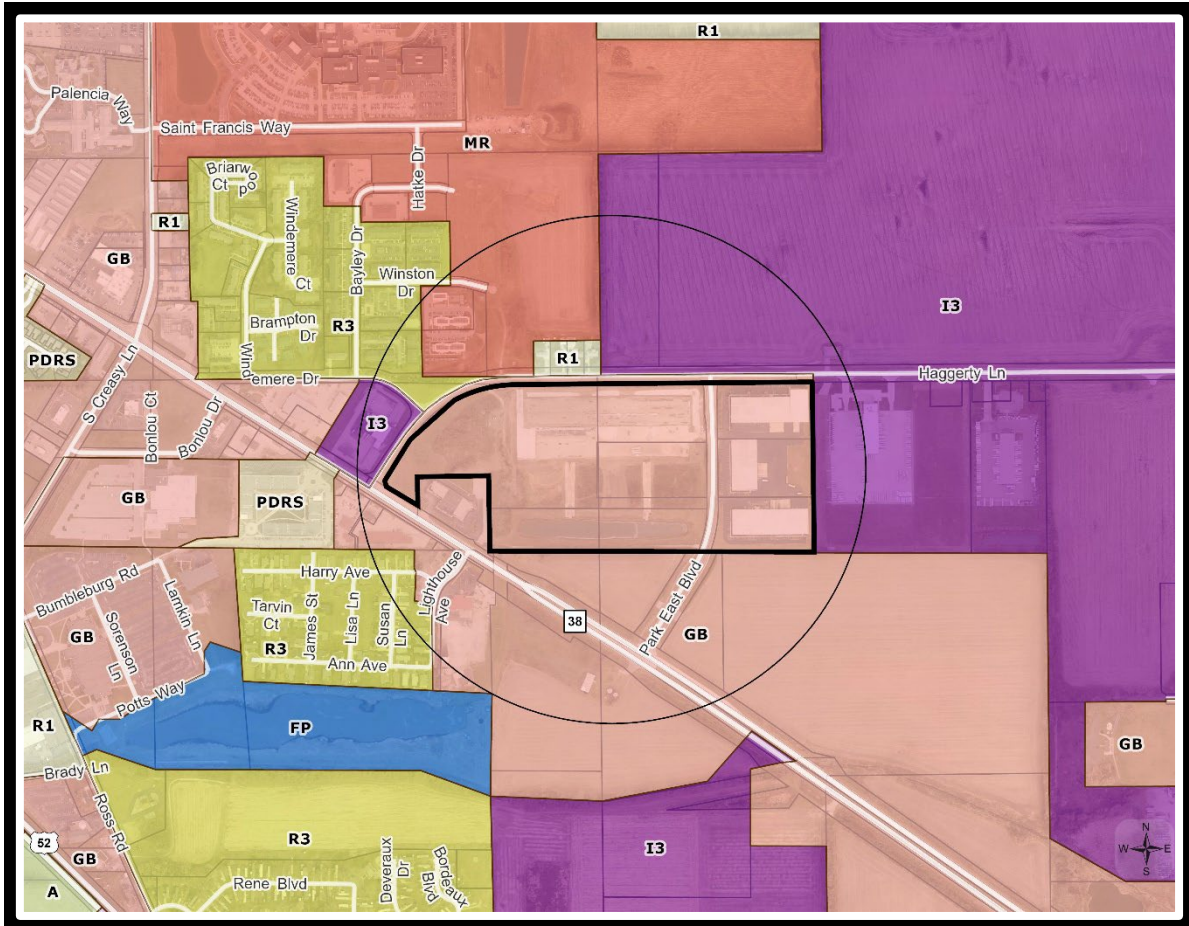
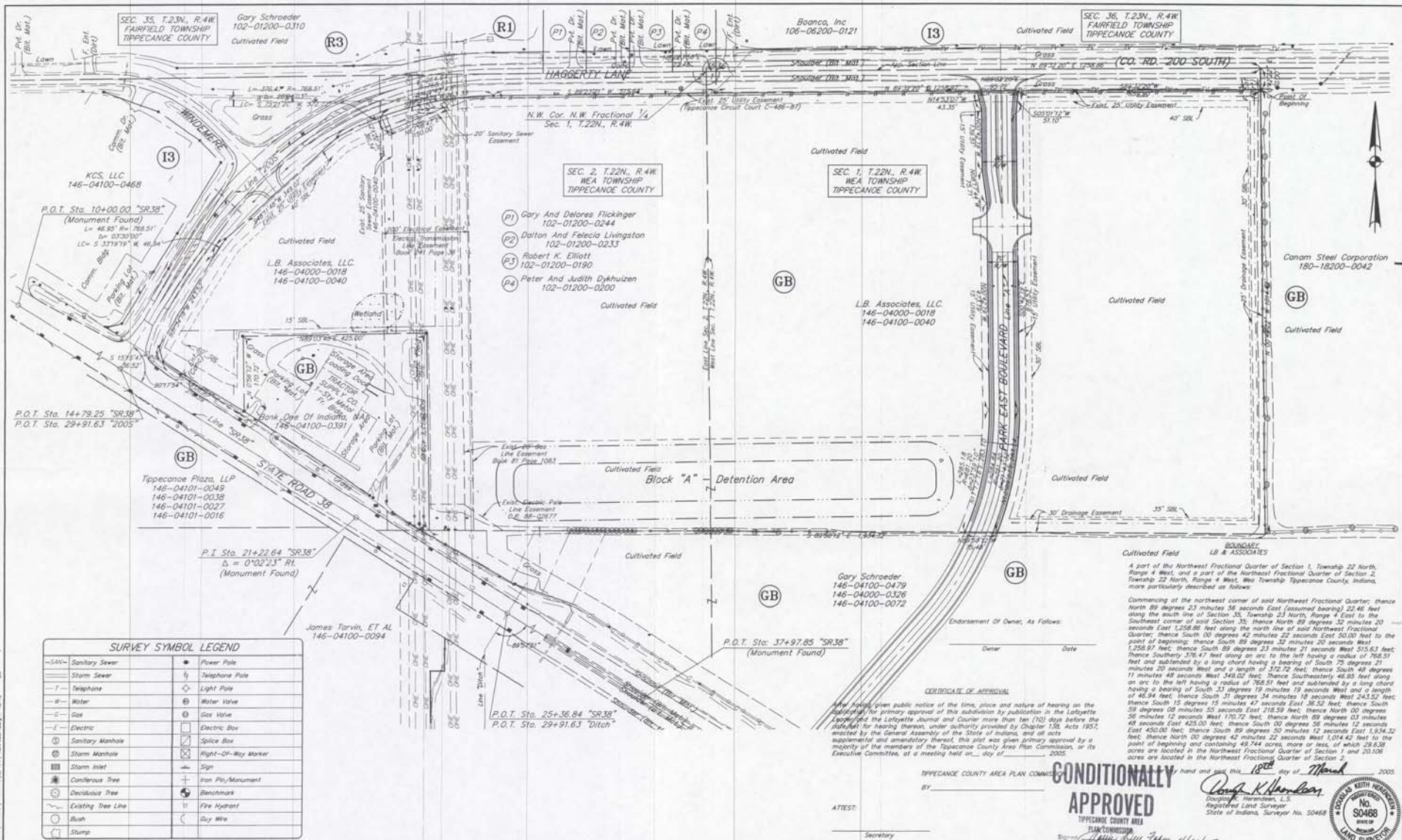

S-3662
HAGGERTY POINTE SUBDIVISION
(primary approval extension request)

STAFF REPORT
March 30, 2023





SURVEY SYMBOL LEGEND

-S-W-	Sanitary Sewer	●	Flower Pole
-S-	Storm Sewer	○	Telephone Pole
-T-	Telephone	◇	Light Pole
-W-	Water	⊕	Water Valve
-G-	Gas	⊗	Gas Valve
-E-	Electric	□	Electric Box
⊕	Sanitary Manhole	⊠	Splice Box
⊗	Storm Manhole	⊞	Right-Of-Way Marker
⊞	Storm Inlet	+	Sign
⊞	Coniferous Tree	+	Iron Pin/Monument
⊞	Deciduous Tree	⊞	Benchmark
⊞	Existing Tree Line	⊞	Fire Hydrant
⊞	Brush	⊞	Guy Wire
⊞	Stump		

REVISIONS

NO.	DATE	DESCRIPTION	BY

L.B. Associates, LLC.
 3601 SAGAMORE PARKWAY NORTH, SUITE C
 LAFAYETTE, INDIANA 47904
 (765) 429-0403

BFS
Buder Fairman Seufert
 CIVIL ENGINEERS

8450 WESTFIELD BLVD., SUITE 300
 INDIANAPOLIS, IN 46240-8302
 317-715-8615
 FAX 317-713-8616

509 W. 84th DR., SUITE G
 MERRILLVILLE, IN 46410
 219-769-2333
 FAX 219-769-2377

RECOMMENDED FOR APPROVAL

DESIGNED:	DRAWN:	DATE:
A. Moore	C. Milne	
CHECKED: D. Lahey	CHECKED: A. Moore	

FILE
 SURVEY BOOK 254
 HORIZONTAL SCALE 1" = 100'

PRELIMINARY PLAT
HAGGETTE POINT
 S.R. 38 AND C.R. 200 SOUTH
 LAFAYETTE, INDIANA

DRAWING NUMBER:
C201

DATE: 11/12/05

BY: *[Signature]*

SECRETARY: *[Signature]*

11/12/05 10:45 AM C:\Users\jmoore\Documents\BFS\111205\111205.plt 11/12/05

S-3662
HAGGERTY POINTE SUBDIVISION
Primary Approval Extension Request

Staff Report
March 30, 2023

REQUEST MADE, PROPOSED USE, LOCATION:

The subdivider LB Associates, LLC represented by Jerry Brand, is seeking approval of five 2-year primary approval extensions. The original conditional primary approval was granted on April 20, 2005, and expired on April 20, 2015, for a two-block commercial subdivision on 49.744 acres. The subdivision is located on the south side of Haggerty Lane and the west side of Park East Blvd., north of SR 38 E in Lafayette, Wea 1 (NW) and 2 (NE) 22-4.

STAFF COMMENTS

Only three lots from the original 49-acre preliminary plat have been final platted; all three lots are located on the east side of Park East Blvd. Construction plans for the entire subdivision were approved in 2006; there is no need for a new filing. Granting these extensions will allow the remaining acreage on the west side of Park East to be final platted and sold.

Staff does not believe there have been any changes in zoning restrictions or subdivision regulations since 2015 that would warrant revisions to the original conditional primary approval.

STAFF RECOMMENDATION:

Approval, contingent on any applicable conditions of the original primary approval.

(The following are the original conditions for primary approval for S-3662.)

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

1. The Lafayette City Engineer shall approve the sanitary sewer, water, drainage and street plans.
2. An Erosion and Sediment Control Plan meeting the requirements of 327 I.A.C. 15-5 shall be approved by the Tippecanoe County Soil and Water Conservation District.
3. Any work done in the wetlands area shall receive approval from either the Indiana Department of Environmental Management

(IDEM) or the Army Corps of Engineers, whichever is appropriate.

4. An on-site utility coordinating sheet shall be approved and signed-off by the non-government utility companies. 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:

5. Except for the approved entrances, "No Vehicular Access" statements shall be platted along the SR 38 and Haggerty Lane right-of-way lines.
6. 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.
7. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
8. All required building setbacks shall be platted.
9. The Lafayette corporation line shall be labeled.
10. The street addresses and County Auditor's Key Number shall be shown.
11. The label Block "A", representing the detention area, shall be changed to Outlot A.

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

12. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.
13. The purpose, ownership and maintenance of Outlot A shall be specified.