



**MEETING: Site Review Committee**  
**SUBJECT: Great Lakes Lab**  
**ADDRESS: 1051 Transport Drive**

**LOCATION: City Hall**  
**DATE: July 1, 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
Dave Pilz, Engineering Director	(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
Vicki Thrasher, Building Commissioner	(219) 462-1161

**PRESENTERS:**

**Pete Peuquet**, Chester Inc  
219-465-7555 / petep@chesterinc.com  
**Mark Babcock**, Chester Inc.  
219-465-7555 / markb@chesterinc.com

Email addresses for the above City of Valparaiso Departments can be found at [www.valpo.us](http://www.valpo.us).  
The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss the proposed project for Great Lakes Labs on Transport 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.

Babcock explained the building is 6,320 square feet on lot 41B located in Eastport Centre. The natural drainage runs from south to north. A swale is intended to be placed on the south side of the property. The ground water will run to an existing swale with a storm pipe on the north side of the building. The sheet drainage from the parking lot to the north will run into the swale on the north side. A rock dam is at the end of the swale along the south side will be removed after all of the seeding has taken place. Inlet protection is around the existing inlet at the storm pipe, at the north side. When coming in off of Transport Drive there is a stabilized construction entrance. Silt fencing is placed around the entire building area. Landscape and elevation plans are available. The facility is a forensic lab where DNA testing can be done. Since drug testing is the majority of the business, clients come at a scheduled time. Pequet added the facility deals with Police Departments within a seven county area as well as the FBI out of Gary, Indiana.

Pilz stated that 127 linear feet of service line is shown and the standards require a cleanout is necessary at no more than 100'. On behalf of the Storm water Engineer, Pilz said only the developed conditions are shown on the drainage calculations. The comparison for the existing conditions was omitted. Two of the submitted sheets (Section B, 1.5 and 1.6) were duplicates of each other. It was suggested that perhaps there should be a detailed sheet for the storm water prevention plan. A Rule 5 permit is also required.

Thrasher said a State Design Release is needed before building permits can be issued. Any signage will require a permit as well. The requirements from the other departments also must be met before permits can be issued.

Kent stated that the number of employees at this location is needed. The total square footage for the lab space and for the office space is essential in order to calculate the parking. Lot coverage is also needed

and Kent will submit the landscape plan to Steve Martinson at the Parks Department for review and approval. The dumpster needs to be enclosed on 3 sides to match the building. A zoning clearance is needed before building permits can be issued.

Pilarski has prior information in reference to the facility however, a facility plumbing plan is needed indicating the discharge points from the facility leading to the sanitary sewer. One cleanout is noted on drawing SP1.2, which is located to the northeast. Pilarski pointed out that an access point is necessary in the event that some compliance monitoring samples of the facility are taken. A full scale manhole isn't required and a cleanout would be sufficient.

Brown said the site is within the Wellhead Protection Area therefore, secondary containment is necessary for any fuels during construction on the site. Backflow protection is required at the water meter and on any landscape irrigation system. One meter per service tap is required. Brown is aware the building will not be sprinkled.

Johnson said the building will require a Knox Box. If anything changes regarding the suppression system, contacting the Fire Department before placement of the Fire Department connection is necessary.

Comments from Phillips follow the minutes.

#### ISSUES TO BE RESOLVED:

- Erosion Control Plan
- Rule 5 Permit
- Existing Conditions - Drainage Calculations
- Facility Plumbing Plan
- Detailed Site Plan
- Sanitary/Sewer
- Backflow Prevention
- Site Improvement Permit
- State Design Release
- Building Permit
- Sign Permit
- Zoning Clearance
- Knox Box

#### Comments from Craig Phillips:

Great Lakes Labs - 1051 Transport Drive - This plan looks good. The building looks nice, and will complement the Cornerstone Appraisal building next door. Need to know how many employees on a shift in order to determine parking calculations. Also need the total building square footage dedicated to lab space and total square footage dedicated to office space. Parking is based on one space per 200 square feet for office, and one space per two employees in the lab space. We need a lot coverage calculation. The maximum lot coverage is 70% based on the M-2 district standards. The landscape plan will need to be submitted to the Parks Dept. Horticulturist Steve Martinson for review prior to issuance of permits. How will waste collection be handled on the property, and will there be a dumpster on the property. If so, this needs to be surrounded by a solid, gated, opaque enclosure of the same color as the the main building. Signage will be based on the standards for signs in industrial districts, but a monument style sign is strongly encouraged in order to be compatible with other development in Eastport Centre. The project will need a zoning clearance, available in the lobby of city hall or on the City website, prior to the issuance of a building permit for the project.