

DEPARTMENT OF PLANNING SERVICES

630 CITY COUNTY BUILDING
ONE EAST MAIN STREET
FORT WAYNE, INDIANA 46802-1804

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20 May 2010

Jason Gaulden
1731 Summit Reserve Dr
Fort Wayne IN 46814

RE: Secondary Development Plan
Villas at Summit Reserve Phase I

According to the policies of the Allen County Plan Commission, this is to inform you of the Commission's action on the noted item.

At its meeting on May 20, 2010 the Plan Commission granted a conditional approval to this project. This means that once these conditions are satisfied, you may proceed to the next phase of the process. A copy of the approved findings of fact, which includes the conditions of approval, is enclosed for your records.

Please be aware the Allen County Zoning Ordinance requires that these conditions be satisfied before an Improvement Location Permit can be issued. Construction cannot start until these items are resolved.

Thank you for your cooperation. Please call us if you have any questions.



Michelle B. Wood, RLA
Senior Land Use Planner

enc.

ALLEN COUNTY PLAN COMMISSION • FINDINGS OF FACT

Amended Secondary Development Plan, the Villas at Summit Reserve, Phase 1

The Commission finds that the Amended Secondary Development Plan of the Villas at Summit Reserve, Phase I provides for:

1. acceptable establishment of minimum width, depth, and area of lots within the subdivision inasmuch as it meets the minimum requirements of the Allen County Zoning Ordinance;
2. coordination of subdivision streets and entrances with existing and planned streets and highways as acknowledged in an anticipated letter of approval from the Allen County Highway Department;
3. coordinated extensions of facilities included in the Comprehensive Plan as acknowledged by letters of approval from the appropriate sewer, water, and storm drainage authorities (or lack of acknowledgment of inability to provide services by the appropriate agency);
4. fair allocation of areas for streets, parks, schools, public and semi-public buildings, homes, utilities, businesses, and industry inasmuch as the appropriate public or quasi-public agencies have either approved this request or have not indicated a need as it relates to this development; and
5. distribution of population and traffic in a manner which creates conditions favorable to health, safety, convenience, and harmonious development of the community thus indicating compliance with the goals and requirements of the Allen County Comprehensive Plan and the Allen County Zoning Ordinance.

Staff Recommendation: Approval, subject to the following conditions:

1. Approval will be received from:
 - a. the Allen County Highway Department relative to street construction and engineering plans;
 - b. the Allen County Surveyor's Office relative to storm drainage proposals;
 - c. AquaIndiana, Incorporated relative to sanitary sewer and water proposals;
 - d. the Aboite Township Fire Department.
2. The developers and their successors will be responsible for the prompt cleanup and removal of mud and other debris from the streets in this project, Ridge Crest Crossing, West Hamilton Road, and on neighboring properties. This specifically includes all mud and debris that may be deposited by vehicles engaged in construction of improvements and blowing debris, during all phases of construction, which may be deposited on neighboring properties. A violation of this condition will be considered a violation of the Allen County Subdivision Ordinance. As such, it may result in the withholding of improvement location permits and certificates of occupancy, and the filing of legal enforcement proceedings.
3. The following waivers are granted:
 - a. private streets are permitted;
 - b. front yard setbacks with frontage on private streets will be 20 feet from edge of pavement;
 - c. sidewalks on the east/west private streets are waived.
4. Sidewalks are required in the following locations:
 - a. on the north side of Ridge Crest Crossing;
 - b. on one side of Summit Reserve Drive;
 - c. on one side of Brook Run Crossing;
 - d. to connect the north parking area to Bridgewater Centre.
5. A revised landscaping plan will be submitted, subject to staff review and approval. The revised plan will include:
 - a. a plant list, including plant species, and installed sizes of all plants. The minimum size standards for installed plant material are as follows:

- 1) canopy trees – 2 inch caliper;
 - 2) evergreen trees – 6 feet in height;
 - 3) deciduous shrubs – 24 inches in height or 5 gallon container.
- b. a typical foundation planting plan for each building type will be submitted.
6. An as built certified drainage survey will be submitted prior to issuance of the Certificate of Compliance. This survey is subject to review by staff and the Allen County Surveyor's Office.
 7. Any changes to the footprint of the buildings will require review by the Plan Commission. This should be reflected in the restrictive covenants.
 8. Mobile signs, banners, flags (freestanding and on buildings), pennants, balloons, and other temporary signage; electronic and reader board/changeable message signs are not permitted as part of this development. A separate sign permit will be required and is subject to staff review and approval.
 9. An executed set of the restrictive covenants will be submitted, subject to staff review and approval.
 10. Architectural elevations are approved as submitted. All construction as part of this phase of the development will be constructed to match the approved elevations.
 11. Building units 6 through 11 will develop with not more than three units per building. If more than three units are proposed a revised development plan will be submitted illustrating the ability to meet all zoning ordinance requirements.
 12. Each building in this development will require an individual Improvement Location Permit. In addition, a Certificate of Compliance will be issued for individual residential units within each building.
 13. Gardener's Rooms are required to be constructed for each building as shown on the submitted architectural plans. Improvement Location Permits will not be issued for buildings that are submitted without Gardener's Rooms.
 14. If trash dumpsters will be used now or in the future, screening is required, to be constructed with either a wood fence or masonry structure and will include a gate.
 15. Addresses will be assigned to this development by DPS staff.
 16. Outside storage is not permitted.
 17. All site and building lighting will use sharp cut-off type fixtures as defined by the Illuminating Engineers Society of North America (IESNA). Cut-sheets for all lighting fixtures, including wall-packs, will be submitted for staff review and approval.
 18. Commercial automotive maintenance, bodywork, or repair is not permitted in the parking areas or anywhere onsite.

These findings approved by the Allen County Plan Commission on May 20, 2010.



Kimberly R. Bowman, AICP
 Executive Director
 Secretary to the Commission

ALLEN COUNTY SURVEYOR
Allan D. Frisinger, R.L.S.

PROJECT REVIEW STATUS FORM

- To: Allen County Department of Planning Services
 Wells County Area Plan Commission
 Fort Wayne Plan Commission
 Leo Cedarville Plan Commission

DATE: May 10, 2010

- Primary Plat & Dev. Plan Secondary Plat & Dev. Plan Other: *Engineering Change Notice

PROJECT NAME: VILLAS AT SUMMIT RESERVE

Plans Received: 5/6/10 – Plan set

Developer: Villas at Summit Communities LLC

Location: Aboite Twp, Sec 8

Engineer: D.A. Brown Engineering & Consulting

Outlet Drain: Mossman Tile

- Project Review Status:**
- Approved
 - Approved subject to conditions listed below
 - Additional information requested (see below)
 - Project has been reviewed; comments are listed below

COMMENTS/REQUIREMENTS:

Project is approved for release of ILP but request DPS to HOLD C of C subject to below:

1. Pond maintenance agreements and overflow drainage easement remain open awaiting execution and recordation. If the recordation has not been completed the following revisions are requested to the Detention Basin Maintenance Agreement:
 - Page 2 of W:/Docs/014218/0004/00193598.DOC Paragraph 3 line 6: Revise generally accepted engineering standards to plans and specifications on file at the Allen County Surveyor's Office.
 - Paragraph 4 line 5 and 6: Revise Ponds, Storm Drainage Easement and any appurtenant facilities to Ponds, Regulated Storm Drainage Easement, overflow swales and any appurtenant facilities.

*Also, Engineering Change Notice is approved for Buildings 6-11 as 3-unit floor plan instead of 4-unit floor plan.

DEVELOPER MUST:

- *Maintain and replace all existing drainage through his land, whether or not shown in plans.
- *CONTROL EROSION ... and is responsible until adequate re-vegetation and stabilization is achieved.

CC:

- Developer
- Engineer
- ACSO General File
- ACSO Project File
- ACSO Inspector (with plans)
- ACHD Subdivision Department

BY: Larry Weber
Larry Weber

ALLEN COUNTY SURVEYOR'S OFFICE
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