



MEETING: Site Review Committee
SUBJECT: New Development
Buffalo Wild Wings
ADDRESS: 23 Pine Lake Ave.

LOCATION: Park Department
DATE: March 24, 2009

PRELIMINARY SITE REVIEW
IN ATTENDANCE:

Chuck Collins, Building Services (219) 362-2327
Jerry Jackson, Wastewater Dept. (219) 362-2354
Matthew Amor, Wastewater Dept. (219) 362-2354
Floyd Mrozinske, Fire Dept. (219) 362-3456
Keith Adkins, Water Dept. (219) 326-9540
Greg Huber, Water Dept. (219) 326-9540
Rick Brown, MS4 Coordinator (219) 362-6633

PRESENTERS:

Hendricks & Associates
John Hendricks
Anthony Hendricks
Wagner Design - Build
TJ Wagner
Buffalo Wild Wings
Brandon Jones

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 New Development at 23 Pine Lake Ave. Collins stated that site review is not an approval. Rather, a preliminary discussion of the requirements and issues to be considered by the developer or owner. It is possible it may need to come back before site review or to seek other approvals aside from what is spoken of today.

Collins stated the presenters had previously met with Dale Clingerman, City of LaPorte Engineer and that the documentation from their discussion would be forthcoming.

John Hendricks stated his petition before the board. Hendricks stated the parking lot has 48 spots, which with the building's maximum seating capacity of 180 should prove more than sufficient. Hendricks stated there could be as many as 20 employees at maximum per shift and the developer is working on a crossover agreement with the ownership of the existing parking lot that would allow for Buffalo Wild Wings' employee parking.

Adkins stated the water department had previously exposed the 10inch tap line for water hookup. Adkins explained that sewer tap fees are dependent upon pipe size and the number of fixtures and meter fees are by size.

Jackson stated are two options for tie-in to sanitary sewer lines. One is private and would require a written agreement between the owner and Buffalo Wild Wings. The other option would be a direct connection to the city sewer line located further west of the property. Jackson stated that a direct connection would require approval from the state-as it would have to cross the state right of way beneath the overpass (Pine Lake Ave.). Jackson also mentioned that area has previously experienced problems with grease from an existing restaurant. Jackson explained the fees that would apply to each.

Amor stated that a minimum of a 1000gallon grease trap is required. Also needed is set up of a maintenance schedule to be checked quarterly and pumped accordingly. The manifest is to be kept on the premises for reference in the event of an inspection.

Brown stated concern with the current plan for water runoff, as there is a great potential for hydrocarbons — existing and additional to inlets. Brown offered some ideas for trapping hydrocarbons. Brown also explained applicable IDEM fees.

Thomas stated that this property is part of Newport Landing. Thomas gave Wagner a copy of the ordinance and guidelines stating that it covers the requirements for pedestrian lighting, landscaping etc. for the property also mentioning that based on standards dumpsters must be enclosed or screened and have attractive fencing or landscaping.

Mrozinske stated the fire hydrant in front could be used for sprinkler. Indiana Building Code requires sprinkling of A-2 occupancies with occupancy loads of 100 or more. Mrozinske stated that when it is available he would like to see the layout for the sprinkler system and review the fire alarm design prior to state review. Mrozinske also stated that the coolers outside are considered part of the building therefore requiring sprinkling and the patio outside will require an exit in case of an emergency. Wagner stated there would be a gate for emergency exiting off or via the dining patio.

Wagner asked the committee how many drawings are needed in the permit package. Collins stated 1 full set of plans for the Engineering Dept., and 2 copies on disc will be sufficient.

Collins stated Sign Permit and State Design Release are required. Collins adjourned the meeting.

Issues to be resolved prior to the issuance of a building permit:

- 1) State Release
- 2) Sign Permit
- 3) Grease Trap (min. 1000gal.).
- 4) Agreement Letter for Private Sewer Tie In
- 5) Plan for the Reduction of Hydrocarbons to Inlets
- 6) Fire Dept. to Review Plans for Sprinkler and Fire Alarm Design
- 7) INDOT Approval for Pine Lake Ave. to Road Cut for Sanitary Sewer Connection
- 8) Newport Landing Design Standards
- 9) Crossover Parking Agreement