

**TECHNICAL REVIEW COMMITTEE
MEETING MINUTES
October 22, 2019**

Adam Rude: We'll go ahead and call to order the October 22nd Technical Review Committee meeting. We've got two items on the agenda today and we'll just start off with the YMCA, the MHP Health Center. If you guys wanna step up to the podium. I think you've both been to, or at least Andy's been to Tech Review, so we'll just, the format is we'll just run down the row. We've given you guys copies of the comments. We'll also scan these in and email them to you after the meeting so you'll have digital as well, but we'll just run down the row and you'll have a chance to talk to everyone about their comments. Mr. House?

Matt House: Matt House, city engineer. I'll just, I'll read through these. I just sent you these last night so if you don't have answers now and wanna right something later, that's fine. City standards require 811 symbol either on the title page or every other page. It's just a standard. The drainage report - I'd like to see a storm sewer sizing drainage report and something where you compare your plan to that original Intelliplex plan.

(?): Okay.

House: Just say like this fits. Just kinda prove that it fits the old the numbers they used....
(inaudible)...

(?): Sure.

House: Survey shows SMR(?) Ventures which I think was the old Intelliplex (?) company. I don't know if your survey may be, it's not that big a deal. Just I was more curious.

(?): We could get see if the survey if we can get that updated. I think you're right. That's an old reference.

House: Okay and it's not very, it doesn't matter very much. So you guys have a parking lot shown on to the west on C300. Are you just laying that out as a general idea or.....

(?): We just laid that out for, we tried to analyze the capacity of the whole site, whole buildout. There's potential for some future buildings, outlots I guess to the south. But it was really just speculation, trying to figure out what we could fit on the site. I'll make sure we freeze(?) that off.

House: Okay. I was just curious. It doesn't bother me that it's on there.

(?): It was just an exercise to see square footage-wise what the site could support from a parking standpoint.

House: Okay. The there's an inlet that in the middle of the site that's the low point for the drainage. The basically I think that if you build up the site that farm field to the west is gonna hold water. Actually, Doug might have some comments on this also but the if you'll at our LIDAR, the water from the farm field generally flows to the east and they've dug out this as a low point to capture it and if you guys and you guys are building up that whole area, so to the west of the trail might hold water, probably will hold water.

(?): So we need to provide some additional drainage to the west to pick that up?

House: Yeah.

(?): Inaudible comment.

House: I would. I mean or I don't know. Sometimes they just temporarily build swales out. So I would recommend doing something, whatever you wanna do.

(?): Okay.

House: One way signs will be needed at the drive exits. You might already have that in another document 'cause you referenced the development plans.

(?): To make sure that we're showing those; we'll add those.

House: Okay. And do you have a reference to site alternate number two in the plans? Is that just something you guys had from....working out different alternates?

(?): Yeah that site alternate's gonna is going away. We had, we're evaluating the west drive as an alternate. There's two drives, but we're gonna, that's gonna be included in the project now. It's no longer gonna be an alternate so I'll clean up that note.

House: So what we're seeing's, that it's all gonna be built to (??)?

(?): Yeah the only real alternate in the site is the provision for landbanking a portion of the parking.

House: Okay.

(?): And we'll indicate that area. I mean our intent is to build out all the parking shown, but depending on where the bids come in, that would be an alternate. I think there's provisions in the zoning ordinance we can landbank a certain percentage so we would utilize a percentage less that what's allowed. I think it's 40% which is allowed, but we wouldn't be banking that much. It'd be closer to 15%.

House: Okay.

(?): Wait; real quickly, back on that one way drive comment, both of those drives I guess were intended to be two-way though.

House: I mean the way that Intelliplex Drive is, there's a median in the middle, so you guys, when they hit that will be going west.

(?): I gotcha. Yeah, sorry. I didn't understand that.

House: That's alright. This is a mouthful; for specifications that are already included in the standards such as the inlets and manholes. Please remove these from the plan set specifications and refer to the city standards specifications.

(?): Okay.

House: They're already in the back.

(?): Will do.

House: I'll let Brad talk about the sanitary sewer stuff but the schedule is empty on there. And then this, Doug also is talking about this. The drainage on 9 and also the north side of the property Doug just pointed out, you'll probably wanna pick that up in some way. There's nothing there.

(?): There's nothing on 9 now?

House: There's nothing along 9. There's no ditches. INDOT doesn't take care of it or have anything to take care of.

(?): Okay.

House: And then I'll let you talk about 9 or north Trotter's Chase. And then if you use non-standard casting types, you can just send me a very brief description of why. I'm more curious than anything, but it's part of the standards if you use something not on the list.

(?): Are those standards in your standard details or are they in a different place?

House: Uh huh.

(?): They are?

House: Yep, they're in the details.

(?): Okay.

House: There's a table.

(?): I'll revise to match standards.

House: Okay. Well I'm pretty flexible and if you have a good reason, I'm just curious if you have a reason or do you (?) better it's fine with me.

(?): No, no. We'll try to meet it unless there's a extenuating circumstance. We'll try to meet the standards.

House: Okay. And then if you so this is kind of looking at your future map. If you have, you got that, you have that trail on your north/south. If you butt up parking on both sides of (?) and cars will make it less than ideal.

(?): Would you rather see like a parking bumper to back it up a little bit? Or should we leave a green space gap in between in that? Or do you have a preference?

House: It's not required. It'd be better to have green space. You know....

(?): Just a few feet between there or something?

House: But yeah I mean I would say I mean if you get to that next section and it's also this tight up against it, it's not it's gonna be I mean you the they wouldn't want that either. It's not gonna be a great place to ride a bike through but there's no rule that you have to do any of that. We would encourage you to have a little bit of space.

(?): Okay we'll look at that. I know that trail gets used a lot so we'll do that.

House: Okay and then this is I was just curious. That concrete in front of the main entrance, is that just for looks or.....

(?): Yes. Well yeah it's for looks, but functionally we like it because there's the change of materials kind of lets people that are driving through the parking lot know there could be some pedestrian activity coming through there (?) plaza.

House: Okay. That's all I had.

Rude: Doug?

Doug Hunt: Doug Hunt, street commissioner. The only thing that I really focused on is the drainage on the north. You have one catch basin that's over on the Trotter's Chase to collect all that water that might collect and it appears that they're sitting up a little higher than what you are and that swale's gonna fill up with water and not go anywhere.

(?): The swale in between Trotter's Chase and our project?

Hunt: And your complex.

(?): Okay.

Hunt: And you're showing a 9. I think it was a 98 contour down through there. That catch basin over at Trotter's Chase is like 99 and I find 99s on both ends of the thing so I can't tell.....

(?): So we might need to add a beehive in that to help drain that swale out?

Hunt: Yes.

(?): Okay.

Hunt: It looks like trapped water to me.

(?): Okay.

Hunt: And the same way against St. Rd. 9. Look that over because that's an area that floods already in wet conditions and make sure that we've got some a storm pipe of some sort out there.

(?): Okay. We'll add some (?) on 9 out near to the west of 9.

(?): Inaudible comment.

Hunt: Yes, to the west of 9, yes.

(?): Okay.

Hunt: East/west. And that's all.

Rude: Mr. Fix?

Bradley Fix: Bradley Fix, superintendent of the Water Resource Recovery dealing with sanitary sewers. I noticed on page 400, you're showing a six inch line and you get into the building with

three taps. With that pool in there, I'm just wondering if the six inch is large enough, whether that should be 8.

(?): Yeah we can look at it.

Fix: The line on 9, along side 9 is 12" so it's....

(?): It could handle a upsize it to an 8.

Fix: It can handle it, yeah.

(?): Okay.

Fix: And that line flows to the north there toward Trotter's Chase. But also with the three lines, I don't know whether they're planning on cooking facilities in that ()?

(?): They're not planning cooking facilities. We're gonna have a food area where they there is education components for the wellness doctor that's in there. There's distribution, but we're not gonna have food cooking there so we wouldn't have the need for the grease trap or things like that.

Fix: Okay. That's why I was concerned. If they ever do

(?): It'll come from the hospital.

Fix:change that 'cause I know that they've....I had heard they were talking about putting a restaurant inside that facility.

(?): I think all the cooking's gonna happen over at the main hospital.

Fix: Hospital, okay. Alright. I just that was one of my comments about this grease trap and those, but I believe with having the pool in there and if you're gonna drain that ever and the I think it should be an 8" line. Then go into 6" line laterals from each one of those.

(?): OKay.

Fix: I think the main part down through there should probably be an 8. Now you can check your calculation on your flow, but I think 6 may be overwhelmed if they go to drain the pool for some reason.

(?): OKay.

Fix: And there is an existing line that runs east/west across your parking lot. You do show the one manhole in there. I just wanted to make sure you're aware that if you raise it or lower it, you have to be responsible for adjusting to grade. Don't pave over that. That is a future line down through there for the lots to the west.

(?): We'll do that.

Fix: It is just south of your concrete they were talking about. It runs, it's an 8" line. Runs from 9 all the way across there. So that is an 8" line meant to serve, it was put in when they did the development for the future lots to the west. You show it on the plans so I know you're aware of it. It shows the manhole, top of casting number. You're showing a 6" going out either side. I believe that's an 8" line.

(?): Okay we'll make sure we note that to be adjusted to grade and maintain that (?), but we'll make sure we note that so it's still accessible.

Fix: Yeah just take it out, put a couple of bricks(?) in.....(inaudible)....we'll wanna see that before it's covered....(inaudible).....That's all the comments I have.

Rude: Okay. Adam Rude, Planning and Building Department. First, I will Chris Chastain is our representative from RushShelby Energy. He was not able to attend but I'll just read his email real quick and I'll, if he hasn't already reached out, I'll get you guys his contact information. But he's saying "I've been in contact with the designers from CCMTA(?) at the new YMCA. The layout for the electrical feed looks fine. The only information I still need is the electrical loading of the facility." So I will get you, I'll just forward this email along to you guys so you can, you'll have his contact info and you can respond with any of that information they still need. From the planning department, I think Allan had passed these comments along to you guys. No issues with the setback, the height. The architectural standards seem to be met. We will pass along, we will later today or tomorrow, reach out to the architectural control committee and see if they wanna have an in-person meeting for, they have to do an initial and final approval of the architectural design. Normally, if they want an in-person, they don't want it for both meetings. So we'll reach out and see if they wanna do one of those over email. For some of the professional building you guys had done last year, they just did all the approvals over email so we'll see how they wanna handle all those and pass that along. And if they want a meeting later down the road, we can work with you guys to just schedule when and how that's gonna work.

(?): Sure.

Rude: But it appears all the architectural standards are being met for that district. Landscaping standards - the parking lot perimeter, Intelliplex Drive is a public street and there's a requirement to separate all public streets or the parking lot from the public street with a landscape buffer. It's actually the southern side of the parking area. I think I called out the western side, but that southern side in between the parking lot and the Intelliplex Drive.

(?): Intelliplex?

Rude: Yeah.

(?): Okay.

Rude: Unless if there's immediate plans for anything on any of those lots, we've exempted that in the past. If anything's being built there, parking lots are expanding in that direction in the immediate few years, then we can exempt that. But otherwise, those southern edges of that parking lot need to be landscaped.

(?): Okay.

Rude: Parking lot interior - we just need for you to provide square footages of the paved area versus the landscape area so we can do the calculation. I believe it's a 15% is the minimum. So we just need those numbers so we can verify that.

(?): You want those, should we put that on the landscape plan?

Rude: Yeah that's fine.

(?): Okay.

Rude: Yeah just a table on the landscape plan will work. The screening standards - provide some either a detail or just some details for the outdoor trash area. I think it's also screening a transformer in there. Just provide those details. We'll need to see 'em and the architectural control committee will care what those are. Exterior lighting - the height of the (?) requirements are being met. Signage - whoever your sign contractor is in the future, that's a separate permitting process and we'll take that through the control committee at that time to get that approved. So whoever's hired, I think it was Green Signs last time.

(?): Yep.

Rude: So if it's them again, I know they do a lot of work for the hospital and they know the process and but that's a separate approval from this. And then the fence standards - provide a detail for the fence located on the north side of the property.

(?): Okay. No problem.

House: Hey I was.....did you do you remember at the Plan Commission that guy that was worried about the border between the YMCA and the neighborhood?

Rude: Yes.

House: I wonder if we should go back through and see if this fits what he was asking for.

Rude: Do you know what the, what's the landscaping that's being provided on.....so at one of the Plan Commission meetings, when this land was rezoned, there was a neighbor that was concerned about not having enough of a buffer between the condos in Trotter's Chase and this.

(?): Uh huh.

Rude: Do you know what the, I can pull up the plans, but do you know what the buffer is there? Is it a 3' berm with trees or....

House: Some kind of fence, 8' wooden fence.

(?): Yeah we've got an 8' fence. I can give you some images of it. It's pretty nice, solid screening fence.

Rude: Okay.

(?): Maybe if I emailed you some images you might be able to send that to the property owner to see.....

Rude: Yeah if you don't mind.

(?): Okay.

Rude: 'Cause they're gonna be notified again and I assume they're gonna show up so if we have that at Plan Commission, again just to be able to say this is what's.....that'd be helpful.

Allan Henderson: That's why I was curious about that fence because it seemed like that fence was being used to screen.

(?): Yeah. We've got some landscaping there, but the fence is the primary.

Henderson: There's some trees and shrubs on the north side of the fence as well.

(?): As well, yeah we've tried. We're aware of the neighbors there and we're trying to do everything we can to screen that.

Rude: Okay. Yeah if you don't mind passing that along just so we have that.

(?): Okay. I'll have the detail and then I'll send you the photos as well. We've used that fence before in similar situations and it's worked pretty well.

Rude: Awesome. That works then. Okay that's it for us.

Joe Neuenschwander: Joe Neuenschwander with Duke Energy. I don't have any comments.

Travis Edington: Travis Edington, Indiana American Water. I've already provided comments. It's still going through our engineering review process so should have something here back in the next week or so. The only thing I will point out is on the plans it calls for a 2 ½" water meter and we only offer a 2" meter or a 3" meter. There is no half sizes.

(?): Alright. Okay, thank you.

Rude: Do you have any comments for us then?

(?): I guess real quick on the Travis on the meter, the meter pit detail. Is that one that you wanna see (?). I think it was one you had emailed me, but is that....

Edington: That's what the pit needs to look like.

(?): Okay, good. I think we're good.

Rude: Okay. We'll get you all these comments in an email. When you submit back to Plan Commission, just provide written responses to all these comments.

(?): Okay. I could do a letter showing you how we addressed each one.

Rude: Yeah, yep.

Fix: One more comment; both Travis and my base rates are based off meter size. If you go 3", your base rate's gonna be on 3". If you can get down to a 2", you're pay a lot less base rate, right Travis?

Edington: Right and then based on....

(?): Good to know.

Edington:we do and we can look at what the plumber's saying you're gonna need water-flow wise the size of the meter, but I would think for what you guys need a 2" meter would be (?).

(?): Okay. I'll verify it with them, but

Edington: We can have that conversation just to make sure we size it right.

(?): Okay. Yeah we'll do....(?) is the plumbing engineer and we'll work with them just to verify but if we can get by with a 2" that's what we'll do to help keep the rates down.

Fix: Just helps you. I mean it doesn't matter to us. It's just whatever.

(?): Yeah.

Fix: The base rate's based on what that meter can discharge to us at one time.

(?): And then Adam, real quick on the resubmittal.....

Rude: Uh huh?

(?):that goes to you. Is there a number of sets that you need for that or is that a digital or...?

Rude: So we'll need a digital and we'll need 10 copies at 11 x 17 will work and one full size set of plans.

(?): Okay.

Rude: And that's what we'll need for Tech Review.

(?): Okay.

Rude: And I'll, like I said, I'll let you know on the architectural control committee if they wanna do anything in person. That's a I think a five member board. So if they do wanna do anything in person, they'll probably want some sets of plans too or at least elevations and renderings. But I'll let you know when I hear back from them.

(?): Okay, thank you.

Rude: Thank you.

(?): Thanks.

Rude: The second item on today's agenda is the Hamilton-Major PUD. So again, we'll just run from one end to the other with comments and I think did you get? Yeah so you guys have whatever comments we've received. So, Matt?

Tom Davis: I'm Tom Davis with Genesis Property Development.

Derrick Snider: Derrick Snider with Crossroad Engineers.

House: Matt House, city engineer. I've noted on here we've been meeting with Tom regularly on our end which has been nice so I don't have as much as I normally would on a set of plans. The rolled curb between the private parallel parking on the east side of the alley which leads to

Davis: That private parallel parking is owned, Chris bought that from the church.

House: Uh huh.

Davis: So he's tore that out.

House: Oh he did tear it out?

Davis: Yeah, it's gone.

House: Oh I didn't know that.

Davis: So it'll be a 22' wide two way alley.

House: Okay.

Snider: The intent because it's two way, the intent there is to not have parking on that. Especially because it's gonna be narrow.

House: Uh huh.

Snider: So

Davis: And then as far as his garage, we went out and shot his garage elevation to make sure it was lower than the back of the curb so he'll be able to pour just right to the back of the curb. That way we can still direct water by his whole piece of property and then that'll all just turn to grass or whatever he does. But he owns that, so but yeah we kind of designed that with that intent in mind.

House: Okay, didn't know that. Okay.

Davis: Yeah.

House: This is noting we are specifying type B on everything now even though our standards do say type A which is probably where you got that.

Snider: Right. Yeah we'll change that.

House: The yard elevation between the houses on West Washington Street, it seems very close to the MP you have it MPE. I'm used to saying FFG. I assume it's the same thing.

Snider: Yes. The MP is just a minimum pad elevation based on the adjacent street grades.

House: Right.

Snider: So the way we grade it out, that portion of the subdivision is the alley that separates or the alley between Franklin and Washington is higher than Washington Street.

House: Uh huh.

Snider: So we've kind of created shallow swales in between the lots and those are anywhere from 1 - 2 ½ % from that rear load alley to Washington Street. The pad elevations, we can certainly you know we can raise those. Just raise the finish floor so that if the those homes then'll be higher a little higher than Washington.

Davis: Yeah that and the reason we did minimum pad elevations is because that's we're leaving the pad there. We're not doing finish floor so whoever the architect is that's gonna come in and design can raise or lower that based on wherever they want their finish floor and their basement height.

House: Okay.

Davis: We just felt like, based on what our discussion was early on and what Tom said he wanted those lots built where there's a minimum pad elevation to grade so that it drains. So that's all, that's really all we did for right now and so but I mean we could raise that minimum pad up to give a little more fall away if that's what you think we need to do.

House: The one I was looking at it was only maybe 2" and then....

Snider: Right. It's the far southwest corner, that lot?

House: Yeah.

Snider: Yeah.

House: And I think a fence or tree being named, it seems like it could be a little dangerous, so....

Snider: Okay, yeah we can raise the pad elevations....(inaudible)...be then would be anywhere from 4 - 8" above that.

House: Okay so that I'm used to seeing FFE so if that's already assumed, you're already assume it's gonna be 4" higher.

Snider: I would assume so. I mean the....(inaudible)...

Davis: We don't know I mean we don't really know yet because I mean if they put a basement there, they might wanna elevate that 2' above that and then step down to wherever they're gonna step out to on the sidewalk or whatever. That's typically like if you look at the houses that are done in there, like say Chris' house is for instance next door, his house is that far above the street.

House: Right.

Davis: So it depends on where they locate finish floor so we just tried to distinguish something different than finish floor, but we can change it. I mean if that's what you want us to say but we figured we'd just show 'em a minimum pad elevation and then they can go up from there to do whatever they wanna do once they buy the lot and design it or.....

House: Okay.

Davis: I'm just concerned about drainage. So we'll look at it from a drainage standpoint to make sure we don't have any ponding water.

House: Right.

Davis: But that would be.....we just set the minimum pad elevations. Finish floor, they can change.

House: Right.

Davis: That would be submitted when they design the house.

House: Okay.

Davis: And a lot of it's gonna depend on whether they have a basement or not.

House: Right.

Davis: If they have a basement, they're probably gonna have to raise the finish floor at least on the first floor to tie into the sewer a couple feet.

House: Okay. I'm open to it. You know I've seen other city's standards where they'll have, you know if it's a real tight situation, they'll have signs say don't remind 'em. That's usually for emergence overflow but you know don't plant trees or put fence. But I think if I mean if we could trust the architects to know to put it up a little higher.

Davis: Well I think again, I think we just, we'll go back and look at it and see if we need to raise it or make some adjustments and then we can put notes you know on the drawings or whatever to that extent.

House: Okay. Okay, that's fine. And then the last thing was writing typical sections just for the alley and the W. Franklin Street. That's all I have.

Rude: Mr. Hunt?

Hunt: Doug Hunt, street commissioner. On the alley and West Street, I had a question about the water going south on West Street. Does it go past the alley and on down to Washington Street?

Snider: Correct. Yeah so it we're maintaining the same grades on West Street as the what's out there now.

Hunt: So and then that water has to which it does now apparently go on around and back to our drainage tile in the City Hall. It's it all goes to Tompkins Street.

Snider: Correct.

House: Does it go south on West Street?

Snider: Yeah. There's a high point. One of the alleys; I don't know or either the alley or Franklin Street, there's a high point.

House: Okay, you're right. Yep. We tried to run a line down here from here and they couldn't get the grade.

Hunt: Couldn't get the grade.

Davis: Yeah it's at

Hunt: Well that's odd seeing the catch basin that was sitting on the alley. You can't, this water's not coming into it. It's coming on around.

Davis: It's coming all the way from Franklin. So we're trying to collect what we can there on the new road from Franklin at those catch basins and everything else runs back to Washington Street and around.

Hunt: Yeah you're not adding to the water.

Snider: Correct.

Davis: Correct.

Hunt: But the existing's still coming.

Davis: We're collecting it and taking it....

Snider: Taking it east to the existing storm on Franklin based on I think one of the surveys that was provided to us from before the hospital was demolished. It looks like all of that drainage from the hospital was tied into the storm sewer on Franklin Street. I think there's a 15 or an 18" RCP.....

Hunt: Correct.

Snider:kind of where Franklin Street turns and goes south to the alley.

Hunt: Inaudible comment.

Snider: So we've kind of taken everything to the same spot and we have some calculations in the drainage report to show we did expect the runoff to be less because there was so much impervious when the hospital was there before.

Hunt: That was my only I was thinking about how far the water's gotta go and back to not putting two projects but our Tompkins Street intersection's getting to be a mess on us anyway, but....

Davis: You and I talked about like 20' of underdrain on the catch basins there at

Hunt: On the catch basins.

Davis:the two just the two catch basins there at where Franklin, the new Franklin comes into West Street.

Hunt: Correct.

Davis: And you want 'em comin' out goin' down the new road to the high point?

Hunt: Well just, I wouldn't take 'em all the way to the high point.

Davis: Just take 'em 20' out of the catch basin though back towards where the high point is, correct?

Hunt: Yes.

Davis: Okay.

Snider: Okay.

Davis: And those are the only two that you were the that's fine, just....

Hunt: (?) only two catch basins that you really have that....

Davis: Yeah we can't do much on the other one that we've got there at the alley collecting or anything, so those are the only two that we can run (?). Okay.

Hunt: And then the only other concern I had was there on lot number 8, that backyard swale. You're gettin' awful deep in there. Is your intent to drain that in, tie that in there? You got a 1% slope all the way down that backyard.

Davis: What lot?

Hunt: Not 8, not 8. I'm sorry.

Davis: You mean 13?

Snider: 13?

Hunt: 13, yes. That swale's, I understand 1%, but when they put fences up between the houses and all that, them swales tend to, one person puts a fence, plants a tree.....

Davis: Well the goal would be and we kind of talked to this, you know this is gonna be a little different 'cause it's gonna have an architectural review committee on it. So you know one of the things that we talked about on fencing and stuff that we need to reconfirm with 'em is the fact that if you're gonna put a fence on that backyard part, you can't put it in the drainage easement. It has a fence, if you go out there and look, there's currently a fence.....

Hunt: Yeah there's, yeah all the way.....

Davis:that goes across. We'll just have to keep 'em from putting, if they wanna fence in their backyard, they'll have to fence it in before you get to the drainage easement to keep that...

Hunt: Straight back.

Davis:swale and keep that 20' swale there. That'll be the only way you can have a fence all the way back.

Snider: Yeah we on the secondary plat, we've got a 20' drainage and utility easement back there that's for that swale so and I think on the covenants or on the dedication certificate, we may even have an item for fences and obstructions in a drainage easement not being or being prohibited.

Hunt: That would be a good....

Snider: I can double check.

Hunt:yeah because that usually becomes a mess....

Snider: Right so like Tom said, they would.....

Hunt:in a bigger subdivision.

Davis: We'll make sure that that gets included somehow in the planned development standards and stuff so we can....

Hunt: That's all I have.

Rude: Brad?

Fix: Bradley Fix, superintendent of the Water Resource Recovery Facility. I'm the nice Brad so I don't have any comments. We've been working with you quite a bit on the sewers on this and

Davis: One of the notes that we wanted to put on there was you had mentioned at one time that you wanted to coat the outside of the sanitary manholes. Is that in the standards now or

Fix: It should be in the standards. That was updated; yes.

Davis: Okay.

House: We haven't actually.....but that note's in there somewhere.

Davis: Is it just on the top or is it the whole.....

Fix: The whole manhole.

Davis:manhole all the way down to the base needs to be coated...

Fix: Yeah.

Davis:with....

Fix: Yes.

Davis:a not just the joints, but actual the whole manhole?

Fix: The whole manhole.

Davis: Okay. We probably need to put a note on our drawings so that that doesn't get missed.

Fix: That's just the sanitary.

Hunt: Most of 'em are that way now anyway.

Davis: Come that way or just.....

Hunt: Yeah they come that way.

Davis: Okay.

Hunt: They'll coat 'em if

Fix: Well you have to specify sanitary manholes because if you just say manholes, they'll give you a storm one and the concrete's not as....

Davis: Right.

Fix:it's for impervious and it's not coated at all.

Davis: Right, right. We'll yeah we'll note that on the bid documents so we make sure and get those that are already have channel in 'em and everything.

Fix: We thought it was in there and then it got changed just like they had some change that got pulled out, so I wanted to make sure it was back in there.

Davis: We did decrease the elevation of that. Tied it in at a lower elevation and then we have our laterals at a lower elevation. And the whole thought process behind that was there were people that were already asking us about would we be able to have basements in that area and so we've got sanitary low enough that I think that that is a possibility if they wanna have basements in that area, so just so you know.

Snider: Yeah we have it as low as we could get it so they could have that option, depending on what their.....

Davis: They'd have to raise their finish floor elevation, but at least it would be close even if they had to pump it, they wouldn't be pumping all the way up to the top. They'd be you know down below.

Fix: Yeah I think we talked about the at the invert instead of the casting I think was listed in the city standards.

Davis: Right.

Fix: It's a foot above the in the casting that could be (?).

Snider: Yeah we actually had it in a note that you told(inaudible)...clarified that.

Fix: Okay.

Hunt: Along with that deeper sanitary, compaction under that is it the alley you're running?

Davis: We're well we're running....

Hunt: Inaudible comment.

Davis: We've got sanitary running down Franklin as well as down the alley so we're definitely gonna have, there's definitely compaction.

Hunt: Make sure that we've got the right compaction on that.

Davis: Plus storm. Storm runs down the center too so we're gonna be.....that new road is gonna have, basically it's gonna be completely tore up and excavated and then backfilled with granular and

Hunt: Put back and....

Davis: Yep.

Hunt: Make sure they put her back tight.

Davis: Yep. You don't wanna come fix it, huh?

Laughter.

Hunt: You don't wanna have to put a 2' strip of asphalt back down it again, fill the hole in.

Davis: Totally agree. Okay.

Fix: That's all I had. Thank you.

Rude: I don't have any comments. We've been meeting with Tom almost weekly on this so from the planning staff on the construction plans, we don't have anything.

Neuenschwander: I don't think I have anything additional for you.

Davis: You and I have kind of worked together on you're gonna do the bores and then we're gonna extend. We'll put the conduits in from and extend those over. Do we just need to come up 2 90s and then take 'em off and you guys take 'em off and then you guys take it from there?

Neuenschwander: Yeah.

Davis: Okay. The other thing is I don't, we were working with somebody else on the light poles and stuff. Do we just need to get with them on how we do the light pole configuration as far as runnin' conduit, wire and all that kind of stuff and where we bring that from or how do we.....

Neuenschwander: Yeah lighting'll go through a different group. So whoever I don't know who it is.

Davis: Steve Lee maybe that we were working with?

Neuenschwander: He's a lighting sales guy. Give him a call and he'll get you.....

Davis: Does he handle where the electric comes from as well as far as where the service is gonna.....

Neuenschwander: They do it. You can tell 'em that I've got a plan as to where we're gonna have facilities at, so.....

Davis: Yeah 'cause I think the city would like to meet with them again just to confirm. I think it would be good to confirm all that and make sure exactly where we're gonna have the poles for sure and what we need maybe along West Street to be added. So....

Neuenschwander: They're gonna be Duke poles, correct?

Davis: The ones I think they're behind will be Duke poles, but we have some out there that are located along that alleyway that runs from Franklin to West Street or from Franklin to Mechanic Street and those look like pretty good poles. They're existing aluminum poles and so we were thinking that maybe we could just re-energize those. So we need to talk about that and work that out but that's something that I think we can talk about to try to save money from putting new poles there because they're not gonna be the same kind anyway in that that we're putting in the neighborhood. So....

Snider: Okay we'll get with Steve.

Neuenschwander: Talk to them and if they want my design to see where they can come from.

Davis: Okay.

Rude: Travis?

Edington: Travis Edington, Indiana American Water. We're talked.

Snider: Yeah.

Edington: So engineering's still reviewing the plans, but should have them back to you in the next week or so.

Snider: Okay.

Davis: Okay.

Rude: Do you guys have anything else for us or.....

Davis: We talked to the gas company. They're supposedly working on laying out their service runs and stuff like that so other than that, we're just waiting on them. They have all the information, so just so you guys know. Across the new Franklin Street, you're pretty sure you don't wanna extend any lines across there to those home lots before we pave and everything? Are you sure you just wanna bore?

Edington: Yeah.

Davis: Okay. Okay, I just wanted to check one more time before we did it.

Snider: I did have a question. In terms of the secondary plat, were there any comments there or is that kind of looked at after we get through you know getting to sign off on construction plans?

Rude: I don't know. We probably need to take another look at that.

Snider: Yeah.

Rude: I think we had, I don't think there were any issues with the preliminary plat when it came through, but we'll take a look at that secondary plat....

Snider: Okay.

Rude:and get you any feedback on that.

Davis: We did, Jenny requested a title search on all that property.....

Rude: Uh huh.

Davis:and we have completed that and we have not found any issues, so we're organizing it right now and we'll be getting that to everybody this week so you'll have that on your records.

Rude: Okay.

Davis: But we did do a complete title search of all....

Rude: Perfect.

Davis:the 30 some lots or whatever property pieces. And then we still have to do the church exchange for all that as far as the deed and stuff.

Rude: Okay, good. That'll work then.

Neuenschwander(?): As far as the bores for us, you're just talking about under West Street? The two across the new road, you'll put those in?

Davis: Yeah we'll put the crossings in across the new road and everything east of West Street would be in conduit. You would just need to get a main power from the pole under West Street and over to those conduits. So....

Neuenschwander: Okay. That's all.

Davis: Would you set a box to pull from? From across West Street would you need a place for a box right there? Or would you just....

Neuenschwander: No we'll put....

Davis:hit our conduit with a line and keep on going?

Neuenschwander: We'll bore conduit and turn it up the pole and then we'll just(inaudible)...

Davis: And then just pull from there to the first box? Okay. Okay. Sounds good.

Rude: Anyone else?

No reply.

Rude: Thank you, gentlemen.

Meeting adjourned.