



MEETING: Site Review Committee
SUBJECT: The Orchards
ADDRESS: Silhavy Road

LOCATION: City Hall
DATE: March 4, 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
Media	

PRESENTERS:

Dennis Hain, Scott Miller - Sound Const.
219-464-4016 / sam477@yahoo.com
Bill Ferngren, Attorney
219-464-4500 / bill@ferngrenlaw.com
Don Bengel, Bengel Engineering
219-462-0690 / bespels@aol.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 The Orchards, a proposed subdivision. 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.

Bengel explained the project has been before the BZA for the site configuration and the location is south of Menards and the Nipsco substation. Water and sewer serve the site and all the utilities are available along Sturdy Road. Nine lots are being proposed.

Ferngren clarified four variances were granted through the BZA. The Use Variance in the SR 49 Overlay District is allowing food, sales, and services, as well as clothing sales and services. The Developmental Standards Variances is for double frontage lots. The property is bounded on the east by SR 49 and on the west by Silhavy Road which didn't present itself an opportunity to not have some double frontage lots. A variance was also granted enabling lots to be less than 2 acres in size. Based on the existing plat, all of the lots are less than 2 acres with the exception of lot 5 which is approximately 2.1 acres. The final variance was to allow these lots to abut a private road. The road shown on the drawing is a private road and will be built to City construction standards. The width of this road is 36' which is a traditional commercial type of roadway. None of these lots will provide access directly on to Silhavy Road but rather all will access the private loop road. Covenants have been submitted as required by the BZA indicating that the property owners association will be incorporated being responsible for maintenance of the private road. Should the association fail to comply, the City would have the right but not the obligation, to enter the property and take care of the road.

In reference to drainage for the site, Kras stated it's necessary to detain the 100 year storm event from the developed conditions, including runoff from the road. A Rule 5 Permit is needed from IDEM for Erosion Control and a Storm Water Pollution Prevention Plan is required to be submitted for approval. It

appears lots 4 and 5 may have some identified wetlands which need to be verified and proper delineation indication is also needed. Kras said his concern is getting the water from all the lots into the detention facilities. Calculations and a drainage plan is needed indicating in detail how the water is getting there, the appearance of the ponds, the peak discharge, and the type of structures for the outlets.

Pilz said the ordinance states showing topography at least 25' outside the property lines is required. This will allow seeing what's happening adjacent to the site to determine if drainage will be an issue. Information can be provided on the next plat. The Board of Works does have a policy against private or non dedicated streets. This issue will need to be addressed if it is to proceed. Approximate road grades will need to be added to the plat. The 20' grade difference down on the south end of the road could result in some overly steep grades therefore; how this will be handled must be indicated on the plat. The approximate size of the storm and sanitary sewers is required as well. The sanitary connection stub already exists on one of the connections with another connection to the sewer indicated on Silhavy Road. Pilz suggested checking where this is being done and then possibly tapping into an existing manhole. Bengel then clarified the sanitary sewer is on the west side of the street which is where the existing stub is located. Bengel stated on the site plan indicating where manhole 5 is located, is actually where the stub is placed. Pilz said a 30' right-of-way is required on Silhavy Road. Typical cross sections verifying interior street pavement and also Silhavy Road should be added on the plat. Sidewalks also need to be indicated as well. The street named, Orchard Lane, may be problematic since there is at least one other street with "Orchard" that exists. Comments from the different plan commissions, post office, and emergency services will inform the City if this is a problem. Drainage should not be an issue however, it can get complicated matching the slopes to the existing pavement. Extra effort in the design of the curb and gutter off Silhavy Road is strongly advised to avoid the appearance of a roller coaster type of curb.

Kent said a Tree Survey is needed of the existing trees on the site. A Landscape Plan is also needed for each existing site. Since the street may be private there may be an issue on lots 6, 7, 8, and possibly 9 regarding signage. Working with the Planning Department is necessary in reference to this. The idea of a prior strip mall is unknown at this time.

Pilarski is aware that each lot will come before site review therefore; his comments would be preliminary at this time. Comments regarding the connection point for the development will be deferred to the Engineering Department and the Collections Division. The tenants on any of the lots will need to meet the requirements in Chapter 52 of the Sewer Use Ordinance.

Johnson stated in working with the Water Department, he advises the placement of a hydrant in each cul-de-sac and one in the middle of the site. It's difficult at this time to convey how many hydrants are needed without knowing the building sizes and occupancies. As long as everything is compliant there shouldn't be a need for additional hydrants however; viewing the building plans is vital in order to determine this.

Brown conveyed contacting Chuck McIntire is necessary regarding the location of the hydrants and the water lines. Prior conversations with McIntire indicated there were some problems with the location of the water line at the 2 entrances. It's necessary they are on the south side rather than the north side.

ISSUES TO BE RESOLVED:

- Landscaping plan (with Tree Survey)
- Erosion control plan
- Rule 5 Permit
- Storm Water Pollution Prevention Plan
- Drainage Plan
- Right-of-way
- Detailed Site Plan
- Sanitary/Sewer
- Contact Chuck McIntire
- Site Improvement Permit
- State Design Release
- Building Permit
- Signage / Fencing Permit
- Zoning Clearance