

*Agenda*  
GOSHEN PLAN COMMISSION  
Tuesday, March 15, 2022, 4:00 pm  
Council Chambers, 111 E. Jefferson Street, Goshen, Indiana

- I. Roll Call
- II. Approval of Minutes from 2/15/22
- III. Filing of Zoning/Subdivision Ordinances and Official Staff Reports into Record
- IV. Postponements/Withdrawals
- V. **B-4 Major Change & Preliminary Site Plan Approval** (public hearings)  
22-03MA – HSN, LLC and Abonmarche Consultants request a B-4 major change to the Willow Lakes of Goshen (planned shopping center) and preliminary site plan approval to allow a self-storage facility (Warehousing, Mini, not permitted in the B-4 District), including two freestanding signs, a 6' fence located within the front yard setback along Ferndale Road, and self-storage parking requirements. The subject property contains ±3.98 acres, is zoned Commercial B-4 District, and is generally located at the southeast corner of Ferndale Road and Willows Way.
- VI. Audience Items
- VII. Staff/Board Items
- VIII. Adjournment

Minutes - Goshen Plan Commission  
Tuesday, February 15, 2022 - 4:00 pm  
Council Chambers, 111 E. Jefferson Street  
Goshen, Indiana

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

**II.** Election of 2022 President

*Action:*

A motion was made and seconded, Holtzinger/Wellington, to appoint Richard Worsham as Plan Commission president. The motion passed unanimously by a vote of 9-0.

**III.** Approval of Minutes of 1/18/22 – Holtzinger/Lauver 9-0

**IV.** The Zoning/Subdivision Ordinances and Official Staff Reports were unanimously filed into the record: Holtzinger/Wellington 9-0

**V.** Postponements/Withdrawals - None

**VI. PUD Major Change (public hearing) - Tabled from 1/18/22 Meeting**

**22-01MA** – Pilgrim Partners, LLC, City of Goshen, and Abonmarche request a PUD major change for Plymouth Avenue Professional Park PUD to allow a 6' vinyl privacy fence in lieu of landscaping screening along a portion of the east property line and to remove the requirement for a sidewalk along the east side of Lighthouse Lane. The subject property is Plymouth Avenue Professional Park PUD, zoned Commercial B-3PUD (Planned Unit Development), and generally located south of Plymouth Avenue, east of Greene Road.

Mr. Worsham requested a motion to remove 22-01MA from the table.

*Action:*

A motion was made and seconded, Nisley/Holtzinger, to remove 22-01MA from the table. The motion passed unanimously by a vote of 9-0.

*Staff Report:*

Ms. Yoder explained she has included an updated report in the packet because there have been changes to the request since the last meeting. She announced that the petitioner has submitted a letter asking that the fence portion of the request be withdrawn and stated that screening requirements of Ordinance 4371 will be met. She noted a copy of the letter is enclosed and Plan Commission action is required to accept the withdrawal.

Ms. Yoder explained the packet contains two updated layouts that were submitted by the petitioner. The primary plan for Plymouth Avenue Professional Park Second Addition has a pedestrian easement added in the front setback in the proposed Lot 3. This pedestrian easement would allow an optional, private sidewalk. Also included is a project map showing the preliminary location of a sidewalk crossing on Lighthouse Lane to the south, in The Crossing Subdivision.

She summarized that following the withdrawal of the fence request, the current request is only to remove the requirement for a sidewalk along the east side of Lighthouse Lane and this is the only thing being discussed today. She reminded Commission members that last month's meeting discussed the street design and the installed design prevents the sidewalk from being placed in the right-of-way along the east side as required. To meet that requirement, the entire roadway would need to be reconstructed, which would not be feasible. The alternative is to provide an option for a private sidewalk in the proposed Lot 3 and because the secondary subdivision reviewed by the Plan Commission last month required revisions, now is the time to add a pedestrian easement in the front yard setback to the plat. Doing so will allow the future owner to install a sidewalk if they choose to do so.

Also discussed last month was that Lighthouse Lane will eventually be connected with The Crossing Subdivision to the south and there is a plan for a sidewalk crossing that will take the sidewalk along the west side of Lighthouse Lane.

Based on this analysis, Staff recommends a favorable recommendation be forwarded to the Council. Ms. Yoder noted the next step will be for the Plan Commission to accept the withdrawal of the fence.

Mr. Worsham requested a motion to accept the withdrawal of the fence portion of the request.

*Action:*

A motion was made and seconded, Nisley/Holtzinger, to accept the withdrawal of the fence request. The motion passed unanimously by a vote of 9-0.

*Petitioner Presentation*

Crystal Welsh, 303 River Race Drive, Unit 206, spoke on behalf of the petitioner. She confirmed Staff's overview of the request regarding the sidewalk. She feels they have reached a good compromise that takes the physical constraints of the property into account. She also verified a plan that would allow the ability for the sidewalk on the south to connect to the west side of Lighthouse Lane.

Mr. Holtzinger questioned if the optional sidewalk for Lot 3 will be installed or if it's up to a future property owner. He also questioned if the sidewalk connection from the south to the west side is also optional.

Ms. Welsh stated that Lot 3 allows for connectivity but does not mandate it. She went on to say that the plan for the sidewalk from the south to the west side of Lighthouse Lane will be designed as part of The Crossing Subdivision and is not optional.

Mr. Wellington asked if the City or the subdivision will be responsible for installing the crosswalk across Lighthouse Lane.

Ms. Yoder responded that it's required by both the subdivision and the PUD process and that the crossing will need to be designed to meet Engineering requirements. She advised that the drawing being discussed today is only preliminary.

Mr. Wellington asked what the rear setback is for Lot 3.

Mr. Yoder replied the setback for a primary building is 25' and noted that because of the 20' easement, any accessory structure can be no closer than 20' from the rear property line.

Mr. Nisley asked if Lot 3 connects to Plymouth Avenue.

Ms. Yoder referred to the site aerial in the packets, noting that Tract A, which contains a retention pond, is located between Plymouth Avenue and Lot 3.

Mr. Lauver stated if the sidewalk along Lot 3 is optional, he sees no reason the future owner would want to install one.

Dustin Sailor, Director of Public Works, stated no direct connection between the sidewalk on the east side and the pedestrian path to the north is possible, pointing out the retention area does not allow enough room for a sidewalk.

*Audience Comments*

David Daugherty, 1101 Park Meadows Drive, spoke to the petition. He asked if there will be a public hearing prior to any construction on the property. He stated the neighborhood has concerns regarding the building height, lighting, landscaping, etc.

Ms. Yoder responded that there will be a PUD final site plan review which can be done by the Plan Commission, but is normally done by Staff on behalf of the Plan Commission and is not a public hearing. She explained when reviewed by Staff, they look at the PUD and make sure all requirements are met.

Mr. Nisley asked Ms. Yoder if those issues would be addressed by the PUD.

Ms. Yoder replied the concerns will be addressed as part of the PUD and the Zoning Ordinance requirements.

*Close Public Hearing*

*Staff Discussion:*

There was no further discussion amongst board members related to the sidewalk request.

*Action:*

A motion was made and seconded, Nisley/Holtzinger, to forward a favorable recommendation for 22-01MA to the Goshen Common Council. The motion passed unanimously by a vote of 9-0.

**VII.** Audience Items  
None

**VIII.** Staff/Board Items  
None

**IX.** Adjournment – 4:42 pm

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:** 22-03MA, B-4 Major Change & Preliminary Site Plan Approval (*public hearings*)  
*Willow Lakes of Goshen (Planned Shopping Center)*  
**Date:** March 15, 2022

## **ANALYSIS**

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HSN, LLC and Abonmarche Consultants request a B-4 major change to the Willow Lakes of Goshen (planned shopping center) and preliminary site plan approval to allow a self-storage facility (Warehousing, Mini, not permitted in the B-4 District), including two freestanding signs, a 6' fence located within the front yard setback along Ferndale Road, and self-storage parking requirements. The subject property contains  $\pm 3.98$  acres, is zoned Commercial B-4 District, and is generally located at the southeast corner of Ferndale Road and Willows Way.

The Willow Lakes of Goshen (zoned B-4, planned shopping center) is part of an overall Willows development that includes a residential area (zoned R-4, mobile home park/subdivision). Both B-4 and R-4 districts function similarly to a Planned Unit Development (PUD) in that development is tied to a site plan.

The overall Willows development began in 1996 and jurisdiction was transferred from Elkhart County to the City of Goshen for the entire area. The R-4 area was annexed in 1998 and portions of the B-4 area were annexed in 2000 and 2003. The subject property is part of a small area that remains unannexed but under the jurisdiction of the City of Goshen.

The original R-4 and B-4 ordinances were adopted in 1997, and minor changes were approved for the B-4 area in 2000, with the most recent overall B-4 preliminary site plan approved by Ordinance 3998 in January 2001 (enclosed). The 2001 B-4 preliminary plan included the Target/Kohl's area and an area to the south (including the subject property) for an office complex. Uses and developmental standards follow the B-4 District in the area zoned B-4.

The current petition seeks approval for an automated self-storage facility with eight buildings. There will be no on-site office. The major change is required because self-storage facilities (warehousing, mini) are not a permitted use in the B-4 District. They are permitted in the Commercial B-3 District and in Industrial M-1 and M-2 Districts. Approval of the preliminary site plan is requested with the major change.

According to Goshen Zoning Ordinance (ZO) Section 6240.5, a change of use is a major change, which is part of the current request. The request includes several developmental components, to allow two freestanding signs, a 6' fence within the front yard setback along Ferndale Road, and self-storage parking requirements.

### *Self-Storage Use*

The proposed automated self-storage use, with no office and no on-site employees, will be a less intense use than the originally proposed office development, and will provide a service to the adjacent residential neighborhoods. The proposed use is not out of character with the preliminary site plan, which included multiple buildings.

### *Two Freestanding Signs*

The preliminary site plan shows two freestanding signs, one along Ferndale Road and one on Willows Way near the self-storage entrance. No details about the two freestanding signs were provided. The B-4 District does permit more than one freestanding sign based on total frontage, but in this case Willows Way is a private drive that doesn't qualify as frontage, so the two freestanding signs need to be approved as part of the major change/site plan.

The freestanding sign located along Ferndale Road is required to be non-illuminated (internally and externally) because of the residential land use across the street. Staff recommends each freestanding sign be a monument sign, and that each sign not exceed 32 square feet in area and 8' in height. A landscaped area is required around each freestanding sign, two (2) square feet in area for each one (1) square foot of sign face (one side). A minimum 5' setback is required from the leading edge of the sign to the property/right of way line, subject to visibility requirements.

*Fence*

Along Ferndale Road, the B-4 District requires a 50' front building setback. In business districts, a fence located within a front yard is limited to 4' in height. In this case, a 6' chain link fence is proposed approximately 20' from the Ferndale Road property line. Landscaping will be planted along Ferndale Road, between the proposed fence and the west property line, and the fence will not be located in a visibility area. There are several constraints to placing the fence at the 50' setback line, including a drainage easement and detention basin. Along Ferndale Road where the fence can be pushed back (where there is no drainage easement or detention basin), it should be placed farther to the east so taller trees can be planted along the existing berm. There are overhead power lines along Ferndale Road at the front property line, so where the fence can be pushed back it should be placed as far east as possible to accommodate taller tree species.

*On-Site Parking*

The preliminary site plan approved in 2001 includes a parking requirement for the office area of one space per 240 square feet, or 210 spaces total. This is similar to the B-4 District parking requirement of five spaces per 1,000 square feet of gross floor area. The Zoning Ordinance requirement for mini warehousing (self-storage) is one per two employees. Because the proposed self-storage use will not have employees or retail customers, the Zoning Ordinance parking requirement for mini warehousing should be applied.

*Landscaping*

The preliminary site plan approved in 2001 included a landscape buffer along Ferndale Road, with a short berm and alternating tall deciduous and coniferous trees. The proposed self-storage site has an existing berm, with overhead power lines along the front property line. With the overhead power lines, small tree species (up to 20' at maturity) are required within 10 lateral feet of the overhead wires, and medium species (up to 40' at maturity) within 20 lateral feet of the overhead wires. In areas where the fence can be moved back, large species (over 40' at maturity) could be planted. The final landscape plan should include alternating deciduous and coniferous trees along Ferndale Road, with mature size based on the distance from the overhead wires.

The preliminary site plan does not require screening along the south property line. There is an existing masonry fence along the south property line, and there is natural separation from the residential homes in The Willows because of the large easements associated with the underground gas pipeline to the south, which is greenspace in the R-4 area.

Several standard B-4 District restrictions will apply to the site:

- No outside storage; and
- No barbed wire with the fence.

Additional requirements allowed by the B-4 District to minimize impacts on adjacent residential properties include review of lighting, and a lighting plan should be required as part of the site plan review, demonstrating that lighting remains on site.

The proposed major change and preliminary site plan is consistent with the overall Willow Lakes of Goshen development, as originally established and as amended, and is a low-intensity use that will complement, and not adversely impact, the adjacent residential land uses.

**RECOMMENDATIONS**

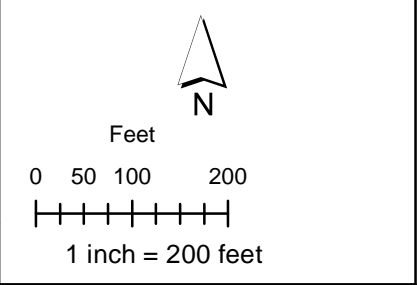
Staff recommends the Plan Commission forward a favorable recommendation to the Goshen Common Council, and the Goshen Common Council approve the B-4 major change and preliminary site plan to allow a self-storage facility, including two freestanding signs, a 6' fence located within the front yard setback along Ferndale Road, and self-storage parking requirements, based upon the following and with the following conditions:

1. The proposed major change and preliminary site plan is consistent with the overall Willow Lakes of Goshen development, as originally established and as amended.
2. The self-storage use is a low-intensity use that will complement, and not adversely impact, the adjacent residential land uses.
3. The B-4 major change approves the following:
  - Self-storage use;
  - Two monument freestanding signs, with each sign limited to 32 square feet in area and 8' in height, and with the sign located along Ferndale Road required to be non-illuminated (internally and externally);

- A 6' fence within the front yard setback along Ferndale Road, with the fence located outside the drainage easement and detention basin, but placed as far east as possible to accommodate taller tree species along Ferndale Road;
  - Parking following the Zoning Ordinance requirement for mini warehousing (self-storage).
4. The approved preliminary site plan is *Ferndale Road Self-Storage Facility*, Sheet C1.0, dated 02/28/2022, prepared by Abonmarche, subject to required revisions.
  5. Following standard B-4 District requirements, no outside storage is permitted and no barbed wire is permitted with the fence.
  6. A final landscape plan shall be submitted with the B-4 final site plan, including alternating deciduous and coniferous trees along Ferndale Road, with mature size based on the distance from the overhead wires, listing all plant material, with common and botanical names, and size at planting and height at maturity for all tree species. Landscaping shall be installed per the approved landscape plan, inspected by the Planning office before a Certificate of Occupancy is issued.
  7. A lighting plan shall be submitted with the B-4 final site plan, demonstrating that lighting remains on site, except as needed for safety at the site entrance along Willows Way.
  8. The B-4 final site plan shall be submitted as part of the City's administrative site plan review, Technical Review, and Technical Review will include review by Goshen Engineering and Goshen Fire. Review must be completed before a zoning clearance/building permit is issued.
  9. All developmental requirements not varied by the major change shall be met.



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.

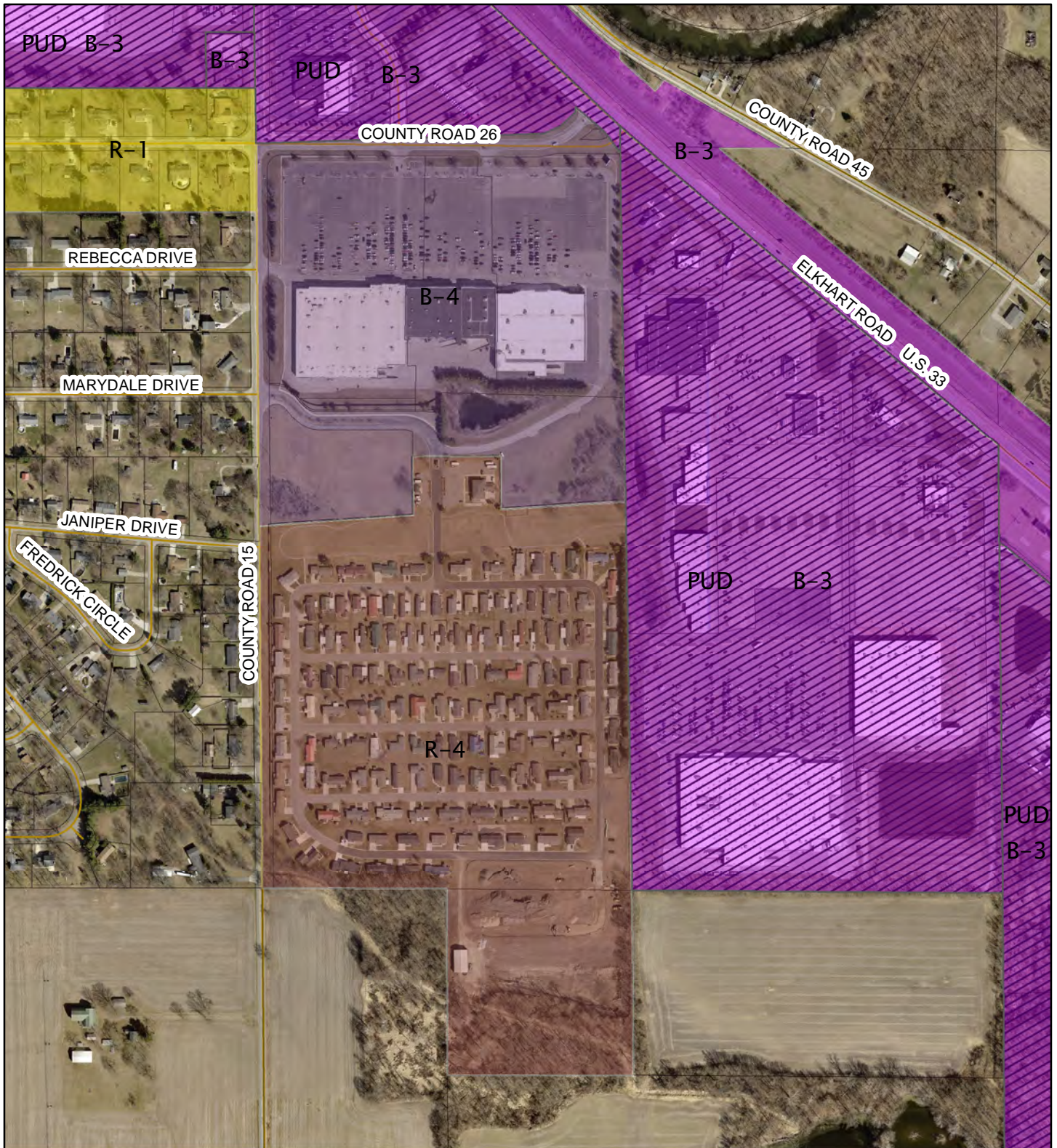


### Willows B-4 MA Change

2021 Aerial  
 Printed February 22, 2022

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





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1 inch = 500 feet

### Willows - B-4 and R-4 Areas

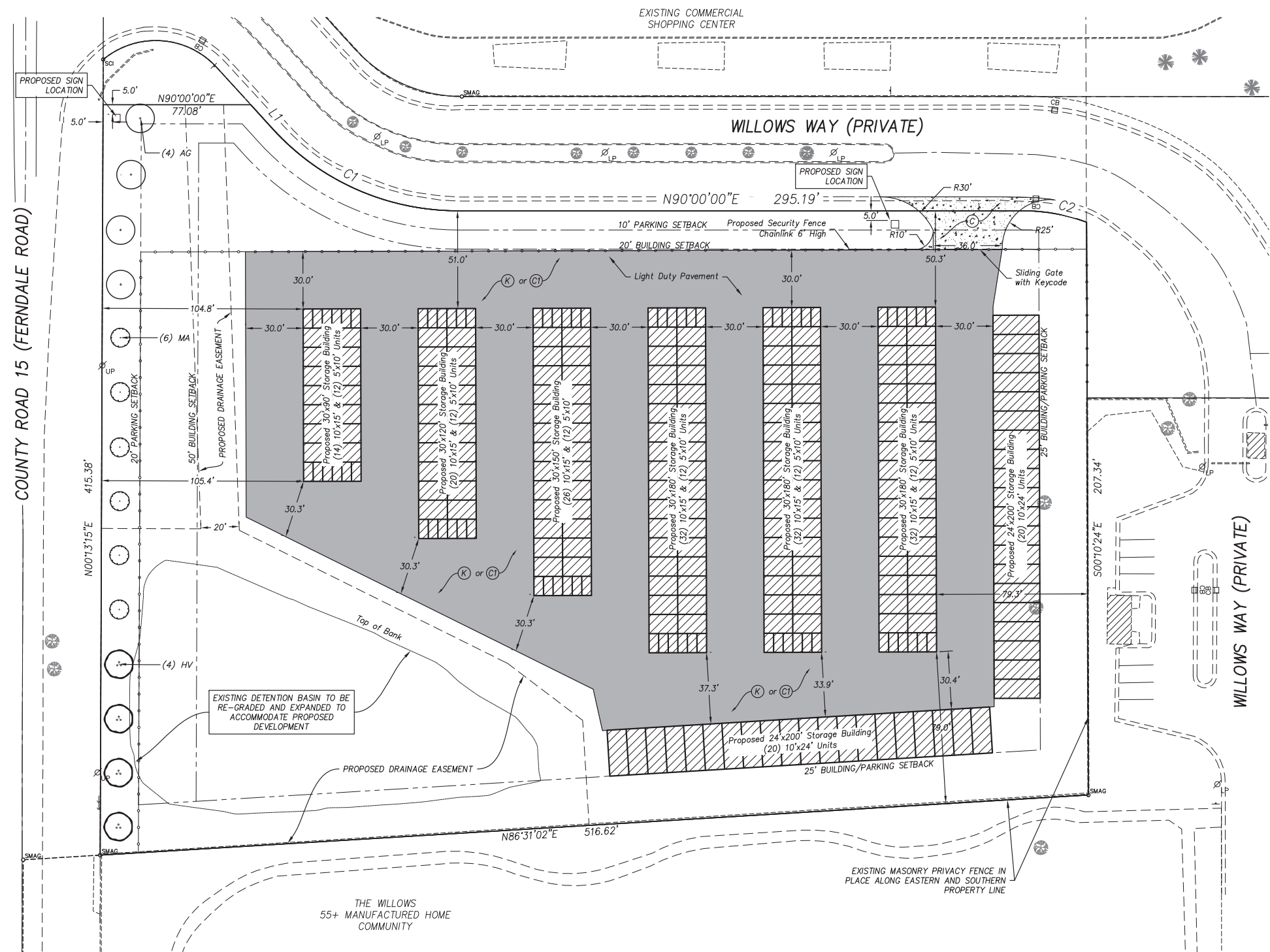
Zoning Map & 2021 Aerial  
Printed March 4, 2022

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

# DETAILED SITE PLANS FOR: FERNDALE ROAD SELF-STORAGE FACILITY

PART OF THE NORTHWEST QUARTER (NE 1/4) OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 5 EAST, CONCORD TOWNSHIP, ELKHART COUNTY, INDIANA

**ABONMARCHÉ**  
Lafayette  
Partridge  
South Bend  
Elkhart  
Goshen  
Hobart  
Engineering - Architecture - Land Surveying



### GENERAL NOTES

- Property Zoning: "B-4" (Planned Shopping Center) District  
Existing Land Use: Vacant Land  
Proposed Land Use: Self-Storage Facility  
Acreage: 4.0±
- Building setbacks shall be in accordance with the City of Goshen Zoning Ordinance.
- The proposed project will not have an office or plumbing; therefore, not require connection to City of Goshen sanitary sewer and water.
- Site drainage shall be managed onsite with an existing retention basin basin. This existing retention basin also takes in stormwater from part of the existing private access drive and part of the Willows Mobile Home Park.
- Proposed driveways shall be paved and privately owned.
- All radii dimensions are to edge of pavement unless otherwise noted.
- All landscaping, site lighting, and signage shall be in accordance with the City of Goshen Zoning Ordinance unless the proper variances have been obtained.
- B-4 major change to the Willow Lakes of Goshen (planned shopping center) and preliminary site plan approval to allow a self-storage facility (Warehousing, Mini, not permitted in the B-4 District), including two freestanding signs, a 6' fence located within the front yard setback, and self-storage parking requirements.

### FLOOD NOTE

The subject property is within an area designated as Zone X "Areas determined to be outside the 0.2% annual chance floodplain" as determined from FEMA FIRM Panel Numbers 18039C02321D and 18039C02322D with an effective date of August 2, 2011.

### LEGAL DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 5 EAST, CONCORD TOWNSHIP, ELKHART COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A HARRISON MONUMENT MARKING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 36; THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, NORTH 0 DEGREES 13 MINUTES 15 SECONDS EAST, 1283.60 FEET; THENCE NORTH 86 DEGREES 31 MINUTES 2 SECONDS EAST 40.08 FEET TO A POINT ON THE EAST BOUNDARY OF COUNTY ROAD 15, AS DEDICATED TO ELKHART COUNTY BY INSTRUMENT RECORDED IN DEED RECORD 2001-28837, AND THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE ALONG THE SAID EAST BOUNDARY NORTH 0 DEGREES 13 MINUTES 15 SECONDS EAST, 415.38 FEET; THENCE EASTERLY 65.50 FEET ALONG A NON-TANGENT ARC TO THE RIGHT HAVING A RADIUS OF 43 FEET AND SUBTENDED BY A LONG CHORD BEARING SOUTH 86 DEGREES 1 MINUTE 20 SECONDS EAST 59.35 FEET; THENCE SOUTH 42 DEGREES 23 MINUTES 0 SECONDS EAST 44.01 FEET; THENCE SOUTHEASTERLY 108.04 FEET ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 130 FEET AND SUBTENDED BY A LONG CHORD BEARING SOUTH 66 DEGREES 11 MINUTES 30 SECONDS EAST 104.96 FEET; THENCE NORTH 90 DEGREES 0 MINUTES 0 SECONDS EAST 295.19 FEET; THENCE EASTERLY 33.77 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 95 FEET AND SUBTENDED BY A LONG CHORD BEARING SOUTH 79 DEGREES 48 MINUTES 54 SECONDS EAST 33.60 FEET; THENCE SOUTH 0 DEGREES 10 MINUTES 24 SECONDS EAST 91.81 FEET; THENCE SOUTH 0 DEGREES 10 MINUTES 24 SECONDS EAST 207.24 FEET; THENCE SOUTH 86 DEGREES 31 MINUTES 2 SECONDS WEST 516.62 FEET TO THE PLACE OF BEGINNING.

### UNIT TYPE SCHEDULE

DIMENSIONS	UNITS
10' x 24'	40 UNITS
10' x 15'	156 UNITS
5' x 10'	72 UNITS
TOTAL	268 UNITS

### TABULATED SITE DATA

TOTAL SITE AREA = 4.0± Acres

PROPOSED LAND COVERAGE	AREA (Acres)	PERCENTAGE
Proposed Building	0.8	20.0%
Proposed Hard Surface	1.1	27.5%
Lawn / Open Space	2.1	52.5%
TOTAL	4.0±	100.0%

### PAVEMENT RECOMMENDATIONS

CONTRACTOR SHALL FOLLOW CURRENT INDOT SPECIFICATION FOR ALL PAVEMENT MATERIALS AND INSTALLATION PROCEDURE.

- (C) **RIGID CONCRETE PAVEMENT**  
6" Class "A" Concrete with Fiber Reinforcement or 6"x6" W.W.M.  
6" Compacted INDOT #53 Aggregate Base
  - Curing compound, Light broom finish perpendicular to traffic direction
  - All joints in accordance with ACI 330, not to exceed 15' x 15'
  - Sawcut joints, 2" deep, install silicon joint sealant
  - If multiple pours, construction joints in accordance with ACI 330
  - Install 1/2" expansion joints with elastomeric filler adjacent to buildings
  - Install thickened edge on all edges (See Sheet C4.0)
- (C) **DRIVE APPROACH (PER CITY STANDARDS)**  
8" Class "A" Concrete  
6" Compacted INDOT #53 Aggregate Base
- (K) **STANDARD DUTY ASPHALT PAVEMENT**  
1 1/2" HMA Surface (165 lbs/syd)  
3 1/2" HMA Base (385 lbs/syd)  
6" Compacted INDOT #53 Aggregate Base

### LANDSCAPE CALCULATIONS

Streetside:  
Required: 1 large tree / 60', 1 medium tree / 40', or 1 small tree / 30'  
County Road 15: 415' / 30' = (13.8) 14 Small Trees

### PLANT SCHEDULE

SMALL UNDERSTORY TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	CALIPER	REMARKS
AG	4	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	1.5" CAL	B&B		15'-20' Mature Height
HV	4	Hamamelis virginiana	Common Witch Hazel	6"-8" HT	B&B	Multi-Trunk	10'-20' Mature Height
MA	6	Malus x 'Adirondack'	Adirondack Crabapple	1.5" CAL	B&B		15'-20' Mature Height

### Line Table

Line #	Bearing	Length
L1	S41°57'37"E	17.23'

### Curve Table

Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	108.46'	130.74'	47°31'41"	S86°10'03"E	105.37'
C2	33.78'	95.01'	20°22'11"	S79°48'54"E	33.60'

**FERNDALE ROAD  
SELF-STORAGE FACILITY**  
VACANT LAND AT FERNDALE ROAD & WILLOWS WAY  
GOSHEN, IN 46526

PROJECT:  
**PRELIMINARY SITE PLAN**

SHEET TITLE:  
DRAWN BY:  
**RDM**  
DESIGNED BY:  
**RDM**  
PM REVIEW:  
**CMW**  
QA/QC REVIEW:  
**BEM**  
DATE:  
**02-23-2022**  
SCALE:

SIGNATURE:

DATE:

HARD COPY IS INTENDED TO BE 24" x 36" WHEN PLOTTED. SCALES INDICATED AND GRAPHIC QUALITY MAY NOT BE ACCURATE FOR ANY OTHER SIZES

SCALE:  
HORIZ: 1" = 30'

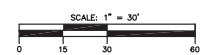
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ACI JOB #

**22-0098**

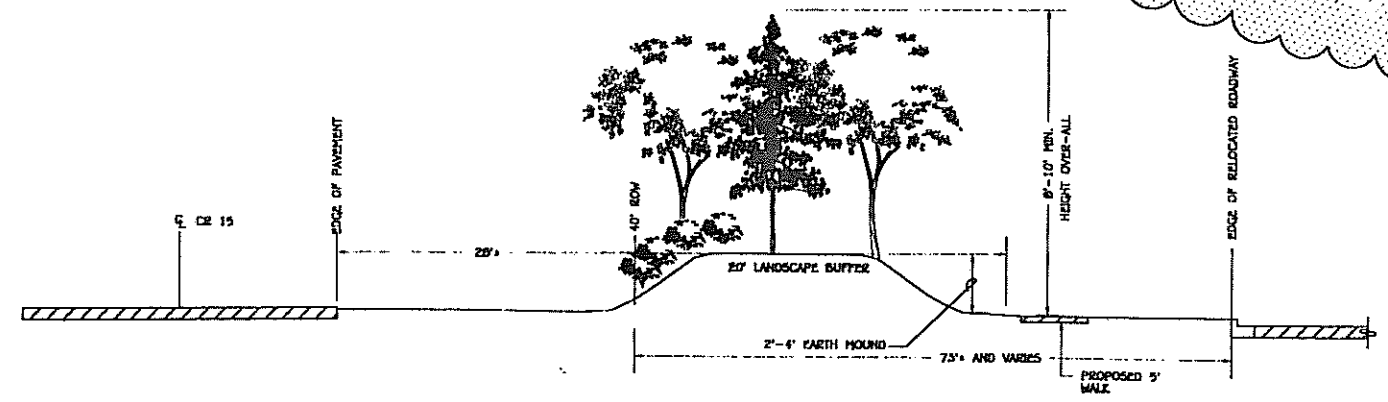
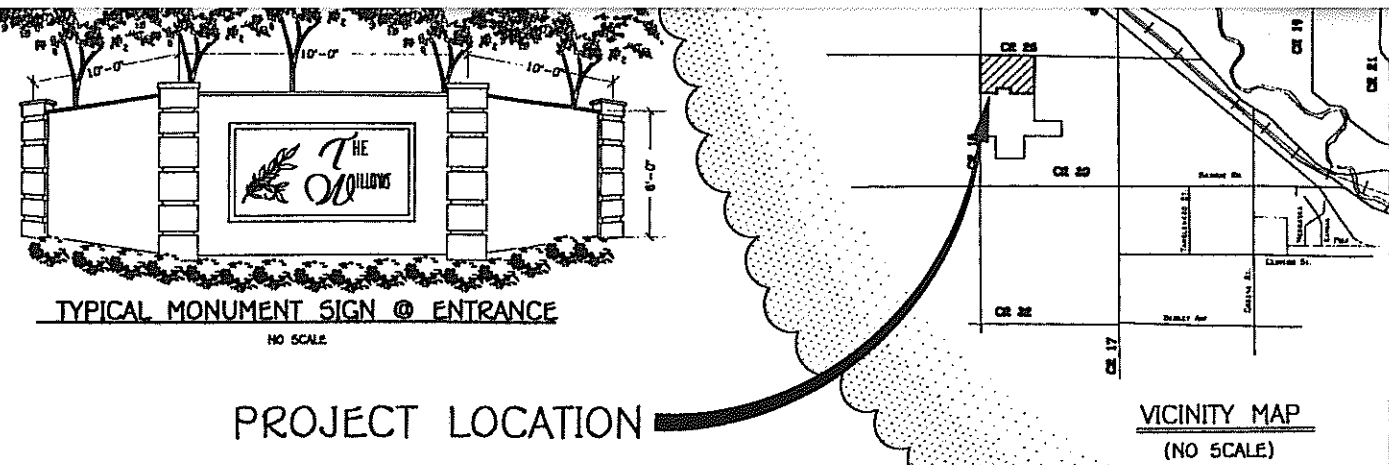
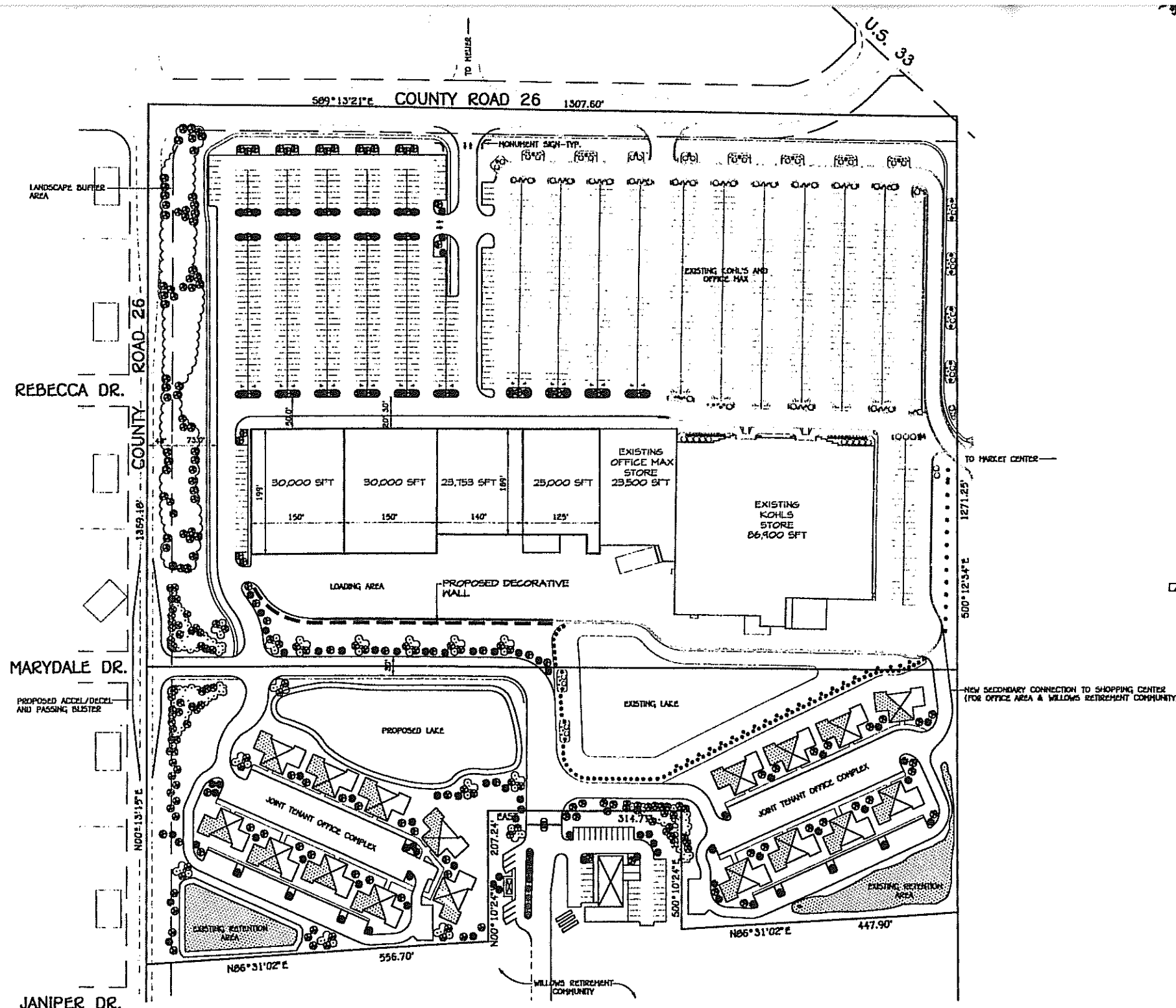
SHEET NO.

**C1.0**

NO.	REVISION DESCRIPTION	BY	DATE
1	REVISED PER CITY PLANNING DEPT. REVIEW	RDM	02/28/2022



D:\Projects\2022\0098\Ferndale Road Self-Storage\Drawings\Site\22-0098\_C1.dwg, 2/28/2022 10:52:57 AM, User: rdm, Plot: 22-0098\_C1.dwg, 2/28/2022 10:52:57 AM



**BUFFER TO INCLUDE:**

- 2'-4" EARTH MOUND
- ARBORVITAE - LOW GROWING-CLOSELY PLANTED
- 2" CALIBER - GREEN ASH SAPLINGS - 6' MIN. HEIGHT
- 2" CALIBER - WHITE PINE SAPLINGS - 6' MIN. HEIGHT
- TREES TO BE PLANTED IN ALTERNATING POSITIONS TO PROVIDE CONTINUOUS SCREENING

**LEGAL DESCRIPTION**

A PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 5 EAST, CONCORD TOWNSHIP, ELKHART COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A HARRISON MONUMENT MARKING THE NORTHWEST CORNER OF SAID SECTION 36; THENCE 509°31'21"E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36, 1307.60' TO THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE 500°12'34"E ON SAID WEST LINE 1241.25' TO A PIPE; THENCE 506°31'02"W 447.91' TO A 3/4" PIPE; THENCE 500°12'24"E 207.24' TO A PIPE; THENCE 506°31'02"W 556.70' TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE 500°13'12"E ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, 1369.18' TO THE PLACE OF BEGINNING.

CONTAINING 36.20 ACRES, MORE OR LESS.  
 SUBJECT TO PUBLIC HIGHWAY AND ANY AND ALL FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

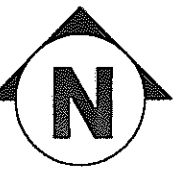
**NOTES:**

- EXISTING ZONING - B-4 PLANNED SHOPPING CENTER
- EXISTING USE - SHOPPING CENTER/RETAIL
- PROPOSED USE -
- 11.23 ACRES - PROFESSIONAL OFFICE
- 24.84 ACRES - RETAIL/MIXED USE
- 2.15 ACRES - COUNTY ROAD R.O.W. (40' TOTAL)
- 58.20 ACRES - TOTAL ACRESAGE
- SETBACKS - PER ORDINANCE
- PARKING RATIO:
- RETAIL AREA - 1 SPACE PER EA. 170 SQ. FT. (OR 1229 SPACES) (INCLUDES 32 ADA) PROVIDED
- PROFESSIONAL OFFICE AREA - 1 SPACE FOR EVERY 240 SQ. FT. (OR 210 SPACES)
- BUILDINGS - PROPOSED
- RETAIL AREA:
- 1 - 86,900 SQ. FT.
- 1 - 23,500 SQ. FT.
- 1 - 23,753 SQ. FT.
- 1 - 25,000 SQ. FT.
- 1 - 30,000 SQ. FT.
- 17 - 3000 SQ. FT.
- 1 STORY OFFICE BUILDING
- BUILDING COVERAGE - 16%

# WILLOW LAKES OF GOSHEN

.....A PLANNED COMMUNITY

SCALE: 1" = 100'



B-4 SITE - PRELIMINARY SITE PLAN

Not to Scale  
Ord 3998

TUFF PROPERTIES LIMITED "WILLOW LAKES OF GOSHEN"			
SCALE: 1"=100'	DATE: FEBRUARY 2000	DRAWN BY: T. STRONG	JOB NUMBER: 990626
4703 CHESTER DRIVE PHONE: (219) 293-7762		WIGHTMAN PETRIE INC. ELKHART, INDIANA FAX: (219) 294-3717	
SITE PLAN - B-4 AREA		X-765-01	