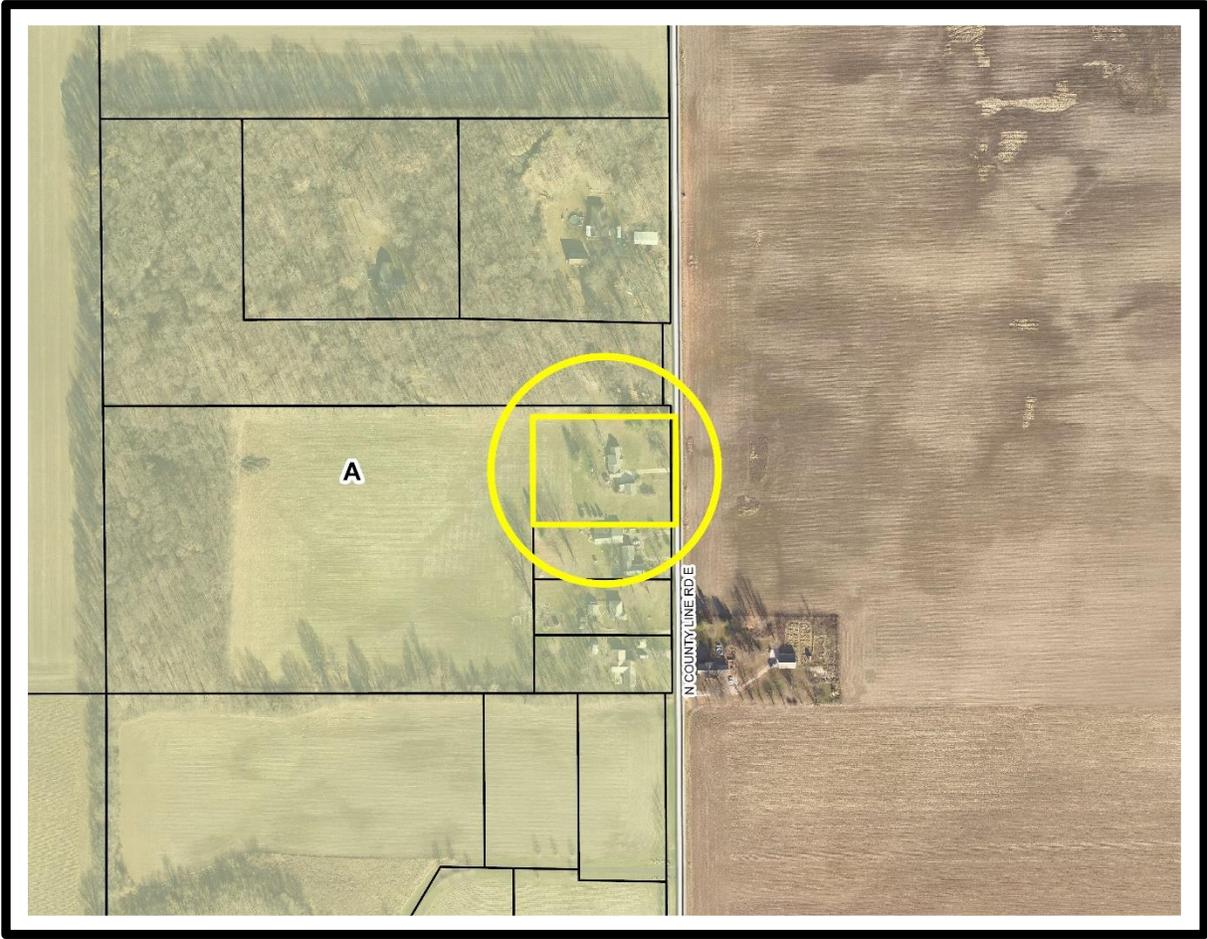

S-4908
KKLM PLACE SUBDIVISION
(minor-sketch)

STAFF REPORT
March 26, 2020

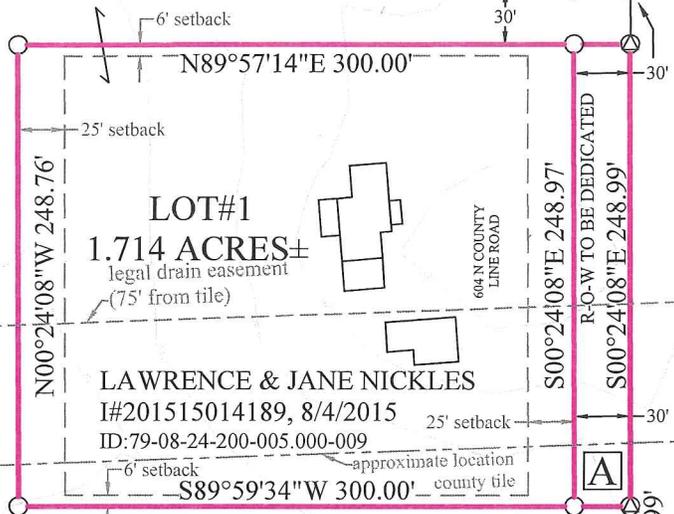




NORTHEAST CORNER,
SOUTHEAST QUARTER,
NORTHEAST QUARTER,
SECTION 24-23N-3W,
TIPPECANOE COUNTY, IN

57'14"E 1291.00'

626 N COUNTY
LINE ROAD



A R-O-W PARCEL
0.171 ACRES±
(7469.376 SQ.FT.±)

LAWRENCE & JANE NICKLES
I#201515014189, 8/4/2015
ID:79-08-24-200-005.000-009

280 ACRES±

LOT#1
1.714 ACRES±
legal drain easement
(75' from tile)

LAWRENCE & JANE NICKLES
I#201515014189, 8/4/2015
ID:79-08-24-200-005.000-009

MICHAEL P. DAWSON
D.R.80, PG.2785, 8/28/1998
ID:79-08-24-200-006.000-009

WAYNE CRIDER JR.
& JANET L. CRIDER
I#201515003767, 3/10/2015
ID:79-08-24-200-007.000-009

JAMIE RICHARDS
I#201515004496, 3/20/2015
ID:79-08-24-200-008.000-009

P.O.B. LOT#1

TIPPECANOE
COUNTY

CLINTON
COUNTY

This plat does not purport to represent an original boundary or retracement survey. No monuments were found or set. The monumentation shown is for reference.

GREGORY A. & JILL A. FOLKERTS
I#201717019755, 10/6/2017
ID:79-08-24-400-006.000-009

SOUTHEAST CORNER,
NORTHEAST QUARTER,
SECTION 24-23N-3W,
TIPPECANOE COUNTY, IN
(EAST QUARTER CORNER)

This document was prepared by: Reese Harpel

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

CONTOURS SHOWN ON THIS
PLAT WERE EXTRACTED
FROM OPENTOPOGRAPHY.ORG

AVE.
IN., 47933
-439-4356
10
8814
EYING.COM
RVEYING.COM

Reese Harpel

S-4908
KKLM PLACE SUBDIVISION (MINOR-SKETCH)
Minor-Sketch Plan

Staff Report
April 9, 2020

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioners and property owners Lawrence & Jane Nickles, represented by Karl Rhoads of Deckard Engineering & Surveying, are seeking primary approval of a one lot subdivision on 1.885 acres, located on the west side of County Line Road East, approximately ½ mile north of SR 26 E, in Perry 24 (NE) 23-3.

AREA ZONING PATTERNS:

The parent tract is 17.09 acres which will leave a 15 acre tract as a remainder. This is the first division from the parent tract, which means three division rights will remain after recordation of this plat.

The site is zoned Agricultural as is all surrounding property; land across the road to the east is in Clinton County.

AREA LAND USE PATTERNS:

There is an existing house on proposed Lot 1; the remaining acreage is farmed with a wooded area to the west. Two tiles cross the parent parcel: the north-south running John Hoffman tile and an unnamed county tile that connects the John Hoffman with Clinton County to the east. Both tiles, and the required 150' wide legal drain easements, have been shown on the sketch plan.

TRAFFIC AND TRANSPORTATION:

The required 30' half-width right-of-way to be dedicated has been shown on the sketch plan. County Highway is not requiring a "no vehicular access" statement.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

The Surveyor's Office has approved the drainage for this subdivision. A letter from the County Health Department states that, "the proposed one lot minor subdivision is served by an individual water well and individual on-site sewage disposal system. The existing well and on-site sewage disposal system serves an existing single-family dwelling. The Health Department is satisfied that this minor subdivision can meet requirements" of both Tippecanoe County and the State Department of Health.

CONFORMANCE WITH UZO REQUIREMENTS:

Setbacks shown are correct. The lot width and area exceed the minimum standards for the Agricultural zone.

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.