

AN ORDINANCE TO AMEND THE ZONING ORDINANCE OF TIPPECANOE COUNTY, INDIANA, TO REZONE CERTAIN REAL ESTATE, FROM FC TO PD-R.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF TIPPECANOE, INDIANA:

Section 1. The Unified Zoning Ordinance of Tippecanoe County, Indiana, being a separate ordinance and not part of a unified county code, is hereby amended to rezone the following described real estate situated in Fairfield Twp. Tippecanoe County, Indiana, to wit:

Commencing at the NW corner of the NE corner of said Section 32; then S.01-34E. along the North-South $\frac{1}{2}$ Section line for 336.20 ft. to the point of beginning; thence continuing S.01-34E. along said $\frac{1}{2}$ Section line for 150.00 ft.; thence N.89-11E. for 15.00 ft.; thence S.01-34E. for 528.00 ft.; thence S.89-11W. for 15.00 ft. to a point on said $\frac{1}{2}$ Section line; thence S.01-34E. along said $\frac{1}{2}$ Section line for 313.33 ft.; thence N.86-11-30E. for 444.60 ft. to the centerline of SR 43; thence N.19-24-29E along the centerline of said SR 43 for 610.63 ft.; thence continuing along said centerline, said centerline being a curve with arc-length of 403.96 ft., a radius of 1235.51 ft. and a tangent length of 203.80 ft.; thence S.89-11W. along the South right-of-way of Montifiore St. for 743.81 ft. to the point of beginning, said tract containing 13.59 acres, more or less,

with the following contingencies:

- 1) that a supplement be submitted containing verification for provision of the following: (a) maintenance and installation of a splash area at the intersection of the stream and storm sewer, (b) planting and maintenance of areas outside the parcel's boundary disturbed by the placement of storm and sanitary sewers, (c) provision and maintenance of off-site trails, (d) a planting plan for areas on-site disturbed by construction and not included in landscape plan, (e) location and tagging of significant trees before construction begins, (f) provision of a path system, possibly of wood chips or pebbles, between buildings, and (g) trees provided on parking islands whether they be existing or transplanted.
- 2) provision of an approved refuse plan
- 3) that revisions be made to drives and access points according to the aforementioned standards
- 4) dedication of 40' of right-of-way along 4th St., and a minimum of 20' right-of-way, 24' of pavement, and 100'

William G. Vanderveen
William G. Vanderveen, President

Bruce V. Osborn, Member

Robert F. Fields
Robert F. Fields, Member

Attest:

John C. McCord
John C. McCord, County Auditor

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- 5) the relocation of the utility line on the edge of the existing pavement
- 6) that sidewalk be installed 4' from the new pavement edge
- 7) that buffers on the northern and western boundaries reflect the aforementioned comment
- 8) that the minimum distance between building A and B be 60'
- 9) that a drainage plan be prepared and sealed by a professional engineer and approved by the County Drainage Board prior to final approval by the County Commissioners, and
- 10) that the water supply system be re-evaluated since a 4" main exists on Montifiore and the site's system consists of 6" mains.

Section 2. The real estate described above should be and the same is hereby rezoned from FC to PD-R.

Section 3. This ordinance shall be in full force and effect from and after it's passage. Adopted and passed by the Board of County Commissioners of Tippecanoe County, Indiana, this 10th day of April 1978.

William G. Vanderveen
William G. Vanderveen, President

Bruce V. Osborn, Member

Robert F. Fields, Member

Attest:

John C. McCord
John C. McCord, County Auditor

April 10, 1978

SUPPLEMENTAL PROGRAM FOR PETITION Z-874-
O'CONNELL AND TARTER (FC to PD-R)

The following provisions shall be approved prior to the appropriate stages of construction by proper local and state agencies.

- 1) An approved plan for each of the following: (a) maintenance and installation of a splash area at the intersection of the stream and storm sewer, (b) planting and maintenance of areas outside the parcel's boundary disturbed by the placement of storm and sanitary sewers, (c) provision and maintenance of off-site trails, (d) a planting plan for areas on-site disturbed by construction and not included in landscape plan, (e) location and tagging of significant trees before construction begins, (f) provision of a path system, possibly of wood chips or pebbles, between buildings, and (g) trees provided on parking islands whether they be existing or transplanted.
- 2) That approved provision of an approved refuse plan is obtained.
- 3) That approved revisions be made to drives and access points.
- 4) That an approved dedication of 40' of right-of-way along 4th Street and a minimum of 20' right-of-way, 24' of pavement, and 100' of right hand turn land be provided on Montifiore.
- 5) That an approved plan for relocation of the utility line on the edge of the existing pavement be submitted.
- 6) That an approved plan for a sidewalk be installed 4' from the new pavement edge.
- 7) That approved buffers on the northern and western boundaries reflect the aforementioned comment.
- 8) That the minimum distance between building A and B be 60'.
- 9) That a drainage plan be prepared and sealed by a professional engineer and approved by the County Drainage Board prior to final approval by the County Commissioners, and
- 10) That the water supply system be re-evaluated since a 4" main exists on Montifiore and the site's system consists of 6" mains.

Respectfully yours,


Lawrence B. O'Connell

Russell W. Tarter