

AGENDA

ELKHART COUNTY PLAN COMMISSION

May 14, 2026
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 9th day of April 2026.

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

REZONING

9:30 A.M.

(WARNER)

- A. Petitioner: Frost Properties LLC (page 4)
Petition: for a zone map change from DPUD M-1 to M-1.
Location: west side of Blakesley Pkwy., 850 ft. north of Commerce Dr., common address of 2104 Blakesley Pkwy., Bristol, IN 46507 in Washington Township. (RZ-0161-2026)

DETAILED PLANNED UNIT DEVELOPMENTS

- B. Petitioner: Eagle Real Estate Group LLC (page 5)
represented by Surveying & Mapping, LLC
Petition: for a zone map change from A-1 to DPUD M-1, and for primary approval of a 1-lot minor subdivision to be known as **EAGLE TRANSPORT DPUD M-1**.
Location: northwest corner of CR 142 & CR 17, common address of 22153 CR 142, Goshen, IN 46526 in Union Township. (DPUD-0039-2026)
- C. Petitioner: Greencroft Middlebury Inc. (page 6)
represented by Abonmarche Consultants
Petition: for a zone map change from GPUD R-3 & GPUD R-4 to DPUD R-3 and for primary approval of a 1-lot major subdivision to be known as **GREENCROFT MIDDLEBURY PHASE II B DPUD R-3**.
Location: southwest end of Windridge Dr., 325 ft. west of Greencroft Pkwy., south of Circle Dr., south of Wayne St., in Middlebury Township. (DPUD-0184-2026)

D. Petitioner: Larry Yoder & Linda Yoder, Husband & Wife (page 7)
represented by Abonmarche Consultants
Petition: for a zone map change from A-1 to DPUD M-1 and for primary approval of a
1-lot minor subdivision to be known as **YODER CONCRETE, LLC DPUD
AMENDMENT No. 2.**
Location: west side of SR 13, 2,500 ft. south of CR 36, common address of 64455 SR
13, Goshen, IN 46528 in Clinton Township. (DPUD-0177-2026)

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 1/1/26 – 12/31/29

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

– Ag Agent: no term

Plan Commission Staff Report

Prepared by the Department of Planning and Development

Hearing Date: May 14, 2026

Transaction Number: RZ-0161-2026.

Parcel Number(s): 20-03-24-176-004.000-031.

Existing Zoning: DPUD M-1.

Petition: For a zone map change from DPUD M-1 to M-1.

Petitioner: Frost Properties LLC.

Location: West side of Blakesley Pkwy., 850 ft. north of Commerce Dr., 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	DPUD M-1	Manufacturing
North	–	Toll road
South	DPUD M-1	Manufacturing
East	DPUD M-1	Manufacturing
West	DPUD M-1	Manufacturing

Site Description: The subject property consists of one lot totaling 0.93 acres, is rectangular in shape with two buildings (3,640 ft² & 900 ft²) and is located in the Town of Bristol.

History and General Notes:

- **December 16, 2013** – Ordinance was signed approving a zone map change from A-1 to a DPUD M-1 to be known as Bristol Park for Industry, Phase 3, DPUD M-1.

Zoning District Purpose Statement: 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.

Staff Analysis: The purpose of this rezoning petition is to replace the existing 900 sq. ft. building with a new 3,600 sq. ft. building and allow M-1 zoned operations by right without having to amend the existing DPUD.

Plan Commission Staff Report (Continued)

Hearing Date: May 14, 2026

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 industrial development should be encouraged in cities and towns and within urban growth areas.
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/building is comparable with what would be expected in an industrial area. This area was developed as part of the Bristol Park for Industry Industrial Park.
3. The most desirable use of the subject property is industrial and/or other compatible and supporting uses.
4. The request conserves property values by allowing the redevelopment of an existing industrial property.
5. The proposed rezoning promotes responsible growth and development. The rezoning from DPUD M-1 to M-1 will allow industrial development by right. The property is located in the Town of Bristol and will utilize Town utilities.

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

RZ-0161-2026

Date: 03/30/2026

Meeting Date:

May 14, 2026

Plan Commission Hearing (Rezoning)

Transaction #:

RZ-0161-2026

Description: for a zone map change from DPUD M-1 to M-1

Contacts: Applicant

Frost Properties Llc

51447 Cr 33

Bristol, IN 46507

Land Owner

Frost Properties Llc

51447 Cr 33

Bristol, IN 46507

Site Address: 2104 Blakesley Pkwy
Bristol, IN 46507

Parcel Number:

20-03-24-176-004.000-031

Township: Washington

Location: West Side of Blakesley Pkwy, 850 FT NORTH OF COMMERCE DR.

Subdivision: BRISTOL PARK FOR INDUSTRY PHASE 2G DPUD M

Lot # 3

Lot Area: 0.93 Frontage: 139.00

Depth: 229.00

Zoning: M-1

NPO List:

Present Use of Property: BUSINESS

Legal Description:

Comments:

Applicant Signature:

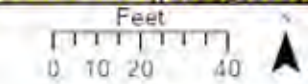
Department Signature:

RZ-0161-2026



2025 Aerials

1 inch equals 40 ft

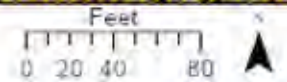


RZ-0161-2026



2025 Aerials

1 inch equals 80 ft

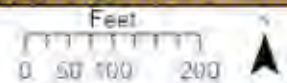


RZ-0161-2026



2025 Aerials

1 inch equals 200 ft

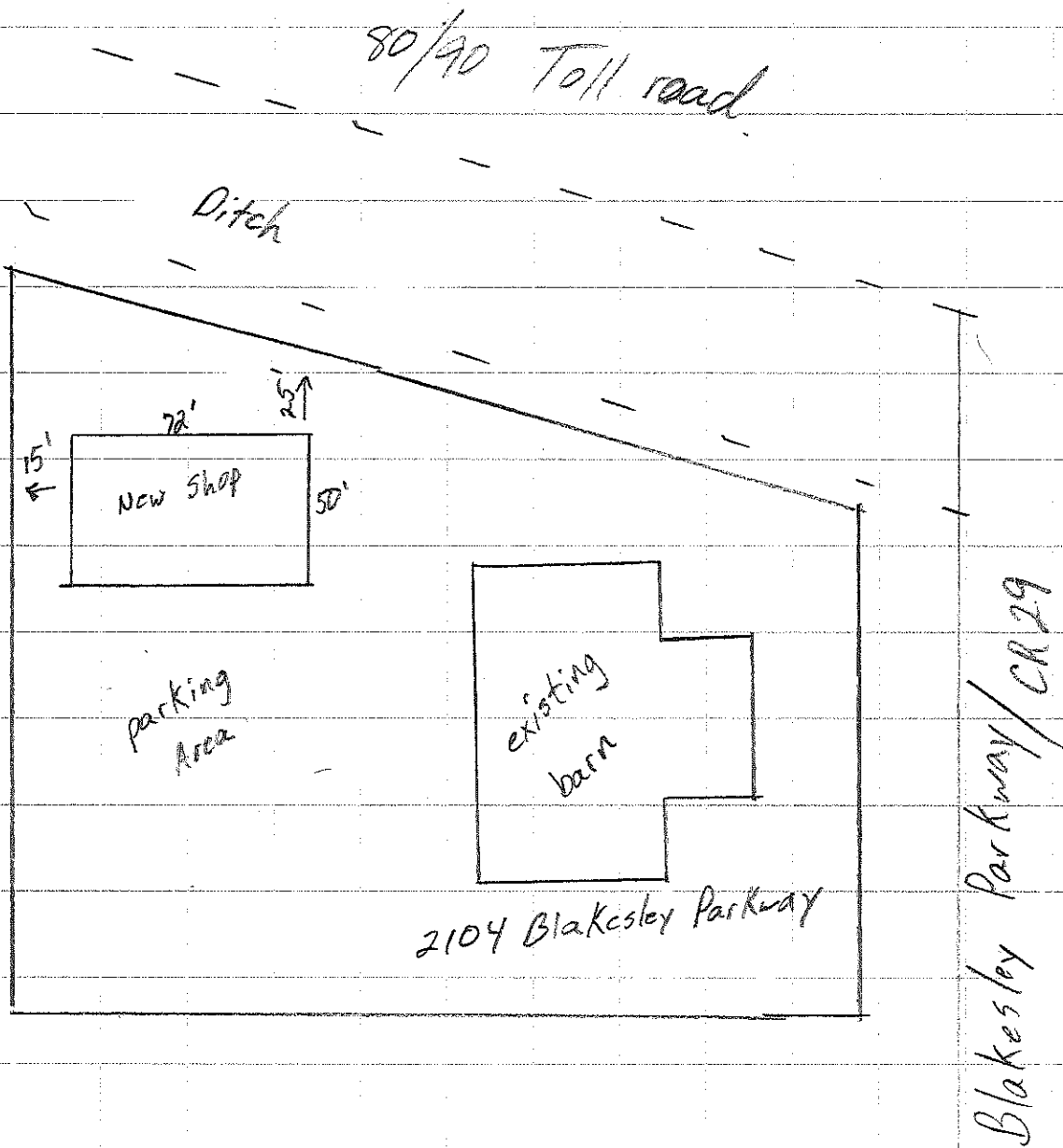


Name: Frost Properties

Site address: 2104 Blakesley Parkway

Subdivision and lot number: _____

Parcel number: _____



Plan Commission Staff Report

Prepared by the Department of Planning and Development

Hearing Date: May 14, 2026

Transaction Number: DPUD-0039-2026.

Parcel Number(s): 20-14-01-200-005.000-028, 20-14-01-200-007.000-028.

Existing Zoning: A-1.

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

Petitioner: Eagle Real Estate Group LLC, represented by Surveying & Mapping, LLC.

Location: Northwest corner of CR 142 & CR 17, 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	Residential & Commercial
North	A-1	Agricultural
South	A-1	Residential & Commercial
East	A-1	Residential & Agricultural
West	A-1	Agricultural

Site Description: The subject property consists of two parcels totaling 12.68 acres, is rectangular in shape with a 2,138 ft² house, three commercial buildings (3,528 ft², 9,200 ft², & 10,200 ft²), one cell tower, and other smaller accessory structures including sheds, covered picnic area, and gazebo.

History and General Notes:

- **August 19, 1999** – The BZA approved a Special Use for an Agri-Business (hauling milk for dairy farmers) in an A-1 district (Specifications F - #56) (993031).
- **June 16, 2016** – The BZA approved a Special Use for a wireless communications facility and a 90 ft. Developmental Variance to allow for the placement of said facility's tower 60 ft. from the north property line (Ordinance requires the height of the tower, or 150 ft.) (SUP-0224-2016).
- **November 20, 2025** – The BZA tabled a Special Use Amendment and a new Special Use.
- **December 18, 2025** – The BZA denied a Special Use for a home workshop/business for a diesel repair shop, a Developmental Variance to allow for 32 outside employees (Ordinance allows 4), and a Developmental Variance to allow the total square footage of accessory structures to exceed that allowed by right.

Plan Commission Staff Report (Continued)

Hearing Date: May 14, 2026

Zoning District Purpose Statements: 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 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.

Staff Analysis: The purpose of this rezoning petition is to expand commercial use located on an existing mixed-use property and to replace the existing 10,200 ft² building with a new 16,992 ft² building.

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 redevelopment and reuse of commercial and industrial sites should be encouraged and located 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 size of the proposed development/building is comparable with what would be expected in an agricultural or commercial area. This is an existing mixed-use property adjacent to County Road 17.
3. The most desirable use of the subject property is agricultural, commercial, and/or other compatible and supporting uses.
4. The request conserves property values by allowing an existing mixed-use property to expand other compatible and supporting uses. There are other similar uses in the area and around the county.
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-0039-2026

Date: 01/30/2026 Meeting Date: May 14, 2026
Plan Commission Hearing (PUD) Transaction #: DPUD-0039-2026

Description: for a zone map change from A-1 to DPUD M-1 and for primary approval of a 1-lot minor subdivision to be known as EAGLE TRANSPORT DPUD M-1

<u>Applicant</u>	<u>Authorized Agent</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
Surveying And Mapping, Llc 2810 Dexter Dr. Elkhart, IN 46514	Surveying And Mapping, Llc 2810 Dexter Dr. Elkhart, IN 46514	Eagle Real Estate Group Llc P.O Box 150 New Paris, IN 46553	Surveying And Mapping, Llc 2810 Dexter Dr. Elkhart, IN 46514

Site Address: 22153 County Road 142 Goshen, IN 46526	Parcel Number: 20-14-01-200-005.000-028 20-14-01-200-007.000-028
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Township: Union
Location: north Side Of County Road 42, northwest corner of CR 142 & CR 17

Subdivision: Lot #

Lot Area: 12.70 Frontage: 1,533.00 Depth: 577.00

Zoning: A-1 NPO List:

Present Use of Property: RESIDENTIAL/BUSINESS

Legal Description:

Comments: SEE: BC-1393-2016-EXPIRED-NOT COMPLETE PERMIT. SUP-0663-2025 AGRIBUSINESS. SUP-0224-2016-WIRELESS COMMUNICATION.

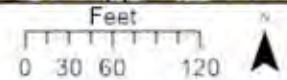
Applicant Signature:

Department Signature:



2025 Aerials

1 inch equals 120 ft





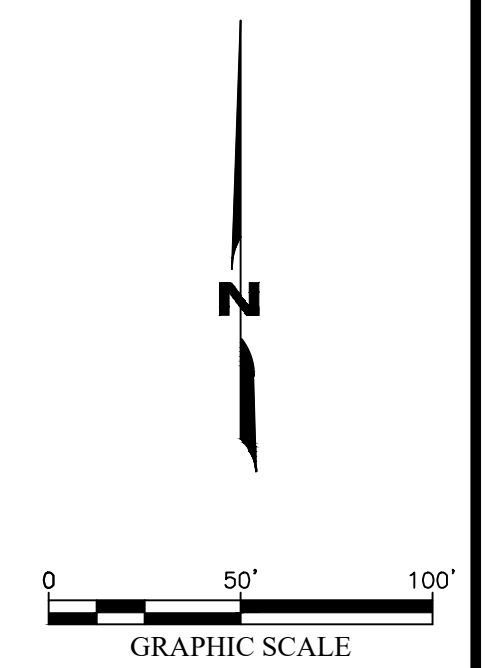
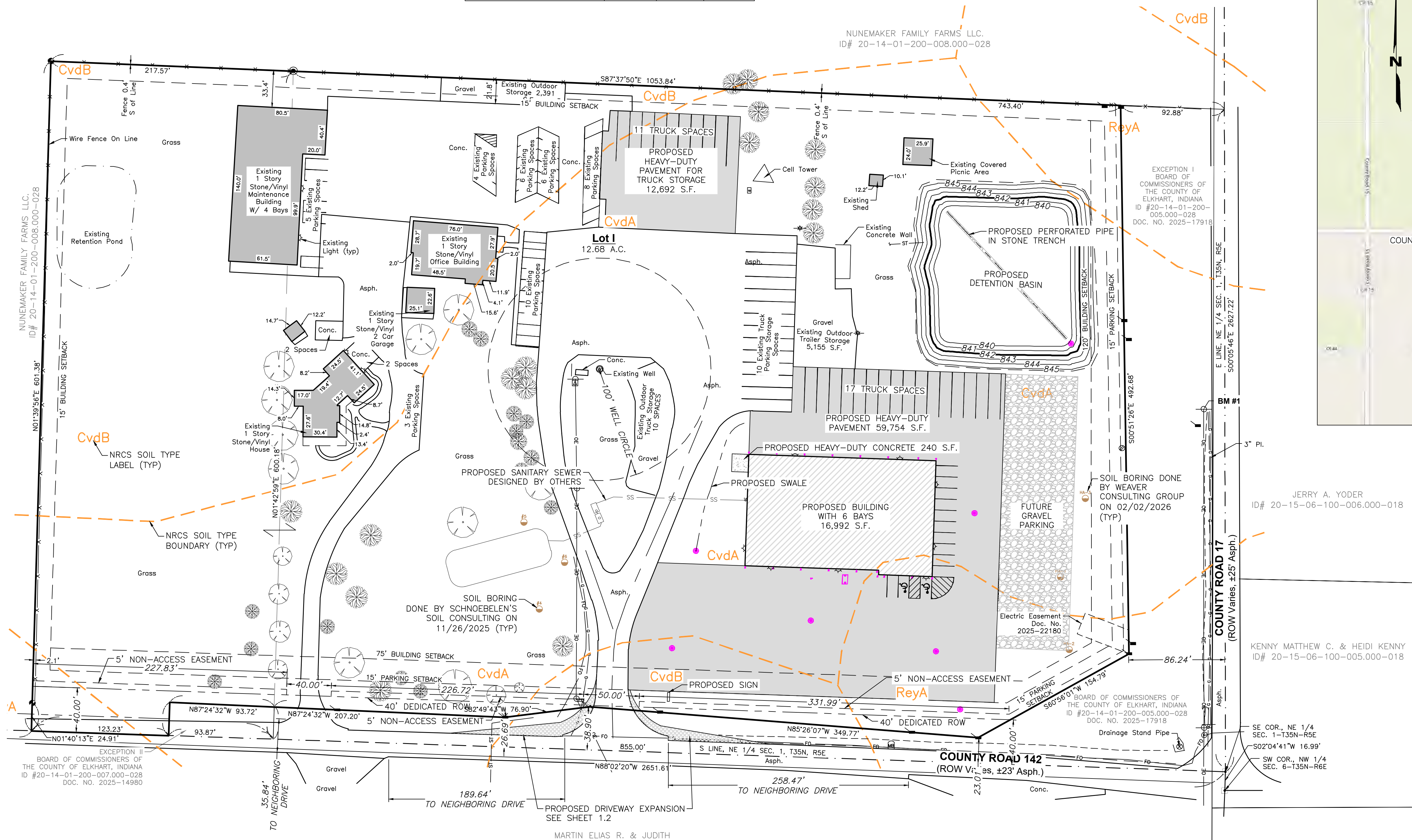
Sources: Esri, TomTom, Garmin, FRC, NOAA, USDA, © OpenStreetMap contributors, and the GIS User Community

Soil Map Legend			
Map Unit Symbol	Map Unit Name	Limitations (Small Commercial Buildings)	Depth to Water Table
CvdA	Crozier loam, 0 to 1 percent slopes	Very Limited	6-8 inches
CvdB	Crozier loam, 0 to 1 percent slopes	Very Limited	6-8 inches
ReyA	Rensselaer loam, 0 to 1 percent slopes	Very Limited	0-6 inches

LAND USE SUMMARY			
LAND USE	AREA (S.F.)	AREA (AC.)	PERCENT
RESIDENTIAL USE	44,758	1.03	8.1%
RIGHT OF WAY DEDICATION	12,389	0.28	2.2%
OPEN SPACE	227,062	5.22	41.2%
STORMWATER STORAGE	25,439	0.58	4.6%
VEHICLE SERVICE (M-1) USE	242,637	5.57	43.9%
TOTAL AREA	552,285	12.68	100.0%

EAGLE TRANSPORT DPUD M-1 PART OF NE 1/4 SEC. 1, T35N, R5E UNION TOWNSHIP, ELKHART, IN

FLOOD NOTE:
ZONE X AREA OF MINIMAL FLOOD HAZARD
FEMA MAP 18039C0245D, EFF. 8-2-2011



JERRY A. YODER
ID# 20-15-06-100-006.000-018

KENNY MATTHEW C. & HEIDI KENNY
ID# 20-15-06-100-005.000-018

BOARD OF COMMISSIONERS OF THE COUNTY OF ELKHART, INDIANA
ID #20-14-01-200-005.000-028
DOC. NO. 2025-17918

SE COR., NE 1/4 SEC. 1-T35N-R5E
S02°04'11"W 16.99'

SW COR., NW 1/4 SEC. 6-T35N-R6E

- LEGEND**
- ⊕ REBAR SET
 - ⊕ WOOD STAKE FOUND
 - ⊕ DISK MONUMENT FOUND
 - ⊕ LIGHT POLE
 - ⊕ POWER POLE
 - ⊕ GUY WIRE ANCHOR
 - ⊕ FIBER OPTIC VAULT
 - ⊕ SIGN
 - ⊕ POST
 - ⊕ MAILBOX
 - ⊕ OVERHEAD ELECTRIC
 - ⊕ UNDERGROUND GAS
 - ⊕ UNDERGROUND FIBER OPTIC
 - ⊕ STORM LINE
 - ⊕ TOE OF SLOPE
 - ⊕ TOP OF BANK
 - ⊕ TREE LINE

ENGINEER CONTACT INFORMATION
BEN STANLEY, P.E.
SURVEYING AND MAPPING LLC
2810 DEXTER DRIVE
ELKHART INDIANA 46514
PHONE: (574) 266-1010
EMAIL: BEN.STANLEY@SAM.BIZ

BENCHMARKS

BM #1
GEAR SET SOUTH SIDE OF NIPSCO PWP (500139), WEST SIDE OF CR 17, ±325' NORTH OF THE INTERSECTION OF CR 17 AND CR 142. ELEVATION 842.67, NAVD 88

Preliminary Drawing - Not for Construction

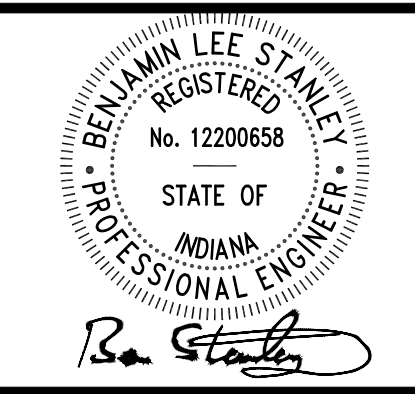
PRINTED Thursday, Aug 15, 2024 1:53:57 PM

NO.	REVISIONS	DATE
1	REVISIONS PER TECH REVIEW COMMENTS 2/13/26	03/03/2026
2	REVISIONS PER SWCD COMMENTS 3/6/26	03/06/2026
3	REVISIONS PER TECH REVIEW AND CLIENT COMMENTS	04/16/2026
4		
5		
6		
7		
8		



2810 Dexter Drive
Elkhart, IN 46514
Phone: 574-266-1010
Email: info@sam.biz

DRAWING FILE: 105392-DESIGN.DWG
CERTIFICATION DATE: 04/16/2026
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: NONE
ENGINEER: Benjamin Stanley, P.E.
TECHNICIAN: MMR



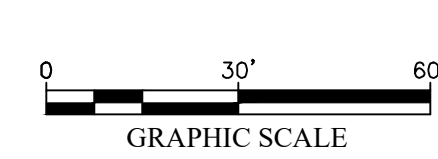
PROPOSED SITE PLAN	
EAGLE REAL ESTATE GROUP, LLC 22153 COUNTY ROAD 142 PT. NE 1/4, SEC. 1, T35N, R5E UNION TWP., ELKHART CO., INDIANA	
JOB NUMBER: 1025105392	

EAGLE TRANSPORT DPUD M-1 PART OF NE 1/4 SEC. 1, T35N, R5E UNION TOWNSHIP, ELKHART, IN

- SITE PLAN NOTES:**
- THE SITE HAS ONE SINGLE FAMILY RESIDENCE, AND ONE TANK TRANSPORT COMPANY WITH A HEAVY DIESEL MECHANIC SHOP. THE HOURS OF OPERATION FOR THE BUSINESS ARE 7:00 AM TO 4:00 PM, MONDAY THROUGH FRIDAY.
 - THE BUSINESS HAS 9 FULL-TIME, 3 PART-TIME EMPLOYEES AND 14 FULL TIME, 7 PART-TIME DRIVERS.
 - EXPECTED VEHICLES PER DAY.
 - 10 VISITING PASSENGER VEHICLES ARE EXPECTED PER DAY.
 - 8-10 TRUCKS ARE EXPECTED PER DAY.
 - NEW LIGHTING WILL BE DIRECTED DOWNWARD. PROPOSED ONSITE LIGHTING WILL NOT NEGATIVELY IMPACT SURROUND PROPERTY OWNERS.
 - SIGN DETAILS: ONE 8' BY 8' MONUMENT SIGN SHALL BE LOCATED NEAR THE EAST ENTRANCE ON COUNTY ROAD 142. A SEPARATE SIGN PERMIT SHALL BE OBTAINED FOR THIS. ALL FUTURE SIGNS SHALL BE AFFIXED TO A BUILDING, WITH A COUNTY SIGN PERMIT REQUIRED. ANY FUTURE SIGNS WILL BE ALLOWED WITHOUT THE NEED FOR DPUD AMENDMENT.
 - THERE ARE NO INCORPORATED AREAS ADJACENT TO THE PROPERTY.
 - THERE ARE NO COMMON AREAS ON THE PROPERTY.
 - THE TOTAL ACREAGE OF THE SITE IS 12.68 ACRES.
 - EASEMENTS
 - ACCESS: NONE
 - NON-ACCESS: NONE
 - UTILITY: NONE
 - DRAINAGE: NONE
 - SEPTIC: NONE
 - STRUCTURE: NONE
 - THE TWO EXISTING DRIVEWAYS WILL REMAIN AND WILL CONFORM WITH COUNTY STANDARDS.
 - OFFSITE DRIVEWAYS ARE DIRECTLY ACROSS COUNTY ROAD 142 FROM THE SITE.
 - THE SITE WILL DRAIN TO THE EXISTING BASIN. THE WET BASIN WILL BE CONVERTED TO A DRY BOTTOM BASIN WITH AN OUTLET TO THE SOUTH THAT WILL CONNECT TO A 12-INCH DRAINAGE TILE BY OTHERS. THIS CONNECTION HAS BEEN COORDINATED.
 - THERE ARE NO REGULATED DRAINS ON SITE. SWOVELAND DITCH IS LOCATED SOUTH AND WEST OF THE SITE.
 - THERE IS NO POSTED SPEED LIMIT ON COUNTY ROAD 142 IN THIS AREA. THE SPEED LIMIT IS ASSUMED TO BE 45 M.P.H. THE REQUIRED SIGHT DISTANCE FOR 45 M.P.H. IS 500 FT. BOTH EAST AND WEST OF THE EXISTING DRIVEWAY. THE DRIVEWAY HAS MORE THAN 500 FT. OF SIGHT DISTANCE BOTH EAST AND WEST OF THE DRIVEWAY.
 - THE NEAREST EXISTING STRUCTURE TO THE REZONING AREA IS 128 FT. TO THE SOUTH. NO OFFSITE WELL OR SEPTIC FIELD RECORD WAS FOUND WITHIN 100 FT. OF THE PROPERTY LINES.
 - NO ONSITE WELL OR SEPTIC FIELD RECORD WAS FOUND. NO MUNICIPAL UTILITIES ARE AVAILABLE.
 - PARKING REQUIREMENTS:
 - 2 PER DWELLING, SINGLE-FAMILY (DETACHED).
2 X 1 = 2 SPACES REQUIRED
 - REQUIRED: 5 PER BAY, VEHICLE REPAIR, MAJOR
5 X 10 = 50 REQUIRED SPACES
TOTAL PROVIDED SPACES: 89

LEGEND

- ⊗ REBAR SET
- ⊙ WOOD STAKE FOUND
- ⊙ DISK MONUMENT FOUND
- ⊙ LIGHT POLE
- ⊙ POWER POLE
- ⊙ GUY WIRE ANCHOR
- ⊙ FIBER OPTIC VAULT
- ⊙ SIGN
- ⊙ POST
- ⊙ MAILBOX
- ⊙ OVERHEAD ELECTRIC
- ⊙ UNDERGROUND GAS
- ⊙ UNDERGROUND FIBER OPTIC
- ⊙ STORM LINE
- ⊙ TOE OF SLOPE
- ⊙ TOP OF BANK
- ⊙ TREE LINE



DEVIATIONS FROM STANDARDS

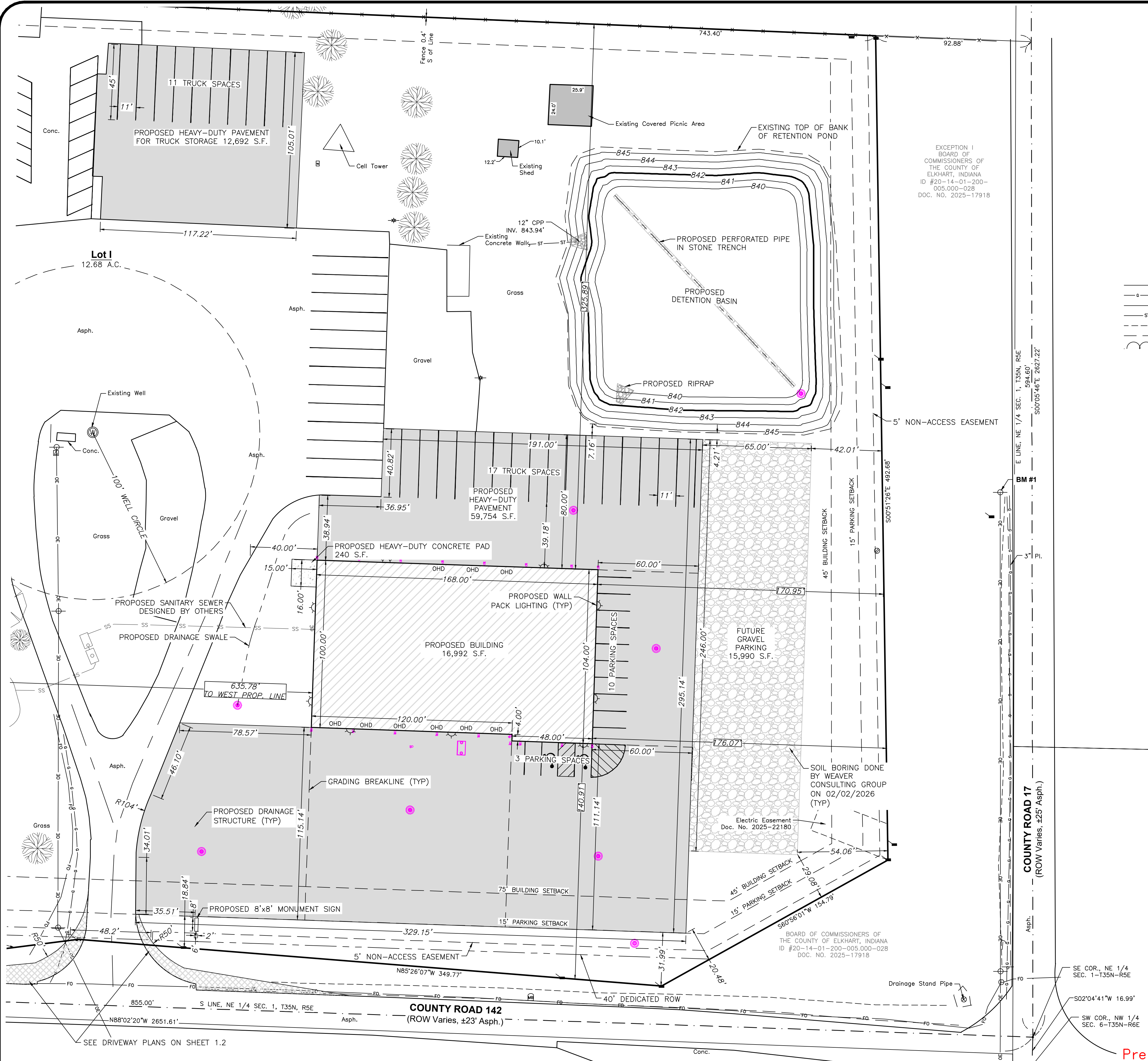
- THE CURRENT AND FUTURE USE IS RESTRICTED TO ONE SINGLE FAMILY RESIDENCE, ONE CELL PHONE TOWER, AND ONE TANK TRANSPORT COMPANY WITH A HEAVY DIESEL MECHANIC SHOP OPERATION. NO ADDITIONAL IMPROVEMENTS MAY BE MADE TO THE PROPERTY WITHOUT PRIOR APPROVAL BY THE ELKHART COUNTY PLANNING DEPT. A-1 DEVELOPMENT STANDARDS WILL APPLY TO CURRENT AND FUTURE RESIDENTIAL AND RESIDENTIAL ACCESSORY USES WITH NO DPUD AMENDMENT REQUIRED FOR THESE USES.
- FOUR LARGE SHADE TREES ARE PROPOSED ALONG THE SOUTH PROPERTY LINE IN FRONT OF THE NEW BUILDING. NO OTHER BUFFERING OR LANDSCAPING ARE TO BE PROVIDED.
- ONE 8' BY 8' MONUMENT SIGN SHALL BE LOCATED NEAR THE EAST ENTRANCE ON COUNTY ROAD 142. A SEPARATE SIGN PERMIT SHALL BE OBTAINED FOR THIS. ALL FUTURE SIGNS SHALL BE AFFIXED TO A BUILDING, WITH A COUNTY SIGN PERMIT REQUIRED. ACTUAL LOCATION MAY VARY.

GROUND WATER		
BORING NUMBER	DEPTH TO GROUND WATER	GROUND WATER ELEV.
HA-1	ROCK OBSTRUCTED	N/A
HA-2	5.4 Ft Depth	835.4 Ft.
HA-3	5.2 Ft Depth	836.6 Ft.

BENCHMARKS

BM #1
GEAR SET SOUTH SIDE OF NIPSCO PWP (500139), WEST SIDE OF CR 17, ±325' NORTH OF THE INTERSECTION OF CR 17 AND CR 142.
ELEVATION 842.67, NAVD 88

Preliminary Drawing - Not for Construction

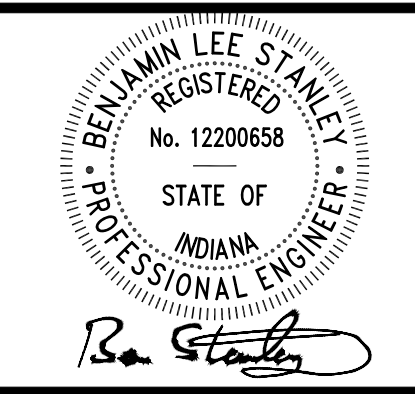


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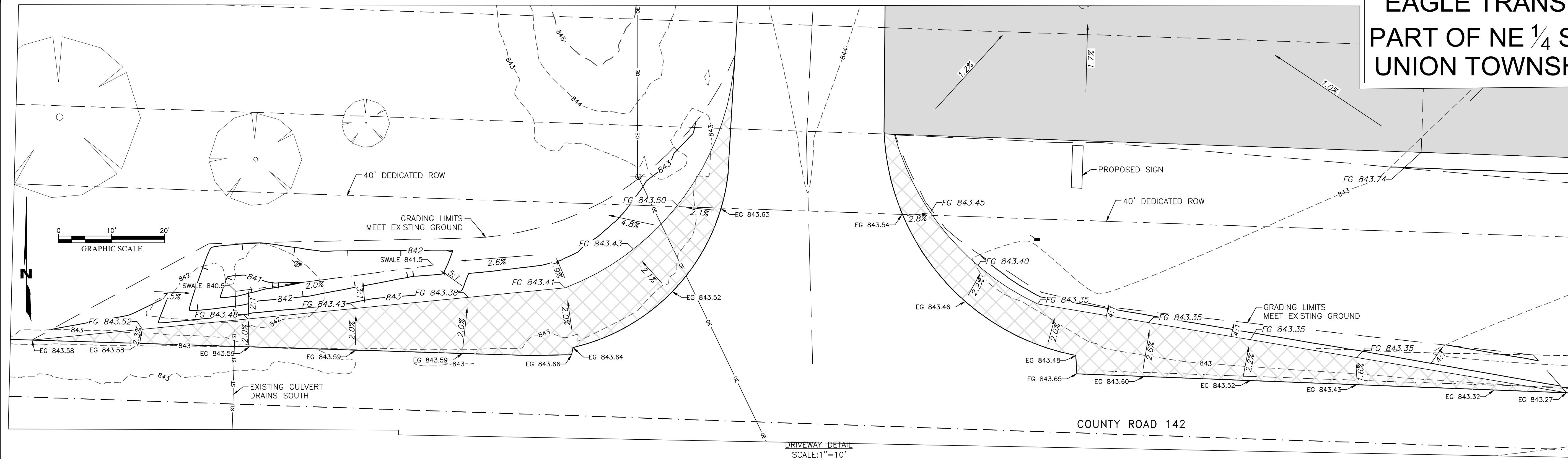
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Email: info@sam.biz

DRAWING FILE: 105392-DESIGN.DWG
CERTIFICATION DATE: 04/16/2026
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: NONE
ENGINEER: Benjamin Stanley, P.E.
TECHNICIAN: MMR



PROPOSED SITE PLAN DETAIL
EAGLE REAL ESTATE GROUP, LLC
22153 COUNTY ROAD 142
PT. NE 1/4, SEC. 1, T35N, R5E
UNION TWP., ELKHART CO., INDIANA
JOB NUMBER: 1025105392

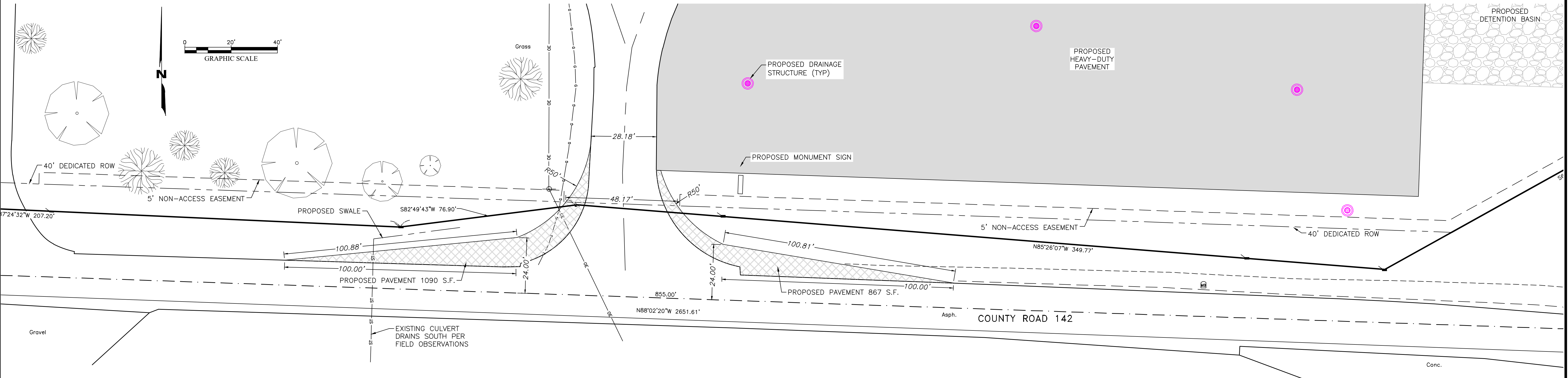
EAGLE TRANSPORT DPUD M-1 PART OF NE 1/4 SEC. 1, T35N, R5E UNION TOWNSHIP, ELKHART, IN



LEGEND

- REBAR SET
- WOOD STAKE FOUND
- DISK MONUMENT FOUND
- LIGHT POLE
- POWER POLE
- GUY WIRE ANCHOR
- FIBER OPTIC VAULT
- SIGN
- POST
- MAILBOX
- OVERHEAD ELECTRIC
- UNDERGROUND GAS
- UNDERGROUND FIBER OPTIC
- STORM LINE
- TOE OF SLOPE
- TOP OF BANK
- TREE LINE

BENCHMARKS
BM #1
 GEAR SET SOUTH SIDE OF NIPSCO PWP (500139), WEST SIDE OF CR 17,
 ±325' NORTH OF THE INTERSECTION OF CR 17 AND CR 142.
 ELEVATION 842.67, NAVD 88



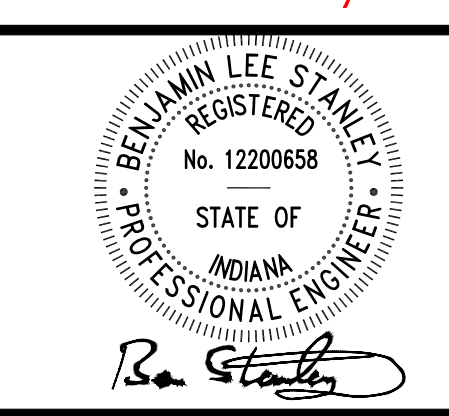
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2810 Dexter Drive
 Elkhart, IN 46514
 Phone: 574-266-1010
 Email: info@sam.biz

DRAWING FILE: 105392-DESIGN.DWG
 CERTIFICATION DATE: 04/16/2026
 HORIZONTAL SCALE: 1"=20'/1"=10'
 VERTICAL SCALE: NONE
 ENGINEER: Benjamin Stanley, P.E.
 TECHNICIAN: MMR



PROPOSED DRIVEWAY CONSTRUCTION PLAN
 EAGLE REAL ESTATE GROUP, LLC
 22153 COUNTY ROAD 142
 PT. NE 1/4, SEC. 1, T35N, R5E
 UNION TWP., ELKHART CO., INDIANA
 JOB NUMBER: 1025105392

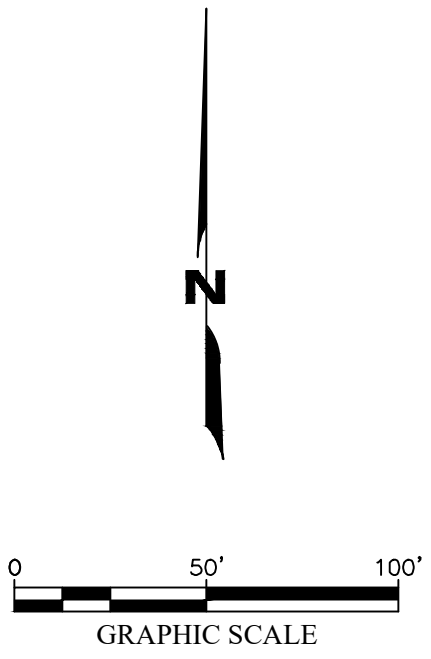
SHEET 1.2
 OF 4

PRINTED Thursday, April 16, 2026 1:54:01 PM
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EAGLE TRANSPORT DPUD M-1 PART OF NE 1/4 SEC. 1, T35N, R5E UNION TOWNSHIP, ELKHART, IN

LEGEND

- ⊙ REBAR SET
- ⊙ WOOD STAKE FOUND
- ⊙ DISK MONUMENT FOUND
- ⊙ LIGHT POLE
- ⊙ POWER POLE
- ⊙ GUY WIRE ANCHOR
- ⊙ FIBER OPTIC VAULT
- ⊙ SIGN
- ⊙ POST
- ⊙ MAILBOX
- OE — OVERHEAD ELECTRIC
- G — UNDERGROUND GAS
- FO — UNDERGROUND FIBER OPTIC
- ST — STORM LINE
- TOE OF SLOPE
- TOP OF BANK
- TREE LINE



GROUND WATER		
BORING NUMBER	DEPTH TO GROUND WATER	GROUND WATER ELEV.
HA-1	ROCK OBSTRUCTED	N/A
HA-2	5.4 Ft Depth	835.4 Ft.
HA-3	5.2 Ft Depth	836.6 Ft.

Soil Map Legend			
Map Unit Symbol	Map Unit Name	Limitations (Small Commercial Buildings)	Depth to Water Table
CvdA	Crosier loam, 0 to 1 percent slopes	Very Limited	6-8 Inches
CvdB	Crosier loam, 0 to 1 percent slopes	Very Limited	6-8 Inches
ReyA	Rensselaer loam, 0 to 1 percent slopes	Very Limited	0-6 Inches

LEGAL DESCRIPTION TRACT I - DR 2025-11495

ASSUMING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION TO HAVE A BEARING OF DUE NORTH AND SOUTH, AND BEGINNING AT AN IRON STAKE MARKING THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH EIGHTY-SEVEN (87) DEGREES FIFTY-SIX (56) MINUTES WEST, ALONG THE SOUTH LINE OF SAID QUARTER SECTION, AND ALONG THE CENTER LINE OF COUNTY ROAD NUMBER 142, A DISTANCE OF EIGHT HUNDRED FIFTY-FIVE (855.00) FEET TO A RAILROAD SPIKE DRIVEN INTO THE ASPHALT PAVEMENT OF SAID COUNTY ROAD; THENCE NORTH ONE (1) DEGREE FORTY-SIX (46) MINUTES EAST, A DISTANCE OF SIX HUNDRED AND FIVE-TENTHS (600.50) FEET TO AN IRON STAKE; THENCE SOUTH EIGHTY-SEVEN (87) DEGREES THIRTY-ONE (31) MINUTES EAST, A DISTANCE OF EIGHT HUNDRED THIRTY-SIX AND NINE TENTHS (836.90) FEET TO AN IRON STAKE LOCATED ON THE EAST LINE OF SAID QUARTER SECTION; THENCE DUE SOUTH, ALONG THE EAST LINE OF SAID QUARTER SECTION, AND ALONG THE CENTERLINE OF COUNTY ROAD NUMBER 17, A DISTANCE OF FIVE HUNDRED NINETY-FOUR AND SIX-TENTHS (594.60) FEET TO THE PLACE OF BEGINNING.

LEGAL DESCRIPTION TRACT II - DR 2022-22081

A PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 5 EAST, UNION TOWNSHIP, ELKHART COUNTY, INDIANA, AND MORE PARTICULARLY KNOWN AS FOLLOWS:

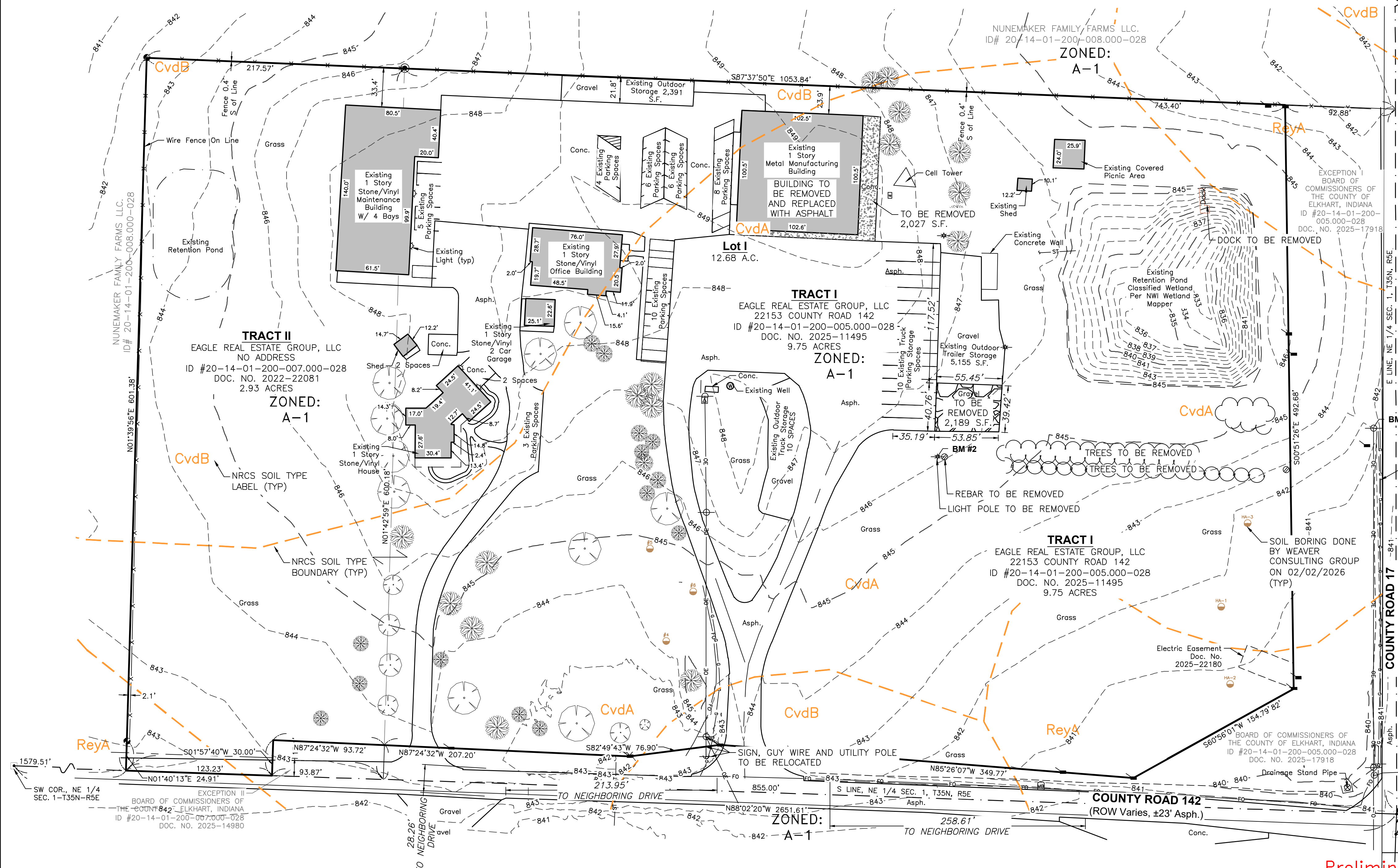
COMMENCING AT A STONE MARKING THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 87 DEGREES 56 MINUTES 57 SECONDS WEST 855.09 FEET ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER AND COUNTY ROAD 142 TO A RAILROAD SPIKE AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 87 DEGREES 55 MINUTES 53 SECONDS WEST 217.34 FEET ALONG THE LAST DESCRIBED LINE TO A SPINDLE; THENCE NORTH 01 DEGREE 46 MINUTES 31 SECONDS EAST 602.07 FEET TO A REBAR; THENCE SOUTH 87 DEGREES 31 MINUTES 09 SECONDS EAST 217.35 FEET TO AN IRON PIPE; THENCE SOUTH 01 DEGREE 46 MINUTES 31 SECONDS WEST 600.50 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION EXCEPTION I - DR 2025-17918

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 5 EAST, DESIGNATED AS POINT "45" ON THE LOCATION CONTROL ROUTE SURVEY PLAT RECORDED AS INSTRUMENT NO. 2020-22463 IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE NORTH 88 DEGREES 09 MINUTES 35 SECONDS WEST, 855.00 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION TO THE SOUTHWEST CORNER OF THE GRANTORS' LAND; THENCE NORTH 01 DEGREE 31 MINUTES 49 SECONDS EAST, 28.97 FEET ALONG THE WEST LINE OF THE GRANTORS' LAND; THENCE SOUTH 87 DEGREES 31 MINUTES 47 SECONDS EAST, 207.20 FEET TO POINT "532" DESIGNATED ON SAID PARCEL PLAT; THENCE NORTH 82 DEGREES 42 MINUTES 28 SECONDS EAST, 76.90 FEET TO POINT "533" DESIGNATED ON SAID PARCEL PLAT; THENCE SOUTH 85 DEGREES 33 MINUTES 27 SECONDS EAST, 349.77 FEET TO POINT "534" DESIGNATED ON SAID PARCEL PLAT; THENCE NORTH 60 DEGREES 48 MINUTES 46 SECONDS EAST, 154.79 FEET TO POINT "535" DESIGNATED ON SAID PARCEL PLAT; THENCE NORTH 00 DEGREES 58 MINUTES 41 SECONDS WEST, 492.71 FEET TO THE NORTH LINE OF THE GRANTORS' LAND; THENCE SOUTH 87 DEGREES 43 MINUTES 48 SECONDS EAST, 92.85 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 13 MINUTES 11 SECONDS EAST, 594.60 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING CONTAINING 1.848 ACRES MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT OF WAY WHICH CONTAINS 0.330 ACRES MORE OR LESS, FOR A NET ADDITIONAL TAKING OF 1.518 ACRES MORE OR LESS.

LEGAL DESCRIPTION EXCEPTION II - DR 2025-14980

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 5 EAST, DESIGNATED AS POINT "45" ON THE LOCATION CONTROL ROUTE SURVEY PLAT RECORDED AS INSTRUMENT NO. 2020-22463 IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE NORTH 88 DEGREES 09 MINUTES 35 SECONDS WEST, 855.00 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION TO THE SOUTHEAST CORNER OF THE GRANTOR'S LAND AND THE POINT OF BEGINNING; THENCE CONTINUING SAID COURSE, 93.87 FEET ALONG SAID SOUTH LINE; THENCE NORTH 01 DEGREE 50 MINUTES 25 SECONDS EAST, 30.00 FEET, TO POINT "530" DESIGNATED ON SAID PARCEL PLAT; THENCE SOUTH 87 DEGREES 31 MINUTES 47 SECONDS EAST, 93.72 FEET TO THE EAST LINE OF THE GRANTOR'S LAND; THENCE SOUTH 01 DEGREE 31 MINUTES 49 SECONDS WEST, 28.97 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING CONTAINING 0.064 ACRES MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT OF WAY WHICH CONTAINS 0.025 ACRES MORE OR LESS, FOR A NET ADDITIONAL TAKING OF 0.039 ACRES MORE OR LESS.



GENERAL INFORMATION

THE PURPOSE OF THIS SURVEY IS TO COLLECT DATA NEEDED FOR THE DESIGN OF SITE IMPROVEMENTS. THE PROPERTY LINES SHOWN ARE BASED ON A SURVEY PERFORMED BY SAM, LLC, DATED 1/14/2026.

HORIZONTAL AND VERTICAL DATA IS BASED ON A SOLUTION DERIVED FROM GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS PROCESSED BY INDOT CONTINUOUSLY OPERATING REFERENCE STATIONS. THE COORDINATE SYSTEM IS US STATE PLANE 1983, NAD 1983 (CONUS), INDIANA EAST ZONE. GROUND ELEVATIONS ARE BASED UPON SAID INDOT SOLUTION AND ARE ON THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD88). THIS ORTHOMETRIC ELEVATION WAS DERIVED UTILIZING THE MOST RECENT GEOID MODEL (GEOID18).

THIS SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN, ZONE X, PER FEMA FLOOD MAP 18039C0245D, EFFECTIVE 8/2/2011.

UTILITY NOTES

INDIANA 811 WAS CONTACTED ON 12/16/2025 REQUESTING THE LOCATION OF BURIED UTILITIES FOR THIS PROJECT. TICKET NUMBERS 25121602125, 25121701735 AND 25121701750 WERE ISSUED. ALL BURIED UTILITIES MARKED AS A RESULT OF THE CONTACT WERE LOCATED IN THE FIELD AND ARE SHOWN. OTHER BURIED UTILITIES MAY EXIST ON THIS SITE THAT WERE NOT MARKED.

BENCHMARKS

- BM #1**
GEAR SET SOUTH SIDE OF NIPSCO PWP (500139), WEST SIDE OF CR 17, ±325' NORTH OF THE INTERSECTION OF CR 17 AND CR 142.
ELEVATION 842.67, NAVD 88
- BM #2**
SOUTHEAST BOLT OF LIGHT POLE, SOUTH SIDE OF EASTMOST PARKING LOT.
ELEVATION 849.76, NAVD 88

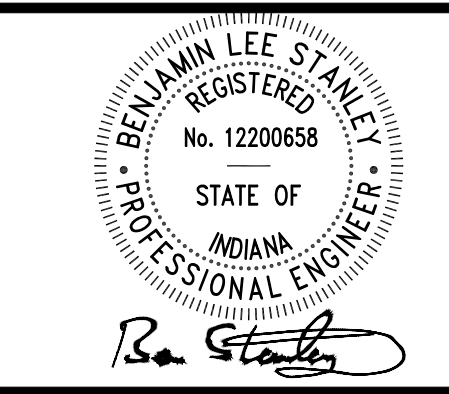
Preliminary Drawing - Not for Construction

NO.	REVISIONS	DATE
1		
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8		



2810 Dexter Drive
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DRAWING FILE: 105392-DESIGN.DWG
CERTIFICATION DATE: 04/16/2026
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE: NONE
ENGINEER: Benjamin Stanley, P.E.
TECHNICIAN: SAL



EXISTING CONDITIONS PLAN
EAGLE REAL ESTATE GROUP, LLC 22153 COUNTY ROAD 142 PT. NE 1/4, SEC. 1, T35N, R5E UNION TWP., ELKHART CO., INDIANA
JOB NUMBER: 1025105392

SHEET 2
OF 4

**EAGLE TRANSPORT DPUD M-1
PART OF NE 1/4 SEC. 1, T35N, R5E
UNION TOWNSHIP, ELKHART, IN**

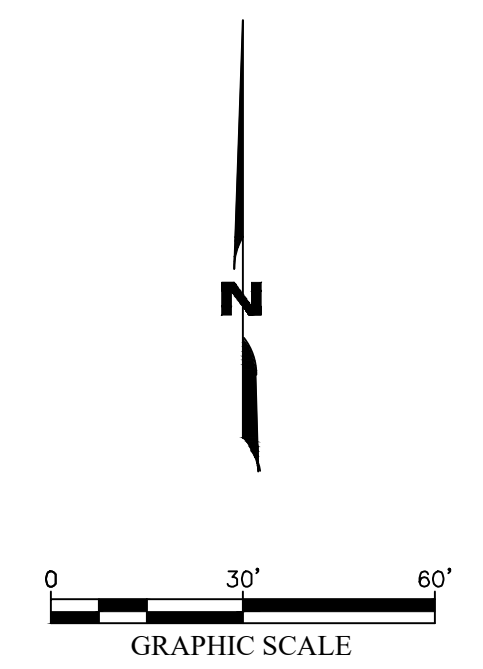


EXCEPTION 1
BOARD OF COMMISSIONERS OF THE COUNTY OF ELKHART, INDIANA
ID #20-14-01-200-005.000-028
DOC. NO. 2025-17918

FILL EXISTING RETENTION BASIN TO ELEVATION 839 BOTTOM. BANKS TO BE 4:1 SIDESLOPES.

LEGEND

- ⊗ REBAR SET
- ⊙ WOOD STAKE FOUND
- ⊙ DISK MONUMENT FOUND
- ⊙ LIGHT POLE
- ⊙ POWER POLE
- ⊙ GUY WIRE ANCHOR
- ⊙ FIBER OPTIC VAULT
- ⊙ SIGN
- ⊙ POST
- ⊙ MAILBOX
- OVERHEAD ELECTRIC
- UNDERGROUND GAS
- UNDERGROUND FIBER OPTIC
- ST— STORM LINE
- - - TOE OF SLOPE
- - - TOP OF BANK
- ⊙ TREE LINE



BENCHMARKS

BM #1
GEAR SET SOUTH SIDE OF NIPSCO PWP (500139), WEST SIDE OF CR 17, ±325' NORTH OF THE INTERSECTION OF CR 17 AND CR 142. ELEVATION 842.67, NAVD 88

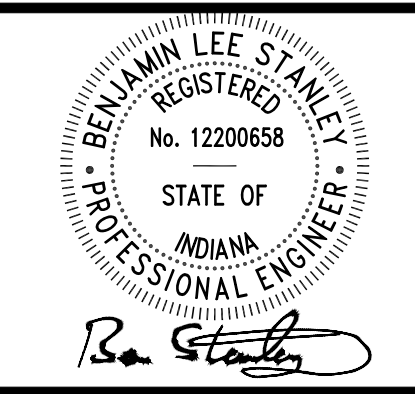
Preliminary Drawing - Not for Construction

NO.	REVISIONS	DATE
1	REVISIONS PER TECH REVIEW COMMENTS 2/13/26	03/03/2026
2	REVISIONS PER SWCD COMMENTS 3/6/26	03/06/2026
3	REVISIONS PER TECH REVIEW AND CLIENT COMMENTS	04/16/2026
4		
5		
6		
7		
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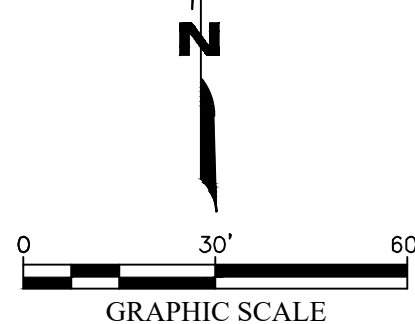
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CERTIFICATION DATE: 04/16/2026
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: NONE
ENGINEER: Benjamin Stanley, P.E.
TECHNICIAN: MMR



PROPOSED GRADING PLAN
EAGLE REAL ESTATE GROUP, LLC 22153 COUNTY ROAD 142 PT. NE 1/4, SEC. 1, T35N, R5E UNION TWP., ELKHART CO., INDIANA
JOB NUMBER: 1025105392

EAGLE TRANSPORT DPUD M-1 PART OF NE 1/4 SEC. 1, T35N, R5E UNION TOWNSHIP, ELKHART, IN



EXCEPTION I
BOARD OF
COMMISSIONERS OF
THE COUNTY OF
ELKHART, INDIANA
ID #20-14-01-200-
005.000-028
DOC. NO. 2025-17918

DETENTION STORAGE CALCULATIONS

NOTE:
- THE ALLOWABLE OUTFLOW RATE IS BASED ON THE PRE-DEVELOPED 10-YEAR 0.5-HOUR STORM RUNOFF.
- THE OUTLET PIPE IS SIZED TO ENSURE THE BASIN IS DRY WITHIN 48 HOURS AND WILL NOT CONVEY MORE THAN THE ALLOWABLE RELEASE RATE WHEN FLOWING UNDER PRESSURE CONDITIONS USING THE HAZEN-WILLIAMS FORMULA.
- RAINFALL INTENSITIES ARE BASED ON HERPICC DATA USING REGIONAL COEFFICIENTS FOR THE INTENSITY-DURATION-FREQUENCY EQUATION.
- THE RATIONAL METHOD USING THE PEAK 100-YEAR STORM EVENT IS USED TO CALCULATE THE REQUIRED STORAGE VOLUME WITH THE OUTFLOW RATE EQUAL TO THE DESIGNED OUTFLOW RATE.
- POND STORAGE VOLUMES CALCULATED USING THE AVERAGE-END-AREA METHOD.
- THE HIGH WATER LEVEL IS INTERPOLATED AT THE REQUIRED STORAGE VOLUME.

RUNOFF COEFFICIENTS (C):	PREDEVELOPED		DEVELOPED		
	C	Area (s.f.)	Weighted Area	Area (s.f.)	Weighted Area
Lawn =	0.30	149,388	44,816	64,713	19,414
Gravel =	0.65	5,567	3,619	22,857	14,857
Pavement =	0.90	53,604	48,244	114,304	102,874
Building/Structure =	1.00	11,902	11,902	18,587	18,587
Total Area =		220,461	108,581	220,461	155,732
Composite C =			0.49		0.71

ALLOWABLE RELEASE RATE:
10YR 0.5hour Rainfall Intensity = 2.64 in/hr
Drainage Area = 5.06 acres
Outflow Rate = 2.70 cfs
Pre-Dev. Runoff Coefficient = 0.20

OUTLET PIPE SIZE
Specified Outlet Pipe Diameter = 12 in.
Manning's Roughness Coefficient = 0.012
Upstream Invert Elevation = 837.25 FT.
Downstream Invert Elevation = 835.48 FT.
Pipe Material = PVC
Pipe Length = 392 FT.
Design Slope = 0.45%
Pipe Freeflow Capacity = 2.59 cfs

REQUIRED STORAGE VOLUME DETERMINATION:
Drainage Area = 5.06 acres
Developed CA = 3.58
Developed Runoff Coefficient = 0.71

Storm Duration	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Outflow Rate (cfs)	Storage Rate (cfs)	Required Storage (ac-ft)	Required Storage (cu.ft.)
0.17 hr	7.92	28.58	2.59	26.00	0.358	15,598
0.33 hr	5.40	19.49	2.59	16.91	0.466	20,287
0.50 hr	3.96	14.28	2.59	11.69	0.483	21,038
0.75 hr	2.71	9.76	2.59	7.17	0.445	19,369
1 hr	1.98	7.16	2.59	4.57	0.378	16,463
2 hr	1.55	5.59	2.59	3.00	0.495	21,579
3 hr	1.14	4.13	2.59	1.54	0.382	16,621
6 hr	0.67	2.41	2.59	0.00	0.000	0
12 hr	0.38	1.38	2.59	0.00	0.000	0
24 hr	0.22	0.79	2.59	0.00	0.000	0

Required Storage = 21579 cu.ft.
Proposed Storage = 36310 cu.ft.
% Provided = 168%

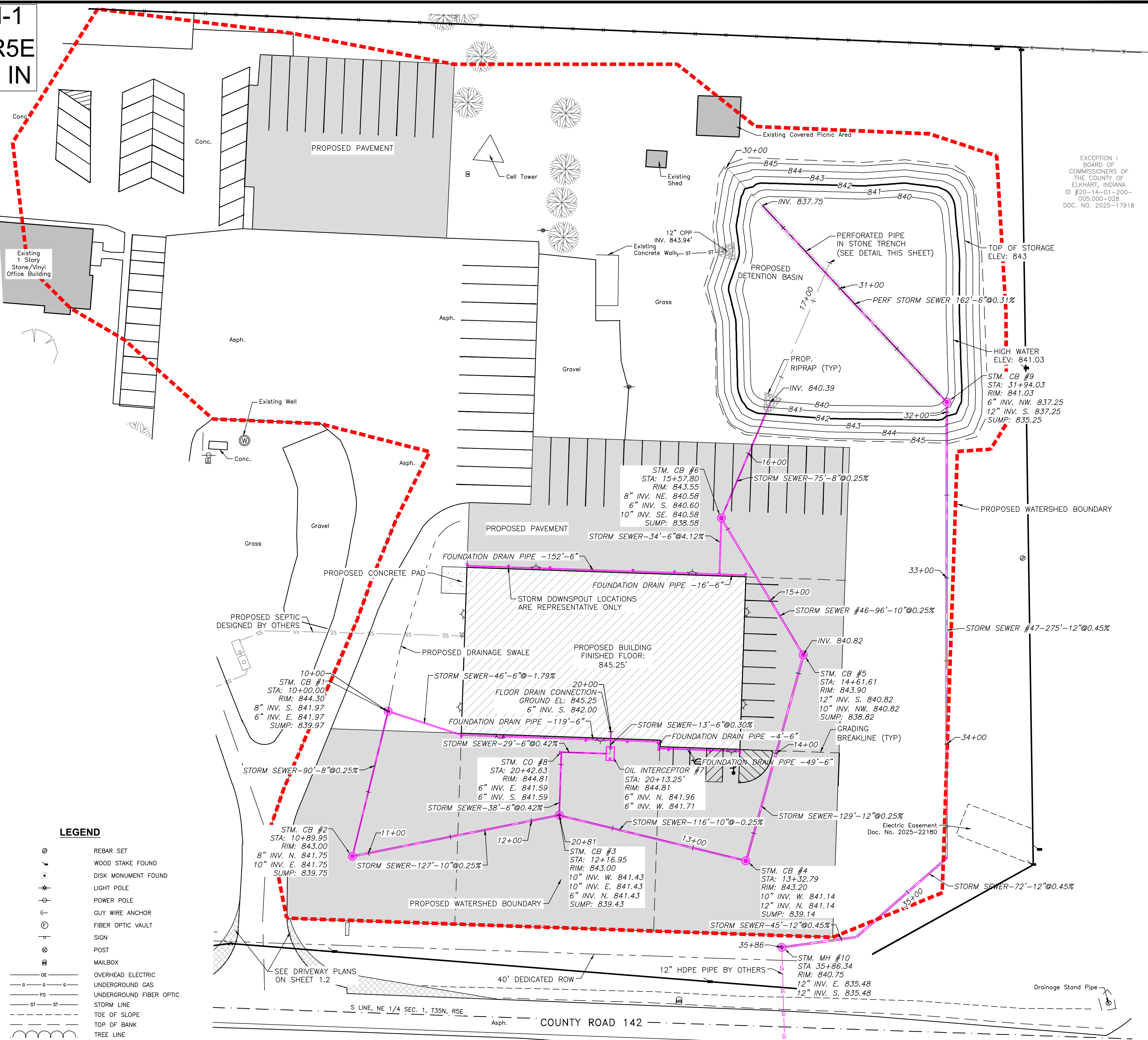
PROPOSED STORAGE VOLUME DETERMINATION:
Proposed Pond 1 Storage

Elevation (ft.)	Area (sq. ft.)	Volume (cu.ft.)	Cumulative (cu.ft.)	Elevation at Required Storage Volume
839.00	0	0	0.000	
840.00	12865	6433	6433	0.148
841.00	14907	13886	20319	0.466
842.00	17075	15991	36310	0.834

841.08 HWL

DRAIN-DOWN TIME
Required Storage = 21579 cu.ft.
Pipe Freeflow Capacity = 2.59 cfs
Time to Drain = 2 hr.

BENCHMARKS
BM #1
GEAR SET SOUTH SIDE OF NIPSCO PWP (500139), WEST SIDE OF CR 17, ±325' NORTH OF THE INTERSECTION OF CR 17 AND CR 142. ELEVATION 842.67. NAVD 88



- LEGEND**
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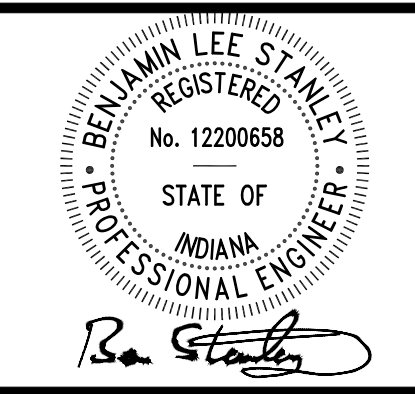
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PROPOSED DRAINAGE PLAN
EAGLE REAL ESTATE GROUP, LLC
22153 COUNTY ROAD 142
PT. NE 1/4, SEC. 1, T35N, R5E
UNION TWP., ELKHART CO., INDIANA
JOB NUMBER: 1025105392

Detailed Planned Unit Development

to be known as

Eagle Transport D.P.U.D. M-1

**22153 County Road 142
Situated in the Northeast Quarter, Section 1,
Township 35 North, Range 5 East,
Union Township, Elkhart County, Indiana**

Tax ID Numbers:

20-14-01-200-005.000-028

20-14-01-200-007.000-028

Narrative Reports

prepared by

Surveying and Mapping, LLC

2810 Dexter Drive

Elkhart, Indiana 46514

Phone 574.266.1010

Fax 574.262.3040

www.sam.biz

Ben Stanley, P.E.

Indiana Professional Engineer 12200658

Email: ben.stanley@sam.biz

Project Number 1025105392

April 16, 2026

D.P.U.D. Description

LEGAL DESCRIPTION TRACT I - DR 2025-11495

ASSUMING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION TO HAVE A BEARING OF DUE NORTH AND SOUTH, AND BEGINNING AT AN IRON STAKE MARKING THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH EIGHTY-SEVEN (87) DEGREES FIFTY-SIX (56) MINUTES WEST, ALONG THE SOUTH LINE OF SAID QUARTER SECTION, AND ALONG THE CENTER LINE OF COUNTY ROAD NUMBER 142, A DISTANCE OF EIGHT HUNDRED FIFTY-FIVE (855.00) FEET TO A RAILROAD SPIKE DRIVEN INTO THE ASPHALT PAVEMENT OF SAID COUNTY ROAD; THENCE NORTH ONE (1) DEGREES FORTY-SIX (46) MINUTES EAST, A DISTANCE OF SIX HUNDRED AND FIVE-TENTHS (600.50) FEET TO AN IRON STAKE; THENCE SOUTH EIGHTY-SEVEN (87) DEGREES THIRTY-ONE (31) MINUTES EAST, A DISTANCE OF EIGHT HUNDRED THIRTY-SIX AND NINE TENTHS (836.90) FEET TO AN IRON STAKE LOCATED ON THE EAST LINE OF SAID QUARTER SECTION; THENCE DUE SOUTH, ALONG THE EAST LINE OF SAID QUARTER SECTION, AND ALONG THE CENTERLINE OF COUNTY ROAD NUMBER 17, A DISTANCE OF FIVE HUNDRED NINETY-FOUR AND SIX-TENTHS (594.60) FEET TO THE PLACE OF BEGINNING.

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BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 5 EAST, DESIGNATED AS POINT "45" ON THE LOCATION CONTROL ROUTE SURVEY PLAT RECORDED AS INSTRUMENT NO. 2020-22463 IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE NORTH 88 DEGREES 09 MINUTES 35 SECONDS WEST, 855.00 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION TO THE SOUTHWEST CORNER OF THE GRANTORS' LAND; THENCE NORTH 01 DEGREE 31 MINUTES 49 SECONDS EAST, 28.97 FEET ALONG THE WEST LINE OF THE GRANTORS' LAND; THENCE SOUTH 87 DEGREES 31 MINUTES 47 SECONDS EAST, 207.20 FEET TO POINT "532" DESIGNATED ON SAID PARCEL PLAT; THENCE NORTH 82 DEGREES 42 MINUTES 28 SECONDS EAST, 76.90 FEET TO POINT "533" DESIGNATED ON SAID PARCEL PLAT; THENCE SOUTH 85 DEGREES 33 MINUTES 22 SECONDS EAST, 349.77 FEET TO POINT "534" DESIGNATED ON SAID PARCEL PLAT; THENCE NORTH 60 DEGREES 48 MINUTES 46 SECONDS EAST, 154.79 FEET TO POINT "535" DESIGNATED ON SAID PARCEL PLAT; THENCE NORTH 00 DEGREES 58 MINUTES 41 SECONDS WEST, 492.71 FEET TO THE NORTH LINE OF THE GRANTORS' LAND; THENCE SOUTH 87 DEGREES 45 MINUTES 48 SECONDS EAST, 92.85 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 13 MINUTES 11 SECONDS EAST, 594.60 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING CONTAINING 1.848 ACRES MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT OF WAY WHICH CONTAINS 0.330 ACRES MORE OR LESS, FOR A NET ADDITIONAL TAKING OF 1.518 ACRES MORE OR LESS.

LEGAL DESCRIPTION EXCEPTION II - DR 2025-14980

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 5 EAST, DESIGNATED AS POINT "45" ON THE LOCATION CONTROL ROUTE SURVEY PLAT RECORDED AS INSTRUMENT NO. 2020-22463 IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE NORTH 88 DEGREES 09 MINUTES 35 SECONDS WEST, 855.00 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION TO THE SOUTHEAST CORNER THE GRANTOR'S LAND AND THE POINT OF BEGINNING; THENCE CONTINUING SAID COURSE, 93.87 FEET ALONG SAID SOUTH LINE; THENCE NORTH 01 DEGREE 50 MINUTES 25 SECONDS EAST, 30.00 FEET, TO POINT "530" DESIGNATED ON SAID PARCEL PLAT; THENCE SOUTH 87 DEGREES 31 MINUTES 47 SECONDS EAST, 93.72 FEET TO THE EAST LINE OF THE GRANTOR'S LAND; THENCE SOUTH 01 DEGREE 31 MINUTES 49 SECONDS WEST, 28.97 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING CONTAINING 0.064 ACRES MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT OF WAY WHICH CONTAINS 0.025 ACRES MORE OR LESS, FOR A NET ADDITIONAL TAKING OF 0.039 ACRES MORE OR LESS.

Project Overview

A. Project Summary:

- 1) The property is currently owned by Eagle Real Estate Group, LLC.
- 2) The D.P.U.D. zoning is needed to allow the commercial and residential uses to share the property.

- 3) There is a 16,992 sf commercial building proposed at the southeast corner of the property with additional pavement and stormwater retention basin.

B. Reasons for the chosen location:

- 1) The owner wants to continue occupancy of the existing single-family residence in the west part of the property.
- 2) The owner wants to continue use of the existing commercial buildings in the northern part of the property for the Eagle Transport Group business.
- 3) The owner wants to expand the business use on the eastern part of the property.
- 4) The proposed use for both the vehicle repair and truck parking lot and garage are Permitted Uses in the M-1 Zoning District.
- 5) The residential use was in place prior to the business use.
- 6) The residential use is planned to remain a part of the property use.
- 7) The owner would be restricted to this zone and use.

C. Relation of existing uses to surrounding land uses:

- 1) East: County Rd 17 and farmland north of County Rd 17, zoned A-1.
- 2) West: Farmland, zoned A-1.
- 3) North: Farmland, zoned A-1.
- 4) South: County Rd 142, farmland and welding and farm machinery business north of County Rd 142, zoned A-1.

D. Land use (See Plan Sheet 2):

LAND USE CALCULATIONS	AREA (S.F.)	AREA (AC.)	PERCENT
RESIDENTIAL USE	44,758	1.03	8.1%
C.R. 142 RIGHT OF WAY DEDICATION	12,389	0.28	2.2%
OPEN SPACE	227,062	5.22	41.2%
STORMWATER STORAGE	25,439	0.58	4.6%
VEHICLE SERVICE (M-1) USE	242,637	5.57	43.9%
TOTAL AREA	552,285	12.68	100.0%

E. Protections for surrounding residential uses against nuisances:

1. Outside lighting on the proposed building will be limited to ensure minimal disturbance to surrounding residential uses.
2. There will be no outdoor speakers on the property.
3. The business has been operating for 30 years as a good neighbor with adjoining property owners.

2. Development project details

A. Site Improvements and Changes

One 10,300 sf building to be removed and replaced with asphalt for parking. All other existing buildings will remain. One new 16,992 sf building is

proposed along with additional pavement and a stormwater retention basin. Building setbacks are shown on the Site Plan detail.

B. Project Phasing

The project will be completed in one phase.

C. Site Access

The existing access driveways are used for residential and business traffic. The location is shown on the Site Plan. No new access driveways are proposed.

D. Days and Hours of Operation

Hours: 7 am to 4 pm, Monday – Friday. No work activities Saturdays or Sundays.

E. Indoor and Outdoor Activity

The residence will continue to be occupied by the owner of the property. The commercial building will continue to be used by the employees of Eagle Transport Group. Indoor activities for the business will include office activities and heavy diesel vehicle maintenance and other activities pertaining to Eagle Transport Group. Outdoor activities include storage of vehicles and trailers.

F. Number of Employees and Visitors per Day

On-site: 9 full-time employees and 3 part-time employees

Drivers: 14 full-time employees and 7 part-time employees

Visitors: 10 passenger vehicles per day is expected.

G. Number of Trucks and other vehicles per day

8-10 delivery or other truck traffic per day.

H. Parking and Parking Surfaces Plan

Single Family Residence

Required parking: 2 per dwelling, single-family; 2 required

Provided parking: 7 spaces.

Commercial Business

Required parking: 5 per Bay, Vehicle Repair; 45 Required

Provided parking: 70 passenger spaces + 48 Truck spaces

The existing parking areas are asphalt, concrete, or gravel.

Proposed parking areas shall be asphalt.

I. Outside Storage and Display

Vehicles will be parked in the parking areas.

An existing 2,400 sf gravel outdoor storage area along the north fence line will remain.

The existing 5,200 sf gravel trailer storage area north of the proposed building will remain.

J. One cell tower will remain.

No additional areas will be used for storage or display.

K. Overview of Stormwater Plan

The existing site has two wet-bottom ponds, one near the northwest corner of the property and a large pond in the northeast portion of the property which has an existing tile outlet to the south. The northeast pond will be converted to a dry-bottom detention basin. Stormwater from the proposed building and pavement will be captured in catch basins and directed via storm pipes into the northeast detention basin. The outlet pipe will be replaced and rerouted.

3. Deviations from Zoning Ordinance standards

- A. Current and future use is restricted to one single-family residence, one cellular tower, and one transport company with a heavy diesel mechanic shop operation. A-1 development standards will apply to current and future residential and residential accessory uses with no DPUD amendment required for these uses.
- B. Four large shade trees are proposed along the south property line in front of the new building. No other buffering or landscaping are to be provided.
- C. One 8' by 8' monument sign shall be located near the east entrance on County Road 142. A separate sign permit shall be obtained for this. All future signs shall be affixed to a building, with a county sign permit required. Actual location may vary.

4. Water Supply and Sanitary Sewer Plan

- A. The site is not adjacent to a municipal boundary. As a result, municipal sanitary sewer and water services are not available.
- B. The existing residence has an on-site wastewater disposal system. There are no records of this system. It is presumed that the existing business buildings also are connected to this system.
- C. The proposed building will have an on-site wastewater disposal system in the grassy area between the two driveways, as shown in the plans. This system has been designed by Meade Septic Design and is being reviewed and permitted separately.
- D. There are no off-site existing water supply or septic systems within 100 ft. of the proposed property lines.
- E. No existing or proposed systems are within the right-of-way.

5. Soils Report

- A. The site soils were determined from the Elkhart County Soil Survey as shown on the NCRS Web Soil Survey. The soils are identified as Crosier Loam and Rensselaer Loam. The existing soil types are shown on the Site Plan.
- B. The Soil Survey indicates that Crosier Loam and Rensselaer Loam are rated as "Very Limited" for Small Commercial Buildings.
- C. Rensselaer Loam is rated as ponding soil.
- D. Soil borings performed for the septic system encountered evidence of a seasonal high-water table between 21 and 25 inches below the surface at that location. NCRS Web Soil Survey indicates a water table between 0 and 60 inches deep.

6. Traffic Report

- A. Traffic Data:
 - 1) County Road 142 Average Daily Traffic between County Road 17 and County Road 15: 921 (per 2025 County Data)

- B. Proposed Vehicles Per Day: 69 (per weekday)
- C. The Traffic Impact Vehicular Study (TIVE) is attached to this report.
- D. There is over 500 ft. of intersection sight distance on County Rd 142 at the existing driveway location for the assumed 45-m.p.h. speed limit. See images below.



View looking West from East Driveway. (The white fencing has been removed)



View looking East from East Driveway. (The white fencing has been removed)

7. Storm Water Report

- A. The existing site is relatively flat, with the highest elevation of 849.7 occurring on the north property line. The lowest elevation of 840.4 is at the southeast corner of the property.
- B. County Road 142 on the south is an asphalt road. There is no existing drainage ditch on the north or south side of the road
- C. Existing farmland is located north, south, east, and west of the property. The land slopes gently, draining to the southeast property corner, with the exception of the two existing drainage ponds. Swoveland Ditch is located south and west of the property.

In the proposed condition, the larger northeast pond will be filled in and converted to a dry-bottom detention basin. Stormwater from the proposed building and pavement addition will be directed via roof drains and storm sewer into the northeast detention basin. The basin will be drained through a French drain to a twelve-inch outlet pipe located at the south end of the basin and will drain to a proposed 12" drainage tile under county road 142 (designed by others) to transmit it south to Swoveland Ditch.

- D. All side slopes of the basin shall be a maximum of 4 horizontal to 1 vertical.

DRAINAGE CALCULATIONS

DETENTION STORAGE CALCULATIONS

NOTE:

- THE ALLOWABLE OUTFLOW RATE IS BASED ON THE PRE-DEVELOPED 10-YEAR 0.5-HOUR STORM RUNOFF.
- THE OUTLET PIPE IS SIZED TO ENSURE THE BASIN IS DRY WITHIN 48 HOURS AND WILL NOT CONVEY MORE THAN THE ALLOWABLE RELEASE RATE WHEN FLOWING UNDER PRESSURE CONDITIONS USING THE HAZEN-WILLIAMS FORMULA.
- RAINFALL INTENSITIES ARE BASED ON HERPICC DATA USING REGIONAL COEFFICIENTS FOR THE INTENSITY-DURATION-FREQUENCY EQUATION.
- THE RATIONAL METHOD USING THE PEAK 100-YEAR STORM EVENT IS USED TO CALCULATE THE REQUIRED STORAGE VOLUME WITH THE OUTFLOW RATE EQUAL TO THE DESIGNED OUTFLOW RATE.
- POND STORAGE VOLUMES CALCULATED USING THE AVERAGE-END-AREA METHOD.
- THE HIGH WATER LEVEL IS INTERPOLATED AT THE REQUIRED STORAGE VOLUME.

RUNOFF COEFFICIENTS (C):	PREDEVELOPED			DEVELOPED	
	C	Area (s.f.)	Weighted Area	Area (s.f.)	Weighted Area
Lawn =	0.30	149,388	44,816	64,713	19,414
Gravel =	0.65	5,567	3,619	22,857	14,857
Pavement =	0.90	53,604	48,244	114,304	102,874
Building/Structure =	1.00	11,902	11,902	18,587	18,587
Total Area =		220,461	108,581	220,461	155,732
Composite C =		0.49		0.71	

ALLOWABLE RELEASE RATE:

10YR 0.5hour Rainfall Intensity =	2.64 in/hr	Outflow Rate =	2.70 cfs
Drainage Area =	5.06 acres		
Pre-Dev. Runoff Coefficient =	0.20		

OUTLET PIPE SIZE

Specified Outlet Pipe Diameter =	12 in.	Pipe Material =	PVC
Manning's Roughness Coefficient =	0.012	Pipe Length =	392 FT.
Upstream Invert Elevation =	837.25 FT.	Design Slope =	0.45%
Downstream Invert Elevation =	835.48 FT.	Pipe Freeflow Capacity =	2.59 cfs

REQUIRED STORAGE VOLUME DETERMINATION:

Drainage Area =	5.06 acres	Developed CA =	3.58
Developed Runoff Coefficient =	0.71		

Storm Duration	Rainfall Intensity (in/hr)	Inflow Rate (cfs)	Outflow Rate (cfs)	Storage Rate (cfs)	Required Storage (ac-ft)	Required Storage (cu.ft.)
0.17 hr	7.92	28.58	2.59	26.00	0.358	15,598
0.33 hr	5.40	19.49	2.59	16.91	0.466	20,287
0.50 hr	3.96	14.28	2.59	11.69	0.483	21,038
0.75 hr	2.71	9.76	2.59	7.17	0.445	19,369
1 hr	1.98	7.16	2.59	4.57	0.378	16,463
2 hr	1.55	5.59	2.59	3.00	0.495	21,579
3 hr	1.14	4.13	2.59	1.54	0.382	16,621
6 hr	0.67	2.41	2.41	0.00	0.000	0
12 hr	0.38	1.38	1.38	0.00	0.000	0
24 hr	0.22	0.79	0.79	0.00	0.000	0

Required Storage =	21579 cu.ft.
Proposed Storage =	36310 cu.ft.
% Provided	168%

PROPOSED STORAGE VOLUME DETERMINATION:

Proposed Pond 1 Storage

Elevation (ft.)	Area (sq. ft.)	Volume (cu.ft.)	Cumulative (cu.ft.)		Elevation at Required Storage Volume
				(ac.ft.)	
839.00	0	0	0	0.000	
840.00	12865	6433	6433	0.148	
841.00	14907	13886	20319	0.466	
842.00	17075	15991	36310	0.834	841.08 HWL

DRAIN-DOWN TIME

Required Storage =	21579 cu.ft.	Time to Drain =	2 hr.
Pipe Freeflow Capacity =	2.59 cfs		

Plan Commission Staff Report

Prepared by the Department of Planning and Development

Hearing Date: May 14, 2026

Transaction Number: DPUD-0184-2026.

Parcel Number(s): 20-08-16-226-015.000-035.

Existing Zoning: GPUD R-3 & GPUD R-4.

Petition: For a zone map change from GPUD R-3 & GPUD R-4 to DPUD R-3 and for primary approval of a 1-lot major subdivision to be known as GREENCROFT MIDDLEBURY PHASE IIB DPUD R-3.

Petitioner: Greencroft Middlebury Inc., represented by Abonmarche Consultants.

Location: Southwest end of Windridge Dr., 325 ft. west of Greencroft Pkwy., south of Circle Dr., south of Wayne St., 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	GPUD R-3 & R-4	Vacant
North	B-2 & DPUD R-4	Commercial
South	GPUD R-3 & R-4	Vacant / Trail
East	DPUD B-2 & DPUD R-3	Residential
West	DPUD B-2	Commercial

Site Description: The subject property consists of an 11.21-acre parcel. It is irregular in shape, undeveloped, and is in the Town of Middlebury.

History and General Notes:

- **May 19, 2003** – The Town Council of Middlebury approved a rezoning from A-1 to a GPUD R-3 & R-4 to be known as Greencroft Middlebury (M428).

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: May 14, 2026

Staff Analysis: The purpose of this rezoning petition is to develop 4 single-family detached and 22 single-family attached homes.

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. 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 mixed-use area in 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. The subject property is in a mixed-use area and will allow for the continued development of the Greencroft Middlebury campus.
5. The proposed rezoning promotes responsible growth and development. The subject property is in the Town of Middlebury and will utilize municipal services.

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

Elkhart County Planning & Development
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Detailed PUD - Rezoning, Plat & Site Plan

DPUD-0184-2026

Date: 04/06/2026 Meeting Date: May 14, 2026 Transaction #: DPUD-0184-2026
Plan Commission Hearing (PUD)

Description: for a zone map change from GPUD R-3 & R-4 to DPUD R-3 and for primary approval of a 1-lot major subdivision to be known as GREENCROFT MIDDLEBURY PHASE IIB DPUD R-3

<u>Applicant</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
Abonmarche Consultants 303 River Race Dr. Suite 206 Goshen, IN 46526	Greencroft Middlebury Inc. 706 Windridge Dr. Middlebury, IN 46540	Abonmarche Consultants 303 River Race Dr. Suite 206 Goshen, IN 46526

Site Address: 00000 Windridge Drive Middlebury, IN 46540	Parcel Number: 20-08-16-226-015.000-035
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Township: Middlebury
Location: SOUTHWEST END OF WINDRIDGE DR, 325 FT WEST OF GREENCROFT PKWY, SOUTH OF CIRCLE DR, SOUTH OF WAY

Subdivision: GREENCROFT MIDDLEBURY PHASE IIB DPUD R-3	Lot #
---	-------

Lot Area:	Frontage:	Depth:
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Zoning: R-3 & R-4, R-3 & R-4	NPO List:
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Present Use of Property: RESIDENTIAL

Legal Description:

Comments: PARCEL CREATION: 5/30/2003

Applicant Signature:

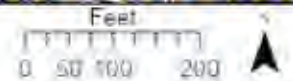
Department Signature:

DPUD-0184-2026



2025 Aerials

1 inch equals 200 ft

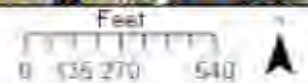


DPUD-0184-2026



2025 Aerials

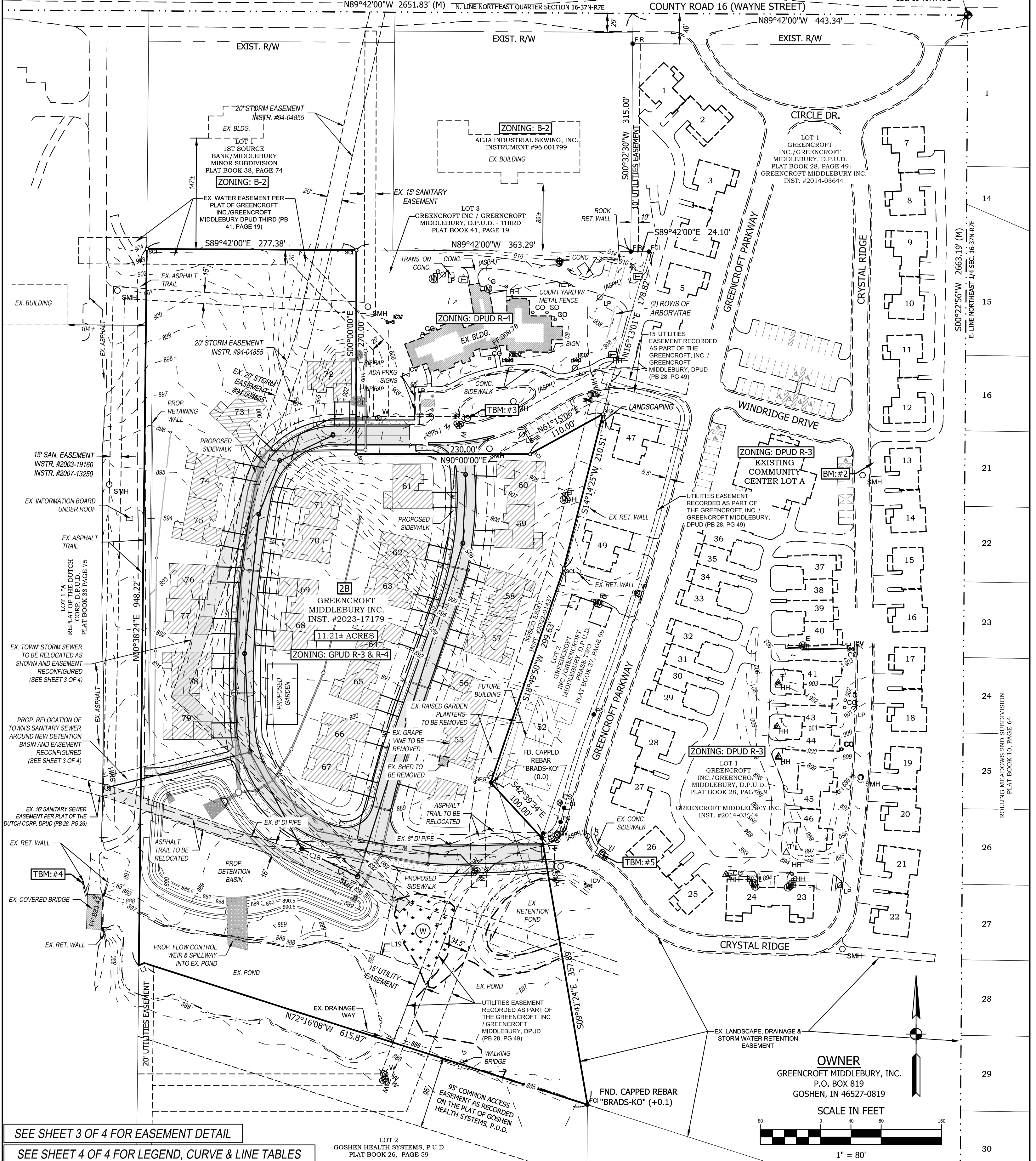
1 inch equals 500 ft



GREENCROFT MIDDLEBURY PHASE IIB DPUD R-3 DPUD PRIMARY PLAN / SUPPORT DRAWING

A PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 37 NORTH,
RANGE 7 EAST, TOWN OF MIDDLEBURY, MIDDLEBURY TOWNSHIP, ELKHART COUNTY, INDIANA
ADDRESS: VL, COUNTY ROAD 16, MIDDLEBURY, IN 46540
TAX ID#: 20-08-16-226-015.000-035

FD. 3/4" REBAR (-0.5)
NE COR.; NE 1/4
SEC. 16-T37N-R7E



SEE SHEET 3 OF 4 FOR EASEMENT DETAIL
SEE SHEET 4 OF 4 FOR LEGEND, CURVE & LINE TABLES

OWNER
GREENCROFT MIDDLEBURY, INC.
P.O. BOX 819
GOSHEN, IN 46527-0819

SCALE IN FEET
1" = 80'

1 ELKHART TECH COMMENTS 4.23.26
ISSUANCE / REVISION DATE
ORIGINAL SHEETS 18/24; USE DIMENSIONS SHOWN, DO NOT SCALE DRAWINGS.

PROJECT NO: 25-1061

1 OF 4

ISSUE DATE: 04/06/2026
P.M. BEM O.A./OCC/MME
FIELDBOOK: CLEM/H, PG 57

GREENCROFT COMMUNITIES, INC.

GREENCROFT MIDDLEBURY PHASE IIB DPUD "R-3"

TOWN OF MIDDLEBURY, INDIANA

DPUD PRIMARY PLAN / SUPPORT DRAWING

303 River Race Drive, Unit 206
Goshen, IN 46526
T 574.533.9913
F 574.533.9911
abonmarche.com

Surveying
Engineering
Architecture

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GREENCROFT MIDDLEBURY PHASE IIB DPUD R-3 DPUD PRIMARY PLAN / SUPPORT DRAWING

A PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 37 NORTH,
RANGE 7 EAST, TOWN OF MIDDLEBURY, MIDDLEBURY TOWNSHIP, ELKHART COUNTY, INDIANA
ADDRESS: VL, COUNTY ROAD 16, MIDDLEBURY, IN 46540
TAX ID#: 20-08-16-226-015.000-035

GENERAL NOTES

1. **ZONING & PROPOSED LAND USE**
ZONING FOR THIS PROPERTY IS GPUD R-3/R-4. PROPOSED ZONING WOULD BE DPUD R-3.
2. **INTENTION FOR OWNERSHIP**
CURRENT OWNERSHIP

PHASE I	GREENCROFT MIDDLEBURY, INC.
PHASE II	GREENCROFT MIDDLEBURY, INC.
PHASE IIIA	GREENCROFT MIDDLEBURY, INC.
PHASE IIB	GREENCROFT MIDDLEBURY, INC. - THIS REQUEST
PHASE III	ESSENHAUS, INC.

DEVELOPMENT OWNERSHIP
 - GREENCROFT MAINTAINS OWNERSHIP OF THE LAND AND IMPROVEMENTS.
 - PHASE IIB RESIDENTS WILL HAVE AN AGREEMENT WITH GREENCROFT.
3. **DEVIATION REQUEST**
A. DEVIATION REQUEST FOR ESTABLISHING A DEVELOPMENT LOT WITH NO ROAD FRONTAGE
B. DEVIATION REQUEST FOR SETBACK TO BE SET AT 0 FEET FOR ALL YARDS
4. **SETBACKS - "R-3" ZONE ELKHART COUNTY REQUESTED SETBACKS**

FRONT YARD	= 50 FEET	0 FEET
SIDE YARD	= 10 FEET	0 FEET
REAR YARD	= 15 FEET	0 FEET
5. **COMPATIBILITY**
GREENCROFT GOSHEN INC. / GREENCROFT MIDDLEBURY, INC.
OWNER/DEVELOPER HAS MULTIPLE COMMUNITIES IN ELKHART COUNTY, INCLUDING THE GREENCROFT CAMPUS IN MIDDLEBURY. THIS PHASE OF DEVELOPMENT IS CONSISTENT WITH THE SITE AND MISSION OF THE ORGANIZATION AND WILL PROVIDE NEEDED SENIOR HOUSING FOR THE COMMUNITY.

INITIAL DISCUSSIONS WITH THE TOWN OF MIDDLEBURY INDICATE THE COMMUNITY IS SUPPORTIVE OF THE PROJECT AS IT WILL ENABLING TOWN RESIDENTS TO REMAIN IN THE COMMUNITY.
6. **DENSITY**

PROJECT AREA	11.21 +/- ACRES
NUMBER OF PROPOSED UNITS	26
UNITS PER ACRE	2.3

PROPOSED BUILDINGS	65,696 S.F./1.51 ACRES/14%
PARKING/DRIVES/SIDEWALKS/ROADWAY	69,934 S.F./1.61 ACRES/14%
LAWN/OPEN SPACE	352,571 S.F./8.09 ACRES/72%
7. **WATER AND SEWAGE DISPOSAL**
PROJECT IS WITHIN THE TOWN OF MIDDLEBURY AND IS CURRENTLY SERVICED WITH MUNICIPAL SANITARY SEWER AND WATER. MUNICIPAL SANITARY SEWER AND WATER SHALL BE EXTENDED TO THE PROPOSED PROJECT AND ADDITIONAL UTILITY EASEMENTS DEDICATED ON THE DPUD SECONDARY PLAT FOR THE TOWN TO PERFORM MAINTENANCE.
8. **SOILS**
THE WEB SOIL SURVEY FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE INDICATES THE FOLLOWING SOIL TYPES AND CHARACTERISTICS.

SOILS MAPPED	SHWT	PERMEABILITY
BRISTOL LOAMY SAND	>6'	6 TO 20 IN/HR
BRADY SANDY LOAM	0.5-2'	2 TO 6 IN/HR
SEBEWA LOAM	0-1'	0.6 TO 2 IN/HR
ADRIAN MUCK	0-0.5'	0.2 TO 6 IN/HR
9. **MUNICIPAL SEWER AND WATER REPORT:**
THE PROJECT IS CURRENTLY SERVICED BY THE TOWN OF MIDDLEBURY WASTEWATER TREATMENT PLANT, AND AN EXISTING SANITARY LIFT STATION WAS INSTALLED BY GREENCROFT WITH THE CONSTRUCTION OF PHASE I.

THE PROJECT IS CURRENTLY SERVICED WITH THE TOWN OF MIDDLEBURY WATER.

THE EXISTING SANITARY SEWER AND WATER MAIN WITHIN PHASE I ARE CONTAINED WITHIN PLATTED EASEMENTS RECORDED ON THE SECONDARY PLAT FOR PHASE I UNDER INSTRUMENT NO. 2003-32017.
10. **STORM WATER DRAINAGE REPORT**
SEE REPORT ON THIS SHEET.
11. **TRAFFIC REPORT**
THE PROPOSED STREETS SHALL BE CONSTRUCTED AND PRIVATELY MAINTAINED BY THE OWNER/DEVELOPER.
12. **SIGNAGE**
THERE WILL BE STREET SIGNS IDENTIFYING THE NEW STREETS WITHIN THIS PHASE.
13. **LIGHTING**
THERE WILL BE STREETS LIGHTS, AND EACH HOME/UNIT WILL HAVE EXTERIOR RESIDENTIAL LIGHTING MOUNTED ON THE HOME AND THE FRONT YARDS MAY HAVE A RESIDENTIAL LIGHT POST.
14. **BENCHMARK (1929 VERTICAL DATUM)**

PROJECT BENCHMARK #2 - SOUTHWEST BOLT OF FIRE HYDRANT AT THE SOUTHEAST CORNER OF INTERSECTION OF WINDRIDGE DRIVE & CRYSTAL RIDGE @ ELEVATION 911.75 FEET.
TBM #3 - "X" CUT IN NE. BOLT OF FIRE HYDRANT IN CURB ISLAND OF WINDRIDGE DRIVE @ ELEVATION 909.43 FEET.
TBM #4 - SMAG IN TOP OF NORTHWEST STONE WALL 3 FOOT FROM NORTH END OF WALL @ ELEVATION 895.30 FEET.
TBM #5 - "X" CUT IN W. BOLT OF FIRE HYDRANT AT THE INTERSECTION OF GREENCROFT DRIVE & CRYSTAL RIDGE @ ELEVATION 893.45 FEET.
15. **CONTOURS**
CONTOURS HEREON ARE FIELD ESTABLISHED AND TO U.S.G.S. DATUM (NGVD 1929). ASSUMED THE RECORDED ELEVATION OF 895.08 AT AN X-MARK IN TOP OF STONE AT THE NORTHWEST CORNER OF NORTHWEST WINGWALL AT COVERED BRIDGE.
16. **FLOOD NOTE**
THIS PARCEL IS NOT WITHIN 1% ANNUAL CHANCE FLOOD (SPECIAL FLOOD HAZARD AREA) AS SCALED AND DEPICTED ON THE FEMA/FIRM COMMUNITY PANEL NUMBER 18039C0186D AND PANEL NUMBER 18039C0187D BOTH WITH AN EFFECTIVE MAP DATE OF AUGUST 2, 2011.
17. **ELEVATIONS OF BUILDINGS**
THE PROPOSED BUILDINGS WILL BE SET ABOVE THE HIGHEST ADJACENT CURB TO ENSURE ADEQUATE FLOW OF STORMWATER AWAY FROM THE FOUNDATION. THE PROPOSED BUILDINGS WILL BE OF STANDARD CONSTRUCTION AND DESIGNED SEPARATELY BY AN ARCHITECT HIRED DIRECTLY BY THE OWNER/DEVELOPER.
18. **EROSION CONTROL PLAN**
WITH PROPOSED LAND DISTURBANCE BEING GREATER THAN ONE ACRE OF LAND, A CONSTRUCTION STORMWATER GENERAL PERMIT WILL BE NEEDED WHICH WILL INCLUDE PREPARING A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND AMENDING THE CURRENT POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN (PCSMP) FOR SUBMITTAL TO ELKHART COUNTY FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

STORM WATER DRAINAGE REPORT

PROPOSED DETENTION BASIN #1 SHALL PROVIDE STORM WATER STORAGE FOR THE PROPOSED DEVELOPMENT AND THE EXISTING ASSISTED LIVING FACILITY ON THE GREENCROFT CAMPUS. DISCHARGE FROM THE DETENTION BASIN WILL NOT EXCEED THE PRE-DEVELOPED 10-YEAR 30-MINUTE RUNOFF RATE FROM THE DEVELOPMENT SITE. THE DEVELOPMENT RUNOFF FROM THE BASIN WILL BE CONTROLLED RELEASED TO THE SOUTH INTO AN EXISTING ONSITE POND THAT IS CONNECTED TO AN EXISTING DRAINAGE WAY FLOWING TO THE EAST.

IN ADDITION TO STORMWATER GENERATED FROM THE DEVELOPMENT, A PORTION OF THE TOWN OF MIDDLEBURY'S EXISTING STORM SEWER WILL BE RELOCATED THROUGH THE DEVELOPMENT TO DISCHARGE INTO THE PROPOSED DETENTION BASIN PRIOR TO REACHING THE EXISTING POND AND ABOVE-MENTIONED DRAINAGE WAY. IT IS NOTED THAT THE TOWN'S STORMWATER IS NOT INCLUDED IN THE CALCULATED STORAGE VOLUME REQUIREMENT, AND A FLOW CONTROL WEIR WILL BE DESIGNED AND LOCATED ON THE SOUTH BANK OF THE BASIN TO PASS THROUGH THE ESTIMATED PEAK FLOW FROM THE TOWN'S STORM SEWER. THE FLOW CONTROL WEIR WILL ALSO ACCOMMODATE THE DEVELOPMENT'S RUNOFF DURING EMERGENCY CONDITIONS.

IT IS ALSO NOTED THAT THE EXISTING ONSITE POND ACCEPTS STORMWATER FROM THE ADJACENT PROPERTIES TO THE WEST AND SOUTH AND ALLOWS THEIR STORMWATER TO PASS THROUGH THE SITE VIA THE EXISTING DRAINAGE WAY TO THE EAST.

ESTIMATED DRAINAGE AREA #1 = 11.0± ACRES

ESTIMATED COVERAGE

BUILDINGS (C=0.95)	= 1.86± ACRES
HARD SURFACE (C=0.95)	= 2.73± ACRES
DETENTION BASIN (C=1.00)	= 0.57± ACRES
OPEN AREA (C=0.30)	= 5.84± ACRES
TOTAL	= 11.0± ACRES

MODIFIED RUNOFF COEFFICIENT CALCULATIONS

$$C = \frac{((1.86 + 2.73) \times 0.95) + (0.57 \times 1.00) + (5.84 \times 0.30)}{11.0 \pm \text{ACRES}} = 0.61$$

RELEASE RATE CALCULATIONS (BASED ON THE PRE-DEVELOPED CONDITION)

ESTIMATED TIME OF CONCENTRATION = 30 MIN.

ALLOWABLE RELEASE RATE = Q = CIA = 0.3 x 2.64 IN/HR x 11.0± ACRES = 8.7 CFS, USE 8.5 CFS FOR DETENTION

FLOW CONTROL WEIR - FLOW RATE CALCULATIONS

ESTIMATED PEAK FLOW RATE FROM EXISTING STORM PIPE (CALCULATED BY FULL-PIPE MANNING'S FLOW)	= 62± CFS
ESTIMATED PEAK FLOW RATE FROM PROJECT SITE (100-YEAR 30-MINUTE DEVELOPED FLOW RATE)	= 27± CFS
ADD 25%	= 23 CFS
TOTAL	= 112± CFS

THE PROPOSED OUTLET STRUCTURE AND FLOW CONTROL WEIR WILL BE DESIGNED AND DETAILED IN THE ROADWAY AND DRAINAGE CONSTRUCTION PLANS FOR THE TOWN OF MIDDLEBURY TO REVIEW.

DETENTION STORAGE VOLUME CALCULATIONS

PROPOSED DETENTION BASIN #1

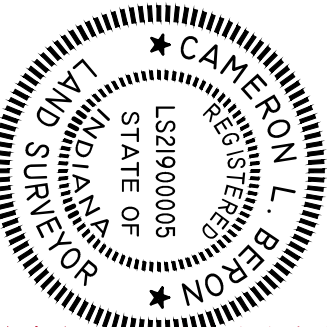
ESTIMATED SITE DRAINAGE AREA =	11.0	Acres
MODIFIED RUNOFF COEFF., C =	0.61	
DESIGN RELEASE RATE =	8.50	cfs

STORM DURATION (hours)	100 YEAR INTENSITY (in/hr)	INFLOW RATE (cfs)	RELEASE RATE (cfs)	STORAGE RATE (cfs)	REQUIRED STORAGE (cft)
0.25	6.47	43.41	8.50	34.91	31684
0.50	3.96	26.57	8.50	18.07	32800
0.75	2.71	18.18	8.50	9.68	26365
1	1.98	13.29	8.50	4.79	17372
2	1.55	10.40	8.50	1.90	13798
3	1.14	7.65	8.50		
4	0.92	6.17	8.50		
5	0.77	5.17	8.50		
6	0.67	4.50	8.50		
7	0.59	3.96	8.50		
8	0.53	3.56	8.50		
9	0.48	3.22	8.50		
10	0.44	2.95	8.50		
15	0.32	2.15	8.50		
20	0.25	1.68	8.50		
24	0.22	1.48	8.50		

Storm intensities are referenced from Elkhart County Street Standards

STORAGE REQUIRED FOR SITE:	32,800	cft
	1,968	cft (6% siltation factor)
	0.80	Acre-Ft

STORAGE PROVIDED:	1.16	Acre-Ft
ADDITIONAL FREEBOARD STORAGE AVAILABLE:	0.93	Acre-Ft



GREENCROFT COMMUNITIES, INC.

GREENCROFT MIDDLEBURY PHASE IIB DPUD "R-3"

TOWN OF MIDDLEBURY, INDIANA

DPUD PRIMARY PLAN / SUPPORT DRAWING

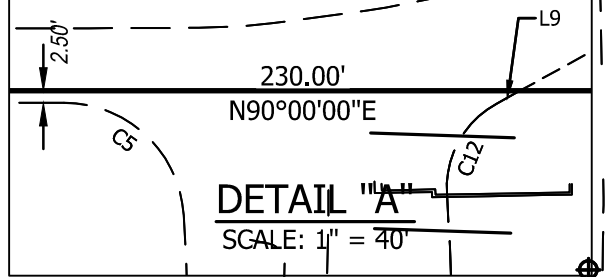
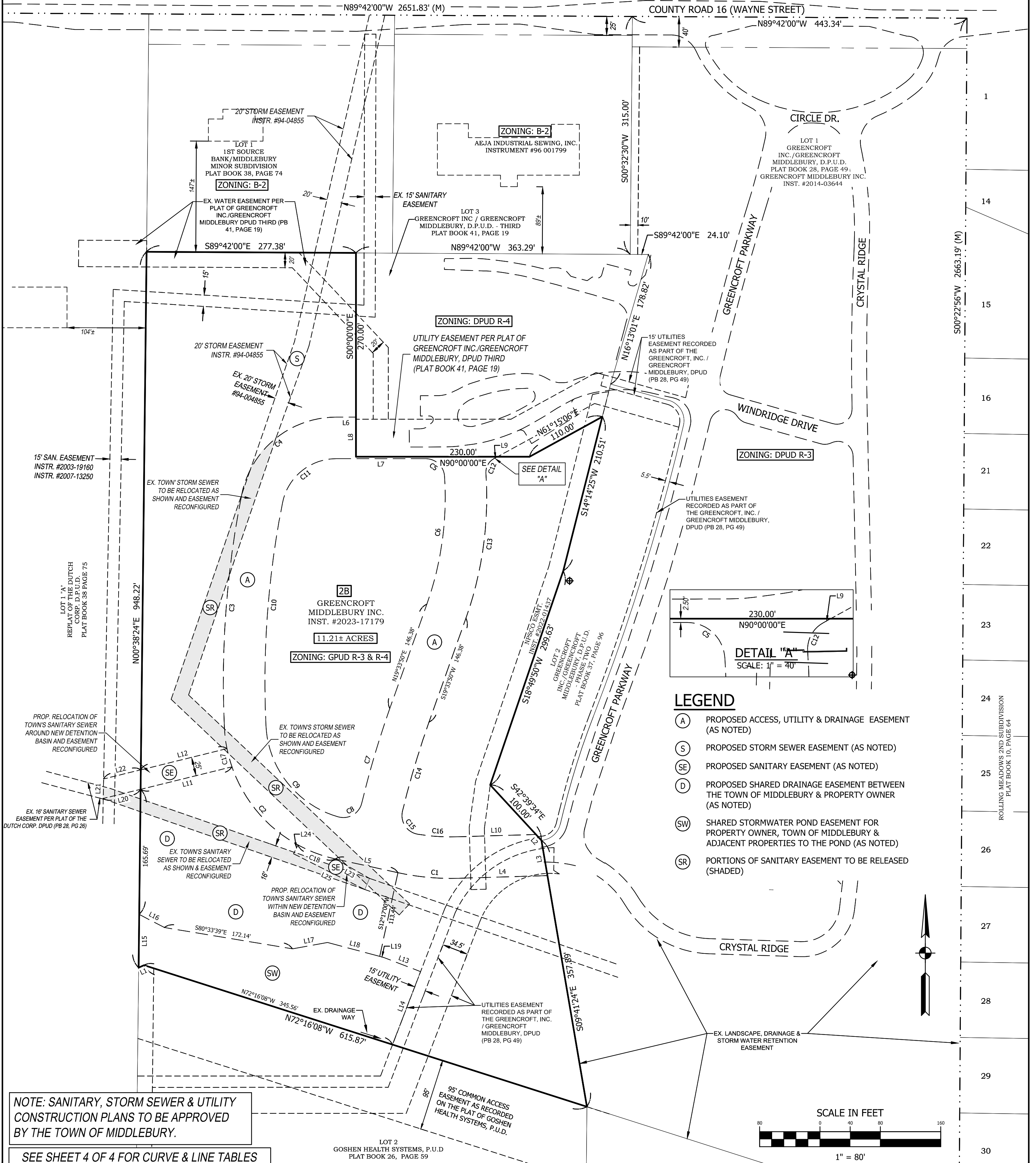


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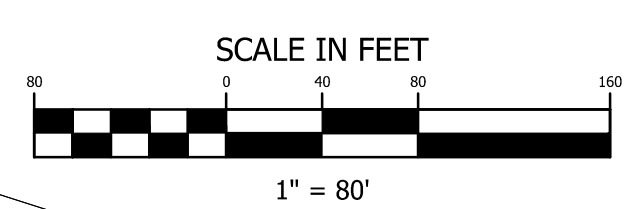
Surveying
 Engineering
 Architecture

GREENCROFT MIDDLEBURY PHASE IIB DPUD R-3 DPUD PRIMARY PLAN / SUPPORT DRAWING

A PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 37 NORTH,
RANGE 7 EAST, TOWN OF MIDDLEBURY, MIDDLEBURY TOWNSHIP, ELKHART COUNTY, INDIANA
ADDRESS: VL, COUNTY ROAD 16, MIDDLEBURY, IN 46540
TAX ID#: 20-08-16-226-015.000-035



- LEGEND**
- (A) PROPOSED ACCESS, UTILITY & DRAINAGE EASEMENT (AS NOTED)
 - (S) PROPOSED STORM SEWER EASEMENT (AS NOTED)
 - (SE) PROPOSED SANITARY EASEMENT (AS NOTED)
 - (D) PROPOSED SHARED DRAINAGE EASEMENT BETWEEN THE TOWN OF MIDDLEBURY & PROPERTY OWNER (AS NOTED)
 - (SW) SHARED STORMWATER POND EASEMENT FOR PROPERTY OWNER, TOWN OF MIDDLEBURY & ADJACENT PROPERTIES TO THE POND (AS NOTED)
 - (SR) PORTIONS OF SANITARY EASEMENT TO BE RELEASED (SHADED)



NOTE: SANITARY, STORM SEWER & UTILITY CONSTRUCTION PLANS TO BE APPROVED BY THE TOWN OF MIDDLEBURY.

SEE SHEET 4 OF 4 FOR CURVE & LINE TABLES

PROJECT NO: 25-1061

1 ELKHART TECH COMMENTS 4.23.26
ISSUANCE / REVISION DATE
ORIGINAL SHEETS 18'x24' USE DIMENSIONS SHOWN, DO NOT SCALE DRAWINGS.

ISSUE DATE: 04/06/2026
P.M. BEN O.A. / OCCASIONE
FIELDBOOK: CLM#16, PG 57

CAMERON L. BERON
REGISTERED LAND SURVEYOR
STATE OF INDIANA
LS21900005

GREENCROFT COMMUNITIES, INC.

GREENCROFT MIDDLEBURY PHASE IIB DPUD "R-3"

TOWN OF MIDDLEBURY, INDIANA

DPUD PRIMARY PLAN / SUPPORT DRAWING

ABONMARCHE

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ROLLING MEADOWS 2ND SUBDIVISION PLAT BOOK 10, PAGE 64

GREENCROFT MIDDLEBURY PHASE IIB DPUD R-3 DPUD PRIMARY PLAN / SUPPORT DRAWING

A PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 37 NORTH,
RANGE 7 EAST, TOWN OF MIDDLEBURY, MIDDLEBURY TOWNSHIP, ELKHART COUNTY, INDIANA
ADDRESS: VL, COUNTY ROAD 16, MIDDLEBURY, IN 46540
TAX ID#: 20-08-16-226-015.000-035

LEGAL DESCRIPTION-PER INSTR. #2023-17179

A PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 7 EAST, MIDDLEBURY TOWNSHIP, ELKHART COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

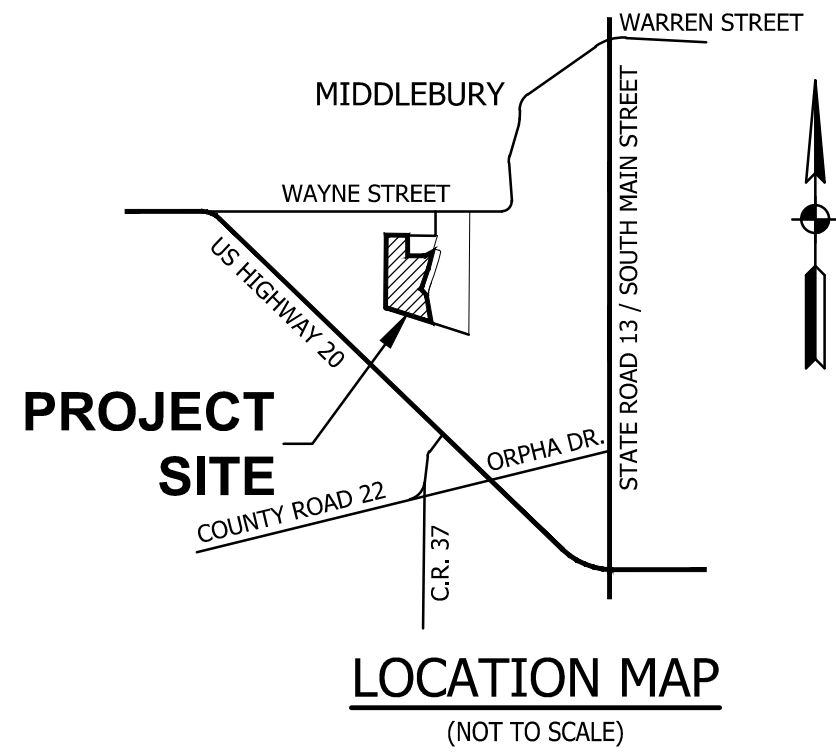
COMMENCING AT A HARRISON MONUMENT MARKING THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 16; THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 42 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16 AND THE CENTERLINE OF COUNTY ROAD NUMBER 16 (WAYNE STREET), A DISTANCE OF 443.34 FEET TO THE NORTHWEST CORNER OF THE PLAT OF GREENCROFT, INC./GREENCROFT MIDDLEBURY, DPUD, SAID PLAT BEING RECORDED IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY IN PLAT BOOK 28, PAGE 49 AND THE NORTHEAST CORNER OF A PARCEL OF LAND CONVEYED TO AEJA INDUSTRIAL SEWING AS DESCRIBED AND RECORDED IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY IN INSTRUMENT NUMBER 96 001799; THENCE SOUTH 00 DEGREES 32 MINUTES 30 SECONDS WEST ALONG THE WEST LINE OF LOT NUMBER ONE (1) OF THE PLAT OF SAID GREENCROFT INC./GREENCROFT MIDDLEBURY, DPUD AND THE EAST LINE OF SAID AEJA INDUSTRIAL SEWING PARCEL, A DISTANCE OF 315.00 FEET TO THE SOUTHEAST CORNER OF SAID AEJA INDUSTRIAL SEWING PARCEL, THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89 DEGREES 42 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF LOT NUMBER ONE (1), A DISTANCE OF 24.10 FEET TO A REBAR; THENCE SOUTH 16 DEGREES 13 MINUTES 01 SECOND WEST ALONG THE WEST LINE OF SAID LOT NUMBER ONE (1), A DISTANCE OF 178.82 FEET TO A REBAR; THENCE SOUTH 74 DEGREES 20 MINUTES 36 SECONDS EAST ALONG THE WEST LINE OF SAID LOT NUMBER ONE (1), A DISTANCE OF 79.72 FEET TO A REBAR MARKING THE POINT OF CURVATURE OF A 28.00 FOOT RADIUS CURVE TO THE RIGHT, CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID LOT NUMBER ONE (1), BEING ON THE ARC OF SAID 28.00 FOOT RADIUS CURVE, A DISTANCE OF 42.82 FEET (CHORD BEARING SOUTH 30 DEGREES 32 MINUTES 03 SECONDS EAST, CHORD DISTANCE 38.77 FEET) TO THE POINT OF COMPOUND CURVATURE OF A 2941.00 FOOT RADIUS CURVE TO THE RIGHT, CONCAVE TO THE WEST; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT NUMBER ONE (1), BEING ON THE ARC OF SAID 2941.00 FOOT RADIUS CURVE, A DISTANCE OF 404.53 FEET (CHORD BEARING SOUTH 17 DEGREES 12 MINUTES 55 SECONDS WEST, CHORD DISTANCE 404.21 FEET) TO A REBAR MARKING THE POINT OF REVERSE CURVATURE OF A 1021.00 FOOT RADIUS CURVE TO THE LEFT, CONCAVE TO THE EAST; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT NUMBER ONE (1), BEING ON THE ARC OF SAID 1021.00 FOOT RADIUS CURVE, A DISTANCE OF 129.72 FEET (CHORD BEARING SOUTH 17 DEGREES 30 MINUTES 58 SECONDS WEST, CHORD DISTANCE 129.63 FEET) TO A REBAR MARKING THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 13 DEGREES 52 MINUTES 35 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT NUMBER ONE (1), A DISTANCE OF 19.27 FEET TO A REBAR MARKING THE POINT OF CURVATURE OF A 28.00 FOOT RADIUS CURVE TO THE RIGHT, CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT NUMBER ONE (1), BEING ON THE ARC OF SAID 28.00 FOOT RADIUS CURVE, A DISTANCE OF 34.94 FEET (CHORD BEARING SOUTH 49 DEGREES 37 MINUTES 16 SECONDS WEST, CHORD DISTANCE 32.71 FEET) TO A REBAR; THENCE SOUTH 09 DEGREES 41 MINUTES 24 SECONDS EAST ALONG THE WESTERLY LINE OF SAID LOT NUMBER ONE (1), A DISTANCE OF 357.89 FEET TO A REBAR MARKING THE NORTHEAST CORNER OF LOT NUMBER TWO (2) AS THE SAID LOT IS KNOWN AND DESIGNATED ON THE PLAT OF GOSHEN HEALTH SYSTEMS, P.U.D. SAID PLAT BEING RECORDED IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY IN PLAT BOOK 26, PAGE 59; THENCE NORTH 72 DEGREES 16 MINUTES 08 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID LOT NUMBER TWO (2), A DISTANCE OF 615.87 FEET TO A REBAR; THENCE SOUTH 66 DEGREES 16 MINUTES 14 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID LOT NUMBER TWO (2), A DISTANCE OF 7.97 FEET TO A REBAR MARKING THE NORTHWEST CORNER OF SAID LOT NUMBER TWO (2); THENCE NORTH 00 DEGREES 38 MINUTES 24 SECONDS EAST ALONG THE EAST LINE OF LOT NUMBER ONE (1) AS THE SAID LOT IS KNOWN AND DESIGNATED ON THE PLAT OF THE DUTCH CORP. D.P.U.D. SAID PLAT BEING RECORDED IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY IN PLAT BOOK 28, PAGE 26, A DISTANCE OF 948.22 FEET TO A REBAR MARKING A CORNER OF SAID LOT NUMBER ONE (1); THENCE SOUTH 89 DEGREES 42 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT NUMBER ONE (1), ALSO BEING THE SOUTH LINE AND EXTENSION OF THE AFORESAID AEJA INDUSTRIAL SEWING PARCEL, A DISTANCE OF 640.67 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION CONTAINING 14.697 ACRES, MORE OR LESS.

LESS AND EXCEPTING THE FOLLOWING:

LOT NUMBER THREE (3) AS SAID LOT IS KNOWN AND DESIGNATED ON THE RECORDED PLAT OF GREENCROFT INC./GREENCROFT MIDDLEBURY DPUD THIRD, A SUBDIVISION IN MIDDLEBURY TOWNSHIP; SAID PLAT BEING RECORDED IN PLAT BOOK 41, PAGE 19, IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

ALSO LESS AND EXCEPTING:

LOT NUMBER TWO (2) AS SAID LOT IS KNOWN AND DESIGNATED ON THE RECORDED PLAT OF GREENCROFT INC./GREENCROFT MIDDLEBURY DPUD PHASE 2, A SUBDIVISION IN MIDDLEBURY TOWNSHIP; SAID PLAT BEING RECORDED IN PLAT BOOK 37, PAGE 96, IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.



LINE NO.	LENGTH	DIRECTION
L1	7.97'	S66° 16' 14"W
L2	10.76'	N42° 39' 34"W
L3	47.33'	N09° 41' 24"W
L4	118.31'	N88° 18' 24"E
L5	84.67'	S77° 38' 17"E
L6	26.23'	N90° 00' 00"W
L7	118.64'	N90° 00' 00"W
L8	52.43'	S00° 00' 00"E
L9	5.59'	S61° 15' 06"W
L10	104.66'	N88° 18' 24"E
L11	124.72'	S76° 08' 20"W
L12	117.69'	S76° 08' 20"W
L13	52.73'	S68° 59' 55"E
L14	103.60'	S21° 00' 05"W
L15	70.46'	N00° 38' 24"E
L16	37.61'	S62° 31' 37"E
L17	47.07'	N79° 39' 53"E
L18	71.60'	S75° 04' 53"E
L19	5.05'	S75° 04' 53"E
L20	51.02'	N76° 08' 20"E
L22	50.79'	N76° 08' 20"E
L23	51.84'	N60° 20' 14"W
L24	13.06'	N26° 38' 19"E
L25	105.64'	N63° 21' 41"W

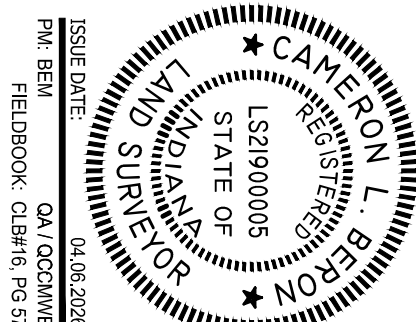
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	80.34'	327.50'	14°03'20"	S84°39'56"E	80.14'
C2	245.25'	187.50'	74°56'39"	S40°09'57"E	228.14'
C3	309.81'	1,277.50'	13°53'42"	S04°15'13"W	309.05'
C4	175.35'	127.50'	78°47'56"	S50°36'02"W	161.85'
C5	37.61'	25.00'	86°11'48"	N46°54'06"W	34.16'
C6	172.31'	422.50'	23°22'02"	N07°52'49"E	171.12'
C7	131.01'	1,227.50'	6°06'54"	N16°30'23"E	130.95'
C8	40.40'	25.00'	92°35'06"	N59°44'29"E	36.14'
C9	164.82'	132.50'	71°16'21"	S38°19'48"E	154.40'
C10	296.55'	1,222.50'	13°53'56"	S04°15'20"W	295.83'
C11	99.70'	72.51'	78°46'55"	S50°36'22"W	92.03'
C12	22.73'	20.00'	65°07'45"	S28°41'13"W	21.53'
C13	195.36'	477.50'	23°26'29"	S07°50'36"W	194.00'
C14	122.95'	1,172.50'	6°00'30"	S16°33'35"W	122.90'
C15	41.15'	25.00'	94°18'47"	S33°36'04"E	36.66'
C16	52.01'	272.50'	10°56'09"	S86°13'32"E	51.93'

LEGEND

TBM: "1"	TEMPORARY BENCHMARK	— w —	WATER MAIN
BM: #2	PROJECT BENCHMARK	⊕	FIRE HYDRANT
⊕	SECTION CORNER	⊕ ^G	GAS METER
● FCI	FOUND CAPPED IRON	⊕ ^G	GAS MARKER
● FIR	FOUND IRON ROD	⊕ ^E	ELECTRIC METER
● FMON	FOUND MONUMENT	◆	FINISH FLOOR ELEVATION
○ SCI	SET 5/8" CAPPED REBAR, "ABONMARCHE FIRM #0050"	+	TRAFFIC SIGN
■	PROPOSED ASPHALT	+	STREET SIGN
■	PROPOSED CONCRETE	⊕ ^{CV}	IRRIGATION CONTROL VALVE
— 785 —	EXISTING GROUND CONTOURS	⊕ ^{LP}	LIGHT POLE
⊕	DECIDUOUS TREE	— UT — UT —	BURIED TELEPHONE LINE
⊕	BUSH	— >>> —	SANITARY SEWER LINE
○ MH	MANHOLE	○ CO	SANITARY CLEANOUT
□ CB	CURB CATCH BASIN	○ SMH	SANITARY MANHOLE
○	CATCH BASIN	⊕ W	WATER VALVE
— — — — —	STORM SEWER	⊕ T	TELEPHONE PEDESTAL
○ STMH	STORM MANHOLE	□	TELEPHONE VAULT
— EL — EL —	BURIED ELECTRIC	⊕ CS	WATER CURB STOP
⊕	ELECTRIC MARKER	○ SPG	WATER SPIGOT
		○ HH	HAND HOLE
		⊕ W	WETLAND AS DELINEATED BY SOIL SOLUTIONS ON 7/31/2025

UTILITY INFORMATION

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. FIELD SURVEY INFORMATION CONSISTING OF PAINT MARKINGS FOUND ON THE GROUND PER THE INDIANA UNDERGROUND PLANT PROTECTION SERVICE (IUPPS - 811). THE PAINT MARKINGS SHOWN HEREON ARE EVIDENCE OF PROBABLE UNDERGROUND UTILITY LOCATIONS AND ARE CONSISTENT WITH TYPICAL UTILITY MARKINGS. HOWEVER, NO UTILITY REPORT WAS PROVIDED TO AUTHENTICATE THESE MARKINGS. THE USER OF THIS PLAT/MAP SHOULD RELY UPON SUCH MARKINGS AT THEIR OWN RISK. THE SURVEYOR MAKES NO GUARANTEES THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



GREENCROFT COMMUNITIES, INC.

GREENCROFT MIDDLEBURY PHASE IIB DPUD "R-3"

TOWN OF MIDDLEBURY, INDIANA

DPUD PRIMARY PLAN / SUPPORT DRAWING

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GREENCROFT MIDDLEBURY PHASE IIB DPUD-R3

PLANNED UNIT DEVELOPMENT R-3

A PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 7 EAST,
MIDDLEBURY TOWNSHIP, MIDDLEBURY, INDIANA.

PREPARED FOR:

ELKHART COUNTY PLANNING DEPARTMENT
4230 ELKHART ROAD
GOSHEN, IN 46526

TOWN OF MIDDLEBURY
418 NORTH MAIN STREET
MIDDLEBURY, IN 46540

PREPARED BY:

ABONMARCHE CONSULTANTS, INC.
303 RIVER RACE DRIVE
Goshen, IN 46526
(574) 533-9913

April 2026

1) OVERALL LEGAL DESCRIPTION:

A PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 7 EAST, MIDDLEBURY TOWNSHIP, ELKHART COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A HARRISON MONUMENT MARKING THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 16; THENCE ON AN ASSUMED BEARING OF NORTH 89 DEGREES 42 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16 AND THE CENTERLINE OF COUNTY ROAD NUMBER 16 (WAYNE STREET), A DISTANCE OF 443.34 FEET TO THE NORTHWEST CORNER OF THE PLAT OF GREENCROFT, INC./GREENCROFT MIDDLEBURY, DPUD, SAID PLAT BEING RECORDED IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY IN PLAT BOOK 28, PAGE 49 AND THE NORTHEAST CORNER OF A PARCEL OF LAND CONVEYED TO AERA INDUSTRIAL SEWING AS DESCRIBED AND RECORDED IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY IN INSTRUMENT NUMBER 96 001799; THENCE SOUTH 00 DEGREES 32 MINUTES 30 SECONDS WEST ALONG THE WEST LINE OF LOT NUMBER ONE (1) OF THE PLAT OF SAID GREENCROFT INC./GREENCROFT MIDDLEBURY, DPUD AND THE EAST LINE OF SAID AERA INDUSTRIAL SEWING PARCEL, A DISTANCE OF 315.00 FEET TO THE SOUTHEAST CORNER OF SAID AERA INDUSTRIAL SEWING PARCEL, THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89 DEGREES 42 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF LOT NUMBER ONE (1), A DISTANCE OF 24.10 FEET TO A REBAR; THENCE SOUTH 16 DEGREES 13 MINUTES 01 SECOND WEST ALONG THE WEST LINE OF SAID LOT NUMBER ONE (1), A DISTANCE OF 178.82 FEET TO A REBAR; THENCE SOUTH 74 DEGREES 20 MINUTES 36 SECONDS EAST ALONG THE WEST LINE OF SAID LOT NUMBER ONE (1), A DISTANCE OF 79.72 FEET TO A REBAR MARKING THE POINT OF CURVATURE OF A 28.00 FOOT RADIUS CURVE TO THE RIGHT, CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID LOT NUMBER ONE (1), BEING ON THE ARC OF SAID 28.00 FOOT RADIUS CURVE, A DISTANCE OF 42.82 FEET (CHORD BEARING SOUTH 30 DEGREES 32 MINUTES 03 SECONDS EAST, CHORD DISTANCE 38.77 FEET) TO THE POINT OF COMPOUND CURVATURE OF A 2941.00 FOOT RADIUS CURVE TO THE RIGHT, CONCAVE TO THE WEST; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT NUMBER ONE (1), BEING ON THE ARC OF SAID 2941.00 FOOT RADIUS CURVE, A DISTANCE OF 404.53 FEET (CHORD BEARING SOUTH 17 DEGREES 12 MINUTES 55 SECONDS WEST, CHORD DISTANCE 404.21 FEET) TO A REBAR MARKING THE POINT OF REVERSE CURVATURE OF A 1021.00 FOOT RADIUS CURVE TO THE LEFT, CONCAVE TO THE EAST; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT NUMBER ONE (1), BEING ON THE ARC OF SAID 1021.00 FOOT RADIUS CURVE, A DISTANCE OF 129.72 FEET (CHORD BEARING SOUTH 17 DEGREES 30 MINUTES 58 SECONDS WEST, CHORD DISTANCE 129.63 FEET) TO A REBAR MARKING THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 13 DEGREES 52 MINUTES 35 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT NUMBER ONE (1), A DISTANCE OF 19.27 FEET TO A REBAR MARKING THE POINT OF CURVATURE OF A 28.00 FOOT RADIUS CURVE TO THE RIGHT, CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT NUMBER ONE (1), BEING ON THE ARC OF SAID 28.00 FOOT RADIUS CURVE, A DISTANCE OF 34.94 FEET (CHORD BEARING SOUTH 49 DEGREES 37 MINUTES 16 SECONDS WEST, CHORD DISTANCE 32.71 FEET) TO A REBAR; THENCE SOUTH 09 DEGREES 41 MINUTES 24 SECONDS EAST ALONG THE

WESTERLY LINE OF SAID LOT NUMBER ONE (1), A DISTANCE OF 357.89 FEET TO A REBAR MARKING THE NORTHEAST CORNER OF LOT NUMBER TWO (2) AS THE SAID LOT IS KNOWN AND DESIGNATED ON THE PLAT OF GOSHEN HEALTH SYSTEMS, P.U.D. SAID PLAT BEING RECORDED IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY IN PLAT BOOK 26, PAGE 59; THENCE NORTH 72 DEGREES 16 MINUTES 08 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID LOT NUMBER TWO (2), A DISTANCE OF 615.87 FEET TO A REBAR; THENCE SOUTH 66 DEGREES 16 MINUTES 14 SECONDS WEST ALONG THE NORTHERLY LINE OF SAID LOT NUMBER TWO (2), A DISTANCE OF 7.97 FEET TO A REBAR MARKING THE NORTHWEST CORNER OF SAID LOT NUMBER TWO (2); THENCE NORTH 00 DEGREES 38 MINUTES 24 SECONDS EAST ALONG THE EAST LINE OF LOT NUMBER ONE (1) AS THE SAID LOT IS KNOWN AND DESIGNATED ON THE PLAT OF THE DUTCH CORP. D.P.U.D. SAID PLAT BEING RECORDED IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY IN PLAT BOOK 28, PAGE 26, A DISTANCE OF 948.22 FEET TO A REBAR MARKING A CORNER OF SAID LOT NUMBER ONE (1); THENCE SOUTH 89 DEGREES 42 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT NUMBER ONE (1), ALSO BEING THE SOUTH LINE AND EXTENSION OF THE AFORESAID AERA INDUSTRIAL SEWING PARCEL, A DISTANCE OF 640.67 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION CONTAINING 14.697 ACRES, MORE OR LESS.

LESS AND EXCEPTING THE FOLLOWING:

LOT NUMBER THREE (3) AS SAID LOT IS KNOWN AND DESIGNATED ON THE RECORDED PLAT OF GREENCROFT INC./GREENCROFT MIDDLEBURY DPUD THIRD, A SUBDIVISION IN MIDDLEBURY TOWNSHIP; SAID PLAT BEING RECORDED IN PLAT BOOK 41, PAGE 19, IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

ALSO LESS AND EXCEPTING:

LOT NUMBER TWO (2) AS SAID LOT IS KNOWN AND DESIGNATED ON THE RECORDED PLAT OF GREENCROFT INC./GREENCROFT MIDDLEBURY DPUD PHASE 2, A SUBDIVISION IN MIDDLEBURY TOWNSHIP; SAID PLAT BEING RECORDED IN PLAT BOOK 37, PAGE 96, IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

2) INTENTION FOR OWNERSHIP:

CURRENT OWNERSHIP

- PHASE I GREENCROFT MIDDLEBURY, INC.
- PHASE II GREENCROFT MIDDLEBURY, INC.
- PHASE IIA GREENCROFT MIDDLEBURY, INC.
- PHASE IIB GREENCROFT MIDDLEBURY, INC. – THIS REQUEST**
- PHASE III ESSENHAUS, INC.

DEVELOPMENT OWNERSHIP

- GREENCROFT MAINTAINS OWNERSHIP OF THE LAND AND IMPROVEMENTS FOR.
- PHASE IIB RESIDENTS WILL HAVE AN AGREEMENT WITH GREENCROFT.

3) ZONING, PROPOSED LAND USE, AND DEVIATIONS REQUESTED:

ZONING FOR THIS PROPERTY IS GPUD R-3/R-4. PROPOSED ZONING WOULD BE DPUD R-3 TO ALLOW FOR 4 SINGLE-FAMILY DETACHED AND 22 SINGLE-FAMILY ATTACHED HOMES.

- A. DEVIATION REQUEST FOR ESTABLISHING A DEVELOPMENT LOT WITH NO ROAD FRONTAGE
- B. DEVIATION REQUEST FOR SETBACK TO BE SET AT 0 FEET FOR ALL YARDS WHEN

SETBACKS - "R-3" ZONE ELKHART COUNTY		REQUESTED SETBACKS
FRONT YARD =	50 FEET	0 FEET
SIDE YARD =	10 FEET	0 FEET
REAR YARD =	15 FEET	0 FEET

4) WATER AND SEWAGE DISPOSAL:

PROJECT IS WITHIN THE TOWN OF MIDDLEBURY AND IS CURRENTLY SERVICED WITH MUNICIPAL SANITARY SEWER AND WATER. MUNICIPAL SANITARY SEWER AND WATER SHALL BE EXTENDED TO THE PROPOSED PROJECT AND ADDITIONAL UTILITY EASEMENTS DEDICATED ON THE DPUD SECONDARY PLAT.

5) DENSITY:

PROJECT AREA	11.21 +/- ACRES
NUMBER OF PROPOSED UNITS	26
UNITS PER ACRE	2.3
PROPOSED BUILDINGS	65,696 S.F./1.51 ACRES/14%
PARKING/DRIVES/SIDEWALKS/ROADWAY	69,934 S.F./1.61 ACRES/14%
LAWN/OPEN SPACE	352,571 S.F./8.09 ACRES/72%

*GREENCROFT WILL CONSTRUCT ONE OF HOME MODELS BASED ON THE CLIENT'S REQUEST. UNIT SIZE CAN RANGE FROM +/- 1,200 SQFT. TO 3,000 SQFT.

6) COMPATIBILITY:

GREENCROFT MIDDLEBURY, INC., THE OWNER/DEVELOPER HAS MULTIPLE COMMUNITIES IN ELKHART COUNTY. WITHIN THE GREENCROFT CAMPUS IN MIDDLEBURY. THIS PHASE OF DEVELOPMENT IS CONSISTENT WITH THE SITE AND MISSION OF THE ORGANIZATION AND WILL PROVIDE NEEDED SENIOR HOUSING FOR THE COMMUNITY.

INITIAL DISCUSSIONS WITH THE TOWN OF MILLBURY INDICATES THAT THE COMMUNITY IS SUPPORTIVE OF THE PROJECT AS IT WILL ENABLING TOWN RESIDENTS TO REMAIN IN THE COMMUNITY.

7) SOILS REPORT:

THE WEB SOIL SURVEY FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE INDICATES THE FOLLOWING SOIL TYPES AND CHARACTERISTICS.

Soils Mapped	SHWT	Permeability
Bristol Loamy Sand	>6'	6 to 20 in/hr
Brady Sandy Loam	0.5-2'	2 to 6 in/hr
Sebewa Loam	0-1'	0.6 to 2 in/hr
Adrian Muck	0-0.5'	0.2 to 6 in/hr

8) STORM WATER DRAINAGE REPORT

PROPOSED DETENTION BASIN #1 SHALL PROVIDE STORM WATER STORAGE FOR THE PROPOSED DEVELOPMENT AND THE EXISTING ASSISTED LIVING FACILITY ON THE GREENCROFT CAMPUS. DISCHARGE FROM THE DETENTION BASIN WILL NOT EXCEED THE PRE-DEVELOPED 10-YEAR 30-MINUTE RUNOFF RATE FROM THE DEVELOPMENT SITE. THE DEVELOPMENT RUNOFF FROM THE BASIN WILL BE CONTROLLED RELEASED TO THE SOUTH INTO AN EXISTING ONSITE POND THAT IS CONNECTED TO AN EXISTING DRAINAGE WAY FLOWING TO THE EAST.

IN ADDITION TO STORMWATER GENERATED FROM THE DEVELOPMENT, A PORTION OF THE TOWN OF MIDDLEBURY'S EXISTING STORM SEWER WILL BE RELOCATED THROUGH THE DEVELOPMENT TO DISCHARGE INTO THE PROPOSED DETENTION BASIN PRIOR TO REACHING THE EXISTING POND AND ABOVE-MENTIONED DRAINAGE WAY. IT IS NOTED THAT THE TOWN'S STORMWATER IS NOT INCLUDED IN THE CALCULATED STORAGE VOLUME REQUIREMENT, AND A FLOW CONTROL WEIR WILL BE DESIGNED AND LOCATED ON THE SOUTH BANK OF THE BASIN TO PASS THROUGH THE ESTIMATED PEAK FLOW FROM THE TOWN'S STORM SEWER. THE FLOW CONTROL WEIR WILL ALSO ACCOMMODATE THE DEVELOPMENT'S RUNOFF DURING EMERGENCY CONDITIONS.

IT IS ALSO NOTED THAT THE EXISTING ONSITE POND ACCEPTS STORMWATER FROM THE ADJACENT PROPERTIES TO THE WEST AND SOUTH AND ALLOWS THEIR STORMWATER TO PASS THROUGH THE SITE VIA THE EXISTING DRAINAGE WAY TO THE EAST.

ESTIMATED DRAINAGE AREA #1 = 11.0± ACRES

9) TRAFFIC REPORT:

THE PROPOSED STREETS SHALL BE CONSTRUCTED AND PRIVATELY MAINTAINED BY THE OWNER/DEVELOPER.

10) SIGNAGE

THERE WILL BE STREET SIGNS IDENTIFYING THE NEW STREETS WITHIN THIS PHASE.

11) LIGHTING

THERE WILL BE STREETS LIGHTS, AND EACH HOME/UNIT WILL HAVE EXTERIOR RESIDENTIAL LIGHTING MOUNTED ON THE HOME AND THE FRONT YARDS MAY HAVE A RESIDENTIAL LIGHT POST.

12) BUFFERING

ALTHOUGH BUFFERING IS NOT INITIALLY PLANNED ON THE PRIMARY PLAN SITE PLAN, THE APPLICANT MAY DECIDE AT A FUTURE DATE TO INSTALL BUFFERING ALONG THE OUTER BOUNDARY OF THIS PHASE WHICH MAY INCLUDE SHADE TREES, SHRUBS, EVERGREEN TREES, AND POSSIBLE A FENCE EITHER DECORATIVE OR FULL PRIVACY.

Plan Commission Staff Report

Prepared by the Department of Planning and Development

Hearing Date: May 14, 2026

Transaction Number: DPUD-0177-2026.

Parcel Number(s): 20-12-22-200-015.000-007, 20-12-22-200-019.000-007, 20-12-22-400-030.000-007, 20-12-22-400-032.000-007.

Existing Zoning: DPUD M-1, A-1.

Petition: For a zone map change from A-1 to DPUD M-1 and for primary approval of a 1-lot minor subdivision to be known as YODER CONCRETE, LLC, DPUD AMENDMENT NO. 2.

Petitioner: Larry Yoder & Linda Yoder, Husband & Wife, represented by Abonmarche Consultants.

Location: West side of SR 13, 2,500 ft. south of CR 36, in Clinton 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	DPUD M-1 & A-1	Manufacturing & Vacant
North	A-1	Agricultural
South	A-1	Manufacturing & Agricultural
East	A-1	Manufacturing
West	A-1	Wooded & Agricultural

Site Description: The subject property consists of one lot (two parcels), one additional parcel, and part of another parcel totaling 11.993 acres. The lot contains four large buildings (8,034 ft², 8,640 ft², 12,000 ft² & 12,320 ft²) and the other areas of the proposed development are vacant.

History and General Notes:

- **December 16, 1999** – The BZA approved a Special Use for warehousing and storing of commercial vehicles.
- **December 13, 2004** – The BZA approved an amendment to the existing Special Use to allow for limited outside storage of vehicles.
- **August 20, 2009** – The BZA approved a Special Use for warehousing and storing of equipment, vehicles, RVs, boats, and personal storage in an A-1 zone (all indoors).
- **July 9, 2015** – Plan Commission recommended approval of a zone map change from A-1 to DPUD M-1 and granted primary approval of a 1-lot minor subdivision to be known as Yoder Concrete, LLC, DPUD.
- **August 17, 2015** – Board of County Commissioners approved a zone map change from A-1 to DPUD M-1 to be known as Yoder Concrete, LLC, DPUD (PC 2015-13).
- **June 20, 2022** – Board of County Commissioners approved a zone map change from A-1 to DPUD M-1 to be known as Yoder Concrete, LLC, DPUD Amendment (PC 2015-13a).

Plan Commission Staff Report (Continued)

Hearing Date: May 14, 2026

Zoning District Purpose Statements: 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 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.

Staff Analysis: The purpose of this rezoning petition is to expand the manufacturing use of the existing DPUD and construct a new 11,560 ft² building.

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 redevelopment and reuse of commercial and industrial sites should be encouraged.
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/building is comparable with what would be expected in an agricultural or industrial area.
3. The most desirable use of the subject property is agricultural, industrial, and/or other compatible and supporting uses.
4. The request conserves property values by allowing other compatible and supporting uses. There are other similar uses in the area and around the county.
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

Elkhart County Planning & Development
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Detailed PUD Amendment - Rezoning, Plat & Site Plan

DPUD-0177-2026

Date: 04/02/2026 Meeting Date: May 14, 2026 Transaction #: DPUD-0177-2026
Plan Commission Hearing (PUD)

Description: for a zone map change from A-1 to DPUD M-1 and for primary approval of a 1-lot minor subdivision to be known as YODER CONCRETE, LLC DPUD AMENDMENT No. 2

<u>Applicant</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
Abonmarche Consultants 303 River Race Dr. Suite 206 Goshen, IN 46526	Larry Yoder & Linda Yoder, Husband & Wife 13520 County Road 36 Goshen, IN 46528	Abonmarche Consultants 303 River Race Dr. Suite 206 Goshen, IN 46526

Site Address: 64455 State Road 13 Goshen, IN 46528	Parcel Number: 20-12-22-200-015.000-007 20-12-22-200-019.000-007 20-12-22-400-030.000-007 20-12-22-400-032.000-007
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Township: Clinton
Location: West Side Of Sr 13, South Of County Road 36

Subdivision: YODER CONCRETE Lot # 1

Lot Area: 7.83 Frontage: 308.00 Depth: 713.00

Zoning: A-1 NPO List:

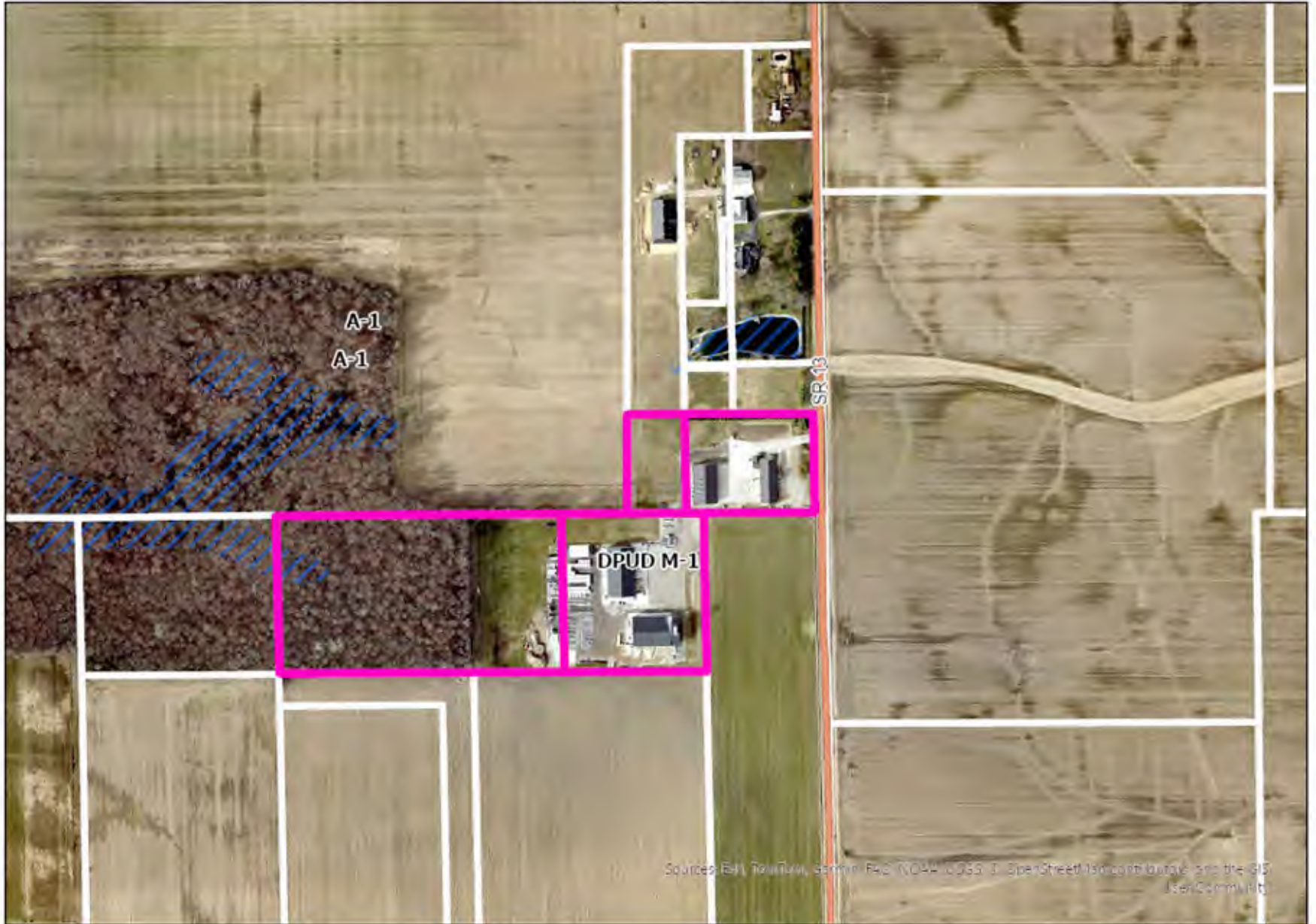
Present Use of Property: Manufacturing

Legal Description:

Comments:

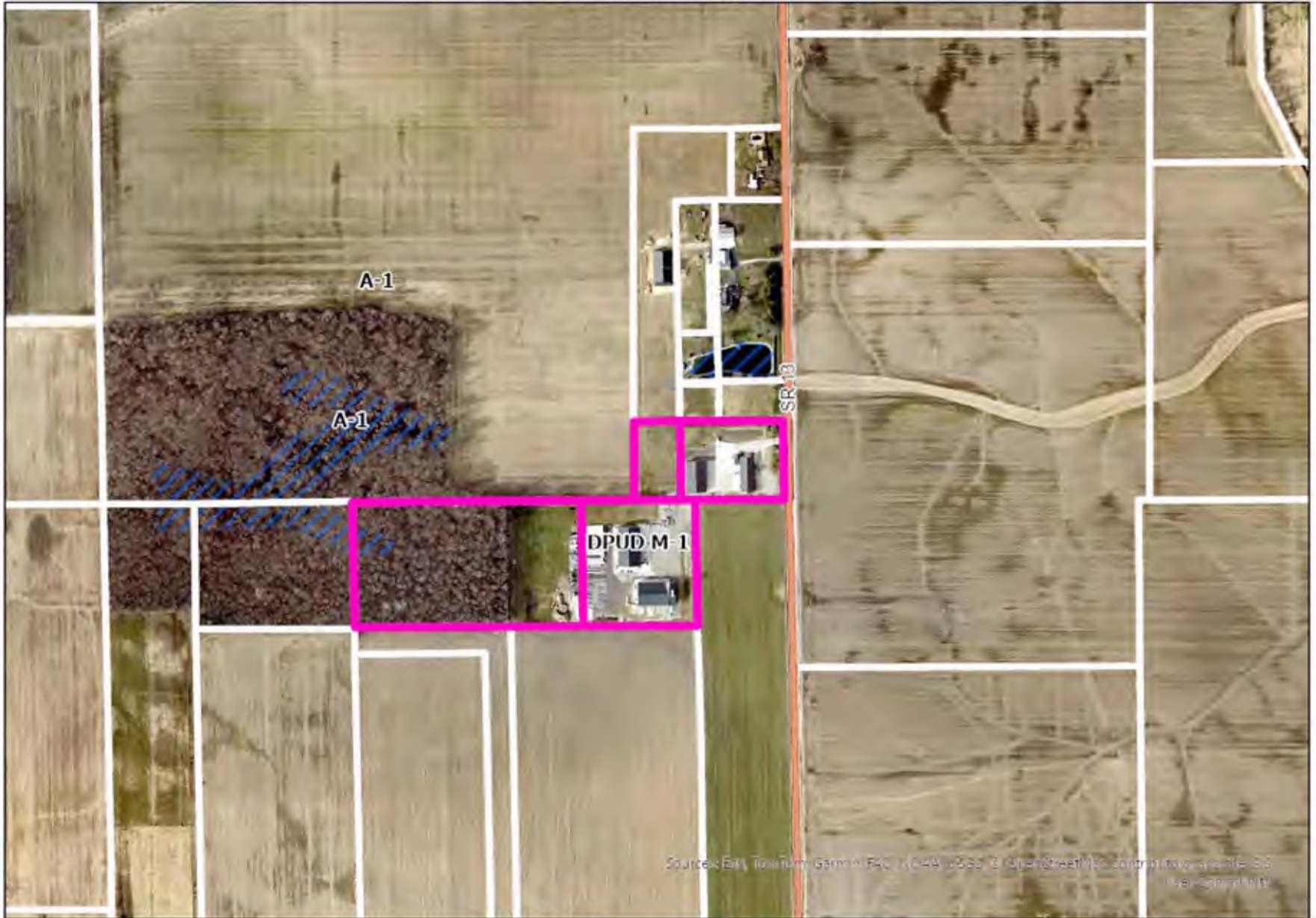
Applicant Signature:

Department Signature:



Sources: B11, TownView, Garmin, F4C, NOAA, USGS, J. SpensStreet130.com/burke and the GIS User Community

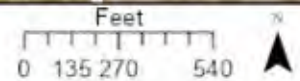


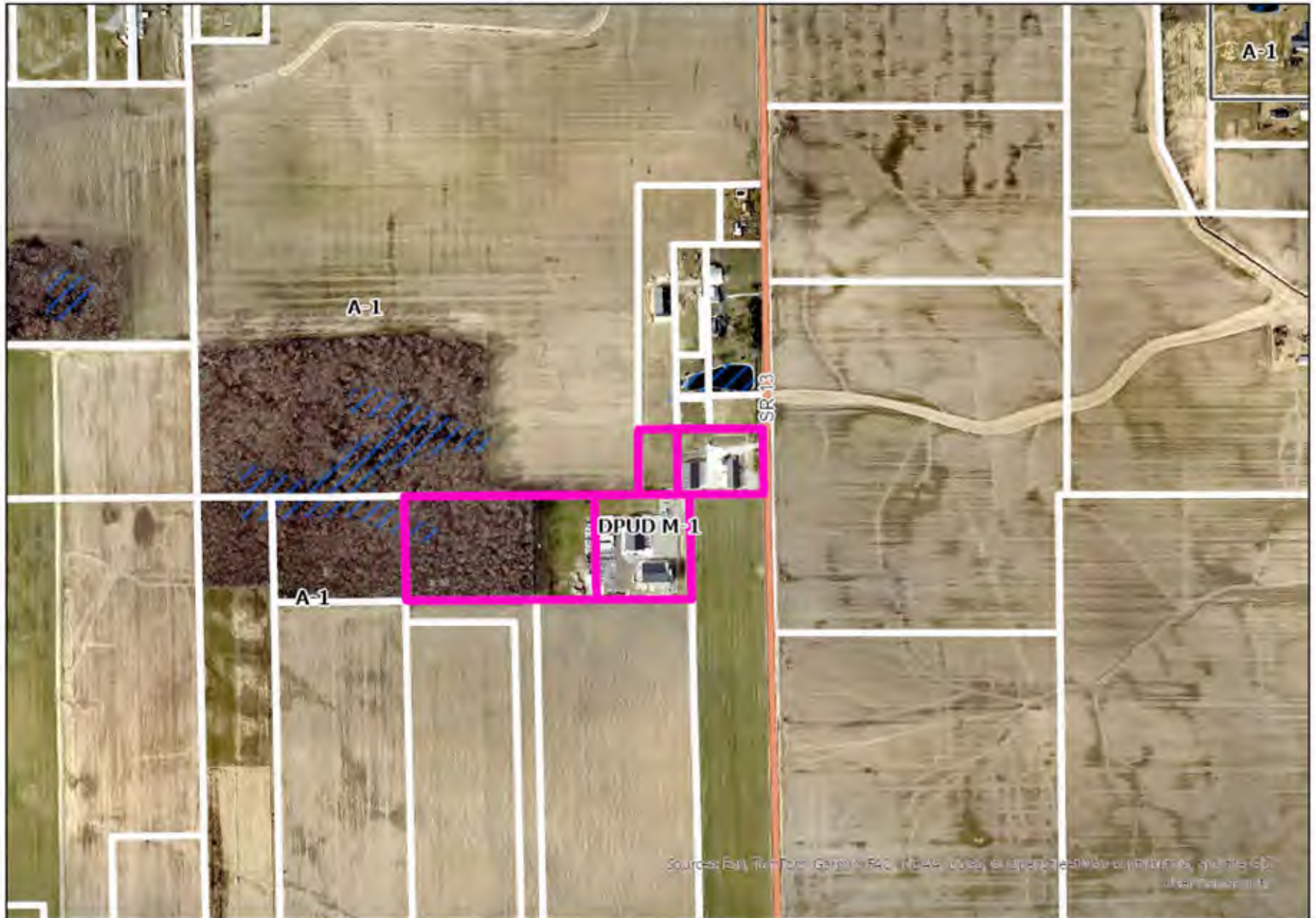


Sources: Esri, TomTom, Garmin, Aero, NOAA, USDA, © OpenStreetMap contributors, and the GIS User Community

2025 Aerials

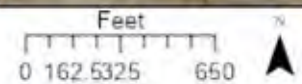
1 inch equals 500 ft





2025 Aerials

1 inch equals 600 ft



Sources: Esri, TomTom, Garmin, FRC, USDA, USDA, Esri, DeLorme, Swire, and the U.S. Department of the Interior.

GENERAL NOTES

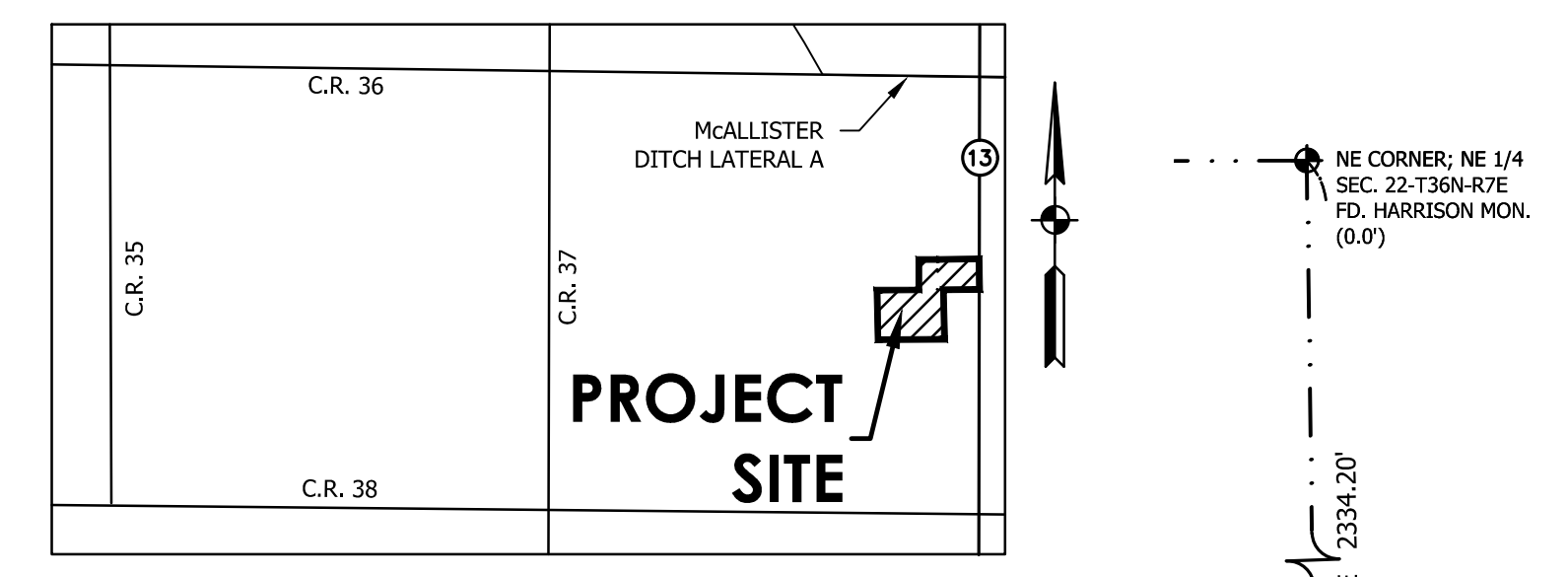
- ZONING & PROPOSED LAND USE**
YODER CONCRETE DPUD LOT 1A IS CURRENTLY BEING USED AS A CONCRETE BUSINESS. THE PROJECT WILL AMEND THE DPUD BOUNDARIES TO INCLUDE TWO NEW PARCELS TO BE ADDED TO AND EXPAND LOT 1A. THE PROPERTY IS LOCATED AT 64455 STATE ROAD 13, GOSHEN, IN 46528. THIS EXPANDED SITE WILL ALLOW FOR THE CONSTRUCTION OF A NEW STORAGE BUILDING, AN EXPANDED OUTDOOR STORAGE AREA, AND ADDITIONAL STORMWATER RETENTION FACILITIES.
- EXISTING SITE ZONING IS DPUD "M-1" (MANUFACTURING), ADJACENT ZONING TO THE NORTH, EAST, SOUTH, AND WEST IS "A-1" (AGRICULTURAL USE).**
- INTENTION FOR OWNERSHIP**
100% OF THE DPUD IS INDUSTRIAL AND WILL BE USED FOR THE BUSINESS OPERATIONS.
THE EXISTING BUSINESS MANUFACTURES COMMERCIAL FOUNDATIONS, HELICAL PIERS & PRECAST TANKS AND STRUCTURES. THE PROPOSED PROJECT INVOLVES ADDING A NEW 12,000 SQUARE FOOT BUILDING FOR GARAGE/STORAGE AND ENLARGING THE SITE PLAN BY #4.158 ACRES.
- DEVIATION REQUEST**
A) TO REDUCE THE NUMBER OF PARKING SPACES TO THE ENTIRE SITE TO HAVE 24 SPACES WHERE 203 WOULD BE REQUIRED AS THIS PHASE OF THE DEVELOPMENT WILL NOT RESULT IN ANY ADDITIONAL EMPLOYEES OR ANTICIPATED VISITORS.
B) TO REDUCE THE SIDE YARD SETBACK FOR EXISTING BUILDINGS FROM 50 FEET WHEN ABUTTING OR ADJACENT TO A RESIDENTIAL USE OR DISTRICT TO 25 FEET FOR THE EXISTING BUILDINGS AND 20 FEET FOR THE NEW STORAGE BUILDING. DUE TO THE EXISTING DRAIN TILE, THE BUILDING CANNOT BE MOVED FARTHER FROM THE PROPERTY LINE.
C) TO ALLOW FOR A MODIFIED CLASS 3 TYPE A BUFFERING ALONG THE NORTHERN PROPERTY LINE TO ALLOW FOR A 20 FOOT BUFFER YARD WIDTH AND NO SHRUBS.
D) TO ALLOW FOR NO BUFFER ALONG THE SOUTHERN AND WESTERN PROPERTY LINE AS THERE IS ONLY LARGE AGRICULTURAL FIELDS AND THE CLOSEST HOMES ARE NEARLY 2,000 FEET SOUTH OF THE PROPERTY.
- SETBACKS - DPUD "M-1" ZONING DISTRICT ELKHART COUNTY**
FRONT YARD - 120 FEET MINIMUM FROM CENTERLINE OF S.R. 13
SIDE YARD - 25 FEET MINIMUM / 50 FEET ABUTTING OR ADJACENT TO A RESIDENTIAL USE OR DISTRICT.
REAR YARD - 15 FEET MINIMUM
PARKING SETBACKS - FRONT YARD - 55 FEET FROM CENTERLINE OF S.R. 13 / 15 FEET FROM PROPERTY LINE
- SANITARY SEWER**
THE EXISTING BUILDINGS ARE SERVICED BY ONSITE MOUND SEPTIC SYSTEMS (PERMIT #16-CM-12-0298 & #22-CM-12-0322). THE CLOSEST MUNICIPAL UTILITIES ARE 1.6 MILES IN THE TOWN OF MILLERSBURG. THE PROPOSED BUILDING IS FOR STORAGE AND WILL NOT REQUIRE CONNECTION TO SANITARY SEWER.
- WATER**
THE EXISTING BUILDINGS ARE SERVICED BY THREE PRIVATE WATER WELLS LOCATED ON THE PROPERTY. THE PROPOSED 12,000 S.F. BUILDING IS ONLY FOR DRY STORAGE AND WILL NOT HOOK UP TO A WELL. THE CLOSEST MUNICIPAL UTILITIES ARE 1.6 MILES IN THE TOWN OF MILLERSBURG.
- DRAINAGE REPORT**
PLEASE REFER TO THE REPORT ON SHEET 2 OF 2 FOR THE PROPOSED DETENTION BASIN. STORMWATER DRAINAGE FOR THE PROPOSED BUILDING WILL BE MANAGED ON-SITE. THE PROPOSED STORAGE BUILDING WILL HAVE INTERIOR FLOOR DRAINS THAT WILL CONNECT TO A NEW OIL AND SAND SEPARATOR TANK LOCATED OUTSIDE OF THE NEW BUILDING. THE NEW TANK WILL HAVE A DISCHARGE PIPE INTO THE NEW STORMWATER DETENTION BASIN. THE DESIGN OF THE NEW TANK WILL BE INCLUDED ON THE SWPPP FOR ELKHART COUNTY REVIEW.
- STREETS**
NO NEW STREETS ARE BEING PROPOSED AT THIS TIME. THE LAND ADDED TO THE DPUD WILL BE ACCESSED THROUGH THE EXISTING DRIVE ON SR 13.
- DATE OF DEVELOPMENT**
DEVELOPMENT WITHIN THIS SUBDIVISION IS ANTICIPATED TO COMMENCE UPON COUNTY APPROVAL.
- DENSITY**
BUILDINGS (EXISTING/PROPOSED) = 11%
HARDSPACE = 10%
GRAVEL = 44%
OPEN AND GREEN SPACE = 35%
TOTAL = 100%
- CONTOURS & BENCHMARK**
CONTOURS HEREON ARE FIELD ESTABLISHED AND ARE BASED ON NAVD88. BENCHMARK USED IS THE FINISHED FLOOR ELEV. OF 907.02' AT THE NORTHERN MOST CORNER OF THE PRECAST FABRICATION BUILDING.
- SIGNS**
NO NEW SIGNS WILL BE ADDED WITH THIS AMENDED DPUD.
- LIGHTING**
NO NEW SITE LIGHTING WILL BE ADDED WITH THIS AMENDED DPUD, BUT THE NEW BUILDING WILL HAVE WALL MOUNTED LIGHTING.
- PARKING REQUIREMENTS**
1 PER 300 S.F. OFFICE SPACE PLUS 1 PER 1,000 S.F. OUTDOOR STORAGE AREA PLUS 1 PER 2,500 S.F. INDOOR STORAGE AREA. (PARKING SPACES TO BE 9'X20')
EXISTING OFFICE SPACE (700 S.F.) = 3 SPACES
OUTDOOR STORAGE AREA = 176,700 S.F. / 1,000 S.F. = 177 SPACES
EXISTING BUILDING = 43,395 S.F. / 2,500 S.F. = 18 SPACES
PROPOSED = 12,000 S.F. / 2,500 S.F. = 5 SPACES
TOTAL REQUIRED = 203 SPACES
TOTAL PROVIDED (SEE DEVIATION REQUEST) = 24 SPACES
- FLOOD NOTE:** THIS PARCEL IS NOT WITHIN 1% ANNUAL CHANCE FLOOD (SPECIAL FLOOD HAZARD AREA) AS SCALED AND DEPICTED ON THE FEMA/FIRM COMMUNITY PANEL NUMBER 18039C0290D WITH AN EFFECT MAP DATE OF AUGUST 2, 2011.
- SOILS (EXISTING)**
ACCORDING TO THE USDA (UNITED STATES DEPARTMENT OF AGRICULTURE) AND NRCS (NATIONAL RESOURCES CONSERVATION SERVICE) WEBSITE LISTED BELOW, THE PROJECT SITE IS COMPRISED OF "bla" (BLOUNT LOAM, 0-1% SLOPES) AND "pkda" (PEWMA CLAY LOAM, 0-2% SLOPES) SOILS.
<http://weboilsurvey.nrcs.usda.gov/app/weboilsurvey.aspx>
THE "bla" SOILS HAVE SEVERE LIMITATIONS FOR SMALL COMMERCIAL BUILDINGS DUE TO WETNESS. THE SOIL HAS SEVERE LIMITATIONS FOR LOCAL ROADS/STREETS DUE TO LOW STRENGTH AND FROST ACTION. PERMEABILITY RATES ARE AS FOLLOWS: AT A DEPTH OF 0-7 INCHES RATES ARE 0.60-2.00 INCHES PER HOUR, AT A DEPTH OF 7-80 INCHES RATES ARE 0.06-0.20 INCHES PER HOUR. THE SEASONAL HIGH WATER TABLE IS LOCATED AT A DEPTH OF APPROXIMATELY 6 TO 18 INCHES.
THE "pkda" SOILS HAVE SEVERE LIMITATIONS FOR SMALL COMMERCIAL BUILDINGS DUE TO PONDING. THE SOIL HAS SEVERE LIMITATIONS FOR LOCAL ROADS/STREETS DUE TO FROST ACTION/LOW STRENGTH & PONDING. PERMEABILITY RATES ARE AS FOLLOWS: AT A DEPTH OF 0-13 INCHES RATES ARE 0.60-2.00 INCHES PER HOUR AND AT A DEPTH OF 13-60 INCHES RATES ARE 0.20-0.60 INCHES PER HOUR. THE SEASONAL HIGH WATER TABLE IS LOCATED AT A DEPTH OF APPROXIMATELY 0-12 INCHES.
FOUR (4) SOIL BORINGS WERE PERFORMED ON MARCH 28, 2022, BY SCHNOEBLEN SOIL CONSULTING, INC., INDICATIONS OF SEASONAL HIGH WATER TABLE (REDOX FEATURES) WERE DETECTED AT 9 INCHES, NO FREE WATER WAS ENCOUNTERED AT THE BORING SITES, AND COMPACTED TILL WAS DETECTED AT A DEPTH OF 25 INCHES TO GREATER THAN 66 INCHES OVER THE BORINGS TAKEN (SEE REPORT).
- ELEVATIONS OF BUILDINGS**
THE PROPOSED STORAGE BUILDING ELEVATION WILL BE SET TO ENSURE ADEQUATE FLOW OF STORMWATER AWAY FROM THE FOUNDATION. THE ROOF DOWNSPOUTS ALONG WITH THE NEW PARKING AND PAVEMENTS WILL BE DIRECTED TO THE PROPOSED STORMWATER BASIN.
- EROSION CONTROL PLAN**
WITH PROPOSED LAND DISTURBANCE ANTICIPATED TO EXCEED ONE ACRE OF LAND, A CONSTRUCTION STORMWATER GENERAL PERMIT WILL BE NEEDED WHICH WILL INCLUDE PREPARING A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN (PCSPM) FOR SUBMITTAL TO ELKHART COUNTY FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

LEGEND

	PROP. CONCRETE		EX. OVERHEAD ELECTRIC
	PROP./FUTURE STONE		EX. FINISH FLOOR ELEVATION
	EX. ASPHALT		RECORD
	EX. CONCRETE		CALCULATED
	EX. STONE		MEASURED
	HARRISON MARKER		120' MINIMUM FRONT YARD BUILDING SETBACK
	TEMPORARY BENCHMARK		15' MINIMUM REAR YARD BUILDING SETBACK
	EXISTING GROUND CONTOURS		25' MINIMUM SIDE YARD BUILDING SETBACK
	SET 5/8" CAPPED REBAR, "ABONMARCHE FIRM #0050"		SANITARY CLEANOUT
	FOUND CAPPED IRON		SEPTIC ACCESS LID
	FOUND REBAR		WELL HEAD
			EX. CHAINLINK FENCE
			EX. WOOD FENCE
			EX. WOVEN WIRE FENCE
			EX. DECIDUOUS TREES
			EX. EVERGREEN TREES
			EX. TREELINE
			GAS METER
			GAS LINE
			POWER POLE
			POWER POLE W/ DROP
			CATCH BASIN

YODER CONCRETE, LLC - DPUD AMENDMENT NO. 2
DPUD PRIMARY PLAN / SUPPORT DRAWING

LOT 1A IN REPLAT OF YODER CONCRETE, LLC DPUD (PLAT BOOK 42, PAGE 39), AND A PART OF THE SOUTHEAST QUARTER AND NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 7 EAST, CLINTON TOWNSHIP, ELKHART COUNTY, INDIANA
ADDRESS: 64455 STATE ROAD 13, GOSHEN, IN 46528
TAX ID #: 20-12-22-200-015.000-007; 20-12-22-200-019.000-007; 20-12-22-400-032.000-007 & 20-12-22-400-030.000-007



LEGAL DESCRIPTION:

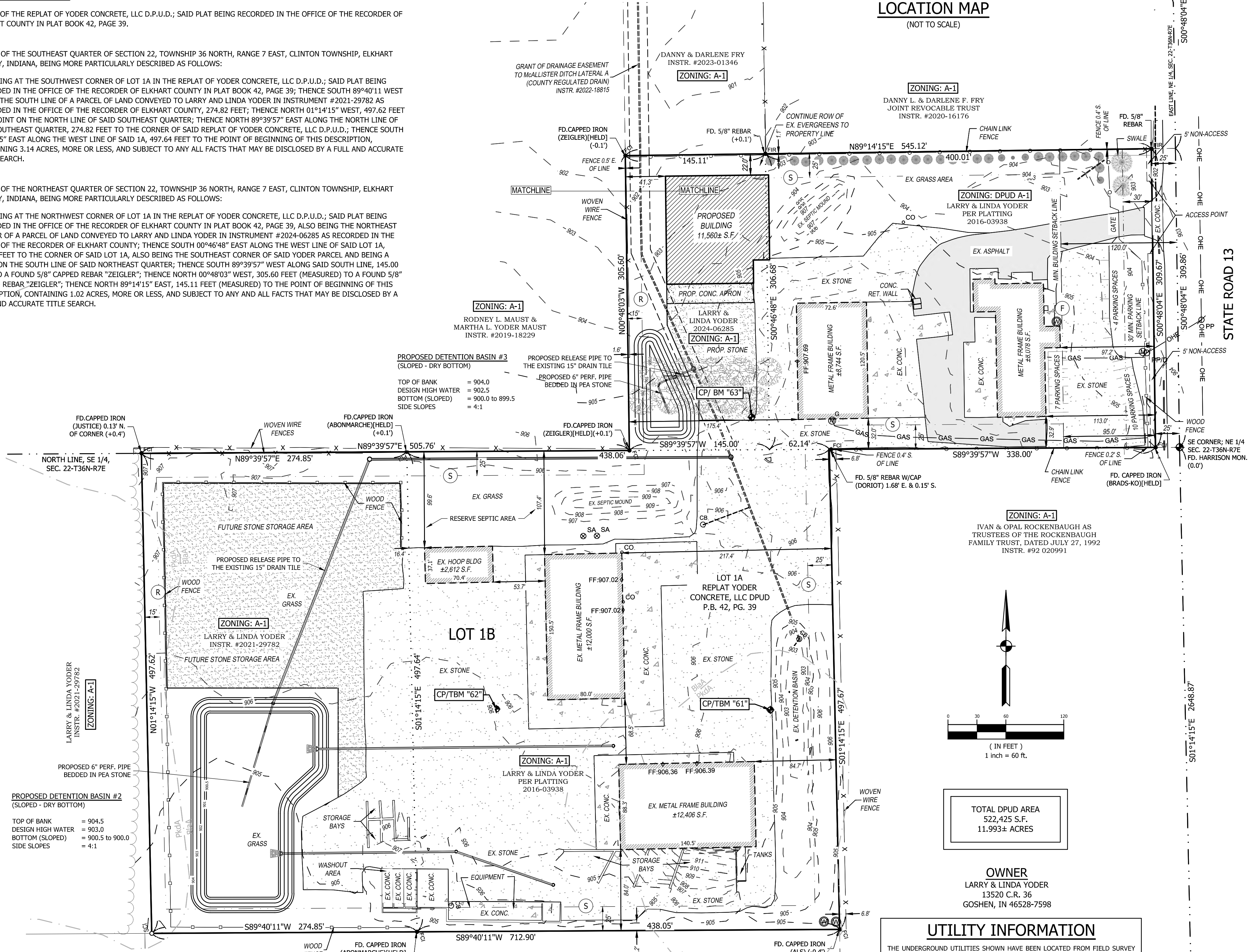
LOT 1A OF THE REPLAT OF YODER CONCRETE, LLC D.P.U.D.; SAID PLAT BEING RECORDED IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY IN PLAT BOOK 42, PAGE 39.

ALSO:
A PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 7 EAST, CLINTON TOWNSHIP, ELKHART COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1A IN THE REPLAT OF YODER CONCRETE, LLC D.P.U.D.; SAID PLAT BEING RECORDED IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY IN PLAT BOOK 42, PAGE 39; THENCE SOUTH 89°40'11" WEST ALONG THE SOUTH LINE OF A PARCEL OF LAND CONVEYED TO LARRY AND LINDA YODER IN INSTRUMENT #2021-29782 AS RECORDED IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, 274.82 FEET; THENCE NORTH 01°14'15" WEST, 497.62 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89°39'57" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 274.82 FEET TO THE CORNER OF SAID REPLAT OF YODER CONCRETE, LLC D.P.U.D.; THENCE SOUTH 01°14'15" EAST ALONG THE WEST LINE OF SAID 1A, 497.64 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 3.14 ACRES, MORE OR LESS, AND SUBJECT TO ANY ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

ALSO:
A PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 7 EAST, CLINTON TOWNSHIP, ELKHART COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1A IN THE REPLAT OF YODER CONCRETE, LLC D.P.U.D.; SAID PLAT BEING RECORDED IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY IN PLAT BOOK 42, PAGE 39, ALSO BEING THE NORTHEAST CORNER OF A PARCEL OF LAND CONVEYED TO LARRY AND LINDA YODER IN INSTRUMENT #2024-06285 AS RECORDED IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY; THENCE SOUTH 00°46'48" EAST ALONG THE WEST LINE OF SAID LOT 1A, 306.68 FEET TO THE CORNER OF SAID LOT 1A, ALSO BEING THE SOUTHWEST CORNER OF SAID YODER PARCEL AND BEING A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 89°39'57" WEST ALONG SAID SOUTH LINE, 145.00 FEET TO A FOUND 5/8" CAPPED REBAR "ZEIGLER"; THENCE NORTH 00°48'03" WEST, 305.60 FEET (MEASURED) TO A FOUND 5/8" CAPPED REBAR "ZEIGLER"; THENCE NORTH 89°14'15" EAST, 145.11 FEET (MEASURED) TO THE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 1.02 ACRES, MORE OR LESS, AND SUBJECT TO ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.



TOTAL DPUD AREA
522,425 S.F.
11.993± ACRES

OWNER
LARRY & LINDA YODER
13520 C.R. 36
GOSHEN, IN 46528-7598

UTILITY INFORMATION

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. FIELD SURVEY INFORMATION CONSISTING OF PAINT MARKINGS FOUND ON THE GROUND PER THE INDIANA UNDERGROUND PLANT PROTECTION SERVICE (IUPPS - 811). THE PAINT MARKINGS SHOWN HEREON AS EVIDENCE OF PROBABLE UNDERGROUND UTILITY LOCATIONS AND ARE CONSISTENT WITH TYPICAL UTILITY MARKINGS. HOWEVER, NO UTILITY REPORT WAS PROVIDED TO AUTHENTICATE THESE MARKINGS. THE USER OF THIS PLAT/MAP SHOULD RELY UPON SUCH MARKINGS AT THEIR OWN RISK. THE SURVEYOR MAKES NO GUARANTEES THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES CERTIFY THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



CONTROL POINTS & BENCHMARKS - NAVD88

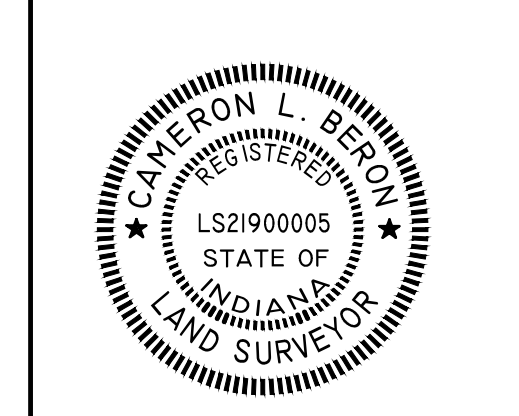
POINT #	RAW DESCRIPTION	NORTHING	EASTING	ELEVATION
61	CPSI	2,298,639.42	320,258.64	905.30
62	CPSI	2,298,640.95	319,974.72	906.02
63	CPSI	2,298,943.09	320,239.16	906.13

PLANNED UNIT ORDINANCE NUMBER REFERENCE

THIS DEVELOPMENT IS PART OF ORDINANCE NUMBER PC 2018-004 AND IS PART OF THAT ORDINANCE BY THIS REFERENCE.

ABONMARCHE
Surveying
Engineering
Architecture
303 River Race Drive, Unit 206
Goshen, IN 46528
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YODER CONCRETE, LLC
YODER CONCRETE, LLC DPUD AMENDMENT NO. 2
64455 S.R. 13, GOSHEN, IN 46528
DPUD PRIMARY PLAN / SUPPORT DRAWING



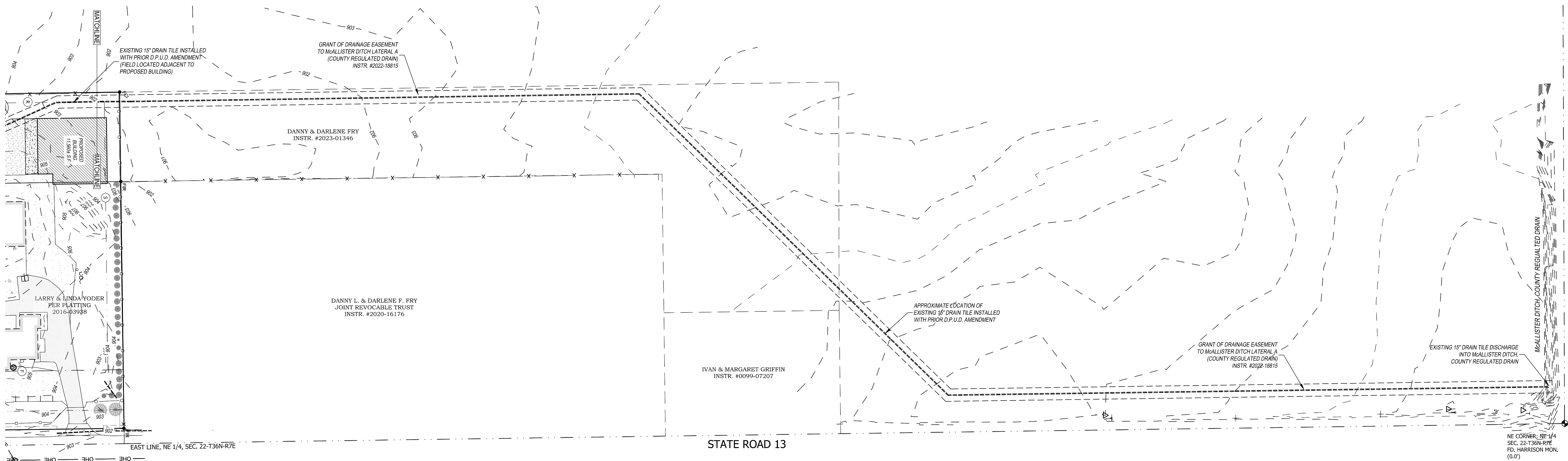
ISSUE DATE: 04.02.2026
PM: CMWE QA / GC: CLB

1 ELKHART CO. TECH CORR. 4/21/26
ISSUANCE / REVISION DATE
ORIGINAL SHEET IS 24135; USE DIMENSIONS SHOWN, DO NOT SCALE DRAWINGS.
PROJECT NO: 25-2094

YODER CONCRETE, LLC - DPUD AMENDMENT NO. 2

DPUD PRIMARY PLAN / SUPPORT DRAWING

LOT 1A IN REPLAT OF YODER CONCRETE, LLC DPUD (PLAT BOOK 42, PAGE 39),
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ADDRESS: 64455 STATE ROAD 13, GOSHEN, IN 46528
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20-12-22-400-032.000-007 & 20-12-22-400-030.000-007



STORM WATER DRAINAGE REPORT

EXISTING DETENTION BASIN #1 WAS PREVIOUSLY DESIGNED AND CONSTRUCTED WITH THE PRIOR D.P.U.D. AMENDMENT IN 2022 THAT INCLUDED THE EXISTING 15" DRAIN TILE TO THE McALLISTER DITCH, COUNTY REGULATED DRAIN. THE ELKHART COUNTY DRAINAGE BOARD PREVIOUSLY GRANTED THE PERMISSION TO ENTER THE REGULATED DRAIN. PROPOSED DETENTION BASINS #2 AND #3 SHALL PROVIDE STORM WATER STORAGE FOR THE EXPANDED STORAGE AREA IN THE SOUTHWEST CORNER OF THE PROPERTY AND THE PROPOSED BUILDING FOR THE PEAK 100 YEAR STORM EVENT. EACH PROPOSED BASIN WILL HAVE A 6" PERFORATED PIPE BEDDED IN PEA STONE ALONG THE BOTTOM, EMERGENCY OVERFLOW STRUCTURE, AND A CONTROLLED RELEASE INTO THE EXISTING 15" DRAIN TILE AT A RATE BELOW THE 10 YEAR ALLOWABLE PRE-DEVELOPED RUNOFF RATE FOR EACH DRAINAGE AREA.

THE FOLLOWING DETENTION CALCULATIONS ARE BASED ON THE PUBLISHED STORM INTENSITIES CONTAINED IN THE CURRENT ELKHART COUNTY "GUIDELINES AND STANDARDS FOR DESIGN AND PUBLIC IMPROVEMENT, STREET STANDARDS" AND THE COUNTY'S SPREADSHEET USING THE RATIONAL METHOD.

ESTIMATED DRAINAGE AREA #1 = 2.6± ACRES (AREA REDUCED WITH THIS D.P.U.D. AMENDMENT - EXISTING DETENTION BASIN DESIGNED WITH PRIOR D.P.U.D. AMENDMENT)
ESTIMATED DRAINAGE AREA #2 = 4.8± ACRES
ESTIMATED DRAINAGE AREA #3 = 1.0± ACRES

ESTIMATED COVERAGE - AREA #2

BUILDINGS (C=0.95) = 0.20± ACRES
HARD SURFACE (C=0.95) = 0.27± ACRES
STONE HARD SURFACE (C=0.75) = 3.07± ACRES
DETENTION BASIN (C=1.00) = 0.53± ACRES
OPEN AREA (C=0.30) = 0.73± ACRES
TOTAL = 4.8± ACRES

MODIFIED RUNOFF COEFFICIENT CALCULATIONS

$$C = ((0.20 + 0.27 \times 0.95) + (3.07 \times 0.75) + (0.53 \times 1.00) + (0.73 \times 0.30)) = 0.73$$

4.8± ACRES

RELEASE RATE CALCULATIONS

DETENTION BASIN #2

DRAINAGE AREA SLOPES TO THE SOUTH AND NOT TOWARDS THE McALLISTER DITCH; THEREFORE, THE PROPOSED RELEASE RATE WILL UTILIZE A PORTION OF THE ALLOWABLE RELEASE RATE FOR THE DRAINAGE AREA OF BASIN #3.

DETENTION BASIN #3

ESTIMATED TIME OF CONCENTRATION = 5 MINUTES

ALLOWABLE RELEASE RATE = Q = CIA = 0.30 x 4.32 IN/HR x 1.0± ACRES = 1.3± CFS

RELEASE RATE SUMMARY FOR PROJECT SITE

EXISTING 15" DRAIN TILE = 2.4± CFS (PER PRIOR SITE CONSTRUCTION PLANS FROM PREVIOUS D.P.U.D. AMENDMENT PROJECT)

EXISTING DETENTION BASIN #1 = 1.18 CFS
PROPOSED DETENTION BASIN #2 = 0.60 CFS
PROPOSED DETENTION BASIN #3 = 0.60 CFS
TOTAL RELEASE RATE INTO 15" TILE = 2.38 CFS

ESTIMATED COVERAGE - AREA #3

BUILDINGS (C=0.95) = 0.36± ACRES
HARD SURFACE (C=0.95) = 0.04± ACRES
STONE SURFACE (C=0.75) = 0.41± ACRES
DETENTION BASIN (C=1.00) = 0.10± ACRES
OPEN AREA (C=0.30) = 0.09± ACRES
TOTAL = 1.0± ACRES

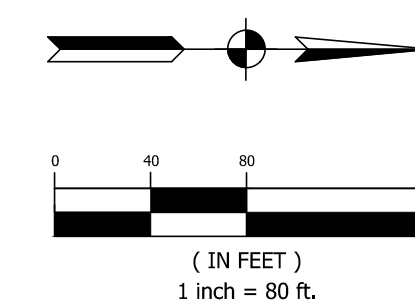
MODIFIED RUNOFF COEFFICIENT CALCULATIONS

$$C = ((0.36 + 0.04 \times 0.95) + (0.41 \times 0.75) + (0.10 \times 1.00) + (0.09 \times 0.30)) = 0.81$$

1.0± ACRES

DETENTION STORAGE VOLUME CALCULATIONS						
PROPOSED DETENTION BASIN #2						
ESTIMATED DRAINAGE AREA =		4.8		Acres		
MODIFIED RUNOFF COEFF., C =		0.73				
DESIGN RELEASE RATE =		0.60		cfs		
STORM DURATION (hours)	100 YEAR INTENSITY (in/hr)	INFLOW RATE (cfs)	RELEASE RATE (cfs)	STORAGE RATE (cfs)	REQUIRED STORAGE (cft)	
0.25	6.47	22.63	0.60	22.03	19994	
0.50	3.96	13.85	0.60	13.25	24053	
0.75	2.71	9.48	0.60	8.88	24175	
1	1.98	6.93	0.60	6.33	22964	
2	1.55	5.42	0.60	4.82	35007	
3	1.14	3.99	0.60	3.39	36892	
4	0.92	3.22	0.60	2.62	38016	
5	0.77	2.69	0.60	2.09	37996	
6	0.67	2.34	0.60	1.74	37977	
7	0.59	2.06	0.60	1.46	37196	
8	0.53	1.85	0.60	1.25	36414	
9	0.48	1.68	0.60	1.08	35252	
10	0.44	1.54	0.60	0.94	34090	
15	0.32	1.12	0.60	0.52	28279	
20	0.25	0.87	0.60	0.27	19929	
24	0.22	0.77	0.60	0.17	14772	
Storm intensities are referenced from Elkhart County Street Standards						
STORAGE REQUIRED:				38,016	cft	
				2,281	cft (6% siltation factor)	
				0.93	Acre-Ft	
STORAGE PROVIDED:				1.20	Acre-Ft	
ADDITIONAL FREEBOARD STORAGE AVAILABLE:				0.85	Acre-Ft	71%

DETENTION STORAGE VOLUME CALCULATIONS						
PROPOSED DETENTION BASIN #3						
ESTIMATED DRAINAGE AREA =		1.0		Acres		
MODIFIED RUNOFF COEFF., C =		0.81				
DESIGN RELEASE RATE =		0.60		cfs		
STORM DURATION (hours)	100 YEAR INTENSITY (in/hr)	INFLOW RATE (cfs)	RELEASE RATE (cfs)	STORAGE RATE (cfs)	REQUIRED STORAGE (cft)	
0.25	6.47	5.27	0.60	4.67	4238	
0.50	3.96	3.23	0.60	2.63	4765	
0.75	2.71	2.21	0.60	1.61	4376	
1	1.98	1.61	0.60	1.01	3676	
2	1.55	1.26	0.60	0.66	4810	
3	1.14	0.93	0.60	0.33	3578	
4	0.92	0.75	0.60	0.15	2168	
5	0.77	0.63	0.60	0.03	493	
6	0.67	0.55	0.60			
7	0.59	0.48	0.60			
8	0.53	0.43	0.60			
9	0.48	0.39	0.60			
10	0.44	0.36	0.60			
15	0.32	0.26	0.60			
20	0.25	0.20	0.60			
24	0.22	0.18	0.60			
Storm intensities are referenced from Elkhart County Street Standards						
STORAGE REQUIRED:				4,810	cft	
				289	cft (6% siltation factor)	
				0.12	Acre-Ft	
STORAGE PROVIDED:				0.16	Acre-Ft	
ADDITIONAL FREEBOARD STORAGE AVAILABLE:				0.16	Acre-Ft	103%



LEGEND

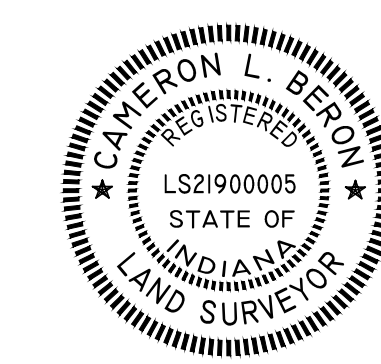
- EX. ASPHALT
- EX. CONCRETE
- EX. STONE
- HARRISON MARKER
- TEMPORARY BENCHMARK
- EXISTING GROUND CONTOURS
-
- FOUND CAPPED IRON
- FOUND IRON ROD
- EX. DECIDUOUS TREE
- EX. EVERGREEN TREES
- EX. SANITARY CLEANOUT
- EX. POWER POLE
- EX. TELEPHONE PEDESTAL
- EX. WELL HEAD
- EX. CHAINLINK FENCE
- EX. WOOD FENCE
- EX. WOVEN WIRE FENCE

YODER CONCRETE, LLC

YODER CONCRETE, LLC DPUD AMENDMENT NO. 2

64455 S.R. 13, GOSHEN, IN 46528

DPUD PRIMARY PLAN AND SUPPORT DRAWING



ISSUE DATE: 04.02.2026
PM: CMWE QA / GC: CLB

1 ELKHART CO. TECH CORR. 4/21/26
ISSUANCE / REVISION DATE
ORIGINAL SHEET IS 24135. USE DIMENSIONS SHOWN, DO NOT SCALE DRAWINGS.

PROJECT NO: 25-2094

AMENDED YODER CONCRETE LLC, D.P.U.D.

TAX PARCEL NUMBER 20-12-22-200-015- 000-007 & 20-12-22-400-030.000-007, 20-12-22-200-019.000-007, & PART OF 20-12-22-400-030.000-007

64455 STATE ROAD 13, GOSHEN, IN 46528

PREPARED FOR:

ELKHART COUNTY PLANNING DEPARTMENT
4230 ELKHART ROAD
GOSHEN, IN 46526

PREPARED BY:

ABONMARCHE CONSULTANTS, INC.
303 RIVER RACE DRIVE
Goshen, IN 46526
(574) 533-9913

April 6, 2026

LEGAL DESCRIPTION

LOT 1A OF THE REPLAT OF YODER CONCRETE, LLC D.P.U.D.; SAID PLAT BEING RECORDED IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY IN PLAT BOOK 42, PAGE 39.

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1) DEVELOPMENT PROJECT OVERVIEW

YODER CONCRETE DPUD LOT 1A IS CURRENTLY BEING USED AS A CONCRETE BUSINESS. THE PROJECT WILL AMEND THE DPUD BOUNDARIES TO INCLUDE A NEWLY PURCHASED PROPERTY (20-12-22-200-019.000-007) AND APPROXIMATELY 4 ACRES OF PARCEL 20-12-22-400-030.000-007 TO EXPAND LOT 1A. THE PROPERTY IS LOCATED AT 64455 STATE ROAD 13, GOSHEN, IN 46528. THIS EXPANDED SITE WILL ALLOW FOR THE CONSTRUCTION OF A NEW STORAGE BUILDING, AN EXPANDED OUTDOOR STORAGE AREA, AND ADDITIONAL STORMWATER RETENTION FACILITIES.

SITE ZONING IS DPUD "M-1" (MANUFACTURING) AND A-1. ADJACENT ZONING TO THE NORTH, EAST, SOUTH, AND WEST IS "A-1" (AGRICULTURAL USE). THE NEWLY ADDED PROPERTIES WILL NEED TO BE REZONED FROM A-1 TO DPUD M-1 TO MATCH THE EXISTING DPUD ZONING.

100% OF THE DPUD AREA WILL BE USED FOR THE BUSINESS OPERATIONS. THE PROPERTY IS USED AS A MANUFACTURING OPERATION. THE EXPANSION OF THOSE OPERATIONS IS APPROPRIATE AND THE SITE PLAN WILL ENSURE THE PROJECT IS COMPATIBLE WITH ADJACENT USES.

SETBACKS

FRONT YARD – 120 MINIMUM FROM THE CENTER LINE

SIDE YARD - 25 FEET MINIMUM/ 50 FEET WHEN ABUTING OR ADJACENT TO A RESIDENTIAL USE OR DISTRICT.

REAR YARD - 15 FEET MINIMUM

PARKING SETBACKS - FRONT YARD - 55 FEET FROM CENTERLINE OF S.R. 13 / 15 FEET FROM PROPERTY LINE

2) DEVELOPMENT PROJECT DETAILS

THE EXISTING BUSINESS MANUFACTURES COMMERCIAL FOUNDATIONS, HELICAL PIERS & PRECAST TANKS AND STRUCTURES. THE PROPOSED PROJECT INVOLVES ADDING A NEW 12,000 SQUARE FOOT BUILDING FOR GARAGE/STORAGE.

LIGHTING

SITE LIGHTING WILL INCLUDE EXTERIOR WALL MOUNTED LIGHTS ON THE EXISTING AND PROPOSED FUTURE BUILDING WILL ALSO HAVE WALL MOUNTED LIGHTING. – NO CHANGE FROM EXISTING DPUD

SIGNAGE

ONE FREE STANDING SIGN. – NO CHANGE FROM EXISTING DPUD

HOURS OF OPERATION

5:30 AM TO 5:00 PM - ONE SHIFT - MONDAY-FRIDAY – NO CHANGE FROM EXISTING DPUD

NUMBER OF EMPLOYEES AND VISITORS

22-38 EMPLOYEES ARE PLANNED. LIMITED VISITORS FOR A SMALL PERCENT (APPROXIMATELY 4/WEEK). – NO CHANGE FROM EXISTING DPUD

NUMBER OF TRUCKS AND OTHER VEHICLES PER DAY

20-22 EMPLOYEE VEHICLES (SOME EMPLOYEES DO NOT DRIVE)
1 MED SIZE TRUCK PER WEEK COMING IN
2 SEMI TRUCK COMING IN EVERY MONTH
1 SCHEDULED TRASH PICKUP PER WEEK

PARKING

1 PER 300 S.F. OFFICE SPACE PLUS 1 PER 1,000 S.F. OUTDOOR STORAGE AREA PLUS 1 PER 2,500 S.F. INDOOR STORAGE AREA. ALL PROPOSED PARKING IS 9' X 20'

EXISTING OFFICE SPACE (700 S.F.)	= 3 SPACES
OUTDOOR STORAGE AREA = 176,700S.F. / 1,000 S.F.	= 177 SPACES
EXISTING BUILDING = 43,395 S.F. / 2,500 S.F.	= 18 SPACES
PROPOSED = 12,000 S.F. / 2,500 S.F.	= 5 SPACES
TOTAL REQUIRED	= 203 SPACES
TOTAL PROVIDED (SEE DEVIATION REQUEST)	= 24 SPACES

DENSITY

BUILDINGS (EXISTING/PROPOSED)	= 11%
HARDSPACE	= 10%
GRAVEL	= 44%
<u>OPEN AND GREEN SPACE</u>	<u>= 35%</u>
TOTAL	=100%

ELEVATIONS OF BUILDINGS

THE PROPOSED STORAGE BUILDING ELEVATION WILL BE SET TO ENSURE ADEQUATE FLOW OF STORMWATER AWAY FROM THE FOUNDATION. THE ROOF DOWNSPOUTS ALONG WITH THE NEW PARKING AND PAVEMENTS WILL BE DIRECTED TO THE PROPOSED STORMWATER BASIN.

EROSION CONTROL PLAN

WITH PROPOSED LAND DISTURBANCE ANTICIPATED TO EXCEED ONE ACRE OF LAND, A CONSTRUCTION STORMWATER GENERAL PERMIT WILL BE NEEDED WHICH WILL INCLUDE PREPARING A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN (PCSMP) FOR SUBMITTAL TO ELKHART COUNTY FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

3) DEVIATIONS FROM ZONING ORDINANCE STANDARDS

- A. TO REDUCE THE NUMBER OF PARKING SPACES TO ALL FOR 24 SPACES WHERE 203 WOULD BE REQUIRED AS THIS PHASE OF THE DEVELOPMENT WILL NOT RESULT IN ANY ADDITIONAL EMPLOYEES OR ANTICIPATED VISITORS.
- B. TO REDUCE THE SIDYARD SETBACK FOR EXISTING BUILDINGS FROM 50 FEET WHEN ABUTING OR ADJACENT TO A RESIDENTIAL USE FOR DISTRICT 25 FOR THE EXISTING BUILDINGS AND 20 FOR THE NEW STORAGE BUILDING. DUE TO THE EXISTING DRAIN TILE, THE BUILDING CANNOT BE MOVED FARTHER FROM THE PROPERTY LINE.
- C. TO ALLOW FOR A MODIFIED CLASS 3 TYPE A BUFFEREING ALONG THE NORTHERN PROPERTY LINE TO ALLOW FOR A 20 FOOT BUFFER YARD WIDTH AND NO SHRUBS.
- D. TO ALLOW FOR NO BUFFER ALONG THE SOUTHERN AND WESTERN PROEPRTY LINE AS THERE IS ONLY LARGE AGRICULTURAL FIELDS AND THE CLOSEST HOMES ARE NEARLY 2,000 FEET SOUTH OF THE PROPERTY.

4) WATER AND SEWAGE DISPOSAL

THE PROPERTY IS SERVICED BY ON-SITE WATER AND SEWAGE SYSTEMS UTILIZING THE EXISTING SEPTIC SYSTEMS (16-CM-12-0298 & 22-CM-12-0322) AND WELL FOR THE EXISTING BUILDING. THE PROPOSED NEW BUILDING WILL NOT HAVE ANY RESTROOM FACILITIES.

THE PROPOSED STORAGE BUILDING WILL HAVE INTERIOR FLOOR DRAINS THAT WILL CONNECT TO A NEW OIL AND SAND SEPARATOR TANK LOCATED OUTSIDE OF THE NEW BUILDING. THE NEW TANK WILL HAVE A DISCHARGE PIPE INTO THE NEW STORMWATER DETENTION BASIN.

THE CLOSEST MUNICIPAL UTILITIES ARE 1.6 MILES IN THE TOWN OF MILLERSBURG.

5) STORM WATER DRAINAGE REPORT

DRAINAGE FOR THE PROPOSED BUILDING WILL BE MANAGED ON-SITE.

THE PROPOSED STORAGE BUILDING WILL HAVE INTERIOR FLOOR DRAINS THAT WILL CONNECT TO A NEW OIL AND SAND SEPARATOR TANK LOCATED OUTSIDE OF THE NEW BUILDING. THE NEW TANK WILL HAVE A DISCHARGE PIPE INTO THE NEW STORMWATER DETENTION BASIN.

EXISTING DETENTION BASIN #1 WAS PREVIOUSLY DESIGNED AND CONSTRUCTED WITH THE PRIOR D.P.U.D. AMENDMENT IN 2022 THAT INCLUDED THE EXISTING 15" DRAIN TILE TO THE MCALLISTER DITCH, COUNTY REGULATED DRAIN. THE ELKHART COUNTY DRAINAGE BOARD PREVIOUSLY GRANTED PERMISSION TO ENTER THE REGULATED DRAIN. PROPOSED DETENTION BASINS #2 AND #3 SHALL PROVIDE STORM WATER STORAGE FOR THE EXPANDED STORAGE AREA IN THE SOUTHWEST CORNER OF THE PROPERTY AND THE PROPOSED BUILDING FOR THE PEAK 100 YEAR STORM EVENT. EACH PROPOSED BASIN WILL HAVE A 6" PERFORATED PIPE BEDDED IN PEA STONE ALONG THE BOTTOM, EMERGENCY OVERFLOW STRUCTURE, AND A CONTROLLED RELEASE INTO THE EXISTING 15" DRAIN TILE AT A RATE BELOW THE 10 YEAR ALLOWABLE PRE-DEVELOPED RUNOFF RATE FOR EACH DRAINAGE AREA.

6) SOILS (EXISTING)

ACCORDING TO THE USDA (UNITED STATES DEPARTMENT OF AGRICULTURE) AND NRCS (NATIONAL RESOURCES CONSERVATION SERVICE) WEBSITE LISTED BELOW, THE PROJECT SITE IS COMPRISED OF "BLAA" (BLOUNT LOAM, 0-1% SLOPES) AND "PKDA" (PEWAMO CLAY LOAM, 0-2% SLOPES) SOILS.

[HTTP://WEBSOILSURVEY.NRCS.USDA.GOV/APP/WEBSOILSURVEY.ASPX](http://websoilsurvey.nrcs.usda.gov/app/websoilsurvey.aspx)

THE "BLAA" SOILS HAVE SEVERE LIMITATIONS FOR SMALL COMMERCIAL BUILDINGS DUE TO WETNESS. THE SOIL HAS SEVERE LIMITATIONS FOR LOCAL ROADS/STREETS DUE TO LOW STRENGTH AND FROST ACTION. PERMEABILITY RATES ARE AS FOLLOWS: AT A DEPTH OF 0-7 INCHES RATES ARE 0.60-2.00 INCHES PER HOUR, AT A DEPTH OF 7-80 INCHES RATES ARE 0.06-0.20 INCHES PER HOUR. THE SEASONAL HIGH-WATER TABLE IS LOCATED AT A DEPTH OF APPROXIMATELY 6 TO 18 INCHES.

THE "PKDA" SOILS HAVE SEVERE LIMITATIONS FOR SMALL COMMERCIAL BUILDINGS DUE TO PONDING. THE SOIL HAS SEVERE LIMITATIONS FOR LOCAL ROADS/STREETS DUE TO FROST ACTION/LOW STRENGTH & PONDING. PERMEABILITY RATES ARE AS FOLLOWS: AT A DEPTH OF 0-13 INCHES RATES ARE 0.60-2.00 INCHES PER HOUR AND AT A DEPTH OF 13-60 INCHES RATES ARE 0.20-0.60 INCHES PER HOUR. THE SEASONAL HIGH-WATER TABLE IS LOCATED AT A DEPTH OF APPROXIMATELY 0-12 INCHES.

FOUR (4) SOIL BORINGS WERE PERFORMED ON MARCH 28, 2022, BY SCHNOEBELEN SOIL CONSULTING, INC., INDICATIONS OF SEASONAL HIGH-WATER TABLE (REDOX FEATURES) WERE DETECTED AT 9 INCHES, NO FREE WATER WAS ENCOUNTERED AT THE BORING SITES, AND COMPACTED TILL WAS DETECTED AT A DEPTH OF 25 INCHES TO GREATER THAN 66 INCHES OVER THE BORINGS TAKEN

7) TRAFFIC REPORT:

NO NEW STREETS ARE BEING PROPOSED AT THIS TIME. THE LAND ADDED TO THE DPUD WILL BE ACCESSED THROUGH THE EXISTING DRIVE ON SR 13. THE TIVE IS ATTACHED FOR REVIEW BY ELKHART COUNTY HIGHWAY DEPARTMENT.

TRAFFIC IMPACT VEHICULAR STUDY (TIVE)

Location of Project: 64455 State Road 13, Goshen, In 46528

Description of Project: Expansion of existing concrete business

Nearest Existing Intersections:

North: CR 36 East: _____

South: CR 38 West: _____

EXISTING TRAFFIC DATA

Access Point Location
County road name or number: SR 13 Between CR 38 & CR 36

Existing AADT of County Road (EADT): 4,460 vpd Horizon Year: 2024

Undeveloped AADT at Horizon Year: 4,640 vpd (apply 2% growth rate)

AM Peak Hour Traffic Count: 284 vph Time: 11:00 AM

PM Peak Hour Traffic Count: 358 vph Time: 2:15 PM

Directional Distribution: North % Direction: South

50.5% % Direction: 49.5%

DEVELOPMENT TRAFFIC DATA

Trip Generation
ITE Classification: General Light Industrial 110

Projected Total Weekday Traffic (PADT): 477 vpd 1 % of trucks

Projected AM Peak Hour Generated: 42 vph

Entering: 22 vph 0 %

Exiting: 20 vph 0 %

Projected PM Peak Hour Generated: 42 vph

Entering: 20 vph 0 %

Exiting: 22 vph 0 %

Attach AM and PM peak traffic flow diagram at intersection of entrance with county road at full build-out of the development.

CONCLUSIONS

Projected AADT at Full Build-Out: 5,117 vpd (EADT +PADT)

Deceleration Lane Required? YES NO > 3500 vpd

Passing Lane Required? YES NO > 1000 vpd for commercial development (or)

> 3000 vpd for residential development (or)

> 20 left turns during design hour

Submitted By: Crystal Welsh

Company: Abonmarche Phone: 574-314-1027

Email: cwelsh@abonmarche.com Fax: _____



TO: Plan Commission

FROM: H. Jason Auvil, Planning Manager & Zoning Administrator

SUB: Approvals of Plan Commission Recommendations

The following petition was **APPROVED / ACCEPTED** at the April 20th, 2026, Elkhart County Commissioners' meeting:

1. Petitioner: River Bend Development Group, LLC, represented by Wightman.
Petition: for a zone map change from A-1 to DPUD R-3 and for primary approval of a 1-lot major subdivision to be known as **RIVERBEND TOWNHOMES DPUD**.
Location: north side of CR 16, 550 ft. west of CR 116, in Middlebury Township.
Plan Commission Vote: Yes: 7; No: 0; Absent: 2 (DPUD-0747-2025)
Remonstrators Present: Yes
Development Issues: There were many concerns presented by the neighbors, including traffic increase on CR 16 causing more congestion and unsafe conditions for buggies and bicyclists
2. Petitioner: Town of Bristol represented by JPR.
Petition: for amendment to the text of the Elkhart County Development Ordinance to add the Town of Bristol Overlay.
Location: The geographic area that is located within the limits of the Town of Bristol.
Plan Commission Vote: Yes: 8; No: 0; Absent: 1
Remonstrators Present: None
Development Issues: None
3. Petitioner: Emerald Chase Land Development LLC represented by Abonmarche Consultants
Petition: for secondary approval of a 35-lot minor subdivision to be known as **LUXE GRANGER, PHASE ONE**.
Location: south side of CR 1, 2,445 ft. west of CR 5, in Cleveland Township.
Plat Committee Vote: Yes: 4; No: 0; Absent: 1 (MA-0044-2026)
Remonstrators Present: No
Development Issues: None