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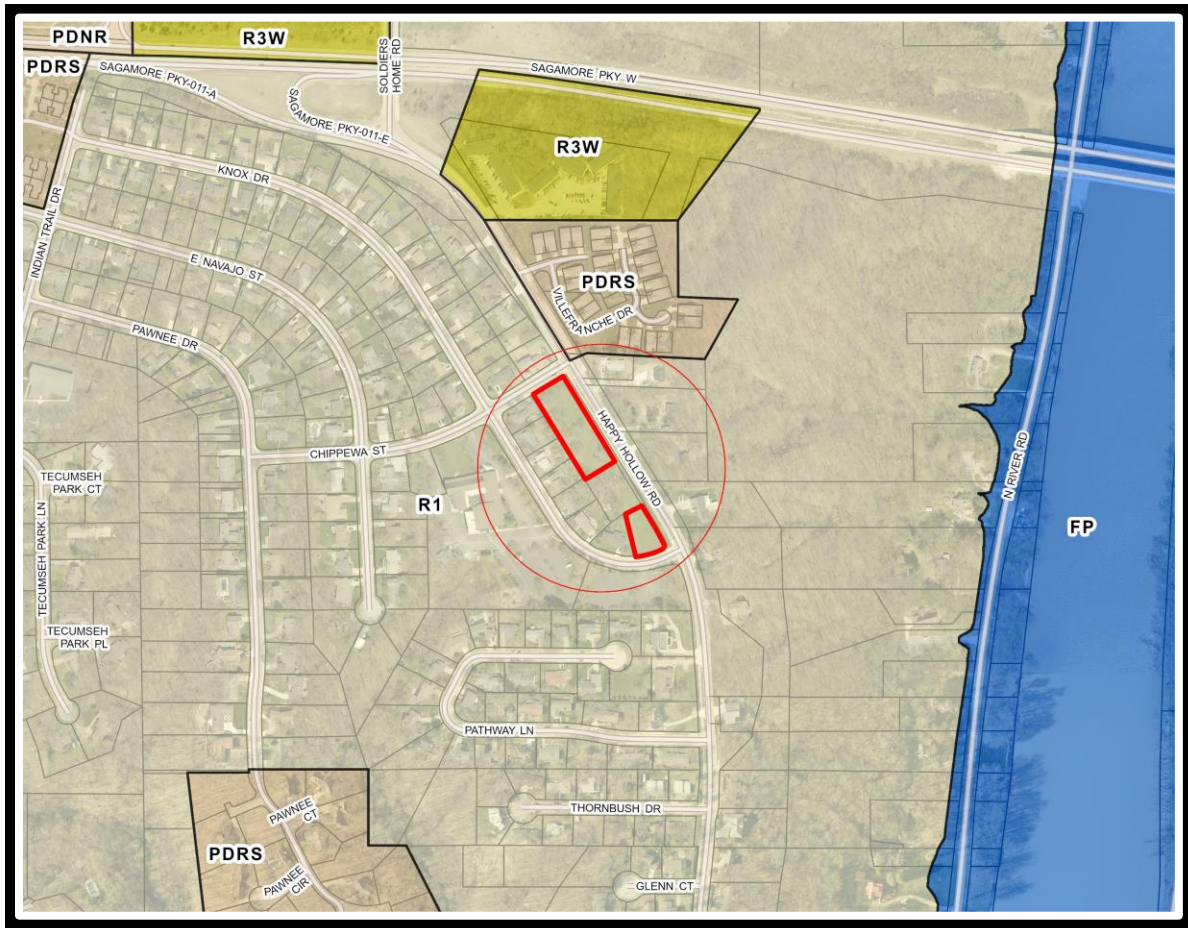
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**S-4973**  
**COVENANT SUBDIVISION**  
**(minor-sketch)**

**STAFF REPORT**  
**January 28, 2021**

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**Legal Description (Document No. 20090907823, minus EXCEPTIONS)**

A part of the Southwest Quarter of Section Eight (8), Township Twenty-four (24) North, Range Four (4) West, City of West Lafayette, Indiana, described as follows:  
Beginning at the northeast corner of Lot Number 157 in Wabash Shores, Second Addition, Part Three, Section C, as recorded in Plat Book 9, Page 23, Office of the Recorder, Tippecanoe County, Indiana, said point along the southern right of way line of Chippewa Street, thence North 58°56'00" East, along the southern right of way line of Chippewa Street 125.00 feet to the western right of way line of State Road 443 (Happy Hollow Road), thence traversing the western right of way line of State Road 443 the following three courses: South 31°29'00" East, 43.40 feet; thence South 29°49'00" East, 170.00 feet; thence southerly on a curve to the right having a central angle of 4°05'18", a radius of 77.02 feet, an arc distance of 55.23 feet; thence westerly on a curve to the right having a central angle of 92°50'30", a radius of 25.00 feet, an arc distance of 40.53 feet to the northern right of way line of Knox Drive; thence westerly along the northern right of way line of Knox Drive on a curve to the right having a central angle of 15°07'35", a radius of 265.57 feet, an arc distance of 65.26 feet to the southern corner of Lot Number 151 in said Wabash Shores Second Addition, Part Three, Section C, thence traversing the eastern line of said Wabash Shores Second Addition, Part Three, Section C, the following three courses: North 12°48'00" West, 143.6 feet; thence South 63°11'00" West, 52.60 feet; thence North 31°29'00" West, 48.63 feet to the point of beginning, containing 1.77 acres, more or less.

EXCEPT THEREFROM the following portion: Beginning at the northernmost corner of Lot 151 in said Wabash Shores Addition; thence South 53°12'00" West 52.60 feet to the easternmost corner of Lot 152; thence North 31°28'00" West 159.72 feet to the northernmost corner of Lot 153; thence North 58°32'00" East 112.79 feet to the southwestern right of way line of Happy Hollow Road, as per the Warranty Deed to the City of West Lafayette recorded April 30, 2014, as Document Number 201400825 in said Recorder's Office; thence South 31°19'00" East along said right of way line 168.89 feet; thence South 63°12'00" West 60.13 feet to the point of beginning, containing 0.415 acres, more or less.

ALSO EXCEPT THEREFROM the following portion conveyed and warranted to the City of West Lafayette, Indiana, by Corporate Warranty Deed recorded April 30, 2014, as Document Number 201400825 in said Office of the Recorder, and being described as follows:

A part of the Southwest Quarter of Section 8, Township 23 North, Range 4 West, Tippecanoe County, Indiana, and being that part of the grantor's land lying within the right of way line depicted on the attached right of way Parcel Plat, marked EXHIBIT 'E', described as follows: Commencing at the northeast corner of Lot Number 157 in Wabash Shores, Second Addition, Part Three, Section C, as recorded in Plat Book 9, Page 23 in the Office of the Tippecanoe County Recorder; said point being on the southern boundary of Chippewa Street; thence North 58°56'00" East 123.53 feet along said southern boundary to point "158" designated as said Parcel Plat and the point of beginning of this description; thence South 31°24'10" East 557.30 feet to point "159" designated on said Parcel Plat; thence southeasterly 95.17 feet along an arc to the right with a radius of 645.00 feet and subtended by a long chord with a bearing of South 28°10'30" East and a length of 95.12 feet to the northeastern boundary of the intersection of Knox Drive and S.R. 443 (Happy Hollow Road), designated as point "155" on said Parcel Plat; thence along said northeastern boundary northerly 22.88 feet along an arc to the left with a radius of 23.00 feet and subtended by a long chord with a bearing of North 07°40'23" West and a length of 22.18 feet to the western boundary of S. 443 (Happy Hollow Road); thence along said western boundary northerly 67.77 feet along an arc to the left with a radius of 77.53 feet and subtended by a long chord with a bearing of North 29°25'00" West and a length of 67.74 feet; thence continuing along said western boundary North 29°48'12" West 163.98 feet; thence continuing along said western boundary North 31°31'00" West 403.50 feet to the southern boundary of Chippewa Street; thence along said southern boundary South 58°15'58" West 11.64 feet to the point of beginning and containing 0.168 acre, more or less.

Containing after said EXCEPTIONS 1.137 acres, more or less.

**LAST INSTRUMENT CONVEYING TITLE TO SUBJECT PROPERTY:**

DOCUMENT NO. 20090907823  
GRANTOR: Presbytery of Wabash Valley, Inc.  
GRANTEE: Covenant Presbyterian Church of West Lafayette, Indiana  
DATE: April 17, 2009

**LAND SURVEYOR'S CERTIFICATE**

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



PREPARED FOR: Zachariah Seibert  
TITLE HOLDER: Covenant Presbyterian Church of West Lafayette, Indiana  
STATE ID NUMBER: 79-07-08-379-006-000-026

**LEGEND**

- IRON PIPE (IP) FOUND, AS NOTED
- ⊙ IRON PIN FOUND, AS NOTED
- PROPOSED BUILDING SETBACK LINE
- EXISTING STEEL FENCE POST
- EXISTING WOOD FENCE
- EXISTING OVERHEAD UTILITIES
- EXISTING GUY WIRE
- EXISTING FLAT GRATE INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY SEWER LATERAL
- EXISTING SANITARY MANHOLE



**SURVEY NOTE**

This drawing does not represent a boundary survey of the property depicted. This plan has been prepared pursuant to Section 3.3 (Minor Subdivisions), of the Unified Subdivision Ordinance of Tippecanoe County as amended November, 1988.  
A boundary survey meeting the requirements of the Indiana Administrative Code, Title 865, Article 1, Rule 12 will be published and recorded as a later date.

**SKETCH PLAN NOTES:**

1. THERE IS AN EXISTING WATER LINE ALONG THE EAST SIDE OF HAPPY HOLLOW ROAD.
2. THERE IS AN EXISTING SANITARY SEWER LINE ALONG THE REAR LINES OF LOTS 151-157.
3. REGARDING DRAINAGE, AS PER CONVERSATION WITH THE CITY ENGINEER: AS THIS SUBDIVISION IS MADE UP OF THREE LOTS ON TWO SEPARATE AREAS AND THE INTENT IS TO LEAVE THOSE LOTS UNDISTURBED UNTIL THE TIME OF HOME CONSTRUCTION, THERE WILL NOT BE A UNIFIED GRADING OR DRAINAGE PLAN. FUTURE SITE LAYOUT, GRADINGS, AND EROSION CONTROL PLANS WILL BE PROVIDED FOR EACH LOT AND REVIEWED INDIVIDUALLY AT TIME OF THE HOME PERMIT APPLICATION.
4. CURRENT SITE ZONING IS RL.
5. TOPOGRAPHY SHOWN HEREON IS BASED ON OPEN TOPOGRAPHY LIDAR.
6. ALL SETBACKS ARE 25' FROM THE FRONT AND REAR LOT LINES, AND 6' FROM THE SIDE YARD LOT LINES, UNLESS OTHERWISE NOTED. SETBACK FROM HAPPY HOLLOW ROAD IS 40 FEET. ALL SETBACKS ARE SHOWN HEREON, AS PER THE UNIFIED ZONING ORDINANCE.
7. MONUMENTS SHALL BE SET AT ALL LOT CORNERS AS PRACTICAL, AS REQUIRED BY THE UNIFIED SUBDIVISION ORDINANCE AND INDIANA CODE.
8. ALL STREETS SHOWN ON THIS PLAN HAVE PREVIOUSLY BEEN DEDICATED TO THE PUBLIC.
9. PUBLIC UTILITIES (SANITARY SEWER, STORM SEWER, AND WATER) AND PRIVATE UTILITIES (PHONE, CABLE TV, ELECTRIC, & GAS) ARE AVAILABLE AT THE PERIMETER AND WILL BE EXTENDED TO INDIVIDUAL LOTS.
10. FIRE PROTECTION WILL BE PROVIDED BY THE CITY OF WEST LAFAYETTE.
11. DRAINAGE AND UTILITY GABRIELMENTS SHOWN HEREON SHALL BE RESERVED FOR THE INSTALLATION AND MAINTENANCE OF STORM WATER DRAINAGE AND UTILITIES, BOTH PUBLIC AND PRIVATE.

**SKETCH PLAN  
COVENANT MINOR SUBDIVISION  
COVENANT PRESBYTERIAN CHURCH OF  
WEST LAFAYETTE, INDIANA**

FISHER ENGINEERING A Division of Chambliss & Associates LLC SERVICE   SOLUTIONS   COMMITMENT	DATE: 12/21/09	A PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 23 NORTH, RANGE 4 WEST, WABASH TOWNSHIP, TIPPECANOE COUNTY, INDIANA.
	CHECKED BY: RFP	
REVISIONS:		
BY: [Signature]	REVISOR: RESUB LEGAL DESCRIPTION	
DATE:		
765.448.1635   fisher-assoc.net	403 ROUTE 444, SUITE 202	
	WEST LAFAYETTE, INDIANA 47906	

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**S-4973**  
**COVENANT MINOR SUBDIVISION**  
**Minor-Sketch Plan**

**Staff Report**  
**January 28, 2021**

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

Petitioner is seeking primary approval for 3 lots on 1.133 acres, located on the southwest side of Happy Hollow Road, between Chippewa Street and Knox Drive, in West Lafayette, Wabash 8(SW)23-4.

As shown on the sketch plan, there are two tracts delineated outside of the subdivision boundary, located between proposed Lots 2 and 3. These tracts are part of the parent tract, but each will be attached to an existing adjoining lot in Wabash Shores 2<sup>nd</sup> Addition by an Exemption E deed transfer.

**AREA ZONING PATTERNS:**

The site is zoned R1, as are all surrounding properties. To the north, across Happy Hollow Road, is an area zoned PDRS (Planned Development Residential).

**AREA LAND USE PATTERNS:**

These 1.133 acres are mostly open with a few trees dotting the southwest side. Single-family homes surround this site. The Covenant Church is located to the southwest, across Knox Drive. The Tower of Ivory Planned Development (semi-attached single-family dwellings) is located to the north.

**TRAFFIC AND TRANSPORTATION:**

The *Thoroughfare Plan* classifies Happy Hollow Road as an urban secondary arterial. The existing half width right-of-way meets and exceeds the standard 35-ft required half width, with additional right-of-way acquired by the City in 2014 for a 10-ft wide trail running along the southwest side of the street. At the sketch plan review meeting, the West Lafayette City Engineer discussed the need to control driveway locations along Happy Hollow Road with the platting of carefully assigned No Vehicular Access restrictions. These will need to be shown on the final plat as approved by the City Engineer.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

The sketch plan notes that there is an existing sanitary sewer main along the southwest side of Happy Hollow Road, and a Indiana American Water Company main located on the other side of the road. The City has confirmed the sanitary main location and availability. However, there has been no response from the water company. Obviously, all the surrounding lots have water service, and it is likely that water mains are also located along Knox Drive and Chippewa Street. Before the final plat can be approved,

water service confirmation will be required. A 40-ft wide utility and drainage easement has been shown along with the required 40-ft setback from the Happy Hollow Road right-of-way.

**CONFORMANCE WITH UZO REQUIREMENTS:**

All primary building setbacks have been shown, and the three lots meet the area and width standards for R1 zoning.

**STAFF RECOMMENDATION:**

Conditional primary approval, contingent on the following:

A. Conditions

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

1. The two remnant tracts from the parent tract, shall each be attached to the existing adjoining lot in Wabash Shores 2nd Addition by an Exemption E deed transfer as shown on the sketch plan.
2. "No Vehicular Access" restrictions shall be platted along the Happy Hollow right-of-way line, as approved by the West Lafayette City Engineer.
3. Confirmation of water service availability for all lots shall be provided by Indiana American Water Company.
4. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
5. All required building setbacks shall be platted.
6. The street addresses and County Auditor's Key Number shall be shown.

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

7. The "No Vehicular Access" restrictions shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.