



MEETING: Site Review Committee
SUBJECT: Office for Signature Construction
ADDRESS: Eastport Drive & Enterprise Ave.

LOCATION: City Hall
DATE: June 6, 2006
ZONING: M-2

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Craig Phillips, Planning Director	(219) 462-1161
Tyler Kent, Asst. Planner	(219) 462-1161
Vicki Thrasher, Building Commissioner	(219) 462-1161
Chuck McIntire, Water Department	(219) 462-6174
Dave Nondorf, Fire Chief	(219) 462-8325
Bill Oeding, Public Works Director	(219) 462-4612
Dave Pilz, Engineering Director	(219) 462-1161

PRESENTERS:

Rich Hudson, Bonar Group	rudson@bonargroup.com
Bryan Siewin, Signature Construction	bryansiewin@msn.com
Mark Babcock, Chester Construction	markb@chesterconstruction.com

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 office building for Signature Construction. 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.

Signature Construction would like to relocate their current office to accommodate additional office space and warehouse storage. The 2-story building will allow inside storage of supplies and equipment. The warehouse will be a pre-engineered product, and the office will be standard construction.

McIntire noted that this new location is a wellhead protection zone. Proper containment during construction will be necessary. Back flow protection is required on an irrigation tap. A 12" water main is located on Enterprise Avenue on the right side of the road.

Phillips inquired about parking. Siewin mentioned that they are currently short on parking and need the additional space to accommodate clients. Babcock noted the parking requirements have been met based on the square footage of the building. Additional information such as percentage of lot coverage, building dimensions, and overall height, which cannot exceed 50' is needed. A landscape plan is required. Signage should match the architecture of the building. Refuse containers and any outdoor storage must be adequately screened. Kent noted that handicap parking might be reduced to 2 spaces.

Siewin stated that the building would be approximately 20,000 square feet. Babcock noted that there is a masonry separation wall between the office and the warehouse. There should be no sprinkler requirements.

Pilz indicated that a detailed site plan showing drainage, grades, slopes, erosion control, etc. is needed.

Thrasher noted that a State Design release is needed prior to obtaining a building permit. A permit is also needed for signage and/or fencing.

ISSUES TO BE RESOLVED:

Landscaping plan	Detailed Site Plan	Site Improvement Permit
Erosion control plan	Sanitary/Sewer	State Design Release
Right-of-way	Backflow Prevention	Building Permits