



MEETING: Site Review Committee
SUBJECT: Car Wash at Team Chevrolet
ADDRESS: 1856 US Hwy 30

LOCATION: City Hall
DATE: July 29, 2008

**PRELIMINARY SITE REVIEW
IN ATTENDANCE:**

Craig Phillips, Planning Director (219) 462-1161
Matt Kras, Storm Water Engineer (219) 462-1161
Ed Pilarski, Water Reclamation Dept. (219) 464-4973
Daryl Brown, Water Dept. (219) 462-6174
Vicki Thrasher, Building Commissioner (219) 462-1161

PRESENTERS:

Kent Pollack, Pollack Architectural Group
219-464-9398 / kentp@pollackarchgroup.com
Mike Rudolph, Team Chevrolet
219-462-1175 / Rudy@teamchevyinc.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 car wash addition at Team Chevrolet. 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.

Pollack explained that the original project previously went before site review as a stand alone building at the Team Chevrolet location. This particular project resulted in being costly therefore, the plan was eliminated. The idea of adding a car wash onto the existing building then transpired. The proposed project is now simplified since utilities currently exist and less distance is needed with hookups etc. Prior conversation with Phillips concluded that the major façade work is no longer necessary. Given that the addition will adjoin behind the existing car wash, the mechanical area can be eliminated. The building is reduced by 10' since some of the equipment size has been condensed, however, the width of the car wash will remain the same. The car wash is basically a drive-thru with an exit which is indicated on the site plan. A small amount of curb is needed to the east. In order to be at asphalt grade, dropping to approximately 4" from the existing sanitary manhole is necessary. Triple basins are already inside the building. Connecting into the catch basin for the existing car wash is anticipated. Water, gas, and air are currently present. Additional electric is needed therefore, running a line over to the main unit is essential. Originally 400 amps of service were necessary however, 200 amps are now acceptable. The structure consists of a foundation and 3 walls. The brick veneer inside wall will be treated with fiberglass or epoxy. In reference to elevation, split face block similar in color to the current brick will be used. The structure also includes a metal roof that slopes down to the gutter system. Signage consists of a mounted bar strip with channel letters. Rather than plain windows, the placement of muntins was determined. A window will also be installed in the solid service door.

Thrasher stated that a State Design Release is needed before building permits can be issued. Signage will require a permit as well.

Kras is aware the project is an addition to an existing building and the new car wash will be constructed over the existing paved parking area. The downspouts will be open and sheet flow a short distance over the parking. A storm drain exists at approximately 20'. Erosion control measures need to be taken for any stock piles of soils, concrete, or asphalt during construction. Rudolph mentioned that the wash

water will not be recycled and the system is already in place. The idea of recycling the wash water was discouraging since odor problems result. Rudolph added that recycled water can only be used for the under carriage spray otherwise, debris is sprayed back onto cars. Kras said there will be a sanitary sewer connection fee since this is considered an additional use. Pollack explained that technically they are not tapping into anything because they will be connecting into the current sanitary catch basin. Kras later confirmed a connection fee is not required however; a \$100.00 inspection fee for the additional connection into the existing service line is needed.

Phillips stated that the existing building material consists of brick veneer. Rudolph commented that he wanted the addition to look similar rather than appearing exactly the same in order to visibly stand out. The addition will not have any striping or coloration. Phillips stated the addition needs to match the building as much as possible. The blue roof used as an accent is acceptable. It's essential that the color of the block is complimentary. Landscaping will not be placed across the front. Pollack stated some existing shrubbery will need to be removed. Landscaping will be placed in close proximity to the exit by the curb. Phillips pointed out the allowable signage is based on 3 square feet per linear foot of the building. Rudolph acknowledged that cars driving in the existing isle will not interfere with car sales. The car wash will not be open on Sunday's and is geared more towards their client base. It is going to be open to the public however; there shouldn't be more than a few cars in line at a time. Phillips recommended placing a landscape island on the southwest corner since signage is required to be placed in a landscaped area. A small amount of pavement will need to be removed in order to allow for a landscape island, menu board, and coin box. The island must consist of more than just curb and mulch. Signage isn't allowed in the middle of the parking lot. A landscape plan needs to be submitted for review and approval. A list of invasive species is available at www.valparaisoparks.org/horticulture. Zoning clearance also is required as part of the approval process. The zoning clearance is designed to resolve any zoning issues before final drawings are submitted for building permits. Any change in landscape material or landscaping along the front must be indicated on the landscape plan as well. Phillips clarified the landscape island doesn't need to be attached to the building. The wall sign and the menu board will require permits.

Pilarski stated concern as to what's being discharged from the car wash and the entire facility, into the sanitary sewer. A copy of Chapter 52 of the City of Valparaiso's Code of Ordinances was provided. Pilarski requested revisions to the plan since details are needed. Pilarski said he needs to know where this is being connected to, into the triple basin. Rudolph added it's a straight line from the catch basin down to the triple basin. Pilarski reiterated the plans need to indicate this. The material safety data sheets for the cleaning chemicals are on file however, Rudolph stated the tire shine has been removed. An accidental spill prevention plan isn't required although Pilarski commented an SPCC plan for the facility itself may be a good idea. See attachment following the minutes regarding comments from the VWRD.

Brown said a backflow device is required on the water line going into the car wash. Pollack mentioned the existing system has backflow protection. Brown clarified a backflow device is needed for the car wash itself to protect occupancy within the building. This device prevents chemicals from getting back into that water line. Placing the backflow device inside the new area is advised. The backflow device that's at the water meter protects the City system.

Phillips recommended submitting 2 copies of the landscape plan at the same time as the zoning clearance. Normally when the building permit is issued, the landscape plan will be approved. The amount of activity at the Park Department however, will determine this.

ISSUES TO BE RESOLVED:

- Landscaping Plan
- Erosion Control Plan – if any stock piles
- Detailed Site Plan
- Sanitary/Sewer
- Backflow Prevention
- Site Improvement Permit
- State Design Release
- Building Permit
- Sign Permit
- Zoning Clearance

The following are the comments from the Valparaiso Water Reclamation Department:



Valparaiso City Utilities

1251 Joliet Road
Valparaiso, Indiana 46385

"Water is our Most Valuable Natural Resource"

Team Chevrolet - Proposed Car Wash Addition

1856 US Highway 30
Valparaiso, Indiana

City of Valparaiso Site Review Committee Meeting on July 29, 2008

VWRD Comments and Issues for Resolution

1. The size of the existing catch basin and the existing triple basin separator, in liquid gallon capacity, needs to be shown on Sheet Numbers SP1, SP2 and on the *Plumbing Plan* within MP1.

Note: In accordance with Chapter 52 of the City of Valparaiso's *Code of Ordinances* and Part H17 in Section 2 of the City of Valparaiso's *Specifications And Standards For Acceptance Of Municipal Improvements*, the minimum size of the triple basin separator needs to be in a liquid capacity of 1,000 gallons.
2. Any other sewer connections from the building and into the existing catch basin needs to be shown on Sheet Numbers SP1, SP2 and on the *Plumbing Plan* within MP1.
3. The sewer line from the existing catch basin and the connection point into the existing triple basin separator needs to be shown on Sheet Numbers SP1, SP2 and on the *Plumbing Plan* within MP1.
4. The location of the chemical storage area for the proposed car wash needs to be shown on Sheet Number A1 and on the *Plumbing Plan* within MP1. Any sanitary sewer plumbing within the proposed car wash's chemical storage area, such as floor drains, needs to be shown on the *Plumbing Plan* within Sheet Number MP1.
5. Revision 1 (5-9-08) to Sheet Number MP1 needs to be identified.
6. The Material Safety Data Sheets (MSDS) for the cleaning chemicals used in the proposed car wash needs to be submitted for prior approval by the VWRD.
7. Due to the connection of an existing floor trench and potential unidentified sewer line connections from Team Chevrolet's main building into the triple basin separator, a building sanitary sewer plumbing plan needs to be submitted in order to determine other sources of wastewater discharges into the triple basin separator and into the existing sanitary sewer manhole identified on Sheet Numbers SP1, SP2 and on the *Plumbing Plan* within Sheet Number MP1.
8. Submission for review and approval by the VWRD of Team Chevrolet's *Accidental Spill Prevention Plan* (ASPP) or *Spill Prevention, Control And Countermeasure* (SPCC) Plan.

Water Reclamation Department

Wastewater Treatment Facility
Phone: (219)464-4973
Fax: (219)465-0275
E-Mail: vwtp@netnitco.net

Sewer Division
Phone: (219)464-2346
Fax: (219)548-7263
E-Mail: valposewer@netnitco.net

Visit our website at www.valparaisoutilities.org