



**MEETING: Site Review Committee**  
**SUBJECT: Warehouse Remodel / Urschel Lab**  
**ADDRESS: 2503 Calumet Avenue**

**LOCATION: City Hall**

**DATE: 06/12/07**

## PRELIMINARY SITE REVIEW

### IN ATTENDANCE:

Tyler Kent, Asst. Planner	(219) 462-1161
Vicki Thrasher, Building Commissioner	(219) 462-1161
Matt Kras, Storm water Engineer	(219) 462-1161
Daryl Brown, Water Department	(219) 462-6174
Jack Johnson, Fire Department	(219) 462-8325
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973

### PRESENTERS:

Joe Coar, Tonn and Blank Construction	(219) 879-7321	joe.coar@tonnandblank.com
Fred Krueger, Urschel Laboratories	(219) 464-4811	info@urschel.com
Larry Ballah, Tonn and Blank Construction	(219) 879-7321	larry.ballah@tonnandblank.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 a proposed warehouse remodel for Urschel Lab. 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.

Coar explained that the existing loading dock on the north side will be partially removed. A floor level dock will be at the main building and inside of this area there will be storage for tanks. The proposed new truck wall will be toward the backside, to the west of the building. The electrical transformer will be relocated to the new small addition. Other than some structural steel and access for a crane, they are not adding onto the interior of the building. The existing concrete mezzanine inside of the building will be removed. The existing oil room will remain the same. Some outside site drainage as well as drainage from the new addition will be piped to the existing retention pond on the north side. A cooling tower that is currently at ground level will be relocated on top of the roof, which will be strong and well built in structure. The foundation for the new addition will be concrete and heavily reinforced. All the way up and under the roof it will be concrete encased. The timeline on this project is approximately 3 to 4 months.

Kras stated that a copy of the drainage calculations are necessary to see how the loading docks will drain to the detention basin and what kind of water quality measures will be implemented.

Johnson conveyed they plan on sprinkling and there is a Knox Box in place. Upon completion, the Fire Department will need to be contacted.

Brown stated that the sprinkling system will be extended. When the cooling tower is relocated, backflow protection will need to be verified.

Pilarski stated that this is a warehouse and an update on the Accidental Spill Prevention Plan is needed. Since there will be changes with regards to the interior plumbing facility, an updated schematic is also necessary. Pilarski is aware that the relocation of the cooling tower will not entail any drainage.

Kent confirmed that the current loading docks are concrete. Total lot coverage of the site is needed with any impervious surfaces. Any additions will need to match the existing building. There will not be any added parking spaces.

Thrasher conveyed that a State Design release is needed prior to obtaining a Building Permit.

#### ISSUES TO BE RESOLVED:

- Drainage Calculations
- Updated Accidental Spill Prevention Plan w/ Schematic
- Backflow Prevention Verified
- Erosion control plan
- Detailed Site Plan
- Sanitary/Sewer
- Site Improvement Permit
- State Design Release
- Building Permit