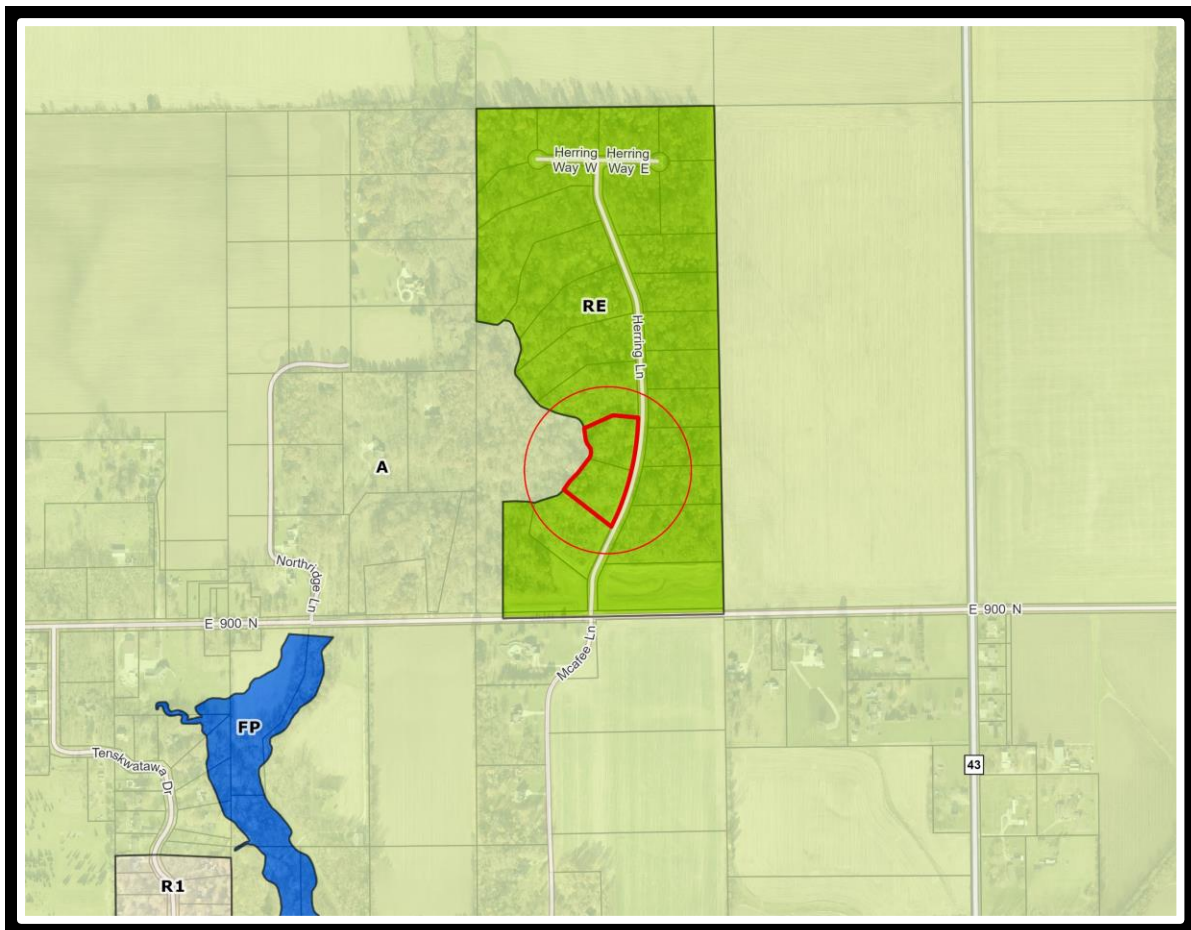

S-5067
GRACE WOODS ESTATE, A REPLAT OF LOTS 3 AND 4
(minor-sketch)

STAFF REPORT
April 28, 2022



PRELIMINARY PLAT GRACE WOODS ESTATES III

A REPLAT OF LOTS 3 & 4 A PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 24 NORTH, RANGE 4 WEST, TIPPECANOE TOWNSHIP, TIPPECANOE COUNTY, INDIANA

LEGAL DESCRIPTION:

A part of Grace Woods Estates, as per plat thereof recorded January 6, 2021, in Book 10, Page 137 as Document Number 202121000332 in the Office of the Recorder of Tippecanoe County being all that part of Lots 3 and 4 as depicted on said plat being located in Section 4, Township 24 North, Range 4 West, in Tippecanoe Township, Tippecanoe County, Indiana, being more particularly described as follows: To-wit:
Beginning at the southeast corner of said Lot 3; thence North 05°05'17" West along the south side of said lot 3, a distance of 311.55 feet to the southwest corner of said lot 3; thence along the west line of said lots 3 & 4 the following twelve (12) courses: 1) North 34°57'30" East, a distance of 54.43 feet; 2) North 44°48'39" East, a distance of 58.97 feet; 3) North 37°34'44" East, a distance of 35.14 feet; 4) North 30°54'38" East, a distance of 40.08 feet; 5) North 38°03'19" East, a distance of 24.57 feet; 6) North 23°35'42" East, a distance of 14.76 feet; 7) North 07°39'40" East, a distance of 14.66 feet; 8) North 08°13'38" West, a distance of 18.58 feet; 9) North 33°41'31" West, a distance of 30.58 feet; 10) North 23°58'58" West, a distance of 18.46 feet; 11) North 08°13'13" West, a distance of 30.61 feet; 12) North 07°38'27" West, a distance of 33.25 feet to the northwest corner of said lot 4; thence North 65°39'22" East along the north line of said lot 4, a distance of 163.07 feet; thence South 84°40'10" East along said north line, a distance of 130.89 feet to the northeast corner of said lot 4; thence along a non-parallel line to the right having a radius of 1370.17 feet, (chord bearing of South 12°39'50" West and a chord length of 608.11 feet) in an arc distance of 912.09 feet; thence South 25°21'20" West, a distance of 73.81 feet to the point of beginning, containing 2.957 acres, more or less.

AREA IN FLOOD PLAIN:

A part of Grace Woods Estates, as per plat thereof recorded January 6, 2021, in Book 10, Page 137 as Document Number 202121000332 in the Office of the Recorder of Tippecanoe County being all that part of Lots 3 and 4 as depicted on said plat being located in Section 4, Township 24 North, Range 4 West, in Tippecanoe Township, Tippecanoe County, Indiana, being more particularly described as follows: to-wit:
Commencing at the southeast corner of said Lot 3; thence North 02°05'17" West along the south side of said lot 3, a distance of 311.55 feet to the southwest corner of said lot 3 and the point of beginning of the herein described tract; thence along the west line of said lots 3 & 4 the following twelve (12) courses: 1) North 34°57'30" East, a distance of 54.43 feet; 2) North 44°48'39" East, a distance of 58.97 feet; 3) North 37°34'44" East, a distance of 35.14 feet; 4) North 30°54'38" East, a distance of 40.08 feet; 5) North 38°03'19" East, a distance of 24.57 feet; 6) North 23°35'42" East, a distance of 14.76 feet; 7) North 07°39'40" East, a distance of 14.66 feet; 8) North 08°13'38" West, a distance of 18.58 feet; 9) North 33°41'31" West, a distance of 30.58 feet; 10) North 23°58'58" West, a distance of 18.46 feet; 11) North 08°13'13" West, a distance of 30.61 feet; 12) North 07°38'27" West, a distance of 33.25 feet to the northwest corner of said lot 4; thence North 65°39'22" East along the north line of said lot 4, a distance of 39.66 feet; thence South 64°57'54" East, a distance of 3.78 feet; thence North 11°17'34" West, a distance of 39.61 feet; thence South 30°39'19" East, a distance of 40.08 feet; thence South 03°22'40" East, a distance of 11.46 feet; thence North 19°02'13" West, a distance of 77.22 feet; thence South 37°28'50" West, a distance of 98.86 feet; thence South 38°03'19" West, a distance of 66.14 feet to the south line of said lot 3; thence North 02°05'17" West, a distance of 27.09 feet to the point of beginning, containing 0.244 acres, more or less.

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.

The undersigned, a Professional Land Surveyor of the State of Indiana, does hereby further certify that the limits of the 100 year flood plain, as depicted on the attached plat, was prepared under his direct supervision and that the rounded area as depicted is at or above the 100 year flood plain elevation, of 662.28 at North & 660.15 feet for addresses 9120 & 9110 HERRING LANE. The Flood Plain Determination by Indiana Department of Natural Resources. See Note B below.

CERTIFIED BY: **JAMES D. HALL** 04-25-2022
DATE: _____
WEST LAFAYETTE, IN 47906-5207



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

ENDORSEMENT OF OWNER:
Tony Hardebeck DATE _____

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

CURRENT TITLE:

TITLE HOLDER: HARDEBECK DEVELOPMENT LLC
2811 KLONDIKE ROAD
WEST LAFAYETTE, IN 47906

AUDITOR'S KEY NUMBERS: 79-03-04-401-003-000-017; 79-03-04-401-004-000-017

This plat has been prepared pursuant to Section 9-1 (Preliminary Plats for PD Submissions), of the Unified Zoning Ordinance of Tippecanoe County, Indiana as adopted January 2, 1996 (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.

Soil Series	Dwellings	Roads	Seeps	Hydric	Ponds
CaA	Moderate	Shrink-Swell Severe; Low Strength; Frost Action	Slight	N	Moderate Seepage
Co	Severe Flooding, Ponding	Severe Flooding, Ponding, Frost Action	Severe Flooding, Ponding, Poor Filter	N	Severe Seepage
CaW2	Severe Wetness	Severe Low Strength; Frost Action	Severe Wetness; Peeps Slightly	N	Moderate Slope
Mt	Severe Flooding	Severe Low Strength; Severe Flooding, Frost Action	Severe Flooding; Peeps Slightly	Y	Severe Seepage
Wb1	Moderate; Shrink-Swell	Severe Low Strength; Frost Action	Severe Wetness; Peeps Slightly	N	Moderate Seepage; Slope
Sv1	Severe Slope	Severe Slope	Severe Poor Filter; Peeps Slightly; Slope	N	Severe Slope

SOIL SERIES AND DESCRIPTION
CaA - CAMDEN SILT LOAM, 1 TO 2 PERCENT SLOPES
Co - COMPOCTIL LOAM, GRAVELLY SUBSTRATUM, OCCASIONALLY FLOODED
CaW2 - CROSBY/MAMI COMPLEX, 2 TO 6 PERCENT SLOPES, ERODED
Mt - MAMASVILLE SILTY LOAM, 6 PERCENT SLOPES
Wb1 - ROCKFELD SILT LOAM, 1 TO 3 PERCENT SLOPES
Sv1 - STRANDBOOGMAN COMPLEX, 18 TO 40 PERCENT SLOPES

SITE DATA AND ANALYSIS
SITE AREA: 2.957 ACRES ±
PRESENT ZONING: RE
MINIMUM LOT AREA: 30,000 SQ. FT.
MINIMUM LOT WIDTH: 100' OR 40' WHEN AT LEAST 75% OF A LOT FRONTS ON THE CIRCULAR TURNAROUND PORTION OF A RURAL ESTATE ROAD (R.E. OR R.S.C.)
MAXIMUM LOT COVERAGE BY BUILDINGS: 10%
MINIMUM REAR YARD COVER: 80%
REQUIRED SETBACKS: 5'
ALL SIDE YARD SETBACKS ARE: 25'
ALL FRONT YARD SETBACKS ARE: 25'
ALL REAR YARD SETBACKS ARE: 25'
UNLESS OTHERWISE NOTED HEREON, MAXIMUM BUILDING HEIGHT: 35'

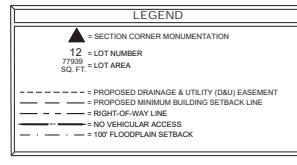
THE ZONING RESTRICTIONS INDICATED ABOVE ARE TAKEN FROM THE UNIFIED ZONING ORDINANCE OF TIPPECANOE COUNTY, SECOND EDITION EFFECTIVE JANUARY 2, 1996.

TOTAL NUMBER OF LOTS: 1
AVERAGE LOT SIZE: 2.957 ACRES
LOT DENSITY: 0.5 LOTS PER ACRE

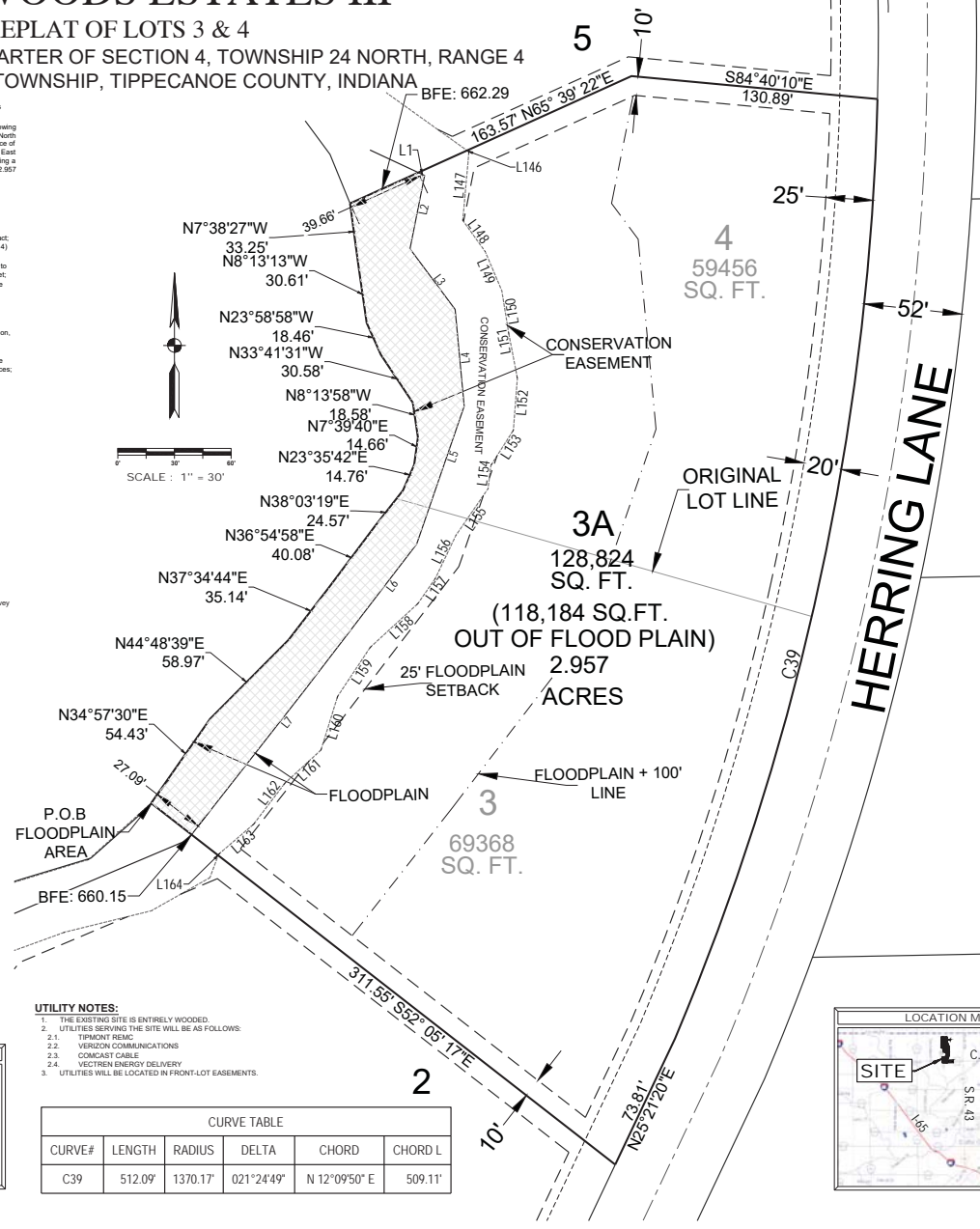
NOTES:
ALL FRONT SETBACKS SHALL BE 25'
ALL REAR SETBACKS SHALL BE 25'
ALL SIDE SETBACKS SHALL BE 10'
UNLESS OTHERWISE NOTED, AN EASEMENT LINE SHALL BE ASSUMED TO BE A 5-FOOT SETBACK LINE.

AT THE BASIC FLOOD ELEVATION OF THE CREEK, AS DETERMINED BY THE INDIANA DEPARTMENT OF NATURAL RESOURCES, VARIES FROM 662.29 NAVD83 AT THE NORTH END OF THE SITE TO 660.15 NAVD83 AT THE SOUTH END OF THE SITE (DNR File Number GN34132-0).

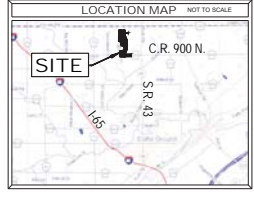
IF SEE PREVIOUS COVENANT A RESTRICTION FOR GRACE WOODS AS RECORDED PER DOCUMENT NUMBER 202121000462 IN THE OFFICE OF THE TIPPECANOE COUNTY RECORDER.



CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	CHORD	CHORD L
C39	512.09'	1370.17'	021°24'49"	N 12°09'50" E	509.11'



LINE TABLE		
LINE#	BEARING	DISTANCE
L1	S 64°57'54" E	3.69'
L2	S 11°17'34" W	39.61'
L3	S 36°39'15" E	40.06'
L4	S 05°22'45" E	51.46'
L5	S 19°01'37" W	77.22'
L6	S 37°28'59" W	98.86'
L7	S 38°04'08" W	95.84'
L142	N 48°46'08" W	236.68'
L143	N 18°26'27" W	83.51'
L144	N 34°49'05" W	105.55'
L146	N 54°22'11" W	1.24'
L147	N 05°06'42" E	36.46'
L148	N 35°42'58" W	20.34'
L149	N 23°02'00" W	22.43'
L151	N 10°50'39" W	24.69'
L152	N 04°22'41" E	27.63'
L153	N 32°35'00" E	22.04'
L154	N 07°07'33" E	12.48'
L155	N 34°31'05" E	30.06'
L156	N 25°31'20" E	25.16'
L157	N 34°42'18" E	16.32'
L158	N 47°26'48" E	34.33'
L159	N 33°35'26" E	31.16'
L160	N 17°10'55" E	29.70'
L161	N 47°25'49" E	25.93'
L162	N 37°18'45" E	27.25'
L163	N 49°16'42" E	24.52'
L164	N 20°33'46" E	0.64'
L169	N 38°26'28" E	60.47'



DATE: _____
REVISION: _____

ANTHONY HARDEBECK
2811 KLONDIKE ROAD
WEST LAFAYETTE, INDIANA 47906-5207
RURAL ESTATE PRELIMINARY PLAT
GRACE WOODS ESTATES REPLAT

OFFICE LOCATION:
1515 W. WASHINGTON ST., SUITE 101
WEST LAFAYETTE, INDIANA 47906-1171
PHONE: (317) 842-1811
FAX: (317) 842-1811
WWW.VESTERANDASSOCIATES.COM

OFFICE INFORMATION:
DRAWING NO.: 20210303000332 GRACE
DRAWING DATE: AUG. 25, 2022
DRAWN BY: J.D.W.
CHECKED BY: J.D.W.
FIELD BOOK#: SB XXX

1 OF 1
22069

S-5067

GRACE WOOD ESTATES, REPLAT OF LOTS 3 AND 4
Minor-Sketch Plan

Staff Report
April 28, 2022

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner, represented by Vester and Associates Inc., is requesting preliminary approval of a replat of two existing rural estate lots into a single lot, containing 2.957 acres, located at 9120 and 9170 Herring Lane, on the north side of CR 900 N, Tippecanoe 4 (SE) 24-4.

AREA ZONING PATTERNS:

This site, two lots in a 12-lot subdivision, was rezoned from A (Agricultural) to Rural Estate in June 2017 for the purpose of creating a 12-lot subdivision and a private road (Z-2686). A second 12-lot phase was rezoned to RE in May 2021, (Z-2825). Prior to these rezones the land had been zoned A since the inception of zoning in Tippecanoe County. Surrounding properties are zoned A except for land adjacent to the west of these lots which has Flood Plain zoning that has not yet been shown on the zoning map; this FP boundary, associated with the North Fork of Burnett's Creek, was established with the RE final plat.

AREA LAND USE PATTERNS:

The site is entirely wooded with some steep sloping topography along the west side, near the North Fork of Burnett Creek. Properties bordering on the west side are wooded along the creek. Farther west, north and east are open fields in agricultural production. To the south and west are several large lot single-family homes.

TRAFFIC AND TRANSPORTATION:

This site has frontage on Herring Lane. This is a private road that was created through the Rural Estate Subdivision process. County highway will review the driveway location through a standard driveway application.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

This request was originally approved for two lots, so the county health department did not require a new soil test. They did state a new test could be required depending on the location of the septic. This will be addressed during permitting.

CONFORMANCE WITH UZO REQUIREMENTS:

The proposed lot meets the minimum lot size of one acre and increases the lot size average for the entire subdivision.

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 Regulatory Flood Elevation and Boundary for the North Fork of Burnett's Creek Flood Plain shall be shown. It shall also be described and certified as specified in Unified Zoning Ordinance, Section 2-27-17.
4. The street addresses and County Auditor's Key Number shall be shown.