

SOIL EROSION AND SEDIMENTATION CONTROL

MANCHESTER MEADOWS

ARCHITECTURAL STANDARDS AND GUIDELINES

Procedures and standards for Owner to conform to with respect to soil erosion and sedimentation control during the excavation and construction periods and thereafter:

1. The size of disturbed areas shall be kept to a minimum size. A minimum of clearing and grading shall be done. As much natural cover as possible should be retained and protected. Trees and other areas of vegetation designated in the site plan to be retained shall be protected from construction traffic and soil stockpiling.

2. Stabilization of disturbed areas. Mechanical and/or structural methods are to be used to retard soil erosion. Temporary walls, vegetative cover or diversionary ridges or swales shall be constructed, where necessary in the judgment of the NCC, to prevent erosion. Establishing vegetation, mulching, and the early application of gravel base on areas of pavement are required. Permanent or temporary soil stabilization shall take place with reference to denuded areas within 15 days after final grade is established on any portion of the site.

3. Runoff velocities shall be kept to a minimum.

4. Disturbed area shall be protected from storm water runoff.  
Runoff water entering the construction area shall be contained because such factor can cause the most sedimentation laden runoff. Such water is to be contained consistent with items (2) and (3) herein immediately above.

5. Sediment within the site boundaries. Sediment shall be retained on the construction site by filtering runoff flow or detaining sediments on Owner's site long enough to allow soil to settle. Properties adjacent to the site shall be protected by Owner from sediment deposits. Sediments shall not be allowed to enter storm sewer drain pipes, ditches or roadways. Soil stockpiles shall be protected with sedimentation trapping measures to prevent soil loss.

6. Maintenance and follow-up program. To implement compliance as described herein, inspections shall be conducted to insure compliance with all sedimentation and erosion controls. The Owner or his agent and the NOC representative shall be present at such inspections. An "end of the day check" from time to time is contemplated to insure such compliance.

7. A site plan including soil erosion and sedimentation control shall be submitted for approval.

- A. Indicate existing topography of site and adjacent area.
- B. Show physical features of lot such as plant life, tree groups, creeks, etc.
- C. Provide soil survey.
- D. Indicate proposed grading plan including building elevations, walks, driveways, ditches or swales, sedimentation basins or berms.
- E. Indicate required initial clearing and stockpiling operations.
- F. Indicate sequence of construction operations as they relate to the site.
- G. Indicate location, type, configuration of such controls as swales, berms, and basins as necessary and their construction details.
- H. Indicate areas to be sodded and/or seeded, including kinds of seed, rates and dates of application.

Detailed information on soil erosion and sedimentation control procedures are available at the offices of PTGR Inc., Engineers, 158 S. Napoleon, Valparaiso, 462-1158 for assistance and interpretation toward implementation and compliance.

Portions taken from:

Procedures and Standards  
for Urban Soil Erosion and Sedimentation  
Control in Illinois

The  
Northeastern Illinois  
Soil and Sedimentation Control  
Steering Committee  
October, 1981

MANCHESTER MEADOWS  
**ARCHITECTURAL STANDARDS AND  
GUIDELINES**

**STANDARD MAILBOX, POST AND IDENTIFICATION NUMBERS  
ADOPTED AND PLACEMENT DESIGNATION**

**MAILBOX TO BE LOCATED TEN FEET FROM EITHER SIDE  
OF PRIVATE DRIVE.**

**EXHIBIT D-2 MODIFICATION 6-7-90**

Urschel Development Corporation will design, build, provide and install, at its expense, a clustered mailbox structure with a newspaper slot upon specified locations as established and required by the United States Postal Authorities.

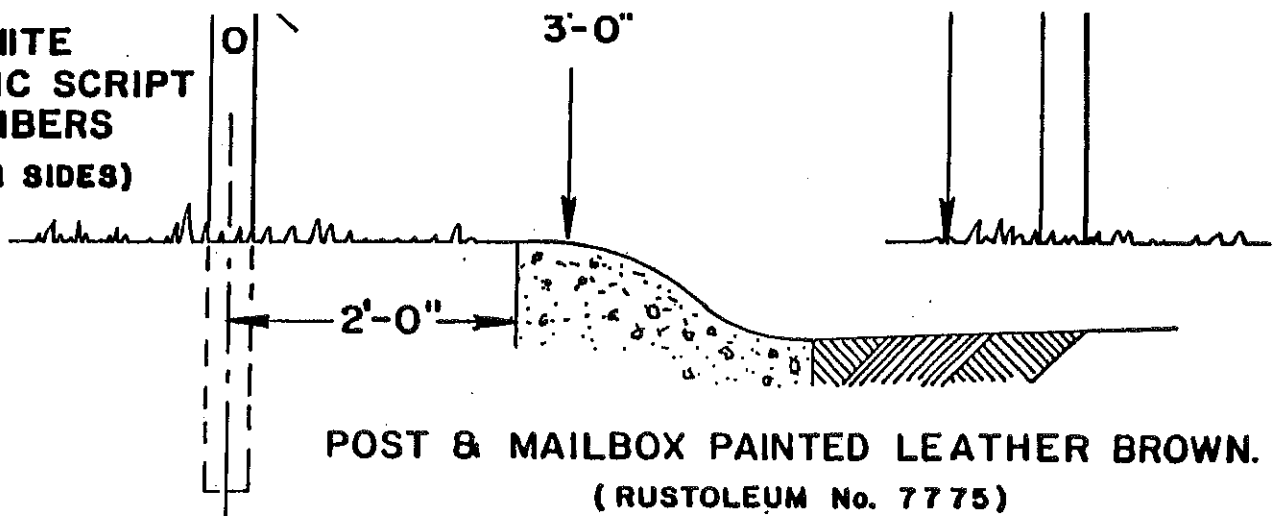
All previous references and standards to single box guidelines set out on Exhibit D-2 are now void.

This Exhibit D-2 of 6-7-90 is to replace the previously issued Exhibit D-2.

**MAILBO**

**MACKL  
DUNI**

**5" WHITE  
PLASTIC SCRIPT  
NUMBERS  
(BOTH SIDES)**

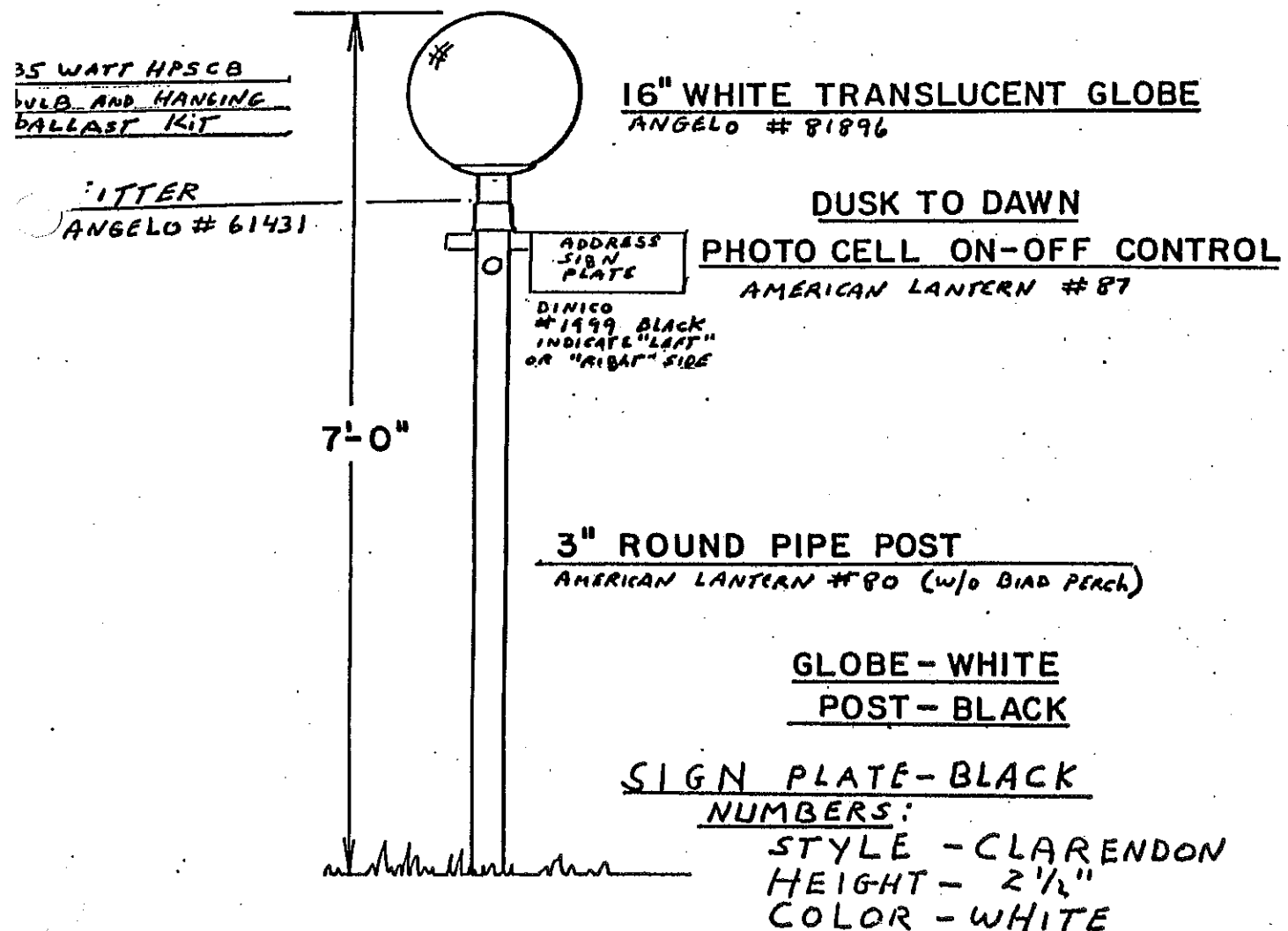
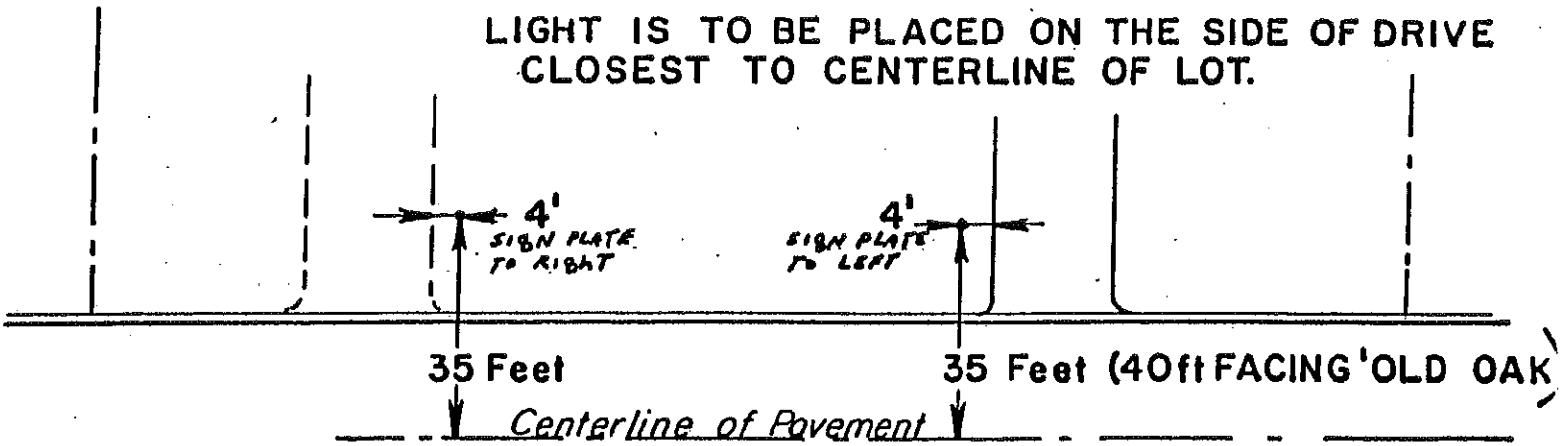


# MANCHESTER MEADOWS ARCHITECTURAL STANDARDS AND GUIDELINES

REVISED 5-11-92

## STANDARD YARDLIGHT ADOPTED AND PLACEMENT DESIGNATION

LIGHT IS TO BE PLACED ON THE SIDE OF DRIVE  
CLOSEST TO CENTERLINE OF LOT.



CITY OF VALPARAISO ZONING CODE  
AND BUILDING PERMIT INFORMATION



THE INFORMATION SHOWN BELOW WAS PROVIDED BY THE CITY OF VALPARAISO (8/19/88):

Manchester Meadows is zoned by the City of Valparaiso as R-1A, which requires larger lots for a single-family development.

Specifically, Valparaiso R-1A requirements are:

- A. Minimum Lot Area: 18,000 sq. ft.
- B. Minimum Lot Width: 80 feet
- C. Minimum Floor Space: 1,200 sq. ft. - one story  
800 sq. ft. - first floor, 1½ - 2 story
- D. Minimum Yards: Front - 35 feet  
Rear - 25 feet  
Sides - 14 feet total (cannot be less than 6 feet)  
Corner lot side facing street must be 35 feet
- E. Maximum Lot Coverage: 40%
- F. Maximum Height: Two and one-half (2½) stories; 35 feet maximum.
- G. Minimum of one off-street parking space - driveway not closer than three feet from a property line.

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THE INFORMATION BELOW IS PROVIDED BY MANCHESTER MEADOWS ARCHITECTURAL COMMITTEES:

RESTRICTIONS OF MANCHESTER MEADOWS GOVERN:

THE R-1A ZONING REQUIREMENTS SHOWN ABOVE ARE THOSE OF THE CITY OF VALPARAISO. THE RESTRICTIONS OF MANCHESTER MEADOWS PREVAIL AS SUPPLEMENTS WHICH MUST BE COMPLIED WITH PRIOR TO SEEKING A BUILDING PERMIT FROM THE CITY OF VALPARAISO BEFORE SELECTING AND/OR DESIGNING A NEW HOUSE OR ANY IMPROVEMENTS TO AN EXISTING HOUSE OR ANY LOT THEREOF IN MANCHESTER MEADOWS, THAT THE LOT OWNER MUST CONSULT AND COMPLY WITH THE RESTRICTIONS OF MANCHESTER MEADOWS. TO GUIDE A LOT OWNER, AN INFORMATION KIT DESCRIBING THE APPROVAL PROCEDURES MUST BE OBTAINED FROM THE APPROPRIATE ARCHITECTURAL COMMITTEE.

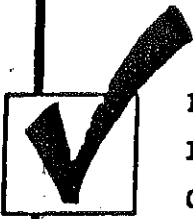
ONCE THE PLANS HAVE BEEN APPROVED BY THE APPROPRIATE ARCHITECTURAL COMMITTEE THE LOT OWNER MUST THEN OBTAIN THE APPROVAL OF THE CITY OF VALPARAISO WHOSE "BUILDING PERMIT CHECKLIST" IS APPENDED HERETO.

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REMINDER:

THE CITY OF VALPARAISO ZONING AND BUILDING CODE SHALL GOVERN AND PREVAIL IF MORE RESTRICTIVE THAN THE RESTRICTIONS OF MANCHESTER MEADOWS.

# Building Permit Checklist:



DELAY OR DENIAL OF PERMIT APPLICATIONS CAN BE AVOIDED BY PROVIDING PLANS, SPECIFICATIONS, AND SUPPORTING DATA SUFFICIENTLY CLEAR AND COMPLETE TO SHOW IN DETAIL THAT THE PROPOSED WORK WILL COMPLY WITH ALL BUILDING AND ZONING RULES OF THE CITY.

The following data must be furnished complete and legible before a release for construction is issued:

- ☐ 1. Mailing address
- ☐ 2. North point (what side of street or road)
- ☐ 3. Subdivision (if known)
- ☐ 4. Location between nearest cross streets
- ☐ 5. Lot number and Block number (if known)
- ☐ 6. Zoning District (if known)
- ☐ 7. Complete all portions of the application which apply to the project
- ☐ 8. A. Provide a site or plot plan (Item X on the application) drawn to scale showing street(s) location, all lot dimensions, all structures on the lot, their size, location and distance from each other and to adjacent property or right-of-way lines  
B. Location of driveway(s) and widths including set-back distances from property or rights-of-way  
C. A drainage pattern for surface water
- ☐ 9. Sewer and right-of-way cut permits must be released by the City Engineer and is a requirement for release of a construction (building) permit.
- ☐ 10. A. A performance and damage bond in the amount of \$5,000 is required for contractor doing either sewer and/or right-of-way work  
B. Contractors liability insurance is required in an amount not less than \$250,000 property damage, \$250,000 for injury to any one person, and \$1,000,000 for any one occurrence.

CITY ORDINANCE REQUIRES THAT ALL PROVISIONS OF THE ORDINANCE BE MET BEFORE A RELEASE FOR CONSTRUCTION IS ISSUED.

PERIODIC INSPECTIONS WILL BE MADE TO ASSURE COMPLIANCE WITH ZONING AND BUILDING CODES.

FINAL INSPECTION OF THE SITE, THE STRUCTURE(S), AND PUBLIC IMPROVEMENTS IS REQUIRED BEFORE OCCUPANCY OR USE.

ALL SEWER CONSTRUCTION MUST BE INSPECTED BY A SEWER DEPARTMENT INSPECTOR WHILE THE TRENCH IS OPEN - PHONE 464-2346 FOR INSPECTION REQUEST.

Questions regarding Building Codes or Zoning Regulations should be referred to the Building and Zoning Department at (219) 462-1161.

SELECTED HIGHLIGHTS: RESTRICTIONS,  
PROPERTY OWNERS ASSOCIATION AND  
ARCHITECTURAL CONTROL



PROTECTIVE COVENANTS AND RESTRICTIONS

For the primary benefit and enjoyment of all persons owning and residing in Manchester Meadows and to protect the value and desirability of the property, that there has been imposed upon the entire property a Declaration of Covenants, Conditions, Easements and Restrictions. Every lot purchaser shall be provided a complete set of the Declaration at time of lot purchase. Prior to purchase, however, a reference copy shall be available at the sales offices for review and queries.

PROPERTY OWNERS ASSOCIATION

Manchester Meadows Property Owners Association, Inc., as a not-for-profit corporation under the laws of the State of Indiana, shall be formed for the purpose of managing, maintaining and enforcing the provisions of the Declaration including, but not limited to, architectural control; ownership, care and preservation of the Common Area; and to establish binding rules and regulations for the use of property in the development.

The Board of Directors shall consist of three (3) persons all elected by the Developer until Corporation control is transferred to the owners at which time five (5) individuals shall be elected by the members at its annual meeting. Corporation control shall be transferred to the owners after 75% of eligible platted lots have been conveyed to the owners.

Budgets and resulting assessments per platted lots shall be determined by the Board of Directors; and each owner, including the Developer, shall pay the apportioned share. Approved multiple lot "Building Sites" count as one Lot.

Every owner, including the Developer, of a lot shall be a member of the Manchester Meadows Property Owners Association with voting rights.

Reference copies of the Association's Articles of Incorporation and By-Laws shall be available at the sales offices for review and queries; otherwise, they shall thereafter be available at the office of the Property Owners Association.

ARCHITECTURAL CONTROL

Pursuant to the Declaration of Covenants, Conditions, Easements and Restrictions of Manchester Meadows, in order to secure an attractive, harmonious residential development having continuous appeal by regulating and controlling architectural features and the use of property; and to assure materials and design elements are harmonious in conjunction with the way building, structures or improvements of any kind relate to each other and the environment; that, architectural standards, design guidelines and approval procedures shall be prepared, promulgated, reviewed and enforced by two architectural committees:

NEW CONSTRUCTION COMMITTEE. The New Construction Committee (NCC) shall have exclusive jurisdiction over all original construction of any kind on any portion of the Development. The NCC shall consist of at least three (3), but no more than five (5), persons all appointed by the Developer until all property of the Developer have been conveyed to purchasers at which time the property owners association shall then have jurisdiction.

MODIFICATIONS COMMITTEE. The Modifications Committee (MC) shall have exclusive jurisdiction over modifications, additions, or alterations made on or to then existing residential units or other structures of any kind on any portion of the Development. The MC shall consist of at least three (3), but no more than five (5), persons all appointed by the Developer until the Developer turns over control of the property owners association to the members at which time the property owners association shall then have jurisdiction.

Approvals by the architectural committee are required prior to improvements of any kind, such as, but not limited to, the following:

1. Original construction of any kind.
2. Modifications, additions, or alterations of any kind.
3. Staking, clearing, excavating, grading and other site work.
4. Planting or removal of plants, trees, shrubs, gardens or other landscaping items.
5. Installation of lawn carpeting, fences, walls, awnings, tennis courts, swimming pools, playground equipment, basketball goals, mailboxes, yard light fixtures, or any other structure or appurtenance of any kind.

Every property owner shall be provided an Information Kit when title is transferred. Prior to purchase, however, a reference copy shall be available at the sales offices for review and queries.

The purpose of the Information Kit is to highlight the architectural standards required by the restrictive covenants and plat restrictions of Manchester Meadows which must be referred to and complied with by the property owner when applying for approval.

The Valparaiso Zoning and Building Code shall govern and prevail if more restrictive than the covenants and restrictions of Manchester Meadows.

EXCERPTED FROM DEED OF DEDICATION AND SUPPORTING DOCUMENTS

NO IMPROVEMENTS OF ANY KIND CAN BE MADE UPON THE EASEMENTS UNLESS OTHERWISE STATED.

"UTILITY EASEMENT"s, located as shown on the plat for the use of public utilities for the installation and continued maintenance of underground ducts, wires, cables and lines and related above ground appurtenances.

ALLOWED USES - FENCES, DRIVEWAYS AND LANDSCAPING. \*

"SIDE LOT LINE EASEMENT"s, not shown on the plat, but located within 6.0 feet of each lot's side line and within 10.0 feet of the rear lot line on corner lots, the easements applicable to the ultimate building lot's side lines which may or may not coincide with the platted side lot lines, for purposes of construction, improving, repairing and maintaining swales for lot drainage in locations where required.

ALLOWED USES - FENCES, DRIVEWAYS AND LANDSCAPING. \*

"STORM DRAINAGE EASEMENT"s, located as shown on the plat, for purposes of constructing, improving, maintaining or repairing storm sewers, swales, ditches, channels, banks and all appurtenances necessary to ensure the continued drainage of the lands included in and appurtenant to this subdivision.

ALLOWED USES - FENCES AND LANDSCAPING. \*

"STORM OVERFLOW EASEMENT"s, located as shown on the plat, for purposes of constructing, improving, maintaining or repairing swales, ditches, channels, banks and all appurtenances necessary to ensure the continued drainage during the major storm event of the lands included in and appurtenant to this subdivision.

ALLOWED USES - FENCES AND LANDSCAPING. \*

"FLOODWAY EASEMENT"s located along the main branch of Beauty Creek, as shown on the plat, for purposes of restricting the filling and/or construction of structures according to City of Valparaiso Floodplain Management Ordinance No. 7-1983, and constructing, improving, maintaining or repairing the channel bed or banks, or other portions of the floodway to ensure the continued drainage and safe conveyance of the "major flood occurrence" from the lands included in this subdivision and tributary to said Beauty Creek; however, nothing in this easement shall be construed to give the GRANTEE the right to indiscriminately clear the easement of trees or other vegetative growth nor interfere with the GRANTOR's use of the lands for recreation purposes consistent with the intent of the easement itself and with said ordinance.

ALLOWED USES - DRIVEWAYS AND LANDSCAPING: AND CROSSING WITH ROADS, SEWERS, FORCE MAINS, UTILITIES NECESSARY FOR SUBDIVISION DEVELOPMENT.  
LANDSCAPING SHALL NOT INTERFERE WITH FLOOD CONTROL. \* \*

"FLOODWAY FRINGE EASEMENT"s, located as shown in their approximate positions on this plat on the lands adjacent to the main branch of Beauty Creek, for purposes of restricting the construction of buildings and structures to those determined to be floodproof according to City of Valparaiso Floodplain Management Ordinance No. 7-1983, and also constructing, improving, maintaining or repairing various areas of the flood fringe to improve the lands for purposes of containing the major flood; however, nothing in this easement shall be construed to give the GRANTEE the right to indiscriminately clear the easement of trees or other vegetative growth, nor interfere with the GRANTOR's use of the lands for recreation purposes consistent with the intent of the easement itself and with said ordinance, the specific location of the easements being all lands, or portions thereof, lying below the U.S.G.S. Datum elevations per the following schedule:

<u>Affected Land(s)</u>	<u>Controlling Elevation</u>
Parcel "D"	737.0
Lots 7, 8, 9 and 10	737.0
Lots 17, 18 and 19	737.0
Parcel "C"	737.0
Lots 27 and 28	737.0
Lots 29 and 30	738.0
Lots 31 and 32	739.0
Lot 33	740.0
Parcel "B"	737.0 to 740.0
Lot 77	746.0
Lot 78	747.0
Lots 81 and 82	748.0

ALLOWED USES - FLOODPROOF BUILDINGS AND OTHER FLOODPROOF STRUCTURES; FENCES, DRIVEWAYS, LANDSCAPING: AND CROSSING WITH ROADS, SEWERS, FORCE MAINS, UTILITIES NECESSARY FOR SUBDIVISION DEVELOPMENT.  
LANDSCAPING SHALL NOT INTERFERE WITH FLOOD CONTROL. \*

"DETENTION BASIN FLOODING EASEMENT"s, located as shown in their approximate positions on the plat on the lands adjacent to Parcel "B", for purposes of reserving the easements for temporary flooding purposes in conjunction with a storm water detention basin to be constructed under the direction of the City of Valparaiso on said Parcel "B", and prohibiting any filling or construction of permanent structures on the easements without the written approval of the City of Valparaiso Board of Public Works and Safety; however, nothing in this easement shall be construed to give the GRANTEE the right to enter upon any privately owned lands covered by this easement and do any clearing, excavation or filling without the express written consent of the landowner or his agent, the specific location of the easements being all lands, or portions thereof, on Lots 7, 8, 9, 27 through and including 33 and 35, lying below U.S.G.S. Datum elevation 743.0. This easement shall cease to exist in the event that the City of Valparaiso, acting by and through its Board of Public Works and Safety, declares by official resolution, that the aforementioned detention basin will not be constructed.

ALLOWED USES - TEMPORARY STRUCTURES AND TEMPORARY IMPROVEMENTS (UNTIL A DETERMINATION KNOWN TO CONSTRUCT DETENTION BASIN);  
FENCES, DRIVEWAYS AND LANDSCAPING. \*

"LEVEE EASEMENT"s, located as shown on Lots 9 and 27 and Parcel "C" on the plat, for purposes of constructing, improving, maintaining or repairing an embankment or levee and any appurtenances connected with the construction of a storm water detention basin by the City of Valparaiso on Parcel "B". This easement shall cease to exist in the event that the City of Valparaiso, acting by and through its Board of Public Works and Safety, declares by official resolution that the aforementioned detention basin will not be constructed.

ALLOWED USES - TEMPORARY STRUCTURES AND TEMPORARY IMPROVEMENTS (UNTIL A DETERMINATION KNOWN TO CONSTRUCT LEVEE/EMBANKMENT);  
FENCES, DRIVEWAYS AND LANDSCAPING. \*

"SANITARY SEWER EASEMENT"s, located as shown on the plat, for purposes of constructing, improving, maintaining, cleaning or repairing sanitary sewers, services, manholes or other appurtenances necessary to ensure a functional sewage collection/conveyance system for the lots in this subdivision.

ALLOWED USES - FENCES, DRIVEWAYS AND LANDSCAPING. \*

"LIFT STATION EASEMENT" located in Parcel "C", as shown on the plat, for purposes of constructing, improving, maintaining or repairing the sanitary lift station, manhole, sewers, force main, and any appurtenances necessary to ensure a functional sewage conveyance system for the subdivision and any future users on adjacent lands.

**ALLOWED USES - FENCES, DRIVEWAYS AND LANDSCAPING.**

The above easements are incorporated on the plat individually and in combinations as shown and are subject at all times to the proper authorities and to the easement herein reserved. Said easements are under the authority of the GRANTEE and all public utilities are required to meet the standards and requirements of said GRANTEE. No permanent structures are to be erected or maintained upon said easements except as provided for or allowed therein. Owners of lots in this subdivision shall take title subject to the rights of said public utilities and to the rights of the owners of other lots in the subdivision. The GRANTOR, its grantees, successors and assigns herein specifically reserve the right to construct and maintain roads, streets, sewers, force mains, and other utilities necessary for the appropriate development of the subdivision, and fences, landscaping or other structures consistent with the restrictions imposed by the easements.

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- \* SUBJECT TO THE APPROVAL OF THE CITY OF VALPARAISO.
  - \* \* SUBJECT TO THE APPROVAL OF THE CITY OF VALPARAISO AND THE INDIANA DEPARTMENT OF NATURAL RESOURCES.
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**ADDITIONAL NOTES:**

**GRANTOR - URSCHEL DEVELOPMENT CORPORATION**

**GRANTEE - CITY OF VALPARAISO**

**STREETS - DEDICATED TO CITY OF VALPARAISO FOR PUBLIC USE.**

**BUILDING SETBACK LINES - ESTABLISHED, SHOWN AND TABULATED ON PLAT**

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**ALL OF THE ABOVE HIGHLIGHTS ARE INTENDED FOR GENERAL REFERENCE. CONSULT EASEMENT DOCUMENTS AND THE RECORDED PLAT FOR SPECIFIC PROVISIONS THEREOF.**

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WETLANDS RESERVATION



Areas within Lots 11, 12, 13 and 14 and in Parcel "C" of the recorded Plat of Manchester Meadows Subdivision are identified as designated protected waters of the United States. In recognition of the environmental requirements to preserve such areas and of the authority of the Department of Army Corps of Engineers to regulate wetlands, said identified and designated lands shall be reserved in perpetuity as "wetlands" and shall be maintained as same by the owners of those respective lands. No filling or deposition of any materials shall be permitted on said lands, including but not limited to soil, trash, building debris, rubble, garbage, leaves or grass clippings. No building or any structure, temporary or permanent, shall be placed on said lands, nor shall any trees or vegetation be cut, destroyed, or removed without the approval of the appropriate architectural control committee.

Maintenance of the lands shall include but not be limited to the removal of any trash, debris, garbage, etc. which may be placed or blown onto the lands. That maintenance shall be the responsibility of the particular respective owner of the lands.

Owners of Lots 11 and 12 should be particularly cognizant of the presence of the wetlands as it relates to the elevations of the living areas of the home. Any excavation, elevations and consequential structure on such lots shall not cause nor contribute to a violation of these wetland restrictions. Basements on these two lots should be avoided.