

## AGENDA

### VALPARAISO PLAN COMMISSION

**Tuesday - January 9<sup>th</sup>, 2018**

**7:00 PM - City Hall Council Chambers**

- I. Pledge of Allegiance**
- II. Roll Call**
- III. Minutes of the December 12<sup>th</sup> 2017 meeting**
- IV. Election of Officers for 2018**
- V. Old Business**

**None**

**VI. New Business**

**RP17-004** A petition filed by Pepper Cove Development, LLC, 8051 Wicker Ave, Suite A, St. John, IN 46373. The petitioner request approval of a replat of lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 27, 28, 29, 30 31, 32, 33 in Pepper Cove Subdivision – Phase 1.

**VII. Staff Items**

**Request approval of 2018 Plan Commission Application and meeting dates**

**VIII. Adjournment**

NEXT REGULAR PLAN COMMISSION MEETING:

FEBRUARY 13<sup>TH</sup> 2017 - 7:00 PM – CITY HALL COUNCIL CHAMBERS, 166 LINCOLNWAY

**VALPARAISO BOARD OF PLAN COMMISSION**  
**Regular Meeting Minutes**  
**December 12, 2017**

The regular meeting of the Valparaiso Plan Commission was held at 7:00 p.m. on Tuesday, December 12, 2017 in the Valparaiso City Hall Council Chambers. Bruce Berner presided.

Members present were: Jim Mooney, Christa Emerson, Matt Evans, Diane Worstell, Al Shields, Trista Hudson, Tim Burkman, and Bruce Berner. Also present were Attorney Scott Bozik, Tyler Kent, citizens, and representatives of the press.

**MINUTES:**

Tim Burkman noted under RP17-003, second paragraph reads retention basin and it should be detention basin. Jim Mooney made a motion to approve the minutes as amended. Matt Evans seconded the motion. A voice vote was taken and unanimously carried.

**OLD BUSINESS:**

**AA17-003** – Public hearing on a petition filed by Roger Perlstein, 2802 Kickbush Drive, Valparaiso, IN. The petitioner is seeking relief from the Plat Committee’s decision to approve the Minor Subdivision (lot split) of lot 51 in Beauty Creek Villas. Mr. Kent advised that Mr. Perlstein has had a number of discussions with Luxor Homes. Mr. Perlstein has requested to withdraw this petition. The decision of the Plat Committee stands as is.

**NEW BUSINESS:**

**SPI17-008** – A petition filed by SJBZ Porter Holdings, LLC c/o Richard Anderson, Anderson and Anderson, 9211 Broadway, Merrillville, IN. The petitioner requests approval of a secondary plat for Business Park Area Phase 4, within the Lakes of Valparaiso PUD Subdivision. Mr. Richard Anderson presented. SJBZ has a potential user for the north end lots in the Business Park area of the PUD. Lot 3 is buildable and lot 2 is a retention area out lot that has to be put into the final plat. The street will come off of Memorial Parkway. We will build part of the street and once we know the size of the user we will continue accordingly. The street will be public. Utilities will be brought to the lot. The potential user a commercial use permitted under the PUD. We do not anticipate any variances. Setbacks are met. We will build the required detention based on the possible user now. Covenants in the PUD, 2016-000486 and 2016-004290 will guide the uses. Landscaping, etc. will all be met according to the PUD. There is language regarding a temporary turn around outside the plat that will stay as mandated. We understand that any approval of the secondary plat will be subject to engineering, construction drawings for public improvements, calculations for detention, surety, bond, and Board of Public Works approval.

**Q:** When will the road be dedicated?

**A:** The right of way will be when approved by this Board and Board of Works. Surety is needed for the acceptance of the temporary cul-de-sac.

**Q:** Is the proposed use fitting for this zone/area?

**A:** Yes.

**C:** Tim Burkman noted that the Deed of Dedication will need to include language regarding the detention basin operation and maintenance.

**Motion:** Tim Burkman made a motion to approve SP17-008 approval of a secondary plat for Business Park Area 4, within the Lakes of Valparaiso PUD Subdivision subject to Board of Works and Utility Board approval of the construction drawings, receipt of performance surety acceptable in form and amount to the Board of Works covering the remaining infrastructure improvements in accordance with the approved construction plans, approved detention basin calculations and ownership and maintenance statement of Property Owners Association included in the Deed of Dedication, and Lake Mead verified by the Engineering Department as an acceptable street name. Jim Mooney seconded the motion. A roll call vote was taken and unanimously carried.

**STAFF ITEMS:**

Tyler Kent thanked everyone for their service on this Board throughout the year.

**ADJOURNMENT:**

The December 12, 2017 Plan Commission meeting adjourned at 7:20 p.m.

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Bruce Berner, President

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Tyler Kent, Executive Secretary

FILED

DEC 18 2017

PETITION #: KP 17-004  
(staff use only)

VALPARAISO PLAN COMMISSION  
PETITION FOR PUBLIC HEARING

*Sharon Emmons*  
Clerk-Treasurer

R# 43650  
CK# 15810  
by

The undersigned applicant respectfully petitions the City of Valparaiso Plan Commission:

(CHECK ALL THAT APPLY)

PUBLIC HEARING REQUIRED – See Items #8 and #9 in Application Checklist

- To rezone said property from the \_\_\_\_\_ zoning district to \_\_\_\_\_ zoning district
- To approve a Primary Plat
- To approve a Planned Unit Development (PUD)
- To approve a Major Planned Unit Development Amendment
- To annex property into the City of Valparaiso, Indiana – Checklist item #10
- To vacate alley

NO PUBLIC HEARING REQUIRED

- To approve a Minor Subdivision (Lot Split)
- To approve a Final Plat
- To approve a Plat Amendment
- Design/Architectural Approval in \_\_\_\_\_ Overlay District

Please provide the following information:  
(print or type)

PEPPER CONE DEVELOPMENT, LLC 8051 WILKIN AVE, SUITE A 219-558-8080  
 Owner of property Address Phone  
ST JOHN IN 46373  
Ed Recktenwall 219-729-8122 erecktenwall@olthofhomes.com  
 Contact person Phone Email

Applicant is (check one):  Sole Owner  Joint Owner  Tenant  Agent  Other

OLTHOF HOMES SAME AS OWNER \_\_\_\_\_  
 Petitioner Address Phone

Address or description of location of property: WEST SIDE OF FRUMERS between 375N/400N

Parcel/Tax Duplicate Number 64-09-15-100-012.000-004

Subdivision (if Applicable) PEPPER CONE

This property is located on the WEST side of FRUMERS Street/Road

between (streets) 375N and 400N

Last updated 12/13/16

Current Zoning of Property GR Proposed Zoning of Property N/A

Zoning of Adjacent Properties: North UR/W South GR  
East GR West GR Other \_\_\_\_\_

Other information:

Dimensions of property: Frontage 1045' Depth 1400

Property Area (sq. ft./acres) 20.86A

Present use of property:

RESIDENTIAL

Proposed use of property:

RESIDENTIAL

Proposed Variances or Waivers (PUD or Subdivision Plats)

N/A

Legal description for property: (Exhibit # A)

ATTACHED

ALL OWNERS OF RECORD OF THE ABOVE-REFERENCED PROPERTY MUST SIGN THE PETITION FOR PUBLIC HEARING. The owner(s), by signing this Petition for Public Hearing, represent to the City of Valparaiso – Plan Commission, that he/she/it has the necessary legal authority to request action to be taken on the above-referenced property. If the name of the Petitioner is different from the property owner, the Plan Commission shall accept the requests and representations of the Petitioner and the property owner shall be bound by such requests and representations via the Attached Affidavit of Consent of Property Owner.



PETITION FEES (CHECK ALL THAT APPLY)

<input type="checkbox"/> Rezoning:	\$150	
<input type="checkbox"/> Subdivision Primary Plat:	\$150 + \$10 per lot	___ Lots X \$10 = ___
<input type="checkbox"/> Subdivision Amendment	\$100 + \$5 per lot	___ Lots X \$5 = ___
<input type="checkbox"/> Planned Unit Development (PUD):	\$500 + \$10 per lot	___ Lots X \$10 = ___
<input type="checkbox"/> Major PUD Amendment	\$250 + \$5 per lot	___ Lots X \$5 = ___
<input checked="" type="checkbox"/> Minor Subdivision (Lot Split)	<u>\$150</u>	
<input type="checkbox"/> Subdivision Final Plat	\$100 + \$5 per lot	___ Lots X \$5 = ___
<input type="checkbox"/> Minor PUD Amendment	\$150	
<input type="checkbox"/> Annexation:	\$500 + Cost of Fiscal Plan***	
<input type="checkbox"/> Design/Architectural Approval	\$150	
<input type="checkbox"/> _____ Overlay District		
<input type="checkbox"/> Special Meeting Fee	\$1500	
<input type="checkbox"/> Text Amendment	\$250	
<input type="checkbox"/> Comprehensive Plan Amendment	\$250	
<input type="checkbox"/> Vacation	\$100	
TOTAL FEE	_____	

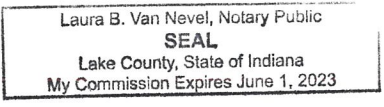
\*\*\*The Plan Commission requires that all fiscal plans be prepared by a municipal advisor firm approved by the Planning Department. The applicant is solely responsible for the cost of the preparation of the fiscal plan. The fiscal plan must be submitted together with the applicant's petition for public hearing. The fiscal plan must comply with the requirements of Ind. Code § 36-4-3-13(d).

Edward Ractkiewicz \_\_\_\_\_ 12/14/17  
Signature of owner/Petitioner Date

Edward Ractkiewicz  
Printed name

Subscribed and sworn to before me this 18<sup>th</sup> day of December, 2017.

[Signature]  
Notary Public



My Commission Expires:  
June 1, 2023

**STAFF USE ONLY**

Date received: \_\_\_\_\_

Names and addresses of property owners within 300 feet provided

Plot Plan attached

Legal Description provided

Petition filled out completely

Date approved for public hearing: \_\_\_\_\_ Date of public hearing: \_\_\_\_\_

Date legal notice mailed: \_\_\_\_\_ Date to be published: \_\_\_\_\_

Date property owner notices mailed: \_\_\_\_\_

Additional information: \_\_\_\_\_

## Project Description

### Pepper Cove Phase 1

Pepper Cove Phase 1 is the first phase of the Pepper Cove Primary Plat approved in 2017. Phase 1 consists of 32 single family lots and 18 duplex or paired cottage lots for a total of 68 units. The project will offer maintenance free living and is located on the west side of Froberg between 375N and Vale Park Road.

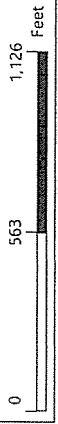


**Legend**

- Cartography400**
- Lot Dim Carto 100
- Lot Dim Carto 400
- Misc Dim Carto 100
- Misc Dim Carto 400
- Misc Text Carto 100
- Misc Text Carto 400
- Parcel Dim Carto 100
- Parcel Dim Carto 400
- Parcel Owner Hook 100
- Parcel Owner Hook 400
- Railroad Dim Carto 100
- Railroad Dim Carto 400
- Road Dim Carto 100
- Road Dim Carto 400
- Unknown Carto
- Road**
- Railroad**
- Water**
- Cadastral**
- Condo Line
- Corp Line
- County Line
- Forest Line
- Geo Twp Line
- Indian Line
- Lot Line
- Lot Line Vac
- Misc Line
- Parcel Line
- Pavement
- Pol Twp Line
- Railroad Centerline
- Railroad ROW
- Road Centerline

**Pepper Cove Vicinity Map**

Web Print: 10/23/2017



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



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**LEGAL DESCRIPTION FOR  
PEPPER COVE – PHASE 1  
VALPARASIO, INDIANA**

THAT PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN, CENTER TOWNSHIP, PORTER COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A MAGNETIC NAIL FOUND AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE SOUTH 00 DEGREES 07 MINUTES 46 SECONDS EAST, (BEARINGS BASED UPON INDIANA STATE PLANE COORDINATE SYSTEM, WEST ZONE), ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, 618.38 FEET TO THE POINT OF BEGINNING;

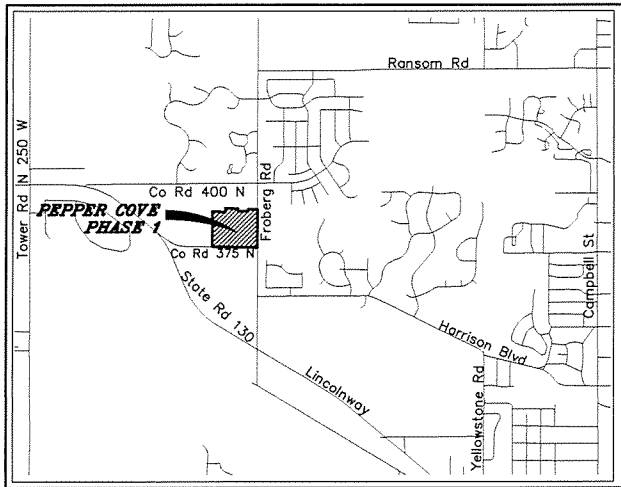
THENCE SOUTH 00 DEGREES 07 MINUTES 46 SECONDS EAST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 892.83 FEET TO THE CENTERLINE OF COUNTY ROAD 375 NORTH; THENCE NORTH 89 DEGREES 05 MINUTES 02 SECONDS WEST, ALONG SAID CENTERLINE, A DISTANCE OF 1048.00 FEET TO A MAGNETIC NAIL WITH A WILLIAM J. RENSBERGER ID TAG; THENCE NORTH 00 DEGREES 08 MINUTES 10 SECONDS WEST, A DISTANCE OF 826.32 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 50 SECONDS EAST, A DISTANCE OF 170.00 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 10 SECONDS EAST, A DISTANCE OF 12.73 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 50 SECONDS EAST, A DISTANCE OF 120.00 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 10 SECONDS WEST, A DISTANCE OF 90.00 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 50 SECONDS EAST, A DISTANCE OF 170.00 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 10 SECONDS EAST, A DISTANCE OF 11.00 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 50 SECONDS EAST, A DISTANCE OF 140.00 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 10 SECONDS EAST, A DISTANCE OF 60.00 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 50 SECONDS EAST, A DISTANCE OF 227.92 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 46 SECONDS WEST, A DISTANCE OF 41.02 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 14 SECONDS EAST, A DISTANCE OF 220.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 908,677 SQUARE FEET (20.860 ACRES) MORE OR LESS.

# RE-PLAT OF PEPPER COVE - PHASE 1

BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN, CENTER TOWNSHIP, IN PORTER COUNTY, INDIANA.

COURTYARDS AT PEPPER CREEK CONDOS EXPANSION AREA  
OWNER: FROBERG PC DEVELOPMENT LLC



**LOCATION MAP**  
NOT TO SCALE

**DEED OF DEDICATION**

WE, THE UNDERSIGNED PEPPER COVE DEVELOPMENT, LLC, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED SAID REAL ESTATE IN ACCORDANCE WITH THE ATTACHED PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS PEPPER COVE - PHASE 1. ALL STREETS AND ALLEYS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. FRONT AND SIDE YARD SETBACKS ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT. THERE ARE STRIPS OF GROUND OF VARIOUS WIDTHS SHOWN ON THIS PLAT AND LABELED AS EASEMENTS FOR VARIOUS PURPOSES. UTILITY EASEMENTS ARE RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF MAINS, POLES, DUCTS, LINES AND WIRES. SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. DRAINAGE EASEMENTS ARE RESERVED FOR THE USE OF THE CITY, HOMEOWNERS, AND/OR THE PROPERTY OWNERS' ASSOCIATION TO PROVIDE FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF DRAINAGE CONDUITS, SWALES, CHANNELS, OVERFLOWS, DETENTION BASINS, OR OTHER RUNOFF MANAGEMENT FACILITIES. PATH EASEMENTS ARE RESERVED FOR THE CITY, THE HOMEOWNERS AND THE PUBLIC FOR USE AS A PATH OR PERMANENT OR OTHER STRUCTURES ARE TO BE ERRECTED OR MAINTAINED UPON SAID EASEMENTS AND/OR BUFFERS. OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

THE LOTS IN THIS SUBDIVISION ARE ALSO SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR PEPPER COVE SUBDIVISION RECORDED \_\_\_\_\_ AS DOCUMENT NUMBER \_\_\_\_\_

OPERATION AND MAINTENANCE OF OPEN SPACES, COMMON AREAS, REAR OR SIDE YARD SWALES, DETENTION FACILITIES, AND REAR OR SIDE YARD STORM SEWERS SHALL BE THE PROPERTY OWNERS' ASSOCIATION ("ASSOCIATION"). IN THE EVENT OF AN EMERGENCY WHERE PROPERTY DAMAGE OR PERSONAL INJURY MAY RESULT FROM THE ASSOCIATION'S FAILURE TO MAINTAIN OR REPAIR SAID FACILITIES, THE CITY SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY, MAKE ANY NECESSARY CORRECTIONS TO REMEDY THE SITUATION AND THEN RECOVER ALL ADMINISTRATIVE, LEGAL, ENGINEERING, AND CONSTRUCTION COSTS FOR SAID WORK FROM THE ASSOCIATION OR BY SPECIAL ASSESSMENT OF THE BENEFITED PROPERTY OWNERS.

20' X 40' TEMPORARY ROAD RIGHT-OF-WAYS FOR VEHICULAR TURN AROUND ARE AT THE END OF HUDSON ROAD, CLEAR BROOK DRIVE, AND CASPIAN LANE. THESE TEMPORARY RIGHT-OF-WAYS SHALL REMAIN IN FULL FORCE AND EFFECT UNTIL SUCH TIME THAT HUDSON ROAD, CLEAR BROOK DRIVE, AND CASPIAN LANE ARE EXTENDED NORTH AND THE RIGHT-OF-WAY DEDICATION IS RECORDED IN THE PORTER COUNTY RECORDER'S OFFICE, AND THE CONSTRUCTED ROADWAY EXTENSION IS ACCEPTED BY THE CITY OF VALPARAISO BOARD OF PUBLIC WORKS AND SAFETY INTO THE CITY STREET SYSTEM.

WITNESS OUR HANDS AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

PEPPER COVE DEVELOPMENT, L.L.C.

**OWNER AND DEVELOPER:**  
PEPPER COVE DEVELOPMENT, L.L.C.  
8051 WICKER AVE, SUITE A  
SAINT JOHN, INDIANA 46373

BY: TODD M. OLTHOF  
PRESIDENT OF CD ENTERPRISES, ITS GENERAL MANAGER

**NOTARY PUBLIC**

STATE OF INDIANA )  
COUNTY OF LAKE )

I, LAURA B. VAN NEVEL, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT TODD M. OLTHOF, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL

Laura B. Van Nevel, Notary Public  
SEAL  
Lake County, State of Indiana  
My Commission Expires June 1, 2023

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2017.

NOTARY PUBLIC

**PLAN COMMISSION CERTIFICATE**

UNDER AUTHORITY PROVIDED BY INDIANA CODE 36-7-4, ET SEQ., ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ORDINANCE ADOPTED BY THE COMMON COUNCIL OF THE CITY OF VALPARAISO, THIS PLAT WAS GIVEN APPROVAL BY THE CITY AS FOLLOWS:

APPROVED BY THE VALPARAISO PLAN COMMISSION AT A REGULAR MEETING HELD ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

VALPARAISO PLAN COMMISSION

BY: BRUCE BERNER, PRESIDENT  
BY: TYLER KENT, PLANNING DIRECTOR

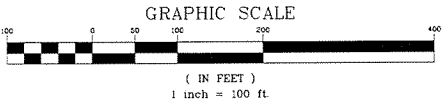
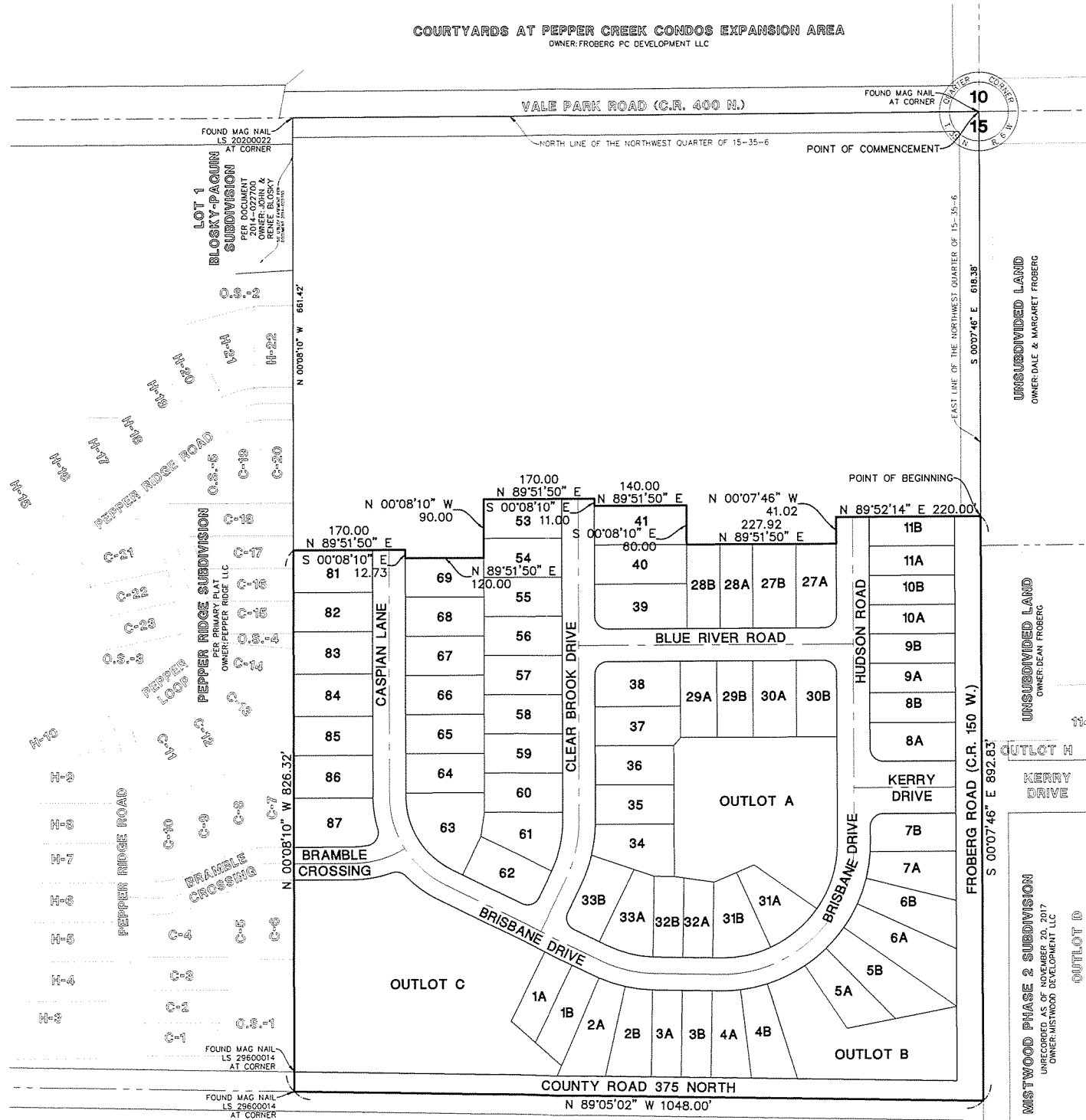
**BOARD OF PUBLIC WORKS AND SAFETY CERTIFICATE**

THIS PLAT WAS EXAMINED BY THE BOARD OF PUBLIC WORKS AND SAFETY OF THE CITY OF VALPARAISO FOR COMPLIANCE WITH THE STANDARDS MANUAL, AND APPROVED

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

BY: JON COSTAS, MAYOR  
BY: MATT MURPHY, MEMBER

BY: BILL OEDING, MEMBER  
ATTEST: SHARON SWIHART, CLERK/TREASURER



**BASIS OF BEARINGS**

BEARINGS ARE BASED UPON INDIANA STATE PLANE COORDINATE SYSTEM, WEST ZONE

**LEGAL DESCRIPTION**

THAT PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN, CENTER TOWNSHIP, PORTER COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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**PROPERTY INFORMATION**

PART OF TAX KEY NO = 64-09-15-100-012.000-004  
AREA IN LOTS = 501,167 SQ.FT. (11.505 ACRES)  
AREA IN OUTLOTS = 191,546 SQ.FT. (4.168 ACRES)  
AREA IN RIGHT-OF-WAY = 228,964 SQ.FT. (5.182 ACRES)  
TOTAL LAND AREA = 908,677 SQ.FT. (20.860 ACRES)

**SITE DATA**

VILLA HOMES: 32 UNITS (LOTS 34-41, 53-69, AND 81-87)  
DUPLICES: 36 UNITS (LOTS 1A-1B AND 27A-33B)  
TOTAL UNITS = 68 UNITS

**BUILDING SETBACKS**

VILLA HOMES:  
FRONT SETBACK = 20.00'  
SIDEYARD SETBACK = 6.00'  
REAR SETBACK = 25.00'  
DUPLICES:  
FRONT SETBACK = 20.00'  
SIDEYARD SETBACK = 7.50'  
BUILDING TO BUILDING = 15.00'  
REAR SETBACK = 25.00'

**SURVEYOR'S NOTES**

- THIS SUBDIVISION CONSISTS OF 68 LOTS AND 3 OUTLOTS AND IS AN INTEGRAL PART OF AN OVERALL NUMBERING SYSTEM TO EMBRACE ALL PEPPER COVE SUBDIVISION.
- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESES (456.67) ARE RECORD OR DEED VALUES.
- THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
- A BLANKET EASEMENT FOR STORMWATER MANAGEMENT, PUBLIC UTILITIES AND DRAINAGE IS HEREBY GRANTED OVER ALL OF OUTLOT A AND C. THIS EASEMENT SHALL BE SUBJECT TO THE SAME PROVISIONS AS ALL OTHER PUBLIC UTILITY EASEMENTS SHOWN HEREON.
- CROSS REFERENCE IS HEREBY MADE TO AN ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY PREPARED BY V3, WITH A LAST REVISED DATE OF OCTOBER 28, 2016 AND RECORDED IN PORTER COUNTY, INDIANA AS A SEPARATE DOCUMENT.
- CROSS REFERENCE IS HEREBY MADE TO THE FINAL PLAT OF PEPPER COVE - PHASE 1 RECORDED ON DECEMBER 1, 2017 IN DOCUMENT NUMBER 2017-028688. THE ONLY DIFFERENCE BETWEEN THIS RE-PLAT AND THE ORIGINAL PLAT NOTED ABOVE IS THE ADDITION OF DIVISION LINES AND DIMENSIONS FOR THE DUPLEX LOTS. THE LOT NUMBERS FOR THE DUPLEX LOTS HAVE NOT CHANGED, HOWEVER, LETTER DESIGNATIONS HAVE BEEN ADDED TO DIFFERENTIATE THE DUPLEX UNITS.

**SURVEYOR CERTIFICATE**

STATE OF ILLINOIS )  
COUNTY OF DuPAGE ) SS  
I, TIMOTHY J. MURPHY, HEREBY CERTIFY THAT I AM A LAND SURVEYOR LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, AND THAT TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE CITY OF VALPARAISO UNIFIED DEVELOPMENT ORDINANCE, AND THE STANDARDS MANUAL; THAT THE MARKERS AND MONUMENTS SHOWN ON THE PLAT ACTUALLY EXIST; AND THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE ACCURATELY SHOWN.

WITNESS MY HAND AND SEAL THIS 15TH DAY OF DECEMBER, 2017.

Timothy J. Murphy  
TIMOTHY J. MURPHY  
INDIANA REGISTERED LAND SURVEYOR  
LS-29900006



DATE	
12/18/17	ADDED DUPLEX DIVISION LINES
11/20/17	ADDED EASEMENT DIMENSIONS
10/25/17	REVISED PER CITY REVIEW

**Manhard CONSULTING LTD.**  
300 Bringer Drive, Suite 100, Valparaiso, IN 46385  
Tel: 219-463-1111  
Fax: 219-463-1112  
www.manhardconsulting.com  
Civil Engineers • Surveyors • Environmental Scientists • Landscape Architects • Planners

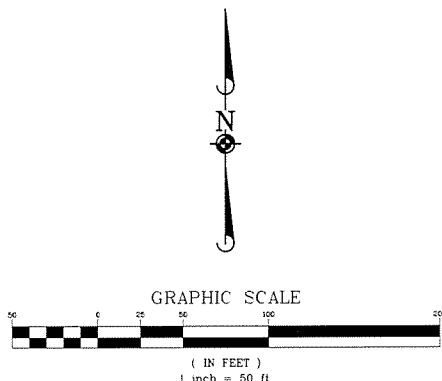
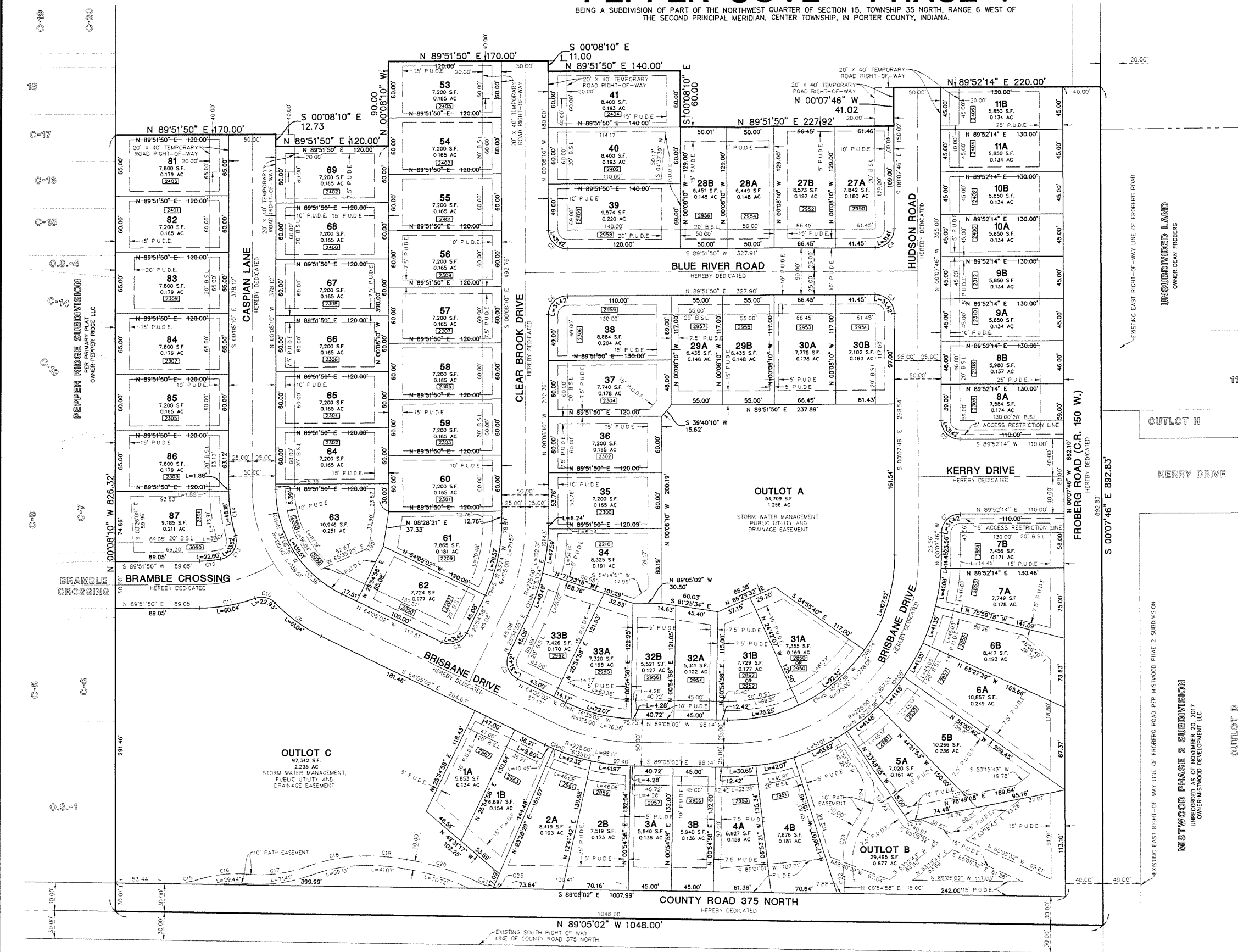
RE-PLAT OF PEPPER COVE - PHASE 1  
VALPARAISO, INDIANA  
FINAL PLAT OF SUBDIVISION

PROJ. MGR. BDM  
PROJ. ASSOC. TAM  
DRAWN BY JD  
DATE 10/13/17  
SCALE 1"=100'

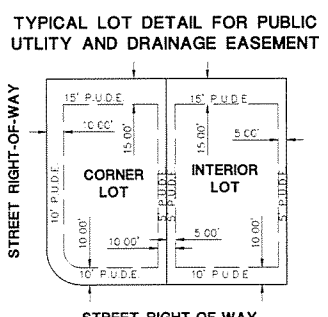
SHEET 1 OF 2  
OLTP101

# RE-PLAT OF PEPPER COVE - PHASE 1

BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN, CENTER TOWNSHIP, IN PORTER COUNTY, INDIANA.



CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	20.00'	31.42'	N44°52'14"E	28.28'
C2	20.00'	31.42'	N45°07'46"W	28.28'
C3	20.00'	31.42'	S45°07'56"E	28.28'
C4	20.00'	31.41'	S44°52'02"W	28.28'
C5	20.00'	31.42'	N45°08'10"W	28.28'
C6	20.00'	31.42'	N44°51'50"E	28.28'
C7	20.00'	31.42'	N19°05'02"W	28.28'
C8	20.00'	31.42'	S70°54'48"W	28.28'
C9	175.00'	61.04'	S54°05'31"E	60.73'
C10	20.00'	22.93'	S76°56'49"E	21.70'
C11	175.00'	60.04'	N80°02'06"E	59.75'
C12	125.00'	22.60'	S84°41'08"W	22.57'
C13	20.00'	33.52'	S31°26'24"W	29.73'
C14	175.00'	50.06'	S08°15'52"E	49.69'
C15	120.00'	37.40'	N81°59'17"E	37.25'
C16	125.45'	48.76'	N84°11'42"E	48.45'
C17	152.40'	67.05'	N82°43'36"E	66.51'
C18	180.11'	62.57'	N80°04'31"E	62.26'
C19	241.80'	42.83'	S84°53'52"E	42.78'
C20	277.18'	78.49'	S72°21'35"E	78.23'
C21	68.21'	18.56'	S70°41'24"E	18.50'
C22	15.00'	3.06'	N04°55'15"W	3.05'
C23	80.00'	6.46'	N12°23'48"E	62.91'
C24	45.00'	52.95'	N01°50'34"E	49.95'
C25	68.21'	13.16'	S84°01'11"E	13.16'



- ALL WILLOW HOME LOTS SHALL BE SUBJECT TO THE TYPICAL EASEMENTS SHOWN ABOVE UNLESS OTHERWISE NOTED ON THE PLAT.
- ALL DUPLEX LOTS SHALL BE SUBJECT TO THE TYPICAL EASEMENTS SHOWN ABOVE UNLESS OTHERWISE NOTED ON THE PLAT HOWEVER, THERE SHALL BE NO P.U.D.E. ALONG THE DIVISION LINES.
- OUTLOTS SHALL NOT BE SUBJECT TO THE TYPICAL EASEMENTS SHOWN ABOVE.

NO.	DATE	REVISION
1	12/15/17	ADDED DUPLEX DIVISION LINES
2	11/20/17	ADDED EASEMENT DIMENSIONS
3	10/25/17	REVISED PER CITY REVIEW

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 Construction Managers • Environmental Scientists • Landscape Architects • Planners

RE-PLAT OF PEPPER COVE - PHASE 1  
 VALPARAISO, INDIANA  
 FINAL PLAT OF SUBDIVISION

PROJ. MGR.	BDM
PROJ. ASSOC.	TJM
DRAWN BY	JID
DATE	10/13/17
SCALE	1"=50'
SHEET	2 OF 2
OLTVPN01	