



TOWN COUNCIL REGULAR MEETING

Thursday, January 04, 2024 at 7:00 PM

Council Chambers – Bristol Municipal Complex

AGENDA

This meeting will be held at the Bristol Municipal Complex for in-person participation.

Livestreaming of meeting is available on Bristol, Indiana YouTube channel at

Bristol Indiana - YouTube

YouTube Link also available on Town website

1. **CALL MEETING TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **ELECT THE TOWN COUNCIL PRESIDENT FOR 2024**
5. **APPROVAL OF AGENDA**
6. **APPROVAL OF INVOICES**
7. **APPROVAL OF MINUTES**
8. **PRIVILEGE OF THE FLOOR (AKA Public Comment)**
 - a. Please state your name and address
9. **PLANNING AND DEVELOPMENT ITEMS**
 - a. Ordinance 01-04-2024-1 Swank & White LLC zone map change to DPUD R-3 and approval of a 2 lot minor subdivision to be known as Bristol Apartments DPUD
Motion to consider in one meeting. (unanimous vote required)
Motion to approve/deny.
 - b. Ordinance 01-04-2024-2 AWT request for zone map change to GPUD M-1 & GPUD M-2 to be known as Orchard Hills AWT GPUD
Motion to consider in one meeting. (unanimous vote required)
Motion to approve/deny.

REPORTS

10. TOWN MANAGER

[a.](#) Mihailo Rebec. Residential development presentation.

b. Town Manager report

11. CLERK-TREASURER

[a.](#) Salary Ordinance 01.04.2024-3

12. TOWN ATTORNEY

[a.](#) Fire Territory public hearings

13. NEW BUSINESS

14. TOWN COUNCIL DISCUSSION ITEMS

a. Doug DeSmith

b. Dean Rentfrow

c. Cathy Burke

d. Gregg Tuholski

e. Jeff Beachy

NEXT MEETINGS:

January 16 work session: Pedestrian bridge discussion

January 18 regular meeting

January 25 special meeting at 4 pm: Bid opening for the WWTP sewer project

15. MOTION TO ADJOURN



**PLANNING &
DEVELOPMENT**
ELKHART COUNTY

Public Services Building • 4230 Elkhart Road, Goshen, Indiana 46526
(574) 971-4678 • DPS@ElkhartCounty.com • ElkhartCountyPlanningandDevelopment.com

December 21, 2023,

Town Council of Bristol
303 E. Vistula St.
Bristol, IN 46507

Council,

The following is being submitted with a recommendation of APPROVAL at the January 4, 2024, Town Council of Bristol meetings:

- A. Petitioner: Swank & White LLC represented by Abonmarche Consultants
 Petition: for a zone map change from R-3 to DPUD R-3 and for primary approval of a 2-lot minor subdivision to be known as BRISTOL APARTMENTS DPUD.
 Location: north side of SR 120, 2,680 ft., southwest of CR 21, common address of 20551 SR 120 in Washington Township. *(DPUD-0742-2023)*
 Plan Commission Vote: Yes: 5; No: 0; Absent: 4
 Remonstrators Present: Yes
 Development Issues: Concerns about: 1. Increased traffic; 2. Buffering along residential property to the east; 3. Site lighting.

- B. Petitioner: AWT Inc. represented by Jones Petrie Rafinski
 Petition: for a zone map change from A-1, GPUD B-3, GPUD R-1, & GPUD R-4 to a GPUD M-1 & GPUD M-2 to be known as ORCHARD HILLS AWT GPUD.
 Location: northeast corner of SR 15 & CR 10, in Washington Township. *(GPUD-0739-2023)*
 Plan Commission Vote: Yes: 5; No: 0; Absent: 4
 Remonstrators Present: Yes
 Development Issues: Concerns about: 1. Increased traffic; 2. Intersections (congestion & design / round-about); 3. Potential uses & buffering (adjacent to residential area); 4. Site lighting. Plan Commission recommended that proposed Lots 1 & 2 change to GPUD B-3.

Sincerely,

Jason Auvil
Zoning Administrator / Planning Manager

Plan Commission Staff Report

Prepared by the Department of Planning and Development

Hearing Date: December 14, 2023

Transaction Number: DPUD-0742-2023.

Parcel Number(s): 20-03-29-378-004.000-031, 20-03-29-451-015.000-031, 20-03-29-451-017.000-031, 20-03-32-127-006.000-031, 20-03-32-127-007.000-031.

Existing Zoning: R-3.

Petition: for a zone map change from R-3 to DPUD R-3 and for primary approval of a 2-lot minor subdivision to be known as BRISTOL APARTMENTS DPUD.

Petitioner: Swank & White LLC, represented by Abonmarche Consultants.

Location: north side of SR 120, 2,680 ft., southwest of CR 21, in Washington Township.

Adjacent Zoning and Land Uses: The following table shows the zoning and current land use for the subject property and adjacent sites.

	Zoning	Current Land Use
Subject Property	R-3	Residential & Wooded
North	R-1	St. Joseph River
South	R-1 & M-2	Utility & Manufacturing
East	R-1	Residential
West	R-1	St. Joseph River

Site Description: The subject property consists of five parcels totaling 12.8 acres, is irregular in shape, and is bordered by the St. Joseph River to the north and west. Most of the site is in floodplain with large areas of wetlands. The existing single-family residence will be repurposed into an office & club house for the apartment complex.

History and General Notes:

- June 1, 2023 – Part of the property was annexed by the Town of Bristol. (Ord #6-1-2023-10)
- June 8, 2023 – The Plan Commission approved the petitioner’s request to table one month.
- July 13, 2023 – The Plan Commission advanced the zone map change to the Board of County Commissioners with no recommendation.
- August 8, 2023 – The remaining property was annexed by the Town of Bristol. (Ord #8-17-2023-15)
- August 21, 2023 – The Board of County Commissioners approved zone map change from R-1 to R-3 (PC 2023-10).

Plan Commission Staff Report (Continued)

Hearing Date: December 14, 2023

Zoning District Purpose Statement: The purpose of the DPUD, Detailed Planned Unit Development, Overlay zoning district is to allow an applicant the benefit of flexibility in development in exchange for increased public or private amenities that go beyond the requirements of the Zoning Ordinance. The purpose of the R-3, Multiple Family Residential, zoning district is to accommodate a variety of housing types, including multiple-family dwellings (apartments) and other compatible and supporting uses. The district should be applied within or near a municipality.

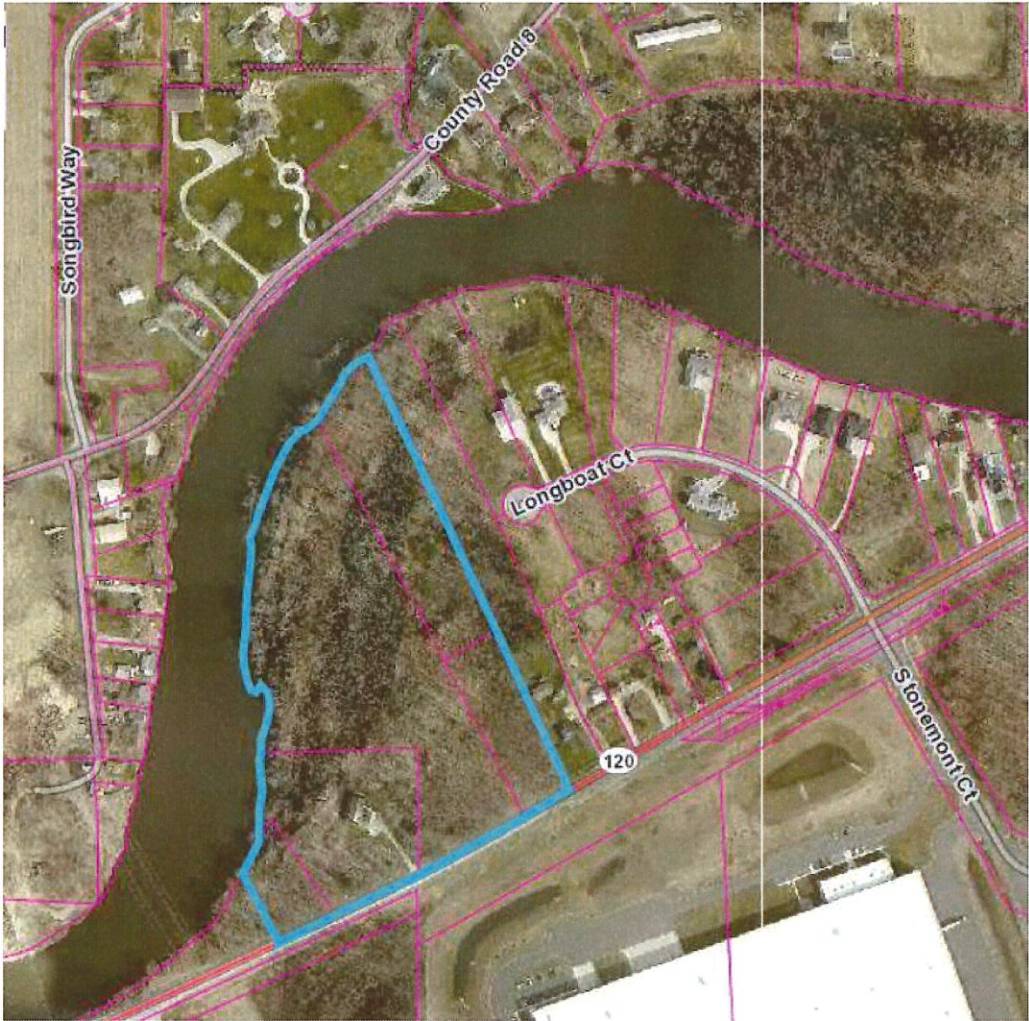
Staff Analysis: The purpose of this rezoning petition is to develop an apartment complex with five buildings, a club house, and a future commercial building.

The staff, after reviewing this petition, recommends **APPROVAL** of this rezoning for the following reasons:

1. The requested Zoning Map Amendment complies with the Comprehensive Plan. The Comprehensive Plan states that residential development is a desirable feature of a well-planned, economically diverse, and livable community.
2. The request is in character with current conditions, structures, and uses on the subject property and in its surroundings. The size of the proposed development is comparable with what would be expected in or near a commercial corridor along a state road.
3. The most desirable use of the subject property is residential, commercial and/or other compatible and supporting uses.
4. The request conserves property values by allowing other compatible and supporting uses. The subject property is adjacent to a manufacturing area in the Town of Bristol.
5. The proposed rezoning promotes responsible growth and development. The development will utilize Town of Bristol utilities.

Staff Analysis Continued: The staff, after reviewing this petition with the assistance of the Elkhart County Tech Committee, recommends **APPROVAL** of this DPUD and of this primary plat, as the development meets all pertinent standards.

BRISTOL APARTMENTS, DPUD



PREPARED FOR:
ELKHART COUNTY, INDIANA
4230 ELKHART ROAD
GOSHEN, IN 46526

PREPARED BY:
ABONMARCHE CONSULTANTS, INC.
303 RIVER RACE DRIVE
GOSHEN, IN 46526
(574) 533-9913

NOVEMBER 6, 2023
REVISED NOVEMBER 20, 2023

DEVELOPMENT PROJECT OVERVIEW

THE BRISTOL APARTMENTS PROJECT IS LOCATED ON THE NORTH SIDE OF STATE ROAD 120 IN THE CORPORATE LIMITS OF THE TOWN OF BRISTOL. THE SITE INCLUDES FIVE PARCELS, ALL OWNED BY SWANK & WHITE, LLC, WITH THE FOLLOWING TAX IDENTIFICATION CODES IN ELKHART COUNTY:

- TOWN OF BRISTOL 20-03-32-127-006.000-031, 20-03-29-378-004.000-031, 20-03-29-451-015.000-031
- WASHINGTON TOWNSHIP 20-03-32-127-007.000-030, 20-03-29-451-017.000-030

SEE EXHIBIT A FOR FULL LEGAL DESCRIPTIONS.

THIS PROJECT ADDRESSES A HOUSING SHORTAGE IN THE TOWN OF BRISTOL AND IS WELL-SITUATED NEXT TO EXISTING RESIDENTIAL USES ALONG A MAJOR TRANSPORTATION CORRIDOR. MUNICIPAL SEWER AND WATER WILL BE EXTENDED TO THE SITE FROM THE EAST VIA STONEMONT COURT.

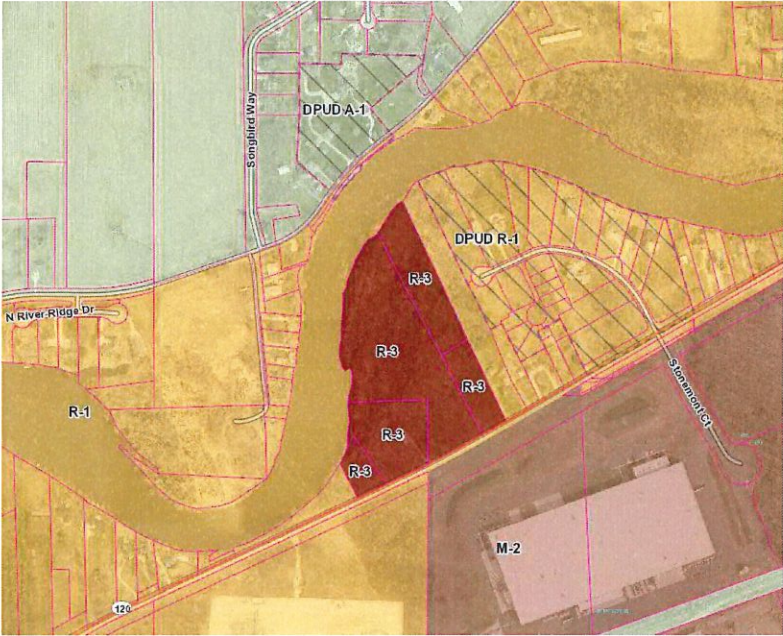
ZONING FOR THIS SITE IS CURRENTLY RESIDENTIAL R-3 AND THE REQUEST IS TO REZONE TO DETAILED PLANNED UNIT DEVELOPMENT (DPUD) R-3. THE INTENT OF THE PUD IS TO ESTABLISH A NEW SUBDIVISION ALLOWING FOR MULTIPLE RESIDENTIAL BUILDINGS ON ONE ZONING LOT, COMMERCIAL USES IN AN EXISTING BUILDING, AND TO ALLOW FOR FUTURE DEVELOPMENT OF A COMMERCIAL USE ON THE SITE.

BRISTOL APARTMENTS WILL BE A MULTI-FAMILY RESIDENTIAL AND FUTURE COMMERCIAL SPACE DEVELOPMENT LOCATED ON THE NORTH SIDE OF STATE ROAD 120 IN THE CORPORATE LIMITS OF THE TOWN OF BRISTOL. FIVE RESIDENTIAL BUILDINGS WILL BE CONSTRUCTED WITH 16 UNITS EACH (80 UNITS TOTAL). THERE IS ONE EXISTING RESIDENTIAL BUILDING ON THE PROPERTY. THIS BUILDING WILL REMAIN AND WILL BE UTILIZED/REPURPOSED AS A PRIVATE CLUB HOUSE AND LEASING OFFICE.

ALLOWABLE USES FOR THE FUTURE COMMERCIAL SPACE ON LOT 2 WILL BE THOSE IDENTIFIED IN THE B-2 DISTRICT.

THE PROPERTY IS BORDERED BY R-1 RESIDENTIAL AND M-2 INDUSTRIAL ZONING DISTRICTS. BOUNDARY BUFFERING IS NOT REQUIRED FOR RESIDENTIAL USES IN ANY ZONING DISTRICT PER THE ELKHART COUNTY ORDINANCE (7.3.4) BUT IN AN ATTEMPT TO REDUCE ANY NEGATIVE IMPACTS ON THE ADJACENT SINGLE-FAMILY HOME, A BUFFER OF EVERGREEN TREES WILL BE PLANTED. THE TREES WILL BE PLACED EVERY 12' ALONG THE REAR OF THE PROPOSED APARTMENT BUILDING AT THE EASTERN SIDE OF THE PROPERTY ADJACENT TO THE SINGLE-FAMILY HOME. THIS WOULD PROVIDE FOR A BUFFER OF APPROXIMATELY 25 TREES ALONG WITH ANY OF THE EXISTING TREES THAT ARE NOT DISTURBED DURING CONSTRUCTION.

THE NORTH SECTION OF THE LOT IS CURRENTLY HEAVILY WOODED AND WILL REMAIN UNDEVELOPED AS IT ALSO FALLS WITHIN THE REGULATED FLOODWAY.



LAND USE SUMMARY

LOT 1

PROPOSED LAND COVERAGE	AREA PERCENTAGE	AREA PERCENTAGE
EXISTING BUILDING	0.05 AC±	0.3%
PROPOSED BUILDINGS	1.06 AC±	7.9%
PROPOSED HMA SURFACE	1.28 AC±	9.5%
CONCRETE	0.15 AC±	1.1%
LAWN / OPEN SPACE	10.88 AC±	81.2%
TOTAL	13.42 AC±	100%

LOT 2

FUTURE BUILDING	0.05 AC±	6.0%
PROPOSED HMA SURFACE	0.11 AC±	13.0%
LAWN / OPEN SPACE	0.68 AC±	81.0%
TOTAL	0.84 AC±	100%

LOT 1 SETBACKS

FRONT YARD = 102 FEET FROM CENTERLINE OF S.R. 120 (SEE DEVIATION REQUEST)
 SIDE YARD = 10 FEET
 REAR YARD = 20 FEET
 SEE DEVIATION FOR EXISTING BUILDING ADJACENT TO LOT 2

LOT 2 SETBACKS

ZERO FOOT SETBACKS (SEE DEVIATION REQUEST)

THE PROPERTY IS BORDERED BY R-1 RESIDENTIAL AND M-2 INDUSTRIAL ZONING DISTRICTS.

DEVELOPMENT PROJECT DETAILS

SITE IMPROVEMENTS

MULTI-FAMILY RESIDENTIAL UNITS

FIVE TWO-STORY MULTI-FAMILY RESIDENTIAL BUILDINGS WILL PROVIDE A TOTAL OF 80 UNITS (16 UNITS PER BUILDING). OVERALL, THE PROJECT WILL PROVIDE 20 1-BEDROOM UNITS AND 60 2-BEDROOM UNITS.

EXISTING BUILDING

THE EXISTING HOME WILL REMAIN AND BE UTILIZED/REPURPOSED AS A MIXED USE BUILDING TO ALLOW FOR AN ONSITE LEASING OFFICE, MANAGER'S RESIDENCE, COMMUNITY SPACE FOR TENANTS, AND/OR OTHER COMMERCIAL USES AS IDENTIFIED IN THE B-2 DISTRICT. THE LEASING OFFICE HOURS ARE TO BE DETERMINED. THE CLUB HOUSE WILL BE OPEN TO TENANTS DURING OFFICE HOURS AND WHEN RENTED FOR USE OUTSIDE OF OFFICE HOURS.

IT IS ANTICIPATED THAT THERE WILL BE STAFF FOR THE APARTMENT COMPLEX SUCH AS LEASING STAFF AND MAINTENANCE. THESE ARE NOT PROJECTED TO BE FULL-TIME EMPLOYEES AND WOULD BE ON SITE ONLY WHEN NEEDED.

FUTURE COMMERCIAL DEVELOPMENT

SMALL COMMERCIAL DEVELOPMENT IS INTENDED TO BE BUILT ON THE WEST SIDE OF THE PROPERTY IN LOT 2 AS A FUTURE PROJECT. POTENTIAL USES ARE THOSE INCLUDED IN THE B-2 DISTRICT. AS THE COMMERCIAL USE HAS NOT BEEN DETERMINED AT THIS TIME NO DATA ON POTENTIAL EMPLOYEES OR HOURS OF OPERATION ARE AVAILABLE.

LIGHTING

LIGHTING THROUGHOUT THE SITE WILL BE DESIGNED TO KEEP ALL LIGHT GENERATED FROM THE FIXTURES ON THE LOT TO REDUCE ANY LIGHT POLLUTION ONTO ADJACENT PROPERTY.

SIGNAGE

A MONUMENT SIGN FOR COMMUNITY IDENTIFICATION SIGN WILL BE INSTALLED AT THE ENTRANCE TO THE SITE. IT WILL HAVE EXTERIOR ILLUMINATION. IF POSSIBLE AFTER THE COMMERCIAL DEVELOPMENT IS IDENTIFIED THIS SIGN COULD BE CONVERTED TO A MULTI-TENANT STYLE MONUMENT SIGN. A DEVIATION IS NEEDED TO ALLOW FOR A MONUMENT SIGN IN AN R-3 DISTRICT. DESIGN STANDARDS FOR R-4 MONUMENT SIGNS WILL BE MET.

MULTIPLE FREE-STANDING SIGNS WILL BE INSTALLED ON THE PROPERTY INCLUDING AT THE CLUB HOUSE AND IN PARKING ISLANDS FOR WAYFINDING. A DEVIATION IS NEEDED TO ALLOW UP TO SEVEN FREE-STANDING SIGNS IN A R-3 DISTRICT AND TO EXCEED THE MAXIMUM SIGN AREA OF 8 SQUARE FEET PER ZONING LOT. THE REST OF THE ZONING STANDARDS WILL BE MET.

EACH OF THE MULTI-FAMILY RESIDENTIAL BUILDINGS AND THE CLUB HOUSE WILL HAVE TWO WALL SIGNS FOR BUILDING IDENTIFICATION (2 FEET BY 4 FEET AND 1 FOOT BY 3 FEET) IN ADDITION TO AN ADDRESS. A DEVIATION IS NEEDED TO ALLOW UP TO TWELVE WALL SIGNS IN A R-3 DISTRICT. DESIGN STANDARDS FOR R-4 WALL SIGNS WILL BE MET.

THE FUTURE COMMERCIAL DEVELOPMENT WILL HAVE WALL-MOUNTED AND FREE-STANDING SIGNS (ONE OF EACH) INSTALLED WITH THE COMMERCIAL DEVELOPMENT. THESE WILL MEET B DISTRICT SIGN STANDARDS.

THE PROPOSED SIGN LOCATIONS ARE INCLUDED IN THE DPUD SITE PLAN FOR LOT 1. LOCATIONS TO BE IDENTIFIED ON FUTURE SITE PLAN FOR LOT 2.

LANDSCAPE & BUFFERING

EXISTING TREES WILL BE RETAINED AS MUCH AS POSSIBLE.

THOUGH NOT REQUIRED BY THE ZONING ORDINANCE, IN AN ATTEMPT TO REDUCE ANY IMPACTS ON THE ADJACENT SINGLE-FAMILY RESIDENTIAL HOME, A BUFFER OF EVERGREEN TREES WILL BE PLANTED AT 12' SPACING ALONG THE REAR OF THE PROPOSED APARTMENT BUILDING AT THE EASTERN SIDE OF THE PROPERTY ADJACENT TO THE SINGLE-FAMILY HOME. THIS WOULD PROVIDE FOR A BUFFER OF APPROXIMATELY 25 TREES ALONG WITH ANY OF THE EXISTING TREES THAT ARE NOT DISTURBED DURING CONSTRUCTION. PROPOSED BUFFER MATERIAL IS EVERGREEN TREES TO BE PLANTED AT 12' SPACING, 6' HEIGHT AT INSTALLATION, BALLED AND BURLAPPED ROOT BALL.

OTHER AMENITIES

ONE GROUPING OF MAILBOXES (80) WILL BE INSTALLED NEAR THE CLUB HOUSE.

SITE ACCESS

ACCESS TO THE SITE WILL BE THROUGH ONE ENTRANCE FROM STATE ROAD 120. LOT 2 WILL BE ACCESSED VIA AN ACCESS EASEMENT ESTABLISHED THROUGH THIS PLAT.

PROJECT PHASING

THE PROJECT WILL BE CONSTRUCTED IN ONE PHASE WITH THE POSSIBILITY OF FUTURE ADDITIONAL CONSTRUCTION OF COMMERCIAL SPACE ON THE WEST SIDE OF THE PROPERTY.

INDOOR AND OUTDOOR ACTIVITY

ACTIVITY ON THE PROPOSED PROJECT SITE IS EXPECTED TO BE CONSISTENT WITH MULTI-FAMILY RESIDENTIAL USES AND SMALL-SCALE COMMERCIAL.

PARKING

PARKING SPACES WILL BE 9-FEET BY 18-FEET. PARKING SPACES WILL BE PROVIDED AT 1.5 SPACES PER RESIDENTIAL UNIT FOR A TOTAL OF 120 SPACES FOR 80 UNITS. PARKING LOTS WILL BE ADA COMPLIANT. FOUR ADDITIONAL PARKING SPACES WILL BE PROVIDED FOR THE LEASING OFFICE / CLUB HOUSE INCLUDING 1 ADA ACCESSIBLE SPACE.

OUTSIDE STORAGE AND DISPLAY

TWO TRASH RECEPTACLES WILL BE INSTALLED ON THE SITE AND WILL BE PLACED WITHIN ENCLOSURES. NO ADDITIONAL OUTSIDE STORAGE IS PLANNED FOR THIS PROJECT.

OVERVIEW OF STORMWATER PLAN

A WATER RETENTION AREA WILL BE CONSTRUCTED ALONG THE SOUTHERN AREA OF THE PROPERTY ADJACENT TO STATE ROAD 120. THE RETENTION BASINS WILL BE LOCATED ON LOT

1 AND AN EASEMENT FOR STORMWATER DISCHARGE INTO THIS BASIN FOR THE BENEFIT OF LOT 2 WILL BE ESTABLISHED THROUGH THIS PLAT.

DEVIATIONS FROM ZONING ORDINANCE STANDARDS

FOR LOT 1 AND 2, TO ALLOW PARKING SPACES PROVIDED AT A RATE OF 1.5 SPACES PER RESIDENTIAL UNIT WHERE 1.5 SPACES ARE REQUIRED FOR EACH 1-BEDROOM UNIT AND 2 SPACES ARE REQUIRED FOR EACH 2+ BEDROOM UNIT. 120 PARKING SPACES WILL BE PROVIDED WHERE 150 ARE REQUIRED. FOUR SPACES WILL BE PROVIDED FOR THE LEASING OFFICE/CLUB HOUSE WHERE THE OFFICE REQUIREMENT IS 1/300 SQUARE FOOT AS THE OFFICE LAYOUT HAS YET TO BE DETERMINED. THE DEVELOPER BELIEVES THAT THE FOUR SPACES WILL PROVIDE SUFFICIENT PARKING FOR VISITORS AND STAFF AS MOST USERS WILL BE TENANTS AND WILL WALK TO THE BUILDING.

Table 1 Typical Parking Standards (Davidson and Dolnick 2002)

Housing Type	Spaces Per Unit
Single family	2.0
"Efficiency" apartments	1.0
1 to 2 bedroom apartments	1.5
3+ bedroom apartments	2.0
Condominiums	1.4

These standards are considered sufficient to meet typical residential parking

These parking minimums are based on recommendations published by professional organizations such as the *Institute of Transportation Engineers* (www.ite.org) and the *American Planning Association* (www.planning.org). Table 1 shows typical recommended off-street standards. Many municipalities impose even higher parking requirements than these recommended standards, as illustrated in Table 2. These standards tend to be excessive in many situations, resulting in parking facilities that are seldom or never fully used, particularly in areas where per capita vehicle ownership and use tends to be low (Shoup, 1999).

[SOURCE: VICTORIA TRANSPORT POLICY INSTITUTE]

FOR LOT 1 AND 2, TO ALLOW PARKING SPACE DIMENSIONS TO BE 9-FEET BY 18-FEET WHERE 9- FEET BY 20- FEET IS THE GENERAL STANDARD.

FOR LOT 1, TO ALLOW A MONUMENT SIGN IN AN R-3 DISTRICT USING THE DESIGN STANDARDS FOR R-4.

FOR LOT 1, TO ALLOW UP TO SEVEN FREE-STANDING SIGNS IN A R-3 DISTRICT AND TO EXCEED THE MAXIMUM SING AREA OF 8 SQUARE FEET PER ZONING LOT. THE REST OF THE ZONING STANDARDS WILL BE MET.

FOR LOT 1, TO ALLOW UP TO TWELVE WALL SIGNS IN A R-3 DISTRICT USING THE DESIGN STANDARDS FOR R-4 WALL SIGNS.

FOR LOT 1, TO ALLOW A FRONT YARD SETBACK OF 102- FEET WHERE 120- FEET IS REQUIRED ON A STATE ROAD.

FOR LOT 1, TO ALLOW FOR USE OF THE EXISTING BUILDING FOR A MIX OF USES INCLUDING RESIDENTIAL AND THOSE ALLOWED IN B-2.

FOR LOT 1, TO ALLOW FOR ZERO FOOT SETBACK WHERE ADJACENT TO LOT 2 FOR BUILDING, PARKING, AND CONCRETE.

FOR LOT 2, TO ALLOW FOR THE FUTURE COMMERCIAL SPACE TO INCLUDE THOSE IDENTIFIED IN THE B-2 DISTRICT.

FOR LOT 2, TO ALLOW FOR ZERO FOOT SETBACK FOR BUILDINGS, PARKING, AND CONCRETE.

FOR LOT 2, TO ALLOW FOR WALL-MOUNTED AND FREE-STANDING SIGNS (ONE OF EACH) INSTALLED WITH THE COMMERCIAL DEVELOPMENT. LOCATIONS TO BE IDENTIFIED ON FUTURE SITE PLAN.

WATER AND SANITARY SYSTEMS

THE PROPOSED PROJECT SITE WILL BE CONNECTED TO MUNICIPAL WATER AND SEWER UTILITIES BY WAY OF NEW EXTENSIONS FROM THE EAST VIA STONEMONT COURT.

TRAFFIC

STATE ROAD 120 IS UNDER THE PURVIEW OF THE STATE OF INDIANA DEPARTMENT OF TRANSPORTATION. ANY DRIVEWAY OR ROAD IMPROVEMENTS WILL BE PERMITTED THROUGH INDOT. INITIAL MEETINGS HAVE BEEN CONDUCTED.

DAILY TRIP GENERATION ESTIMATES WERE GENERATED BASED ON THE 11TH EDITION OF THE ITE TRIP GENERATION MANUAL FOR 80 APARTMENT UNITS. THE RESULTS ARE SHOWN BELOW.

Code	Land Use	Units	Qty	Weekday			a.m. Peak hour			p.m. Peak Hour		
				Trips	In	Out	Trips	In	Out	Trips	In	Out
					50%	50%		24%	76%		63%	37%
220	Multifamily Housing (Low Rise)	Dwelling Units	80	588	294	294	48	12	36	55	35	20

MINIMAL ADDITIONAL TRIPS ARE EXPECTED RELATED TO THE ON-SITE LEASING OFFICE / CLUB HOUSE.

DETAILS ON TRAFFIC GENERATION EXPECTED TO THE FUTURE COMMERCIAL DEVELOPMENT WILL BE PROVIDED WHEN USES FOR LOT 2 ARE DETERMINED.

STORMWATER MANAGEMENT

ALL STORMWATER WILL BE MANAGED ONSITE. PRELIMINARY STORMWATER CALCULATIONS ARE PROVIDED ON THE SITE PLAN. THE RETENTION BASINS WILL BE LOCATED ON LOT 1 AND AN EASEMENT FOR STORMWATER DISCHARGE INTO THIS BASIN FOR THE BENEFIT OF LOT 2 WILL BE ESTABLISHED THROUGH THIS PLAT. A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WILL BE PROVIDED AS PART OF THE SECONDARY PLAT SUBMISSION.

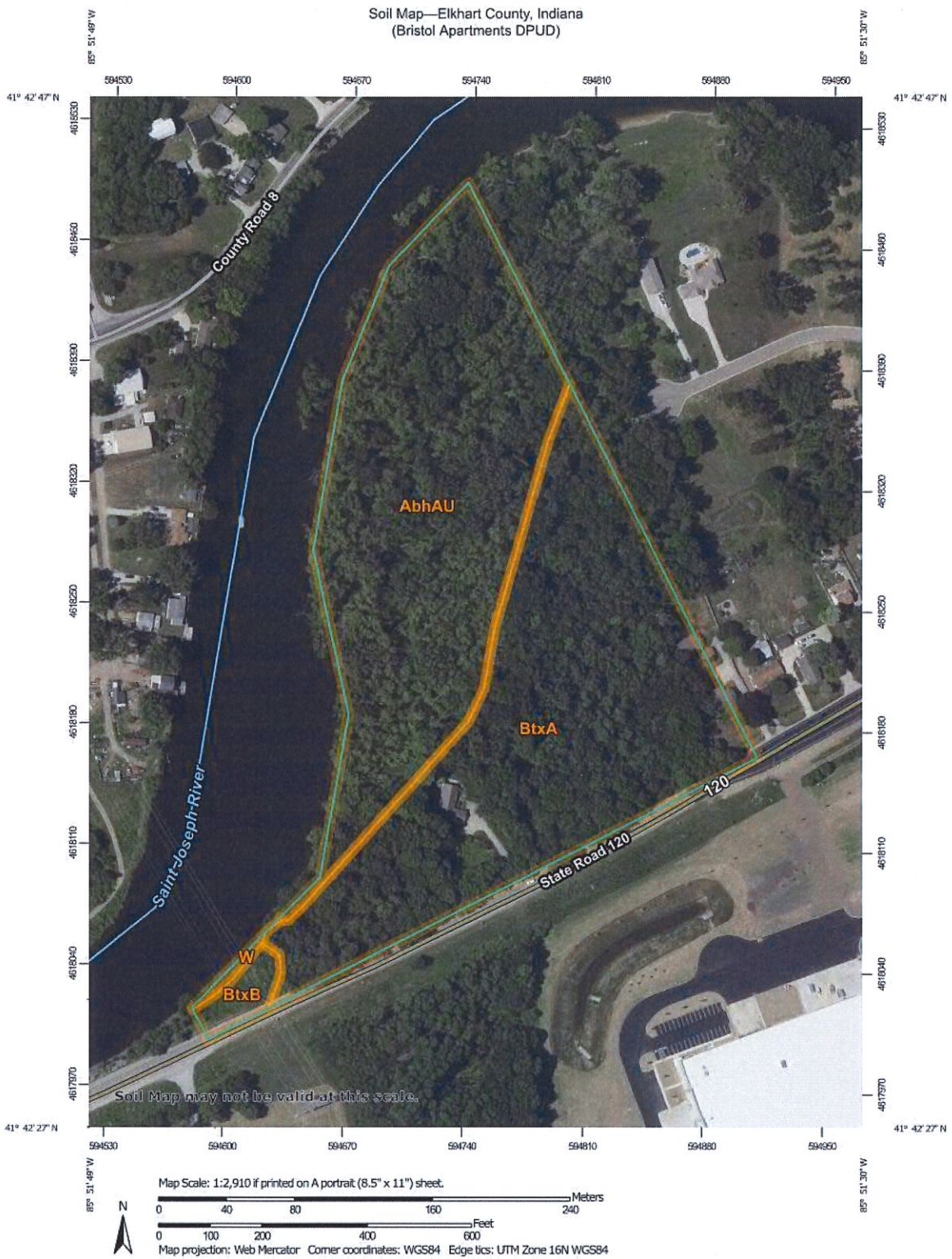
SOILS

THE SITE IS COMPOSED OF BTXA (BRISTOL LOAMY SAND, 0 TO 2 PERCENT SLOPES) & ABHAU (ADRIAN MUCK UNDRAINED, 0-1% SLOPES – LISTED AS FREQUENTLY PONDING). SOIL

INFORMATION WAS OBTAINED FROM THE "SOIL SURVEY OF ELKHART COUNTY, INDIANA". THE SURVEY WAS PUBLISHED BY THE USDA AND NRCS IN COOPERATION WITH PURDUE UNIVERSITY AND THE STATE SOIL CONSERVATION BOARD.

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AbhAU	Adrian muck, undrained, 0 to 1 percent slopes	8.4	48.2%
BtxA	Bristol loamy sand, 0 to 2 percent slopes	8.6	49.5%
BtxB	Bristol loamy sand, 2 to 5 percent slopes	0.3	1.9%
W	Water	0.1	0.3%
Totals for Area of Interest		17.4	100.0%

AN INFILTRATION STUDY WAS CONDUCTED IN SEPTEMBER 2023 BY WEAVER CONSULTANTS GROUP. THE STUDY IS INCLUDED IN EXHIBIT B.



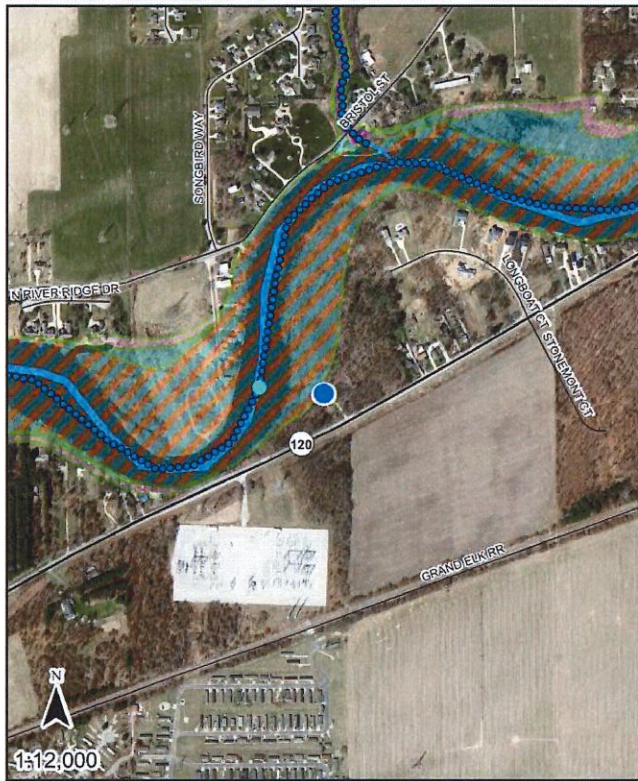
ENVIRONMENTAL ASSESSMENT

FLOODPLAIN

A PORTION OF THE SUBJECT PARCEL DOES LIE WITHIN 1% ANNUAL CHANCE FLOOD (SPECIAL FLOOD HAZARD AREA) AS SCALED AND DEPICTED ON THE FEMA/FIRM COMMUNITY PANEL NUMBER 18039C0153D, EFFECTIVE MAP DATE: AUGUST 2, 2011. ALL DEVELOPMENT OF THE SITE WILL BE OUTSIDE OF THE FLOODWAY.



Floodplain Analysis & Regulatory Assessment (FARA)



- Point of Interest
 - Base Flood Elevation Point
 - STUDIED STREAM
- Flood Elevation Points**
- STUDIED STREAM
- Rivers and Streams at least 1 square mile**
- Drainage Area (sq. miles)**
- 10 - 100
 - > 500
- ▨ FEMA Zone AE Floodway; FEMA Administrative Floodway
 - ▨ DNR Approximate Floodway
 - ▨ FEMA Zone AE
 - ▨ DNR Approximate Fringe
 - ▨ Additional Floodplain Area; DNR .2 Percent Flood Hazard

Point of Interest Coordinates (WGS84)

Long: **-85.8613360291**

Lat: **41.7094054952**

The information provided below is based on the point of interest shown in the map above.

County: **Elkhart**

Approximate Ground Elevation: **758.2 feet (NAVD88)**

Stream Name:

Base Flood Elevation: **747.9 feet (NAVD88)**

St Joseph River

Drainage Area: **Not available**

Best Available Flood Hazard Zone: **Not Mapped**

National Flood Hazard Zone: **Not Mapped**

Is a Flood Control Act permit from the DNR needed for this location? **See following pages**

Is a local floodplain permit needed for this location? **Contact your local Floodplain Administrator-**

Floodplain Administrator: **Mae Kratzer, Planner**

Community Jurisdiction: **Elkhart County, County proper**

Phone: **(574) 971-4678**

Email: **MKratzer@elkhartcounty.com**

US Army Corps of Engineers District: **Detroit**

Date Generated: 9/19/2023

WETLANDS

THE PROJECT SITE IS SHOWN AS PARTIALLY IN A WETLAND IN THE NATIONAL WETLANDS INVENTORY. A FURTHER DELINEATION OF THE SITE INDICATES THAT THE PROJECT AREA IS NOT IN WETLANDS. SEE EXHIBIT C FOR DELINEATION LETTER.



Bristol Apartments



September 19, 2023

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

LIST OF EXHIBITS

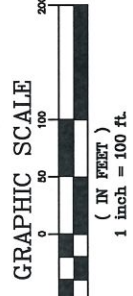
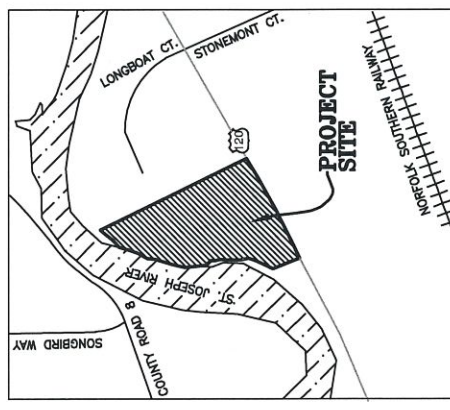
ONE PRINTED COPY OF EXHIBITS HAS BEEN PROVIDED WITH APPLICATION. ADDITIONAL COPIES WILL BE PROVIDED AS REQUESTED.

EXHIBIT A – DEEDS AND LEGAL DESCRIPTIONS
EXHIBIT B – INFILTRATION STUDY
EXHIBIT C – WETLANDS DELINEATION

BRISTOL APARTMENTS D.P.U.D.

A PART OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 29, AND THE NORTHWEST QUARTER OF SECTION 32, ALL IN TOWNSHIP 38 NORTH, RANGE 6 EAST, WASHINGTON TOWNSHIP, ELKHART COUNTY, INDIANA
ADDRESS: 20551 STATE ROAD 120, BRISTOL, IN 46507

D.P.U.D. PRIMARY PLAN / SUPPORT DRAWING & PRIMARY PLAT



LOCATION MAP (NOT TO SCALE)

LEGAL DESCRIPTION—PER INSTR. #2023-13530
A PART OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 6 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, ELKHART COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RAILROAD TIE POST MONUMENTING THE SOUTHEAST CORNER OF SAID NORTH WEST QUARTER OF SECTION 32, AND THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 32 TO HAVE AN ASSUMED BEARING OF NORTH 0 DEGREES 00 MINUTES 00 SECONDS WEST (DUE NORTH); THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 2228.50 FEET TO A POINT ON THE CENTERLINE OF STATE ROAD 120, THENCE SOUTH 84 DEGREES 22 MINUTES 30 SECONDS WEST ALONG SAID CENTERLINE OF STATE ROAD 120, A DISTANCE OF 198.05 FEET TO A POINT ON SAID CENTERLINE OF STATE ROAD 120 BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 64 DEGREES 22 MINUTES 30 SECONDS WEST ALONG SAID CENTERLINE OF STATE ROAD 120, A DISTANCE OF 281.3 FEET TO A POINT ON THE CENTERLINE OF STATE ROAD 120, THENCE SOUTH 85 DEGREES 08 MINUTES 00 SECONDS WEST ALONG SAID CENTERLINE OF STATE ROAD 120, A DISTANCE OF 653.77 FEET TO POINT CENTERLINE OF SAID STATE ROAD 120 TO AN IRON REBAR WITH CAP (CORNER 8902028); THENCE NORTH 21 DEGREES 17 MINUTES 40 SECONDS WEST, A DISTANCE OF 131.45 FEET TO A POINT ON THE NORMAL WATER LINE OF SAID ST. JOSEPH RIVER, THENCE CONTINUING NORTH 21 DEGREES 17 MINUTES 40 SECONDS WEST, A DISTANCE OF 5518 FEET TO A POINT ON THE NORMAL WATER LINE OF SAID ST. JOSEPH RIVER, THENCE NORTH 28 DEGREES 08 MINUTES 57 SECONDS EAST MORE OR LESS ALONG THE NORMAL WATER LINE OF SAID ST. JOSEPH RIVER, A DISTANCE OF 131.45 FEET MORE OR LESS TO A POINT ON THE NORMAL WATER LINE OF SAID ST. JOSEPH RIVER; THENCE SOUTH 34 DEGREES 11 MINUTES 32 SECONDS EAST, A DISTANCE OF 125.00 FEET TO AN IRON REBAR WITH CAP (CORNER 8900028) BEING A MEANDER LINE POINT FOR THE ST. JOSEPH RIVER; THENCE CONTINUING SOUTH 34 DEGREES 11 MINUTES 32 SECONDS EAST, A DISTANCE OF 165.08 FEET TO THE POINT OF BEGINNING.

(SEE PAGE 2 OF 2 FOR ADDITIONAL LEGAL DESCRIPTIONS)

LEGAL DESCRIPTION—PER INSTR. #2023-03182
A PART OF THE SOUTHWEST QUARTER (SW 1/4) AND THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-NINE (29), AND THE NORTHWEST QUARTER (NW 1/4) AND THE NORTHEAST QUARTER (NE 1/4) OF SECTION THIRTY-TWO (32), IN TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE SIX (6) EAST, IN WASHINGTON TOWNSHIP, ELKHART COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE MARKING THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION THIRTY-TWO (32) AND ASSUMING THE WEST LINE OF SAID QUARTER SECTION TO HAVE A BEARING OF DUE NORTH AND SOUTH; THENCE DUE NORTH, ALONG THE WEST LINE OF SAID QUARTER SECTION, A DISTANCE OF TWO THOUSAND TWO HUNDRED TWENTY-EIGHT AND FIVE TENTHS (2228.5) FEET TO A POINT ON SAID CENTERLINE OF STATE ROAD 120, THENCE SOUTH 84 DEGREES 22 MINUTES 30 SECONDS WEST ALONG SAID CENTERLINE OF STATE ROAD 120, A DISTANCE OF 198.05 FEET TO A POINT ON SAID CENTERLINE OF STATE ROAD 120 BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 64 DEGREES 22 MINUTES 30 SECONDS WEST ALONG SAID CENTERLINE OF STATE ROAD 120, A DISTANCE OF 281.3 FEET TO A POINT ON THE CENTERLINE OF STATE ROAD 120, THENCE SOUTH 85 DEGREES 08 MINUTES 00 SECONDS WEST ALONG SAID CENTERLINE OF STATE ROAD 120, A DISTANCE OF 653.77 FEET TO POINT CENTERLINE OF SAID STATE ROAD 120 TO AN IRON REBAR WITH CAP (CORNER 8902028); THENCE NORTH 21 DEGREES 17 MINUTES 40 SECONDS WEST, A DISTANCE OF 131.45 FEET TO A POINT ON THE NORMAL WATER LINE OF SAID ST. JOSEPH RIVER, THENCE CONTINUING NORTH 21 DEGREES 17 MINUTES 40 SECONDS WEST, A DISTANCE OF 5518 FEET TO A POINT ON THE NORMAL WATER LINE OF SAID ST. JOSEPH RIVER, THENCE NORTH 28 DEGREES 08 MINUTES 57 SECONDS EAST MORE OR LESS ALONG THE NORMAL WATER LINE OF SAID ST. JOSEPH RIVER, A DISTANCE OF 131.45 FEET MORE OR LESS TO A POINT ON THE NORMAL WATER LINE OF SAID ST. JOSEPH RIVER; THENCE SOUTH 34 DEGREES 11 MINUTES 32 SECONDS EAST, A DISTANCE OF 125.00 FEET TO AN IRON REBAR WITH CAP (CORNER 8900028) BEING A MEANDER LINE POINT FOR THE ST. JOSEPH RIVER; THENCE CONTINUING SOUTH 34 DEGREES 11 MINUTES 32 SECONDS EAST, A DISTANCE OF 165.08 FEET TO THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY TWO AND FORTY-THREE HUNDREDTHS (2-43) ACRES OF LAND, SUBJECT TO THE OVERFLOW RIGHTS OF INDIANA & MICHIGAN ELECTRIC COMPANY [NOW AMERICAN ELECTRIC POWER].

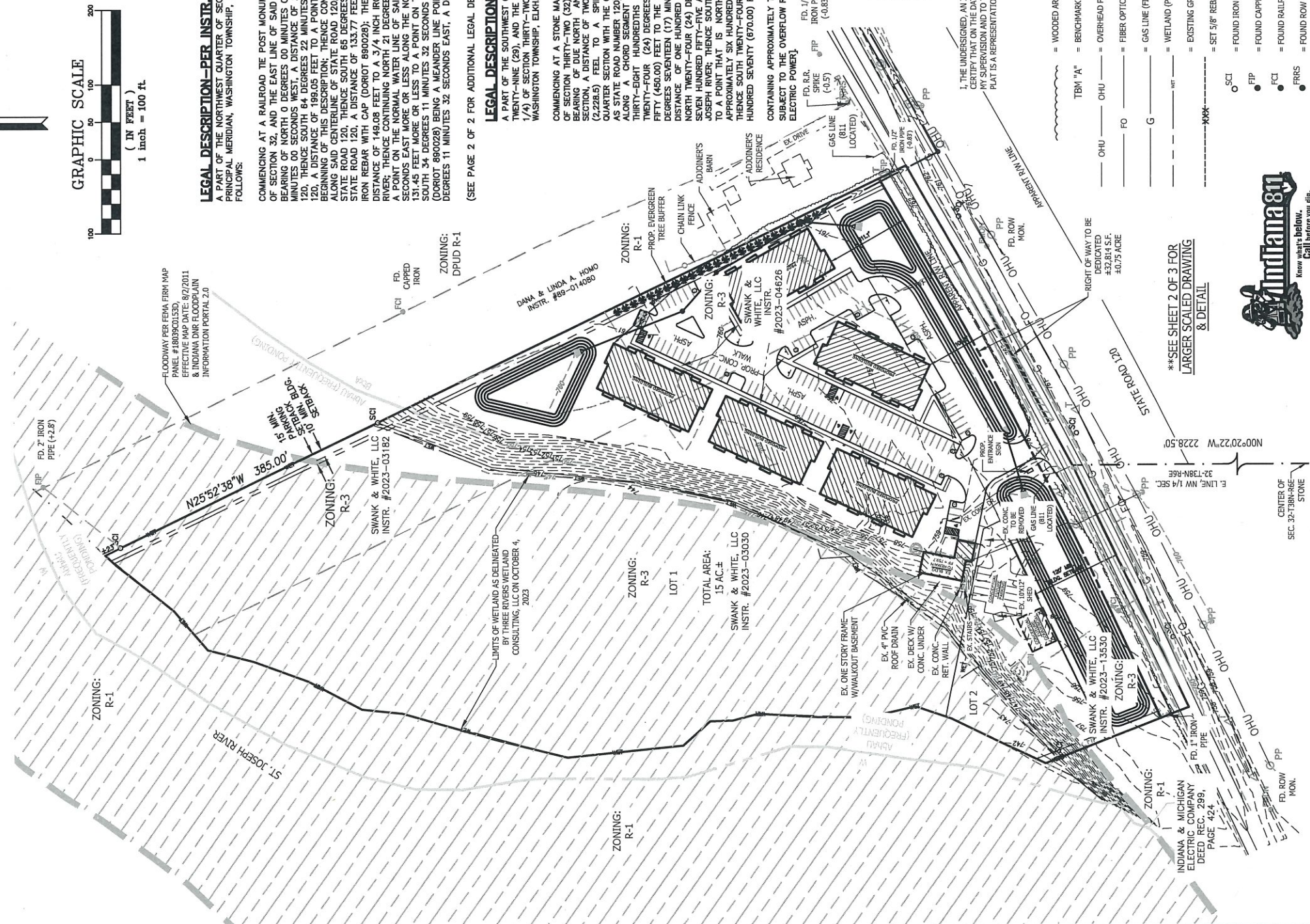
PREPARED BY
ABONMARCHÉ CONSULTANTS, INC.
303 RIVER RACE DRIVE, UNIT 206
COOSHEN, IN 46526
PHONE: (574) 533-9913
FAX: (574) 533-9911



I, THE UNDERSIGNED, AN INDIANA REGISTERED LAND SURVEYOR HEREBY CERTIFY THAT ON THE DATE SHOWN, A SURVEY WAS COMPLETED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS PLAT IS A REPRESENTATION OF SAID SURVEY.

LEGEND

- WOODED AREA
- TBM "A" = BENCHMARK LOCATIONS
- OHU = OVERHEAD POWER LINE
- FO = FIBER OPTICS (FIELD LOCATED)
- G = GAS LINE (FIELD LOCATED)
- WETLAND (PER US FISH & WILDLIFE WETLANDS MAP)
- EXISTING GROUND CONTOURS
- SET 5/8" REBAR "ABONMARCHÉ 0050"
- FOUND IRON PIPE
- FOUND CAPPED IRON
- FOUND RAILROAD SPIKE
- FOUND ROW MONUMENT
- EVERGREEN TREE BUFFER
- POWER POLE
- ELECTRIC METER
- CLEAN OUT
- GAS MARKER
- UTILITY TUB
- CUMWIRE
- WELL
- TRAFFIC SIGN
- TELEPHONE PEDESTAL
- MAILBOX
- BORING LOCATION



**SEE SHEET 2 OF 3 FOR LARGER SCALED DRAWING & DETAIL



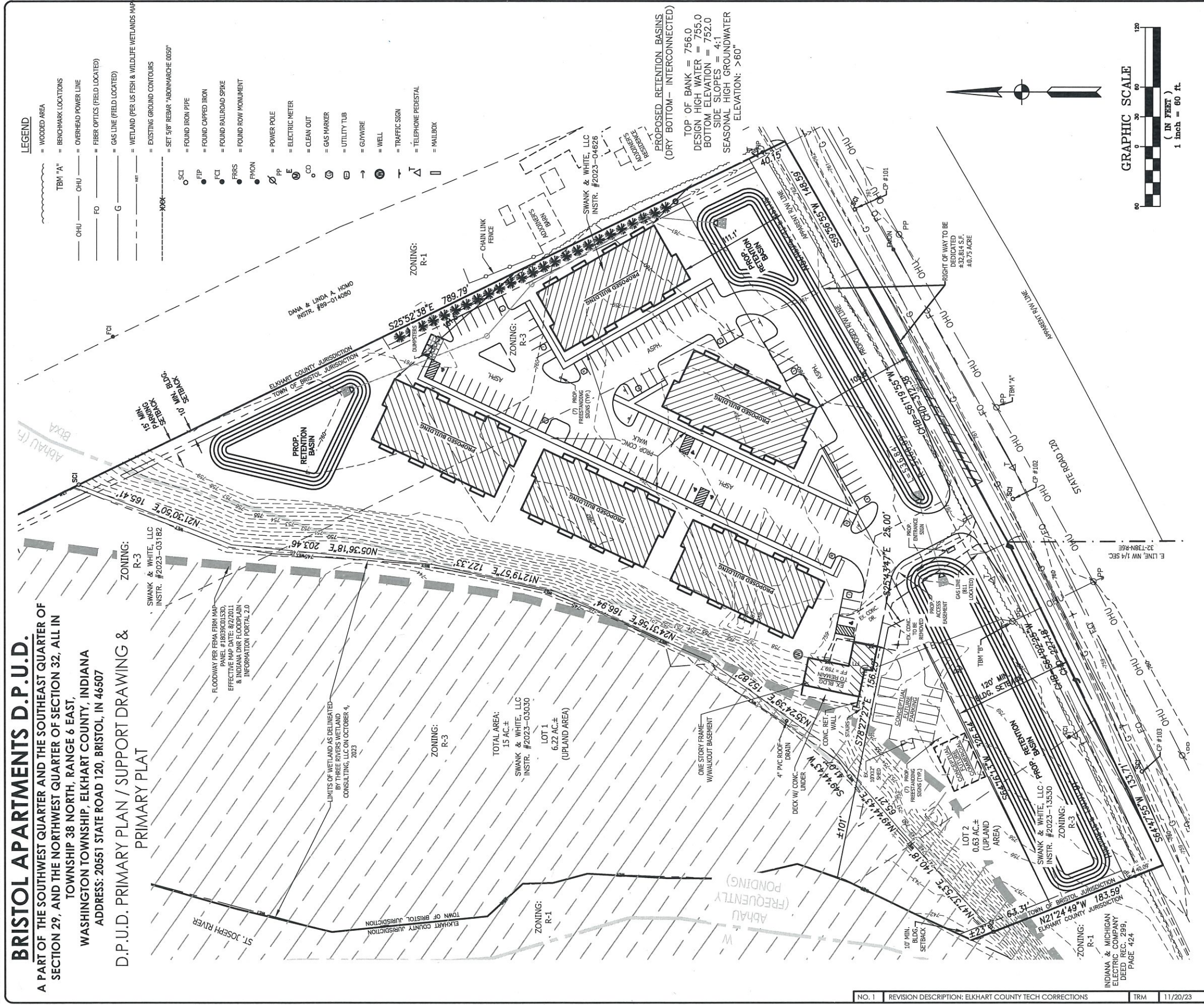
ABONMARCHÉ
303 River Race Drive, Unit 206
Cooshen, IN 46526
Tel: (574) 533-9913
Fax: (574) 533-9911
abonmarche.com

PROJECT: **BRISTOL APARTMENTS DPUD**
STATE ROAD 120
BRISTOL, INDIANA 46507

SHEET TITLE: **D.P.U.D. PRIMARY PLAN / SUPPORT DRAWING & PRIMARY PLAT**

DRAWN BY: _____
DESIGNED BY: _____
PM REVIEW: CW
QA/QC REVIEW: BEM
DATE: 11/06/2023
SCALE: HORIZ: 1" = 100'
VERT: _____
ACI JOB #: 23-0547
SHEET NO. 1 of 3

O:\PROJECTS\2023\03-0547 ANCON CONST - BRISTOL APARTMENTS\CAD_SURVEY\DRAWINGS\23-0547 DPUD.DWG PG 2 TANYA MILLER 11.22.2023 3:46 PM



- LEGEND**
- WOODED AREA
 - BENCHMARK LOCATIONS
 - OVERHEAD POWER LINE
 - FIBER OPTICS (FIELD LOCATED)
 - GAS LINE (FIELD LOCATED)
 - WETLAND (PER US FISH & WILDLIFE WETLANDS MAP)
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 - SET 3/8" REBAR "ABONMARCHÉ 0050"
 - FOUND IRON PIPE
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 - GAS MARKER
 - UTILITY TUB
 - GUYWIRE
 - WELL
 - TRAFFIC SIGN
 - TELEPHONE PEDESTAL
 - MAILBOX

BRISTOL APARTMENTS D.P.U.D.
 A PART OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 29, AND THE NORTHWEST QUARTER OF SECTION 32, ALL IN TOWNSHIP 38 NORTH, RANGE 6 EAST, WASHINGTON TOWNSHIP, ELKHART COUNTY, INDIANA
 ADDRESS: 20551 STATE ROAD 120, BRISTOL, IN 46507

D.P.U.D. PRIMARY PLAN / SUPPORT DRAWING & PRIMARY PLAN

ABONMARCHÉ
 Benton Harbor
 Grand Haven
 Grand Rapids
 Kalamazoo
 Layaville

South Bend
 Goshen
 Valparaiso
 Hobart
 Ft. Wayne

Engineering - Architecture - Land Surveying

303 River Race Drive, Unit 206
 Goshen, IN 46526
 T 574.533.9913
 F 574.533.9911
 abonmarche.com

PROJECT: **BRISTOL APARTMENTS DPUD**
 STATE ROAD 120
 BRISTOL, INDIANA 46507

SHEET TITLE:
D.P.U.D. PRIMARY PLAN / SUPPORT DRAWING & PRIMARY PLAN

DRAWN BY:
 DESIGNED BY:
 PM REVIEW: CW
 QA/QC REVIEW: BEM
 DATE: 11/06/2023
 SCALE: HORZ: 1" = 60'
 VERT:
 ACI JOB #: 23-0547
 SHEET NO. 2 of 3

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BRISTOL APARTMENTS D.P.U.D.

A PART OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 29, AND THE NORTHWEST QUARTER OF SECTION 32, ALL IN TOWNSHIP 38 NORTH, RANGE 6 EAST, WASHINGTON TOWNSHIP, ELKHART COUNTY, INDIANA ADDRESS: 20551 STATE ROAD 120, BRISTOL, IN 46507

D.P.U.D. PRIMARY PLAN / SUPPORT DRAWING & PRIMARY PLAT

GENERAL NOTES

- ZONING & PROPOSED LAND USE
THE INTENT OF THE PUD IS TO ESTABLISH A NEW SUBDIVISION ALLOWING FOR MULTIPLE RESIDENTIAL BUILDINGS ON ONE ZONING LOT AS WELL AS TO ALLOW FOR FUTURE DEVELOPMENT OF A COMMERCIAL USE ON THE SITE.
BRISTOL APARTMENTS WILL BE A MULTI-FAMILY RESIDENTIAL AND FUTURE COMMERCIAL SPACE DEVELOPMENT LOCATED ON THE NORTH SIDE OF STATE ROAD 120 IN THE CORPORATE LIMITS OF THE TOWN OF BRISTOL. FIVE RESIDENTIAL BUILDINGS WILL BE CONSTRUCTED WITH 16 UNITS EACH (80 UNITS TOTAL). THERE IS ONE EXISTING RESIDENTIAL BUILDING ON THE PROPERTY. THIS BUILDING WILL REMAIN AND WILL BE UTILIZED/REPURPOSED AS A MIXED USE BUILDING THAT COULD ACCOMMODATE A PRIVATE CLUB HOUSE, RESIDENTIAL UNIT, LEASING OFFICE, AND/OR OTHER COMMERCIAL SPACES ALLOWED IN THE B-2 DISTRICT.
ALLOWABLE USES FOR THE FUTURE COMMERCIAL SPACE ON LOT 2 WILL BE ONE THAT IS IDENTIFIED IN THE B-2 DISTRICT.
THE PROPERTY IS ZONED R-3 RESIDENTIAL DISTRICT AND IS BORDERED BY R-1 RESIDENTIAL AND M-2 INDUSTRIAL ZONING DISTRICTS.
ONE GROUPING OF MAILBOXES (80) WILL BE INSTALLED NEAR THE CLUB HOUSE.
- DEVIATION REQUEST
REQUIRE PARKING SPACES PROVIDED AT A RATE OF 1.5 SPACES PER RESIDENTIAL UNIT WHERE 1.5 SPACES ARE REQUIRED FOR EACH 1-BEDROOM UNIT AND 2 SPACES ARE REQUIRED FOR EACH 2+ BEDROOM UNIT. 120 PARKING SPACES WILL BE PROVIDED WHERE 150 ARE REQUIRED. FOUR SPACES WILL BE PROVIDED FOR THE LEASING OFFICE/CLUB HOUSE WHERE THE OFFICE REQUIREMENT IS 17000 SQUARE FOOT AS THE OFFICE LAYOUT HAS YET TO BE DETERMINED.
FOR LOT 1 AND 2, TO ALLOW PARKING SPACE DIMENSIONS TO BE 9-FEET BY 18-FEET WHERE 9-FEET BY 20-FEET IS THE GENERAL STANDARD.
FOR LOT 1, TO ALLOW A MONUMENT SIGN IN AN R-3 DISTRICT USING THE DESIGN STANDARDS FOR R-4.
FOR LOT 1, TO ALLOW UP TO SEVEN FREE-STANDING SIGNS IN A R-3 DISTRICT AND TO EXCEED THE MAXIMUM SIGN AREA OF 8 SQUARE FEET PER ZONING LOT. THE REST OF THE ZONING STANDARDS WILL BE MET.
FOR LOT 1, TO ALLOW UP TO TWELVE WALL SIGNS IN A R-3 DISTRICT USING THE DESIGN STANDARDS FOR R-4 WALL SIGNS.
FOR LOT 1, TO ALLOW A FRONT YARD SETBACK OF 102-FEET WHERE 120-FEET IS REQUIRED ON A STATE ROAD.
FOR LOT 1, TO ALLOW FOR USE OF THE EXISTING BUILDING FOR A MIX OF USES INCLUDING RESIDENTIAL AND THOSE ALLOWED IN B-2.
FOR LOT 2, TO ALLOW FOR ZERO FOOT SETBACK WHERE ADJACENT TO LOT 2 FOR BUILDING, PARKING, AND CONCRETE.
FOR LOT 2, TO ALLOW FOR ZERO FOOT SETBACK FOR BUILDINGS, PARKING, AND CONCRETE.
FOR LOT 2, TO ALLOW FOR WALL-MOUNTED AND FREE-STANDING SIGNS (ONE OF EACH) INSTALLED WITH THE COMMERCIAL DEVELOPMENT. LOCATIONS TO BE IDENTIFIED ON FUTURE SITE PLAN.
- SETBACKS - "R-3" ZONE ELKHART COUNTY
LOT 1 SETBACKS:
FRONT YARD = 102 FEET FROM CENTERLINE OF S.R. 120 (SEE DEVIATION REQUEST)
SIDE YARD = 10 FEET
REAR YARD = 20 FEET
SEE DEVIATION FOR EXISTING BUILDING ADJACENT TO LOT 2

4. DENSITY	PROPOSED LAND COVERAGE	LOT 1 AREA	PERCENTAGE	LOT 2 AREA	PERCENTAGE
	EXISTING BUILDING (MIXED USE)	0.05 AC±	0.3%	0.05 AC±	6.0%
	PROPOSED BUILDING	1.06 AC±	7.9%		
	FUTURE BUILDING				
	PROPOSED HMA SURFACE (ASPH)	1.28 AC±	9.5%	0.11 AC±	13.0%
	PROPOSED HMA SURFACE (ASPH)	0.15 AC±	1.1%	0.68 AC±	81.0%
	LAWN / OPEN SPACE	10.88 AC±	81.2%	0.84 AC±	100%
	TOTAL	13.47 AC±	100%		

- LANDSCAPE & BUFFERING
EXISTING TREES WILL BE RETAINED AS MUCH AS POSSIBLE.

THOUGH NOT REQUIRED BY THE ZONING ORDINANCE, IN AN ATTEMPT TO REDUCE ANY IMPACTS ON THE ADJACENT SINGLE-FAMILY RESIDENTIAL HOME, A BUFFER OF EVERGREEN TREES WILL BE PLANTED AT 12' SPACING ALONG THE REAR OF THE APARTMENT BUILDING AT THE EASTERN SIDE OF THE PROPERTY ADJACENT TO THE SINGLE-FAMILY HOME. THIS WOULD PROVIDE FOR A BUFFER OF APPROXIMATELY 25 TREES ALONG WITH ANY OF THE EXISTING TREES THAT ARE NOT DISTURBED DURING CONSTRUCTION. PROPOSED BUFFER MATERIAL IS EVERGREEN TREES TO BE PLANTED AT 12' SPACING, 6' HEIGHT AT INSTALLATION, BALLED AND BURLAPPED ROOT BALL.

7. SIGNAGE
A MONUMENT SIGN FOR COMMUNITY IDENTIFICATION SIGN WILL BE INSTALLED AT THE ENTRANCE TO THE SITE. IT WILL HAVE EXTERIOR ILLUMINATION. IF POSSIBLE AFTER THE COMMERCIAL DEVELOPMENT IS IDENTIFIED THIS SIGN COULD BE CONVERTED TO A MULTI-TENANT STYLE MONUMENT SIGN. A DEVIATION IS NEEDED TO ALLOW FOR A MONUMENT SIGN IN AN R-3 DISTRICT. DESIGN STANDARDS FOR R-4 MONUMENT SIGNS WILL BE MET.

8. TRAFFIC
NO NEW STREETS WILL BE CREATED WITH THIS DEVELOPMENT. ACCESS TO THE SITE WILL BE THROUGH ONE ENTRANCE FROM STATE ROAD 120, WHICH SHALL BE PERMITTED THROUGH INDOT. LOT 2 WILL BE ACCESSED VIA AN ACCESS EASEMENT ESTABLISHED THROUGH THIS PLAT.

9. WATER SUPPLY & SANITARY SEWER
THE PROPOSED PROJECT SITE WILL BE CONNECTED TO THE TOWN OF BRISTOL MUNICIPAL WATER AND SEWER UTILITIES BY WAY OF NEW EXTENSIONS.

10. STORMWATER MANAGEMENT
ALL STORMWATER WILL BE MANAGED ON-SITE. PRELIMINARY STORMWATER CALCULATIONS ARE PROVIDED ON THE SITE PLAN. THE RETENTION BASINS WILL BE LOCATED ON LOT 1 AND AN EASEMENT FOR STORMWATER DISCHARGE INTO THIS BASIN FOR THE BENEFIT OF LOT 2 WILL BE ESTABLISHED THROUGH THIS PLAT. A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WILL BE PROVIDED AS PART OF THE SECONDARY PLAT SUBMISSION.

11. SOILS
THE SITE IS COMPOSED OF BFA (BRISTOL LOAMY SAND, 0 TO 2 PERCENT SLOPES) & AHAU (ADRIAN MICH UNDRAINED, 0-1% SLOPES). SOIL INFORMATION WAS OBTAINED FROM THE ELKHART COUNTY, INDIANA. THE SURVEY WAS PUBLISHED BY THE USDA AND NRCS IN COOPERATION WITH PURDUE UNIVERSITY AND THE STATE SOIL CONSERVATION SERVICE.
AN INFILTRATION STUDY WAS CONDUCTED IN SEPTEMBER 2023 BY WEAVER CONSULTANTS GROUP. THE STUDY IS INCLUDED IN EXHIBIT B.

12. LIGHTING
LIGHTING THROUGHOUT THE SITE WILL BE DESIGNED TO KEEP ALL LIGHT GENERATED FROM THE FIXTURES ON THE LOT TO REDUCE ANY LIGHT POLLUTION ONTO ADJACENT PROPERTY.

13. BENCHMARKS
TBM #A - BENCHMARK IN THE NORTH FACE OF POWER POLE #597-743 LOCATED ON THE NORTH SIDE OF STATE ROAD 120, #81' SOUTHWEST OF DRIVE FOR 20551 STATE ROAD 120 @ ELEVATION = 761.93 FEET (NAVD88)
TBM #B - BENCHMARK IN THE SOUTH FACE OF POWER POLE #106-6357 LOCATED ON THE SOUTH SIDE OF STATE ROAD 120, #90' NORTHEAST OF DRIVE FOR 20551 STATE ROAD 120 @ ELEVATION = 761.61 FEET (NAVD88)

14. CONTOURS
TOPOGRAPHIC MAPPING UNITS ARE MEASURED AND DISPLAYED IN ENGLISH UNITS (US SURVEY FEET HORIZONTALLY AND NAVD 1988 VERTICALLY) ESTABLISHED BY GPS MEASUREMENTS.

15. FLOOD NOTE
A PORTION OF THE SUBJECT PARCEL DOES LIE WITHIN 1% ANNUAL CHANCE FLOOD (SPECIAL FLOOD HAZARD AREA) AS SCALED AND DEPICTED ON THE FEMA/FIRM COMMUNITY PANEL NUMBER 18039C0153D, EFFECTIVE MAP DATE: AUGUST 2, 2011.

16. WETLAND NOTE
A DELINEATION OF THE SITE PERFORMED BY THREE RIVERS WETLAND CONSULTING, LLC ON OCTOBER 5, 2023 WAS USED TO ESTABLISH THE WETLANDS BOUNDARY ON THIS SITE PLAN.

17. ELEVATIONS OF BUILDINGS
FINISHED GRADE OF ANY FUTURE BUILDING SHALL BE SET TO ENSURE ADEQUATE FLOW OF STORMWATER AWAY FROM PROPOSED BUILDINGS. PROPOSED BUILDING WILL BE OF STANDARD CONSTRUCTION.

18. EROSION CONTROL PLAN
AN EROSION CONTROL PLAN/STORMWATER POLLUTION PREVENTION PLAN IS REQUIRED, MORE THAN AN ACRE OF LAND WILL BE DISTURBED DURING CONSTRUCTION.

1. ZONING & PROPOSED LAND USE
THE INTENT OF THE PUD IS TO ESTABLISH A NEW SUBDIVISION ALLOWING FOR MULTIPLE RESIDENTIAL BUILDINGS ON ONE ZONING LOT AS WELL AS TO ALLOW FOR FUTURE DEVELOPMENT OF A COMMERCIAL USE ON THE SITE.
BRISTOL APARTMENTS WILL BE A MULTI-FAMILY RESIDENTIAL AND FUTURE COMMERCIAL SPACE DEVELOPMENT LOCATED ON THE NORTH SIDE OF STATE ROAD 120 IN THE CORPORATE LIMITS OF THE TOWN OF BRISTOL. FIVE RESIDENTIAL BUILDINGS WILL BE CONSTRUCTED WITH 16 UNITS EACH (80 UNITS TOTAL). THERE IS ONE EXISTING RESIDENTIAL BUILDING ON THE PROPERTY. THIS BUILDING WILL REMAIN AND WILL BE UTILIZED/REPURPOSED AS A MIXED USE BUILDING THAT COULD ACCOMMODATE A PRIVATE CLUB HOUSE, RESIDENTIAL UNIT, LEASING OFFICE, AND/OR OTHER COMMERCIAL SPACES ALLOWED IN THE B-2 DISTRICT.
ALLOWABLE USES FOR THE FUTURE COMMERCIAL SPACE ON LOT 2 WILL BE ONE THAT IS IDENTIFIED IN THE B-2 DISTRICT.
THE PROPERTY IS ZONED R-3 RESIDENTIAL DISTRICT AND IS BORDERED BY R-1 RESIDENTIAL AND M-2 INDUSTRIAL ZONING DISTRICTS.
ONE GROUPING OF MAILBOXES (80) WILL BE INSTALLED NEAR THE CLUB HOUSE.

2. DEVIATION REQUEST
REQUIRE PARKING SPACES PROVIDED AT A RATE OF 1.5 SPACES PER RESIDENTIAL UNIT WHERE 1.5 SPACES ARE REQUIRED FOR EACH 1-BEDROOM UNIT AND 2 SPACES ARE REQUIRED FOR EACH 2+ BEDROOM UNIT. 120 PARKING SPACES WILL BE PROVIDED WHERE 150 ARE REQUIRED. FOUR SPACES WILL BE PROVIDED FOR THE LEASING OFFICE/CLUB HOUSE WHERE THE OFFICE REQUIREMENT IS 17000 SQUARE FOOT AS THE OFFICE LAYOUT HAS YET TO BE DETERMINED.
FOR LOT 1 AND 2, TO ALLOW PARKING SPACE DIMENSIONS TO BE 9-FEET BY 18-FEET WHERE 9-FEET BY 20-FEET IS THE GENERAL STANDARD.
FOR LOT 1, TO ALLOW A MONUMENT SIGN IN AN R-3 DISTRICT USING THE DESIGN STANDARDS FOR R-4.
FOR LOT 1, TO ALLOW UP TO SEVEN FREE-STANDING SIGNS IN A R-3 DISTRICT AND TO EXCEED THE MAXIMUM SIGN AREA OF 8 SQUARE FEET PER ZONING LOT. THE REST OF THE ZONING STANDARDS WILL BE MET.
FOR LOT 1, TO ALLOW UP TO TWELVE WALL SIGNS IN A R-3 DISTRICT USING THE DESIGN STANDARDS FOR R-4 WALL SIGNS.
FOR LOT 1, TO ALLOW A FRONT YARD SETBACK OF 102-FEET WHERE 120-FEET IS REQUIRED ON A STATE ROAD.
FOR LOT 1, TO ALLOW FOR USE OF THE EXISTING BUILDING FOR A MIX OF USES INCLUDING RESIDENTIAL AND THOSE ALLOWED IN B-2.
FOR LOT 2, TO ALLOW FOR ZERO FOOT SETBACK WHERE ADJACENT TO LOT 2 FOR BUILDING, PARKING, AND CONCRETE.
FOR LOT 2, TO ALLOW FOR ZERO FOOT SETBACK FOR BUILDINGS, PARKING, AND CONCRETE.
FOR LOT 2, TO ALLOW FOR WALL-MOUNTED AND FREE-STANDING SIGNS (ONE OF EACH) INSTALLED WITH THE COMMERCIAL DEVELOPMENT. LOCATIONS TO BE IDENTIFIED ON FUTURE SITE PLAN.

3. SETBACKS - "R-3" ZONE ELKHART COUNTY
LOT 1 SETBACKS:
FRONT YARD = 102 FEET FROM CENTERLINE OF S.R. 120 (SEE DEVIATION REQUEST)
SIDE YARD = 10 FEET
REAR YARD = 20 FEET
SEE DEVIATION FOR EXISTING BUILDING ADJACENT TO LOT 2

LEGAL DESCRIPTION-PER INSTR. # 2023-03036

A PART OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 29, AND THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 6 EAST, IN WASHINGTON TOWNSHIP, ELKHART COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A STONE MARKING THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 29, AND ASSUMING THE WEST LINE OF SAID QUARTER SECTION TO HAVE A BEARING OF DUE NORTH AND SOUTH, THENCE DUE NORTH ALONG THE WEST LINE OF SAID QUARTER SECTION, 2,228.5 FEET TO A SPIKE NAIL MARKING THE INTERSECTION OF THE WEST LINE OF SAID QUARTER SECTION WITH THE CENTER LINE OF ELKHART-BRISTOL ROAD (COMMONLY KNOWN AS STATE ROAD 120); THENCE NORTH 60 DEGREES 40 MINUTES EAST ALONG A CHORD SEGMENT OF SAID CURVE, 312.38 FEET TO THE POINT OF TANGENT; THENCE NORTH 60 DEGREES 40 MINUTES EAST ALONG THE CENTER LINE OF SAID ROAD, 148.34 FEET TO A POINT OF CURVE; THENCE SOUTH 61 DEGREES 40 MINUTES WEST ALONG A CHORD SEGMENT OF SAID CURVE, 312.38 FEET TO THE POINT OF INTERSECTION OF THE CENTER LINE OF SAID ROAD WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 32; THENCE SOUTH 64 DEGREES 22 MINUTES 30 SECONDS WEST, ALONG A CHORD SEGMENT OF SAID CURVE, 227.18 FEET TO THE POINT OF TANGENT OF SAID CURVE; THENCE SOUTH 65 DEGREES 8 MINUTES WEST, ALONG THE CENTER LINE OF SAID ROAD, 133.71 FEET; THENCE NORTH 21 DEGREES 17 MINUTES WEST, APPROXIMATELY 204.28 FEET TO THE WATER'S EDGE OF THE ST. JOSEPH RIVER; THENCE UPSTREAM AND MEANDERING ALONG THE WATER'S EDGE OF SAID ST. JOSEPH RIVER TO A POINT THAT IS NORTH 24 DEGREES 18 MINUTES WEST, APPROXIMATELY 1,200.00 FEET NORTHERLY OF THE PLACE OF BEGINNING; THENCE SOUTH 24 DEGREES 18 MINUTES EAST, APPROXIMATELY 1,200.00 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.
EXCEPTING THEREFROM THE FOLLOWING:
A PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 6 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, ELKHART COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A SPIKE MARKING THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 29, AND THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 32, TO HAVE AN ASSUMED BEARING OF NORTH 0 DEGREES 00 MINUTES 00 SECONDS WEST (ONE NORTH); THENCE NORTH 10 DEGREES 00 SECONDS WEST, A DISTANCE OF 2228.50 FEET TO A POINT ON THE CENTERLINE OF STATE ROAD 120; THENCE SOUTH 64 DEGREES 22 MINUTES 30 SECONDS WEST ALONG SAID CENTERLINE OF STATE ROAD 120 A DISTANCE OF 199.05 FEET TO A POINT ON SAID CENTERLINE OF STATE ROAD 120 BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 64 DEGREES 22 MINUTES 30 SECONDS WEST ALONG SAID CENTERLINE OF STATE ROAD 120, A DISTANCE OF 28.13 FEET TO A POINT ON THE CENTERLINE OF STATE ROAD 120; THENCE SOUTH 65 DEGREES 08 MINUTES 00 SECONDS WEST ALONG SAID CENTERLINE OF STATE ROAD 120, A DISTANCE OF 133.77 FEET TO A POINT ON SAID CENTERLINE OF STATE ROAD 120 TO AN IRON REBAR WITH CAP (DORLOT 890028); THENCE NORTH 21 DEGREES 17 MINUTES WEST, APPROXIMATELY 204.28 FEET TO A POINT OF TANGENT; THENCE NORTH 60 DEGREES 40 MINUTES WEST ALONG A CHORD SEGMENT OF SAID CURVE, 312.38 FEET TO THE POINT OF INTERSECTION OF THE CENTER LINE OF SAID ROAD WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 32; THENCE SOUTH 64 DEGREES 22 MINUTES 30 SECONDS WEST, A DISTANCE OF 55.18 FEET TO A POINT ON THE NORMAL WATER LINE OF SAID ST. JOSEPH RIVER; THENCE NORTH 26 DEGREES 06 MINUTES 57 SECONDS EAST MORE OR LESS ALONG THE NORMAL WATER LINE OF SAID ST. JOSEPH RIVER, A DISTANCE OF 131.45 FEET MORE OR LESS TO A POINT ON THE NORMAL WATER LINE OF SAID ST. JOSEPH RIVER; THENCE SOUTH 34 DEGREES 11 MINUTES 32 SECONDS EAST, A DISTANCE OF 125.00 FEET TO AN IRON REBAR WITH CAP (DORLOT 890028) BEING A MEANDER LINE POINT FOR THE ST. JOSEPH RIVER; THENCE CONTINUING SOUTH 34 DEGREES 11 MINUTES 32 SECONDS EAST, A DISTANCE OF 165.08 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION-PER INSTR. # 2023-03036

A PART OF THE SOUTHWEST QUARTER (SW 1/4) AND THE SOUTHEAST QUARTER (SE 1/4) OF SECTION THIRTY-NINE (39), AND THE NORTHWEST QUARTER (NW 1/4) AND THE NORTHEAST QUARTER (NE 1/4) OF SECTION THIRTY-TWO (32), IN TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE SIX (6) EAST, IN WASHINGTON TOWNSHIP, ELKHART COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A STONE MARKING THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION THIRTY-TWO (32) AND ASSUMING THE WEST LINE OF SAID QUARTER SECTION TO HAVE A BEARING OF DUE NORTH AND SOUTH, THENCE DUE NORTH ALONG THE WEST LINE OF SAID QUARTER SECTION, A DISTANCE OF TWO THOUSAND TWO HUNDRED TWENTY-EIGHT AND FIVE TENTHS (2,228.5) FEET TO A SPIKE NAIL MARKING THE INTERSECTION OF THE WEST LINE OF SAID QUARTER SECTION WITH THE CENTER LINE OF THE ELKHART - BRISTOL ROAD (COMMONLY KNOWN AS STATE ROAD NUMBER 120); THENCE NORTH-SIXTY-ONE (61) DEGREES FORTY (40) MINUTES EAST, ALONG A CHORD SEGMENT OF SAID CURVE, A DISTANCE OF ONE HUNDRED TWELVE AND THIRTY-EIGHT HUNDRETHS (112.38) FEET TO THE POINT OF TANGENT AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH TWENTY-EIGHT (28) DEGREES TWENTY-FOUR (24) MINUTES EASTERN (18) DEGREES TWENTY-FOUR (24) MINUTES EAST, A DISTANCE OF ONE HUNDRED FORTY-EIGHT AND THIRTY-FOUR HUNDRETHS (148.34) FEET; THENCE SOUTH TWENTY-FOUR (24) DEGREES EIGHTEEN (18) MINUTES EAST, A DISTANCE OF FOUR HUNDRED FIFTY (450.00) FEET TO THE CENTER LINE OF SAID ROAD, THENCE SOUTH-SIXTY (60) DEGREES SEVENTEEN (17) MINUTES WEST, ALONG SAID ROAD, A DISTANCE OF ONE HUNDRED FORTY-EIGHT AND THIRTY-FOUR HUNDRETHS (148.34) FEET TO THE PLACE OF BEGINNING.
CONTAINING ONE AND FIFTY-THREE HUNDRETHS (1.53) ACRES OF LAND,
SUBJECT TO PUBLIC HIGHWAY: STATE ROAD NO. 120.

RETENTION BASIN CALCULATIONS

THE PROPOSED RETENTION BASINS SHALL PROVIDE STORMWATER STORAGE FOR THE PROPOSED PROJECT FOR THE 100-YEAR, 24-HOUR STORM EVENT. THE RETENTION BASINS SHALL BE INTERCONNECTED TO PROVIDE STORMWATER STORAGE AND WILL BE PAVED AND CONCRETE FINISHED TO PREVENT POLLUTION FROM ENTERING THE BASINS. OVERFLOW SHALL BE DISCHARGED TO THE NORTH INTO THE ST. JOSEPH RIVER. STORMWATER RUNOFF FROM THE PROPOSED DEVELOPMENT WILL BE RETAINED ON-SITE.

THE FOLLOWING STORMWATER MANAGEMENT CALCULATIONS ARE BASED ON THE PUBLISHED STORM INTENSITIES CONTAINED IN THE CURRENT ELKHART COUNTY "GUIDELINES AND STANDARDS FOR DESIGN AND PUBLIC IMPROVEMENT, STREET STANDARDS" AND THE COUNTY'S SPREADSHEET USING THE RATIONAL METHOD.

ESTIMATED DRAINAGE AREA = 5.8± ACRES
ESTIMATED COVERAGE - DRAINAGE AREA = 0.05± ACRES
HARD SURFACE (C=0.95) = 2.75± ACRES
WATER IMPOUNDMENT (C=1.00) = 0.70± ACRES
FUTURE HARD SURFACE (C=0.95) = 2.10± ACRES
OPEN AREA (C=0.30) = 2.10± ACRES

MODIFIED RUNOFF COEFFICIENT CALCULATIONS
C = [(0.05±+2.75+0.70+2.10) X 0.95] + [(0.70 X 1.00) ± (2.10 X 0.30)] = 0.74
5.8± ACRES

STORM DURATION (hours)	100-YEAR INTENSITY (in/hr)	INFLOW RATE (cfs)	RELEASE RATE (cfs)	STORAGE RATE (cfs)	REQUIRED STORAGE (cft)
0.25	6.47	27.80	0.00	27.80	25230
0.50	3.96	17.02	0.00	17.02	30885
0.75	2.71	11.65	0.00	11.65	31704
1	1.98	8.51	0.00	8.51	30885
2	1.55	6.66	0.00	6.66	48355
3	1.14	4.90	0.00	4.90	53347
4	0.92	3.95	0.00	3.95	57402
5	0.77	3.31	0.00	3.31	60054
6	0.67	2.88	0.00	2.88	62706
7	0.59	2.54	0.00	2.54	64422
8	0.53	2.28	0.00	2.28	66137
9	0.48	2.06	0.00	2.06	67885
10	0.44	1.89	0.00	1.89	68633
15	0.32	1.38	0.00	1.38	74873
20	0.25	1.07	0.00	1.07	77992
24	0.22	0.95	0.00	0.95	82340

STORAGE REQUIRED: 82,340 cft
4,942 cft (6% inflation factor)

STORAGE PROVIDED BELOW DHW: 1.51 Acre-Ft
PROVIDED FREEBOARD STORAGE: 0.79 Acre-Ft
TOTAL STORAGE PROVIDED: 2.30 Acre-Ft

NOTE: Storm Intensities are referenced from Elkhart County Street Standards

RETENTION STORAGE VOLUME CALCULATIONS

STORM DURATION (hours)	100-YEAR INTENSITY (in/hr)	INFLOW RATE (cfs)	RELEASE RATE (cfs)	STORAGE RATE (cfs)	REQUIRED STORAGE (cft)
0.25	6.47	27.80	0.00	27.80	25230
0.50	3.96	17.02	0.00	17.02	30885
0.75	2.71	11.65	0.00	11.65	31704
1	1.98	8.51	0.00	8.51	30885
2	1.55	6.66	0.00	6.66	48355
3	1.14	4.90	0.00	4.90	53347
4	0.92	3.95	0.00	3.95	57402
5	0.77	3.31	0.00	3.31	60054
6	0.67	2.88	0.00	2.88	62706
7	0.59	2.54	0.00	2.54	64422
8	0.53	2.28	0.00	2.28	66137
9	0.48	2.06	0.00	2.06	67885
10	0.44	1.89	0.00	1.89	68633
15	0.32	1.38	0.00	1.38	74873
20	0.25	1.07	0.00	1.07	77992
24	0.22	0.95	0.00	0.95	82340

PROJECT: BRISTOL APARTMENTS DPUD
STATE ROAD 120
BRISTOL, INDIANA 46507

PROJECT TITLE: D.P.U.D. PRIMARY PLAN / SUPPORT DRAWING & PRIMARY PLAT

SHEET TITLE: D.P.U.D. PRIMARY PLAN / SUPPORT DRAWING & PRIMARY PLAT

DRAWN BY: _____

DESIGNED BY: _____

PM REVIEW: CW

QA/QC REVIEW: BEM

DATE: 11/06/2023

SCALE: HORIZ: _____ VERT: _____

ACI JOB #: 23-0547

SHEET NO. 3 of 3

303 River Race Drive, Unit 206
Coshen, IN 46526
774-533-1113
F 774-533-9991
abonmarche.com

South Bend
Coshen
Valparaiso
Fort Wayne
Ellettsville

Engineering - Architecture - Land Surveying

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Plan Commission Staff Report

Prepared by the Department of Planning and Development

Hearing Date: December 14, 2023

Transaction Number: GPUD-0739-2023.

Parcel Number(s): 20-03-26-376-001.000-031, 20-03-34-200-005.000-030, 20-03-34-200-006.000-030, 20-03-35-100-002.000-030, 20-03-35-100-011.000-030, 20-03-35-100-018.000-030.

Existing Zoning: GPUD R-1, GPUD R-4, GPUD B-3, A-1.

Petition: For a zone map change from A-1, GPUD B-3, GPUD R-1 & GPUD R-4 to a GPUD M-1 & GPUD M-2 to be known as ORCHARD HILLS AWT GPUD.

Petitioner: AWT Inc., represented by Jones Petrie Rafinski.

Location: Northeast corner of SR 15 & CR 10, in Washington Township.

Adjacent Zoning and Land Uses: The following table shows the zoning and current land use for the subject property and adjacent sites.

	Zoning	Current Land Use
Subject Property	A-1, GPUD R-1, GPUD R-3, GPUD B-3	Agricultural
North	A-1, B-3, M-2	Manufacturing, professional offices, multifamily residential
South	A-1	Agricultural, single-family residential
East	A-1	Agricultural
West	M-1, M-2	Manufacturing

Site Description: The GPUD area is approximately 162 acres of the original mixed-use Orchard Hills GPUD from 2003. The south portion of the site slopes down from southeast to northwest, and all the subject property lies in a gateway area, as designated by the Bristol comprehensive plan, between manufacturing uses at the north and west and agricultural and residential uses at the south and east. Only a small portion of the property is currently within Bristol town limits, which form the site’s north and west edges.

History and General Notes:

- **March 17, 2003** – The BCC approved a rezoning from A-1 to a GPUD R-1, R-3, R-4, and B-3 to be known as Orchard Hills GPUD (PC 03-07). The project was “planned primarily as a residential community with a mixture of single- and multifamily housing integrated with complementary commercial and office uses along SR 15,” and it included an alignment of the east part of CR 10 with the now-vacated west part.
- **December 1, 2003** – The BCC approved the rezoning of the southeast portion of the site to A-1 (PC 03-07a).

Plan Commission Staff Report (Continued)

Hearing Date: December 14, 2023

Zoning District Purpose Statements: The purpose of the GPUD, General Planned Unit Development Overlay, zoning district is to allow an applicant the benefit of flexibility in development in exchange for increased public or private amenities that go beyond the requirements of the Zoning Ordinance. The GPUD Overlay zoning district encourages the unified design of attractive and functional residential, non-residential and mixed use projects. The purpose of the M-1, Limited Manufacturing, zoning district is to accommodate less intense manufacturing, warehousing and distribution uses that are not significantly objectionable to surrounding properties in terms of truck traffic, noise, odor, smoke and other potential nuisance factors. The purpose of the M-2, Heavy Manufacturing, zoning district is to accommodate moderately and highly intense manufacturing uses and to prevent encroachment by residential and lighter commercial uses that would eventually lead to land use conflicts. Permitted uses may produce heavy truck traffic, noise, odor or smoke.

Staff Analysis: The purpose of this rezoning petition is to replace the 2003 GPUD and make way for an eventual large-lot industrial DPUD with M-1 uses at the south and M-2 uses at the north and east.

The staff, after reviewing this petition, recommends **APPROVAL** of this rezoning for the following reasons:

1. The requested Zoning Map Amendment complies with the Comprehensive Plan. The county's plan states that industrial development should be encouraged within urban growth areas and that the county will manage growth focused near towns and along selected major highways, maximizing access to services. The project area is adjacent to town limits at the north and west and will eventually be annexed and connect to Bristol utilities.
2. The request is in character with current conditions, structures, and uses on the subject property and in its surroundings. The development fills an industrial gap on SR 15 with established manufacturing uses at the north and west, and the project area received conceptual approval for mixed-use development in 2003.
3. The most desirable use of the subject property is industrial, commercial, residential, or any transitional mixture thereof.
4. The request conserves property values. The current development concept omits the southeast portion of the 2003 development area, which was slated for multifamily housing at that time, and at the DPUD stage for the current development, the staff will work directly with the town to develop a list of prohibited uses.
5. The proposed rezoning promotes responsible growth and development. The project area has been earmarked for development since 2003, lies on a major transportation corridor, has access to utilities, and will not be eligible for development until a DPUD is approved.

ORCHARD HILLS AWT GPUD

December 21, 2023

Owner/Developer:

AWT INC
4000 E Bristol Street, Suite 3
Elkhart, IN 46514

Prepared by:



325 S Lafayette Blvd
South Bend, IN 46601
574-232-4388
ATTN: Matt Schuster
mschuster@jpr1source.com

ORCHARD HILLS AWT GPUD

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ORCHARD HILLS AWT GPUD

1.0 DEVELOPMENT CONCEPT OVERVIEW

1.1 Concept Summary & Legal Description

Orchard Hills AWT GPUD is a proposed amendment to an existing GPUD, ordinance number PC03-07. This amendment is seeking to rezone the property from A-1, GPUD B-3, GPUD R-4 and GPUD-R1 to GPUD B3, GPUD M1 and GPUD M2 as shown. These parcels are located in Bristol, Indiana on the East side of State Road 15, approximately 690 feet South of Bloomingdale Drive. The address of the existing parcel on the east side of SR 15 is 54430 SR 15, Bristol, IN 46507.

AWT Inc. are seeking to rezone approximately 161.4 acres of land to GPUD B3, GPUD M1 and GPUD M2 to allow for a new industrial development at the southeast corner of Bristol, Indiana. The development would be constructed in multiple phases.

The following information should serve as a guideline for development of the proposed GPUD. The site location is shown on the included site plan support drawing.

Legal Description:

The recorded deeds for each parcel seeking to be rezoned are included as a separate attachment. Legal descriptions for the proposed area to be rezoned to GPUD B3, GPUD M1 and GPUD M2 are attached along with a legal description for the current parcel that is already annexed into the Town of Bristol. The parcels which are not currently annexed will be submitted for annexation.

1.2 Reason for the Chosen Location

The location of this development is within close proximity to the Town of Bristol Water and Sewer along with surrounding industrial development.

1.3 Relationship of the Intended Uses with Existing Surrounding Uses

The proposed location is already near a significant amount of industrial development on both the west and north side of this proposed site location.

Adjacent properties to the north, west, east and south are all indicated on the site plan support drawing. The proposed use should have no adverse impact to the adjacent properties. Any future proposed developments would be required to be re-submitted as a DPUD showing the proposed details of the development along with meeting Elkhart County Zoning Ordinance requirements.

1.4 Land Use Intent by Percentage

The overall proposed development is proposed to be a use allowed with the BB, M1 and/or M2 zoning classifications.

1.5 General Protections for Surrounding Residential Uses

No proposed development details are known at this time. General protections would be established as part of the DPUD submittal for any proposed project development in accordance with Elkhart Counties Zoning Ordinance requirements.

ORCHARD HILLS AWT GPUD

2.0 DEVELOPMENT CONCEPT DETAILS

2.1 Site Improvements and Changes

No Proposed improvements are planned at this time. The developer is seeking land use approval as GPUD B3 GPUD M-1 and GPUD M-2. Any proposed improvements would be required to be submitted for either a straight rezoning and/or as a DPUD.

2.2 Project Phasing

No proposed site development improvements are currently planned. The overall project is expected to be completed in multiple phases with roadway and utilities being constructed to allow for development on the industrial lots.

2.3 Days and Hours of Operation

This will be determined once a proposed development and/or user is known.

2.4 General Indoor and Outdoor Activity

Any proposed access to SR 15 will require review and approval by INDOT. Once a development is proposed the developer and/or the developer’s consultant will need to coordinate the proposed access location with INDOT, Town of Bristol and Elkhart County Highway.

2.5 Road Impacts with Jurisdiction Note

The future roadway improvements are planned to help with traffic flow around downtown Bristol.

2.6 MS4 Impacts with Disturbance Note

No proposed land disturbance is proposed with this rezoning request. Any land disturbance of more than one acre shall be required to submit for review and approval in accordance with Indiana’s Construction Stormwater General Permit.

3.0 DEVIATIONS FROM ZONING ORDINANCE STANDARDS

The owner is not requesting any deviations from the standard as part of this rezoning request.

4.0 WATER AND SANITARY SYSTEMS

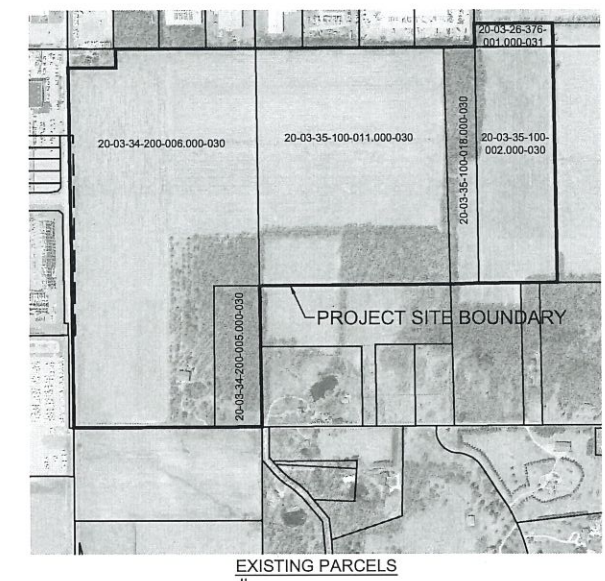
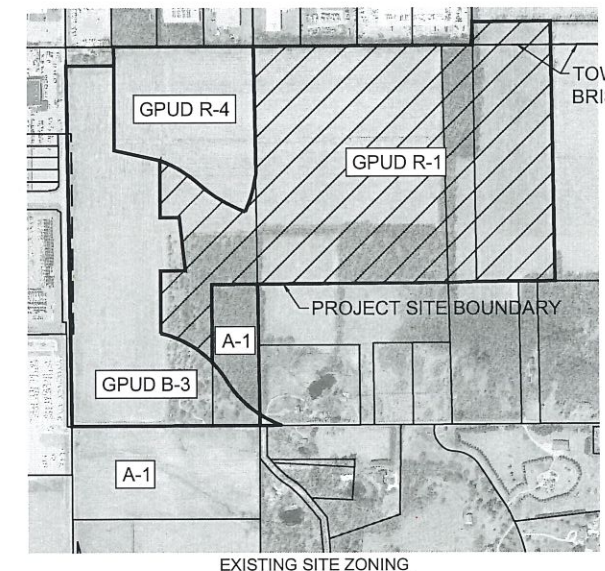
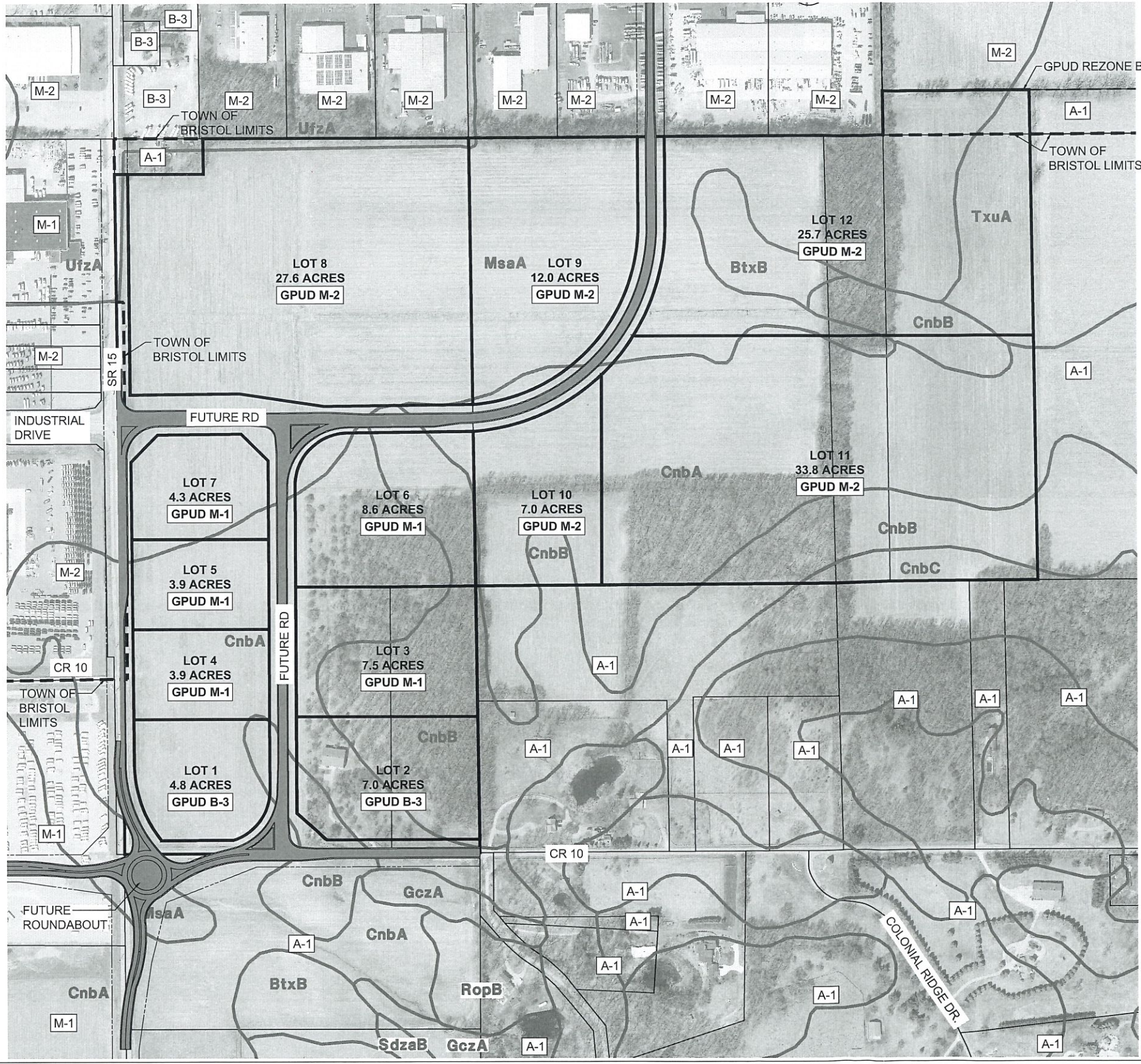
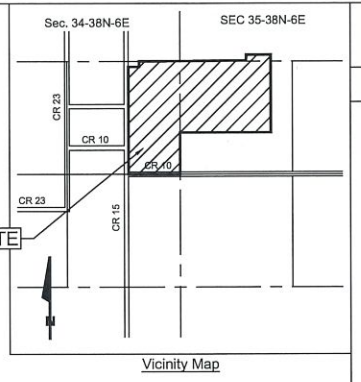
The Town of Bristol has water and sanitary sewer available for connection within this area. Annexation is expected to commence to allow for the overall property to connect to town utilities in the future.

OWNER/DEVELOPER
AWT, INC
PO BOX 2955
ELKHART, IN 46515

SURVEYOR/ENGINEER
JONES, PETRIE, RAFINSKI, CORP.
325 S. LAFAYETTE BLVD.
SOUTH BEND, IN 46601
ATTN: MATT SCHUSTER
MSCHUSTER@JPR1SOURCE.COM
(574) 232-4338

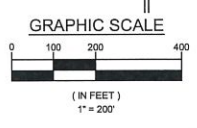
ORCHARD HILLS AWT GPUD

AN AMENDMENT TO AN EXISTING GPUD SITE PLAN SUPPORT DRAWING, ORDINANCE NO. PC03-07
PART OF SECTION 34/35, TOWNSHIP 38 NORTH, RANGE 6 EAST, WASHINGTON TOWNSHIP, ELKHART COUNTY, INDIANA



- SITE DATA**
- EXISTING LAND USE: A-1, GPUD R-1, GPUD R-4, GPUD B-3
 - PROPOSED LAND USE: GPUD B3, GPUD M-1 & GPUD M-2
 - FUTURE DEVELOPMENT SHALL UTILIZE TOWN OF BRISTOL WATER AND SANITARY SEWER.
 - THE SUBJECT SITE IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.
 - PROPOSED DEVELOPMENT SHOWN IS CONCEPTUAL.

SURVEY DATUM:
HORIZONTAL DATUM IS BASED UPON THE INDIANA STATE PLANE COORDINATE SYSTEM, EAST ZONE, GPS DERIVED UTILIZING THE INCORS NETWORK. BASIS OF ELEVATION IS GPS DERIVED UTILIZING THE INCORS NETWORK, NAVD88 DATUM.



SOILS LEGEND

Soil Type	Slopes
BtxB	BRISTOL LOAMY SAND, 2 TO 5% SLOPES
CnbA	COLOMA SAND, 0 TO 2% SLOPES
CnbB	COLOMA SAND, 2 TO 5% SLOPES
CnbC	COLOMA SAND, 5 TO 10% SLOPES
GczA	GILFORD SANDY LOAM, 0 TO 1% SLOPES
MsaA	MISHAWAKA SANDY LOAM, 0 TO 1% SLOPES
RopB	RIDDLES-OSHEMO COMPLEX, 1 TO 5% SLOPES
SdzaB	SELFRIDGE-BREMS COMPLEX, 1 TO 4% SLOPES
TxuA	TYNER LOAMY SAND, 0 TO 1% SLOPES
UfzA	URBAN LAND-MISHAWAKA COMPLEX, 0 TO 1% SLOPES

REV	DESCRIPTION	BY

**JONES
PETRIE
RAFINSKI**

Fort Wayne, IN
South Bend, IN
P: 574.232.4388
P: 260.422.2622

ORCHARD HILLS AWT GPUD
AWT, INC
PO BOX 2955
ELKHART, IN 46515

DESIGNED BY: MMS
REVIEWED BY: EEM

DATE: DECEMBER 21, 2023

JOB NUMBER: 2023-0257

SCALE: 1" = 200'

GPUD-1

File: H:\2023 Projects\2023-0257\07 - Design\ENG\Plans\GPUD-1.dwg Saved By:mmschuster

ORDINANCE NO. BR 1-4-2024- 1

AN ORDINANCE TO AMEND ORDINANCE NO. PC 2016-03 KNOWN AS THE ELKHART COUNTY ZONING ORDINANCE BY REZONING THE AREA OF REAL ESTATE HEREINAFTER DESCRIBED FROM R-3 TO DPUD R-3, TO BE KNOWN AS BRISTOL APARTMENTS DPUD; AND BY CHANGING THE ZONE MAPS INCORPORATED BY REFERENCE IN SECTION 4.1.2.A. OF THE ELKHART COUNTY ZONING ORDINANCE

WHEREAS, Swank & White LLC, represented by Abonmarche Consultants. submitted a petition to change the zone maps for the real estate described in **SECTION 1** of this ordinance from **R-3 to DPUD R-3** on November 6th, 2023.

WHEREAS, The Staff for the Elkhart County Advisory Plan Commission did cause the publishing of the legal advertisements for the Public Hearing in **The Middlebury Independent** on the 29th day of November 2023 and in **The Goshen News** on the 1st day of December 2023 and did mail as prescribed by Rule and Law the Notice of Public Hearing to all persons of record within 300 feet;

WHEREAS, The Elkhart County Advisory Plan Commission did hold a public hearing as provided by law on the 14th day of December 2023 and did take public input at that meeting;

WHEREAS, The Elkhart County Advisory Plan Commission did give reasonable regard to the criteria established by IC 36-7-4-603 and Section 3.5 Detailed Planned Unit Development of the Elkhart County Zoning Ordinance;

WHEREAS, The petition was sent to the Town Council of Middlebury, Indiana with a Favorable Recommendation;

THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF BRISTOL, INDIANA, AS FOLLOWS:

SECTION 1. That the legal description of the real estate attached hereto as **Attachment “A”** is made a part of this ordinance and incorporated herein by this reference.

SECTION 2. That the real estate described in **SECTION 1** of this Ordinance be rezoned from **R-3 to DPUD R-3** effective immediately and the zone maps adopted by reference in the Elkhart County Zoning Ordinance for Elkhart County, Indiana be amended and ordered amended and changed to reflect the said rezoning of said real estate.

SECTION 3. That the Detailed Planned Unit Development be granted for the real estate described in **SECTION 1** of this Ordinance. Unless this Ordinance specifies to the contrary, all Development Standards for the R-3 Zoning District detailed in the Elkhart County Zoning Ordinance will be enforced and govern the use of the real estate, though the Development Plan and Site Plan/Support Drawing will supersede all otherwise applicable Use Standards, District Developmental Standards, and General Development Standards under the R-3 zoning district.

SECTION 4. That the Site Plan / Support Drawing is made part of this Ordinance by this reference and shall be maintained in the files of the Elkhart County Advisory Plan Commission.

SECTION 5. This Detailed Planned Unit Development Ordinance will limit the use of this real estate to what has been shown on the Site Plan / Support Drawing.

SECTION 6. List of additional documentation and supporting information:

- Bristol Apartments DPUD - Narrative & Support Documents – 11/20/2023

SECTION 7. That the following conditions and or specified limitations to this Planned Unit Development have been adopted and imposed:

- None

SECTION 8. That the additional documentation and supporting information listed in Section 6 of this Ordinance must be supplied and the conditions and or specified limitations in Section 7 of this Ordinance must be satisfied prior to any permits for construction being issued.

SECTION 9. In the event any covenant, restriction, provision or section of this Ordinance or any portion thereof is declared invalid or void, such declaration shall in no way affect any other covenant, restriction, or section.

SECTION 10. This Ordinance shall be in full force and effect from and after its passage and approval in accordance with the law.

ADOPTED BY THE TOWN COUNCIL OF BRISTOL, INDIANA THIS 4th DAY OF JANUARY 2024.

By
Jeff Beachy

By
Cathy Burke

By
Gregg Tuholski

By
Dean Rentfrow

By
Doug DeSmith

Attest: _____
Cathy Antonelli, Clerk-Treasurer

Prepared and affirmed by H. Jason Auvil, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by laws. H. Jason Auvil, 4230 Elkhart Rd., Goshen, IN 46526

Ord. BR _____

Attachment "A"

Legal Description

LEGAL DESCRIPTION-PER INSTR. #2023-03030

A PART OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 29, AND THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 6 EAST, IN WASHINGTON TOWNSHIP, ELKHART COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE MARKING THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 32, AND ASSUMING THE WEST LINE OF SAID QUARTER SECTION TO HAVE A BEARING OF DUE NORTH AND SOUTH, THENCE DUE NORTH ALONG THE WEST LINE OF SAID QUARTER SECTION, 2,228.5 FEET TO A SPIKE NAIL MARKING THE INTERSECTION OF THE WEST LINE OF SAID QUARTER SECTION WITH THE CENTER LINE OF ELKHART-BRISTOL ROAD (COMMONLY KNOWN AS STATE ROAD NUMBER 120); THENCE NORTH 61 DEGREES 40 MINUTES EAST ALONG A CHORD SEGMENT OF SAID CURVE, 312.38 FEET TO THE POINT OF TANGENT: THENCE NORTH 60 DEGREES 17 MINUTES EAST, ALONG THE CENTER LINE OF SAID ROAD, 148.34 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION, THENCE SOUTH 60 DEGREES 17 MINUTES WEST, ALONG THE CENTER LINE OF SAID ROAD, 148.34 FEET TO A POINT OF CURVE: THENCE SOUTH 61 DEGREES 40 MINUTES WEST, ALONG A CHORD SEGMENT OF SAID CURVE, 312.38 FEET TO THE POINT OF INTERSECTION OF THE CENTER LINE OF SAID ROAD WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 32; THENCE SOUTH 64 DEGREES 22 MINUTES 30 SECONDS WEST, ALONG A CHORD SEGMENT OF SAID CURVE, 227.18 FEET TO THE POINT OF TANGENT OF SAID CURVE, THENCE SOUTH 65 DEGREES 8 MINUTES WEST, ALONG THE CENTER LINE OF SAID ROAD, 133.71 FEET; THENCE NORTH 21 DEGREES 17 MINUTES WEST, APPROXIMATELY 204.28 FEET TO THE WATER'S EDGE OF THE ST. JOSEPH RIVER; THENCE UPSTREAM AND MEANDERING ALONG THE WATER'S EDGE OF SAID ST. JOSEPH RIVER TO A POINT THAT IS NORTH 24 DEGREES 18 MINUTES WEST, APPROXIMATELY 1,200.00 FEET NORTHERLY OF THE PLACE OF BEGINNING; THENCE SOUTH 24 DEGREES 18 MINUTES EAST, APPROXIMATELY 1,200.00 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING:

A PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 6 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, ELKHART COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RAILROAD TIE POST MONUMENTING THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 32, AND THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 32 TO HAVE AN ASSUMED BEARING OF NORTH 0 DEGREES 00 MINUTES 00 SECONDS WEST (DUE NORTH); THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 2228.50 FEET TO A POINT ON THE CENTERLINE OF STATE ROAD 120; THENCE SOUTH 64 DEGREES 22 MINUTES 30 SECONDS WEST ALONG SAID CENTERLINE OF STATE ROAD 120 A DISTANCE OF 199.05 FEET TO A POINT ON SAID CENTERLINE OF STATE ROAD 120 BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 64 DEGREES 22 MINUTES 30 SECONDS WEST ALONG SAID CENTERLINE OF STATE ROAD 120, A DISTANCE OF 28.13 FEET TO A POINT ON THE CENTERLINE OF STATE ROAD 120; THENCE SOUTH 65 DEGREES 08 MINUTES 00 SECONDS WEST ALONG SAID CENTERLINE OF STATE ROAD 120, A DISTANCE OF 133.77 FEET TO A

Ord. BR _____

POINT ON SAID CENTERLINE OF STATE ROAD 120 TO AN IRON REBAR WITH CAP (DORIOT 890028); THENCE NORTH 21 DEGREES 17 MINUTES 00 SECONDS WEST, A DISTANCE OF 149.08 FEET TO A 3/4 INCH IRON PIPE BEING A MEANDER LINE POINT FOR THE ST. JOSEPH RIVER; THENCE CONTINUING NORTH 21 DEGREES 17, MINUTES 00 SECONDS WEST, A DISTANCE OF 55.18 FEET TO A POINT ON THE NORMAL WATER LINE OF SAID ST. JOSEPH RIVER; THENCE NORTH 26 DEGREES 06 MINUTES 57 SECONDS EAST MORE OR LESS ALONG THE NORMAL WATER LINE OF SAID ST. JOSEPH RIVER, A DISTANCE OF 131.45 FEET MORE OR LESS TO A POINT ON THE NORMAL WATER LINE OF SAID ST. JOSEPH RIVER; THENCE SOUTH 34 DEGREES 11 MINUTES 32 SECONDS EAST, A DISTANCE OF 125.00 FEET TO AN IRON REBAR WITH CAP (DORIOT 890028) BEING A MEANDER LINE POINT FOR THE ST. JOSEPH RIVER; THENCE CONTINUING SOUTH 34 DEGREES 11 MINUTES 32 SECONDS EAST, A DISTANCE OF 165.08 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION-PER INSTR. #2023-03036

A PART OF THE SOUTHWEST QUARTER (SW 1/4) AND THE SOUTHEAST QUARTER (SE 1/4) OF SECTION TWENTY-NINE (29), AND THE NORTHWEST QUARTER (NW 1/4) AND THE NORTHEAST QUARTER (NE 1/4) OF SECTION THIRTY-TWO (32), IN TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE SIX (6) EAST, IN WASHINGTON TOWNSHIP, ELKHART COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE MARKING THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION THIRTY-TWO (32) AND ASSUMING THE WEST LINE OF SAID QUARTER SECTION TO HAVE A BEARING OF DUE NORTH AND SOUTH, THENCE DUE NORTH, ALONG THE WEST LINE OF SAID QUARTER SECTION, A DISTANCE OF TWO THOUSAND TWO HUNDRED TWENTY-EIGHT AND FIVE TENTHS (2,228.5) FEET TO A SPIKE NAIL MARKING THE INTERSECTION OF THE WEST LINE OF SAID QUARTER SECTION WITH THE CENTER LINE OF THE ELKHART - BRISTOL ROAD (COMMONLY KNOWN AS STATE ROAD NUMBER 120); THENCE NORTH SIXTY-ONE (61) DEGREES FORTY (40) MINUTES EAST, ALONG A CHORD SEGMENT OF SAID CURVE, A DISTANCE OF THREE HUNDRED TWELVE AND THIRTY-EIGHT HUNDREDTHS (312.38) FEET TO THE POINT OF TANGENT AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH TWENTY-EIGHT (28) DEGREES TWENTY-FOUR (24) MINUTES EIGHTEEN (18) SECONDS WEST, A DISTANCE OF FOUR HUNDRED FIFTY (450.00) FEET; THENCE NORTH SIXTY (60) DEGREES SEVENTEEN (17) MINUTES EAST, PARALLEL WITH THE CENTER LINE OF SAID ROAD, A DISTANCE OF ONE HUNDRED FORTY-EIGHT AND THIRTY-FOUR HUNDREDTHS (148.34) FEET; THENCE SOUTH TWENTY-FOUR (24) DEGREES EIGHTEEN (18) MINUTES EAST, A DISTANCE OF FOUR HUNDRED FIFTY (450.00) FEET TO THE CENTER LINE OF SAID ROAD, THENCE SOUTH SIXTY (60) DEGREES SEVENTEEN (17) MINUTES WEST, ALONG SAID ROAD, A DISTANCE OF ONE HUNDRED FORTY-EIGHT AND THIRTY-FOUR HUNDREDTHS (148.34) FEET TO THE PLACE OF BEGINNING.

CONTAINING ONE AND FIFTY-THREE HUNDREDTHS (1.53) ACRES OF LAND. SUBJECT TO PUBLIC HIGHWAY: STATE ROAD NO. 120.



**PLANNING &
DEVELOPMENT**
ELKHART COUNTY

Public Services Building • 4230 Elkhart Road, Goshen, Indiana 46526
(574) 971-4678 • DPS@ElkhartCounty.com • ElkhartCountyPlanningandDevelopment.com

December 21, 2023,

Town Council of Bristol
303 E. Vistula St.
Bristol, IN 46507

Council,

The following is being submitted with a recommendation of APPROVAL at the January 4, 2024, Town Council of Bristol meetings:

- A. Petitioner: Swank & White LLC represented by Abonmarche Consultants
 Petition: for a zone map change from R-3 to DPUD R-3 and for primary approval of a 2-lot minor subdivision to be known as BRISTOL APARTMENTS DPUD.
 Location: north side of SR 120, 2,680 ft., southwest of CR 21, common address of 20551 SR 120 in Washington Township. (DPUD-0742-2023)
 Plan Commission Vote: Yes: 5; No: 0; Absent: 4
 Remonstrators Present: Yes
 Development Issues: Concerns about: 1. Increased traffic; 2. Buffering along residential property to the east; 3. Site lighting.

- B. Petitioner: AWT Inc. represented by Jones Petrie Rafinski
 Petition: for a zone map change from A-1, GPUD B-3, GPUD R-1, & GPUD R-4 to a GPUD M-1 & GPUD M-2 to be known as ORCHARD HILLS AWT GPUD.
 Location: northeast corner of SR 15 & CR 10, in Washington Township. (GPUD-0739-2023)
 Plan Commission Vote: Yes: 5; No: 0; Absent: 4
 Remonstrators Present: Yes
 Development Issues: Concerns about: 1. Increased traffic; 2. Intersections (congestion & design / round-about); 3. Potential uses & buffering (adjacent to residential area); 4. Site lighting. Plan Commission recommended that proposed Lots 1 & 2 change to GPUD B-3.

Sincerely,

Jason Auvil
Zoning Administrator / Planning Manager

Plan Commission Staff Report

Prepared by the Department of Planning and Development

Hearing Date: December 14, 2023

Transaction Number: DPUD-0742-2023.

Parcel Number(s): 20-03-29-378-004.000-031, 20-03-29-451-015.000-031, 20-03-29-451-017.000-031, 20-03-32-127-006.000-031, 20-03-32-127-007.000-031.

Existing Zoning: R-3.

Petition: for a zone map change from R-3 to DPUD R-3 and for primary approval of a 2-lot minor subdivision to be known as BRISTOL APARTMENTS DPUD.

Petitioner: Swank & White LLC, represented by Abonmarche Consultants.

Location: north side of SR 120, 2,680 ft., southwest of CR 21, in Washington Township.

Adjacent Zoning and Land Uses: The following table shows the zoning and current land use for the subject property and adjacent sites.

	Zoning	Current Land Use
Subject Property	R-3	Residential & Wooded
North	R-1	St. Joseph River
South	R-1 & M-2	Utility & Manufacturing
East	R-1	Residential
West	R-1	St. Joseph River

Site Description: The subject property consists of five parcels totaling 12.8 acres, is irregular in shape, and is bordered by the St. Joseph River to the north and west. Most of the site is in floodplain with large areas of wetlands. The existing single-family residence will be repurposed into an office & club house for the apartment complex.

History and General Notes:

- June 1, 2023 – Part of the property was annexed by the Town of Bristol. (Ord #6-1-2023-10)
- June 8, 2023 – The Plan Commission approved the petitioner’s request to table one month.
- July 13, 2023 – The Plan Commission advanced the zone map change to the Board of County Commissioners with no recommendation.
- August 8, 2023 – The remaining property was annexed by the Town of Bristol. (Ord #8-17-2023-15)
- August 21, 2023 – The Board of County Commissioners approved zone map change from R-1 to R-3 (PC 2023-10).

Plan Commission Staff Report (Continued)

Hearing Date: December 14, 2023

Zoning District Purpose Statement: The purpose of the DPUD, Detailed Planned Unit Development, Overlay zoning district is to allow an applicant the benefit of flexibility in development in exchange for increased public or private amenities that go beyond the requirements of the Zoning Ordinance. The purpose of the R-3, Multiple Family Residential, zoning district is to accommodate a variety of housing types, including multiple-family dwellings (apartments) and other compatible and supporting uses. The district should be applied within or near a municipality.

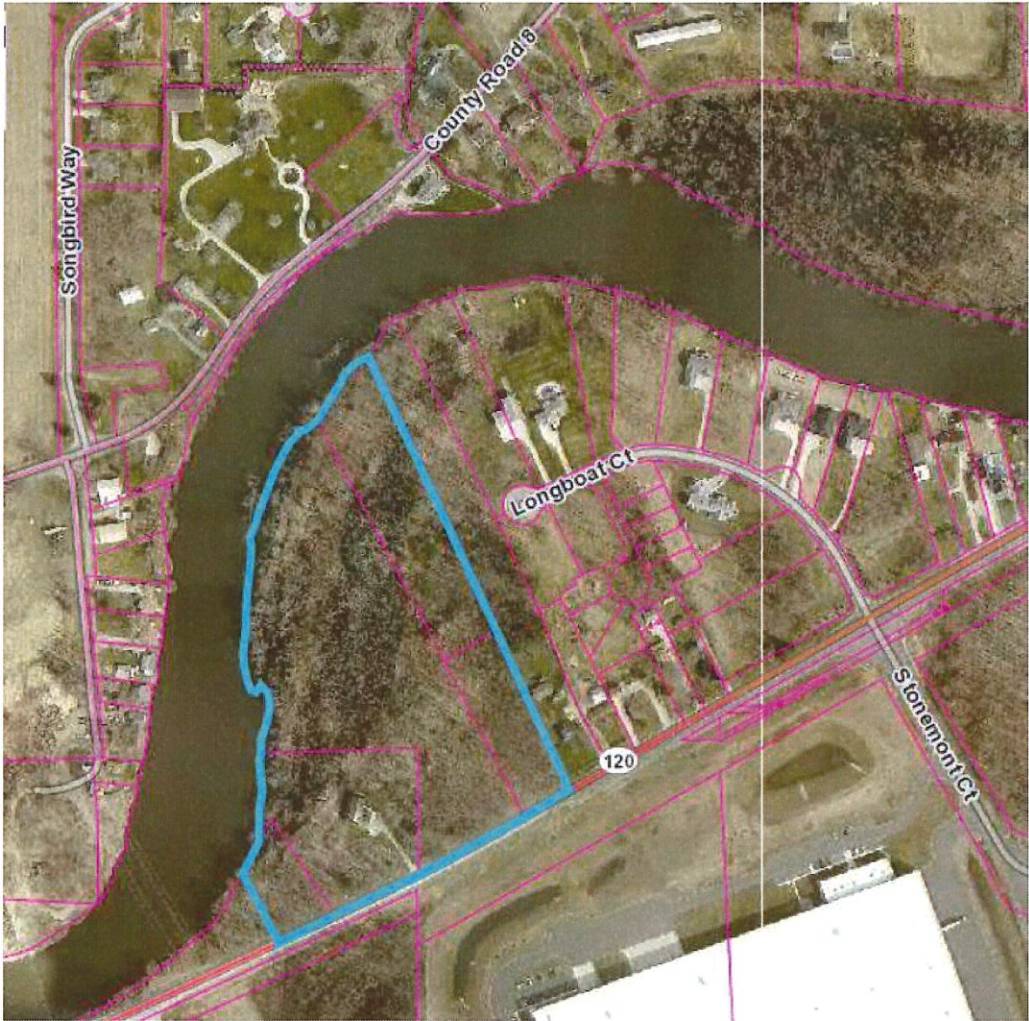
Staff Analysis: The purpose of this rezoning petition is to develop an apartment complex with five buildings, a club house, and a future commercial building.

The staff, after reviewing this petition, recommends **APPROVAL** of this rezoning for the following reasons:

1. The requested Zoning Map Amendment complies with the Comprehensive Plan. The Comprehensive Plan states that residential development is a desirable feature of a well-planned, economically diverse, and livable community.
2. The request is in character with current conditions, structures, and uses on the subject property and in its surroundings. The size of the proposed development is comparable with what would be expected in or near a commercial corridor along a state road.
3. The most desirable use of the subject property is residential, commercial and/or other compatible and supporting uses.
4. The request conserves property values by allowing other compatible and supporting uses. The subject property is adjacent to a manufacturing area in the Town of Bristol.
5. The proposed rezoning promotes responsible growth and development. The development will utilize Town of Bristol utilities.

Staff Analysis Continued: The staff, after reviewing this petition with the assistance of the Elkhart County Tech Committee, recommends **APPROVAL** of this DPUD and of this primary plat, as the development meets all pertinent standards.

BRISTOL APARTMENTS, DPUD



PREPARED FOR:
ELKHART COUNTY, INDIANA
4230 ELKHART ROAD
GOSHEN, IN 46526

PREPARED BY:
ABONMARCHE CONSULTANTS, INC.
303 RIVER RACE DRIVE
GOSHEN, IN 46526
(574) 533-9913

NOVEMBER 6, 2023
REVISED NOVEMBER 20, 2023

DEVELOPMENT PROJECT OVERVIEW

THE BRISTOL APARTMENTS PROJECT IS LOCATED ON THE NORTH SIDE OF STATE ROAD 120 IN THE CORPORATE LIMITS OF THE TOWN OF BRISTOL. THE SITE INCLUDES FIVE PARCELS, ALL OWNED BY SWANK & WHITE, LLC, WITH THE FOLLOWING TAX IDENTIFICATION CODES IN ELKHART COUNTY:

- TOWN OF BRISTOL 20-03-32-127-006.000-031, 20-03-29-378-004.000-031, 20-03-29-451-015.000-031
- WASHINGTON TOWNSHIP 20-03-32-127-007.000-030, 20-03-29-451-017.000-030

SEE EXHIBIT A FOR FULL LEGAL DESCRIPTIONS.

THIS PROJECT ADDRESSES A HOUSING SHORTAGE IN THE TOWN OF BRISTOL AND IS WELL-SITUATED NEXT TO EXISTING RESIDENTIAL USES ALONG A MAJOR TRANSPORTATION CORRIDOR. MUNICIPAL SEWER AND WATER WILL BE EXTENDED TO THE SITE FROM THE EAST VIA STONEMONT COURT.

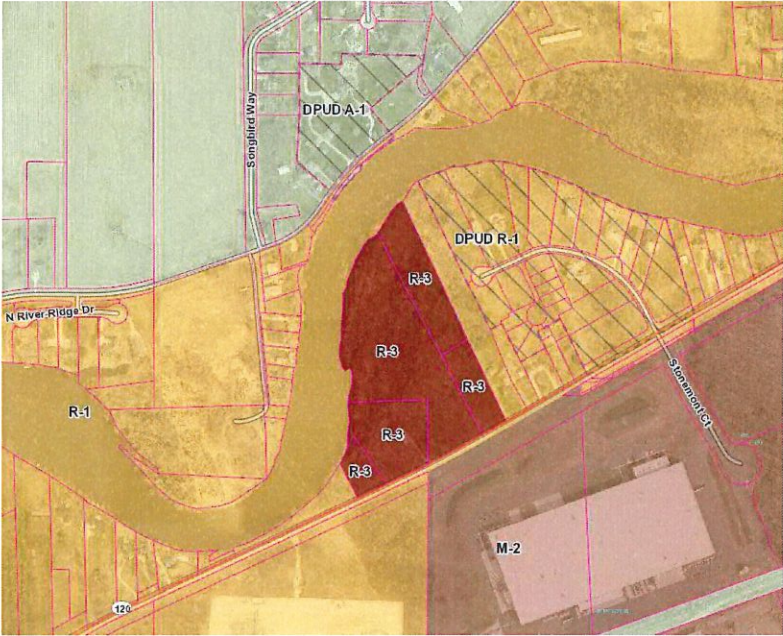
ZONING FOR THIS SITE IS CURRENTLY RESIDENTIAL R-3 AND THE REQUEST IS TO REZONE TO DETAILED PLANNED UNIT DEVELOPMENT (DPUD) R-3. THE INTENT OF THE PUD IS TO ESTABLISH A NEW SUBDIVISION ALLOWING FOR MULTIPLE RESIDENTIAL BUILDINGS ON ONE ZONING LOT, COMMERCIAL USES IN AN EXISTING BUILDING, AND TO ALLOW FOR FUTURE DEVELOPMENT OF A COMMERCIAL USE ON THE SITE.

BRISTOL APARTMENTS WILL BE A MULTI-FAMILY RESIDENTIAL AND FUTURE COMMERCIAL SPACE DEVELOPMENT LOCATED ON THE NORTH SIDE OF STATE ROAD 120 IN THE CORPORATE LIMITS OF THE TOWN OF BRISTOL. FIVE RESIDENTIAL BUILDINGS WILL BE CONSTRUCTED WITH 16 UNITS EACH (80 UNITS TOTAL). THERE IS ONE EXISTING RESIDENTIAL BUILDING ON THE PROPERTY. THIS BUILDING WILL REMAIN AND WILL BE UTILIZED/REPURPOSED AS A PRIVATE CLUB HOUSE AND LEASING OFFICE.

ALLOWABLE USES FOR THE FUTURE COMMERCIAL SPACE ON LOT 2 WILL BE THOSE IDENTIFIED IN THE B-2 DISTRICT.

THE PROPERTY IS BORDERED BY R-1 RESIDENTIAL AND M-2 INDUSTRIAL ZONING DISTRICTS. BOUNDARY BUFFERING IS NOT REQUIRED FOR RESIDENTIAL USES IN ANY ZONING DISTRICT PER THE ELKHART COUNTY ORDINANCE (7.3.4) BUT IN AN ATTEMPT TO REDUCE ANY NEGATIVE IMPACTS ON THE ADJACENT SINGLE-FAMILY HOME, A BUFFER OF EVERGREEN TREES WILL BE PLANTED. THE TREES WILL BE PLACED EVERY 12' ALONG THE REAR OF THE PROPOSED APARTMENT BUILDING AT THE EASTERN SIDE OF THE PROPERTY ADJACENT TO THE SINGLE-FAMILY HOME. THIS WOULD PROVIDE FOR A BUFFER OF APPROXIMATELY 25 TREES ALONG WITH ANY OF THE EXISTING TREES THAT ARE NOT DISTURBED DURING CONSTRUCTION.

THE NORTH SECTION OF THE LOT IS CURRENTLY HEAVILY WOODED AND WILL REMAIN UNDEVELOPED AS IT ALSO FALLS WITHIN THE REGULATED FLOODWAY.



LAND USE SUMMARY

LOT 1

PROPOSED LAND COVERAGE	AREA PERCENTAGE	AREA PERCENTAGE
EXISTING BUILDING	0.05 AC±	0.3%
PROPOSED BUILDINGS	1.06 AC±	7.9%
PROPOSED HMA SURFACE	1.28 AC±	9.5%
CONCRETE	0.15 AC±	1.1%
LAWN / OPEN SPACE	10.88 AC±	81.2%
TOTAL	13.42 AC±	100%

LOT 2

FUTURE BUILDING	0.05 AC±	6.0%
PROPOSED HMA SURFACE	0.11 AC±	13.0%
LAWN / OPEN SPACE	0.68 AC±	81.0%
TOTAL	0.84 AC±	100%

LOT 1 SETBACKS

FRONT YARD = 102 FEET FROM CENTERLINE OF S.R. 120 (SEE DEVIATION REQUEST)
 SIDE YARD = 10 FEET
 REAR YARD = 20 FEET
 SEE DEVIATION FOR EXISTING BUILDING ADJACENT TO LOT 2

LOT 2 SETBACKS

ZERO FOOT SETBACKS (SEE DEVIATION REQUEST)

THE PROPERTY IS BORDERED BY R-1 RESIDENTIAL AND M-2 INDUSTRIAL ZONING DISTRICTS.

DEVELOPMENT PROJECT DETAILS

SITE IMPROVEMENTS

MULTI-FAMILY RESIDENTIAL UNITS

FIVE TWO-STORY MULTI-FAMILY RESIDENTIAL BUILDINGS WILL PROVIDE A TOTAL OF 80 UNITS (16 UNITS PER BUILDING). OVERALL, THE PROJECT WILL PROVIDE 20 1-BEDROOM UNITS AND 60 2-BEDROOM UNITS.

EXISTING BUILDING

THE EXISTING HOME WILL REMAIN AND BE UTILIZED/REPURPOSED AS A MIXED USE BUILDING TO ALLOW FOR AN ONSITE LEASING OFFICE, MANAGER'S RESIDENCE, COMMUNITY SPACE FOR TENANTS, AND/OR OTHER COMMERCIAL USES AS IDENTIFIED IN THE B-2 DISTRICT. THE LEASING OFFICE HOURS ARE TO BE DETERMINED. THE CLUB HOUSE WILL BE OPEN TO TENANTS DURING OFFICE HOURS AND WHEN RENTED FOR USE OUTSIDE OF OFFICE HOURS.

IT IS ANTICIPATED THAT THERE WILL BE STAFF FOR THE APARTMENT COMPLEX SUCH AS LEASING STAFF AND MAINTENANCE. THESE ARE NOT PROJECTED TO BE FULL-TIME EMPLOYEES AND WOULD BE ON SITE ONLY WHEN NEEDED.

FUTURE COMMERCIAL DEVELOPMENT

SMALL COMMERCIAL DEVELOPMENT IS INTENDED TO BE BUILT ON THE WEST SIDE OF THE PROPERTY IN LOT 2 AS A FUTURE PROJECT. POTENTIAL USES ARE THOSE INCLUDED IN THE B-2 DISTRICT. AS THE COMMERCIAL USE HAS NOT BEEN DETERMINED AT THIS TIME NO DATA ON POTENTIAL EMPLOYEES OR HOURS OF OPERATION ARE AVAILABLE.

LIGHTING

LIGHTING THROUGHOUT THE SITE WILL BE DESIGNED TO KEEP ALL LIGHT GENERATED FROM THE FIXTURES ON THE LOT TO REDUCE ANY LIGHT POLLUTION ONTO ADJACENT PROPERTY.

SIGNAGE

A MONUMENT SIGN FOR COMMUNITY IDENTIFICATION SIGN WILL BE INSTALLED AT THE ENTRANCE TO THE SITE. IT WILL HAVE EXTERIOR ILLUMINATION. IF POSSIBLE AFTER THE COMMERCIAL DEVELOPMENT IS IDENTIFIED THIS SIGN COULD BE CONVERTED TO A MULTI-TENANT STYLE MONUMENT SIGN. A DEVIATION IS NEEDED TO ALLOW FOR A MONUMENT SIGN IN AN R-3 DISTRICT. DESIGN STANDARDS FOR R-4 MONUMENT SIGNS WILL BE MET.

MULTIPLE FREE-STANDING SIGNS WILL BE INSTALLED ON THE PROPERTY INCLUDING AT THE CLUB HOUSE AND IN PARKING ISLANDS FOR WAYFINDING. A DEVIATION IS NEEDED TO ALLOW UP TO SEVEN FREE-STANDING SIGNS IN A R-3 DISTRICT AND TO EXCEED THE MAXIMUM SIGN AREA OF 8 SQUARE FEET PER ZONING LOT. THE REST OF THE ZONING STANDARDS WILL BE MET.

EACH OF THE MULTI-FAMILY RESIDENTIAL BUILDINGS AND THE CLUB HOUSE WILL HAVE TWO WALL SIGNS FOR BUILDING IDENTIFICATION (2 FEET BY 4 FEET AND 1 FOOT BY 3 FEET) IN ADDITION TO AN ADDRESS. A DEVIATION IS NEEDED TO ALLOW UP TO TWELVE WALL SIGNS IN A R-3 DISTRICT. DESIGN STANDARDS FOR R-4 WALL SIGNS WILL BE MET.

THE FUTURE COMMERCIAL DEVELOPMENT WILL HAVE WALL-MOUNTED AND FREE-STANDING SIGNS (ONE OF EACH) INSTALLED WITH THE COMMERCIAL DEVELOPMENT. THESE WILL MEET B DISTRICT SIGN STANDARDS.

THE PROPOSED SIGN LOCATIONS ARE INCLUDED IN THE DPUD SITE PLAN FOR LOT 1. LOCATIONS TO BE IDENTIFIED ON FUTURE SITE PLAN FOR LOT 2.

LANDSCAPE & BUFFERING

EXISTING TREES WILL BE RETAINED AS MUCH AS POSSIBLE.

THOUGH NOT REQUIRED BY THE ZONING ORDINANCE, IN AN ATTEMPT TO REDUCE ANY IMPACTS ON THE ADJACENT SINGLE-FAMILY RESIDENTIAL HOME, A BUFFER OF EVERGREEN TREES WILL BE PLANTED AT 12' SPACING ALONG THE REAR OF THE PROPOSED APARTMENT BUILDING AT THE EASTERN SIDE OF THE PROPERTY ADJACENT TO THE SINGLE-FAMILY HOME. THIS WOULD PROVIDE FOR A BUFFER OF APPROXIMATELY 25 TREES ALONG WITH ANY OF THE EXISTING TREES THAT ARE NOT DISTURBED DURING CONSTRUCTION. PROPOSED BUFFER MATERIAL IS EVERGREEN TREES TO BE PLANTED AT 12' SPACING, 6' HEIGHT AT INSTALLATION, BALLED AND BURLAPPED ROOT BALL.

OTHER AMENITIES

ONE GROUPING OF MAILBOXES (80) WILL BE INSTALLED NEAR THE CLUB HOUSE.

SITE ACCESS

ACCESS TO THE SITE WILL BE THROUGH ONE ENTRANCE FROM STATE ROAD 120. LOT 2 WILL BE ACCESSED VIA AN ACCESS EASEMENT ESTABLISHED THROUGH THIS PLAT.

PROJECT PHASING

THE PROJECT WILL BE CONSTRUCTED IN ONE PHASE WITH THE POSSIBILITY OF FUTURE ADDITIONAL CONSTRUCTION OF COMMERCIAL SPACE ON THE WEST SIDE OF THE PROPERTY.

INDOOR AND OUTDOOR ACTIVITY

ACTIVITY ON THE PROPOSED PROJECT SITE IS EXPECTED TO BE CONSISTENT WITH MULTI-FAMILY RESIDENTIAL USES AND SMALL-SCALE COMMERCIAL.

PARKING

PARKING SPACES WILL BE 9-FEET BY 18-FEET. PARKING SPACES WILL BE PROVIDED AT 1.5 SPACES PER RESIDENTIAL UNIT FOR A TOTAL OF 120 SPACES FOR 80 UNITS. PARKING LOTS WILL BE ADA COMPLIANT. FOUR ADDITIONAL PARKING SPACES WILL BE PROVIDED FOR THE LEASING OFFICE / CLUB HOUSE INCLUDING 1 ADA ACCESSIBLE SPACE.

OUTSIDE STORAGE AND DISPLAY

TWO TRASH RECEPTACLES WILL BE INSTALLED ON THE SITE AND WILL BE PLACED WITHIN ENCLOSURES. NO ADDITIONAL OUTSIDE STORAGE IS PLANNED FOR THIS PROJECT.

OVERVIEW OF STORMWATER PLAN

A WATER RETENTION AREA WILL BE CONSTRUCTED ALONG THE SOUTHERN AREA OF THE PROPERTY ADJACENT TO STATE ROAD 120. THE RETENTION BASINS WILL BE LOCATED ON LOT

1 AND AN EASEMENT FOR STORMWATER DISCHARGE INTO THIS BASIN FOR THE BENEFIT OF LOT 2 WILL BE ESTABLISHED THROUGH THIS PLAT.

DEVIATIONS FROM ZONING ORDINANCE STANDARDS

FOR LOT 1 AND 2, TO ALLOW PARKING SPACES PROVIDED AT A RATE OF 1.5 SPACES PER RESIDENTIAL UNIT WHERE 1.5 SPACES ARE REQUIRED FOR EACH 1-BEDROOM UNIT AND 2 SPACES ARE REQUIRED FOR EACH 2+ BEDROOM UNIT. 120 PARKING SPACES WILL BE PROVIDED WHERE 150 ARE REQUIRED. FOUR SPACES WILL BE PROVIDED FOR THE LEASING OFFICE/CLUB HOUSE WHERE THE OFFICE REQUIREMENT IS 1/300 SQUARE FOOT AS THE OFFICE LAYOUT HAS YET TO BE DETERMINED. THE DEVELOPER BELIEVES THAT THE FOUR SPACES WILL PROVIDE SUFFICIENT PARKING FOR VISITORS AND STAFF AS MOST USERS WILL BE TENANTS AND WILL WALK TO THE BUILDING.

Table 1 Typical Parking Standards (Davidson and Dolnick 2002)

Housing Type	Spaces Per Unit
Single family	2.0
"Efficiency" apartments	1.0
1 to 2 bedroom apartments	1.5
3+ bedroom apartments	2.0
Condominiums	1.4

These standards are considered sufficient to meet typical residential parking

These parking minimums are based on recommendations published by professional organizations such as the *Institute of Transportation Engineers* (www.ite.org) and the *American Planning Association* (www.planning.org). Table 1 shows typical recommended off-street standards. Many municipalities impose even higher parking requirements than these recommended standards, as illustrated in Table 2. These standards tend to be excessive in many situations, resulting in parking facilities that are seldom or never fully used, particularly in areas where per capita vehicle ownership and use tends to be low (Shoup, 1999).

[SOURCE: VICTORIA TRANSPORT POLICY INSTITUTE]

FOR LOT 1 AND 2, TO ALLOW PARKING SPACE DIMENSIONS TO BE 9-FEET BY 18-FEET WHERE 9- FEET BY 20- FEET IS THE GENERAL STANDARD.

FOR LOT 1, TO ALLOW A MONUMENT SIGN IN AN R-3 DISTRICT USING THE DESIGN STANDARDS FOR R-4.

FOR LOT 1, TO ALLOW UP TO SEVEN FREE-STANDING SIGNS IN A R-3 DISTRICT AND TO EXCEED THE MAXIMUM SING AREA OF 8 SQUARE FEET PER ZONING LOT. THE REST OF THE ZONING STANDARDS WILL BE MET.

FOR LOT 1, TO ALLOW UP TO TWELVE WALL SIGNS IN A R-3 DISTRICT USING THE DESIGN STANDARDS FOR R-4 WALL SIGNS.

FOR LOT 1, TO ALLOW A FRONT YARD SETBACK OF 102- FEET WHERE 120- FEET IS REQUIRED ON A STATE ROAD.

FOR LOT 1, TO ALLOW FOR USE OF THE EXISTING BUILDING FOR A MIX OF USES INCLUDING RESIDENTIAL AND THOSE ALLOWED IN B-2.

FOR LOT 1, TO ALLOW FOR ZERO FOOT SETBACK WHERE ADJACENT TO LOT 2 FOR BUILDING, PARKING, AND CONCRETE.

FOR LOT 2, TO ALLOW FOR THE FUTURE COMMERCIAL SPACE TO INCLUDE THOSE IDENTIFIED IN THE B-2 DISTRICT.

FOR LOT 2, TO ALLOW FOR ZERO FOOT SETBACK FOR BUILDINGS, PARKING, AND CONCRETE.

FOR LOT 2, TO ALLOW FOR WALL-MOUNTED AND FREE-STANDING SIGNS (ONE OF EACH) INSTALLED WITH THE COMMERCIAL DEVELOPMENT. LOCATIONS TO BE IDENTIFIED ON FUTURE SITE PLAN.

WATER AND SANITARY SYSTEMS

THE PROPOSED PROJECT SITE WILL BE CONNECTED TO MUNICIPAL WATER AND SEWER UTILITIES BY WAY OF NEW EXTENSIONS FROM THE EAST VIA STONEMONT COURT.

TRAFFIC

STATE ROAD 120 IS UNDER THE PURVIEW OF THE STATE OF INDIANA DEPARTMENT OF TRANSPORTATION. ANY DRIVEWAY OR ROAD IMPROVEMENTS WILL BE PERMITTED THROUGH INDOT. INITIAL MEETINGS HAVE BEEN CONDUCTED.

DAILY TRIP GENERATION ESTIMATES WERE GENERATED BASED ON THE 11TH EDITION OF THE ITE TRIP GENERATION MANUAL FOR 80 APARTMENT UNITS. THE RESULTS ARE SHOWN BELOW.

Code	Land Use	Units	Qty	Weekday			a.m. Peak hour			p.m. Peak Hour		
				Trips	In	Out	Trips	In	Out	Trips	In	Out
					50%	50%		24%	76%		63%	37%
220	Multifamily Housing (Low Rise)	Dwelling Units	80	588	294	294	48	12	36	55	35	20

MINIMAL ADDITIONAL TRIPS ARE EXPECTED RELATED TO THE ON-SITE LEASING OFFICE / CLUB HOUSE.

DETAILS ON TRAFFIC GENERATION EXPECTED TO THE FUTURE COMMERCIAL DEVELOPMENT WILL BE PROVIDED WHEN USES FOR LOT 2 ARE DETERMINED.

STORMWATER MANAGEMENT

ALL STORMWATER WILL BE MANAGED ONSITE. PRELIMINARY STORMWATER CALCULATIONS ARE PROVIDED ON THE SITE PLAN. THE RETENTION BASINS WILL BE LOCATED ON LOT 1 AND AN EASEMENT FOR STORMWATER DISCHARGE INTO THIS BASIN FOR THE BENEFIT OF LOT 2 WILL BE ESTABLISHED THROUGH THIS PLAT. A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WILL BE PROVIDED AS PART OF THE SECONDARY PLAT SUBMISSION.

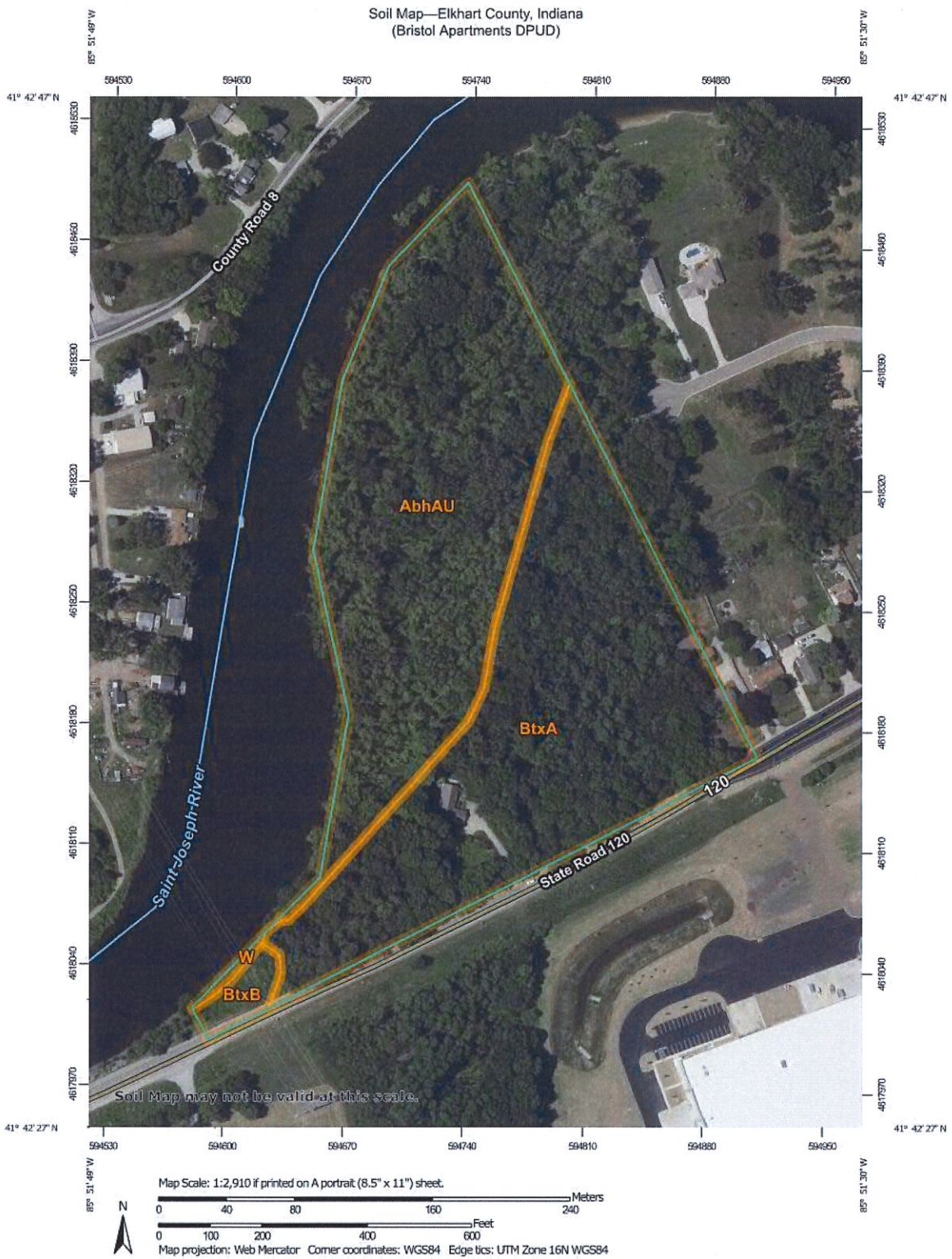
SOILS

THE SITE IS COMPOSED OF BTXA (BRISTOL LOAMY SAND, 0 TO 2 PERCENT SLOPES) & ABHAU (ADRIAN MUCK UNDRAINED, 0-1% SLOPES – LISTED AS FREQUENTLY PONDING). SOIL

INFORMATION WAS OBTAINED FROM THE "SOIL SURVEY OF ELKHART COUNTY, INDIANA". THE SURVEY WAS PUBLISHED BY THE USDA AND NRCS IN COOPERATION WITH PURDUE UNIVERSITY AND THE STATE SOIL CONSERVATION BOARD.

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AbhAU	Adrian muck, undrained, 0 to 1 percent slopes	8.4	48.2%
BtxA	Bristol loamy sand, 0 to 2 percent slopes	8.6	49.5%
BtxB	Bristol loamy sand, 2 to 5 percent slopes	0.3	1.9%
W	Water	0.1	0.3%
Totals for Area of Interest		17.4	100.0%

AN INFILTRATION STUDY WAS CONDUCTED IN SEPTEMBER 2023 BY WEAVER CONSULTANTS GROUP. THE STUDY IS INCLUDED IN EXHIBIT B.



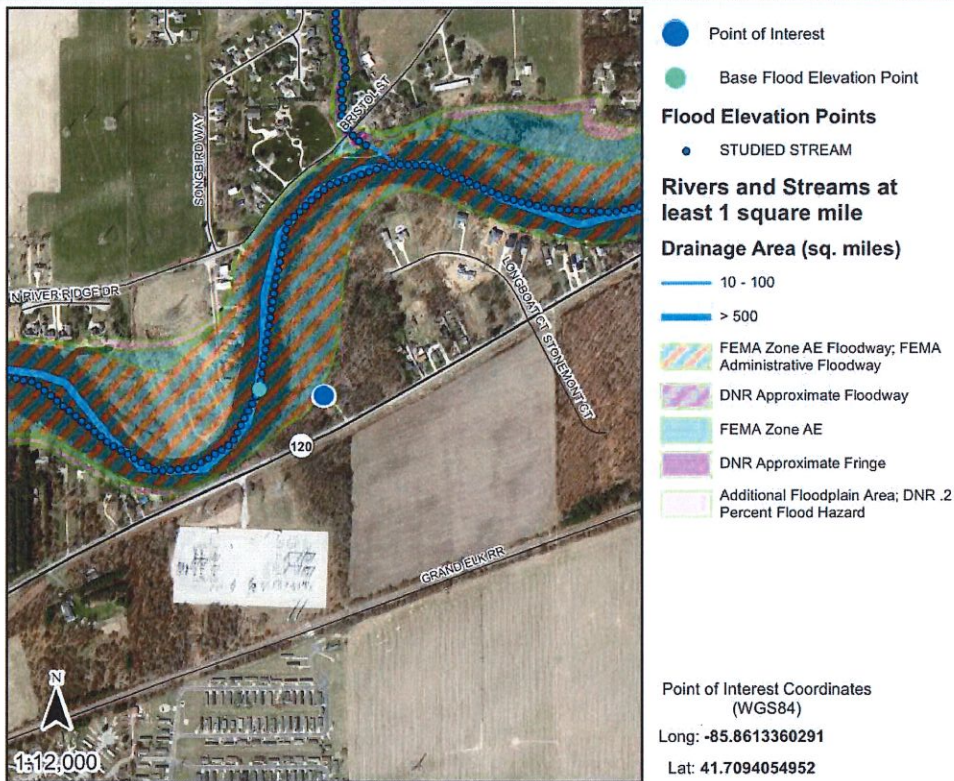
ENVIRONMENTAL ASSESSMENT

FLOODPLAIN

A PORTION OF THE SUBJECT PARCEL DOES LIE WITHIN 1% ANNUAL CHANCE FLOOD (SPECIAL FLOOD HAZARD AREA) AS SCALED AND DEPICTED ON THE FEMA/FIRM COMMUNITY PANEL NUMBER 18039C0153D, EFFECTIVE MAP DATE: AUGUST 2, 2011. ALL DEVELOPMENT OF THE SITE WILL BE OUTSIDE OF THE FLOODWAY.



Floodplain Analysis & Regulatory Assessment (FARA)



Point of Interest Coordinates (WGS84)

Long: -85.8613360291

Lat: 41.7094054952

The information provided below is based on the point of interest shown in the map above.

County: **Elkhart**

Approximate Ground Elevation: **758.2 feet (NAVD88)**

Stream Name:

Base Flood Elevation: **747.9 feet (NAVD88)**

St Joseph River

Drainage Area: **Not available**

Best Available Flood Hazard Zone: **Not Mapped**

National Flood Hazard Zone: **Not Mapped**

Is a Flood Control Act permit from the DNR needed for this location? **See following pages**

Is a local floodplain permit needed for this location? **Contact your local Floodplain Administrator-**

Floodplain Administrator: **Mae Kratzer, Planner**

Community Jurisdiction: **Elkhart County, County proper**

Phone: **(574) 971-4678**

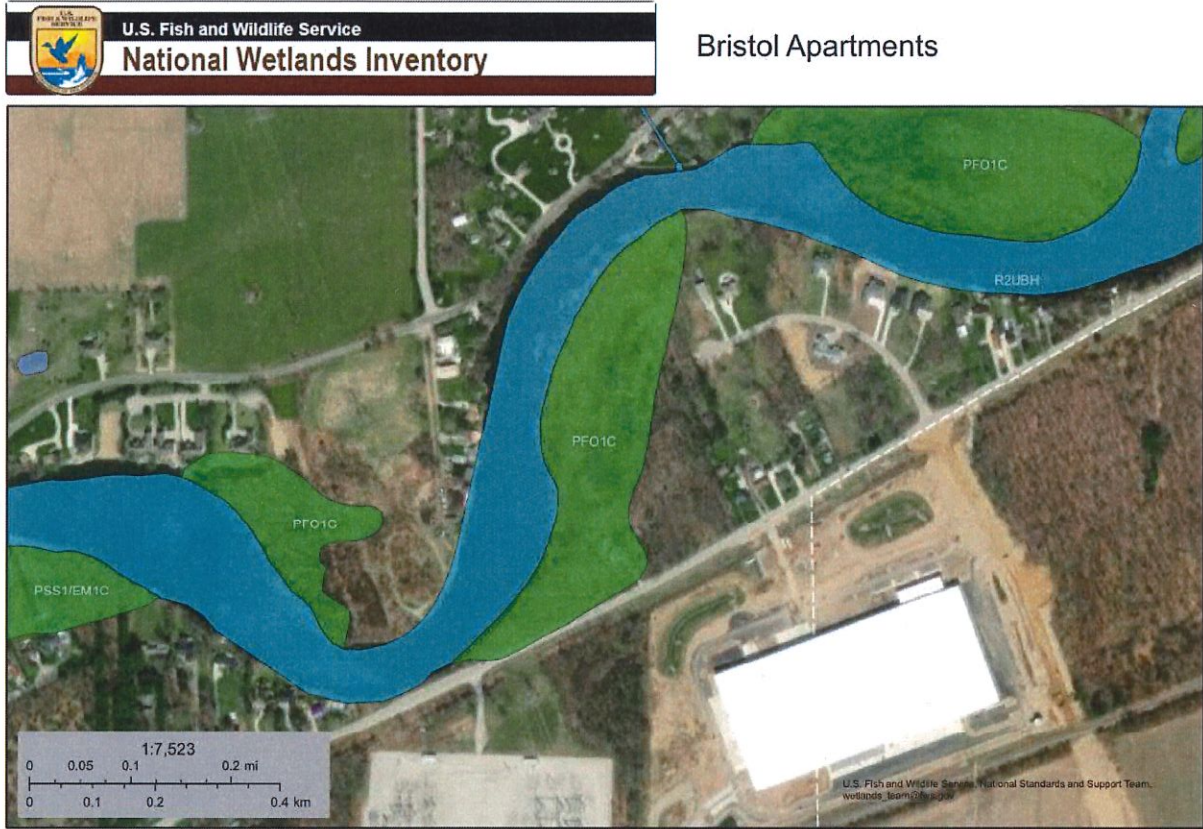
Email: **MKratzer@elkhartcounty.com**

US Army Corps of Engineers District: **Detroit**

Date Generated: 9/19/2023


WETLANDS

THE PROJECT SITE IS SHOWN AS PARTIALLY IN A WETLAND IN THE NATIONAL WETLANDS INVENTORY. A FURTHER DELINEATION OF THE SITE INDICATES THAT THE PROJECT AREA IS NOT IN WETLANDS. SEE EXHIBIT C FOR DELINEATION LETTER.



September 19, 2023

Wetlands

- | | | | | | |
|-------------------------------------------------------------------------------------|--------------------------------|-------------------------------------------------------------------------------------|-----------------------------------|-------------------------------------------------------------------------------------|----------|
|  | Estuarine and Marine Deepwater |  | Freshwater Emergent Wetland |  | Lake |
|  | Estuarine and Marine Wetland |  | Freshwater Forested/Shrub Wetland |  | Other |
| | |  | Freshwater Pond |  | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

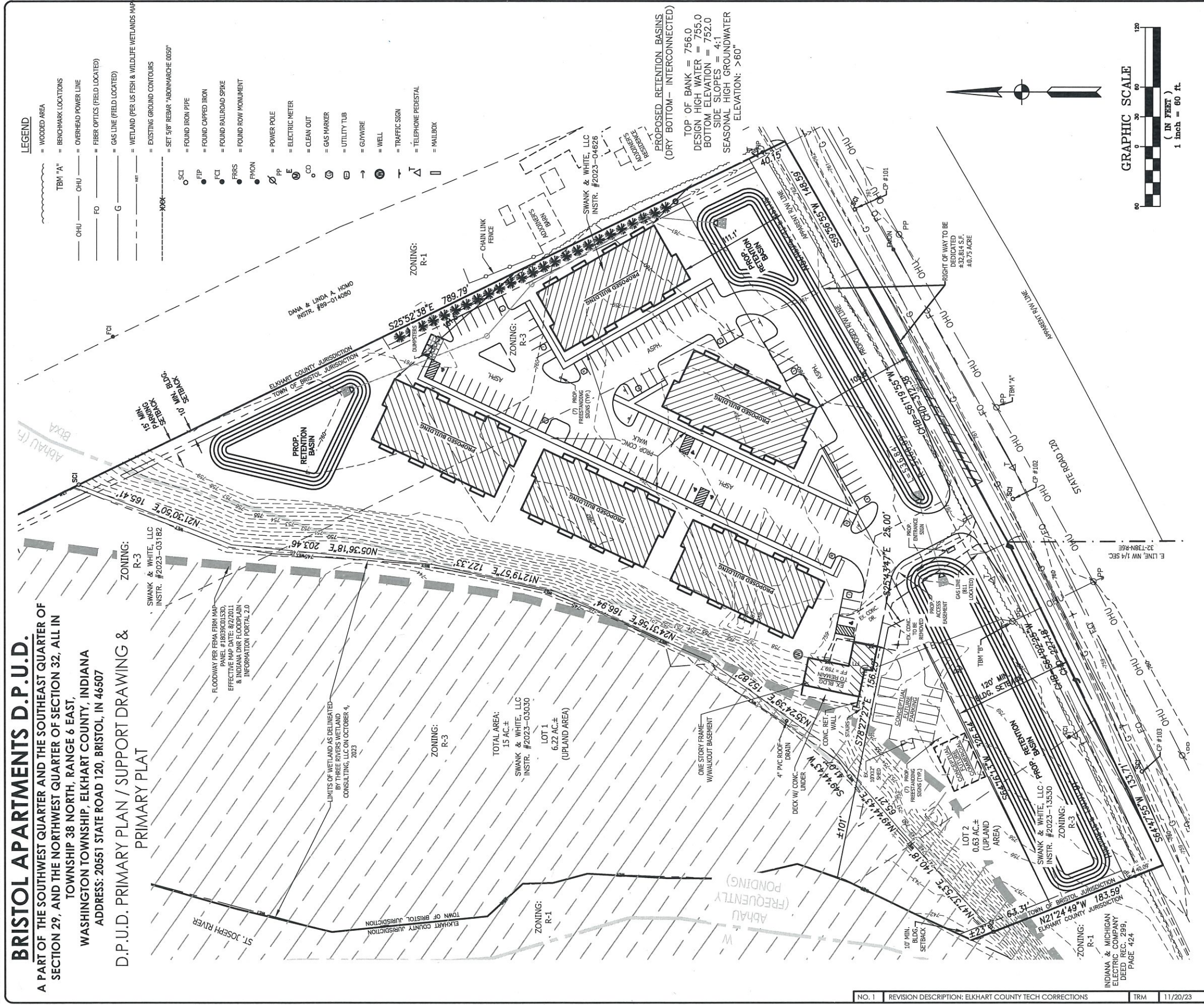
National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

LIST OF EXHIBITS

ONE PRINTED COPY OF EXHIBITS HAS BEEN PROVIDED WITH APPLICATION. ADDITIONAL COPIES WILL BE PROVIDED AS REQUESTED.

EXHIBIT A – DEEDS AND LEGAL DESCRIPTIONS
EXHIBIT B – INFILTRATION STUDY
EXHIBIT C – WETLANDS DELINEATION

O:\PROJECTS\2023\03-0547 ANCON CONST - BRISTOL APARTMENTS\CAD_SURVEY\DRAWINGS\23-0547 DPUD.DWG PG 2 TANYA MILLER 11.22.2023 3:46 PM



- LEGEND**
- WOODED AREA
 - BENCHMARK LOCATIONS
 - OVERHEAD POWER LINE
 - FIBER OPTICS (FIELD LOCATED)
 - GAS LINE (FIELD LOCATED)
 - WETLAND (PER US FISH & WILDLIFE WETLANDS MAP)
 - EXISTING GROUND CONTOURS
 - SET 3/8" REBAR "ABONMARCHÉ 0050"
 - FOUND IRON PIPE
 - FOUND CAPPED IRON
 - FOUND RAILROAD SPIKE
 - FOUND ROW MONUMENT
 - POWER POLE
 - ELECTRIC METER
 - CLEAN OUT
 - GAS MARKER
 - UTILITY TUB
 - GUYWIRE
 - WELL
 - TRAFFIC SIGN
 - TELEPHONE PEDESTAL
 - MAILBOX

BRISTOL APARTMENTS D.P.U.D.
 A PART OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 32, ALL IN TOWNSHIP 38 NORTH, RANGE 6 EAST, WASHINGTON TOWNSHIP, ELKHART COUNTY, INDIANA
 ADDRESS: 20551 STATE ROAD 120, BRISTOL, IN 46507

D.P.U.D. PRIMARY PLAN / SUPPORT DRAWING & PRIMARY PLAN

PROPOSED RETENTION BASINS (DRY BOTTOM - INTERCONNECTED)
 TOP OF BANK = 756.0
 DESIGN HIGH WATER = 755.0
 BOTTOM ELEVATION = 752.0
 SIDE SLOPES = 4:1
 SEASONAL HIGH GROUNDWATER ELEVATION: >60"

PROPOSED RETENTION BASIN
 SWANK & WHITE, LLC
 INSTR. #2023-04626

PROPOSED RETENTION BASIN
 SWANK & WHITE, LLC
 INSTR. #2023-03182

PROPOSED RETENTION BASIN
 SWANK & WHITE, LLC
 INSTR. #2023-03050

PROPOSED RETENTION BASIN
 SWANK & WHITE, LLC
 INSTR. #2023-13530

ABONMARCHÉ

303 River Race Drive, Unit 206
 Goshen, IN 46526
 T 574.533.9913
 F 574.533.9911
 abonmarche.com

South Bend
 Goshen
 Valparaiso
 Hobart
 Ft. Wayne
 Lafayette

Engineering - Architecture - Land Surveying

PROJECT:
BRISTOL APARTMENTS DPUD
 STATE ROAD 120
 BRISTOL, INDIANA 46507

SHEET TITLE:
D.P.U.D. PRIMARY PLAN / SUPPORT DRAWING & PRIMARY PLAN

DRAWN BY:
DESIGNED BY:
PM REVIEW: CW
QA/QC REVIEW: BEM
DATE: 11/06/2023
SCALE:
 HORZ: 1" = 60'
 VERT:
ACI JOB #
 23-0547

SHEET NO.
 2 of 3

O:\PROJECTS\2023\23-0547 ANCON CONST - BRISTOL APARTMENTS\CAD_SURVEY\DRAWING\SS23-0547 DPUD.DWG PG 3 TANYA MILLER 11.22.2023 3:46 PM

BRISTOL APARTMENTS D.P.U.D.

A PART OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 29, AND THE NORTHWEST QUARTER OF SECTION 32, ALL IN TOWNSHIP 38 NORTH, RANGE 6 EAST, WASHINGTON TOWNSHIP, ELKHART COUNTY, INDIANA ADDRESS: 20551 STATE ROAD 120, BRISTOL, IN 46507

D.P.U.D. PRIMARY PLAN / SUPPORT DRAWING & PRIMARY PLAT

GENERAL NOTES

- ZONING & PROPOSED LAND USE
THE INTENT OF THE PUD IS TO ESTABLISH A NEW SUBDIVISION ALLOWING FOR MULTIPLE RESIDENTIAL BUILDINGS ON ONE ZONING LOT AS WELL AS TO ALLOW FOR FUTURE DEVELOPMENT OF A COMMERCIAL USE ON THE SITE.
BRISTOL APARTMENTS WILL BE A MULTI-FAMILY RESIDENTIAL AND FUTURE COMMERCIAL SPACE DEVELOPMENT LOCATED ON THE NORTH SIDE OF STATE ROAD 120 IN THE CORPORATE LIMITS OF THE TOWN OF BRISTOL. FIVE RESIDENTIAL BUILDINGS WILL BE CONSTRUCTED WITH 16 UNITS EACH (80 UNITS TOTAL). THERE IS ONE EXISTING RESIDENTIAL BUILDING ON THE PROPERTY. THIS BUILDING WILL REMAIN AND WILL BE UTILIZED/REPURPOSED AS A MIXED USE BUILDING THAT COULD ACCOMMODATE A PRIVATE CLUB HOUSE, RESIDENTIAL UNIT, LEASING OFFICE, AND/OR OTHER COMMERCIAL SPACES ALLOWED IN THE B-2 DISTRICT.
ALLOWABLE USES FOR THE FUTURE COMMERCIAL SPACE ON LOT 2 WILL BE ONE THAT IS IDENTIFIED IN THE B-2 DISTRICT.
THE PROPERTY IS ZONED R-3 RESIDENTIAL DISTRICT AND IS BORDERED BY R-1 RESIDENTIAL AND M-2 INDUSTRIAL ZONING DISTRICTS.
ONE GROUPING OF MAILBOXES (80) WILL BE INSTALLED NEAR THE CLUB HOUSE.
- DEVIATION REQUEST
TO ALLOW PARKING SPACES PROVIDED AT A RATE OF 1.5 SPACES PER RESIDENTIAL UNIT WHERE 1.5 SPACES ARE REQUIRED FOR EACH 1-BEDROOM UNIT AND 2 SPACES ARE REQUIRED FOR EACH 2+ BEDROOM UNIT. 120 PARKING SPACES WILL BE PROVIDED WHERE 150 ARE REQUIRED. FOUR SPACES WILL BE PROVIDED FOR THE LEASING OFFICE/CLUB HOUSE WHERE THE OFFICE REQUIREMENT IS 17000 SQUARE FOOT AS THE OFFICE LAYOUT HAS YET TO BE DETERMINED.
FOR LOT 1 AND 2, TO ALLOW PARKING SPACE DIMENSIONS TO BE 9-FEET BY 18-FEET WHERE 9-FEET BY 20-FEET IS THE GENERAL STANDARD.
FOR LOT 1, TO ALLOW A MONUMENT SIGN IN AN R-3 DISTRICT USING THE DESIGN STANDARDS FOR R-4.
FOR LOT 1, TO ALLOW UP TO SEVEN FREE-STANDING SIGNS IN A R-3 DISTRICT AND TO EXCEED THE MAXIMUM SIGN AREA OF 8 SQUARE FEET PER ZONING LOT. THE REST OF THE ZONING STANDARDS WILL BE MET.
FOR LOT 1, TO ALLOW UP TO TWELVE WALL SIGNS IN A R-3 DISTRICT USING THE DESIGN STANDARDS FOR R-4 WALL SIGNS.
FOR LOT 1, TO ALLOW A FRONT YARD SETBACK OF 102-FEET WHERE 120-FEET IS REQUIRED ON A STATE ROAD.
FOR LOT 1, TO ALLOW FOR USE OF THE EXISTING BUILDING FOR A MIX OF USES INCLUDING RESIDENTIAL AND THOSE ALLOWED IN B-2.
FOR LOT 2, TO ALLOW FOR ZERO FOOT SETBACK WHERE ADJACENT TO LOT 2 FOR BUILDING, PARKING, AND CONCRETE.
FOR LOT 2, TO ALLOW FOR THE FUTURE COMMERCIAL SPACE TO INCLUDE THOSE IDENTIFIED IN THE B-2 DISTRICT.
FOR LOT 2, TO ALLOW FOR ZERO FOOT SETBACK FOR BUILDINGS, PARKING, AND CONCRETE.
FOR LOT 2, TO ALLOW FOR WALL-MOUNTED AND FREE-STANDING SIGNS (ONE OF EACH) INSTALLED WITH THE COMMERCIAL DEVELOPMENT. LOCATIONS TO BE IDENTIFIED ON FUTURE SITE PLAN.
- SETBACKS - "R-3" ZONE ELKHART COUNTY
LOT 1 SETBACKS:
FRONT YARD = 102 FEET FROM CENTERLINE OF S.R. 120 (SEE DEVIATION REQUEST)
SIDE YARD = 10 FEET
REAR YARD = 20 FEET
SEE DEVIATION FOR EXISTING BUILDING ADJACENT TO LOT 2
LOT 2 SETBACKS:
ZERO FOOT SETBACKS (SEE DEVIATION REQUEST)

4. DENSITY	PROPOSED LAND COVERAGE	LOT 1 AREA	PERCENTAGE	LOT 2 AREA	PERCENTAGE
	EXISTING BUILDING (MIXED USE)	0.05 AC±	0.3%		
	PROPOSED BUILDING	1.06 AC±	7.9%	0.05 AC±	6.0%
	FUTURE BUILDING				
	PROPOSED HMA SURFACE (ASPH)	1.28 AC±	9.5%	0.11 AC±	13.0%
	PROPOSED HMA SURFACE (ASPH)	0.15 AC±	1.1%		
	LAWN / OPEN SPACE	10.88 AC±	81.2%	0.68 AC±	81.0%
	TOTAL	13.47 AC±	100%	0.84 AC±	100%

- LANDSCAPE & BUFFERING
EXISTING TREES WILL BE RETAINED AS MUCH AS POSSIBLE.

THOUGH NOT REQUIRED BY THE ZONING ORDINANCE, IN AN ATTEMPT TO REDUCE ANY IMPACTS ON THE ADJACENT SINGLE-FAMILY RESIDENTIAL HOME, A BUFFER OF EVERGREEN TREES WILL BE PLANTED AT 12' SPACING ALONG THE REAR OF THE APARTMENT BUILDING AT THE EASTERN SIDE OF THE PROPERTY ADJACENT TO THE SINGLE-FAMILY HOME. THIS WOULD PROVIDE FOR A BUFFER OF APPROXIMATELY 25 TREES ALONG WITH ANY OF THE EXISTING TREES THAT ARE NOT DISTURBED DURING CONSTRUCTION. PROPOSED BUFFER MATERIAL IS EVERGREEN TREES TO BE PLANTED AT 12' SPACING, 6' HEIGHT AT INSTALLATION, BALLED AND BURLAPPED ROOT BALL.

6. SIGNAGE
A MONUMENT SIGN FOR COMMUNITY IDENTIFICATION SIGN WILL BE INSTALLED AT THE ENTRANCE TO THE SITE. IT WILL HAVE EXTERIOR ILLUMINATION. IF POSSIBLE AFTER THE COMMERCIAL DEVELOPMENT IS IDENTIFIED THIS SIGN COULD BE CONVERTED TO A MULTI-TENANT STYLE MONUMENT SIGN. A DEVIATION IS NEEDED TO ALLOW FOR A MONUMENT SIGN IN AN R-3 DISTRICT. DESIGN STANDARDS FOR R-4 MONUMENT SIGNS WILL BE MET.

MULTIPLE FREE-STANDING SIGNS WILL BE INSTALLED AROUND THE PROPERTY, INCLUDING AT THE CLUB HOUSE AND IN PARKING ISLANDS FOR WAYFINDING. A DEVIATION IS NEEDED TO ALLOW UP TO SEVEN FREE-STANDING SIGNS IN A R-3 DISTRICT AND TO EXCEED THE MAXIMUM SIGN AREA OF 8 SQUARE FEET PER ZONING LOT. THE REST OF THE ZONING STANDARDS WILL BE MET.

7. PARKING
PARKING LOTS WILL BE PROVIDED ON-SITE ADJACENT TO EACH BUILDING AND CONNECTED BY WAY OF A PRIVATE ROADWAY. PARKING SPACES WILL BE 9-FEET BY 18-FEET. PARKING SPACES WILL BE PROVIDED AT 1.5 SPACES PER RESIDENTIAL UNIT FOR A TOTAL OF 120 SPACES FOR 80 UNITS. PARKING LOTS WILL BE ADA COMPLIANT. FOUR ADDITIONAL PARKING SPACES WILL BE PROVIDED FOR THE LEASING OFFICE / CLUB HOUSE INCLUDING 1 ADA ACCESSIBLE SPACE.

8. TRAFFIC
NO NEW STREETS WILL BE CREATED WITH THIS DEVELOPMENT. ACCESS TO THE SITE WILL BE THROUGH ONE ENTRANCE FROM STATE ROAD 120, WHICH SHALL BE PERMITTED THROUGH INDOT. LOT 2 WILL BE ACCESSED VIA AN ACCESS EASEMENT ESTABLISHED THROUGH THIS PLAT.

9. WATER SUPPLY & SANITARY SEWER
THE PROPOSED PROJECT SITE WILL BE CONNECTED TO THE TOWN OF BRISTOL MUNICIPAL WATER AND SEWER UTILITIES BY WAY OF NEW EXTENSIONS.

10. STORMWATER MANAGEMENT
ALL STORMWATER WILL BE MANAGED ON-SITE. PRELIMINARY STORMWATER CALCULATIONS ARE PROVIDED ON THE SITE PLAN. THE RETENTION BASINS WILL BE LOCATED ON LOT 1 AND AN EASEMENT FOR STORMWATER DISCHARGE INTO THIS BASIN FOR THE BENEFIT OF LOT 2 WILL BE ESTABLISHED THROUGH THIS PLAT. A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) WILL BE PROVIDED AS PART OF THE SECONDARY PLAT SUBMISSION.

11. SOILS
THE SITE IS COMPOSED OF BFA (BRISTOL LOAMY SAND, 0 TO 2 PERCENT SLOPES) & AHAU (ADRIAN MICH UNDRAINED, 0-1% SLOPES). SOIL INFORMATION WAS OBTAINED FROM THE ELKHART COUNTY, INDIANA. THE SURVEY WAS PUBLISHED BY THE USDA AND NRCS IN COOPERATION WITH PURDUE UNIVERSITY AND THE STATE SOIL CONSERVATION SERVICE.
AN INFILTRATION STUDY WAS CONDUCTED IN SEPTEMBER 2023 BY WEAVER CONSULTANTS GROUP. THE STUDY IS INCLUDED IN EXHIBIT B.

12. LIGHTING
LIGHTING THROUGHOUT THE SITE WILL BE DESIGNED TO KEEP ALL LIGHT GENERATED FROM THE FIXTURES ON THE LOT TO REDUCE ANY LIGHT POLLUTION ONTO ADJACENT PROPERTY.

13. BENCHMARKS
TBM #A - BENCHMARK IN THE NORTH FACE OF POWER POLE #597-743 LOCATED ON THE NORTH SIDE OF STATE ROAD 120, #81' SOUTHWEST OF DRIVE FOR 20551 STATE ROAD 120 @ ELEVATION = 761.93 FEET (NAVD83)
TBM #B - BENCHMARK IN THE SOUTH FACE OF POWER POLE #106-6357 LOCATED ON THE SOUTH SIDE OF STATE ROAD 120, #90' NORTHEAST OF DRIVE FOR 20551 STATE ROAD 120 @ ELEVATION = 761.61 FEET (NAVD83)

14. CONTOURS
TOPOGRAPHIC MAPPING UNITS ARE MEASURED AND DISPLAYED IN ENGLISH UNITS (US SURVEY FEET HORIZONTALLY AND NAVD 1988 VERTICALLY) ESTABLISHED BY GPS MEASUREMENTS.

15. FLOOD NOTE
A PORTION OF THE SUBJECT PARCEL DOES LIE WITHIN 1% ANNUAL CHANCE FLOOD (SPECIAL FLOOD HAZARD AREA) AS SCALED AND DEPICTED ON THE FEMA/FIRM COMMUNITY PANEL NUMBER 18039C0153D, EFFECTIVE MAP DATE: AUGUST 2, 2011.

16. WETLAND NOTE
A LINEATION OF THE SITE PERFORMED BY THREE RIVERS WETLAND CONSULTING, LLC ON OCTOBER 5, 2023 WAS USED TO ESTABLISH THE WETLANDS BOUNDARY ON THIS SITE PLAN.

17. ELEVATIONS OF BUILDINGS
FINISHED GRADE OF ANY FUTURE BUILDING SHALL BE SET TO ENSURE ADEQUATE FLOW OF STORMWATER AWAY FROM PROPOSED BUILDINGS. PROPOSED BUILDING WILL BE OF STANDARD CONSTRUCTION.

18. EROSION CONTROL PLAN
AN EROSION CONTROL PLAN/STORMWATER POLLUTION PREVENTION PLAN IS REQUIRED, MORE THAN AN ACRE OF LAND WILL BE DISTURBED DURING CONSTRUCTION.

LEGAL DESCRIPTION-PER INSTR. #2023-03030

A PART OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 29, AND THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 38 NORTH, RANGE 6 EAST, IN WASHINGTON TOWNSHIP, ELKHART COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE MARKING THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 32, AND ASSUMING THE WEST LINE OF SAID QUARTER SECTION TO HAVE A BEARING OF DUE NORTH AND SOUTH, THENCE DUE NORTH ALONG THE WEST LINE OF SAID QUARTER SECTION, 2,228.5 FEET TO A SPIKE NAIL MARKING THE INTERSECTION OF THE WEST LINE OF SAID QUARTER SECTION WITH THE CENTER LINE OF ELKHART-BRISTOL ROAD (COMMONLY KNOWN AS STATE ROAD 120); THENCE NORTH 60 DEGREES 40 MINUTES EAST ALONG A CHORD SEGMENT OF SAID CURVE, 312.38 FEET TO THE POINT OF TANGENT; THENCE NORTH 60 DEGREES 40 MINUTES EAST, ALONG THE CENTER LINE OF SAID QUARTER SECTION, 148.34 FEET TO A POINT OF CURVE; THENCE SOUTH 61 DEGREES 40 MINUTES WEST ALONG A CHORD SEGMENT OF SAID CURVE, 312.38 FEET TO THE POINT OF INTERSECTION OF THE CENTER LINE OF SAID ROAD WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 32; THENCE SOUTH 64 DEGREES 22 MINUTES 30 SECONDS WEST, ALONG A CHORD SEGMENT OF SAID CURVE, 277.18 FEET TO THE POINT OF TANGENT OF SAID CURVE; THENCE SOUTH 65 DEGREES 8 MINUTES WEST, ALONG THE CENTER LINE OF SAID ROAD, 133.71 FEET; THENCE NORTH 21 DEGREES 17 MINUTES WEST, APPROXIMATELY 294.28 FEET TO THE WATER'S EDGE OF THE ST. JOSEPH RIVER; THENCE UPSTREAM AND MEANDERING ALONG THE WATER'S EDGE OF SAID ST. JOSEPH RIVER TO A POINT THAT IS NORTH 24 DEGREES 18 MINUTES WEST, APPROXIMATELY 1,200.00 FEET NORTHEAST OF THE PLACE OF BEGINNING; THENCE SOUTH 24 DEGREES 19 MINUTES EAST, APPROXIMATELY 1,200.00 FEET; MORE OR LESS, TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THE FOLLOWING:

A PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 6 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, ELKHART COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SPIKE MARKING THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 29, AND THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 32, TO HAVE AN ASSUMED BEARING OF NORTH 0 DEGREES 00 MINUTES 00 SECONDS WEST (ONE NORTH); THENCE NORTH 10 DEGREES 00 SECONDS WEST, A DISTANCE OF 2228.50 FEET TO A POINT ON THE CENTERLINE OF STATE ROAD 120; THENCE SOUTH 64 DEGREES 22 MINUTES 30 SECONDS WEST ALONG SAID CENTERLINE OF STATE ROAD 120 A DISTANCE OF 199.05 FEET TO A POINT ON SAID CENTERLINE OF STATE ROAD 120 BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 64 DEGREES 22 MINUTES 30 SECONDS WEST ALONG SAID CENTERLINE OF STATE ROAD 120, A DISTANCE OF 28.13 FEET TO A POINT ON THE CENTERLINE OF STATE ROAD 120; THENCE SOUTH 65 DEGREES 08 MINUTES 00 SECONDS WEST ALONG SAID CENTERLINE OF STATE ROAD 120, A DISTANCE OF 133.77 FEET TO A POINT ON SAID CENTERLINE OF STATE ROAD 120 TO AN IRON REBAR WITH CAP (DORLOT 890028); THENCE NORTH 21 DEGREES 17 MINUTES WEST, APPROXIMATELY 294.28 FEET TO A POINT OF CURVE; THENCE SOUTH 61 DEGREES 40 MINUTES WEST ALONG A CHORD SEGMENT OF SAID CURVE, 312.38 FEET TO THE POINT OF INTERSECTION OF THE CENTER LINE OF SAID ROAD WITH THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 32; THENCE SOUTH 64 DEGREES 22 MINUTES 30 SECONDS WEST, ALONG A CHORD SEGMENT OF SAID CURVE, 277.18 FEET TO THE POINT OF TANGENT OF SAID CURVE; THENCE SOUTH 65 DEGREES 8 MINUTES WEST, ALONG THE CENTER LINE OF SAID ROAD, 133.71 FEET; THENCE NORTH 21 DEGREES 17 MINUTES WEST, APPROXIMATELY 294.28 FEET TO THE WATER'S EDGE OF THE ST. JOSEPH RIVER; THENCE UPSTREAM AND MEANDERING ALONG THE WATER'S EDGE OF SAID ST. JOSEPH RIVER TO A POINT THAT IS NORTH 24 DEGREES 18 MINUTES WEST, APPROXIMATELY 1,200.00 FEET NORTHEAST OF THE PLACE OF BEGINNING; THENCE SOUTH 24 DEGREES 19 MINUTES EAST, APPROXIMATELY 1,200.00 FEET; MORE OR LESS, TO THE PLACE OF BEGINNING.

LEGAL DESCRIPTION-PER INSTR. #2023-03036

A PART OF THE SOUTHWEST QUARTER (SW 1/4) AND THE SOUTHEAST QUARTER (SE 1/4) OF SECTION THIRTY-TWO (32), AND THE NORTHWEST QUARTER (NW 1/4) AND THE NORTHEAST QUARTER (NE 1/4) OF SECTION THIRTY-TWO (32), IN TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE SIX (6) EAST, IN WASHINGTON TOWNSHIP, ELKHART COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE MARKING THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION THIRTY-TWO (32) AND ASSUMING THE WEST LINE OF SAID QUARTER SECTION TO HAVE A BEARING OF DUE NORTH AND SOUTH, THENCE DUE NORTH ALONG THE WEST LINE OF SAID QUARTER SECTION, A DISTANCE OF TWO THOUSAND TWO HUNDRED TWENTY-EIGHT AND FIVE TENTHS (2,228.5) FEET TO A SPIKE NAIL MARKING THE INTERSECTION OF THE WEST LINE OF SAID QUARTER SECTION WITH THE CENTER LINE OF THE ELKHART-BRISTOL ROAD (COMMONLY KNOWN AS STATE ROAD NUMBER 120); THENCE NORTH-SIXTY-ONE (61) DEGREES FORTY (40) MINUTES EAST, ALONG A CHORD SEGMENT OF SAID CURVE, A DISTANCE OF THREE HUNDRED TWELVE AND THIRTY-EIGHT HUNDRETHS (312.38) FEET TO THE POINT OF TANGENT AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH TWENTY-EIGHT (28) DEGREES TWENTY-FOUR (24) MINUTES EASTERN (18) DEGREES TWENTY-FOUR (24) MINUTES WEST, ALONG SAID CENTERLINE OF STATE ROAD 120, A DISTANCE OF 199.05 FEET TO A POINT ON SAID CENTERLINE OF SAID ROAD, A DISTANCE OF ONE HUNDRED FORTY-EIGHT AND THIRTY-FOUR HUNDRETHS (148.34) FEET; THENCE SOUTH TWENTY-FOUR (24) DEGREES EIGHTEEN (18) MINUTES EAST, A DISTANCE OF FOUR HUNDRED FIFTY (450.00) FEET TO THE CENTER LINE OF SAID ROAD, THENCE SOUTH-SIXTY (60) DEGREES SEVENTEEN (17) MINUTES WEST, ALONG SAID ROAD, A DISTANCE OF ONE HUNDRED FORTY-EIGHT AND THIRTY-FOUR HUNDRETHS (148.34) FEET TO THE PLACE OF BEGINNING.

CONTAINING ONE AND FIFTY-THREE HUNDRETHS (1.53) ACRES OF LAND.

SUBJECT TO PUBLIC HIGHWAY: STATE ROAD NO. 120.

RETENTION BASIN CALCULATIONS

THE PROPOSED RETENTION BASINS SHALL PROVIDE STORMWATER STORAGE FOR THE PROPOSED PROJECT FOR THE 100-YEAR, 24-HOUR STORM EVENT. THE RETENTION BASINS SHALL BE INTERCONNECTED TO PROVIDE STORMWATER STORAGE AND WILL BE PAVED TO ALLOW FOR STORMWATER DISCHARGE TO THE NORTH INTO THE ST. JOSEPH RIVER. STORMWATER RUNOFF FROM THE PROPOSED DEVELOPMENT WILL BE RETAINED ON-SITE.

THE FOLLOWING STORMWATER MANAGEMENT CALCULATIONS ARE BASED ON THE PUBLISHED STORM INTENSITIES CONTAINED IN THE CURRENT ELKHART COUNTY "GUIDELINES AND STANDARDS FOR DESIGN AND PUBLIC IMPROVEMENT, STREET STANDARDS" AND THE COUNTY'S SPREADSHEET USING THE RATIONAL METHOD.

ESTIMATED DRAINAGE AREA = 5.8± ACRES
 MODIFIED RUNOFF COEFFICIENT CALCULATIONS
 $C = [(0.05 \pm 2.75 \times 10^{-20}) \times (0.95)^5] + (0.70 \times 1.00) \pm (2.10 \times 0.30) = 0.74$
 5.8± ACRES

ESTIMATED COVERAGE - DRAINAGE AREA
 EXISTING BUILDINGS (C=0.95) = 0.05± ACRES
 HARD SURFACE (C=0.95) = 2.75± ACRES
 WATER IMPROVEMENT (C=1.00) = 0.70± ACRES
 FUTURE HARD SURFACE (C=0.95) = 2.00± ACRES
 OPEN AREA (C=0.30) = 2.10± ACRES

RETENTION STORAGE VOLUME CALCULATIONS									
PROPOSED RETENTION BASIN									
SITE CATCHMENT AREA = 5.8 Acres		DESIGN RELEASE RATE = 0.00 cfs		STORAGE REQUIRED = 82,340 cft		STORAGE PROVIDED BELOW DHW = 1,51 Acre-Ft		PROVIDED FREEBOARD STORAGE = 0.79 Acre-Ft	
STORM DURATION (hours)	100-YEAR INTENSITY (in/hr)	INFLOW RATE (cfs)	RELEASE RATE (cfs)	STORAGE RATE (cfs)	REQUIRED STORAGE (cft)	STORAGE PROVIDED BELOW DHW (cft)	FREEBOARD STORAGE (cft)	TOTAL STORAGE PROVIDED (cft)	OVERFLOW (cft)
0.25	6.47	27.80	0.00	27.80	25230	200	200	200	0
0.50	3.96	17.02	0.00	17.02	30885	200	200	200	0
0.75	2.71	11.65	0.00	11.65	31704	200	200	200	0
1	1.98	8.51	0.00	8.51	30885	200	200	200	0
2	1.55	6.66	0.00	6.66	48355	200	200	200	0
3	1.14	4.90	0.00	4.90	53947	200	200	200	0
4	0.92	3.95	0.00	3.95	57402	200	200	200	0
5	0.77	3.31	0.00	3.31	60054	200	200	200	0
6	0.67	2.88	0.00	2.88	62706	200	200	200	0
7	0.59	2.54	0.00	2.54	64422	200	200	200	0
8	0.53	2.28	0.00	2.28	66137	200	200	200	0
9	0.48	2.06	0.00	2.06	67885	200	200	200	0
10	0.44	1.89	0.00	1.89	69633	200	200	200	0
15	0.32	1.38	0.00	1.38	74873	200	200	200	0
20	0.25	1.07	0.00	1.07	77992	200	200	200	0
24	0.22	0.95	0.00	0.95	82340	200	200	200	0

Note: Storm Intensities are referenced from Elkhart County Street Standards



303 River Race Drive, Unit 206
 Cochen, IN 46526
 774-533-1113
 F 774-533-9991
 abonmarche.com

South Bend
 Cochen
 Valparaiso
 Fort Wayne
 Ft. Wayne

Engineering - Architecture - Land Surveying

PROJECT: **BRISTOL APARTMENTS DPUD**
 STATE ROAD 120
 BRISTOL, INDIANA 46507

SHEET TITLE: **D.P.U.D. PRIMARY PLAN / SUPPORT DRAWING & PRIMARY PLAT**

DRAWN BY: _____

DESIGNED BY: _____

PM REVIEW: _____

QA/QC REVIEW: _____

DATE: 11/06/2023

SCALE: _____

HORIZ: _____

VERT: _____

ACI JOB # 23-0547

SHEET NO. 3 of 3

Plan Commission Staff Report

Prepared by the Department of Planning and Development

Hearing Date: December 14, 2023

Transaction Number: GPUD-0739-2023.

Parcel Number(s): 20-03-26-376-001.000-031, 20-03-34-200-005.000-030, 20-03-34-200-006.000-030, 20-03-35-100-002.000-030, 20-03-35-100-011.000-030, 20-03-35-100-018.000-030.

Existing Zoning: GPUD R-1, GPUD R-4, GPUD B-3, A-1.

Petition: For a zone map change from A-1, GPUD B-3, GPUD R-1 & GPUD R-4 to a GPUD M-1 & GPUD M-2 to be known as ORCHARD HILLS AWT GPUD.

Petitioner: AWT Inc., represented by Jones Petrie Rafinski.

Location: Northeast corner of SR 15 & CR 10, in Washington Township.

Adjacent Zoning and Land Uses: The following table shows the zoning and current land use for the subject property and adjacent sites.

	Zoning	Current Land Use
Subject Property	A-1, GPUD R-1, GPUD R-3, GPUD B-3	Agricultural
North	A-1, B-3, M-2	Manufacturing, professional offices, multifamily residential
South	A-1	Agricultural, single-family residential
East	A-1	Agricultural
West	M-1, M-2	Manufacturing

Site Description: The GPUD area is approximately 162 acres of the original mixed-use Orchard Hills GPUD from 2003. The south portion of the site slopes down from southeast to northwest, and all the subject property lies in a gateway area, as designated by the Bristol comprehensive plan, between manufacturing uses at the north and west and agricultural and residential uses at the south and east. Only a small portion of the property is currently within Bristol town limits, which form the site’s north and west edges.

History and General Notes:

- **March 17, 2003** – The BCC approved a rezoning from A-1 to a GPUD R-1, R-3, R-4, and B-3 to be known as Orchard Hills GPUD (PC 03-07). The project was “planned primarily as a residential community with a mixture of single- and multifamily housing integrated with complementary commercial and office uses along SR 15,” and it included an alignment of the east part of CR 10 with the now-vacated west part.
- **December 1, 2003** – The BCC approved the rezoning of the southeast portion of the site to A-1 (PC 03-07a).

Plan Commission Staff Report (Continued)

Hearing Date: December 14, 2023

Zoning District Purpose Statements: The purpose of the GPUD, General Planned Unit Development Overlay, zoning district is to allow an applicant the benefit of flexibility in development in exchange for increased public or private amenities that go beyond the requirements of the Zoning Ordinance. The GPUD Overlay zoning district encourages the unified design of attractive and functional residential, non-residential and mixed use projects. The purpose of the M-1, Limited Manufacturing, zoning district is to accommodate less intense manufacturing, warehousing and distribution uses that are not significantly objectionable to surrounding properties in terms of truck traffic, noise, odor, smoke and other potential nuisance factors. The purpose of the M-2, Heavy Manufacturing, zoning district is to accommodate moderately and highly intense manufacturing uses and to prevent encroachment by residential and lighter commercial uses that would eventually lead to land use conflicts. Permitted uses may produce heavy truck traffic, noise, odor or smoke.

Staff Analysis: The purpose of this rezoning petition is to replace the 2003 GPUD and make way for an eventual large-lot industrial DPUD with M-1 uses at the south and M-2 uses at the north and east.

The staff, after reviewing this petition, recommends **APPROVAL** of this rezoning for the following reasons:

1. The requested Zoning Map Amendment complies with the Comprehensive Plan. The county's plan states that industrial development should be encouraged within urban growth areas and that the county will manage growth focused near towns and along selected major highways, maximizing access to services. The project area is adjacent to town limits at the north and west and will eventually be annexed and connect to Bristol utilities.
2. The request is in character with current conditions, structures, and uses on the subject property and in its surroundings. The development fills an industrial gap on SR 15 with established manufacturing uses at the north and west, and the project area received conceptual approval for mixed-use development in 2003.
3. The most desirable use of the subject property is industrial, commercial, residential, or any transitional mixture thereof.
4. The request conserves property values. The current development concept omits the southeast portion of the 2003 development area, which was slated for multifamily housing at that time, and at the DPUD stage for the current development, the staff will work directly with the town to develop a list of prohibited uses.
5. The proposed rezoning promotes responsible growth and development. The project area has been earmarked for development since 2003, lies on a major transportation corridor, has access to utilities, and will not be eligible for development until a DPUD is approved.

ORCHARD HILLS AWT GPUD

December 21, 2023

Owner/Developer:

AWT INC
4000 E Bristol Street, Suite 3
Elkhart, IN 46514

Prepared by:



325 S Lafayette Blvd
South Bend, IN 46601
574-232-4388
ATTN: Matt Schuster
mschuster@jpr1source.com

ORCHARD HILLS AWT GPUD

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h:\2023 projects\2023-0257\08 - permitting\elkhart county planning & zoning\2023-12-21-gpud re submittal\2023-12-21 orchard hills gpud narrative_rev.docx

ORCHARD HILLS AWT GPUD

1.0 DEVELOPMENT CONCEPT OVERVIEW

1.1 Concept Summary & Legal Description

Orchard Hills AWT GPUD is a proposed amendment to an existing GPUD, ordinance number PC03-07. This amendment is seeking to rezone the property from A-1, GPUD B-3, GPUD R-4 and GPUD-R1 to GPUD B3, GPUD M1 and GPUD M2 as shown. These parcels are located in Bristol, Indiana on the East side of State Road 15, approximately 690 feet South of Bloomingdale Drive. The address of the existing parcel on the east side of SR 15 is 54430 SR 15, Bristol, IN 46507.

AWT Inc. are seeking to rezone approximately 161.4 acres of land to GPUD B3, GPUD M1 and GPUD M2 to allow for a new industrial development at the southeast corner of Bristol, Indiana. The development would be constructed in multiple phases.

The following information should serve as a guideline for development of the proposed GPUD. The site location is shown on the included site plan support drawing.

Legal Description:

The recorded deeds for each parcel seeking to be rezoned are included as a separate attachment. Legal descriptions for the proposed area to be rezoned to GPUD B3, GPUD M1 and GPUD M2 are attached along with a legal description for the current parcel that is already annexed into the Town of Bristol. The parcels which are not currently annexed will be submitted for annexation.

1.2 Reason for the Chosen Location

The location of this development is within close proximity to the Town of Bristol Water and Sewer along with surrounding industrial development.

1.3 Relationship of the Intended Uses with Existing Surrounding Uses

The proposed location is already near a significant amount of industrial development on both the west and north side of this proposed site location.

Adjacent properties to the north, west, east and south are all indicated on the site plan support drawing. The proposed use should have no adverse impact to the adjacent properties. Any future proposed developments would be required to be re-submitted as a DPUD showing the proposed details of the development along with meeting Elkhart County Zoning Ordinance requirements.

1.4 Land Use Intent by Percentage

The overall proposed development is proposed to be a use allowed with the BB, M1 and/or M2 zoning classifications.

1.5 General Protections for Surrounding Residential Uses

No proposed development details are known at this time. General protections would be established as part of the DPUD submittal for any proposed project development in accordance with Elkhart Counties Zoning Ordinance requirements.

ORCHARD HILLS AWT GPUD

2.0 DEVELOPMENT CONCEPT DETAILS

2.1 Site Improvements and Changes

No Proposed improvements are planned at this time. The developer is seeking land use approval as GPUD B3 GPUD M-1 and GPUD M-2. Any proposed improvements would be required to be submitted for either a straight rezoning and/or as a DPUD.

2.2 Project Phasing

No proposed site development improvements are currently planned. The overall project is expected to be completed in multiple phases with roadway and utilities being constructed to allow for development on the industrial lots.

2.3 Days and Hours of Operation

This will be determined once a proposed development and/or user is known.

2.4 General Indoor and Outdoor Activity

Any proposed access to SR 15 will require review and approval by INDOT. Once a development is proposed the developer and/or the developer's consultant will need to coordinate the proposed access location with INDOT, Town of Bristol and Elkhart County Highway.

2.5 Road Impacts with Jurisdiction Note

The future roadway improvements are planned to help with traffic flow around downtown Bristol.

2.6 MS4 Impacts with Disturbance Note

No proposed land disturbance is proposed with this rezoning request. Any land disturbance of more than one acre shall be required to submit for review and approval in accordance with Indiana's Construction Stormwater General Permit.

3.0 DEVIATIONS FROM ZONING ORDINANCE STANDARDS

The owner is not requesting any deviations from the standard as part of this rezoning request.

4.0 WATER AND SANITARY SYSTEMS

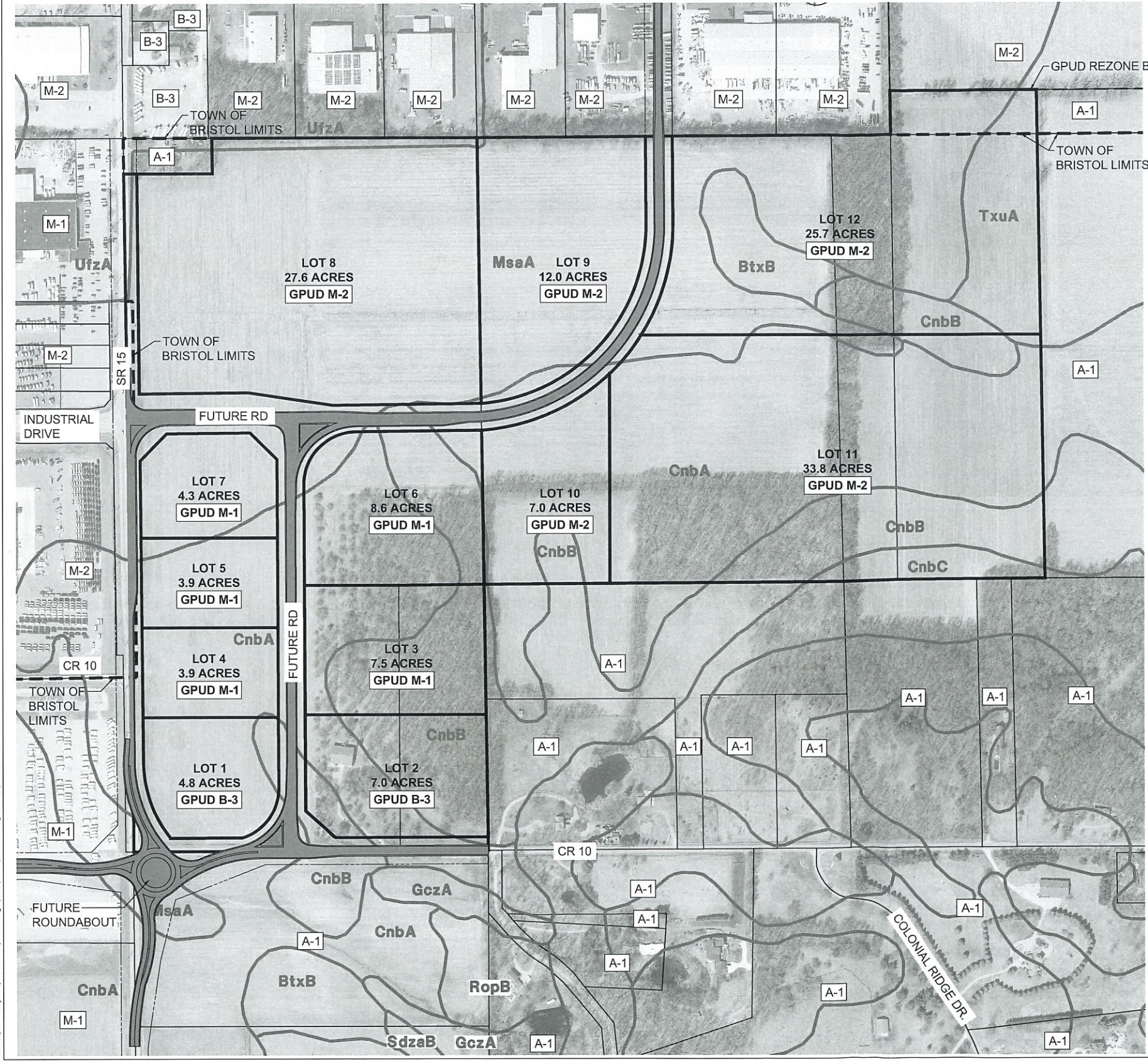
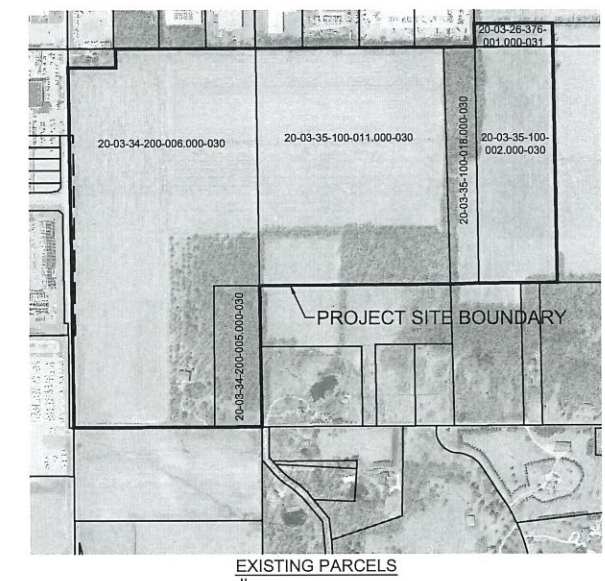
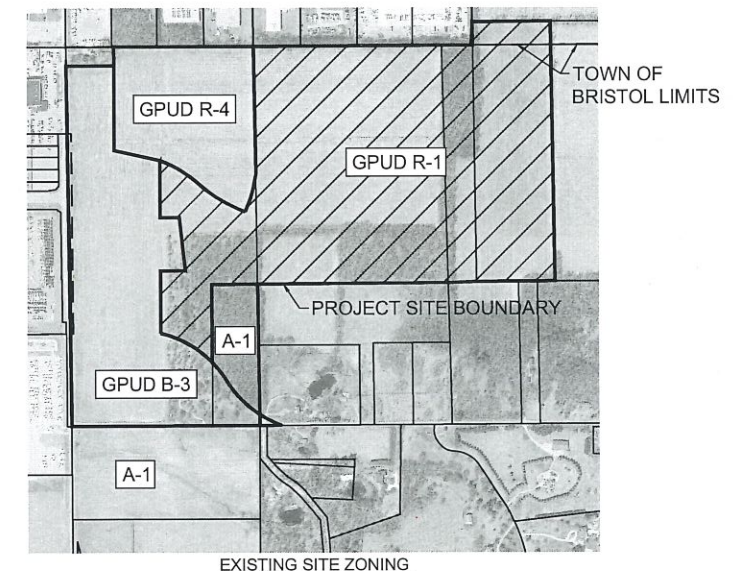
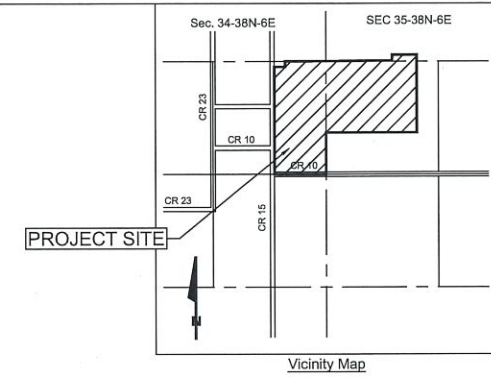
The Town of Bristol has water and sanitary sewer available for connection within this area. Annexation is expected to commence to allow for the overall property to connect to town utilities in the future.

OWNER/DEVELOPER
AWT, INC
PO BOX 2955
ELKHART, IN 46515

SURVEYOR/ENGINEER
JONES, PETRIE, RAFINSKI, CORP.
325 S. LAFAYETTE BLVD.
SOUTH BEND, IN 46601
ATTN: MATT SCHUSTER
MSCHUSTER@JPR1SOURCE.COM
(574) 232-4338

ORCHARD HILLS AWT GPUD

AN AMENDMENT TO AN EXISTING GPUD SITE PLAN SUPPORT DRAWING, ORDINANCE NO. PC03-07
PART OF SECTION 34/35, TOWNSHIP 38 NORTH, RANGE 6 EAST, WASHINGTON TOWNSHIP, ELKHART COUNTY, INDIANA



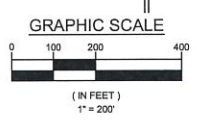
- SITE DATA**
- EXISTING LAND USE: A-1, GPUD R-1, GPUD R-4, GPUD B-3
 - PROPOSED LAND USE: GPUD B3, GPUD M-1 & GPUD M-2
 - FUTURE DEVELOPMENT SHALL UTILIZE TOWN OF BRISTOL WATER AND SANITARY SEWER.
 - THE SUBJECT SITE IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.
 - PROPOSED DEVELOPMENT SHOWN IS CONCEPTUAL.

SURVEY DATUM:
HORIZONTAL DATUM IS BASED UPON THE INDIANA STATE PLANE COORDINATE SYSTEM, EAST ZONE, GPS DERIVED UTILIZING THE INCORS NETWORK. BASIS OF ELEVATION IS GPS DERIVED UTILIZING THE INCORS NETWORK, NAVD88 DATUM.

SOILS LEGEND

Soil Type	Slopes
BtxB	BRISTOL LOAMY SAND, 2 TO 5% SLOPES
CnbA	COLOMA SAND, 0 TO 2% SLOPES
CnbB	COLOMA SAND, 2 TO 5% SLOPES
CnbC	COLOMA SAND, 5 TO 10% SLOPES
GczA	GILFORD SANDY LOAM, 0 TO 1% SLOPES
MsaA	MISHAWAKA SANDY LOAM, 0 TO 1% SLOPES
RopB	RIDDLES-OSHEMO COMPLEX, 1 TO 5% SLOPES
SdzaB	SELFRIDGE-BREMS COMPLEX, 1 TO 4% SLOPES
TxuA	TYNER LOAMY SAND, 0 TO 1% SLOPES
UfzA	URBAN LAND-MISHAWAKA COMPLEX, 0 TO 1% SLOPES

SOILS BOUNDARY



<p>ORCHARD HILLS AWT GPUD</p> <p>AWT, INC</p> <p>PO BOX 2955 ELKHART, IN 46515</p>	
<p>OVERALL SITE PLAN SUPPORT DRAWING</p>	
<p>DESIGNED BY: MMS</p> <p>REVIEWED BY: EEM</p> <p>DRAWN BY: MMS</p> <p>REVIEWED BY: EEM</p>	<p>DATE: DECEMBER 21, 2023</p> <p>JOB NUMBER: 2023-0257</p> <p>SCALE: 1" = 200'</p>
<p>GPUD-1</p>	

**JONES
PETRIE
RAFINSKI**

Fort Wayne, IN
South Bend, IN
P: 574.232.4388
P: 260.422.2622

REV	DESCRIPTION	BY

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01-04-2024-2

ORDINANCE NO. BR _____

AN ORDINANCE TO AMEND ORDINANCE NO. PC 2016-03 KNOWN AS THE ELKHART COUNTY ZONING ORDINANCE BY REZONING THE AREA OF REAL ESTATE HEREINAFTER DESCRIBED FROM GPUD R-1 TO GPUD M-2, TO BE KNOWN AS ORCHARD HILLS AWT GPUD, AND BY CHANGING THE ZONE MAPS INCORPORATED BY REFERENCE IN SECTION 4.1.2.A. OF THE ELKHART COUNTY ZONING ORDINANCE.

WHEREAS, AWT Inc., represented by Jones Petrie Rafinski, submitted a petition to change the zone maps for the real estate described in **SECTION 1** of this ordinance from **GPUD R-1** to **GPUD M-2** on November 6, 2023;

WHEREAS, The Staff for the Elkhart County Advisory Plan Commission did cause the publishing of the legal advertisements for the Public Hearing in **The Middlebury Independent** on the 29th day of November 2023 and in **The Goshen News** on the 1st day of December 2023 and did mail as prescribed by Rule and Law the Notice of Public Hearing to all persons of record within 300 feet;

WHEREAS, The Elkhart County Advisory Plan Commission did hold a public hearing as provided by law on the 14th day of December 2023 and did take public input at that meeting;

WHEREAS, The Elkhart County Advisory Plan Commission did give reasonable regard to the criteria established by IC 36-7-4-603 and Section 3.4 General Planned Unit Development of the Elkhart County Zoning Ordinance;

WHEREAS, The petition was sent to the Town Council of Bristol, Indiana, with a Favorable Recommendation;

THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF BRISTOL, INDIANA, AS FOLLOWS:

SECTION 1. That the legal description of the real estate attached hereto as **Attachment “A”** be made a part of this ordinance and incorporated herein by this reference.

SECTION 2. That the real estate described in **SECTION 1** of this Ordinance be rezoned from **GPUD R-1** to **GPUD M-2** effective immediately and the zone maps adopted by reference in the Elkhart County Zoning Ordinance for Elkhart County, Indiana, be amended and ordered amended and changed to reflect the said rezoning of said real estate.

SECTION 3. That the General Planned Unit Development be granted for the real estate described in **SECTION 1** of this Ordinance. Unless this Ordinance specifies to the contrary, all Development Standards for the **M-2** Zoning District detailed in the Elkhart County Zoning Ordinance will be enforced and govern the use of the real estate, though the Development Plan and Site Plan/Support Drawing will supersede all otherwise applicable Use Standards, District Developmental Standards, and General Development Standards under the **M-2** zoning district.

SECTION 4. That the Site Plan / Support Drawing be made part of this Ordinance by this reference and shall be maintained in the files of the Elkhart County Advisory Plan Commission.

SECTION 5. That this General Planned Unit Development Ordinance will limit the use of this real estate to what has been shown on the Site Plan / Support Drawing.

SECTION 6. List of additional documentation and supporting information:

- Orchard Hills AWT GPUD Narrative & Support Documents – 12-21-2023.

SECTION 7. That the following conditions and/or specified limitations for this Planned Unit Development have been adopted and imposed:

- None.

SECTION 8. That the additional documentation and supporting information listed in Section 6 of this Ordinance must be supplied and the conditions and/or specified limitations in Section 7 of this Ordinance must be satisfied prior to any permits for construction being issued.

SECTION 9. In the event any covenant, restriction, provision or section of this Ordinance or any portion thereof is declared invalid or void, such declaration shall in no way affect any other covenant, restriction, or section.

SECTION 10. This Ordinance shall be in full force and effect from and after its passage and approval in accordance with the law.

**ORDAINED AND ADOPTED THIS 4TH DAY OF JANUARY 2024 BY
THE TOWN COUNCIL OF BRISTOL, INDIANA**

By
Jeff Beachy

By
Cathy Burke

By
Gregg Tuholski

By
Dean Rentfrow

By
Doug DeSmith

Attest: _____
Cathy Antonelli, Bristol Clerk-Treasurer

Ordinance prepared by Daniel Dean. I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

Ordinance No. BR _____

Attachment “A”

A part of the Southwest Quarter of Section 26, Township 38 North, Range 6 East, Washington Township Elkhart County, Indiana, and being more particularly described as follows: Beginning at the southeast corner of Lot 1 of Bristol Industrial Park Partial Replat, recorded in Plat Book 22, page 17, Elkhart County Recorder; thence North 0 degrees 37 minutes 26 seconds West, said bearing being the basis of bearing of the description with all other bearings herein relative thereto, 145.8 feet along the east line of said Lot to the northwest corner of Deed Record 2004-01775, Elkhart County Recorder; thence North 89 degrees 11 minutes 25 seconds East 566.7 feet along the north line of said Deed Record to the northeast corner thereof; thence South 0 degrees 20 minutes 39 seconds East 152.5 feet, more or less, along the east line of said Deed Record to the south line of said Section; thence westerly 566.0 feet, mor or less, along said south line to the point of beginning and containing 1.9 acres, more or less.



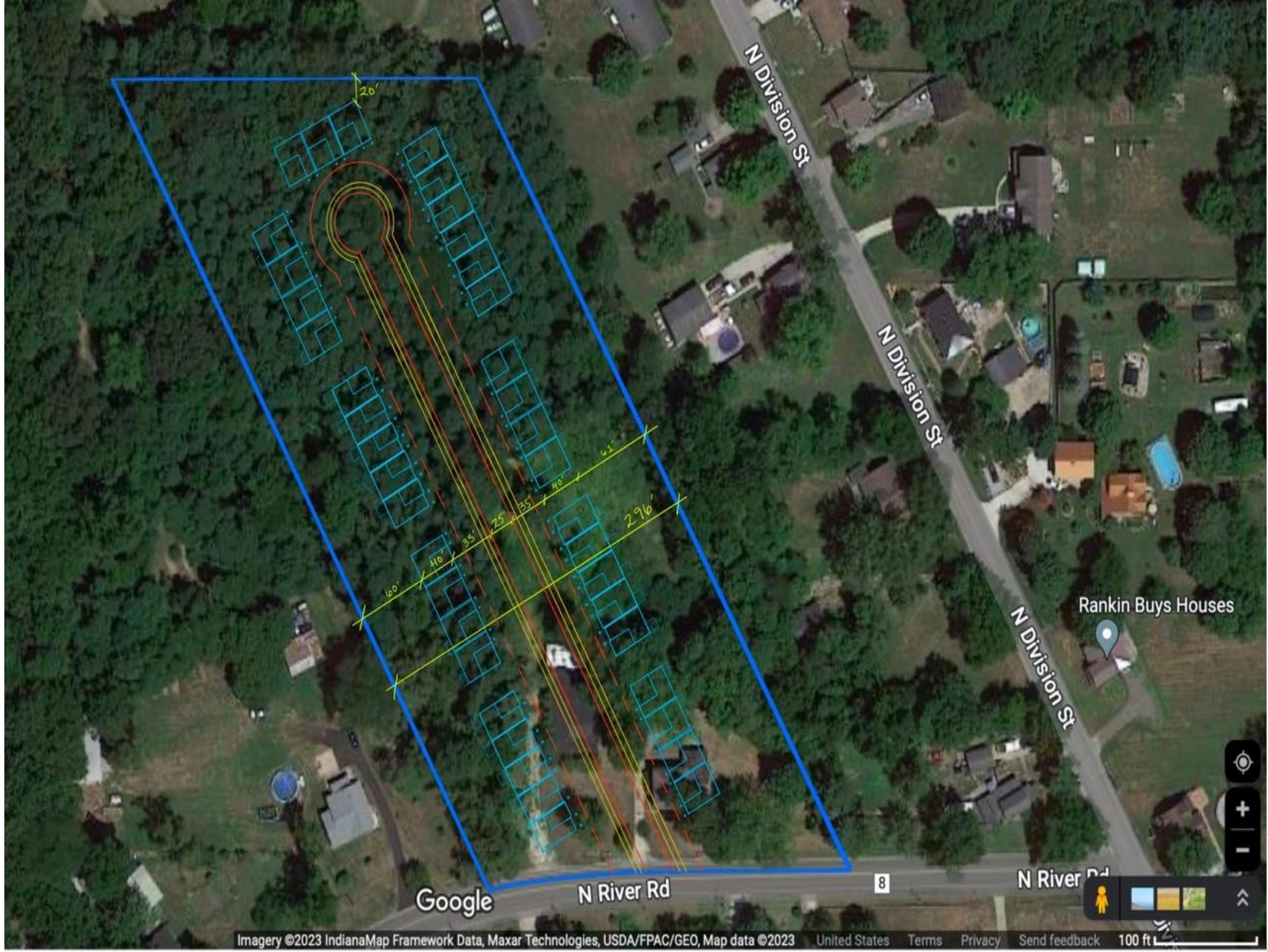
River Road Project

BCID Corp.

Mihailo Rebec CEO

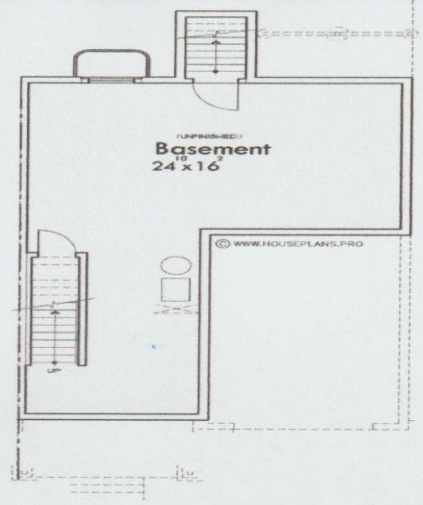
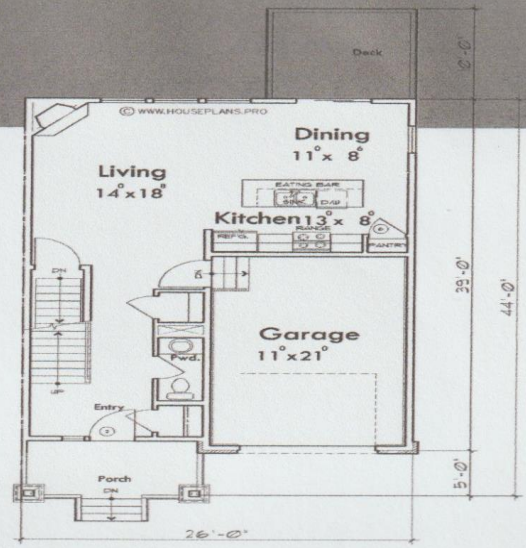
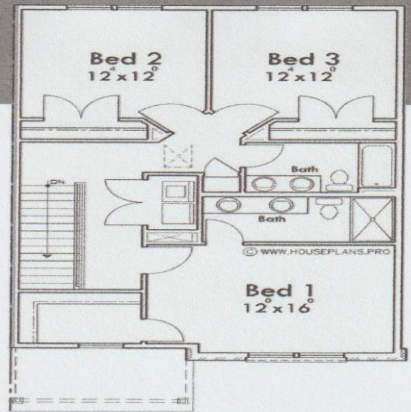
River Road Plan

- ▶ **Build 40 3-bedroom Townhouse units**
- ▶ **The overall budget of the project estimated to be 12 million USD**
- ▶ **Project sale price range of each unit would be 220-280,000 USD**
- ▶ **Evaluating modular and conventional site-built approaches**



(19) 3bed 2 stall garage
(20) 2bed 1 stall garage

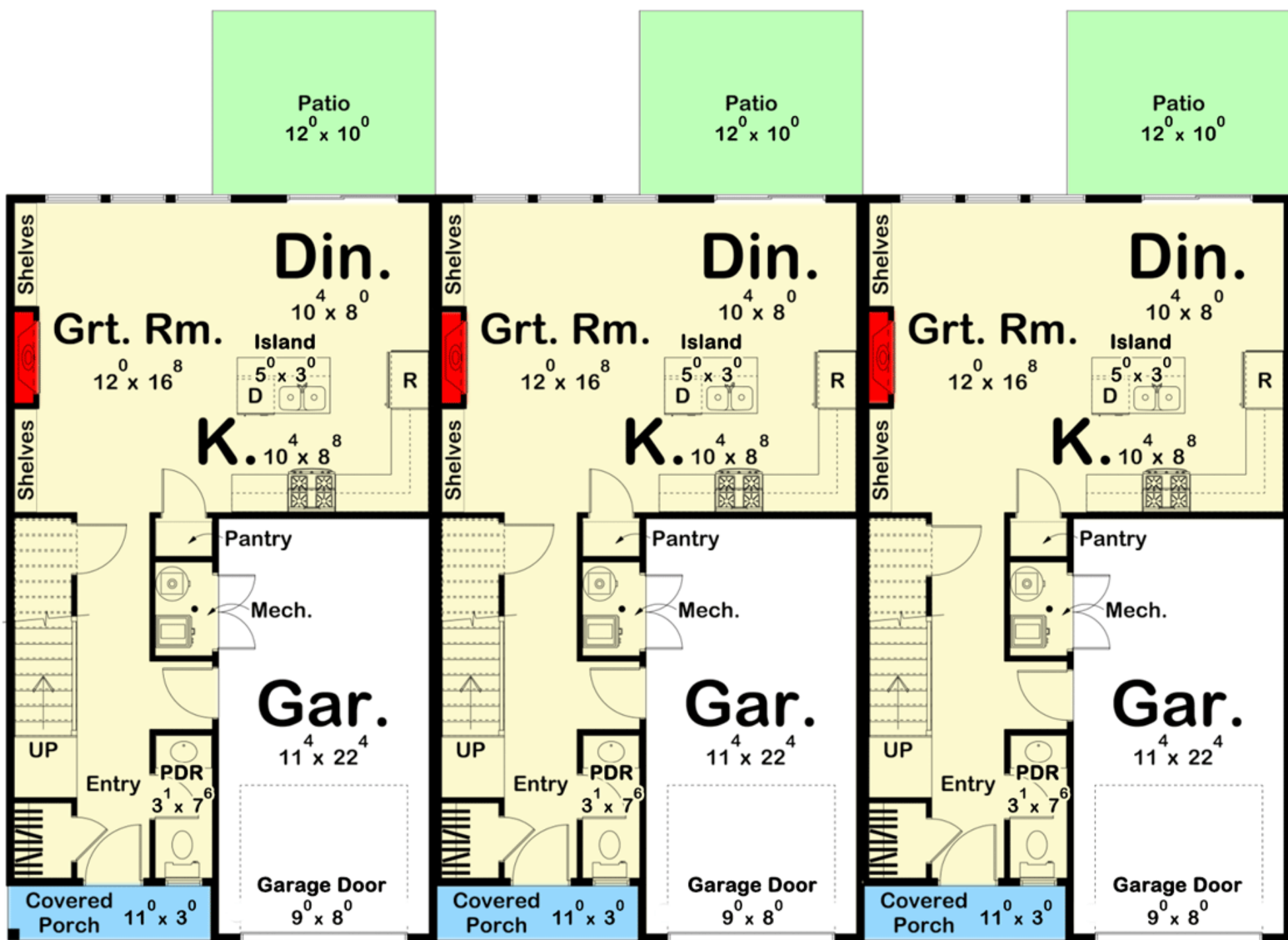


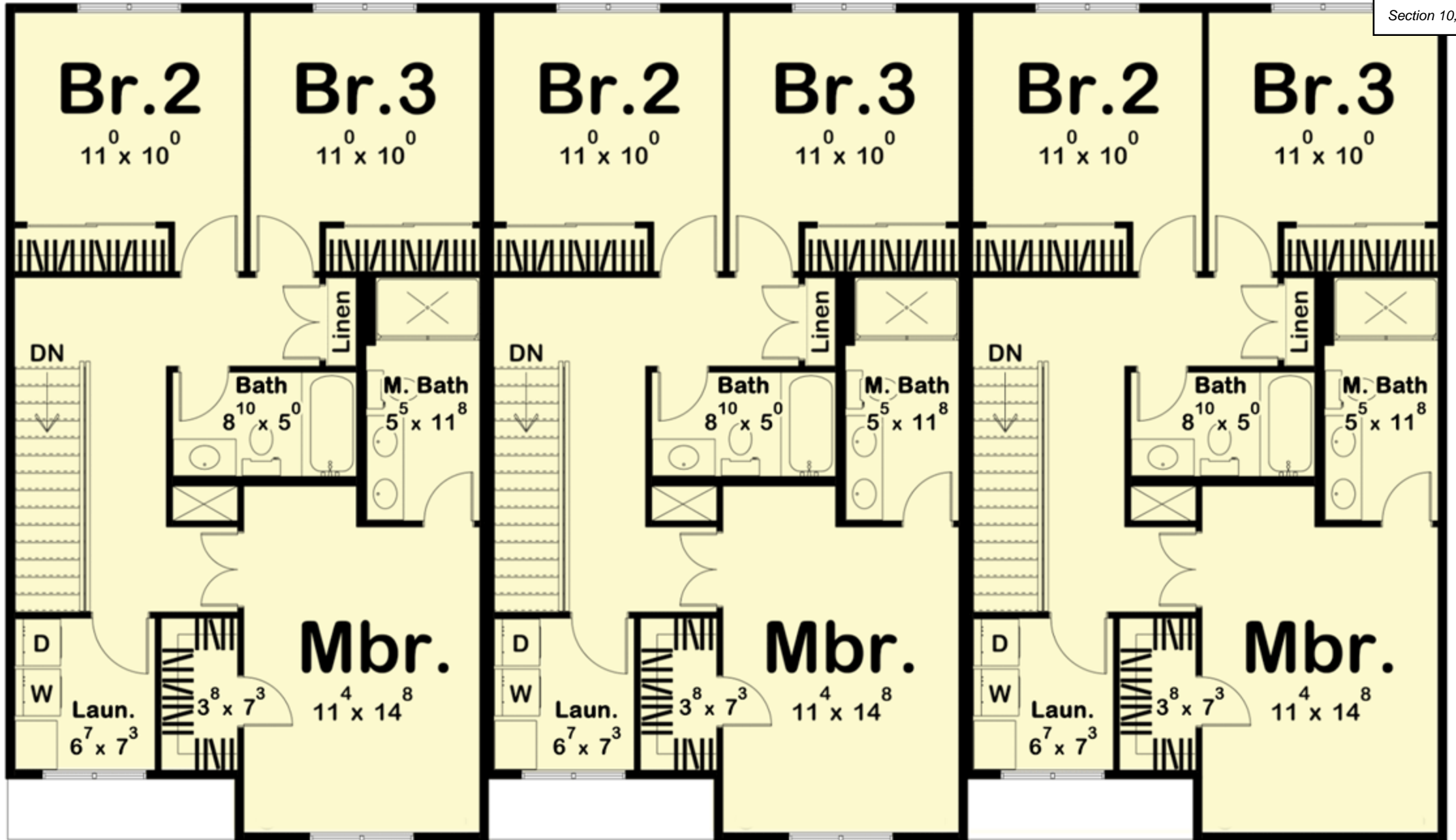


PLAN FV-643
MAIN FLR. 711 SQ. FT.
UPPER FLR. 950 SQ. FT.
TOTAL 1661 SQ. FT.
BASEMENT 407 SQ. FT.









Town Assistance Requested

- ▶ Road from River road up to the end of the cul-de-sac
- ▶ Utilities to individual units
- ▶ Tax abetment for the first 5 years
- ▶ Sidewalk in the development leading to each unit.
- ▶ Walking access to the Congdon park
- ▶ Street Lighting in the development

**TOWN OF BRISTOL, INDIANA
 AMENDED SALARY ORDINANCE 01-04-2024-03
 SALARY ORDINANCE NO. 12-07-2023 - 30**

WHEREAS the Town of Bristol is desirous of establishing a schedule of total compensation to include the salaries and benefits for its employees for the year 2024; and

WHEREAS the Town of Bristol Town Council has reviewed the financial condition of the Town for purposes of arriving at proposed total compensation to include salaries and benefits that are fiscally responsible, and which are fair, just, and equitable to its employees.

NOW THEREFORE BE IT ORDAINED by the Town of Bristol Town Council, that the total compensation for its elected officials and employees for January 1, 2024, through December 31, 2024, or from the date amended through December 31, 2024, shall be as follows:

2024 BASE PAY RATE SCHEDULE

TITLE	CLASSIFICATION	BASE PAY RATE	BUDGETED FUNDS
Town Council President	Elected Official Stipend	\$2,383.50 paid in June \$2,383.50 paid in December	100% General Fund
Town Council Member(s)	Elected Official Stipend	\$2,121.00 paid in June \$2,121.00 paid in December	100% General Fund
Park Board Member(s)	Appointed Official Stipend	\$975.00 paid in December	100% Park Fund
Town Manager [MY]	Exempt Full-Time	\$2,856.27 biweekly	100% General Fund
Clerk-Treasurer [CA]	Elected Official Exempt Full-Time	\$2,634.62 biweekly	100% General Fund
Deputy Clerk / Assistant Town Manager [JS]	Nonexempt Full-Time	\$30.00 per hour	100% General Fund
Utility Clerk [DT]	Non-exempt Full-Time	\$18.00 per hour	100% Water Fund
Town Marshal [MA]	Exempt Full-Time	\$3,365.38 biweekly	100% Police Fund
Sergeant [AD]	Nonexempt Full-Time	\$38.22 per hour	100% Police Fund
Sergeant [DL]	Nonexempt Full-Time	\$38.22 per hour	100% Police Fund
Detective [SP]	Nonexempt Full-Time	\$37.50 per hour	100% Police Fund
Corporal [KH]	Nonexempt Full-Time	\$35.34 per hour	100% Police Fund
Police Officer 1	Nonexempt Full-Time	\$31.25 per hour	100% Police Fund
Deputy Police Officer 2 [JL]	Nonexempt Full-Time	\$28.37 per hour	100% Police Fund
Deputy Police Officer 3 [DM]	Nonexempt Full-Time	\$23.05 per hour	100% Public Safety Fund
Deputy Police Officer 4	Nonexempt Full-Time	\$25.24 per hour	100% Public Safety Fund
Deputy Police Officer 5 [PD]	Nonexempt Full-Time	\$24.04 per hour	100% Public Safety Fund

**TOWN OF BRISTOL, INDIANA
 AMENDED SALARY ORDINANCE 01-04-2024-03
 SALARY ORDINANCE NO. 12-07-2023 - 30**

Ordinance Officer [RC]	Nonexempt Part-Time	\$24.04 per hour	100% Police Fund
Police Department Clerical Personnel [AA]	Nonexempt Full-Time	\$23.03 per hour	100% Police Fund
Street Department Employee – 1 [WB]	Nonexempt Full-Time	\$32.05 per hour	100% General Fund
Street Department Employee – 2 [EF	Nonexempt Full-Time	\$30.00 per hour	100% General Fund
Street Department Employee – 3 [JR]	Nonexempt Full-Time	\$26.52 per hour	100% General Fund
Utility Employee – 2 [TM]	Nonexempt Part-Time	\$37.08 per hour	65 % Wastewater Fund 35 % MS4
Utility Employee – 3 [KB]	Nonexempt Part-Time	\$27.00 per hour	100% Wastewater Fund
Utility Employee -4 [JM]	Non-exempt fulltime	\$32.45 per hour	100% Water fund
Utility Employee – 5 [DD]	Non-exempt fulltime	\$26.25 per hour	50% Water and 50% Wastewater Fund
Utility Department 1 Seasonal Employee	Nonexempt Season	\$15.00 per hour	100% Water Fund
4 Seasonal Employee(s) Various departments	Part-Time	\$15.00 per hour	25% MVH Fund 75% Cemetery
Summer Park Program Director	Nonexempt Seasonal	\$17.00 per hour	100% Park Fund
Summer Program Assistant	Nonexempt Seasonal	\$15.00 per hour	100% Park Fund

GUIDELINES FOR THE PAYMENT OF BASE RATES

The Clerk-Treasurer and all full-time and part-time employees shall be paid bi-weekly in 2024 with the first biweekly pay date of January 12, 2024, based on the pay period designated as Sunday, December 24, 2023, through Saturday, January 06, 2024. The standard workweek is from Sunday through Saturday. All employees are paid biweekly which equates to 26 pays during 2024.

Exempt (EX) employees are paid to “get the job done” and their pay does not vary from week to week. Nonexempt (NE) employees are paid by the hour for all hours worked during each workweek.

The Town Council President and the Town Council members will be paid on May 31, 2024, and on November 29, 2024, for the pay rates as listed in the 2024 Base Pay Rate Schedule above. Park Board members are paid on November 29, 2024, for the amount listed in the 2024 Base Pay Rate Schedule above.

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Work Schedules/Hours/Breaks

The Town of Bristol will establish the standard workday, workweek, and starting and ending times for each department, considering current and anticipated workloads, public service needs, and other factors. Each department is responsible for communicating these work parameters to their employees. No established schedule will be construed as a guarantee of work hours or as a restriction of the Town of Bristol’s right to restructure the workday or workweek.

Street Department employees will work from 7:00 a.m. until 3:00 p.m. Monday through Friday with two 15-minute paid breaks.

Water and Wastewater Department employees will work four 10-hour days per week. Either Monday through Thursday or Tuesday through Friday. Work hours are 6:30 am to 4:30 pm with two 15-minute paid breaks. An optional schedule is four 10-hour workdays with work hours of 6:30 am to 5:00 pm, with two 15-minute breaks and a 30-minute lunch break. Each employee is required to work a minimum of 1 weekend per month to perform IDEM-mandated testing. The weekend shift will be aligned with on-call duty schedules. c

Police Department employees are assigned to one of the following seven shifts:

- Shift A 6:00 a.m. – 2:00 p.m.
- Shift B 8:00 a.m. – 4:00 p.m.
- Shift C 10:00 a.m. – 6:00 p.m.
- Shift D 2:00 p.m. – 10:00 p.m.
- Shift E 4:00 p.m. – 12:00 a.m.
- Shift F 6:00 p.m. – 2:00 a.m.
- Shift M 10:00 p.m. – 6:00 a.m.

Police officers may be assigned to a non-routine shift beyond the shifts listed above.

The Town Manager, Assistant Town Manager, Clerk-Treasurer, Deputy Clerk, and Park Coordinator work from 8:00 a.m. until 4:00 p.m. Monday through Friday with two 15-minute paid breaks.

At the discretion of the Town of Bristol, nonexempt employees may be authorized to take break periods during each shift. Such breaks may not interfere with the proper performance of the employee’s work responsibilities and may be set by Supervisors, or the Department Head.

Base wages are set by this salary ordinance for 2024 and any changes will require approval from the Town Council.

Employees of the Town of Bristol must meet the following guidelines in order to receive the base rates listed above per each department’s guidelines.

PAY CONSIDERATIONS

Civilian Employees

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All full-time civilian employees may be scheduled to work 40-hours per work week based upon 2,080 hours per calendar year. Five 8-hour days or four 10-hour days depending upon the department's established work schedule.

All seasonal and/or part-time civilian employees may be scheduled to work less than the normal 40-hour workweek, or eight-hour shifts. However, there is no set schedule for these employees.

The Town Manager, or the Clerk-Treasurer, will determine the pay rate for their direct report employees who are hired mid-year for a position listed in the chart above, with the approval from the Town Council.

Police Department Employees

Full-time Police Department employees may be scheduled to work 40 hours in a seven-day work period.

Full-time Police Department employees voluntarily participating in the Selective Enforcement program will be compensated at one and one-half times their hourly rate for all hours worked in the Selective Enforcement program, above and beyond their normal daily duties. In 2024, there are approximately 10 hours per month for all Police Department employees collectively. The total hours worked will be paid from the Police Fund, based on an approved Elkhart County grant.

**Overtime/Compensatory Time/Flextime
Civilian Employees**

Overtime compensation will be paid to nonexempt employees at time and one-half of the employee's hourly pay rate for all hours worked over 40 in a standard workweek and in accordance with the Fair Labor Standards Act (FLSA). An employee's time off while using vacation, personal leave time, holidays, bereavement leave, jury or witness duty leave, or any other leave of absence will not be considered hours worked for purposes of performing overtime calculations. Overtime is generally discouraged and must be approved by an employee's Supervisor in advance, except in an unusual or emergency situation.

The Town of Bristol may allow compensatory time in lieu of overtime pay for nonexempt employees. Compensatory time is earned at the rate of one and one-half times the actual time worked. For example, a nonexempt employee who works one hour of overtime will receive one and one-half hours of compensatory time. Compensatory time may be accrued to a maximum of 40-hours and employees should use banked time as soon as possible after it has been earned. Upon termination of employment, the nonexempt employee is entitled to receive payment for earned and unused compensatory time at the regular hourly wage rate in effect at the date of termination, or the average of the past three-years, whichever is greater.

It may be possible for employees in certain situations, with the permission of their Supervisor, to work an adjusted or flexible work schedule. The schedule must not cause a reduction in the ability of that employee's department to properly perform its duties and responsibilities. The establishment of a flexible schedule may not result in the need to hire other employees or the use of overtime to cover those "traditional" hours not worked by the employee working a flexible schedule. A flexible schedule may allow for nonexempt employees to work more than eight-hours in a day but must not exceed 40-hours in a workweek.

Police Department Employees

All full-time Police Department employees who are engaged in law enforcement activities will be compensated in accordance with the Section 7(k) partial overtime pay exemption of the Fair

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Labor Standards Act (FLSA). In conjunction with the use of Section 7(k), the Town of Bristol adopts the

use of a seven-day work period for the purposes of determining compensation for overtime hours worked. Based upon the foregoing, the wage rates for full-time employees of the Police Department as set forth in the Town of Bristol’s annual salary ordinance constitutes straight-time compensation for all regularly scheduled hours of employment during each work period. All full-time Police Department employees will be paid straight time compensation for up to 40-hours in the seven-day work period. Overtime pay will be earned for all hours worked in excess of 40 hours during a seven-day work period. Overtime earned during a work period will be paid in the first regularly scheduled paycheck (the first paycheck after the seven-day work period) issued subsequent to the work period in which the extra compensation was earned.

“Call-In” Pay – Civilian and Police Department Employees

Nonexempt civilian employees who are called-in to work during nonworking hours will be paid a minimum of one-hour at their normal rate of pay for all hours worked and the hours worked will be used in the calculation of overtime for all hours worked over 40 in a workweek payable from the appropriate departmental budget.

Nonexempt civilian employees who are called-in to work during an approved scheduled vacation or personal leave time will be paid a minimum of one-hour at a rate of time and one-half their normal rate of pay for all hours worked. The hours worked will be paid from the appropriate departmental budget.

Nonexempt employees who are called-in to work during a holiday will be paid a minimum of one-hour at a rate of time and one-half their normal rate of pay for all hours worked in addition to their holiday pay, payable from the appropriate departmental budget.

Nonexempt employees in the Police Department who provide supervisory consultation will be paid in blocks of 15-minutes which will be counted towards the 40-hours in a seven-day work period payable from the Police Department budget. Nonexempt employees in the Police Department who are “called-in” to work will be paid a minimum of one-hour. If they work beyond one hour, the amount of time will be rounded up in 15-minute increments and will be counted towards the 40-hours in a seven-day work period payable from the Police Department budget.

ADDITIONAL PAY CONSIDERATIONS

Hiring Bonuses

The Police Department offers a recruitment/hiring bonus to qualified police applicants who are hired after successfully completing the Indiana Law Enforcement Academy (ILEA) 16-week Basic Training Course. The hiring bonus is set at a maximum of \$5,000.00 and is payable in two parts. Part one of the hiring bonus is \$2,500.00, payable after the first full year of employment with satisfactory performance reviews. Part two of the hiring bonus is \$2,500.00, payable after the second full year of employment with satisfactory performance reviews. Recruitment/hiring bonuses are paid from the Police Department budget.

Training and Professional Development

On-the-job training (OTJ) prepares employees to perform the responsibilities required of his or her position. The Clerk-Treasurer and regular full-time and part-time employees may obtain training or education leave without loss of pay for the purpose of participating in training that will

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increase the knowledge and efficiency in their jobs. Employees may be paid straight-time pay for eight-hours per day while attending seminars, conferences, or training classes. Time spent in training and professional development will be considered hours worked. Employees may utilize flex-time, or be compensated with overtime or compensatory time for any hours over 40 in a training workweek. Expenses involved in attending training shall be paid for in advance, if possible, from the applicable departmental budget.

Certifications

Full-time employees in the Water and Wastewater Departments will receive pay for certifications that are required for the duties of their jobs. The total amount paid will be considered hours worked for purposes of performing overtime calculations and will be paid from the Water and Wastewater budgets.

Clothing Allowances

Members of the Town of Bristol Police Department Reserve Officer program, to include: Chaplain Officers, Reserve Officers, and Probationary Reserve Officers will receive a clothing allowance two times in 2024: one distribution in June of 2024 and one distribution in December of 2024 in the amounts listed below. Probationary Reserve Officers are not eligible for the clothing allowance until they satisfactorily complete the Pre-Basic Academy training and the Field Training Officer (FTO) program.

- Chaplain Officer = Up to \$400.00 per distribution
- Reserve Officer = Up to \$500.00 per distribution
- Probationary Reserve Officer = Up to \$500.00 per distribution after completion of required training. If required training is completed between distributions, the clothing allowance shall be prorated.

All clothing allowances will be taxed according to IRS rules and included on the employee's W-2.

Tenure Incentive Pay (TIP)

Tenure Incentive Pay (TIP) is available to regular full and part-time employees as a reward and recognition in response to their continued acceptable level of job performance after two years of service. Any full-time civilian employee is eligible for TIP under the civilian employee guidelines at a rate of \$100.00 per year of employment, not to exceed \$2,000.00. Any part-time employee is eligible for TIP under the civilian employee guidelines at a rate of \$50.00 per year of employment, not to exceed \$1,000.00. TIP compensation will be paid on the first available pay date in December. Any eligible employee employed by the Town on that date shall receive the TIP. Any employee who terminates employment prior to this date,

they will not be eligible for the TIP. The total amount paid will be considered hours worked for purposes of performing overtime calculations and will be paid from the budgetary funds as noted in the 2024 Base Pay Rate Schedule above.

Police officers should refer to Appendix #1 - TIP Full-Time Sworn Law Enforcement Compensation Matrix at the end of the Salary Ordinance for information on Tenure Incentive Pay.

Emergency Closings

Non-critical service employees are expected to report for their regular work unless the County Emergency Management issues a media broadcast statement requiring that citizens are to remain off Town streets, or their Department Head contacts them prior to the start of the workday with alternate instructions. When the decision to close is made prior to the workday, or when the decision to close is made after the workday has begun, time off from scheduled work will be paid.

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Critical service employees are expected to report for their regular shift assignment during emergency closings unless their Department Head has contacted the employees personally with alternate instructions. In these circumstances, employees who work will receive regular pay. A critical service employee may request to use vacation or personal leave time. However, the request may be denied with no recourse available to the employee except to report to work for his or her regular Regular full-time employees who do not report to work on a day in which the workplace is open may use available vacation, personal leave time, or compensatory time, or the time will be unpaid. The Department Head may allow the employee to make up time missed, provided that the time is documented. Regular part-time employees who cannot report to work due to a weather or civil emergency will receive no pay for the day.

Refer to the Town of Bristol Employee Handbook for additional information regarding emergency closings.

BENEFITS SCHEDULE

Health Insurance

Medical, dental, and vision benefits are offered to the Clerk-Treasurer and eligible employees on the first day of the month following thirty-days of employment. Eligible employees include:

- Regular full-time employees

The Town of Bristol contributes 90% of the medical insurance age-based premium from the General Fund on behalf of the employee and their dependents and the employee is required to contribute 10% of the medical insurance age-based premium through payroll deduction as follows

**Physicians
 Health Plan
 2024**

Age	Premium Rates	Age	Premium Rates	Age	Premium Rates
0	\$408.75	23	\$534.32	46	\$801.48
1	\$408.75	24	\$534.32	47	\$835.14
2	\$408.75	25	\$536.46	48	\$873.61
3	\$408.75	26	\$547.14	49	\$911.55
4	\$408.75	27	\$559.97	50	\$954.30
5	\$408.75	28	\$580.81	51	\$996.51
6	\$408.75	29	\$597.90	52	\$1,042.99
7	\$408.75	30	\$606.45	53	\$1,090.01
8	\$408.75	31	\$619.28	54	\$1,140.77
9	\$408.75	32	\$632.10	55	\$1,191.53
10	\$408.75	33	\$640.12	56	\$1,246.57
11	\$408.75	34	\$648.66	57	\$1,302.14
12	\$408.75	35	\$652.94	58	\$1,361.45
13	\$408.75	36	\$657.21	59	\$1,390.83
14	\$408.75	37	\$661.49	60	\$1,450.14
15	\$445.09	38	\$665.76	61	\$1,501.44
16	\$458.98	39	\$674.31	62	\$1,535.10
17	\$472.87	40	\$682.86	63	\$1,577.31
18	\$487.83	41	\$695.68	64	\$1,602.96
19	\$502.80	42	\$707.97	65+	\$1,602.96
20	\$518.29	43	\$725.07		
21	\$534.32	44	\$746.45		
22	\$534.32	45	\$771.56		

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The Town of Bristol contributes 100% for both the dental and vision insurance premiums from the General Fund on behalf of eligible employees and their dependents, as follows:

Dental Resources	Monthly Employer Contribution
Employee Only	\$37.08
Employee plus One	\$75.96
Employee plus Children	
Employee plus Family	\$133.71

VSP Vision Care	Monthly Employer Contribution
Employee Only	\$8.18
Employee plus One	\$13.78
Employee plus Children	\$14.07
Employee plus Family	\$22.68

The renewal dates for medical and dental insurance are on January 1, 2024. The renewal date for vision insurance is on March 1, 2024, and there may or may not be an increase in the premium totals after this date.

Refer to each Summary of Benefits and Coverage (SBC) document for additional information on medical, dental, and vision benefits offered by the Town of Bristol.

MetLife and AD&D Insurance

The Town of Bristol offers all eligible employees upon their date of hire participation in the MetLife and AD&D insurance benefits. Eligible employees include:

- Regular full-time employees

Eligible employees will be provided with a policy equal to a \$50,000 benefit. The Town of Bristol pays 100% of the premium totaling \$21.25 per employee per month. The renewal date for life and AD&D insurance is on January 1, 2024, and there may or may not be an increase in the premium totals after this date. Refer to the Plan Document for additional information on the life and AD&D insurance plan.

Short-Term Disability Insurance

The Town of Bristol provides a short-term disability insurance plan through MetLife at no cost to the employees. Eligible employees include:

- Regular full-time

The Town of Bristol pays 100% of the employees' salary-based premiums totaling \$438.04 per month from the General, Water, and Sewer Fund. The renewal date for short-term disability insurance is on January 1, 2024, and there may or may not be an increase in the premium totals after this date.

Employees may be eligible for short-term disability insurance on the first day of the month following 30-days of employment. Employer Paid Short Term - Elimination Period (Accident) – 0 days &

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Elimination Period (Sickness) – 7 days. Eligible employees may participate in the short-term disability insurance plan for one event each year. Benefits begin on the seventh day after the onset of a qualifying disability and may continue for up to 26-weeks at a rate of 60 percent of the eligible employee’s pre-disability wages. The benefit may be reduced by other income benefits, disability earnings, and the employee’s costs related to insurance benefits. All wages for short-term disability will be paid from the particular employee’s budget lines as stated in the 2024 Base Pay Rate Schedule.

Refer to the Town of Bristol Employee Handbook for additional information on short-term disability insurance offered by the Town of Bristol.

Long-Term Disability Insurance

The Town of Bristol provides a long-term disability insurance plan through United Healthcare at no cost to the employees. Eligible employees include:

- Regular full-time employees

The Town of Bristol pays 100% of the employees’ salary-based premiums totaling \$312.83 per month from the General, Water, and Sewer Fund. The renewal date for long-term disability insurance is January 1, 2024, and there may or may not be an increase in the premium totals after this date.

Long-term disability insurance becomes effective at the point that the short-term disability leave is exhausted and may continue until the employee reaches the Social Security National Retirement Age.

Vacation, personal leave time, holiday pay, etc., will stop accruing during the time that the employee is out on long-term disability leave. Participation in the Town of Bristol’s insurance benefit plans may be continued as determined by the appropriate carrier depending upon their ability to transfer each plan to an individual, non-Town sponsored benefit.

Refer to the Summary Plan Description (SPD) document for additional information on long-term disability insurance offered by the Town of Bristol.

NationWide - Civilian and Police Department Sworn Officers

Civilian

NationWide 457 and 401(a) plans offer eligible employees of the Town of Bristol a voluntary way to save for their retirement through tax-deferred contributions to their own individual accounts. Eligible employees include:

- Regular full-time employees
- Regular part-time employees

Eligible employees may participate in the 457(b)-retirement savings plan or a Roth IRA plan from their first day of employment.

Upon hire and during an employee’s first anniversary year, the Town of Bristol will give a \$1,500.00 match to the full-time employee and \$750.00 to the part-time employee if they contribute to the 457(b)-retirement savings plan or a Roth IRA from the General Fund. This match will be deposited

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into the employee's 401(a) account, divided into 26 or 27 bi-weekly amounts, given the particular year.

After an employee's first anniversary, the Town will contribute \$2,000.00 to the full-time employee's 401(a) account and \$1,000.00 to the part-time employee's account, divided into equal bi-weekly portions for the remainder of the calendar year from the General Fund. Each subsequent calendar year, the Town will contribute \$2,000 to the full-time employee's 401(a) account and \$1,000 to the part-time employee's account, divided into 26 or 27 bi-weekly amounts, given the particular year.

PoliceDepartment–SwornOfficer

Upon hire and during an employee's first anniversary year, the Town of Bristol will give a \$1,500.00 match to the full-time employee and \$750.00 to the part-time employee if they contribute to the 457(b)-retirement savings plan or a Roth IRA from the General Fund. This match will be deposited into the employee's 401(a) account, divided into 26 or 27 bi-weekly amounts, given the particular year.

After an employee's first anniversary, the Town will contribute \$3,000.00 to the full-time employee's 401(a) account and \$2,000.00 to the part-time employee's account, divided into equal bi-weekly portions for the remainder of the calendar year from the General Fund. Each subsequent calendar year, the Town will contribute \$3,000 to the full-time employee's 401(a) account and \$2,000 to the part-time employee's account, divided into 26 or 27 bi-weekly amounts, given the particular year.

The Clerk-Treasurer has been appointed as the administrator of the Plan and is authorized to make deductions from the pay of employees who voluntarily participate, and to make such other arrangements as are necessary to implement the plan. The Town of Bristol bears the incidental expense of collecting the employees' deferrals and other minor administrative expenses.

Refer to the Summary Plan Description (SPD) document for additional information on retirement savings benefits offered by the Town of Bristol.

Vacation Benefits

Vacation benefits with pay are available to eligible employees to provide opportunities for rest, relaxation, and personal pursuits. Elected officials are exempt from vacation benefits. Employees in the following employment classification(s) are eligible to earn and use vacation benefits as described in this policy:

- Regular full-time employees
- Regular part-time employees who work 30 or more hours per week

The amount of vacation benefits that employees receive each year increases with the length of their employment as shown in the following schedule:

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Years of Continuous Service	Number of Vacation Hours Earned by Full-Time Employees	Number of Vacation Hours Earned by Part-Time Employees
Upon hire or transfer into an eligible employment classification	One-day (eight-hours) for every two-months (five-days or 40-hour maximum)	One-half day (four-hours) for every two-months (2.5 days or 20-hour maximum)
On January 1 st after an employee's first anniversary	Five-days (40-hours)	Two and one-half days (20-hours)
On the second January 1 st through the fourth January 1 st	Ten-days (80-hours)	Five-days (40-hours)
On January 1 st of years five through nine	15-days (120-hours)	Seven and one-half days
On January 1 st in year ten and thereafter	20-days (160-hours)	Ten-(80-

Nonexempt employees may use vacation benefits in minimum increments of 15-minutes. Exempt employees may use vacation benefits in minimum increments of four-hours. Vacation benefits are credited for all years of continuous service for eligible employees who are on an active pay status. Vacation benefits are not earned while an employee is in a non-paid status, e.g. leave under the Family and Medical Leave Act (FMLA).

In the event that available vacation is not used by the end of the calendar year, the unused time will be forfeited. In certain situations, the Town Council may approve an extension of up to 40-hours of vacation benefits to be carried over into the next year to be used within the first 30-days of that year. Newly hired employees may carry over up to 40-hours of vacation benefits into the next year, but it must be used within the first 30-days of that year.

Upon voluntary termination of employment, employees will be paid for unused vacation benefits that have been earned through the last day of work. Upon involuntary termination of employment, employees will not be paid for unused vacation benefits that have been earned through the last day of work.

Vacation benefits are paid at the employee's base pay rate at the time of the day off times the number of hours the employee would normally have worked on that day. Vacation benefits are not considered hours worked for purposes of performing overtime calculations.

Refer to the Town of Bristol Employee Handbook for additional information on vacation benefits.

Personal Leave Time (PLT) Benefits

The Town of Bristol provides personal leave time (PLT) to all eligible employees for periods of temporary absence due to illnesses, injuries, or to take care of personal matters. Eligible employee classification(s):

- Regular full-time employees
- Regular part-time employees who work 30 or more hours per week

Newly hired eligible full-time employees will receive PLT at the rate of one working day (eight- hours) for every four months of employment (January 1, May 1, and September 1). Newly hired eligible part-time employees will receive PLT at the rate of four hours for every four months of employment. All other employees will receive four (5) PLT days on January

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1st of each year. Employees will not receive PLT if they are on an unpaid leave, or on a disability leave.

PLT may be used in one-half day increments. In the event that available PLT is not used by the end of the calendar year, it may be carried over to be used by the end of the following calendar year, or it will be paid out. Upon termination of employment, employees will not be paid for unused PLT that has been earned through the last day of work.

PLT is paid at the employee's base pay rate at the time of the day off times the number of hours the employee would normally have worked on that day. PLT is not considered hours worked for purposes of performing overtime calculations.

Refer to the Town of Bristol Employee Handbook for additional information on personal leave time (PLT) benefits.

Holidays

The Town of Bristol may grant paid holidays to all eligible employees. Eligible employee classification(s) include:

- Regular full-time employees
- Regular part-time employees who work 30 or more hours per week

Paid holidays in 2024 include the following:

Holiday	Date
New Year's Day	1/1/2024
Martin Luther King Jr. Day	01/15/2024
Presidents Day	02/19/2024
Memorial Day	5/27/2024
Independence Day	7/4/2024
Labor Day	9/2/2024
Columbus Day	10/14/2024
Veterans Day	11/11/2024
Thanksgiving Day	11/28/2024
Day after Thanksgiving	11/29/2024
Christmas Eve Day Observed on	12/24/2024
Christmas Day	12/25/2024
New Year's Eve Day Observed on	12/31/2024
New Year's Day	01/01/2025

Newly hired employees are eligible to receive holiday pay as soon as their employment begins.

The holiday schedule is determined by the Town Council. However, the holiday schedule may be amended by a Department Head, with written notice distributed to all departments within the municipality. If the holiday falls on a Sunday, it will be observed on the following Monday. If a holiday falls on a Saturday, it will be observed on the preceding Friday.

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If a recognized holiday falls during an eligible employee's approved paid absence such as vacation, personal leave time, or holiday pay will be provided instead of the paid time off benefit that would otherwise have applied. An employee absents without authorization on the workday preceding or following a holiday will not receive holiday pay. An employee scheduled to return from an unpaid leave on the day after a holiday, or whose leave without pay is approved through the end of the last business day preceding a holiday will not be paid for the holiday.

If eligible civilian full-time nonexempt employees work on a recognized holiday, they will receive holiday pay plus wages at a rate of time and one-half for the hours worked on the holiday. Police officers will receive straight-time pay for all hours worked on the holiday and will receive

compensatory time at a rate of time and one-half the police officer's regular rate of pay for all hours work on that day, in lieu of holiday pay.

Paid time off for holidays is paid at the employee's base pay rate at the time of the day off. A holiday is considered an eight-hour day for civilian full-time employees and a four-hour day for civilian part-time employees. Paid time off for holidays is not considered hours worked for purposes of performing overtime calculations.

Refer to the Town of Bristol Employee Handbook for additional information on holidays.

Bereavement Leave

Employees who wish to take time off due to the death of an immediate family member should notify their Supervisor immediately. Employees in the following categories are eligible for bereavement leave:

- Regular full-time employees
- Regular part-time employees who work 30 or more hours per week

Up to five consecutive days of paid bereavement leave may be provided to eligible employees in the event of the death of a spouse, child, parent or parent-in-law, sibling, grandparent or other resident of the employee's household. In the event of the death of a family member not listed above, an employee may use vacation or personal leave time to cover the absence. In extenuating circumstances, a Department Head may approve an extended bereavement leave.

Bereavement leave is paid at the employee's base pay rate at the time of the day off. One day of bereavement leave is considered an eight-hour day for full-time employees and a four-hour day for part-time employees. Paid time off for bereavement leave is not considered hours worked for purposes of performing overtime calculations.

Refer to the Town of Bristol Employee Handbook for additional information on bereavement leave.

Jury Duty

Employees may request up to one-week of paid jury duty leave each time they receive a jury duty summons. Employee classifications that qualify for paid jury duty leave are:

- Regular full-time employees
- Regular part-time employees
- Temporary/seasonal employees

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Jury duty pay will be calculated on the employee's base pay rate times the number of hours the employee would otherwise have worked on the day of absence. The employee shall turn in any compensation received for the jury duty, or employees may request vacation, or personal leave time and retain any compensation earned for jury duty.

Jury duty is paid at the employee's base pay rate at the time of the day off times the number of hours the employee would normally have worked on that day and is not considered hours worked for purposes of performing overtime calculations.

Refer to the Town of Bristol Employee Handbook for additional information on jury duty.

Witness Duty

If a civilian employee has been subpoenaed or otherwise requested to testify as witnesses by the Town of Bristol, they will receive paid time for the entire period of witness duty. Any employee who is called to testify in court by the Town of Bristol will be paid his or her normal rate of pay for the time expended. Police officers who have been subpoenaed will receive paid time for the entire period of witness duty plus one hour of preparation time.

Employees will be granted time off to appear as a witness when requested by a party in a court of law when subpoenaed to do so other than by the Town of Bristol. Employees may utilize any available vacation, personal leave time, or compensatory time to receive compensation for the period of the absence, however, are not required to do so.

Refer to the Town of Bristol Employee Handbook for additional information on witness duty.

Time Off to Vote

Generally, employees can find time to vote either before or after their regular work schedule. If nonexempt employees are unable to vote in an election during their nonworking hours, the Town of Bristol may grant unpaid time off to vote.

Refer to the Town of Bristol Employee Handbook for additional information on time off to vote.

Military Leave

A military leave of absence will be granted to employees who are absent from work because of service in the U.S. Uniformed Services in accordance with the Uniformed Services Employment and Reemployment Rights Act (USERRA). Advance notice of military service is required, unless military necessity prevents such notice, or it is otherwise impossible or unreasonable.

Employees will continue to receive full pay while on leave for 15-day training assignments and shorter absences. The portion of any military leaves of absence in excess of 15-days will be unpaid. However, employees may use any available vacation, or personal leave time for the absence.

Continuation of health insurance benefits is available as required by USERRA based on the length of the leave and subject to the terms, conditions, and limitations of the applicable plans for which the employee is otherwise eligible.

Benefit accruals, such as vacation, personal leave time, or holidays, etc., will be suspended during the leave after the first 30-days and will resume upon the employee's return to active employment.

Refer to the Town of Bristol Employee Handbook for additional information on military leave.

Business Travel Expense Policy

The Town of Bristol may reimburse employees for reasonable business travel expenses incurred while on assignments away from the normal work location. All business travel must be approved in

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advance by the Town Marshal, the Clerk-Treasurer, or the Town Manager. Civilian employees whose travel plans have been approved are responsible for making their own travel arrangements. Arrangements for police officers will be made by the Police Department.

When approved, the actual costs of travel, meals, lodging, and other expenses directly related to

accomplishing business travel objectives may be reimbursed by the Town of Bristol. Employees are expected to limit expenses to reasonable amounts. Expenses that generally will be reimbursed include the following:

- Airfare or train fare for travel in coach or economy class or the lowest available fare.
- Car rental fees, only for compact or mid-sized cars.
- Fares for shuttle or airport bus service, where available; costs of public transportation for other ground travel.
- Taxi, Uber, or Lyft fares, only when there is no less expensive alternative.
- Mileage costs for use of personal vehicles, only when less expensive transportation is not available, and payable at the current IRS rate cents per mile, provided the employee demonstrates proof that he or she carries motor vehicle liability insurance as required by law. No mileage reimbursement will be made for travel between an employee’s home and their workplace.
- Parking costs and highway-related tolls when an employee is entitled to claim reimbursement for mileage (see above).
- Cost of standard accommodations in low to mid-priced hotels, or similar lodgings, to include room costs, associated local taxes, and necessary business-related charges.
- Reimbursement for meals at a rate of \$45.00 per diem per day.
- The Town of Bristol will not reimburse employees for the purchase of alcoholic beverages under any circumstance.
- Tips not exceeding 15% of the total cost of a meal or 10% of a ground transportation fare.
- Charges for telephone calls, fax, and similar services required for business purposes.

Personal expenses incurred in traveling are not reimbursable, including but not limited to: room service, personal telephone calls, laundry, entertainment, in-room movies, and alcoholic beverages.

Per diem rates paid in advance or by reimbursement on a claim form must document the name of the employee, the date(s) for reimbursement, and additional details, as required.

When travel is completed, employees should submit completed travel expense reports to include itemized receipts or other proper documentation, approved by his or her Department Head of the actual expenses incurred to the Clerk-Treasurer. Employees should contact their Department Head for guidance and assistance on procedures related to travel arrangements, expense reports, reimbursement for specific expenses, or any other business travel issues. The Town Council in its absolute and sole discretion shall make the final determination as to whether any such claim(s) will be paid.

Refer to the Town of Bristol Employee Handbook for additional information on business and travel expenses.

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Section 11, Item a.

PASSED by the Town Council of the Town of Bristol, Elkhart County, Indiana, this
____ day of December, 2023

YAY

NAY

	Jeff Beachy, Pres.	
	Cathy Burke	
	Gregg Tuholski	
	Andrew Medford	
	Doug DeSmith	

ATTEST: _____
Cathy Antonelli, Clerk-Treasurer, Town of Bristol, Indiana

**TOWN OF BRISTOL, INDIANA
 AMENDED SALARY ORDINANCE 01-04-2024-03
 SALARY ORDINANCE NO. 12-07-2023 - 30**

**Appendix #1 - Tenure Incentive Pay (TIP)
 Full-Time Sworn Law Enforcement Compensation Matrix**

Year(s) of service	1	2	3	4	5	6	7	8	9	10	11	12	13
1 Point	\$ -	\$ 200.00	\$ 300.00	\$ 400.00	\$ 500.00	\$ 600.00	\$ 700.00	\$ 800.00	\$ 900.00	\$ 1,000.00	\$ 1,100.00	\$ 1,200.00	\$ 1,300.00
2 Points	\$ -	\$ 300.00	\$ 400.00	\$ 500.00	\$ 600.00	\$ 700.00	\$ 800.00	\$ 900.00	\$ 1,000.00	\$ 1,100.00	\$ 1,200.00	\$ 1,300.00	\$ 1,400.00
3 Points	\$ -	\$ 400.00	\$ 500.00	\$ 600.00	\$ 700.00	\$ 800.00	\$ 900.00	\$ 1,000.00	\$ 1,100.00	\$ 1,200.00	\$ 1,300.00	\$ 1,400.00	\$ 1,500.00
4 Points	\$ -	\$ 500.00	\$ 600.00	\$ 700.00	\$ 800.00	\$ 900.00	\$ 1,000.00	\$ 1,100.00	\$ 1,200.00	\$ 1,300.00	\$ 1,400.00	\$ 1,500.00	\$ 1,600.00
5 Points	\$ -	\$ 600.00	\$ 700.00	\$ 800.00	\$ 900.00	\$ 1,000.00	\$ 1,100.00	\$ 1,200.00	\$ 1,300.00	\$ 1,400.00	\$ 1,500.00	\$ 1,600.00	\$ 1,700.00
6 Points	\$ -	\$ 700.00	\$ 800.00	\$ 900.00	\$ 1,000.00	\$ 1,100.00	\$ 1,200.00	\$ 1,300.00	\$ 1,400.00	\$ 1,500.00	\$ 1,600.00	\$ 1,700.00	\$ 1,800.00
7 Points	\$ -	\$ 800.00	\$ 900.00	\$ 1,000.00	\$ 1,100.00	\$ 1,200.00	\$ 1,300.00	\$ 1,400.00	\$ 1,500.00	\$ 1,600.00	\$ 1,700.00	\$ 1,800.00	\$ 1,900.00
8 Points	\$ -	\$ 900.00	\$ 1,000.00	\$ 1,100.00	\$ 1,200.00	\$ 1,300.00	\$ 1,400.00	\$ 1,500.00	\$ 1,600.00	\$ 1,700.00	\$ 1,800.00	\$ 1,900.00	\$ 2,000.00
9 Points	\$ -	\$ 1,000.00	\$ 1,100.00	\$ 1,200.00	\$ 1,300.00	\$ 1,400.00	\$ 1,500.00	\$ 1,600.00	\$ 1,700.00	\$ 1,800.00	\$ 1,900.00	\$ 2,000.00	\$ 2,100.00
10 Points	\$ -	\$ 1,100.00	\$ 1,200.00	\$ 1,300.00	\$ 1,400.00	\$ 1,500.00	\$ 1,600.00	\$ 1,700.00	\$ 1,800.00	\$ 1,900.00	\$ 2,000.00	\$ 2,100.00	\$ 2,200.00
11 Points	\$ -	\$ 1,200.00	\$ 1,300.00	\$ 1,400.00	\$ 1,500.00	\$ 1,600.00	\$ 1,700.00	\$ 1,800.00	\$ 1,900.00	\$ 2,000.00	\$ 2,100.00	\$ 2,200.00	\$ 2,300.00
12 Points	\$ -	\$ 1,300.00	\$ 1,400.00	\$ 1,500.00	\$ 1,600.00	\$ 1,700.00	\$ 1,800.00	\$ 1,900.00	\$ 2,000.00	\$ 2,100.00	\$ 2,200.00	\$ 2,300.00	\$ 2,400.00
13 Points	\$ -	\$ 1,400.00	\$ 1,500.00	\$ 1,600.00	\$ 1,700.00	\$ 1,800.00	\$ 1,900.00	\$ 2,000.00	\$ 2,100.00	\$ 2,200.00	\$ 2,300.00	\$ 2,400.00	\$ 2,500.00
14 Points	\$ -	\$ 1,500.00	\$ 1,600.00	\$ 1,700.00	\$ 1,800.00	\$ 1,900.00	\$ 2,000.00	\$ 2,100.00	\$ 2,200.00	\$ 2,300.00	\$ 2,400.00	\$ 2,500.00	\$ 2,600.00
15 Points	\$ -	\$ 1,600.00	\$ 1,700.00	\$ 1,800.00	\$ 1,900.00	\$ 2,000.00	\$ 2,100.00	\$ 2,200.00	\$ 2,300.00	\$ 2,400.00	\$ 2,500.00	\$ 2,600.00	\$ 2,700.00
16 Points	\$ -	\$ 1,700.00	\$ 1,800.00	\$ 1,900.00	\$ 2,000.00	\$ 2,100.00	\$ 2,200.00	\$ 2,300.00	\$ 2,400.00	\$ 2,500.00	\$ 2,600.00	\$ 2,700.00	\$ 2,800.00
17 Points	\$ -	\$ 1,800.00	\$ 1,900.00	\$ 2,000.00	\$ 2,100.00	\$ 2,200.00	\$ 2,300.00	\$ 2,400.00	\$ 2,500.00	\$ 2,600.00	\$ 2,700.00	\$ 2,800.00	\$ 2,900.00
18 Points	\$ -	\$ 1,900.00	\$ 2,000.00	\$ 2,100.00	\$ 2,200.00	\$ 2,300.00	\$ 2,400.00	\$ 2,500.00	\$ 2,600.00	\$ 2,700.00	\$ 2,800.00	\$ 2,900.00	\$ 3,000.00
19 Points	\$ -	\$ 2,000.00	\$ 2,100.00	\$ 2,200.00	\$ 2,300.00	\$ 2,400.00	\$ 2,500.00	\$ 2,600.00	\$ 2,700.00	\$ 2,800.00	\$ 2,900.00	\$ 3,000.00	\$ 3,100.00
20 Points	\$ -	\$ 2,100.00	\$ 2,200.00	\$ 2,300.00	\$ 2,400.00	\$ 2,500.00	\$ 2,600.00	\$ 2,700.00	\$ 2,800.00	\$ 2,900.00	\$ 3,000.00	\$ 3,100.00	\$ 3,200.00
21 Points	\$ -	\$ 2,200.00	\$ 2,300.00	\$ 2,400.00	\$ 2,500.00	\$ 2,600.00	\$ 2,700.00	\$ 2,800.00	\$ 2,900.00	\$ 3,000.00	\$ 3,100.00	\$ 3,200.00	\$ 3,300.00
22 Points	\$ -	\$ 2,300.00	\$ 2,400.00	\$ 2,500.00	\$ 2,600.00	\$ 2,700.00	\$ 2,800.00	\$ 2,900.00	\$ 3,000.00	\$ 3,100.00	\$ 3,200.00	\$ 3,300.00	\$ 3,400.00
23 Points	\$ -	\$ 2,400.00	\$ 2,500.00	\$ 2,600.00	\$ 2,700.00	\$ 2,800.00	\$ 2,900.00	\$ 3,000.00	\$ 3,100.00	\$ 3,200.00	\$ 3,300.00	\$ 3,400.00	\$ 3,500.00

Year(s) of service	14	15	16	17	18	19	20	21	22	23	24	25+
1 Point	\$ 1,400.00	\$ 1,500.00	\$ 1,600.00	\$ 1,700.00	\$ 1,800.00	\$ 1,900.00	\$ 2,000.00	\$ 2,100.00	\$ 2,200.00	\$ 2,300.00	\$ 2,400.00	\$ 2,500.00
2 Points	\$ 1,500.00	\$ 1,600.00	\$ 1,700.00	\$ 1,800.00	\$ 1,900.00	\$ 2,000.00	\$ 2,100.00	\$ 2,200.00	\$ 2,300.00	\$ 2,400.00	\$ 2,500.00	\$ 2,600.00
3 Points	\$ 1,600.00	\$ 1,700.00	\$ 1,800.00	\$ 1,900.00	\$ 2,000.00	\$ 2,100.00	\$ 2,200.00	\$ 2,300.00	\$ 2,400.00	\$ 2,500.00	\$ 2,600.00	\$ 2,700.00
4 Points	\$ 1,700.00	\$ 1,800.00	\$ 1,900.00	\$ 2,000.00	\$ 2,100.00	\$ 2,200.00	\$ 2,300.00	\$ 2,400.00	\$ 2,500.00	\$ 2,600.00	\$ 2,700.00	\$ 2,800.00
5 Points	\$ 1,800.00	\$ 1,900.00	\$ 2,000.00	\$ 2,100.00	\$ 2,200.00	\$ 2,300.00	\$ 2,400.00	\$ 2,500.00	\$ 2,600.00	\$ 2,700.00	\$ 2,800.00	\$ 2,900.00
6 Points	\$ 1,900.00	\$ 2,000.00	\$ 2,100.00	\$ 2,200.00	\$ 2,300.00	\$ 2,400.00	\$ 2,500.00	\$ 2,600.00	\$ 2,700.00	\$ 2,800.00	\$ 2,900.00	\$ 3,000.00
7 Points	\$ 2,000.00	\$ 2,100.00	\$ 2,200.00	\$ 2,300.00	\$ 2,400.00	\$ 2,500.00	\$ 2,600.00	\$ 2,700.00	\$ 2,800.00	\$ 2,900.00	\$ 3,000.00	\$ 3,100.00
8 Points	\$ 2,100.00	\$ 2,200.00	\$ 2,300.00	\$ 2,400.00	\$ 2,500.00	\$ 2,600.00	\$ 2,700.00	\$ 2,800.00	\$ 2,900.00	\$ 3,000.00	\$ 3,100.00	\$ 3,200.00
9 Points	\$ 2,200.00	\$ 2,300.00	\$ 2,400.00	\$ 2,500.00	\$ 2,600.00	\$ 2,700.00	\$ 2,800.00	\$ 2,900.00	\$ 3,000.00	\$ 3,100.00	\$ 3,200.00	\$ 3,300.00
10 Points	\$ 2,300.00	\$ 2,400.00	\$ 2,500.00	\$ 2,600.00	\$ 2,700.00	\$ 2,800.00	\$ 2,900.00	\$ 3,000.00	\$ 3,100.00	\$ 3,200.00	\$ 3,300.00	\$ 3,400.00
11 Points	\$ 2,400.00	\$ 2,500.00	\$ 2,600.00	\$ 2,700.00	\$ 2,800.00	\$ 2,900.00	\$ 3,000.00	\$ 3,100.00	\$ 3,200.00	\$ 3,300.00	\$ 3,400.00	\$ 3,500.00
12 Points	\$ 2,500.00	\$ 2,600.00	\$ 2,700.00	\$ 2,800.00	\$ 2,900.00	\$ 3,000.00	\$ 3,100.00	\$ 3,200.00	\$ 3,300.00	\$ 3,400.00	\$ 3,500.00	\$ 3,600.00
13 Points	\$ 2,600.00	\$ 2,700.00	\$ 2,800.00	\$ 2,900.00	\$ 3,000.00	\$ 3,100.00	\$ 3,200.00	\$ 3,300.00	\$ 3,400.00	\$ 3,500.00	\$ 3,600.00	\$ 3,700.00
14 Points	\$ 2,700.00	\$ 2,800.00	\$ 2,900.00	\$ 3,000.00	\$ 3,100.00	\$ 3,200.00	\$ 3,300.00	\$ 3,400.00	\$ 3,500.00	\$ 3,600.00	\$ 3,700.00	\$ 3,800.00
15 Points	\$ 2,800.00	\$ 2,900.00	\$ 3,000.00	\$ 3,100.00	\$ 3,200.00	\$ 3,300.00	\$ 3,400.00	\$ 3,500.00	\$ 3,600.00	\$ 3,700.00	\$ 3,800.00	\$ 3,900.00
16 Points	\$ 2,900.00	\$ 3,000.00	\$ 3,100.00	\$ 3,200.00	\$ 3,300.00	\$ 3,400.00	\$ 3,500.00	\$ 3,600.00	\$ 3,700.00	\$ 3,800.00	\$ 3,900.00	\$ 4,000.00
17 Points	\$ 3,000.00	\$ 3,100.00	\$ 3,200.00	\$ 3,300.00	\$ 3,400.00	\$ 3,500.00	\$ 3,600.00	\$ 3,700.00	\$ 3,800.00	\$ 3,900.00	\$ 4,000.00	\$ 4,100.00
18 Points	\$ 3,100.00	\$ 3,200.00	\$ 3,300.00	\$ 3,400.00	\$ 3,500.00	\$ 3,600.00	\$ 3,700.00	\$ 3,800.00	\$ 3,900.00	\$ 4,000.00	\$ 4,100.00	\$ 4,200.00
19 Points	\$ 3,200.00	\$ 3,300.00	\$ 3,400.00	\$ 3,500.00	\$ 3,600.00	\$ 3,700.00	\$ 3,800.00	\$ 3,900.00	\$ 4,000.00	\$ 4,100.00	\$ 4,200.00	\$ 4,300.00
20 Points	\$ 3,300.00	\$ 3,400.00	\$ 3,500.00	\$ 3,600.00	\$ 3,700.00	\$ 3,800.00	\$ 3,900.00	\$ 4,000.00	\$ 4,100.00	\$ 4,200.00	\$ 4,300.00	\$ 4,400.00
21 Points	\$ 3,400.00	\$ 3,500.00	\$ 3,600.00	\$ 3,700.00	\$ 3,800.00	\$ 3,900.00	\$ 4,000.00	\$ 4,100.00	\$ 4,200.00	\$ 4,300.00	\$ 4,400.00	\$ 4,500.00
22 Points	\$ 3,500.00	\$ 3,600.00	\$ 3,700.00	\$ 3,800.00	\$ 3,900.00	\$ 4,000.00	\$ 4,100.00	\$ 4,200.00	\$ 4,300.00	\$ 4,400.00	\$ 4,500.00	\$ 4,600.00
23 Points	\$ 3,600.00	\$ 3,700.00	\$ 3,800.00	\$ 3,900.00	\$ 4,000.00	\$ 4,100.00	\$ 4,200.00	\$ 4,300.00	\$ 4,400.00	\$ 4,500.00	\$ 4,600.00	\$ 4,700.00

Rank	Patrolman	Corporal	Sergeant	Detective	Chief Deputy	Marshal
Points earned	1	2	3	3	4	5
Education		AA	BS/BA	MA	Ph.D.	
Points earned		2	4	6	8	
Specialized Training		1 Week	2 Weeks	3-10 Weeks	10-20 Weeks	
Points earned (Max 10 Points)		1	2	3	4	

**PROPOSED BRISTOL-WASHINGTON TOWNSHIP FIRE PROTECTION TERRITORY
(Town of Bristol and Washington Township)
(ELKHART COUNTY, INDIANA)**

PROPOSED TIMETABLE

<u>Deadline</u>	<u>Activity</u>
Thursday, January 4, 2024	Submit notice to taxpayers for the public hearings to newspaper(s) for publication.
Thursday, January 11, 2024	First publication of the notice to taxpayers of the public hearings for proposed Fire Territory.
Thursday, January 18, 2024	Second publication of notice to taxpayers of the public hearings for proposed Fire Territory.
Friday, January 26, 2024	Public Hearing #1 Joint public hearing of the Provider and Participating Unit for proposed fire territory. Time: 6:30 p.m. - 8:30 p.m. Location: Bristol Community Church, 201 South Division Street, Bristol, IN
Thursday, February 1, 2024	Submit notice to taxpayers to for the establishment of an Equipment Replacement Fund to newspaper(s) for publication.
Thursday, February 8, 2024	First publication of notice to taxpayers for the establishment of an Equipment Replacement Fund.
Friday, February 9, 2024	Public Hearing #2 Joint public hearing of the Provider and Participating Unit for proposed fire territory. Time: 6:30 p.m. - 8:30 p.m. Location: Bristol Community Church, 201 South Division Street, Bristol, IN
Thursday, February 15, 2024	Second publication of notice to taxpayers for the establishment of an Equipment Replacement Fund.
Friday, February 23, 2024	Public Hearing #3 and Public Hearing for the Equipment Replacement Fund Final joint public hearing of the Provider and Participating Unit for the proposed fire territory and equipment replacement fund. Time: 6:30 p.m. - 8:30 p.m. Location: Bristol Community Church, 201 South Division Street, Bristol, IN
Monday, March 4, 2024	Joint Adoption Meeting Adoption of identical Interlocal agreements and Ordinances to establish the Fire Territory Adoption of the Equipment Replacement Fund Ordinance Time: 6:30 p.m. Location: Bristol Town Hall, 303 E. Vistula St., Bristol, IN
Tuesday, March 5, 2024	Submit Notice of Adoption of Equipment Replacement Fund to newspaper(s) for publication.
Monday, March 11, 2024	Submit petition to DLGF for property tax levy for the newly established fire territory.
Thursday, March 14, 2024	Publication of Notice of Adoption for Equipment Replacement Fund. Starts 30-day remonstrance period.
Monday, April 15, 2024	Send Certificate of No Objection to the County Auditor for signature.
Monday, April 15, 2024	Send Equipment Replacement Fund documents to DLGF for approval.