3. Revise the handicap ramp locations to be at the corners to reduce the number of total ramps.
4. Streetlights are to be located every 200-250' on alternating sides of the street and at intersections. The legend calls out streetlights per Pendleton Town Standards.
5. Please provide the lift station calculations.
6. There are no intersection detail sheets that show the cul-de-sac dimensions and the intersection radii. It could be shown on the detailed grading sheets.
7. Please add a sheet for the subsurface drains.
8. Is there a grading plan sheet?
9. On the road profile sheets, please hatch the area of the local collector pavement section.

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

Authorized Signature _____ Date _____



Public Works Department
5759 W. Broadway
McCordsville, IN 46055
Phone: 317-335-3493
Fax: 317-336-7483
www.mccordsville.org

To: Haven Ponds

FROM: Ron Crider, Nick Brown

DATE: April 7, 2022

RE: TAC Review

Speed limit sign on lot 69 along Forest Ridge Lane, speed limit sign on lot 36 along Rosie Blvd., lot 89 along Rosie Blvd. speed limit sign, lot 151 along Remy St speed limit sign, lot 95 along Remy St speed limit sign, lot 157 along Dolphin Cove Blvd speed limit sign, lot 118 along Edgewater Lane speed limit sign. Subsurface drain does not show a lateral to each lot.

If you have any questions or comments, please do not hesitate to contact me at either 335-3493 or 538-4408 (cell).