

# Hack Farms Properties

West side of Old Romney Rd. between Elston Rd. and SR 25

Date: June 25, 2014

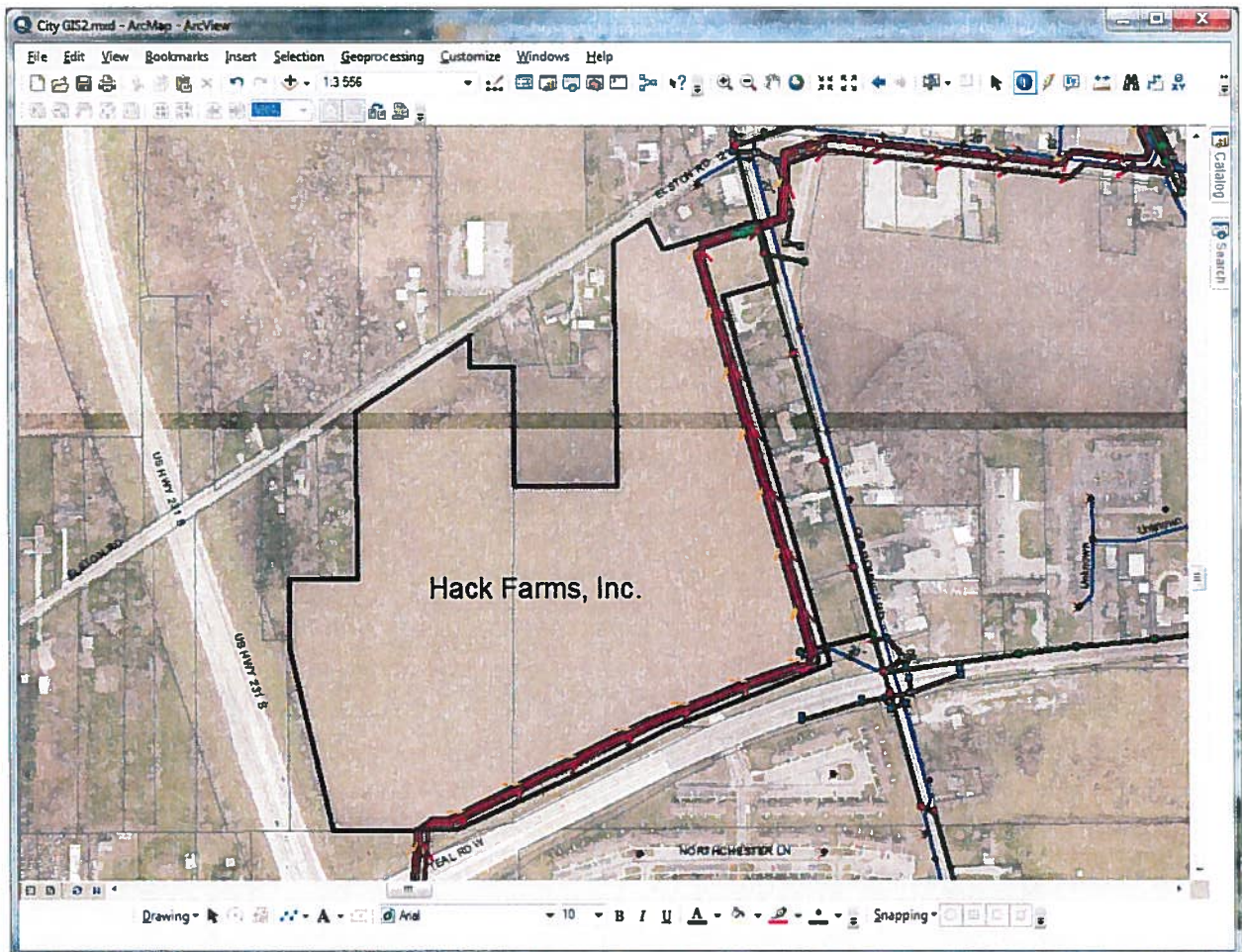
Approximately 37 acres located on the west side of Old Romney Road, North of SR 25, South of Elston Road and east side of New US 231. Auditor's Key Numbers 158-10605-0311 and 158-10605-0730.

## UTILITY SERVICE AREA 15 COST RECOVERY FEES\*

Water	Wastewater	Stormwater
\$3,360 per acre*	n/a	n/a

Total \$3,360 per acre.

\* Fees based on R7 version of the calculation sheet. Fees are subject to periodic changes until a Utility Service Agreement has been approved by the Lafayette Board of Public Works and Safety.



### **Zoning Information**

Existing Zoning is a combination of R1 and HB (Single Family Residential and Highway Business)

### **Available City Utilities**

- A 20" watermain is present near the southeast corner of the property in the northwest quadrant of the intersection of Old Romney Road and SR 25 as shown in blue on the preceding page. Additionally, a 12" watermain is present one lot east of the northeast corner of the property along the south side of Elston Road.
- 10" diameter sanitary sewer exists at a depth of 4.3 feet at the southeast corner of the site. The sewer lines are indicated by green lines on the attached photo. The depth of this sewer is not adequate to serve the proposed property by gravity sewer mains. A sanitary sewer pumping station would be required as a part of any development.
- The eastern and southern property is encumbered by City Easements for the three large diameter forcemains indicated on the drawing. Increase or reduction of cover and any proposed construction over these areas would be heavily scrutinized by the Engineering Department.

### **Vehicular Access**

Vehicular access could be considered on Elston Road in the two locations where the subject property extends to the road. INDOT would have jurisdiction over the SR 25 (aka US 52, aka Teal Road West) right-of-way. They have been known to require traffic impact studies for any new development on a US Highway route or State Road. The suitability of any existing approaches would be reviewed with that submittal. Due to existing road configurations, vehicular access on Old Romney Road would not be appropriate.