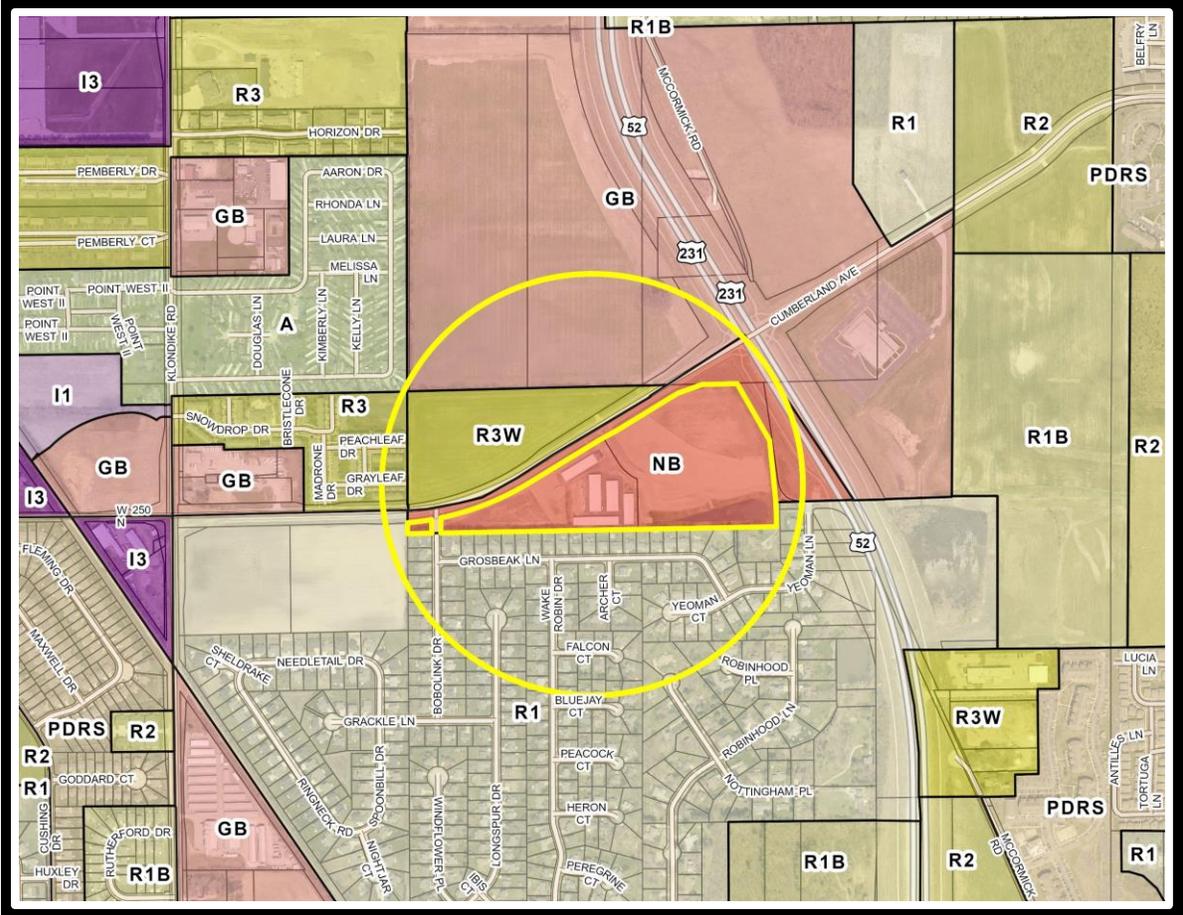
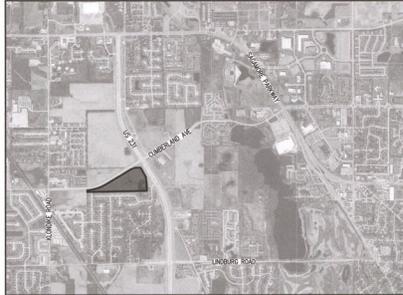

S-4942
CUMBERLAND CROSSING SUBDIVISION
(major-preliminary)

STAFF REPORT
October 15, 2020





SITE MAP
NOT TO SCALE

LAND DESCRIPTION:

Part of Section 11, Township 23 North, Range 5 West, of the Second Principal Meridian in Wabash Township, Tippecanoe County, Indiana, being that 20.65 acre tract of land shown on the plot of a boundary retracement survey of said tract certified by Steven W. Reeves, Professional Surveyor #20400005, on August 24, 2017 as Schneider Geomatics project number 40031003 (all references to monuments and courses herein are as shown on said plot of survey) and being described as follows:

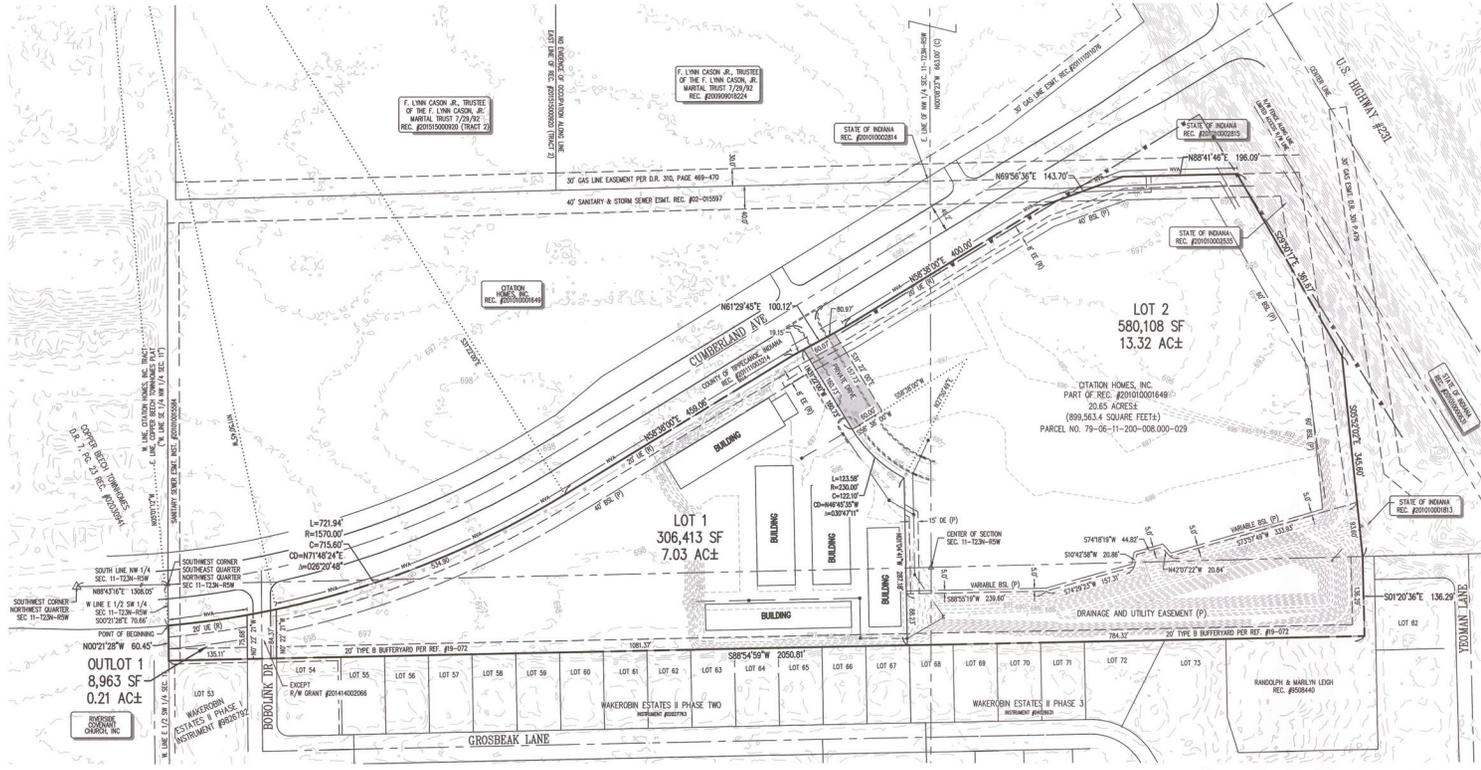
Commencing at the southwest corner of the Northwest Quarter of Section 11; thence North 88 degrees 43 minutes 16 seconds East along the South line of said Northwest Quarter a distance of 1308.05 feet to the southwest corner of the Southeast Quarter of said Northwest Quarter; thence South 00 degrees 21 minutes 28 seconds East along the West line of the East Half of the Southwest Quarter of said Section a distance of 70.66 feet to the POINT OF BEGINNING, being on the south right-of-way line of Cumberland Avenue as described in a deed to the State of Indiana, recorded as Instrument #200111003214 in the Office of the Recorder in Tippecanoe County, Indiana and on a non-tangent curve to the left having a radius of 1,570.00 feet, the radius point of which bears North 05 degrees 01 minute 12 seconds West, (the following line (5) courses being along said south right-of-way line: (1) thence easterly along said curve an arc distance of 729.84 feet to a point which bears South 31 degrees 22 minutes 00 seconds East from said radius point; (2) thence North 58 degrees 38 minutes 00 seconds East a distance of 459.06 feet; (3) thence North 61 degrees 29 minutes 46 seconds East a distance of 190.12 feet; (4) thence North 58 degrees 38 minutes 00 seconds East a distance of 400.00 feet; (5) thence North 69 degrees 56 minutes 36 seconds East a distance of 143.70 feet to the north line of a tract of land described in a deed recorded as Instrument No. 201010001649 in said Recorder's Office; thence North 88 degrees 41 minutes 46 seconds East along said north line a distance of 196.00 feet to the southwestern right-of-way line of US Highway 231 as described in a deed to the State of Indiana, recorded as Instrument #201010002535 in said Recorder's Office, (the following two (2) courses being along said west right-of-way line: (1) thence South 29 degrees 50 minutes 17 seconds East a distance of 361.67 feet; (2) thence South 05 degrees 52 minutes 02 seconds East a distance of 345.60 feet to the south line of the Northeast Quarter of said Section 11; thence South 01 degree 20 minutes 36 seconds East a distance of 136.29 feet to the northerly extension of the north line of WakeRobin Estates I, Phases 1, 2 and 3; thence South 88 degrees 54 minutes 59 seconds West along said extension and north line of said WakeRobin Estates a distance of 2050.81 feet to the West line of the East Half of the Southwest Quarter of said Section 11; thence North 00 degrees 21 minutes 28 seconds West a distance of 60.45 feet to the Point of Beginning, containing 20.65 acres, more or less.

EXCEPT:

A part of the Southwest Quarter of Section 11, Township 23 North, Range 5 West of the Second Principal Meridian in Wabash Township, Tippecanoe County, Indiana, being more particularly described as follows:

Commencing at the northeast corner of WakeRobin Estates II Phase I, as per plot thereof recorded as Instrument No. 9826792 in the Office of the Recorder of said County, being the northeast corner of Lot numbered 53; thence North 89 degrees 54 minutes 59 seconds East (Assumed North) along the north line thereof a distance of 135.11 feet to a point on the west right-of-way line of Bobolink Drive as described in a Right-of-Way Grant recorded as Instrument No. 201414002066 and the POINT OF BEGINNING; thence North 00 degrees 22 minutes 21 seconds West along said west line a distance of 75.88 feet to the south right-of-way line of Cumberland Road as described in a deed to the County of Tippecanoe, Indiana, recorded as Instrument No. 2011030324 and a point on a non-tangent curve to the left having a radius of 1,570.00 feet, the radius point of which bears North 09 degrees 59 minutes 23 seconds West; thence northeasterly along said curve an arc distance of 50.85 feet to a point which bears South 11 degrees 50 minutes 45 seconds East from said radius point; thence South 00 degrees 22 minutes 21 seconds East along the east right-of-way line of the aforesaid Bobolink Drive a distance of 84.37 feet to a point on the easterly prolongation of the north line of said Lot numbered 53; thence South 88 degrees 54 minutes 59 seconds West along said prolongation a distance of 50.00 feet to the Point of Beginning, containing 3,994 square feet, more or less.

Steven W. Reeves
Steven W. Reeves, PS
Registered Surveyor #20400005
September 16, 2020
Email: sreeves@schneidergeomatics.com



**PRELIMINARY PLAT FOR:
CUMBERLAND CROSSING
SUBDIVISION
WEST LAFAYETTE, INDIANA**

PART OF SECTION 11, TOWNSHIP 23 NORTH, RANGE 5 WEST,
WABASH TOWNSHIP, TIPPECANOE COUNTY, INDIANA

LEGEND

| | |
|-----|---------------------------|
| BS | BUILDING SETBACK LINE |
| --- | EASEMENT LINE |
| --- | SECTION LINE |
| DE | DRAINAGE EASEMENT |
| UE | UTILITY EASEMENT |
| EE | ELECTRIC EASEMENT |
| R/W | RIGHT OF WAY |
| --- | INGRESS/EGRESS EASEMENT |
| --- | NO VEHICULAR ACCESS |
| --- | EXISTING WATER LINE |
| --- | PROPOSED WATER LINE |
| --- | EXISTING STORM SEWER LINE |
| (R) | PREVIOUSLY RECORDED |
| (P) | PROPOSED PER PLAT |



UTILITY INFORMATION

SANITARY SEWER:
SANITARY SERVICE IS AVAILABLE ALONG THE EASTERN BOUNDARY OF PROPERTY.
WATER:
WATER SERVICE IS LOCATED ALONG THE NORTHERN BOUNDARY OF THE PROPERTY.
ELECTRIC:
ELECTRIC SERVICE IS LOCATED AT THE INTERSECTION OF CUMBERLAND AVENUE AND US HWY 231.
GAS:
GAS SERVICE IS AVAILABLE ACROSS CUMBERLAND AVENUE.
TELECOMMUNICATION:
TELECOMMUNICATION SERVICE IS AVAILABLE ALONG CUMBERLAND AVENUE.

SITE INFORMATION

PROPERTY = 20.65 ACRE
LOT 1 = 7.03 AC±
LOT 2 = 13.32 AC±
OUTLOT 1 = 0.21 AC±
ZONING = NEIGHBORHOOD BUSINESS (NB)
MINIMUM GREENSPACE = 4.11 AC± (20%)
MAXIMUM BUILDING COVER = 10.28 AC± (50%)

OWNER/SUBDIVIDER:

CITATION HOMES INC.
STEVE SCHRECKENGAST, PRESIDENT
325 S EARL AVE, SUITE 4
LAFAYETTE, IN 47904
(765) 449-8339
TAX KEY #79-06-11-200-008.000-029 (13.517 AC)
TAX KEY #79-06-11-200-016.000-029 (7.134 AC)

SURVEYOR/ENGINEER:

SCHNEIDER GEOMATICS
A DIVISION OF SCHNEIDER ENGINEERING CORPORATION
1330 WIN HENTSCHEL BLVD
SUITE 260
WEST LAFAYETTE, IN 47906
(765) 448-6661

THE BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON AN ALTA/NSPS LAND TITLE SURVEY RETRACEMENT SURVEY BY THE SCHNEIDER CORPORATION DATED AUGUST 24, 2017.
DRAINAGE AREA WILL BE ROUTED TO THE EXISTING DETENTION POND TO THE SOUTHEAST AND ROUTED TO JORDAN CREEK VIA EXISTING INFRASTRUCTURE ALONG US HWY 231

REVISIONS

DATE: 09/18/2020

SCHNEIDER GEOMATICS (2020)

Schneider GEOMATICS
a division of Schneider Engineering Corp

SCHNEIDER GEOMATICS
West Lafayette Office
1330 Win Hentschel Blvd.
Suite 260
West Lafayette, IN 47906
Telephone: 765.448.6661
www.schneidergeomatics.com

CUMBERLAND CROSSING SUBDIVISION

STEVE SCHRECKENGAST
325 SOUTH EARL AVENUE, LAFAYETTE, IN 47904

DATE: 09/18/20 PROJECT NO: 12378
DRAWN BY: CAS CHECKED BY: SMR
SHEET TITLE: SUITE 260
MAJOR: PRELIMINARY PLAT
DRAWING FILE: L:\12376\PRM\12376-PRM.dwg
PREFILES:

SHEET NO: **PP1**
1 OF 1

S-4942
CUMBERLAND CROSSING SUBDIVISION
Major-Preliminary Plat

Staff Report
October 15, 2020

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner is seeking primary approval for a 2-lot commercial subdivision (plus one outlot) on 20.65 acres, located at the southwest corner of US 231 and Cumberland Avenue, in West Lafayette, Wabash 11(NE)23-5.

AREA ZONING PATTERNS:

The site is zoned NB (Neighborhood Business). To the north and northeast, across the two adjoining roads, are several acres zoned GB (General Business). Also, across Cumberland Avenue, to the northwest is a tract zoned R3W (Single-, two- and multi-family residential). A large area of R1 (Single-family residential) zoning abuts the southern perimeter.

AREA LAND USE PATTERNS:

In March 2019, the Area Board of Zoning Appeals (ABZA) granted a special exception for a self-storage warehouse, which now occupies the western half of the site and is in proposed Lot 1. The rest of the site is open and will be platted as Lot 2. Properties to the north, northwest and southwest are in agricultural production. To the northeast, across US 231, is a large church property. Single-family homes in Wakerobin Estates subdivision border the entire south boundary. Farther west is an apartment complex.

TRAFFIC AND TRANSPORTATION:

The *Thoroughfare Plan* classifies Cumberland Avenue as an urban secondary arterial and US 231 as an urban primary arterial. The required rights-of-way for both roads are in place. There is an existing private road entrance in the middle of the Cumberland Avenue frontage that serves the self-storage warehouse site and will also provide access to Lot 2. Except for this single entrance, "No Vehicular Access" restrictions will be platted along the Cumberland Avenue right-of-way. No access is proposed or will be allowed along US 231. As a US highway, "Limited Access" along the US 231 right-of-way is in place and is controlled by the Indiana Department of Transportation (INDOT). Bobolink Drive, located at the western end of the site, is a public street that was extended from Wakerobin Estates at the time of the Cumberland Avenue construction. Just west of the Bobolink Drive right-of-way, is a small 9,020 sq-ft remainder of land, which is essentially unbuildable and will be platted as Outlot 2.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

American Suburban Utilities sanitary sewer is available along the east side of the site in an existing 40-ft wide sanitary sewer easement. The septic system that currently serves

the self-storage warehouse will be replaced by a sanitary sewer connection. Water service will come from an existing Indiana American Water main located along the south side of Cumberland Avenue. An existing drainage pond, located at the rear of Lot 2, was installed with the self-storage warehouse site. This pond outlets to drainage facilities along US 231 and will provide stormwater detention for the entire subdivision.

CONFORMANCE WITH UZO REQUIREMENTS:

The required 60-ft and 40-ft setbacks have been shown along rights-of-way of US 231 and Cumberland Avenue, respectively. All other required building setbacks are also shown. At the same time that the self-storage warehouse special exception was granted, the ABZA approved a variance that permits a Type B (20-ft wide) bufferyard instead of the required Type C (30-ft wide) along the southern boundary where the site adjoins R1 zoning (BZA-2009).

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 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. The drainage plans shall be approved by the West Lafayette City Engineer.
2. American Suburban Utilities, Inc. shall approve the sanitary sewer plans.
3. Indiana-American Water Company, Inc. shall approve the water plans.
4. The fire hydrants shall be approved by the West Lafayette Fire Department.
5. 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.
6. The Area Board of Zoning Appeals case BZA-2009 shall be noted with a description of the approved variance and date of approval.

7. The required bufferyard (as varied by BZA-2009) shall be shown with the standard plant unit details. The bufferyard shall be installed as part of required public improvements.

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

8. Except for the approved entrance, a "No Vehicular Access" statement shall be platted along the Cumberland Avenue right-of-way line.
9. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
10. All required building setbacks shall be platted.
11. The Area Board of Zoning Appeals case BZA-2009 shall be noted with a description of the approved variance and date of approval.
12. The West Lafayette corporation line shall be labeled.
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 1 shall be specified.