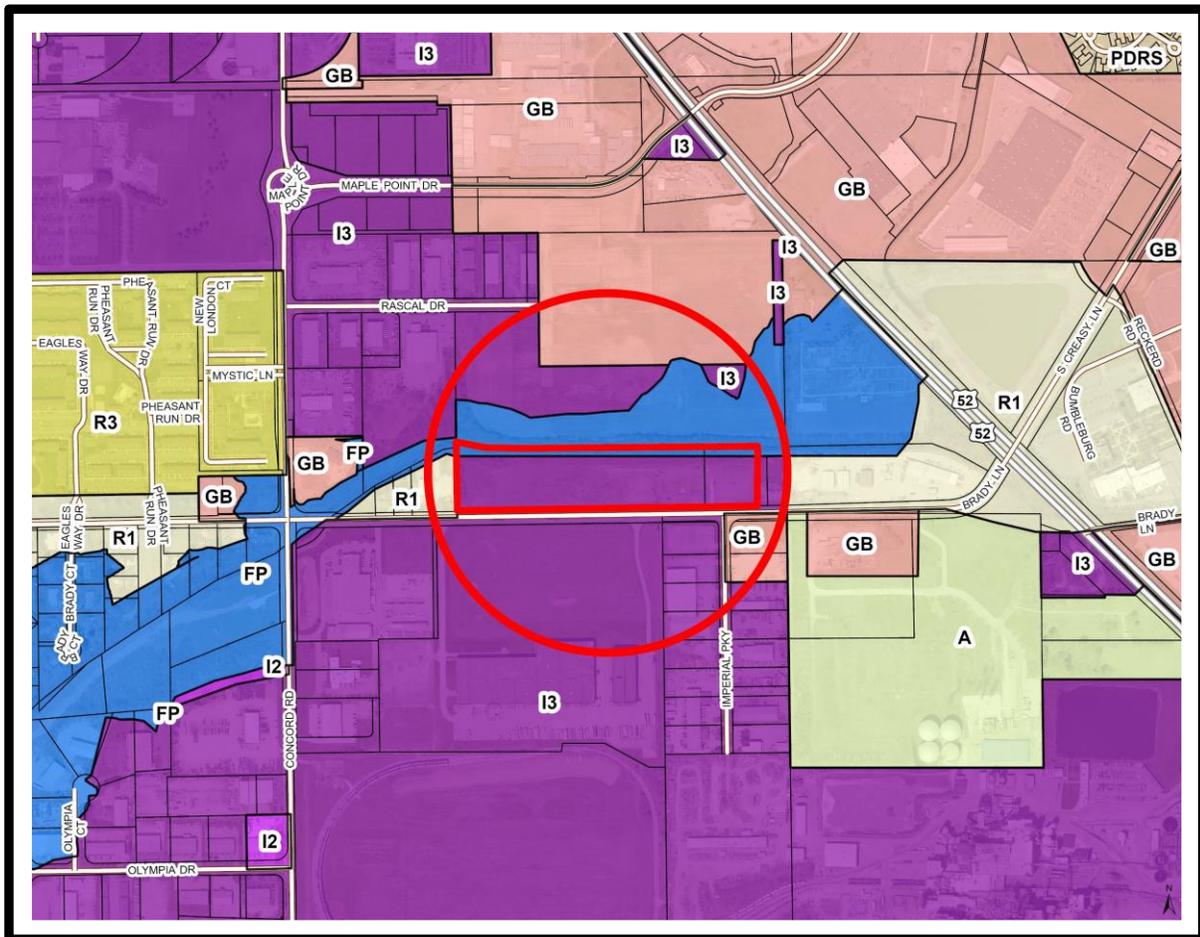

S-4929
NORFLEET COMMERCIAL SUBDIVISION, PART 3, A REPLAT
OF PARTS 1 & 2
(minor-sketch)

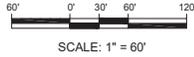
STAFF REPORT
July 30, 2020



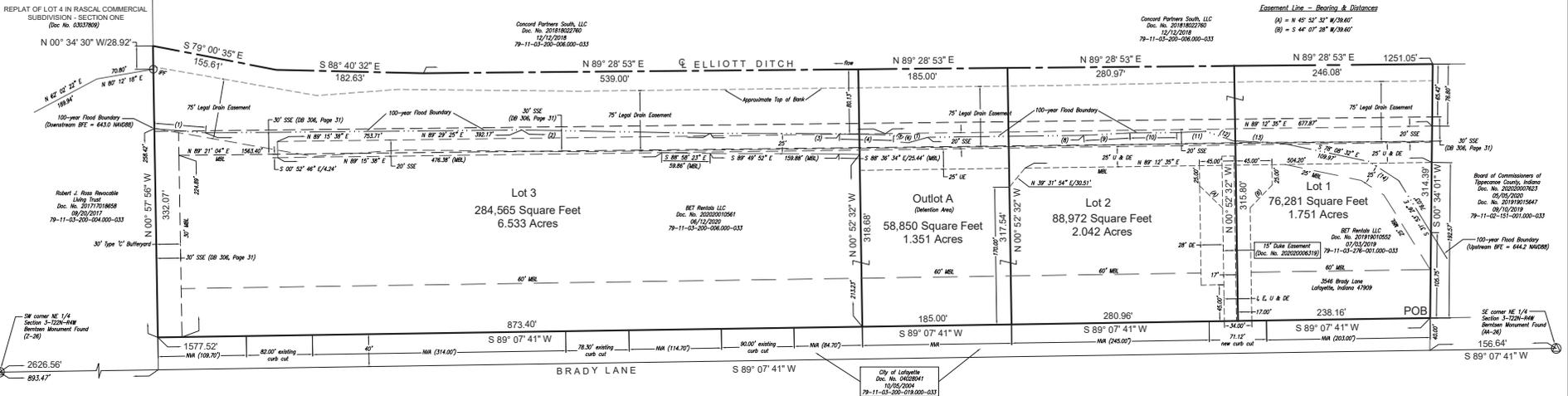


NORFLEET COMMERCIAL SUBDIVISION, PART THREE (Sketch Plan)

A REPLAT OF LOT 1 IN NORFLEET COMMERCIAL SUBDIVISION, PART ONE & A
REPLAT OF LOT 2 IN NORFLEET COMMERCIAL SUBDIVISION, PART TWO



LINE BEARING AND DISTANCES TABLE - 100-YEAR FLOOD BOUNDARY					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
(1)	S 89° 23' 42" E	63.61'	(9)	N 89° 18' 41" E	193.08'
(2)	S 89° 58' 23" E	233.82'	(10)	N 89° 53' 29" E	57.31'
(3)	S 89° 49' 50" E	159.96'	(11)	N 89° 25' 28" E	58.56'
(4)	S 89° 36' 34" E	82.20'	(12)	N 87° 21' 45" E	35.91'
(5)	S 43° 24' 57" E	11.90'	(13)	S 70° 47' 43" E	36.05'
(6)	S 89° 38' 54" E	16.11'	(14)	S 87° 11' 25" E	61.01'
(7)	N 74° 29' 09" E	25.32'			



REPLAT OF LOT 4 IN RASCAL COMMERCIAL SUBDIVISION - SECTION ONE (Doc No. 0337809)

100-year Flood Boundary (downstream BFE = 643.0 W6008)

75' Legal Driv Easement

30' Type 'C' Bufferzone

Robert J. Rose Revocable Living Trust
Doc. No. 20171018658
09/20/2019
79-11-03-200-004.000-033

Concord Partners South, LLC
Doc. No. 20161802270
02/12/2018
79-11-03-200-006.000-033

Concord Partners South, LLC
Doc. No. 20161802270
02/12/2018
79-11-03-200-006.000-033

Easement Line - Bearing & Distances
(8) = N 40° 52' 33" W/39.61'
(9) = S 44° 07' 28" W/39.60'

Board of Commissioners of Tippecanoe County, Indiana
Doc. No. 20200007953
05/05/2020
Doc. No. 20190326447
09/10/2019
79-11-02-151-001.000-033

100-year Flood Boundary (upstream BFE = 644.2 W6008)

SE corner NE 1/4 Section 3, T22N-R9W, Bismarck Monument Found (94-26)

FLOOD PLAIN CERTIFICATION

LEGEND

- L, E, U & DE = Ingress, Egress, Utility & Drainage Easement
- U & DE = Utility & Drainage Easement
- MEL = Minimum Easement Line
- MA = No Vehicular Access
- SSE = Sanitary Sewer Easement
- PF = Iron Pipe Flood
- BFE = Base Flood Elevation
- DE = Drainage Easement
- UE = Utility Easement

DESCRIPTION OF AREA ABOVE THE 100-YEAR FLOOD BOUNDARY (8.541 ACRES):

A part of the Northeast Quarter of Section 3, Township 22 North, Range 4 West, West Township, Tippecanoe County, Indiana, described as follows: Commencing at a Bismarck Monument marking the Southeast corner of the Northeast Quarter of said Section 3; thence South 89° 07' 41" West (Bearings are based on WGS84) 156.64 feet along the South line of said Northeast Quarter and the approximate center line of Brady Lane; thence North 00° 59' 51" West 40.00 feet to the Point of Beginning; thence South 89° 07' 41" West 1,577.52 feet; thence South 89° 29' 25" East 392.17 feet; thence South 88° 58' 23" East 233.82 feet; thence South 89° 49' 50" East 159.96 feet; thence South 88° 36' 34" East 82.20 feet; thence South 43° 24' 57" East 11.90 feet; thence South 89° 38' 54" East 16.11 feet; thence North 74° 29' 09" East 25.32 feet; thence North 89° 23' 42" East 63.61 feet; thence North 89° 58' 23" East 233.82 feet; thence North 89° 49' 50" East 159.96 feet; thence North 89° 36' 34" East 82.20 feet; thence North 87° 21' 45" East 35.91 feet; thence North 89° 25' 28" East 57.31 feet; thence North 89° 18' 41" East 193.08 feet; thence North 89° 53' 29" East 57.31 feet; thence North 89° 35' 28" East 58.06 feet; thence North 87° 21' 45" East 35.91 feet; thence North 70° 47' 43" East 36.05 feet; thence North 87° 11' 25" East 61.01 feet; thence South 78° 08' 32" East 109.97 feet; thence South 57° 21' 51" East 43.52 feet; thence South 31° 53' 26" East 76.03 feet; thence South 00° 34' 01" West 105.75 feet to the Point of Beginning and containing 8.541 Acres.

SURVEYOR'S CERTIFICATION

I, Todd Ashley Starr, a Professional Surveyor in the State of Indiana, do hereby certify that the above described real estate does lie on or above the regulatory flood elevation (100-year frequency) of 644.2 Feet (W6008) of the upstream limit, to 643.0 feet of the downstream limit of the tracts, as shown on the FIS Profile for Elliott Ditch, FEMA Firm Map 1815700163E (Effective Date: August 15, 2017), Cross-Sections X, Y & Z for Elliott Ditch.

CERTIFIED BY:
Todd Ashley Starr Professional Surveyor LS20300028

DESCRIPTION OF NORFLEET COMMERCIAL SUBDIVISION, PART THREE (11.677 ACRES):

A part of the Northeast Quarter of Section 3, Township 22 North, Range 4 West, West Township, Tippecanoe County, Indiana, described as follows: Commencing at a Bismarck Monument marking the Southeast corner of the Northeast Quarter of said Section 3; thence South 89° 07' 41" West (Bearings are based on WGS84) 156.64 feet along the South line of said Northeast Quarter and the approximate center line of Brady Lane; thence North 00° 34' 01" East 40.00 feet to the Point of Beginning; thence South 89° 07' 41" West 1,577.52 feet along the North line of a tract of land owned by the City of Lafayette, as described in Document Number 04028041 in the Office of the Recorder of Tippecanoe County, Indiana (ORTCI); thence North 00° 57' 56" West 332.07 feet along the East line of a tract of land owned by the Robert J. Rose Revocable Living Trust, as described in Document Number 20171018658 (ORTCI) to an iron pipe marking the Southeast corner of the Replat of Lot 4 in Rascal Commercial Subdivision, as recorded in Document Number 0337809 (ORTCI); thence North 00° 34' 01" West 28.92 feet along the East line of said Replat of Lot 4, to the approximate center line of Elliott Ditch; thence along the center line of Elliott Ditch the following three (3) courses: thence (1) South 79° 00' 35" East 155.61 feet; thence (2) South 88° 40' 32" East 182.63 feet; thence (3) North 89° 28' 53" East 1,251.05 feet; thence South 00° 34' 01" West 314.39 feet along the West line of a tract of land owned by the Board of Commissioners of Tippecanoe County, Indiana, as described in Document Number 20200007953 (ORTCI), to the Point of Beginning and containing 11.677 Acres.



Title Holder: BET Rentals LLC
Tax Key No: 79-11-03-200-006.000-033 & 79-11-03-276-001.000-033

**NORFLEET COMMERCIAL SUBDIVISION
PART THREE - SKETCH PLAN**

SHEET 1 OF 1

Drawn By: TAS/MOJ
Proj. No: 20196302

STARR
ASSOCIATES
LAND SURVEYORS & ENGINEERS

215 ALABAMA STREET
LAFAYETTE, INDIANA 47901
(765) 471-8813
WWW.STARRSURVEYING.COM



VICINITY MAP
Not to Scale

This instrument was prepared by Todd Ashley Starr
I affirm, under penalty for perjury, that I have taken reasonable care to report each security number in this document, unless required by law. Todd Ashley Starr

S-4929

NORFLEET COMMERCIAL PART 3, A REPLAT OF PARTS 1 & 2
Minor-Sketch Plan

Staff Report
July 30, 2020

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner and owner, BET Rentals LLC, by Todd Boyd, Managing Member, represented by Todd Starr of Starr Associates, is seeking primary approval to replat 2 existing industrial lots into 3 lots (plus one outlot) on 11.677 acres, located on the north side of Brady Lane, between Concord Road and Sagamore Parkway, in Lafayette, Wea 3 (NE) 22-4.

AREA ZONING PATTERNS:

The property in question is zoned I3, Industrial with a strip of Flood Plain zoning along the northern subdivision boundary line associated with the Elliott ditch. Land adjacent to the east is also I3, with R1 zoning beyond that. South is GB and I3; to the west land is zoned R1. To the north is more Flood Plain, I3 zoning and GB zoning.

AREA LAND USE PATTERNS:

The majority of the land in this request is currently unimproved; however, a building is being constructed on Lot 1. The county highway garage is located to the east; a couple of single-family houses are to the west. To the north and south are several warehousing or light industrial type business uses.

TRAFFIC AND TRANSPORTATION:

Brady Lane is classified as an urban primary arterial. The required 40' half-width right-of-way has already been dedicated to the public. No additional dedication is necessary. According to the City Engineer's office, "the driveway accesses have been thoroughly discussed over the course of the prior platting effort. [The city] has no objection to the 'no vehicular access' limits and access points presented."

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

According to the City Engineer's Office, "there are no concerns from our office. Sanitary sewer exists across the north in an easement that continues to be shown. Water is available in Brady Lane. Drainage is to a legal drain so we collaborate with the Surveyor's office and will assess any new development per the current code."

The required Flood Plain certification and boundary description has been completed and is shown on the sketch plan. This boundary will also need to be shown on the final plat.

CONFORMANCE WITH UZO REQUIREMENTS:

The site is zoned I3 with some Flood Plain from the Elliott ditch. Setbacks shown meet ordinance standards. Lot widths and areas are sufficient.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

1. Except for the approved entrances, a "No Vehicular Access" statement shall be platted along the Brady Lane right-of-way line.
2. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
3. All required building setbacks shall be platted.
4. The Regulatory Flood Elevation and Boundary for the Elliott Ditch Flood Plain shall be shown.
5. The Drainage Board or the County Surveyor shall approve any required drainage plans in compliance with Tippecanoe County Ordinance #2011-27-CM.
6. The street addresses and County Auditor's Key Number shall be shown.

SUBDIVISION COVENANTS – The following items shall be part of the subdivision covenants:

7. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.