



**MEETING:** Site Review Committee  
**SUBJECT:** O'Reilly Auto Parts Store  
**ADDRESS:** 1604 North Calumet Avenue

**LOCATION:** City Hall  
**DATE:** November 18, 2014

**AMENDED MINUTES CONCERNING RESPONSIBILITY FOR THE SANITARY SEWER**

**PRELIMINARY SITE REVIEW**

**IN ATTENDANCE:**

Tyler Kent, Planning Director (219) 462-1161  
Adam McAlpine, Engineering Dept. (219) 462.1161  
Ed Pilarski, Water Reclamation Dept. (219) 464-4973  
Vicki Thrasher, Building Commissioner (219) 462-1161  
Mark Geskey, Utilities (219) 462-6174  
Dave Souders, Fire Department (219) 462-8325  
Matt Evans, Public Works Director (219) 462-4612

**PRESENTERS:**

Gary Torrenga, Torrenga Engineering, Inc.  
(219) 836-8918 / [gary.torrenga@torrenga.com](mailto:gary.torrenga@torrenga.com)

Media

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 O'Reilly Auto Parts Store to be located at 1604 North Calumet Avenue. 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:** Torrenga stated he is representing O'Reilly Auto Parts. This will be a new O'Reilly Auto Parts store and will be located at 1604 North Calumet.

**STAFF COMMENTS:**

**THRASHER:** Thrasher indicated a State Construction Design Release will be required prior to issuance of Building Permits. Thrasher mentioned that the State Code for commercial will be changing on December 1. This includes fire code, building code, mechanical code, fuel /gas code and commercial code. The plumbing code will remain the same. Depending on when the project is filed it may be necessary to file it under the new codes. All contractors working on the project must be registered with the City. Fencing will require a permit.

**SOUDERS:** Souders indicated the accessibility around the building appears to be satisfactory. Souders said he would like to look at the hydrant locations. It appears there are no hydrants on the O'Reilly side of the street. Souders asked if they planned on high-pile storage. Torrenga is not aware of any. Souders indicated a Knox Box will be required. Outside emergency lights will be required at all exits.

**KENT:** Kent mentioned that he has been working with Ash Clark concerning this project over the last 8 or 9 months and Clark is fully aware of the information being provided today. Kent said the property is zoned Commercial General and does allow for this type of use. The Landscape Ratio is .15, Gross Floor Area Ratio is .280, and Floor Area Ratio is 3.29. These calculations must be shown on the plans. The side yard setback is 8 ft. and need to total 16 ft. The rear yard setback is 10 ft. The maximum building height is 35 ft. The project is located within the Calumet signature

corridor and allows for a 6 ft. high monument style sign. Kent indicated a separate Sign Permit will be required for this sign. The parking requirement is 5 parking spaces per 1,000 sq. ft. of usable floor space. Restrooms and storage areas should not be included in this calculation. Bicycle parking is required. One bicycle space is required for each 10 parking spaces. The bicycle parking spaces are to be located within 50 ft. of the building entrance. Referring to Article 9, Section 9.206 for bicycle parking is recommended. The plans need to show the type of bicycle racks, the number of racks and their location. On-lot landscaping requires 9 large trees, 18 small trees and 50 shrubs per acre. Open space landscaping requires 10 large trees, 15 small trees and 40 shrubs per acre. The requirement for parking lot landscaping is 1 large tree per 8 spaces and 1 shrub, perennial or ornamental grass per 4 spaces. Kent mentioned he needs to work with O'Reilly specifically concerning on-lot landscaping and the open space landscaping. The landscape plan shows some existing trees located on the parcel to the north that O'Reilly wants to count towards the total landscaping required for the site. Kent mentioned he does not have a problem with this; however, when the northern portion is developed the parcel will be subdivided. Once the lot is subdivided, the trees O'Reilly wants to use towards their landscaping will be part of the new subdivided lot. It will be necessary for O'Reilly's to replace these trees on their lot. Kent said he has spoken to Clark concerning this issue. Torrenga asked about the number of trees. Kent is unsure of the number. Kent said the landscaping plan does not indicate what trees are being counted. This needs to be clarified on the landscape plan. Kent said since this project is located within a signature corridor, landscaping is required along Calumet Avenue. Referring to Article 11, Table 11.306A will provide the details for the number of trees required per 100 linear feet. Pursuant to Article 10, Section 10.603, any trees being removed from the site must be shown on the plans. A tree inventory will be required indicating the caliper and type of the tree being removed. Kent said there is a replacement ratio on the size of the tree caliper. Kent mentioned going through the subdivision process now is highly recommended. There should be a shared access agreement off of the drive. Kent asked if there are any plans to move the drive. Torrenga said there are no plans to move the drive at this time. Kent mentioned the drainage plan indicates the runoff goes to the back corner of the northern lot. Kent said a cross access agreement may be needed for the drainage to cross the lot. Kent deferred these issues to the Engineering Department. Torrenga voiced agreement concerning the subdivision process. Torrenga mentioned the drainage should be designed in such a manner as to take care of both lots. Kent stated there is a requirement for parking lot planting islands. One island of at least 324 sq. ft. is required for each 16 parking spaces. No planting island shall be less than 18 ft. in depth, and no end-cap landscape island 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. A Class C buffer is required along the residentially zoned properties of Earthstone to the north and the lots abutting Roosevelt Road to the east. The width of this buffer shall be 25 ft. Kent mentioned there are a number of trees at the back. The buffer requirement will go into effect if and when either the land is disturbed for the drainage or the northern lot is developed. Kent said the building elevations appear to comply with Article 11, Section 11.500. Providing an external lighting plan per Article 9, Section 9.500 is necessary. Referring to Article 2, Section 2.406 for dumpster design standards is necessary. Side elevations of the dumpster enclosure need to be shown on the plans and should call out the building materials being used for the dumpster. Landscaping is required around the dumpster enclosure and there needs to be a mandoor on the west side of the enclosure for access. The building front yard setback pursuant to the signature corridor overlay is 30 ft. Referring to Article 11, Section 11.306 is recommended. . A Zoning Clearance will be required as part of the Building Permit submittal. Kent asked about the timeline for pulling permits. Torrenga stated they will probably be pulling permits in 3 or 4 months.

**ON BEHALF OF BURKMAN:** A 40 ft. right-of-way dedication is required, or confirmation of this dedication needs to be provided, if it has already been done. This appears to be the intent of the

line indicated on the plans that denote the pins found; however, the county parcel data appears to show the property limits running to the centerline of Calumet Avenue. The back side of the 8 ft. concrete pathway should be at the right-of-way line. The way the sidewalk is proposed on the plan, it appears to be outside the 40 ft. right-of-way. Burkman requested the proposed driveway should be aligned directly opposite the existing driveway on the west side of Calumet.

**MCALPINE:** The applicant will need to coordinate with the Porter County Drainage Board for the storm sewer connection work into Smith Ditch as this is a regulated drain. Providing the size of the Smith Ditch drain and invert elevation of the proposed pipe is necessary. The demolition plan needs to show information on the east side of the site for all detention pond and outlet modifications. The sidewalk along the east side of Calumet Avenue needs to be an 8 ft. wide concrete pathway rather than a 5 ft. wide walkway. The ADA detectable warning plates are not needed at the business drive entrance. Providing a copy of the geotechnical soils report for this property is necessary. McAlpine asked if reducing the hard surface area, i.e. the area northeast of the building would be possible. The storm water bill for the property will be significantly lower if the total hard surface area can be reduced below 40,000 sq. ft. The proposed rock level spreader should be eliminated and replaced with linear vegetated bio-swales to slow and filter the storm water runoff. McAlpine recommended a bio-swale in the area immediately east of the building to capture building drainage and direct it to the north. The concrete drive approach needs to be 6" thick with welded wire fabric reinforcement. The pond outlet structure and connection to Smith Ditch need to be modified. The drainage structure within the pond needs to have a low flow orifice, but not an overflow weir as presently detailed. Instead an overflow rock spillway should be provided from the top of the pond bank to the Smith Ditch connection and a Haala Grate installed over the manhole connection structure. This proposal is subject to the approval of the Porter County Drainage Board. McAlpine requested information be provided concerning the condition of the existing sanitary sewer lateral being proposed for reuse. The peak allowable release rate for the proposed project is 1.12 cfs (2.238 acres multiplied by .5 cfs per acre). McAlpine requested an explanation on why the pipe size into Smith Ditch is being increased if the flow rate out of the pond is being reduced. McAlpine indicated that delineated watershed exhibits need to be included in the drainage report. Providing the existing and proposed size of the detention pond area is necessary. McAlpine needs drainage calculations for the outlet orifice showing how it was sized. The rainfall intensity table needs to be modified per Valparaiso standards. Torrenga requested a copy of the tables. McAlpine stated the total storage and max pond elevation for the 100 year event seem low. Rechecking the calculations when the drainage report is revised is necessary. A Site Work Application is required and will cover right-of-way cut, utility connections and erosion control. A Rule 5 Permit will be required. Erosion control comments will be provided separately by the City MSF Coordinator.

**PILARSKI:** Pilarski indicated hexagonal #3 and #4 on Sheet SU1 of 1 show the meter pit and backflow preventer being on the outside of the building; however, the City requires it on the inside. The contact for backflow preventer and meter will be Shaun Shifflett. Pilarski provided contact information. Pilarski indicated there is a water valve at the edge of the property. The valve is located in the area of the new meter pit and backflow. Pilarski stated the contact concerning the connection point of the distribution system for the water service to the building will be Mark Geskey. Pilarski mentioned the water line is on the western side of Calumet. The City responsibility is from the water main to the valve and from the valve to the building will be the responsibility of O'Reilly. **Pilarski said that Mike Steege advised that O'Reilly is responsible for the sanitary sewer from their proposed building, all the way underneath Calumet Avenue to their sewer tap into the City sanitary sewer main which is located on the western side of Calumet Avenue.** Torrenga asked if the tap would need to be replaced. Pilarski stated he did not think this would be necessary; however, Pilarski suggested contacting Mike Steege, Assistant Superintendent for Sanitary Sewers. Pilarski said the distance from the cleanout to the building is

not shown. Pilarski advised the cleanout next to the building needs to be 5 ft. or less. Pilarski mentioned that since this site was once a car wash there still may be an oil and grease interceptor and catch basins at the site. The Water Reclamation Department is concerned with what is being discharged into the sanitary sewer from the commercial establishment. Plan P1 of 1 indicates restrooms and strictly sanitary waste water. No floor drains are shown within the parts areas. Torrenga stated he saw no reason to believe otherwise.

**EVANS:** Evans indicated that Public Works is concerned with rights-of-way and any improvements being made. In terms of cutting into asphalt at the right-of-way, it must follow the City's specifications. Evans will provide the specifications to help guide the contractor in getting clean edges, clean cuts and backfill procedures. Evans indicated inspections will be required at various times as the improvements are made in the rights-of-way. Evans will provide information concerning when inspections are required. In general, an inspection will be required of the sub-grade before aggregate placement. An inspection is also required of the aggregate as it has been compacted before concrete is poured. A 24-hour notice is required for the inspections. Evans indicated that Brent Dickson is the contact person for the inspections. Evans reiterated that he is only concerned with work being done in the right-of-way. Evans stated the plans show the sidewalk being 4" thick on an aggregate 4" base which is acceptable. The sub-grade needs to be compacted and inspections will be required. Evans indicated the sidewalk needs to go through the driveway. Torrenga asked if there was a minimum thickness required at the driveway. Evans indicated the minimum thickness at the driveway is 5" with reinforced mesh.

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

- Landscaping Plan (with Tree Survey)
- On-Lot Landscaping/Open Space Landscaping
- Class C Buffer
- Dumpster Enclosure
- External Lighting 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
- Hydrant Locations
- Knox Box
- All contractors must be registered with the City
- Coordination with Porter County Drainage Board
- Geotechnical Soils Report
- 8 ft. Concrete Pathway
- Drainage Calculations for Outlet Orifice