



MEETING: Site Review Committee
SUBJECT: Campbell Meadows Phase 2

LOCATION: City Hall
DATE: March 27, 2007

**PRELIMINARY SITE REVIEW
 IN ATTENDANCE:**

Tyler Kent, Asst. Planner	(219) 462-1161
Matt Kras, Storm water Engineer	(219) 462-1161
Jack Johnson, Fire Department	(219) 462-8325
Dave Pilz, Engineering Director	(219) 462-1161
Chuck McIntire, Water Department	(219) 462-6174
Bill Oeding, Public Works Director	(219) 462-4612
Rick Walstra, Comcast	

PRESENTERS:

Dave Tiemens, Tiemens Land Surveying
 (219) 987-2828
 dtiemens@netnitco.net

Email addresses for the above City of Valparaiso Departments can be found at www.valpo.us.

The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss a proposed Phase 2 for Campbell Meadows Subdivision.

Kent stated that site review is not an approval. Rather, it is a preliminary discussion of the requirements and issues to be considered by the developer or owner. It is possible it will need to come back before site review or to seek other approvals.

Tiemens explained this is Phase 2, with the last 4 Lots to be developed. The developer ended on Lot 21. The road with Lots 22 through 25 on the west was anticipated to be a private road. Since that time, there have been negotiations to purchase the property directly to the south which would allow additional development. It would be best therefore, to make this a public road. The small wetland that exists has a 1/10 of an acre fill on the property. It's being proposed to put the street in at 26' back to the curb, ask for sidewalk waivers on one side of the street. This would be the east side of the north / south road and on the south side of Andover Drive, extend west. There are wetlands in each of these areas that cannot be encroached upon. In addition, there is a need for detaining the storm water and a need for providing sanitary sewer for these lots. There is an elevation above grade at these 2 locations. There is going to be a need for some type of retaining wall to go along these 2 sections. The sewer was extended 15" going to the west. This will serve the additional property that is there for a future purpose. There is 8" extending south on the private street with 3' of cover at the lowest point being approximately at Lot 24. There is another detention pond being provided at the northwest corner of that wetland area. Drainage easements are also provided between the north and west lots. An inlet will be provided on the north side of Andover Drive. However, water will still run off over the road. There is no room to incorporate something that would provide for all the drainage to some type of pipe system getting it to the wetland area. There was discussion previously for Outlot B which would be dedicated to the City which at the time the street is also dedicated. The 5' strip is there for multiple purposes. This would be a separate dedication to the City so that the control to connect a drive can be regulated by the City and not by the developer. There may be a few trees in the wetland area and primarily on the property line, although nothing that would be impacting.

Kent stated that there are no issues from a planning and building standpoint.

Pilz comments from an engineering viewpoint are attached.

Kras is concerned with the drainage coming from the north. Direct discharge into the wetland is not allowed. It was recommended to increase the size of the detention area and have the discharge go to this location rather than the wetland area. A revised drainage plan is suggested regarding these issues, as well as to distinguish if there is adequate size for the 12" pipe that is going across the road. If there are any additional comments concerning erosion control, Kras will be in contact. The drainage issues need to be resolved.

Johnson is aware the planned heights of the houses will be 30'. It was requested that both sides of Campbell Court and Andover Drive be No Parking. The one hydrant and its installation location are acceptable. The turnaround is suitable as well. All agreed that the Andover Drive pavement could be reduced from 26' to 24'.

McIntire stated there is a problem with the water main being located under the retaining wall. Moving it to the other side of the road or placing it in encasing is recommended. This issue will need to be resolved. At the end of the line there must be a temporary flush out. After the hydrant on Lot 25, an 8" valve will need to be placed instead of the plug.

Walstra is aware that the timeline for this development will be in the summer.

Oeding stated there needs to be a strong base under the retaining walls to prevent settling issues. The heights will also require to be looked at as things develop. Interlocking block for the retaining wall will be used. Oeding also conveyed he did not want runoff to flow over the road.

ISSUES TO BE RESOLVED:

- Water Main Placement
- Revised Drainage Plan
- Detailed Site Plan
- Sanitary/Sewer
- Site Improvement Permit
- Building Permit

To: Site Review Committee

Date: March 27, 2007

From: David L. Pilz
Engineering Director

Re: Campbell Meadows Unit 2

1. The east west street should have a name different from Andover. Andover will end at the intersection. The streets going north and west will have new names.
2. Provide details (cross-sections) through the retaining walls so we can see actual applications. Guard rails may be required along the top.
3. ADA ramp situation at east intersection is confusing. Please provide a sketch to show in more detail. Ramp should also cross to east.
4. The bedding and backfill material and compaction will be CRITICAL because of the shallow depths of the sewers.
5. Show sanitary sewer services on plan.
6. Reduce the street slope (1.3% to 0.5%) running westward from the connecting intersection at Andover. This will allow more cover over the sewer main and also allows forcing street runoff into the detention basin because low point is moved west. Culvert under road still required for pass-through runoff.
7. Obtain a few soil borings where the road is so close to the wetlands on the 2 roads so that it can be determined if the pavement construction is even feasible re: soil conditions. Depending on what the borings show the pavement construction may have to be very carefully constructed.
8. I'd like to go to a 24' pavement on the east west street. This would allow less impact to the wetlands. Since no lots front on this road there is little chance for any cars to be parked even with it posted for No Parking.
9. Construct Campbell Ct. pavement through the temporary turnaround to about 10' from the property line. Use a rolled curb in that area.