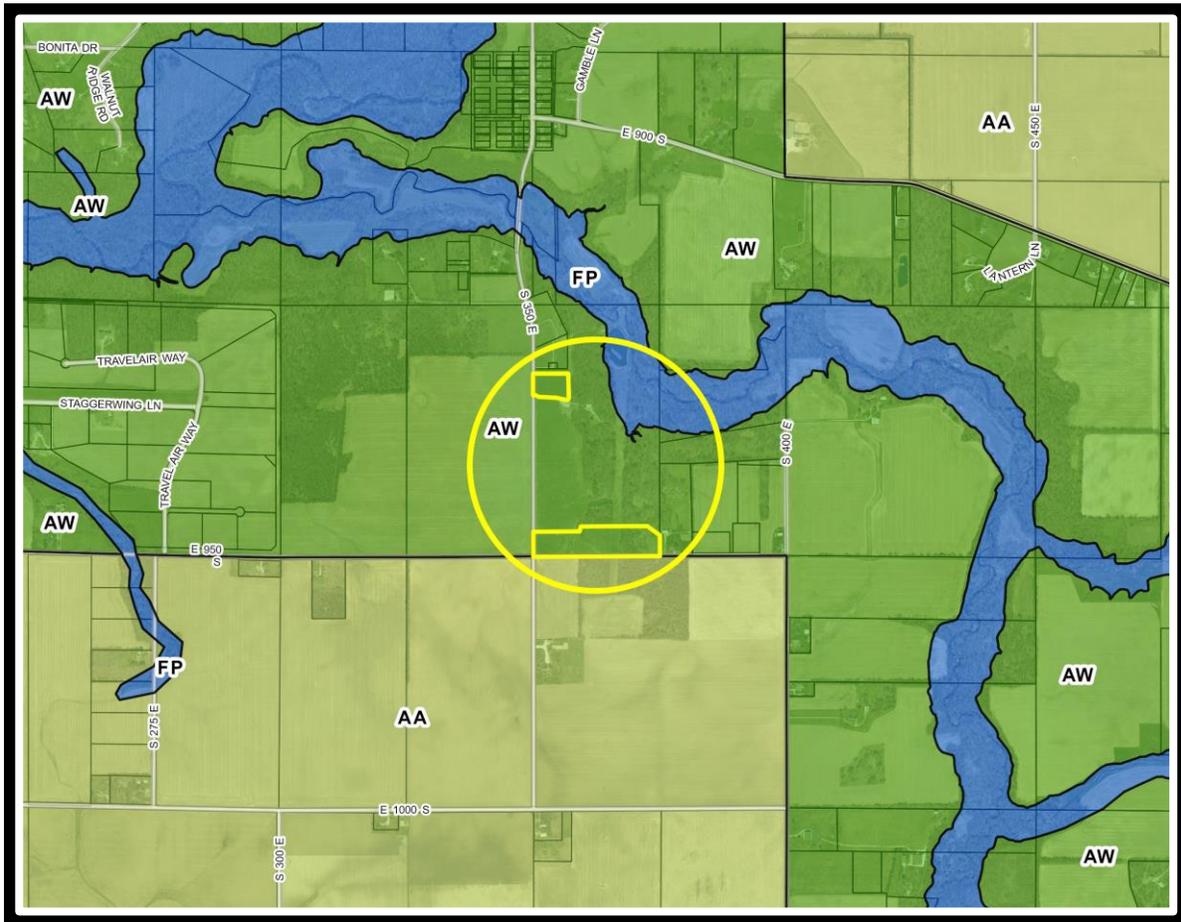

S-4938
MOLTER TWO SUBDIVISION
(minor-sketch)

STAFF REPORT
October 15, 2020



MOLTER TWO SUBDIVISION

Part of the West half of the Northeast Quarter of Section 11, Township 21 North, Range 4 West, Lauramie Township, Tippecanoe County, Indiana.

SUBDIVISION DESCRIPTION (11.074 Acres +/-)

Part of the real estate conveyed to Zanik Corporation recorded in Deed Record 20111019708 in the Office of the Recorder of Tippecanoe County and being part of the West Half of the Northeast Quarter of Section 11, Township 21 North, Range 4 West, Lauramie Township, Tippecanoe County, Indiana, being a 11.074 Acre tract of land shown on a plat of an original boundary survey of said tract certified by Robert Wm. Gross, P.S. No. 880043 on June 23, 2020 as R.W. Gross & Associates, Inc., Project No. 19-162-D-MNS and more particularly described as follows:

Beginning at the Southwest corner of the Northeast Quarter of Section 11-21-4 marked by a berntsen monument; Thence North 00°05'44" West, along the West line of the Northeast Quarter and approximate centerline of County Road 350 East, a distance of 263.91 feet to a mag nail with washer stamped "RWG 880043"; Thence North 89°43'24" East, parallel with the South line of the Northeast Quarter, a distance of 485.23 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 14°18'25" East, a distance of 54.92 feet to a standard monument; Thence North 89°43'24" East, parallel with the South line of the Northeast Quarter, a distance of 697.77 feet to a standard monument; Thence South 53°29'25" East, a distance of 162.79 feet to the East line of the West Half of the Northeast Quarter marked by a standard monument; Thence South 00°08'48" East, along the East line of the West half of the Northeast Quarter, a distance of 219.06 feet to the South line of the Northeast Quarter and approximate centerline of County Road 950 South marked by a mag nail with washer stamped "RWG 880043"; Thence South 89°43'24" West, along the South line of the Northeast Quarter and approximate centerline of County Road 950 South, a distance of 1329.39 feet to the Point of Beginning, containing 8.918 Acres, more or less.

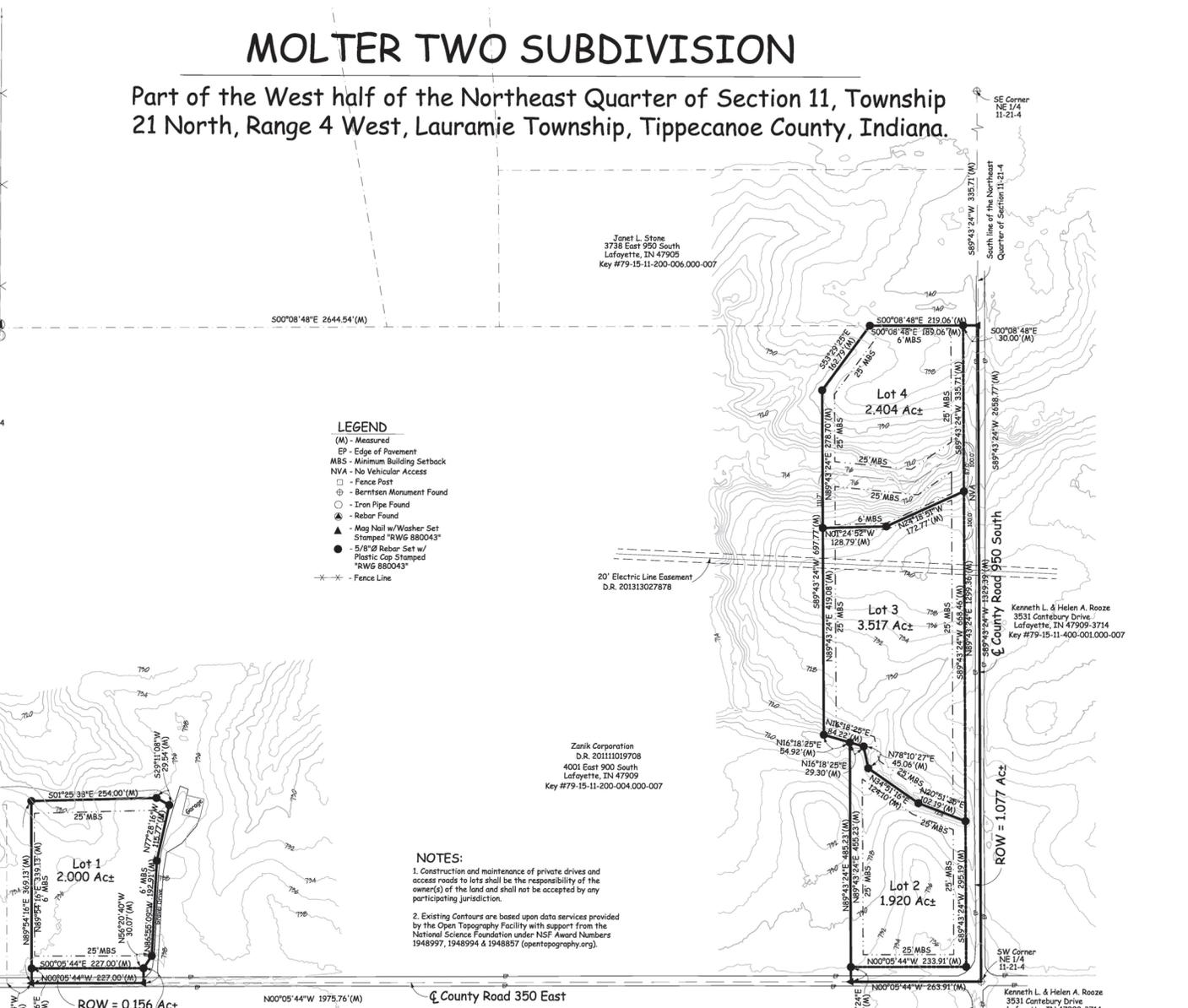
ALSO:

Commencing at the Northwest corner of the Northeast Quarter of Section 11-21-4 marked by a berntsen monument; Thence South 00°05'44" East, along the West line of the Northeast Quarter and approximate centerline of County Road 350 East, a distance of 724.13 feet to a mag nail with washer stamped "RWG 880043" and the Point of Beginning of this description; Thence North 89°54'16" East, a distance of 369.13 feet to a 5/8 inch diameter rebar with a plastic cap stamped "RWG 880043" and hereafter referred to as a standard monument; Thence South 01°29'38" East, a distance of 254.00 feet to a standard monument; Thence South 29°11'08" West, a distance of 29.54 feet to a standard monument; Thence North 77°28'16" West, a distance of 115.77 feet to a standard monument; Thence North 86°55'09" West, a distance of 192.51 feet to a standard monument; Thence North 56°20'40" West, a distance of 30.07 feet to a standard monument; Thence South 89°54'16" West, perpendicular to the West line of the Northeast Quarter, a distance of 30.00 feet to the West line of the Northeast Quarter and approximate centerline of County Road 350 East marked by mag nail with washer stamped "RWG 880043"; Thence North 00°05'44" West, along the West line of the Northeast Quarter and approximate centerline of County Road 350 East, a distance of 227.00 feet to the Point of Beginning, containing 2.156 Acres, more or less.

And being a total of 11.074 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, restrictions and rights of way of record.



- LEGEND**
- (M) - Measured
 - EP - Edge of Pavement
 - MBS - Minimum Building Setback
 - NVA - No Vehicular Access
 - - Fence Post
 - - Berntsen Monument Found
 - - Iron Pipe Found
 - ▲ - Rebar Found
 - ▲ - Mag Nail w/Washer Set Stamped "RWG 880043"
 - - 5/8" Iron Rebar Set w/ Plastic Cap Stamped "RWG 880043"
 - - Fence Line

- NOTES:**
1. 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.
 2. 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 & 1948857 (opentopography.org).

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 plat correctly represents a survey completed by me on March 13, 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 20th day of August, 2020.

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

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





R. W. GROSS & ASSOCIATES, INC.

111 SOUTH MAIN STREET
MONTICELLO, INDIANA 47960-2329
PHONE: (765) 583-0800
FAX: (574) 583-0800

420 COLUMBIA STREET, SUITE 100
LAFAYETTE, INDIANA 47901-1300
PHONE: (765) 742-1010
FAX: (765) 742-7223

MINOR SUBDIVISION SKETCH PLAN

DEED RECORD: 19-162-MNS-NE 11-21-4
DATE: August 20, 2020
DRAWN BY: T. Parker
CHECKED BY: RWG
SHEET No. 1 OF 1
JOB NUMBER: 19-162-D-MNS

Timberhouse Farms, Inc.
2222 East 950 South
Lafayette, IN 47909
Key #79-15-11-000-002.000-007

S.P.C. Grid North
(N.A.D. 83)

SCALE: 1"=100'

0 50 100

Tax Key Number(s): 79-15-11-200-004-000-007
Deed Record: 20111019708
Owner(s) of Record: Zanik Corporation
Property Address: 350 East, 950 South
Lafayette, Indiana 47905

S-4938
MOLTER TWO SUBDIVISION
Minor-Sketch Plan

Staff Report
October 1, 2020

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner Michael E. Molter, president of Zanik Corporation which owns the property, represented by surveyor RW Gross & Associates, is seeking primary approval for a four-lot subdivision on 11.074 acres, located on the north side of CR 950 S and on the east side of CR 350 E, in Lauramie 11 (NE) 21-4.

AREA ZONING PATTERNS:

This subdivision request includes three proposed lots along the northern frontage of CR 950 S at its intersection with CR 350 E and a fourth proposed lot south of Concord Cemetery on CR 350 E approximately 1500' north of the other 3 proposed lots. This is a 77.36-acre parent tract and this is the first division from it. While there is some Flood Plain associated with the East Branch of Wea Creek within the parent tract, all of the land within this subdivision request is zoned AW, Agricultural Wooded.

AREA LAND USE PATTERNS:

Other than Concord Cemetery, the area is made up of wooded hillsides and farmland interspersed with large lot homesites. Two unnamed tributaries of the East Branch of Wea Creek cut through the three proposed lots along CR 950 S creating significant changes in topography. The platted but unincorporated town of Concord is about a mile to the north; Stockwell is 3 to 4 miles to the east.

TRAFFIC AND TRANSPORTATION:

Both CR 950 S as well as CR 350 E are classified as rural local roads by the adopted *County Thoroughfare Plan*. According to the County Highway Department, "proposed driveway locations will need to meet sight-distance requirements." Because of the topography on site, calculations to certify that there are possible safe drive locations will be a condition of approval. A mortgage affidavit has already been filed, so no condition will be necessary.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

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. A letter from the Health Department states that, "based on soil reports...these lots can be considered for shallow trench subsurface absorption systems...sand-lined absorption systems and Wisconsin elevated sand mounds."

CONFORMANCE WITH UZO REQUIREMENTS:

Setbacks shown are more than required; lot widths and areas meet ordinance standards for the AW zoning district. Instead of requiring elevation work and floodplain certification where there is no FP zoning but where two tributaries cut through the three lots along CR 950S, much wider building setbacks have been shown on the sketch plan in these areas. Both the County Surveyor's office and our Flood Plain Manager on staff have agreed to this solution.

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 as indicated on the sketch plan.
3. The Drainage Board or the County Surveyor shall approve any required drainage plans in compliance with Tippecanoe County Ordinance #2011-27-CM.
4. The street addresses and County Auditor's Key Number shall be shown.
5. Calculations to certify that there are safe drive locations possible for Lots 2, 3 and 4 to the satisfaction of the County Highway Department.