



MEETING: Site Review Committee
SUBJECT: Flat Rock Subdivision
ADDRESS: 453 Hayes-Leonard Road

LOCATION: City Hall
DATE: March 9, 2010

**PRELIMINARY SITE REVIEW
IN ATTENDANCE:**

Matt Kras, Storm Water Engineer (219) 462-1161
Tim Burkman, Engineering Director (219) 462-1161
Ed Pilarski, Water Reclamation Dept. (219) 464-4973
Chuck McIntire, Water Dept. (219) 462-6174
Vicki Thrasher, Building Commissioner (219) 462-1161
Jack Johnson, Fire Department (219) 462-8325

PRESENTERS:

Bob Coolman, Coolman Communities, 219-464-8055
bcoolman@coolmanbuilt.com
Frank Marshall, G.E. Marshall Inc. 219-462-3415
frankm@gemarshall.com
Bob Palm, Palm & Associates, Inc. 574-654-3450
rpalm@palmassociatesinc.com
Jim Hipskind, Palm & Associates, Inc. 574-654-3450
jhipskind@palmassociatesinc.com
Kevin Breitzke, Porter County Surveyor
219-465-3560 / kbreizke@porterco.org
Ron Fisher, Coolman Communities, 219-464-8055
rfisher@coolmanbulit.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 the proposed Flat Rock Subdivision. Burkman 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.

Coolman explained that the parcel is immediately north of Hayes-Leonard School. The logical use for this parcel is a single family neighborhood suitable for families that intend to use the school. Currently this parcel is outside of the City limits although the school property on the entire south edge is within the City. The different areas surrounding this parcel were briefly explained by Coolman. There are no variances being requested and the current subdivision standards are met for the proposed subdivision. In order to reduce speed on the streets, traffic calming devices are anticipated. A sidewalk will be extended to the school property. Detailed explanation regarding drainage took place. Currently there are drainage issues along Hayes-Leonard Road. The culverts on the 2 driveways from the existing homes are half plugged. The roadside ditch that drains along the school property does not drain well. Details were stated as to how the 24" culvert under Hayes-Leonard Road drains. The storm water storage detention basins are being proposed at the front of the property. Both the north and south edges will swale in order to prevent water from entering to either property. Making every effort to correct the school's drainage in the northwest corner is expected. The existing home on the property will remain therefore, 37 homes are anticipated to be constructed. The subdivision was compared to being a step smaller than Essex Park. An approximate cost for the lot and house is \$165,000 or \$170,000. All the homes are highly rated

under the energy star program. Plenty of curb appeal and enhancing the overall landscaping on the property is also anticipated. The Hayes-Leonard Road sewer located at the southeast corner of the project comes up and runs over to the school. It may be possible to get into that sanitary western half by using an E-1 or similar type of system in order to access. The subdivision will be on City water. The future subdivision is proposing to be annexed into the City.

Johnson stated that the Fire Department has an issue with the road widths being 13' where the islands are located. The minimum standard for a street with a hydrant is 20'. A few additional hydrants have been added. Johnson will check with Chief Nondorf however, 13' is definitely not acceptable. Coolman commented that in a few locations, the idea of using street tables rather than islands was recommended by Burkman. Johnson said that 26' would be acceptable if it were maintained. Burkman explained that street tables are an elevated surface that is wide enough to get both axels of a vehicle over. This has been checked into by the Traffic & Safety Committee. Johnson mentioned that he has concern in the winter when snow is on both sides of the 13' road widths. There will be no structures over 35' tall.

McIntire said a street table at Marshall Drive would be acceptable however, if utilizing an island; the water main will need to be moved. It doesn't appear to be an effort to move it south. In the event that there is a water main issue, it will be costly for the Utility Department to access. McIntire acknowledged that if the landscaping is moveable rather than stationary, there shouldn't be a problem. Hayes-Leonard Road will need to be directionally drilled or jack-and-bored. Tapping the back side of the main is advised because of the proximity to the road. There are several areas where water in the catch basins is not 10' separated and McIntire said this will need to be verified. The County has never been in favor of the road being open cut. Breitzke commented that because of the conditions, directional bore will more than likely be emphasized. McIntire added that if the County allows that road to be open cut; flowable fill can then be used.

Pilarski is aware that this will strictly be a residential development. There are a few issues regarding access. Pilarski said there is also an issue with the 10" line on the eastern portion of the property that flows into an 8" sanitary sewer line. Another concern is the low pressure sanitary sewer mains. Contacting Bob Fitzgerald of the Sewer Department is strongly advised.

Thrasher had no comments.

Burkman said that he's already issued a number of comments prior to the meeting. According to the plat, it appears that the 30' half width right-of-way dedication along Hayes-Leonard Road has been taken care of. The 4 PVC lines near the road at the existing house, daylight into the ditch. In reference to the City Standard requirements for upgrading frontages, Hayes-Leonard Road will be considered a Collector Street. An 18' width of pavement from the center line, over to the eastern gutter, following with curb and gutter beyond that, will be required. Payment in lieu of construction is logical in this particular case. The project Engineers will need to provide a cost estimate for review and approval. Payment can then be made at the time of permits. A pedestrian crossing with curb ramps at the first, west intersection will need to be provided. Sidewalks will also need to be constructed along Hayes-Leonard Road. This will provide the start of a pedestrian system which will allow others in the community to access the school. A few other necessary segments along this stretch are also anticipated. When the sidewalk is constructed, the entrance at Marshall Drive should be considered for the street crossing. In reference to street widths, Burkman deferred comment to the Fire Department regarding the use of speed tables or a similar concept. The speed table provides an elevated surface for a pedestrian crossing. The idea of using stamped asphalt to distinguish the pavement material may also help with traffic calming measures. Speed tables do not present any issues with snow removal. The mid block pedestrian crossings would be best if the median islands were utilized for safety. These particular areas may be beneficial in trying out speed tables. Rather than ending the widened and curbed pavement abruptly at the connection to Marshall Drive, a transition of some type would be appropriate. In reference to the traffic circle island, Marshall said that curb appeal is important although, they are

not going to landscape. Burkman recommended curving the squared-off pavement edges. Pavements that don't experience regular traffic tend to collect grit, gravel, and debris. Burkman added that a street sweeper will never get into that corner. If parking is allowed on one side only, the pavement can be reduced to 26' back of curb to back of curb. Johnson commented that if possible, the no parking side be on the same side as the hydrant. Burkman noted that there will be "no parking" posted on the east-west streets at open space 3. The 10" sewer presents a maintenance issue because the flow will not be adequate with the small number of homes tying into it. Exceeding the capacity of what an 8" sewer would provide is also not possible. Burkman said that this is a concern and further discussion is necessary. A low pressure sanitary sewer system should be constructed towards the existing home at the SW corner of the development as well as north, along the east edge of Open Space 1. Marshall said that this is intended. Burkman suggested that sanitary sewer # 6 manhole be used temporarily as a cleanout. The ownership and maintenance of the open spaces will be handled by a Property Owner's Association. The Association will also maintain the storm water detention basins since those are designated as open space. The secondary plat will include a provision stating that if this should fall into disrepair, the City will have the right to enter and make those repairs. The Property Owners Association will then be responsible for the charges.

On behalf of Craig Phillips, Burkman stated that Phillips didn't have any significant comments regarding the proposed layout. It appears to comply with all standards in the Unified Development Ordinance. The subdivision is allowed one 50 SF monument style sign per entrance. The project is scheduled to go before the Plan Commission March 9th. Drainage and storm water issue comments are deferred to Burkman and Kras.

Kras is aware that runoff from the north-south street, between lots 8 and 9, will be taken down through the swale. Assurance is needed that water from the 100 year event will make it to the detention basins. Ensuring that overflow from the low areas of the street will make it into the detention area is critical. The equalization pipe needs to have the capacity to ensure things are equalized and that the smaller basin doesn't flood prior to entering basin #1. Calculations are needed for the discharge structure from detention pond 1. Kras requested that the structure control the outflow rather than the pipe. Drainage along the south property line must go to the street in order to prevent clogging issues in the back. Relieving the drainage along the school property as well as the rear yards in Marian Manor is critical. The owner of Busk Brothers Furniture is willing to address these issues as well. This issue needs to be resolved and further discussion is necessary. The Type K inlets best fit the 7030 castings without the use of flat-top structures. Conversation with the Utility Department is needed in order to determine if this is allowed. Concerns regarding street flooding from neighboring residents have been expressed to Kras. Marshall clarified that the plugged culvert pipes and the roadside ditch that's in unsatisfactory condition, is the responsibility of the County at this point. Breitzke stated some of his concerns and recommendations as well as the County's perspective regarding the drainage issue. The storm water quality and erosion is only part of the issue. Coolman pointed out that they will be rebuilding the roadside structure on the east side therefore, relieving that pressure. Further detailed discussion regarding storm water drainage took place. Kras stated that a Rule 5 Permit will be required since the project is over an acre and the City will review the erosion and sediment control plan.

Breitzke wasn't aware of any comments from the County Highway Engineer. A set of drawings and drainage calculations will be provided to Breitzke and the County Highway Engineer.

ISSUES TO BE RESOLVED:

Landscaping Plan (with Tree Survey)	Detailed Site Plan	Sanitary/Sewer
Erosion Control Plan	Drainage Issues Resolved	Sign Permit
Rule 5 Permit	Site Improvement Permit	Zoning Clearance
Right-of-way	Building Permit	