



MEETING: Site Review Committee
SUBJECT: Vale Prairie Subdivision
ADDRESS: East Side of Bartz Road
PRELIMINARY SITE REVIEW
IN ATTENDANCE:

Tyler Kent, Planning Director (219) 462-1161
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
Matt Evans, Public Works Director (219) 462-4612

LOCATION: City Hall
DATE: March 7, 2017

PRESENTERS:

Harley Snyder, Harley Snyder Company, Inc.
(219) 477-8821 / hws@hsc-inc.net
Bill Ferngren, Ferngren Law
(219) 771-0155 / bill@ferngrenlaw.com
Randy Peterson, Abonmarche
(219) 850-4624 / rpeterson@abonmarche.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 Vale Prairie 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: This is a 55-lot single family residential subdivision to be located on approximately 20 acres. The name for this subdivision will be Vale Prairie. The subdivision will be located on Bartz Road opposite Lake St. Claire Drive, which is the entrance for the Lakes of Valparaiso. The site is currently owned by the Vandertoll family. Ferngren interjected there is a single entrance off Bartz Road; however, two connections will be provided, one to the north and one to the south. This will be a traditional subdivision design. The lot widths are generally 70 ft. Ferngren said they are not aware of any variances that will be required for the subdivision design. Sewer and water have been stubbed across the street. The entrance to Vale Prairie lines up with the Lakes of Valparaiso on the west side of Bartz Road. A portion of the dedication of right-of-way has already occurred on Bartz Road. The balance will occur as part of this project. Peterson indicated the site is divided into two water sheds. Basically, the north half discharges to the northeast corner of the property and the south half discharges to the southeast corner of the property. They are currently working through the drainage. Peterson believes they have solutions to the drainage issues. Peterson mentioned that Outlot 3 is designated detention. The south portion will be routed to the detention basin on Outlot 3. This will eliminate discharge from the south at the southeast corner. All discharge will be directed to the northeast corner of the property. Snyder said this project does meet the County release rate. The developed release rate will be 1/10th of the undeveloped release rate to the northeast and southeast. Drainage should be significantly improved. Peterson said as recently as 5 years ago when the Lakes was undeveloped, the northeast corner would actually see 1/100th of the runoff that originally was going that way. Ferngren said this project will likely be done in three phases. Peterson said the cover sheet shows a phasing diagram. The first phase will include the entrance and 20+ northern lots; the second phase will be the eastern tier; the third phase will be wrapping around the southwest corner where it will be necessary to cross the NIPSCO easement and gas main.

STAFF COMMENTS:

BURKMAN: There is a Sewer and Water Reimbursement District established by the Lakes of Valparaiso. Burkman said drainage is probably the most significant element and looks forward to seeing the results just described. Burkman asked if there has been discussion with the County about the downstream course this outlet will take and the status of these discussions. Peterson indicated there have been discussions with the County; however, Peterson does not know the answer at this point. They told the County they would address this. Peterson indicated there is depressional storage on the subdivision to the east, Deer Park. The plat recognizes the fact that it is depressional storage and nothing was done about it when Deer Park was platted. Water goes there and infiltrates into the ground. Peterson said there are restrictions on these lots recognizing there is depressional storage. Burkman asked if there are easements on Deer Park. Peterson said these may not be called easements. Snyder interjected it is earmarked as storm water detention/retention. Peterson said it is a restricted area. Burkman said that as plans are developed, further discussions concerning frontage improvements will be necessary. Discussing tapers and/or decel lanes at the entrance and also frontage improvements as far as sidewalks, curb and gutters and pavement widening to bring it up to City Standards is necessary. Snyder said they have allowed for a center island at the entrance. Burkman noted there should be a pathway component. Burkman suggested making use of the NIPSCSO easement if there is an opportunity to use this easement. Consideration needs to be given to pathways as they relate to this development. There is a nice feature with the Lakes immediately on the opposite side of the street and their pathway systems. Finding a way to connect into this system is a worthwhile idea. Burkman said the minimum width for a pathway is 8 feet. Burkman said there is a general statement in the UDO about a pathway requirement for new subdivisions. Kent confirmed this. Snyder asked about the material requirement. Burkman said the City is pushing more and more for concrete if the pathway is something the City will ever own and maintain. Snyder is unsure if NIPSCO would approve concrete. Snyder asked if the pathway would go through the easement and dead-end at the entrance. Burkman said he is not suggesting that this should be the route; however, some thought needs to be given to a pathway component. Burkman said perhaps the pathway could be along the frontage. This needs to be discussed further with City staff. Any suggestions they may have regarding the pathway should be presented to City staff. There is a right-of-way dedication requirement along the frontage. Burkman asked what is being shown in terms of being dedicated. Peterson indicated the total dedication from centerline will be 50 ft. Peterson said there was a 30-ft. land transfer from Vandertoll to the City for the Lakes passing blister. Since this property has already been transferred it is not part of this subdivision. Burkman said the 80-ft. width to accommodate for the center island makes sense. If someone is traveling from Lake St. Claire Drive on the west side, will they have to jog south to get in? How will these align? Peterson said they will look at this. Submittal of street names will be necessary. They will be reviewed by Engineering, 911 and the Post office. Burkman requested a CAD file for addressing purposes for the final plat. Burkman said it appears lots 43, 44 and a little of 55 are heavily impacted by the NIPSCO easement. Peterson said when the lots were laid out, they put a 57 ft. x 40 ft. footprint on each lot and it fits. Burkman mentioned that he likes the road stubs to the north and south. However, we also need to look at utility connections. The plans show the water going to the north and south. Peterson said the sewer probably needs to be stubbed to the north. Kent asked if a hammerhead will be needed at the south. Burkman said it is more than one lot deep on the south end. Burkman explained that previously when there are street stubs where they will clearly be continued someday, the City asks for a temporary right-of-way or easement at the southern end and a hammerhead to provide room for snow plows, garbage trucks, emergency services, etc. Burkman suggested speaking with Public Works and the Fire Department. Thrasher said if they front east and west (lots 8 and 7) there will need to be a hammerhead at the north end. Snyder asked who will be responsible for repairs when the street goes through. Burkman assumes this will be put on the next developer. Burkman said language can be put on the plat

indicating this is temporary until such time that the road is extended and accepted by the Board of Works.

MCALPINE: McAlpine understands that the storm water runoff will be greatly reduced, but the volume is much larger. McAlpine asked if there is a water course to get the water to a downstream system and not just to the rear yards of various properties. Creating the route could be accomplished by piping it, obtaining easements from adjoining property owners to get it into the system, or creating an overland swale. McAlpine said as he looks at the contours, there does not appear to be a pathway. The water just discharges out into the northeast end and follows the lay of the land. Now is the time to establish a route for the water. Snyder asked for clarification regarding volume and flow. Peterson explained that the volume of water held in the detention basin is greater than what the site sees now. The amount of water coming out of the pipe is disbursed at a slower rate; therefore, the flow will last longer. Snyder said if the site is not improved, the water will continue to run the same it has always run. McAlpine said improvements are part of development. When development occurs, drainage is improved. McAlpine said the ordinance does speak about acceptable outlets. It is necessary to look beyond the property lines to see where the water goes from there. We must make sure it is not negatively impacting the adjoining property owners. McAlpine said even though the water is being slowed down there is a constant, steady flow that will fill yards, unless the water is given a path. McAlpine said there is a drainage system to the east that has a buried storm sewer pipe. McAlpine suggested a 12" pipe connection to this system. McAlpine said if they were discharging straight into a creek or a defined channel these would be acceptable outlets; however, right now it is just a low point on the property. Peterson asked how far away the drainage system to the east is. McAlpine said it may be 200-300 feet. Snyder asked where the drain is located. McAlpine said according to the aerials there is a cul-de-sac on the north end. Peterson said he did go out to the site and there are six drains that serve the entire subdivision. Peterson said this is the way the County used to allow their subdivisions to be designed. McAlpine said he would like to have the County Engineer weigh in on this. McAlpine feels it is necessary to find a good pathway. Right now, it will drain into the wooded area and then into private property. Ferngren reiterated they are meeting both the City and the much more restrictive County standard. McAlpine said not entirely. It is not just a matter of achieving flow rate, it is also necessary to find an acceptable outlet. Also, it is not just a matter of meeting the standards within the vacuum of only looking at this development. You must look at the whole area. We do not want to create a hardship for property owners east of this proposed development. Ferngren said he didn't think they were creating a hardship. McAlpine feels a hardship will be created because they are holding a large amount of water and draining it out over the property for a period of two days. The peak flow would be less, but the flow would never end. It would continue to flow two days after a storm. Unless the water has a route, it will fill yards. Peterson mentioned he has been at the site during rainy periods and there were not feet of standing water. This is the way the property has drained for years. Water comes from all four directions into the low area. Peterson said they will be slowing the peak down. Peterson asked if infiltration is an acceptable outlet if located on their site. McAlpine said generally the City does not recognize infiltration as an acceptable outlet because soils are predominantly clay; therefore, retention basins are not permitted. There are areas around the City where this is the standard because of sandy soil. Burkman asked if this site does have sandy soil. Peterson indicated that at the Lakes the soil turns into a sandy gravelly mix about 4 feet down. The water table at the Lakes is quite low. All the ponds built on their site were lined with clay. Burkman wants to see the plat to see how it is labeled. Burkman indicated that we need to communicate with the County to see what their position and comfort level is. Burkman expressed concern about the downstream course. This will require further investigation. Snyder indicated they would like to be involved in the meeting with the County. Kent asked if the meeting could be coordinated before next Tuesday. McAlpine asked Peterson to schedule the meeting. McAlpine indicated more comments will be presented

once the engineering drawings are farther along and he has reviewed the drainage report. McAlpine said he heard what was said about the drainage to the southeast and he is curious about how the water is being rerouted. McAlpine requested a footprint of the proposed homes on lots 43 and 44. Lot 43 appears to be pinched. Peterson indicated the home hugs the north lot line and lot 44 will be pushed over to the east property line. McAlpine explained that the City runs into issues when property owners want to build decks and sheds. It appears Lot 55 and Outlot 2 bisect the delineated wetland. Lately, the Engineering Department has been requesting the wetland areas that we want to preserve to be located within an outlot. It is common for the development to maintain the wetland area. McAlpine asked if it is possible to include the wetland within an outlot and perhaps add footage to Lot 54 to make up for whatever might be lost. Peterson said if the lot line is shifted to the south on Lot 55, it makes Lot 55 somewhat unbuildable. Peterson said the wetland is only a foot deep. Peterson conveyed the wetland does not require jurisdictional approval. It is a delineation by aerial photo. McAlpine said they need to make it known that this area will not be preserved. Rear yard storm sewers and outlots are maintained privately by the home owner's association. If they are necessary, they need to be installed. Rear yard storm sewers help tremendously in getting water to the pond. McAlpine conveyed this is mainly for the interior lots. Peterson asked if the ordinance speaks to the maximum length of a swale before an inlet has to be installed. McAlpine is unsure about this, but will check into it. Kent asked if McAlpine is referring to lots 14 through 30, 13 through 38 and 43 through 53. McAlpine confirmed this. McAlpine conveyed rear yard storm sewers should be considered for any perimeter areas if necessary to redirect the water. Concerning Outlot 3, the pond area, the technical standards require either a berm or fence line, depending on how far offset the pond is from the right-of-way and some means of perimeter access so that equipment can get to the northeast corner for maintenance purposes. Referring to the technical standards is necessary. Kent asked if language for the maintenance of the outlots and ponds needs to be placed in the covenants and restrictions or on the plat. Burkman interjected appropriate language should be included on the plat. Burkman said there is no maximum length for a swale in the standards. It is probably determined more by the easement width and the ability to fit in a channel that can contain the water.

THRASHER: Thrasher reiterated that it is important to convey information to home owners who purchase the lots impacted by the easement that they will not be able to install decks, pools, sheds, etc. Kent interjected that language should be included either on the plat or in the covenants and restrictions that decks, pools and accessory structures will not be permitted within the utility easement. There is language in our ordinance that states accessory structures are not permitted in any utility easement.

KENT: This property is zoned General Residential (GR). Showing the open space calculations on the plat will be necessary. The open space calculation for the subdivision is 10%. The gross density is 3.797; net density 5.140; minimum lot size is 6,000 sq. ft. The lot width is 60 ft. The street yard setback is 20 ft.; side yard setback is 6 ft. with a total of 12 ft.; rear yard setback is 25 ft. The maximum building height is 28 ft. The building coverage is 44%; total lot coverage is 50%. Kent asked if they are considering single-family attached. Single-family attached will not be considered. One subdivision sign per entrance is allowed. The maximum size for the signs is 50 sq. ft. Providing a copy of the covenants and restrictions is required. Kent said if it is possible, he would like to have the covenants and restriction prior to the Plan Commission Meeting so staff can review them. The covenants and restriction should be recorded. The document can be recorded between primary and secondary plat. If a model home is considered, the parking requirement will be 4 spaces per model home. A sales office will require 10 parking spaces. Snyder said they will not have a model home or a sales office. They will be building spec homes that will be shown individually. Kent conveyed the on-lot landscaping requirement is 1 large tree (2-1/2" caliper) and 1 small tree (1-1/2" caliper) per lot. There are specific landscaping requirements for garages that face the street and garages that face the side yard. Referring to

Section 10.302 (Special Residential Landscaping) will be necessary. Open space landscaping is the dedicated 10% area and will require 10 large trees, 15 small trees and 40 shrubs per acre. Street trees need to be planted 60 ft. on center. Kent suggested they work with the Public Works Horticulturist concerning the species of trees. There is a requirement for a bufferyard along the northeast and south properties. A Class B Buffer with a width of 15 ft. will include 2 large trees, 40 small trees and 34 shrubs per 100 linear feet. Kent indicated that if there is an existing tree line we will want to work with them to use some of this landscaping. Kent asked if any trees on site will be removed. Peterson said there are no on-site trees. There is a requirement for a bufferyard along Bartz Road. Snyder asked if this bufferyard could contain the pathway. Kent confirmed this is possible. The Bartz Road buffer must be 15 ft. in width and include 2 large trees, 40 small trees and 34 shrubs per 100 linear feet. Snyder asked if the Lakes of Valparaiso has installed a pathway along Bartz Road. Peterson said there is no pathway from Memorial to Bartz Road. There is a sidewalk. Burkman said if they can get to the entrance then there is a pedestrian connection for walkers on the sidewalk or if it is a cyclist they could take the road for a short distance until they get onto the pathway at Memorial. Kent suggested referencing Division 11.200 for residential design standards. Kent is aware there will be 3 phases for this subdivision and asked if the first phase will begin this year. Peterson confirmed this is their intent. Kent conveyed the primary plat is good for 18 months, and one 18-month extension is possible. This project will be in front of the Plan Commission on March 14th. Hopefully, we can meet with the County this week to get some of the drainage questions answered. Kent asked Thrasher how the driveway setback is measured. Thrasher said it is measured from the garage to the property line and must be 20 feet.

ON BEHALF OF DALY (FIRE DEPARTMENT): Coordination with the Fire Department and Water Department for fire hydrant placement is necessary. If the project is being phased and there are any dead-end streets longer than 300 feet, temporary turn-arounds are requested. Daly requested that contractors park on only one side of the street. Questions should be directed to Jon Daly at 219-462-8325.

ON BEHALF OF GESKEY (UTILITIES): Submittal of plans and profiles for the sanitary sewers and water lines is necessary. Information concerning both the sanitary sewer and water was provided. Questions should be directed to Geskey.

PILARSKI: The Water Reclamation Department is interested in what will be discharged into the sanitary sewer. Pilarski asked if this development is strictly residential and will not include commercial establishments. Peterson confirmed the development is strictly residential. Pilarski presented no further comments.

EVANS: Evans said he recalls there is a decel lane for the PUD on Bartz Road. Peterson said there will be a decel lane for this project. Evans asked if a decel lane will be required for the east side since there is already a decel lane for the PUD on the west side. Burkman conveyed it is necessary to look at the direction traffic is coming from. The decel lane on the west side is for south bound traffic and the decel on the east side will be for north bound traffic. Peterson mentioned there will be a passing blister for the Lakes on their side of the property and can be incorporated into one unit. Evans requested they pay attention to the configuration of ADA ramps on their construction drawings. Evans recommended they look at access-board.gov for examples of preferred ramps. Evans indicated the preferred style is a more perpendicular style with a dedicated crosswalk in each direction to aid those with low vision or disabilities. Evans indicated he can sit with them to work through the ADA ramps. Evans requested the developer put in the ramps instead of the contractor. When there are multiple concrete contractors doing driveways and sidewalks, they may not know the ADA standards. Evans said when roads are built he will supply verbiage that needs to be included for materials testing. It is necessary to ensure that the subgrade is compacted to 95% density. This will provide a good base for the roads. As the project moves forward pavement design details will be necessary. Providing a traffic control sign plan will

be necessary. Evans conveyed Public Works will work with them on the traffic control sign design. Evans mentioned they are finding that trees are not being installed per the ANSI Standards, Part 6 for tree transplanting. It becomes necessary to ask the landscaper to take the trees out and replant them. Evans wants to work with them on tree installation to ensure the trees will thrive. Snyder asked about snow plowing since the project will be phased. Evans said when the first resident moves in to their home, Public Works will plow. Public Works will need to be notified when the first resident moves into the subdivision for garbage pickup and snowplowing.

ISSUES TO BE RESOLVED:

Landscaping Plan (with tree survey)

Erosion Control Plan

Rule 5 Permit

Drainage

Right-of-Way

Pathway

Frontage Improvements – Sidewalk, Curb & Gutter, Pavement Widening

Submit Street Names

CAD File

Detailed Site Plan

Site Improvement Permit

Signage/Fencing Permit

Provide Covenants & Restrictions

Bufferyards

Fire Hydrant Locations

Plans & Profiles – Sanitary Sewer & Water Lines

Pavement Design Details

Traffic Control Sign Plan