



MEETING: Site Review Committee
SUBJECT: PK Industrial LLC
ADDRESS: 3805 Bowman Drive
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: July 19, 2016

IN ATTENDANCE:

Tyler Kent, Planning Director	(219) 462-1161
Vicki Thrasher, Building Commissioner	(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
Chad Dutz, Fire Department	(219) 462-8325
Media	

PRESENTERS:

Tony Peuquet, Chester, Inc.
(219) 465-7555 / tonyp@chesterinc.com

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 PK Industrial LLC located at 3805 Bowman Drive. 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: Chester will be the general contractor for PK Industrial LLC. This will be a cold drawn bar facility. Raw steel bars will be brought in and the bars will be cut to length. The bars will be warehoused and then shipped on demand. The facility is approximately 700 ft. long by 170 ft. wide. This will be a double-loaded crane building. The building is 34 ft. to 36 ft. in height. The building is meant to be doubled within 3 to 5 years. The plan will be to incorporate the first 100 ft. of the eastern portion of Lot 37. This will be dedicated and recorded as an access easement for this project along with Lot 1 and the replat of the Airport Business and Industrial Park. The swales on the north and east perimeter are all being installed under the subdivision. The newly developed portion will consist of berms, landscaping and the additional storm water for sheet drainage for the impervious surfaces being added to the site. Lot 37 is currently permitted and approved under the master detention system for Eastport Centre. Lot 1 will be under the master detention system for Airport Business and Industrial Park. Drainage calculations have been submitted to the Engineering Department. Questions concerning storm water and drainage need to be sent to Steve DeBold. Peuquet stated this is more of a warehousing type of facility. The utilities being brought in are at a minimum. Peuquet said there has been contact via email with Water Reclamation. The pre-treatment survey has gone to the process engineer and the plant manager. This should be received and submitted to Pilarski prior to submitting permits. Water usage is at a minimum. Domestic water will be needed for the two showers in the locker room area. The water usage for the actual drawing process is only for the cooling of the cut-to-length saw and is on a recycle system. The building is an open area with a lot of equipment and electrical usage.

STAFF COMMENTS:

PILARSKI: Pilarski indicated there has been correspondence with Peuquet and Chester concerning this project. Pilarski said he is waiting for the Industrial Survey. The survey will show what is going on with waste water discharges. Pilarski asked if there will any coating of the bars. Peuquet stated there will no coating process. Peuquet explained that raw steel can be de-scaled by using a chemical or by shot blast. The owners have elected to shot blast. Pilarski asked if any lubricant is used. Peuquet said lubricant is used through the drawing process. Pilarski asked if Chester received a copy of Chapter 52 of the Municipal Code. Peuquet confirmed that a copy of Chapter 52 was received. Pilarski conveyed that all waste water discharges will be required to meet this ordinance.

BURKMAN: The subdivision infrastructure is preceding this project or happening a little concurrently. The City did not require a surety to be posted for the roadway, sewer and utility improvement; rather we elected to say that no occupancy will be permitted until the roadway and the utility infrastructure are complete and accepted. As a condition of that acceptance a maintenance bond will be required for the one year period following. The Rule 5 Storm Water Pollution Prevention Plan has been reviewed by Engineering and it is acceptable. Engineering is ready to issue the Technical Comment Review Form that covers both Lot 37 and Lot 1. Burkman is aware that BMP's will be going in as part of the subdivision. Who will be responsible for the maintenance of the BMP's on Lot 1 and Lot 37? Peuquet said it will be part of this project. A Site Permit will be required for both Lot 37 and Lot 1. Burkman indicated the water meter size is required in order to calculate the sewer permit. Burkman requested a copy of the easement once it has been prepared, executed and recorded.

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

KENT: Kent asked if there will outdoor storage at the site. Peuquet said there will be no outdoor storage; however, there will be a stacking area for 6 to 10 trailers on the southeast corner. The maximum noise is 75 decibels between 9:00 a.m. and 11:00 p.m. and 65 decibels between 11:00 p.m. and 9:00 a.m. Kent mentioned that the plans are grainy and hard to decipher. Kent requested the plans be sent to him in an electronic format. Once he receives the PDF's he will review them and provide any additional comments. Kent asked if Chester has contacted Kyle Kuebler. Peuquet stated he has contacted Mr. Kuebler and there was nothing outside of the building height that was a concern. Peuquet conveyed this building is well under the height restrictions. The allowable signage is three sq. ft. of signage per one linear foot of building frontage facing the right-of-way. Providing a copy of the building elevations is necessary. Kent conveyed a pedestrian door will be required for the dumpster enclosure as well as landscaping on three sides. Referring to Article 2, Section 2.406 of the Unified Development Ordinance is necessary. Kent asked about the timeline for the project. Peuquet said ground breaking foundation release will be the first week of August. Peuquet indicated they would like to have footings and foundations completed by September 27, with steel showing up for erection around October 1. The project should be under roof and ready for temporary occupancy to set equipment by April 1.

DUTZ: Dutz mentioned the Fire Department contact for this project will be Jon Daly. The Fire Department follows the 2014 Indiana Building and Fire Codes. The building address needs to be at the front of the building by the door. The fire extinguishers required for this building must meet code. Dutz asked if the building will have a fire alarm. Peuquet confirmed there will be a fire alarm but no fire sprinklers. Dutz indicated a remote panel for the fire alarm is required at the front door. Although not required, installation of a Knox Box is recommended. Peuquet said this is a very large building and it may require more than one Knox Box. Dutz suggested this issue be discussed with Daly. Emergency lights and exit lights must meet code. Emergency lights need to be installed on the outside of all exit doors. Electrical panels need to be labeled and there should be no open

spaces.

MCALPINE: McAlpine indicated that he has reviewed the grading plan and drainage from the previous subdivision so the pond is properly sized for this three-lot subdivision. The coordination for the connection into the Hotter Ditch has been made with the County. The grading plan appears to utilize the swales along the north and east sides and those look to be appropriately sized. McAlpine expressed some concerns regarding the location of the berm and the adjoining residential lots. McAlpine suggested a meeting with Steve DeBold on site to walk along the northern limits to see if residents have put up sheds, fences or anything that might block the flow. It appears there is a lot of grade change from west to east. With the location of the berm, McAlpine is unsure if it will be obstructing any water that would travel in the other directions.

GESKEY: Geskey mentioned that the water main installation plans have already been approved. This will be a water main extension. Geskey presented the procedures to follow for the extension. Geskey will be the contact for the water main extension. Backflow protection will be required. Contacting Guy McDaniels for the backflow inspection will be necessary. Contact information for McDaniels was provided. Geskey said it will be necessary to provide a set of plan and profile for water and sewer that are construction approved.

ON BEHALF OF EVANS (PUBLIC WORKS): City standards require inspections of all road improvements to Bowman Drive. The right-of-way must be inspected and approved by the Street Department or its representative. The right-of-way must be inspected and approved by the Street Department or its representative prior to placement of aggregate. The sub-grade must be inspected and approved by the Street Department or its representative prior to the asphalt binder being laid. The binder must be inspected and approved by the Street Department or its representative prior to asphalt being laid. The surface must be inspected and approved by the Street Department or its representative after the finished product has been laid. A minimum of 24-hours notice is required before all inspections. The certificate of occupancy cannot be issued until the road improvements are made, dedicated and a maintenance bond is posted.

ISSUES TO BE RESOLVED:

- Landscaping Plan (with tree survey)
- Copy of Access Easement (for Engineering)
- Provide Water Meter Size
- Backflow Prevention
- Site Improvement Permit for Lot 1 and Lot 37
- State Design Release
- Building Permit
- Signage/Fencing Permit
- Zoning Clearance
- Provide Plan and Profile for Water and Sewer
- Address on Front of the Building
- Contractors Registered With The City
- Building Elevations
- Remote Fire Alarm Panel at Front Door
- Knox Box
- Roadway Inspections (Public Works)
- Maintenance Bond (
- Site Visit (McAlpine)