



MEETING: Site Review Committee
SUBJECT: North Coast Distributing
ADDRESS: New Facility

LOCATION: City Hall
DATE: April 19, 2011

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Craig Phillips, Planning Director (219) 462-1161
Tim Burkman, Engineering Director (219) 462-1161
Ed Pilarski, Water Reclamation Dept. (219) 464-4973
Mark Geskey, Water Dept (219) 462-6174
Vicki Thrasher, Building Commissioner (219) 462-1161
Tony Reid, Public Works (219) 462-4612
Jack Johnson, Fire Department (219) 462-8325
Adam McAlpine, Engineering Dept. (219) 462-1161
Media

PRESENTERS:

Tony Oss, Larson-Danielson Construction , Inc.
(219) 575-6123 / tjo@ldconstruction.com
George Douglas, North Coast Distributing
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Todd Slack, North Coast Distributing
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Gary P. Torrenga, Torrenga Engineering, Inc.
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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 a proposed new distribution center for North Coast Distributing. Phillips 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: The site has been a little further developed especially the swale and ditch on the south side of the property and the forebay back at the west. Additional information regarding the utilities running down the frontage road has been received from Bonar. This has allowed the water and sanitary service to be sized and designed a little more than on the previous drawings submitted. Additional information regarding floor plan, plumbing fixtures, and building elevations is also included on the plans. The landscape plan is still not available. There is an existing easement from this property that goes to the property to the west and is documented on the survey. There are 20' wide drainage easements coming from this parcel. North Coast will utilize one of these to drain from the forebay into the retention pond to the west. Additional testing has been completed regarding the perk rates at the pond. This information has been forwarded to Adam McAlpine for review. Torrenga Engineering is completing the additional calculations concerning the drainage area and will provide all the drainage calculations on the pond. Gary Torrenga stated the perk rates on the pond are very high. Per John McQueston, 15+ inches per hour can be expected. There are approximately 20 acres in the bottom of the pond. The detention needs for North Coast amount to approximately 3 acre feet. The 3 acre feet would be spread over the 20 acres. The 15" per hour would hardly be noticed. John McQueston indicated the perk rate

for the pond is basically due to the ground water table. The ground water table may fluctuate, but the bottom of the pond is substantially below any footings of any residences around the area. The topography of the entire area was provided by Adam McAlpine, and review of this indicates approximately 85 acres of property does drain directly into the pond. Mr. Torrenge provided the calculations and completed plans to Adam McAlpine. The above ground fuel tank originally shown will now be an in-ground tank and will include a dispensing unit with a canopy over it. The industrial waste water survey has been completed.

STAFF COMMENTS:

JOHNSON: There will be a 6" fire distribution line going into the building. Standpipes in the building are being accounted for. The number of hydrants and locations are favorable. The gate issue still needs to be resolved. A Knox Box and annunciator are required at the front door of the building.

PILARSKI: There is still not enough information to provide comments on this project. An internal plumbing plan is still needed. This needs to be sent directly to Mr. Pilarski.

GESKEY: The fire and domestic water need to be shown on the plans. A valve needs to be added to the domestic. A 10' separation from the sanitary sewer is needed. Irrigation can be tied off with domestic inside. The ingress and egress easement is 20', or a blanket utility easement can be used. Shaun Shifflett should be contacted concerning the backflow regulations. Mr. Shifflett's contact information was provided.

PHILLIPS: Parking calculations need to be reviewed. An appointment can be scheduled to discuss this issue. The canopy for the underground tanks needs to meet the accessory building setbacks from the side of the property. The canopy needs to be placed behind the front wall of the building and the gates. Aside from the zoning comments made at the last site review, there are no additional zoning issues.

REID: No comments.

THRASHER: A State Design Release is required before a Building Permit can be issued. Three full sets of plans to include the landscaping plan are required. Signage and Fencing Permits are required.

BURKMAN: Options on how to potentially incorporate some of the storm water runoff from this road into the swale being proposed need to be discussed. The driveways being shown are 24'. The UDO only requires 22' driveways. The parking on the east side where it can overhang grass can be reduced to 18'. This reduction would save on asphalt costs and reduce some impervious area for a drainage benefit. More information concerning the water quality release structure leaving the forebay is needed. The use of a slotted drain in the truck bay area is being considered. This would be outlet to the swale on the south side. More information needs to be provided. Incorporation on a BMP in this area, as well as the large amount of asphalt parking area is recommended to keep potential oils and greases out of the storm water runoff. A triple basin separator to capture a lot of oils and greases before it is discharged into the forebay and pond area was recommended. Further discussion is needed concerning BMP's. A response on the storm water pollution prevention plan will be provided and then the Technical Comment Form would be signed for the Rule 5 Application. The sanitary sewer clean-out needs to be within 5' of the building. Due to the long run of sanitary sewer pipe from the building out to the City's main line, a clean-out will be required at each bend and also every 100' for maintenance and access purposes.

MCALPINE: It is important to designate an on-site storm detention area in the event that the adjoining property owner does not agree to the use of their property serving as a detention pond. A recorded easement for storm water runoff was presented. The language of the easement needs to be reviewed. A letter from the property owner consenting to the use of their property as a detention pond was strongly recommended. The total amount of impervious surface area needs to be indicated on the drawings as a note. More information including supporting calculations for the

proposed storm sewer system is needed, i.e. pipe sizes, building downspout locations. Due to the sandy soil conditions, BMP's, such as pervious concrete, bio-swales, or rain gardens within the parking lot area should be considered. The locations of the water and sanitary sewer service are needed on the plans. The elevation of the proposed 8" sanitary sewer line needs to be provided at the downstream end to ensure the pipe depth will be at the correct elevation to connect into the off-site utility plans being designed by GAI. More information and calculations are needed on how the forebay was sized, what types of plantings, if any, will be used, and release structure details. Baffle walls to slow the water velocity were suggested. Inlet grate capacity calculations demonstrating the maximum depth of the storm water over the structures within the parking lot areas are needed. The use of reinforced concrete pipe was recommended since the storm sewer pipes are located primarily below paved areas. General Note 8 on Sheet C-4.0 needs to be revised such that it applies to the proposed project. Justification for the typical pavement section on Sheet C-4.0 is needed. It does not appear structurally sufficient to handle the large anticipated volume of heavy vehicles. An erosion control site plan showing silt fence locations, topsoil stockpile area, construction entrance, etc. needs to be provided. A Rule 5 Permit from IDEM and a local, erosion Control Permit are required. The description of the project on Sheet C-5.1 needs to be revised such that it applies to the proposed project.

Additional discussions are needed with:

Tim Burkman/Adam McAlpine, Engineering Department
Ed Pilarski, Collections Department: Internal Plumbing Plan
Jack Johnson, Fire Department: Gate Issue
Shaun Shifflett, Water Department: Backflow Prevention
Craig Phillips, Planning Department-Parking

ISSUES TO BE RESOLVED:

- Landscaping plan (with Tree Survey)
- 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
- Zoning Clearance
- Internal Plumbing Plan
- Knox Box