



**MEETING: Site Review Committee**  
**SUBJECT: Campbell Meadows Phase II**  
**ADDRESS:**

**LOCATION: City Hall**

**DATE: 1/30/07**

### PRELIMINARY SITE REVIEW

#### IN ATTENDANCE:

Craig Phillips, Planning Director	(219) 462-1161
Tyler Kent, Asst. Planner	(219) 462-1161
Vicki Thrasher, Building Commissioner	(219) 462-1161
Matt Kras, Storm water Engineer	(219) 462-1161
Daryl Brown, Water Department	(219) 462-6174
Jack Johnson, Fire Department	(219) 462-8325
Marv McDaniels, 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
Rick Walstra, Comcast Media	

#### PRESENTERS:

Dave Tiemens, Tiemens Land Surveying
(219) 987-2828
dtiemens@netnitco.net
Steve DeBold, Chester Construction
(219) 465-7555
steved@chesterinc.com

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 Phase II for Campbell Meadows. 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.

Tiemens is proposing an addition of 4 lots and the extension of the existing street with a cul-de-sac. The developer and Pilz are proposing a different plan. This plan includes extending the road to the west property line which would be the dedicated portion of the road. The remainder of the street going north and south would be private with a utility easement. Due to the 4 lots being against the property line, there would be room for a small detention area that would outlet into the wetland area. It will be requested to have a sidewalk waiver from the Board of Works. Having the sidewalk on 1 side of the street only, would eliminate the pedestrian traffic away from the detention and wetland area. The sidewalk would be on the north side of the east and west street, and on the west side of the north and south private street.

It was conveyed to Johnson that there is a 50' easement for the road with a "T" gravel turn-around at the end. This would allow for future development to the west. Johnson stated there should be no structure more that 500' from the hydrant on the private street. Fire apparatus access road information was provided.

Phillips explained that this will require a variance for the lots to not front on a public street. The lot to the west meets the connectivity ordinance requirements. The replat will provide information on the vacation of the Center Minor. The lots are adequately sized. The private street issue will need to be resolved with the Plan Commission as part of the plat process.

Oeding inquired whether or not the street serving the private drive, could be private until an addition is brought on to connect, and then be dedicated to the city.

Any dumpsters on the property must be adequately screened with constructed to match the building in material and/or color.

Brown noted that backflow protection is required on the domestic line, fire suppression, and irrigation systems. Chuck McIntire, Water Department, may be contacted to assist with the interior layout of the water lines.

Kras explained that an erosion control plan is needed showing how the developer will minimize erosion from the site. If there are any wetlands on site, they will need to be delineated. A Rule 5 Permit for erosion control will be required.

Martinson explained that a landscape plan is required. A tree survey, noting the existing trees on the property, what is to become of them, and a replacement tree schedule is needed. Martinson asked that the developer and building follow the Recommended Plant List and a Do Not Plant List available on line at [www.valparaisoparks.org](http://www.valparaisoparks.org).

Thrasher noted that a State Design release is needed prior to obtaining a building permit. Any signage and/or fencing also require a permit.

#### 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