

MEETING AGENDA

Valparaiso Board of Zoning Appeals
Wednesday, February 16th, 2022, 5:30 PM
Valparaiso City Hall – Council Chambers

1. Pledge of Allegiance
2. Roll Call
3. Adoption of Meeting Minutes
4. Old Business
5. New Business

VAR21-039 – A petition filed by Christopher Frame c/o Green Team Pools, LLC. The property is located at 2205 Cherokee Cir in the Suburban Residential (SR) Zoning District. The petitioner requests the following variance(s):

- Section 3.501, Table 3.501 – To vary the maximum lot coverage of 40% to allow for a maximum lot coverage of 43%.

VAR21-042 – A petition filed by Paul Cornejo of Aldi, Inc. The property is located at 2352 Morthland Dr (US HWY 30) in the Commercial General (CG) Zoning District. The petitioner requests the following variance(s):

- Section 10.301, Table 10.301 – To vary the required On-Lot Landscaping Standards for the Commercial General Zoning District to allow for landscaping per proposed landscape plan.
- Section 11.305(G) – To vary the requirement for parking to be located behind principal building with respect to the corridor or on the side of the principal building to allow for parking to be located in front of the principal building.
- Section 11.506, Table 11.506 – To vary the requirement for 30% Transparency along Other Street Frontages to allow for a 15% Transparency along the East Building Elevation.
- Section 11.502 (B) – To vary the required projections/recesses of at least six (6) feet for building walls with a horizontal dimension of more than 80 feet to allow for projections/recesses of one and half (1 ½) feet.

VAR22-002 – A petition filed by Hamstra Builders, Inc. – Scott Hazlett. The property is located at 52 Marks Road, Suite #5 in the Commercial General (CG) Zoning District. The petitioner requests the following variance(s):

- Section 2.528(B)(2) – To vary the required minimum separation from residential district boundaries from 300 feet to allow for a minimum separation of 0 feet.
- Section 2.528(B)(3) – To vary the required access from an arterial or collector street to allow access off a Local Street (Marks Rd).
- Section 9.201, Table 9.201 – To vary the required sixty-eight (68) Parking Spaces to allow for a total of forty-six (46) Parking Spaces.

7. Staff Items

8. Adjournment

Michael Micka, *President – Board of Zoning Appeals*

Beth Shrader, *Planning Director*

Next Meeting: **March 16th, 2022**

Interested persons can view the public hearing Live on the City of Valparaiso Website, www.valpo.us or via web conference at <https://bit.ly/3AknkiY>.

****Requests for alternate formats please contact Beth Shrader at bshrader@valpo.us or (219) 462-1161. ****

PETITION TO VALPARAISO BOARD OF ZONING APPEALS:

This application is being submitted for (Check all that apply):

- ☐ Use Variance
- ☒ Development Standards Variance
- ☐ Special Exception/Special Use
- ☐ Relief to Administrative Decision
- ☐ Conditional Use
- ☐ Wireless Communications Facility

For Office Use Only:

Petition #: _____

Application Type: _____

Application Filing Fee: _____

Date Filed: ____/____/____

Meeting: ____/____/____

SUBJECT PROPERTY INFORMATION

TYPE OR PRINT IN INK

Property Address:

2205 Cherokee Cir.
Valparaiso, IN 46383

Subject property fronts on the South

side between (streets) Cherokee Cir.

& _____

Zoning District: Suburban Residential

PETITIONER INFORMATION

Applicant Name:

Christopher Frame; Green Team Pools, LLC

Phone:

574-267-7400

Email:

christopher.frame@gmail.com

Address:

2205 Cherokee Cir.
Valparaiso, IN 46383

PROPERTY OWNER INFORMATION

Applicant Name:

Christopher & Jordon Frame

Phone:

574-574-267-7400

Email:

jordanmellon@gmail.com

Address:

2205 Cherokee Cir.
Valparaiso, IN 46383

SECTIONS OF UDO FROM WHICH A VARIANCE, SPECIAL EXCEPTION OR ADMIN RELIEF IS SOUGHT:

Article: ____ Section: ____ Paragraph: ____ Item: ____

Article: ____ Section: ____ Paragraph: ____ Item: ____

Article: ____ Section: ____ Paragraph: ____ Item: ____

Article: ____ Section: ____ Paragraph: ____ Item: ____

Article: ____ Section: ____ Paragraph: ____ Item: ____

Article: ____ Section: ____ Paragraph: ____ Item: ____

Article: ____ Section: ____ Paragraph: ____ Item: ____

Article: ____ Section: ____ Paragraph: ____ Item: ____

See attached

LEGAL DESCRIPTION OF SUBJECT PROPERTY: (OR EXHIBIT NO. _____)

LOT 55 CHANDANA POINT, IN THE CITY OF VALPARAISO, AS PER PLAT THEREOF, RECORDED IN PLAT FILE 19-B-C, AND AS AMENDED IN PLAT FILE 19-B-2A, IN THE OFFICE OF THE RECORDER OF PORTER OCUNTY, INDIANA.

DESCRIPTION OF PROPOSED PROJECT: (OR EXHIBIT NO. _____)

Installation of a 15.5' x 40' Leisure fiberglass swimming pool with concrete surrounding the pool of approximately 868 square feet and an auto cover as necessary for public safety. Installation of rock and boulders in pre-existing landscape beds.

**Variance from Development Standards
Petitioner's Proposed Findings of Fact**
(Please use fillable pdf, print neatly, or attach printed document.)

Petitioner submits that:

- A. The proposed variance from the Development Standards will not be injurious to the public health, safety, morals, and general welfare of the community because:

The request is for a pool and patio that will not allow for the required minimum green space once installed. The space utilized for other than green space will all be necessary for safe use of the pool and home space for occupants and guests allowed on the private property. Further, the homeowner's installation of the pool and surrounding landscaping will be done in a professional manner to be a betterment to the property and surrounding neighborhood.

Several other lots have requested this variance and been approved so the approval of this variance would likely have no further impact on the public health, safety, morals, and general welfare of the community.

- B. The use and value of the area adjacent to the property included in the proposed variance will not be affected in a substantially adverse manner because:

The installation of the pool and surrounding landscaping will be done in a professional manner to achieve a betterment to the property and help keep or increase the value of the neighborhood.

The use of any adjacent properties should not have any impact from this variance as the pool and landscaping will not keep other property owners from enjoying the use of their own properties.

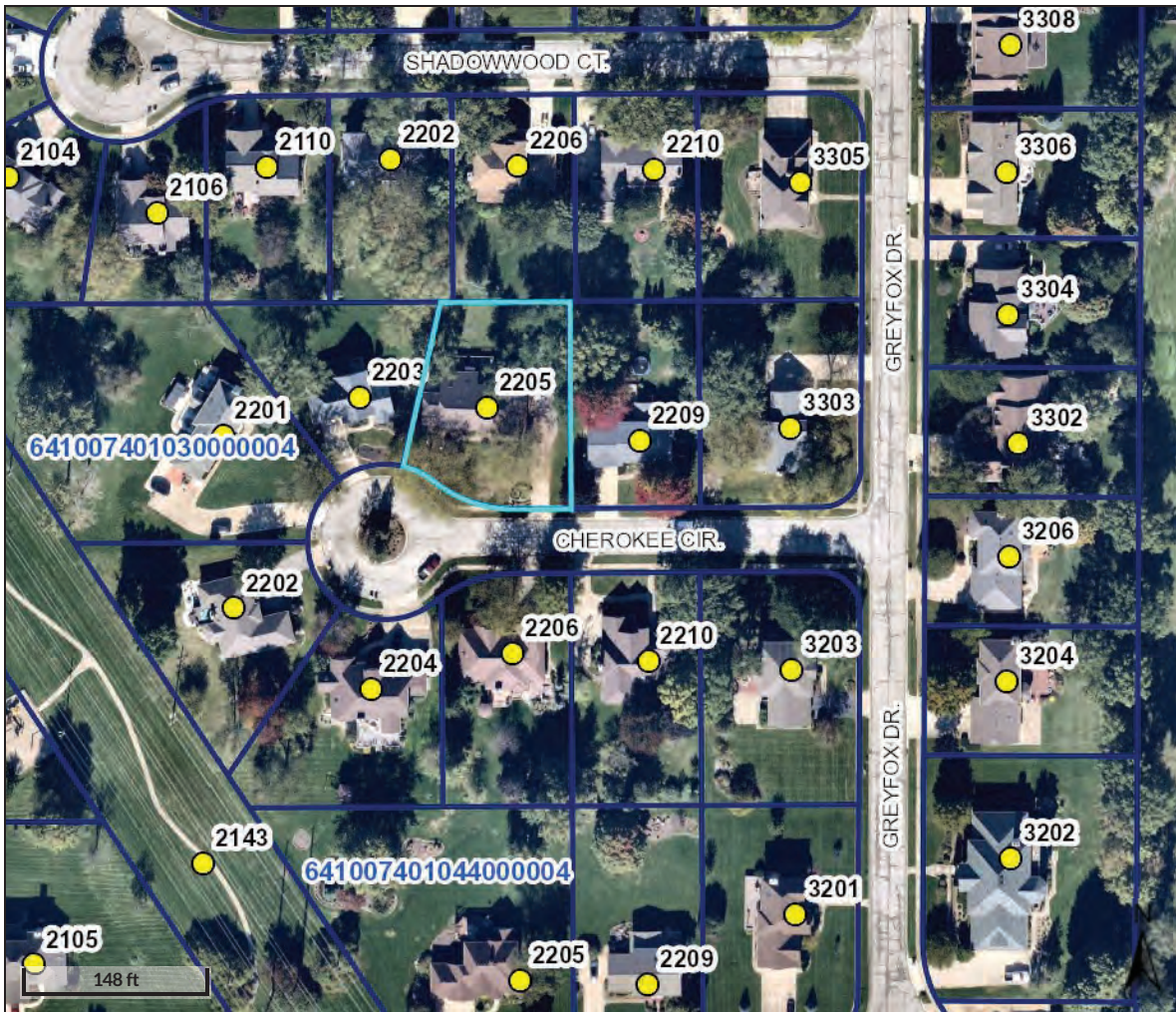
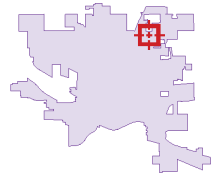
- C. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property included in the proposed variance because:

The installation of a pool would be able to occur within the strict application of the terms of the zoning ordinance; however, the surrounding use of space towards landscaping/hardscaping and patio is what will impact the amount of remaining green space and the reasoning for the need of the variance. The property owner feels this variance is necessary to achieve the success of the total project, to ensure proper safety when using the pool, and to grow the property value by having a completed and professionally installed landscape within the grounds of the property owner. Strict application of the terms of the zoning ordinance could result in a landscaping project that did not achieve the safety or value addition.

The petitioner carries the burden of proving to the Board of Zoning Appeals the existence of each and every one of the elements listed above.

**Beacon™**

City of Valparaiso, IN

**Overview****Legend**

- Parcels
- Street Names
- Addresses

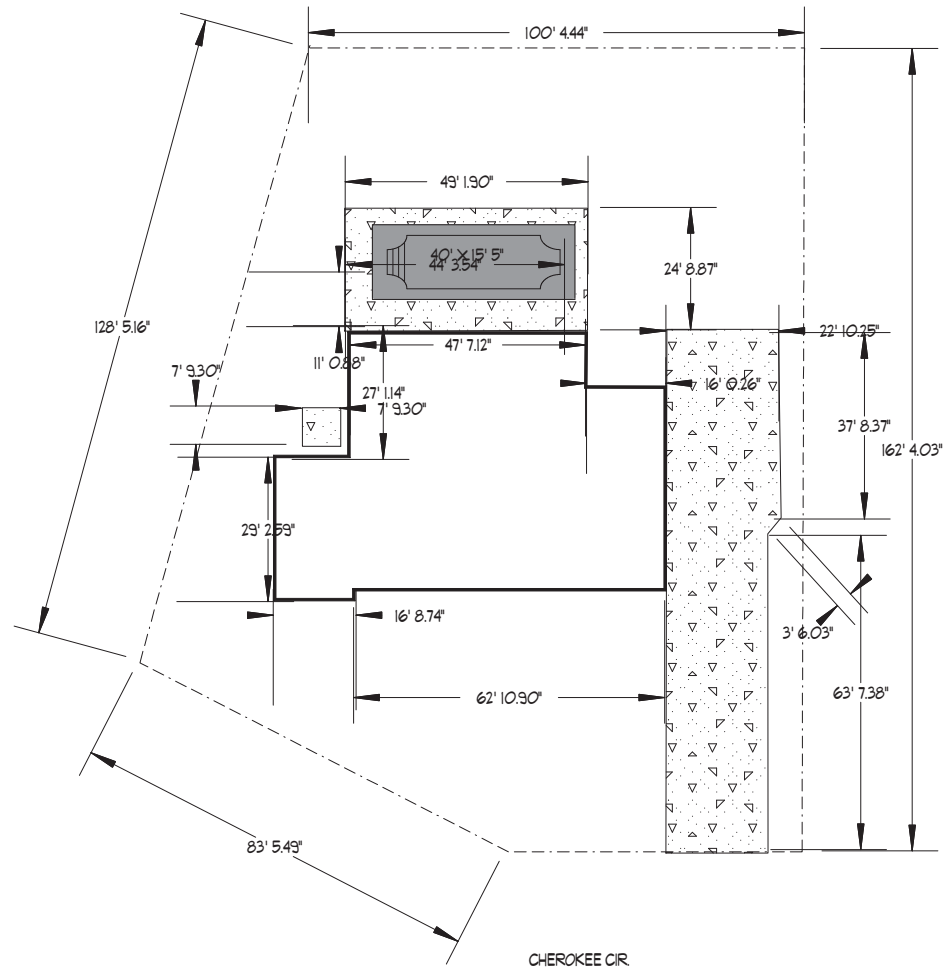
Parcel ID	641007401032000004	Alternate ID	10-07-360-055	Owner Address	Frame Christopher D & Jordon E/H&W
Sec/Twp/Rng	n/a	Class	1 Family Dwell - Platted Lot		2205 Cherokee Cir
Property Address	2205 CHEROKEE CIR	Acreage	n/a		Valparaiso, IN 46383
District	VALPARAISO (CENTER)				
Brief Tax Description	CHANDANA POINT AMND LOT 55 DR484 P253 (Note: Not to be used on legal documents)				

Date created: 11/22/2021

Last Data Uploaded: 11/21/2021 1:06:28 PM

Developed by Schneider
GEOSPATIAL

N



PETITION TO VALPARAISO BOARD OF ZONING APPEALS:

This application is being submitted for (Check all that apply):

- ☐ Use Variance
☒ Development Standards Variance
☐ Special Exception/Special Use
☐ Relief to Administrative Decision
☐ Conditional Use
☐ Wireless Communications Facility

*For Office Use Only:***Petition #:** _____

Application Type: _____

Application Filing Fee: _____

Date Filed: ____/____/____

Meeting: ____/____/____

SUBJECT PROPERTY INFORMATION**TYPE OR PRINT IN INK**

Property Address:

2352 Us Hwy 30 Valparaiso, IN 46385

Subject property fronts on the Morthland Drive
side between (streets) Hayes-Leonard Road
& Coolwood DriveZoning District: Commercial, General (CG)**PETITIONER INFORMATION**

Applicant Name:

Paul Cornejo

Phone: _____

Email: _____

Address:

Aldi Inc.
1 ALDI Drive
Dwight, Illinois 60420**PROPERTY OWNER INFORMATION**

Applicant Name:

James Smith

Phone: _____

Email: _____

Address:

234 W 166th S
Valparasio, IN 46385**SECTIONS OF UDO FROM WHICH A VARIANCE, SPECIAL EXCEPTION OR ADMIN RELIEF IS SOUGHT:**Article: 11 Section: 305 Paragraph: G Item: N/AArticle: 11 Section: 502 Paragraph: B Item: 1Article: 11 Section: 506 Paragraph: A Item: B.2Article: 10 Section: 301 Paragraph: B Item: N/A

Article: _____ Section: _____ Paragraph: _____ Item: _____

Article: _____ Section: _____ Paragraph: _____ Item: _____

Article: _____ Section: _____ Paragraph: _____ Item: _____

Article: _____ Section: _____ Paragraph: _____ Item: _____

LEGAL DESCRIPTION OF SUBJECT PROPERTY: (OR EXHIBIT NO. _____)**LEGAL DESCRIPTION (BASED ON DEED FILED 10-24-2013 AS DOC. 2013-028154)**

A PARCEL OF LAND IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE CITY OF VALPARAISO, PORTER COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 27, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF MARIAN MANOR FIRST ADDITION, AS PER PLAT THEREOF, RECORDED IN PLAT FILE 12-B-3, IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, SAID NORTH LINE ALSO BEING THE SOUTH LINE OF SAID MARIAN MANOR FIRST ADDITION, 946.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID NORTH LINE, 230.35 FEET TO THE EAST LINE OF A PARCEL OF LAND DESCRIBED IN A CORPORATE DEED TO FINA BANKCORP, INC. RECORDED FEBRUARY 4, 2003 AS DOCUMENT NO. 2003-005000; THENCE SOUTH 00 DEGREES 03 MINUTES 08 SECONDS EAST, ALONG SAID EAST LINE AND ALONG THE EAST LINE OF A PARCEL OF LAND DESCRIBED IN A CORPORATE WARRANTY DEED TO FIRST NATIONAL BANK, VALPARAISO, RECORDED NOVEMBER 14, 2003 AS DOCUMENT NO. 2003-050741, SAID EAST LINE ALSO BEING PARALLEL WITH AND 150 FEET EAST OF THE WEST LINE OF THE EAST 1/2 OF SAID NORTHEAST 1/4, 684.65 FEET TO THE NORTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 30; THENCE SOUTH 87 DEGREES 54 MINUTES 34 SECONDS EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 229.91 FEET TO THE WEST LINE OF A PARCEL OF LAND DESCRIBED IN A DEED TO LAKE COUNTY TRUST COMPANY 3471 RECORDED DECEMBER 28, 1984 IN DEED RECORD 360 PAGE 437; THENCE NORTH 00 DEGREES 00 MINUTES 10 SECONDS WEST, ALONG SAID WEST LINE AND ALONG THE WEST LINE OF A PARCEL OF LAND DESCRIBED IN A DEED TO LAKE COUNTY TRUST COMPANY 2582 RECORDED APRIL 9, 1997 IN DEED RECORD 477 PAGE 292, 693.01 FEET TO THE POINT OF BEGINNING.

DESCRIPTION OF PROPOSED PROJECT: (OR EXHIBIT NO. _____)

This project proposes an Aldi Food Market store on the property at the northwest corner of Morthland Drive and Coolwood Avenue and includes a new approximately 20,700 square-foot building, associated 104-space parking lot, and at-grade detention basin.

Variance from Development Standards

Petitioner's Proposed Findings of Fact

(Please use fillable pdf, print neatly, or attach printed document.)

Petitioner submits that:

- A. The proposed variance from the Development Standards will not be injurious to the public health, safety, morals, and general welfare of the community because:

The parking shall be located in front of the building. This is similar to the adjacent lots along Morthland Drive and therefore will not be considered injurious to the public health, safety, morals, and general welfare of the community.

- B. The use and value of the area adjacent to the property included in the proposed variance will not be affected in a substantially adverse manner because:

The adjacent lots along Morthland Drive also provide parking in front of the building.

- C. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property included in the proposed variance because:

Coolwood Drive is privately owned and therefore, the developer cannot provide vehicle access to Coolwood Drive. This creates site constraints for vehicular and truck circulation.

The petitioner carries the burden of proving to the Board of Zoning Appeals the existence of each and every one of the elements listed above.

Variance from Development Standards

Petitioner's Proposed Findings of Fact

(Please use fillable pdf, print neatly, or attach printed document.)

Petitioner submits that:

- A. The proposed variance from the Development Standards will not be injurious to the public health, safety, morals, and general welfare of the community because:

The proposed variance is to reduce the required projection/offset on two sides of the building from 6' to 1'-6". Reducing the projection/offset is an aesthetic item that does not affect the public health, safety, morals, and general welfare of the community.

- B. The use and value of the area adjacent to the property included in the proposed variance will not be affected in a substantially adverse manner because:

The depth of the projection/offset of the building facades does not have an impact on the use and value of the area adjacent to the property.

- C. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property included in the proposed variance because:

The proposed variance is to reduce the required projection/offset on two sides of the building from 6' to 1'-6". The 6' cannot be achieved with the current site acreage, shape, and size without needing additional variances for setback reductions. Additionally, the sidewalk along this building cannot be reduced due to the accessibility requirements and location of handicap accessible parking at this sidewalk. Adding these projections would increase the square footage of the building, unnecessarily adding cost and energy usage for the building. ALD's operational business model would not allow for use of these spaces creating voided empty areas within their building footprint. ALDI would prefer to minimize the building/carbon footprint, and allocate these resources to more energy efficient practices such as CO2 refrigeration.

The petitioner carries the burden of proving to the Board of Zoning Appeals the existence of each and every one of the elements listed above.

Variance from Development Standards

Petitioner's Proposed Findings of Fact

(Please use fillable pdf, print neatly, or attach printed document.)

Petitioner submits that:

- A. The proposed variance from the Development Standards will not be injurious to the public health, safety, morals, and general welfare of the community because:

The building will meet the intent of the transparency requirement for "other street frontages" by utilizing spandrel glazing where necessary in lieu of clear glazing on this side of the building. The use of spandrel glazing in lieu of transparent glazing is an aesthetic item that does not affect the public health, safety, morals, and general welfare of the community.

- B. The use and value of the area adjacent to the property included in the proposed variance will not be affected in a substantially adverse manner because:

The type of glazing/transparency on this side of the building does not have an impact on the use and value of the area adjacent to the property.

- C. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property included in the proposed variance because:

The proposed variance is to request the allowance of spandrel glazing in lieu of transparent glazing on the other street frontage of the building to meet the 30% requirement. The clear transparency requirement is being met on the primary facade, however it cannot be met on the other street frontage side due to the product placement requirement inside the ALDI store. The ALDI store layout maximizes the built square footage by utilizing the space behind this wall for product placement and display. Providing the required transparency would require additional square footage to be added to the building, incurring additional impervious development of the site.

The petitioner carries the burden of proving to the Board of Zoning Appeals the existence of each and every one of the elements listed above.

Variance from Development Standards

Petitioner's Proposed Findings of Fact

(Please use fillable pdf, print neatly, or attach printed document.)

Petitioner submits that:

- A. The proposed variance from the Development Standards will not be injurious to the public health, safety, morals, and general welfare of the community because:

There are no trees along Coolwood Drive in existing conditions. Proposed conditions will mimic this condition and therefore will not be considered injurious to the public health, safety, morals, and general welfare of the community.

- B. The use and value of the area adjacent to the property included in the proposed variance will not be affected in a substantially adverse manner because:

The proposed condition mimics existing conditions.

- C. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the property included in the proposed variance because:

Due to the property dedication along Coolwood Drive, there is insufficient space to provide two (2) large and fifteen (15) small trees as required on-lot. Trees have been provided on-lot to the maximum extent possible.

The petitioner carries the burden of proving to the Board of Zoning Appeals the existence of each and every one of the elements listed above.

...OTED: 1/14/2022 2:10 PM

PRELIMINARY LANDSCAPE PLAN
for
ALDI #40 FOOD MARKET
2352 W U.S. HIGHWAY 30
CITY OF VALPARAISO, INDIANA

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
L1	TITLE SHEET AND LANDSCAPE SUMMARY
L2	TREE PRESERVATION PLAN-SOUTH
L3	TREE PRESERVATION PLAN-NORTH
L4	PRELIMINARY LANDSCAPE PLAN-SOUTH
L5	PRELIMINARY LANDSCAPE PLAN-NORTH
L6	LANDSCAPE DETAILS
L7	LANDSCAPE SPECIFICATIONS

City of Valparaiso Required Landscaping

Landscaping material MUST be from the Appendix B plant list to count towards requirements. Other materials may be used but won't be credited.
Min. Landscape Coverage (LSR) 25%: .91 AC Landscape Area req. (1.46 AC provided)

STREET TREE REQUIREMENT

Requirement: One canopy tree per 60 feet of street frontage in parkway, 25' min. spacing.
2.5" Cal. DBH - 154 LF (excluding 34 ft of drive) / 60 = 3 trees

On Plan - Not applicable - no parkway

ON LOT LANDSCAPING

Requirement: Installed in landscape areas that are pursuant to the applicable LSR. Does not include landscaping in OSR areas, or areas for other required landscaping improvements such as bufferyards. CG District requires 9 Large trees, 18 Understory Trees, and 50 shrubs per acre. Shrubs can be used for foundation plantings. Foundation Beds must be 4' wide min for small parking lots and 6' for all other parking areas.

Total Landscape Area 63,806sf - 11,544sf bufferyards - 2,000sf parking LA = 50,254sf

Required - 11 large trees, 21 understory trees, and 58 shrubs

On Plan - 9 large trees, 6 understory trees, and 65 shrubs (reduced due to Coolwood Drive dedication, see note)

PARKING LOT LANDSCAPING

Requirement: 1 tree per 8 spaces, 1 shrub per 4 spaces. Trees and shrubs to be planted between lotlines and public streets, with trees 60" O.C. min and shrubs to achieve an opacity of 50%. Plantings from above calculation may be used. Islands will not have turf, and must be a combination of mulch and groundcovers or shrubs.

104 Spaces / 8 = 13 Trees and 26 Shrubs required.

Required - 13 trees and 26 shrubs

On Plan - 13 trees and 26 shrubs

BUFFERYARD LANDSCAPING

Required for district boundaries, along streets, and for parking lots. Street Bufferyards and Parking Lot Bufferyards are not required on the subject site.
CG-SIDE: C/A Bufferyard

Since the existing residential properties to the north do not provide a bufferyard, the subject property shall provide the next highest opacity buffer - Type D (65%). 40' wide bufferyard with 2 large trees, 6 small trees, and 50 shrubs per 100 LF. **May count existing trees within 15' of the property towards requirements. (C20.0 Property Line)

Morland Drive: All uses shall provide a Class B bufferyard along ROW 8'-15', 2 large trees, 4 small trees and 34 shrubs per 100 LF. (L69 if Property Line, excl. drives)

Required - North: 7 large trees, 14 small trees and 115 shrubs

North: 4 large trees, 7 small trees and 58 shrubs

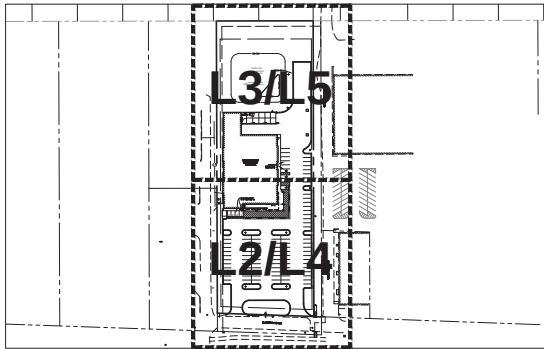
On Plan - North: 7 large trees, 14 small trees and 115 shrubs

Morland: 4 large trees, 7 small trees and 59 shrubs

TREE PRESERVATION

Does not apply to trees under 10" DBH, or Exempt Trees. Replacement requirements: 1:1 tree replacement for trees 10-16" DBH, 2:1 replacement for 16-24", 3:1 for 24-36" and 4:1 for over 36" dbh. Or may pay \$200 per replacement tree.

On Plan - See L2 and L3 for Replacement Summary (16 Trees Total) 11 provided due to Coolwood Drive Dedication (see note)



KEY MAP

Landscape Notes:

- Seed/ Sod limit line is approximate. Seed/ Sod to limits of grading and disturbance. Contractor responsible for restoration of any unauthorized disruption outside of designated construction area.
- Contractor responsible for erosion control in all seed/sod sodded areas.
- Tree mulch rings in turf areas are 5' diameter. Contractor shall provide a mulch ring around all existing trees within the limits of work. Remove all existing grass from area to be mulched and provide a typical spade cut edge. Landscape Fabric shall not be installed under mulch.
- Bedlines are to be spade cut to a minimum depth of 3". Curved bedlines are to be smooth and not segmented.
- All planting beds shall receive top dressing of mulch. Landscape fabric shall not be installed under mulch.
- Do not locate plants within 12" of utility structures or within 5' horizontally of underground utility lines unless otherwise shown on plans. Consult with Landscape Architect if these conditions exist.
- For Lump Sum Contracts, plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn and specified. No additional payments will be made for materials required to complete the work as drawn and specified.
- For Unit Price Contracts, payments will be made based on actual quantities installed as measured in place by the Owner's Representative.
- It is the responsibility of the contractor to locate and provide plant material as specified on this plan. The contractor may submit a request to provide substitutions for the specified plant material under the following conditions:
 - Any substitutions proposed shall be submitted to the project owner's representative within two weeks of the award of contract. Substitutions must meet equivalent design and functional goals of the original materials as determined by the owner's representative. Any changes must have the approval of the owner's representative.
 - The request will be accompanied by at least three notices from plant material suppliers that the plant material specified is not available and will not be available prior to construction.
- Verify site conditions and information on drawings. Promptly report any concealed conditions, mistakes, discrepancies or deviations from the information shown in the Contract Documents. The Owner is not responsible for unauthorized changes or extra work required to correct unreported discrepancies. Commencement of work shall constitute acceptance of conditions and responsibility for corrections.
- A minimum of two working days before performing any digging, call underground service alert for information on the location of natural gas lines, electric cables, telephone cables, etc. The contractor shall be responsible for location and protection of all utilities, and repair of any damage resulting from his work at no additional cost to the owner.
- Contractor shall promptly repair all damages to existing site at no cost to owner.
- Refer to landscape specifications for additional conditions, standards, and notes.

CONCEPT PLANT SCHEDULE

	ON-LOT LANDSCAPE LARGE TREE	9
	ON-LOT LANDSCAPE SMALL TREE	6
	ON-LOT LANDSCAPE SMALL TREE (EVERGREEN)	12
	PARKING LOT TREE	13
	BUFFERYARD LARGE TREE	10
	BUFFERYARD SMALL TREE	9
	REPLACEMENT TREE	11
	EXISTING TREE	2
	ON-LOT LANDSCAPING SHRUB	65
	PARKING LOT SHRUB	28
	BUFFERYARD SHRUB-NORTH	115
	BUFFERYARD SHRUB-SOUTH	59
	PARKING LOT GROUND COVER OR ORNAMENTAL GRASS 3" O.C. SPACING	1,044 sf
	ADDITIONAL GROUNDCOVER	462 sf
	STORMWATER SEED MIX	11,378 sf
	EMERGENT WETLAND SEED MIX	1,170 sf
	TURF	

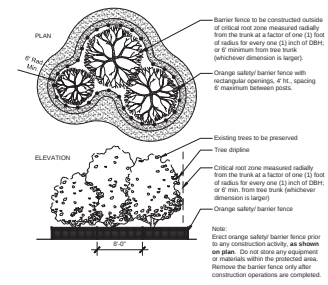
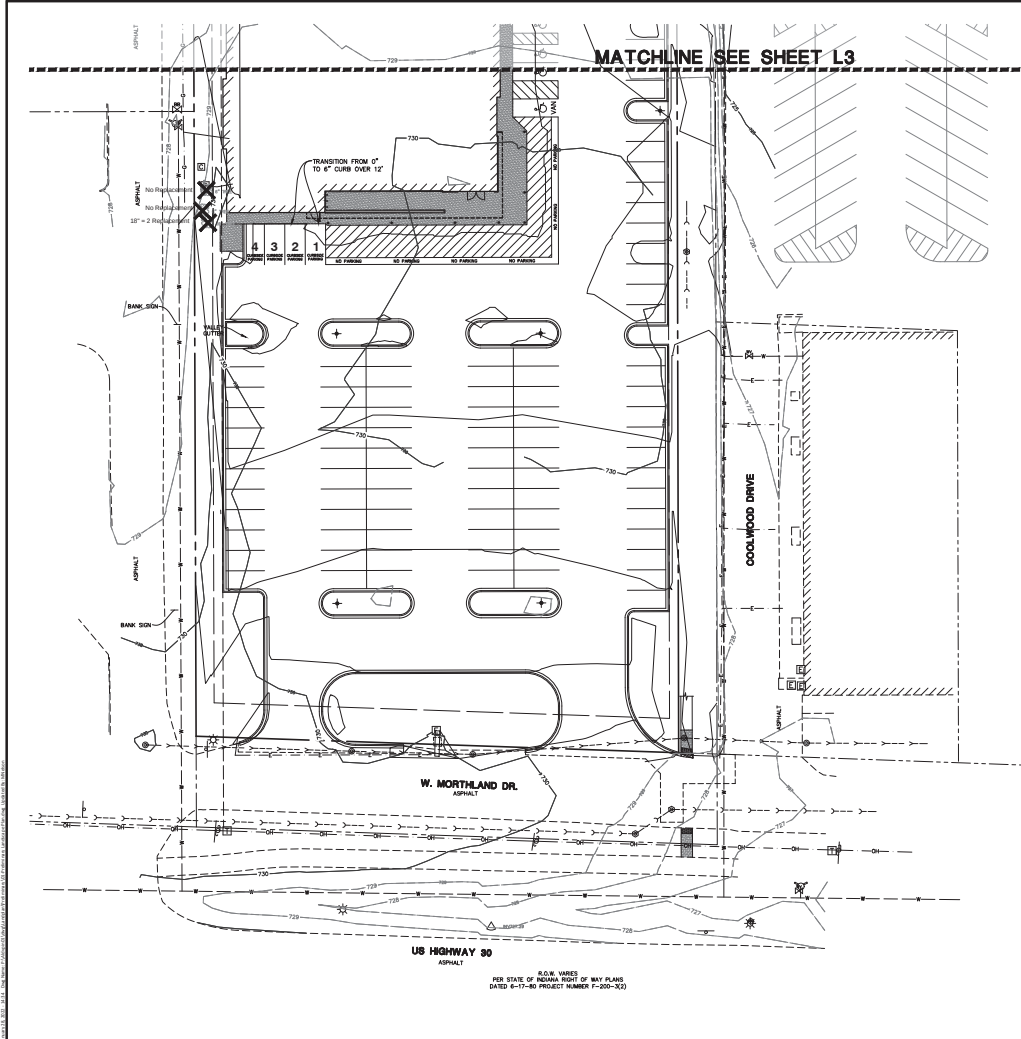


ALDI #40 FOOD MARKET
CITY OF VALPARAISO, INDIANA
TITLE SHEET AND LANDSCAPE SUMMARY

SHEET
L1 OF L7
ALD.VPN01

Manhard CONSULTING

200 East 10th Street, Suite 100
Valparaiso, Indiana 46383
Phone: (219) 462-1111
Fax: (219) 462-1112
Email: info@manhardconsulting.com
Website: www.manhardconsulting.com



1 TREE PROTECTION PLAN
N.T.S. 330350.33-01

Root Pruning

Existing tree roots greater than one (1) inch in diameter, measured at the edge of excavation, shall be pruned within 24 hours of the time they have been damaged by construction activity. The severed root shall be pruned at the edge of excavation, or one (1) inch beyond the entire damaged portion of the tree root, if damaged root extends beyond the edge of excavation into undisturbed soil.

All cuts shall be clearly made with sharp tools.

The excavated area around the existing tree roots shall be backfilled as soon as construction activities permit.

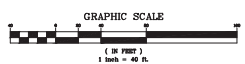
Amended existing soil shall be used as backfill material within the disturbed root zone areas not receiving drainage or subbase stone items. Amended existing soil shall be amended with peat or compost in the ratio of one part organic to seven parts existing soil.

Vulnerable Area Protection Methods

All tree root zones designated as "vulnerable" shall receive special care and attention during construction. These areas contain roots for large trees that are within the construction area. Since these trees have high value to the project, efforts shall be made to preserve these trees, however the property owner will not be held liable if the trees do not survive.

An arborist should be consulted prior to construction to provide advice on preservation techniques. Each tree and construction condition is unique so an arborist is best qualified to provide a recommendation for each tree. Preservations may include root pruning, crown pruning, hormone treatment, fertilizers, soil amendments, excavation techniques, etc.

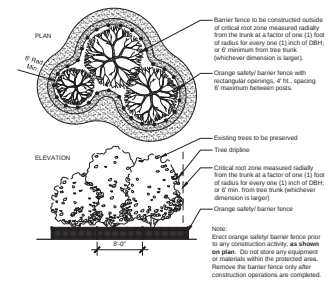
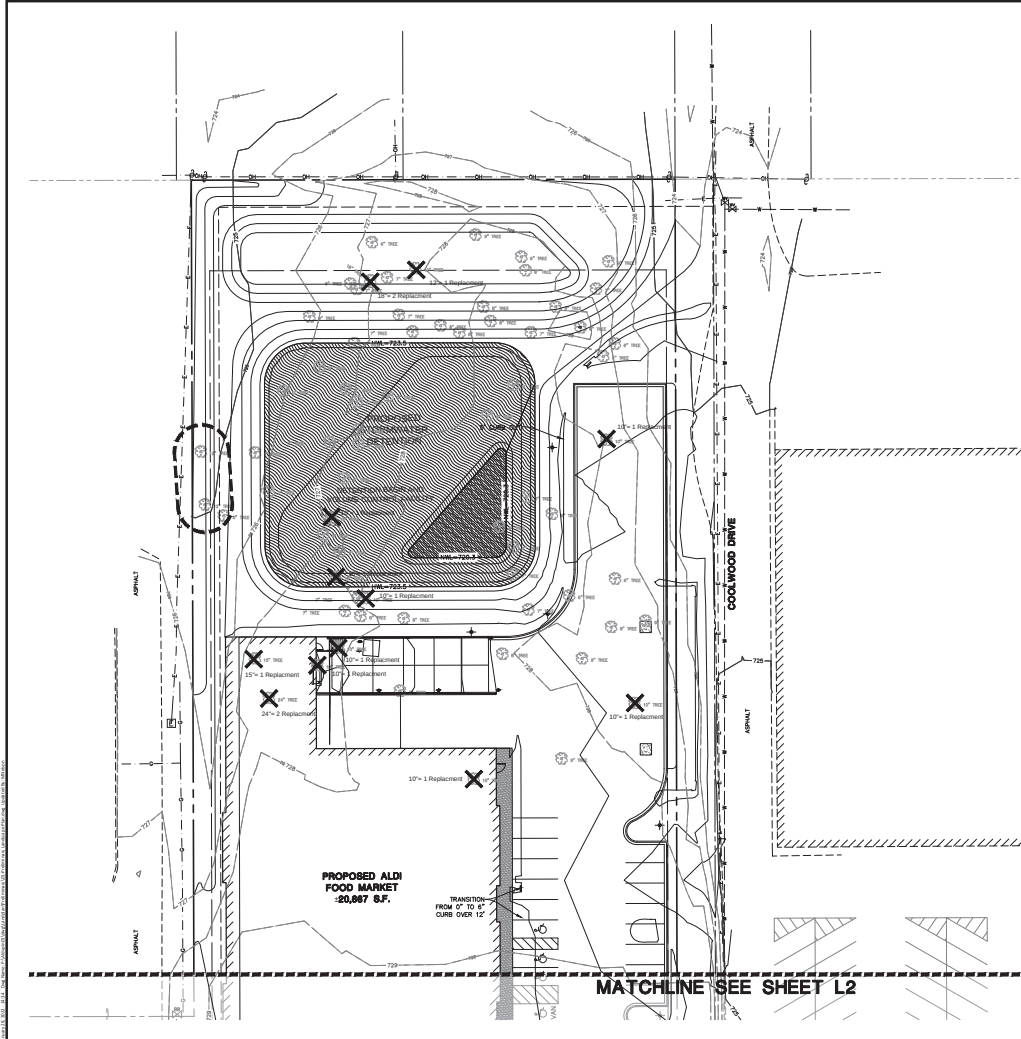
- Legend
- 21" Tree to be Removed
 - 2" Protective Fencing for Tree to be Preserved
 - Vulnerable Area



MANHARD CONSULTING

ALDI #40 FOOD MARKET
CITY OF VALPARAISO, INDIANA
TREE PRESERVATION PLAN-SOUTH

PROJECT NO. 17
DATE 12/23/2020
SHEET L2 OF L7
A.S.V.P.N.O.I.



1 TREE PROTECTION PLAN

Root Pruning

Existing tree roots greater than one (1) inch in diameter, measured at the edge of excavation, shall be pruned within 24 hours of the time they have been damaged by construction activity. The severed root shall be pruned at the edge of excavation, or one (1) inch beyond the entire damaged portion of the tree root, if damaged root extends beyond the edge of excavation into undisturbed soil.

All cuts shall be clearly made with sharp tools.

The excavated area around the existing tree roots shall be backfilled as soon as construction activities permit.

Amended existing soil shall be used as backfill material within the disturbed root zone areas not receiving drainage or subbase stone items. Amended existing soil shall be amended with peat or compost in the ratio of one part organic to seven parts existing soil.

Vulnerable Area Protection Methods

All tree root zones designated as "vulnerable" shall receive special care and attention during construction. These areas contain roots for large trees that are within the construction area. Since these trees have high value to the project, efforts shall be made to preserve these trees, however the property owner will not be held liable if the trees do not survive.

An arborist should be consulted prior to construction to provide advice on preservation techniques. Each tree and construction condition is unique so an arborist is best qualified to provide a recommendation for each tree. Preservations may include root pruning, crown pruning, hormone treatment, fertilizers, soil amendments, excavation techniques, etc.

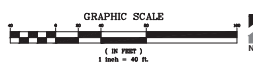
Legend

- 21" Tree to be Removed
- 2" Protective Fencing for Tree to be Preserved
- Vulnerable Area

Required Replacements:

- 10"-16" Trees Removed = 10 (Require 10 Replacement Trees)
- 17"-24" Trees Removed = 3 (Require 6 Replacement Trees)
- TOTAL REPLACEMENT TREES REQUIRED = 16

NOTE: ALL TREES SHOWN IN GREY THAT ARE NOT MARKED FOR REMOVAL OR PRESERVATION SHOULD BE ASSUMED TO BE REMOVED AND ARE UNDER 10", NOT REQUIRING REPLACEMENT.



Manhard CONSULTING

ALDI #40 FOOD MARKET
CITY OF VALPARAISO, INDIANA
TREE PRESERVATION PLAN-NORTH

PROJECT NO. 22-00000000-0000

DATE 12/23/2020

BY JLB

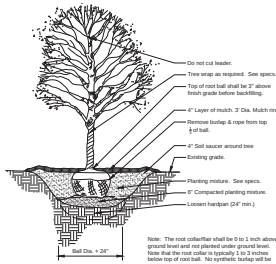
CHECKED JLB

APPROVED JLB

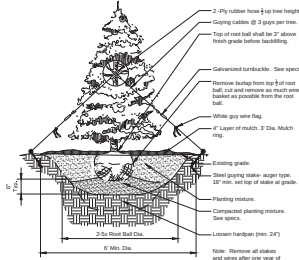
SCALE 1" = 40'

SHEET L3 OF L7

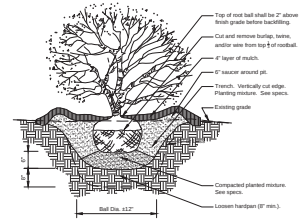
ALD.VP.N01



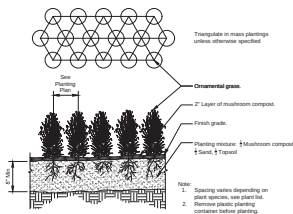
1 DECIDUOUS TREE PLANTING
3/4" = 1'-0"
SD 8043-23-00



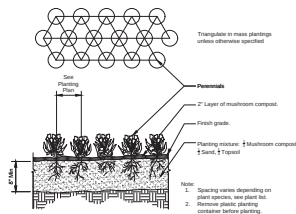
2 CONIFER TREE PLANTING
3/4" = 1'-0"
SD 8043-46-01



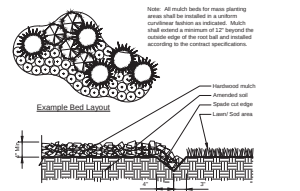
3 SHRUB PLANTING DETAIL
3/4" = 1'-0"
SD 8033-16-05



4 ORNAMENTAL GRASS PLANTING
1" = 2'-0"
SD 8013-01



5 PERENNIAL / ANNUAL PLANTING
1" = 2'-0"
SD 8013-02



6 CONTINUOUS MULCH EDGING
1" = 2'-0"
SD 8013-26-01

NO.	REVISION
1	ISSUED FOR REVIEW

Manhard CONSULTING
200 West 10th Street, Suite 200, Des Moines, IA 50319
515.261.1111
www.manhardconsulting.com

ALDI #40 FOOD MARKET
CITY OF VALPARAISO, INDIANA
LANDSCAPE DETAILS

DESIGNED BY: JF
PROJECT NO.: 16
DATE: 12/23/2020
SHEET: 16 OF 17
ALDI VPM01

GENERAL PLANTING SPECIFICATIONS:

PART 1 - GENERAL

1-01 DESCRIPTION:

- A. Provide trees, shrubs, perennials and groundcovers as shown and specified. This work includes:
 - 1. Spreading of topsoil or soil preparation
 - 2. Trees, shrubs, perennials and groundcovers
 - 3. Planting mixes
 - 4. Mulch and planting accessories
 - 5. Fertilizer and herbicide
 - 6. Maintenance
 - 7. Warranty of plant material
- B. The Contractor shall verify all existing conditions and dimensions in the field prior to bidding and report any discrepancies to the Owner or her/her representative.

1-02 QUALITY ASSURANCE:

- A. Comply with all work requirements
- B. Plant names indicated must comply with "Standardized Plant Names" as adopted by the latest edition of the American Society of Horticultural Horticulturists. Names of varieties which are not listed should conform with those generally accepted by the nursery trade. Stock should be legally tagged.
- C. All plant materials shall conform to the American Standards for Nursery Stock (ANSI), latest edition, published by the American Association of Nurserymen, Washington, D.C.
- D. All plant material shall be grown and supplied within a 50 mile radius of the project for a minimum of two full growing seasons.
- E. Adhere to sizing requirements as listed in the plant list and/or bid form for the project. A plant shall be measured in its natural standing position.

- F. Stock that is furnished shall be at least the minimum size shown. With permission of the landscape architect, substitution from the specified plant list will be accepted only when satisfactory evidence in writing is submitted to the landscape architect, showing that the plant specified is not available, or that the specified material is of inferior quality and that the proposed substitute is of equal or better quality and of substitute material. Only those substitutions of at least equivalent size and character to that of the specified material will be approved. Stock which is larger than that which is specified is acceptable with permission of the landscape architect, providing there is no additional cost and that the larger plant material will not be cut down in order to conform to the size indicated.
- G. All shrubs shall be dense in form. Shrubs dense do not meet these specifications. Shrubs specified by height shall have a spread that is equal to the height measurement. Shrubs which are specified by spread shall have the natural growth habit of the plant by having a greater spread than their height.

- H. All plant materials are subject to inspection and approval. The landscape architect and Owner reserve the right to select and tag all plant material at the nursery prior to planting. The landscape architect and Owner reserve the right to inspect all plant material for size and condition of root systems, the presence of insects and diseases, injuries and latent defects (due to Contractor negligence or otherwise), and to reject unacceptable plant material at any time during progress of the project.

- I. Container grown deciduous and/or evergreen shrubs that are acceptable in lieu of balled and burlapped shrubs subject to specified limitations for container grown stock. Size of container grown material must conform to Southlight requirements of plant list.

1-03 DELIVERY, STORAGE & HANDLING:

- A. Fertilizer shall be delivered in original, unopened and undamaged packaging. Containers shall display weight, analysis and manufacturer's name. Store fertilizer in a manner that will prevent wetting and deterioration.
- B. Take all precautions customary concerning proper trade practice in preparing plants for transport. Plants shall be dug, packed and transported with care to ensure protection against injury. Inspection certificates required by law shall accompany each shipment of material or order to stock and/or enroute, the certificate shall be signed by the landscape architect. All plant material to be protected from drying and if plant material cannot be planted immediately upon delivery, said material should be properly protected in a manner that is acceptable to the landscape architect. Potted plants must be watered daily. No plant shall be bound with rope or wire in a manner that could strip bark or break or cause branches.
- C. Plant material transported on open vehicles shall be covered with a protective covering to prevent wetting.
- D. Dry, loose topsoil shall be provided for planting test mixes. Heavily or frozen topsoil is unacceptable as working with medium in this condition will destroy its structure, making root development more difficult.

1-04 PROJECT CONDITIONS:

- A. Notify landscape architect at least seven (7) working days prior to installation of plant material.
- B. It shall be the Contractor's responsibility to locate and protect all existing above and below ground utilities. Utilities can be located and marked (in three) by calling 3-1-1 or by 800-980-0332.
- C. The Contractor shall provide, to his/her own expense, protection against trespassing and damage to existing areas, planted areas, and other construction areas until the preliminary acceptance. The Contractor shall provide handrails, temporary fencing, signs, and written warning or parking as may be required to protect such areas. The Contractor shall not be responsible for any damage caused by the Owner after such warning has been issued.
- D. The Contractor shall be responsible for the protection of trees, shrubs, trunks and roots of existing trees, plus shrubs, trees, paved areas and other landscaped areas that are not in the line of existing trees, which may be subject to construction damage, shall be located, marked or otherwise protected before any work is started. The Owner desires to preserve those trees within and adjacent to the lines of construction except those specifically indicated to be removed on the Drawings. The Contractor shall erect protective tree fencing and tree armor at locations indicated on the drawings and around all trees in site which are to be preserved. Protective fencing that is erected between the limits of construction and any tree preservation areas shown on the Drawings.
- E. A complete list of plants including a schedule of quantities, and other requirements is shown on the Drawings and on the bid form. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.

1-05 PRELIMINARY ACCEPTANCE:

- A. All plantings shall be maintained by the Contractor for a period of 90 days after preliminary acceptance by the Owner or her/her representative. Maintenance shall include, but is not limited to: mowing and edging turf, watering, weeding and plant material and annual flower maintenance.

1-06 WARRANTY:

- A. All plant material (excluding annual color), shall be warranted for one (1) year after the end of the 90 day maintenance period. The one year warranty period is marked by the final acceptance of the Contractor's work by the Owner or her/her representative. That warranty will be maintained against defects including stunts and unsatisfactory growth, except for defects resulting from disease or damage by insects, or unusual phenomena or incidents which are beyond the control of the Contractor. The warranty covers a maximum of one replacement per item.

PART 2 - PRODUCTS

2-01 PLANT MATERIALS:

- A. Plants: Provide typical of their species or variety, with normal, densely developed branches and vigorous, dense root systems. Only sound, healthy, vigorous plants which are free from harmful insects, disfiguring trends, root cracks, abrasions of the bark, plant diseases, insect eggs, tumors, and all forms of infestation shall be provided. All plants shall have a fully developed root system without roots and open grafts.
- B. Balled and burlapped plants shall have a firm natural ball of earth of sufficient diameter and depth to encompass a root system necessary for a full recovery of the plant. Root ball sizes shall comply with the latest edition of the American Standards for Nursery Stock (ANSI). Root balls that are cracked or mottled are unacceptable.
- C. Container grown stock shall be grown for an amount of time that is sufficient length for the root system to have developed enough to hold its soil together. Ten and eleven. There will not be loose or thin containers, root shall be to pot-bound and all container grown stock will comply with the size listed in the plant list.
- D. No evidence of wounds or pruning cuts shall be allowed unless approved by the Landscape Architect.
- E. Evergreen trees shall be banded to the ground. The height of evergreen trees are determined by measuring from the ground to the first above branch closer to the top. Height and width of other trees are measured by the mass of the plant not the very tip of the branches.
- F. Shrubs and small plants shall meet the requirements for spread and/or height indicated in the plant list. The height measurement shall be taken from ground level to the average height of the top of the plant, not the highest branch. Single stems or few plants will not be accepted. Side branches shall be flushed with growth and have good form to the ground. Plants shall be in a moist, vigorous condition, free from shoot, disease or other root or branch injury.

2-02 ACCESSORIES:

- A. Topsoil
 - 1. Topsoil shall be fertile, natural topsoil of a loamy character, without admixture of subsoil material. Topsoil shall be reasonably free from clay, lumps, stones, sticks, weeds, roots, rocks and other foreign materials with a pH between 6.5 to 7.0.
- B. Topsoil for seed areas shall be a minimum of 6".
- C. Soil amendments shall be as follows:
 - 1. For trees and shrubs the plant pot will be backfilled with pulverized black dirt.
- D. For perennials and ornamental grasses the soil mixture will be as follows: CM-6 General Purpose Peat Based Mix as supplied by Midwest Trading. Top beds with 1" of CM-63 and 1" of loam, 1" of CM-63 and 1" of loam. Soil mixture is available from Midwest Trading. Midwest Trading, St. Charles, IL 60111 (800) 365-1990
- E. Fertilizer
 - 1. For trees and shrubs use 14-4-6 bagged 17 g equivalent available from Arthur Chasen, Inc. Follow manufacturer's recommendation for application. Arthur Chasen, Inc. 540 Diers Drive, Wheeling, IL 60090 (800) 975-2177
 - 2. For turf areas use 6-24-16 Chasen Falmey with micronutrients with minor elements 3.0% S, 0.2% B, 0.2% Cu, 0.2% Fe, 0.006% Mn, 0.2% Mo available from Arthur Chasen at approved rates.
- F. Herbicide
 - 1. Round Up or approved equal
- G. Mulch
 - 1. Bark mulch shall be finely shredded hardwood bark which has been screened and is free of any green foliage, twigs, sticks, sawdust, wood shavings, growth or germination inhibiting ingredients, or other foreign materials. Bark mulch is available from Midwest Trading.
 - 2. Mulchroom compost as available from Midwest Trading.
- H. Water
 - 1. Water service will be available on the site, with the cost of water being paid by the Owner. Transporting of the water from the source to the work areas shall be the responsibility of the Landscape Architect. All necessary hoses, piping, tank truck, etc., shall be supplied by the Landscape Architect.
- I. Coping
 - 1. Stakes: 5/8" x 4" steel eye anchor with 4" hole
 - 2. Cable:
 - a. Three (3) under 10" flexible 1/2" galvanized aircraft cable, 7/7 strand or approved equal
 - b. Three (3) under 10" under 1/2" galvanized aircraft cable, 7/7 strand or approved equal
 - 3. Turnbuckles: 5/8" eye, and with 4" stake
 - 4. Hose: new two (2) galvanized rubber hose, minimum 1/2" ID.
- J. Tree wrap: Burlap tree wrap of 16".
- K. Ties: Soft nursery jute.

PART 3 - INSTALLATION OF PLANT MATERIAL

3-01 FIELD VERIFICATION:

- A. Examine proposed planting areas and conditions of installation. Do not start planting work until satisfactory conditions are corrected.

3-02 PREPARATION:

- A. All planting techniques and methods shall be consistent with the latest edition of "Horticultural Standards of Nurserymen, Inc." and as detailed on these Drawings.
- B. Planting shall be performed by experienced personnel familiar with planting procedures under the supervision of a qualified supervisor.
- C. All underground utilities must be located and marked clearly.
- D. Apply Round Up or approved equivalent to kill any existing vegetation in all areas to be planted. Confirm length of safety period between chemical application and plant installation with manufacturer. Do not begin planting operations until prescribed post-application waiting period has elapsed. Take extreme care to avoid chemical drift in adjoining properties of landscape plantings.

- E. Prior to all planting, install all areas to be landscaped to prepare for plant installation to a minimum depth of 12". Remove all weeds and grass. Maintain trees, shrubs, vines and other. Changes in grade are to be gradual. Steep slopes into level areas. Remove all debris, weeds and unwanted plants and their roots from areas to be planted. Remove all concrete slag larger than 2" in diameter.
- F. Topsoil shall be spread over the site to a minimum depth of 6". Those areas which are indicated as parks or natural areas on the Drawings shall have a minimum topsoil depth of 18".
- G. It shall be the responsibility of the landscape contractor to prepare all seeded areas by disk and raking prior to planting seed. Soil shall be loosened and scarified to a minimum depth of 8". Fine grading of all seeded areas is required. Maximum size of stone or topsoil lump is 1".
- H. Locate all plant material as indicated or as approved in the field by the Landscape Architect. If obstructions are encountered which are not shown on the drawings, then do not proceed with planting operations until alternate plant locations have been selected.
- I. Planting holes shall be constructed as shown on the planting details. Holes shall be hand-dug or machine-dug. Great care will be taken to not excavate the hole deeper than the root ball and the diameter shall be a minimum of two times the root ball width. Remove any materials encountered in excavation that may be impurities in plant growth, including stones larger than 2" in diameter or other debris. Soil to be used as backfill should be pulverized.
- J. Provide pre-mixed planting mixture for use around root systems and root balls of the plants. The mixture is defined in section 2 of part 2-02.
- K. Prior to plant planting, provide additional backfill to all planting beds to bring the finish grade of the bed to 2" above lawn grade and to finish grade of adjacent hard surface grades.
- L. Add 2" thickness of mulchroom compost to all annual, perennial and groundcover beds. Finish grade bed and root balls.

3-03 PLANTING PROCEDURES:

- A. Set plant material in the planting hole to proper grade and alignment. Set plants upright and plants. Set plant material 2" above the adjacent from grade. Remove burlap from top 1/2" of root ball. Remove needed burlap. Cut and remove or cut and top down upper half of root. burlap, dependent upon tree size. Backfill with firm packing soil to within 4" of top of root ball.
- B. Set balled and burlapped plants in the planting hole and compact 6" of soil around the base of the ball. Backfill remaining space with planting mixture. Plant materials immediately after planting to eliminate all voids and thoroughly soak the plant and soil.
- C. Space groundcover plants according to dimensions given on the plans. Adjust spacing as necessary to every five (5) plants per sq. ft. of the planting hole, whichever is closer. Plant to within 1/2" of edge of bed.
- D. Mulching
 - 1. Install 4" depth of mulch around all trees and shrubs as indicated on drawings or planting details. Mulch shall surround planting areas as continuous beds. Do not place mulch directly against tree trunk. Mulch to match or exceed an inverted cone around trunk.
 - 2. Mulch perennial, groundcover and annual planting beds with 2" mulchroom compost. Water mulched areas thoroughly after planting mixes.
- E. Tree wrapping is not required, unless the Contractor feels it is necessary due to characteristics of a particular species or good experience with the species. The landscape architect will be notified to which trees are to be wrapped and shall inspect the trunk(s) before wrapping. Tree wrap will not be used for conifers or palms. When wrapping trees, bark will be wrapped snugly with approved tree wrapping tape that is not less than 4" wide, and securely fasten with suitable cord at the top, bottom and 2" intervals along the trunk. Wrap from ground to the height of the first branch.
- F. Stakes and string of trees is required if the Contractor chooses to stake all or part of the trees, handle shall use the method specified in the planting details. One (1) stake is to be used on trees of 1" caliper and under, or 4" height and under. Two (2) stakes are to be used on trees of 1" to 2 1/2" caliper. Guy trees of 2" caliper or larger at three (3) per tree. The root ball will not be placed with a stake. Stakes are to be driven at least eight (8) inches into subsoil below the planting hole. Stakes and wire attachments shall be removed after three months for spring planted material and by the following May for fall planted stock by the Contractor. Staking and guying shall be done immediately after tree setting or specified times.
- G. Seeding of seeded lawn areas or plans will be treated as follows:
 - 1. Topsoil shall be spread over all areas to be seeded to a minimum depth of 6" when compacted (to be performed by others).
 - 2. Seed mixture and application rate - use [Premium](#) seed mix as supplied by Arthur Chasen, Inc. Apply at a rate of 5 lbs./1000 sq. ft.
 - 3. Apply fertilizers and conditioners at the rate specified per soil test findings. In lieu of soil test results, apply one (2) tons of ground agricultural limestone and 1000 lbs. 15-15-15 or its equivalent analysis fertilizer per acre. At least 40% of the fertilizer nitrogen shall be of organic origin.
 - 4. Soil preparation areas where vehicle traffic has compacted the soil shall be loosened/scarified to a minimum depth of 6" before fertilizing and seeding. Fine grading of all seeded areas is required. Maximum size of stone or topsoil lump is 1".
- H. Watering seeded areas shall be done to ensure proper germination. Once seeds have germinated, watering may be decreased but the seedlings must never be allowed to dry out completely. Frequent watering should be continued approximately four (4) weeks after germination or until grass has become sufficiently established to warrant watering on an "as needed" basis.
- I. Turf is being established on a variety of slope conditions. It shall be the Contractor's responsibility to determine and implement whatever procedures he/she deems necessary to establish the turf as part of his/her work. Seeded areas will be accepted when all areas show a uniform stand of the specified grass in healthy condition and at least 90 days have elapsed since the completion of this work. The Contractor shall submit with his/her bid a description of the methods and procedures he/she intends to use.
- H. Erosion Control Blanket
 - 1. Erosion Control Blanket shall be installed per manufacturer's recommendation in all areas shown on the plan.
 - 2. Install S-75 Erosion Control Blanket as manufactured by North American Green or approved equal.
 - 3. Blanket should be pre-mixed with staple straw.
 - 4. Staples should be 1/2" wire staples, applied at two (2) per square yard minimum.
 - 5. Suitable erosion control practices shall be maintained by the CONTRACTOR in accordance with Erosion Control Manual and all applicable Soil Erosion and Sedimentation Control ordinances and the PLANS.
- I. Seeding of specified lawn areas or plans will be completed as follows:
 - 1. Rake soil surface to remove soil to completely remove any soil crust no more than one day prior to being sown.
 - 2. Prepare prepared surface immediately prior to being sown. Water thoroughly and allow surface moisture to dry before planting mixes. Do not create a muddy soil condition.

- J. Sod shall be laid within 24 hours from the time of shipping. Do not plant dormant sod or if the ground is frozen.
- K. Lay sods to form a solid mass with tightly fitted joints. But joints and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to adjacent or sod. Work sod into firm mass between pieces of sod, remove excess to avoid smothering of adjacent sod.
- L. Place top elevation of sod 1/2 inch below adjoining edging or paving.
- M. Water sod thoroughly with a fine spray immediately after planting.
- N. After sod and soil have dried, roll seeded areas to ensure a good bond between the sod and soil, and to remove minor depressions and irregularities.
- O. Sodded slopes 3:1 or greater shall be staked to prevent erosion and washout.
- P. Warranty seeding for a period of one (1) year from the end of the 90 day maintenance period. If soil fails or lacks vigor and full growth as determined by the Landscape Architect, the Contractor will repeat the preparation operations and re-sod affected areas at the Contractor's expense.
- 10. Sod: Sod shall be a premium Kentucky Bluegrass blend, and is required in all areas indicated on the plan as well as areas which have been allowed by permission. Sod can be placed as long as water is available and the ground surface can be properly prepared. Sod shall not be laid on frozen or uneven ground. Sod shall be placed in strips no less than ten (10) feet long and wide of weeds and undesirable native grasses. Sod should be machine cut to a thickness of 3/4" (3/4" or more 1/4"), including top growth and roots. Provide only sod capable of vigorous growth and development when planted (usable, not dormant). Provide sod of uniform pad sizes with maximum the deviation in either length or width. Broken pads or pads with uneven ends will not be acceptable. Sod pads incapable of supporting their own weight when suspended vertically with a firm grasp on the upper 10% of pad will not be accepted.
- J. Trenching of plant material and seeding operations:
 - 1. Seeding of specified areas shall occur when the soil temperature is above 55° F. No seed shall be sown during periods of high winds, or when the ground is not in proper condition for seeding (see section 3-02 (2)). Seeding operations for the specified mixes shall occur in the spring time frame of April 15 through June 30 and in the summer time frame of August 15 through December 1. The mixes containing bluegrass and fescue seed must have six weeks to harden off for winter survival.
 - 2. Sod that is installed when the ground is not frozen or snow covered and temperatures are less than 50° F. It shall not be placed during a period of extended drought.
 - 3. Herbaceous ornamental plants shall be planted between May 1 and June 15 or between August 15 and December 1.
 - 4. Spring planting of woody ornamental plants shall be performed from the time the soil can be easily worked until June 1, except that evergreen planting shall end on May 15. Cuts, burlaps and root bags must only be planted during the spring planting period. Fall planting will begin August 15 and will continue until the ground cannot be worked satisfactorily, except that evergreen planting shall be performed between August 15 and December 1.

3-04 MAINTENANCE:

- A. All plantings shall be maintained by the Contractor for a period of 90 days after preliminary acceptance by the Owner or her/her representative. Maintenance shall include but is not limited to: mowing and edging turf, watering, weeding and plant material and annual flower maintenance. The Contractor will not make any cuts or top down upper half of root. burlap, dependent upon tree size. Backfill with firm packing soil to within 4" of top of root ball.

3-04 ACCEPTANCE:

- A. All plant material (excluding annual color), shall be warranted for one (1) year after the end of the 90 day maintenance period. The end of the maintenance period is marked by the final acceptance of the Contractor's work by the Owner or her/her representative.

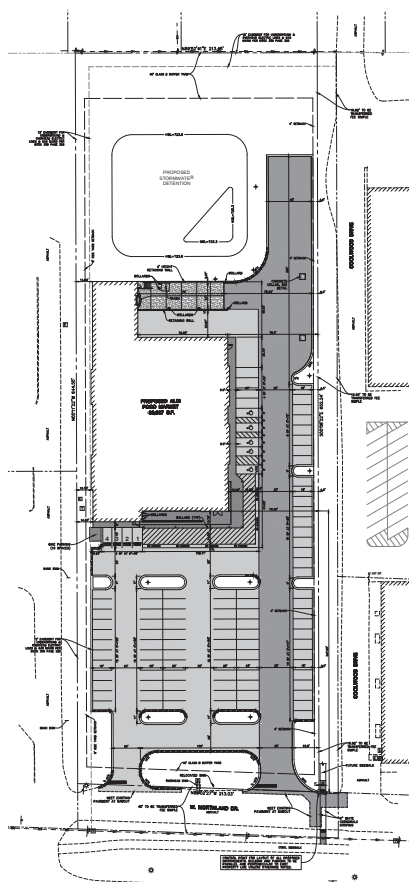
3-06 SITE CLEANUP:

- A. The Contractor shall protect the property of the Owner and the work of other contractors. The Contractor shall also be directly responsible for all damage caused by the activities and for the daily removal of all trash and debris from his/her work areas to the satisfaction of the landscape architect.

MANHARD CONSULTING

ALDI #40 FOOD MARKET
CITY OF VALPARAISO, INDIANA
LANDSCAPE SPECIFICATIONS

DATE: 11/03/2020
BY: JTS
SHEET
L7 OF L7
ALDI.VPN101



S&P 500		
1993-1994	1994-1995	1995-1996
1996-1997	1997-1998	1998-1999
1999-2000	2000-2001	2001-2002
2002-2003	2003-2004	2004-2005
2005-2006	2006-2007	2007-2008
2008-2009	2009-2010	2010-2011
2011-2012	2012-2013	2013-2014
2014-2015	2015-2016	2016-2017
2017-2018	2018-2019	2019-2020
2020-2021	2021-2022	2022-2023
2023-2024	2024-2025	2025-2026
2026-2027	2027-2028	2028-2029
2029-2030	2030-2031	2031-2032
2032-2033	2033-2034	2034-2035
2035-2036	2036-2037	2037-2038
2038-2039	2039-2040	2040-2041
2041-2042	2042-2043	2043-2044
2044-2045	2045-2046	2046-2047
2047-2048	2048-2049	2049-2050
2050-2051	2051-2052	2052-2053
2053-2054	2054-2055	2055-2056
2056-2057	2057-2058	2058-2059
2059-2060	2060-2061	2061-2062
2062-2063	2063-2064	2064-2065
2065-2066	2066-2067	2067-2068
2068-2069	2069-2070	2070-2071
2071-2072	2072-2073	2073-2074
2074-2075	2075-2076	2076-2077
2077-2078	2078-2079	2079-2080
2080-2081	2081-2082	2082-2083
2083-2084	2084-2085	2085-2086
2086-2087	2087-2088	2088-2089
2089-2090	2090-2091	2091-2092
2092-2093	2093-2094	2094-2095
2095-2096	2096-2097	2097-2098
2098-2099	2099-2100	2100-2101
2101-2102	2102-2103	2103-2104
2104-2105	2105-2106	2106-2107
2107-2108	2108-2109	2109-2110
2110-2111	2111-2112	2112-2113
2113-2114	2114-2115	2115-2116
2116-2117	2117-2118	2118-2119
2119-2120	2120-2121	2121-2122
2122-2123	2123-2124	2124-2125
2125-2126	2126-2127	2127-2128
2128-2129	2129-2130	2130-2131
2131-2132	2132-2133	2133-2134
2134-2135	2135-2136	2136-2137
2137-2138	2138-2139	2139-2140
2140-2141	2141-2142	2142-2143
2143-2144	2144-2145	2145-2146
2146-2147	2147-2148	2148-2149
2149-2150	2150-2151	2151-2152
2152-2153	2153-2154	2154-2155
2155-2156	2156-2157	2157-2158
2158-2159	2159-2160	2160-2161
2161-2162	2162-2163	2163-2164
2164-2165	2165-2166	2166-2167
2167-2168	2168-2169	2169-2170
2170-2171	2171-2172	2172-2173
2173-2174	2174-2175	2175-2176
2176-2177	2177-2178	2178-2179
2179-2180	2180-2181	2181-2182
2182-2183	2183-2184	2184-2185
2185-2186	2186-2187	2187-2188
2188-2189	2189-2190	2190-2191
2191-2192	2192-2193	2193-2194
2194-2195	2195-2196	2196-2197
2197-2198	2198-2199	2199-2200
2200-2201	2201-2202	2202-2203
2203-2204	2204-2205	2205-2206
2206-2207	2207-2208	2208-2209
2209-2210	2210-2211	2211-2212
2212-2213	2213-2214	2214-2215
2215-2216	2216-2217	2217-2218
2218-2219	2219-2220	2220-2221
2221-2222	2222-2223	2223-2224
2224-2225	2225-2226	2226-2227



PETITION TO VALPARAISO BOARD OF ZONING APPEALS:

This application is being submitted for (Check all that apply):

- ☒ Use Variance
☐ Development Standards Variance
☐ Special Exception/Special Use
☐ Relief to Administrative Decision
☐ Conditional Use
☐ Wireless Communications Facility

*For Office Use Only:***Petition #:** _____

Application Type: _____

Application Filing Fee: _____

Date Filed: ____/____/____

Meeting: ____/____/____

SUBJECT PROPERTY INFORMATION**TYPE OR PRINT IN INK**

Property Address:

52 Marks Road, Suite 5

Subject property fronts on the Eastside between (streets) Lincolnway& Chicago StreetZoning District: CG**PETITIONER INFORMATION**

Applicant Name:

Hamstra Builders, Inc

Phone:

Email:

Address:

12028 N 200 W
Wheatfield, IN 46392**PROPERTY OWNER INFORMATION**

Applicant Name:

Heinold & Feller Tire Co., Inc.

Phone:

Email:

Address:

1707 E. Lincolnway
Valparaiso, IN 46383**SECTIONS OF UDO FROM WHICH A VARIANCE, SPECIAL EXCEPTION OR ADMIN RELIEF IS SOUGHT:**

Article: _____ Section: _____ Paragraph: _____ Item: _____	Article: <u>2</u> Section: <u>528</u> Paragraph: <u>B</u> Item: <u>2</u>
Article: _____ Section: _____ Paragraph: _____ Item: _____	Article: <u>2</u> Section: <u>528</u> Paragraph: <u>B</u> Item: <u>3</u>
Article: _____ Section: _____ Paragraph: _____ Item: _____	Article: <u>2</u> Section: <u>201</u> Paragraph: <u>A</u> Item: <u>2</u>
Article: _____ Section: _____ Paragraph: _____ Item: _____	Article: _____ Section: _____ Paragraph: _____ Item: _____

LEGAL DESCRIPTION OF SUBJECT PROPERTY: (OR EXHIBIT NO. _____)

(FROM MERIDIAN TITLE CORPORATION FILE NO.:

17-7852)

PARCEL I:

A PARCEL OF LAND IN THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN PORTER COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT WHICH IS BY RECTANGULAR MEASUREMENT FROM THE EAST LINE OF SAID SOUTHWEST QUARTER, 655.5 FEET SOUTH OF AND 493.3 FEET WEST OF THE CENTER OF SAID SECTION 19; THENCE SOUTH 100.0 FEET; THENCE EAST 30.0 FEET; THENCE SOUTH 230.0 FEET; THENCE WEST 286.7 FEET; THENCE NORTH 330.0 FEET; THENCE EAST 256.7 FEET TO THE POINT OF BEGINNING.

PARCEL II:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 WEST OF THE SECOND PRINCIPAL MERIDIAN IN THE CITY OF VALPARAISO, PORTER COUNTY, INDIANA DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 19; THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER; 870.5 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST QUARTER, 346.3 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING WEST PARALLEL TO SAID NORTH LINE, 25.0 FEET; THENCE SOUTH PARALLEL TO SAID EAST LINE, 115.0 FEET; THENCE EAST PARALLEL TO SAID NORTH LINE, 25.0 FEET; THENCE NORTH PARALLEL TO SAID EAST LINE, 115.0 FEET TO THE POINT OF BEGINNING.

PARCEL III:

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 WEST OF THE SECOND PRINCIPAL MERIDIAN IN THE CITY OF VALPARAISO, PORTER COUNTY, INDIANA DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, 640.5 FEET; THENCE WEST, PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST QUARTER, 346.3 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING WEST, PARALLEL TO SAID NORTH LINE, 25.0 FEET; THENCE SOUTH, PARALLEL TO SAID EAST LINE, 230.0 FEET; THENCE EAST, PARALLEL TO SAID NORTH LINE, 25.0 FEET; THENCE NORTH, PARALLEL TO SAID EAST LINE, 230.0 FEET TO THE POINT OF BEGINNING.

DESCRIPTION OF PROPOSED PROJECT: (OR EXHIBIT NO. _____)

This project involves remodeling the existing tenant space at 52 Marks Road, previously occupied by Spieces Building Supply (and later Richard Building Supply) into a freestanding retail location for the Heinold and Feller sales and service of their lawn mower business. This business is currently housed at their 1707 Lincolnway location in conjunction with that companies tire business. This move is being made to make more room for both businesses which have been consistently growing with the Valparaiso community since 1958. This site is ideal as it is positioned within eyesight of the current location and will permit ease of managing both properties.

Little work is required to make the existing space functional for the lawn equipment business. Minor remodeling of the existing showroom space is necessary to create a sales counter. Two walls in the warehouse area will be added to create a separate Service Department for the mowers. The existing building is fully sprinkled and minor changes to the head locations will be made to insure the new room configuration is fully covered.

We will also be adding a handicapped ramp to get disabled patrons up to the elevated sidewalk. A feature that has been lacking from this location for decades.

Please see the attached plans for further definition to the changes noted above.

Use Variance
Petitioner's Proposed Findings of Fact
(Please use fillable pdf, print neatly, or attach printed document.)

Petitioner Submits that:

- A. The proposed use variance will not be injurious to the public health, safety, morals, and general welfare of the community because:

The property, with the proposed changes, will help us to fill the growing power equipment needs of the surrounding community. We pledge to maintain the property consistent with the community standards in order to provide for the general welfare and safety of our customers, neighbors, and employees. This will enhance surrounding properties and add value to the community at large.

- B. The use and value of the area adjacent to the property included in the proposed variance will not be affected in a substantially adverse manner because:

The use and value will improve the area by relieving parking and space issues that currently exist across the street at our 1707 Lincolnway property. This will benefit the surrounding public as well. The east side of the property was left overgrown by previous owners but current ownership intends to keep it maintained to the enhancement of all.

- D. The need for the use variance arises from the following condition peculiar to the property involved, which is:

This location has long been established as a heavy retail use serving as a building material supply retailer for decades. The existing amenities lend themselves to this continued heavy retail tenant despite being limited in use by the current General Commercial zoning. With the existing amenities in place, a community accustomed to having heavy retail in this location, and Heinold & Fellers long established history as a strong, growing company this use variance makes a perfect fit by putting back in use a property that has long been underutilized.

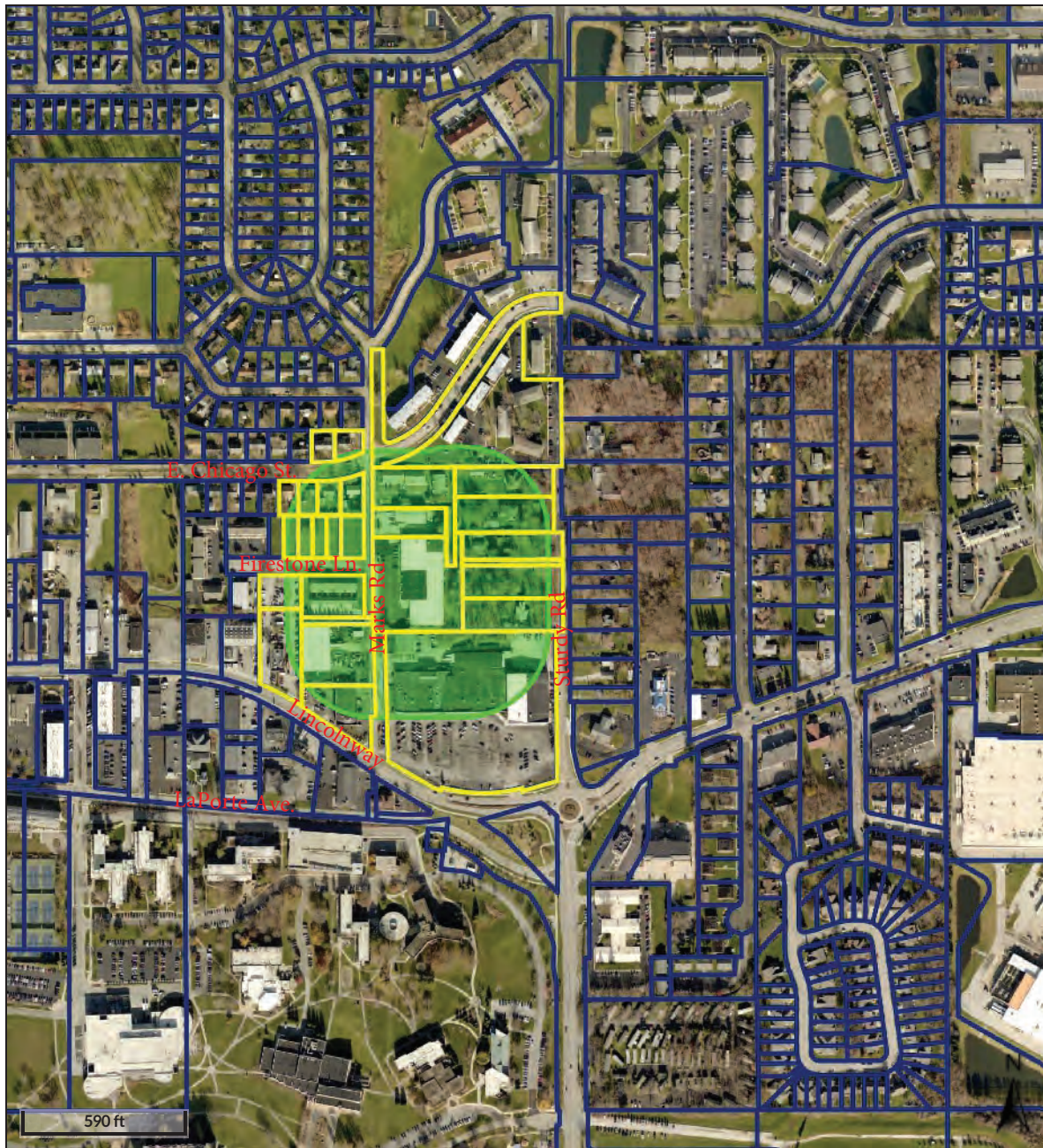
- E. The strict application of the terms of the zoning ordinance will constitute an unnecessary hardship if applied to the property for which the variance is sought because:

It will make this location not viable for the proposed use forcing the lawn equipment business to remain in the growingly crowded location at 1707 Lincolnway or seek a new location farther removed from this general area jeopardizing the ease of management of the two facilities in remote locations.

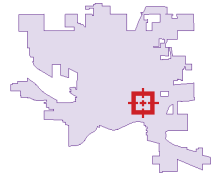
- F. Approval of the proposed use variance does not interfere substantially with the comprehensive plan adopted by the City of Valparaiso because:

It maintains the existing use of this property as is without adversely affecting the adjacent properties. We are not requesting additional loading dock bays nor will we adding to the traffic flow beyond what has normally been seen on this street since this facility was built in 1978 by Spesco for its use as a building materials sales facility. As a permissible use via variance per the UDO, it matches an existing building fit for this use with a local business prepared to continue and grow its investment in the City of Valparaiso.

The petitioner carries the burden of proving to the Board of Zoning Appeals the existence of each element listed above.



Overview



Legend

 Parcels

Date created: 1/12/2022
Last Data Uploaded: 1/11/2022 6:59:31 PM

Developed by  **Schneider**
GEOSPATIAL

GENERAL NOTES

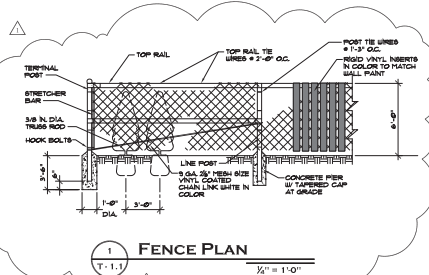
1. EACH CONTRACTOR SHALL HAVE VISITED THE SITE TO EXAMINE EXISTING CONDITIONS AND SHALL HAVE THOROUGHLY REVIEWED ALL ASPECTS OF THE WORK TO BE COMPLETED AS DEFINED IN THE CONSTRUCTION DOCUMENTS. ANY DISCREPANCIES ARE TO BE CALLED TO THE ATTENTION OF THE ARCHITECT PRIOR TO SUBMITTING BID. NO RECOURSE WILL BE PROVIDED TO CONTRACTORS FOR WORK STATED ON THE DRAWINGS BUT NOT ACCOUNTED FOR IN THEIR BID.
2. EACH CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL MATERIAL, LABOR, AND EQUIPMENT NECESSARY TO COMPLETE THE WORK.
3. EACH CONTRACTOR SHALL COORDINATE ALL CUTTING AND PATCHING WORK WITH THE OTHER TRADES AFFECTED BY SUCH WORK. THE CONTRACTOR DOING THE CUTTING AND PATCHING SHALL BE RESPONSIBLE FOR PROTECTING ALL ADJACENT SURFACES NOT INTENDED TO BE CUT AND SHALL BE RESPONSIBLE FOR ALL REPAIRS OF ANY SUCH DAMAGED SURFACES OR MATERIALS.
4. PROVIDE, TO THE ARCHITECT, CUT SHEETS AND SHOP DRAWINGS FOR ALL MATERIALS TO BE INSTALLED, FOR REVIEW, PRIOR TO ORDERING MATERIALS.
5. FOR EQUIPMENT BEING PROVIDED "BY OTHERS" OR "BY OWNER," COORDINATE ALL BLOCKING, UTILITY HOOK-UP REQUIREMENTS, ETC., IN ADVANCE OF COMPLETION OF THE ROUGH-IN PORTION OF THE WORK.
6. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL DIMENSIONS ARE TO FACE OF FRAMING OR MASONRY UNLESS OTHERWISE NOTED.

BUILDING CODES

APPLICABLE CODES: 2014 INDIANA BUILDING CODE
2012 INDIANA PLUMBING CODE
2014 INDIANA MECHANICAL CODE
2009 INDIANA ELECTRICAL CODE (NFPA 70 - 2008)
2010 INDIANA ENERGY CONSERVATION CODE
2014 INDIANA FIRE CODE

CODE ANALYSIS

OCCUPANCY: M / S-1 - MERCHANDISE / STORAGE
BUILDING TYPE: II - B
BUILDING HEIGHT: 1 STORY (40'-0")
ALLOWABLE: 1 STORY (18'-8")
AS DESIGNED: 1 STORY (18'-8")
BUILDING AREA: UNLIMITED PER SECTION 507.3
ALLOWABLE: 42,483 SQ. FT.
AS DESIGNED: 17,826 SQ. FT.
TENANT SPACE REMODEL: BUILDING IS FULLY SPRINKLED



GENERAL CONTRACTOR/ARCHITECT:



HAMSTRA BUILDERS, INC.
CONTRACTORS & DEVELOPERS

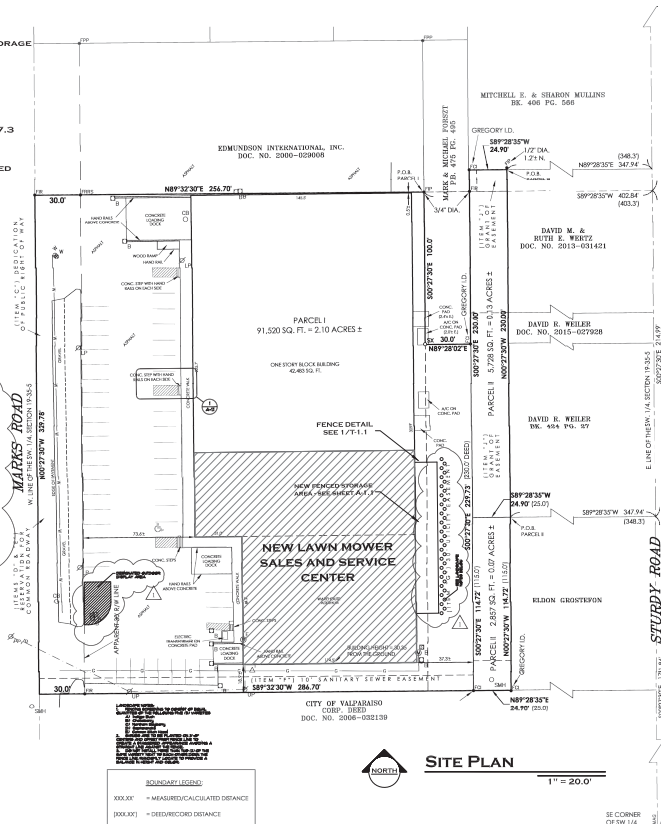
12028 NORTH 200 WEST
WHEATFIELD, INDIANA 46392
PHONE: (219) 956-3111
FAX: (219) 956-3070
WEB SITE: <http://www.hamstragroup.com>

PROJECT MANAGER: CURT ALBERTSON
ARCHITECT: SCOTT O. HAZLETT



Know what's below.
Call before you dig.

HEINOLD & FELLER Lawn Mower Sales Center Valparaiso, Indiana



HAMSTRA BUILDERS, INC.
CONTRACTORS & DEVELOPERS
12028 NORTH 200 WEST
WHEATFIELD, INDIANA 46392
PHONE: (219) 956-3111
FAX: (219) 956-3070
WEB SITE: <http://www.hamstragroup.com>

Heinold and Feller
Lawn Mower Sales Center
52 Marks Road Suite 5
Valparaiso, Indiana

Project No. 21027

Title Sheet/ Site Plan

T-1.1

