

WHEREAS, Board of Commissioners of the County of Tippecanoe, State of Indiana, on the 27th day of October, 1975, adopted Ordinance 75-23 which established miscellaneous standards for incidental construction in right-of-way for subdivision streets in Tippecanoe County, and

WHEREAS, a part of such standard consisted of Exhibit M1 and,

WHEREAS, it is the desire of the Commissioners to amend the miscellaneous standards included in Exhibit M1.

NOW, THEREFORE, BE IT ENACTED BY THE BOARD OF COMMISSIONERS OF THE COUNTY OF TIPPECANOE, STATE OF INDIANA, that:

1. The miscellaneous standards for the right-of-way adopted the 27th day of October, 1975 are hereby amended by substituting attached Exhibit M1 in place of the Exhibit M1 attached to said Ordinance No. 75-23.

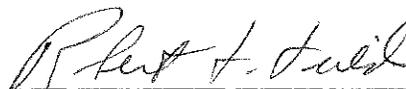
BE IT FURTHER ENACTED that as so amended herein the standards set forth in Ordinance No. 75-23 are hereby readopted and approved.

Enacted at Lafayette, Indiana, this 4th day of August, 1980.

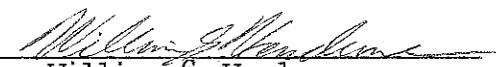
THE BOARD OF COMMISSIONERS
OF THE COUNTY OF TIPPECANOE

BY:

Bruce Osborn, President



Robert F. Fields

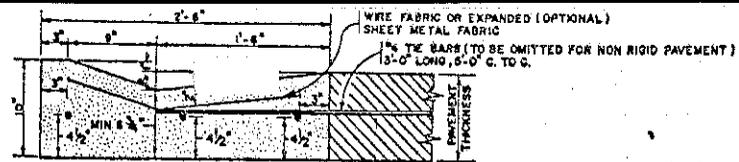


William G. Vanderveen

ATTEST:

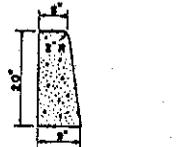


Michael E. Smith, Auditor

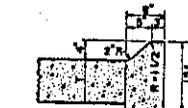


NOTE: DIMENSION "A" SHALL BE 2 1/4" EXCEPT WHERE GUTTER IS CONSTRUCTED ON 0.0% GRADE, IN WHICH CASE "A" SHALL VARY FROM 3/4" TO 2 1/4" AS DIRECTED BY THE ENGINEER

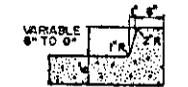
STANDARD LIP GUTTER
SCALE: 1 1/2" = 1'-0"



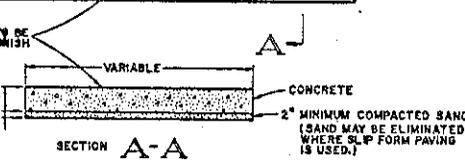
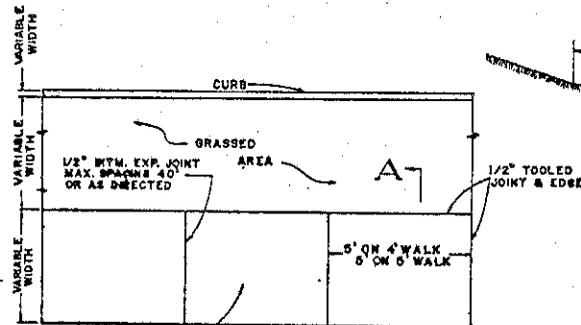
CONCRETE CURB



CONCRETE CURB
TYPE "B"



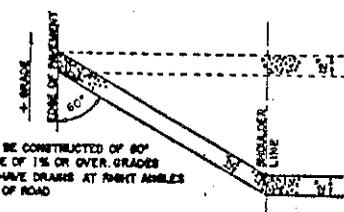
MONOLITHIC CURB



SECTION A-A
CONCRETE SIDEWALK DETAIL



ALTERNATE
CONCRETE SIDEWALK DETAIL
(MAY BE REQUIRED IN MINOR SUBDIVISIONS)

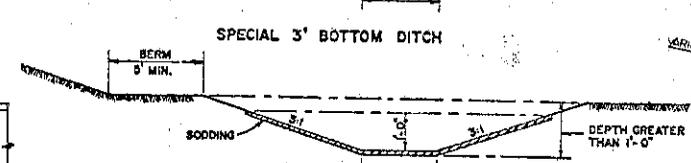
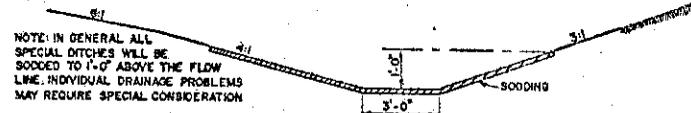


NOTE: DRAIN TO BE CONSTRUCTED OF 60° ANGLE ON GRADE OF 1% OR OVER. GRADES LESS THAN 1% HAVE DRAINS AT POINT ANGLES TO CENTERLINE OF ROAD

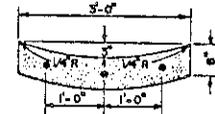
PLAN



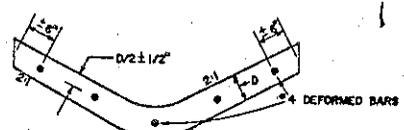
SECTION
SHOULDER DRAINS
SCALE: 1/4" = 1'-0"



SPECIAL 3' BOTTOM DITCH WITH BERM
SODDED DITCH DETAILS
NO SCALE



CONCRETE GUTTER
NO SCALE

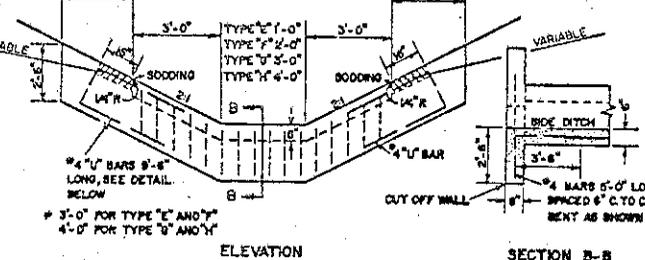
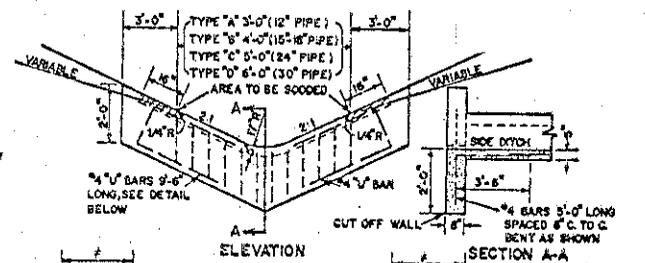


REINFORCED PAVED SIDE DITCH
(TYPICAL FOR ALL TYPES)
OUTSIDE BARS SHALL BE PLACED APPROXIMATELY 6 INCHES IN FROM EACH EDGE, WITH THE INTERMEDIATE BARS SPACED EVENLY ACROSS THE WIDTH OF THE PAVED SIDE DITCH AS SHOWN, AND SHALL BE OF THE SAME NUMBER AS THE WIDTH IN FEET OF THE PAVED SIDE DITCH

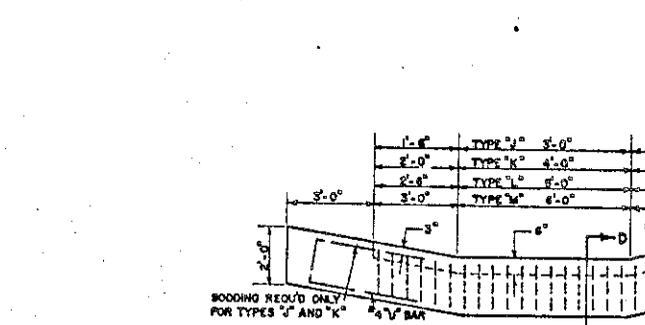
SPACING FOR LUGS FOR HIGHLY EROSIVE SLOPES

3% - 5%	200 FOOT SPACING
5% - 8%	150 FOOT SPACING
8% - 10%	100 FOOT SPACING
10% & OVER	50 FOOT SPACING

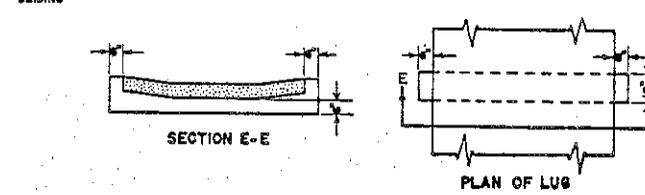
ADD ONE LUG 10 FEET BEYOND CHANGE IN GRADE OR WHERE PAVED SIDE DITCH BREAKS OVER SLOPE, AND AT A POINT 10 FEET BEYOND INTERSECTION OF TWO DIFFERENT TYPES PAVED SIDE DITCH



SECTION A-A



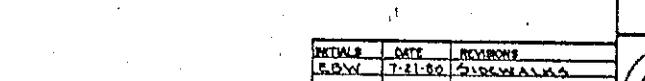
SECTION B-B



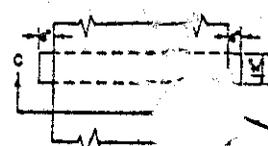
SECTION C-C



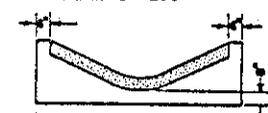
SECTION D-D



SECTION E-E

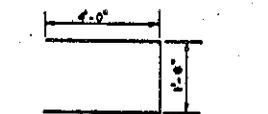


PLAN OF LUG

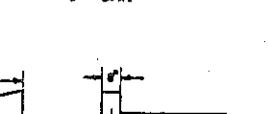


SECTION C-C

NOTE: LUG TO BE POURED MONOLITHIC WITH PAVED SIDE DITCH ON STEEP GRADES WHERE NEEDED TO PREVENT SLIDING



U BAR



SECTION D-D

NOTE: THE INLET AND OUTLET ENDS OF THE PAVED SIDE DITCH SHALL BE PROTECTED BY THE FIELD BY THE PROJECT ENGINEER TO PROPERLY TRANSMIT THE WATER FROM THE EARTH DITCH TO THE PAVED SIDE DITCH OR CONVERSELY

SECTION E-E

NOTE: CUT-OFF WALL TO BE CONSTRUCTED AT THE BEGINNING AND END OF PAVED SIDE DITCH

PLAN OF LUG

NOTE: RIP-RAP SIDE DITCH MAY BE APPROVED IF DESIGN IS ACCEPTABLE TO DRAINAGE ENGINEER.

TIPPECANOE COUNTY HIGHWAY DEPT.
MISCELLANEOUS STANDARDS

DETAILS	DATE	REVISIONS
ELEVATION	7-21-60	DRINKWATER



DATE: 12/1/60

Approval, contingent on the following items being completed prior to the submission of final detailed plans:

1. A drainage plan approved by the County Drainage Board;
2. The inclusion of sidewalks along the south (and as the road turns, east) side of Saw Mill Road from the entrance on Fourth Street to the intersection with Windy Hill Drive, along the north side of Windy Hill Drive from that intersection to US231, and along the south side of Pointe Road from the parking areas for the condos to the Klubhaus parking lot;
3. The inclusion of a shelter located and designed to Staff's satisfaction at the north side of the Klubhaus parking lot to be used as a bus pick-up point for school children;
4. The design to Staff's satisfaction of a unified landscaped, earthformed buffer and signage plan for all commercial frontages;
5. The inclusion to Staff's satisfaction of a replanting scheme for sensitive areas that would be disturbed by sewer line placement;
6. The rewriting of the final note in the Tree Preservation and Removal Program (follows II.E.) to "The above notes on tree preservation/removal are the intended guidelines for the preparation of the detailed construction plans for Saw Mill Run. These notes shall be included and expanded upon in the construction plan specifications;"
7. The design to Staff's satisfaction of a compatible and in-obtrusive trails system, of suitable materials, throughout the open space areas, with a note in the restrictive covenants as to system maintenance;
8. The revision of the proposed restrictive covenants as per Staff's discussion with Petitioners;
9. The revision of the lot numbering system to either number all lots consecutively or in some other way distinguish the residential, commercial and condo lots all having the same numbers;
10. The design to Staff's satisfaction of landscaped and signed access points along Fourth Street/US231 consistent with interior landscaping;
11. The repositioning to Staff's satisfaction of buildings 4 and 5 in the Pointe to take advantage of the additional space provided by the previous removal of eight units;
12. An indication that each condo unit will be provided with a single assigned parking space, with the remainder being designated as visitor spaces; and
13. The provision of more outdoor lighting at the Bluffs extension, in keeping with the approved lighting plan for the Bluffs PD, and within the Pointe parking areas.

Additionally, should Petitioners obtain in a timely fashion that tract of land located near the northern entrance that would widen that access point considerably, Staff would recommend that entrance be redesigned to take advantage of the full width.

DESCRIPTION:

A Part of the Northeast Quarter of Section 31, and parts of the Northwest Quarter and Southwest Quarter of Section 32, all located in Township 23 North, Range 4 West, Fairfield Township, Tippecanoe County, Indiana, described as follows:

Beginning at a point on the western line of the East Half of the Northwest Quarter of said Section 32, said point being located South $02^{\circ} 08' 30''$ East, 330.00 feet, from the northeastern corner of Lot #4 in John L. Reynold's Outlots as recorded in Deed Record 40, Page 309, Office of the Recorder, Tippecanoe County, Indiana, said point also being the southwestern corner of Morinsky Subdivision as recorded in Plat Book 7, Page 19, Office of the Recorder, Tippecanoe County, Indiana; thence North $88^{\circ} 38' 00''$ East, along the southern line of said Morinsky Subdivision extended, 892.18 feet; thence South $01^{\circ} 34' 00''$ East, 167.65 feet; thence North $89^{\circ} 11' 00''$ East, 117.30 feet; thence South $01^{\circ} 34' 00''$ East, 528.00 feet; thence North $89^{\circ} 11' 00''$ East, 316.05 feet; thence South $01^{\circ} 34' 00''$ East, 312.82 feet; thence South $01^{\circ} 38' 00''$ East, 267.76 feet; thence North $85^{\circ} 11' 00''$ East, 333.63 feet, to the centerline of State Road 43; thence southwesterly along the centerline of said State Road 43 on a curve to the right, having a central angle of $00^{\circ} 15' 45''$, a radius of 19,466.30 feet, an arc distance of 89.18 feet; thence South $89^{\circ} 26' 30''$ West, 37.52 feet to the western right-of-way line of said State Road 43; thence southwesterly along the western right-of-way line of State Road 43 on a curve to the right, having a central angle of $00^{\circ} 10' 35''$, a radius of 19,431.30 feet, an arc distance of 59.82 feet; thence North $85^{\circ} 21' 30''$ West, 63.73 feet; thence South $86^{\circ} 11' 00''$ West, 142.67 feet; thence South $28^{\circ} 58' 30''$ West, 183.50 feet; thence North $60^{\circ} 29' 30''$ West, 297.96 feet; thence South $29^{\circ} 30' 30''$ West, 279.60 feet; thence South $60^{\circ} 29' 30''$ East 521.29 feet; thence South $09^{\circ} 14' 00''$ West, 166.38 feet to the centerline of State Road 43; thence southwesterly along the centerline of said State Road 43 on a curve to the right, having a central angle of $28^{\circ} 45' 39''$, a radius of 818.50 feet, an arc distance of 410.86 feet to the southern line of the Northwest Quarter of said Section 32; thence South $88^{\circ} 54' 00''$ West, along the southern line of the Northwest Quarter of said Section Thirty-two, 932.49 feet; thence South $02^{\circ} 47' 00''$ East, crossing into the Southwest Quarter of said Section Thirty-two, 287.66 feet to the northern right-of-way line of State Road 43; thence southwesterly along the northern right-of-way line of said State Road 43 on a curve to the left, having a central angle of $04^{\circ} 51' 42''$, a radius of 1,602.61 feet, an arc distance of 135.98 feet; thence North $38^{\circ} 58' 00''$ West, crossing into the Northwest Quarter of said Section Thirty-two, 539.02 feet; thence South $51^{\circ} 02' 00''$ West, crossing into the Southwest Quarter of said Section Thirty-two, 210.00 feet; thence North $38^{\circ} 58' 00''$ West, crossing into the Northwest Quarter of said Section Thirty-two, 272.07 feet; thence South $51^{\circ} 02' 00''$ West, 116.00 feet to the northeastern right-of-way line of the Norfolk and Western Railway Company; thence traversing the northeastern right-of-way line of said Norfolk and Western Railway Company the following two courses: North $38^{\circ} 58' 00''$ West, 682.57 feet; thence northwesterly, crossing into the Northeast Quarter of said Section 31, on a curve to the right, having a central angle of $23^{\circ} 08' 58''$, a radius of 1,810.93 feet, an arc distance of 711.68 feet to the southern line of John L. Reynold's Outlots, extended; thence North $87^{\circ} 34' 30''$ East, along the southern line of said John L. Reynold's Outlots, extended, 536.82 feet to the southwestern corner of Lot #2 in said John L. Reynold's Outlots; thence North $01^{\circ} 52' 00''$ West, along the western line of Lot #2 in said John L. Reynold's Outlots, 1,024.05 feet; thence North $89^{\circ} 17' 30''$ East, 1,047.26 feet to the point of beginning, containing 124.66 acres, more or less, of which 2.13 acres lie in the Northeast Quarter of said Section Thirty-one, 120.62 acres lie in the Northwest Quarter of said Section Thirty-two, and 1.91 acres lie in the Southwest Quarter of said Section Thirty-two.

The above bearings are based on Deed Records.

EXCEPT:

A Part of the Northwest Quarter of Section 32, Township 23 North, Range 4 West, Fairfield Township, Tippecanoe County, Indiana, described as follows:

Beginning at a point on the western line of Lot #2 in John L. Reynold's Outlots, said point being located North 01° 52' 00" West, 444.05 feet from the southwestern corner of Lot #2 in said John L. Reynold's Outlots; thence North 01° 52' 00" West, along the western line of Lot #2 in said John L. Reynold's Outlots, 390.00 feet; thence North 57° 00' 00" East, 78.32 feet; thence North 76° 59' 30" East, 284.27 feet; thence South 21° 27' 00" East, 90.26 feet; thence South 75° 58' 00" East, 144.30 feet; thence North 57° 16' 00" East, 83.22 feet; thence South 54° 27' 30" East, 43.01 feet; thence South 15° 56' 30" East, 109.19 feet; thence South 28° 40' 30" East, 145.90 feet; thence South 77° 19' 00" East, 123.02 feet; thence South 49° 20' 30" East, 112.03 feet; thence South 18° 47' 00" East, 155.23 feet; thence South 41° 31' 00" East, 209.73 feet; thence South 63° 15' 30" East, 146.71 feet; thence South 42° 44' 00" East, 125.23 feet; thence South 10° 07' 30" West, 142.21 feet; thence North 78° 57' 00" East, 130.42 feet; thence South 31° 28' 30" East, 172.36 feet; thence South 45° 40' 30" East, 240.44 feet; thence North 86° 25' 30" East, 80.15 feet; thence South 78° 41' 30" East, 86.68 feet; thence North 25° 40' 30" East, 57.69 feet; thence North 79° 41' 30" West, 55.90 feet; thence North 47° 43' 30" West, 74.31 feet; thence South 75° 58' 00" East, 144.29 feet; thence North 72° 21' 00" East, 115.42 feet; thence South 78° 41' 30" East, 254.96 feet; thence South 47° 21' 00" East, 146.86 feet; thence South 28° 58' 30" West, 70.00 feet; thence North 60° 29' 30" West, 297.96 feet; thence South 29° 30' 30" West, 264.60 feet; thence South 77° 31' 00" West, 281.12 feet; thence North 35° 23' 30" West, 233.09 feet; thence North 57° 48' 30" West, 159.54 feet; thence South 69° 26' 30" West, 42.70 feet; thence North 75° 35' 00" West, 180.67 feet; thence North 45° 00' 00" West, 233.37 feet; thence North 90° 00' 00" West, 45.00 feet; thence North 06° 50' 30" East, 125.90 feet; thence North 69° 13' 30" West, 155.12 feet; thence North 50° 11' 30" West, 155.16 feet; thence North 30° 04' 00" West, 109.81 feet; thence North 21° 15' 00" West, 193.10 feet; thence North 33° 41' 30" West, 216.34 feet; thence North 90° 00' 00" West, 134.99 feet; thence South 77° 30' 00" West, 207.90 feet; thence South 61° 53' 30" West, 164.36 feet; to the point of Beginning, containing 17.61 acres, more or less.

The above bearings are based on Deed Records.

EXCEPT:

A Part of the West Half of the Northeast Quarter of Section 32, Township 23 North, Range 4 West, Parifield Township, Tippecanoe County, Indiana, described as follows:

Commencing at a point on the westerly right-of-way line of State Road 43, said point being located 1,712.00 feet South and 1,067.70 feet West of the northeast corner of the West Half of the Northeast Quarter of said Section 32; thence northerly along the western right-of-way line of State Road Forty-three, 60.00 feet, to the point of beginning of this description, said point being the northeastern corner of a 0.078 acre tract conveyed to Durkee's Run Development Company Limited; thence South $89^{\circ} 26' 30''$ West, along the northern line of said 0.078 acre tract, 59.80 feet to the centerline of the old South Fourth Street Road; thence North $20^{\circ} 58' 30''$ East, along said centerline 90.22 feet to the southern line of a 0.57 acre tract as recorded in Deed Record 80, Page 54, Office of the Recorder, Tippecanoe County, Indiana; thence North $86^{\circ} 11' 00''$ East, along said southern line, 46.59 feet to the western right-of-way line of State Road 43; thence southwesterly along the western right-of-way line of State Road 43, on a curve to the right, having a central angle of $00^{\circ} 15' 23''$, a radius of 19,431.30 feet, an arc distance of 86.94 feet, to the point of beginning, containing 0.10 of an acre, more or less.

The above bearings are based on Saw Hill Run.