



MEETING: Site Review Committee
SUBJECT: Salvation Army
Existing Building/Redevelopment
ADDRESS: 3240 Monroe Street

LOCATION: Wastewater Department
DATE: May 5, 2009

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
Greg Huber, Water Department (219) 326-9540

PRESENTERS:

Doug Buell, Architect

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 Salvation Army — Existing Building/Redevelopment at 3240 Monroe Street. 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.

Buell stated his petition before the board. Buell thanked Clingerman for his voluntary contribution in the design of site drainage and also parking lot design for the building. The interior building has not changed much since the last review although Mrozinske's recommendations have been incorporated.

Clingerman stated that the site plan and the drainage plan are both self evident from the drawing. Clingerman stated there were two comments (1) The designer forgot a note about the plantings in accordance with the ordinance, so he would look for the architect to somehow cover that in a general note. (2) The designer did not do a Rule 5 Plan, which can be done by the architect. Clingerman stated the site plan was done as a donation to the Salvation Army, and to conclude a conflict of interest Jackson would review the drainage computations. Clingerman stated the sanitary is already in connection and he pointed out to the architect the four wide parking blister in the back is extending out over a utility easement where the water and the sewer run through and speaking as the engineer because that was never there if that goes in now and there is a problem underneath there with either the sanitary or the water the city will not be responsible to fix it.

Mrozinske stated the need exists to go over the pull stations and suggested installing emergency lighting in the restrooms. Mrozinske recommended placing a Knox box directly outside the front door as a preventive against a sprinkler head going off for a significant amount of time and causing damage. Mrozinske said he would get the required form from the fire chief to Buell.

Buell stated the pull station and emergency lighting will be addressed during construction and that the currently existing equipment is being utilized. Buell said emergency lighting to both

sets of restrooms is not a problem. Buell and Mrozinske located on the plans an acceptable location for the Knox box placement.

Jackson stated the sanitary is complete and there is a grease trap in place so that is a non-issue. Jackson said he has not reviewed the calculations for the design of the Storm Sewer System.

Buell confirmed for Huber that the water service line meter and backflow are to remain as is. Buell stated he believes the existing water system is adequate support the expanded sprinkler system.

Thomas asked what is being planned for landscaping.

Buell stated that a local landscaper has donated the designing of the landscaping plan and the plantings. Buell said when he receives the landscape plan he will submit it for approval.

Collins asked what the plans were for a sidewalk as this project falls in the Monroe Street Project.

Clingerman stated that per code a sidewalk is required.

Collins stated that aside from state design release, building permits will be required for work with separate permits for parking lot and signage. Collins asked if anything else needed to be addressed. Collins adjourned the meeting.

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

- 1) State Release
- 2) Building Permit
- 3) Sign Permit
- 4) Parking Lot Permit
- 5) Note from Architect regarding Planting in Accordance with Ordinance
- 6) Upon Receipt Landscape Plans Submitted for Approval
- 7) Rule 5 Plan from Architect
- 8) Fire Dept. to Review Plans for Pull Station
- 9) Knox Box Form Completed and Knox Box Installed Outside Building
- 10) Emergency Lighting In Restrooms
- 11) Sidewalk on Monroe Street per Code