

**MEETING: Site Review Committee****LOCATION: City Hall****SUBJECT: Red Hawk Subdivision****DATE: June 29, 2006****ADDRESS: Annexed area South of 500 N Road & East of IN149****PRELIMINARY SITE REVIEW****IN ATTENDANCE:**

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  
 Tony McGinnley, Collections Department (219)-464-2346  
 Steve Martinson, Parks Department (219) 462-5144  
 Dave Pilz, Engineering Director (219) 462-1161  
 Ed Pilarski, Water Reclamation Dept. (219) 464-4973

Media

Email addresses for the above City of Valparaiso Departments can be found at [www.valpo.us](http://www.valpo.us).

**PRESENTERS:**

Bill Ferngren, Hoepfner, Wagner, & Evans  
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 Jack Barko, Nardo Builders  
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 Aaron Taylor, Duneland Group  
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The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss a proposed new development Red Hawk Subdivision. 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.

Ferngren described the project as a 159 acre parcel of land with 329 Single Family Residence lots and approximately 49 acres dedicated to open space. This project is zoned R-1. There are to be 3 entrances off of 500 N Road with connectivity to the office park development to the west. The project is to be completed in 3 phases: Phase 1 – Northwest 1/3 of the parcel; Phase 2 – Southwest corner of parcel; Phase 3 – East creek area. The 49 acres of open space includes the pipeline that runs through the center of the parcel. The remaining open space will also include a detention pond and will be graded and seeded. All roads will meet city standards and will be dedicated to the public. The subdivision will have city water and sewer with the hope of establishing a conservancy district. Sidewalks are planned throughout the development. The developer would like to start with the infrastructure late this summer or early fall.

Pilz mentioned that Traffic & Safety and Board of Works must approve the schedule of stop signs. Pilz would like the Plan Commission to review a need for a road and sewer connection to the vacant parcel to the east. Some streets need additional traffic measures to diminish speed concerns. The plans must provide a means of managing the lots with extreme grade differences. Pilz does not want this left to each individual builder to handle. Ferngren explained that they would like to require each builder to provide plans to Duneland Group for review by Taylor. Pilz noted that the Plan Commission will want an indication of what is to become of the out lots. He encouraged the opportunity for water quality measures to utilize some of the vegetated areas. There is a lot of slope on site. There must be drainage out of the low points. The plan must show where the forced main is to go. A sewer stub to the north is needed for potential extension. A stub may also be requested to the west and to the east pending future developments. Pilz suggested

running sewer service close to the lot lines so that the developer can maintain control of the service and recover some of the cost when others connect to the line. Plans will need to reflect how developer will manage off site runoff. Improvements along Burlington Beach Road will be required. Pilz explained that the ditch would need a name. Pilz conveyed concern that the homeowner's association will maintain the open space. There may be restrictions on building elevations on some of the lots adjacent to the ditch. DNR may need to be involved in regarding the ditch.

Kras explained that the off site runoff from the North, East, and West will need to be managed. Lots in the flood plane will need to be reviewed. If there are any wetlands on site, they will need to be delineated. A Rule 5 Permit for erosion control will be required. Taylor noted that the wetlands have been delineated and are shown on the site plan.

Kent advised that sidewalks are mandatory throughout the development. The pathway master plan may require a pathway along 500 N Road. There is a requirement of 2 trees per lot. Ferngren explained that the open space along the pipeline would be graded, seeded, and ready for the homeowners to choose what to put in the public areas. A permit will be obtained for the crossing at the pipeline. A representative will be at the project when the work is in progress. Signage for the development is limited to 50 sq. ft. per entrance.

Pilarski confirmed that this would be strictly a residential area. There is no commercial development expected on this site.

Martinson noted that a tree survey is needed for this project. He stressed that there is a minimum requirement of 2 trees per lot. There is a list of preferred plant materials to use and a list of plant materials to be avoided. Martinson asked that these lists be given to the contractors.

Brown noted that a portion of the site is in a wellhead protection area. Proper containment during construction will be necessary. Back flow protection is required on an irrigation tap. Chuck McIntire from the water department is available to assist with the water main extension and the interior layout.

Johnson provided a copy of the Valparaiso Fire Department Hydrant Form, which is to be completed and returned. Johnson also provided recommended standards for road widths. No parking on one side of the street throughout the development is recommended.

#### 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