



INDIANA 46383

TELEPHONE: 462-1161

MEETING: Site Review Committee
SUBJECT: Valpo Public Works
ADDRESS: 1855 Joliet Road

LOCATION: City Hall
DATE: August 27, 3013

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Taylor Wegrzyn, Asst. City Planner	(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
Dave Souders, Fire Department	(219) 462-8325
Matt Evans, Public Works	(219) 462-4612
Ron Ziolkowski, IT Department	(219) 462-1161

Media

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

PRESENTERS:

Steve DeBold, Chester, Inc.
(219) 465-7555 / steved@chester.com
Scott Hazlett, Chester, Inc.
(219) 465-7555 / scotth@chester.com
Tony Peuquet, Chester, Inc.
tonyp@chester.com

The following is a summary of discussion at this meeting:

OPENING: The Site Review Committee met to discuss the proposed new Public Works/Water Reclamation Facility. Wegrzyn 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: This site is located off of Joliet Road in between Norfolk Southern Railroad and Westside Park Avenue and south of the sanitary treatment plant. This site is approximately 80 acres and there are heavily wooded areas and a wetland. There is an existing water line off of Joliet Road with a 12" main. DeBold said there is an existing gravel drive which will be kept. The first building will begin in between the railroad and wetland. There is a sloped area off to the wetland areas. There are several variations in elevations at this site. The truck storage building and salt storage building are located further east. The existing entryway will be removed and a proposed concrete driveway approach will be added. DeBold feels the existing drive is narrow and wants to add some width making it approximately 30 ft. wide. There will be a forebay area to catch sediment. Once this fills, it will overflow into the wetland area. The gas tanks will be a covered area. There will a double entry. The first building will have the Public Works office area on one side and the Water Reclamation office area will be on the other side. The maintenance area will be in between. The sanitary service line will be picked up at the existing manhole and extended to the new buildings. The sanitary line and water line will both be 8". There will be parking around the front of the Public Works office area. The Water Reclamation portion of the building will have its own parking area. DeBold said swales will be used for water storage. There will be a swale along the north side and a swale to the south. The swales will be treated with JFNew storm water mix to help filter the water. The swales come together in the center of the buildings. There will be two short segments of pipe to carry the water to another swale heading eastward. There will be an outside equipment storage lean-to. The buildings will be sprinkled.

The first building is 35,000 sq. ft., the truck storage building is 44,000 sq. ft. and the salt storage building is 4,900 sq. ft. There are covered and uncovered bins for material storage. A catch basin is proposed for the salt storage area. A permanent inlet filter bag is being planned for this catch basin. Some of the areas being graded off close to the wetland have a 1 to 1 slope on some of the slopes. Appropriate erosion control blankets will be applied and JFNew slope stabilization seed mix will also be used. .

STAFF COMMENTS:

THRASHER: Thrasher asked for clarification concerning the second floor of the office building. DeBold indicated this would remain unfinished at this time. A Construction Design Release will be required for all buildings before Building Permits can be issued.

SOUDERS: Souders said a third fire hydrant is needed at the south end of the truck storage building. A monitored fire system will be required for the sprinkled buildings. Both buildings will require a Knox Box. Souders conveyed the road surface must be stable enough to hold the 78,000 lb. fire truck.

WEGRZYN ON BEHALF OF KENT: A tree survey will be required for this site. Identifying the trees being removed will be necessary. A landscape plan must be submitted for approval. Kent suggested that most of trees that need to be planted should be planted along the right-of-way and in parks and other areas. The landscape plan will need to identify the number of trees and shrubs required on site. Providing a separate table showing the number of trees planted on site and the number of trees planted off-site is necessary. The final plans must show the percentage of office space versus storage/garage space. Kent suggested the number of overall parking spaces on site be minimized. The site requires 88 spaces and there are 111 spaces shown.

MCALPINE: There appears to be an excess of fill on the site. A Site Permit will be required. A Rule 5 Permit is necessary. McAlpine will provide the erosion control comments separately. McAlpine expressed concern about the height of water at the valley entrance after a major rain. McAlpine asked this be investigated further. McAlpine suggested this might be elevated 3 ft. using some of the stockpile material and installing a culvert to connect one side to the other. DeBold indicated he shared the same concern; however, he was told there is never any sitting water in this area. DeBold said it will be very costly to raise the area. Possibly, it is something that can be done in the future. McAlpine questioned the amount of water that will reach water quality pond #1 versus the amount of water that will go down the drive to the depressional area. McAlpine would like further investigation concerning this issue. Possibly, this pond could be eliminated to let the water flow to the natural depression. DeBold said the storage requirement, based on impervious surface is .06 acre feet needed. The neighborhood and road pipe to this area. McAlpine said the 1-to-1 slopes seem a little too steep based on what is typically allowed. DeBold said a 2-to-1 slope is not possible. If it is raised anymore it will be in the wetland area or the flood plain area. DeBold stated they are using the heavy erosion control blankets because they are designed for the 1-to-1 slope. DeBold pointed out that doing the 1-to-1 slope will save over an acre of trees. McAlpine mentioned the most downstream pond shows a rock chute which will see a lot of water. McAlpine would like to see if it is possible to put in some type of drop structure there and at the toe a level spreader just to dissipate the energy and slow it down so that it is not just barreling over the rock on the relatively steep slopes. McAlpine has reviewed the calculations and would like quantification of the difference between pre-developed and post-developed runoff. DeBold said the existing 100 year runoff is at 280.29cfs and the proposed is at 323.21cfs. McAlpine would like to discuss this further. McAlpine would like to investigate some creative ways to capture this water for reuse. The long linear buildings provide a unique opportunity. Perhaps cisterns or underground storage could be utilized. DeBold conveyed that thought has been given to these ideas. This stored water could be used for truck washing or flushing toilets. DeBold indicated a rough estimate for an underground storage tank for the truck storage building is \$80,000.

PILARSKI: Pilarski indicated he will defer comment concerning the sanitary sewer service line to the Sewer Division and City Engineer. Pilarski requested the submittal of internal plumbing plans to verify what is being discharged into the sanitary sewer. The plans should also indicate the different compartments of the buildings, i.e. chemical storage, truck parking areas, etc. These should be sent directly to Pilarski for review.

GESKEY: Geskey had no comments at this time.

ZIOLKOWSKI: Ziolkowski has concerns about data connectivity to the new facility. Ziolkowski questioned the feasibility of getting fiber from the existing Water Reclamation Plant under the creek and railroad tracks. This would be the ideal situation; however, if this is not feasible Ziolkowski would have to look for other solutions. Pequet stated that fiber coming from Joliet would be the simplest process. DeBold stated that obtaining permitting would be necessary in order to get under the flood plain and railroad. Pequet asked about the current data providers at the existing facility. Ziolkowski said one is a T1 from Frontier and there is a wireless connection from MTA. Ziolkowski is unaware if MTA can wirelessly sync to the new facility. A line of site is needed for this. Ziolkowski explained that there is fiber run at the Water Reclamation Department and being able to tap on to this would save recurring costs from Frontier and MTA by pulling connections from the existing facility. Pequet proposed a meeting to go over different options and locations. Ziolkowski said he would have to have fiber connecting the two buildings based on the distances shown on the plans. Chester will take care of the structured wiring for the office for data. Pequet said Ziolkowski would need to provide data locations and server room requirements. Pequet needs to investigate fiber locations along Joliet.

ISSUES TO BE RESOLVED:

Landscaping Plan (with Tree Survey)

Erosion Control Plan

Rule 5 Permit

Right-of-way

Detailed Site Plan

Site Improvement Permit

State Design Release

Building Permit

Signage / Fencing Permit

Zoning Clearance

Internal Plumbing Plan

IT Department Issues

Knox Boxes