

**MONROE COUNTY DRAINAGE BOARD  
REGULAR MEETING MINUTES  
HEALTH BUILDING MEETING ROOM  
MAY 5, 2010**

**MEMBERS PRESENT:** Robert Autio, Scott Dompke, Kevin Enright (*ex officio*), James Faber, William Riggert

**MEMBERS ABSENT:** Scott Dompke, Bill Williams

**STAFF PRESENT:** Todd Stevenson (Drainage Engineer), Donna Barbrick (Secretary), Katie Waldman (Planning), Erin Shane (Planning), Jason Eakin (Planning)

**OTHERS:** Jeff Fanyo (Bynum Fanyo), Jon Thomas (Bynum Fanyo)

**CALL TO ORDER:** The meeting was called to order by William Riggert at 9:07 a.m.

**APPROVAL OF April 7, 2010, MINUTES:** James Faber motioned to approve the minutes. Enright seconded. A vote was taken and motion passed unanimously.

**DRAINAGE ENGINEER'S REPORT**

**Status Update – County Storm Water Utility**

Todd Stevenson said that Image Matters had completed its digitization of impervious surface and had arrived at a preliminary figure for Equivalent Residential Unit (ERU). This figure was higher than some thought it would be. Christopher Burke is still conducting its work on Organization, Budget & Staffing. Surveys were sent out to staff and completed and interviews with staff will be conducted by phone. The Storm Water Management Board meets next Thursday (May 13) at 3 p.m.

Stevenson said he attended the MS4 annual meeting in Anderson recently and that the IDEM audit for the county has now been pushed back until September of 2010. It is not a complete audit. They won't be auditing the illicit discharge practices or the long-term practices parts. Once they get done with the initial audits, they will turn around and conduct those audits.

Kevin Enright mentioned recent articles in the newspaper. Stevenson said that these articles have done a good job of increasing awareness of the issues.

## **NORTH PARK – DISTRICT A COMPREHENSIVE DRAINAGE AND THE COTTAGES AT BLOOMINGTON**

Stevenson said that this was part of a PUD development that had a lot of special requirements (North Park Ordinance administered by the Plan Commission) attached to it. Jeff Fanyo of Bynum Fanyo represented the project and gave an overview. Fanyo said that this project is located to the east of SR 46. Curry Pike has been extended all the way up to Stout's Creek. The Bloomington Cottages project is the first project on the east side of SR 46 in an area known as Area A. In Area A, there are multiple uses planned: a town center with residential, offices, and retail. There is an area approved for multi-family. The first phase in Area A there is 22 acres of residential ground to be developed. There's a new wastewater treatment plant that we constructed as part of the redevelopment project. There are 155 units proposed. They are going to be a mix of building types, one-unit cottages, duplexes, and four-plex mix. There are multiple bedroom sizes, anywhere from 2-, 3-, 4- and 5-bedroom units. The concept is to make it look like a single-family street. These units all will face public streets. Then they back up to parking lots in the rear. As you enter the project, there is an English Manor style clubhouse and pool area. These units all have a front to what they call a green area. There are large open spaces for recreation. The other units actually look down over the ravines so everyone has a view of a green area.

Fanyo said the drainage is being handled in the large parking areas with bioswales in the central islands. These are connected to the storm system. Most of the storm water gets back to the larger bio-treatment pond and some to a smaller pond. The bio-filtration trenches drain out to the flood plain to a tributary of Stout's Creek.

Fanyo said there is a flood plain and we are staying totally out of that. There are some things that are triggers for future construction. The PUD approval was to make it as indirect and inconvenient as possible to go through Stony Brook to get to North Park. But Stony Brook can still get to the town center and retail areas. In the future, this connection does not have to be made until 75% of the construction is complete. One other trigger is in Area B north of Curry Pike. It's going to be quite some time before this connection is actually made. But when that happens, there is an old farm field road. An old 36-inch culvert was restricting flows. The plan is for either two 6x12 box culverts or one 6x24 box culvert. It will be sized so that it does not back up water during a 100-year storm event. That will be a few years in the future.

Stevenson asked about the bioswales. Fanyo said, we have ten-foot islands. They have filtering media, gravel and perforated pipe collecting water. This drains back to the pond. It gravity-flows pretty easily.

Riggert asked about drainage from parking lots. Fanyo said that there was sheet flow into the bioswales. Stevenson asked about an existing slope. Fanyo said, it's meadow but there has been some land disturbing activities, maybe for quarrying. There are some old berms to direct water. There used to be a railroad that serviced the quarry back there. In the future, this will be used for a multipurpose path, triggered by future development.

Stevenson asked about trees on the north side of the project on the slope down to the tributary. Fanyo said, they have done a tree survey. Stevenson asked about drainage from

rooftops. John Thomas said it would be directed away from the slope toward the small pond (Pond 2).

Stevenson said this is covered by a PUD with a lot of conditions and that he needed to look through these. Fanyo said, when this PUD was approved in '04 bio-treatment in ponds was not commonly practiced. At the time it was unconventional but now it's very conventional. Stevenson asked about the pond. John said, there are twin underdrains that run the whole length of the pond. There will be an outlet structure having an orifice set at a certain elevation providing ½ inch per acre storage, set to that elevation so that when it rains it fills up to that orifice and then percolates through. There will also be wetland-type plantings, grasses and such to also provide for water quality. The underdrain will be embedded in a mixture of compost, top soil and sand. It's 6 inches of soil, then gravel (#5 stone).

Faber asked how much this development would increase the flow to Stout's Creek. Fanyo said, when you add the water quality component and then you have so much storage before you ever get to an orifice, it will end up reducing flow to Stout's Creek.

Stevenson asked about pervious pavement. Fanyo said, we found that we were able to accommodate the water quality without using those things. He said, some municipalities are getting away from pervious paving because, after a period of time, it chokes off and doesn't function anymore. Riggert commented that they had some problems with the paving at the I.U. field house because of recent construction. Some strips got inundated. But I.U. does have a vacuum truck. CBU has pervious pavement that's not holding up very well. It's problematic unless well maintained.

Riggert asked what Drainage Board's mission was today. Stevenson said that a project like this would receive a lot of scrutiny at Plan Commission. It may end up being modified going through the Plan Commission process. Stevenson said his concern has to do with long-term maintenance of practices. Maintenance crews still aren't familiar with these kinds of practices. It's not harder; it's just different than traditional landscaping.

Fanyo said that one of the partners with Cottage Builders Inc. is a landscape architect. They pick plant material that is native to the landscape they are working in. They have a landscape maintenance manual that they have prepared and they will use in this development.

Stevenson mentioned signs and the idea of having some kind of permanent delineation. Fanyo asked what works best. Stevenson said, in a recent project (Amber Ridge) they used metal circles that have anchored down in the ground. Enright commented that these are called Harrison Monuments. Stevenson said they would reference a landscaping/maintenance plan housed at an office. Those work well because you can mow over them and a kid won't be playing Frisbee and get hurt tripping over it.

Riggert commented that there will be a maintenance crew here. They will have the luxury of having more control (than a single family subdivision).

Jason Eakin asked about the overall system plan. Fanyo said one of the requirements is that with the first development there has to be an overall drainage plan. He said, when we

put in the redevelopment project with Curry Pike, a wet pond was put in that really serves a huge area. The plan shows this in relation to the rest of area A and where future retention facilities may be anticipated. He said we're proposing these two ponds. We envision future ponds somewhere in these three basins. Fanyo said he has a feeling that the wet pond will eventually be converted to a bio-filtration pond.

Stevenson commented that he might want to modify the mix at the bottom of those ponds, maybe more compost. He said he might want to see more than 6 inches.

Fanyo said he would like to have the grading and drainage plan looked at as permissible so that he can pick up his permits as soon as possible after board approval, because he is trying to keep on schedule as much as possible. Stevenson commented that this will receive a lot of scrutiny at Plan Commission and he encouraged Fanyo to work closely with Planning staff. Fanyo commented they have been working hard so it goes right through. Eakin said he would certainly hope that this can come back before Drainage Board in June in its final form.

There being no more official business of the Drainage Board, the meeting adjourned at 10:01 a.m.

**Approved:**

**Signed:**

**Attest:**

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**Scott Dompke, President**

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**Donna Barbrick, Secretary**