

Northwest Industrial Logistics Center Master Plan Consolidated Monthly Progress Update

Month: April 2019

Project Status:

- **A.1. CBBEL:** No wetland delineation work completed during the month of January 2019. Wetland delineation is still at 80% for the primary sites. Wetland delineation field work on hold until April 2019. Actively working with Lawson Fisher Associates (LFA) on developing a stormwater management strategy for the IEC area. Prepared a preliminary draft narrative that includes funding options. Correspondence with LFA regarding Jurisdictional Determination (JD) for Wetland Delineations near proposed ditch relocation.
- **A.2. DLZ:** Incorporate comments and finalize IEC Wastewater Utility Master Plan – update Preliminary Effluent Limitations Application.
- **A.3. DONOHUE:** Project Complete
- **A.4. LFA:** LFA and CBBEL continued to coordinate development of stormwater guidelines and a fee structure for future developments in the economic development regions. This included conversations and correspondence on a central basin, organizational structure/standards and probable costs.

LFA is moving forward with the Jurisdictional Determination (JD) for the properties North of State Road 2 in the Niespodziany Ditch Relocation Project. This includes the need for the property owner permissions.

LFA continued coordination with Navistar and Bendix Woods on proposed flows to Rogers-Clark Ditch and are preparing a proposal for stormwater management project.

LFA revised Parcel 5 (Smith Ready Mix) and is waiting on the County's response to Parcel 6 (Tejas Tubular) on what action to take regarding R/W taken from lots in subdivision and the potential for replotting.

- **A.5. LEHMAN:** N/A
- **A.6. LOCHMUELLER:** Continue work with the project team on development of the IEC. Work on the design plans for the conduit installation is continuing to move forward.
- **A.7. ANTERO:** Coordinated all aspects of project. Updated land mapping and tools. Worked on master planning documents and map. Supported developer interest efforts. Working on final deliverables.

Data Collection Status:

- **A.1. CBBEL:** N/A

Northwest Industrial Logistics Center Master Plan Consolidated Monthly Progress Update

- **A.2. DLZ:** N/A
- **A.3. DONOHUE:** N/A
- **A.4. LFA:** N/A
- **A.5. LEHMAN:** N/A
- **A.6. LOCHMUELLER:** Nothing at this time.
- **A.7. ANTERO:**

Relevant Report Summary:

- **A.1. CBBEL:** N/A
- **A.2. DLZ:** No additional reports reviewed this month.
- **A.3. DONOHUE:** N/A
- **A.4. LFA:** N/A
- **A.5. LEHMAN:** N/A
- **A.6. LOCHMUELLER:** Nothing at this time.
- **A.7. ANTERO:** N/A

Project Schedule:

- **A.1. CBBEL:** Draft Project Completion Work Plan – Spring/Summer 2019 finish site 1 and 2 wetland delineations and schedule JD inspections with regulatory agencies upon completion. Three weeks after completion of wetland delineation – update wetland geodatabase and prepare wetland delineation site reports. Finalize wetland/environmental strategy (site specific). Finalize stormwater management/utility strategy (site specific).
- **A.2. DLZ:** Incorporate comments and finalize IEC Wastewater Utility Master Plan – update Preliminary Effluent Limitations Application.
- **A.3. DONOHUE: Project completed**
- **A.4. LFA:** Continue to progress Storm water fee concept. Continue to work with IDEM on the JD submittal and approval. LFA will be proceeding on the R/W Corridor Study and executing parcel and plat documents.
- **A.5. LEHMAN:** Project is on schedule.

Northwest Industrial Logistics Center Master Plan Consolidated Monthly Progress Update

- **A.6. LOCHMUELLER:** Move forward on design of the Metronet Conduit corridor. As plan development for the conduit progresses, we are coordinating on the necessary INDOT and Railroad permitting for the conduit installation.
- **A.7. ANTERO:** Project is on schedule.

Document Production:

- **A.1. CBBEL:** Draft outline of revised stormwater management approach. Researched and provided the requirements for a threatened and endangered species report. Contour exhibit for Stormwater Management meeting.
- **A.2. DLZ:** Submitted – awaiting review.
- **A.3. DONOHUE:** Drafting final report.
- **A.4. LFA:** Right-of-Way Exhibits for Parcel 5 (Smith Ready Mix). Prepared Letter to Property Owners for permission to access property for JD and design purposes. Navistar and Bendix Woods Drainage Impacts – Park Board Approval of Project.
- **A.5. LEHMAN:** Updating site geography and land use concepts.
- **A.6. LOCHMUELLER:** At this time no new documents have been prepared by Lochmueller. We are preparing construction plans/documents for installation of conduit to the project area for future installation of fiber optic cable. Lochmueller will move forward on the IEC work plan.
- **A.7. ANTERO:** Focused on master plan development.

Team Coordination:

- **A.1. CBBEL:** Property access for remaining wetland delineation field work. Environmental coordination with LFA, Stormwater Management Strategy with LFA. Wetland delineation site priorities. Wetland mitigation strategy meeting with DNR and IEC Conservation Group.
- **A.2. DLZ:** Will coordinate with teams in accordance with work plan.
- **A.3. DONOHUE:** N/A
- **A.4. LFA:** Coordinating with CBBEL and Antero on stormwater management strategy.
- **A.5. LEHMAN:** Coordinating with County and Antero Group on land use mapping.
- **A.6. LOCHMUELLER:** Continue working the Antero Group, and the County on development of the conduit design plans for construction this summer.
- **A.7. ANTERO:** Coordinating with all consultants on project completion.