



MEETING: Site Review Committee
SUBJECT: Campbell Meadows
ADDRESS: W/Side Campbell

LOCATION: City Hall
DATE: 7/5/05
ZONING: R-1

**PRELIMINARY SITE REVIEW
 IN ATTENDANCE:**

PRESENTERS:

Dave Pilz, Engineering Director	(219) 462-1161	David J. Tiemens
Matt Kras, Stormwater Engineer	(219) 462-1161	219-987-2828
Vicki Thrasher, Building Commissioner	(219) 462-1161	dtiemens@netnitco.net
Chuck McIntyre, Water Department	(219) 462-6174	
Dave Nondorf, Fire Chief	(219) 462-8325	

Media

Email addresses for the above City of Valparaiso Departments can be found at:

<http://www.ci.valparaiso.in.us/>

The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss the proposed subdivision known as Campbell Meadows. The project is on the west side of North Campbell directly across from Andover Apartments. Site review is not an approval. It is meant to be a preliminary discussion of the requirements and issues to be considered by the developer or owner and there may be some cases where it will need to come back before site review or to seek other approvals.

Pilz read the checklist from Craig Phillips, Planning Director:

18 lot subdivision; roads will be public; 4' sidewalks will be provided; right-of-way is 50'; street pavement 30' back to back of curb; 18 single family residences; right of way on Campbell is 80' as shown on Thoroughfare Plan so they will dedicate their half of that right-of-way; landscaping plan required along with tree inventory; need to show co-owner contact information on plat; need to show how green space requirement of ½ acre of recreation will be met on front portion; provision in lieu of recreation space for payment to the Parks; need note on plat regarding two trees per lot as required; must annex the remaining of the property due to use of drainage on County jurisdiction; subdivision sign can not be more than 50 sq. ft.; we need to know status of wetlands on lots 4 & 5; provide restrictive covenants; fire hydrant locations on utility plan.

Tiemens said that the information on the co-owners is on the preliminary plat in the upper left hand corner. The tree statement mentioned is on the upper right-hand corner. The address is on the front cover sheet, there is a net coverage on the preliminary plat, there is a density statement on the plat, there is a tree landscaping statement according to ordinance and the trees are shown on the plan. The wetland area is 1/10 of an acre or less and they are going to petition with a 401 to IDEM to fill lot 5 in order to put a house on that lot. The developer will work on the covenants.

Hydrants are shown on the utility plan on sheet 4. There is one at the entrance and one at the end by the temporary turnaround. They will be submitting the final plat on the annexation of Lot 4 as stated because the drainage area shown on that lot. In the meantime that lot will be dedicated as

a temporary easement until such time that it is annexed and platted as part of the second phase of this development. This is a 10-acre parcel. The east 5 acres has been annexed and the west half will be submitted for annexation soon. They are indicating the half 80' right-of-way on Campbell Street and a 50' total right-of-way as part of the proposed public street. Sidewalks are shown on the plat. The City has approved the sewer services. He has indicated a 15" main extending to what they had shown previously to the north. There is a 12" water main on the west side of Campbell Street with an 8" line on the north side of the road. There are to be two hydrants as stated previously. Stormwater is pretty straightforward. Everything on the south side of the proposed road is naturally going to the west and everything on the north side is going down to the street. They will capture that with inlets between Lots 4,5 and 15,14. Outlot A is not buildable and will be replatted as a lot in addition to one more lot to the north of that for the future annexation. Oeding asked if Andover Drive is continuing on to the future development. Tiemens advised that it would. They are anticipating that it would continue on through the undeveloped 1 acre to the north. This is zoned R-1. Oeding said that the sidewalks ramps are on the apex of the curves and we want it on the flat side of the curve, not on the radius. We are also using truncated dome plates for the ADA ramps and not bricks. Oeding asked if they had thought about installing only one sidewalk as a pathway to tie into the City's plan. Pilz stated that he does not think that this is on the pathway plan and he would rather see two sidewalks.

Nondorf asked how big the temporary turn around is. Tiemens advised that it would be 50' wide to the right-of-way. It should be 50'x30'. Pilz stated that we might want to extend that further west to give the trucks a little more room to turn around.

Kras asked that they copy us on the paperwork to IDEM. The pond itself is not on the annexed property and they will make that lot an easement until it is annexed. We will need to show drainage calculations to show that the pond is sized correctly. Tiemens advised that the calculations were given to Craig Phillips along with the plans. We will need an erosion control plan and a Rule 5 will need to be filed with IDEM. We need to have a copy of that application. We do not allow straw bales as shown on the plans. We want silt fencing around the perimeter of the pond and the west side of the development.

McIntyre stated that we would like to see the water main extended to the end of the property at Lot 9. Leave the hydrant where it is.

Pilz advised that he would send his comments to them. Please show intentions of lot grading and then show how they are going to handle the runoff from those lots and where it will go. We are looking at a different configuration along Campbell Street to possibly widen it a little more on the north side so that we end up with a good turn lane into Andover so that cars can get around. Pilz asked if a property owner's association would maintain the detention pond. Someone will need to be responsible for maintenance and it needs to be set up in perpetuity. Also, they need to look at how they will handle Lot 4 for the future. Tiemens stated that they would probably treat it like they are treating Outlot A because Lot 4 will be a separate lot. It will probably have to be maintained by an association. They may want to move the stormwater sewer as they are limiting themselves and may want to move it north. Tiemens advised that it was placed there to give them a 60' wide lot. As they bring the sewer up from the south to manhole 1, he does not see a need for manhole 7A. Tiemens will eliminate that. Pilz said that maybe they could look at eliminating manhole 3 by shifting the line around a little. They are scheduled for the July Plan Commission meeting.

McIntyre advised that when they get their approval he would take care of the IDEM approval for the water. Then, once the plans are reviewed for the sewer the utility department will issue the capacity allocation letter. You will need to fill out all the permits so he has them in front of him.

ISSUES TO BE RESOLVED:

Landscaping plan
Erosion control plan
Right-of-way
Detailed Site Plan
Sanitary/Sewer
Backflow Prevention
State Release
Building Permit