

Agenda
GOSHEN PLAN COMMISSION
Tuesday, May 21, 2024, 4:00 pm
Council Chambers, 111 E. Jefferson Street, Goshen, Indiana

****Please turn off all cell phones****

- I. Roll Call
- II. Approval of Minutes from 4/16/24
- III. Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record
- IV. Postponements/Withdrawals
- V. **Vacation** (public hearing)
24-02V – David A. and Michele L. Runge request the vacation of an east/west alley located between 413 and 415 N 1st Street. The right of way is 16.5’ in width, approximately 276’ in length, extending west of N 1st Street to the river. The right of way is used as access for the two adjacent properties, but is otherwise unimproved. If the vacation is approved, the owners request the entire vacated area to be added to the property at 415 N 1st Street, with the existing gravel to remain as the private driveway for 415 N 1st Street.
- VI. **Primary Subdivision** (public hearing)
24-03SUB – Last Dance, LLC, Ryan Thwaits, Douglas W Thwaits, Nancy L Thwaits, and Abonmarche Consultants request primary approval of a major industrial subdivision, Replat of East College Avenue Industrial Park, to replat the existing four-lot East College Avenue Industrial Park subdivision in order to add land, add new easements and modify existing easements. The subject property contains ±331.52 acres, and is generally located east of Lincolnway East and east of the railroad, on both sides of College Avenue (CR 36), zoned Industrial M-1.
- VII. Audience Items
- VIII. Staff/Board Items
- IX. Adjournment

Minutes - Goshen Plan Commission
Tuesday, April 16, 2024 - 4:00 pm
Council Chambers, 111 E. Jefferson Street
Goshen, Indiana

I. The meeting was called to order with the following members present: Richard Worsham, Tom Holtzinger, Hesston Lauver, Doug Nisley, James Wellington, Aracelia Manriquez, Caleb Morris, and Rolando Ortiz. Also present were Assistant City Planner Rossa Deegan and Assistant City Attorney James Kolbus.

Mr. Worsham announced that a Plan Commission member is a petitioner today, noting they will recuse themselves and sit in the audience during that portion of the meeting.

II. Approval of Minutes from 2/20/24 – Holtzinger/Wellington 8-0

III. Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record – Nisley/Holtzinger 8-0

IV. Postponements/Withdrawals - None

Ms. Manriquez recused herself at 4:08 pm.

V. Primary Subdivision (public hearing)

24-02SUB – Arturo Marin, Aracelia Manriquez, Emmanuel Ortiz Rodriguez, Jessica Ortiz, Homestead Real Estate 111 LLC, and Abonmarche Consultants request primary subdivision approval for a three-lot major residential subdivision, Zollinger Subdivision, to create three lots for single unit residential development. The subject property is generally located at the northeast corner of Zollinger Road and Middlebury Street, containing ±2.98 acres, zoned Agricultural A-1.

Staff Report:

Mr. Deegan explained this property contains approximately 3 acres and is located along Zollinger Road and Middlebury Street, in the northeast corner of the City. Today's request is for primary subdivision approval for a three-lot major subdivision, noting this approval stays with the Plan Commission and is not a recommendation to Council. He explained today's approval will make legal a deed transfer that has already occurred. He referred Commission members to 2021 and 2024 aerial views of the property in their packets, which show the previous and current parcel layout. He noted that prior to October, 2022 the subject property was two tax parcels. The unapproved split of the largest of the two parcels then took place. A small sliver was deeded to the property at the corner of Zollinger and Middlebury St, and is not included in the subdivision today. The additional 2 parcels were created for residential development. Plan Commission approval must be in place before any development of the property can take place.

Staff recommends approval of the request, noting the following:

- Zoning of the parcels is Agricultural A-1 District and requirements of the subdivision and zoning ordinances will be met for residential development.
- A few technical corrections to the submitted plans will be required, including the following:
 - Include only front minimum building setback lines for the secondary subdivision.
 - Label Middlebury Street (CR 22) with City street name first and CR in parentheses.
 - Lot 3 shall have a 5' no access easement adjacent to Middlebury Street, as access for Lot 3 is permitted only from Zollinger Road, due to the grade and no water/sewer available from Middlebury Street.

Petitioner Presentation:

Andrea Milne, Abonmarche, 303 River Race Drive, spoke on behalf of the petitioner. She stated they are looking forward to bringing this into compliance so the owners can continue with their plans.

Audience Comments:

None.

Close Public Hearing

Staff Discussion:

Mr. Nisley asked if the A-1 zoning will remain.

Mr. Deegan explained that residential use is permitted in the A-1 District and that no change to the zoning is required.

Mr. Lauver pointed out the parcel immediately north at 904 Zollinger appears to encroach and asked what will happen to it.

Attorney Kolbus explained that the property lines shown on the aerial are approximate. Mr. Deegan and Ms. Milne confirmed Attorney Kolbus' explanation, noting the survey indicates there is no encroachment.

Action:

A motion was made and seconded, Wellington/Nisley, to grant primary approval for 24-02SUB, based upon the Staff Analysis and with the conditions listed in the Staff Report. The motion passed unanimously by a vote of 7-0.

VI. Audience Items
None

VII. Staff/Board Items
None

VIII. Adjournment – 4:15 pm Nisley/Holtzinger

Respectfully Submitted:

Lori Lipscomb, Recording Secretary

Approved By:

Richard Worsham, President

Tom Holtzinger, Secretary

To: Goshen City Plan Commission/Goshen Common Council
From: Rhonda L. Yoder, Planning & Zoning Administrator
Subject: 24-02V, Vacation of East/West Alley Right of Way
413 & 415 N 1st Street
Date: May 21, 2024

ANALYSIS

David A. and Michele L. Runge request the vacation of an east/west alley located between 413 and 415 N 1st Street. The right of way is 16.5' in width, approximately 276' in length, extending west of N 1st Street to the river. The right of way is used as access for the two adjacent properties, but is otherwise unimproved. If the vacation is approved, the owners request the entire vacated area to be added to the property at 415 N 1st Street, with the existing gravel to remain as the private driveway for 415 N 1st Street.

The two properties adjacent to the alley are currently under single ownership, and the alley right of way to be vacated provides access for both properties. The west portion of the alley is unimproved, but the east portion is gravel where it provides access to the two adjacent properties.

According to Indiana Code 36-7-3-13 remonstrance or objection to a vacation may only be filed on the following grounds:

- (1) *The vacation would hinder the growth or orderly development of the unit or neighborhood in which it is located or to which it is contiguous.*
- (2) *The vacation would make access to the lands of the aggrieved person by means of public way difficult or inconvenient.*
- (3) *The vacation would hinder the public's access to a church, school, or other public building or place.*
- (4) *The vacation would hinder the use of a public way by the neighborhood in which it is located or to which it is contiguous.*

The Traffic Commission reviewed the proposed vacation on April 18, 2024, and recommended approval of the proposed alley vacation, but had concerns about ensuring vehicular access for both properties if the entire vacated area becomes part of 415 N 1st Street.

The Planning office has contacted NIPSCO, Frontier, Comcast, Goshen City Utilities, Goshen Fire Department, Community Fiber, and Waste-Away Group. There are existing utilities in the public right of way in the area of the proposed vacation, so a general utility easement is required to be retained over the entire vacation, as a vacation may not deprive a public utility of the use of the right of way. Access to the utility easement must be maintained and remain unobstructed, and no encroachments are permitted within the utility easement, including, for example, trees, fences and structures.

When public right of way is vacated, generally title for the vacated area goes to the adjacent property owners, usually split evenly along the centerline of the right of way if the vacated area was originally platted from the same subdivision. In this case, the single property owner has requested the entire vacated area be transferred to the property at 415 N 1st Street. There are several items to consider if the entire vacated area would be transferred to 415 N 1st Street:

- 413 N 1st Street water curb stop would be on 415 N 1st Street parcel (not allowed);
- Continuing an apparent 0' north building setback for the existing house at 413 N 1st Street; and
- Ensuring continued vehicular access for both properties.

Per the enclosed water service card, the water curb stop for 413 N 1st Street is located within the alley, and per Goshen Utilities if the alley is vacated the curb stop for 413 N 1st Street must remain located on the 413 N 1st Street parcel and may not be located on the 415 N 1st Street parcel.

Based on the following photo and enclosed aerial images, it appears the 16.5' alley extends very close to the north building wall of the existing house at 413 N 1st Street. In the absence of a site plan or survey that locates the alley in relation to the two adjacent properties, if the alley is vacated the vacated area should be split evenly along the centerline between the two adjacent properties so that a reasonable building setback is established for 413 N 1st Street, and to ensure no encroachment is created by the alley vacation (if the existing 413 N 1st Street structure extends into the alley, for example). With a 0' building setback, the north building wall of 413 N 1st Street is subject to more stringent building codes, and although the utility easement required by the alley vacation will not allow the structure at 413 N 1st Street to be extended into the vacated area, the vacation would increase the existing north building setback if the vacated area is split evenly along the centerline between the two adjacent properties.



Related to continued vehicular access, if the entire vacated area is transferred to 415 N 1st Street, then either a cross-access easement would be required over the vacated area to allow access for 413 N 1st Street, or a new driveway would need to be installed for 413 N 1st Street. If the vacated area is split between the two properties, a cross-access easement would also be needed to allow access for both properties. Because the two properties are under single ownership, a cross-access easement cannot be established until there are two separate owners.

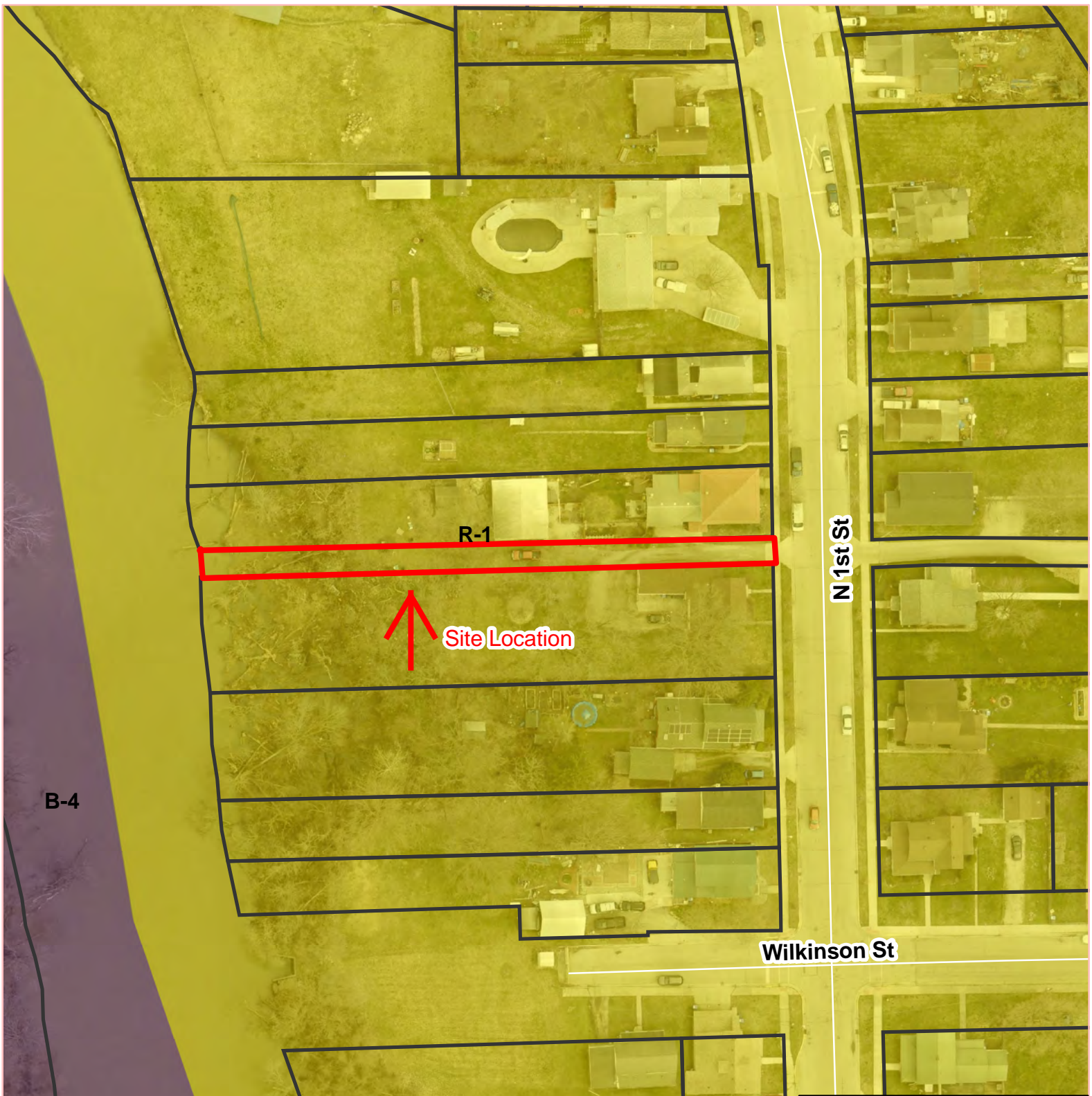
RECOMMENDATIONS

Staff recommends the Plan Commission grant a favorable recommendation and City Council grant approval of an amended request for the vacation of an east/west alley located between 413 and 415 N 1st Street, 16.5' in width, approximately 276' in length, extending west of N 1st Street to the river, to require the vacated area be split evenly along the centerline of the alley right of way, based upon the following and with the noted conditions:

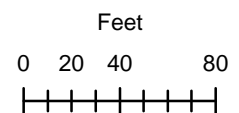
1. The proposed vacation will not hinder the growth or orderly development of the neighborhood, provided the vacated area is split evenly along the centerline of the alley right of way so the water curb stop for 413 N 1st Street is maintained on the 413 N 1st Street parcel and an adequate building setback is provided for 413 N 1st Street, and provided continued access is provided for both adjacent properties.
2. The proposed vacation will not make access difficult or inconvenient, provided continued access is provided for both adjacent properties.
3. The proposed vacation will not hinder access to a church, school or other public building or place, as the alley right of way does not provide any of the described access.
4. The proposed vacation will not hinder the use of the public way, provided continued access is provided for both adjacent properties, and with a utility easement retained to provide continued access for existing utilities.

With approval, the following conditions shall apply:

1. That title in fee simple to the-vacated right of way of the east/west alley shall be transferred to the adjoining property owners, extending the boundaries of the adjoining parcels of real estate, by parallel line, to the centerline of the public way herein vacated.
2. That these proceedings shall not deprive any public utility of the use of all or part of the public ways herein being vacated if, at the time these proceedings were initiated, the utility was occupying and using all or part of that public way for the location and operation of its facilities. Further, with this vacation the City shall require and retain a general utility easement over the entire vacation.
3. At the time the first of the adjoining properties at 413 N 1st Street and 415 N 1st Street is transferred to a new owner, a cross-access easement shall be established over that portion of the vacation used to provide access to either adjoining property, and a copy of the recorded cross-access easement shall be provided to the Planning office.



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1 inch = 80 feet

E/W Alley between 413 & 415 N 1st St

2023 Aerial
Printed April 23, 2024

The City of Goshen
Department of
Planning & Zoning
204 East Jefferson Street, Goshen, Indiana 46528
Phone: 574-534-3600 Fax: 574-533-8626



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1 inch = 30 feet

413 & 415 N 1st Street

2023 Aerial
Printed May 13, 2024

The City of Goshen
Department of
Planning & Zoning
204 East Jefferson Street, Goshen, Indiana 46528
Phone: 574-534-3600 Fax: 574-533-8626



24-12-4
 R. 11-12-4
 E. 11-12-4
 S. 11-12-4



Copyright 1977
 ELKHART COUNTY, INDIANA

SCALE: 1" = 100'

11-9F
 ELKHART TWP.
 SEC. 9 T.36N. R.6E.

11-9B

413
1st St

11"

sidewalk



Catch
Basin

85'

1st st.



To: Goshen City Plan Commission
From: Rhonda L. Yoder, Planning & Zoning Administrator
Subject: 24-03SUB, Primary Approval of a Major Industrial Subdivision
Replat of East College Avenue Industrial Park
Date: May 21, 2024

ANALYSIS

Last Dance, LLC, Ryan Thwaites, Douglas W Thwaites, Nancy L Thwaites, and Abonmarche Consultants request primary approval of a major industrial subdivision, Replat of East College Avenue Industrial Park, to replat the existing four-lot East College Avenue Industrial Park subdivision in order to add land, add new easements and modify existing easements. The subject property contains ±331.52 acres, and is generally located east of Lincolnway East and east of the railroad, on both sides of College Avenue (CR 36), zoned Industrial M-1.

According to the Goshen Subdivision Ordinance (SO), a major subdivision involves two or more lots along with the establishment of a new street or easement of access, and substantial changes to existing drainage systems. Major subdivision approval occurs in two phases, primary and secondary subdivision. The primary subdivision is intended to show a total development plan, including physical features, proposed lot layout, proposed street patterns, land to be reserved for public use, sewer and water extensions, and drainage facilities. The Plan Commission determines if the proposed development plan is suitable for the proposed site. A subdivision replat follows the applicable major or minor subdivision process.

For a non-residential subdivision, only the approximate number of lots needs to be shown on the primary subdivision drawing. The exact lot sizes and lot lines are shown on the secondary subdivision drawings, and secondary approval includes only the part of the subdivision to be built and recorded at that time.

The Plan Commission has exclusive control over primary and secondary subdivision approvals. Primary subdivision applications may be granted approval, granted approval with conditions, or disapproved (SO Section 530). Approval may be granted only if the conditions of the Goshen Subdivision Ordinance are met. The Plan Commission may waive only those conditions found exclusively in the Goshen Subdivision Ordinance, and may not waive any standards found in the Goshen Zoning Ordinance (ZO). Subdivision review is a non-discretionary process, meaning approval must be granted if the conditions of the Subdivision/Zoning Ordinances are met.

The proposed Replat of East College Avenue Industrial Park includes four lots and four common areas. The replat will add land to the existing subdivision that was annexed into the City of Goshen after the original subdivision was approved, and will add new easements and modify existing easements. The existing subdivision was granted primary approval by Plan Commission on November 16, 2021, was granted secondary approval by Staff on July 18, 2022, and was recorded July 19, 2022.

A portion of the existing subdivision is within the Special Flood Hazard Area (SFHA), including Floodway, but the proposed replat has no impact on this area.

Dedication of right of way is proposed along College Avenue in the area where land is being added by the replat.

The original primary approval acknowledged the following:

- Public streets internal to the subdivision are proposed at 80' right of way, which is classified by the SO as an arterial street, but these streets do not meet the definition of an arterial street (which move traffic through an area) so they will be classified as collector streets (which provide access and move traffic within an area). The internal streets are to be labeled "Collector" on the secondary subdivision.

Per the original primary approval, a 10' sidewalk is to be installed along the north side of College Avenue, and a 6' sidewalk along at least one side of the public streets internal to the industrial park.

The overall subdivision drainage plan required by SO Sections 512 and 812 was approved by the Board of Works on July 11, 2022, and included the land that is being added by the replat, so no new subdivision drainage plan is required.

Associated infrastructure, including water and sewer mains, drainage, and roadways, are being coordinated through a Development Agreement with the City of Goshen, and no new infrastructure is proposed as part of the replat.

Primary Subdivision Evaluation

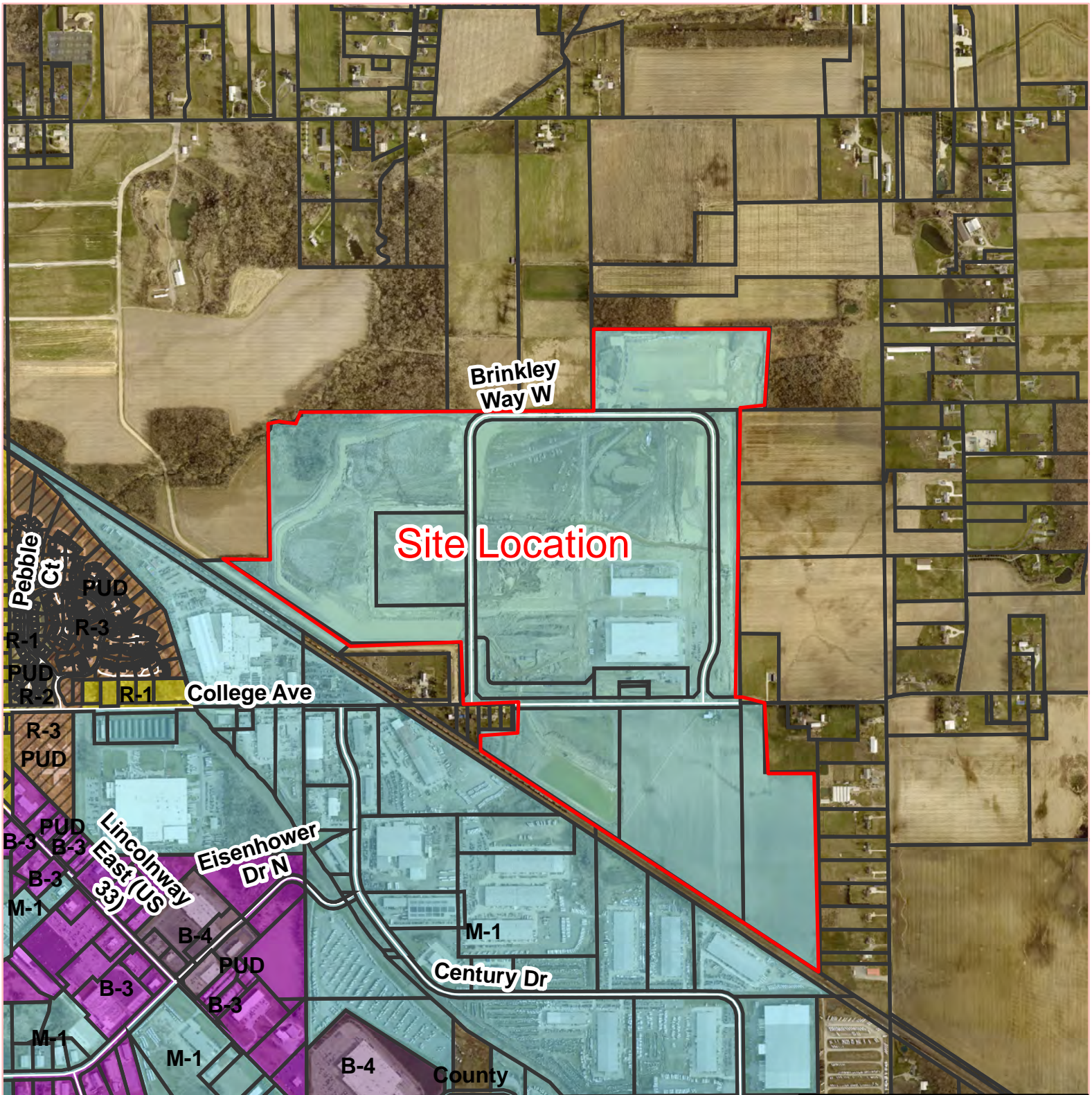
After reviewing the primary subdivision plans and the Goshen ZO and SO standards, the following items were identified to be updated on the secondary subdivision:

- Include only front minimum building setback lines for the secondary subdivision.
- Street names within the subdivision must be labeled, including width of right of way, and with collector included in label.
- Legal description for instrument #2021-30116 has a typo in the tax code number.
- Legal description for instrument #2022-14064, Parcel 2, has a typo in the tax code number.
- In the legal descriptions, all parcel numbers should end in -015.
- Common Area 1A has one incorrect label of Common Area 1 on Sheet 2.
- Common Area 3A is incorrectly labeled Common Area 3 on Sheet 2.
- Common Area 4A is incorrectly labeled Common Area 4 on both sheets.
- C1 and C2 labels appear to be missing from the drawing (Common Area 3A?).

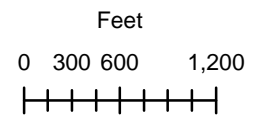
RECOMMENDATIONS

Staff recommends the Plan Commission grant primary approval of the Replat of East College Avenue Industrial Park, based upon the following, and including the following conditions:

1. The M-1 District requirements for minimum lot area and lot frontage are met.
2. The drawings, application and fee for the secondary subdivision shall be submitted to the Planning office, and Staff may review on behalf of the Plan Commission.
3. The secondary subdivision shall address the following technical corrections, along with Technical Review comments provided by Engineering, Stormwater, and Fire:
 - a. Include only front minimum building setback lines for the secondary subdivision.
 - b. Street names within the subdivision must be labeled, including width of right of way, and with collector included in label.
 - c. Legal description for instrument #2021-30116 has a typo in the tax code number.
 - d. Legal description for instrument #2022-14064, Parcel 2, has a typo in the tax code number.
 - e. In the legal descriptions, all parcel numbers should end in -015.
 - f. Common Area 1A has one incorrect label of Common Area 1 on Sheet 2.
 - g. Common Area 3A is incorrectly labeled Common Area 3 on Sheet 2.
 - h. Common Area 4A is incorrectly labeled Common Area 4 on both sheets.
 - i. C1 and C2 labels appear to be missing from the drawing (Common Area 3A?).
4. Dedication of right of way is proposed along College Avenue in the area where land is being added by the replat.
5. A 10' sidewalk is to be installed along the north side of College Avenue, and a 6' sidewalk along at least one side of the public streets internal to the industrial park.
6. Per SO Sections 511.6 and 571.10, the final plat shall include all easements dimensioned and identified to their specific use, including all existing easements and all new easements.
7. The overall subdivision drainage plan required by SO Sections 512 and 812 was approved by the Board of Works on July 11, 2022, and included the land that is being added by the replat, so no new subdivision drainage plan is required.
8. The replat does not propose new infrastructure or further extension of utilities, so construction drawings and utility extension plans are not required as part of the replat.
9. Dedications and easements shall be accepted by the Board of Works per SO Section 820 before secondary approval is granted.



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1 inch = 1,200 feet

Replat of East College Ave Industrial Park

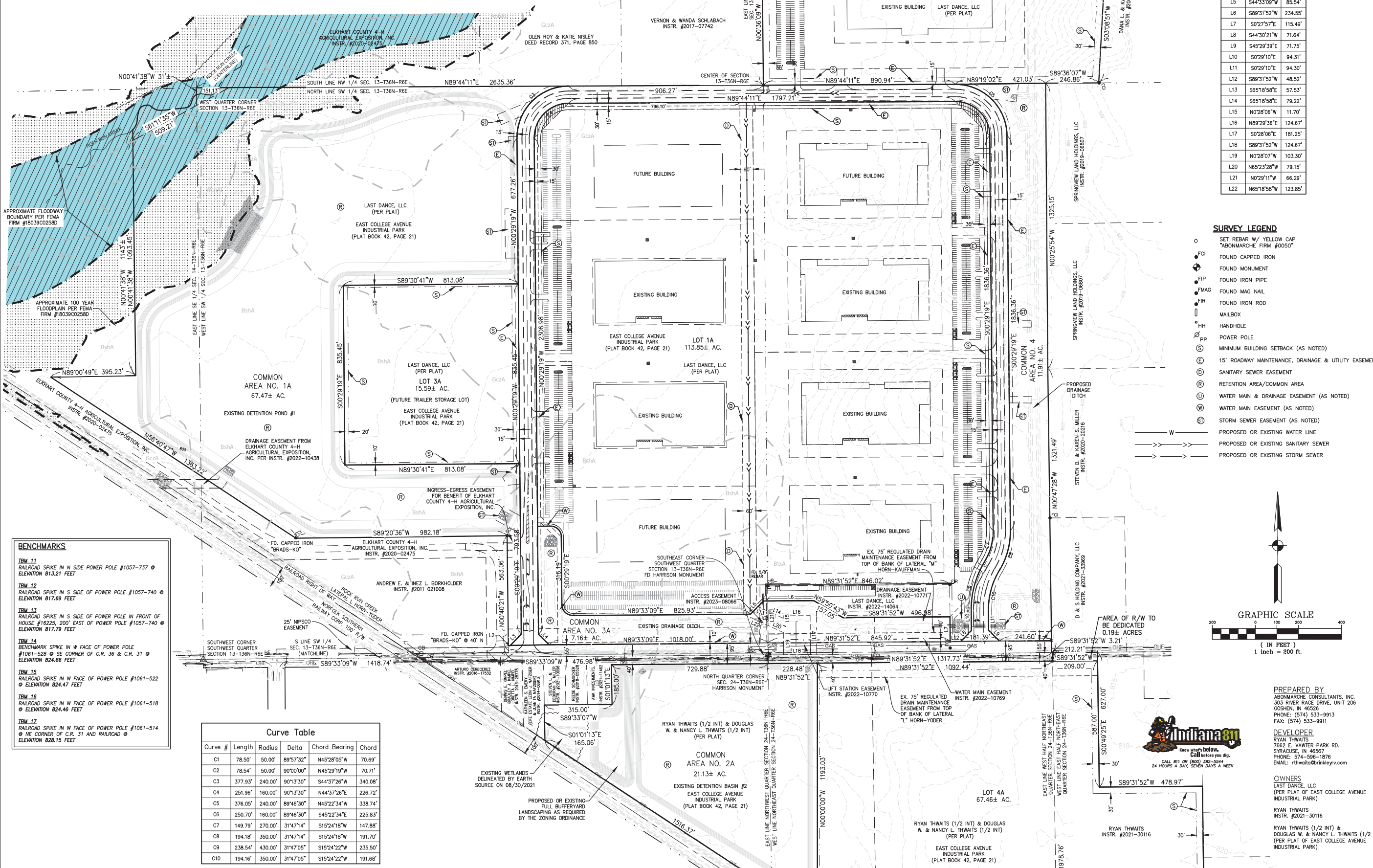
2023 Aerial
Printed April 25, 2024

The City of Goshen
Department of
Planning & Zoning
204 East Jefferson Street, Goshen, Indiana 46528
Phone: 574-534-3600 Fax: 574-533-8626

REPLAT OF EAST COLLEGE AVENUE INDUSTRIAL PARK

PRIMARY SUBDIVISION

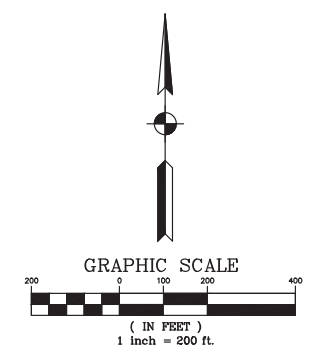
LOTS 1 THROUGH 4, INCLUDING COMMON AREAS IN EAST COLLEGE AVENUE INDUSTRIAL PARK; ALSO A PART OF THE SOUTHWEST QUARTER OF SECTION 13 AND THE NORTHEAST QUARTER OF SECTION 24, ALL IN TOWNSHIP 36 NORTH, RANGE 6 EAST, ELKHART TOWNSHIP, CITY OF GOSHEN, ELKHART COUNTY, INDIANA
 OWNERS: LAST DANCE, LLC; RYAN THWAITS; DOUGLAS W. THWAITS AND NANCY L. THWAITS



Line #	Bearing	Length
L1	N0°40'21"W	51.95'
L2	S82°30'16"W	8.40'
L3	N44°31'54"E	73.10'
L4	N45°29'39"W	69.43'
L5	S44°33'09"W	85.54'
L6	S89°31'52"W	234.55'
L7	S02°7'57"E	115.49'
L8	S44°30'21"W	71.64'
L9	S45°29'39"E	71.75'
L10	S02°9'10"E	94.31'
L11	S02°9'10"E	94.30'
L12	S89°31'52"W	48.52'
L13	S65°18'58"E	57.53'
L14	S65°18'58"E	79.22'
L15	N0°28'06"W	11.70'
L16	N89°29'36"E	124.67'
L17	S0°28'06"E	181.25'
L18	S89°31'52"W	124.67'
L19	N0°28'07"W	103.30'
L20	N65°23'28"W	79.15'
L21	N0°29'11"W	66.29'
L22	N65°18'58"W	123.85'

SURVEY LEGEND

- SET REBAR W/ YELLOW CAP "ABONMARCHÉ FIRM #0050"
- FOUND CAPPED IRON
- FOUND MONUMENT
- ⊕ FOUND IRON PIPE
- ⊙ FOUND MAG NAIL
- ⊖ FOUND IRON ROD
- MAILBOX
- ⊕ HANDHOLE
- ⊕ POWER POLE
- ⊕ MINIMUM BUILDING SETBACK (AS NOTED)
- ⊕ 15' ROADWAY MAINTENANCE, DRAINAGE & UTILITY EASEMENT
- ⊕ SANITARY SEWER EASEMENT
- ⊕ RETENTION AREA/Common Area
- ⊕ WATER MAIN & DRAINAGE EASEMENT (AS NOTED)
- ⊕ WATER MAIN EASEMENT (AS NOTED)
- ⊕ STORM SEWER EASEMENT (AS NOTED)
- PROPOSED OR EXISTING WATER LINE
- PROPOSED OR EXISTING SANITARY SEWER
- PROPOSED OR EXISTING STORM SEWER



Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	78.50'	50.00'	89°57'32"	N45°28'05"W	70.69'
C2	78.54'	50.00'	90°00'00"	N45°29'19"W	70.71'
C3	377.93'	240.00'	90°13'30"	S44°37'26"W	340.08'
C4	251.96'	160.00'	90°13'30"	N44°37'26"E	226.72'
C5	376.05'	240.00'	89°46'30"	N45°22'34"W	338.74'
C6	250.70'	160.00'	89°46'30"	S45°22'34"E	225.83'
C7	149.79'	270.00'	31°47'14"	S15°24'18"W	147.88'
C8	194.18'	350.00'	31°47'14"	S15°24'18"W	191.70'
C9	238.54'	430.00'	31°47'05"	S15°24'22"W	235.50'
C10	194.16'	350.00'	31°47'05"	S15°24'22"W	191.68'

Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	78.50'	50.00'	89°57'32"	N45°28'05"W	70.69'
C2	78.54'	50.00'	90°00'00"	N45°29'19"W	70.71'
C3	377.93'	240.00'	90°13'30"	S44°37'26"W	340.08'
C4	251.96'	160.00'	90°13'30"	N44°37'26"E	226.72'
C5	376.05'	240.00'	89°46'30"	N45°22'34"W	338.74'
C6	250.70'	160.00'	89°46'30"	S45°22'34"E	225.83'
C7	149.79'	270.00'	31°47'14"	S15°24'18"W	147.88'
C8	194.18'	350.00'	31°47'14"	S15°24'18"W	191.70'
C9	238.54'	430.00'	31°47'05"	S15°24'22"W	235.50'
C10	194.16'	350.00'	31°47'05"	S15°24'22"W	191.68'

ABONMARCHÉ
 303 River Race Drive, Unit 206
 Goshen, IN 46526
 Phone: (574) 533-9913
 Fax: (574) 533-9911
 Email: abonmarche.com

REPLAT OF EAST COLLEGE AVENUE INDUSTRIAL PARK
 COLLEGE AVENUE/C.R. 36
 GOSHEN, IN 46526

PRIMARY SUBDIVISION

Indiana 811
 Know what's below. Call before you dig.
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PREPARED BY
 ABONMARCHÉ CONSULTANTS, INC.
 303 RIVER RACE DRIVE, UNIT 206
 GOSHEN, IN 46526
 PHONE: (574) 533-9913
 FAX: (574) 533-9911

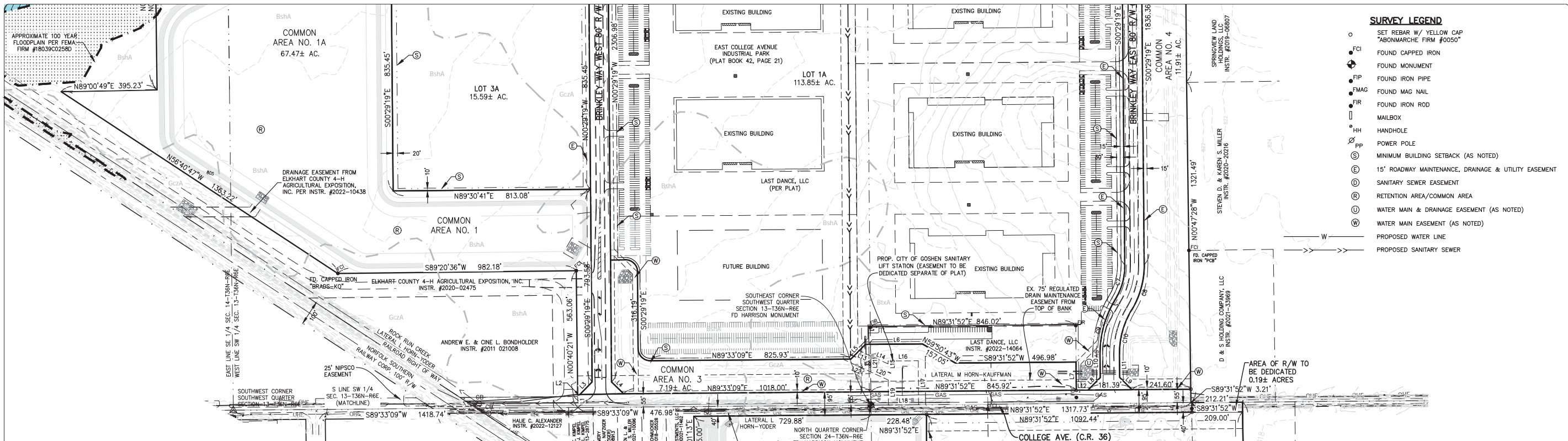
DEVELOPER
 RYAN THWAITS
 7662 E. VAWTER PARK RD.
 STRASBURG, IN 46567
 PHONE: (574) 596-1876
 EMAIL: rthwaits@brinkleyrv.com

OWNERS
 LAST DANCE, LLC
 (PER PLAT OF EAST COLLEGE AVENUE INDUSTRIAL PARK)
 RYAN THWAITS
 INSTR. #2021-30116
 DOUGLAS W. & NANCY L. THWAITS (1/2 INT)
 (PER PLAT OF EAST COLLEGE AVENUE INDUSTRIAL PARK)

SIGNATURE: *Craig S. Burtell*
 DATE: 04/24/24

HARD COPY IS INTENDED TO BE 24" X 36" WHEN PLOTTED. SCALE(S) INDICATED AND GRAPHIC QUALITY MAY NOT BE ACCURATE FOR ANY OTHER SIZE.

SCALE:
 HORIZ: 1" = 200'
 VERT:
 ACI JOB #
24-0413
 SHEET NO.
1 of 2



SURVEY LEGEND

○	SET REBAR W/ YELLOW CAP "ABONMARCHÉ FIRM #0050"
●	FOUND CAPPED IRON
○	FOUND MONUMENT
●	FOUND IRON PIPE
●	FOUND MAG NAIL
●	FOUND IRON ROD
○	MAILBOX
○	HANDHOLE
○	POWER POLE
○	MINIMUM BUILDING SETBACK (AS NOTED)
○	15' ROADWAY MAINTENANCE, DRAINAGE & UTILITY EASEMENT
○	SANITARY SEWER EASEMENT
○	RETENTION AREA/Common Area
○	WATER MAIN & DRAINAGE EASEMENT (AS NOTED)
○	WATER MAIN EASEMENT (AS NOTED)
○	PROPOSED WATER LINE
○	PROPOSED SANITARY SEWER

LEGAL DESCRIPTION
 LOTS 1 THROUGH 4, INCLUDING COMMON AREAS IN EAST COLLEGE AVENUE INDUSTRIAL PARK AS DESCRIBED AND RECORDED IN THE OFFICE OF THE RECORDER IN ELKHART COUNTY, INDIANA, IN PLAT BOOK 42, PAGE 21.

LEGAL DESCRIPTION (PER INSTR. #2021-30116)
 A PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 6 EAST, SECOND PRINCIPAL MERIDIAN, ELKHART TOWNSHIP, ELKHART COUNTY, INDIANA, CONTAINING 28.02 ACRES, MORE OR LESS, AND BASED ON AN ORIGINAL SURVEY BY B. DORIOT & ASSOCIATES LAND SURVEYING (C. BLAKE DORIOT P.S. 890028), JOB #2021-311, ALL BEARINGS BASED ON INDIANA EAST STATE PLANES, COMPLETED ON SEPT 24, 2021, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A HARRISON MONUMENT MARKING THE NORTH QUARTER CORNER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 6 EAST; THENCE SOUTH 89 DEGREES 39 MINUTES 12 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTH-EAST QUARTER, A DISTANCE OF 1184.94 FEET TO A MAG NAIL, BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89 DEGREES 39 MINUTES 12 SECONDS WEST, ALONG THE NORTH LINE OF SAID NORTH-EAST QUARTER, A DISTANCE OF 209.00 FEET TO A MAG NAIL; THENCE SOUTH 00 DEGREES 42 MINUTES 25 SECONDS EAST AND THE EAST LINE OF DEED RECORD 2021-03702, A DISTANCE OF 1979.00 FEET TO AN IRON REBAR ON THE NORTH RIGHT OF WAY OF THE NORFOLK SOUTHERN RAILWAY; THENCE SOUTH 56 DEGREES 33 MINUTES 42 SECONDS EAST ALONG SAID NORTH RIGHT OF WAY OF THE NORFOLK SOUTHERN RAILWAY, A DISTANCE OF 830.98 FEET TO AN IRON REBAR WITH CAP; THENCE NORTH 00 DEGREES 42 MINUTES 00 SECONDS WEST 627 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID NORTH-EAST QUARTER, A DISTANCE OF 1815.05 FEET TO AN IRON REBAR WITH CAP; THENCE SOUTH 89 DEGREES 39 MINUTES 12 SECONDS WEST A DISTANCE OF 478.95 FEET, TO AN IRON REBAR WITH CAP; THENCE NORTH 00 DEGREES 42 MINUTES 25 SECONDS EAST, A DISTANCE OF 627.00 FEET TO THE POINT OF BEGINNING.

BEING TAX CODE NUMBER 20-11-24-226-0061.000-014
 SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

TRACT A
 PARCEL 1:
 A PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 36 NORTH RANGE 6 EAST, ELKHART TOWNSHIP, ELKHART COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 13; THENCE ON AN ASSUMED DUE EAST BEARING, 218.65 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER AND THE CENTERLINE OF COUNTY ROAD 36 TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 0 DEGREES 05 MINUTES 41 SECONDS EAST, 159.92 FEET ALONG AN EXISTING WOOD FENCE; THENCE SOUTH 89 DEGREES 56 MINUTES 22 SECONDS EAST, 255.46 FEET ALONG AN EXISTING WIRE FENCE; THENCE SOUTH 0 DEGREES 39 MINUTES 14 SECONDS WEST, 159.66 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER AND THE CENTERLINE OF COUNTY ROAD 36; THENCE DUE WEST, 253.90 FEET ALONG THE ABOVE DESCRIBED LINE TO THE POINT OF BEGINNING.

PARCEL 2:
 A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 6 EAST, ELKHART TOWNSHIP, ELKHART COUNTY, INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS (BEARINGS IN THIS DESCRIPTION ARE BASED ON A LINE CONNECTING THE MONUMENT AT THE SOUTHWEST CORNER AND THE MONUMENT AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER BEING NORTH 89 DEGREES 39 MINUTES 16 SECONDS EAST):

COMMENCING AT A HARRISON MONUMENT MARKING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 6 EAST; THENCE NORTH 89 DEGREES 39 MINUTES 16 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 478.49 FEET TO THE SOUTHWEST CORNER OF LAND DESCRIBED IN DEED RECORD 89-013994 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA, BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00 DEGREES 18 MINUTES 30 SECONDS EAST ALONG THE EAST LINE OF SAID LAND, 159.93 FEET (159.66 FEET RECORDED) TO A PIPE AT THE NORTHEAST CORNER OF SAID LAND; THENCE SOUTH 89 DEGREES 35 MINUTES 59 SECONDS WEST, ALONG THE NORTH LINE OF SAID LAND, 255.34 FEET TO A PIPE AT THE NORTHWEST CORNER OF SAID LAND; THENCE NORTH 00 DEGREES 15 MINUTES 03 SECONDS WEST, 40.00 FEET TO A REBAR WITH CAP (JUSTICE 900004); THENCE NORTH 89 DEGREES 35 MINUTES 59 SECONDS EAST, 267.73 FEET TO A REBAR WITH CAP (JUSTICE 900004); THENCE SOUTH 00 DEGREES 18 MINUTES 30 SECONDS WEST, 199.94 FEET TO A SURVEY MARK SPIKE ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 39 MINUTES 16 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 12.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 0.29 ACRES, MORE OR LESS.

TRACT B
 A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 6 EAST, ELKHART TOWNSHIP, ELKHART COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS (BEARINGS IN THIS DESCRIPTION ARE BASED ON A LINE CONNECTING THE MONUMENT AT THE SOUTHWEST CORNER AND THE MONUMENT AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER BEING NORTH 89 DEGREES 39 MINUTES 16 SECONDS EAST):

BEGINNING AT A HARRISON MONUMENT MARKING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 36 NORTH, RANGE 6 EAST; THENCE NORTH 89 DEGREES 39 MINUTES 16 SECONDS EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 224.72 FEET (218.65 FEET RECORDED) TO A SURVEY MARK SPIKE AT THE SOUTHWEST CORNER OF LAND DESCRIBED IN DEED RECORD 89-013994 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA; THENCE NORTH 00 DEGREES 15 MINUTES 03 SECONDS WEST, ALONG THE WEST LINE OF SAID LAND AND SAID LINE EXTENDED, 199.57 FEET TO A REBAR WITH CAP (JUSTICE); THENCE NORTH 89 DEGREES 35 MINUTES 59 SECONDS EAST, 267.73 FEET TO A REBAR WITH CAP (JUSTICE 900004); THENCE SOUTH 00 DEGREES 18 MINUTES 30 SECONDS WEST, 199.94 FEET TO A SURVEY MARK SPIKE ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 39 MINUTES 16 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 355.31 FEET TO A SURVEY MARK SPIKE; THENCE NORTH 00 DEGREES 20 MINUTES 44 SECONDS WEST, 320.49 FEET TO A REBAR WITH CAP (JUSTICE 900004); THENCE SOUTH 89 DEGREES 39 MINUTES 16 SECONDS WEST, 845.97 FEET TO A REBAR WITH CAP (JUSTICE 900004) ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 13; THENCE SOUTH 00 DEGREES 22 MINUTES 23 SECONDS EAST, ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 13, 320.49 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 5.00 ACRES, MORE OR LESS.

GENERAL NOTES
ZONING
 THE ZONING FOR THIS SITE IS M-1. MINIMUM LOT SIZE FOR M-1 IS 8,000 SF AND MINIMUM LOT WIDTH IS 70 FEET AT THE ESTABLISHED FRONT LOT LINE.

DENSITY
 TOTAL PROJECT AREA =
 AREA IN LOTS =
 AREA IN R/W =
 AREA IN COMMON SPACE =

SOILS
 THIS SITE CONSISTS OF BRADY SANDY LOAM, 0 TO 1% SLOPES (BshA)- GILFORD SANDY LOAM, 0-1% SLOPES (Gc2A), RIDGEL-OSHTEMO FINE SANDY LOAMS, 1-5% SLOPES (Rp8B), WILLIAMSTOWN-CROSIER COMPLEX, 0 TO 1% SLOPES (WobB), DEL REE SILTY CLAY LOAM, 0-1% SLOPES (DcA), BRISTOL LOAMY SAND, 0-2% SLOPES (BtaA), BRONSON SANDY LOAM, 0-1% SLOPES (BuA), VISTULA LOAMY SAND, 0-1% SLOPES (VnxA). THIS INFORMATION IS OBTAINED FROM THE SOIL SURVEY OF ELKHART COUNTY, INDIANA.

SANITARY SEWER AND WATER SUPPLY
 EACH LOT TO HAVE SERVICE BY THE MUNICIPAL UTILITIES OF THE CITY OF GOSHEN.

STREETS
 ALL DRIVES ARE TO BE DEDICATED AND CONSTRUCTED TO CITY OF GOSHEN DESIGN STANDARDS.

DRYWELLS
 THIS PROJECT DOES NOT ANTICIPATE THE USE OF CLASS V INJECTION WELLS.

RESTRICTIONS
 ADDITIONAL RESTRICTIONS SHALL BE PREPARED AND RECORDED SEPARATELY BY THE DEVELOPER.

DATE OF DEVELOPMENT
 THE PROJECT HAS BEEN UNDER CONSTRUCTION SINCE 2022 WITH PUBLIC INFRASTRUCTURE AND CONSTRUCTION OF NEW BUILDINGS, BUILDINGS AND INFRASTRUCTURE AND MAY OR MAY NOT HAVE BEEN CONSTRUCTED AS SHOWN.

WELLHEAD PROTECTION AREA
 PROJECT SITE IS NOT WITHIN THE CITY OF GOSHEN WELLHEAD PROTECTION AREA.

FLOOD NOTE
 A PORTION OF THIS PROJECT DOES LIE WITHIN THE PUBLISHED FLOODWAY AND 100 YEAR FLOOD PLAIN PER F.E.M.A. FLOOD INSURANCE RATE MAP PANELS #180390258D, EFFECTIVE DATE AUGUST 2, 2011. PLEASE REFER TO THE PLAN VIEW FOR THE APPROXIMATE LOCATIONS.

COMMON AREA STATEMENT
 ALL COMMON AREAS ARE TO HAVE AN EQUALLY UNDIVIDED INTEREST BETWEEN ALL THE LOTS IN THE REPLAT OF EAST COLLEGE AVENUE INDUSTRIAL PARK.

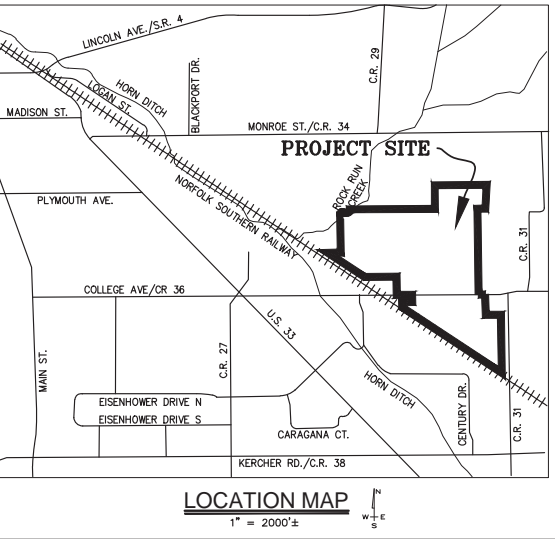
CONTOURS
 CONTOURS ARE BASE ON PREDEVELOPMENT ELEVATIONS DATING FROM 2022 OR PRIOR DATUM IS NAVD88.

SETBACK NOTE
 FRONT SETBACK ALONG BRINKLEY WAY - 30 FEET
 FRONT SETBACK ALONG C.R. 36/COLLEGE AVE. - 35 FEET
 SIDE YARD SETBACK - 10 FEET / 30 FEET ADJACENT TO RESIDENTIAL
 REAR YARD SETBACK - 20 FEET

PARKING CALCULATIONS-PLANTS 1 THRU 7
 TOTAL ANTICIPATED NUMBER OF EMPLOYEES - 1,350

REQUIRED PARKING:
 1.5 SPACES PER 2 EMPLOYEES
 (1,350 EMPLOYEES / 2) X 1.5 SPACES = 1,013 SPACES

TOTAL REQUIRED PARKING = 1,013 SPACES
PROVIDED PARKING: 1,850 SPACES (INCLUDES 28 ADA SPACES)



PROJECT: REPLAT OF EAST COLLEGE AVE INDUSTRIAL PARK COLLEGE AVENUE/C.R. 36 GOSHEN, IN 46526

SHEET TITLE: PRIMARY SUBDIVISION

DRAWN BY: TRM

DESIGNED BY:

PM REVIEW: BEM

QA/QC REVIEW: BEM

DATE: 04/24/24

SEAL:

○	JONATHAN & AIMEE WEISHAUP INSTR. #2016-21771
○	DANIEL J. & SUSAN D. YODER INSTR. #2017-13801
○	DANIEL J. & SUSAN D. YODER INSTR. #2014-09212
○	LUKE A. YODER & JANICE BONTRAGER INSTR. #2022-11683
○	AARON L. & JENNIFER RIEGSECKER INSTR. #2011-16979
○	JAMES L. & JEAN L. HILES INSTR. #2004-41276
○	MARLIN TROYER & MICHELLE SCHWARTZ, JTWR0S INSTR. #2020-28061
○	MATTHEW & SARAH ROYER INSTR. #2021-30118
○	TRI-CO. LAND INSTR. #2018-10013
○	BRIAN & SHARON PETERSHEIM INSTR. #2018-22228
○	BRIAN PETERSHEIM INSTR. #2018-10014 (LAND CONTRACT)

SIGNATURE: Craig S. Radloff
DATE: 04/24/24

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SCALE:
 HORIZ: 1" = 200'
 VERT:

ACI JOB # 24-0413
SHEET NO. 2 of 2

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Benjamin Harbor
 1000 North Bend
 1000 North Bend
 Fort Wayne
 Lafayette

Engineering - Architecture - Land Surveying

REPLAT OF EAST COLLEGE AVE INDUSTRIAL PARK COLLEGE AVENUE/C.R. 36 GOSHEN, IN 46526