



MEETING: Site Review Committee
SUBJECT: Brigadoon Subdivision
ADDRESS: NE corner of Joliet & Tower Roads

LOCATION: City Hall
DATE: July 18, 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
Chuck Williams, 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

Media

Email addresses for the above City of Valparaiso Departments can be found at www.valpo.us.

PRESENTERS:

Randy Wheeler, Rake, Inc.
 773-447-9440
randy@yardscontainer.com

Mike Wheeler, Rake, Inc.

The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss a proposed new subdivision at the northeast corner of Joliet & Tower Roads known as Brigadoon Subdivision. 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 community is located adjacent to the Acadia Hatch Lake proposed subdivision. When Acadia is annexed, this property, most likely, will be annexed at the same time. There are patio homes in the triangle center of the development. A majority of the housing, however, will be single-family homes. There is 28% of the property dedicated to green space, such as tennis courts, baseball diamonds, detention pond, etc. A bike trail goes around the entire development. The city water would come from Hayes Leonard Rd. The sewer would come through Acadia. Detention ponds would empty down Joliet Rd. into Salt Creek through the new pipeline running down Tower Rd. There is only an emergency entrance on Tower Rd. because of the sight distance for automobile traffic. There are two entrances on Joliet Rd. Zoning will be R-1.

Oeding confirmed road widths are to be 30' with on street parking on one side. Pilz would like the width of the road to be reduced if posting no parking on one side. Oeding reminded the developer that all sidewalks and roads must be built to city standards for snow plowing and trash pick up. The cul-de-sacs do not provide a place to push snow in the winter. Wheeler asked if an easement to be used primarily for snow pile up would be sufficient. Phillips agreed and mentioned that buyers should be notified of that.

Pilz liked the layout and offered a few suggestions. There is a significant amount of runoff that comes down through Acadia. The engineer should make provisions for that. Pilz suggested rearranging the lots at the east end of Wallace Lane to eliminate the cul-de-sac. Pilz also

suggested putting a sub-street to the south between Fiona Lane and Orkney Avenue to provide for future development. The accel/decel lane into the subdivision should be continuous from Acadia.

Phillips commended the developer on the re-configuration of this site and the provision for green space. Additional details are needed as the plat is defined. If the patio home lots are less than 8,000 sq.ft., a variance will be required. Wheeler confirmed that the number of lots shown should remain as is for the final plat. The plat should show 2 trees per lot. Planning Department and Parks Department will review the landscape plan. Phillips asked that close attention be given to plat requirement as stated in Article 27, Zoning Ordinance. Phillips cautioned about odd shape lots and the ability to build on those lots. The message on the signage is limited to 50 sq. ft. per entry. That does not include any masonry or decorative elements. The traffic pattern is appropriate. An association is to maintain the football field and other community green spaces. Phillips noted that the pathways around the development are a great addition to this project.

McIntire mentioned that the water main will extend from Acadia and is consistent with the 12" line that fronts Shamrock. Interior lines should be 8". McIntire will be available to assist with the interior layout as needed. A tie-in to Acadia is needed. The maximum distance between hydrants is 500'. Irrigation may be in vaults, but must have backflow protection.

Johnson added that hydrants must be within 250' of the road. Johnson also requested no parking signs to be posted on one side of the streets. Johnson provided a copy of the Fire Apparatus Access Roads concerning the gate requirements for the emergency access road.

Martinson noted that a tree survey is needed. Martinson asked that trees added to the property come from the Preferred Plant List and avoid plants from the Do Not Plant List. Martinson also asked that these list be shared with the builders.

Pilarski confirmed that there are no future plans for commercial development on this site.

ISSUES TO BE RESOLVED:

- Annexation

- Secondary Plat Approval

- Variances (as needed)