



MEETING: Site Review Committee
SUBJECT: 356 Addition-Lot 2-Centier Bank
ADDRESS: 360 Morthland Drive

LOCATION: City Hall
DATE: July 31, 2012

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Tyler Kent, Asst. City Planner	(219) 462-1161
Tim Burkman, Engineering Director	(219) 462-1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Mark Geskey, Water Dept.	(219) 462-6174
Vicki Thrasher, Building Commissioner	(219) 462-1161
Jack Johnson, Fire Department	(219) 462-8325
Adam McAlpine, Engineering Dept.	(219) 462-1161
Media	

PRESENTERS:

David J. Kinel, Gerometta & Kinel .
 (219) 926-6655 / dkinel.gkarch@comcast.net
 Jim Kendall, Centier Bank
 (219) 755-4680 / jkendall@centier.com
 Bruce E. Boyer, Boyer Construction Group Corp.
 (219) 924-9911 / bruce@boyerconstruction.com
 Jack Huls, DVG, Inc.
 (219) 662-7710 / jhulsdvg@sbcglobal.net
 Jeffrey R. Ban, DVG, Inc.
 (219)662-7710 / jrbandvg@sbcglobal.net

Email addresses for the above City of Valparaiso Departments can be found at www.valpo.us.

The following is a summary of discussion at this meeting:

OPENING: The Site Review Committee met to discuss a proposed Centier Bank Branch to be located at 360 Morthland Drive. Kent stated that site review is not an approval. Rather, it is a preliminary discussion of the requirements and issues to be considered by the developer or owner. It is possible it will need to come back before site review or to seek other approvals.

EXPLANATION OF PROJECT: Kinel explained this will be a new Centier Bank branch to be located on U.S. 30 west of the Walgreens. Centier Bank currently has a branch at the corner of Hwy. 2 and U.S. 30; however this branch is in the footprint of the new CVS coming next summer. The bank has a lease on this property up until then and will vacate this site in May or June of next year. Centier has purchased the site next to the Tech Credit Union. Boyer Construction will be the contractor for this new branch. This branch will be comparable to the branch located at 2 and 30. Kinel hopes that construction can begin early October for turnover to Centier in May of next year. Kinel stated the quality of the soil in this area is very poor and the building will be built on piles similar to the Tech Credit Union and the bank recently constructed across the street. The new branch will be a one-story building and is approximately 3,000 sq. ft. The drive-through will be separated from the bank. This branch will be similar to the branch located near Target on Silhavy. This will be typical with terracotta wanes coat rock base block, white-colored upper block area, and the blue standing seam metal roof. There will be a little EIFS on some fascia and gables. Kinel provided an architectural site plan, floor plan, and elevations. Boyer stated this is a three-lot commercial subdivision. The Tech Credit Union is located on the first lot and the second lot will be Centier Bank. He further stated that the lot was designed for some compensatory storage and was originally in a flood plain area that was filled. Work has been done at this site and across the street on Horse Prairie off of U.S. 30. Boyer said they have gone through an as-built of this and need to modify the compensatory storage. This has been reviewed with the Engineering Department. This

modification will be done in conjunction with the Centier construction. Ban stated that the Centier site incorporates a 10 foot portion of Lot 3 to the east and will have to go through a replatting process and re-subdivision of Lots 2 and 3. Ban believes that since this is a minor subdivision it could be done administratively. Huls pointed out that the parking lot on the north end of the lot encroaches slightly into the existing area. This will be made up on Lot 3. There is approximately 150 cubic yards of fill that need to be made up. This will be covered in the replatting process. Easements will be adjusted as required. As-builts will be done again after the work is completed. Ban explained the water main is in the front and there is a tapping pit. This will not be a sprinkled building. The sanitary sewer stub has been built and provided as part of the 356 addition improvements. A side yard drainage system along the lot lines will be used to discharge the storm water and then will be taken to the compensatory storage drainage basin north of the site. There will be downspout collection lines that will take water underground off the site and discharge it into the side yard swales. They are currently working through the details for site lighting to insure that lighting will meet the requirements of the UDO. At this point, landscaping plans have not been done, but they will insure the design will meet the necessary ordinances.

STAFF COMMENTS:

JOHNSON: Johnson mentioned it appears that the west end would not allow easy access for Fire Department vehicles to get around the drive-through. He requested that consideration be given to bumping this out a couple of feet before and after the island. If a fire alarm system is installed, a Knox Box will be required.

GESKEY: The Water Department will install the water tap at the curb box. It will be the responsibility of the contractor to take it from the curb box to the building. This will be going approximately 5 ft. off the water main. The contractor will have to shoot under the easement drive. Geskey stated that 1" copper should be used. Contact information was provided. Geskey advised that backflow protection will be required. Contact information for Shaun Shifflett was provided. Geskey is aware that an 8" line is being proposed for the sanitary sewer. The main in front is 8"; however it is an 8x8x6 "Y" going into the property. Reducing the size of the sewer to 6" is recommended. Kinel asked if a separate meter would be required for lawn sprinklers. Geskey clarified that this would use the same meter, but that a sprinkling rate discount would apply for the summer months and that the 1" would be sufficient to also feed the lawn sprinklers.

PILARSKI: Pilarski requested clarification concerning the manhole/clean-out shown on the plan. Huls stated they intended to put a long sweep radius clean-out next to the building. Pilarski stated the clean-out needs to be within 3ft. to 5ft. of the building.

BURKMAN: Burkman clarified the address for this site is 360 Morthland. The original compensatory storage site on Horse Prairie needs to be properly reseeded and re-established. A natural seed mix is preferred. An as-built survey is required prior to the C of O being issued for this building to verify the proper amount of compensatory storage is being provided. Burkman stated that we need to look into the requirements for sidewalk or pathway along the frontage of this site. Burkman explained there is a new U.S. 30 Corridor Plan and as part of this plan the City is looking at installing a pathway. This may require a financial contribution; however, this needs to be researched. An Erosion Control Plan is required. Burkman is aware the 1" water service line will be bored under the road. More detailed plans showing elevations are required. A Site Permit, covering sanitary sewer connection and local erosion control permit, is required. Boyer asked if the Site Permit would cover the surcharge. Burkman clarified that the permit would be needed before they surcharge. Burkman stated protection would have to be in place surrounding this. The surcharge will be on the site 3 or 4 months and will be seeded if necessary. Huls asked if a plan could be submitted for the surcharging and erosion control so this can be started. This plan would be amended and become a part of the entire set of plans for the site. Burkman has no problem if this is done. Burkman is aware the side yard swale will be relocated to the east and questioned if there is adequate space for the swale. Kinel clarified that the swale widens as it goes back from

5ft. to 7ft. and will be similar on the Lot 3 side. The current NIPSCO easement was for the motel and will not be utilized. It will be vacated. The utility easement at the rear is not being used; however it will be left in place. Burkman asked why the ATM is being placed up front rather than on the outside of the drive-through lanes. Kendall stated if they placed the ATM in a drive-through lane, it would cause them to lose either a by-pass lane or a drive-through lane.

KENT: A Zoning Clearance will be required prior to issuing any permits. Providing a rendering of the dumpster enclosure is necessary. The materials used for the dumpster enclosure must match those used for the primary structure. The dumpster must have either wood or vinyl gates at the front. Chain link gates are not permitted. A landscape plan around the dumpster is required. Detailed elevations of the bank branch showing materials being used are required. The plans need to show the overall percentage of open space, building coverage and lot coverage. Plans will also need to show building lines, setbacks and heights. Referring to Section 10.301 for landscaping, 10.304 for parking lot landscaping and 10.305 for street trees is essential. Each of these sections covers separate areas for landscaping. Since there are over 16 parking spaces, a planting island of 324 sq. ft. is required for the parking lot. Kent requested clarification of the building size. It was confirmed the building is 3,000 sq. ft rather than the 2,400 sq. ft shown on the plans. The drive-through lanes require five stacking spaces per window. Kendall asked if it would be possible to seek a variance concerning the stacking lanes. Kent said a variance could be sought if they chose to do so, but five stacking spaces is the standard. A 6ft. tall monument sign will be permitted and will require a 3ft. radius of landscaping. The plans need to show what the width of Lot 3 will be minus the 10ft. Kent needs to make sure the lot will be buildable.

THRASHER: A State Design Release will be required before building permits can be issued. All contractors working on this project must be registered with the City of Valparaiso. A separate permit will be required for the signs.

MCALPINE: The base flood elevation for this area is 689. Structures are required to be built 2ft. above this base flood elevation. Parking should not be built within the base flood elevation. Huls clarified that they were at 690 on the grading plan at the back. All the contours are being moved out. The whole site is above 689. McAlpine asked if would be possible to get a copy of the permit from the DNR for Horse Prairie and if any reforestation was required. A copy of the permit will be provided. It was also stated that the reforestation still needs to be done. McAlpine needs to know when this will be done because there are plans for a culvert replacement and he doesn't want to have to remove any plantings. McAlpine stated the letter required for the compensatory storage should cover Lots 1 and 2. Huls said he had the letters and that they are for the as-built conditions for the subdivision (Lots 1, 2 and 3) as it sits today. He further stated that the letters demonstrate that the subdivision was built consistent with the approved engineering plans. Huls said they would be filing for a minor re-subdivision and modify the existing conditions and another as-built for the subdivision will be provided prior to C of O for the Centier building. McAlpine said the finished floor elevation of the bank needs to be 691. Huls stated it is 693. McAlpine expressed curiosity concerning the property owners intentions related to submittal of a Letter of Map Correction to FEMA for these properties. McAlpine explained that if the buildings were not built as they are, the owners would be required to carry flood insurance; however, due to the compensatory storage created and the elevation of the structure, according to the National Flood Insurance Program flood insurance is not require. McAlpine said it would be nice to know their intentions and if a Letter of Map Correction is being submitted, the Engineering Department would appreciate receiving a copy for their file. Boyer said they had not intended to send a letter at this time, but it may make sense to do this when Lot 3 is developed. McAlpine requested they state what their intentions are for future submission. This will be a reminder for Engineering concerning the Letter of Map Correction.

McINTIRE: The sprinkling average does not apply to Commercial or Industrial buildings. A separate meter for irrigation is advisable. The separate meter

can be installed on the same common pipe for potable use. A tee would be need to be installed before the separated meters.

KINEL: The proposed new Centier Bank building is 2,398 sq. ft. not the 3,000 sq. ft. originally mentioned.

ISSUES TO BE RESOLVED:

- Landscaping Plan (with Tree Survey)
- Erosion Control Plan
- Detailed Site Plan
- Backflow Prevention
- Site Improvement Permit
- State Design Release
- Building Permit
- Signage / Fencing Permit
- Zoning Clearance
- Knox Box (if fire alarm is installed)
- Detailed Building Elevations
- Dumpster Rendering