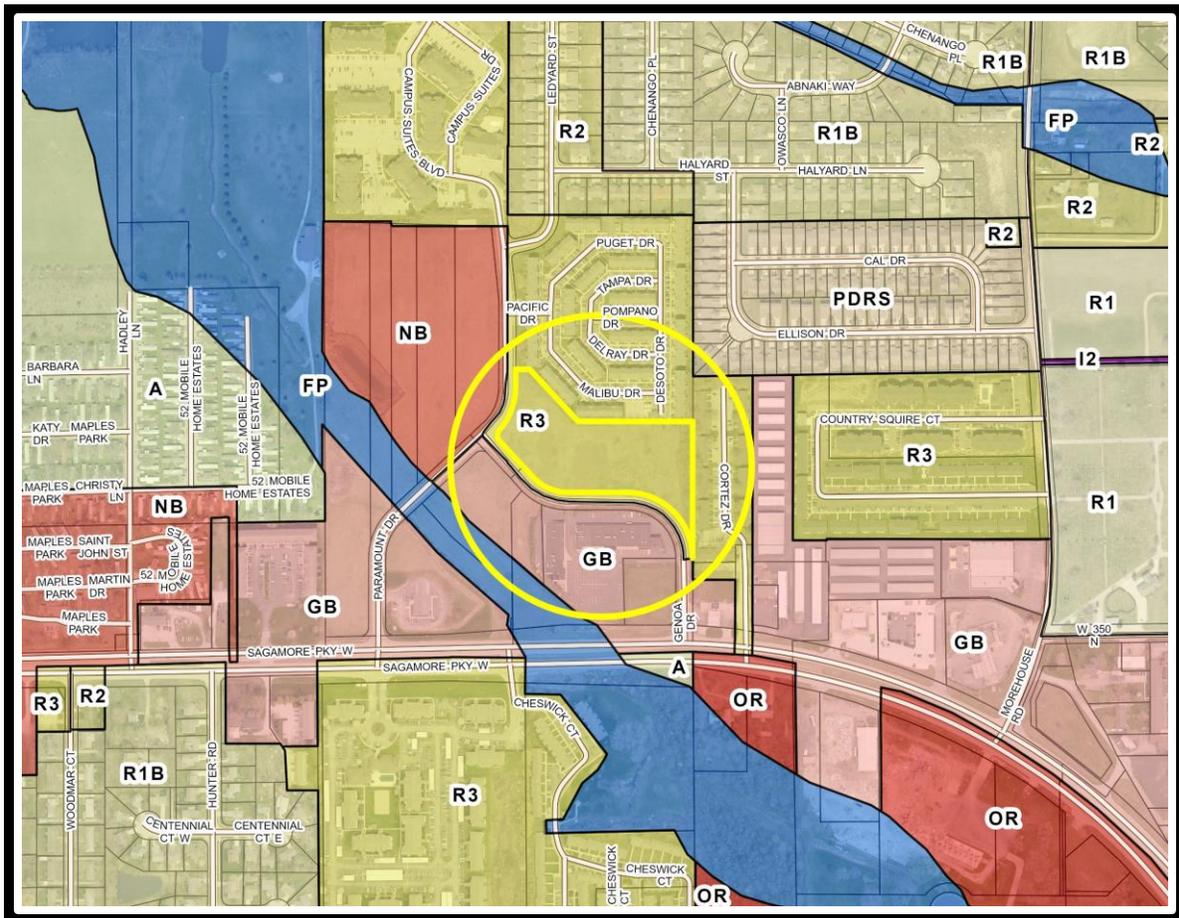
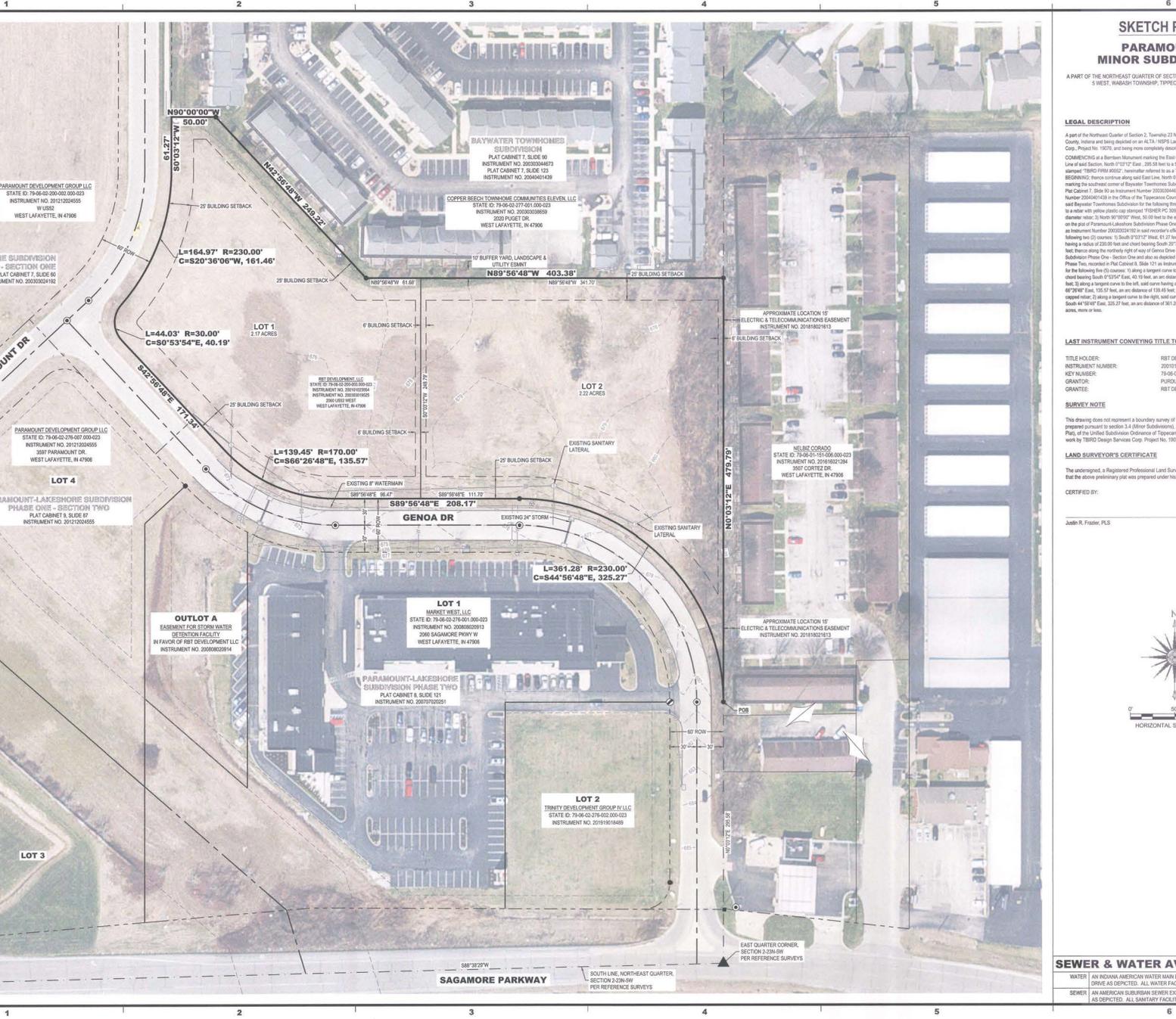

S-4931
PARAMOUNT MINOR SUBDIVISION
(minor-sketch)

STAFF REPORT
August 13, 2020





SKETCH PLAN PARAMOUNT MINOR SUBDIVISION

A PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 23 NORTH, RANGE 5 WEST, WABASH TOWNSHIP, TIPPECANOE COUNTY, INDIANA

LEGAL DESCRIPTION

A part of the Northeast Quarter of Section 2, Township 23 North, Range 5 West, Wabash Township, Tippecanoe County, Indiana and being depicted on an ALTA NSPS Land Title Survey prepared by TRBD Design Services Corp. Project No. 19376, and being more completely described as follows:
 COMMENCING at a Benchmark Monument marking the East Quarter Corner of said Section, thence along the East Line of said Section, North 73°12'12" East, 295.58 feet to a 5/8-inch diameter metal with yellow plastic cap stamped "TRBD 1936 6000" (hereinafter referred to as a TRBD) capped metal, marking the POINT OF BEGINNING, thence continue along said East Line, North 73°12'12" East, 479.79 feet to a 5/8-inch diameter metal marking the southeast corner of Baywater Townhome Subdivision, as depicted on the plat thereof, recorded as Plat Cabinet 7, Slide 90 as Instrument Number 20030304473 and Plat Cabinet 7, Slide 123 as Instrument Number 20030304473 in the Office of the Tippecanoe County Recorder, thence along the southeasterly boundary of said Baywater Townhome Subdivision for the following three (3) courses: 1) North 89°56'48" West, 403.38 feet to a white with yellow plastic cap stamped "FISHER PC 202" (2) North 47°30'00" West, 249.22 feet to a 5/8-inch diameter metal, 3) North 89°56'48" West, 403.38 feet to the existing right-of-way of Paramount Drive as depicted on the plat of Paramount Lakeshore Subdivision Phase One, Section One, recorded as Plat Cabinet 7, Slide 60 as Instrument Number 20030304473 in the Office of the Tippecanoe County Recorder, thence along said southeasterly right-of-way for the following two (2) courses: 1) South 0°02'12" West, 61.27 feet, 2) along a tangent curve to the right, said curve having a radius of 230.00 feet and chord bearing South 29°20'00" West, 161.46 feet, an arc distance of 68.49 feet, thence along the northerly right-of-way of Genoa Drive as depicted on said plat of Paramount Lakeshore Subdivision Phase One, Section One and also as depicted on the plat of Paramount Lakeshore Subdivision Phase Two, recorded as Plat Cabinet 8, Slide 121 as Instrument Number 20030304473 in said recorder's office for the following two (2) courses: 1) along a tangent curve to the left, said curve having a radius of 230.00 feet and chord bearing South 83°02'12" East, 403.38 feet, an arc distance of 44.63 feet, 2) South 47°30'00" East, 171.34 feet, 3) along a tangent curve to the left, said curve having a radius of 170.00 feet and chord bearing North 89°56'48" East, 135.57 feet, an arc distance of 136.66 feet, 4) South 89°56'48" East, 208.17 feet to a TRBD capped metal, 5) along a tangent curve to the right, said curve having a radius of 230.00 feet and chord bearing South 44°58'00" East, 325.27 feet, an arc distance of 81.28 feet to the POINT OF BEGINNING, containing 1.93 acres, more or less.

LAST INSTRUMENT CONVEYING TITLE TO SUBJECT PROPERTY:

TITLE HOLDER: RBT DEVELOPMENT LLC
 INSTRUMENT NUMBER: 20191023254
 KEY NUMBER: 79-06-02-200-003-000-023
 GRANTOR: PURDUE RESEARCH FOUNDATION
 GRANTEE: RBT DEVELOPMENT LLC

SURVEY NOTE

This drawing does not represent a boundary survey of the property depicted. This plat has been prepared pursuant to section 1-10 (b) (1) of the Indiana Subdivision and Section 1-1.1 & 1.2 (b) of the Indiana Surveying Act of the United Subdivision Ordinance of Tippecanoe County as amended, and is based on survey work by TRBD Design Services Corp. Project No. 19376.

LAND SURVEYORS 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 DATE: _____



REGISTERED PROFESSIONAL LAND SURVEYOR
 NO. 200000335
 STATE OF INDIANA
 Justin R. Frasier
 07/17/2020

PARAMOUNT MINOR SUBDIVISION
 JORDAN CUSTOM HOMES, LLC
 5134 GREENVIEW CT, BATTLE GROUND, IN 47920

PROJECT NO.	19070
FILE:	19070-SKETCH PLAN-MINOR-DWG
DRAWN BY:	JSH
CHECKED BY:	PEW
LOCATION:	A PART OF THE NE QUARTER OF SECTION 2, TOWNSHIP 23 NORTH, RANGE 5 WEST, WABASH TOWNSHIP, TIPPECANOE COUNTY, INDIANA
TITLE:	SKETCH PLAN

SEWER & WATER AVAILABILITY

SEWER: AN AMERICAN SUBURBAN SEWER CONDUIT IN THE RIGHT-OF-WAY OF GENOA DRIVE AS DEPICTED. ALL WATER FACILITIES ON SITE ARE TO BE PRIVATE.
 WATER: AN INDIANA AMERICAN WATER MAIN EXISTS WITHIN THE RIGHT-OF-WAY OF GENOA DRIVE AS DEPICTED. ALL SANITARY FACILITIES ON SITE ARE TO BE PRIVATE.

S-4931
PARAMOUNT MINOR SUBDIVISION
Minor-Sketch Plan

Staff Report
August 13, 2020

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, Jordan Custom Homes LLC (by Jacob Jordan and represented by Justin Frazier of TBIRD Design Services Corp) with consent of the owner (RBT Development LLC) is seeking primary approval for two lots on 4.39 acres, located on the north side of Genoa Drive and east side of Paramount Drive, in Wabash 2(NE)23-5.

The purpose of this simple two lot plat is to create a separate sellable lot for a future apartment complex on the east lot (Lot 2). A multi-family major sketch plan was filed and reviewed in January for this purpose. However, the owner wants to close the sale of Lot 2 before the multi-family subdivision plans are complete.

AREA ZONING PATTERNS:

This site is zoned R3, as are properties adjoining on the north and east. Farther north are R1B and R2 zones plus more R3 to the northwest. To the south is GB zoning plus certified FP boundaries for the Cuppy McClure regulated drain. Land located across Paramount Drive to the west is zoned NB. Farther to the east are more GB and R3 zoned properties. Also on this meeting's agenda is a petition to rezone the north half of the adjacent NB to R3 (Z-2801 Wallick Communities).

AREA LAND USE PATTERNS:

These 4+ acres are vacant. To the south, across Genoa Drive, is a shopping center. To the southwest, on the other side of the flood plain is a bank. To the west are open available commercial tracts. Adjoining on the east is an older apartment complex. To the north is the Baywater Townhomes apartments. Farther north are the Campus Suites apartment complex and Lakeshore Subdivision, Phase 1 (two-family and single-family residential).

TRAFFIC AND TRANSPORTATION:

The adjoining public streets, Paramount Drive and Genoa Drive, are classified by the *Thoroughfare Plan* as urban local roads and provide access from Sagamore Parkway West for all of the prior mentioned developments. All necessary rights-of-way have been dedicated in previously recorded final plats.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

This area is served by American Suburban Utilities sanitary sewer and Indiana American Water. Service laterals will be able to tap into the existing mains located along the north side of Genoa Drive and both sides of Paramount Drive.

CONFORMANCE WITH UZO REQUIREMENTS:

All required building setbacks are shown and the two lots exceed the minimum area and width standards for R3 zoning.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

- A. Conditions
 - 1. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
 - 2. All required building setbacks shall be platted.
 - 3. The street addresses and County Auditor's Key Number shall be shown.