



**MEETING: Site Review Committee**  
**SUBJECT: Casey's General Store**  
**ADDRESS: 4300 Calumet Avenue**  
**PRELIMINARY SITE REVIEW**

**LOCATION: City Hall**  
**DATE: July 25, 2017**

**IN ATTENDANCE:**

Tyler Kent, Planning Director	(219) 462-1161
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Vicki Thrasher, Building Commissioner	(219) 462.1161
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Tim Burkman, Engineering Director	(219) 462-1161
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Mike Steege, Utilities	(219) 462-6174
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Jon Daly, Fire Department	(219) 462-8325
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Matt Evans, Public Works Director	(219) 462-4612
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**PRESENTERS:**

Patrick Moone, Farnsworth Group  
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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 Casey's General Store to be located at 4300 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:** This project is a proposed convenience store and fuel sales located at the intersection of Calumet Avenue and Burlington Beach Road. The store will be approximately 4,800 sq. ft. and is on a platted lot. There is a regional detention basin to the north. This proposed development is less impervious surface than what was originally proposed. Moone believes there are no drainage issues. There is a proposed inter-parcel connection on the adjacent lot to east and one on the north. There is a proposed right-in and right-out onto Burlington Beach Road.

**STAFF COMMENTS:**

**MCALPINE:** A water quality hydro-dynamic separator is needed for the gas pumps. McAlpine suggested the separator be installed in the grassy area. It appears the casting on the western storm structure along the north side of Burlington Beach Road will need to be changed because it is not in line with the curb. McAlpine said if it is shifted slightly it could remain the same. Providing the total amount of hard surface area is requested. This calculation is required for storm water billing purposes. Moone indicated this calculation is on Sheet 4. McAlpine said it appears the total for hard surface is over 40,000 sq. ft. McAlpine mentioned this puts the project in the 40,000 to 160,000 sq. ft. billing rate. McAlpine conveyed the client can save money if the hard surface area is reduced to under 40,000. Moone said he will speak with the client. McAlpine mentioned that he reviewed the original Beach Drainage Report. The assumption was that the hard surface area

would need to be less than 80% based on the runoff quote. McAlpine asked if this is the case for Casey's. Moone mentioned that Casey's is at 51%. The pond appears to be in decent shape and functioning properly. McAlpine asked if the pond is maintained. The plat is not totally clear. It appears everyone is giving each other ingress/egress rights and then storm water drainage is included as a side note. It needs to be made clear that storm water drainage management of the pond and the outlet structure is the responsibility of the four lots.

**BURKMAN:** The address is appropriate. The right-of-way dedication was made as part of the previous subdivision. The City took care of the frontage improvements last year. The sanitary sewer in this area is under the jurisdiction of the Valparaiso Lakes Area Conservancy District (VLACD). The VLACD will need to be contacted for the sanitary sewer permits. The ingress/egress easement must be dedicated along the frontage. Burkman said this is not currently shown on the plat; however, it was dedicated on a re-plat of the lot to the east (eye clinic). We need to allow for the cross access along the frontage between properties. Burkman asked if there is a cross access easement to allow Casey's access to Calumet Avenue via the driveway in place? Moone said it is not on the plan, but they can get it. Burkman said the right-in/right-out drive seems excessive and believes this is in part due to his request that it be exaggerated so that it deters vehicles from shortcutting to make a left turn and for Casey's semi-truck traffic turning templates. Burkman provided a handout showing the City's standards for commercial drives. The portion along the road frontage is a maximum of 70 ft. The drive is currently twice this maximum. Burkman requested Moone look at this and consolidate it. Burkman is aware that the truck turns need to be accommodated; however, there have been drives installed with mountable curbs that will deter passenger vehicles, but allow semi-trucks to roll over them. This may be an option. Burkman supplied some commercial sites that have the mountable curbs. Burkman is aware the pathway cuts through and hinders the center island of the right-in/right-out drive. Burkman is open to allowing the pathway to be shifted north to cross at a narrower portion of the drive and then the island can be left intact. An easement for the pathway will be required. Burkman asked if the pathway will be flush where it meets the driveway. Moone indicated it should come in flush. Moone said the driveway is already constructed, but they are removing the old driveway approaches they do not line up. However, repair work may be necessary after construction. Moone said he will also check the slopes. Any transitions will need to be soft, gradual transitions. A Rule 5 Permit is required. Once the Storm Water Pollution Prevention Plan is ready, it will be necessary to work through Mingyan in the Engineering Department for the technical review. A Site Permit will be required.

**THRASER:** A State Construction Design Release is required prior to issuance of a Building Permit. All contractors must be registered with the City. Signage will require a permit.

**KENT:** The landscape ratio is .15. The gross floor area ratio is a maximum of .280 and the net floor area ratio is .329. The final plans will need to reflect this information. The dumpster enclosure appears to be compliant with the standards of the UDO. Kent requested the landscape plan show landscaping around the three sides of the enclosure. The dumpster gates will need to be decorative (not chain link). Referring to Article 2, Section 2.552 regarding light automotive service will be necessary. The brick material on the canopy columns will need to be extended to the top. The plans need to show this detail. The calculation for signage is 3 sq. ft. of signage for one linear foot of building frontage for the frontages facing a right-of-way. There will be a calculation for signage along Burlington Beach Road and a calculation for signage along Calumet Avenue. The signage must face each of these streets. The maximum height for the free-standing light poles is 25 ft. The spillage of light cannot exceed a ratio of 12 to 1. Referring to Article 9, Section 9.501 concerning lighting is necessary. The requirement for on-lot landscaping is 9 large trees, 18 small trees and 50 shrubs per acre. The requirement for open space landscaping is 10 large trees, 15 small trees and 40 shrubs per acre. Referring to Article 11, Section 11.306 for the setback requirements is necessary. The front yard setback is 30 ft. The minimum landscape yard

along the right-of-way is 30 ft. The landscaping requirement within this 30 ft. is 2 shade trees, 1 evergreen, 2 ornamental trees, 3 large shrubs and 6 small shrubs per 100 linear feet. This landscaping is in addition to the on-lot and open space landscaping. Referring to Table 11.306A for the standards is necessary. Kent mentioned that all service areas must be screened with dense plantings of shrubs and evergreens. All parking areas must be screened with a 5-ft. buffer of shrubs 3-ft. in height maximum. A 6-ft. tall monument style sign is permitted with this corridor. The right side of the building will need to have the architectural element requirements the same as the face of the building facing Calumet Avenue. The lighting, awnings, etc. will need to be included. Some architectural elements will need to be used to hide the exhaust fans. The transparency requirement for the side of the building facing Burlington Beach Road is 30% and the requirement for the side facing Calumet Avenue is 60%. Including awnings is suggested. A Zoning Clearance is required.

**STEEGE:** It will be necessary to contact the Water Department when they are ready to make the tap for water. The contact person will be Mark Geskey. Contacting Shaun Shifflett concerning backflow will be necessary.

**ON BEHALF OF PILARSKI:** Submitting an internal plumbing plans is necessary.

**DALY:** The City follows the 2014 Indiana Building and Fire Codes. The address needs to be on or above the door or on the sign. Thumb latches on the doors are not permitted. Daly is aware there will not be a sprinkler system or alarm system. Daly asked if there will be an emergency shutoff for the gas pumps both inside and outside the building. Moone confirmed this. There will be no hood system. Fire extinguishers, emergency lights and exit lights must meet code. The Fire Department will conduct annual inspections. Daly recommended installation of a Knox Box. Daly suggested the Knox Box be installed on the side of the building using a flush mount.

**EVANS:** Evans said it will be necessary to make sure the storm water curb inlets on the sidewalk shown on Sheet C6 do not interfere with travel, especially for someone in a wheelchair. Evans conveyed that the City has two different specifications for sidewalks depending on whether it is going through a drive apron or not. If the sidewalk goes through a drive apron, it must be beefed up to 5 inches thick with wire mesh. Public Works would do 6 inches with fiber. Evans indicated there is no problem with either of these choices as long as there is a more beefed up section at the apron. The remaining sidewalk can be 4 inches thick. A borrow must be used under the sidewalk (53 limestone, 53 slag, compacted sand). On the detail for the drive through the apron, it appears there is a 2% maximum slope from the top of the curb to the sidewalk. Evans reiterated this is a maximum. With the sidewalk going through, the grade needs to be held at no more than 2% in all directions. Moone said all their sidewalks are designed at 1.75. Evans said tool construction joints are shown; however, saw cut construction joints are preferred.

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

Landscaping Plan	Zoning Clearance
Erosion Control Plan	Internal Plumbing Plan
Rule 5 Permit	Knox Box
Contact VLACD For Sanitary Sewer Permits	
Pathway Easement	
Detailed Site Plan	
Backflow Prevention	
Site Improvement Permit	
State Design Release	
Building Permit	
All Contractors Must Be Registered With The City	
Signage/Fencing Permit	