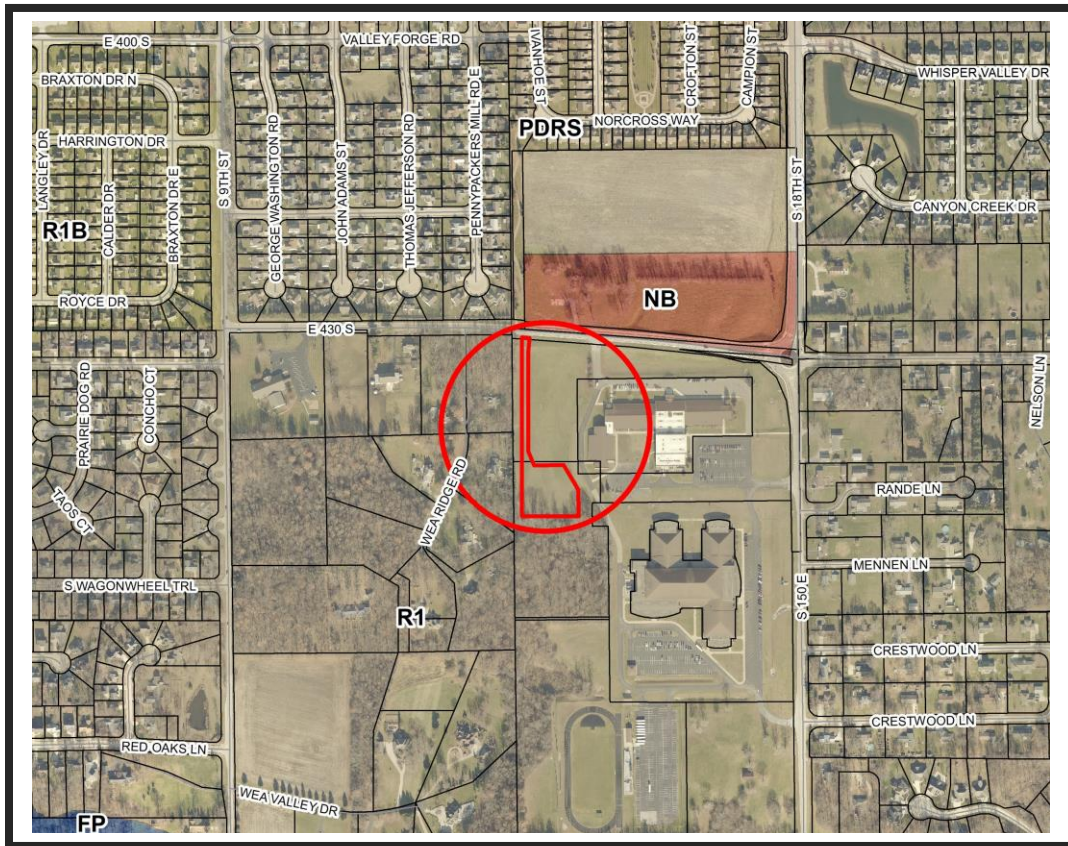
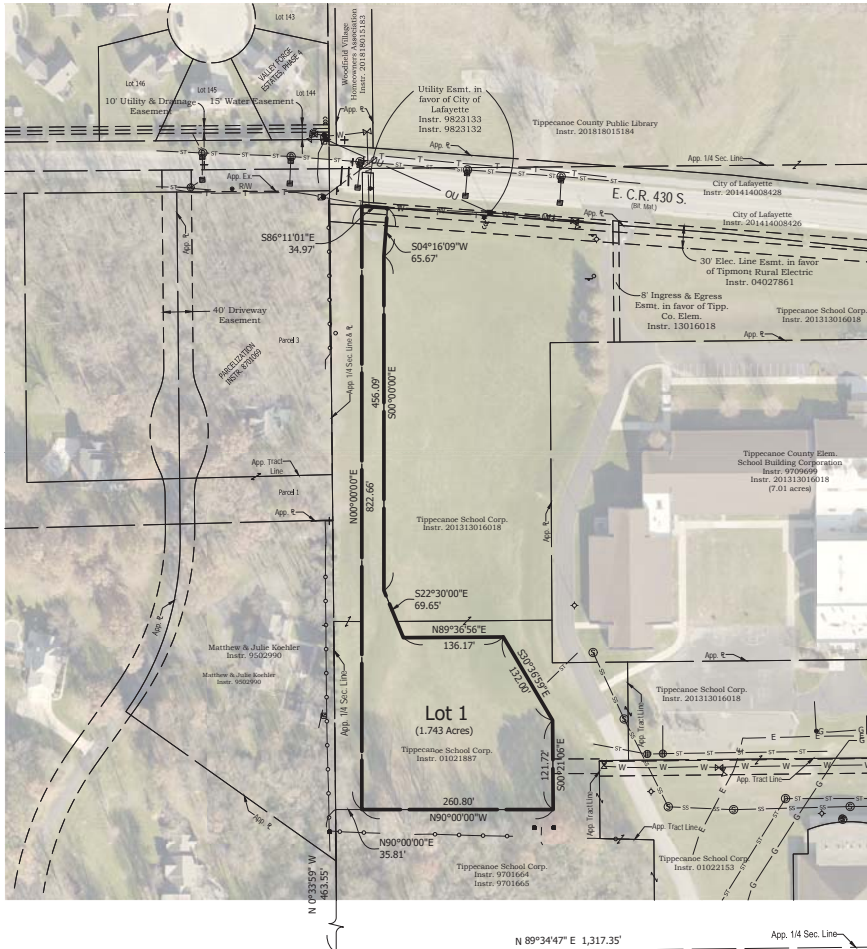
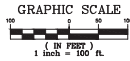

S-4873
WEA RIDGE WATER TOWER SUBDIVISION
(minor-sketch)

STAFF REPORT
October 10, 2019



SKETCH PLAN WEA RIDGE WATER TOWER MINOR SUBDIVISION

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 22
NORTH, RANGE 4 WEST, WEA TOWNSHIP, TIPPECANOE COUNTY, INDIANA.



LEGAL DESCRIPTION

A part the south half of Lot number 3 in School Section 16, being a part of Southeast Quarter of the Northwest Quarter of Section 16, Township 22 North, Range 4 West, Wea Township, Tippecanoe County, Indiana, more particularly described as follows:

Commencing at a railroad spike at the Center of said Section 16; thence South 89 degrees 34 minutes 47 seconds West 1,317.35 feet along the south line of said Southeast Quarter to the southwest corner of said Southeast Quarter; thence North 0 degrees 33 minutes 59 seconds West 463.55 feet along the west line of said Southeast Quarter; thence North 90 degrees 00 minutes 00 seconds East 35.81 feet to the Point of Beginning; thence North 0 degrees 00 minutes 00 seconds East 822.66 feet to the south line of the City of Lafayette land described in Instrument Number 201414008436 (all record documents are recorded in the Office of the Recorder of Tippecanoe County, Indiana); thence South 86 degrees 11 minutes 1 second East 34.97 feet along said south line; thence South 4 degrees 16 minutes 9 seconds West 65.67 feet; thence South 0 degrees 00 minutes 00 seconds East 456.09 feet; thence South 22 degrees 30 minutes 0 seconds East 69.65 feet; thence North 89 degrees 36 minutes 56 seconds East 136.17 feet; thence South 30 degrees 36 minutes 59 seconds East 132.00 feet; thence North 0 degrees 21 minutes 06 seconds East 121.72 feet; thence North 90 degrees 00 minutes 00 seconds West 260.80 feet to the Point of Beginning and containing 1.743 acres, more or less.



SURVEY LEGEND	
EXISTING	
	Air Cond. Unit
	Road Sign
	Utility Witness Post
	Post
	Guy Wire
	Light Pole
	Property Monument Found
	Cleanout
	Sanitary MH
	Catch Basin
	Curb Inlet
	Storm MH
	Fire Hydrant
	Utility Splice Box
	Valve
	Watermain
	Buried Tele./Fiber Optic
	Gas Line
	Fence
	Buried Electric
	Overhead Utilities
	Easement
	Property Line
	Right-Of-Way
	Section Line
	Storm Sewer
	Sanitary Sewer

ZONING:
Property Zoning: R1

- UTILITIES**
- Property Monument Found
 - Storm drainage at Northwest corner drains into curb inlets on CR 430 South. Part of property sheet drains to the West. Part of the site drains to a swale on the property that heads south.
 - Water service along CR 430 S and within the property.
 - Electric, Cable, and Telephone along north property line (CR 430 S).
 - Gas on property just east of new lot.

NAME OF SUBDIVIDER / PREPARED FOR:
Tippecanoe School Corporation
21 Elston Road
Lafayette, IN 47909-7000

OWNER AGENT
Mark DeYoung
Stuart & Brangin LLP
mde@stuartlaw.com
(765) 428-7015

CURRENT TITLE
Title Holder: Tippecanoe School Corporation
Document No: 201313016018, & 01021887
Auditor's Key Number: 79-11-16-176-002.000-031

SURVEYOR'S STATEMENT

I, Eugene K. Gosewehr, a Registered Professional Land Surveyor in the State of Indiana, do hereby certify that to the best of my information, knowledge and belief, this Sketch Plan represents a survey completed under my direct supervision in April 2019.

Eugene K. Gosewehr
EUGENE K. GOSEWEHR L.S. No. 21000232
3/16/2019 DATE



NOTE:
This drawing does not represent a boundary survey of the property depicted. This plat has been prepared pursuant to Section 3.2 and Section 6.1 of the New Unified Zoning Ordinance of Tippecanoe County as amended and is based on a Plat of Survey prepared by Butler, Fairman, & Seufert, Inc., Document Number 201919006072, Recorded April 29, 2019 in the Office of the Tippecanoe County Recorder.

SKETCH PLAN PREPARED FOR TIPPECANOE CO. SCHOOL CORP.		HORIZONTAL SCALE	BRIDGE FILE
		1" = 50'	
		VERTICAL SCALE	DESIGNATION
		N/A	
		SURVEY BOOK	SHEET
		CONTRACT	PROJECT
			47970.9818

Headquarters
1400 WESTFIELD BLVD., SUITE 300
INDIANAPOLIS, IN 46240-4302
TEL 317-713-4615
FAX 317-713-4616
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Branch Locations
FORT MYERS
JEFFERSONVILLE
LAFAYETTE
MORRISVILLE
PLAINFIELD
260-498-1332
812-285-0690
765-453-9662
219-789-2333
317-458-3342

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S-4873
WEA RIDGE WATER TOWER MINOR
Minor-Sketch Plan

Staff Report
October 10, 2019

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner & owner, the Tippecanoe School Corporation, by its Treasurer and CFO Amanda Brackett, represented by surveyor Gene Gosewehr from BF & S, is seeking primary approval for a one lot subdivision on 1.743 acres. The proposed use, a municipal water tower, would be located on the south side of CR 430 S, just west of CR 150 E (S. 18th Street), in Wea 16 (NW) 22-4.

AREA ZONING PATTERNS:

The site is zoned R1 as are all surrounding properties except to the north across CR 430 S which is zoned NB, Neighborhood Business.

AREA LAND USE PATTERNS:

The proposed 1.743 acre lot is being created out of a 19 acre tract owned by TSC which is currently vacant. Wea Ridge Elementary and Middle Schools are adjacent to the northeast and southeast. A wooded area is adjacent to the south and several residential parcels are adjacent to the west.

TRAFFIC AND TRANSPORTATION:

CR 430 S is maintained by the city and requires an 80' wide right-of-way. The 40' half-width right-of-way is already in place, so no new dedication is necessary. The proposed subdivision is a flag lot with only 20' of frontage on the public road.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Because there will be no buildings on site and the only structure will be a city water tower, no sewer or water utilities are necessary to meet ordinance standards. A note that states, "The purpose of this subdivision is a municipal water tower; no buildings are proposed" will need to be shown on the final plat.

CONFORMANCE WITH UZO REQUIREMENTS:

The required setbacks will need to be shown on the final plat. (These will only be used if the city builds a building in the future; water towers have no setback requirements.) Lot width and area meet ordinance standards for the R1 zone.

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. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
2. All required building setbacks shall be platted.
3. The Lafayette corporation line shall be labeled.
4. The street address and County Auditor's Key Number shall be shown.
5. A note shall be included that states, "The purpose of this subdivision is a municipal water tower; no buildings are proposed."