



**MEETING: Site Review Committee**  
**SUBJECT: Preserve at Grande Oaks**  
**ADDRESS: Eisenhower Avenue**

**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 |
| Matt Murphy, Economic Development     | (219) 462-1161 |
| Rick Walstra, Comcast                 | (866) 594-1234 |

##### PRESENTERS:

|  |                                       |
|--|---------------------------------------|
| Jim Combs, MJ Valparaiso, LLC          | 219-477-1990 / jimcombs@licombs.com   |
| Michael Sakich, MJ Valparaiso, LLC     | 219-738-2322 / msakich@IGCRE.com      |
| Jeffrey Ban, Development Visions Group | 219-662-7710 / jrbandvg@sbcglobal.net |
| Jack Huls, Development Visions Group   | 219-662-7710 / jhulsdvg@sbcglobal.net |

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 Preserve at Grande Oaks. 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 original site review for this project was in March, 2010. The issues discussed at that meeting with the Fire and Water Departments have since been addressed. A landscape plan and tree survey is submitted for review and approval. Pursuing the on-street parking is preferred. Further discussion regarding additional calming devices and street size is needed and maintaining a 3 to 1 ratio is anticipated. The plan is to start with 64 units and the architect work to begin shortly. Completed construction drawings are anticipated by mid to the end of August. Phase 1 is projected to begin in September and demand will dictate the start of Phases 2 and 3. Occupancy is expected in the spring of 2011. The portion of Eisenhower Avenue from Roosevelt Road will be constructed first. Any decisions regarding the proper use of the wetlands will be verified from a wetland consultant.

#### STAFF COMMENTS:

**Burkman:** The sewer capacity in the main line down from this development has always been a concern. A period of approximately 45 days of flow metering had just taken place. Currently there still is a concern with this line. This issue needs to be addressed with the Utility Department in order to determine the cause of the significant spikes in that line. A passing blister on the south side of Glendale Blvd. will be required. Shifting the manholes out from underneath some of the parking stalls is essential for access into those lines. Easements will need to be provided for the portions that are not within the right-of-way. The wetlands located on the northern portion of the site cannot be used as a detention facility. This issue will need to be

resolved. Redirecting the area in the NE corner of the development to outlet in the SW corner, and into the main basin is strongly advised. An overflow for the normal water volumes will need to be provided. Ensuring that the 100 year storm water runoff volume gets into the intended basin is imperative. In an effort to benefit water quality, eliminating some of the storm water pipe is suggested. Implementing bio swales where possible is encouraged. It was clarified that the on-street parking shown along the north side of Eisenhower Avenue does not count towards the parking calculation. The Collector Street standard road width is 36' however; reducing that may be possible. In reference to the street sewer capacity issues, Burkman said other options more substantial in terms of cost for sewer connections are a possibility. The issues with the Roosevelt Road sewer line will need to be addressed regardless. Further conversation is needed with the Utility Department.

**On behalf of Chuck McIntire:** Actual drawings of the layout are still needed. If there hasn't been any change, the fire hydrant coverage is favorable.

**Pilarski:** Moving the manholes is essential in order for the Sewer Department to gain access. Sanitary sewer profiles of the project are required for review and approval.

**Kent:** Open space calculations need to be indicated on the plan and 40% is required. Detailed calculations are needed for the area of the parcel proposed for development, and also for each of the resource protection standards resulting in the base site area. A 30' side and rear building setback, 40% building coverage, and 50% lot coverage minimum are required and must be shown on the plan. Three copies of a detailed tree survey and landscape plan need to be submitted as per Article 10 in the Unified Development Ordinance. A 15' wide Class B buffer as per Section 10.402 in the Ordinance is required. A lighting plan also needs to be submitted. In regards to dumpsters, referring to Section 2.310 is recommended. Further discussion with Craig Phillips is essential regarding the density of the site. The bike and pathway information that was submitted will be reviewed. Kent will review the accessory structures and clarification is needed as to whether or not the setbacks shown on the plan are acceptable. Reviewing Article 2, Section 2.403 in the Ordinance is advised since it pertains to accessory structures.

**DeTorrice:** The location of the speed table is important for plowing purposes. Information regarding dumpsters was provided.

**Walstra:** No comments

**Thrasher:** State Design Releases are needed before permits can be issued. Permits are also required for all accessory structures, any signage, and any advertisements for the complex. As long as signage meets the signage requirements, signage is allowed without a permit during construction.

**Johnson:** Any plantings placed in front of the Fire Department connections are prohibited.

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

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