



MEETING: Site Review Committee
SUBJECT: Hawthorne North
ADDRESS: East Side of Calumet between
Linda Road & Burlington Beach Road

LOCATION: City Hall
DATE: April 5, 2016

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Vicki Thrasher, Building Commissioner (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
 Mark Geskey, Utilities (219) 462-6174
 Jon Daly, Fire Department (219) 462-8325
 Media

PRESENTERS:

Todd Leeth, Hoepfner Wagner & Evans
 (219) 464-4961 / tleeth@hwelaw.com
 Kevin Coros, McMahon Engineers Architects
 (219) 263-6021 / kmcoros@mcmgrp-in.com
 Ken Pylipow, Von Tobel
 (219) 850-1550 / kenp@mail.vontobels.com
 Dan Steiner, Steiner Homes
 Adam Steiner, Steiner Homes
 (219) 508-2430 / adam@steinerhomesltd.com

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 Hawthorne North Subdivision located on the east side of Calumet Avenue between Linda Road and Burlington Beach Road. Burkman 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: This will be a single family residential development. This site is immediately north of Hawthorne. The name for this subdivision will be Hawthorne North. The property is currently located outside of City limits. Hawthorne is the common boundary. Leeth indicated an annexation petition has been filed. The project complies with the base zoning and will be similar to Hawthorne which is the request for zoning as it comes into the City. McMahon has laid out the subdivision. Steiner mentioned that all lots are a minimum of 90 ft. in width.

STAFF COMMENTS:

BURKMAN: The entrance road off Calumet Avenue needs to align with either Wesley Road or Lakeview Road on the west side of Calumet Avenue. A roadway connection to Sunny Lane should be made so that there are two access points into the development. The north/south street to the south of this connection should align accordingly. Consideration should be given to some altered alignment for the east/west roadway through the center of the development to better promote traffic calming. A total 50 ft. right-of-way dedication along the Calumet Avenue frontage is required. The current right-of-way appears to be 30 ft. per the GIS. Frontage improvements including necessary pavement widening, curb and gutter and pathway will be required along Calumet Avenue. Providing sanitary sewer utility stubs and internal roadway connection point(s) for the property to the north is requested. A Rule 5 Permit and Site Permit are required. Further comments will be provided once more detail is provided on utilities, drainage and site grading.

Burkman stated there is a Hawthorne Sewer Reimbursement setup; however, Burkman does not know how much time remains. Burkman believes this is a 15 year agreement. Burkman suggested incorporation of a pedestrian connection between the existing phase of Hawthorne and the proposed Hawthorne North. There is a wide Utility and Drainage Easement in phase 3 and there may not be a provision left for a pathway. Burkman said access to the pond needs to be considered for maintenance purposes.

THRASHER: Thrasher provided no comments.

DALY: Daly asked about the road widths. The roads are all 34 ft. back-to-back. Daly asked about the proposed water main size. Coros stated the last stub in Hawthorne is 8" and along Calumet it is a 16" main. Geskey interjected the main along Calumet is actually 20". Daly asked if they will be looped. Coros said they had planned on tapping into Calumet and running it through; however, if a loop is preferred it can be worked in. Daly said the Fire Department and Water Department will work together concerning hydrant placement. Daly asked if all roads will be in at least a rough stage before construction begins on homes. Steiner said the roads will be done per phase. Daly mentioned that having street signs installed as soon as possible will be helpful for the Fire Department. Daly requested that construction people park only on one side of the street so that if it is necessary for a Fire Department vehicle or ambulance to get into the subdivision they would have a clear path. Steiner stated they will pass the word along.

PILARSKI: Pilarski said that since this is strictly a residential development and does not contain a commercial establishment or light manufacturing facility, the Water Reclamation Department has no comments at this time.

MCALPINE: As the plans become more developed, referring to the City Drainage Standards and Technical Standards Manual will be necessary. The pond appears to be located in the right spot, at the low point, and is at the confluence of two major off site streams. McAlpine stated that McMahan did conduct a pretty thorough investigation. There is a good appreciation of the offsite water shed. McAlpine said it will be necessary to pay attention to the size of the pond. The option of making the pond larger should be examined. It appears a perimeter access is being provided. McAlpine said lots 11, 12, 13 and 14 seem to pinch the home between the building setback line and some sort of rear yard storm sewer easement. These lots do not seem to be buildable where the storm sewer easement is at presently. If the storm sewer is on the south side, the easement could possibly be revised. Building over an existing easement is not allowed. Steiner said they have homes that can fit on these lots without infringing on the easement. McAlpine asked if the pond will be wet bottom or dry bottom. Coros indicated the pond was designed as a wet bottom pond. Further comments will be provided as the project progresses. The two home owners on Pennington Place in Hawthorne purchased the middle lot and split it. McAlpine said maybe they would be open to an easement for a pathway. If the owners are amenable, this could provide the necessary access and pathway connection.

GESKEY: Geskey will reserve comments concerning the sewer until he receives a plan. The plan needs to be 24" x 36" with plan and profile. Geskey provided the procedure for extending the water service. Geskey said Burkman commented earlier that the entrance should be moved to Lakeview. The 20" water main comes across at Lakeview and is on the east side of Calumet heading north. There is no water main from Lakeview down past this development going south. Submitting the plan and profile for water and sewer to Geskey is requested. Further comments will be provided.

KENT: The zoning for this property is Suburban Residential (SR). The plans will need to show front yard, side yard and rear yard setbacks and lot width. Plans should also include the gross and net density requirements. The minimum open space requirement is .10. The minimum lot size is 12,000 sq. ft. Lot widths must be a minimum of 90 feet. The street yard setback is 25 feet; side yard setbacks are a minimum of 8 feet and must total 20 feet; rear yard setback is 30 feet. The

building height is 28 feet. The building coverage is .30 and lot coverage is .40. The subdivision is allowed two subdivision signs and the signs cannot exceed 50 sq. ft. Providing a copy of the covenant and restrictions is necessary. Referring to Article 6, Section 6.307, Open Space is necessary. Providing internal pathways, landscaping and pedestrian pathways/furniture throughout the development is required. Plans show no common areas for neighborhood development. Referring to Article 10 for landscaping requirements will be necessary. Per Section 10.301 the landscaping for single family detached is 2 large trees and 2 small trees per lot. Front-loaded garages will require 1 small tree or medium to large shrub that is at least six feet in height at the time of planting and shall be installed in the front yard of a residential lot for each 10 linear feet of width of the front loaded garage door. Side-loaded garages will require 1 small tree and four shrubs, herbaceous perennials, or clumps of ornamental grasses and shall be planted along the street side of any side-loaded front garage that is closer than 10 ft. to the property line. Per Section 10.303, Open Space Landscaping, will require 10 large trees, 15 small trees and 40 shrubs per acre. Per Section 10.304, Parking Lot Landscaping, will require 1 large tree per four spaces and 1 shrub, perennial or ornamental grasses per 4 spaces. Submitting a street tree plan is required and needs to be submitted as part of the primary or secondary plat. Street trees should be planted within the median or parkway of the public right-of-way. Generally, street trees are planted 60 ft. on center. Trees need to be at least 2" in caliper at the time of planting. Referring to Section 10.305 concerning street trees is necessary. A Class A bufferyard will be required between the General Residential (GR) and Campus (CA) zoning. The Class A bufferyard needs to be 10 ft. in width and will include 1 large tree, 2 small trees and 17 shrubs per 100 linear feet. Section 10.403 will provide information for the Class A bufferyard. Calumet Avenue is an arterial street and referring to Section 10.405 concerning street yard buffers is necessary. A Class C buffer yard will be required. A Class C bufferyard is 25 ft. in width and will have 5 large trees per 200 ft., 5 small trees per 100 linear feet, 45 shrubs per 100 linear feet with a 6 ft. tall wall (masonry, brick, stone or equivalent material) and/or a 5 ft. berm. Referring to Section 10.500 for the requirements of delineation of open space is necessary. Section 10.600 provides information for tree protection, tree installation and tree removal and installation. Referring to this section is necessary. Installing an 8 ft. wide pathway along Calumet Avenue is required. Driveways shall be not less than 20 ft in length and is measured from the property line to the garage. Model homes are required to provide 4 dedicated parking spaces. Ten parking spaces are required for a Sales Office. The information for annexation must be submitted no later than 1:00 p.m. C.S.T., Friday, April 15, 2016.

ISSUES TO BE RESOLVED:

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| Landscaping Plan (with tree survey) | Pathway |
| Erosion Control Plan | Bufferyards |
| Rule 5 Permit | Annexation Information |
| Right-of-Way | |
| Frontage Improvements (pavement widening, curb and gutter and pathway) | |
| Detailed Site Plan | |
| Site Improvement Permit | |
| State Design Release | |
| Building Permit | |
| Signage/Fencing Permit | |
| Sewer Plan and Profile | |
| Zoning Clearance | |
| Covenants & Restrictions | |
| Street Tree Plan | |
| Parking (model homes and sales office) | |