



MEETING: Site Review Committee
SUBJECT: Levin Tire Store
ADDRESS: 215 Silhavy Road

LOCATION: City Hall
DATE: September 12, 2006

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Vicki Thrasher, Building Commissioner (219) 462-1161
 Matt Kras, Storm water Engineer (219) 462-1161
 Daryl Brown, Water Department (219) 462-6174
 Jack Johnson, Fire Department (219) 462-8325
 Marv McDaniels, Collections Department (219)-464-2346
 Tony McGinley, Collections Department (219)-464-2346
 Steve Martinson, Parks Department (219) 462-5144
 Dave Pilz, Engineering Director (219) 462-1161

PRESENTERS:

Kevin Pressel, Chester Const. Serv.
 (219) 465-7555
 kevinp@chesterinc.com

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 Levin Tire located on the west side of Silhavy Road, north of Centier Bank and opposite John Howell Drive. Pilz explained that the comments today should not be taken as a final approval. It is possible it will need to come back before site review or to seek other approvals.

Pressel explained that the entrance for Levin Tire would be directly across from John Howell Drive. The building is to be located in the center of the 2-acre parcel. Parking will be available to the south, east, and north sides of the building with an access drive around the west side of the building. Parking would be as shown with 35 parking spaces and 2 handicapped spaces. Natural drainage of the site is from the northeast down to the south and west corners. A detention pond is located there. There is also an existing storm sewer system that runs along the west side of the property that the developer would like to tie in. The lot coverage is 65%. There will be landscaping areas around the building. According to the plans given, the south and east elevations were inadvertently reversed. The south elevation is actually the east elevation. The building is block and brick with a flat roof over the service areas and a pitched roof over the sales room and public areas. The tire storage area has 75 racks.

Craig Phillips, City Planner, was absent from this meeting, but provided written comments. Phillips informed that the parking appeared to be excessive and suggested reviewing the required number of spaces to avoid "over paving" the lot. A pathway will be required along Silhavy Road. The requirement for this pathway will be provided. Phillips said that the maximum lot coverage is 75%. The drawings will need to show the setbacks and the building height. A tree survey and two detailed landscape plans are needed showing materials, sizes, and number of plant materials being used. There is a 30' wide landscape strip required along the right-of-way on Silhavy Road after the dedication (currently shows only 5') since Silhavy is a Signature Street. The interior landscaping requirement is a minimum of 5%. A significant, essentially solid, landscape buffer is needed along the west lot line adjacent to Parkwood Estates which is zoned R-1. Phillips suggests at least 15' wide with at least 2 staggered rows of trees (50% or more coniferous or a combination

of the above) and a decorative fence with the finished side facing outward. Signage is limited to a 6' high (measured from the road bed or property where sign is placed, whichever is higher) monument style sign. Detailed architectural information is needed such as colors, callouts for materials, and renderings. High quality architecture is expected. Phillips suggested that any outside storage be enclosed. A solid fence, painted to match the building or made from the same materials as the building, is required around dumpsters.

Pilz confirmed the address. There is a 40' half-width right-of-way dedication required. There are two possible sanitary sewer connections. There is a manhole to the south, off of this site. It is a 10" stub that Centier Bank has extended. The developer would need to come into the right-of-way and into Centier's driveway to make the connection. An old plan for the Silhavy sewer shows another manhole with an 8" service at the north end of this property. McDaniels and McGinley will verify this connection. Pilz asked that the entrance not line up with John Howell Drive. It could create a traffic conflict at the intersection of Silhavy Road and John Howell Drive. Pilz informed Pressel of the future improvements scheduled for Silhavy Road. The timeline is not yet determined, but there will be extensive improvements. The work bays will, most likely, require a triple basin separator to pull out oils, greases, etc. from working on the cars. Ed Pilarski, Water Reclamation Dept., may be reached at (219) 464-4973 to further discuss this requirement. Additional details such as dimensions, slopes, pavement thickness, curb & gutter, etc. are needed.

McGinley provided additional written information regarding the grease trap.

Brown noted that backflow protection is required on the meter, fire suppression system and an irrigation system (if using an irrigation system). Chuck McIntire, Water Department, may be contacted to assist with the water service. Pilz inquired about using an existing service from one of the homes on this site. Brown noted that the fire suppression system would require a larger service line than what the houses used.

A drainage plan is needed showing that it conforms to City code. Detention requirements are to store water from a 100-year storm and release at a 2-year pre-developed rate. Kras inquired about piping anything into the basin or allowing runoff to sheet drain off of the lot. Pressel noted that they plan to sheet drain everything from the site. Kras cautioned that erosion control measures must be taken on any kind of slope. An erosion control plan and Rule 5 Permit from IDEM are needed.

Martinson explained that a landscape plan is required. A tree survey, noting the existing trees on the property, what is to become of them, and a replacement tree schedule is needed. Martinson asked that the developer follow the Recommended Plant List and a Do Not Plant List available on line at www.valparaisoparks.org.

Thrasher noted permits are required for the demolition of the homes currently on this site. Sewer inspection permits are also required for the demolitions. Pressel said the building would be sprinkled. State Design release is needed prior to obtaining a building permit. Thrasher also asked for additional information, such as height, spacing, and the like on the tire storage area. Any signage and/or fencing also require a permit.

Johnson provided a hydrant form from the Valparaiso Fire Department. Since the building will be fully sprinkled, a Knox Box or key box system must provided. Johnson was concerned about the number of exits in the bay service area. Pressel mentioned that he could easily add an exit at the end wall.

ISSUES TO BE RESOLVED:

Grease Trap Requirements

Detailed architectural information

Landscaping plan (with a Tree

Survey and showing 15' buffer)

Erosion control plan

Rule 5 Permit

Detailed Site Plan

Site Improvement Permit

State Design Release

Right-of-way

Sanitary/Sewer

Backflow Prevention

Demolition Permit

Building Permit