



MEETING: Site Review Committee
SUBJECT: VU-Locker Rooms & Pavilion
ADDRESS: 1339 Chapel Drive

LOCATION: City Hall
DATE: September 16, 2014

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Tyler Kent, Planning Director	(219) 462-1161
Tim Burkman, Engineering Director	(219) 462-1161
Adam McAlpine, Engineering Dept.	(219) 462.1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Vicki Thrasher, Building Commissioner	(219) 462-1161
Mark Geskey, Utilities	(219) 462-6174

PRESENTERS:

Robin Witte, Larson-Danielson Construction Co., Inc.	(219) 362-2127 / rew@ldconstruction.com
Darin Meyer, Larson-Danielson Construction Co, Inc.	(219) 362-2127 / dmeyer@ldconstruction.com
Tony Oss, Larson-Danielson Construction Co., Inc.	(219) 362-2127 / tjo@ldconstruction.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 locker rooms and pavilion to be located at 1339 Chapel Drive. 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: VU wants to construct a softball and tennis locker room facility and an open air pavilion. The facilities will be located just outside the outfield of the existing softball field. The locker room will be a fully enclosed and not necessarily fully heated. Enough heat will be provided to keep the building above freezing temperatures. The building will not be used during the winter months and will be winterized each year. The locker room building is approximately 1,564 sq. ft. The restrooms will be open to the public. The locker room will get power and water from the existing storage building. The plan is to run sanitary out to LaPorte Avenue. A force main is being considered. Storm water will be managed on site. The pavilion is a typical open air pavilion and will sit on what is currently a stone parking lot.

STAFF COMMENTS:

MCALPINE: McAlpine indicated he has reviewed the net increase in total hard surface and because the gravel is being removed and the new sidewalks and facilities being built there is actually a decrease in the total amount of hard surface on the site. McAlpine sees no impact to downstream drainage conditions. McAlpine suggested they try to create some depressional areas and incorporate into the landscape plan some type of rain gardens. Oss said depressional areas could be done. The rain gardens will be discussed with the landscaper. Meyer interjected the University is not opposed to depressed areas; however, they would prefer keeping the area a more mowable grass area. McAlpine stated this will be fine, but a revised grading plan will be needed. Oss indicated there will no gutters or downspouts. The water will runoff into stone that will surround the building.

BURKMAN: Burkman indicated he is not in favor of running the sanitary sewer service down the alley. This is a significant run to get to a sewer main. This creates a problem because private laterals do not get located. Burkman indicated there are two properties on McIntyre (161 and 167

McIntyre Court) adjacent to this site owned by the University. There is sewer in front of these properties. Burkman suggested the University grant itself an easement through the property they own. This will provide a shorter run and eliminate the long run of private service lateral running through the alley. Burkman stated the City would not have an issue with a force main system. This would be a privately owned system and they could do a grinder pump system and a small diameter force main if they choose to. Discussion took place regarding the alternative solutions for sanitary sewer. Burkman indicated a clean-out 5 ft. from the building will be required and at every 100 ft. beyond this. Burkman asked if the University is considering a driveway off the alley. Witte clarified the University does not want a driveway. Submitting an erosion control plan will be necessary for the area being disturbed. A Site Permit is required and will cover the sewer connection fees and local erosion control permit fees.

THRASHER: A Construction Design Release will be required for both buildings before issuance of the Building Permit. Witte indicated both buildings were submitted to the State. All contractors working on the project must be registered with the City. A permit will be required for any new signage.

ON BEHALF OF SOUDERS: Souders has concerns about access. The alley is less than 20 ft. wide. The Fire Department requires at least 20 ft. The access must be maintained and snow must be removed during the winter months. The access must be able to handle 80,000 lbs. for the emergency vehicles. A turn-around is required for the fire trucks. Souders suggested the turn-around be located between the locker room and soccer field. Following up with Souders is recommended.

KENT: A landscape plan will be required. A Zoning Clearance is necessary. Kent indicated the building materials conform to the standards of the UDO. Kent asked for clarification concerning the amount of traffic to the site. Witte indicated it will only be foot traffic and there will be no parking. Kent recommended increasing the landscaping along the alley to provide a buffer for the residences to the west, especially if there are owners other than the University.

PILARSKI: Pilarski stated that since the locker room will be discharging only sanitary waste water and the pavilion has no sanitary sewer service, the Water Reclamation has no comments concerning this project.

GESKEY: Geskey indicated he agrees with the comments provided by Engineering concerning the sanitary sewer service. The tie-in for water is at an existing 2" buffalo box. This is University owned. Geskey asked where this water originates. Witte indicated it comes from the shed. Geskey said the water from the shed is fed from LaPorte. Geskey said this service is shutoff every winter. Valparaiso City Utilities will not own or maintain any of this water service; however, backflow protection is required. If the shed has a backflow, another backflow is not required. Witte indicated the University has requested a backflow be installed. Geskey indicated the locker room will need a meter if it is not currently being metered off the shed.

ISSUES TO BE RESOLVED:

Landscaping Plan (with Tree Survey)
Revised Grading Plan
Erosion Control Plan
Detailed Site Plan
Backflow Prevention
Site Improvement Permit
State Design Release
Building Permit
Signage/Fencing Permit
Zoning Clearance
Site Access

Fire Department Vehicle Turn-around
All contractors must be registered with the City