



MEETING: Site Review Committee
SUBJECT: Stamina
ADDRESS: 1151 Transport Drive

LOCATION: City Hall
DATE: June 2, 2015

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Tyler Kent, Planning Director	(219) 462-1161
Loren Orchard, Planning Dept.	(219) 462-1161
Tim Burkman, Engineering Director	(219) 462-1161
Adam McAlpine, Engineering Dept.	(219) 462.1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Vicki Thrasher, Building Commissioner	(219) 462-1161
Mark Geskey, Utilities	(219) 462-6174
Dave Souders, Fire Department	(219) 462-8325
Matt Evans, Public Works Director	(219) 462-4612
Gabrielle Baker, Public Works Dept.	(219) 462-4612
Media	

PRESENTERS:

Steve DeBold, Chester, Inc.
 (219) 465-7555 / Steved@chesterinc.com
 Mark Babcock, Chester, Inc.
 (219) 465-7555 / markb@chesterinc.com
 Pete Pequet, Chester, Inc.
 (219) 465-7555 / petep@chesterconstruction.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 49,977 sq. ft. industrial warehouse building on lots 18A and 18B at 1151 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.

EXPLANATION OF PROJECT: DeBold stated Stamina is currently located in a building just north of the proposed site. The building will be approximately 49,000 sq. ft. A portion of the building will be office, but the majority of the building will be a warehouse space. The building will be located on Lots 18A and 18B of the Eastport Centre. DeBold said the north portion of the site is designed to drain north into proposed subdivision swales. The south portion of the property drains south to tie-in to an existing swale behind Lot 17 which ties into an existing storm sewer that takes the drainage to Redbow. The north swale ties into a storm pipe between Lots 40A and 41B. This pipe will drain out to Transport Drive. DeBold stated the sanitary connection will be off of Lot 18A into a tap that is currently there. Water is on the Stamina side of Transport Drive and will be connected approximately midpoint of the parcel. DeBold conveyed there will be one loading dock located at the northeast corner of the building. Fire hydrants are located at the northwest corner of the property and at the corner of Transport Drive and Enterprise Drive.

STAFF COMMENTS:

BURKMAN: Burkman expressed concern that the east side will shed off to the eastern properties. Burkman is aware there is a drainage easement on the adjacent subdivision to the east. This directs runoff to the ponds located north and east. However, at this point there is no information as to whether these ponds were sized to handle this runoff. DeBold indicated the main reason for the design is the slope from the front to the back of the parcel is extreme. DeBold said he considered a swale however, this will mean a very steep incline off the back of the property. DeBold stated

the roof slopes from one side to the other so none of the roof drains in that direction. The only drainage will be the rain that falls on the back of the property. DeBold said it currently all drains straight off to the property to the east. Burkman said it seems like it might work grade-wise. Berming may be needed at the back side. Discussing this further is necessary. Burkman said the only other concern from a drainage stand point is at the south end where the swale is proposed to receive by the existing 12" RCP. This may require a little berming along the eastern edge to ensure the runoff gets into the swale and does not runoff to the east. Burkman indicated the truck dock will require some sort of BMP or separator unit to ensure that oils, fuel spills, etc. do not enter the storm drainage system. Burkman provided an example for a type of septic tank unit that was installed on a lot at the Porter Business Center off of Clark Drive. Burkman said the unit has baffles to ensure any greases were separated from the storm water being discharged to the drainage system. Burkman is aware that the site is a double lot and they are spaced far enough apart; however, Table 9.403 requires commercial and industrial drives have a minimum spacing of 75 ft. between the nearest access points. With the drive to the north the spacing is much closer than the 75 ft. Burkman questioned if the second drive is crucial. DeBold said it is very crucial since this is where the existing truck dock is located. Burkman said this needs further discussion. **(See footnote.)** Burkman conveyed a Rule 5 Permit is required. Burkman indicated the erosion control plan will be reviewed and if necessary, comments will be provided. Burkman said there is a Sidewalk Waiver on file for the entire development. This means that at some point the owners may be required to install sidewalks. A Site Permit is required and will include local erosion control, right-of-way cuts and sanitary sewer connection.

EVANS: Evans mentioned that he reviewed the drawings for the curb and gutter and they meet the necessary specifications. Evans conveyed there is an inspection schedule that must be followed as the impacted areas of the right-of-way are restored. Evans will provide the inspection schedule. The necessary inspections must be coordinated through Public Works. Evans stated that any road patching must match the existing pavement design for Transport Drive.

SOUDERS: Souders asked about the type of product is manufactured at this site. DeBold said it is decorative concrete overlay. Souders questioned if there will be high pile storage. DeBold said there will be no high pile storage. The building will not be sprinkled. Souders said that Fire Department access roads from the buildings and facilities require 150 ft. Souders said the plans indicate the building is 175 ft. deep to the east and at least 175 ft. without the loading dock to north. Souders stated this requires further discussion. Souders suggested visiting the site for the purpose of looking at the proposed access. Souders provided sections 502 and 507 of IFC pertaining to the fire access roads. Souders conveyed the fire hydrant locations appear to be okay. Installing a Knox Box will be necessary.

THRASHER: A State Construction Design Release is required prior to issuance of Building Permits. All contractors working on the project must be registered with the City. A Sign Permit will be required.

KENT: Kent stated a Landscape Plan will be required showing on-lot, open space and parking lot landscaping. Referring to Article 10 of the Unified Development Ordinance is necessary. Kent indicated that with the close proximity to the airport, submitting a Lighting Plan per Article 9, Section 9.501 is necessary. Kent said this should be a photometric plan. Allowable signage is 3 sq. ft. per 1 linear foot of building frontage facing Transport Drive. A Zoning Clearance will be required.

MCALPINE: McAlpine indicated that when reviewing the contours on the City's topographic information, he did not see the swale behind the current Stamina. McAlpine requested a match line similar to what is in the plans submitted for site review showing how it carries to the north to the backyard inlet. McAlpine said if it is not too difficult it would be nice to pick up all the drainage. McAlpine asked about the 15" pipe and why it was stubbed out. DeBold said it was stubbed out for parking lot drainage if needed. McAlpine mentioned the drainage report is very solid and it is just a

matter of updating the grading plan

PILARSKI: Pilarski explained that Water Reclamation is interested in what is being discharged into the sanitary sewer; however, there is not enough information on the plans or the company to make any comments. Pilarski said that for the application of the sewer use ordinance will be on the second clean-out next to the road. Pilarski provided a copy of Chapter 52 of the City's Municipal Code. The waste water discharges from the facility will be required to meet this code. Submitting an Industrial Sanitary Survey for Stamina will be necessary. The survey will provide information concerning what the company does, waste water discharges and other information necessary to provide comments. An internal plumbing plan is required.

GESKEY: Geskey asked about the size of the water line. DeBold stated it will most likely be an inch and a half (1-1/2"). Geskey will be the contact for water. Shaun Shifflett will be the contact concerning backflow. DeBold confirmed the clean-out is within 5 ft. of the building.

ISSUES TO BE RESOLVED:

Landscaping Plan (On-lot, Open Space, Parking Lot)

Erosion Control Plan

Rule 5 Permit

Right-of-way

Detailed Site Plan

Backflow Prevention

Site Improvement Permit

State Design Release

Building Permit

Signage/Fencing Permit

All Contractors Must Be Registered With City

Zoning Clearance

Right-of-way Inspections (Public Works)

Knox Box

Fire Department Access Roads

Photometric Lighting Plan

Updated Grading Plan

Internal Plumbing Plan

Industrial Sanitary Survey

BURKMAN: Upon further review of Table 9.403A regarding the separation of driveways, a "Minor Street" classification permits a minimum connection spacing of 30 ft. between the nearest edges of adjacent driveways. The proposed northern driveway into this site has a 40 ft. separation from the existing driveway on the adjacent site to the north (1061 Transport Drive). Due to the low volume of traffic on Transport Drive, it may be considered a "Minor Street". Therefore, the drive as shown is acceptable.