

# Technical Advisory Committee

## Meeting Minutes

October 3, 2019

### Call to Order

**Members Present:** Vernon Township Fire Marshall Les McConnell, Building Inspector Mike Cousins, Plant Operator Steve Gipson, Planning Director Ryan Crum, Town Engineer Mark Witsman, Public Works Commissioner Ron Crider, Police Chief Paul Casey.

**Members Not Present:** Buck Creek Township Trustee Mel Branson

**Others Present:** Town Manager Tonya Galbraith, Building Inspector Jack Spaulding, Planning & Building Administrative Assistant Jennifer Pack, Eric Daniel with C&S Companies, Clover Communities

### Approval of Minutes

Minutes from the September 5, 2019 meeting were unanimously approved.

### Old Business

None

### Project Reviews

#### *Gateway Crossing Senior Apartments – Development Plan & Secondary Plat*

Mr. Crum opened the meeting and introduced Eric Daniel from C & S Companies. Mr. Crum asked Mr. McConnell to begin with his comments on the plans.

Mr. McConnell:

- Fire department connections
- Alarms and knock box,
- Address system for rooms
- Specific size for hydrant hook-ups

Mr. Cousins:

- No comments

Mr. Gipson:

- Avoid putting lateral under concrete; the cost is on the owner if they need to be accessed after the build is complete.

Mr. Crider:

- Keep cleanout in the grassed island in the center when shifting laterals
- Refer to memo (attached)

Mr. Witsman:

- Hydrant spacing;
- Extend main to shorten lateral
- Include plat
- Who will be responsible for maintaining pond?
- Need more detail with Erosion Control plan.
- Discussion over stone diaphragm vs curb
- Spacing between garages is too tight for equipment to get through
- Refer to memo (attached)

Chief Casey:

- Is the entry way large enough?
- Make sure the lighting is appropriate on paths.

Mr. Crum:

- Discussion about the style of lights to conform with Town requirements and photometrics.

## **Announcements**

Next meeting will be on November 7, if needed

## **Adjournment**

Motion made and approved to adjourn.



**Public Works Department**  
**6280 West 800 North**  
**McCordsville, IN 46055**  
**Phone: 317-335-3493**  
**Fax: 317-336-7483**  
[www.mccordsville.org](http://www.mccordsville.org)

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TO: Clover Communities

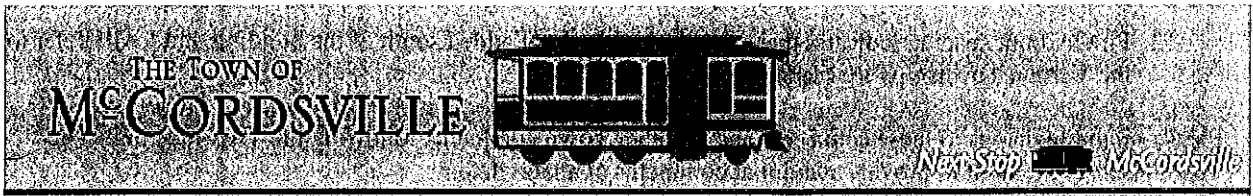
FROM: Ron Crider, Public Works Commissioner

DATE: October 3, 2019

RE: TAC

1. Sheet CS-507 does not show a type II clean out per McCordsville standards.
2. Sheet CU-101, please offset the sewer connection from the concrete front entrance of the building.
3. Sheet CU-101, use type II clean outs on sanitary sewer line.
4. Sheet CS-501, use the 2 3/8" galvanized diameter signpost.

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



October 3, 2019

C & S Companies  
141 Elm Street, Suite 100  
Buffalo, NY 14200  
Attn: Eric Daniel

**Re: Clover Communities McCordsville**

Dear Mr. Daniel:

The Engineering Dept. has reviewed the Development Plan submitted on September 20, 2019 for the Clover Communities development and has the following comments that need to be resolved:

1. Please provide a plat for review.

Storm comments

2. Please revise the drawings to show any storm pipe greater than 12" to be RCP.
3. End sections should be RCP as well.
4. Please add a storm structure (rather than a clean out) at the end of any 12" storm sewer. I think there are two locations.
5. 12" sumps are called out as typical for all structures except DI 7, DI 11, DI 14 which have 30" sumps. I am concerned about the added maintenance of having 12" sumps in all the structures.
6. Please provide a maintenance plan for the storm sewer and the modified pond.

Erosion control comments

7. Erosion control blanket should be used on the reconstructed pond bank.
8. The erosion control for the north pond and the sediment basin skimmer concerns me. Please contact me to discuss.

Sanitary comments

9. Please shift the south lateral to either the north or the south so that it does not enter the building under the entrance.
10. Please extend the sanitary sewer main approximately 180' and set a manhole for the south lateral to connect.
11. Please make the clean out in the center island to be a type II clean out.

Miscellaneous comments

12. Please remove the stone diaphragm in favor of an island with a curb.