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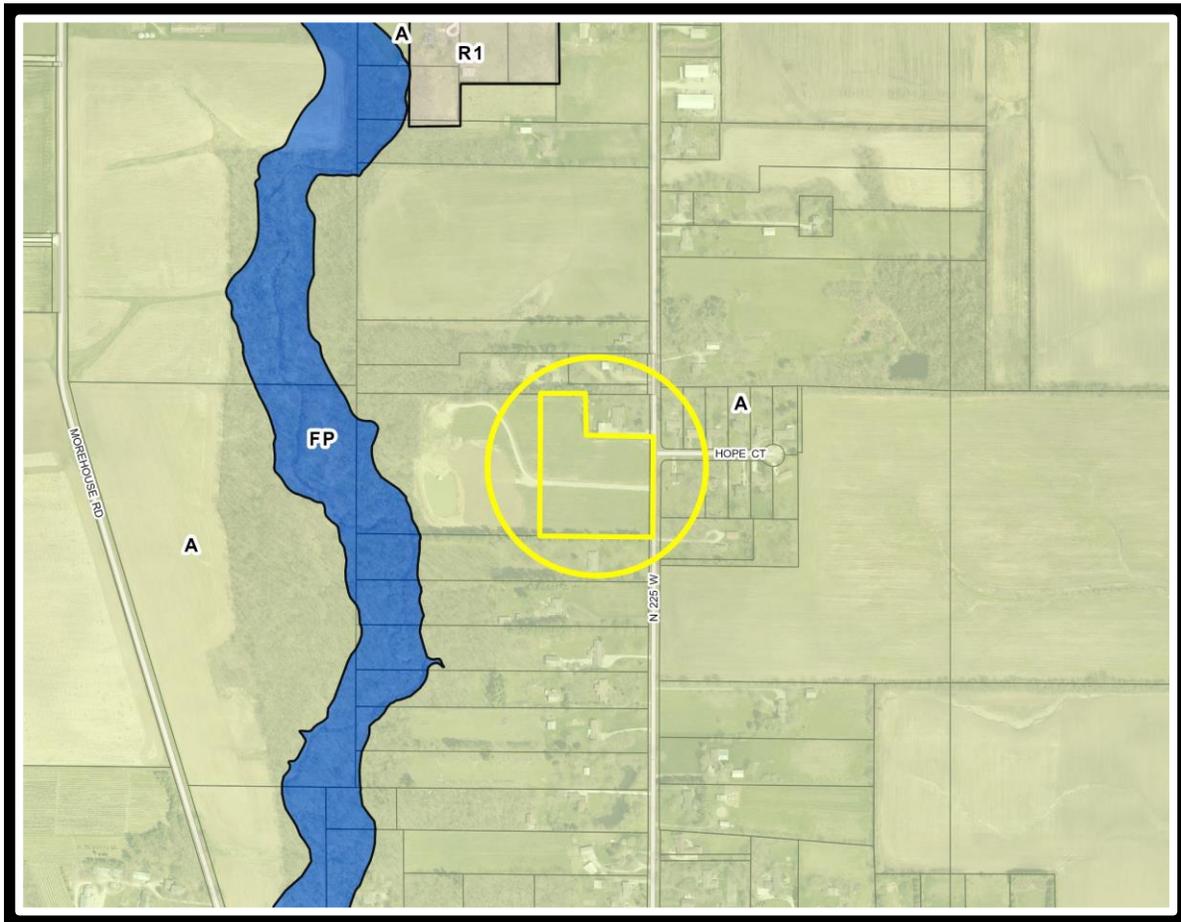
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**S-4939**  
**NEWTON FARMS SUBDIVISION**  
**(minor-sketch)**

**STAFF REPORT**  
**October 15, 2020**

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# SKETCH PLAN NEWTON FARMS SUBDIVISION

A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER  
OF SECTION 26, TOWNSHIP 24 NORTH, RANGE 5 WEST,  
WABASH TOWNSHIP, TIPPECANOE COUNTY, INDIANA.

NW Corner  
SE 1/4  
26-24-5

Robert G. A.  
Gerald E. Baker &  
Darlington, Indiana 47940  
Tax Key No. 79-02-26-400-000-002  
D.R. 93-13207

West line of the Southeast Quarter

## SUBDIVISION DESCRIPTION (6.113 Acres ±)

A part of the real estate conveyed to Sam C. & Denise M. Newton in Deed Record 03004717 and being part of the West Half of the Southeast Quarter of Section 26, Township 24 North, Range 5 West, Wabash Township, Tippecanoe County, Indiana, being a 6.113 acre tract of land shown on a plat of an original minor subdivision survey of said tract certified by Robert Wm. Gross, P.S., No. 880043 on September 4, 2020 as R.W. Gross & Associates, Inc., Project Number 20-096-D-MNS and more particularly described as follows:

Commencing at the Southeast corner of the West Half of the Southeast Quarter of Section 26, Township 24 North, Range 5 West, being marked by an iron pipe; Thence North 00°00'32" East, along the East line of the West Half of the Southeast Quarter, a distance of 1972.94 feet to the Southeast corner of Newton marked by a Mag Nail with washer stamped "RWG 880043" and the Point of Beginning of this description; Thence North 89°23'16" West, along the South line of Newton, a distance of 505.16 feet to a 5/8 inch diameter rebar with a plastic cap stamped "RWG 880043" and hereafter referred to as a standard monument; Thence North 00°20'15" East, parallel with the East line of the West Half of the Southeast Quarter, a distance of 639.07 feet to the North line of Newton marked by a standard monument; Thence South 89°45'36" East, along the North line of Newton, a distance of 200.00 feet to the Northwest corner of the tract conveyed to Gerald F. & Darlean L. Nelson in Deed Book 85, Page 3214 marked by a rebar; Thence South 01°18'54" East, along the West line of Nelson, a distance of 185.77 feet to the Southwest corner of Nelson marked by a rebar; Thence South 88°35'17" East, along the South line of Nelson, a distance of 299.82 feet to the East line of the West Half of the Southeast Quarter and approximate centerline of County Road 225 West marked by a Mag Nail with Washer stamped "RWG 880043"; Thence South 00°20'15" East, along the East line of the West Half of the Southeast Quarter and approximate centerline of County Road 225 West, a distance of 449.51 feet to the Point of Beginning, containing 6.113 acres, more or less.

All bearings, distances and coordinate values shown are referenced to the State Plane Coordinate System NAD 83. The combined scale factor for this project is 1.0000. Distances are ground distances in U.S. Survey feet.

Subject to all easements, rights of way and restrictions of record.

Tract 1  
12.062 Acres ±(M)

## LEGEND

- (M) - Measured
- (R) - Record
- MBS - Minimum Building Setback
- NVA - No Vehicular Access
- DE - Perimeter Drain Easement
- - Rebar Found
- - Iron Pipe Found
- - 5/8" rebar set w/ Plastic Cap Stamped "RWG 880043"
- ▲ - Mag Nail w/Washer set Stamped "RWG 880043"



George E. &  
Mary M. Baker  
5328 N. 225 W.  
West Lafayette, Indiana 47906  
Tax Key No. 79-02-26-400-009-000-022  
Book 300, Page 480

## NOTES:

- Construction and maintenance of private drives and access roads to lots shall be the responsibility of the owner(s) of the land and shall not be accepted by any participating jurisdiction.
- Existing contours are based upon data services provided by the Open Topography Facility with support from the National Science Foundation under NSF Award Numbers 1948997, 1948994 & 1948887 (openst.topography.org).

Tax Key Number(s): 79-02-26-400-015-000-022  
Document Number: 03004717  
Owner(s) of Record: Sam C. & Denise M. Newton  
Property Address: North 225 West  
West Lafayette, Indiana 47906

## SURVEYOR'S CERTIFICATION

I, Robert Wm. Gross, do hereby certify that I am a registered professional Land Surveyor in the State of Indiana, and that this plot correctly represents a survey completed by me on April 23, 2020, and that all monuments shown herein actually exist, and their location, size, type, and material, are accurately shown, and that the computed error of closure of the boundary survey is not more than one (1) foot in ten thousand (10,000) feet, and that this plot complies with the Tippecanoe County Subdivision Ordinance.  
Given under my hand and seal this 4th day of September, 2020.

I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW, AND THIS INSTRUMENT WAS PREPARED BY:

*Robert Wm. Gross*

Robert Wm. Gross, R.L.S. No. 880043



DRAWING DATE	20-096-MNS
DATE	September 4, 2020
DRAWN BY	T. Parker
CHECKED BY	RWG
SHEET NO.	1 OF 1
JOB NUMBER	20-096-D-MNS

THIS PLAN IS VOID UNLESS SIGNED AND DATED. PLAN HOLDER IS RESPONSIBLE FOR VERIFYING THAT THIS SET OF PLANS CONFORMS WITH THE ORIGINAL, APPROVED AND SIGNED PLANS FROM ALL REGULATORY AGENCIES.

**R. W. GROSS & ASSOCIATES, INC.**

420 COLUMBIA STREET, SUITE 100  
LAFAYETTE, INDIANA 47901-1300  
PHONE: (765) 742-0101  
FAX: (765) 742-7223

SKETCH PLAN

111 SOUTH MAIN STREET  
MONTICELLO, INDIANA 47960-2329  
PHONE: (574) 583-0800  
FAX: (574) 583-0804



Jess P. & Meagan N. Waynard  
9500 N. 225 W.  
West Lafayette, Indiana 47906  
Tax Key No. 79-02-26-251-002-000-022  
D.R. 20202008804

Old Oak Minor Subdivision  
D.R. 20191017116

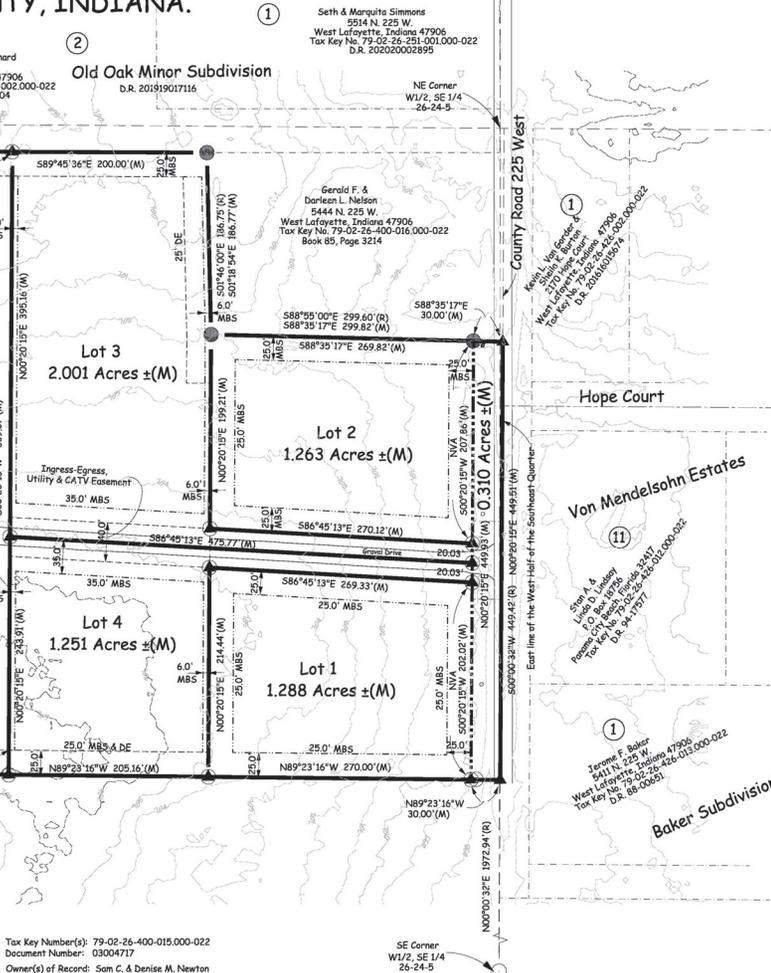
Seth & Marquita Simmons  
5514 N. 225 W.  
West Lafayette, Indiana 47906  
Tax Key No. 79-02-26-251-001-000-022  
D.R. 20202008899

NE Corner  
W1/2, SE 1/4  
26-24-5

SE Corner  
W1/2, SE 1/4  
26-24-5

County Road 225 West

East line of the West Half of the Southeast Quarter



Von Mendelsohn Estates  
Shirley A. A.  
Linda A. A.  
P.O. Box 100  
Farmersburg, Indiana 47941  
Tax Key No. 79-02-26-400-000-002  
D.R. 94-0117

Jarvis F. Baker  
641 N. 225 W.  
West Lafayette, Indiana 47906  
Tax Key No. 79-02-26-400-000-022  
D.R. 88-0451

Baker Subdivision

Margie Lynn Barnes &  
William L. Barnes  
210 W. 225th St.  
West Lafayette, Indiana 47906  
Tax Key No. 79-02-26-400-000-022  
D.R. 93-13207

Gerald F. &  
Darlean L. Nelson  
5444 N. 225 W.  
West Lafayette, Indiana 47906  
Tax Key No. 79-02-26-400-018-000-022  
Book 85, Page 3214

Shirley A. A.  
Linda A. A.  
P.O. Box 100  
Farmersburg, Indiana 47941  
Tax Key No. 79-02-26-400-000-002  
D.R. 94-0117

Jarvis F. Baker  
641 N. 225 W.  
West Lafayette, Indiana 47906  
Tax Key No. 79-02-26-400-000-022  
D.R. 88-0451

Baker Subdivision

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**S-4939**  
**NEWTON FARMS SUBDIVISION**  
**Minor-Sketch Plan**

**Staff Report**  
**October 15, 2020**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioners and property owners Sam & Denise Newton, represented by RW Gross & Associates, are seeking primary approval for a four-lot subdivision on 6.113 acres, located on the west side of CR 225 W approximately ½ mile north of CR 500 N, in Wabash 26 (SE) 24-5.

**AREA ZONING PATTERNS:**

This 6 acre subdivision request comes from an 18 acre parent tract that has never been parcelized or minor subdivided in the past. A twelve-acre remnant will remain after recordation of the subdivision. The area within the subdivision is zoned Agricultural as is all surrounding property. The twelve-acre remnant has some Flood Plain zoning associated with Indian Creek along its western property line.

**AREA LAND USE PATTERNS:**

The subdivision site is currently unimproved; however, a driveway exists that divides the site and leads to a pond to the west. It looks as if this existing driveway will become the ingress/egress easement for all four of the proposed lots. Lots 3 & 4 are flag lots with the 20' wide "pole" portion encompassing this existing gravel driveway.

**TRAFFIC AND TRANSPORTATION:**

CR 225 W is classified as a rural local road by the adopted *County Thoroughfare Plan*. County Highway is requiring a "no vehicular access" statement along the frontage so that all of the lots will use the existing driveway. This NVA has been shown on the sketch plan. A mortgage affidavit has already been filed, so no condition is required.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

A letter from the County Health Department states that, "these lots can be considered for shallow trench subsurface absorption systems...The four lots will require perimeter drains to lower the seasonal high-water table which will require an easement for the tile installation to each lot and extension to an adequate outlet which is available on the subdividers' property." A drainage easement has been shown on the revised sketch plan.

The County Surveyor's Office requires all minor subdivisions receive either Drainage Board approval or the approval of the County Surveyor on a case-by-case basis.

**CONFORMANCE WITH UZO REQUIREMENTS:**

The building setbacks shown meet or exceed ordinance requirements. Lot widths and lot areas meet UZO standards.

**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 entrance, a "No Vehicular Access" statement shall be platted along the CR 225 W 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 Drainage Board or the County Surveyor shall approve any required drainage plans in compliance with Tippecanoe County Ordinance #2011-27-CM.
5. The street addresses and County Auditor's Key Number shall be shown.

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

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