



MEETING: Site Review Committee
SUBJECT: Kunz Addition
ADDRESS: 1352 Ransom Road

LOCATION: City Hall
DATE: August 10, 2010

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Craig Phillips, City Planner (219) 462-1161
Tyler Kent, Asst. City Planner (219) 462-1161
Tim Burkman, Engineering Director (219) 462-1161
Dick Condon, Water Reclamation Dept. (219) 464-4973
Chuck McIntire, Water Dept. (219) 462-6174
Vicki Thrasher, Building Commissioner (219) 462-1161
Ron DeTorrice, Public Works Director (219) 462-4612
Jack Johnson, Fire Department (219) 462-8325
Media

PRESENTERS:

Don Bengel, Bengel Engineering & Surveying
219-462-0690, bespels@verizon.net
Valarie Kubacki, Century 21
219-405-0577 / valarie.kubacki@century21.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 a proposed minor subdivision located on the corners of Ransom and Goodrich Roads. Phillips 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.

PROJECT EXPLANATION: The property consists of 3 lots which front on Ransom Road. The water will be extended west from the NE corner of Ransom and Goodrich Roads. The sewer will be extended coming out of Candlewood Drive, coming down the east side of Goodrich Road, and then along the north side of Ransom Road. Drainage calculations were not provided and the route of the drainage was briefly explained.

STAFF COMMENTS:

JOHNSON: The number of hydrants and the 30' road width on Ransom Road is adequate.

MCINTIRE: A 12" valve will be necessary on the end of that line which is preceded by a hydrant. The hydrant must face the road, located within an easement behind the sidewalk, and cannot be more than 10' from the road edge. Horizontal directional drilling is preferred at the crossing of Goodrich Road otherwise; permission will be necessary, as well as using flowable fill and asphaltting the following day.

DETORRICE: There appears to be a steep drop off from the sidewalk and Bengel clarified that off the edge of the existing pavement, there's a drain that comes down against a 12" culvert, and then continues across the road.

CONDON: No comments at this time.

PHILLIPS: Land division cannot occur in the City until it goes through a minor subdivision process. The entire property owned by Mr. Kunz isn't depicted on the plat itself. The resulting lot that the home will sit on also needs to be included in the minor subdivision because it is one of the lots of the minor subdivision. The

base land that's included in all the property being split will need to include all of the property that was either previously owned, or still owned by Mr. Kunz. Utilities will have to be extended to the edge of the property. The only complexity associated with this project is that in order to subdivide land in the City of Valparaiso, providing proof of utilities is essential. In order to comply with the standards, lots in the Suburban Residential District have to each be 90' in width. Some sort of adjustment is possible in order to avoid the variance process. There are no pathway requirements associated with this property however, there are standard sidewalk requirements. The plat will need to be titled, Minor Subdivision, rather than Secondary Plat. The parcel that the house sits on will need to be added onto the map.

THRASHER: No comments.

BURKMAN: The existing lot needs to be included within the subdivision. The 30' half width right-of-way dedication is shown on Ransom and Goodrich Roads. Payment in lieu of construction will be required to widen the road to the Collector Street Standards. This is shown for Ransom Road however, it has to be shown for Goodrich Road. The frontages have to be upgraded with curb and gutter, and pavement widening. Drainage on the property does have to be accounted for. A portion of lot 1 will have to be reserved for a detention basin and easements need to be shown as to how the routes will be made to that basin. Maintenance provisions for the basin are also essential. Ultimately an erosion control plan and permit would be required. An explanation as to how the bump outs that extend over lot 3 will be handled is also necessary. A sidewalk waiver will be required along both frontages. The depth being proposed for the sanitary sewer will need to be checked in order to determine if it's suitable for future developments. In order to subdivide the property, improvements must be installed or surety provided, prior to plat approval. Ensuring that the owner is clear on this issue is important.

ISSUES TO BE RESOLVED:

- Landscaping Plan (with Tree Survey)
- Erosion Control Plan
- Rule 5 Permit
- Right-of-way
- Detailed Site Plan
- Sanitary/Sewer
- Sidewalk Waiver
- Backflow Prevention
- Site Improvement Permit
- Building Permit
- Signage / Fencing Permit
- Zoning Clearance