RE-PLAT OF LOTS 458-488 AND LOTS 513-543, SUNSET PARK AND VACATED WOLF AVENUE, BLAINE AVENUE, WEST HALF OF 46TH STREET, & INCLUDED 14' ALLEYS PLAT BOOK 27 PAGE 12

GRAPHIC SCALE 1 INCH = 50FEET

LOT 2

LOT 1
ROGER D. THOMPSON
DOC. 2001-22458

VACATED 46TH STREET DOC. 2000-31712

GENE & MELBA MESSICK

SUNSET PARK

LOT 544 LOT 545 LOT 546 LOT 547 LOT 548 LOT 549 LOT 550 LOT 551 LOT 552 LOT 553 LOT 554 LOT 555

45TH STREET 30' R/W

BLAINE AVENUE 30' R/W (NOT IMPROVED)

DONALD R. & MARY F. PONTIUS
VOL 338 PAGE 615

PATRICIA A. & DAVID PONTIUS
DOC. 2000-12063

LOT 6 PROPOSED TYPICAL SECTION A-A

LOT 20
HARDY REAL ESTATE CORP.
DOC. 99-20310

WINDROWS OF A PROCESSED PROPRIETARY MIXTURE OF GRADE A COMPOST, TOPSOIL, SAND & WOOD CHIPS. EACH WINDROW SHOULD BE ABOUT 25' TALL, 2:1 SIDE SLOPES, WITH A 10' TOP WIDTH.

LOT 5

COUNTY ROAD 1

PLAT BOOK 1 PAGE 117

TEMPORARY GRINDING WILL TAKE PLACE IN THIS AREA DURING THE FIRST YEAR TO PROCESS THE EXISTING "C" MATERIAL

JACKSON PARK SUBDIVISION

LOT 21

PLAT BOOK 15 PAGE 70

DANIEL C. KATHRYN LUCILE MEIERS
VOL 357 PAGE 595

LOT 4

PROPOSED TYPICAL SECTION B-B

AFTER THE "A" & "B" PILES HAVE BEEN REMOVED THIS ASPHALT AREA WILL BE USED AS AN OVERFLOW AREA FOR RECEIVING RAW MATERIALS WHEN RECEIVING WITHIN THE BUILDING IS FULL

FUTURE RETENTION AREA 27,564 SQ FT SURFACE AREA

EXISTING "A" & "B" WOOD PILES WILL BE GRADUALLY PROCESSED AND REMOVED FROM THIS AREA DURING THE NEXT YEAR

LOT 22
SIDEWINDER.COM, LLC
DOC. 2001-09764
DOC. 2001-41271

ELK PARK "SECTION TWO"

EXISTING PERIMETER ROAD TO REMAIN ALONG THE EAST PROPERTY LINE

EXISTING MOUND SEPTIC SYSTEM THIS AREA

LOT 3

TRAILERS/CONTAINERS WAITING TO BE DELIVERED TO CUSTOMERS ALSO POSSIBLE STORAGE OF BAGGED PRODUCT STORED ON PALLETS, (6'x6'x6') STACKING OF PALLETS WILL NOT BE ALLOWED

SELF MONITORING "SMART" DUST COLLECTION SYSTEM WITH EARLY WARNING SAFEGUARDS

RECEIVING AREA FOR RAW MATERIAL

PERMANENT INDOOR GRINDING AREA

"E"
GRADE A COMPOST STORAGE AREA

LOT 7

EMERGENCY INGRESS AND EGRESS ONLY

EXISTING 20' DUST FREE ROCK DRIVE - EMERGENCY ENTRANCE ONLY - GATED ENTRANCE

FUTURE TRAILER PARKING & BAGGED FINISHED GOODS ON A DUST FREE SURFACE

ADDITIONAL 20' R/W TO BE DEDICATED

NEW 6' CHAIN LINK FENCE WITH LOCKED GATE, FOR EMERGENCY USE ONLY

RESERVE MOUND
SYSTEM SEPTIC AREA 80'x56'

BUILDING TO BE REMOVED

LOT 2

COLORING MACHINE

INDOOR PRODUCT WAREHOUSE AREA

POWER SCREENING MACHINE

EXISTING RETENTION AREA 79,162 SQ FT SURFACE AREA

PROPOSED TYPICAL SECTION C-C

PERMANENT OUTDOOR GRINDING AREA

FINISHED GOODS STORAGE AREA

GRADE A COMPOST LOADING AREA

LOT 23

EXISTING 20' R/W

HERSHELL R. & TAMMY D. JUSTICE
DOC. 2006-34601

LOT 1

EXISTING 20' DUST FREE ROCK DRIVE

EXISTING SCALES

EXISTING SCALE BUILDING

FUTURE RETENTION AREA 4,310 SQ FT SURFACE AREA

PROPOSED 30' DUST FREE ROCK DRIVE

FUTURE RETENTION AREA 54,976 SQ FT SURFACE AREA

56935 ELK COURT LAND TRUST
DOC. 2004-38543

30' RIGHT-OF-WAY AREA SHOWN ON THE PLAT TO BE VACATED

12'X72' OFFICE BLDG ONE STORY

ASPHALT PARKING LOT WITH 36 SPACES

12' LONG, 2' WIDE, 7' TALL SIGN LOCATION

RELOCATE EXISTING 4' TO 6' BERM TO THIS LOCATION. EVERGREENS TO BE PLANTED ON TOP

ADDITIONAL 40' R/W TO BE DEDICATED

EXISTING 35' R/W

BRIAN L. & DEBRA A. MANN
DOC. 99-24829

WILLIAM L. MCCASLIN
DOC. 87-15299
DOC. 87-15300
DOC. 94-23538
DOC. 99-12848

OLD U.S. HIGHWAY 33

LAND COVER

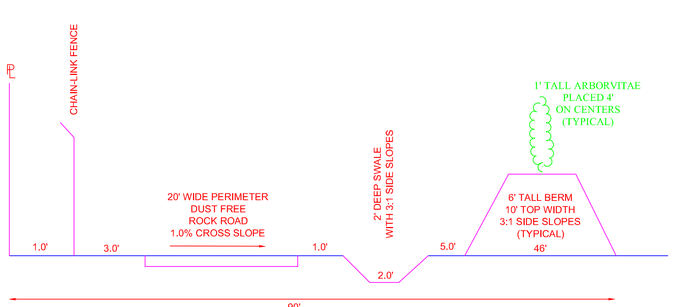
EXISTING ASPHALT

EXISTING CONCRETE

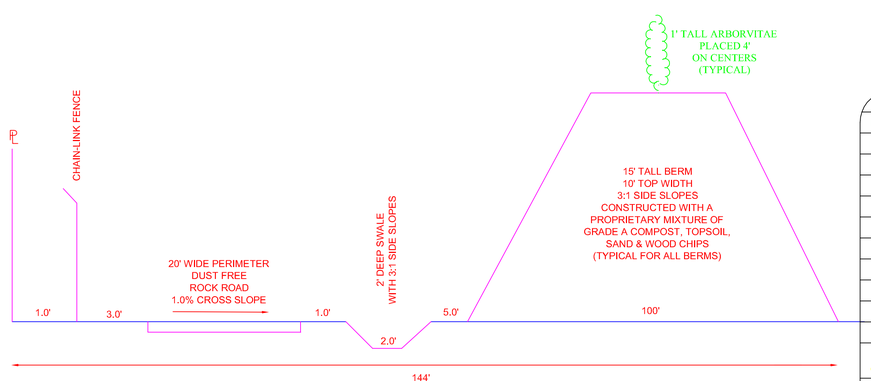
FUGITIVE DUST CONTROL METHODS:

1. ALL EXTERIOR GRINDERS CAN INJECT WATER INTO THE GRINDING CHAMBER TO CONTROL DUST

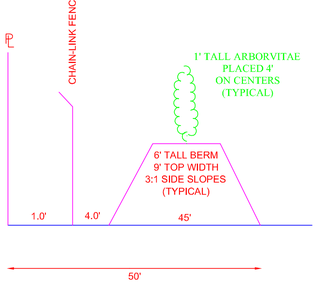
2. THE MATERIAL HANDLING AREAS CAN BE SPRAYED WITH WATER TO CONTROL DUST



TYPICAL SECTION B-B (not to scale)



TYPICAL SECTION A-A (not to scale)



TYPICAL SECTION C-C (not to scale)

ONE YEAR PLAN

SCALE: 1"=50'	
DATE OF FIELDWORK: 5/15/08	
DATE OF DRAWING: 5/27/08	
DATE OF CERTIFICATION:	
DATE	REVISION
6/27/08	TECH COMMENTS
CAD FILE: 0065-2008 tech.dwg	
JOB NUMBER 0065-2008	DRAWN BY CFM

VIM DPUD
SITE PLAN SUPPORT DRAWING
PT. SW 1/4 SECTION 11 AND
PT. NW 1/4 SECTION 14
T.37N., R.04E.
BAUGO TOWNSHIP, ELKHART COUNTY
INDIANA

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