

MEETING: Site Review Committee
SUBJECT: Hawthorne East
ADDRESS: West of SR 49 Between Burlington Beach Rd. and 600N
PRELIMINARY SITE REVIEW

LOCATION: City Hall
DATE: June 25, 2019

IN ATTENDANCE:

Tyler Kent, Planning Director
(219) 462-1161 / tkent@valpo.us
Vicki Thrasher, Building Commissioner
(219) 462-1161 / vthrasher@valpo.us
Adam McAlpine, Engineering Director
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Mingyan Zhou, Engineering Dept.
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Amanda Vandenoever, Engineering Dept.
(219) 462-1161 / avandenoever@valpo.us
Tim Stites, Fire Department
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Paul Scott, Water Reclamation Dept.
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Mark Geskey, Water Dept.
(219) 462-6174 / mgeskey@valpo.us
Nate McGinley, Public Works Director
(219) 462-4612 / nmcginley@valpo.us

PRESENTERS:

Jeff Yatsko, Olthof Homes
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jyatsko@olthofhomes.com

The following is a summary of discussion at this meeting.

OPENING: The Site Review Committee met to discuss the proposed Hawthorne East 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: There have been comments between the City and Ed Recktenwall. This will be a two-product community. There will be paired homes and single-family homes.

STAFF COMMENTS:

MCGINLEY: The local street cross section appears to be correct. Curb and gutter appear to be correct. The plan includes a speed table detail. The sidewalk cross section appears to be correct. The plans did not include details for street signage. McGinley knows that Olthof is aware of the requirement for street signs; however, it is helpful to have a reference in the details for the City requirements. McGinley said he does not expect street sign locations, but it is

helpful to see the Stop Sign locations. Yatkso mentioned the details for street signs is on Page 21 of the plans. McGinley will review this page and provide any additional comments for inclusion in these minutes to Tyler Kent.

THRASHER: Thrasher expressed concerns about Lot 34. This lot sits forward of the lots on either side and wonders how it will look if the buyers want to install fencing. Thrasher also has a concern about the actual length of the driveway. It will be necessary to ensure that cars can be stacked without hitting the sidewalk. Thrasher conveyed that the situation for the driveway on Lot 44 is very similar. The way the driveway is angled, we need to make sure cars can be stacked and not overhang the sidewalk.

KENT: At the Plan Commission meeting earlier this month for approval of the Primary Plat, one of his comments was to see if Lots 34 could be pulled back. This will also apply to Lot 44. The requirement for driveways is at least 20 ft. in length, measured from the property line to the garage door to provide stacking, so cars do not overhang the sidewalk and create an ADA issue for the City. There appears to be adequate room to slide both buildings back. Paired-homes were mentioned. The Annexation Agreement approved by the City Council stated there would only be single-family detached homes. Yatkso said there will be single-family villas and single-family homes. Kent stated the Annexation Agreement called out in the May 7, 2019 Site Review minutes is in affect for this subdivision. Comments from the May 7, 2019 Site Review minutes apply to this subdivision. Kent asked about the plan for the installation of the speed table within Hawthorne (existing subdivision). Will the speed table be installed now, or after the subdivision is constructed? McAlpine said it isn't so much the time line as it is the need to show the plan on how they will be done. Phase 1 will probably be the appropriate time to show the work . Kent asked if they are going east to west or west to east. Yatsko said they will be going west to east. Yatsko will send a phasing drawing. Kent said it may make sense to be able to establish the time line for the speed table so that everyone is on the same page and residents are made aware. Kent requested the square footage of each lot and the appropriate addresses be included on the secondary plat. It will be necessary to work with the Engineering Department to develop the addressing for the properties. Kent's understanding is that through the discussions at the Plan Commission/City Council level the construction traffic will enter and exit through Hawthorne North rather than south through Hawthorne Hills. It will be necessary to ensure that contractors and sub-contractors are respectful of the neighborhood to the south. Kent asked when they intend to be in front of Plan Commission for approval of the secondary plat. Yatsko said that typically for their primary plats they begin work first and then come in for secondary plat, possibly around October.

MCALPINE: The Engineering Department is still reviewing the project. More comprehensive comments will be provided once the drawings have been circulated through the department. On Sheet 2, adjacent to Lot 26 we need to ensure there is a ramp on the west side of Wayside Avenue. On Sheet 4, the proposed storm sewer outlet does not appear to tie-in to the storm sewer system. It appears to be tying into a roadway inlet. There needs to be a General Note that all storm sewer is required to be reinforced concrete pipe. A fence will need to be installed along the roadway frontage of Pond A. Submittal of engineered drawings for the speed tables will be required. McAlpine suggested they look at the speed tables on Vale Park Road between Valparaiso Street and Campbell Street. They are a good guide to follow as far as dimensions and paint striping. Pond A appears to show a different type of grading plan than the plan shown for Pond B. It is not a wet-bottom pond, rather it is just low-flow channel. McAlpine needs to understand why this is the case. Yatkso asked what material is preferred for speed tables. McAlpine said the material needs to be asphalt.

ZHOU: Comments will apply to storm water quality control during and after construction. The land being disturbed is more than one acre, a Rule 5 Permit will be required. A SWPPP is also required. The plans submitted includes a Soil Erosion and Sedimentation Control Plan. This title needs to be changed to Storm Water Pollution Prevention Plan. On Sheet 11, it shows that silt fence will be used all along the front; however, it does not show that it will be used behind the curbs. Silt fence, silt socks or silt worms are required behind curbs once they are installed. The plan also shows that Silhavy Road will be used as the entrance. Is this acceptable? McAlpine said this should be kept as an open item. For the initial mass grading and earth work, it may make more sense to come in through Hawthorne North rather than the established southern neighborhood. Zhou said it will be necessary to make sure the streets are kept clean. A standalone Operation and Maintenance Manual will be required for the detention pond for the maintenance of post construction storm water management. This will include the green space, inlets, and the detention ponds. The City requires 80% TSS removal from storm water runoff after the development is completed. The O&M Manual needs to show that the proposed measures can achieve the 80% goal. Since the ponds are not connected, each water shed will need to achieve the 80% TSS. Zhou requested they review the SWPPP to ensure that all information is accurate.

STITES: Stites is concerned about access and signage for construction. Will the first phase include Wayside? The actual phases will be Lots 1 through 34, Lots 74 through 76 and finally 53 and 54. The first phase will include Wayside. Stites requested that as roads are put in signs are installed so that if anything happens at the site, the Fire Department can get to where they need to be. As homes are

being built, temporary addressing will be needed. Yatsko said they usually hang the lot number and address on the window. Stites said this will be acceptable. It appears there will be dead ends on the south side of both roads. Stites is concerned about having a turnaround for a fire truck/ambulance. Yatsko indicated there are outlots on both sides of the roads and possibly a “T” or “L” shaped turnaround could be installed. Stites requested further discussion on this issue.

GESKEY: The first review of the water and sewer system is acceptable. Geskey requested plans be sent to him electronically so that services can be added and then returned to Olthof.

SCOTT: Scott asked if there will be a recreation center or community pool in this subdivision. Yatsko said the only amenity being provided is a trail system and a small park area. Scott provided no other comments.

ISSUES TO BE RESOLVED:

Erosion Control Plan
Rule 5 Permit
Provide Engineered Drawings for the Speed Tables
Operation and Maintenance Manual
Detailed Site Plan
Site Improvement Permit
Signage/Fencing Permit
Zoning Clearance
Send Plans Electronically to M. Geskey
Provide Lot Square Footage and Addresses on Secondary Plat
Install Fence Along Roadway Frontage of Pond A
All Comments from the May 7, 2019 Site Review Apply