



MEETING: Site Review Committee
SUBJECT: Duplexes
ADDRESS: Vale Park Road

LOCATION: City Hall
DATE: October 2, 2007

**PRELIMINARY SITE REVIEW
IN ATTENDANCE:**

Craig Phillips, Planning Director (219) 462-1161
Matt Kras, Storm water Engineer (219) 462-1161
Jack Johnson, Fire Department (219) 462-8325
Ed Pilarski, Water Reclamation Dept. (219) 464-4973
Daryl Brown, Water Dept. (219) 462-6174

PRESENTERS:

Dave Croft, Bonar Group
462-1158
dcroft@bonargroup.com

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 subdivision on the south side of Vale Park Road adjacent to the recently reviewed assisted living facility.

Croft explained he represents Dustin Vo for the proposed development of 27 lots on 7 ½ acres located on the south side of Vale Park Road. The current zoning is R-4. The original site plan has been slightly revised with the addition of 2 lots. Another adjustment is the removal of the cul-de-sac at the south end of the property in order to stub the street out to the south for future development. Phillips inquired if the site to the south is developable. Croft stated there is property there that could be developed. There is also a proposed sanitary and storm sewer, water main, and hydrant locations. Some previous conversations with Matt Kras have taken place regarding storm water and drainage. Drainage Calculations are needed. The depth of sanitary sewers was also discussed with the engineering department. Croft explained they would like to store water on the southeast corner of the development in a small area for detention, then release it into the existing wetlands located on the east side of the site. Midway along the east line there is a large area that is currently wetlands and has been delineated by soil solutions. Croft conveyed they want to place an easement around this and leave the wetlands as is. The proposed project is duplex lots with a total of 54 units.

Phillips stated that the subdivision appears to meet the minimums required by the Subdivision Ordinance and the Army Corp. District. Future discussion with Steve Doniger, Dave Pilz, and Phillips will need to take place regarding the Pathway requirement along Vale Park Road. Payment in lieu of installation may be necessary since the Pathway in that area may be installed. The ordinance states that any subdivisions between 10 and 50 units are required to have a half acre or more of open space therefore; provisions for this need to be made. Perhaps a payment in lieu of this as well would be sufficient since this is a small, isolated subdivision. Conversation with the Park Director is necessary with regards to this. The current requirement for houses is the Recreation Impact Fee. If money were dedicated to a payment in lieu of, this would be a credit towards the Recreation Impact Fee. Currently the ordinance states this open space is dedicated space. At the entrance of the subdivision, 50 square feet of signage is allowed in the message area for advertisement of the subdivision. Decoration or embellishments are permitted. Phillips questioned the build ability of certain lots. Based on the delineated wetland Phillips wants assurance that these particular lots are buildable and more information is needed. The city is taking a closer look at the

build ability of lots when doing subdivision approvals. Placing a structure close to a delineated wetland should be avoided. Because of the wetland this could be an opportunity to do some clustering. This suggestion would need to go through the Board of Zoning Appeal process.

Pilarski will defer comments on the sanitary sewer and the lift station to the engineering department and to Bob Fitzgerald at the collection division. It was verified to Pilarski that lots 1 through 27 which is the entire development, will be for residential use only.

Brown inquired as to where on the site plan the property extends. Croft clarified that Baron Court to the west is not part of the project. Brown stated that moving the water line to this location is favorable. A transitional bore under Vale Park Road will be completed to bring that service over. An 8" valve inserted in the line at the north corner of lot 1 is necessary. A valve is also needed between lots 6 and 7, and between lots 10 and 11, otherwise a valve at the very end with a 2" blow off will be required. If possible, looping this over to Baron Court is preferred. One meter per service tap is required. Any landscape irrigation system will require backflow protection. Contact Chuck McIntire for any questions as far as the water line layout with regards to valves and the planning to Baron Court. A large portion of this development falls within the Wellhead Protection Area. Any fuels on site for equipment during construction will require secondary containment.

Johnson stated that the fire department recommends that this system be looped. There is a hydrant located at 400' and another at 600'. It's suggested to modify these at 500' apart instead. Johnson conveyed that the street width is acceptable however; if the structures get over 30' in height, no parking on one side of the street will be requested for access of the ladder truck.

Kras explained that Drainage Calculations are needed showing what volume of runoff is being captured and needs to be stored and at what rate it's out letting from the site. Depending on how the drainage is handled, it's necessary to be informed if there will be any excavating around the wetlands to gain that extra storage. If so, a copy of any permits from IDEM for the wetlands is needed. A copy of the Wetland Delineation Report is also needed. The erosion control on the site will be important to protect the wetland. If using the wetland, a fore-bay system is needed before anything is run off into the wetland. Other erosion control measures on the site are also essential. Croft added it's preferred that they do not handle the wetlands or use them for storage which would eliminate the need of IDEM. Another concern was what will occur to the wetland when there is a major storm. There is nothing on the plan indicating how the drainage will flow from the parcel to the west. Another issue was the drainage from the south property and how it will be handled. Kras added that the revised plans indicate that an inlet on the road has been moved further south to capture that run off. The comments from Dave Pilz are as follows:

1. Pewamo soil is not good. There may have to be extra efforts regarding road construction.
2. There are no provisions for detention. I suggest an extension of the delineated wetland area to provide a required amount of storage. There would be no controlled outlet. It should have fore-bays, etc.
3. I am concerned about periodic flooding beyond the limits of the wetland. What will happen in the event of a major storm?
4. Need drainage outlet (s) from parcel to the west?
5. Sanitary manholes are one of the biggest sources of infiltration. There are 4 shown at the north end. Cut the corner with the sewer and eliminate one of the manholes. Or, make the connection to the existing sewer to the west in the road pavement, run a straight sewer line and eliminate 2 manholes. This would require a lane closure in Vale Park Road for 2 days but that would result in a better plan if Bill Oeding is acceptable with the idea.
6. Eliminate the manhole at the west corners of lots 9 and 10. The sewer line may be extended straight into the adjacent property. If a manhole is required, the adjacent property owner can build it.
7. Look at the parcel to the south. Does it drain back to the north into this parcel? May need to have the storm sewer extended to the south edge of the property?
8. Provide a short decel lane/taper and accel lane/taper. Provide a modest passing blister on north side of Vale Park Road.
9. Need AT LEAST 4' of cover over the sanitary sewer in the pavement.
10. Need to minimize the amount of street that runs off to the south and to manage the runoff that does.
11. Check with Public Works and the Fire Department if a small island can be placed in the cul-de-sac to eliminate some of the pavement.

12. Need to show dimensions on Vale Park Road right-of-way to be dedicated.

13. Show easement regarding wetlands?

Phillips had inquired if the soil types match some of the wetland areas and if there will be soil replacement or any stabilization. Croft conveyed there will be a sizable fill on this development. Pewamo soils are what is shown. Croft recommended that soil boring be done for verification. Phillips added that the pewamo soil is a concern therefore; checking into this and having some soil boring done specifically in this area is important. A meeting will be scheduled with Dave Pilz and Steve Doniger regarding the Pathway and open space requirements.

ISSUES TO BE RESOLVED:

- Landscaping plan (with Tree Survey)

- Drainage Calculations

- Erosion Control Plan

- Right-of-way Dedication

- Detailed Site Plan

- Sanitary/Sewer

- Backflow Prevention

- Site Improvement Permit

- Building Permit

- Signage / Fencing Permit