



MEETING: Site Review Committee
SUBJECT: Pepper Cove – Phase 2
ADDRESS: 153W 375N
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: September 11, 2018

IN ATTENDANCE:

Vicki Thrasher, Building Commissioner (219) 462.1161
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Carley Lemmon, Planning Dept. (219) 262-1161
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Adam McAlpine, Engineering Dept. (219) 462.1161
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Matt Zurbriggen, Engineering Dept. (219) 462-1161
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Amanda Glanz, Water Reclamation (219) 464-4973
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Mark Geskey, Utilities (219) 462-6174
mgeskey@valpo.us
Nate McGinley, Public Works Director (219) 462-4612
nmcginley@valpo.us

PRESENTERS:

Jeff Yatsko, Olthof Homes
(219) 558-8080 / jyatsko@olthofhomes.com

The following is a summary of discussion at this meeting:

OPENING: The Site Review Committee met to discuss the proposed Pepper Cove Phase 2 to be located at 153W 345N. 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 continuation of the existing Pepper Cove subdivision. This project will continue to the north to complete the remainder of the north side of the development. The same product will be offered, paired cottages and villas. Yatsko said the lift station was part of phase 1 and it has been turned over to VCU. There will be one additional pond in this phase. This pond will discharge to the west into the existing ditch area.

STAFF COMMENTS:

MCALPINE: McAlpine said Engineering, Utilities and Public Works will coordinate comments and provide a detailed breakdown of comments. McAlpine mentioned there is some question related to the off-site runoff coming from the east and how this runoff will be routed through Pepper Cove. The City requires water quality improvements within developments to show that some of the suspended solids are being removed. It was not clear within the report or plans how this will be accomplished. McAlpine mentioned that in reviewing Pepper Cove Phase 1, the report indicates how release rates were determined for ponds A, B and C; however, it appears that the release rate for pond C is a little higher than what is allowed. McAlpine suggested they look at possibly reducing the orifice outlet and increasing the storage volume. All rear yard storm sewers are to be privately maintained. This will need to be reflected in the plat. McAlpine said there were a few instances where pipe segments were not shown within easements. McAlpine indicated the plans need to show the easements. At the northwest corner of the pond there appears to be some sort

of internal mulch trail. Yatsko said there is an internal trail that maybe mulch or limestone. McAlpine mentioned this area is very forested and asked if they have had an opportunity to see what the extent of tree clearing will be and what types of trees are in this quarter. Yatsko said he has not been in the area. Yatsko said when they put a trail in, they try to leave as many trees as possible. They usually cut the trees about 10-feet off the ground to bring the canopy up. McAlpine asked if trees will be taken out for the pond construction. Yatsko conveyed that trees that are in the way of the pond construction will be removed. McAlpine said a tree inventory will be required. There is language in our ordinance related to the types of the trees being removed and what the required ratio replacement will be. McAlpine suggested possibly reshaping the pond to preserve the trees.

MCGINLEY: McGinley mentioned there was no detail for the City street signs and requested the plans show street sign detail. There is no ADA ramp shown at the southwest corner of Vale Park and Froberg. McGinley noted there is a pathway up to Clear Brook Drive on Vale Park and there is the private meandering sidewalk west of Clear Brook. McGinley does not know if the City will require the pathway to continue on the frontage west of Clear Brook. Yatsko stated that right now the pathway is shown to the intersection. However, going west there is the ditch crossing and extending the pathway could be very expensive. McGinley said this can be discussed further.

THRASHER: Lots 75 and 22 have easements in the rear yards. Thrasher said individuals who purchase these sites need to be made aware that they will not be able to put up sheds or pools on these lots. Yatsko mentioned this is a maintenance-free community and believes the covenants and restrictions do not allow sheds or pools. Thrasher conveyed the Noise Ordinance only allows heavy construction between 7:00 a.m. and 7:00 p.m. Thrasher asked if the duplexes will be platted showing the property lines down the middle. If they are not platted this way, it will be necessary to come back later for replat. Yatsko said in the first phase they physically platted the line down the middle. Yatsko said they can do this for the second phase; however, Yatsko feels this creates ambiguity. Usually, when they build paired cottages, they separate the lot by deed, so they know for sure the party line goes down the middle. Thrasher said the City requires an approval. Thrasher conveyed they will need to be prepared to do a minor subdivision or replat the entire area. Final occupancy permits are not issued until the split is completed. Yatsko said they will probably show the line on the final plat. Thrasher mentioned that in Phase 1, they showed the line and then provided as-builts. Yatsko indicated they would rather show the line as a place holder and then when as-builts are done show the actual line. Thrasher said if it is done this way, it will still be necessary to do minor subdivisions for each lot or replat the entire area. Yatsko said they will do this all at one time. Thrasher suggested they contact Tyler concerning how this should be handled.

ON BEHALF OF TIM STITES (FIRE DEPARTMENT): Street signs need to be up as soon as possible. Thrasher interjected that occupancy will not be issued on any of the units until the street signs are up. Stites requested that construction crews park on only one side of the street in order to accommodate emergency vehicles. Thrasher conveyed this is a big problem in Phase 1. It is extremely difficult to get a standard vehicle through and an emergency vehicle would be even more difficult. Any questions can be forwarded to Stites at tstites@valpo.us.

LEMMON ON BEHALF OF KENT: The BZA approved development standard variances for lots 24 and 25 in Phase 2, allowing for duplexes on these lots. A landscape plan will be required for the single family and duplex lots with Building Permit submittal. The landscape plan will need to include the street bufferyard requirements (Article 10, Section 10.405); the on-lot landscape requirements (Table 10.301); street trees 60 feet on center (Section 10.305); and for front-loaded garages, special residential landscaping is required (Section 10.302).

Section 10.302 Special Residential Landscaping:

Front-load Garages - Landscaping in addition to on-lot landscaping requirements set out in Section 10.301.

On-lot Landscaping - One small tree or medium to large shrub that is at least six feet in height at the time of planting shall be installed in the front yard of a residential lot for each 10 linear feet of width of front-load garage door. For the purpose of this calculation, fractions shall be dropped. See **Figure 10.301.A. – Front-Load Garage Landscaping** (illustrating a 22-foot wide garage). A Class C bufferyard is required along Vale Park Road and Froberg Road. The Class C bufferyard includes a 25-foot wide landscape bufferyard with 5 large trees per 200 linear feet, 5 small trees per 100 linear feet and 45 shrubs per 100 linear feet with a six-foot wall or five-foot tall earth berm. Single family lots require 1 large tree per lot and 1 small tree per lot. Duplexes require 1 large tree per lot, 1 small tree per lot and 10 shrubs per lot. Referring to Section 10.302 for front-load garage landscaping standards is necessary. Working with the Public Works Department to discuss the type of street tree plantings to be located within the right-of-way is required. The subdivision sign shall not exceed 50-sq. ft. The Plan Commission application is due by September 14th for the October 8th meeting. A copy of the subdivision covenants and restrictions will be required. Any comments or questions should be directed to Kent at tkent@valpo.us or 219-462-1161.

GLANZ: The Water Reclamation Department is interested in what is being discharged into the sanitary sewer. Glanz asked if the development will strictly be residential. Yatsko confirmed it is residential only. Glanz asked if there will be a community center to community pool. Yatsko said there will not be a community building or community pool.

GESKEY: The plans show a dry tap at the Vale Park Road entrance. A hot tap is required. Geskey said going south the valve on the Vale Park line needs to be deleted. Further south, a valve needs to be added on Daintree Way at the intersection of Clear Brook Drive and Daintree Way. A fire hydrant needs to be added on Hudson Road at the split of lots 16 and 17. Lot 21 needs to tie into the main not the manhole. Geskey indicated the Water Department will review the plans once they have been revised. Geskey provided contact information.

ISSUES TO BE RESOLVED:

- Landscaping Plan (with tree survey)
- Water Quality Improvements
- Erosion Control Plan
- Rule 5 Permit
- Detailed Site Plan
- Site Improvement Permit
- Provide a Copy of Subdivision Covenants and Restrictions
- Show Street Sign Detail
- Provide Revised Plans for Water Department