

**MEETING: Site Review Committee****SUBJECT: Hatch Lake PUD****ADDRESS: Joliet Road, West of Shamrock Subdivision****LOCATION: City Hall****DATE: April 29, 2014****PRELIMINARY SITE REVIEW****IN ATTENDANCE:**

Tyler Kent, Planning Director (219) 462-1161
 Tim Burkman, Engineering Director (219) 462-1161
 Adam McAlpine, Engineering Dept. (219) 462-1161
 Ed Pilarski, Water Reclamation Dept. (219) 464-4973
 Vicki Thrasher, Building Commissioner (219) 462-1161
 Mark Geskey, Utilities (219) 462-6174
 Dave Souders, Fire Department (219) 462-8325
 Brent Dixon, Public Works Dept. (219) 462-4612

Brian Dishman, Public Works Dept.
 Media

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

PRESENTERS:

Lori Devereaux, Rake, Inc. /Sunshine Homes
 (219) 405-9356 / LoriDevereaux@hotmail.com
 Robert Palm, Palm & Associates, Inc.
 (574) 654-3450 / rpalm@palmassociatesinc.com
 James Hipskind, Palm & Associates, Inc.
 (574) 654-3450 / jhipskind@palmassociates.com
 Jay Devreaux, Rake, Inc./Sunshine Homes

The following is a summary of discussion at this meeting:

OPENING: The Site Review Committee met to discuss the proposed Hatch Lake PUD to be located on Joliet Road, west of Shamrock Subdivision. Kent 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.

EXPLANATION OF PROJECT: Devereaux said they are proposing a subdivision named Hatch Lake. The proposed subdivision is located adjacent to Shamrock subdivision on Joliet Road. There will be a total of 135 lots done in two sections. Devereaux indicated they will appear at the Plan Commission in May. The plat begins at Joliet Road. The first phase will be 29 lots at Joliet Road and will connect to a potential Brigadoon Subdivision. Devereaux indicated that at the top of the hill above the lake there will be an additional 106 lots that will connect into Shamrock Subdivision along Galway Drive. This area is mostly clear at the top, but there are woods and wetlands as well as the lake. There is another potential access into Brigadoon at the top section. They want to connect to Shamrock's sewer and water. They have been told there is enough capacity for both the water and sewer. Devereaux stated that Palm & Associates has done some initial drainage calculations. Devereaux feels they have a good plan at this point. The lots are mostly city-size lots. Homes will range from \$200,000 up to \$275,000. At this time, there is over 65% green space in the subdivision even with the first phase lots. It will be attractive subdivision with lots of woods and parks.

STAFF COMMENTS:

MCALPINE: McAlpine indicated his comments deal mostly with drainage. McAlpine has reviewed what is being proposed. McAlpine is aware of where the wetlands are located, as well as the existing drainage sheds. The map provided shows the boundaries and the two year and 100 year flow rates for this. McAlpine is interested in the proposed grading plan and how all land areas will be draining to the proposed detention ponds. McAlpine indicated that most of the perimeter lots on

the west and north sides do not appear to be draining into a detention pond. There appears to be a depressional area that is being filled. McAlpine pointed out that any existing depressional areas that are filled must be recreated in the detention pond that is built to compensate for the loss of the filled areas. Based on the grading plan, the proposed detention pond appears to be 7 ft. lower in elevation than the water surface elevation of Hatch Lake. McAlpine wonders if this is feasible. If the ground water table is equal with Hatch Lake then it is not feasible. If Hatch Lake is a perched water table then it would be possible to dig down 7 ft. below the water surface which is a couple hundred feet away and it could be used as storage. McAlpine feels this requires more investigation. Providing a jurisdictional determination letter from the Army Corp of Engineers with regard to the wetlands and how they will be impacted and whether or not this is permitted is necessary. McAlpine indicated there is a flood plain at the very northwest corner of the property, probably very close to where the wetlands were delineated. If the plans are modified for a pond to capture some of the water, the wetlands or flood plain cannot be filled. As development of the subdivision continues, McAlpine needs to know where all the proposed release points will be so that compliance with City standards for detention is met. McAlpine needs to know what drainage standards will be enforced. Will it be the 2 year pre-developed or something more restrictive which the City has been requiring in more recent subdivisions? This will require further discussion and more detail. Hipskind mentioned he has been using the 2 year standards; however, if it will be something different he needs to know so that the drainage calculations will not have to be done a second time.

GESKEY: Geskey is aware they plan to tie onto Shamrock for both the water and sewer. Geskey stated there may not be enough water coming out of Shamrock to feed over 100 homes. Geskey suggested coming down Joliet to Hayes Leonard. Geskey provided contact information. Geskey needs any future plans for water and sanitary sewer digitally, as well as full size versions.

PILARSKI: Pilarski deferred comment concerning the sanitary sewer system for the development to the Engineering Department and Collections Division. Pilarski is concerned about what is being discharged into the sanitary sewer and asked for confirmation that this will be a residential development with no commercial establishments. Devereaux confirmed this is strictly a residential development.

DISHMAN: Dishman stated that Public Works would need a cul-de-sac on Lochness Lane to provide a turn-around point for trucks. Devereaux said the lots marked "v" will not be developed until Brigadoon is developed so there will be no need for trucks to go into this area.

DIXON: Dixon said any other issues will be summarized in their subdivision standards. A copy of the standards was provided.

KENT: Kent stated the application for the May 13, 2014 Plan Commission meeting has been received. The application is requesting the rezone of portions of Brigadoon from its current zoning to be included in the PUD and an amendment to the Acadia PUD. Kent indicated when this is presented to the Plan Commission the changes in the Acadia Subdivision to what is being proposed in the Hatch Lake Subdivision must be shown. Devereaux said she thought Acadia never got to the point where it was approved. Kent clarified that Acadia was never platted; however, it was approved for a PUD. Kent said if there are no issues or concerns voiced at the May 13 Plan Commission meeting, the Plan Commission would vote at its June 10 meeting. Kent indicated they would then probably be scheduled for the June 23 City Council meeting, with a possible final vote on July 14. If approval is received, the next step will be to go through the primary development plan with the Plan Commission. The primary development plan will have to receive approval and then the secondary plan development will have to be approved. Kent said the tree survey provided must indicate and specify the plants that will be removed from the site. The tree survey needs to be provided as part of the PUD plan to the Plan Commission for the May 13th meeting. Devereaux said she will go through the list and mark the trees that will be removed. Kent suggested these might be put on a separate sheet. Providing a landscape plan for the

subdivision will be necessary for the trees and entrances into the subdivision, as well as any landscaping being planned for the open spaces. Kent suggested showing the park amenities on the plan so the community can see what is being proposed. If the PUD is approved, it must be recorded with the Recorder's Office. Kent requested that a copy of the Unified Development Ordinance also be recorded because it states in the PUD that any items not addressed in the PUD will reference back to the UDO. This will provide consistency and if the UDO changes it will not change the look and feel of the subdivision. Kent said the Special Improvement District language did not appear to be included. This will require further work. Kent asked about maintenance of the park amenities within the subdivision. Devereaux indicated the maintenance will be done by the POA. Kent asked if the PUD made mention of any of the lots not being developed until sewer is available. Devereaux stated the PUD does mention this.

SOUDERS: Souders said at one time he owned a concrete company and did work for Jay and Lori Devereaux and Sunshine Homes; however, it was quite a few years ago and Souders has no interest in this project nor does he work for Sunshine and/or Devereaux Homes. Souders stated the road widths must be a minimum of 26 ft. with no parking posted on both sides. If the widths go from 26 ft. to 32 ft. it must be posted "no parking" on one side. No posting will be required for anything over 32 ft. Souders indicated if there are any cul-de-sacs the width must be 96 ft. All road surfaces must be capable of supporting a minimum of 80,000 lbs. Souders indicated this will also apply during construction. Souders conveyed that once construction begins there must be two access points available. Souders stated it appears this will be met with since they are going off of Galway and off of Joliet Road. The hydrant spacing appears to be adequate with the spacing being a minimum of 500 ft. between the hydrants. Souders asked if the average square footage of the homes will be less than 3,600 sq. ft. Devereaux confirmed this. Souders said the average fire flow for a home under 3,600 sq. ft. will be 1,000 gpm. Souders is aware an 8" main is being proposed on a looped system going off of Shamrock and into Joliet Road. Souders stated an 8" main is capable of delivering 1,788 gpm; therefore, the requirements for fire flow will be met.

THRASHER: Thrasher presented no comments.

BURKMAN: Burkman indicated that some of the comments being presented have been discussed and responses have been provided. Burkman expressed concern about the steepness of Lots 7-16 and 58-60. There is as much as 25 ft. in grade change. With the steepness of the backyard, Burkman is wondering how much is really usable. Burkman voiced concern about owners wanting to level the yard. If this is done, they would be filling in the wetland area, especially around wetland 6. Discussions concerning this issue have talked about the possibility of a retaining wall to allow there to be somewhat of a usable backyard in these areas; however, this comes with maintenance issues. There is also a drop-off to be dealt with. According to the delineation, wetlands are present within the proposed grading impacts of Detention Basin B, in addition to other isolated wetland impacts elsewhere on site. Providing documentation from appropriate agencies indicating permission for this work will be necessary. The outlet from Basin A is shown connecting into Brigadoon, which of course has no infrastructure to receive it. An easement will be necessary to preserve this outlet course and erosion control improvements may be necessary to prevent scouring. The outlet for Basin B simply opens up and flows overland through Brigadoon until it reaches Salt Creek. Providing information concerning what improvements will be made to control erosion of the outlet is necessary. Burkman said creation of an easement through the Brigadoon property to protect this route to ensure it remains open and available if/when the property should change ownership is required. The sewer for Lots V1-V8 are shown connecting into Brigadoon; however, this connection point does not exist. If the line for the Villages is installed now how can they ensure that the elevation at which the sewer is constructed will be appropriate to connect into the future Brigadoon sewer. Burkman said the Sewer Department asked about the viability of installing sewer all the way down to Joliet and then east to where Shamrock's sewer comes out. This will provide the flexibility of the "v" lots tying into this. The Sewer Department expressed

concern about getting access to the manholes coming off of Shamrock. One way it could be done is if the trail is built to a width and specification that would support their vector truck. Burkman indicated the Utility will be conducting a flow test upstream of the Sierra Lift Station to monitor the flows going in. This will supply information about how much excess capacity is really available and possibly open up the potential for the "v" lots if the grades can be made to work. The flow test will also indicate if any upgrades are needed to any pumps in the lift station and whether this would be a requirement of them. Burkman said once the information is received it will be shared. Burkman pointed out that sidewalks need to be a minimum of 5 ft. in width. Pathways must be paved and a minimum of 8 ft. in width. The minimum length in the driveway shall be 20 ft. between the garage and the right-of way/property line. Hipskind asked if the sanitary behind Shamrock should be in the street or off the street. Burkman doesn't know if there is sufficient room to go outside of the street. Burkman is aware a 12" water main is being planned to go on the north side and when the 10 ft. separation is worked in there probably will not be enough right-of-way and it would end up in the west bound travel lane. However, if this can work and there is an opportunity to provide for connection to the "v" lots it will save having to tear up the street or installing a sewer that would be unusable at Brigadoon. Burkman suggested they wait until the flow test is completed to decide if they can take the extra lots. Hipskind asked for an explanation concerning the more restrictive release rate for drainage. McAlpine indicated Engineering used the County's release rate for the most recent PUD since it was draining into a regulated drain. The City is in the process of changing its standards from two years to something that is more restrictive. Being this is a PUD we may make the standard that the City is moving toward as the standard for this development. This release rate is .5CFS per acre. Burkman said the concern about drainage is how the areas that are not currently shown draining to the basins will be handled and accounted for. McAlpine stated the row shown on the very western end acts as a drainage divide; however, the back half of each of these homes and the way the lots will be graded will continue to sheet to the west. Hipskind stated a swale has been created in back of the lots with a couple of inlets that are piped to the basin. McAlpine said he would have to review this.

ISSUES TO BE RESOLVED:

- Landscaping Plan (with Tree Survey)
- Erosion Control Plan
- Rule 5 Permit
- Right-of-way
- Detailed Site Plan
- Backflow Prevention
- Site Improvement Permit
- Zoning Clearance
- Road Widths
- Jurisdictional Determination Letter from Army Corp of Engineers
- Necessary Easements
- Sanitary Sewer