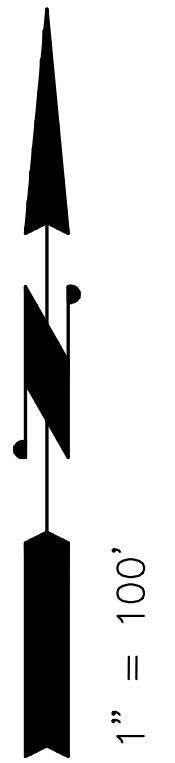
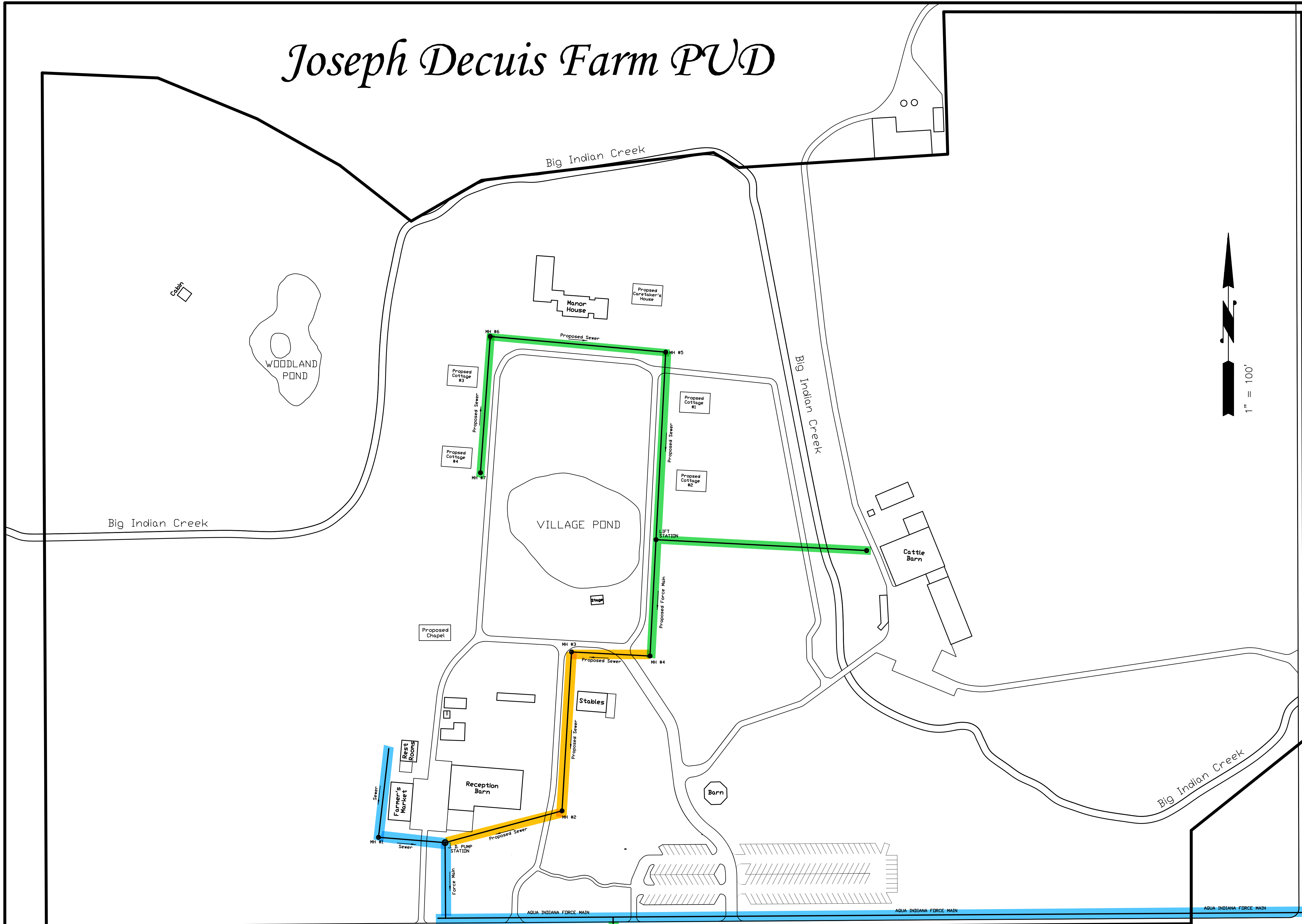
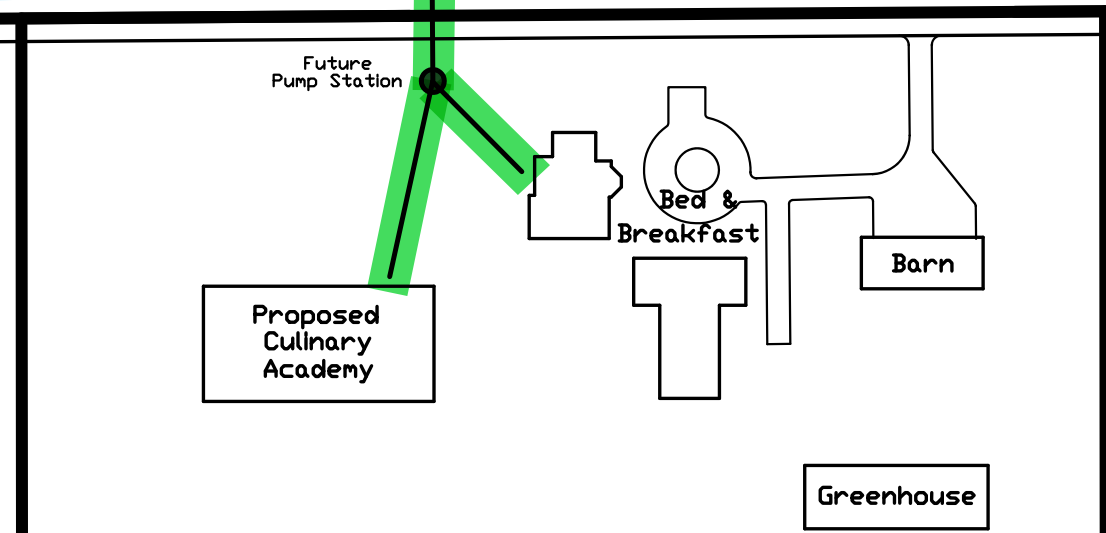


Joseph Decuis Farm PUD

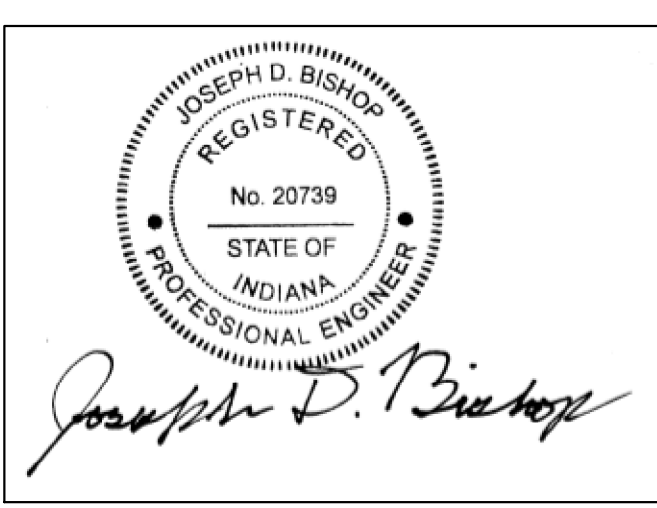


- Existing Sanitary sewer
- Phase 1 Sanitary Sewer
- Future Phase Sanitary Sewer



County Road 900 S

PREPARED FOR:
Peter T. & Alice K. Eshelman
6755 E. 900 S
Columbia City, Indiana 46725



JOSEPH DECUIS PUD FACILITIES

SANITARY SEWER

The Joseph Decuis Farm's sewage disposal is currently handled by a combination of private septic systems and a public sewer utility. A connection to Aqua Indiana's sewer system was made when public events at the farm became too large. A septic system is not capable of handling the short duration high volume sewage flows from a big gathering. Septic systems also require relatively large tracts of undisturbed ground for absorption fields. All sewage is currently being adequately treated either by the utility or one of two on site septic systems.

The reception barn, the farm market and the restroom building are currently serviced by the Aqua Indiana utility. That sewage load flows into the Joseph Decuis Pump Station, located south of the reception barn. The sewage is pumped from there into the Aqua Indiana force main located on the north side of County Road 900 S. A new sewer main is planned to start at the pump station, then extend northeasterly to the southeastern corner of the drive around the Village Pond. From there it will wrap counter clockwise around the pond, providing service to all the proposed residential sites. The topography will require a lift station (with a short force main) to be installed in the system on the easterly side of the pond, adjacent to the pond outlet. The lift station would also provide a connection point for additional sewers from the "Agricultural District" to the east across Big Indian Creek, if they were ever required. Any new sewage loads will be serviced by Aqua Indiana rather than by new septic systems.

The Joseph Decuis Bed and Breakfast is currently adequately serviced by a septic mound system. When the proposed Culinary Academy building is constructed, an additional pumping station will be established on the southerly side of County Road 900 S. The pump station will receive all sewage flows by gravity flow and pump them into the Aqua Indiana force main. The septic mound will be removed at that time and the land can be re-purposed.

WATER SERVICE

The Joseph Decuis Farm has no close access to a public water supply. Each new building shall therefore be serviced by individual wells.

STORM WATER DETENTION

No storm water issues have surfaced on the farm at this time. The existing Village Pond and the deep ravine southeast of the Stables can easily have the outflows restricted to provide storm water detention if the need arises. The runoff storage at these locations can provide compensatory detention. Erosion control will be handled in a responsible manner at a site-by-site basis, unless land disturbing activities exceed one acre.

ROADS

A new farm entry road is planned, located directly across from the Joseph Decuis Farmstead Inn driveway. The road will be twenty-four feet in width and will curve around the octagonal barn and then follow the path of existing road to the southeasterly corner of the loop road around the Village Pond. The loop road will remain a twelve-foot wide roadway, but will be restricted to one-way traffic flowing in a counter clockwise direction. New entrance signage will alert visitors that this is the farm entrance.

PARKING

Parking for farm guests will be provided at the County Road 900S intersection with the new entry drive. A gravel lot on the west side of the entrance road and a grass overflow parking lot on the east side of the road will be added. A parking lot attendant will manage traffic flow during events. A traffic flow pattern has been designed to minimize traffic flow conflicts and the existing eastern most drive into the farm will become a dedicated parking lot exit only. The center farm entrance will remain closed to traffic and the western most drive will be restricted to employee and delivery traffic only.

LANDSCAPING

The Joseph Decuis farm already has exceptional landscaping around the buildings. This landscape pattern will be continued for additional buildings. The parking lot on the west side of the entry drive will be visually buffered using vegetation native to Indiana woodlands. The remainder of the farm will not be buffered, to allow the barns and livestock to be visually enjoyed by all.

BUILDINGS

New buildings will be added to the farm complex. Currently planned additions will be a storage wing to be added to the restroom building, a kitchen expansion to the reception barn and the remodeling the stable barn with expansions to the residential portion of the building. A Culinary Academy building will also be built sometime in the future, west of the bed and breakfast. More single-family homes may be added, surrounding the Village Pond in the Residential District.

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