



MEETING: Site Review Committee
SUBJECT: Acadia Hatch Lake Development

LOCATION: City Hall
DATE: May 2, 2006

**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
Bill Oeding, Public Works Director	(219) 462-4612
Steve Martinson, Parks Department	(219) 462-5144
Dave Pilz, Engineering Director	(219) 462-1161

PRESENTERS:

Bill Ferngren
Hoeppner, Wagner, & Evans, LLP
(219) 464-4961
wfernngren@hwelaw.com
Bob Coolman
Coolman Communities
bcoolman@coolmanbuilt.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:

The Site Review Committee met to discuss a proposed new development known as Acadia Hatch Lake. 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.

This project is proposed as a PUD and, pending approval, will be annexed. The primary entrance will be off of Joliet Road. The tree line on the southeast corner will not be disturbed. A gazebo with gardens and reflecting pools will be added at the turn-about entrance. The primary streets will be constructed to city street standards. Sidewalks will be added throughout the development. Construction should not impact Hatch Lake or the small wetland on the southwest corner of the site. Storm water management will incorporate the existing ponds on the property. The ravines will be cleared and also used for storm water management. The water will discharge from the southeast corn into Salt Creek. This development will be divided into 3 specific areas. Hatch Corners will be a traditional neighborhood development. Clifford's Creek, too, will have single-family homes but with a condominium type ownership. Pokagon Woods will have cabin style homes tucked back in the woods near the lake. Hydrants will be placed appropriately throughout the site. Developer will provide a connection at the west property line on the primary street. There will be an allowance for emergency vehicle access between Acadia and Shamrock; no local traffic will be allowed. The developer intends to use a variety of measure to restrict vehicular traffic.

Phillips noted that several variances are needed for this project. A future connection to the property to the west must be shown. Adequate parking must be provided. If a community space will be created, parking must be provided for that. Lot coverage is great. Phillips commended Coolman for his conservation awareness. The plans must indicate that there are to be 2 trees planted on each lot. Signage is limited to 50 square feet at the entrance.

Pilz suggested the addition of rain gardens and swales. Pilz also noted that the main issues would be working off of the entrance, especially in regards to emergency vehicles. This will be addressed as the project progresses.

Oeding noted that there are no issues as long as any radius and street widths are appropriate. Oeding did show concern for trash service to the cabins. Coolman explained that he intends to offer curb service at the main road.

Kras noted that, as the project progresses, drainage calculations are needed. An erosion control plan and a Rule 5 Permit from IDEM will be required. Kras will need a copy of the delineation report for the wetlands. Coolman explained that the proposed water management to the east would be clarified when the engineering calculations are finalized as the project progresses. Kras expressed concern for water management at the railroad.

Martinson is thrilled with the approach to this property and the desire to save trees. A landscape plan and tree survey are required. Martinson asked that the developer provide restoration and remove any invasive plants and trees, as they are located on the property. Martinson encouraged them to use an environmental contractor and offered to assist with identifying plants. Martinson asked that the covenant contain a clause forbidding the addition of any invasive plants or trees. The Chicago Wilderness Society is a great reference for appropriate plant materials.

Brown noted that they should tie the water line into Shamrock. The line should extend from Joliet Road to the west end of the property. Brown asked that they add a tie in to the west for future expansion. Questions regarding the interior layout should be directed to Chuck McIntire, Water Department at (219) 462-6174. Backflow protection will be required on irrigation systems.

Johnson mentioned that the main streets should be 26' wide with no parking on one side. Additional hydrants should be added to the cabin area. Johnson also inquired about the access to Hatch Lake should they need to launch a water rescue. Coolman explained that the only access is through the current boathouse. Coolman will review to help accommodate this concern.

Coolman clarified that the cabins would be built on posts to bring them up off of the surface of the ground with a utility core in the middle of the building.

ISSUES TO BE RESOLVED:

- Site Review
- Landscaping plan (with Tree Survey)
- Erosion control plan
- Right-of-way
- Detailed Site Plan
- Sanitary/Sewer
- Backflow Prevention
- Site Improvement Permit
- Building Permit