

AGENDA

ELKHART COUNTY PLAN COMMISSION

September 11, 2025
9:30A.M.

Public Service Building
MEETING ROOMS A & B
4230 Elkhart, Rd., GOSHEN, INDIANA

Call to Order

Roll Call

Approval of the minutes of the last regular meeting of the Elkhart County Plan Commission held on the 14th day of August 2025.

Acceptance of the Elkhart County Development Ordinance, and Staff Report materials as evidence for today's hearings.

PRIMARY APPROVAL

9:30 A.M.

(SNYDER)
(page 3)

- A. Petitioner: AWT Inc.
 represented by Jones Petrie Rafinski
 Petition: for primary approval of a 12-lot major subdivision to be known as ORCHARD
 HILLS AWT MAJOR SUBDIVISION.
 Location: northeast corner of S. Division St. (SR 15) & CR 10, in Washington
 Township. (MA-0507-2025)

REZONING

- B. Petitioner: AWT Inc. **(page 4)**
 represented by Jones Petrie Rafinski
 Petition: for a zone map change from GPUD R-1, A-1, GPUD B-3, M-1, & GPUD M-
 2 to B-3, M-1, & M-2.
 Location: northeast corner of S. Division St. (SR 15) & CR 10, in Washington
 Township. (RZ-0508-2025)

DETAILED PLANNED UNIT DEVELOPMENTS

- C. Petitioner: Brian L. Borkholder (Buyer) & **(page 5)**
 Marcus D. Yoder and Ruby E. Yoder, Husband & Wife (Sellers)
 represented by B. Doriot & Associates, Inc.
 Petition: for a zone map change from A-1 to DPUD A-1 and for primary approval of a
 2 lot minor subdivision to be known as PREMIER FINISHING DPUD A-1.
 Location: southwest corner of CR 52 & CR 11, in Union Township. (DPUD-0504-2025)

- D. Petitioner: River Bend Development Group, LLC **(page 6)**
 Lozeir Corporation
 represented by Wightman
 Petition: for a zone map change from A-1 & M-2 to DPUD R-3 and for primary
 approval of a 1-lot minor subdivision to be known as **RIVERBEND**
 TOWNHOMES DPUD.
 Location: north side of CR 16, 550 ft. west of CR 116, in Middlebury Township.
 (DPUD-0505-2025)

TABLED

- E. Petitioner: Cesar Manuel Valdez **(page 7)**
 Petition: for a zone map change from A-1 to B-2.
 Location: east side of US 33, 1,260 ft. north of CR 40, common address of 65764 US 33
 in Elkhart Township. *(RZ-0444-2025)*
- F. Petitioner: Fernbrook LLC **(page 8)**
 Petition: for a zone map change from GPUD B-3 to DPUD B-3 and for primary
 approval of a 1-lot minor subdivision to be known as **NIPSCO NEW PARIS**
 LOCAL OPERATIONS CENTER.
 Location: northwest corner of Fernbrook Rd. & CR 142, west of SR 15, common address
 in Jackson Township. *(DPUD-0322-2025)*

PUBLIC MEETING ITEMS *(time of review at the discretion of the Plan Commission)*

STAFF/BOARD ITEMS *(time of review at the discretion of the Plan Commission)*

- *Board of County Commissioners Approvals Following Plan Commission Recommendations.*

ADJOURNMENT

Phil Barker – County Surveyor: no term

Steven Edwards – Appointed by Commissioners: term 1/1/23 – 12/31/26

Steve Warner - Appointed by Commissioners: term 1/1/23 – 12/31/26

Lori Snyder - Appointed by Commissioners: term 1/1/25 – 12/31/28

Steven Clark – County Council Liaison: no term

Brad Rogers – County Commissioners Liaison: no term

Brian Dickerson – Appointed by Commissioners: term 1/1/22 – 12/31/25

Roger Miller – Appointed by Commissioners: term 1/1/25 – 12/31/28

Dan Carlson – Ag Agent: no term

Plan Commission Staff Report

Prepared by the Department of Planning and Development

Hearing Date: September 11, 2025

Transaction Number: MA-0507-2025.

Parcel Number(s): 20-03-26-376-001.000-031, 20-03-34-200-005.000-031, 20-03-34-200-006.000-031, 20-03-35-100-002.000-031, 20-03-35-100-011.000-031, 20-03-35-100-018.000-031.

Existing Zoning: GPUD B-3, GPUD M-1, GPUD M-2.

Petition: For primary approval of a 12-lot major subdivision to be known as ORCHARD HILLS AWT MAJOR SUBDIVISION.

Petitioner: AWT Inc., represented by Jones Petrie Rafinski.

Location: Northeast corner of S. Division St. (SR 15) & CR 10, in Washington Township.

Adjacent Zoning and Land Uses: The following table shows the zoning and current land use for the subject property and adjacent sites.

	Zoning	Current Land Use
Subject Property	GPUD B-3, GPUD M-1, GPUD M-2	Agricultural
North	A-1, B-3, M-2	Manufacturing, professional offices, multifamily residential
South	A-1	Agricultural, single-family residential
East	A-1	Agricultural
West	M-1, M-2	Manufacturing

Site Description: The subject property is approximately 162 acres of an original mixed-use Orchard Hills GPUD from 2003. The site slopes down generally from southeast to northwest, and the property lies in a gateway area, as designated by the Bristol comprehensive plan, between manufacturing uses at the north and west and agricultural and residential uses at the south and east. The entire property is now annexed and will receive town utilities. Drainage swales are shown for the proposed streets, as no storm sewer is available, and detailed development review is proposed to be done on a lot-by-lot basis after street acceptance and secondary approval. No connections to CR 10 or Bloomingdale Dr. are proposed. All access is from SR 15 via an extension of Industrial Dr.

History and General Notes:

- **March 17, 2003** – The BCC approved a rezoning from A-1 to a GPUD R-1, R-3, R-4, and B-3 to be known as Orchard Hills GPUD (PC 03-07). The project was to be a primarily residential community with a mixture of single- and multifamily housing integrated with complementary commercial and office uses along SR 15, but no development followed.
- **December 1, 2003** – The BCC approved the rezoning of the southeast portion of the site to A-1 (PC 03-07a).

Plan Commission Staff Report (Continued)

Hearing Date: September 11, 2025

History and General Notes Continued:

- **January 4, 2024** – The Town of Bristol approved a rezoning of the 1.9-acre northeast corner of the subject property from GPUD R-1 to a GPUD M-2 to be known as Orchard Hills AWT GPUD (BR 01-04-2024-2).
- **January 16, 2024** – The BCC approved a rezoning of the rest of the subject property from A-1 and GPUD R-1, R-4, and B-3 to a GPUD B-3, M-1, and M-2 also to be known as Orchard Hills AWT GPUD (PC 2024-02).
- The purpose of the 2024 rezonings was to replace the 2003 GPUD and make way for an eventual large-lot industrial DPUD with B-3 and M-1 uses at the south and M-2 uses at the north and east.
- **July 18, 2024** – The petitioner withdrew a subsequent rezoning from GPUD B-3, M-1, and M-2 to DPUD B-3, M-1, and M-2 and a 10-lot major subdivision to be known as Orchard Hills AWT DPUD, as no development details were known and no deviations or restrictions were proposed.
- **September 11, 2025** – Along with this subdivision, the PC will consider a rezoning to straight B-3, M-1, and M-2 for the subject property.

Staff Analysis: The staff, after reviewing this petition with the assistance of the Elkhart County Technical Committee, finds that this primary approval request meets the requirements of the Development Ordinance.

Staff therefore recommends **APPROVAL** of this primary.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Major Subdivision - Primary

Date: 08/04/2025 Meeting Date: September 11, 2025
Plan Commission Hearing (Subdivision) Transaction #: MA-0507-2025

Description: for primary approval of a 12 -lot major subdivision to be known as ORCHARD HILLS AWT, MAJOR
SUBDIVISION

Contacts: <u>Applicant</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
Jones Petrie Rafinski 325 S Lafayette Blvd South Bend, IN 46601	Awt Inc P.O. Box 2955 Elkhart, IN 46515	Jones Petrie Rafinski 325 S Lafayette Blvd South Bend, IN 46601

Site Address: 000 S. Division St.
BRISTOL, IN 46507

Parcel Number: 20-03-26-376-001.000-031
20-03-34-200-005.000-031
20-03-34-200-006.000-031
20-03-35-100-002.000-031
20-03-35-100-011.000-031
20-03-35-100-018.000-031

Township: Washington
Location: NORTHEAST CORNER OF S. DIVISION ST. (SR 15) & CR 10

Subdivision:	Lot #
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Lot Area:	Frontage:	Depth:
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Zoning: A-1, B-3, GPUD, M-1, M-2, M-2, R-1	NPO List: 08/26/2025
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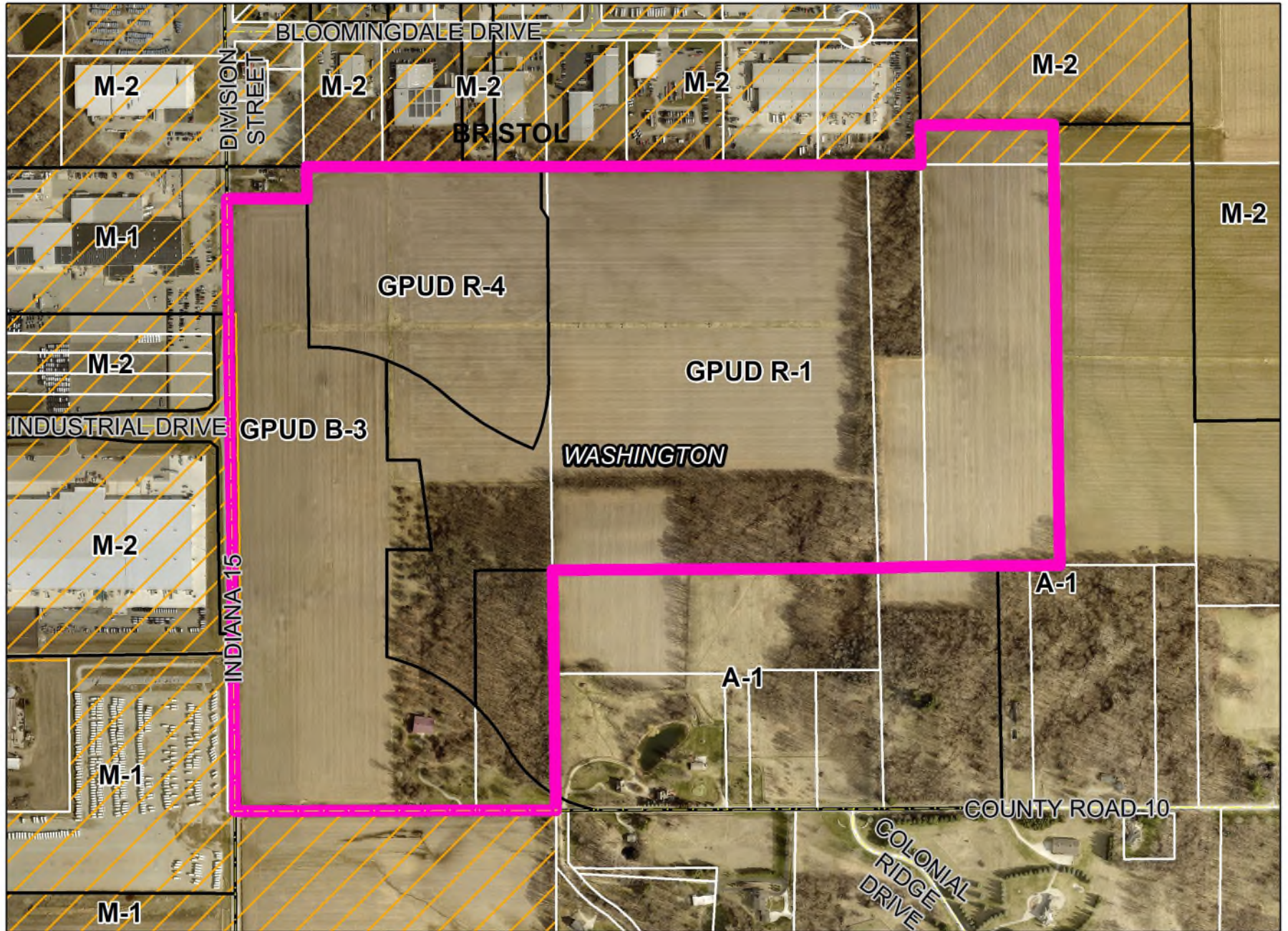
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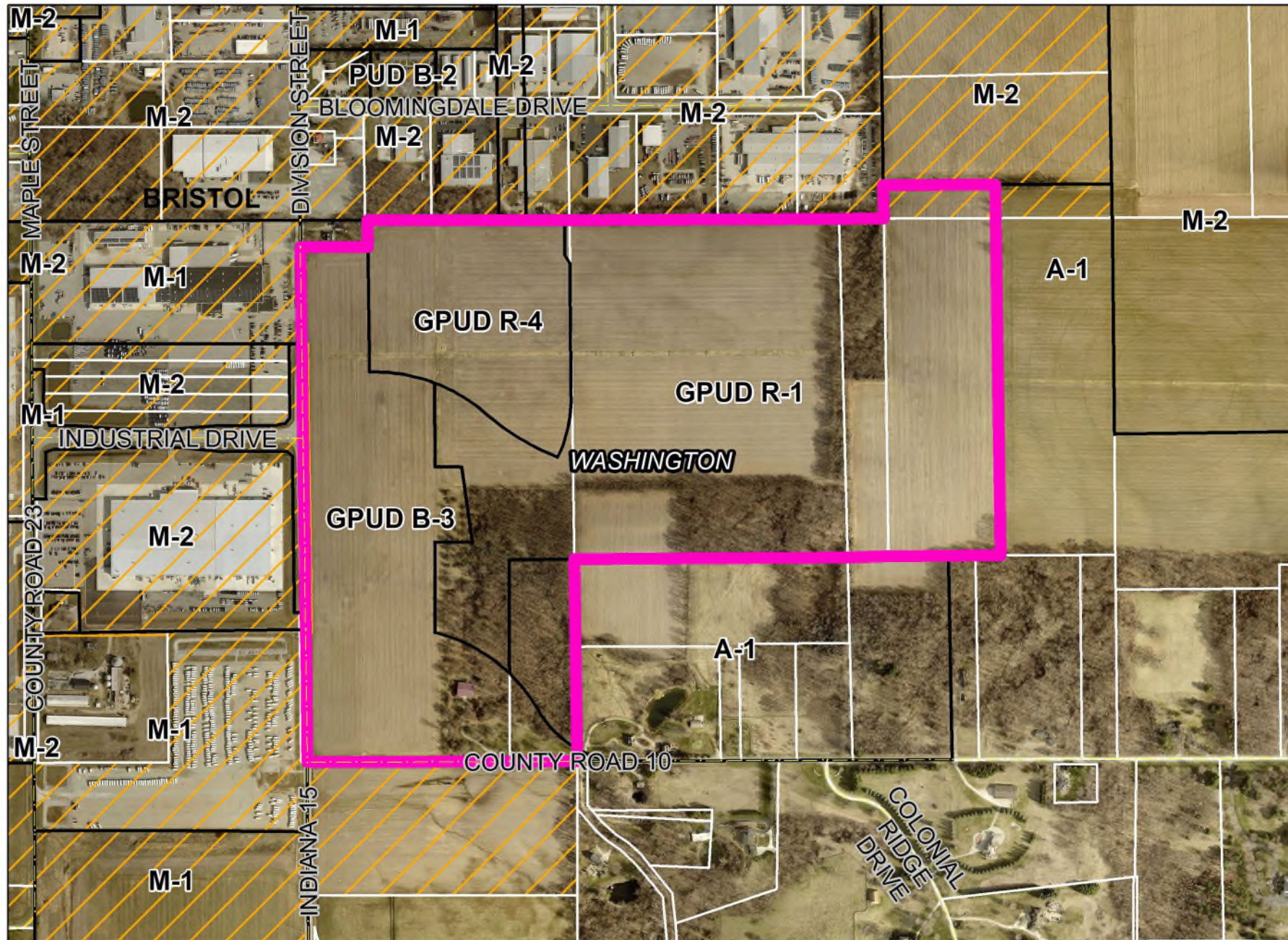
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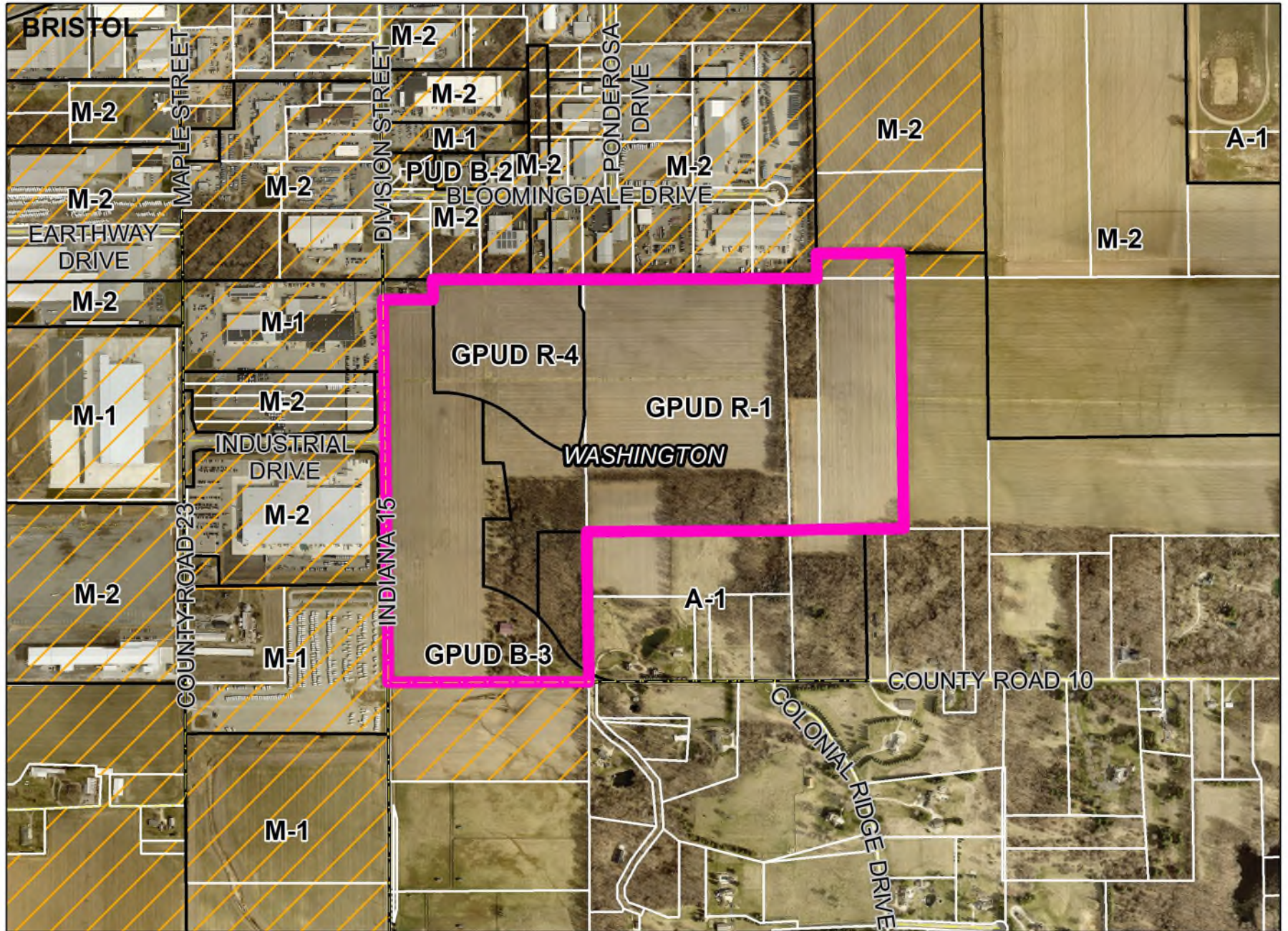
Comments: SEE FILE NUMBER 20031067

Applicant Signature:

Department Signature:



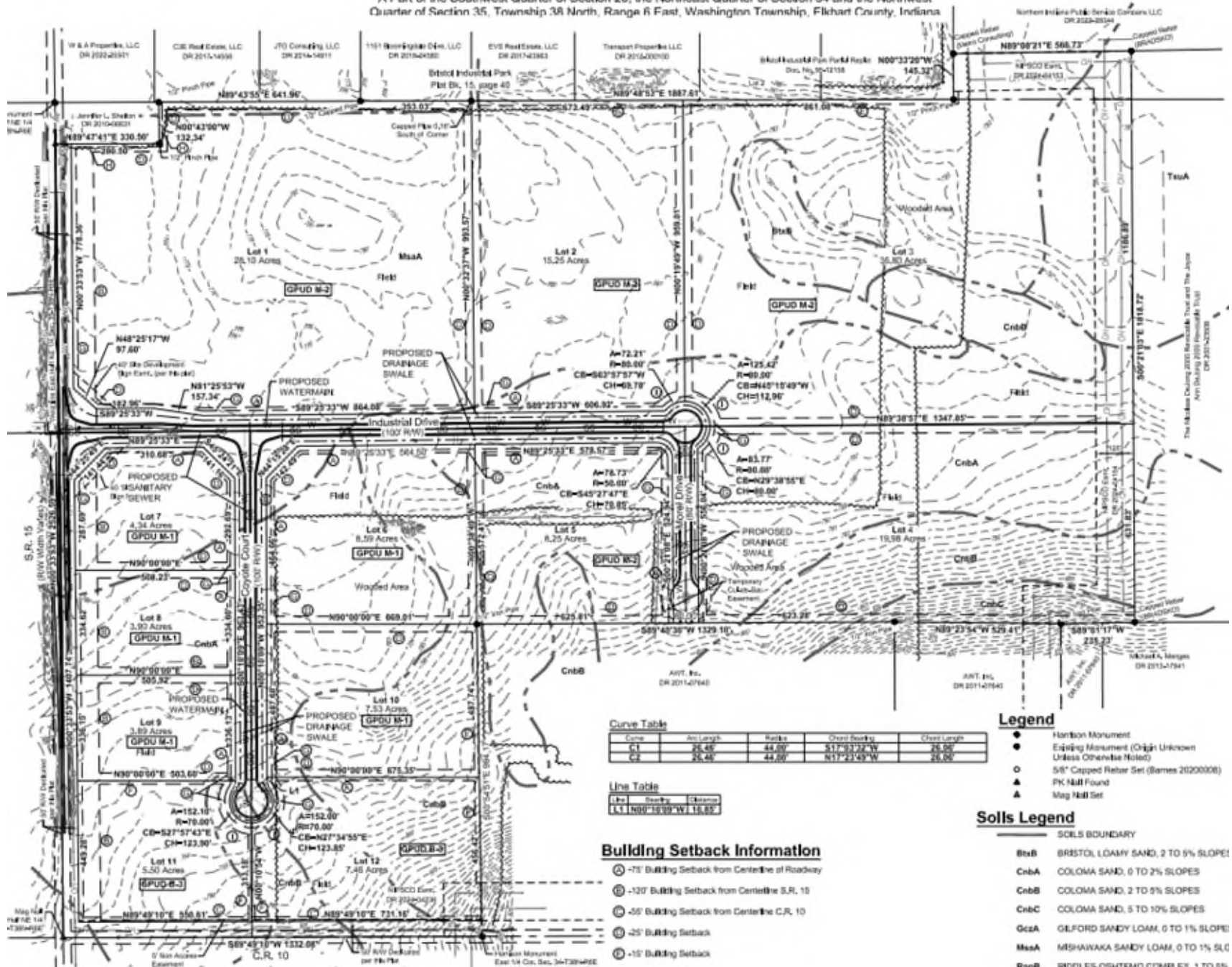




ORCHARD HILLS AWT

Primary Plat

A Part of the Southwest Quarter of Section 26, the Northeast Quarter of Section 34 and the Northwest Quarter of Section 35, Township 38 North, Range 6 East, Washington Township, Elkhart County, Indiana



Curve Table

Curve	Arc Length	Radius	Chord Bearing	Chord Length
C1	25.45	44.00	S17°31'32\"W	25.00
C2	25.45	44.00	N17°23'49\"W	25.00

Line Table

Line	Bearing	Distance
L1	N00°10'00\"E	15.85

Building Setback Information

① -75' Building Setback from Centerline of Roadway

② -120' Building Setback from Centerline S.R. 10

③ -50' Building Setback from Centerline C.R. 10

④ -25' Building Setback

⑤ -15' Building Setback

⑥ -10' Building Setback

Legend

- Station Monument
- Existing Monument (Origin Unknown Unless Otherwise Noted)
- 5/8\" Capped Retainer Set (Barnes 20200008)
- ▲ PK Nail Found
- ▲ Map Nail Set

Soils Legend

SOILS BOUNDARY

- BxbB BRISTOL LOAMY SAND, 2 TO 5% SLOPE
- CnbA COLOMA SAND, 0 TO 2% SLOPES
- CnbB COLOMA SAND, 2 TO 5% SLOPES
- CnbC COLOMA SAND, 5 TO 10% SLOPES
- Gc2A GILFORD SANDY LOAM, 0 TO 1% SLOPE
- MsaA MSHAWAKA SANDY LOAM, 0 TO 1% SLO
- RapB RIDGEL-OSHTOMO COMPLEX, 1 TO 5%

Plan Commission Staff Report

Prepared by the Department of Planning and Development

Hearing Date: September 11, 2025

Transaction Number: RZ-0508-2025.

Parcel Number(s): 20-03-26-376-001.000-031, 20-03-34-200-005.000-031, 20-03-34-200-006.000-031, 20-03-35-100-002.000-031, 20-03-35-100-011.000-031, 20-03-35-100-018.000-031.

Existing Zoning: GPUD B-3, GPUD M-1, GPUD M-2.

Petition: For a zone map change from GPUD B-3, GPUD M-1 & GPUD M-2 to B-3, M-1 & M-2.

Petitioner: AWT Inc., represented by Jones Petrie Rafinski.

Location: Northeast corner of S. Division St. (SR 15) & CR 10, in Washington Township.

Adjacent Zoning and Land Uses: The following table shows the zoning and current land use for the subject property and adjacent sites.

	Zoning	Current Land Use
Subject Property	GPUD B-3, GPUD M-1, GPUD M-2	Agricultural
North	A-1, B-3, M-2	Manufacturing, professional offices, multifamily residential
South	A-1	Agricultural, single-family residential
East	A-1	Agricultural
West	M-1, M-2	Manufacturing

Site Description: See the full description in case number MA-0507-2025. The proposed B-3 area is the southernmost area, lots 11 and 12. The proposed M-1 area is the area between the B-3 area and the Industrial Dr. extension, lots 6 through 10. The proposed M-2 area is the north and east balance of the property, lots 1 through 5.

History and General Notes:

- See the history in case number MA-0507-2025.

Zoning District Purpose Statements: The purpose of the B-3, Heavy Business, zoning district is to accommodate higher impact community and regional developments. The district also accommodates uses related to vehicular travel, interstate commerce, heavy equipment, trucking and outdoor storage. The zoning district is appropriately applied adjacent to interstates and major state or county highways. The purpose of the M-1, Limited Manufacturing, zoning district is to accommodate less intense manufacturing, warehousing and distribution uses that are not significantly objectionable to surrounding properties in terms of truck traffic, noise, odor, smoke and other potential nuisance factors. The purpose of the M-2, Heavy Manufacturing, zoning district is to accommodate moderately and highly intense manufacturing uses and to prevent encroachment by residential and lighter commercial uses that would eventually lead to land use conflicts. Permitted uses may produce heavy truck traffic, noise, odor or smoke.

Plan Commission Staff Report (Continued)

Hearing Date: September 11, 2025

Staff Analysis: The purpose of this rezoning petition is to allow a large-lot industrial subdivision within Bristol town limits similar to Earthway Rail Park.

The staff, after reviewing this petition, recommends **APPROVAL** of this rezoning for the following reasons:

1. The requested Zoning Map Amendment complies with the Comprehensive Plan. The county's plan states that industrial development should be encouraged within urban growth areas and that the county will manage growth focused near towns and along selected major highways, maximizing access to services. The project area is within town limits and will connect to Bristol utilities.
2. The request is in character with current conditions, structures, and uses on the subject property and in its surroundings. The development fills an industrial gap on SR 15 with established manufacturing uses at the north and west. The project area received conceptual approval for mixed-use development in 2003 and conceptual approval for business and industrial development in 2024.
3. The most desirable use of the subject property is industrial, commercial, residential, or any transitional mixture thereof.
4. The request conserves property values. The B-3 zone chosen for the southernmost part of the property provides a transition from undeveloped and residential property south of CR 10 to proposed and existing industrial property on Industrial Dr. and Bloomingdale Dr., and no vehicle access is proposed on CR 10.
5. The proposed rezoning promotes responsible growth and development. The project area has been earmarked for development since 2003 and lies on a major transportation corridor, and the proposal directs industrial growth alongside established industrial uses to the north and west.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development
Public Services Building

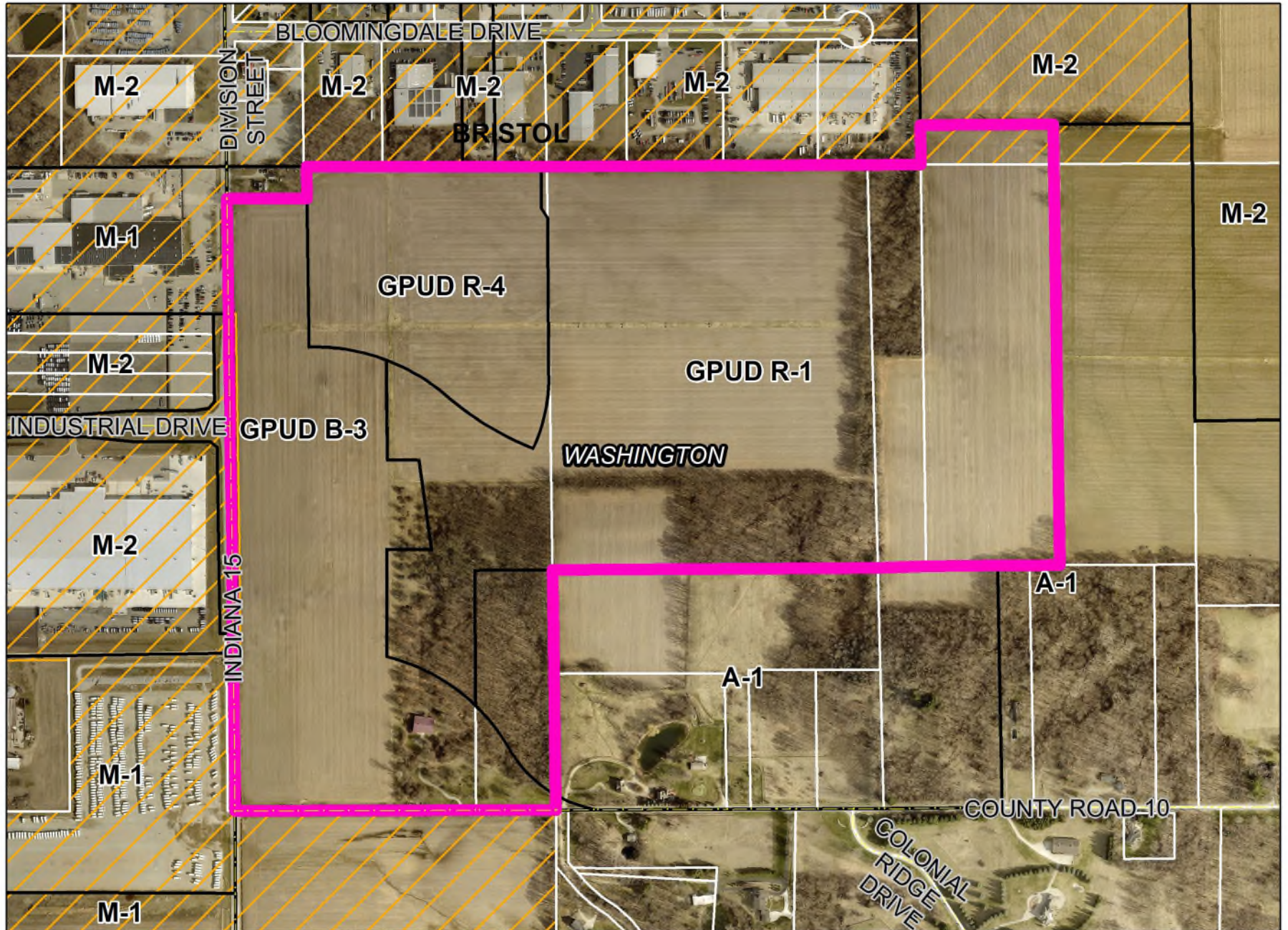
4230 Elkhart Road, Goshen, Indiana, 46526

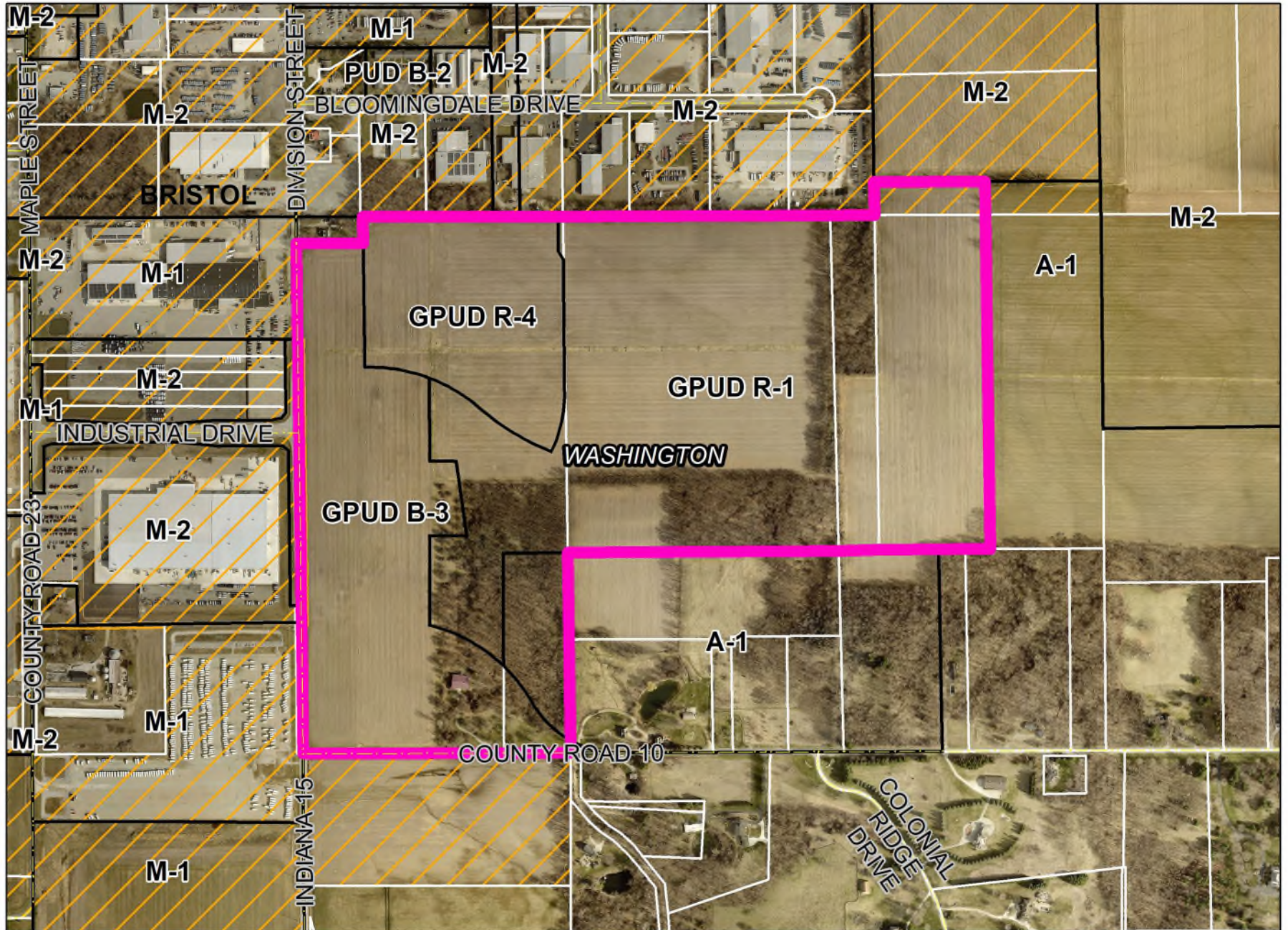
Phone - (574) 971-4678

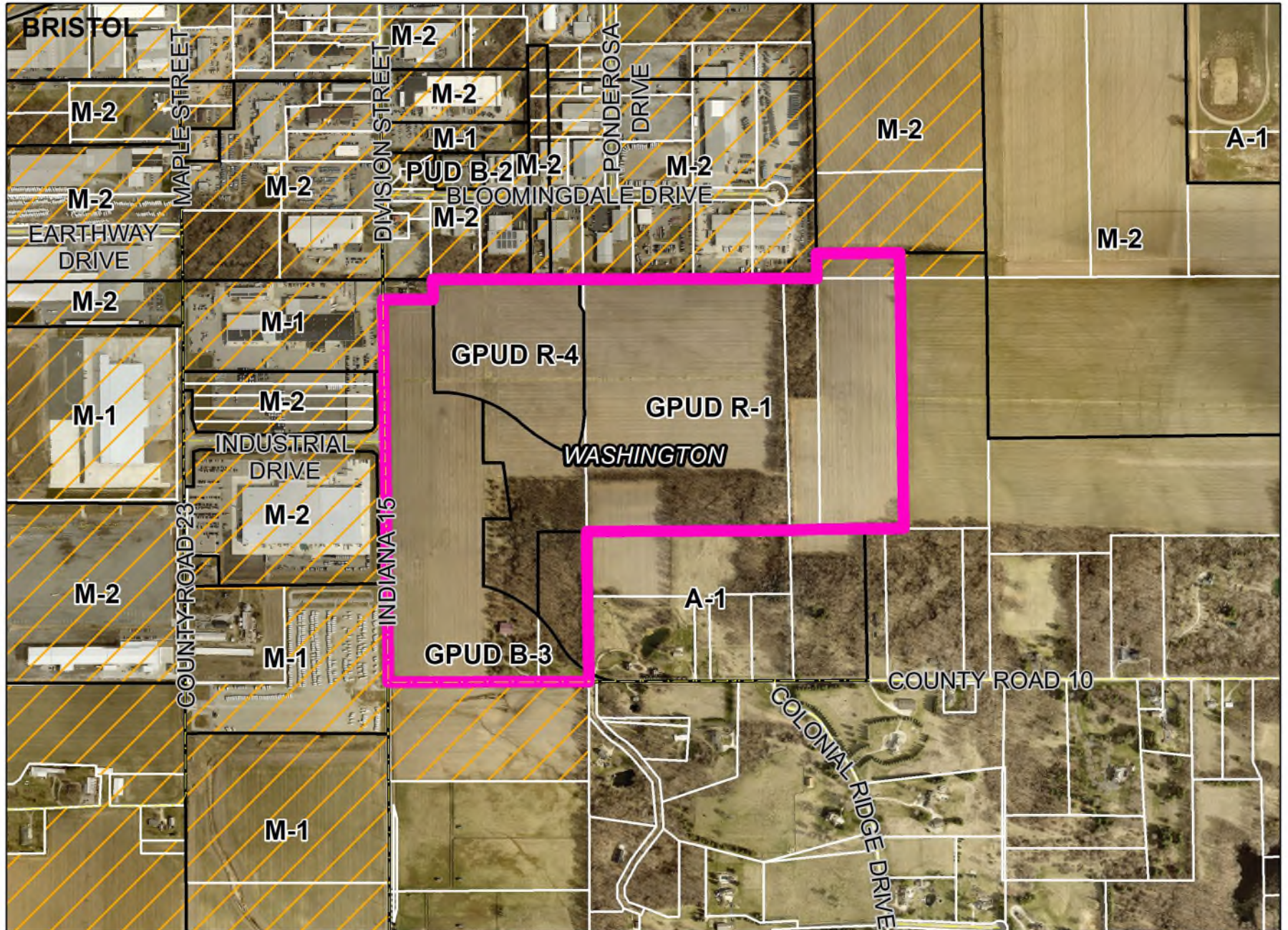
Fax - (574) 971-4578

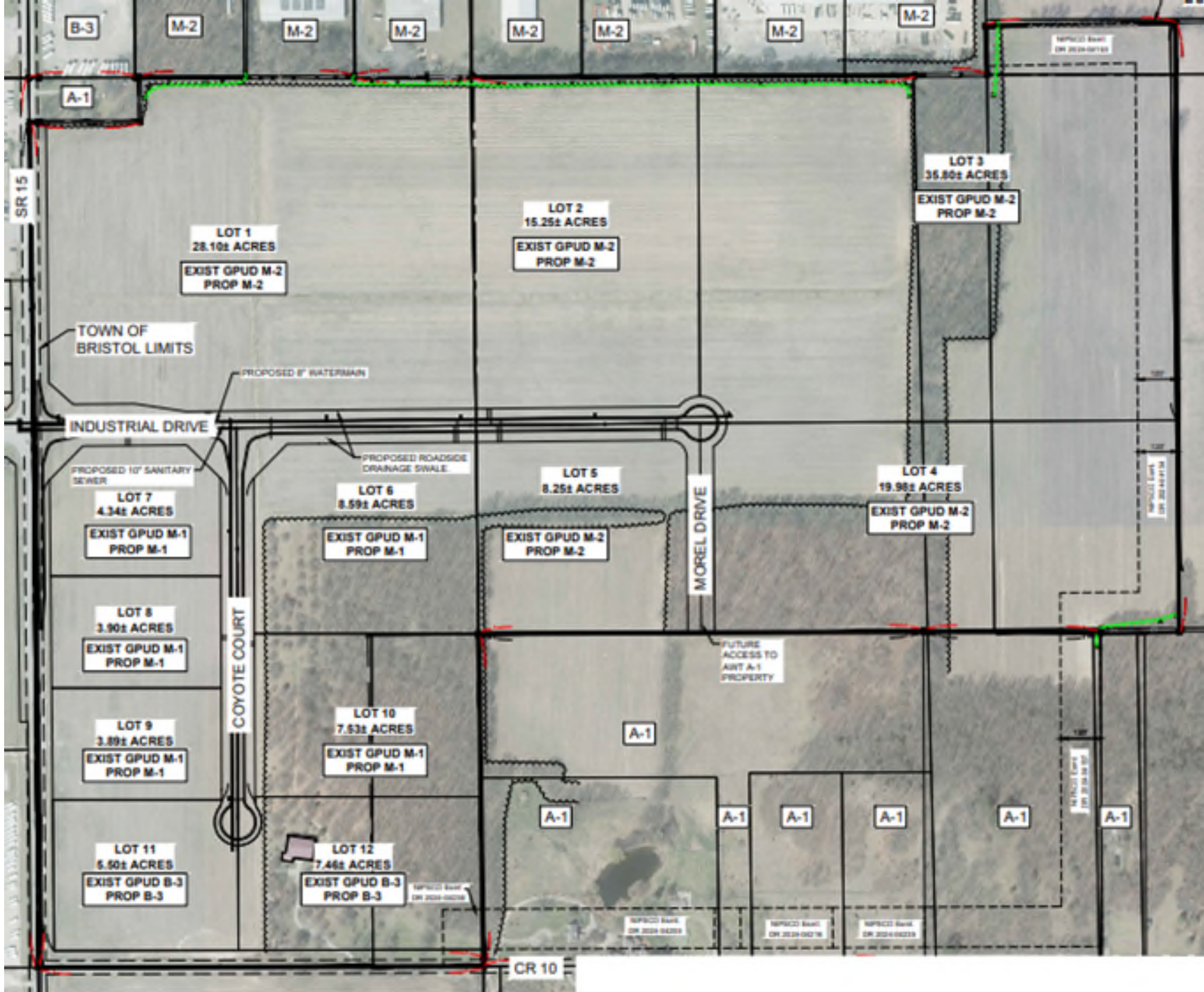
Rezoning - Rezoning

Date: 08/04/2025	Meeting Date: September 11, 2025 Plan Commission Hearing (Rezoning)	Transaction #: RZ-0508-2025
Description: for a zone map change from GPUD R-1, A-1, GPUD B-3, M-1,& GPUD M-2 to B-3, M-1 & M-2 to GPUD, A-1, & R-1		
Contacts: <u>Applicant</u> Jones Petrie Rafinski 325 South Layafette Blvd South Bend, IN 46601	<u>Authorized Agent</u> Jones Petrie Rafinski 325 South Layafette Blvd South Bend, IN 46601	<u>Land Owner</u> Awt Inc P.O. Box 2955 Elkhart, IN 46515
Site Address: 000 S Division Street BRISTOL, IN 46507	Parcel Number: 20-03-26-376-001.000-031 20-03-34-200-005.000-031 20-03-34-200-006.000-031 20-03-35-100-002.000-031 20-03-35-100-011.000-031 20-03-35-100-018.000-031	
Township: Washington Location: northeast corner of S. Division St. (SR 15) & CR 10		
Subdivision:	Lot #	
Lot Area: 71.69	Frontage: 3,414.00	Depth: 1,335.00
Zoning: B-3, M-1, M-2	NPO List:	
Present Use of Property: RESIDENTIAL, COMMERCIAL, MANUFACTURING		
Legal Description:		
Comments:		
Applicant Signature:	Department Signature:	









Plan Commission Staff Report

Prepared by the Department of Planning and Development

Hearing Date: September 11, 2025

Transaction Number: DPUD-0504-2025.

Parcel Number(s): Part of 20-14-28-400-029.000-028.

Existing Zoning: A-1.

Petition: For a zone map change from A-1 to DPUD A-1 and for primary approval of a 2 lot minor subdivision to be known as PREMIER FINISHING DPUD A-1.

Petitioner: Brian L. Borkholder (Buyer) & Marcus D. Yoder and Ruby E. Yoder, Husband & Wife (Sellers), represented by B. Doriot & Associates, Inc.

Location: Southwest corner of CR 52 & CR 11, in Union Township.

Adjacent Zoning and Land Uses: The following table shows the zoning and current land use for the subject property and adjacent sites.

	Zoning	Current Land Use
Subject Property	A-1	Agricultural
North	A-1	Residential
South	A-1	Agricultural
East	A-1	Agricultural
West	A-1	Residential & Agricultural

Site Description: The proposed property will consist of two lots totaling 6.88 acres. Proposed Lot 1 will be 1.52 acres with a proposed 12,000 ft² building used for manufacturing. Proposed Lot 2 will be 5.36 acres and will be used for residential and agricultural purposes.

History and General Notes:

- The subject property and the surrounding area are under the original 1959 County Zoning.

Zoning District Purpose Statements: The purpose of the DPUD, Detailed Planned Unit Development, Overlay zoning district, is to allow an applicant the benefit of flexibility in development in exchange for increased public or private amenities that go beyond the requirements of the Development Ordinance. The purpose of the A-1, Agricultural, zoning district is to accommodate family farms, modestly scaled agricultural operations, agri-businesses, large lot single-family detached dwellings not associated with an agricultural use, residential subdivisions, and other compatible and supporting uses.

Staff Analysis: The purpose of this rezoning petition is to develop a mixed-use property with residential, agricultural, and manufacturing uses.

Plan Commission Staff Report (Continued)

Hearing Date: September 11, 2025

The staff, after reviewing this petition, recommends **APPROVAL** of this rezoning for the following reasons:

1. The requested Zoning Map Amendment complies with the Comprehensive Plan. The plan states that Elkhart County will manage growth through orderly development. DPUDs permit mixed-use developments, which would ordinarily not be allowed in conventional zoning districts.
2. The request is in character with current conditions, structures, and uses on the subject property and in its surroundings. The size of the proposed lots and buildings is comparable to what would be expected in an agricultural and/or manufacturing area.
3. The most desirable use of the subject property is agricultural, manufacturing, and/or other compatible and supporting uses.
4. The request conserves property values by allowing for the development of a mixed-use agricultural, residential, & manufacturing property under an appropriate zoning classification.
5. The proposed rezoning promotes responsible growth and development. The DPUD limits the use and details contained in the petition, site plan/support drawing, and PUD ordinance.

Staff Analysis Continued: The staff, after reviewing this petition with the assistance of the Elkhart County Technical Committee, recommends **APPROVAL** of this DPUD and of this primary plat, as the development meets all pertinent standards.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Detailed PUD - Rezoning, Plat & Site Plan

Elkhart County Planning & Development Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

DPUD-0504-2025

Date: 08/04/2025 Meeting Date: September 11, 2025
Plan Commission Hearing (PUD) Transaction #: DPUD-0504-2025

Description: for a zone map change from A-1 to DPUD A-1 and for primary approval of a 2 lot minor subdivision to be known as PREMIER FINISHING DPUD A-1

Contacts: <u>Applicant</u>	<u>Land Owner</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
B. Doriot & Associates, Inc. P.O. Box 465 New Paris, IN 46553	Marcus D Yoder And Ruby E Yoder, Husband & Wife (Sellers) 25115 Cr 54 Nappanee, IN 46550	Brian L. Borkholder, (Buyer) 30312 County Road 50 Nappanee, IN 46550	B. Doriot & Associates, Inc. P.O. Box 465 New Paris, IN 46553

Site Address: 25115 County Road 54 Nappanee, IN 46550	Parcel Number: 20-14-28-400-029.000-028
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Township: Union
Location: SOUTHWEST CORNER OF CR 52 & CR 11, 1,460 FT. NORTH OF CR 54

Subdivision:	Lot #
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Lot Area:	Frontage:	Depth:
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Zoning: A-1	NPO List: 08/26/2025
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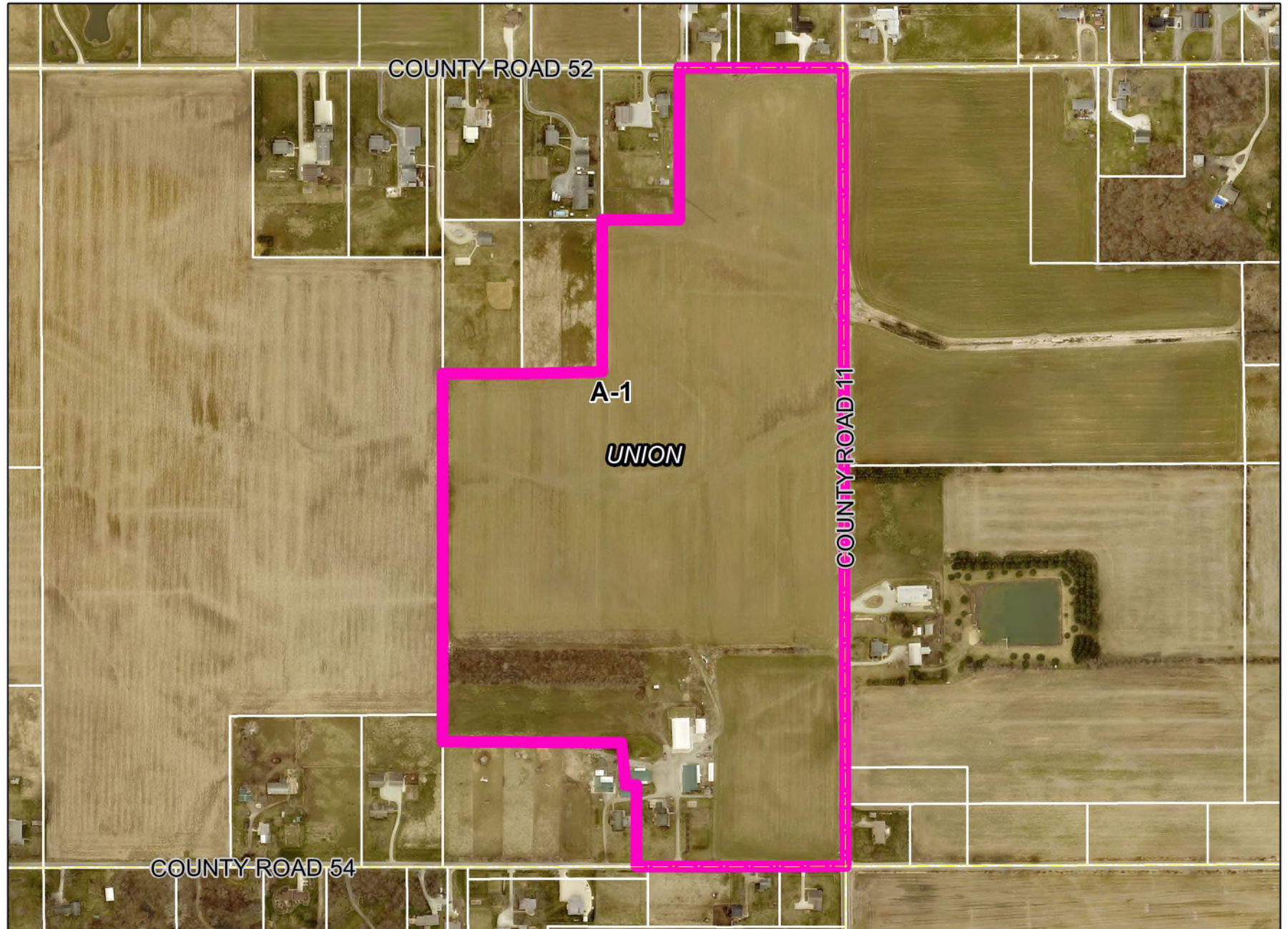
Present Use of Property:

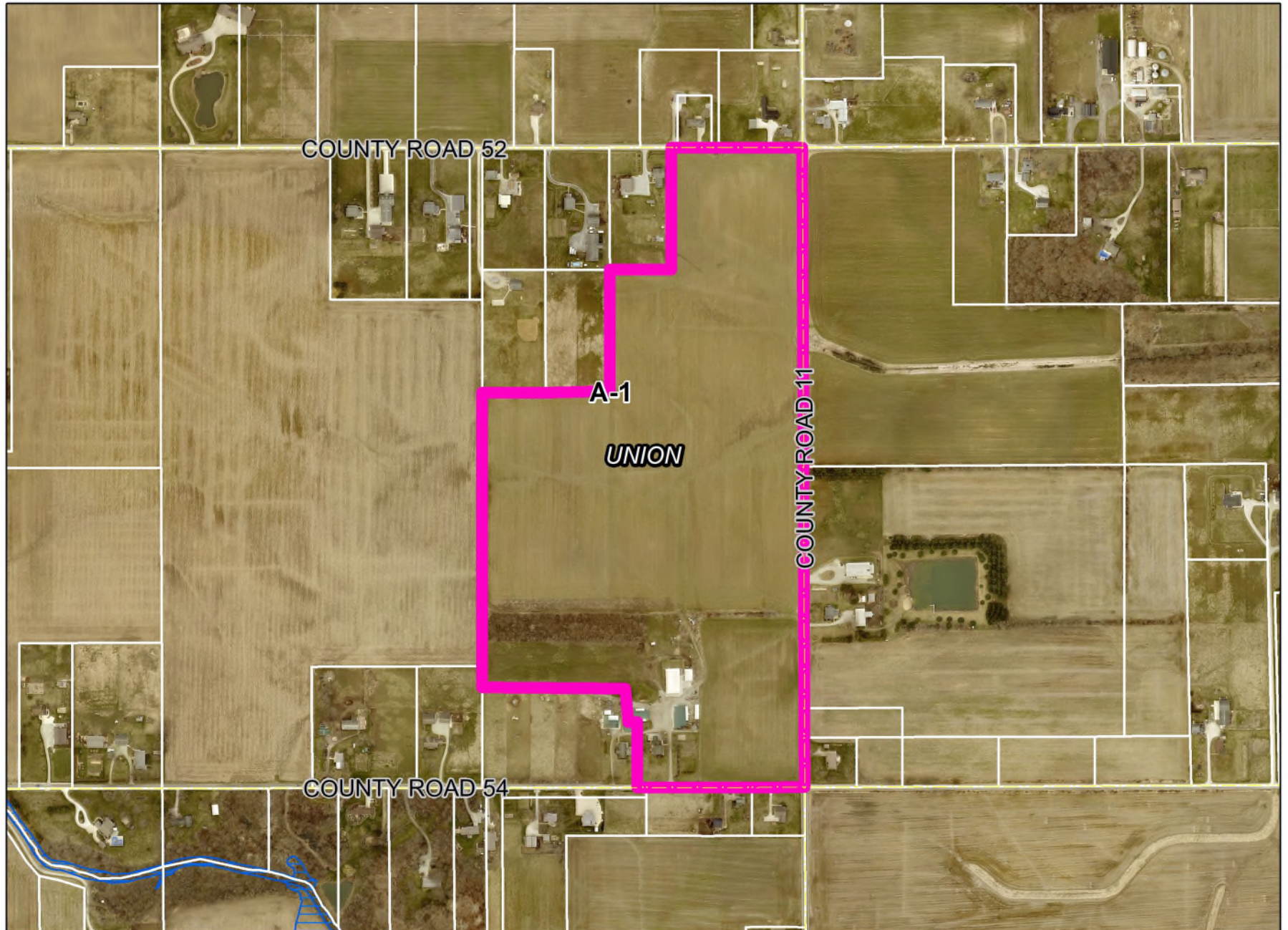
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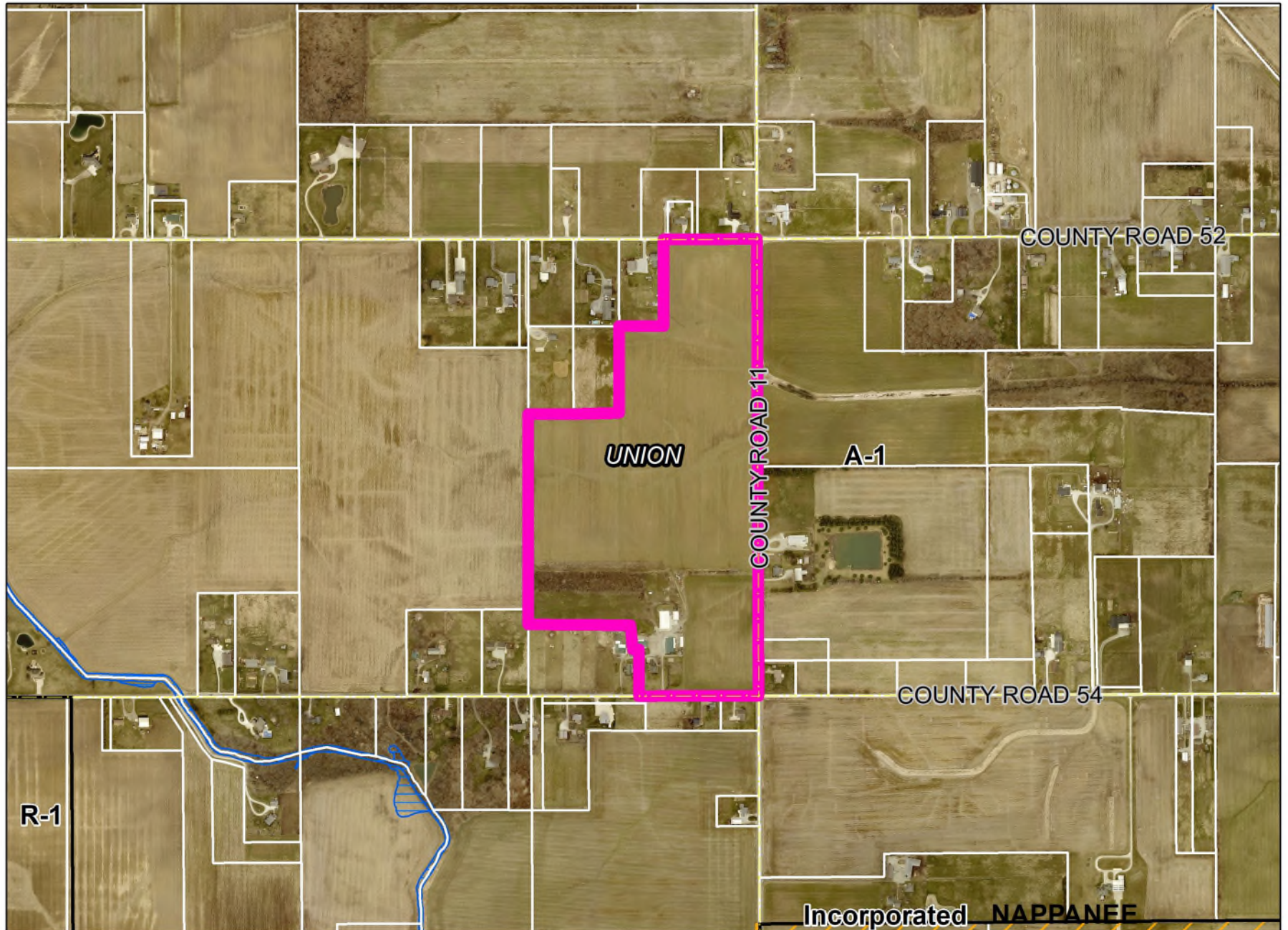
Comments:

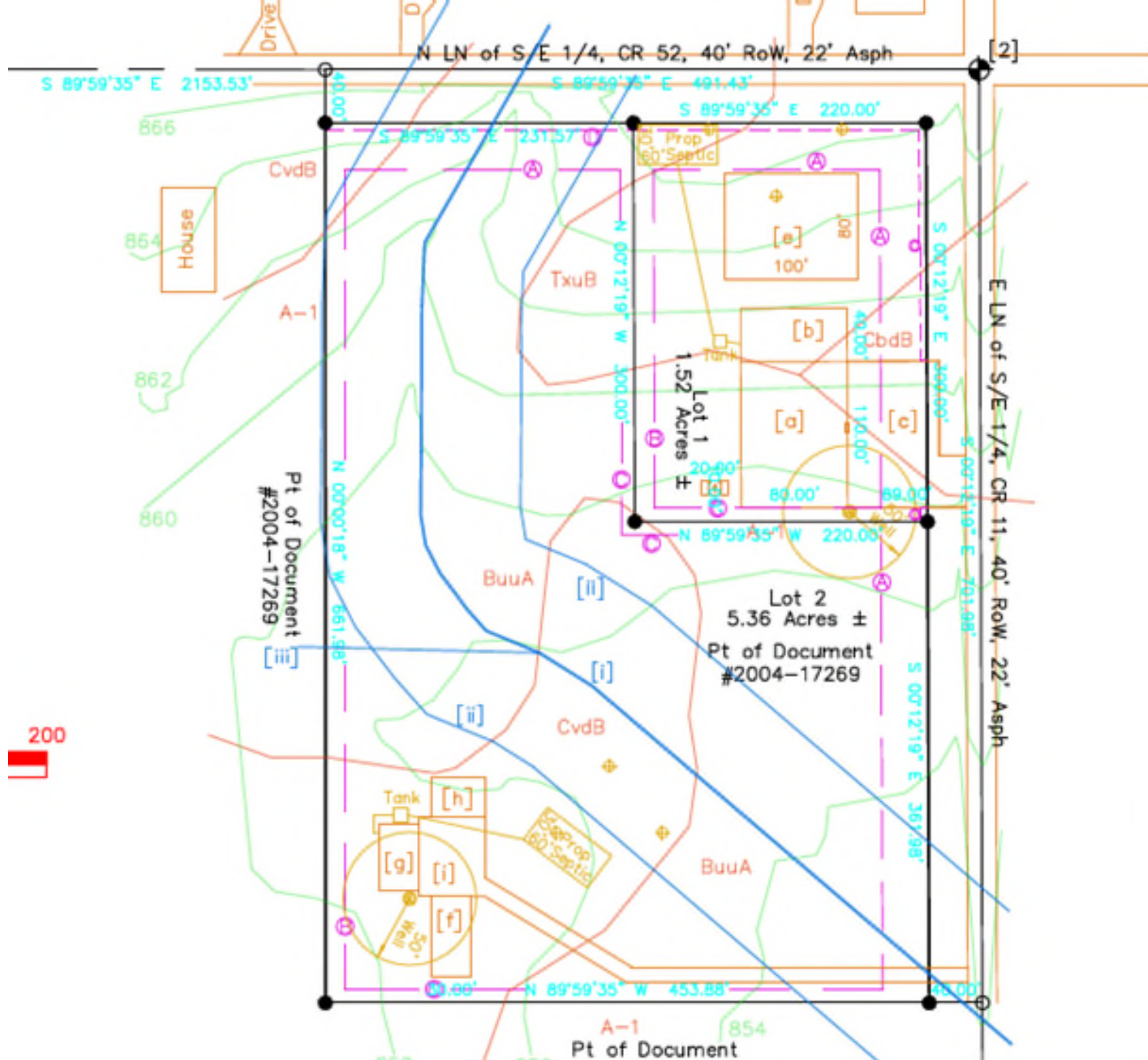
Applicant Signature:

Department Signature:









PREMIER FINISHING DPUD A-1

Surveyor:

B Doriot & Associates Land Surveying
PO Box 465
New Paris, IN, 46553

Owner:

YODER MARCUS D & RUBY E YODER H&W
25115 COUNTY ROAD 54
NAPPANEE, IN 46550

Purchaser:

BRIAN L BORKHOLDER
30312 COUNTY ROAD 50
NAPPANEE, IN 46550
574-354-4199

Description:

A part of the Southeast Quarter of Section 28, Township 35 North, Range 5 East, Second Principal Meridian, Union Township, Elkhart County, Indiana, containing 7.94 acres, more or less, being a part of Land described in Document #, and based on an Original Survey, by B. Doriot & Associates Land Surveying (C. Blake Doriot P.S. 890028), Job #2025-024, all bearings based on Indiana State Planes East, completed on March 24, 2025, more particularly described as follows:

BEGINNING at a Harrison Monument marking the Northeast Corner of said Southeast Quarter;

thence South 00 degrees 12 minutes 19 seconds East, along the East Line of the Southeast Quarter, to a Calculated Point, a distance of 701.98 feet;

thence North 89 degrees 59 minutes 35 seconds West, to an Iron Rebar, a distance of 493.88 feet;

thence North 00 degrees 00 minutes 18 seconds West, to a Calculated Point on the North Line of the Southeast Quarter, a distance of 701.98 feet;

thence South 89 degrees 59 minutes 35 seconds East, along the North Line of the Southeast Quarter, a distance of 491.43 feet, to the POINT OF BEGINNING;

subject to all easements, restrictions, drain tiles, public highways, and right-of-ways of record.

1. Development project Overview

The purpose of this DPUD is to consolidated the purchaser's business (Premier Finishing, surfacing wood parts for further manufacturing), and home site.

The purchaser of the Lots has chosen the location because of personal familiarity with the current owner, and convenience of the location for their needs.

This development will approximate the existing use of the area. A home businesses facilitating the larger manufacturing community in Nappanee.

Land Use

Lot 1

Proposed building – 9000 ft² initial development [a] (20200 ft² total, growth dependent [b] [c]), 30%

Proposed parking/drive – 9900 ft² [c], 15%

Septic – 1800 ft², 3%

Open area – 34100 ft², 52%

Lot 2

Proposed Building – 4500 ft², 2%

Proposed parking/drive – 7600 ft², 3%

Septic – 1800 ft², 1%

Open area – 219794 ft², 94%

Total:

Proposed improvements – 45800 ft², 15%

Open area – 253894 ft², 85%

Within the Southwest Quarter, the business property (Lot 1), will be surrounded by the buyer's own residential property (Lot 2); with the actual finishing facility being more than 200' from any existing home.

2. Development Project Details

The purchaser wishes to build a new facility for his existing business (Premier Finishing) on Lot 1, and at an undetermined future date, build a new home on Lot 2.

Both Lots, will access by County Road 11.

The business will be open on weekdays, approximately 7 am to 4:30 pm.

The business currently staffs between 9 and 12 employees, with a future addition of 1 to 2 employees..

6 to 12 passenger vehicles per day, and 1 heavy truck per week.

The parking area will be surfaced as gravel.

Signage will be an approximately 4*7 foot sign, affixed to the front of the building.

No outdoor storage, or display.

Possible outdoor security lighting affixed to building.

3. Deviations from the Zoning Ordinance Standards

None.

4. Water & Sanitary Systems

Each Lot will be served by it's own well and sanitary system, outside of the Right of Way.

5. Soils

Soils are mapped: BuuA, CvdB, and Txub.

See soil borings for SHWT.

6. Traffic

The development will add 12 passenger vehicles per day, and one heavy truck per week, to County Road 11 at near the intersection with County Road 52.

Sight distance for proposed/existing drive: 280'± N to intersection, 800'+ S.

TIVE attached.

7. Stormwater

***A SWPPP will be provided pending Primay approval.**

CR 11 between CR 52 and CR 50

Count Start Date: May 21, 2024

ADT: 794

Trucks: 26.5%

67th Percentile: 58.0 mph

85th Percentile: 62.4 mph

Upper Pace Speed: 60.8 mph

Peak AM Hour: 07:15

Peak AM Count: 58

Peak PM Hour: 15:45

Peak PM Count: 82

Northbound Percentage: 46.9%

Southbound Percentage: 53.1%

CR 11 Between CR 54 And CR 52

Count Start Date: Jul 07, 2025

ADT: 1020

Trucks: 25.1%

50th Percentile: 56.6 mph

85th Percentile: 64.0 mph

Upper Pace Speed: 62.1 mph

Peak AM Hour: 07:15

Peak AM Count: 69

Peak PM Hour: 13:45

Peak PM Count: 98

Northbound Percentage: 44.4%

Southbound Percentage: 55.6%

CR 52 Between CR 9 And CR 11

Count Start Date: Jun 26, 2023

ADT: 273

Trucks: 25.5%

67th Percentile: 52.3 mph

85th Percentile: 56.2 mph

Upper Pace Speed: 55.2 mph

Peak AM Hour: 10:30

Peak AM Count: 22

Peak PM Hour: 14:30

Peak PM Count: 26

Eastbound Percentage: 47.6%

Westbound Percentage: 52.4%

CR 52 between CR 11 and CR 13

Count Start Date: May 20, 2024

ADT: 255

Trucks: 16.7%

67th Percentile: 51.0 mph

85th Percentile: 57.6 mph

Upper Pace Speed: 52.6 mph

Peak AM Hour: 03:00

Peak AM Count: 33

Peak PM Hour: 22:45

Peak PM Count: 17

Eastbound Percentage: 51.0%

Westbound Percentage: 49.0%

Plan Commission Staff Report

Prepared by the Department of Planning and Development

Hearing Date: September 11, 2025

Transaction Number: DPUD-0505-2025.

Parcel Number(s): 20-08-11-100-008.000-035, 20-08-11-100-025.000-034, 20-08-11-100-029.000-034, 20-08-11-100-009.000-034.

Existing Zoning: A-1, M-2

Petition: For a zone map change from A-1 & M-2 to DPUD R-3 and for primary approval of a 1-lot minor subdivision to be known as RIVERBEND TOWNHOMES DPUD.

Petitioner: River Bend Development Group, LLC, & Lozier Corporation, represented by Wightman.

Location: North side of CR 16, 550 ft. west of CR 116, in Middlebury Township.

Adjacent Zoning and Land Uses: The following table shows the zoning and current land use for the subject property and adjacent sites.

	Zoning	Current Land Use
Subject Property	A-1 & M-2	Vacant & Manufacturing
North	M-2	Town of Middlebury - Manufacturing
South	DPUD R-3 & A-1	Town of Middlebury - Two-family Residential & Single Family Residential
East	M-2	Town of Middlebury - Vacant
West	A-1	Town of Middlebury - Cemetery

Site Description: The subject property consists of four parcels totaling 12.65 acres. Three parcels are vacant, and one is currently within the Town limits of Middlebury. One parcel (1.13 acres) is a retention area for the property to the north, and will serve as the retention area for the new development.

History and General Notes:

- **November 7, 1994** – The Board of County Commissioners approved a zone map change from A-1 to M-2 (PC-1994-32).

Zoning District Purpose Statements: The purpose of the DPUD, Detailed Planned Unit Development, Overlay zoning district, is to allow an applicant the benefit of flexibility in development in exchange for increased public or private amenities that go beyond the requirements of the Development Ordinance. The purpose of the R-3, Multiple Family Residential, zoning district is to accommodate a variety of housing types, including multiple-family dwellings (apartments) and other compatible and supporting uses. The district should be applied within or in close proximity to a municipality.

Plan Commission Staff Report (Continued)

Hearing Date: September 11, 2025

Staff Analysis: The purpose of this rezoning petition is to develop a large multi-family residential development.

The staff, after reviewing this petition, recommends **APPROVAL** of this rezoning for the following reasons:

1. The requested Zoning Map Amendment complies with the Comprehensive Plan. The Comprehensive Plan states that residential development is a desirable feature of a well-planned, economically diverse, and livable community.
2. The request is in character with current conditions, structures, and uses on the subject property and in its surroundings. The size of the proposed development is comparable to what would be expected in a transitional area near a town or city.
3. The most desirable use of the subject property is residential, commercial and/or other compatible and supporting uses.
4. The request conserves property values by allowing other compatible and supporting uses. The subject property is in a mixed-use area adjacent to an existing higher-density residential development in the Town of Middlebury.
5. The proposed rezoning promotes responsible growth and development. The development will utilize Town of Middlebury utilities.

Staff Analysis Continued: The staff, after reviewing this petition with the assistance of the Elkhart County Technical Committee, recommends **APPROVAL** of this DPUD and of this primary plat, as the development meets all pertinent standards.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Detailed PUD - Rezoning, Plat & Site Plan

**Elkhart County Planning & Development
Public Services Building**

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Date: 08/04/2025 Meeting Date: September 11, 2025 Transaction #: DPUD-0505-2025
Plan Commission Hearing (PUD)

Description: for a zone map change from A-1 and M-2 to DPUD R-3 and for primary approval of a/ 1-lot minor subdivision
to be known as RIVERBEND TOWNHOMES DPUD

Contacts: <u>Applicant</u>	<u>Land Owner</u>	<u>Land Owner</u>
Wightman	Lozier Corporation	River Bend Development
1402 E. Mishawaka Ave.	6336 Pershing Dr	Group, Llc
South Bend, IN 46615	Omaha, NE 681101100	420 N Main St Suite 1
		Middlebury, IN 46540

Site Address: 00000 County Road 16
MIDDLEBURY, IN 46540

Parcel Number: 20-08-11-100-008.000-035
20-08-11-100-009.000-034
20-08-11-100-025.000-034
20-08-11-100-029.000-034

Township: Middlebury
Location: NORTH SIDE OF COUNTY ROAD 16, 550 FT. WEST OF CR 116

Subdivision: Lot #

Lot Area: Frontage: Depth:

Zoning: A-1, A-1, M-2 NPO List: 08/26/2025

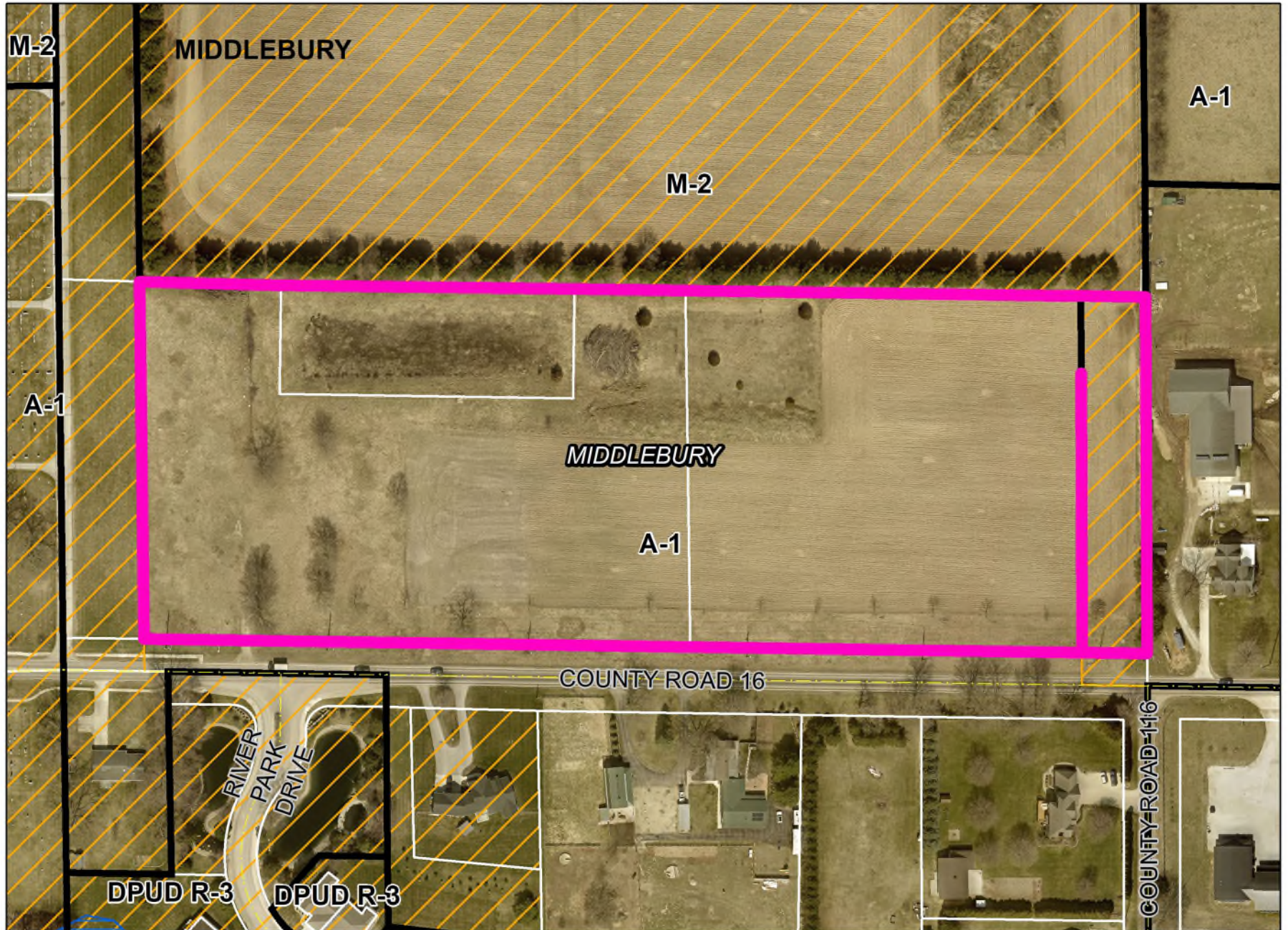
Present Use of Property:

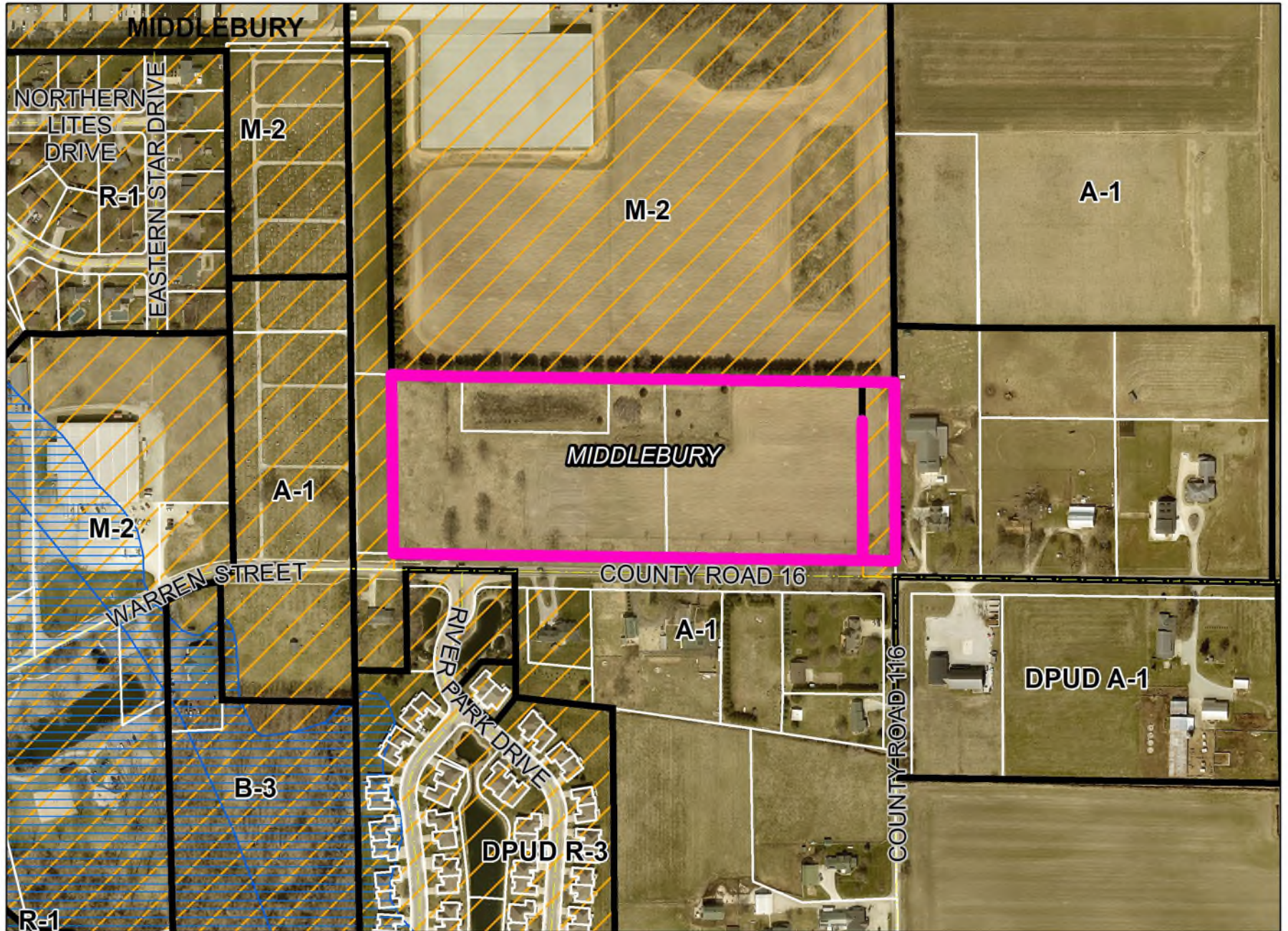
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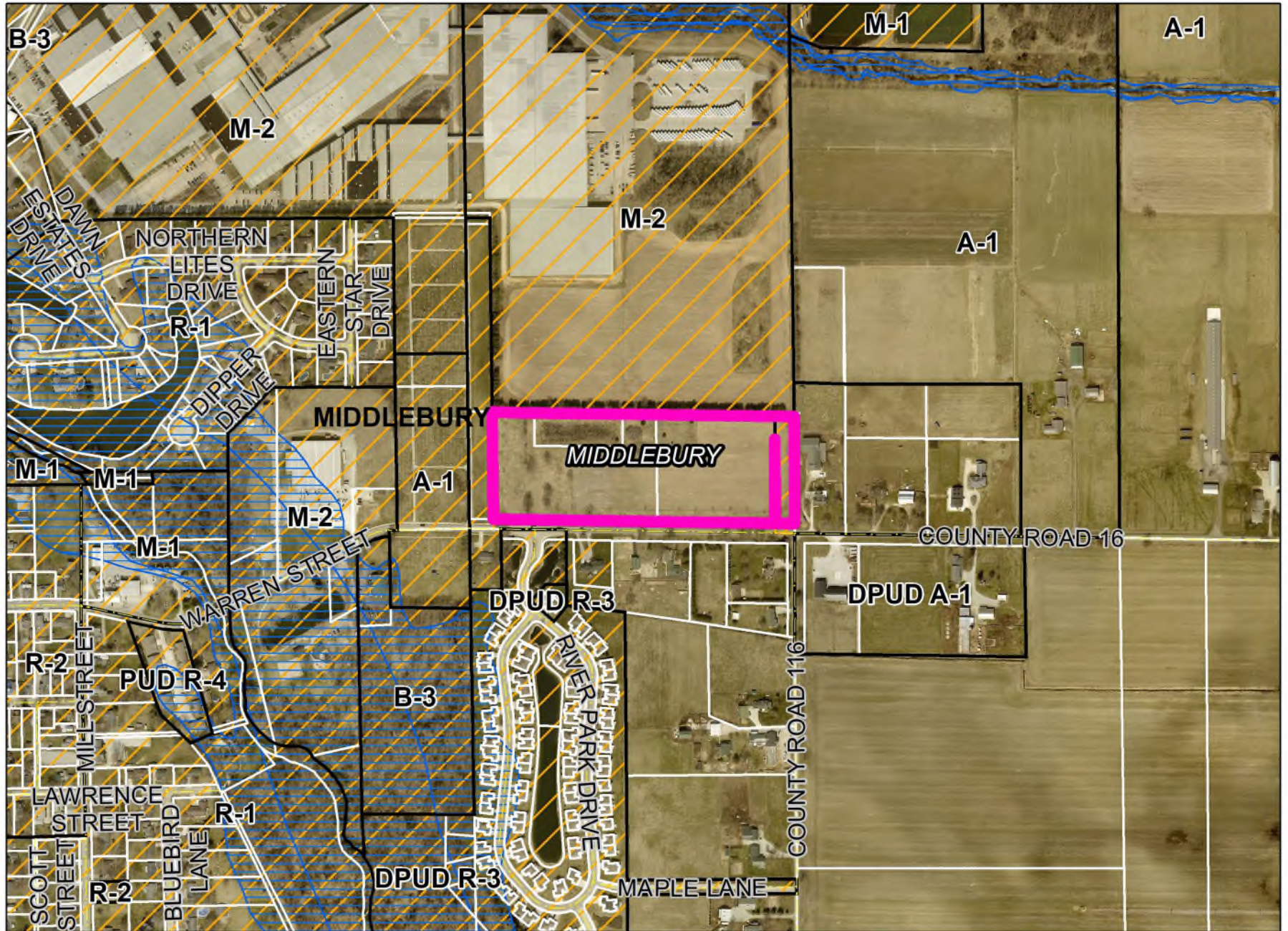
Comments:

Applicant Signature:

Department Signature:







Riverbend Townhomes DPUD

Part of the Northwest Quarter of Section 11, Township 37 North, Range 7 East,
Middlebury Township, Elkhart County, Indiana.

Owner

River Bend Development Group, LLC

420 North Main Street
Middlebury, Indiana 46540

Property Address

Vacant land west and adjacent to 11725 County Road 16, Middlebury, Indiana
Tax Key Parcel No. 08-11-100-025-034 08-11-100-029-034 08-11-100-008-035

Prepared by:

Land Surveyor: Wightman

1402 Mishawaka Avenue
South Bend, Indiana 46615
574-233-1841

Terance D. Lang, PS No. 80040523

TLang@GoWightman.com

July 29, 2025

Revised August 20, 2025

LEGAL DESCRIPTION PER DOCUMENT NO. 2021-14999, ELKHART COUNTY RECORDS:

TRACT 1:

A PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST, MIDDLEBURY TOWNSHIP, ELKHART COUNTY, INDIANA, SURVEYED BY RONNIE L. JUSTICE, REGISTRATION NUMBER 80900004, WITH ADVANCED LAND SURVEYING OF NORTHERN INDIANA INC., AS SHOWN ON PROJECT NUMBER 210203 CERTIFIED ON MARCH 8, 2021, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS (BEARINGS IN THIS DESCRIPTION ARE BASED ON THE SOUTH LINE OF SAID NORTHWEST QUARTER HAVING A BEARING OF SOUTH 87 DEGREES 43 MINUTES 33 SECONDS EAST): COMMENCING AT A HARRISON MONUMENT MARKING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST; THENCE SOUTH 87 DEGREES 43 MINUTES 33 SECONDS EAST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 100.00 FEET; THENCE NORTH 00 DEGREES 46 MINUTES 53 SECONDS EAST, A DISTANCE OF 40.00 FEET TO A REBAR AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 00 DEGREES 46 MINUTES 53 SECONDS EAST, WITH THE EAST LINE OF A TRACT OF LAND CONVEYED TO TOWN COUNCIL OF MIDDLEBURY, INDIANA IN ELKHART COUNTY DEED RECORD 2006-20383, A DISTANCE OF 444.00 FEET TO A REBAR WITH CAP; THENCE SOUTH 87 DEGREES 45 MINUTES 50 SECONDS EAST, A DISTANCE OF 174.96 FEET TO A REBAR WITH CAP (ALS FIRM 0135); THENCE SOUTH 00 DEGREES 46 MINUTES 53 SECONDS WEST, A DISTANCE OF 134.92 FEET TO A REBAR WITH CAP (ALS FIRM 0135); THENCE SOUTH 87 DEGREES 43 MINUTES 33 SECONDS EAST, A DISTANCE OF 363.22 FEET TO A REBAR WITH CAP (ALS FIRM 0135); THENCE NORTH 00 DEGREES 46 MINUTES 53 SECONDS EAST, A DISTANCE OF 135.16 FEET TO A REBAR WITH CAP (ALS FIRM 0135); THENCE SOUTH 87 DEGREES 45 MINUTES 50 SECONDS EAST, A DISTANCE OF 137.14 FEET TO A REBAR WITH CAP (ALS FIRM 0135); THENCE SOUTH 00 DEGREES 46 MINUTES 53 SECONDS WEST, A DISTANCE OF 444.45 FEET TO A REBAR WITH CAP (ALS FIRM 0135) ON THE NORTH RIGHT OF WAY OF COUNTY ROAD 16; THENCE NORTH 87 DEGREES 43 MINUTES 33 SECONDS WEST ALONG THE NORTH RIGHT OF WAY OF COUNTY ROAD 16, A DISTANCE OF 675.34 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, SAID IN SURVEY TO CONTAIN 5.76 ACRES MORE OR LESS.

TRACT 2:

A PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST, MIDDLEBURY TOWNSHIP, ELKHART COUNTY, INDIANA, SURVEYED BY RONNIE L. JUSTICE, REGISTRATION NUMBER 80900004, WITH ADVANCED LAND SURVEYING OF NORTHERN INDIANA INC., AS SHOWN ON PROJECT NUMBER 210203 CERTIFIED ON MARCH 8, 2021, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS (BEARINGS IN THIS DESCRIPTION ARE BASED ON THE SOUTH LINE OF SAID NORTHWEST QUARTER HAVING A BEARING OF SOUTH 87 DEGREES 43 MINUTES 33 SECONDS EAST): COMMENCING AT A HARRISON MONUMENT MARKING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 7 EAST; THENCE SOUTH 87 DEGREES 43 MINUTES 33 SECONDS EAST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 100.00 FEET; THENCE NORTH 00 DEGREES 46 MINUTES 53 SECONDS EAST, A DISTANCE OF 40.00 FEET TO A REBAR ON THE NORTH RIGHT OF WAY OF COUNTY ROAD 16; THENCE SOUTH 87 DEGREES 43 MINUTES 33 SECONDS EAST ALONG SAID RIGHT OF WAY, A DISTANCE OF 675.34 FEET TO A REBAR WITH CAP (ALS FIRM 0135) SET AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00 DEGREES 46 MINUTES 53 SECONDS EAST, A DISTANCE OF 444.45 FEET TO A REBAR WITH CAP (ALS FIRM 0135); THENCE SOUTH 87 DEGREES 45 MINUTES 50 SECONDS EAST, A DISTANCE OF 503.96 FEET TO A 3/4" PIPE ON THE WEST LINE OF A TRACT OF LAND CONVEYED TO MARVIN L. AND LAVERDA F. MILLER IN ELKHART COUNTY DEED RECORD 2014- 10779; THENCE SOUTH 00 DEGREES 39 MINUTES 50 SECONDS WEST, WITH THE WEST LINE OF SAID MILLER LAND, A DISTANCE OF 444.85 FEET TO A REBAR WITH CAP (ALS FIRM 0135) ON THE NORTH RIGHT OF WAY OF COUNTY ROAD 16; THENCE NORTH 87 DEGREES 43 MINUTES 33 SECONDS WEST, ALONG THE NORTH RIGHT OF WAY OF COUNTY ROAD 16, A DISTANCE OF 564.88 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, SAID IN SURVEY TO CONTAIN 5.78 ACRES, MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD, OR OTHERWISE.

SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

1. Intention for ownership

The current owners of this site wish to construct (19) 2-story apartment building. The site is currently zoned A-1 Agricultural in Elkhart County and M-2 in the Town of Middlebury and will need a zoning change to R-3 Multi Family District. The site is 16.10 acres and currently vacant. It lies adjacent to the Town of Middlebury. Each building shall contain 8 residential units with (2) single stall garage spaces available. Thirteen additional parking spaces shall be provided for each building. The site shall be serviced by Town of Middlebury's municipal

water and sanitary sewer. All Parking lots shall be asphalt with adjacent concrete sidewalks provided. Landscape criteria shall be met to satisfy the Ordinance requirements. On-site drainage is being directed to a retention basin located on adjacent property. A Drainage Easement Agreement exists for the adjacent parcel's use.

2. Phasing of Project

Phase 1 construction, a portion of the site, is scheduled to begin in the spring of 2026. Phase 2 construction shall proceed after the final completion of Phase 1 construction and occupancy permitting is underway.

3. Proposed Land Uses - Percentage of site for each use

- Multi-Family Residence 16.10 acres or 100%.
Building Space 2.56 acres or 15.90%
Asphalt Space 3.02 acres or 18.76%
Concrete Space 1.61 acres or 10.00%
Open Space 8.91 acres or 55.34%

4. Intentions regarding water and sewer disposal

Existing sanitary sewer and municipal water currently run along County Road 16. Each building will be served by the Town of Middlebury's municipal water supply and sanitary sewer. Prior to construction, the design and layout of municipal services shall be submitted and approved by the town engineer for Middlebury.

5. Listing of all deviations from the development standards required

This parcel shall require a R-3 Multifamily zoning designation:

- (1) Deviations from the required 10' parking setback along County Road 16 shall occur. The parking lot is proposed along the right of way line.
- (2) Deviation from the required boundary buffer screening along the east and south property lines shall occur. No space is available along the south property line due to the parking lot. The Town of Middlebury has a sidewalk on the east side of the property and current tree line exists along the east property line.
- (3) Deviation from the required parking lot screen shall occur due to unavailable space for the buffer strip along County Road 16.

6. Dwelling densities for residential per acre

19 buildings (152 total units) on this 16.10 acre parcel = 0.10 ac per unit.

7. How development related with surrounding land uses

Riverbend Townhomes DPUD will provide new 2 story apartment buildings along County Road 16. The area consists of commercial, industrial, cemetery, single family and multifamily housing. The County Road 16 corridor is an active arterial road servicing the Town of Middlebury, businesses and residential properties. The addition of this complex

shall not create any additional nuisances. The site shall have low impact lighting creating minimal impact. The proposed traffic pattern and locations were created with adjacent traffic flow patterns in mind. Each driveway shall have minimal impact on County Road 16 and adjacent private drive. County Road 16 is relatively flat, the site shall have approximately 675' clear line of sight looking west from the westerly driveway. Looking east from the easterly driveway will be greater than ¼ mile of clear line of sight.

8. Other information reports (see DPUD Application for details)

a) Soil Report

Soils shall be favorable for construction and storm water retention.

b) Municipal Sewer and Water Report

This site is adjacent to the Town of Middlebury. The Town's municipal water and sanitary sewer lie within County Road 16 and shall service this site.

c) Traffic Projection and Thoroughfare report

County Road 16 is a nicely developed major arterial road in the area. An additional 228 vehicle increase shall be accommodated on County Road 16 with no adverse effect to adjacent properties. Entrance drives, passing blisters and decel lanes shall be constructed and meet required design standards. TIVE documentation included in submittal.

d) Project Demographic for all Residential Developments (over 5 acres)

These 152 units proposed for this 16.1 acre site shall provide affordable housing for median income families.

e) Site Improvement Report

The Riverbend Townhomes DPUD will have paved parking as well and a few attached garages. Sidewalks shall be provided for safe pedestrian access. A grocery store and gas stations are located near the site. Each unit shall be serviced with municipal water and sanitary sewer.

f) Storm water Drainage Report

Soil conditions are favorable for storage of storm water runoff. A Drainage easement Agreement is in place for the use of the adjacent retention basin.

Plan Commission Staff Report

Prepared by the Department of Planning and Development

Hearing Date: September 11, 2025

Transaction Number: RZ-0444-2025.

Parcel Number(s): 20-11-25-451-001.000-014.

Existing Zoning: A-1.

Petition: For a zone map change from A-1 to B-2.

Petitioner: Cesar Manuel Valdez.

Location: East side of US 33, 1,260 ft. north of CR 40, in Elkhart Township.

Adjacent Zoning and Land Uses: The following table shows the zoning and current land use for the subject property and adjacent sites.

	Zoning	Current Land Use
Subject Property	A-1	Residential
North	A-1	Residential
South	DPUD B-3, DPUD R-1	RV Storage lot, Residential
East	DPUD B-3	RV Storage lot
West	City of Goshen, M-2	RV Storage lot, Manufacturing

Site Description: The property is made up of a single 1.25-acre parcel. It is rectangular in shape and has an existing residence (2,016 sq. ft.) and detached garage (576 sq. ft.).

History and General Notes:

- **August 14, 2025** – The PC tabled this petition.

Zoning District Purpose Statement: The purpose of the B-2, General Business, zoning district is to accommodate a variety of medium intensity retail, commercial, service, dining and entertainment uses. The zoning district may serve as a transitional district between less intense commercial uses and limited manufacturing uses.

Staff Analysis: The purpose of this rezoning petition is to allow a business use to be run on the property.

Plan Commission Staff Report (Continued)

Hearing Date: September 11, 2025

The staff, after reviewing this petition, recommends **APPROVAL** of this rezoning for the following reasons:

1. The requested Zoning Map Amendment complies with the Comprehensive Plan. The plan calls for commercial development to be directed to urban growth areas and in designated transportation corridors.
2. The request is in character with current conditions, structures, and uses on the subject property and in its surroundings. The proposed zoning will be transitional between the heavier commercial and manufacturing uses and the adjacent residential parcels.
3. The most desirable use of the subject property is residential, commercial, and/or other compatible and supporting uses.
4. The request conserves property values. The B-2 zoning district limits the intensity of the uses for the adjacent residential properties.
5. The proposed rezoning promotes responsible growth and development. The rezoning directs business growth to an existing commercial area on a major transportation corridor adjacent to Goshen City limits.

RZ-0444-2025

PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Rezoning - Rezoning

Date: 07/07/2025 Meeting Date: September 11, 2025
Plan Commission Hearing (Rezoning) Transaction #: RZ-0444-2025

Description: FOR A ZONE MAP CHANGE FROM A-1 TO B-2

Contacts: <u>Applicant</u>	<u>Land Owner</u>
Cesar Manuel Valdez	Cesar Manuel Valdez
57105 County Road 21	57105 County Road 21
Goshen, IN 46528	Goshen, IN 46528

Site Address: 65764 Us Highway 33 Goshen, IN 46528	Parcel Number: 20-11-25-451-001.000-014
---	---

Township: Elkhart
Location: East Side Of Us 33, 1260 ft. North Of County Road 40

Subdivision:	Lot #
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Lot Area: 1.25	Frontage: 148.00	Depth: 330.00
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Zoning: A-1	NPO List:
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Present Use of Property: RESIDENTIAL

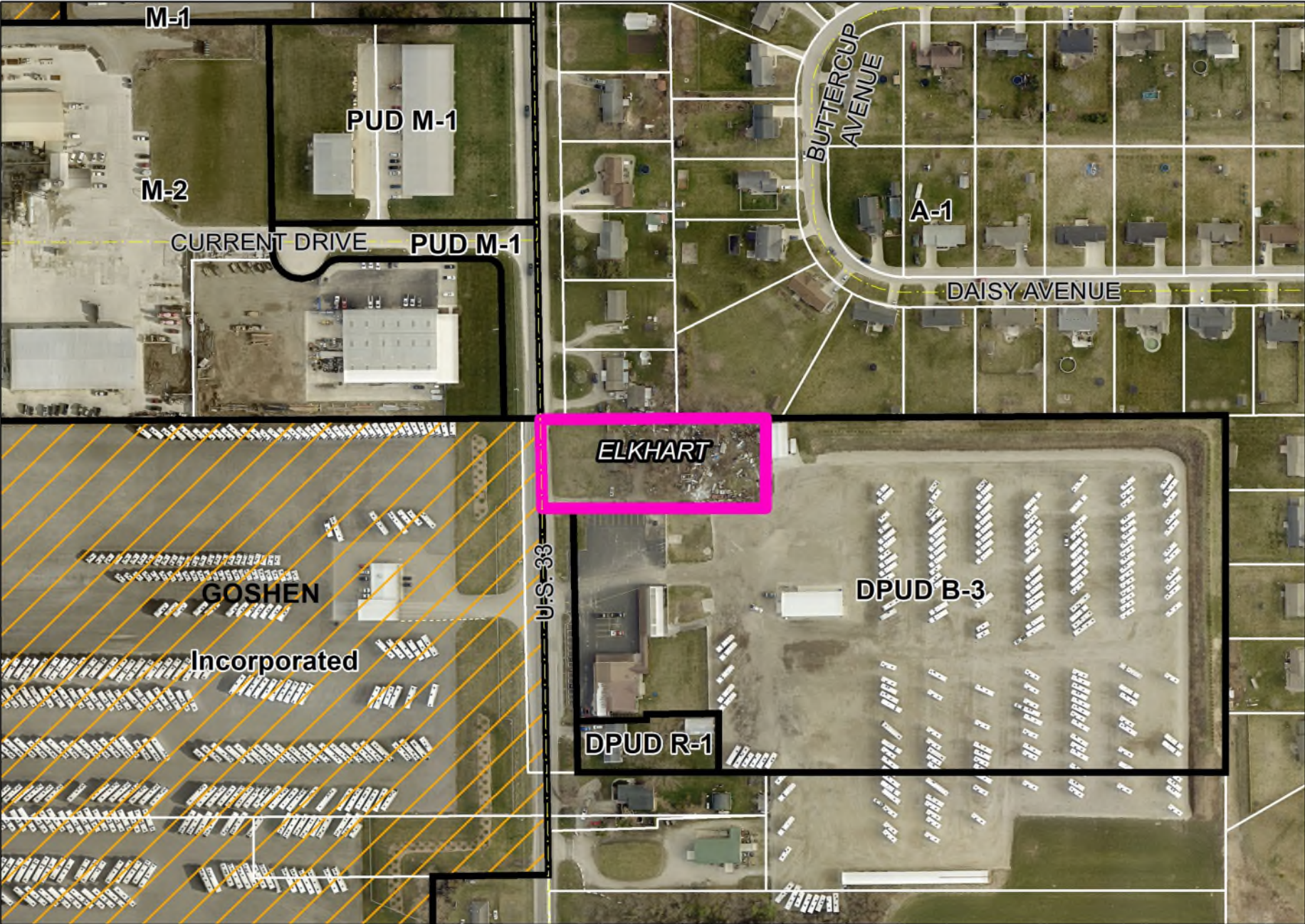
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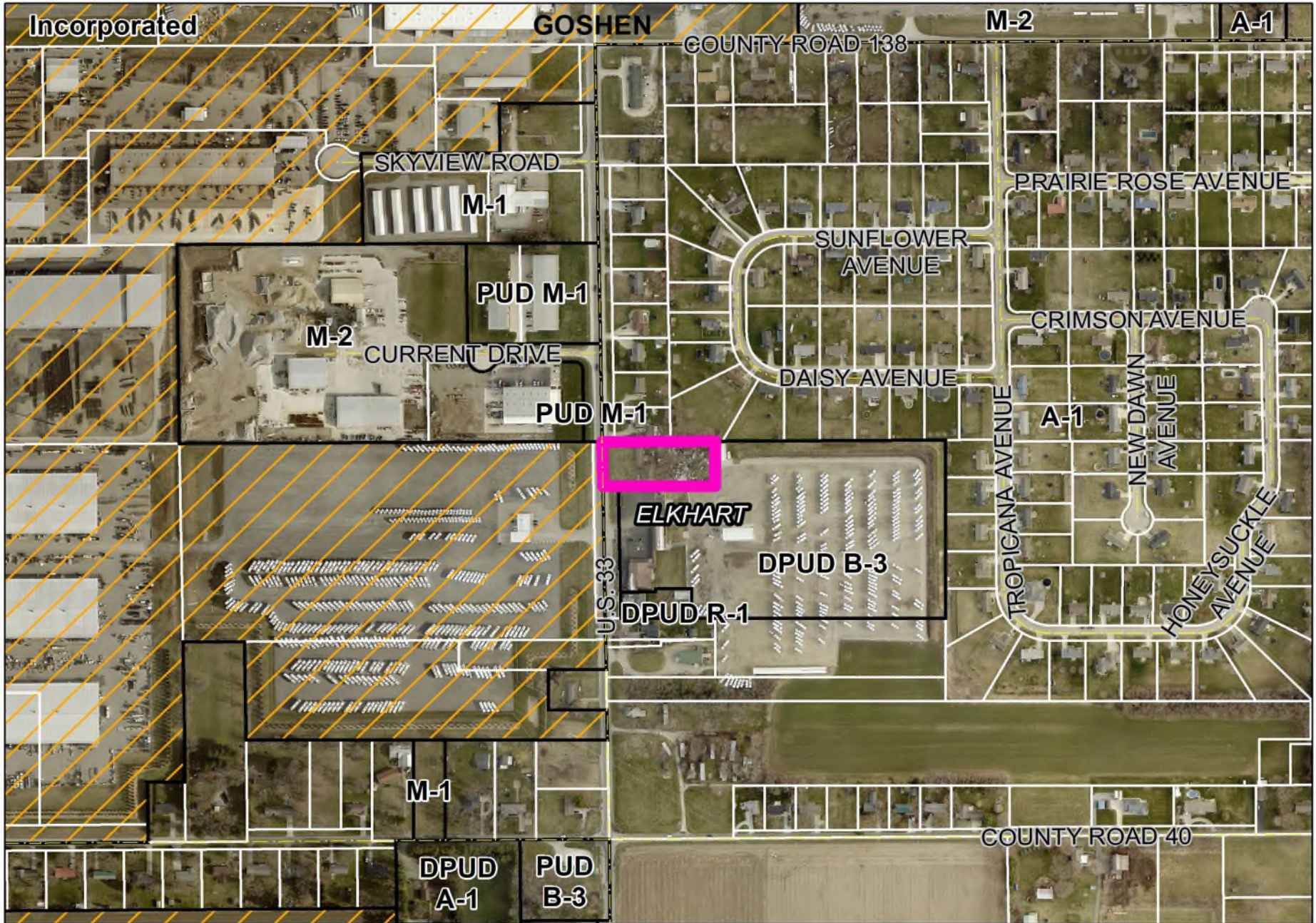
Comments:

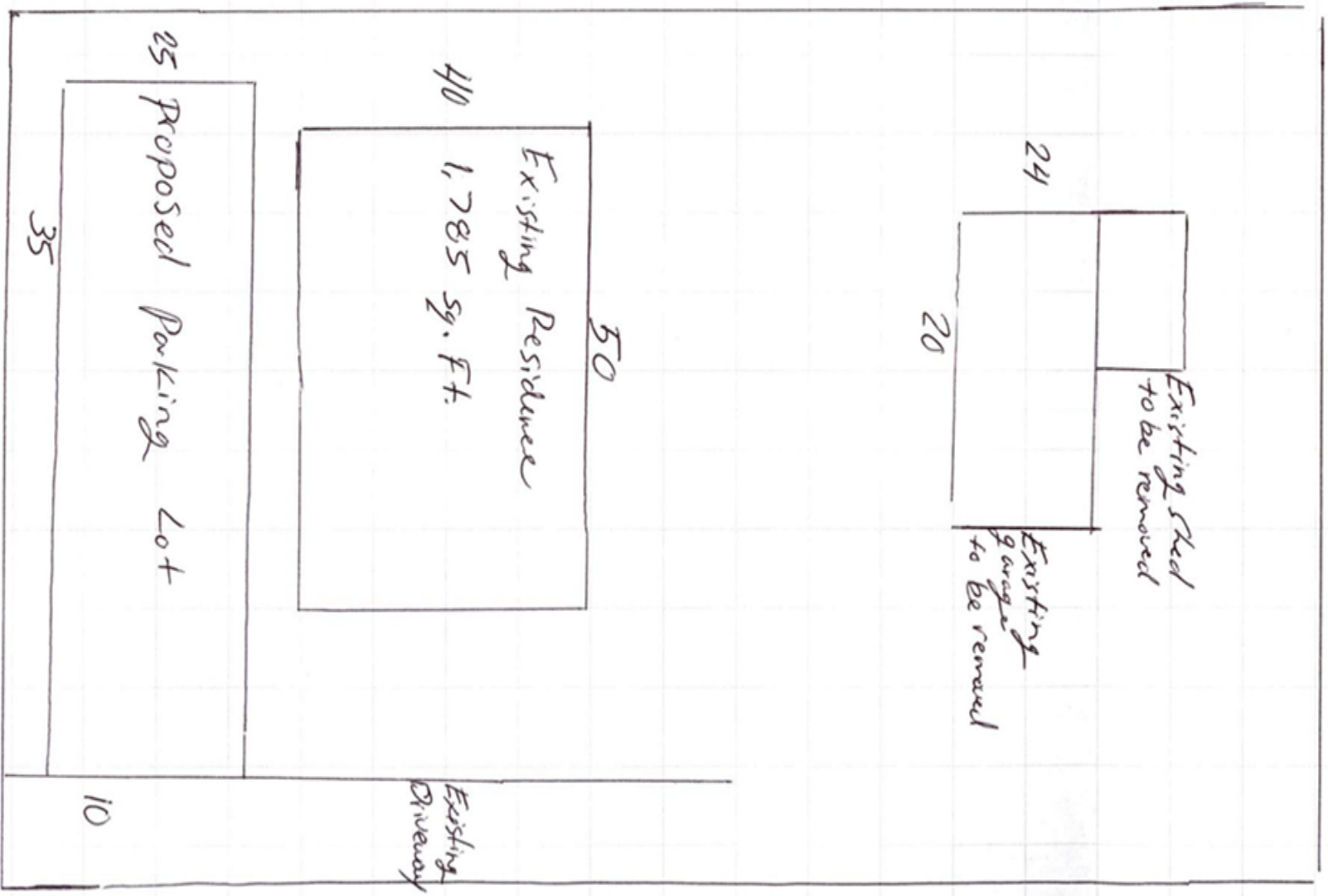
Applicant Signature:

Department Signature:









363
↑

US Highway 33

← 150 →

Plan Commission Staff Report

Prepared by the Department of Planning and Development

Hearing Date: September 11, 2025

Transaction Number: DPUD-0352-2025.

Parcel Number(s): 20-15-04-200-009.000-018.

Existing Zoning: GPUD B-3.

Petition: For a zone map change from GPUD B-3 to DPUD B-3 and for primary approval of a 1-lot minor subdivision to be known as NIPSCO NEW PARIS LOCAL OPERATIONS CENTER.

Petitioner: Fernbrook LLC, represented by DVG Team, Inc.

Location: Northwest corner of Fernbrook Rd. & CR 142, west of SR 15, in Jackson Township.

Adjacent Zoning and Land Uses: The following table shows the zoning and current land use for the subject property and adjacent sites.

	Zoning	Current Land Use
Subject Property	GPUD B-3	Agricultural
North	PUD A-1 & B-2	Vacant & Residential
South	R-1	Residential
East	B-2 & R-1	Commercial, Church, SR 15
West	R-1	Agricultural

Site Description: The subject property comprises one parcel totaling 50.89 acres and is currently vacant, used for agricultural production.

History and General Notes:

- **April 5, 2004** – The Board of County Commissioners approved a zone map change from R-1 to GPUD B-3 (PC 2004-13).
- **August 14, 2025** – The PC tabled this petition.

Zoning District Purpose Statements: The purpose of the DPUD, Detailed Planned Unit Development, Overlay zoning district is to allow an applicant the benefit of flexibility in development in exchange for increased public or private amenities that go beyond the requirements of the Development Ordinance. The purpose of the B-3, Heavy Business, zoning district is to accommodate higher-impact community and regional developments. The district also accommodates uses related to vehicular travel, interstate commerce, heavy equipment, trucking, and outdoor storage. The zoning district is appropriately applied adjacent to interstates and major state or county highways.

Staff Analysis: The purpose of this rezoning petition is to develop a regional service center for NIPSCO, which provides gas and electric utility services to the surrounding communities.

Plan Commission Staff Report (Continued)

Hearing Date: September 11, 2025

The staff, after reviewing this petition, recommends **APPROVAL** of this rezoning for the following reasons:

1. The requested Zoning Map Amendment complies with the Comprehensive Plan. Commercial development in the county should be directed to Urban Growth Areas and in designated transportation corridors, to take advantage of their proximity to municipal infrastructure. The property is in the New Paris area and located along SR 15.
2. The request is in character with current conditions, structures, and uses on the subject property and in its surroundings. The subject property is in a mixed-use area consisting of commercial, residential, and agricultural uses.
3. The most desirable use of the subject property is commercial and/or other compatible and supporting uses. The subject property was identified for future commercial use in 2005 and is adjacent to existing commercial use.
4. The request conserves property values by allowing a proposed commercial property to develop under the appropriate zoning district, which will meet and or exceed development standards such as buffering and screening.
5. The proposed rezoning promotes responsible growth and development. The DPUD limits the use and details contained in the petition, site plan/support drawing, and PUD ordinance. The property will be served by public sewer from the New Paris Conservancy District.

Staff Analysis Continued: The staff, after reviewing this petition with the assistance of the Elkhart County Technical Committee, recommends **APPROVAL** of this DPUD and primary plat as the development meets all pertinent standards.

PLAN COMMISSION & BOARD OF ZONING APPEALS

Detailed PUD - Rezoning, Plat & Site Plan

Elkhart County Planning & Development Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

DPUD-0352-2025

Date: 05/30/2025 Meeting Date: September 11, 2025
Plan Commission Hearing (PUD) Transaction #: DPUD-0352-2025

Description: for a zone map change from GPUD B-3 to DPUD B-3 and for primary approval of a 1-lot minor subdivision to be known as NIPSCO NEW PARIS LOCAL OPERATIONS CENTER

Contacts: <u>Applicant</u>	<u>Applicant</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
Nipsco	Dvg Team, Inc	Fernbrook Llc	Dvg Team, Inc
801 E 86Th Ave	1155 Troutwine Rd	67742 County Road 19	1155 Troutwine Rd
Merrillville, IN 46410	Crown Point, IN 46307	Goshen, IN 46526	Crown Point, IN 46307

Site Address: 00000 Fernbrook Rd NEW PARIS, IN 46553	Parcel Number: 20-15-04-200-009.000-018
---	---

Township: Jackson
Location: NORTHEAST CORNER OF FERNBROOK RD AND CR 142, WEST OF SR 15

Subdivision:	Lot #
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Lot Area:	Frontage:	Depth:
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Zoning: A-1, B-3	NPO List: 07/31/2025
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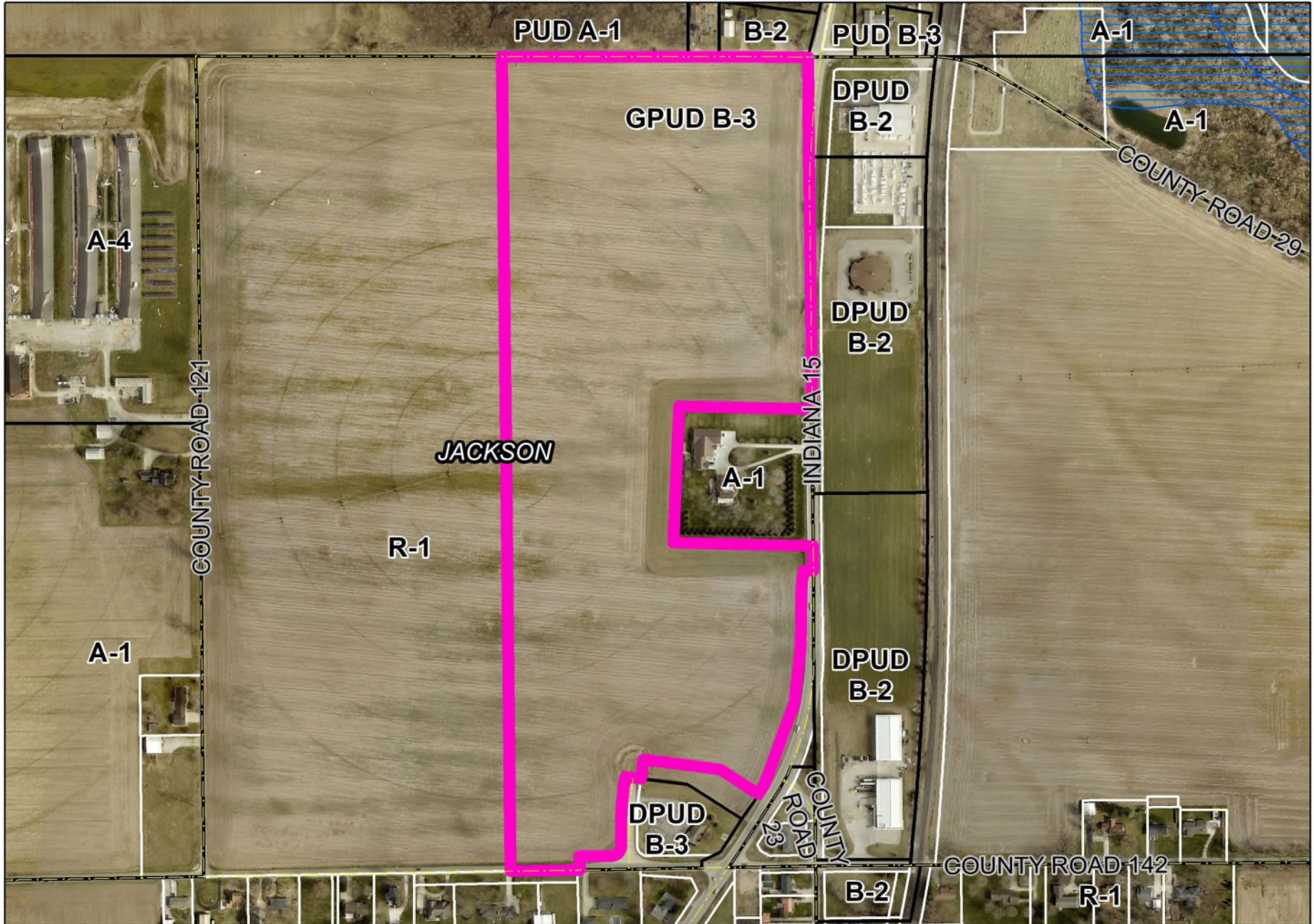
Present Use of Property:

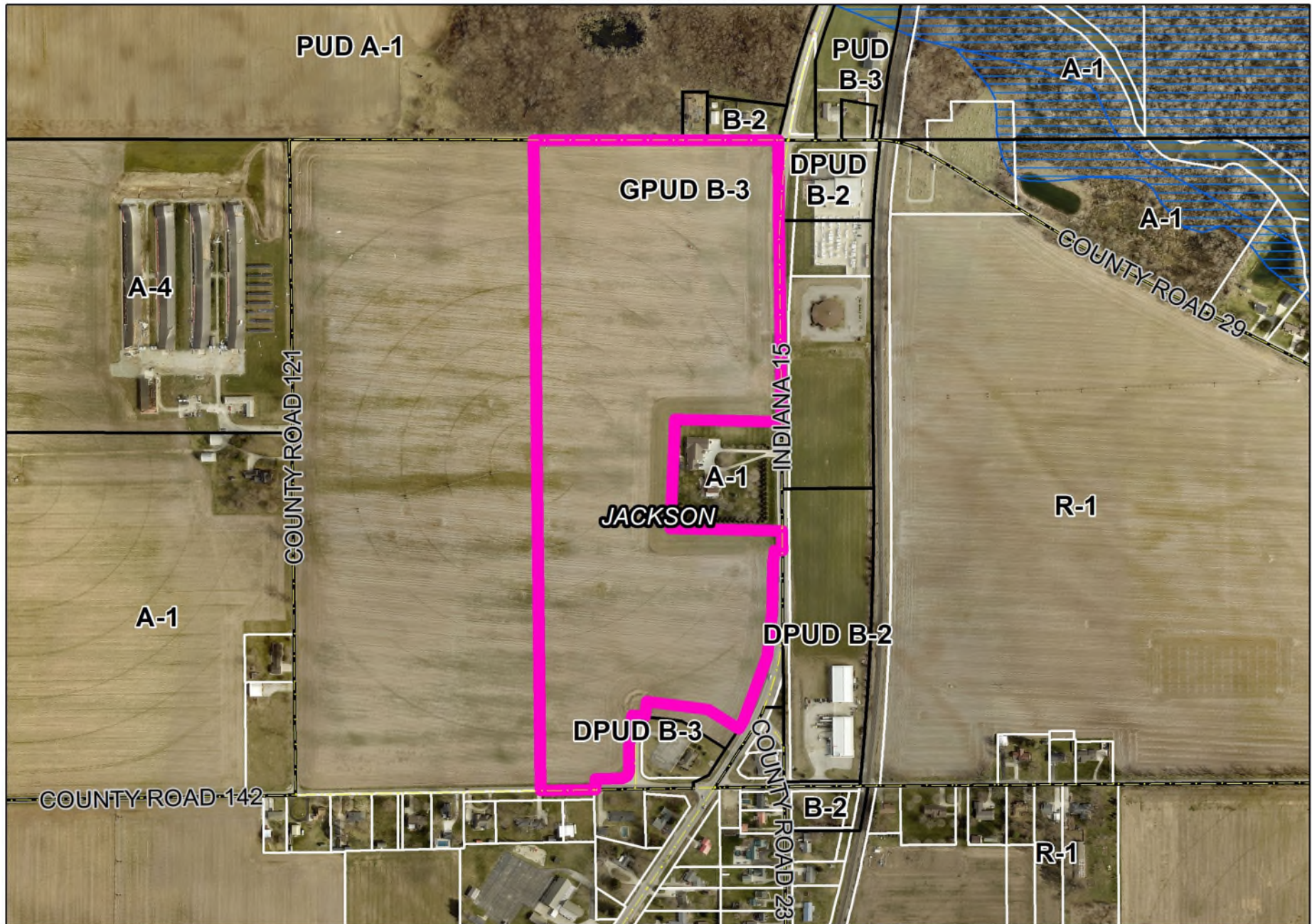
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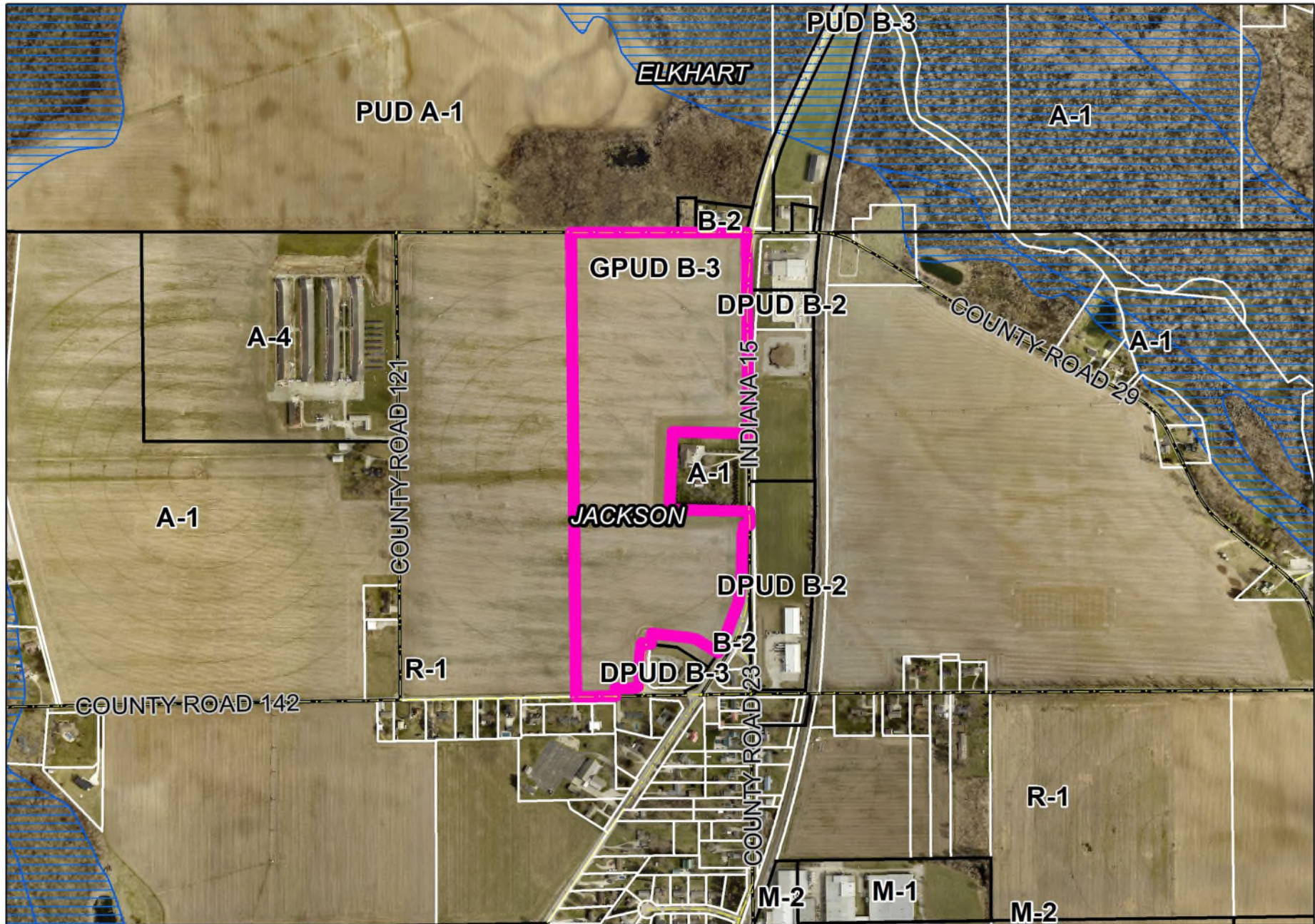
Comments: SEE PREVIOUS RZ-0307-2019 (RE-ZONING FROM GPUD B-3 and R-1 to A-1 APPROVED ON 6/13/2019 (PARCEL HAS SINCE BEEN SPLIT) AND SUP#0280-2019 FOR HOME WORKSHOP BUSINESS, APPROVED 5/16/2019

Applicant Signature:

Department Signature:

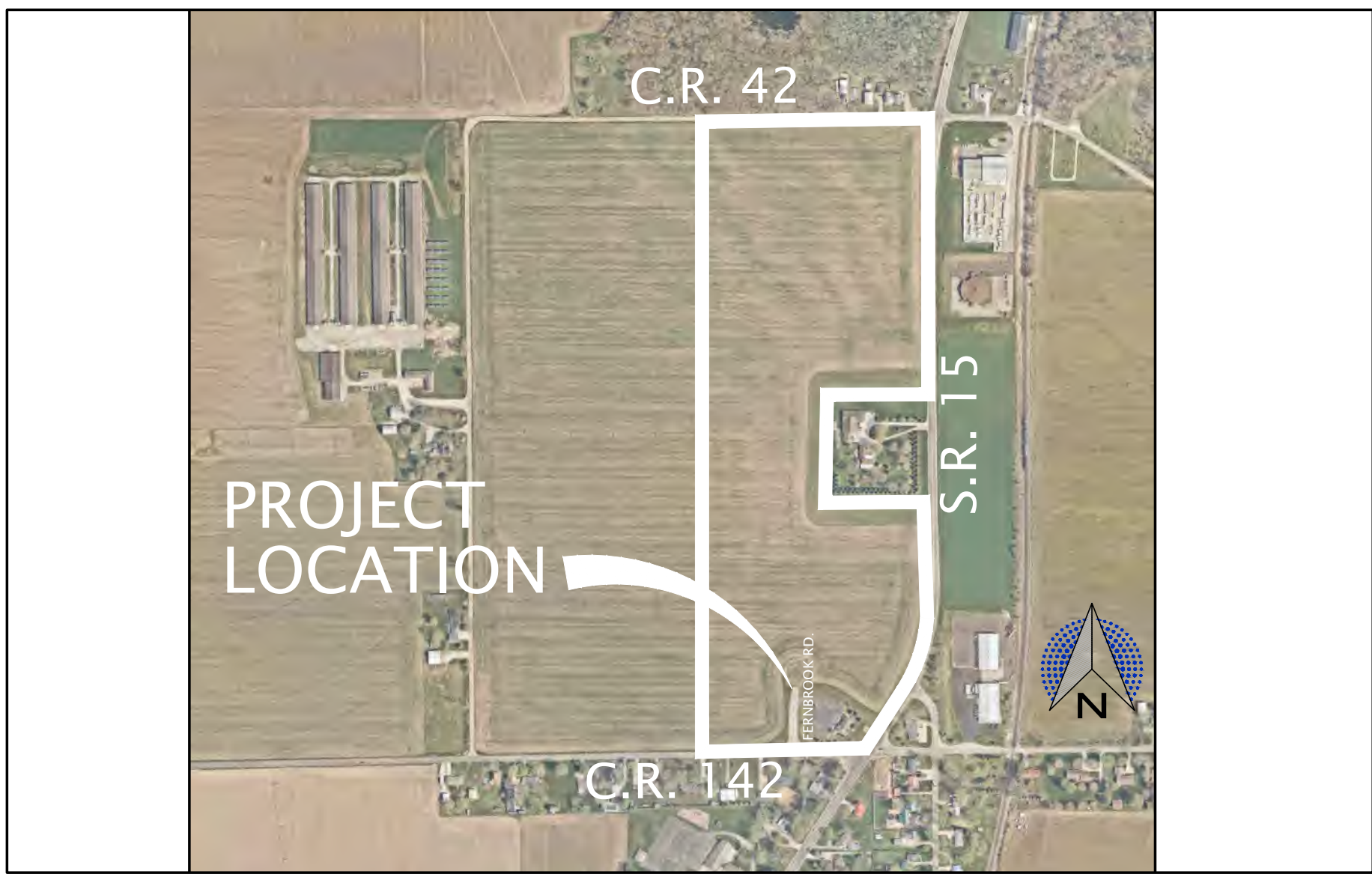






NIPSCO
New Paris Local Operations Center
New Paris, IN

ISSUED FOR DPUD RESUBMITTAL- 06/27/25



Location Map
(No Scale)

BENCHMARK

CUT "X" ON TOP OF CURB LOCATED AT NORTH END OF FERNBROOK ROAD
ELEVATION = 812.38 (NAVD88)



Know what's below. Call before you dig.

To Submit a Locate Request
24 Hours a Day, Seven Days a Week:
Call 811 or 800-382-5544
www.Indiana811.org

INDEX OF SHEETS

C001	Cover Sheet
C101	Existing Conditions
C102	Demolition Plan
C103	Overall Site Plan
C103A-B	Site Plan
C104A-B	Grading Plan
C105A-B	Utility Plan
C106	Stormwater Pollution Prevention Plan (SWPPP)
C107	Site Lighting Plan
C108	Landscape Plan
C109	C.R.142 & Fernbrook Road Improvements
C201-C208	Construction Details
C301-C304	SWPPP Details

LEGEND

	EXISTING DRAINAGE STRUCTURE		EXISTING CONTOURS
	EXISTING END SECTION		PROPOSED CONTOURS
	EXISTING SANITARY STRUCTURE		BOUNDARY LINES
	EXISTING FIRE HYDRANT		RIGHT-OF-WAY LINES
	EXISTING VALVE & BOX		PROPOSED LOT LINES
	EXISTING STREET LIGHT		UNDERLYING LOT LINE
	POWER POLE		EASEMENT LINES
	SBC PEDESTAL		BUILDING LINES
	MAIL BOX		CHAINLINK FENCE
	PROPOSED DRAINAGE STRUCTURE		ORNAMENTAL FENCE
	PROPOSED END SECTION		OVERHEAD POWER LINES
	PROPOSED SANITARY STRUCTURE		TELEPHONE ROUTE
	PROPOSED FIRE HYDRANT		ELECTRIC ROUTE
	PROPOSED VALVE & VAULT		GAS ROUTE
	PROPOSED B-BOX		EXISTING WATER
	PROPOSED STREET LIGHT		EXISTING STORM
	DIRECTION OF FLOW		EXISTING SANITARY
	OVERLAND FLOOD ROUTE		PROPOSED STORM
	PROPOSED TOP RETAINING WALL ELEVATION		PROPOSED SANITARY
	PROPOSED FINISHED GROUND GRADE AT BOTTOM OF RETAINING ELEVATION		
	PROPOSED TOP OF CURB ELEVATION		
	PROPOSED CUTTER FLOWLINE ELEVATION		
	PROPOSED SURFACE ELEVATION		
	STORM SEWER		PROPOSED STORM SEWER
	SANITARY SEWER		PROPOSED SANITARY SEWER
	WATER		PROPOSED WATER

PROJECT CONTACTS

SCHOOL DISTRICT
Fairfield Community Schools
67240 County Road 31
Coshen, IN 46528
info@fairfield.k12.in.us
(574) 831-2188

WATER UTILITY
WELL

ELECTRIC & GAS UTILITY
NIPSCO
801 E 86th Ave
Merrillville, IN 46410
1-800-464-7726

DEVELOPER/OWNER
NIPSCO
801 E 86th Ave
Merrillville, IN 46410
1-800-464-7726

SANITARY SEWER UTILITY
New Paris Conservancy District
18121 County Road 29
New Paris, IN 46553
npcdsmith6100@yahoo.com
(574) 831-6100

CABLE UTILITY
Quality Cablevision
19066 E Market Street
New Paris, IN 46553
(574) 831-2225

TELECOM UTILITY
NPTEL
19066 E Market Street
New Paris, IN 46553
info@nptel.com
(574) 831-2176

ENGINEERING PLAN SET

REVIEW AGENCY:	ELKHART COUNTY, IN
SUBMITTAL TYPE:	DPUD ZONING SUBMITTAL
SUBMITTAL DATE:	TBD
MEETING DATE:	TBD
APPROVAL DATE:	TBD

PRELIMINARY
- NOT FOR
CONSTRUCTION

DWG.	---
DRAWN BY	---
APPROVED BY	---
ISSUED FOR	DPUD
ISSUE DATE	06/27/2025
PROJECT NUMBER	2172203022
FIELD BOOK	---

COVER SHEET

C001

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NEW PARIS, IN

NISOURCE
PROJECT NUMBER: 2172203022
NEW PARIS, INDIANA

SHIVEHART
ARCHITECTURAL STUDIO
SEAL

NIPSCO
A NISource Company

219.476.1400

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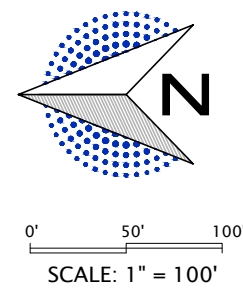
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SCALE: 1" = 100'

DVG
TEAM INC

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Crown Point, IN 46307
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EXISTING
CONDITIONS

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NISOURCE
CROWN POINT, IN
PROJECT NUMBER: 2172203022
NEW PARIS, INDIANA



SEAL

SHIVE-HATTERY
ARCHITECTURAL ENGINEERING

219.476.4400

C101

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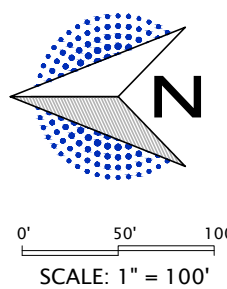
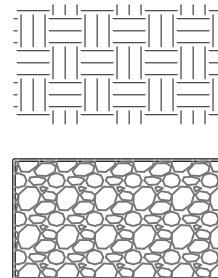
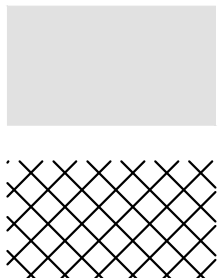
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SCALE: 1" = 100'



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DEMOLITION
PLAN

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CROWN POINT, INDIANA
PROJECT NUMBER: 2172203022



SHIVE-HATTERY
ARCHITECTURAL ENGINEERING
SEAL

219.476.1400

C102

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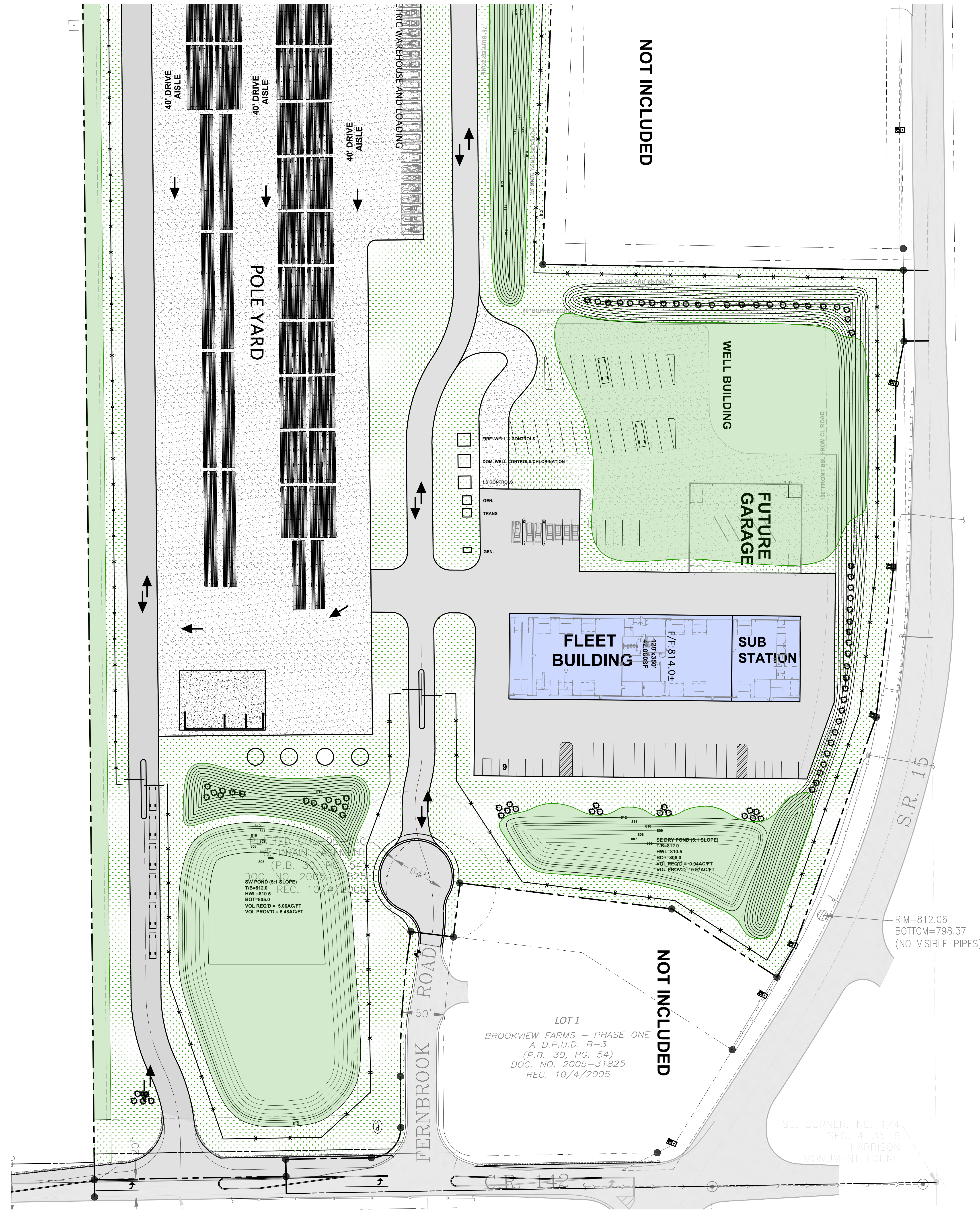
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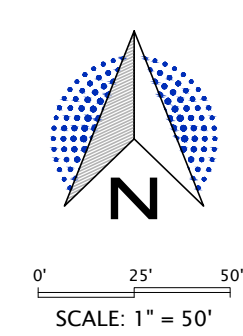


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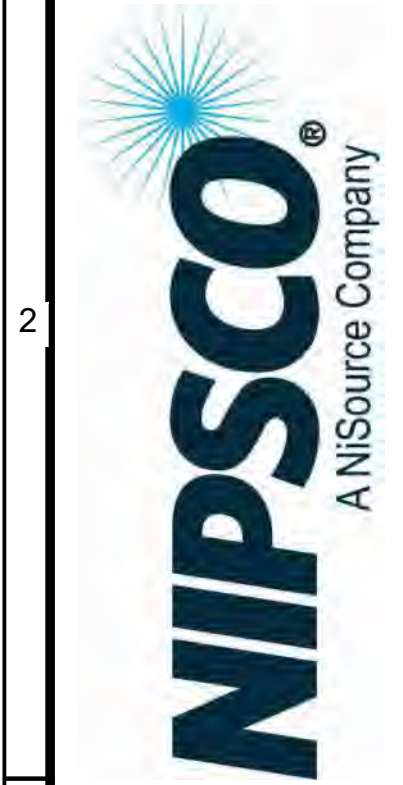
	CONCRETE SIDEWALK		ASPHALT PAVEMENT		STRIPING (PAINT, 4' WIDE)
	CONCRETE PAD		4\"/>		BARRIER CURB & GUTTER
					ROLL CURB AND GUTTER
					REVERSE PITCH CURB AND GUTTER
					6-INCH BARRIER CURB
					6-FOOT HIGH CHAIN LINK FENCE
					EXPANSION JOINT
					TOOLED CONSTRUCTION JOINT



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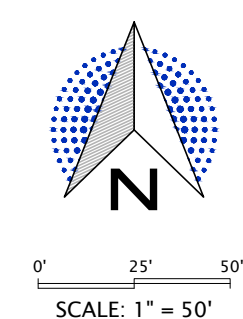
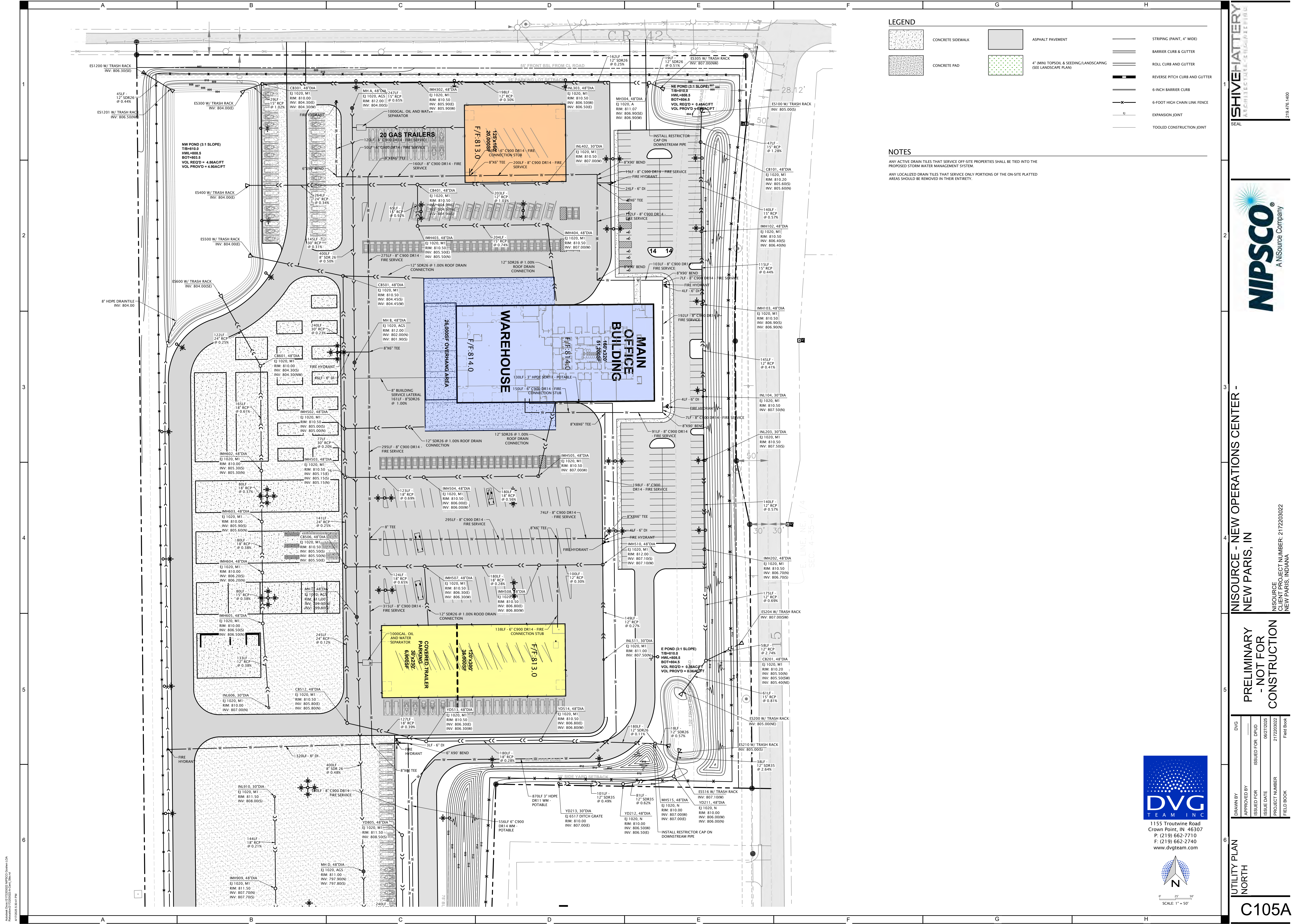
DWG	2172203022	F-Field Book
DRAWN BY		
APPROVED BY		
ISSUED FOR	DPUD	
ISSUE DATE	08/27/2025	
PROJECT NUMBER	2172203022	
FIELD BOOK		

SITE PLAN
SOUTH

C103B

219.476.4400

2172203022
NEW PARIS, INDIANA



TOTAL DISTURBANCE
AREA = 51.0ac

LEGEND

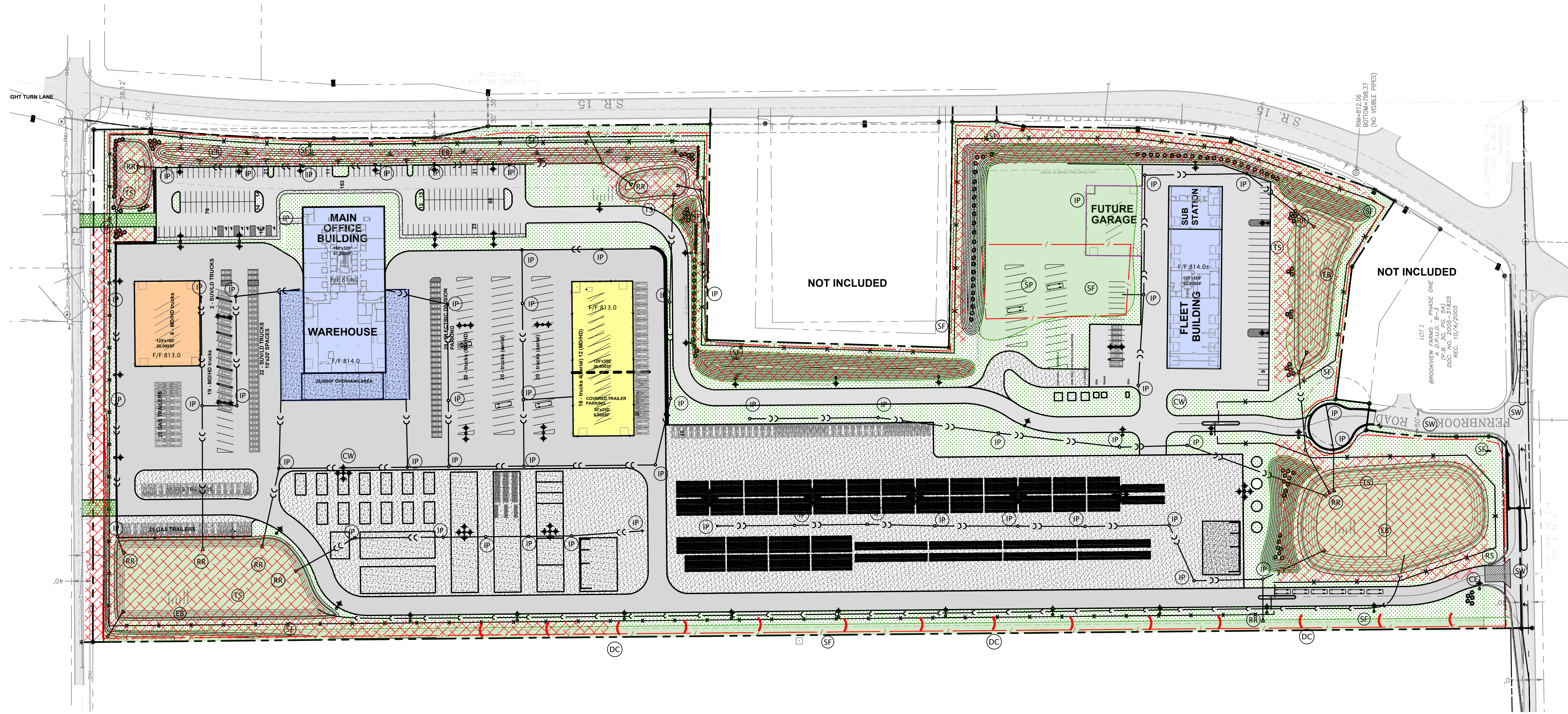
- (CE) TEMPORARY CONSTRUCTION ENTRANCE
(IP) INLET BARRIER PROTECTION
(TS) TEMPORARY/PERMANENT SEEDING
(SF) (FR) SILT FENCE/FIBER ROLLS (MAY BE USED INTERCHANGEABLY WHERE REQUIRED)
(EB) EROSION CONTROL BLANKET
(RR) RIP RAP PIPE OUTFALL ARMORMENT - SEE SHEET C302 FOR DETAIL OF RIPRAP AT PIPE END SECTION
(SW) STREET SWEEPING
(CW) CONCRETE WASHOUT
(RS) BUILDING & STORMWATER PERMITS
(SP) STOCKPILE
(DC) SILT WORM DITCH CHECK, 9" DIA. (SEE SHEET C302)

CONCRETE
WASHOUT
ONLY

CONCRETE WASHOUT SIGNAGE

NOTES

1. THE SITE CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN DURING DEMOLITION AND CONSTRUCTION ACTIVITIES. MEASURES MUST BE IMPLEMENTED PRIOR TO BEGINNING CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE AND/OR CLEANING TO THE STRUCTURE OR FEATURE. CORRECTIVE WORK INCURRED BY THE CONTRACTOR SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
3. THE CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THE S.W.P.P.P. ANY FINES OR PUNITIVE MEASURES INCURRED BY THE PROJECT DUE TO FAILURE TO COMPLY WITH THE S.W.P.P.P. ARE THE RESPONSIBILITY OF THE CONTRACTOR. THESE COSTS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND SHALL NOT BE CONSIDERED AN EXTRA.
4. DURING THE COURSE OF CONSTRUCTION, THE LOCAL ENFORCEMENT OF THE S.W.P.P.P. MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES TO BE INSTALLED TO ADDRESS SITE-SPECIFIC ITEMS NOT ANTICIPATED BY THIS PLAN. THESE ITEMS ARE CONSIDERED AN EXTRA TO THE CONTRACT, BUT ONLY TO THE EXTENT OF INITIAL INSTALLATION. CORRECTIVE WORK AND MAINTENANCE SHALL BE CONSIDERED INCIDENTAL AND SHALL NOT BE CONSIDERED AN EXTRA.
5. THE SITE CONTRACTOR SHALL INSTALL THE CONSTRUCTION ENTRANCE AND PLACE PERIMETER SILT FENCING/FIBER ROLLS PRIOR TO COMMENCING ANY SOIL DISTURBANCE. SEE SITE PLAN FOR LOCATIONS. THE CONSTRUCTION ENTRANCE SHALL SERVE AS SITE ACCESS FOR ALL CONSTRUCTION TRAFFIC INGRESS AND EGRESS TO THE PROJECT SITE.
6. THE SOIL STOCKPILE SHALL BE PROTECTED BY SILT FENCE/FIBER ROLLS SURROUNDING THE PILE AND THE PILE SHALL BE TEMPORARILY SEEDDED IF THE STOCKPILE REMAINS DORMANT FOR GREATER THAN 7 DAYS. THE PILE SHALL BE STABILIZED WITHIN 14 DAYS.
7. DURING SOIL-DISTURBING ACTIVITIES, THE CONTRACTOR SHALL CREATE DIVERSION SWALES AND INSTALL DITCH CHECKS SO THAT ALL SITE RUNOFF PASSES THROUGH AN EROSION CONTROL MEASURE PRIOR TO BEING DISCHARGED OFF-SITE.
8. UPON COMPLETION OF THE ROUGH GRADING, ALL AREAS AFFECTED BY CONSTRUCTION SHALL BE TEMPORARILY SEEDDED IF THEY WILL REMAIN DORMANT FOR GREATER THAN 7 DAYS. THESE AREAS SHALL BE STABILIZED WITHIN 14 DAYS OF REMAINING DORMANT AND EROSION CONTROL BLANKETS SHALL BE INSTALLED ON SIDE SLOPES AS SHOWN ON THE PLANS.
9. CONTRACTOR SHALL PERFORM STREET SWEEPING WHENEVER TRACKING OF MUD, DIRT, AND CONSTRUCTION DEBRIS OCCURS ON THE PUBLIC ROAD.



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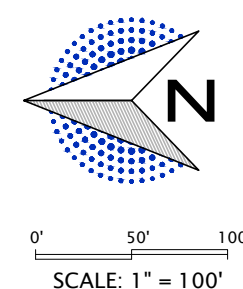
NISOURCE
PROJECT NUMBER: 2172203022
NEW PARIS, INDIANA

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CONSTRUCTION

DWG.	2172203022
DRAWN BY	DPUD
APPROVED BY	08/27/2025
ISSUED FOR	2172203022
ISSUE DATE	08/27/2025
PROJECT NUMBER	2172203022
FIELD BOOK	F-001 Book



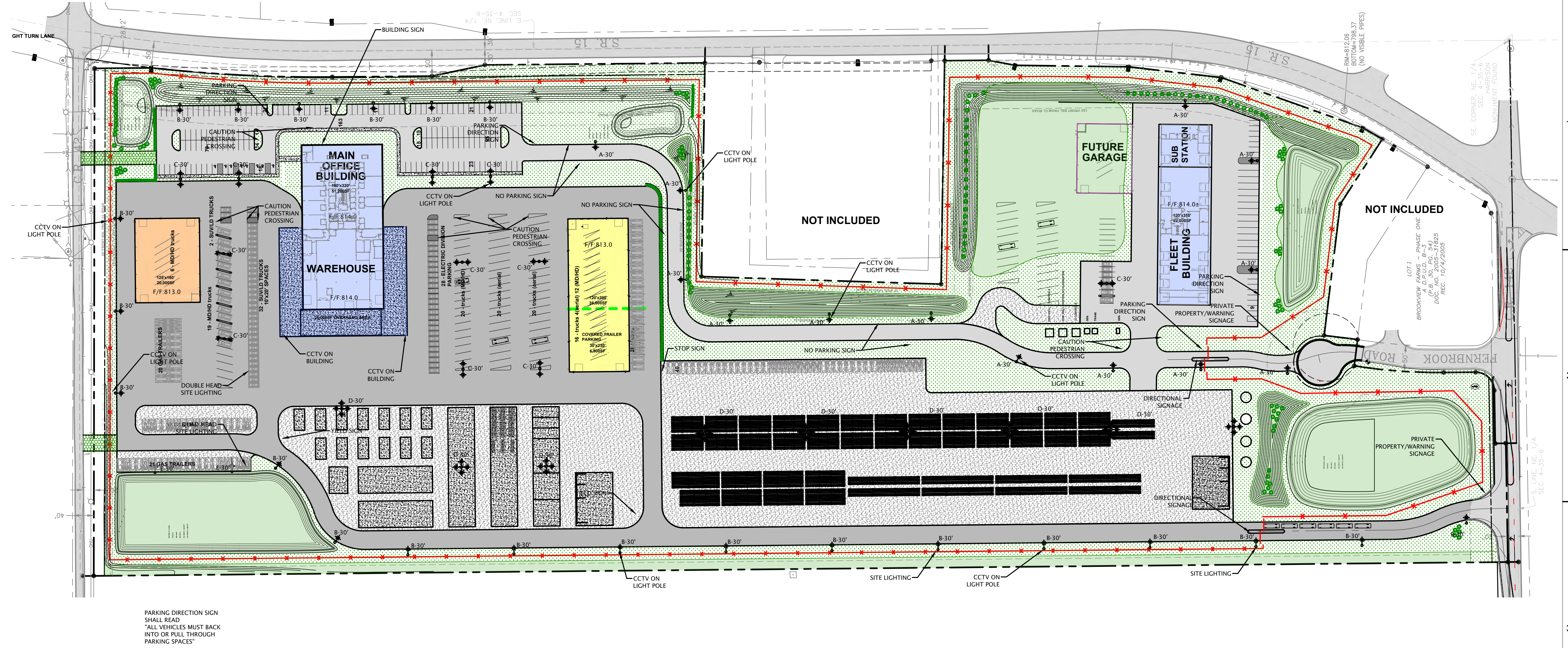
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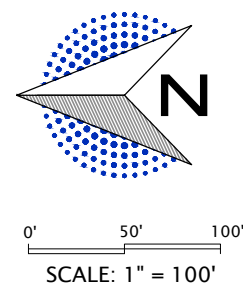
S.W.P.P.P.

C106

SITE LIGHTING LABEL	MANUFACTURER	CATALOG	DESCRIPTION
A	LITHONIA	DSX2 LED P2 30K 70CRI BL/C3	D-SERIES SIZE 2 AREA LUMINAIRE P2 PERFORMANCE PACKAGE 3000K CCT 70 CRI TYPE 3 EXTREME BACKLIGHT CONTROL
B	LITHONIA	DSX2 LED P3 30K 70CRI BL/C3	D-SERIES SIZE 2 AREA LUMINAIRE P3 PERFORMANCE PACKAGE 3000K CCT 70 CRI TYPE 3 EXTREME BACKLIGHT CONTROL
C	LITHONIA	DSX2 LED P2 30K 70CRI TFFM	D-SERIES SIZE 2 AREA LUMINAIRE P2 PERFORMANCE PACKAGE 3000K CCT 70 CRI FORWARD THROW
D	LITHONIA	DSX2 LED P7 30K 70CRI TFFM	D-SERIES SIZE 2 AREA LUMINAIRE P7 PERFORMANCE PACKAGE 3000K CCT 70 CRI FORWARD THROW
E	LITHONIA	DSX2 LED P3 30K 70CRI TFFM	D-SERIES SIZE 2 AREA LUMINAIRE P3 PERFORMANCE PACKAGE 3000K CCT 70 CRI FORWARD THROW



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APPROVED BY	_____
ISSUED FOR	ISSUED FOR: DPUD
ISSUE DATE	05/30/2025
PROJECT NUMBER	2172203022
FIELD BOOK	Field Book

SITE LIGHTING PLAN

C107

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SHIVEHATTERY
ARCHITECTURE • INTERIORS

219.476.1400

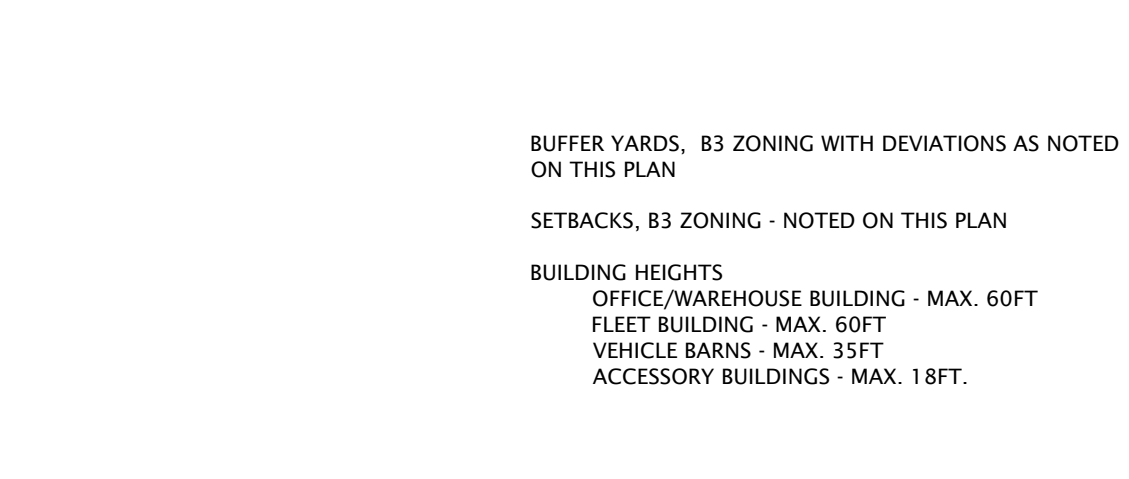
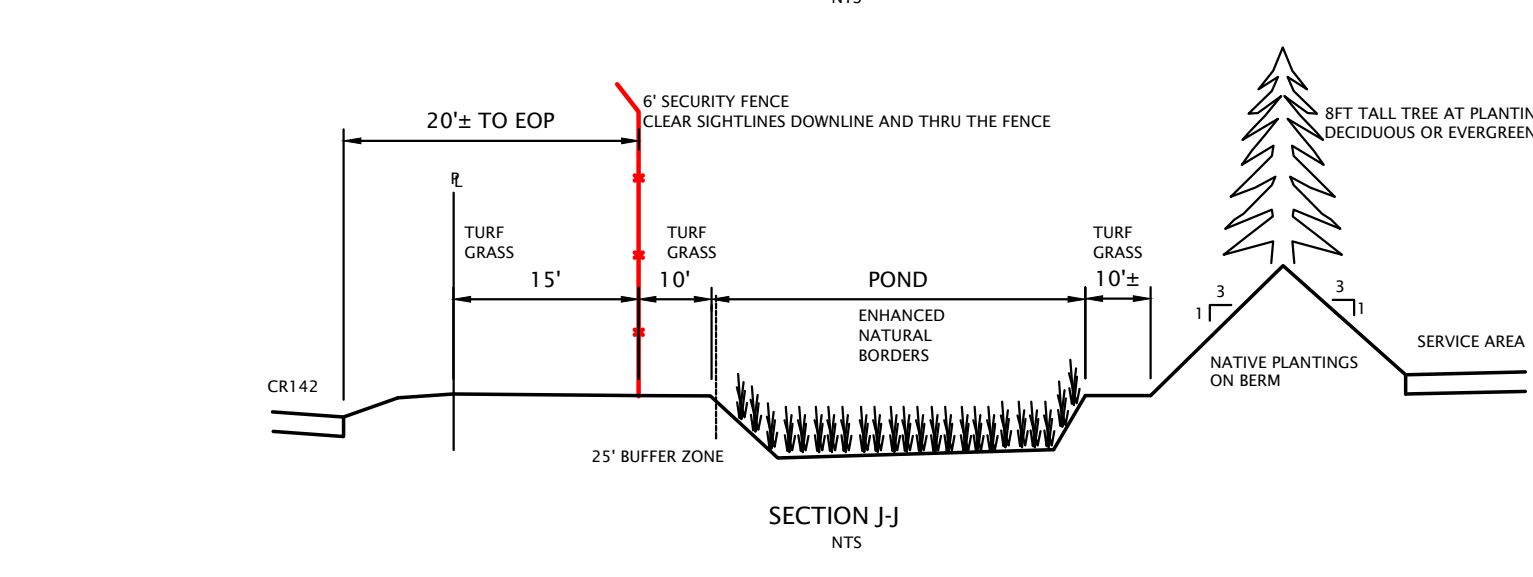
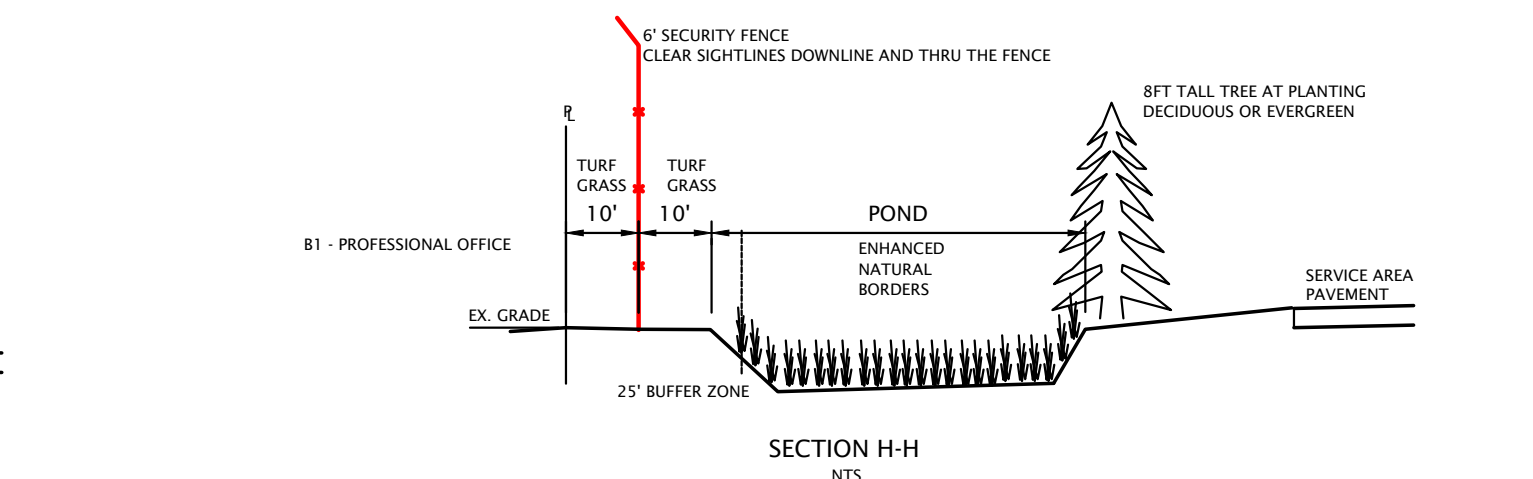
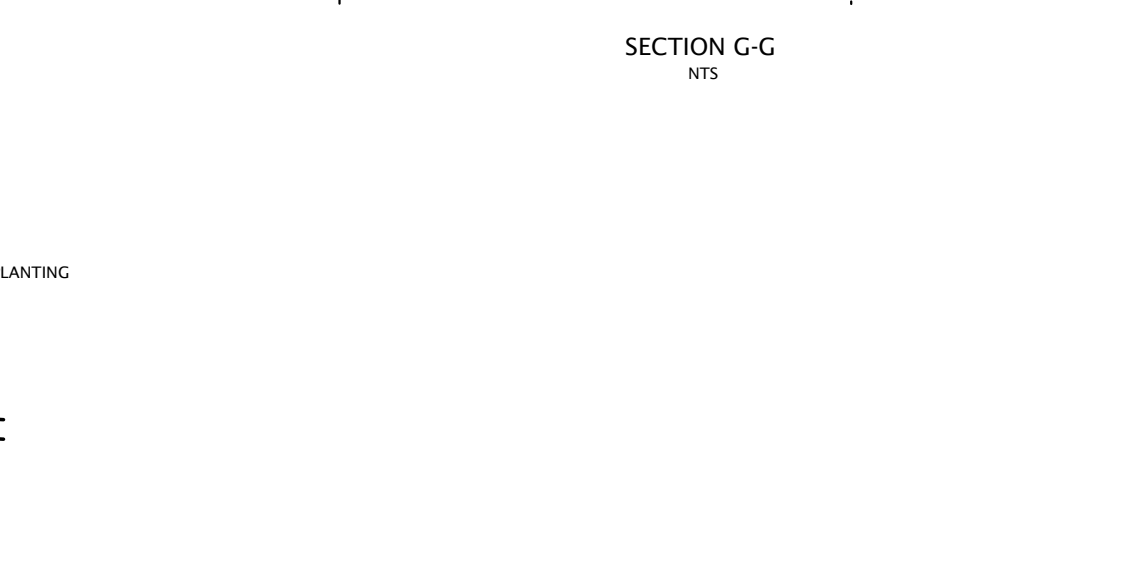
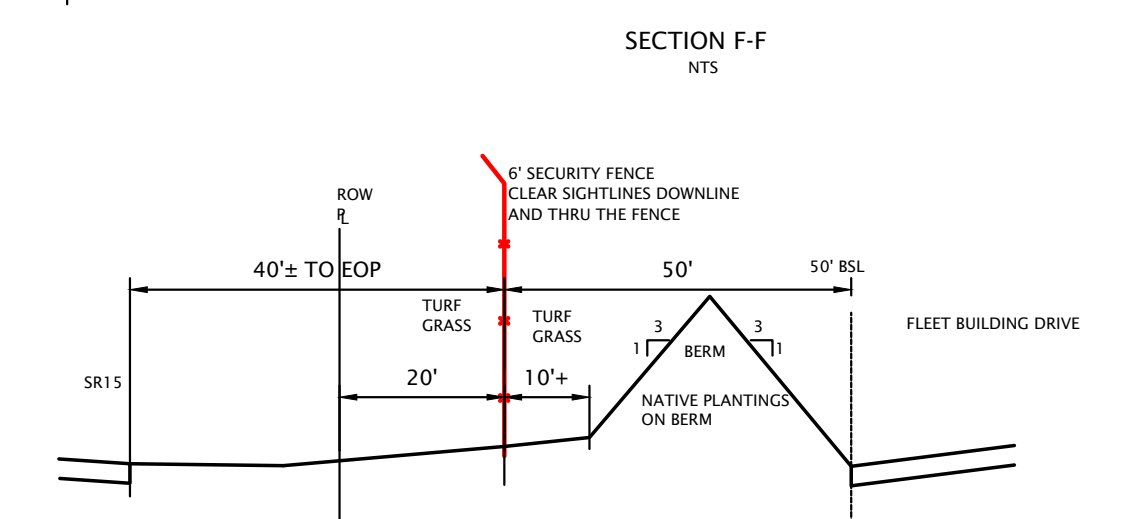
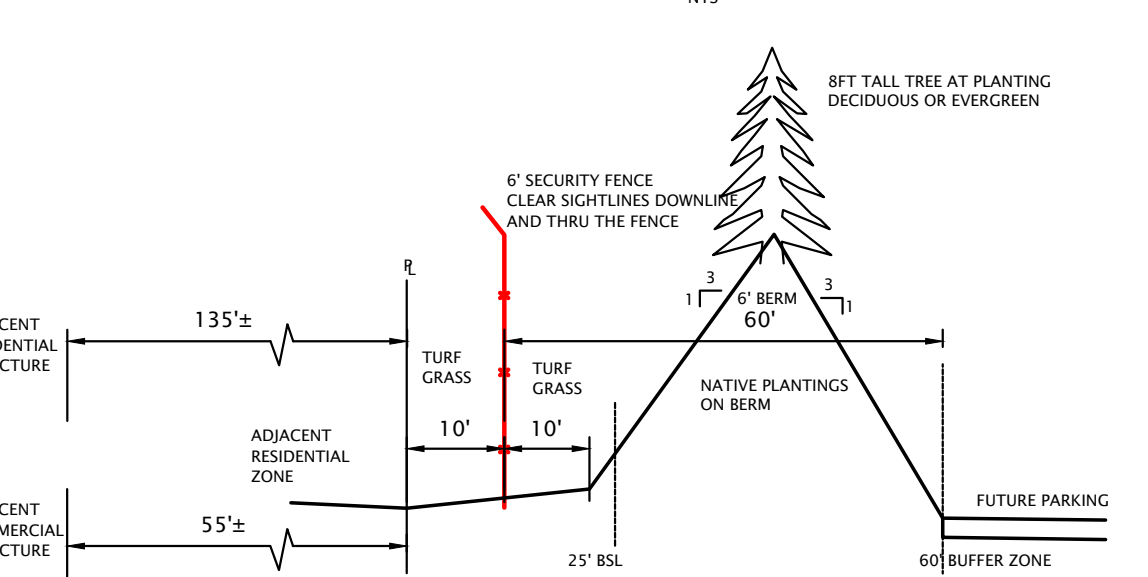
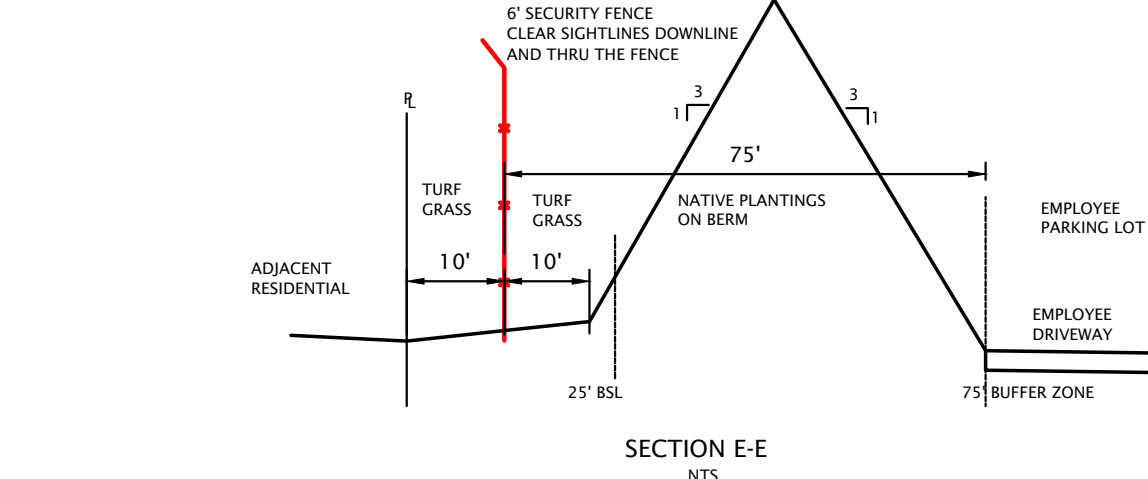
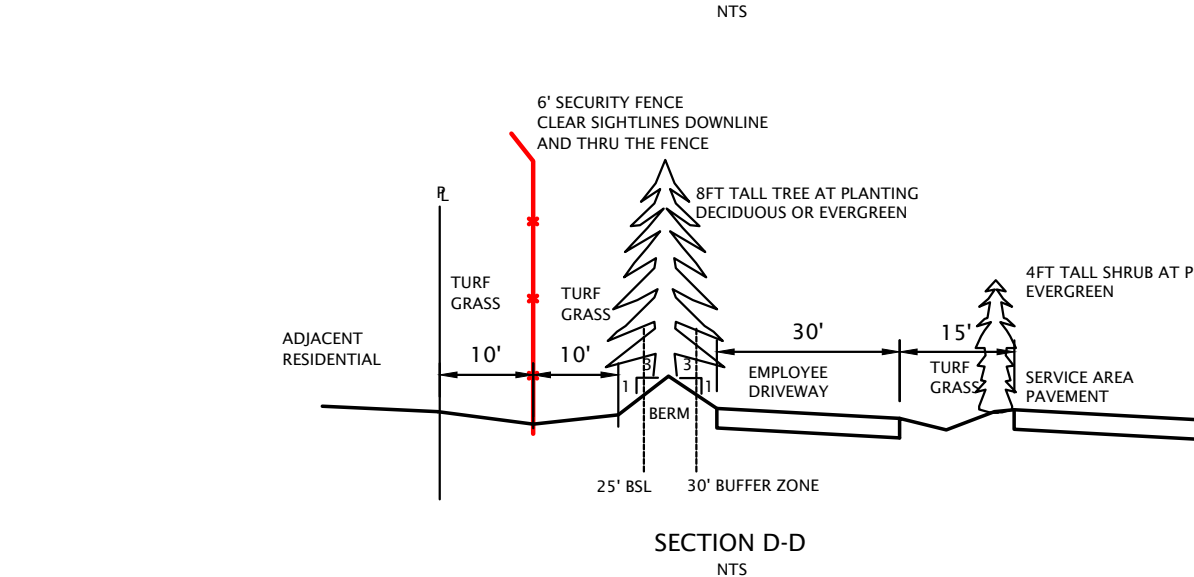
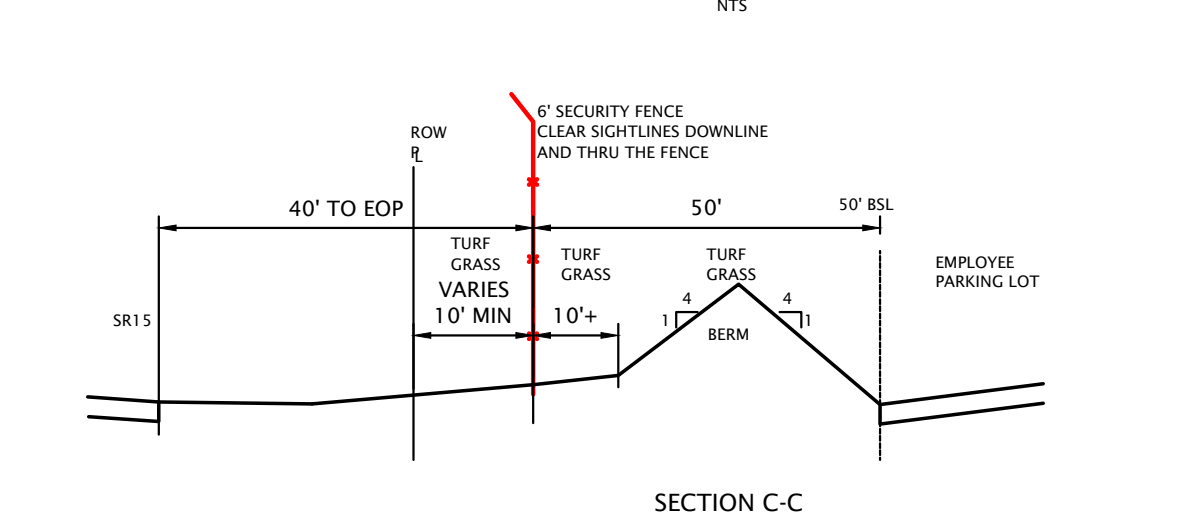
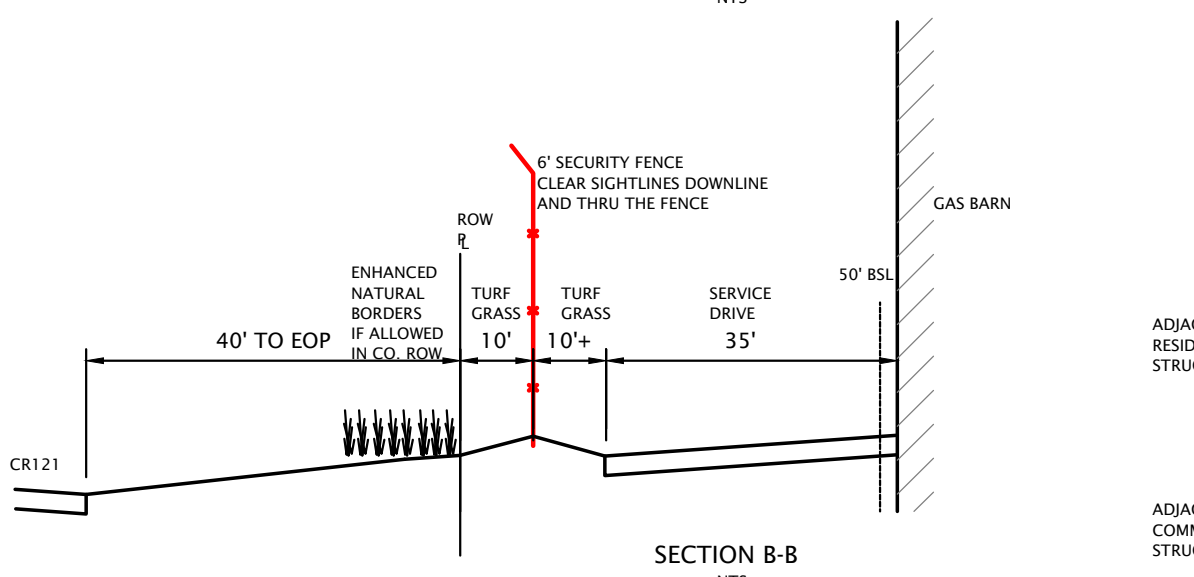
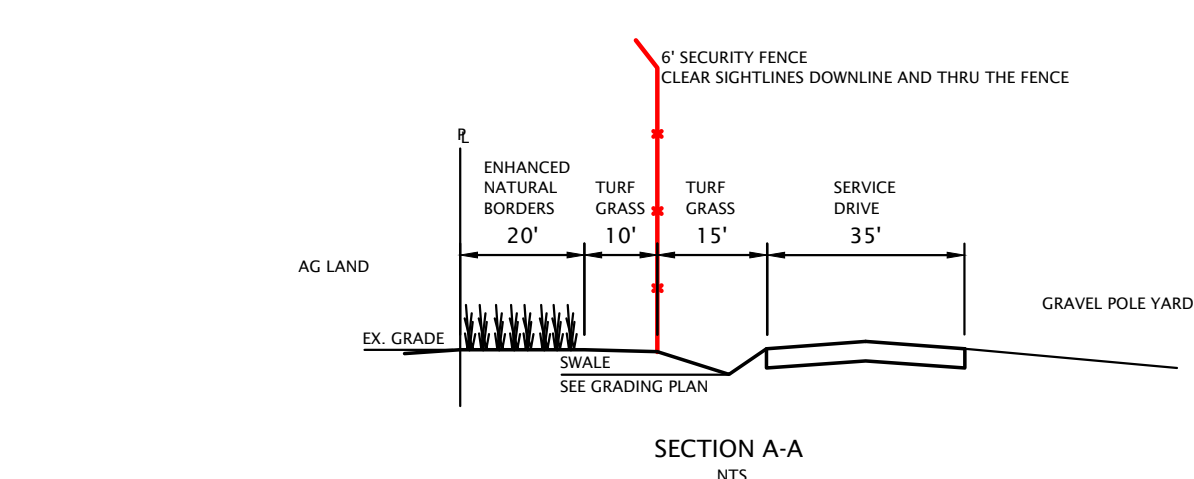
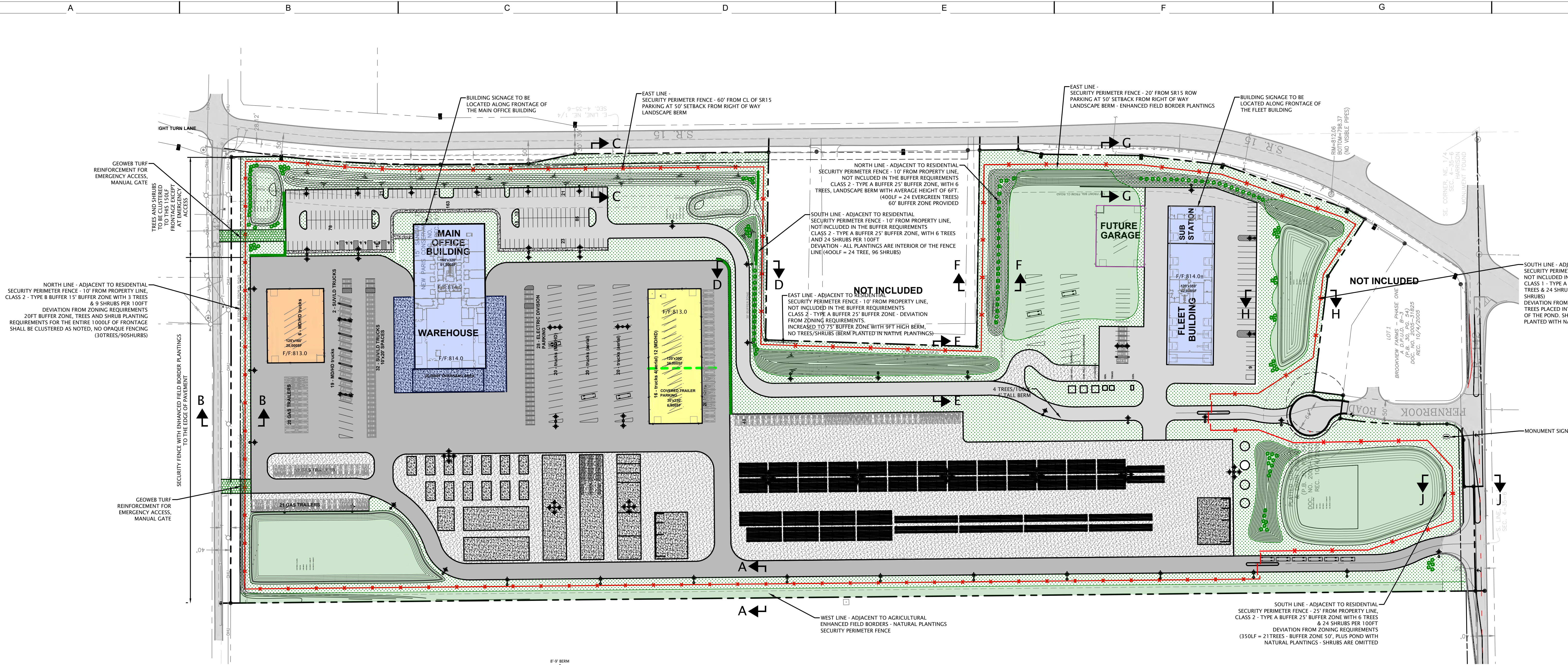
NI SOURCE - NEW OFFICE
NEW PARIS, IN

NI SOURCE
CLIENT PROJECT NUMBER: 2172203022
NEW PARIS, INDIANA

**NISOURCE
CLIENT PROJECT NUMBER: 2172203022
NEW PARIS, INDIANA**

Autodesk, Docs1712203022, NIPSCO, Givens LPA
Released: 07/12/2023 02:40 AM, Rev. 01
2023.03.14.1 PM

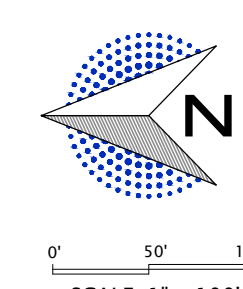
Autodesk Revit 2023



BUFFER YARDS, B3 ZONING WITH DEVIATIONS AS NOTED ON THIS PLAN
SETBACKS, B3 ZONING - NOTED ON THIS PLAN
BUILDING HEIGHTS
OFFICE/WAREHOUSE BUILDING - MAX. 60FT
FLEET BUILDING - MAX. 60FT
VEHICLE BARRIS - MAX. 35FT
ACCESSORY BUILDINGS - MAX. 18FT.



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SCALE: 1" = 100'

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OVERALL
LANDSCAPE
PLAN - DPUD
BUFFER ZONES

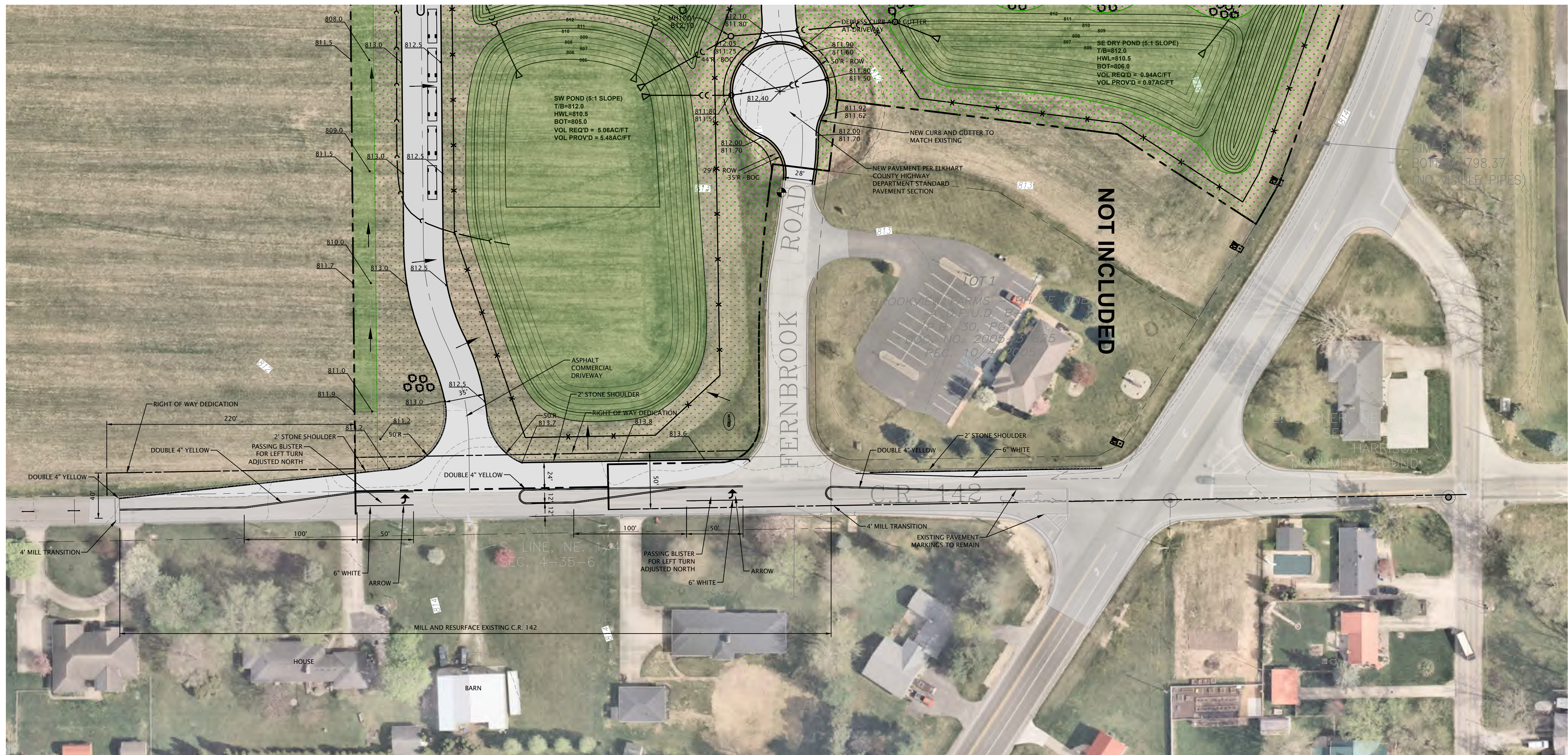
DWG
DRAWN BY
APPROVED BY
ISSUED FOR
ISSUE DATE
PROJECT NUMBER
FIELD BOOK

06/27/2023
2172203022
Field Book

C108



EXISTING CONDITIONS



PROPOSED IMPROVEMENTS TO C.R. 142 & FRENBROOK ROAD

LEGEND

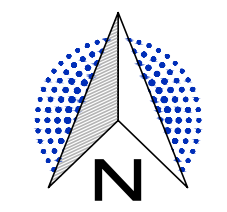
- ASPHALT PAVEMENT - ELKHART COUNTY HIGHWAY DEPARTMENT STANDARD PAVEMENT CROSS SECTION
- 4" (MIN) TOPSOIL & SEEDING/LANDSCAPING (SEE LANDSCAPE PLAN)

NOTES

- ALL WORK IN PUBLIC RIGHT OF WAY TO BE COORDINATED WITH THE ELKHART COUNTY HIGHWAY DEPARTMENT PRIOR TO COMMENCING WORK.
- ALL WORK ON FERNBROOK DRIVE SHALL BE COORDINATED WITH THE DENTAL OFFICE. ACCESS TO THEIR SITE SHALL BE MAINTAINED.



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SCALE: 1" = 50'

SITE DEVELOPMENT COMMON EXCAVATION AND EARTHWORK GENERAL SPECIFICATIONS

A Geological Investigation report by AES dated April 25, 2025 shall be considered a part of this plan set

1.0 Quality Assurance:

1. Contractor shall notify the Construction Manager, Architect, Engineer and testing laboratory inspector when common excavation and earthwork is scheduled. Earthwork operations which require inspecting and testing by testing laboratory inspector shall not be performed unless testing laboratory inspector is present.
2. Contractor shall provide a 1-year warranty against settlement and damage caused by settlement for common excavation and earthwork.
3. If settlement occurs within 1 year after the date of Substantial Completion, the Contractor shall remove the affected surface feature, provide additional suitable fill, thoroughly compact and restore the surface feature to its original undisturbed condition.

2.0 Testing:

1. An Inspector from the Owner's soils testing laboratory shall, during the common excavation work operations, provide the following services:
 - a. Test & Classify on-site excavated soils for reuse as topsoil, common site fill, embankment fill and structural fill.
 - b. Test materials furnished from any off-site sources to verify compliance with specified requirements.
 - c. Observe proper rolling of exposed subsoils in areas where grades will be raised and provide recommendations for soil compaction to ensure that unstable materials have been removed.
2. Inspection placement and compaction of common site fill, embankment fill and structural fill to ensure the material being compacted is in accordance with specified requirements. For each lift, a minimum of 1 density test for every 10,000 square feet of lawn surface area, and 5,000 square feet of paved surface area, and 500 square feet of proposed building area is required.
3. Density tests are required on each grade/subsoil in areas that have been cut to rough grade elevations, after soils have been compacted to ensure soil compaction density is in accordance with the specified requirements. Test frequency shall be as described above in sub-paragraph 1.d..
4. Tests and analysis of fill materials shall be performed in the laboratory in accordance with ASTM D1557.
5. Testing shall be performed as directed by the Soils Report Engineer. Compaction Testing shall be performed in accordance with ASTM D2922 and D3017.

3.0 Special Weather Protection:

1. Construction shall be limited during cold weather to prevent the formation of frost and snow accumulation to occur in materials used for site fill or in soils where site excavation is taking place. All areas that are scheduled for excavation activity shall be protected from freezing and snow accumulation. Any frozen material shall be removed and disposed of off site.

4.0 Clearing & Grubbing

1. Contractor shall provide all clearing, grubbing, removal and disposal of all vegetation and debris related to the existing site conditions.
2. Vegetation debris shall be removed from site and transported to a local and state authorized disposal sites.

5.0 Top Soil Stripping:

1. The project has a depth of soil variation throughout the site. The geotechnical report shows the topsoil depths at several locations throughout the project site. The Contractor shall strip and stockpile all topsoil at the location designated in the Site Development Drawings or as directed by the owner.
2. Topsoil removal shall consist of fertile, friable, organic surface soil stripped from the site and shall be free of subsoil, brush, turf grasses, weeds, roots, stumps, stones larger than 1-inch in diameter and other contaminated matter.
3. Topsoil shall be stockpiled so that it may be reused and re-spread on site over Lawn and Landscaped areas.
4. The topsoil stockpile area shall be properly protected against soil erosion into the adjacent drainage system.

6.0 Borrow Material/Embankment & Structural Fill Material:

1. Borrow material for structural fill shall be first excavated from on site source locations as defined by the Soils Report Engineer.
2. Structural fill material shall be placed under all utility trenches, building pad locations, paved parking, driveway, sidewalk and roadway areas.
3. Common site and embankment fill shall be placed under lawn, landscape and detention pond areas.
4. Maintain structural fill within plus or minus 3 percent of the optimum moisture content as determined by the Modified Proctor Test.
5. Contractor shall provide subgrade conditions meeting the design grades for pavements, exterior walks, curbs and parking pads.
6. Contractor shall only place approved fill material under proposed building pads and parking areas.
7. Contractor shall undercut any areas that do not meet the requirements for structural fill and shall replace with structural fill.

7.0 Excavation:

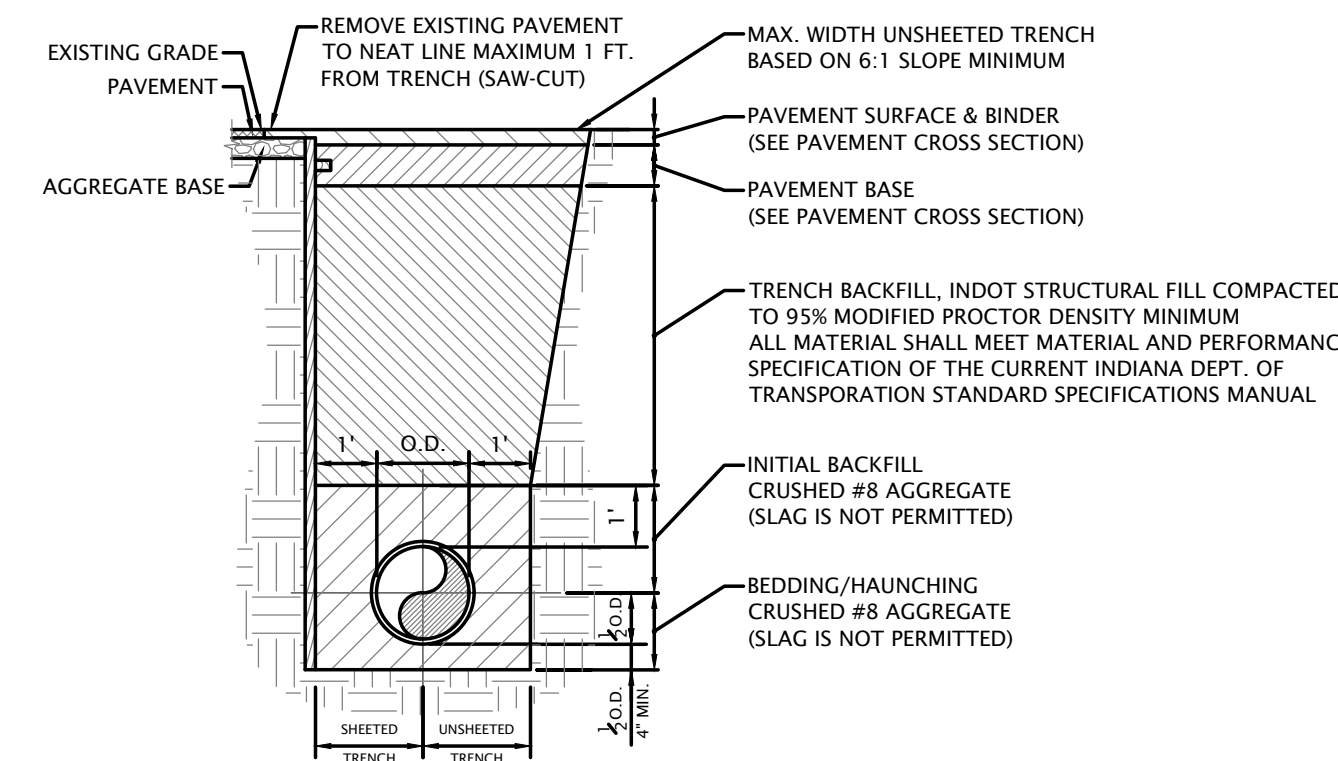
1. Protect all existing natural features on site.
2. Install soil erosion prevention measures in accordance with local and state ordinances and in accordance with the soil erosion prevention plan.
3. All proposed contours shown on this set of plans are proposed surface elevation. All fill shall be placed as structural fill for buildings and parking lots.
4. Prior to excavation on site Pre-construction Meeting shall be held between the Engineer, Owner/Owner's Representative and General Contractor to discuss earthwork protocol.
5. During the progress of the work, if subsurface or latent physical conditions are encountered at the site differing materially from those indicated in the contract or if ordinarily encountered at the site, the party discovering such conditions shall promptly notify the Owner/Owner's Representative/General Contractor and the Engineer in writing of the specific differing conditions. Upon written notification, the Engineer and Owner/Owner's Representative/General Contractor will investigate the conditions, and determine if adjustments to the Construction Documents and/or to the contract are warranted. If adjustments are warranted, the Contractor will be allowed unless the Contractor has provided the required written notice of a changed condition.

8.0 Compaction:

- Exercise care when compacting exposed soils relative to water table, rain or other moisture conditions.
- Maintain moisture content of embankment material and structural fill material near optimum as recommended by the soils testing laboratory and Soil Boring Engineer. Maintain optimum moisture content of backfill and fill material to attain the required compaction density.
- Backfill common site fill, embankment fill, structural fill and utility trenches to contours and elevations defined on the project site development plans.
- Systematically backfill to allow maximum time for optimum compaction and do not backfill over porous, wet or spongy subgrade surfaces.
- Employ a soils placement and compaction method that does not disturb or damage work performed and that maximizes soil compaction.
- All common site, embankment and structural fill shall be placed and compacted in continuous layers/lifts not exceeding 8-inches loose depth.
- Compact subsoil for structural fill to 95% of the Modified Proctor Maximum Dry Density (ASTM D1557) beneath all building pad locations.
- Compact subsoil for structural fill to 95% of Modified Proctor Maximum Dry Density (ASTM D1557) beneath all pavement areas and utility corridor trenches.
- Compact subsoil for common site fill and embankment fill to 90% of the Modified Proctor Maximum Dry Density (ASTM D1557) beneath all lawn, landscape and detention pond areas.
- Compact subsoil under building pad area to achieve soil-bearing capacities of 3,000 psf at a distance of 4-feet below the proposed finish floor elevations of all building adds.
- If test indicated work does not meet specified requirements, all sub-standard work shall be immediately removed, replaced and retested at no expense to the Owner.

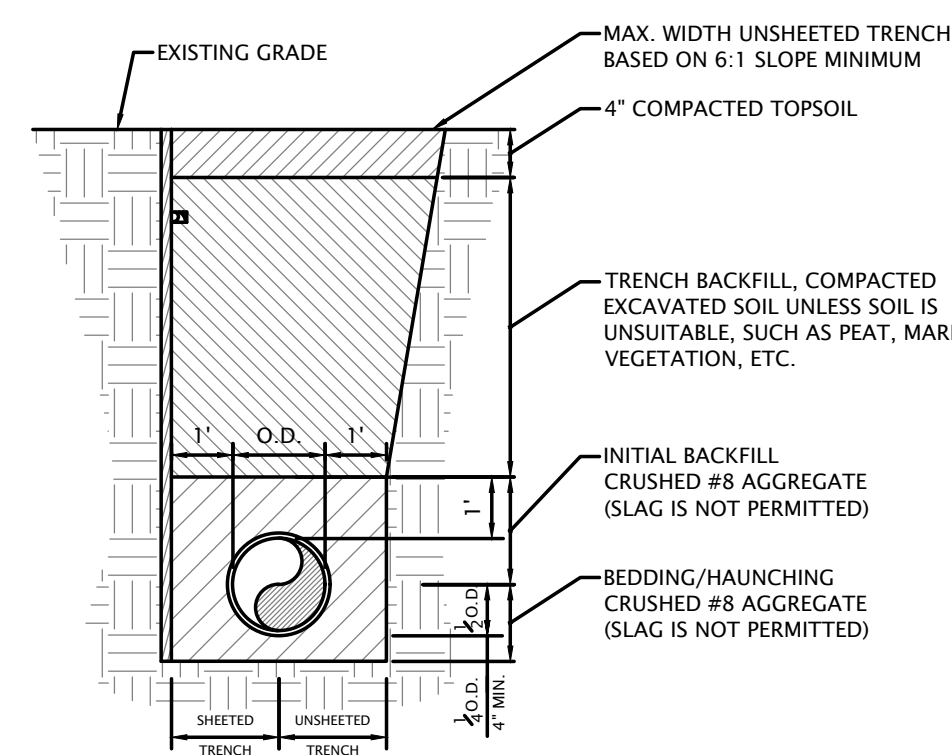
GENERAL NOTES

4. Elkhart County, DVG Team, Inc. (Engineer) and any Utility Company affected must be notified at least two working days prior to commencement of work. Prior to construction the contractor is to call INDIANA 811.
2. Elevation DATUM is U.S.G.S.
4. The locations of existing underground utilities, such as water mains, sewer, gas lines, etc., as shown on the plans have been determined from the best available information and is given for the convenience of the contractor. However, the engineer and the owner do not assume responsibility for the accuracy of the locations shown. It shall be the responsibility of the contractor to contact all utility companies and their facilities shall be located prior to commencement of any work.
5. Wherever obstructions not shown on the plans are encountered during the progress of the work and interfere to such an extent that alteration in the plans is required, the engineer shall be notified prior to any changes and any changes shall only be as approved via written instruction by the Engineer and the local Municipal Engineer.
6. As-built drawings shall be prepared by the contractor and submitted to the engineer as soon as the project is completed. Any change in the length, location or alignment shall be shown in red. "AS BUILT" drawings shall be forwarded to the appropriate utility organizations. Four (4) copies shall be submitted to the Municipal Engineer.
7. All proposed sanitary sewer, storm sewer, water main and service lines under and within 2' of pavement, curbs, and sidewalks shall be backfilled with crushed limestone (INDOT #53) or material consistent with Class I or II material as prescribed in ASTM D2321 placed in 8" maximum layers and mechanically compacted to 95% modified proctor density. Slag is not permitted.
8. Materials used for water, sanitary sewer, storm sewer and streets shall conform to the Elkhart County Highway Department and/or INDOT standards and specifications and/or New Paris Conservancy District requirements.
9. Any existing public improvements (sidewalks, curb and gutter, etc.), disturbed during construction shall be replaced in kind, per current of Elkhart County Highway Department specifications as directed by the Municipal Engineer.
10. All public street construction shall meet performance standards of the current edition of the Indiana Department of Transportation Standard Specifications.
11. Street signage shall be included in accordance with the MUTCD requirements applicable at the time of construction.
12. The Owner/General Contractor shall be responsible for any and all utility new customer form submissions. Utility company review typically cannot begin until all new customer forms have been submitted.



PIPE BEDDING/TRENCH BACKFILL

FOR TRENCH IN PAVEMENT AREAS

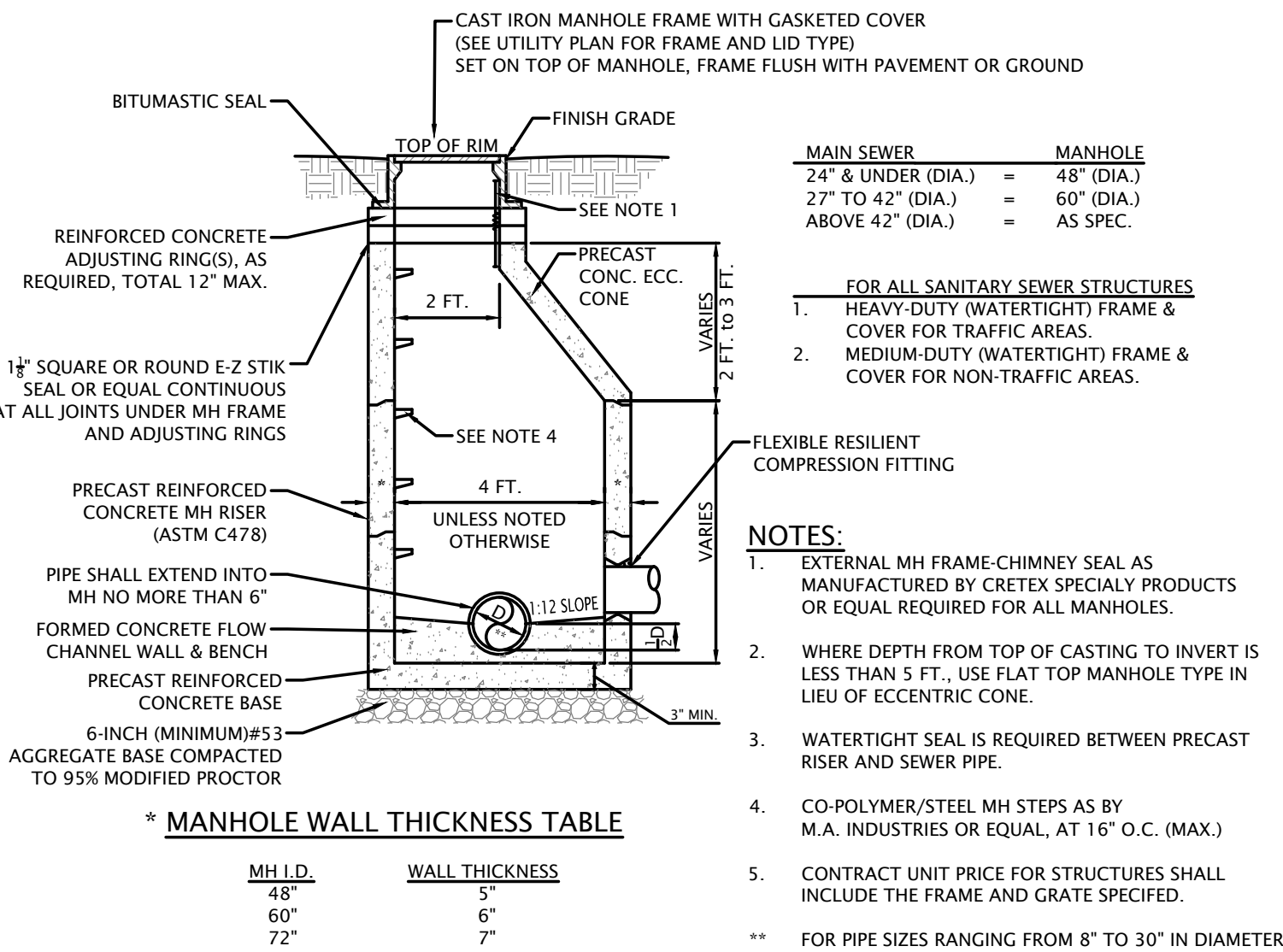


PIPE BEDDING/TRENCH BACKFILL

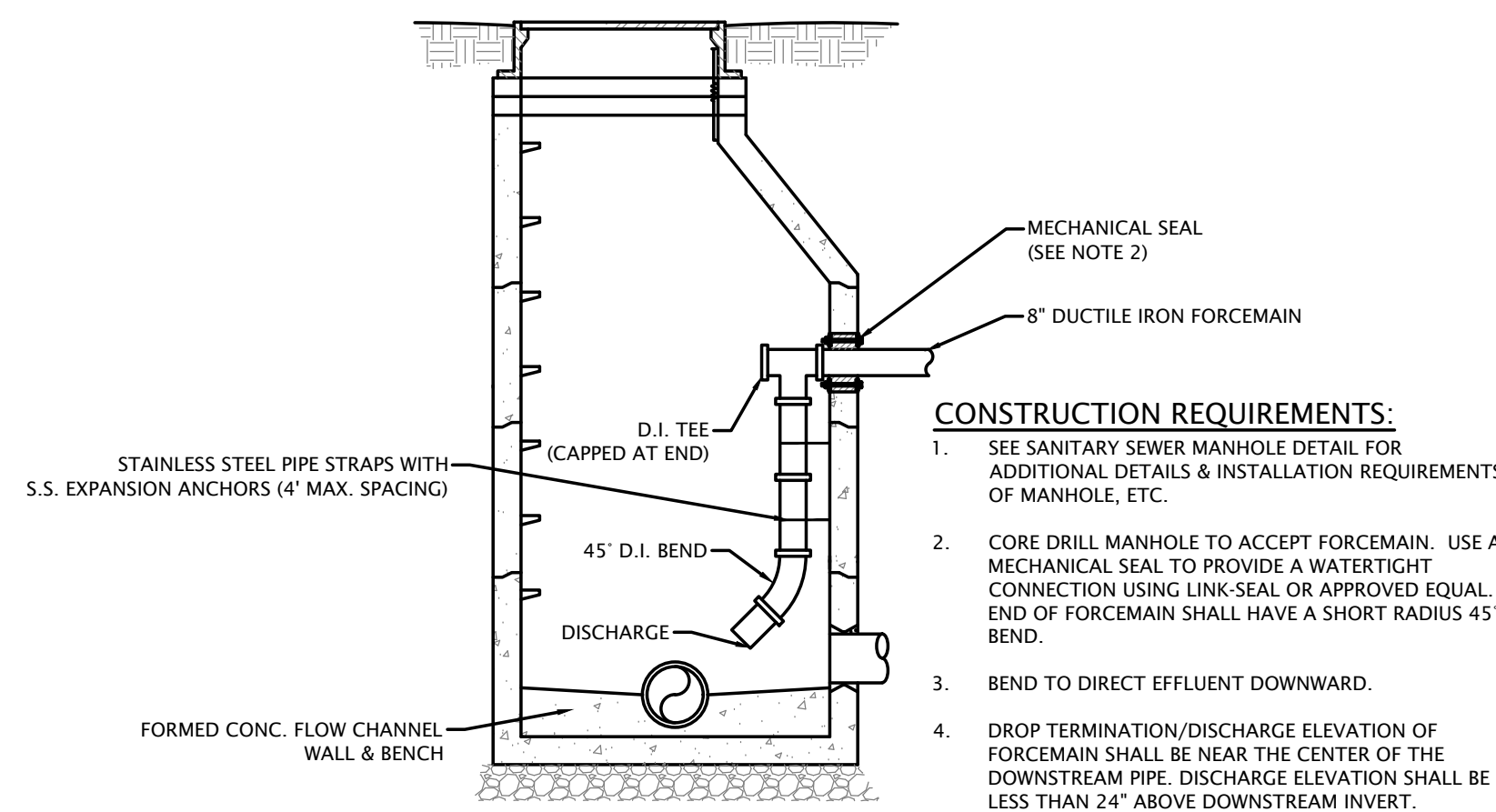
FOR TRENCH IN GRASS/LANDSCAPED AREAS

SANITARY SEWER GENERAL NOTES

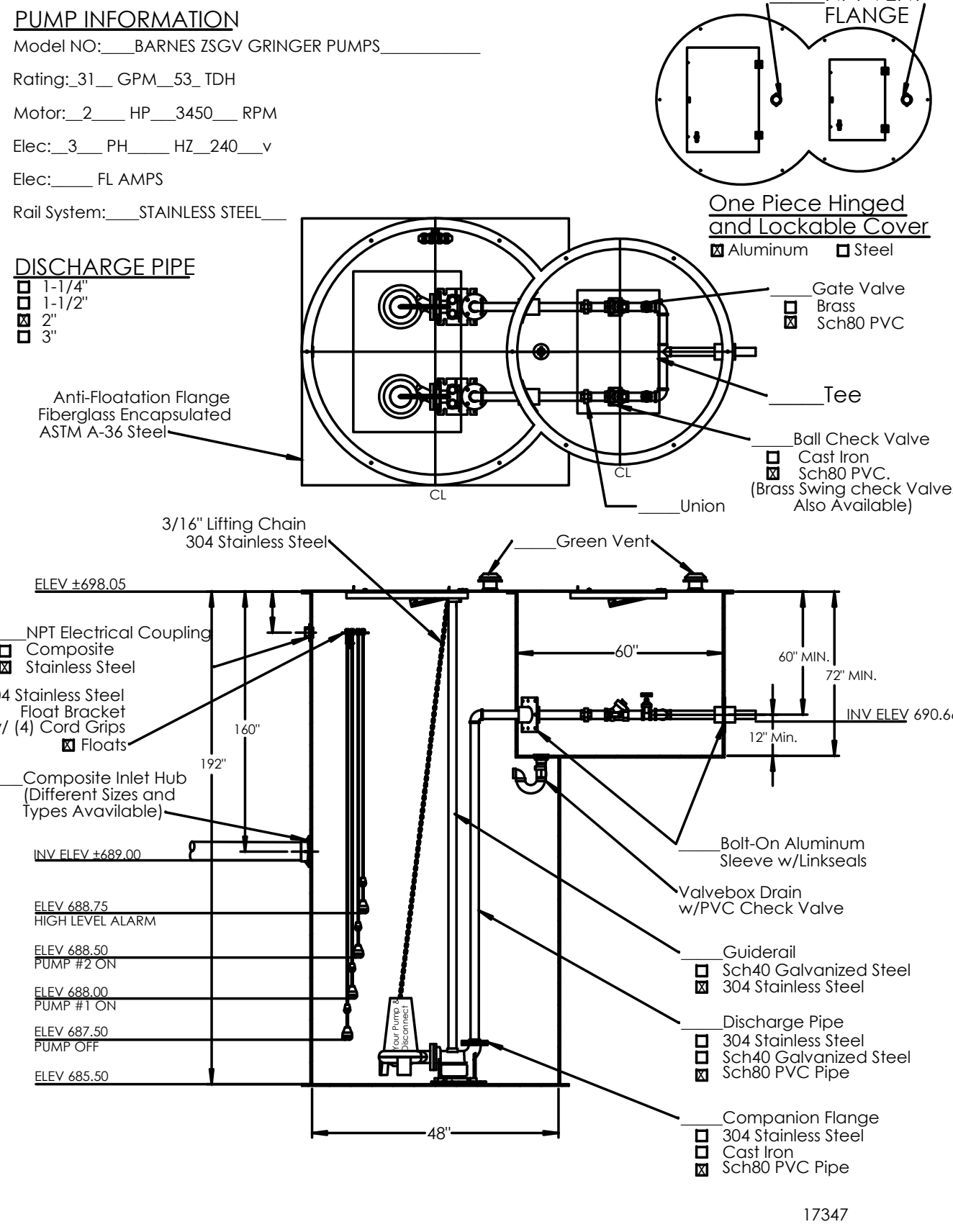
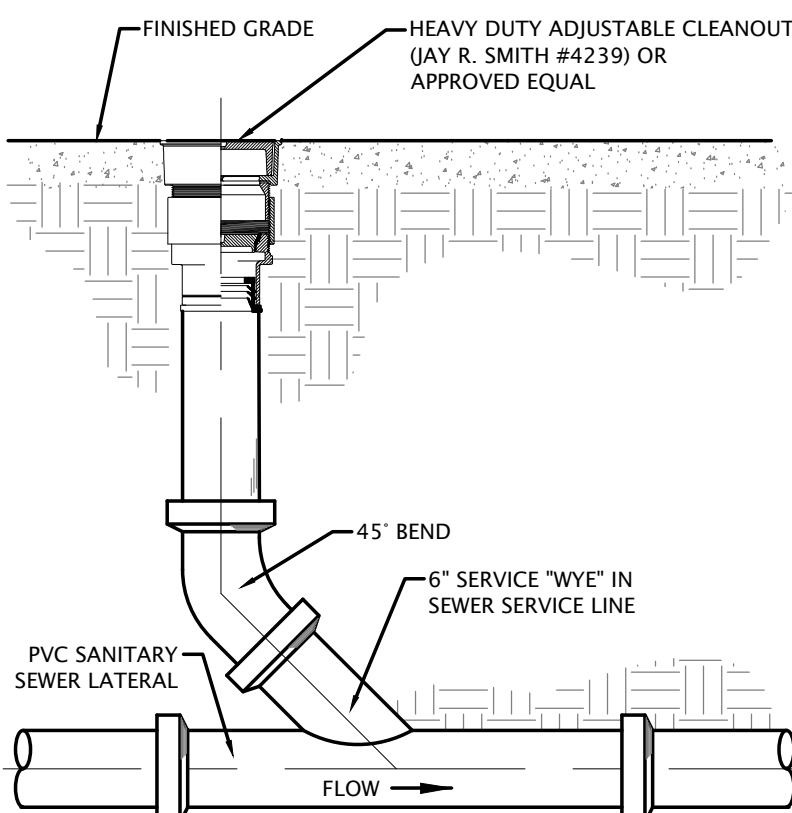
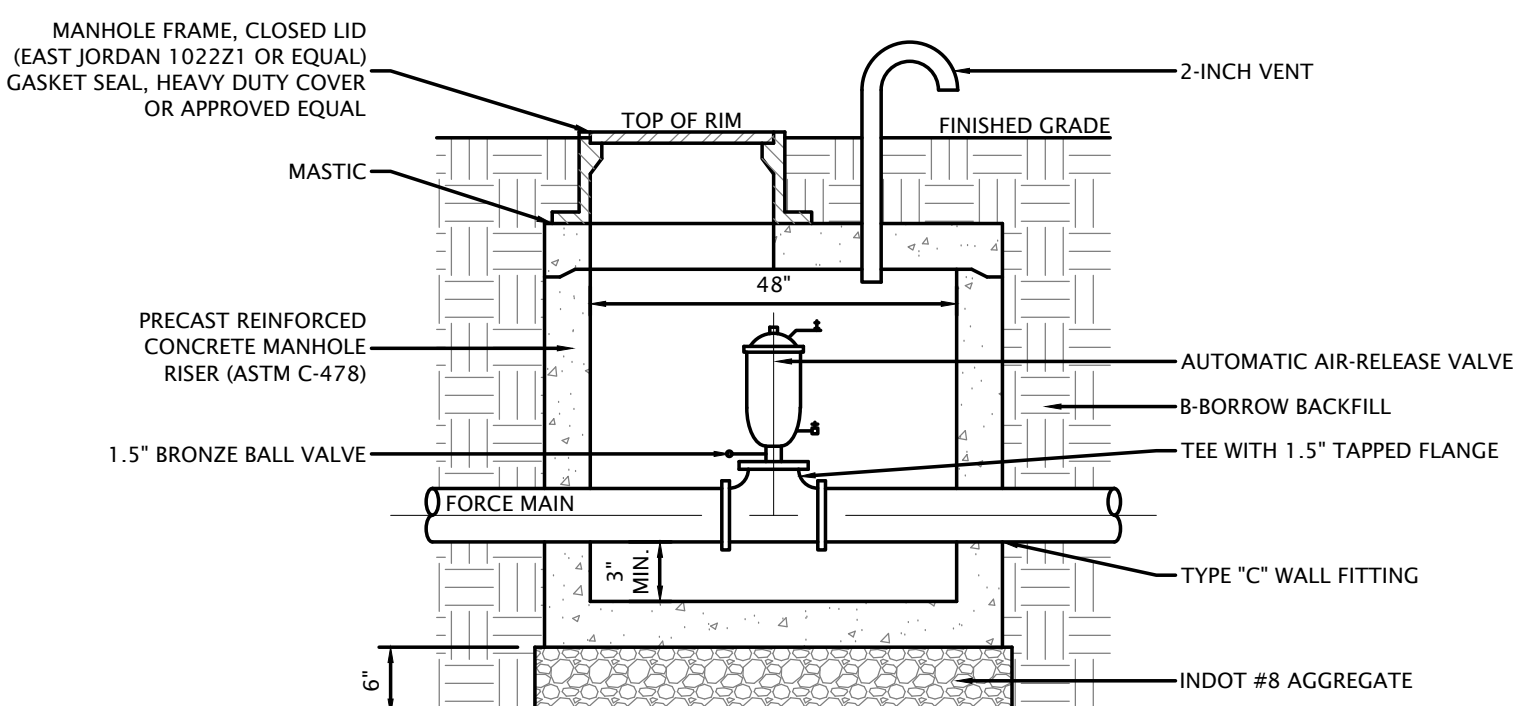
- All Floor Drains shall discharge to the sanitary sewer.
- Sanitary sewer pipe shall be PVC (SDR 26) ASTM D-3034 with push-on rubber gasket joints and shall be in accordance with ASTM C-3212, unless otherwise noted on the plans.
- All sanitary sewer manholes shall be air tested for leaks in accordance with ASTM C1244-93 and Standard Test Method for Concrete Sewer Manholes by Negative Air Pressure (Vacuum) Test.
- Where ductile iron pipe is used for sanitary sewer, the pipe shall be in accordance with ANSI A-21.51 and the joints in accordance with ANSI A-21.11.
- A deflection test shall be performed on each flexible pipe following the elapse of thirty (30) days after the placement of the final backfill. No pipe shall exceed a deflection of five percent (5%) or greater. The diameter of the rigid ball or mandrel used for a deflection test shall be no less than ninety-five percent (95%) of the base inside diameter of the pipe to be tested dependent on what is specified in the corresponding ASTM standard. The test shall not be performed with the aid of a mechanical pulling device.
- A leakage test shall be performed using one of the following leakage test types.
 - A hydrostatic test shall be performed with a minimum of two (2) feet of positive head. The rate of exfiltration or infiltration shall not exceed two hundred (200) gallons per inch of pipe diameter per linear mile per day.
 - An air test shall conform to ASTM F1417-92, Standard Test Method for Installation Acceptance of Plastic Gravity Sewer Lines Using Low-Pressure Air, for plastic pipe.
- All sanitary sewer shall be inspected by New Paris Conservancy District.



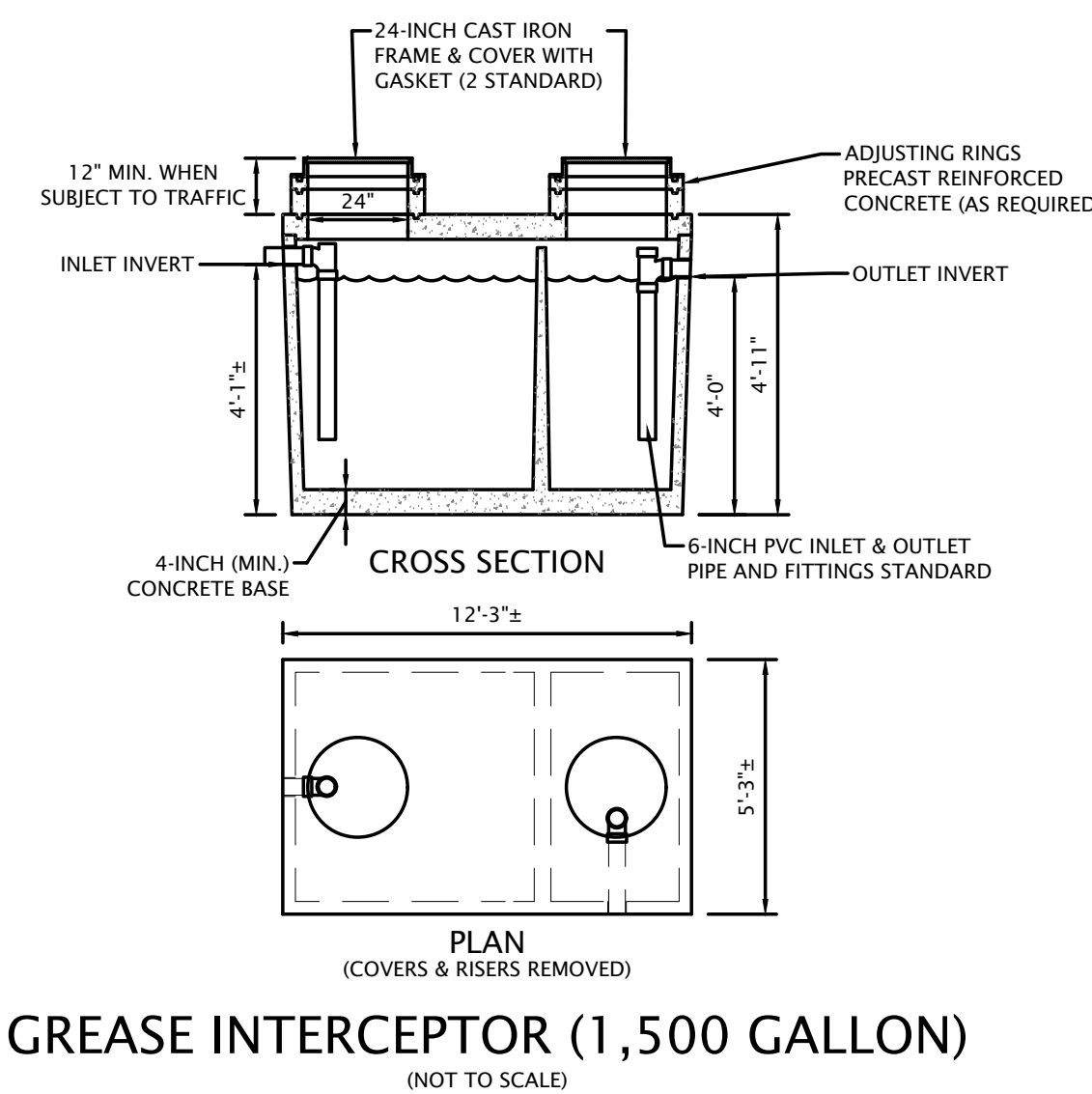
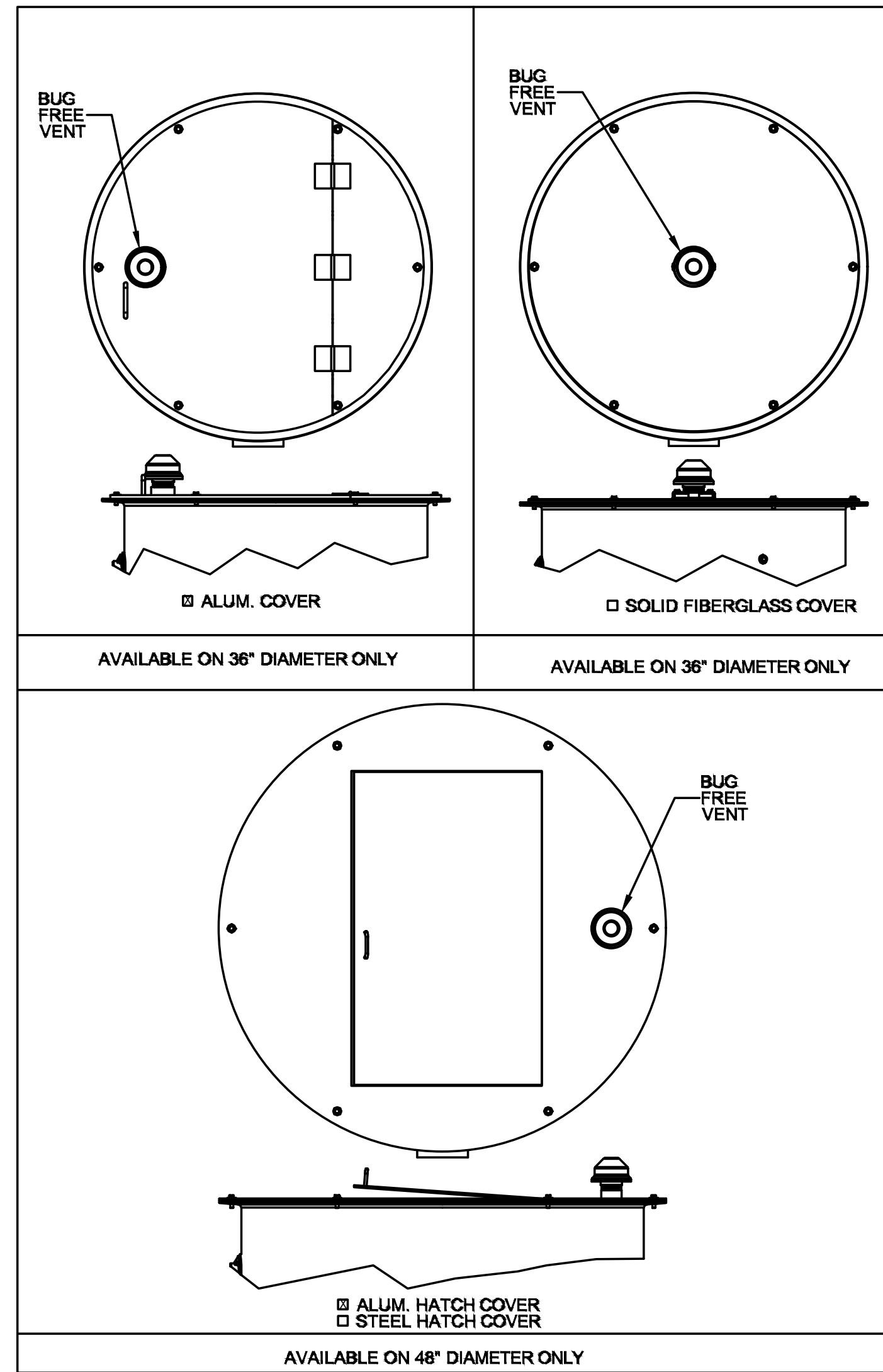
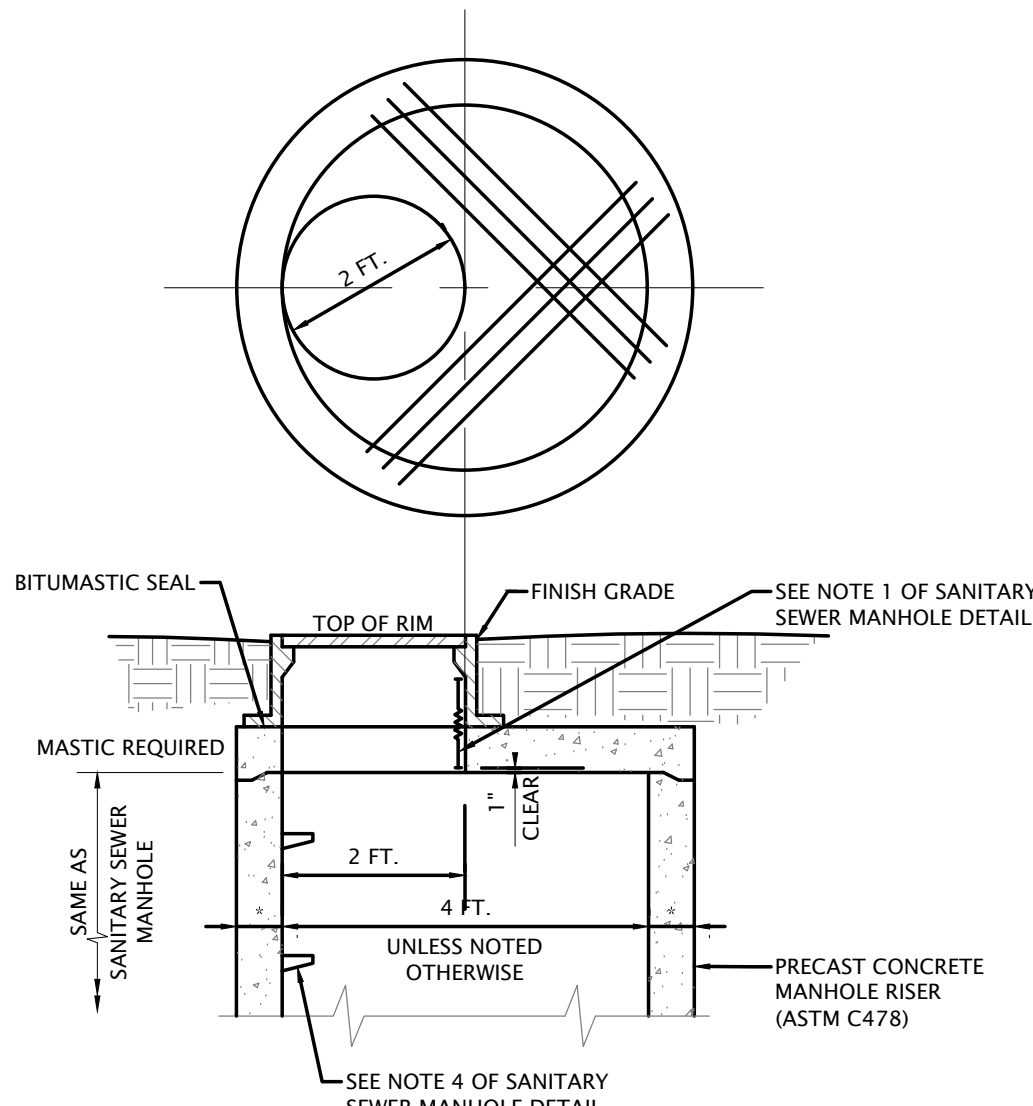
SANITARY SEWER MANHOLE
(NOT TO SCALE)



FORCEMAIN INSIDE DROP CONNECTION TO MANHOLE DETAIL
(DROP SAN. MH. xx)



- NOTES:**
- THIS DRAWING IS PRELIMINARY LAYOUT ONLY. NOT FOR CONSTRUCTION. CONSTRUCTION DRAWINGS WILL BE FORWARDED UPON RECEIPT OF APPROVED SUBMITTALS.
 - SOME ITEMS NOT SHOWN FOR CLARITY.
 - ADEQUATE LIFTING POINTS TO BE PROVIDED.
 - CONTRACTOR TO FILL INLET HUB WITH GROUT AFTER INSTALLING FIELD PIPING.
 - ALL COMPRESSION COUPLINGS, EPC'S & FCA'S TO BE RESTRAINED WITH A MINIMUM OF 2 CONTROL RODS WHEN REQUIRED.
 - LIFT STATION TO BE INSTALLED BY AN EXPERIENCED AND QUALIFIED CONTRACTOR.
 - ALL CONCRETE WORK IS THE RESPONSIBILITY OF THE CONTRACTOR.
 - CONTRACTOR AND OR ENGINEER TO VERIFY ALL DIMENSIONS, ELEVATIONS, PIPING LAYOUT, AN ORIENTATION OF INLET(S), DISCHARGE AND CONDUITS).
 - ELECTRICAL COMPONENTS IN THE WET WELL SHALL BE RATED FOR CLASS I, DIV. I, GROUP C & D LOCATIONS.
 - 2x2" CONDUIT FROM CONTROL BASIN TO PANEL.
 - CONTRACTOR TO ORDER CONTROL AND POWER CORDS OF SUFFICIENT LENGTH TO REACH CONTROL PANEL FROM POINT OF ORIGIN ON PUMPS WITHOUT SPLICING.
 - WET WELL SHALL BE A PRE-MANUFACTURED FIBERGLASS UNIT BY TOPP INDUSTRIES, BARNEYS PRODUCTS OR OTHER EQUAL APPROVED BY ENGINEER OF RECORD.
 - CONTRACTOR SHALL USE GASVODA & ASSOCIATES INC FOR LIFT STATION SUPPLY & DESIGN, OR OTHER EQUAL APPROVED BY ENGINEER OF RECORD.
 - GASVODA CONTACT REPRESENTATIVE:
Andy Belson
708-878-4607
abelson@gasvoda.com
 - CONTRACTOR SHALL PROVIDE MEANS FOR PORTABLE GENERATOR HOOKUP.
 - PROVIDE LOCKS ON LIFT STATION HATCHES AND CONTROL PANEL. FURNISH 3 SETS OF KEYS TO OWNER.

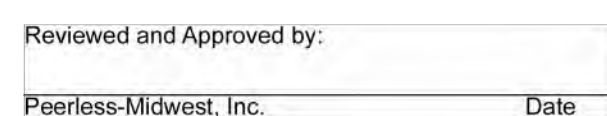
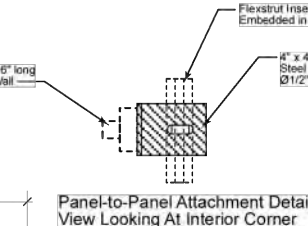
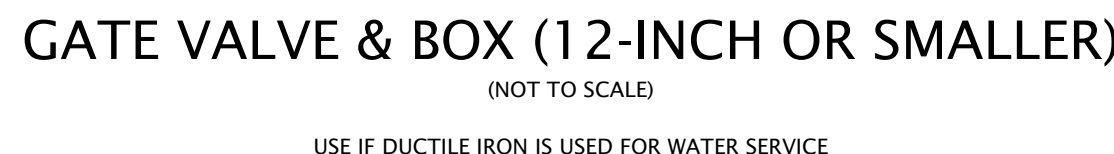


- NOTES:**
- LIQUID CAPACITY IS 1,500 GALLONS.
 - TANK DESIGNED FOR NON-TRAFFIC.
 - SUITABLE NATIVE OR SUB-BASE SHALL BE PREPARED TO HANDLE ANTICIPATED LOADS.
 - EXCAVATION SHALL BE BEDDED WITH SUITABLE GRANULAR MATERIAL AND SHALL BE COMPACTED TO 90% MAXIMUM DRY DENSITY OR TO REQUIREMENTS OF THE PROJECT GEOTECHNICAL ENGINEER.
 - MINIMUM EXCAVATION SIZE: 13'-3" x 6'-3" x DEPTH REQUIRED.
 - PROVIDE FLEXIBLE RESILIENT COMPRESSION FITTINGS BY A-LOK PRODUCTS INC (OR APPROVED EQUAL) AT INLET & OUTLET PIPE.
 - GREASE INTERCEPTOR SHALL MEET THE REQUIREMENTS OF ARTICLE 6 - SANITARY ENGINEERING, SECTION 410 IAC 6-10.1-66 GREASE TRAPS IN THE INDIANA ADMINISTRATIVE CODE.

1. For PVC C900 pipe installation: DR14 pipe is required. Deflection of pipe joints and bending of pipes are not permitted. All angles shall be made with proper fittings. When restraint of pipe-to-pipe joints are required, all joints and restraints shall be made with proper fittings. All joints shall be made with proper bedding and embedment regardless of pipe's proximity to pavement. Select fill material required for bedding and embedment regardless of pipe's proximity to pavement. See Restrainted Pipe Length table.
2. For Ductile Iron pipe installation: DR15 pipe is required. 52 inch 12-inch minimum diameter. When restraint of pipe-to-pipe joints are required, push-on restraint gaskets shall be used. For restrained steel locking segments are permitted on pipe-to-pipe connections 12-inch nominal size and smaller only. Pipe-to-pipe connections greater than 12-inch nominal size shall be restrained with restrained pipe-to-pipe connections.
3. For HDPE pipe installation: DIPS DR11 12 inch and larger, IPS DR9 for 8 inch, and CTS DR9 for sizes smaller than 8 inch. HDPE Bends, tees and crosses are not acceptable. Pressure testing of HDPE pipe differs from ductile iron and PVC pipe. Pipe fusion must be completed by certified technician: certification to be submitted prior to construction.
4. All fire hydraulic laterals shall be ductile iron pipe.
5. All JTI T-bolts and flange bolts shall have Xylan or Fluorokote[®] anti-corrosion resistant coating.
6. All fittings shall be restrained using JTI restraint bands.
7. Thrust restraint to be achieved through restraint of pipe joints and fittings. Thrust blocks are not an acceptable means of thrust restraint, except when required in connecting to existing water main and for installation of fire hydrants. See specifications sections 13.10 and 13.12 for water main pipe restraint requirements for ductile iron and PVC pipe.
8. Copper-clad steel sewer wire required on installation of all pipe. Tracer wire shall be taped to pipe or polyethylene tape to prevent corrosion. Splicing of wire shall be done in waterproofed containers. Continuity shall be tested after completion of backfill.
9. Select fill material required for final backfill when within 5-feet of pavement.
10. Maintain minimum cover depth of 6'-0" and a maximum 18" of 4-1/2" crushed stone.
11. Water mains shall be laid at least 10' horizontally from any existing or proposed sanitary sewer, storm sewer, storm manhole, drain or service connection as measured from outside edge of the water main to outside edge of the sanitary manhole, drain or service connection, except as otherwise specified in the IAC 8-3.2 Sections 8, 9 and 17(a).
CONSTRUCTED OF WATER MAIN QUALITY REQUIREMENTS as specified in the IAC 8-3.2 Sections 8, 9 and 17(a).
When water mains cross any existing or proposed sanitary or storm sewers (sewers), there shall be at least 12" of vertical clearance between the sewer and the water main. When the water main crosses the outside edge of the sewer, there shall be at least 12" of vertical clearance between the sewer and the water main. When the water main crosses the top of the sewer, there shall be at least 12" of vertical clearance between the sewer and the water main. This shall be the case where water mains cross above or below sewers. This crossing must be at a minimum angle of forty-five (45) degrees measured from the centerline of each. All these conditions specified shall be maintained for the entire length of the crossing. If the crossing is not at a minimum angle of forty-five (45) degrees, the crossing cannot be met, then the SEWER SHALL BE CONSTRUCTED OF WATER MAIN QUALITY REQUIREMENTS as specified in the IAC 8-3.2 Sections 8, 9 and 17(a).
12. For water mains separated from water mains and sewers, the Contractor shall refer to the Indiana Administrative Code 327 IAC 8 and IAC 3.
13. All water main shall be installed in accordance with IAC 8-3.2-17. The contractor shall provide pressure and leak testing in accordance with IAC 8-3.2-17.
14. All water main shall be disinfected in accordance with IAC 8-3.2-18.

* ONE FULL LENGTH (18") OF PIPE ON BOTH SIDES OF BRANCH TO BE RESTRAINED.

INCREASE ALL LENGTHS IN TABLE BY 75% FOR USE ON POLYETHYLENE WRAPPED DUCTILE IRON PIPE OR PVC PIPE.



PUMP HOUSE DETAIL

NOTE:
1. FOR ADDITIONAL WELL INFORMATION, SEE PEERLESS MIDWEST SD SET

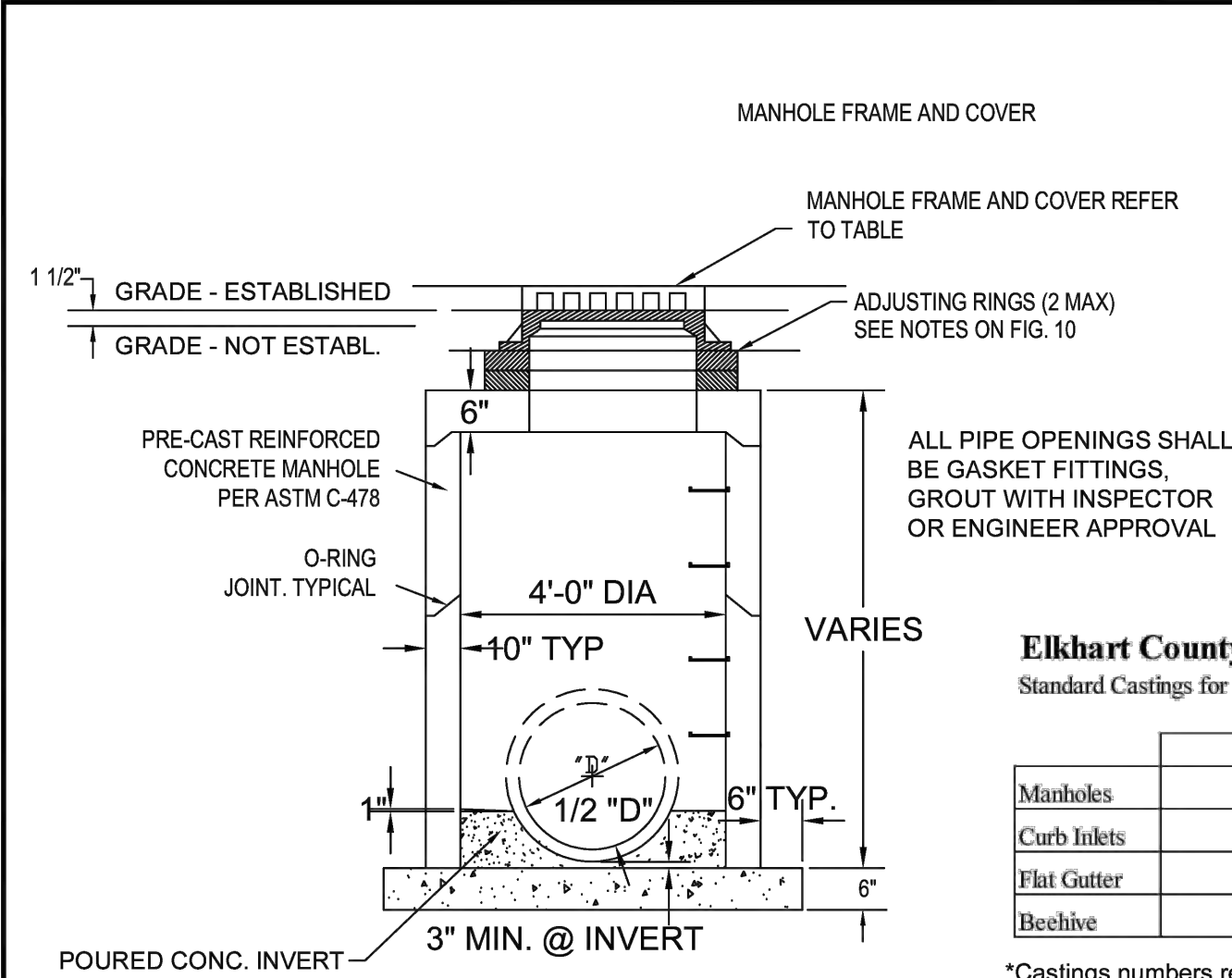
STORM SEWER GENERAL NOTES

1. Footing drains, sump pump drains and outside drains shall discharge to the storm sewer where storm sewer is provided.
2. The maximum allowable rate of infiltration or exfiltration shall not exceed 100 gallons, per 24 hours per inch-diameter per mile of sewer pipe.
3. Storm sewers shall be as noted on the plans. If approved by the Engineer, an alternative storm sewer pipe 12 inches and larger can be reinforced concrete minimum Class III, wall 8 conforming to ASTM C-76; Corrugated High-Density Polyethylene Pipe with smooth interior (ADS N-12) conforming to AASHTO M-294; Corrugated Polypropylene Pipe with smooth interior conforming to AASHTO M-330 (ADS HP STORM); Corrugated High-Density Polyethylene Pipe with smooth interior (PRINSCO, GOLDFLO) conforming to AASHTO M-294 or other INDOT, Type 2 storm sewers as approved by the Engineer.
4. All HDPE storm sewer pipe shall be tested with a mandrel. Maximum deflection shall meet ASTM C1244-93 and Standard Test Method for Concrete Sewer Manholes 30 days after backfill, and should be performed without the aid of a mechanical pulling device. The deflection testing shall meet all requirements of IDEM section 327 IAC 3-6-19(a) (b) (c).

ELKHART COUNTY ROADS
GUIDELINES AND STANDARDS
FOR
DESIGN AND PUBLIC IMPROVEMENT
“STREET STANDARDS”
July 8, 2024



THE ELKHART COUNTY HIGHWAY DEPARMENT
STREET STANDARDS SHALL BE CONSIDERED PART OF
THE CONTRACT DOCUMENTS

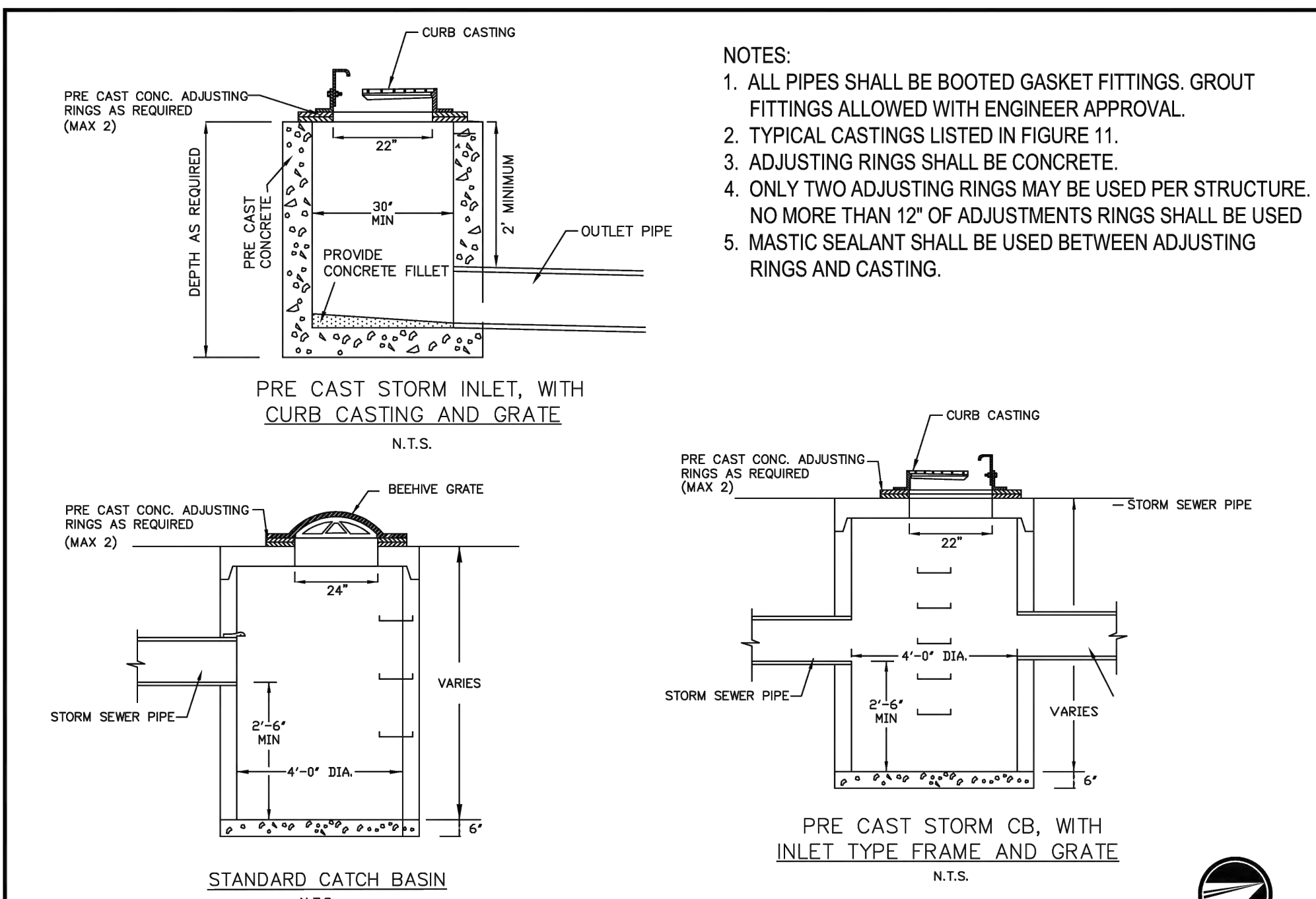


Elkhart County Highway Department
Standard Castings for Residential and Commercial Developments

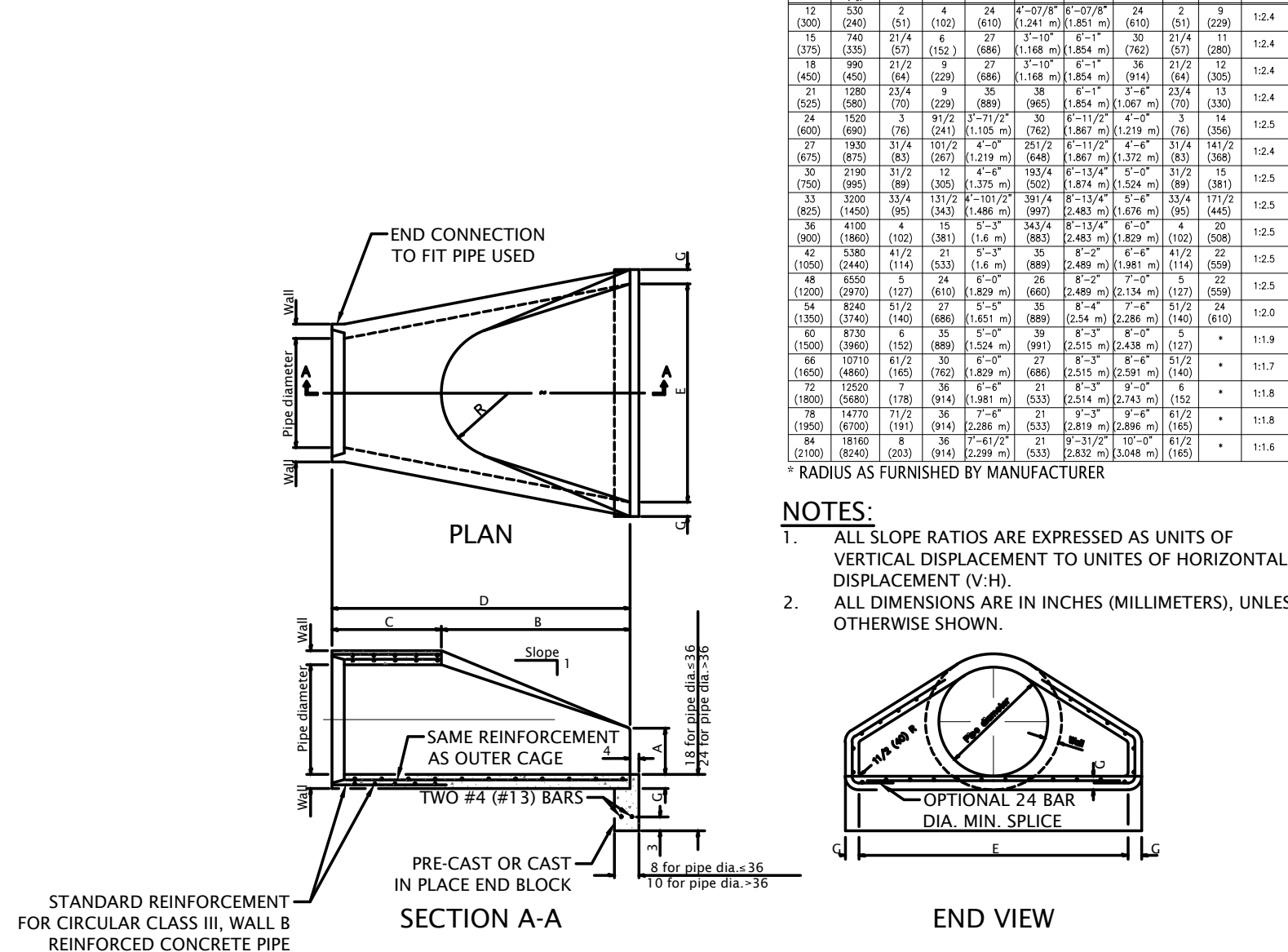
	Neenah*	INDOT
Manholes	R-1772	Type 4, Ring and Cover
Curb Inlets	R-3501-11.A	Type 8 W/Curb Box
Flat Gutter		Type 5
Beehive	R-2560	Type 7*

*Castings numbers refer to Neenah Foundary Company.
Approved Equal acceptable with submittal to County.
*Type 7, design engineer to verify clear zone.

STANDARD MANHOLE
FIG.11



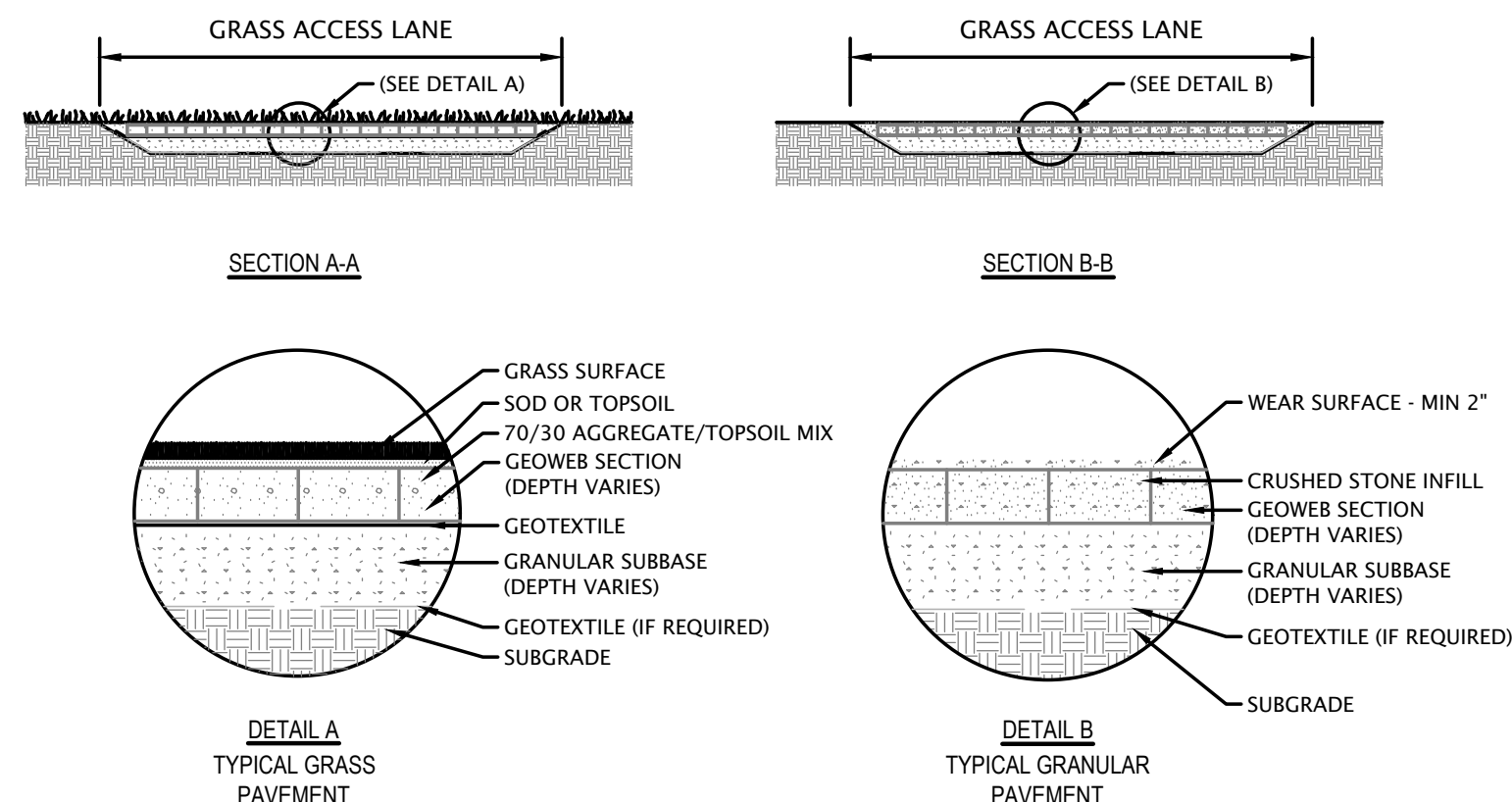
STANDARD CURB INLETS
FIG.10



A B C D E F G H



PRESTO GEOSYSTEMS
P.O. BOX 2399, 670 NORTH PERKINS ST.
APPLETON, WI 54912-2399
TOLL FREE: 1-800-548-3424
PHONE: (920) 738-1336
FAX: (920) 738-1222
www.prestogeo.com



- NOTES
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

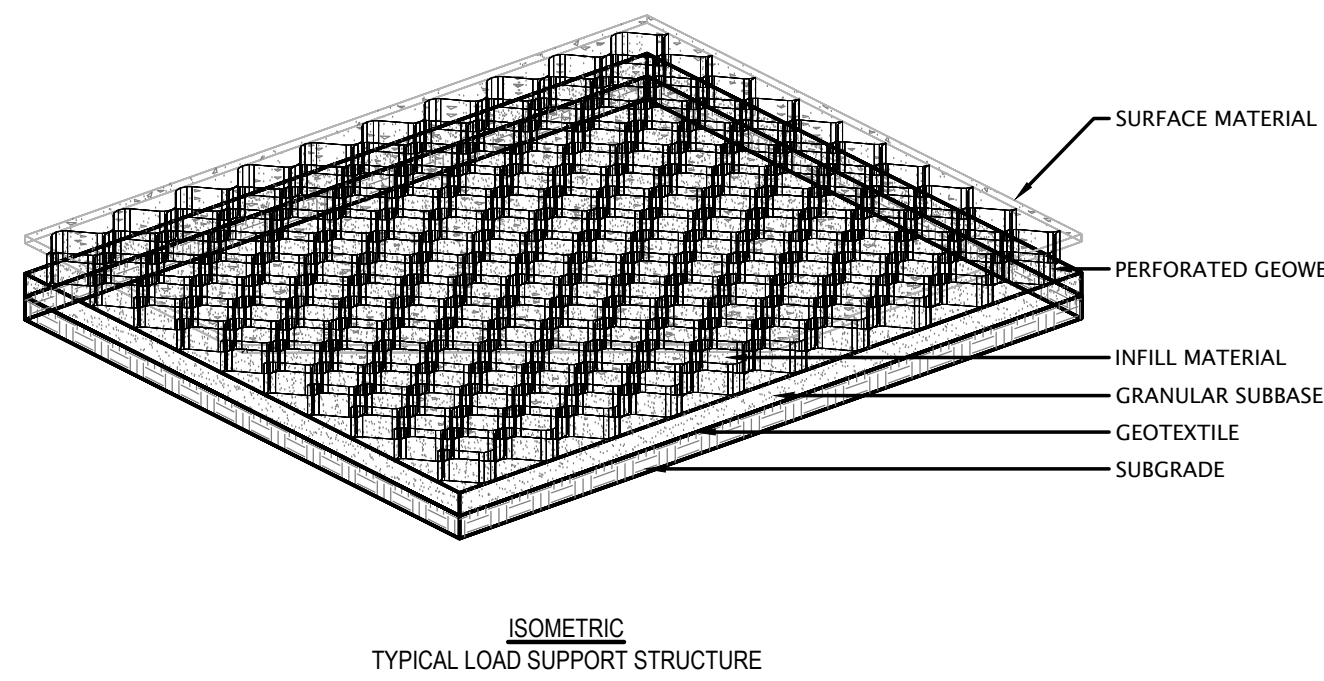


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MANUFACTURER'S NOTES

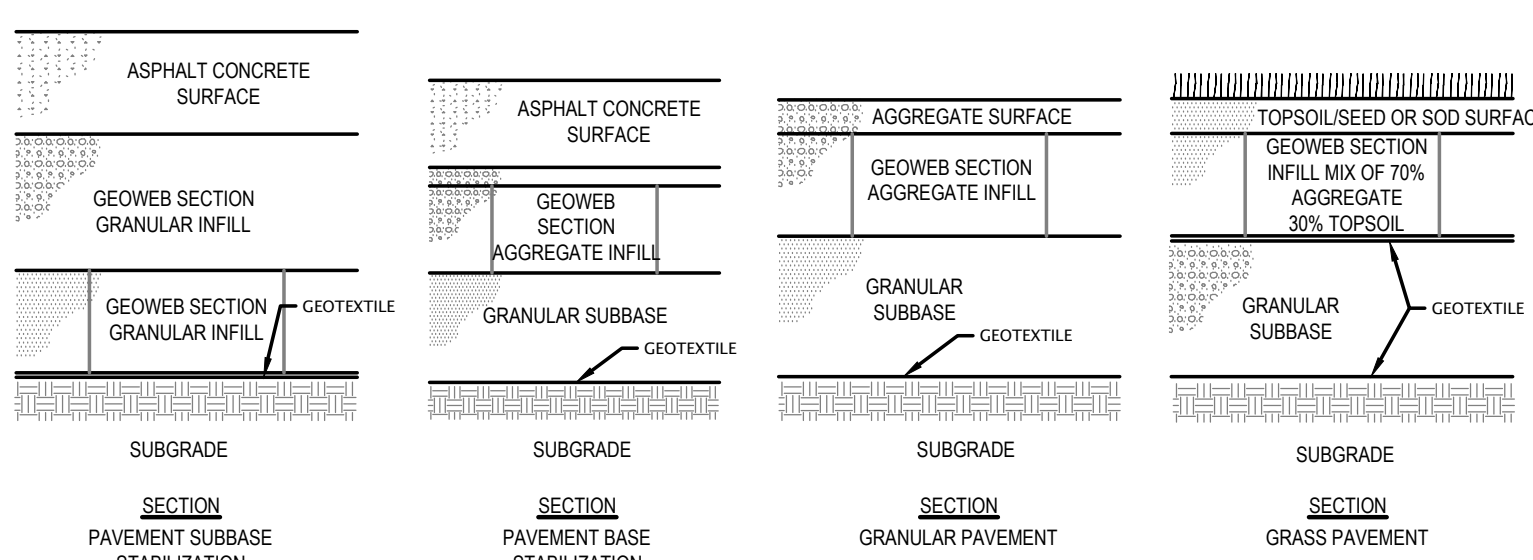
1. THE GEOTEXTILE SHOWN IN THE DETAILS IS OPTIONAL AND BASED ON SITE CONDITIONS.
2. PREPARE THE SUBGRADE AS SHOWN ON THE CONSTRUCTION DRAWINGS.
3. COMPACT THE SOIL TO A MINIMUM 95% STANDARD PROCTOR.
4. VERIFY THAT THE SUBGRADE STRENGTH, IF UNACCEPTABLE, THE SOILS SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE ENGINEER.
5. WHERE REQUIRED, PROVIDE GEOTEXTILE SEPARATION LAYER.
6. WHERE REQUIRED, PLACE AND COMPACT SUBBASE MATERIAL TO A MINIMUM 95% STANDARD PROCTOR.
7. EXPAND THE GEOWEB SECTIONS INTO POSITION AND CONNECT THE END TO END AND INTERLEAF CONNECTIONS WITH ATRA KEYS.
8. PLACE THE SPECIFIED INFILL MATERIAL TO 2 INCHES ABOVE CELL WALLS AND COMPACT TO A MINIMUM 95% STANDARD PROCTOR.
9. PROVIDE ADDITIONAL SURFACE MATERIAL, AS SPECIFIED.



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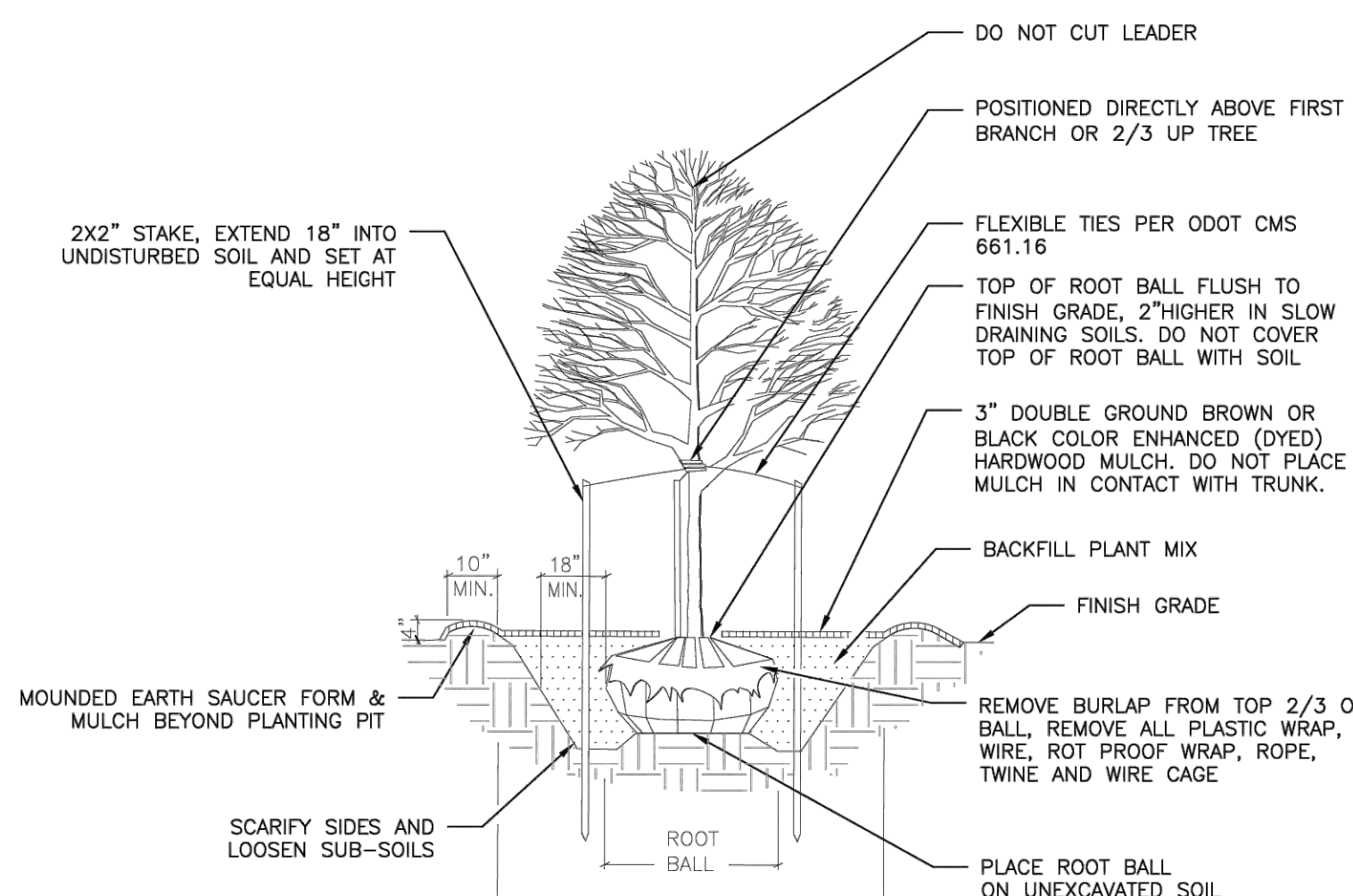


MANUFACTURER'S NOTES

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9. PROVIDE ADDITIONAL SURFACE MATERIAL, AS SPECIFIED.



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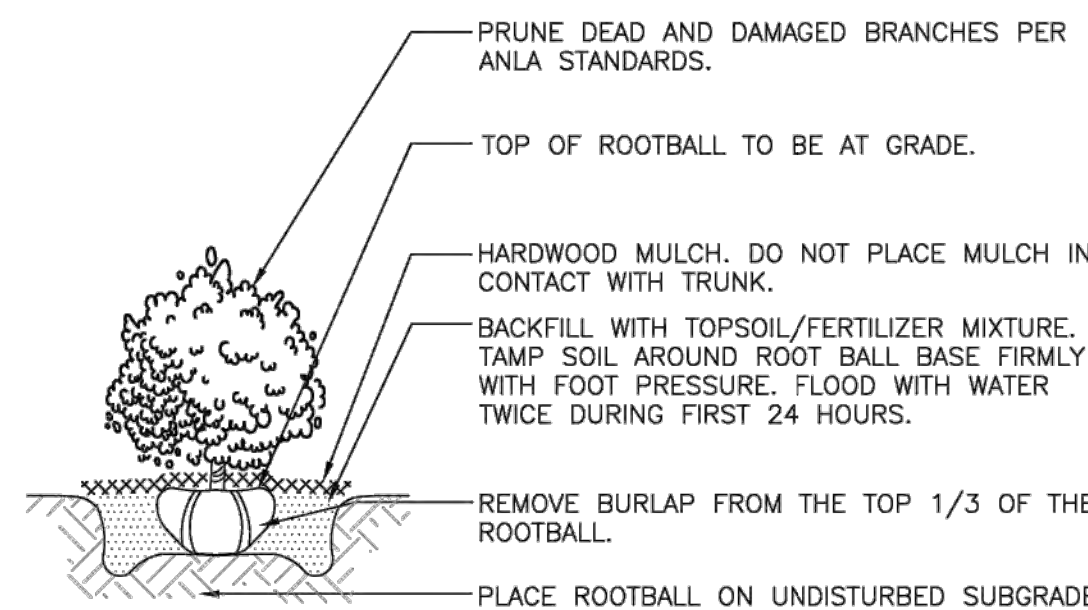


DECIDUOUS TREE PLANTING DETAIL

(NOT TO SCALE)

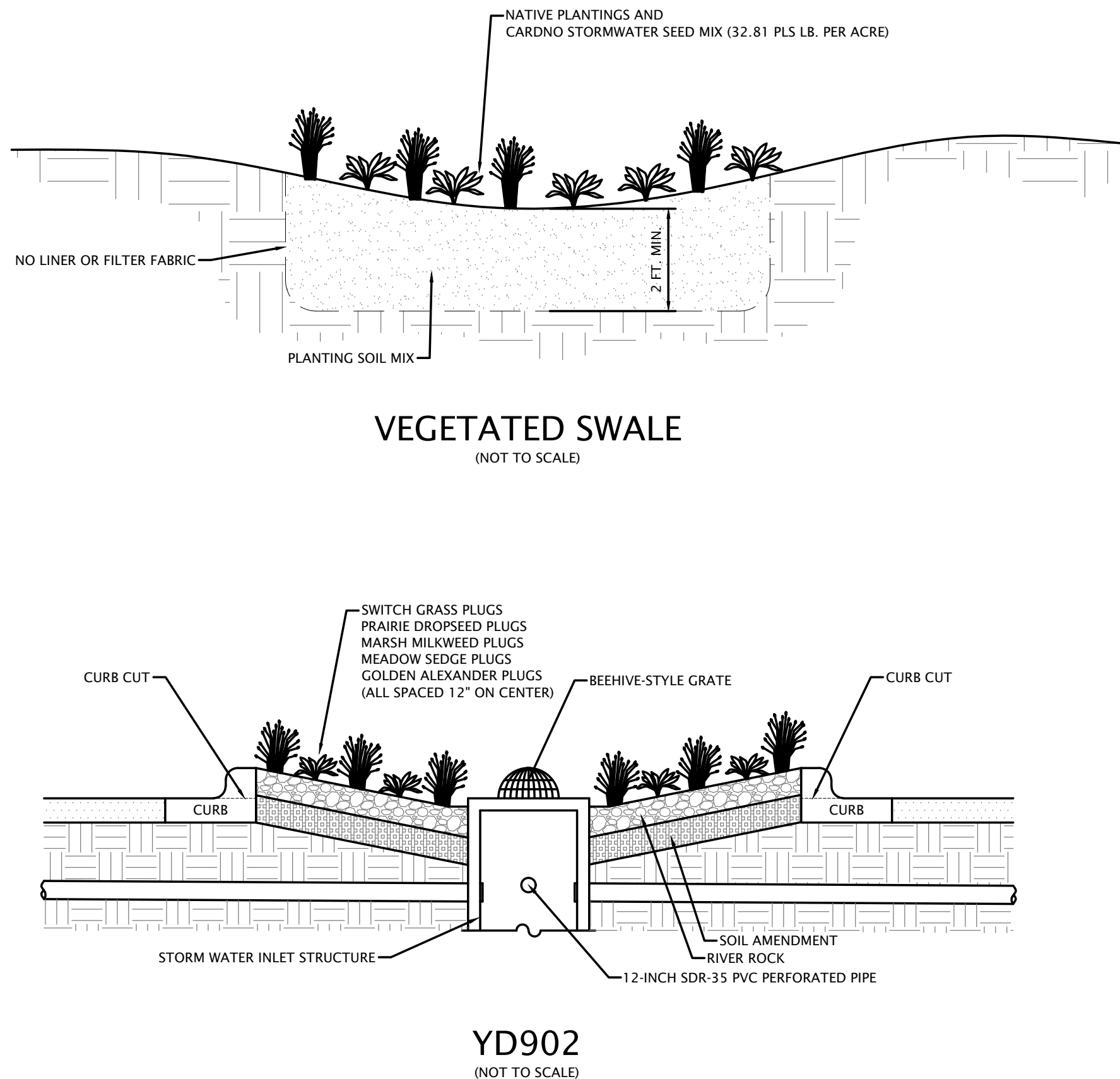
NOTES:

1. TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISH GRADE.
2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.



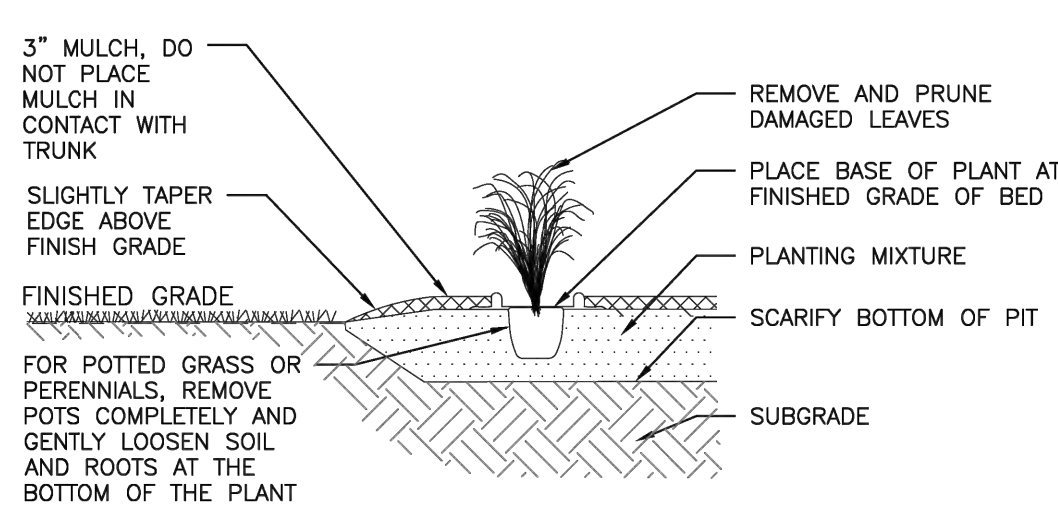
SHRUB PLANTING DETAIL

(NOT TO SCALE)



NOTES:

1. SOIL AMENDMENT SHALL CONSIST OF 50% SAND, 25% TOPSOIL, AND 25% COMPOST.



GRASS AND PERENNIAL PLANTING DETAIL

(NOT TO SCALE)

SEED MIXES		
WETLAND Native Habitat Restoration		
Basic Wetland Basin Mix (WP5)		
5775.00/acre Approximate seed mix weight 53 LB with 151 native seeds/sq.ft. 64.2% Grasses/Sedges/Rushes, 25.7% Forbs		
This mix is intended for sites where soil conditions are unstable and hydrologic conditions fluctuate irregularly. The mix is designed for application in sites with a high disturbance regime such as urban wetlands and detention basins that draw down frequently. This mix contains a large percentage of salt-tolerant, native species adapted to irregular water fluctuations associated with urban stormwater runoff. This mix contains a large percentage of "non-conservative" native species and is designed to act as the first wave of regeneration on disturbed sites or where biodiversity constraints may apply.		
SCIENTIFIC NAME	COMMON NAME	% SEED
GRASSES/SEDGES/RUSHES		
Carex ostenholtzii	Crested Sedge	4.16%
Carex frankii	Frank's Sedge	0.55%
Carex stipata	Stalk Grass Sedge	3.19%
Carex vulpinoidea	Fox Sedge	10.37%
Baccharis palustris	Cresting Spikerush	8.31%
Elymus virginicus	Virginia Wild Rye	1.99%
Juncus effusus	Soft Rush	17.05%
Juncus torreyi	Torrey's Rush	9.70%
Leersia oryzoides	Rice Cut Grass	6.03%
Panicum virgatum	Switch Grass	1.11%
Scirpus atrovirens	Dark Green Bulrush	17.27%
Scirpus cyperinus	Woodgrass	11.96%
Scirpus validus	Softstem Bulrush	8.31%
TOTAL		100%
FORBS		
Alisma subcordatum	Water Plantain	13.76%
Achillea millefolium	Marsh Milfoil	0.79%
Bidens cernua	Hedding Bur	12.61%
Helianthus autumnalis	Common Sunflower	7.19%
Ludwigia alternifolia	Bushy Seedbox	27.50%
Juncus americanus	American Bugleweed	6.88%
Ranunculus sceleratus	Stitchwort	17.40%
Senna hebecarpa	Wild Senna	0.32%
Silphium perfoliatum	Cup Plant	0.17%
Verbena hastata	Blue Vervain	11.80%
Verbena gigantea	Tall Ironweed	1.38%
TOTAL		100%
TEMPORARY COVER GRASSES		
Agrostis alba	Red Top	75.73%
Agrostis alba palustris	Cresting Bent Grass	14.80%
Avena sativa	Seed Oats	9.47%
TOTAL		100%

Heartland Restoration Services, INC.
14921 Hand Road, Fort Wayne, IN 46818 Phone: (260) 489-8511 Fax: (260) 489-8607
Visit us on the web: www.heartlandrestoration.com

SEED MIXES		
PRAIRIE Erosion Control		
Midwestern Prairie Grass Erosion Control Mix (DP2)		
5295.00/acre Approximate seed mix weight 79 LB with 52 native seeds/sq.ft. 17.6% Grasses/Sedges/Rushes, 82.4% Temporary Cover Grasses		
This mix is intended for slopes where rapid soil stabilization is required and where a native grass community is desired. This mix contains a basic mixture of native grass seed and a heavy component of temporary cover grasses.		
SCIENTIFIC NAME	COMMON NAME	% SEED
GRASSES/SEDGES/RUSHES		
Andropogon gerardii	Big Bluestem	16.11%
Elymus canadensis	Canada Wild Rye	21.90%
Elymus virginicus	Virginia Wild Rye	8.98%
Panicum virgatum	Switch Grass	26.50%
Sorghastrum nutans	Indian Grass	26.50%
TOTAL		100%
TEMPORARY COVER GRASSES		
Agrostis alba	Red Top	72.55%
Avena sativa	Seed Oats	6.09%
Lolium multiflorum	Annual Rye Grass	21.40%
TOTAL		100%
Midwestern Tallgrass Prairie Erosion Control Mix with Wildflowers (DP2C)		
5450.00/acre Approximate seed mix weight 81 LB with 73 native seeds/sq.ft. 71.5% Grasses/Sedges/Rushes, 28.5% Forbs		
This mix is intended for slopes where rapid soil stabilization is required. The mix is designed for high visibility areas. By its color to the Prairie Grass Erosion Control Mix (DP2). Like the DP2 mix, this mix contains a heavy component of temporary cover grasses.		
SCIENTIFIC NAME	COMMON NAME	% SEED
GRASSES/SEDGES/RUSHES		
Andropogon gerardii	Big Bluestem	16.11%
Elymus canadensis	Canada Wild Rye	21.90%
Elymus virginicus	Virginia Wild Rye	8.98%
Panicum virgatum	Switch Grass	26.50%
Sorghastrum nutans	Indian Grass	26.50%
TOTAL		100%
FORBS		
Aster novae-angliae	New England Aster	7.50%
Coreopsis lanceolata	Sand Coreopsis	8.85%
Echinacea purpurea	Purple Coneflower	2.34%
Helianthus scaberrimus	False Sunflower	2.93%
Monarda fistulosa	Wild Bergamot	6.28%
Rudbeckia hirta	Black-eyed Susan	19.85%
Rudbeckia hirta	Black-eyed Susan	19.85%
Silphium integrifolium	Roast Veneer	0.68%
Solidago rigida	Stiff Goldenrod	1.98%
Verbena stricta	Hoary Vervain	11.26%
TOTAL		100%
TEMPORARY COVER GRASSES		
Agrostis alba	Red Top	72.55%
Avena sativa	Seed Oats	6.09%
Lolium multiflorum	Annual Rye Grass	21.40%
TOTAL		100%

Heartland Restoration Services, INC.
14921 Hand Road, Fort Wayne, IN 46818 Phone: (260) 489-8511 Fax: (260) 489-8607
Visit us on the web: www.heartlandrestoration.com

DETENTION BASIN SEED MIXES

(NOT TO SCALE)

SHIVEHATTERY
STRUCTURAL STEEL
SEAL

219.476.4400



INISOURCE - NEW OPERATIONS CENTER -
NEW PARIS, IN

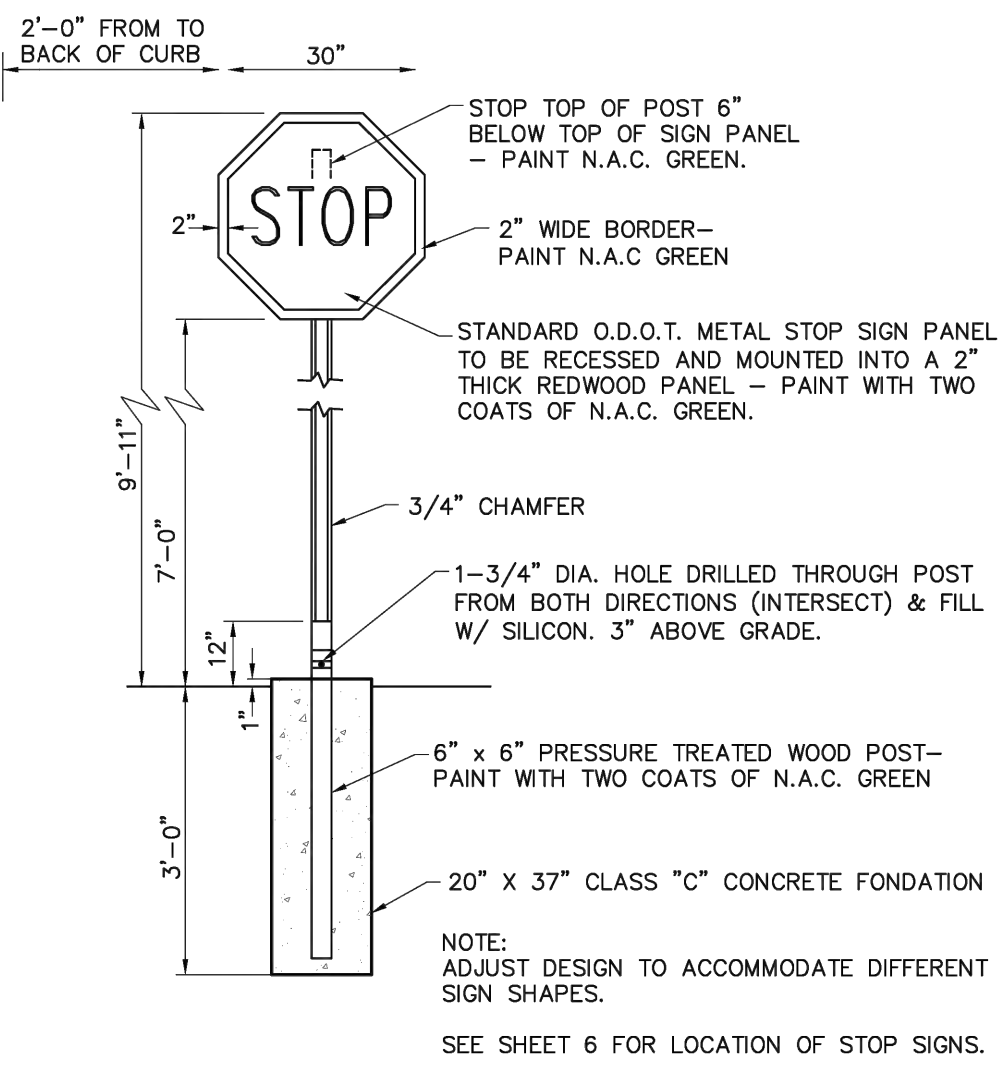
PRELIMINARY
- NOT FOR
CONSTRUCTION

INISOURCE PROJECT NUMBER: 2172203022
NEW PARIS, INDIANA

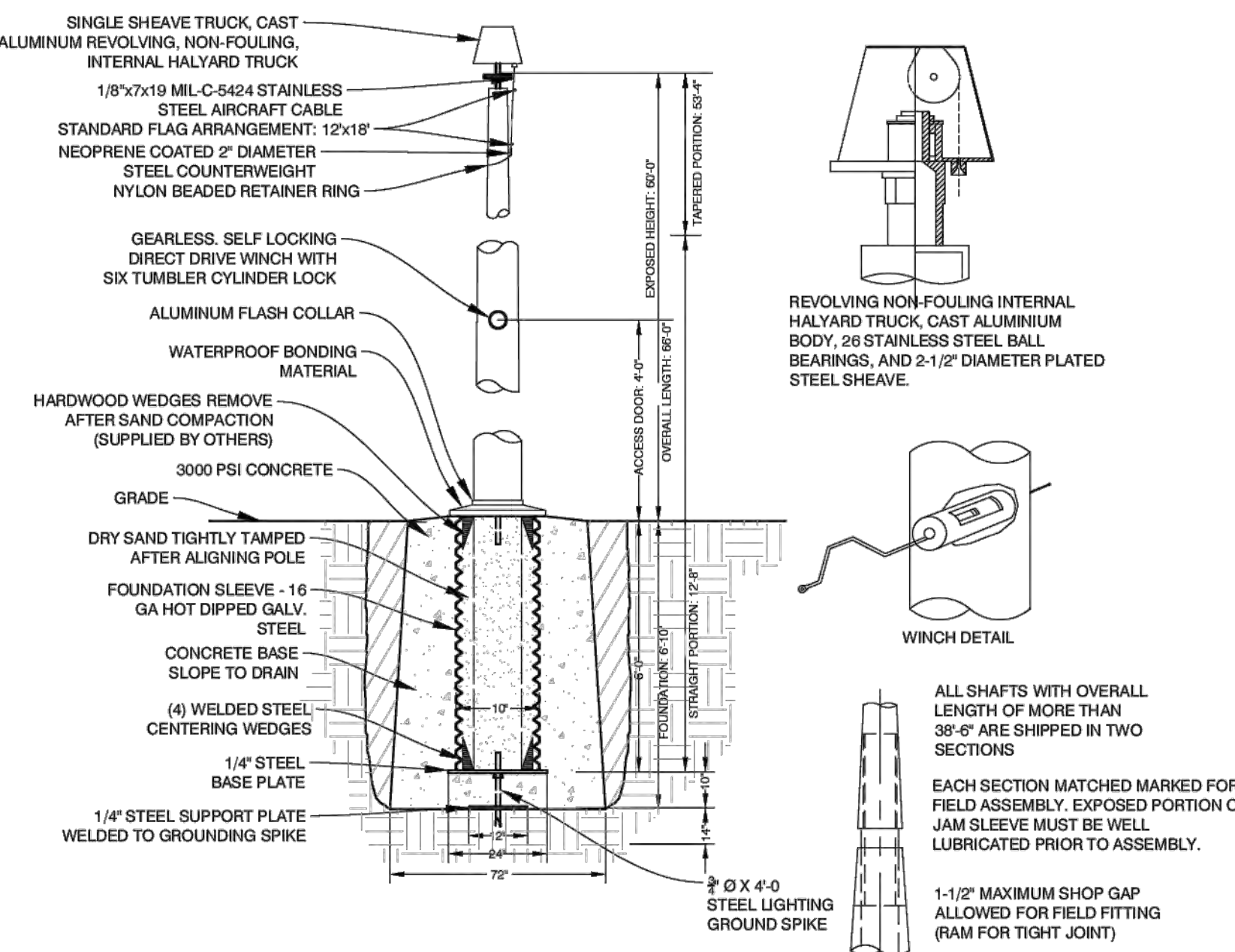
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2172203022	08/27/2025	JD	JD	JD
FIELD BOOK				

STORM SEWER
DETAILS

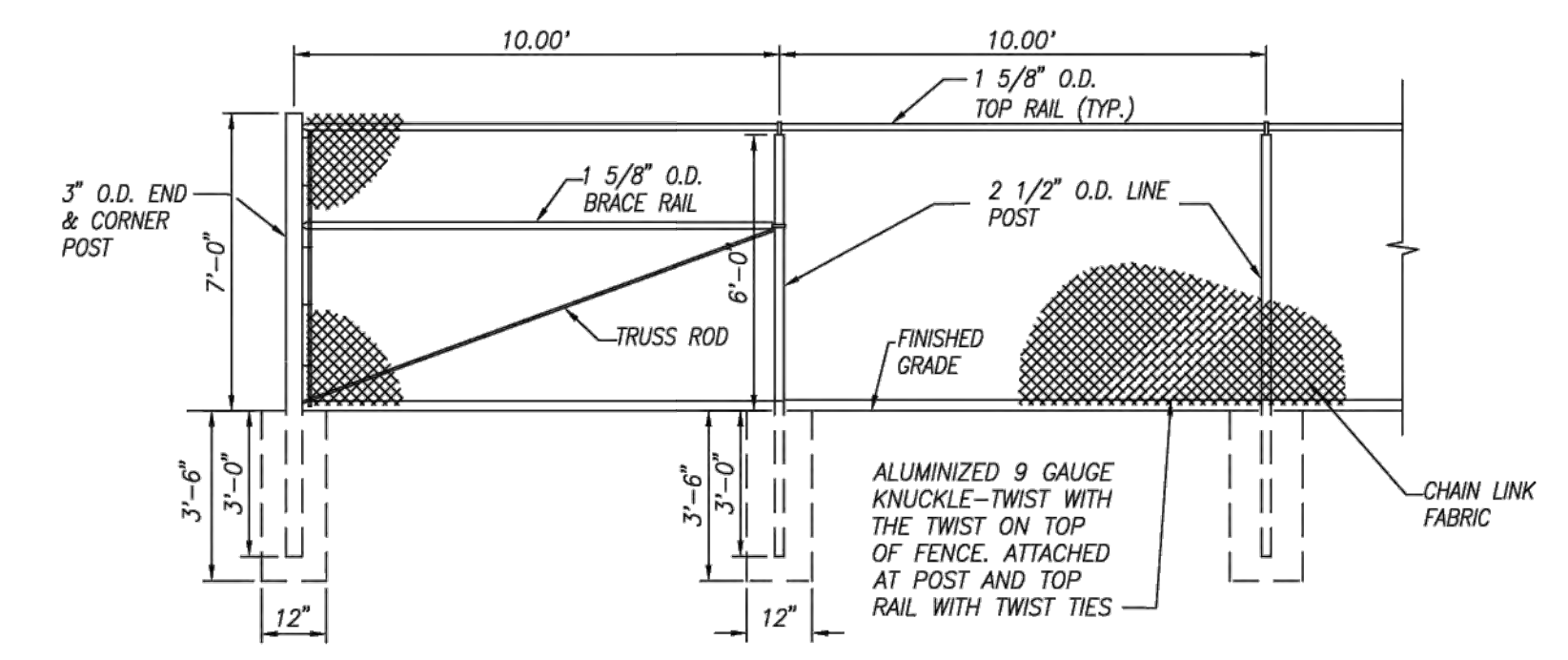
C205



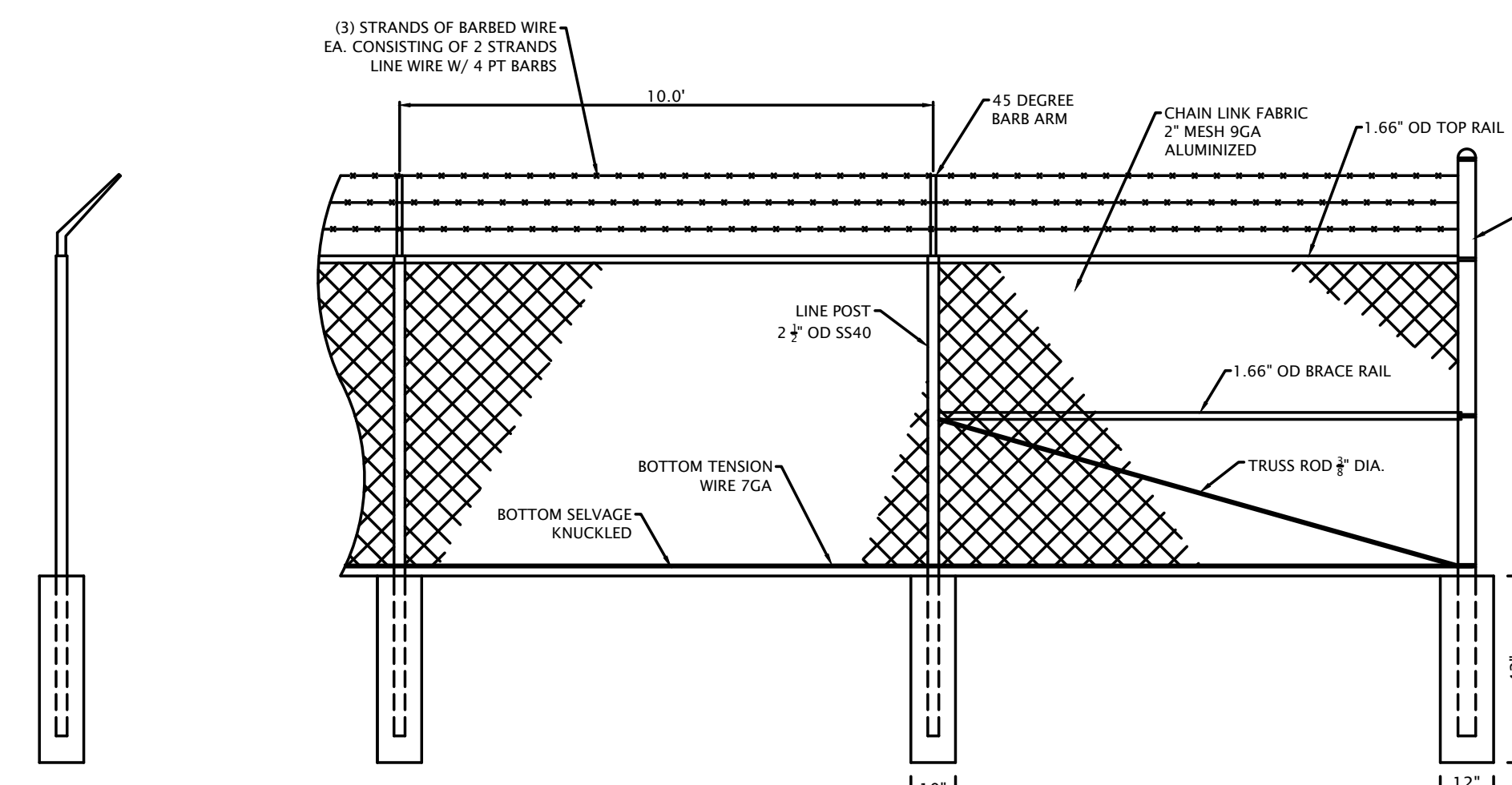
STOP SIGN DETAIL
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FLAGPOLE
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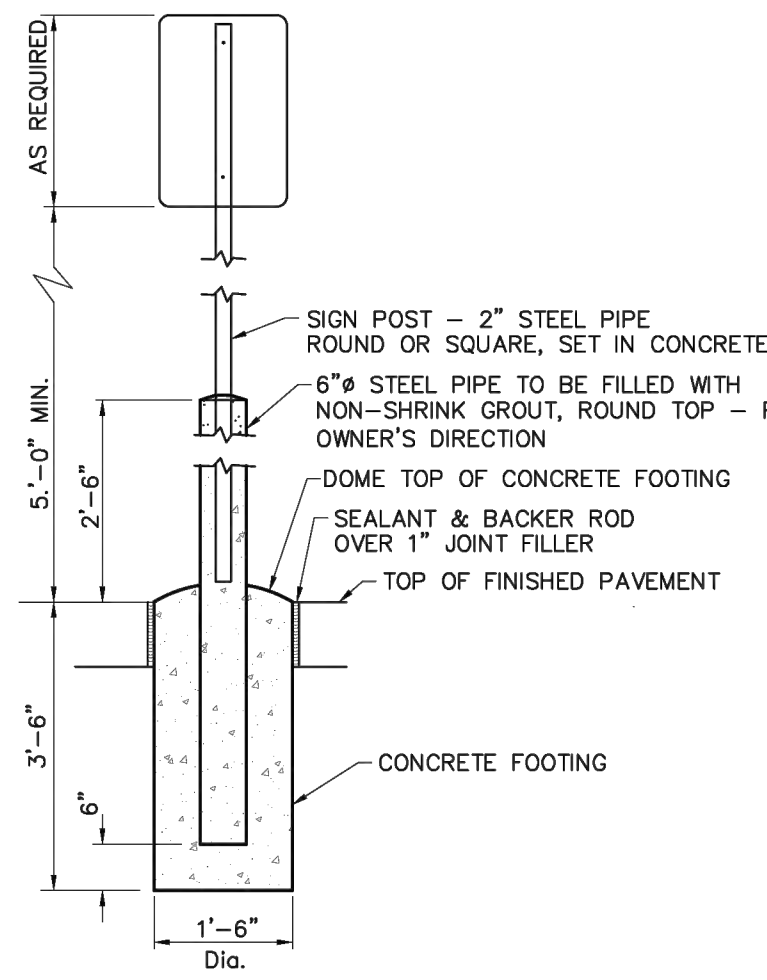


FENCE DETAIL
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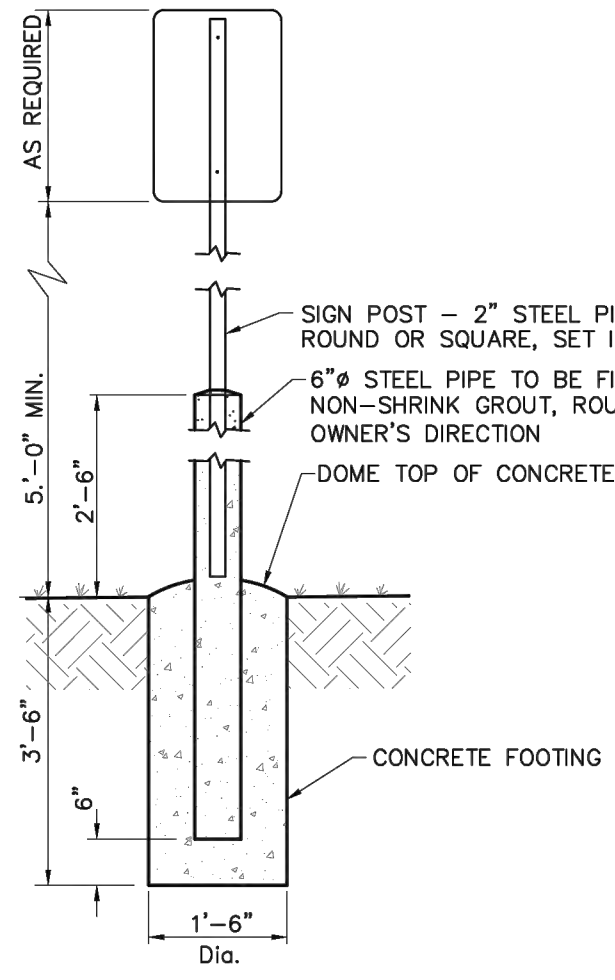


FENCING WITH BARBED WIRE DETAIL
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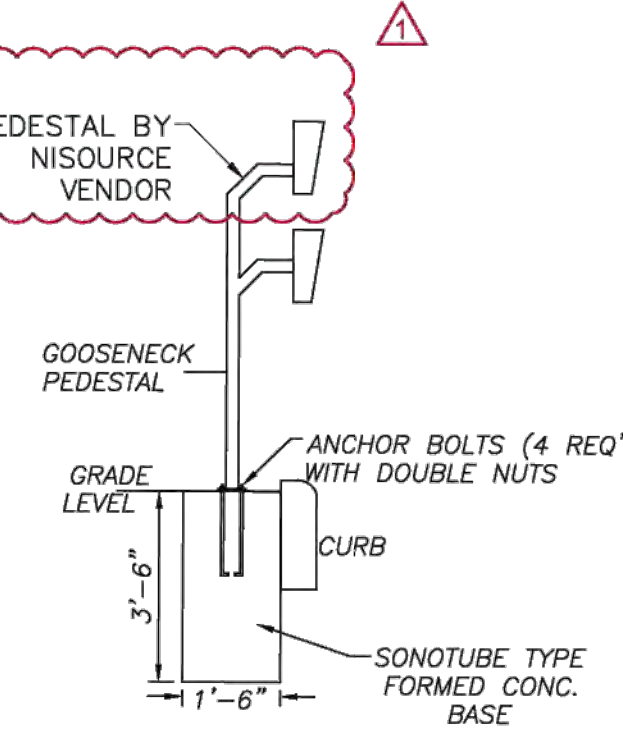
TYPICAL SIGN POST IN PAVEMENT
(NOT TO SCALE)



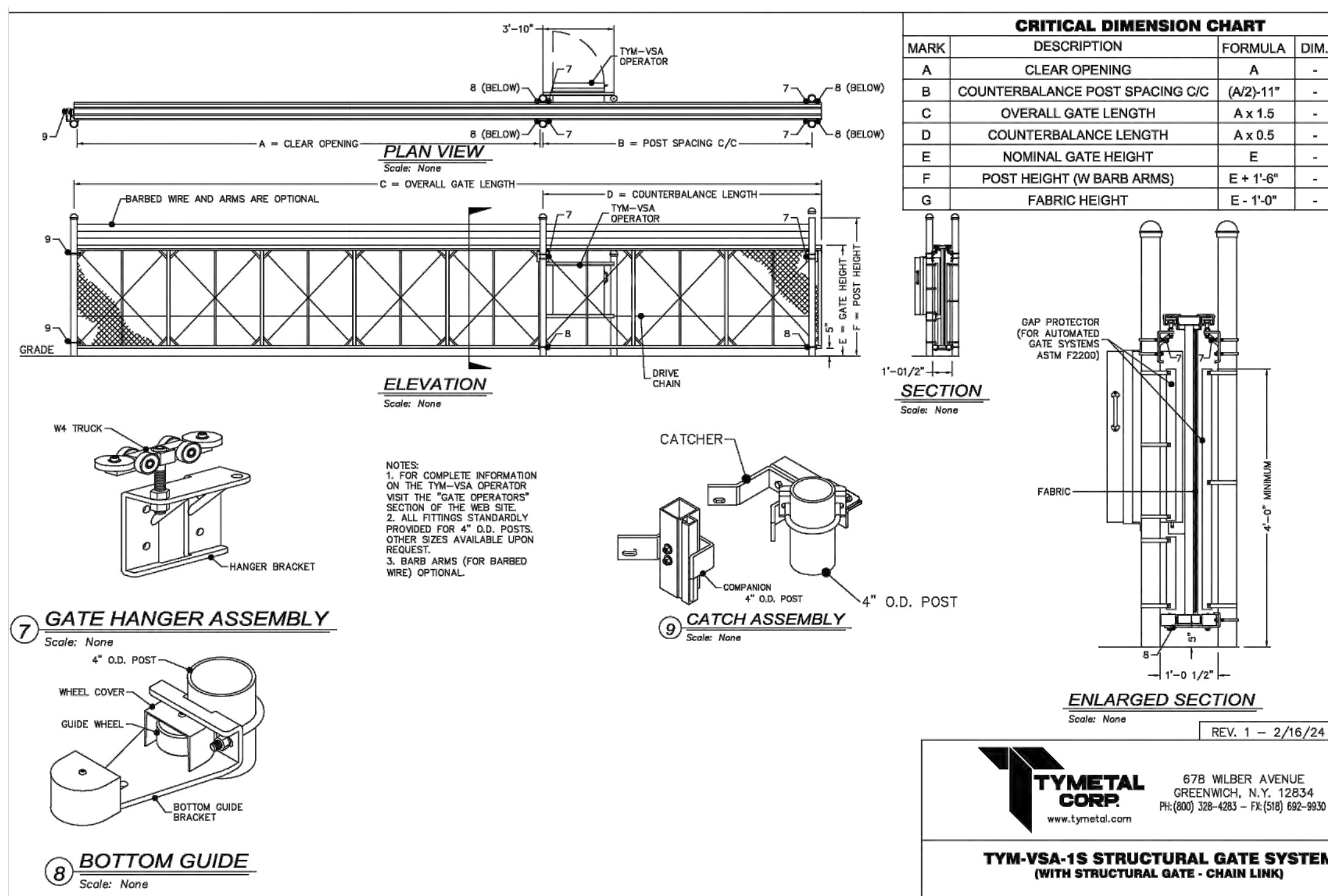
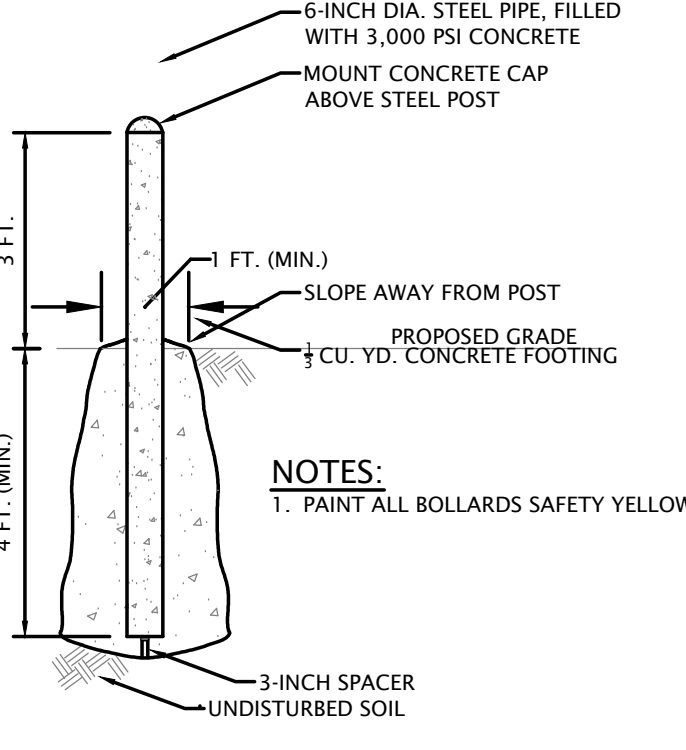
TYPICAL SIGN POST IN GRASS
(NOT TO SCALE)



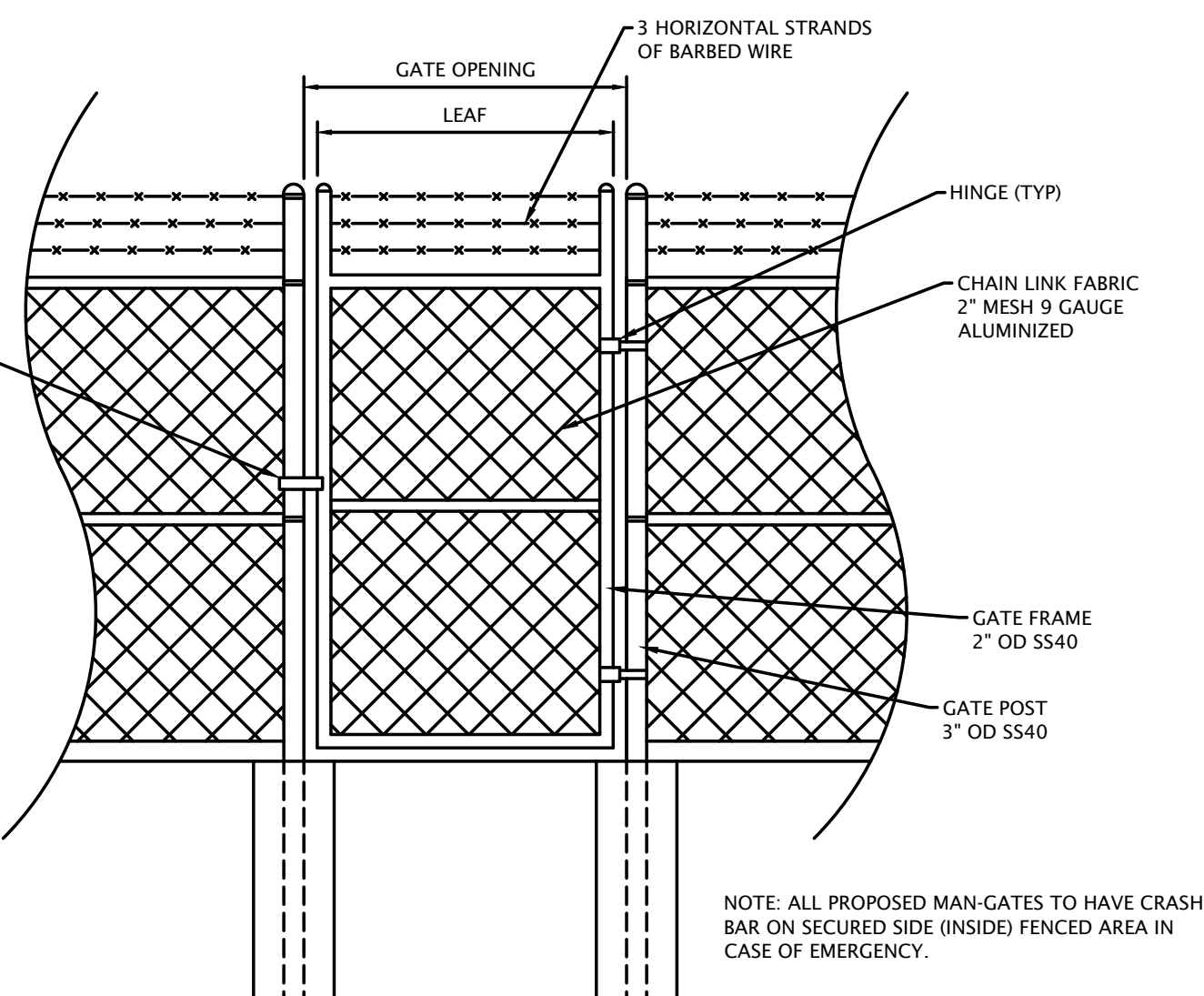
GATE PEDESTAL DETAIL
(NOT TO SCALE)



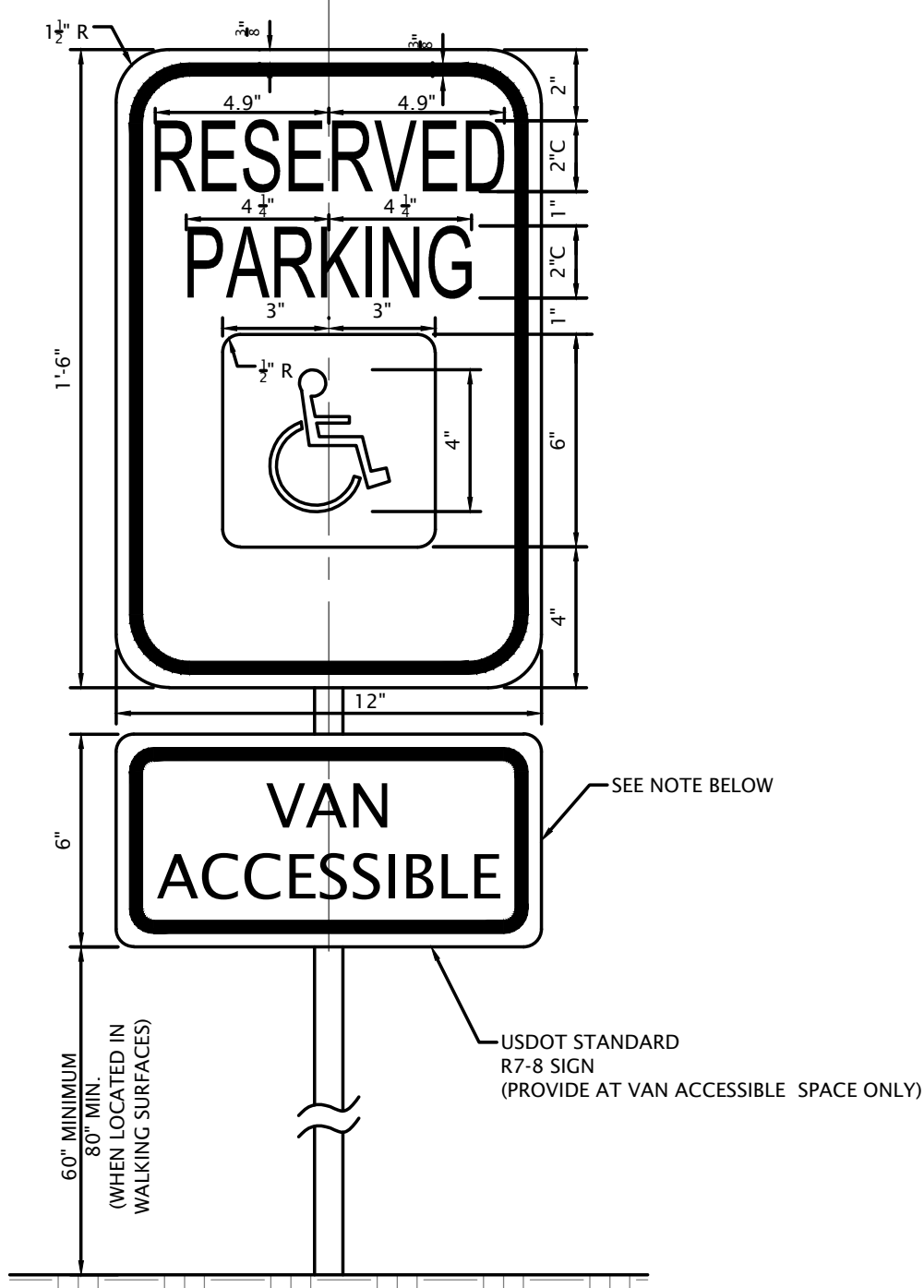
BOLLARD
(NOT TO SCALE)



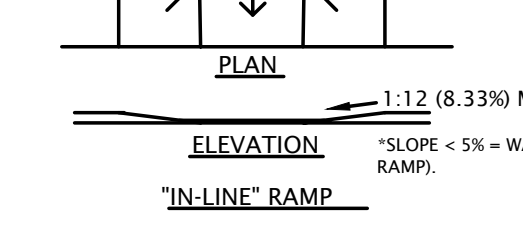
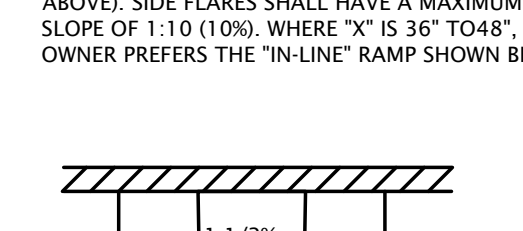
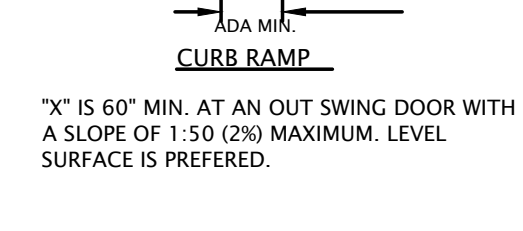
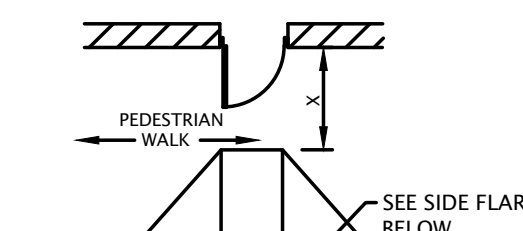
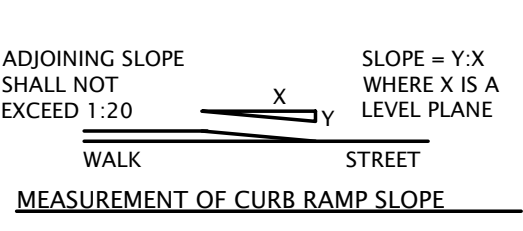
SLIDING GATE DETAIL
(NOT TO SCALE)



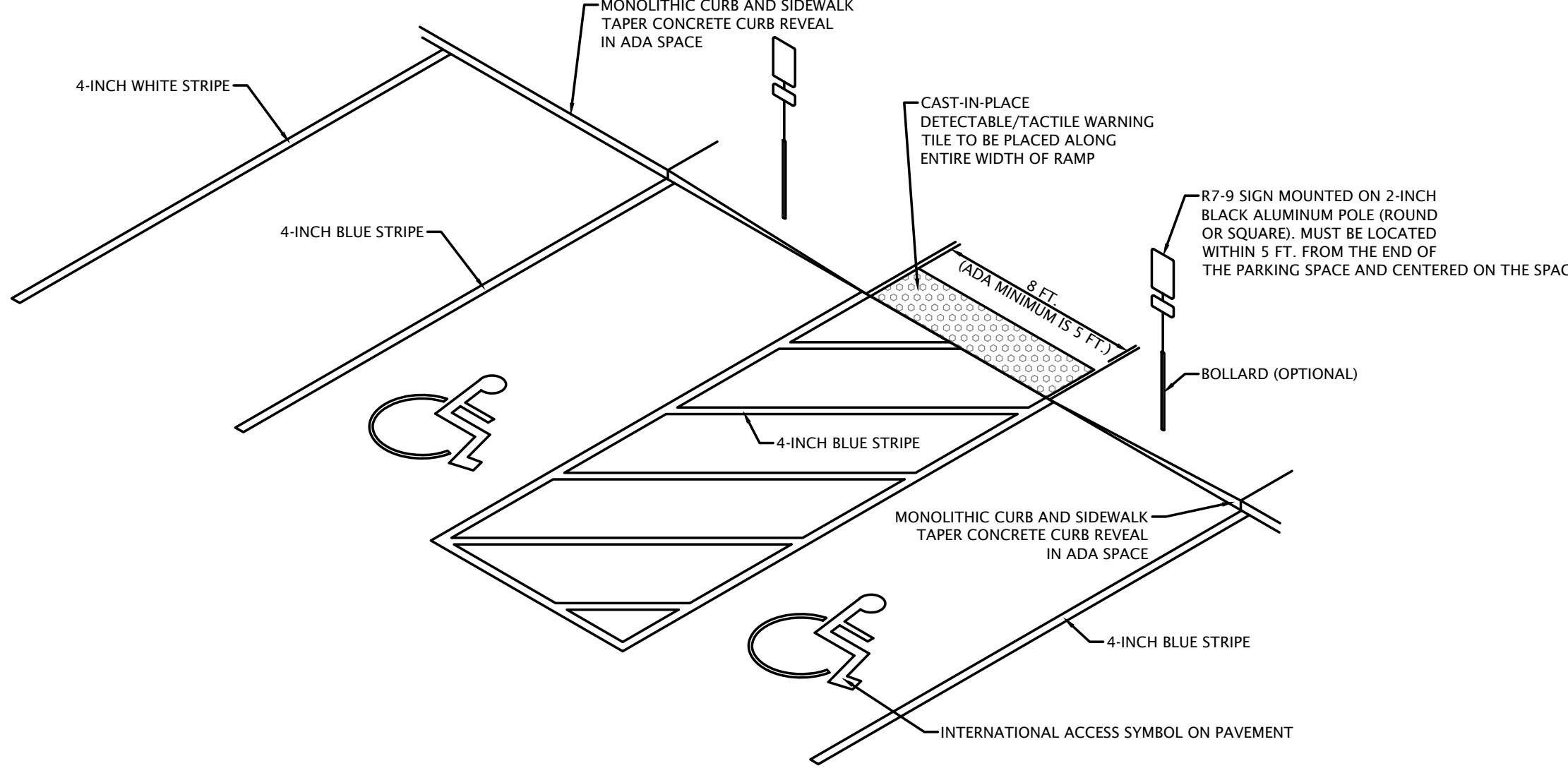
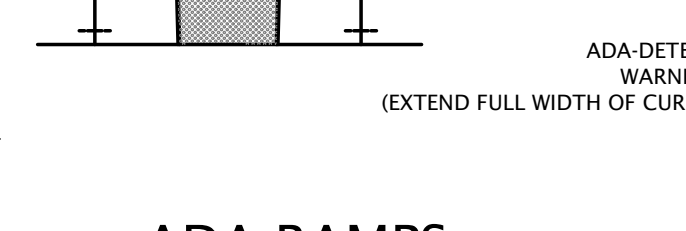
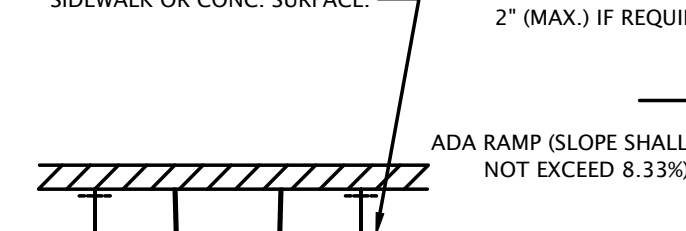
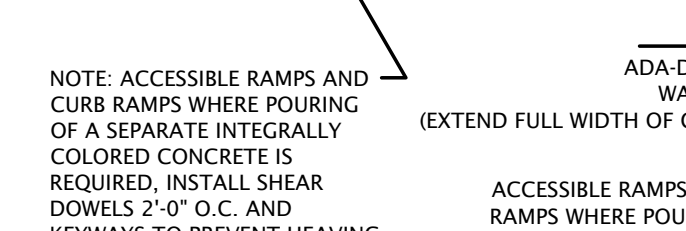
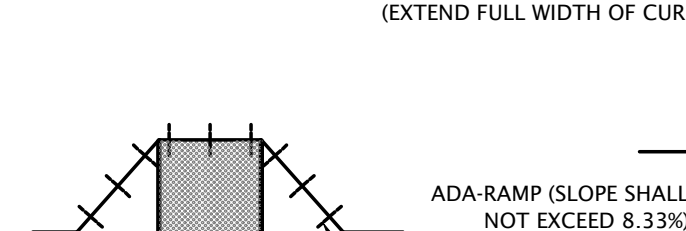
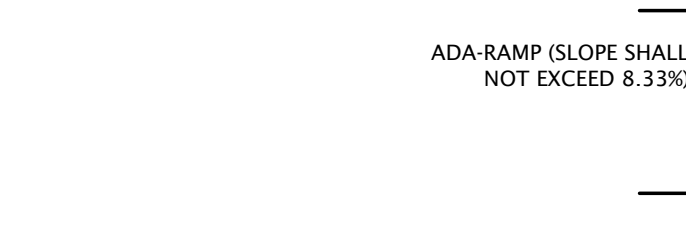
MAN GATE DETAIL
(NOT TO SCALE)



ADA SIGNAGE
(NOT TO SCALE)



ADA RAMPS
(NOT TO SCALE)



TYPICAL ADA PARKING SPACE PLAN
(NOT TO SCALE)

ADA NOTES

A CURB RAMP(S) MUST BE PROVIDED ALONG AN ACCESSIBLE PATH FROM THE PARKING LOT TO OWNERS CURBED SIDEWALK.

A CURB RAMP(S) MUST ALSO BE PROVIDED IN THE PARKING LOT AT ALL INTERMEDIATE AND PERIMETER CURBS ALONG THE ACCESSIBLE ROUTE CONNECTING TO PUBLIC SIDEWALKS.

A RAMP IS ANY SLOPE GREATER THAN 1:20 (5%) AND SHALL HAVE A MAXIMUM SLOPE OF 1:12 (8.33%). THE MAXIMUM SLOPE IS 1" OF RISE PER FOOT OF DISTANCE TRAVELED.

A RAMP SHALL HAVE A DETECTABLE SURFACE IDENTIFYING THE AREA OF THE RAMP. DETECTABLE WARNING STRIPS SHALL BE LOCATED AT THE BEGINNING AND END OF THE RAMP. THE STRIPS SHALL BE 24" WIDE AND 2" HIGH. THE STRIPS SHALL BE LOCATED AT THE BEGINNING AND END OF THE RAMP. THE STRIPS SHALL BE 24" WIDE AND 2" HIGH. THE STRIPS SHALL BE LOCATED AT THE BEGINNING AND END OF THE RAMP. THE STRIPS SHALL BE 24" WIDE AND 2" HIGH.

ADA DETECTABLE WARNING STRIPS SHALL BE A CAST IN PLACE DETECTABLE WARNING STRIP. THE STRIP SHALL BE 24" WIDE AND 2" HIGH. THE STRIP SHALL BE LOCATED AT THE BEGINNING AND END OF THE RAMP. THE STRIP SHALL BE 24" WIDE AND 2" HIGH. THE STRIP SHALL BE LOCATED AT THE BEGINNING AND END OF THE RAMP. THE STRIP SHALL BE 24" WIDE AND 2" HIGH.

THE CLEAR WIDTH OF ANY RAMP MEASURED PERPENDICULAR TO THE PEDESTRIAN TRAVEL DIRECTION IS A MINIMUM OF 36".

THERE ARE LOCAL JURISDICTIONS THAT SPECIFICALLY REQUIRE DETECTABLE WARNING STRIPS ON THE SIDE FLARES OR TOP OF RAMP (CA). THERE ARE LOCAL JURISDICTIONS THAT HAVE REDEFINED DETECTABLE WARNING STRIPS (e.g. EXPOSED CONTRASTING COLOR AGGREGATE, GROOVES IN A PARALLEL OR DIAMOND PATTERN ETC.). ACCESSIBILITY GUIDELINES DEFINED BY LOCAL ORDINANCE SHOULD SUPERSEDE WHEN MORE STRINGENT THAN ADAAG. IN THE ABSENCE OF A DEFINITION, FOLLOW ADAAG.

ACCESSIBLE PARKING-SPACE AND MARKINGS

- PAINTED CROSSWALKS SHALL BE WHITE 18" WIDE STRIPES 6' LONG, SPACED 36" ON CENTER ACROSS THE ENTIRE LENGTH OF THE CROSSWALK.
- PAINT 2" BLACK OUTLINE AROUND ARROWS AND LETTERS IN AREAS OF CONCRETE SURFACE.
- PARKING SPACES ARE TO BE "WHITE" - 4" WIDE STRIPES
- ADA SPACES, ADA MARKING, AND ADA ACCESS SPACE ARE TO BE "BLUE" - 4" WIDE STRIPES.

PAVEMENT MARKINGS

- PAINTED CROSSWALKS SHALL BE WHITE 18" WIDE STRIPES 6' LONG, SPACED 36" ON CENTER ACROSS THE ENTIRE LENGTH OF THE CROSSWALK.
- PAINT 2" BLACK OUTLINE AROUND ARROWS AND LETTERS IN AREAS OF CONCRETE SURFACE.
- PARKING SPACES ARE TO BE "WHITE" - 4" WIDE STRIPES
- ADA SPACES, ADA MARKING, AND ADA ACCESS SPACE ARE TO BE "BLUE" - 4" WIDE STRIPES.

INISOURCE - NEW OPERATIONS CENTER -
NEW PARIS, IN

PRELIMINARY
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CONSTRUCTION

DWG. NO. 2172203022
ISSUED FOR: 08/27/2025
ISSUE DATE: 08/27/2025
PROJECT NUMBER: 2172203022
FIELD BOOK: F-001

CONSTRUCTION
DETAILS

C206

SHIVEHATTERY
SEAL

NIPSCO
A NISOURCE Company

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NEW PARIS, IN

PRELIMINARY
- NOT FOR
CONSTRUCTION

DWG. NO. 2172203022
ISSUED FOR: 08/27/2025
ISSUE DATE: 08/27/2025
PROJECT NUMBER: 2172203022
FIELD BOOK: F-001

CONSTRUCTION
DETAILS

C206

A horizontal line with a vertical tick mark in the center. The left segment is labeled 'A' and the right segment is labeled 'B'.

[illegible]

BASE DETAIL

Item No.	Bolt Circle Dia.	Min. Base Size "W"	Base Thk. "T"	Bolt Projection	Anchor Bolt Set	Notes
1	8.00	9.581	0.43	2.88 - 3.38	AB-26-4	
2	11.00	11.25	0.50	3.00 - 3.50	AB-26-4	
3	12.50	12.25	0.63	3.50 - 4.00	AB-27-4	

4.25 2.25

DRILL PATTERN
"MG3"

4.00 2.25

DRILL PATTERN
"W5"

4.00 2.25

DRILL PATTERN
"K8"

LED PARKING LOT
LIGHT FIXTURE - SEE
CONSULTANT
PROVIDED
PHOTOMETRIC

3/4" Ø X 10'-0"
LONG COPPER
CLAD GROUND
ROD

GROUND WIRE

PROVIDE 1/4"
PREFORMED JOINT
FILLER WHEN SLAB
ABUTS POLE BASE (TYP.)

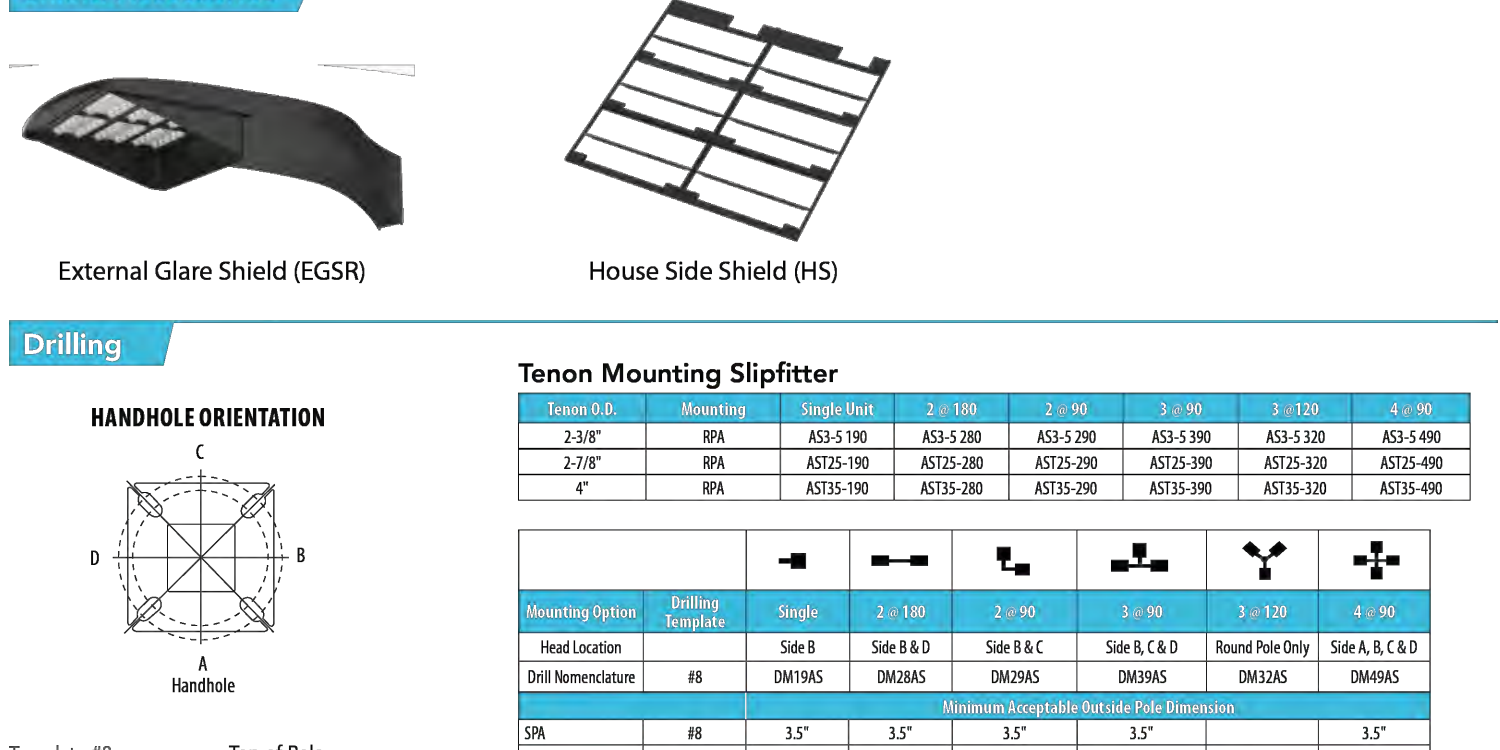
CONCRETE BASE

#5 VERT. REINF.
BARS (6 REQUIRED)

#3 TIES @ 1'-0"
O.C.

20" DIA.

PARKING LIGHT POST DETAIL
(NOT TO SCALE)



RX181 Area Luminaires - EPA

The technical drawing shows two views of the luminaire:

- Top View:** A square fixture with a width of 181mm. Mounting holes are spaced at 152mm from the center.
- Side View:** Shows the luminaire's profile with a height of 102mm. The mounting arm has a length of 152mm. The luminaire body has a diameter of 152mm.

Notes:

- For aluminum poles 2.50 m or higher beams
- 0.50x0.75
- 0.50x1.00
- 0.50x1.25
- 0.50x1.50
- 0.50x1.75
- 0.50x2.00
- 0.50x2.25
- 0.50x2.50
- 0.50x2.75
- 0.50x3.00
- 0.50x3.25
- 0.50x3.50
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- 0.50x4.00
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- 0.50x4.75
- 0.50x5.00
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- 0.50x5.50
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- 0.50x11.00
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- 0.50x60.25
- 0.50x60.50
- 0.50x60.75
- 0.50x61.00
- 0.50x61.25
- 0.50x61.50
- 0.



HOLOPHANE®
LEADER IN LIGHTING SOLUTIONS

HLWPC2
Wallpack® Full Cutoff LED



Features

- Heavy grade A300 copper
- Exterior parts are powder coated
- 10K, thermostat power sensitive to conserve energy
- Mounts to a standard wall
- Wet location listed
- IP65 and housing
- V-0 rated thermoplastic on top, accepts 1/2" x 1/2" threaded plug
- V-0 flame retardant
- Vibration tested to 10g

Benefits

- Certified by UL as Class C
- Rated for -40°C (+40°C)
- Programmable dimmer
- Available in 120/277V
- Standard: 3000, 4000, 5000K
- Options: -80, 0, 21, 31, 41
- Internally mounted heat sink and temperature sensor
- (867), available with DALI (CC compliant)

• Standard surge protection
 • Optional surge protection
 • Light engine housing
 • Acoustic optical system
 • Type V-E (energy), MA
 • Asymmetric

The technical drawing shows two views of the V-E 1554 speaker. The top view is a front elevation showing a rectangular grille with vertical slats and a width dimension of 1554. The bottom view is a side elevation showing the speaker's profile, including a circular driver and a height dimension of 238.

Technical drawing of the Acuity Brands LED light fixture. The side view shows a rectangular fixture with a width of 11.53 inches and a height of 1.5 inches. The top view shows a rectangular fixture with a width of 11.53 inches and a depth of 1.5 inches. The fixture is labeled "BACK BOX" on the side view. The drawing is labeled "E" at the bottom.

FAO Dimming Settings			LED Color Temperature / Color Rendering Multipliers					
Dimmer Presets	Warm	Neutral	3000K		4000K		5000K	
			Lumen Multiplier	Availability	Lumen Multiplier	Availability	Lumen Multiplier	Availability
1	100%	100%	1000K	102%	Standard	92%	Extended lead time	71%
2	95%	95%	4000K	100%	Standard	92%	Extended lead time	67%
3	90%	90%	3000K	100%	Standard	90%	Extended lead time	63%
4	85%	85%	3000K	96%	Standard	87%	Extended lead time	61%
5	80%	80%	2000K	94%	Standard	85%	Extended lead time	57%
6	75%	75%						
7	70%	70%						
8	65%	65%						
9	60%	60%						
10	55%	55%						
11	50%	50%						
12	45%	45%						
13	40%	40%						
14	35%	35%						
15	30%	30%						
16	25%	25%						
17	20%	20%						
18	15%	15%						
19	10%	10%						
20	5%	5%						

*Note: Calculated value is based on original preprogrammed product data. When calculating new value for given LED product, we maintain a 10% margin for safety. Input and output values are rounded up by percentage. Input and specification sheet input values and lumens by type.

*Note: Some LED types are not available for a special request. Contact Technical Support for more information.

TS or similar on DMS	homo, winded in the drive housing, thus effectively triggering the light signal.	independently wind DMS	0-70 RPM
Induced magnetism by 1500 Gauss current	Induced magnetism by 1500 Gauss current, resulting in 1500 Gauss		Can be operated magnetically locked. Consider right side as a cost efficient solution.
FDS or FDS	Two back photoresistors	Single back photoresist on an LED. The other photoresist reads such as LED	Pin 6 is 6 drawing leads on Pin 6 and 8 is 8 drawing leads. Consider use with other sensors that need 0-10 V
FS	Motion sensor with integral photoresist, to sense rotation in the FDS viewing light.	Acuity Green LED	Pin 6 is 6 drawing leads on Pin 6 and 8 is 8 drawing leads. Consider use with other sensors that need 0-10 V
MCN20 PDS	Light of motion sensor with motion sensor, photoresist and motion sensor.	Acuity Green LED	Pin 6 is 6 drawing leads on Pin 6 and 8 is 8 drawing leads. Consider use with other sensors that need 0-10 V
BLR or BLR	Integrated light sensor that allows a small current to switch at light angles 10% or 15% light angle	Acuity Green LED	Pin 6 is 6 drawing leads on Pin 6 and 8 is 8 drawing leads. Consider use with other sensors that need 0-10 V

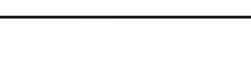


COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30013 • Phone: 1-800-755-7827 (TSP) • www.lithonia.com

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DATA LED
Rev. 05/2015
Page 6 of 10



NEW

HLWPC2

Wallpack[®] Full Cutoff LED

Features

- Aluminum (aluminum with <1% zinc) die-cast
- Protected by a zinc-nickel epoxy Durable coating that provides superior resistance to weathering
- Light tight
- "Sinks" 14 W/107° per side and "conduct" ambient on each side
- 100% RoHS compliant
- Minimum ambient air driven with 3-1/2" control leads 100-500/100-1000/100-1400/500/100-1400/500/100-1400
- 2000K to 7000K CRI
- 3000K and 2000K CRI
- 3000K epoxy battery back for operation at temperatures up to 475°F (246°C)
- 100% 70 performance packages

Options

- Field adjustable output (AO)
- Butting hole photometric (IEC)
- Motion sensor & ambient photometric combination (on 8-1/2" (M24) and high 15-7/8" (M28) sizes)

Certification and Standards

- Lumeninaire is CSA tested, US Canada
- Suitable for operation in an ambient temperature up to 400/404° F (204° C) or CSA certification
- Design listed, Conservelec® DQC qualified product. All versions of this product may be UL qualified. Please check with your LED Products Ltd. or www.wallpackled.com/US for qualification versions are qualified.
- UL 875, 796
- The proposed LED Lumen Maintenance shall be based only on LM-79 and LM-80 and TM-21

Warranty

- 5 year limited warranty. This is the only warranty provided and no other statements in this specification shall create any warranty of any kind. All other options and implied warranties are voided.
- All products are covered by a limited warranty.
- For more information visit www.wallpackled.com/warranty/terms-and-conditions

ORDERING INFORMATION

Series	Lumen Package	Color Temperature	Voltage
HLWPC2	Wallpack Full Cutoff LED	1100° Package 10K - 1300°lm 50K - 5400°lm	AMB - TruckAnchor 12K - 1300° C/12V 50K - 1300° C/12V
	210° Package 30K - 3600°lm 50K - 5400°lm	12K - 1300° C/12V 50K - 1300° C/12V	100 130v/10v 200 240v/10v 277 277v/10v 347 347v/10v 480 480v/10v
	110° Package 50K - 5400°lm	50K - 1300° C/12V	HOULT 3480v/10v MOULT 120-277v/10v

(Hortelac Lumen, 4200K)

Note: Actual performance may differ as a result of end-use environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.

60 rated
lum), 0.1 rectangular B/W (wide)

2 Independent Circuits

Control	Module Sensor Options
MASH	Module / Ambient Sensor, 8-10° Mounting Height / Ambient Sensor Enabled at 1 °C
MASH	Module / Ambient Sensor, 15-30° Mounting Height / Ambient Sensor Enabled at 1 °C

Options Location

Module/Ambient Sensor mount options for Low (8-15°) (MASH) and Height (15-30°) (MASH) applications

3/4" x 3/4" THREADED PAINTED PLUG (3/4" - 14 NPT)

N.E.M. & Twisslock Receptacle P3 and P7 Options, P7 Shown



219.476, 400

1

SEAL

SHIVEPIATTERY
RECONSTRUCTION CORPORATION

H

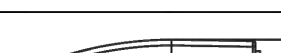
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IA

Example: HLWP2C P20 40R AS T3M B2SD		
Type	Color	CR1
T25 Type 2 Short	B2SDP Black	Black 70-CH-STD
T26 Type 2 Medium	B2SDP Black	Black 80-CH
T35 Type 3 Short	C2SDP Gray	
T36 Type 3 Medium	B2SDP White	
T46 Type 4 Short		
T51M Forward Thru		
ASDP Asymmetric		
CR1P Offuse		
S2SDP Symmetric		
CR1P Offuse		

Safety Option 104 Integral Emergency Battery 79 Targeted Protection Hardware Severe Protection Option - 200K/170k in Standard 105 100K/170k Severe Protection, in place of 200K/170K		
	5.14	
103 or MASH		
	5.51	

Button Style Photocontrol - PE Option

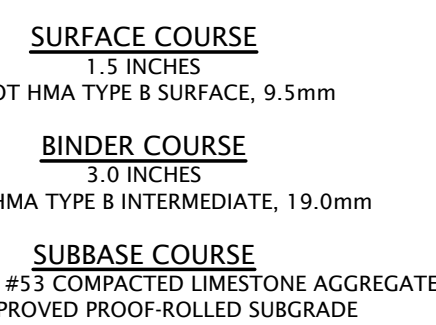
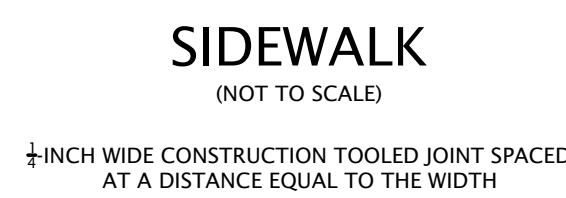
Button Style Photocontrol

6

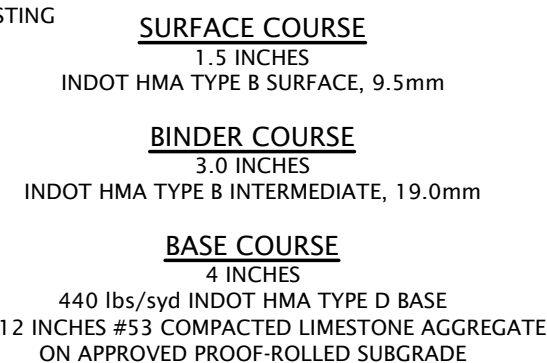
LIGHTING
DETAILS

C207

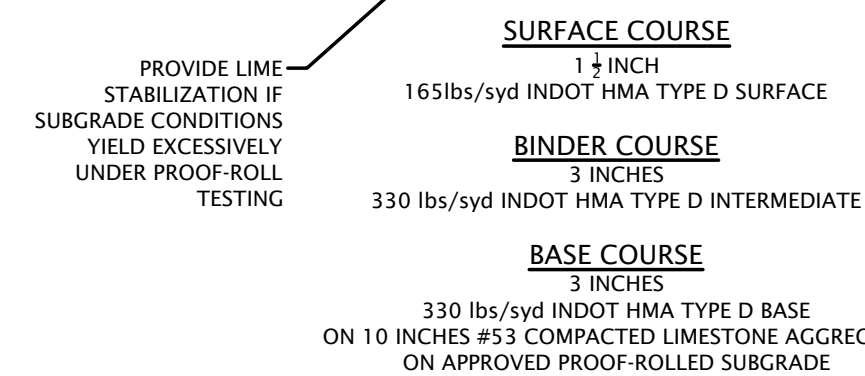
1. PROVIDE 1/2-INCH EXPANSION JOINT CONFORMING TO ASTM D-1751
ADJACENT TO CURBS, DRIVEWAYS, STEPS, WALLS AND ACROSS
THE SIDEWALK AT A DISTANCE NOT TO EXCEED 40 FEET.
2. EXTEND EXPANSION JOINT MATERIAL FULL DEPTH OF THE SLAB.
3. PROVIDE TOoled "V-GROOVE" CONTROL JOINT SPACED AT A
DISTANCE EQUAL TO THE WIDTH OF THE WALK BUT NOT OVER 10
FEET APART, OR AS SPECIFIED ON THE SITE PLAN.
4. CONCRETE SHALL BE CLASS "A" & 4,000 PSI IN 28 DAYS; MEETING
THE REQUIREMENTS OF THE MOST RECENT INDOT STANDARD
SPECIFICATIONS MANUAL.
5. ALL CONCRETE PLANT WORK SHALL BE REINFORCED WIRE MESH
6"x6" x 10/10 GAUGE.



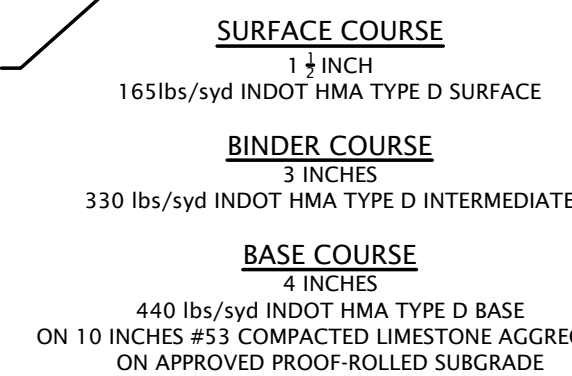
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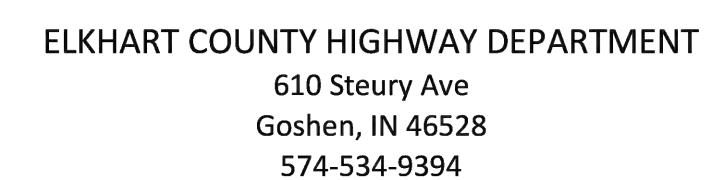


- CROSS SECTION
(NOT TO SCALE)



CROSS SECTION
(NOT TO SCALE)

BY:



THE ELKHART COUNTY HIGHWAY DEPARTMENT
STREET STANDARDS SHALL BE CONSIDERED PART OF
THE CONTRACT DOCUMENTS



Numbers are correct as of 9/1/10. Elkhart County is not responsible for any number changes after 9/1/10.

FIG.17



EROSION CONTROL MEASURES CHEMICAL STABILIZATION

MATERIAL: SOFT Pliable MATTING SUCH AS JUTE, COIR OR BURLAP, APPLIED POLYMER SYSTEMS, "SILT STOP" DRY POWDER (OR APPROVED EQUAL).

COVERAGE: "SILT STOP" DRY POWDER IS A SOIL-SPECIFIC MATERIAL. A SOIL SAMPLE MUST BE SUBMITTED TO THE MANUFACTURER TO DETERMINE PROPER APPLICATION RATES.

INSTALLATION:

1. PREPARE THE SITE BY FILLING IN GULLIES, RILLS AND LOW SPOTS.
2. APPLY "SILT STOP" POWDER (DRY) OVER DRY GROUND WITH A SEED/FERTILIZER SPREADER.
3. SELECT THE TYPE AND WEIGHT OF EROSION CONTROL BLANKET TO FIT THE SITE CONDITIONS (E.G. SLOPE, CHANNEL AND FLOW VELOCITY).

MAINTENANCE:

1. DURING VEGETATIVE ESTABLISHMENT, INSPECT AFTER STORM EVENTS FOR ANY EROSION.
2. IF ANY AREA SHOWS EROSION, REPAIR THE GRADE AND REAPPLY "SILT STOP" POWDER AND RE-LAY AND STAPLE THE BLANKET.
3. AFTER VEGETATIVE ESTABLISHMENT, CHECK THE TREATED AREA PERIODICALLY.

GEOTEXTILES

MATERIAL: NORTH AMERICAN GREEN - SC 150 or DS 150 BLANKET
SC 150 WHEN PLACEMENT OCCURS IN THE FALL/WINTER AND WHEN DURABILITY IS REQUIRED
DS 150 DEGRADES MORE RAPIDLY, ALLOWING FOR SOONER MOWING OF THE STABILIZED AREA

EROSION CONTROL BLANKET (SURFACE-APPLIED)

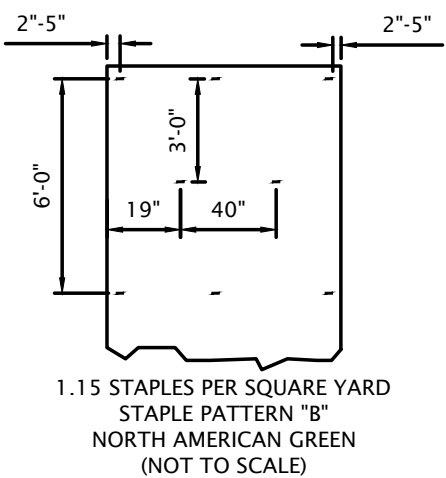
ANCHORING: STAPLES AS RECOMMENDED BY THE MANUFACTURER. FOR NORTH AMERICAN GREEN, USE STAPLE PATTERN "B". SEE CHART BELOW.

INSTALLATION:

1. SELECT THE TYPE AND WEIGHT OF EROSION CONTROL BLANKET TO FIT THE SITE CONDITIONS (E.G. SLOPE, CHANNEL, FLOW VELOCITY).
2. INSTALL ANY PRACTICES NEEDED TO CONTROL EROSION AND RUNOFF, SUCH AS TEMPORARY OR PERMANENT DIVERSION, SEDIMENT BASIN OR TRAP, SILT FENCE, AND/OR STRAW BALE DAM.
3. GRADE THE SITE AS SPECIFIED IN THE CONSTRUCTION PLAN.
4. ADD TOPSOIL WHERE APPROPRIATE.
5. PREPARE THE SEEDBED, FERTILIZE (AND LIME IF NEEDED) AND SEED THE AREA IMMEDIATELY AFTER GRADING.
6. FOLLOW MANUFACTURER'S DIRECTIONS AND LAY THE BLANKETS ON THE SEEDBED AREA SUCH THAT THEY ARE IN CONTINUOUS CONTACT WITH THE SOIL AND THAT THE UPSLOPE OR UPSLOPE ONS OVERLAP THE LOWER ONES BY AT LEAST 8 INCHES.
7. TUCK THE UPPEMOST EDGE OF THE UPPER BLANKETS INTO A CHECK SLOT (SLIT TRENCH), BACKFILL WITH SOIL, AND TAMP DOWN.
8. ANCHOR THE BLANKETS AS SPECIFIED BY THE MANUFACTURER.

MAINTENANCE:

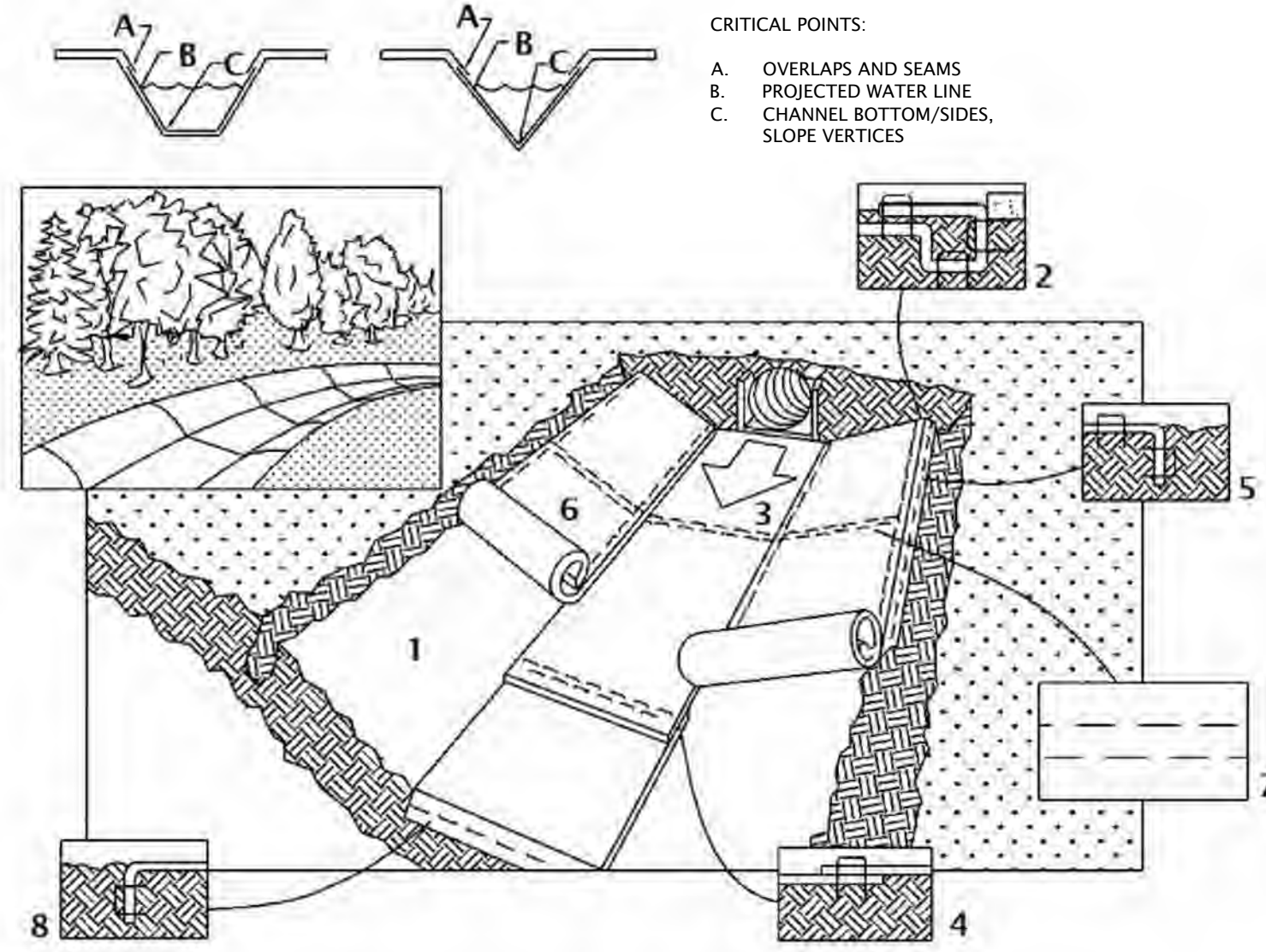
1. DURING VEGETATIVE ESTABLISHMENT, INSPECT AFTER STORM EVENTS FOR ANY EROSION BELOW THE BLANKET.
2. IF ANY AREA SHOWS EROSION, PULL BACK THAT PORTION OF THE BLANKET COVERING IT. ADD SOIL, RE-SEED THE AREA, AND RE-LAY AND STAPLE THE BLANKET.
3. AFTER VEGETATIVE ESTABLISHMENT, CHECK THE TREATED AREA PERIODICALLY.



EROSION CONTROL BLANKET (CHANNEL APPLICATION)

DETAIL SOURCE: NORTH AMERICAN GREEN

NOTE: HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE. REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE RECOMMENDATIONS FOR CHANNELS.



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER AND SEED.

2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6-INCH DEEP BY 6-INCH WIDE TRENCH, BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW ON BOTTOM OF CHANNEL.

4. PLACE BLANKETS END OVER END (SHINGLE-STYLE) WITH A 6-INCH OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES 4 INCHES APART TO SECURE BLANKETS.

5. FULL LENGTH EDGE OF BLANKETS AT THE TOP OF SIDE SLOPES MUST BE ANCHORED IN 6-INCH DEEP BY 6-INCH WIDE TRENCH, BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

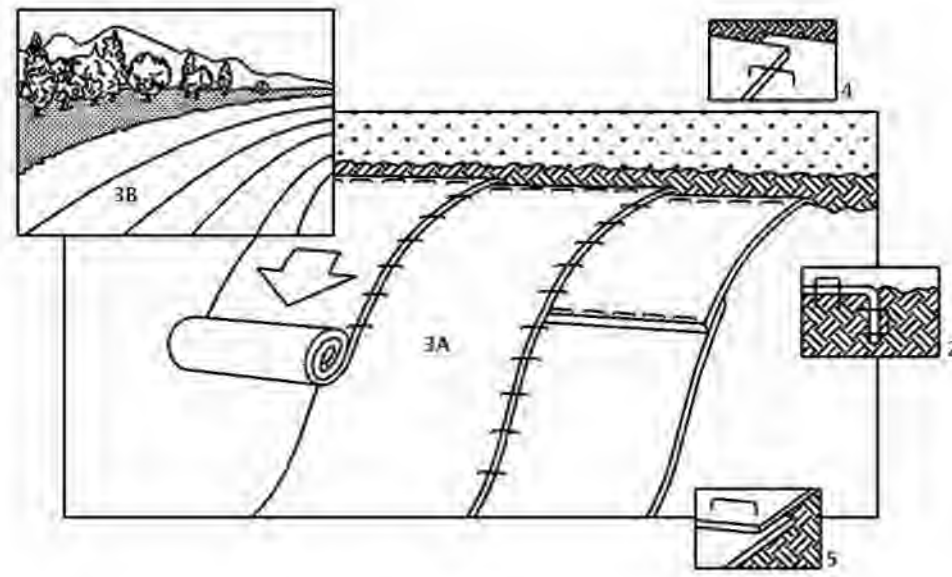
6. BLANKETS ON SIDE SLOPES MUST BE OVERLAPPED 4 INCHES OVER THE CENTER OF BLANKET AND STAPLED (2 INCHES FOR C350 MATTING).

7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 FT. TO 40 FT. INTERVALS. USE A ROW OF STAPLES 4 INCHES APART OVER ENTIRE WIDTH OF CHANNEL. PLACE A SECOND ROW 4 INCHES BELOW THE FIRST ROW IN A STAGGERED PATTERN.

8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED IN A 6-INCH DEEP BY 6-INCH WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

EROSION CONTROL BLANKET (SIDE SLOPE APPLICATION)

DETAIL SOURCE: NORTH AMERICAN GREEN



NOTE: REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE RECOMMENDATIONS FOR CHANNELS.

DIRECTIONS:

1. PREPARE SOIL BEFORE INSTALLING BLANKETS INCLUDING APPLICATION OF LIME, FERTILIZER AND SEED. WHEN USING CELL-O-SEED, DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET 6-INCH DEEP BY 6-INCH WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS DOWN OR HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH AN APPROXIMATELY 2-INCH OVERLAP.
5. WHEN BLANKETS MUST BE SPliced DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE-STYLE) WITH AN APPROXIMATELY 4-INCH OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12 INCHES APART.

RIP RAP AT PIPE OUTLET

MATERIAL: HARD, ANGULAR AND WEATHER-RESISTANT, HAVING A SPECIFIC GRAVITY OF AT LEAST 2.5
GRADATION: WELL-GRADED STONE, 50% (BY WEIGHT) LARGER THAN THE SPECIFIED #50; HOWEVER, THE LARGEST PIECES SHOULD NOT EXCEED TWO TIMES THE SPECIFIED #50 AND NO MORE THAN 15% OF THE PIECES (BY WEIGHT) SHOULD BE LESS THAN 3 INCHES.

FILTER: USE GEOTEXTILE FABRIC FOR STABILIZATION AND FILTRATION OR SAND/GRAVEL LAYER PLACED UNDER ALL PERMANENT RIP RAP INSTALLATIONS.

SLOPE: 2:1 OR FLATTER, UNLESS APPROVED IN THE EROSION AND SEDIMENT CONTROL PLAN.

SUBGRADE PREPARATION

1. REMOVE BRUSH, TREES, STUMPS AND OTHER DEBRIS.
2. EXCAVATE ONLY DEEP ENOUGH FOR BOTH FILTER AND RIP RAP. OVER-EXCAVATION INCREASES THE AMOUNT OF SPOIL CONSIDERABLY.
3. COMPACT ANY FILL MATERIAL TO THE DENSITY OF THE SURROUNDING UNDISTURBED SOIL.
4. SMOOTH THE GRADED FOUNDATION.

FILTER PLACEMENT

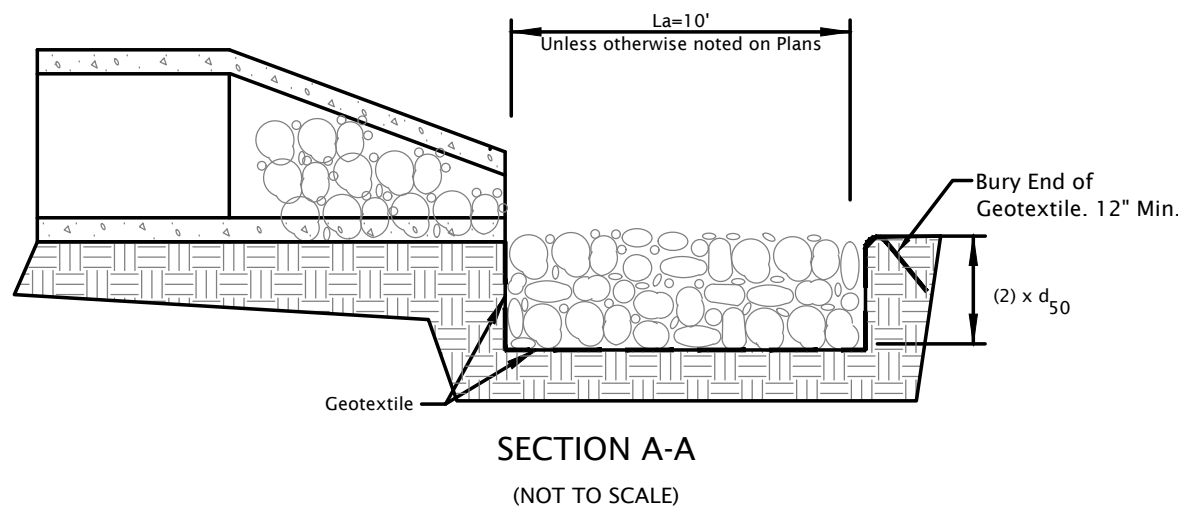
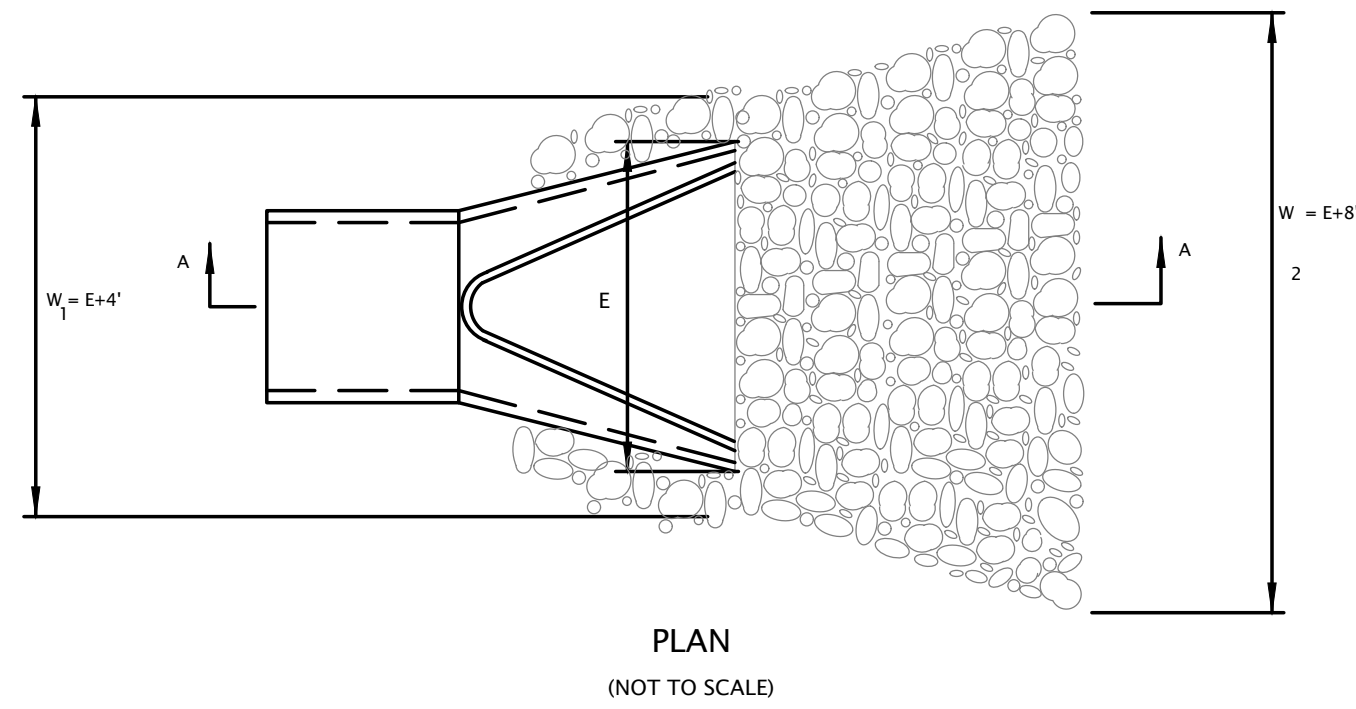
1. IF USING GEOTEXTILE FABRIC, PLACE IT ON THE SMOOTHED FOUNDATION, OVERLAP THE EDGES AT LEAST 12 INCHES AND SECURE WITH ANCHOR PINS SPACED EVERY 3 FEET ALONG THE OVERLAP.
2. IF USING A SAND/GRAVEL FILTER, SPREAD THE WELL-GRADED AGGREGATE IN A UNIFORM LAYER TO THE REQUIRED THICKNESS (6 INCHES MINIMUM); IF TWO OR MORE LAYERS ARE SPECIFIED, PLACE THE LAYER OF SMALLER GRADATION FIRST AND AVOID MIXING THE LAYERS.

RIP RAP PLACEMENT

1. IMMEDIATELY AFTER INSTALLING THE FILTER, ADD THE RIP RAP TO FULL THICKNESS IN ONE OPERATION. DO NOT DUMP THROUGH CHUTES OR USE ANY METHOD THAT CAUSES SEGREGATION OF ROCK SIZES OR THAT WILL DISLODGE OR DAMAGE THE UNDERLYING FILTER MATERIAL.
2. IF FABRIC IS DAMAGED, REMOVE THE RIP RAP AND REPAIR BY ADDING ANOTHER LAYER OF FABRIC, OVERLAPPING THE DAMAGED AREA BY 12 INCHES.
3. PLACE SMALLER ROCK IN VOIDS TO FORM A DENSE, UNIFORM AND WELL-GRADED MASS. SELECTIVE LOADING AT THE QUARRY AND SOME HAND PLACEMENT MAY BE NEEDED TO ENSURE AN EVEN DISTRIBUTION OF ROCK MATERIAL.
4. BLEND THE ROCK SURFACE SMOOTHLY WITH THE SURROUNDING AREA TO ELIMINATE PROTRUSIONS OR OVER-FALLS.

MAINTENANCE

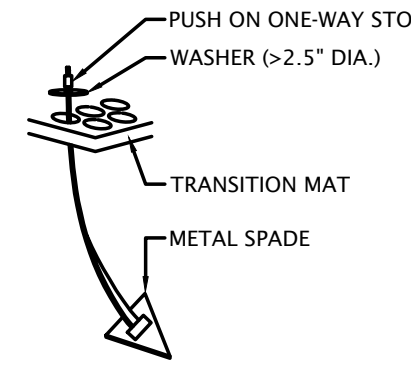
1. INSPECT PERIODICALLY FOR DISPLACED ROCK MATERIAL, SLUMPING AND EROSION AT EDGES, ESPECIALLY DOWN-STREAM OR DOWN-SLOPE.



SCOURSTOP TRANSITION MAT FOR SCOUR PROTECTION

MATERIAL: SCOUR STOP TRANSITION MATS
WH SHURTLEFF COMPANY
11 WALLACE AVENUE
SOUTH PORTLAND, ME 04106
(800) 663-6149
WWW.WHSHURTLEFF.COM

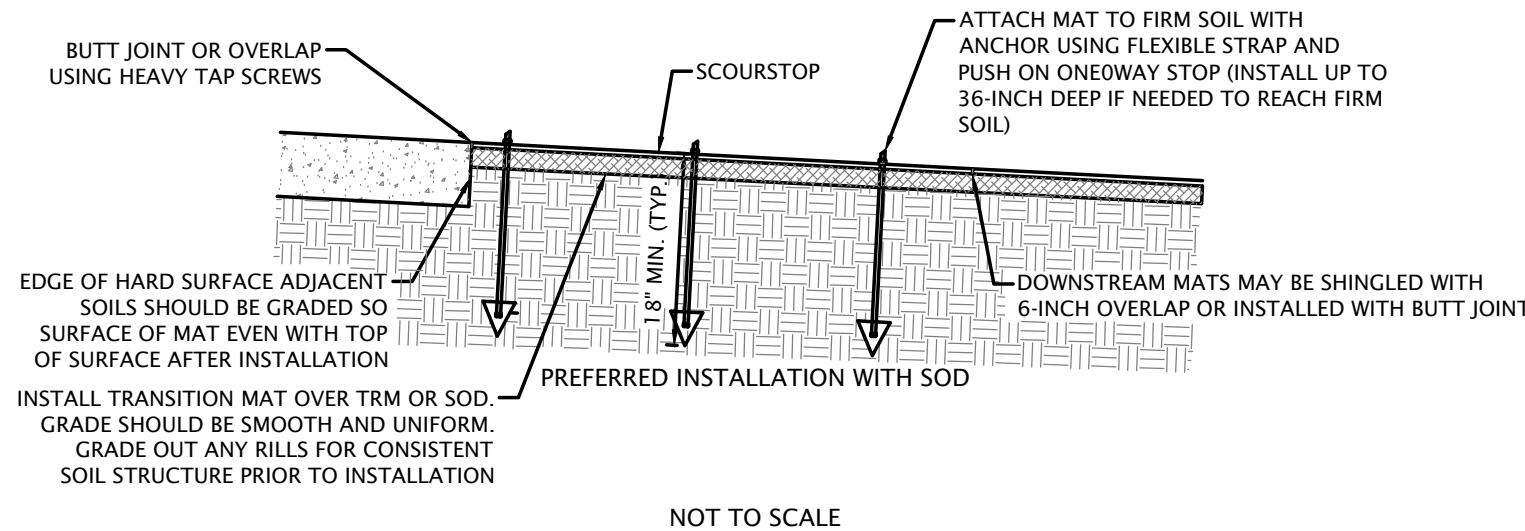
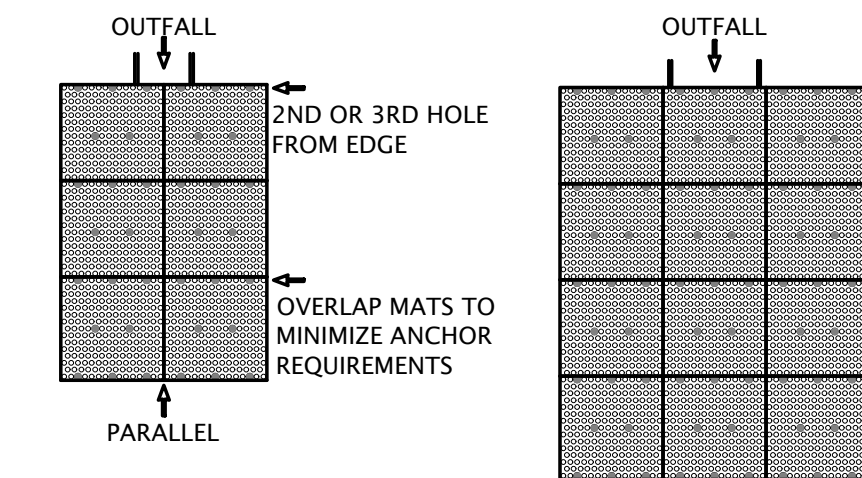
PIPE DIAMETER	DISCHARGE (CFS)	SCOURSTOP WIDTH/LENGTH
12"	8	4' x 4'
24"	30	4' x 8'
36"	90	8' x 12'
48"	100	12' x 16'
60"	150	12' x 20'
72"+		SEE DETAILS



ANCHOR REQUIREMENTS:

FIRST ROW OF SCOURSTOP MATS
SECTION ROW OF SCOURSTOP MATS
MINIMUM OF 8 ANCHORS
MINIMUM OF 5 ANCHORS

* TO ENSURE CONSISTENT CONTACT WITH THE SOIL, EXCEED THE MINIMUM ANCHOR REQUIREMENT AT INSTALLATION OR IMPROVE SOIL SURFACE SMOOTHNESS



NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.

RIP-RAP FOR SCOUR PROTECTION

MATERIAL: HARD, ANGULAR AND WEATHER-RESISTANT, HAVING A SPECIFIC GRAVITY OF AT LEAST 2.5
GRADATION: WELL-GRADED STONE, 50% (BY WEIGHT) LARGER THAN THE SPECIFIED #50; HOWEVER, THE LARGEST PIECES SHOULD NOT EXCEED TWO TIMES THE SPECIFIED #50 AND NO MORE THAN 15% OF THE PIECES (BY WEIGHT) SHOULD BE LESS THAN 3 INCHES.

FILTER: USE GEOTEXTILE FABRIC FOR STABILIZATION AND FILTRATION OR SAND/GRAVEL LAYER PLACED UNDER ALL PERMANENT RIP RAP INSTALLATIONS.

SLOPE: 2:1 OR FLATTER, UNLESS APPROVED IN THE EROSION AND SEDIMENT CONTROL PLAN.

MINIMUM THICKNESS: TWO TIMES THE SPECIFIED #50 STONE DIAMETER.

SUBGRADE PREPARATION

1. REMOVE BRUSH, TREES, STUMPS AND OTHER DEBRIS.
2. EXCAVATE ONLY DEEP ENOUGH FOR BOTH FILTER AND RIP RAP. OVER-EXCAVATION INCREASES THE AMOUNT OF SPOIL CONSIDERABLY.
3. COMPACT ANY FILL MATERIAL TO THE DENSITY OF THE SURROUNDING UNDISTURBED SOIL.
4. CUT KEYWAY IN STABLE MATERIAL AT THE BASE OF THE SLOPE TO REINFORCE TOE. KEYWAY DEPTH SHOULD BE 1.5 TIMES THE DESIGN THICKNESS OF THE RIP RAP AND SHOULD EXTEND A HORIZONTAL DISTANCE EQUAL TO THE DESIGN THICKNESS.
5. SMOOTH THE GRADED FOUNDATION

FILTER PLACEMENT

1. IF USING GEOTEXTILE FABRIC, PLACE IT ON THE SMOOTHED FOUNDATION, OVERLAP THE EDGES AT LEAST 12 INCHES AND SECURE WITH ANCHOR PINS SPACED EVERY 3 FEET ALONG THE OVERLAP.
2. IF USING A SAND/GRAVEL FILTER, SPREAD THE WELL-GRADED AGGREGATE IN A UNIFORM LAYER TO THE REQUIRED THICKNESS (6 INCHES MINIMUM); IF TWO OR MORE LAYERS ARE SPECIFIED, PLACE THE LAYER OF SMALLER GRADATION FIRST AND AVOID MIXING THE LAYERS.

RIP RAP PLACEMENT

1. IMMEDIATELY AFTER INSTALLING THE FILTER, ADD THE RIP RAP TO FULL THICKNESS IN ONE OPERATION. DO NOT DUMP THROUGH CHUTES OR USE ANY METHOD THAT CAUSES SEGREGATION OF ROCK SIZES OR THAT WILL DISLODGE OR DAMAGE THE UNDERLYING FILTER MATERIAL.
2. IF FABRIC IS DAMAGED, REMOVE THE RIP RAP AND REPAIR BY ADDING ANOTHER LAYER OF FABRIC, OVERLAPPING THE DAMAGED AREA BY 12 INCHES.
3. PLACE SMALLER ROCK IN VOIDS TO FORM A DENSE, UNIFORM AND WELL-GRADED MASS. SELECTIVE LOADING AT THE QUARRY AND SOME HAND PLACEMENT MAY BE NEEDED TO ENSURE AN EVEN DISTRIBUTION OF ROCK MATERIAL.
4. BLEND THE ROCK SURFACE SMOOTHLY WITH THE SURROUNDING AREA TO ELIMINATE PROTRUSIONS OR OVER-FALLS.

MAINTENANCE

1. INSPECT PERIODICALLY FOR DISPLACED ROCK MATERIAL, SLUMPING AND EROSION AT EDGES, ESPECIALLY DOWN-STREAM OR DOWN-SLOPE.

SILT FENCE

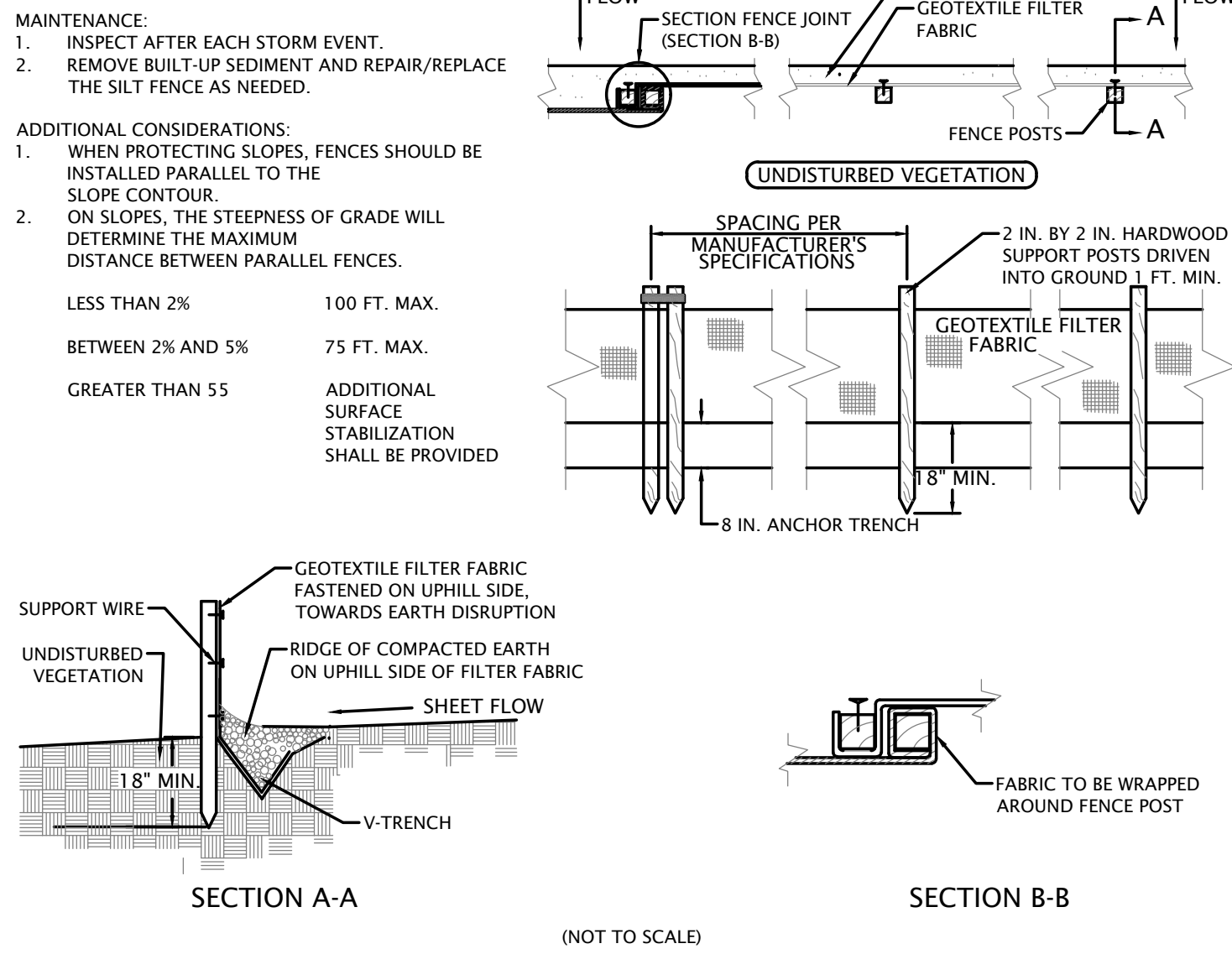
APPROACH: POOL AREA FLAT (LESS THAN 1% SLOPE), WITH SEDIMENT STORAGE OF 945 CU FT./ACRE DISTURBED.

MATERIALS: ECONOMY BLUE STRIPE SILT FENCE WITH POSTS, MANUFACTURED BY MIDWEST CONSTRUCTION PRODUCTS AT (800) 532-2381 OR APPROVED EQUAL.

ANCHORING: 2 INCH BY 2 INCH HARDWOOD STAKES WITH A LENGTH EQUAL TO THE HEIGHT OF THE SILT FENCE PLUS 1 FOOT.

INSTALLATION:

1. DRIVE STAKES 1 FT. (MINIMUM) INTO GROUND AND ATTACH FABRIC TO STAKES WITH STAPLER.
2. BOTTOM OF FABRIC SHALL BE PLACED UNDER 6 INCHES COMPACTED SOIL TO PREVENT SEDIMENT FLOW UNDERNEATH THE FENCE.
3. ENSURE THAT ALL SUPPORTING POSTS ARE ON THE DOWN SLOPE SIDE OF THE FENCING.



SILT-WORM

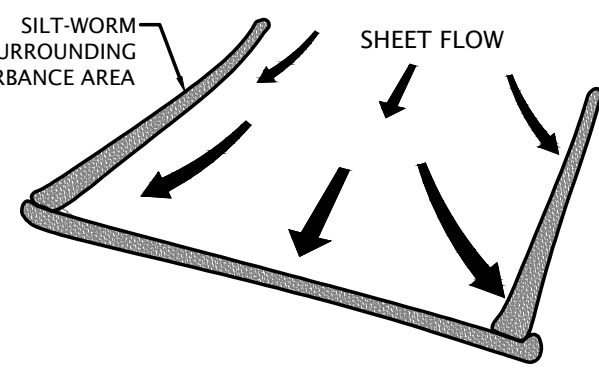
MATERIAL: SILT-WORM OR APPROVED EQUAL

DIAMETER: 9 INCHES MINIMUM

PERIMETER CONTROL

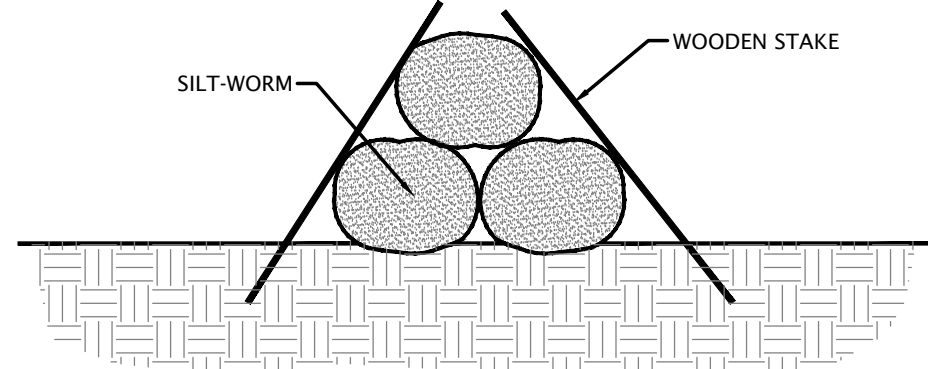
INSTALLATION:

1. PLACE SILT-WORM DIRECTLY ON TOP OF GRADE FOR GRADES UNDER 12%.
2. ARRANGE PERIMETER CONTROL IN A MANNER THAT IS APPLIED PERPENDICULAR TO SHEET FLOW.
3. OVERLAP CONTIGUOUS SECTIONS OF SILT-WORM AT A MINIMUM OF 6 INCHES.



STACKING

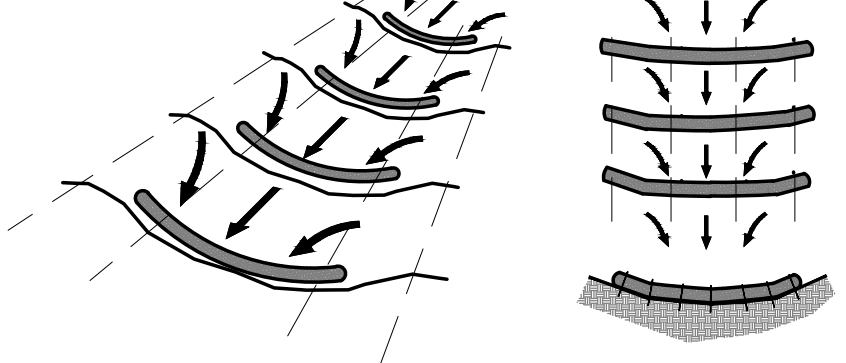
1. PLACE SILT-WORM DIRECTLY ON TOP OF GRADE FOR GRADES UNDER 12%.
2. STACK THE SILT-WORM IN A STAGGERED MANNER, AS SHOWN BELOW.
3. OVERLAP CONTIGUOUS SECTIONS OF SILT-WORM AT A MINIMUM OF 6 INCHES.



SLOPE INTERRUPTION / DITCH CHECK

INSTALLATION:

1. PLACE SILT-WORM PERPENDICULAR TO SHEET FLOW AND CURL ENDS UP TOWARD TOP OF SLOPE.
2. STAKE THE SILT-WORM EVERY 4 FEET AND OVERLAP THE ENDS BETWEEN 1 AND 2 FEET.
3. PLACE A LINE OF DEFENSE AT THE TOP OF THE SLOPE AND ANOTHER WITHIN 10 FEET FROM TOE OF SLOPE.



SLOPE	SPACING FOR SLOPE APPLICATION			
	9-inch	12-inch	18-inch	24-inch
2% or less	70 ft.	80 ft.	N/A	N/A
5%	30 ft.	60 ft.	80 ft.	N/A
10%	20 ft.	30 ft.	70 ft.	80 ft.
6:1	N/A	20 ft.	40 ft.	55 ft.
4:1	N/A	20 ft.	30 ft.	30 ft.
3:1	N/A	N/A	20 ft.	25 ft.
2:1	N/A	N/A	20 ft.	20 ft.

SILT-WORM MAINTENANCE GUIDELINES

- INSPECT WITHIN 24 HOURS OF A RAIN EVENT AND AT LEAST ONCE EVERY 7 CALENDAR DAYS.
- IF SILT-WORM TEARS, STARTS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED PORTION IMMEDIATELY.
- NOTE: ALL REPAIRS SHOULD MEET SPECIFICATIONS AS OUTLINED WITHIN THIS MEASURE.
- REMOVE DEPOSITED SEDIMENT WHEN IT IS CAUSING THE SILT-WORM TO BULGE OR WHEN IT REACHES ONE-HALF THE HEIGHT OF THE SILT-WORM AT ITS LOWEST POINT. WHEN CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED, REMOVE THE SILT-WORM AND SEDIMENT DEPOSITS, GRADE THE SITE TO BLEND WITH THE SURROUNDING AREA, AND STABILIZE.

EROSION CONTROL MEASURES (continued)

MULCHING

MATERIAL:	STRAW, HAY, WOOD FIBER, CELLULOSE OR EXCLOSOR OR EROSION CONTROL BLANKETS OR TURF REINFORCEMENT MATS, AS SPECIFIED IN THE EROSION AND SEDIMENT CONTROL PLAN		
COVERAGE:	AT LEAST 75% OF THE SOIL SURFACE		
ANCHORING:	REQUIRED FOR STRAW OR HAY MULCH AND SOMETIMES EXCLOSOR TO PREVENT DISPLACEMENT BY WIND AND/OR WATER		
MATERIAL	RATE	COMMENTS	
STRAW OR HAY	1.5 TO 2 TONS/ACRE	SHOULD BE DRY, UNCHOPPED, FREE OF UNDESIRABLE SEEDS SPREAD BY HAND OR ANCHORED MUST BE CRIMPED OR ANCHORED APPLY WITH A HYDROMULCHER AND USE WITH TACKING AGENT	
WOOD FIBER OF CELLULOSE	1 TON/ACRE		
LONG FIBER WOOD (EXCLOSOR)	0.5 TO 0.75 TON/ACRE	ANCHOR IN AREAS SUBJECT TO WIND	

- INSTALLATION:
1. APPLY MULCH AT THE RECOMMENDED RATE.
 2. SPREAD UNIFORMITY BY HAND, HAY FORK, MULCH BLOWER OR HYDROMULCHER. AFTER SPREADING, NO MORE THAN 25% OF THE GROUND SURFACE SHOULD BE VISIBLE.
 3. IF STRAW OR HAY IS USED, ANCHOR IT IMMEDIATELY IN ONE OF THE FOLLOWING WAYS:
- MAINTENANCE:
1. DURING VEGETATIVE ESTABLISHMENT, INSPECT AFTER STORM EVENTS FOR ANY EROSION.
 2. IF ANY AREA SHOWS EROSION, REPAIR THE GRADE AND RE-APPLY "SILT STOP" POWDER AND RE-LAY AND STAPLE THE BLANKET.
 3. AFTER VEGETATIVE ESTABLISHMENT, CHECK THE TREATED AREA PERIODICALLY.

ANCHORING METHOD	HOW TO APPLY
MULCH ANCHORING TOOL OR FARM DISK (DULL, SERATED AND SET STRAIGHT)	CRIMP OR PUNCH THE STRAW OR HAY INTO THE SOIL 2" TO 4" INCHES. OPERATE MACHINERY ON THE CONTOUR OF SLOPE.
CLEATING WITH DOZER TRACKS	OPERATE DOZER UP AND DOWN SLOPE, NOT ACROSS OR ELSE THE TRACKS WILL FORM RILLS.
WOOD HYDROMULCH FIBERS	APPLY 1 TO 2 TONS/ACRE USING A HYDROMULCHER AT A RATE OF 750 LBS./ACRE WITH A TACKING AGENT OR ACCORDING TO CONTRACTOR SPECIFICATIONS. DO NOT USE IN AREAS OF CONCENTRATED FLOW.
ASPHALT EMULSION	EMULSIFIED ASPHALT SHOULD CONFORM TO THE REQUIREMENTS OF ASTM SPEC. D977. APPLY WITH SUITABLE EQUIPMENT AT A RATE OF 0.05 GAL/SY. DO NOT USE IN AREAS OF CONCENTRATED FLOW.
SYNTHETIC TACKIFIER, BINDER OR SOIL STABILIZER	APPLY ACCORDING TO MANUFACTURER'S RECOMMENDATIONS
BIODEGRADABLE NETTING (POLYPROPYLENE OR SIMILAR MATERIAL)	APPLY OVER MULCH AND STAPLE WITH 6 TO 8 INCH WIRE STAPLES. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION. BEST SUITED TO SLOPE APPLICATION.

* INSTALL THE NETTING IMMEDIATELY AFTER APPLYING THE MULCH. IN AREAS OF CONCENTRATED WATER FLOW, LAY NETTING PARALLEL TO THE DIRECTION OF FLOW. ON OTHER SLOPES, LAY NETTING EITHER PARALLEL OR PERPENDICULAR TO DIRECTION OF FLOW. EDGES OF ADJACENT NETTING STRIPS SHOULD OVERLAP 4 TO 6 INCHES WITH THE STEP ON THE UPGRADE SIDE OF ANY LATERAL WATER FLOW ON TOP. INSTALLATION DETAILS ARE SITE SPECIFIC. SO FOLLOW THE MANUFACTURER'S DIRECTIONS.

- MAINTENANCE:
1. INSPECT AFTER STORM EVENTS TO CHECK FOR MOVEMENT OF MULCH OR FOR EROSION.
 2. IF WASHOUT, BREAKAGE, OR EROSION IS PRESENT, REPAIR THE SURFACE, THEN RE-SEED, RE-MULCH AND, IF APPLICABLE, INSTALL NEW NETTING.
 3. CONTINUE INSPECTIONS UNTIL VEGETATION IS FIRMLY ESTABLISHED.

SOIL ROUGHENING

DESCRIPTION:

SOIL ROUGHENING IS A TEMPORARY EROSION CONTROL PRACTICE OFTEN USED IN CONJUNCTION WITH GRADING. SOIL ROUGHENING INVOLVES INCREASING THE RELIEF OF A BARE SOIL SURFACE WITH HORIZONTAL GROOVES BY EITHER STAIR-STEPPING, RUNNING PARALLEL TO THE CONTOUR OF THE LAND, OR USING CONSTRUCTION EQUIPMENT TO TRACK THE SURFACE. SLOPES THAT ARE NOT FINE GRADED AND LEFT IN A ROUGHENED CONDITION CAN ALSO REDUCE EROSION. SOIL ROUGHENING REDUCES RUNOFF VELOCITY, INCREASES INFILTRATION, REDUCES EROSION, TRAPS SEDIMENT, AND PREPARES THE SOIL FOR SEEDING AND PLANTING BY GIVING SEED AN OPPORTUNITY TO TAKE HOLD AND GROW.

APPLICATION:

SOIL ROUGHENING IS APPROPRIATE FOR ALL SLOPES, BUT WORKS ESPECIALLY WELL ON SLOPES GREATER THAN 3:1. ON PILES OF EXCAVATED SOIL, AND IN AREAS WITH HIGHLY ERODIBLE SOILS. THIS TECHNIQUE IS ESPECIALLY APPROPRIATE FOR SOILS THAT ARE FREQUENTLY DISTURBED, BECAUSE ROUGHENING IS RELATIVELY EASY TO SLOW EROSION, ROUGHENING THE SOIL AS GOOD AS POSSIBLE. THE VEGETATION HAS BEEN REMOVED FROM THE SLOPE OR IMMEDIATELY AFTER GRADING ACTIVITIES HAVE CEASED (TEMPORARILY OR PERMANENTLY). USE THIS PRACTICE IN CONJUNCTION WITH SEEDING, PLANTING, AND TEMPORARY MULCHING TO STABILIZE AN AREA. A COMBINATION OF SURFACE ROUGHENING AND VEGETATION IS APPROPRIATE FOR STEEPER SLOPES AND SLOPES THAT WILL BE LEFT BARE FOR LONGER PERIODS OF TIME.

SITING AND DESIGN CONSIDERATIONS:

ROUGHENED SLOPE SURFACES HELP ESTABLISH VEGETATION, IMPROVE INFILTRATION, AND DECREASE RUNOFF VELOCITY. A ROUGH SOIL SURFACE ALLOWS SURFACE PONDING THAT PROTECTS LINE, FERTILIZER, AND SEED AND DECREASES EROSION POTENTIAL. GROOVES IN THE SOIL ARE COOLER AND PROVIDE MORE FAVORABLE MOISTURE CONDITIONS THAN HARD, SMOOTH SURFACES. THESE CONDITIONS PROMOTE SEED GERMINATION AND VEGETATIVE GROWTH.

AVOID EXCESSIVE SOIL COMPACTING, BECAUSE THIS INHIBITS VEGETATION GROWTH AND CAUSES HIGHER RUNOFF VELOCITY. LIMIT ROUGHENING WITH TRACKED MACHINERY TO SANDY SOILS THAT DO NOT COMPACT EASILY. ALSO, AVOID TRACKING ON HEAVY CLAY SOILS, ESPECIALLY WHEN WET. SEED ROUGHENED AREAS AS QUICKLY AS POSSIBLE, AND FOLLOW PROPER PROCEDURES.

DEPENDING ON THE TYPE OF SLOPE AND THE AVAILABLE EQUIPMENT, USE DIFFERENT METHODS FOR ROUGHENING SOIL ON A SLOPE. THESE INCLUDE STAIR-STEP GRADING, GROOVING, AND TRACKING. WHEN CHOOSING A METHOD, CONSIDER FACTORS SUCH AS SLOPE STEEPNESS, MOWING REQUIREMENTS, WHETHER THE SOIL IS FORMED BY CUTTING OR FILLING, AND AVAILABLE EQUIPMENT. CHOOSE FROM THE FOLLOWING METHODS FOR SURFACE ROUGHENING.

- CUT SLOPE ROUGHENING FOR AREAS THAT WILL NOT BE MOWED:** USE STAIR-STEP GRADING OR GROOVE-CUT RIPPERS FOR GRADIENTS STEEPER THAN 3:1. USE STAIR-STEP GRADING ON ANY ERODIBLE MATERIAL THAT IS SOFT ENOUGH TO BE RIPPED WITH A BUILDZOR. ALSO, IT IS WELL SUITED FOR SLOPES CONSISTING OF SOFT ROCK WITH SOME SUBSOIL. MAKE THE VERTICAL CUT DISTANCE LESS THAN THE HORIZONTAL DISTANCE, AND SLOPE THE HORIZONTAL PORTION OF THE STEP SLIGHTLY TOWARD THE VERTICAL WALL. KEEP INDIVIDUAL VERTICAL CUTS LESS THAN 2 FEET DEEP IN SOFT MATERIALS AND LESS THAN 3 FEET DEEP IN ROCKY MATERIALS.
- GROOVING:** THIS TECHNIQUE USES MACHINERY TO CREATE A SERIES OF RIDGES AND DEPRESSIONS THAT RUN ACROSS THE SLOPE ALONG THE CONTOUR. MAKE GROOVES USING ANY APPROPRIATE IMPLEMENT THAT CAN BE SAFELY OPERATED ON THE SLOPE, SUCH AS DISKS, TILLERS, SPRING HARROWS, OR THE TEETH ON A FRONT-END LOADER BUCKET. MAKE THE GROOVES LESS THAN 3 INCHES DEEP AND LESS THAN 15 INCHES APART.
- FILL SLOPE ROUGHENING FOR AREAS THAT WILL NOT BE MOWED:** FILL SLOPES WITH A GRADIENT STEEPER THAN 3:1 SHOULD BE PLACED IN LIFTS LESS THAN 9 INCHES, AND PROPERLY COMPACT EACH LIFT. THE FACE OF THE SLOPE SHOULD CONSIST OF LOOSE, UNCOMPACTED FILL 4 TO 6 INCHES DEEP. IF NECESSARY, ROUGHEN THE FACE OF THE SLOPES BY GROOVING. THE SURFACE AS DESCRIBED ABOVE, DO NOT BLADE OR SCRAPE THE FINAL SLOPE FACE.
- CUTS, FILLS, AND GRADED AREAS THAT WILL BE MOWED:** MAKE MOWED SLOPES NO STEEPER THAN 3:1. ROUGHEN THESE AREAS WITH SHALLOW GROOVES LESS THAN 10 INCHES APART AND DEEPER THAN 1 INCH USING NORMAL TILLING, DISKING, OR HARROWING EQUIPMENT (A CULTIPACKER-SEEDER CAN ALSO BE USED). EXCESSIVE ROUGHNESS IS UNDESIRABLE WHERE MOWING IS PLANNED.
- ROUGHENING WITH TRACKED MACHINERY:** TO AVOID UNWANT COMPACTON OF THE SOIL SURFACE, LIMIT ROUGHENING WITH TRACKED MACHINERY ONLY TO SANDY SOILS. OPERATE TRACKED MACHINERY PERPENDICULARLY TO THE SLOPE TO LEAVE HORIZONTAL DEPRESSIONS IN THE SOIL. TRACKING IS GENERALLY NOT AS EFFECTIVE AS OTHER ROUGHENING METHODS.

LIMITATIONS:

SOIL ROUGHENING IS NOT APPROPRIATE FOR ROCKY SLOPES. TRACKED MACHINERY CAN EXCESSIVELY COMPACT THE SOIL. TYPICALLY, SOIL ROUGHENING IS EFFECTIVE ONLY FOR GENTLE OR SHALLOW DEPTH RAINS. IF ROUGHENING IS WASHED AWAY IN A HEAVY STORM, RE ROUGHEN THE SURFACE AND RESEED.

MAINTENANCE CONSIDERATIONS:

INSPECT ROUGHENED AREAS AFTER STORMS TO SEE IF RE-ROUGHENING IS NEEDED. REGULAR INSPECTION SHOULD INDICATE WHERE ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES ARE NEEDED. IF RILLS SMALL WATERCOURSES THAT HAVE STEP SIDES AND ARE USUALLY ONLY A FEW INCHES DEEP) APPEAR, FILL, REGRADE, AND RESEED THEM IMMEDIATELY. USE PROPER METHODS.

EFFECTIVENESS:

SOIL ROUGHENING PROVIDES MODERATE EROSION PROTECTION FOR BARE SOILS WHILE VEGETATIVE COVER IS BEING ESTABLISHED. IT IS INEXPENSIVE AND SIMPLE FOR SHORT-TERM EROSION CONTROL WHEN USED WITH OTHER EROSION AND SEDIMENT CONTROLS.

TOPSOIL (SALVAGE AND UTILIZATION)

- SALVAGING AND STOCKPILING:
1. DETERMINE DEPTH AND SUITABILITY OF TOPSOIL AT THE SITE.
 2. PRIOR TO STRIPPING TOPSOIL, INSTALL ANY SITE SPECIFIC DOWNSLOPE PRACTICES NEEDED TO CONTROL RUNOFF AND SEDIMENTATION.
 3. REMOVE THE SOIL MATERIAL NO DEEPER THAN WHAT THE COUNTY SOIL SURVEY DESCRIBES AS "SURFACE SOIL" (i.e., A OR AP HORIZON).
 4. STOCKPILE THE MATERIAL IN ACCESSIBLE LOCATIONS THAT NEITHER INTERFERE WITH OTHER CONSTRUCTION ACTIVITIES NOR BLOCK NATURAL DRAINAGE, AND INSTALL SILT FENCES, STRAW BALES, OR OTHER BARRIERS TO TRAP SEDIMENT. (SEVERAL SMALL PILES AROUND THE CONSTRUCTION SITE ARE USUALLY MORE EFFICIENT AND EASIER TO CONTAIN THAN ONE LARGE PILE.)
 5. IF SOIL IS STOCKPILED FOR MORE THAN 6 MOS., IT SHOULD BE TEMPORARILY SEEDED OR COVERED WITH A TARP OR SURROUNDED BY A SEDIMENT BARRIER.

- SPREADING TOPSOIL:
1. PRIOR TO APPLYING TOPSOIL, GRADE THE SUBSOIL AND ROUGHEN THE TOP 3-4 IN. BY DISKING. THIS HELPS THE TOPSOIL BOND WITH THE SUBSOIL.
 2. DO NOT APPLY TOPSOIL WHEN THE SITE IS WET, MUDDY OR FROZEN, BECAUSE IT MAKES SPREADING DIFFICULT, INHIBITS BONDING, AND CAN CAUSE COMPACTON PROBLEMS.
 3. APPLY TOPSOIL EVENLY TO A DEPTH OF AT LEAST 4 IN. (6-12 IN. IF IT IS UNDERLYING MATERIAL IS BEDROCK, LOOSE SAND, ROCK FRAGMENTS, GRAVEL, OR OTHER UNSUITABLE SOIL MATERIAL) COMPACT SLIGHTLY TO IMPROVE CONTACT WITH THE SUBSOIL.
 4. AFTER SPREADING, GRADE AND STAPLE.

- MAINTENANCE:
2. INSPECT NEWLY TOPSOILED AREAS FREQUENTLY UNTIL VEGETATION IS ESTABLISHED.
 3. REPAIR ERODED OR DAMAGED AREAS AND REPLANT.

TEMPORARY SEEDING

- SITE PREPARATION:
1. THESE INSTALLATION PRACTICES ARE NEEDED TO CONTROL EROSION, SEDIMENTATION, AND WATER RUNOFF, SUCH AS TEMPORARY AND PERMANENT DIVERSIONS, SEDIMENT TRAPS OR BASINS, SILT FENCES, AND TRIANGULAR SILT DIKES.
 2. GRADE THE SITE AS SPECIFIED IN THE CONSTRUCTION PLAN.
- SEEDING PREPARATION:
1. FERTILIZE AS REQUIRED.
 2. WORK THE FERTILIZER INTO THE SOIL 2-4 IN. DEEP WITH A DISK OR RAKE OPERATED ACROSS THE SLOPE
- SEEDING:
1. SELECT A SEEDING MIXTURE AND RATE FROM THE TABLE AND PLANT AT DEPTH AND ON DATES SHOWN.
 2. APPLY SEED UNIFORMLY WITH A DRILL OR CULTIPACKER-SEEDER OR BY BROADCASTING, AND COVER TO THE DEPTH SHOWN.
 3. IF DRILLING OR BROADCASTING, FIRM THE SEEDBED WITH A ROLLER OR CULTIPACKER.
 4. MULCH SEEDED AREAS TO INCREASE SEEDING SUCCESS.
 5. UPON COMPLETION OF THE ROUGH GRADING, ALL AREAS AFFECTED BY CONSTRUCTION SHALL BE TEMPORARILY SEEDDED IF THEY WILL REMAIN DORMANT FOR GREATER THAN 7 DAYS. THESE AREAS SHALL BE STABILIZED WITHIN 14 DAYS OF REMAINING DORMANT AND EROSION CONTROL BLANKETS SHALL BE INSTALLED ON SIDE SLOPES AS SHOWN ON THE PLANS.

- MAINTENANCE:
1. INSPECT PERIODICALLY AFTER PLANTING TO SEE THAT VEGETATIVE STANDS ARE ADEQUATELY ESTABLISHED, RE-SEED IF NECESSARY. CHECK FOR EROSION DAMAGE AFTER STORM EVENTS AND REPAIR, RESEED AND MULCH IF NECESSARY.
 2. TOP-DRESS FALL SEEDED WHEAT OR RYE SEEDING WITH 50 LBS./ACRE OF NITROGEN IN FEBRUARY OR MARCH IF NITROGEN DEFICIENCY IS APPARENT.
 3. TEMPORARY SEEDING RECOMMENDATIONS:

SEED SPECIES	RATE/ACRE	PLANTING DEPTH	OPTIMUM DATES**
WHEAT OR RYE	150 LBS.	1 TO 1.5 INCHES	SEPTEMBER 15 TO OCTOBER 30
SPRING DATES	100 LBS.	1 INCH	MARCH 1 TO APRIL 15
ANNUAL RYEGRASS	40 LBS.	0.25 INCH	MARCH 1 TO MAY 1
			AUGUST 1 TO SEPTEMBER 1
PERMANENT MILLET	40 LBS.	1 TO 2 INCHES	MAY 1 TO JUNE 1
SUDANGRASS	35 LBS.	1 TO 2 INCHES	MAY 1 TO JULY 30

** PERENNIAL SPECIES MAY BE USED AS A TEMPORARY COVER, ESPECIALLY IF THE AREA TO BE SEEDDED WILL REMAIN IDEAL FOR MORE THAN A YEAR

** SEEDING DONE OUTSIDE THE OPTIMUM DATES INCREASES THE CHANCE OF SEEDING FAILURE

PERMANENT SEEDING

PERMANENTLY SEED ALL FINAL GRADE AREAS (E.G., LANDSCAPE BERMS, DRAINAGE SWALES, EROSION CONTROL STRUCTURES, ETC.) AS EACH IS COMPLETED AND ALL AREAS WHERE ADDITIONAL WORK IS NOT SCHEDULED FOR A PERIOD OF MORE THAN A YEAR.

- SITE PREPARATION:
1. THESE INSTALLATION PRACTICES ARE NEEDED TO CONTROL EROSION, SEDIMENTATION, AND WATER RUNOFF, SUCH AS TEMPORARY AND PERMANENT DIVERSIONS, SEDIMENT TRAPS OR BASINS, SILT FENCES, AND TRIANGULAR SILT DIKES.
 2. GRADE THE SITE AS SPECIFIED IN THE CONSTRUCTION PLAN AND FILL IN DEPRESSIONS THAT CAN COLLECT WATER.
 3. ADD TOPSOIL TO ACHIEVE NEEDED DEPTH FOR ESTABLISHMENT OF VEGETATION.

- SEEDING PREPARATION:
1. FERTILIZE AS REQUIRED.
 2. TILL THE SOIL TO OBTAIN A UNIFORM SEEDBED, WORKING THE FERTILIZER INTO THE SOIL 2-4 IN. DEEP WITH A DISK OR RAKE OPERATED ACROSS THE SLOPE.

- SEEDING:
- OPTIMUM SEEDING DATES ARE MARCH 1-MAY 10 AND AUGUST 10-SEPTEMBER 30. PERMANENT SEEDING DONE BETWEEN MAY 10 AND AUGUST 10 MAY NEED TO BE IRRIGATED. AS AN ALTERNATE, USE TEMPORARY SEEDING UNTIL THE PREFERRED DATE FOR PERMANENT SEEDING.
1. SELECT A SEEDING MIXTURE AND RATE FROM THE TABLE AND PLANT AT DEPTH AND ON DATES SHOWN.
 2. APPLY SEED UNIFORMLY WITH A DRILL OR CULTIPACKER-SEEDER OR BY BROADCASTING, AND COVER TO THE DEPTH SHOWN.
 3. IF DRILLING OR BROADCASTING, FIRM THE SEEDBED WITH A ROLLER OR CULTIPACKER.
 4. MULCH SEEDED AREAS. USE EROSION CONTROL BLANKETS ON SLOPING AREAS. IF SEEDING IS DONE WITH A HYDROSEEDER, FERTILIZER AND MULCH CAN BE APPLIED WITH THE SEED IN A SLURRY MIXTURE.

- MAINTENANCE:
1. INSPECT PERIODICALLY AFTER PLANTING TO SEE THAT VEGETATIVE STANDS ARE ADEQUATELY ESTABLISHED, RE-SEED IF NECESSARY.
 2. CHECK FOR EROSION DAMAGE AFTER STORM EVENTS AND REPAIR, RESEED AND MULCH IF NECESSARY.

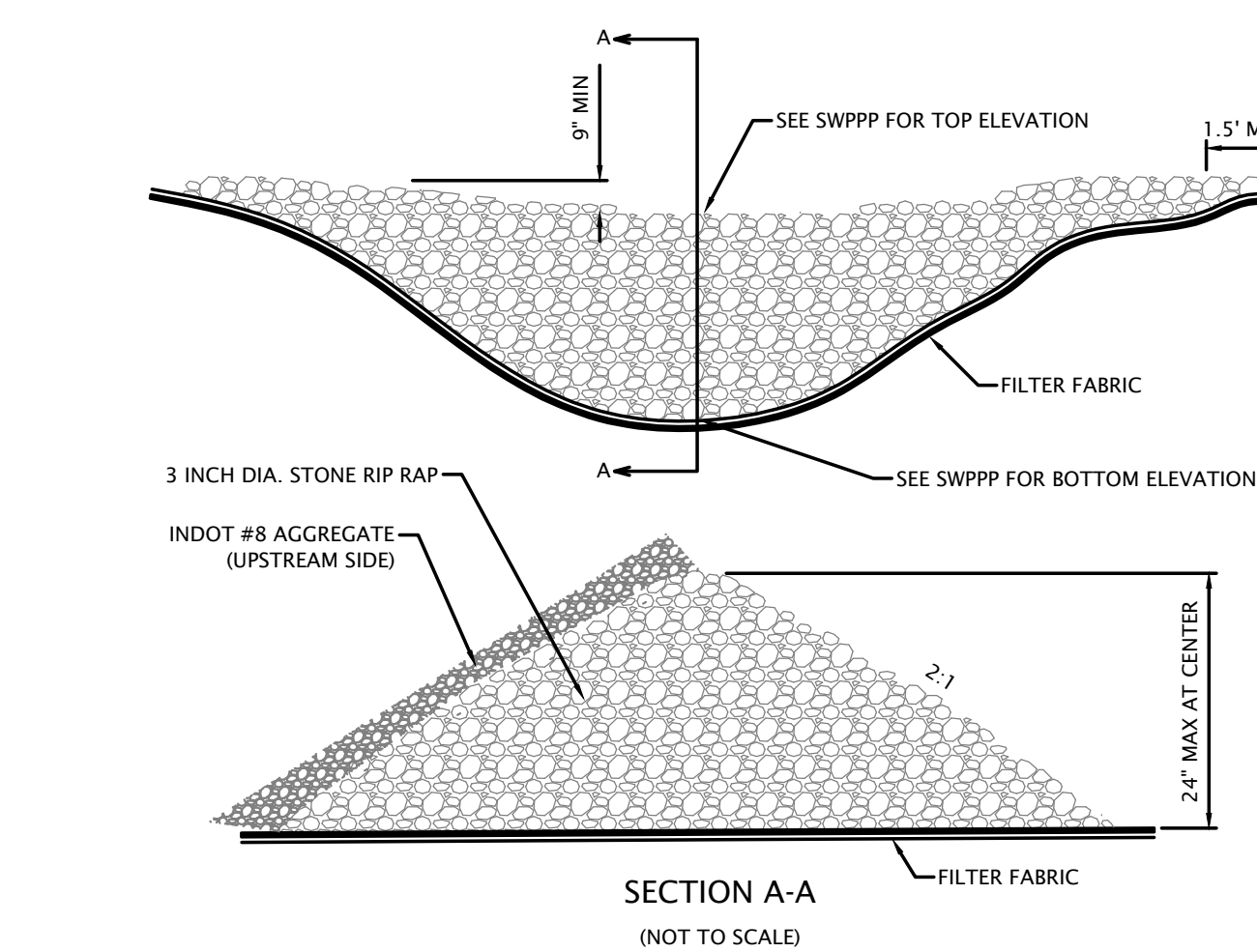
PERMANENT SEEDING RECOMMENDATIONS

THIS TABLE PROVIDES SEVERAL SEEDING OPTIONS. ADDITIONAL SEED SPECIES AND MIXTURES ARE AVAILABLE COMMERCIALY. WHEN SELECTING A MIXTURE, CONSIDER SITE CONDITIONS, INCLUDING SOIL PROPERTIES (E.G., SOIL PH AND DRAINAGE), SOILS, SLOPE, ASPECT AND THE TOLERANCE OF EACH SPECIES TO SHADE AND DROUGHT.

SEED SPECIES AND MIXTURES	RATE/ACRE	OPTIMUM SOIL PH
OPEN AND DISTURBED AREAS (REMAINING IDLE FOR MORE THAN ONE YEAR)		
PERENNIAL RYEGRASS	30 TO 50 LBS.	5.6 TO 7.0
+ WHITE OR LADINO DOVER	1 TO 2 LBS.	
KENTUCKY BLUEGRASS	20 LBS.	5.5 TO 7.5
+ SMOOTH BROMOGRASS	10 LBS.	
+ SWITCHGRASS	3 LBS.	
+ PERENNIAL RYEGRASS	10 LBS.	
+ WHITE OR LADINO DOVER	1 TO 2 LBS.	

RUNOFF CONTROL MEASURES

RIP-RAP CHECK DAMS



**NIPSCO New Paris Local Operations Center
Elkhart County, IN
New Paris, IN**

DPUD Project Report

~~May 30, 2025~~
June 27, 2025

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1.0 Project Description and Overview

The purpose of this project is to develop the proposed site into a regional service location, also known as a Local Operating Area (LOA), for the Northern Indiana Public Service Company (NIPSCO). NIPSCO provides gas and electric utility services to the surrounding communities. To support this service, a centrally located field office with access to major thoroughfares is necessary to facilitate a timely and efficient response.

The LOA will accommodate a maximum of 200 employees who will begin their workday at the main office building. Approximately 50% of these employees will remain on-site in office engineering, technical services, or support roles, while the other half will deploy to various worksites to conduct repairs or installations for either the electrical or gas service divisions.

This site was chosen for its proximity to the existing service location, which is on a landlocked parcel and no longer sufficient to meet the growing needs of the community. The new site is slightly farther south, providing improved accessibility to Kosciusko County and convenient access to State Road 15, a major regional thoroughfare.

2.0 Project Development Details

The site spans approximately 50 acres on the west side of SR 15, between C.R. 142 and C.R. 121 (29). It is currently an agricultural field but has been master-planned for business zoning. The north side of the site will include a gated employee parking lot, a main office building, and an attached warehouse.

Various service vehicles will be located on-site, ranging from small SUVs to large trucks with high-reach booms, as well as trailers and equipment. Some vehicles will be housed in heated garages; most will be staged outside. Outdoor-staged vehicles will include features like block heaters to ensure readiness during emergency events. Initially, vehicle storage barns of approximately 56,000 square feet will be constructed, with capacity for future expansion as service needs grow. The site can support up to 150,000 square feet of detached indoor storage.

The site has been designed to accommodate the safe maneuvering of service and delivery vehicles. Traffic flow is carefully planned to prevent overlap between the electric and gas divisions, particularly near loading zones. Behind the main building and garages lies the yard area, which includes outdoor storage for materials staged on concrete pads or in



temporary areas. Materials such as pipes, wire spools, transformers, poles, stone, and sand—used in permanent installations—will be stored outdoors. Bulk deliveries will be processed on-site, generating the need for dumpsters and waste containment areas. A large pole storage area will be included, capable of handling poles from 30 to 100 feet in length.

The project will be built as a single phase, with construction slated to commence January 2026, with a completion/operational date of September 2027. There are future buildings and uses outlined in this document that are for purposes of zoning approval. The required building permits and approvals will be sought for those improvements when they become actual.

Fleet Garage and South Yard

A fleet service building will be constructed on the south side of the site, featuring a fleet garage and onsite mechanics to maintain the extensive vehicle fleet. Parking areas around the garage will accommodate staff and serve as a daily staging area. This area will not typically house long-term inoperable vehicles. This building will also serve as a substation maintenance office. Substation maintenance is a separate workflow from the customer service line installation and maintenance. A future area is planned around the fleet garage for additional expansion of the facility staff and for temporary contractor use.

Access to the Site

Employee access to the site will be through the existing Fernbrook Road to the south. The platted cul-de-sac which has not yet been constructed will be constructed, and a private driveway with a gated entrance will extend north into the site. This location for access provides a safe location for staff to gain keycard access to the site, while not impacting on the higher traffic volume roadways of CR142 and SR15. The cul-de-sac provides for a safe turn around location for those mistakenly attempting to access the site. The service vehicles will have ingress and egress access to the site at the SW corner of the site along CR 142. This entrance will also be gated further into the site, so that vehicle stacking will be located on the entrance drive. The project will provide traffic improvements along CR 142 as the traffic study recommends. A traffic study is being prepared to demonstrate the warrants of any proposed improvements. Included in Exhibit 5 is an hourly access study which demonstrates that at peak the hourly access of service vehicles in or out of the site is 12.22. This report also demonstrates the employee peak access to be during morning



arrival times at 17.64 vehicles. These are relatively minor traffic volumes, and we anticipate pavement widening particularly to provide a dedicated right turn lane into the service vehicle driveway. It is our understanding from various conversations with INDOT that access along SR15 is discouraged primarily due to the higher posted speed.

The site plan provides for two emergency access locations on to CR 121 on the north side. These entrances will be gated closed and are provided for emergency and public safety access to the site.

Parking / Outdoor Storage

Employee parking will be located in front of the main office building. A dedicated driveway will provide access to the parking lot from the Fernbrook entrance. The proposed parking lot will provide approximately 165 employee parking spaces. This parking lot and the site storm water system are designed to be expanded to 250 parking spaces. The parking lot is an asphalt paved parking lot with a minimum of 1.00% surface grades, and a storm sewer system. The parking lot is located 50' from the right of way dedication of SR15. The parking lot is fenced and gated for security. A three- to four-foot-high berm is proposed between SR15, and buffer yards are provided around the perimeter of the site.

Service Vehicle parking will be provided in asphalt paved parking areas around the main office building. The parking areas are designed to accommodate the various numbers and types of vehicles as required by NIPSCO.

Outdoor Storage / Trailer Parking will be in various locations on the site. These will be gravel surfaces with storm drainage structures and storm sewers.

A minimum of a 25' property line setback has been provided for all parking and outdoor storage areas. The residential parcel surrounded by this parcel will have screening berms placed between the parcel and the proposed uses at the site. To the west this berm is proposed to be a minimum of 9ft in height. All outdoor areas of the site will include lighting, as occasionally during service outages, the restoration effort extends throughout the day and night. The site lighting will be dark-sky compliant fixtures, a photometric plan will be provided demonstrating that there is less than 0.5 lumen light trespass at the property lines, exclusive of the berms providing light cutoff. The fixtures will be controlled LED fixtures, and shields provided as required by the photometric plan. All areas of the site will be monitored by CCTV.



Proposed parking spaces exceed the required 9'x20' (10'x20' for employee vehicles) and 14'x30' for service vehicles. All drive aisles are a minimum of 25'.

Signage

A proposed monument sign is located along CR142 at the intersection of Fernbrook Road and CR141. There will be a sign mounted on the front face of the main office building. There will be signage both designating the property at the south employee and service vehicle entrances. There will be various warning and wayfinding signage surrounding and within the site.

Employee parking will be located in front of the main office building. A dedicated driveway will provide access to the parking lot from the Fernbrook entrance.

Additional Site Features (Future)

1. Communication Infrastructure:

NIPSCO uses secure communication systems, including towers. Due to proximity to the airport, tower height will be limited and subject to FAA approval. Up to five towers may be installed.

2. Alternative Energy Integration:

The site may include solar panels (up to 50,000 square feet), either ground- or building-mounted. Wind or other emerging technologies may be tested on-site for demonstration purposes. Battery storage systems may also be included.

3. Storm Response Staging:

In the event of a major regional storm, the site will serve as a central staging area for emergency response. Equipment and staffing levels may temporarily increase, and the site will support overflow parking, storage trailers, and conex boxes until service is restored.

4. Other NIPSCO Operations:

Beyond maintenance, the site may support other NIPSCO operational activities such as substation management. Up to five additional structures, not exceeding 50,000 square feet each, may be constructed for these functions.

3.0 Elkhart County Development Ordinance

The project is seeking a zone change to the DPUD classification in the Elkhart County Development Ordinance (ECDO), following an underlying zoning of B3, which provides for Utilities, Major uses as defined in the EDCO.

Setbacks - The building front yard setbacks of 55' for a nonresidential use from the centerline of a numbered county road and 120' for a state highway have been followed. The side and rear setbacks meet the ECDO.

Buffers - The parking areas conform to the 25' setback. A class 2 buffer is required between the adjacent R1 parcels. A class 1 buffer is required between the adjacent B1 parcel. There are no buffer yard requirements to the agricultural land to the west. The project proposes several buffer yard types. These are listed below and are shown graphically on sheet C108 of the plan set. Any deviations are listed in 4.0 Deviations.

A 6' tall security fence will be installed around the perimeter of the site. Sightlines thru and along the fence must be maintained. The fence will be located a minimum of 10' from the property line and a 10' clear zone will be located on both sides of the fence line. There will not be any plantings other than turf grass in this clear zone. The security fence is not included in consideration of the required buffers.

West Line – There are no buffer required along the agricultural land. A 20ft enhanced field border strip will be placed along the west line, prior to the 20' fence clear zone.

North Line - Class 2, Type B 15' Buffer Zone with 3 trees and 9 shrubs per 100ft, with an opaque fence. The entire 1000LF of frontage will be used to calculate the tree and shrub requirements, these plantings will be clustered at the NE corner of the site as shown on sheet C108. There will not be any opaque material added to the fence.

East line – There are no buffers required along S.R.15. The fence clear zone will be outside the S.R. 15 ROW. Inside the fence clear zone there will be a landscape berm. On the S.R.15 frontage along the area of the Office/Warehouse Building and related accessory buildings, the area will be planted with turf grass. The frontage along the Fleet Building will be planted partially with enhanced field border plantings and will include trees on the berm that is lower than 3 feet in height.

Adjacent Residential (Chupp)

South Line (adjacent to the special exception business use structure) – The 20' fence clear zone will be a part of the 25' buffer zone. The required Class 2, Type A buffer zone trees and shrubs will be planted interior of the fence line as shown on sheet C108.

East Line - The 20' fence clear zone will be a part of the provided 75' buffer zone. The required Class 2, Type A buffer zone trees and shrubs will be replaced with a berm with a height of 9ft planted with native plantings.

North Line (adjacent to the residential structure) – The 20' fence clear zone will be a part of the provided 60' buffer zone. The required Class 2, Type A buffer zone trees and will be planted interior of the fence line on top of the 6ft average height berm as shown on sheet C108.

South line – Class 1, Type A buffer required adjacent to B1 zoning. The 20' fence clear zone will be part of the provided 25' buffer zone. The required Class 1, Type A buffer zone trees will be planted interior of the fence in a clustered configuration. The detention pond adjacent to the 25' buffer yard will be planted with natural plantings.

South line – Class 2, Type A buffer required adjacent to Residential zoning. The 20' fence clear zone will be part of the provided 25' buffer zone. The required Class 2, Type A buffer zone trees will be planted interior of the fence in a clustered configuration. The detention pond adjacent to the 25' buffer yard will be planted with natural plantings.

Building Height – the proposed buildings do not exceed 60'.

Lot coverage - does not exceed 75%

Site acreage = 2,105,379sf = 48.32ac

NW Pond = 1.29ac

NE Pond = 0.20ac

East Pond = 0.18ac

SW Pond = 1.47ac

SE Pond = 0.49ac

Lot Area = 44.69ac

Office/Warehouse = 51,200sf = 1.18ac

Gas Barn = 20,000sf = 0.46ac

Electric Barn = 6,000sf = 0.83ac

Fleet =	42,000sf	=	0.96ac
Future Structures max	=250,000sf	=	<u>5.74ac</u>
Total		=	9.17ac

Lot Coverage = $9.17 / 44.69 = 20.5\%$

4.0 Deviations

Buffers – A 6’ tall security fence will be installed around the perimeter of the site. Sightlines thru and along the fence must be maintained. The fence will be located a minimum of 10’ from the property line and a 10’ clear zone will be located on both sides of the fence line. There will not be any plantings other than turf grass in this clear zone.

All trees and shrubs required for all buffer zones will be planted inside the security fence, and may be placed interior to the site along the buffer yard, outside the limits of the buffer zone area.

In buffer zones that require an opaque fence, the security fence will not include any opaque screening material.

In buffer zones where a 9ft high berm is provided, the tree and shrub requirements are omitted.

In buffer zones where there is a detention pond adjacent to the buffer zone, the pond will be planted in native plantings and the shrub requirements are omitted.

Building Height

The office/warehouse building maximum height shall be 40’

The fleet building maximum height shall be 60’

The maximum height of all other accessory buildings shall be 35’

5.0 Water and Sewer Systems

The project will be connected to the New Paris Conservancy District for Sanitary Sewer service. DVG has been in contact with JPR, the New Paris Conservancy District Consulting Engineer regarding sewer service availability and the recommended connection point. The project proposes a private lift station, which will include backup power.

The project will be constructing a private well for potable water, as there is no public water system available in this area. Due to the size of the system, it is likely to be classified as a Non-Transient Non-Community Public Well by IDEM. IDEM water has been onsite to



evaluate the well site location. Upon commencement of the project the owner will complete the New Well Site Survey and begin the process of establishing NIPSCO as the well system operator.

6.0 Traffic

DVG Team, Inc. is a prequalified design firm with the Indiana Department of Transportation to perform minor traffic studies in Indiana. DVG has conducted traffic counts in the area and has been in contact with INDOT regarding this project. The traffic impact analysis will follow shortly. Road improvements required by INDOT and the Elkhart County Highway Department will be included in this project.

7.0 Storm Water

The storm water detention system is being designed using the current Elkhart County Highway Stormwater design requirements. The rational method using the rainfall data points from the ordinance, the 10yr storm release rate was determined. The detention system will provide volume for the peak 100yr event, using a positive release at grade at the northwest corner of the site. A storm sewer system will be provided to convey storm water to the detention ponds. The site is very flat, having 8ft of grade difference from south to north. An exhibit has been included showing the proposed drainage areas and the storage requirements required and provided for each basin.

8.0 Community and Environmental Considerations

The site will operate 24/7/365. To minimize community impact, the property will be enclosed with a security fence and screened with landscape berms, trees and shrubs. Particular attention to these screening measures has been provided along residential adjoiners. Natural planting buffers will be placed along the west property line. Lighting will comply with dark-sky standards, and the photometric plan will ensure zero light trespass beyond property boundaries. The project is consistent with development anticipated along major throughfares such as SR15.

The proposed facility is consistent with other manufacturing and office facilities in the area. The project is likely to provide an economic benefit to the area with increased needs of employees for things such as fuel and food. NIPSCO serves the community with utility services and continues its commitment to the people they serve by being a good neighbor in the specific areas that their facilities are a part of.



Exhibit 1

Legal Description

PARCEL DESCRIPTION:

A PARCEL OF LAND BEING A PART OF THE FRACTIONAL NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 35 NORTH, RANGE 6 EAST, JACKSON TOWNSHIP, ELKHART COUNTY, INDIANA, SAID PARCEL DESCRIBED AS FOLLOWS: BEGINNING AT A HARRISON MONUMENT MARKING THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 32 MINUTES 02 SECONDS EAST, 1171.78 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER TO THE NORTH LINE OF LAND DESCRIBED TO DENNIS J. AND CAROL I. CHUPP RECORDED AS DOCUMENT NUMBER 2019-08621, ON MAY 7, 2019 IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE NORTH 89 DEGREES 05 MINUTES 04 SECONDS WEST, 431.40 FEET ALONG LAST SAID NORTH LINE TO THE NORTHWEST CORNER OF SAID CHUPP LAND; THENCE SOUTH 01 DEGREE 49 MINUTES 40 SECONDS WEST, 452.27 FEET ALONG THE WEST LINE OF SAID CHUPP LAND TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTH 89 DEGREES 05 MINUTES 04 SECONDS EAST, 450.04 FEET ALONG THE SOUTH LINE OF SAID CHUPP LAND TO THE EAST LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 32 MINUTES 02 SECONDS EAST, 82.11 FEET ALONG LAST SAID EAST LINE; THENCE SOUTH 89 DEGREES 27 MINUTES 58 SECONDS WEST, 28.62 FEET TO THE WEST LINE OF STATE ROAD 15 AS DESCRIBED IN DOCUMENT NUMBER 1993-026835 RECORDED ON OCTOBER 14, 1993 IN SAID RECORDER'S OFFICE; THENCE ALONG LAST SAID WEST LINE OF STATE ROAD 15 THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- (1) SOUTH 10 DEGREES 44 MINUTES 11 SECONDS WEST, 50.99 FEET;
- (2) SOUTH 00 DEGREES 45 MINUTES 46 SECONDS WEST, 214.40 FEET;
- (3) SOUTH 06 DEGREES 36 MINUTES 52 SECONDS WEST, 176.22 FEET;
- (4) SOUTH 19 DEGREES 33 MINUTES 57 SECONDS WEST, 283.12 FEET;
- (5) SOUTH 29 DEGREES 45 MINUTES 00 SECONDS WEST, 42.07 FEET TO THE NORTHEAST CORNER OF LAND DESCRIBED TO CONSERVATIVE BUSINESS CONCEPTS, LLC RECORDED AS DOCUMENT NUMBER 2023-11374, ON JULY 13, 2023 IN SAID RECORDER'S OFFICE;

THENCE ALONG THE NORTH AND WEST LINES OF SAID CONSERVATIVE BUSINESS CONCEPTS, LLC LAND THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- (1) NORTH 57 DEGREES 03 MINUTES 26 SECONDS WEST, 146.37 FEET,
- (2) NORTH 83 DEGREES 01 MINUTE 00 SECONDS WEST, 249.43 FEET
- (3) SOUTH 06 DEGREES 59 MINUTES 00 SECONDS WEST, 63.46 FEET TO THE NORTHWEST CORNER OF LOT 1 IN BROOKVIEW FARMS – PHASE ONE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 30, PAGE 54, AS DOCUMENT NUMBER 2005-31825, ON OCTOBER 4, 2005 IN SAID RECORDER'S OFFICE;

THENCE ALONG THE NORTH AND WEST LINES OF SAID BROOKVIEW FARMS – PHASE ONE THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- (1) NORTH 83 DEGREES 01 MINUTE 00 SECONDS WEST, 50.03 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1025.00 FEET, AND A CHORD THAT BEARS SOUTH 04 DEGREES 12 MINUTES 11 SECONDS WEST, 169.30 FEET;
- (2) SOUTHERLY ALONG LAST SAID CURVE 169.49 FEET;
- (3) SOUTH 00 DEGREES 32 MINUTES 03 SECONDS EAST, 59.96 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 35.00 FEET, AND A CHORD THAT BEARS SOUTH 44 DEGREES 14 MINUTES 02 SECONDS WEST, 49.30 FEET;
- (4) SOUTHWESTERLY ALONG LAST SAID CURVE 54.69 FEET;

(5) SOUTH 89 DEGREES 00 MINUTES 08 SECONDS WEST, 100.00 FEET;
THENCE SOUTH 00 DEGREES 59 MINUTES 52 SECONDS EAST, 40.00 FEET TO THE SOUTH LINE OF
SAID NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 00 MINUTES 08 SECONDS WEST,
224.13 FEET ALONG LAST SAID SOUTH LINE TO THE WEST LINE OF LAND DESCRIBED TO
FERNBROOK, LLC RECORDED AS DOCUMENT NUMBER 2007-18401, ON JULY 5, 2007 IN SAID
RECORDER'S OFFICE; THENCE NORTH 00 DEGREES 33 MINUTES 43 SECONDS WEST, 2707.73 FEET
ALONG LAST SAID WEST LINE TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE
SOUTH 89 DEGREES 54 MINUTES 29 SECONDS EAST, 956.90 FEET ALONG LAST SAID NORTH LINE
TO THE POINT OF BEGINNING, CONTAINING 50.73 ACRES MORE OR LESS.



Exhibit 2

Location Map



Beacon™

Elkhart County, IN



Parcels

This data layer is maintained by the Elkhart County Auditor and represents legally recorded parcels in Elkhart County.

This layer is a collaboration between 4 different addressing jurisdictions. The layer is updated daily through a single data source provided by the Elkhart County Planning & Development Department.

For addressing data discrepancies please use the following emails based on jurisdiction.

City of Elkhart: Geographic Information Systems Technician, Gio Alvarez, Gio.Alvarez@coel.org

City of Goshen: Planning & Zoning Administrator, Rhonda Yoder, rhondayoder@goshencity.com

City of Nappanee: City Planner Todd Nunemaker, todd.nunemaker@nappanee.org

Town of Bristol, Town of Middlebury, Town of Millersburg, Town of Wakarusa & Elkhart County unincorporated areas: Addressing Technician, Jocelyn Malmstrom, jmalmstrom@elkhartcounty.com

This data layer is maintained by Elkhart County Planning & Development and represents public and privately named roads in Elkhart County.

This data layer is maintained by the Elkhart County Auditor and represents the boundary of Elkhart County.

Date created: 5/28/2025

Last Data Uploaded: 5/28/2025 8:08:15 AM

Developed by

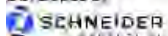
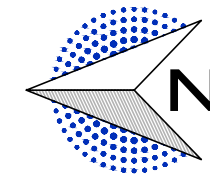




Exhibit 3

Site Location Aerial Photograph



EXISTING
CONDITIONS

PRELIMINARY
- NOT FOR
CONSTRUCTION

DRAWN BY	DVG
APPROVED BY	Approver
ISSUED FOR	ISSUED FOR: 100% SD
ISSUE DATE	04/22/2025
PROJECT NUMBER	2172203022
FIELD BOOK	F-Field Book

C101

INISOURCE - NEW OPERATIONS CENTER -
NEW PARIS, IN

INISOURCE
NEW PARIS, INDIANA
PROJECT NUMBER: 2172203022



SEAL

SHIVE-HATTERY
ARCHITECTURAL ENGINEERING

219,476,400

DATE OF SURVEY

1. TOPOGRAPHIC SURVEY COMPLETED 04/2025.



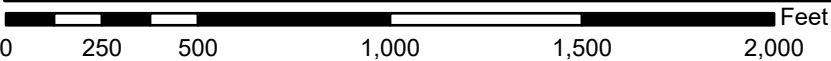
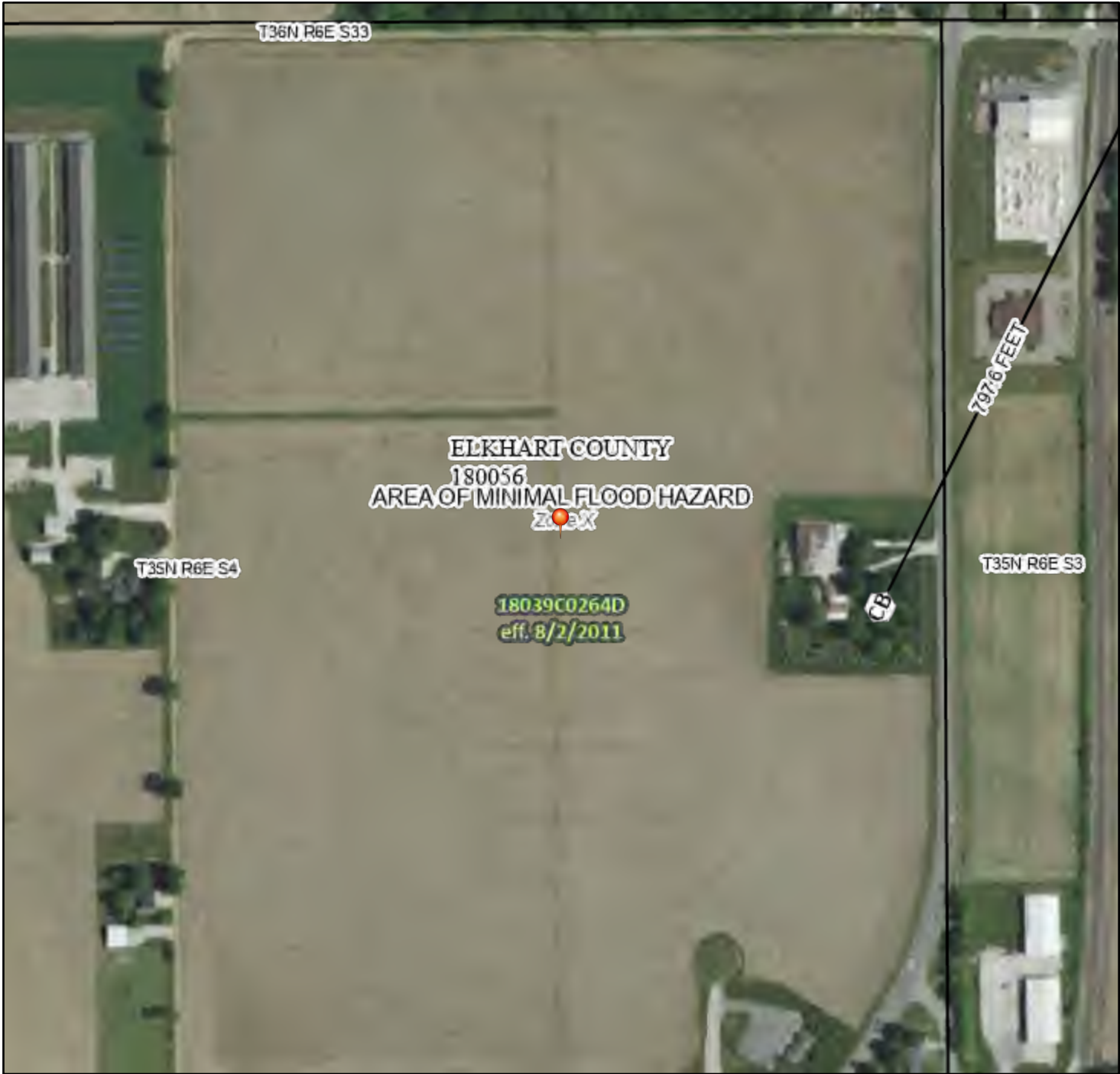
Exhibit 4

FEMA FIRM Map

National Flood Hazard Layer FIRMMette



85°50'14"W 41°31'22"N



1:6,000

85°49'37"W 41°30'55"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **5/28/2025 at 5:08 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

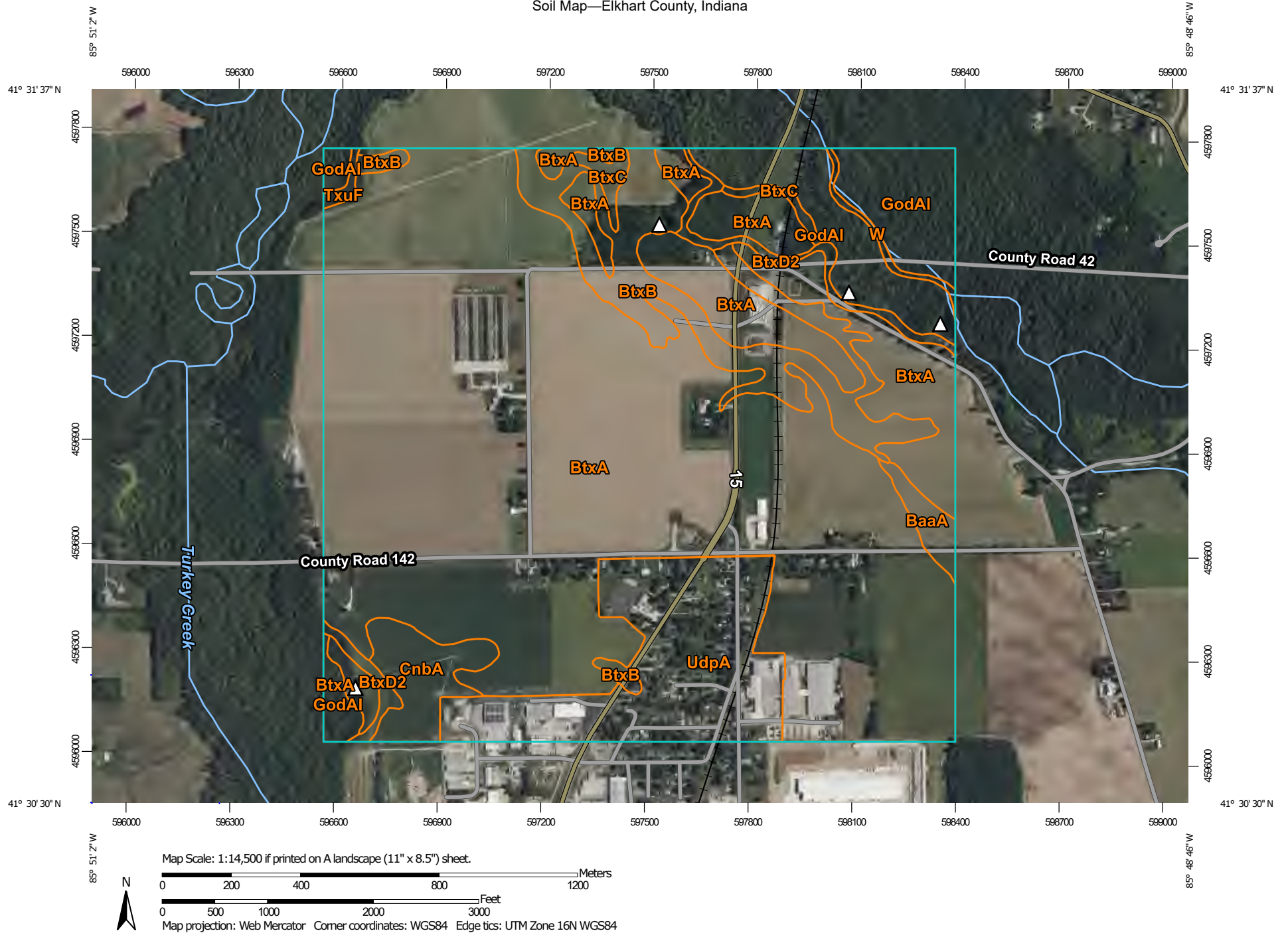
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



Exhibit 5

NRCS Soil Maps

Soil Map—Elkhart County, Indiana



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Elkhart County, Indiana

Survey Area Data: Version 27, Aug 28, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 16, 2022—Jun 21, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BaaA	Bainters sandy loam, 0 to 1 percent slopes	6.2	0.8%
BtxA	Bristol loamy sand, 0 to 2 percent slopes	536.4	69.0%
BtxB	Bristol loamy sand, 2 to 5 percent slopes	58.5	7.5%
BtxC	Bristol loamy sand, 5 to 10 percent slopes	5.5	0.7%
BtxD2	Bristol loamy sand, 10 to 18 percent slopes, eroded	10.3	1.3%
CnbA	Coloma sand, 0 to 2 percent slopes	18.9	2.4%
GodAl	Gravelton loam, 0 to 1 percent slopes, frequently flooded, long duration	61.3	7.9%
TxuF	Tyner loamy sand, 18 to 45 percent slopes	1.5	0.2%
UdpA	Urban land-Bristol complex, 0 to 1 percent slopes	76.3	9.8%
W	Water	2.4	0.3%
Totals for Area of Interest		777.2	100.0%



Exhibit 6

NIPSCO Hourly Access Report

2024 GATE ENTRY DATA Average

Arrival at the site	E Gate TOTAL	W Gate Total	Rear Gate TOTAL	TOTAL AVG TRAFFIC
5-6am	1.78	2.12	3.76	7.66
6-7am	5.59	6.85	5.2	17.64
7-8am	3.41	4.31	3.35	11.07
8-9am	1.83	4.14	2.61	8.58
10am - 12pm	4.6	3.26	4.36	12.22
Depart from the site at the end of the day				
12-1pm	3.08	2.74	2.67	8.49
1-2pm	3.73	2.49	2.99	9.21
2-3pm	3.97	2.29	2.74	9
3-4pm	1.91	1.32	2.88	6.11
4-5pm	1.73	1.23	1.98	4.94
5-6pm	1.55	1.07	1.47	4.09
6-7pm	1.67	1.43	1.45	4.55
7-12am	3.9	1.49	2.22	7.61