



MEETING: Site Review Committee
SUBJECT: Centers for Pain Control
ADDRESS: 2205 Roosevelt Road
PRELIMINARY SITE REVIEW
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
Jon Daly, Fire Department	(219) 462-8325
Media	

LOCATION: City Hall
DATE: August 23, 2016

PRESENTERS:

Doug Homeier, McMahon Engineers/Architects
 (219)462-7743 / dfhomeier@mcmgrp-in.com
 Kevin Coros, McMahon Engineers/Architects
 (219) 462-7743 / kmcoros@mcmgrp-in.com
 Ujwala Puranik/ Centers for Pain Control
 (630) 391-3994 / uj@discover-cpc.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 remodeling for Centers for Pain Control located at 2205 Roosevelt Road. 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 is a development of the car wash that is part of Ms. Puranik's main parcel. This will be a modification of the existing car wash and will include a parking section for employees. Other sections of the car wash will be modified to improve visibility and the overall appearance of the car wash in general. There will be 20 parking stalls in the employee parking area. The parking area will outlet onto Carrsbrooke Drive. The parking lot can be entered from Carrsbrooke Drive as well as the main entrance off of Roosevelt Road. Landscaping will be added. Drainage will be handled by overland flow and semi-utilization of existing structures as needed. Homeier said that based on the elevations of the property being utilized for the proposed parking lot part of the water will sheet back towards the existing car wash asphalt and then will flow off to the west and come back and will utilized existing inlets on Ms. Puranik's property. The water will be draining towards Carrsbrooke Drive. The remainder of the water will flow towards the west to an existing catch basin just west of the property. The parking configuration at the existing building will changed from 90 degree parking and two-way traffic to angled parking with one-way traffic that will exit on to Carrsbrooke Drive. This will help alleviate traffic at the entrance on Roosevelt Road.

STAFF COMMENTS:

MCALPINE: McAlpine asked about the timeframe for this project. Puranik said they would like to get started as soon as possible. McAlpine said Engineering is getting ready to award a contract to Gariup Construction for a project along Carrsbrooke Drive. Gariup will be running storm sewer from Calumet to Roosevelt. This is a 60-day contract. A storm sewer will be installed right at the proposed approach to Carrsbrooke. Access should still be available except for the times they are

working immediately in front of the entrance. Puranik said if access is blocked to Carrsbrooke it may be possible to have patients exit on to Roosevelt. The grading shows the high point and then it pitches west. It appears to be pitched 2/3's to the west and 1/3 to the east. Not much water goes towards Carrsbrooke. McAlpine requested they examine the existing storm drainage system, not necessarily for replacement, but so that they recognize if there are limitations with the existing drainage system. McAlpine said the storm water system on Carrsbrooke Drive is available and can be used if it is necessary. McAlpine does not know how these pipes were sized for the surrounding area. They may be pretty small. Homeier suggested he meet with McAlpine at the site to examine the pipes together. There is a note on Sheet C4.0 to grind the curb to within 1" above flow line. This will need to be revised. The City will be removing 10 ft. of curb to allow for installation of a structure. Work must be coordinated. The City will not put in a new curb if the intent is to modify it. There are some different options. One would be for them to install their own curb line along the frontage and tie in to the City's new structure, or they could build the entire concrete approach which will allow them to do all of the paving work that needs to be done and then come in separately and build the concrete driveway approach. The two storm drainage inlets west of the property need to be protected for erosion control. McAlpine mentioned that we did meet with the Utility Board and there is openness to partnering on the storm sewer line. There is a proposal from Sitoski Brothers and cost is based on this proposal. The cost is roughly \$13,100. McAlpine indicated easements have been received from the two neighbors to west. The easements are in the process of being recorded.

ON BEHALF OF MATT EVANS (PUBLIC WORKS): Pavement design for the new driveway entrance meets the standard for our local street. Inspections during construction are required. Referring to the City specification for a full list of required inspections is necessary. The plans did not show a sidewalk detail; however, we are assuming that a new sidewalk will be installed. The sidewalk must be 5 ft. wide and 4" thick on either 4" of compacted sand or compacted 53's. The maximum cross slope is 2%. Contacting Public Works for an inspection prior to pouring the concrete is required. The City specification requires the sidewalk at all drive approaches to be a minimum of 5" thick with wire mesh. Fiber mesh is acceptable. The sidewalk must continue through the drive. All curb and gutter improvements must meet City specification. Any questions should be directed to Matt Evans (462-4612 or mevans@valpo.us)

BURKMAN: Burkman stated that some right-of-way dedication documents have been provided. There is one for a 40 ft. strip for the Sneegas property and a 40 ft. strip for the car wash. Burkman indicated a dedication document is still needed for the 25 ft. strip along the Carrsbrooke frontage. Coros said this has already been provided; however, he will double check on this item. Burkman conveyed the dedication documentation has not been received for the pain clinic. Burkman reiterated the right-of-way dedication is needed for all three properties along Roosevelt. Puranik indicated the pain clinic and the Sneegas property were done together. Coros will follow-up. Burkman asked if would be possible to shift the driveway at the Sneegas property farther south. Coros said they moved this entrance 4 ft. south, but cannot move it any further south. Burkman suggested aligning the two attached loading zones for the ADA spaces on the south side. This might give someone doing a three-point turn an opportunity to pull into this area to give more flexibility. This will be a tight turn-around. Burkman assumes this will give a full 9 ft. width of loading zone. No space will be lost, but it will be necessary to move the markings. Burkman asked if the southern two properties (the clinic and Sneegas) are under two different ownerships. Puranik indicated they are under a single ownership. Burkman said the plans show two handicapped spaces for the middle property. Will there be hatched loading zones? Coros indicated C3.0 shows the angled parking and the handicapped parking being proposed. Coros said there are actually four handicapped stalls along with two open areas. Burkman said since the car wash property is draining to the east and west and there are grass strips is it possible to get them to drain northward and have rain garden areas at the northern end. Homeier indicated the

area is fairly flat and they have to meet the existing pavement at the car wash. Homeier suggested he meet with McAlpine and Burkman at the site to discuss this further. Burkman asked if the island is being eliminated. Puranik confirmed it will be eliminated. Burkman conveyed a Site Permit will be required. Currently there are multiple addresses for these properties. Is the intent to have one address for the Sneegas building being connected to the clinic? Puranik said for public purposes this will have one address. Daly interjected that as long as the buildings are addressed this will be acceptable to the Fire Department. Puranik indicated they would like to keep 2211 which is the address for the current clinic. Burkman indicated they will need to meet with Will Rose to discuss the addressing issue.

THRASHER: Thrasher asked if this site review is for all three parcels. Coros said they have already gone through a design review for the other two parcels. Kent interjected only the main building has been reviewed, but the Sneegas property has not been reviewed. Thrasher stated that multiple permits will be required since there are different projects. Thrasher asked about what is being done at the car wash building. Coros said nothing is being done at this building; it will continue to operate as a car wash. However, a parking lot will be added to this parcel. Thrasher conveyed this will require a Building Permit because pavement is being added. This permit should be submitted under the appropriate address. A Building Permit will be required for the two buildings that are being connected. Thrasher provided the appropriate Building Permit applications. Submittal of a full set of plans will be required. A digital set of plans is also required. State Construction Design Release will be required for this project. All contractors working on the projects must be registered with the City. Thrasher asked how everything is being submitted to the State. Puranik indicated the architect submitted everything under 2205. Thrasher said this is not correct and it will be necessary to have the architect amend the State Design Release to reflect the addresses accurately. Any new signage will require a permit.

KENT: Kent asked if there are plans for any new exterior lighting in the proposed parking lot. Coros indicated new exterior lighting is not being considered. Kent said if this changes a photometric plan will be required and referring to Article 9, Section 9.501 will be necessary. Bicycle parking spaces will be required for this site. Article 9, Section 9.206 includes the standards for bicycle parking. Submittal of a Landscaping Plan for the parking lot is required. Kent is aware that trees will be removed. Coros said a full Landscape Plan will be submitted. Dumpster enclosures will be required for these projects. Referring to Article 2, Section 2.406 is necessary. A man door is required on one side of the dumpster enclosure as well as gates for the enclosure itself. The parking standard for the medical use is 5 spaces per 1,000 sq. ft. of usable floor space. The landscape ratio requirement for the office use for the Sneegas property is .35; gross floor area is .353; net floor area is .543. These calculations must be provided on the site plans. A landscape buffer is required along Roosevelt Road and should include 2 shade trees, 2 ornamental trees and 9 shrubs per 100 linear feet. This buffer will be required from the corner of Carrsbroke to the corner of the Sneegas property. The calculation for parking lot landscaping is 1 large tree per 8 spaces and 1 shrub, perennial or ornamental grass per 4 spaces. Open space requirement specifically for the .35 calculation is 10 large trees, 15 small trees and 40 shrubs per acre. On-lot landscaping requires 9 large trees, 18 small trees and 50 shrubs per acre. The building material shown on the plans is fiber cement siding. This is not a permitted material in the non-residential standards. The permitted materials are brick, stone, other native stone and textured aggregate masonry units. If an upgrade to the exterior of the pain center is being considered, the exterior must be one of the materials mentioned above. There is a requirement that the front façade of the existing pain center building facing Roosevelt Road be at least 60 percent glass. The contractor indicated that the Roosevelt side of the building is not the front of the building and it will be used for a storage facility for an operating room. Kent conveyed a variance from this standard will be required. Kent said they need to consider integrating at least some glass on this side of the building. A Zoning Clearance will be required as part of the Building

Permit process. A 6 ft. tall monument sign is permitted within this corridor. The signage calculation is based on the store front facing Roosevelt Road. 3 ft. of signage is allowed per one linear foot of building frontage.

DALY: Daly requested clarification on what exactly is being presented at this site review to ensure he understands the projects and provides proper comments. The City follows the 2014 Indiana Building and Fire Codes. Emergency lights and exit lights must meet code. There must be emergency lighting outside the exit doors. Fire extinguishers must meet code. Accurate addressing must be above the doors. It will also be helpful to have the address on the sign. The fire alarm system will be expanded throughout the building. There is an existing Knox Box. Daly suggested the keys be labeled with the appropriate building addresses. The Fire Department will also conduct a walk-through to familiarize themselves with the buildings.

PILARSKI: The Water Reclamation Department is interested in what is being discharged into the sanitary sewer. Pilarski said he too was unsure about what was being presented. The plans simply did not provide enough information; however, the explanation of the project made things a little clearer. Pilarski is aware that Turnipseed's Car Wash has been purchased; however the name will remain the same. Pilarski conveyed that all car washes are inspected at least once a year for discharges into the sanitary sewer. This particular car wash at this time is in compliance with Chapter 52 of the City of Valparaiso Code of Ordinances. Pilarski indicated the ordinance can be forwarded to the owners for information purposes. Pilarski indicated that Sheet C3.0, Proposed Site and Utility Plan, does not show the sanitary sewers; it does not show the chemical storage rooms for the car wash; it does not show the catch basins. The plan is incomplete. Submittal of a revised plan to Yacoub Aljobeh, Pretreatment Coordinator, is necessary. As far as the other buildings and parcels, the discharges from these buildings will be required to meet Chapter 52 of the City of Valparaiso Code of Ordinances.

GESKEY: Geskey asked if there will be any alterations to the sanitary sewer connection or the water connection to the curb box. Homeier said it is their understanding that nothing is being altered. Geskey presented no comments.

ISSUES TO BE RESOLVED:

- Landscaping Plan (with tree survey)
- Right-of-Way
- Detailed Site Plan
- State Design Release
- Building Permit for Parking Lot on Car Wash Property
- Building Permit for the Buildings Being Connected
- All Contractors Must Be Registered With the City
- Full Set of Plans
- Digital Set of Plans
- Signage/Fencing Permit
- Bicycle Parking
- Dumpster Enclosures
- Variance (for glass requirement on Roosevelt side of building)
- Zoning Clearance
- Submittal of Revised Plan C3.0
- Correct Addressing Above the Door and on the Sign
- Contact Public Works for Required Inspections