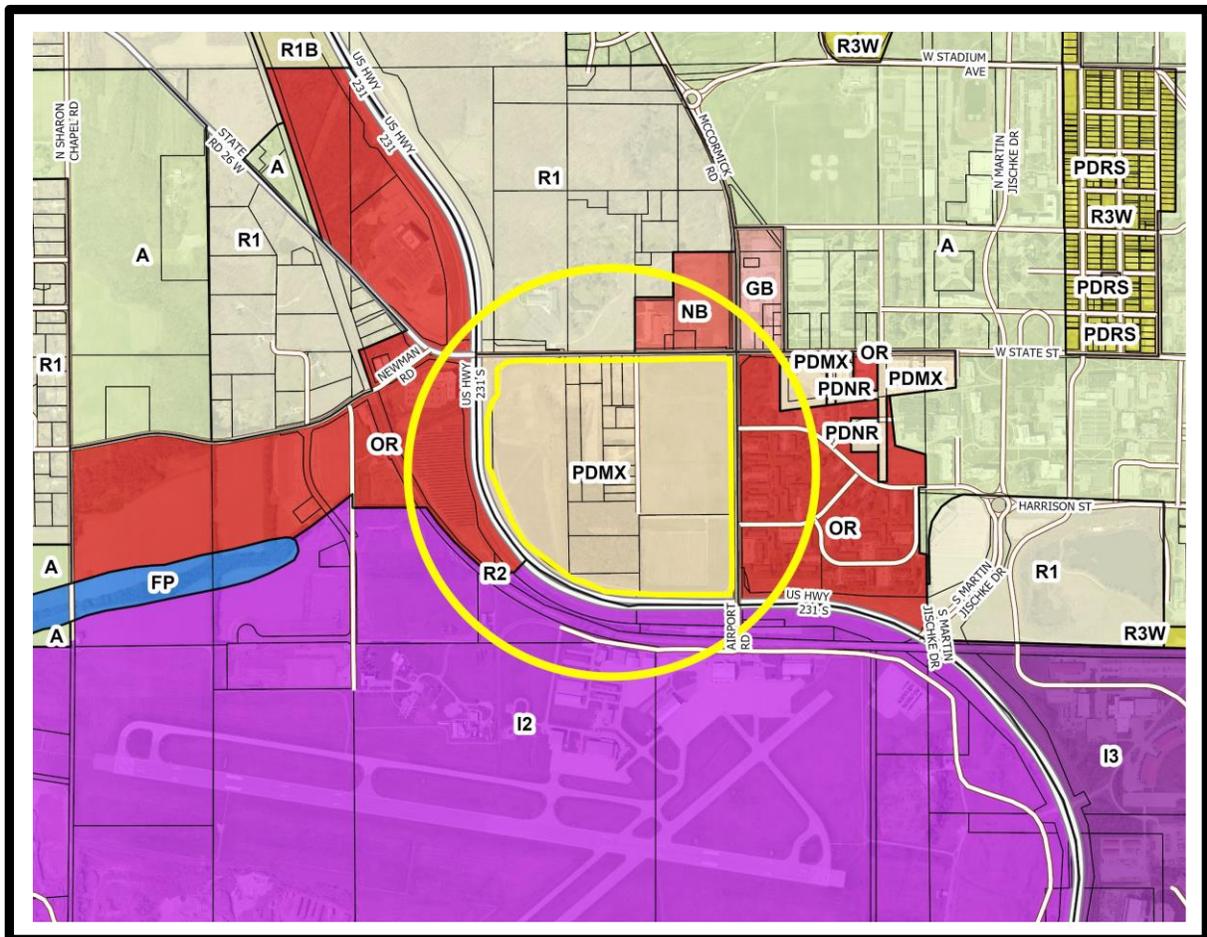

**RESOLUTION PD-20-06:
PURDUE RESEARCH FOUNDATION
(Provenance PD)
(Z-2766)**

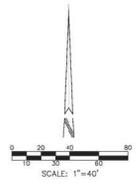
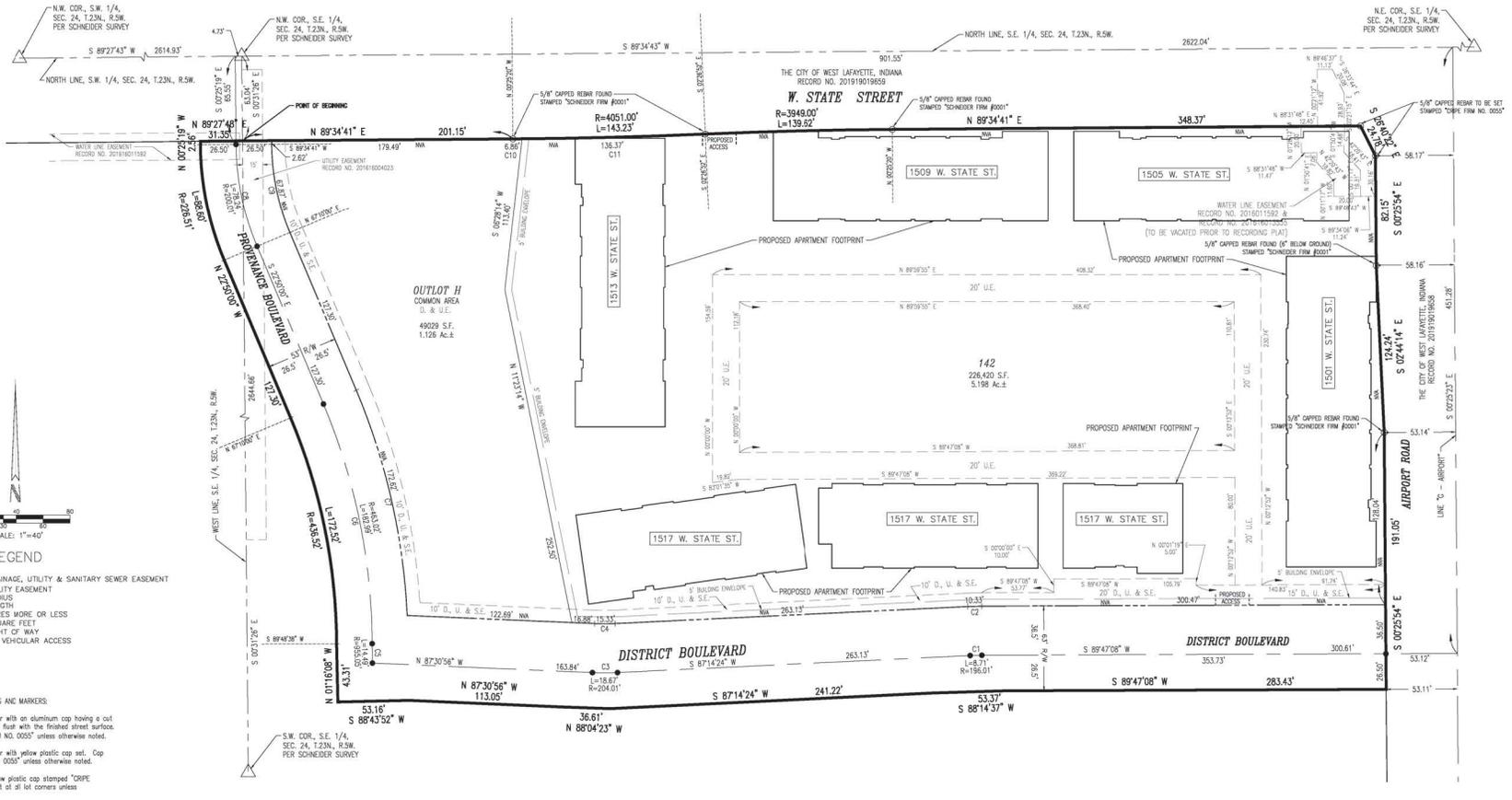
**STAFF REPORT
July 9, 2020**



FINAL PLAT

PROVENANCE PLANNED DEVELOPMENT (Z-2766) PHASE 1 FINAL PLAT

PART OF SECTION 24, TOWNSHIP 23 NORTH, RANGE 5 WEST, TIPPECANOE COUNTY, INDIANA



LEGEND

- D., U & S.E. = DRAINAGE, UTILITY & SANITARY SEWER EASEMENT
- U.E. = UTILITY EASEMENT
- R = RADIUS
- L = LENGTH
- Ac.± = ACRES MORE OR LESS
- S.F. = SQUARE FEET
- R/W = RIGHT OF WAY
- NVA = NO VEHICULAR ACCESS

NOTES ON MONUMENTS AND MARKERS

- Denotes a 5/8" Dia. rebar with an aluminum cap having a cut "X" in the top, to be set flush with the finished street surface. Cap stamped "CRPE FIRM NO. 0055" unless otherwise noted.
- Denotes a 5/8" Dia. rebar with yellow plastic cap set. Cap stamped "CRPE FIRM NO. 0055" unless otherwise noted.
- ▲ 5/8" Dia. rebar w/yellow plastic cap stamped "CRPE FIRM NO. 0055" to be set at all lot corners unless otherwise noted.

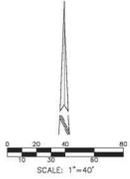
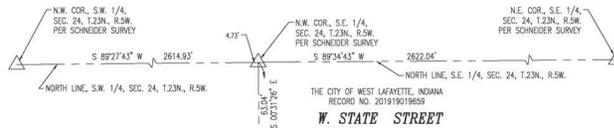
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	196.01'	8.71'	8.71'	N 88°30'46" E	02°32'44"
C2	232.51'	10.33'	10.33'	N 88°30'46" E	02°32'44"
C3	204.01'	18.67'	18.67'	N 89°51'44" E	05°14'40"
C4	1167.51'	15.33'	15.33'	N 89°51'44" E	05°14'40"
C5	955.05'	14.49'	14.49'	S 00°37'27" E	00°52'10"
C6	463.02'	182.99'	181.81'	S 11°30'41" E	22°38'39"
C7	489.52'	172.82'	171.73'	N 12°43'52" W	20°12'16"
C8	200.01'	78.24'	77.74'	S 11°37'40" E	22°24'41"
C9	173.51'	67.87'	67.44'	S 11°37'40" E	22°24'41"
C10	4051.00'	6.86'	6.86'	N 89°31'46" E	00°05'49"
C11	4051.00'	136.36'	136.35'	S 88°30'59" W	01°55'43"

FINAL PLAT

PROVENANCE PLANNED DEVELOPMENT (Z-2766) PHASE 2, PART 1 FINAL PLAT

PART OF SECTION 24, TOWNSHIP 23 NORTH, RANGE 5 WEST, TIPPECANOE COUNTY, INDIANA



LEGEND

- D., U & S.E. = DRAINAGE, UTILITY & SANITARY SEWER EASEMENT
- U.E. = UTILITY EASEMENT
- R = RADIUS
- L = LENGTH
- Ac.± = ACRES MORE OR LESS
- S.F. = SQUARE FEET
- R/W = RIGHT OF WAY
- NVA = NO VEHICULAR ACCESS
- B.E. = BUILDING ENVELOPE
- [1573] = TYPICAL ADDRESS

NOTES ON MONUMENTS AND MARKERS:

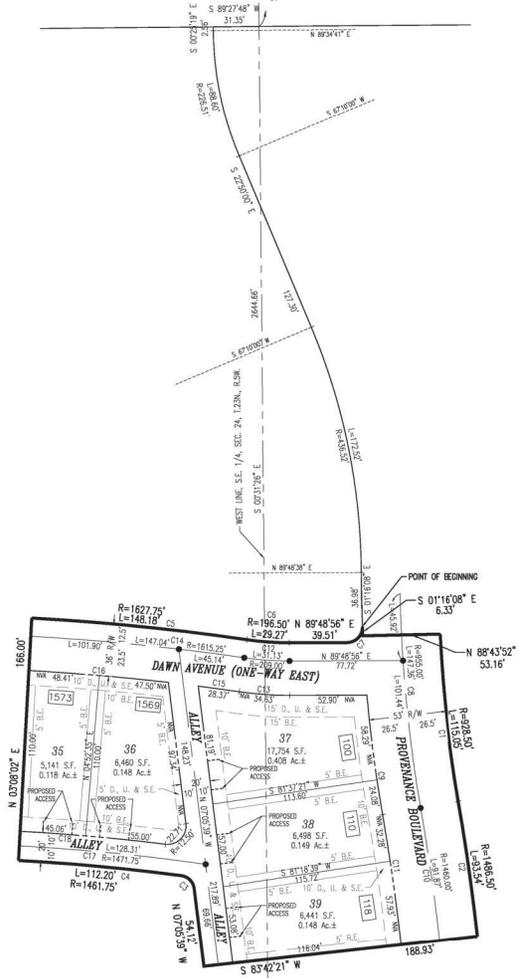
- Denotes a 5/8" Dia. rebar with an aluminum cap having a cut "X" in the top, to be set flush with the finished street surface. Cap stamped "CRPE FIRM NO. 0055" unless otherwise noted.
- Denotes a 5/8" Dia. rebar with yellow plastic cap set. Cap stamped "CRPE FIRM NO. 0055" unless otherwise noted.
- ▲ 5/8" Dia. rebar w/yellow plastic cap stamped "CRPE FIRM NO. 0055" to be set at all lot corners unless otherwise noted.

BOUNDARY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	IN-RADIAL BEARING	OUT
C1	928.50'	115.05'	N 87°11'59" E	S 80°08'01" W		
C2	1486.50'	93.54'	S 80°05'01" W	N 83°42'21" E		
C3	10.00'	13.16'	S 82°54'21" W	N 07°31'54" E		
C4	1481.75'	112.20'	S 07°31'54" W	N 03°08'02" E		
C5	1627.75'	148.18'	S 03°08'02" W	N 08°20'58" E		
C6	196.50'	29.27'	N 08°20'58" E	S 00°11'04" E		
C7	10.50'	15.89'	N 00°11'04" W	N 87°59'06" E		

STREET CENTERLINE AND RIGHT OF WAY CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C8	955.00'	147.36'	147.21'	N 02°28'45" E	89°50'27"
C9	981.50'	82.37'	82.34'	S 07°29'44" E	4°48'30"
C10	1480.00'	91.87'	91.86'	S 08°05'49" E	3°36'20"
C11	1433.50'	90.71'	90.19'	N 08°05'49" W	3°36'20"
C12	209.00'	31.13'	31.10'	S 85°55'03" E	8°32'02"
C13	232.50'	34.63'	34.60'	S 85°55'03" E	8°32'02"
C14	1615.25'	147.04'	146.99'	S 84°15'30" E	5°12'57"
C15	1591.75'	28.37'	28.37'	S 82°09'40" E	1°01'17"
C16	1591.75'	95.91'	95.89'	S 85°08'24" E	3°27'08"
C17	1471.75'	128.31'	128.27'	S 84°22'07" E	4°59'43"
C18	1481.75'	100.06'	100.05'	S 84°55'53" E	3°52'09"



SOURCE OF TITLE FOR THE PURDUE RESEARCH FOUNDATION

RECORD #201819021808
 RECORD #280, PAGE 74
 RECORD #78, PAGE 5178
 RECORD #201809000170
 RECORD #88, PAGE 188

THIS INSTRUMENT PREPARED BY ERIC C. WHITE, P.S., #29700012

S.W. COR. S.E. 1/4,
 SEC. 24, T.23N, R.5W,
 PER SCHNEIDER SURVEY

Z-2766

**PURDUE RESEARCH FOUNDATION
PROVENANCE PD - PHASE 1 FINAL PLAT AND PHASE 2, PART 1
FINAL PLAT
FINAL DETAILED PLANS
RESOLUTION PD-20-06**

**Staff Report
July 9, 2020**

BACKGROUND:

On July 17, 2019, APC, by unanimous vote, recommended approval of a reclassification from R3W to PDMX on approximately 90-acres in the City of West Lafayette for the Provenance Planned Development. The City of West Lafayette Common Council approved the rezone, by unanimous vote, on August 8, 2019. The approved preliminary plans allow for the construction of a multi-phase, multi-lot, mixed-use neighborhood development containing up to 550 residential units (including both single-family and multi-family) and up to 90,000 square feet of non-residential space, including a child care center.

The phases for the project include:

- Phase 1 = A mixed-use environment containing retail, office, daycare center, multi-family apartments, townhouses, with an option for condominium ownership.
- Phase 2 = Single-family detached homes.
- Phase 3 = Townhouses with an option for flexible ground-floor office uses.
- Phase 4 = Single-family detached homes and townhouses.
- Phase 5 = Community Center building.
- Phase 6 = Single-family detached homes and townhouses.
- Phase 7 = Senior housing, independent living and skilled-nursing facility.
- Phase 8 = Mixed-residential or civic uses such as an educational facility.

Petitioner's Final Detailed Plans consist of the Final Plat for Phase 1 and the Final Plat for Phase 2, Part 1. They meet all required conditions at this stage of development. The Construction Plans for these two phases have already been approved and recorded. Bonding is being requested.

STAFF RECOMMENDATION:

Approval of Resolution PD-20-06

RESOLUTION PD-20-06

WHEREAS Preliminary Plans for ***PROVENANCE PD - PHASE 1 FINAL PLAT AND PHASE 2, PART 1 FINAL PLAT***, are approved as part of Z-2766, with conditions attached; and

WHEREAS all conditions of approval necessary for FINAL DETAILED PLANS - PHASE 1 FINAL PLAT AND PHASE 2, PART 1 FINAL PLAT have been met; and

WHEREAS UZO 2-28-12-a-2 states that minor modifications approvable by the Administrative Officer “any increase in residential density; any decrease in residential density of 10% or more; any increase in building dimension or change in building location other than within the defined building envelope; any change in landscaping other than increases, as determined appropriate by the administrative officer, in the amounts of approved landscaping, substitution of species or redesign with the same materials; any increase in the size of the signage approved with the Preliminary Plan; any change in type of land use; any change in the alignment or intersection of streets; or any change in restrictive covenants, or horizontal property ownership and owners' association documents regarding these items”; and

WHEREAS the Area Plan Commission Staff finds these Final Detailed Plans to conform to the Approved Planned Development as adopted and passed by the City of West Lafayette Common Council on August 8, 2019;

NOW THEREFORE BE IT RESOLVED that the Area Plan Commission of Tippecanoe County, after staff examination of the Final Detailed Plans submitted for ***PROVENANCE PD - PHASE 1 FINAL PLAT AND PHASE 2, PART 1 FINAL PLAT***, does hereby find them to conform to the Approved Planned Development Z-2766 as adopted and passed by the City of West Lafayette Common Council.

JACKSON BOGAN, PRESIDENT

SALLIE DELL FAHEY, SECRETARY

DATE