



MEETING: Site Review Committee
SUBJECT: 4 unit apartment building
ADDRESS: 353 Morgan Blvd.

LOCATION: City Hall
DATE: October 26, 2010

**PRELIMINARY SITE REVIEW
IN ATTENDANCE:**

Craig Phillips, City Planner (219) 462-1161
Tyler Kent, Asst. City Planner (219) 462-1161
Tim Burkman, Engineering Director (219) 462-1161
Adam McAlpine, Engineering Dept. (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
Jack Johnson, Fire Department (219) 462-8325
Media

PRESENTERS:

Victoria Vukovic Bradley
219-688-4797 / inocine@yahoo.com
Cleon Stutler, Stutler Architects, 219-762-3858
stutler_architec@hotmail.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:

OPENING: The Site Review Committee met to discuss a proposed apartment located on Morgan Blvd. 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.

EXPLANATION OF PROJECT: A 4 unit apartment building is anticipated on the property which is 107' deep and 82 ½' wide. The facility is approximately 3,800 SF to 4,000 SF of building space with 2 units on the 1st floor, and 2 units on the 2nd floor. The building will be on slab grade construction, and consisting of a stud wall, truss floor joists, and a truss roof. The front exterior of the building is brick, with siding on the other 3 sides. An enclosed laundry area is located at the halfway level of the stairway. A fire suppression system is anticipated throughout the building. Each unit includes a large kitchen. Handicap adaptable units are located on the 1st floor. The contained mechanical units are completely enclosed with a grill to the exterior. The water heater is also located in the mechanical space. Parking and green space requirements have been met. A dumpster will be located on the SE side. The driveway is a one way in, and one way out with handicap accessible ramps on the new sidewalks. In reference to grading, the driveways will be pitched to the street, and everything else will pitch to the back.

STAFF COMMENTS:

JOHNSON: If the building is sprinkled, placement the Fire Department connection at the front of the building is advised. If the connection is in the back, "No Parking Fire Lane" should be posted in the back parking area alongside the building. A monitored alarm system is also required if the

building is sprinkled. Insurance companies are cautious to insure buildings rented out to college students without a second means of egress or protection system therefore, cutting in a second egress at the back of the building is advised. There is a hydrant located in the front of the building.

MCINTIRE: Contacting McIntire is essential regarding the fire service as well as for the domestic service. Since a laundry room is expected, it's assumed the entire premises will be metered.

McIntire will help with the required service size. If there is a fire service, these services must be separated at the right-of-way. In order to isolate the domestic from the fire, two services will be required. Back flow protection is required and any questions can be directed to Shaun Shifflett. As the project progresses, contact McIntire to work out the details concerning water.

MCALPINE: It appears that most of the trees on the property will be removed although, if it's possible, the trees in the road right-of-way will remain. It's important to see where the drainage is directed. There is an opportunity to place some type of BMP improvements in the landscaped back area, in order to capture the runoff. An Erosion Control Permit is required. Curbing isn't a requirement around the parking lot. If grading doesn't allow the water to sheet off and infiltrate into the soil, a negative impact may result.

PHILLIPS: The proposed 4 unit apartment unit is permitted. Parking and open space is being handled appropriately. Drainage must be approved by the Engineering Department. A pathway is required along Morgan Blvd. however; it's unclear if the right-of-way width is adequate to handle a full pathway in this particular area. Conversation with the Parks Department Director, John Seibert is essential regarding this issue. The maximum height allowed is 35'. Three copies of the final detailed landscape plan are needed. Indicating the types and sizes of the species on the site plan is acceptable. It's also necessary to indicate the existing street trees on the plan. In the event that any of these trees are damaged, replacement is required with another street tree that is 2" in caliber diameter. Identifying the remaining trees, as well as a calculation of those being removed, also must be indicated on the site plan. Parking is compliant as per the requirements in the Unified Development Ordinance. Dumpster enclosure material must be concrete block or masonry with wood or vinyl gates, and also match the color of the building. Vinyl siding is no longer allowed on multi family buildings however, cement board siding is acceptable. Information pertaining to this is in Section 11.1 of the Unified Development Ordinance. Should a swale be implemented in the back, plantings in this area must be able to tolerate the conditions.

BURKMAN: In order to keep runoff from negatively impacting adjacent properties, curbing around the parking is discouraged. A detailed site plan is needed indicating the grades of what's being proposed. It's also important to understand and review how storm water will be handled. Location of the sanitary sewer service is also needed. When the current building is demolished, the existing lateral can be inspected to determine if it can be re-used. More than likely the lateral will need to be upgraded to 6". The driveway apron within the right-of-way needs to be constructed of concrete. The sidewalk cross slope should be extended at 2% through the concrete drive apron, and thickened at 6". If the sidewalk is going to be ramped as indicated, the ADA requirements are 12 to 1, horizontal to vertical. Parking stalls can be reduced to 9' x 18' since the vehicles can overhang. The Site Improvement Permit includes the Erosion Control Permit, right-of-way cut for the driveway, and the sanitary sewer connection. Replacing the sidewalk along the frontage is strongly encouraged since it's currently in poor shape. An additional ingress and egress at the rear of the building is recommended. If this takes place, making a sidewalk connection to the parking lot is suggested.

THRASHER: A sprinkler system is required for this building. Before building permits can be issued, a State Design Release is needed. Any fencing or signage will also require a permit.

PILARSKI: There is concern regarding storm water drainage from the property and the connection point, to the sanitary sewer from the new building. A sanitary manhole is connected to a 60" sewer on the east side of the property. Access to this manhole is essential. It appears that coming across the parking lot, and then up to the point where the vegetation is located will be necessary.

Discharges from the facility will be sanitary wastewater therefore, this doesn't present a problem.

ISSUES TO BE RESOLVED:

Landscaping Plan (with Tree Survey)

Erosion Control Plan

Right-of-way

Detailed Site Plan

Sanitary/Sewer

Backflow Prevention

Site Improvement Permit

State Design Release

Building Permit

Signage / Fencing Permit

Zoning Clearance

Contact John Seibert - Pathway

Demolition Permit