



MEETING: Site Review Committee
SUBJECT: Home Goods
ADDRESS: 120 Porter's Vale Blvd.
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
Jon Daly, Fire Department	(219) 462-8325
Media	

LOCATION: City Hall there
DATE: June 14, 2016

PRESENTERS:

Aaron Hurt, CEC
 (317) 655-7777 / ahurt@cecinc.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 Home Goods Store to be located at 120 Porter's Vale Blvd. 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: The proposed Home Goods building will be 22, 400 sq. ft. A Ross store was originally proposed to go into this space. The building will be almost the same size as that originally proposed for Ross. The building will have varying heights. It will step up from the Five Below and then come to about the same elevation as the Dick's Sporting Goods façade. The building will be a combination of stone and EIFS. Most of utilities are coming from the backside (north corner) of the building. Home Goods wants to get going later this summer and open sometime next year.

STAFF COMMENTS:

ON BEHALF OF MATT EVANS, PUBLIC WORKS: On Sheet C200 up in the northwest corner there is a note that says "modify existing ramps with new sidewalk to be ADA compliant." This is on private property and not on a City right-of-way; however, Evans suggested that Public Works be contacted as an additional review when the sidewalks are ready for forming and pouring. Evans wants to ensure compliance with our local standards and the ADA standards.

BURKMAN: Sheet C300 indicates an 8" PVC SDR35 line in the truck dock. This line is labeled RD which is not in the legend. What does RD stand for? Hurt explained that it is intended to be a roof drain. There will be internal roof drains. There are two locations where the roof drains come down to the truck dock which picks up water and takes it to the existing inlet. Burkman said there is a trench drain shown in the truck dock nearest the building and it appears to feed into the catch basin in the adjacent truck dock. Burkman this needs to be a sumped structure with a hood or snout. This will capture any oils or greases that fall from the trucks before the water enters the storm sewer system. A Site Permit will be required. Burkman said it appears that a Site Permit was applied for in 2014 for the Ross store. Burkman is assuming this Site Permit was paid for; however, he will confirm this. The permit will need to be updated and the only sewer fee will be an

inspection fee if the sewer fees were in fact paid back in 2014. Sewer connection fees have not changed.

THRASHER: A State Construction Design Release is required prior to issuance of any Building Permits. All contractors working on the project must be registered with the City. Signage will require a permit. The Sign Permit can be submitted to the Building Department by the sign company. The sign company can contact the Planning Department for assistance.

KENT: Kent mentioned that he has not had a chance to review the landscape plan; however, any comments will be included in the minutes. The calculation for signage is 3 sq. ft. of signage for one linear foot of building frontage. The frontage facing Porter's Vale Blvd. needs to be used for calculation purposes. Providing bicycle parking is required. The maximum number of bicycle parking spaces is ten. A wave rack is required per Figure 9.206 of the Unified Development Ordinance and must be located within 50 ft. of the principle entrance. Kent indicated he needs to review the architectural design standards with Chris Vensel. A Zoning Clearance is required. Kent asked if there will be a dumpster enclosure or a compactor. Hurt said there will be a compactor. Kent said the plans do show a brick wall around the compactor.

DALY: The City follows the 2014 Indiana Building and Fire Codes. Addressing on the front of the building is required. Coordinating the Fire Department Connection placement with the Fire Department is requested. Daly indicated a horn/strobe will be needed above the Fire Department Connection. A Knox Box is required. Hurt suggested contacting Chris Vensel concerning the Knox Box. Daly provided his contact information. Emergency lights, exits lights and fire extinguishers must meet code.

PILARSKI: The water service line shown on the plans is acceptable. Backflow prevention is required. Contacting Shaun Shifflett concerning this issue is necessary. Contact information for Shifflett was provided. Pilarski indicated the clean-out shown on the plans needs to be 5 ft. or less from the building wall. Submitting an internal plumbing plan and an internal floor plan is necessary. These plans need to be sent to Yacoub Aljobeh, Pretreatment Coordinator. Contact information was provided. The sanitary sewer service line shown on the plans is acceptable.

ISSUES TO BE RESOLVED:

- Landscaping Plan
- Erosion Control Plan
- Detailed Site Plan
- Backflow Prevention
- Updated Site Improvement Permit
- State Design Release
- Building Permit
- Signage/Fencing Permit
- Zoning Clearance
- Internal Plumbing Plan
- Internal Floor Plan
- All Contractors Must Be Registered with the City
- Bicycle Parking
- Addressing on Front of Building
- Contact Fire Department for Fire Department Connection Location
- Horn/Strobe Above Fire Department Connection
- Knox Box
- Contact Public Works Concerning Sidewalks and Ramps