



MEETING: Site Review Committee
SUBJECT: 1st Source Bank
ADDRESS: 2005 LaPorte Avenue

LOCATION: City Hall
DATE: June 9, 2015

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Tyler Kent, Planning Director	(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
Mark Geskey, Utilities	(219) 462-6174
Dave Souders, Fire Department	(219) 462-8325
Matt Evans, Public Works Director	(219) 462-4612
Media	

PRESENTERS:

Richard Hebard, Hebard & Hebard Architects, Inc.
 (574) 234-8907 / rhebard@HebardArchitects.com
 Kent Schumacher, The Troyer Group
 (574) 259-9976 / kps@troyergroup.com
 Steven Bush, 1st Source Bank
 (547) 235-2899 / bushs@1stsource.com
 Douglas Way, 1st Source Bank
 (574) 235-2105 / way@1stsource.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 1st Source Bank Sturdy & LaPorte Branch to be located at 2005 LaPorte Avenue. 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: Hebard indicated this will be a 3,000 sq. ft. banking center. The interior bank layout is a unique side-by-side banking configuration. The exterior materials are all somewhat of a contemporary colonial style and is typical of the 1st source image and brand. Hebard said 1st Source Bank petitioned the City for a number of variances to maintain the bank's look. The basic configuration of the cueing and teller lanes is typical with 1st Source Bank. The ATM is attached to the bank building and is the first lane of the drive-up. The bank has looked closely at following more sustainable type designs with the plantings and the use of special pavers in the front walk area for drainage. Hebard said the pavers are a unique, pervious material. Schumacher stated they will be using Storm Tech underground storage chambers which will release to a water quality structure and then to the City's storm sewer. Water will come from the water line on the north side of the property. They would like to connect the sanitary to the sewer on Sturdy Road. Schumacher said they are hoping there is an existing tap on Sturdy so that they will not have to cut into the street. Schumacher believes there is also sanitary along LaPorte Avenue that can be utilized if necessary. Schumacher indicated there are two drives; one a right-in, right-out only on LaPorte Avenue and a drive on Sturdy Road.

STAFF COMMENTS:

EVANS: Evans asked if the traffic signs in the rights-of-way will be removed during construction. Hebard said the signs will not be removed. Evans mentioned the decorative lamp posts will most likely not come up when 811 is contacted for utility locates. Coordinating with the City regarding these lamp posts will be necessary. Evans mentioned there are two ramps that lead across the round-about, one going west and one going south. These are the old brick ramps. Evans

requested these ramps be replaced with clay-colored truncated domes. Way said the ramps are not a scheduled part of the project. Burkman interjected there is a provision in our Unified Development Ordinance that states that when developing property and pulling permits it is necessary to bring the property frontages up to the current standards. Evans suggested using the domes from Armor-Tile as they are easier to cut. Evans said it may be possible to remove the brick pavers and install a truncated dome. Evans indicated there are inspections required for improvements to curbs, gutters and sidewalks. It will be necessary to route these inspections through Public Works and a 24-hour notice is required. Evans said they will inspect the sub-grade preparation to ensure proper compaction and there is some type of B-borrow underneath to a thickness of 4" then the sidewalk on top. Evans said there is some curbing on the north and southeast sides tying into the approaches. On both Sturdy and LaPorte the existing is curb and gutter and Evans requested the same style be matched. Evans said once again it will be necessary to prepare the sub-grade, compact it, 4" of B-borrow and placing curb and gutter on top. Evans said it appears their curb and gutter is a barrier curb for the interior of the parking lot. However, there is no detail on how the existing style will be matched on LaPorte and Sturdy. Evans mentioned the Emerald Ash Borer has been destroying the ash trees in the State of Indiana. The fringe tree specified for use in the right-of-way is a close cousin to the ash tree. It appears the Emerald Ash Borer is migrating to the fringe tree. Evans suggested consideration be given to this issue as the City will eventually own these trees. Evans conveyed that the ginkgo tree that is specified is a great tree for use in the right-of-way. Contacting Public Works when the trees are planted to ensure the trees are planted to City specifications will be necessary. Evans stated a 2" caliper is ideal; 1-1/2" caliper is the minimum. Evans conveyed a 2-year warranty is required for trees planted in the rights-of-way. Evans said if appears there may be an area where the irrigation will go into the right-of-way. Evans conveyed that any damage that may occur to any of the irrigation elements located in the rights-of-way due to snowplowing or other public actions will not be the responsibility of the City. 1st Source Bank will be responsible for repair of the damage. Evans mentioned City specifications require sidewalks go through driveways, both private and public. In this instance, there are sidewalks that do not continue through the drives, i.e. Culvers. Evans asked the Engineering Department if this will be a requirement for commercial operations. Burkman indicated there will not problem if the concrete drives are scored for the sidewalk and the 2% cross-slope is maintained for the sidewalk itself. Evans indicated Note C1-100 mentions tying downspouts into the storm drain. Schumacher said this is for their perimeter drain tile which will tie-into the storage system.

PILARSKI: Pilarski conveyed that since this building will be business offices with what appears to be a warming kitchen and the facility will be discharging strictly sanitary waste water, no further comments were presented.

GESKEY: Geskey said C1-200 indicates the water line coming into the building will be 2" copper and then split from there for the irrigation. Geskey stated he will be the contact for any water related services. Geskey said when they come into the building and split the plans show 1-1/4"; however, the City does not have 1-1/4" meters. Geskey asked if a 1" meter will be needed. Geskey said at 10 gpm a 1" meter will be more than sufficient. Geskey will put in for two 1" meters. According to the notes, the backflow is acceptable. Geskey stated a clean-out for the sanitary sewer will be required within 5 ft. of the building. Geskey mentioned there are a few taps available for the sanitary sewer connection. Geskey said they can camera and provide a spot where a tap exists.

BURKMAN: Burkman said he did provide the round-about construction plans and asked if a lateral was shown on the plans. Schumacher indicated there was no lateral. Burkman said that if it is necessary to cut into Sturdy Road for the sanitary sewer, it will be necessary to provide a pavement replacement detail on the plans and the pavement replacement needs to match at least the minimum called for in the round-about specifications for that portion of Sturdy Road. A Rule 5

Permit will be required. Engineering will provide the Technical Review. Burkman said the silt fencing needs to avoid crossing the sidewalk. Burkman indicated the inlet protection along LaPorte Avenue and Sturdy Road is not necessary. Burkman asked that the right-in/right-out be exaggerated a bit more. People often try to turn left anyway. Burkman suggested more of radius on the west end of the pork chop. Also, supplementing this with a "No Left Turn" symbol/sign is recommended. There is a 75 ft. spacing requirement between drives that are on opposite sides of the street from nearest edge to nearest edge. The drive coming out of Indiana Furniture is approximately 55 ft. south of the drive on Sturdy Road. Schumacher said the drive was situated this way because of the telephone pedestal and utility easements. If at all possible, Burkman suggested shifting the drive to the north. Burkman indicated Engineering will work with 1st Source on this issue. Burkman stated there is a 60 ft. right-of-way required along Sturdy Road, 30 ft. either side of center. This does exist for most of the site, except for the bump-in area. There is a reference to a 5 ft. road easement; however, Burkman wants to see the full 10 ft. dedication for the last segment along Sturdy Road. This will require a legal description and formal dedication document by and through the Board of Public Works and Safety. The right-of-way dedication must occur prior to permit issuance. Burkman said it seems the sidewalk coming into the right-in/right-out entrance leads right into the pork chop island. Burkman suggested this be shifted to line up with the gap shown. Burkman said there were notes on the plans that made reference to "located per City of Valparaiso as-built plans." Burkman clarified that the plans provided are not as-builts, they are construction plans. Burkman conveyed that a Site Permit will be required. The Site Permit will cover local erosion control, right-of-way cuts and sanitary sewer connection fees.

MCALPINE: McAlpine said the drainage report needs to be updated to reflect the City's standard rainfall data. McAlpine indicated the 6" thickness shown for the proposed parking area seems thin. Increasing the thickness of the base layer to 10" is recommended. McAlpine reiterated the need for a clean-out within 5 ft. of the building. The plans need to provide a note for the Valparaiso City Utilities to inspect the sewer lateral prior to backfill. McAlpine requested consideration be given to using reinforced concrete pipe in lieu of HDPE for the storm sewer piping. However, if HDPE is used, the pipe must be bedded and backfilled with No. 8 stone up to 1 ft. above the crown of the pipe. All remaining backfill for the proposed pipes is below paved areas and must be backfilled with "B" borrow. Sheet C1-201 shows a keynote 9 calling for 10" diameter pipe. However, the minimum allowable pipe size for storm sewer conveyance is 12" diameter. The below grade system may have smaller pipe sizes since it is for detention. Providing storm sewer pipe drainage calculations to show the pipes are capable of conveying a 10-year rain storm is necessary. McAlpine mentioned there is off-site flow from three parcels north of the proposed building parcel. McAlpine said they need to be mindful of this with the pipe sizing and drainage routing to ensure the building will be protected. McAlpine indicated the topography and aerial photography can be provided. McAlpine requested at-grade elevations for both the brick paver area and the ramp leading to the existing sidewalk. Schumacher indicated that each ADA ramp area is lowered and is basically a 1/2" lip. Evans interjected that the transition at a pavement edge must be flush. There was discussion concerning this issue. Evans indicated this needs to be looked at. McAlpine said the below grade detention system needs to have a designated isolator row ahead of the detention to flush out pollutants. Schumacher said this is being addressed with the catch basins before runoff gets to the underground storage system. McAlpine is unclear about the purpose of the storm sewer pipes downstream of Structure #9 since they seem to bypass the below grade detention system. Schumacher said this is an overflow. McAlpine said providing information concerning the basis on how this overflow pipe was sized is necessary. This needs further discussion. McAlpine said there is no rim and invert information for the below grade system connecting into the City storm sewer inlet on Lincolnway. In addition, the connection to the structure is at an angle and will only be feasible if the structure is round. If the structure is rectangular, an additional storm structure will need to be installed so the pipe can enter into the

back of the structure. A note needs to be added for Valparaiso City Utility crews to inspect the connection work to this drainage structure.

SOUDERS: Souders asked if there will be sprinklers, a fire alarm or Type 1 hood system. Hebard said the building will not be sprinkled or alarmed and there will not be a hood system. Souders needs to discuss the drive approach off LaPorte Avenue shown on drawing C1-100, specifically the concrete islands. Souders asked if the concrete islands in the middle are 6" higher than the pavement. Hebard confirmed they are 6" off the pavement and that if necessary a rolled curb will be provided. Souders requested curb details and further discussion regarding this issue. Souders asked that a Series 3200, hinged Knox Box be installed. Bush mentioned Knox Boxes are usually installed to the right of the front door. Souders said the box should be installed at a height of 5 ft.

KENT: Kent said the property is located in the easterly portion of the Eastgate Overlay. Kent mentioned a number of variances were granted at the May 19th BZA Meeting and are listed for the record: **1)** A variance from Article 10, Section 10.305, to vary the required street trees to allow for mid-sized trees; **2)** A variance from Article 10, Section 10.403, to vary the required "D" class bufferyard along the north property line, to allow for a "C" class bufferyard; **3)** A variance from Article 11, Section 11.402 to vary the required maximum building setback of twenty-seven (27) feet, to allow for a setback of eighty-two (82) feet; **4)** A variance from Article 11, Section 11.403, to vary the required minimum distance between curb cuts of one hundred eight-five (185) feet, to allow for a distance of forty-five (45) feet; **5)** A variance from Article 11, Section 11.404, to vary the required minimum glass openings of fifty percent (50%) of the wall area, to allow for a glass area of eleven percent (11%); to vary the required minimum roof slope of 6:12, to allow for a roof slope of 5:12; to vary the requirement that all ground floor windows and main entrances have awnings, to allow for no awnings; **6)** A variance from Article 11, Section 11.407, to allow for parking in front of and along the side of the building; **7)** A variance from Article 11, Section 11.411. to vary the requirement of one deciduous shade tree per thirty (30) feet of frontage along the parking area, to allow for one ornamental tree per thirty (30) feet of frontage; to vary the required four (4) foot metal fence, to allow for no fence along the parking lot. Kent asked if a dumpster will be located on the site. Hebard indicated there will be no dumpster. The parking calculation is 4 spaces per 1,000 sq. ft. of usable floor area. Referring to Article 9, Table 9.201 is necessary. The drive-through requirement is 4 spaces per window. Kent said the specifications for the wave bicycle rack need to be shown on the final plans. The requirement for bicycle parking is 1 bicycle space per 10 parking spaces. Hebard said 1st Source Bank's prototype for bicycle racks is a loop ring. Kent said a wave rack is required. Referring to Article 9, Section 9.206 is necessary. The requirement for on-lot landscaping is 9 large trees, 18 small trees and 50 shrubs per acre. Open space landscaping requires 10 large trees, 15 small trees and 40 shrubs per acre. Parking lot landscaping requires 1 large tree per 8 spaces and 1 shrub, perennial or ornamental grass per 4 spaces. The street tree requirement is 60 ft. on center. Kent said that although this has already been discussed, the information is being included as reference. A Zoning Clearance is required as part of the permitting process. Kent stated the height for the light poles is 20 feet. The allowance for signage is 1 sq. ft. of signage per 1 linear foot of building frontage. The maximum allowable signage for the site is 70 sq. ft. A 24 sq. ft., 6 ft. tall monument-style sign is allowed. Three (3) feet of landscaping is required around the monument sign. Kent stated that bank directional signage does not count towards the total for signage.

ON BEHALF OF 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. Signage will require a permit.

ISSUES TO BE RESOLVED:

Landscaping Plan
Erosion Control Plan

Rule 5 Permit
Right-of-way
Detailed Site Plan
Site Improvement Permit
State Design Release
Building Permit
All Contractors Must Be Registered With the City
Signage/Fencing Permit
Zoning Clearance
Updated Drainage Report
Storm Sewer Pipe Drainage Calculations
At Grade Elevations for Brick Paver Area and Ramp
Provide Information On Overflow Pipe Sizing
Knox Box
Inspections for Improvements to Curbs, Gutters and Sidewalks
Two Year Warranty for Trees in Right-of-Way
Contact Public Works Prior to Planting Trees in Right-of-Way
Sanitary Sewer Clean-out