



MEETING: Site Review Committee
SUBJECT Casey's General Store
ADDRESS: 2004 Morthland Drive
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
Jon Daly, Fire Department	(219) 462-8325
Matt Evans, Public Works Director	(219) 462-4612

LOCATION: City Hall
DATE: December 13, 2016

PRESENTERS:

Patrick Moone, Farnsworth Group, Inc.
 (217) 352-7408 / pmoone@F-W.com
 Jim Vilmain, Casey's Marketing Co.
 (515) 965-6100 / nancy.tjarks@caseys.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. 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: Casey's is proposing to put one of their typical stores on this site. The building will be approximately 4,350 sq. ft. with fuel sales. Moone indicated they have worked with the Engineering Department and INDOT concerning a traffic study along U.S. 30 and Sturdy Road. A report has been supplied. A cost estimate is being prepared for improvements along Sturdy Road. A payment-in-lieu-of will be done due to future improvements along the corridor. INDOT is not requiring any additional improvements along U.S.30. The site has been pushed back. The detention basin has been designed and does meet the allowable release rate of ½ cfs per acre. Moone indicated they have worked with Staples and Taco Bell and have an agreement in place and are working on easements to allow the storm water to go across the front of the Staple site into the existing 3" public storm sewer.

STAFF COMMENTS:

EVANS: Evans indicated that curb and gutter will be required along Sturdy Road. The minimum width for the sidewalk along Sturdy will be 5 ft. and the ADA ramp must be compliant with Federal Highway standards. The driveway approach off of Sturdy will be cut into the right-of-way and must be built to City standards. Inspections through Public Works will be required. The sidewalk extension along Sturdy will be required to go through the driveway approach. The cross slope needs to be maintained at less than 2%. Moone said they usually design any ADA route at 1.75%

BURKMAN: Burkman asked if Moone will be taking another look at the traffic study from the stand point of the additional traffic that will be using this since the frontage road basically has to connect through this site and the additional pass through volume and what it will mean in terms of improvements. Moone indicated he will speak to Nate and provide something to Burkman. The impression is there will not be a significant impact. Burkman conveyed that it will be necessary to provide a copy of the deed record confirming the existence of the 76 ft. right-of-way along Sturdy.

Burkman is aware that the first existing gravel driveway along U.S. 30 shown east of Sturdy is not being utilized and it should be removed as part of the site development. This driveway is too close to the intersection and will not be permitted as an access drive. Consideration should be given to whether a deceleration lane should be constructed approaching the driveway that is proposed to be used in front of Staples, allowing the increased volume of traffic entering this site to safely exit the flow of traffic on U.S. 30. Coordination and permitting with INDOT for work within their right-of-way will be required. Moone interjected that INDOT sent emails indicating that nothing else is required. Moone will forward these emails to Burkman. An 8 ft. wide multi-use pathway is required along the U.S. 30 frontage. Sidewalks will be required along the Sturdy Road frontage. Pedestrian connections into the site from these improvements should be considered in the site planning. Curb and gutter and pavement widening are required along the Sturdy frontage, with a southbound bypass lane added to the west side to allow traffic around those waiting to make a left turn into the development. Due to the City's planned improvements for this intersection, a payment-in-lieu of construction may be appropriate. Further discussion is necessary. A cross access easement must be dedicated to allow for the existing frontage road to carry through the site and connect to Sturdy Road. Burkman suggested shifting the drive entrance off of Sturdy as far south as possible so as not to conflict with vehicle queues approaching the U.S. 30 traffic signal. Moone indicated this entrance could possibly be moved another 15 ft. south. A copy of the easement allowing the storm sewer to be extended across the Staples site is requested for the Engineering file. Burkman said that our records show the existing sanitary sewer extending into this site, under where the detention basin is proposed. Is this portion of the line proposed to be removed? Moone confirmed this portion of the line will be removed. These details need to be discussed further with Valparaiso City Utilities. A Rule 5 Permit will be required. MS4 comments will be provided by the Engineering Department. A Site Permit through the Engineering Department will be required.

MCALPINE: Providing a copy of the storm water drainage report showing how the ponds and storm sewer pipes were sized is necessary. McAlpine indicated the minimum pipe size required is 12" in diameter, unless it is a clean-out from a downspout, in which case 8" or whatever is shown is acceptable. Moone asked if this was required for private property. McAlpine confirmed this is a requirement. McAlpine said there is only one pipe segment that this will affect. Moone conveyed that there are some roof clean-outs in the back that tie-into an 8" tile; however, the last run can be made a 12". McAlpine said this is necessary wherever there is a structure (not a clean-out) that connects to an outfall. McAlpine explained that at a gas station a water quality control structure needs to be installed at the downstream pipe segment leading into the pond. Moone said in the past they have used inlet filters. McAlpine said the City prefers that a stand-alone structure be used. McAlpine indicated that he will send examples of different types of structures that have been used in the past. McAlpine conveyed the outlet pipe must be capable of handling 1.25 times the peak inflow for the pond, unless an easement can be obtained from the adjoining Staples property. In the past, there was an option to route a larger diameter pipe to the State right-of-way as opposed to the option of a 12" pipe which may not be capable of handling the water. Moone asked if McAlpine was referring to the 100-year event. McAlpine confirmed it will be 100-year event and the pipe will have to be large enough to handle this. Moone asked how the water would get into the pipe. McAlpine explained the water will flow into a structure then into the pipe. This is the option in-lieu of actually getting Staples to allow an overflow. The design might be one structure and routing a pipe to the State right-of-way. Moone conveyed that he has spoken to the State and they will not allow this. McAlpine said he will be happy to speak to the State. Moone indicated that the only way the State will allow this is if Staples refuses to provide an easement. McAlpine requested the storm sewer issue be tabled at this time for further discussion. It is unclear how the northern pond is intended to drain. It appears to be lower than the outlet pipe. McAlpine is unsure if this is supposed to be a water quality release. Moone said the fore-bay will capture the first 1/2"

rain fall runoff and the remainder will sheet flow over the top. Moone stated that the examples he saw showed no outlets for the fore-bays. Moone indicated that a 6" or 8" tile buried in gravel could be installed underneath to bring it to the outlet control structure. McAlpine agreed that this is what should be done. A swale graded to the east and to the pond needs to be installed along the south side of the proposed building.

ON BEHALF OF THRASHER: It will be necessary to submit this project to IDHS Plan Review to obtain a Construction Design Release prior to issuance of local permits. A Building Permit will be required. Submitting a full set of plans (paper and pdf) with the permit application is required. Signage will require a separate permit. All contractors working on the project must be registered with the City before any permits can be issued.

KENT: This property is zoned CG, Commercial General and allows for this use. The maximum lot coverage is 75%. The minimum Landscape Ratio is 25%. The maximum building height is 35 ft. The minimum lot size is one acre. The minimum lot width is 160 ft. The front yard setback is 15 ft.; the side yard setback is 10 ft.; the rear yard setback is 15 ft.; however, if it abuts a parcel with a residential zoning the rear yard setback requirement is 30 ft. The above mentioned calculations must be shown on the plans. Dumpster enclosures are to be located in the rear yard or side yard and will need to include an opaque wall that is one foot taller than the refuse container and constructed of finished masonry painted the same color as the building, or stone, brick or an earth berm that is one foot taller than the refuse container. If the berm option is used it will need to be landscaped. Decorative gates are required for the front of the dumpster enclosure and a decorative mandoor for employee access into the dumpster is also required. Referring to Article 2, Section 2.406 for dumpster standards will be necessary. The allowable amount of signage is 3 sq. ft. per one linear foot of building frontage. The calculation of signage and its location is determined by the building face that faces a right-of-way. Pricing is now allowed on the canopy. Referring to Article 9, Section 9.200 for parking standards will be necessary. One parking space will be required per 2 pumps and 5 parking spaces will be required for each 1,000 square feet of usable floor space for the building. Restrooms and storage areas should not be included in this calculation. One bicycle parking space will be required for each 10 vehicle parking spaces. The plans will need to show the bicycle parking rack details. Referring to Article 9, Section 9.206, subsection C for bicycle parking standards is necessary. Per Article 9, Section 9.301, the requirement for disabled parking is one space for each 25 vehicle parking spaces. Submitting a lighting plan is required. Lighting cannot spill onto the adjacent properties or rights-of-way and may not exceed 3/10's of a foot candle. The maximum height for light fixtures is 25 ft. Submitting a photometric plan will be required as part of the building plan submittal. Article 10, Table 10.301- On-lot Landscaping: The requirement for on-lot landscaping is 9 large trees, 10 small trees and 50 shrubs per acre. Article 10, Table 10.303 – Open Space Landscaping: The requirement for open space landscaping is 10 large trees, 15 small trees and 40 shrubs per acre. Article 10, Table 10.304 – Parking Lot Landscaping: The requirement for parking lot landscaping is 1 large tree per 8 spaces and 1 shrub, perennial or ornamental grass per 4 spaces. For every 16 spaces within the parking lot one planting island of at least 324 sq. ft. in area shall be provided. No planting island shall be less than 18 ft. in depth, and no end cap landscape islands for double-loaded parking spaces shall be less than 36 ft. in depth and no less than 9 ft. in width as measured from the outside of the opposite curb. Large trees shall be 2-1/2" in caliper at the time of construction and small trees shall be 1-1/2" in caliper at the time of construction. The landscape plan shall include the plant material name in English and Latin. Providing detailed plans for building elevations and details for the canopy will be necessary. Referring to Article 11 for non-residential design standards will be necessary. Section 11.502 concerns building dimensions; Section 11.503 concerns architectural features; Section 11.504 concerns building entries; Section 11.505 concerns building architecture (logo buildings and logo building elements are prohibited); Section 11.507 concerns transparency (60% required transparency on primary facades, 30% along other

street frontages); Section 11.507 concerning building materials (brick, limestone, other native stone, textured colored aggregate concrete masonry units); Section 11.508 concerns roof structures and materials; Section 11.509 concerning colors (no fluorescent). It will be necessary to refer to Article 2, Section 2.552 concerning light automotive services. There are requirements for the pumps and canopy. They must be setback 15 ft. from all street frontages. Canopies shall use similar architectural style, materials and roofing as the principal building. The brick used on the structure must be used to wrap the poles. Canopies shall not be used as an extension of signage beyond that which is allowed on Article 5, Signs. The colors of the corporate logo shall not be painted on the canopy or trim outside of the area allowed for signage. The trim of the canopy shall not be internally or externally illuminated. The building elevations should be submitted as part of the building permitting process. This property is within the U.S. 30 Overlay Plan. A comprehensive study of U.S. 30 was done in 2010/2011 and from this study there are specific standards that will apply to this site. There is a requirement for a 15 ft. green belt of landscaping along U.S. 30 and Sturdy Road. Parking shall be located behind or on the side of the principal building. A 6 ft. tall monument style sign is permitted. The pumps should be located on the backside and the building located on the front side. Sidewalks and pathways shall be included on both street frontages. Outdoor storage is prohibited within the U.S. 30 Overlay; therefore propane tanks, mulch, etc need to be enclosed in some type of structure attached to the primary structure. Sidewalk connections are required from the sidewalk to the building store front. A Zoning Clearance will be required as part of the Building Permit process

DALY: Daly stated that the City follows the 2014 Indiana Building and Fire Codes. The address needs to be on the building. Fire extinguishers for the store and pumps must meet code. Emergency shutoffs must be labeled. There will be no sprinklers or fire alarm. Daly asked if this will be a 24/7 operation. Moone said normal hours of operation are 5:00 a.m. to 11:00 p.m. Although not required, Daly recommends the installation of a Knox Box. Daly requested a fire hydrant at the Sturdy Road entrance. It appears the closest fire hydrant is located at Staples.

PILARSKI: Pilarski mentioned that the size of the oil and grease interceptor is not shown on the plans. Moone said it is 1,000 gallon. Pilarski said the minimum standard for the City is 1,000 gallons. Pilarski provided specifications for the oil and grease interceptor. Submitting an internal plumbing plan will be necessary. The internal plumbing plans needs to be sent to Yacoub Aljobeh, Pretreatment Administrator. Pilarski asked if there is an Accidental Spill Prevention Plan. Moone said that Casey's does have an Accidental Spill Prevention Plan in place. Pilarski indicated a copy of this plan needs to be sent to Yacoub Aljobeh and the City's Storm Water Engineer.

GESKEY: Geskey stated that a cleanout will be required within 5 ft. of the building. Geskey said the Water Department would prefer the 90's be all in 45's. Tying into a manhole is prohibited. There is a 3 ft. stub that comes out of the manhole on the Staples property. They can eliminate the manhole shown and tie-into the stub. Geskey will supply information concerning the location of the stub. Geskey confirmed there is no water main on Sturdy Road; however, at some point in time there will be water. Casey's will be asked to put in a 12" water main along the frontage of Sturdy Road to the end of Casey's property and come off this with their service to the building. A hydrant will be required on the north side of the driveway for fire protection. Geskey provided procedures for the installation of a water main extension. Contact information was provided. Moone said typically in new developments they install an 8" line and asked if there is any reimbursement for pipe material sized from 8" to 12" for a required extension. Geskey said the City does not reimburse. Geskey said the study was done and the 12" will actually tie-in a few miles down the road. Geskey said the area where they depict a water valve is a very shallow valve due to the fact that it was a 20" insert valve and the nut is within a foot. They will not be able to grade down too much.

ISSUES TO BE RESOLVED:

Landscaping Plan

Lighting Plan

Erosion Control Plan

Rule 5 Permit

Provide a Copy of the Deed Record

Provide a Copy of the Drainage Report

Detailed Site Plan

Site Improvement Permit

State Design Release

Building Permit

Signage/Fencing Permit

All contractors must be registered with the City

Photometric Plan

Bicycle Parking Details

Building Elevations

Canopy Details

Zoning Clearance

Internal Plumbing Plan

Fire Hydrant

Addressing on Building