

**MEETING:** Site Review Committee  
**SUBJECT:** Vale Park Animal Hospital  
**ADDRESS:** 3515 Lake Mead Circle  
**PRELIMINARY SITE REVIEW**

**LOCATION:** City Hall  
**DATE:** February 19, 2019

**IN ATTENDANCE:**

Tyler Kent, Planning Director  
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Vicki Thrasher, Building Commissioner  
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Adam McAlpine, Engineering Director  
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Mingyan Zhou, Engineering Dept.  
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Nate McGinley, Public Works Director  
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**PRESENTERS:**

Randell Peterson, Abonmarche  
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The following is a summary of discussion at this meeting.

**OPENING:** The Site Review Committee met to discuss the proposed Vale Park Animal Hospital to be located at 3515 Lake Mead Circle. Kent stated that site review is no 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 new building to be built at the Lakes of Valparaiso. They have been before the City Council for a Tax Abatement Hearing. The building will be 12,100 sq. ft. The elevations and plumbing plan were not included in the site review packet. The building will be on Lot 3 of the Lakes PUD and is located at the northwest corner of the site tucked up against Vale Park and SR49. A portion of Lake Mead Circle was constructed last summer to serve this site. There is a detention basin to the east that provides detention for this lot and the lots to the east. The site will have 65 parking spaces, with 3 ADA compliant spaces. There are several doors around the facility for various aspects and uses of the facility. Access is provided around the facility. The landscape plan provided exceeds the PUD Ordinance and meets the requirements of the Valparaiso UDO. Parking will be asphalt with curb around it. The site is graded and drains so that it slopes generally to the

northeast to the detention area. There is a series of inlets that will collect stormwater and convey it directly to the detention basin. A manifold or pipe is planned around the perimeter of the building to collect any downspouts. The downspouts are included in the calculations for the sizing of the stormwater system. Sheet C1.0 shows future parking expansion. All utilities provided for the building will avoid this area reserved for future building expansion, so they will not have to be relocated. There is a lateral stub at the center of lot for sanitary sewer. There is an 8" water main stubbed at the southwest corner of the lot. These were provided by the construction of Lake Mead Circle. A Storm Water Pollution Prevention Plan will be provided. A NOI will be filed.

**STAFF COMMENTS:**

**MCGINLEY:** The plans show a dumpster enclosure. McGinley asked if the facility will use a private waste hauler. The owner confirmed the facility will be using Republic. McGinley mentioned that ADA ramps are not required for the sidewalk at the drive apron but are allowed. The drive apron needs to be no more than 2% cross-slope to the back of the sidewalk, or the sidewalk needs to carry through the drive apron at no more than 2% cross-slope. Contacting Public Works for an inspection of the curb cut for the drive apron will be necessary.

**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. The fencing detail needs to be included on the Building Permit, or a separate permit will need to be pulled. The Building Permit will need to include details for the dumpster enclosure. Signage will require a permit.

**THRASHER ON BEHALF OF STITES (FIRE DEPARTMENT):** The Fire Department follows the 2014 Indiana Fire and Building Codes. Thrasher asked if the building will be sprinklered. Sanderson said the building will not have sprinklers. Thrasher said although not required, a Knox Box is recommended. A fire alarm will be needed, and it will need to be tested. All fire inspections through the construction process need to be scheduled through the Building Department. After construction is completed, the facility will be subject to annual fire inspections. These inspections will be scheduled through the Fire Department. Thrasher indicated the monitoring for the fire alarm system will be private.

**KENT:** Kent said Lot 3, Outlot 1 and a portion of Lake Mead Circle were platted in 2017. The property is zoned Planned Unit Development, The Lakes of Valparaiso. A Class A buffer will be required between the lots within The Lakes of Valparaiso development. Kent asked if the buffer encompasses both sides of the lot. Peterson said it is on the west and southwest side. They did not believe it was needed on the east side on the outlot side; however, several shrubs and large trees were provided. Peterson believes it does meet the Class A buffer

requirements. Kent conveyed that a Class A buffer is 10 ft. in width, with 1 large tree, 2 small trees and 17 shrubs per 100 linear feet. A Class C Street Yard Buffer is required along State Route 49 in the right-of-way. Kent asked if this encompasses the north portion. Peterson said they did not put anything in this area. Kent requested they provide landscaping to block the fence. Street trees along Lake Mead Circle should be planted 60 ft on center. Street trees need to be 2" in caliper measured at breast height. The front yard setback is 40 ft.; side yard setback is 10 ft., totaling 20 ft.; rear yard setback is 25 ft. The maximum building height is 35 ft. Kent requested the plans show the pitch of the roof. Parking lot landscaping per Section 9.4 is 1 large tree per 5 spaces and 2 shrubs, perennials or ornamental grasses per 5 spaces. Landscape islands of not less than 162 sq. ft. are required per 16 spaces. Kent mentioned the islands are shown on the plan. Referring to Section 9.9, Commercial Area for The Lakes of Valparaiso for exterior building elevations is necessary. Kent said it appears there is the required 4 ft. bump-out on the front face of the building. Kent is aware the siding will be fiber cement board. Referring to Section 9.8 for the dumpster enclosure is necessary. Elevations for the dumpster enclosure are required. Although it is not required by the PUD, Kent highly recommends a gate at the front of the enclosure to screen the trash. Billick mentioned there is a gate. Per Section 15.2 the landscaping required for on-lot landscaping is 15 large trees, 16 small trees and 46 shrubs per acre. Submittal of a photometric plan is required; the PUD mentions using dark sky measures to alleviate bleeding of light into the air. Providing details for the fence on the back side of the building is necessary. Kent asked about the fence height. Sanderson said it may be an 8 ft. fence. Kent said this demonstrates the reason for a buffer to the north, specifically the area facing SR49. Kent conveyed landscaping may be needed along the fencing. The fence will require further discussion. Thrasher asked if the height of the fence will require a variance. Kent stated this may be part of the PUD, but it will be necessary to investigate this issue. A permit for the fence is required. A Zoning Clearance will be required. Kent asked what the color will be for the kennel area. It will be a green color. Kent said they need to blend it in with the environment around them.

**ZHOU:** A Rule 5 Permit is required. On Sheet C7.0, the legend section mentions that "silt worm" can be used as an alternate for "silt fencing". It will be necessary to provide an exhibit showing how the silt worms will be installed. On Sheet C7.3, plastic sheeting is mentioned in several locations as an inlet protection method (B6 in "assessment of stormwater pollution prevention construction component and Item 18 in "Project General Construction Schedule"). It will be necessary to specify the meaning of plastic sheeting. Placing geotextile fabric underneath the grates is not permitted as an inlet

protection method. Drop inlet baskets are preferred. Dewatering was mentioned at the end of “assessment of stormwater pollution prevention construction component (Section B). If dewatering is necessary, a dewatering bag should be used for this activity. Sheet C7.3, Item A21 mentions “Excess material shall be removed from the boundaries of the project. This includes all materials generated by clearing and stockpiles of excess and unsuitable soils.” Zhou asked where the excess material will be taken. It will be necessary to ensure that all required permits are obtained for the location where material will be hauled. Peterson said excess material will most likely be hauled across the street, but this can be discussed. For the post-construction section, the City’s Stormwater Management Ordinance requires proposed post-construction measure(s) can achieve 80% TSS removal. Peterson interjected that the entire PUD was designed to use the ponds as the post-construction stormwater management. Peterson stated the Rule 5 was in place when this was designed. McAlpine asked if the pond is wet bottom. Peterson said the pond is dry bottom right now. Sanderson said they are using an artificial turf that has a backing and there is a stone bed that is approximately 8 ft. deep. Peterson said half the site is grass and there is a swale on the north end to capture any run-off before it goes north. It is designed as a grass-lined swale and captures 10% of the site. The remainder of run-off goes into the storm sewer system into the detention basin that was approved under the Master Plan of the Lakes as being part of the stormwater quality system for the entire development. Zhou said for this project, some measure, such as a hydrodynamic separator will be needed at the last stormwater structure where stormwater leaves the site. A Post-Construction Operation and Maintenance Manual is required to ensure the long-term maintenance and functions of the proposed post-construction measures. Sheet C7.0, Item #3, in the General Notes and Sheet C7.3, Item #19 in the “Project General Construction Schedule” mention that when the project is completed, the Notice of Termination will be submitted by the City of Valparaiso to IDEM. This is incorrect. The owner needs to submit this notice. The City Hall phone number provided in several sections is incorrect. The correct number is 219-462-1161.

**MCALPINE:** McAlpine commented that it was nice to see something happening at the Business Park. A Site Permit covering erosion control, utility connections and right-of-way cut will be required. The plans need to show the total proposed hard-surface. McAlpine would like to see the drive approach as concrete. This helps to make it very easy to establish a 2% cross-slope across the driveway. Providing the storm sewer pipe size calculations is necessary. Peterson mentioned the calculations were sent to Matt Zurbrigen. When this came in as a PUD, McAlpine focused on the southern ponds that are wet bottom. McAlpine stated that he was confident the 80% TSS would be achieved, with the wet

bottom ponds being chained together, and the slow down to County drainage standard release rate and the diversion of the eastern watershed from Bartz Road. McAlpine said it was unsure how the Business Park would develop over time. If a gas station comes in, they will be asked to install a water quality structure to capture hydrocarbons. It is not uncommon, even with small restaurants (Panda Express, Popeyes), where there will be a lot of cars parked to request a water quality structure. This structure will filter the run-off and will allow one single point to clean it and the pollutants will not be washed to the north side of Vale Park Road. McAlpine said it is good to know that they are using a composite turf but asked why the storm sewer manifold goes through it. Peterson said it is a place holder until they understand how the roof drains and everything will be connected. Peterson said there will be adjustments. McAlpine asked if it would be possible to pitch the turf toward the north. McAlpine conveyed that when they figure out where the roof drains will go, the preference is to remove the manifold. If the manifold is removed and a water quality structure is placed right before the entrance to the pond it will be better for water quality. Sanderson asked if the structure is an Aqua Swirl. Sanderson mentioned that this is very expensive, possibly as much as \$30,000. McAlpine said the size of the structure would be based on what is being treated. McAlpine said the size will be based on calculations and the product specification sheet. McAlpine suggested this issue be left open for more discussion.

**SCOTT:** Scott provided a copy of Chapter 52 of the City's Code of Ordinances. It will be necessary to meet the standards and prohibitions for discharges. For the trench drains in the play area kennels there is something noted as CB1 and asked if these are catch basins. Sanderson confirmed they are catch basins. Scott asked if there is a cleaning schedule for the trenches and catch basins. The owner said they are cleaned daily, if not twice a day. Scott said a cleaning schedule should be in place. Scott asked if there is a licensed contractor for removal of old medications. Sanderson indicated Sharps will be used. Scott asked if medical and surgical waste will be stored in bio-bags and then disposed of off-site by a licensed contractor. There are collection boxes in all treatment rooms and Sharps will dispose of the waste. Scott asked if there will be any diagnostic equipment that contains mercury. The owner said there is nothing that he is aware of. Scott provided a Medical and Mercury Waste Disposal Survey and requested the survey be filled out with what applies to the project and returned. Sanderson asked for detail concerning pre-treatment. Scott indicated there is a pharmacy. They are also dealing with some medical waste. Scott said they need to review 51.04 and 52.02(B3), 52.02(2A) and 52.02.0B9.

**GESKEY:** Geskey is aware they will be tying into and 8" stub for water and are proposing 355 ft. of 2-1/2" copper. Geskey is unsure if 2-1/2" copper is

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manufactured. It may be necessary to go to 2" or possibly 4" ductile iron pipe. Contacting Geskey when the water is installed will be necessary. Contact information was provided. Geskey said he will have the meter with an invoice. A permit for the sewer from City Hall will be required. Once the sewer is installed, it will be necessary to contact Geskey's office for an inspection. A clean-out within 5 ft. of the building will be required.

**ISSUES TO BE RESOLVED:**

- Landscaping Plan (with tree survey)
- Erosion Control Plan
- Rule 5 Permit
- Inspection for Curb Cut for Drive Apron
- Detailed Site Plan
- Site Improvement Permit
- Include Total Proposed Hard-Surface on Plans
- State Design Release
- Building Permit
- Signage/Fencing Permit
- All Contractors Registered with the City
- Knox Box (recommended, not required)
- Show Roof Pitch on Plans
- Dumpster Enclosure Elevations
- Photometric Plan
- Zoning Clearance
- Fencing Details
- Exhibit for Installation of Silt Worms
- Operation and Maintenance Manual
- Medical and Mercury Waste Disposal Survey
- Sewer Permit
- Clean-out within 5 ft. of Building