



MEETING: Site Review Committee
SUBJECT: Valparaiso Outpatient Center
ADDRESS: East Side of S.R. 49, Between
500N & 400N

LOCATION: City Hall
DATE: May 10, 2011

**PRELIMINARY SITE REVIEW
IN ATTENDANCE:**

Tyler Kent, Asst. City Planner	(219) 462-1161
Tim Burkman, Engineering Director	(219) 462-1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Chuck McIntire, Water Dept.	(219) 462-6174
Matt Evans, Public Works	(219) 462-4612
Jack Johnson, Fire Department	(219) 462-8325
Adam McAlpine, Engineering Dept.	(219) 462-1161

Media

PRESENTERS:

Dave Otte, Community Foundation of NW Indiana
(219) 689-7310 / dotte@comhs.org
Donald Torrenga, Torrenga Engineering, Inc.
(219) 836-8918 / don.torrenga@torrenga.com
Les Dreischerf, Design Alliance Architects
219-931-1991 / ldreischerf.daa@sbcglogal.net

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:

OPENING: The Site Review Committee met to discuss a proposed Valparaiso Outpatient Center, located on the east side of S.R. 49 between 500N and 400N. 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.

EXPLANATION OF PROJECT: A revised site plan was provided. The Memorial site is 53.8 acres. The site is located on the east side of S.R. 49, south of 500N (Burlington Beach Road) and north of 400N (Vale Park Road). A 6 acre parcel will be subdivided from the 53.8 acres. This site will be used for an outpatient clinic. The documents submitted previously, indicated a road alignment on the west side of the property. This has been moved to the east side of the property and will extend from Burlington Beach Road south to the south end of the Memorial parcel. The access will be from the new east road along the south line of the 6 acre site. This is the first project that is being developed on the 53.8 acres. The 6 acre parcel originally submitted was to the east of the 100' wide easement. This has been changed since the 100' wide easement is to be vacated. The 20' easement that ran along the south side of the north property will be eliminated. There is a 30' easement on the Patco property to the south dedicated for utilities. As part of this project there is an extension of the water and sewer lines under S.R. 49 that Patco is bringing over to the site to serve this acreage. This comes in at the southwest corner of the Memorial site. The 30' easement shown on the south side of the property will act as the utility easement to bring everything over to the eastern road and will extend north. This project will be a two-story building with a partial basement for the clinic, with the potential for a third story. There is adequate parking on the site to accommodate the third floor as the need arises. All necessary landscaping

requirements and final engineering will be developed within the next month. A major shift was needed to move the road from the west side to the east side. Page 2 of the revised plans details only the 6 acres. There was not sufficient time to put together a schematic plan for the rest of the 36 acres. This request is for Lots 1 and 2 and Outlots A and B that NIPSCO is in. This is not fee-simple property by NIPSCO. This is an easement. NIPSCO does not own the property. According to the deed record and page, they have overhead rights, but no underground rights. Therefore, there should be no underground gas mains in the property. The road is intended to be a divided road with a median down the middle. The sanitary sewer line is shown down the middle of the median. This road will have a high-back curb on both outside edges and a reverse pitch curb on the middle of the raised median with the slopes of both of the 24' wide pavements flowing to the outside curb.

MCALPINE: Deferred comments to Tim Burkman.

PILARSKI: More information is required to make comment. Another copy of the revised site plan was provided for the Collections Division. Collections will work closely with Engineering concerning the sanitary sewer connection from the facility to the sewer main. Discharges from the facility will be required to meet those in Chapter 52 of the Industrial Pre-treatment Ordinance. A copy was provided. A Mercury Survey is also required. A copy was provided. An internal plumbing plan is required.

BURKMAN: A summary of comments on information concerning the project was provided. Public roads must be constructed to municipal standards, with appropriate information shown on the plans. The east/west road shown should probably still be public. If multiple properties are going to be served by the road, then maybe it could be a City street. This needs to be reviewed further. On the original plan 2/3's of the site sloped to the west, north and northeast with an easement for detention on the south side. This appears to be taken care of by providing detention on the northeast corner as well as the southwest corner. Supporting documentation concerning how the sizing for the detention areas was developed is needed to ensure the easements shown are correct. An adequate outlet from these is needed and easements may be needed to provide this outlet. Further discussion concerning this is required. The Unified Development Ordinance requires frontage on a public road. The land being platted lacks frontage. Further discussion with the City Planner is needed to confirm whether a condition of the Plan Commission approval could be the construction of the road parallel to S.R. 49. If so, some assurance that the road connection north of Memorial's property to Burlington Beach Road will be constructed is needed. The decision on who will construct the road from 500N to the Memorial property has not been decided. Details need to be provided so the right-of-way is dedicated for the road and also that the road is constructed to City standards. This information will be required before any approvals will be issued to insure the site is served by sewer and water. Final plans from Duneland Group for offsite sanitary and water have not been submitted. Burkman questioned the use of Outlots A and B as well as who would be responsible for maintenance. Torrenga stated that hopefully they could be used for the bike trails. Also they are hoping to negotiate with NIPSCO to possibly slide the detention over into this easement. In the future it could also be used for parking. However, if none of these are possible, it will remain a grass area and maintenance would be Memorial's responsibility. Burkman questioned if Lot 2 would be split in the future. Torrenga stated that at this point it was hard to say, but there is anticipated growth. Using landscaping to minimize the amount of hardscape was suggested. It was strongly suggested that there be commitments made to utilize best management practices wherever possible with bio-infiltration swales/trenches, grassed swales instead of enclosed sewers, pervious pavement and possibly even a green roof. Access to the utilities being extended along the south side is needed. The previous Duneland Group draft plans showed a gravel-access road that allowed access to the lift station and also access the manholes for regular maintenance by the Sewer Department. Accommodating this access is important. If this was shifted to the north to go down the east/west road, it would

eliminate the need for an easement along the south side and would provide access across the road that is being constructed. This needs further discussion as the construction plan is developed. The utilities need to be extended across the entire frontage of any subdivision. With the sanitary sewer plans through this development we would like to look at servicing additional properties east of this site. There maybe opportunities to stub-out laterals or set manholes with an extension outside of the road so that pavement would not have to be torn up in the future. Torrenga stated that by working with Duneland Group to lower the initial run this would enable them to get to the northeast corner and have a 5' to 6' manhole. Further comments will be made as the Engineering Department internally reviews the project. The potential for a loop road should be considered. Provision of a cross access easement through the lot to set this up could be considered. This needs to be discussed further once a master plan is developed. The roads that are being proposed need to be able to actually drain to the easements shown. The road as shown now dead-ends, but certainly the intent would be to extend it to the south, but until this happens provision for a temporary turn-around may be required. This may need an additional temporary easement to create the turn-around and then once the road extends it would be vacated. Torrenga asked if there would be a problem with the east/west road being dedicated as a public road with the length of the cul-de-sac. Burkman advised that there is a maximum length for cul-de-sacs. Kent said this road needs to be reviewed for private drive versus public. Kent stated that as it appears now a variance would be needed for the development if designed with a private drive. Sidewalks are required along both roads and along the frontage.

EVANS: The general guidelines for City roads require proof rolls, one on the dirt itself and another proof roll before the binder is put down. A 24-hour notice is required on the proof rolls. The Public Works Department needs to be notified prior to starting the road construction. The contact at Public Works is Tony Reid.

KENT: This is zoned Campus District. A complete campus district master plan for the site is needed per Article 11, Division 11.700 of the Unified Development Ordinance. Information regarding the resource protection standards pursuant to Article 4 of the UDO is needed. We do not believe there are any resource protection areas on the site, but the site plans need to note whether or not this is in the base area. John Seibert, Director of Parks and Recreation, should be contacted to discuss the pathway requirements. The site plan needs more detailed information regarding the parking calculations, the number of parking spaces required and the ADA parking spaces. The percentage of open space on site compared to required needs should be shown on the plans. The percentage of building coverage not to exceed .667 floor area ratio (FAR) should be indicated on the plans. The plans need to show the dimensions of the building, square footage, setbacks and height of the building. The building setbacks are based on the Campus District standards. A detailed landscape plan is required and should be discusses with Craig Phillips. Refer to the UDO regarding the invasive species list. Architectural design information is needed and 2 copies should be submitted to Craig Phillips for review and approval. Dumpster enclosures are to be designed and constructed in accordance with Section 2.406 of the City Code and should match the building materials and have a gate. Twelve copies of the latest plan updates should be provided for the Plan Commission Meeting. Torrenga asked if there was master plan for the bike trail. Kent stated there is a master plan and that it is available on the Parks Department website. A 6' monument-style sign is allowed, but there is also a subdivision standard. A sign plan is needed in order to review the type of signage being proposed. A variance may be required. Further discussion is needed.

MCINTIRE: This site is in a wellhead protection zone. Construction will have to be duly cared for and any fuel storage on site will have to have double containment. The plan shows one water service going into the building; however, if there are domestic and a fire service, two lines going in with shut-offs out of the tee are required. Irrigation can be taken off the domestic inside, but the fire and domestic service must be separate. Tim addressed that the off-road portion probably

should be public. Anything off-road will require a 20' ingress/egress easement or a blanket utility easement. Backflow protection for the domestic, fire and irrigation is required. Any questions regarding backflow should be directed to Shaun Shifflett. Contact information was provided. The water portion of the plans should be sent to Chuck for review and comment. The specifications for water are available on line at www.valparaisoutilities.org under Builders Assistance. Once a contractor is selected for the water and sewer installation on the Memorial portion, the water will come under the Water Department contract. The water contractor should forward his information to Chuck. The Water Department will work with the owner under a contract and the contractor under a contract. The water mains within 10" of the building will ultimately be owned by the Water Department, and therefore, we want to be in charge of the installation. When the water main is installed it will have to go from Vale Park Road to Burlington Beach Road. The water main will go under S.R. 49 at the north end and the loop will continue all the way to Silhavy. There is a sleeve that can be used for the water line. The sizes currently shown on the Duneland plan are acceptable. The pipe is 16" running north and then picks up with a 20" that would come under S.R. 49 at Burlington Beach Road and go to the east end of the Patco property, with 16" throughout and tied back in at Vale Park Road. The water running along Burlington Beach Road is on the south side. Patco or Memorial would have to get easements from the Johnson and Greiger farms for the water line. It would be acceptable to have the line come around both of these farms and back to utilize the sleeve under the road. These issues all need to be addressed with Duneland. There is a list of licensed contractors; however, if a contractor is not on this list, they would have to provide insurance to meet the City's requirements and verifiable proof of ductile iron pipe installation experience.

JOHNSON: A more detailed site plan showing fire lanes and building access is required. Appendix D of the International Fire Code, 2006 Edition should be used. The Fire Department should be consulted concerning the placement of the fire department connection, annunciator panel and Knox Box. Hydrant locations should to be no further than 250' from any building through hard pavement. A second site review is strongly recommended.

ON BEHALF OF THRASHER: A State Design Release will be required before Building Permits can be issued. A sign permit will be required.

ISSUES TO BE RESOLVED:

- Landscaping plan (with Tree Survey)
- Erosion control plan
- Rule 5 Permit
- Right-of-way
- Detailed Site Plan
- Backflow Prevention
- Site Improvement Permit
- State Design Release
- Building Permit
- Signage / Fencing Permit
- Zoning Clearance
- Internal Plumbing Plan
- Mercury Survey
- Knox Box
- Hydrant Locations