



MEETING: Site Review Committee
SUBJECT: Aurora View Townhomes
ADDRESS: 1504 Vale Park Road
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: July 18, 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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Adam McAlpine, Engineering Dept. (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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Tim Stites, Fire Department (219) 462-8325
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PRESENTERS:

Christopher Wolf, Shive-Hattery
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Russ Pozen, DVG
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Sheryl Sharpe, Milestone Ventures
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Mary Idstein, Porter Starke
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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 Aurora View Townhomes to be located at 1504 Vale Park Road. 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: A few changes have been made to the site plan. The big change is the location of the dumpster enclosure. The UDO requires that landscape side to face the street; however, in order for the trucks to access the site, the driveway had to be adjusted. More pavement had to be added to allow the truck to forward-approach into the dumpster enclosure. This adjustment changes the parking layout a little. This project includes two buildings that are four units each. There are two three-bedroom units and the remaining units are two bedrooms. There are two parking spaces per unit. Two of the units are Type A and the rest are Type B.

MCALPINE: McAlpine requested submittal of drainage calculations for the pipes and pond. Pozen mentioned the calculations are ready and will be submitted after the site review so that if any modifications are required they can be included. McAlpine said downstream of the detention pond there are two private properties. The water seems to flow south into the open wetland area that is on either of those properties. McAlpine recommended they acquire a drainage easement from these property owners to allow for the overland flow. Pozen asked if an easement is necessary if the drainage goes there naturally. McAlpine explained this is spelled out in the drainage standards. Pozen asked what size the easement needs to be. McAlpine suggested they discuss this issue further. A Site Permit is required. McAlpine indicated that Sheet C105 shows two of the sewer taps going into a sanitary manhole. These taps need to go into the main line.

Sewer taps into sanitary manholes are not permitted. McAlpine asked what measures will be used for water quality. Pozen said the detention will be a dry basin. Roof rain water will be harvested and stored in storm trap chambers. Overflow from the storm trap chambers will go directly into the pond. The drainage report will spell this out.

BURKMAN: Burkman mentioned that he was also going to address the sewer taps into the manhole. Burkman said this line will need to be a privately owned 8" main. Burkman said we do not allow services into manholes on our public lines; however, given this will be private if they choose to have them enter the manhole this will be the owner's decision. Pozen asked if this line can be 6". Burkman recommended the line be kept as 8". Sharpe mentioned that one unit will be sold in 15 years. It will be a condo unit. Burkman indicated he will speak with Utility concerning this issue. Burkman said one of his other comments was to eliminate manhole A at Vale Park and having it come in as a tap. This is how private services are run. This eliminates confusion on the main line on Vale Park. Burkman said they will need to tap into the 12" with a stainless-steel saddle, 12x8. Utility will need to inspect this. The contractor will need to coordinate with Utility. Everything installed from the tap south will be private. Burkman strongly suggested epoxy coating the flow lines in the manhole. Burkman said if one unit is sold off, there will still be some sort of common ownership/association to handle maintenance. Long term maintenance of the sewer line could be covered by the common ownership/association if any issue does arise. The address for the site is 1504. The western building needs to have its own address. The western building address will be 1502 and the address for the eastern building will be 1504. The units can be 1 through 4 or A through D. Burkman conveyed there is a 40-ft. right-of-way required. Submittal of the dedication document is required for Board of Public Works and Safety. City standards require frontage improvements. These improvements include curb and gutter, necessary pavement widening to bring the frontage up to collector street standards (18-ft. from center line to back of curb) and sidewalk (minimum width of 5-ft.). The City is designating Vale Park Road as a pathway corridor which requires the sidewalk to be 8-ft. wide. It is not clear whether the pathway will be on the south side of the road or the sidewalk will be replaced on the north side of the road. Burkman said once the decision is made, he will contact them concerning this issue. Burkman conveyed the MS4 Operator will provide any comments on the erosion control plan directly to DVG.

THRASHER: Thrasher asked if the buildings will be R2 or R3. The buildings will be R2. They will be submitted to the State. They will have sprinklers. The State Construction Design Release will be required prior to issuance of Building Permits. All contractors must be registered with the City. Signage will require a permit. The buildings can be submitted to the State together with both addresses listed.

KENT: This property is zoned Urban Residential (UR). Sheet C103 states it is R1. The gross density, net density and open space calculations need to be shown. The open space requirement for single family attached is 15%. The gross density is 9.648 and net density is 11.350. The square footage requirement for the lot is at least 25,000 sq. ft. Referring to Table 3.301A will be necessary. Providing on-lot landscaping and open space landscaping is necessary. Open space landscaping requires 10 large trees, 15 small trees and 68 shrubs. Referring to Table 10.303 for these requirements is necessary. Details for the dumpster enclosure are required. Landscaping on three sides of the dumpster is required. A man-door is also required. A Zoning Clearance will be required to this project.

STITES: Stites asked about the size of the turnaround. Pozen indicated the driveway width is 27-ft. which narrows down to 22-ft. for the drive aisle, there is approximately 28-ft. in front of the dumpster and 20 ft. for parking. Kent said if there are cars parked in the spaces, the 20-ft. will not be available. Stites said even without the 20-ft. there should be enough space available for the Fire Department to turn around. Building addressing needs to be visible. The City follows the 2014 Indiana Building and Fire Codes. Stites is aware the buildings will be sprinkled. Stites asked if there will be an alarm and indicated notification is preferred.

PILARSKI: Pilarski asked if there will be a community center. Sharpe indicated this project does not include a community center. Pilarski conveyed there are corrections required to the notes on Sheet C202. The Sanitary Sewer General Notes, Note #7 needs to be corrected to read, "all sanitary sewers shall be inspected by the Valparaiso City Utilities Collection and Distribution Department" not Public Works. Note #8 for the water main needs to be corrected to read "per the direction of the Collections and Distribution Manager" rather than the Municipal Utility Director.

GESKEY: The water main will be public. Geskey indicated one fire hydrant at the end continuing the main onto the grass area is required. Stites said the Fire Department would prefer a hydrant at Vale Park. Geskey conveyed a fire hydrant at the end will be required for cleaning purposes. Geskey said the water main needs to be in a minimum 20-ft. easement, but Geskey said a 30-ft. easement is preferred. The water main should be placed in the middle and the curb box and valve within 5-ft. of the water main. Geskey conveyed that he will need to be contacted when they are ready to move forward. The procedures for extension of a water main in Valparaiso will be provided at that time. Geskey said clean-outs are required within 5-ft. of the buildings. Stites interjected that one hydrant at the end is acceptable. There is an existing fire hydrant across the street.

STAFF COMMENTS:

ISSUES TO BE RESOLVED:

- Landscaping Plan
- Erosion Control Plan
- Right-of-Way Dedication
- Detailed Site Plan
- Drainage Calculations
- Site Improvement Permit
- State Design Release
- Building Permit
- Signage/Fencing Permit
- Zoning Clearance