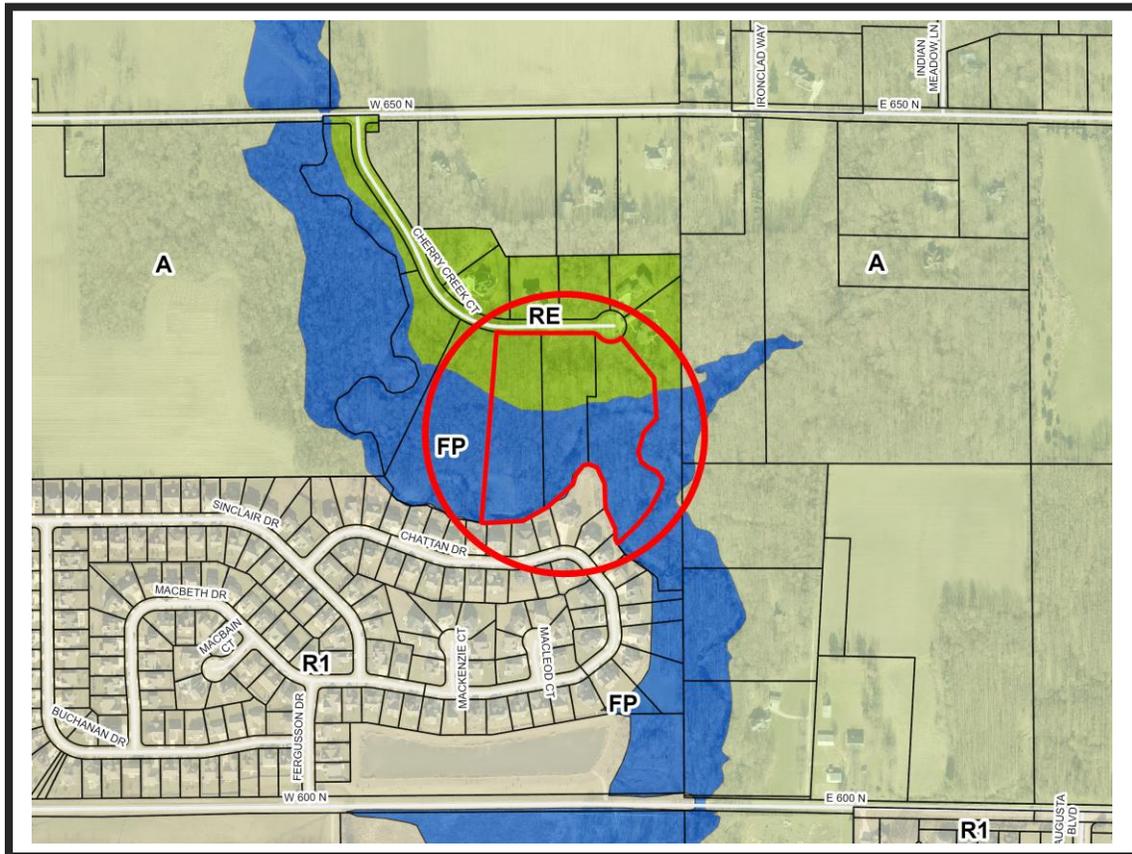

RE-0073
CHERRY CREEK ESTATES II – A REPLAT OF LOTS 7, 8 & 9
(rural estate preliminary plat)

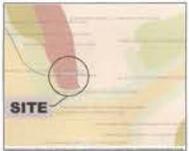
STAFF REPORT
January 30, 2020



PRELIMINARY PLAT CHERRY CREEK ESTATES II (A RURAL ESTATES SUBDIVISION)

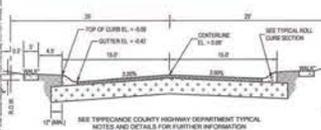
LEGEND	
▲	SECTION CORNER MONUMENTATION
□	LOT NUMBER
■	4000 SQ. FT.
■	LOT AREA
○	POINT OF BEGINNING
□	LOT ADDRESS
—	LIMITS OF 100-YR FLOODPLAIN
---	EASEMENT
---	BUILDING SETBACK LINE

SCALE: 1" = 60'



SOILS MAP

SOIL SERIES AND DESCRIPTION
C1 - COHOCOTAH LOAM, GRAVELLY SUBSTRATUM, OCCASIONALLY FLOODED
C2 - CROSBY MAHON COMPLEX, 1 TO 1 PERCENT SLOPES, ERODED
MC2 - MAMMILLI LOAM, 8 TO 12 PERCENT SLOPES, ERODED
PH - PROCKEY SILT CLAY, 1 TO 3 PERCENT SLOPES
SH - STRAIN ROADMAN COMPLEX, 18 TO 30 PERCENT SLOPES



PUBLIC STREET DETAIL

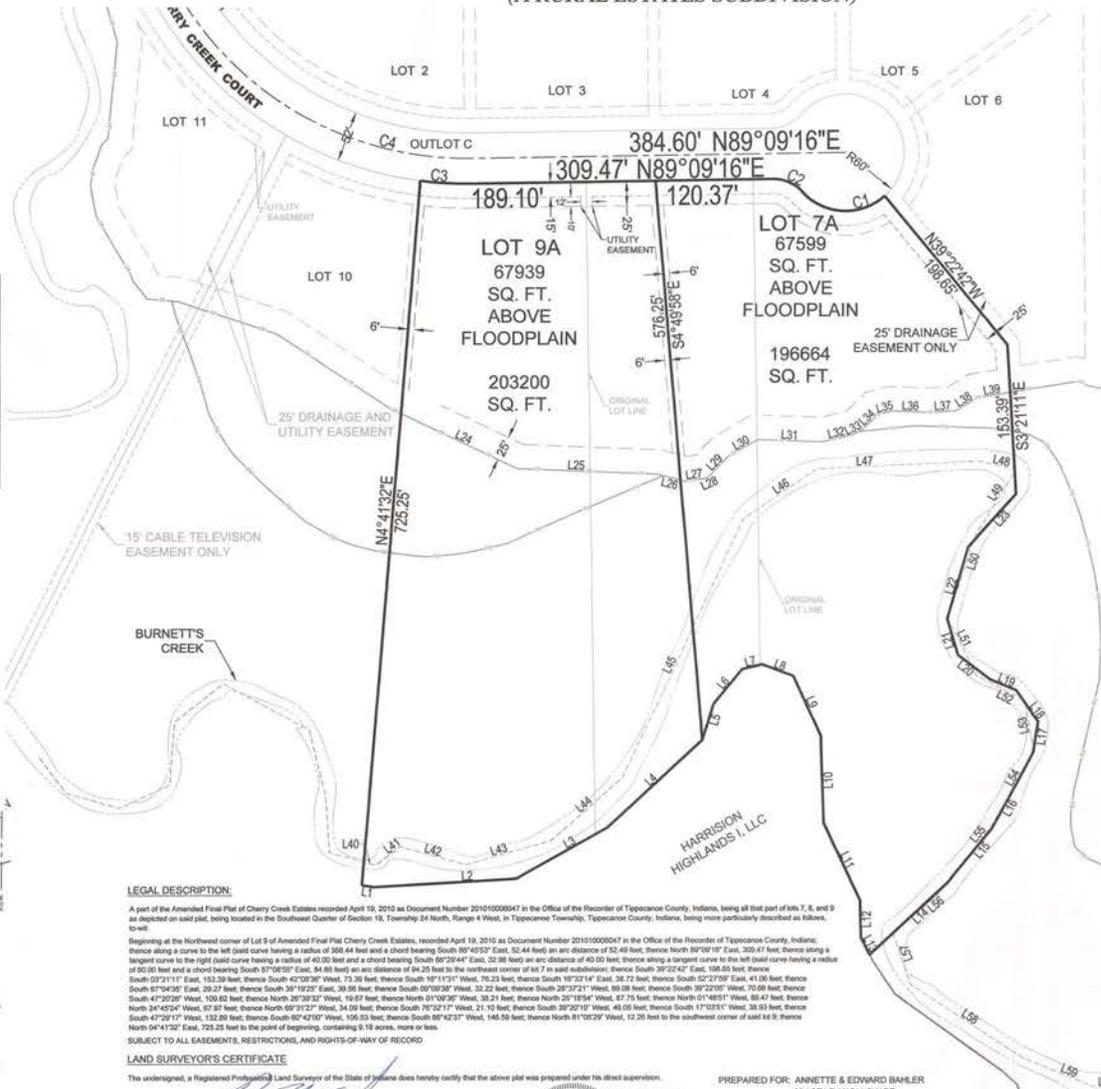
NOTE:

1. ALL SETBACKS ARE 25' FROM THE FRONT AND REAR LOT LINES, AND 5' FROM THE SIDE LOT LINES, UNLESS OTHERWISE NOTED.
2. ALL DRAINAGE AND UTILITY EASEMENTS ARE 15' OFF THE PROPOSED STREETS, UNLESS OTHERWISE NOTED.
3. WHERE AN EASEMENT BOUNDARY IS THE ONLY LINE ADJACENT TO A LOT LINE, THAT EASEMENT BOUNDARY IS ALSO THE BUILDING SETBACK LINE.
4. APPROPRIATE INDIVIDUAL STORMWATER POLLUTION CONTROL MEASURES SHALL BE SUBMITTED TO THE TIPPECANOE COUNTY SURVEYORS OFFICE ON A SITE PLAN PREPARED BY A LICENSED SURVEYOR IN THE STATE OF INDIANA. INDIVIDUAL LOT GRADING AND DRAINAGE PLANS MUST BE SUBMITTED.
5. LOTS TO BE SERVICED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS.

The 100 year flood plain elevation, of 845.35 (INDVD05) feet at the upstream limit of the project, sloping uniformly to an elevation of 837.85 (INDVD20) feet at the downstream limit of the project for Burnetts Creek as provided in a Department of Natural Resources water dated December 18, 2001 (File No. CN-16467-1), and based on a hydraulic study by Christopher B. Burke Engineering, LTD (Project No. 01-261), for the subject site.

I affirm, under the penalties for perjury, that I have taken reasonable care to reflect each Soil Security number in this document, unless required by law.

Patrick N. Cunningham
Prepared by: Patrick N. Cunningham



LEGAL DESCRIPTION:

A part of the Amended First Plat of Cherry Creek Estates recorded April 19, 2010 as Document Number 201010000947 in the Office of the Recorder of Tippecanoe County, Indiana, being all that part of lots 7, 8, and 9 as depicted on said plat, being located in the Southwest Quarter of Section 18, Township 24 North, Range 4 West, in Tippecanoe Township, Tippecanoe County, Indiana, being more particularly described as follows, to-wit:

Beginning at the Northwest corner of Lot 9 of Amended First Plat Cherry Creek Estates, recorded April 19, 2010 as Document Number 201010000947 in the Office of the Recorder of Tippecanoe County, Indiana, thence along a curve to the left (said curve having a radius of 386.64 feet and a chord bearing South 89°45'01" East, 55.44 feet) an arc distance of 52.49 feet; thence North 89°09'16" East, 389.47 feet; thence along a tangent curve to the right (said curve having a radius of 40.00 feet and a chord bearing South 89°29'44" East, 32.96 feet) an arc distance of 40.00 feet; thence along a tangent curve to the left (said curve having a radius of 80.00 feet and a chord bearing South 87°08'25" East, 54.98 feet) an arc distance of 94.25 feet to the northeast corner of Lot 7; thence along a tangent curve to the left (said curve having a radius of 167.17 feet and a chord bearing South 87°22'47" East, 188.55 feet) an arc distance of 167.17 feet; thence South 87°22'47" East, 188.55 feet; thence South 02°11'11" East, 153.39 feet; thence South 42°39'36" West, 72.30 feet; thence South 89°11'31" West, 76.23 feet; thence South 16°33'14" East, 38.72 feet; thence South 52°32'59" East, 41.08 feet; thence South 87°04'30" East, 29.27 feet; thence South 30°19'23" East, 39.50 feet; thence South 00°10'30" West, 32.22 feet; thence South 28°32'21" West, 89.08 feet; thence South 39°22'05" West, 70.09 feet; thence South 47°20'29" West, 109.62 feet; thence North 30°39'32" West, 151.67 feet; thence North 01°10'50" West, 39.21 feet; thence North 20°18'54" West, 67.75 feet; thence North 01°48'51" West, 38.47 feet; thence North 24°42'24" West, 67.87 feet; thence North 69°37'27" West, 34.09 feet; thence South 76°32'17" West, 21.10 feet; thence South 39°20'10" West, 48.05 feet; thence South 17°03'11" West, 38.93 feet; thence South 47°20'17" West, 132.84 feet; thence South 80°42'07" West, 109.53 feet; thence South 59°42'31" West, 149.58 feet; thence North 81°05'29" West, 12.25 feet to the southwest corner of said lot 9; thence North 84°14'52" East, 725.52 feet to the point of beginning, containing 8.18 acres, more or less.

LAND SURVEYORS CERTIFICATE

The undersigned, a Registered Professional Land Surveyor of the State of Indiana, do hereby certify that the above plat was prepared under his direct supervision.

CERTIFIED BY: Patrick N. Cunningham, P.L.S. #50332 DATE: 1/17/20
 PREPARED FOR: Annette and Edward Bahler
 TITLE: 234 Stacy Hollow Dr. Lafayette, IN 47905
 AUTHOR'S KEY NUMBER: 124-0204-0098, 124-0204-088, 124-0204-0077
 STATE KEY NUMBER: 79-03-19-028-008-000-017, 79-03-19-028-008-000-017, 79-03-19-028-007-000-017



PREPARED FOR: ANNETTE & EDWARD BAHLER
 234 STACY HOLLOW DR
 LAFAYETTE, IN 47905
 ENDORSEMENT OF OWNER:
 Edward Bahler 01/03/2020
 DATE

NOTE:
 This drawing does not represent a boundary survey of the property depicted. This plat has been prepared pursuant to Section 3.3 (Major Subdivisions) and Section 6.1 (Major Sketch Plans), of the Unified Subdivision Ordinance of Tippecanoe County as amended by Ordinance 1598 and is based on a Plat Survey by Yostler and Associates, Inc., Job No. 14152, Dated October 02, 2014 and on previous survey work by R. W. Gross Land Surveying, Job No. 181-82-C-L-T-S, Certified by Robert W. Gross on February 18, 1994.

LINE TABLE			LINE TABLE			LINE TABLE		
LINE#	BEARING	DISTANCE	LINE#	BEARING	DISTANCE	LINE#	BEARING	DISTANCE
L1	S 81°05'29" E	12.26'	L21	S 16°33'14" E	38.72'	L41	N 53°10'56" E	31.83'
L2	N 86°42'37" E	146.59'	L22	S 16°11'31" W	78.23'	L42	S 74°30'22" E	89.79'
L3	N 60°42'00" E	106.53'	L23	S 42°08'36" W	73.39'	L43	N 74°16'58" E	90.67'
L4	N 47°28'17" E	132.89'	L24	S 64°39'41" E	132.38'	L44	N 48°29'58" E	98.00'
L5	N 17°03'51" E	38.93'	L25	S 87°44'10" E	143.09'	L45	N 24°51'14" E	175.33'
L6	N 39°20'10" E	46.05'	L26	S 75°44'49" E	30.02'	L46	N 55°49'10" E	91.80'
L7	N 76°32'17" E	21.10'	L27	N 82°12'12" E	21.29'	L47	N 87°17'19" E	106.37'
L8	S 69°51'27" E	34.09'	L28	N 65°33'57" E	3.49'	L48	S 76°32'12" E	39.21'
L9	S 24°49'24" E	67.97'	L29	N 43°22'35" E	28.62'	L49	S 31°45'49" W	79.31'
L10	S 01°48'51" E	89.47'	L30	N 60°05'31" E	35.34'	L50	S 18°39'52" W	88.39'
L11	S 25°18'54" E	87.79'	L31	S 68°00'00" E	66.22'	L51	S 25°09'47" E	65.97'
L12	S 01°09'38" E	38.21'	L32	N 77°17'54" E	30.22'	L52	S 62°28'32" E	55.95'
L13	S 26°39'32" E	19.67'	L33	N 64°39'59" E	12.15'	L53	S 10°37'28" E	53.29'
L14	S 47°20'26" W	109.62'	L34	N 46°30'28" E	23.50'	L54	S 29°47'48" W	90.25'
L15	S 38°22'05" W	70.88'	L35	N 75°54'07" E	13.88'	L55	S 37°50'13" W	85.12'
L16	S 28°37'21" W	86.06'	L36	S 87°45'44" E	37.77'	L56	S 48°52'09" W	63.44'
L17	S 09°09'38" W	32.22'	L37	N 66°36'55" E	29.17'	L57	S 19°26'53" E	65.25'
L18	S 35°19'25" E	39.50'	L38	N 57°26'50" E	24.33'	L58	S 56°43'06" E	137.06'
L19	S 67°04'30" E	29.27'	L39	N 80°47'44" E	34.96'	L59	S 67°48'44" E	81.72'
L20	S 52°27'59" E	41.06'	L40	S 74°27'50" E	12.19'	L60	N 89°38'03" E	19.08'

CURVE TABLE					
CURVE#	LENGTH	RADIUS	DELTA	CHORD	
C1	94.25'	60.00'	090°00'27"	S 87°08'59" E	84.89'
C2	34.00'	40.00'	048°42'00"	N 60°29'44" W	32.98'
C3	52.49'	388.44'	008°09'41"	S 86°45'31" E	52.44'
C4	418.50'	342.44'	070°01'41"	S 55°49'56" E	382.89'

WAYNE AND DIANA S. SINGLETON

JOSEPH LEO ANTHROP

MARY ELLEN ANTHROP

SITE DATA AND ANALYSIS, BY ZONE CLASSIFICATION		
ZONE TYPE:	R1	R2
SITE AREA:	XXXX X.001 ACRES	XXXX X.001 ACRES
NUMBER OF RESIDENTIAL LOTS:	2	3
AVERAGE LOT SIZE:	XXXX X.001 ACRES	XXXX X.001 ACRES
LOT DENSITY:	XXXX LOTS PER ACRE	XXXX LOTS PER ACRE
ZONE REQUIREMENTS:	35,000 SQ. FT.	NONE
MINIMUM LOT AREA (SINGLE-FAMILY):	-	-
MINIMUM LOT AREA (MULTI-FAMILY):	-	-
MINIMUM LOT WIDTH (SINGLE-FAMILY AND TWO-FAMILY):	100'	NONE
MINIMUM LOT WIDTH (MULTI-FAMILY):	-	5'
MAXIMUM LOT COVERAGE BY BUILDINGS:	10%	5%
MINIMUM VEGETATIVE COVER:	80%	90%
MINIMUM BUILDING HEIGHT:	9'	9'
SETBACKS:		
FRONT YARD (ALONG LOCAL STREET):	25'	SAME
FRONT YARD (ALONG COLLECTOR STREET):	30'	SAME
FRONT YARD (ALONG SECONDARY ARTERIAL):	40'	SAME
FRONT YARD (ALONG PRIMARY ARTERIAL):	60'	SAME
REAR YARD (NOT ALONG STREET FRONTAGE, PRIMARY USE BUILDING):	25'	SAME
REAR YARD (NOT ALONG STREET FRONTAGE, ACCESSORY BUILDING):	5'	SAME
SIDE YARD (NOT ALONG STREET FRONTAGE):	5'	5'

THE ZONING RESTRICTIONS INDICATED ABOVE ARE TAKEN FROM THE UNIFIED ZONING ORDINANCE OF TIPPECANOE COUNTY, THIRD EDITION (EFFECTIVE JANUARY 2, 1998).
 INDIVIDUAL SITES WILL BE SERVED BY CITY WATER AND SEWER.
 ALL SOLI DATA PROVIDED ARE BASED ON LOCATIONS FROM 2002 GIS DATA PROVIDED BY TIPPECANOE COUNTY.

DATE: _____

REVISION: _____

NO. _____

PART OF THE SOUTHWEST QUARTER, SECTION 18, TOWNSHIP 24 NORTH, RANGE 4 WEST, TIPPECANOE TOWNSHIP, TIPPECANOE COUNTY, INDIANA

EDWARD L. BAHLER
 11446 SECOND AVENUE, SUITE 100
 LAFAYETTE, INDIANA 47905
 PHONE: 765-846-1111
 FAX: 765-846-1112
 WWW: www.edwardl.com

OFFICE LOCATION:
 11446 SECOND AVENUE, SUITE 100
 LAFAYETTE, INDIANA 47905
 PHONE: 765-846-1111
 FAX: 765-846-1112
 WWW: www.edwardl.com

Edward and Associates Inc.
 LAND SURVEYING AND ENGINEERING

OFFICE INFORMATION:
 11446 SECOND AVENUE, SUITE 100
 LAFAYETTE, INDIANA 47905
 DRAWING DATE: JAN. 13, 2020
 DESIGN BY: TSC
 CHECKED BY: TSC, AMJ
 FIELD BOOK: 38-88

SHEET: 1 OF 1
 19146

RE-0073

CHERRY CREEK ESTATES II - A REPLAT OF LOTS 7,8 & 9
Rural Estate-Preliminary Plat

Staff Report
February 27, 2020

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioners and owners, Edward L. and Annette M. Bahler (represented by Pat Cunningham of Vester and Associates) are seeking primary approval to replat three (3) lots into two (2) on 9.18 acres on the south side and at the east end of Cherry Creek Court in the existing Cherry Creek Estates rural estate subdivision located on the south side of CR 650 N, 1/4 mile east of CR 50 W, in Tippecanoe 19(SE)24-4.

AREA ZONING PATTERNS:

These lots are zoned RE (Rural Estate) and FP (Flood Plain - associated with Burnett's Creek), as are the rest of the lots located along the south side of Cherry Creek Court. Properties outside the subdivision to the north, west and east are zoned A (Agricultural). To the south is R1 zoning.

AREA LAND USE PATTERNS:

There are currently no homes on these lots. The land consists entirely of wooded, sloped ground. Harrison Highlands subdivision adjoins Cherry Creek Estates to the south, across Burnett's Creek.

TRAFFIC AND TRANSPORTATION:

Cherry Creek Court is a private rural estate road maintained by the homeowners association.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

These lots were previously approved to use septic systems and wells. Subdivision drainage was approved and implemented through the approval of the original construction plans. Each lot requires a site drainage plan approved by the County Surveyor's office with the issuance of the improvement location permit.

CONFORMANCE WITH UZO REQUIREMENTS:

All required setbacks are shown on the plan. Since the current three lot layout meets the RE lot size and area standards, obviously the new two lot replat will exceed these 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. 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 boundary and elevation for the Burnetts' Creek flood plain shall be shown.
4. The street addresses and County Auditor's Key Number shall be shown.