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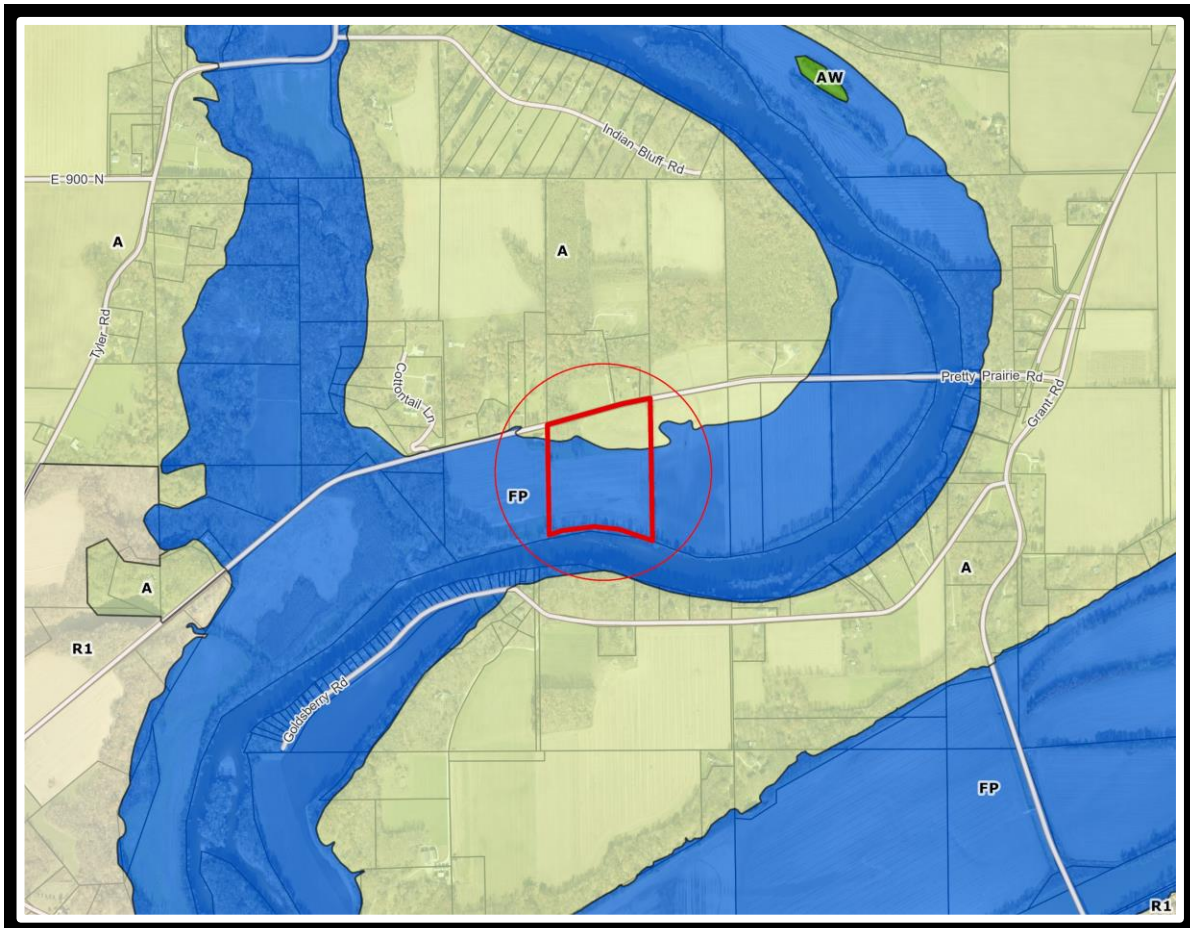
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**S-5055**  
**PRETTY PRAIRIE MINOR SUBDIVISION**  
**(minor-sketch)**

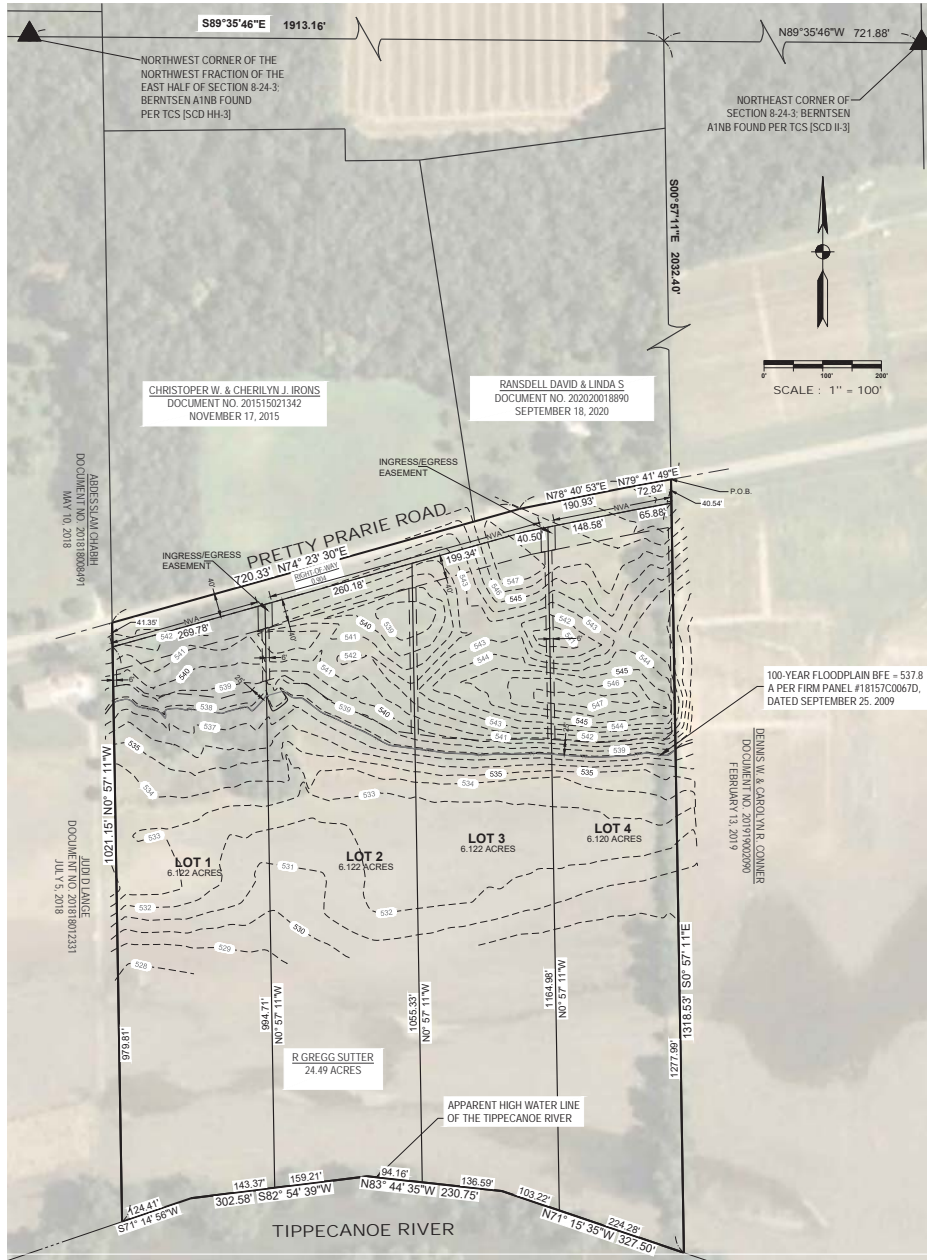
**STAFF REPORT**  
**March 10, 2022**

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# PRETTY PRAIRIE MINOR SUBDIVISION SKETCH PLAN



## MODERNIZED LEGAL DESCRIPTION

A part of the northeast fraction of the east half of Section eight (8), Township twenty-four (24) North, Range three (3) West, Tippecanoe Township, Tippecanoe County, Indiana, being a part of the Ida M. Sessions property described in Deed Record 81, Page 130, recorded on May 27, 1981 in the Tippecanoe County Recorder's Office, being more completely described as follows, to-wit:

Commencing at the northeast corner of Section 8-24-3, said corner being marked by a Bemison A1NB monument; thence along the North line of said Quarter, North 89°35'46" West, 721.88 feet to the northwest corner of the Dennis W. and Carolyn R. Conner property as described in Document Number 2607656, recorded March 13, 1998 in said recorder's office, said point being marked by a 3/4" rebar with punched aluminum cap stamped "VESTER & ASSOC. INC. LS FIRM 0004" hereinafter referred to as a rebar capped rebar; thence along the west line of said Conner property and parallel to the east line of said Section 8-24-3, South 02°57'11" East, 2032.40 feet to a point in the center line of Pretty Prairie Road, said point being the Point of Beginning of the herein described tract; thence South 02°57'11" East, 1315.63 feet to the apparent high water line on the north side of the Tippecanoe River; thence along said high water line for the following four (4) courses: (1) North 71°10'20" West, 327.50 feet; (2) North 83°44'30" West, 230.75 feet; (3) South 82°54'30" West, 302.58 feet; (4) South 71°14'50" West, 124.41 feet to the southeast corner of the Davis A. and Patricia A. Linder property described in Deed Record 83, Page 288, recorded February 4, 1983 in said recorder's office; thence along the east line of said Linder property and parallel to the east line of said Section 8-24-3 North 02°57'11" East, 1021.15 feet to a point on the centerline of Pretty Prairie Road, said point being the southwest corner of the Christopher W. and Cheryllyn J. Irons property as described in Document Number 00011936, recorded May 31, 2006 in said recorder's office; thence along said centerline for the following three (3) courses: (1) North 74°23'32" East, 720.33 feet; (2) North 78°40'53" East, 190.93 feet; (3) thence North 79°44'49" East 72.82 feet to the point of beginning, containing 24.49 acres more or less.

## NEW RIGHT-OF-WAY LEGAL DESCRIPTION

A part of the northeast fraction of the east half of Section eight (8), Township twenty-four (24) North, Range three (3) West, Tippecanoe Township, Tippecanoe County, Indiana, being more completely described as follows, to-wit:

Commencing at the northeast corner of Section 8-24-3, said corner being marked by a Bemison A1NB monument as depicted on the Tippecanoe County Section Corner Permutation project dossier; thence along the north line of said Section North 89°35'46" West, a distance of 721.88 feet; thence South 02°57'11" East, a distance of 2032.40 feet to the point of beginning; thence continuing South 02°57'11" East, a distance of 40.54 feet; thence South 79°14'49" West, a distance of 65.98 feet; thence South 78°40'53" West, a distance of 189.08 feet; thence South 74°23'30" West, a distance of 720.30 feet; thence North 02°57'11" East, a distance of 41.35 feet; thence North 74°23'30" East, a distance of 720.33 feet; thence North 79°14'49" East, a distance of 72.82 feet to the point of beginning, containing 0.004 acres.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD

## LAND SURVEYOR'S CERTIFICATE:

The undersigned, hereby certifies that he is a Professional Land Surveyor of the State of Indiana, that this plat correctly represents a survey completed by him; that all the monuments shown thereon 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 plat complies with the provisions of the Subdivision Ordinance.

CERTIFIED BY:  DATE: 01-14-2022

James D. Hall, PLS # 20500017

FIELD WORK COMPLETION DATE:

TITLE HOLDER: R GREGG SUTTER  
308 MAIN STREET, SUITE 1  
LAFAYETTE, IN 47901

PREPARED FOR: R GREGG SUTTER  
308 MAIN STREET, SUITE 1  
LAFAYETTE, IN 47901

AUDITOR'S KEY NUMBER: 79-04-08-400-001 000-017



I affirm, under the penalties for perjury, that I have taken reasonable care to reduce each Social Security Number in this document, unless required by law. JAMES D. HALL  
Prepared by: JAMES D. HALL

LEGEND	
▲	SECTION CORNER MONUMENTATION
—	PROPERTY LINE
- - -	BUILDING SETBACK LINE
- - -	RIGHT-OF-WAY
- - -	PROPERTY ADJOINER

Soil Series	Dwellings	Roads	Septics	Hydric	Ponds
A8P	Slight	Moderate, Frost Action	Slight	N	Severe, Seepage
CvC	Moderate Slope	Moderate Slope	Severe, Poor Filter	N	Severe, Seepage, Stagn
Ch	Severe Flooding	Severe Flooding	Severe, Flooding	N	Moderate, Seepage
Ch	Severe Flooding	Severe Flooding	Severe, Flooding, Poor Filter	N	Severe, Seepage

SOIL SERIES AND DESCRIPTION	
A8P	ALVIN-SPRINKS COMPLEX, 2 TO 6 PERCENT SLOPES, ERODED
CvC	COLUMBIANA SANDS & TO 15 PERCENT SLOPES
Ch	DU PAUL LOAM, FREQUENTLY FLOODED
Ch	QUATTINON LOAMY SAND, OCCASIONALLY FLOODED

## SEE DATA AND ANALYSIS:

SITE AREA:	24.49 ACRES +/-
PRESENT ZONING:	A
MINIMUM LOT AREA:	30,000 SQ.FT.
MINIMUM LOT WIDTH:	100'
MINIMUM LOT COVERAGE BY BUILDINGS:	20%
MINIMUM VEGETATIVE COVER:	30%
REQUIRED SETBACKS:	
ALL REAR YARD SETBACKS ARE:	0'
ALL FRONT YARD SETBACKS ARE:	25'
ALL REAR YARD SETBACKS ARE:	25'
UNLESS OTHERWISE NOTED HEREON:	
MAXIMUM BUILDING HEIGHT:	35'
THE ZONING RESTRICTIONS INDICATED ABOVE ARE TAKEN FROM THE UNBROKEN ZONING ORDINANCES OF TIPPECANOE COUNTY, SECOND EDITION EFFECTIVE JANUARY 2, 1998	
TOTAL NUMBER OF LOTS:	4
AVERAGE LOT SIZE:	6.122 ACRES
LOT DENSITY:	0.163 LOTS PER ACRE

## SOILS MAP NOT TO SCALE



DATE	REVISION

PART OF THE NORTHEAST FRACTION OF THE EAST HALF OF SECTION 8, TOWNSHIP TWENTY-FOUR (24) NORTH, RANGE THREE (3) WEST, TIPPECANOE TOWNSHIP, TIPPECANOE COUNTY, INDIANA

R GREGG SUTTER  
308 MAIN STREET, SUITE 1  
LAFAYETTE, INDIANA 47901

MINOR SUBDIVISION

OFFICE LOCATION:  
189 COLUMBIA STREET, SUITE 101  
LAFAYETTE, INDIANA 47901  
PHONE: (717) 742-4273  
FAX: (717) 742-4273  
WWW.WVA-ASSOCIATES.COM

OFFICE INFORMATION:  
FIRM: VESTER & ASSOCIATES, INC.  
DRAWING NO.: 748.09.2022  
DESIGNED BY: JDS  
DRAWN BY: JDS  
FIELD CHECK: SBK

1 OF 1  
21423

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**S-5055**  
**PRETTY PRAIRIE MINOR SUBDIVISION**  
**Minor-Sketch Plan**

**Staff Report**  
**March 10, 2022**

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

Petitioner and property owner, R. Gregg Sutter, represented by James D. Hall from Vester & Associates, is seeking preliminary approval of a four-lot single-family subdivision on 24.49 acres, located on the south side of Pretty Prairie Road, between Tyler and Grant Roads, in Tippecanoe 8 (NE) 24-3.

**AREA ZONING PATTERNS:**

The 24-acre parent tract is zoned A, Agricultural along the frontage, but the majority of the land is zoned FP, Flood Plain. The Tippecanoe River forms the southern property line. (The most recent DNR information shows an identical FP boundary to what the existing zoning map shows. This means this boundary is likely accurate; however, a floodplain certification will be a requirement of approval.) The proposed lot with the most Flood Plain zoning is Lot 1; per the information available on the County's website, there is approximately 37,000 square feet of the 6.122-acre lot that is above the elevation of the FP. The minimum requirement to meet Health Department standards, is 30,000 square feet.

**AREA LAND USE PATTERNS:**

The site in question is mostly farmed; a small wooded area exists in the northwest corner. Other nearby property is either farmed, wooded, or divided into large-lot residences.

**TRAFFIC AND TRANSPORTATION:**

Pretty Prairie Road is classified as a rural secondary; the required 40' half-width right-of-way has been shown. The County Highway Department is requiring the four proposed lots share two driveways. A "no vehicular access" statement has been shown except for the two approved driveway locations.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

A letter from the County Health Department states that, "Lots 1, 2, 3, and 4...can be considered for a shallow trench subsurface system, Presby AES or Infiltrator ATL sand lined absorption system. Lots 3 & 4 may require systems that are pump-assisted tanks depending on the landscape position of the system, location of home and size of the system required."

The County Surveyor 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:**

Setbacks have been correctly shown. Lot width and area is sufficient if there is a minimum of 30,000 square feet out of the Flood Plain zone for each proposed lot after the floodplain certification is completed.

**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 Pretty Prairie Road right-of-way line.
2. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
3. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
4. All required building setbacks shall be platted.
5. The Regulatory Flood Elevation and Boundary for the Tippecanoe River Flood Plain shall be shown. It shall also be described and certified as specified in Unified Zoning Ordinance, Section 2-27-17.
6. The Drainage Board or the County Surveyor shall approve any required drainage plans in compliance with Tippecanoe County Ordinance #2011-27-CM.
7. The street addresses and County Auditor's Key Number shall be shown.

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

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