



MEETING: Site Review Committee
SUBJECT: Panda Express
ADDRESS: 61 Silhavy Road

LOCATION: City Hall
DATE: October 14, 2014

**PRELIMINARY SITE REVIEW
 IN ATTENDANCE:**

Taylor Wegrzyn, Planning Dept.	(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
Dave Souders, Fire Department	(219) 462-8325
Brent Dickson, Public Works Director	(219) 462-4612
Media	

PRESENTERS:

Eric Abeln, Heights Venture Architects, LLP
 (281) 854-6119 / eric.abeln@hva.cc

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 Panda Express to be located at 61 Silhavy Road. Wegrzyn 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 project will be located in the Valparaiso Walk Shopping Center just north of the existing retail center and south of Aldi's. There have been preliminary conversations with the City concerning the traffic situation at the north driveway. After working with the developer and the City the conclusion is a driveway needs to be added to the south between the existing retail and the new Panda Express. This should fit well with all the traffic work coming into this area and should help alleviate the left hand turns into the north driveway into Aldi's. The developer is working to get the other property owners organized for access, easements, etc. for the driveway to the south. With the installation of the driveway to the south, the 2,700 sq. ft. Panda Express restaurant will come in on this lot. Panda Express is a fast food Chinese restaurant with a full commercial kitchen. There is an ansul system. These restaurants will typically have 60 seats with an occupancy of approximately 80. They try to keep occupancy under 100 so that a sprinkler system is not required. The construction is a type 5B. The exterior design materials are typically EIFS or stucco with stone trim on the bottom and ACM metal panels on the sides for accent materials. There is usually a large glass corner as an entry feature. There are two points of ingress/egress from the site. Abeln said there is an escape lane which hopefully will be large enough to support emergency vehicles needing to get around the building. There will most likely be a fire lane at the south and to the east of the property. All utilities are existing. Abeln said the storm will be modified. There is an existing line running to the north of the parking lots. Currently the parking lot is asphalt and parking spaces. The storm will be modified to drain to the southwest. Water will be tied into at the north. Sanitary sewer is to the east. A grease interceptor will be installed in the drive-through lane or in the grassy area to the east. Usually a pad mounted transformer is installed at the back of the building and run underground to it. A lot of asphalt and parking spaces are being turned into pervious area. Abeln wants to clarify how the site will be

handled. It is currently being considered a ground lease. They are not purchasing the property. However, there could be ramifications regarding the existing variances on the site, parking, etc. Abeln wants to discuss whether it should be a lot split or keeping it in the same lot but just demarking their area.

STAFF COMMENTS:

BURKMAN: Burkman stated the new driveway on the south side of the Panda Express site lines up directly opposite the drive access road on the west side of Silhavy that goes behind Panera Bread and that shopping center. Often times people coming south on Silhavy try to turn left into Best Buy or Aldi. The new driveway will offer another opportunity into this development. Burkman stated the proposed drive appears to be 12 to 1 which is 8.3% and is on the upper end of a drive. The most common complaint we hear about this development is the steepness of the drives and especially at the signal to the south. While this may work for a driveway slope, we must be mindful of the potential for a possible future traffic signal at this location. The scenario being if someone gets a green light and drives through west to go to Target and bottoms out this will basically create the same situation we have already. Burkman suggested looking at the grades of the road and creating a sag vertical curve basically coming into it. This means lowering it a bit and increasing the height of the retaining wall to reconcile the grade. ADA ramps must be added at this approach at the existing sidewalk that will be crossing the new drive entrance. Burkman is aware that a connection is planned to get people into the Panda Express building. Burkman suggested a sidewalk from Silhavy on the north side of the access road to bring people into the overall complex. This is something that can be discussed internally as well. Burkman requested that Inland provide a cross access easement through this drive and up north to the Aldi property to accommodate their access and use of this alternative access to Silhavy Road. Burkman pointed out if the disturbed area is more than an acre a Rule 5 permit through IDEM will be required. Abeln stated that the work needed for the road and southern parking area will most likely put this over an acre. Burkman explained that anything associated with the project that will be opened up that is over an acre will require submittal of a Storm Water Pollution Prevention Plan for review by Engineering. Engineering will provide a Technical Review Form. This will be submitted to IDEM with \$100 permit fee. A Site Permit will be required and will cover local erosion control, sanitary sewer connection fees and right-of-way cut fees. Burkman stated that both the site plans and building plans need to be submitted as one package to the Building Department.

SOUDERS: Souders mentioned the overall site looks good. Souders is aware there is a hydrant to the south of the proposed building. Souders asked the location of the escape lane. Abeln stated it will be to the north of the drive-through lane and will be 15 ft. wide. Souders indicated a minimum 20 ft. lane is preferred. Abeln said this could possibly be worked out. A fire alarm system is not being considered. Souders indicated a Type 1 hood system must be monitored. Souders is requesting the installation of a Knox Box. Contacting the Fire Department for the placement of the Knox Box will be necessary.

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

ON BEHALF OF KENT: Kent will contact Abeln directly with comments concerning this project. Wegrzyn mentioned questions and concerns a lot split should be discussed with Kent. Wegrzyn asked about the status of the Menard's off-premise sign. Abeln indicated the developer does not know if he has the right to have the sign removed. Wegrzyn mentioned the site is zoned Commercial General and allowable signage is 3 sq. ft. per linear foot of building frontage.

MCALPINE: McAlpine indicated it is likely the pipes are sized to handle the amount of run-off because it is all paved. McAlpine requested updated drainage calculations be submitted. If possible McAlpine would like the amount of run-off coming to the southwest corner determined and

to verify that the pipes being proposed for installation on the Aqua-Swirl chamber can handle the flows. There is an existing 12" storm sewer pipe to the north that will have to be removed as there is no future use for it. McAlpine wants the drainage calculations go two pipe segments south of this development, rim and invert pipe sizes to see what is happening within the system. McAlpine indicated that particular attention needs to be paid to the next structure to the south because if the grades are changed within the approach this structure will need to be modified. McAlpine is wondering about the type of cover there will be over the 18" pipe.

PILARSKI: Pilarski has received information concerning the smaller oil/grease interceptor; however, the Water Reclamation Department is requiring a 1,000 gallon unit pursuant to Municipal Code. Pilarski stated the submittal of an internal plumbing plan showing connection points is necessary. Both the utility plan and architectural plan need to show the location of the oil/grease interceptor and that it is the required 1,000 gallon unit. Information should be sent directly to Pilarski. Contact information was provided.

GESKEY: Geskey stated there is no tap for the sewer service. It will be necessary to tap the main using an 8x8x6 Wye for the tap and when tying back in for the sanitary sewer. No Share Fernco couplings must be used. The Water Department must be notified before doing this work. Geskey will provide an inspector on site. A clean-out within 5 ft. or closer of the building is required. The water is shown tying into a fire hydrant leg coming across the road. It is possible to tie into this, but it must stay a minimum of 3 ft. off the hydrant shoe. The valve is across the road. Geskey is aware the water service is 1-1/2". Contacting Shaun Shifflett for backflow protection will be necessary. Geskey will be contact for water construction and sanitary sewer inspection.

DICKSON: Since a new entrance road is being cut into a right-of-way, Dickson indicated there are guidelines for both the road and the sidewalk that must be followed. There are inspections that must take place throughout this process. Dickson stated more detailed information for the new entrance road and sidewalk is required. Contacting Public Works concerning this construction is necessary.

ISSUES TO BE RESOLVED:

Storm Water Pollution Prevention Plan

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

All contractors must be registered with the City

Any issues that may arise from Tyler Kent's review and comments

Clean-out

Knox Box

Updated drainage calculations

1,000 Gallon Oil/Grease Interceptor

Internal Plumbing Plan