



**MEETING: Site Review Committee**  
**SUBJECT: Executive Park PUD**  
**ADDRESS:**

**LOCATION: City Hall**  
**DATE: 11/15/05**

**PRELIMINARY SITE REVIEW**  
**IN ATTENDANCE:**

Craig Phillips, Planning Director	(219) 462-1161
Tyler Kent, Asst. Planner	(219) 462-1161
Matt Kras, Stormwater Engineer	(219) 462-1161
Vicki Thrasher, Building Commissioner	(219) 462-1161
Chuck McIntyre, Water Department	(219) 462-6174
Daryl Brown, Water Department	(219) 462-6174
Jack Johnson, Fire Dept.	(219) 462-8325
Marv McDaniels, Collections Department	(219)-464-2346
Tony McGinley, Collections Department	(219) 464-2346
Bill Oeding, Public Works Director	(219) 462-4612
Steve Martinson, Park Dept.	(219)

**PRESENTERS:**

Aaron Taylor  
 Duneland Group  
 926-1007

**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 Primary Plat for the proposed Executive Park PUD. Phillips stated that 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.

Taylor advised that they are presenting the Primary Plat for the 30 lot residential subdivision with 6 commercial lots. The whole subdivision is laid out so that the residential is between the Flint Lake Garden Terrace Drain with a buffer along Outlot B. There is a buffer between the residential and the existing residential off of Silhavy Road, which is designated as Outlot A. There is a tree preservation easement in the back of those lots. 28 residential lots will be single-family homes within the development itself. Lots 29 and 30 will be entered from Silhavy Road and could be duplex units as they are patio homes. Streets will be built to city standards. Variances were delineated in the development plan as they went through the annexation and rezone process. All single-family lots will be 60' wide at the building line with a minimum of 12' between buildings. There will be an overhang and maintenance easement on the adjacent lot. The 6 commercial lots are committed to having no retail or fast food and restaurant use.

Phillips stated this has not changed much since the original. Taylor stated that there is an existing wetland on the property. There is a pipe that comes under St. Rd. 49 and drains through the property and historically that wetland has been a drainway for that. When they developed the subdivision they put in a swale where stormwater will collect and brought down around the right-of-way of St. Rd. 49 and brought to a drainage pond. The water that comes out of that pipe will be picked up in that swale and brought around to the detention pond. Any water will not feed the

wetland that was there from the drainpipe so they are permitting to fill in that wetland which is less than 1/10 of an acre. Phillips advised that we would need an indication of the planting of two trees per lot in the residential area. Each commercial site will be subject to individual landscape approval. We will need to have a copy of the restrictive covenants along with the Primary Plat. They are showing a 60' right-of-way and we might be able to consider a 50' on Crown Drive. They show a utility easement going to Silhavy Road between lots 10 & 11. Taylor advised that this could be used for future development. The Hawthorn Lift Station will serve this area.

Kras reported comments left by Dave Pilz. They need to spell out what is allowed and not allowed in the open spaces, regulated drains and tree preservation easements. What kind of maintenance plan will there be and who will enforce that. Leath said that he thinks it will be a restrictive covenant issue. They should look at the possibility of eliminating Manhole H by moving Manhole J and B to the west. There is a question of the need for a left turn lane existing the development. Taylor said they are showing a passing blister on the north side of Burlington Beach Road as well as acceleration taper coming out of the subdivision heading to the east and a deceleration taper and lane coming into the entrance from the west. The road is 30' wide at that point and they will look at that. Sidewalks are not required east of the entrance on 500North except at the intersection. We will need to see pavement on 500 and through the commercial built to our collector standards. We would recommend waiving the 36' pavement width for the commercial street area and we would post a no-parking sign on the west side.

Kras commented that maybe they could put a swale on Lot 31 and not piping that into the detention pond. They will look at that. They will need to provide overflow into the low areas between lots 7 & 8 and 27 & 28 just incase any of the inlets get clogged. We will need to see any permitting in regard to the wetland. On lot 31 maybe they could eliminate the pipe going to the pond. They will need erosion control matting going down into the pond from where that swale would outlet. We will need to see a Rule 5 Erosion Control permit.

Martinson asked about the tree survey. Phillips advised that this would not apply to the residential and each commercial lot would stand on its own. Taylor advised that a tree line is shown on page 1 of the Primary Plat. Martinson would recommend that a tree survey be done on the property. In the past we have taken a representative section of one acre it could then be multiplied out to get a replacement figure. It may not be an issue with a project this size. He would like them to plant trees that are suited for the topography of each area. He will help in anyway he can.

Phillips said that the sidewalks along Burlington Beach were agreed upon with the developer. Leath said that they have a sidewalk waiver for the left side of Executive Drive but they had not discussed Burlington Beach Road. They reached an accord with the Park Department on the pathways.

Johnson stated that the Fire Department requests that the fire hydrants be 600' of less. They would like them to follow the 2000 International Fire Code appendix for street width in the commercial road area.

McIntyre stated that the fire hydrants seem to be in the appropriate positions but they are lacking some valves. Valves need to be located every 500-600'. The main placement within the subdivision is south and west and this does not meet that. At the first meeting they had discussed the feed to the subdivision along Burlington Beach Road and this not follow what they had agreed upon. They have a 24" main at Hawthorn on the north side of the road and an existing sleeve underneath the Bypass on the north side of the road. We are going to want to see the main carried down the north side of the road. The size of the main has yet to be determined. Normally we request the developer to take the main to the edge of the property but in this particular instance we are going to suggest that we stop at the Johnson property. In the event that we take the main underneath the Bypass we are going to need some wiggle room. If this is to proceed we will get with the engineering firm we use for hydraulics and will get back with them about the size but it will

be a minimum of 16. Taylor stated that they had planned on meeting with the Water Department to make sure that the design was to their specifics. Phillips advised that we would need the utilities on the plat. McIntyre advised that there are some very specific things up by Hawthorne that they will have to go over as far as the water installation goes. Brown asked if there is going to be any lawn irrigation. If there is going to be any, we require backflow prevention at the meters. There is an abandoned well that will have to be sealed by a stated certified well driller. We will need a copy of that paper work.

Martinson advised that it is stated in the ordinance that the trees that are to remain need to be protected during construction. Since this will be multiple projects, it should be done throughout the whole project.

#### ISSUES TO BE RESOLVED:

- Landscaping plan
- Erosion control plan
- Right-of-way
- Detailed Site Plan
- Sanitary/Sewer