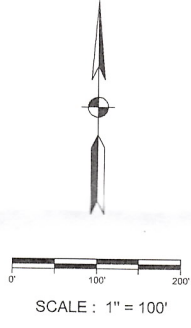


PROPOSED DAYTON SUBDIVISION



JOB NO: 14144	SHEET: 1 OF 1	OFFICE INFORMATION: PROJECT: 13142018144 14144 Conceptual Layout 3-2-Coord DRAWING DATE: Dec. 03, 2016 DESIGN BY: KJS DRAWN BY: KJS CHECKED BY: PNC FIELD BOOK: 58 XXX	 Vester and Associates Inc. LAND SURVEYING AND ENGINEERING	OFFICE LOCATION: 393 COLUMBIA STREET, SUITE 101 LAFAYETTE, INDIANA 47901 PHONE: (765) 742-6478 FAX: (765) 742-3271 http://www.vester.com	STEVE CONNORS - BUILDER	PART OF THE WEST HALF OF SECTION 9, TOWNSHIP 22 NORTH, RANGE 3 WEST, SHEFFIELD TOWNSHIP, TIPPECANOE COUNTY, INDIANA	NO. 1 2 3 4 5 6 7	REVISION	DATE
		PROPOSED SUBDIVISION 110 LOT SUBDIVISION							



JOB NO: 14144	SHEET: 1 OF 1	OFFICE INFORMATION:
		F:\PROJECTS\14xxx\14144\14144 Conceptual Layout-5-3-Color-MAG
		DRAWING DATE: Dec 02, 2016
		DESIGN BY: KJS
		DRAWN BY: KJS
		CHECKED BY: PNC FIELD BOOK# SB XXX



OFFICE LOCATION:
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LAFAYETTE, INDIANA 47901
PHONE: (765) 742-6479
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http://www.vester.com

STEVE CONNORS - BUILDER

PROPOSED SUBDIVISION
110 LOT SUBDIVISION

PART OF THE WEST HALF OF SECTION 9, TOWNSHIP 22 NORTH, RANGE 3 WEST, SHEFFIELD TOWNSHIP, TIPPECANOE COUNTY, INDIANA		
NO.	REVISION:	DATE:
1		
2		
3		
4		
5		
6		
7		

SITE DATA AND ANALYSIS:	REQUIRED:	PROPOSED:
SITE AREA:		54.950± ACRES TOTAL
PRESENT ZONING:	AW	R1
MINIMUM LOT AREA:	10,000 SQ. FT.	15,189 SQ. FT.
MINIMUM LOT WIDTH:	75' (65' @ SETBACK ON 50'+ RADIUS)	80'
MAXIMUM LOT COVERAGE BY BUILDINGS:	30%	25%
MINIMUM VEGETATIVE COVER	40%	75%
REQUIRED SETBACKS:		
SIDE YARD SETBACKS ARE	6'	6'
FRONT YARD SETBACKS ARE	25'	40'
REAR YARD SETBACKS ARE	25' (PRIMARY USE BUILDING)	25'
UNLESS OTHERWISE NOTED HEREON	10' (ACCESSORY BUILDING)	10'
MAXIMUM BUILDING HEIGHT:	35'	<35'
PROPOSED DESIGN LOT DENSITY:		
TOTAL NUMBER OF LOTS:		110
AVERAGE LOT SIZE :	83' X 160'	0.34± ACRES
LOT DENSITY:		2.0 LOTS PER ACRE
MAXIMUM ALLOWABLE DENSITY:		
TOTAL NUMBER OF LOTS:		150
AVERAGE LOT SIZE :	75' X 133'	0.22± ACRES
LOT DENSITY:		2.7 LOTS PER ACRE
PROPOSED LANDSCAPE AREAS		2.5± ACRES
PROPOSED POND AREAS		2.7± ACRES
INDIVIDUAL SITES WILL BE SERVED BY CITY WATER AND SEWER. OTHER AMMENITIES INCLUDE STREET LIGHTS AND SIDEWALKS.		
THE ZONING RESTRICTIONS INDICATED ABOVE ARE TAKEN FROM THE UNIFIED ZONING ORDINANCE OF TIPPECANOE COUNTY, SECOND EDITION (EFFECTIVE JANUARY 2, 1998)		





Revenue from Water and Sewer Tap Fees

Water and sewer tap fees per home \$750

X 110 homes

\$82,500

Utility Participation Fee Assessments

Ryan Smith from BF&S advised that the water participation fee is \$1,800 per acre and the sewer participation fee is \$1,200 per acre.

Site is 54 acres

Estimated revenue from participation fees:

- Water \$1,800 x 54	\$97,200
- Sewer \$1,200 x 54	<u>\$64,800</u>
Total Participation Fees	\$162,000

Estimated Revenue from Real Estate Taxes

Assumptions:

- 110 Homes
- Average assessed value \$300,000
- Homestead exemption \$45,000
- Dayton tax rate \$1.8871

Estimated Tax Revenue:

Average assessed value less homestead exemption	\$245,000
X Town of Dayton tax rate	<u>.018871</u>
= Potential revenue per home	\$4,623.39
X 110 homes	\$508,573