



PLAN COMMISSION STAFF REPORT

To: Members of the Plan Commission

From: Tom Vander Woude, Planning Director

Meeting Date: December 8, 2020

Agenda Item: PC Docket No. 20-010

Hearing: n/a

Application Type: SUBDIVISION – FINAL PLAT

Summary: PC 20-010 David Katona/Katona Development LLC requesting final plat approval for the Fairway Addition, a 25-lot residential subdivision, a resubdivision of the property located 8105-8250 Castle Drive.

Applicant: David Katona

Property Address: 8105-8250 Castle Drive

Current Zoning: CD-3.R1 Neighborhood – 70' Lot One Family Residence Character District

Adjacent Zoning: North: CD-3.R1, Civic
South: CD-3.R1
East: CD-3.R1
West: CD-3.R2

Action Requested: Approve final plat

Additional Actions Required: N/A

Staff Recommendation: **No recommendation**

Attachments: Fairway Addition final plat prepared by Torrenga Engineering, Inc. dated 11.17.2020

BACKGROUND

David Katona of Katona Development LLC has applied for final plat approval for the 25 lot Fairway Addition subdivision. The Plan Commission granted preliminary plat approval for this subdivision in April 2020. The preliminary plat approval permits the installation of public improvements, but no structures may be constructed on the property until the final plat has been approved and recorded with Lake County.

DISCUSSION

Final plat approval is to be granted by the Plan Commission upon the following:

1. Verification of completion of improvements.
All public improvements that have been completed shall be inspected, determined to be constructed in accordance with Town standards, and accepted by resolution by the Town Council.
2. Bond in lieu of completion of improvements.
If there are any improvements that have not been completed or have not been accepted by the Town Council, the applicant must provide a bond or similar surety in an amount to cover their completion.
3. Guarantee of improvements.
All improvements must be accompanied by a written guarantee of all improvements against any defects or imperfections, at the developer's own expense and cost, for a period of two years following acceptance by the Town Council. This must be accompanied by a bond or similar surety in an amount equal to 15% of the improvements and an accurate set of as built drawings.

Munster staff inspected the development site and completed improvements on December 1, 2020 and made the following findings:

1. Rear yard swales must be graded to allow for drainage to the rear catch basins and protect adjacent properties from runoff from the site.
2. Curb and asphalt on the north side of River Road west of Castle Drive are deteriorated and should be repaired.
3. There appears to be a low spot on River Drive east of Castle where the new pavement meets the existing pavement. Verify sufficiency of existing grades to ensure that this area will not hold water and/or modify as needed.
4. The two manholes in River Drive east and west of Castle Drive must be ramped with asphalt (not cold patch) to protect from snow plowing damage.
5. In consultation with the Town Engineer, areas of the development site where the grade must be maintained to ensure proper functioning of the stormwater system must be stabilized. These areas include, but are not necessarily limited to, all slopes around the detention pond, the rear yard drainage swales, and the slopes north of River Drive. Mulch or straw blankets should be installed.
6. Filter baskets in the catch basins in the rear of the lots are full of debris and must be cleaned.
7. Streets must be swept to remove sediment and debris.

8. Existing and newly installed storm and sanitary sewers must be televised. Provide tapes to Public Works for review.
9. Paid invoices and waivers of lien for the installation of all public improvements must be submitted to verify the work has been paid for and to determine the amount of applicable maintenance bonds. This includes the construction of public sidewalks and installation of trees and landscaping along River Drive.
10. The species of trees planted in the parkway and along River Drive must be provided to the Town to verify they meet Town standards. Trees must be mulched according to the Town of Munster's planting specs.

Staff estimated the following bonds (or similar surety) must be provided for final plat approval:

Bond Requirements

Improvement	Cost	Completion (115%)	Maintenance (15%)
Grading; storm work; road binder course, curbs	\$729,978.83		\$109,496.82
Road surface course	\$40,590.00	\$46,678.50	
Light poles	\$9,236.00	\$10,621.40	
Parkway trees and turf grass along River Drive	Not provided	Unknown	Unknown
Sidewalks	Not provided		Unknown
Rear yard swales	Not provided	Unknown	Unknown

Bonds to be dated to be effective the date of final plat approval.

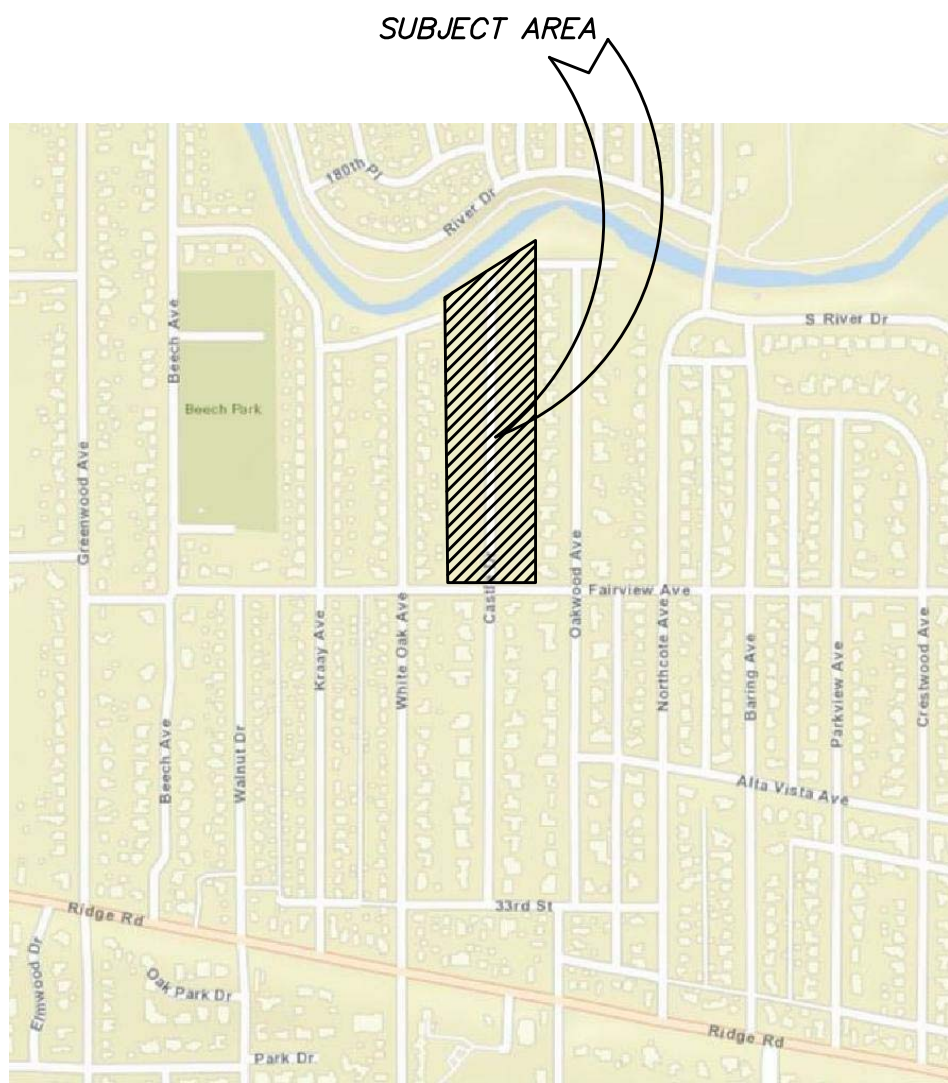
Additionally, at that time:

- Draft letters of credit had to be reviewed by Attorney Dave Wickland.
- The subdivision name and the front setback standard must be corrected in the covenants.
- Verification that the checks sent to the Munster Parks Department and School Town of Munster have been received by the respective parties had to be provided.
- Electronic copies of as built documents were to be submitted.

As of the drafting of this memo, Katona Development was working through the above list and some items had been completed. Staff has scheduled a meeting on site to inspect the improvements on Monday, December 7 and is tentatively planning on presenting a resolution accepting certain improvements for consideration by the Town Council at their December 7 meeting.

RECOMMENDATION

At this time, staff has no recommendation. Staff expects to provide a recommendation to the Plan Commission at the December 8, 2020 meeting.



VICINITY MAP

NOT TO SCALE



STATE OF INDIANA) \$
COUNTY OF LAKE)

We, the undersigned, Katona Development LLC, do hereby certify that we are the owner of the property herein described and that of our own free will and accord have caused said property to be surveyed and subdivided into lots, blocks and streets as heron shown.

This subdivision shall be known and designated as FAIRWAY ADDITION, to the Town of Munster. All streets and easements shown and not heretofore dedicated, are hereby dedicated, to the Town of Munster.

Katona Development LLC

David Katona

STATE OF INDIANA) \$
COUNTY OF LAKE)

Before me, the undersigned Notary Public, in and for the County and State aforesaid, personally appeared David Katona, on behalf of Katona Development LLC, personally known to me to be the same persons who signed the attached certificate and acknowledged to me that he executed the same as his own free act and deed.

Witness my hand and Notarial Seal this _____ day of _____, 20____ A.D.

My Commission expires: _____

County of Residence: _____

Notary Public

STATE OF INDIANA) \$
COUNTY OF LAKE)

Submitted to, approved and accepted by the Plan Commission of the Town of Munster, Lake County, Indiana, this _____ day of _____, 20____.

PLAN COMMISSION OF THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA.

Chairman: _____ ATTEST: _____
Executive Secretary: _____

STATE OF INDIANA) \$
COUNTY OF LAKE)

I, Gary P. Torrenge, hereby state that I am a registered Land Surveyor, licensed in compliance with the laws of the State of Indiana; and that to the best of my knowledge, information and belief, the plat within represents a survey made under my direction in accordance with Title 865, Article 1, Rule 12 of the Indiana Administrative Code. The field work for said survey was completed on November 12, 2019; that this plat correctly represents said survey and that all dimensions, linear and angular are correctly shown, and that all monuments or markers shown thereon actually exist, and that their locations, size, type and description are accurately shown. I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

Witness my hand and Seal this _____ day of _____, 20____.

TORRENGA ENGINEERING, INC.

Gary P. Torrenge - Registered L.S. #S0514



FLOOD STATEMENT:

As per the National Flood Insurance Rate Map, Community-Panel Number 18089C0128E, Effective Date January 18, 2012, with LOMR 15-05-148 1P, Effective Date 10-2-2015 shown site appears to be in Zone "X-Shaded", area with reduced flood risk due to levees, and flood Zone "AH", requiring a conditional letter of map revision based on fill to be executed prior to construction.

UTILITY EASEMENTS:

An easement is hereby granted to the Town of Munster, Indiana, SBC, AT&T, Northern Indiana Public Service Company and other companies identified by the Munster Town Board as supplying public service needs severally and their respective successors and assigns to install, lay, erect, construct, renew, operate, repair, replace and maintain sewers, water mains, gas mains, conduits, cables, poles and wires, underground with all necessary braces, guys, anchors and other appliances, in, upon, along and over the strip or strips of land designated by dotted lines on the plat and marked "easements for public utilities" for the purpose of serving the public in general with sewer, water, gas, electric, telephone and television service, including aerial right as to streets where necessary with aerial service wires to adjacent lots, together with the right to enter upon the said easements for public utilities at all times for any and all of the purposes aforesaid and to trim and keep trimmed any trees, shrubs, or saplings that interfere with any such utility equipment. Any fences, trees, black topplings, vegetation improvements or other potential obstacles to the use of easements shown upon the subdivision plat shall be placed at the risk of the property owner and may be subject to removal in the event of any interference with the use of said easements or drainage of other lots. Changes of yard elevations in easements from those established upon the subdivision plat or noted on plats submitted and approved when building permits are issued that adversely impact drainage of adjoining lots shall be subject to regrading at the owner's expense. All designated utility easements are also hereby dedicated as drainage easements.

DRAINAGE NOTE:

Property boundaries are to be graded to the elevations shown hereon. Frontage grades are to be $\frac{1}{4}"$ per foot (normally $3\frac{3}{4}"$) above the adjacent curb. House grades are shown (FG=000.00) directly beneath or above the lot numbers hereon. The proposed house grades are based on the elevation 1.50' above the back of curb at the center of the lot.

NOTES:

1. ALL FRONT BUILDING LINES ARE 35'.

2. THE PROPOSED DETENTION POND IS DEDICATED TO THE TOWN OF MUNSTER FOR MAINTENANCE PURPOSES.

3. COVENANTS, CONDITIONS, AND RESTRICTIONS SHALL BE RECORDED BY THE OWNER PRIOR TO RECORDATION OF THE FINAL PLAT FOR THE SUBDIVISION.

FAIRWAY ADDITION

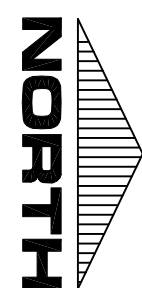
TO THE TOWN OF MUNSTER
LAKE COUNTY, INDIANA

BEING A RESUBDIVISION OF PART OF CASTLE
ESTATES 3RD ADDITION & PART OF THE
NORTHWEST QUARTER, SECTION 20-36-9

Legal Description:

Being a re-subdivision of Castle Estates 3rd Addition to the Town of Munster, as recorded in Plat Book 45, page 118 in the Office of the Recorder, Lake County, Indiana and part of the Northwest Quarter of Section 20, Township 36 North, Range 9 West of the Second Principal Meridian more particularly described as follows:
Beginning at the Southwest corner of said Castle Estates 3rd Addition; thence North 00 degrees 00 minutes 00 seconds East, along the West line of said Castle Estates 3rd Addition, a distance of 1,133.67 feet, thence North 71 degrees 20 minutes 00 seconds East, a distance of 143.35 feet to a point of curve; thence Northeasterly along a curve concave the Northwest and having a radius of 20.87 feet (the chord of which bears North 35 degrees 40 minutes 16 seconds East, a chord distance of 24.33 feet), an arc distance of 25.98 feet to a point of reverse curve; thence Northeasterly along a curve concave to the Southeast and having a radius of 160.00 feet (the chord of which bears North 19 degrees 33 minutes 40 seconds East, a chord distance of 107.14 feet), an arc distance of 109.25 feet to the North line of said Section 20; thence South 89 degrees 51 minutes 35 seconds East, along the North line of said Section 20, a distance of 174.13 feet; thence South 00 degrees 00 minutes 00 seconds West, a distance of 1,300.22 feet to the North right-of-way line of Fairway Street (60 feet wide); thence North 89 degrees 57 minutes 00 seconds West, along the North line of said Fairway Street, a distance of 360.00 feet to the point of beginning, containing 10.235 acres, more or less, all in the Town of Munster, Lake County, Indiana.

GRAPHIC SCALE



OWNER(S): Board of Park Commissioners,
ADDRESS: 1720-17 RIVER RD N
MUNSTER, IN 46321
PARCEL NO.: 45-07-20-103-000-000-027

R=20.87'
L=25.98'
Tan=14.98°
Δ=71°19'29"
CB=N35°40'16"E
C=24.33'

R=160.00'
L=109.25'
Tan=56.85°
Δ=39°07'21"
CB=N19°33'40"E
C=107.14'

R=130.00'
L=86.71'
Tan=46.19°
Δ=39°07'25"
CB=S70°26'18"W
C=67.05'

R=100.00'
L=131.08'
Tan=74.13°
Δ=89°51'35"E
CB=S74°13'13"W
C=117.89'

R=100.00'
L=131.08'
Tan=74.13°
Δ=89°51'35"E
CB=S74°13'13"W
C=117.89'

R=100.00'
L=131.08'
Tan=74.13°
Δ=89°51'35"E
CB=S74°13'13"W
C=117.89'

R=100.00'
L=131.08'
Tan=74.13°
Δ=89°51'35"E
CB=S74°13'13"W
C=117.89'

WHITE OAK AVENUE

CASTLE ESTATES 2ND ADDITION

(PB 40, PG 24)

OWNER(S): Bero, Dustin
ADDRESS: 8025 WHITE OAK AVE
MUNSTER IN 46321
PARCEL NO.: 45-07-20-102-002-000-027

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ADDRESS: 8025 WHITE OAK AVE
MUNSTER IN 46321
PARCEL NO.: 45-07-20-102-002-000-027

CASTLE ESTATES 1ST ADDITION

(PB 38, PG 80)

OWNER(S): Bero, Dustin
ADDRESS: 8025 WHITE OAK AVE
MUNSTER IN 46321
PARCEL NO.: 45-07-20-102-002-000-027

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PARCEL NO.: 45-07-20-102-002-000-027

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MUNSTER IN 46321
PARCEL NO.: 45-07-20-102-002-000-027

CASTLE DRIVE

HEREBY AND HERETOFORE DEDICATED

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WICKER PARK ESTATES EXTENSION ADDITION

(PB 33, PG 40)

OAKWOOD AVENUE

FAIRWAY ADDITION
TO THE TOWN OF MUNSTER
LAKE COUNTY, INDIANA
FINAL PLAT

TORRENGA ENGINEERING, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321
Tel. No.: (219) 836-8918
website: www.torrenge.com

CLIENT: KATONA BUILDERS
8514 BARING
MUNSTER, IN 46321
JOB NO: 2019-5071
SCALE: 1" = 50'
REVISIONS:
DATE: 11-17-2020

SHEET
1 OF 1