



**MEETING: Site Review Committee**  
**SUBJECT: Retail Center**  
**ADDRESS: 851 Silhavy Road**

**LOCATION: City Hall**  
**DATE: July 24, 2007**

**PRELIMINARY SITE REVIEW  
 IN ATTENDANCE:**

Tyler Kent, Asst. Planner	(219) 462-1161
Dave Pilz, Engineering Director	(219) 462-1161
Matt Kras, Storm water Engineer	(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
Steve Martinson, Parks Dept.	(219) 462-5144

**PRESENTERS:**

Jason Domazet, Bancgroup Mortgage Corp.  
 (219) 405-3345  
 jdomazet@bancgroup.org

Email addresses for the above City of Valparaiso Departments can be found at [www.valpo.us](http://www.valpo.us).  
 The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss a proposed retail center. 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.

Domazet explained the site is 1.75 acres of The Orchards, which is a new development located on Silhavy Road. The proposed project is a 14,496 square foot retail center. One of the tenants included in this mall is the Petland Store which is currently located on US 30. There is a possible middle tenant and the rest of the center will be up for lease.

Kras stated a Drainage Plan is needed indicating how the storm water run off will be managed from the site. Since the site is over an acre in size, a Rule 5 Erosion Control Permit will need to be filed with IDEM. Also needed is an Erosion Control Plan indicating how the erosion and sediment will be minimized from the site.

Pilz stated at this point, the comments stated are very much qualified to make dramatic changes depending on what's shown by the proposed subdivision, and after it goes through the approvals process. After the subdivision plans are approved, detailed drawings of the site are required indicating dimensions, grades, and all of the utility connections. The dedications of rights-of-way will take place as a part of the subdivision. Further information is needed for this development.

Kent conveyed that 25% of green space is required on the site. A tree survey with a landscape plan is also needed. The set back on Silhavy Road is 30' and this must be maintained. The dumpster enclosure is required to be brick on 3 sides with front fencing. Pilz added that this project is too premature in reference to a sidewalk waiver. The final plans must show handicap parking for the facility. Awnings over the doors in the rear of the facility are recommended.

Brown stated that the fire and domestic service taps must be separate. A backflow device is required for all services. Landscape and irrigation systems also require backflow protection. If there is not a hydrant in proximity, one will need to be installed.

Martinson stated before construction can begin, any tree that is 10" in caliber or greater will need to be identified and documented on the tree survey. A landscape plan is also required to be

submitted at this time as well. Working from our plant list is preferred. This is available on the city website at [www.valparaisoparks.org/horticulture](http://www.valparaisoparks.org/horticulture) with the list of recommended plants and trees.

Pilarski stated there is concern as to what will be discharged into the sanitary sewer system from the facility and therefore; a Detailed Site Plumbing Schematic is needed. As the project develops, this will be looked at on a tenant by tenant basis. Before any tenants go into the facility, contacting the water reclamation department is required.

Johnson explained that sprinkling the building will depend on what goes into the facility and the square footage requirements. If a restaurant were to go in, sprinkling the entire building simplifies things and relaxes some of the codes as far as fire laws. The installation of a Knox Box system is required if choosing to sprinkle the building. Information is available online in reference to this. A master key is essential for each tenant door so the fire department can gain access to the entire building. After the subdivision plan is approved, Johnson stated it is essential to see what will happen with the hydrants and conferring with the water department may be needed. The front and back of the building does have suitable access. If sprinkling the building, it's necessary to contact the fire department before the fire department connection is placed.

Kent stated to contact the building commissioner for comments regarding the proposed building and the procedures needed for obtaining building permits.

#### ISSUES TO BE RESOLVED:

- Landscaping plan (with Tree Survey)
- Erosion Control Plan
- Drainage Plan
- Rule 5 Erosion Control Permit
- Right-of-way
- Detailed Site Plan
- Sanitary/Sewer
- Backflow Prevention
- Detailed Site Plumbing Schematic
- Subdivision Process
- Contact Building Commissioner Regarding Permits