



MEETING: Site Review Committee
SUBJECT: Firehouse Subs
ADDRESS: 71 Silhavy Road, Ste. 141

LOCATION: City Hall
DATE: March 3, 2015

**PRELIMINARY SITE REVIEW
IN ATTENDANCE:**

Tyler Kent, Planning Director (219) 462-1161
Tim Burkman, Engineering Director (219) 462-1161
Ed Pilarski, Water Reclamation Dept. (219) 464-4973
Mark Geskey, Utilities (219) 462-6174
Media

PRESENTERS:

Jeff Walsworth, Firehouse Subs
(219) 405-5856 / jeff.walsworth@firehousesubs.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:

OPENING: The Site Review Committee met to discuss the proposed Firehouse Sub build-out to be located at 71 Silhavy Road, Suite 141. 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.

EXPLANATION OF PROJECT: Walsworth indicated the only exterior work will be for signage. This is an existing structure and a few half walls will be added to the interior. The kitchen will be enclosed. There will be no hood system. Walsworth mentioned the floor will be dug up for a grease interceptor. A roof top unit will be added. Walsworth indicated there should be ample parking available. There is egress both in the front and back. A Knox box will be installed. This is a sprinkled building. The seating will be for 50-60 people.

STAFF COMMENTS:

BURKMAN: Burkman asked where the grease interceptor will be located. Walsworth indicated it will be located under the sink. Walsworth said the plan calls for a 100 gallon interceptor. The runoff from the ice in the soda machine, the ice from the ice machine and the vegetable sink will drain into the interceptor. The hand sink will drain to the sanitary sewer. Burkman asked about the opening date. Walsworth plans to open in May. Burkman said since all work appears to be interior he had no further comments.

ON BEHALF OF THRASHER: A State Construction Design Release is required prior to issuance of a Building Permit. If more than 20 sprinkler heads are moved or added, a Construction Design Release for the sprinkler system will be required. A sign permit will be required for the proposed signage. All contractors working on the project must be registered with the City. Walsworth requested information concerning contractor registration. Kent suggested he speak with either Thrasher or Lori Pattermann in the Building Department.

ON BEHALF OF SOUDERS: The occupant needs to ensure the alarm/sprinkler reporting data is updated. Providing a key to the Fire Department for the existing Knox box is necessary.

KENT: Kent is aware that no exterior improvements are being made to the site. The calculation for signage is 3 sq. ft. per 1 linear ft. of building frontage of the tenant space. Walsworth mentioned some of the sites have signage on the rear side. Kent said this was acceptable as long as it was divided based on the calculation for the frontage along Silhavy Road. Kent believes there

is a shared parking agreement throughout the Inland development for the entire site. Kent requested a copy of the shared parking agreement be provided. The shared parking agreement would be useful for calculation of the overall parking of the site.

PILARSKI: Pilarski mentioned that he had discussed the project with Walsworth in June. Pilarski said as stated at that time a food service establishment looking to locate in Valparaiso is required to install a 1,000 gallon oil and grease interceptor. Based on the discussion of the project it appears an oil and grease trap would be appropriate. Pilarski asked for confirmation that there will be no deep fryer or grill on site. This was confirmed by Walsworth. Pilarski stated he agrees with the installation of a smaller sized unit. Pilarski indicated the calculations on Sheet A-3 are appropriate. Pilarski will send a waiver for the requirement of the 1,000 gallon oil and grease interceptor and the installation of an in-ground 50 gallon flow rated trap.

GESKEY: Geskey asked if any changes to the incoming water service are being considered. Walsworth said there will be no changes. Geskey presented no comments.

ISSUES TO BE RESOLVED:

Detailed Site Plan

State Design Release

State Design Release for sprinkler system is 20 or more heads are added or moved

Building Permit

Signage/Fencing Permit

Update reporting data for alarm/sprinkler system

Provide key for existing knox box

Waiver for 1,000 gallon oil and grease interceptor

Provision of shared parking agreement