



**MEETING: Site Review Committee**  
**SUBJECT: Adam's Glen Subdivision**  
**ADDRESS: 1080 Vale Park Road**

**LOCATION: City Hall**  
**DATE: January 13, 2015**

## PRELIMINARY SITE REVIEW

### IN ATTENDANCE:

Tyler Kent, Planning Director	(219) 462-1161
Tim Burkman, Engineering Director	(219) 462-1161
Ed Pilarski, Water Reclamation Dept.	(219) 464-4973
Vicki Thrasher, Building Commissioner	(219) 462-1161
Mark Geskey, Utilities	(219) 462-6174
Dave Souders, Fire Department	(219) 462-8325
Matt Evans, Public Works Director	(219) 462-4612
Media	

### PRESENTERS:

Terry Conley, Steiner Homes  
 (219)781-9583 / [terry@steinerhomesltd.com](mailto:terry@steinerhomesltd.com)

Email addresses for the above City of Valparaiso Departments can be found at [www.valpo.us](http://www.valpo.us).

The following is a summary of discussion at this meeting:

**OPENING:** The Site Review Committee met to discuss the proposed Adam's Glen Subdivision to be located at 1080 Vale Park Road. 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.

**EXPLANATION OF PROJECT:** This parcel was brought to Steiner Homes to consider for subdivision development. Conley mentioned there are some unique challenges to the parcel. Conley said they want to pay attention to and maintain the proper zoning. Land Tech provided the sketch plan. Information concerning the types of homes Steiner builds was also included in the packet. Conley said the homes will fit with the lot sizes. Conley feels this subdivision will fit well in Valparaiso.

### STAFF COMMENTS:

**BURKMAN:** Burkman said access to Vale Park Road must be obtained across the 10 ft. wide strip of land owned by the Keystone Commons POA. Burkman conveyed that the Unified Development Ordinance does not permit cul-de-sacs except in instances where the Plan Commission finds that unusual or hardship circumstances exist which justify their use. Burkman suggested that at a minimum, the right-of-way on the west side of the proposed cul-de-sac should be extended west to adjoin the proposed border of the subdivision, so that when future development occurs, the road could be extended to the west to provide connectivity. The City's desire is very strong to someday connect Goodrich Road from Ransom Road to Vale Park Road. In order to accommodate this, a 30 ft. half-width right-of-way would be needed on the west side of the subdivision. This will need further discussion. Burkman indicated an 8" sanitary sewer main exists beneath Vale Park Road, with the nearest manhole located approximately 230 ft. from the west end of the roadway limits. Burkman stated that according to record drawings from the Keystone Commons subdivision, a 15" storm sewer exists in the vicinity of what is shown as the proposed detention area for the subdivision. Burkman indicated that working with Adam McAlpine in the Engineering Department with respect to the detention basin sizing and for further information on the City's drainage

standards and requirements will be necessary. A Rule 5 Erosion Control Permit through IDEM will be required. A Site Permit from the City will be required. Burkman indicated the roadway widths need to be discussed. He wants to make sure Vale Park can remain at the 36 ft. width and will not need to be widened. Sidewalks will need to be extended along the frontage of the development as well as within the development. Sidewalks must be 5 ft. wide. Burkman conveyed that as plans are developed further comments with respect to streets, sewers, grading, etc., will be provided. Burkman indicated Lots 1 and 9 will need to have their driveway access off of the new cul-de-sac rather than Vale Park Road.

**THRASHER:** Thrasher commented that Building Permits will be required once homes are planned.

**SOUDERS:** Souders conveyed hydrant spacing is 500 ft. The furthest distance from any hydrant to the frontage of a property is 250 ft. The road widths meet the Fire Department specifications.

**KENT:** This property is zoned Suburban Residential (SR). The minimum lot area is 12,000 sq. ft. Lot width is 90 ft. The street yard setback is 25 ft; side yard setback is 8 ft. and must equal 20 ft.; rear yard setback is 30 ft. The maximum building height is 28 ft. Building coverage is 30% and lot coverage is 40%. Referring to Article 3, Section 3.301, Table 3.301A concerning the minimum open space requirement of 10% for the subdivision is necessary. The gross density requirement is 1.976 and the net density is 2.638. Article 3, Section 3.205 will provide information on figuring the density calculations. The density calculations must be shown on the subdivision plat. Kent stated that signage shall not be more than 50 sq. ft. and there shall not be more than two signs per subdivision. Landscaping is required around the signs. Referring to Article 5, Section 5.302 concerning this issue will be necessary. On-lot landscaping requires 2 large trees and 4 small trees per lot. Article 10 will provide information concerning this issue. Kent said that additional landscaping may be required for front-load and side-load garages. Referring to Article 10, Section 10.302, Special Residential Landscaping will be necessary. The requirement for open space landscaping is 10 large trees, 15 small trees and 40 shrubs per acre. Kent mentioned there is a buffer requirement between the Keystone Commons subdivision and this proposed subdivision. Where there is existing landscaping a Class A buffer 10 ft. in width is required. This requires 1 large tree, 2 small trees and 17 shrubs per 100 linear feet. On lots where there is no existing buffer on the Keystone properties a Class B buffer of 15 ft. will be required. This requires 2 large trees, 4 small trees and 34 shrubs per 100 linear feet. Article 10, Section 10.403 covers the buffer yard issue. Referring to Article 10, Section 10.202 concerning species diversity is necessary. Kent conveyed there is a requirement for street trees; however, the requirement for street trees may be waived for a minor street that provides access to fewer than 16 lots. Kent stated this will require further discussion as the project moves forward. Along Vale Park Road, there is a requirement for a Class C street buffer yard. This street buffer yard must be 25 ft. wide and will require 5 large trees per 200 linear feet, 5 small trees and 45 shrubs per 100 linear feet, with a 6 ft. wall or a 5 ft. tall berm. A tree survey will be required. Any trees over 10" in caliper need to be identified. Referring to Article 10, Section 10.603 for tree installation, removal and replacement is necessary. There are design standards for the buildings in a residential development. The design standards are located in Article 11, Section 11.200. Kent mentioned it appears they are excluding the existing homestead; however, this homestead will need to be included as part of the subdivision. Referring to Appendix B of the Unified Development Ordinance for the approved plant/tree list is necessary. There are species of plants and trees that are not permitted. The proposed subdivision will need to proceed through the platting process with the Plan Commission for primary and secondary plat. This process will take approximately 90 to 120 days. Kent asked about the price range of the homes. Conley said their normal market is between \$300,000 and \$500,000.

**PILARSKI:** Pilarski indicated the Water Reclamation Department is always concerned with what will be discharged into the sanitary sewer. Since this development is strictly residential with no commercial establishments and only sanitary waste water will be discharged in the City sewer

system, Pilarski presented no further comments on the project.

**GESKEY:** Since Mr. Burkman already touched on the sanitary sewer, Geskey's comments will deal with water. There is a 12" water main on the south side of Vale Park Road that this development will tie into. One fire hydrant should be installed near Lot 7. At the very end the water will run all the way up to Lot 6. Geskey suggested their engineer contact him when they are ready to proceed. Geskey provided his contact information and the procedures for extending the water main. An auto-flusher with a sampling station at the end of the water main will be needed. Any questions concerning the auto-flusher should be directed to Shihua Chen. Contact information was provided.

**EVANS:** Working with Public Works concerning ADA ramps to be located at the subdivision entrance will be necessary. ADA ramps will also be required for any intersections inside the subdivision. Evans conveyed that sidewalk and ramp construction must conform to the Federal Highways standards. Inspections for roadways and sidewalks are required and should be scheduled through Public Works. Evans conveyed that signage used for marking roads or Stop signs must be approved by the Board of Works and must comply with specifications noted in the Manual of Uniformed Traffic Control Devices (MUTCD). The cost of the signage is the responsibility of the developer; however, a quote can be obtained from the Street Department for installation. If a quote is requested and accepted, payment for installation of signs by the Street Department would have to be made before the signs could be installed. All signs will be installed according to State laws and local policies. Evans provided specifications for street and sidewalk construction. Evans conveyed that curb and gutter is required and should match the style found on Vale Park Road.

#### **ISSUES TO BE RESOLVED:**

Landscaping Plan (with Tree Survey)

Erosion Control Plan

Rule 5 Permit

Right-of-way/Easement (requires further discussion)

Detailed Site Plan

Site Improvement Permit

Building Permits

Signage/Fencing Permit

Zoning Clearance

Detention Basin Sizing/Drainage Standards (discuss with Adam McAlpine)

5 ft. Sidewalks

Buffer Yards

Plan Commission – Primary, Secondary Plats

ADA Ramps

Roadway/Sidewalk Inspections (Public Works)

Roadway Signs/Stop Signs

Curb & Gutter