



HUNTINGTON COUNTYWIDE DEPARTMENT OF COMMUNITY DEVELOPMENT

201 N Jefferson St., Room 204
Huntington, IN 46750
Office: (260) 358-4836
Fax: (260) 355-2313

March 26, 2024

Estate of Josephine and Kell Fullhart
8719 Beacon Woods Place
Fort Wayne, IN 46804

Dear Mr. and Mrs. Fullhart,

Please be advised the Subdivision Plat Committee of the Huntington County Plan Commission, at a regular meeting held on March 26, 2024, approved the request for a Minor Subdivision on property located at 2390 S 950 W, Andrews, Indiana, with the following conditions:

These conditions are standard conditions and are used to inform you of possible issues that could arise with subdividing land.

- **In complying with State Statute, the request of the docket requires primary and secondary approval before the surveys can be disbursed. Surveys are available to be picked up after 7 days from the date the survey is approved at Plat Committee.**
- Subject to the requirements of 410 IAC 6-8.3 and Huntington County Ordinance 2011-4.
- Subject to the ability to obtain a well location permit according to Huntington County Ordinance 2000-02.
- The Huntington County Dept. of Health must have the exact location, description of materials (type and size of tank, pipe specifications, etc.) and elevations of the residential sewer, septic tank and components of the soil absorption system are identified by the owner(s) or their respective agent (s) on a scaled, certified plat of the said property. The onsite system must meet 410 IAC 6-8.2 requirements, or a repair permit must be obtained from the Huntington County Dept. of Health and the system properly installed and inspected.
- If any tiles are cut, broken down, or rendered useless during construction activity on this tract, the landowner will be responsible for the repair, replacement, or relocation of the tile (on this tract) to maintain the amount of drainage through this tract that existed when this tract was created.
- The locations where surface water enters and exits this tract, that existed when this tract was created, shall not be altered.
- Water, which sheds off of a new structure (especially when the new structure is elevated and/or near a property line), shall exit the tract in the same location as it did when the tract was created. Note: Swales, tiles, etc. may need to be utilized to meet the requirements of this condition.

- If there is to be a drive approach for the farm ground, a drive cut permit will need to be applied for with the highway department.

Lot Line Adjustments and Minor Subdivision approvals shall be valid for a period of two (2) years (from the date of approval) as indicated on the stamp and signature affixed to the front of the plat. If combining parcels, the approved combination legal must be used.

It is the applicant's responsibility to obtain approved surveys on or after April 2, 2024, from the Department of Community Development, Room 204, County Courthouse, 201 North Jefferson Street, Huntington, Indiana. Please note that once your survey has been approved through Plat Committee, it then requires processing through the Auditor's Office and the Recorder's office to assure proper transferring of title. The Auditor's Office will require the newly prepared deed(s) to be submitted along with the approved survey. A title company or an attorney can prepare the new deed(s) for you.

Violations of listed conditions are considered violations of the Subdivision Control Ordinance and could be subject to fines and penalties (Section 26).

Please be advised that any decision of the Subdivision Plat Committee may be appealed to the Plan Commission. An appeal must be filed within five (5) days of the date of this letter.

If you have any further questions, please feel free to contact our department.

Sincerely,



Jessica Beal

Subdivision Coordinator

Jessica.Beal@huntington.in.us