



**MEETING: Site Review Committee**  
**SUBJECT: Prairie Ridge Estates, New Residential**  
**Subdivision**  
**ADDRESS: Fail Rd. South of Industrial Dr.**

**LOCATION: Park Department**  
**DATE: January 6, 2009**

**PRELIMINARY SITE REVIEW**

**IN ATTENDANCE:**

Dale Clingerman, City Engineer (219) 362-2327  
Chuck Collins, Building Services (219) 362-2327  
Jerry Jackson, Wastewater Director (219) 362-2354  
Floyd Mrozinske, Fire Department (219) 362-3456  
Rick Brown, MS4 Coordinator (219) 362-6633  
Dan Hunter, Water Dept. (219) 326-9540  
Mary Jane Thomas, City Planner (219) 362-8260  
Dean Heise, City Parks Department (219) 326-9600

**PRESENTERS:**

Hendricks & Associates  
Tony Hendricks  
Charles Hendricks  
Spears— Owner / Developer  
Jim Kaminsky— Spears' Attorney

Email addresses for the above City of LaPorte Departments can be found at:  
[www.cityoflaporte.com](http://www.cityoflaporte.com).

The following is a summary of discussion at this meeting:

The Site Review Committee met to discuss Prairie Ridge Estates, a proposed New Residential Subdivision. Collins stated that site review is not an approval. Rather, a preliminary discussion of the requirements and issues to be considered by the developer or owner. It is possible it may need to come back before site review or to seek other approvals aside from what is spoken of today.

John Hendricks stated his petition before the board.

Clingerman stated he didn't see a definitive cross section proposed. Also mentioned the plans show a 50ft. right of way and a 30ft. back to back off the street. However, the problem with that is the section 82446 definitions under the present city ordinance define a secondary street to be the primary entrance to a residential development and streets for circulation within the development. This would require Sturban Drive to be a 60ft. right of way with a 40ft. back to back which would be 25% more street. Clingerman stated that's what the book says and he cannot approve it unless they get a variance to that. Clingerman also stated that under the city street naming convention a street that goes all around like the combination of Spear, Corinth and Sturban would require only one name.

Tony Hendricks stated that LaPorte County sent him to 911 for street naming and 911 did not want a call to a street named i.e. Spear Drive north and Spear Drive South as it could potentially create confusion.

Clingerman stated that the corner of Spear Drive to Corinth drive is less than 90 degrees advised looking at that lot and if possible to pull lot 88 back to a square lot and made it a 90 degree corner it would make it more accessible for busses and emergency vehicles. Clingerman informed the presenters that there is a change being proposed that is likely to become an ordinance in the

next 3 months requiring that minor and secondary streets become wider by 10 feet. Clingerman stated he would like to see phasing on final plans because approvals are by phases rather than in total. This would subject any subsequent phases to comply with the wider right of way. Clingerman stated the genesis behind the 10 ft. additional right of way is for a wider tree lawn for snow storage in the wintertime and for joint use by utilities and trees. Clingerman cited Sturban, Spear and Corinth and as examples of secondary streets. Clingerman requested storm water discharges obtain clearance for discharges from D.N.R. at a minimum could require a 401 and a 404 certification. The city will require that all outlets either go through a fair sized detention pond or some kind of best management practices technique to remove floatables and solids before they are released. Clingerman would also like to see a better definition of a proposed outlet on the west side where the outlet is shown to be at the county, and an approval from the county issued by the county drain commission or the county surveyor. Clingerman requested standards and specifications with portable water and piping referencing some conflicts he noticed specifically where the piping crosses at corner of Sturban and Torino and further down Torino near structure 116P in the plans. Clingerman noted that they did a good job at keeping crossings to minimum. Clingerman stated there is an easement situation along lots 109, 108 and 41 and then lot 23, which is an existing lot from a previous subdivision. Clingerman stated that with the depths of the pipe shown in that easement the committee is not going to accept a 15ft. easement. The depth of the pipe there should have an easement at least as wide as half the depth of the sewer as stated in the standards. The sanitary is so deep there would be a disturbance to private property with a 15ft. easement as well as issues with the storm sewer.

Jackson stated that easement sewers are not permitted in the City of LaPorte due to maintenance difficulties. The sewers adjacent to lots 109, 108 and 41 must be rerouted to a location that can be accessed for sewer cleaning and/or repairs. Jackson recommended continuing the sewer out to Fail Rd. as this would require less pipe- making it more cost effective also the grade will work. Jackson cited a slope error on sanitary sewer on sheet 24 for manhole 125-AA through 122-Z. Jackson requested a calculations check regarding the lift station for sump volume and the cycle time. Believes the sumps are significantly larger than needed. Jackson stated the control panel design has changed; he will give a copy to presenter for the new design now being used in stop light traffic box simplifying design. Jackson requested a detail for lift stations that would allow him to check the accessibility for sewer cleaning truck to the wet well. Also noted that lots 13, 80 and 49 are at low points in the subdivision, he needs to know how deep the water gets and where it will go in the case of plugged drains or excessive rainfall intensity. Jackson stated that Spears Drive has 461 feet between storm inlets, additional inlets possibly at intersections are required to prevent too much water coming into one storm drain.

O'Herrin stated his main concern is that the current requirement for minimum right of way widths only allows for a 4ft. wide tree lawn, which is far too narrow for a large, mature tree such as a sugar maple. When you also consider that many companies place gas lines or fiber optic lines in the tree lawn, this space becomes overcrowded very quickly. O'Herrin mentioned there is currently a proposal to widen the required right of way widths by 10ft. for secondary and minor streets from 60ft and 50ft to 70ft and 60ft respectively. This will allow for a 9ft. tree lawn on each side of the street on both secondary and minor streets. This is enough space to accommodate both mature trees as well as utilities.

Mrozinske requested the distance between fire hydrants. Clingerman told him the maximum distance between fire hydrants on proposed plan is 600ft. Mrozinske stated the maximum between fire hydrants is 500ft.

Spears said he has no problem with adding fire hydrants since the water lines already exist.

Tony Hendricks stated he will check the distances between all the fire hydrants.

Brown expressed concern with the silt fence. According to the detail inlet shows straw bail protection, which he deems archaic. Brown recommended inlet protection such as coconut filters,

which are economical also possibly some plastic barrels to help protect the inlets. Brown also mentioned the importance of floatables and also suggested contacting IDEM regarding riprap remaining outside the wetland, and there is also the possibility of needing a 401.

Heise asked if there has been any consideration for green space that would possibly enhance this community.

Tony Hendricks stated that Spears owns the land and as a future phase the area that would not be conducive to develop but would be conducive as a park would be set aside as such.

Spears Expressed that a park would be something he would like to do. Spears said he would like a contact with LaPorte County also.

Heise mentioned the importance of green space and that there are volunteers that help with the care of public green space. Heise stated that the City of LaPorte Park Department budget would not allow for maintenance, but he would like to work directly with Spears and develop a concept or decide if a public green space would even be feasible.

Thomas stated she has no issues at this time.

Collins stated that he has no issues at this time; however another meeting with the site review committee will be required once all of the revisions have been reviewed.

Collins closed the meeting.

### Issues to be Resolved:

Widen Right-of-Ways

Definition of Streets

Phasing Plan

Re-route Sewer Adjacent to lots 109, 108 and 41

Additional Inlets on Spears Drive

Water/Sewer Interface at Structure 50 Fail Road

Stormwater Detention or Trash/Sediment Control for East Side Discharges

Detail for Lift Stations — Showing Accessibility from the Road

Lift Station Calculations for Sump Volume and Cycle Time

Sanitary Sewer Slop for 125-AA to 122-Z, Sheet 24, Cheno Drive

Lots 13, 80 and 49 (Low Points) Detail Where Stormwater Will Go If Plugged Drains or Excessive Rainfall Intensity

Correct Corner of Spear Drive and Corinth

Inlet Protection