



MEETING: Site Review Committee
SUBJECT: Arch Wood Protection Addition
ADDRESS: 2852 Raystone Drive
PRELIMINARY SITE REVIEW
IN ATTENDANCE:

Tyler Kent, Planning Director (219) 462-1161
Vicki Thrasher, Building Commissioner (219) 462.1161
Adam McAlpine, Engineering Dept. (219) 462.1161
Ed Pilarski, Water Reclamation Dept. (219) 464-4973
Media

LOCATION: City Hall
DATE: September 13, 2016

PRESENTERS:

Steve DeBold, Chester, Inc.
(219) 465-7555 / steved@chesterinc.com
Mark Babcock, Chester, Inc.
(219) 465-7555 / markb@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 addition for Arch Wood Protection located at 2852 Raystone 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: This project is located south of Ozinga, B-Way is north of Ozinga and NIPSCO is just east of the Arch Wood property. DeBold conveyed there is an existing rail spur that comes into and through the existing Arch Wood building and stops in the location of the proposed addition. Chester will be building an addition over the existing spur. The building will be less than 2,000 sq. ft. The surface is all impervious in this location. Drainage will not be changed. There will be no plumbing or HVAC. There will only electrical.

STAFF COMMENTS:

THRASHER: A State Construction Design release is required prior to issuance of the Building Permit. All contractors working on the project must be registered with the City. There will no additional signage.

ON BEHALF OF BURKMAN: Are any changes proposed to the sanitary sewer? DeBold said no changes are being made. Burkman indicated a Sidewalk Waiver is required. The form is available on the City's website. A Site Permit will be required.

ON BEHALF OF DALY: The City follows the 2014 Indiana Building and Fire Codes. Providing the necessary number of emergency lights, exit lights and fire extinguishers is required. Aisle widths must be maintained. Nothing can be stacked within 24" of the ceiling without a sprinkler system and 18" with a sprinkler system. There must be a 30" clearance away from the electrical panels and there should be no open spaces. Questions may be directed to Daly at jdaly@valpo.us or 219-462-8325.

KENT: Showing the gross floor area ratio and lot coverage on the final plans is necessary. Providing building elevation drawings is required. Kent said it appears there is no need for additional parking. Referring to Division 11.500 for design standards is necessary. The front yard setback is 25 ft; side yard setback is 15 ft.; rear yard setback is 30 ft.

MCALPINE: McAlpine provided no additional comments.

PILARSKI: The Water Reclamation Department is interested in what will be discharged into the

sanitary sewer. Pilarski is aware the facility will not be connected into the sanitary sewer. Pilarski asked what the building addition will be used for. DeBold said the only purpose of this addition is to cover the existing spur.

ISSUES TO BE RESOLVED:

Detailed Site Plan

Site Improvement Permit

Sidewalk Waiver

State Design Release

Building Permit

All Contractors Must Be Registered With The City

Zoning Clearance

Building Elevation Drawings

Include Gross Floor Area Ratio and Lot Coverage on Final Plans