



INDIANA 46383

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MEETING: Site Review Committee
SUBJECT: Preserve at Grande Oaks
ADDRESS: Eisenhower East of Roosevelt Road

LOCATION: City Hall
DATE: May 14, 2013

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Taylor Wegrzyn, Asst. City Planner	(219) 462-1161
Tim Burkman, Engineering Director	(219) 462-1161
Adam McAlpine, Engineering Dept.	(219) 462-1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Mark Geskey, Water Dept.	(219) 462-6174
Jack Johnson, Fire Department	(219) 462-8325
Matt Evans, Public Works	(219) 462-4612

PRESENTERS:

James D. Combs, L.I. Combs
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Jack Huls, DVG, Inc.
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Kenneth L. Buczek, DVG, Inc.
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Michael Sakick, IGC
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Rob Szrom, Lakeshore Landscaping, Inc.
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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 urban residential development consisting of 10 buildings, clubhouse and detached garages. The project is the Preserve at Grande Oaks and is located on Eisenhower east of Roosevelt Road. Wegrzyn 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: Combs indicated this project has already been site reviewed three times. Combs said that at the last site review they were fairly close to final design. Combs indicated the recent changes were done to provide more open space. The setbacks behind the garages on the north and east sides have been reduced to create more space around the buildings. Huls should be completed with design within the next week. Combs stated the number of buildings will remain the same with the same units and mix. The parking is relatively the same layout. Combs said the landscaping plan does show more detail. Combs mentioned they would like to complete engineering and architectural work early next week. The project will be submitted to State. Combs would like to get their foundation release and get into the ground around Memorial Day. Huls stated the utility services are essentially the same for connecting into sanitary sewer at Eisenhower and along the back side of Porter Hospital Clinic. Huls said Phase 2 connections will be made at Eisenhower to the east. Huls mentioned that details for the drainage were worked out with McAlpine approximately a year ago and there have been no changes made to the drainage system.

STAFF COMMENTS:

MCALPINE: McAlpine confirmed there are no outstanding issues with the pond. McAlpine had no other comments concerning the pond size. McAlpine conveyed the design meets the City's requirements.

BURKMAN: Burkman stated that referring to and incorporating previous Site Review comments concerning issues with this project is necessary. Providing a copy of the concurrence letter from the Army Corps of Engineers regarding the wetlands located on site will be necessary. Burkman requested the uncommon plant species identified in wetland areas 5 and 6 be saved and transplanted. Szrom indicated he will work on this issue with Steve Martinson, Parks Department. Burkman mentioned that at the last site review the point was raised concerning the access off of Glendale being shared with the Church. It was stated at that time this was being negotiated. Combs indicated an agreement has been reached and Combs should have the agreement within the week. Combs indicated the agreement will be recorded and he will provide a copy to Engineering. Burkman stated the site distance for the driveway exits in areas with on-street parking need to be checked. Burkman requested details on proposed speed table. Combs indicated the speed table will be a Phase 2 item. Burkman indicated when the speed table is done, advanced signage indicating the mid-block crosswalk and noting the presence of the speed table will be needed. Burkman stated consideration should be given to recessing the curb line in areas with on-street parking to provide additional width for opening car doors, and the added difficulty of parallel parking on a curve. Burkman said if the on-street parking is not needed to meet the parking requirement, consideration should be given to eliminating it or giving it extra width by pushing the spaces farther towards the sidewalk as possible. Huls suggested further conversation on this item. Burkman is aware the sidewalk along the south side of Eisenhower is adjacent to the curb to preserve the wetland trees. Burkman conveyed that sidewalks must be a minimum width of 5'; however, in areas where they must be adjacent to the curb, they need to be 6' in width. Plans need to show how the transition will be made into existing Eisenhower on the east end, i.e., tapers, removal of the excess cul-de-sac once the straight line connection is made and the driveway is re-connected. The dedication of right-of-way for Eisenhower (both existing and proposed) is required. Burkman conveyed the sanitary sewer plans will require approval of the Utility Board. Once Engineering and Utility are satisfied with the details, plans and profiles, Burkman will carry the information to the Utility Board. The Utility Board meets on the second and fourth Tuesday of the month at 5:00 p.m. The Utility Board prefers getting plans the Thursday before. Burkman said to make sure that manholes are out from underneath parking spaces. The roadway plans will require approval from the Board of Public Works and Safety. Once all issues for Engineering and Public Works have been resolved concerning road design, signs, etc. and the plans are acceptable Burkman will carry them to the Board of Public Works and Safety. The Board of Public Works meets on the second and fourth Thursday of the month at 10:00 a.m. Burkman indicated the Board of Public Works requires information a couple of days prior the desired meeting date. Burkman conveyed that approvals from the Utility Board and Board of Public Works are necessary before permits can be issued. A Rule 5 Permit is required. A Site Permit is also required. Burkman said that flow metering indicates there is capacity in the sanitary sewer line for future phases. Burkman stated any sewers outside the right-of-way will require easements to cover the long term maintenance. Burkman needs to speak to the Utility regarding the building in the southwest corner. The line serving the buildings is well off the right-of-way and Burkman needs to clarify with Mike Steege whether this should be private or public; however, this should not affect the project going forward.

WEGRZYN FOR KENT: A detailed landscaping plan per Article 10 will be required. The landscaping plan needs to include on-lot landscaping per Table 10.301, open space landscaping per Table 10.303 and parking lot landscaping per Table 10.304. Reviewing Section 10.304 for landscape island requirements is necessary. Referring to Section 10.305 concerning street trees is required. The landscape plan needs to identify trees to be removed, including the type and size

and the trees to remain including type and size. Kent stated a tree survey is required prior to any trees being removed per Section 10.603. Kent indicated there is a 15' buffer yard requirement to the east side of the property. The building setback is 30'. The parking lot buffer yard requirements for landscaping between the parking lots and the right-of-way are noted in Section 10.406. Szrom indicated the landscape plan addresses all the UDO aspects. Szrom said it would be a monumental task to identify all the trees on the property. He further stated the trees are all non-exempt species. Wegrzyn will speak with Kent regarding the landscaping. Kent indicated parking requirements will be based on the number of bedrooms. A bedroom calculation for each building or unit is needed. The requirement is based on 1.5 spaces per studio or 1 bedroom and 3 spaces per 2 or 3 bedrooms. Kent realizes there are more spaces than required and asked for clarification. Sakich stated that experience indicates that married tenants usually both have a car and then visitors will need parking as well. Kent noted the building coverage is 40% and the maximum lot coverage is 50%. The final plans need to indicate the building coverage and lot coverage calculations. Kent commented that if the access drive off of Glendale Boulevard is ever used for daily public access, installation of a sidewalk will be required to connect to the sidewalks on the north side of Glendale. Currently, there are no sidewalks on the north side of Glendale, other than in front of Porter Medical Center. Kent indicated there will be a maximum of 32 sq. ft. of signage allowable for advertisement and will require a sign permit. Kent stated the architectural standards must meet those of Article 11, Section 11.205. A lighting plan is necessary. Kent advised that no more than 3/10 of a foot candle of illumination is allowed at the property line. Kent conveyed that dumpster enclosures must meet the standards of Article 2, Section 2.310. The development plans will need to show the dumpster enclosure elevations, including materials used. A Zoning Clearance for each phase of the project is required. Kent stated referring to site review minutes for March 10, 2010; July 13, 2012; and January 24, 2012 to insure that all comments are addressed on the final plans is necessary.

EVANS: Evans suggested working with the developer, Planning, and the Parks Department horticulturist to see if it would be feasible to plant trees that cannot be used at this property in other areas of the City. Evans indicated the preference is for tree-lined streets to soften the hard skirts. Evans stated line of sight requirements of IDNR also need to be met. Evans said it is extremely important not to obstruct line of sight when people are exiting the parking lot onto Eisenhower. Evans indicated IDNR provides distances as well as spacing requirements. These need to be followed. Evans requires curb and gutter on the pavement and sidewalk detail. Evans expressed concern about "bump outs" regarding the parallel parking. Huls indicated this is a paint line. Evans stated he would prefer not to have to paint and maintain these lines. Evans also agrees with earlier statements concerning the elimination of the parallel parking on the street. Evans understands the desire for calming and slowing effects, however, the more paint the more Public Works must maintain. Huls asked if the street width could be reduced to 28' to help calm traffic. This will require further discussion. Evans indicated that he is not opposed to speed tables; however, he does not know if they are effective. For example, they are not effective for street cleaning. Debris is always left behind. Evans said if traffic could be calmed without on-street parking and a speed table he would be in favor of this. Evans mentioned the plans he has shows a receiver ramp missing in the middle of Eisenhower. Huls indicated this has been corrected and is shown in the new plans. Evans noticed there are ADA symbols on one side of the loading zone, but not the other. If a driver has a disability and the loading zone is on the right side, then the driver will not be getting out in the loading zone unless he backs in. Huls stated the issue adds ADA spaces that are not required and uses spaces that might be used by residents. Evans suggested further discussion on this issue. Evans stated submittal of a sign plan will be necessary. NETCD guidelines have changed regarding street markers. The signs are now a mixture of capital and lower-case lettering. Evans said referring to the NETCD guidelines will be necessary concerning the retro-reflectivity. There are certain grades that are required in order to

maximize the reflection of the street lights. These must be met. Evans will work with the developer on the sign plan. Evans indicated there are site inspections that will be required, i.e. proof rolls, etc. Evans will e-mail the list of when inspections must take place.

PILARSKI: Pilarski indicated a sanitary sewer profile plan will be necessary to insure the elevations and connection points are proper. Pilarski requested that an internal plumbing plan for one of the buildings in phase 1 be submitted for review. Pilarski is aware the club house will not be done until phase 2; however, an internal plumbing plan for the club house will also be necessary. Pilarski reiterated that sanitary sewer manholes need to be away from the parking areas. Pilarski pointed out that 2 buildings in phase 1 have clean-outs that are more than 5' from the building. Pursuant to City specifications, clean-outs are to be 5' from the building.

GESKEY: Geskey referred to Chuck McIntire's comments from January 24, 2012. In the minutes McIntire stated the fire hydrant locations were acceptable; however, the March drawings show the fire hydrants have been moved. Geskey raised this issue because this changes the way the water runs. The fire hydrant is not the last point of the water main for a flush out. Huls stated he will work on this with Geskey after the meeting. Geskey stated valves also need to be added. Geskey will discuss this with Huls.

JOHNSON: Johnson stated rather than speak about phases, he will comment on north and south of Eisenhower. Johnson said the access for the buildings north of Eisenhower appear to be pretty good. However, attention needs to be given to tree plantings. Trees that go above the second story windows should be kept to the corners of the buildings to avoid blocking the aerial access. Johnson said nothing should be planted in front of the fire department connections. Johnson conveyed the fire department connections need to be on the address side of the buildings as close as possible to the ADA parking. In conjunction with the fire department connections, the annunciator alarm panel and a knox box need to be located at the entrance. The buildings south of Eisenhower will have to have a minimum of Class II dry standpipes along with the sprinkler system because there is no access to the back of these buildings. These should also be located as close to the ADA parking hash mark as possible. Johnson indicated that if the street width on Eisenhower is reduced due to no parking that it be marked "No Parking" on the side facing the buildings. Johnson asked if there are significant changes to the hydrant locations consulting the Fire Department will be necessary.

HULS: Huls asked if another site review will be required. The Site Review Committee agreed that another site review would not be necessary; however, working directly with the departments to resolve issues will be necessary.

ROSE: Will Rose, Engineering Department, requested clarification concerning the number of units in a building for addressing purposes. Combs indicated these are 16-units buildings. Rose stated that the Post Office and emergency services prefer a separate number for each unique entrance. Rose suggested using Eisenhower for addressing purposes. He will forward information to the Post Office for review.

ISSUES TO BE RESOLVED:

Landscaping Plan (with Tree Survey)

Erosion Control Plan

Rule 5 Permit

Right-of-way

Detailed Site Plan

Backflow Prevention

Site Improvement Permit

State Design Release

Building Permit
Signage / Fencing Permit
Zoning Clearance (for each phase)
Lighting Plan
Sign Plan (street markers)
Internal Plumbing Plan
Sanitary Sewer Profile Plan
Hydrant Locations
Utility Board Approval (Sanitary Sewer Plans)
Board of Public Works and Safety Approval (Roadway Plans)
Hydrant Locations
Knox Box
Easements
Building and Lot Coverage