



MEETING: Site Review Committee
SUBJECT: Surben Trail Subdivision
ADDRESS: Surben Drive

LOCATION: City Hall
DATE: April 22, 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
Vicki Thrasher, Building Commissioner	(219) 462-1161
Mark Geskey, Water Dept.	(219) 462-6174

PRESENTERS:

Don Bengel, Bengel Eng. & Surveying
 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 proposed Surben Trail 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 that Surben Trail has existed approximately since 2004 however, the need for 10 lots was stipulated. The construction of Lot 6, one large lot, and the additional Play Lot on the north end of Lot 1 is being proposed. Five duplexes exist to the west of the development as well as apartment complexes to the east. Regent Street can go through the subdivision to the street located on the east. Currently there is an agreement with Todd Martin regarding drainage, joint use of the pond and maintenance, as well as access to Monticello Park Drive. Water services at that point in time were approved; however, Bengel will submit the proposed project to McIntire. The duplex development will be a subdivision with public streets.

Pilz stated the only issue is to get the ADA ramp area at the intersection configured appropriately.

Thrasher said Building Permits will be needed.

Kent conveyed the minimum lot size is 7,000 square feet and each unit must be 3,500 square feet. The lot coverage is 40%. The side yard setback is 6' and the front and rear yard setback is 25'. Kent conveyed everything is sufficient.

Kras stated that drainage calculations are needed indicating that the pond is adequate. Pipe sizes are essential since the outlet pipe in some of the storm sewers in the street are unknown. A Rule 5 Permit is also needed for the development as well as an Erosion Control Plan.

Pilarski is aware the development is strictly residential.

Bengel verified to Johnson the height of the buildings will be 2 stories with a 30' street in the front. Johnson recommends a hydrant be placed at the corner of Regent Street and Surben Trail.

Geskey stated the Water Department is requiring a hydrant be placed at this corner. It's also necessary to tie into the existing water main located at the end of the development on Regent Street.

Geskey pointed out a utility variance is needed if the main is moved to the east side of the road. Pilz conveyed when the plans are approved for water and sewer it can be done at that point in time.

It was clarified there isn't an easement for access on Regent Street. Pilz recalled that a right-of-way is platted between the east line and where the pavement is located.

ISSUES TO BE RESOLVED:

- Landscaping plan (with Tree Survey)
- Drainage Calculations
- Erosion control plan
- Rule 5 Permit
- Right-of-way
- Detailed Site Plan
- Sanitary/Sewer
- Backflow Prevention
- Site Improvement Permit
- Building Permit
- Sign Permit
- Subdivision Process
- Zoning Clearance