



MEETING: Site Review Committee
SUBJECT: Sr. Housing Project – 16 Unit
ADDRESS: 1502 & 1504 Vale Park Road

LOCATION: City Hall
DATE: July 25, 2006

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
 Daryl Brown, Water Department (219) 462-6174
 Jack Johnson, Fire Department (219) 462-8325
 Tony McGinley, Collections Department (219)-464-2346
 Steve Martinson, Parks Department (219) 462-5144
 Dave Pilz, Engineering Director (219) 462-1161

Media

Email addresses for the above City of Valparaiso Departments can be found at www.valpo.us.

PRESENTERS:

Don Myers, Myers Construction Co.
 (219) 462-0188
donaldemyers@earthlink.net

The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss a proposed new construction of a Multi Family Housing facility. 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.

Myers described the multi-family unit with a target market to seniors. The intent is to sell the individual units instead of renting. Currently, there is an older home and detached garage that will be demolished for this project.

Phillips noted that this is a small site for this use when considering the building, parking, and drainage. There is a requirement for dedication of right-of-way that poses a major issue. There is a 40' half width dedication requirement. This affects the lot size and green space calculations. Vale Park Road, as time progresses, will become a major road in the city. Significant improvements at this section are planned for the near future. There is also a 30' front yard landscape buffer required from the proposed right-of-way line. Parking, structure, impervious service or the like cannot be in the front yard. All calculations must be reconfigured based on the proposed right-of-way line, buffer, and setback requirements. The parking requirement is 2 spaces per unit. Participation in the master pathway plan is required along Vale Park. Due to future work on Vale Park, however, payment may be made in-lieu of the installation of the pathway. The maximum lot coverage is 60%. The height of the building is needed. The landscape plan must include a tree survey identifying all trees 10" in diameter and greater. A replacement schedule must be part of the landscape plan, too. Specific species and sizes must be noted on the landscape plan. The dumpster will need to be enclosed and detailed architecture must be provided as the project progresses. Signage is limited to 32 square feet for the message area.

Thrasher mentioned that a State Design Release is essential prior to receiving a building permit. A permit is also need for signage and/or fencing on the property.

Brown said the water main is located on the north side of Vale Park Road. An irrigation system would require backflow protection. Chuck McIntire, Valparaiso Water Department, will assist with the water service.

McGinley confirmed that the sanitary sewer line would tie into the existing line on Vale Park.

Pilz explained that payment for cost of improvements in-lieu of building the required improvements across the frontage must be finalized prior to the issuance of permits. The sanitary connection shows a 6" line coming out of the building, a manhole, then an 8" line going to the sewer. That must be reviewed. The sanitary sewer manhole shown does not meet the standards. The steps should be removed, and it requires a manhole seal at the top to seal out ground water. More information must be provided regarding the retaining wall at the entrance going to the underground parking area. Detailed cross section of both sides of the building must be provided to confirm that the runoff will be handled appropriately. Erosion control protection must be shown at the outlet of the storm line. The erosion control plan is currently insufficient; more detailed information is necessary. The storm inlet must be trapped; more information is needed on that. The sump discharge from the garage sump must go into the basin. Drainage calculations are needed for this site.

Johnson pointed out that a better set of architectural plans is needed in order to review fire concerns.

Phillips added that the water table in this area could be very high. He cautioned the addition of a basement. This project will need to come back before site review after various issues has been resolved.

ISSUES TO BE RESOLVED:

- Landscaping plan (with Tree Survey)
- Erosion control plan
- Right-of-way
- Detailed Site Plan
- Sanitary/Sewer
- Backflow Prevention
- Site Review
- Site Improvement Permit
- State Design Release
- Building Permit