



MEETING: Site Review Committee
SUBJECT: South Bend Chocolate Factory/Bar
Existing Space - Expansion
ADDRESS: 1340 Pine Lake Ave.

LOCATION: Park Department
DATE: November 25, 2008

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Dale Clingerman, City Engineer (219) 362-2327
Chuck Collins, Building Services (219) 362-2327
Jerry Jackson, Wastewater Director (219) 362-2354
Floyd Mrozinske, Fire Department (219) 362-3456
Rick Brown, MS4 Coordinator (219) 362-6633
Todd Taylor, Water Superintendent (219) 326-9540
Mary Jane Thomas, City Planner (219) 362-8260
Dean Heise, LaPorte Parks Dept. (219) 326-9600

PRESENTERS:

Hendricks & Associates
Tony Hendricks
John Hendricks

Email addresses for the above City of LaPorte Departments can be found at:
www.cityoflaporte.com.

The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss a proposed South Bend Chocolate Factory. Collins 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 aside from what is spoken of today.

John Hendricks stated his petition before the board.

Clingerman stated that as far as drainage is concerned on-site storage is required. Oversize storage for sedimentation and entrapment of flowables is required to allow for a storage volume of 1583 cubic ft. As far as pass through drainage and the state drainage no problem with what has been talked about. The city will require a letter from the State of Indiana stating that they do not have a problem with it. Proposed parking lot has several violations. One is a minimum of 3ft. all around green space barrier. (Can be offset with a decorative fence, or get a variance.) Clingerman also noted that per ordinance a minimum 3% interior space to be planted islands. Ordinance also requires a 6inch curb around the parking lot. Clingerman stated he has a problem with 4 perpendicular parking spaces in lot and would require modifications due to lack of space to back up. Current back up space is short of the 26ft. standard. Clingerman commented that he found the site plan to be deficient with no dimensions on the parking lot and very few dimensions on the building as well as no grade information no walk dimensions no pipe sizes. Requested fine iteration. Also commented that the docks are not in the City's core view and will require a core of engineer permit and a DNR permit. Clingerman added that the docks would not be rentable spaces. They will only be transient spaces because if they were rentable spaces more parking would be required. Clingerman requested grade information to look at the grades along the ground to insure the extension of the parking will not require a core permit to conduct any filling.

Clingerman stated the current pump is private and any new pump installed will remain private. The force main is City of LaPorte property and the city will maintain it, however because they want to come in there may be some additional capacity, the cost of that capacity will be the responsibility of the property owner. Clingerman stated that a silt-fence would be required during construction. He also suggested review of the sign ordinance.

Taylor stated that the current facility has a 1" water line and a backflow preventor. Taylor gave the presenters a form to fill out with information and uses. Taylor said he would look it over to insure adequacy of water line for the number of fixtures and if meter size needs to be changed. Taylor will get back to the presenters with his requirements once he has reviewed the data. Taylor claims the 8" main out located on Pine Lake Ave. is adequate however it is 80 — 90 ft out from the building resulting in friction loss.

Heise stated the importance of proper permitting when developing the shoreline.

Brown offered options for the prevention of discharge into the lake.

Jackson stated that both he and Clingerman have concerns regarding the adequacy of the current sewer service. There is a 2" low-pressure grinder main that runs parallel to Pine Lake Avenue that serves this property. The pump station that serves the building is a 10gallon per minute grinder station. According to Clingerman's estimate 20 — 23gallons per minute will be needed. The force main and the grinder are inadequate for project described. Jackson also expressed concern that if there will be food at the bar grease traps will be required. Jackson also expressed concern over a possible easement on that property.

Mrozinske expressed concern regarding emergency vehicle access.

Collins stated he has no issues with the building at this stage. Expansion would require plans be submitted to the state.

Thomas stated the perimeter-landscaping requirement is 3 feet. More than 20 parking spaces would also require interior landscaping. Thomas also noted that she did not see a specified dumpster location and that would be something to consider when parking lot modifications are made.

ISSUES TO BE RESOLVED:

- Drainage

- Parking Lot Design

- Minimum 6" Curbing Around Parking Lot

- Lift-station Upgrade to Applicable Series 2000 Station

- Lift-Station Provide for Emergency Power

- Design Analysis of Existing Force Main

- Detailed Site Plan

- Perimeter Landscaping

- Building Permit

- Signage Permit

- Docks Permit