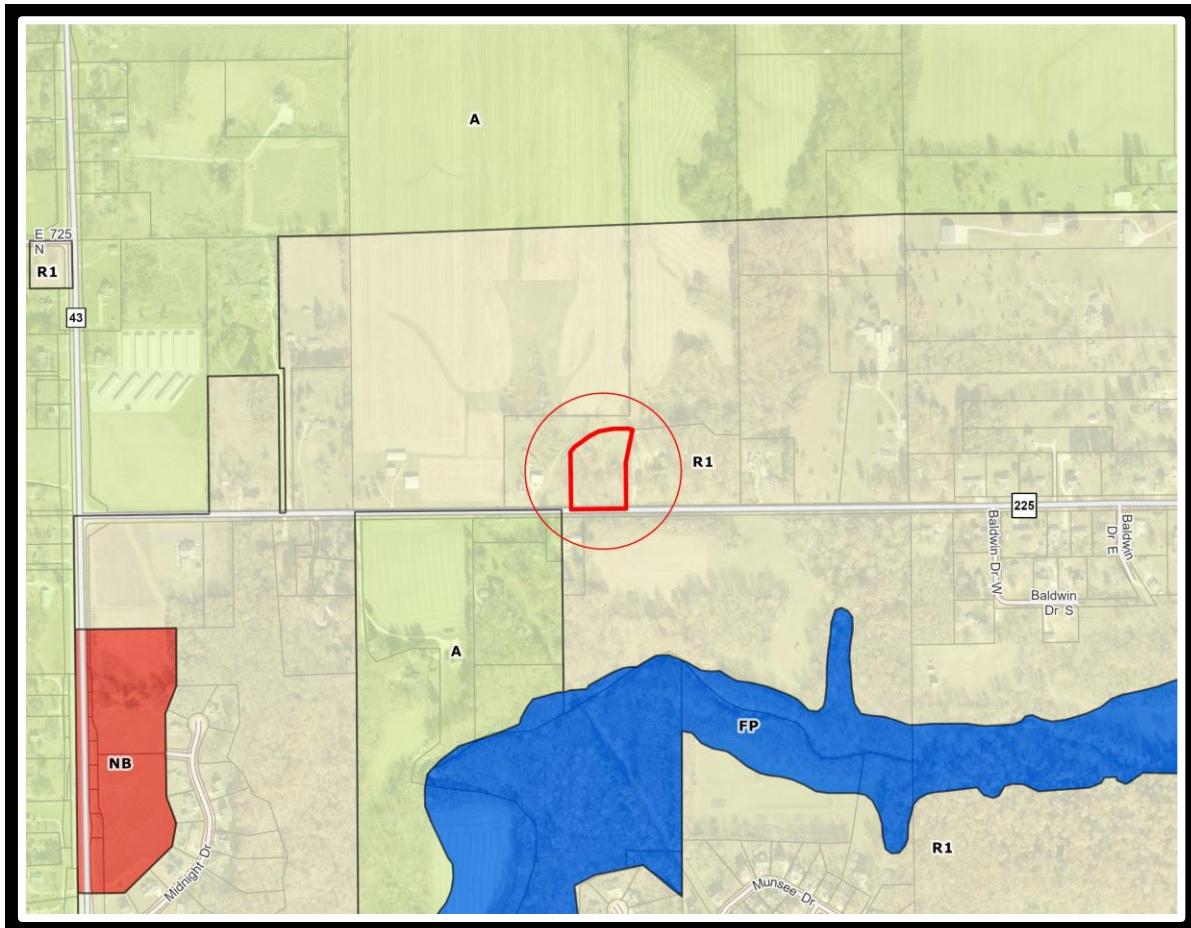

S-5065
STERRETT ACRES
(minor-sketch)

STAFF REPORT
April 28, 2022



STERRETT ACRES MINOR SUBDIVISION (SKETCH PLAN)

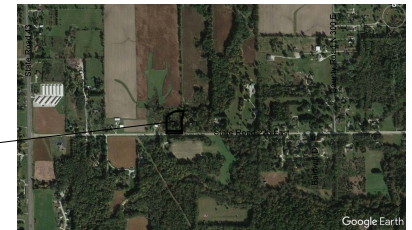
A PART OF THE SE AND SW 1/4S OF SECTION 15, TOWNSHIP 24 NORTH,
RANGE 4 WEST, TIPPECANOE TOWNSHIP, TIPPECANOE COUNTY, INDIANA



50' 0' 25' 50' 100'

SCALE: 1" = 50'

Bearings based on WGS84.



SITE

Vicinity Map
Not to Scale

LEGEND

CRS = Capped Rebar Set is a 5/8" rebar with a yellow plastic cap marked "STARR FORM NO. 0083"

MBL = Minimum Building Line

R/W = Right of Way

Chad W Sterrett
Doc. No.: 202121019534
09/20/2021
79-03-15-400-001.000-017

Edward S. & Mary Lou K. Connolly
Doc. No.: 201113025786
11/15/2013
79-03-15-400-006.000-017

Property Address
2506 State Road 225 East
Butte Ground, IN 47920

STERRETT DESCRIPTION DOCUMENT NUMBER 201414000971

PARCEL II

Tract I

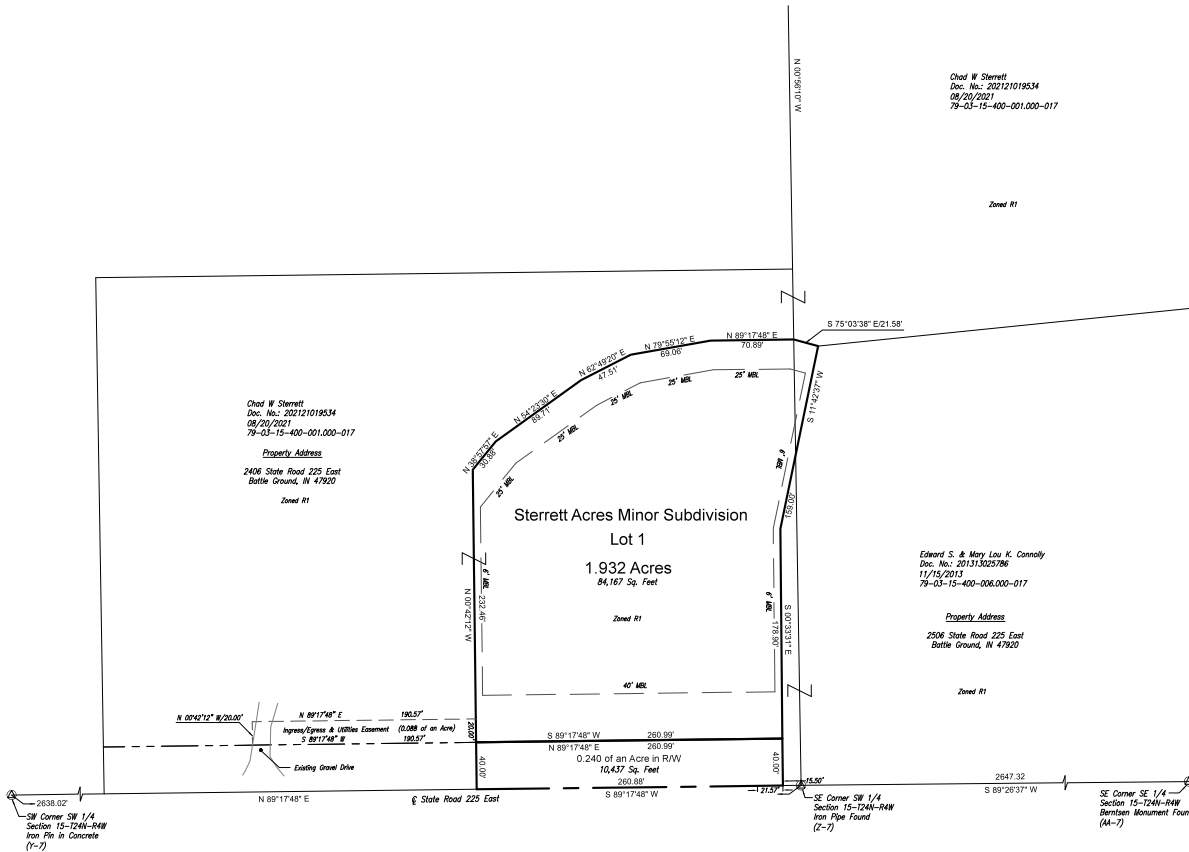
A part of the South West Quarter of Section Fifteen (15), in Township Twenty-four (24) North, Range Four (4) West, described as follows, to-wit: Commencing at the south east corner of the East half of the South West Quarter of Section Fifteen (15), in Township Twenty-four (24) North, Range Four (4) West, thence West thirty-six (36) poles; thence North twenty-six (26) poles and eleven (11) feet, thence East thirty-six (36) poles, thence South twenty-six (26) poles and eleven (11) feet, to the place of beginning, containing six (6) acres, more or less.

ALSO

A part of the South East Quarter of said Section Fifteen (15), Township and Range aforesaid, described as follows, to-wit: Commencing at the south west corner of the West half of the West half of the South East Quarter of Section Fifteen (15), thence North one hundred and sixty (160) rods; thence East thirty-two (32) rods, thence South one hundred and sixty (160) rods, thence West thirty-two (32) rods, to the place of beginning, containing thirty-two (32) acres, more or less.

EXCEPT

Part of the Southwest Quarter of the Southeast Quarter and part of the Southeast Quarter of the Southwest Quarter of Section Fifteen (15), Township Twenty-four (24) North, Range Four (4) West and located in Tippecanoe Township, Tippecanoe County, Indiana, and described as follows, to-wit: Beginning at a point on the south line of Section Fifteen (15), Township Twenty-four (24) North, Range Four (4) West, said point being located a distance of Fifteen and five tenths (15.5) feet West of the southeast corner of the Southeast Quarter of said Section Fifteen (15) and running thence due East (assumed bearing) a distance of five hundred and forty (540.0) feet, thence North 0° 16' East a distance of three hundred and fifty (350.0) feet; thence North 89° 44' West a distance of one hundred and twenty (120.0) feet, thence North 47° 46' West a distance of eighty (80.0) feet; thence South 84° 46' West a distance of three hundred and thirty (330.0) feet, thence South 12° 16' West a distance of one hundred and fifty nine (159.0) feet; thence South 0° 16' West a distance of two hundred and twenty (220.0) feet to the point of beginning containing 4.29 acres, more or less.



Matthew C Holden



This instrument was prepared by Matthew C Holden

I affirm, under penalties for perjury, that I have taken reasonable care to reduce each Social Security number in this document, unless required by law. Matthew C Holden.

Title Holder: Chad W Sterrett Tax Key No: 79-03-15-400-001.000-017

STERRETT ACRES MINOR SUBDIVISION-SKETCH PLAN		SHEET 1 OF 1
Drawn By: MCH	 STARR ASSOCIATES LAND SURVEYORS & ENGINEERS	218 ALABAMA STREET LAFAYETTE, INDIANA 47901 765-471-8813 WWW.STARRSURVEYING.COM
Proj. No.: 20210239		
Draw Date: 3/21/2022		

S-5065
STERRETT ACRES MINOR SUBDIVISION
Minor-Sketch Plan

Staff Report
April 14, 2022

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner and property owner Chad Sterrett, represented by Todd Starr of Starr Associates, is requesting preliminary approval of a one-lot, residential subdivision of 1.932 acres located just east of the house at 2406 SR 225 E, north of the Town of Battle Ground, Tippecanoe 15 (SW) 24-4.

AREA ZONING PATTERNS:

The site is zoned R1 as is all surrounding property except to the southwest which is zoned Agricultural. Flood Plain zoning associated with Burnett's Creek is a quarter mile to the south. The parent tract is 33.71 acres in area and this is the first division from it; this means three division rights will remain unless the property is divided through the major subdivision process.

AREA LAND USE PATTERNS:

There is a scattering of single-family dwellings near the request. Other land in the area is farmed or wooded.

TRAFFIC AND TRANSPORTATION:

The proposed lot is located on SR 225 which is classified as a rural secondary in the adopted *Thoroughfare Plan*. Any driveway located on this state highway would require a permit from INDOT's Crawfordsville Office. The sketch plan shows an off-site access easement connecting the proposed lot with an existing driveway on the parent tract.

The required 40' wide half-width right-of-way has been shown on the sketch plan.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Per the County Health Department, the Battle Ground sewer mains are not close enough to require the site be hooked into the system. The letter from the health department regarding the adequacy of the soils on site states that, "the lot is suitable for an elevated sand mound or surface Presby or Infiltrator sand line absorption bed due to seasonal high-water table and shallow till limiting soil layer. The Health Department is satisfied that this subdivision can meet the minimum requirements of" all county health ordinances.

The County Surveyor's Office has already approved drainage onsite.

CONFORMANCE WITH UZO REQUIREMENTS:

The sketch plan has been revised to show the required 40' front setback; all other setbacks shown are correct. Lot area and lot width exceeds ordinance requirements.

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. If there is a mortgage on this property, a recorded partial release or written acknowledgment from the mortgage company must be obtained in order to dedicate the necessary right-of-way.
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 street addresses and County Auditor's Key Number shall be shown.