



MEETING: Site Review Committee
SUBJECT: Morgan Place Townhomes
ADDRESS: 153 Morgan Blvd.
PRELIMINARY SITE REVIEW
IN ATTENDANCE:

Tyler Kent, Planning Director	(219) 462-1161
Vicki Thrasher, Building Commissioner	(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
Mark Geskey, Utilities	(219) 462-6174
Jon Daly, Fire Department	(219) 462-8325
Matt Evans, Public Works Director	(219) 462-4612
Media	

LOCATION: City Hall
DATE: May 3, 2016

PRESENTERS:

James Ford, LJF Investments, LLC
 (219) 462-7211 / ford@incitymag.com
 Kent Pollack, Pollack Architectural Group
 (219) 464-9398 / kentp@pollackarchgroup.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 Morgan Place Townhomes to be located at 153 Morgan Blvd. 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: Pollack mentioned that this project was granted several variances. This project will be a six-plex condo/townhomes on Indiana and Morgan. There will be three stories above ground, half basements in-ground and a personal elevator for each of the six units. The units will have two car garages in the rear, with enough room to stack two additional cars behind each garage. The drive will come through at the back.

STAFF COMMENTS:

EVANS: Evans mentioned that Public Works is concerned with items in the right-of-way such as curbs, gutters and sidewalks. Evans said the curbs, gutters and sidewalks need to be improved. The sidewalk at the drive does not appear to carry through the drive; however, according to City standards the sidewalk needs to carry through the driveway entrance. Evans indicated that Federal Highway has very strict standards concerning ADA ramps. The plans will need to include the details for these ADA ramps. INDOT does have examples for ramps. The 60" width for the sidewalk meets the City Standard. Evans said it will be necessary to work with the Planning Department, Park Department and Public Works concerning the selection of trees for the right-of-way. The City does not provide solid waste removal (trash and recycling) to buildings that have more than four units. Therefore, it will be necessary to contract with a private hauler for trash and recycling. Ford commented that the sidewalks were in very poor condition already and replacing the sidewalks is a very large expense. Ford asked if there was any chance of partnering with the City to replace the sidewalks. All the sidewalks across the street on Morgan and going down the north side of Indiana have been replaced; however, the sidewalks on the south side of Indiana have not been replaced. Evans explained the sidewalk on the Morgan side was damaged by the demolition company. However, in all cases when a person or company requests improvements to

a particular parcel, the City standards require the person or company making the request improve their frontage. Therefore, the city would not partner with anyone for frontage improvements. Burkman agreed that it is the responsibility of the developer to make sidewalk improvements. Geskey interjected that the improvement to the sidewalk on Indiana Avenue was at the expense of the Water Department after the water main was reworked. Roadways cuts must be restored. Restoration should follow the standards for collector streets. Scheduling inspections through Public Works will be necessary.

MCALPINE: McAlpine said he has been reviewing drainage. The drainage calculations provided for this project are adequate; however, McAlpine still needs to see how the storage volume is achieved on the site. McAlpine said it will be necessary to put together a grading plan in order to show the dimensions. McAlpine mentioned that he has been in conversations with Steve Travis at Americo and McAlpine provided specific comments about the bio-swale areas. There have also been conversations concerning the retaining wall height and what will be needed with regard to tie-backs if it exceeds a certain height. Discussions have taken place regarding the swale on the east side of the lot. We need to balance the need to shield this area from brake lights and also create a swale so that it will drain to the north and get the water into the bio-swale. A culvert will be needed at the entrance in order to carry the water in this direction. The downspouts and sump pump discharges should not be hard-piped into the under-drain; they should just daylight out at the grassy bio-swale.

BURKMAN: Burkman asked if the intent is to remove the short retaining wall along the Indiana frontage. Ford said they will have the site engineer look at this; however, it may not be removed. Matt McBain wants to save the tree. Kent interjected he wants this tree saved as well. Ford believes the retaining wall supports the dirt for the tree. Burkman reiterated that Public Works needs to be contacted regarding the ADA ramps. Burkman asked how the sanitary sewer connection will be made. According to the sewer atlas for this area, the main line sewer is not on Morgan or Indiana. It is all the way to the east on Valparaiso Street. There was long 6" clay service that came to 302 and was stubbed off to serve 153 as well. Both of these units were recently demolished. It will be necessary to look at what this means in terms of running service to the proposed units. Ford said if sewer has to be run all the way from Valparaiso Street it will kill the project. It will simply be too expensive to accomplish this. Geskey interjected that there is a 6" lateral that goes down to Valparaiso Street and Ford can tie into this. The six units could be brought out front on Morgan, and then it would be necessary to use Wye connections, run a pipe down to Indiana, turn and run a pipe to tie into what is already there. It would not be necessary to go all the way to Valparaiso Street. However, a clean-out will be required at each Wye connection. Burkman said the condition of the clay pipe is not known. Geskey said they show a 47 ft. tie-in from the main on Valparaiso. The clay pipe is not in the road, it is in the parkway. Geskey can't say how good the clay is, but records show from the main at Valparaiso the 47 ft. going west is PVC. Burkman said six owners sharing one private service lateral is a concern. Burkman asked if the units will be under a single ownership or if they will be sold individually. Ford said they will be sold as individual units. There will be an association setup to take care of the parking lot and common areas. Burkman said the association could be charged with the responsibility of taking care of the common private service lateral. Ideally what there should be is a main that each person ties into individually and each person's is their own. Ford said the sewer will be separate for each person. Burkman said basically they will all still be tying into one private lateral. Burkman suggested investigating the condition of the clay pipe. If the project does proceed, a Site Permit for the sanitary sewer connections, erosion control and right-of-way cuts will be required. The sanitary sewer connections will be charged on a per unit basis.

THRASHER: A State Construction Design Release is required prior to issuance of any Building Permits. All contractors working on the project must be registered with the City. A sprinkler system is required.

KENT: Kent asked if this project will be a condo subdivision or townhome subdivision. If it is a condo project, it will not be necessary to go through the platting process for the six lots; however, if it is townhomes the platting process will be necessary. Plans show it as condo construction. Submitting copies of the Covenants and Restrictions as part of the submittal is necessary. Providing details for the location and materials for the dumpster enclosure is necessary. The materials must match the existing structure (stone or simulated stone) with either a wood or vinyl gate at the front. In looking at the GIS, it appears that a portion of this development is actually on the parcel at 306. This will require a minor subdivision. A Zoning Clearance is required. Submitting the Landscaping Plan as part of the final detail plans is required. Lighting will need to be provided for the parking at the rear of the building. This lighting can be mounted on the exterior of the building. Not less than 40% of each building wall exclusive of windows or door openings shall be finished with masonry construction (brick, stone or simulated stone) and referring to Article 11, Section 11.205 of the Unified Development Ordinance is necessary. The plans must indicate the percentage of brick, stone or simulated stone on each building face. Kent asked if a retaining wall will be built on the south side of building. Ford confirmed a retaining wall will be built.

DALY: Daly mentioned that the City follows the 2014 Indiana Building and Fire Codes. Appropriate addressing needs to be at the front door for each unit. Daly requested that the Fire Department be involved in discussions concerning the placement of the fire department connection. Daly asked if there will be a sprinkler room. Pollack said this will be a residential sprinkler system and does not know if a sprinkler room is required. Daly requested a horn/strobe be installed close to the fire department connection. Daly suggested meeting once the sprinkler system plan is developed. Installing a flow switch for each unit so that the Fire Department could identify where the sprinkler head has activated is suggested. Daly is not sure if a recall is required for the elevator. Pollack said that after discussions with the elevator company there are no requirements for the State of Indiana. Pollack said the State does not perform inspections for residential elevators. Pollack mentioned that he did identify an elevator for the Construction Design Release. Thrasher suggested they check with the elevator division for the State concerning this issue. Daly said he will also do more checking. Thrasher indicated the City has no jurisdiction concerning elevators.

PILARSKI: Pilarski conveyed that floor drains are not allowed in the garages. The floor drains next to the water heaters and furnaces are acceptable. Pilarski asked if the elevator will be using hydraulic fluid. Ford confirmed the elevator will be hydraulic. Pilarski asked if the floor drain is necessary in the sump pit. Pollack said the elevator company stated the floor drain in the sump pit is not required. Pilarski indicated this will require clarification. If the elevator is using hydraulic fluid, the floor drain should not be connected into the sump pit which discharges into the storm water system. If the drain is not necessary, it should be removed. If it is determined that it is necessary, there needs to be an alarm system. Pilarski said this needs further discussion.

GESKEY: Geskey said the plans did not include anything for water. Pollack indicated this will be done by site engineer. Pollack just showed the water coming into the building. There will be six individual taps. Geskey said the fire service must be separated at the right-of-way. Pollack confirmed there will be one fire service. The services all come out to Morgan. The taps will be done in sets of two. Geskey conveyed he would like to see them go off of Indiana, but if this is not feasible that is okay. Geskey said both water mains are long services. The main on Morgan is in the road on the west side and the main on Indiana is under the sidewalk. Geskey asked where the fire protection stubs out. Pollack said this will be handled by the fire protection contractor. Geskey said the fire protection contractor needs to contact him concerning flow testing. Contact information for Geskey was provided.

ISSUES TO BE RESOLVED:

Landscaping Plan (as part of the final submittal)

Erosion Control Plan
Detailed Site Plan
Site Improvement Permit
State Design Release
Building Permit
Sprinkler System
All contractors must be registered with the City
Zoning Clearance
Grading Plan
Covenants and Restrictions
Minor Subdivision
Lighting for Parking
Appropriate Addressing
Contact Fire Department to Discuss FDC Placement
Clarification Concerning Elevator
Sidewalk
Road Restoration
Inspections for Roadway Restoration
Sanitary Sewer Connection