



INDIANA 46383

TELEPHONE: 462-1161

MEETING: Site Review Committee
SUBJECT: Gordman's
ADDRESS: 710 Porters Vale Blvd.

LOCATION: City Hall
DATE: December 18, 2012

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

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

Media

PRESENTERS:

Dan Kerns, Meyer & Associates, Architects
(402) 391-1823 / dkerns@meyerarchitecture.com

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 the proposed building for Gordman's to be located at 710 Porters Vale Blvd. Burkman 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: Kerns indicated that Meyer & Associates will be the architect for this project. The store will be approximately 50,000 sq. ft. He stated Lauth is the landlord and will be responsible for the development of the site. Kerns explained that everything 5 ft. from the building in will be the responsibility of Meyers & Associates and everything from 5 ft. out is the responsibility of Lauth. Kerns stated the pad is being prepped. Gordman's intends to start construction by the end of January assuming the State process is completed and local permits are obtained. Kerns indicated Gordman's is scheduled to be a "back-to-school" store, meaning it will open sometime during the month of August.

STAFF COMMENTS:

JOHNSON: Johnson indicated the Fire Department Connection needs to be located at the front of the building to go hand-in-hand with the fire lane. Johnson said having the Knox Box directly above the FDC was acceptable as long as it is on the front of the building. Johnson indicated the annunciator panel needs to be in the main entryway. Johnson asked if they intended to have high rack storage. Kerns indicated there is rack storage that goes above 12 ft.; however, it is wire rack in the stock room and is not packaged to require in-rack sprinklers. Kerns stated ESFR sprinkler will not be used; however it will be reviewed by the State and if required local review will be done as well. Johnson stated following Chapter 23 of the International Fire Code concerning high rack storage and commodity class is necessary .

GESKEY: Geskey indicated the Water Department comments will be directed toward Lauth. Geskey referred to page C102, indicating the 6" fire protection to be discontinued is correct; however the 2" water service is actually a 4" service. These will need to be cut and capped within 24" outside of the face of the valve and restrained. Geskey stated that page C301 indicates there

is an existing water line in the southeast corner of the building that will be built over. Geskey stated that even though this is owned by the customer and not the City it is strongly recommended not to build over this water line. Geskey said that line item #6 on page C501 needs to reflect either ductile iron or copper per the City of Valparaiso specifications. PVC is not allowed. Geskey conveyed page C801 indicates the gate valve and box is a three-piece adjustable valve box and sleeve; however, the City of Valparaiso specifications call for a two-piece valve box. Geskey will be the contact for construction. Contact information was supplied. Geskey stated backflow protection will be required. The contact person for the backflow will be Shaun Shifflett. Contact information for Shifflett was provided.

PILARSKI: Pilarski stated that sanitary sewer outlined on page C501 is acceptable. Pilarski deferred any further comments to the Engineering Department. Pilarski indicated submittal of an internal plumbing plan is required and should be sent directly to Pilarski.

KENT: Kent inquired about the use of a dumpster. Kerns clarified that Gordman's uses a compactor which is located on the northeast corner of the building. He further stated it will be screened. Kent stated signage will be 3 sq. ft. of signage per linear foot of building frontage. Kent conveyed he would review the landscape plan and provide comments as necessary. Kent said trees or shrubs may be required along the north side of the building. Kent indicated the façade complies with the standards of Porters Vale as well as the Unified Development Ordinance. A Zoning Clearance is required.

ON BEHALF OF THRASHER: Plans must be submitted to the State for plan review and construction design release. A Building Permit is required. Signage will also require a permit. All contractors working on this project must be registered with the City of Valparaiso. Kent indicated the plans can be submitted to the State and Building Department at the same time; however, the Building Permit will not be released until the State Design Release is received.

BURKMAN: Burkman requested clarification concerning the loading docks. Kerns indicated the dock that faces north is the screened compactor area. The loading dock doors face south and are also screened. Burkman is aware a trench drain is proposed for the loading dock and is requesting that a triple basin separator or something similar be installed to capture any oil, greases or grit before it enters the storm system from the trench drain. Burkman stated Hobby Lobby is showing a catch basin with a snout hood. This would be acceptable. Burkman is aware the Site Permit has already been obtained for this site. This will cover the local erosion control permit as well as the sanitary sewer permit. All permit requirements for the Engineering Department have been satisfied.

MCALPINE: McAlpine indicated the plan shows six down spouts on the southeast side of the building; however, sheet C301 does not show where they are connected. Kerns clarified there are two shown on the south that connect to the trench drain. Kerns indicated that either Meyer would be revising the two or Lauth would be revising the three so they are piped underground. Kerns stated there are two downspouts in the compactor enclosure in the northeast corner.

ISSUES TO BE RESOLVED:

Landscaping Plan (with Tree Survey)

Erosion Control Plan

Rule 5 Permit

Detailed Site Plan

Backflow Prevention

Site Improvement Permit

State Design Release

Building Permit

Signage / Fencing Permit

Zoning Clearance

Internal Plumbing Plan

Contractors must be registered with City
Triple Basin Separator at trench drain