

AGENDA

ELKHART COUNTY PLAT COMMITTEE

June 13, 2024
9:00 A.M.

ADMINISTRATION BUILDING
MEETING ROOMS 104, 106, & 108
117 N. 2nd STREET, GOSHEN, INDIANA

Call to Order

Roll Call

Approval of the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 9th day of May 2024.

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

PRIMARY APPROVALS

9:00 A.M.

- A. Petitioner: James A. Pratt & Debra S. Pratt, Husband & Wife (page 1)
represented by Land and Boundary LLC
Petition: for primary approval of a 2-lot minor subdivision to be known as **PRATT MINOR SUBDIVISION**.
Location: south side of CR 108, 2,045 ft. west of CR 3, common address of 29110 CR 108 in Cleveland Township. (MI-0300-2024)
- B. Petitioner: Leonid Kidun & Nadia Kidun, Husband & Wife (page 2)
represented by Advanced Land Surveying of Northern Indiana, Inc.
Petition: for primary approval of a 3-lot minor subdivision to be known as **HERITAGE HILL SUBDIVISION**.
Location: north side of CR 24, 990 ft. west of CR 27, in Jefferson Township. (MI-0302-2024)
- C. Petitioner: Millie G. Bontrager (page 3)
represented by Advanced Land Surveying of Northern Indiana, Inc.
Petition: for primary approval of a 2-lot minor subdivision to be known as **MILLIE BONTRAGER MINOR SUBDIVISION**.
Location: south side of SR 4, 1,650 ft. west of CR 37, common address of 13256 SR 4 in Clinton Township. (MI-0304-2024)

- D. Petitioner: Lamb-Me LLC (page 4)
 represented by B. Doriot & Associates, Inc.
 Petition: for primary approval of a 2-lot minor subdivision to be known as ***RAILROAD LANDS MINOR LOT 2 REPLAT.***
 Location: north side of South St., 375 ft. west of CR 35, in York Township.
(MI-0309-2024)
- E. Petitioner: Todd Miller & Melissa Miller, Husband & Wife (page 5)
 represented by Wightman & Associates, Inc.
 Petition: for primary approval of a 2-lot minor subdivision to be known as ***MORIARTY COUNTY ROAD 28 MINOR SUBDIVISION 1ST REPLAT.***
 Location: north side of CR 28, 1,050 ft. west of CR 22, in Jefferson Township.
(MI-0303-2024)

SECONDARY APPROVAL

- F. Petitioner: Westview Capital LLC (page 6)
 represented by Whitman & Associates, Inc.
 Petition: for secondary approval of a 39-lot major subdivision to be known as ***DEERFIELD ESTATES SECTION SIX.***
 Location: north end of Hunters Edge Trl., 800 ft. north of Deer Fawn Trl., west of Deer Hollow Dr., north of CR 2, in Cleveland Township.
(MA-0305-2024)

The Elkhart County Plat Committee is meeting on Thursday June 13, 2024, at **9:00 am** in Rooms 104, 106 & 108 of the Administration Building, Goshen, Indiana. Pursuant to advice of the Indiana Public Access Counselor, general public comment will not be permitted at this public meeting on non-public hearing matters. To the extent you wish to make comment remotely during any public hearings scheduled during this public meeting, please call (574) 971-4678 to learn how to remotely submit your public comment for the public hearing. The public is encouraged to attend the meeting remotely by going to www.elkhartcountyplanninganddevelopment.com at **9:00 am** on June 13, 2024. If you have further questions regarding how to remotely attend the public meeting please call (574) 971-4678. <https://elkhartcountyin.webex.com/elkhartcountyin/j.php?MTID=me49879b63106858c7c77adf3968b0b2>

MINUTES
ELKHART COUNTY PLAT COMMITTEE MEETING
HELD ON THE 9TH DAY OF MAY 2024 AT 9:00 A.M. IN THE
MEETING ROOM OF THE ADMINISTRATION BUILDING
117 N. 2ND ST., GOSHEN, INDIANA

1. The regular meeting of the Elkhart County Plat Committee was called to order by the Chairman, Lori Snyder. The following staff members were present: Mae Kratzer, Plan Director; Jason Auvil, Planning Manager; Danny Dean, Planner; Adam Coleson, Planner; James W. Kolbus, Attorney for the Board.

Roll Call.

Present: Phil Barker, Steve Edwards, Steve Warner.

Absent: Lori Snyder, Steven Clark.

2. A motion was made and seconded (*Barker/Edwards*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 11th day of April 2024, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Edwards/Barker*) that the Elkhart County Zoning Ordinance and Elkhart County Subdivision Control Ordinance be accepted as evidence for today's hearings. The motion was carried with a unanimous vote.

4. The application for primary approval of a 1-lot minor subdivision to be known as VON BLON HOMESTEAD, for Jeffrey L. Von Blon & Jo Ann Von Blon represented by Midwest Land Surveying, LLC & Anthony Glentz, on property located on the north side of CR 12, 385 ft. east of CR 37, in York Township, zoned A-1, was presented at this time.

Danny Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0179-2024*.

The Board examined said request, and after due consideration and deliberation:

Motion: Action: Approve, **Moved by** Phil Barker, **Seconded by** Steve Edwards that this request for primary approval of a 1-lot minor subdivision to be known as VON BLON HOMESTEAD be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

5. The application for primary approval of a 3-lot minor subdivision to be known as GREENLEAF GRAND DELUXE, for Wrangler Real Estate Inc. (owner/buyer) & Jenway Majestic, LLC (seller) represented by Abonmarche Consultants, on property located on the north side of Greenleaf Blvd., 970 ft. east of Marguerite Ave., south of Bristol St., common address of 23901 Greenleaf Blvd. in Osolo Township, zoned R-1, was presented at this time.

Danny Dean presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0203-2024*.

The Board examined said request, and after due consideration and deliberation:

Motion: Action: Approve, **Moved by** Steve Warner, **Seconded by** Phil Barker that this request for

primary approval of a 3-lot minor subdivision to be known as GREENLEAF GRAND DELUXE be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

6. The application for primary approval of a 2-lot minor subdivision to be known as TUMBLEWEED MINOR SUBDIVISION, for Kenneth Newman & Betty Newman, Husband & Wife represented by Land and Boundary, LLC, on property located on the east side of CR 21, 775 ft. south of CR 2, in Washington Township, zoned A-1, was presented at this time.

Jason Auvil presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0207-2024*.

The Board examined said request, and after due consideration and deliberation:

Motion: Action: Approve, **Moved by** Steve Edwards, **Seconded by** Phil Barker that this request for primary approval of a 2-lot minor subdivision to be known as TUMBLEWEED MINOR SUBDIVISION be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

7. The application for primary approval of a 2-lot minor subdivision to be known as TREEHOUSE ACRES, for Travis L. Conklin & Jennica R. Conklin, Husband & Wife represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the northwest end of Red Bud Place, 195 ft. north of Red Bud Lane. West of CR 100, in Baugo Township, zoned A-1, was presented at this time.

Adam Coleson presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0209-2024*.

Mr. Warner asked Mr. Barker what he thought of Baugo Creek running through this property. Mr. Barker stated he has no problems as long as they stay 75 ft. away from the creek. He further stated they will have to be careful about the placement of the homes due to the creek rising at times.

The Board examined said request, and after due consideration and deliberation:

Motion: Action: Approve, **Moved by** Steve Warner, **Seconded by** Phil Barker that this request for primary approval of a 2-lot minor subdivision to be known as TREEHOUSE ACRES be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

8. The application for primary approval of a 3-lot minor subdivision to be known as MAPLECREST FARMS, for Miller Family Revocable Living Trust represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the south side of CR 126, 900 ft. east of SR 15, in Jefferson Township, zoned A-1, was presented at this time.

Adam Coleson presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0210-2024*.

The Board examined said request, and after due consideration and deliberation:

Motion: Action: Approve, **Moved by** Phil Barker, **Seconded by** Steve Edwards that this request for primary approval of a 3-lot minor subdivision to be known as MAPLECREST FARMS be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

The meeting was adjourned at 9:08 A. M.

Respectfully submitted,

Amber Weiss, Recording Secretary

Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: June 13, 2024

Transaction Number: MI-0300-2024.

Parcel Number(s): 20-01-35-426-007.000-005.

Existing Zoning: R-1.

Petition: for primary approval of a 2-lot minor subdivision to be known as PRATT MINOR SUBDIVISION .

Petitioner: James A. Pratt & Debra S. Pratt, Husband & Wife, represented by Land and Boundary LLC.

Location: south side of CR 108, 2,045 ft. west of CR 3, in Cleveland Township.

Site Description: Proposed lot 1 is .83 acres and irregular in shape, with an existing residence and accessory structure. Proposed lot 2 is 2 acres, irregular in shape, with a proposed residence and existing barn.

History and General Notes:

- **August 18, 2004** – A developmental variance was granted to allow for more accessory storage space than allowed by right.
- **May 15, 2024** – A lot width developmental variance was granted to allow for the construction of a residence on proposed lot 2.

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

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

PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Minor Subdivision - Primary

MI-0300-2024

Date: 05/06/2024

Meeting Date:

June 13, 2024

Plan Commission Hearing (Subdivision)

Transaction #:

MI-0300-2024

Description: for primary approval of a 2-lot minor subdivision to be known as PRATT MINOR SUBDIVISION

Contacts: Applicant

Land And Boundary Llc
401 S 3Rd Street
Goshen, IN 46526

Land Owner

James A. Pratt & Debra S.
Pratt, Husband & Wife
29110 Cr 108
Elkhart, IN 465148969

Private Surveyor

Land And Boundary Llc
401 S 3Rd Street
Goshen, IN 46526

Site Address: 29110 County Road 108
ELKHART, IN 46514

Parcel Number: 20-01-35-426-007.000-005

Township: Cleveland

Location: SOUTH SIDE OF CR 108, 2045 FT. WEST OF CR 3.

Subdivision: PRATT MINOR SUBDIVISION

Lot #

Lot Area:

Frontage:

Depth:

Zoning: R-1

NPO List:

Present Use of Property:

Legal Description:

Comments: DV-0248-2024

Applicant Signature:

Department Signature:

Incorporated

ELKHART

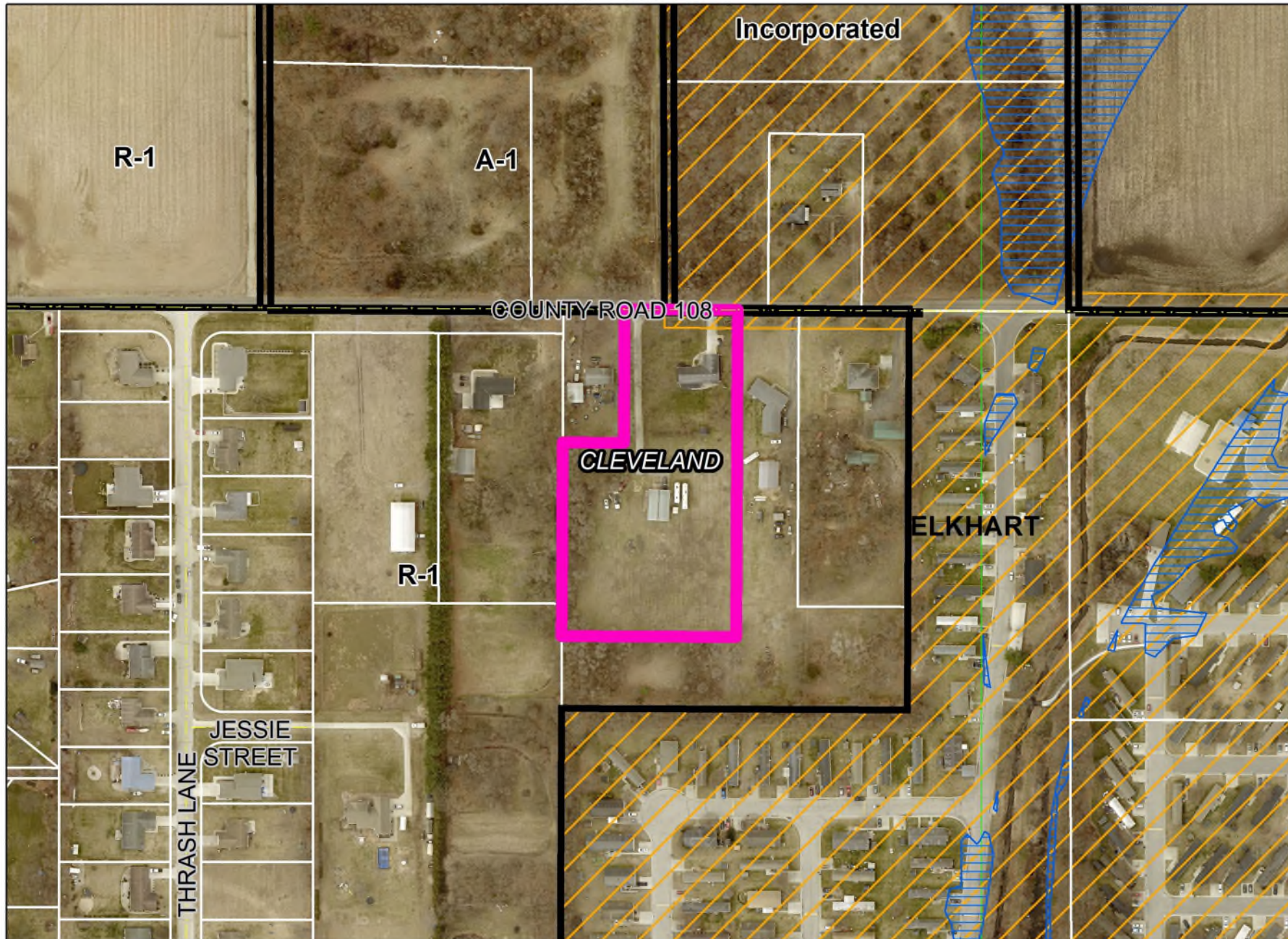
COUNTY ROAD 108

A-1

CLEVELAND

R-1







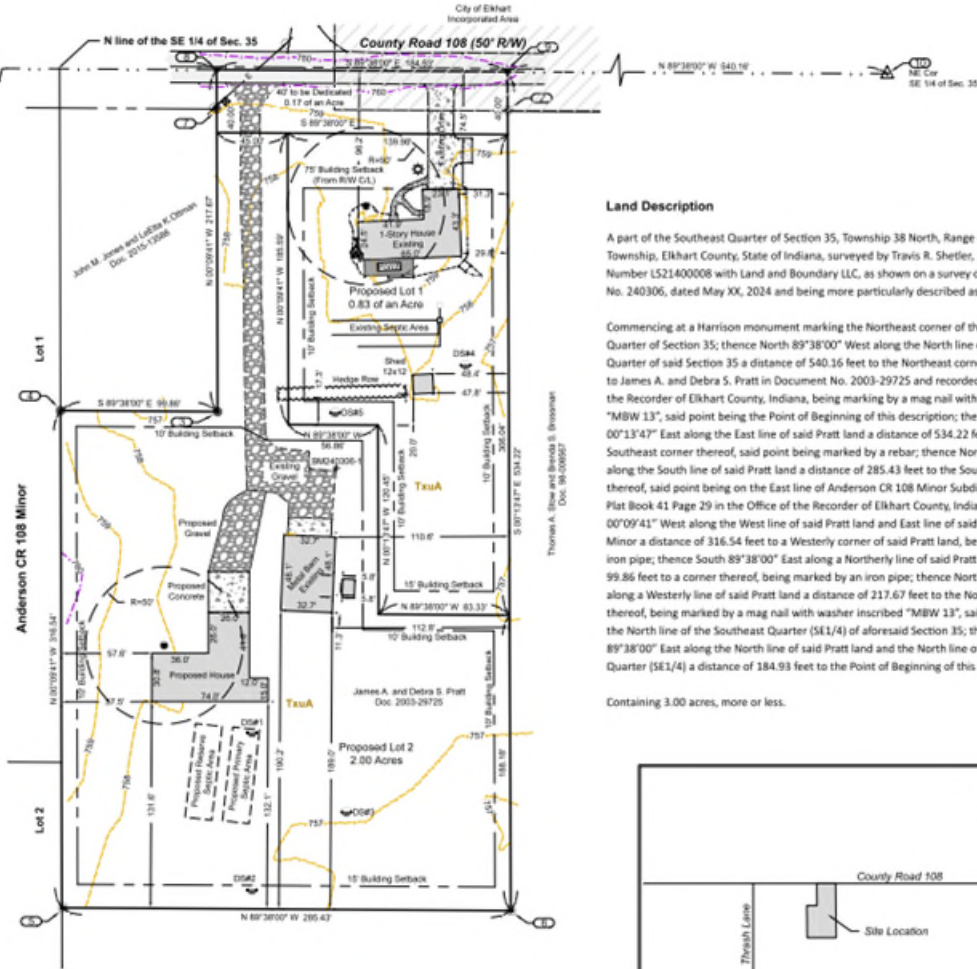
Notes:

- 1 - These lots will be developed to not impede the natural flow of storm water on this tract.
- 2 - The land use is residential.
- 3 - The current zoning is R-1, Residential.
- 4 - Lots 1 has an existing septic that has been pumped and inspected on 3/19/2024 by Hometown Septic Inc. Lot 1 has an existing well. Lot 2 will be served by a proposed septic and well to meet the requirements of the Elkhart County Health department.
- 5 - Soil Types Are:
 - TxsA - Tynor (omay sand, 0-1% slopes; water table > 80"
 - (Source: USDA Web Soil Survey)
- 6 - Based on scaling from the flood insurance rate map of Elkhart County, Indiana, Map Number 18039C01060, dated 6-2-2011, the property is located zone "X".
- 7 - The vertical datum for this survey is NAVD88 taken utilizing GPS equipment and Elkhart County GIS.
- 8 - Elkhart County Restrictions are in effect.
- 9 - Development time to be as soon as possible.
- 10 - 40' of County Road 108 will be dedicated to Elkhart County Highway.
- 11 - Sight distance to the East and West is 610 feet plus for both existing drives along County Road 108.
- 12 - Building Setbacks
 - 75' Front (from RW CL)
 - 10' Side
 - 15' Rear
- 13 - Site benchmark BM240306 - 1
Rebar with cap "LANDBRO TRAV" set North of the metal barn at the Northeast edge of gravel. Elevation - 756.88'
- 14 - A developmental variance for road frontage has been submitted.

MONUMENT DESCRIPTIONS	
1	HARRISON MONUMENT FOUND FLUSH FIELD
2	5/8" REBAR FOUND 2' DEEP 1 1/2' E OF LINE
3	3/4" IRON PIPE FOUND 1' DEEP ON COR
4	3/4" IRON PIPE FOUND 1' DEEP ON COR
5	5/8" REBAR FOUND 2' DEEP 3 1/2' E OF COR
6	5/8" REBAR FOUND 2' DEEP ON COR
7	IRON FITS W/ CAP INSCRIBED "LANDRO" SET
8	MAG NAIL W/ WASHER INSCRIBED "MBA 17" FOUND FLUSH ON COR
9	MAG NAIL W/ WASHER INSCRIBED "MBA 17" FOUND FLUSH ON COR
10	HARRISON MONUMENT FOUND FLUSH FIELD

LEGEND

- ▲ HARRISON MONUMENT FOUND
- MAG NAIL FOUND
- IRON PIPE FOUND
- REBAR FOUND
- REBAR W/ CAP INSCRIBED "LANDRO" SET
- WELL
- ⊥ GAS METER
- ⊥ ELECTRIC METER
- ⊥ AC UNIT
- ⊥ TELEPHONE PEDESTAL
- ⊥ UTILITY POLE
- ⊥ SOIL BORING
- OVERHEAD ELECTRIC

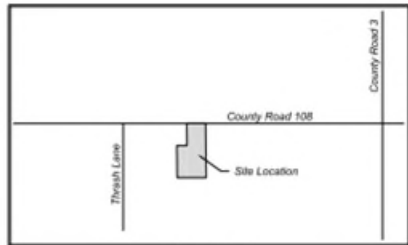


Land Description

A part of the Southeast Quarter of Section 35, Township 38 North, Range 4 East, Cleveland Township, Elkhart County, State of Indiana, surveyed by Travis R. Shetler, Registration Number LS21400008 with Land and Boundary LLC, as shown on a survey drawing for Project No. 240306, dated May XX, 2024 and being more particularly described as follows:

Commencing at a Harrison monument marking the Northeast corner of the Southeast Quarter of Section 35; thence North 89°38'00" West along the North line of the Southeast Quarter of said Section 35 a distance of 540.16 feet to the Northeast corner of land deeded to James A. and Debra S. Pratt in Document No. 2003-29725 and recorded in the Office of the Recorder of Elkhart County, Indiana, being marking by a mag nail with washer inscribed "MBW 13", said point being the Point of Beginning of this description; thence South 00°13'47" East along the East line of said Pratt land a distance of 534.22 feet to the Southeast corner thereof, said point being marked by a rebar; thence North 89°38'00" West along the South line of said Pratt land a distance of 285.43 feet to the Southwest corner thereof, said point being on the East line of Anderson CR 108 Minor Subdivision recorded in Plat Book 41 Page 29 in the Office of the Recorder of Elkhart County, Indiana; thence North 00°09'41" West along the West line of said Pratt land and East line of said Anderson CR 108 Minor a distance of 316.54 feet to a Westerly corner of said Pratt land, being marked by an iron pipe; thence South 89°38'00" East along a Northerly line of said Pratt land a distance of 99.86 feet to a corner thereof, being marked by an iron pipe; thence North 00°09'41" West along a Westerly line of said Pratt land a distance of 217.67 feet to the Northwest corner thereof, being marked by a mag nail with washer inscribed "MBW 13", said point being on the North line of the Southeast Quarter (SE1/4) of aforesaid Section 35; thence South 89°38'00" East along the North line of said Pratt land and the North line of said Southeast Quarter (SE1/4) a distance of 184.93 feet to the Point of Beginning of this description.

Containing 3.00 acres, more or less.



Vicinity Map
Not to Scale

Client/Owner:
James and Debra Pratt (Doc. 2003-29725)
Site Location:
29110 County Road 108 Elkhart, Indiana 46514

Pratt Minor Subdivision
A 2 Lot Minor Subdivision located in the Southeast Quarter (SE 1/4) of Section 35, Township 38 North, Range 4 East, Cleveland Township, Elkhart County, State of Indiana

LAND & BOUNDARY
The Land and Boundary Resource Office
401 SOUTH 3RD STREET, COOSHER, IN 46508
INFO@LANDBRO.COM
PH: 765.326.0434

PROJECT NUMBER: 240306
DATE OF FIELD WORK: 5.8.2024
SCALE: 1"=50'

AUTHORIZED BY: TSS
DRAWN BY: LAB
SHEET 1 OF 1

Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: June 13, 2024

Transaction Number: MI-0302-2024.

Parcel Number(s): Part of 20-07-26-300-020.000-019.

Existing Zoning: A-1.

Petition: for primary approval of a 3-lot minor subdivision to be known as HERITAGE HILL SUBDIVISION.

Petitioner: Leonid Kidun & Nadia Kidun, Husband & Wife, represented by Advanced Land Surveying of Northern Indiana, Inc.

Location: north side of CR 24, 990 ft. west of CR 27, in Jefferson Township.

Site Description: Proposed lot 1 is 2.04 acres and rectangular in shape, with a proposed single-family residence. Proposed lot 2 is 2.04 acres and rectangular in shape, with a proposed single-family residence. Proposed lot 3 is 2.04 acres and rectangular in shape, with a proposed single-family residence. Across the front of the 3 lots is designated floodplain.

History and General Notes:

- None

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

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

PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Minor Subdivision - Primary

MI-0302-2024

Date: 05/06/2024 Meeting Date: June 13, 2024
Plan Commission Hearing (Subdivision) Transaction #: MI-0302-2024

Description: for primary approval of a 3-lot minor subdivision to be known as HERITAGE HILL SUBDIVISION

<u>Applicant</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
Advanced Land Surveying Of Northern Indiana, Inc. 17120 County Road 46 New Paris, IN 46553	Leonid Kidun & Nadia Kidun, Husband & Wife 60137 Cr 21 Goshen, IN 46528	Advanced Land Surveying Of Northern Indiana, Inc. 17120 County Road 46 New Paris, IN 46553

Site Address: 00000 Cr 24 GOSHEN, IN 46528	Parcel Number: Part of 20-07-26-300-020.000-019
---	---

Township: Jefferson
Location: NORTH SIDE OF CR 24, 990 FT. WEST OF CR 27

Subdivision:	Lot #
--------------	-------

Lot Area:	Frontage:	Depth:
-----------	-----------	--------

Zoning: A-1	NPO List:
-------------	-----------

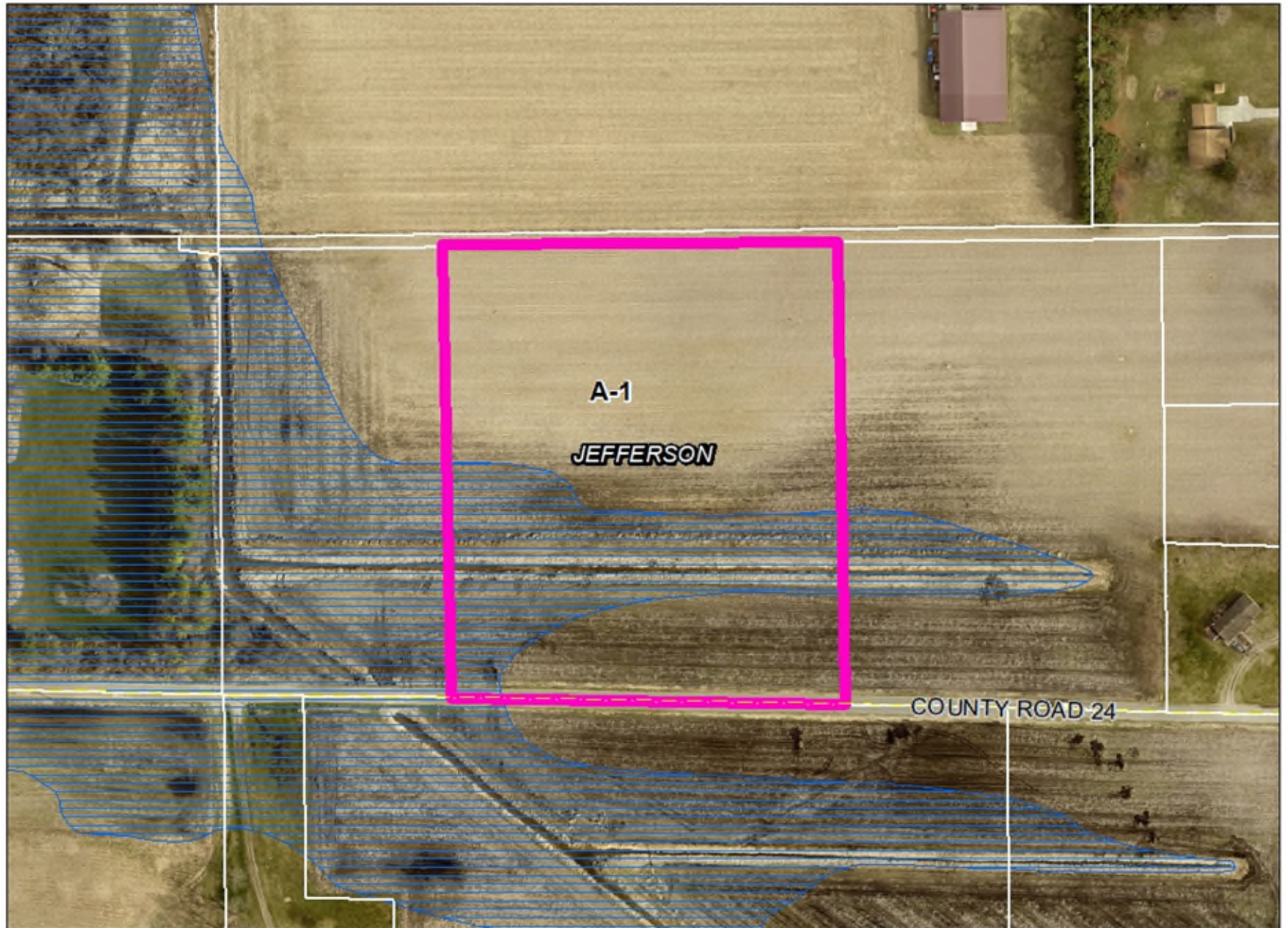
Present Use of Property:

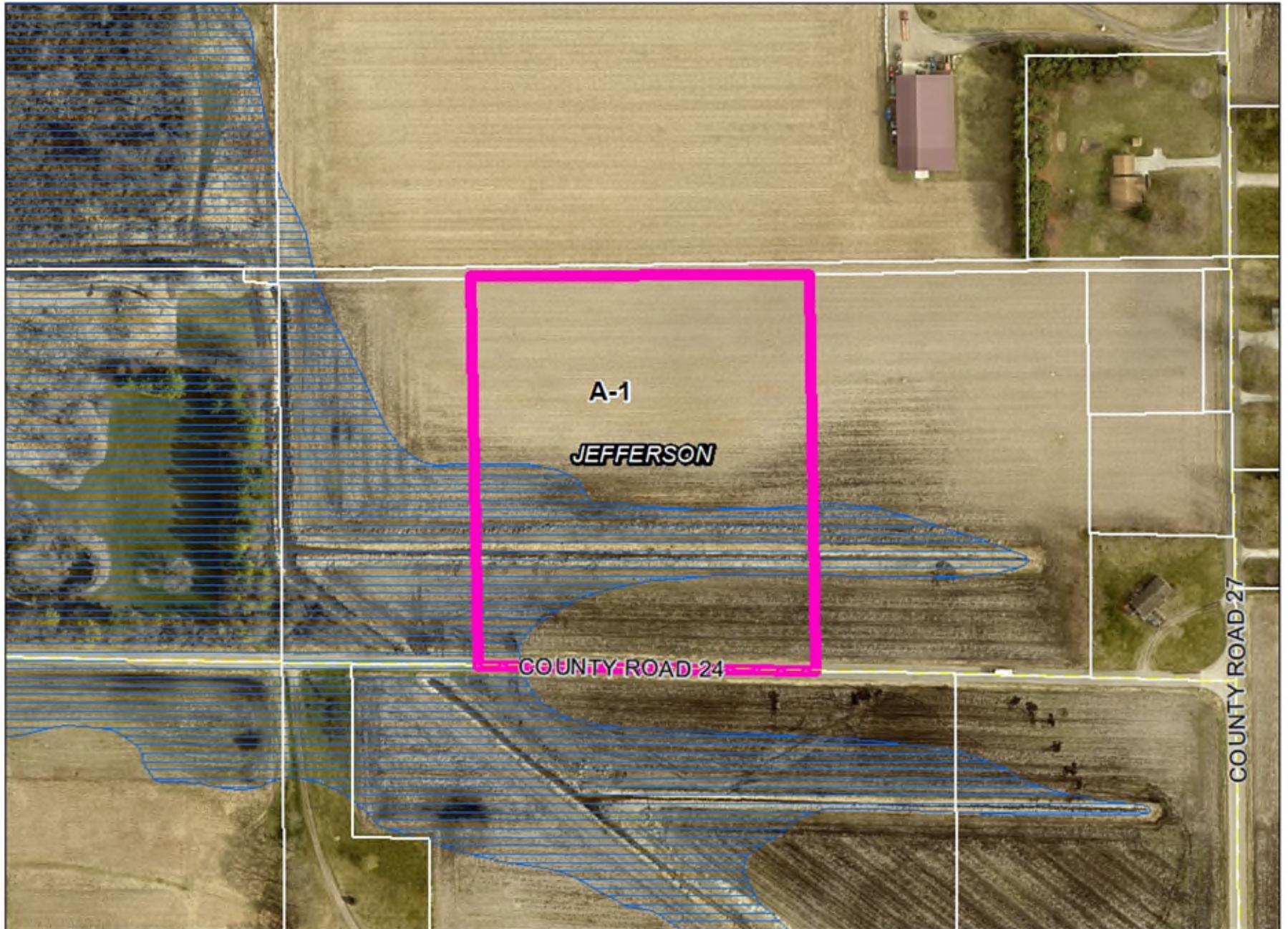
Legal Description:

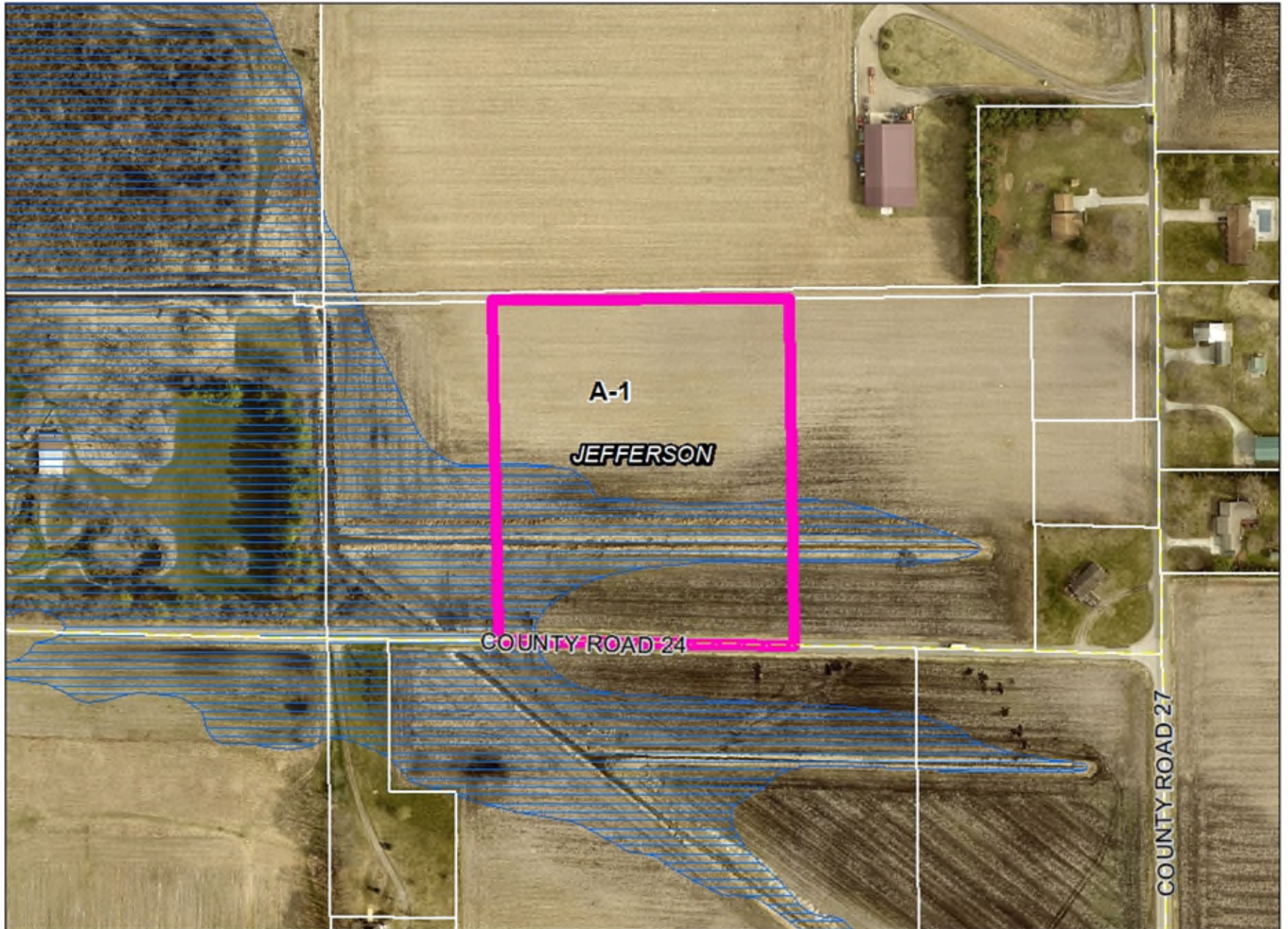
Comments:

Applicant Signature:

Department Signature:

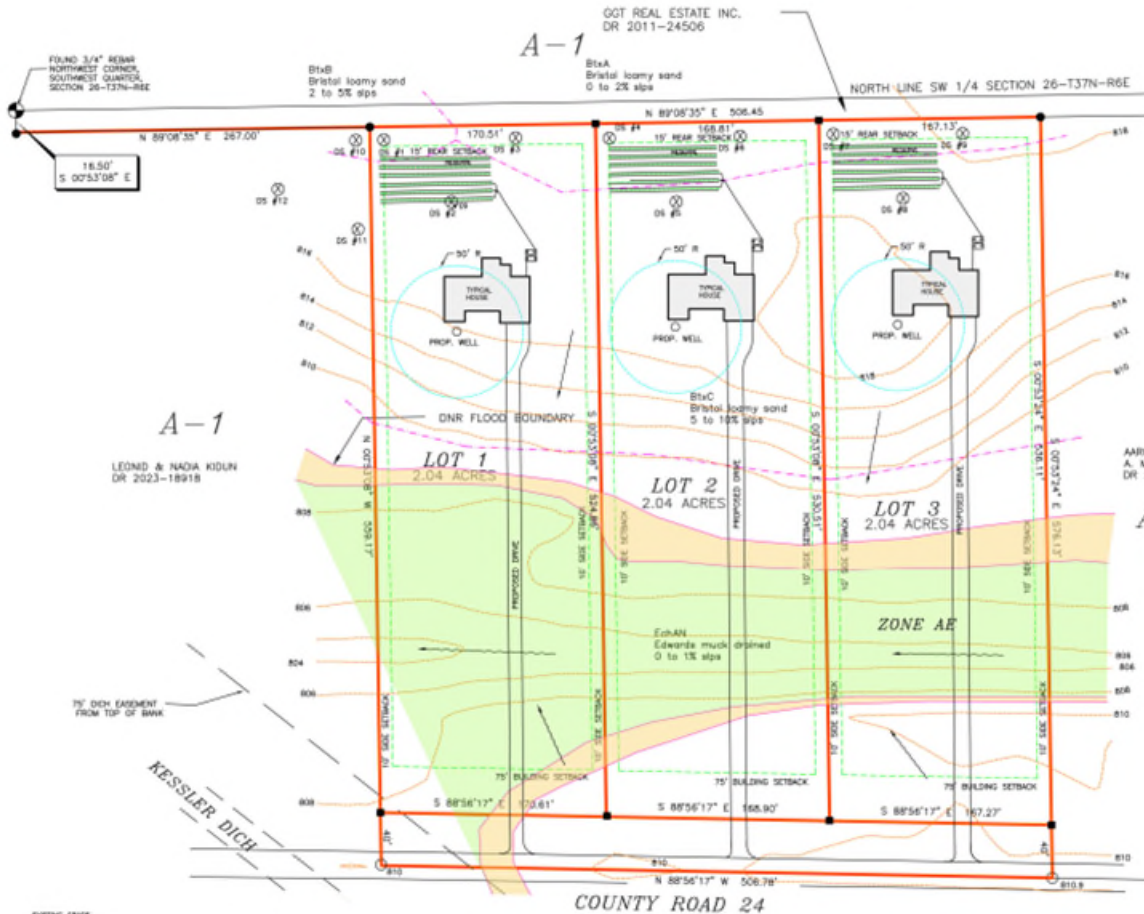






HERITAGE HILL SUBDIVISION

A 3 LOT MINOR SUBDIVISION LOCATED IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 26 TOWNSHIP 37 NORTH, RANGE 6 EAST, JEFFERSON TOWNSHIP, ELKHART COUNTY, INDIANA



LEGAL DESCRIPTION

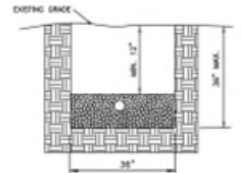
A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 6 EAST, JEFFERSON TOWNSHIP, ELKHART COUNTY, INDIANA, SURVEYED BY RONNIE L. JUSTICE, REGISTRATION NUMBER 80900004, WITH ADVANCED LAND SURVEYING OF NORTHERN INDIANA, INC., AS SHOWN ON PROJECT NUMBER 240406 CERTIFIED ON APRIL 29, 2024, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 3/8 INCH REBAR MARKING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 6 EAST; THENCE SOUTH 60 DEGREES 53 MINUTES 08 SECONDS EAST, 16.50 FEET TO A BAR AND CAP FOUND; THENCE NORTH 89 DEGREES 08 MINUTES 35 SECONDS EAST, 267.00 FEET TO A REBAR WITH CAP STAMPED ALS FIRM 0135 AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 89 DEGREES 08 MINUTES 35 SECONDS EAST ALONG THE SOUTH LINE OF LAND CONVEYED TO GGT REAL ESTATE INC. IN ELKHART COUNTY DEED RECORD 2011-24506, A DISTANCE OF 506.45 FEET TO A REBAR WITH CAP STAMPED ALS FIRM 0135; THENCE SOUTH 00 DEGREES 53 MINUTES 24 SECONDS EAST, 516.13 FEET TO A SURVEY MARK SPIKE SET IN COUNTY ROAD 24; THENCE NORTH 88 DEGREES 56 MINUTES 17 SECONDS WEST ALONG COUNTY ROAD 24, A DISTANCE OF 506.78 FEET TO A SURVEY MARK SPIKE SET; THENCE NORTH 00 DEGREES 53 MINUTES 08 SECONDS WEST, PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 559.17 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION AND CONTAINING 6.12 ACRES, MORE OR LESS.

AARON E. & ELIZABETH A. MILLER
DK 2023-18918

NOTES

- 1) THESE LOTS WILL BE DEVELOPED TO NOT IMPIDE THE NATURAL FLOW OF STORM WATER ON THIS TRACT.
- 2) THE LAND USE IS RESIDENTIAL.
- 3) THE CURRENT ZONING IS A-1, AGRICULTURAL.
- 4) THESE LOTS ARE TO BE SUPPLIED BY A WELL AND SEPTIC PER ELKHART COUNTY ENVIRONMENTAL HEALTH DEPARTMENT APPROVAL.
- 5) SOIL TYPE IS:
B1a Bristol loamy sand, 0 to 2% spts, >6.0' to water table depth
B1b Bristol loamy sand, 2 to 5% spts, >6.0' to water table depth
B1c Bristol loamy sand, 5 to 10% spts, >6.0' to water table depth
Echan Edwards muck drained, 0 to 1% spts, 0.0 to 0.5' to water table depth
- 6) PART OF THIS AREA IS IN A FLOODPLAIN AS PER INFORMATION OBTAINED FROM COMMUNITY PANEL NUMBER 180056 0169 D, EFFECTIVE DATE OF AUGUST 2, 2011. SEE PLAN FOR LOCATION.
- 7) FINISH GRADE OF LOT TO REMAIN AS CLOSE AS POSSIBLE TO EXISTING GRADE.
- 8) CONTOUR DATA OBTAINED UTILIZING GPS (DNOT CORRS) ON THE NAVD83 DATUM
- 9) ELKHART COUNTY RESTRICTIONS ARE IN EFFECT.
- 10) DEVELOPMENT TIME TO BE AS SOON AS POSSIBLE.
- 11) SITE FLOWS TO DITCH ON PROPERTY WHICH FLOWS TO KESSLER DICH AND LATERAL E PINE CREEK.



1. MAXIMUM TRENCH DEPTH IS 36"
2. 4" PERFORATED PIPE IS ASTM-D 2729 PIPE
3. 6" WASHED 5C STONE UNDER PIPE
4. 2" WASHED 5C STONE OVER PIPE
5. TOTAL STONE DEPTH IS 12"
6. ALL TRENCHES MUST BE COVERED WITH A MINIMUM OF 12" OF FILL SOIL.

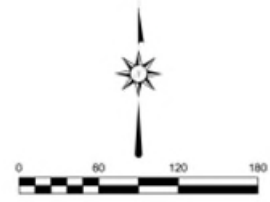
CLEAR SIGHT DISTANCE GREATER THAN 700'

CLEAR SIGHT TO INTERSECTION OF COUNTY ROAD 27 (600' TO END)

LEGEND

- SET 5/8" REBAR W/CAP
- FOUND IRON
- SET SURVEY MARK SPIKE
- SECTION CORNER
- SURFACE WATER FLOW DIRECTION
- SOIL BORING LOCATION
- SOIL SEPARATION LINE
- 0.2% ANNUAL FLOODING
- SPECIAL FLOOD HAZARD ZONE AE

A-1



PROPERTY ADDRESS: VACANT LAND, COUNTY ROAD 24
GOSHEN, INDIANA 46526
OWNER: LEONID & NADIA KIDUN

	ADVANCED LAND SURVEYING OF NORTHERN INDIANA, INC. 17120 COUNTY ROAD 46, NEW PARS, INDIANA 46553 (574) 849-4728 RONNIE L. JUSTICE PS	
	SCALE: 1" = 60' DATE: APRIL 29, 2024	DRAWN BY: RLJ APPROVED BY: RLJ

Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: June 13, 2024

Transaction Number: MI-0304-2024.

Parcel Number(s): 20-12-04-402-001.000-007.

Existing Zoning: A-1.

Petition: for primary approval of a 2-lot minor subdivision to be known as MILLIE BONTRAGER MINOR SUBDIVISION.

Petitioner: Millie G. Bontrager, represented by Advanced Land Surveying of Northern Indiana, Inc.

Location: south side of SR 4, 1,650 ft. west of CR 37, in Clinton Township.

Site Description: Proposed lot 1 is 1 acre and irregular in shape, with an existing house. Proposed lot 2 is 8.91 acres and rectangular in shape with an existing residence and accessory structure. Proposed lot 2 will be accessed through an easement.

History and General Notes:

- None.

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

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

PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Minor Subdivision - Primary

MI-0304-2024

Date: 05/06/2024 Meeting Date: June 13, 2024
Plan Commission Hearing (Subdivision) Transaction #: MI-0304-2024

Description: for primary approval of a 2-lot minor subdivision to be known as MILLIE BONTRAGER MINOR
SUBDIVISION

<u>Applicant</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
Advanced Land Surveying Of Northern Indiana, Inc. 17120 County Road 46 New Paris, IN 46553	Millie G. Bontrager 13256 Sr 4 Goshen, IN 46528	Advanced Land Surveying Of Northern Indiana, Inc. 17120 County Road 46 New Paris, IN 46553

Site Address: 13256 State Road 4 GOSHEN, IN 46528	Parcel Number: 20-12-04-402-001.000-007
--	---

Township: Clinton
Location: SOUTH SIDE OF SR 4, 1,650 FT. WEST OF CR 37

Subdivision:	Lot #
--------------	-------

Lot Area:	Frontage:	Depth:
-----------	-----------	--------

Zoning: A-1	NPO List:
-------------	-----------

Present Use of Property:

Legal Description:

Comments:

Applicant Signature:	Department Signature:
----------------------	-----------------------



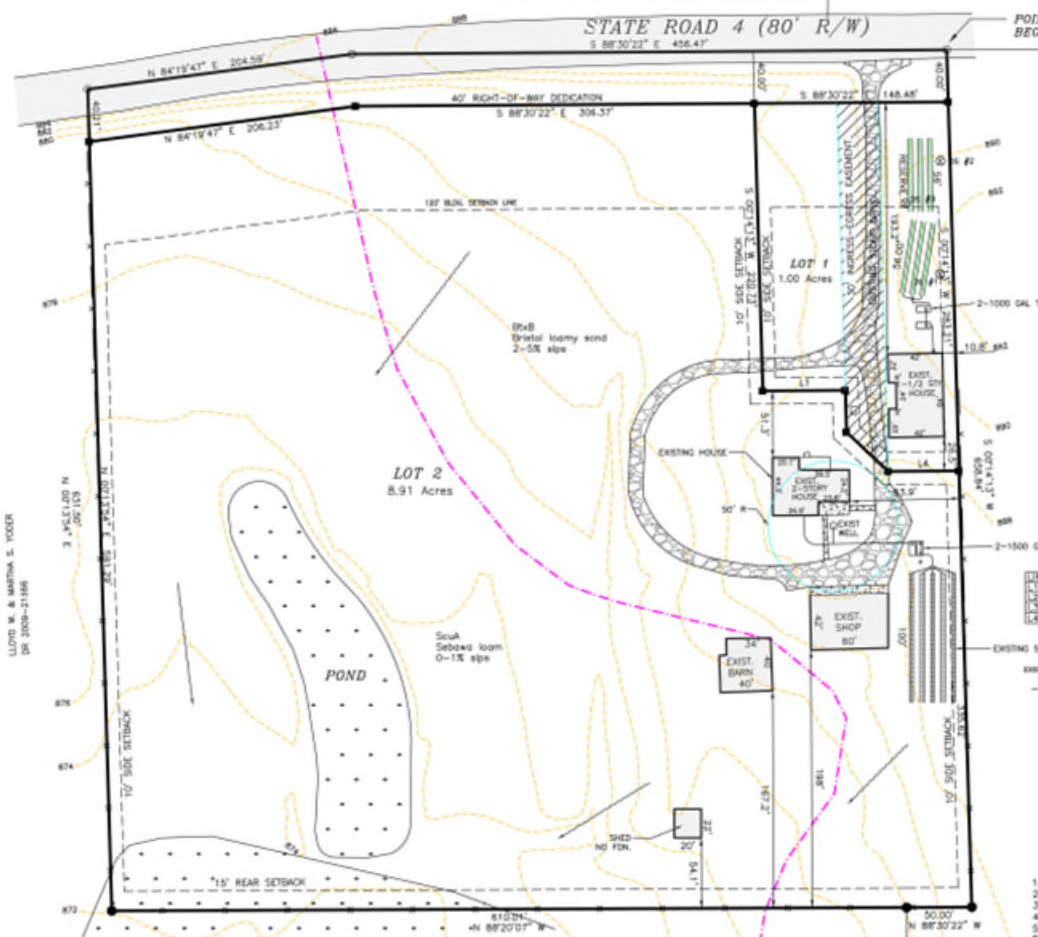




MILLIE BONTRAGER MINOR SUBDIVISION
 A 2 LOT MINOR SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 36
 NORTH, RANGE 7 EAST, CLINTON TOWNSHIP, ELKHART COUNTY, INDIANA

← CLEAR SIGHT DISTANCE GREATER THAN 700' CLEAR SIGHT DISTANCE GREATER THAN 700' →

FOUND HARRISON
 MONUMENT, NE CORNER,
 SE 1/4, SECTION 4, T36N,
 R7E

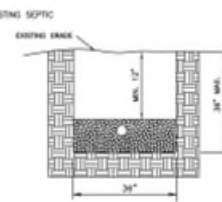


LEGAL DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 7 EAST, CLINTON TOWNSHIP, ELKHART COUNTY, INDIANA, SURVEYED BY RONNIE L. JUSTICE, REGISTRATION NUMBER 80500024, WITH ADVANCED LAND SURVEYING OF NORTHERN INDIANA INC., AS SHOWN ON PROJECT NUMBER 240410 AND CERTIFIED ON APRIL 30, 2024 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A HARRISON MONUMENT MARKING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 7 EAST; THENCE NORTH 88 DEGREES 30 MINUTES 22 SECONDS WEST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 4, A DISTANCE OF 1267.02 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 00 DEGREES 14 MINUTES 13 SECONDS WEST, WITH THE WEST LINE OF A TRACT OF LAND CONVEYED TO COUNTRY MEADOW SCHOOL IN ELKHART COUNTY DEED RECORD 2010-25352, A DISTANCE OF 658.84 TO A JUSTICE REBAR; THENCE NORTH 88 DEGREES 30 MINUTES 22 SECONDS WEST, 50.00 FEET TO A REBAR WITH CAP STAMPED P.C.B.; THENCE NORTH 88 DEGREES 20 MINUTES 07 SECONDS WEST, A DISTANCE OF 610.01 FEET TO A JUSTICE REBAR; THENCE NORTH 00 DEGREES 13 MINUTES 54 SECONDS EAST, WITH THE EAST LINE OF A TRACT OF LAND CONVEYED TO LLOYD W. AND MARTHA S. YODER IN ELKHART COUNTY DEED RECORD 2009-21666, A DISTANCE OF 631.50 TO A SURVEY MARK SPIKE IN STATE ROAD 4; THENCE NORTH 84 DEGREES 19 MINUTES 47 SECONDS EAST, ALONG STATE ROAD 4, A DISTANCE OF 204.59 FEET TO A SURVEY MARK SPIKE; THENCE SOUTH 88 DEGREES 30 MINUTES 22 SECONDS EAST, ALONG STATE ROAD 4, A DISTANCE OF 156.47 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. SAID PARCEL CONTAINING 9.91 ACRES, MORE OR LESS.

LINE	BEARING	DISTANCE
1	N 88°30'22" W	63.20
2	S 00°14'13" W	34.15
3	N 88°30'22" E	54.18
4	S 88°30'22" E	54.18



CROSS SECTION OF TRENCH

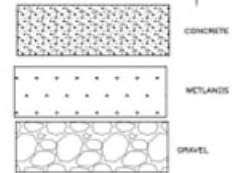
1. MAXIMUM TRENCH DEPTH IS 36"
2. 4" PERFORATED PIPE IS ASTM-D 2729 RPE
3. 6" WASHED 50 STONE UNDER PIPE
4. 2" WASHED 50 STONE OVER PIPE
5. TOTAL STONE DEPTH IS 12"
6. ALL TRENCHES MUST BE COVERED WITH A MINIMUM OF 12" OF FILL SOIL

- 1) THIS LOT WILL BE DEVELOPED TO NOT IMPIDE THE NATURAL FLOW OF STORM WATER ON THIS TRACT.
- 2) THE LAND USE IS RESIDENTIAL.
- 3) THE CURRENT ZONING IS A-1, AGRICULTURAL.
- 4) THIS LOT IS TO BE SUPPLIED BY A WELL AND SEPTIC PER ELKHART COUNTY ENVIRONMENTAL HEALTH DEPARTMENT APPROVAL.
- 5) SOIL TYPE IS:
 BxH Bristol loamy sand, 2 to 5% silt, >6.0' to water table depth
 SxH Sebastic loam, 0 to 1% silt, 0.0' to 1.0' to water table depth
- 6) THIS AREA IS NOT IN A FLOODPLAIN AS PER INFORMATION OBTAINED FROM COMMUNITY PANEL NUMBER 180056 0276 D, EFFECTIVE DATE OF AUGUST 2, 2011.
- 7) FINISH GRADE OF LOT TO REMAIN AS CLOSE AS POSSIBLE TO EXISTING GRADE.
- 8) CONTOUR DATA OBTAINED UTILIZING GPS (NOOT CORP) ON THE NAVD83 DATUM
- 9) ELKHART COUNTY RESTRICTIONS ARE IN EFFECT.
- 10) DEVELOPMENT TO BE AS SOON AS POSSIBLE.
- 11) SITE FLOWS TO ROCK RUN CREEK WHICH IS APPROXIMATELY 900' +/- SOUTHEAST OF PROPERTY.

PROPERTY ADDRESS: 13256 STATE ROAD 4
 GOSHEN, INDIANA 46528

OWNER: MILLIE G. BONTRAGER

- LEGEND**
- SET 5/8" REBAR W/CAP
 - FOUND MONUMENT AS DESCRIBED
 - SURVEY MARK SPIKE
 - ⊙ SECTION CORNER
 - SURFACE WATER FLOW DIRECTION
 - - - SOIL SEPARATION LINE
 - ⊙ SOIL BORING LOCATION



	ADVANCED LAND SURVEYING OF NORTHERN INDIANA INC. 17120 COUNTY ROAD 46, NEW PARIS, INDIANA 46553 (574) 849-4728 RONNIE L. JUSTICE, PS	
	DATE: APRIL 30, 2024	PROJECT NUMBER: 240410
	SCALE: 1" = 60'	AUTHORIZED BY: R. L. J.
SHEET 1 OF 2		DRAFTING BY: R. L. J.

Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: June 13, 2024

Transaction Number: MI-0309-2024.

Parcel Number(s): 20-04-16-178-029.000-032.

Existing Zoning: A-1.

Petition: for primary approval of a 2-lot minor subdivision to be known as RAILROAD LANDS MINOR LOT 2 REPLAT.

Petitioner: Lamb-Me LLC, represented by B. Doriot & Associates, Inc.

Location: north side of South St., 375 ft. west of CR 35, in York Township.

Site Description: Proposed lot 1 is .59 acres and rectangular in shape, with a proposed residence. Proposed lot 2 is .59 acres and rectangular in shape, with a proposed residence.

History and General Notes:

- None.

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

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

PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Minor Subdivision - Primary

MI-0309-2024

Date: 05/06/2024 Meeting Date: June 13, 2024
Plan Commission Hearing (Subdivision) Transaction #: MI-0309-2024

Description: for primary approval of a 2-lot minor subdivision to be known as RAILROAD LANDS MINOR LOT 2
REPLAT

<u>Applicant</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
B. Doriot & Associates, Inc. P.O. Box 465 New Paris, IN 46553	Lamb-Me Llc 57605 County Road 31 Goshen, IN 46528	B. Doriot & Associates, Inc. P.O. Box 465 New Paris, IN 46553

Site Address: 00000 South St BRISTOL, IN 46507	Parcel Number: 20-04-16-178-029.000-032
---	---

Township: York
Location: NORTH SIDE OF SOUTH ST, 375 FT. WEST OF CR 35

Subdivision: RAILROAD LANDS MINOR	Lot #
-----------------------------------	-------

Lot Area:	Frontage:	Depth:
-----------	-----------	--------

Zoning: A-1	NPO List:
-------------	-----------

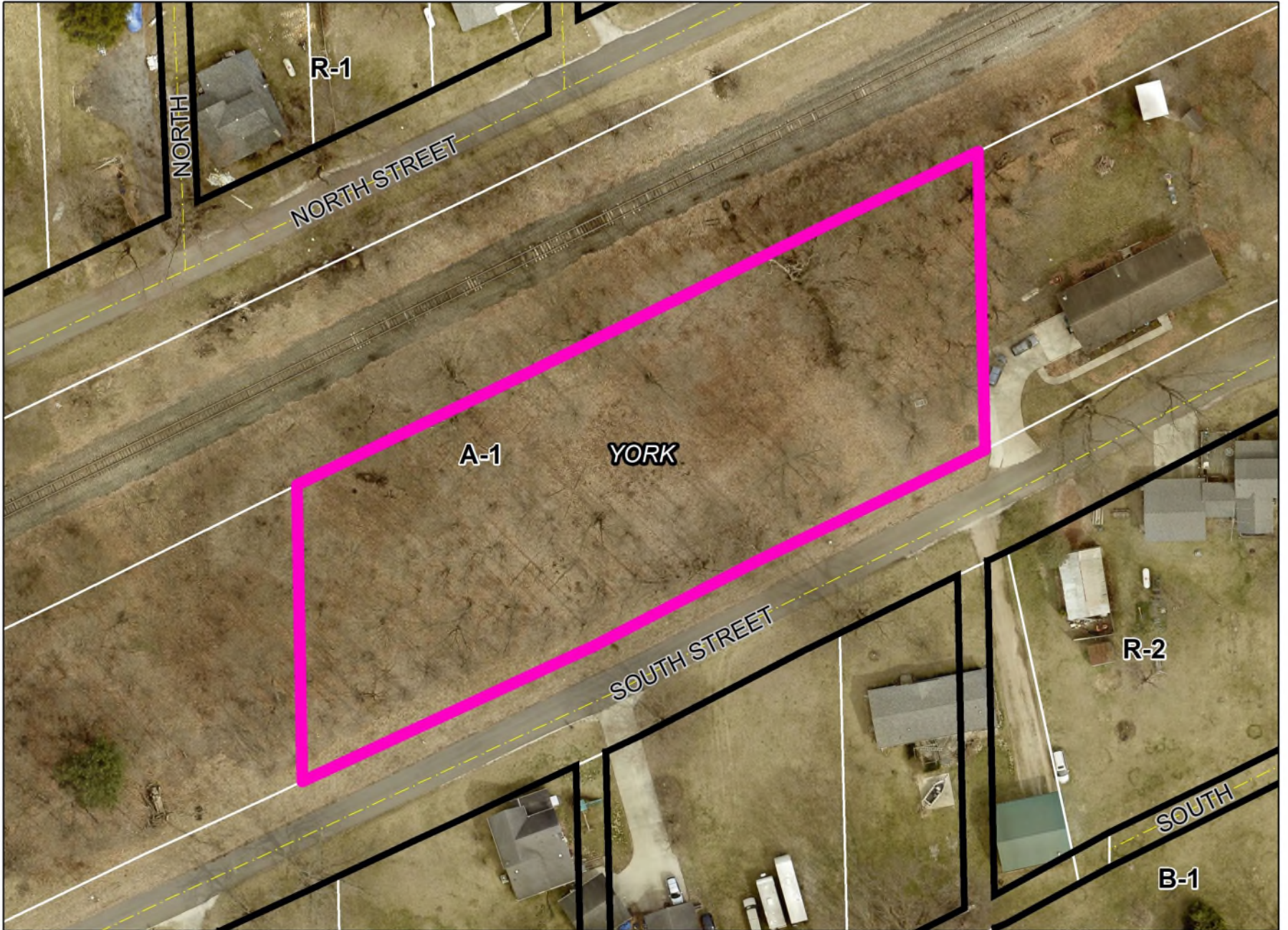
Present Use of Property:

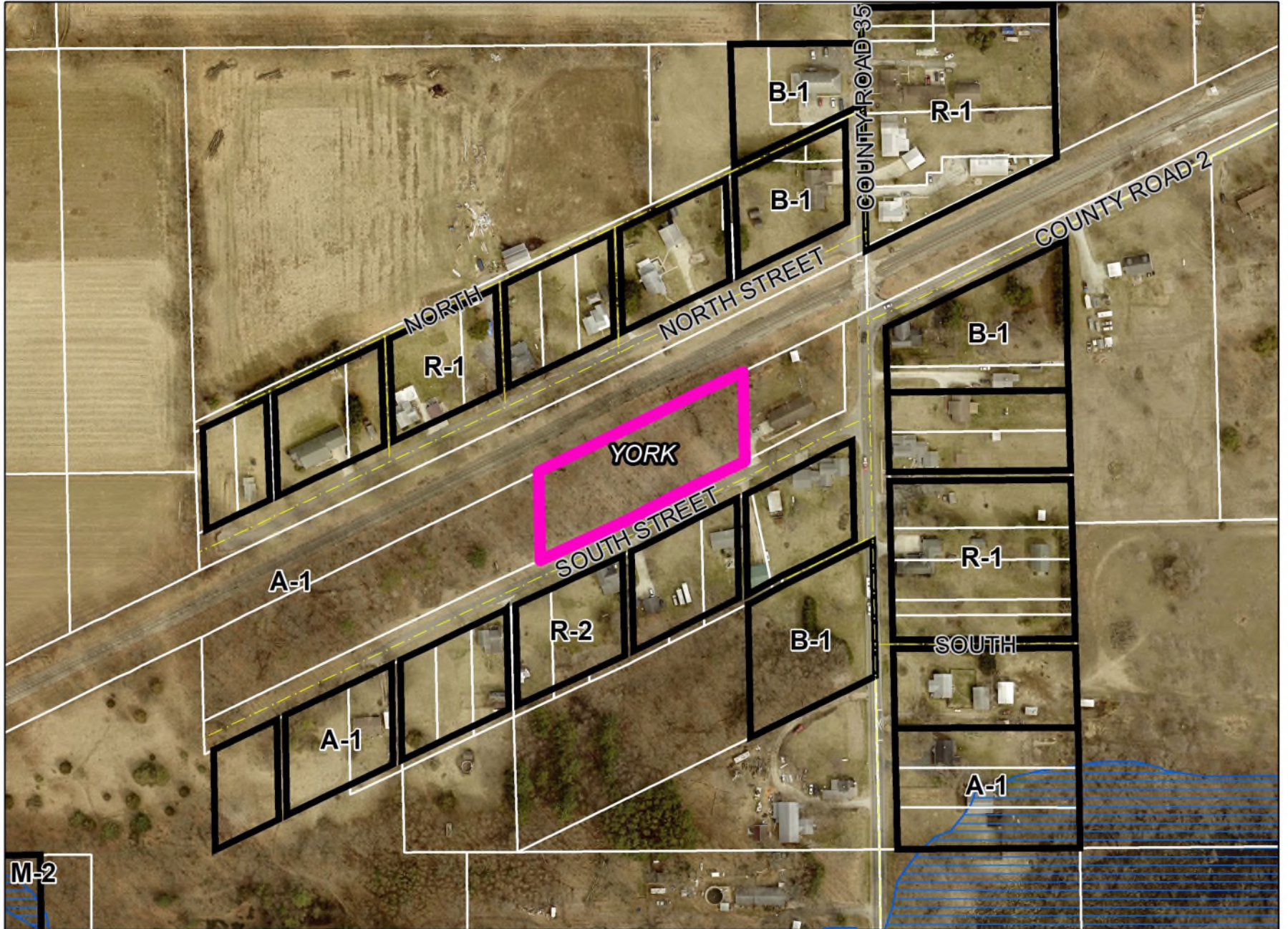
Legal Description:

Comments: TAKING RAILROAD LANDS MINOR LOT 2 AND CREATING 2 LOTS2

Applicant Signature:

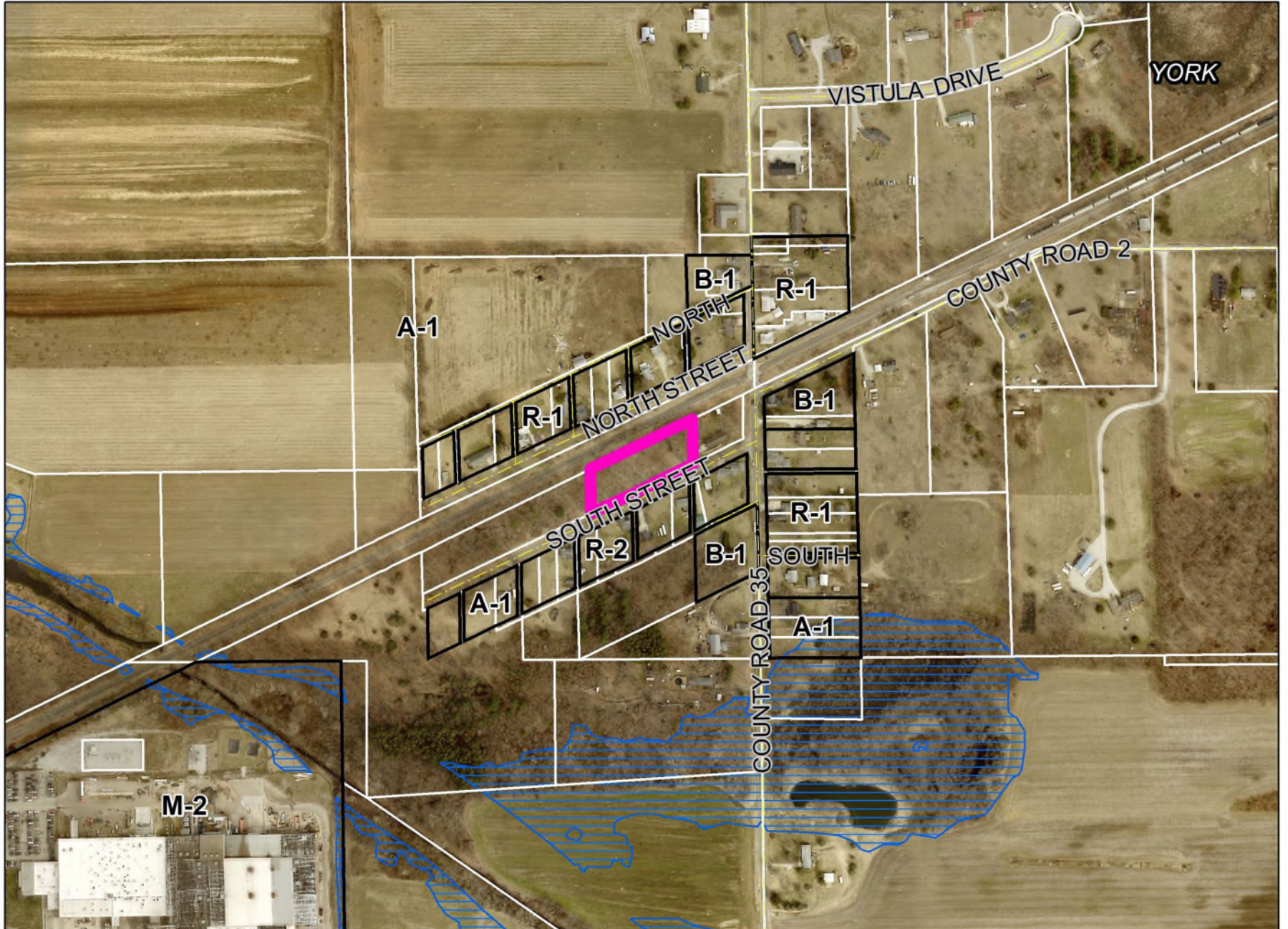
Department Signature:





M-2





PLAT NOTES

RAILROAD LANDS MINOR LOT 2 REPLAT

PLAT BOOK _____ PAGE NUMBER _____

LEGEND:

A Two Lot Minor Subdivision, being a replat of Lot 2 in Railroad Lands Minor, recorded in Plat Book 34, Page 26, in the Office of the Recorder of Elkhart County.

GENERAL:

- Iron Rebar
- All items set were #5 rebar capped (DORJOT #90028) and set flush, unless noted.
- Mag nails set with aluminum washer (DORJOT #90028) and set flush, unless noted.
- All corners and monuments that were found are flush and in good condition, unless noted.
- No information is intentionally left out, unless noted.
- All bearings are Indiana State Planes, unless noted.
- All distances and bearings on this plat are noted as follows:
 - M-Measured, R-Recorded, C-Calculated.
- Call 811 before digging.

-Development shall begin ASAP.

-The Current land use is zone A-1.

-Restrictions and setbacks shall conform to the Elkhart County Planning and Zoning Regulations.

-All proposed improvements, well locations, and septic designs shown are generic, and are for informational purposes only. The final plans, and locations, will be designed by others.

DRAINAGE:

- Not in the 100 year flood zone (FEMA).
- Drainage pattern will remain unchanged.
- This development will have no effect on any regulated drain.
- No regulated drains within 1000'.
- Finish grade of lots to approximate existing.
- Contours per Elkhart County GIS (1998 Datum with 2006 TOPO).
- Lowest floor elevation recommended to be above the Seasonal High Water Table, unless an approved engineered water proofing plan is submitted with the application for a building permit, or a gravity flow perimeter drain is installed.
- Less than 1 acre will be disturbed.

EASEMENTS:

-Lots 1 and 2 will share a drive entrance.

HEALTH:

- No municipal services available within one mile.
- Site to be served by septic and well.

HIGHWAY:

- Existing road shall be used.
- Sight distance for proposed/existing drive: 500'± W, 400'± E.

SOILS:

- Soils are mapped as follows: OmGA
- Soil types taken from the Elkhart County GIS.
- Soil Scientist: Don Schoenbelen
- See soil borings for SHWT.
- Soil borings are completed as shown on Plat.

SURVEYOR'S REPORT

This survey was commissioned by the client for purposes of replating a lot in an existing minor subdivision.

General Information

In accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code ("Rule 12"), the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established this survey as a result of uncertainties in reference monumentation, in record descriptions and plats; in lines of occupation; and as introduced by random errors in measurement ("Relative Positional Accuracy"). There may be unwritten rights associated with these uncertainties. The client should assume there is an amount of uncertainty along any line equal in magnitude to the discrepancy in the location of the lines of possession from the surveyed lines.

There may be differences of deed dimensions versus measured dimensions along the boundary lines shown hereon and, likewise, there may be found survey markers near, but not precisely at, some boundary corners. In cases where the magnitude of these differences are less than the Relative Positional Accuracy stated below and less than the uncertainty identified for the reference monumentation (discussed below), the differences may be considered insignificant and are shown only for purposes of mathematical closure. Such differences that are greater than the Relative Positional Accuracy and the uncertainty in reference monumentation should be considered worthy of notice and are therefore further discussed below.

This survey and report are based in part upon opinions formed in accordance with an Indiana Land Surveyor's responsibility to conduct a survey in accordance with "law or a precedent" (865 IAC 1-12-11(5), Rules of the Indiana State Board of Registration for Land Surveyors). Since Indiana has no statutes addressing how to resolve boundary lines, a solution based on principles derived from common law precedent must be relied upon as the basis for a boundary resolution.

Unless otherwise noted or depicted hereon, there is no evidence of occupation along the perimeter lines of the subject tract. All survey monuments set or found this survey are flush with existing grade unless otherwise noted.

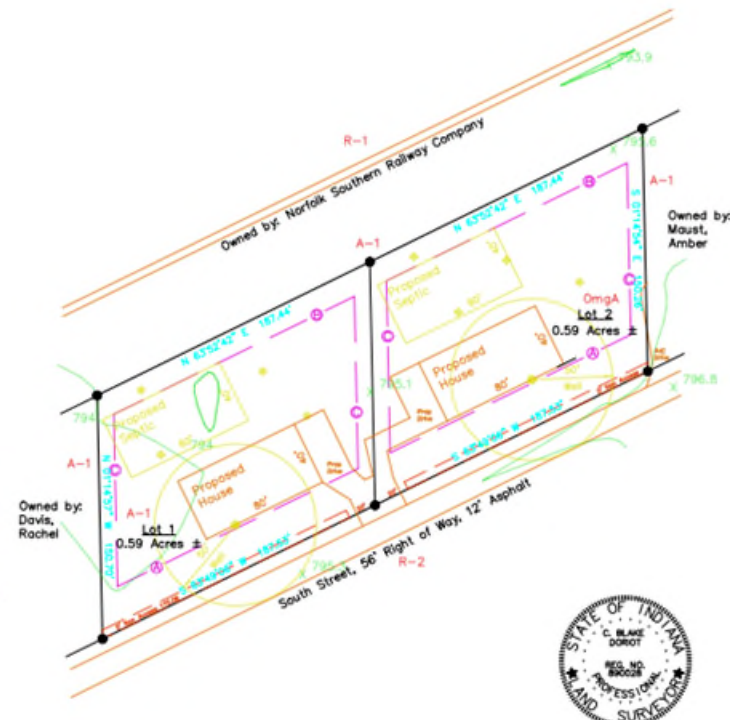
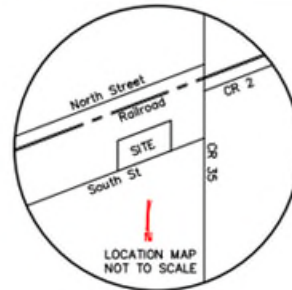
The Relative Positional Accuracy (due to random errors in measurement) of this survey is within the specifications for a(n) Suburban Class Survey. (Urban surveys: 0.07 feet plus 50 parts per million, Suburban surveys: 0.13 feet plus 100 parts per million, Rural surveys: 0.26 feet plus 200 parts per million)

Reference Monuments

Section corner information is per the Elkhart County Surveyor's office records.

DESCRIPTION - Document #2022-06301

Lot Numbered 2 in Railroad Lands Minor as per plat thereof recorded October 8, 2012 in Plat Book 34, page 26 in the Office of the Recorder of Elkhart County, Indiana.



I, C. BLAKE DORIOT, HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED IN THE STATE OF INDIANA, IN COMPLIANCE WITH THE LAWS, THAT THIS PLAT TO THE BEST OF MY KNOWLEDGE CORRECTLY REPRESENTS A SURVEY MADE BY ME, THAT ALL MONUMENTS SHOWN THEREON ACTUALLY EXISTS, THAT THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

PRO FORMA

C. BLAKE DORIOT, P.L.S. #890028

B. DORJOT & ASSOCIATES, INC.
P.O. Box 485 New Paris, IN 46553
574-536-3031

PAGE 1 OF 2	DRAWN BY: CEB	APPROVED BY: CBD
	FIELD CREW: CEB/CBD	PROJ. NO: 2024-022
	DATE: 4/17/2024	DWG. 2024-022.DWG
OWNER: LAMB-ME, LLC		

Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: June 13, 2024

Transaction Number: MI-0303-2024.

Parcel Number(s): 20-07-34-476-004.000-019.

Existing Zoning: A-1.

Petition: For primary approval of a 2-lot minor subdivision to be known as MORIARTY'S COUNTY ROAD 28 MINOR SUBDIVISION 1ST REPLAT.

Petitioner: Todd Miller & Melissa Miller, Husband & Wife, represented by Wightman & Associates, Inc.

Location: North side of CR 28, 1,050 ft. west of CR 22, in Jefferson Township.

Site Description: The subdivision area is one of the existing lots in Moriarty's County Road 28 Minor Subdivision from 2021. Proposed lot 1 is 6.83 acres, irregular in shape, with a proposed residence. Proposed lot 2 is 19.14 acres, rectangular in shape, with a proposed residence.

History and General Notes:

- **December 20, 2021** – Moriarty's County Road 28 Minor Subdivision was recorded.

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

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

PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Minor Subdivision - Primary

MI-0303-2024

Date: 05/06/2024 Meeting Date: June 13, 2024
Plan Commission Hearing (Subdivision) Transaction #: MI-0303-2024

Description: for primary approval of a 2-lot minor subdivision to be known as MILLER'S COUNTY ROAD 28 MINOR SUBDIVISION

<u>Applicant</u>	<u>Architect</u>	<u>Land Owner</u>
Wightman 1402 E. Mishawaka Ave. South Bend, IN 46615	Wightman 1402 E. Mishawaka Ave. South Bend, IN 46615	Todd & Melissa Miller, Husband & Wife 830 Waldon Lane Goshen, IN 46526

Site Address: 00000 County Road 28 GOSHEN, IN 46528	Parcel Number: 20-07-34-476-004.000-019
--	---

Township: Jefferson
Location: NORTH SIDE OF CR 28, 1050 FEET WEST OF CR 22

Subdivision:	Lot #
--------------	-------

Lot Area:	Frontage:	Depth:
-----------	-----------	--------

Zoning: A-1	NPO List:
-------------	-----------

Present Use of Property:

Legal Description:

Comments:

Applicant Signature:

Department Signature:

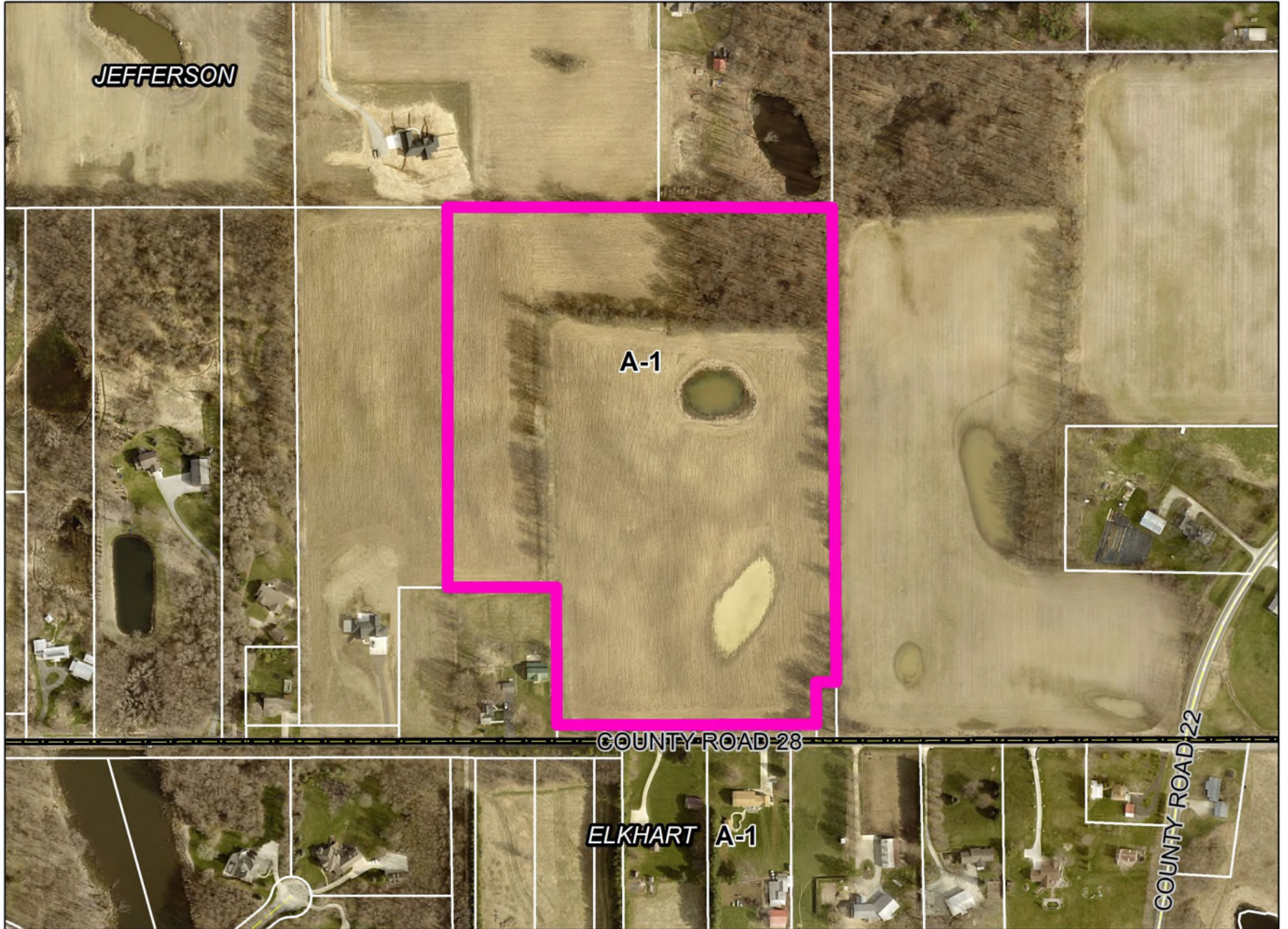
MI-0303-2024

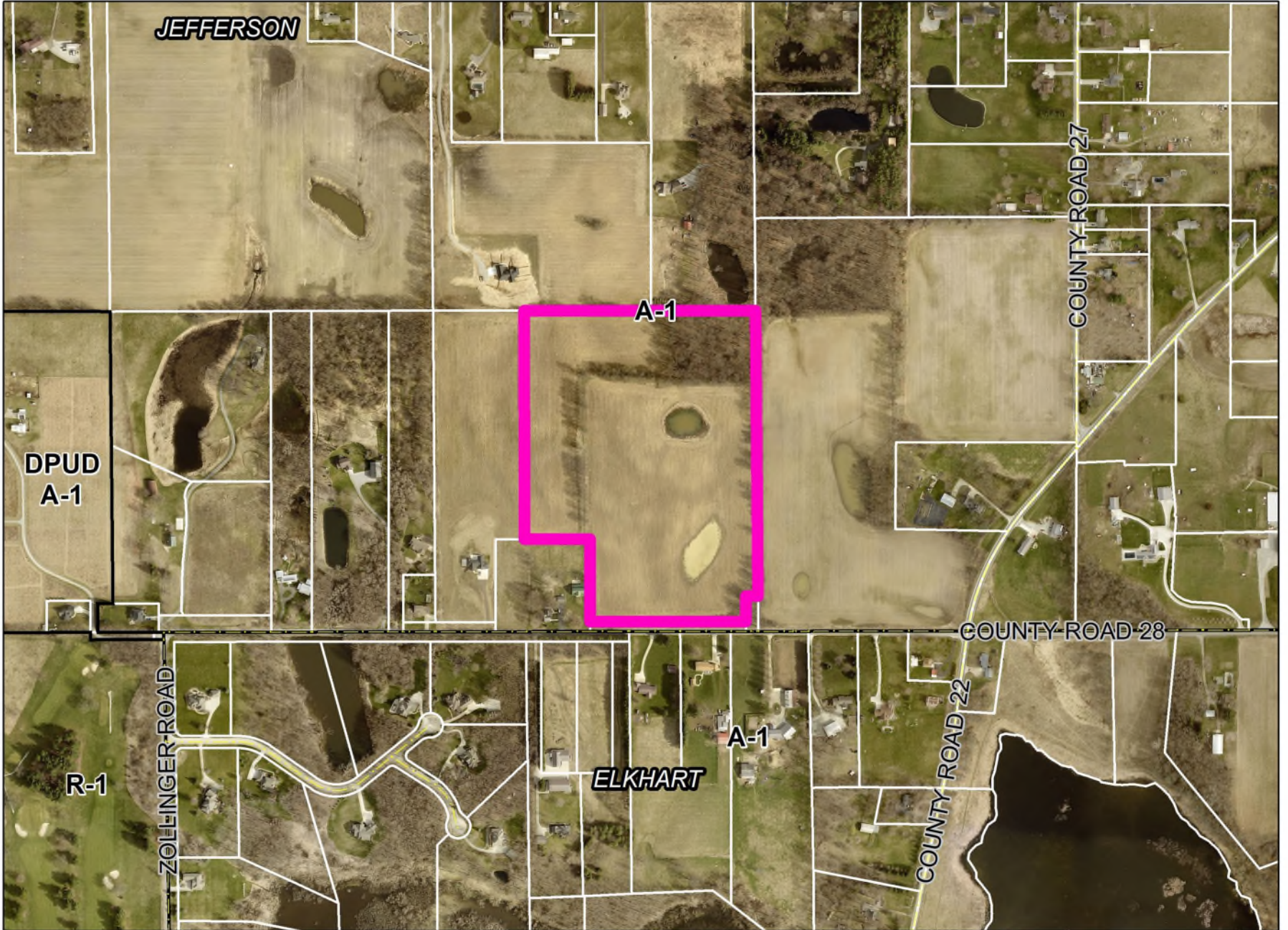


A-1

JEFFERSON

COUNTY ROAD 28





"MILLER'S COUNTY ROAD 28 MINOR SUBDIVISION"

PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 6 EAST, JEFFERSON TOWNSHIP, ELKHART COUNTY, INDIANA

SOIL CLASSIFICATIONS:
 RoqB - Riddis-Centimo fine sandy loams, 1 to 5 percent slopes
 RoqC2 - Riddis-Metea complex, 5 to 10 percent slopes, erode
 WobB - Williamstown-Crosier complex, 1 to 5 percent slopes

NORTH LINE,
 SOUTHEAST 1/4,
 SOUTHEAST 1/4,
 SECTION 34-37-06

WEST LINE,
 SOUTHEAST 1/4,
 SOUTHEAST 1/4,
 SECTION 34-37-06

EAST LINE,
 SOUTHEAST 1/4,
 SOUTHEAST 1/4,
 SECTION 34-37-06



VICINITY MAP
 NOT TO SCALE

LEGAL DESCRIPTION
 LOT 2, "MORIARTY'S COUNTY ROAD 28 MINOR SUBDIVISION," BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 6 EAST, JEFFERSON TOWNSHIP, ELKHART COUNTY, INDIANA ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT #2021-34196, ELKHART COUNTY RECORDS.

INTENT OF SUBDIVIDER:

1. LAND USE: SINGLE FAMILY RESIDENTIAL
2. DRAINAGE: THE SUBDIVISION OF THIS PARCEL SHALL NOT CONSTITUTE ANY MAJOR WATER RUNOFF TO ADJACENT PARCELS OR WITHIN THE PERIMETER OF THIS SITE.
3. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS
4. WATER SUPPLY: PRIVATE WELLS
5. STREET IMPROVEMENT: NONE REQUIRED
6. EXISTING OR PROPOSED RESTRICTION: ELKHART COUNTY RESTRICTIONS ARE IN EFFECT.
7. EXPECTED DATE OF DEVELOPMENT: SPRING 2024

NOTES:

1. CURRENT ZONING: A-1 AGRICULTURAL. ALL ADJACENT PROPERTY IS ZONED A-1 AGRICULTURAL
2. BASES FOR VERTICAL DATA IS THROUGH NATIONAL USGS DATUM.
3. GROUND WATER DEPTH IS GREATER THAN 7 FEET.
4. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 18039C0252D WITH AN EFFECTIVE DATE OF AUGUST 2, 2011, INDICATES THIS AREA TO BE DESIGNATED ZONE X, AREAS TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOOD PLAIN.

OWNERS:

TODD MILLER AND MELISSA MILLER
 830 WALDEN LANE
 GOSHEN, IN 46526

LEGEND

- B-1 = SOIL BORING LOCATION
- = 5/8" REBAR IRON FOUND

Terance D. Lang
 TERANCE D. LANG, PS #80040523



WIGHTMAN
 1402 MISHAWAKA AVE.
 SOUTH BEND, IN. 46815
 574.233.1541
www.gowightman.com

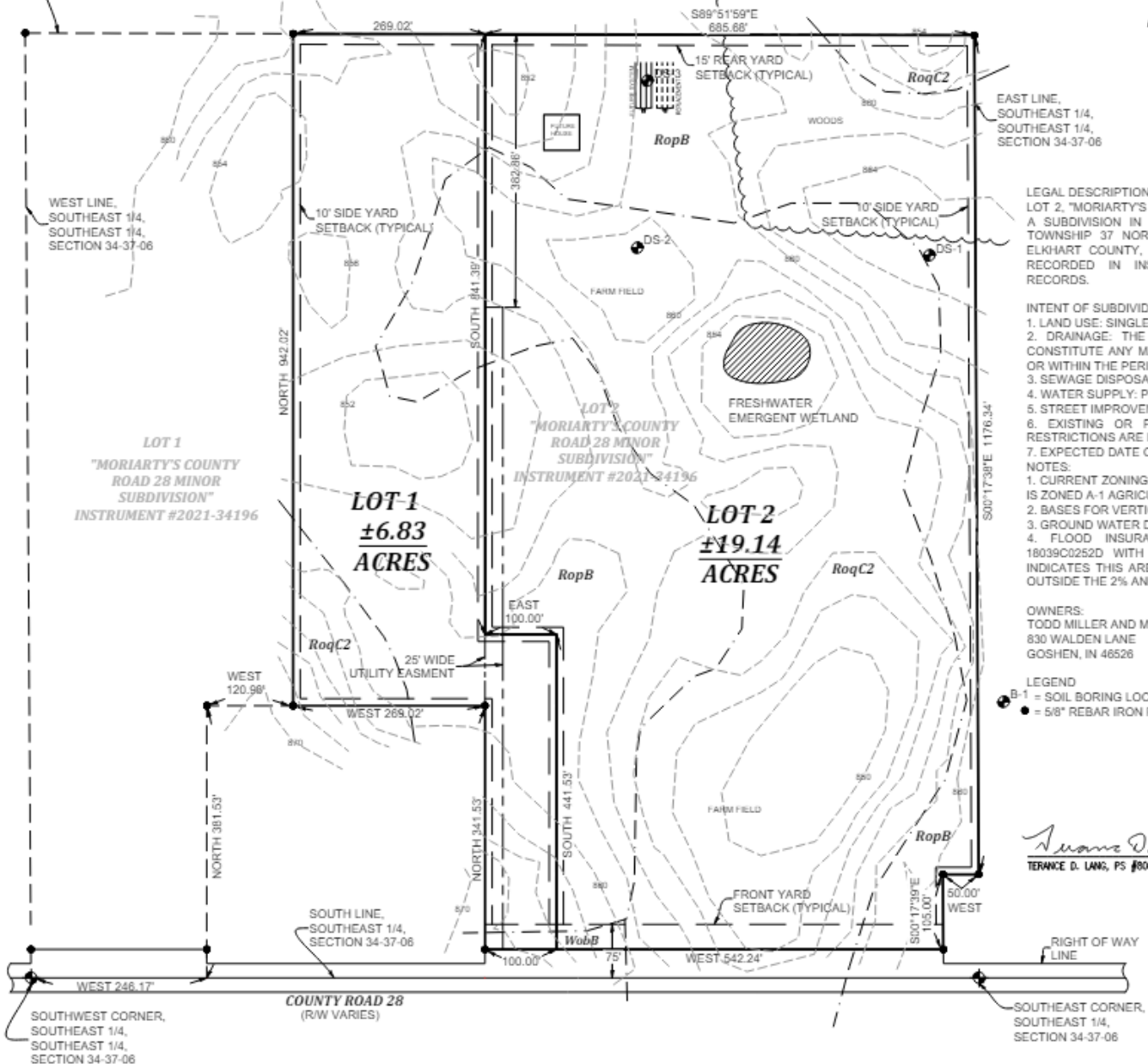
PROJECT ADDRESS:
**COUNTY ROAD 28
 GOSHEN, IN 46528**

**TODD MILLER
 830 WALDEN LANE
 GOSHEN, IN 46526**

REVISIONS

DATE:	04/18/2024
SCALE:	1" = 100'
DRAWN BY:	B. BARBER
CHECKED BY:	

JOB No. 240801
Primary



Plat Committee Staff Report

Prepared by the Department of Planning and Development

Hearing Date: June 13, 2024

Transaction Number: MA-0305-2024.

Parcel Number(s): 20-01-11-326-003.000-005, 20-01-11-401-001.000-005

Existing Zoning: A-1.

Petition: for secondary approval of a 39-lot major subdivision to be known as DEERFIELD ESTATES SECTION SIX.

Petitioner: Westview Capital LLC, represented by Whitman & Associates, Inc.

Location: north end of Hunters Edge Trl., 800 ft. north of Deer Fawn Trl., west of Deer Hollow Dr., north of CR 2, in Cleveland Township.

Site Description: Proposed section 6 consists of 39 proposed lots totaling 26.594 acres, is rectangular in shape, and is currently vacant.

History and General Notes:

- **September 11, 2003** – The Plan Commission tabled a 263-lot major subdivision to be known as Deerfield Estates.
- **October 9, 2003** – The Plan Commission granted a withdrawal of a 263-lot major subdivision to be known as Deerfield Estates.
- **March 11, 2004** – The Plan Commission granted primary approval of a 263-lot major subdivision to be known as Deerfield Estates.
- **July 14, 2022** – The Plan Commission granted primary approval of a 60-lot major subdivision to be known as Deerfield Estates Amended Primary Plat, Section 5 and Section 6.
- **November 9, 2023** - The Plan Commission granted primary approval of a 21-lot major subdivision to be known as Deerfield Estates Section 5.

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

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

PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Major Subdivision - Secondary

MA-0305-2024

Date: 05/06/2024 Meeting Date: June 13, 2024
Plan Commission Hearing (Subdivision) Transaction #: MA-0305-2024

Description: FOR SECONDARY APPROVAL OF A 39-LOT MAJOR SUBDIVISION TO BE KNOWN AS DEERFIELD ESTATES SECTION SIX

<u>Applicant</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
Wightman 1402 E. Mishawaka Ave. South Bend, IN 46615	Westview Capital Llc 2186 E Centre Portage, MI 49002	Wightman 1402 E. Mishawaka Ave. South Bend, IN 46615

Site Address: 00000 Hunters Edge Trail ELKHART, IN 46514	Parcel Number: 20-01-11-326-003.000-005 20-01-11-401-001.000-005
---	---

Township: Cleveland
Location: NORTH END OF HUNTERS EDGE TRL, 800 FT. NORTH OF DEER FAWN TRL, WEST OF DEER HOLLOW DR., N OF CR 2

Subdivision:	Lot #
--------------	-------

Lot Area:	Frontage:	Depth:
-----------	-----------	--------

Zoning: A-1, A-1	NPO List:
------------------	-----------

Present Use of Property:

Legal Description:

Comments: SEE MA-0457-2022 FOR PRIMARY APPROVAL

Applicant Signature:

Department Signature:







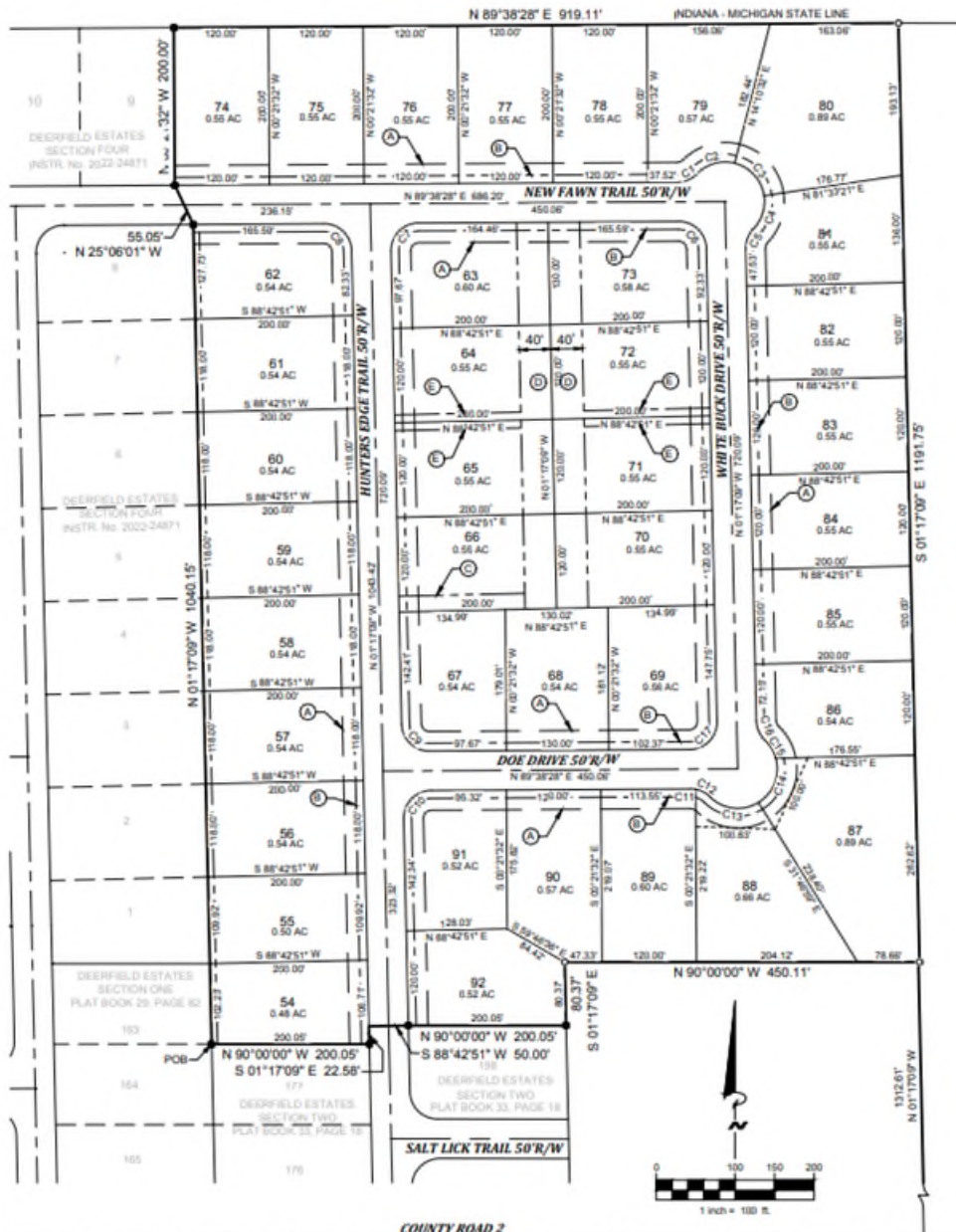
DEERFIELD ESTATES

SECTION SIX

PART OF THE FRACTIONAL SECTION 11, TOWNSHIP 38 NORTH, RANGE 4 EAST, CLEVELAND TOWNSHIP, ELKHART COUNTY, INDIANA



WIGHTMAN
1402 MISHAWAKA AVE.
SOUTH BEND, IN 46615
574.233.1841



- INTENT OF SUBDIVIDER:
1. LAND USE: SINGLE FAMILY RESIDENTIAL
 2. DRAINAGE: THE SUBDIVISION OF THIS PARCEL SHALL NOT CONSTITUTE ANY MAJOR WATER RUNOFF TO ADJACENT PARCELS OR WITHIN THE PERIMETER OF THIS SITE.
 3. SEWAGE DISPOSAL: INDIVIDUAL SEPTIC SYSTEMS
 4. WATER SUPPLY: PRIVATE WELLS
 5. STREET IMPROVEMENT: PER ELKHART COUNTY HIGHWAY DEPARTMENT
 6. EXISTING OR PROPOSED RESTRICTION: NONE
 7. EXPECTED DATE OF DEVELOPMENT: SPRING 2024

- NOTES:
1. CURRENT ZONING: A-1 AGRICULTURAL
 2. BASES FOR VERTICAL DATA IS THROUGH NATIONAL USGS DATUM.
 3. GROUND WATER DEPTH IS GREATER THAN 7 FEET.
 4. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 180309C0018D WITH AN EFFECTIVE DATE OF AUGUST 2, 2011, INDICATES THIS AREA TO BE DESIGNATED ZONE X, AREAS TO BE OUTSIDE THE 2% ANNUAL CHANCE FLOOD PLAN.
 5. WELLS TO BE LOCATED AT LEAST 80 FOOT DEPTH TO ENSURE THE QUALITY OF THE TEST RESULTS FROM CERTIFIED LAB. FOR EACH WELL, TO BE PROVIDED TO THE HEALTH DEPARTMENT FOR APPROVAL PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 6. ALL DRAINAGE SHALL BE MAINTAINED ALONG AFFECTED COUNTY ROADS.
 7. 5/8" REBAR WITH PLASTIC CAP SHALL BE PLACED AT ALL LOT CORNERS.

- LEGEND
- (A) = 25' BUILDING SETBACK LINE
 - (B) = 15' DRAINAGE, UTILITY & ROADWAY MAINTENANCE EASEMENT
 - (C) = 20' DRAINAGE EASEMENT
 - (E) = 7.5' DRAINAGE EASEMENT
 - (D) = RETENTION EASEMENT
 - = 5/8" REBAR IRON FOUND WITH LANG FENEY 50309 50523 CAP
 - = 5/8" REBAR IRON SET WITH WIGHTMAN CAP 0145

CURVE TABLE						
CURVE NO.	DELTA	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD LENGTH
C1	045°05'57"	27.55'	35.00'	14.53'	N67°05'30"E	26.84'
C2	059°38'01"	52.04'	50.00'	28.65'	S74°21'32"W	49.72'
C3	067°22'48"	58.80'	50.00'	33.33'	N42°08'04"W	55.47'
C4	052°15'27"	45.60'	50.00'	24.53'	S17°41'04"W	44.04'
C5	045°05'57"	27.55'	35.00'	14.53'	S21°15'49"W	26.84'
C6	089°04'23"	54.41'	35.00'	34.44'	N45°49'20"W	49.10'
C7	090°55'37"	55.54'	35.00'	35.57'	S44°10'40"W	49.90'
C8	089°04'23"	54.41'	35.00'	34.44'	N45°49'20"W	49.10'
C9	089°04'23"	54.41'	35.00'	34.44'	S45°49'20"E	49.10'
C10	090°55'37"	55.54'	35.00'	35.57'	S44°10'40"W	49.90'
C11	010°36'55"	6.48'	35.00'	3.25'	N85°03'05"W	6.48'
C12	034°29'02"	21.07'	35.00'	10.86'	N62°30'06"W	20.75'
C13	073°31'23"	66.78'	50.00'	39.43'	N83°31'17"W	61.93'
C14	073°48'26"	64.41'	50.00'	37.55'	N21°18'48"E	60.05'
C15	030°47'41"	26.87'	50.00'	13.77'	N30°59'15"W	26.85'
C16	045°05'57"	27.55'	35.00'	14.53'	S23°50'07"E	26.84'
C17	090°55'37"	55.54'	35.00'	35.57'	N44°10'40"E	49.90'

www.wightman.com

PROJECT NAME:

REVISIONS

NO.	DATE	DESCRIPTION
1	04/26/24	SCALE: 1" = 100'
2		DRAWN BY: JMS
3		CHECKED BY:

SOUTHEAST CORNER, FRACTIONAL SECTION 11, TOWNSHIP 38 NORTH, RANGE 4 EAST