

NOTICE OF PUBLIC HEARING
PROPOSED DESIGN WAIVER

Notice is hereby given that the Plan Commission of the County of Porter, Indiana, will hold a public hearing on the 28th day of February, 2018, at 5:30 p.m., in the Porter County Administrative Center, 155 Indiana Avenue, Suite 205, Valparaiso, Indiana, to consider the petition of Timberland Farms, LLC, seeking a Design Waiver approval for a proposed (38) Lot Major Subdivision for the following: 1) Access Road Standards - Less than one access point to Meridian; and 2) Cul-de-sac Street Standards - In Timberland Farms Phase 1 (at the North end) of Timberland Farms Drive deviates from Unified Development Standards, located in a Low Density Single-family Residential (R1) District, to be located on the following described property:

LEGAL DESCRIPTION:

Part of the Northwest Quarter of Section 24, Township 36 North, Range 6 West, Second Principal Meridian, Porter County, Indiana and being more particularly described as follows:

Beginning at the southwest corner of the plat of Timberland Farms, Phase 2, as recorded in Plat File 50-A-3C in the Office of the Recorder of Porter County, Indiana; thence South 00 degrees 20 minutes 26 seconds East, 711.79 feet along the West line of said Northwest Quarter to the northwest corner of the plat of Timberland Farms, Phase 1, as recorded in Plat File 50-A-3B in said Office of the Recorder; thence North 89 degrees 39 minutes 34 seconds East, 571.82 feet along a north line of said Phase 1 to a corner of said Phase 1; thence North 87 degrees 31 minutes 30 seconds East, 60.00 feet along a north line of said Phase 1 to a corner of said phase 1; thence Northerly, an arc length of 111.04 feet, along a northeasterly line of a 60-foot wide offsite drainage and utility easement shown on the plat of said Phase 1 and being a non-tangent curve, concave westerly, having a radius of 230.00 feet and a chord bearing and length of North 16 degrees 18 minutes 19 seconds West, 109.96 feet to the intersection with a southerly line of offsite easement #6 shown on plat of said Phase 2; thence along the southerly lines of said offside easement #6 the following six courses: 1) thence non-tangent to the last described curve, North 59 degrees 45 minutes 35 seconds East, 50.00 feet; 2) thence North 47 degrees 47 minutes 58 seconds East, 70.00 feet; 3) thence North 58 degrees 10 minutes 32 seconds East, 75.00 feet; 4) thence North 49 degrees 45 minutes 11 seconds East, 165.13 feet; 5) thence North 37 degrees 34 minutes 43 seconds East, 50.00 feet; and 6) thence North 46 degrees 39 minutes 59 seconds East, 390.00 feet to the intersection with a southwesterly line of offsite easement #5 shown on the plat of said Phase 2; thence South 48 degrees 01 minutes 40 seconds East, 77.03 feet along a southwesterly line of said offsite easement #5 and its extension to a 5/8-inch diameter rebar; thence North 65 degrees 41 minutes 46 seconds East, 67.83 feet to a 5/8-inch diameter rebar on the East line of the West Half of said Northwest Quarter; thence North 00 degrees 21 minutes 50 seconds West, 844.80 feet along the East line of the West Half of said Northwest Quarter to the intersection with a southeasterly line of the plat of said Phase 2; thence along the lines of plat of said Phase 2 the following ten courses: 1) thence South 45 degrees 13 minutes 16 seconds West, 274.00 feet; 2) thence Northwesterly, an arc length of 54.36 feet, along a non-tangent curve, concave southwesterly, having a radius of 230.00 feet and a chord bearing and length of North 51 degrees 32 minutes 57 seconds West, 54.23 feet; 3) thence non-tangent to the last described curve, South 31 degrees 40 minutes 50 seconds West, 60.00 feet; 4) thence South 18 degrees 04 minutes 18 seconds West, 299.05 feet; 5) thence South 65 degrees 41 minutes 46 seconds West, 596.35 feet; 6) thence North 00 degrees 48 minutes 14 seconds West, 19.89 feet; 7) thence North 90 degrees 00 minutes 00 seconds West, 130.01 feet; 8) thence South 00 degrees 48 minutes 14 seconds East, 25.60 feet; 9) thence South 89 degrees 11 minutes 46 seconds West, 60.00 feet; and 10) thence North 00 degrees 00 minutes 00 seconds East, 60.00 feet.

feet; and 10) thence North 90 degrees 00 minutes 00 seconds West, 223.14 feet to the point of beginning, containing 21.46 acres, more or less.

GENERAL LOCATION: A parcel of land located on East side of Meridian/Timberland Farms Drive, in Liberty Township, Porter County, Indiana.

Written suggestions to said proposed Design Waiver may be filed with the Director of the Porter County Plan Commission before such public hearing and/or verbal statements relating thereto will be heard at the above designated time and place. A copy of the file is available for public view at the Plan Commission office.

PLAN COMMISSION
PORTER COUNTY, INDIANA
Robert W. Thompson, Jr., AICP
Director

2/16/18 - hspaxlp