



MEETING: Site Review Committee
SUBJECT: Bituminous Plant
ADDRESS: Montdale Industrial Park - West

LOCATION: City Hall
DATE: 3/28/06

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Tyler Kent, Asst. Planner	(219) 462-1161
Matt Kras, Storm water Engineer	(219) 462-1161
Daryl Brown, Water Department	(219) 462-6174
Tony McGinley, Collections Department	(219)-464-2346
Marv McDaniels, Collections Department	(219)-464-2346
Steve Martinson, Parks Department	(219) 462-5144
Chuck McIntire, Water Department	(219) 464-4973

PRESENTERS:

Huey Whitman, Rieth-Riley Const.	hpwhitman@rieth-riley.com
Edward Clements, Rieth-Riley Const.	eclements@rieth-riley.com
	(574) 875-5183
Michael Jabo, DLZ	mjabo@dlz.com
	(219) 845-1750

Media

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 construction of an asphalt plant at Montdale Industrial Park. Kent 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.

Rieth-Riley Construction Company is a highway construction company planning to develop a site and install an asphalt plant. Annual production for this proposed plant is 300,000 tons of product, and it is to be used locally to repair and build roads. The lot size is approximately 40 acres. They anticipate having roughly 20 employees on site. There are no current plans to subdivide this lot. The facility will be open to the public.

Kent explained that the performance standards are subject to section 2405 of the City Zoning Ordinance. In addition, this project is in the State Route 49 Signature Overlay & US 30 Signature Overlay Districts and must meet those district standards. No overhead wires are allowed in this district. The maximum height allowance in this location is 50'; the silos will require a variance. A 30' landscape strip is required on Rt. 49 and U.S. 30. The FAA approval form 7460 must be submitted. Out door storage is permitted.

The landscape plan, including a tree survey, is needed. The landscaping seems adequate once the buffer requirements have been satisfied. A preferred plant list was provided. Martinson asked that attention be given to match the correct type of plants to the soil condition. Martinson requested that any evasive trees located on the property, especially near the railroad tracks, be removed. Martinson offered assistance in finalizing the buffer area since it has such a steep grade. Martinson also requested that the water treatment ponds include plant material.

A detailed site plan showing grades, elevations, and dimensions is needed. A drainage plan showing how to manage the storm water run off from the site is needed. Kras noted that the water quality will be a main issued of that, especially with the stockpiles. Any water coming off of

the site must be pre-treated before going into any detention areas. A drainage easement is needed. Whitman mentioned that the wetlands have been delineated. Kras requested a copy of that report. Jabo indicated there was a potential detention basin on the west end of the property. Kras inquired about sheet draining the site. Jabo explained that a combination of tactics would be used. They intend to pave the surface under the stockpile to catch the runoff and filter it. An erosion control plan will be needed showing how erosion will be minimized from the site. A rule 5 Permit from IDEM is required. The city also needs a copy of the Notice of Intent letter. An erosion control plan for during construction is also needed.

McDaniels spoke for Ed Pilarski, Water Reclamation Dept. Pilarski needs a copy of the wastewater survey.

Brown noted that most of this property fall into the Well Head Protection area. Best management practice for all hazardous material, storage, and use must be followed. Secondary containment should be provided for all petroleum storage tanks. The development map must show the areas within the property that fall into the Well Head Protection area. Backflow protection is required at the water meter. Backflow protection is also required on any irrigation systems.

McIntire noted that the 20" water main extension will be used off of Industrial Drive. A 30' ingress/egress easement is required for the entire length of the water line. The maximum distance between hydrants should be 500'-600'. McIntire offered to review the preliminary plans showing the water lines and such to confirm that they meet City standards. Three civil plan sets would be needed.

ISSUES TO BE RESOLVED:

- IN49 & US30 Signature Overlay District Standards

- Landscaping plan (with Tree Survey)

- Erosion control plan

- Right-of-way

- Detailed Site Plan

- Drainage Plan

- Sanitary/Sewer

- Backflow Prevention

- Additional Site Review

- Site Improvement Permit

- State Design Release

- Building Permit

- Addressing Issues (The project address is pending the use of the road. Will it be used exclusively by asphalt plant as a drive, or will future businesses, should they arise, have access?)