



MEETING: Site Review Committee
SUBJECT: Preserve at Grande Oaks
ADDRESS: Eisenhower East of Roosevelt

LOCATION: City Hall
DATE: January 24, 2012

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Craig Phillips, Planning Director	(219) 462-1161
Tim Burkman, Engineering Director	(219) 462-1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Chuck McIntire, Water Dept.	(219) 462-6174
Tony Reid, Public Works	(219) 462-4612
Jack Johnson, Fire Department	(219) 462-8325
Adam McAlpine, Engineering Dept.	(219) 462-1161
Steve Poulos, City Utilities	(219) 464-4973
Media	

PRESENTERS:

James D. Combs, L.I. Combs	(219) 477-1990 / jimcombs@licombs.com
Jeffrey R. Ban, DVG, Inc.	(219) 622-2740 / jrbandvg@sbcglobal.net
Michael Sakich, IGC	(219) 738-2322 / msakich@IGCRE.com
Jack Huls, DVG, Inc.	(219) 662-2740 / jhulsdvg@sbcglobal.net

Email addresses for the above City of Valparaiso Departments can be found at www.valpo.us.

The following is a summary of discussion at this meeting:

OPENING: The Site Review Committee met to discuss the proposed Grande Oaks apartment complex. Phillips stated that site review is not an approval. Rather, it is a preliminary discussion of the requirements and issues to be considered by the developer or owner. It is possible it will need to come back before site review or to seek other approvals.

EXPLANATION OF PROJECT: There has been a reduction in the number of units from 160 to 152. Also the layout has been modified to accommodate the implications of the wetland analysis that has been performed. The sanitary sewer is running the same way. The water is running more or less the same way. The number of fire hydrants is the same. The drainage pattern is similar to the way it was in earlier site review. Combs stated the major point of discussion today is the sanitary sewer. The indication is that they will be able to move forward with a certain number of units and want to clarify any implications or limitations they may face in the future.

STAFF COMMENTS:

POULOS: Poulos deferred comments to Burkman.

BURKMAN: Burkman pointed out that this was the third site review for this project.

Sanitary Sewer Background Discussion: The project was originally reviewed in March 2010 and again in July 2010. At that time, concerns were raised over the sanitary sewer downstream of this location, specifically during wet weather events. The pipe has more than adequate carrying capacity for this development during dry weather conditions, but certain rain events have previously caused significant spikes in the flow levels within the sewer, indicative of inflow and infiltration issues. Since that time, the Utility has done televising, cleaning and lining of portions of the downstream sewer mains. This is an on-going effort as inspections will be performed in the area east of this development in an effort to identify and eliminate sump pumps that are inappropriately connected to the sanitary sewer. At this time, given the work that has been done and the plan that

is in place going forward, the Engineering Department and Utility Department feel comfortable proceeding with Phase 1 of the development. Prior to proceeding with Phases 2 and 3 of this development, the developer will need to obtain permission from City/Utility allowing the opportunity for more work to be done on the existing infrastructure in this area. It seems the timing for this should work well, allowing Utility's plans for the area to continue while Phase 1 is built out. Burkman asked if this seemed agreeable. Combs stated they just wanted assurance that possibly in a year they could start thinking about the second and third phases. Burkman said it is difficult to put a timeline on this, but would keep the developers involved as part of the process as work is furthered in the area. Burkman asked if there was a timeline for Phase 1's build-out. Combs stated that if all went well they may be able to start the first buildings at the end of September, but it would most likely be a little later than this. Phase 1 will be four buildings and will probably be in the October to December area. Ban stated that ideally they hoped the timing would allow them to build through next winter, assuming all the units lease up. Burkman reiterated that today, we are comfortable with Phase 1. There is a plan and we are working this plan. There is no timeframe that can be given to start Phase 2. Poulos pointed out that 33,000 feet of sewers in the area were cleaned and televised. No compromises were found within the existing structures. The next phase is to do indoor inspections for illicit sump pump connections because the flow metering shows that the spikes are illustrating sump pump connections within the area. This is a smaller footprint than the Green Acres area which took about 3 to 6 months to remove everybody from the system. There are approximately 300-400 addresses to do the same for this area and we are hoping that within the next 6-7 months everyone can be removed from the system; however, every area is different and it doesn't mean the same success will be realized on east side as was realized on the north side. Poulos further cautioned that removing inflow is not a perfect science. Just because infrastructure repairs are done and removing people from the system does not guarantee all the water will be removed from the system. As we progress through this and have been successful in the past, meters will probably be installed within the system to see what benefits have been realized from this work. The system will continue to be monitored and rehabilitated. Poulos clarified that the Green Acres area started in April and was completed in September. Poulos stated that when an indoor inspection is done and an individual is non-compliant and conveying water into the system either from a sump pump or down spout they are given 90-days to remove it from the system. Combs asked what point in time they might have a better assurance. Burkman conveyed that at least the 3-6 month period would be needed to allow the inspections to take place. Poulos interjected that hopefully by June or July the inspection process would be complete and then the area would be metered again to see if there has been a benefit. Burkman clarified that the capacity in the line is available and if the inflow and infiltration did not exist, connection could be made in the line. Also the lines downstream quickly grow to 15" and 18" in diameter and a few hundred thousand gallons per day are seen in these lines. The capacity is available; however, the main concern is wet weather conditions and getting as much of the inflow and infiltration out of the system as possible. Poulos confirmed that the area east of this development is the prime problem. He further stated that two flow meters were installed in the area to isolate where the majority of the inflow and infiltration was coming from.

Other Comments/Questions: Burkman requested clarification on whether the gated access off Glendale is intended to be a main entrance or for emergency access only. Combs said they are considering this a subsidiary entrance. Burkman pointed out that this access is shared with the church. Combs confirmed this and further stated they are doing negotiations and that the church is actually on their property. Burkman pointed out a 50' right-of-way dedication is required along Eisenhower and includes the existing portion of the roadway just east of Roosevelt. Burkman mentioned that consideration needs to be given to sight distance at drives due to on-street parking. Burkman requested clarification concerning the speed table and asked if this would be where pedestrians are most likely to cross or need to cross. More details concerning this speed table will be required for placement of advanced warning signs. These details will be reviewed by

Engineering and Public Works to insure this will work with snowplowing operations, etc. With respect to access, consideration needs to be given concerning placement of the manholes in the new infrastructure. Having the potential for a parked car blocking the manhole would present a problem should Utility need access for cleaning purposes, etc. Easements will need to be provided for portions of the sanitary sewer mains located outside the right-of-way. From a storm water perspective, reducing pavement wherever possible is strongly encouraged. Parking spaces that overhang grassed areas can be reduced to 9'x18'. If parking spaces are adjacent to a walk or another parking space they must remain at the full 20'. Burkman asked what would be done with the field tile in road noted on the plans. Combs said this would be reconnected as needed. Burkman said this needs to be addressed as plans are finalized. Burkman confirmed that two sets of engineering plans should be sent to the Engineering Department. These will be reviewed by both Engineering and Utility. The Engineering Department will reserve the opportunity to provide additional comments as plans are developed.

MCALPINE: Evidence of approval (i.e. Jurisdictional Determination) from the Chicago District Army Corps of Engineering regarding all wetland impacts must be provided. If they or the State decides that wetland mitigation is required, this will need to be shown in the landscaping plan. The finished floor elevations of some of the units appear to be much higher than the near-by adjacent low-lying wetlands; therefore, additional site grading information on the rear side of these units demonstrating no fill is proposed to be placed in these wetlands is needed. There are portions of the storm sewer system on the southeast quadrant of the development that drain directly into the outlet storm sewer rather than into the detention pond. Ban mentioned a restrictor would be placed so that the water would be sent to the pond. McAlpine said the majority of the storm sewer pipes are below paved roads or parking lots and it is recommended they be reinforced concrete pipe. The ponds and storm sewers outside the right-of-way are to be privately maintained and reflecting this on the Final Plat document is required. All storm sewers within the proposed Eisenhower Avenue right-of-way are required to be reinforced concrete pipe. The detention ponds on the north side of the subdivision are shown to discharge to the northeast toward the rear of an adjoining subdivision, therefore, rerouting the 100-year storm to the interior detention basin and ultimately to the Glendale trunk storm sewer is requested. Calculations indicating how the detention ponds and pipes were sized are required. The interior detention pond needs to have an emergency spillway and the pond overflow route to Glendale needs to be shown on the grading plan. The apartments and club house directly west of the interior detention basin appear too close to both the normal and high water levels and need to be discussed in more detail. Huls asked if there was a minimum we wanted. McAlpine replied it would be nice to see 15' out from the finished floor before starting to taper down toward the water surface; however, this is a tight area and may not be feasible. Combs mentioned they should be able to shift the buildings away from the ponds.

RIED: Public Works as no comments.

PHILLIPS: This is a permitted use. With the reduction in the number of units, Phase 1 is now in compliance with the calculations discussed. The information provided regarding the building types, units, numbers of bedrooms, etc. allowed us to arrive at the final number as well as the parking requirements and are compliant. Phillips reminded them that before too much longer a follow-up with John Siebert concerning the Pathway Master Plan requirement is needed. A pathway going through the property was shown at one time; this would potentially be an offset to the requirements, but must be constructed per the Master Plan. A calculation for the open space for the development must be shown on the plans. Building and lot coverage need to be shown on the plans. A detailed lighting plan must be provided. The lighting at the north, east and south residential property lines cannot exceed more than 3/10's of foot candle. The west property line cannot exceed more than 1/2 foot candle and is not as critical due to this being a commercial facility. A detail landscape plan per phase per Article 10 of the UDO is required prior to issuance of a zoning clearance for the project. A copy of the tree survey covering the entire project is

needed. Phillips reminded them that the allowance for advertising message space on signage for the development is 32 sq. ft. along Glendale and Roosevelt. Additional embellishment in the form of architectural detail on the sign itself will be allowed. Interior signage at the club house could also be allowed. The sign for Eisenhower can be constructed and dedicate the right-of-way and at that point an easement will have to be worked out with the Board of Public Works to have this remain as part of the dedication. If the entrance at Glendale is gated, putting wording on the signage at Glendale indicating that it is a "resident only entrance" is recommended. Combs asked if gating was acceptable. Phillips responded that gating is not preferred, but since there are two other entrances it would not create a big issue. A turn around with the gate may be necessary. Phillips also reminded them that detailed architectural drawings are necessary and should comply with Article 11.205 with regard to architectural detail. Dumpsters and enclosures should be installed in accordance with Section 2.310, residential standards for waste collection facilities. A Zoning Clearance can be submitted to Phillips ahead of time and be paid for up front, or it can be submitted all as a package as part of the phase and Phillips would be part of the review process. Phillips stated that if Vicki Thrasher had not spoken to Combs before she left for an inspection, contacting her concerning any additional comments she might have would be necessary. Phase 2 and 3 will not be site reviewed again. Any last minute details should be worked out with individual departments.

PILARSKI: This is a revision to the prior plans submitted in July. Pilarski clarified that this is strictly a residential development with no commercial establishments included. The pool and club house will have to be discussed when Phase 2 begins. Pilarski reiterated that the Sanitary Sewer Profile Plans are required for review and approval.

MCINTIRE: McIntire reiterated that easements for the water main not located in the right-of-way are necessary. The fire hydrant relocations look good. The wet tap at the northwest corner as well as the temporary sterilization tap need to be shown. Directly south of this a 90 is shown on the fire leg, this needs to be replaced with two 45's. Shutoffs are to be located adjacent to the 8" water mains. A temporary 2" flush-out at the east end just before tie-in to the Eisenhower existing will be required. As preliminary plans are developed, they should be sent to McIntire for profile review. McIntire stated he would work with the developers on the NOI for IDEM. A punch list concerning placements on the design as well as contractual procedures and meter placements was provided.

JOHNSON: The drive aisles are 24 or 25 feet. The drive aisle in the center is 16 feet and parking is one way. All the buildings are two-story and will be sprinklered. Johnson's concerns lay with the access behind the buildings in Phase 2 and 3. Sprinkler systems in 8-plexes are more a life safety system and are not designed to be a suppression system. If the Fire Department cannot obtain access to the back of buildings in Phase 2 and 3, excluding the club house and pool, considering full coverage of the buildings with the sprinkler system is strongly recommended. The materials for a 13R system could still be used, however, there would be more sprinkler heads. This would be a trade off for not being able to get to the back of these buildings. There is also a dry pendent head that could be used to protect the attic space, without using a combination wet and dry system. Uptown East is a perfect example - their balconies are sprinklered with dry pendent heads but are connected to their wet system. The 13 system is over and above what is required by code and it buys the added protection of fire suppression. A 13R system has allowances for void spaces for closets, areas without gas lines, etc., and are primarily designed to allow people to get out of the building. Johnson also mentioned that due to the travel distance to the furthest point requirements may dictate the need for standpipes. Johnson will research the standpipe code concerning this issue. Access is considered the closest point that a truck can be driven on hard pavement to allow entrance into the building. The upgraded sprinkler system would provide some degree of comfort if the trucks are not able to get to the back side of the building. Standpipes would also help this situation. With travel distances being 200-300 feet, it requires a lot of time to setup an operation of this type. Full sprinkler systems with protection in the attics for those buildings that do not have access to the rear should be considered. There is a difference

between a 13R system and a commercial system. Combs stated this would be looked at. Johnson advised that each building would have to have a Knox Box and should be located on the address side of each building. The fire department connections appear to be good. Johnson pointed out that a fire department connection was not shown for the four-unit building. Huls stated that a fire department connection would be placed where the water comes in on the left side of the building. Johnson cautioned that plantings should not be placed in front of any fire department connections. Placing fire protection signs at the top of the fire department connections was suggested. The fire hydrant locations are good.

ISSUES TO BE RESOLVED:

- Landscaping Plan (with Tree Survey)
- Erosion Control Plan
- Rule 5 Permit
- Right-of-way
- Jurisdictional Determination - Chicago District Army Corp. of Engineering -Wetland Impacts
- Sanitary/Sewer
- Detailed Site Plan
- Backflow Prevention
- Site Improvement Permit
- State Design Release
- Building Permit
- Signage / Fencing Permit
- Zoning Clearance
- Knox Box
- Detailed Lighting Plan
- Pathway Master Plan-Follow-up with John Siebert
- Follow-up with Vicki Thrasher, Building Commissioner
- Open Space Calculation
- Building and Lot Coverage
- Detailed Architectural Drawings
- Dumpster Enclosures
- Easements