



MEETING: Site Review Committee
SUBJECT: Retail Multi Tenant Building
ADDRESS: 2202 LaPorte Avenue

LOCATION: City Hall
DATE: November 18, 2008

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Tyler Kent, Asst. Planner (219) 462-1161
Tim Burkman, Engineering Director (219) 462-1161
Jack Johnson, Fire Department (219) 462-8325
Ed Pilarski, Water Reclamation Dept. (219) 464-4973
Chuck McIntire, Water Dept. (219) 462-6174
Marv McDaniels, Collection Dept. (219) 464-2346

PRESENTERS:

John Sturgill, McMahon Associates, Inc.
219-241-5996
jmsturgill@mcmgrp-in.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 retail multi tenant building. 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.

Sturgill explained this project was last site reviewed in November of 2006 through Genesis Development. The project was then sold and the Lannert Group was hired to investigate whether or not certain site revisions can take place relative to an access on LaPorte Avenue. Alternatives were discussed and it was determined that access on LaPorte Avenue wasn't favorable. McMahon Associates was hired to make some minor revisions relative to the building size and the parking lot from the approved plan in 2006. In terms of the overall project, the drainage and utilities will remain the same. This site review is requested because of the time length from the original approval. Sturgill had a copy of the approved plan as well as some of the changes. The front parking lot had a slightly different configuration. The previous owner wanted to indicate an entrance for the potential future access on LaPorte Avenue from the 2006 plan.

McIntire stated that a 10' separation is needed where the water and sewer enter the building. A fire hydrant at the corner of Mayfield Avenue and LaPorte Avenue is required. The number of tenants for the building isn't yet known. McIntire suggested bringing a 4" line into the building on the domestic and then a 2" water meter from there. One meter per service is allowed. Backflow protection is required at the meter, any landscape irrigation system, and the fire service.

Johnson said to contact the Fire Department before placement of the Fire Department connection as well as for the placement of the Knox Box.

A sewer is shown going to Mayfield Avenue and McDaniels said a stub is coming off the manhole from LaPorte Avenue. Sturgill conveyed they will tie in before the lift station and they are aware this is private. The sewer tie in had previously been negotiated as well as the access to Mayfield Avenue.

Pilarski stated that any further questions regarding the connection point will be deferred to Burkman and McDaniels. Pilarski will reserve further comment until the tenants have been determined. Discharges from the facility must meet Chapter 52 of the Sewer Use Ordinance. An interior plumbing plan is necessary for restaurants as well as a medical facility.

Burkman clarified that the correct address is 2202 LaPorte Avenue. Documentation is needed in reference to the ROW dedication off of LaPorte Avenue. Since the system on Mayfield Avenue is private, documentation of the owner's permission is required before connection is allowed. Pavement replacement detail for Mayfield Avenue must be indicated. Further detail is needed in regards to the retaining wall. Since some areas of the retaining wall are as great as 5.5', Burkman advised the placement of a railing. Further detail is needed in regards to the retaining wall. The 10' separation between the storm sewer and water main is required on Mayfield Avenue. If this cannot be done, upgrading the pipe type to water main quality is recommended. Constructing the missing segment of curb along the LaPorte Avenue frontage at the existing drive is required. Lighting cannot negatively impact residents to the south.

On behalf of Matt Kras, Storm Water Engineer, Burkman stated there is concern with the southwest corner of the parking lot where the overflow of drainage is proposed. It appears that water will overflow the curb line before overflowing into the street. Measures need to be taken in order to prevent the homes directly south from taking on the water. Current drainage calculations have not been received as of yet. The previous calculations were from 2006 and Burkman suggested corresponding directly with Kras regarding any changes. Drainage calculation indicates that the runoff being detained is from a 100 year event with a 10 year release rate however, the requirement is a 2 year release rate. An invert elevation for the inlet pipe at the northeast end of the underground storage is indicated. There is also an inlet at the northwest end and an outlet at the southwest end that exists. This will need to be specified with the elevations. A restrictor plate is needed at catch basin #2 and detail is necessary. Verification that no infiltration is being calculated as part of the release rate is needed. Information regarding acceptable loads over the underground storage should be provided.

Kent stated that the dumpster enclosure will need have a decorative fence in the front as well as match the existing building. Depending on tenant type and usage, parking needs to be considered for this site. Irrigation is needed and Kent pointed out that since there was a variance for a front yard set back, additional plantings are needed on the landscape plan. A tree survey is also required. Kent acknowledged that the trees have already been cleared therefore; no construction can take place until the tree survey is complete.

ISSUES TO BE RESOLVED:

- Landscaping plan (with Tree Survey)
- Fire Hydrant
- Current Drainage Calculations
- Right-of-way
- Detailed Site Plan
- Sanitary/Sewer
- Backflow Prevention
- Site Improvement Permit
- State Design Release
- Building Permit
- Signage / Fencing Permit
- Zoning Clearance