

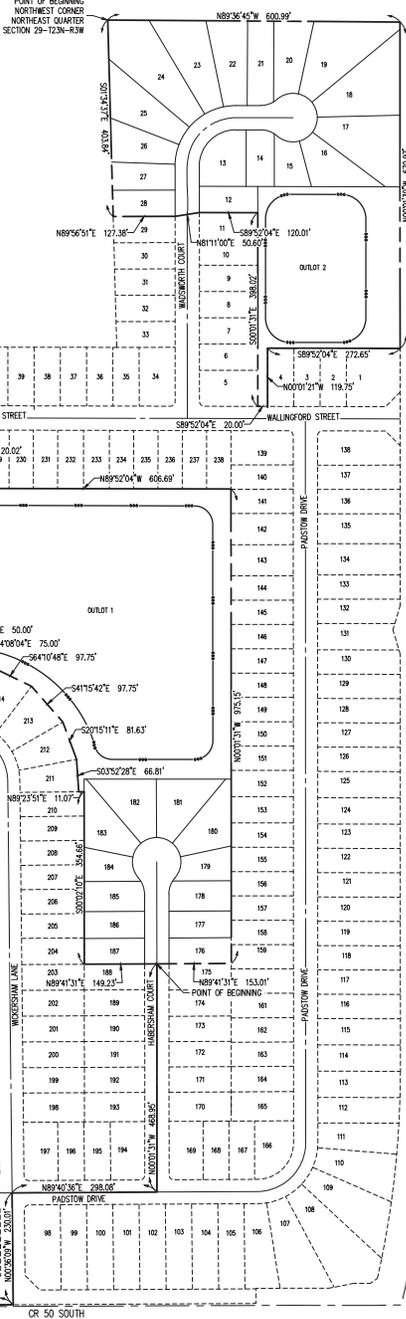


Plot Date: Dec 16, 2019 Plot Time: 1:57pm File Name: L:\A\009\009\CAD\009\009-REV\Map Layout: PPIR By: schneider

**BARRINGTON LAKES SUBDIVISION  
LAND DESCRIPTION**

A part of the Northeast and Northwest Quarters of Section 29, Township 23 North, Range 3 West, Perry Township, Tippecanoe County, Indiana, more particularly described as follows:  
Beginning at an L-beam Post marking the Northeast Corner of said Northwest Quarter; thence South 01 degree 34 minutes 27 seconds East (bearings based on Tippecanoe County Section Corner Perpetuation Project) a distance of 673.06 feet to a railroad rail post; thence North 89 degrees 54 minutes 17 seconds West a distance of 965.86 feet to a 1/2" rebar; thence North 88 degrees 01 minute 41 seconds West a distance of 32.97 feet to a 5/8" rebar with a yellow cap stamped Schneider Firm #0001 (hereinafter referred to as Rebar) on the North line of the South half of the Northwest Quarter of said Northwest Quarter; thence South 00 degrees 36 minutes 09 seconds East a distance of 1974.78 feet to a magnetic nail marking the Southeast corner of Barrington Woods Subdivision, Section 1, as described on the Final Plat thereof, Recorded as Record #2018181976 in the Office of the Recorder of Tippecanoe County, Indiana, said nail being on the South line of said Northwest Quarter; thence North 89 degrees 41 minutes 31 seconds East along said South line 989.89 feet to the Southwest Corner of said Northwest Quarter; thence North 89 degrees 41 minutes 41 seconds East along the South line of said Northwest Quarter Section 274.74 feet to a mag nail with washer stamped Schneider Firm #0001 marking a southwest corner of the right-of-way line of McQuay Lane as described in two deeds, recorded as Record #200100106186 and #201010016190; thence along said right-of-way line the following ten (10) courses: (1) North 00 degrees 01 minute 02 seconds West a distance of 31.14 feet; (2) thence North 89 degrees 58 minutes 58 seconds East a distance of 120.00 feet; (3) thence North 78 degrees 40 minutes 23 seconds East a distance of 50.99 feet; (4) thence North 89 degrees 58 minutes 58 seconds East a distance of 25.00 feet; (5) thence North 55 degrees 09 minutes 40 seconds East a distance of 17.81 feet to a point on a non-tangent curve having a radius of 194.00 feet, the radius point of which bears North 77 degrees 34 minutes 23 seconds West; (6) thence northerly along said curve to the left on an arc distance of 429.76 feet to a point which bears North 89 degrees 58 minutes 30 seconds East from said radius point; (7) thence North 00 degrees 01 minutes 30 seconds West a distance of 656.86 feet; (8) thence North 16 degrees 45 minutes 09 seconds West a distance of 52.20 feet; (9) thence North 16 degrees 40 minutes 27 seconds East a distance of 52.20 feet; (10) thence North 00 degrees 01 minutes 30 seconds West a distance of 1194.25 feet to a Rebar on the North line of the Northwest Quarter of said Northwest Quarter; thence North 89 degrees 36 minutes 45 seconds West along said North line a distance of 600.99 feet to the Point of Beginning, containing 79,708 acres, more or less.

POINT OF BEGINNING  
NORTHEAST CORNER  
SECTION 29-123N-R3W

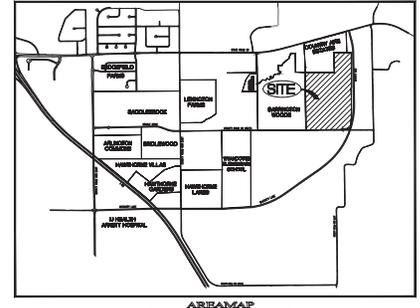


**REVISED AREAS  
LAND DESCRIPTION**

Land description - 7.34 Acre Tract (North Tract)  
A part of the Northeast Quarter of Section 29, Township 23 North, Range 3 West, Perry Township, Tippecanoe County, Indiana, more particularly described as follows:  
Commencing at the Northwest Corner of said Northwest Quarter; thence South 01 degree 34 minutes 27 seconds East a distance of 403.84 feet; thence North 89 degrees 56 minutes 51 seconds East a distance of 127.28 feet; thence North 81 degrees 11 minutes 00 seconds East a distance of 506.60 feet; thence South 89 degrees 52 minutes 04 seconds East a distance of 120.01 feet; thence South 00 degrees 01 minutes 31 seconds East a distance of 396.02 feet; thence South 89 degrees 52 minutes 04 seconds East a distance of 20.00 feet; thence North 00 degrees 01 minutes 21 seconds West a distance of 119.75 feet; thence South 89 degrees 52 minutes 04 seconds East a distance of 272.65 feet; thence North 00 degrees 01 minutes 30 seconds West a distance of 470.97 feet; thence North 89 degrees 36 minutes 45 seconds West a distance of 600.99 feet to the Point of Beginning, containing 7.34 acres, more or less.

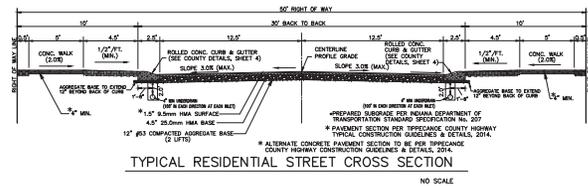
Land description - 9.86 Acre Tract (South Tract)  
A part of the Northeast and Northwest Quarters of Section 29, Township 23 North, Range 3 West, Perry Township, Tippecanoe County, Indiana, more particularly described as follows:  
Commencing at the Southwest Corner of the Northwest Quarter of said Section; thence North 89 degrees 41 minutes 31 seconds East along the south line of said quarter a distance of 1847.96 feet to the southeast corner of Barrington Woods Subdivision, Section 1; thence continuing North 89 degrees 41 minutes 31 seconds East along the south line of said quarter a distance of 765.05 feet; thence North 00 degrees 36 minutes 09 seconds West a distance of 230.01 feet; thence North 89 degrees 40 minutes 36 seconds East a distance of 298.08 feet; thence North 00 degrees 01 minute 31 seconds West a distance of 468.95 feet to the Point of Beginning; thence North 89 degrees 41 minutes 31 seconds East a distance of 153.00 feet; thence North 00 degrees 01 minutes 31 seconds West a distance of 975.15 feet; thence North 89 degrees 52 minutes 04 seconds West a distance of 606.69 feet; thence North 00 degrees 36 minutes 09 seconds West a distance of 120.02 feet; thence North 89 degrees 52 minutes 04 seconds West a distance of 20.00 feet; thence South 00 degrees 36 minutes 09 seconds East a distance of 476.85 feet; thence North 89 degrees 54 minutes 11 seconds East a distance of 50.00 feet; thence South 84 degrees 08 minutes 04 seconds East a distance of 75.00 feet; thence South 64 degrees 10 minutes 48 seconds East a distance of 97.75 feet; thence South 41 degrees 15 minutes 42 seconds East a distance of 97.75 feet; thence South 20 degrees 15 minutes 11 seconds East a distance of 61.63 feet; thence South 03 degrees 52 minutes 28 seconds East a distance of 66.81 feet; thence North 89 degrees 23 minutes 31 seconds East a distance of 11.07 feet; thence South 00 degrees 02 minutes 10 seconds East a distance of 354.65 feet; thence North 89 degrees 41 minutes 31 seconds East a distance of 149.22 feet to the Point of Beginning, containing 9.86 acres, more or less.

Mark S. Hemminger, P.E.  
Professional Surveyor #523000338  
December 16, 2019



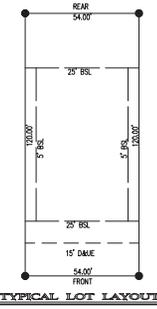
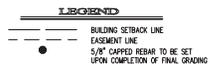
THE WITHIN PLAT AND SURVEY WERE PREPARED WITHOUT BENEFIT OF CURRENT EVIDENCE OF SOURCE OF TITLE FOR THE SUBJECT TRACT OR ADJACENTS AND ARE THEREFORE SUBJECT TO ANY STATEMENT OF FACTS REVEALED BY EXAMINATION OF SUCH DOCUMENTS.  
THE BARRINGTON LAKES PRELIMINARY PLAT ON WHICH THESE REVISIONS ARE BASED WAS GIVEN PRIMARY APPROVAL BY A MAJORITY OF THE MEMBERS OF THE TIPPECANOE COUNTY AREA PLAN COMMISSION AT A MEETING HELD ON 15TH DAY OF JUNE, 2019.

THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A SURVEY BY THE SCHNEIDER CORPORATION DATED APRIL 18, 2019.  
DRAINAGE WILL BE ROUTED THROUGH THE SITE BY THE USE OF OVERLAND FLOW AND STORM SEWER PIPE THAT WILL OUTLET INTO ONE OF TWO DETENTION POND. OTHER AREAS WILL BE DIRECTLY DISCHARGED INTO EXISTING RAINWATER INTO THE BELLEVILLE DITCH AND INTO THE SOUTH FORK OF WILCOAT CREEK.



**REVISED AREAS OF THE  
PRELIMINARY PLAT FOR:  
BARRINGTON LAKES  
SUBDIVISION  
TIPPECANOE COUNTY, INDIANA**

PART OF THE NORTHEAST AND NORTHWEST QUARTERS OF SECTION 29, TOWNSHIP 23 NORTH, RANGE 3 WEST, PERRY TOWNSHIP, TIPPECANOE COUNTY, INDIANA

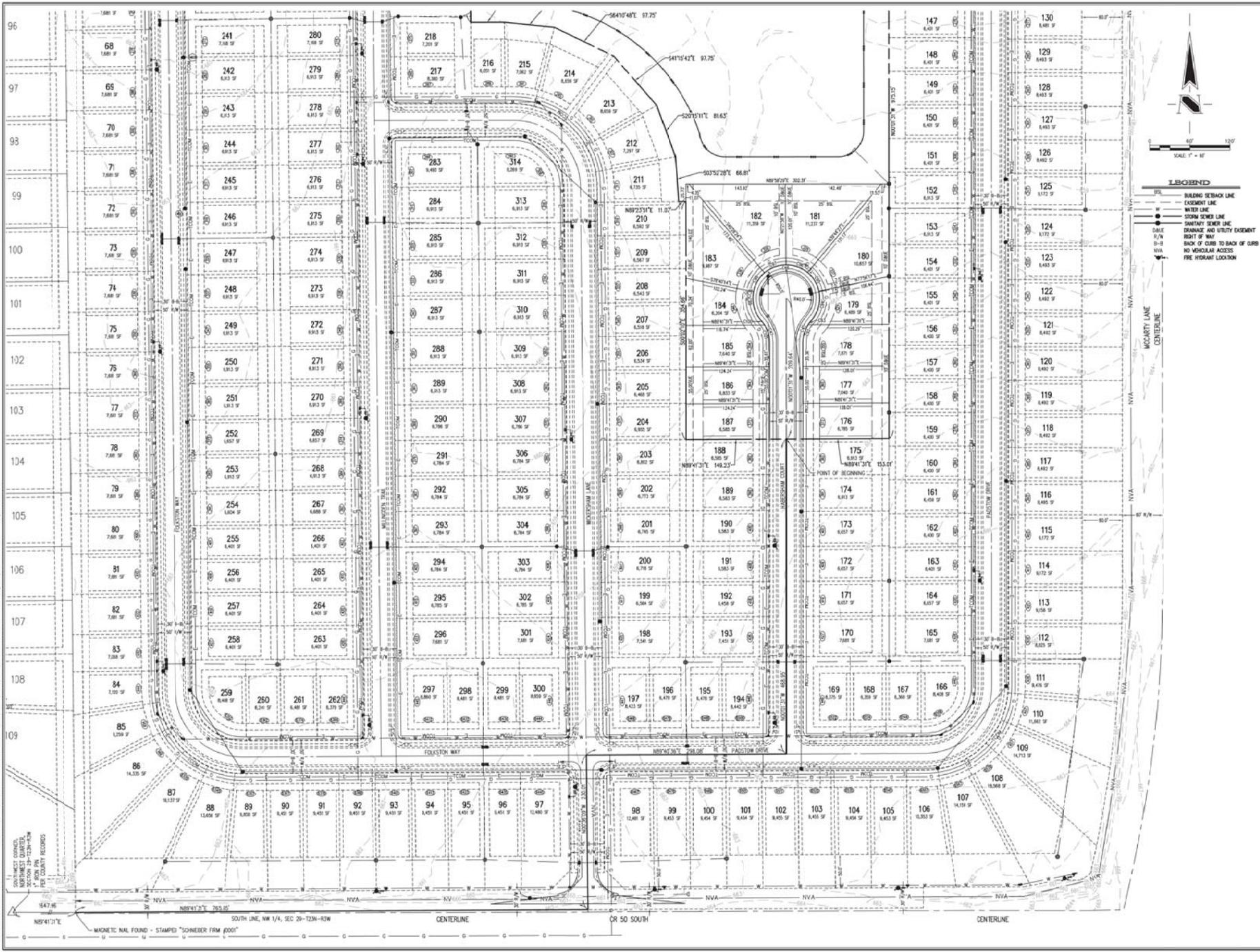


**UTILITY INFORMATION**  
SANITARY SEWER:  
SANITARY SERVICE IS AVAILABLE ON THE SOUTH SIDE OF CR 50 SOUTH (1/2")  
WATER:  
WATER SERVICE IS AVAILABLE ON THE SOUTH SIDE OF CR 50 SOUTH (1/2")  
ELECTRIC:  
ELECTRIC SERVICE IS AVAILABLE ALONG THE NORTH SIDE OF CR 50 SOUTH  
GAS:  
GAS SERVICE IS AVAILABLE ON THE SOUTH SIDE OF CR 50 SOUTH (4")  
TELECOMMUNICATION:  
TELECOMMUNICATION SERVICE IS AVAILABLE ALONG THE NORTH SIDE OF CR 50 SOUTH

**OWNER/SUBDMIDER:**  
TIPPECANOE DEVELOPMENT II, LLC  
PO BOX 811  
LAFAYETTE, IN 47903  
765-429-8507  
TAX KEY #79-08-29-100-004.000-009  
TAX KEY #79-08-29-200-018.000-009  
RECORD #20141401141  
RECORD #201818019968  
79.708 ACRES ±  
**SURVEYOR/ENGINEER:**  
THE SCHNEIDER CORPORATION  
1330 WIN HENTSCHEL BLVD  
SUITE 260  
WEST LAFAYETTE, IN 47906  
(765) 448-6661

REVISIONS: [Table with 2 columns: No., Description]  
DATE: [Blank]  
THE SCHNEIDER CORPORATION (2019)  
**Schneider**  
eOgnatics  
The Schneider Corporation  
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  
BARRINGTON LAKES  
SUBDIVISION  
TIPPECANOE COUNTY, INDIANA  
TIPPECANOE DEVELOPMENT II, LLC  
PO BOX 811 LAFAYETTE, IN 47903  
DATE: 12/16/19 PROJECT NO: 2018-008  
DRAWN BY: CAS CHECKED BY: [Blank]  
SHEET TITLE: REVISED - MAJOR PRELIMINARY PLAT  
DRAWING FILE: L:\A\009\009\CAD\009\009-REV\Map Layout: PPIR  
REVISED: [Blank]

Plot Date: Dec 16, 2019 Plot Time: 1:31pm File Name: L:\A\5096\008\CAD\5096-008-PRELIM-REV.dwg Layout: PP2R By: skaram



DATE:

THE SCHNEIDER CORPORATION (2019)

**Schneider  
GEOMATICS**  
 a division of  
 The Schneider Corporation

THE SCHNEIDER CORPORATION  
 West Lafayette Office  
 1330 Win Hentschel Blvd.  
 Suite 260  
 West Lafayette, IN 47905-4156  
 Telephone: 765.448.6661  
 Fax: 765.448.6665  
 www.schneidercorp.com

**BARRINGTON LAKES  
 SUBDIVISION**  
 TIPPECANOE COUNTY, INDIANA

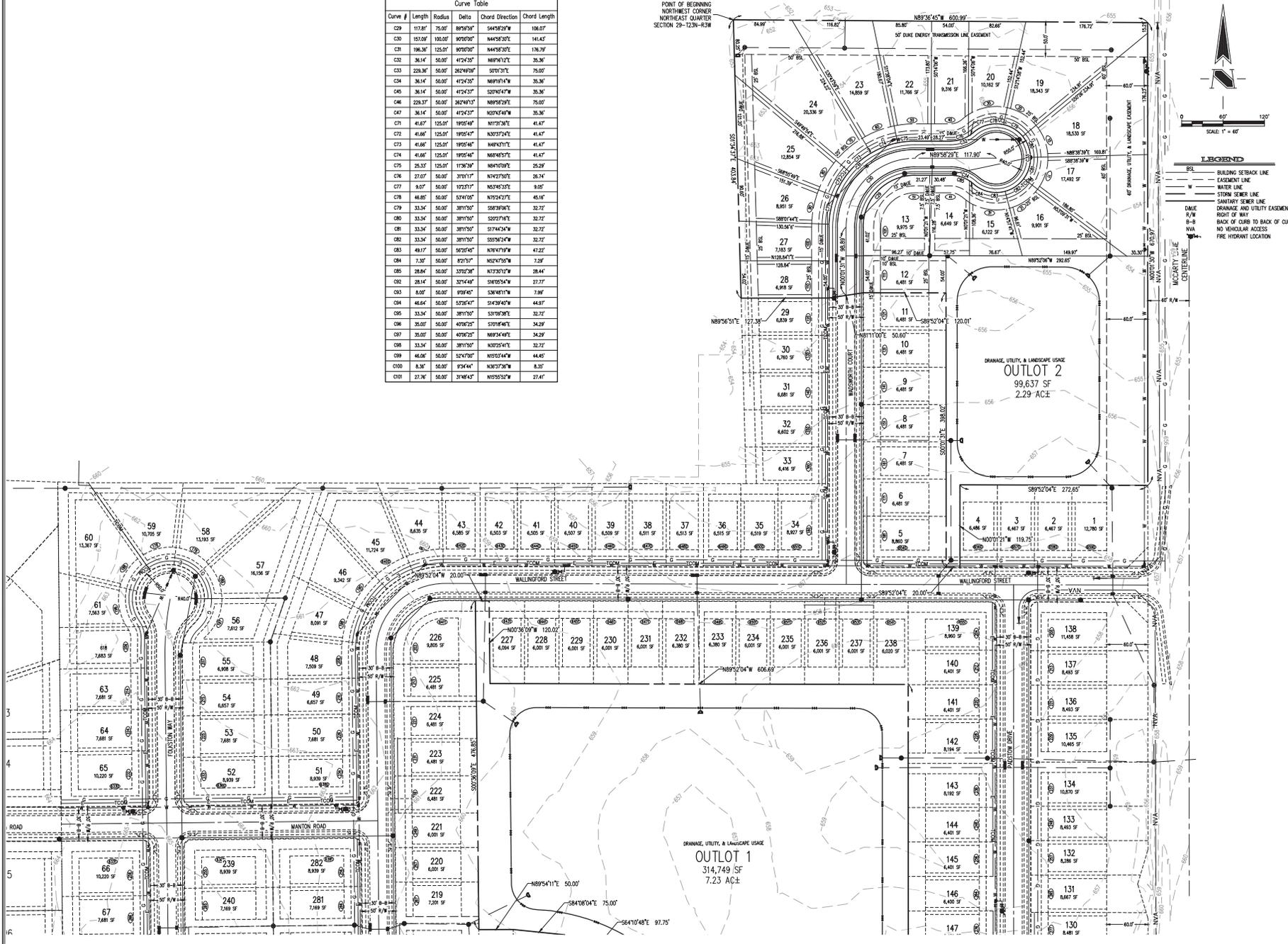
TIPPECANOE DEVELOPMENT II, LLC  
 PO BOX 801 LAFAYETTE, IN 47903

DATE: 12/15/19 PROJECT NO: 5096-008  
 DRAWN BY: CAS CHECKED BY: ---  
 SHEET TITLE: REVISYED - MAJOR PRELIMINARY PLAT  
 SHEET NO: 12 OF 12  
 SHEET NO: PP2R

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C29	117.81'	75.00'	89°59'59"	S44°58'32"W	106.07'
C30	157.00'	100.00'	90°00'00"	N44°58'30"E	141.45'
C31	186.30'	125.01'	90°00'00"	N44°58'30"E	176.79'
C32	36.14'	50.00'	41°24'30"	N69°16'12"E	35.36'
C33	228.30'	50.00'	262°48'00"	S0°16'30"E	75.00'
C34	36.14'	50.00'	41°24'30"	N69°16'12"W	35.36'
C45	36.14'	50.00'	41°24'30"	S20°40'47"W	35.36'
C46	228.30'	50.00'	262°48'13"	N69°16'20"E	75.00'
C47	36.14'	50.00'	41°24'30"	N20°47'44"W	35.36'
C71	41.60'	125.01'	19°05'46"	N70°15'56"E	41.47'
C72	41.60'	125.01'	19°05'46"	N32°57'42"E	41.47'
C73	41.60'	125.01'	19°05'46"	N49°43'17"E	41.47'
C74	41.60'	125.01'	19°05'46"	N66°28'52"E	41.47'
C75	25.33'	125.01'	11°26'39"	N64°07'00"E	25.29'
C76	27.07'	50.00'	37°01'11"	N42°27'50"E	26.74'
C77	9.07'	50.00'	10°23'11"	N57°45'30"E	9.05'
C78	46.80'	50.00'	53°14'02"	N75°42'37"E	45.16'
C79	33.34'	50.00'	38°15'50"	S58°39'06"E	32.72'
C80	33.34'	50.00'	38°15'50"	S22°27'11"E	32.72'
C81	33.34'	50.00'	38°15'50"	S17°44'34"W	32.72'
C82	33.34'	50.00'	38°15'50"	S0°56'24"W	32.72'
C83	49.17'	50.00'	54°20'45"	N26°47'19"W	47.22'
C84	7.30'	50.00'	8°21'51"	N24°27'50"W	7.29'
C85	28.84'	50.00'	33°02'38"	N72°30'12"W	28.44'
C86	28.14'	50.00'	32°14'46"	S68°05'54"W	27.77'
C87	8.30'	50.00'	19°19'05"	S43°06'18"W	7.99'
C88	46.80'	50.00'	53°14'02"	S24°39'47"W	44.87'
C89	33.34'	50.00'	38°15'50"	S17°38'30"E	32.72'
C90	33.34'	50.00'	38°15'50"	S10°46'24"E	34.29'
C91	33.34'	50.00'	38°15'50"	N8°25'44"E	34.29'
C92	46.80'	50.00'	53°14'02"	N55°05'44"W	44.45'
C93	8.30'	50.00'	8°21'51"	N32°37'30"W	8.30'
C101	27.30'	50.00'	37°18'43"	N10°55'52"W	27.47'

POINT OF BEGINNING  
NORTHWEST CORNER  
NORTHEAST QUARTER  
SECTION 29-12.3N-R3W

Plot Date: Dec 16, 2019 Plot Time: 1:32:20m File Name: L:\USA\008\008\CAD\008.DWG-PRELIM-REV.dwg Layout: PP3R By: isherum



Legend

- BEL BUILDING SETBACK LINE
- EASTMENT LINE
- WATER LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- DRAINAGE AND UTILITY EASEMENT
- RIGHT OF WAY
- BACK OF CURB TO BACK OF CURB
- NO VEHICULAR ACCESS
- FIRE HYDRANT LOCATION

Scale: 1" = 60'

North Arrow

DATE: \_\_\_\_\_

THE SCHNEIDER CORPORATION (2018)

**Schneider**  
geomatics  
The Schneider Corporation

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

**BARRINGTON LAKES**  
SUBDIVISION  
TIPPECANOE COUNTY, INDIANA

TIPPECANOE DEVELOPMENT II, LLC  
PO BOX 801 LAFAYETTE, IN 47905

DATE: 12/16/19 PROJECT NO: 5088.008

DRAWN BY: CAS CHECKED BY: \_\_\_\_\_

SHEET TITLE: REVISED - MAJOR PRELIMINARY PLAT

DRAWING FILE: L:\USA\008\008\CAD\008.DWG-PRELIM-REV.dwg

REVISED:

SHEET NO: PP3R

---

---

**S-4890**  
**BARRINGTON LAKES SUBDIVISION REVISED**  
**Major-Preliminary Plat**

**Staff Report**  
**January 9, 2020**

---

---

**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner, Tippecanoe Development II LLC by John B. Scheumann Jr. (represented by Cameron Seymour of the Schneider Corporation) is seeking primary approval to revise 29 lots and 2 outlots in two areas of the previously approved Barrington Lakes Subdivision preliminary plat (S-4848), totaling 17.2 acres. The overall 79.7 acre subdivision is located at the northwest corner of CR 50 S and McCarty Lane, in Perry 29(NE)23-3.

The purpose of revising these 29 lots (and two outlots) is to accommodate a previously undetermined 50-ft wide Duke Energy transmission line easement located along the northernmost boundary.

**AREA ZONING PATTERNS:**

These areas are zoned R1B, as is the rest of the subdivision and the adjoining Barrington Woods Subdivision to the west. Properties adjoining Barrington Lakes on the north are zoned R1 and AW. To the east, across McCarty Lane, is more R1. To the south, across CR 50 S, is Agricultural (A) zoning.

**AREA LAND USE PATTERNS:**

The overall 79.7 acres are mostly open and in agricultural production, as are properties to the east and south. Country Aire Estates is a single-family subdivision adjoining on the north.

**TRAFFIC AND TRANSPORTATION:**

Both areas being revised include a change in the length of a cul-de-sac. In the northern area (7.34 acres), Wadsworth Court has been shortened by about 75-ft and two lots have been removed. This is to lengthen the lots along the north boundary to accommodate the 50-ft transmission line easement. In the second area (9.86 acres near the middle of the subdivision), Habersham Court has been stretched about 54-ft to add back the two lots lost in the north area.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

The basic utilities and drainage as originally planned will not change. Both revised areas include an outlot (for detention storage ponds). These outlots have both slightly shrunk in size.

(From the staff report for S-4848) Lafayette sanitary sewer and water will be extended into this subdivision from mains located along CR 50 S. Stormwater will be routed through street storm sewers and overland into two new on-site detention ponds. Ultimately, the site drainage will flow to the Berlowitz Ditch regulated drain to the northwest. The preliminary plat also shows 50-ft to 60-ft wide landscape easements (including utility and drainage) along the CR 50 S and McCarty Lane rights-of-way.

**CONFORMANCE WITH UZO REQUIREMENTS:**

All required building setbacks appear to be shown accurately. All lots meet or exceed the minimum R1B area and width standards.

**IMPROVEMENTS AND PERFORMANCE BOND:**

Petitioner has requested permission to bond, in lieu of completing all of the required public improvements prior to the submission of the final plat.

**STAFF RECOMMENDATION:**

Conditional primary approval, contingent on the following (*same conditions as S-4848*):

A. Conditions

**CONSTRUCTION PLANS** – The following items shall be part of the Construction Plans application and approval:

1. The sanitary sewer and water plans shall be approved by the Lafayette City Engineer.
2. The fire hydrants shall be approved by the Sheffield Township Fire Department. Plans for the actual placement of the hydrants shall be approved by the City of Lafayette in cooperation with the Fire Department.
3. An Erosion and Sediment Control Plan and a Stormwater Quality Management Plan meeting the requirements of 327 I.A.C. 15-5 shall be submitted to the Tippecanoe County Soil and Water Conservation District and shall also be approved by the Tippecanoe County Drainage Board as required by Tippecanoe County Ordinance #2011-27-CM.
4. The County Drainage Board shall approve the drainage plans.
5. An on-site utility coordinating sheet shall be approved and signed-off by the non-government utility companies. The assigned street addresses for each lot shall be included. If any of these utilities are being extended from an off-site location, this extension shall be made a part of the utility coordinating sheet.

**FINAL PLAT** – The following items shall be part of the Secondary Application and Final Plat approval:

6. The "No Vehicular Access" statements shall be platted as shown on the preliminary plat.
7. 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.
8. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
9. Gateway signs, if any, shall be placed in an appropriate easement at the entrances.
10. All required building setbacks shall be platted.
11. The street addresses and County Auditor's Key Number shall be shown.

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

12. The "No Vehicular Access" restriction shall be made enforceable by the Area Plan Commission and irrevocable by the lot owners.
13. The purpose, ownership and maintenance of the outlots shall be specified.