



MEETING: Site Review Committee
SUBJECT: Tuscany Subdivision
ADDRESS: Heavlin Road South of State Road 2

LOCATION: City Hall
DATE: 1/24/06

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Craig Phillips, Planning Director	(219) 462-1161
Tyler Kent, Asst. Planner	(219) 462-1161
Matt Kras, Storm water Engineer	(219) 462-1161
Daryl Brown, Water Department	(219) 462-6174
Dave Nondorf, Fire Chief	(219) 462-8325
Marv McDaniels, Collections Department	(219)-464-2346
Bill Oeding, Public Works Director	(219) 462-4612
Steve Martinson, Parks Department	(219) 462-5144
Dave Pilz, Engineering Director	(219) 462-1161
Vicki Thrasher, Building Commissioner	(219) 462-1161
Ed Pilarski, Water Reclamation Department	(219) 464-4973
Dave Schelling, Porter County Engineer	(219) 465-3400

PRESENTERS:

David Croft
 Bonar Group
 219-462-1158 ext. 23
 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 new development of Tuscany Subdivision at Heavlin Road south of State Road 2.

This is the 2nd site review for this project. Phillips 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. Phillips also explained the new requirement for a site improvement permit in addition to the other items needed to begin construction.

As previously presented, this project has 78 lots on 40 acres. There is a large outlet parcel that will remain open space and detention pond area. There is an easement along the rear of lots 4-11 and 21-24 that will be part of our open space to meet Porter County requirements. This project has been through TAC. The county suggested a site review with the city since they are seeking sanitary sewer and water. They are preparing to file with the Army Corp to fill in a flood plane. The majority of the property is above base flood elevation, but is not shown flood zone map. They applying for a letter of map revision for lots 5-11 and 12-20. They are also applying to the Army Corp to fill the flood plain. Pilz requested a copy of this documentation. Croft continued stating that city streets will be built to city specifications. The subdivision will have rolled curbs throughout. Improvement will be provided along Heavlin Road regarding accel/decel lanes for the entrances. Low maintenance vegetation will be added to the wetland ponds. Storm sewers will be put in throughout the development.

McDaniels noted they are putting in a force main. He had no comments at this time.

Croft confirmed for Pilarski that all lots are for single-family residents.

Brown explained that a variance is needed to run the water line on the east side of the road. The water line must also be extended to the south end of the project.

Kras noted the wetlands are shown and inquired about the process to put in the detention. Croft explained the 3 areas of wetland: 1) a small wetland that will be the detention basin; 2) one small area along the northwest of the property that will not be affected; 3) one on the southwest corner that will be protected with an easement. A copy of the drainage calculations must be provided. According to Kras, the storm water design is appropriate for this project.

Regarding the plants at the pond area, Croft explained that they want to mow only 1-2 times yearly. Martinson suggested burning the vegetation every 1-3 years instead of mowing. Martinson asked for a list of plants or seed mix to be used. A landscape plan and a tree survey are required. There is a list of exempt trees that yield no penalty for removing. There is also a list of recommend plant materials to use. No ornamental Pears or ornamental Maple trees are to be added. Martinson offered his assistance in selecting plant material for the pond area.

Phillips reiterated a suggestion to create a future easement for a pedestrian connection to the school property to the north. Sidewalks seem to be sufficient. A sidewalk or easement must be provided in the front of the site. There is concern that lots 53, 72, and 73 are not buildable parcels. The City requires a 25' rear yard setback. The plans currently show only a 20' rear yard setback. Phillips suggests holding the sewer permit until those standards are met. There may be some question regarding lot 53 since it is coming off of a triangle. Phillips would like to review the building envelope for those parcels. Croft noted that those lots were edited. The street was changed to add square footage to lots. Since City and County standards differ, the lots must meet County standards in front and City standards in back. The City prefers, but does not require, the front set back to be less and will support a variance to change that. The plans must indicate that 2 trees will be placed on each lot in accordance to the city landscaping ordinance. Signage is limited to 50 square feet per entrance. Croft clarified that there is a no access easement along Heavlin Road. Lots 12, 41-44, 27, and 28, which will possibly front n Preston Drive, have no access easements.

The developer is responsible for water and hydrants. Nondorf clarified that the maximum distance between hydrants is 600'. Brown said that Chuck McIntire has already spoken with Rich Hudson about this project.

Thrasher had no comments at this time.

Pilz would like a ribbon curb on Heavlin Road. He suggested widening the road to 12' from the section line. Pending County acceptance, the accel/decel lanes can be reduced in length.

Schelling said they would have no problem with a ribbon curb.

The sidewalks, ramps, and curbs look good according to Oeding. On Newberry Street, there are ramps going to the west but not to the north. Oeding confirmed that the streets and sidewalks would meet city standards.

Croft has met with Will Rose regarding naming the streets in the subdivision. Three street names will change. This project will go before TAC on Friday, January 27, 2006.