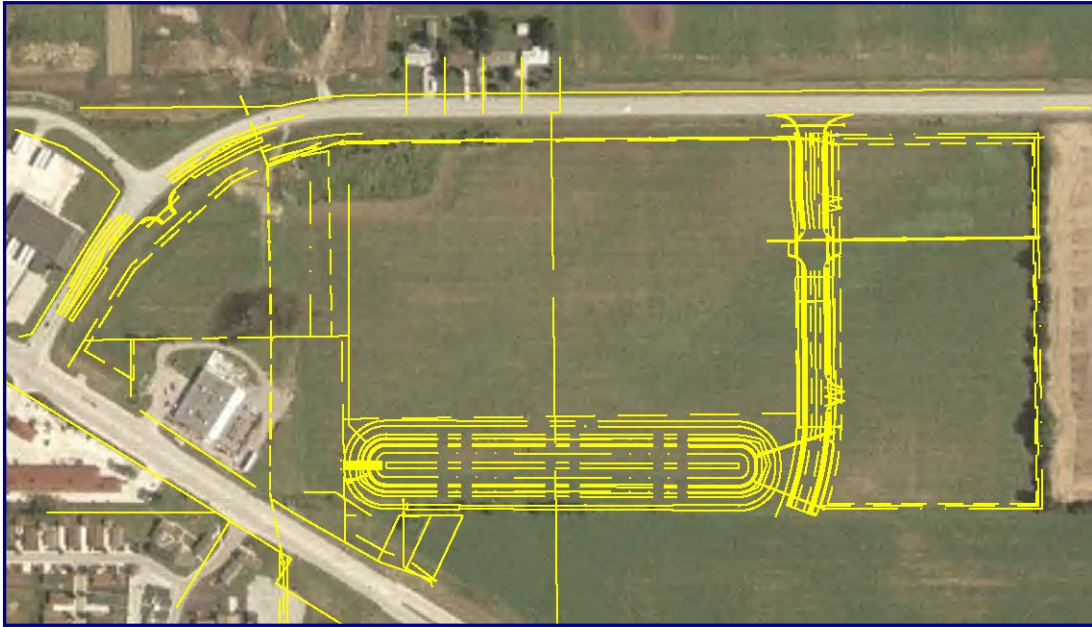


# HAGGERTY POINTE



**Project:** Master Plan and Construction Drawings for a 50-acre Business/Industrial Development

**Client:** LB Associates, LLC

**Funding:** Private

**Summary:** Haggerty Pointe is located on the east side of Lafayette, Indiana between State Road 38 and Haggerty Lane. BFS assisted the Owner during coordination with several government agencies including Lafayette Utilities, Tippecanoe County Area Plan Commission, Tippecanoe County Surveyor, INDOT and the City of Lafayette as well as private utility companies. A major challenge to developing the site design was creation of a master drainage plan that impacts this site and approximately 35 acres of off-site property. Due to predeveloped site conditions, coordination with adjacent property owners and hydraulic modeling was necessary to determine the design that would most benefit the Owner while maintaining cooperative efforts with the County Drainage Board's regional watershed plan and the adjacent property owners. The site's location meant integrating with the local Thoroughfare Plan to incorporate a Collector Road into the roadway layout, further defining the overall site design. BFS analysis and design efforts included the layout and preliminary grading of the entire parcel, including roadways, storm and sanitary sewers, water mains, detention facilities, utilities and wetland delineation, then development of construction drawings. Additional BFS efforts included assistance with development of encroachment agreements with Cinergy PSI, utility permitting, as well as easements and right-of-way documents.