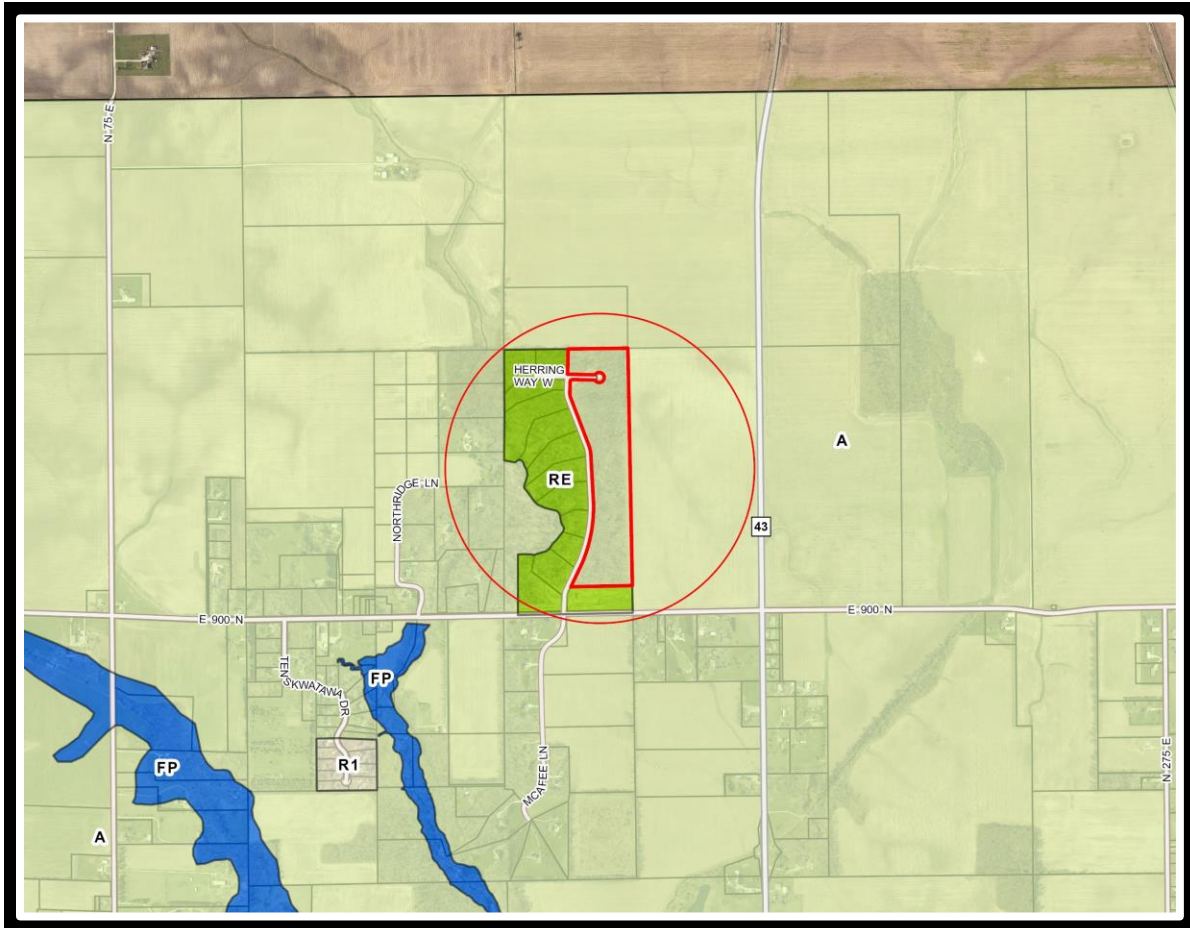

Z-2825
HARDEBECK DEVELOPMENT, LLC
(Grace Woods Rural Estate II)
(A to RE)

STAFF REPORT
April 15, 2021



PRELIMINARY PLAT GRACE WOODS ESTATES II

A RURAL ESTATE SUBDIVISION
A PART OF THE SOUTHEAST QUARTER OF
SECTION 4, TOWNSHIP 24 NORTH, RANGE 4 WEST,
TIPPECANOE TOWNSHIP, TIPPECANOE COUNTY, INDIANA

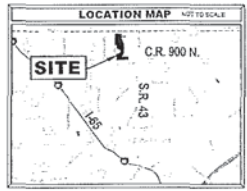
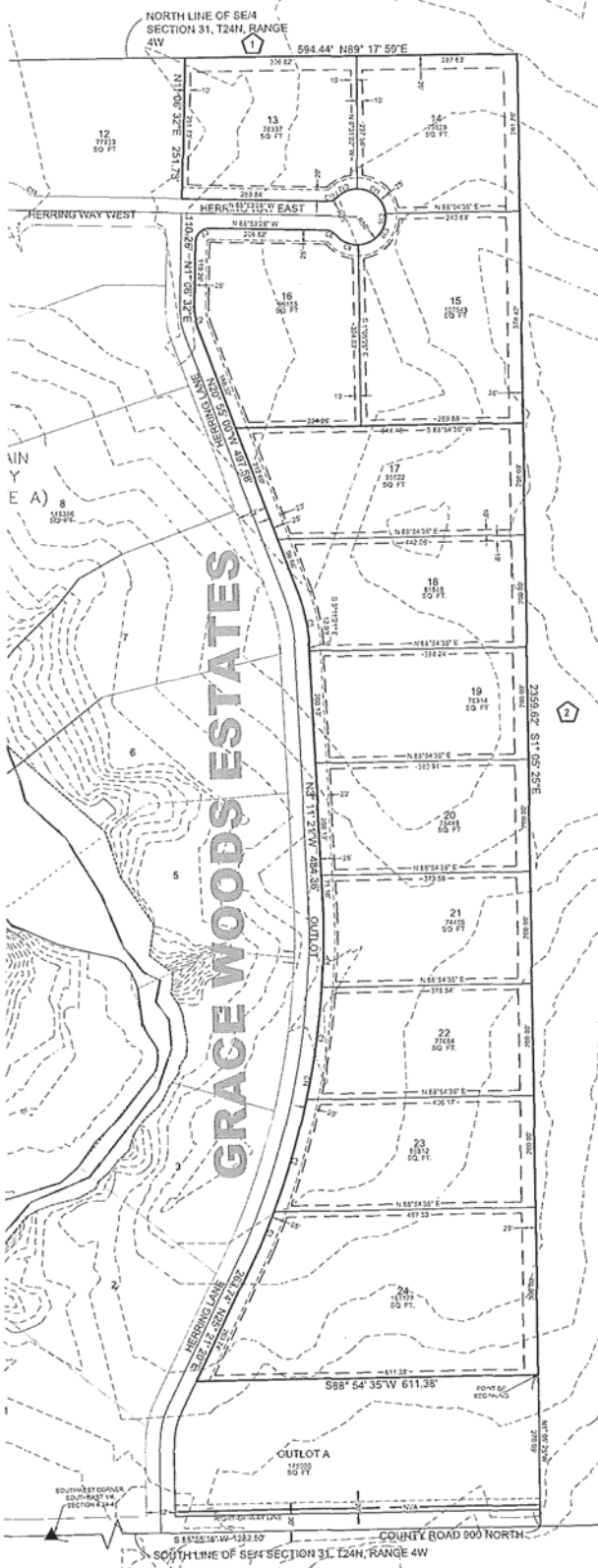
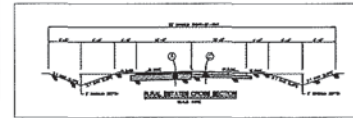
KEY NUMBER	OWNER'S NAME	ADDRESS
1	SOUTHERN PRARIE LLC & LEHE FARMS INC	2556 E 1100 SOUTH BROOKSTON, INDIANA 47923
2	GARROTT FARMS INC	P.O. BOX 2668 WEST LAFAYETTE, INDIANA 47926

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	CHORD	CHORD L
C1	69.18'	1422.17'	002°47'14"	N 21°31'23" E	69.17'
C2	209.33'	1422.17'	008°26'00"	N 15°54'46" E	209.14'
C3	202.50'	1422.17'	008°09'30"	N 07°37'01" E	202.33'
C4	129.01'	1422.17'	005°11'51"	N 00°56'20" E	128.97'
C5	98.69'	332.28'	017°01'01"	N 13°09'42" W	98.32'
C6	47.67'	124.00'	022°01'32"	N 09°54'14" W	47.37'
C7	39.27'	25.00'	090°00'00"	N 46°06'32" E	35.36'
C8	20.58'	25.00'	047°10'07"	S 65°18'25" E	20.00'
C9	43.69'	50.00'	050°04'14"	S 66°45'26" E	42.32'
C10	82.33'	50.00'	094°20'40"	N 41°02'05" E	73.34'
C11	73.63'	50.00'	084°22'46"	N 48°19'39" W	67.16'
C12	39.72'	50.00'	045°31'05"	S 66°43'26" W	38.69'
C13	20.57'	25.00'	047°08'38"	S 67°32'13" W	20.00'
C14	610.03'	1422.17'	024°34'36"	N 10°37'42" E	605.36'
C15	239.38'	50.00'	274°18'46"	N 01°07'16" E	68.00'

ZONING DISTRICT DEFINITIONS:

SEPTEMBER 30, 2003

RE: TO PROVIDE LIMITED AND APPROPRIATE AREAS IN RURAL TIPPECANOE COUNTY BEYOND THE REACH OF EXISTING ZONING. FOR VERY LOW DENSITY SINGLE-FAMILY DWELLINGS, THE ZONES SHALL ONLY BE LOCATED WHERE THE RESIDENCE WOULD BE LOCATED NEARER THE CONTINUED USE OF PRODUCTIVE FARMLAND, AND THE WAY OF LIFE ASSOCIATED WITH FARMLAND. THE CUMULATIVE IMPACT OF MULTIPLE RESIDENCES SHALL BE TAKEN INTO ACCOUNT IN DETERMINING WHETHER SUCH ZONES WOULD BE APPROPRIATE WHERE PROPOSED.



LEGEND

- ▲ = SECTION CORNER DOCUMENTATION
- 12 = LOT NUMBER
- 7/25' = LOT AREA
- = ADJACENT INFORMATION
- - - = PROPOSED DRAINAGE & UTILITY (DU) EASEMENT
- - - = PROPOSED MAINWAY BUILD-UP SETBACK LINE
- - - = RIGHT-OF-WAY LINE
- - - = NON-VISUAL ACCESS

CONTACT PHONE NUMBERS:
TIPPECANOE COUNTY: 800-378-3223
VERIZON COMMUNICATIONS: 419-334-7
COMCAST CABLE: 419-671-1
VICTREX ENERGY DELIVERY: 419-955-5

Legal Description:

A part of the Southeast Quarter of Section 4, Township 24 North, Range 4 West, Tippecanoe Township, Tippecanoe County, Indiana, being more completely described as follows, to-wit:
Commencing at the southwest corner of said Southeast Quarter, thence North 69°55'19" East along the south line of said quarter section, 1222.50 feet, thence North 01°55'29" West, a distance of 270.59 feet to the point of beginning of the herein described subdivision, thence South 83°54'35" West, a distance of 611.38 feet to the east Right-of-Way Line of Herring Lane, thence North 25°21'20" East, a distance of 263.74 feet, thence along a curve to the left having a radius of 1422.17 feet (a chord bearing of North 10°37'42" East with a chord distance of 609.35 feet) and a length of 610.03 feet, thence North 03°11'21" West, a distance of 484.26 feet, thence along a curve to the left having a radius of 332.28 feet (a chord bearing of North 12°09'42" West with a chord distance of 99.32 feet) and a length of 98.69 feet, thence North 20°59'00" West, a distance of 497.58 feet, thence along a curve to the right having a radius of 124.00 feet (a chord bearing of North 09°54'14" West with a chord distance of 47.37 feet) and a length of 47.67 feet, thence North 01°07'32" East, a distance of 110.26 feet, thence along a curve to the right having a radius of 25.00 feet (a chord bearing of North 45°06'32" East with a chord distance of 35.36 feet) and a length of 39.27 feet, thence North 63°53'26" East, a distance of 209.82 feet, thence along a curve to the right having a radius of 25.00 feet (a chord bearing of South 66°43'26" West with a chord distance of 20.00 feet) and a length of 20.58 feet, thence along a curve to the right having a radius of 50.00 feet (a chord bearing of North 01°07'16" East with a chord distance of 68.00 feet) and a length of 239.38 feet, thence along a curve to the right having a radius of 25.00 feet (a chord bearing of South 67°32'13" West with a chord distance of 20.00 feet) and a length of 20.57 feet, thence North 63°53'26" West, a distance of 259.84 feet, thence North 01°09'42" East, a distance of 251.73 feet, thence North 63°53'26" East, a distance of 594.44 feet, thence South 01°09'42" East, a distance of 2359.62 feet to the point of beginning, containing 25 079 acres more or less.

LAND SURVEYOR'S CERTIFICATE:

The undersigned, a Professional Land Surveyor of the State of Indiana, does hereby certify that the attached plat and legal description were prepared under his direct supervision.

CERTIFIED BY: Patrick N. Cunningham, P.L.S. #09332 DATE

PREPARED FOR: ANTHONY HARDEBECK
2811 KLONDIKE ROAD
WEST LAFAYETTE, IN 47906-5207

ENDORSEMENT OF OWNER: Anthony Hardebeck DATE

CURRENT TITLE:
TITLE HOLDER: HARDEBECK DEVELOPMENT LLC
2811 KLONDIKE ROAD
WEST LAFAYETTE, IN 47906
AUDITOR'S KEY NUMBERS: 79-03-04-200-001-000-017

UTILITY NOTES:
1. THE EXISTING SITE IS ENTIRELY WOODED.
2. UTILITIES SERVING THE SITE WILL BE AS FOLLOWS:
21. TIPPECANOE COUNTY
22. VERIZON COMMUNICATIONS
23. COMCAST CABLE
24. VICTREX ENERGY DELIVERY
3. UTILITIES WILL BE LOCATED IN FRONT LOT EASEMENTS.

NOTE:
This drawing does not represent a boundary survey of the property depicted.
This plat has been prepared pursuant to Section B-1 (Preliminary Plats for PD Subdivisions) of the Unified Zoning Ordinance of Tippecanoe County, Indiana as adopted January 2, 1993 (amended) and is based on previous survey work by Vester and Associates, Inc., Plat of Survey, Job No. 17043 and to be recorded at a later date in the Office of the Tippecanoe County Recorder.
I affirm under penalties for perjury, that I have taken reasonable care to assist each Social Security member in this document, unless otherwise required by law.
Patrick Cunningham
Prepared by: Patrick Cunningham



OFFICE INFORMATION:
PROJECTS: 17042-17044
11242-Pratt, Inc.
DRAWING DATE: Feb. 13, 2021
DESIGNER: JZW
DRAWN BY: KJS
CHECKED BY: PNC
FIELD BOOK: 18-208

OFFICE LOCATION:
309 COLUMBIA STREET, SUITE 111
LAFAYETTE, INDIANA 47901
PHONE: (317) 184-6479
FAX: (317) 184-6211
WWW.VESTERANDASSOCIATES.COM

ANTHONY HARDEBECK
2811 KLONDIKE ROAD
WEST LAFAYETTE, INDIANA 47906-5207

RURAL ESTATE PRELIMINARY PLAT
GRACE WOODS ESTATES II

Vester and Associates Inc.
LAND SURVEYING AND ENGINEERING

NO.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		

Z-2825
HARDEBECK DEVELOPMENT, LLC
A to RE

Staff Report
April 15, 2021

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, with consent of the owner (and represented by Patrick Cunningham of Vester and Associates), is requesting rezoning of 35.113 acres for a 12-lot proposed expansion of the previously approved Grace Woods Estates rural estate subdivision, located on the north side of CR 900 N, west of SR 43 N in Tippecanoe 4 (SE) 24-4.

ZONING HISTORY AND AREA ZONING PATTERNS:

The first phase of Grace Woods Estates was rezoned from A (Agricultural) to RE (Rural Estate) in June 2017 (Z-2686). All other surrounding properties are also zoned A. To the southwest, across CR 900 N, is FP (Flood Plain) associated with the North Fork of Burnett Creek.

AREA LAND USE PATTERNS:

The site is entirely wooded. Along the west boundary is the first phase of the subdivision, which includes the installed private rural estate road (Herring Lane) that serves all lots in this subdivision. To the east, north and farther west are open fields in agricultural production. Bordering on the south is the outlot for the completed stormwater detention storage pond. Farther south and west are a number of large lot single-family homes.

TRAFFIC AND TRANSPORTATION:

CR 900 N is classified by the *Thoroughfare Plan* as a rural local road. All required right-of-way for CR 900 N was dedicated in the previous phase final plat. The sketch plan submitted with this rezone shows 12 more lots (the permitted maximum per RE rezone) along with the first phase lots and private drive.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

All lots will have individual water wells and septic systems. The County Health Department has already reviewed the soils report for this phase and submitted a letter of approval with specific requirements for all the lots. Each lot will require a perimeter drain to lower the seasonal highwater table. Drainage easements for these drain outlets have been planned for and shown. The approved first phase construction plans included drainage plans for the entire subdivision. This includes the detention pond outlot in the first phase. Herring Lane is built with side ditches that handle the subdivision stormwater, carrying it to the detention pond that ultimately drains to the North Fork of Burnett Creek.

STAFF COMMENTS:

This proposal meets all the requirements for a rural estate rezone found in UZO Section 2-29. The site is well beyond the ½ mile distance requirement from any available sanitary sewer. The entire site is wooded and has been since before 1997 through today, complying with the required wooded, non-tillable and not mechanically harvested standards. The sketch plan shows the allowed maximum of 12 lots. Each lot meets the minimum lot size of one acre (the average is 2.75 acres, minus the outlots), and this second phase 35.113 acre site easily meets the density requirement of no more than 1 dwelling unit per 2 acres.

STAFF RECOMMENDATION:

Approval