

From: Bruce Elder
To: Weber, Anne
CC: Conley, Dave; Lallier, Rich; Maczko, John; Saunders-Pearce, Wes; War...
Date: 6/6/2012 1:17 PM
Subject: Steve Ubl re Cossetta's

Anne, please add to the site plan file, thanks.

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From: Stephen Ubl
To: Elder, Bruce
Date: 6/6/2012 1:09 PM
Subject: Cossetta's

The Cossetta's project is at a point where the storm water retention system is needed to be installed under the adjoining parking lot. At this time, the owner is appealing to council to waive the requirement for the retention system to be installed. Section 63 of the Zoning Code requires a storm water management plan for new projects. The storm water plan for this project had been approved by the City as part of the scope of work for the project. I believe some points of interest need to be explained for open dialogue to continue on this issue and I would be happy to discuss them with you if you feel there is a need in the future.

Civil engineers, hired by the owner, designed the retention system that will fit on the property and satisfy the Zoning Code requirements for storm water management. This system was accepted by the owner and his Designer of Record, the architect, as a part of the scope of work submitted to D.S.I. for approval. The architect's design for the entire project reflects a drainage system that is expected to drain water away from the building, hold water in a retention system, under ground, for a period of less than 4 hours and minimize any detriment that may occur from excess water capacity that could accumulate during a one hundred year storm (code requires a system that can handle a one hundred year storm) and over flow the storm sewer system on Chestnut Street.

I believe that if the owner of Cossetta's is not satisfied with the design, he should be addressing that issue with the Designer of Record. The design satisfies the Zoning Code so D.S.I. was obligated to approve it. **ANY** change in the approved set of plans, which includes the site plan, would need to be submitted to the Building Official for review. To date, no request has been submitted to the Building Official. The project is still in the construction phase no final approval has been given for usage or occupancy of the addition or the parking area that will receive the retention system underneath it.

It is my understanding that the owner is arguing that the retention system should not be installed because it is at an elevation which could present a problem if the system leaks into the soils and then potentially leak into the foundation of the building. The approved set of plans indicates a drain tile system around the new foundation. Additionally, the new foundation has received waterproofing and a sheet membrane waterproofing with a drainage panel that carries a ten-year warranty. This system has been inspected by our staff and was required to be inspected by a third party for compliance (we are waiting for the report from the special inspection agency). Again, if the owner has concerns with the design of the building or the project, I think it would be best for him to consult with his Designer of Record. The design does appear to have a system that reflects standard construction practices with products that have a history of performing to its expectations.

A final note on this issue; the drainage and retention system were approved based on Section 63 of the Zoning Code and the storm water system that it connects to under Chestnut Street. The system clearly was designed to manage the rain on his properties (this would include the parking lot on Smith Ave) It is my understanding that Public Works has reviewed this design and has approved the design with the knowledge of the storm sewer's current and future capacity. Their opinion is that the drainage design system needs to be implemented to be able to manage the storm sewer's capacity - today AND in the

future.

Thank you for your time on this issue. If I may be of any help to you regarding the approved drainage system at the Cossetta's project please feel free to contact me.