



**MEETING: Site Review Committee**  
**SUBJECT: Valparaiso Dog Park**  
**ADDRESS: 2904 Campbell Street**  
**PRELIMINARY SITE REVIEW**

**LOCATION: City Hall**  
**DATE: June 27, 2017**

**IN ATTENDANCE:**

Tyler Kent, Planning Director	(219) 462-1161
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Vicki Thrasher, Building Commissioner	(219) 462.1161
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Tim Burkman, Engineering Director	(219) 462-1161
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Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
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Mark Geskey, Utilities	(219) 462-6174
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Jon Daly, Fire Department	(219) 462-8325
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**PRESENTERS:**

Steve Ruby, Troyer Group  
 574-259-9976 / [sdr@troyergroup.com](mailto:sdr@troyergroup.com)  
 John Seibert, Park Department  
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 Steve Martinson, Park Department  
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 Don McGinley, Project Management  
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Email addresses for the above City of Valparaiso Departments can be found at [www.valpo.us](http://www.valpo.us).

The following is a summary of discussion at this meeting:

**OPENING:** The Site Review Committee met to discuss the proposed Valparaiso Dog Park to be located at 2904 Campbell Street. 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:** Seibert said this is a 14-acre site. A portion of the property will be utilized for the Horticultural compound and Public Works will also use a portion as a satellite area for storage of materials. The dog park will also utilize a portion of the property. Seibert said they have gone out to bid. There will be a pre-bid meeting on July 13<sup>th</sup>. Adjustments will be made to include any items covered in this Site Review Meeting. Part of the scope of this Site Review is the infrastructure work that needs to be done. Ruby said a feasibility study was done a little over a year ago. One of the main parts of the Site Review is a pavilion and restroom. The restroom will be a two-stall family restroom with storage behind the building. The restroom will be heated year-around. The dog park will be a pay-park. Ruby said most of the fence around the dog park will be a 6' chain link; however, the front portion of the fence bordering the parking lot will be a three-rail, black (majestic rail) decorative fence. There will be landscaping in front of this decorative fence. There will be an 8' wide sidewalk allowing access to the park. Handicapped parking is provided west of the restroom building. The park will provide a section for large dogs and a section for small dogs. The plans show everything at a 45-degree angle and this prevents corners that can cause dogs to be angry. This also provides outs for other animals. Ruby conveyed the park is an open design and the natural landscaping will be utilized. Ruby said seven trees were removed; however, they have been replaced. Everything sheet flows to either a catch basin or to the east of the site, channeled through a bio-swale as a filtration measure prior to going into the lake. The

bio-swale is approximately 250 ft. in length. They will use rain garden species and cobble stone as a permanent BMP. A fire hydrant is located at the far east end of the roadway in the middle of the emergency vehicle hammer-head turn-around. This is also bordered with a cobble stone BMP to filter out any contaminants that may wash down to this location. The hammer-head will also be used as an access point to the back side of the horticultural facility on the east portion of the lot.

**STAFF COMMENTS:**

**MCALPINE:** Providing the total square footage of the hard surface area for the horticultural portion and the dog park is requested. The plans indicate that HDPE will be used for the storm sewer material. Most of the pipe is under paved areas. McAlpine indicated the preference is concrete pipe. McAlpine is aware of an existing culvert at the entrance which drains from south to north. McAlpine conveyed that he has received past calls from the adjoining property owner who has a septic system. McAlpine asked if it is possible to redirect this water into the intake. Ruby said their concern is that the culvert sits too deep to get the water back to the system they are using to treat the water. They are leaving this in place to balance the sides; however, they have curved the driveway in and are eliminating any run-off from their proposed hard surfaces into other areas. These areas will receive only rain water. Nothing will be draining to other areas. McGinley interjected that sanitary laterals will be offered to both side. McAlpine said the details for the sanitary manholes need to have concentric cones.

**BURKMAN:** Burkman said the sanitary pipe is called out as SDR35. Is the intent to open cut the sanitary across Campbell. Ruby said they will be directionally boring. Burkman said a different pipe material needs to be used, possibly HDPE. Burkman said on the plat that was prepared, there is a 20-ft. easement in the back of Lots B and C. It appears the sanitary lateral that will run to Lot C will be within the easement. It may be necessary to push one of them back. The stub immediately adjacent to the northern property line can be stubbed anywhere along the shared border, but Lot C will need to be positioned accordingly. Burkman asked if they will be disturbing over an acre. Ruby said over an acre will be disturbed. Ruby said they are working on the Rule 5 Permit and plans will be dropped off today to the Soil and Water Conservation District. Burkman conveyed a Site Permit will be required.

**THRASHER:** Thrasher indicated the two proposed structures must be submitted to the State for plan review. Ruby mentioned the plans have already been sent to the State. Thrasher said a permit will be required for each structure. Thrasher requires a full set of plans and permit applications. The fencing needs to be included on the permit application for the restroom building. All contractors working on the project must be registered with the City. A permit will be required for signage.

**KENT:** This property is zoned Suburban Residential. A public park is permitted within this zoning district. The parking calculation is one parking space per 10,000 sq. ft. of recreation area. Kent asked if the tree line on the north and west side of the property will remain. Ruby said it will remain. Kent inquired if any additional landscaping will be included along these areas. Ruby indicated nothing will be added along the north buffer, except for some specimen trees that are within the dog park. Ruby stated there will be no additional landscaping on the west side. This will remain as the current evergreen buffer. Kent mentioned he will work with Martinson and Ruby for a better understanding of the landscaping. Kent will review the photometric plan. Kent asked if bicycle parking is being considered. Ruby stated that bicycle racks will be provided by the City. The racks will be placed southeast of the restroom facility. The requirement for ADA parking is one ADA space for each 25 regular parking spaces and there must be a van accessible ADA space. Kent asked if there will be a dumpster on site. Seibert said they have not discussed this detail. Kent conveyed if a dumpster is considered it will be necessary to meet the standards of Article 2, Section 2.406. Kent mentioned that there had been discussion about landscaping along the driveway into the property. Ruby said this was based on the aesthetics of the wet spot in the yards and since the dog park is not contributing to this, the landscaping on the south side was waived.

Kent said a Zoning Clearance will be required.

**DALY:** The City follows the 2014 Indiana Building and Fire codes. Daly requested the appropriate addressing be placed on the sign. The hammer-head turn-around is acceptable. Daly asked if the dogs will run free in the dog park. Seibert indicated that owners must be there with their animals. Daly asked if staff will be available to assist if there is a dog attack. Seibert explained there will be a fob system and the dogs must be prequalified. The dogs will be screened by an advisory group that will consist of two police officers from the Canine Division, veterinarians and individuals from Lakeshore Paws. There will also be an ongoing evaluation team if there are any issues along the way. The fobs will also provide data on when individuals are in the park and there will be cameras that will verify the information. There will be an override to allow entrance for emergency vehicles.

**PILARSKI:** The Water Reclamation Department is interested in what is being discharged into the sanitary sewer. Pilarski asked what standards were used in determining the proper distance from the proposed eastern fence of the dog park to Silver Lake for environmental concerns. Ruby said there were no standards used; however, they will entertain any standards proposed. Pilarski indicated this issue will be left as presented. Seibert mentioned they will use every effort in making sure the dog park will not impact Silver Lake including licensing the park patrons. The license will require the users to clean up or lose their license. Park Department staff will be policing the park on a daily basis. Pilarski asked if the dog wash station has any storm water or waste water drains. Ruby indicated there will not be any such drains for the dog wash station or drinking water station. The wash water will be allowed to runoff to the east and eventually into the constructed swale along the western end of the lake. Pilarski mentioned there are six floor drains located within the proposed restroom building. Pilarski questioned if the floor drain in the storage area is necessary. Ruby commented that this floor drain is not needed. Pilarski conveyed if this drain in the storage area is to remain, an interior filter will be required. Ruby agreed to this requirement. Pilarski asked for clarification concerning what will be stored in the storage room. Seibert indicated minor supplies for the proposed buildings will be stored; however, there will be no chemical storage. Submittal of internal plumbing plans for the onsite greenhouses (if applicable) and the Horticultural Center will be necessary. The plans should be sent to Yacoub Aljobeh, Pretreatment Coordinator for review and approval. Contact information was provided.

**GESKEY:** Discussion took place regarding whether to close Campbell or bore Campbell. McGinley, Burkman and Geskey will meet to discuss which option will be better. Geskey recommend a 6" water main throughout the course of the property. The 4" service going into the first building will require a meter and backflow. All other backflows shown on the plans will be owned and maintained by the Park Department. A backflow is also needed at the restroom in the dog park.

#### **ISSUES TO BE RESOLVED:**

Erosion Control Plan

Rule 5 Permit

Detail Site Plan

Backflow Prevention

Site Improvement Permit

State Design Release (for each building)

Building Permit (for each building)

Signage/Fencing Permit

All Contractors Must Be Registered with the City

Zoning Clearance

Internal Plumbing Plans (Greenhouses, if applicable, and Horticultural Center)