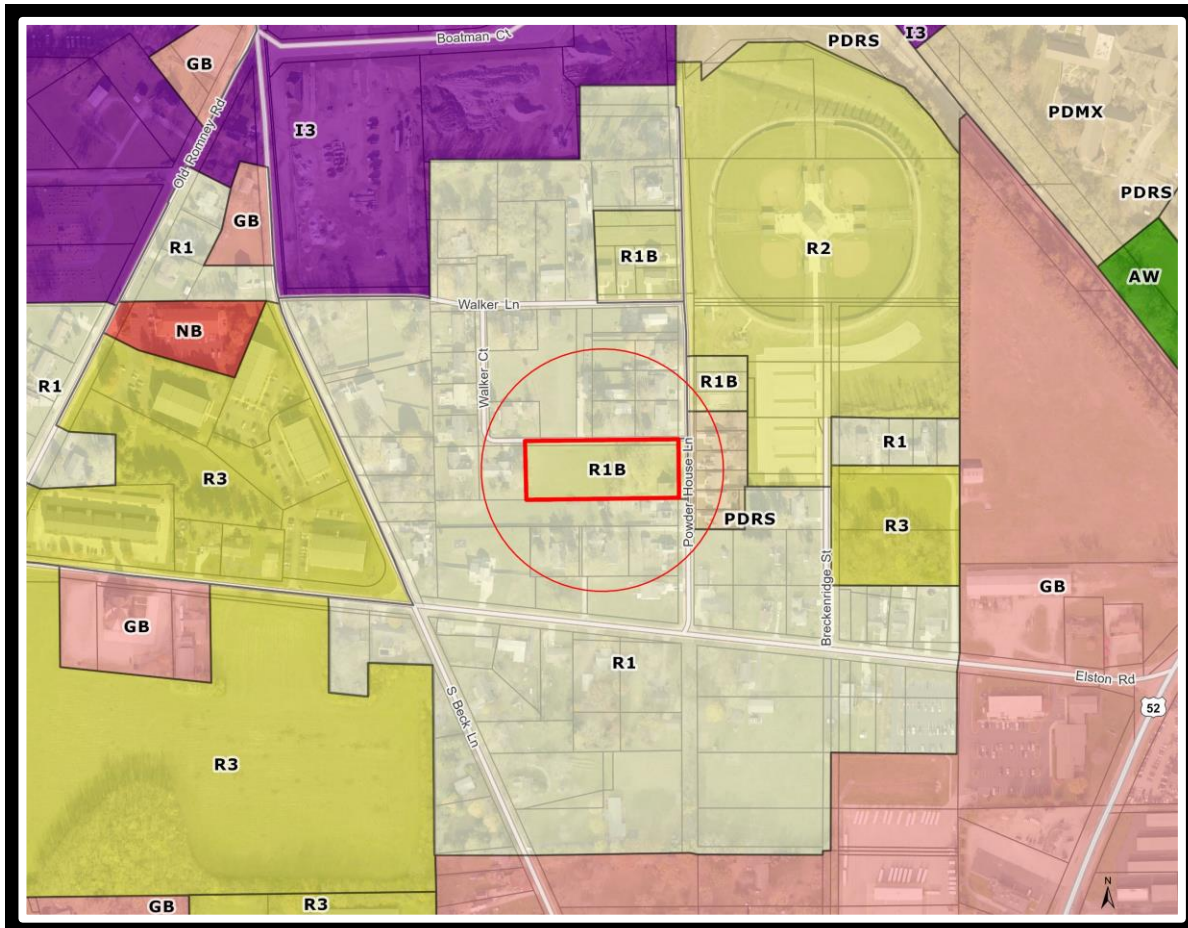
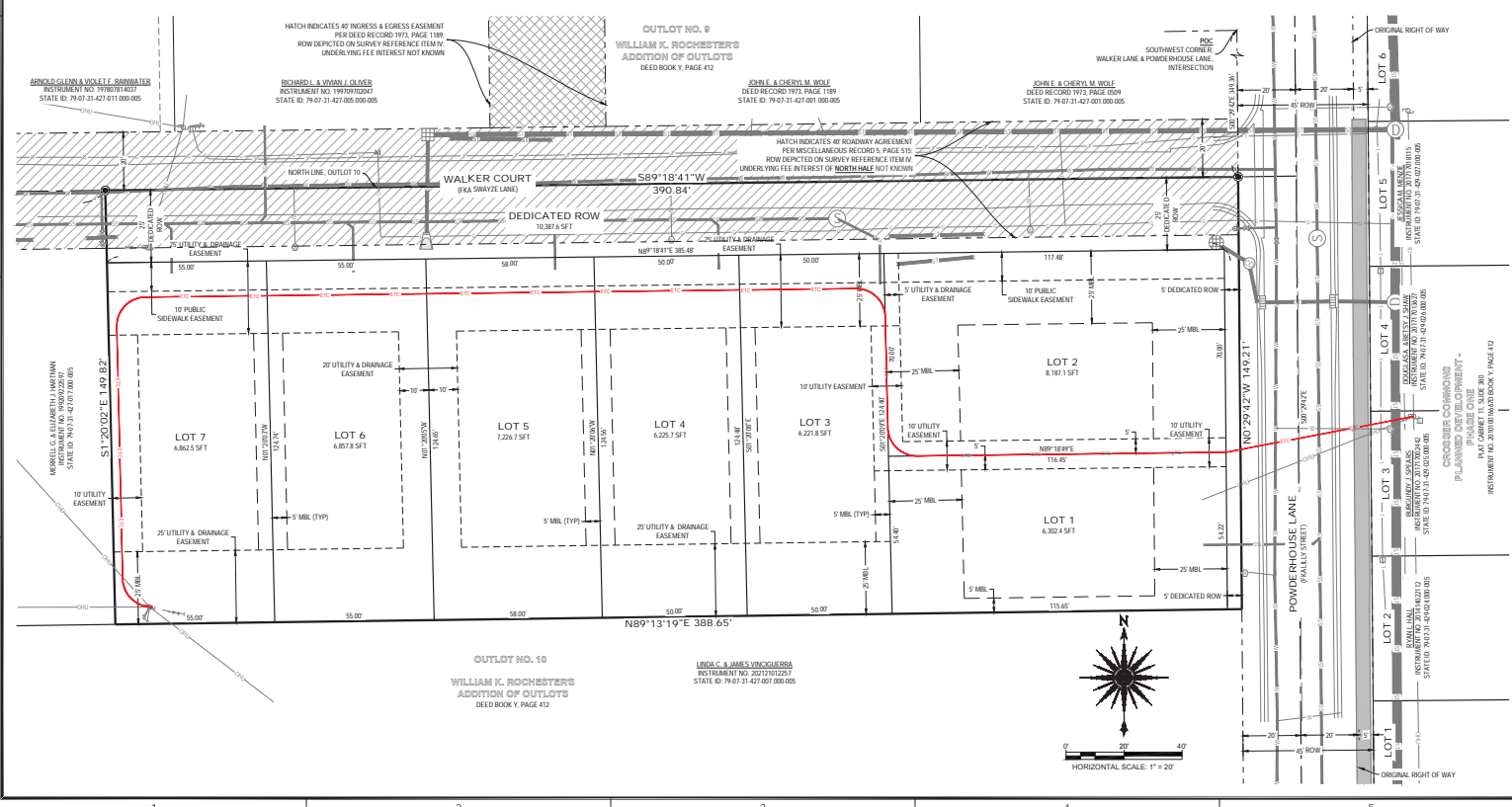

S-5091
KOINONIA RIDGE SUBDIVISION, PART 2
(major-preliminary)

STAFF REPORT
September 15, 2022



ABBREVIATIONS		LEGEND	
MBL	MINIMUM BUILDING LINE	WATER	
ROW	RIGHT OF WAY	MANHOLE	○
LEGEND		METER	○
PROPERTY & BOUNDARY		VALVE	⊕
---	SUBJECT TITLE LINE	Vault	⊞
- - -	SUBJECT LOT LINE	LINE MARKER	△
---	RIGHT OF WAY LINE	FIRE HYDRANT	▲
- - -	MINIMUM BUILDING SETBACK LINE	POST INDICATOR VALVE	⊙
- - -	EASEMENT LINE	WELL	⊖
- - -	ADJOINING TITLE LINE	WATER MAIN / LINE	—
- - -	SECTION LINE OR ALIQUOT DIVISION	WATER SERVICE LINE	—
GENERAL ANNOTATION		EXISTING	PROPOSED
⚡	LINE BREAK / LAND HOOK	MANHOLE	○
(XXXX)	DIMENSION PER RECORD DOCUMENT. WHERE RECORD DIMENSION IS THE ONLY ONE SHOWN, THE RECORD DIMENSION IS THE SAME AS MEASURED.	CLEAN OUT	○
STORM SEWER & DRAINAGE		LATERAL	○
○	MANHOLE	SANITARY SEWER PIPE	—
○	ROUND CATCH BASIN OR BREEVE	UTILITIES	
□	SQUARE CATCH BASIN OR BREEVE	ELECTRIC, TELEPHONE & CATV	—
⊞	END SECTION	GAS LINE	—
⊞	CURBINLET	TELEPHONE LINE	—
—	STORM SEWER PIPE / CLEANOUT	UNKNOWN OVERHEAD UTILITIES	—
NOTE: LINE TYPES WITH AN EMBEDDED ASTERISK (*) INDICATE INFORMATION IS TAKEN FROM REFERENCED SOURCES AND HAS NOT BEEN COLLECTED OR VERIFIED BY TBIRD DESIGN SERVICES CORP.			



PRELIMINARY PLAT

KOINONIA RIDGE SUBDIVISION PART TWO

A PART OF THE SOUTHEAST QUARTER OF SECTION 31,
TOWNSHIP 23 NORTH, RANGE 4 WEST, FAIRFIELD
TOWNSHIP, TIPPECANOE COUNTY, INDIANA

LEGAL DESCRIPTION

(Per Instrument Number 20202003655)
A part of Lot number Ten (10) in William K. Rochester's Addition of Outlots to the City of Lafayette, Indiana, described as follows:
Beginning at a point on the West line of Lily Street a distance of Three Hundred Forty-six (346) feet and 5/16 (0.03125) feet South of the Southwest corner of the intersection of said Lily Street and Walker Lane, thence West Six Hundred and Twenty-seven (627) feet on the North line of said Lot numbered Ten (10); thence South a distance of One Hundred Fifty (150) feet; thence East at right angles and parallel with the North line thereof a distance of Six Hundred Twenty-seven (627) feet to the West line of Lily Street; thence North a distance of One Hundred Fifty (150) feet to the place of beginning, as platted as a part of the East half of the Southwest Quarter of Section Thirty-one (31), Township Twenty-three (23) North, Range Four (4) West.

EXCEPT THEREFROM the following described real estate to-wit:
A part of the Southeast Quarter of Section Thirty-one (31), Township Twenty-three (23) North, Range Four (4) West, also known as a part of Lot number Ten (10) in William K. Rochester's Addition of Outlots to the City of Lafayette, Indiana, described as follows:
Beginning at a point in the center line of Swayze Lane that is Four Hundred Eighty-nine and two-thirds (489.2) feet North of the center line of the E3 Lily Road and Four Hundred Ten and 2/10 (410.2) feet West of West Street; thence South One Hundred Fifty-one and 8/10 (150.8) feet to an iron pipe; thence West a distance of One Hundred Fifty (150) feet to the center line of Swayze Street; thence East on said center line a distance of One Hundred Twenty-five (125) feet to an iron pipe; thence North One Hundred Fifty (150) feet to the center line of Swayze Street; thence East on said center line a distance of One Hundred Twenty-five (125) feet to the place of beginning, containing 0.31 acres, more or less. Located in Fairfield Township, Tippecanoe County, Indiana.

EXCEPT
A part of Lot 10 in William K. Rochester's Addition of Outlots to the Town (now City) of Lafayette, Indiana, as recorded in Deed Record Book Y, page 412, in the Tippecanoe County Recorder's Office, and located in Fairfield Township, Tippecanoe County, Indiana, being more completely described as follows, to-wit:

Beginning at an iron pipe at the northwest corner of Lot 10 in William K. Rochester's Addition of Outlots to the Town (now City) of Lafayette, Indiana; thence along the North line of said Lot 10 North 90° 00' 00" East a distance of 111.45 feet to a capped nail at the northeast corner of the land of Dixon as described in Instrument No. 89-04-008; thence along Dixon South 90° 00' 00" East a distance of 150.00 feet to a capped nail on the South line of the land of Anthony and Pamela as described in Deed Record M, 84-14-15; thence along said South line South 90° 00' 00" West a distance of 112.68 feet to a point which bears North 52° 58' 07" East a distance of 0.32 feet from an iron pipe; thence along the west line of said Lot 10 North 00° 28' 00" East a distance of 150.00 feet to the point of beginning, containing 0.386 acre.

MODERNIZED LEGAL DESCRIPTION
A part of the Southeast Quarter of Section 31, Township 23 North, Range 4 West, Fairfield Township, Tippecanoe County, Indiana being a part of Outlot 10 in William K. Rochester's Addition of Outlots as depicted on the plat thereof, recorded in Deed Book Y, Page 412 in the Office of the Tippecanoe County Recorder, and being depicted on a Plat of Survey prepared by TBIRD Design Services Corp., Project No. 22020, and being more completely described as follows:

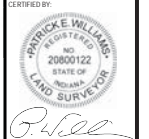
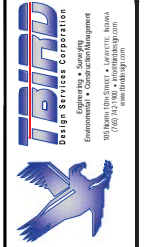
COMMENCING at the southwest corner of the intersection among the Walker Lane and Powderhouse Lane (formerly Lily Street) rights of way as depicted in said Addition of Outlots; thence along the westerly right of way of Powderhouse Lane, South 0° 29' 42" East, 349.36 feet to a 2-inch long nail with westerly stamped "TBIRD FIRM 89002" hereafter referred to as a TBIRD nail, marking the POINT OF BEGINNING; thence continue along said westerly right of way, South 0° 29' 42" East, 149.21 feet; thence along the northerly bound of the Linda C. & James Vincoiguerra real estate as described in Instrument Number 202121012257 in said Recorder's Office, South 89° 13' 19" West, 388.65 feet to a 5/8-inch diameter rebar with yellow plastic cap stamped "TBIRD FIRM 89002"; thence North 01° 20' 02" East, 149.61 feet to a TBIRD nail marking the centerline of Walker Court; thence along said centerline, being coincident with the North line of said Outlot 10, North 89° 13' 19" East, 390.84 feet to the POINT OF BEGINNING, containing 1.34 acres, more or less.

LAST INSTRUMENT CONVEYING TITLE TO SUBJECT PROPERTY
Title holder: Tippecanoe Land Holding, Inc.
State Identification Numbers: 78-47-31-427-006-000-005
Grantor: Gary W. Schneider
Grantee: Tippecanoe Land Holding, Inc.
Instrument Number: 20202003655
Transfer Date: March 2, 2020

SURVEY NOTE
This drawing does not represent a boundary survey of the property depicted. This plat has been prepared pursuant to Section 3.3 (Major Subdivisions) and Section 6.2 (Preliminary Plat) of the United Subdivisions of the Tippecanoe County as amended, and is based upon previous survey work performed by TBIRD Design Services Corp., Project No. 22020.

LAND SURVEYOR'S CERTIFICATE
The undersigned, a registered Professional Land Surveyor of the State of Indiana does hereby certify that the Preliminary Plat was prepared under his direct supervision.

Patrick E. Williams, PLS
Revised
Date



POWERHOUSE LANE SUBDIVISION
HABITAT FOR HUMANITY
920 N 14TH STREET
LAFAYETTE, IN 47904

MARK	DATE	DESCRIPTION

PROJECT NO: 22020 SURVEY PP DWG
DRAWN BY: CDB
CHECKED BY: PEW
LOCATION:
PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 23 NORTH, RANGE 4 WEST, FAIRFIELD TOWNSHIP, TIPPECANOE COUNTY, INDIANA.
TITLE: PRELIMINARY PLAT

S-5091
KOINONIA RIDGE SUBDIVISION PART 2
Major-Preliminary Plat

Staff Report
September 15, 2022

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, Habitat for Humanity (represented by Patrick Williams of TBIRD Design Services) is seeking preliminary plat approval of a 7-lot single-family residential subdivision of 1.34 acres (originally filed as Powderhouse Lane Habitat Subdivision) located on the southwest corner of Walker Court, and Powder House Lane in Lafayette, Fairfield 31 (SE) 23-4.

AREA ZONING PATTERNS:

This property was rezoned by Lafayette City Council in May 2022 from R1 to R1B to permit smaller and narrower lots, (Z-2853). Zoning to the north, south, and west is R1. Zoning to the east across Powder House Lane is PDRS. This area is primarily residential. The density is increasing due to replatting of lots into smaller lot subdivisions. A similar rezone from R1 to R1B was approved one block north also for Habitat for Humanity to create a seven-lot subdivision (Z-2688).

AREA LAND USE PATTERNS:

An existing house, mostly on proposed Lot 1, will be removed. The rest of the site is open and undeveloped. Single-family lots and homes border on all sides of the property. A city park, Crosser Sports Complex, is located to the northeast of this subdivision.

TRAFFIC AND TRANSPORTATION:

The adopted *Thoroughfare Plan* classifies both Walker Court and Powder House Lane as urban local roads. Sidewalks are required along both road frontages and are intended to be installed as part of the required public improvements.

Petitioner has requested variances to not improve the half-widths of both Walker Court and Powder House Lane. They also asked to eliminate the requirement to construct curb and gutter along Walker Court. Another variance would allow construction of the sidewalk on Walker Court to be installed outside of the right-of-way, within a new easement.

These variance requests have been heard and recommended for approval by the Lafayette Board of Public Works and Safety at its September 13th meeting.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

City utilities exist along both roads. Each new lot will be able to tap into sanitary sewer and water mains in the Walker and Powder House rights-of-way.

CONFORMANCE WITH UZO REQUIREMENTS:

The seven R1B lots meet and or exceed the minimum width and area requirements of a 50-ft width and 6,000 sq-ft area. All required building setbacks are shown correctly.

IMPROVEMENTS AND PERFORMANCE BOND:

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

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Variances

1. Variance from USO Section 5.3 Roads (1)(a) requiring half width of existing road frontage to be improved to meet the USO minimum design standards for Urban Local Roads [as specified in USO Section 5.3 (2)], as follows:
 - a. Eliminate requirement to construct curb and gutter along Walker Court;
 - b. Maintain existing 9-foot pavement half width (in lieu of required minimum 13 feet) along Walker Court;
 - c. Maintain existing 11.5-foot pavement half width (in lieu of required minimum of 13 feet) along Powder House Lane;
2. Variance from USO Section 5.7 Sidewalks (1)(a) requiring sidewalks to be included within the dedicated non-pavement right-of-way, as follows:
 - a. Sidewalk shall be constructed along Walker Court within dedicated public pedestrian ingress/egress easement (i.e. public sidewalk easement) but outside the limits of the dedicated right-of-way.

B. Conditions

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

1. The fire hydrants shall be approved by the Lafayette Fire Department. Plans for the actual placement of the hydrants shall be approved by the City of Lafayette in cooperation with the Fire Department.
2. 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:

3. 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.
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.