



MEETING: Site Review Committee
SUBJECT: Valparaiso Health Campus
ADDRESS: Vale Park & Silhavy Roads

LOCATION: City Hall
DATE: July 13, 2010

PRELIMINARY SITE REVIEW
IN ATTENDANCE:

Tyler Kent, Asst. City Planner (219) 462-1161
Tim Burkman, Engineering Director (219) 462-1161
Ed Pilarski, Water Reclamation Dept. (219) 464-4973
Vicki Thrasher, Building Commissioner (219) 462-1161
Ron DeTorrice, Public Works Director (219) 462-4612
Jack Johnson, Fire Department (219) 462-8325
Mat Murphy, Economic Development (219) 462-1161
Rick Walstra, Comcast (866) 594-1234
Media

PRESENTERS:

Nathan Waggner, Cash Waggner & Associates
812-631-3964 / nwaggner@cashwaggner.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 Valparaiso Health Campus. 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: The development is Lots 2 and 3 of the Wildwind Subdivision. Lot 2 is a 100 bed nursing home facility which includes assisted living with skilled care. Lot 3 is similar although the care is focused on patients with memory difficulty such as dementia. The memory care unit will consist of 32 beds. A public road separates the 2 facilities. The assisted living facility is clarified as a level of care rather than the idea of independent apartments. The nursing home and memory care facilities are phase 1 and each of these buildings will be sprinkled. The graveled entrances are temporary and paving will take place. Each facility will be single story.

STAFF COMMENTS:

Burkman: Lot 2 – The ADA ramps for Daylily Drive and Lilac Lane need to be ductile iron detectable warning plates per Neenah, East Jordan, or ArmorTile by Engineered Plastics, Inc. Coating with a rust inhibitor compound will be needed if ductile iron plates are used. Ramps with detectable warning plates are required at public street approaches. Creating a “right turn in” access may be beneficial in order to accommodate trucks and service vehicles. Shifting the proposed entrance to the north or south may also an option. The Unified Development Ordinance requires parking spaces against sidewalks to be 9’ x 20’ however, the drive aisle only needs to be 22’. The downspouts on the far NE corner of the building should drain to the lawn surface rather than be enclosed. Implementing a rain garden or swale in that area is strongly suggested to help with water quality. Creating a large swale is recommended at the NW corner of the site in order to accept sheet drainage from the parking area. Plantings or anything that would enhance

the water quality of the runoff is also suggested along the swale, on the south side of Daylily Drive. Eliminating one or two of the sewer connections will reduce the cost of tap on fees. A grease trap detail and plumbing schematic will be required. Runoff from the 100 year major storm event must be able to get to the detention basin. Calculations will need to be provided if the sewers are designed to carry the major storm.

Lot 3 – Ramps are required at the drive although, detectable warning plates are not. Grease trap detail will also be necessary if there is any food preparation at this facility. Anywhere that piping can be eliminated and swales can be implemented is strongly advised. Downspouts along the north side of the building and discharging to the surface will slow the flow and help with water quality. A plumbing schematic is required. Utilizing one of the future building pad sites on lot 3 is suggested for placement of the soil stockpile. Runoff from the major storm must be able to get to the detention basin. If the sewers are designed to carry the 100 year major storm, calculations will need to be provided.

On behalf of Chuck McIntire from the Water Department: The water plans have been approved and the NOI IDEM permit has been filed.

Pilarski: Access is needed for sanitary sewer manhole #104, on Lot 2, Drawing C-203. A rock type road rather than a grass area is needed in the back area. An oil and grease interceptor is needed for the facility. The Sewer Department recommends the installation of 2 cleanouts on the 2 lines that access into the unit. The unit must be a minimum of 1,000 gallon liquid capacity. Discharges from the facility will be required to meet Chapter 52 of the City of Valparaiso's Sewer Use Ordinance. Completing the medical and mercury waste disposal survey is also required. Sanitary sewer, internal plumbing plans for both facilities will need to be submitted for review and approval.

Kent: The property is zoned, Campus District therefore, complying with Article 11 in the Unified Development Ordinance is essential. Detailed calculations of the proposed parcel, as well as each of the resource protection standards resulting in the base site area, need to be shown on the plans. Open space calculations also need to be indicated; 30% for overall development is required and no less than 10% on each individual site in the development. A pedestrian connection to the main building entrances from the public sidewalks on the perimeter of the sites, need to be shown on the plan. Parking calculations need to include the assisted living portion of the site and amended on the site plan. Setbacks need to be shown as per Section 11.705 in the Unified Development Ordinance. A detailed tree survey and landscape plan as per Section 11.703 and Section 11.704 of the Unified Development Ordinance will need to be provided. An architectural and signage pattern book needs to be provided as per Section 11.705 in the Unified Development Ordinance. Signage is permitted as per Section 11.706 in the Unified Development Ordinance. Referring to Article 2, Section 2.400 in the Unified Development Ordinance will clarify information regarding dumpsters. Dumpsters will need to be enclosed on 3 sides with a gate in the front. Clarification is needed in order to determine if the property is located within the Wellhead Protection Area. It's unclear as to whether or not there will be fuel stored onsite during construction. Further clarification is needed regarding the Wellhead Protection Area as well as the parking. Phase 2 will be site reviewed separately.

DeTorrice: The idea of a compaction unit may be a possibility if enough refuse is anticipated. The placement of the detectable warning plates was explained.

Walstra: No comments.

Thrasher: State Design Releases are required before permits can be issued. Permits will also be required for any fencing and signage.

Johnson: Considering a 12" main on the north side, parallel to Daylily Drive is advised. The plan is favorable although, some adjustments may be needed in order to accommodate the Fire Department's needs. Changing a hydrant location to the other side from what's currently shown on the plans, will be necessary. A Knox Box will be required for both facilities. The canopy height at the entrance must have an 11' or 12' clearance although, Johnson will check into this. The placement of the Fire Department connection, fire lane location, and other details will be addressed at some point in order to resolve some issues. The placement of pavement is suggested on Lilac Lane near the skilled care unit.

ISSUES TO BE RESOLVED:

Landscaping plan (with Tree Survey)
Erosion Control Plan
Rule 5 Permit
Knox Box

Detailed Site Plan
Sanitary/Sewer
Backflow Prevention
Site Improvement Permit

State Design Release
Building Permit
Signage/Fencing Permit
Zoning Clearing