



MEETING: Site Review Committee
SUBJECT: Tuscany Acres Subd.
ADDRESS: Heavlin Rd./South of St. Rd.2

LOCATION: City Hall
DATE: 9/20/05

PRELIMINARY SITE REVIEW

IN ATTENDANCE:

Craig Phillips, Planning Director	(219) 462-1161
Tyler Kent, Asst. Planner	(219) 462-1161
Dave Pilz, Engineering Director	(219) 462-1161
Matt Kras, Stormwater Engineer	(219) 462-1161
Vicki Thrasher, Building Commissioner	(219) 462-1161
Daryl Brown, Water Department	(219) 462-6174
Jack Johnson, Fire Dept.	(219) 462-8325
Bill Oeding, Public Works Director	(219) 462-4612

PRESENTERS:

Rich Hudson
 Bonar Group
 462-1158 X.22

Media

Email addresses for the above City of Valparaiso Departments can be found at:

<http://www.ci.valparaiso.in.us/>

The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss the proposed subdivision. Phillips stated that site review is not an approval. It is meant to be a preliminary discussion of the requirements and issues to be considered by the developer or owner and there may be some cases where it will need to come back before site review or to seek other approvals. This subdivision is in the County and will need to meet their approvals also.

Hudson is here to represent the Tuscany Group in their 40 acre subdivision located on the west side of Heavlin Road, a little over ¼ mile south of Highway 2. This subdivision will include 80 lots at this point. They have not been to County TAC, they were able to get here first logistically. They are on Friday's agenda with TAC for a preliminary meeting. A month ago they made application for annexation and City services. They were advised that annexation is not an issue at this point and that services could be extended with whatever restrictions could come about. Pilz stated to make it clear that annexation would not be pursued until the subdivision is platted with lots and we would then expect a petition or waiver from the developer for each lot. Phillips asked if there was any discussion the possibility of annexation with property owners to the north. There may be one or two that may be affected by that. Hudson said that there might be more than that if you consider the people on the east side of the road. There may be six total. There was no conversation with them. They had a meeting with Bob Shear, Facilities Director for Valparaiso Schools, and presented a plan as it is and made some suggestions to make it easier by going through their property. He did not speak to the school about annexation, only about an easement across their property. Hudson said they are asking for annexation and Pilz said that it should be our responsibility to speak with other property owners, not the petitioner. There is nothing to the west of them. To the south there is a subdivision that was platted many years ago and may have a dozen or so lots on it. There is a subdivision to the southwest. There is nothing to the northwest of them. They have 80 lots with a minimum lot size of 11,000 SF, minimum lot width of 80 feet

going up to 90 feet. There will be a lift station on site that will pump up to the existing manhole just north of the driveway back to the animal shelter on the west side of Heavlin. There is a 12" water main but it was not stubbed south of Highway 2 so they would have to access that water main by going under the Highway. The development is laid out with 5 nameable streets. The names are being worked on. The sanitary sewer and stormwater sewer are shown on the plans. They do plan on maintaining the existing three wetlands, one at the northwest corner, one at the southwest corner and one at the northeast corner. They will probably enhance the one in the northeast corner with the drainage facility for stormwater retention with some type of plantings in the bottom. They are required to set aside 20% open space, which is 8 acres and they are showing approximately 8.3 acres. This would not be public open space, just for the development. Phillips said that for the most part the subdivision is in compliance with our requirements. He does want to make note that we require two access points to the property and we want to avoid cul-de-sacs. Maybe the one on the north end could come out to Heavlin Road. We just want to make sure that the lots meet the building envelope and that we meet the rear setbacks. Lots 74, 42 and 14 might be of concern. Our requirements are 25' on the rear and front. We require that at least 1/2 acre of the open space be usable for passive recreation. We need at least a note stating that there will be 2 trees provided per lot at the cost of the developer. One has to be within the street right-of-way unless the county does not accept this. We would like to see a green buffer along Heavlin Road. Hudson said that they have a 20' parcel along the frontage of Heavlin Road to be landscaped. Phillips advised that signage is 50 square feet per entrance. Annexation waivers would be necessary upon service connection or building permit. There are no flood plain areas. We do also require that there be connectivity to another property adjacent to this but we do not know what will develop. Pilz said that he feels it is imperative to have connectivity to the west and also possibly to the south. He would prefer that it not be that northerly east/west road just extended west as it would just promote the receding on the through traffic. They should stub it farther south so that turns are required to slow down the traffic but allow continuity. Kras said he would like to see the delineations on the wetlands as we progress. Matt asked if they are going to use the wetlands to outlet the detention. Hudson said that their outlet for the detention is an existing pipe that goes under Heavlin, travels in an easterly direction then goes into a ditch, which flows into Parker Ditch. The portion that goes off to the northwest will be allowed to go off in that direction and there may be another basin to equalize the overflow. They will need to file for a Rule 5 Erosion Control Permit with IDEM. Oeding said the ADA ramps are located very well and we would like them to use the cast iron truncated dome plates. Back by lot 23, 22 and 59 there is no ramp going across but it is on the other side. Streets would all be built to city standards. Hudson said that there is an issue of the concrete curbs as this is something that is a problem with the County. Pilz said that we would accept the rolled back curbs and not make that an issue. Hudson said that they are proposing 60' right-of-ways, front building setbacks of 30' that complies with the County, otherwise they have to go for a variance with the County. Pilz said that in the interest of sustainable development he would encourage them to get a variance for a number of things. He feels that it is ludicrous that they have to conform to the 11,000 SF lot. This will be in the City and he does not see why the County would not accept our requirements of 8,000 SF and the difference could go into open space or more development. We have no problem in going down to a 50' right-of-way. They should go for variances on any of the differences since, again, this is going to be annexed into the City. If we can assist in any way we will. Pilz advised that he would need to meet with them to determine the service area for the sewer system so that sewers and the lift station can be sized appropriately. Our objective is to not have a lift station for every development. They will be connecting to the Juvenile Service Center Reversible District and there are fees that have to be paid to that district as a part of that. We

cannot determine what that fee will be but they can contact Bob Welsh for that information. Pilz said he would like to push again for curb and gutter along Heavlin Road. That is a City standard. What was done by Emerald Ridge looks good and like part of the City. The County is adverse to that but we would appreciate it if they would at least propose it to them and indicate that the City would like to see that.

Hudson advised that the County has in its ordinance that a 100-foot right-of-way is required on half-section lines. Pilz said that he feels that is rather excessive. Hudson is going to throw that in with variance suggestions. We would probably require 60'.

Pilz asked who is going to maintain and operate the open spaces and detention basins. This has not been discussed but typically in a development like this it has been a property owners' association. Pilz said that as long as it is set up before the development is released it usually works out. Looking to the future, with the school site to the North and eventually a school facility going it, this will be a big attraction to this site and Pilz would encourage that they put a pathway to the site so that students from this development will be able to walk to the school site on this pathway.

Brown advised that the water line would go under Highway 2. They will be required to run the 12" line all the way up to the end of the property. Hudson advised that he is aware of that. Any lawn irrigation systems would have to have backflow prevention. Hydrant spacing is 600' maximum. Johnson said that the open space sounds like it is going to have exposed pipes and the Fire Department would like to see some protection put on those.

Pilz would also like to spot future street lights so that when NIPSCO lays out their system they can lay it out appropriate so that when we do put street lights in it can be connected with the minimum of disruption. We will mark them on a plan and give them to Rich to get to NIPSCO.

Hudson asked if they need to come back to Site Review when they have the primary plat done. It was decided that they should go over everything with Pilz and Phillips.