



INDIANA 46383

TELEPHONE: 462-1161

MEETING: Site Review Committee
SUBJECT: Murphy USA Fuel Station
ADDRESS: 2410 Morthland Drive

LOCATION: City Hall
DATE: April 30, 2013

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Tyler Kent, Asst. City Planner	(219) 462-1161
Taylor Wegrzyn, 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
Vicki Thrasher, Building Commissioner	(219) 462-1161
Jack Johnson, Fire Department	(219) 462-8325

PRESENTERS:

William W. Schneider, CEI Engineering
(570) 963-0313 / wschneider@ceieng.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 a proposed fuel center with 8 pump islands, canopy and 1,200 sq. ft. kiosk. 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: Schneider indicated that Murphy Oil works with Wal-Mart on their out parcels. Murphy is not tied to Wal-Mart. This particular out parcel was offered to Murphy and they are pursuing a fuel center. This center will consist of eight (8) pumps, including doubled up diesel pumps. There is a 1,200 sq. ft. modular building. The building fits under the canopy. Schneider indicated that water, sewer and electric are all available and stubbed out. Storm water has also been stubbed out. Murphy tends to cater towards Wal-Mart customers. In most cases their accesses face towards Wal-Mart. Also pricing and signage face towards Wal-Mart. This site is very typical of those built on an out parcel.

STAFF COMMENTS:

THRASHER: A State Construction Design Release is required prior to issuance of a Building Permit. All contractors working on this project must be registered with the City of Valparaiso. Signage and fencing will require a permit.

MCALPINE: McAlpine stated that the site is greater than an acre and will require a Rule 5 Permit. McAlpine will provide the Rule 5 Permit form. McAlpine requested clarification concerning the number of parking spaces. Schneider indicated the parking spaces are provided so that people are not parking under the canopy. Kent stated the requirement is five (5) spaces per 1,000 sq. ft. of retail space and one (1) space for every two (2) pumps. McAlpine will require drainage calculations. Schneider indicated he has the drainage information and said this information should have been included with the plans. McAlpine indicated there is a question on whether this parcel may or may not have been the original green space for the Wal-Mart when it became a Super Wal-

Mart. McAlpine is unsure if this was counted as developed property with the original pond sizing or if it was counted as green space with the original development. McAlpine indicated he would like to see on-site detention that could account for volume and quality before it enters the storm sewer system. McAlpine said there appears to be an opportunity for this in the area to the east of the site. Schneider questioned if this information was provided by Wal-Mart for development of their site. Schneider said he has developed Wal-Mart sites and if storm water is stubbed out, the outlots are included in the storm water calculations. Burkman indicated the outlots were split off approximately five (5) years ago. This is the reason for the uncertainty. Burkman further stated the space on the east side could be developed as a rain garden or bio swale. Schneider indicated the space on the east side is actually on Wal-Mart property. Schneider asked if a water device might help. McAlpine indicated that a swirl chamber might be used; however, it would not account for quantity. McAlpine said additional investigation is required concerning this site. If this was part of the original green space, it would be a good idea to account for detention on site. Burkman stated the main issue with a swirl chamber is the maintenance. These types of water devices are often installed and then are forgotten. Burkman said if this device is installed a maintenance schedule should be provided and it should be made clear to the owner that proper maintenance is done so the device functions as it is intended to. Schneider indicated an agreement must be signed with Wal-Mart that anything installed must be maintained.

BURKMAN: Burkman clarified the address for this site is 2410 Morthland Drive. Burkman indicated that if the number of parking spaces cannot be reduced, consideration should be given to reducing the length. The spaces can be reduced to 9' x 18' because they overhang a grassy area. Burkman said the driveway on the west side is setup as a right out. Schneider stated the driveway is to accommodate the tractor/trailer deliveries. Burkman recommended this driveway be a full access drive. Schneider said this was setup as a right out due to a grading issue, but consideration could be given to make the drive full access. Burkman requested clarification concerning the five (5) sanitary sewer connections from the building. Schneider explained this is a modular building that is built off-site and delivered. The building is piped out through the sides to allow everything to be tied in. Schneider mentioned the modular buildings have been approved by the State of Indiana. Burkman pointed out that the slope in the green space where piping is running is approximately 9%. This may need to be revisited to lessen the slope to keep piping at a greater depth. This can be looked at once the detention is explored. Burkman indicated a Site Permit to cover local erosion control and sanitary sewer connection is required.

KENT: Kent stated that elevations of the building, including the canopy are necessary for final submittal and should show materials being used. Referring to Article 11, Section 11.500 concerning this is necessary. Kent mentioned permitted materials include brick, limestone, other native stone and textured, colored aggregate concrete masonry units for the building. Schneider indicated the building will be brick. Kent indicated the material used for the canopy columns will need to match the building. Kent conveyed that he will need to know the square footage of the retail space. This measurement should not include storage areas or restrooms. Kent mentioned that five (5) parking spaces are required per 1,000 sq. ft. of retail space, plus one (1) space per two (2) pumps. Kent indicated the diesel pumps should be counted as one (1) pump. Kent stated that since the project is in the U.S. 30 Overlay District there is a 25% requirement for open space and 75% hard surface. Indicating setbacks on the plans is necessary. The landscape plan must meet the standards of Article 10. On-lot landscaping is required and referring to Table 10.301 will be necessary. On-lot landscaping requires 10 large trees per acre, 18 small trees per acre and 50 shrubs per acre. Open space landscaping requirements should include 10 large trees per acre, 5 small trees per acre and 40 shrubs per acre. Parking lot landscaping requirements include 1 large tree per 8 parking spaces and 1 shrub or perennial per 4 parking spaces. Kent stated that landscaping around the dumpster enclosure is also necessary. Kent suggested moving the dumpster to either the side or rear. Schneider indicated they were trying to keep the dumpster from the line of sight of inbound traffic. Kent recommended planting some of the large trees in

front of the dumpster enclosure. Permitted signage is a 6 ft. tall monument sign per the U.S. 30 Overlay. Kent mentioned that pricing may not be located on the awning; however, signage can be located on the awning and will count as part of the total for signage. The signage calculation is based on the building frontage that faces U.S. 30 and will be 3 sq. ft. of sign per 1 linear foot of building frontage. This is the total signage allowance for the site. Kent stated that outdoor storage is prohibited. The air vac, ice unit and propane tanks must be fully enclosed in some type of structure or located in the primary structure per the U.S. 30 Overlay. A Sidewalk Waiver will be required. Kent mentioned that part of the U.S. 30 Corridor Plan is to provide a pedestrian walkway from the north side of U.S. 30 to the south side of U.S. 30.

PILARSKI: Pilarski stated that Sheet C-7 indicates a 750 gallon oil and grease interceptor; however the municipal code requires a 1,000 gallon interceptor. Pilarski provided minimum requirements for the interceptor. Submitting an internal plumbing plan for review and approval is necessary. Pilarski advised that floor drains on the north side of the facility should be tied into the oil and grease interceptor. Pilarski asked about an accidental spill prevention plan. Schneider stated Murphy Oil did have this type of plan. Pilarski requested a copy of the plan be sent to him as well as to the Engineering Department. There will not be a car wash at this facility.

GESKEY: Geskey stated the plan shows the domestic backflow in a vault; however, State statute indicates the domestic backflow must be in the structure. Geskey indicated the contact for backflow is Shaun Shifflett. The two 1" taps will be made by the Water Department. Geskey indicated the general utility notes (C-7, A) states "All water lines shall be 1-1/4" Schedule 40 PVC unless otherwise labeled." Valparaiso code calls for copper only.

JOHNSON: Johnson is aware that grease frying will not be done. Johnson indicated a Knox Box will be required for the structure. Johnson requested if possible, the hydrant be turned to face the hard pavement.

ISSUES TO BE RESOLVED:

Landscaping Plan

Erosion Control Plan

Rule 5 Permit

Right-of-way

Detailed Site Plan

Backflow Prevention

Site Improvement Permit

State Design Release

Building Permit

Signage / Fencing Permit

Sidewalk Waiver

Zoning Clearance

Internal Plumbing Plan

Provide copy of Accidental Spill Prevention Plan to Pilarski and Engineering

Knox Box

Building Elevations