



MEETING: Site Review Committee
SUBJECT: Silhavy Square
ADDRESS: 501 Silhavy Road

LOCATION: City Hall
DATE: 7/19/05
ZONING: M-1
PARKING: 1/150

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Craig Phillips, Planning Director	(219) 462-1161
Tyler Kent, Asst. Planner	(219) 462-1161
Matt Kras, Stormwater Engineer	(219) 462-1161
Daryl Brown, Water Department	(219) 462-6174
Joe McLees, Fire Department	(219) 462-8325
Bill Oeding, Public Works Director	(219) 462-4612

PRESENTERS:

Vic Charlson
Charlson Custom Homes
464-2745
Kent Pollack
Pollack Arch. Group
464-9398

Media

Email addresses for the above City of Valparaiso Departments can be found at:

<http://www.ci.valparaiso.in.us/>

The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss the proposed commercial project known as Silhavy Square located at 501 Silhavy Road. Phillips stated that site review is not an approval. It is meant to be a preliminary discussion of the requirements and issues to be considered by the developer or owner and there may be some cases where it will need to come back before site review or to seek other approvals.

Pollack advised that this project will contain two building, one 12,600 SF and the other at 5,300 SF. They will face Chicago Street and Silhavy Road with a courtyard in the back section. They are looking at some type of restaurant in that back corner. The parking is in the main area off of Chicago and Silhavy. There will be an employee service drive off of Chicago Street. The building will be split-face block on three sides and a brick veneer front that sweeps around the corners a little bit so that brick is visible from all roads. The elevations are split up by height, canopies brick etc. Charlson said that the owners are definitely interested in creating a façade to compliment the whole community. They want to design something that will be outstanding, have a lot of eye appeal and attract really good retail customers.

Phillips advised that we would like to see pedestrian connections from the buildings to the sidewalk out in front. The right-of-way on Chicago Street is not shown so please check and make sure it is 60'. They are right at the 70% lot coverage limit. There originally was a drive shown around the back of the buildings for access. Pollack advised that it did not work and Phillips questioned the access to the rear of the buildings. Charlson said that they talked about converting the concrete sidewalk in the rear to an asphalt walk about 5-6' wide. This really would not be drivable which would not help emergency access. They are showing 2 handicapped spaces and it should be 4. There will be no trees cleared out. The landscape plan is attached. The split-face block will match

the brick. Phillips asked if they would consider awnings on the service doors in the back to dress up the back of the building. They are talking about landscaping the northeast corner. Signage is limited to monument style and will match the brick of the building. If they do incorporate an outside sitting area they would probably not need to come back to this body.

Oeding advised that they would need ADA ramps at each drive. Where the drive goes over the sidewalk it needs to be 12:1, 6" thick concrete. On the corner they need to put in regular ADA ramps with the truncated domes. We are asking that they ramp it off of the apex of the curve. They could line up with Silhavy. They need to be 4' wide and flare at the street to 6'. Oeding can give them specifications for the ramps.

Kras stated that we would need drainage calculations showing what is coming off of the site. They will need to show how they plan to control it or store it. Pollack advised that there is a large detention pond on the other side of the road and there is access to it already from the inlet on the north side of Chicago. Matt will check to see if there was a master plan when this area was set up. There will be some sort of overflow provisions made in case of a major storm. We need to know where the overflow will go. We will need an erosion control plan. There is some concern about the bank toward the north and how it will be stabilized. We will need to see inlet protection, gravel entrances and copies of application for Rule 5 with IDEM. Pilz left a couple of notes as follows: Cleanout will be required for the 6" sanitary line. A grease trap will be required if there is going to be a restaurant. This will be done if they build-out for a restaurant.

Brown advised that the water main is located on the south side of Chicago and east side of Silhavy but at the west end of the development the line crosses over by State Farm. Oeding stated that we should avoid cutting the street to put the water line in. They could bore under the street if they had to. They are showing taps on both sides but Pollock said he would look at that again. We will need a meter for each service and backflow on each of those. If they have landscaping irrigation they would need backflow protection on that meter also. They are looking at 1" service with 3/4" meters.

McLees advised that we are concerned with emergency service access as there is going to be parking right up to the front of the building. There is no access to the back of the building. He asked what the emergency access is supposed to be and what is the discharge capability for the tenants to go out the back. The buildings are not going to be sprinkled. Pollack said that they could be grass pavers in the back so they could come off of Silhavy. There, however, would only be one way in and one way out. This could be a problem with people trying to get out when emergency services are trying to get in. Phillips said that this is a concern not only from a safety issue but also from a planning issue. Putting a restaurant would only complicate this more.

McLees said that he would like to see a 30' access road around the building. If the building were sprinkled the parameters would change and the insurance benefits are pretty great. Pollack and Charlson will look into all of this.

There will be a masonry enclosure around the dumpsters to match the building.

Kras added that where the storm lines come together there is a 16" open pipe inlet. We would like to see what they are going to do with that. They do not show any storm sewer sizes on the plans. Pilz stepped in and was concerned about the overflow onto Chicago Street and would like to see them work it back to the basin to the northwest. Pilz also advised that the drainage plans were all done at the beginning of the area development. We would like to see how the stormwater is going to be rerouted on the plans.

Parking was based on retail at 1/150. This may need to be changed if there is a restaurant.

There are no confirmed tenants at this time. They are looking to start the project early fall.

McLees did advise them that there are strict requirements as to occupancy, etc. if there is a restaurant put in.

ISSUES TO BE RESOLVED:

Emergency/Safety Access

Landscaping plan

Erosion control plan

Right-of-way

Detailed Site Plan

Sanitary/Sewer

Backflow Prevention

State Release

Building Permit