



MEETING: Site Review Committee
SUBJECT: New Building for Triangle Liquors
ADDRESS: 3206 Calumet Avenue

LOCATION: City Hall
DATE: May 20, 2008

**PRELIMINARY SITE REVIEW
IN ATTENDANCE:**

Craig Phillips, Planning Director	(219) 462-1161
Matt Kras, Storm water Engineer	(219) 462-1161
Dave Pilz, Engineering Director	(219) 462-1161
Jack Johnson, Fire Department	(219) 462-8325
Daryl Brown, Water Dept.	(219) 462-6174
Vicki Thrasher, Building Commissioner	(219) 462-1161

PRESENTERS:

Terry Hovanec, T.H. Construction Co.
219-746-8233
thconstruction02@yahoo.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:

The Site Review Committee met to discuss a proposed new building for Triangle Liquors on Calumet Avenue. Pilz 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.

Hovanec explained the site plan was reviewed in January of 2007. Since that time the façade has been redesigned and the retail space has slightly increased. The site plan and the drainage plan has remained the same. The detention pond will still be placed in front of the existing building. Currently asphalt goes to the south property line. The existing asphalt will be replaced along with a new parking lot in order to correct the drainage issues. Storm water can then be directed to the center catch basin as well as naturally shed off to the front, at the south end. In order to accomplish this, elevations will need to be changed. Hovanec clarified that the runoff from the old parking lot will be captured into the new structure.

Pilz stated the previous site review was on November 7, 2006. Reviews have also been done prior to this date with comments and many unresolved issues. Before a permit can be issued a dedication of right-of-way along Calumet Avenue is required. It's assumed that a 50' dedication is needed from the defined center line of the road. Receiving a copy of the deed will determine the necessary dedication. Pilz pointed out if more right-of-way is required this could impact the position of the detention basin. The ordinance also requires that before any permits are issued the access road will need to be brought up to standards with the installation of curb and gutter improvements. Rather than constructing curb and gutter, a payment in lieu of construction is requested. A per linear foot cost across the frontage can be taken for this work. Noted in 2006 was the fact that the sewer service line from the existing building comes out in the front. The placement of the detention basin in this area could possibly expose that line. Since the existing building is on a slab, the service line may not be very deep. Checking into this situation is critical. Hovanec commented that the sanitary line comes out of the south end of the existing building since this is where the cleanout is located.

Thrasher stated a State Design Release is needed and the permit application has been submitted.
Phillips inquired as to what has changed architecturally since the last site review. This will be further

discussed following the meeting. The use of rowlock or soldier course brick is suggested on the brick face of the building in order to illustrate a banding affect. Hovanec added that the larger utility brick is being used therefore, this shouldn't be a problem. Using this same affect around the columns is favorable. Hovanec clarified that the sills will be limestone. Phillips also suggested doing something that would carry across the bottom of the sill of the window in order to give it the same affect. Placing a few trees to offset the south side may be needed. Phillips said he will speak to Hubinger regarding this. Hovanec added that the block will be painted and the EIFS color will go across all around the top 7 or 8 courses which will provide a color detail. Phillips advised adding an additional band for articulation and interest. The lot coverage cannot exceed 75% of the impervious surface on the property and calculations are needed. If a variance is needed, this must be approved before permits can be issued. Pilz clarified there is no intention of installing a pathway on the east side of the road. Phillips stated that a payment in lieu of the pathway installation is required. Hovanec said the parking from the original plan has increased 4' to the south side. Phillips said the setbacks are acceptable. A 6' monument style sign is only allowed if a new sign is added. If the existing sign remains, this will limit the ability to place any signage for the front building. The existing sign cannot be modified, must remain as is, and will be considered grandfathered. Wall signage however, will be permitted to be placed on the front of the building. A 7' landscape buffer is required along the residential area in the rear. Review of the landscape plan is needed by Phillips in order to determine that proper vegetation meets the buffer requirement. Submitting for a zoning clearance is needed as well as the elevations, site plan, landscape plan, and a lighting plan. It's essential that the lighting doesn't overflow too much into the residential area. The index number to work towards is a maximum of 1/3 foot candle of illumination at the property line. This soon will be included in the new zoning ordinance. There may be a need to have the wall pack somewhat shielded so that it's a bit downcast rather than out. Hovanec clarified the new plan has only one exit door out the back. Since there isn't an existing dumpster enclosure, a pad and stand up curb will be poured and vinyl fencing will be placed going around.

Kras said from previous site reviews it was recommended to take the drainage from the existing parking lot and building and decide what can be routed. Kras recommended when re-doing the existing lot, to route everything to the proposed structure in order to get it to the basin. Routing any downspouts on the existing building into the basin is also recommended. The drainage calculations that were provided just takes into account the new parking and building therefore, the sizing and release rate of the detention basin will need to be checked to ensure that the volume and release rate is allowable. Kras further advised routing as much as possible from the existing lot and building to get that into the basin since currently the existing building and parking lot do not have any drainage that was checked. The installation of a hood structure in the catch basin leading into the detention pond is requested. This hood structure will eliminate or minimize the amount of floatables released from the parking lot and into the basin. The use of a 6" or 8" pipe with a restrictor at the front from the detention basin is recommended to prevent clogging as well as being easier to maintain. A Rule 5 Permit from IDEM will be required since the entire construction site will be over an acre. An erosion control plan is needed indicating how erosion and sediment will be minimized from leaving the site. Having the detention pond seeded immediately after it's constructed is imperative. Cleaning the area up will eliminate any silt weaving from going through the outlet pipe. Adding rip-rap around the inland and outlet structures from the detention pond and then overlaying that on geo-textile fabric is important to minimize the erosion that would occur in those areas.

Brown said that an existing main extends passed the current building which can be tapped for the new building. An easement is needed for this service line and contacting Chuck McIntire is necessary. Both buildings will require backflow protection. The new building and the existing building need to be brought up to backflow code. Hovanec informed Brown that there will not be any landscape irrigation systems on the site. Brown conveyed that this site lies within the Wellhead Protection Area and any fuels on the site will require secondary containment during construction. Hovanec pointed out there will not be any fuels on the site.

Johnson is aware the building will not be sprinkled. The placement of a fire hydrant is strongly recommended unless it can be verified that the existing hydrant is not more than 500' off hard pavement. A Knox Box is also needed. Hovanec clarified the building is on a slab with no basement, and is a single story.

Pilarski's comments are following the minutes.

Phillips later confirmed the lot coverage is 80% rather than 75%. It's unclear to Phillips whether the calculations are for the new building or for the entire site. It's also uncertain if the entire site was included in

the lot coverage. Phillips said if it isn't, it needs to be and that these calculations need to be clear.

ISSUES TO BE RESOLVED:

- Landscaping plan (with Tree Survey)
- Erosion control plan
- Rule 5 Permit
- Right-of-way
- Detailed Site Plan
- Sanitary/Sewer
- Backflow Prevention
- Knox Box
- Site Improvement Permit
- State Design Release
- Building Permit
- Sign Permit
- Zoning Clearance
- Contact Chuck McIntire
- Variance (if needed)

The following are comments from Ed Pilarski, VWRD Industrial Pretreatment Administrator:

1. The VWRD EKPCF does not have an issue with the submitted plans as the wastewater discharges into the City of Valparaiso's Sanitary Wastewater Collection System from the new building will be strictly sanitary wastewater(s).
2. The wastewater discharges from the new building are required by the VWRD to be in compliance with Chapter 52 of the City of Valparaiso's *Code of Ordinances*.