



MEETING: Site Review Committee
SUBJECT: Elite Crete / Lot 41A / Eastport Centre
ADDRESS: 1061 Transport Drive

LOCATION: City Hall
DATE: May 8, 2007

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Jack Johnson, Fire Department (219) 462-8325
 Ed Pilarski, Water Reclamation Dept. (219) 464-4973
 Dave Pilz, Engineering Director (219) 462-1161
 Vicki Thrasher, Building Commissioner (219) 462-1161
 Daryl Brown, Water Dept. (219) 462-6174
 Steve Martinson, Parks Dept. (219) 462-5144

PRESENTERS:

Steve DeBold, Chester Inc.
 (219) 465-7555
 steved@chesterinc.com
 Charlie Moseley, Chester Inc.
 charliem@chesterinc.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 the proposed Elite Crete, Lot 41A, in Eastport Centre. Thrasher 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. Thrasher affirmed that Craig Phillips will need to be contacted regarding any comments from the planning department. The address is 1061 Transport Drive.

DeBold explained that there is approximately 2,690 square feet of front office area and the remaining area will be warehouse space. The company will be doing etching, and stencils of standing concrete surfaces for houses and driveways. The technique gives a unique look without the expense of tiles etc. The parking lot will be sheet drained off to Transport Drive. There is a truck dock which will drain back into the building, into an ejector pit, and then will pump out of the east wall. There is not a sanitary sewer because of the dividing of the lot therefore a main extension will be done. The sewer will be 8" in diameter. A drop manhole will be used for the connection to the existing manhole. DeBold will be speaking with Dave Pilz regarding his comments on the drainage and engineering issues.

Thrasher stated that a State Design Release is needed before any permits can be issued. Fencing and signage will also require a permit.

Pilarski conveyed concern as to what will be discharged into the waste water system from the facility. An industrial waste water survey will need to be filled out. This particular survey is more detailed than the one previously sent. A Site Plumbing Plan is needed as well. It is essential to know what exactly is being tied into the sanitary sewer from the building.

Martinson stated that there were no issues. DeBold inquired as to whether or not Martinson could identify trees. Martinson conveyed that this can be done as a courtesy to the property owner but cannot in lieu of someone doing their tree survey for a construction project. Martinson will verify as to whether or not this perhaps can be done as some side work.

Brown stated that the site is within the Wellhead Protection Area and this will need to be recorded on the secondary plat. Any construction fuels on the site will require secondary containment. One meter per service tap is necessary. Backflow protection is required at any meter, fire system, and lawn irrigation system. A list of requirements for spill reporting and

secondary containment had been given. The idea of a rain garden was recommended if possible. The size of the water service will be ¾”.

Johnson stated that a Knox Box will be needed at this location. More than likely a MSDS Strong Box will be needed with information on any chemicals being stored inside the building. Johnson had concern that this stay a low hazard occupancy and not change because of the building size. Johnson had been assured that the building is being constructed to withstand a sprinkler system being installed, should the occupancy change for future use. Due to the length and size of this building, it's strongly encouraged to use more asphalt or something suitable for an aerial apparatus. The suggested area regarding this would be where the proposed truck dock is located. This is a large building and there is currently only one means of getting apparatus in the front. Because of the length of the building, Johnson would like see something on the side for more improved access. In order for an aerial truck to be able to park, the pavement could be extended as much as possible. As a guideline to determine the drive, Appendix D can be used.

Thrasher again mentioned to contact Craig Phillips of the planning department to receive his comments.

The comments from David Pilz and Matt Kras of the engineering department are attached.

ISSUES TO BE RESOLVED:

- Landscaping plan (with Tree Survey)
- Erosion control plan
- Site Plan
- WWTP Survey
- Site Plumbing Plan
- Sanitary/Sewer
- Backflow Prevention
- Site Improvement Permit
- State Design Release
- Building Permit
- Fence / Sign Permit
- Rule 5 Permit

MEMO

TO: Steve Debold
FROM: Matthew Kras
DATE: 6/19/2007

RE: Lot 41A in Eastport Centre

Comments concerning drainage & erosion control

1. Put some drainage arrows on the plans showing where the side(s) and rearyard are being routed, especially with the ejector pit.
2. A hood or "snout" is required in the catch basin for the proposed loading dock to contain floatables(oils and greases)
3. A Rule 5 permit is required, give us a copy of the NOI when sending in to IDEM
4. I'll look over SWPPP either today or tomorrow and fax over to you

MEMO

To: Steve DeBold
Chester

Date: May 3, 2007

From: David L. Pilz
Engineering Director

Re: Lot 41A, Eastport Centre

Comments concerning the plans:

1. A drop manhole is required for the connection to/with the existing manhole. Or, the slope of the sewer may be increased to cause the invert of the new sewer be 0.4' to 0.6' above the existing invert.
2. At the new manhole the casting must be sealed to the structure with "WrapidSeal" by Canusa (Woodlands, Texas).
3. The new sewer and the new manhole must be tested and video taped per the attached specification section for "Sanitary Sewers (Gravity)". Note that all sanitary sewer construction shall meet the requirements of the specification.
4. Matt Kras will comment concerning the drainage and erosion prevention.