

MEETING: Site Review Committee
SUBJECT: Family Express Lot 2
ADDRESS: 2505 Calumet Avenue
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: July 23, 2019

IN ATTENDANCE:

Tyler Kent, Planning Director
(219) 462-1161 / tkent@valpo.us
Adam McAlpine, Engineering Director
(219) 462-1161 / amcalpine@valpo.us
Will Rose, Engineering Dept.
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Mingyan Zhou, Engineering Dept.
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Amanda Vandenoever, Engineering Dept.
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Paul Scott, Water Reclamation Dept.
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Mark Geskey, Water Dept.
(219) 462-6174 / mgeskey@valpo.us

PRESENTERS:

Todd Leeth, Hoepfner Wagner & Evans
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Douglas Homeier, McMahan
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The following is a summary of discussion at this meeting.

OPENING: The Site Review Committee met to discuss the proposed re-subdivision of Family Express Lot 2. 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: Leeth said an application has been filed for a six-lot commercial subdivision. The property is the former Urschel Labs property. It was originally subdivided for the Family Express Fueling Station which fronts on the round-about. The back portion of the property was one big lot at that time (Lot 2). This nearly 12 acres of Lot 2 will be re-subdivided into six (6) commercial lots. The property was recently rezoned from an industrial zoning to a commercial zoning. Homeier said they will utilize the existing curb cut on Calumet Avenue. The existing road coming off Cumberland will be used. The previous project was supposed to be a large box store and the intent was to come off Vale Park Road. They want to have a right-in, left-in off Calumet Avenue and they want to keep the same for Vale Park Road. The existing entrance off Cumberland is a two in and out. The north detention pond will be utilized. The small detention pond will be eliminated. The detention pond will be

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expanded and utilized for drainage for the entire subdivision. It will be throttled out per the City of Valparaiso standards. There will be two throttles, one to the north on Calumet Avenue and one to south on Calumet Avenue. There are to two storm pipes and they pretty much stop at this property. All water will go into the pond and there will be a two-stage release. The first release will start and after an inch of pipe gets into the pond, then the second release will start and go north. All the storm water for a 100-year storm event will be contained within the pond. Homeier said he set all the rims and made designations for the rims throughout the proposed developments to be greater than the 100-year storm event. If it ever happened that something would clog up, it will fill up to no more than ½ foot in any spot in the parking lot before it would trickle out the front drive. Calumet Avenue entrance/exit will be the emergency overflow. Homeier said they are anticipating the pond will be wet bottom. This will help remove the total suspended solids; however, there is nomenclature that as each individual lot is developed, it will be necessary to install some type of an aqua swirl to catch their total suspended solids to meet or exceed City standards. The existing utilities off Cumberland, Vale Park Road and Calumet will be utilized to provide stubs for water and sewer to each lot. No new water mains or sanitary sewer mains will be created.

STAFF COMMENTS:

ROSE: It appears the roads will be private and under an agreement among the properties. Rose will contact 911 to ensure they do not have a problem if the streets are not named. Rose said this development is much like Target with roads going in and out with various easements associated with them. Rose said Lots 1 and 2 will be addressed off Calumet, Lot 3 will be addressed off Cumberland, Lot 6 will be addressed off Vale Park. Rose stated Lot 5 will be tricky. Leeth said this should be addressed off Calumet Avenue. Rose mentioned the Post Office will probably want boxes at the Calumet Avenue entrance. Rose asked if all the easements and associated documents were vacated when this was originally split as Lots 1 and 2. Homeier said all the easements stayed. Rose asked if they are shown on the plans. Homeier said there was a drainage easement allowing the existing pond for Urschel to get to Calumet Avenue and an access easement coming off Cumberland. Everything would have been on the platted survey for Lots 1 and 2 of the original subdivision.

MCALPINE: The roadway is available to the public; however, there are neighboring commercial businesses (CSI) who will want the right to the access easement off Cumberland. Any abutting businesses should have permission to use the drive. However, it may be difficult to persuade them to be part of the long-term maintenance of the access drive. Historically, they have always been

able to use the drive. There is a note that indicates an access easement per document. McAlpine wonders if this did give them rights. Leeth mentioned it did. Leeth believes CSI is the only business that uses the access drive. The businesses farther south front Cumberland. Leeth indicated the 1992 agreement ending in 042 is only for the benefit of CSI. McAlpine is aware that CSI is shifting their parking lot to the rear of their building. CSI currently uses their own drive off Calumet to get to common parking areas. McAlpine said there should be an easement for the new portion of the drive being built for Lots 4 and 2. McAlpine said the drainage report for this development showing the pond can store the 100-year storm event and the pipes can carry the 10-year is required. McAlpine asked for clarification on the plan phasing. Leeth said the pond will be phase 1 and he believes the road will be constructed to provide access as the lots are developed. Homeier said from an engineering standpoint the access drive from Calumet Avenue needs to be installed just because there is a trunk line and storm line that are part of the second release. To make it work it will be brought south and tied into the existing drive. Then the pond can be installed. Traffic would be able to get from east to west and west to east. No road improvements will be needed for Lots 3 and 4. The entrance for Lot 6 will have to be installed. Constructions will depend on the order in which lots are sold. McAlpine requested the plans reflect the plan phasing. Providing a series of sheets to show the long-term buildout for the development is necessary. McAlpine indicated the grading of the detention pond appears to be very close to the edge of the new and existing roadway. This needs further discussion concerning what a reasonable flat width should be before the grades go down. The plans are showing either a fence or guardrail. Homeier clarified that it is a guardrail along the east and south perimeter of the pond. McAlpine said this needs further discussion. Sidewalk locations are not shown. Homeier said there are existing sidewalks along Calumet Avenue, Vale Park Road and Cumberland. The internal sidewalks will be installed as the site plans are developed. McAlpine conveyed that as the lots are built-out, it will be necessary to see how the sidewalks connect internally and how they connect to the public sidewalks on adjoining roadways. Installing 2' curb and gutter (chairback), 18-inch gutter pan with a 6" backing for the access drive is preferable to the installation of the chairback curb being proposed. McAlpine said there have been previous discussions concerning access to Vale Park Road. It appears to add a lot of access drives between the access drive at Family Express, the access drive to K-Mart immediately across the street and the new access drive. McAlpine suggested consolidating the access drives to make use of the existing drive on Vale Park Road. Homeier said the second access on Vale Park Road is a secondary entrance to allow for delivery trucks for the businesses that will be

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established. McAlpine said this item needs to be kept open for more discussion. Submittal of an overland flood route for the site to the pond and the spillway leaving is required. A Rule 5 Permit is required. McAlpine said the plans indicate the private drive is being built to City standards. However, the City needs to observe the installation, if there is ever a long-term expectation for the City to take over this private drive. Referring to Sheet C6.0, the preferred type of curb inlets in the East Jordan 70/30.

GESKEY: The water and sewer laterals are coming off streets that are already there. This appears to be acceptable. Geskey asked if the laterals going to Lot 5 will be installed when the lot sells or before it sells. Homeier said it makes the most sense to install them before the lot sells.

SCOTT: Since this is a re-subdivision of a lot, Scott presented no comments for this project.

ZHOU: The Plan Sheet C4.0 implies the roads, utilities and pond will be constructed in one phase and the construction entrance is off Cumberland Drive. If the proposed work will be installed in multiple phases as just discussed and the pond will be built using the road off Calumet, then this entrance will need to be made into a construction entrance by installing either mud mat or gravel. Pond outlets will need to be protected to prevent sediment from discharging out of the project site through the storm pipes. The soil stockpile is located just next to the pond. Silt fence needs to be installed along the entire perimeter of the pile to prevent sediment from going into the pond. The answers provided for items B4 to B12 and C4 on Plan Sheet 4.2 are not specific or sufficient. The items will need to be revised. A self-monitoring report template for contractor use needs to be provided for item 14. Section C in the SWPPP refers to post-construction storm water quality measures, while the answers provided for C2 and C5 refer to installation, inspection and maintenance of construction phase BMP's. The items need to be revised to provide the required information. Submittal of a Post-construction O&M manual to ensure long-term maintenance of the detention pond after its installation is required. Sheet C3.0 states that "Site topography and elevations per attest filed work performed July 26, 2019"; however, this is a future date. This needs to be revised.

KENT: Kent complimented the individuals who worked to reconfigure the parcels. Kent asked if there will be covenants and restrictions covering the subdivision. Leeth confirmed there will be covenants and restrictions. Leeth said the private roads and utilities can be handled differently than the pond. There was discussion concerning the responsibility for maintenance of drive, pond and pipes. Leeth mentioned that he will share a draft of the covenant and restrictions for comments and/or discussion. Kent asked if the covenants and restrictions will be ready for the August 13th Plan Commission meeting. Leeth said he can have

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them ready for the meeting. Kent mentioned that the majority of the lots will be located within the Signature Street Overlay. Both the Signature Street Overlay and Design Standards will apply to this project. Sidewalks will be a part of each lot development. Referring to Article 8, Section 8.206 for private streets is necessary. Streets trees must be located along the private drive. Kent asked if there will be a property owner's association. Leeth confirmed there will be. Kent asked if consideration has been given to easement(s) at Vale Park Road and Calumet Avenue for a monument-style sign for the development. It may make sense to incorporate this into the primary plat to allow for a subdivision sign, specifically because of visibility of Lot 5. The maintenance agreement will be part of the covenants and restrictions. There will be no street name for the private drive. This project will be on the August 13th Plan Commission Agenda. **ON BEHALF OF TIM STITES (FIRE DEPARTMENT):** The Fire Department follows the Indiana 2014 Fire and Building Codes. Kent mentioned that it will be necessary to provide proper access for emergency vehicles.

ISSUES TO BE RESOLVED:

- Erosion Control Plan
- Rule 5 Permit
- Drainage Report
- Submit Overland Flood Route
- Provide Sheets Showing the Long-term Buildout Phases
- Post-construction O&M Manual
- Revise Items B4 to B12 and C4 (Sheet C4.2)
- Revise Date (July 26, 2019) on Sheet C3.0
- Provide Self-monitoring Report Template
- Detailed Site Plan
- Site Improvement Permit
- Covenants and Restrictions