

MEETING: Site Review Committee
SUBJECT: Lake Cable Warehouse Expansion
ADDRESS: 2700 Evans Avenue
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: February 12, 2019

IN ATTENDANCE:

Carley Lemmon, Planning (219) 462-1161
clemmon@valpo.us
Adam McAlpine, Engineering Director (219) 462.1161
amcalpine@valpo.us
Mingyan Zhou, Engineering Dept. (219) 462-1161
mzhou@valpo.us
Paul Scott, Water Reclamation (219) 464-4973
pscott@valpo.us
Mark Geskey, Utilities (219) 462-6174
mgeskey@valpo.us
Nate McGinley, Public Works Director (219) 462-4612
nmcginley@valpo.us

PRESENTERS:

Matthew Hartmann, BCCG
(810) 206-8359 / matthew@bccgp.com
David Hill, M2Ke Design
(219) 798-039 / dhill@m2ke.com
Doug Homeier, McMahan
(219) 689-6927 / dfhomeier@mcmgrp-in.com

The following is a summary of discussion at this meeting:

OPENING: The Site Review Committee met to discuss the proposed warehouse expansion for Lake Cable located at 2700 Evans Avenue. Lemmon 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: Lake Cable is an existing facility and is approximately 125,000 sq. ft. The facility is light industrial in nature. They produce wire cable. Lake Cable wants to expand both their production and warehousing. This proposal is for an approximate 83,000 sq. ft. addition. The existing building is a pre-engineered steel building. The addition will be pre-engineered steel. The building has a low-pitch gable roof north to south. This same shape will be extended to the south and will be additional production floor. There is another piece coming off to the east with a cross-gable, gabled the other way, which will new warehouse and loading dock. This building will be fully sprinkled. Hartmann indicated they meet all the qualifications in the Indiana Building Code for buildings of unlimited area. The building is a mixed F1 and S2 occupancy. The warehouse facility is being designed to meet all the requirements for high-pile storage. Homeier said expanded parking has be installed north of the existing parking lot, south of Evans off the drive. There is also future, expanded parking along the north side if needed. Homeier mentioned the pond expansion has been designed for the additional impervious surface. The pond will be expanded to the south, clean it up and make it so that it meets today's requirements of the allowable release. Homeier

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stated the swale that takes the off-site drainage from the west that drains through this property to the pond and then off to Silhavy has been relocated to the south end of the property. A stone access drive around the eastern and southern part of the building for fire access. Existing utilities will be used. There is an existing fire hydrant at the western side of the building. There will be miscellaneous landscaping between the new parking lot and Evans. Homeier indicated that Kevin Coros is working with Tyler Kent concerning the number of plantings that will be required between the new parking lot and Evans Avenue. Hartmann said they have submitted a petition to the Board of Zoning Appeals for variances concerning some design requirements. This petition will be heard on February 19, 2019.

STAFF COMMENTS:

MCALPINE: This project is greater than one acre of total disturbed area. Therefore, this is a Rule 5 site. McAlpine said it will be necessary to work with the Engineering Department concerning the Rule 5 requirements. McAlpine indicated a Site Permit will be required for the overall project. The Drainage Report has been submitted and is under review by the Engineering staff. McAlpine said the City's pathway at the northeast corner appears to encroach beyond the already-provided right-of-way. Homeier indicated there is some type of easement going through this area. Homeier said it will be necessary to look at the ALTA Survey. Homeier said he is unsure whether it was a sidewalk easement or right-of-way easement extension for the sidewalk. McAlpine said if there is no easement to cover this, one should be executed. Homeier said he will email a current copy of the ALTA survey. McAlpine said that although nothing is changing with the off-site areas to the west, a swale is being relocated to take water around to the pond. McAlpine requested the off-site areas from the west be examined and a "best guess" as to what the flow rate will be needs to be provided. Zhou interjected that this information is in the Drainage Report. Homeier said the swale will handle 61 cubic feet per second. McAlpine wants to see how this flow rate is carried through the site. McAlpine is assuming the dual pipes being shown are intended to carry the flow. Homeier said these are equalizer pipes to stabilize the pond as it comes in. Homeier said his calculations for the off-site are 7.55 cubic feet per second. McAlpine said the plans show an emergency spillway. It will be necessary to look at the calculations to see how this was sized. McAlpine said they need to replace at least two panels of sidewalk. McAlpine mentioned there should be landscaping along Evans Avenue to screen the new and future parking areas. Zhou asked if there needs to be sidewalk along Evans Avenue. McAlpine said a sidewalk is not being required.

MCGINLEY: McGinley is aware they will be using a private waste hauler for trash and recycling pickup. McGinley reiterated that if several panels of sidewalk are removed for the new overflow they must be replaced. McGinley mentioned that the City will be extending the pathway on the north side of Evans Avenue and there is no need for a sidewalk on the south side. McGinley asked if the existing access drive can handle their deliveries and semi traffic. Hartmann said the drive is good and will not be widened.

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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. Any new signage will require a permit.

STITES: The Fire Department follows the 2014 Indiana Fire and Building Codes. All inspections required during the construction phase should be scheduled through the Building Department. The facility will be subject to annual inspections by the Fire Department. Contacting Tim Stites (tstites@valpo.us) for other possible comments will be necessary.

LEMMON ON BEHALF OF KENT: The property is zoned INL, Light Industrial. Referring to Table 3.301B, Non-residential Mixed-Use Standards, will be necessary. The property is located within a Signature Corridor Overlay District. A 6 ft. tall monument-style sign is permitted for a detached sign. Referring to Table 9.201, Minimum Parking and Loading Requirements, is necessary. The parking requirement is 1 space per 1,000 sq. ft. of useable floor area and 1.5 spaces per bay. A Landscape Plan will be required. This plan should include both the common and Latin names for the plant material, caliper of trees, size of shrubs and quantity of plant material. The following development standard variances will be presented to the Board of Zoning Appeals on February 19: 1) A variance from Article 11, Section 11.502(A) to vary the required offsets of either 20 ft. or 20 percent (20%) of the building façade facing the right-of-way; 2) A variance from Article 11, Section 11.507(E1) to allow for pre-fabricated metal siding to be the predominant exterior building material on the walls facing the right-of-way; 3) A variance from Article 11, Section 11.508(C) to allow for a sloped duro-last membrane roof to match the existing roof material. A Photometric plan will be required.

ZHOU: This project will disturb more than one (1) acre of land; therefore, a Rule 5 Permit will be required. A detailed SWPPP and a Post-construction Operation and Maintenance Manual are required. Zhou mentioned that there are A, B and C components to the SWPPP. Item B2 - "Sequence describing stormwater quality measure implementation relative to land disturbing activities" did not mention when the new pond will be constructed, or the swale relocated. It will be necessary to add the sequence to the SWPPP. The new pond will serve as a sedimentation basin during construction, so it should be in the early stage of construction. Zhou asked how the temporary construction entrance will be installed. Sheet C4.0 indicated the north entrance will be used as the construction entrance, but it stated "none" on Item B3 - "Stable construction entrance and locations" on Sheet C6.0, and an exhibit showing the specifications of the entrance is not provided. If the existing paved entrance will not be repaved so it is not realistic to lay down #2 stones, then rumble strips/mat should be placed at the entrance to reduce tracking of mud into streets. Wheel washing can also be utilized when necessary. Zhou asked how the outlet of the existing pond will be protected to prevent sediment from discharging out of the site. Item B8 - "stormwater outlet protection specifications" on Sheet C6.0 stated "see Sheet C6.0"; however, there

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were no specifications on Sheet C6.0 or Sheet C7.0. Homeier suggested using more silt fencing. Zhou mentioned the use of a skimmer on future pond projects. The skimmer removes water from the top of the pond. The sediment at the bottom will stay in the pond. Zhou said Engineering will not require a skimmer on this project. Zhou requested the name of the O&M Manual be changed to “Post-Construction Stormwater Best Management Practices (BMPs) Operation and Maintenance Manual. Zhou said that in several places in the manual it mentions Porter County Code. This needs to be changed to City of Valparaiso Ordinance. The BMPs mentioned are not consistent from section to section. In the second paragraph on Page 1 of the manual, the statement “Under an Erosion and Sediment Control (ESC) Permit and requirements” needs to be changed to read “Under the City of Valparaiso Stormwater Management Ordinance requirements”. Reading through the manual to ensure all information is accurate will be necessary. It will be necessary to add the following statement at the end of Section 2.0 (Responsible Party): If the ownership of the property changes in the future, the responsibility of operation and maintenance of the BMPs will fall on the new owner.”

SCOTT: As mentioned previously, existing utilities will be used and there will be no additional plumbing. However, the plans show plumbing. Hartmann said there will be additional plumbing because they are adding bathrooms. However, they will not be bringing any new utilities into the facility. Scott will require the submittal of an internal plumbing plan.

GESKEY: Geskey is aware that the water and underground sewer coming into the building are not being changed. Geskey asked if the fire line at the rear will be covered. Hartmann confirmed they will not be covering the fire line. Geskey conveyed that the backflow protection is up-to-date. Geskey suggested they have the existing lateral televised before they connect to it. Hartmann said the lateral will be televised. No other comments were provided.

ISSUES TO BE RESOLVED:

- Landscaping Plan
- Erosion Control Plan
- Rule 5 Permit
- SWPPP
- Operation and Maintenance Manual
- Detailed Site Plan
- Site Improvement Permit
- State Design Release
- All Contractors Must Be Registered with the City
- Building Permit
- Signage/Fencing Permit
- Internal Plumbing Plan
- Photometric Plan

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