



City of La Porte Plan Commission Meeting Agenda	
Tuesday, December 13, 2022 at 6:00 PM	
City Hall Council Chambers, 801 Michigan Ave.	
www.cityoflaporte.com	(219) 362-8260

MEETING NOTES:

Individuals needing assistance, pursuant to the Americans with Disabilities Act, should contact the City of La Porte Office of Community Development & Planning at (219) 362-8260 by 10:00 am, Friday, preceding the meeting to make any necessary arrangements.

Regular Meeting Agenda Items

Members of the public should understand the Plan Commission members may be unable to thoroughly review and consider materials delivered by the day of the public hearing. The order of business shall be:

- A. Staff Report
- B. Applicant Presentation
- C. Public Comment
- D. Applicant Response
- E. Board Discussion/Action

ITEM 1. Call Meeting to Order

ITEM 2. Roll Call & Determination of Quorum

ITEM 3. Public Comments on Non-Agenda Items

ITEM 4. Approval of Minutes: September 13, 2022 Meeting Minutes

ITEM 5. **PRELIMINARY PLAT #22-02 PETITION TO ALLOW TWO (2) LOT SUBDIVISION IN THE CITY OF LAPORTE, INDIANA, IN THE NORTH HALF OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 3 WEST, CENTER TOWNSHIP, CITY OF LAPORTE, LAPORTE COUNTY, INDIANA**

Petitioner: Parth Patel of Parth41LLC

Property Owner: same

Location: 151 NewPorte Boulevard

Staff Report: David Heinold

ITEM 6. **FINAL PLAT #22-02 PETITION TO ALLOW TWO (2) LOT SUBDIVISION IN THE CITY OF LAPORTE, INDIANA, IN THE NORTH HALF OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 3 WEST, CENTER TOWNSHIP, CITY OF LAPORTE, LAPORTE COUNTY, INDIANA**

Petitioner: Parth Patel of Parth41LLC

Property Owner: same

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Staff Report: David Heinold

ITEM 7. Old Business

- a. 2022 Zoning & Subdivision Ordinance updates (*Informational only*)
- b. Trails, Greenways, & Blueways Master Plan Update *Informational only*

ITEM 8. New Business

ITEM 9. Other Business

ITEM 10. Adjournment

Plan Commission

The Plan Commission of the City of La Porte held a meeting on September 13th, 2022, at 6:00 p.m. with Chairperson Jerry Jackson presiding and the following in attendance:

Miles Fettinger

Vickie Gushrowski

Paul Vincent

Julie West

Public Comments on Non-Agenda Items

Chairperson Jerry Jackson asked the public if there were any non-agenda items. There were no comments.

Approval of Minutes

Chairperson Jerry Jackson asked the board if they had reviewed the minutes from the July 12th, 2022, meeting and if there were corrections or additions. Hearing none he asked for a motion to approve the minutes. Mr. Paul Vincent made a motion to approve the minutes and Ms. Julie West 2nd the motion. Motion carried and minutes were approved.

Old Business

Chairperson Jerry Jackson asked for any old business.

David Heinold spoke about the 2022 Zoning & Subdivision ordinance updates, and the Trails, Greenways, & Blueways Master plan

For the 2022 Zoning & Subdivision ordinance, David H. said there is no update he is waiting on a report at the end of the month.

As for the Trails, Greenways, & Blueways Master plan Jerry Jackson asked if there was any news on the trail heading north on the Chessie Trail. David gave a small update on the plans for the trails.

New Business

Consider Motion to recommend Zoning for voluntary annexation of property owned by the City of La Porte Municipal Airport Authority.

David H. explained on the annexation of the airport saying its 49.6 acers is the partial that the airport already owns, but the southern part is in the county. Jerry Jackson asked for more detail on where the land is located. David pulled up the map on the screen showing the exact layout of the land. Mr. Jackson asked what zoning it will fall under. David answered with AP the same zoning that the airport already is. Mr. Jackson asked for any question from the board and the public, there were none. Mr. Jackson then asked for a motion for recommendation, Mr. Fettinger made a motion and Mr. Vincent 2nd the motion. Motion was carried with recommendation.

Other Business

David talked about an active living workshop that he is working on.

Adjournment

Mr. Vincent Porter made a motion to adjourn, Mr. Fettinger 2nd the motion. The meeting was adjourned.

Respectfully Submitted,
Jerry Jackson, Chairperson

Nickolas Owens, Secretary



ITEM 5. Preliminary Plat # 22-02 Petition to Allow Two (2) Lot Subdivision in the City of La Porte, Indiana, in the North Half Of Section 35, Township 37 North, Range 3 West, Center Township, City of La Porte, La Porte County
Type of Request: Preliminary Plat
Staff Report: David Heinold

APPLICANT

Name – Parth Patel of Parth41LLC

PROPERTY OWNER

Name – same

PREMISES AFFECTED

Parcel Number - 46-06-35-201-010.000-043				
Actual/approximate address or location from major streets – 151 NewPorte Blvd.				
Subdivision – Anytime Subdivision			Lot Number(s) – Lots 1 and 2	
Total Acreage – 1.43 Acres		Flood Zone on Site? – no		
Zoning of Subject Property – NewPorte Landing Overlay District		Use of Subject Property – One half developed Commercial; one half vacant/undeveloped		
Proposed Zoning – NewPorte Landing Overlay District		Proposed Land Use – Commercial		
Zoning of Adjacent Properties	North: NewPorte Landing Overlay District	South: NewPorte Landing Overlay District	East: NewPorte Landing Overlay District	West: NewPorte Landing Overlay District
Land Use of Adjacent Properties	North: vacant/undeveloped	South: Commercial	East: Commercial	West: vacant/undeveloped

SUMMARY: The petitioner proposes to resubdivide into two (2) lots for commercial development of the remainder of the subject property.

CONCURRENCE: Chapter 82, Article V, Subdivisions of the City of La Porte Municipal Code allows the subdivider to present a preliminary plat to the Plan Commission and to the Board of Public Works and Safety. The rules and regulations contained in this article are adopted to secure and provide for:

- (1) The proper arrangement of streets or highways in relation to existing or planned streets or highways;
- (2) Adequate and convenient open spaces for traffic, utilities and access for firefighting apparatus, recreation, light and air; and
- (3) The avoidance of congestion of population; and the establishment of standards for the construction of any and all improvements as required in this article.

HISTORY OF SITE: Per the site aerial image, the total area of the parcel is 1.43 acres and currently zoned within the NewPorte Landing South Overlay District. Historically, the property was subdivided as one lot.

SITE REVIEW FINDINGS: Site Review was not required due to the current status of the site with utilities and infrastructure already in place.

STATEMENT OF COMPLIANCE: Section 27.12 of the 2017 Revised Joint Zoning Ordinance states that the Plan Commission shall be guided by and give consideration to the general policy and pattern of development set out in the Countywide Land Development Plan. The Countywide Land Development encourages infill and redevelopment of land within city limits that is compatible with the existing neighborhood.

STAFF ANALYSIS:

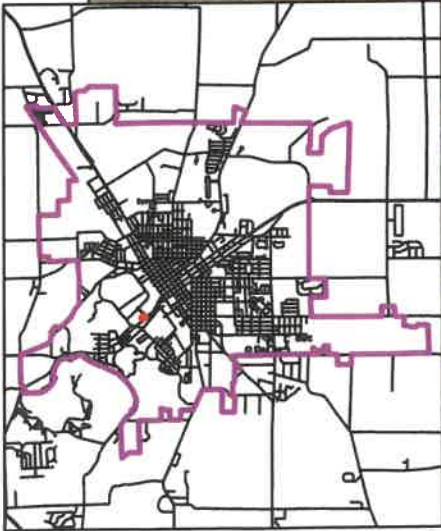
Parth Patel is presenting a Preliminary Plat for Plan Commission approval to allow a Two (2) Lot Resubdivision in the City of La Porte, Indiana in the North Half of Section 35, Township 37 North, Range 3 West, Center Township, City of La Porte, La Porte County in order to separate the excess lot of Smoothie King for future development. The two lots will share a mutual access easement with direct access to North Madison Street. The access easement shows a 53-foot wide approach between the two lots. Lot 1 is proposed to be 153 feet wide by 203 feet long and Lot 2 will be 128 feet wide by 193 feet long. The total square feet for Lot 1 is 32,788 square feet and Lot 2 is 29,368 square feet. The proposed resubdivision is properly arranged for access to the two lots, which allows for adequate provisions for traffic safety and access for fire protection.

STAFF RECOMMENDATION:

Staff finds that the proposed two-lot resubdivision in the City of La Porte, Indiana in the North Half of Section 35, Township 37 North, Range 3 West, Center Township, City of La Porte, La Porte County conforms to the guidelines set forth in Chapter 82, Article V, Subdivisions of the City of La Porte Municipal Code. Staff recommends **approval** of Preliminary Plat #22-02 Petition to Allow a Two (2) Lot Re-Subdivision in the City of La Porte, Indiana, in the Northwest Quarter Of Section 35, Township 37 North, Range 3 West, Center Township, City of La Porte, La Porte County.

Submitted to the City of La Porte Plan Commission on November 28th, 2022.

151 NewPorte Blvd.



Date Created: November 9, 2022

Document Path: M:\City Planner\GIS\Map Requests\Plan Commission\2022\PP_22-02

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Subject Property

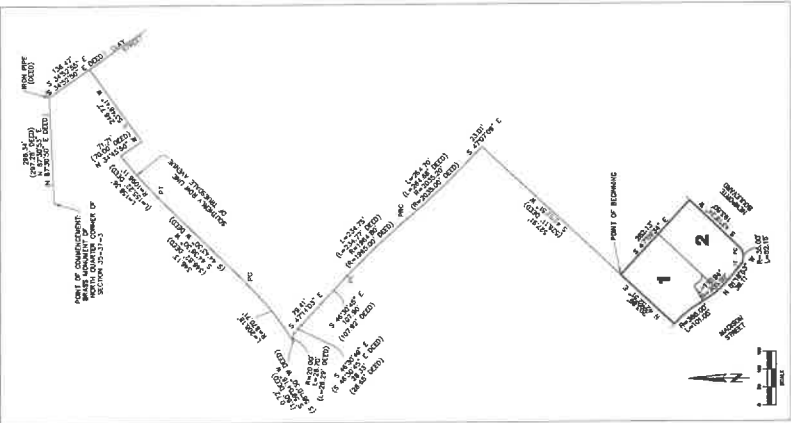


City Limits



ANYTIME SUBDIVISION
AN ADDITION TO THE CITY OF LA PORTE, LA PORTE COUNTY, INDIANA

A PART OF THE NORTH HALF OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 3 WEST OF THE SECOND PRINCIPAL MERIDIAN, LA PORTE COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A BRASS... [Detailed description of the subdivision boundaries and legal description]



LANDMARK SURVEY, INC.
12237 JAVISON STREET
BLUE ISLAND, IN 46009
PHONE: (765) 386-3377
FAX: (765) 386-3378
WWW.LANDMARKSURVEY.COM

LOT	AREA (AC)
LOT 1	3.2996 AC
LOT 2	5.5430 AC
TOTAL	8.8426 AC

PREPARED FOR: JAMES E. JAMES, JR.
14-09-2010-010300-042

DATE: 10/23/10

BY: JAMES E. JAMES, JR., SURVEYOR

STATE OF INDIANA)
COUNTY OF)
LA PORTE)

BY COMMISSIONER: _____

BY OWNER: _____

NOTICE

WHEREAS THE CITY OF LA PORTE, INDIANA, HAS ADOPTED THE CITY CHARTER AND THE CITY CODE, AND WHEREAS THE CITY COMMISSIONERS, BY RESOLUTION PASSED AT A PUBLIC HEARING HELD AT THE CITY CLERK'S OFFICE ON THE 10TH DAY OF MAY, 2010, HAVE ADOPTED THE CITY CHARTER AND THE CITY CODE, AND WHEREAS THE CITY COMMISSIONERS, BY RESOLUTION PASSED AT A PUBLIC HEARING HELD AT THE CITY CLERK'S OFFICE ON THE 10TH DAY OF MAY, 2010, HAVE ADOPTED THE CITY CHARTER AND THE CITY CODE, AND WHEREAS THE CITY COMMISSIONERS, BY RESOLUTION PASSED AT A PUBLIC HEARING HELD AT THE CITY CLERK'S OFFICE ON THE 10TH DAY OF MAY, 2010, HAVE ADOPTED THE CITY CHARTER AND THE CITY CODE...

STATE OF INDIANA)
COUNTY OF)
LA PORTE)

BY: JAMES E. JAMES, JR., SURVEYOR





Plan Commission Application PRELIMINARY PLAT

City Planner
David Heindl, AICP
dheindl@cityoflaporte.in.gov
www.cityoflaporte.com

City Hall
801 Michigan Ave.
La Porte, IN 46350
(219) 362-8260

For Office Use Only	
Fee: <u>110</u>	Receipt: _____
File Date: <u>03/01/22</u>	File #: <u>20-2-0</u>
Site Review: <u>N/A</u>	
Date of PC mtg: <u>11/20/22</u>	
Decision: _____	
Date of BOPW mtg: _____	
Decision: _____	

This application is being submitted for a Preliminary Plat

Applicant

Name Parth Patel of Parth41LLC	
Street Address 12821 S Division St	
City, State, Zip Blue Island IL 60406	
Primary Contact regarding this petition Parth Patel	
Phone 7082998427	Email parth7436@yahoo.com
Engineer Preparing Plans Mark Landstrom	Email mlandstrom@landmark80.com
Others to be Notified	Email
Applicant is (check one): <input checked="" type="checkbox"/> Sole Owner <input type="checkbox"/> Joint Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	

Property Owner (if different than above)

Name	
Street Address	Phone
City, State, Zip	Email

Premises Affected

Parcel ID Number 46-06-35-201-010.000-043	
Address or General Location 151 Newporte Blvd	
Legal Description A Part of the north half of section 35, township 37 north, range 3 west of the second principal meridian, La Porte County Indiana	
Total Acreage 1.43 acres	Flood Zone? no
Current Zoning Newporte Landing Overlay	Land Use commerical

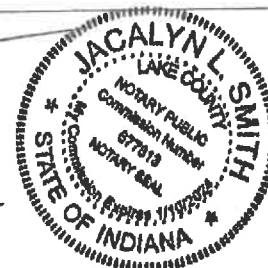
The above information and attached exhibits, to my knowledge and belief, are true and correct.

Signature of Applicant

Signature of Notary

Notary Public's Name (printed)

Subscribed and sworn to before me this 24 day of 22





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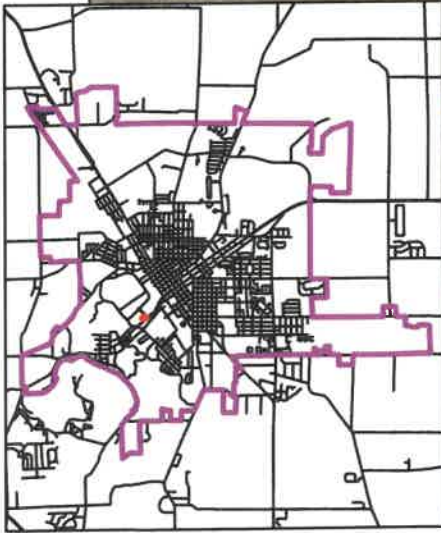
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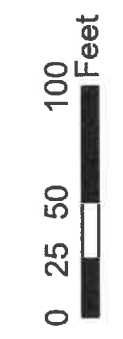


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Subject Property
City Limits



SMOOTHIE KING, LA PORTE, IN

A PART OF THE SOUTH SIDE OF MONROE, IN PARISH 13, NORTH OF THE BROAD RIVER, PARISH 13, LAUREL COUNTY, MISSISSIPPI. THE PROJECTED IMPROVEMENTS ARE FOR THE 15.62 ACRES OF LAND SHOWN ON THE RECORDS OF THE MISSISSIPPI DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION, STATE OF MISSISSIPPI, AND THE RECORDS OF THE MISSISSIPPI DEPARTMENT OF REVENUE AND TAXATION, STATE OF MISSISSIPPI. THE PROJECTED IMPROVEMENTS ARE FOR THE 15.62 ACRES OF LAND SHOWN ON THE RECORDS OF THE MISSISSIPPI DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION, STATE OF MISSISSIPPI, AND THE RECORDS OF THE MISSISSIPPI DEPARTMENT OF REVENUE AND TAXATION, STATE OF MISSISSIPPI. THE PROJECTED IMPROVEMENTS ARE FOR THE 15.62 ACRES OF LAND SHOWN ON THE RECORDS OF THE MISSISSIPPI DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION, STATE OF MISSISSIPPI, AND THE RECORDS OF THE MISSISSIPPI DEPARTMENT OF REVENUE AND TAXATION, STATE OF MISSISSIPPI. THE PROJECTED IMPROVEMENTS ARE FOR THE 15.62 ACRES OF LAND SHOWN ON THE RECORDS OF THE MISSISSIPPI DEPARTMENT OF TRANSPORTATION AND CONSTRUCTION, STATE OF MISSISSIPPI, AND THE RECORDS OF THE MISSISSIPPI DEPARTMENT OF REVENUE AND TAXATION, STATE OF MISSISSIPPI.



SMOOTHIE KING, LA PORTE, IN
CITY OF LA PORTE, MISSISSIPPI

LANDMARK ENGINEERING, INC.
1400 18TH STREET, SUITE 100
GALVESTON, TEXAS 77550

- INDEX
- C0.0 COVER
- C1.0 EXISTING TOPOGRAPHIC SURVEY
- C2.0 GEOMETRY PLAN
- C3.0 GRADING PLAN
- C4.0 UTILITY PLAN
- C5.0 SOIL EROSION & SEDIMENT CONTROL PLAN
- C6.0 NOTES & DETAILS
- C7.0 NOTES & DETAILS



PROJECT: SMOOTHIE KING, LA PORTE, IN
CITY OF LA PORTE, MISSISSIPPI
OWNER: SMOOTHIE KING, LA PORTE, IN
1400 18TH STREET, SUITE 100
GALVESTON, TEXAS 77550
DESIGNER: LANDMARK ENGINEERING, INC.
1400 18TH STREET, SUITE 100
GALVESTON, TEXAS 77550
DATE: 04/15/2015
SCALE: AS SHOWN
DRAWN BY: J. DAVIS
CHECKED BY: J. DAVIS
APPROVED BY: J. DAVIS

LANDMARK ENGINEERING, INC.
1400 18TH STREET, SUITE 100
GALVESTON, TEXAS 77550
TEL: 409-261-1400
WWW.LANDMARK-ENG.COM

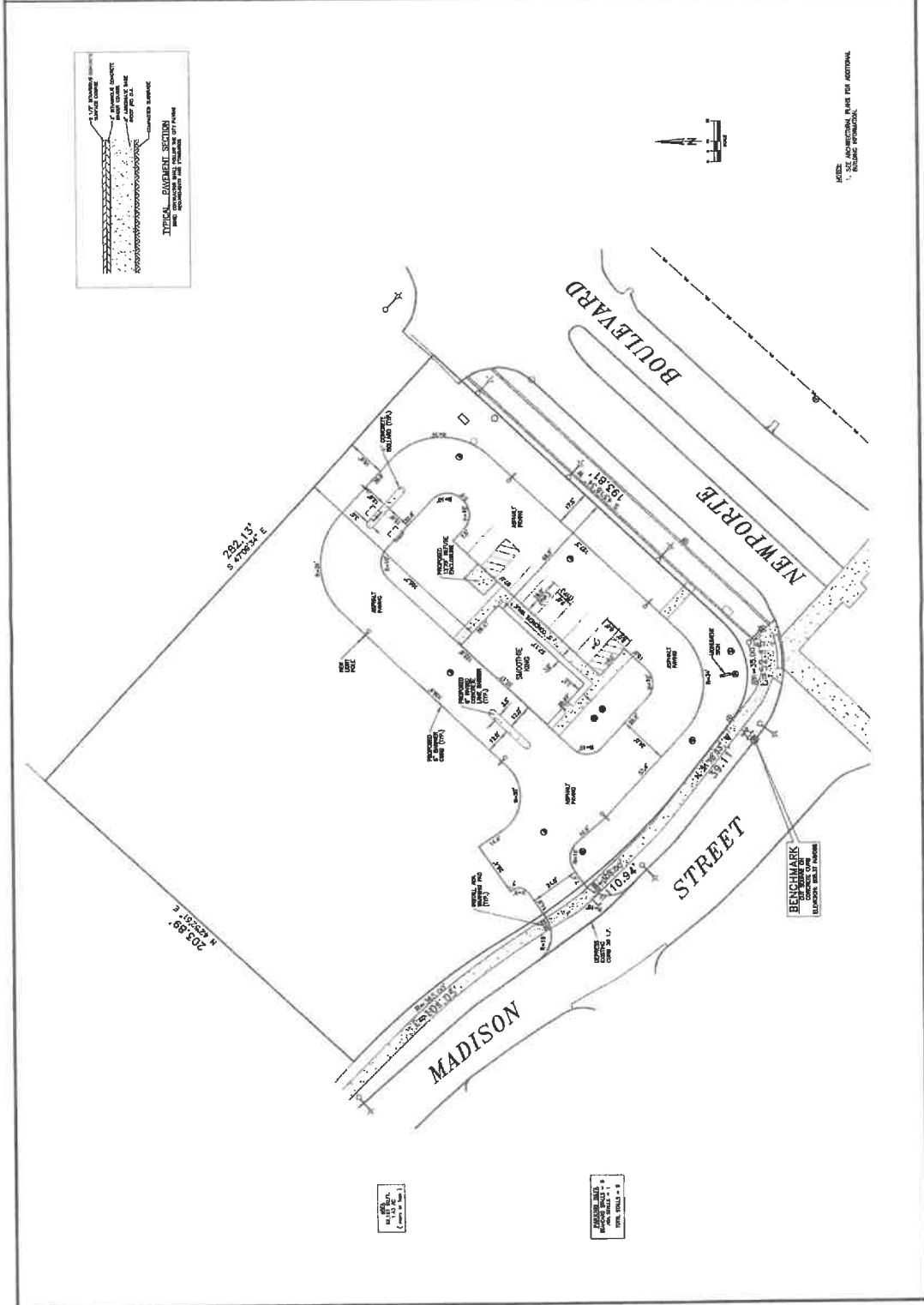
ENGINEERING IMPROVEMENT PLANS
OUTLOT C - LA PORTE, IN
COVER SHEET

SHEET
C0.0

DATE: 04/15/2015
SCALE: AS SHOWN
DRAWN BY: J. DAVIS
CHECKED BY: J. DAVIS
APPROVED BY: J. DAVIS

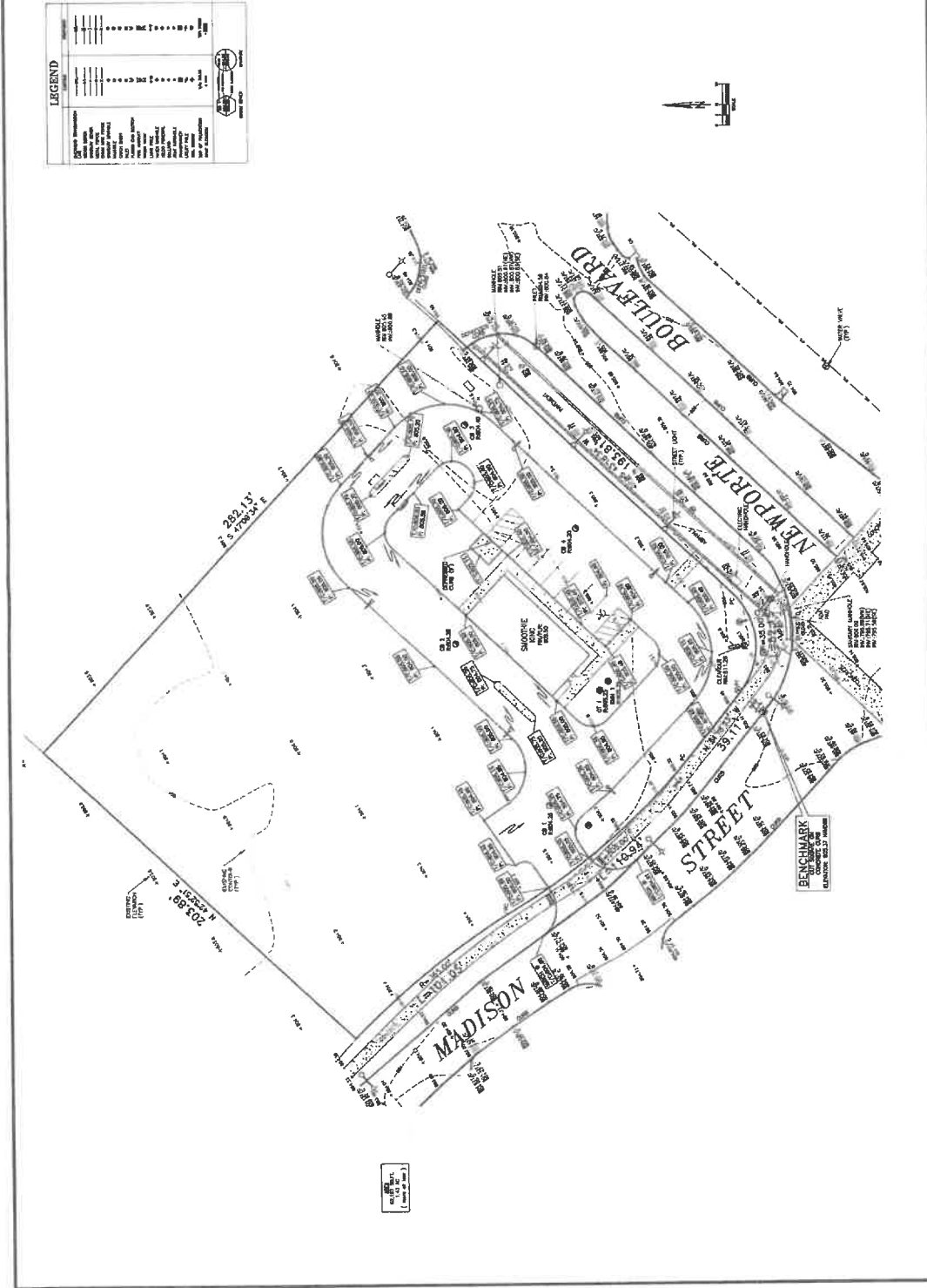
SYMBOL	DESCRIPTION
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[Symbol]	EXISTING GRADING
[Symbol]	EXISTING UTILITIES
[Symbol]	EXISTING SOIL EROSION & SEDIMENT CONTROL
[Symbol]	EXISTING NOTES & DETAILS
[Symbol]	EXISTING NOTES & DETAILS





DATE	DESCRIPTION	BY	SCALE
01/27/20	DESIGN FOR ROWS	ASST. CIVIL ENGINEER	1" = 40'
02/14/20	REVISED ROWS	ASST. CIVIL ENGINEER	1" = 40'
03/11/20	REVISED ROWS	ASST. CIVIL ENGINEER	1" = 40'
04/08/20	REVISED ROWS	ASST. CIVIL ENGINEER	1" = 40'
05/05/20	REVISED ROWS	ASST. CIVIL ENGINEER	1" = 40'
06/02/20	REVISED ROWS	ASST. CIVIL ENGINEER	1" = 40'
07/01/20	REVISED ROWS	ASST. CIVIL ENGINEER	1" = 40'
08/01/20	REVISED ROWS	ASST. CIVIL ENGINEER	1" = 40'
09/01/20	REVISED ROWS	ASST. CIVIL ENGINEER	1" = 40'
10/01/20	REVISED ROWS	ASST. CIVIL ENGINEER	1" = 40'
11/01/20	REVISED ROWS	ASST. CIVIL ENGINEER	1" = 40'
12/01/20	REVISED ROWS	ASST. CIVIL ENGINEER	1" = 40'

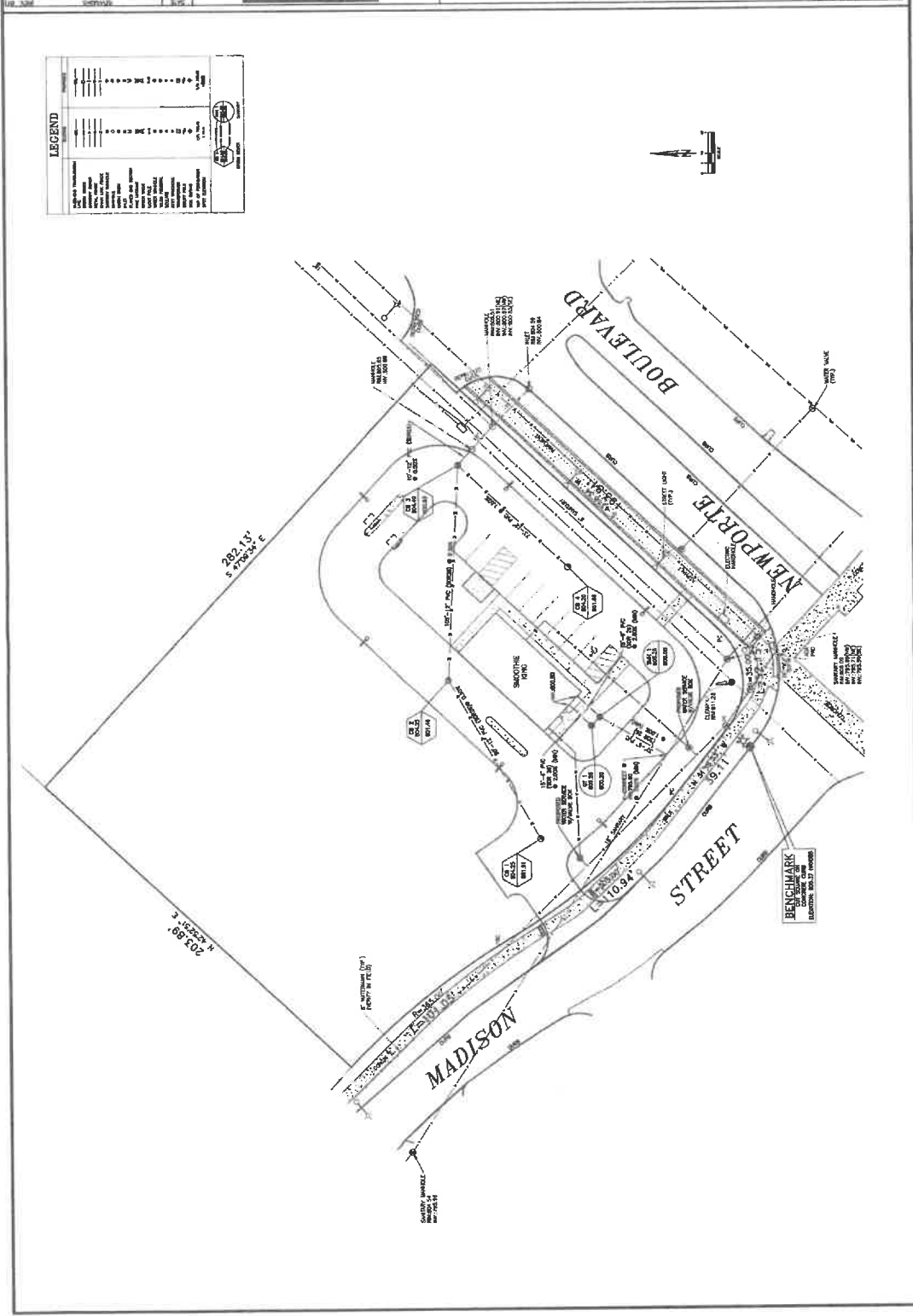
ENGINEERING IMPROVEMENT PLANS
 OUTLOT C - LA PORTE, IN
 GRADING PLAN
 SHEET C3.0
 11-58-200



LEGEND

Symbol	Description
(Symbol)	Proposed Right of Way
(Symbol)	Proposed Grading
(Symbol)	Proposed Drains
(Symbol)	Proposed Storm Sewer
(Symbol)	Proposed Sanitary Sewer
(Symbol)	Proposed Water Mains
(Symbol)	Proposed Gas Mains
(Symbol)	Proposed Electric Mains
(Symbol)	Proposed Telephone Mains
(Symbol)	Proposed Cable Mains
(Symbol)	Proposed Fire Mains
(Symbol)	Proposed Sewer Manholes
(Symbol)	Proposed Storm Sewer Manholes
(Symbol)	Proposed Water Mains Manholes
(Symbol)	Proposed Gas Mains Manholes
(Symbol)	Proposed Electric Mains Manholes
(Symbol)	Proposed Telephone Mains Manholes
(Symbol)	Proposed Cable Mains Manholes
(Symbol)	Proposed Fire Mains Manholes
(Symbol)	Proposed Easements
(Symbol)	Proposed Encroachments
(Symbol)	Proposed Setbacks
(Symbol)	Proposed Utility Crossings
(Symbol)	Proposed Utility Relocations
(Symbol)	Proposed Utility Abandonment
(Symbol)	Proposed Utility Installation
(Symbol)	Proposed Utility Maintenance
(Symbol)	Proposed Utility Replacement
(Symbol)	Proposed Utility Upgrade
(Symbol)	Proposed Utility Expansion
(Symbol)	Proposed Utility Reduction
(Symbol)	Proposed Utility Relocation
(Symbol)	Proposed Utility Abandonment
(Symbol)	Proposed Utility Installation
(Symbol)	Proposed Utility Maintenance
(Symbol)	Proposed Utility Replacement
(Symbol)	Proposed Utility Upgrade
(Symbol)	Proposed Utility Expansion
(Symbol)	Proposed Utility Reduction

LANDMARK
 PUBLIC WORKS DEPARTMENT
 1830 N. WASHINGTON ST.
 CHICAGO, ILL. 60610
 PHONE: (773) 312-3111
 FAX: (773) 312-3112
 WWW: WWW.CHICAGO.ILL.GOV



**ENGINEERING IMPROVEMENT PLANS
OUTLOT C - LA PORTE, IN
SOIL EROSION & SEDIMENT CONTROL PLAN**

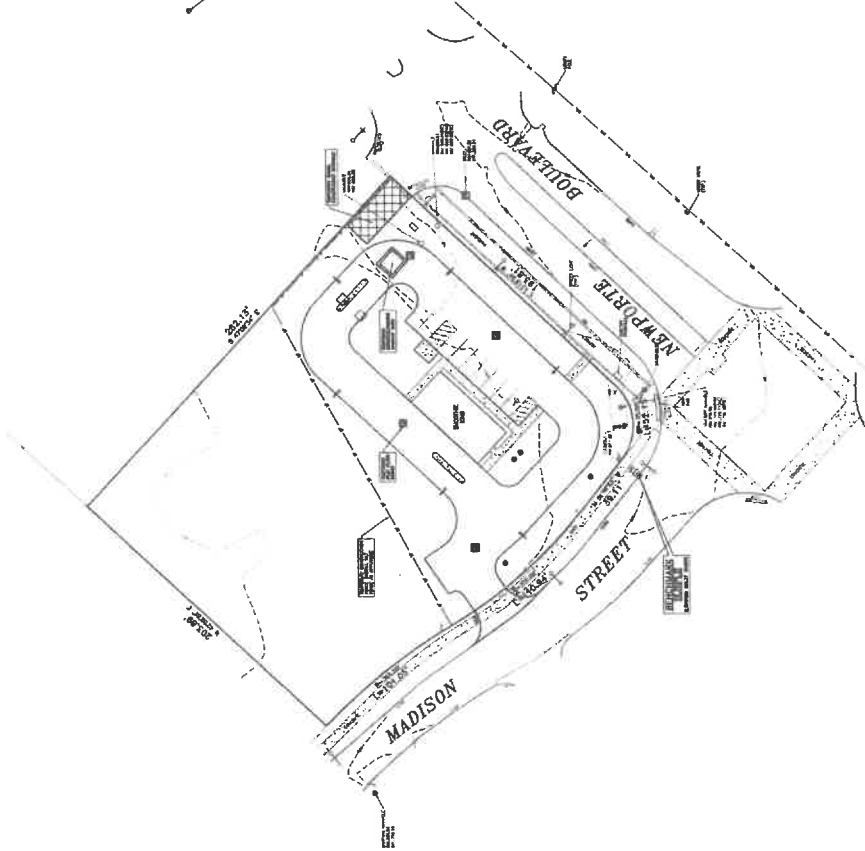
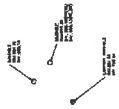
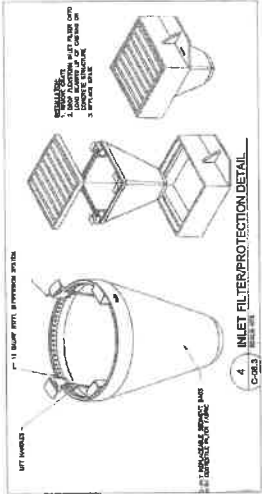
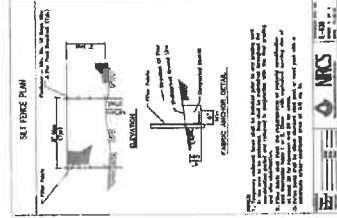
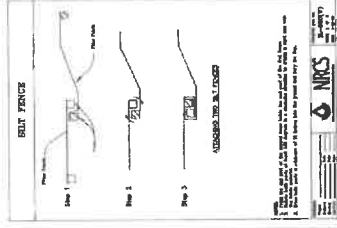
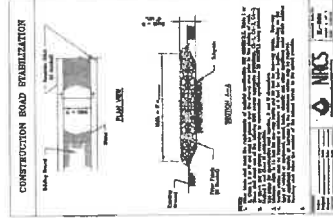
LANDMARK
800-888-6921
1300 N. DEER CREEK ROAD
TOWSON, MD 21286
www.landmark.com



PROJECT NO. TOC
DRAWING NO. 202
DATE 07/18/12

SHEET
C5.0
OF 14

DATE	
BY	
CHECKED	
APPROVED	
DESIGNED FOR REVIEW	
TITLE	



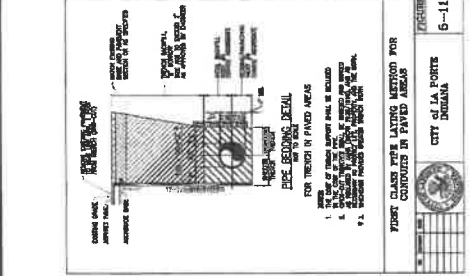


FIGURE 5-11
 CITY OF LA PORTE, INDIANA

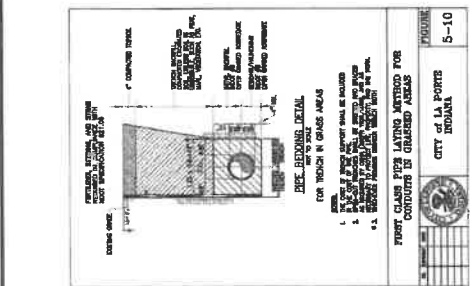


FIGURE 5-10
 CITY OF LA PORTE, INDIANA

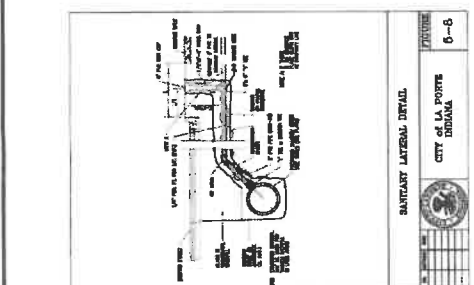


FIGURE 5-6
 CITY OF LA PORTE, INDIANA

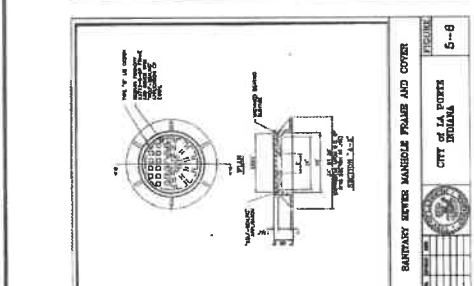


FIGURE 5-8
 CITY OF LA PORTE, INDIANA

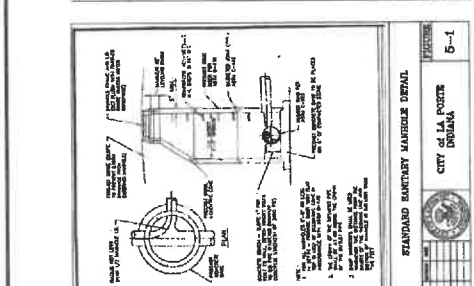


FIGURE 5-1
 CITY OF LA PORTE, INDIANA

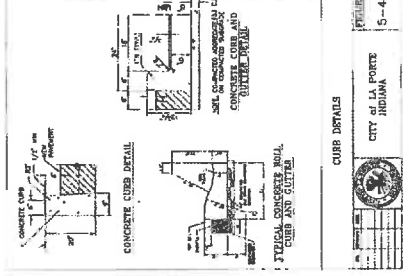


FIGURE 5-44
 CITY OF LA PORTE, INDIANA

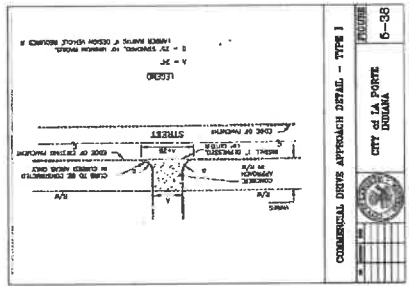


FIGURE 5-38
 CITY OF LA PORTE, INDIANA

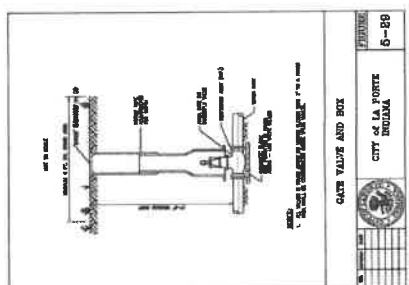


FIGURE 5-29
 CITY OF LA PORTE, INDIANA

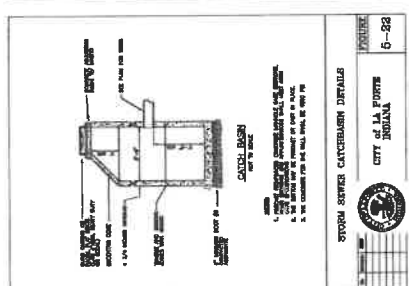


FIGURE 5-32
 CITY OF LA PORTE, INDIANA

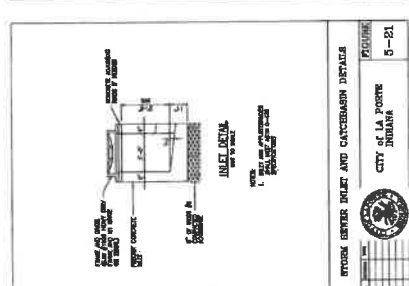


FIGURE 5-21
 CITY OF LA PORTE, INDIANA



Plan Commission Application FINAL PLAT

City Planner
David Helhold, AICP
dheinold@cityoflaporte.in.gov
www.cityoflaporte.com

City Hall
801 Michigan Ave.
La Porte, IN 46350
(219) 362-8260

For Office Use Only	
Fee: _____	Receipt: _____
File # <u>2022-PP-02</u>	File # <u>2022-PP-02</u>
Date: <u>11/16/2022</u>	Date: <u>11/16/2022</u>
Site Review: <u>N/A</u>	Site Review: <u>N/A</u>
Date of PC mtg: <u>11/16/2022</u>	Date of PC mtg: <u>11/16/2022</u>
Decision: _____	Decision: _____
Date of BOPW mtg: _____	Date of BOPW mtg: _____
Decision: _____	Decision: _____

This application is being submitted for a Final Plat

Applicant

Name Parth Patel of Parth41LLC	
Street Address 12821 S Division St	
City, State, Zip Blue Island IL 60406	
Primary Contact regarding this petition Parth Patel	
Phone 7082998427	Email parth7436@yahoo.com
Engineer Preparing Plans Mark Landstrom	Email mlandstrom@landmark80.com
Others to be Notified	Email
Applicant is (check one): <input checked="" type="checkbox"/> Sole Owner <input type="checkbox"/> Joint Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Agent <input type="checkbox"/> Other _____	

Property Owner (if different than above)

Name	
Street Address	Phone
City, State, Zip	Email

Premises Affected

Parcel ID Number 46-06-35-201-010.000-043	
Address or General Location 151 Newporte Blvd	
Legal Description A part of the north half section of 35, township 37 north, range 3 west of the second principal meridian, Laporte County Indiana	
Total Acreage 1.43	Flood Zone? NO
Current Zoning Newporte Landing overlay	Land Use commercial

The above information and attached exhibits, to my knowledge and belief, are true and correct.

[Signature]
Signature of Applicant

[Signature]
Signature of Notary

Notary Public's Name (printed)

Subscribed and sworn to before me this 21 day of 2022

