



MEETING: Site Review Committee
SUBJECT: Flat Rock Subdivision
ADDRESS: 453 Hayes Leonard Road

LOCATION: City Hall
DATE: October 6, 2015

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
Chad Dutz, Fire Department	(219) 462-8325
Matt Evans, Public Works Director	(219) 462-4612

PRESENTERS:

Robert Coolman, Coolman Communities
 (219) 464-8055 / bcoolman@coolmanbuilt.com
 Frank Marshall, G.E. Marshall, Inc.
 (219) 462-3415 / frank.marshall@gemarshall.com
 Roberta Marshall, G.E. Marshall, Inc.
 (219) 462-3415 / roberta.marshall@gemarshall.com
 James Hipskind, Palm & Associates
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Email addresses for the above City of Valparaiso Departments can be found at www.valpo.us.

The following is a summary of discussion at this meeting:

OPENING: The Site Review Committee met to discuss the proposed Flat Rock 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: Coolman indicated this parcel was approved as a primary plat in 2010. However, due to the recession the project failed to move forward and the primary plat expired. The City has adopted new storm water standards which required amendment of the storm water storage for this project. This property outfalls in the county and the discharge rates were established at the county discharge rates. The project needed to be modified to meet the City's new storm water standards. Primarily, this amounted to removal of an existing house along Hayes Leonard Road in order to significantly increase the amount of storm water storage. However, the project is almost identical to what was originally approved by the City previously. The number of lots will remain the same. The open space has been increased.

STAFF COMMENTS:

BURKMAN: Burkman provided a plan markup showing a few more ADA ramp locations that need to be added. The plan markup also shows proposed stop sign locations. 25mph speed limit signs will need to be installed at the entrance on either end of the subdivision. "No Parking This Side" signage will need to be installed on sides of streets where noted on the plan. Burkman said Note 6 on Sheet 5 needs to reference the latest INDOT standard details for curb ramps. Detectable warning plates are to be Armor Tile, manufactured by Engineered Plastics and need to be yellow. Burkman mentioned the rear yard swale down the center of the development appears to be 3:1 or greater. Hipskind confirmed this. Burkman suggested consideration be given to enclosing this with a storm sewer and a gentler swale with yard inlets to make the rear yard space more useable. At one point the lots on the western portion of the subdivision were proposed to have an E1 low pressure sanitary sewer service. Now it appears sewer laterals are being extended. Burkman

understands this is being proposed due to grade constraints; however, running multiple service laterals down the right-of-way is not standard practice. Burkman needs to discuss this with Utility. However, a low pressure system may still be needed to serve the further reaching lots. Lighting will be front yard post lights. Burkman indicated the Stormwater Pollution Prevention Plan is being reviewed by Mingyan Zhou. She will follow up directly with Palm and Associates with any comments. A Rule 5 Permit and local Site Permit are required. Burkman conveyed the driveway lengths must be 20 ft. from the property line to the garage.

THRASHER: Thrasher did not present any comments.

DUTZ: Dutz deferred comments concerning hydrants to Mark Geskey.

KENT: Kent stated the property is zoned General Residential (GR) and single family homes are permitted. The minimum open space ratio requirement is 10%. The gross density requirement is 3.797. The minimum lot size requirement is 6,000 sq. ft. The lot width requirement is 60 ft. The street yard setback requirement is 20 ft.; side yard setback requirement is 6ft. with a total of 12 ft.; rear yard setback requirement is 25 ft. Building heights cannot exceed 28 ft. The building coverage requirement is .44 and lot coverage is 50%. Two monument style signs will be allowed and may not exceed 50 sq. ft. in size. The landscaping requirement per lot is 1 large tree and 1 small tree. Kent said there is a provision within the ordinance for additional landscaping depending on whether the garage faces the roadway or is side-loaded. A front loading garage will require one small tree or medium shrub at least 6 ft. in height placed on the lot in the front yard. A tree will be required for each 10 ft. length of the garage. A side loaded garage will require one small tree or four shrubs planted for every 10 ft. along the front of the garage. Open space landscaping requirements are 10 large trees, 15 small trees and 40 shrubs per acre. Street trees are to be placed 60 ft. on center throughout the subdivision. Providing a landscape plan as part of the Plan Commission submittal is required. Kent stated there is a buffer requirement for properties that abut the commercial general property to the south. This requirement affects a portion of Lot 16 and all of Lots 14 and 15. If there is an existing buffer of landscaping on the commercial general portion that abuts the subdivision, a Class A buffer is required on these lots. A Class A buffer requires one large tree, two small trees and 17 shrubs per 100 linear ft. However, if there is no existing buffer this must be bumped up to a Class B buffer. The buffer must be shown on the plans. Providing a copy of the Covenants, Conditions and Restrictions for the Plan Commission submittal is necessary. Kent asked how the road aligns with the homes across the street and if lights from the road will shine into the existing homes. Kent indicated it may be necessary to provide some type of landscaping to stop lights from shining into these homes. Kent suggested speaking with these home owners. Kent mentioned this subdivision will go before the Plan Commission on October 13. Kent will require a copy of the landscape plan.

EVANS: Evans voiced concerns about the flooding along Hayes Leonard Road. Marshall indicated they will be working on the drainage; however, he believes whoever owns the school should do some detention work. McAlpine interjected the commercial property is being changed to a church. They are doing a parking lot expansion and will also be doing some pond modification work in the next year or so. Marshall mentioned the ditch needs to be cleaned out. Evans agrees with Burkman concerning the need for additional curb ramps. All ramps are to be poured 6" thick and meet FHWA requirements as outlined in the PROWAG. Slopes will be inspected to insure compliance. Yellow truncated domes are required, and where applicable, cut to follow the radius. The mouth of the ramp is to be flush with the road. The curb is to be depressed and the truncated domes are to be placed directly behind the depressed curb. The City still requires ramp grooves. The developer is to install all ramps. Evans indicated the ramps as drawn will need to be moved closer to the intersection so that a motorist will naturally stop at least 4' before the crosswalk. Evans voiced a concern for snow removal. Evans said pushing snow to the dead-end of the road going north and south will result in piling snow against the fence. Coolman said the simple solution is to put the drive on Lot 9 on the south side. Doing this will provide 40 ft. to pile snow. Evans said

this will be acceptable for Public Works. Providing a street signage plan will be required. All street signs must be printed on high prismatic sheathing with break-away posts. Signs must be installed per the requirements of the MUTCD. The developer has an option to pay Public Works to install the street signage. Payment for this option must be paid up front. Evans stated all right-of-way cuts on Hayes Leonard Road must match the existing pavement design in terms of materials and thicknesses, unless the City standard is deemed to be superior then the City standard will be followed. City specifications for the pavement design within the subdivision call for 1-1/4" of #11 surface course; however, the City, as well as paving contractors, has found that it is easier to meet compaction requirements with 1-1/2" of #11 surface. Therefore, the City is requiring the developer to place 1-1/2". Evans expressed concern regarding the 26' wide streets. Evans feels this will make snow plowing very tight. Evans feels a 30' wide street is a better choice. Per the Specifications for Municipal Improvements the water main is to be 1.5' from the back of curb and gutter. The developer's plans specify 2.5'. Evans has no problem with this if Utilities has no problem. According to the developer's plans, the parkway is 6.5' wide. This meets the minimum standard and should be maintained throughout the development. Providing a landscaping plan for the parkway trees is necessary and needs to be sent to Evans for review. Public Works is looking for diversity in the parkway trees. Evans stated the Public Works inspection schedule must be followed.

PILARSKI: Pilarski stated Water Reclamation is always concerned with what is being discharged into the sanitary sewer. Pilarski asked if there will be a commercial establishment or a club house in this subdivision. Coolman stated neither of these facilities will be part of the subdivision. Pilarski said that since the development will be discharging strictly sanitary waste water, he presented no further comments.

GESKEY: Geskey stated the Water Department has no problem with the water main being 2.5' off of the curb. Geskey said the water services for the two original houses can be deleted. The 2012 specifications require the installation of an auto-flusher at the dead-end road running north to maintain water quality. Geskey stated the fire hydrant at the end of the line needs to be moved to the southeast corner of Lot 8. Also, the hydrant between Lot 27 and Lot 28 needs to be relocated between Lot 25 and Lot 26. Geskey provided a handout concerning the extension of water service. Geskey mentioned between sanitary manhole #1 and manhole #2 there are two services. If there were no services, Geskey would be able to clean this backward from sanitary #2. Other than installing a paved road all the way back to sanitary #1 to support an 80,000 lb. truck, Geskey asked if there were any other options. Burkman suggested moving the services so that Lot 15 will tie-in between manhole #2 and manhole #5 and Lot 14 will tie-in on the other side of manhole #2. Burkman said it appears there is only a 15 ft. easement between Lots 14 and 15 and suggested the easement needs to be at least 20 ft.

MCALPINE: McAlpine requested more time to review the drainage report and plans. McAlpine will provide more thorough comments after review. There will be a lot of detention on the east side of Hayes Leonard Road. McAlpine discussed maximizing the use of this detention for this area by using it for some other areas not on the Flat Rock property. McAlpine feels it makes sense to route or flow water either through a pipe system or through the proposed swale. McAlpine said on smaller lots with deep homes and rear patios, the swale disappears. McAlpine stated this is where the pipe is a good benefit. McAlpine proposed the pipe be extended not only along the middle section, but along the north and south sides as well. Coolman described a system currently in use at Prairie and Aberdeen. Marshall suggested McAlpine look at the system. McAlpine said the City standard indicates 12" pipe as the minimum size. He is concerned about what the long term maintenance will be for a small diameter pipe embedded in rock. The rear yard areas will be maintained by the POA. Further discussion on this issue is needed. McAlpine commented that when the outlet structure is restricted down to the County standards the holes end up being pretty small and inaccessible. McAlpine suggested pulling the outlet structure closer to the bank and

maybe another configuration of the holes that are larger.

ISSUES TO BE RESOLVED:

Landscaping Plan for Planning Department and Plan Commission Meeting

Erosion Control Plan

Rule 5 Permit

Right-of-way

Detailed Site Plan

Site Improvement Permit

Building Permit

Signage/Fencing Permit

Zoning Clearance

Covenants, Conditions and Restrictions

Additional Ramps

Stop Sign Locations

Installation of 25 mph signs and "No Parking This Side" signs

Note 6, Sheet 5 – reference latest INDOT standard details for curb ramps

Bufferyard between commercial general property

Parkway Landscape Plan for Public Works

Street Signage Plan for Public Works

Installation of auto-flusher at dead-end road

Increase easement between Lots 14 and 15 to 20 ft.

Drainage