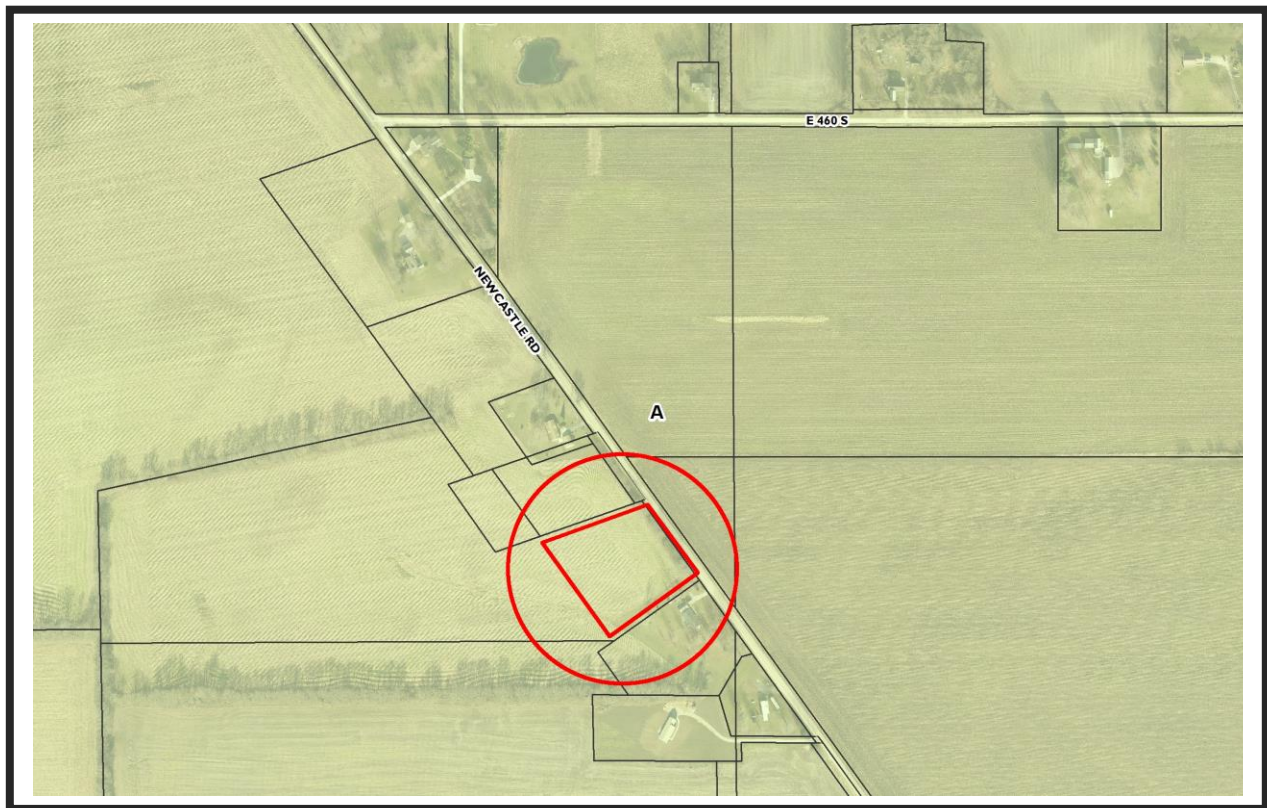
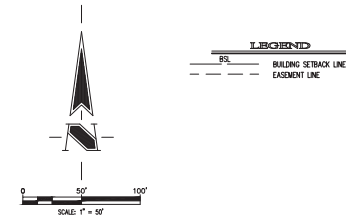

S-4829
BLACK WALNUT FARM SUBDIVISION, PHASE 2
(minor-sketch)

STAFF REPORT
April 11, 2019



MINOR SKETCH FOR: BLACK WALNUT FARM PHASE II TIPPECANOE COUNTY, INDIANA

A PART OF THE FRACTIONAL SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 22 NORTH, RANGE 3 WEST
SHEFFIELD TOWNSHIP, TIPPECANOE COUNTY, INDIANA



LEGEND
 --- S.L. --- BUILDING SETBACK LINE
 - - - - - EASEMENT LINE



AREA MAP

LAND DESCRIPTION

Land Description - Subject Tract

A part of the Fractional Southeast Quarter of Section 17, Township 22 North, Range 3 West, Sheffield Township, Tippecanoe County, Indiana, described as follows:

Commencing at the intersection of the west line of the Southeast Quarter of said Section 17 and the centerline of Newcastle Road, said point being located 1,088.72 feet southerly from the Northwest corner of the Southeast Quarter of Section 17; thence South 35 degrees 41 minutes 09 seconds East along the centerline of Newcastle Road a distance of 385.64 feet to the intersection of the northeast extension of the southeast line of a 2.49 acre tract of land described as Deed Record 81 Page 150 in the Office of the Recorder of Tippecanoe County with said centerline and the Point of Beginning; thence continuing South 35 degrees 41 minutes 09 seconds East along the centerline of Newcastle Road a distance of 256.82 feet; thence South 54 degrees 18 minutes 51 seconds West a distance of 328.03 feet; thence North 35 degrees 41 minutes 09 seconds West a distance of 346.23 feet to the southeast line of the aforesaid 2.49 acre tract; thence North 70 degrees 02 minutes 51 seconds East along said southeast line and the northeast extension thereof a distance of 340.79 feet to the Point of Beginning, containing 2.28 acres, more or less.

UTILITY INFORMATION

SANITARY SEWER:
NO SANITARY SEWER SERVICE IS AVAILABLE IN THE AREA.
WATER:
NO WATER SERVICE IS AVAILABLE IN THE AREA.
ELECTRIC:
ELECTRIC SERVICE IS AVAILABLE ALONG THE EAST SIDE OF NEWCASTLE ROAD
GAS:
THERE IS NO GAS SERVICE AVAILABLE IN THE AREA
TELECOMMUNICATION:
TELECOMMUNICATION SERVICE IS AVAILABLE ALONG THE EAST SIDE OF NEWCASTLE ROAD

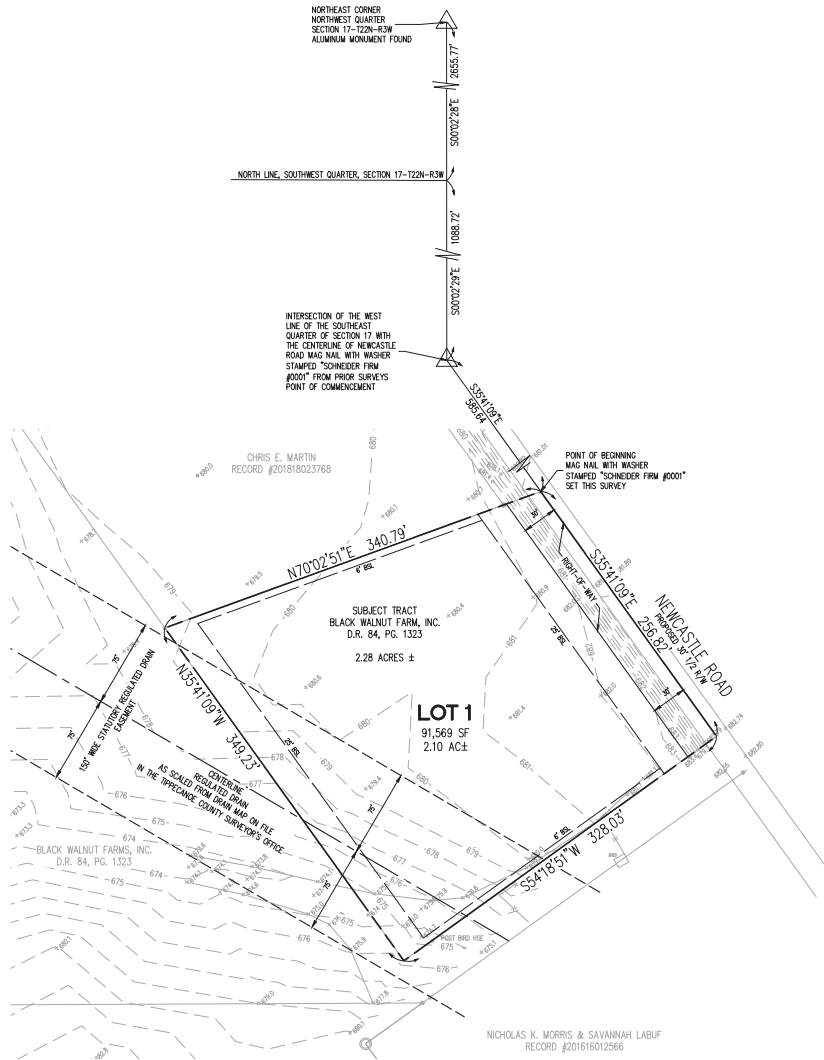
OWNER/SUBMITTER:

BLACK WALNUT FARM, INC.
4750 NEWCASTLE ROAD
LAFAYETTE, IN 47905
TAX KEY:
#79-12-17-300-002.000-012
DEED OF RECORD:
D.R. 84, PG. 1323

SURVEYOR/ENGINEER:

THE SCHNEIDER CORPORATION
1330 WIN HENTSCHEL BLVD
SUITE 260
WEST LAFAYETTE, IN 47906
(765) 448-6661

THE BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A SURVEY BY THE SCHNEIDER CORPORATION COMPLETED IN THE FIELD ON NOVEMBER 10, 2017.
THE TOPOGRAPHIC SURVEY WAS PROVIDED BY THE SCHNEIDER CORPORATION.



REVISIONS:

DATE:
THE SCHNEIDER CORPORATION (2017)

THE SCHNEIDER CORPORATION
West Lafayette Office
1330 Win Hentschel Blvd.
Suite 260
West Lafayette, IN 47906-4156
Telephone: 765-448-6661
Fax: 765-448-6665
www.schneidercorp.com

Civil Engineering
GIS • LIS
Land Surveying
Landscape Architecture

BLACK WALNUT FARM
PHASE II
TIPPECANOE COUNTY, INDIANA
BLACK WALNUT FARM, INC.
4750 NEWCASTLE ROAD, LAFAYETTE, IN 47905

DATE: 03/18/19 PROJECT NO: 10833.004
DRAWN BY: CAS CHECKED BY:
SHEET TITLE: MINOR SKETCH PLAN
DRAWING FILE: C:\WORK\2019\03\10833\10833-004\10833-004.dwg
XREFS:
SHEET NO: 1

S-4829
BLACK WALNUT FARM SUBDIVISION, PHASE 2
Minor-Sketch Plan

Staff Report
April 11, 2019

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner Black Walnut Farm, Inc. by its officer Krista Jesse and represented by Cameron Seymour of the Schneider Corporation, is seeking primary approval of a one lot subdivision on 2.28 acres, located on the southwest side of Newcastle Road, approximately 1/4 mile south of CR 460 S, in Sheffield 17 (SE) 22-3.

AREA ZONING PATTERNS:

The site and all surrounding properties are zoned A, Agricultural. The proposed lot is coming from a 24.2-acre parent tract that has been parcelized three times in the past. (P81-16, P88-5, and P96-46). This will be the fourth and final division of land resulting in a lot smaller than ten acres.

AREA LAND USE PATTERNS:

The site is undeveloped and part of a larger farm field. Surrounding properties are either large lot residences or farmland.

TRAFFIC AND TRANSPORTATION:

Newcastle Road is classified as a rural local road. The required 30' half-width right-of-way for this lot has been shown. County Highway is not requiring a "No vehicular access" statement. The mortgage affidavit, needed to clear the dedication of right-of-way, has already been filed.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Approval of the drainage on site was given by the County Surveyor's Office. A letter from the Health Department states that, "Based on soil borings...this lot can be considered for a shallow trench subsurface absorption system."

CONFORMANCE WITH UZO REQUIREMENTS:

Setbacks shown are correct; lot width and lot area meet ordinance standards.

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 street addresses and County Auditor's Key Number shall be shown.