



MEETING: Site Review Committee **LOCATION: City Hall**
SUBJECT: VU Eastgate Athletic Improvements **DATE: May 31, 2011**
ADDRESS: 2310 Warbler

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Craig Phillips, Planning Director (219) 462-1161
Tim Burkman, Engineering Director (219) 462-1161
Ed Pilarski, Water Reclamation Dept. (219) 464-4973
Mark Geskey, Water Dept. (219) 462-6174
Vicki Thrasher, Building Commissioner (219) 462-1161
Matt Evans, Public Works (219) 462-4612
Jack Johnson, Fire Department (219) 462-8325
Adam McAlpine, Engineering Dept. (219) 462-1161
Media

PRESENTERS:

Ron Brindley, VU Facilities Management,
(219) 464-5437 / Ron.Brindley@Valpo.Edu

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 proposed athletic field improvements at VU. 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.

EXPLANATION OF PROJECT: The Athletic Department wants to make the Eastgate Athletic Field located of Warbler and Martin Drive more inviting. After speaking to Vicki Thrasher and Tim Burkman last year, the south fences and gate were removed and evergreens were planted. The north fence would be removed and spruce trees would be planted. The gate from the south would be installed in place of the bad one on the north side. A new gate would be installed at the north side of the existing soccer complex. The gravel drive from Dove Drive to the north side of the soccer complex would be re-established. The gravel drive running from the gate by the baseball entrance to the south gate at the soccer complex would be removed. This drive provides no access since the fence and gate were removed and spruce trees planted. Warbler Drive would be paved and extended from Dove Drive to the removed baseball gate. A new parking area would be established by removing the stone west of the baseball field. Dirt would be added to the area where stone was removed and a 3' berm would be built to separate the turf from parking. A walkway would be provided for access to the club house. There is a storm sewer behind the dugout. There is drainage off of Warbler and the intersection of Warbler and Dove. There are no concerns with water ponding. The berm will not block the flow of water. There will be no changes to the club house.

STAFF COMMENTS:

PILARSKI: Since this project does not require connection to the sanitary sewer main, or increase any waste water discharges from the club house, the Water Reclamation Department has no comment.

THRASHER: A building permit for the new paving is required. A permit for fencing will be required. A signage permit will also be required.

BURKMAN: If right-of-way is being paved, we need to know what material is being used. Brindley stated that since there would be bus traffic, 3-1/2" to 4" combination would be used. There should be no negative impact to adjacent properties when the stone area on the southwest side is graded. Water needs to drain in such a way that it remains on VU's property or is able to get to the storm inlets. An erosion control permit is required for the area that will be disturbed.

MCALPINE: If there are any concerns that water would pond in areas where stone is being installed, it may be a good opportunity to run a pipe to the area. If, however, there is no inconvenience with having a puddle of water after a major rain storm this is fine as long as it does not impact the adjacent properties. There seems to be an equal balance between the turf being added and the stone. More impervious area should not be added.

PHILLIPS: The grass area being removed and changed to stone is acceptable. Removing the drive to the club house and making it turf is not an issue.

EVANS: A proof roll inspection will be required for the paving on Warbler. A 24-hour notice to Public Work is required.

GESKEY: There are valves and water main behind Bob Evans. The Water Department needs to be contacted to adjust the rate on the boxes.

JOHNSON: A small sign at the access to the soccer complex stating it is for emergency vehicle access only is needed.

ISSUES TO BE RESOLVED:

- Erosion control plan
- Right-of-way
- Detailed Site Plan
- Building Permit
- Signage / Fencing Permit
- Proof Roll for Warbler Paving
- Rate Adjustment on Valves – Water Department