
TECHNICAL ADVISORY COMMITTEE REPORT

TO: PYATT BUILDERS
FROM: TOWN PLANNING STAFF
SUBJECT: HIDDEN HILLS SECTION 2 – SECONDARY PLAT
DATE: JUNE 8, 2022
CC: STEVE MAPLE (BUILDING COMMISSIONER), JASON LOVE (TOWN MANAGER), CHRIS YORK (WWTP SUPERVISOR), GARY GOLAY (WATER SUPERINTENDENT), APRIL WRIGLEY (BUILDING SERVICES COORDINATOR/BUILDING INSPECTOR); JACK SWALLEY (BUILDING INSPECTOR) ERIC WATHEN (TOWN ENGINEER)

APPLICANT: PAUL CLAIRE (PYATT BUILDERS)
LOCATION: 1101 E WALL STREET, PITTSBORO, IN 46167
PARCEL SIZE: 25 ACRES
ZONING: PUD

ATTENDEES

Paul Claire – Pyatt Builders
 Bob Stanton – Banning Engineering
 Bill Zuenik – Pittsboro Fire Chief
 Steve Maple – Building Commissioner
 Chris York – Wastewater Supervisor
 Jason Love – Town Manager
 Scott King – Pittsboro Police Chief
 Robin Swalley – Pittsboro Parks Dept.
 Carl Carson – Pittsboro Police Dept.
 April Wrigley – Building Department
 Gary Golay – Water Supervisor
 Jack Swalley – Building Inspector
 Eric Wathen – Town Engineer / RQAW
 Cynthia Bowen – Town Planner / Rundell Ernstberger Associates

COMMENTS

Town Manager

- When the sewer comes up through the deep run and will it attach to the Ambassador Drive? This doesn't need to be completed as part of section 2.
 - Section 3 & 5 go to the south with probably 8 inch – size might be an issue (into Louisiana).

- Portion of 4 goes to the south
- They are taking 1/2 their site into that direction
- Jason and Eric need to take an additional look at this to make sure it all works.

Building Commissioner

- Were the trail going to come up from Jefferson Park, were you going to come up and start attach it prior. Can they put gravel in or something in so people can walk.
 - Paul: When they do section 3 they will install the trail. They want to make sure that the grade is level and it doesn't hold water or push it out.
- Landscape won't go into this fall
- No lights on either side of the bridge, and so they committed that they would have a flashing solar light
 - Need to talk with Hendricks Power & Light to get one installed near bridge. Need to address.
- What is the distance between street lights? Lets look at this and see if we need to add any additional light.

Police

- No comments.

Fire

- No comments.

Utilities

- Maintain 300' separation between fire hydrants – need to make some adjustments because some are too close and some are too far. This has to do with flushing but will help fire.
- Add dead ends adjustable for hydrants or water ends.
- Please put temporary hydrants on all blow off's.
- Use full size hydrants on everything including temporary
 - Cynthia to send detail to Paul based on Gary's comments
- Meter pits and pipes are a year out so if you haven't ordered you should start soon.
- Section 2 won't start until this fall.
- Sewer manholes look pretty good
- Heading into Jefferson Park
- Stormwater full Rule 5 on plans – hasn't happened yet.
- They will have 4 bay on every pond? That is probably wrong so that needs to be adjusted in the BMP manual.
- Section 2 will go under current Rule 5 rules.
- Pittsboro will undergo a new general permit and that will change things under Sections 3, 4, and 5 but Chris will check with IDEM on timing and if it will affect Section 2
 - Undisturbed from 15 days to 7 days
 - How often to inspect – from monthly to weekly
 - And there is more...it's a lot harder on the builders on the construction side.
- Please make sure that we have all the permits for the creeks
- The silt fence must be maintained every day on this – Chris will be on top of that.
- Chris has to do the MS4 review still. Trying to get this done before we have the NOI.
 - The SWIFT plan for this is already under the new rules.
 - Paul – the farmer adjacent to the site will still be farming and so contract

Engineering

- Sign for construction @ Jefferson Park
- Hasn't reviewed drainage calculations
- Drainage is flat at the swale that runs east-west make sure that is graded and flows to the east. (C102)
- They have an issue with the legal drain – it needs to be dredged and cleaned for Paul to provide the easement. The neighborhood is in the assessment area for the legal drain. July 12 is when Paul goes to the draining board. Pittsboro will give consent.

Planning

- Overall – C101 – indicates mature trees will not be removed unless written approval of the zoning administrator – should we change this to building commissioner or town manager. We really don't have a zoning administrator anymore
 - Planning & Zoning Department...
 - Label the standards with caliper or height
 - Nothing about lot landscape – minimum 2 2" caliper shade or ornamental trees & 12 shrubs 18" in height and corner lots have 2 – 2" caliper shade, ornamental, or 6' high evergreens 12 shrubs – 18" in height
- Do they still have the list of approved tree species – would like it to be listed on one of the sheets. Seems to get lost.
- Submit actual species list for approval before installation.
- Plat –
 - 10 lots do not meet the minimum 70' wide lot size per PUD ordinance
 - Discussion about whether that was at the street or BSL
 - Cynthia to check PUD ordinance to see what it says
 - Do not show 10' side yard setbacks on plat
 - 20' minimum aggregate between homes
 - Bob: minimum 10' between homes so aggregate is not a true aggregate
 - Do not show 20' rear yard setbacks
 - Bob: Don't want to show on plat.
 - Numbers have been identified on the bottom of the page as a summary, those are incorrect and need to be updated.
- Any other signage besides street signs?
 - No
- Need to provide to Cynthia their recorded PUD.

Building

- Pre-con with contractor before moving dirt.
- Pre-con with home builder before starting new homes.
- Will water truck be onsite, for dust control?
- Rule 5 temporary seeding will be enforced.
- Will connecting streets to other neighborhoods be blocked?
 - Paul: The one to Jefferson Park will continue to be blocked off so that will continue. They won't connect to the other Jefferson Park
- Plans show stop bars and cross walk markings.
 - Paul: Not going to install stop bars or cross walk markings
- Would prefer log rolls for home building sites

- Don't want them everywhere just along home building sites...
- Paul: will provide a response to Pittsboro on this -- but generally is ok with this
- Will drop in baskets be installed with the development?
 - Paul: Typically will put them in at development before home building gets in. They want them in the backyards.
 - Jack wants them in the front. Will need a response.
- Plans show topsoil placed in back yards and along curbs.
 - It is shown on the plans, and Jack will be looking for this during construction.
- Will storm outlets be submerged?
 - No
- Plans show underdrain stubs in the rear of the lots, how will these be marked? (C530)
 - Paul: Cut off cap and then bury them. Also need to be placed on as-builts. Paul doesn't have a detail for them.
 - Chris: Pumps go into the rear, and we will require hook-on's per Chris
- Erosion control blankets (C530)
 - Paul yes they plan on using this.
- This will be the first subdivisions with the first 30' setback. This will help with parking, etc. Thank you for assisting with this.

School

- Not present

Parks

- Parks is going to take the barn down.
- John Hill wants the big tree to stay.
- The issue is there is a gas line that runs out wall street.
 - This line is going to have to be lowered. Vectren is going to need to be connected. Paul needs to work this out with Vectren.
 - Eric needs to know when its been staked so he can go out and look at it.

Developer Comments/Questions

- Details shows box creek culvert and asked if there was any other type of culvert that could be designed. Paul has asked if there is something else so it looks better and is done right.
 - Jason doesn't think it was too big
 - Town doesn't like corrugated metal -- so don't use that.
- Need to have updates to Cynthia by June 17th

Council Representative

- When trail comes to street, please maintain visual triangle
- Will electrical homes be able to handle the electrical vehicle voltage
 - That is a Hendricks Power Issue --
 - IPL is setting another meter base and setting up a new service

