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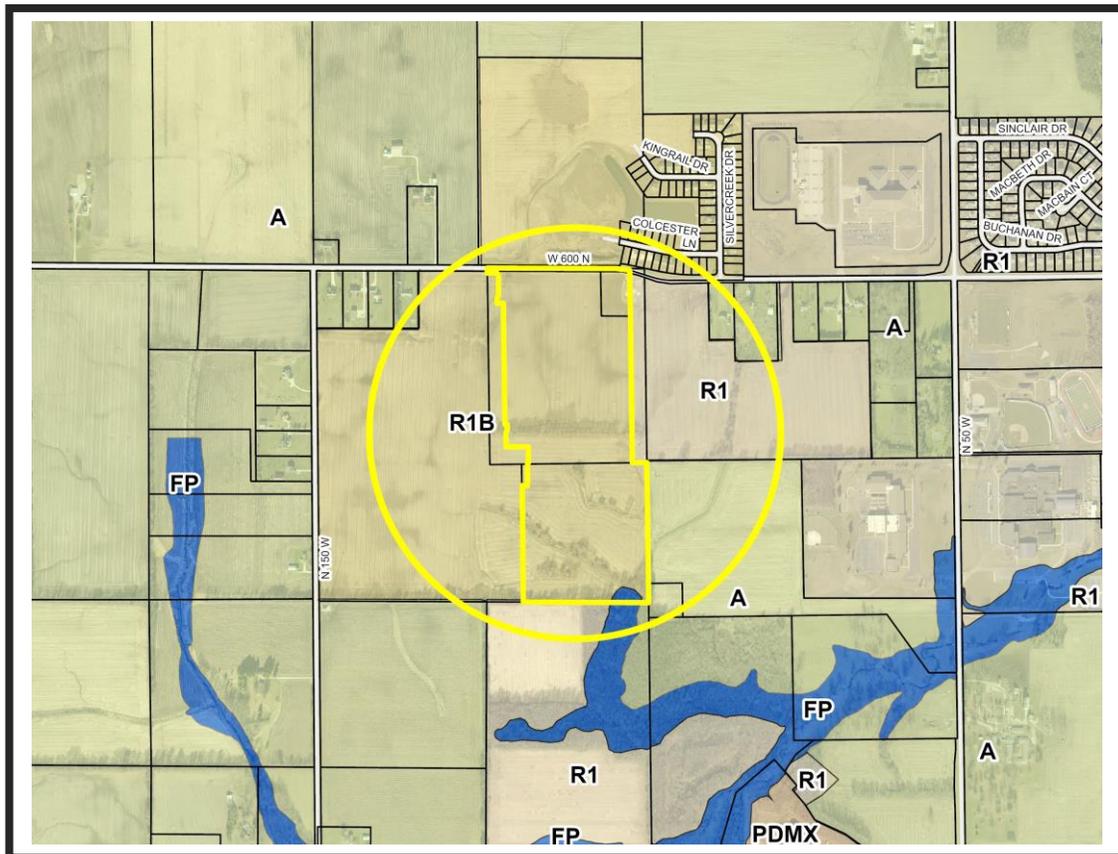
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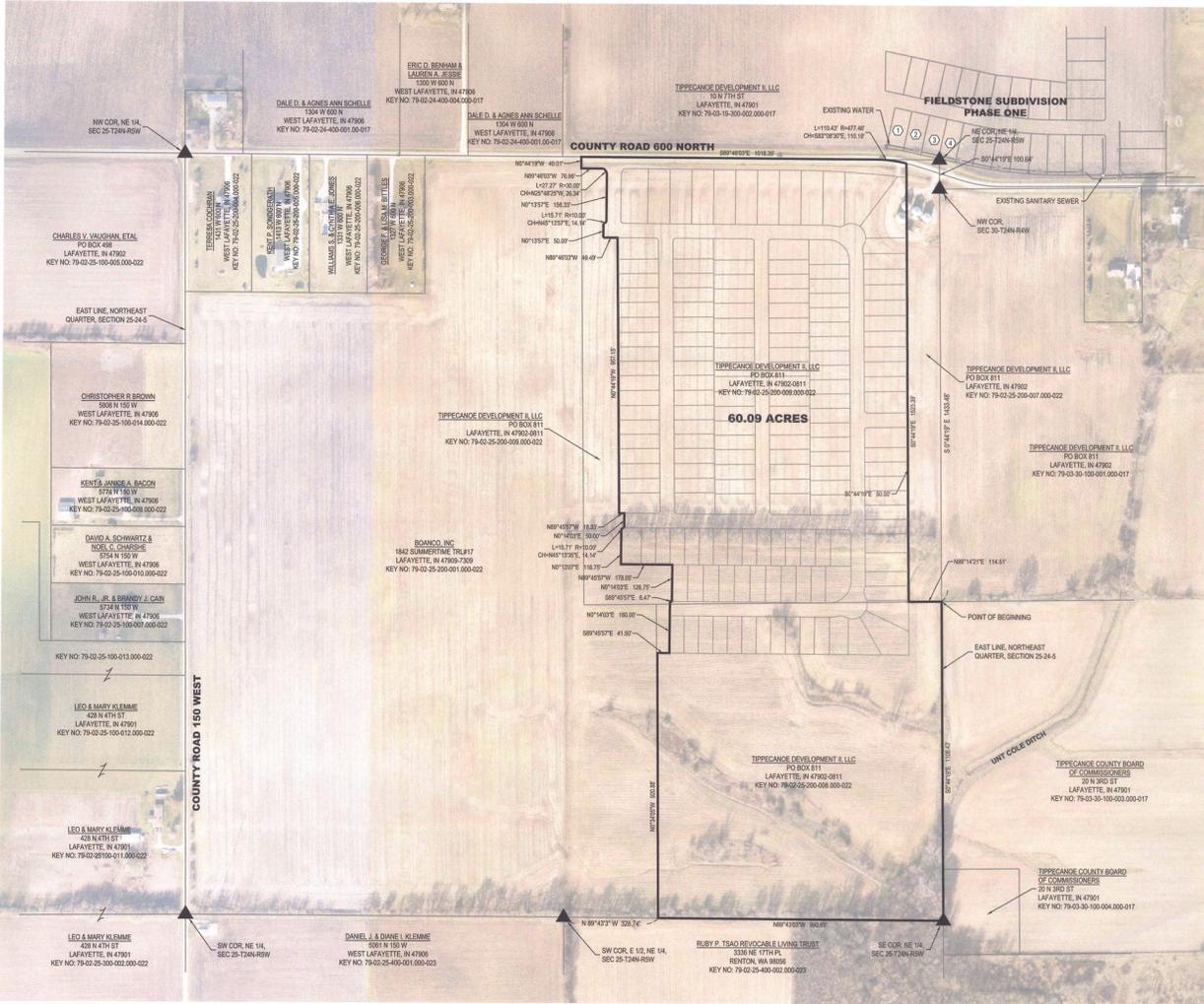
**S-4889**  
**TIMBERBROOK MEADOWS SUBDIVISION, PHASE 1**  
**(major-preliminary)**

**STAFF REPORT**  
**January 9, 2020**

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## PRELIMINARY PLAT TIMBERBROOK MEADOWS SUBDIVISION - PHASE 1

A PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH,  
RANGE 5 WEST, WABASH TOWNSHIP, TIPPECANOE COUNTY, INDIANA

### LEGAL DESCRIPTION - TIMBERBROOK MEADOWS SUBDIVISION - PHASE 1

A part of the Northeast Quarter of Section 25, Township 24 North, Range 5 West, Wabash Township, Tippecanoe County, Indiana, being a part of the Bonico, Inc. met and estm as described in Instruments Numbered 1989081719 and 199109102026 in the Office of the Tippecanoe County Recorder, and being depicted on an ALTA INSURE Land Title Survey prepared by TBRD Design Services Corp., Project No. 18095, and being more completely described as follows:

COMMENCING at a Benchmark Monument marking the Northeast Corner of said Northeast Quarter; thence along the East Line of said Northeast Quarter, South 0°44'19" East, 100.64 feet to a Benchmark Monument marking the Northwest Corner of Section 30; Township 24 North, Range 4 West; thence continue along said East Line, South 0°44'19" East, 143.48 feet to the POINT OF BEGINNING; thence continue along said East Line, South 0°44'19" East, 119.43 feet to a PM Nail with Washer or Wood Post marking the East Quarter Corner of said Section 25; thence along the South Line of said Northeast Quarter, North 89°43'02" West, 800.88 feet; thence South 89°43'02" East, 41.50 feet; thence North 0°14'03" East, 180.00 feet; thence South 89°43'02" East, 6.47 feet; thence North 0°14'03" East, 120.75 feet; thence North 89°43'02" West, 178.05 feet; thence North 0°13'07" East, 118.75 feet; thence along a tangent curve to the right having a radius of 40.00 feet and a chord bearing North 45°12'22" East, 14.14 feet, an arc distance of 15.71 feet; thence North 0°14'03" East, 50.00 feet; thence North 89°43'02" West, 18.33 feet; thence North 0°44'19" East, 50.00 feet; thence North 89°43'02" West, 49.48 feet; thence North 0°13'07" East, 50.00 feet; thence along a curve to the right having a radius of 10.00 feet and chord bearing North 45°12'22" East, 14.14 feet, an arc distance of 15.71 feet; thence North 0°13'07" East, 19.33 feet; thence along a tangent curve to the left having a radius of 30.00 feet and chord bearing North 25°42'25" West, 25.34 feet, an arc distance of 27.27 feet; thence North 89°43'02" West, 78.08 feet; thence North 0°44'19" East, 40.00 feet to the centerline of County Road 600 North; thence along said centerline, being coincident with the North Line of said Northeast Quarter, South 89°43'02" East, 1018.35 feet to a 2-inch long flag nail with washer stamped "TBRD FROM 80002"; hereinafter referred to as a TBRD Flag Nail; thence continue along said centerline, along a tangent curve to the right having a radius of 47.46 feet and chord bearing South 87°02'07" East, 115.18 feet, an arc distance of 115.43 feet to a TBRD Flag Nail; thence parallel with said East Line, South 0°44'19" East, 1523.39 feet; thence North 89°42'17" East, 114.51 feet to the POINT OF BEGINNING, containing 60.09 acres, more or less.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

### LAND SURVEYOR'S CERTIFICATE

The undersigned, a Registered Professional Land Surveyor of the State of Indiana does hereby certify that the above preliminary plat was prepared under his direct supervision.

CERTIFIED BY: *Justin R. Frasier, PLS* 12/16/19  
Date

### LAST INSTRUMENT CONVEYING TITLE TO SUBJECT PROPERTY

KEY NO: 79-02-25-200-001-000-022 (S. 30 AC)  
79-02-25-200-002-000-022 (24.78 AC)  
DEED RECORD: 201919008340  
GRANTEE: Bonico, Inc.  
DATE: May 1, 2019

### SURVEY NOTE

This drawing does not represent a boundary survey of the property depicted. This plat has been prepared pursuant to Section 3.3 (Minor Subdivisions) and Section 6.2 (Major Preliminary Plat), of the Unified Subdivision Ordinance of Tippecanoe County as amended, and is based on previous survey work by TBRD Design Services Corp. Project No. 18095, recorded as Document Number 201919004742.

### UTILITY INFORMATION

- Existing sanitary sewer is located northeast of the proposed development within the Fieldstone Subdivision property.
- Existing water facilities are located north of the proposed development within the Fieldstone Subdivision property.

PROPERTY INDEX			
INDEX NUMBER	KEY NUMBER	OWNER	MAILING ADDRESS
1	79-03-19-351-059-000-017	TEMPST HOMES, LLC	PO BOX 811 LAFAYETTE, IN 47902
2	79-03-19-351-060-000-018	JAMAN JOSE FUENTES & SANTOS KATHERINE MARTINEZ	1013 COLCHESTER LN WEST LAFAYETTE, IN 47906
3	79-03-19-351-061-000-017	TEMPST HOMES, LLC	PO BOX 811 LAFAYETTE, IN 47902
4	79-03-19-351-062-000-017	DANIEL HOWARD & THERESA WALSHUP	897 COLCHESTER LN WEST LAFAYETTE, IN 47906



**TIMBERBROOK MEADOWS  
SUBDIVISION - PHASE 1**  
TIPPECANOE DEVELOPMENT II, LLC  
PO BOX 811  
LAFAYETTE, INDIANA 47902

MARK	DATE	DESCRIPTION
PROJECT NO:	18095	
FILE:	18095-SURVEY PP-PH1.DWG	
DRAWN BY:	DLP	
CHECKED BY:	JRF	
LOCATION:	A PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 5 WEST, WABASH TOWNSHIP, TIPPECANOE COUNTY, INDIANA.	
TITLE:	<b>PRELIMINARY PLAT</b>	
	<b>OVERALL</b>	
	<b>1</b>	

THIS PLAN IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT HIS WRITTEN CONSENT.

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L111047 PLAT 7746  
CHM830707P1E 115.18'

COUNTY ROAD 600 NORTH

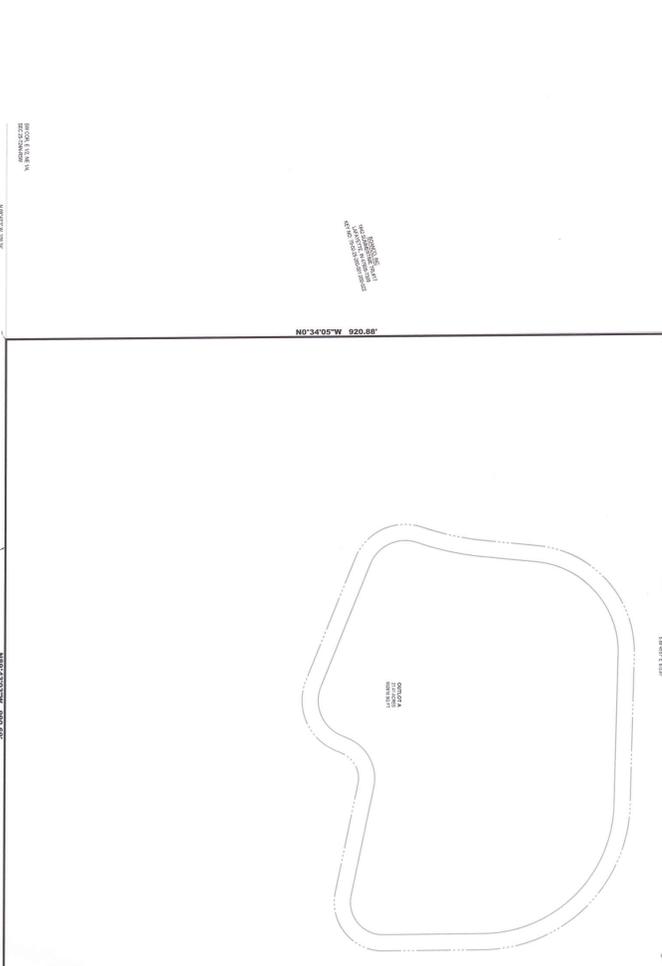
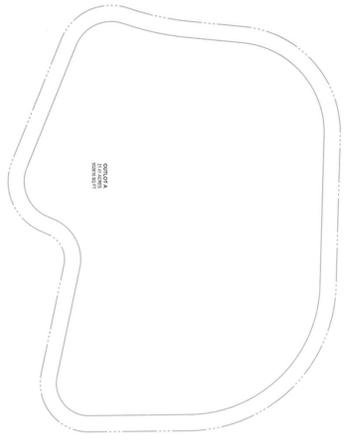
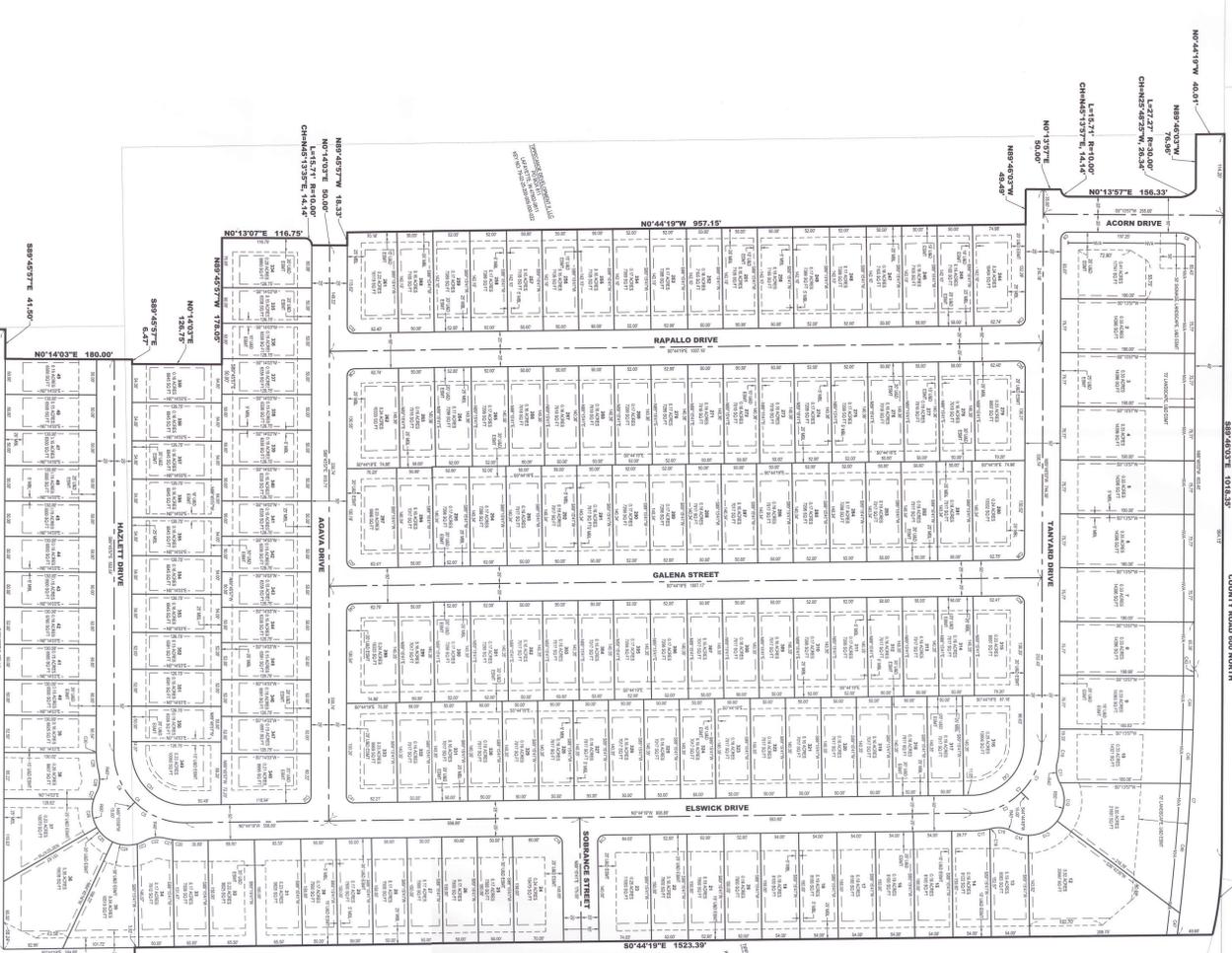
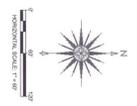
S89°40'37"E 1018.38'

N89°40'37"W 166.32'

N41°19'18"W 40.01'

PHASE ONE

1
2
3
4



THIS PLAN IS THE PROPERTY OF THE ENGINEER AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT HIS WRITTEN CONSENT.

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**S-4889**

**TIMBERBROOK MEADOWS SUBDIVISION PHASE 1**  
**Major-Preliminary Plat**

**Staff Report**  
**January 9, 2020**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner, Tippecanoe Development II LLC by John B. Scheumann (represented by attorney Dan Teder and Justin Frazier of TBIRD Design Services) is seeking primary approval for a 165-lot single-family subdivision (plus one outlot) on 60.09 acres, located on the south side of CR 600 N, approximately 1/2 mile west of CR 50 W, in Wabash 25(NE)24-5.

**AREA ZONING PATTERNS:**

This first phase is in the east half of a larger 145 acre tract that was rezoned from A (Agricultural) to R1B in February 2019. A small area of the property's southeast corner is zoned FP (Flood Plain) that is associated with an unnamed tributary to Burnetts Creek. Land due north is also zoned R1B. Adjoining along the east boundary are A and R1 zones. More R1 zoning abuts along the south boundary.

**AREA LAND USE PATTERNS:**

These 60 acres are in agricultural production, as are many of the surrounding properties. Fieldstone Subdivision Phase 1, located to the north, has been recorded with about half of its 70 lots built out. The proposed Timberbrook Subdivision to the east has not progressed beyond the preliminary plat stage approved in November 2016. The primary approval granted for the Central Park Subdivision to the south expired in September 2016. About a dozen large lot (2+ acres) single-family residences are located to the west near CR 150 W. A similar number of large home sites are located farther east near the three public schools.

**TRAFFIC AND TRANSPORTATION:**

The *Thoroughfare Plan* classifies CR 600 N as a rural secondary arterial and CR 150 W as a rural local road. The required 40-ft half width right-of-way has been shown for future dedication on the final plat. Eight new streets will be built to serve the 165 lots in Phase 1. There is one proposed entrance from CR 600 N. However, there is a planned stub street that will connect this subdivision to the neighboring Timberbrook Subdivision to the east, which also has a CR 600 N entrance designed. All the proposed street names have been vetted and accepted by the Post Office, 911 and APC Staff. As is typical, the double frontage lots along CR 600 N have been shown with a "No Vehicular Access" restriction along the county road right-of-way.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

Indiana American water mains and American Suburban Utilities sanitary sewer mains will be extended from the Fieldstone Subdivision to the north. Storm sewers and site grading will route the subdivision stormwater south to Outlot A where a proposed pond is located, ultimately draining into the adjoining unnamed Burnetts Creek tributary.

**CONFORMANCE WITH UZO REQUIREMENTS:**

The rezoning of the overall 145 acres to R1B included a commitment to design the northern and western perimeter lots to the larger R1 zoning standards. As required by the commitment, this includes proposed Lots 1 through 12 of Phase 1. To comply with the commitment, the side setbacks for Lots 1 – 12 will need to be platted at the R-1 standard of 6-ft (as opposed to the note that says all side setbacks are 5-ft). All other lots meet and/or exceed the lot width, area and setbacks for R1B zoning.

**IMPROVEMENTS AND PERFORMANCE BOND:**

Petitioner has requested permission to bond, in lieu of completing all of the required public improvements prior to the submission of the final plat.

**STAFF COMMENTS:**

Along with the larger R1 sized lots fronting CR 600 N, the preliminary plat shows a significant 70-ft wide landscaped berm along the rear yards of these lots.

**STAFF RECOMMENDATION:**

Conditional primary approval, contingent on the following:

A. Conditions

**CONSTRUCTION PLANS** – The following items shall be part of the Construction Plans application and approval:

1. American Suburban Utilities, Inc. shall approve the sanitary sewer plans.
2. Indiana American Water Company, Inc. shall approve the water plans.
3. The fire hydrants shall be approved by the Wabash Township Fire Department. Plans for the actual placement of the hydrants shall be approved by the Indiana American Water Company in cooperation with the Fire Department.
4. An Erosion and Sediment Control Plan and a Stormwater Quality Management Plan meeting the requirements of 327 I.A.C. 15-5 shall be submitted to the Tippecanoe County Soil and Water Conservation District and shall also be approved by the Tippecanoe County Drainage Board as required by Tippecanoe County Ordinance #2011-27-CM.

5. The County Drainage Board shall approve the drainage plans.
6. An on-site utility coordinating sheet shall be approved and signed-off by the non-government utility companies. The assigned street addresses for each lot shall be included. If any of these utilities are being extended from an off-site location, this extension shall be made a part of the utility coordinating sheet.

**FINAL PLAT** – The following items shall be part of the Secondary Application and Final Plat approval:

7. As shown on the preliminary plat, the "No Vehicular Access" statement shall be platted along the CR 600 N right-of-way line and the Acorn Drive east right-of-way line.
8. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
9. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
10. Gateway signs, if any, shall be placed in an appropriate easement at the entrance(s).
11. All required building setbacks shall be platted.
12. The Regulatory Flood Elevation and Boundary for any Flood Plain in Outlot A shall be shown. It shall also be described and certified as specified in Unified Zoning Ordinance, Section 2-27-17.
13. The street addresses and County Auditor's Key Number shall be shown.

**SUBDIVISION COVENANTS** – The following items shall be part of the subdivision covenants:

14. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.
15. The purpose, ownership and maintenance of Outlot A shall be specified.