



**MEETING: Site Review Committee**  
**SUBJECT: Park Place West**  
**ADDRESS: 2809 Valparaiso Street**

**LOCATION: City Hall**  
**DATE: February 16, 2010**

**PRELIMINARY SITE REVIEW**

**IN ATTENDANCE:**

Craig Phillips, City Planner (219) 462-1161  
Tyler Kent, Asst. City Planner (219) 462-1161  
Matt Kras, Storm Water Engineer (219) 462-1161  
Tim Burkman, Engineering Director (219) 462-1161  
Ed Pilarski, Water Reclamation Dept. (219) 464-4973  
Susan Gustafson, Water Dept. (219) 462-6174  
Vicki Thrasher, Building Commissioner (219) 462-1161  
Ron DeTorrice, Public Works Director (219) 462-4612  
Jack Johnson, Fire Department (219) 462-8325  
Media

**PRESENTERS:**

**Aryl Aldred**, Aldred Homes, 219-465-2093  
aryl@aldredhomes.com  
**Bob Palm**, Palm & Associates, Inc. 574-654-3450  
rpalm@palmassociatesinc.com  
**Jim Hipkind**, Palm & Associates, Inc.  
574-654-3450 / jhipskind@palmassociatesinc.com

Email addresses for the above City of Valparaiso Departments can be found at [www.valpo.us](http://www.valpo.us).  
The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss a proposed development of single family homes. Phillips 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.

Aldred explained that the vision for this project is single family homes in a private type of setting. The proposed development would be similar to another area built with excellence by Aldred Homes. The property size is approximately 165 x 1,320, half of which is encumbered by Silver Lake. Tested soil samples confirmed a blount soil. The expected lot sizes for this project are 40' x 100'. All property outside the lot boundaries would be designated as open space. A homeowners association is anticipated in order to maintain the neighborhood at a favorable level. Upholding extensive covenants is very important as part of this process. The homes will more than likely be 2 stories with the possibility of a Chicago style basement. Aldred described this type of basement as half in the ground and half out therefore, less soil is removed from the site. Stairs are required in order to go up. The soil type is acceptable for full basements. Cost factors will help Aldred determine whether this project can move forward. Using rolled curbs is also a hopeful possibility. The streets for this development will be public.

Johnson said the 26' street widths appear to be adequate. The minimum standard for private driveways is 20' in width if there is a hydrant. This includes "no parking" on both sides although; Johnson is unsure as to how this would be enforced. It's important that the structures do not exceed 35' in height otherwise a road suitable for a ladder tower truck will be required.

Gustafson said they normally don't comment on sites unless a conceptual plan has been provided. There is a 12" main on the west side of Valparaiso Street therefore, there is adequate water. In terms of main sizes, the lowest that's acceptable is 8". Ductile iron is required since no plastic is allowed. Since these units will be individually served, the minimum requirement is 1" copper, 3/4" residential meter, which is the standard. Irrigation meters can be requested either individually or throughout. Fire hydrants are placed

according to the Fire Departments requirements.

Burkman expressed genuine concern with the soils in this area. There is a high presence of pewamo soils which are very poor for building and drainage. Prior to any approvals issued, it's imperative that a geotechnical engineer take a look and ensure that foundations could be supported. A particular area of concern is at the rear of the site since this is where delineation seems to happen. A wetland delineation report is also necessary prior to any approvals. Additional information is needed regarding the sanitary sewer and detention in order to comment. An access easement over the public streets will need to be provided to the weir outlet structure, as well as over the outlet line from the structure. Access easements will also need to be provided over the shared driveways in the back. The Cities thoroughfare plan calls for a 30' half width right-of-way dedication on Valparaiso Street. Burkman is unclear what is currently there however; the balance will have to be dedicated such that it will be a total half width of 30'. Runoff from any of the developed lots or streets must go to whatever detention system is set up, instead of Silver Lake. The City requires a minimum of 26' back of curb to back of curb regarding street widths and "no parking" must be posted on 1 side. Combining this property with the property to the south was suggested since this would then be an ideal situation.

Kras stated that he has concerns with the drainage. Nothing is shown on the plan although he has had prior conversation with Palm regarding some possibilities. A drainage plan is necessary with calculations showing how this will outlet. An erosion control plan is also needed indicating how the runoff will be prevented from entering into the creek. Wetland delineation is also necessary for any existing wetlands that are on site. Burkman mentioned that erosion control will be a concern because of the soils. Kras said since the site is over an acre, a Rule 5 permit is needed. Since there are water courses along Valparaiso Street and Silver Lake is next to this site, erosion control measures are of high importance. As the project moves forward, there will be additional comments and questions regarding drainage and how that will be handled.

DeTorrice stated that the back 3 properties will need to move their trash and recycle containers to the main road in order to be serviced. Only the 26' wide streets will be serviced by the City. This service also pertains to plowing and salting. Being able to adequately turn the City vehicles around is also important.

Pilarski commented that it's difficult to provide specific comments on what was submitted. Aldred clarified that this development is strictly a residential community with no commercial establishments. In reference to the storm water system on the southern portion of the project, Pilarski said it's important to maintain that access in order to clean those structures. A complete sanitary sewer plan for the project is also needed in order to see where the sanitary sewer lines are located.

Thrasher stated that before building permits can be issued, a submittal of the soils recording along with compaction tests for each individual lot will be needed. Building permits will be required for each building. Any signage for the subdivision itself will also require a permit.

Phillips said this project will heavily rely on what ultimately happens regarding engineering, utilities, fire access etc. A thorough review isn't possible without knowing specific factors. Most of the standards associated with this project can be worked into a proposed PUD ordinance. Phillips strongly recommends that an attorney drafts this for review. A PUD application is required to be submitted at least 30 days prior to the designated Plan Commission meeting date. Since there are many standards associated with the underlying district of suburban residential which cannot be met, Phillips is reviewing this project based on the idea of a PUD. The Plan Commission will only consider a PUD if absolutely every issue has been dealt with. Creativity is encouraged in terms of the living unit design as well as the spaces. Preliminary discussion had taken place with Bruce Burner regarding the necessary details associated with this project. Phillips made it clear that his comments are contingent on what happens regarding these details. Clear calculations are needed according to the Resource Protection Standards in Article 4 of the Unified Development Ordinance. Unless wetlands are mitigated, 100% set aside is required for wetlands and water bodies. Kras commented that Silver Lake is considered a water body. An area adjacent to a water body is required to have 80% set aside in reference to riparian buffers. Phillips commented that in this case it may be satisfactory since there is enough distance from the lots and the living units between Silver Lake and that area. In terms of open space, the City requires that 35% of existing woodlands located within the common areas, must be set aside and protected. These calculations will need to be shown. Details such as setbacks, lot coverage, lot widths, etc. are all dictated by the PUD ordinance. Because there is a pathway

across the street to the east, a 5' minimum wide sidewalk on the west side of Valparaiso Street is needed. Connecting the needed portions of sidewalk in the Sunny Bank development is also anticipated. The same is required of the development to the south, should that property should ever develop. The white lines indicated on the plans as sidewalks will also need to be provided. According to the PUD standards, 55% of overall open space on the site is required. Phillips commented that the water body can be included in this percentage and that the overall 55% will need to be shown and calculated. Ultimately a drawing is necessary that shows all the setbacks of the buildings etc. The City also can set the standards and show individually on the plat that the setback areas have met. In addition to the required 30' half width, a 30' setback is also required from the right-of-way line to the front building line of the building that faces Valparaiso Street. Buildings must be a total of 60' from the center line of Valparaiso Street. A landscape plan is needed prior to the construction of roadways and common areas. A replacement plan according to Article 10 of the Unified Development Ordinance must also be provided to ensure that the replacement meets the proper ratios. This is not required for the single family lots. There is a detailed process with regard to the approval of PUD's. This process is explained in Article 15, Division 15.500 in the Unified Development Ordinance. There is a 15' landscape buffer on the south side of the property however; this can be negotiated depending on what happens along the road on the south side. Either a fence may need to be installed or some sort of provision made regarding a possible non access easement along that south side. A copy of the proposed covenants and restrictions associated with this project will be needed. Phillips clarified that the 30' setback is actually a PUD standard. The PUD standards were written to envision a larger piece of land. Discussion is needed in order to determine if the variance process is needed for the setback off of the main right-of-way, and the open space provision. Further questions can be directed to the individual departments as the project moves forward.

#### ISSUES TO BE RESOLVED:

- Landscaping plan (with Tree Survey)
- Erosion control plan
- Rule 5 Permit
- Right-of-way
- Detailed Site Plan
- Sanitary/Sewer
- Backflow Prevention
- Site Improvement Permit
- State Design Release
- Building Permit
- Soil Report / Compaction Tests
- Signage / Fencing Permit
- Zoning Clearance
- Wetland Delineation Report
- Drainage Plan