

**AGENDA**  
**CITY OF ELKHART PLAN COMMISSION**

MONDAY, AUGUST 3, 2026 AT 1:45 P.M.  
COUNCIL CHAMBERS – MUNICIPAL BUILDING

This meeting can also be accessed electronically via Teams.

To join, go to <https://teams.microsoft.com/meet/22002074383659?p=PLksqHJKwu02HNFKLP>, enter **220 020 743 836 59** as the meeting number and **“LV9mR6Z4”** as the password. Attendees may preregister or enter during the meeting. Comments and questions may be submitted to [Carla.Lipsey@cityofelkhartin.gov](mailto:Carla.Lipsey@cityofelkhartin.gov) prior to the meeting.

1. ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES, June 2026
4. APPROVAL OF PROOFS OF PUBLICATION
5. NEW BUSINESS

26-SUB-05 PETITIONER IS GIADA, LLC, Cory White, Managing Member  
PROPERTY IS LOCATED AT VL Southwest Corner of Woodfield and Kershner Lane

Per Article 4 of the Subdivision Ordinance, approval of a Preliminary Plat for a 38-lot, +/- 9.99-acre major subdivision, to be known as Foxwood Section of Walnut Trail Phase 3 and Phase 4; a part of the Northwest Quarter of Section 35, Township 38 North, Range 5 East, Osolo Township, Elkhart County, Indiana.

26-FSP-02 PETITIONER IS Elkhart General Hospital, Inc. (Beacon Health System)  
PROPERTY IS LOCATED AT 600 East Blvd

As required by Section 20.10.A.2, a minor amendment to an approved Final Site Plan to allow for a 4,800 sq ft emergency room addition with updated ambulance access service area. This minor amendment did not require public notice

6. STAFF ITEMS

26-SI-07

Approval of proposed addresses for the City of Elkhart.

7. ADJOURNMENT

**PLEASE REMEMBER TO USE YOUR MICROPHONE WHEN SPEAKING.**  
**ERRORS IN THE MINUTES MAY RESULT DUE TO VOICES BEING INAUDIBLE.**

**PLAN COMMISSION MEMBERS**

| <b><u>Name</u></b>            | <b><u>Term</u></b>                    | <b><u>Appointed By</u></b> |
|-------------------------------|---------------------------------------|----------------------------|
| Jeff Schaffer, President      | August 4, 2025- December 31, 2029     | City Civil Engineer        |
| Aaron Mishler, Vice President | February 7, 2022 – December 31, 2026  | City Council               |
| Dave Osborne                  | January 1, 2023 – December 31, 2026   | Mayor                      |
| Andy Jones                    | September 16, 2025- December 31, 2026 | Board of Works             |
| Diana Lawson, Secretary       | March 6, 2023 – December 31, 2027     | Mayor                      |
| Dan Boecher                   | January 2, 2024 – December 31, 2027   | Mayor                      |
| Bil Murray                    | October 15, 2025- December 31, 2026   | Park Board                 |
| Rochali Newbill               | February 5, 2024 – December 31, 2027  | Mayor                      |

**PLAN COMMISSION**  
**-MINUTES-**  
**Monday, June 1, 2026 - Commenced at 1:45 P.M. & adjourned at 2:07 P.M.**  
**City Council Chambers – Municipal Building**

The Elkhart City Plan Commission was called to order by Jeff Schaffer at 1:45 P.M.

**MEMBERS PRESENT**

Bil Murray  
Andy Jones  
Dave Osborne  
Rochali Newbill  
Diana Lawson  
Jeff Schaffer

**MEMBERS ABSENT**

Dan Boecher  
Aaron Mishler

**REPRESENTING THE PLANNING DEPARTMENT**

Eric Trotter, Assistant Director for Planning  
Kyle Anthony-Petter- Planner II

**LEGAL DEPARTMENT**

Maggie Marnocha, Corporation Counsel

**TECHNOLOGY STAFF**

Jim Hines

**RECORDING SECRETARY**

Carla Lipsey

Schaffer calls Trotter forward (inaudible). Not only was she a dedicated member of the planning commission and a former member of the park board, but she has also been a member of the band for 72 years. In recognition of her faithful service, he calls for a moment of silence.

**APPROVAL OF AGENDA**

Motion to approve by Osborne; Second by Newbill. Voice vote carries.

**APPROVAL OF MINUTES**

Motion to approve by Jones; Second by Murray. Voice vote carries.

**APPROVAL OF PROOFS OF PUBLICATION**

Motion to approve by Lawson; Second by Newbill. Voice vote carries.

**NEW BUSINESS**

**26-PUDA-03 PETITIONER IS LaVanture Realty Inc. (Richard LaVanture)**  
**PROPERTY IS LOCATED AT 3806 Gallatin Way**

Per Section 20.10.B.3, of the City of Elkhart Zoning Ordinance, a Major Amendment to the Remington Park DPUD Planned Unit Development District, Ordinances PC 02-05 and 03-05, approved by the Board of County Commissioners for Elkhart County. The proposed amendment would add "Small Day Program for Young Adults with Disabilities" to the list of permitted uses for the parcel, which was previously designated as allowing only M-1 uses.

## **STAFF ANALYSIS**

Per Section 20.10.B.3, of the City of Elkhart Zoning Ordinance, a Major Amendment to the Remington Park DPUD Planned Unit Development District, Ordinances PC 02-05 and 03-05, approved by the Board of County Commissioners for Elkhart County. The proposed amendment would add "Small Day Program for Young Adults with Disabilities" to the list of permitted uses for the parcel, which was previously designated as allowing only M-1 uses.

The petitioner is requesting to add a Small Day Program for Young Adults with Disabilities. The additional programming space will be developed above existing office space within the building at 3806 Gallatin Way. The size of the newly created mezzanine space will be approximately 1750 square feet. Amenities included in the area will encompass three (3) gathering areas and a lift will be installed to facilitate the safe movement of the clients to and from the second floor. Restroom facilities are found directly below the newly constructed mezzanine area. Drop off and pick up will occur on the north side of the building adjacent to the employee parking area.

This day program will be utilized by the petitioner's two sons plus two additional clients along with four to five care givers. This day program is proposed to be small in scale. There will be no exterior modification to the building, low volume of additional traffic and no discernable impact on any surrounding property. This use is envisioned to be temporary while the program is being established with plans to relocate to a suitable residential or academic-style facility as soon as possible.

The day program's activities will be structured and designed to build practical life skills and foster greater independence. Examples of such are practical math and reading skills practiced through real-life scenarios like grocery shopping and skills development to help communication with peers. Basic food preparation and kitchen safety, personal hygiene, and targeted support for bathroom independence and self-care are other learning skills tailored for each client.

## **STAFF RECOMMENDATION**

The Staff recommends approval of the Major Amendment to the Planned Unit Development per Section 20.10.B.3, of the City of Elkhart Zoning Ordinance, a Major Amendment to the Remington Park DPUD Planned Unit Development District, Ordinances PC 02-05 and 03-05, approved by the Board of County Commissioners for Elkhart County. The proposed amendment would add "Small Day Program for Young Adults with Disabilities" to the list of permitted uses for the parcel, which was previously designated as allowing only M-1 uses, based on the following findings of fact:

1. The Comprehensive Plan calls for this area to be developed with industrial land uses. The proposed Small Day Program for Young Adults with Disabilities is proposed for the interior of the building over existing office space and should have no negative impact for the surrounding properties.
2. The proposed addition of the Small Day Program for Young Adults with Disabilities use, should not impact the other permitted uses approved for this PUD or have a substantial negative effect on the surrounding uses.
3. The proposed addition of the Small Day Program for Young Adults with Disabilities will not violate any of the current development conditions for the M-1, Limited Manufacturing District. The proposed use will not cause any vibration, produce an emission of toxic matter, or be injurious to human health, comfort or enjoyment to life and property within the area of the Planned Unit Development.

Trotter states there were 14 letters mailed, 0 returned.

Schaffer asks if there are questions from the Commission.

Schaffer calls petitioner forward.

The petitioner is Richard Lavanture from Lavanture Realty Group, located at 56260 County Road 19.

Jones asks what else is being added to the project.

Lavanture replies that we are a wholesaler with 45 employees. Our primary industries are RV manufacturing, boat manufacturing, and cargo trailer production. We sell and ship using our trucks.

Jones adds it's just a big warehouse and offices

Lavanture replies, yes, I don't anticipate job skills, but most people aren't on that track in life.

Murray asks if, in the longer term, you hope to move to a larger facility. This is just a temporary starter.

Lavanture responds that he has the space to evaluate its feasibility.

Newbill asked whether it is wheelchair-accessible since it is located on the second floor.

Lavanture replies that we plan to install a lift since my son uses a wheelchair.

Schaffer closes the public portion of the meeting.

Schaffer calls for a motion.

Jones makes motion to approve with a Do-Pass Recommendation to the Common Council; Second by Newbill. Motion carries.

Osborne- Yes

Newbill- Yes

Jones- Yes

Lawson- Yes

Murray - Yes

Schaffer- Yes

Eric Trotter, the Assistant Director of Planning and Zoning, is presenting the Rules and Procedures for the Plan Commission.

There is currently no staff report.

1. **\*\*Plan Commission Membership\*\***: This is outlined in the Indiana Code, Article 2, which covers the election of officers and the duties of those officers. The term lengths for officers are also specified in the Indiana Code, Article 3.
2. **\*\*Meetings\*\***: Information regarding the place, date, and time of meetings, as well as any special meetings, will be provided. The process for canceling a meeting will also be defined.
3. **\*\*Conduct of Meetings\*\***: We will outline the procedures for how meetings are conducted and the actions required for a majority vote. It is important that all commission members participate in the voting process.
4. **\*\*Commission Records\*\***: We will establish how to keep records of our meetings and track decision-making.
5. **\*\*Public Hearings\*\***: Article 4 will detail how we conduct public hearings, including presentations by staff and public comments.
6. **\*\*Disposition of Petitions\*\***: Article 5 will cover how to make motions, processes for dismissal, and jurisdiction issues—specifically concerning matters not within the jurisdiction of Elkhart. This section will also discuss how to withdraw petitions, both with and without prejudice, continuances, and approvals—with or without conditions. Additionally, we will discuss how to draft amendments, disapproval of amendments, changes to the zoning ordinance, and the process for vacation of plats and their disapproval.



7. **Filing Procedures**: Article 6 will address the necessary filing procedures, with a focus on jurisdiction within the City of Elkhart.

8. **Public Notice**: Article 7 will specify the requirements for publishing notices in the newspaper and notifying surrounding areas, which must occur at least 10 days in advance of meetings.

9. **Committees**: Article 8 will outline the establishment of committees to address specific issues that the Plan Commission wishes to tackle.

10. **Amendments and Suspension**: Article 9 will cover how to calculate time frames for amendments and the process for suspending rules.

These rules and procedures are standard and necessary for the effective operation of the Plan Commission.

Trotter asks if there are any questions.

Murray asks in section 2 on page 3 if all votes will be conducted by roll call. Will this include the agenda and minutes?

Trotter states that it pertains to any actions we address during roll calls and notices, which may be documented in the roll.

Jones inquires about the appointments listed and whether the board must be composed of City or County residents.

Maggie Marnocha, the city attorney for the Plan Commission, states that we are already implementing this. In our first draft, we only included the code reference, but I overruled that and wanted it laid out for future reference.

Schaffer asks if there are questions from the Commission.

Schaffer calls for a motion.

Trotter indicated that Carla has a copy for the Plan Commission Board to sign.

Lawson makes motion to approve with a Do-Pass Recommendation to Approve the Rules and Procedures; Second by Jones. Motion carries.

Lawson- Yes

Newbill- Yes

Jones- Yes

Osborne- Yes

Murray-Yes

Schaffer-Yes

## **STAFF ITEMS**

### **26-SI-05 PETITIONER IS City of Elkhart PROPERTY IS LOCATED AT ADDRESS**

Approval of proposed addresses for the City of Elkhart.

## **STAFF ANALYSIS**

The Planning and Zoning Department is requesting approval of the addresses that have been reserved for structures in the City of Elkhart.

## **Residential**

|                         |                                                     |
|-------------------------|-----------------------------------------------------|
| 1520 El Reno Street     | New Single-Family Dwelling 20-06-07-327-017.000-012 |
| 1521 El Reno Street     | New Single-Family Dwelling 20-06-07-326-014.000-012 |
| 1525 El Reno Street     | New Single-Family Dwelling 20-06-07-326-015.000-012 |
| 1528 El Reno Street     | New Single-Family Dwelling 20-06-07-327-018.000-012 |
| 1529 El Reno Street     | New Single-Family Dwelling 20-06-07-326-016.000-012 |
| 1401 Strong Avenue      | New Single-Family Dwelling 20-06-06-333-045.000-012 |
| 4908 County Road 6 East | Change of Addresses annexed Single Family Home      |

**Residential Subdivision**

**Boulder Run Subdivision**

|                         |                                                     |
|-------------------------|-----------------------------------------------------|
| 2324 Boulder Run        | New Single-Family Dwelling 20-02-26-301-026.000-027 |
| 2320 Boulder Run        | New Single-Family Dwelling 20-02-26-301-027.000-027 |
| 2316 Boulder Run        | New Single-Family Dwelling 20-02-26-301-028.000-027 |
| 2312 Boulder Run        | New Single-Family Dwelling 20-02-26-301-029.000-027 |
| 2306 Boulder Run        | New Single-Family Dwelling 20-02-26-301-030.000-027 |
| 2210 Boulder Run        | New Single-Family Dwelling 20-02-26-301-031.000-027 |
| 2204 Boulder Run        | New Single-Family Dwelling 20-02-26-301-032.000-027 |
| 2116 Boulder Run        | New Single-Family Dwelling 20-02-26-301-033.000-027 |
| 2114 Boulder Run        | New Single-Family Dwelling 20-02-26-301-034.000-027 |
| 2108 Boulder Run        | New Single-Family Dwelling 20-02-26-301-035.000-027 |
| 2018 Boulder Run        | New Single-Family Dwelling 20-02-26-301-036.000-027 |
| 2012 Boulder Run        | New Single-Family Dwelling 20-02-26-301-037.000-027 |
| 2002 Boulder Run        | New Single-Family Dwelling 20-02-26-301-038.000-027 |
| 2211 Boulder Run        | New Single-Family Dwelling 20-02-26-301-039.000-027 |
| 2119 Boulder Run        | New Single-Family Dwelling 20-02-26-301-040.000-027 |
| 3520 Whisper Rock Court | New Single-Family Dwelling 20-02-26-301-041.000-027 |
| 3514 Whisper Rock Court | New Single-Family Dwelling 20-02-26-301-042.000-027 |
| 3518 Whisper Rock Court | New Single-Family Dwelling 20-02-26-301-043.000-027 |
| 3515 Whisper Rock Court | New Single-Family Dwelling 20-02-26-301-044.000-027 |
| 3517 Whisper Rock Court | New Single-Family Dwelling 20-02-26-301-045.000-027 |
| 3519 Whisper Rock Court | New Single-Family Dwelling 20-02-26-301-046.000-027 |
| 2001 Boulder Run        | New Single-Family Dwelling 20-02-26-301-047.000-027 |
| 3522 Moonlight Place    | New Single-Family Dwelling 20-02-26-301-048.000-027 |
| 3518 Moonlight Place    | New Single-Family Dwelling 20-02-26-301-049.000-027 |
| 3516 Moonlight Place    | New Single-Family Dwelling 20-02-26-301-050.000-027 |
| 3514 Moonlight Place    | New Single-Family Dwelling 20-02-26-301-051.000-027 |
| 3515 Moonlight Place    | New Single-Family Dwelling 20-02-26-301-052.000-027 |
| 3519 Moonlight Place    | New Single-Family Dwelling 20-02-26-301-053.000-027 |
| 3523 Moonlight Place    | New Single-Family Dwelling 20-02-26-301-054.000-027 |
| 1928 Boulder Run        | New Single-Family Dwelling 20-02-26-301-055.000-027 |
| 1924 Boulder Run        | New Single-Family Dwelling 20-02-26-301-056.000-027 |
| 1920 Boulder Run        | New Single-Family Dwelling 20-02-26-301-057.000-027 |
| 1916 Boulder Run        | New Single-Family Dwelling 20-02-26-301-058.000-027 |

**Commercial**

|                        |                                                  |
|------------------------|--------------------------------------------------|
| 999 County Road 6 West | New Service in Easement 20-02-30-228-016.000-027 |
|------------------------|--------------------------------------------------|

**Industrial**

|                             |                                                  |
|-----------------------------|--------------------------------------------------|
| 4908 Elkhart East Boulevard | New Industrial Building 20-02-25-226-004.000-027 |
|-----------------------------|--------------------------------------------------|

**STAFF RECOMMENDATION**

Staff recommends that the Plan Commission assign the proposed addresses based on staff recommendation.

Schaffer asks if there are questions from the Commission.

Schaffer calls for a motion.

Lawson makes motion to approve with a Do-Pass Recommendation; Second by Newbill. Motion carries.

Jones- Yes  
Lawson- Yes  
Osborne- Yes  
Newbill- Yes  
Murray-Yes  
Schaffer-Yes

**ADJOURNMENT**

Schaffer calls for a motion to adjourn meeting. Osborne approves motion to adjourn and is seconded by Jones. Meeting is adjourned and all are in favor.

\_\_\_\_\_  
**Jeff Schaffer, President**

\_\_\_\_\_  
**Diana Lawson, Secretary**

# LEGAL NOTICE #26-SUB-05

## Details for LEGAL NOTICE #26-SUB-05

14 hrs ago

### LEGAL NOTICE #26-SUB-05

Hearing on proposed Major Subdivision **#26-SUB-05**

NOTICE is hereby given that the City of Elkhart Plan Commission will meet in the Council Chambers on the second floor of the Municipal Building, 229 South Second Street, Elkhart, Indiana, on **MONDAY, AUGUST 3, 2026, at 1:45 P.M.** concerning the following request:

A public hearing will be conducted on Major Subdivision **26-SUB-05**.

**Petitioner:** GIADA, LLC

**Request:** Per Article 4 of the Subdivision Ordinance, approval of a Preliminary Plat for a 38-lot, +/- 9.99-acre major subdivision, to be known as Foxwood Section of Walnut Trail Phase 3 and Phase 4; a part of the Northwest Quarter of Section 35, Township 38 North, Range 5 East, Osolo Township, Elkhart County, Indiana.

**Location:** Southwest corner of Woodfield and Kershner Lane

**02-35-126-108-027**

**02-35-132-001-027**

**02-35-132-002-027**

**Zoning:** PUD, Planned Unit Development

This meeting can also be accessed via Teams. To join, go to: <https://teams.microsoft.com/meet/22002074383659?p=PLksqHJKwu02HNFKLP>, enter **220 020 743 836 59** as the meeting number and **"LV9mR6Z4"** as the password. Attendees may preregister or enter during the meeting. Comments and questions may be submitted to [Carla.Lipsey@cityofelkhartin.gov](mailto:Carla.Lipsey@cityofelkhartin.gov) prior to the meeting.

### LEGAL DESCRIPTION:

A part of the Northwest Quarter (NW1/4) of Section 35, Township 38 North, Range 5 East, Osolo Township, Elkhart County, State of Indiana, surveyed by Travis R. Shetler of Land and Boundary LLC, registration number LS21400008, as shown on a survey



dated January 8, 2026, for project number 250702 and being more particularly described as follows:

Beginning at the Northeast corner of Lot 63 as the said Lot is known and designated on the Plat of Walnut Trails Foxwood Section in Plat Book 17 Page 35 in the Office of the Recorder of Elkhart County, Indiana; thence South  $89^{\circ}52'50''$  West along the North line of said Lot 63 a distance of 166.80 feet to the Northwest corner thereof being marked by an iron pipe; thence along the East line of Kershner Lane being a curve to the right having a radius of 447.85 feet, a long chord bearing North  $06^{\circ}19'35''$  East 64.48 feet, a distance of 64.54 feet to the Northeast corner of said Kershner Lane being marked by a rebar with cap inscribed "LANDBRO", hereafter referred to as rebar set; thence North  $78^{\circ}52'17''$  West along the North line of said Kershner Lane a distance of 60.00 feet to the Northeast corner of Lot 64 as the said Lot is known and designated on said Plat of Walnut Trails Foxwood Section marked by a rebar set; thence along the North and West lines of Lots 64 through 66 of said Walnut Trails Foxwood Section along the next five course:

- 1) thence South  $89^{\circ}51'28''$  West along the North line of said Lot 64 a distance of 160.00 feet to the Northeast corner of Lot 65 being marked by an iron pipe;
  - 2) thence North  $79^{\circ}22'22''$  West along the North line of said Lot 65 a distance of 135.94 feet to the North corner of said Lot 65 being marked by an iron pipe;
  - 3) thence South  $14^{\circ}32'12''$  West along a Westerly line of said Lot 65 a distance of 42.00 feet to a corner of said Lot 65;
  - 4) thence South  $19^{\circ}34'52''$  West along a Westerly line of said Lot 65 and Lot 66 a distance of 110.00 feet to a Westerly corner of said Lot 66 being marked by an iron pipe;
  - 5) thence South  $02^{\circ}57'00''$  East along the West line of said Lot 66 a distance of 68.00 feet to the Northern corner of Lot 29 as the said Lot is known and designated on the Plat of Foxwood Phase 2 in Plat Book 26 Page 7 in the Office of the Recorder of Elkhart County, Indiana marked by an iron pipe;
- thence South  $47^{\circ}15'24''$  West along the Northwest line of said Lot 29 a distance of 174.17 feet to the Western corner of said Lot 29 being on the East line of Deer Run Drive and marked by a rebar set; thence along the East line of said Deer Run Drive along a curve to the right having a radius of 190.25 feet, a long chord bearing North

28°30'07" West 74.20 feet, a distance of 74.68 feet to the Northeast corner of said Deer Run Drive being marked by an iron pipe; thence South 73°02'17" West along the North line of said Deer Run Drive a distance of 50.00 feet to the Northeast corner of Lot 9 as the said Lot is known and designated on said Plat of Foxwood Phase 2 being marked by an iron pipe; thence South 69°08'25" West along the Northerly lines of Lots 9 and 8 of said Plat a distance of 204.03 feet to the Northwest corner of said Lot 8 being marked by an iron pipe, said point being on the East line of Lot 45 as the said Lot is known and designated on the Partial Replat of Walnut Trails Phase IV in Plat Book 16 Page 49 in the Office of the Recorder of Elkhart County, Indiana; thence North 05°29'49" East along the East line of said Lot 45 a distance of 85.00 feet to the Northeast corner of said Lot 45, marked by a rebar; thence North 11°01'27" East along the East lines of Lots 46 through 48 on said Partial Replat and the East line of Lot 57 as the said Lot is known and designated on the Plat of Walnut Trails Phase IV in Plat Book 14 Page 57 in the Office of the Recorder of Elkhart County, Indiana a distance of 434.00 feet to the Northeast corner of said Lot 57 and the South line of Lot 17 as the said Lot is known and designated on the Plat of Woodfield Estates in Plat Book 19 Page 82 in the Office of the Recorder of Elkhart County, Indiana being marked by a rebar; thence South 76°03'44" East along the South line of said Lot 17 a distance of 65.00 feet to the Southeast corner of said Lot 17 being marked by a rebar set; thence North 35°45'36" East along the East lines of Lot 15 through 17 of said Plat a distance of 185.55 feet to the Southwest corner of Lot 14 of said Plat being marked by an iron pipe; thence North 85°46'46" East along the South lines of Lots 12 through 14 of said Plat a distance of 229.27 feet to the Southeast corner of said Lot 12; thence North 01°06'35" West along the East line of said Lot 12 a distance of 120.00 feet to the Northeast corner thereof marked by an iron pipe; thence North 88°42'15" East along the South line of Woodfield Lane as the said Lane is known and designated on the Plat of Walnut Trails Tenth in Plat Book 30 Page 60 in the Office of the Recorder of Elkhart County, Indiana a distance of 180.10 feet to the Northwest corner of Out Lot A as the said Out Lot is known and designated on said Walnut Trails Tenth, marked by a rebar; thence continuing along the South line of said Woodfield Lane and the North line of said Out Lot A North 88°42'15" East a distance of 89.31 feet to a corner thereof marked by a rebar; thence along the West line of Kershner Lane and the East line of said Out lot A

along a curve to the right having a radius of 25.00 feet, a long chord bearing South 45°07'53" East 35.63 feet, a distance of 39.66 feet to a corner thereof; thence South 00°05'35" East along the West line of said Kershner Lane and the East line of said Out Lot A a distance of 18.89 feet to the Southeast corner of said Out Lot A marked by a utility pedestal; thence North 89°59'06" East along the South line of aforesaid Walnut Trails Tenth a distance of 173.77 feet to the Southeast corner of Lot 9 of said Plat and being on the West line of the Plat of Cobblestone Crossing Phase II Section 3 in Plat Book 25 Page 42 in the Office of the Recorder of Elkhart County, Indiana, marked by a rebar; thence South 00°03'34" East along the West line of said Plat also the West line of the Plat of Cobblestone Crossing Phase II Section 1 in Plat Book 24 Page 65 in the Office of the Recorder or Elkhart County, Indiana a distance of 492.02 feet to the Point of Beginning of this description.

Containing 9.99 Acres of Land.

Arguments for and against the granting of the above designated petition will be heard at this meeting.

PLEASE NOTE: A copy of this petition is on file in the Planning Office for public examination prior to the hearing. Written objections to this petition which are filed with the Secretary of the Commission, located in the Planning Office, prior to the hearing will be considered. The hearing may be continued from time to time as may be found necessary.

Dated at Elkhart, Indiana this 17th day of July 2026, by the City of Elkhart, Plan Commission. Publication Date: 7/24/2026  
Categories



# Staff Report

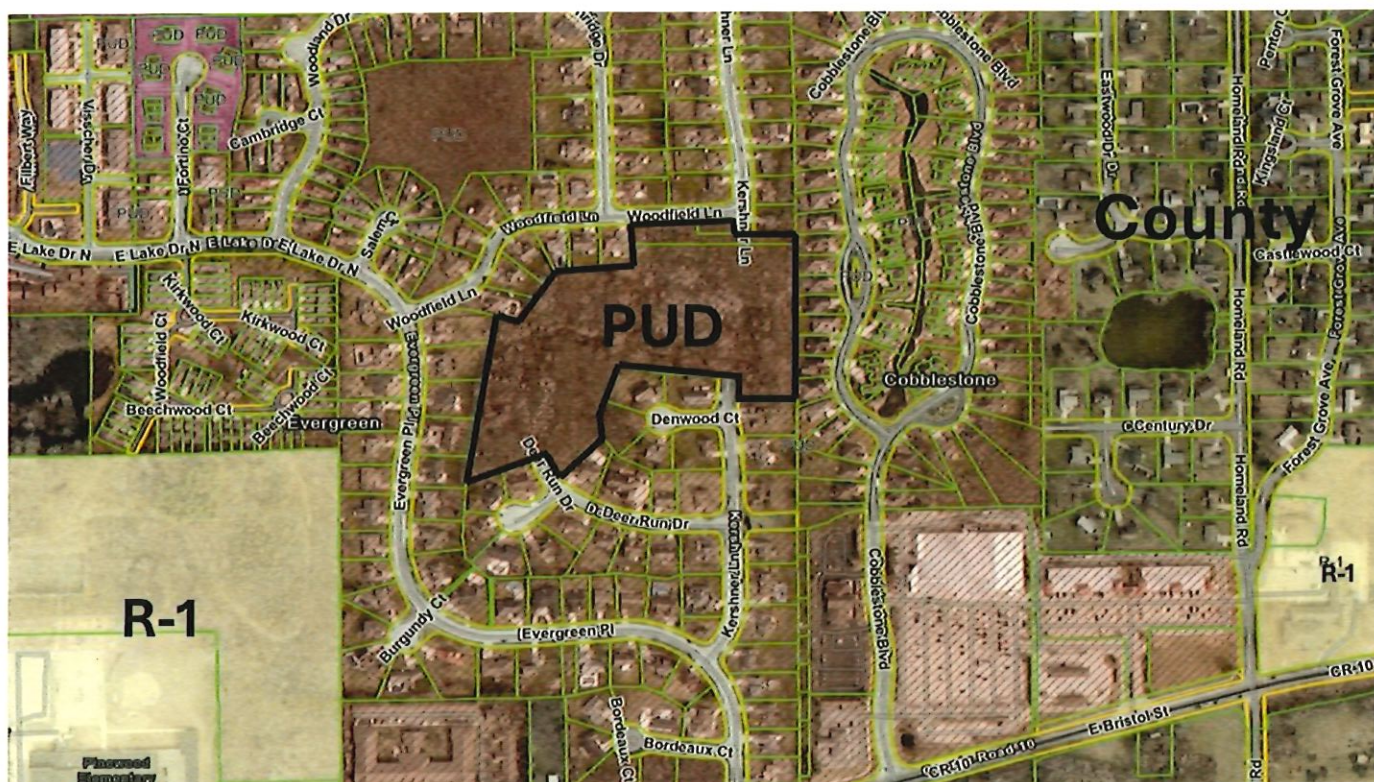
## Planning & Zoning

|                                                            |                                                                                                                                                                                                                                                                                                                         |
|------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>Petition:</u></b>                                    | 26-SUB-05                                                                                                                                                                                                                                                                                                               |
| <b><u>Petition Type:</u></b>                               | Subdivision                                                                                                                                                                                                                                                                                                             |
| <b><u>Date:</u></b>                                        | August 3, 2026                                                                                                                                                                                                                                                                                                          |
| <b><u>Petitioner:</u></b>                                  | GIADA, LLC                                                                                                                                                                                                                                                                                                              |
| <b><u>Site Location:</u></b>                               | Southwest corner of Woodfield and Kershner Lane<br>02-35-126-108-027<br>02-35-132-001-027<br>02-35-132-002-027                                                                                                                                                                                                          |
| <b><u>Request:</u></b>                                     | Per Article 4 of the Subdivision Ordinance, approval of a Preliminary Plat for a 38-lot, +/- 9.99 acre major subdivision, to be known as Foxwood Section of Walnut Trails Phase 3 and Phase 4; a part of the Northwest Quarter of Section 35, Township 38 North, Range 5 East, Osolo Township, Elkhart County, Indiana. |
| <b><u>Existing Zoning:</u></b>                             | PUD, Planned Unit Development                                                                                                                                                                                                                                                                                           |
| <b><u>Size:</u></b>                                        | +/- 9.99 Acres                                                                                                                                                                                                                                                                                                          |
| <b><u>Thoroughfares:</u></b>                               | Kershner Lane and Deer Run Drive and Woodfield Lane                                                                                                                                                                                                                                                                     |
| <b><u>School District:</u></b>                             | Elkhart Community Schools                                                                                                                                                                                                                                                                                               |
| <b><u>Utilities:</u></b>                                   | Available and provided to site.                                                                                                                                                                                                                                                                                         |
| <b><u>Plan Commission Action:</u></b>                      | Approval or disapproval with conditions; Final Plat submitted to Plat Committee for final approval.                                                                                                                                                                                                                     |
| <b><u>Surrounding Land Use &amp; Zoning:</u></b>           | The subject property is surrounded by PUD single family residential uses.                                                                                                                                                                                                                                               |
| <b><u>Applicable Sections of the Zoning Ordinance:</u></b> | Article 4 of the Subdivision Ordinance                                                                                                                                                                                                                                                                                  |



### Comprehensive Plan:

The Comprehensive Plan calls for the land to be developed with residential uses.



## Staff Analysis

Per Article 4 of the Subdivision Ordinance, approval of a Preliminary Plat for a 38-lot, +/- 9.99 acre major subdivision, to be known as Foxwood Section of Walnut Trail Phase 3; a part of the Northwest Quarter of Section 35, Township 38 North, Range 5 East, Osolo Township, Elkhart County, Indiana.

The preliminary plat, known as Foxwood Section of Walnut Trail, Phase 3 and Phase 4, provides for a residential development that connects existing stub streets in creating a more highly interconnected subdivision road network. The +/-9.99 acre development fills a void bound on all sides of existing and fully developed residential subdivisions. The section fronting Deer Run Drive will have twenty-six (26) lots; four (4) lots will front Woodfield Lane; and the remaining eight (8) lots will front Kershner Lane.

The proposed retention for the newly extended street will be directly south of Deer Run Drive and directly south of Kershner Lane, as depicted on the plat, across parts of future Lots 35, 36, 37, 38. An additional proposed retention pond, as depicted on the plat, across parts of future Lots 26 and 27 on the west of Deer Run Drive. A proposed drainage easement should encompass lots 26 & 27 to accommodate the placement of a drainage structure to connect the proposed retention basin with stormwater infrastructure in Deer Run Drive right of way. A proposed stormwater easement should encompass both retention basins for the benefit and maintenance of Foxwood Section of Walnut Trail, Phase 3 & 4.

The street connection for the new Phase will connect from the north at the intersection of Woodfield Lane and Kershner Lane and the south near the intersection of Kershner Lane and Denwood Court. Kershner Lane will



be extended as a sixty (60) foot right of way and Deer Run Drive will extend as a fifty (50) foot right of way. Phase 3 consists of Lots 1-5 which already have streets and utilities in place but will require sidewalk improvements. Phase 4 consists of Lots 6-38 will provide for all required public improvements – utilities, curb, gutter, street and public sidewalks.

The project meets the requirements of the Zoning and Subdivision Ordinances including lot size, layout, and street width. It has been submitted to the city's Technical Review process and staff have had review of the project. There are some minor outstanding issues, however staff does not anticipate any insurmountable issues.

## Staff Recommendation

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Per IC 36-7-4-702, a plan commission must consider when determining whether to grant primary/preliminary approval of a plat, the plan commission shall determine if the plat or subdivision qualifies for primary/preliminary approval under the standards prescribed by the subdivision control ordinance.

Under the 700 Series of the Indiana Code Statutes, the review of primary/preliminary plats are ministerial and if the proposed preliminary/primary plat has adhered to all of the requirements prescribed by the subdivision control ordinance, the plan commission must grant approval, thereby,

The City of Elkhart Planning Staff has reviewed the subject petition and recommends **approval** of a Preliminary Plat for a 38-lot, +/- 9.99 acre major subdivision, to be known as Foxwood Section of Walnut Trail Phase 3; a part of the Northwest Quarter of Section 35, Township 38 North, Range 5 East, Osolo Township, Elkhart County, Indiana.

The lots meet the minimum lot area requirements for the R-1, One-Family Dwelling District;

- 1) Lots proposed for single-family development meet all of the bulk standards of the R-1 Zoning District, One-Family Dwelling District, specifically, minimum lot size, and property development setbacks;
- 2) The proposed subdivision meets the stormwater requirements. Establishment of stormwater easement areas across parts of Lots 26, 27, 35, 36, 37, 38 and a drainage easement encompassing lots 26 & 27 should be presented on the plat.
- 3) In review of the proposed preliminary plat for a new major subdivision, Staff finds the petitioner has demonstrated compliance with all the enacted regulations of both the City of Elkhart Zoning and Subdivision Control Ordinance.

### Conditions:

- 1) The approval is preliminary only. The applicant must submit the required application materials for Final Plat Approval to the Plat Committee as per Article 5 of the Subdivision Ordinance prior to the issuance of any permits for construction or sale of property.
- 2) Subsequent approvals may be required from the appropriate City Departments. Those approvals may include plans for water supply, storm water retention, sewage disposal, grading, roadway construction and other infrastructure prior to final plat approval.

- 3) Approval is tentative and shall be valid for a maximum period of twelve (12) months. The City Plan Commission may grant an extension upon written request. If the final plat has not been recorded within the time limit, the primary approval is null and void and the preliminary subdivision plan must be resubmitted for approval.
- 4) The project must be reviewed and approved through the City's Technical Review process prior to the submission of the final plat to the Plat Committee.



# Photos

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# Attachments

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Petition and primary plat.



PETITION #: 26-SUB-05

FILING FEE: \$ 500.00

## PETITION to the PLAN COMMISSION

### PETITION TYPE: MAJOR SUBDIVISION

Property Owner(s): GIADA, LLC Cory White - Managing Member

Mailing Address: [REDACTED]

Phone #: [REDACTED] Email: [REDACTED]

Contact Person: Same as property owner Timothy P. Saylo

Mailing Address: 697 Bungalow Dr., Nappanee, IN 46550

Phone #: [REDACTED] Email: [REDACTED]

**Subject Property Address:** Southwest corner of Woodfield and Kershner Lane

Zoning: Residential - Planned Unit Development

Present Use: Vacant Land Proposed Use: Single-Family Residential

NOTE: The petitioner is the legal property owner of record, or a certified representative, and agrees the above information is accurate. Failure to provide a legal signature or accurate information will make this application null and void.

PROPERTY OWNER(S) OR REPRESENTATIVE (PRINT): Cory White

SIGNATURE(S): [Signature]

DATE: 6/23/20

### STAFF USE ONLY:

Staff Checklist for the applicant's submittal of a complete Petition to the Plan Commission docket:

- ☐ A completed Petition form signed by the legal owner of record (or approved representative).
- ☐ A completed Application for Approval of a New Subdivision.
- ☐ If any person other than the legal owner or the legal owner's attorney files the appeal, written and signed authorization from the property owner must be supplied.
- ☐ A full and accurate legal description of the property.
- ☐ One to scale drawing of the property. If larger than 11" x 17", 12 copies must be submitted.
- ☐ One copy of the Appeal Letter signed in ink by the owner (or representative) of the property. (Optional)
- ☐ Any other information listed in the Instructions and Filing Procedure for this type of Petition.

Ordinance Requirement: Section(s): \_\_\_\_\_

Map #: \_\_\_\_\_ Area: \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

# City of Elkhart

## **Application for Approval of a New Subdivision in the City of Elkhart**

Date: June 17, 2026

City of Elkhart Plan Commission  
Municipal Building  
229 S. Second Street  
Elkhart, Indiana 46516

Dear Plan Commission:

Preliminary approval is hereby requested for a subdivision to be known as:

Phase 3 & 4 Walnut Trails Foxwood

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Said Subdivision is legally described as follows: (attach legal description).





# LAND & BOUNDARY

The Land And Boundary Resource Office

## Land Description Giada, LLC (Doc. Nos. 2025-13095 and 2025-21893) - Combined and Modernized

A part of the Northwest Quarter (NW1/4) of Section 35, Township 38 North, Range 5 East, Osolo Township, Elkhart County, State of Indiana, surveyed by Travis R. Shetler of Land and Boundary LLC, registration number LS21400008, as shown on a survey dated January 8, 2026 for project number 250702 and being more particularly described as follows:

Beginning at the Northeast corner of Lot 63 as the said Lot is known and designated on the Plat of Walnut Trails Foxwood Section in Plat Book 17 Page 35 in the Office of the Recorder of Elkhart County, Indiana; thence South  $89^{\circ}52'50''$  West along the North line of said Lot 63 a distance of 166.80 feet to the Northwest corner thereof being marked by an iron pipe; thence along the East line of Kershner Lane being a curve to the right having a radius of 447.85 feet, a long chord bearing North  $06^{\circ}19'35''$  East 64.48 feet, a distance of 64.54 feet to the Northeast corner of said Kershner Lane being marked by a rebar with cap inscribed "LANDBRO", hereafter referred to as rebar set; thence North  $78^{\circ}52'17''$  West along the North line of said Kershner Lane a distance of 60.00 feet to the Northeast corner of Lot 64 as the said Lot is known and designated on said Plat of Walnut Trails Foxwood Section marked by a rebar set; thence along the North and West lines of Lots 64 through 66 of said Walnut Trails Foxwood Section along the next five course:

- 1) thence South  $89^{\circ}51'28''$  West along the North line of said Lot 64 a distance of 160.00 feet to the Northeast corner of Lot 65 being marked by an iron pipe;
- 2) thence North  $79^{\circ}22'22''$  West along the North line of said Lot 65 a distance of 135.94 feet to the North corner of said Lot 65 being marked by an iron pipe;
- 3) thence South  $14^{\circ}32'12''$  West along a Westerly line of said Lot 65 a distance of 42.00 feet to a corner of said Lot 65;
- 4) thence South  $19^{\circ}34'52''$  West along a Westerly line of said Lot 65 and Lot 66 a distance of 110.00 feet to a Westerly corner of said Lot 66 being marked by an iron pipe;
- 5) thence South  $02^{\circ}57'00''$  East along the West line of said Lot 66 a distance of 68.00 feet to the Northern corner of Lot 29 as the said Lot is known and designated on the Plat of Foxwood Phase 2 in Plat Book 26 Page 7 in the Office of the Recorder of Elkhart County, Indiana marked by an iron pipe;





# LAND & BOUNDARY

The Land And Boundary Resource Office

thence South  $47^{\circ}15'24''$  West along the Northwest line of said Lot 29 a distance of 174.17 feet to the Western corner of said Lot 29 being on the East line of Deer Run Drive and marked by a rebar set; thence along the East line of said Deer Run Drive along a curve to the right having a radius of 190.25 feet, a long chord bearing North  $28^{\circ}30'07''$  West 74.20 feet, a distance of 74.68 feet to the Northeast corner of said Deer Run Drive being marked by an iron pipe; thence South  $73^{\circ}02'17''$  West along the North line of said Deer Run Drive a distance of 50.00 feet to the Northeast corner of Lot 9 as the said Lot is known and designated on said Plat of Foxwood Phase 2 being marked by an iron pipe; thence South  $69^{\circ}08'25''$  West along the Northerly lines of Lots 9 and 8 of said Plat a distance of 204.03 feet to the Northwest corner of said Lot 8 being marked by an iron pipe, said point being on the East line of Lot 45 as the said Lot is known and designated on the Partial Replat of Walnut Trails Phase IV in Plat Book 16 Page 49 in the Office of the Recorder of Elkhart County, Indiana; thence North  $05^{\circ}29'49''$  East along the East line of said Lot 45 a distance of 85.00 feet to the Northeast corner of said Lot 45, marked by a rebar; thence North  $11^{\circ}01'27''$  East along the East lines of Lots 46 through 48 on said Partial Replat and the East line of Lot 57 as the said Lot is known and designated on the Plat of Walnut Trails Phase IV in Plat Book 14 Page 57 in the Office of the Recorder of Elkhart County, Indiana a distance of 434.00 feet to the Northeast corner of said Lot 57 and the South line of Lot 17 as the said Lot is known and designated on the Plat of Woodfield Estates in Plat Book 19 Page 82 in the Office of the Recorder of Elkhart County, Indiana being marked by a rebar; thence South  $76^{\circ}03'44''$  East along the South line of said Lot 17 a distance of 65.00 feet to the Southeast corner of said Lot 17 being marked by a rebar set; thence North  $35^{\circ}45'36''$  East along the East lines of Lot 15 through 17 of said Plat a distance of 185.55 feet to the Southwest corner of Lot 14 of said Plat being marked by an iron pipe; thence North  $85^{\circ}46'46''$  East along the South lines of Lots 12 through 14 of said Plat a distance of 229.27 feet to the Southeast corner of said Lot 12; thence North  $01^{\circ}06'35''$  West along the East line of said Lot 12 a distance of 120.00 feet to the Northeast corner thereof marked by an iron pipe; thence North  $88^{\circ}42'15''$  East along the South line of Woodfield Lane as the said Lane is known and designated on the Plat of Walnut Trails Tenth in Plat Book 30 Page 60 in the Office of the Recorder of Elkhart County, Indiana a distance of 180.10 feet to the Northwest corner of Out Lot A as the said Out Lot is known and designated on said Walnut Trails Tenth, marked by a rebar; thence continuing along the South line of said Woodfield Lane and the North line of said Out Lot A North  $88^{\circ}42'15''$  East a distance of 89.31 feet to a corner thereof marked by a rebar; thence along the West





# LAND & BOUNDARY

The Land And Boundary Resource Office

line of Kershner Lane and the East line of said Out lot A along a curve to the right having a radius of 25.00 feet, a long chord bearing South 45°07'53" East 35.63 feet, a distance of 39.66 feet to a corner thereof; thence South 00°05'35" East along the West line of said Kershner Lane and the East line of said Out Lot A a distance of 18.89 feet to the Southeast corner of said Out Lot A marked by a utility pedestal; thence North 89°59'06" East along the South line of aforesaid Walnut Trails Tenth a distance of 173.77 feet to the Southeast corner of Lot 9 of said Plat and being on the West line of the Plat of Cobblestone Crossing Phase II Section 3 in Plat Book 25 Page 42 in the Office of the Recorder of Elkhart County, Indiana, marked by a rebar; thence South 00°03'34" East along the West line of said Plat also the West line of the Plat of Cobblestone Crossing Phase II Section 1 in Plat Book 24 Page 65 in the Office of the Recorder or Elkhart County, Indiana a distance of 492.02 feet to the Point of Beginning of this description.

Containing 9.99 Acres of Land.



# Staff Report

## Planning & Zoning

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|                                |                                                                                                                                                                                                                                       |
|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b><u>Petition:</u></b>        | 26-FSP-02                                                                                                                                                                                                                             |
| <b><u>Petition Type:</u></b>   | Final Site Plan                                                                                                                                                                                                                       |
| <b><u>Date:</u></b>            | August 3, 2026                                                                                                                                                                                                                        |
| <b><u>Petitioner:</u></b>      | Elkhart General Hospital, Inc (Beacon Health System)                                                                                                                                                                                  |
| <b><u>Site Location:</u></b>   | 600 East Boulevard                                                                                                                                                                                                                    |
| <b><u>Request:</u></b>         | As required by Section 20.10.A.2, a minor amendment to an approved Final Site Plan to allow for a 4,800 sq ft emergency room addition with updated ambulance access service area. This minor amendment did not require public notice. |
| <b><u>Existing Zoning:</u></b> | PUD – Planned Unit Development                                                                                                                                                                                                        |
| <b><u>Size:</u></b>            | +/- 16.47 Acres                                                                                                                                                                                                                       |
| <b><u>Thoroughfares:</u></b>   | East Boulevard and South Boulevard and Arcade Avenue                                                                                                                                                                                  |
| <b><u>School District:</u></b> | Concord Community Schools                                                                                                                                                                                                             |
| <b><u>Utilities:</u></b>       | Available and provided to the site.                                                                                                                                                                                                   |

### **Surrounding Land Use & Zoning:**

The subject property is surrounded by residential uses. Land is zoned R-2, One Family Dwelling District and R-1, One Family Dwelling District

### **Applicable Sections of the Zoning Ordinance:**

Section 20.10.A.2 – a minor amendment to an approved Final Site Plan

### **Comprehensive Plan:**

The Comprehensive Plan calls for the land to be developed with residential uses.

### **Plan Commission Action:**

Approval or denial of request – with or without any additional conditions.





## Staff Analysis

The petitioner is requesting Final Site Plan Approval of a new emergency room addition along East Boulevard. The 4,800 square foot emergency room addition with updated ambulance access service area will be placed at the east side of the site.

This request qualifies as a minor amendment. Major amendments are modifications to final site plans in which the land area is changed, there is a change in density, allowing a use not previously permitted or the Plan Commission feels the City Council should consider the request a new development – this addition to the emergency room does not meet any of the elements to consider this a major amendment.

The updated plans depict an enlarged emergency room with updated private patient rooms and a new restroom. The new 4,800 square-foot building addition will be expanded closer to East Street to allow for better and more efficient programming for the department. To the south, the ambulance queuing area has also been expanded to accommodate more efficient transport movement.

The exterior of the building has been updated with a modern split faced engineered stone and metal panels. The updated signage will make the arrival area more discernable to the public.

The site plan has been reviewed at Tech Review. There are several outstanding items to be addressed prior to permitting. None of the outstanding comments are critical. Staff will ensure they are addressed prior to permitting.



# Recommendation

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The Staff recommends **approval** of the amended final site plan based on the following findings of fact

1. The approval will not be injurious to the public health, safety, morals and general welfare of the community as the new addition will be constructed as per all applicable building codes;
2. The proposed use is permitted within the underlying zoning of the Planned Unit Development;
3. The project does not change the land area of the PUD nor does it change the density of the PUD;
4. The use does not interfere with the Comprehensive Plan which calls for residential type uses;
5. The proposed use should not be detrimental to the property values of adjacent properties.

# Conditions

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None

## Photos

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## Attachments

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Petition, appeal letter, site plan.

PETITION #: 26-FSP-02

FILING FEE: \$ 400.00

### PETITION to the PLAN COMMISSION

#### PETITION TYPE: FINAL SITE PLAN

Property Owner(s): Elkhart General Hospital, Inc. (Beacon Health System)

Mailing Address: 600 East Blvd., Elkhart, IN. 46515

Phone #: [REDACTED] Email: [REDACTED]

Contact Person: Jeffrey Ballard (Danch, Harner & Associates, Inc.)

Mailing Address: 1643 Commerce Drive, South Bend, IN. 46628

Phone #: [REDACTED] Email: [REDACTED]

Subject Property Address: 600 East Blvd., Elkhart, IN. 46515

Zoning: PUD

Present Use: Hospital Proposed Use: Hospital

Technical Review Case Number: A26-1809

NOTE: The petitioner is the legal property owner of record, or a certified representative, and agrees the above information is accurate. Failure to provide a legal signature or accurate information will make this application null and void.

PROPERTY OWNER(S) OR REPRESENTATIVE (PRINT): Shane Galloway

SIGNATURE(S): [Signature] DATE: 6-26-2026

#### STAFF USE ONLY:

Staff Checklist for the applicant's submittal of a complete Petition to the Plan Commission docket:

- ☐ A completed Petition form signed by the legal owner of record (or approved representative).
- ☐ If any person other than the legal owner or the legal owner's attorney files the appeal, written and signed authorization from the property owner must be supplied.
- ☐ A full and accurate legal description of the property.
- ☐ One to scale drawing of the property, measuring 11" x 17" or smaller. If larger than 11" x 17", 12 copies must be submitted.
- ☐ One copy of the Appeal Letter signed in ink by the owner (or representative) of the property.
- ☐ Any other information listed in the Instructions and Filing Procedure for this type of Petition.
- ☐ Technical Review Confirmation.

Ordinance Requirement: Section(s): \_\_\_\_\_

Map #: \_\_\_\_\_ Area: \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_



Elkhart Plan Commission  
City of Elkhart  
229 South Second Street  
Elkhart Indiana, 46516

RE: Final Site Plan Approval  
Public Hearing Representation

Plan Commission Members,

This letter is to inform the Commission members that I (we) have granted authority to Danch, Harner & Associates to represent me (us) at the Plan Commission meeting(s) at which my (our) Request of Final Site Plan Approval will be heard.

If you have any questions concerning this matter, please feel free to give me (us) a call at [REDACTED]

Sincerely,

*A. Shane Galloway*

A. Shane Galloway  
Executive Director  
Beacon Health System





# Emergency Department Addition / Renovation

## Arrival

Exterior finishes align with Beacon precedents at Granger IN site:  
Split-face engineered sandstone at monument sign, new addition base.  
Painted metal panels at canopy and addition walls above engineered sandstone base. Aluminum curtain wall system.







Beacon EGH  
Emergency Department  
Renovation

CANNONDESIGN

100 CANNON RD.  
DELMAR, MD 20626  
P: 304.241.6200  
F: 304.241.2570

www.cannondesign.com

INTERIM REVIEW ONLY  
NOT TO BE USED FOR REGULATORY, APPROVAL,  
PERMIT, OR CONSTRUCTION  
04.22.2025

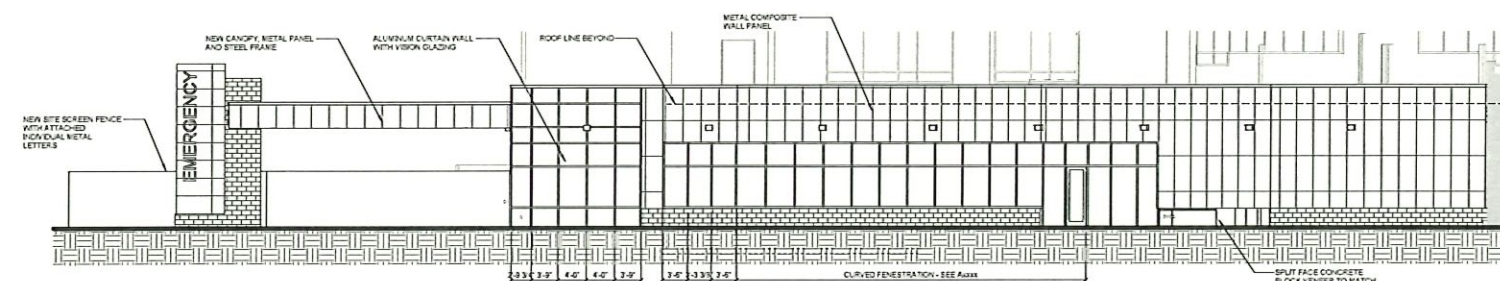
|                          |                |            |
|--------------------------|----------------|------------|
| 1                        | PRINT REVISION | 07/03/2025 |
| 100 % DESIGN DEVELOPMENT | 04.22.2025     |            |
| Rev.                     | Description    | Date       |

Drawing Title:

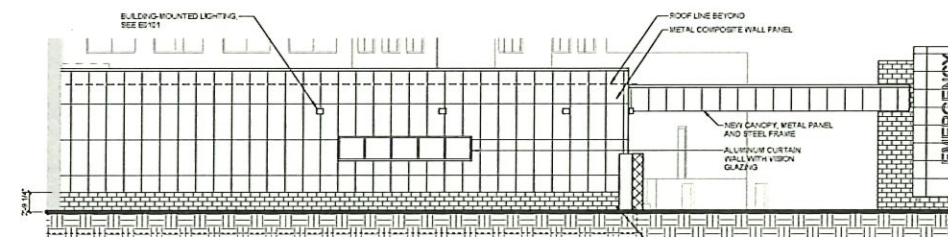
OVERALL EXTERIOR  
ELEVATIONS

Project No.: 007437.01

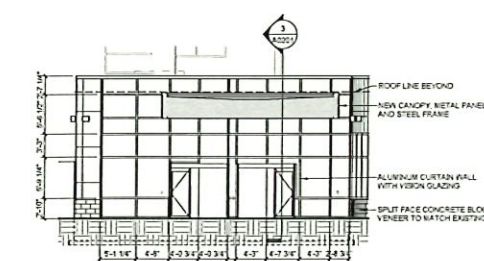
A0301



D2 EXTERIOR ELEVATION - ADDITION WEST  
1/8" = 1'-0"



A1 EXTERIOR ELEVATION - ADDITION EAST  
1/8" = 1'-0"



A5 EXTERIOR ELEVATION - ADDITION NORTH  
1/8" = 1'-0"



PART OF THE NORTH HALF OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 5 EAST,  
CITY OF ELKHART, CONCORD TOWNSHIP, ELKHART COUNTY, INDIANA.

1. NO NEW SANITARY CONNECTION IS REQUIRED FOR PROPOSED BUILDING ADDITION.
2. NO NEW WATER CONNECTIONS ARE REQUIRED FOR PROPOSED BUILDING ADDITION.
3. NO NEW ELECTRICAL SERVICE IS REQUIRED FOR NEW BUILDING ADDITION.

4. CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS, UTILITY LOCATIONS, AND ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE OWNER AND DESIGN PROFESSIONAL IMMEDIATELY.
5. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST ADOPTED EDITIONS OF APPLICABLE FEDERAL, STATE AND LOCAL CODES, ORDINANCES, STANDARDS, AND REGULATIONS.
6. CONTRACTOR SHALL OBTAIN ALL PERMITS, LICENSES, INSPECTIONS, AND APPROVALS REQUIRED FOR CONSTRUCTION UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL MAINTAIN CONTINUOUS ACCESS FOR HOSPITAL OPERATIONS, EMERGENCY VEHICLES, PATIENTS, STAFF, VISITORS, DELIVERIES, AND PUBLIC SAFETY PERSONNEL THROUGHOUT CONSTRUCTION.
8. ACCESS ROUTES DESIGNATED FOR EMERGENCY SERVICES SHALL REMAIN OPEN AND UNOBSTRUCTED AT ALL TIMES UNLESS OTHERWISE APPROVED BY THE HOSPITAL AND GOVERNING AUTHORITIES.
9. CONSTRUCTION ACTIVITIES SHALL BE COORDINATED WITH HOSPITAL ADMINISTRATION TO MINIMIZE DISRUPTION TO ONGOING HEALTHCARE OPERATIONS.
10. CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL NECESSARY TRAFFIC CONTROL DEVICES, SIGNAGE, BARRICADES, AND PEDESTRIAN PROTECTION MEASURES IN ACCORDANCE WITH THE LATEST EDITION OF THE INDIANA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
11. EXISTING IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO EQUAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
12. CONTRACTOR SHALL PROTECT ALL EXISTING BUILDINGS, UTILITIES, PAVEMENTS, LANDSCAPING, AND STRUCTURES NOT DESIGNATED FOR REMOVAL. CONTRACTOR SHALL NOTIFY THE INDIANA 811 UTILITY LOCATE SERVICE A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO EXCAVATION ACTIVITIES.

|        |                      |
|--------|----------------------|
| ■      | PROPOSED CATCH BASIN |
| □      | PROPOSED CLEAN OUT   |
| ▢      | PROPOSED HYDRANT     |
| ☆      | PROPOSED LIGHT       |
| ●      | PROPOSED MANHOLE     |
| ⋈      | PROPOSED VALVE       |
| ⌘      | PROPOSED POLE        |
| ⊗      | PROPOSED STRUCTURE   |
| ▶      | PROPOSED END SECTION |
| 156.60 | PROPOSED ELEVATION   |
| TW     | TOP OF WALK          |
| TS     | BOTTOM OF CURB       |
| TP     | TOP OF PAVEMENT      |
| TC     | TOP OF CURB          |
| BC     | BOTTOM OF CURB       |
| — W    | PROPOSED WATER       |
| — E    | PROPOSED ELECTRIC    |
| — G    | PROPOSED GAS LINE    |
| — T    | PROPOSED TELEPHONE   |
| —      | PROPOSED CONTOUR     |

▲ SET P.K. NAME      ● FOUND RUSH      ○ SET RUSH, 5/0" AL. RUSH  
 (M) MEASURED DISTANCE      (R) RECORD DISTANCE      (R) RUSH, 1/2" AL. RUSH  
 (R) RECORD DISTANCE      (R) RUSH, 1/2" AL. RUSH

☆ PINE TREE      ● GAS METER      ● SOIL BORING  
 ☼ RUSH      ● WATER WHOLE      ● WATER METER  
 ▲ TREE      ▷ DIG SECTION      ▷ GALE PILE  
 ▲ FOUNTAIN/POOL      ▷ ELEC. VALVE      ▷ PHONE PILE  
 ● BOLLARD/POLE      ▷ ELEC. TRANSFORMER      ▷ ELEC. PILE  
 ☼ LIGHT POLE      ▷ ELEC. RANGFINDER      ○MO WALKER  
 ☼ UTILITY POLE      ○MO SPOT ELEVATION      ○YC UNIT

(Y) ANCHOR      ——— EX. ELEVATION  
 ∇ SON      ——— WIRE FENCE  
 ○ WELL      ——— CHAIN LINK FENCE  
 I VALVE      ——— MO FENCE  
 T FRIE MOUNT      ——— 2" x 4" ——— ELECTRIC  
 □ CURB INLET      ——— 1" x 6" ——— ELECTRIC  
 □ DRYWELL      ——— 1" x 12" ——— PHONE  
 □ GAS      ——— 1" x 12" ——— GAS  
 □ SANITARY MANHOLE      ——— 6" x 6" ——— CABLE TV  
 □ STORM MANHOLE      ——— 12" ——— WALKER  
 □ CLEAN-OUT      ——— 12" ——— RUSH OPTIC  
 □ FRESH SPOT WHOLE      ——— 12" ——— STORM LINE  
 ——— 12" ——— SANITARY LINE

**UTILITY INFORMATION:**  
THE ENGINEER HAS INDICATED UNDERGROUND UTILITIES ON THESE PLANS BASED UPON INFORMATION PROVIDED BY THE VARIOUS UTILITIES. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS UNKNOWN AND THE ENGINEER ACCEPTS NO LIABILITY FOR UTILITY INFORMATION.  
THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING HIS WORK WITH THE UTILITIES, PROTECTING ALL UTILITIES, PAYING ALL COSTS FOR DAMAGE TO UTILITY FACILITIES, AND RESTORING ALL UTILITIES TO A CONDITION HIGHER IS BETTER THAN THE ORIGINAL CONDITION AT THE TIME OF THE DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO WORK UNLESS ALL UTILITIES HAVE BEEN ACCURATELY LOCATED ON THE GROUND. WATER MAINS SHALL BE IDENTIFIED BY FIELD LOCATIONS AND SCALED FROM MAPS PROVIDED BY THE CITY OF SOUTH BEND WATER DEPT.  
UNOT BURIED FACILITIES INCLUDING: BURIED SIGNAL WIRE/CONDUITS, THEIR FIBER, LIGHTING, AND WATER MAINS SHALL BE IDENTIFIED BY FIELD LOCATIONS AND SCALED FROM MAPS PROVIDED BY THE CITY OF SOUTH BEND WATER DEPT.  
BURIED FACILITIES APPLICATION: <http://dntrpms.southbend.org/dmz/>.

THE INFORMATION SHOWN ON THIS DRAWING IS INTENDED FOR THE CLIENT ONLY. ANY REUSE WITHOUT WRITTEN VERIFICATION AND ADAPTATION BY THE LAND SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE LAND SURVEYOR.

ANY UTILITY OR EASEMENT LOCATIONS, IF SHOWN, ARE APPROXIMATE. THE CLIENT MUST FIELD VERIFY UTILITY LOCATIONS WITH THE RESPECTIVE UTILITY COMPANY. THIS LAND SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THE LOCATION OR SIZE OF EXISTING UTILITIES OR THE EXISTENCE OR NONEXISTENCE OF ADDITIONAL UNDERGROUND UTILITIES OR STRUCTURES.

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ALL UNDERGROUND UTILITIES MUST BE FIELD VERIFIED BY THE CONTRACTOR BEFORE ANY CONSTRUCTION MAY BEGIN.

| DHA CONTROL POINTS                                                 |            |           |           |               |
|--------------------------------------------------------------------|------------|-----------|-----------|---------------|
| HORIZONTAL DATUM (N. EAST STATE PLANE)                             |            |           |           |               |
| VERTICAL DATUM (INDOT CORP NETWORK REAL TIME OBSERVATIONS. NAVD88) |            |           |           |               |
| Point                                                              | Northing   | Easting   | Elevation | Description   |
| 100                                                                | 2341791.51 | 238741.79 | 725.93    | CP /DHA CAP 1 |
| 101                                                                | 2343245.68 | 238791.44 | 743.17    | CP /DHA CAP 1 |

VERTICAL DATUM ESTABLISHED BY INDOT CORS NETWORK REAL TIME OBSERVATIONS.  
(NAD83)

T.B.M. 1 CUT SQUARE ON TOP CURB ALONG NORTH LINE OF DELIVERY ENTRANCE.  
ELEVATION = 743.12

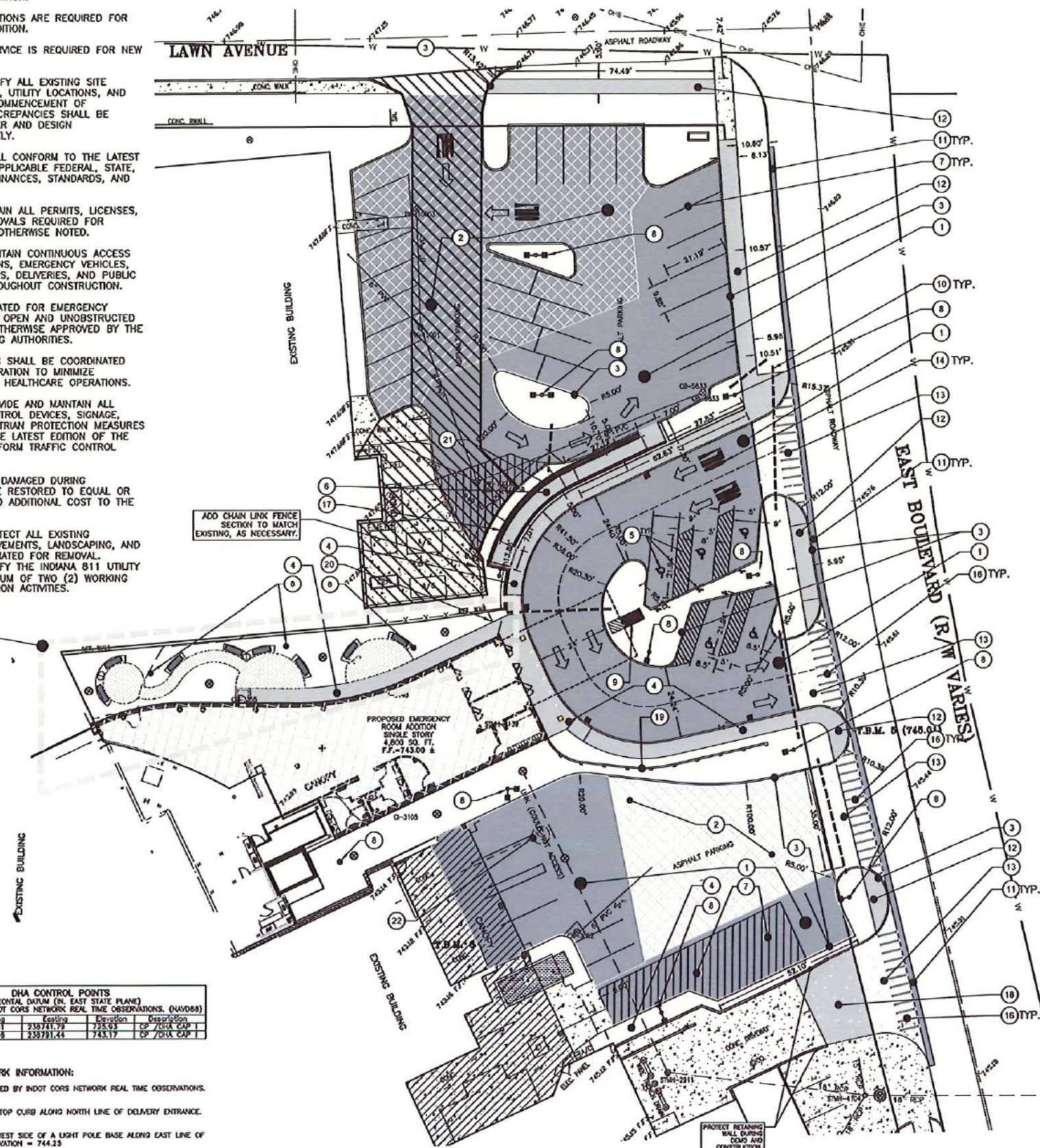
T.B.M. 2 CUT SQUARE IN WEST SIDE OF A LIGHT POLE BASE ALONG EAST LINE OF  
MAIN ENTRANCE DRIVE. ELEVATION = 744.25

T.B.M. 3 OUT SQUARE ON TOP OF CURB LOCATED ALONG THE WEST LINE OF ASPHALT DRIVE EAST OF WEST PARKING GARAGE. ELEVATION = 743.70

T.B.M. 4 CUT SQUARING IN TOP OF STAIRS ALONG THE SOUTH SOUTH SIDE OF BUILDING, ELEVATION = 740.09

T.B.M. 5 OUT SQUARE ON TO OF CONC. CURB ALONG WEST SIDE OF EAST BLVD.  
ELEVATION = 745.55

T.B.M. 6 OUR SQUARE IN CONC UNDER CANOPY BY UTILITY AREA ALONG EAST SIDE OF BUILDING. ELEVATION = 743.12



- 1 PROPOSED STANDARD ASPHALT PAVEMENT.  
SEE SHEET C5.0 FOR DETAIL.  

- 2 PROPOSED 2" ASPHALT MILL & PAVEMENT RESURFACE AS SHOWN.  
MODIFY EXTENTS AS NECESSARY TO ACCOMMODATE MODIFICATIONS TO PARKING LOT.  

- 3 PROPOSED 6" CONCRETE CURB (SEE SHEET C5.0). USE ELKHART  
STANDARD STRAIGHT CURB FOR EAST BLVD. CURB REPLACEMENT. (SEE DETAIL  
ON SHEET C5.0.)
- 4 4" THICK CONCRETE SIDEWALK.  
SEE DETAIL ON SHEET C5.0.
- 5 ADA PARKING SPACE, MARKINGS & SIGNAGE (TYP.). USE ADA BLUE FOR  
STRIPING & MARKINGS. SEE SHEET C5.0 FOR DETAILS.
- 6 PEDESTRIAN ACCESS RAMP & RAILING FROM UPPER PARKING LOT TO  
EMERGENCY ROOM ENTRANCE AND PARKING AREA. FOLLOW ADA  
STANDARDS FOR RAMP CONSTRUCTION. SEE DETAIL ON SHEET C5.1
- 7 PARKING LOT STRIPING. 4" WIDE. COLOR: WHITE. USE ADA BLUE  
PAINT FOR ADA SPACES & MARKINGS.
- 8 SITE LIGHTING: SEE SHEET C4.2 FOR LIGHTING PHOTOMETRIC PLAN. THIS SHEET FOR  
LIGHT & LIGHT BASE LOCATIONS ONLY. SEE SHEET C5.0 FOR LIGHT BASE DETAIL.
- 9 WAYFINDING SIGN, SIZE & MATERIALS TO BE DETERMINED BY  
OWNER. SEE ARCHITECTURAL SHEETS & SIGN PACKAGE FOR DETAILS.
- 10 IRRIGATION SLEEVES (TYPICAL): PLACEMENT BY GENERAL CONTRACTOR.  
4" PVC SLEEVE—PLACE @ 12" MINIMUM DEPTH, CAP WITH TEMPORARY ENDS  
BEFORE BURYING. DOCUMENT END LOCATIONS.
- 11 PAVEMENT PATCH: VIA CLEAN SAW—CUT, REMOVE ENOUGH PAVEMENT (2' WIDE,  
TYP.) IN RIGHT OF WAY TO FACILITATE CONSTRUCTION OF PROPOSED CURB.  
PAVEMENT PATCH SHALL BE PER ELKHART STANDARD SPECIFICATIONS FOR  
PAVEMENT CUTTING & RESTORATION.
- 12 4" CITY SIDEWALKS PER ELKHART ENGINEERING STANDARDS.  
SEE DETAIL ON SHEET C5.0.
- 13 DRIVE APPROACH PER ELKHART ENGINEERING STANDARDS.  
SEE DETAIL ON SHEET C5.0.
- 14 DIRECTIONAL PAVEMENT MARKINGS (DIRECTIONAL ARROWS & "ONLY").  
SEE DETAILS ON SHEET C5.1.
- 15 UPRIGHT POST DIRECTIONAL SIGNAGE (ONE WAY—DO NOT ENTER).  
SEE DETAIL ON SHEET C5.1.
- 16 CROSSWALK STRIPING. ONE FOOT WIDE, SOLID WHITE PAVEMENT PAINT.
- 17 PROPOSED CONCRETE RETAINING WALLS.  
SEE SHEET C5.1 FOR DETAILS.  
SEE SHEET C3.1 FOR DIMENSIONAL WALL LOCATIONS, WALL HEIGHT  
ELEVATION GRACES.
- 18 PROPOSED CONCRETE PAVEMENT AT LOADING DOCK. 8" THICK, 1' REINFORCED PER  
DETAIL ON SHEET C5.0.
- 19 GROUND SCREEN PANELS:  
CITYSCAPES ARCHITECTURAL INNOVATIONS (877) 727-3387  
CONVIT — LAZER CUT PANEL  
PATTERN: ORGANIC  
COLOR: OYSTER —OR— BY OWNER  
SIZE: 6' TALL — 7' WIDE — MOUNTED TO POSTS  
MOUNTING TYPE: SURFACE MOUNT TO CONCRETE PIER  
SEE SHEET C5.0 FOR GENERAL INFORMATION
- 20 PROPOSED ORNAMENTAL SECURITY GATE:  
6' TALL WITH LOCKING GATE  
CONNECT TO EXISTING RETAINING WALL AND FENCE.  
MANUFACTURER AND STYLE BY OWNER
- 21 PROPOSED RETAINING WALL RAILING:  
BLACK POWDER COAT. 42" TOTAL HEIGHT.  
SEE DETAIL ON SHEET C5.1 FOR MANUFACTURER AND MOUNTING  
INFORMATION.
- 22 DECONTAMINATION TANK:  
MANUFACTURER: NWPX PARK "OR EQUAL"  
CONTACT: PARK-SALES@NWPX.COM; WWW.NWPXPARK.COM, (888) 611.7275  
SIZE: 3,600 GAL.  
PRECAST TANK: CONTROL SYSTEM WITH HIGH -LEVEL LEAK DETECTION &  
IMMEDIATE NOTIFICATIONS. WATER- & GAS-TIGHT TRAFFIC-DUTY ACCESS  
COVERS. COORDINATE FINAL LOCATION, MANUFACTURER & METHOD OF  
PUMP-OUT WITH MEP & OWNER.



SCALE 1" = 20'

**SITE LAYOUT PLAN**

|     |      |    |  |
|-----|------|----|--|
| BY: | DATE | BY |  |
|     |      |    |  |
| GR: |      |    |  |
|     |      |    |  |

**Danck, Harner & Associates, Inc.**  
Land Surveyors • Professional Engineers  
Landscape Architects • Land Planners

1

7

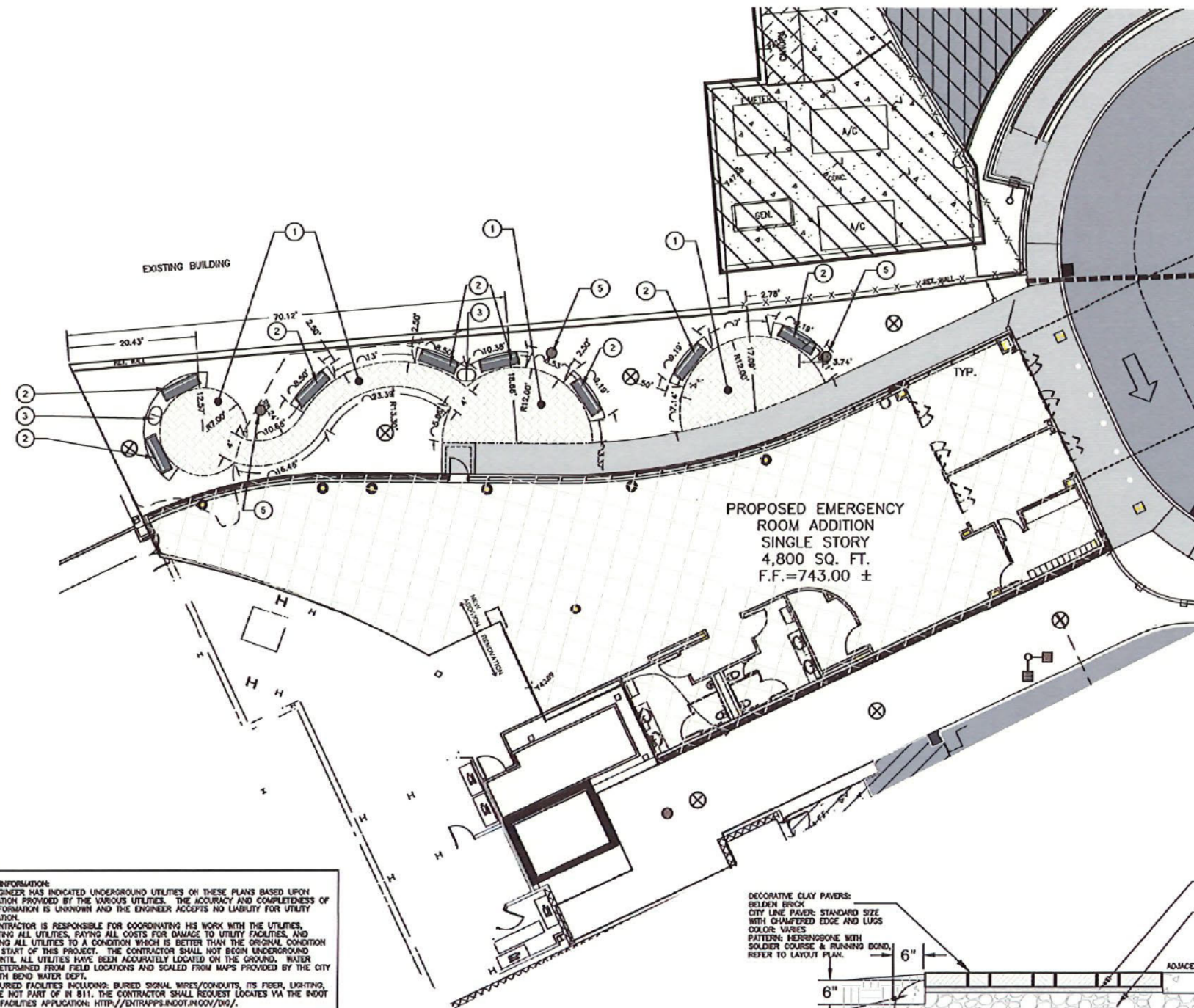
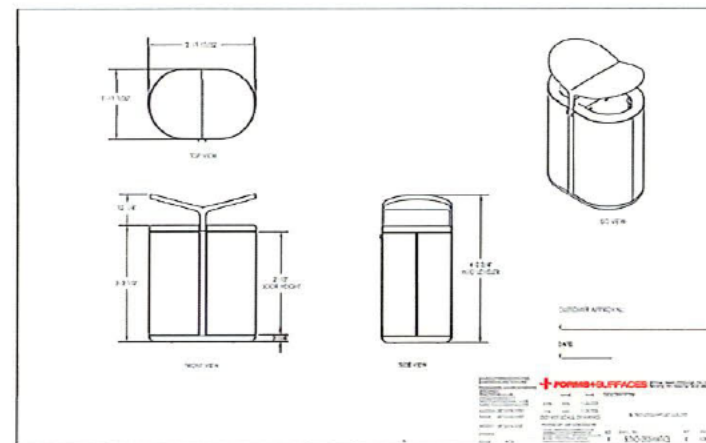
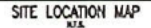
## C1.2

**Indiana 811**

**SAFETY IS IN YOUR HANDS.  
EVERY DIG. EVERY TIME.**



PART OF THE NORTH HALF OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 5 EAST,  
CITY OF ELKHART, CONCORD TOWNSHIP, ELKHART COUNTY, INDIANA.



- 1 PROPOSED BROOK PAVES  
SEE THIS SHEET FOR DETAIL  

- 2 PROPOSED BENCH  
SEE THIS SHEET FOR DETAIL
- 3 PROPOSED LITTER CONTAINER  
SEE THIS SHEET FOR DETAIL
- 4 PROPOSED BOLLARD LIGHTING  
SEE THIS SHEET FOR DETAIL
- 5 PROPOSED SITE LIGHTING, SEE  
SHEET C4.1 FOR LIGHTING PLAN

[illegible]

|               |                      |
|---------------|----------------------|
| ■             | PROPOSED CATCH BASIN |
| ○             | PROPOSED CLEAN OUT   |
| ▤             | PROPOSED HYDRANT     |
| ☆             | PROPOSED LIGHT       |
| ●             | PROPOSED MANHOLE     |
| ⌒             | PROPOSED VALVE       |
| ⌒             | PROPOSED POLE        |
| ⊗             | PROPOSED STRUCTURE   |
| ►             | PROPOSED END SECTION |
| <u>150-80</u> | PROPOSED ELEVATION   |
| TH            | TOP OF WALK          |
| TS            | BOTTOM OF CURB       |
| TP            | TOP OF PAVEMENT      |
| TC            | TOP OF CURB          |
| BC            | BOTTOM OF CURB       |
| — W —         | PROPOSED WATER       |
| — E —         | PROPOSED ELECTRIC    |
| — G —         | PROPOSED GAS LINE    |
| — T —         | PROPOSED TELEPHONE   |

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| DHA CONTROL POINTS                                                  |            |           |           |               |
|---------------------------------------------------------------------|------------|-----------|-----------|---------------|
| HORIZONTAL DATUM (N. EAST STATE PLANE)                              |            |           |           |               |
| VERTICAL DATUM (INDOT CORRS NETWORK REAL TIME OBSERVATIONS. NAVD83) |            |           |           |               |
| Point                                                               | Northing   | Easting   | Elevation | Description   |
| 100                                                                 | 2341791.51 | 238741.79 | 725.93    | CP /DHA CAP 1 |
| 101                                                                 | 2342248.66 | 238791.44 | 743.17    | CP /DHA CAP 1 |

VERTICAL DATUM ESTABLISHED BY INDOT CORS NETWORK REAL TIME OBSERVATIONS.  
(NAD83)

T.B.M. 1 CUT SQUARE ON TOP CURB ALONG NORTH LINE OF DELIVERY ENTRANCE.  
ELEVATION = 743.12

T.B.M. 2 CUT SQUARE IN WEST SIDE OF A LIGHT POLE BASE ALONG EAST LINE OF MAIN ENTRANCE DRIVE. ELEVATION = 744.25

T.B.M. 3 CUT SQUARE ON TOP OF CURB LOCATED ALONG THE WEST LINE OF ASPHALT DRIVE EAST OF WEST PARKING GARAGE. ELEVATION = 743.70

T.B.M. 4 CUT SQUARING IN TOP OF STAIRS ALONG THE SOUTH SOUTH SIDE OF BUILDING. ELEVATION = 740.09

T.B.M. 5 CUT SQUARE ON TO OF CONC. CURB ALONG WEST SIDE OF EAST BLVD.  
ELEVATION = 745.55

T.B.M. 6 CUR SQUARE IN CONC UNDER CANOPY BY UTILITY AREA ALONG EAST SIDE OF BUILDING. ELEVATION = 743.12

| STRUCTURE CHART         |                       |                       |  |
|-------------------------|-----------------------|-----------------------|--|
| CG-2911                 | STMW-3140             | CG-5853               |  |
| RM ELEVATION = 741.35   | RM ELEVATION = 743.04 | RM ELEVATION = 745.5  |  |
| 16" RCP, E. 734.70      | 12" HOPE, E. 738.84   | CR PARKED OVER        |  |
| 8" IRON, S.W. 737.07    | 12" HOPE, W. = 735.74 | 16" P.V.C. S.W. N/A   |  |
| W. 735.93               |                       |                       |  |
| 12" HOPE, N.W. 734.82   |                       |                       |  |
| CG-3052                 | CG-3255               | DW-10000              |  |
| RM ELEVATION = 741.97   | RM ELEVATION = 742.56 | RM ELEVATION = 745.8  |  |
| 8" IRON, N.E. 737.82    | 12" HOPE, E. 739.18   | 16" P.V.C. N. 739.69  |  |
|                         |                       | 16" P.V.C. N.E. 740.7 |  |
|                         |                       | 16" P.V.C. S. 738.69  |  |
|                         |                       | 16" P.V.C. N.W. 740.3 |  |
| Q-3105                  | STMW-4104             | DW-10001              |  |
| RM ELEVATION = 742.39   | RM ELEVATION = 744.87 | RM ELEVATION = 748.34 |  |
| 16" P.V.C. N.E. 735.89  | 16" RCP, N. 742.55    | 16" P.V.C. N. 740.54  |  |
| STMW-3139               | CG-3256               | CG-5854               |  |
| RM ELEVATION = 743.44   | RM ELEVATION = 743.55 | RM ELEVATION = 745.5  |  |
| 12" P.V.C. E. = 738.55  | 24" IRON, W. 734.23   | 16" P.V.C. S. 740.14  |  |
| 12" HOPE, S.E. = 737.44 | 24" IRON, S.W. 735.49 | 16" P.V.C. N.W. N/A   |  |
| 12" HOPE, W. = 735.24   |                       |                       |  |
| 12" HOPE, N.W. = 738.64 |                       |                       |  |
|                         |                       | DW-10003              |  |
|                         |                       | RM ELEVATION = 748.22 |  |
|                         |                       | 16" P.V.C. S. 741.32  |  |

DECORATIVE CLAY PAVERS:  
BELDEN ERICK  
CITY LINE PAVES: STANDARD  
WITH CHAMFERED EDGE AND  
COLOR: VARIES  
PATTERN: HERRINGBONE WITH  
SOLDIER COURSE & RUNNING  
REFER TO LAYOUT PLAN.

HAND TROUDED CONCRETE—  
EDGING. COVER AT LEAST 1  
OF THE BRICKS SIDE PROFILE.

COMPACT SUB-BASE TO 100% STANDARD PROCTER.

(D) CLAY PAVER DETAIL  
NOT TO SCALE

COMPACT  
TO 100  
PROTECT

COURTYARD LAYOUT PLAN

## REVISIONS

DATE  
06/24/2026  
SCALE  
1" = 10'  
FILE #  
250223.5

|                    |      |    |
|--------------------|------|----|
| DRAIN BY:<br>JTB   |      |    |
| CHECKED BY:<br>MJD | DATE | BY |
|                    |      |    |
| PROJ. MNGR:<br>JTB |      |    |

**Dunch, Harmon & Associates, Inc.**  
Land Surveyors • Professional Engineers  
Landscape Architects • Land Planners

**DHA**

SHEET  
C1.5

842 Carmine Drive • South Bend, IN 46608



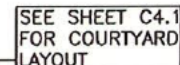
PART OF THE NORTH HALF OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 5 EAST,  
CITY OF ELKHART, CONCORD TOWNSHIP, ELKHART COUNTY, INDIANA.

**SITE LOCATION MAP**  
N.T.S.

| QUANT | ABBR | COMMON NAME          | BOTANICAL NAME            | SIZE     | CONT | REMARKS    |
|-------|------|----------------------|---------------------------|----------|------|------------|
| 5     | PSM  | PACIFIC SUNSET MAPLE | ACER x Worcester          | 2.5" CAL | 888  | MULTI-STEM |
| 3     | SEN  | SIXTHORN CRAB        | MALUS 'Sentinel'          | 1.5" CAL | 888  | SPECIMEN   |
| 1     | VIP  | VALZAN PEAR          | PIRUS calleryana 'Valzom' | 2" CAL   | 888  |            |

| QUANT | ABBR | COMMON NAME                     | BOTANICAL NAME                             | SIZE    | CONT  | REMARKS |
|-------|------|---------------------------------|--------------------------------------------|---------|-------|---------|
| 27    | EDA  | EMERALD GREEN ARBOVITAE         | <i>Thuja occidentalis</i> 'Emerald Green'  | 48" HT. | 3.88  |         |
| 44    | AWG  | ANTHONY WATERER SPIRAEA         | <i>Spiraea x bumalda</i> 'Anthony Waterer' | 18" HT. | 3 GAL |         |
| 18    | OCJ  | OLD GOLD JUNIPER                | <i>Juniperus horizontalis</i> 'Old Gold'   | 18" HT. | 5 GAL |         |
| 20    | YEW  | CHADWICK'S YEW                  | <i>Taxus x media</i> 'Chadwicki'           | 24" HT. | 5 GAL |         |
| 18    | ARO  | ARONIA MELANOCARPA 'JCONUM165'  | LOW SCAPE MOUND BLACK CHOKEBERRY           | 18" HT. | 3 GAL |         |
| 24    | HYD  | HYDRANGEA QUERCIFOLIA 'PEE WEE' | PEE WEE OVAL-LEAF HYDRANGEA                | 24" HT. | 3 GAL |         |
| 22    | CEA  | CEANOTHUS AMERICANUS            | NEW JERSEY TEA                             | 18" HT. | 3 GAL |         |
| 4     | SRJ  | SKYROCKET JUNIPER               | <i>Juniperus scopulorum</i> 'Skyrocket'    | 48" HT. | 5 GAL |         |
| 12    | DGB  | DIWARI BURNING BUSH             | <i>Euonymus alata</i> 'Compacta'           | 36" HT. | 5 GAL |         |

| QUANT | ASBR | COMMON NAME                | BOTANICAL NAME                     | SIZE       | CONT   | REMARKS      |
|-------|------|----------------------------|------------------------------------|------------|--------|--------------|
| 98    | DAY  | PERDON ME DAYLILLY         | HEMORCALLUS 'Perdon Me'            | 12" HT.    | 1 GAL. |              |
| 84    | EUP  | FIRST BLUSH CUSHION SPURGE | EUPHORBIA polychroma 'First Blush' | 12" HT.    | 1 GAL. |              |
| 3050  | BGM  | BLUE AND GOLD MYRTLE       | VINCA minor 'Blue & Gold'          | 6"-12" HT. | FLATS  | PLANT # 0.C. |



|                     |                            |                         |
|---------------------|----------------------------|-------------------------|
| △ SET P.K. NAME     | ● FOUND PCH                | SET FLUSH, 5/8"         |
| ☆ FIRE TREE         | ○ MEASURED DISTANCE        | ○ CATCHER HOOK          |
| ★ BUSH              | □ RECORD DISTANCE          | □ SCISSOR               |
| △ TREE              | ○ GAS METER                | ○ SOIL BORING           |
| △ FOUNTAIN/POOL     | ○ MOTOR WHOLE              | ○ MOTOR METER           |
| ○ BOLLARD/POLE      | ▷ DO SECTION               | ○ GUMBLE PEA            |
| ○ LIGHT POLE        | ○ ELEC. WALL               | ○ PHONE FEED            |
| ○ UTILITY POLE      | ○ ELEC. TRANSFORMER        | ○ ELEC. FEED            |
| ○ OUT AND/OR        | ○ PHONE WALL               | ○ GUM WALDIN            |
| ○ SPOT              | ○ SPOT ELEVATION           | ○ A/C UNIT              |
| ○ SON               |                            |                         |
| ○ WELL              | — — — — — DX. ELEVATION    |                         |
| ○ VALVE             | — — — — — WOOD FENCE       |                         |
| ○ FIRE HYDRANT      | — — — — — CHAIN LINK FENCE |                         |
| ○ CURB INLET        | — — — — — WIRE FENCE       |                         |
| ○ DRIVEWAY          | — — — — — ELECTRIC         |                         |
| ○ STORMY WHOLE      | — — — — — PHONE            |                         |
| ○ STORM WHOLE       | — — — — — CABLE TV         |                         |
| ○ CLEAN-OUT         | — — — — — WATER            |                         |
| ○ FIBER OPTIC WHOLE | — — — — — FIBER OPTIC      |                         |
|                     |                            | — — — — — STORM LINE    |
|                     |                            | — — — — — SANITARY LINE |

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**INDOT BURIED FACILITIES INCLUDING:** BURIED SIGNAL WIRING/CONDUITS, ITS FIBER, LIGHTING, AND OTHER PUBLIC UTILITIES. THE ENGINEER SHALL OBTAIN MAPS FROM THE INDOT BURIED FACILITIES APPLICATION: <http://dotctrapps.indot.in.gov/00/>.

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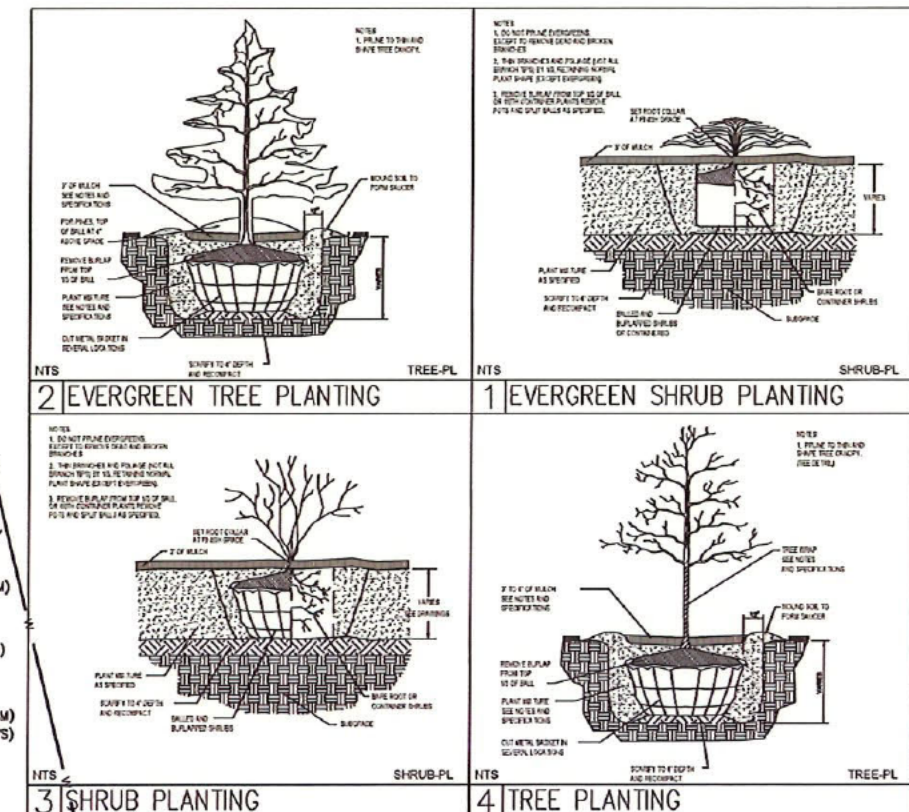
NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING, ZONING AND SUBDIVISION ORDINANCES.

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ALL UNDERGROUND UTILITIES MUST BE FIELD VERIFIED BY THE CONTRACTOR BEFORE ANY CONSTRUCTION MAY BEGIN.

■ PROPOSED CATCH BASIN  
 ○ PROPOSED CLEAN OUT  
 ▽ PROPOSED HYDRANT  
 ☆ PROPOSED LIGHT  
 ● PROPOSED MANHOLE  
 ▽ PROPOSED VALVE  
 ▽ PROPOSED POLE  
 ○ PROPOSED STRUCTURE  
 ▽ PROPOSED SECTION  
 (10.00) PROPOSED ELEVATION  
 TW TOP OF WALK  
 TS BOTTOM OF CURB  
 TP TOP OF PAVEMENT  
 TC TOP OF CURB  
 BC BOTTOM OF CURB  
 — W — PROPOSED WATER  
 — E — PROPOSED ELECTRIC  
 — G — PROPOSED GAS LINE  
 — T — PROPOSED TELEPHONE  
 — PROPOSED CONTOUR



SCALE 1" = 20'

SITE LANDSCAPE PLAN

DATE  
06/24/2026  
SCALE  
1" = 20'  
FILE #  
250223.5

|              |       |     |
|--------------|-------|-----|
| CHECKED BY:  | DATE: | BY: |
| MJD          |       |     |
| PROJ. MANOR: |       |     |
| JTB          |       |     |

**DHA**  
**Danck, Harmon & Associates, Inc.**  
Land Surveyors • Professional Engineers  
Landscape Architects • Land Planners

SHEET  
C4.0



PART OF THE NORTH HALF OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 5 EAST,  
CITY OF ELKHART, CONCORD TOWNSHIP, ELKHART COUNTY, INDIANA.

1



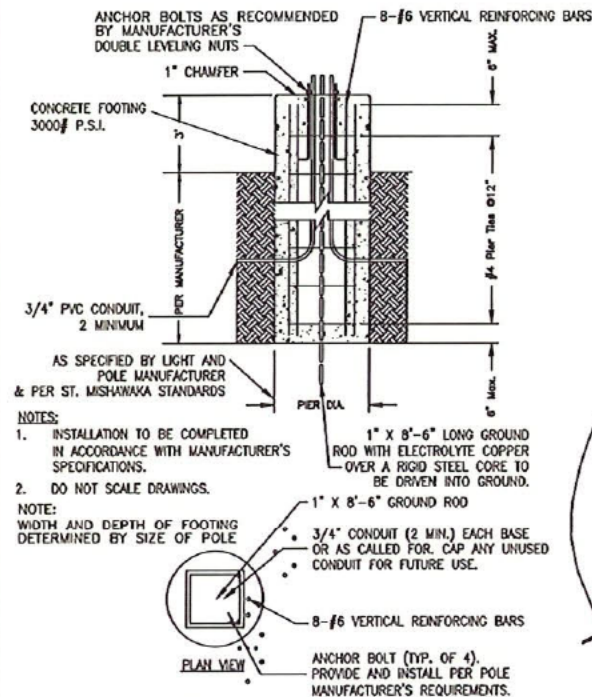
# FINAL SITE PLAN - ELKHART GENERAL HOSPITAL - ER EXPANSION

PART OF THE NORTH HALF OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 5 EAST,  
CITY OF ELKHART, CONCORD TOWNSHIP, ELKHART COUNTY, INDIANA.

| Symbol | Label | QTY | Catalog Number            | Description                                                                                | Number<br>Lamp | Lumens<br>per Lamp | LLF  | Wattage   |
|--------|-------|-----|---------------------------|--------------------------------------------------------------------------------------------|----------------|--------------------|------|-----------|
| RPT    |       | 4   | RADPT P5 40K SYM          | RADIAN Post-Top with P5 4000K<br>Symmetric distribution                                    | 1              | 16293              | 0.95 | 122,550.4 |
| S4     |       | 4   | DS18 LED P4 40K 70CRI T4H | D-Series Size 0 Area Luminaire P4<br>Performance Package 4000K CCT 70 CRI<br>Type 4 Medium | 1              | 11296              | 0.95 | 93.04     |
| S4-2   |       | 1   | DS18 LED P4 40K 70CRI T4H | D-Series Size 0 Area Luminaire P4<br>Performance Package 4000K CCT 70 CRI<br>Type 4 Medium | 1              | 11296              | 0.95 | 186.08    |
| S5W    |       | 2   | DS18 LED P4 40K 70CRI T5W | D-Series Size 0 Area Luminaire P4<br>Performance Package 4000K CCT 70 CRI<br>Type 5 Wide   | 1              | 11811              | 0.95 | 93.04     |
| S5W-2  |       | 3   | DS18 LED P4 40K 70CRI T5W | D-Series Size 0 Area Luminaire P4<br>Performance Package 4000K CCT 70 CRI<br>Type 5 Wide   | 1              | 11811              | 0.95 | 186.08    |

| Statistics                          | Symbol | Avg    | Max    | Min    | Max/Min | Avg/Min |
|-------------------------------------|--------|--------|--------|--------|---------|---------|
| Overall Cuts @ Grade                | +      | 2.7 ft | 9.5 ft | 0.0 ft | N/A     | N/A     |
| Property (Solid Black) Line @ Grade | +      | 1.6 ft | 4.4 ft | 0.1 ft | 44.0:1  | 16.0:1  |

Note  
1. 16' & 20' FIXTURE MOUNTING HEIGHTS  
2. RED LIO LINE REPRESENTS 0.5 FC PER ASSEMBLY



19 STANDARD LIGHT BASE-PARKING LOT  
SCALE: NTS

**UTILITY INFORMATION:**  
THE ENGINEER HAS INDICATED UNDERGROUND UTILITIES ON THESE PLANS BASED UPON INFORMATION PROVIDED BY THE VARIOUS UTILITIES. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS UNKNOWN AND THE ENGINEER ACCEPTS NO LIABILITY FOR UTILITY INFORMATION.  
THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING HIS WORK WITH THE UTILITIES, PROTECTING ALL UTILITIES, PAYING ALL COSTS FOR DAMAGE TO UTILITY FACILITIES, AND RESTORING ALL UTILITIES TO A CONDITION WHICH IS BETTER THAN THE ORIGINAL CONDITION AT THE START OF THIS PROJECT. THE CONTRACTOR SHALL NOT BEGIN UNDERGROUND WORK UNTIL ALL UTILITIES HAVE BEEN ACCURATELY LOCATED ON THE GROUND. WATER LINES DETERMINED FROM FIELD LOCATIONS AND SCALED FROM MAPS PROVIDED BY THE CITY OF SOUTH BEND WATER DEPT.  
UNNOT BURIED FACILITIES INCLUDING: BURIED SIGNAL WIRES/CONDUITS, ITS FIBER, LIGHTING, ETC. ARE NOT PART OF IN 811. THE CONTRACTOR SHALL REQUEST LOCATES VIA THE INDOT BURIED FACILITIES APPLICATION: <http://dntrapps.indot.in.gov/dntr/>.

## GENERAL SURVEY DISCLAIMER NOTES:

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## EXISTING LEGEND

|                    |                       |                |
|--------------------|-----------------------|----------------|
| △ SET P.K. NAIL    | ● FOUND POH           | SET FLUSH 1/8" |
| ☆ PINE TREE        | (M) MEASURED DISTANCE | N. REF. F-0248 |
| ⊙ BUSH             | (R) RECORD DISTANCE   | N. REF. F-0248 |
| ⊙ TREE             | ○ D/S METER           | ○ CURED REBAR  |
| ⊙ FOUNTAIN/POOL    | ⊙ WATER WHEEL         | ⊙ WATER METER  |
| ⊙ BOLLARD/POLE     | ⊙ D/S SECTION         | ⊙ CABLE PUL    |
| ⊙ LIGHT POLE       | ⊙ ELEC. VALVE         | ⊙ PHONE PUL    |
| ⊙ UTILITY POLE     | ⊙ ELEC. TRANSFORMER   | ⊙ ELEC. PER.   |
| ⊙ OUT ANCHOR       | ⊙ PHONE VALVE         | ⊙ D/S METER    |
| ⊙ SON              | ⊙ SPOT ELEVATION      | ⊙ A/C UNIT     |
| ⊙ WELL             | ⊙ EX. ELEVATION       |                |
| ⊙ VALVE            | ⊙ WIRE FENCE          |                |
| ⊙ FIRE HYDRANT     | ⊙ CHAIN LINK FENCE    |                |
| ⊙ CURB POLE        | ⊙ WOOD FENCE          |                |
| ⊙ DRIVELL          | ⊙ ELEC.               |                |
| ⊙ SANITARY MANHOLE | ⊙ CABLE TV            |                |
| ⊙ STORM MANHOLE    | ⊙ WATER               |                |
| ⊙ CLEAN-OUT        | ⊙ FIBER OPTIC         |                |
| ⊙ FIRE EX. MANHOLE | ⊙ SANITARY LINE       |                |

## PROPOSED LEGEND

|                        |                      |
|------------------------|----------------------|
| ■ PROPOSED CATCH BASIN | ⊙ PROPOSED CLEAN OUT |
| ⊙ PROPOSED HYDRANT     | ⊙ PROPOSED LIGHT     |
| ⊙ PROPOSED MANHOLE     | ⊙ PROPOSED VALVE     |
| ⊙ PROPOSED POLE        | ⊙ PROPOSED STRUCTURE |
| ⊙ PROPOSED END SECTION |                      |
| ⊙ PROPOSED ELEVATION   |                      |
| ⊙ TOP OF WALK          |                      |
| ⊙ TOP OF CURB          |                      |
| ⊙ TOP OF PAVEMENT      |                      |
| ⊙ TOP OF CURB          |                      |
| ⊙ BOTTOM OF CURB       |                      |
| ⊙ PROPOSED WATER       |                      |
| ⊙ PROPOSED ELECTRIC    |                      |
| ⊙ PROPOSED GAS LINE    |                      |
| ⊙ PROPOSED TELEPHONE   |                      |
| ⊙ PROPOSED CONTOUR     |                      |



SCALE 1" = 20'

SITE LIGHTING PLAN

| DATE       | DRAWN BY | CHECKED BY | DATE     | BY |
|------------|----------|------------|----------|----|
| 06/24/2026 | JTB      | MJD        |          |    |
| SCALE      | 1" = 20' | FILE #     | 250223.5 |    |
| PROJ. MGR. | JTB      |            |          |    |

## REVISIONS

**Danck, Harner & Associates, Inc.**  
Land Surveyors • Professional Engineers  
Landscape Architects • Land Planners  
Office: (219) 234-0001 / (800) 888-0003 • Fax: (219) 234-0119  
1800 Commerce Drive • South Bend, IN 46703

**DHA**

Sheet  
**C4.2**





# Staff Report

## Planning & Zoning

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**Petition:** 26-SI-07

**Petition Type:** Staff Item - Addressing

**Date:** August 3, 2026

**Petitioner:** City of Elkhart Planning & Zoning Department

**Site Location:** City of Elkhart

**Plan Commission Action:**  
Approval of proposed addresses for the City of Elkhart.

## Staff Analysis

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The Planning and Zoning Department is requesting approval of the addresses that have been reserved for structures in the City of Elkhart.

### **Residential**

#### **Residential Subdivision**

#### **Commercial**

|                           |                                                             |
|---------------------------|-------------------------------------------------------------|
| 3701 South Main Street    | Suite 200A, 200B Readdress for two added suites             |
| 2201 West Franklin Street | New Indoor Storage Facilities      20-06-07-333-008.000-012 |
| 103 Lakeview Drive        | New Commercial Building                                     |

#### **Industrial**

|                |                        |                          |
|----------------|------------------------|--------------------------|
| 1012 Borg Road | Correction Certificate | 20-02-28-151-005.000-027 |
|----------------|------------------------|--------------------------|

## Recommendation

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Staff recommends that the Plan Commission assign the proposed addresses based on staff recommendation.