

**Planning Department** 

166 Lincolnway Valparaiso, IN 46383 Phone: (219) 462-1161 Fax: (219) 464-4273

www.valpo.us

### **AND AGENDA**

### VALPARAISO PLAN COMMISSION

Tuesday - November 14th, 2017

7:00 PM - City Hall Council Chambers

- I. Pledge of Allegiance
- II. Roll Call
- III. Minutes of the September 12<sup>th</sup> and September 26<sup>th</sup> meeting
- IV. Old Business None

#### V. New Business

**RP17-003** The petitioner, Family Express Corporation, 213 South State Road 49, Valparaiso, IN 46383, requests approval of a plat amendment to Lots 2 and 3 of the LaPorte Center Subdivision.

**MS17-008** The petitioner, Chester Inc, 555 Eastport Centre Dr., Valparaiso, IN 46383, requests approval of a minor subdivision, lot split of lot 37 in Eastporte Centre.

**SP17-005** A petition filed by Pepper Ridge, LLC and Mr. and Mrs. Stitscak, c/o Robert V. Coolman, 359 S. Franklin Street, Valparaiso, IN 46383. The petitioner requests approval of a secondary plat for 47 lots within the Pepper Ridge Subdivision.

**SP17-006** A petition filed by Pepper Cove Development, LLC c/o Ed Recktenwall, 8051 Wicker Ave, Suite A, St. Johns, IN 46373. The petitioner request approval of a secondary plat of 32 single family lots and 18 duplex lots (Phase 1) in Pepper Cove Subdivision.



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**SP17-007** A petition filed by Mistwood Development, LLC, c/o Ed Recktenwall, 8051 Wicker Ave, Suite A, St. Johns, IN 46373. The petitioner request approval of 50 single family lots (Phase 2, Unit 2) in Mistwood Subdivision.

**AA17-003** A public hearing on a petition filed by Roger Perlstein, 2802 Kickbush Drive, Valparaiso, IN 46385. 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.

VI. Staff Items VII. Adjournment

**NEXT REGULAR PLAN COMMISSION MEETING:** 

DECEMBER 12<sup>TH</sup> 2017 - 7:00 PM - CITY HALL COUNCIL CHAMBERS, 166 LINCOLNWAY

PETITION #: CP 17 - 003
(staff use only)

## VALPARAISO PLAN COMMISSION PETITION FOR PUBLIC HEARING

The undersigned applicant respectful	ılly petitions the City of Valparais	o Plan Commission:				
(CHECK ALL THAT APPLY)						
PUBLIC HEARING REQUIRED - See Items #8 and #9 in Application Checklist						
To rezone said property from the To approve a Primary Plat To approve a Planned Unit Dev To approve a Major Planned Unit To annex property into the City To vacate alley	nit Development Amendment					
NO PUBLIC HEARING REQUIRED						
To approve a Minor SubdivisionTo approve a Final PlatTo approve a Plat AmendmentDesign/Architectural Approval in Please provide the following informat (print or type)	n	Overlay District				
	213 S. St Rd 49, Valparaiso, IN 4	5383 (219) 462-0144				
	Address	Phone				
Raphael Omerza (219	9) 462-0144 x 1605	romerza@familyexpress.com				
Contact person	Phone	Email				
Applicant is (check one): X Sole Ow	nerJoint OwnerTenant	_Agent Other				
	213 S. St Rd 49, Valparaiso, IN 4 Address	16383 (219) 462-0144 Phone				
Address or description of location of John Howell Drive, Valparaiso, IN 4		Center Subdivision,				
Parcel/Tax Duplicate Number 64-10	-20-301-001.000-029 AND 64-10	0-20-301-002.000-029				
Subdivision (if Applicable) LaPorte	Center Subdivision	***************************************				
This property is located on the North	side of John Howell Dr.	Street/Road				
between (streets) LaPorte Avenu Last updated 12/13/16	and Chicago Stree	et				

Current Zoning of Property CG Pro	posed Zoning of Property Same (CG)
Zoning of Adjacent Properties: North <u>CG</u>	South CG
East CG	West <u>CG</u> Other <u>CG</u>
Other information:  Dimensions of property: Frontage 463.96  Property Area (sq. ft./acres) 3.76 acres	Depth
Present use of property:  Retention Pond (Lot 2) and Vacant Land (Lot 3	)
Proposed use of property:	
Retention pond moved to Lot 3	
Proposed Variances or Waivers (PUD or Subdiv	ision Plats)
Legal description for property: (Exhibit #)  Lot 2 and 3 in LaPorte Center 1st Addition, bein	g a Replat of Parcel A in LaPorte
Center, in the City of Valparaiso, as per plat the	
27-A-2A in the Office of the Recorder of Porter (	County, Indiana.

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.

#### Rezonina: \$150 + \$10 per lot \_\_\_ Lots X \$10 = \_\_\_ \$100 + \$5 per lot \_\_\_ 2 Lots X \$5 = $\frac{$110}{}$ Subdivision Primary Plat: Subdivision Amendment \$500 + \$10 per lot \_\_\_ Lots X \$10 = \_\_\_ \$250 + \$5 per lot \_\_\_ Lots X \$5 = \_\_\_ Planned Unit Development (PUD): Major PUD Amendment Minor Subdivision (Lot Split) \$150 Subdivision Final Plat \$100 + \$5 per lot Lots X \$5 = Minor PUD Amendment Annexation: \$500 + Cost of Fiscal Plan\*\*\* Design/Architectural Approval \$150 Overlay District Special Meeting Fee \$1500 Text Amendment \$250 Comprehensive Plan Amendment \$250 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) PPORATION Signature of owner/Petitioner Subscribed and sworn to before me this 1314 day of October , 2617. KIMBERLY J. FARKAS **Notary Public** Lake County, State of Indiana My Commission Expires: Commission Expires Sept. 11, 2024 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:

PETITION FEES (CHECK ALL THAT APPLY)

# Family Express - Redesign of LaPorte Center Drainage Pond

City of Valparaiso, Washington Township, Porter County, Indiana

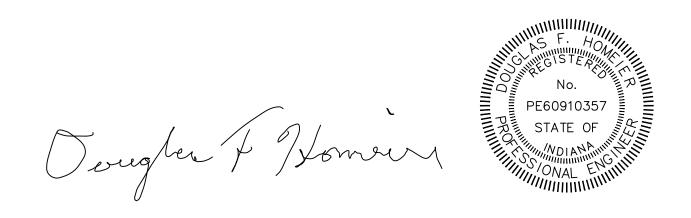
Property Address

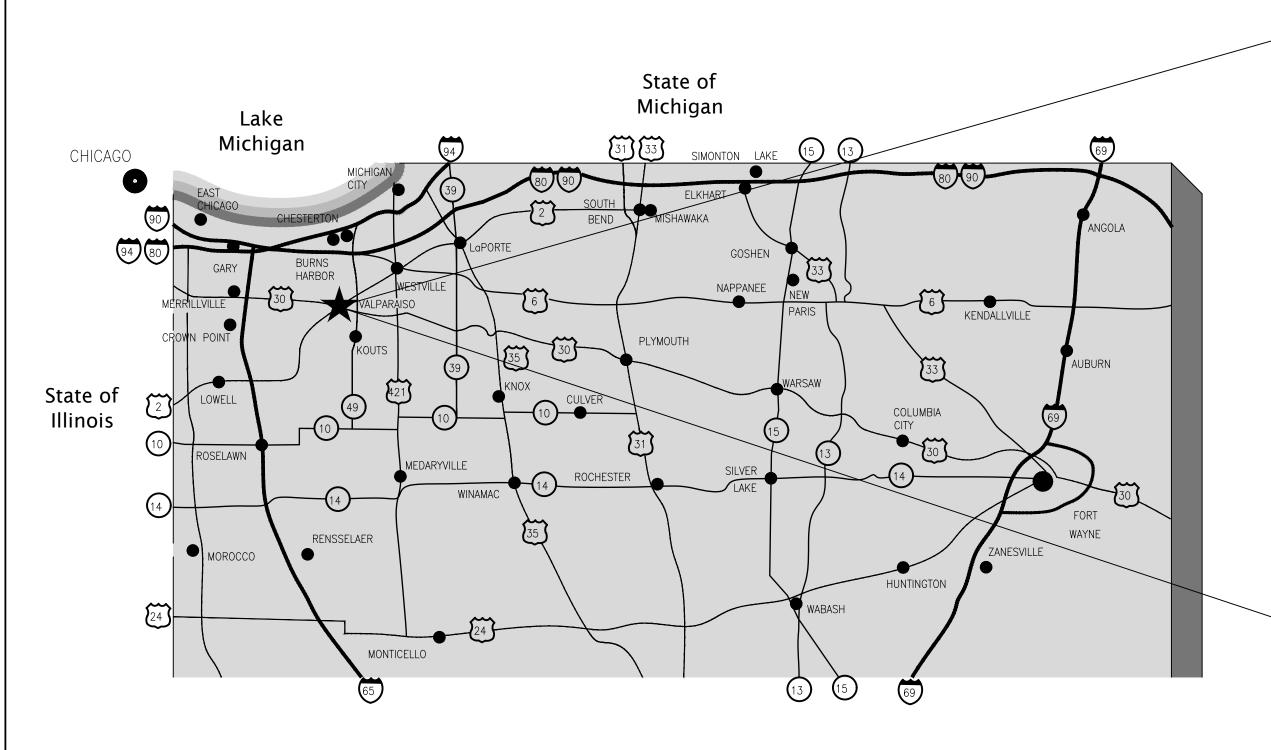
Lot 3 - 2905 John Howell Drive, Valparaiso, Indiana 4638.

#### <u>Legal Description</u> ondary (Final) Plat of LaPorte Center, as per plat thereof, recorded

Flood Hazard Statement

The accuracy of any flood hazard data shown on this report is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map. All of the within described land appears to lie within special flood hazard zone 'X' as said tract plots by scale on community—panel # 18127C0210D of the flood insurance rate maps for City of Valparaiso (maps dated September 30, 2015).







Sheet Index Table				
Sheet	Description			
C1.0	Existing Site & Demolition Plan			
C2.0	Proposed Site, Drainage, & Grading Plan			
C3.0	Storm Water Pollution Prevention Plan			
C4.0	Site Detail Specifications			
C5.0	Site Detail Specifications			
C6.0	Site Detail Specifications			
C7.0	Site Technical Specifications			

Northern Indiana

Site Location Map

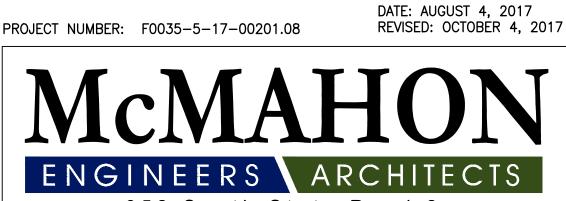
## **Engineer / Surveyor**

McMahon Associates, Inc. 952 South State Road 2 Valparaiso, Indiana 46385 mcm@mcmgrp-in.com Tel: (219) 462-7743

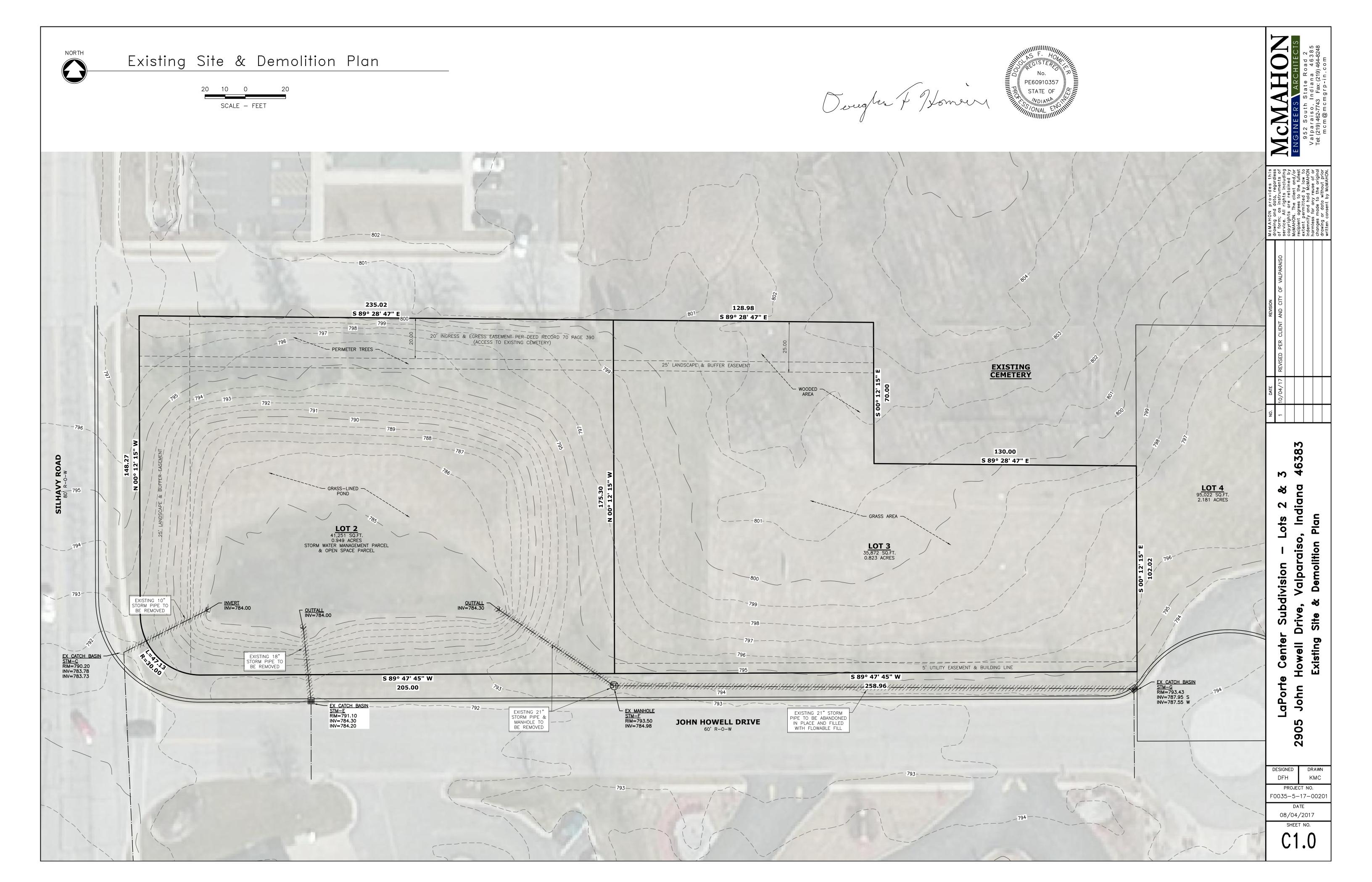
## Owner / Developer

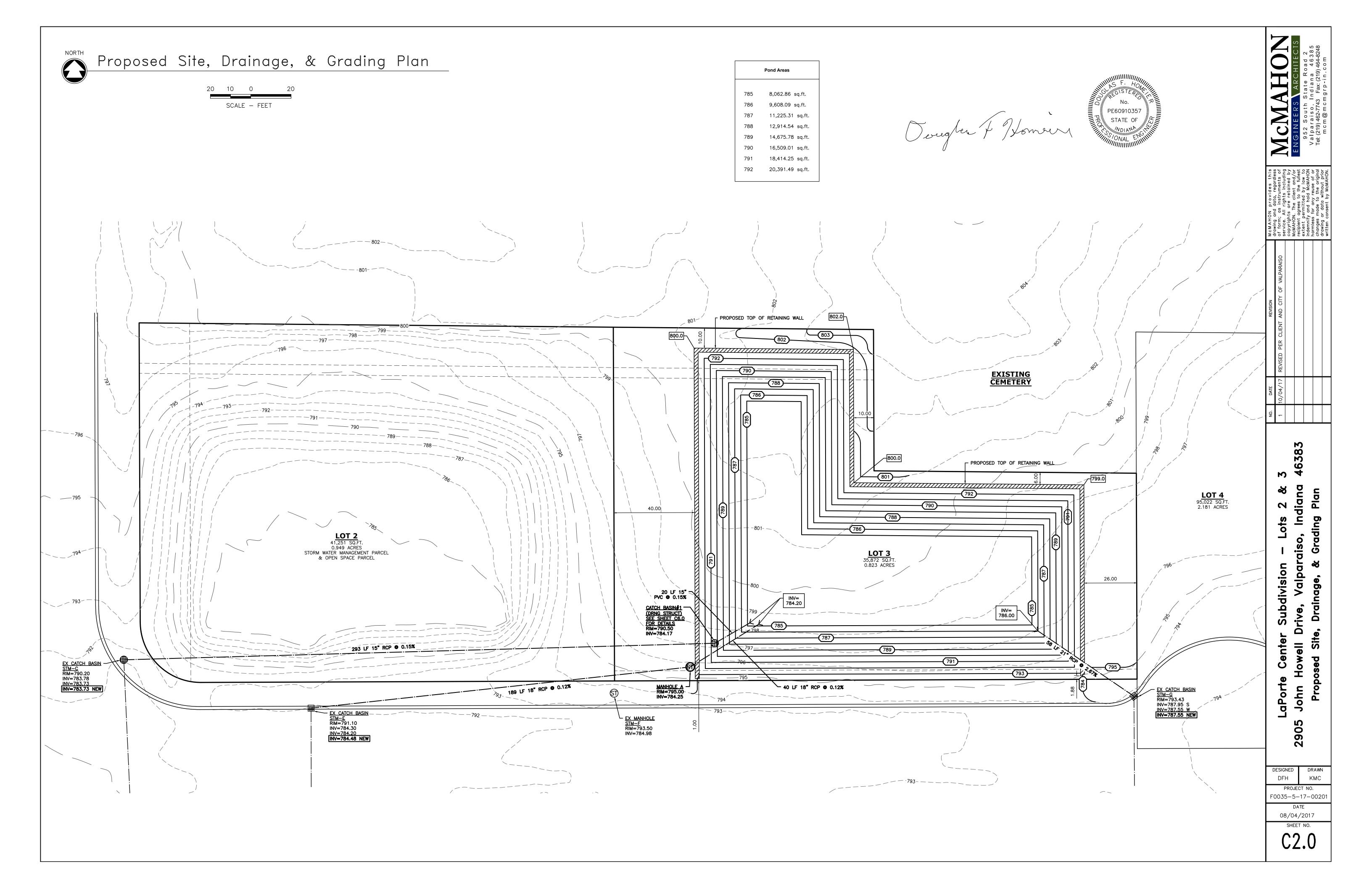
Family Express Corporation 213 South State Road 49 Valparaiso, Indiana 46383 (219) 462-0144

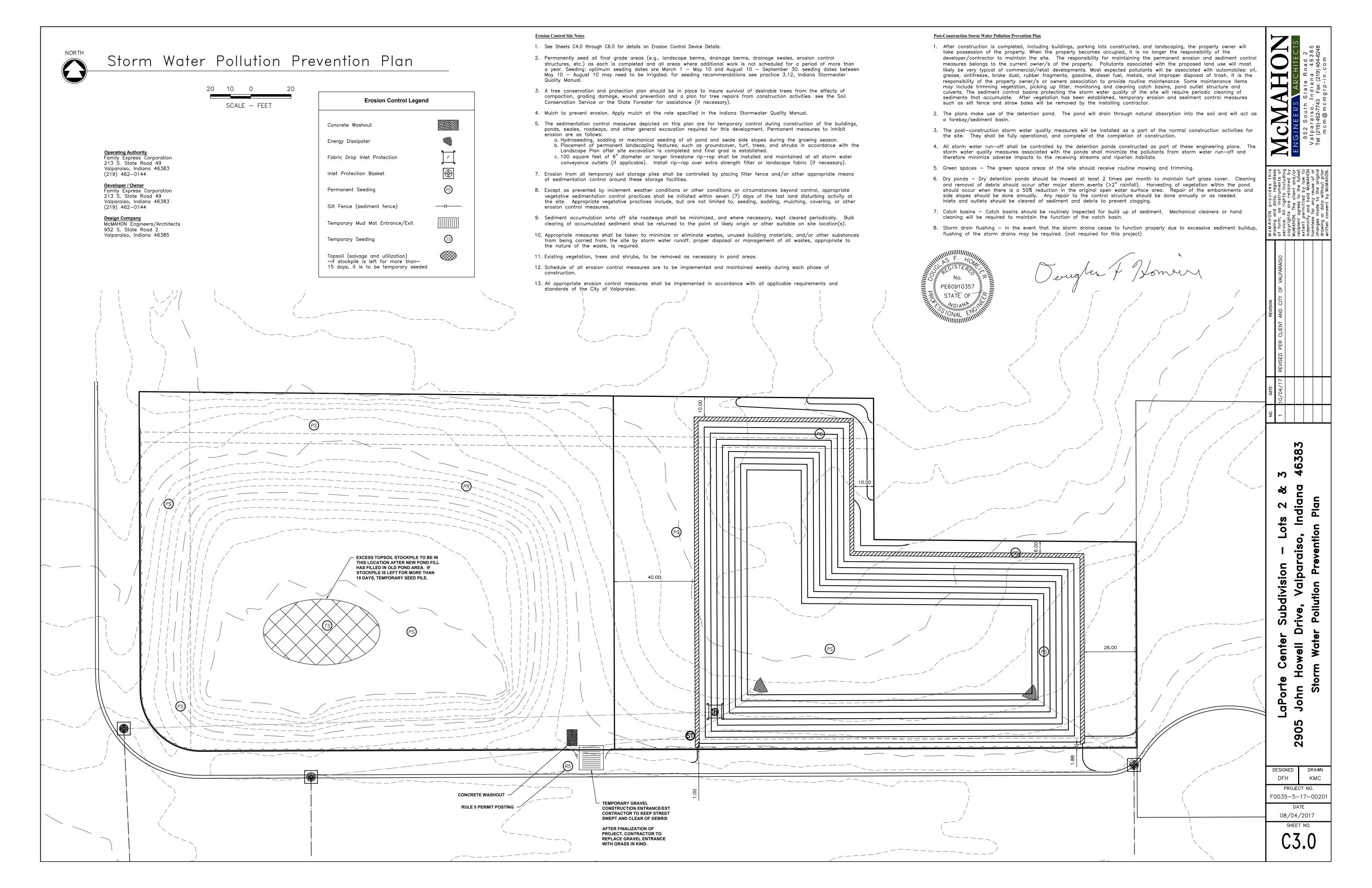




952 South State Road 2 Valparaiso, Indiana 46385 Tel: (219) 462-7743 Fax: (219) 464-8248 mcm@mcmgrp-in.com







Project Name: Family Express — Redesign of LaPorte Center Drainage Pond

Porter County: City: Valparaiso

Address: 2905 John Howell Drive

430' north of the intersection of Silhavy Road and LaPorte Avenue, East side Project Location:

Hydrologic Unit Code: 04040001050010

Receiving Waters: Knode Creek

Latitude and Longitude: N 41°28'14.3" W 87°01'35.0"

Civil Township: Washinaton

Quarter: SW Section: 20 Township: 35N Range: 5W

Project Owner Name: Family Express Corporation

Contact Person:

Email:

Raphael Omerza

213 S. State Road 49 Address:

State: **IN** Zip: **46383** Telephone: 219-462-7743 Fax: **219-464-8248** 

romerza@familyexpress.com Email: Plan Preparer Name: McMahon Associates, Inc.

Affiliation: Engineer

Address: 952 S. State Road 2 City: **Valparaiso** State: **IN** Zip: **46383** 

Telephone: 219-462-7743 Fax: 219-464-8248

### The following principles shall govern erosion and sediment control practices on all sites:

mcm@mcmgrp-in.com

1. Sediment-laden water flowing from the site shall be detained by erosion control measures appropriate to

- 2. Water shall not be discharged in a manner that causes erosion at or downstream of the point of discharge.
- 3.All access to building sites that cross a natural watercourse, drainage easement, or swale/channel shall
- have a culvert of appropriate size. 4. Wastes or unused building materials, including but not limited to garbage, debris, cleaning wastes, wastewater, toxic materials, and hazardous substances, shall not be carried by runoff from a site. All wastes shall be disposed of in a proper manner. No construction trash or debris shall be allowed to be
- placed within the permanent pool of the detention/retention ponds. If the pond is used as a sediment control measure during active construction, the performance sureties will not be released until sediment has been cleaned out of the pond and elevations and grades have been reestablished as noted in the 5. Sediment being tracked from a site onto public or private roadways shall be minimized. This can be
- accomplished initially by a temporary gravel construction entrance, in addition to a well-planned layout of roads, access drives, and parking areas. 6.Public or private roadways shall be kept cleared of accumulated sediment. Bulk clearing of sediment shall
- not include flushing the area with water. 7.All storm drain inlets shall be protected against sedimentation with barriers meeting accepted criteria,
- standards and specifications. 8.Runoff passing through a site from adjacent areas shall be controlled by diverting it around disturbed areas, where practical. Diverted runoff shall be conveyed in a manner that will not erode the channel and receiving areas. Alternatively, the existing channel may be left undisturbed or improved to prevent erosion or sedimentation from occurring.
- 9.Drainage ways and swales shall be designed and adequately protected so that their final gradients and resultant velocities will not cause channel or outlet scouring.
- 10. All disturbed ground left inactive for fifteen (15) or more days shall be stabilized by seeding, sodding, mulching, covering, or by other equivalent erosion control measures.
- 11. Appropriate sediment control practices shall be installed as soon as possible to any land disturbance and
- thereafter whenever necessary. 12. During the period of construction activity at a site, erosion control measures necessary to meet the
- requirements of this Ordinance shall be maintained by the applicant.

### A1-Plan index: Contained herein

A2-11x17 drawing: An 11x17 version of the construction plans is enclosed herewith

<u>A3—Narrative:</u> The site is comprised of two separate, vacant lots in the City of Valparaiso, Indiana. The existing drainage pond from Lot 2 is moving to Lot 3.

A4-Vicinity map: See Sheet C00 Title Sheet

A5-Legal description: See Sheet C00 Title Sheet

A6-Location of all lots and proposed site improvements: See Sheets C01&C02 Existing and Proposed Site Plan

A8-Any state and federal water quality permits? None

A9-Specific points of storm water discharge: See Sheet C2.0 Proposed Site Plan

A10-Location and name of wetlands and water bodies adjacent to the site: None per IndianaMap

A11-Ultimate receiving water: Lake Michigan

A12-Identification of potential discharges to groundwater: Site drains to existing storm sewer

A13-100-year floodplains, floodways and floodway fringes: Parcel is in Flood Zone 'X', areas of minimal

flooding, by scaled location.

<u>A14-Preconstruction and post construction estimate of peak discharge:</u>

Estimated Peak Discharge Pre Construction (100 yr) Post Construction (100 yr)  $5.36\pm$  cfs

<u>A15 - Adjacent Land Use</u> North - Commercial/Residential South — Commercial

Commercial

East — Commercial

A16 - Location and approximate boundaries of disturbed areas: See Sheet C2.0 Proposed Site Plan

A17 - Identification of existing vegetative cover: See Sheet C1.0 Existing Site Plan

A18 - Soils map including descriptions and limitations: Entire site is RIB - Riddles Silt Loam, 2%-6% slopes

A19 - Locations, size, and dimension of proposed stormwater systems: See Sheet C2.0 Proposed Site Plan

A20 - Plan for any off-site construction activities associated with this project: None

A21 - Locations of proposed soil stockpiles, borrow and/or disposal areas: See Sheet C3.0 SWPPP

A22 — Existing site topography at an interval appropriate to show detailed drainage patterns: See Sheet C1.0

A23 — Proposed final topography at an interval appropriate to show detailed drainage patterns: See Sheet

A24 — Proposed Description of Dust Control: Contractor shall provide dust control measures. Dust control measures shall be used during all phases of construction. If use of water is not effective, an environmentally friendly chemical agent such as a polymer emulsion shall be used. All dust control agents shall be rated as safe for use in wetland areas regardless of site location. An acceptable example of a polymer emulsion product is DustGlue. Calcium Chloride is not acceptable at anytime

<u>B1 - Description of potential pollutant sources associated with the construction activities:</u>

- A. Motor oils (in construction equipment) Diesel fuel (in construction equipment)
- Cleaning solvents (for construction equipment)
- Concrete washout Construction litter

B2 - Sequence describing stormwater quality measure implementation relative to land disturbing activities: Post permit signs

- 2.Designate construction entrance.
- 3.Install perimeter type temporary sediment control measures (i.e., silt fence). 4.Install sediment barriers around site features that are to remain or be left undisturbed.
- 5.Site clearing. 6.Stabilize topsoil stockpile by seeding with temporary vegetative cover, covering with tarps, and/or placing perimeter sediment barriers around the stockpile. 7.Protect subsoil stockpiles with temporary vegetative cover, artificial cover, or perimeter sediment barriers
- wherever possible. 8.Construct underground storm water management system (i.e. storm sewer). 9. Provide temporary protection of all storm sewer inlets and construct permanent erosion control measures
- at all storm sewer inlets at the detention ponds.
- <u>3 Stable construction entrance locations and specifications:</u> See Sheet C3.0 & C5.0 SWPPP B4 - Sediment control measures for sheet flow areas: See Sheet C3.0 SWPPP 35 - Sediment control measures for concentrated flow areas: See Sheet C3.0 SWPPP
- 6 Storm sewer inlet protection measure locations and specifications: See Sheet C3.0 & C5.0 SWPPP <u>' **– Runoff control measures:**</u> See Sheet C3.0 SWPPF
- 8 Stormwater outlet protection specifications: See Sheet C3.0 SWPPP
- 89 Grade stabilization structure locations and specifications: See Sheet C3.0, C5.0, & C6.0 SWPPP B10 - Locations, dimensions, specifications and construction details of each stormwater quality measure:

  See Sheets C3.0 & C4.0 through C6.0 SWPPP

B11 - Temporary surface stabilization methods appropriate for each season: See Sheet C6.0 SWPPP B12- Permanent surface stabilization specifications: See Sheet C5.0 SWPPP

B13- Materials handling and spill prevention plan: The contractor shall provide a stone surface material staging area. Contractor shall supply a removable concrete washout facility. All liquid material shall be stored in a weather-proof, vandalism resistant enclosure or removed from the site during non-work hours. An on-site fueling area shall be designated away from drainage channels and inlets that would permit the rapid movement of spilled fuel to adjacent waterways. If more than 55 gallons of fuel is stored on-site, appropriate temporary containment facilities shall be installed to prevent migration of spills. All materials shall be handled, applied, and disposed of in strict accordance with manufacturer's recommendations. In the case of emergencies, spills or potential contamination, please call the appropriate number as listed below

1. If an emergency occurs, call 911. 2. Minor spills of hazardous material must be reported by calling Porter County HAZMAT 219-465-3593.

3.IDEM on-scene coordinator 219-464-0233 4.IDEM's 24 hour spill hotline 1-888-233-7745

Contractor shall maintain spill kits on site and clearly indicate where they are stored.

#### <u>B14 - Monitoring and maintenance guidelines for each proposed pollution prevention measure:</u>

CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER EACH MEASURABLE STORM EVENT OF 0.5' OR GREATER, FOLLOWING THE SELF-MONITORING REQUIREMENTS BY RULE 5 Storm Sewer Inlets - Inspect after each storm event. Clean sumps as necessary. Ensure all practices are in working order. Replace damaged practices as necessary. Ponds — Inspect side slopes for erosion and washout. Maintain side slope stability. Where washout occurs,

re—fill with soil, compact properly, and install riprap. Pond Inlets and Outlets — ensure riprap is stable. Replace and re-stabilize as necessary.

## <u>B15 - Erosion and Sediment control specifications for individual building lots:</u> Not Applicable

<u>C1 - Description of Pollutants relative to proposed land use:</u> The proposed land use for the site is a drainage pond. Pollutant sources for this land use are related to the day to day operation of motor vehicles. Pollutants include dust, grit and debris, potential spills such as fuels, oils and other fluids.

#### <u>C2 - Sequence describing storm water quality measure implementation:</u> Once construction is complete, the proposed pond will function as primary BMP.

<u>C3 - Description of proposed post construction storm water quality measures:</u> The most significant post construction pollutant is soil and sediment discharge. The erosion control plan indicates the typical permanent erosion control measures associated with site development. The primary post construction storm water quality measure is the storm water detention basin. The basin will need to be inspected periodically for accumulated sediment, and cleaned when necessary. All storm water runoff is to be routed into the detention basin which allows the suspend solids in the storm water to settle to the bottom of the pond over time providing the best possible management of quantity and quality.

The owner shall inspect the pond on a yearly basis. Owner shall maintain pond regularly by mowing, maintaining landscaping and keeping the pond bottom free from debris and trash.

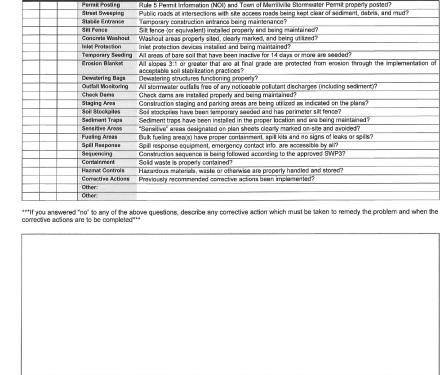
<u>C4 - Location, Dimensions, Specifications and construction details for each stormwater quality measure:</u> See Sheets C3.0 and C4.0 through C6.0

<u>C5 - Description of maintenance guidelines for post construction stormwater quality measures:</u> Proposed Detention Pond — Maintain vegetation and ground cover. Inspect for accumulated sediment. Once sediment has accumulated above 3—inches, remove.

Type of Inspection: 
Routine Weekly Rain Event (0.5" or more)

#### CONSTRUCTION SITE INSPECTION AND MAINTENANCE LOG (To be completed by Trained Individual/Project Manager)

All approved stormwater pollution prevention practices shall be inspected and maintained as needed to ensure continued performance of their intended function during construction and shall continue until the entire site has been stabilized and an IDEM Notice of Termination (State Form 51514) has been issued. An inspection of the project site must be completed by the end of the next business day following each measurable storm event (0.5" or greater). If there are no measurable storm events within a given week, the site should be monitored at least once in that week. Maintenance and repair shall be conducted in accordance with the approved stormwater pollution prevention (SWP3) plan. This log shall be kept as a permanent record and must be made available to town stormwater inspectors, within forty-eight (48) hours upon request.

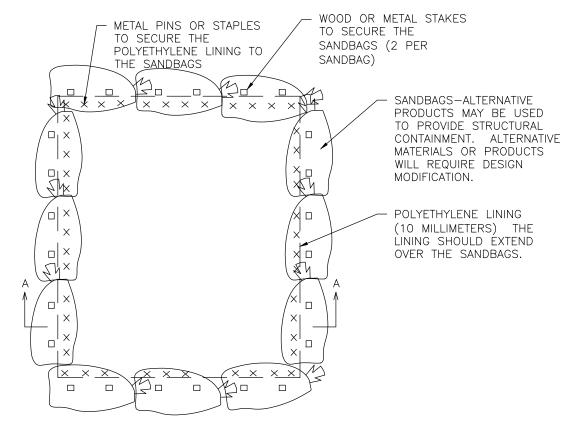


Page 1 of 1 This form was approved by the Merrillville Stormwater Utility on 12/19/12

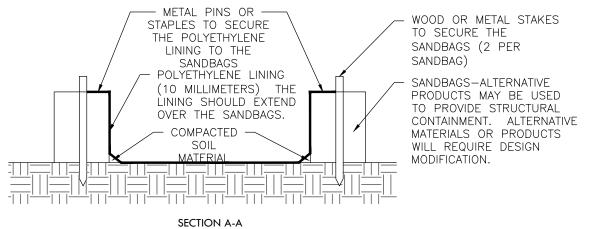
- 1. It is the responsibility of the contractor that a self-monitoring program is implemented. 2. An inspection of the site must be completed by the end of the next business day following each measurable storm event 0.5 inch or greater.
- 3. If there are no measurable storm events in a given week, the site should be monitored at least once in
- 4. Maintenance and repair shall be conducted in accordance with the accepted site plans. This log shall be kept in an organized fashion and as a permanent record and must be made available to the City of

#### DISCLAIMER WARNING

MCMAHON ASSOCIATES, INC. HAS PREPARED THIS EROSION AND SEDIMENTATION CONTROL PLAN FOR THE OWNER/DEVELOPER IN ACCORDANCE WITH THE KNOWN REQUIREMENTS AND ORDINANCES. IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER FOR COMPLIANCE WITH THIS EROSION AND SEDIMENTATION CONTROL PLAN AND THE RELATED ATTACHMENTS BY ALL SUBCONTRACTORS AND CONSULTANTS THAT PERFORM WORK ON THE PROJECT SITE. THE OWNER/DEVELOPER IS RESPONSIBLE FOR THE ROUTINE INSPECTION AND MAINTENANCE OF THE EROSION AND SEDIMENT CONTROL MEASURES. MCMAHON ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE ENFORCEMENT OR COMPLIANCE OF THE EROSION AND SEDIMENT CONTROL PLAN. ANY ADDITIONAL EROSION OR SEDIMENT CONTROL MEASURES BEYOND THOSE SPECIFIED IN THIS PLAN, FOR UNFORESEEN OR UNEXPECTED SITUATIONS, WHICH MAY BE REQUIRED BY THE REGULATORY AGENCIES SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO IMPLEMENT.



ABOVE GRADE CONCRETE WASHOUT



### NOTE: SIZE OF WASHOUT IS TO BE 10'x10' MINIMUM

LOCATE CONCRETE WASHOUT SYSTEMS AT LEAST 50 FEET FROM ANY CREEKS, WETLANDS, DITCHES, KARST FEATURES, OR STORM

- DRAINS/MANMADE CONVEYANCE SYSTEMS. LOCATÉ CONCRETE WASHOUT SYSTEMS IN RELATIVELY FLAT AREAS THAT HAVE ESTABLISHED VEGETATIVE COVER AND DO NOT RECEIVE
- RUNOFF FROM ADJACENT LAND AREAS. LOCATE AWAY FROM OTHER CONSTRUCTION TRAFFIC IN AREAS THAT PROVIDE EASY ACCESS FOR CONCRETE TRUCKS.

MINIMUM OF TEN MILLIMETER POLYETHYLENE SHEETING, FREE OF HOLES, TEARS, AND OTHER DEFECTS.

- ORANGE SAFETY FENCING OR EQUIVALENT.
- METAL PINS OR STAPLES SIX INCHES IN LENGTH MINIMUM.

 A BASE SHALL BE CONSTRUCTED AND PREPARED THAT IS FREE OF ROCKS AND OTHER DEBRIS THAT MAY CAUSE TEARS OR PUNCTURES IN THE POLYETHYLENE LINING.

- INSTALL THE POLYETHYLENE LINING. FOR EXCAVATED SYSTEMS, THE LINING SHOULD EXTEND OVER THE ENTIRE EXCAVATION. THE LINING FOR BERMED SYSTEMS SHOULD BE INSTALLED OVER THE POOLING AREA WITH ENOUGH MATERIAL TO EXTEND THE LINING OVER THE BERM OR CONTAINMENT SYSTEM. THE LINING SHOULD BE SECURED WITH PINS, STAPLES, OR OTHER FASTENERS. · PLACE FLAGS, SAFETY FENCING, OR EQUIVALENT TO PROVIDE A BARRIER TO CONSTRUCTION EQUIPMENT AND OTHER TRAFFIC.
- INSTALL SIGN THAT IDENTIFIES CONCRETE WASHOUT AREAS. WHERE NECESSARY, PROVIDE STABLE INGRESS AND EGRESS OR ALTERNATIVE APPROACH PAD.

Dougler & Homery

PE60910357

STATE OF

- COMPLETE CONSTRUCTION/INSTALLATION OF THE SYSTEM AND HAVE WASHOUT LOCATIONS OPERATIONAL PRIOR TO CONCRETE DELIVERY. IT IS RECOMMENDED THAT WASHOUT SYSTEMS BE RESTRICTED TO WASHING CONCRETE FROM MIXER AND PUMP TRUCKS AND NOT USED TO DISPOSE OF EXCESS CONCRETE OR RESIDUAL LOADS DUE TO POTENTIAL TO EXCEED THE DESIGN CAPACITY OF THE WASHOUT SYSTEM.
- INSTALL SYSTEMS AT STRATEGIC LOCATIONS THAT ARE CONVENIENT AND IN CLOSE PROXIMITY TO WORK AREAS AND IN SUFFICIENT NUMBER TO ACCOMMODATE THE DEMAND FOR DISPOSAL. • INSTALL SIGN IDENTIFYING THE LOCATION OF CONCRETE WASHOUT SYSTEMS.

### INSPECT DAILY AND AFTER EACH STORM EVENT.

- INSPECT THE SYSTEM FOR LEAKS, SPILLS, AND TRACKING OF SOIL BY EQUIPMENT. INSPECT THE POLYETHYLENE LINING FOR FAILURE, INCLUDING TEARS AND PUNCTURES.
- ONCE CONCRETE WASTES HARDEN, REMOVE AND DISPOSE OF THE MATERIAL. • EXCESS CONCRETE SHOULD BE REMOVED WHEN THE WASHOUT SYSTEM REACHES 50 PERCENT OF THE DESIGN CAPACITY. USE OF THE
- SYSTEM SHOULD BE DISCONTINUED UNTIL APPROPRIATE MEASURES CAN BE INITIATED TO CLEAN THE STRUCTURE. . UPON REMOVAL OF THE SOLIDS, INSPECT THE STRUCTURE. REPAIR THE STRUCTURE AS NEEDED OR CONSTRUCT A NEW SYSTEM. DISPOSE OF ALL CONCRETE IN A LEGAL MANNER. REUSE THE MATERIAL ON SITE, RECYCLE, OR HAUL THE MATERIAL TO AN APPROVED.
- APPLICATIONS INCLUDING BUT NOT LIMITED TO ROADBEDS AND BUILDING. THE AVAILABILITY FOR RECYCLING SHOULD BE CHECKED LOCALLY. THE PLASTIC LINER SHOULD BE REPLACED AFTER EVERY CLEANING; THE REMOVAL OF MATERIAL WILL USUALLY DAMAGE THE LINING. • THE CONCRETE WASHOUT SYSTEM SHOULD BE REPAIRED OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. • CONCRETE WASHOUT SYSTEMS ARE DESIGNED TO PROMOTE EVAPORATION. HOWEVER, IF THE LIQUIDS DO NOT EVAPORATE AND THE SYSTEM

CONSTRUCTION/DEMOLITION LANDFILL SITE. RECYCLING OF MATERIAL IS ENCOURAGED. THE WASTE MATERIAL CAN BE USED FOR MULTIPLE

IS NEAR CAPACITY IT MAY BE NECESSARY TO VACUUM OR REMOVE THE LIQUIDS AND DISPOSE OF THEM IN AN ACCEPTABLE METHOD. DISPOSAL MAY BE ALLOWED AT THE LOCAL SANITARY SEWER AUTHORITY PROVIDED THEIR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMITS ALLOW FOR ACCEPTANCE OF THIS MATERIAL. ANOTHER OPTION WOULD BE TO UTILIZE A SECONDARY CONTAINMENT SYSTEM OR BASIN FOR FURTHER DEWATERING

INSPECT CONSTRUCTION ACTIVITIES ON A REGULAR BASIS TO ENSURE SUPPLIERS, CONTRACTORS, AND OTHERS ARE UTILIZING DESIGNATED.

- WASHOUT AREAS. IF CONCRETE WASTE IS BEING DISPOSED OF IMPROPERLY, IDENTIFY THE VIOLATORS AND TAKE APPROPRIATE ACTION. . WHEN CONCRETE WASHOUT SYSTEMS ARE NO LONGER REQUIRED, THE CONCRETE WASHOUT SYSTEMS SHALL BE CLOSED. DISPOSE OF ALL
- HARDENED CONCRETE AND OTHER MATERIALS USED TO CONSTRUCT THE SYSTEM. • HOLES, DEPRESSIONS, AND OTHER LAND DISTURBANCES ASSOCIATED WITH THE SYSTEM SHOULD BE BACKFILLED, GRADED, AND STABILIZED.

## Concrete Washout

McMAHON programmed form; as service. All copyrights a McMAHON. The recipient agreextent permindemnify and changes maded drawing or deviaten consets.

Ö Lots Subdivision Center rell Site 0 0 Q 0

DESIGNED	DRAWN					
DFH	KMC					
PROJECT NO.						
F0035-5-	17-00201					

DATE 08/04/2017

SHEET NO.

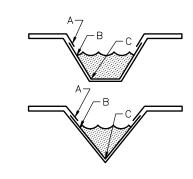
- 1. Prepare soil before installing blankets, including any necessary application of lime, fertilizer, and seed. Note: when using Cell—O—Seed do not seed prepared area. Cell—O—Seed must be installed with paper side down.
- 2. Begin at the top of the channel by anchoring the blanket in a 6" (15cm) deep x 6" (15cm) wide trench with approximately 12" (30cm) of blanket extended beyond the up—slope portion of the trench. Anchor the blanket with a row of staples/stakes approximately 12" (30cm) apart in the bottom of the trench. Backfill and compact the trench after stapling. Apply seed to compacted soil and fold remaining 12" (30cm) portion of blanket back over seed and compacted soil. Secure blanket over compacted soil with a row of staples/stakes spaced approximately 12" (30cm) apart across the
- solution of the blanket.

  3. Roll center blanket in direction of water flow in bottom of channel. Blankets will unroll with appropriate side against the soil surface. All blankets must be securely fastened to soil surface by placing staples/stakes in appropriate locations as shown in the staple pattern guide. When using optional dot system<sup>tm</sup>, staples/stakes should be placed through each of the colored dots corresponding to the appropriate staple pattern.
- the colored dots corresponding to the appropriate staple pattern.

  4. Place consecutive blankets end over end (shingle style) with a 4"-6" (10cm-15cm) overlap. Use a double row of staples
- staggered 4" (10cm) apart and 4" (10cm) on center to secure blankets.

  5. Full length edge of blankets at top of side slopes must be anchored with a row of staples/stakes approximately 12"
- (30cm) apart in a 6" (15cm) deep x 6" (15cm) wide trench. Backfill and compact the trench after stapling.
  6. adjacent blankets must be overlapped approximately 2"-5" (5cm-12.5cm) (depending on blanket type) and stapled. To ensure proper seam alignment, place the edge of the overlapping blanket (blanket being installed on top) even with the
- colored seam stitch on the blanket being overlapped.
  7. In high flow channel applications, a staple check slot is recommended at 30 to 40 foot (9m—12m) intervals. Use a
- double row of staples staggered 4" (10cm) apart and 4" (10cm) on center over entire width of the channel.

  8. The terminal end of the blankets must be anchored with a row of staples/stakes approximately 12" (30cm) apart in a 6" (15cm) deep x 6" (15cm) wide trench. Backfill and compact the trench after stapling.



Critical Points

A. Overlaps and seams

B. Projected water line

C. Channel bottom/side
slope vertices

\*Horizontal staple spacing should be altered if necessary to allow staples to secure the critical points along the channel surface.

\*\*In loose soil conditions, the use of staple or stake lengths greater than 6" (15 cm) may be necessary to properly anchor the blankets.

14649 Highway 41 North, Evansville, Indiana 47725 USA 1-800-772-2040 Canada 1-800-448-2040 www.nagreen.com

## **Erosion Control Blanket**

NOT TO SCALE

CONTRIBUTING DRAINAGE AREA: 1 ACRE (MAXIMUM).

CAPACITY: RUNOFF FROM A 2-YEAR FREQUENCY, 24 HOURS. DURATION STORM EVENT ENTERING A STORM DRAIN WITHOUT BYPASS FLOW.

STORM DRAIN WITHOUT BYPASS FLOW. FABRIC MATERIAL: GEOTEXTILE FABRIC FOR FILTRATION.

HEIGHT OF FABRIC: 1 TO 1-1/2 FEET, MEASURED FROM THE TOP OF INLET.

APPROACH: POOL AREA FLAT (LESS THAN 1% SLOPE) WITH SEDIMENT STORAGE OF 945 FT3/ACRE DISTURBED

STABILITY: STRUCTURE MIST WITHSTAND 1-1/2 FEET HEAD OF WATER AND SEDIMENT WITHOUT COLLAPSING OR UNDERCUTTING.

SUPPORT POSTS: STEEL FENCE POSTS OR 2"X2" OR 2"X4" HARD WOOD POSTS, 3 FEET MINIMUM LENGTH, 3 FEET MINIMUM SPACING; TOP FRAME SUPPORT RECOMMENDED. CROSS BRACING TOPS OF

POSTS TO OPPOSITE GREATLY STRENGTHENS SUPPORT.

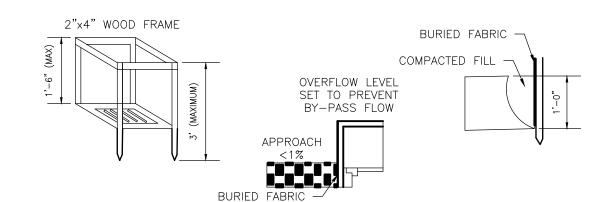
NOTES:

1. TO PREVENT RUNOFF FROM BYPASSING THE INLET, SET THE TOP OF THE FABRIC AT LEAST 6 INCHES

- BELOW THE SLOPE GROUND ELEVATION, OR BUILD A TEMPORARY DIKE (COMPACTED TO 6 INCHES HIGHER THAN THE FABRIC) ON THE LOW SIDE OF THE INLET (SEE EXHIBIT).

  2. CUT THE FABRIC FROM A SINGLE ROLL TO ELIMINATE JOINTS. PROVIDE AT LEAST 2 FEET OF OVERLAP IN A
- JOINT IS NEEDED. 3. BURY THE BOTTOM OF THE FABRIC AT LEAST 1 FOOT DEEP. BACKFILL AND COMPACT (SEE EXHIBIT). 4. SPACE THE SUPPORT POSTS EVENLY AGAINST THE INLET PERIMETER A MAXIMUM OF 3 FEET APART AND
- DRIVE THEM ABOUT 1-1/2 FEET INTO THE GROUND. OVERFLOW MIST FALL DIRECTLY INTO THE INLET AND NOT ON UNPROTECTED SOIL.

  5. INSPECT THE FABRIC BARRIER AFTER STORM EVENTS AND MAKE NEEDED REPAIRS IMMEDIATELY.
- REMOVE SEDIMENT FROM THE POOL AREA TO PROVIDE STORAGE FOR THE NEXT STORM. AVOID DAMAGING
  OR UNDERCUTTING THE FABRIC DURING THE SEDIMENT REMOVAL.
   WHEN THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED, REMOVE AND PROPERLY DISPOSE OF ALL
  CONSTRUCTION MATERIAL AND SEDIMENT, GRADE THE AREA TO THE ELEVATION OF THE TOP OF THE INLET,



Fabric Drop Inlet Protection

NOT TO SCALE

CONTRIBUTING DRAINAGE AREA: 1/4 ACRE MAXIMUM. LOCATION: AT CURB INLETS WHERE BARRIERS SURROUNDING THEM WOULD BE IMPRACTICAL OF UNSAFE. MATERIAL: CATCH—ALL STORMWATER INLET PROTECTOR OR APPROVED EQUAL.

MARATHON MATERIALS, INC. 1-800-983-9493 OR WWW.MARATHONMATERIALS.COM
CAPACITY: RUNOFF FROM A 2-YR FREQUENCY, 24-HR DURATION STORM EVENT ENTERING A STORM DRAIN
WITHOUT BY-PASS FLOW.
BASKET: FABRICATED METAL WITH TOP WIDTH-LENGTH DIMENSIONS SUCH THAT THE BASKET FITS INTO THE
INLET WITHOUT GAPS.
GEOTEXTILE FABRIC: FOR FILTRATION

- INSTALLATION: 1. INSTALL BASKET CURB INLET PROTECTIONS AS SOON AS INLET BOXES ARE INSTALLED IN THE NEW
- DEVELOPMENT OR BEFORE LAND DISTURBING ACTIVITIES BEGIN IN A STABILIZED AREA.

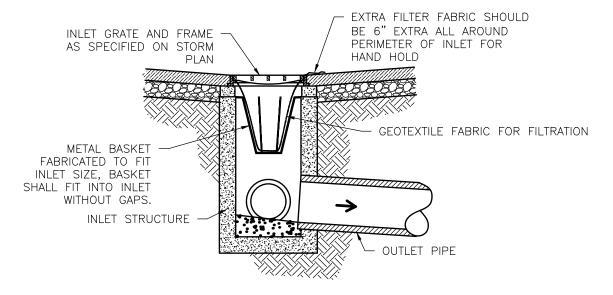
  2. IF NECESSARY, ADAPT BASKET DIMENSIONS TO FIT INLET BOX DIMENSIONS, WHICH VARY ACCORDING TO
- THE MANUFACTURER AND/OR MODEL.

  3. SEAL THE SIDE INLETS ON THOSE TYPES OF INLET BOXES THAT HAVE THEM.

  4. REMOVE THE GRATE AND PLACE THE BASKET IN THE INLET.
- 4. REMOVE THE GRATE AND PLACE THE BASKET IN THE INLET.
  5. CUT AND INSTALL A PIECE OF FILTER FABRIC LARGE ENOUGH TO LINE THE INSIDE OF THE BASKET AND
- EXTEND AT LEAST 6 INCHES BEYOND THE FRAME.

  6. REPLACE THE INLET GRATE, WHICH ALSO SERVES TO ANCHOR THE FABRIC.
- 1. INSPECT AFTER EACH STORM EVENT.
- REMOVE BUILT-UP SEDIMENT AND REPLACE THE GEOTEXTILE FABRIC AFTER EACH STORM EVENT.
   PERIODICALLY REMOVE SEDIMENT AND TRACKED-ON SOIL FROM THE STREET (BUT NOT BY FLUSHING WITH WATER) TO REDUCE THE SEDIMENT LOAD ON THIS CURB INLET PRACTICE.
- 1. SEDIMENT NOT REMOVED AND GEOTEXTILE FABRIC NOT REPLACED FOLLOWING A STORM EVENT RESULTS IN INCREASED SEDIMENT, TRACKING, TRAFFIC HAZARD, AND EXCESSIVE PONDING.
- 2. GEOTEXTILE FABRIC PERMITTIVITY TOO LOW RESULTS IN RAPID CLOGGING, THUS SEVERE PONDING, SEDIMENT ENTERS THE DRAIN IF THE FABRIC BREAKS.

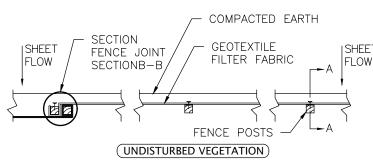
  3. DRAINAGE AREA TOO LARCE RESULTS IN SEDIMENT OVERLOAD AND SEVERE PONDING. SEDIMENT
- 3. DRAINAGE AREA TOO LARGE RESULTS IN SEDIMENT OVERLOAD AND SEVERE PONDING; SEDIMENT ENTERS THE DRAIN IF THE FABRIC BREAKS.

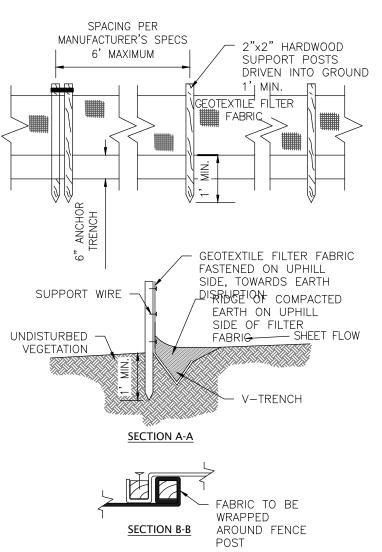


## Inlet Protection Basket

NOT TO SCALE

NOT TO SCALE





APPROACH: POOL AREA FLAT (LESS THAN 1% SLOPE), WITH SEDIMENT STORAGE OF 945 CU.FT./ACRE DISTURBED.

MATERIAL: AMOCO NO. 2130 SILT STOP WITH POSTS, MANUFACTURED BY MID—WEST CONSTRUCTION PRODUCTS AT 1-800-426-9647 OR 1-317-781-2380, OR APPROVED EQUAL.

ANCHORING: 2 X 2 IN. HARDWOOD STAKES WITH A LENGTH EQUAL TO THE HEIGHT OF THE SILT FENCE PLUS 1

#### 1. <u>NSTALLATION</u>

- DRIVE STAKES 1 FT. MIN. INTO GROUND AND ATTACH FABRIC TO STAKES WITH STAPLER.
  2. BOTTOM OF FABRIC SHALL BE PLACED UNDER 6 INCHES OF COMPACTED SOIL TO PREVENT SEDIMENT FLOW UNDERNEATH THE FENCE.
- 3. ENSURE THAT ALL SUPPORTING POSTS ARE ON THE DOWN SLOPE SIDE OF THE FENCING.

### MAINTENANCE

- 1. INSPECT WITHIN 24 HOURS OF A STORM EVENT OF 0.5" OF RAINFALL OR GREATER AND AT LEASE ONCE EVERY SEVEN CALENDAR DAYS.
- REMOVE BUILT—UP SEDIMENT AND REPAIR/REPLACE THE SILT FENCE AS NEEDED.
  SILT FENCES WILL BE PERIODICALLY INSPECTED AND AFTER EACH STORM EVENT TO ENSURE IT IS FUNCTIONING PROPERLY AND TO MAKE ANY REPAIRS IF NECESSARY. DEPOSITED SEDIMENTS WILL BE REMOVED WHEN IT REACHES HALF THE HEIGHT OF THE FENCE OR IS CAUSING THE FENCE TO BULGE.

Silt Fence (Silt Saver SS-700)

PERMANENT SEEDING

PERMANENTLY SEED ALL FINAL GRADE AREAS (E.G. LANDSCAPE BERMS, DRAINAGE SWALES, EROSION CONTROL STRUCTURES, ETC.) AS EACH IS COMPLETED AND ALL AREAS WHERE ADDITIONAL WORK IS NOT SCHEDULED FOR A PERIOD OF MORE THAN A YEAR.

<u>E PREPARATION</u>
THESE INSTALLATION PRACTICES ARE NEEDED TO CONTROL EROSION, SEDIMENTATION, AND WATER

- RUNOFF, SUCH AS TEMPORARY

  2. GRADE THE SITE AS SPECIFIED IN THE CONSTRUCTION PLAN AND FILL IN DEPRESSIONS THAT CAN
- COLLECT WATER.

  3. ADD TOPSOIL TO ACHIEVE NEEDED DEPTH FOR ESTABLISHMENT OF VEGETATION.

SEEDBED PREPARATION

1 FERTILIZE AS REQUIR

2. TILL THE SOIL TO OBTAIN A UNIFORM SEEDBED, WORKING THE FERTILIZER INTO THE SOIL 2-4 IN. DEEP WITH A DISK OR RAKE OPERATED ACROSS THE SLOPE.

OPTIMUM SEEDING DATES ARE MARCH 1-MAY 10 AND AUGUST 10-SEPTEMBER 30. PERMANENT SEEDING DONE BETWEEN MAY 10 AND AUGUST 10 MAY NEED TO BE IRRIGATED. AS AN ALTERNATIVE, USE TEMPORARY SEEDING UNTIL THE PREFERRED DATE FOR PERMANENT SEEDING.

- 1. SELECT A SEEDING MIXTURE AND RATE FROM THE TABLE AND PLANT AT DEPTH AND ON DATES SHOWN.
  2. APPLY SEED UNIFORMLY WITH A DRILL OR CULTIPACKER—SEEDER OR BY BROADCASTING, AND COVER TO THE DEPTH SHOWN.
- IF DRILLING OR BROADCASTING, FIRM THE SEEDBED WITH A ROLLER OR CULTIPACKER.
   MULCH SEEDED AREAS. USE EROSION CONTROL BLANKETS ON SLOPING AREAS. IF SEEDING IS DONE WITH A HYDROSEEDER, FERTILIZER AND MULCH CAN BE APPLIED WITH THE SEED IN A SLURRY MIXTURE.

#### MAINTENANCE INSPECT DEPIONICALLY

 INSPECT PERIODICALLY AFTER PLANTING TO SEE THAT VEGETATIVE STANDS ARE ADEQUATELY ESTABLISHED, RE-SEED
 CHECK FOR EROSION DAMAGE AFTER STORM EVENTS AND REPAIR, RESEED AND MULCH IF NECESSARY.

#### PERMANENT SEEDING RECOMMENDA

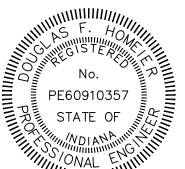
THIS TABLE PROVIDES SEVERAL SEEDING OPTIONS. ADDITIONAL SEED SPECIES AND MIXTURES ARE AVAILABLE COMMERCIALLY. WHEN SELECTING A MIXTURE, CONSIDER SITE CONDITIONS, INCLUDING SOIL PROPERTIES (E.G., SOIL PH AND DRAINAGE), SLOPE ASPECT AND THE TOLERANCE OF EACH SPECIES TO SHADE AND DROUGHT.

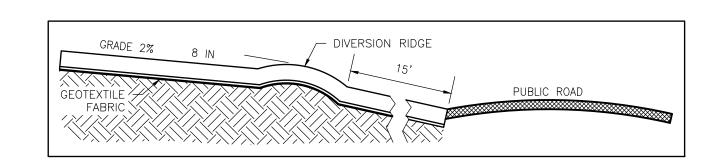
SEED SPECIES AND MIXTURES OPEN AND DISTURBED AREAS (RE	RATE/ACRE MAINING IDLE FOR MOI	OPTIMUM SOIL PH RE THAN ONE YEAR)
PERENNIAL RYEGRASS	35 TO 50 LBS	5.6 TO 7.0
+WHITE OR LADINO COVER KENTUCKY BLUEGRASS +SMOOTH BROMEGRASS	1 TO 2 LBS 20 LBS 10 LBS	5.5 TO 7.5
+SWITCHGRASS	3 LBS	
+TIMOTHY	4 LBS	
+PERENNIAL RYEGRASS	10 LBS	

## Permanent Seeding Recommendations



+WHITE OR LADINO CLOVER 1 TO 2 LBS





MATERIAL: 2-3 IN. WASHED STONE (I.N.D.O.T. CA NO. 2) OVER STABLE FOUNDATION THICKNESS: 6 IN. MINIMUM

WIDTH: 12 FT. MINIMUM OR FULL WIDTH OF ENTRANCE/EXIT ROADWAY (WHICHEVER IS GREATER)
LENGTH: 50 FT. MINIMUM (THE LENGTH CAN BE SHORTER FOR SMALL SITES SUCH AS INDIVIDUAL HOMES
WASHING FACILITY (OPTIONAL): LEVEL AREA WITH 3 IN. WASHED STONE MINIMUM OR A COMMERCIAL
RACK, AND WASTE WATER DIVERTED TO A SEDIMENT TRAP OR BASIN
(PRACTICE 3.72)

GEOTEXTILE FABRIC UNDERLINER: MAY BE USED UNDER WET CONDITIONS OR FOR SOILS WITHIN A HIGH SEASONAL WATER TABLE TO PROVIDE GREATER BEARING STRENGTH

### INSTALLATION

- AVOID LOCATING ON STEEP SLOPES OR AT CURBS IN PUBLIC ROADS
   REMOVE ALL VEGETATION AND OTHER OBJECTIONABLE MATERIAL FROM THE FOUNDATION AREA, AND GRADE AND CROWN FOR POSITIVE DRAINAGE.
- 3. IF SLOPE TOWARDS THE ROAD EXCEEDS 2%, CONSTRUCT A 6-8 IN. HIGH WATER BAR (RIDGE) WITH 3:1 SIDE SLOPES ACROSS THE FOUNDATION ARE ABOUT 15 FT. FROM THE ENTRANCE TO DIVERT RUNOFF AWAY FROM THE ROAD (PRACTICE 3.24) SEE EXHIBIT.
- 4. INSTALL PIPE UNDER THE PAD IF NEEDED TO MAINTAIN PROPER PUBLIC ROAD DRAINAGE 5. IF WET CONDITIONS ARE ANTICIPATED, PLACE GEOTEXTILE FABRIC ON THE GRADED FOUNDATION TO
- IMPROVE STABILITY

  6. PLACE STONE TO DIMENSIONS AND GRADE SHOWN IN THE EROSION/SEDIMENT CONTROL PLAN, LEAVING THE SURFACE SMOOTH AND SLOPED FOR DRAINAGE
- THE SURFACE SMOOTH AND SLOPED FOR DRAINAGE

  7. DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE STONE PAD TO A SEDIMENT TRAP OR BASIN

### INTENANCE

- 1. INSPECT ENTRANCE PAD AND SEDIMENT DISPOSAL AREA WEEKLY AND AFTER STORM EVENTS OR HEAVY USE
- RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL
   TOPDRESS WITH CLEAN STONE AS NEEDED
- TOPDRESS WITH CLEAN STONE AS NEEDED
   IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC ROADS BY BRUSHING OR SWEEPING. FLUSHING SHOULD ONLY BE USED IF THE WATER IS CONVEYED INTO A SEDIMENT TRAP OR
- 5. REPAIR ANY BROKEN ROAD PAVEMENT IMMEDIATELY

## Temporary Construction Entrance (Gravel)

NOT TO SCALE

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NO. DATE REVISED PER CLIENT AND CITY OF VALPARAISO

aPorte Center Subdivision — Lots 2 & 3 John Howell Drive, Valparaiso, Indiana 4638

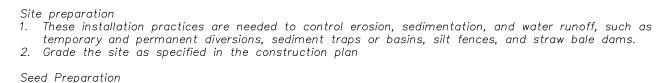
DESIGNED DRAWN
DFH KMC

PROJECT NO.
F0035-5-17-00201

DATE

08/04/2017 SHEET NO.

CF



1. Fertilize as required

2. Work the fertilizer into the soil 2-4 in. deep with a disk or rake operated across the slope

- Select a seeding mixture and rate from the table and plant at depth and on dates shown 2. Apply seed uniformly with a drill or cultipacker seeder or by broadcasting, and cover to the depth
- 3. If drilling or broadcasting, firm the seedbed with a roller or cultipacker 4. Mulch seeded areas to increase seeding success

5. Disturbed areas left inactive for more than 14 days should be temporary seeded.

- 1. Inspect periodically after planting to see that vegetative stands are adequately established, re-seed if
- 2. Check for erosion damage after storm events and repair, re-seed and mulch if necessary
- 3. Topdress fall seeded wheat or rye seeding with 50lbs./acre of nitrogen in February or March if

Temporary Seeding Recommendations

<u>Seed Species*</u>	Rate/Acre	Planting Depth	<u> Optimum Dates**</u>
Wheat or Rye	150 lbs	1" to 1-1/2"	9/15 to 10/30
Spring Oats	100 lbs	1"	3/1 to 4/15
Annual Ryegrass	40 lbs	1/4"	3/1 to 5/1
			8/1 to 9/1
German Millet	40 lbs	1" to 2"	5/1 to 6/1
Sudangrass	35 lbs	1" to 2"	5/1 to 7/30

\* Perennial species may be used as temporary cover, especially if the area to be seeded will remain

\*\* Seeding done outside the optimum dates increases the chance of seeding failure

## Temporary Seeding Recommendations

- DETERMINE DEPTH AND SUITABILITY OF TOPSOIL AT THE SITE PRIOR TO STRIPPING TOPSOIL, INSTALL ANY SITE-SPECIFIC DOWNSLOPE PRACTICES NEEDED TO
- 3. REMOVE THE SOIL MATERIAL NO DEEPER THAN WHAT THE COUNTY SOIL SURVEY DESCRIBES AS
- "SURFACE SOIL" (I.E., A OR AP HORIZON)
- 4. STOCKPILE THE MATERIAL IN ACCESSIBLE LOCATIONS THAT NEITHER INTERFERE WITH OTHER CONSTRUCTION ACTIVITIES NOR BLOCK NATURAL DRAINAGE; AND INSTALL SILT FENCES, STRAW BALES, OR OTHER BARRIERS TO TRAP SEDIMENT. (SEVERAL SMALLER PILES AROUND THE CONSTRUCTION SITE ARE USUALLY MORE EFFICIENT AND EASIER TO CONTAIN THAN ONE LARGE PILE.)
- 5. IF SOIL IS STOCKPILED FOR MORE THAN 6 MONTHS, IT SHOULD BE TEMPORARILY SEEDED OR COVERED WITH A TARP OR SURROUNDED BY A SEDIMENT BARRIER

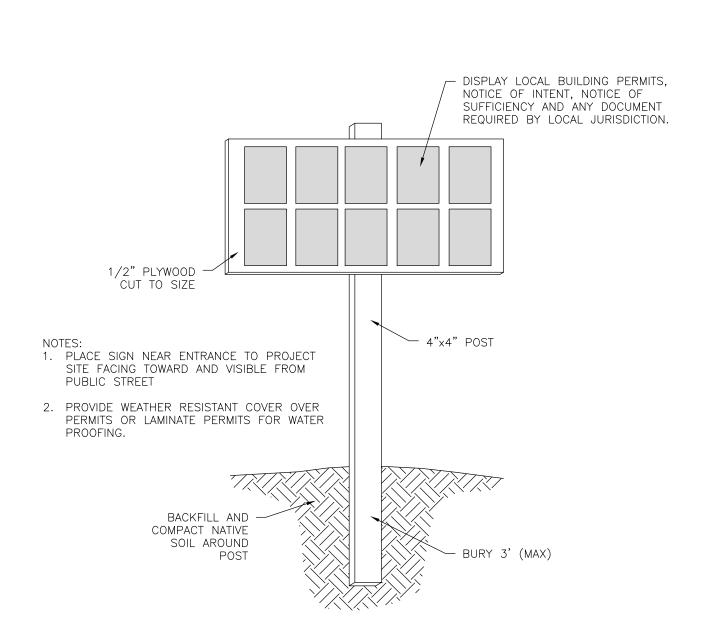
PRIOR TO APPLYING TOPSOIL, GRADE THE SUBSOIL AND ROUGHEN THE TOP 3-4 IN. BY DISKING. THIS HELPS THE TOPSOIL BOND WITH THE SUBSOIL

- 2. DO NOT APPLY THE TOPSOIL WITH THE SITE IS WET, MUDDY OR FROZEN, BECAUSE IT MAKES SPREADING DIFFICULT, INHIBITS BONDING, AND CAN CAUSE COMPACTION PROBLEMS
- 3. APPLY TOPSOIL EVENLY TO A DEPTH OF AT LEAST 4 IN (8-12 IN. IF THE UNDERLYING MATERIAL IS BEDROCK, LOOSE SAND, ROCK FRAGMENTS, GRAVEL OR OTHER UNSUITABLE SOIL MATERIAL) COMPACT
- SLIGHTLY TO IMPROVE CONTACT WITH THE SUBSOIL

  4. AFTER SPREADING, GRADE AND STABILIZE

INSPECT NEWLY TOPSOILED AREAS FREQUENTLY UNTIL VEGETATION IS ESTABLISHED REPAIR ERODED OR DAMAGED AREAS AS REPLANT

## Topsoil (Salvage & Utilization)



## Permit Posting Detail

REMOVE EXISTING PAVEMENT TO NEAT LINE MAX. 1 FERTILIZER, SEEDING AND STRAW REQUIRED IN FROM TRENCH (SAW-CUT) COMPLIANCE WITH INDOT SPECIFICATION 621.05 5 EXISTING GRADE PAVEMENT MATCH EXISTING BASE AND PAVEMENT OR AS SPECIFIED AGGREGATE INITIAL BACKFILI INDOT #8 INDOT #8 COARSE AGGREGATE COARSE AGGREGATE BEDDING/HAUNCHIN BEDDING/HAUNCHIN 1 INDOT #8 INDOT #8 ♥ COARSE AGGREGATE COARSE AGGREGATE ! UN- UN-UN- | UN-SHEETED SHEETED SHEETED SHEETED TRENCH TRENCH TRENCH TRENCH 1. COST OF TRENCH SUPPORT SHALL BE INCLUDED **Grass Areas** IN THE COST OF PIPE. Paved Areas 2. OPEN-CUT TRENCHES SHALL BE SHEETED AND

## Typical Pipe Bedding

Pipe outlet to

well-defined channel

1. APRON LINING MAY BE RIPRAP, GROUTED RIPRAP, CONCRETE BLOCK OR CONCRETE

. L IS THE LENGTH OF THE RIPRAP APRON

4. D IS THE THICKNESS OF THE PROTECTION. 5. W IS THE WIDTH OF THE PROTECTION AT

MANHOLE FRAME AND — LID: NEENAH R—1760—A WITH PICK HOLES

4'-0" I.D. UNLESS NOTED

1. MANHOLE SHALL CONFORM TO ASTM C-478
2. BACKFILL WITH COMPACTED STRUCTURAL FILL IN PAVED AREAS

Storm Sewer Standard Manhole

THE UPSTREAM END.

PRECAST CONCRETE

LEVELING RINGS

WITH BITUMINOUS

MASTIC SEALANT

(CONSEAL CS-202)

5" MIN FOR

INDOT #53 COMPACTED SUBGRADE

(6" MINIMUM)

**Energy Dissipater** 

BRACED AS REQUIRED BY OSHA (29CFR 1926/1910) AND AS NECESSARY TO PROTECT LIFE, PROPÉRTY AND THE WORK.

Pipe outlet to flat area

with no defined channel

NOT TO SCALE

W 2'-0" 2'-6" 3'-0" 4'-0"

L 6'-0" 7'-6" 9'-0" 12'-0"

PRECAST CONCRETE TAPER

TONGUE AND GROOVE JOINT WITH MASTIC, BUTYL ROPE OR GASKET

MANHOLE TO PIPE

CONNECTION TO BE

OR APPROVED EQUAL

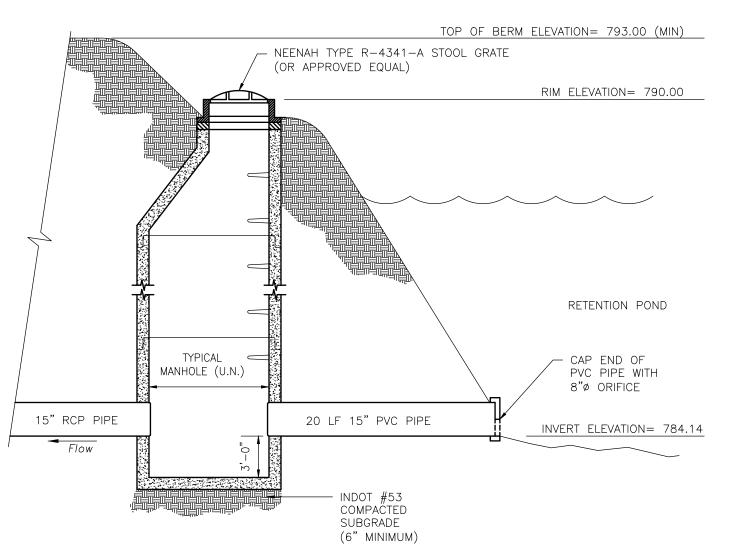
GROUTED OR RESILIENT RUBBER PER ASTM C-923

PER ASTM C-443

SECTION PER ASTM C-478

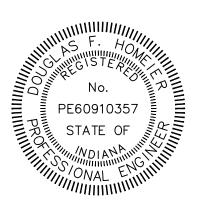
(FLAT TOP MAY BE USED WHEN

COVER RESTRAINTS DICTATE USE)

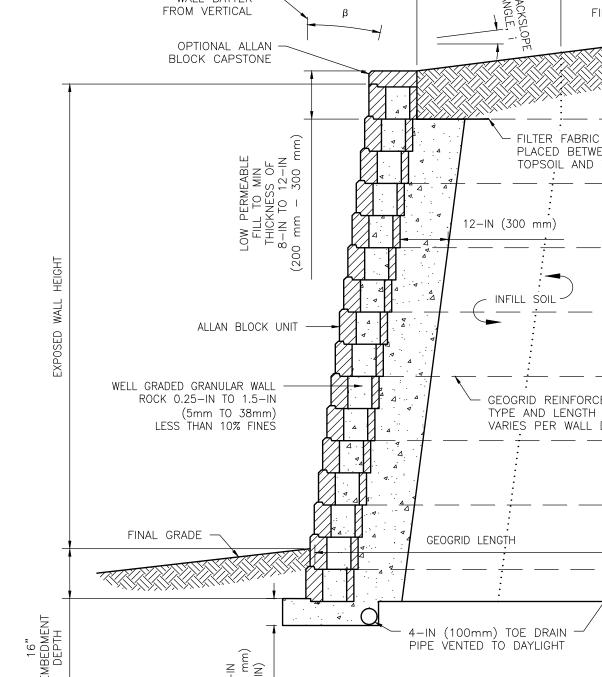


Typical Drainage Structure

Dougler & Homery



3-FT (1m) CONSOLIDATION



COMPACTION ZONE (TO BACK OF CUT) ZONE ALLAN BLOCK -WALL BATTER PLACED BETWEEN EXTENDED LENGTH TOPSOIL AND WALL ROCK MAY BE REQUIRED DUE TO SITE OR SEISMIC CONDITIONS - RETAINED SOIL -GEOGRID REINFORCEMENT TYPE AND LENGTH VARIES PER WALL DESIGN

Allen Block Retaining Wall

C6.0

Subdivision

Center

LaPorte

DESIGNED DFH

PROJECT NO. F0035-5-17-00201

> 08/04/2017 SHEET NO.

Ŏ

KMC

NOT TO SCALE

FOR THE

#### HAWTHORNE NORTH SUBDIVISION

PREPARED BY:

CITY OF VALPARAISO ENGINEERING DEPARTMENT 166 LINCOLNWAY VALPARAISO, IN 46383

> 219-462-1161 Last Revision January 2017

These specifications are intended to cover the basic construction materials and procedures required by the City of Valparaiso for most public and certain private infrastructure improvements in residential, and commercial developments. They are to be supplemented by SPECIAL CONDITIONS from both the City and the developer's engineer, which would cover the construction of the components unique to this development. For questions please call the office of the City Engineer at the telephone number listed above.

THESE SPECIFICATIONS ARE A PART OF THE APPROVED PROJECT DOCUMENTS THAT MUST BE ON THE PROJECT SITE DURING CONSTRUCTION. ALL "PUBLIC" CONSTRUCTION MUST CONFORM TO THE REQUIREMENTS OF THESE SPECIFICATIONS. GENERAL PROVISIONS

A.General Reference to the "Standard Specifications" shall mean the latest edition of the Indiana Department of Transportation Standard Specifications. Reference herein to any specific section in the Standard Specifications shall automatically include reference to any other sections or sub-sections specified in that section. Reference to the "Standards" shall mean the City of Valparaiso's Standards for Municipal Improvements as periodically amended.

Reference to CITY shall mean the City of Valparaiso, acting through its boards or commissions. Reference to UTILITY shall mean the Valparaiso City Utilities, acting through its Sewer Division. Reference to ENGINEER shall mean any authorized representative of the City of Valparaiso's Engineering Department, Project Management Office or Public Works (Street) Department. Reference to SUPERINTENDENT shall mean the UTILITY'S Sewer Division Superintendent or his authorized representative.

B.Scope of Work The work included in this project consists of the construction of street curb and gutter and pavements; sanitary sewers, appurtenances and services; storm sewers and appurtenances; storm water detention ponds and drainage swales; sidewalks; miscellaneous earthwork and grading associated with the above items; and erosion prevention and sediment control made necessary by the construction of the above items.

C. Traffic CONTRACTOR must make provisions for safe access to the construction site at all times, and must submit to the City of Valparaiso Street Superintendent a construction traffic plan and a traffic control plan for affected streets.

Warning signage per the requirements of the Standard Specifications and/or IOSHA shall be erected and maintained by the CONTRACTOR.

D. Utility Coordination CONTRACTOR shall coordinate work with all utilities involved and shall facilitate their construction efforts as necessary.

E. Scheduling Inspections At least 48 hours prior to beginning construction on any project the CONTRACTOR shall notify the office of the City Engineer at 219-462-1161. For other specific inspection requirements, see the appropriate section of these specifications.

F. Materials Certifications CONTRACTOR shall provide, when requested by the ENGINEER, certifications from materials suppliers that the materials or mixes meet the requirements of these specifications. Any material that does not meet the requirements shall be removed and replaced. G.Final Payment to the CONTRACTOR shall not be made beyond 85% of the contract price until the City officially accepts all improvements.

#### SEDIMENT CONTROL

A.General The erosion prevention - sediment control plan prepared for this development is specific to the anticipated approach to the construction of this project. While the plan elements may have to be revised in order to fit the specific conditions encountered during the project, no deviation from the plan is permitted without the express permission of the ENGINEER. The importance of complying with the provisions and intent of the erosion control plan cannot be overstated. In any event, the CONTRACTOR shall meet the requirements of the Erosion Control Ordinance of the City of Valparaiso, which is hereby established as the minimum standard for this project.

B.Stabilize Disturbed Areas All areas disturbed by construction of this project shall be stabilized as quickly as possible after the disturbance. Temporary seeding shall be used on areas that will remain exposed for 21 days or longer. Special measures shall be taken as required to stabilize the exposed areas before the cessation of construction operations for the winter.

C. Inlet Protection Protection shall be provided around inlets to block the entrance of sediment until the site is stabilized.

D.Silt Fence In general, silt fence shall be erected behind the curb back immediately upon completion of the curb construction. It is required at any location where the parkway or lots drain towards the street. It shall be maintained until a dense stand of grass is established on the disturbed areas that drain to the street.

Silt fence shall also be erected at any location where disturbed soil slopes toward an adjacent property, drainage course or other sensitive area.

Silt fence may also be required at other localized areas to control specific erosion problems as directed by the ENGINEER.

Silt fence shall be erected per the detail on the plans, using sturdy wood stakes/supports and with the bottom edge of the fabric securely bedded/anchored in the soil by trenching.

The CONTRACTOR shall maintain silt fence on a regular basis.

E. Stone Drives A stone drive entrance shall be constructed at the location(s) shown on the plans. Stone shall be a minimum thickness of 10" and shall consist of 2" to 3" slag or stone. Minimum length of the entrance is 50'

F. Cleaning Equipment All vehicles leaving the site shall be cleaned of dirt clods that might be tracked onto the street pavement.

G.Cleaning Street As required, and/or as directed by the ENGINEER, the CONTRACTOR shall clean the existing street pavement adjacent to the site to remove any accumulated dirt or debris.

### ROADWAYS

with a loaded truck.

A.General Reference to ENGINEER shall mean any authorized representative of the City Engineer's Office and/or the City's Public Works (Street) Department.

B.Scheduling Inspections In addition to the periodic inspections required during the course of the project specific inspections shall be made by the Public Works Director, or his authorized representative, at the following times during construction:

- 1. Subgrade prior to placement of geogrid and aggregate base.
- 2. Compacted aggregate base prior to placement of bituminous binder course.
- 3. Bituminous binder prior to placement of bituminous surface course.
- 4. Prior to pouring concrete on all ADA ramps 5. Final inspection for acceptance of roads and streets.

C.Earthwork The excavation and fills for the roadway, intersections, and entrances shall be finished to reasonably smooth and uniform surfaces. All spongy and/or yielding material, which will not readily compact, shall be removed to a depth specified by the ENGINEER. The roadway shall be kept well drained at all times. Materials removed as a part of the excavation that are not suitable for use elsewhere on the project shall be removed from the site and disposed of in an acceptable legal manner.

D.Materials Materials used in the construction of fill areas shall meet the requirements for "B borrow" in the Standard Specifications, and shall be approved by the ENGINEER for use on the project. The material shall be maintained at the proper moisture content to allow the required compaction. All fill material under pavements shall be compacted to at least

100% of its maximum dry density. E. Subgrade All subgrade material shall be shaped to within 1/2 inch of the true cross section and compacted to at least 100% of its maximum dry density for the full width of the roadway including the curb and gutter. In lieu of performing density tests on the subgrade, the ENGINEER may verify the adequacy of the subgrade preparation by proof-rolling same

F. Base Course (Coarse Aggregate) The base course shall be constructed within 24 hours after the approval of the subgrade and shall be constructed to the depth(s) shown on the plans. No base course material shall be placed on wet or frozen subgrade. The base course shall be placed over Tensar TX-5, BX-1200, or approved Punched and Drawn equivalent

Base course material shall be crushed limestone, or leachate tested and approved Air Cooled Blast Furnace Slag from an INDOT approved source, conforming to Indiana No.53 in the INDOT Standard Specifications. If slag is to be utilized, send the ENGINEER information on the material/source before it's delivered and installed to avoid any issues after the fact.

The material may be either type O or type P mix and shall be transported and spread with care to prevent segregation and loss of moisture. It shall be placed on the approved subgrade in uniform layers not exceeding four (4) inches in thickness and thoroughly compacted to not less than 100% of the maximum dry density as determined by Method C of AASHTO T 99, as modified in the Standard Specifications.

On local streets the compacted aggregate base course thickness shall not be less than 10 inches. On collector streets the thickness shall not be less than 12 inches. On arterial streets the thickness shall be as determined by the Board of Public Works and Safety.

The finished surface of the base course shall not deviate more than 1/2 inch from the specified cross section. The finished cross section shall be checked using a string line stretched across the tops of the curb.

Coarse aggregate base courses shall conform to the requirements of Sections 303 and 904 (Class A, B, C or D) in the Standard Specifications.

G.Tack Coat Immediately prior to the placement of the surface course an asphalt emulsion tack (AET) coat is required to be applied to the binder or any existing pavement surface intended to receive that surface course.

H. Widened or Improved Pavements When an existing pavement is widened to meet the pavement widths set by the standards or by the approved plans, the existing pavement shall be milled to the centerline (crown). The surface course for the

widened pavement shall then be placed over the new binder and existing milled pavement from the edge of the gutter or pavement to said centerline (crown). The intent is to provide a smooth, uniform, finished surface for the widened half street pavement. Note that wedging of any rutted areas in the existing pavement may be required before the surface course is

I. Curb and Gutter All curb and gutter shall be constructed of Portland Cement Concrete, shall be the "stand up" (vertical) configuration and shall conform to the lines and grades shown on the plans. In general the materials and methods shall meet the requirements of Section 605 in the Standard Specifications.

The water cement ratio shall not be greater than 0.532 (lb/lb) (6.0 gallons per 94 lb. sack of cement). Each cubic yard of concrete shall contain a minimum of six (6) sacks of cement (94 lbs. per sack) and shall have a seven (7) day compressive strength of 3,000 psi and a 28-day compressive strength of 4,000 psi. The air content of the concrete mix shall be not less than 5% nor greater than 8% by volume.

For machine placed concrete the slump shall be not less than 1 1/4 inches or more than 3 inches. For hand placed concrete the slump shall not be less than 2 inches nor greater than 4

Consolidation of the mix placed in forms shall be by vibration or other acceptable methods. The finished concrete shall have a broomed finish transverse to the line of the curb.

Weakened plane joints shall be made transverse to the line of the curb at 10-foot intervals. The joints shall be made by saw cutting the surface of the concrete to a depth of not less than one (1) inch after the mix has cured enough to properly receive the joint, or with the use of metal separator plates. Tooled joints are acceptable only with the approval of the ENGINEER. Expansion joints, using 1/4 inch (min.) preformed material, shall be placed at the beginning and end of curb returns, and on each side of curb inlet structures.

Concrete shall be protected against loss of moisture, rapid temperature change, and mechanical injury for at least 96 hours after placement. Curing shall be accomplished by using a spray-on white liquid membrane compound or by covering the concrete with moistened burlap or waterproof blankets per the Standard Specifications.

Unless authorized in writing by the ENGINEER, mixing and concreting operations shall be discontinued when a descending air temperature, away from artificial heat, reaches 400 F and not resumed until an ascending air temperature, away from artificial heat, reaches 350 F. When it is permitted to place concrete at or below 350 F, or whenever it is determined that temperature might fall below 350F within the curing period, the water, aggregates, or both shall be heated prior to their placement in the mixer and suitable protection provided for the placed material. Cold weather concreting shall conform to the requirements of sub-section 501.10 in the Standard Specifications. The addition of salt or any anti-freeze to the mix shall not be allowed.

As soon as practical after the initial set of the concrete soil shall be carefully banked and lightly compacted against the back side of the curb so as to provide full lateral support to the

J. Bituminous Pavement Bituminous pavement shall conform to the widths and depths shown on the plans. The construction of the pavement and the materials shall conform to the requirements of Standard Specifications Section 402 for Hot Mix Asphalt (HMA) pavement. The composition limits for the binder course shall be mixture No. 8, and for the surface course shall be mixture No. 11. No cut back asphalts shall be allowed in any bituminous mixture.

All materials used in any pavement that will become the responsibility of the City to maintain shall only be obtained from INDOT approved/certified sources.

No bituminous mixture shall be placed on any aggregate base when the base is wet or when the temperature of the base is 320 F or below. Bituminous courses less than two (2) inches in thickness shall not be placed when the ambient temperature or the surface on which it is to be placed is 450 F or below.

All rolling and compaction shall be completed before the temperature of an HAC mix drops below 1800 F or that of an HAE mix drops below 1450 F. No vehicular traffic of any kind shall be on any lift of pavement until the mixture has hardened sufficiently so that it is not distorted or deformed. The finished surface of the pavement shall not vary more than 1/4 inch when checked with a 10-foot straight edge.

On local streets the compacted finished thickness of bituminous pavement shall not be less than 2 ½ inches of binder and 1 ½ inches of surface. On collector streets the thickness shall not be less than 3 inches of binder and 1 ½ inches of surface. On arterial streets the bituminous pavement thickness shall be as determined by the Board of Public Works and Safety.

In order to satisfy the requirements for acceptance, Developer is required to submit testing and sampling reports in conformance with INDOT's minimum schedule of testing and frequency for road construction as detailed in its "Manual for Frequency of Sampling and Testing and Basis for Use of Materials" and required by its Department Standard Specifications, Section 106.02.

SANITARY SEWERS (GRAVITY)

A.General Construction Requirements The following specifications and requirements apply to all sanitary sewers and/or appurtenances whether they are to be public or private sewers. Construction of sanitary sewer mains and appurtenances shall conform to the requirements and standards of the CITY and/or UTILITY. CONTRACTOR shall meet those standards and/or as directed by the ENGINEER SUPERINTENDENT. The CONTRACTOR is responsible for being knowledgeable of those standards. A pre-construction meeting shall be held with the CITY, UTILITY and CONTRACTOR.

B.Scheduling Inspections At least 24 hours prior to beginning construction of the sewer main(s), manholes, or service extension or connection, or performing any of the required testing, the CONTRACTOR shall notify the office of the Sewer Division at 219-462-6174 so that the necessary inspections can be scheduled. Note that the Sewer Division is open from 7:00 AM to 3:00 PM, Monday through Friday. Any sewer or appurtenances constructed prior to the notice shall be removed and reconstructed and any testing performed shall be invalid. On the day a service extension is constructed and/or the building connection is made, CONTRACTOR shall notify the Sewer Department approximately an hour before the

C. Sanitary Sewers, Mains All sanitary sewers 6" to 15" shall be Polyvinyl Chloride (PVC) meeting the requirements of ASTM D3034 SDR 35 with joints meeting the requirements of ASTM D3212. All sanitary sewers 18" to 48" shall be Polyvinyl Chloride (PVC) meeting the requirements of ASTM F679 with gasketed joints. Sewers with depths greater than 15 feet shall be SDR 26. Sewer mains shall be the size as shown on the plans with the minimum permissible size 8-inch diameter. The minimum permissible slope shall be that required by the "10 States Standards" for the particular diameter pipe.

Joints shall be designed such that there is minimal separation or gap between the taper of the bell and the spigot end of the pipe inserted in the bell. Nominal allowable gap shall be 3/8 inch. Any gap greater than this shall be cause for rejection of the installation.

D.Sanitary Sewer Services and Extensions All service lines and extensions shall be 6" diameter and shall meet the specifications spelled out for mains (above). The services shall be connected to the main with appropriately sized service wye fittings. The wye shall be positioned so that the service line enters the main in the upper quadrant of the main pipe. No service connections shall be made into manholes unless permitted by the UTILITY Manager.

Service lines and extensions shall be constructed at a slope not less than 1/8 inch per foot (1.0%). The service lines shall be constructed to the edge of the easement, the right-of-way line or the rear of the utility easement adjacent to the right-of-way line.

If the service lines are to be extended to the building at a later date then the ends of the service lines shall be tightly capped and marked with a 2" x 4" that extends above the existing grade by at least 24". The 2" x 4" shall be painted fluorescent green, and the G.P.S. location recorded. The service lines shall be included in the sanitary system when it is air tested.

H.Excavation All excavation for all sewers and/or appurtenances shall be true to the line and grade shown on the plans. Excavations shall be kept dry and free from wet, sloppy conditions during the construction process. Any excavation made below the design grade shall be brought back to grade by backfilling with Class II material as specified in ASTM D 2321 and compacting in 6" maximum lifts to 100% maximum density

I. Sewer Installation Pipe shall be installed per the requirements of ASTM D 2321 and the following: Pipe shall be inspected for damage prior to installation. No damaged materials shall be used in the construction of the system. Pipe shall be laid only in dry, stable trench bottoms and bedded according to the details on the plans. Pipe sections shall be fully joined utilizing the joint materials, lubricants, etc. as required for the particular type of pipe being used. Any pipe sections laid with a separation between the spigot end and the taper of the bell greater than 1/2 inch shall be taken up and re-laid at the CONTRACTOR'S expense.

All sewer pipe shall be laid and joined on a uniform, true alignment and grade by using a pipe mounted (interior) laser and target set to the proper alignment and slope. Prior to installing any pipe the alignment and slope shall be verified with the use of an engineer's level so as to meet the profile shown on the plans. After the pipe has been laid and the trench backfilled, the pipe shall show a full circle of light when lighted at one manhole and viewed from the next. Any pipe which is found to be out of alignment shall be taken up and re-laid at the

J. Pipe Bedding, Haunching and Initial Backfill (Herein combined as "Bedding")

All sewer pipe shall be bedded and backfilled with care so as to provide the necessary lateral support required for the structural integrity of the pipe. Bedding shall be carefully carried to at least 12" above the top of the sewer pipe before the trench itself is backfilled. Bedding material shall be Class III material (#8 limestone) as specified in ASTM D 2321. Bedding material shall be compacted in lifts not exceeding 6" to at least 100% of maximum dry density.

K.Trench Backfill Backfill of trenches and around structures located under proposed pavement or within 2 feet of the back of curb shall be backfilled with "B" borrow, as defined in the Standard Specifications, and compacted in 6" maximum lifts to at least 100% of maximum dry density.

L. Warning Tape A standard, non-degradable warning tape, labeled with the word "SEWER" or appropriate, shall be placed in the trench, centered over the sewer pipe and approximately 2' above the sewer pipe.

Manholes Manholes shall be constructed of reinforced concrete in accordance with ASTM C-478 and per the detail(s). They shall be constructed on the alignment and grade shown on the plans. Manholes greater than 5'(top of casting to invert) in depth shall utilize concentric cone sections above standard barrel sections. Manholes less than 5' in depth shall utilize standard barrel sections and flat top sections. Eccentric cone sections or openings are not permitted.

All joints in manholes, rings and castings shall be sealed with bituminous mastic.

Manholes shall have integral bottoms and shall utilize pipe boot connections except where otherwise permitted by the Engineer. Manholes with precast inverts shall be used with two coats of epoxy on the flow lines and bench.

Steps are not allowed in manholes

Manhole castings shall be brought to finished grade using appropriately sized concrete leveling rings. No more than 2 rings and/or 12 inches of leveling rings are permitted.

N.Manhole Castings Acceptable manhole castings are Neenah R-1712, R- 1712B, and/or R-1772C; or East Jordan 1037 Frame, East Jordan 1020 AGSSSW - gasketed cover with the word "SEWER" stamped on the cover.

O.Chimney Seals All new and existing sanitary manholes incorporated as a part of the work in this project shall have the top "chimney" portion of the structure sealed against groundwater infiltration/inflow. The seal shall run from the concrete cone section over the riser /leveling ring(s) to the casting. The seal shall be installed only after the casting is set to final grade. Seal system shall be "WrapidSeal" manhole encapsulation system by Canusa, The Woodlands, Texas, or approved equal. Installation shall be according to manufacturer's

shall be installed by the CONTRACTOR at no cost to the City. P. Cleanouts Cleanouts are required in service line extensions at the connection to the building sewer, at distances not to exceed 100 feet and at all bends dismeter.

Q. Testing All flexible sanitary sewer mains shall be tested for deflection by the CONTRACTOR, after the final backfill has been in place and dewater the government of the contract of the co

30 days. Deflection shall not be greater than 5.0% as determined by a go/no-go mandrel appropriately sized for the pipe in question. Prior to use all mandrels must be checked for

sizing by the Superintendent with a Utility proving ring. All pipe exceeding the 5% deflection shall be replaced at the CONTRACTOR'S expense.

Also, during the one-year warranty period for the sewers, if any manhole exhibits significant leakage from the joints in the chimney area of the structure an internal chimney seal

CONTRACTOR shall test all sanitary sewers for infiltration/exfiltration/leakage per the procedures available from the ENGINEER (low pressure air test). Infiltration shall not exceed 50 gpd per mile per inch of diameter of pipe being tested for each section of sewer run (manhole to manhole). If the infiltration/exfiltration exceeds the maximum allowable the CONTRACTOR shall make any repairs necessary to bring the sewer into compliance.

CONTRACTOR shall televise (video inspect) all sewer mains and furnish a copy of the DVD and the inspection log to the Sewer Division. The tape shall be such that it is playable on any standard television DVD unit. Any deficiencies revealed by the video inspection shall be repaired by the CONTRACTOR.

CONTRACTOR shall vacuum test all sanitary sewer manholes according to the procedures in ASTM C1244-93 "Std. Test Method for Conc. Sewer Manholes by Negative Air Pressure

All testing and televising shall only be done in the presence of the SUPERINTENDENT or his authorized representative.

CONTRACTOR shall furnish all labor, materials and equipment necessary to accomplish all tests and televising.

#### STORM SEWERS

A.Materials Storm sewers shall be Reinforced Concrete meeting the requirements of ASTM C76 (Class III) with gasketed joints meeting the requirements of ASTM

B. Excavation All excavation for all sewers and/or appurtenances shall be true to the line and grade shown on the plans. Excavations shall be kept dry and free from wet, sloppy conditions during the construction process. Any excavation made below the design grade shall be brought back to grade by backfilling with "B" borrow (as defined in the Standard Specifications) and compacting the material in lifts to at least 100% of the maximum dry density.

C.Installation Pipe shall be inspected for damage prior to installation. No damaged materials shall be used in the construction system. Pipe shall be laid only in dry, stable trench bottoms and bedded according to the details on the plans. Pipe sections shall be joined utilizing the joint materials, lubricants, etc. as required for the particular type of pipe being used. All sewer pipe shall be laid and joined on a uniform, true grade shown on the plans. After the pipe has been laid and the trench backfilled, the pipe shall show a full circle of light when lighted at one manhole and viewed from the next. Any pipe which is found to be out of alignment shall be taken up and re-laid at the CONTRACTOR'S cost.

D.Bedding All flexible sewer pipe shall be bedded with care so as to provide the necessary lateral support required for the structural integrity of the pipe. Bedding shall be carefully carried to at least 6" above the top of the sewer pipe before the trench itself is backfilled.

E. Backfill Backfill of trenches and around structures located under proposed pavement or within 2 feet of the back of the curb shall be backfilled with "B" borrow, compacted in lifts to at least 100% of maximum dry density.

F. Structures Manholes and drainage structures shall be constructed of reinforced concrete in accordance with ASTM C-478 and per the detail(s) on the plans. They shall be constructed on the alignment and grade shown on the plans. Drainage structures shall utilize concentric cones or flat top slabs with concentric openings. Eccentric cones or openings are

G.Inspection The storm sewer system shall be cleaned and televised (video inspected) along all manholes and mains.

#### RESTORATION

A.General All ground surfaces disturbed by the construction of this project shall be restored as soon as possible to a condition that will minimize the erosion from those areas.

B. Materials Materials used in the seeding restoration process shall conform to Sections 913.02, 913.03, 913.04 and 913.05 (a, c, d and e) in the Standard Specifications.

C. Seeding The areas to be seeded shall be made smooth and uniform and the seedbed shall be loosened to a minimum depth of 3 inches.

Fertilizer and agricultural limestone shall be spread uniformly over the areas to be seeded and then mixed into the soil with a disk harrow, tiller, and other approved equipment. Fertilizer shall be spread at 800 pounds per acre and limestone at 1,000 pounds per acre.

Seed may be drilled in or mixed with water but shall not be covered more than 1/2 inch. The mixture shall be sprayed over the areas to be seeded.

E. Maintenance The CONTRACTOR shall continue to maintain all seeded areas until a thick, even stand of grass has been established.

Mulched seeding shall be used in areas as indicated on the plans. Mulch material shall be approved by the ENGINEER and shall be appropriate for the specific location.

Agricultural limestone, fertilizer and mulching material shall be applied in accordance with Section 621.04 in the Standard Specifications.

D.Seed Mix Seed mixture shall be 50 pounds Alta Fescue or Kentucky 31 Fescue, 35 pounds perennial rye grass and 25 pounds Kentucky Bluegrass and shall be applied at the rate of 110 pounds per acre.

ACCEPTANCE OF IMPROVEMENTS

CONTRACTOR(S) shall be responsible for working with the CITY, UTILITY, and/or the appropriate departments of the City to obtain final acceptance of the municipal improvements constructed under this contract. Final payment should not be made until such final acceptance is obtained for the OWNER in writing.

#### GUARANTEE

By virtue of obtaining approval of these construction plans, CONTRACTOR/DEVELOPER/OWNER agree to guarantee all labor, materials, and workmanship for all improvements covered under this contract for a period of one year from the date of final acceptance of said improvements. An acceptable and approvable surety in the amount of 10% of the cost of the improvement(s) shall be provided the UTILITY and/or CITY before acceptance of the improvements is completed.

During the one-year guarantee period, should the CONTRACTOR/DEVELOPER/OWNER be advised by the ENGINEER or SUPERINTENDENT of any deficiency in the materials, workmanship, etc., the CONTRACTOR shall work with the appropriate agency to correct the deficiency or resolve the dispute.

### Valparaiso City Utilities 1251 Joliet Road Valparaiso, Indiana 46385

1. Contractor shall provide the VCU Sewer Department with legible as-builts on paper and disc form (AutoCAD and PDF) upon completion of said Project.

Water is our Most Valuable Natural Resource

- 2. Contractor shall provide the VCU Sewer Department with Global Positioning System (GPS) location information using State Plane Coordinate System (NAD 1983 State Plan Indian West) in Access or Excel format for sanitary manholes, sanitary mains, lift stations, force mains, storm manholes, storm mains, intakes/catch basins/inlets, retention/detention ponds, and in flow and out flow points.
- 3. Contractor shall provide the VCU Sewer Department with unit pricing according to structure type, size and depth for: sanitary manholes, sanitary mains, lift stations, force mains, storm manholes, storm mains, and intakes/catch basins/inlets.

4. contractor shall provide the VCU Sewer Department with unit pricing for HDPE mains, air release vaults, flushing stations, shut off valves, curve boxes and lids.

5. Contractor shall provide VCU Sewer Department with a recorded copy of any easement information that is tied to the project.

6. Contractor shall provide the VCU Sewer Department with any other special circumstances encountered during the construction such as dewatering, bad soil conditions, etc.

Visit our website at www.valparaisoutilities.org

### Water Reclamation Department

Wastewater Treatment Facility Phone: (219) 464-4973 Fax: (219) 548-7263 E-Mail: vwwtp@netnitco.net

Sewer Division Phone: (219) 464-2346 Fax: (219) 465-0275 E-Mail: valposewer@netniitco.net

PE60910357 STATE OF

DESIGNED DFH KMC PROJECT NO. F0035-5-17-0020

division q Ce 0 O

DATE 08/04/2017 SHEET NO.

## Drainage Narrative REVISION 1, dated 10-12-17

## Family Express Pond Relocation LaPorte Center Valparaiso, Porter County, IN

#### Introduction

Family Express currently owns two (2) parcels along John Howell Dr., Valparaiso, IN. The property currently consists of vacant land. The improvements will be relocating the detention pond from Lot 2 to Lot 3.

#### **Discussion of Hydrology and Runoff Rates**

- 1. The pond services the development which is approximately 9 acres.
- 2. As shown in the Porter County Soil Survey Site, soils consist of:
  - RIB Riddles Silt Loam (Soil Group B)
- 3. According to the Wetland Inventory Map from Indiana Maps, there are no wetlands within the property.
- 4. The site drains via existing storm sewer to the existing detention pond located at the northwest corner of the subdivision.
- 5. The ultimate receiving water is Lake Michigan.
- 6. For the new pond, the parcel was modeled as one drainage area. The total area draining to the pond is approximately 9 acres.
- 7. Storage and release rate are satisfactory per City of Valparaiso specifications.
- 8. Using Hydraflow Hydrographs Extension for AutoCAD Civil 3D by Autodesk, the site was modeled based on storing a 100-year storm event for the developed site and releasing the storm water based on a 0.50cfs/ac. Various times of concentration were modeled to determine the maximum pond level.

#### Summary

From Hydraflow hydrographs the worst case storm event was 3-hour. This created the maximum water height of 790.75.

Storm water storage was achieved utilizing a standard dry bottom pond. Based on the calculations provided by Hydraflow, the amount of storm water storage is 76,044 cubic feet. Based on Hydroflow's calculations, adequate storm water storage has been provided for the subdivision. Calculations show the overflow being used when the 1.07 acre off site area added to the subdivision watershed. These calculations are conservative since the east portion of the development on Lot 4 and Lot 5 actually drain to the swale along the SR 49 off ramp.



NEENAH, WISCONSIN PH 920.751.4200 MACHESNEY PARK, ILLINOIS PH 815.636.9590 VALPARAISO, INDIANA PH 219.462.7743 WWW.MCMGRP.COM PROJECT NO. SINA OUR OLUB BY PH PAGE 1 OF

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Hydrograph Summary Report

Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph description
1	SCS Runoff	29.49	2	26	117,891	######################################		:#######	100yr developed
2	Reservoir	5.924	2	104	117,885	1	789.51	65,595	Existing Pond
3	Reservoir	4.454	2	160	117,881	1	790.75	76,044	New Pond
4	SCS Runoff	37.33	2	26	118,503	BERTARA	seconds.	Accorde.	100yr/with offsite
5	Reservoir	6.949	2	110	118,494	4	791.24	84,908	New Pond (Total)
					×				
	2.								
	35-5-17 <b>-</b> 002	01h anu			Return P			Thursday,	

### **Hydrograph Report**

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Thursday, Oct 12, 2017

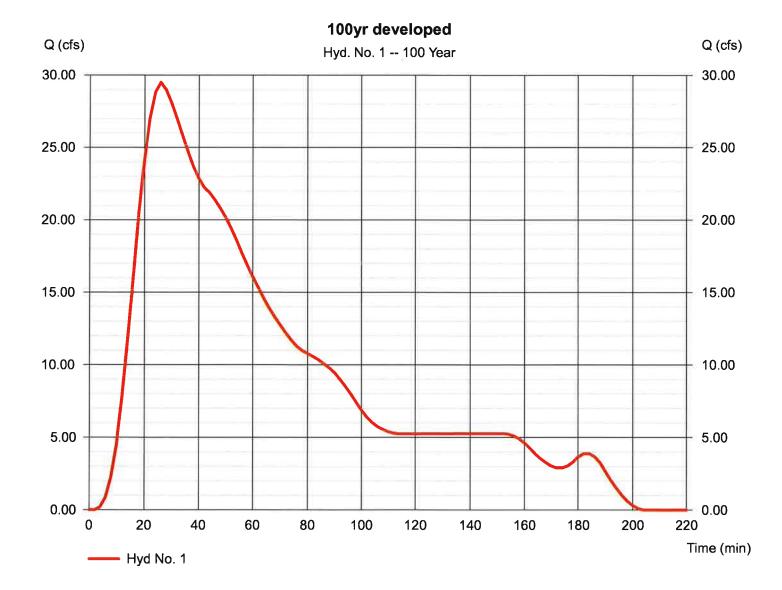
### Hyd. No. 1

100yr developed

Hydrograph type = SCS Runoff Storm frequency = 100 yrsTime interval = 2 min Drainage area = 9.100 acBasin Slope = 0.0 % Tc method = USER Total precip. = 4.56 inStorm duration = 3.00 hrs

Peak discharge = 29.49 cfs
Time to peak = 26 min
Hyd. volume = 117,891 cuft
Curve number = 92
Hydraulic length = 0 ft
Time of conc. (Tc) = 15.00 min

Distribution = Huff-1st Shape factor = 484



### **Precipitation Report**

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Thursday, Oct 12, 2017

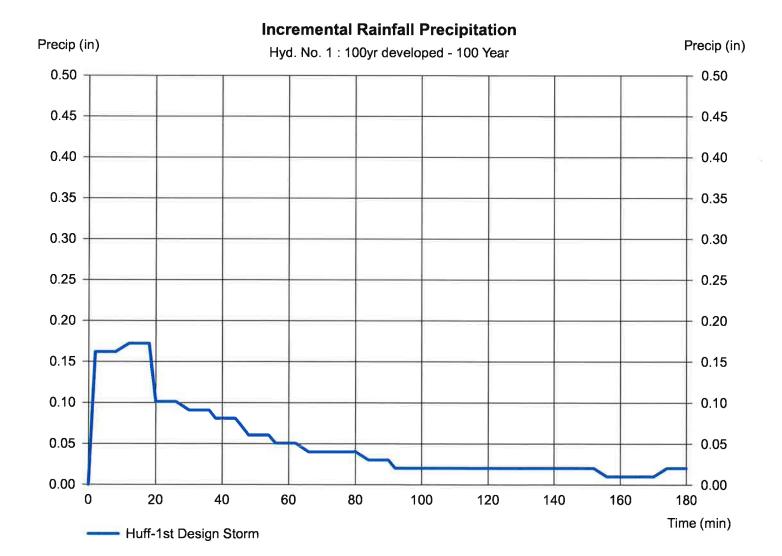
### Hyd. No. 1

100yr developed

Storm Frequency = 100 yrs Total precip. = 4.5600 in

Time interval = 2 min
Distribution = Huff-1st

Storm duration = 3.00 hrs



### **Hydrograph Report**

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Thursday, Oct 12, 2017

### Hyd. No. 2

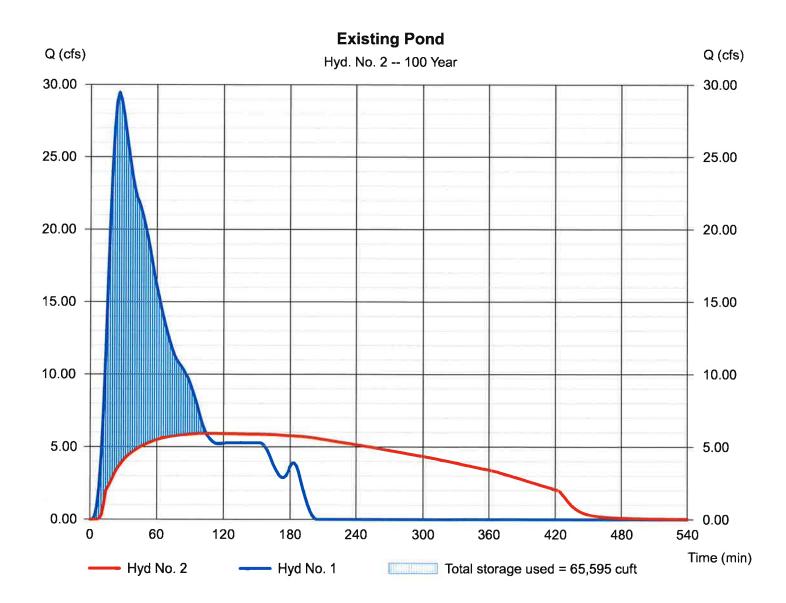
**Existing Pond** 

Hydrograph type = Reservoir Storm frequency = 100 yrs Time interval = 2 min

Inflow hyd. No. = 1 - 100yr developed Reservoir name = Existing Pond Peak discharge = 5.924 cfs
Time to peak = 104 min
Hyd. volume = 117,885 cuft
Max. Elevation = 789.51 ft

Max. Storage = 65,595 cuft

Storage Indication method used.



### **Pond Report**

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Thursday, Oct 12, 2017

#### Pond No. 1 - Existing Pond

#### **Pond Data**

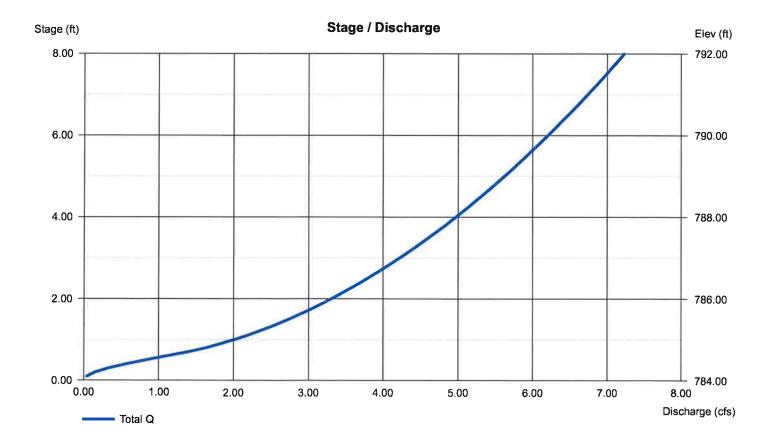
Contours - User-defined contour areas. Conic method used for volume calculation. Begining Elevation = 784.00 ft

#### Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	784.00	10	0	0
1.00	785.00	6,485	2,250	2,250
2.00	786.00	11,633	8,934	11,183
3.00	787.00	14,255	12,921	24,104
4.00	788.00	16,056	15,145	39 249
5.00	789.00	17,783	16,910	56,159
6.00	790.00	19,548	18,657	74,816
7.00	791.00	21,412	20,471	95,287
8.00	792.00	23,819	22,603	117,889

#### **Culvert / Orifice Structures Weir Structures** [A] [B] [C] [PrfRsr] [A] [B] [C] [D] = 10.00 0.00 0.00 0.00 Rise (in) 0.00 Crest Len (ft) = 0.000.00 0.00 Span (in) = 10.00 0.00 0.00 0.00 Crest El. (ft) = 0.000.00 0.00 0.00 = 1 No. Barrels 0 0 Weir Coeff. 0 = 3.333.33 3.33 3.33 Invert El. (ft) = 784.00 0.00 0.00 0.00 Weir Type Length (ft) = 0.000.00 0.00 0.00 Multi-Stage = No No No No = 0.000.00 Slope (%) 0.00 n/a = .013 N-Value .013 .013 n/a Orifice Coeff. = 0.60= 0.000 (by Wet area) 0.60 0.60 0.60 Exfil.(in/hr) = 0.00 Multi-Stage = n/aNo No TW Elev. (ft) No

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



### **Hydrograph Report**

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Thursday, Oct 12, 2017

= 76,044 cuft

### Hyd. No. 3

**New Pond** 

Hydrograph type = Reservoir Storm frequency = 100 yrs Time interval = 2 min

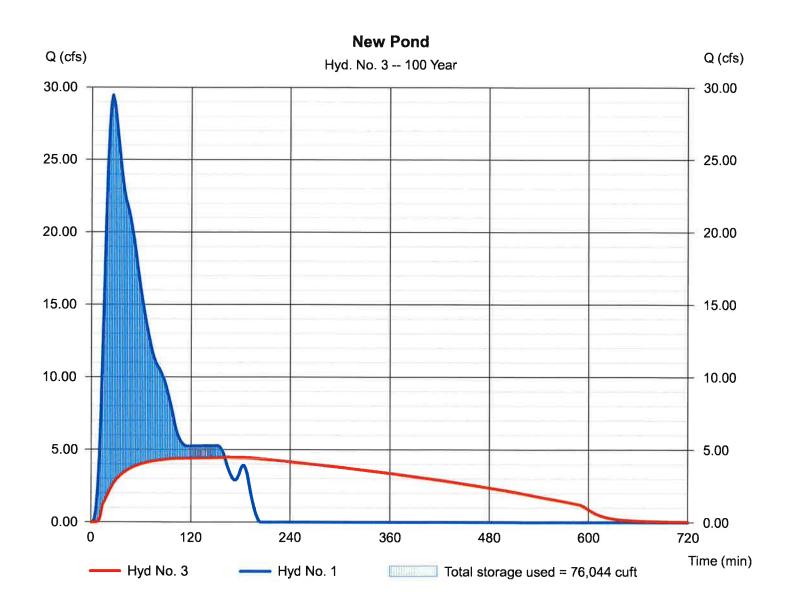
Inflow hyd. No. = 1 - 100yr developed

Reservoir name = New Pond

Peak discharge = 4.454 cfs
Time to peak = 160 min
Hyd. volume = 117,881 cuft
Max. Elevation = 790.75 ft

Max. Storage

Storage Indication method used.



Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Thursday, Oct 12, 2017

#### Pond No. 2 - New Pond

#### **Pond Data**

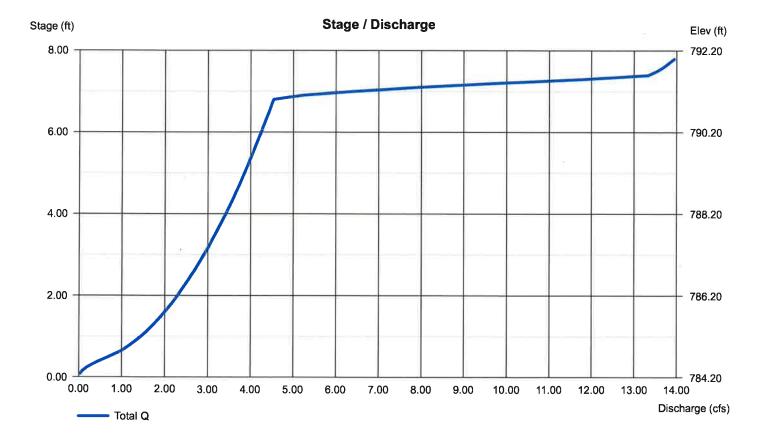
Contours - User-defined contour areas. Conic method used for volume calculation. Begining Elevation = 784.20 ft

#### Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	784.20	10	0	0
0.80	785.00	8,062	2,228	2,228
1.80	786.00	9,608	8,823	11,051
2.80	787.00	11,225	10,405	21,456
3.80	788.00	12,914	12,058	33,514
4.80	789.00	14,675	13,784	47,298
5.80	790.00	16,509	15,581	62,879
6.80	791.00	18,414	17,451	80,331
7.80	792.00	20,391	19,392	99,723

#### **Culvert / Orifice Structures Weir Structures** [A] [B] [C] [PrfRsr] [A] [C] [D] [B] = 15.00 8.25 0.00 0.00 0.00 Rise (in) Crest Len (ft) = 6.00 0.00 0.00 Span (in) = 15.00 8.25 0.00 0.00 Crest El. (ft) = 791.00 0.00 0.00 0.00 No. Barrels = 1 0 0 Weir Coeff. = 3.333.33 3.33 3.33 0.00 Invert El. (ft) = 784.20 784.20 0.00 Weir Type = Riser Length (ft) = 288.000.00 0.00 0.00 Multi-Stage = Yes No No No Slope (%) = 0.150.00 0.00 n/a N-Value = .013 .013 .013 n/a Orifice Coeff. = 0.600.60 0.60 0.60 Exfil.(in/hr) = 0.000 (by Wet area) TW Elev. (ft) Multi-Stage = n/aNo No No = 0.00

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s),



### **Hydrograph Report**

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Thursday, Oct 12, 2017

### Hyd. No. 4

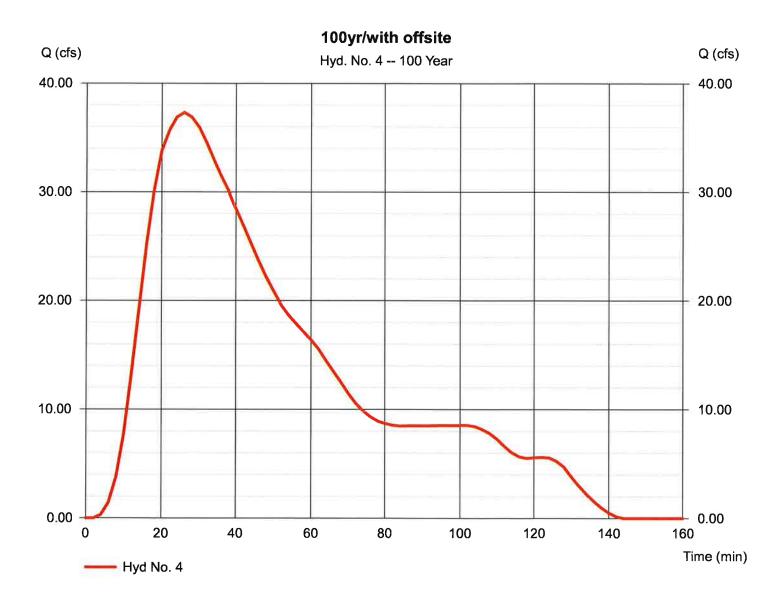
100yr/with offsite

= SCS Runoff Hydrograph type Storm frequency = 100 yrsTime interval = 2 minDrainage area = 10.170 acBasin Slope = 0.0 % Tc method = USER Total precip. = 4.56 inStorm duration = 2.00 hrs

Peak discharge = 37.33 cfs Time to peak = 26 min Hyd. volume = 118,503 cuft

Curve number = 88.4 Hydraulic length = 0 ft

Time of conc. (Tc) = 15.00 min Distribution = Huff-1st Shape factor = 484



### **Precipitation Report**

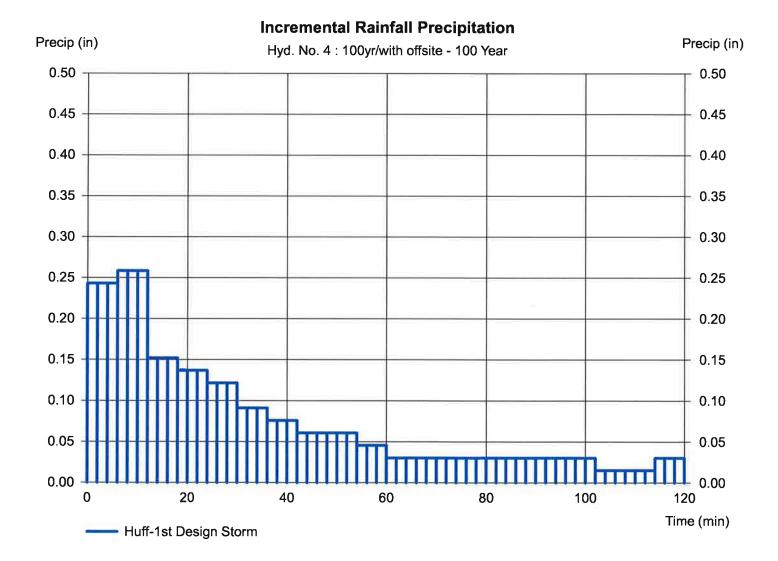
Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Thursday, Oct 12, 2017

### Hyd. No. 4

100yr/with offsite

Storm Frequency = 100 yrs Total precip. = 4.5600 in Storm duration = 2.00 hrs Time interval = 2 min
Distribution = Huff-1st



### **Hydrograph Report**

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Thursday, Oct 12, 2017

#### Hyd. No. 5

New Pond (Total)

Hydrograph type = Reservoir Storm frequency = 100 yrs Time interval = 2 min

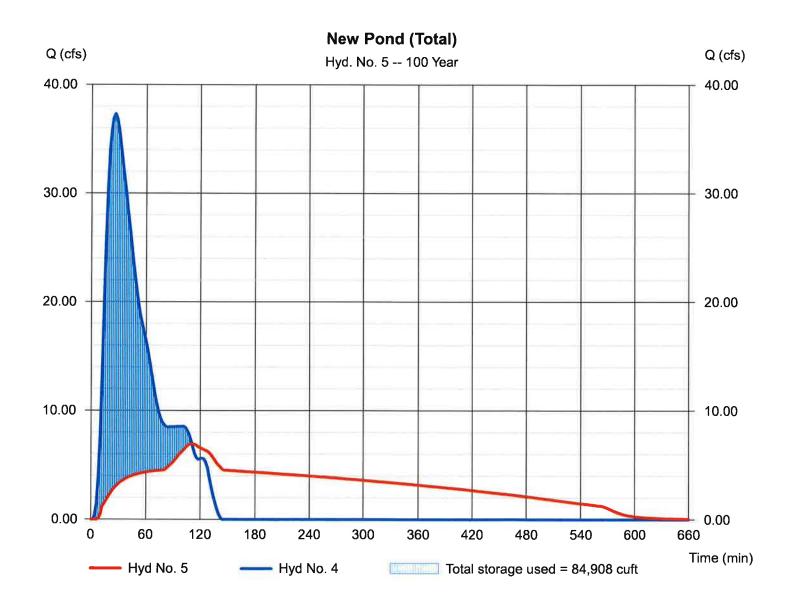
Inflow hyd. No. = 4 - 100yr/with offsite

Reservoir name = New Pond

Peak discharge = 6.949 cfs
Time to peak = 110 min
Hyd. volume = 118,494 cuft

Max. Elevation = 791.24 ft Max. Storage = 84,908 cuft

Storage Indication method used.



Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2009 by Autodesk, Inc. v6.066

Thursday, Oct 12, 2017

#### Pond No. 2 - New Pond

#### **Pond Data**

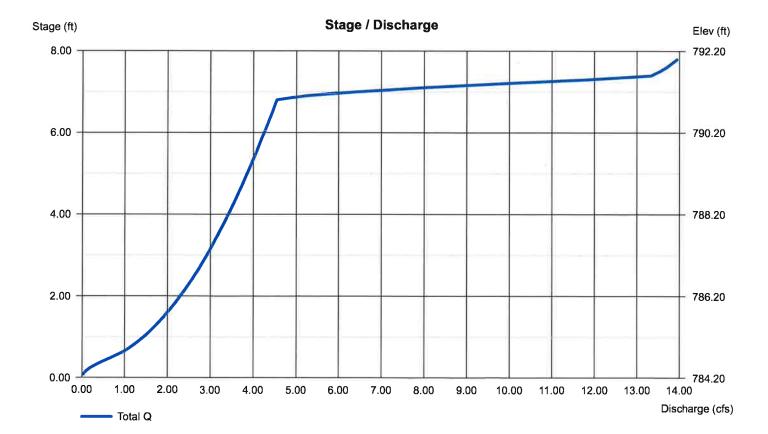
Contours - User-defined contour areas. Conic method used for volume calculation. Begining Elevation = 784.20 ft

#### Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	784.20	10	0	0
0.80	785.00	8,062	2,228	2,228
1.80	786.00	9,608	8,823	11,051
2.80	<b>7</b> 87.00	11,225	10,405	21,456
3.80	788.00	12,914	12,058	33,514
4.80	789.00	14,675	13,784	47,298
5.80	790.00	16,509	15,581	62,879
6.80	791.00	18,414	17,451	80,331
7.80	792.00	20,391	19,392	99,723

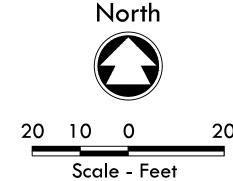
Culvert / Orifice Structures			Weir Structures						
	[A]	[B]	[C]	[PrfRsr]		[A]	[B]	[C]	[D]
Rise (in)	= 15.00	8.25	0.00	0.00	Crest Len (ft)	= 6.00	0.00	0.00	0.00
Span (in)	= 15.00	8.25	0.00	0.00	Crest El. (ft)	= 791.00	0.00	0.00	0.00
No. Barrels	= 1	1	0	0	Weir Coeff.	= 3.33	3.33	3.33	3.33
Invert El. (ft)	= 784.20	784.20	0.00	0.00	Weir Type	= Riser			
Length (ft)	= 288.00	0.00	0.00	0.00	Multi-Stage	= Yes	No	No	No
Slope (%)	= 0.15	0.00	0.00	n/a	•				
N-Value	= .013	.013	.013	n/a					
Orifice Coeff.	= 0.60	0.60	0.60	0.60	Exfil.(in/hr)	= 0.000 (b)	Wet area	a)	
Multi-Stage	= n/a	No	No	No	TW Elev. (ft)	= 0.00		•	

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).



# Plat of Amendment to LaPorte Center & Laporte Center 1st Addition

City of Valparaiso, Washington Township, Porter County, Indiana



27-A-2 & Lot 3 in the Secondary (Final) Plat of LaPorte Center 1st Addition, as per plat thereof, recorded in Plat File 27-A-2A, in the Office of the Recorder of Porter County, Indiana. Flood Hazard Statement

The accuracy of any flood hazard data shown on this report is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map. - EXISTING 20' INGRESS & EGRESS EASEMENT TO BE RELOCATED TO THE EAST SIDE OF LOT 2 DUE TO EXISTING LOCATION OF CEMETERY FENCE ENTRANCE. All of the within described land appears to lie within special flood hazard zone 'X' as said tract plots by scale on community-panel # 18127C0210D of the flood insurance rate maps for City of Valparaiso (maps dated September 30, 2015). 235.02 128.98 S 89° 28' 47" E S 89° 28' 47" E 20' INGRESS & EGRESS EASEMENT PER DEED RECORD 70 PAGE 390 (ACCESS TO EXISTING CEMETERY) STATE ROAD 2 25' LANDSCAPE & BUFFER EASEMENT - EXISTING 25' LANDSCAPE & BUFFER EASEMENT TO BE AMENDED. CITY OF VALPARAISO UNIFIED DEVELOPMENT ORDINANCE IS TO DICTATE NECESSARY LANDSCAPE BUFFER. **EXISTING CEMETERY** - EXISTING 25' LANDSCAPE & BUFFER EASEMENT TO BE AMENDED. CITY OF VALPARAISO UNIFIED DEVELOPMENT ORDINANCE IS TO DICTATE NECESSARY LANDSCAPE BUFFER. S 89° 28' 47" E ORIGINAL LOT 2 **COMMERCIAL LOT** 41,351 SQ.FT. 0.949 ACRES **ORIGINAL LOT 3 NEW LOCATION OF** STORM WATER MANAGEMENT PARCEL **& OPEN SPACE PARCEL** 35,872 SQ.FT. 0.823 ACRES BUILDING SETBACK LINES PER VALPARAISO UNIFIED DEVELOPMENT ORDINANCE FOR ZONE CG — COMMERCIAL, GENERAL AREA FOR TEMPORARY — TURN-AROUND (60' RADIUS) DRAINAGE EASEMENT 5' UTILITY EASEMENT & BUILDING LINE

JOHN HOWELL DRIVE
60' R-O-W

Plan Commission Cert Under authority pro State of Indiana ar was given approval	vided by Indiar nd Ordinance a	dopted by the C				
Approved by the Vo	alparaiso Plan (	Commission at a	a regular	meeting held	on	, 201
President			_			
Executive Director						

### Surveyor's Certification

Lot 2 in the Secondary (Final) Plat of LaPorte Center, as per plat thereof, recorded in Plat File

I, Douglas F. Homeier, 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.

Given under my hand and seal this  $13^{\mbox{th}}$  day of October, 2017

S 89° 47' 45" W

205.00

Dougles & Homery

Douglas F. Homeier, Registered Land Surveyor #20300033

hereby certify that we have laid The subdivision shall be known a Addition . All streets and alleys are strips of ground of various we easements are reserved for the a subject at all times to the proper eserved for the use of the city, construction, maintenance, and of runoff management facilities. No	off, platted, and subdivend designated as Person and not heretowidths shown on this place of public utilities for authorities and to the homeowners, and/or the peration of drainage conspermanent or other since subdivision shall taken	owners of the real estate shown and described herein, do ided said real estate in accordance with the attached plat. Plat of Amendment to LaPorte Center & Laporte Center 1st of ore dedicated are hereby dedicated to the public. There at and labeled as easements for various purposes. Utility or the installation of mains, poles, ducts, lines and wires, e easement herein reserved. Drainage easements are the property owner's association to provide for the induits, swales, channels, overflows, detention basins, or other tructures are to be erected or maintained upon said e their titles subject to the rights of the public utilities and ission.
Witness my Hand and Seal this _	day of	
Family Express Corporation	<del>_</del>	
State of Indiana ) SS County of Porter )		
Before me, a Notary Public, in a acknowledged the execution of th		and State, personally appeared <u>Ken Pylipow</u> and oluntary act and deed
This day of	. 2017	My Commission Expires:

Printed Name

S 89° 47' 45" W

258.96

·	Board of Public Works and Safety of the City of Valparaiso for Manual, and approved this day of	, 201
	, Jon Costas, Mayor	
	, Bill Oeding, Member	
	, Matt Murphy, Member	
ATTEST:	, Sharon Swihart, Clerk—Tresurer	

<b></b>		
MOH	ARCHITECTS	State Road 2 Indiana 46385
McM/	ENGINEERS	952 South S Valparaiso, I

McMAHON provides this	of form; as instruments of service. All rights including	copyrights are retained by	recipient agrees to the fullest	indemnify and hold McMAHON	changes made to the original	written consent by McMAHON.
REVISION						
DATE						
NO.						

LaPorte Center Subdivision — Lots 2 & 3 05 John Howell Drive, Valparaiso, Indiana 4638

DESIGNED DRAWN
DFH KMC
PROJECT NO.
F0035-5-17-00201

DATE 10/13/2017 SHEET NO.

C1.0

3701.

PETITION #: MS 17-008
(staff use only)

## VALPARAISO PLAN COMMISSION PETITION FOR PUBLIC HEARING

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 thezoning district tozoning districtTo approve a Primary PlatTo approve a Planned Unit Development (PUD)To approve a Major Planned Unit Development AmendmentTo annex property into the City of Valparaiso, Indiana – Checklist item #10To 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 inOverlay District
Please provide the following information: (print or type)  CHESTER INC. 1555 EASTPORT CENTRE DR. VALPARAISO, IN 46383  Owner of property  Address  Phone  Steve DeBow - CHESTER INC. 219-465-7555  Sdeboldegmail.com
Contact person Phone Email
Applicant is (check one): _Sole Owner _Joint Owner _Tenant X Agent _Other  Steve DeBold - Chester two. 555 Eastport Centre Dr.  Valparaiso, Tn 46383 219-465-7555  Petitioner Address 3705 Phone
Petitioner Address 3705 Phone
Address or description of location of property: 3751 BOWMAN DRIVE - Lot 37, EAST PORT CENTRE FOR COMMERCE AND INDUSTRY
Parcel/Tax Duplicate Number 64-10-29-201-002,000-029
Subdivision (if Applicable) EASTPORT CENTRE FOR COMMERCE AND INDUSTRY
This property is located on the North side of Bowman Dr. Street/Road
between (streets) Enst Port CENTRE DR. and TRANSPORT DR.  Last updated 12/13/16

Current Zoning of Property / /NH	Proposed Zoning of Property(Covn4y)	INH
Zoning of Adjacent Properties:	North R1 South /WH/BP	
	East TNL West BP Other	r
Other information:		
Dimensions of property: Frontage_	460.29 Depth 531.92'	
Property Area (sq. ft./acres) 243	1,065 /5.58	
Present use of property:		
VACANT		
Proposed use of property:	WESS	
Proposed Variances or Waivers (PU	D or Subdivision Plats)	
Legal description for property: (Exhib	oit#) The For Commerce AND I	Lnoustry,
	ELORDED IN PIAT FILE 23-	
THE OFFICE OF THE RELL	ORDER OF PORTER COUNTY	, INDIANA

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) Rezoning: \$150 \$150 + \$10 per lot \_\_\_ Lots X \$10 = \_\_\_\_ Subdivision Primary Plat: \$100 + \$5 per lot \_\_\_\_ Lots X \$5 = \_\_\_\_ \$500 + \$10 per lot \_\_\_ Lots X \$10 = \_\_\_\_ Subdivision Amendment Planned Unit Development (PUD): Major PUD Amendment \$250 + \$5 per lot \_\_\_ Lots X \$5 = \_\_\_\_ Minor Subdivision (Lot Split) \$150 \$100 + \$5 per lot \_\_\_ Lots X \$5 = \_\_\_\_ Subdivision Final Plat Minor PUD Amendment \$150 \$500 + Cost of Fiscal Plan\*\*\* Annexation: Design/Architectural Approval \$150 Overlay District Special Meeting Fee \$1500 **Text Amendment** \$250 Comprehensive Plan Amendment \$250 Vacation \$100 TOTAL FEE \_\_ 150.00 \*\*\*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) Signature of owner/Petitioner Tony PEU QUET / STEVE DEBOLD - CHESTER INC Subscribed and sworn to before me this 12th day of October My Commission Expires: 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:

### Affidavit of Consent of Property Owner

(To be presented with application for Plan Commission Action)

		ully sworn upon h	nis/her oath, being of s	sound mind
and legal age de	eposes and states:			
1.	attorney, other – Ple attached notice which	ease indicate) of ch an application	ner Steve De Bou the property described for a Plan Commissio on of the City of Valpa	d in the on action has
	Sul -	····	10/12/17	
Petitione	er" '		Date	
Subscribe	ed and sworn to befo	re me this 🔼 🖰 d	ay of <u>Octobl</u>	_, <u>2017</u> .
Qud Notarly Po	is Japan ublic	e		
My Comr	mission Expires:			
	11.99			

### Affidavit of Consent of Property Owner

(To be presented with application for Plan Commission)

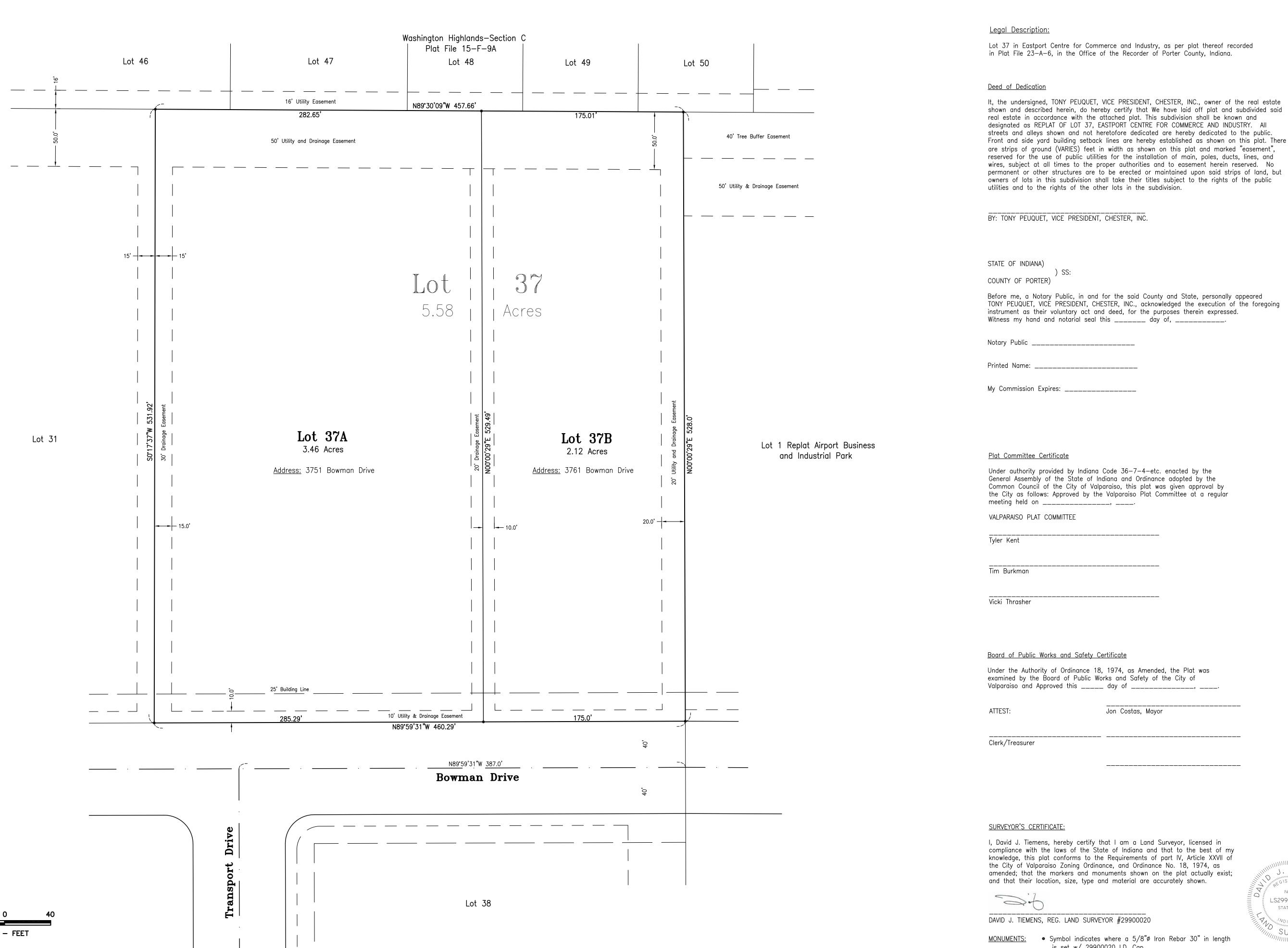
, being duly s mind and legal age deposes and states	sworn upon his/her oath, being of sound :
That Tony REVQUET  owner(s) of real property that is to	("Owner") (is/are) the legal he subject of a Petition before the Plan  OF BOLO - ("Petitioner")
	on filed before the Plan Commission. mmit to any reasonable restriction
Property Owner	Date   -   -   -   -   -   -   -   -   -
Property Owner	Date
Subscribed and sworn to before me this 20	all day of October,
Notary Public	
My Commission Expires:	



**-4000** 

feet km

## Replat of Lot 37 Eastport Centre for Commerce and Industry to the City of Valparaiso, Indiana





is set w/ 29900020 I.D. Cap.



and Surveying Halleck Street, Suite E Indiana 46310 219-987-2828

1000 Land 527 North Halleck DeMotte, India Phone: 219-

FILED

PETITION #: SSPIN-105 (staff use only)

Last updated 12/13/16

### VALPARAISO PLAN COMMISSION PETITION FOR PUBLIC HEARING



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) MR/MRS, G. STISCAK & Applicant is (check one): \_\_Sole Owner \( \sum\_{\text{Joint Owner}} \) Tenant \_\_ Agent \_\_Other Address or description of location of property: 179 W. 375 N. Valgarato IN 46385 Parcel/Tax Duplicate Number 64-09-15-100-017.000-004 Subdivision (if Applicable) This property is located on the N side of 375 N Street/Road between (streets) Arobera and

Current Zoning of Property &  Proposed Zoning of Property &		
Zoning of Adjacent Properties: North GR South INL		
East GR West GR Other		
Other information:  Dimensions of property: Frontage ±827 Depth ±1467.64  Property Area (sq. ft./acres) 18.6 Acres		
Present use of property:  Agricultural (GR).  Proposed use of property:  Single Family Residential (GR).		
Proposed Variances or Waivers (PUD or Subdivision Plats)		
Granted 10-18-16 see attached		
VAR16-022		
Legal description for property: (Exhibit # A )  See 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) Rezoning: \$150 Subdivision Primary Plat: \$150 + \$10 per lot \_\_\_\_ Lots X \$10 = \_\_\_\_ Minor Subdivision (Lot Split) \$150 \$100 + \$5 per lot 45 Lots X \$5 = 225 Subdivision Final Plat Minor PUD Amendment \$150 Annexation: \$500 + Cost of Fiscal Plan\*\*\* Design/Architectural Approval \$150 **Overlay District** Special Meeting Fee \$1500 **Text Amendment** \$250 Comprehensive Plan Amendment \$250 Vacation \$100 TOTAL FEE 325 \*\*\*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). Signature of owner/Petitioner Printed name Subscribed and sworn to before me this 4 day of October, 2017. TINA MARIE DAUGHERTY Notary Public, State of Indiana My Commission Expires: My Commission Expires June 29, 2022 une 29,2022 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:

### **Affidavit of Consent of Property Owner**

(To be presented with application for Plan Commission Action)

Robert V. Coolmand legal age depose		upon his/her oath, being	of sound mind
1. That attor	he/she is the authorized ney, other – Please indic hed notice which an app filed before the Plan Co	Petitioner  ate) of the property describing the property describing the Plan Commission of the City of Variation for a Plan Commission of the City of Variation for the Plant Commission of the City of Variation for the Plant Commission of the Plant Commission for the Plan	ssion action has
,		s 10 <sup>th</sup> day of Octob	<u>ur, 2017.</u>
Notary Public	1. Daugherty	TINA MARI	E DAUGHERTY
My Commission		Notary Publ	SEAL ic, State of Indiana Expires June 29, 2022
June 2'	7,2022	A	~~~~~

### **Affidavit of Consent of Property Owner**

(To be presented with application for Plan Commission) Kobert V. Coolman, being duly sworn upon his/her oath, being of sound mind and legal age deposes and states: Commission. 2. That Owner authorizes \_\_\_\_ KELLY M. KAMINSK! ("Petitioner") to seek the relief sought in the Petition filed before the Plan Commission. Petitioner is further authorized to commit to any reasonable restriction requested by the Plan Commission or proposed by the Petitioner. Property Owner Date **Property Owner** Date Subscribed and sworn to before me this 4th day of October 20 17 . TINA MARIE DAUGHERTY My Commission Expires: Notary Public, State of Indiana My Commission Expires June 29, 2022 June 29, 2022

### Affidavit of Consent of Property Owner

(To be presented with application for Plan Commission)
ERICA C. STISCAK
GEORGE D. STISCAK, JR, being duly sworn upon his/her oath, being of sound
mind and legal age deposes and states:
1. That GEORGE FERICA STISCAK ("Owner") (is are) the legal owner(s) of real property that is the subject of a Petition before the Plan Commission.
2. That Owner authorizes KELY M (AMINSE) ("Petitioner") to seek the relief sought in the Petition filed before the Plan Commission. Petitioner is further authorized to commit to any reasonable restriction requested by the Plan Commission or proposed by the Petitioner.
10-13-17.
Property Owner Date
Property Owner Date
Subscribed and sworn to before me this $13^{th}$ day of $0 + 6 + 6 + 6 + 6 + 6 + 6 + 6 + 6 + 6 + $
Notary Public TINA MARIE DAUGHERTY
My Commission Expires:    SEAL   Notary Public, State of Indiana   Notary Public   Notary Publ
6-29-2022 My Commission Expires June 29, 2022
Date

October 13, 2017

Prepared for: Coolman Communities, Inc.

DESCRIPTION: PARCEL "A"

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 6 WEST, CITY OF VALPARAISO, CENTER TOWNSHIP, PORTER COUNTY, INDIANA, AND BEING A PART OF A 38.98 ACRE PARCEL OF LAND DESCRIBED IN RECORDED INSTRUMENT NO. 2005-013068 IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A MAG NAIL MARKING THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 15;

THENCE SOUTH 89°45'55" WEST, ALONG THE NORTH LINE OF SECTION 15 A DISTANCE OF 1048.00 FEET TO A MAG NAIL W/SAYERS I.D. TAG MARKING THE NORTHEAST CORNER OF BLOSKY-PAQUIN SUBDIVISION WHICH IS RECORDED AS INSTRUMENT NO. 2014-022700, PLAT FILE 54-A-6 IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA;

THENCE SOUTH 00°00'07" EAST, ALONG THE EAST LINE OF BLOSKY-PAQUIN SUBDIVISION AND THE EAST LINE OF SAID PARCEL OF LAND DESCRIBED IN RECORDED INSTRUMENT NO. 2005-013068 A DISTANCE OF 232.50 FEET TO A 5/8" IRON BAR W/SAYERS I.D. CAP MARKING THE SOUTHEAST CORNER OF LOT 1 OF BLOSKY-PAQUIN SUBDIVISION, THE "POINT OF BEGINNING" OF SAID PARCEL OF LAND HEREIN DESCRIBED;

THENCE SOUTH 00°00'07" EAST ALONG THE EAST LINE OF SAID PARCEL OF LAND DESCRIBED IN RECORDED INSTRUMENT NO. 2005-013068 A DISTANCE OF 1255.25 FEET TO A MAG NAIL W/WJR I.D. TAG ON THE CENTERLINE OF COUNTY ROAD 375 NORTH;

THENCE ALONG THE CENTERLINE OF COUNTY ROAD 375 NORTH THE FOLLOWING FOUR (4) COURSES:

- 1.) NORTH 88°57'08" WEST A DISTANCE OF 540.00 FEET;
- 2.) NORTH 87°21'11" WEST A DISTANCE OF 80.05 FEET TO A MAG NAIL;
- 3.) NORTH 85°01'43" WEST A DISTANCE OF 97.69 FEET;
- 4.) ALONG A CURVE, CONCAVE NORTHERLY, WHOSE ELEMENTS ARE: CENTRAL ANGLE OF 10°50'51", RADIUS OF 579.78 FEET, ARC LENGTH OF 109.77 FEET AND A CHORD THAT BEARS NORTH 79°36'18" WEST, 109.60 FEET;

### EXHIBIT "A"

THENCE NORTH 15°19'58" EAST A DISTANCE OF 32.54 FEET;

THENCE NORTH 29°04'38" EAST A DISTANCE OF 144.45 FEET;

THENCE NORTH 00°58'31" WEST A DISTANCE OF 155.89 FEET;

THENCE NORTH 19°17'14" WEST A DISTANCE OF 124.90 FEET TO THE CENTER LINE OF PEPPER CREEK;

THENCE ALONG A LINE APPROXIMATING THE CENTERLINE OF PEPPER CREEK THE FOLLOWING FIFTEEN (15) COURSES:

- 1.) SOUTH 72°02'12" EAST A DISTANCE OF 27.48 FEET;
- 2.) NORTH 42°29'29" EAST A DISTANCE OF 49.99 FEET;
- 3.) NORTH 60°33'00" EAST A DISTANCE OF 38.58 FEET;
- 4.) NORTH 17°15'15" EAST A DISTANCE OF 22.06 FEET;
- 5.) NORTH 06°10'02" EAST A DISTANCE OF 26.03 FEET;
- 6.) NORTH 76°23'05" WEST A DISTANCE OF 13.21 FEET;
- 7.) NORTH 04°29'26" EAST A DISTANCE OF 46.73 FEET;
- 8.) NORTH 30°10'34" WEST A DISTANCE OF 54.05 FEET;
- 9.) NORTH 17°50'45" EAST A DISTANCE OF 35.06 FEET;
- 10.) NORTH 23°47'06" EAST A DISTANCE OF 80.17 FEET;
- 11.) NORTH 24°02'05" WEST A DISTANCE OF 25.21 FEET;
- 12.) NORTH 27°09'35" WEST A DISTANCE OF 35.03 FEET;
- 13.) NORTH 43°44'39" WEST A DISTANCE OF 10.55 FEET;
- 14.) NORTH 06°58'47" EAST A DISTANCE OF 23.75 FEET;
- 15.) NORTH 26°04'36" EAST A DISTANCE OF 52.78 FEET TO THE SOUTH LINE OF SAID LOT 1 OF BLOSKI-PAQUIN SUBDIVISION;

THENCE ALONG THE SOUTH AND SOUTHEASTERLY LINES OF SAID LOT 1 THE FOLLOWING NINE (9) COURSES:

- 1.) NORTH 89°45'55" EAST A DISTANCE OF 99.74 FEET;
- 2.) NORTH 14°15'40" EAST A DISTANCE OF 68.73 FEET:
- 3.) ALONG A CURVE, CONCAVE SOUTHEASTERLY, WHOSE ELEMENTS ARE: CENTRAL ANGLE OF 58°01'05", RADIUS OF 115.00 FEET, ARC LENGTH OF 116.45 FEET AND A CHORD THAT BEARS NORTH 43°16'12" EAST, 111.54 FEET;
- 4.) NORTH 72°16'44" EAST A DISTANCE OF 38.86 FEET;
- 5.) NORTH 34°24'52" EAST A DISTANCE OF 168.97 FEET;
- 6.) NORTH 89°07'08" EAST A DISTANCE OF 106.93 FEET;
- 7.) NORTH 78°16'41" EAST A DISTANCE OF 105.17 FEET;
- 8.) NORTH 69°13'42" EAST A DISTANCE OF 68.74 FEET;
- 9.) NORTH 86°46'45" EAST A DISTANCE OF 88.30 FEET TO THE "POINT OF BEGINNING".

CONTAINING 18.696 ACRES, MORE OR LESS.

**DESCRIPTION: PARCEL "B"** 

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 6 WEST, CITY OF VALPARAISO, CENTER TOWNSHIP, PORTER COUNTY, INDIANA, AND BEING A PART OF A 38.98 ACRE PARCEL OF LAND DESCRIBED IN RECORDED INSTRUMENT NO. 2005-013068 IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A MAG NAIL MARKING THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 15;

THENCE SOUTH 89°45'55" WEST, ALONG THE NORTH LINE OF SECTION 15 A DISTANCE OF 1048.00 FEET TO A MAG NAIL W/SAYERS I.D. TAG MARKING THE NORTHEAST CORNER OF BLOSKY-PAQUIN SUBDIVISION WHICH IS RECORDED AS INSTRUMENT NO. 2014-022700, PLAT FILE 54-A-6 IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA;

THENCE SOUTH 00°00'07" EAST, ALONG THE EAST LINE OF BLOSKY-PAQUIN SUBDIVISION AND THE EAST LINE OF SAID PARCEL OF LAND DESCRIBED IN RECORDED INSTRUMENT NO. 2005-013068 A DISTANCE OF 1487.75 FEET TO A MAG NAIL W/WJR I.D. TAG ON THE CENTERLINE OF COUNTY ROAD 375 NORTH;

THENCE ALONG THE CENTERLINE OF COUNTY ROAD 375 NORTH THE FOLLOWING FOUR (4) COURSES:

- 1.) NORTH 88°57'08" WEST A DISTANCE OF 540.00 FEET;
- 2.) NORTH 87°21'11" WEST A DISTANCE OF 80.05 FEET TO A MAG NAIL;
- 3.) NORTH 85°01'43" WEST A DISTANCE OF 97.69 FEET;
- 4.) ALONG A CURVE, CONCAVE NORTHERLY, WHOSE ELEMENTS ARE: CENTRAL ANGLE OF 10°50'51", RADIUS OF 579.78 FEET, ARC LENGTH OF 109.77 FEET AND A CHORD THAT BEARS NORTH 79°36'18" WEST, 109.60 FEET TO THE "POINT OF BEGINNING" OF SAID PARCEL OF LAND HEREIN DESCRIBED;

THENCE NORTH 15°19'58" EAST A DISTANCE OF 32.54 FEET;

THENCE NORTH 29°04'38" EAST A DISTANCE OF 144.45 FEET;

THENCE NORTH 00°58'31" WEST A DISTANCE OF 155.89 FEET;

### EXHIBIT "A"

THENCE NORTH 19°17'14" WEST A DISTANCE OF 124.90 FEET TO THE CENTER LINE OF PEPPER CREEK;

THENCE ALONG A LINE APPROXIMATING THE CENTERLINE OF PEPPER CREEK THE FOLLOWING FIFTEEN (15) COURSES:

- 1.) SOUTH 72°02'12" EAST A DISTANCE OF 27.48 FEET;
- 2.) NORTH 42°29'29" EAST A DISTANCE OF 49.99 FEET:
- 3.) NORTH 60°33'00" EAST A DISTANCE OF 38.58 FEET;
- 4.) NORTH 17°15'15" EAST A DISTANCE OF 22.06 FEET:
- 5.) NORTH 06°10'02" EAST A DISTANCE OF 26.03 FEET;
- 6.) NORTH 76°23'05" WEST A DISTANCE OF 13.21 FEET:
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- 8.) NORTH 30°10'34" WEST A DISTANCE OF 54.05 FEET;
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- 13.) NORTH 43°44'39" WEST A DISTANCE OF 10.55 FEET;
- 14.) NORTH 06°58'47" EAST A DISTANCE OF 23.75 FEET;
- 15.) NORTH 26°04'36" EAST A DISTANCE OF 52.78 FEET TO THE SOUTH LINE OF SAID LOT 1 OF BLOSKI-PAQUIN SUBDIVISION;

THENCE SOUTH 89°45'55" WEST, ALONG SAID SOUTH LINE A DISTANCE OF 549.59 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 AND ALSO BEING ON THE EAST LINE OF THE PARCEL OF LAND DESCRIBED IN RECORDED INSTRUMENT NO. 2001-027692;

THENCE SOUTH 00°07'12" WEST, ALONG SAID EAST LINE A DISTANCE OF 593.72 FEET TO THE CENTERLINE OF COUNTY ROAD 375 NORTH;

THENCE ALONG THE CENTERLINE OF COUNTY ROAD 375 NORTH THE FOLLOWING THREE (3) COURSES:

- 1.) SOUTH 53°33'30" EAST A DISTANCE OF 116.29 FEET:
- 2.) SOUTH 51°55'33" EAST A DISTANCE OF 131.45 FEET;
- 3.) ALONG A CURVE, CONCAVE NORTHERLY, WHOSE ELEMENTS ARE: CENTRAL ANGLE OF 24°27'45", RADIUS OF 579.78 FEET, ARC LENGTH OF 247.54 FEET AND A CHORD THAT BEARS SOUTH 61°56'59" EAST, 245.66 FEET TO THE "POINT OF BEGINNING";

CONTAINING 8.813 ACRES, MORE OR LESS.

# PEPPER RIDGE

# CITY OF VALPARAISO, CENTER TOWNSHIP, PORTER COUNTY, INDIANA NORTHWEST 1/4 SECTION 15, TOWNSHIP 35 NORTH, RANGE 6 WEST

NAMED GE FAUDCATIED HITS REAL SECTION IS TO OWNSHER SHOOTH SAME WRIST ONY OF WADAMS CENTER TOWNSHE PORTER COSHY; NOWAL ENG COMPRISE OF THE EXISTING PARCELS OF WHO DESCRIBED IN ECONDED RETRIANGELS NO. SHEAD INSTANCES STATISMENS IN THE OFFICE OF THE ECONDED OF PATIENT COUNTY, INOWAL, SHED PARCEL OF UND BEIGG AND REPORTED AND THE STATISMENS OF THE COUNTY, INOWAL, SHED PARCEL OF

COMMENCAND AT A MAG MAU, MARKANG THE MORTHEAST CORNER OF THE MORTHARST 14 OF BAND SECTION 15

THENCE SOUTH BY 4555' WEST, ALONG THE NORTHUNE OF SECTION 15 A DISTANCE OF 1046 OR THE STATE OF MACHINE WENTER ILL, TO MANIMUM THE MOTHENS! CLAREST OF BLOSSY-MOUN SUBDIVISION WHICH IS RECORDED AS METRIMENT TO "ON-LEGZING PLAT FILE SLA-AN THE OFFICE OF THE RECORDER OF PORTER COUNTY, BROWN.

THENCE SOUTH WOWNT FAST, ALDIG THE EAST LIVE OF BLOSKY-RADIN BUBDINSON HAD THE EAGIT LIVE OF BOAD WRISE OF LIVE STOOMS CHROSTON OF BUSINESS. TO DISTANCE OF 222 DIFFER TO A SET SHOW HAW SAYES ID, CO-BUNDAND THE STOTMENS CORRESS OF THE SECOND PART OF BUSINESS. THE TOWER OF BECAUSE OF EACH PART OF BUSINESS. OCKNESS OF LIVE SECOND PART OF SECOND PART OF BUSINESS.

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THE PROPERTY OF RECEIVED OF COUNTY ON ADDITIONAL DESIGNATION OF COUNTY OF THE PROPERTY PROPERTY.

HENCE HORTH GOOT/IT EAST, ALCHO SAD EAST LINE. A DISTAICE OF SALTY FEET TO A 58° ROM BARN SAYERS LD. CAP LANGUNG THE BOUTHMEST COPIER OF LOT 10° BLOSKY PAQUM STRONYSON,

INSECTION OF THE STOTIN ACCOUNTS UNES OF SOCIOL 1 THE FOLLOWING THRE (S) COURSES.

OUT OF STORY OF THE STORY OF STORY OF THE STORY OF T

CONTAINING 27:509 ACRES, MORE OR LESS

# NAN COMMISSION OF REPEATE

NUMBET THE AUTHORYTY PROVIDED BY NECKMAN CODE, 36.74, ET SEO. EMCYTED BY THE GENERAL ASSENBLY OF THE SETTINE OF MEMORY AND OFFICIANCE ALXOFFICIBLY THE CONMON COUNCY, OF THE CITY OF VALIMANISO, THIS PLAT WAS GAVEN APPROVAL BY THE CITY AS FOLLOWS. APPROVED BY THE VALPARAISO PLAN COMMISSION AT A REGULAR MEETING HELD ON

VALPARAISO PLAN COMMISSION

EXECUTIVE DIRECTOR

RANGYORS CERTIFICATE

CORRECTION MARRON, CERTOR TOTAL NA AND RESPONDED LICENSORY MARRON CONCENSION OF CONCEN



14FRM, UNDER THE PEMALTES FOR PERJURY, THAT HANG TAKEN REASONABLE CARE TO RELAKET EACH BOGHL BECURIETY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW. CHRISTIAN F. MARBACH, MARBACH PALM, 'NC.

DEED OF DEDICATION

ALLLOT CONNES AND EXTENDE ROUGHAY CORNERS, UNESS OTHERWISE NOTED, WILL BE AMPICED WITH A BY FROM BARY WITH BARRETON BRITIANTIAL OF ALL SELECT CHARLINGS FONTS OF WITHER FONTS OF WITH SOFT CHARLINGS AND IVARITS OF TANGENCY WILL EL MORED PRIFIT AND SELECT PAUL WITH SUPPRIFICATIONS UPSO.

8. WETLANDS SHOWN WERE DELINEATED BY SOR, SOLUTIONS, INC. AND DEPICTED IN A METLAND DELINEATION REPORT DATED APPR. 11, 2316, SSI PROJECT NUMBER, #13-31016] TO THE ACCUSACY OF ANY COOL JULY ON ANY CONTRACT CE BASE COT DUE AND CALL CALL OF ANY ONE CONTRACT OF ANY OTHER CONTRACT OF ANY CONTRACT OF AN 6 THE BOUNDARY SURVEY OF THIS SUBDIVISION IS SHOWN ON A TAXT OF SURVEY OF MARBACH-MULK.
 FULL DECORDER 11, 2012, AND RECORDED AS NATIVALENT NO, 2017-222073.
 MIT THE OFFICE OF THE RECORDER OF PONTER COUNTY BOOWN.

TOTAL ROAD ACREAGE: 3 153 ACRES

2. A 10 UTHLIY AND DHUNNGE EASEMENT LES A ONG AND ADDAGENT TO ALL INTERIOR STREET INDIFFOR YNY LINES, UNIESS OTHERMISE NOTED. 4. RCATYARO SETBACKS SFALL DE 275 ARD SETBACKS SHALL DE 07/2" (SMGLETIOTAL), EXCEPT FOR LOTS C-1 THROUGH C-23, WHICH SIDE YARD SETBACK SHALL BE 57/9 (SMGLETIOTAL), (NAR16-022)

3. PRONT BULLDING SETBACK LINES ON THIS SHEET ARE 20 UNLESS OTHERMISE MOTED

<u>HOTES</u> 1. ALL EXCENENTS THAT ARE INDICATED ON DOCUMENTATION PROVIDED BY THE PROPERTY COMMER ARE BHOWN

THE MALE LISTER, DOWN AND EXCEPTION THE RESERVE TO CHARACTER OF CHARAC

IN ADOTTON TO ALL RIGHTS, RESTRICTIONS, AND COVENANTS CONTANED IN THE DECUVANTON ON CONEWNITS AND RESTRICTIONS FOR PEPPER RIDGE, THE FOLLOWING IS MADE A PART OF THE TART: AND RESTRICTIONS FOR PEPPER RIDGE, THE FOLLOWING IS MADE A PART OF THE TART:

AND CASTAIN AND AND MANAGE, OR SHEWAGE, COMMANDER, COMM

WTHESS OUR HANDS AND SELVE THIS 13th DAY OF OL 16/2/C, 2019

THE HISTORY IN THE HI

STATE OF MOMANA )

1 SS.
COUNTY OF PORTER )

BEFORE ME. A NOTARY PUBLIC, IN MAD FOR THE EXID COUNTY MED STATE, RETSOMULT MAPENED ROBERTY O'S OCKANIA GEORGE D. STECKY, IF, AND SPICE, STECKY MAD EACH ACKNOWLEDGE D. THE EXCLINE HAVE THE FOREGOING AS THER YOUTHAMY ACT AND DEED ON THE  $\underline{12}^{\circ}$  DAY OF  $\underline{0.11}^{\circ}$ . Doughoth Doughoth

MY COMMISSION EXPIRES 6-29- 2012 RESIDENT OF PARTET COUNTY Tina M. Daugherty

THIS PLAT WAS EXAMINED BY THE BOAND OF PUBLIC WORKS AND SAFETY OF THE CITY OF VIZARASO FOR COMPLIANCE WITH THE STANDARDS MANUAL, AND APPRICADD BOARD OF PURILC WORKS AND SAFETY CERTIFICATION

Des DAY OF

CHATHAN COSTAS, MAYOR BILL OEDING, MEMBER

ATTEST: SHAROM SWIHART, CLERK-TREASURER

SUBDIVIDER
PEPFER RIDGE LLC
359 S. FRANKLIN STREET
VALPARAISO, RIDMAA 4035

OWNERS
PEPPER RIDGE, LLC
359 S. FRANCIN STREET
VALPARAISO, BIOWIA 46363 GEORGE D. STISCAK, JR. & ERICA C. STISCAK 166 IN 130 VALPARAGO, IN 43385

Secondary Plat N.W. 1/4 Section 15, T. 35 N., R. 6 W. Center Township, Porter County, Indiana Pepper Ridge

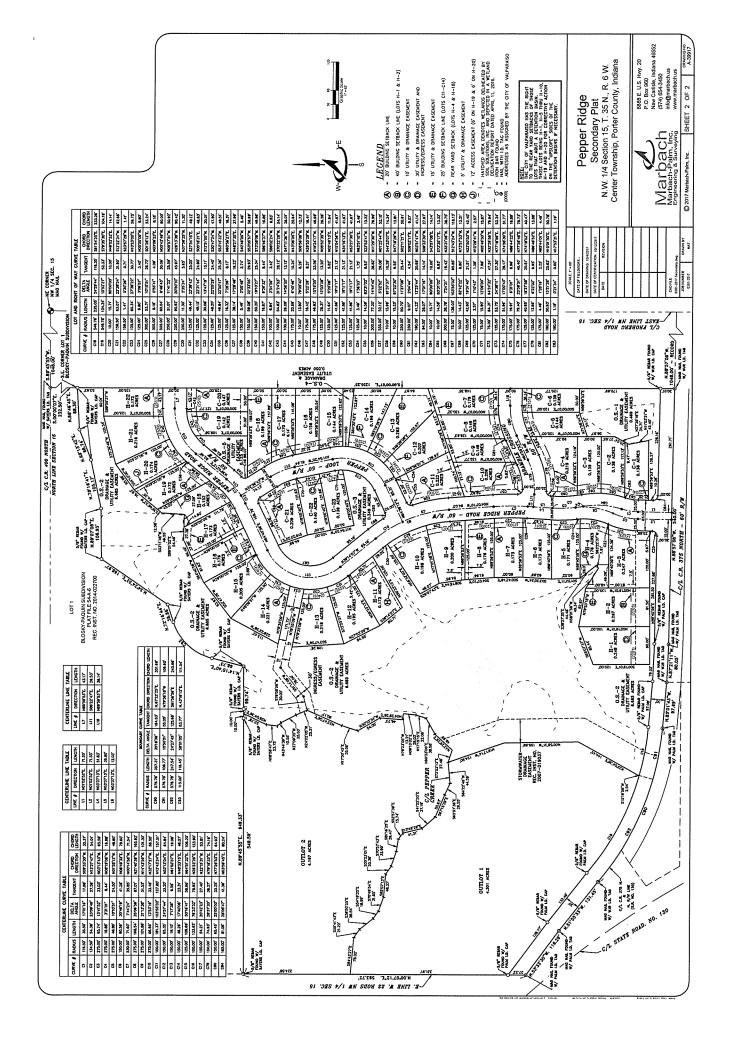
Marbach-Palm, Inc. Engineering & Surveying

8688 E. U.S. Hwy. 20 P.O. Box 960 New Carleba, Indiana 46552 (574) 654-3450 Info@matabach us www.marbach.us SHEET 1 OF 2

PREPARED BY:
CHISTAM F. MARKACH, P.S.
MARBACH PALM, INC.
R88 EAST U.S. INCHMAY 20
P.O. BOX WO.
REW CARLISLE, INDIANA 46562

© 2017 Marbach-Palm, Inc.

**СКАМИЕ НО** А-39917



### 0381-2017 Subdivision perimeter desc

### **DESCRIPTION:**

A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 6 WEST, CITY OF VALPARAISO, CENTER TOWNSHIP, PORTER COUNTY, INDIANA, BEING COMPRISED OF THE EXISTING PARCELS OF LAND DESCRIBED IN RECORDED INSTRUMENTS NO. 2016-017451 AND NO. 2017-024835 IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A MAG NAIL MARKING THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 15;

THENCE SOUTH 89°45'55" WEST, ALONG THE NORTH LINE OF SECTION 15 A DISTANCE OF 1048.00 FEET TO A MAG NAIL W/ SAYERS I.D. TAG MARKING THE NORTHEAST CORNER OF BLOSKY-PAQUIN SUBDIVISION WHICH IS RECORDED AS INSTRUMENT NO. 2014-022700, PLAT FILE 54-A-6 IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA;

THENCE SOUTH 00°00'07" EAST, ALONG THE EAST LINE OF BLOSKY-PAQUIN SUBDIVISION AND THE EAST LINE OF SAID PARCEL OF LAND DESCRIBED IN RECORDED INSTRUMENT NO. 2005-013068 A DISTANCE OF 232.50 FEET TO A 5/8" IRON BAR W/ SAYERS I.D. CAP MARKING THE SOUTHEAST CORNER OF LOT 1 OF BLOSKY-PAQUIN SUBDIVISION, THE "POINT OF BEGINNING" OF SAID PARCEL OF LAND HEREIN DESCRIBED:

THENCE SOUTH 00°00'07" EAST ALONG THE EAST LINE OF SAID PARCEL OF LAND DESCRIBED IN RECORDED INSTRUMENT NO. 2005-013068 A DISTANCE OF 1255.25 FEET TO A MAG NAIL W/ WJR I.D. TAG ON THE CENTERLINE OF COUNTY ROAD 375 NORTH;

THENCE ALONG THE CENTERLINE OF COUNTY ROAD 375 NORTH THE FOLLOWING SIX (6) COURSES:

- 1) NORTH 88°57'08" WEST A DISTANCE OF 540.00 FEET TO A MAG NAIL W/ PALM I.D. TAG;
- 2) NORTH 87°21'11" WEST A DISTANCE OF 80.05 FEET TO A MAG NAIL W/ WJR I.D. TAG;
- 3) NORTH 85°01'43" WEST A DISTANCE OF 97.69 FEET TO A MAG NAIL W/ PALM I.D. TAG;
- 4) ALONG A CURVE, CONCAVE NORTHERLY, WHOSE ELEMENTS ARE: CENTRAL ANGLE OF 35°18'36", RADIUS OF 579.78 FEET, ARC LENGTH OF 357.31 FEET AND A CHORD THAT BEARS NORTH 67°22'25" WEST, 351.69 FEET TO A MAG NAIL W/ WJR I.D. TAG;
- 5) ALONG A LINE, NON-TANGENT TO THE PRIOR RECITED CURVED COURSE, NORTH 51°55'33" WEST A DISTANCE OF 131.45 FEET TO A MAG NAIL W/ PALM I.D. TAG;
- 6) NORTH 53°33'30" WEST A DISTANCE OF 116.29 FEET TO A MAG NAIL W/ PALM I.D. TAG ON THE EAST LINE OF THE PARCEL OF LAND DESCRIBED IN RECORDED INSTRUMENT NO. 2001-027692 IN THE OFFICE OF THE RECORDER OF PORTER COUNTY, INDIANA:

THENCE NORTH 00°07'12" EAST, ALONG SAID EAST LINE, A DISTANCE OF 593.72 FEET TO A 5/8" IRON BAR W/ SAYERS I.D. CAP MARKING THE SOUTHWEST CORNER OF LOT 1 OF BLOSKY-PAQUIN SUBDIVISION:

THENCE ALONG THE SOUTH AND SOUTHEASTERLY LINES OF SAID LOT 1 THE FOLLOWING NINE (9) COURSES:

- 1) NORTH 89°45'55" EAST A DISTANCE OF 649.33 FEET TO A 5/8" IRON BAR W/ SAYERS I.D. CAP:
- 2) NORTH 14°15'40" EAST A DISTANCE OF 68.73 FEET TO A 5/8" IRON BAR W/ SAYERS I.D. CAP:
- 3) ALONG A CURVE, CONCAVE SOUTHEASTERLY, WHOSE ELEMENTS ARE: CENTRAL ANGLE OF 58°01'05", RADIUS OF 115.00 FEET, ARC LENGTH OF 116.45 FEET AND A CHORD THAT BEARS NORTH 43°16'12" EAST, 111.54 FEET TO A 5/8" IRON BAR W/ SAYERS I.D. CAP;
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- 5) NORTH 34°24'52" EAST A DISTANCE OF 168.97 FEET TO A 5/8" IRON BAR W/ SAYERS I.D. CAP;
- 6) NORTH 89°07'08" EAST A DISTANCE OF 106.93 FEET TO A 5/8" IRON BAR W/ SAYERS I.D. CAP;
- 7) NORTH 78°16'41" EAST A DISTANCE OF 105.17 FEET TO A 5/8" IRON BAR W/ SAYERS I.D. CAP;
- 8) NORTH 69°13'42" EAST A DISTANCE OF 68.74 FEET TO A 5/8" IRON BAR W/ SAYERS I.D. CAP; NORTH 86°46'45" EAST A DISTANCE OF 88.30 FEET TO THE "POINT OF BEGINNING".

CONTAINING 27.509 ACRES, MORE OR LESS.

### VALPARAISO BOARD OF ZONING APPEALS Regular Meeting Minutes

October 18, 2016

The regular meeting of the Valparaiso Board of Zoning Appeals was held at 7:00 p.m. on Tuesday, October 18, 2016 in the Valparaiso City Hall Council Chambers. Damon Colby presided.

Members present were: Diane Worstell, Mike Micka, and Damon Colby. Also present were Tyler Kent, Taylor Wegrzyn, and Attorney Ethan Lowe.

### MINUTES

Diane Worstell made a motion to approve the September 20, 2016 minutes as submitted. Mike Micka seconded the motion. A voice vote was taken and unanimously carried 3-0.

### **OLD BUSINESS:**

None.

### **NEW BUSINESS:**

VAR16-022 - A petition filed by Robert Coolman, 359 S. Franklin Street, Valparaiso, IN. The petitioner requests a variance from Article 3, Section 3.501, of the Valparaiso Unified Development Ordinance, to vary the required sixty (60) foot minimum lot width to allow for a lot width of fifty (50) feet. A variance from Article 3, Section 3.501, to vary the required six (6) foot side yard setback to allow for a side yard setback of five (5) feet. The properties are lots C-1 through C-23 of the proposed Pepper Ridge Subdivision, located at 179 W. 375 N., in the General Residential (GR) Zoning District. Mr. Bob Coolman presented. He is seeking a lot size variance on one section of Pepper Ridge Subdivision. Although the property is 20 acres in size there are a lot of environmental issues and topography challenges with it. As proposed there are two different lot types. Hillside lots all require walk-out basements due to the slope of the land and Lifestyle Neighborhood lots that require two somewhat minimal variances for lot width and side yard setbacks. The POA will be doing most of the exterior maintenance of these lots.

### Public Hearing:

Damon Colby asked if any of the public would like to speak in favor of or in opposition of this petition. Mr. Colby also asked that the public address their questions to the Plan Commission while at the same time the petitioner will take notes and respond at one time.

Mr. John Blosky, 3355 Vale Park Road, Valparaiso states the northern boundary of Pepper Creek shares my property. The Ordinance is in place for the reasons of protecting the adjacent property owners and should be upheld. Mr. Coolman could redesign the lots to meet the minimum requirements instead of just asking for variances. He should have been aware of the issues with the property prior to purchasing so he should design lots that fit.

### Mr. Coolman's rebuttal:

- The challenge of the site is the range of environmental issues including wetlands, hillsides, and efforts to preserve non-exempt trees and be environmentally sensitive. With all that we are providing 40% open space.
- My developments have never created a negative impact on the neighbors.
- As proposed this parcel will be less dense that the existing Courtyards of Pepper Creek
  that is across from Mr. Blosky's property whereas my property is not seen by his.
- The type and quality of product I produce speaks for itself.
- Those purchasing these lots are a lifestyle buyer that doesn't want a large lot.

The public hearing was closed and questions/comments were heard from the Members.

- Q: Was a PUD considered?
- A: We did not want to proceed with a PUD due to the request being so minimal and with lot coverages, lot sizes, and house coverages all being met.
- Q: What is the approximately value of the lifestyle homes?
- A: \$300,000-400,000 which will not diminish any property values.
- Q: What is the theory behind the lifestyle homes?
- A: People want larger homes but no exterior maintenance.
- Q: If you had 60-foot lots how many lots would you lose?

- A: It's not really a matter of losing lots. It's about providing a neighborhood with different housing types and styles. We would lose a couple but that wasn't the objective. Different product types were.
- Q: Are these lots bigger than the Courtyards of Pepper Creek?
- A: Much.
- C: Tyler Kent advised if approval is recommended that the variances are specific to lots C-1 C-23 on the Pepper Ridge plat as shown/platted.

Motion: Diane Worstell made a motion to approve VAR16-022 to vary the required sixty (60) foot minimum lot width to allow for a lot width of fifty (50) feet, and to vary the required six (6) foot side yard setback to allow for a side yard setback of five (5) feet for lots C-1 through C-23 of the proposed Pepper Ridge Subdivision as shown/platted. Such approval will not be injurious to the health, safety, morals, and general welfare of the community; will not affect the use and value of the area adjacent to the property included in the variance in a substantially adverse manner; arises from practical difficulties in the use of the property in conformity with the Zoning Ordinance; and the petitioner will comply with all Ordinance parking requirements. Damon Colby seconded the motion. A roll call vote was taken and unanimously carried 3-0.

**VAR16-023** - A petition filed by Therese Davis, 155 Indiana Street, Valparaiso, IN. The petitioner requests a variance from Article 2, Section 2.406, of the Valparaiso Unified Development Ordinance, to vary the requirement that solid waste collection facilities be fully enclosed by an opaque wall constructed of finished masonry painted the same color as the primary building, or store, or brick, or an earthen berm, to allow for a six (6) foot vinyl fence along the north, south, and east perimeter of the facility. A variance from Article 11, Section 11.306, to vary the required maximum sign height to allow for an informational sign with a height of ten (10) feet. The property is located at 2164 US Highway 30, in the Commercial General (CG) Zoning District. MS. Therese Davis, representing the Porter County Recycling and Waste Reduction District presented. The City has requested that we screen our existing recycling center located in the Strack & Van Til parking lot on US 30. We have a lease agreement with Weiss Entities to operation the recycling center at this location. This is a public access site. We would like to comply with the City's request however would like to have a 6foot fence versus masonry on three sides so it can be accessed by the public and to allow for a 4'x8' informational sign. Goodwill Industries has a drop off box at this location as well and we would like to include their box in our enclosure. We originally proposed 189 liner feet of fencing but would like to increase that amount to 210 linear feet of fencing so that it may extend to the nearby grassy area. This was a request made by Weiss Entities.

### Public Hearing:

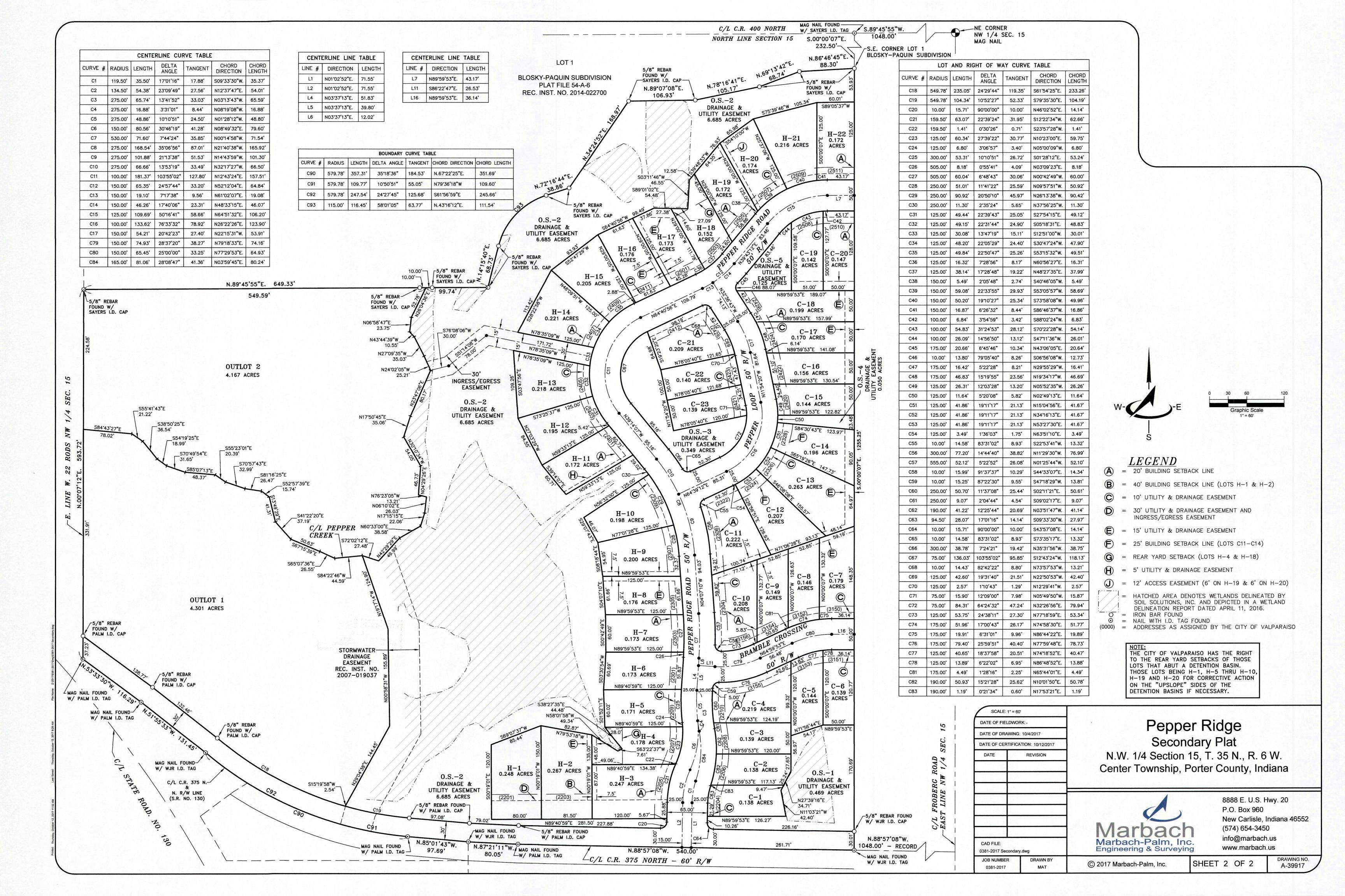
Damon Colby asked if any of the public would like to speak in favor of or in opposition of this petition. Mr. Colby also asked that the public address their questions to the Plan Commission while at the same time the petitioner will take notes and respond at one time.

Mr. Bob Collins, representing Weiss Entities, states that Weiss Entities is in support of this petition. They have a great relationship with the Recycling District and wish to continue. The property to the east and north or McDonald's is also owned by Weiss Entities and may be developed in the future so a masonry structure would not be a good idea and he supports the fencing.

Mr. Lee Will, 2055 Marshall Drive, Valparaiso, states that he lives behind where this is located and he would like it moved to a non-residential area. The collection times are 4:00-6:00 a.m. which is not neighbor-friendly. He opposes the site and the screening.

The public hearing was closed and questions/comments were heard from the Members.

- Q: What is the operation schedule of the site?
- A: This site receives 500 tons per year and is therefore considered heavily used by the public. We have staff visit the site a minimum of two times per week and we try to be very attentive. The service provider comes 4-5 times per week.
- Q: Is there really a need for a sign? Isn't self-explanatory?
- A: We do need something that provides information and can be seen.
- Q: Can you consider pickups during a more reasonable hour of the day?
- A: We can request that from the service provider, Republic Services.
- O: Who will be responsible for the maintenance of the fence?
- A: The Recycling District will handle it.



PETITION #: 55017-006 (staff use only)

Last updated 12/10/14

### VALPARAISO PLAN COMMISSION PETITION FOR PUBLIC HEARING

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 thezoning district tozoning districtTo approve a Primary PlatTo approve a Planned Unit Development (PUD)To approve a Major Planned Unit Development AmendmentTo annex property into the City of Valparaiso, Indiana – Checklist item #10
NO PUBLIC HEARING REQUIRED
To approve a Minor Subdivision (Lot Split) To approve a Final Plat To approve a Plat Amendment Design/Architectural Approval inOverlay District
Please provide the following information: (print or type)
PEPPER COSE DEVELOPMENT, LLC 8051 WICKER ALE, SUITE A 28-558-8080 Owner of property Address 57 JOHN 14 44373 Phone
Ed Reckenist 219-728-8122 ereckenist Docthor Homes.  Contact person Phone Email
Applicant is (check one):Sole OwnerJoint OwnerTenant Agent 💆 Other
OCTUS Hones EOSI WIGGENAUE, SLITEA 219-559-8080 Petitioner Address ST JUNN 14 44373 Phone
Address or description of location of property: WEST SIDE OF France between 3754/4004
Parcel/Tax Duplicate Number <u>64-09-15-100</u> -012.000-004
Subdivision (if Applicable) PEODER COLE
This property is located on the CEST side of Franco Street/Road
between (streets) 375 H and 400 H

Current Zoning of Property Proposed Zoning of Property
Zoning of Adjacent Properties: North VICA South GZ
East 62/CH West 02 Other
Other information:
Dimensions of property: Frontage 1048 Depth 1487. 74
Property Area (sq. ft./acres) 20.86A
Present use of property:
AGRICULTURE
Proposed use of property:
Residential
Proposed Variances or Waivers (PUD or Subdivision Plats)
<u> </u>
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) Rezonina: \$150 \$150 + \$10 per lot \_\_\_\_ Lots X \$10 = \_\_\_\_ Subdivision Primary Plat: \$100 + \$5 per lot \_\_\_\_Lots X \$5 = \_\_\_\_ Subdivision Amendment \$500 + \$10 per lot \_\_\_ Lots X \$10 = \_\_\_ \$250 + \$5 per lot \_\_\_ Lots X \$5 = \_\_\_ Planned Unit Development (PUD): Major PUD Amendment Minor Subdivision (Lot Split) \$150 \$100 + \$5 per lot 50 Lots X \$5 = \$350,00 Subdivision Final Plat Minor PUD Amendment \$150 Annexation: \$500 Design/Architectural Approval \$150 **Overlay District** Special Meeting Fee \$1500 **Text Amendment** \$250 Comprehensive Plan Amendment \$250 TOTAL FEE \$350.00 Signature of owner/Petitioner Printed name Subscribed and sworn to before me this 24th day of October Laura B. Van Nevel, Notary Public SEAL Lake County, State of Indiana My Commission Expires June 1, 2023 My Commission Expires: **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 to be published: Date legal notice mailed: 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

Misc Dim Carto 100 Lot Dim Carto 400

Parcel Dim Carto 100 Misc Text Carto 400

Misc Text Carto 100

Misc Dim Carto 400

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

Railroad Water Road

Condo Line Cadastral

County Line Corp Line

Geo Twp Line Forest Line

Indian Line

Lot Line Vac Lot Line

Parcel Line Misc Line

Railroad Centerline Pol Twp Line Pavement

Road Centerline Railroad ROW

Pepper Cove Vicinity Map Web Print: 10/23/2017

1,126

563

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 in or may not be accurate, current, or otherwise reliable.



### 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.

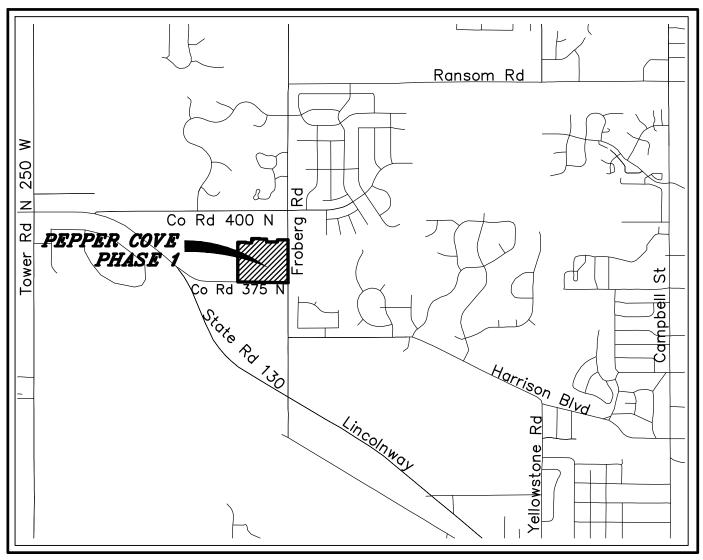
CONTAINING 908,677 SQUARE FEET (20.860 ACRES) MORE OR LESS.

### EXHIBIT B

### COMMITMENTS/RESTRICTIONS/COVENANTS

### PEPPER COVE

SEE MASTER COPY SUBMITTED WITH PETITION



### LOCATION MAP

NOT TO SCALE

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. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED 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 DRIVE. THESE TEMPORARY RIGHT-OF-WAYS SHALL REMAIN IN FULL FORCE AND EFFECT UNTIL SUCH TIME THAT HUDSON ROAD, CLEAR BROOK DRIVE, AND CASPIAN DRIVE 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 \_\_\_\_\_, 20\_\_.

PEPPER COVE DEVELOPMENT, L.L.C.

Y: \_\_\_\_\_\_ TODD M. OLTHOF PRESIDENT OF PEPPER COVE DEVELOPMENT, LLC OWNER AND DEVELOPER:
PEPPER COVE DEVELOPMENT, LLC
8051 WICKER AVE, SUITE A
SAINT JOHN, INDIANA 46373

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 CERTIFICATES, 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

THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_.

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

NOTARY PUBLI

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

VALPARAISO PLAN COMMISSION

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

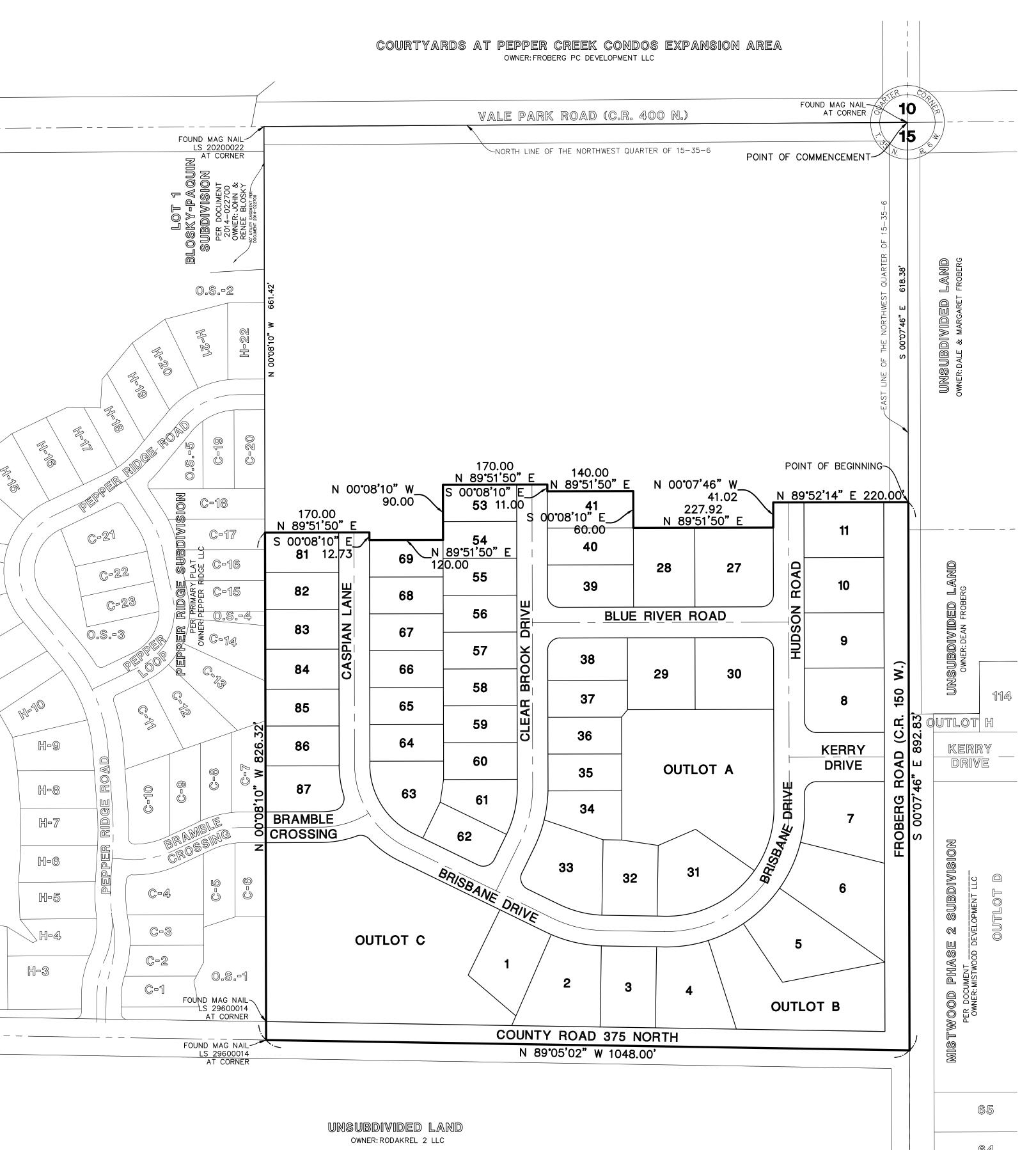
THIS \_\_\_\_\_ , 20\_\_.

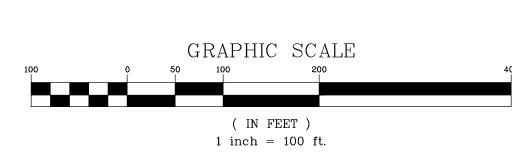
BILL OEDING, MEMBER

ATTEST: \_\_\_\_\_\_
SHARON SWIHART, CLERK/TREASURER

# FINAL PLAT OF SUBDIVISION 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.





### 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 = 181,546 SQ.FT. (4.168 ACRES)

AREA IN RIGHT-OF-WAY = 225,964 SQ.FT. (5.187 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)
DUPLEXES: 36 UNITS (LOTS 1-1-11 AND 27-33);
TOTAL UNITS = 68 UNITS

### BUILDING SETBACKS

VILLA HOMES:
FRONT SETBACK = 20.00'
SIDEYARD SETBACK = 6.00'
REAR SETBACK = 25.00'

DUPLEXES:
FRONT SETBACK = 20.00'

SIDEYARD SETBACK = 7.50'
BUILDING TO BUILDING = 15.00'
REAR SETBACK = 25.00' (LOTS 1-15 AND 21-33)
REAR SETBACK = 40.00' (LOTS 16-20)

IRVEYOR'S NOTES

1. THIS SUBDIVISION CONSISTS OF 50 LOTS AND 3 OUTLOTS AND IS AN INTEGRAL PART OF AN OVERALL NUMBERING SYSTEM TO EMBRACE ALL PEPPER COVE SUBDIVISION.

2. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.)

3. 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.

4. 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.

5. 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 ON \_\_\_\_\_\_\_ AS DOCUMENT NUMBER \_\_\_\_\_ IN BOOK \_\_\_\_ PAGE \_\_\_\_.

SURVEYOR CERTIFICATE STATE OF ILLINOIS )

) S COUNTY OF DuPAGE )

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 25TH DAY OF OCTOBER, 2017.

WITHOUTH J. MURPHY, P.L.S.

INDIANA REGISTERED LAND SURVEYOR NO. LS-29900006



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CONSULPTION

Surveyors • Water Resource Engineers • Water & Wastewater Elangers • Environmental Scientists • Landscape Architects •

NO

VALPARAISO, INDIANA FINAL PLAT OF SUBDIVISION

PHASE

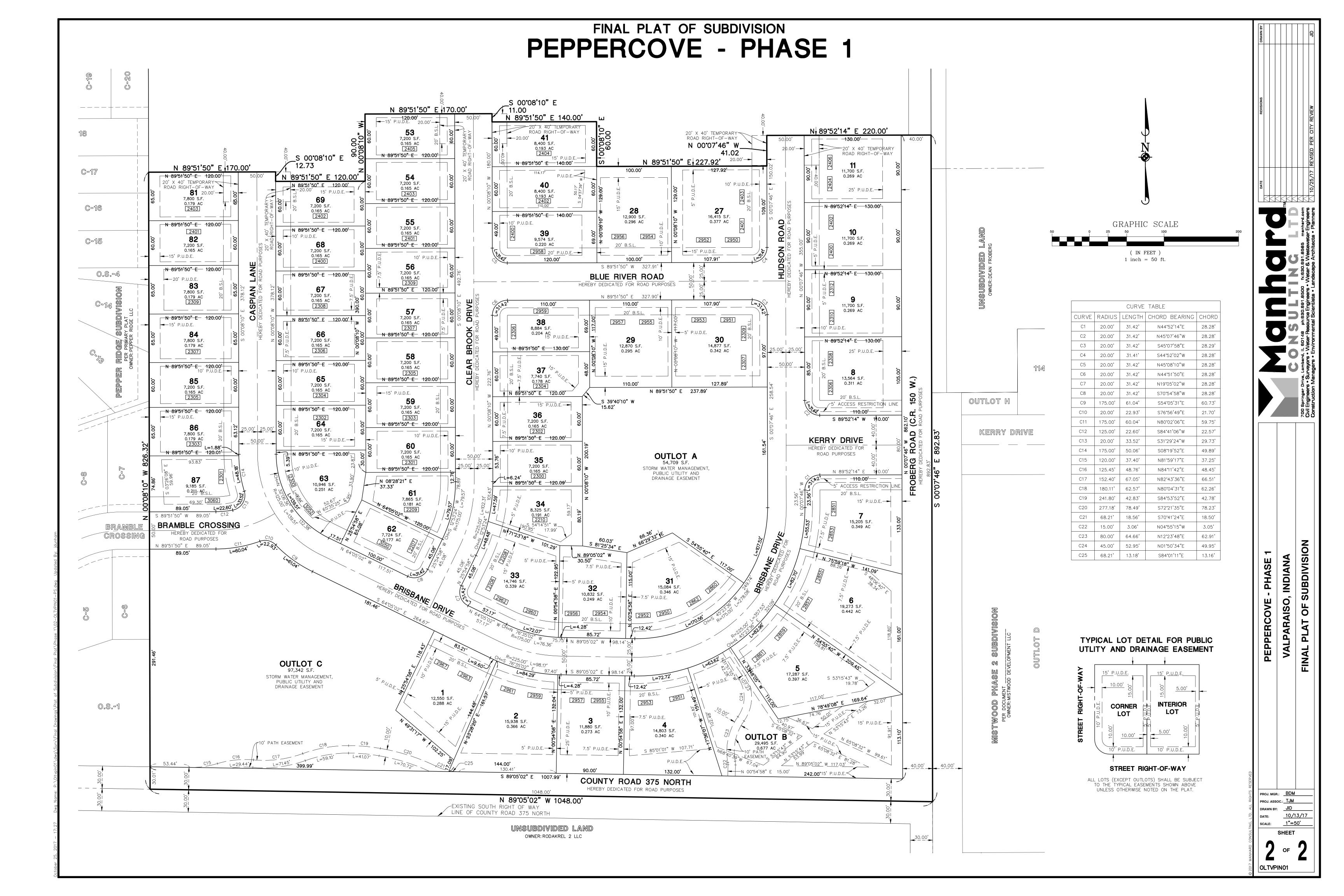
Ö

PROJ. MGR.: BDM
PROJ. ASSOC: TJM

SHEET

1 OF 2

OLTVPIN01



PETITION #: 55077-007 (staff use only)

Last updated 12/10/14

### VALPARAISO PLAN COMMISSION PETITION FOR PUBLIC HEARING

The undersigned applicant respectfully petitions the City of Valparaiso Plan Commission:
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NO PUBLIC HEARING REQUIRED
To approve a Minor Subdivision (Lot Split) To approve a Final Plat To approve a Plat Amendment Design/Architectural Approval inOverlay District
Please provide the following information: (print or type)
MISTURD DEVELOPMENT LLC 6051 WICKER AYE SUITE A 219-538-8180 Owner of property Address Phone
Ed Recktering 1 219-728-8122 erecktering outher Homes. com Contact person Phone Email
Applicant is (check one):Sole OwnerJoint OwnerTenant AgentOther
OLTHOF Humes       BOSI WILLER ALE SUITE A 281-558-9680         Petitioner       Address       Phone
Address or description of location of property: HE Parcel to 3754   Fasser 6 MANSTELL
Parcel/Tax Duplicate Number <u>64-09-15-201-0</u> 14.000-004
Subdivision (if Applicable) Mistrus PINSE 7 UNITZ
This property is located on the Enst side of Fronze Street/Road
between (streets) 375N and Vale Park Co.

(62) Current Zoning of Property Legisland Proposed Zoning of Property Con North 62 South GR Zoning of Adjacent Properties: East 62 West 62 Other Other information: Dimensions of property: Frontage 820-UF Depth 1312.5Property Area (sq. ft./acres) 21. 78A Present use of property: KGRICIANE Proposed use of property: REGIOENTIAL Proposed Variances or Waivers (PUD or Subdivision Plats) HIA Legal description for property: (Exhibit # A ) Attached Exhibit A

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)

Rezoning:Subdivision Primary Plat:Subdivision AmendmentPlanned Unit Development (PUD):Major PUD AmendmentMinor Subdivision (Lot Split)Subdivision Final PlatMinor PUD AmendmentAnnexation:Design/Architectural ApprovalOverlay DistrictSpecial Meeting FeeText Amendment Comprehensive Plan Amendment	\$150 \$150 + \$10 per lot Lots X \$10 = \$100 + \$5 per lot Lots X \$5 = \$500 + \$10 per lot Lots X \$10 = \$250 + \$5 per lot Lots X \$5 = \$150 \$100 + \$5 per lot < Lots X \$5 = \$\frac{45}{50}\$			
Signature of owner/Petitioner  Ed Recuperum				
Subscribed and sworn to before me this Notary Public  My Commission Expires:  Tune 1, 2023	24h day of October, 2017.  Laura B. Van Nevel, Notary Public SEAL Lake County, State of Indiana 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 legal notice mailed: Date property owner notices mailed:	Date of public hearing: Date to be published:			



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.

Web Print: 10/23/2017 Mistwood Vicinity Map

1,126 Feet



Road Centerline Railroad ROW Railroad Centerline Pol Twp Line Misc Line Lot Line Vac Lot Line

Pavement Parcel Line Geo Twp Line

Indian Line

Forest Line County Line Corp Line Condo Line

Unknown Carto

Road Dim Carto 400 Road Dim Carto 100 Railroad Dim Carto 400 Railroad Dim Carto 100 Misc Dim Carto 100 Lot Dim Carto 400 Lot Dim Carto 100

Misc Dim Carto 400

Parcel Dim Carto 100

Parcel Dim Carto 400

Misc Text Carto 400 Misc Text Carto 100

Parcel Owner Hook 400 Parcel Owner Hook 100

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### **Project Description**

### Mistwood Phase 2 Unit 2

Mistwood Phase 2 Unit 2 is the continuation and final phase of the Mistwood Primary Plat approved in 2005. This phase contains 50 single family residential lots on approximately 22 acres. The site is located east of Froberg Road between 375N and Vale Park.

EXHIBIT A"

### LEGAL DESCRIPTION FOR MISTWOOD SUBDIVISION PHASE TWO REMAINDER CITY OF VALPARAISO, PORTER COUNTY, INDIANA

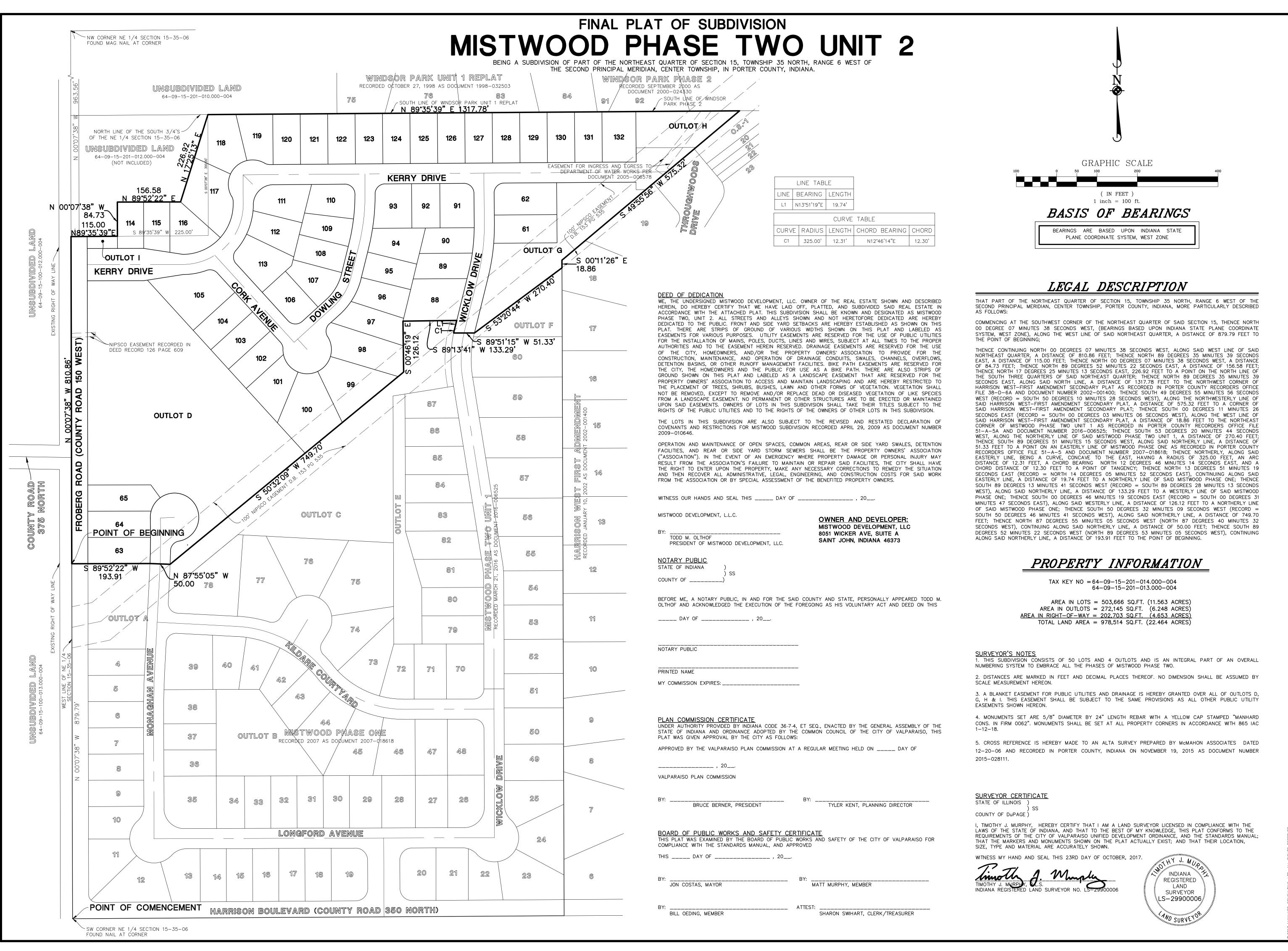
THAT PART OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 6 WEST SECOND PRINCIPAL MERIDIAN, CENTER TOWNSHIP, PORTER COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 15, THENCE NORTH 00 DEGREE 07 MINUTES 38 SECONDS WEST, (BEARINGS BASED UPON INDIANA STATE PLANE COORDINATE SYSTEM, WEST ZONE), ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 879.79 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 00 DEGREES 07 MINUTES 38 SECONDS WEST, ALONG SAID WEST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 810.86 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 39 SECONDS EAST, A DISTANCE OF 115.00 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 38 SECONDS WEST, A DISTANCE OF 84.73 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 22 SECONDS EAST, A DISTANCE OF 156.58 FEET; THENCE NORTH 17 DEGREES 25 MINUTES 13 SECONDS EAST, 226.92 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH THREE QUARTERS OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 35 MINUTES 39 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1317.78 FEET TO THE NORTHWEST CORNER OF HARRISON WEST-FIRST AMENDMENT SECONDARY PLAT AS RECORDED IN PORTER COUNTY RECORDERS OFFICE FILE 38-D-6A AND DOCUMENT NUMBER 2002-001400; THENCE SOUTH 49 DEGREES 55 MINUTES 56 SECONDS WEST (RECORD = SOUTH 50 DEGREES 10 MINUTES 28 SECONDS WEST), ALONG THE NORTHWESTERLY LINE OF SAID HARRISON WEST-FIRST AMENDMENT SECONDARY PLAT. A DISTANCE OF 575.32 FEET TO A CORNER OF SAID HARRISON WEST-FIRST AMENDMENT SECONDARY PLAT; THENCE SOUTH 00 DEGREES 11 MINUTES 26 SECONDS EAST (RECORD = SOUTH 00 DEGREES 03 MINUTES 06 SECONDS WEST), ALONG THE WEST LINE OF SAID HARRISON WEST-FIRST AMENDMENT SECONDARY PLAT, A DISTANCE OF 18.86 FEET TO THE NORTHEAST CORNER OF MISTWOOD PHASE TWO UNIT 1 AS RECORDED IN PORTER COUNTY RECORDERS OFFICE FILE 51-A-5A AND DOCUMENT NUMBER 2016-006525; THENCE SOUTH 53 DEGREES 20 MINUTES 44 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID MISTWOOD PHASE TWO UNIT 1, A DISTANCE OF 270.40 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 15 SECONDS WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 51.33 FEET TO A POINT ON AN EASTERLY LINE OF MISTWOOD PHASE ONE AS RECORDED IN PORTER COUNTY RECORDERS OFFICE FILE 51-A-5 AND DOCUMENT NUMBER 2007-018618; THENCE NORTHERLY, ALONG SAID EASTERLY LINE, BEING A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 325.00 FEET, AN ARC DISTANCE OF 12.31 FEET, A CHORD BEARING NORTH 12 DEGREES 46 MINUTES 14 SECONDS EAST, AND A CHORD DISTANCE OF 12.30 FEET TO A POINT OF TANGENCY; THENCE NORTH 13 DEGREES 51 MINUTES 19 SECONDS EAST (RECORD = NORTH 14 DEGREES 05 MINUTES 52 SECONDS EAST). CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 19.74 FEET TO A NORTHERLY LINE OF SAID MISTWOOD PHASE ONE; THENCE SOUTH 89 DEGREES 13 MINUTES 41 SECONDS WEST (RECORD = SOUTH 89 DEGREES 28 MINUTES 13 SECONDS WEST), ALONG SAID NORTHERLY LINE, A DISTANCE OF 133.29 FEET TO A WESTERLY LINE OF SAID MISTWOOD PHASE ONE; THENCE SOUTH 00 DEGREES 46 MINUTES 19 SECONDS EAST (RECORD = SOUTH 00 DEGREES 31 MINUTES 47 SECONDS EAST), ALONG SAID WESTERLY LINE, A DISTANCE OF 126.12 FEET TO A NORTHERLY LINE OF SAID MISTWOOD PHASE ONE; THENCE SOUTH 50 DEGREES 32 MINUTES 09 SECONDS WEST (RECORD = SOUTH 50 DEGREES 46 MINUTES 41 SECONDS WEST), ALONG SAID NORTHERLY LINE, A DISTANCE OF 749.70 FEET; THENCE NORTH 87 DEGREES 55 MINUTES 05 SECONDS WEST (NORTH 87 DEGREES 40 MINUTES 32 SECONDS WEST), CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 50.00 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 22 SECONDS WEST (NORTH 89 DEGREES 53 MINUTES 05 SECONDS WEST). CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 193,91 FEET TO THE POINT OF BEGINNING.

CONTAINING 978,512 SQUARE FEET (22.464 ACRES), MORE OR LESS

PREPARED BY: MANHARD CONSULTING, LTD. 700 SPRINGER DRIVE LOMBARD, ILLINOIS 60148



VALPARAISO, INDIANA AL PLAT OF SUBDIVISIOI

**PHASI** 

TWOOD

PROJ. MGR.: BDM
PROJ. ASSOC.: TJM
DRAWN BY: JID
DATE: 10/23/17

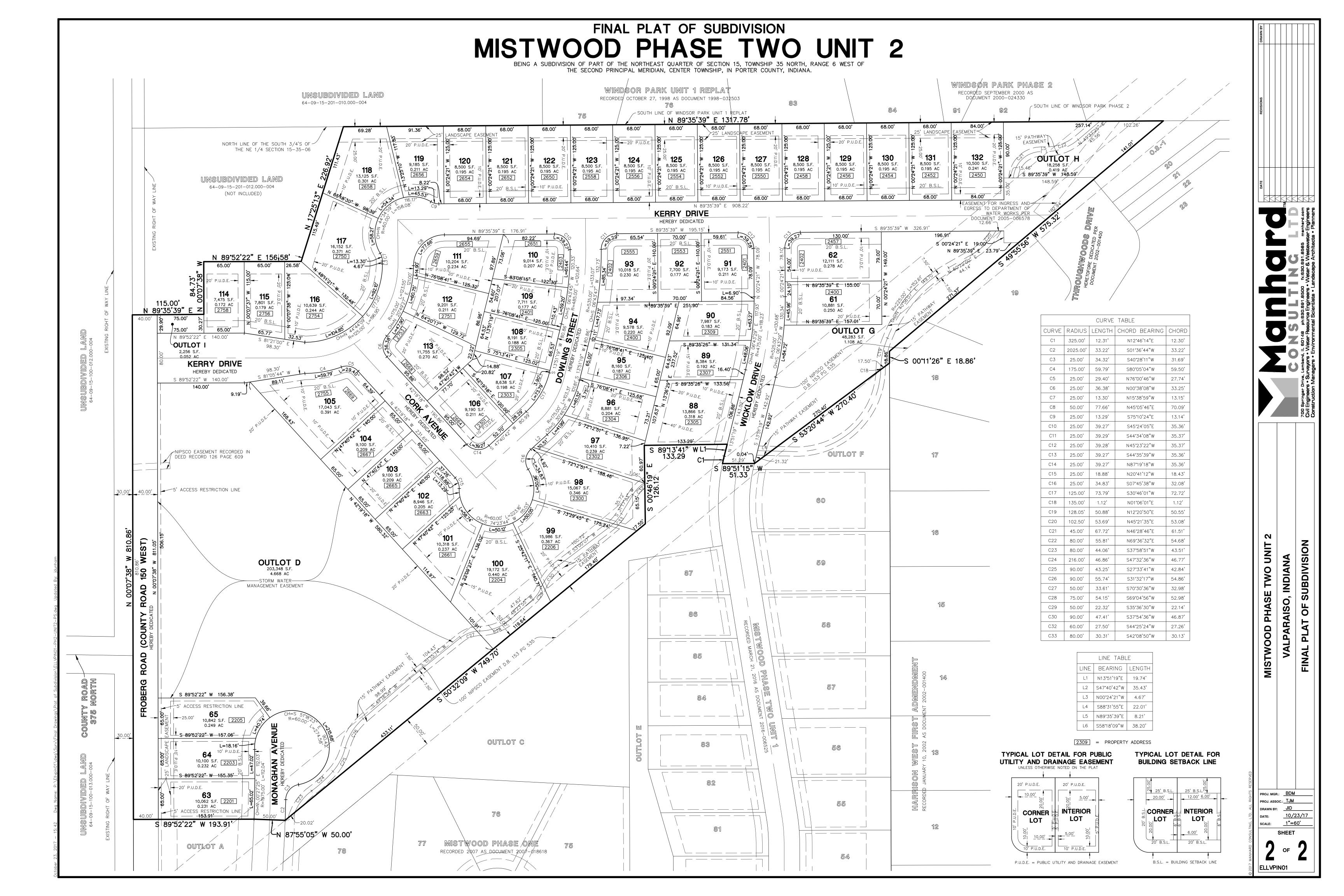
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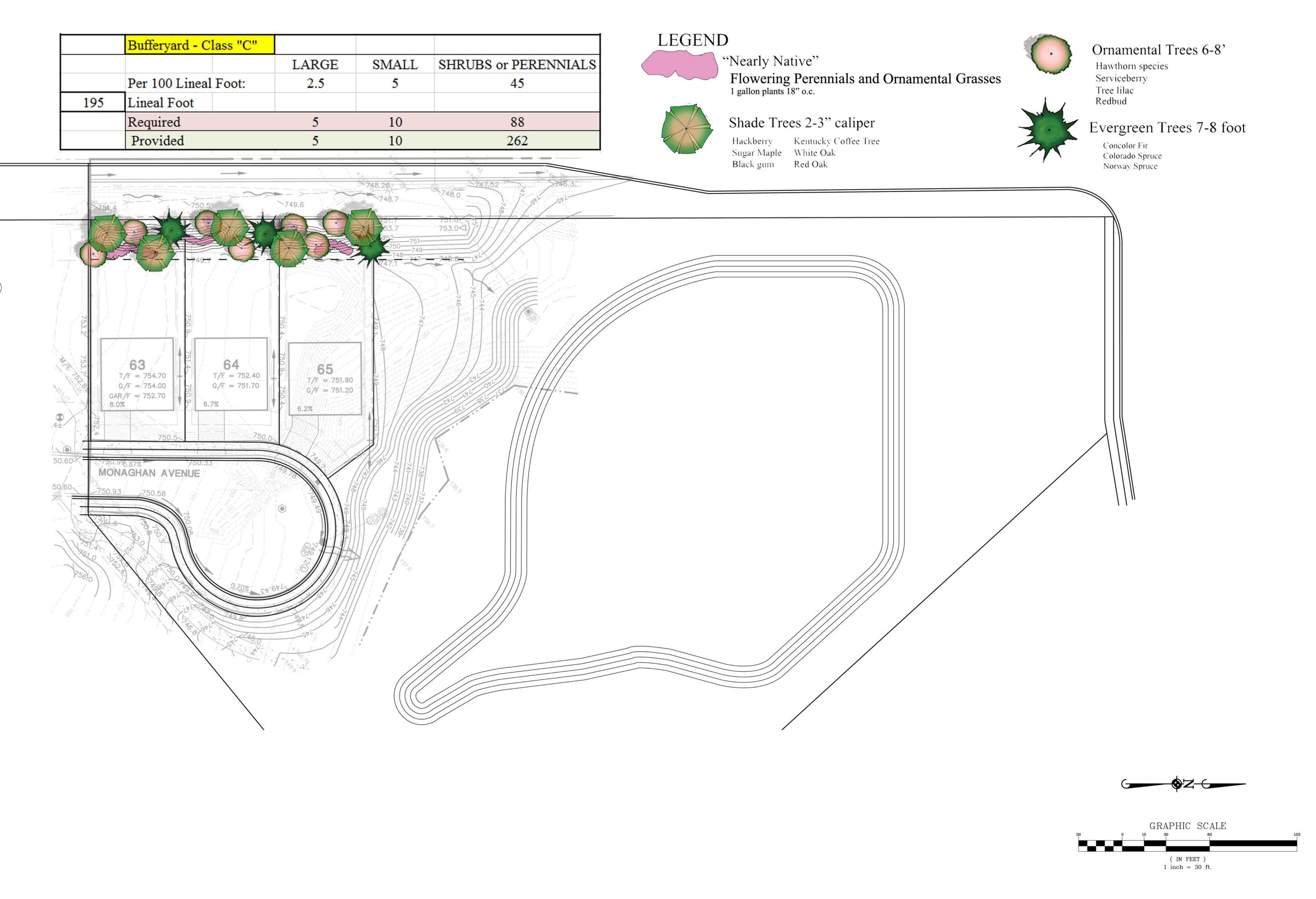
SHEET

of

ELLVPIN01

SCALE:











PETITION #: AA 17.003
(staff use only)

Last updated 12/13/16





### VALPARAISO PLAN COMMISSION PETITION FOR PUBLIC HEARING

Shaw Emmadentair

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 Platting Committee Appeal
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) Roger Perlstein 2802 kickbush Dr Vulparaiso 608 857 0857

Owner of property Address Phone

Roger Perlstein 608 857-0857 Roger CPerlstein avol. com

Contact person Phone Email Applicant is (check one): \_\_Sole Owner \( \frac{1}{2} \) Joint Owner \_\_Tenant \_\_ Agent \_\_ Other em 2862 Kickbush Dr Valpareiso 608 857 0851 Address or description of location of property: Some Parcel 64-09-10-479-004,000-004 Parcel/Tax Duplicate Number Windsor Park Phase 6 Lot 57 Plat File 33-C-3F Subdivision (if Applicable) Wind 501 Park This property is located on the East side of Kickbosh Street/Road between (streets) Maristad and Male Park

	Current Zoning of Property Vesidential Proposed Zoning of Property Same									
	Zoning of Adjacent Properties: North Res South Res									
	East Res West Res Other									
	Other information:									
	Dimensions of property: Frontage 180 Depth 75									
	Property Area (sq. ft./acres)									
	Present use of property:									
<b>193</b>	Proposed use of property:									
	<u>les</u>									
,										
e Hached	Proposed Variances or Waivers (PUD or Subdivision Plats)									
	•									
	Legal description for property: (Exhibit #)									
	See Tax Bill									

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.

## Affidavit of Consent of Property Owner

(To be presented with appl	ication for Plan Commission)	
mind and legal age deposes and states	worn upon his/her oath, being of sou	nd
That Royal Percent owner(s) of real property that is t Commission.	("Owner") (is/are) the legal he subject of a Petition before the Pla	an
2. That Owner authorizes to seek the relief sought in the Petitioner is further authorized to confedurated by the Plan Commission of the	mmit to any reasonable restriction	oner")
Property Owner		
Property Owner	Date	
Subscribed and sworn to before me this 20  Notary Public		., Holly L. Taylor Notary Public State of Indiana ilselon Expires Jan 4, 202
My Commission Expires:		
Jan 4, 2021  Date		

## PETITION FEES (CHECK ALL THAT APPLY)

Naived Per Tyler Kent	firm approved by the Planning Department.	\$150 \$150 + \$10 per lot Lots X \$10 = \$100 + \$5 per lot Lots X \$5 = \$500 + \$10 per lot Lots X \$10 = \$250 + \$5 per lot Lots X \$5 = \$150 \$100 + \$5 per lot Lots X \$5 = \$150 \$500 + Cost of Fiscal Plan*** \$150 \$1500 \$250 \$250 \$250 \$100  Siscal plans be prepared by a municipal advisor The applicant is solely responsible for the liscal plan must be submitted together with the liscal plan must comply with the						
	Subscribed and sworn to before me this Notary Public My Commission Expires:	Holly L Taylor Notary Public State of ladiana My Commission Expires Jan 4, 2021						
	Names and addresses of property ownersPlot Plan attachedLegal Description providedPetition filled out completely  Date approved for public hearing:Date legal notice mailed:Date property owner notices mailed:Additional information:	Date of public hearing: Date to be published:						

Written Description of Project: Property owner's appeal of replatting.

The appellant, Roger Perlstein is the owner of 2802 Kickbush Dr. Valparaiso: Parcel 64-09-479-004.000-004, Windsor Park Phase 6 Lot 57 .33AC Ditch Anxd 07/08---- Plat File 33-C-3F Document 2004-038510 in the office of Recorder of Porter County. Appellant comes before the board asking that the City of Valparaiso deny the application for the replatting of Lot 51 in the Beauty Creek Villa Homes, RP17-002 filed by James Wieser on behalf of Naples-VPZ, Development, LLC (421 W Lincoln Hwy., Schererville, IN 46375).

The basis of this appeal request is twofold:

1. First, that the applicant has, over a 4 year period, repeatedly failed to maintain adequate traps or employ swales, berms or proscribed erosion controls and silt fencing and has failed to seed stockpiled earth in accordance with city ordinance. It is the duty of the planning board and the City of Valparaiso to deny this application while the impacts of these failures remain. After 4 years of ongoing soil migration, inadequate erosion conditions exists even today and the developer has further failed to remove construction materials from the appellant's property. By granting this application, the Board would be playing an active role in the enrichment of the developer at the expense of the neighboring property owner. In particular, excessive soil erosion from one property to another during development, is viewed as trespass under Indiana Law. I ask that the City of Valparaiso not encourage this behavior by facilitating further enrichment of the applicant at the expense of the abutting property owner.

Per Valparaiso City Ordinance,

The Specific town ordinances (from the City Building code) that the developer has not met include the following:

The Developer is required to:

- Furnish erosion and sedimentation control measures to ensure sediment removal prior to stormwater leaving the site and the requirements for proper maintenance should be considered.
- Provision should be made to accommodate the increased runoff caused by changed surface and soil condition both during and after development.
- Exposed soil areas shall be as small as practical for development during the construction process.
- Runoff from off-site, flowing through the site proposed for development, shall be diverted around the land disturbing activity by means of swales, channels, ditches, culverts, or storm sewers.
- Temporary sediment traps are required in areas where runoff exits the site proposed for development, and is likely to carry sediment from eroded soils. The temporary traps shall be sized proportionally with the expected flow rate from the site.
- 2. Second, that the applicant did not follow proper process of notification when it applied for a permit to build a two family home on a parcel originally approved by the zoning board as single family

zoning. Allowing the replatting at this time, enriches the applicant before they have met their obligation to protect surrounding property owners from construction related damages. I request that until these conditions have been remedied the Board withhold approval.

Previous request for review Roger Perlstein 2802 Kickbush Dr Valparaiso, IN 46385 518 810-5217 608 851-0851 8/25/2017

RE August replatting decision of Lot 51 In the beauty creek development Ilc. 421 W Lincoln Hwy., Schererville, IN 46375.

Dear Sirs, I am a party to this action by way of my status as an abutter to the aforementioned property I am filing this appeal in compliance with the procedures established under the unified Development Ordinance.

Under Article 4, General Environmental standards, this builder has repeatedly failed to control the migration of dust, debris and soil onto my property and has made no effort to restore the damage caused by repeated failures to maintain adequate barriers. This condition still exists even today. Under Article 6, I contend this single family parcel was rezoned as a townhouse without proper notification of abutters and an opportunity to appeal BEFORE the townhouse was actually built. Under Article 10, I contend the builder deposited earthen piles in excess of 10 tons volume and failed to seed that soil to prevent erosion.

Under article 10, I contend the builder failed to protect my property from trespass of their site-work through proper erosion control as is well documented by Valparaiso's Engineering department. Pictures from the city Engineer will be furnished at time of hearing but as of this last day before appeal, the city has requested an extension to provide the images and correspondence

I contend for the last 3-4 years up to today, the builder has failed to mitigate the damages of runoff, silt migration landscape (shrubbery damage), weed infestation, etc. to my property. That I can document numerous calls by myself and the engineering department to this builder without response. In conversations with builder representatives, I have been told they would mitigate and restore but they could not do so until the property was fully occupied. I content that that is not accurate, and that they have used this extended period of time and the replatting administrative process to avoid responsibility for their trespass upon my property. I ask further that the committee reverse this administrative decision based on existing non-conformity with the UDC and withhold this approval until such time as the property damages are restored to pre-construction status

Roger Perlstein

KEEP FOR YOUR RECORDS 3,840.00

Current Account Balance:

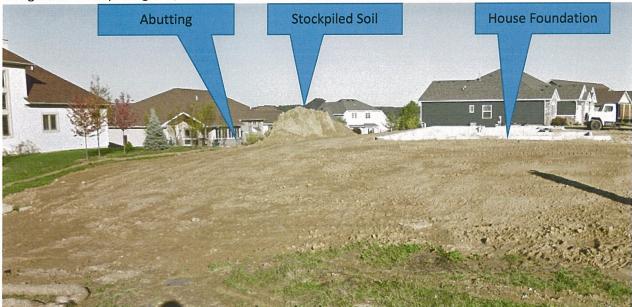
Go paperless next year!
Go to cNoticesOnline.com and
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	2014 Payable 2015		TAXING UNIT NAME	Valparaiso Corporation -004			To view current account and payment status	one with purious more	www2.porterco.org/pati.	Information is updated nightly.					Go paperless next year!	Go to cNoticesOnline.com and	register with this code:
	DUPLICATE NUMBER	107586	TAXIN	Valparaiso	Dr Valparaiso IN 46385			8	W	In			Perlstein Roger C & Laura L/H&W	6385_7103			
	TAX ID NUMBER	64-09-10-479-004.000-004	PARCEL NUMBER	64-09-10-479-004.000-004	Property Address: 2802 Kickbush Dr Valparaiso IN 46385		LEGAL DESCRIPTION Windsor Park Phase 6 Lot 57 .33AC Ditch Anxd 07/08	A comme () 131	/ktrss. 0.551				Perlstein Roger C	2802 NICKDUSH DI Welsonsies IN 46385-7103	Valpatatso II A		

History: Inadequate erosion protection 9/2013 at start of initial development



Google Street Map Image 10/2013



Video recorded 5/2014



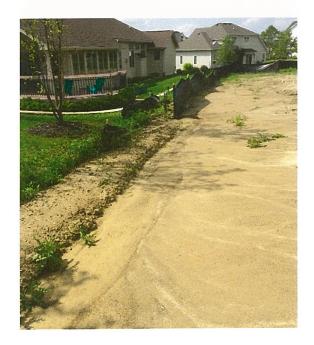
8/2014 No seeding of dirt piles, no berms, inadequate barriers



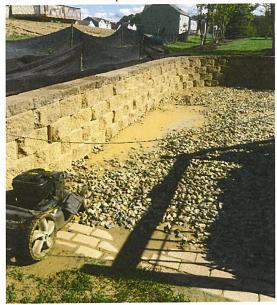
5/2015 Video



8/2015 Continued failure to maintain contiguous erosion control



9/2015 Developer sends two workers onto abutting property with shovels. Workers shovel in halfhearted attempt to remove eroded soil leaving depression on abutter's property.



7/2016 Silt Fence failure and City mandated replacement after complaint



Impacts on Abutter

Note condition of Washed Bank Landscaping. No Silt or Sediment evident (9/2013)



Evidence of fencing failure and ongoing soil migration 8/2015







Elevation of retaining wall and illustration of drainage function 9/2013

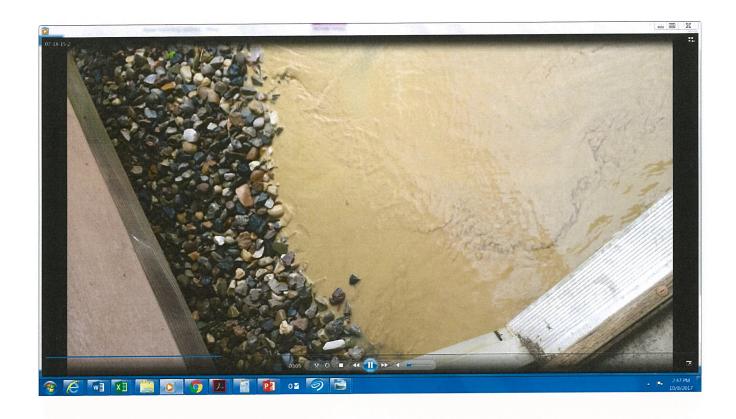


Current elevation of retaining wall and illustration of drainage function 10/2017



7/2014- Flooding at side entrance





7/2014 Flooding at Side Entrance



8/2015 Flooding at Side Entrance



8/2015, No solid silt trap. Note ongoing silt deposits in Washed Bank Landscape area





Site Map Images



