



MEETING: Site Review Committee
SUBJECT: Brigata Hills
ADDRESS: CR 500 N at CR 175

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
Daryl Brown, Water Department	(219) 462-6174
Jack Johnson, Fire Department	(219) 462-8325
Tony McGinley, Collections Department	(219)-464-2346
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.

PRESENTERS:

Bill Ferngren, Hoepfner, Wagner, & Evans
 (219) 464-4961
wfernren@hwelaw.com
 Rick Carlson, Total Site Management
 (219) 395-0718
totalsite1@comcast.net

The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss a proposed new subdivision called Brigata Hills. 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.

Ferngren explained that this review was to finalize plans for the secondary plat. This site will be annexed this fall. There are 79 lots in Brigata Hills. All streets will be dedicated to the public and designed to city standards. Dave Pilz has reviewed drainage. The principle entrance is located on CR500N in the center of this parcel. There are some serious grade issues on this property. A connection is provided for future development to the west. There are 3 detention basins on this site. Utilities are provided by an easement through Pepper Creek. A utility extension is provided through the southern most cul-de-sacs to 80-acre parcel to the east. There is open space throughout the development. The goal is to preserve as much of the wooded area as possible.

Phillips commented that sidewalks are to be installed throughout this development and confirmed they were shown on the primary plat. The primary plat should also note that there will be 2 trees per lot. Carlson noted that a path will be cleared for utilities and builders will clear lots as needed subject to the developer's approval. The subdivision covenant will state that 3 trees are required in the front yard. Phillips noted that Martinson and Phillips would review the landscape plan for any entry or common area. The usable open space requirement is 7.9 acres. The message portion of signage at each entrance is 50 square feet. Lots 66, 72, and 73 should be reviewed to confirm the lot is buildable. Phillips inquired about Toscana Court and the connection to the east. Ferngren explained that they went with 3 cul-de-sacs due to the grade and wanted to discourage a possible short cut through Brigata Hills to Pepper Creek. Phillips suggested offering and emergency exit.

Kent mentioned that Bill Oeding, Director of Public Works, had concerns about the cul-de-sacs. Phillips inquired about looping 2 of the cul-de-sacs. Carlson explained that would cut into a steep slope that cuts across lots 33 & 39 and through the woods to loop the cul-de-sacs. Phillips mentioned that an easement might be required for storage of snow during winter season. Carlson noted that there are landscape islands in the center of the cul-de-sacs.

Brown said that the infrastructure and connection has been reviewed and approved. If there will be an irrigation system for the landscaping at the entrance, backflow protection will be required.

Martinson explained that a survey of the trees in the right-of-way, the street, and the easement would be sufficient. Martinson would like to maintain the addition of 2 trees per lot requirement regardless of the number of original trees remaining per lot. Martinson asked that the builders follow the Do Not Plant List and Recommended Plant List. These lists may be found online at www.valparaisoparks.org.

Pilz confirmed that the sewer design is for future connection. Pilz is concerned about how the builders will handle the slope of the lots. Carlson explained that a site plan is required prior to an approval for the home. The infrastructure plans for construction have been approved by the Engineering Department and currently awaits Board of Works approval.

Johnson asked that a construction entrance, in addition to the main entrance, remain until the 2nd entrance to the adjoining development is usable for fire access. Fire hydrants are required every 500' and no more than 250' to any one point in the road. If the homes are larger than normal, additional hydrants may be requested to accommodate fire department needs.

ISSUES TO BE RESOLVED:

- Plan Commission Approval

- Landscaping plan (with Tree Survey)

- Site Improvement Permit (as needed)

- Backflow Protection on Landscape Irrigation (if needed)