



MEETING: Site Review Committee
SUBJECT: BWAY Corp. Addition
ADDRESS: 4002 Montdale Park Drive

LOCATION: City Hall
DATE: July 14, 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
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

Media

Email addresses for the above City of Valparaiso Departments can be found at www.valpo.us.

PRESENTERS:

Steve DeBold, Chester, Inc.
 (219) 465-7555 / steved@chesterinc.com
 Mark Babcock, Chester, Inc.
 (219) 465-7555 / markb@chesterinc.com

The following is a summary of discussion at this meeting:

OPENING: The Site Review Committee met to discuss the proposed 35,000 sq. ft. storage warehouse addition to be located at 4002 Montdale Park 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 indicated this is an existing building located on Montdale Park Drive. It is north of Ozinga and in the area of NIPSCO. This will be a 35,000 sq. ft. addition on the east side. The addition will be used for storage purposes. DeBold stated this is a unique subdivision as far as drainage. This is a large building with parking in front and on the west side there is a swale. South on the site there is an area off to the side with a large retention area in a wooded area. This area is not developable. DeBold said there are a lot of areas around B-Way that tie into the retention pond. DeBold stated that during research he found out that part of Montdale Park Drive and Raystone Drive in front of Ozinga, all of Ozinga and part of the backend of Hickson drain to the pond area. DeBold said that 30 years ago when the site was done and when Chester did the topo for this project the existing water elevations stayed pretty close to same. DeBold believes the system will not be overwhelmed. Most of the parking lot drains into structures and a lot of the building frontage drains forward into the parking lot into a small PVC storm sewer that outlets to the large swale and then the water moves to the existing retention pond. The remainder of the drainage is taken into a swale along the east side of the property and then the water travels along the south property line to the pond. The roads enter into a structure directly in front of Ozinga, the water travels through the Ozinga site, ties into the swale along the south of B-Way and then goes into the pond. DeBold presented a plat to McAlpine that includes language concerning the agreements that were put in place to allow drainage to the pond. DeBold said there is a lot of impervious surface on the east side. Chester is proposing the addition on this side. DeBold indicated that Drawing C3 shows the proposed building. A recessed truck dock will be added on the north side with impervious surface. DeBold stated a Nyloplast structure with a 3 ft. deep sump and snout is being proposed at the bottom of the truck dock. They were able to gravity

this to a structure at the intersection of Montdale Park Drive and Raystone Drive. DeBold mentioned this pipe has been sized to handle a 100 year storm. If, however, this is ever overwhelmed, it will overflow forward to Montdale Park Drive before entering the building. DeBold said this building will be directly on top of part of the existing swale. DeBold said the swale was there for the purpose of draining this area, but it will be needed anymore. DeBold mentioned that 20 parking spaces will be added south of the building. This parking area will drain to an existing swale. Chester plans to deepen and reshape this swale.

STAFF COMMENTS:

MCALPINE: McAlpine said pursuant to the new drainage standards the minimum allowable pipe size is 12" in diameter. McAlpine said the only exception to this standard is a downspout leader which is usually 4" or 6". McAlpine requested a copy of the drainage easement allowing for the roadway drainage to go through the Ozinga storm sewer pipe. DeBold stated there is really no easement; it is basically an agreement. The language for this agreement is noted on the plat. McAlpine said that what is being proposed warrants some investigation of the detention pond to learn at what rate the water is soaking into the ground. McAlpine suggested an infiltration analysis of the soil using an infiltrometer. McAlpine said this can be discussed further.

BURKMAN: Burkman commented that the proposed 310 ft. driveway off of Montdale well exceeds the maximum width permitted for a commercial driveway. Maneuvering of additional trucks into docks will further block Montdale. Burkman suggested further discussion concerning this issue. Burkman said that some of the proposed grading shown at the south end extends beyond the property line and the existing chain link fence. Will permission be obtained from the adjacent owner to the south to do this work? DeBold stated the chain link fence runs the entire length of the south property line and stops at an existing concrete wall. DeBold said the only reason the swale is being restructured is because the pipe is below the grade elevation. Burkman mentioned there is a small area of "proposed gravel" shown on the south end. Burkman said rather than using gravel, this area should be paved. Gravel is not permitted. Burkman conveyed that Traffic and Safety received a complaint in October 2012 that on-street parking in the area of B-Way makes access for truck traffic difficult. This appeared to be from B-Way employees who found that on-street spaces were closer to the main entrance than some of the off-street parking spaces. Will B-Way employees actually use the parking being added at the south end? DeBold stated the new parking will alleviate this problem. Burkman stated a Rule 5 Permit will be required. Review comments will be provided by Mingyan Zhou. A Site Permit will be required. Burkman indicated there is a Sidewalk Waiver on file for this site.

THRASHER: Thrasher stated the project must be submitted to the State of Indiana for a Construction Design Release prior to Building Permits being issued. All contractors must be registered with the City. New signage will require a permit.

SOUDERS: Souders said the access road on the south from Raystone to the existing building must be maintained and capable of holding an 80,000 lb. truck. Souders asked if the proposed building will be sprinkled. DeBold said the sprinkler system from the existing building will be carried over to this project. The riser for the proposed building will be piggybacked off the existing riser. Souders asked if the building operated 24/7. Babcock stated there are shifts; however, he does not know if the operation is 24/7. Souders requested this information be provided. If the operation is not 24/7, a Knox Box will be required.

KENT: Kent conveyed that if new signage is being considered, the calculation will be 3 sq. ft. per one linear foot of building frontage. Kent asked if additional lighting will be added to the parking lot. DeBold said any additional lighting will be mounted on the building and will be shielded. If additional lighting is needed for the parking lot, referring to Article 9, Section 9.500 for external lighting standards is recommended. Kent stated that contacting Kyle Kuebler with the Porter County Airport concerning the permits required for the bay will be necessary. Mr. Kuebler can be

contacted at 1-800-462-4605. Kent asked if the 20 parking spaces being proposed will be adequate for employees. DeBold said no new employees will be added and these 20 spaces should be adequate. Kent asked if the parking area for trucks and trailers is being removed where will they park. DeBold said they are trying to do away with any trailers parking over night; however, some areas are being left for over-night parking if necessary. The trailers are only left until the next day. DeBold said the only reason trucks park along Montdale is to drop off material. The additional truck docks will provide more area for the trucks to pull in and unload. A Zoning Clearance will be required.

EVANS: Evans stated the curb and gutters being replaced are in the right-of-way. As part of the Building Permit there will be permission to cut into the right-of-way; however, there are inspections required through Public Works. Public Works will inspect the sub-grade before aggregate is placed; the aggregate must be inspected after it is placed and compacted; the concrete needs to be inspected after it has been poured in place. Public Works needs to be contacted for these inspections and there is a requirement for a 24-hour notice. Evans said the drawings show 8" of stone under the curb and gutter; however, this being a collector street 12" of stone will be required.

Evans conveyed the curb and gutter do match the City's requirements. Evans stated it would be beneficial to the City if the asphalt between the two docks and the asphalt on the east side of the new dock was removed if there is not a need for it.

PILARSKI: Pilarski said B-Way is a regulated industry by the Reclamation Department and there are no current enforcement actions open at this time. Pilarski asked for clarification concerning the use of the new addition. Babcock indicated it will be used strictly for storage purposes and there will be no floor drains in the building. Pilarski mentioned drawing C1 indicates it is the proposed building; however, Pilarski is assuming this should be the existing building. DeBold confirmed this assumption. Pilarski said there are two sanitary manholes shown next to the building on the north side next to Montdale. Pilarski clarified the western manhole is a sanitary sewer manhole but it is over a 1,000 gallon oil and grease interceptor connected to the cooling tower.

GESKEY: Since no changes are being made to the water coming into the building and the proposed addition will not have water, Geskey presented no comments on the project.

ISSUES TO BE RESOLVED:

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 (for any new signage)

Zoning Clearance

All contractors must be registered with the City

Curb and Gutter Inspections

Knox Box (if not 24/7 operation)

Contacting Kyle Kuebler, Porter County Airport

Infiltration Analysis

Public Works Inspections (curb & gutter)