



MEETING: Site Review Committee
SUBJECT: Cooks Corners Elementary School
ADDRESS: 358 Bullseye Lake Road
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: June 28, 2016

IN ATTENDANCE:

Tyler Kent, Planning Director	(219) 462-1161
Vicki Thrasher, Building Commissioner	(219) 462.1161
Tim Burkman, Engineering Director	(219) 462-1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Mark Geskey, Utilities	(219) 462-6174
Jon Daly, Fire Department	(219) 462-8325
Brent Dickson, Public Works Director	(219) 462-4612
Media	

PRESENTERS:

E. Ric Frataccia, Superintendent of Schools
 (219) 531-3000 / frataccia@valpo.k12.in.us
 Donald Torrenga, Torrenga Engineering, Inc.
 (219) 836-8918 / don.torrenga@torrenga.com
 Terry Allsop, The Skillman Corporation
 (574) 971-7922 / taallsop@skillman.com
 Dion Katsouros, The Skillman Corporation
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 Todd Van Keppel, Valparaiso Community Schools
 (219) 465-9199 / tvankeppel@valpo.k12.in.us

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 additions and renovations at Cooks Corners Elementary School located at 358 Bullseye Lake Road. Kent 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: This project ties directly into the gymnasium project. At the time the gymnasium package was submitted the water main was rerouted around the outside of the gymnasium and that will also fall into this package. There is quite a bit of removal of asphalt, trees and parking lot. Some of this is in the way, some of it is in poor condition and some of it is being redone. The site plan for this site is changing very dramatically. There will be three building additions going onto the existing building. One is in the southwest corner and is an addition to the offices. There is also a building addition that will tie the main building into the gymnasium. The third building addition is to the southeast of the existing building which most likely will be classrooms. Torrenga said they are attempting to completely change the traffic pattern. Currently cars enter either on Campbell Street or on an entrance along Bullseye Lake Road. The parking lot is up front. The Engineering Department has requested the removal the entrance on Bullseye Lake Road. They will be putting a roadway down the north side of the building all the way to the east. The driveway will come out onto Bullseye Lake Road. There will be bus and car parking along this roadway. There will also be a hard play area which will double as an overflow parking area. A youth soccer field will be moved to the southeast corner of the property. Torrenga stated they are trying to create two detention areas that are nothing more than swales. The first detention area is in the northeast corner. They are connecting all of the structures that will pick up the storm water in the low swale area via perforated pipe. This will go into an existing 12" storm sewer located on the north property line. This will pick up pretty much everything from the middle of the building, the gymnasium package and the overflow parking/play area going north. They will be lowering the property very slightly in the soccer field area and creating a small detention area in

the southeast corner. This will outlet into a separate storm sewer on Bullseye Lake Road. Both of the detention areas will have restrictor pipes. During heavy storms water will be forced to collect in these low areas to be released. The ponds are sized to take care of all of the additional hard surface area being added to the property. There are some slight modifications to sanitary sewers. Torrenga said that when additions were done to Cooks Corners during the 70's or 80's there was an existing sanitary sewer and the building was put over the top of this sanitary sewer. The pipe was removed and replaced with a steel pipe. It still exists underneath the building. Sheet C4.0 shows the pipe which connects to a sanitary line in the Cooks Corners subdivision and runs kitty corner across the property to an area south of the building. The sanitary sewer is being rerouted from this point. Torrenga said they are once again going underneath the new addition and running it all the way over to the east property line. The existing steel pipe has some connections from the building so it cannot be removed, but everything up to the south wall of the existing building is being removed. A landscape plan has been submitted.

STAFF COMMENTS:

BURKMAN: Burkman asked what the circulation pattern will be within their site, given the removal of the driveway on Bullseye Lake Road and the installation of the new access drive to the east. Torrenga said they are trying to encourage more of a one-way traffic pattern. The angle of the bus parking will not allow cars to come in that way in the morning. The general traffic pattern will be for anyone dropping off in front of the building they will take a sharp right turn into the parking lot, circle around and go back out on to Bullseye Lake Road. Burkman said arrows are shown going both directions on the drive. Burkman suggested two lanes exiting to provide a right turn and a left turn on to Bullseye Lake Road when there is a high concentration of parents leaving. Burkman suggested signing this one-way. Torrenga believes the intention is to have it two-way. After a discussion concerning this issue, the school agreed that it would be good to stay consistent with the one-way configuration to avoid confusion for drivers. Burkman conveyed that since the driveway on Bullseye Lake Road has been moved further from the intersection, there is less concern with cars turning left. Burkman said making it one way makes sense. Burkman mentioned the right-of-way dedications have been received. Burkman requested additional detail/grades on the new curb. Burkman said extra turnouts may be needed so water does not pond on the road. Burkman advised that discussing the additional drainage items with Adam McAlpine is necessary. Burkman assumes the 8" PVC pipe coming out of the gymnasium and heads southeast is for roof drains. Torrenga confirmed the pipe is for roof drains. Burkman indicated that Mingyan Zhou is reviewing the Storm Water Pollution Prevention Plan and will follow-up with Torrenga concerning any Rule 5 comments. A Site Permit will be required and will cover the right-of-way cuts and the sanitary sewer connections.

DALY: The City follows the 2014 Indiana Building and Fire Codes. All the doors will continue with the same lockset. Daly asked about the FDC location. Torrenga said it is back in the corner behind the dumpster. Daly requested a horn strobe above the FDC. Daly said that once construction is completed the doors will need to be either numbered or lettered. Daly asked if there will be gates at the access on Bullseye Lake Road. Torrenga confirmed there will gates. If the gates are locked using a chain, it may be necessary for the Fire Department to cut the chain. This will be less expensive than cutting a padlock. Addressing on the buildings will be necessary. Daly asked if a hydrant will be added at the northeast. Torrenga said a fire hydrant is proposed at the northeast corner of the gym box; however, it is not at the curb. Geskey interjected there are parking places in front of the area where the hydrant is being proposed.

THRASHER: A State Construction Design Release is required prior to issuance of Building Permits. All contractors working on the project must be registered with the City before permits can be issued. Thrasher asked when the gym addition will start. Katsourous said some earth work has started and the precast is being fabricated. The foundation should start in a week or so.

KENT: Two parking spaces are required per classroom. One bicycle rack is required for ten parking spaces. A landscape plan must be submitted. Torrenga mentioned there is a landscape plan. Kent suggested some landscaping in the northeast corner; however, this may be a safety concern. Maybe some type of decorative fencing could be used to keep the headlights from going into the residential backyards. Frataccia said they will try to come up with an option. Kent is aware there is a chiller located on the back of the building. There is a requirement in the UDO concerning noise. The acceptable level is 55 decibels from 9:00 a.m. to 11:00 p.m. and 45 decibels from 11:00 p.m. to 9:00 a.m. Kent mentioned there have been instances with businesses that abut residential properties concerning noise. Consideration may be given to putting baffles on the chiller to lessen the noise if it becomes louder than the measurements above. Katsouros mentioned they will be having a pre-bid meeting for chillers on June 29 for the bids on July 13. Katsouros will speak with the engineer to ensure the levels will be met. Kent asked if they intend to remove the existing fence along Bullseye Lake Road and install new fencing. Torrenga believes the intent is to keep the existing fence as is; however, it all depends on whether they need to do something in that corner. Kent conveyed that if it is removed, a variance may be required for the height and material. Kent explained that a 5 ft. chain link fence is not allowed in a front yard. The yard along Bullseye Lake Road is considered a front yard. Kent said appropriate material would be wrought iron or PVC and a height of 4 ft. is allowed. Typically, the City does not allow chain link for residential front yards; however, this is different because it is a school.

DICKSON: Areas of the sidewalk or roadway that will be impacted by construction must be restored to City specifications. Repairs to roadway cuts must match the existing roadway or must be restored to City specifications, whichever is greater. Inspections for the sub-grade and concrete or asphalt are required. Installation of curb & gutter will need to match City specifications. However, it is up further on private property this will not be an issue. Torrenga believes the City Specifications were included in the details. Dickson provided contact information.

PILARSKI: The Water Reclamation Department is interested in what is being discharged into the sanitary sewer. Pilarski said the plans are incomplete. Sheet P-101 shows six floors drains with no connection into the sanitary sewer. The plumbing plans for the mechanical room, boiler room and the kitchen on Sheet P-401 are missing the plumbing. Submittal of revised plans P-101 to P-105 is required, and as a general note, P-001 and P-501. Revised plans should be submitted to Yacoub Alojbeh, Pretreatment Coordinator. Torrenga said this information will be passed on to Gibraltar.

GESKEY: The water has been approved. However, in order to provide access to the fire hydrant that is being added, it will be necessary to remove one or two parking places currently located in front of this hydrant. Torrenga said there is hard surface area behind this hydrant. The Fire Department will be able to drive to the hydrant. Geskey said in Lot 3 of the Cooks Corners subdivision there is a manhole that the steel pipe discussed earlier ties into. Geskey presented a picture showing a mass of roots coming out of the steel pipe. Cleaning and televising this pipe is highly recommended. Geskey said plugging and sealing all holes not being used on the manhole towards the southeast that is being partly discontinued is necessary. Geskey said a manhole is preferred every 100 ft. on the 317 ft. run that goes across the soccer field; however, one manhole or a cleanout along this run will be acceptable. Torrenga said they could put this north of the north line of the soccer field. Geskey said this is acceptable. Geskey conveyed when they tie into the main in the easement on the east, it will be necessary to install a PVC Wye and No-Shear Fernco couplings to tie it back together. They should not tie into manhole. A Sewer Permit with an inspection will be required.

ISSUES TO BE RESOLVED:

Landscaping Plan
Erosion Control Plan

Rule 5 Permit
Contact Adam McAlpine (Drainage)
Detailed Site Plan
Site Improvement Permit
State Design Release
Building Permit
Signage/Fencing Permit
Zoning Clearance
Addressing on the Building
Variance for Fence (if existing fence is removed)
Inspections (for sidewalks & roadway) (Contact Public Works)
Revised Plans P-101 to P-105
Clean and Televiser Steel Pipe