



**MEETING: Site Review Committee**  
**SUBJECT: Mistwood Subdivision**  
**ADDRESS: Adjacent to Harrison West Subdivision**

**LOCATION: City Hall**  
**DATE: July 25, 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
Chuck McIntire, 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

Media

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

### PRESENTERS:

Stephen Stofko, McMahon Assoc.  
 (219) 916-9343  
[smstofko@mcmgrp-in.com](mailto:smstofko@mcmgrp-in.com)

The following is a summary of discussion at this meeting:

The Site Review Committee met for a second site review for the proposed new subdivision, Mistwood. 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.

Stofko explained the changes from last site review. There are 128 lots on 56 acres. The developer is working with Pilz regarding drainage and outlets. The wetland in outlot C will be eliminated. The wetland in outlot B can be deepened. However, additional storm water cannot discharge to that area. The sanitary sewer will tie into 2 points on Froberg Road. There is a 12" water line at the SW corner of Harrison West that will tie into this subdivision. The line will loop back into a cul-de-sac in Harrison West with an 8" line. The landscape concept has been provided.

Pilz noted that Matt Kras is the contact for drainage concerns. The developer will be required to do improvements on the frontages such as curb & gutter and widening of the streets. Pilz mentioned that Harrison West has private streets; access would have to be granted. Stofko mentioned that Lake of the Four Seasons maintained an access for emergency vehicles, but gated it. Phillips would like that at the very minimum. Phillips explained that the developers of each subdivision would have to come to an agreement themselves. Pilz recommended that additional traffic measures be incorporated into Wicklow Drive due to the straight run and potential for high speed, heavy traffic.

Oeding touched on the ADA ramps and sidewalks throughout the development. A cast iron truncated dome is needed. Oeding spoke of the radius for the cul-de-sacs and the concern for snow storage during the winter. Oeding asked about street signage throughout the development.

Phillips clarified the next process. The public hearing and the vote will take place at the next two Plan Commission Meetings. Phillips inquired about connecting the 2 cul-de-sacs. Stofko

explained that several lots would be lost in that connection. Phillips that cul-de-sacs are not permitted except for hardship cases or where the lay of the land does not permit anything else. Sidewalk information must be provided in the plans. The position of lots 96 and 97 present a concern in the depths for building. Phillips will check the pathway master plan regarding pathways along Froberg Road. Proof of easements must be provided prior to primary plat. The outlot area should total 1.28 acres of usable recreation space that is fully accessible. Lot 68 looks very narrow; review the width. Phillips also asked that landscape detail along Froberg Road is shown on the final plans.

Kras explained that an outlet is needed for drainage from the site. The wetlands on site will need to be delineated and a copy of the report must be provided. Kras will also need a copy of the report from IDEM or the Army Corps mitigation.

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. Two trees per lot must be noted on the plan. Martinson asked that the developer and builders follow the Recommended Plant List and the Do Not Plant List available on line at [www.valparaisoparks.org](http://www.valparaisoparks.org).

The fire department will strongly support a connection to the Harrison West, at least an emergency access path. Johnson provided a copy of Appendix D of the International Fire Code, which covers emergency access regulations, as well as cul-de-sac width requirements where there is a fire hydrant (96'W). Johnson asked that any traffic calming measures have a 20' clearance such as at the entrance and on Claire Blvd. Hydrants appear sufficient, but the hydrant at lots 6 & 7 will need to be moved to lots 4 & 5 to maintain the maximum distance of 500' between hydrants. Johnson also asked to have no parking on each side of the road or the road widened at any building over 30' in height. Pilz mentioned that the roads would be standard roads at 30' wide with parking on both sides.

McIntire mentioned by lot 63, an in-line valve must be added to maintain the maximum distance for valve placements. Backflow protection is required at any irrigation system. McIntire will need 5 civil sets of the final print as the project progresses.

#### ISSUES TO BE RESOLVED:

Plan Commission Approval