



MEETING: Site Review Committee
SUBJECT: Blosky Dwelling
ADDRESS: 3355 Vale Park Road

LOCATION: City Hall
DATE: June 10, 2014

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Taylor Wegrzyn, Planning Dept. (219) 462-1161
Tim Burkman, Engineering Director (219) 462-1161
Ed Pilarski, Water Reclamation Dept. (219) 464-4973
Mark Geskey, Utilities (219) 462-6174
Matt Evans, Public Works Director (219) 462-4612

PRESENTERS:

John & Renee Blosky
(219) 531-0531 / johnblosky@yahoo.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:

OPENING: The Site Review Committee met to discuss the proposed Blosky residence to be located at 3355 Vale Park Road. Wegrzyn 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: Blosky indicated they put in an offer to purchase property located directly south of Pepper Creek. Their realtor identified two building sites on 39 acres. Blosky is looking to purchase the north 13 acres. This encompasses 1,240 feet along 400N and approximately 100 ft. on the east side is Pepper Creek with a drainage area and a culvert that extends from the north side of 400N. On the far east side the elevation grade is at least 20 ft. and possibly more. The west boundary is basically the City of Valparaiso Corporation limits. Since this is in City limits there are several issues that need to be resolved and will significantly increase the cost for building a single family residence. Blosky indicated that one of the main issues is water and sewer. There is a payback agreement with the City and Cherry Hill development. Cherry Hill owns rights to this for another three years. Blosky spoke to the developer who indicated the cost to tie into the sewer and water will be approximately \$15,000 to \$20,000. Blosky said the cost through the agreement with the City is approximately \$40 a linear foot. Blosky explained they are only building a single family residence. The developer said a fee will be required for any other homes that may be built. This agreement with the City will expire in 2017. Blosky used the R.S. Means Cost Data Book for estimated pricing. 400N is 20 ft. wide, with the south half being 10 ft. wide. This will have to be widened to 16 ft. per City code. This will encompass 4 ft. of road and 2 ft. of curb. Fire hydrants will also need to be moved. Blosky estimated cost for this work to be \$15,000 to \$20,000; however, this estimate may be low as there are three hydrants that need to be moved 10 ft. south. The estimated cost for curb and gutter is \$15 per linear foot. The cost for 1,240 ft. of curb and gutter is \$18,600. Blosky stated the street is approximately 550 sq. yards of base, prep, roll, binder, wear and will cost approximately \$20,500. Approximately 800 yards of embankment fill and compact will be necessary and is estimated to cost approximately \$25,000. It will be necessary to excavate approximately 800 yards at a cost of \$1,800. The cost to extend the road over Pepper Creek and extend the culvert will cost approximately \$88,000. Blosky provided pictures of the area. Blosky stated the cost for the necessary street improvements is \$175,000 plus another \$39,000 for sidewalks. This is a total cost of \$214,000. Blosky is requesting the

possibility of working with the City to possibly reduce this cost.

STAFF COMMENTS:

BURKMAN: Burkman explained the reason this project is before Site Review is because it is a sub-division process and Site Review is the first step in a sub-division. Burkman conveyed the correct address for this property is 3355 Vale Park Road. Burkman indicated a subdivision procedure is required. A Minor Plat Committee is a likely option. Burkman suggested Blosky work with the Planning Department concerning this issue. Burkman mentioned there is a low pressure force main on the north side of 400N. Installing a residential grinder pump system to serve the home will be necessary. This unit, along with the low pressure service extending to the main, will be privately owned and maintained. Burkman indicated the City's development standards require the upgrade of frontage in front of a project regardless of whether it is residential, commercial or industrial; however, this is a unique situation in that the frontage is 1,200 ft. wide for a single family home. Burkman indicated the Site Review Committee is not able to make waivers or grant exceptions; however, the Board of Public Works and Safety does have this authority. It may be possible to obtain a reduction in this amount by appealing to the Board of Public Works and Safety. A request can be made. The Board meets on the second and fourth Friday of the month. The next meeting is scheduled for this Friday, June 13, 2014 at 10:00 a.m. Burkman will speak with Bill Oeding about this issue. Burkman indicated it may not be a complete waiver, but there might be a percentage that could be applied. Burkman feels a stipulation would be necessary that if the property is ever further developed, there would be some sort of compensation for the remainder of the balance. Burkman cautioned careful consideration be given to the sight distance for exiting the driveway. It may be necessary to cut back some of the existing embankment to have adequate visibility to the east and west. Burkman advised that if the property is further sub-divided, providing a storm water management plan will be required. A site permit covering the Right-of-Way cut, sanitary sewer connection and erosion control permits will be required. Burkman asked for clarification concerning the wetlands to the west. Blosky indicated these wetlands are at the bottom in the tree line and may actually be in the county. Burkman indicated Engineering will follow-up on this. Burkman stated there is a right-of-way dedication that is required. Burkman is unsure if the property runs to the centerline of the road; however, if it does it will be necessary to dedicate what is called out in the Unified Development Ordinance. Burkman believes this to be 40 ft. from center; however, he will confirm this. The right-of-way dedication is a condition of permit issuance.

WEGRZYN FOR KENT: A minor sub-division with the Plat Committee maybe an option for this project and following-up with Tyler Kent will be necessary. Wegrzyn provided a copy of the Plan Commission application. Street trees will be required along 400N (Vale Park Road). There is also a requirement for on lot landscaping which includes one large tree and one small tree per lot.

EVANS: Evans indicated the containers for trash and recycling used at their current address should be left there. This is necessary because the serial numbers for the containers are attached to the addresses for the residences they are issued to. New containers should be requested from Public Works for the new residence. Blosky indicated they plan to have an area for the trucks to pull over and load the trash and recycling.

PILARSKI: Pilarski indicated that since this project is a single family residence and connection points for sanitary sewer have been discussed by Burkman, Pilarski provided no additional comments.

GESKEY: Geskey said the agreement with Cherry Hill dates back to 2007. Geskey stated a copy of the agreement was provided to Blosky. Blosky said he only received a couple of pages. Geskey will provide a full copy. Geskey stated the Water Department Rules and Regulations followed for this date back to January 2002. Geskey pointed out the agreement states the water connection must be worked out between the Cherry Hill developer and Blosky and payment will be

made to the developer. Geskey stated if the project goes forward a 1" residential water service will be adequate. Installation of this service by the Water Department will be required. Contacting Geskey for a quote for the water service installation will be necessary. Blosky asked if horizontal boring will cause any issues. Burkman stated this is preferred by the City.

ISSUES TO BE RESOLVED:

Landscaping Plan (with Tree Survey)

Erosion Control Plan

Rule 5 Permit

Right-of-way

Detailed Site Plan

Site Improvement Permit

Building Permit

Zoning Clearance

Street Trees along Vale Park Road

On Lot Landscaping

Minor Sub-division Process