



MEETING: Site Review Committee
SUBJECT: Task Force Tips Addition
ADDRESS: 2351 Industrial Drive

LOCATION: City Hall
DATE: June 24, 2008

PRELIMINARY SITE REVIEW
IN ATTENDANCE:

Craig Phillips, Planning Director	(219) 462-1161
Tyler Kent, Asst. Planner	(219) 462-1161
Matt Kras, Storm water Engineer	(219) 462-1161
Vicki Thrasher, Building Commissioner	(219) 462-1161
Jack Johnson, Fire Department	(219) 462-8325
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Daryl Brown, Water Dept.	(219) 462-6174
Marv McDaniels, Collections Dept.	(219) 464-2346
Tony McGinley, Collections Dept.	(219) 464-2346

PRESENTERS:

Chuck Ransom, Task Force Tips
219-548-1062 / crr@tft.com
Martin Sonnenberg, Task Force Tips
219-548-1022 / mss@tft.com
David Merkel, Larson-Danielson Construction
219-362-2127 / djm@ldconstruction.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:

The Site Review Committee met to discuss a proposed addition for Task Force Tips. Phillips 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.

Merkel explained the project consists currently of a 96,800 square foot plant addition with 9,000 of this to be bid as an alternate. It's possible however; this will be reduced to 9,000 square feet. The office addition is 19,842 square feet onto a 42,800 square foot existing facility. The plant classification will be F-2 and the office will be separated by the appropriate fire wall. The construction will be type 2-B and designed with the new code in mind. A new sewer connection to Montdale Drive is intended. Currently there is 10" water service to the outbuilding which is north of the existing plant. Tying onto this is necessary for additional water needs. The project also includes 2 retention ponds. All current processes in the north facility will be moving to the south facility.

Johnson stated that a year ago the City had gone through an ISO re-grade and this Industrial Park was one of the problem areas. Currently there are some un-looped water systems that exist and additional hydrants are needed. Working with the Water and Fire Departments is necessary regarding this. A minimum of 20' of asphalt width is needed on the road where the Fire Department connection is located. Johnson said he would help on getting some bump outs in the asphalt for ladder tower setup since there's a large amount of square footage on the roof. Referring to Appendix B in the IFC book will provide further detail. A Knox Box will be required and Johnson is aware that there will not be any foundry work at this location. The building will be completely sprinkled. Johnson pointed out that any high rack storage plans must be submitted to the State with the building plans for review.

McDaniels is aware a 6" sewer will be going to the south. Merkel explained a new manhole will be installed at the connection point. McDaniels expressed concern regarding a necessary easement for the sanitary sewer if property were to be split in the future. Contacting Bob Fitzgerald of the Water Reclamation

Department is critical concerning this matter.

It was clarified to Brown that a 4" service is coming in and currently feeds the existing building. Merkel pointed out this service is already metered and everything will remain the same with no change. Since there is minimal use in the existing building, the service will feed the entire plant. Merkel said a 2" service is sufficient however, the 4" will continue. The 4" will run down to the 2" which will then run through a softening system, and to the new facility. Brown said that a backflow protection device is required on this line. Any irrigation system will also require backflow protection. Merkel conveyed that a calculation hasn't yet been determined in reference to a fire sprinkler system. Jack Johnson added that contacting the Fire Department before placement of the Fire Department connection is necessary. Brown said backflow protection is needed on the fire service as well. Merkel clarified that a well does not exist on the site. Brown said this site is within the Wellhead Protection Area therefore, secondary containment during construction is required for any on site fuel storage over 250 gallons.

Pilarski conveyed concern as to what will be discharged from the new facility into the sanitary sewer. An industrial wastewater discharge permit application is needed as well as an updated and complete facility plumbing plan.

The largest shift is approximately 110 employees however; more employees are anticipated for the future. Phillips said the parking requirement is 1 space per 2 employees therefore, parking is acceptable. When submitting plans for review, a lot coverage calculation is needed. Maximum lot coverage is 75% for all impervious surfaces. A landscape plan must be submitted to ensure that no invasive or prohibited species will be introduced. This plan will need to be reviewed and approved by Steve Martinson of the Parks Department. When submitting the site plans and building elevations for zoning clearance approval, Phillips requested 2 copies of the landscape plan. A zoning clearance is needed in order to receive a building permit. Based on the landscape plan, any parking lot over 50 spaces must include 5% interior landscaping. Calculation is needed on the drawing in reference to the island areas. Any trees being removed must be indicated on a replacement plan and anything 10" or over in caliber must be replaced. Information is available at www.valparaisoparks.org/horticulture concerning this. Elevations and architectural plans for the project are needed by Phillips. Merkel mentioned the new structure is set up to emulate a fire station. Since pre-cast is being used to match the existing building, Phillips acknowledged there isn't any planting requirement along US 30. Signage on the industrial side of the site is limited to a 6' tall monument style sign if it's within 600' of the right-of-way of US 30. If it's beyond the 600' then it would be subject to the regular standards for industrial properties in the ordinance. Phillips suggested being architecturally compatible with the office portion of the building. Exterior tanks will not be on the site. Dumpsters are enclosed in concrete and located outside. Phillips said the concrete is acceptable and dumpsters must be surrounded and gated. The office portion is 2 stories and the square footage is 19,842.

Kras stated that drainage calculations are needed indicating that detention pond volumes are adequate for what will be coming off the site. The release rates out of the ponds must meet the City requirements and the outlet structure must be shown. Ensuring that drainage from the proposed development makes its way into the ponds is necessary. A Rule 5 erosion control permit needs to be filed with the State. The City needs a detailed erosion control plan that includes the phasing of what's going on, any type of seeding, the placement of silt fencing, and where the storm water runoff will be routed. Kras stated the drainage on the south end of the building should make its way into the swale and into the pond. Rather than having the storm water piped into the pond, Kras advised the water be routed into the swale. Drains must also be in the loading docks as well as some sort of oil and grease separator. A minimum of a 3' sump is required in the catch basin structure as well as a hood on the outlet. It's important to see how the water makes it into the north pond and what's going to be routed into that pond. Kras commented that routing the water into a pond that currently goes into the culvert pipe would be a good way to pick up that runoff. A clean out is required at the building and at every 100'. Connecting with the sewer main is advised rather than with the manhole structure. Contacting Bob Fitzgerald is recommended regarding this issue.

Thrasher is aware that the 2008 IBC was used in reference to the project. A State Design Release is needed before permits can be issued, and some of the additional items mentioned will need approval before a permit can be issued as well. Any signage and fencing will also require a permit. In order for a foundation release to be issued, site approvals and zoning clearance is needed. The site permit will not be issued until the site issues are resolved. The site permit must be issued before a foundation release.

Kras reiterated that drains and some sort of sump is needed at the dock area. Ensuring that the

detention ponds will drain into the storm sewer from their outlet structure is necessary. Making certain that oil, greases, and grit stay in the docking areas is critical.

ISSUES TO BE RESOLVED:

- Landscaping plan (with Tree Survey)
- Erosion Control Plan
- Industrial Wastewater Discharge Permit Application
- Complete Updated Facility Plumbing Plan
- Rule 5 Permit
- Right-of-way
- Detailed Site Plan
- Sanitary/Sewer
- Contact Bob Fitzgerald
- Backflow Prevention
- Site Improvement Permit
- State Design Release
- Building Permit
- Signage / Fencing Permit
- Zoning Clearance
- Knox Box