



MEETING: Site Review Committee
SUBJECT: Blum Industrial Park, Phase A
ADDRESS: Murvihill Road and County Road 325

LOCATION: City Hall
DATE: 2/21/06

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Craig Phillips, Planning Director	(219) 462-1161
Tyler Kent, Asst. Planner	(219) 462-1161
Matt Kras, Storm water Engineer	(219) 462-1161
Susan Gustafson, Water Department	(219) 462-6174
Jack Johnson, Fire Department	(219) 462-8325
Tony McGinely, Collections Department	(219)-464-2346
Bill Oeding, Public Works Director	(219) 462-4612
Steve Martinson, Parks Department	(219) 462-5144
Dave Pilz, Engineering Director	(219) 462-1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973

PRESENTERS:

Don Bangel
 Bengel Eng. & Surveying
 73 E. Division Road
 Valparaiso, IN

Matt Blum

Media

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 new construction of Blum Industrial Park, Phase A.

Phillips 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.

The primary plot had 10 lots on it. Lot 10 has been eliminated and combined with lot 6. Drainage is on lot 9. Phase A will not require any public improvements. Lot 6 does not require water or sewer. A drainage swale will run through the back of lot 6, picking up lot 5, and running to a proposed pond on the east side of lot 9. The entrance will be on lot 9 off of Murvihill Road.

Phillips explained that the Plan Commission has to agree to extend the approval of the original primary plat. The Plan Commission may ask for a performance bond to guarantee that the project will be finished.

Pilz noted that several dimensions are not consistent with what was shown on the primary plat. Please explain these changes. Pilz suggested adding a no-access easement along the frontages adjacent to the ditch. Pilz would like copies of easements. On the 20' drainage easement, utilities should be added. If there are to be covenants and restrictions, they need to be provided, or a draft provided, ahead of time. No construction drawings were provided. Engineering cannot tell if the detention basin will fit in the easement or meets requirements. Bangel explained he would have that within a week. Road pavement noted that it would be constructed for light usage; however, it is zoned for heavy usage. Improvements must be made to County Road 325 and Murvihill Road.

Gustafson confirmed that no water or sewer is needed for lot 6. The water department may be contacted when service is needed.

Kras will review drainage calculations. Lot 5 is included in drainage and calculations. A Rule 5 erosion control permit is needed from IDEM. An erosion control plan is needed as the project progresses.

Martinson explained that a tree survey is needed for each site before anything is removed. If there are no trees 10" in caliper or greater, that must be noted on the plans. A landscape plan is required.

ISSUES TO BE RESOLVED:

Landscaping plan (with Tree Survey)

Erosion control plan

Right-of-way

Detailed Site Plan