



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

LOCATION: City Hall
DATE: December 6, 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
 Mike Steege, Utilities (219) 462-6174
 Jon Daly, Fire Department (219) 462-8325
 Matt Evans, Public Works Director (219) 462-4612
 Media

PRESENTERS:

Todd Leeth, Hoepfner Wagner & Evans
 (219) 464-4961 / tleeth@hwelaw.com
 Ken Pylipow, Von Tobel
 (219) 850-1550 / kenp@mail.vontobels.com
 Kevin Coros, McMahon Engineers & Architects
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 Doug Homeier, McMahon Engineers & Architects
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 John Sturgill, McMahon Engineers & Architects
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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. 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: Leeth conveyed that this property has been annexed into the City. Changes have been made to the preliminary plan. There will be improvements to Calumet Avenue as suggested. Sturgill said the extension of utilities will primarily happen through Hawthorne in creating a looping of the water from the 16" water main off of Calumet looping back into Hawthorne. Homeier said the detention pond will be located at the lowest point in the southeast corner of the property. It will tie into the existing drainage structures of the Hawthorne Subdivision to the south. Homeier mentioned that he has met with Adam McAlpine regarding drainage. They are taking into account a fairly good amount of water coming from off site that will be piped and run through the subdivision along the northern line. There will be a 4 ft. diameter pipe directly where the existing swale is located to handle this water. Homeier conveyed there is a lot of water that comes from Lynn Way on the east. This water will be piped and stored in the pond. On smaller rain events the pond will hold Hawthorne North's water as well as additional water to help control flow downstream. Everything has been setup to improve downstream water for the storm water runoff. Currently there is a 42" and 48" pipe that is taking this upstream water. The flow going into this will be greatly reduced once the pond is put in place. Due to the nature of the topography everything could not sheet flow directly into the pond; therefore, where the dips and low points exist in the subdivision these storm sewers have been designed for a 100 year rain event in order to convey a 100 year storm over to the detention facility. Homeier indicated that the sanitary sewer will be picked up and come across the existing Hawthorne subdivision from the

southeast corner. Homeier said there are numerous wetlands that they are in the process of permitting. Some of the wetlands will be saved, but some will be filled in. Sturgill indicated the owner has contracted Soil Solutions, Inc. The appropriate applications for the wetland permits were filed in mid to late October. The permit process will probably take six to eight months. However, the preliminary discussions with DNR and IDEM indicate this should go through without any problems. Sturgill mentioned this plan set has been developed a little further than they normally would for a typical primary plat submittal.

EVANS: Evans indicated that his main concerns focus on construction of roads and sidewalks. The residents of the subdivision will receive trash and recycling services through the City's Public Works Department. Evans conveyed that the design and current layout of ADA ramps do not meet Federal Highway and PROWAG standards. Discussion concerning the ADA ramps will be necessary. On Sheet C7 where Mary Lane runs into Kensington or Hyde Park in the half moons, there are two ramps (one in each half moon) that lead out into the middle of the road and no receiving ramp. There are issues concerning the other ramps as well. Evans stated that Federal Highway wants perpendicular ramps that lead to a receiving ramp and are as close to the intersection as possible so that motorists are not stopping on crosswalks or interfering with pedestrians. Evans needs to share some ideas on how to improve the designs. Evans said he did not see a pavement design for roads showing the thickness of the asphalt binder and asphalt surface and the amount of aggregate. Evans conveyed that the typical section does not describe the thicknesses of the lifts. The streets need to be designed to local street specifications: 1-1/2" of asphalt surface, 2-1/2" of asphalt binder on top of 10" of limestone aggregate on top of a geo-grid. The aggregate will be placed in two lifts of 5" each, compacted in place. Inspections will be required for the sub-grade before placement of the aggregate and an inspection of the aggregate and asphalt will also be required. The detail on C13 shows 4 ft. wide sidewalks. Coros said this is an oversight. Evans stated sidewalks need to be 5 ft. wide. Evans said the plan shows a 10-1/2 ft. parkway. This is well above what the City recommends or specifies. Evans asked if this was an oversight. Coros said the sidewalk is planned to be 1/2 ft. from the property edges and 5 ft. in then the curbs are where they are based on the centerline of the roads. What is left is the parkway. Evans indicated the requirement for local streets is 5-1/2 ft. so there is an extra 5 ft. that could be put to the property owner side. Evans said it never hurts to have more; however, sometimes having too much pushes the sidewalk further back and then it can't get close to the intersections. This can cause a cascading effect. The drawing of the typical handicapped curb ramp is non-compliant with Federal Highway standards. This curb ramp should not be used as an example. Evans indicated it will be necessary for further discussion concerning the curb ramps. Evans mentioned that the signage shown on C15, although pulled from City specifications, is out of date. We do not use embossed lettering. Evans will be happy to meet with the owner concerning the appropriate signage.

MCALPINE: McAlpine stated that he will have several comments for a project of this size; however, at this time he will not go through each one of them. Instead, he will work with Homeier to sort through the requirements. When the drainage report is available, providing a copy of the report is necessary. To make lots 11-14 buildable, a reduction in the width of the easement is being requested. McAlpine asked how much room will be needed to come to some kind of compromise on the requested reduction. It is necessary to keep a certain width to maintain future maintenance access. It appears the easement is being pushed very close and maybe even over the storm sewer line. Coros said he set the easement back an even distance to be about 4 ft. from a typical 4 ft. manhole. McAlpine needs to know the building footprint for the type of homes to be built on these lots. We need to make sure we have what we need and they have what they need for building. Buildings or outbuildings cannot be built over the easement. The street names must be reviewed for approval. The plan shows Silhavy Road running east and west. This is a very well known north/south road through town. The ponds in the rear yard areas are to be maintained by

the Property Owner's Association. Lots 36 and 35 are a bit awkward in that there is a wetland. As shown presently, there is an easement to protect the wetland on a private property lot. McAlpine said if it is acceptable to the owner the preference will be to make that an outlot to be maintained by the neighborhood just to insure the area remains protected and there is a Neighborhood Association to protect it, rather than an individual. Leeth said if this is done, then lot size will be lost. McAlpine asked if lot 36 is buildable with the setbacks and lot lines. Sturgill said it will be necessary to look at what kind of building they will build. Sturgill said the original thought was to do this; however, after discussion with putting that into an outlot the pride of ownership is being taken out of the hands of the people who will be living there and putting ownership into a POA. There may also be some difficulties with future maintenance of that area. The person living in lot 11 is not going to want to pay any money to fix up or clean up the area adjacent to the wetland if necessary. McAlpine said the only concern of the Engineering Department is that it is protected. Pylipow said that as part of the initial permitting process it was necessary to provide signage indicating that it is a protected area. McAlpine conveyed that the concrete pad for the spillway needs to be extended down to gabion baskets so that there is not just a section of earth between the concrete and the gabion. McAlpine asked if the rear yard water for lots 22 through 28 will be directed to the east. Homeier said lots 28 through 25 will go almost directly south. Sheet C5 should show what catch basins are catching what portion of water. McAlpine asked if any of the water from lots 22 through 28 is being shed to the north property owners. Homeier said none of this water is being shed to the northern property owners. Hawthorne North is catching the northern property owner's water and sending it into the system. McAlpine will provide further comments as the project progresses.

THRASHER: Thrasher mentioned that people who purchase lots that have drainage easements or wetlands want to build over the easements or fill-in wetland areas. It will be necessary to make the individuals understand that they cannot build decks or pools over the easements or fill-in the wetland areas on their property. A lot of times they do these projects without permits and it creates problems for the Building Department.

KENT: The cover sheet indicates the property is zoned R-1. The zoning is actually SR, Suburban Residential. The lot widths should be 90 feet rather than the 160 feet as shown on the cover sheet. The front yard setback is 25 feet instead of the 30 feet shown. The side yard setback is 8, totaling 20 feet and not 15 feet as shown. The rear yard setback is 30 feet rather than the 20 feet shown. The maximum lot coverage is 40% rather than the 35% as shown. Building lot coverage maximum is 30%. The minimum open space requirement is .10; gross density is 1.976; net density is 2.638. The minimum lot area is 12,000 sq. ft. A 50 sq. ft. monument style sign is permitted and no more than two signs per subdivision are allowed. The plans will need to show front yard, side yard, rear yard setbacks and lot widths. Plans will also need to include the gross and net density requirements. Providing a copy of the covenants and restrictions will be 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 6 ft. 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 4 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 4 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 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 streets will be necessary. 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 buffer yard 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. Kent questioned if any trees will be removed from the site. If trees will be removed, it will be necessary to refer to Article 10, Section 10.603, Tree Installation, Removal and Replacement. Kent suggested creating a tree preservation area between Hawthorne North and Sunny Lane Subdivision, protecting the existing tree line between the two subdivisions. The preservation area should be called out on the plat and restrictions included in the Subdivision Covenants and Restrictions. 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. Referring to this section will be necessary. Installation of an 8 ft. wide pathway along Calumet Avenue is required. Driveways shall be not less than 20 ft. in length and measured from the property line to the garage. Model homes are required to provide 4 dedicated parking spaces. Sales offices will require 10 parking spaces. Please direct any questions to Tyler Kent, 219-462-1161, ext. 3331 or tkent@valpo.us.

BURKMAN: Assuming the northeast corner of lot 36 will be grass, how will the owner of this lot get to this area to mow? Pylipow indicated he has marked this to look at changing it to lot 35. During the site review of April 5, 2016, there was an issue concerning the entrance road alignment. Wesley Road which is the entrance to the Utility Water Treatment Plant is across the street. Although the traffic volume is low, nonetheless there are standards as far as alignment is concerned. This may not be an issue in this case, but it still needs to be looked at. There are minimum requirements for offsets. Leeth said they are probably conflicting with the standards; however, it is a low traffic area. It is a platted public road, but it does not serve a business or series of homes. Leeth feels the purpose of the restriction is not applicable to this situation and hopes this can be taken as a design waiver. Burkman will look into this issue further. A 50 ft. right-of-way dedication along Calumet Avenue is required. Providing more detail for the frontage improvements along Calumet Avenue to ensure that the road can be drained properly with the installation of curb and gutter will be necessary. The Hawthorne Sanitary Sewer Reimbursable District was created on January 26, 2006 and runs for a period of 15 years from that date. Pylipow asked if the fee is due at the time the lots are developed or at the time the lots are sold. Burkman will have to research this and will provide the information to Pylipow. Burkman questioned if there will be an opportunity for a pedestrian connection between existing Hawthorne and Hawthorne North. Burkman said he checked the easements within Hawthorne to the south and the easements are all utility and drainage easements. It appears there is no opportunity for a pedestrian connection, unless there is a willing lot owner or two who will provide this. Burkman conveyed the street names were circulated through Porter County Planning, Post Office and 911. Kensington Way, Victoria Lane and Silhavy Road were rejected due to duplication. Also, consideration should be given to ending Charlotte with something other than "Court", which is typically reserved for cul-de-sacs. A list of other names needs to be submitted for approval. Sturgill asked about the development of the east parcel and how it will interface with Hawthorne and the extension of Silhavy that dead-ends on to that parcel. Ultimately they had envisioned that it would come up and through both of the parcels. Sturgill questioned if there is any kind of preference relative to what they are calling Silhavy. There is no layout for the east tract. Burkman said at some point there will be an intersection, even if it curves with an interior street and at this point it might be the logical break. Burkman conveyed there are subdivisions where on a curve there is actually a street name change. Providing a separate right-of-way dedication document for the portion of Lynn Lane to be constructed on the property to the east of the platted subdivision is

required. Leeth said this is being purchased and will show up on the plat and be recorded in this manner. Burkman agreed that this is a good way to handle the issue. Submitting copies of the permits obtained from the regulatory agencies for the wetlands is necessary. Since the wetland north of Charlotte Court is to remain, consideration needs to be given to adjusting the lot lines to create this area as open space, to be maintained by the POA. This will provide a greater opportunity that it will be preserved and cared for long term. Burkman said sanitary sewer and water connections need to be stubbed to the north. There appears to be an opportunity to do this between lots 25 and 26 that will run right into Sunny Lane and then on Lynn Lane itself underneath the road. Burkman conveyed that there is an existing 20 ft. Utility and Drainage Easement to the south between lots 56 and 57 and also between lots 57 and 58 in Hawthorne. Rather than running the sanitary sewer to the east, where access is difficult, consideration should be given to running it to the south through these easements. This will result in a much shorter run of sewer. Sturgill said it will be necessary to confirm that there is adequate depth. Coros interjected that he did look at this; however the problem is in crossing the 48" storm. Coros said he will recheck this. Burkman said with the current route there will be a problem for Utilities getting access to the manholes that are in rear yards. If this configuration is the only way to make it work, Utilities would need at a minimum an access up to manhole #3. Homeier indicated there will be a 10 ft. road around the entire basin. On Detail Sheet C12.0 note 2 makes reference to having a 0.10' vertical drop between inverts only when the angle between pipes is greater than 22.5 degrees. Burkman indicated that Engineering would prefer having this across all manholes. The west invert on both sanitary manhole #5 and #14 will need to be at the same elevation as the northern invert. Burkman conveyed that the rear yard storm sewers will be owned and maintained by the POA. Mingyan Zhou will email Rule 5 comments directly to McMahan. Road construction plans, when ready, will need to be approved by the Board of Public Works, which meets on the 2nd and 4th Friday of the month. Sewer construction plans, when ready, will need to be approved by the Utility Board, which meets on the 2nd and 4th Tuesday of the month. Once the subdivision plans have been approved, a Site Permit will be required to begin construction.

DALY: Daly asked if Lynn Lane will tie-in. Sturgill confirmed that Lynn Lane will tie-in. Daly requested that street signs be installed as soon as possible. Daly indicated that the fire hydrant locations are acceptable. Daly asked Burkman about road widths. Burkman said the roads will be 30 ft. from back-of-curb to back-of-curb. Daly requested that construction workers park on only one side of the street.

STEEGE: Steege provided a set of marked up plans. There is a 20" water main with a 12" stub on Calumet. Steege said they will be able to hook on to the 12" and bring it to the end of the property and install a blow-off. The 12" can be run all the way through the subdivision. There is a 12" waiting to make the loop. Installing an auto-flusher on the dead-end will be necessary. Steege mentioned that any of the hydrants on the 12" that are running east and west will need to be the double pumper type. Contact information for the Water Department personnel was provided as well as procedures for the water main extension. There was discussion concerning the access easement

PILARSKI: Pilarski indicated that the Utility Page requires changes for the Valparaiso Sewer Department/Valparaiso Water Department. There have been personnel changes, as well as an address change. The Water Reclamation Department is interested in what is being discharged into the sanitary sewer. Pilarski ask for confirmation that this subdivision will not include a commercial establishment, community building or pool. Pilypow confirmed none of these will be included in the subdivision. Pilarski presented no further comments since only sanitary waste water is being discharged into the sanitary sewer.

STAFF COMMENTS:

ISSUES TO BE RESOLVED:

Landscaping Plan (with tree survey)
Street Tree Plan
Erosion Control Plan
Rule 5 Permit
50 ft. Right-of-Way Dedication (along Calumet Avenue)
Drainage Report
Detailed Site Plan
Submit copies of permits for wetlands
Site Improvement Permit
Signage/Fencing Permit
Zoning Clearance
Provide a copy of the Covenants and Restrictions