



MEETING: Site Review Committee
SUBJECT: ENT Group
ADDRESS: 2802 Leonard Drive

LOCATION: City Hall
DATE: 9/6/05
ZONING: M-2
PARKING:

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Craig Phillips, Planning Director	(219) 462-1161
Tyler Kent, Asst. Planner	(219) 462-1161
Dave Pilz, Engineering Director	(219) 462-1161
Matt Kras, Stormwater Engineer	(219) 462-1161
Vicki Thrasher, Building Commissioner	(219) 462-1161
Daryl Brown, Water Department	(219) 462-6174
Jack Johnson, Fire Dept.	(219) 462-8325

PRESENTERS:

Pete Peuquet
 Chester, Inc.
 465-7555

Media

Email addresses for the above City of Valparaiso Departments can be found at:

<http://www.ci.valparaiso.in.us/>

The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss the proposed medical building for ENT Group to be located at 2802 Leonard Drive. Phillips stated that site review is not an approval. It is meant to be a preliminary discussion of the requirements and issues to be considered by the developer or owner and there may be some cases where it will need to come back before site review or to seek other approvals.

Peuquet advised that this building would be located on Lot 5 in Eastport Centre. It will be a 5,400 SF, one story, medical facility. There will be 54 parking spaces facing west toward the Bypass. Drainage will flow into the existing system that was established for Eastport Centre. They have a dumpster location in the far northeast corner of the lot. There are two entrances into the facility off of Leonard Drive. This faces Highway 49. This will be all masonry with an entrance tower.

Kent advised that there is a 70% maximum lot coverage. The landscaping overlay requirements apply. (They submitted the landscaping plan.) Steve Martinson has asked that red and Norway maples not be used or flowering pears. (Debbie will fax a tree list to Pete.) Signage calls for monument style only with a maximum height of 6 feet. The dumpster must be covered on three sides with colors to match the building and be screened with landscaping.

Johnson was advised that the building would not be sprinkled. There are three exits in the building.

Brown advised that this will be a long service line as the water main is on the opposite side of the street. They advised that it will be a 1 ½" service. Backflow will be required on the water meter and at any appropriate devise in the building. The plumbers will know which need it.

Thrasher advised that we would need the State Design Release and plans in order to issue the building permit.

Pilz advised that they would need one more clean out on the sanitary service line

Kras asked if it would be swaled on the southern property line, where they show drainage going off to the east to the inlet. Peuquet advised that it would be swaled. Matt advised that we have the drainage calculations and a copy of the application for the Rule 5.

ISSUES TO BE RESOLVED:

- Landscaping plan
- Erosion control plan
- Detailed Site Plan
- Sanitary/Sewer
- Backflow Prevention
- State Release
- Building Permit