



**MEETING: Site Review Committee**

**SUBJECT: 16,200 SF west addition / UGN, Inc.**

**ADDRESS: 2252 Industrial Drive**

**LOCATION: City Hall**

**DATE: November 23, 2010**

**PRELIMINARY SITE REVIEW**

**IN ATTENDANCE:**

Tyler Kent, Asst. City Planner (219) 462-1161  
Tim Burkman, Engineering Director (219) 462-1161  
Adam McAlpine, Engineering Dept. (219) 462-1161  
Matt Evans, Public Works Dept. (219) 462-1161  
Ed Pilarski, Water Reclamation Dept. (219) 464-4973  
Chuck McIntire, Water Dept. (219) 462-6174  
Vicki Thrasher, Building Commissioner (219) 462-1161

**PRESENTERS:**

**Barry Bowhall**, Engineering Manager  
773-383-1219 / barry.bowhall@ugnauto.com  
**Mike Alonzo**, Project Engineer  
773-383-1219 / mike.alonzo@ugnauto.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 a proposed 16,200 SF addition to the west side of the existing UGN building. 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 particular expansion is located adjacent to the project completed previously. The facility will strictly be a warehouse only. Relocating the 5 docks to the outside of the building is necessary. Process equipment, liquid, or dry chemicals will not be used. Energy efficient lighting is anticipated. The building will also be insulated and completely sprinkled, connecting to the existing lines. Backflow prevention already exists and will be maintained. Gas, water, or sewer is not needed. Currently the plant is approximately 156,000 SF on 21.88 acres. A Knox Box for the facility is already in place. The State Foundation Release has already been acquired although; obtaining a Foundation Permit is needed in order to begin work. The business operates 24 hours per day, 6 to 7 days per week. No equipment will be discharging into the sewers, and restrooms will not be in this facility. Materials being used will match the existing plant. In order to ensure access around the entire building, asphalt will be added and maintained. Signage will not be necessary for the warehouse.

**STAFF COMMENTS:**

**PILARSKI:** There are no comments or issues at this time since the project does not entail an addition into the existing sanitary sewer system or new access points into the sanitary sewer service line. There are no changes in the wastewater discharge.

**THRASHER:** The building permit application for the project has already been submitted. The Foundation Release will be issued after review from the Engineering Department, and all

contractors must be current in their registration. Before the balance of the permit can be issued, full Construction Design Release for the remainder of the building is required.

BURKMAN: Since the trailers will protrude outward, the additional asphalt will be located on the west side, at the edge of the existing asphalt. Currently the drainage is expected to slope back and will include the storm water drainage. A triple basin separator is needed in order to protect oils and greases from entering into the storm water retention area. Distinguishing the expansion in terms of the asphalt parking lot is important. An Erosion Control Plan and Permit are necessary since the soil along the edge of the storm water detention area will be disturbed. Currently an 18" line exists that runs east and west however, the new line will be 12". In reference to the proposed connection, a manhole will be provided. The manhole located by the current set of docks will be capped and abandoned although; the line has to remain serviceable because of the interior valley gutter. The additional 16 new parking spaces will be striped over the existing asphalt. More than likely, many of the parking spaces will be brought around the building.

KENT: The Floor Area Ratio calculation has to be provided on the site plan. Information can be found in Article 3, Section 3.206 in the Unified Development Ordinance. The maximum is .615 for the Heavy Industrial District. Parking calculation for warehousing is based on 1 space / 1000 SF. A minimum landscape / open space ratio calculation is needed compared to the required 30% minimum. Information can be found in Article 3, Table 3.301B. Setbacks, dimensions, and building height for the proposed addition need to be shown on the site plans.

MCALPINE: Additional proposed spot elevation grades on the concrete loading dock, as well as to the west, are needed in order to see how the improvements will tie-in with the surrounding terrain. Attention is necessary regarding the high water level of the basin so that the storage of that pond is not affected. It was clarified that driver's will have adequate space to pull beyond, and than back in, on either side of the dock. There isn't much space between the south dock and fence therefore; using the space up to the retention pond is intended. Currently this area is flat with grass however; replacing it with 16" of stone and 4 ½" of asphalt is anticipated. Calculating the impervious areas is advised in order to verify whether or not it will affect the retention pond.

EVANS: Public Works doesn't service this area therefore, there are no comments.

MCINTIRE: Since the area is within the Wellhead Protection Area, any onsite fuel will need to have double containment. Questions regarding the Wellhead Protection Area can be directed to Jim Pingatore in the Water Department. Since the plant generates a lot of heat in the adjacent areas, an antifreeze loop is not needed. Additional backflow protection will not be necessary.

Jack Johnson from the Fire Department will be in contact as to what will be stored in the building, as well as anything else that may pertain to the Fire Department.

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

- Landscaping Plan (with Tree Survey)
- Erosion Control Plan
- Detailed Site Plan
- Sanitary/Sewer
- Site Improvement Permit
- State Design Release
- Building Permit
- Zoning Clearance
- Fence Permit (if any fencing)