

# PLAN COMMISSION STAFF REPORT

**To:** Members of the Plan Commission

**From:** Tom Vander Woude, Planning Director

Meeting Date: May 10, 2022

Agenda Item: PC Docket No. 20-009

Hearing: N/A

Application Type: N/A

**Summary:** Guy Costanza/GM Contracting requesting modifications to the building frontage

at 407-411 Ridge Road.

**Applicant:** Guy Costanza/GM Contracting

**Property Address:** 407-411 Ridge Road

**Current Zoning:** CD-5 Urban Center Character District

Adjacent Zoning: North: CD-5

South: CD-5 East: CD-5

West: NICTD/Monon ROW

Action Requested: Discussion of modifications to building frontage

Additional Actions Required: None.

Staff Recommendation: <u>Approval with conditions</u>

Attachments: Ridge Café Addition Site Plan prepared by Torrenga Engineering, Inc.

dated 05.06.2022

Ridge Café Addition Site Plan prepared by Torrenga Engineering, Inc.

dated 04.04.2022

Ridge Café Addition Details and Specifications prepared by Torrenga

Engineering, Inc. dated 04.06.2022

Exterior Elevations prepared by Rohn Associates dated 09.2.2021

#### **BACKGROUND**

In September 2021, Guy Costanza/GM Contracting received approval of a development plan for a 2500 square foot commercial development at 407-411 Ridge Road. A building permit for the foundation and site work was issued by the Munster Building Department in January 2022.

As construction commenced, a Munster Building Inspector discovered that the finished floor level is approximately 3 feet higher than the grade of the public right-of-way in front of the building. In order to compensate for this elevation change, the developer is proposing to regrade and install stairs, a ramp, and a raised stoop within the public right-of-way.

A draft plan was presented to the Plan Commission by staff in March 2022. Staff met with Gary Torrenga of Torrenga Engineering after that meeting to communicate the Plan Commission's opinion about the encroachment into the public right-of-way and to request a detailed rendering of the proposed raised stoop and stairs.

At the April 12 meeting of the Plan Commission, Torrenga Engineering submitted a revised plan for Plan Commission review. The Plan Commission suggested that Torrenga Engineering work with Town staff to address the following:

- 1. Whether the footings for the building at 407-411 Ridge Road are set below the frost line.
- Whether the proposed landing/ramp/stairs modification to the front of the building was a
  desirable solution to the grade difference between the front doors of the building and the
  adjacent sidewalk and what additional actions would be required to finalize that solution.

Staff met with Architect Ted Rohn and Gary Torrenga onsite on April 20. Staff and Attorney Dave Wickland also met with Attorney John Reed on the same day.

The following is a summary of our discussions.

#### West Side of Building

- The building footings are not set beneath the frost line. To address this, earth will be sloped up around the foundation, Ted Rohn and the Munster Building Inspectors have agreed that the footings can be insulated as an alternative means of frost protection, and Gary Torrenga and the Town will discuss with NICTD whether the grade can be raised on the east side of the NICTD right of way to accommodate the needed slope.
- 2. The unfinished foundation will sit above the grade of the adjacent ground, which is not permitted by the Munster zoning ordinance. To address this, earth will be sloped up around the foundation and the brick ledge will be cut down so brick can be installed to cover the concrete to the finished grade.

#### Front of Building

1. The finished floor level is approximately two feet higher than the sidewalk grade. A concrete stoop that encroaches into the public right-of-way approximately two feet has been proposed to

provide access to the front doors. The stoop and the encroachment are acceptable to the Town with the following conditions: the stoop shall be brick to match the building, the entirety of the right of way in front of the building will be paved as a concrete sidewalk meeting Town specifications, the fire hydrant and the light pole will be relocated to a utility zone approximately two feet from the curb, open planters will be installed in the utility zone with shade trees to be installed every 30 feet. NIPSCO is removing the power pole in connection with the NICTD project.

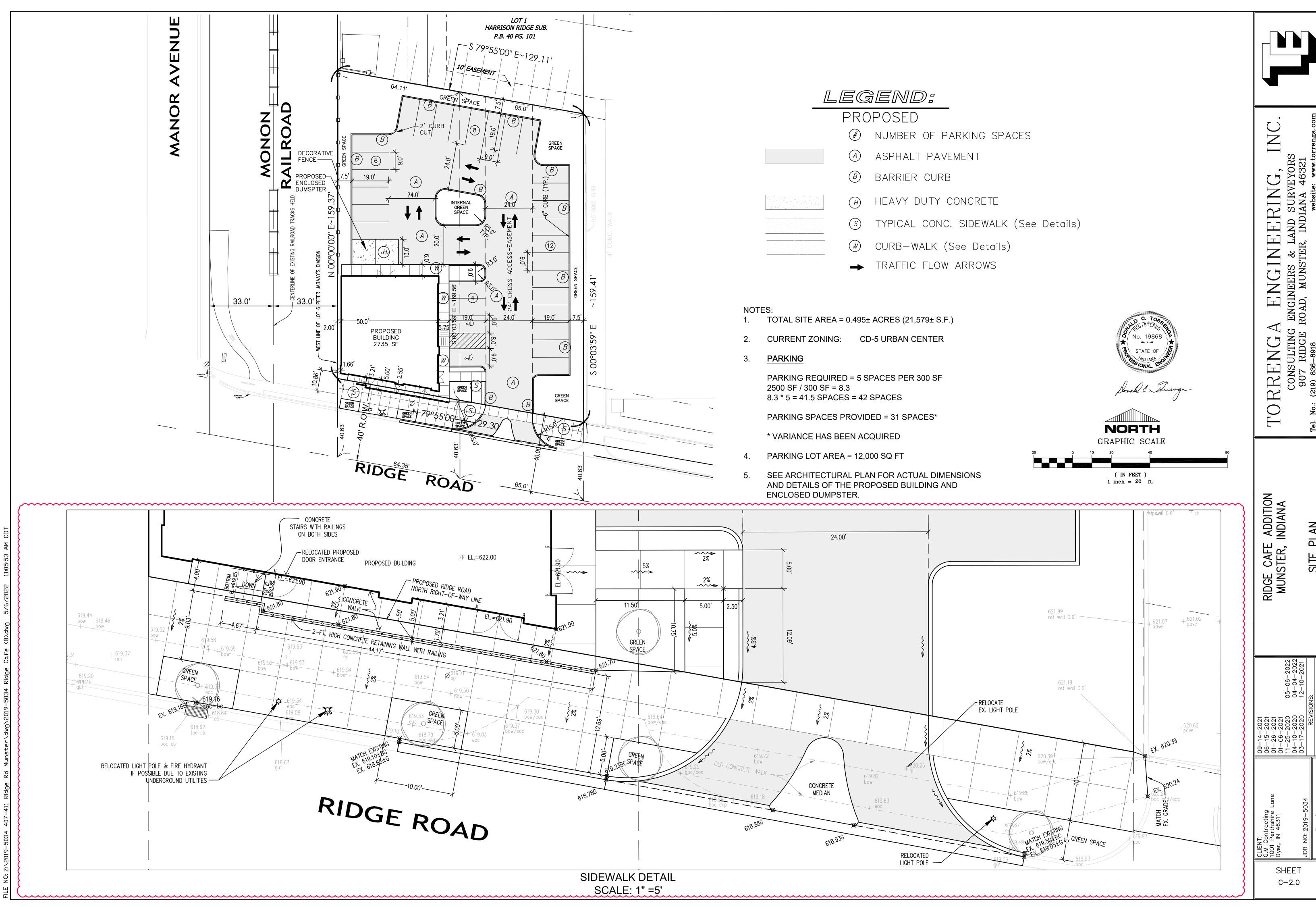
2. An easement, additional right of way dedication, or other agreements are required to permit the encroachment and to permit public access to the stoop. The agreements should shield the Town from liability if a pedestrian is injured on the stoop or stairs and provide for maintenance and Dave Wickland and John Reed will prepare the documentation.

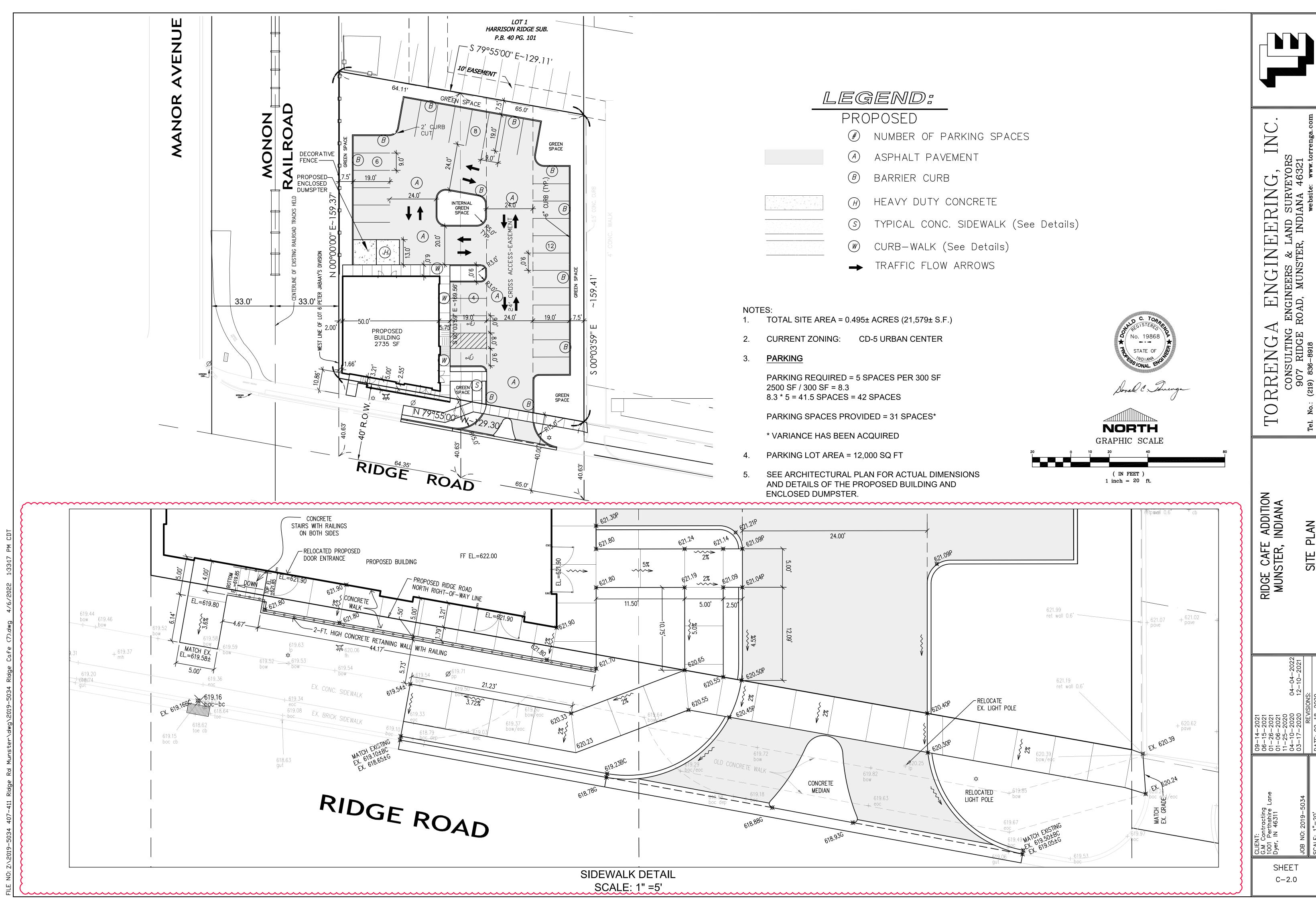
Town staff provided a sketch illustrating the conditions described above, which was then drawn by Torrenga Engineering. It is attached to this memo titled Ridge Café Addition dated 05.06.2022. The previous version of the plan is attached for comparison.

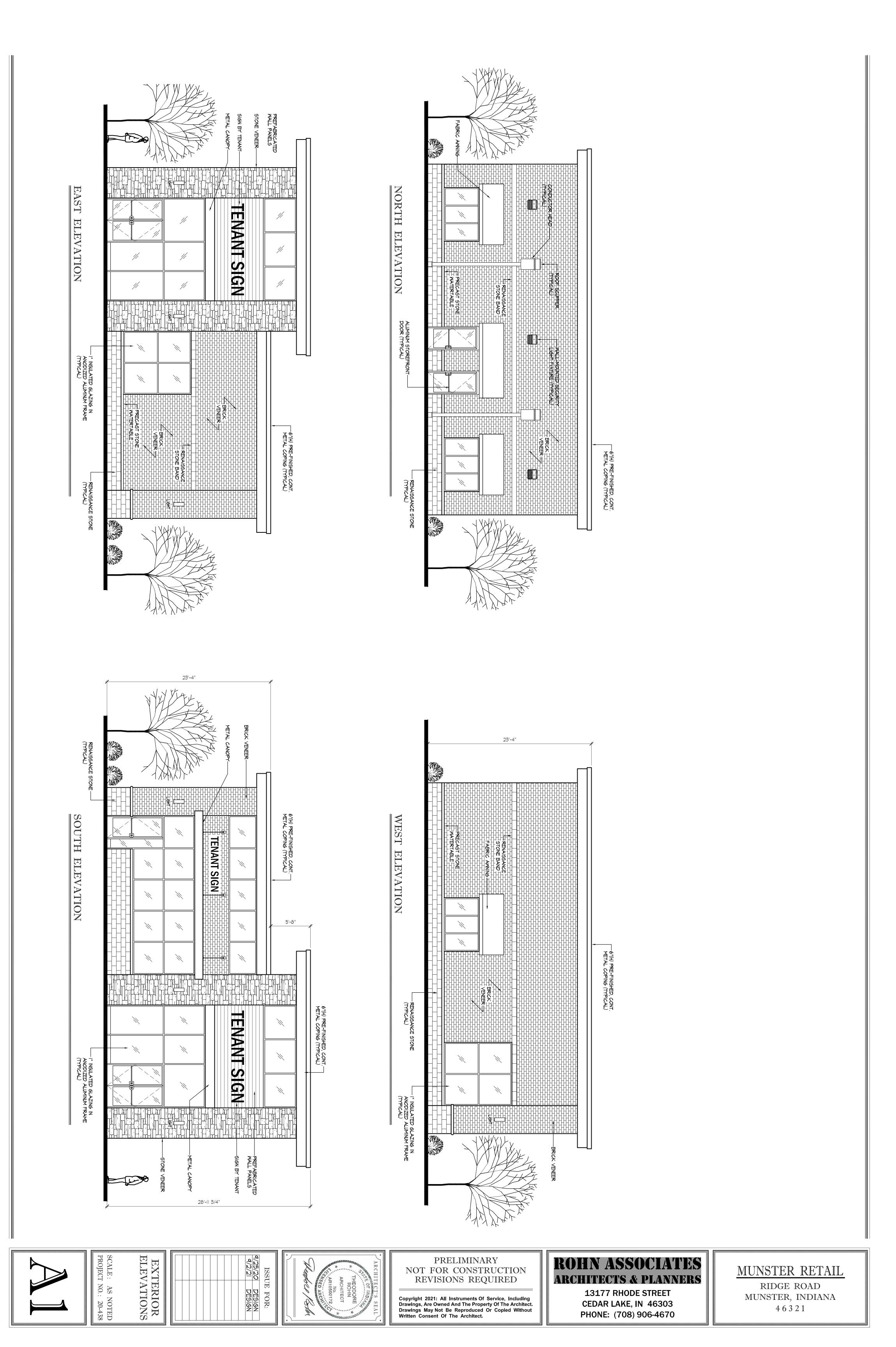
#### **RECOMMENDATION**

Staff recommends approval of the attached plan dated 05.06.2022 upon the following conditions:

- 1. The plans are subject to a final review by the Town Engineer.
- 2. Along the west side of the building, earth will be sloped up around the foundation and the brick ledge will be cut down so brick can be installed to cover all unfinished concrete to the finished grade.
- 3. A revised landscaping plan be submitted for Town staff approval.
- 4. The south storefronts be modified with recessed entries, so the doors do not open into the walking path.
- 5. The stoop be constructed of the same masonry used on the building.
- 6. If possible, stairs be added to connect the east side of the stoop to the public sidewalk.
- 7. A public sidewalk easement be recorded for the stoop area south of the building or it be dedicated to the Town of Munster as public right-of-way as determined by the Town Attorney.







GENERAL SPECIFICATIONS FOR WATER MAINS

1. All work shall be performed in accordance with the Codes, Ordinances and Standards of the Town of Munster, and the State of Indiana.

2. All water main pipe shall be (A) Ductile Iron Pipe (ANSI A 21.51/AWWA C 151, Class 52) with bell and spigot push-on rubber gasket joints (AWWA CIII). All water main shall be wrapped with Polyethylene Bags. All water main pipe shall be installed with a minimum cover of 5.0 feet from the top of the curb to the top of the pipe. All fire hydrants, tees, bends, fittings, and necessary restrained joints lengths shall be suitable harnessed with Meg-a-Lug field lock gaskets, or equal. All bolts and nuts on water main structures shall be stainless steel. Pressure test at 150 psi for 2 hours. Other materials may be used only with the express written permission of the Town of Munster.

3. All water mains shall be laid at least 10 feet (3.0m) horizontally from any existing or proposed sewer. The distance shall be measured from outside of pipe to outside of pipe. All sewers crossing water mains shall be laid to provide a minimum vertical distance of 18 inches (46 cm) between the outside of the water main and the outside of the sewer. This shall be the case where the water main is either above or below the sewer. The crossing shall be arranged so that the sewer joints will be equidistant and as far as possible from the water main joints. Where a water main crosses under a sewer, adequate structural support shall be provided for the sewer to prevent damage to the water main. When it is impossible to obtain proper horizontal and vertical separation as stipulated above, the sewer shall be designed and constructed equal to water pipe.

4. Care should be taken in parkway areas to assure compaction acceptable for the future stability of driveways and sidewalks. While special backfill material is not required, it shall be the responsibility of the Contractor to protect against substantial future settlement of backfilled areas. The Contractor shall provide special backfill material across driveways and sidewalks in the event that a water main is installed underneath.

5. The Buffalo Boxes shall be arch pattern box style and shall be located in parkways, if possible. No Buffalo Boxes shall be located in concrete areas, and they shall have AWWA approved shut offs and corporation valves.

6. All water main pipe shall be disinfected by the use of liquid chlorine. The Contractor shall notify the town of Munster when the water main system (or portion thereof) is ready for testing.

7. The Contractor is responsible for water quality tests done by a State Certified Laboratory. The Town of Munster Water Department staff shall be notified and be present while tests are being performed. The approved water system shall be turned on by the Water Department Staff, only after the water quality reports have been approved.

8. The newly installed water main (or portions thereof) shall be subjected to a pressure and leakage test, using hydrostatic testing. Test pressure shall not be less than 1.5 times the working pressure or exceed pipe design pressure. Pressure shall not vary by more than  $\pm$  5 PSI for a minimum of a 2 hour duration test. The exposed pipe and joints shall be examined carefully during the test and any damaged or defective pipe or joints shall be replaced, and the test shall be repeated. The allowable leakage shall not exceed 11.65 gpd/mi/in of nominal pipe diameter at a pressure of

All visible leaks are to be repaired regardless of the amount of leakage. The contractor shall be responsible for supplying all testing materials and appurtenances. The Town of Munster shall be notified when the water main (or portion thereof) is ready for testing.

9. The contractor is responsible for the preparation of "As Built" construction drawings showing actual sizes and lengths of pipe installed (i.e. from manhole to manhole or tee to valve, etc.), location of service taps and any structures added or omitted in comparison with these engineering plans. The Contractor shall supply the Developer (through the Project Engineer) with one set of reproducible original "As-Built" Plans and shall supply the Town of Munster with 2 copies thereof prior to and as a condition of the final acceptance.

## 10. All watermain shall be polywrapped.

11. Fire protection service lines and domestic use service lines shall be tapped separately from the water main to allow for shutdown of the domestic service only for non-payment.

# GENERAL SPECIFICATIONS FOR SANITARY SEWER

1. All work shall be performed in accordance with the Codes, Ordinances and Standards of the Town of Munster, Lake County, and the State of Indiana.

2. All sanitary sewer pipe, branches and fittings shall conform to one of the following: (a) Extra strength vitrified clay pipe (ASTM C-700) with push on rubber gasket joints (ASTM C-425). (b) Poly-vinyl chloride (PVC), SDR 26 (ASTM D-3034), with push-on rubber gasket joints (ASTM C-3212). Six inch service pipes shall be in accordance with the infrastructure improvement codes of the Town of Munster.

### 3. All improvements installed across paved or future paved areas shall be backfilled with sand or graded stone aggregate to the subgrade.

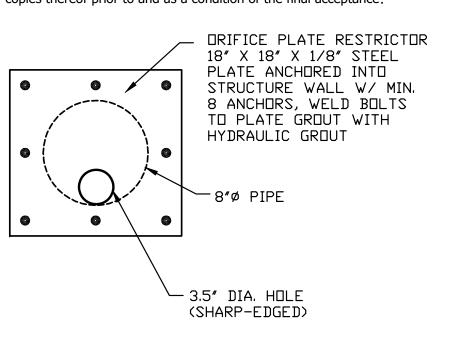
4. The competed sanitary sewer system shall be air tested for infiltration and shall have a maximum infiltration of 100 GPD/inch/diameter/mile of sewer pipe. The completed sanitary sewer system shall be air pressure tested for infiltration/exfiltration with 4 lbs. of pressure for 4 minutes. The testing shall conform to the procedure described in ASTM C-838-86 for clay pipe, ASTM C 924 for concrete pipe, ASTM F-1417 for poly-vinyl chloride pipe, and for other materials test procedures approved by the regulatory agency. The Contractor shall be responsible for supplying all testing materials and appurtenances. The Town of Munster shall be notified when the system (or portion thereof) is ready for testing.

5. Deflection tests shall be performed on all flexible pipe materials placed. The contractor shall be responsible for supplying testing materials and appurtenances. The tests shall be conducted after the final backfill has been in place at least 30 days. No pipe shall exceed a deflection of 5%. If the deflection test is to be run using a rigid ball or mandrel, it shall have a diameter equal to 95% of the inside diameter of the pipe. The test shall be performed without mechanical pulling devices. The Town of Munster shall be notified when the system (or portion thereof) is ready for

6. Care should be taken in parkway areas to assure compaction acceptable for the future stability of driveways and sidewalks. While special backfill material is not required, it shall be the responsibility of the Contractor to protect against substantial future settlement of backfilled areas. The contractor shall provide special backfill material across driveways and sidewalks in the event that a sewer or main is installed underneath.

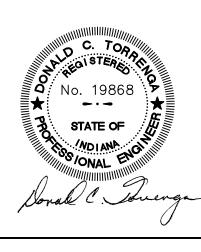
7. All sewers shall be laid at least 10 feet (3.0m) horizontally from any existing or proposed water main. The distance shall be measured edge to edge. All sewers crossing water mains shall be laid to provide a minimum vertical distance of 18 inches (46 cm) between the outside of the water main and the outside of the sewer. This shall be the case where the water main is either above or below the sewer. The crossing shall be arranged so that the sewer joints will be equidistant and as far as possible from the water main joints. Where a water main crosses under a sewer, adequate structural support shall be provided for the sewer to prevent damage to the water main. When it is impossible to obtain proper horizontal and vertical separation as stipulated above, the sewer shall be designed and constructed equal to water pipe.

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