

# AGENDA

## ELKHART COUNTY PLAT COMMITTEE

February 13, 2024  
9:00 A.M.

ADMINISTRATION BUILDING  
MEETING ROOMS 104, 106, & 108  
117 N. 2<sup>nd</sup> 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 January 2025.

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

### **PRIMARY APPROVALS**

**9:00 A.M.**

- A. Petitioner: Kevin Dunkin **(page 1)**  
represented by Land & Boundary, LLC  
Petition: for primary approval of a 3-lot minor subdivision to be known as **DUNKIN MINOR SUBDIVISION.**  
Location: east side of CR 13, 375 ft. South of CR 16, common address of 57072 CR 13 in Concord Township. *(MI-0010-2025)*
- B. Petitioner: Tri-County Land Trustee Corporation (Land Contract Holder) **(page 2)**  
& Myron Kuhns & Luann Kuhns (Land Contract Purchasers)  
represented by Advanced Land Surveying of Northern Indiana, Inc.  
Petition: for primary approval of a 1-lot minor subdivision to be known as **MYRON & LUANN KUHNS MINOR.**  
Location: east side of SR 13, 2,800 ft. South of CR 34, common address of 63524 SR 13 in Clinton Township. *(MI-0011-2025)*
- C. Petitioner: Tri-County Land Trustee Corporation (Land Contract Holder) **(page 3)**  
& Dean J. Troyer & Edna M. Troyer (Land Contract Purchasers) represented by Hand to the Plow Surveying  
Petition: for primary approval of a 1-lot minor subdivision to be known as **D & E TROYER MINOR SUBDIVISION.**  
Location: north side of CR 50, 660 ft. West of US 33, common address of 12383 CR 50 in Benton Township. *(MI-0014-2025)*

- D. Petitioner: CRN Real Estate, LLC **(page 4)**  
 represented by Niblock Excavating, Inc.  
 Petition: for primary approval of a 2-lot minor subdivision to be known as MAPLE VIEW MINOR.  
 Location: north side of CR 40, 720 ft. West of CR 21, common address of 20129 CR 40 in Elkhart Township. (MI-0897-2024)
- E. Petitioner: Geoff Boyle **(page 5)**  
 represented by Abonmarche Consultants  
 Petition: for primary approval of a 2-lot minor subdivision to be known as *PINE MILL*.  
 Location: north side of SR 120, 420 ft. West of CR 131, in York Township. (MI-0875-2024)
- F. Petitioner: David W. Bowman **(page 6)**  
 represented by B. Doriot & Associates, Inc.  
 Petition: for primary approval of a 2-lot minor subdivision to be known as *MYERS COUNTY ROAD 31 MINOR*.  
 Location: west side of CR 31, 450 ft. North of CR 18, in Jefferson Township. (MI-0898-2024)

**SECONDARY APPROVALS**

- G. Petitioner: Steeplechase Homes LLC **(page 7)**  
 represented by Surveying and Mapping  
 Petition: for secondary approval of a 29 lot major subdivision to be known as TERRA SUBDIVISION SECTION 2.  
 Location: south end of Tasha Dr., 790 ft. south of State Line Rd., in York Township. (MA-0849-2024)

The Elkhart County Plat Committee is meeting on Thursday February 13, 2025, 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](http://www.elkhartcountyplanninganddevelopment.com) at **9:00 am** on February 13, 2025 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=me49879b63106858c7c77adf3968bb0b2>

**MINUTES**  
**ELKHART COUNTY PLAT COMMITTEE MEETING**  
**HELD ON THE 9TH DAY OF JANUARY 2025 AT 9:00 A.M. IN THE**  
**MEETING ROOM OF THE ADMINISTRATION BUILDING**  
**117 N. 2<sup>ND</sup> 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: Jason Auvil, Planning Manager; Danielle Richards, Planner; Danny Dean, Planner; and James W. Kolbus, Attorney for the Board.

**Roll Call.**

**Present: Phil Barker, Steve Edwards, Steve Warner, Lori Snyder, Steven Clark.**

2. A motion was made and seconded (*Edwards/Barker*) that the minutes of the last regular meeting of the Elkhart County Plat Committee, held on the 12th day of December 2024, be approved as submitted. The motion was carried with a unanimous vote.

3. A motion was made and seconded (*Edwards/Clark*) that the Elkhart County Development 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 W & E YODER MINOR SUBDIVISION, for Weldon Yoder & Elnora Yoder, Husband & Wife represented by Hand to the Plow Surveying, on property located on the South side of CR 56, 2,250 ft. East of CR 100, common address of 30090 CR 56 in Locke 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-0825-2024*.

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

**Motion: Action:** Approve, **Moved by** Lori Snyder, **Seconded by** Steve Edwards that this request for primary approval of a 1-lot minor subdivision to be known as W & E YODER MINOR SUBDIVISION be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

5. The application for primary approval of a 1-lot minor subdivision to be known as BOWMAN MINOR SUBDIVISION, for Murray D. Bowman & Helen S. Bowman represented by Land & Boundary LLC, on property located on the South side of CR 40, 1,290 ft. West of CR 21, common address of 20240 CR 40 in Elkhart Township, zoned A-1, was presented at this time.

Danielle Richards presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0857-2024*.

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

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

6. The application for primary approval of a 3-lot minor subdivision to be known as HOFFMAN FARM MINOR, for Mitchell L. Hoffman & Monica Hoffman Yoder represented by Abonmarche Consultants, on property located on the Northeast corner of CR 26 & Old CR 17, common address of 22151 CR 26 in Concord Township, zoned A-1, was presented at this time.

Danielle Richards presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0862-2024*.

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

**Motion: Action:** Approve, **Moved by** Lori Snyder, **Seconded by** Phil Barker that this request for primary approval of a 3-lot minor subdivision to be known as HOFFMAN FARM MINOR 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 RECYCLING WORKS INDUSTRIAL DPUD, FIRST REPLAT, for Fir Properties LLC represented by Jones Petrie Rafinski, on property located on the West side of CR 7, 1,650 ft. North of CR 26, common address of 59535 CR 7 in Concord Township, zoned M-2, was presented at this time.

Jason Auvil presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0864-2024*.

Mr. Warner asked if there were any future plans to expand this facility. Mr. Auvil stated that there are no immediate plans at this time.

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

**Motion: Action:** Approve, **Moved by** Steve Warner, **Seconded by** Steven Clark that this request for primary approval of a 2-lot minor subdivision to be known as RECYCLING WORKS INDUSTRIAL DPUD, FIRST REPLAT be approved in accordance with the Staff Analysis. The motion was carried with a unanimous vote.

8. The application for primary approval of a 1-lot minor subdivision to be known as HAGY MINOR, for Austin Hagy & Abigail Tejada represented by Advanced Land Surveying of Northern Indiana, Inc., on property located on the East side of CR 11, 850 ft. South of CR 4, common address of 52158 CR 11 in Osolo Township, zoned A-1, was presented at this time.

Danielle Richards presented the Staff Report/Staff Analysis, which is attached for review as *Case #MI-0861-2024*.

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

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

9. The meeting was adjourned at 9:10 AM

Respectfully submitted,

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Amber Weiss, Recording Secretary

# ***Plat Committee Staff Report***

*Prepared by the Department of Planning and Development*

*Hearing Date:* February 13, 2025

*Transaction Number:* MI-0010-2025.

*Parcel Number(s):* 20-06-14-201-011.000-009.

*Existing Zoning:* R-1.

*Petition:* For primary approval of a 3-lot minor subdivision to be known as DUNKIN MINOR SUBDIVISION.

*Petitioner:* Kevin Dunkin, represented by Land & Boundary, LLC.

*Location:* East side of CR 13, 375 ft. south of CR 16, in Concord Township.

*Site Description:* Proposed lot 1 is 1.01 acres, square in shape, with an existing residence and driveway. Proposed lot 2 is 3.35 acres, rectangular in shape, with a proposed residence, existing accessory structures, and an existing driveway. Proposed lot 3 is 1.56 acres, rectangular in shape, with access to CR 13 across lot 2.

*History and General Notes:*

- **January 15, 2025** – The Hearing Officer approved a variance for no road frontage with easement access for lot 3 and a lot width variance for 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 Development Ordinance.

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

# PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development  
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

MI-0010-2025

Minor Subdivision - Primary

Date: 01/06/2025 Meeting Date: February 13, 2025  
Plan Commission Hearing (Subdivision) Transaction #: MI-0010-2025

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

Contacts: Applicant	Land Owner	Private Surveyor	Private Surveyor
Land And Boundary Llc 401 S 3Rd Street Goshen, IN 46526	Kevin Dunkin 57072 County Road 13 Elkhart, IN 46516	Land & Boundary Llc 401 South 3Rd St Goshen, IN 46526	Land And Boundary Llc 401 S 3Rd Street Goshen, IN 46526

Site Address: 57072 County Road 13 Elkhart, IN 46516	Parcel Number: 20-06-14-201-011.000-009
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Township: Concord  
Location: East Side of CR 13, 375 ft. South of CR 16

Subdivision:	Lot #
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Lot Area:	Frontage:	Depth:
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Zoning: R-1	NPO List:
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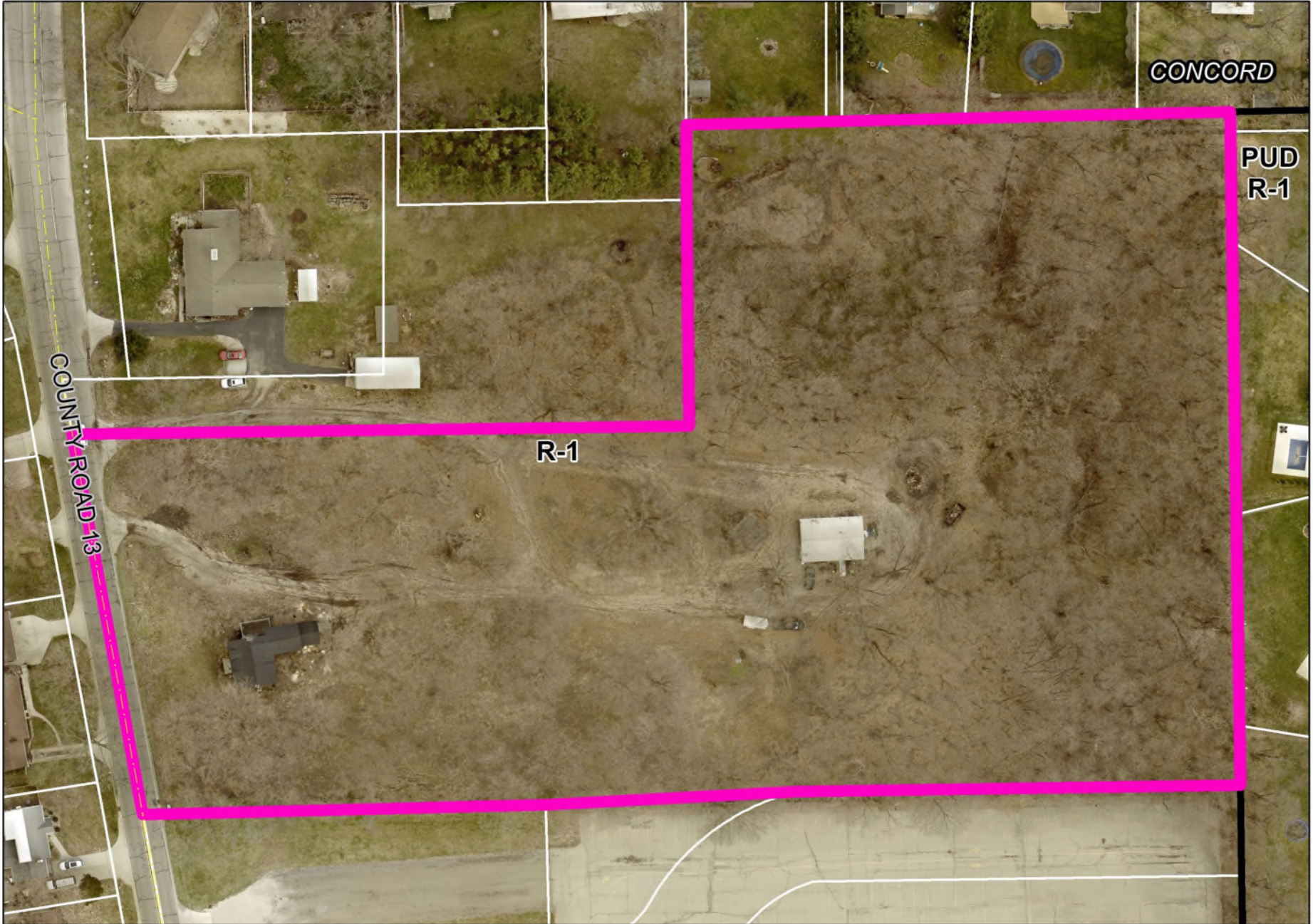
Present Use of Property:

Legal Description:

Comments: REFER TO DV-0884-2024, HEARING SCHEDULED 1/15/2024:  
PROPOSED LOT 1 WILL HAVE EXISTING RESIDENCE. PROPOSED LOT 2 WILL HAVE 60 FT OF ROAD FRONTAGE,  
AND PROPOSED LOT 3 WILL BE SERVED BY ACCESS EASEMENT THRU LOT 2.  
PARCEL CREATED 9/30/1969  
SEE CODE CASE #0424-2017 WHICH HAS BEEN CLEARED PER KEVIN W  
DO NOT SEE BUILDING PERMITS FOR EXISTING OUT-BUILDINGS IN ENERGGOV - KB 12/16/2024

Applicant Signature:

Department Signature:



CONCORD

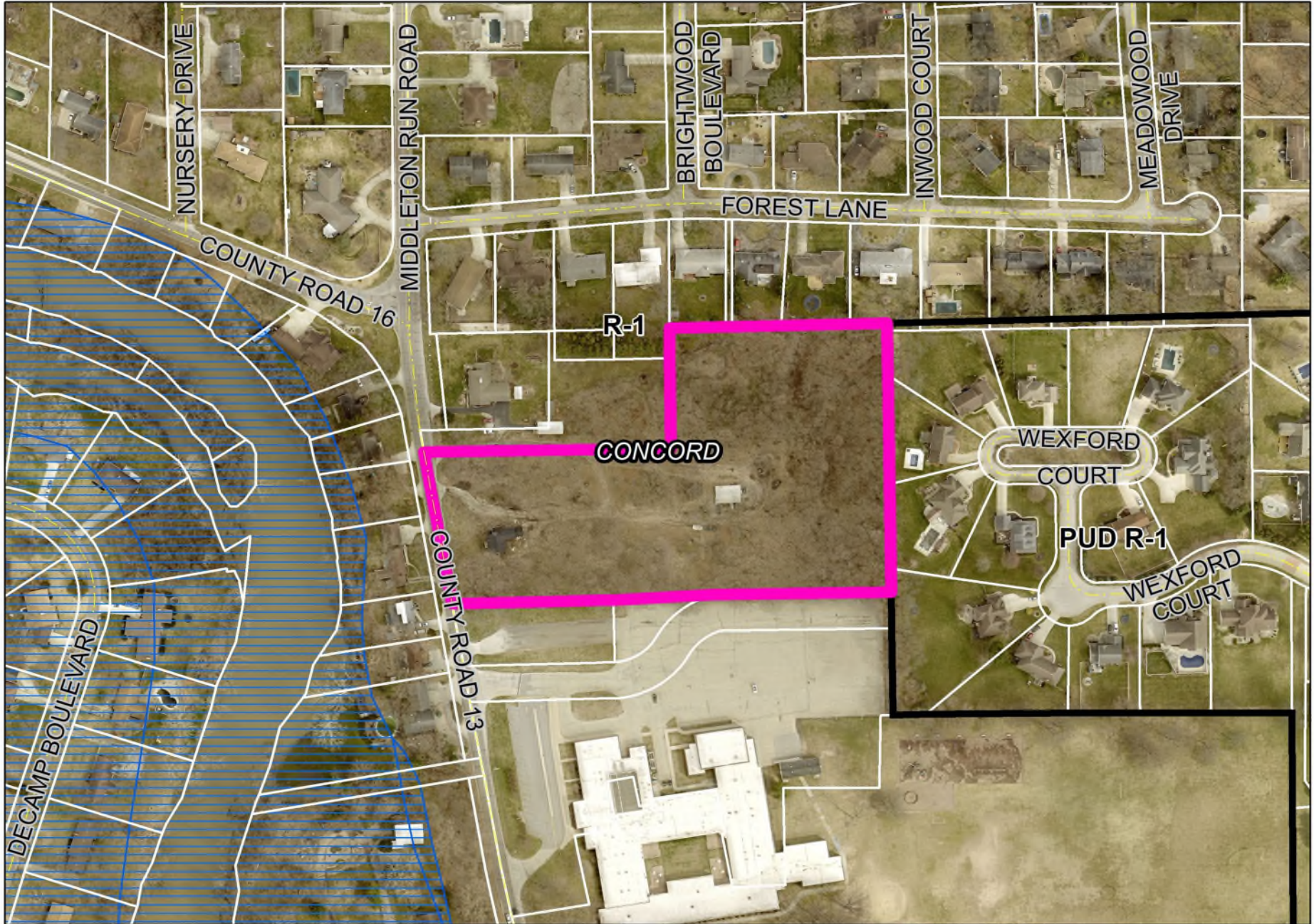
PUD  
R-1

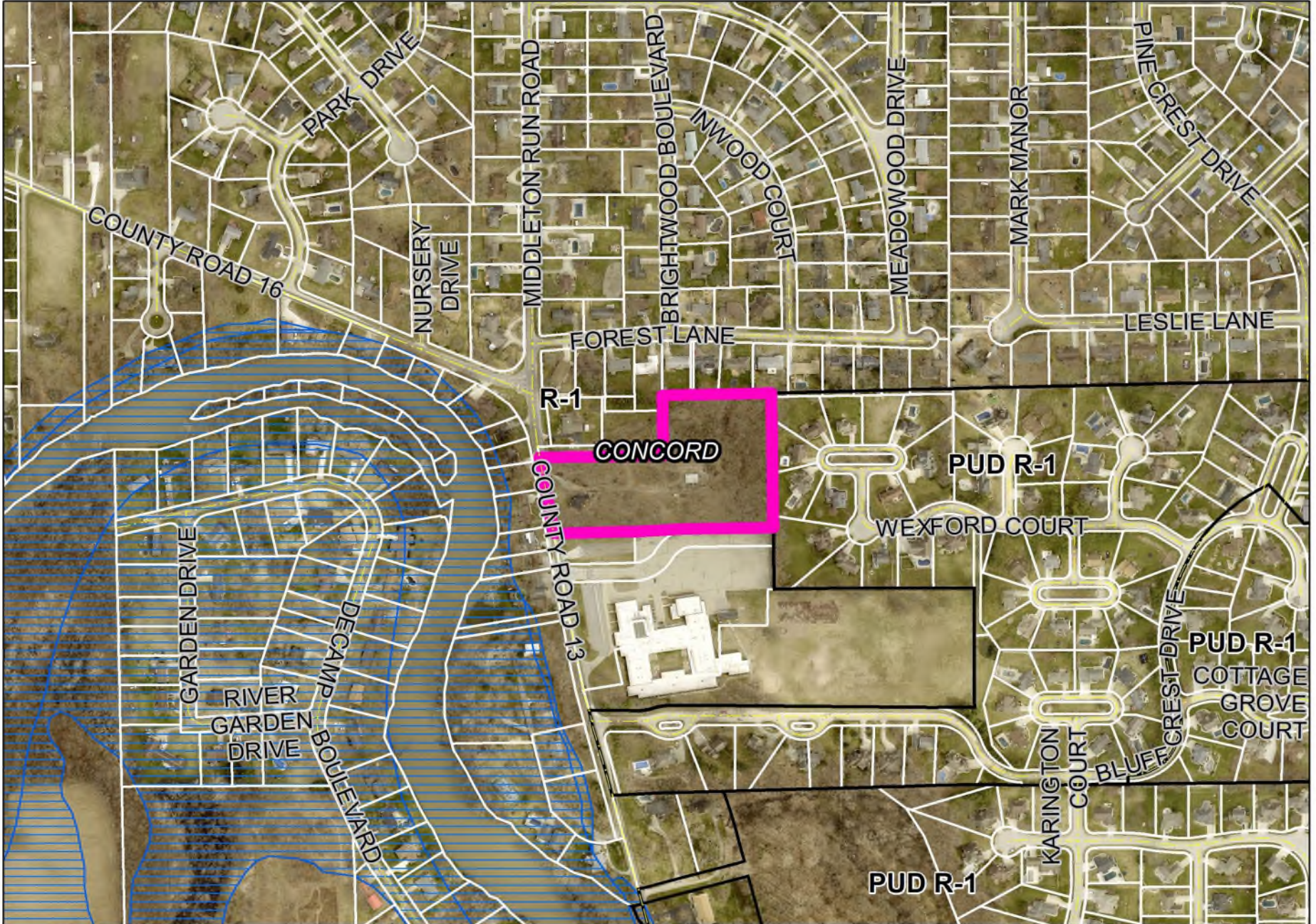
R-1

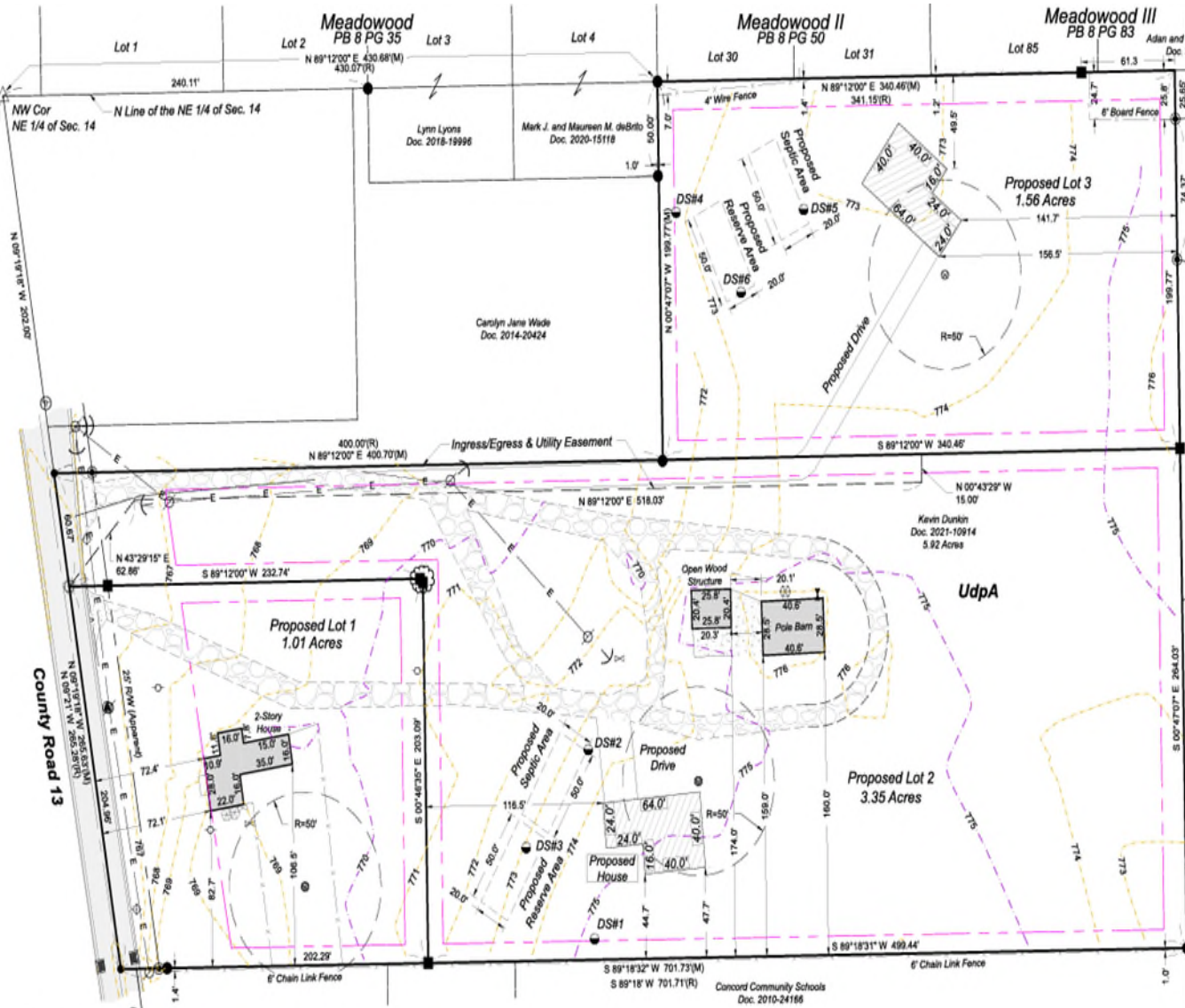
COUNTY ROAD 13











- 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.
  - 4 - The accessory structures on Lot 2 may only be used in conjunction with a primary structure (such as a residence) unless another proceeding (such as BZA action or a rezoning) gives them Primary status.
  - 5 - Lot 1 is connected to the Elkhart City sewer. Lot 2 will be served by a proposed septic or a City approved connection to the sewer and well to meet the requirements of the Elkhart County Health department. Lot 3 will be served by a proposed septic and well to meet the requirements of the Elkhart County Health department.
  - 6 - Proposed residence main level floor elevation will be between 8"-12" above existing grade for both proposed houses. Lots 2 and 3 proposed houses will also have basements 9' below main level floor elevation.
  - 7 - Soil Types Are:
    - UdpA - Urban land-Bristol complex, 0-1% slopes; water table > 80"
    - (Source: USDA Web Soil Survey)
  - 8 - Based on scaling from the flood insurance rate map of Elkhart County, Indiana, Map Number 18039C0141D, dated 8-2-2011, the property is located zone "X".
  - 9 - The vertical datum for this survey is NAVD88 taken utilizing GPS equipment and Elkhart County GIS.
  - 10 - Sight distance to the North and South is 350 feet plus for both existing drives along County Road 13. The existing drive to the North is approximately 260 feet South of the intersection of Goshen Ave and County Road 13. Speed Limit for County Road 13 is 30MPH and is also in a school zone.
  - 11 - Development time to be as soon as possible.
  - 12 - Elkhart County Restrictions are in effect.
  - 13 - Building Setbacks
    - 75' Front (from C/L)
    - 10' Side
    - 15' Rear
  - 14 - Site benchmarks
    - BM241007 - 1
    - Rebar with cap "LANDBRO TRAV" set West of the North most West corner of the existing house. Elevation - 767.47'
    - BM241007 - 2
    - Rebar in the West face of a utility pole on the East side of County Road 13 being South of the South drive on the subject parcel. Elevation - 767.19'
  - 15 - This parcel is currently going through the variance process for a Lot with no road frontage and a Lot with reduced road frontage.

Land Description

**Dunkin Minor Subdivision  
Primary Plat**  
the Northeast Quarter (NE1/4) of Section 14,  
Township 37 North, Range 5 East,  
Concord Township, Elkhart County  
State of Indiana

**STATEMENT OF COMPLIANCE**

THIS SUBDIVISION IS FOUND TO BE IN COMPLIANCE WITH THE ELKHART COUNTY SUBDIVISION CONTROL ORDINANCE AND THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY APPROVED AND ACCEPTED TO THE BENEFIT OF ELKHART COUNTY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

ELKHART COUNTY PLAN COMMISSION

BY \_\_\_\_\_  
MAE KRATZER, PLAN DIRECTOR

RECORDER

RECEIVED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

AT \_\_\_\_\_ AND RECORDED IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

\_\_\_\_\_  
KAALA BAKER, RECORDER OF ELKHART COUNTY

AUDITOR

DULY ENTERED FOR TAXATION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025

\_\_\_\_\_  
PATRICIA A. PICKENS, AUDITOR OF ELKHART COUNTY

**DRAINAGE MAINTENANCE CERTIFICATION**

THE MAINTENANCE OF ALL DRAINAGE FACILITIES, INCLUDING CULVERTS AND SWALES SHALL BE THE RESPONSIBILITY OF EACH LOT OWNER, AND NO OWNER SHALL PERMIT, ALLOW OR CAUSE ANY OF SAID FACILITIES TO BE OBSTRUCTED OR REMOVED OR TO IN ANY WAY IMPEDE THE FLOW OF WATER ACROSS OR THROUGH SAID FACILITIES.

IN THE EVENT ANY SUCH FACILITIES BECOMES DAMAGED OR IN DISREPAIR, IT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER TO REPAIR SUCH FACILITIES AT OWNER'S EXPENSE. IN THE EVENT OF OWNER'S FAILURE TO MAINTAIN SUCH DRAINAGE FACILITIES IN GOOD ORDER AND REPAIR, APPROPRIATE GOVERNMENTAL AUTHORITY OF ELKHART COUNTY, INDIANA, MAY REPAIR SUCH DRAINAGE FACILITIES AND INVOICE THE COSTS OF SUCH REPAIR TO THE LAST OWNER. ELKHART COUNTY, INDIANA, IS GRANTED AN EASEMENT ACROSS ALL LOT OWNER'S REAL ESTATE FOR THE PURPOSE OF REPAIRING ANY DRAINAGE FACILITIES ON SAID LOT OWNER'S REAL ESTATE. THE AMOUNT OF ANY ASSESSMENT FOR THE COSTS OF SUCH REPAIR, AS ASSESSED BY SAID GOVERNMENTAL AUTHORITY SHALL CONSTITUTE A LIEN UPON THE REAL ESTATE OF THE LOT OWNER AND AN ENCUMBRANCE UPON THE TITLE TO SAID LOT.

ELKHART COUNTY, INDIANA, IS FURTHER GRANTED A RIGHT OF ACTION FOR THE COLLECTION OF SAID INDEBTEDNESS FROM THE LOT OWNER AND FOR THE FORECLOSURE OF SAID LIEN IN THE MANNER IN WHICH MORTGAGES ARE FORECLOSED UNDER THE LAWS OF THE STATE OF INDIANA. ANY SUCH COLLECTION AND/OR FORECLOSURE ACTION SHALL BE MAINTAINED IN THE COURTS OF GENERAL JURISDICTION OF THE STATE OF INDIANA, AND SHALL BE COMMENCED IN ELKHART COUNTY, INDIANA.

THE BOUNDARY SURVEY FOR THIS PROPERTY IS RECORDED IN ELKHART COUNTY INSTRUMENT NUMBER \_\_\_\_\_

**DEED OF DEDICATION and OWNERS' CERTIFICATION**

THIS IS TO CERTIFY THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE LAND DESCRIBED IN THE PLAT HEREIN, AND THAT WE HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE PLAT UNDER THE STYLE AND TITLE THEREON INDICATED.

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, AS PROPRIETORS, HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT OPPOSITE, THAT SAID SUBDIVISION IS TO BE KNOWN AS DUNKIN MINOR SUBDIVISION, THAT THE LOTS ARE NUMBERED AND HAVE THEIR RESPECTIVE DIMENSIONS GIVEN IN FEET AND DECIMAL PARTS THEREOF, AND THAT THE FACILITIES INCLUDED IN SAID SUBDIVISION ARE HEREBY DEDICATED FOR PUBLIC USE.

\_\_\_\_\_  
KEVIN DUNKIN

STATE OF INDIANA )  
                                  ) ss:  
COUNTY OF ELKHART )

Before me, the undersigned Notary Public in and for said County and State, personally appeared KEVIN DUNKIN and each separately and severally acknowledged the foregoing instrument as their voluntary act and deed for the purposes herein expressed.

Witness my hand and Notarial Seal this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
NOTARY  
\_\_\_\_\_  
[Notary Public's Printed Name]

Resident of \_\_\_\_\_ County. My Commission Expires \_\_\_\_\_

I, TRAVIS R. SHETLER, AFFIRM UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

I, TRAVIS R. SHETLER, HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA. I CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH TITLE 36S, ARTICLE 1, CHAPTER 12, SECTION 1 THROUGH 41 OF THE INDIANA ADMINISTRATIVE CODE, THAT ALL MONUMENTS ARE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF ELKHART COUNTY, INDIANA.

*Travis R. Shetler*  
TRAVIS R. SHETLER, PS #LS21400008 1-6-2025



**Dunkin Minor Subdivision**  
Part of the Northeast Quarter (NE1/4) of Section 14,  
Township 37 North, Range 5 East,  
Concord Township, Elkhart County  
State of Indiana

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**LAND & BOUNDARY**  
The Land and Boundary Resource Office  
401 SOUTH 260 STREET COOSHEN, IN 46035  
(317) 392-8814  
INFO@LANDBOUND.COM

PROJECT NUMBER: 241007  
AUTHORISED BY: TMS  
DRAWING BY: LAR

SCALE: NTS  
DATE OF FIELD WORK: 12-30-2024  
SHEET 1 OF 1

# ***Plat Committee Staff Report***

*Prepared by the Department of Planning and Development*

*Hearing Date:* February 13, 2025

*Transaction Number:* MI-0011-2025.

*Parcel Number(s):* 20-12-14-300-013.000-007.

*Existing Zoning:* A-1.

*Petition:* For primary approval of a 1-lot minor subdivision to be known as MYRON & LUANN KUHNS MINOR.

*Petitioner:* Tri-County Land Trustee Corporation (Land Contract Holder) & Myron Kuhns & Luann Kuhns (Land Contract Purchasers), represented by Advanced Land Surveying of Northern Indiana, Inc.

*Location:* East side of SR 13, 2,800 ft. south of CR 34, in Clinton Township.

*Site Description:* Proposed lot 1 is 9.76 acres, L shaped, with an existing residence and barns and a proposed garage addition.

*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 Development Ordinance.

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

# PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development  
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

MI-0011-2025

Minor Subdivision - Primary

Date: 01/06/2025 Meeting Date: February 13, 2025 Transaction #: MI-0011-2025  
Plan Commission Hearing (Subdivision)

Description: for primary approval of a 1-lot minor subdivision to be known as MYRON & LUANN KUHN'S MINOR

Contacts: <u>Applicant</u>	<u>Contract Purchaser</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
Advanced Land Surveying Of Northern Indiana, Inc. 17120 County Road 46 New Paris, IN 46553	Myron & Luann Kuhns 63524 State Road 13 Goshen, IN 46528	Tri County Land Trustee Corporation (Land Contract Seller) 63524 State Road 13 Goshen, IN 46528	Advanced Land Surveying Of Northern Indiana, Inc. 17120 County Road 46 New Paris, IN 46553

Site Address: 63524 State Road 13 Goshen, IN 46528	Parcel Number: 20-12-14-300-013.000-007
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Township: Clinton  
Location: East Side Of Sr 13, 2,800 ft. South of CR 34

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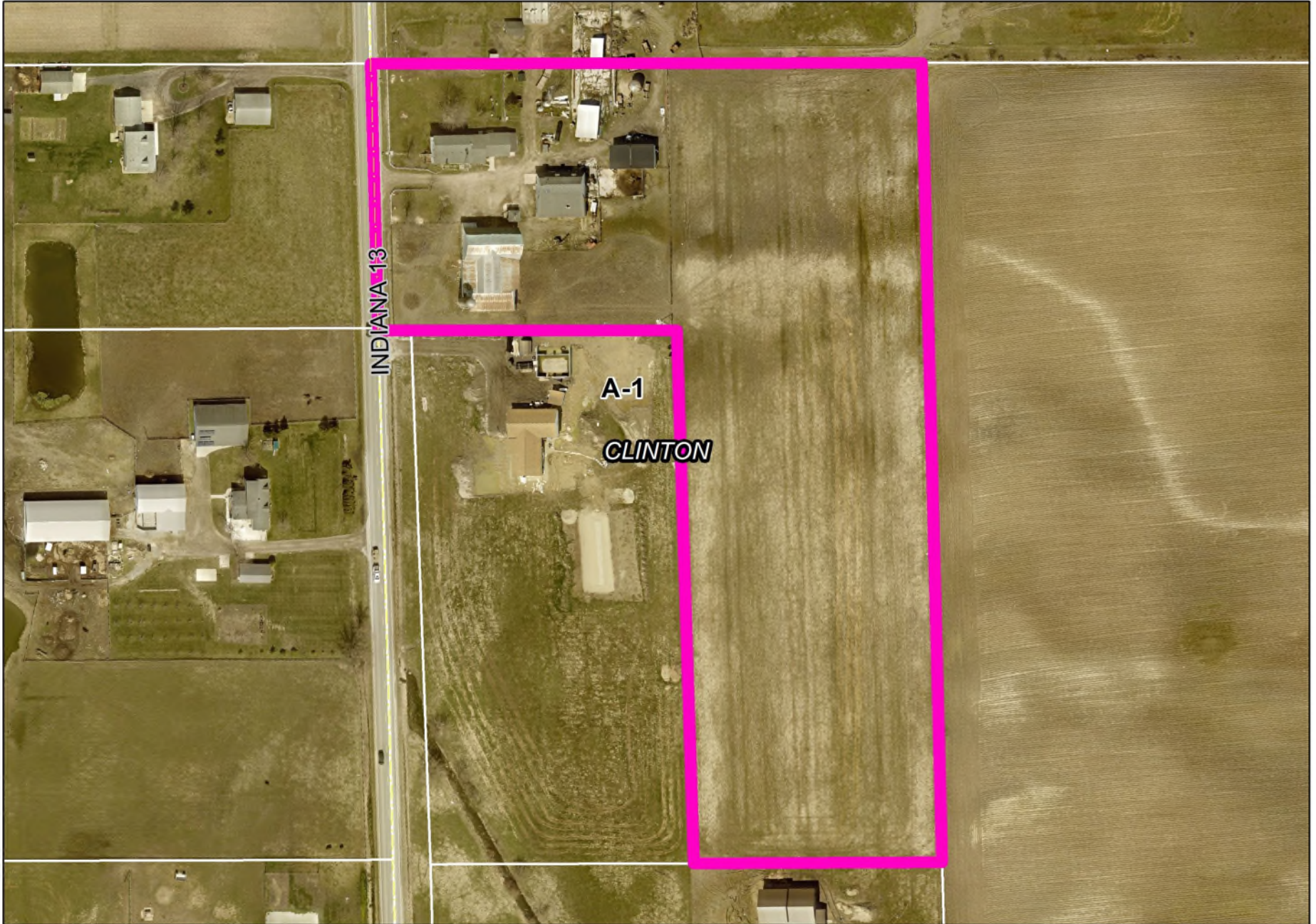
Present Use of Property:

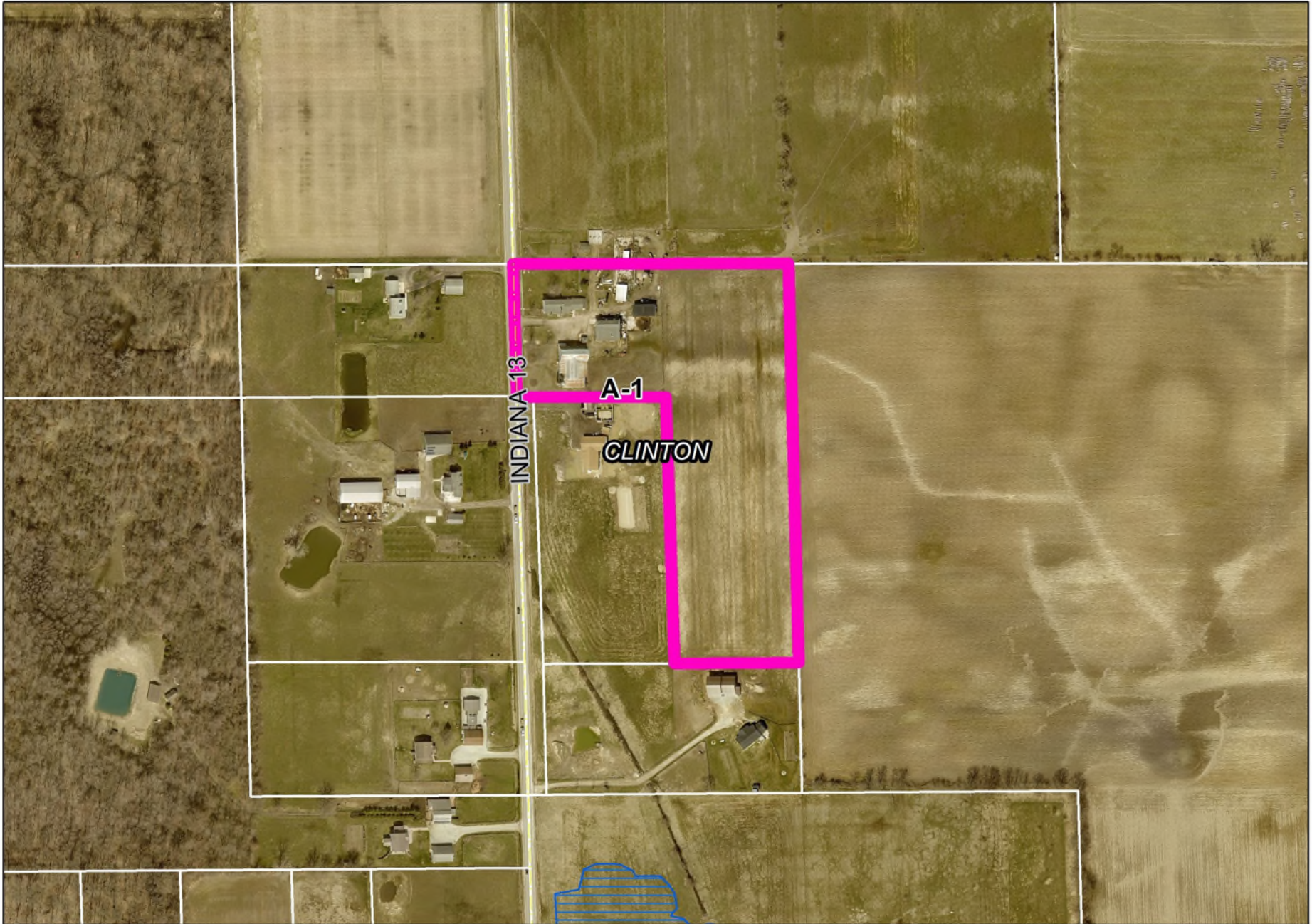
Legal Description:

Comments:

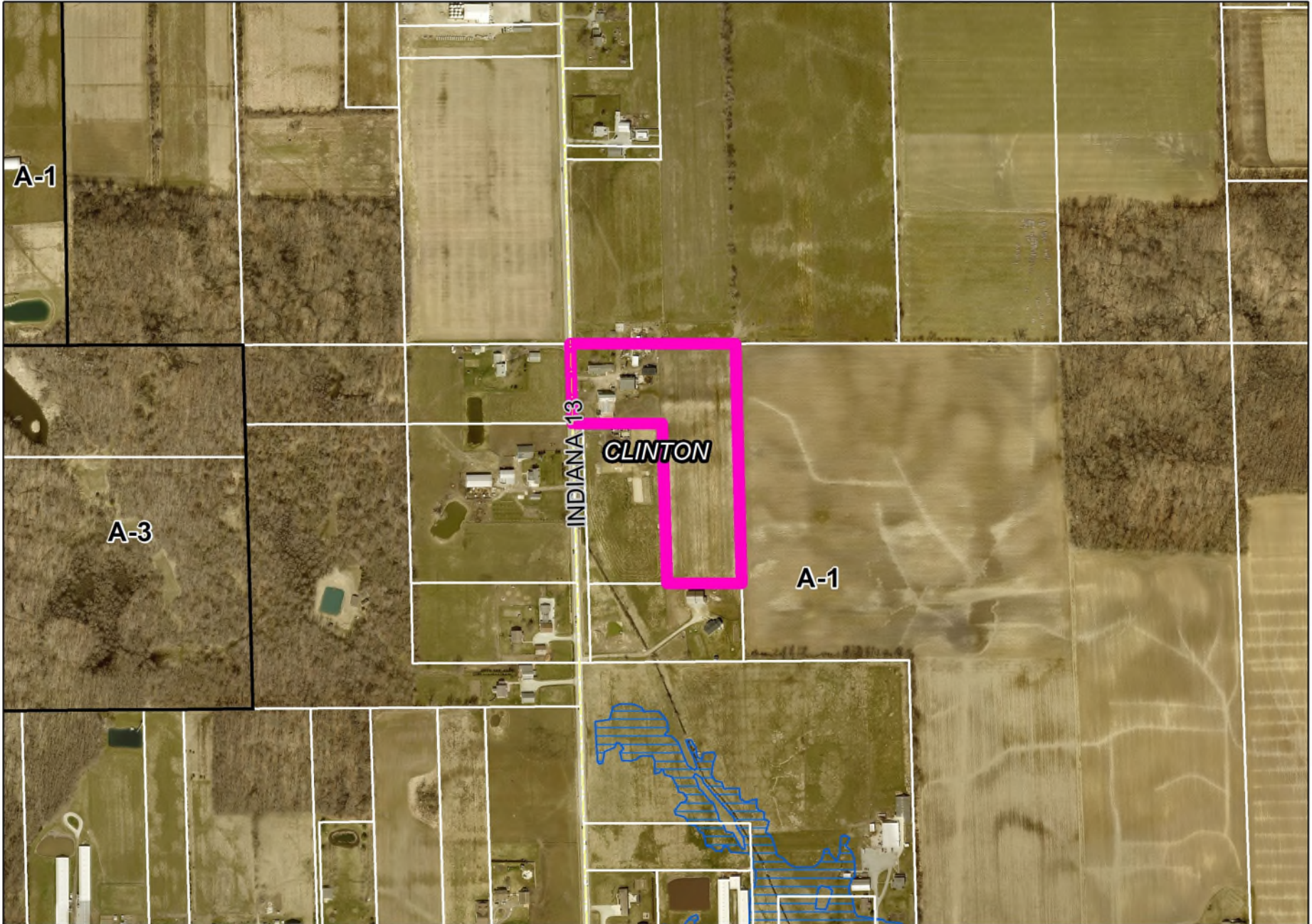
Applicant Signature:

Department Signature:



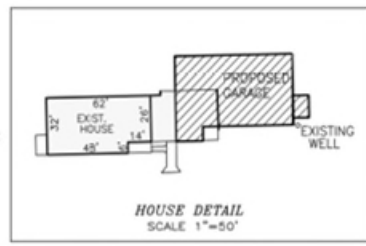
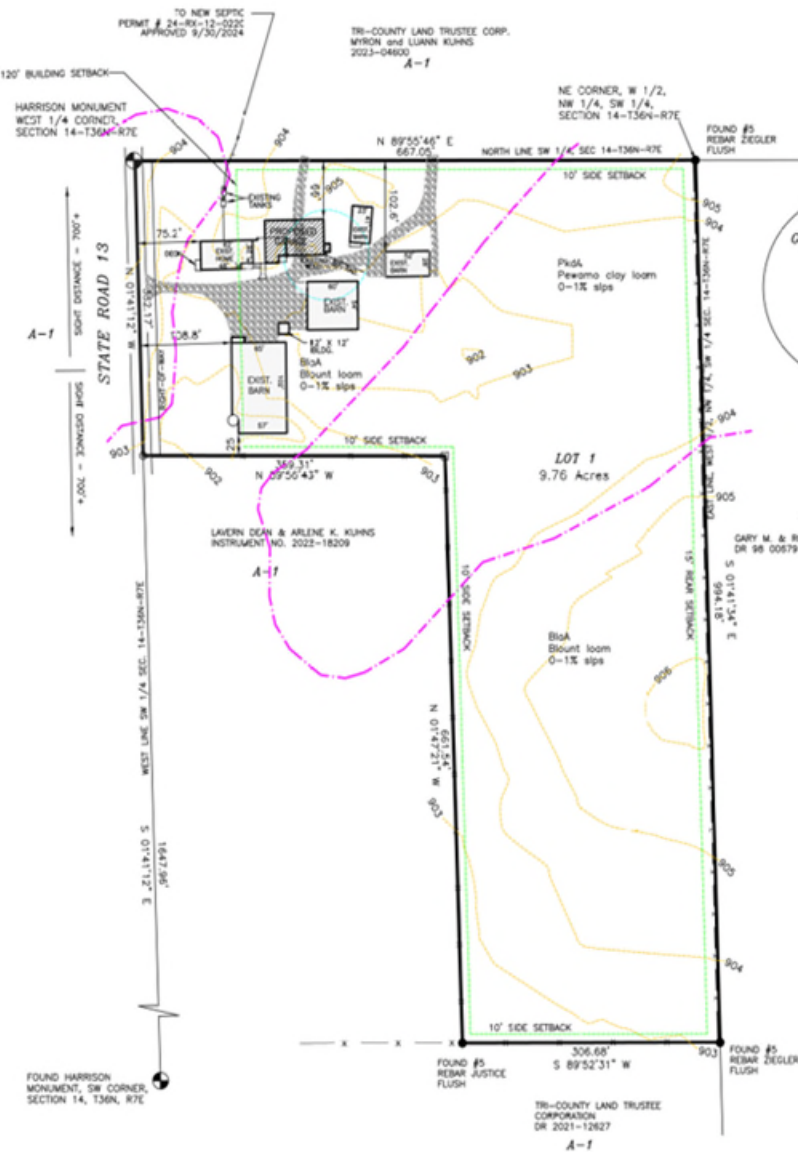






# MYRON & LUANN KUHNS MINOR

A 1 LOT MINOR SUBDIVISION LOCATED IN THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 7 EAST, CLINTON TOWNSHIP, ELKHART COUNTY, INDIANA



### LEGEND

- IRON PIN FOUND
- FENCE POST
- SURVEY MARK SPIKE
- ⊙ SECTION CORNER
- X — X — FENCE
- ▨ PROPOSED CONSTRUCTION
- ▩ GRAVEL DRIVE
- ▤ CONCRETE
- — — EXISTING CONTOURS
- - - - - SOIL SEPARATION LINE

**LEGAL DESCRIPTION**

A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 7 EAST, CLINTON 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 220410 CERTIFIED ON APRIL 15, 2022, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON A HARRISON MONUMENT MARKING THE WEST QUARTER CORNER OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 7 EAST; THENCE NORTH 89 DEGREES 55 MINUTES 46 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 667.05 FEET TO A REBAR (ZIEGLER) AT THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE SOUTH 01 DEGREES 41 MINUTES 34 SECONDS EAST ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 994.18 FEET TO A REBAR (ZIEGLER) AT THE NORTHEAST CORNER OF A TRACT OF LAND CONVEYED TO TRI-COUNTY LAND TRUSTEE CORPORATION IN ELKHART COUNTY DEED RECORD 2021-12627; THENCE SOUTH 89 DEGREES 52 MINUTES 31 SECONDS WEST, WITH THE NORTH LINE OF SAID TRI-COUNTY LAND TRUSTEE CORPORATION LAND, 306.68 FEET TO A REBAR (ALS FIRM 0135); THENCE NORTH 01 DEGREES 47 MINUTES 21 SECONDS WEST, 661.54 FEET TO A WOOD FENCE CORNER POST; THENCE NORTH 89 DEGREES 56 MINUTES 43 SECONDS WEST, 359.31 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE NORTH 01 DEGREES 41 MINUTES 12 SECONDS WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 332.17 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. SAID TRACT CONTAINS 9.76 ACRES, MORE OR LESS.

### NOTES:

- 1) THIS LOT 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 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: Blak Blount loam, 0 to 1% slps, 0.5' - 2.0' to water table depth
- 6) THIS AREA IS NOT IN A FLOODPLAIN AS PER INFORMATION OBTAINED FROM COMMUNITY PANEL NUMBER 180056 01270, EFFECTIVE DATE OF AUGUST 2, 2011.
- 7) FINISH GRADE OF LOT TO REMAIN AS CLOSE AS POSSIBLE TO EXISTING GRADE.
- 8) CONTOUR DATA SOURCE IS GPS, INDIANA CORP, NAVD 83, INDIANA EAST ZONE.
- 9) ELKHART COUNTY RESTRICTIONS ARE IN EFFECT.
- 10) DEVELOPMENT PLANNED AS SOON AS POSSIBLE.
- 11) SITE FLOWS TO MCALLISTER DITCH WHICH IS APPROX. 775' TO THE SOUTH.

PROPERTY ADDRESS: 63524 STATE ROAD 13  
GOSHEN, INDIANA 46528

OWNERS: TRI-COUNTY LAND TRUSTEE CORPORATION  
MYRON and LUANN KUHNS

ADVANCED LAND SURVEYING  
OF NORTHERN INDIANA INC.  
17120 COUNTY ROAD 46, NEW PARIS,  
INDIANA 46553  
(574) 849-4728  
RONNIE L. JUSTICE, PS



**MYRON & LUANN KUHN'S MINOR**

**A 1 LOT MINOR SUBDIVISION LOCATED IN THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 7 EAST, CLINTON TOWNSHIP, ELKHART COUNTY, INDIANA**

STATEMENT OF COMPLIANCE

THIS SUBDIVISION IS FOUND TO BE IN COMPLIANCE WITH THE ELKHART COUNTY DEVELOPMENT ORDINANCE AND THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY APPROVED AND ACCEPTED TO THE BENEFIT OF ELKHART COUNTY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025

ELKHART COUNTY PLAN COMMISSION

BY: \_\_\_\_\_  
MAE KRATZER, PLAN DIRECTOR

RECORDER

RECEIVED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025  
AT \_\_\_\_\_ AND RECORDED IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

KAALA BAKER - RECORDER OF ELKHART COUNTY

ALDITOR

DULY ENTERED FOR TAXATION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025

PATRICIA A. PICKENS - AUDITOR OF ELKHART COUNTY

DRAINAGE MAINTENANCE CERTIFICATION:

THE MAINTENANCE OF ALL DRAINAGE FACILITIES, INCLUDING CULVERTS AND SWALES SHALL BE THE RESPONSIBILITY OF EACH LOT OWNER, AND NO OWNER SHALL PERMIT, ALLOW OR CAUSE ANY OF SAID FACILITIES TO BE OBSTRUCTED OR REMOVED OR TO IN ANY WAY IMPEDE THE FLOW OF WATER ACROSS OR THROUGH SAID FACILITIES.

IN THE EVENT ANY SUCH FACILITIES BECOMES DAMAGED OR IN DISREPAIR, IT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER TO REPAIR SUCH FACILITIES AT OWNER'S EXPENSE. IN THE EVENT OF OWNER'S FAILURE TO MAINTAIN SUCH DRAINAGE FACILITIES IN GOOD ORDER AND REPAIR, APPROPRIATE GOVERNMENTAL AUTHORITY OF ELKHART COUNTY, INDIANA, MAY REPAIR SUCH DRAINAGE FACILITIES AND INVOICE THE COSTS OF SUCH REPAIR TO THE LAST OWNER. ELKHART COUNTY, INDIANA, IS GRANTED AN EASEMENT ACROSS A LOT OWNER'S REAL ESTATE FOR THE PURPOSE OF REPAIRING ANY DRAINAGE FACILITIES ON SAID LOT OWNER'S REAL ESTATE. THE AMOUNT OF ANY ASSESSMENT FOR THE COSTS OF SUCH REPAIR, AS ASSESSED BY SAID GOVERNMENTAL AUTHORITY SHALL CONSTITUTE A LIEN UPON THE REAL ESTATE OF THE LOT OWNER AND AN ENCUMBRANCE UPON THE TITLE TO SAID LOT.

ELKHART COUNTY, INDIANA, IS FURTHER GRANTED A RIGHT OF ACTION FOR THE COLLECTION OF SAID INDEBTEDNESS FROM THE LOT OWNER AND FOR THE FORECLOSURE OF SAID LIEN IN THE MANNER IN WHICH MORTGAGES ARE FORECLOSED UNDER THE LAWS OF THE STATE OF INDIANA. ANY SUCH COLLECTION AND/OR FORECLOSURE ACTION SHALL BE MAINTAINED IN THE COURTS OF GENERAL JURISDICTION OF THE STATE OF INDIANA, AND SHALL BE COMMENCED IN ELKHART COUNTY, INDIANA.

THIS SURVEY IS LOCATED IN AN AREA THAT IS CURRENTLY ZONED A-1 (AGRICULTURAL), AS SUCH NORMAL AGRICULTURAL OPERATION INCLUDING THE OPERATION OF MACHINERY, THE PRIMARY PROCESSING OF AGRICULTURAL PRODUCTS, AND ALL NORMAL AGRICULTURAL OPERATIONS PERFORMED IN ACCORDANCE WITH GOOD HUSBANDRY PRACTICES ARE PERMITTED TO BE CONDUCTED ON ADJOINING PROPERTIES.

THE BOUNDARY SURVEY FOR THIS BOUNDARY IS RECORDED IN INSTRUMENT NUMBER 2022-15216 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

DEED OF DEDICATION and OWNERS CERTIFICATION

THIS IS TO CERTIFY THAT WE, THE UNDERSIGNED, ARE THE OWNER(S) OF THE LAND DESCRIBED IN THE PLAT HEREIN, AND THAT WE HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE PLAT UNDER THE STYLE AND TITLE THEREON INDICATED.

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, AS PROPRIETORS, HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT OPPOSITE, THAT SAID SUBDIVISION IS TO BE KNOWN AS MYRON & LUANN KUHN'S MINOR, THAT THE LOTS ARE NUMBERED AND HAVE THEIR RESPECTIVE DIMENSIONS GIVEN IN FEET AND DECIMAL PARTS THEREOF, AND THAT THE FACILITIES INCLUDED IN SAID SUBDIVISION ARE HEREBY DEDICATED FOR PUBLIC USE.

\_\_\_\_\_  
DANIEL A. BONTRAGER, TREASURER  
TRI-COUNTY LAND TRUSTEE CORPORATION

\_\_\_\_\_  
MYRON KUHN, LAND CONTRACT HOLDER

\_\_\_\_\_  
LUANN KUHN, LAND CONTRACT HOLDER

STATE OF INDIANA )  
COUNTY OF ELKHART )SS:

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED DANIEL A. BONTRAGER, MYRON KUHN and LUANN KUHN, AND EACH SEPARATELY AND SEVERALLY ACKNOWLEDGED THE FOREGOING INSTRUMENT AS THEIR VOLUNTARY ACT AND DEED FOR THE PURPOSES HEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

\_\_\_\_\_  
NOTARY

JENNIFER L. JUSTICE

RESIDENT OF ELKHART COUNTY

MY COMMISSION EXPIRES MAY 30, 2030

VICINITY MAP

NO SCALE



PROPERTY ADDRESS: 63524 STATE ROAD 13  
GOSHEN, INDIANA 46528

OWNERS: TRI-COUNTY LAND TRUSTEE CORPORATION  
L/C MYRON and LUANN KUHN

I, RONNIE L. JUSTICE, AFFIRM UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

I, RONNIE L. JUSTICE, HEREBY CERTIFY THAT I AM A LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA. I CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12, SECTION 1 THROUGH 41 OF THE INDIANA ADMINISTRATIVE CODE, THAT ALL MONUMENTS ARE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE DEVELOPMENT ORDINANCE OF ELKHART COUNTY, INDIANA.

SIGNATURE \_\_\_\_\_  
Ronnie L. Justice



ADVANCED LAND SURVEYING  
OF NORTHERN INDIANA INC.  
17 20 COUNTY ROAD 46, NEW PARIS,  
INDIANA 46553  
(574) 849-4728  
RONNIE L. JUSTICE, PS

DATE: DECEMBER 30, 2024 PROJECT NUMBER: 241112

# *Plat Committee Staff Report*

*Prepared by the Department of Planning and Development*

**Hearing Date:** February 13, 2025

**Transaction Number:** MI-0014-2025.

**Parcel Number(s):** 20-16-22-400-007.000-003.

**Existing Zoning:** A-1.

**Petition:** For primary approval of a 1-lot minor subdivision to be known as D&E TROYER MINOR SUBDIVISION.

**Petitioner:** Tri-County Land Trustee Corporation (Land Contract Holder) & Dean J. Troyer & Edna M. Troyer (Land Contract Purchasers), represented by Hand to the Plow Surveying.

**Location:** North side of CR 50, 660 ft. west of US 33, in Benton Township.

**Site Description:** Proposed lot 1 is 7.5 acres, rectangular in shape. Existing improvements include a residence, accessory structures, and driveway. Proposed improvements include a fuel containment area, truck storage building, and commercial driveway for a proposed fuel business.

**History and General Notes:**

- **June 17, 2010** – The BZA approved a Special Use for a mobile home at the southeast corner of the parcel. The mobile home was removed around 2015.
- **February 20, 2025** – The BZA will consider a Special Use for a home workshop/business for a fuel storage and delivery business.

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

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

# PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development  
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

MI-0014-2025

Minor Subdivision - Primary

Date: 01/06/2025 Meeting Date: February 13, 2025 Transaction #: MI-0014-2025  
Plan Commission Hearing (Subdivision)

Description: for primary approval of a 1-lot minor subdivision to be known as D&E TROYER MINOR SUBDIVISION

<u>Contacts: Applicant</u>	<u>Contract Purchaser</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
Hand To The Plow Surveying 5678 W 350 S. Albion, IN 46701	Dean & Edna Troyer 12383 County Road 50 Syracuse, IN 46567	Tri-County Land Trustee Corporation (Land Contract Holder) 12383 County Road 50 Syracuse, IN 46567	Hand To The Plow Surveying 5678 W 350 S. Albion, IN 46701

Site Address: 12383 County Road 50 Syracuse, IN 46567	Parcel Number: 20-16-22-400-007.000-003
--	---

Township: Benton  
Location: North Side Of County Road 50, 660 ft. West Of Us 33

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

Lot Area:	Frontage:	Depth:
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Zoning: A-1	NPO List:
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Present Use of Property:

Legal Description:

Comments: ALSO FILING FOR SPECIAL USE FOR STORAGE TANKS

Applicant Signature:

Department Signature:

MI-0014-2025





MI-0014-2025



COUNTY ROAD 50

U.S. 33

INDIANA 13



# D&E TROYER MINOR SUBDIVISION

## Primary Plat

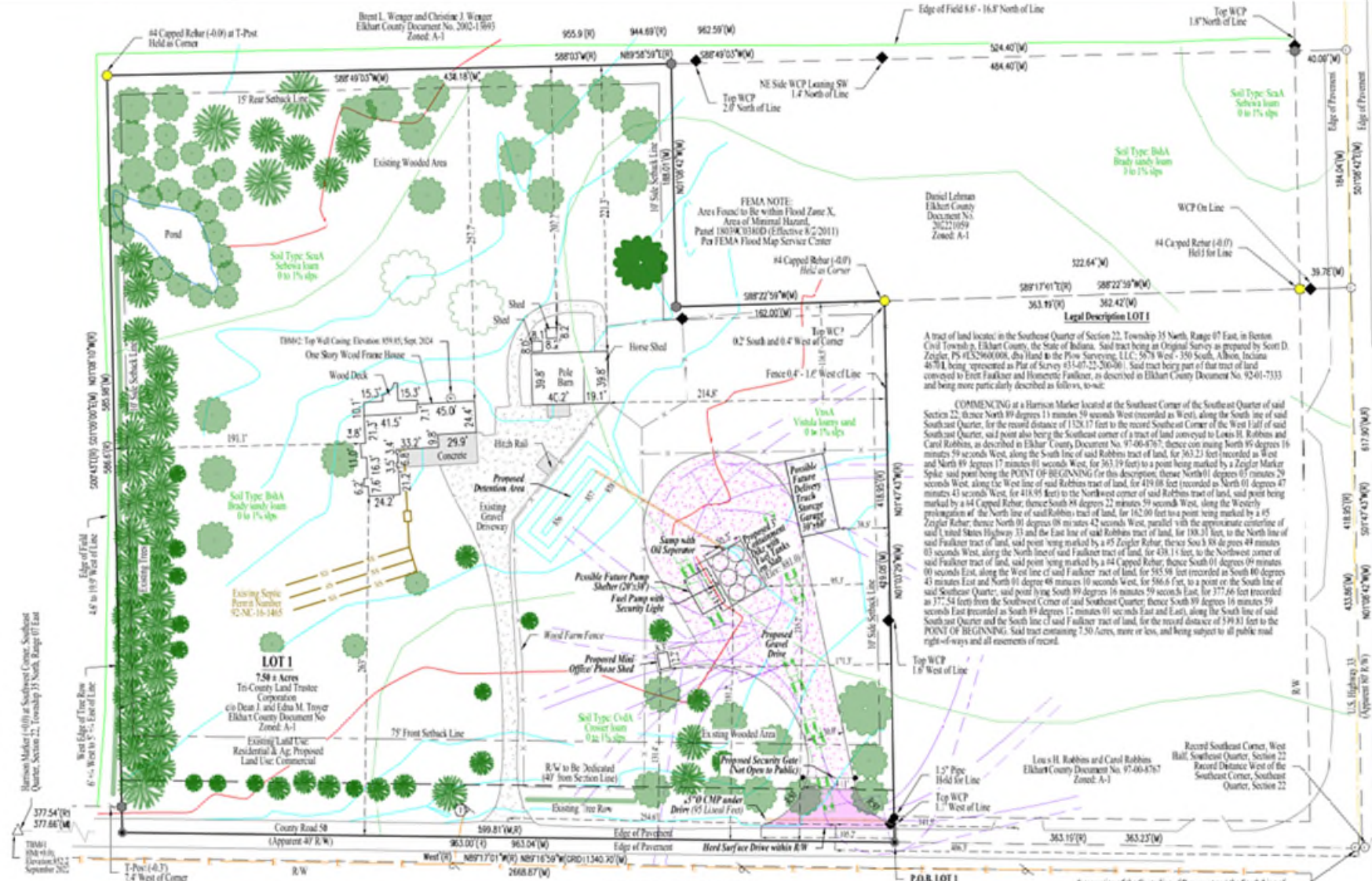
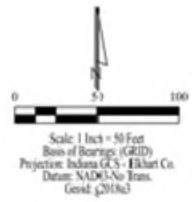
Part of the Southeast Quarter of Section 22, Township 35 North,  
Range 07 East, Benton Civil Township, Elkhart County, Indiana

### LAND SURVEYOR'S CERTIFICATE

I, Scott D. Zeigler, hereby certify that I am a Land Surveyor licensed in compliance with the laws of the State of Indiana and certify that this plat of survey correctly represents a survey completed under my direction on **January 3, 2025**, and that all monuments shown actually exist and their location, type, and material are accurately shown.

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

Scott D. Zeigler, PS #LS2960008  
 Hand to the Flow Surveying, LLC  
 5678 West 350 South, Albion, Indiana 46701  
 scd@flow-surveying.com  
 Cell: (260) 894-0560 Office: (260) 953-0693



- Symbol Legend**
- 44 Rebar Found
  - 45 Rebar Found
  - 45 Zeigler Rebar Set (-0.0)
  - 46 Rebar Found
  - Calculated Point
  - ⊕ Concrete Corner Post Found
  - ⊕ Guy Wire
  - ⊕ Harrison Marker Found - I/M
  - Iron Pipe Found
  - Iron Pipe Post Found
  - ⊕ Mag Nail Found
  - ⊕ Man Hole Cover
  - Marker Spike Found - MCG
  - ⊕ Photo Pod
  - ⊕ Power Pole - PWP
  - ⊕ Railroad Iron Found
  - ⊕ Railroad Spike Found
  - ⊕ Septic Clean Out
  - ⊕ Septic Cover
  - ⊕ Soil Boring - SB
  - ⊕ Well
  - Wood Corner Post - WCP
  - Zeigler Marker Spike Set (-0.0)
- (M) - Measured

Prepared by:  
 Scott D. Zeigler, PS  
 Hand to the Flow Surveying, LLC  
 5678 West 350 South  
 Albion, Indiana 46701  
 scd@flow-surveying.com  
 Cell: (260) 894-0560  
 Office: (260) 953-0693

Property Location:  
 1283 Cr. 58, Syracuse

Date: January 3, 2025 (CE)  
 Revised: 1/23/2025  
 Job Number: 35-07-22-200-002  
 Page ONE of ONE

Harrison Marker (-0.0)  
 Southeast Corner, Southeast  
 Quarter, Section 22, Township  
 35 North, Range 07 East  
 1328.17' (M&R)  
 N89°16'59\"/>

Harrison Marker (-0.0) at Southeast Corner, Southeast Quarter, Section 22, Township 35 North, Range 07 East

Visibility -600 East and West from both Drives

Intersection of the Centerline of Pavement and the South Line of the Southeast Quarter, Section 22, (2.5' West of the Record Corner)

# *Plat Committee Staff Report*

*Prepared by the Department of Planning and Development*

**Hearing Date:** February 13, 2025

**Transaction Number:** MI-0897-2024.

**Parcel Number(s):** 20-11-29-400-022.000-014.

**Existing Zoning:** A-1.

**Petition:** for primary approval of a 2-lot minor subdivision to be known as MAPLE VIEW MINOR.

**Petitioner:** CRN Real Estate, LLC, represented by Niblock Excavating, Inc.

**Location:** North side of CR 40, 720 ft. West of CR 21, in Elkhart Township.

**Site Description:** Proposed lot 1 is 0.5 acres and square in shape, with an existing single-family residence. Proposed lot 2 is 0.55 acres and irregular 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 Development Ordinance.

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

# PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development  
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Minor Subdivision - Primary

MI-0897-2024

Date: 12/19/2024

Meeting Date:

February 13, 2025

Plan Commission Hearing (Subdivision)

Transaction #:

MI-0897-2024

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

Contacts: Applicant

Niblock Excavating, Inc.  
906 Maple Street  
Bristol, IN 46507

Authorized Agent

Niblock Excavating, Inc.  
906 Maple Street  
Bristol, IN 46507

Land Owner

Crn Real Estate Llc  
Po Box 211  
Bristol, IN 46507

Private Surveyor

Niblock Excavating, Inc.  
906 Maple Street  
Bristol, IN 46507

Site Address: 20129 County Road 40  
Goshen, IN 46526

Parcel Number:

20-11-29-400-022.000-014

Township: Elkhart

Location: NORTH SIDE OF CR 40, 720 FT WEST OF CR 21

Subdivision:

Lot #

Lot Area:

Frontage:

Depth:

Zoning: A-1

NPO List:

Present Use of Property:

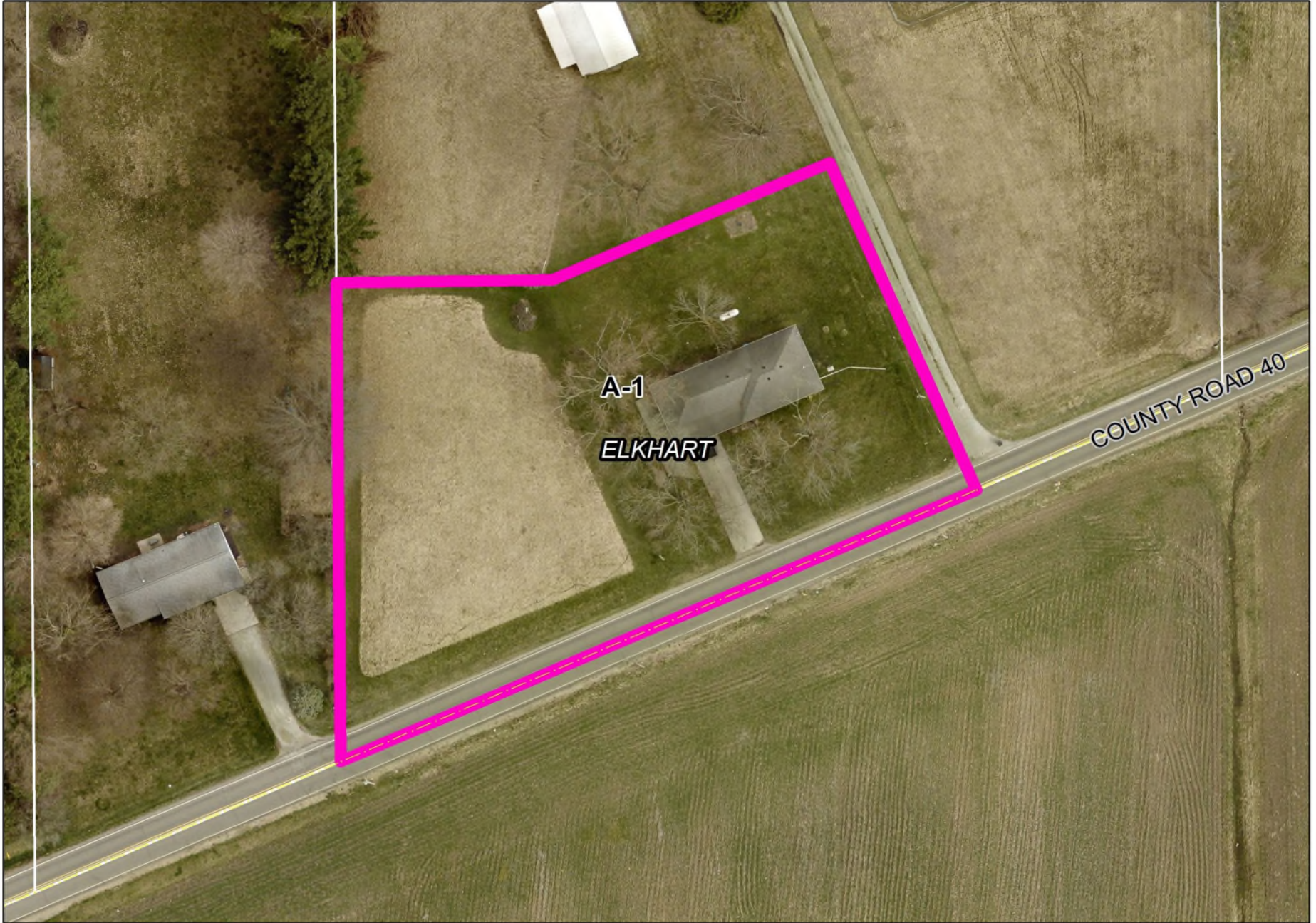
Legal Description:

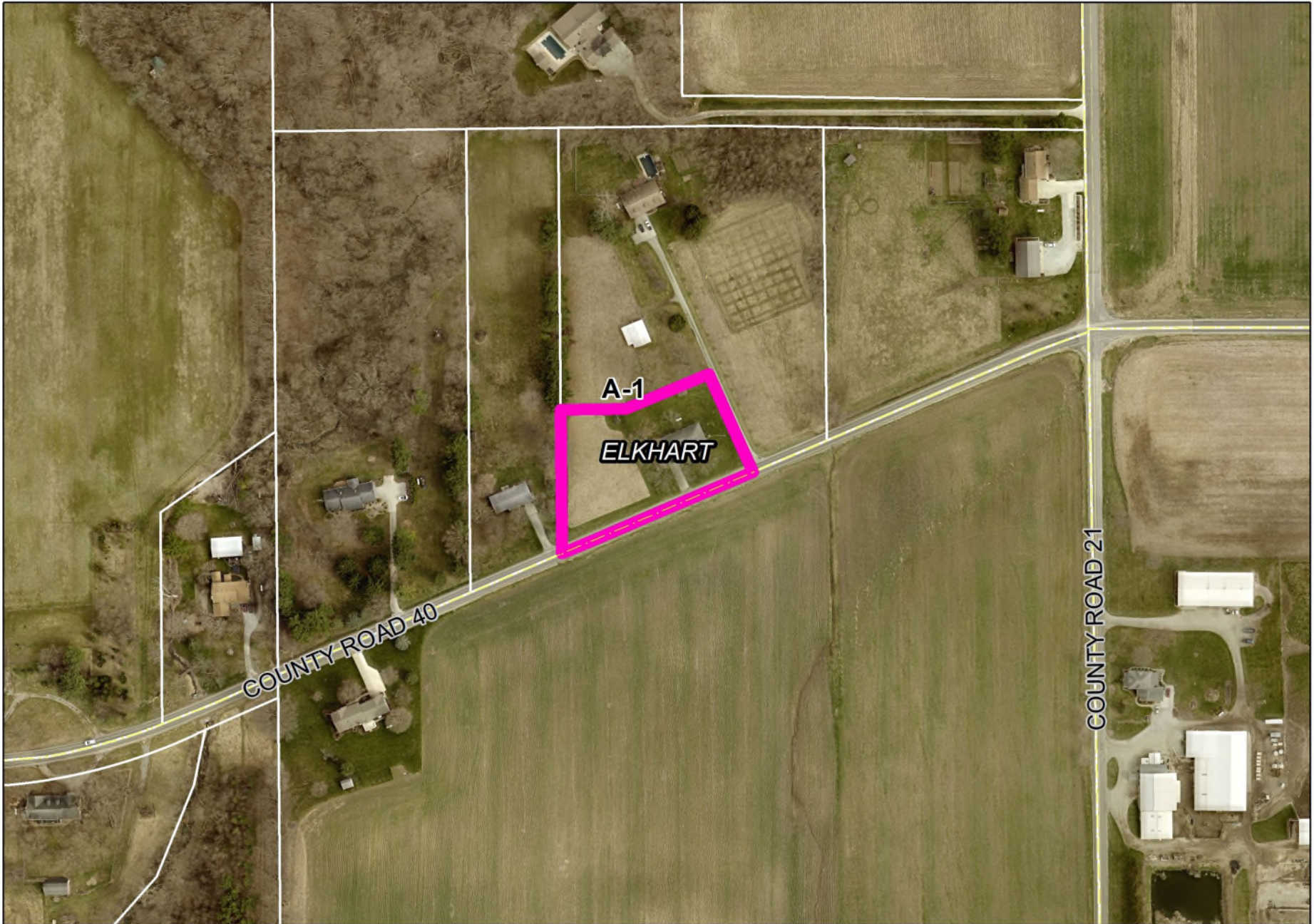
Comments: ME-R-0065-2020- OPEN PERM.

Applicant Signature:

Department Signature:

MI-0897-2024







ADJACENT ZONING: A-1  
 TOTAL ACREAGE: 1.23 ACRES  
 LOT 1 = ±0.50 AC  
 LOT 2 = ±0.55 AC  
 EXISTING R/W = ±0.18 AC

SEPTIC: LOT 1 HAS AN EXISTING CONVENTIONAL SEPTIC SYSTEM IN FUNCTIONING CONDITION, PROPOSED LOT 2 WOULD REQUIRE A CONVENTIONAL SEPTIC SYSTEMS TO BE INSTALLED PER COUNTY HEALTH DEPARTMENT REGULATIONS AND PROCEDURES DURING THE COURSE OF RESIDENTIAL CONSTRUCTION.

STORMWATER: LOTS ARE TO BE GRADED TO PROVIDE SUFFICIENT DRAINAGE AWAY FROM PROPOSED BUILDINGS. ADDITIONAL RUNOFF CREATED BY CONSTRUCTION BE HANDLED ON-SITE. PROPOSED CONSTRUCTION DOES NOT SIGNIFICANTLY INCREASE STORMWATER RUNOFF COEFFICIENT. NO RETENTION/DEFLECTION AREA NEEDED.

DRAINAGE: NO FIELD TILES WERE FOUND DURING THE COURSE OF FIELD INVESTIGATION. THE OVERALL SITE DRAINS FROM A NORTHEAST TO SOUTH DIRECTION TOWARDS TURKEY CREEK AND THE ELKHART RIVER. CONTOURS SHOWN FROM ON-SITE GROUND ELEVATION OBTAINED BY GPS DERIVED MEASUREMENTS. NONE OF THE EXISTING CONDITIONS PERTAINING TO THESE PROPOSED LOTS PRESENT ANY CONDITIONS OR ISSUES WHICH WOULD BE PROBLEMATIC FOR DEVELOPMENTAL PURPOSES.

REGULATED DRAINAGE DITCH: SITE NOT CONNECTED OR ADJACENT TO ANY REGULATED DRAIN

- SOLS:**
- WobB Willamstown-Crozier Complex, 1 to 5 percent slopes
  - RopB Reservoir loam, 0 to 1 percent slopes
  - CvdB Cuddeback-Orlino fine sandy loam, 1 to 5 percent slopes
  - CvB Crozier loam, 1 to 4 percent slopes

SETBACKS (A-1 ZONING)  
 SINGLE FAMILY (M/D SEWER)  
 FRONT: 75'  
 SIDE: 10'  
 REAR: 15'

LOT SIZE (MIN): 20000 SQ.FT.  
 LOT WIDTH (MIN): 100'  
 BUILDING HEIGHT (MAX): 30'

**National Flood Hazard Layer FIRMette**



**PRIMARY PLAN  
 MAPLE VIEW MINOR**  
 A PART OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 29, TOWNSHIP 36 NORTH,  
 RANGE 6 EAST, ELKHART COUNTY, INDIANA

LEGAL DESCRIPTION PER WARRANTY DEED:  
 A PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 6 EAST, ELKHART COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

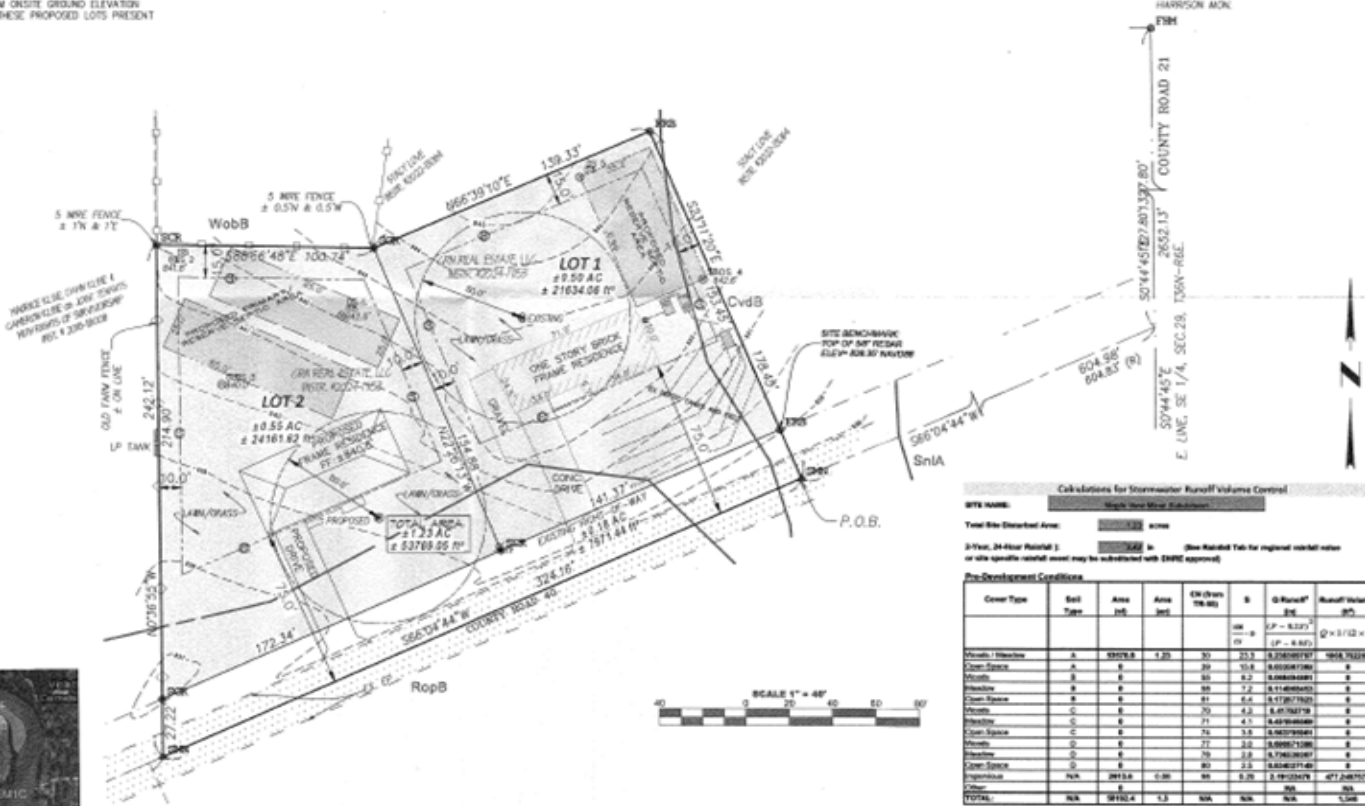
COMMENCING AT A STEEL PLATE MARKING THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 1327.8 FEET ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER AND THE CENTER LINE OF COUNTY ROAD 21 TO AN IRON PIPE; THENCE SOUTH 66 DEGREES 48 MINUTES 05 SECONDS WEST 804.83 FEET ALONG THE CENTERLINE OF COUNTY ROAD 40 TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG THE LAST DESCRIBED LINE AND BEARING 324.16 FEET TO A P.K. NAIL; THENCE NORTH 00 DEGREES 07 MINUTES 05 SECONDS EAST 242.12 FEET TO AN IRON STAKE; THENCE SOUTH 88 DEGREES 08 MINUTES 31 SECONDS EAST 100.57 FEET TO AN IRON STAKE; THENCE NORTH 67 DEGREES 19 MINUTES 05 SECONDS EAST 139.33 FEET; THENCE SOUTH 22 DEGREES 31 MINUTES 28 SECONDS EAST 178.51 FEET TO THE POINT OF BEGINNING.

- LEGEND**
- SET CAPPED REBAR
  - FOUND CAPPED REBAR
  - FOUND REBAR
  - SET MAG NAIL
  - FOUND HARRISON MONUMENT
  - SOL DELINEATION LINE
  - CONTOUR LINE
  - BELLHEAD
  - BUILDING SETBACK (AT DISTANCE INDICATED)
  - SETNER CLEAN OUT
  - SOL BORING
  - TELEPHONE POLE



OWNER:  
 ORN REAL ESTATE, LLC  
 P.O. Box 271  
 Bristol, IN 46507

PROFESSIONAL SURVEYOR:  
 DUANE M. MAIST  
 908 MAPLE ST.  
 BRISTOL, IN 46507  
 574-649-5932



**Calculations for Stormwater Runoff Volume Control**

Site Name: Maple View Minor Subdiv

Total Site Disturbed Area: 1.23 AC

3-Year, 24-Hour Rainfall: 4.12 IN (See Related Tab for regional rainfall rates or site specific rainfall must be substituted with ENR approved)

**Pre-Development Conditions**

Cover Type	Soil Type	Area (sq. ft.)	Area (ac)	CR (From TR-55)	S	Q Runoff	Runoff Volume <sup>1</sup> (cu ft.)
Grass/Forces	A	50000	1.15	30	25.1	3.25000197	1048.753285
Open Space	C	20	0.46	20	50.0	0.00000790	0
Wooded	B	50	1.14	50	6.7	0.00000000	0
Wooded	B	0	0	50	7.2	0.11400000	0
Open Space	C	0	0	21	6.0	0.11700170	0
Wooded	B	0	0	70	6.0	0.00000000	0
Wooded	B	0	0	71	4.1	0.00000000	0
Open Space	C	0	0	74	3.6	0.00000000	0
Wooded	B	0	0	77	2.0	0.00000000	0
Wooded	B	0	0	78	2.0	0.00000000	0
Open Space	C	0	0	80	2.0	0.00000000	0
Impervious	N/A	5000	0.11	50	5.0	0.00000000	0
Grass	N/A	0	0	0	0	0.00000000	0
<b>TOTAL</b>	<b>N/A</b>	<b>50050</b>	<b>1.13</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>1.048</b>

**Post-Development Conditions**

Cover Type	Soil Type	Area (sq. ft.)	Area (ac)	CR <sup>2</sup>	S	Q Runoff <sup>2</sup>	Runoff Volume <sup>2</sup> (cu ft.)
Impervious	N/A	5000	0.11	90	6.7	0.00000000	0
Grass/Forces	A	50000	1.15	30	25.1	3.25000197	1048.753285
Open Space	C	0	0	0	0	0	0
<b>TOTAL</b>	<b>N/A</b>	<b>55000</b>	<b>1.26</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>1.048</b>

**Runoff Volume Increase (%) = 0.00%**

Runoff Volume Increase = (Post Dev. Runoff Volume - Pre Dev. Runoff Volume) / Pre Dev. Runoff Volume

1. Runoff (Q) = (P - I) \* (P - I) / 4.0  
 I = 0.25 Stormfall  
 Runoff (Q) = (P - I) \* (P - I) / 4.0

2. Runoff (Q) = (P - I) \* (P - I) / 4.0  
 I = 0.25 Stormfall  
 Runoff (Q) = (P - I) \* (P - I) / 4.0

Where: P = 3-Year, 24-Hour Rainfall (in)  
 I = 0.25 Stormfall  
 CR = Curve Number  
 Q = Runoff (in)

I, DUANE M. MAIST, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, THAT THIS PRIMARY PLAN IS IN ACCORDANCE WITH THE PROVISIONS OF THE SUBDIVISION ORDINANCE OF ELKHART COUNTY, INDIANA.

THIS INSTRUMENT WAS PREPARED BY DUANE M. MAIST, P.S. I AFFIRM UNDER THE PENALTY FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.



DUANE M. MAIST  
 PROFESSIONAL SURVEYOR

12.19.2024  
 DATE

# ***Plat Committee Staff Report***

*Prepared by the Department of Planning and Development*

**Hearing Date:** February 13, 2025

**Transaction Number:** MI-0875-2024.

**Parcel Number(s):** 20-04-19-454-011.000-032.

**Existing Zoning:** R-2.

**Petition:** for primary approval of a 2-lot minor subdivision to be known as PINE MILL.

**Petitioner:** Geoff Boyle, represented by Abonmarche Consultants.

**Location:** North side of SR 120, 420 ft. West of CR 131, in York Township.

**Site Description:** Proposed lot 1 is 0.42 acres and square in shape with a proposed residence. Proposed lot 2 is 0.56 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 Development Ordinance.

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



# PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development  
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Minor Subdivision - Primary

MI-0875-2024

Date: 12/11/2024

Meeting Date:

February 13, 2025

Plan Commission Hearing (Subdivision)

Transaction #:

MI-0875-2024

Description: for primary approval of a 2-lot minor subdivision to be known as PINE MILL

Contacts: Applicant

Abonmarche Consultants  
303 River Race Dr. Suite 206  
Goshen, IN 46526

Authorized Agent

Abonmarche Consultants  
303 River Race Dr. Suite 206  
Goshen, IN 46526

Land Owner

Geoff Boyle  
15297 Sr 120  
Bristol, IN 46507

Site Address: 00000 Sr 120  
BRISTOL, IN 46507

Parcel Number: 20-04-19-454-011.000-032

Township: York

Location: NORTH SIDE OF SR 120, 420 FT WEST OF CR 131

Subdivision:

Lot #

Lot Area:

Frontage:

Depth:

Zoning: R-2

NPO List:

Present Use of Property:

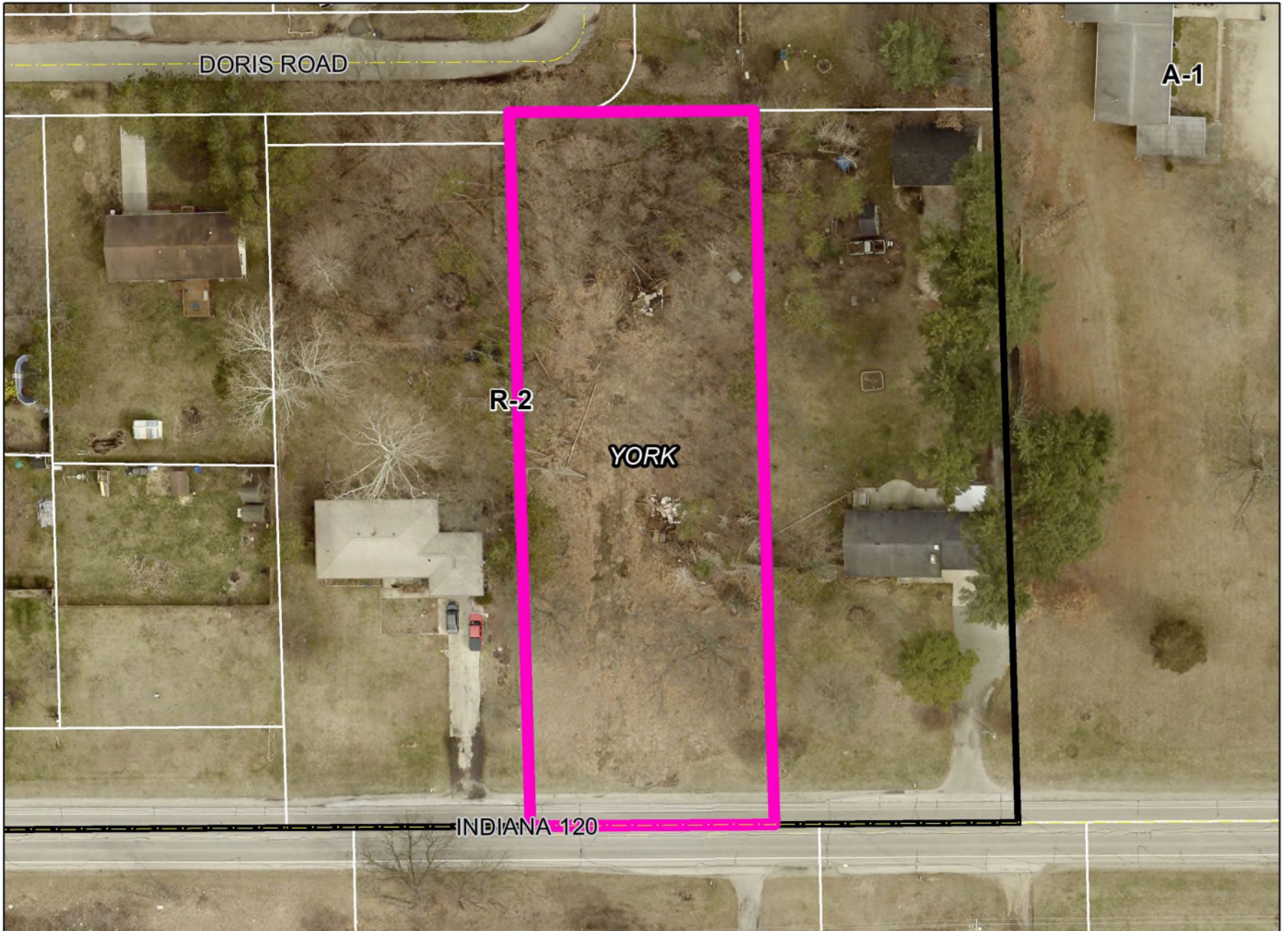
Legal Description:

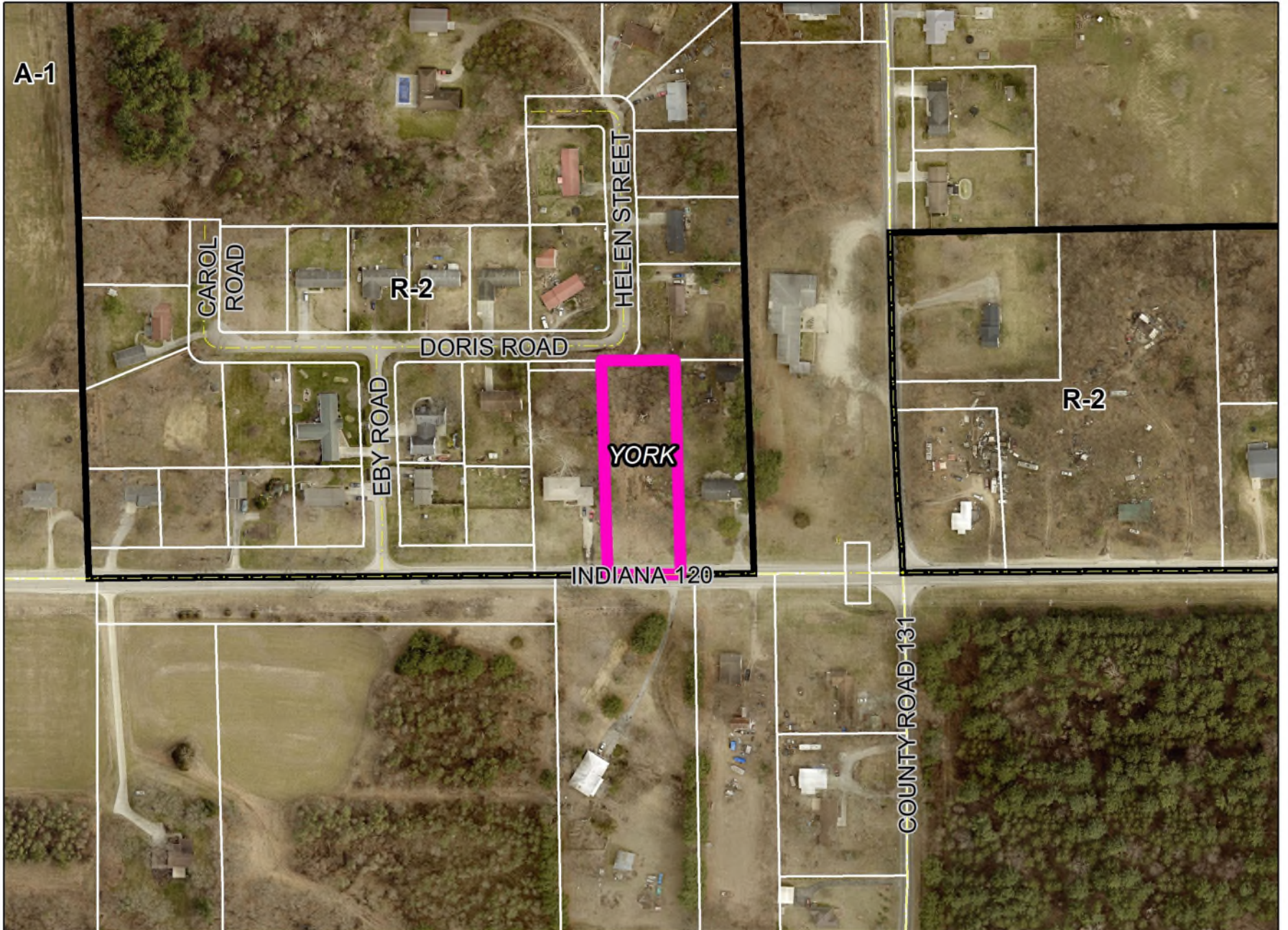
Comments: WILL NEED A DV FOR THE NORTH LOT. AW

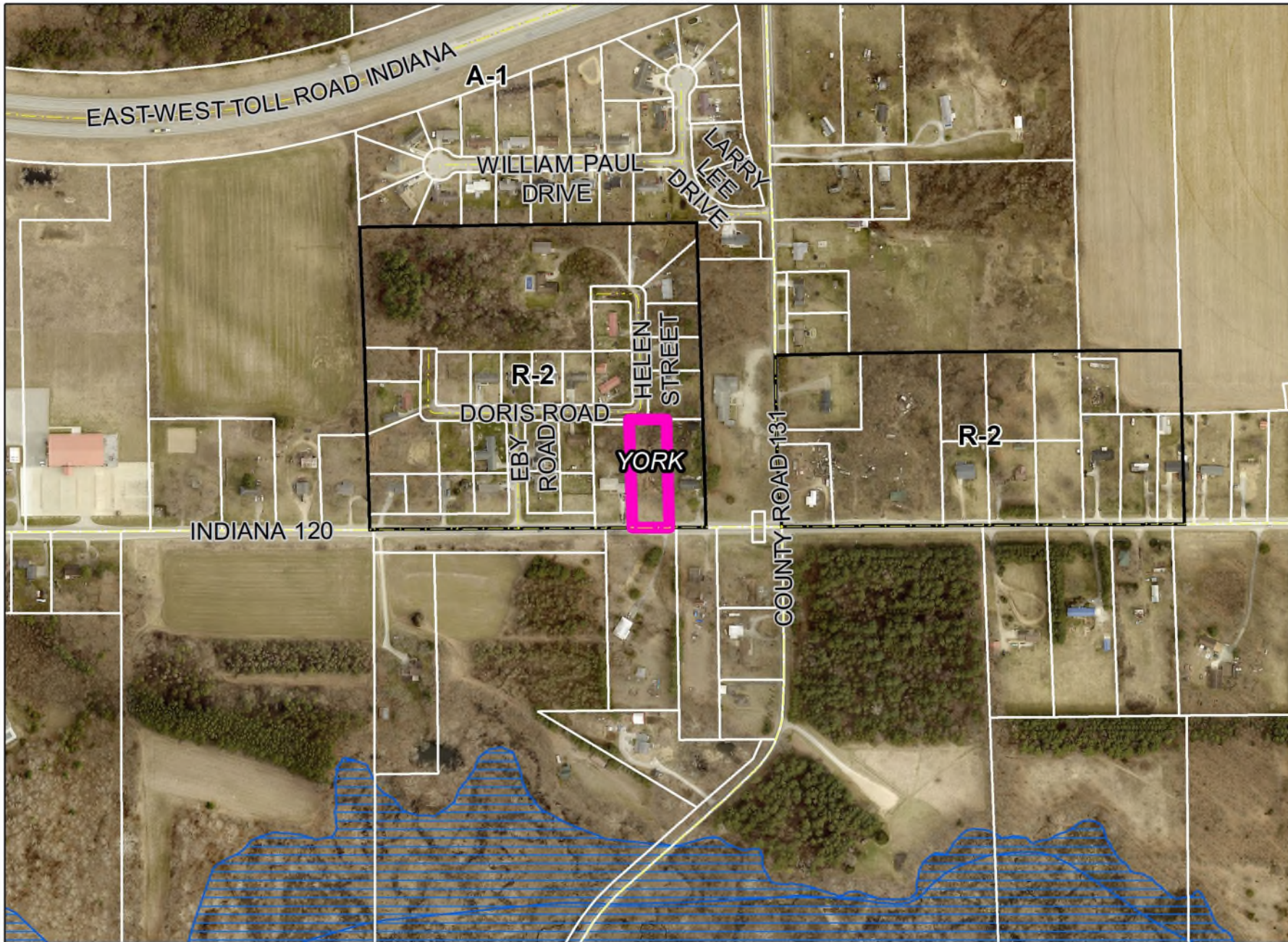
Applicant Signature:

Department Signature:

MI-0875-2024









# ***Plat Committee Staff Report***

*Prepared by the Department of Planning and Development*

**Hearing Date:** February 13, 2025

**Transaction Number:** MI-0898-2024.

**Parcel Number(s):** 20-07-13-426-007.000-019.

**Existing Zoning:** A-1.

**Petition:** for primary approval of a 2-lot minor subdivision to be known as MYERS COUNTY ROAD 31 MINOR.

**Petitioner:** David W. Bowman, represented by B. Doriot & Associates, Inc.

**Location:** West side of CR 31, 450 ft. North of CR 18, in Jefferson Township.

**Site Description:** Proposed lot 1 is 2.07 acres and irregular in shape, with a proposed residence. Proposed lot 2 is 0.75 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 Development Ordinance.

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

# PLAN COMMISSION & BOARD OF ZONING APPEALS

Elkhart County Planning & Development  
Public Services Building

4230 Elkhart Road, Goshen, Indiana, 46526

Phone - (574) 971-4678

Fax - (574) 971-4578

Minor Subdivision - Primary

MI-0898-2024

Date: 12/19/2024 Meeting Date: February 13, 2025  
Plan Commission Hearing (Subdivision) Transaction #: MI-0898-2024

Description: for primary approval of a 2-lot minor subdivision to be known as MYERS COUNTY ROAD 31 MINOR

Contacts: <u>Applicant</u>	<u>Land Owner</u>	<u>Private Surveyor</u>
B. Doriot & Associates, Inc. P.O. Box 465 New Paris, IN 46553	David W Bowman 55082 Cr 19 Bristol, IN 46507	B. Doriot & Associates, Inc. P.O. Box 465 New Paris, IN 46553

Site Address: 00000 County Road 31 GOSHEN, IN 46528	Parcel Number: Part of 20-07-13-426-007.000-019
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Township: Jefferson  
Location: WEST SIDE OF CR 31, 450 FT. NORTH OF CR 18

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

Legal Description:

Comments:

Applicant Signature:

Department Signature:



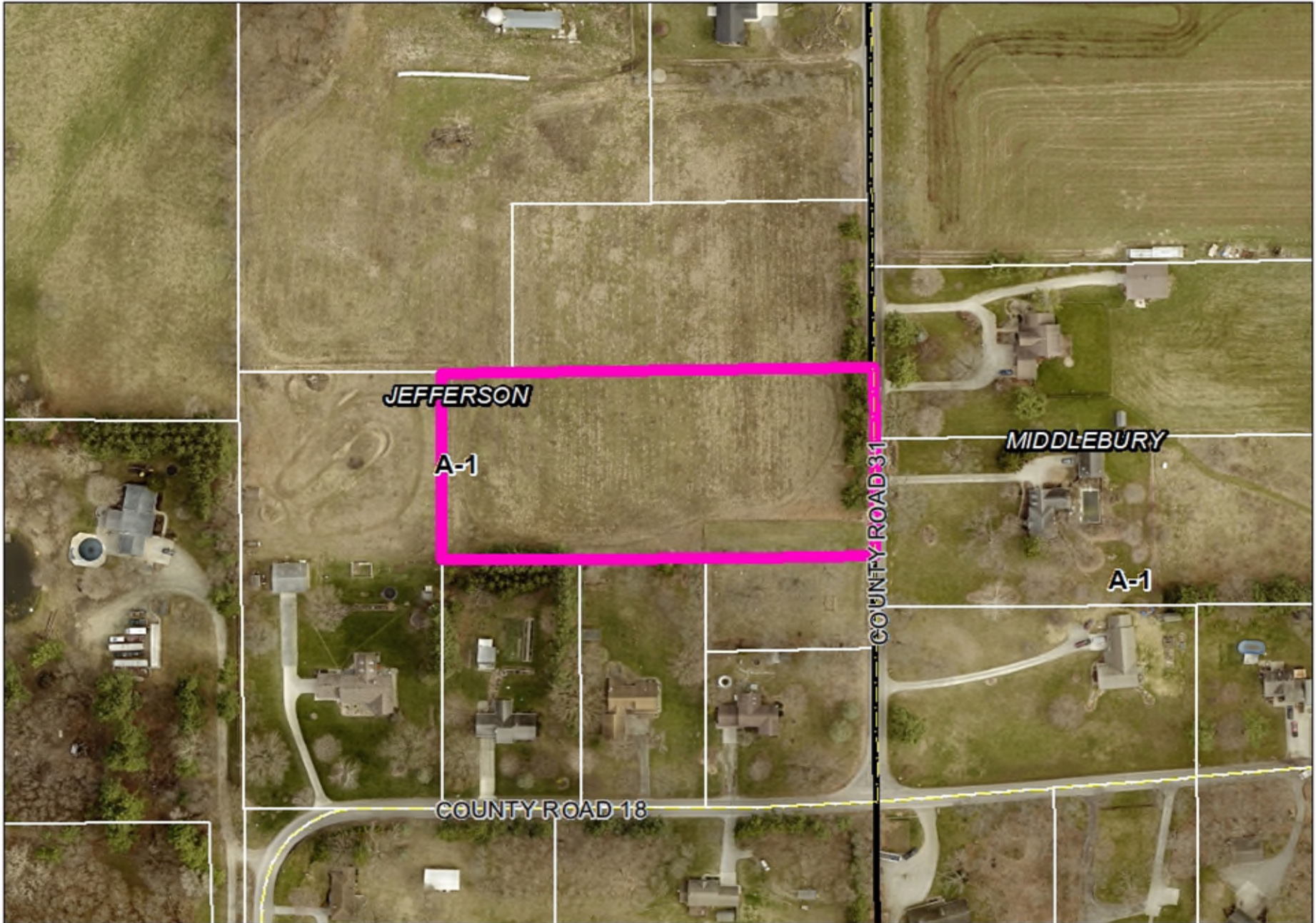
A-1

A-1

**JEFFERSON**

COUNTY ROAD 31







# MYERS COUNTY ROAD 31 MINOR

A Two Lot Minor Subdivision in the Southeast Quarter of Section 13, Township 37 North, Range 6 East, 2nd Principal Meridian, Jefferson Township, Elkhart County, Indiana.



## PLAT NOTES

- LEGEND:**
- ⊙ - 7 1/2 Building Setback
  - ⊙ - 15 Building Setback
  - ⊙ - 10 Building Setback
  - - Iron Rebar
  - - Calculated Point
  - [ ] - Iron Monument (NE Cor of SE 1/4)
  - ⬆ - Soil Bore
  - - Well

- GENERAL:**
- All irons set were #5 rebar capped (DORJOT 890028) and set flush, unless noted.
  - Mag nails set with aluminum washer (DORJOT 890028) 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 assumed, unless noted.
  - All distances and bearings on this plat are noted as follows:  
M-Measured, R-Rounded, C-Calculated.
  - Call 811 before digging.
  - Development shall begin in ASAP.
  - The Current land use is zone A-1.
  - Use will be Residential.
  - Restrictions and setbacks shall conform to the Elkhart County Planning and Zoning Regulations.

## SURVEYOR'S REPORT

This survey was commissioned by the client for purposes of constructing a compliant 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 plat 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 dead dimensions versus measure dimensions along the boundary lines shown hereon and, likewise, there may be found survey markers in use, 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 statute addressing how to resolve boundary lines, a solution based on principles derived from common law precedent must be relied upon as the basis for 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) Rural 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)

-Existing fence lines are known to not match record geometry, and will be altered with development.

- 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 (1988 Datum with 2006 TOPO)
  - Lowest floor elevation recommended to be above the Seasonal High Water Table, unless an approval of engineer of water proofing plan is submitted with the application for a building permit, or a gravity flow perimeter drain is installed.

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

- HIGHWAY:**
- Existing road shall be used.
  - Existing drive shall be used.
  - Sight distance for proposed existing drive: 350' S, 600' N.

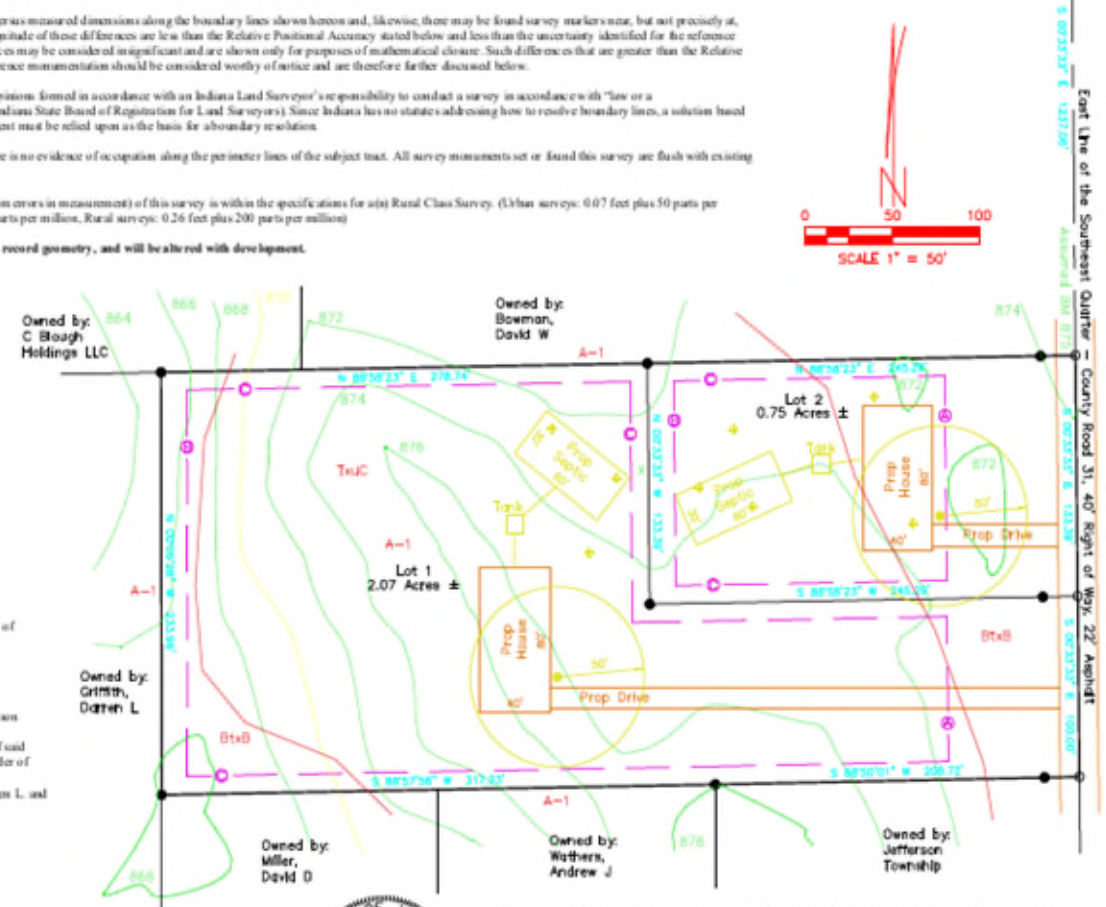
- SOILS:**
- Soils are mapped as follows: BtxB TwpC
  - Soil types taken from the Elkhart County GIS.
  - Soil Scientist: Don Stronstein #808 85
  - See soil borings for SHWT.
  - Soil borings are completed as shown on Plat.

## DESCRIPTION

Document #2023-09985

A part of the Southeast Quarter of Section 13, Township 37 North, Range 6 East Second Principal Meridian, Jefferson Township, Elkhart County, State of Indiana, being more particularly described as follows:

Commencing at the Northeast corner of the Southeast Quarter of Section 13; thence South 00°33'33" East along the East line of the Southeast Quarter of said Section 13 a distance of 1237.06 feet to the point of beginning of this description.  
 Thence continuing South 00°33'33" East along the said East line a distance of 233.39 feet more or less to the Northeast corner of land conveyed to Jefferson Township in Document Number 96-028232 in the Office of the Recorder of Elkhart County.  
 Thence South 88°50'01" West along the North line of the said Jefferson Township land a distance of 208.72 feet more or less to the Northwest corner of said Jefferson Township land said point also being the Northeast corner of Blough Subdivision recorded in Plat Book 16, Page 08 in the Office of the Recorder of Elkhart County.  
 Thence South 88°58'00" West along the the Northwest corner of said Blough Subdivision said point also being on the East line of land conveyed to Darren L. and Mary K. Griffith in Document Number 2014-19676 in the Office of the Recorder of Elkhart County;  
 thence North 00°00'52" West along the said East line a distance of 233.96 feet more or less to the northeast corner of said Griffith land;  
 thence North 88°58'23" East a distance of 524.63 feet to the point of beginning of this description. Containing 2.82 Acres, more or less.



B. DORJOT & ASSOCIATES, INC.  
 85 S. New Paris, IN 46553  
 574-336-3031 dorjotsurvey@gmail.com

PAGE 1 OF 2	DRAWN BY: CEB	APPROVED BY: CBD
	FIELD CHECK: CEB	PROJ. NO. 2024-106
	DATE: 12/18/2024	DWG. 2024-106.DWG
	Owner: BORMAN DAVID W	



I, C. BLAKE DORJOT, 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 DORJOT, P.L.S. #890028

# ***Plat Committee Staff Report***

*Prepared by the Department of Planning and Development*

**Hearing Date:** February 13, 2025

**Transaction Number:** MA-0849-2024.

**Parcel Number(s):** Part of 20-04-07-426-012.000-032, 20-04-07-426-013.000-032.

**Existing Zoning:** A-1.

**Petition:** for secondary approval of a 29-lot major subdivision to be known as TERRA SUBDIVISION SECTION 2.

**Petitioner:** Steeplechase Homes LLC, represented by Surveying and Mapping.

**Location:** south end of Tasha Dr., 790 ft. south of State Line Rd., in York Township.

**Site Description:** The subject property consists of one parcel and part of another parcel totaling 19.88 acres. There are 29 proposed lots with an average lot size of half an acre.

## ***History and General Notes:***

- **May 13, 1999** – The Plan Commission granted primary approval to a major subdivision to be known as Terra Subdivision formerly known as Evergreen Ridge Subdivision.
- **June 10, 1999** – The Plan Commission granted secondary approval for a 20-lot major subdivision to be known as Terra Subdivision Section One.
- **July 8, 1999** – The Plan Commission granted an amended secondary approval for a 20-lot major subdivision to be known as Terra Subdivision Section One.
- **September 20, 1999** – The Board of County Commissioners approved a 20-lot major subdivision to be known as Terra Subdivision Section One. This resulted in the original 12 lots of Terra Subdivision.
- **March 11, 2004** – The Plan Commission granted primary approval for a 31-lot major subdivision to be known as Terra Subdivision Section Two.
- **May 13, 2004** – The Plan Commission granted secondary approval for a 16-lot major subdivision to be known as Terra Subdivision Section Two, which never was recorded and expired.
- **April 12, 2018** – The Plan Commission granted a minor change for a 2-year extension of the primary plat of Terra Subdivision Section Two.
- **March 12, 2020** – The Plan Commission granted a minor change for a 1-year extension of the primary plat of Terra Subdivision Section Two, which expired.
- **October 14, 2021** – The Plan Commission granted primary approval for a 31-lot major subdivision to be known as Terra Subdivision Section Two.
- **July 13, 2023** – The Plan Commission granted a minor change for a 2-year extension of the primary plat of Terra Subdivision Section Two.

# *Plat Committee Staff Report (Continued)*

*Hearing Date:* February 13, 2025

*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 Development 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-0849-2024

Date: 11/22/2024

Meeting Date:

February 13, 2025

Plan Commission Hearing (Subdivision)

Transaction #:

MA-0849-2024

Description: for secondary approval of a 29 lot major subdivision to be known as TERRA SUBDIVISION SECTION 2

Contacts: Applicant

Surveying And Mapping Llc  
2810 Dexter Dr.  
Elkhart, IN 46514

Authorized Agent

Surveying And Mapping Llc  
2810 Dexter Dr.  
Elkhart, IN 46514

Land Owner

Steeplechase Homes Llc  
2581 E Kercher Rd  
Goshen, IN 46528

Land Owner

Jeremy And Michelle Bachman  
50815 Tasha Dr.  
Bristol, IN 46507

Private Surveyor

Surveying And Mapping Llc  
2810 Dexter Dr.  
Elkhart, IN 46514

Site Address: 00000 Tasha Dr  
Bristol, IN 46507

Parcel Number: Part of 20-04-07-426-012.000-032  
20-04-07-426-013.000-032

Township: York

Location: South end of Tasha Drive, 790 Feet South of State Line Rd

Subdivision:

Lot #

Lot Area:

Frontage:

Depth:

Zoning: A-1

NPO List:

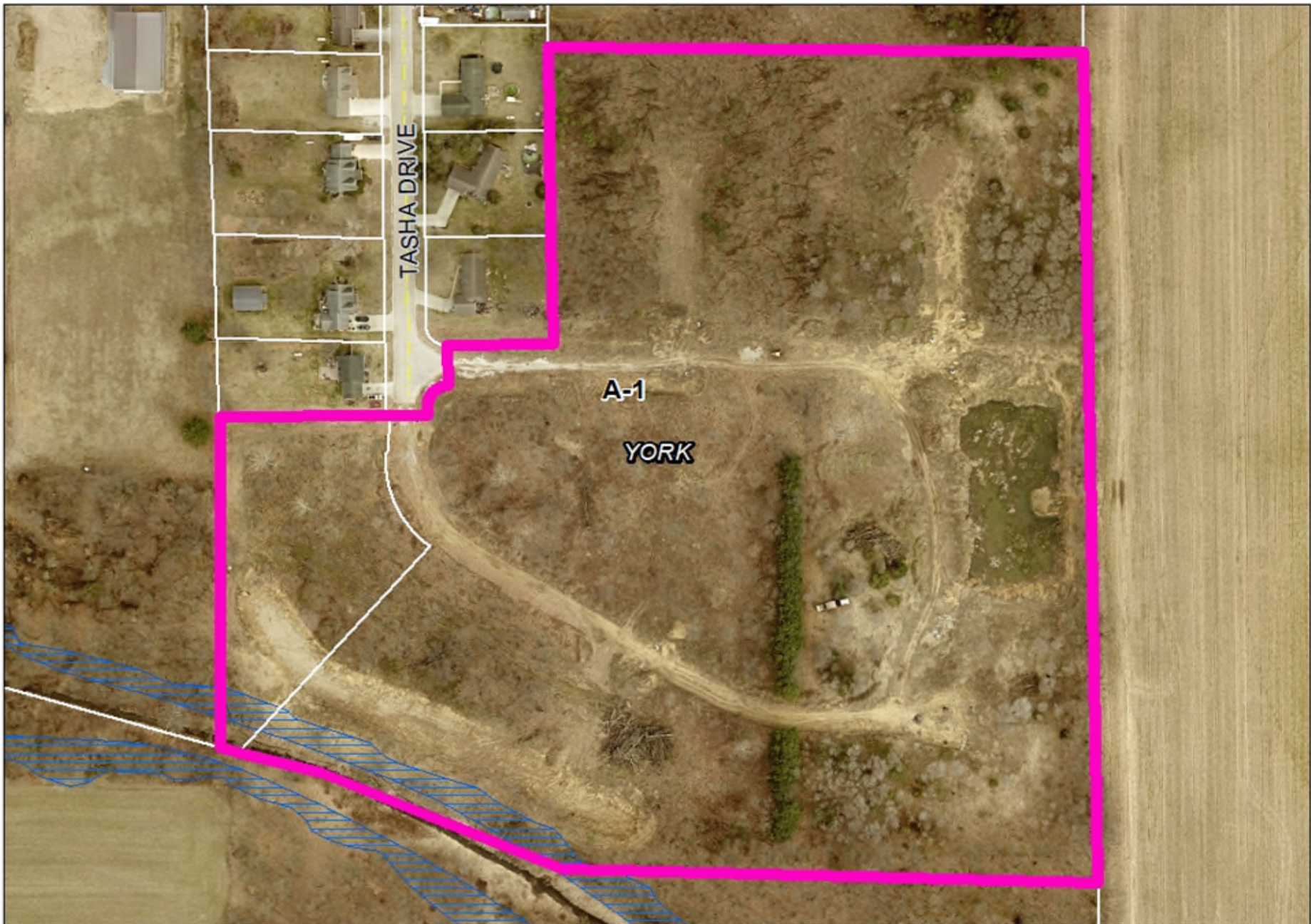
Present Use of Property:

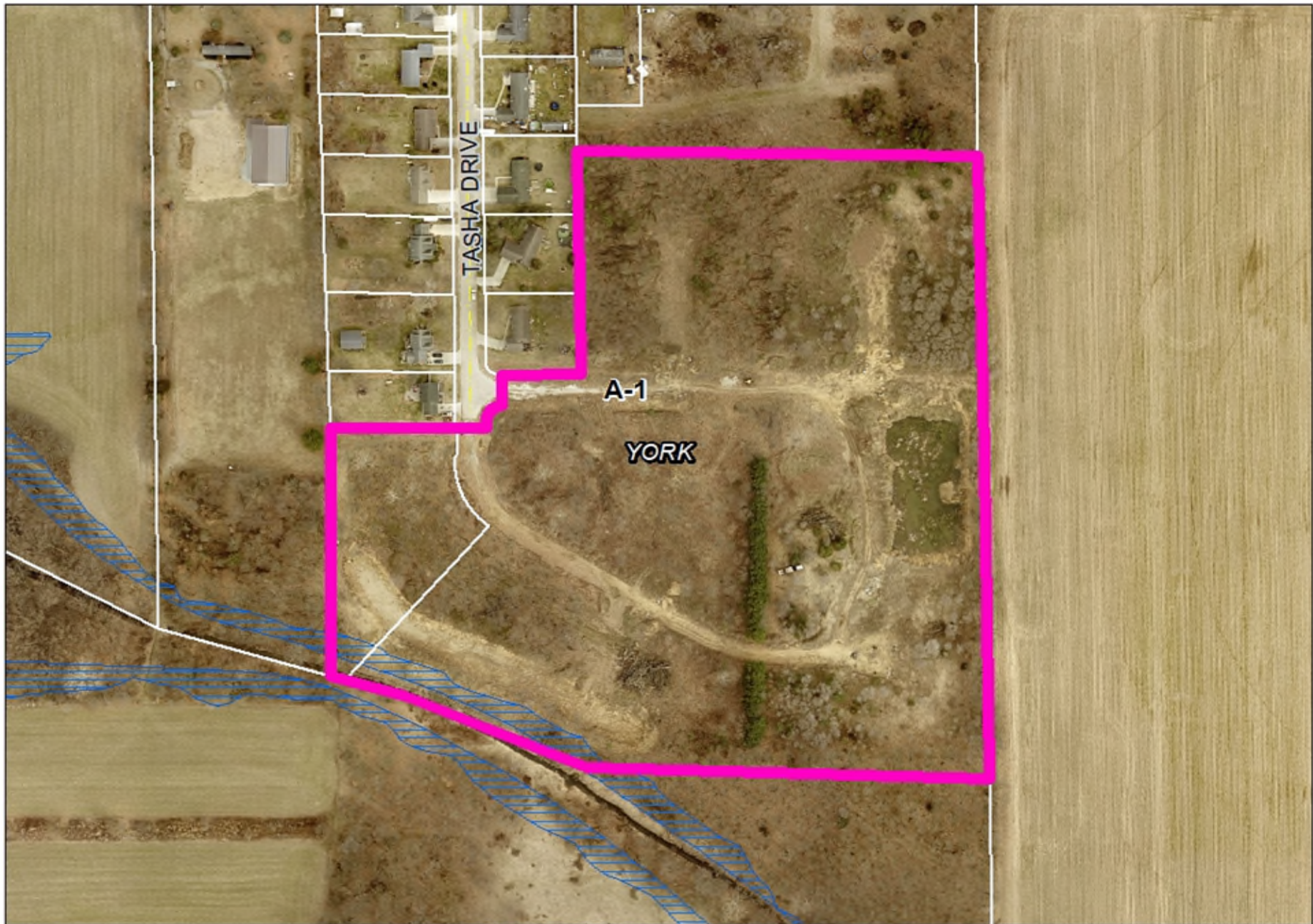
Legal Description:

Comments: SEE MA-0734-2021

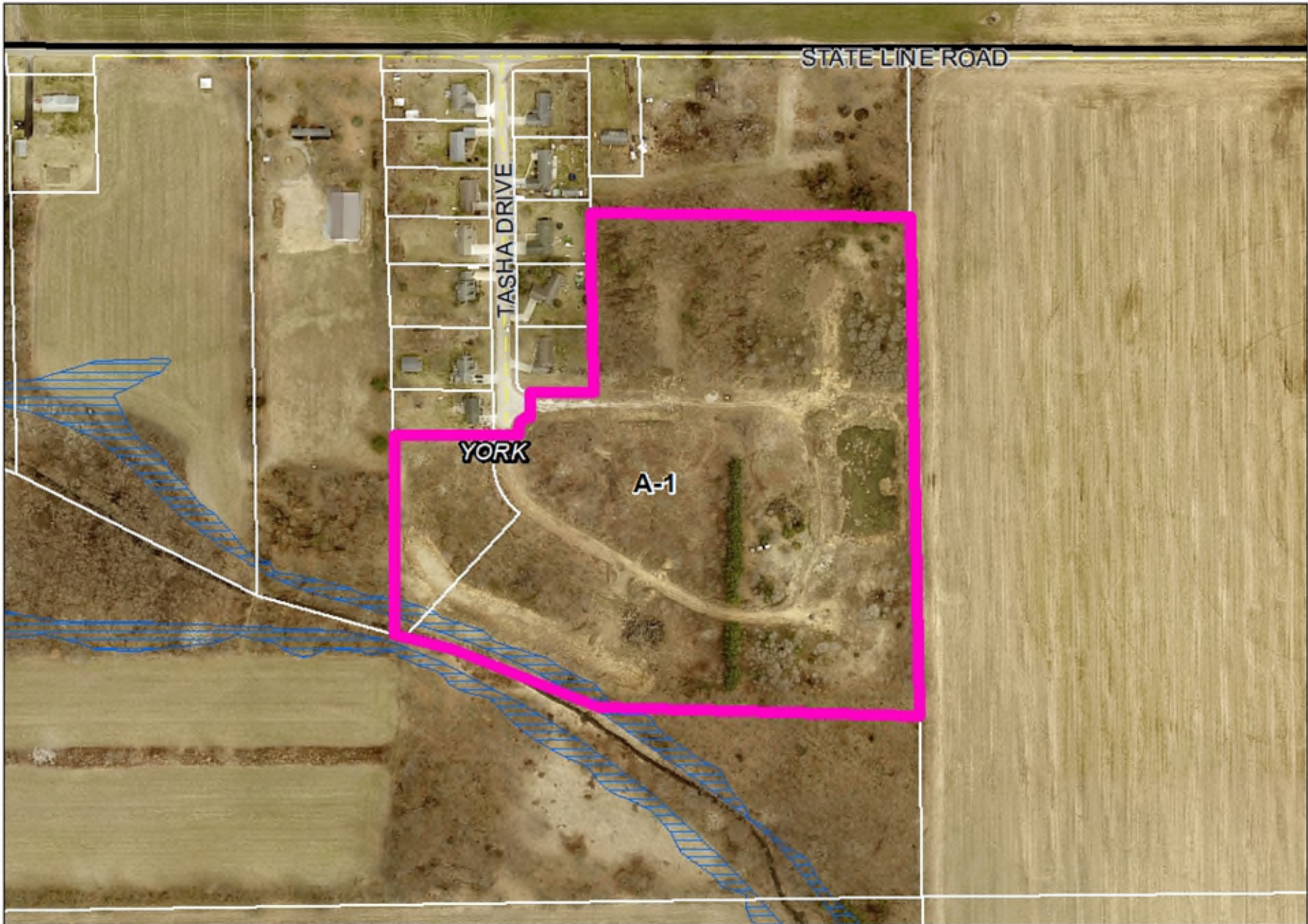
Applicant Signature:

Department Signature:





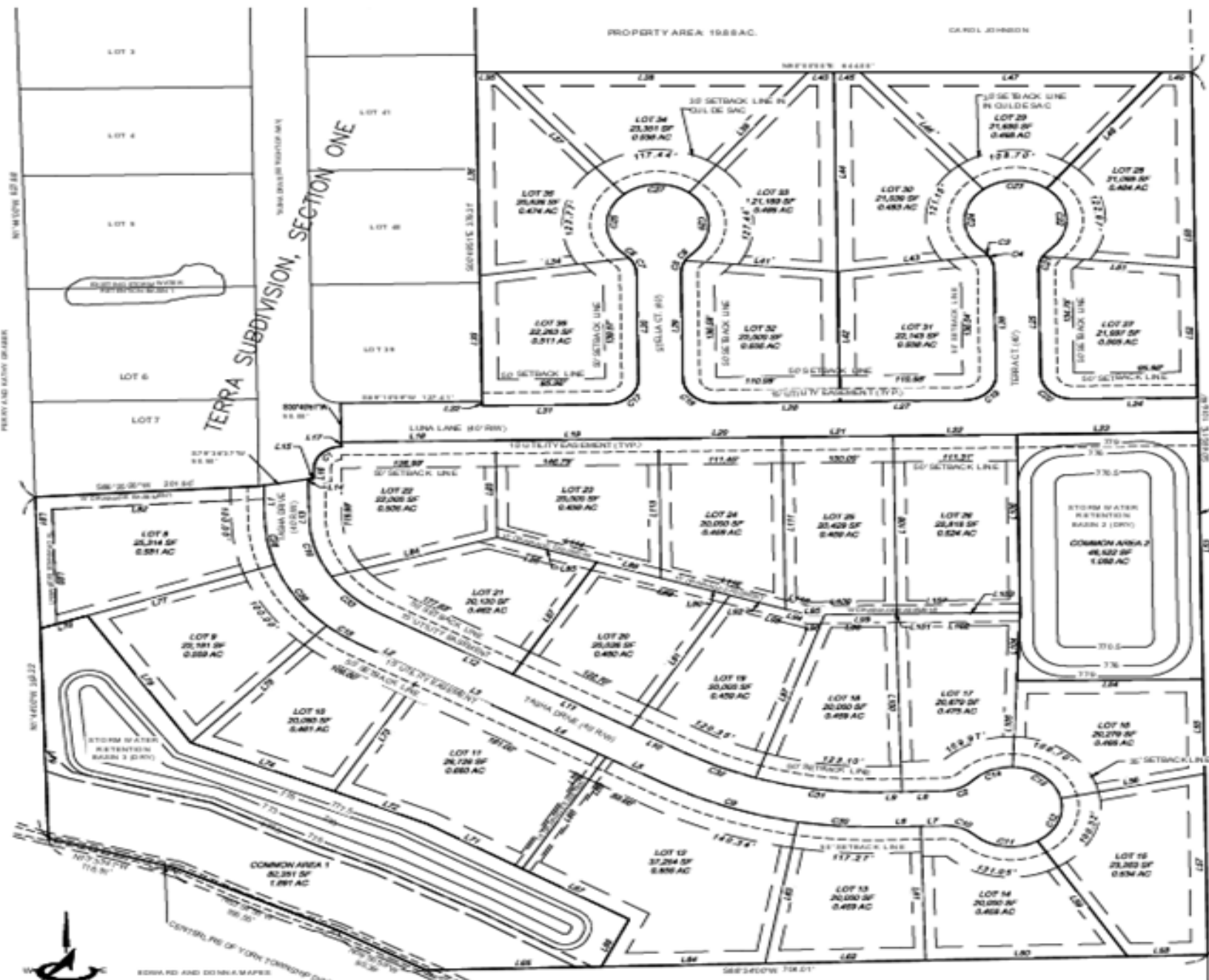




CORN	LENGTH	BEARING	CORN	LENGTH	BEARING
C1	180.70	S88.20W	L26	180.70	S88.20W
C2	37.89	S89.74W	L27	72.01	S89.74W
C3	87.88	S84.53W	L28	88.98	S77.11W
C4	181.23	S84.53W	L29	81.83	S84.53W
C5	181.23	S84.53W	L30	81.83	S84.53W
C6	3.00	S89.01W	L31	84.68	S71.32W
C7	18.00	S89.01W	L32	84.68	S71.32W
C8	3.00	S89.01W	L33	84.68	S71.32W
C9	18.00	S89.01W	L34	84.68	S71.32W
C10	3.00	S89.01W	L35	84.68	S71.32W
C11	18.00	S89.01W	L36	84.68	S71.32W
C12	3.00	S89.01W	L37	84.68	S71.32W
C13	18.00	S89.01W	L38	84.68	S71.32W
C14	3.00	S89.01W	L39	84.68	S71.32W
C15	18.00	S89.01W	L40	84.68	S71.32W
C16	3.00	S89.01W	L41	84.68	S71.32W
C17	18.00	S89.01W	L42	84.68	S71.32W
C18	3.00	S89.01W	L43	84.68	S71.32W
C19	18.00	S89.01W	L44	84.68	S71.32W
C20	3.00	S89.01W	L45	84.68	S71.32W
C21	18.00	S89.01W	L46	84.68	S71.32W
C22	3.00	S89.01W	L47	84.68	S71.32W
C23	18.00	S89.01W	L48	84.68	S71.32W
C24	3.00	S89.01W	L49	84.68	S71.32W
C25	18.00	S89.01W	L50	84.68	S71.32W
C26	3.00	S89.01W	L51	84.68	S71.32W
C27	18.00	S89.01W	L52	84.68	S71.32W
C28	3.00	S89.01W	L53	84.68	S71.32W
C29	18.00	S89.01W	L54	84.68	S71.32W
C30	3.00	S89.01W	L55	84.68	S71.32W
C31	18.00	S89.01W	L56	84.68	S71.32W
C32	3.00	S89.01W	L57	84.68	S71.32W
C33	18.00	S89.01W	L58	84.68	S71.32W
C34	3.00	S89.01W	L59	84.68	S71.32W
C35	18.00	S89.01W	L60	84.68	S71.32W
C36	3.00	S89.01W	L61	84.68	S71.32W
C37	18.00	S89.01W	L62	84.68	S71.32W
C38	3.00	S89.01W	L63	84.68	S71.32W
C39	18.00	S89.01W	L64	84.68	S71.32W
C40	3.00	S89.01W	L65	84.68	S71.32W
C41	18.00	S89.01W	L66	84.68	S71.32W
C42	3.00	S89.01W	L67	84.68	S71.32W
C43	18.00	S89.01W	L68	84.68	S71.32W
C44	3.00	S89.01W	L69	84.68	S71.32W
C45	18.00	S89.01W	L70	84.68	S71.32W
C46	3.00	S89.01W	L71	84.68	S71.32W
C47	18.00	S89.01W	L72	84.68	S71.32W
C48	3.00	S89.01W	L73	84.68	S71.32W
C49	18.00	S89.01W	L74	84.68	S71.32W
C50	3.00	S89.01W	L75	84.68	S71.32W
C51	18.00	S89.01W	L76	84.68	S71.32W
C52	3.00	S89.01W	L77	84.68	S71.32W
C53	18.00	S89.01W	L78	84.68	S71.32W
C54	3.00	S89.01W	L79	84.68	S71.32W
C55	18.00	S89.01W	L80	84.68	S71.32W
C56	3.00	S89.01W	L81	84.68	S71.32W
C57	18.00	S89.01W	L82	84.68	S71.32W
C58	3.00	S89.01W	L83	84.68	S71.32W
C59	18.00	S89.01W	L84	84.68	S71.32W
C60	3.00	S89.01W	L85	84.68	S71.32W
C61	18.00	S89.01W	L86	84.68	S71.32W
C62	3.00	S89.01W	L87	84.68	S71.32W
C63	18.00	S89.01W	L88	84.68	S71.32W
C64	3.00	S89.01W	L89	84.68	S71.32W
C65	18.00	S89.01W	L90	84.68	S71.32W
C66	3.00	S89.01W	L91	84.68	S71.32W
C67	18.00	S89.01W	L92	84.68	S71.32W
C68	3.00	S89.01W	L93	84.68	S71.32W
C69	18.00	S89.01W	L94	84.68	S71.32W
C70	3.00	S89.01W	L95	84.68	S71.32W
C71	18.00	S89.01W	L96	84.68	S71.32W
C72	3.00	S89.01W	L97	84.68	S71.32W
C73	18.00	S89.01W	L98	84.68	S71.32W
C74	3.00	S89.01W	L99	84.68	S71.32W
C75	18.00	S89.01W	L100	84.68	S71.32W

CORN	LENGTH	BEARING	CORN	LENGTH	BEARING	CORN	LENGTH	BEARING	CORN	LENGTH	BEARING
C1	88.27	S8.81	J1	88.27	S88.19W	C1	88.27	S8.81	J1	88.27	S88.19W
C2	28.89	S18.91	J2	28.89	S78.19W	C2	28.89	S18.91	J2	28.89	S78.19W
C3	18.88	S28.91	J3	18.88	S68.19W	C3	18.88	S28.91	J3	18.88	S68.19W
C4	3.00	S38.91	J4	3.00	S58.19W	C4	3.00	S38.91	J4	3.00	S58.19W
C5	18.00	S48.91	J5	18.00	S48.19W	C5	18.00	S48.91	J5	18.00	S48.19W
C6	8.71	S58.91	J6	8.71	S38.19W	C6	8.71	S58.91	J6	8.71	S38.19W
C7	18.88	S68.91	J7	18.88	S28.19W	C7	18.88	S68.91	J7	18.88	S28.19W
C8	8.07	S78.91	J8	8.07	S18.19W	C8	8.07	S78.91	J8	8.07	S18.19W
C9	3.00	S88.91	J9	3.00	S8.19W	C9	3.00	S88.91	J9	3.00	S8.19W
C10	18.00	S98.91	J10	18.00	S98.19W	C10	18.00	S98.91	J10	18.00	S98.19W
C11	88.27	S8.81	J11	88.27	S88.19W	C11	88.27	S8.81	J11	88.27	S88.19W
C12	28.89	S18.91	J12	28.89	S78.19W	C12	28.89	S18.91	J12	28.89	S78.19W
C13	18.88	S28.91	J13	18.88	S68.19W	C13	18.88	S28.91	J13	18.88	S68.19W
C14	3.00	S38.91	J14	3.00	S58.19W	C14	3.00	S38.91	J14	3.00	S58.19W
C15	18.00	S48.91	J15	18.00	S48.19W	C15	18.00	S48.91	J15	18.00	S48.19W
C16	8.71	S58.91	J16	8.71	S38.19W	C16	8.71	S58.91	J16	8.71	S38.19W
C17	18.88	S68.91	J17	18.88	S28.19W	C17	18.88	S68.91	J17	18.88	S28.19W
C18	8.07	S78.91	J18	8.07	S18.19W	C18	8.07	S78.91	J18	8.07	S18.19W
C19	3.00	S88.91	J19	3.00	S8.19W	C19	3.00	S88.91	J19	3.00	S8.19W
C20	18.00	S98.91	J20	18.00	S98.19W	C20	18.00	S98.91	J20	18.00	S98.19W
C21	88.27	S8.81	J21	88.27	S88.19W	C21	88.27	S8.81	J21	88.27	S88.19W
C22	28.89	S18.91	J22	28.89	S78.19W	C22	28.89	S18.91	J22	28.89	S78.19W
C23	18.88	S28.91	J23	18.88	S68.19W	C23	18.88	S28.91	J23	18.88	S68.19W
C24	3.00	S38.91	J24	3.00	S58.19W	C24	3.00	S38.91	J24	3.00	S58.19W
C25	18.00	S48.91	J25	18.00	S48.19W	C25	18.00	S48.91	J25	18.00	S48.19W
C26	8.71	S58.91	J26	8.71	S38.19W	C26	8.71	S58.91	J26	8.71	S38.19W
C27	18.88	S68.91	J27	18.88	S28.19W	C27	18.88	S68.91	J27	18.88	S28.19W
C28	8.07	S78.91	J28	8.07	S18.19W	C28	8.07	S78.91	J28	8.07	S18.19W
C29	3.00	S88.91	J29	3.00	S8.19W	C29	3.00	S88.91	J29	3.00	S8.19W
C30	18.00	S98.91	J30	18.00	S98.19W	C30	18.00	S98.91	J30	18.00	S98.19W
C31	88.27	S8.81	J31	88.27	S88.19W	C31	88.27	S8.81	J31	88.27	S88.19W
C32	28.89	S18.91	J32	28.89	S78.19W	C32	28.89	S18.91	J32	28.89	S78.19W
C33	18.88	S28.91	J33	18.88	S68.19W	C33	18.88	S28.91	J33	18.88	S68.19W
C34	3.00	S38.91	J34	3.00	S58.19W	C34	3.00	S38.91	J34	3.00	S58.19W
C35	18.00	S48.91	J35	18.00	S48.19W	C35	18.00	S48.91	J35	18.00	S48.19W
C36	8.71	S58.91	J36	8.71	S38.19W	C36	8.71	S58.91	J36	8.71	S38.19W
C37	18.88	S68.91	J37	18.88	S28.19W	C37	18.88	S68.91	J37	18.88	S28.19W
C38	8.07	S78.91	J38	8.07	S18.19W	C38	8.07	S78.91	J38	8.07	S18.19W
C39	3.00	S88.91	J39	3.00	S8.19W	C39	3.00	S88.91	J39	3.00	S8.19W
C40	18.00	S98.91	J40	18.00	S98.19W	C40	18.00	S98.91	J40	18.00	S98.19W
C41	88.27	S8.81	J41	88.27	S88.19W	C41	88.27	S8.81	J41	88.27	S88.19W
C42	28.89	S18.91	J42	28.89	S78.19W	C42	28.89	S18.91	J42	28.89	S78.19W
C43	18.88	S28.91	J43	18.88	S68.19W	C43	18.88	S28.91	J43	18.88	S68.19W
C44	3.00	S38.91	J44	3.00	S58.19W	C44	3.00	S38.91	J44	3.00	S58.19W
C45	18.00	S48.91	J45	18.00	S48.19W	C45	18.00	S48.91	J45	18.00	S48.19W
C46	8.71	S58.91	J46	8.71	S38.19W	C46	8.71	S58.91	J46	8.71	S38.19W
C47	18.88	S68.91	J47	18.88	S28.19W	C47	18.88	S68.91	J47	18.88	S28.19W
C48	8.07	S78.91	J48	8.07	S18.19W	C48	8.07	S78.91	J48	8.07	S18.19W
C49	3.00	S88.91	J49	3.00	S8.19W	C49	3.00	S88.91	J49	3.00	S8.19W
C50	18.00	S98.91	J50	18.00	S98.19W	C50	18.00	S98.91	J50	18.00	S98.19W
C51	88.27	S8.81	J51	88.27	S88.19W	C51	88.27	S8.81	J51	88.27	S88.19W
C52	28.89	S18.91	J52	28.89	S78.19W	C52	28.89	S18.91	J52	28.89	S78.19W
C53	18.88	S28.91	J53	18.88	S68.19W	C53	18.88	S28.91	J53	18.88	S68.19W
C54	3.00	S38.91	J54	3.00	S58.19W	C54	3.00	S38.91	J54	3.00	S58.19W
C55	18.00	S48.91	J55	18.00	S48.19W	C55	18.00	S48.91	J55	18.00	S48.19W
C56	8.71	S58.91	J56	8.71	S38.19W	C56	8.71	S58.91	J56	8.71	S38.19W
C57	18.88	S68.91	J57	18.88	S28.19W	C57	18.88	S68.91	J57	18.88	S28.19W
C58	8.07	S78.91	J58	8.07	S18.19W	C58	8.07	S78.91	J58	8.07	S18.19W
C59	3.00	S88.91	J59	3.00	S8.19W	C59	3.00	S88.91	J59	3.00	S8.19W
C60	18.00	S98.91	J60	18.00	S98.19W	C60	18.00	S98.91	J60	18.00	S98.19W
C61	88.27	S8.81	J61	88.27	S88.19W	C61	88.27	S8.81	J61	88.27	S88.19W
C62	28.89	S18.91	J62	28.89	S78.19W	C62	28.89	S18.91	J62	28.89	S78.19W
C63	18.88	S28.91	J63	18.88	S68.19W	C63	18.88	S28.91	J63	18.88	S68.19W
C64	3.00	S38.91	J64	3.00	S58.19W	C64	3.00	S38.91	J64	3.00	S58.19W
C65	18.00	S48.91	J65	18.00	S48.19W	C65	18.00	S48.91	J65	18.00	S48.19W
C66	8.71	S58.91	J66	8.71	S38.19W	C66	8.71	S58.91	J66	8.71	S38.19W
C67	18.88	S68.91	J67	18.88	S28.19W	C67	18.88	S68.91	J67	18.88	S28.19W
C68	8.07	S78.91	J68	8.07	S18.19W	C68	8.				

TERRA SUBDIVISION, SECTION ONE



GRAPHIC SCALE



EXISTING STORM WATER RETENTION BASIN 2 (2000)

STORM WATER RETENTION BASIN 2 (2000)  
COMMON AREA 2  
46,400 SF  
1.068 AC

COMMON AREA 1  
80,391 SF  
1.861 AC

STORM WATER RETENTION BASIN 2 (2000)

LOT 3  
LOT 4  
LOT 5  
LOT 6  
LOT 7

LOT 24  
LOT 25  
LOT 26  
LOT 27  
LOT 28  
LOT 29  
LOT 30  
LOT 31

LOT 20  
LOT 21  
LOT 22  
LOT 23

LOT 16  
LOT 17  
LOT 18  
LOT 19

LOT 12  
LOT 13  
LOT 14  
LOT 15

LOT 8  
LOT 9  
LOT 10  
LOT 11

LOT 4  
LOT 5  
LOT 6  
LOT 7

LOT 1  
LOT 2

PROPERTY AND EASEMENT GRABBER

STORM WATER RETENTION BASIN 2 (2000)

1000 WYANDOTT AVENUE

EAST 1/4 SEC 14 SEC. 7

SEWER LINE 100' DIA

SEWER LINE 100' DIA

CENTRAL RD OF YORK TOWNSHIP DRON

SE 240' W 70' E 1'

1 inch = 66 feet

Return (yrs)	10	100
Duration (hrs)	4.33	4.47
0.55	2.24	3.95
0.75	1.81	2.71
1.00	1.53	1.90
2.00	1.21	1.05
3.00	0.74	1.14
4.00	0.60	0.92
5.00	0.55	0.77
6.00	0.45	0.67
7.00	0.38	0.59
8.00	0.34	0.53
9.00	0.31	0.48
10.00	0.29	0.44
15.00	0.21	0.32
20.00	0.18	0.29
24.00	0.14	0.22

Drainage Area	Residential Area (sf)	Pavement (sf)	Retention Basin (sf)	Total Area (sf)	Residential % 0.5	Pavement % 0.5	Retention Basin (sf)	Weighted total area (sf)	Average C
A	319,945	0	0	319,945	100.0%	0	0	319,945	0.00
B	36,146	0	0	36,146	100.0%	0	0	36,146	0.00
C	83,574	0	0	83,574	100.0%	0	0	83,574	0.00
D	57,084	0	0	57,084	100.0%	0	0	57,084	0.00
E	168,724	0	30,500	199,224	84.73%	15.27%	0	168,724	0.08
F	75,875	0	28,707	104,582	72.57%	27.43%	0	75,875	0.04
Total	808,988	0	79,207	888,195	91.0%	8.8%	0	879,109	0.34

Basin	Area (SF)	Area (acres)	Existing C	Subtotal CA	Time of Concentration (min)	10-Year Intensity (in/hr)	Undeveloped Runoff (cfs)
A	179,849	7.345	0.01	1,400	30	2.04	1.80
B	36,146	0.830	0.01	0.186	30	2.04	0.44
C	83,574	2.144	0.01	0.420	30	2.04	1.03
D	171,524	2.776	0.01	0.558	30	2.04	1.47
E	168,724	4.500	0.01	0.901	30	2.04	2.30
F	112,489	2.576	0.01	0.516	30	2.04	1.35
Total	659,212	16.377	0.01	4.038			11.85

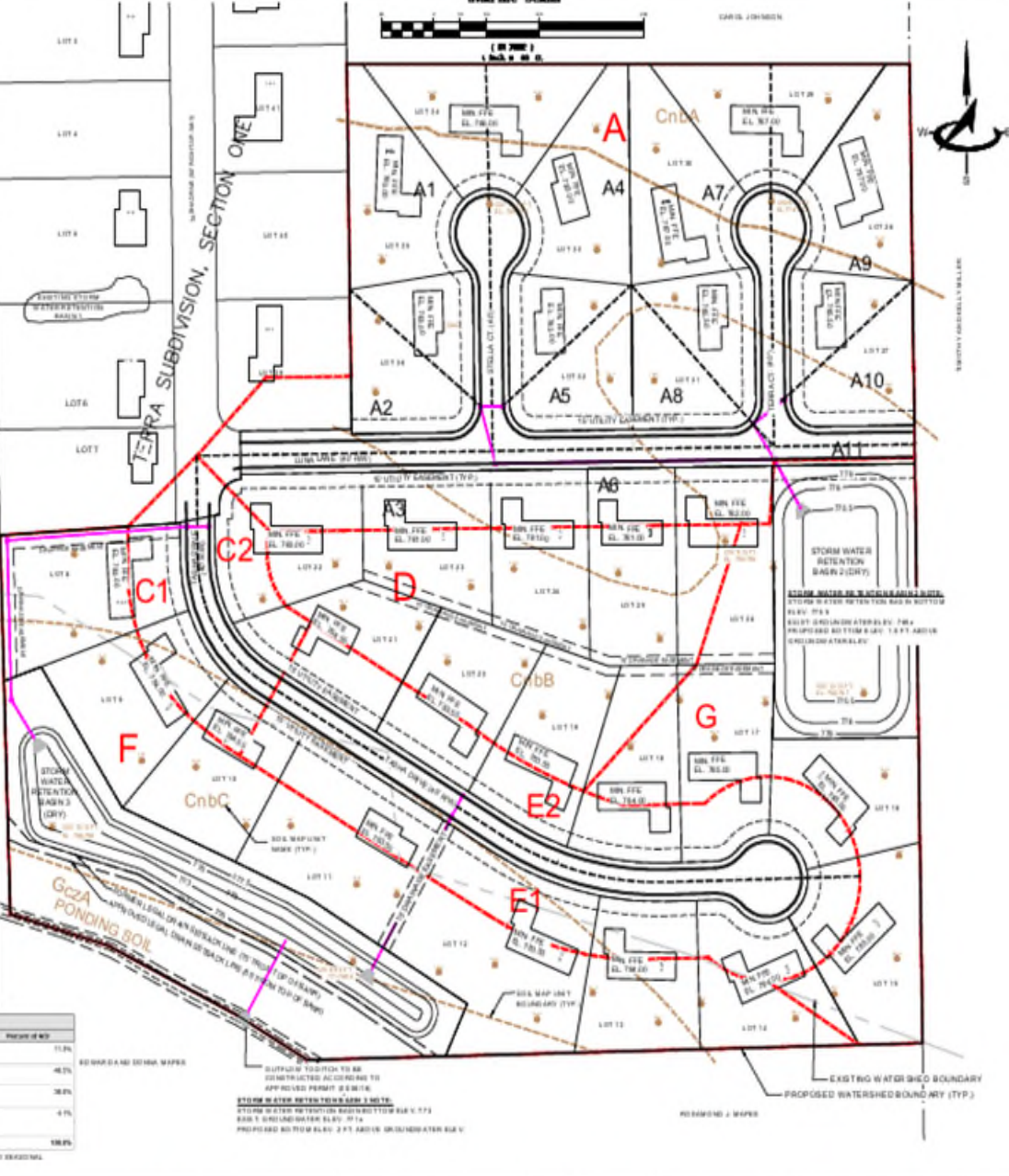
Drainage Area	Residential Area (sf)	Total Area (sf)	Residential % 0.5	Weighted total area (sf)	Average C	Area (Ac)	C/A
A.1	40,556	40,556	100.0%	40,556	0.00	1.10	0.00
A.2	27,864	27,864	100.0%	27,864	0.00	0.74	0.00
A.3	34,214	34,214	100.0%	34,214	0.00	0.95	0.00
A.4	46,544	46,544	100.0%	46,544	0.00	1.30	0.00
A.5	46,528	46,528	100.0%	46,528	0.00	1.30	0.00
A.6	26,507	26,507	100.0%	26,507	0.00	0.74	0.00
A.7	30,862	30,862	100.0%	30,862	0.00	0.85	0.00
A.8	15,964	15,964	100.0%	15,964	0.00	0.44	0.00
A.9	49,108	49,108	100.0%	49,108	0.00	1.37	0.00
A.10	4,448	4,448	100.0%	4,448	0.00	0.13	0.00
A.11	2,208	2,208	100.0%	2,208	0.00	0.06	0.00
A Total	376,940	376,940	100.0%	376,940	0.00	7.34	0.00
B.1	36,146	36,146	100.0%	36,146	0.00	1.01	0.00
B.2	10,981	10,981	100.0%	10,981	0.00	0.30	0.00
B Total	47,127	47,127	100.0%	47,127	0.00	1.31	0.00
C.1	83,574	83,574	100.0%	83,574	0.00	2.34	0.00
C.2	15,964	15,964	100.0%	15,964	0.00	0.44	0.00
C Total	99,538	99,538	100.0%	99,538	0.00	2.78	0.00
D.1	57,084	57,084	100.0%	57,084	0.00	1.63	0.00
D.2	15,964	15,964	100.0%	15,964	0.00	0.44	0.00
D Total	73,048	73,048	100.0%	73,048	0.00	2.07	0.00
E.1	168,724	168,724	100.0%	168,724	0.00	4.86	0.00
E.2	30,500	30,500	100.0%	30,500	0.00	0.85	0.00
E Total	199,224	199,224	100.0%	199,224	0.00	5.71	0.00

File	From	To	n	Length (ft)	No (ft)	Di (ft)	Stops	Up Elev.	Low Elev.	Up Elev.	Low Elev.	Flow	Up Coe.	Low Coe.	Pipe Flow Capacity	Day Flow Capacity	Contributing Areas
1	081	082	0.012	26	12	1.08	0.88%	777.32	777.45	774.25	774.15	1	1.07	2.20	2.38	1.56	AA AS
2	082	083	0.012	42	12	1.08	1.21%	777.45	777.68	774.15	773.45	2	2.30	3.36	4.24	4.25	AA A2 AA AS
3	083	086	0.012	218	18	1.08	2.22%	777.68	779.44	773.45	772.15	3	2.81	4.84	5.13	4.08	AA A2 AA AS
4	083	084	0.012	44	12	1.08	2.27%	769.12	769.08	773.90	773.90	4	2.12	3.80	5.02	1.59	AA AS
5	084	085	0.012	44	10	0.93	3.26%	769.08	769.44	773.90	774.50	5	2.10	3.82	4.23	3.68	A2 AA A2 A10
6	084	080	0.012	53	18	1.02	3.75%	769.44	772.75	772.38	772.38	6	4.84	6.88	6.79	4.25	AA A2 AA A2 AS AA A2 AA A10 A11
7	084	089	0.012	26	12	1.08	1.82%	769.44	769.41	772.38	775.00	7	2.91	2.91	5.26	1.77	E1
8	089	050	0.012	194	12	1.08	0.82%	769.41	775.00	775.00	775.00	8	2.91	3.48	3.67	0.12	E2
9	081	080	0.012	24	12	1.08	0.42%	779.08	779.58	775.00	775.00	9	2.40	2.84	2.48	0.42	C1
10	082	081	0.012	207	12	1.08	0.99%	779.58	762.58	775.00	774.60	10	2.84	4.80	1.73	1.13	C1
11	083	084	0.012	196	12	1.08	0.99%	762.58	761.53	774.60	774.50	11	6.80	5.83	1.94	1.13	C1
12	084	051	0.012	47	12	1.08	0.21%	761.53	774.50	774.42	774.42	12	5.83	1.78	1.13	0.12	C1
13	085	080	0.012	88	6	0.67	1.94%		774.60	773.00	773.00	13		N.A.	N.A.	(C1)(E1)(E2)	

**SOILS NOTE**  
 LOTS 9-14 CONTAIN SOME AREAS OF GcA WHICH IS CONSIDERED A "PONDING SOILS" BY ELKHART COUNTY PLANNING PRIOR TO APPROVAL OF AN IMPROVEMENT LOCATION PERMIT FOR AN APPLICABLE RESIDENTIAL STRUCTURE OR ADDITION ON SOILS DESIGNATED AS "PONDING". THE APPLICANT MUST EITHER:  
 1. PROVIDE CERTIFIED INFORMATION SATISFACTORILY DEMONSTRATING THAT THE MAP IS IN ERROR FOR THE PORTION OF THE PROPERTY UPON WHICH THE STRUCTURE IS PROPOSED.  
 2. RECEIVE APPROVAL OF A USE VARIANCE.  
 3. CONSTRUCT THE HOME WITH A SLAB-ON-GRADE FLOOR AND FOOTINGS AT FROST DEPTH.

Map Sheet Number	Map Sheet Name	Area in Acre	Percent of Map
GcA	Ordinary soil, 2 to 10 percent stony	2.0	11.8%
GcB	Ordinary soil, 2 to 10 percent stony	0.2	46.3%
GcC	Ordinary soil, 2 to 10 percent stony	1.8	38.6%
GcD	Other sandy soil, 2 to 10 percent stony	0.0	0.0%
Total for Area of Interest		4.0	100.0%

Notes for Area of Interest: 100%  
 0.0% to 1.0%: ON SITE SOIL BORING FOR DEPTH FIELD DATA ONLY (DO NOT REPORT ON DEPTH)  
 EXCLUSION AREA: EXCLUDED TO 6" (1.5') DEPTH AT ALL LOCATIONS.



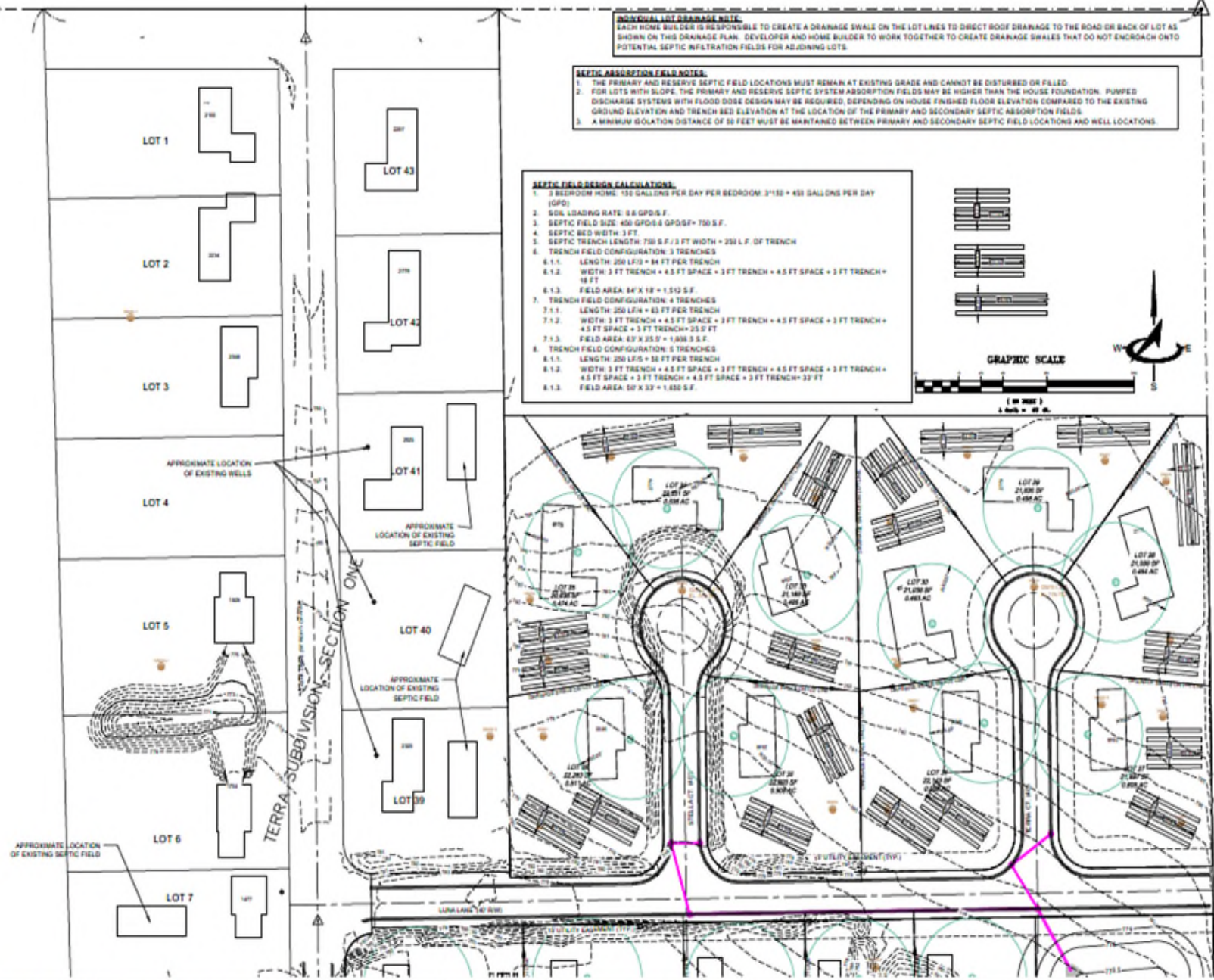
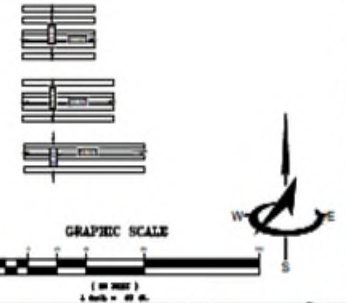


**INDIVIDUAL LOT DRAINAGE NOTE:**  
 EACH HOME BUILDER IS RESPONSIBLE TO CREATE A DRAINAGE SWALE ON THE LOT LINES TO DIRECT ROOF DRAINAGE TO THE ROAD OR BACK OF LOT AS SHOWN ON THIS DRAINAGE PLAN. DEVELOPER AND HOME BUILDER TO WORK TOGETHER TO CREATE DRAINAGE SWALES THAT DO NOT ENCRoACH ONTO POTENTIAL SEPTIC INFILTRATION FIELDS FOR ADJOINING LOTS.

**SEPTIC ABSORPTION FIELD NOTES:**  
 1. THE PRIMARY AND RESERVE SEPTIC FIELD LOCATIONS MUST REMAIN AT EXISTING GRADE AND CANNOT BE DISTURBED OR FILLED.  
 2. FOR LOTS WITH SLOPE, THE PRIMARY AND RESERVE SEPTIC SYSTEM ABSORPTION FIELDS MAY BE HIGHER THAN THE HOUSE FOUNDATION. PUMPED DISCHARGE SYSTEMS WITH FLOOD DOSE DESIGN MAY BE REQUIRED, DEPENDING ON HOUSE FINISHED FLOOR ELEVATION COMPARED TO THE EXISTING GROUND ELEVATION AND TRENCH BED ELEVATION AT THE LOCATION OF THE PRIMARY AND SECONDARY SEPTIC ABSORPTION FIELDS.  
 3. A MINIMUM ISOLATION DISTANCE OF 30 FEET MUST BE MAINTAINED BETWEEN PRIMARY AND SECONDARY SEPTIC FIELD LOCATIONS AND WELL LOCATIONS.

**SEPTIC FIELD DESIGN CALCULATIONS:**

- 3 BEDROOM HOME: 150 GALLONS PER DAY PER BEDROOM: 3\*150 = 450 GALLONS PER DAY (GPD)
- SOIL LOADING RATE: 0.8 GPD/S.F.
- SEPTIC FIELD SIZE: 450 GPD/0.8 GPD/S.F. = 750 S.F.
- SEPTIC BED WIDTH: 3 FT.
- SEPTIC TRENCH LENGTH: 750 S.F. / 3 FT WIDTH = 250 L.F. OF TRENCH
- TRENCH FIELD CONFIGURATION: 3 TRENCHES
  - LENGTH: 250 L.F. / 3 = 83 FT PER TRENCH
  - WIDTH: 3 FT TRENCH + 4.5 FT SPACE + 3 FT TRENCH + 4.5 FT SPACE + 3 FT TRENCH = 18 FT
  - FIELD AREA: 84' X 18' = 1,512 S.F.
- TRENCH FIELD CONFIGURATION: 4 TRENCHES
  - LENGTH: 250 L.F. / 4 = 62 FT PER TRENCH
  - WIDTH: 3 FT TRENCH + 4.5 FT SPACE + 3 FT TRENCH + 4.5 FT SPACE + 3 FT TRENCH + 4.5 FT SPACE + 3 FT TRENCH = 25.0 FT
  - FIELD AREA: 63' X 25.0' = 1,575 S.F.
- TRENCH FIELD CONFIGURATION: 5 TRENCHES
  - LENGTH: 250 L.F. / 5 = 50 FT PER TRENCH
  - WIDTH: 3 FT TRENCH + 4.5 FT SPACE + 3 FT TRENCH + 4.5 FT SPACE + 3 FT TRENCH + 4.5 FT SPACE + 3 FT TRENCH = 33 FT
  - FIELD AREA: 50' X 33' = 1,650 S.F.



REVISION: 10/20/21	NOTE: OWNER TO NOT DISTURB SEPTIC FIELD LOCATIONS. NOTE: OWNER TO MAINTAIN ISOLATION DISTANCE BETWEEN SEPTIC AND WELL.
REVISION: 08/17/20	REMOVE THIS LOTS FOR CHANGE IN COUNTY RULES ON RETENTION BASIS COMMON AREA, REFINISH LOTS
REVISION:	
REVISION:	
REVISION:	



2810 Dexter Drive  
 Elkhart, Indiana 46514  
 (574) 266-1010  
 Fax: (574) 262-3040  
 info@sam.biz  
 www.sam.biz

SURVEYING AND MAPPING LLC CAD FILE: 102402324.PE (PLAN) SUB.dwg SCALE: THIS INSTRUMENT: NONE (VERTICAL) DATE OF CERTIFICATION: 10/23/2024 ENGINEER: Davis S. Hughes, PE DRAWN BY:	
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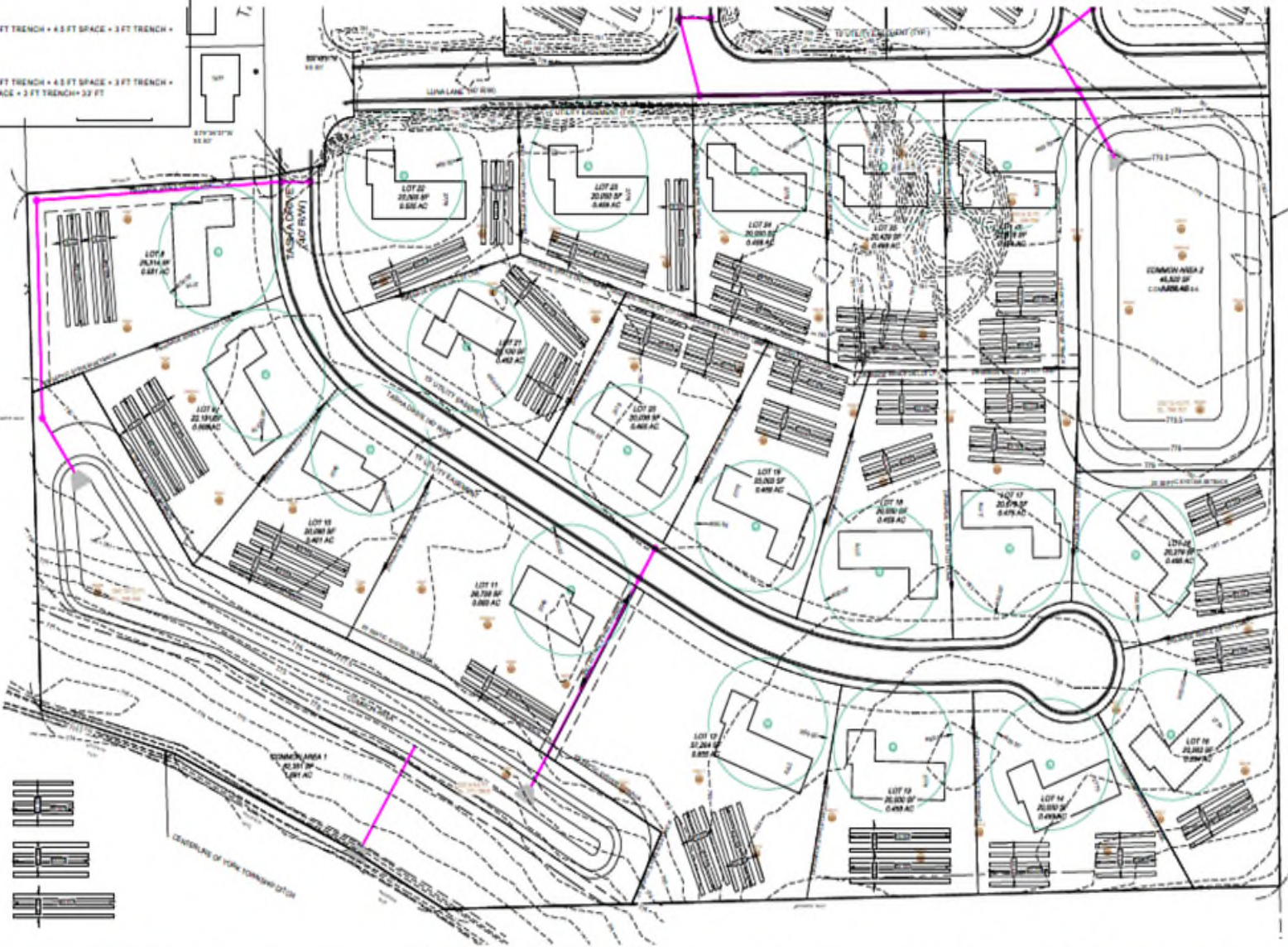
PROPOSED RESIDENTIAL SEPTIC SYSTEM PLAN - NORTH RESIDENTIAL LOT DRAINAGE PLAN - NORTH	
TERRA SUBDIVISION SECTION 2 PART OF FRACTIONAL SE 14 SECTION 7, T39N. R7E, YORK TOWNSHIP, ELKHART COUNTY, INDIANA	
JOB NUMBER: 102184536	DATE: 10/23/2024
SHEET 4 OF 5	A-46078

- SEPTIC FIELD DESIGN CALCULATIONS:**
- 3 BEDROOM HOME: 100 GALLONS PER DAY PER BEDROOM: 3\*100 = 450 GALLONS PER DAY (GPD)
  - SOL. LOADING RATE: 0.6 GPD/S.F.
  - SEPTIC FIELD SIZE: 450 GPD/0.6 GPD/S.F. = 750 S.F.
  - SEPTIC BED WIDTH: 3 FT.
  - SEPTIC TRENCH LENGTH: 750 S.F. / 3 FT WIDTH = 250 L.F. OF TRENCH
  - TRENCH FIELD CONFIGURATION: 3 TRENCHES
    - LENGTH 250 L.F. / 84 FT PER TRENCH
    - WIDTH 3 FT TRENCH + 4.5 FT SPACE + 3 FT TRENCH + 4.5 FT SPACE + 3 FT TRENCH = 18 FT
    - FIELD AREA: 84' X 18' = 1512 S.F.
  - TRENCH FIELD CONFIGURATION: 4 TRENCHES
    - LENGTH 250 L.F. / 63 FT PER TRENCH
    - WIDTH 3 FT TRENCH + 4.5 FT SPACE + 3 FT TRENCH + 4.5 FT SPACE + 3 FT TRENCH + 4.5 FT SPACE + 3 FT TRENCH = 26.5 FT
    - FIELD AREA: 63 X 26.5 = 1684.5 S.F.
  - TRENCH FIELD CONFIGURATION: 5 TRENCHES
    - LENGTH 250 L.F. / 50 FT PER TRENCH
    - WIDTH 3 FT TRENCH + 4.5 FT SPACE + 3 FT TRENCH + 4.5 FT SPACE + 3 FT TRENCH + 4.5 FT SPACE + 3 FT TRENCH + 4.5 FT SPACE + 3 FT TRENCH = 33 FT
    - FIELD AREA: 50 X 33 = 1650 S.F.

**GRAPHIC SCALE**



- SEPTIC ABSORPTION FIELD NOTES:**
- THE PRIMARY AND RESERVE SEPTIC FIELD LOCATIONS MUST REMAIN AT EXISTING GRADE AND CANNOT BE DISTURBED OR FLEED.
  - FOR LOTS WITH SLOPE, THE PRIMARY AND RESERVE SEPTIC SYSTEM ABSORPTION FIELDS MAY BE HIGHER THAN THE HOUSE FOUNDATION. PUMPED DISCHARGE SYSTEMS WITH FLOOD DOSE DESIGN MAY BE REQUIRED, DEPENDING ON HOUSE FINISHED FLOOR ELEVATION COMPARED TO THE EXISTING GROUND ELEVATION AND TRENCH BED ELEVATION AT THE LOCATION OF THE PRIMARY AND SECONDARY SEPTIC ABSORPTION FIELDS.
  - A MINIMUM ISOLATION DISTANCE OF 50 FEET MUST BE MAINTAINED BETWEEN PRIMARY AND SECONDARY SEPTIC FIELD LOCATIONS AND WELL LOCATIONS.
- INDIVIDUAL LOT DRAINAGE NOTE:**
- EACH HOME BUILDER IS RESPONSIBLE TO CREATE A DRAINAGE SWALE ON THE LOT LINES TO DIRECT ROOF DRAINAGE TO THE ROAD OR BACK OF LOT AS SHOWN ON THIS DRAINAGE PLAN. DEVELOPER AND HOME BUILDER TO WORK TOGETHER TO CREATE DRAINAGE SWALES THAT DO NOT ENCRoACH ONTO POTENTIAL SEPTIC INFILTRATION FIELDS FOR ADJOINING LOTS.



REVISION: 000001	NOTE: NEED TO NOT DISTURB SEPTIC FIELD LOCATIONS. NOTE: ADEQUATE ISOLATION DISTANCE BETWEEN SEPTIC AND WELL.
REVISION: 000002	REMOVE LOTS FOR CHANGE IN PLANS ON RETENTION BASIN COMMON AREA. REARRANGE LOTS.
REVISION:	
REVISION:	
REVISION:	
REVISION:	



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SURVEYING AND MAPPING LLC  
CAD FILE: 104032034\_PREL.DWG (DWG)  
SCALE: THIS IS A PRELIMINARY DRAWING  
DATE OF CERTIFICATION: 10/20/2024  
ENGINEER: Debra S. Hughes, PE  
DRAWN BY: BLS



PROPOSED RESIDENTIAL SEPTIC SYSTEM PLAN - SOUTH  
RESIDENTIAL LOT DRAINAGE PLAN - SOUTH

TERRA SUBDIVISION SECTION 2  
PART OF FRACTIONAL SE 1/4 SECTION 7,  
T33N. RTE. YORK TOWNSHIP, ELKHART COUNTY, INDIANA

SHEET 5 OF 5  
A-46070