

FINAL PLAT PETITION
(Residential / Single Family)
LOWELL PLANNING COMMISSION

PC
24-023

7/31/24
~~8/1/24~~

_____ Date of Filing Fee Paid: _____
_____ Subdivision Improvement Agreement Receipt No. _____
_____ Subdivision Petition (1 copy)
_____ Mylar (3 copies)
_____ Performance Bond or Letter of Credit
 Filing Fee: \$ 100.00 + 5.00 per lot 19 lots
_____ Engineering Inspection Fee: 0.625% of the total value of all site improvements.
(Lowell Code 11.160; Ordinance 2005-30)

Name of Petitioner: Lifehouse Development LLC

Mailing Address: P.O. Box 352, Lowell, IN 46356 Phone: 219-696-6314

Name of Owner: Lifehouse Development LLC

Mailing Address: P.O. Box 352, Lowell, IN 46356 Phone: 219-696-6314

Address Subdividing: 18306 Clark Street, Lowell, IN

Legal Description: See Attached (attach sheet if necessary)

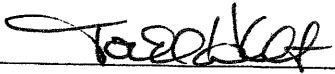
Request Final Approval of: Lots 1-7, 62-67, 74-77, 90, and 91

Present Use: Vacant

Reason for Request: To plat lots to sell

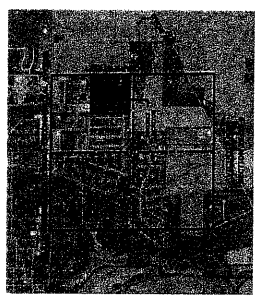
Proposed Usage: Single Family Residential

8/1/24
Date


Signature of Petitioner

Beverly Estates Unit II - Phase II

SCALE - FEET
80 40 0 80



- Particulars**
- For lots one subject to the Town of Lowell Residential District:
 - Front-Yard Setback: 20'
 - Side-Yard Setback: 5'
 - Rear-Yard Setback: 20' (30' on R.R.)
 - Lot Width (Minimum): 40'
 - Lot Coverage (Maximum): 40%
 - Ground Floor Area (Minimum of living area): 400 sq. ft.
 - All exterior corners that do not have an existing monument to concrete and foundation cap located "McMAHON FROM CORNER" shall align on identification marker located "McMAHON FROM CORNER".
 - All interior corners shall be set with a new monument 10/32" x 3/4" rebar and identification cap located "McMAHON FROM CORNER".

Remarks:

- A utility easement is hereby granted to the Town of Lowell for the installation and use of water, gas, sewer, and other utilities in the area shown on this plan. The easement shall be in, over, under, and across the land shown on this plan. The easement shall be in, over, under, and across the land shown on this plan. The easement shall be in, over, under, and across the land shown on this plan.
- A drainage easement is hereby granted to the Town of Lowell for the installation and use of a drainage system, ditch or pipe and related "ditches" and "basement" for the purpose of drainage of storm water runoff.

Witness my hand and seal this _____ day of _____, 2024.

Mayor-President

Secretary

President

My Commission Expires _____

Submitted to and accepted by the Planning Commission of the Town of Lowell, Lake County, Indiana this _____ day of _____, 2024.

President

Secretary

Notary Public

My Commission Expires _____

Submitted to and accepted by the Planning Commission of the Town of Lowell, Lake County, Indiana this _____ day of _____, 2024.

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President

Secretary

McMAHON ENGINEERS ARCHITECTS
952 South State Road 2
Westfield, Indiana 46183
Tel: (317) 474-4242
mcmahon-engineers.com

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