

Technical Advisory Committee

Meeting Minutes

May 4, 2023

Call to Order

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

MEMBERS ABSENT: Brandon Wilch

Approval of Minutes

Chief Casey made a motion to approve the April 6, 2023, minutes. Mr. Gipson seconded. The motion passed unanimously.

Old Business

No old business

New Business

GM Development's request for approval of a Development Plan for a Police Station at 7520 Civic Drive

Mr. Earl asked for clarification on the location of gates and asked for a Knox switch on the north gate.

Mr. Gipson for the fencing around the lift station to have three sides. He, the petitioner, and Mr. Crum discussed the fencing material and the feasibility of having three sides instead of just two. Mr. Gipson asked that the gate be a double gate and come off the northeast corner.

Mr. Witsman referred to his memo (attached), specifically calling out points, 1, 2, 5, 7, 9, and 12.

Mr. Crider discussed the location of the cleanouts and asked for some to be moved into the curb/grassy area.

Mr. Crum referred to his letter (attached), specifically discussing the landscape island at the northwest corner of the lot and the location of the shrubs. Mr. Crum verified the location of the irrigation system.

Mr. Witsman verified that Petitioner has for clarity on something. Mark said yes, guy is going to review so the town is not reviewing its own property.

Mr. Witsman, the petitioner, and Ninestar discussed power into the Police Station.

Fischer Homes' request for review and approval of a Development Plan & Secondary Plat for Hampton Walk, Section 3

Mr. Crum stated that the petitioners were not in attendance and asked the members if they wanted to continue or do a conference call with the petitioners. Mr. Witsman asked that the members review the project and a memo will be sent to the petitioner's engineer to review.

Mr. Witsman referred to his memo, specifically calling out points 2, 3, and 4. He also noted significant are needed for the sanitary. Mark – referred to memo, called out point 2, 3, 4, Significant changes on sanitary – one run is very shallow. He confirmed that these sites offer basements, then noted that subsurface drains are not shown.

Mr. Crider asked that a stop sign be shown on C420 for the entrance at CR 600 W.

Mr. Crum asked for more details on the dry basin in front of the development.

Chief Casey made a motion to authorize TAC members to issue their comments to the petitioner and direct the petitioner to address the comments before submitting revisions.

Announcements

The next meeting will be June 1, 2023, if needed.

Adjournment

There being no further business, the meeting was adjourned.

McCordsville

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INDIANA

May 4, 2023

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

Re: Hampton Walk, Section 3 Development Plan & Secondary Plat

The Planning and Building Dept. has reviewed the Development Plan submitted for the Hampton Walk, Section 3 Secondary Plat & Development Plan and has the following comments that need to be resolved:

SECONDARY PLAT:

1. Staff, in consultation with emergency responders and E911, will provide address approval.
2. Please add the following notes to the plat:
 - a. 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.
 - b. The Town of McCordsville shall not be responsible for snow removal of all internal streets.
 - c. Per the PUD Privacy fences shall not be permitted on lots adjacent to common areas. Those lots which privacy fences are prohibited on are Lots 120-122, 131-137, 139-149, 151-154, 162-166. We would like this language and list added to the Plat.
3. Please denote the lot numbering between the plat and construction plans is not consistent. The numbering reflected above is based upon the lot numbering on the plat.
Please add "Tree Preservation Area" language to the plat. This language can be found in the PUD Ordinance.

CONSTRUCTION PLANS:

Streets & Sidewalks/Paths

4. It does not appear that the frontage alley is curbed. Please add curbing, which is required by the PUD Ordinance.
5. Please denote the 10' wide path along Mt. Comfort as concrete. Please denote all other paths as asphalt.

Lighting & Landscaping

6. Please adjust the language for lot and yard plantings to read 12 shrubs.
7. Please denote the "Tree Preservation Area" on the site plan and show how the area will be protected during construction.

Miscellaneous

8. The Vernon Township Fire Inspector may have comments related to hydrant spacing. The P & B Dept. will concur with those comments.
9. Prior to recording the Secondary Plat, please provide the Town with a full copy of the Covenants & Restrictions for this subdivision.
10. Basements must be offered so long as soils are suitable.
11. Please add an open space acreage table that lists the CA for all sections.
12. Friendly reminder that the community amenities shall be completed prior to the issuance of the 150th building permit.
13. Friendly reminder that there is a requirement for an enhanced crosswalk across Mt. Comfort Road in the PUD. See the PUD for more details.
14. It appears a fountain is shown in the wet pond, please also add a label/note to the plans.
15. Your plans denote that "amenity area construction plans to be provided at a later date", and that is perfectly acceptable. We do want to clarify that you are referring to both site and vertical building plans being filed in the future, and not just vertical building plans.
16. Please denote entry sign location on the plans.
17. Per the PUD, the developer committed to including "boat noise" language in the CC&Rs. This exact language shall be reviewed by the Town before finalized and recorded in the CC&Rs.

Please submit revisions to these comments and all other Town comments following the 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 filing will not go to the Plan Commission, it can be approved administratively by staff, following the receipt of plans which address all comments.

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,



Ethan Spalding

Associate Town Planner - Planning & Development
Town of McCordsville

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McCordsville Technical Committee
McCordsville Town Engineer

Meeting Date: May 4, 2023

Petitioner: Grand Communities

Subdivision: **Hampton Walk Section 3**

Location: West of 600 West and east of school

Comments:

1. A sanitary sewer agreement is needed prior to recording of the plat.
2. Please provide an exhibit that shows the planned 700N roundabout with sufficient right of way included.
3. Please use storm castings from the town standards.
4. Please add a streetlight between the entrance and the first intersection.
5. The streetlight spacing into Section 1 is 335'. Please keep streetlight spacing between 200' and 250' as much as possible.
6. The streetlight by lot 122 should be shifted back to the 121/122 lot line to reduce the spacing to the next streetlight to the west.
7. The streetlight by lot 150 by the end of the stub is not necessary.
8. The cover over the sanitary sewer near manhole 720 is too low. I would like to investigate measures we can take to increase the cover. There is a closer manhole that could be connected by the intersection of 700N and 600W.
9. On the sanitary profiles, please note that laterals should not be out of manholes. Please correct lot 136 and 140.
10. On the sanitary, I suggest we add a manhole on lot 155 so we can end the line near the development property line. Laterals cannot be shown on the line out to manhole 728 since their locations are not known.
11. The last curb inlet before a pond should call out a sump. Please show it on the sumps graphically on the storm profiles. You called them out but did not show them graphically for all sumps.
12. Subsurface drain is not provided to all lots. Is there a commitment for certain lots to not have basements?
13. On the SSD plan, please show the lot laterals.
14. Near lot 137, please do not have the SSD main tee and split. Have one main line and have the individual laterals come off the main.
15. On the SSD plan, is the main to connect into structure 497A?
16. On the SSD plan, there is a Nyloplast structure shown. Please use a concrete structure and change the 6" SSD to 12" RCP. The size of structure 471 might need to be increased to allow for the added 12" RCP pipe.

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17. There is a swale behind lots 159-161 that should have an SSD.
18. On the SSD plan, there is a label and riser missing from near lot 131.
19. On the SSD plan, there is a swale behind the amenity area without an SSD.
20. On the SSD plan, the swales near the rear of lots 100-101 are unclear. Multiple swales are shown that cross. Please correct. Also, all swales should have SSDs.
21. On the SSD plan, there should be a riser near lot 120.

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

Authorized Signature _____ Date _____

McCordsville

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McCordsville Technical Committee McCordsville Town Engineer

Meeting Date: May 4, 2023

Petitioner: A&F Engineering and McCordsville Police Department

Subdivision: **McCord Square Lot 4 – Police Station**

Location: McCord Square just west of 750N entrance location

Comments:

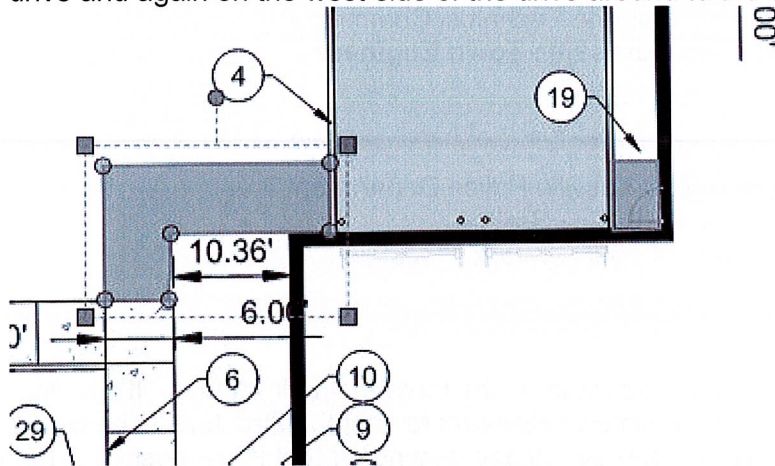
1. On the site plan, note 16, that structure is the force main air release. It should not be within pavement in case it becomes necessary to vent the structure. The path should be aligned between the hydrant and air release casting. If that is not possible, the hydrant should be shifted towards 750N.
2. I would like to have Str 713 placed in a permanent location. The curb inlet would be located in pavement in the built-out condition. Can we shift it to be within the curb of the median?
3. On the utility plan, note S8, the lateral stub was constructed and should be 6-8' deep. The connection will be at the end of the lateral stub and not the wye.
4. On the lift station site, I defer to Steve Gipson, but I think the gate should be located along the north side of the fence on the east side favoring access to the wet well.
5. Please use town standard castings or provide an explanation of why an alternative is necessary.
6. Per our discussion on 5/3/23, please modify the parking area to reduce the island size along the trash truck route out from the dumpster. Also, extend the concrete pavement area to the east to the approximate start of the reduced island.

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7. Please add a sidewalk from the door in the west wall just north of the sallyport to the drive and again on the west side of the drive around to the other sidewalk.



8. Please use this pavement section for Civic Drive.

INDOT standard
1 ¹⁶⁵ 110 LBS/SYS, ~~QC/QA~~ HMA, SURFACE, 9.5 mm ON
²⁷⁵ ~~330~~ LBS/SYS, ~~QC/QA~~ HMA, INTERMEDIATE, 19.0 mm ON
³³⁰ ~~660~~ LBS/SYS, ~~QC/QA~~ HMA, BASE, 25.0 mm ON
4 IN. COMPACTED AGGREGATE BASE, NO. 53 ON
4 IN. COMPACTED AGGREGATE, NO. 2 STONE ON

SUBGRADE TREATMENT TYPE 1B (CHEMICALLY MODIFIED WITH 4.5% HIGH CALCIUM HYDRATED LIME OR CEMENT)

9. The plans reference the town standards for the Civic Drive paving section, but the town standards are not included with the set.
10. On the site plan, note 25 references a 2' combined curb and gutter on the detail sheets but none is present. The barrier curb detail is missing too.
11. Are the streetlights correctly shown along 750N? Please confirm with Ryan Crum.
12. Photometric plan doesn't reflect the values from the street lights.

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

Authorized Signature _____ Date _____

McCordsville

ESTD  1988

INDIANA

May 3, 2023

GM Development

Re: McCordsville Police Department Variance(s)

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

CONSTRUCTION PLANS:

Streets & Sidewalks/Paths

1. Please a sidewalk connection from the rear of the sallyport to the sidewalk along the parking spaces west of the sallyport.
2. Please denote all ADA truncated dome plates as black in color.
3. Please confirm Legend Note 25 on the site plan is "chair-back" curbing.
4. Please add sidewalk connection from the sidewalk in front of the building to the perimeter path along 750N. See enclosed proposed location. This sidewalk connection should be flanked by mulch beds and shrubs.

Lighting & Landscaping

5. Please reduce the size of the landscape island at the far northwest corner of the site. We suggest simply removing the west half and striping the area. This should provide sufficient turning/maneuvering radius for the trash truck. In making this change, please make the necessary adjustment to the parking lot(s).
6. Is it possible to keep the shrub plantings along the securing fence (along 750N) on the outside of the fence?
7. We would like to see an evergreen shrub material around the north transformer pad instead of Sch-j.
8. Shrub plantings should be planted across the entire north property line. We understand we will need a species that can survive in a narrow space along the security fence.
9. Can the spruce trees along the west property line be a staggered row, and therefore closer together to form more of a solid screen sooner than later? It appears there is only one grouping of foundation plantings along the south building façade. Can we add a second grouping?
10. The Town may have forthcoming comments regarding species.
11. Staff will provide our standard details for the streetlights and lighted bollards. All other exterior light fixtures are acceptable. All free-standing exterior lights shall be black, wall-mounted exterior lights shall be brown/dark bronze.
12. Are all landscape areas being irrigated?

Miscellaneous

13. Please denote the color for the security fence as black. The Town may have forthcoming regarding whether we want a straight fence or curved fence. Please also denote the height of the fence.
14. It appears the site shift that we discussed in April has been made. Can you please confirm that, and denote if it has caused any challenges to issues that we need to address?
15. The Town would like to explore adding a "third wall" to the lift station screening. The 3rd wall would be the west wall.
16. Staff will have forthcoming comments regarding the screen wall design for the lift station.

Please submit revisions to these comments and all other Town comments following the 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 & espalding@mccordsville.org. This filing will not go to the Plan Commission, it can be approved administratively by staff, following the receipt of plans which address all comments.

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,



Ethan Spalding

Associate Town Planner - Planning & Development
Town of McCordsville

