

*Agenda*  
GOSHEN PLAN COMMISSION  
Tuesday, June 18, 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 5/21/24
- III. Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record
- IV. Postponements/Withdrawals
- V. **PUD Major Change & PUD Preliminary Site Plan** (public hearings)  
**24-01MA** – Ryan’s Place, Inc., Surveying and Mapping, and Ancon Construction, Inc., request a PUD major change for an alternative landscape plan to replace required full bufferyard landscaping with modified partial landscaping (west side) and parking lot screening and street trees (north side), to review required parking spaces per offices standard, and to allow a 10’ west side driving aisle setback (where 25’ is required), and PUD preliminary site plan approval for site development of an office use (Ryan’s Place). The subject property is ± 9.6 acres, generally located on the south side of Regent Street, east of Weymouth Blvd, zoned Commercial B-4PUD, part of Waterford Commons PUD.
- VI. Audience Items
- VII. Staff/Board Items
- VIII. Adjournment

Minutes - Goshen Plan Commission  
Tuesday, May 21, 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, and Rolando Ortiz. Also present were City Planner Rhonda Yoder and Assistant City Attorney James Kolbus. Absent: Caleb Morris

**II.** Approval of Minutes from 4/16/24 – Nisley/Holtzinger 7-0

**III.** Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record – Holtzinger/Nisley 7-0

**IV.** Postponements/Withdrawals - None

**V. Vacation (public hearing)**

**24-02V** – David and Michele 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 would like the entire vacated area to be added to the property at 415 N 1st Street, with the existing gravel to remain as their private driveway.

*Staff Report:*

Ms. Yoder explained the two properties adjacent to the alley are currently under single ownership. She pointed out that the west portion of the alley is unimproved, the east portion is gravel, and the alley right-of-way provides access to both properties. She explained the Traffic Commission reviewed the proposed alley vacation on April 18 and recommended approval, but voiced concerns about vehicular access to both properties if the entire vacated area becomes part of 415 N 1<sup>st</sup> Street. Utility providers were also contacted and they confirmed there are existing utilities in the public right-of-way, so a general utility easement is required. Access to the utility easement must be maintained and unobstructed with no trees, fences, structures, etc. permitted in the easement.

Ms. Yoder explained that generally when public right-of-way is vacated, title for the vacated area goes to adjacent land owners and is usually split evenly along the center line of the right-of-way. In this case, the single property owner would like the entire vacated area to be transferred to the property at 415 N 1<sup>st</sup> Street. She went on to say several items related to that request will need to be reviewed, noting the most significant is that the curb stop for water at 413 N 1<sup>st</sup> Street is in the alley right-of-way and if it is not split evenly, the curb stop would be on 415's property and that is not permitted by the Utility Department. She pointed out this alone should stop the discussion about all of the right-of-way going to the 415 property because it won't be permitted. She explained there are a couple other related items which include an apparent zero-foot north setback for the property at 413 N 1<sup>st</sup> Street. Splitting the alley would be beneficial by giving the property at 413 a more reasonable setback. Splitting the alley would also ensure both properties have vehicular access.

She explained that regardless if the alley is split or if it all goes to 415, when one of the properties changes ownership a cross-access easement will be required. The cross-access easement can't be created now because the properties are under single ownership. Part of today's recommendation is for a provision for the cross-access easement in the future.

Staff recommends a favorable recommendation to the City Council for an amended request for the vacation, highlighting the following conditions:

- The vacated area should be split evenly along the centerline of the alley right-of-way.
- The general utility easement shall be created over the vacated area.
- At the time one of the adjoining properties is transferred to a new owner, a cross-access easement shall be required.

Mr. Worsham asked if Ms. Yoder could confirm that she recommends the vacation be granted, but that the entire vacated area should not be added to the property at 415.

Ms. Yoder responded that basically it has to be split evenly because the water curb stop for 413 must remain on the 413 parcel.

*Petitioner Presentation:*

David Runge, 415 N 1<sup>st</sup> Street, spoke on behalf of the petitioner. He confirmed he owns both 413 and 415 N 1<sup>st</sup> Street. He stated he has a survey which shows the easement at an angle with part of the land belonging to 415 shown on the other side of the easement, but he didn't bring that survey to today's meeting.

Ms. Yoder asked him to clarify if he's saying the survey shows the south line of the alley angles; Mr. Runge agreed that is correct.

Ms. Yoder remarked we have no information on that and asked Mr. Runge to submit a copy of the survey to the Planning Office for review. She went on to say that based on our information, there's no indication that the line has shifted. If there's a different legal description it needs to be submitted because the legal description is described in the vacation ordinance and described as the alley between the two lots.

Attorney Kolbus agreed, explaining if the line is straight or crooked, it will be described in the legal description as the north half and the south half. He went on to say Ms. Yoder needs to see the survey so she can present the case at the Council meeting.

Mr. Runge used the aerial provided with the Staff Report to indicate where the water curb stop is for 413. He questioned if access must remain for 413 to access the small garage and parking area behind the house, and if so, could the remainder of the alley be added to the property at 415? He went on to say the rear portion of the alley is unimproved and there are no utilities in that area. He explained the City drops gravel every spring and it stops at the rear of the home. There is no access beyond that point.

Ms. Yoder responded that without seeing the survey, she cannot make any recommendation on what should be done. She went on to say that she feels the Plan Commission needs to act on the information they received. She further explained the Plan Commission can make their recommendation, and the petitioner can provide the survey for her to look over. The Council can then discuss if they want to make any changes.

Attorney Kolbus clarified that they might be able to go back a certain number of feet and then the remaining portion could go to the property to the north. He pointed out that without seeing a survey, he doesn't feel that Staff or the Plan Commission can make that determination.

Ms. Yoder remarked if the alley is split 50-50, there must be an easement for both properties once there is a new owner. A cross-access easement is required, but it cannot be established now because both properties have the same owner. She stated she understands that the petitioner is asking if the property farther back can be added to 415 and that might be able to happen, but they would have to determine where that would be.

Mr. Runge stated he will get more information on the location of the utilities and supply a copy of the survey for review.

Ms. Yoder remarked that the Plan Commission is not making a final decision, but will make a recommendation to the City Council. She went on to say the Council makes the final decision because this will be an ordinance that they will need to adopt. She explained the Plan Commission can act on the information they have today and make a recommendation to Council. She asked Mr. Runge to provide the additional information to the Planning Office as soon as possible so she can look it over before it goes to Council. She will then be able to make additional comments to the Council. She explained to the property owner that the Council will have this same sort of discussion and they will make the final decision.

Michele Runge, 415 N 1<sup>st</sup> Street, also spoke to the petition. She questioned if the entire vacated area can ever become part of the property at 415.

Ms. Yoder responded that the water curb stop will still be an issue and even if all the vacated area went to 415, there would still need to be an easement so 413 could access their property.

Ms. Runge stated the main reason they're here is to ask for the entire vacated area to belong to 415.

Ms. Yoder responded it will still be for their use and it can still be a driveway. She explained that if one of the properties are sold, an easement needs to be created so both properties using the driveway have legal access.

Ms. Runge noted if vacated, it becomes their responsibility to plow and maintain, and if they can't make it a private drive, there's no reason to vacate. They can let the City be responsible for maintaining it.

Mr. Wellington asked what the reason is for vacating this alley.

Mr. Runge stated they want to make this a private drive. He went on to say if they eventually sell the house at 413 this would then be a private drive for themselves. He explained there is room on the south side of the home at 413 where a driveway could be added.

Mr. Wellington asked if this would be permitted.

Ms. Yoder responded that they would have to meet certain Planning requirements and the Engineering Department would have to determine if a curb cut would be permitted. She said that she has had some discussion with them in the past regarding the requirements, but they have not provided any plans so she doesn't know if this is an option.

*Audience Comments:*

Matthew Lind, 407 N 1<sup>st</sup> Street, spoke to the petition. He stated the Runge's have made numerous improvements to the properties at 415 and 413 N 1<sup>st</sup> and he supports their request.

Mr. Wellington questioned how they would prevent people from using this alley for access if it becomes a private drive.

Mr. Runge stated they would like to create privacy as well as security, by adding a fence, trees, and flowers towards the vacated area in the back to help block it off.

*Close Public Hearing*

*Staff Discussion:*

None.

*Action:*

A motion was made and seconded, Wellington/Holtzinger, to forward a favorable recommendation for 24-02V to the Goshen Common Council, based on Staff recommendations and conditions. The motion passed unanimously by a vote of 7-0.

**VI. Primary Subdivision (public hearing)**

**24-03SUB** – 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 Ave Industrial Park, to replat the existing four-lot East College Avenue Industrial Park subdivision to add land, add new easements and modify existing easements. The subject property contains ±331.33 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.

*Staff Report:*

Ms. Yoder explained that the subdivision replat follows the applicable major or minor subdivision process. In this case this is primary approval of a 4-lot, 4-common area, major subdivision. She reminded Commission members that subdivision review is non-discretionary which means approval must be granted if conditions of the subdivision and zoning ordinance are met.

The replat will add land to the existing subdivision which was annexed and rezoned after the original subdivision was approved. She went on to say new easements must now be created, in addition to modification of some existing easements. The replat will dedicate right-of-way along College Avenue where land is being added. No new subdivision drainage plan is required and no new infrastructure is proposed. She noted some technical corrections will be required.

Two inquiries were received regarding this replat. One request was for clarification and the other asked for more details.

Staff recommends the Plan Commission grant primary approval of the Replat with the conditions listed in the Staff Report.

*Petitioner Presentation:*

Andrea Milne, Abonmarche, 303 River Race Drive, spoke on behalf of the petitioner. She stated she is familiar with the Staff Report and any recommended changes required by Planning Staff will be made.

*Audience Comments:*

Steve Miller, 63265 County Road 33, owner of the property at 16672 County Road 36, spoke to the petition. He questioned if the easement would impact his property in any way.

Ms. Yoder referred to the aerial and explained the location of the added land, noting that there is no change to what already existed adjacent to his property.

*Close Public Hearing*

*Staff Discussion:*

There was no discussion amongst Staff members.

*Action:*

A motion was made and seconded, Wellington/Nisley, to grant primary approval for 24-03SUB, based upon the Staff Analysis and with the conditions listed in the Staff Report. The motion passed unanimously by a vote of 7-0.

**VII.** Audience Items  
None

**VIII.** Staff/Board Items  
None

**IX.** Adjournment – 4:32 pm Nisley/Holtzinger

Respectfully Submitted:

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Lori Lipscomb, Recording Secretary

Approved By:

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Richard Worsham, President

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Tom Holtzinger, Secretary

**To:** Goshen City Plan Commission/Goshen Common Council  
**From:** Rhonda L. Yoder, Planning & Zoning Administrator  
**Subject:** 24-01MA, PUD Major Change & PUD Preliminary Site Plan Approval  
*Waterford Commons PUD, Regent Street B-4 Area*  
**Date:** June 18, 2024

## **ANALYSIS**

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Ryan's Place, Inc., Surveying and Mapping, and Ancon Construction, Inc., request a PUD major change for an alternative landscape plan to replace required full bufferyard landscaping with modified partial landscaping (west side) and parking lot screening and street trees (north side), to review required parking spaces per offices standard, and to allow a 10' west side driving aisle setback (where 25' is required), and PUD preliminary site plan approval for site development of an office use (Ryan's Place). The subject property is ± 9.6 acres, generally located on the south side of Regent Street, east of Weymouth Blvd, zoned Commercial B-4PUD, part of Waterford Commons PUD.

The Waterford Commons PUD was established in December 1989 by Ordinance 3384, and included a range of residential zoning and two Commercial B-4 (Planned Shopping District) areas. Much of the residential land has been developed, but the two B-4 areas remain undeveloped. The original PUD allows uses permitted by the applicable zoning district.

When a PUD is developed, it contains specific use and developmental requirements that are in addition to, or in place of, the underlying zoning district requirements. A PUD is always tied to a site plan, with a PUD preliminary site plan adopted when a PUD is established or modified, and a detailed PUD final site plan reviewed as development occurs. Changes to a PUD are defined by the Zoning Ordinance, and may be minor or major. Major changes include those that change use, character or intensity of the development, and those that increase traffic or utility issues, reduce parking, or encroach into required setbacks. Changing stated conditions of a PUD are also typically major changes. PUD major changes and PUD preliminary site plans require review as a public hearing at Plan Commission, with final approval by Council. As a PUD develops, the original PUD conditions remain in place unless specifically changed, so major changes typically add to the original requirements. A PUD is intended to provide unified development, streamline the review process, and provide flexibility based on specific site conditions.

The subject property is an unplatted parcel on the south side of Regent Street, located between Regent Square Apartments on the west, and Prairievew School on the east. The current project proposes a single story office building and parking for Ryan's Place. The office use is permitted in the B-4 District.

The PUD major change is requested for the following items:

- To approve an alternative landscape plan to replace required full bufferyard landscaping with modified partial landscaping (west side) and parking lot screening and street trees (north side);
- To review required parking spaces per offices standard; and
- To allow a 10' west side driving aisle setback (where 25' is required).

### *Alternative Landscape Plan*

The Goshen Zoning Ordinance requires full bufferyard landscaping (6' mound with landscaping) when the B-4 District is adjacent to residential land use. In this case there is residential land use to the west and to the north across Regent Street. The B-4 District is intended for retail and service uses and does not permit some of the more intense commercial uses (such as auto related uses). The B-3 District, which does permit auto related uses, does not require full bufferyard landscaping adjacent to residential land use. Because the B-4 District generally permits less intense commercial uses, as compared to the B-3 District, the full bufferyard landscaping requirement may not be warranted, but screening substantially similar to partial landscaping is recommended.

In the locations where landscaping screening is needed, the subject property has several barriers, including an easement along the Regent Street frontage for a buried gas line, and a new easement required along the west property line for existing public sanitary sewer and water lines. The alternative landscape plan proposes landscaping at the edge of both easements, with modified partial landscaping (west side) and parking lot screening and street trees (north side). As proposed, the alternative landscape plan provides adequate screening, noting that final locations will be determined based on complete site plan review, as other City departments will need to review the proposed screening locations related to utilities and retention, for example. If required by the requirements of other City departments, landscaping may need to be shifted.

All landscaping on the approved alternative landscape plan should be planted as part of the first phase of development, and is required to be maintained permanently. Parking areas added in future phases of development will be required to include a compact row of plant screening along the edge of the parking lot to screen headlights from adjacent residential land use.

#### *Required Parking*

The B-4 District contains a specific formula for off-street parking spaces, calculated at five spaces per 1,000 square feet of gross floor area, which is reasonable for retail uses which generate high traffic counts. For an office use, parking is required at one space per two employees plus one space per 400 square feet of office space. In this case, applying the B-4 parking standard would result in excessive required parking, and using office parking requirements for the office development provides a more appropriate standard. The office parking approval for this location should apply when the primary use on site is an office use.

#### *Reduced Setback for West Side Driving Aisle*

The subject property includes an existing constructed curb cut aligned with Weymouth Blvd that results in a 10' west side driving aisle setback, where the B-4 District requires a 25' side setback adjacent to residential zoning. The 10' west side setback will occur near the entrance only, and will widen to 25' approximately 160' south of the Regent Street property line. The entrance needs to be aligned with Weymouth Blvd and the 10' setback will provide adequate space between the drive and property line. The reduced setback should be approved to extend no farther than 200' south of the Regent Street property line, as there is adequate space beyond that point to meet the required 25' setback.

The *Ryan's Place Planned Unit Development Narrative* (enclosed) references building lighting and parking lot lighting, and states that lighting will be shielded to keep light on the subject property. The provision to maintain lighting on site will be incorporated with this approval, and a photometric plan will be required as part of the PUD final site plan submittal.

PUD preliminary site plan approval is requested as part of the PUD major change, to establish the preliminary site plan and the alternative landscape plan. Requirements of the B-4 District and Waterford Commons PUD are met, except as modified by the current request. PUD final site plan review, including a final landscape plan and photometric plan, will be submitted as part of the City's administrative site plan review process, Technical Review, and may be reviewed by Staff on behalf of Plan Commission.

### **RECOMMENDATIONS**

Staff recommends the Plan Commission forward a favorable recommendation to Goshen Common Council for the PUD major change and PUD preliminary site plan approval, based upon the following, and with the following conditions:

1. The alternative landscape plan, parking based on office standards, and 10' west side driving aisle setback are consistent with the proposed office development and Waterford Commons PUD.
2. The PUD major change approves the following:
  - An alternative landscape plan to replace required full bufferyard landscaping with modified partial landscaping (west side) and parking lot screening and street trees (north side);
  - Required parking spaces per offices standard when the primary use on site is an office use; and

- A 10' west side driving aisle setback, using the existing constructed curb cut aligned with Weymouth Blvd, and with the reduced setback allowed no farther than 200' south of the Regent Street property line.
3. The approved PUD preliminary site plan is *Ryan's Place PUD B-4, Proposed Site Plan, Sheet 1 of 1*, dated 06/04/2024, prepared by SAM.
  4. The approved alternative landscape plan is *Ryan's Place, Inc., Landscape Plan, Sheet L1.0*, dated 5.29.24, prepared by Lehman & Lehman.
  5. All landscaping on the approved alternative landscape plan shall be planted as part of the first phase of development, and is required to be maintained permanently.
  6. Parking areas added in future phases of development will be required to include a compact row of plant screening along the edge of the parking lot to screen headlights from adjacent residential land use.
  7. Lighting shall be directed down and away from adjacent residential properties, and shall prevent illumination, glare or reflection on adjacent properties, with a photometric plan required as part of the PUD final site plan submittal.
  8. A PUD final site plan, including a final landscape plan and photometric plan, shall be submitted and approved prior to a zoning clearance form/building permit being issued, and may be reviewed by Staff on behalf of Plan Commission.
  9. Site plan approval by Goshen City Engineering is required for site drainage, post construction, site utilities and right-of-way access, as applicable, before a zoning clearance/building permit is issued.



# **Ryan's Place Planned Unit Development Narrative**

Property in the Northeast Quarter, Section 27,  
Township 36 North, Range 6 East,  
Elkhart Township, Elkhart County, Indiana

Tax ID Number: 20-11-27-276-003.000-015

Address: \_\_\_\_\_ Regent Street, Goshen IN 46526

## **Project Summary:**

The property is currently owned by Ryan's Place, Inc. The proposed building will be used for offices and open areas for programs and staff. Ryan's Place is a nonprofit corporation that provides support services to families and children who have experienced the death of a child or sibling. This facility will consolidate their staff and programs into one location.

## **Relation of existing uses to surrounding land uses:**

East: Residential, zoned R-3, Elementary School

West: Residential, zoned PUD and R-3

North: Residential, zoned PUD

South: Residential, zoned R-3

## **Proposed Land use:**

Proposed land use is shown on the Site Plan. There is a proposed building with associated pavement, grading, and drainage improvements. There are future phases shown for main building expansion and for a future separate accessory building for offices. These would have associated pavement, grading, and drainage improvements.

## **Protections for surrounding residential uses against nuisances:**

There will be outside lighting on the proposed building and in the proposed parking lot. Outdoor lighting will be shielded to avoid shedding light on adjoining properties. There will be no outdoor speakers on the property. Landscape buffers to be installed on west and north property lines for protection of adjacent residential uses. A proposed landscape plan is included with this application. There are several variances from City landscape standards due to site constraints. Approval of this alternative landscape plan is requested.

### Development project details

One proposed building and one future building are proposed. The project will be completed in three phases. One new access driveway from Regent Street is proposed and will use the existing driveway approach opposite Weymouth Boulevard. Days of Operation are Monday to Friday, 9 am to 5 pm. One day a week they plan to be open from 6 to 9 pm.

Phase 3 includes an outdoor walking path, stage with roof, playground and other outdoor elements shown on the Site Plan. All elements will be privately owned. There are 6-7 employees for the facility at time of opening. Future employment is estimated to be 10-12 staff members. Client traffic is estimated to be 40 vehicles per day. Special events are estimated to be up to 60 vehicles once or twice a month. One or two box truck deliveries per week are estimated. No semi-trucks access is permitted.

Pedestrian access is provided by a sidewalk along the Regent Street frontage. There will be a sidewalk along the front of the building that connects to the Regent Street sidewalk for pedestrian access to the building. Pedestrian access ramps will be provided at appropriate locations.

### Stormwater Management Plan

Stormwater drainage will flow across pavement areas and be collected in drainage swales and site retention basins. Stormwater will be retained on-site until it infiltrates into the soil.

### Signage

There will be a proposed monument sign near the entrance. There will be additional signage on the building. The owner understands that a separate sign permit is required. Proposed signage design will be provided at time of sign permit submittal.

### Water Supply and Sanitary Sewer Plan

The site is in the City of Goshen. The proposed building will be connected to City water and sanitary sewer facilities on site.

### Deviations from Zoning Ordinance standards

1. West side pavement setback: 10 ft.
2. Two parking lot islands on east side of parking lot to be 15 ft. wide.
3. Alternative landscape plan approval requested. Landscaping areas are limited due to existing NIPSCO gas easement on street frontage and proposed city utility easement along west property line. Proposed landscape plan is included with this submittal.

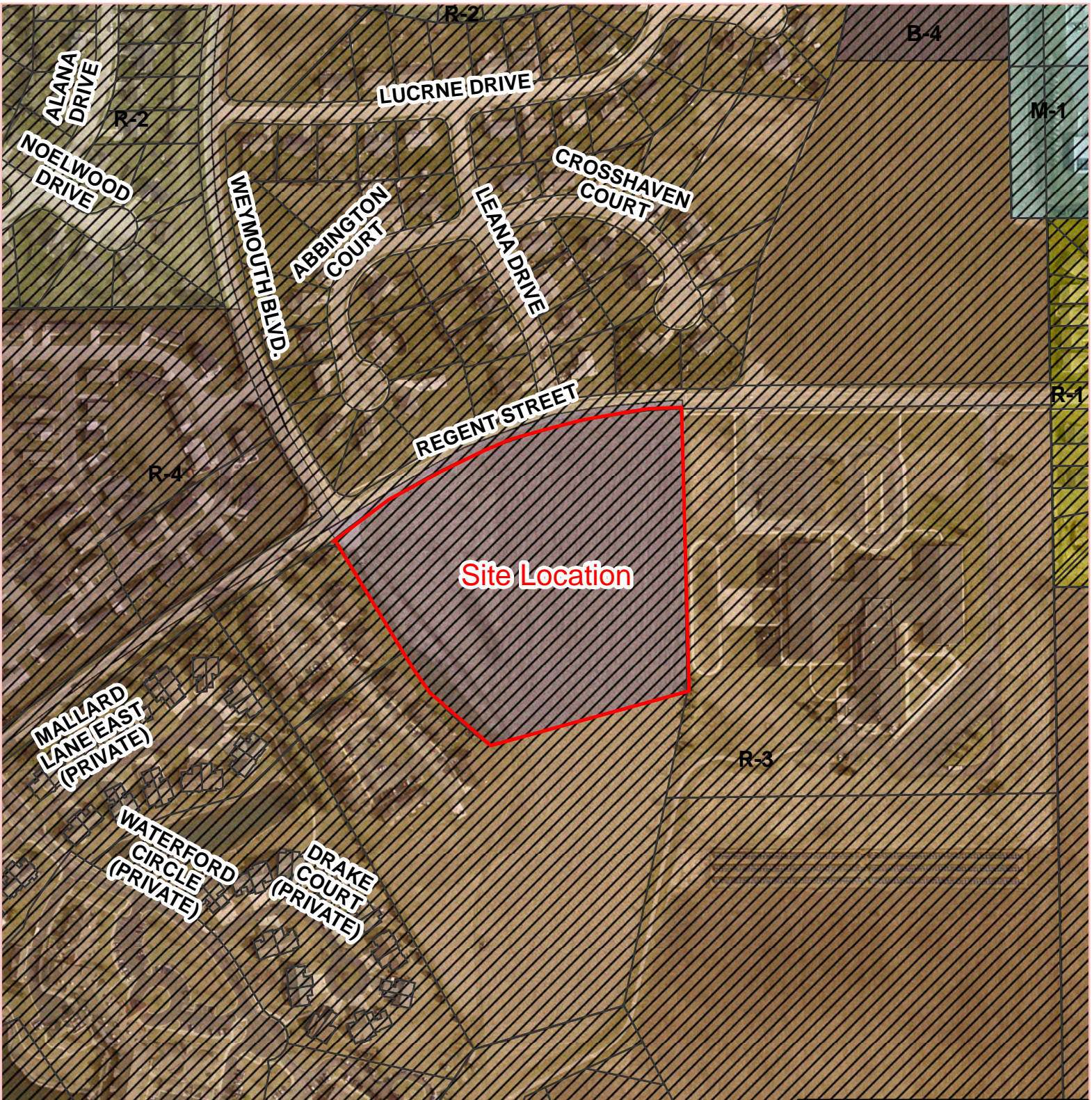
Prepared by: Surveying and Mapping, LLC, 2810 Dexter Drive, Elkhart, Indiana 46514

Phone 574.266.1010, Fax 574.262.3040

Debra S. Hughes, P.E., Indiana Professional Engineer 60880266,

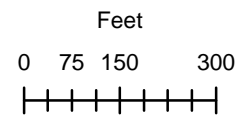
Email: [debra.hughes@sam.biz](mailto:debra.hughes@sam.biz)

May 29, 2024



**Site Location**

The City of Goshen's Digital Data is the property of the City of Goshen and Elkhart County, Indiana. All graphic data supplied by the city and county has been derived from public records that are constantly undergoing change and is not warranted for content or accuracy. The city and county do not guarantee the positional or thematic accuracy of the data. The cartographic digital files are not a legal representation of any of the features depicted, and the city and county disclaim any assumption of the legal status they represent. Any implied warranties, including warranties of merchantability or fitness for a particular purpose, shall be expressly excluded. The data represents an actual reproduction of data contained in the city's or county's computer files. This data may be incomplete or inaccurate, and is subject to modifications and changes. City of Goshen and Elkhart County cannot be held liable for errors or omissions in the data. The recipient's use and reliance upon such data is at the recipient's risk. By using this data, the recipient agrees to protect, hold harmless and indemnify the City of Goshen and Elkhart County and its employees and officers. This indemnity covers reasonable attorney fees and all court costs associated with the defense of the city and county arising out of this disclaimer.

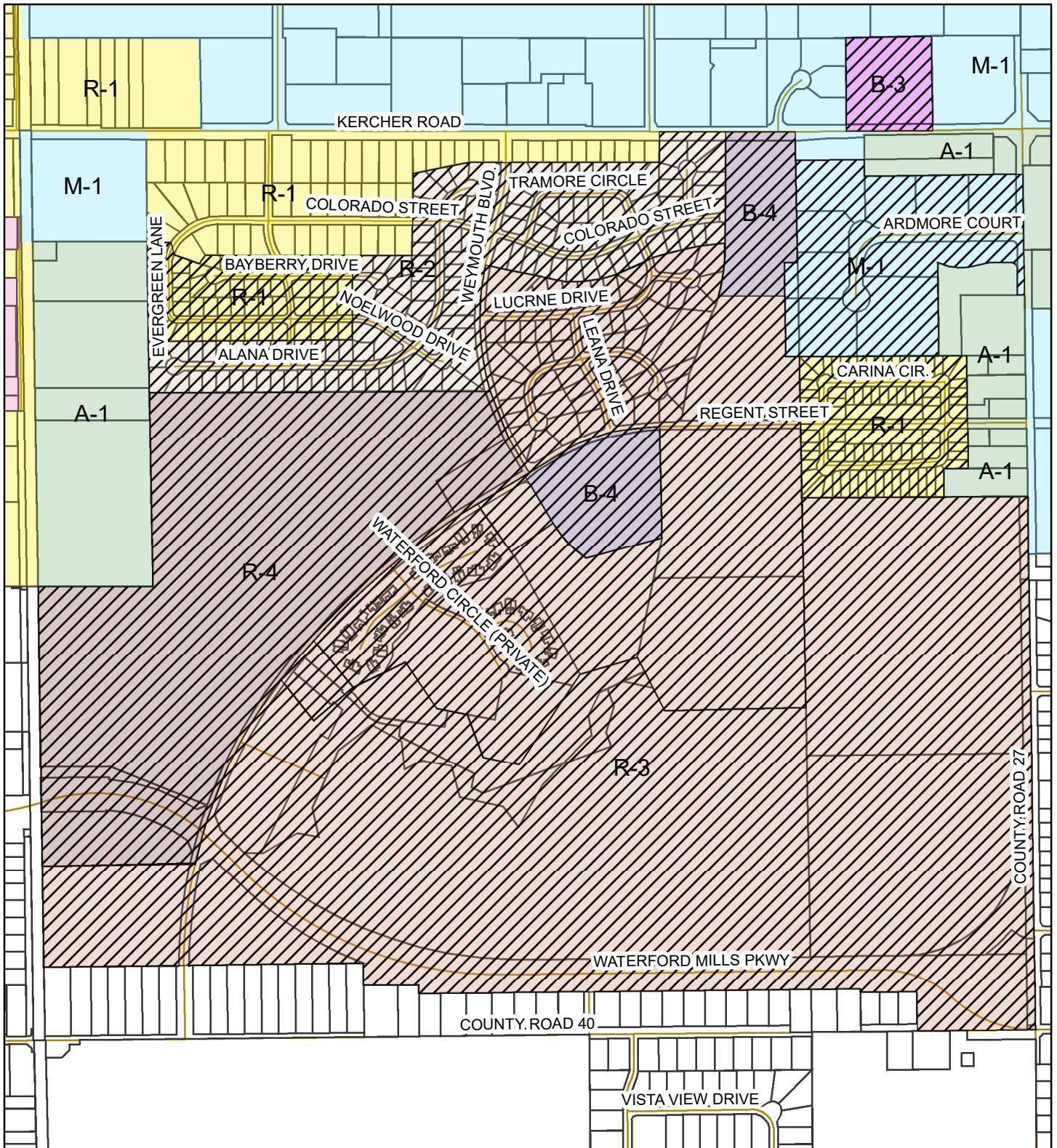


1 inch = 300 feet

**Ryans Place, Inc.**

2023 Aerial  
Printed May 31, 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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**Waterford Commons PUD**

Goshen Zoning Map  
 Printed June 3, 2024

**The City of Goshen**  
 Department of  
 Planning & Zoning

204 East Jefferson Street, Goshen, Indiana 46528  
 Phone: 574-534-3600 Fax: 574-533-8626

**LEGAL DESCRIPTION: (FROM DOCUMENT NO. 2020-26979)**

A PART OF THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 36 NORTH, RANGE 6 EAST, ELKHART TOWNSHIP, CITY OF GOSHEN, ELKHART COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A HARRISON MONUMENT MARKING THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 27; THENCE SOUTH 01 DEGREE 15 MINUTES 37 SECONDS EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 27, A DISTANCE OF 1754.09 FEET TO A 5/8 INCH REBAR WITH CAP STAMPED "BRADS-KO 0041" MONUMENTING THE NORTHEAST CORNER OF A PARCEL OF LAND CONVEYED TO GOSHEN COMMUNITY SCHOOLS AS DESCRIBED AND RECORDED IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY IN INSTRUMENT NUMBER 2004-24578; THENCE SOUTH 89 DEGREES 09 MINUTES 23 SECONDS WEST ALONG THE SOUTH RIGHT OF WAY LINE OF REGENT STREET, A SIXTY FOOT WIDE RIGHT OF WAY, A DISTANCE OF 830.52 FEET TO A REBAR WITH CAP STAMPED "ABONMARCH FIRM #0050", THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 01 DEGREE 15 MINUTES 37 SECONDS EAST ALONG THE WEST LINE OF SAID GOSHEN COMMUNITY SCHOOLS PARCEL, A DISTANCE OF 619.17 FEET TO A REBAR WITH CAP STAMPED "ABONMARCH FIRM #0050" ON THE NORTH LINE OF A PARCEL OF LAND CONVEYED TO GT PROPERTIES OF GOSHEN, LLC AS DESCRIBED AND RECORDED IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY IN INSTRUMENT NUMBER 2008-25800; THENCE SOUTH 74 DEGREES 44 MINUTES 20 SECONDS WEST ALONG THE NORTH LINE OF SAID GT PROPERTIES OF GOSHEN, LLC PARCEL, A DISTANCE OF 459.81 FEET TO A CORNER OF SAID GT PROPERTIES OF GOSHEN, LLC PARCEL; THENCE NORTHWESTERLY ALONG THE ARC OF A 648.12 FOOT RADIUS CURVE TO THE RIGHT, CONCAVE TO THE NORTHEAST, A DISTANCE OF 282.96 FEET (CHORD BEARING NORTH 43 DEGREES 36 MINUTES 27 SECONDS WEST, CHORD DISTANCE 280.71 FEET) TO A REBAR WITH CAP STAMPED "PCB #S0538" MARKING THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 31 DEGREES 06 MINUTES 03 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF SAID GT PROPERTIES OF GOSHEN, LLC PARCEL, A DISTANCE OF 249.73 FEET TO A REBAR WITH CAP STAMPED "PCB #S0538" MARKING THE POINT OF CURVATURE OF A 50.00 FOOT RADIUS CURVE TO THE LEFT, CONCAVE TO THE SOUTHWEST; THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID GT PROPERTIES OF GOSHEN, LLC PARCEL BEING ON THE ARC OF SAID 50.00 FOOT RADIUS CURVE, A DISTANCE OF 78.67 FEET (CHORD BEARING NORTH 76 DEGREES 10 MINUTES 56 SECONDS WEST, CHORD DISTANCE 70.80 FEET) TO A REBAR WITH CAP STAMPED "PCB #0538" MARKING THE POINT OF CUSP OF SAID CURVE; THENCE NORTH 58 DEGREES 43 MINUTES 27 SECONDS EAST ALONG THE SOUTH RIGHT OF WAY LINE OF SAID REGENT STREET, A DISTANCE OF 340.11 FEET TO THE POINT OF CURVATURE OF A 882.14 FOOT RADIUS CURVE TO THE RIGHT, CONCAVE TO THE SOUTHWEST; THENCE NORTHEASTERLY ALONG THE SOUTH RIGHT OF WAY LINE OF SAID REGENT STREET BEING ON THE ARC OF SAID 882.14 FOOT RADIUS CURVE, A DISTANCE OF 468.78 FEET (CHORD BEARING NORTH 73 DEGREES 55 MINUTES 58 SECONDS EAST, CHORD DISTANCE 463.29 FEET) TO A REBAR WITH CAP STAMPED "ABONMARCH FIRM #0050" MARKING THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89 DEGREES 09 MINUTES 23 SECONDS EAST ALONG THE SOUTH RIGHT OF WAY LINE OF SAID REGENT STREET, A DISTANCE OF 85.49 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION CONTAINING 9.578 ACRES, MORE OR LESS.

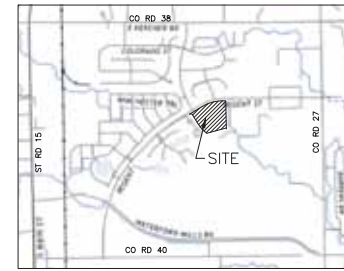
PARCEL NO.: 20-11-27-276-003.000-015

**SITE PLAN NOTES**

- ONE OWNER AND TENANT: RYAN'S PLACE INC.
- EASEMENT NOTE:
  - PROPOSED UTILITY EASEMENT OF VARYING WIDTH AS SHOWN ON PLAN.
- FLOOD NOTE
  - BASED ON SCALING FROM THE FLOOD INSURANCE RATE MAP OF ELKHART COUNTY, INDIANA, MAP NUMBER 18039C0262D & 18039C0266D, DATED AUGUST 2, 2011, THE PROPERTY IS LOCATED WITHIN ZONE X.
- WETLANDS
  - THERE ARE NO WETLANDS LOCATED ON SITE AS SHOWN ON THE NATIONAL WETLANDS INVENTORY MAP.
- SOILS DATA
  - ENTIRE SITE IS *voia* - VOLINIA LOAM (NRCS WEB SOIL SURVEY)
  - DRAINAGE CLASS: WELL DRAINED, 0.60 TO 2.00 INCHES/HOUR
  - DEPTH TO WATER TABLE: MORE THAN 80 INCHES.
- DRAINAGE NOTES:
  - STORM WATER TO BE RETAINED ON SITE IN PROPOSED RETENTION BASINS.
- UTILITY NOTES
  - PROPOSED SANITARY SEWER SERVICE TO BE CONNECTED TO EXISTING PUBLIC SANITARY SEWER LOCATED ON SITE.
  - PROPOSED WATER SERVICE TO BE CONNECTED TO EXISTING PUBLIC WATER MAIN LOCATED ON SITE.
- PARKING CALCULATION
  - OFFICE: ONE PER 2 EMPLOYEES PLUS 1 PER 400 SF OFFICE SPACE.
  - EMPLOYEES: 12 / 2 = 6 SPACES
  - OFFICE SPACE: 3424 / 400 = 9 SPACES
  - PROGRAM SPACE: 6201 + 101 / 400 = 16 SPACES
  - TOTAL PARKING REQUIRED: 31
  - PARKING PROVIDED: 70 SPACES, 67 STANDARD, 3 HANDICAP

**BENCHMARKS**

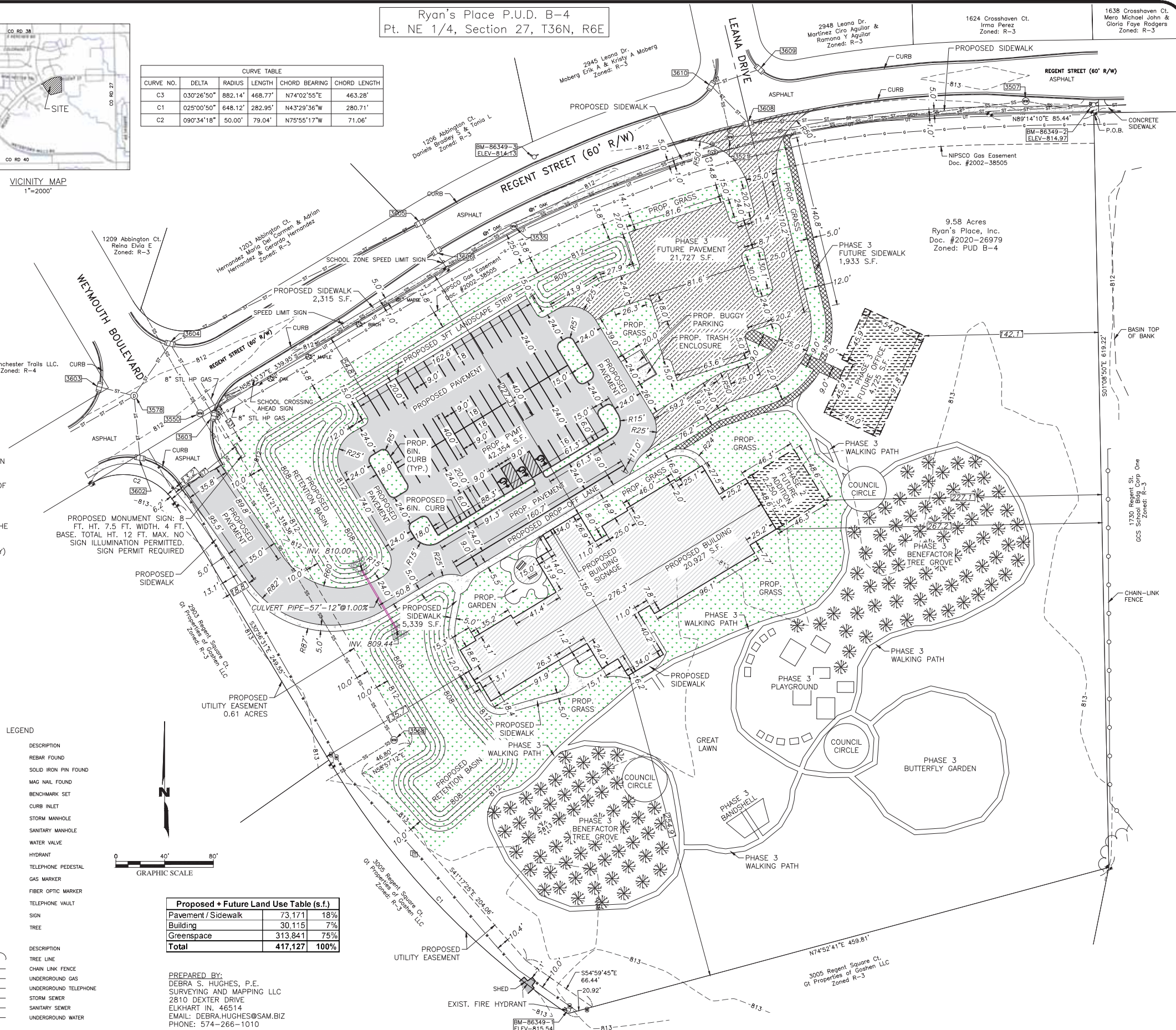
- BM-86349-1  
TOP OF SOUTHWEST TOP FLANGE BOLT, MARKED WITH CROSS IN PERMANENT MARKER, OF HYDRANT NEAR SOUTHWEST CORNER OF SUBJECT PARCEL, APPROXIMATELY 600' SOUTHEAST OF INTERSECTION REGENT STREET AND WELMOUTH BOULEVARD. ELEV=815.54
- BM-86349-2  
TOP OF SOUTHWEST TOP FLANGE BOLT, MARKED WITH CROSS IN PERMANENT MARKER, OF HYDRANT NEAR NORTHEAST CORNER OF SUBJECT PARCEL, APPROXIMATELY 4' SOUTH OF SOUTH BACK OF CURB OF REGENT STREET, AND APPROXIMATELY 286' EAST OF THE INTERSECTION OF REGENT STREET AND LEANA DRIVE. ELEV=814.97
- BM-86349-3  
TOP OF SOUTHWEST TOP FLANGE BOLT, MARKED WITH CROSS IN PERMANENT MARKER, OF HYDRANT, APPROXIMATELY 4' NORTH OF NORTH BACK OF CURB OF REGENT STREET, AND APPROXIMATELY 175' SOUTHEASTERLY OF THE INTERSECTION OF REGENT STREET AND LEANA DRIVE. ELEV=814.13



**CURVE TABLE**

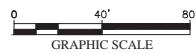
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C3	03°26'50"	882.14'	468.77'	N74°02'55"E	463.28'
C1	02°50'00"	648.12'	282.95'	N43°29'36"W	280.71'
C2	09°34'18"	50.00'	79.04'	N75°55'17"W	71.06'

Ryan's Place P.U.D. B-4  
Pt. NE 1/4, Section 27, T36N, R6E



**LEGEND**

- SYMBOL: REBAR FOUND, SOLID IRON PIN FOUND, MAG NAIL FOUND, BENCHMARK SET, CURB INLET, STORM MANHOLE, SANITARY MANHOLE, WATER VALVE, HYDRANT, TELEPHONE PEDESTAL, GAS MARKER, FIBER OPTIC MARKER, TELEPHONE VAULT, SIGN, TREE
- LINE TYPE: TREE LINE, CHAIN LINK FENCE, UNDERGROUND GAS, UNDERGROUND TELEPHONE, STORM SEWER, SANITARY SEWER, UNDERGROUND WATER



**Proposed + Future Land Use Table (s.f.)**

Category	Area (s.f.)	Percentage
Pavement / Sidewalk	73,171	18%
Building	30,115	7%
Greenspace	313,841	75%
<b>Total</b>	<b>417,127</b>	<b>100%</b>

PREPARED BY:  
DEBRA S. HUGHES, P.E.  
SURVEYING AND MAPPING LLC  
2810 DEXTER DRIVE  
ELKHART IN. 46514  
EMAIL: DEBRA.HUGHES@SAM.BIZ  
PHONE: 574-266-1010

**Determination of Coefficient "C" for Proposed Site Watershed**

Watershed	Roof (sf)	Pavement (sf)	Pervious (sf)	Total Area (sf)	Roof 1.0	Pavement x 0.95	Pervious x 0.3	Weighted total area (sf)	Average C
Proposed Site	20,927	48,590	347,620	417,127	20,927	46,151	104,286	171,364	0.41
Proposed Site + Future	27,902	72,240	316,985	417,127	27,902	68,628	95,096	191,626	0.46

**Proposed Retention Area Calculations**

Watershed	Area (sf)	Developed C (weighted)	Rainfall (ft)	Total Required Volume (cf)	Total Provided Volume (cf)	% Provided
Proposed Site	417,127	0.41	0.25	42,841	59,415	139%
Proposed Site + Future	417,127	0.46	0.25	47,906	59,415	124%

**Proposed North Basin Storage**

Elevation (ft.)	Area (sq. ft.)	Frustum Volume (cu. ft.)
812.00	12600	
808.00	2500	27,617

**Proposed South Basin Storage**

Elevation (ft.)	Area (sq. ft.)	Frustum Volume (cu. ft.)
812.00	12600	
808.00	4500	31,798

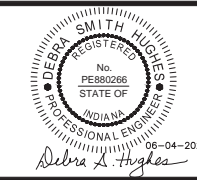
PRINTED: Tuesday, June 4, 2024 2:06:39 PM

NO.	REVISIONS	BY	DATE
1	ADD SIGN INFORMATION FOR CITY COMMENTS	DSH	05/30/2024
2	REVISE PARKING CALCULATIONS	DSH	06/04/2024



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

DRAWING FILE: 1024086349 DESIGN.DWG  
CERTIFICATION DATE: 06/04/2024  
HORIZONTAL SCALE: 1"=40'  
VERTICAL SCALE: NONE  
ENGINEER: Debra S. Hughes, P.E.  
TECHNICIAN: AKM



**PROPOSED SITE PLAN**  
RYAN'S PLACE, INC., REGENT ST., GOSHEN  
PT. NE 1/4, SEC. 27, T36N, R6E,  
ELKHART TWP., ELKHART CO., INDIANA  
JOB NUMBER: 1024086349

SHEET 1  
OF 1

# LANDSCAPE NOTES

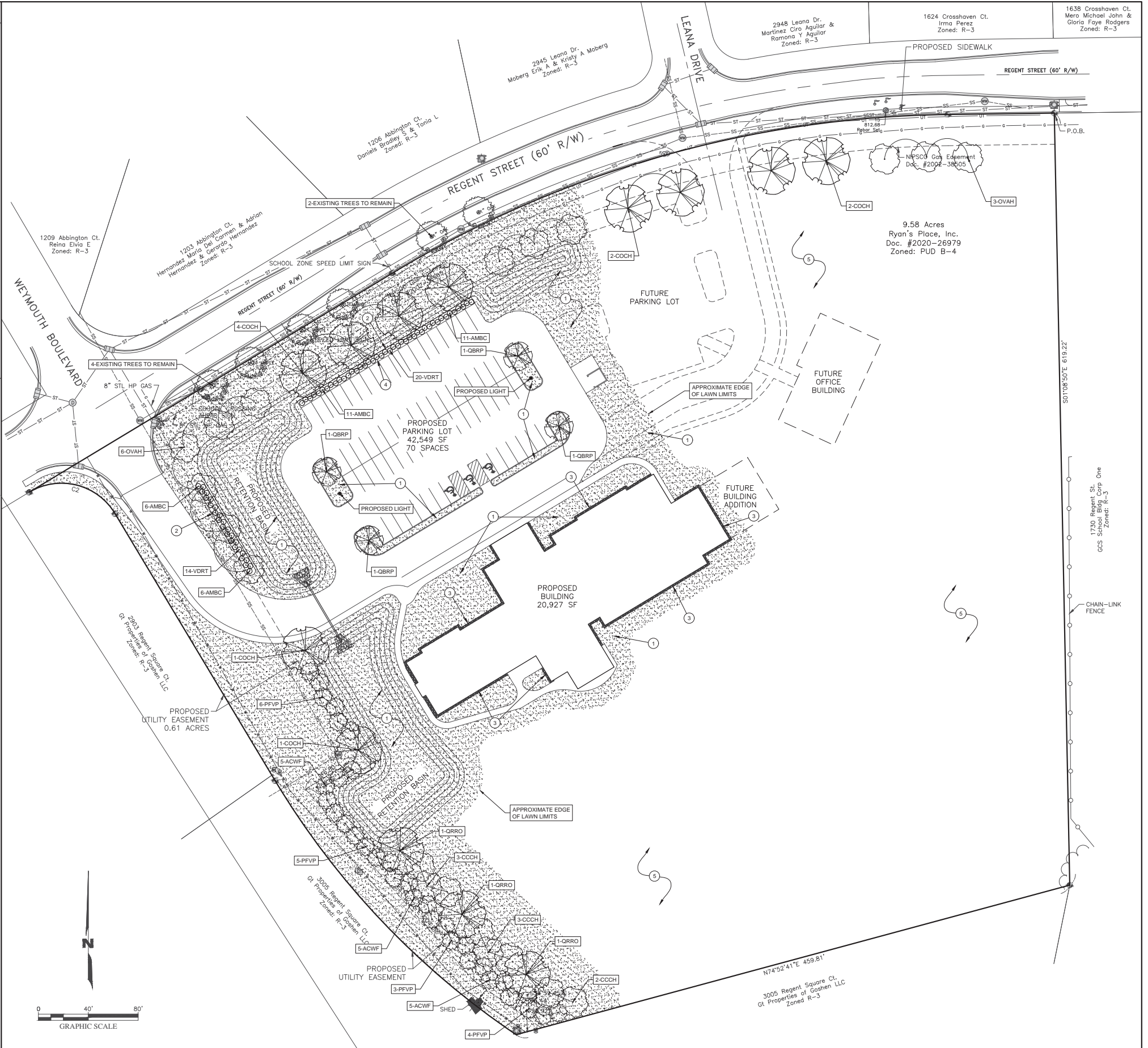
- BEFORE COMMENCING ANY WORK, CONTRACTOR SHALL CONTACT "INDIANA 811" TO VERIFY LOCATIONS OF UNDERGROUND PUBLIC UTILITIES. CONTRACTOR SHALL ALSO VERIFY LOCATIONS OF UNDERGROUND PRIVATE UTILITIES.
- ALL EXISTING UTILITY VALVES, MANHOLES, ETC. FOUND ON SITE AND NOT SHOWN ON THESE PLANS SHALL BE BROUGHT TO THE GENERAL CONTRACTOR'S ATTENTION. LANDSCAPE WORK SHALL ACCOMMODATE SUCH EXISTING STRUCTURES.
- ALL EXISTING LAWN AREAS SHALL BE SCARIFIED AND OVER SEED WITH 60% PERENNIAL RYEGRASS, 40% KENTUCKY BLUEGRASS SEED BLEND, ENSURE GOOD SEED SOIL CONTACT WHEN SEEDING.
- APPLY AN 18-24-12 FERTILIZER TO ALL LAWN AREAS.
- ALL TREE AND SHRUBS SHALL RECEIVE COMMERCIAL FERTILIZER. COMPLETE FERTILIZER OF NEUTRAL CHARACTER, WITH SOME ELEMENTS DERIVED FROM ORGANIC SOURCES AND CONTAINING FOLLOWING PERCENTAGES OF AVAILABLE PLANT NUTRIENTS:  
FOR TREES PROVIDE TWO FERTILIZER PACKETS PER 1" CALIBER AND FOR SHRUBS PROVIDE ONE PACKET PER 12" OF PLANT SPREAD OR HEIGHT. FERTILIZER PACKETS BY:  
NUTRI-PAK  
JRP INTERNATIONAL, INC.  
244 WEST PIONEER ROAD  
FOND DU LAC, WI 54935  
(1-877-688-7472)  
OR APPROVED EQUAL.
- LANDSCAPE CONTRACTOR SHALL USE ALL PRECAUTIONARY MEASURES WHEN PERFORMING WORK AROUND PAVEMENTS, WALKS, SIGNS, UTILITIES, FENCING, TREES, AND OTHER FEATURES IN ORDER TO PREVENT UNDERMINING OF WALKS AND PAVEMENTS, DISRUPTING UTILITY SERVICES, DISTURBING TREE ROOTS, AND DAMAGE IN GENERAL TO EXISTING OR RECENTLY INCORPORATED ITEMS. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING BUILT COMPONENTS.
- ALL PLANTING LOCATIONS ARE TO BE FIELD STAKED BY THE LANDSCAPE CONTRACTOR AND APPROVED BY THE GENERAL CONTRACTOR AND OWNER PRIOR TO INSTALLATION. FAILURE TO REVIEW PLANTING LAYOUT PRIOR TO INSTALLATION MAY RESULT IN REJECTION OF THE LANDSCAPE INSTALLATION. LANDSCAPE CONTRACTOR TO MODIFY OR REVISE THE PLANTINGS AT NO ADDITIONAL COST TO THE OWNER.
- ALL PROPOSED PLANT MATERIALS ARE SHOWN AT MATURE GROWTH. PLANTS SHALL BE SPACED AS NOTED OR TO PROPER HORTICULTURAL METHODS IF NOT STATED.
- LANDSCAPE CONTRACTOR SHALL INFORM THE GENERAL CONTRACTOR AND OWNER IMMEDIATELY (IN WRITING) OF ANY SUBSTANCE ENCOUNTERED THAT MAY BE DAMAGING TO PLANT MATERIAL PRIOR TO INSTALLATION.
- ALL TREES SHALL BE BALLED & BURLAPPED (B&B) UNLESS OTHERWISE NOTED IN PLANT MATERIAL LIST. NO BARE ROOT.
- ALL TREES SHALL BE KEPT MOIST UNTIL INSTALLATION. IF PLANT MATERIAL CANNOT BE INSTALLED IMMEDIATELY, THEY ARE TO BE HEALED IN AND ROOTBALLS COVERED WITH MULCH.
- LANDSCAPE CONTRACTOR SHALL INSTALL (4" DIA, 3" DEPTH) MULCHED SAUCER UNDER ALL TREES SHOWN IN LAWN AREAS. DO NOT MOUND MULCH AROUND TRUNK OF TREE.
- PLANT STOCK MUST BE TRUE TO BOTANICAL NAME AND COMPLY WITH SIZING AND GRADING STANDARDS ACCORDING TO THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK".
- ALL PLANTS ARE TO BE NURSERY GROWN AND BE FROM USDA PLANT HARDINESS ZONE 5 OR LOWER (4,3).
- PLANTING BACKFILL SOIL SHALL BE OF ORIGINAL MATERIAL AUGMENTED WITH PEAT MOSS OR OTHER SOIL AMENDMENTS TO PROMOTE PROPER ESTABLISHMENT AND GROWTH.
- ALL PLANT MATERIAL SHALL BE HEALTHY REPRESENTATIVES OF THEIR SPECIES OR VARIETY AS SPECIFIED.
- GENERAL CONTRACTOR AND OWNER HAVE THE RIGHT TO INSPECT AND REJECT ANY TREE/PLANT. REJECTION OF ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS SET FORTH SHALL BE REPLACED AT NO COST TO THE OWNER.
- IF REQUESTED, LANDSCAPE CONTRACTOR SHALL PROVIDE GENERAL CONTRACTOR OR OWNER WITH A LIST OF STATE INSPECTED NURSERIES WHERE PLANT MATERIAL IS SELECTED FROM.
- PLANT AND MATERIAL QUANTITIES HAVE ONLY BEEN SHOWN AS A REFERENCE AND TO AID THE LANDSCAPE CONTRACTOR DURING BIDDING. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND PROVIDING ALL PLANT AND MATERIAL QUANTITIES FOR A COMPLETE PROJECT. PLAN SYMBOLS SHALL GOVERN OVER PLANT QUANTITIES NOTED IN THE PLANT LIST.
- ALL LAWN AREAS DISTURBED BY LANDSCAPE OPERATIONS SHALL BE REPAIRED AND SEEDED OR SOODED.
- LANDSCAPE CONTRACTOR SHALL REVIEW FINAL GRADE AND ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS, PAVEMENTS AND WALKWAYS PRIOR TO PLANTING OPERATIONS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINE LANDSCAPE GRADING WORK OVER ALL DISTURBED AREAS AND FOR SPREADING TOPSOIL IN AREAS WHERE IT IS NECESSARY TO BRING UP GRADE AND PROMOTE PROPER PLANT GROWTH.
- ALL LANDSCAPE BEDS SHALL BE MULCHED WITH MINIMUM 3" LAYER OF SHREDDED HARDWOOD MULCH, EXCEPT THE BED ON THE NORTH SIDE OF THE PARKING LOT. SHRUBS SHALL BE MULCHED IN A CONTINUOUS BED WITH LANDSCAPE EDGING AS NOTED ON THE PLAN.
- LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL LANDSCAPING FOR A MINIMUM OF 90-DAYS, INCLUDING WATERING, FERTILIZING, TRIMMING, WEEDING, ETC. PROVIDE ONGOING MAINTENANCE PROGRAM TO THE OWNER AFTER 90-DAYS.
- CONTRACTOR SHALL WARRANTY PLANT MATERIAL FOR MINIMUM OF ONE-YEAR PROVIDED THE OWNER CONTINUES THE MAINTENANCE PROGRAM ESTABLISHED BY THE CONTRACTOR.
- LANDSCAPE CONTRACTOR SHALL INFORM THE GENERAL CONTRACTOR/OWNER IMMEDIATELY (IN WRITING) IF A CHANGE IN PLANTING MATERIALS IS REQUESTED DUE TO AVAILABLE QUANTITIES, SIZES, ETC., PRIOR TO CONSTRUCTION.

## PLANT LIST

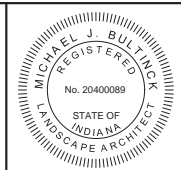
TREES					
CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	REMARKS
ACWF	15	ABIES CONCOLOR	WHITE FIR	6' TO 8' HT.	B&B H:30'-50' W:15'-20'
COCH	10	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2" CAL.	B&B H:40'-60' W:35'-40'
CCCH	8	CRATAEGUS CRUSGALLI VAR. INERMIS	THORNLESS COCKSPUR HAWTHORN	2" CAL.	B&B H:18'-20' W:18'-20'
OVAH	12	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	2" CAL.	B&B H:25'-40' W:15'-25'
PFVP	18	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID PINE	6' TO 8' HT.	B&B H:20'-25' W:12'-15'
QBRP	4	QUERCUS x BICOLOR 'LONG'	REGAL PRINCE OAK	1.5" CAL.	B&B H:35'-40' W:15'-20'
QRRO	3	QUERCUS RUBRA	RED OAK	2" CAL.	B&B H:60'-75' W:40'-45'
SHRUBS					
AMBC	34	ARONIA MELANOCARPA 'IROQUIS BEAUTY'	BLACK CHOKEBERRY	24"	H:2'-3' W:4'-5'
VDRT	34	VIBURNUM DENTATUM 'RASTZAM'	RASPBERRY TART VIBURNUM	24"	H:4'-5' W:4'-5'
MISC. LANDSCAPE MATERIALS					
EDGING	#880 LF	4" x 1/2" HEAVY DUTY STEEL EDGING WITH CORNER STAKES AT 90° TURNS			
SEED	#101,500 SF	60% PERENNIAL RYEGRASS 40% KENTUCKY BLUEGRASS WITH 18-24-12 FERTILIZER			
MULCH	#14 CY	SHREDDED HARDWOOD LANDSCAPE MULCH, MIN. 3" THICK			
L-STONE	#50 TON	2" LANDSCAPE STONE MULCH, 1/4" THICK, WITH WEED BARRIER FILTER FABRIC UNDERLINING			

## LANDSCAPE LEGEND

- CONTRACTOR SHALL SCARIFY AND SEED NEW LAWN AREA WITH EXECUTIVE SUN MIX BY CISCO SEED OR APPROVED EQUAL SEED AT 5 LBS PER 1000 SF AND APPLY 18-24-12 FERTILIZER TO ALL LAWN AREAS. PROTECT SEED ON SIDE SLOPES WITH EROSION CONTROL BLANKET
- CONTRACTOR SHALL INSTALL HEAVY DUTY METAL EDGING. REFER TO DETAIL ON FOR ADDITIONAL INFORMATION
- CONTRACTOR SHALL INSTALL 1/8" WIDE STONE MOWSTRIP ALONG BUILDING EDGE. PLACE 4" THICK LANDSCAPE STONE IN THESE DESIGNATED AREAS WITH FILTER FABRIC WEED BARRIER UNDERLINING AND SEPARATE FROM LAWN AREAS WITH METAL LANDSCAPE EDGING
- CONTRACTOR SHALL MULCH BED AT EDGE OF THE PARKING LOT WITH STONE. PLACE 4" THICK LANDSCAPE STONE IN THESE DESIGNATED AREAS WITH FILTER FABRIC WEED BARRIER UNDERLINING
- EXISTING FIELD/OPEN SPACE TO REMAIN AS UNDISTURBED



LANDSCAPE ARCHITECT



*MJB*  
5.29.24  
DATE

**RYAN'S PLACE, INC.**  
REGENT STREET  
GOSHEN, INDIANA  
LANDSCAPE  
PLAN

REVISIONS	
5.29.24	LANDSCAPE PLAN SUBMITTAL
PROJECT NUMBER 24-004	
DRAWN BY: MJB	DATE MAY 2024
CHECKED BY: MJB	COPYRIGHT © 2024

SHEET NO.  
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