



MEETING: Site Review Committee
SUBJECT: Lot 33A
ADDRESS: 751 Eastport Centre Drive

LOCATION: City Hall
DATE: March 25, 2008

PRELIMINARY SITE REVIEW
IN ATTENDANCE:

Tyler Kent, Asst. Planner	(219) 462-1161
Matt Kras, Storm water Engineer	(219) 462-1161
Dave Pilz, Engineering Director	(219) 462-1161
Jack Johnson, Fire Department	(219) 462-8325
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Daryl Brown, Water Dept.	(219) 462-6174
Marv McDaniels, Collections Dept.	(219) 464-2346

Media

PRESENTERS:

Steve DeBold, Chester Inc.
465-7555 / steved@chesterinc.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:

The Site Review Committee met to discuss a proposed child care facility. 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.

DeBold explained the project is a 5,555 square foot child care facility. The building is single story with a combination of block, brick, and an accent band. The height of the building is approximately 24' and will house a maximum of 94 children. Lot 33A is the result of a re-plat of lot 33, which is half of this parcel. Lot 33B will access off of Transport Drive and lot 33A will access off of Eastport Centre Drive. A portion of the parking lot will sheet drain onto Eastport Centre Drive. The remainder of the property will be directed along a swale next to the north and south property line, to an existing 18" RCP which drains into Transport Drives' storm system. The swale in between lot 33B and lot 32 will be slightly re-graded in order to conform to both parcels as a whole. A hydrant is located directly in front of the building, across Eastport Centre Drive. The 2 access points off of Eastport Centre Drive will enable the one-way drop off layout to function efficiently. The client for this facility requested more parking than what is needed. The impervious lot coverage is 23% and it's probable a future addition will be added to the rear of this facility.

Pilz commented the plans look great and there are no issues other than statements from Kras.

Kras is aware of the capped storm structure under the ground located by the existing catch basin however; it will not be utilized for this site. There's a pond that outlets directly to Transport Drive. The existing inlets in Transport Drive tie into the 18" pipe. Kras inquired if the swales on the plan come out to Transport Drive and DeBold explained that where the pipe starts is where the swale ends. The existing storm sewer located on Transport Drive serves as an overflow for the decorative pond. A Rule 5 Permit is required and Kras said he will review the Storm Water Pollution Prevention Plan that was submitted. Rather than using the silt fence, DeBold inquired the use of silt socks instead since they seem to work well. Kras is interested in how they perform and other than for curb inlet protection they haven't had experience with

them. For the most part the site is fairly flat therefore; giving them a try is acceptable. The placement of something around the temporary stock pile is recommended.

Kent stated that any child care facility in the City will need a special exception through the BZA in order for this to be a permitted use. Another requirement is to have 50 square feet intended for each child for outdoor use at any one time. The dumpster enclosure must match the materials used for the building. Kent pointed out there's an issue with the amount of parking spaces and DeBold said his clients insisted on all the parking. A large number of employees are anticipated and they are well under the impervious coverage. Kent requested elevations for the west and south side. DeBold conveyed that the vinyl siding is on the east side since this is the location for the future addition. Kent inquired if a 6' tall monument style sign is within the whole development. DeBold stated they provide the location and the owner works through a sign company.

Pilarski is aware that the nurse area is located in the vicinity of the reception area. Medications will be stored in the closet area. Lunches will be prepared on site in the kitchen. A Facility Plumbing Plan is needed in order to determine if an interceptor or grease trap is required. Pilarski explained it's necessary to review a description of the entrée's that will be served, how the food is prepared, and the type of equipment at this location.

McDaniels said when ready the laterals will be located.

Brown stated this is within the Wellhead Protection Area therefore; secondary containment for any fuel on the site is necessary during construction. Backflow protection is needed at the water meter. The building will not be sprinkled and there will not be any landscape irrigation system. When ready for water service contact Chuck McIntire.

Johnson said a Knox Box is required for this location. The site falls under State jurisdiction regarding the inspection. A fire lane in the front is encouraged because of the future plans for an addition in the back. The access for the Fire Department would otherwise be hindered. DeBold said it's impossible to place a fire lane with the way things are currently laid out. Johnson stated this will need to be changed. After some discussion, Johnson said they can work together to see what the plans consist of and possibly come up with a compromise.

ISSUES TO BE RESOLVED:

- Landscaping plan (with Tree Survey)
- Erosion control plan
- Rule 5 Permit
- Right-of-way
- Detailed Site Plan
- Special Exception through BZA
- Facility Plumbing Plan
- Knox Box
- Sanitary/Sewer
- Backflow Prevention
- Site Improvement Permit
- State Design Release
- Building Permit
- Sign Permit
- Zoning Clearance