



**MEETING: Site Review Committee**  
**SUBJECT: A5 Properties Building**  
**ADDRESS: 3705 Bowman Drive**  
**PRELIMINARY SITE REVIEW**

**LOCATION: City Hall**  
**DATE: November 7, 2017**

**IN ATTENDANCE:**

Tyler Kent, Planning Director	(219) 462-1161
<a href="mailto:tkent@valpo.us">tkent@valpo.us</a>	
Tim Burkman, Engineering Director	(219) 462-1161
<a href="mailto:tburkman@valpo.us">tburkman@valpo.us</a>	
Adam McAlpine, Engineering Dept.	(219) 462.1161
<a href="mailto:amcalpine@valpo.us">amcalpine@valpo.us</a>	
Yacoub Aljobeh, Water Reclamation	(219) 464-4973
<a href="mailto:yaljobeh@valpo.us">yaljobeh@valpo.us</a>	
Mark Geskey, Utilities	(219) 462-6174
<a href="mailto:mgeskey@valpo.us">mgeskey@valpo.us</a>	
Jack Johnson, Fire Department	(219) 462-8325
<a href="mailto:jjohnson@valpo.us">jjohnson@valpo.us</a>	
Brent Dickson, Public Works	(219) 462-4162
<a href="mailto:bdickson@valpo.us">bdickson@valpo.us</a>	

**PRESENTERS:**

Steve DeBold, Chester, Inc.  
 (219) 665-7555 / [sdebold@gmail.com](mailto:sdebold@gmail.com)

Email addresses for the above City of Valparaiso Departments can be found at [www.valpo.us](http://www.valpo.us).

The following is a summary of discussion at this meeting:

**OPENING:** The Site Review Committee met to discuss the proposed new building for A5 Properties. 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:** This building will be a development on Lot 37 at Eastport Centre. The proposed project is a 10,500-sq. ft. building. It will be a two-tenant building with a block wall down the middle. There will be a small office area and a shop area for equipment-type storage. The tenant is a masonry contractor. Workers will meet in the morning to gather supplies and head out to job sites. There is parking lot space on both sides of the building. There are two entrances into the site off Bowman Drive. The sanitary tap is at the front. The water line enters the front of the building and crosses over Bowman Drive. The drainage sheet drains east and west. The roof sheet drains to the east and west property lines. A swale will be provided that drains towards Bowman Drive.

**STAFF COMMENTS:**

**BURKMAN:** Burkman asked if the sanitary sewer tap already exists. DeBold indicated the sewer tap is existing. Burkman conveyed the one notable issue is the driveway location on the western side. This does not comply with corner clearance requirements in Section 9.403 of the Unified Development Ordinance. Burkman explained there must be 75-ft. of offset clearance from driveways to avoid left-turn conflicts. When drives are directly across from one another there is no left turn conflict. Burkman provided a copy of Section 9.403 and suggested further discussion on this issue. A Sidewalk Waiver is required. Burkman conveyed that drives need to be graded to

accept a future sidewalk. A Rule 5 Permit is required. A Site Permit is required.

**DICKSON:** Dickson asked if there will be any work on Bowman Drive or Transport Drive. DeBold said no work will be done in the right-of-way. Dickson provided no other comments.

**KENT:** The net, gross and SLR ratios are covered on the plans. DeBold mentioned parking has been calculated for the possibility of two tenants. DeBold indicated that approximately 4,000-sq. ft. will be used for equipment storage. Kent said the property on the west side of Lot 37 is zoned Business Park (BP) and to the north the zoning is residential. The Unified Development Ordinance calls for a Class D bufferyard for both. Kent said a variance will be required for the bufferyards on both sides. Kent asked if a tree survey of the existing tree line has been done. Kent requested the Landscape Plan be sent to him electronically. DeBold said a Landscape Plan has been done and the count for trees is 33 deciduous trees and 16 evergreen trees. This count does not include the trees planted in the berm. Kent asked about the caliper of these trees. DeBold said most of these trees are approximately 80-ft. tall. Kent will visit the site sometime this week. Kent asked if there is a maintenance agreement for the existing tree line. DeBold is not aware of any type of maintenance agreement. Kent said this may be something to include as part of the variance request that there is some type of agreement for the property owner to maintain the tree line. Kent mentioned the building elevations need to include the building materials. DeBold said the materials are mainly split block and brick. Kent recommended they contact Kyle Kuebler, Director, Porter County Airport to obtain any required permits. The calculation for signage is 3-sq. ft. of signage per one linear foot of building frontage facing Bowman Drive.

**ON BEHALF OF THRASHER:** A Construction Design Release from the State is required prior to issuance of a Building Permit. All contractors working on the project must be registered with City before the Building Permit can be issued. Signage will require a separate permit.

**ALJOBEH:** The Water Reclamation Department is interested in what is being discharged into the sanitary sewer. Aljobeh asked if there will be any machine-type work at the site. DeBold said there will be nothing like that taking place. There will be no chemical storage. Aljobeh asked how the utility tubs will be used. DeBold said these are typical service tubs. Aljobeh conveyed that the isometric on the plumbing plan for sink 2 do not match those of sink 1. Since the discharge will be sanitary, Aljobeh provided no other comments.

**MCALPINE:** McAlpine mentioned that he reviewed the Rule 5. Everything is in conformance with the plans. The Technical Review Form was issued to Chester. McAlpine reviewed the drainage calculations and they appear to be fine. McAlpine asked if the entire area drains to the new detention pond. DeBold said this parcel was part of Eastport Centre drainage. However, when Airport Business Park was developed this parcel was calculated in that pond. McAlpine asked about the existing storm pipe at the southwest corner. DeBold said this is a catch basin that heads to the Eastport Centre pond. McAlpine asked if the storm water that spills onto Bowman Drive goes into a structure in the cul-de-sac. DeBold said east of this location there are two catch basins that connect into a swale that takes the water to the detention area.

**GESKEY:** A Clean-out is needed with 5-ft. of the building. Geskey said there is one water line coming into the building; however, if there are two separate businesses they will each require a service with their own meter. Geskey said backflow protection is required.

**JOHNSON:** Johnson is aware there will not be a sprinkler or alarm system. Neither is required. There is good access around the building. Johnson recommended a Knox Box. Johnson conveyed with storage spaces that are 4,000-sq. ft. the tenants need to be aware of the regulations in the International Fire Code governing high rack and high pile storage.

#### **ISSUES TO BE RESOLVED:**

Landscaping Plan (sent electronically)

Rule 5 Permit

Corner Clearance Requirements

Sidewalk Waiver  
Detailed Site Plan  
Two Separate Water Services  
Backflow Prevention  
Site Improvement Permit  
State Design Release  
Building Permit  
Signage/Fencing Permit  
All Contractors Must Be Registered with the City  
Knox Box (recommended, not required)  
Zoning Clearance