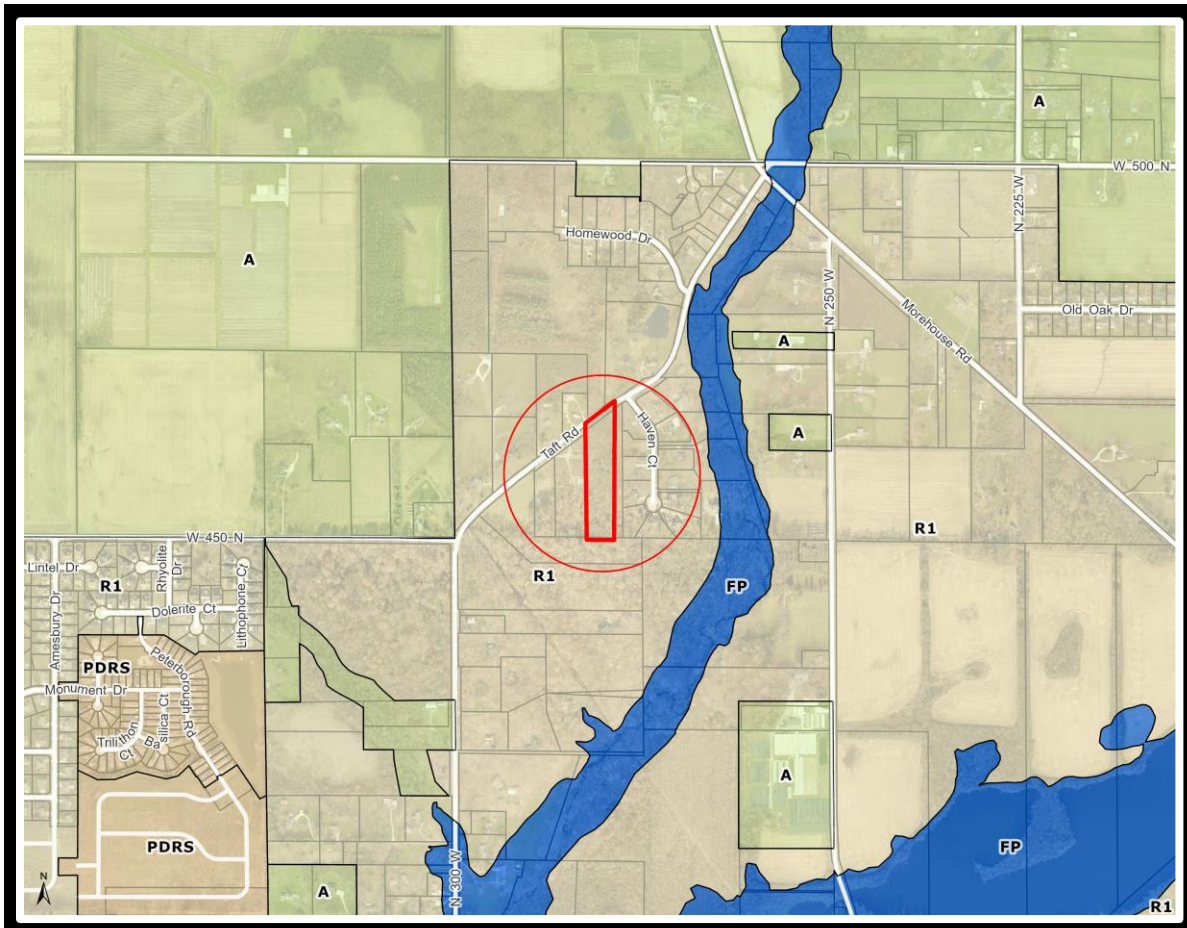
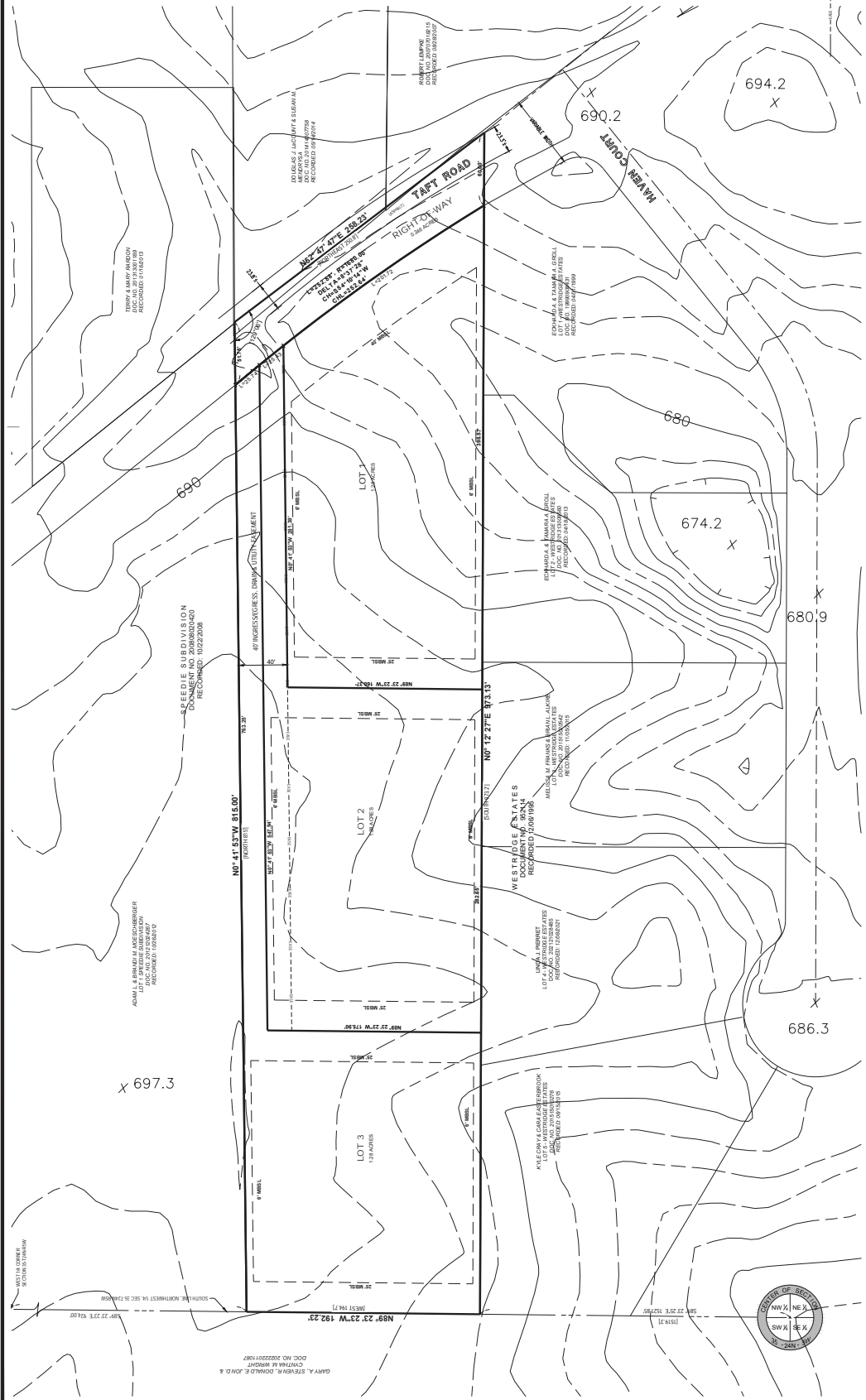

S-5104
JOHN STEELE SUBDIVISION
(minor-sketch)

STAFF REPORT
December 1, 2022





LAND DESCRIPTION, MODERNIZED DESCRIPTION
 A part of the Northwest Quarter of Section 38, Township 24 North, Range 5 West, Wabash Township, Tippecanoe County, Indiana, being part of 2.409 acres of land described in a Warranty Deed to AEDIS Tippecanoe County, Indiana, as per the plat thereof filed in the Office of the County Clerk, Tippecanoe County, Indiana, and being designated as Property 1 as depicted on a Boundary Survey by Chastain & Associates, L.L.C., Job No. 8450.00, dated 08/27/2022.

LAND SURVEYORS CERTIFICATE
 The above described land is the property of the State of Indiana and is hereby certified that the above section plan was prepared under the direct supervision of the undersigned.

LAST INSTRUMENT CONVEYING TITLE TO SUBJECT PROPERTY:
 DOCUMENT NO. 2022010683
 GRANTOR: RICHARD A. CASSIDY & ANNE L. CASSIDY
 GRANTEE: AEDIS TIPPECANOE COUNTY, L.L.C.
 DATE: 08/27/2022

PREPARED BY: KYLE K. BETZ
 TITLE HOLDER: AEDIS HOME, LLC
 STATE ID NUMBER: 7940335-10107-0004023

LAND SURVEYORS CERTIFICATE
 The above described land is the property of the State of Indiana and is hereby certified that the above section plan was prepared under the direct supervision of the undersigned.

PREPARED BY: KYLE K. BETZ
 TITLE HOLDER: AEDIS HOME, LLC
 STATE ID NUMBER: 7940335-10107-0004023

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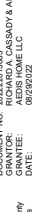
PREPARED BY: KYLE K. BETZ
 TITLE HOLDER: AEDIS HOME, LLC
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SURVEY NOTE
 The sketch plan set represents a boundary survey of the property depicted. This plan has been prepared pursuant to Section 34 (Mining Subdivisions) and Section 61 (Sketch Plan) of the Unified Subdivision Ordinance of Tippecanoe County as amended November 1988.
 A boundary survey meeting the requirements of the Indiana Administrative Code, Title 865, Article 1, Rule 12 will be published and recorded at a later date.

SKETCH PLAN NOTES:
 1. Each lot set has to be seen in its entirety as shown on the sketch plan.
 2. Each lot will have its own on-site individual access point.
 3. Current use zoning is R1.
 4. Any utility easements shown on this sketch plan are based on Tippecanoe County records.
 5. All utility easements are shown from the public record files, and if from the side yard lot lines, unless otherwise noted.
 6. All utility easements shall be set at all lot corners as practical, as required by the unified subdivision ordinance and building codes.
 7. There will be a single private drive access to Tapt Road, each lot will be accessed from a single shared driveway.
 8. One existing foundation is visible on the sketch plan, located due to be decayed and heavy overgrown vegetation.

LEGEND
 * - BERNISIA ANIMORBIT SECTION CORNER ADMINISTRATION FOUNDATION
 (XXX) - RECORDED DIMENSION
 (XXX) - PROPOSED EASEMENT

WHEN THE RECORD DIMENSIONS ARE ONLY SHOWN, THE MEASURE DIMENSIONS TO BE THE SAME AS THE RECORD.



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JOHN STEELE MINOR SUBDIVISION
 TAPT ROAD
 WEST LAFAYETTE, INDIANA

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S-5104
JOHN STEELE SUBDIVISION
Minor-Sketch Plan

Staff Report
December 1, 2022

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioners Pat Richard and John Christodoulakis of property owner Aedis Home, LLC, represented by Tamra Peters of Chastain & Associates, LLC, are seeking preliminary plat approval for a three-lot residential minor subdivision of 4.09 acres, located on the south side of Taft Road just west of Haven Court, specifically, 4714 Taft Road, Wabash 35 (NW) 24-5.

AREA ZONING PATTERNS:

The four-acre parent tract is zoned R1, Single-family Residential.

AREA LAND USE PATTERNS:

The wooded site is currently unimproved. Large lot residences are prevalent in the area of this request: Speedie Minor Subdivision is adjacent to the west; Westridge Estates Subdivision is adjacent to the east.

TRAFFIC AND TRANSPORTATION:

Taft Road is classified as a rural secondary arterial by the adopted *County Thoroughfare Plan*. The required 40' half-width right-of-way has been shown. The County Highway Department is requiring a "no vehicular access" statement along the frontage except at the driveway entrance.

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. The County Health Department states that all three proposed lots "can be considered for a shallow trench subsurface absorption system..." with perimeter drains.

CONFORMANCE WITH UZO REQUIREMENTS:

The required setbacks have been shown; all lot widths and areas are sufficient.

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 Taft Road right-of-way line.
2. 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.
3. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
4. All required building setbacks shall be platted.
5. The Drainage Board or the County Surveyor shall approve any required drainage plans in compliance with Tippecanoe County Ordinance #2011-27-CM.
6. The street addresses and County Auditor's Key Number shall be shown.

SUBDIVISION COVENANTS – The following items shall be part of the subdivision covenants:

7. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.