



MEETING: Site Review Committee
SUBJECT: City Water Connection for Aberdeen
ADDRESS: New construction on Aberdeen Drive

LOCATION: City Hall
DATE: 1/24/06

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Craig Phillips, Planning Director	(219) 462-1161
Tyler Kent, Asst. Planner	(219) 462-1161
Matt Kras, Storm water Engineer	(219) 462-1161
Vicki Thrasher, Building Commissioner	(219) 462-1161
Daryl Brown, Water Department	(219) 462-6174
Dave Nondorf, Fire Chief	(219) 462-8325
Marv McDaniels, Collections Department	(219)-464-2346
Bill Oeding, Public Works Director	(219) 462-4612
Steve Martinson, Parks Department	(219) 462-5144
Dave Pilz, Engineering Director	(219) 462-1161
Ed Pilarski, Water Reclamation Department	(219) 464-4973

PRESENTERS:

Scott Civanich
Duneland Group, Inc.
219-926-1007
scivanich@dunelandgroup.com
Bob McDonald
McDonald Cagen Inc.
219-462-7927

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 request for City water service at a new construction on Aberdeen Drive in Aberdeen Subdivision.

Phillips 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.

Dick Bowers is planning to build a 1200 sq. ft. commercial building in Aberdeen. It is zoned PUD. He has been to Porter County TAC. A letter stating that they are approved for City water service is needed for Porter County.

Brown explained that water service would be provided off of Abington Street. The water lines are on the same side as the development. If the building will be sprinkled, 2 services will be required: one for domestic service and one for fire. Each service must have backflow protection. Civanich mentioned a letter is needed for the county regarding approval for water service. Brown referred them to Chuck McIntire of the Water Department (219-464-6174) for this letter. Brown noted that any landscape system would require backflow protection as well.

Kras inquired about drainage from the site. Civanich explained that they would be tapping in along Stratheaven, which goes into the storm water conservatory district.

Martinson asked that they work from our list of recommended plant materials. Ornamental Pears or Norway maple trees are strongly discouraged.

Phillips asked for a pedestrian connection to the north entrance. The city will accept PUD standards for Aberdeen. A landscape plan that meets City requirements is needed. It must be noted on the plan if there are no trees 10" in diameter or greater. Parking seems to be adequate.