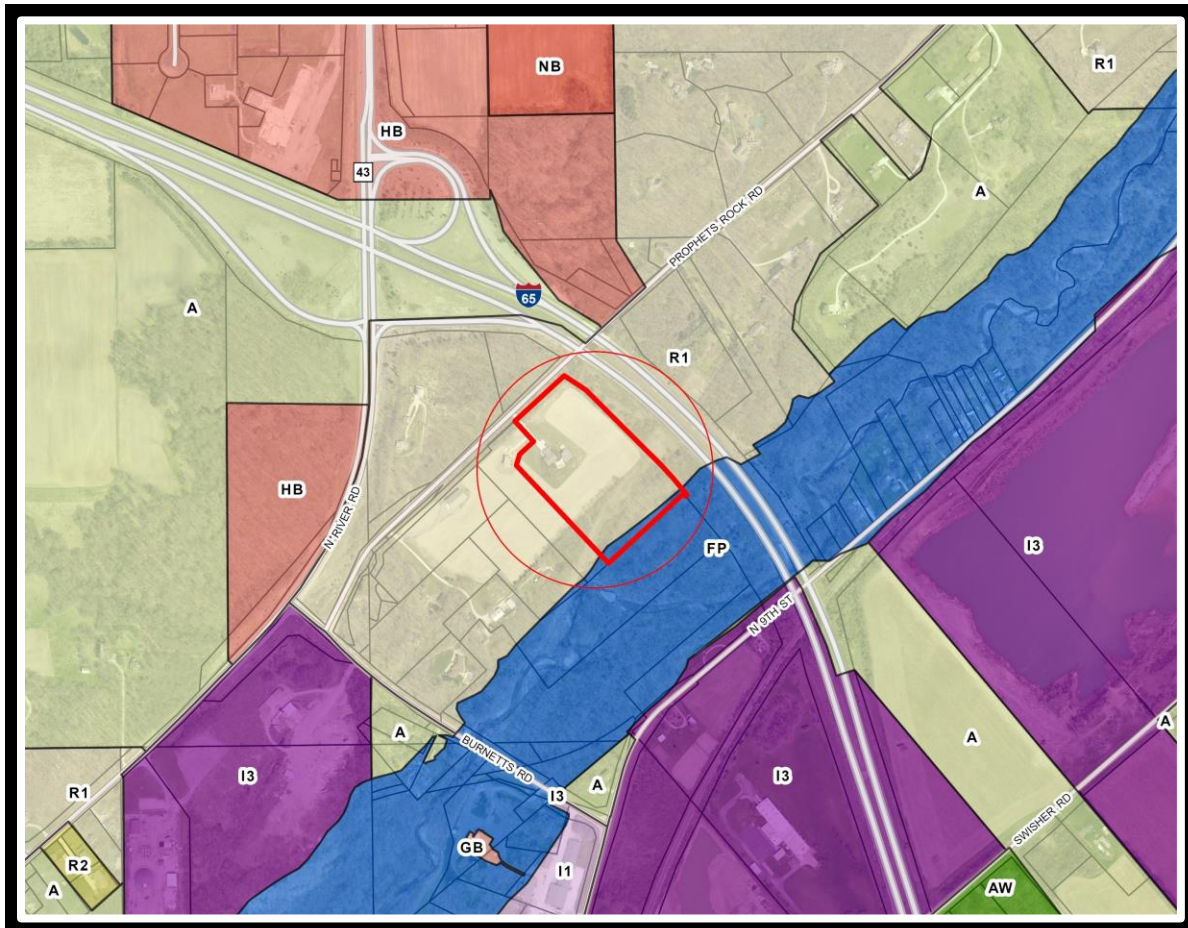

S-4989
MAUCH MAJOR SUBDIVISION, A REPLAT OF LOT 1
(major-preliminary)

STAFF REPORT
April 15, 2021



CHARLES & MEREDITH HORNER
5131 CENTERVIEW DRIVE
BATTLE GROUND
STATE ID# 79-03-27-300-001.000-017

PROPHETS ROCK ROAD
N47° 27' 35"E 321.75'
40' MBSL FRONT
60' MBSL

LOT 1B
1.132± ACRES

LOT 1A
9.327± ACRES

N47° 27' 35"E 30.00'
S42° 32' 25"E 145.00'
6' MBSL
30' INGRESS/EGRESS EASEMENT
PER DOC. NO. 202020003098

N47° 27' 35"E 100.00'
S16° 41' 17"W 59.76'
6' MBSL
MAUCH SUBDIVISION
DOC NO. 202020003098
RECORDED 02/20/2020

DEREK C. & KELLI E. BESOWEN
MAUCH SUBDIVISION
DOC NO. 202020003098
RECORDED 02/20/2020
N43° 10' 25"W 706.02'

CHARLES S. & JANET S. BRYAN
20 BURNETT'S ROAD
STATE ID# 79-03-27-351-005.000-017

S56° 51' 09"E 99.17'
S55° 22' 42"E 40.10'
S44° 57' 26"E 9.82'

STATE OF INDIANA
INTERSTATE 65

S42° 14' 29"E 92.30'

S39° 32' 29"E 113.75'

S47° 37' 35"W 10.43'

N39° 44' 06"W 18.33'

S47° 15' 15"W 536.27'
25' MBSL

CASEY & ERIN WILLIAMS
30 BURNETT'S ROAD
STATE ID# 79-03-27-351-001.000-017

100' TRANSMISSION LINE
EASEMENT D.R. 182 PG. 362

100' FPGSL

APPROXIMATE 1% CHANCE FLOOD LINE AND FP ZONING
BOUNDARY PER FLOOD PLAN CERTIFICATION MAUCH
SUBDIVISION, SHEET 2 OF 2, DOC. NO. 202020003098,
RECORDED 02/20/2020.

P.O.B.
AREA BELOW
FLOOD PLAN

SPIE
ROAD
000-017

RD
006.000-017

x 577.9

x 577.1

x 578.4

x 578.5

x 577.5

x 575.5

x 578.1

x 578.5

x 578.6

x 567.7

x 553.3

x 539.7

x 578.4

x 613.3

610

1-65

600

580

275.00

197.24

834° 20' 16"

S45° 38' 35" W

80.27'

867'

867'

867'

867'

867'

867'

867'

S-4989

MAUCH MAJOR SUBDIVISION REPLAT OF LOT 1
Major-Preliminary Plat

Staff Report
April 15, 2021

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioners, Thomas and Kathryn Mauch (represented by Roger Fine of Fisher Engineering) are seeking primary approval to replat one lot into two on 10.46 acres, located on the southeast side of Prophets Rock Road, just northeast of Burnetts Road and bordering the southwest side of I-65, in Tippecanoe 27(SW)24-4.

AREA ZONING PATTERNS:

The site is zoned R1, as are the adjoining and adjacent properties to the northwest (across Prophets Rock Road), southwest and northeast (across I-65). Bordering along the southeast boundary is FP (Flood Plain) zoning associated with Burnetts Creek.

AREA LAND USE PATTERNS:

A single-family home and outbuilding are located on Lot 1 (to be proposed Lot 1A). Proposed Lot 1B is a 1.13 acre tract being carved out of the north corner of Lot 1. Abutting to the southwest, a single-family home has been constructed on Lot 2 of the previous Mauch Subdivision plat. Except for a wooded area along the creek, the site is open and level. A transmission line and accompanying 100-ft wide easement runs through the rear third of the site. Part of the properties to the southwest are also open and apparently in agricultural production. Beyond these open tracts the surrounding properties are wooded with a few single-family homes interspersed.

TRAFFIC AND TRANSPORTATION:

The *Thoroughfare Plan* classifies Prophets Rock Road as a rural secondary arterial. The required half width right-of-way was dedicated on the previously recorded final plat. The existing driveway on Lot 1 has a 30-ft ingress/egress easement that provides access for Lot 2 and will also be used by proposed Lot 1B. Except for the entrance, a No Vehicular Access restriction was platted along the Prophets Rock Road right-of-way in the first plat and will be perpetuated in this replat.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

The existing home on Lot 1 is served by an existing well and septic system. Proposed Lot 1B will be the same. Staff has the required letter from the County Health Department stating that Lot 1B can be considered for a shallow trench subsurface absorption septic system. At the sketch plan review meeting the County Surveyor's representative stated that no drainage plan would be necessary.

CONFORMANCE WITH UZO REQUIREMENTS:

All of the building setbacks are shown correctly except for the southwest lot line of Lot 1B. It is shown as a 6-ft side setback, but should be a 25-ft rear setback. Each lot exceeds the lot width and area 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. Except for the approved entrance, a "No Vehicular Access" statement shall be platted along the Prophets Rock Road 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 Regulatory Flood Elevation and Boundary for the Burnetts Creek Flood Plain shall be shown.
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.