



MEETING: Site Review Committee
SUBJECT: Fairfield Green Duplexes
ADDRESS: Lot 1, Tewsbury Street

LOCATION: City Hall
DATE: November 24, 2009

PRELIMINARY SITE REVIEW
IN ATTENDANCE:

Tyler Kent, Asst. City Planner (219) 462-1161
Matt Kras, Storm Water Engineer (219) 462-1161
Tim Burkman, Engineering Director (219) 462-1161
Ed Pilarski, Water Reclamation Dept. (219) 464-4973
Chuck McIntire, Water Dept. (219) 462-6174
Vicki Thrasher, Building Commissioner (219) 462-1161
Ron DeTorrice, Public Works Director (219) 462-4612
Jack Johnson, Fire Department (219) 462-8325

PRESENTERS:

Jim Minard, Lifestyle Homes
219-464-9743 / lifestyleproperties@verizon.net

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 Fairfield Green Duplexes. 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.

Minard explained this project is a proposed duplex rental unit located in the Fairfield Greens development. This development is a continuation of what Mark Forszt had previously developed over the years. Forszt will retain ownership of the parcel. Minard said this particular parcel had previously been approved for up to 24 rental units. The design of 24 units however didn't seem to compliment the surrounding area therefore, the density is reduced to 4 duplex units for a total of 8 rental units. The units will be owned by Mark Forszt and a rental company. These units will not be available for sale. Forszt intends to rent the upscale units which include a fireplace, 2 bedrooms, 2 bathrooms, 2 car attached garages, and driveway. Square footage is 1,330. Proximity of the wetland has been restored a few years prior and is beginning to appear very nice. Individual carts will be used for waste removal. Minard commented that Forszt has numerous residential and commercial properties within the City and has maintained a good reputation.

Pilarski is aware this development is strictly residential with no commercial aspects. Minard clarified the garages do not contain a floor drain although; the floors will be sloped towards the street.

Thrasher said that permits will be required separately for each building. The Engineering Department has provided the addresses on Tewsbury Street as follows: Building 1: 1460 and 1462, Building 2: 1550 and 1552, Building 3: 1560 and 1562, Building 4: 1564 and 1566. Any fencing will also require a permit. A copy of a soil report will be sent to Thrasher prior to the issuance of permits.

Burkman stated that a detailed site plan is needed indicating drainage, grading, sanitary sewer services, dimensions of the drives, and ADA ramps at the sidewalks. In reference to the sanitary sewer service, 1 to each unit is necessary. The removal and replacement of any trees located at the west end of the lot must comply with the tree ordinance. The subdivision compliance for Fairfield Green requires crossings of Tewsbury Street at the intersection and near buildings 1 and 2. The connections must be constructed with ADA ramps. Since there is no sanitary sewer in front of building 4, Burkman pointed out that a long service may be required in order to serve that building.

Kras said a Rule 5 Permit for erosion control is needed because the development is over 1 acre. An erosion control plan is critical since the development is next to the wetland and should be outlined in the Storm Water Pollution Prevention Plan. Referring to the previous Rule 5 Permit is recommended in order to distinguish what is shown for this area. Kras clarified that if this area isn't shown on the original Rule 5 Permit, a separate Rule 5 Permit will then be required. The development will need to be treated as one lot rather than individual lots. Minard said that he will check

into this. Kras added that since the wetland is the most critical, reviewing this particular area is essential.

Kent said that a 25' setback that abuts the portion of Olde Towne Subdivision must be indicated on the plans. An adjustment of the buildings may be necessary. Thrasher verified that the fire separation is a total of 6' between buildings. Kent stated a minor or a major amendment to the PUD may be needed for the 4 units rather than the 24 unit building that was proposed at the time that the PUD was approved. The attorney for the development will need to contact Craig Phillips as soon as possible regarding this issue. Being placed on the December 8th Plan Commission agenda is advised for a minor amendment. Placement on the January agenda may be necessary if a major amendment is required. The need for an amendment will delay the permit process.

DeTorrice said the City can service the units with trash and recycling. Since Tewsbury is a public street, a waiver isn't necessary.

McIntire stated there is ample water supply on this particular side of the road since accommodations were originally made for the 24 unit. Details regarding this will be checked further with Minard and McIntire. Currently 1 single meter is being proposed to serve all of the units. If this takes place, a 2" meter will probably be needed and an RPZ type backflow preventer is required. Any irrigation system will also require backflow protection. The location as well as being able to access the meter is essential. Minard said there is a mechanical room located directly behind the garage. McIntire added that some type of drain below this will be necessary. Minard pointed out there is a floor drain in this area since a water heater etc. will also be located within this room.

Johnson stated that prior to the approval of this; agreements were made with Mr. Coolman in regards to on street parking. Contacting Mr. Coolman is advised. Since the plans have changed slightly in reference to the density, the requirements may have changed regarding the restrictiveness of the on street parking. Since extra hydrants were required, assurance is needed that the street widths are adequate to accommodate a fire truck. Johnson further expressed concern with the density and street widths as well as the parking restrictions that were agreed to with Mr. Coolman. Thrasher added that they can proceed and apply for the permit.

ISSUES TO BE RESOLVED:

- Landscaping plan (with Tree Survey)
- Erosion Control Plan
- Rule 5 Permit
- Right-of-way
- Detailed Site Plan
- Sanitary/Sewer
- Backflow Prevention
- Site Improvement Permit
- Building Permit
- Signage / Fencing Permit
- Zoning Clearance
- Minor or Major Amendment