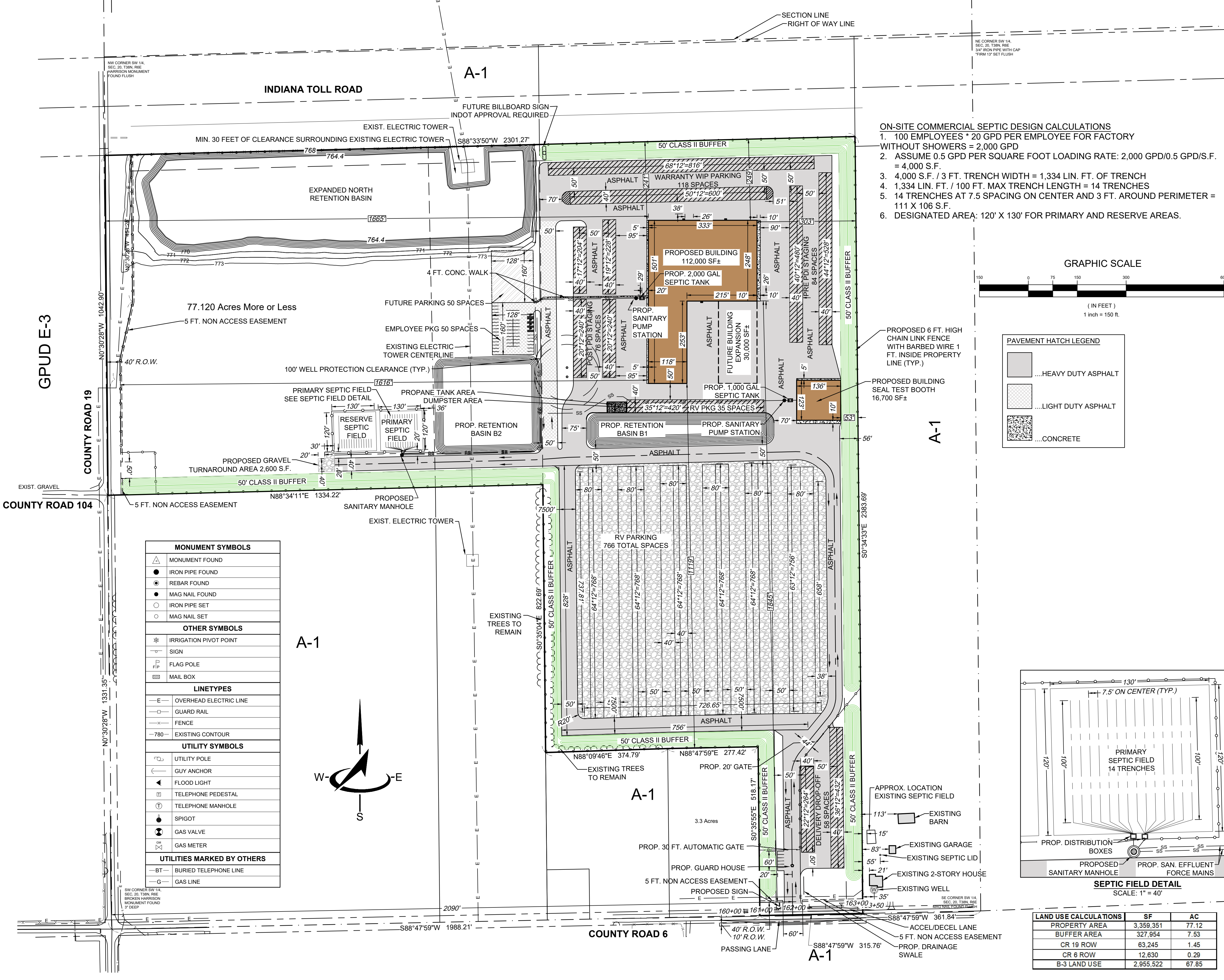
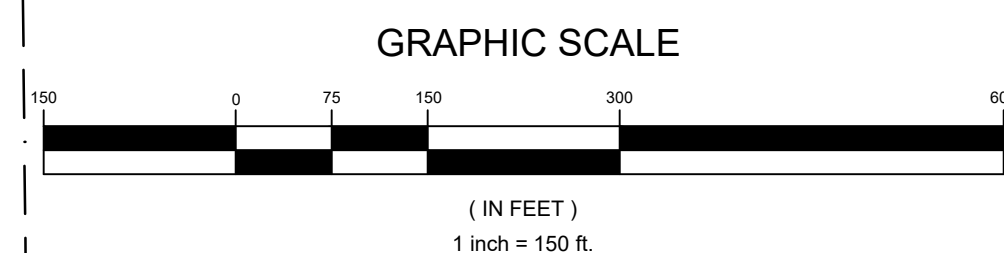


SCHONSHECK DISTRIBUTION CENTER DPUD B-3

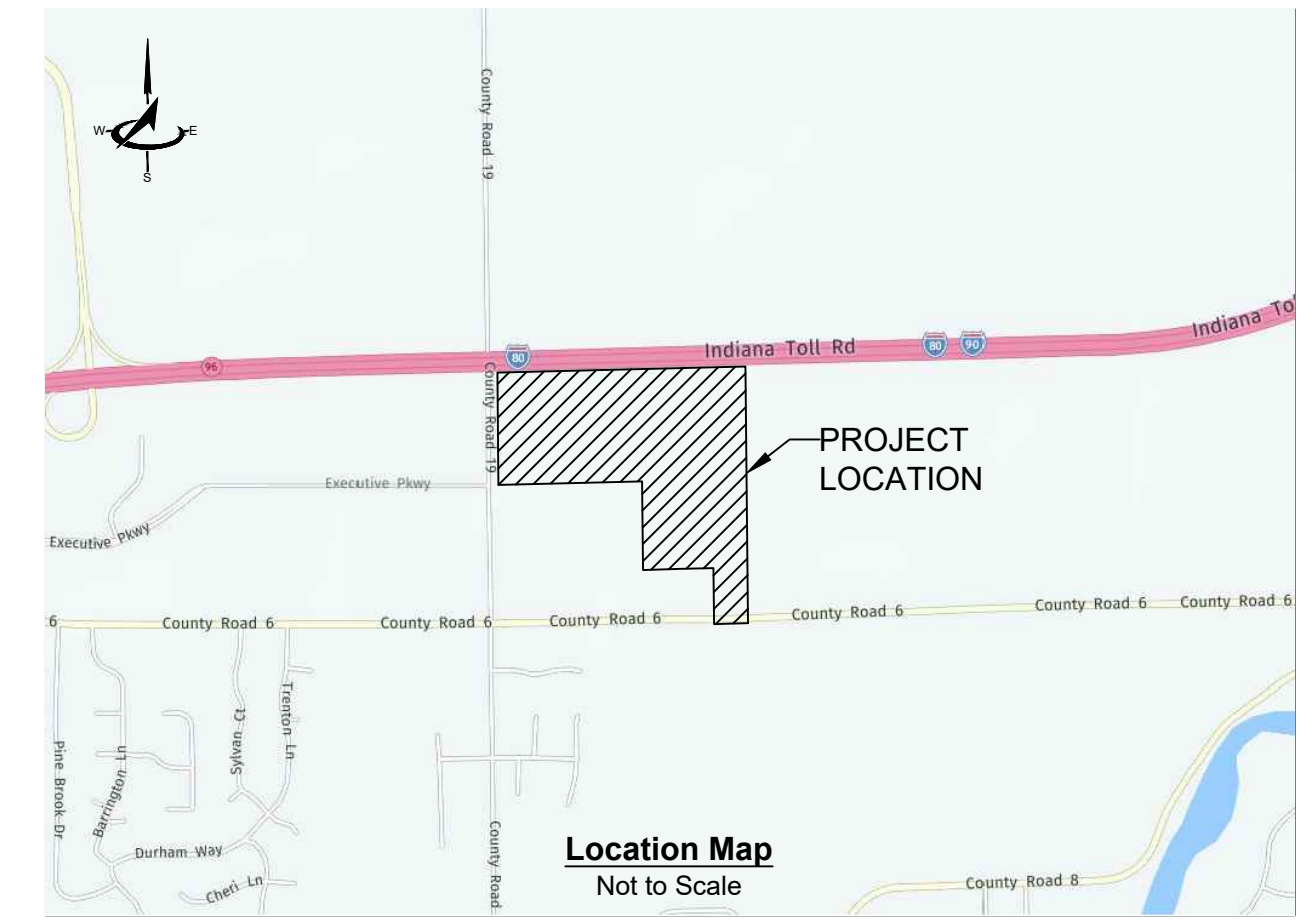
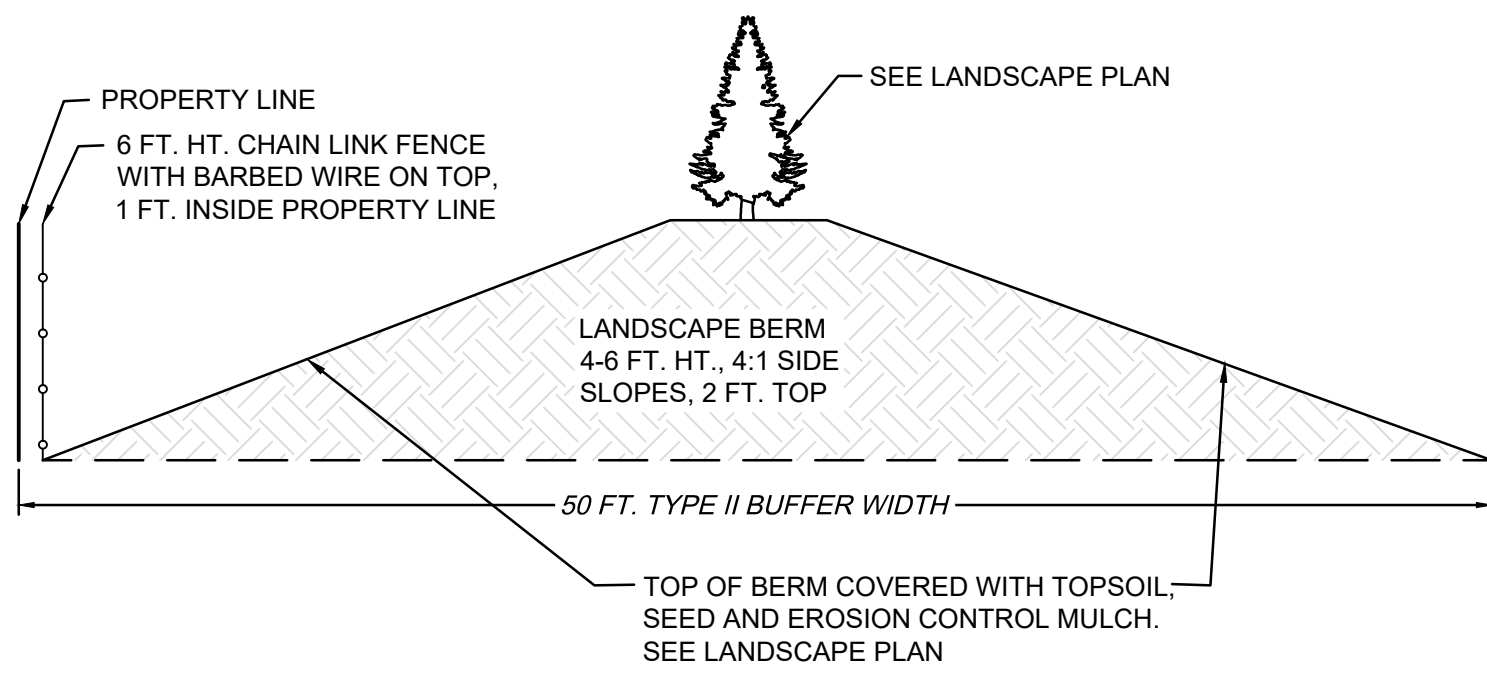


- ON-SITE COMMERCIAL SEPTIC DESIGN CALCULATIONS**
- 100 EMPLOYEES \* 20 GPD PER EMPLOYEE FOR FACTORY WITHOUT SHOWERS = 2,000 GPD
  - ASSUME 0.5 GPD PER SQUARE FOOT LOADING RATE: 2,000 GPD/0.5 GPD/S.F. = 4,000 S.F.
  - 4,000 S.F. / 3 FT. TRENCH WIDTH = 1,334 LIN. FT. OF TRENCH
  - 1,334 LIN. FT. / 100 FT. MAX TRENCH LENGTH = 14 TRENCHES
  - 14 TRENCHES AT 7.5' SPACING ON CENTER AND 3 FT. AROUND PERIMETER = 111 X 106 S.F.
  - DESIGNATED AREA: 120' X 130' FOR PRIMARY AND RESERVE AREAS.



**PAVEMENT HATCH LEGEND**

[Hatch Pattern]	...HEAVY DUTY ASPHALT
[Hatch Pattern]	...LIGHT DUTY ASPHALT
[Hatch Pattern]	...CONCRETE



**MONUMENT SYMBOLS**

[Symbol]	MONUMENT FOUND
[Symbol]	IRON PIPE FOUND
[Symbol]	REBAR FOUND
[Symbol]	MAG NAIL FOUND
[Symbol]	IRON PIPE SET
[Symbol]	MAG NAIL SET

**OTHER SYMBOLS**

[Symbol]	IRRIGATION PIVOT POINT
[Symbol]	SIGN
[Symbol]	FLAG POLE
[Symbol]	MAIL BOX

**LINETYPES**

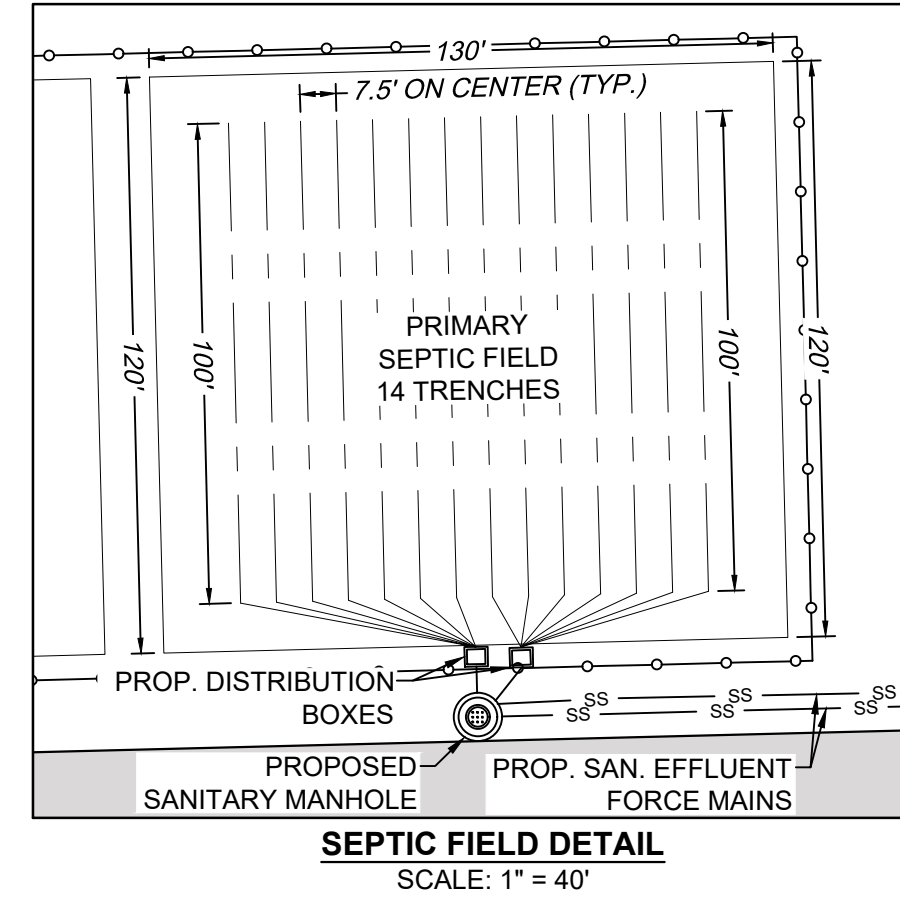
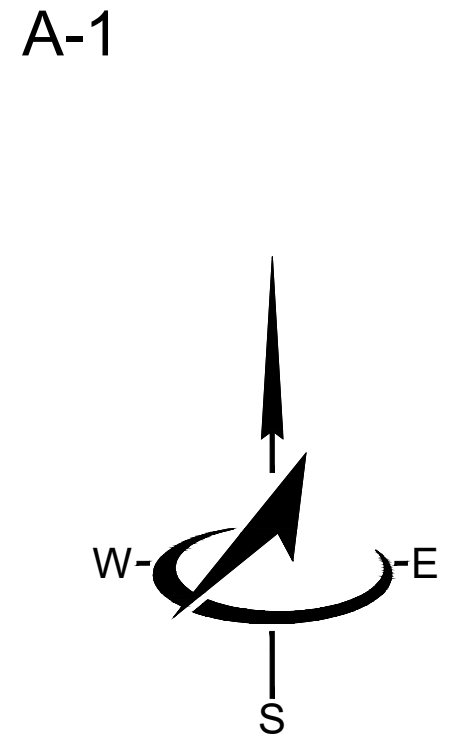
[Line Style]	OVERHEAD ELECTRIC LINE
[Line Style]	GUARD RAIL
[Line Style]	FENCE
[Line Style]	EXISTING CONTOUR

**UTILITY SYMBOLS**

[Symbol]	UTILITY POLE
[Symbol]	GUY ANCHOR
[Symbol]	FLOOD LIGHT
[Symbol]	TELEPHONE PEDESTAL
[Symbol]	TELEPHONE MANHOLE
[Symbol]	SPIGOT
[Symbol]	GAS VALVE
[Symbol]	GAS METER

**UTILITIES MARKED BY OTHERS**

[Symbol]	BURIED TELEPHONE LINE
[Symbol]	GAS LINE



**LAND USE CALCULATIONS**

	SF	AC
PROPERTY AREA	3,359,351	77.12
BUFFER AREA	327,954	7.53
CR 19 ROW	63,245	1.45
CR 6 ROW	12,630	0.29
B-3 LAND USE	2,955,522	67.85

- D.P.U.D. Site Plan and Support Drawing Notes**
- Zoning**  
The existing zoning for this site is GPUD B-3. Adjacent zoning to the North, East and South is A-1, Adjacent zoning to the West is GPUD E-3.
  - Sanitary Sewer and Water Supply**  
This project will connect to a private commercial sanitary septic system and will have one or more private water wells.
  - Entrance Drive Notes**  
To be constructed to per Elkhart County Highway Driveway Standards, Current Edition. More than 600 feet of intersection sight distance is available both east and west of the proposed County Road 6 driveway location.
  - Flood Note**  
Based on scaling from the Flood Insurance Rate Map of Elkhart County, Indiana, Map Number 18039C0129D, Dated 8/2/2011, the property is located within Zone X.
  - Total Area:** 77.12 Acres
  - Building Coverage:** 4.6% as shown on this Site Plan.
  - Signage:** Signage will comply with the Elkhart County Signage requirements.
  - Stormwater Management**  
The development runoff will be contained on site and there is sufficient space available to meet the County drainage standards
  - Buildings within 100 feet**  
There are two buildings within 100 feet as shown on this Site Plan.
  - The gravel parking area must be constructed from a dust-free material.**
  - All non-employee traffic must travel directly to and from property to County Road 17. No non-employee traffic is permitted to make right or left turns onto County Road 19.**

**Owners:**  
David Blough Trustee of Joy Blough Irrevocable Trust  
20735 CR 6  
Bristol, IN. 46507

Indiana Michigan Power  
P.O.Box 60  
Fort Wayne, IN 46801

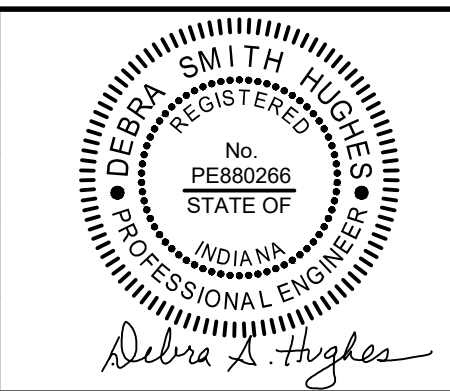
**STATEMENT OF COMPLIANCE**  
THIS DETAILED PLANNED UNIT DEVELOPMENT HAS BEEN APPROVED BY THE ELKHART COUNTY PLAN COMMISSION.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.  
ROGER MILLER, PLAN COMMISSION CHAIRMAN

REVISION: 01/31/20	DRAINAGE PLAN REVISIONS FOR COUNTY COMMENTS, ADD DIMENSIONS TO EXISTING BUILDINGS, SEPTIC SYSTEM AND WELL EAST OF PROPERTY
REVISION: 02/13/20	DPUD NOTES ADDED FOR COUNTY COMMENTS
REVISION:	
REVISION:	
REVISION:	

**Marbach**  
Marbach, Brady & Weaver, Inc.  
Engineering & Surveying Since 1918

3220 Southview Drive  
Elkhart, Indiana 46514  
(574) 266-1010  
Fax: (574) 262-3040  
info@marbach.us  
www.marbach.us

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CAD FILE: 0239-2019 DESIGN.dwg  
SCALE: 1" = 150' HORIZONTAL NONE VERTICAL  
DATE OF CERTIFICATION: 03-04-2020  
ENGINEER: Debra S. Hughes, PE  
DRAWN BY: AKM



**D.P.U.D. SITE PLAN AND SUPPORT DRAWING**

SCHONSHECK DISTRIBUTION CENTER DPUD B-3,  
20596 COUNTY ROAD 6, PT. SW 1/4, SEC. 20, T38N, R6E,  
WASHINGTON TWP., ELKHART CO., INDIANA

JOB NUMBER: 0239-2019	SHEET 1 OF 26	DRAWING NO. A-42496
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