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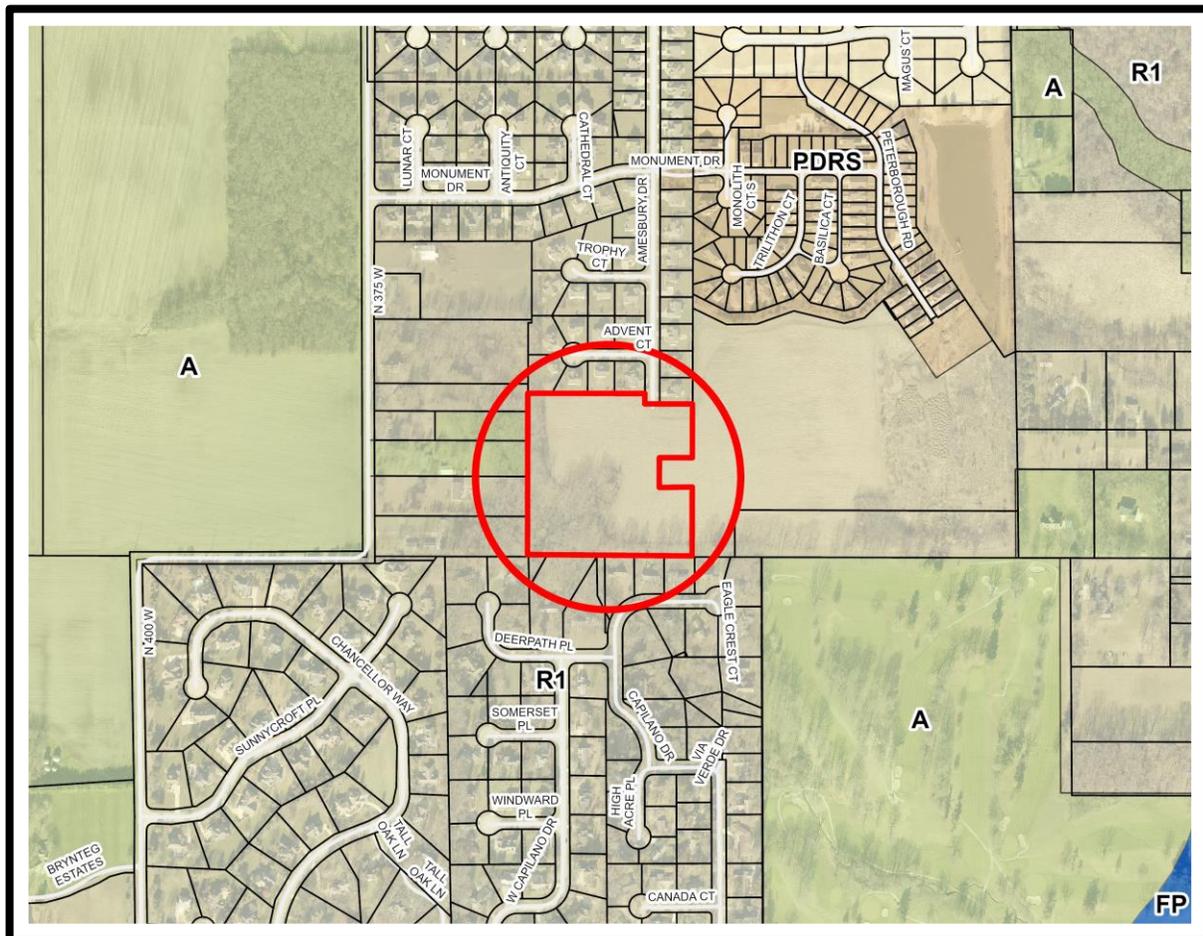
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**S-4897**  
**STONEHENGE SUBDIVISION, PHASE 5**  
**(major-preliminary)**

**STAFF REPORT**  
**February 13, 2020**

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**S-4897**  
**STONEHENGE SUBDIVISION PHASE 5**  
**Major-Preliminary Plat**

**Staff Report**  
**February 13, 2020**

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

Petitioner, Heron Bay Development LLC by Greg Milakis (represented by Pat Cunningham of Vester and Associates) is seeking primary approval for a 26-lot addition to the existing Stonehenge Subdivision on 9.69 acres, located at the south end of Amesbury Drive, in Wabash 34(SE)24-5.

**AREA ZONING PATTERNS:**

The site is zoned R1, as are most of the surrounding properties. Abutting on the west boundary are a couple lots zoned A (Agricultural). To the southeast is a large A zoned tract.

**AREA LAND USE PATTERNS:**

Most of the site is open and farmed, as is the abutting field to the east. The west boundary and southeast corner is wooded. To the north is Stonehenge Phase 1, developed in 1998. Adjoining along the west are several large unplatted single-family lots. To the south is Capilano Highlands single-family subdivision. To the southeast is the West Lafayette Golf and Country Club golf course.

A draft plan and rezone petition have been filed for the proposed Stonehenge Planned Development Phase 4 (Z-2786, R1 to PDRS), which adjoins along the east boundary.

**TRAFFIC AND TRANSPORTATION:**

Amesbury Drive will be extended south from Phase 1 and end in a cul-de-sac turnaround. A second cul-de-sac (Durrington Court) will branch from Amesbury Drive. Near the middle of the site, along the east side of Amesbury, will be a private drive intersection that will connect this phase of Stonehenge to the proposed planned development to the east.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

American Suburban Utilities (sanitary sewer) and Indiana American Water Company mains will be extended from the north to serve this last phase of Stonehenge. Stormwater will be routed to an existing detention pond to the northeast in Stonehenge Planned Development Phase 2.

**CONFORMANCE WITH UZO REQUIREMENTS:**

All required building setbacks appear to be shown correctly. All lots meet or exceed the lot width and area standards for R1 zoning.

**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. American Suburban Utilities, Inc. shall approve the sanitary sewer plans.
2. Indiana-American Water Company, Inc. shall approve the water plans.
3. The fire hydrants shall be approved by the Wabash Township Fire Department. Plans for the actual placement of the hydrants shall be approved by the Indiana American Water Company in cooperation with the Fire Department.
4. An Erosion and Sediment Control Plan and a Stormwater Quality Management Plan meeting the requirements of 327 I.A.C. 15-5 shall be submitted to the Tippecanoe County Soil and Water Conservation District and shall also be approved by the Tippecanoe County Drainage Board as required by Tippecanoe County Ordinance #2011-27-CM.
5. The County Drainage Board shall approve the drainage plans.
6. 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:

7. 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.
8. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
9. All required building setbacks shall be platted.
10. The street addresses and County Auditor's Key Number shall be shown.