



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.

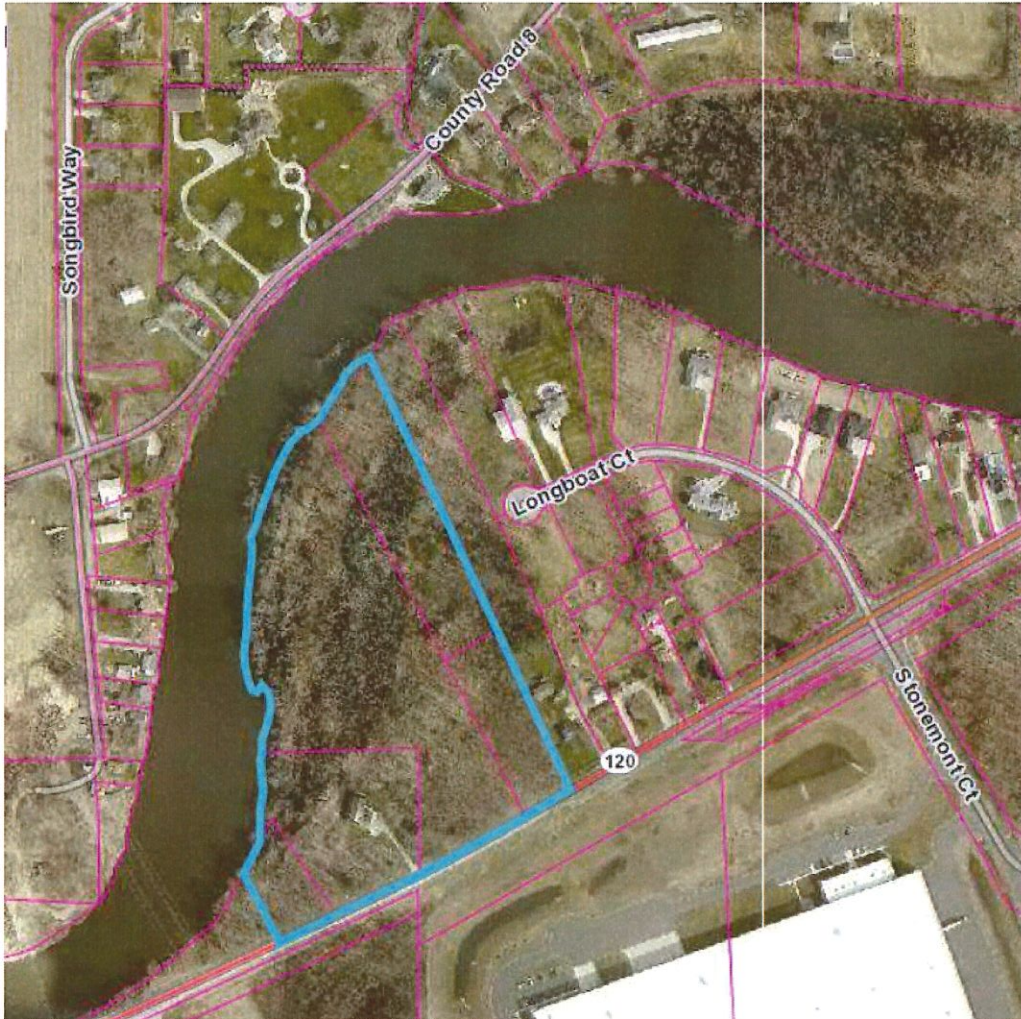
Staff Analysis: The purpose of this rezoning petition is to develop an apartment complex with five buildings, a club house, and a future commercial building.

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.

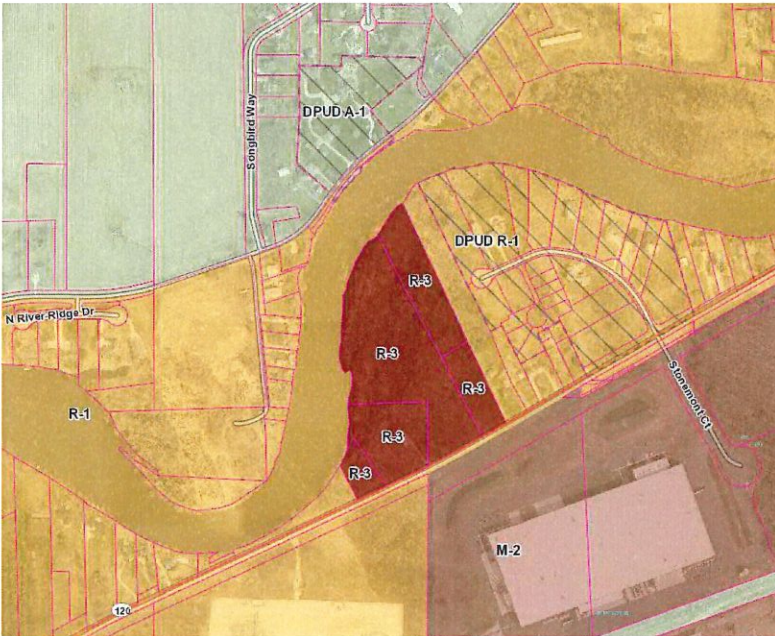
ZONING FOR THIS SITE IS CURRENTLY RESIDENTIAL R-3 AND THE REQUEST IS TO REZONE TO DETAILED PLANNED UNIT DEVELOPMENT (DPUD) R-3. THE INTENT OF THE PUD IS TO ESTABLISH A NEW SUBDIVISION ALLOWING FOR MULTIPLE RESIDENTIAL BUILDINGS ON ONE ZONING LOT, COMMERCIAL USES IN AN EXISTING BUILDING, AND TO ALLOW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

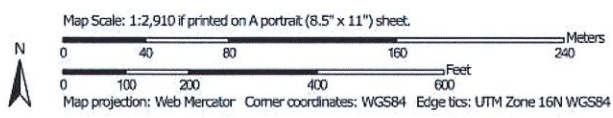
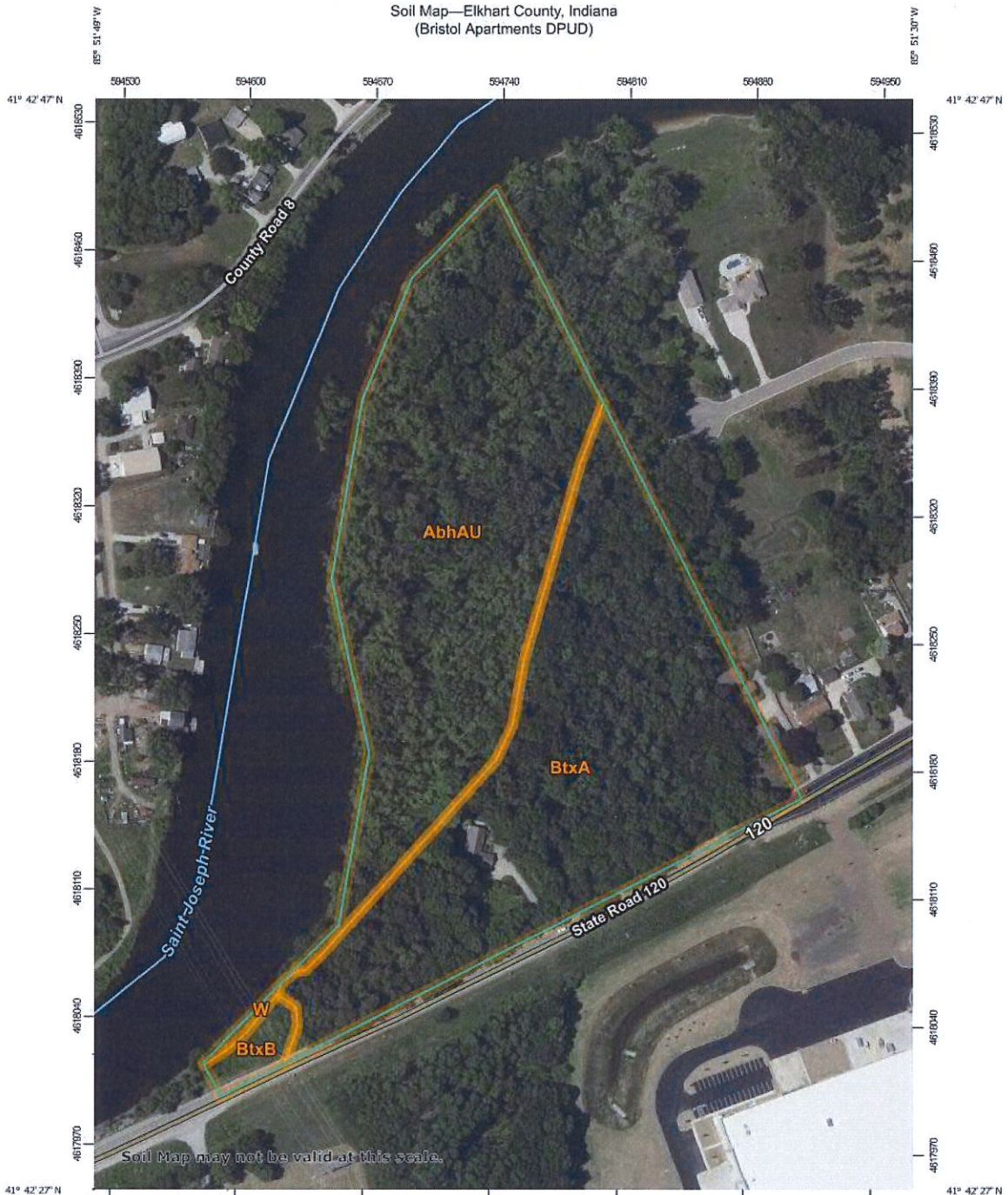
THE SITE IS COMPOSED OF BTXA (BRISTOL LOAMY SAND, 0 TO 2 PERCENT SLOPES) & ABHAU (ADRIAN MUCK UNDRAINED, 0-1% SLOPES – LISTED AS FREQUENTLY PONDING). SOIL

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.

Soil Map—Elkhart County, Indiana
(Bristol Apartments DPUD)



Web Soil Survey
National Cooperative Soil Survey

9/19/2023
Page 1 of 3

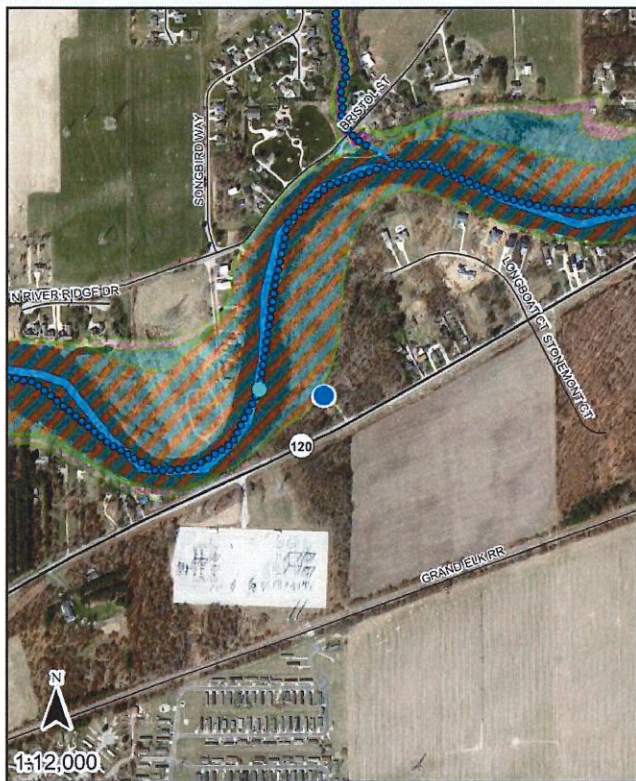
ENVIRONMENTAL ASSESSMENT

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
- 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.

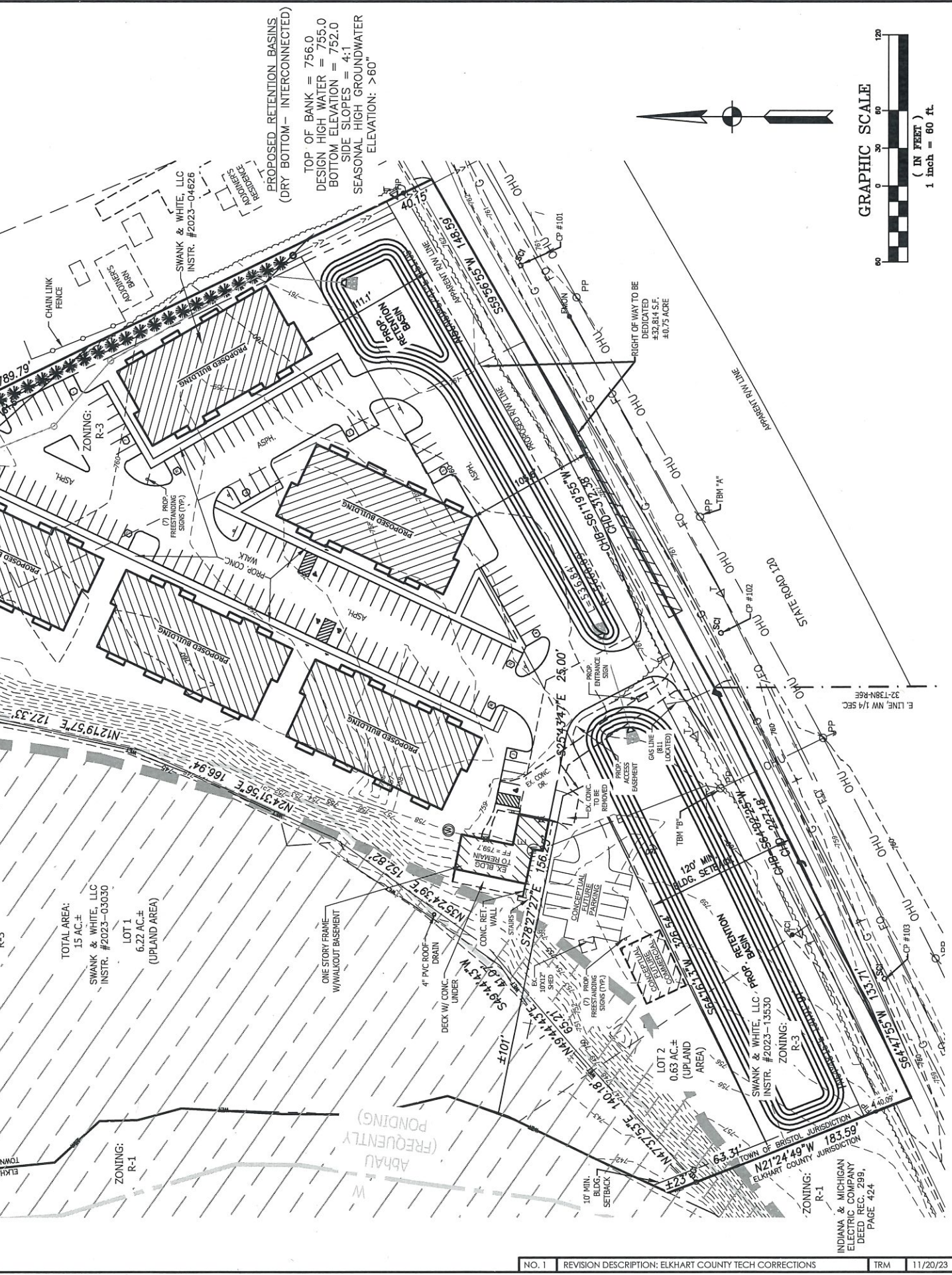
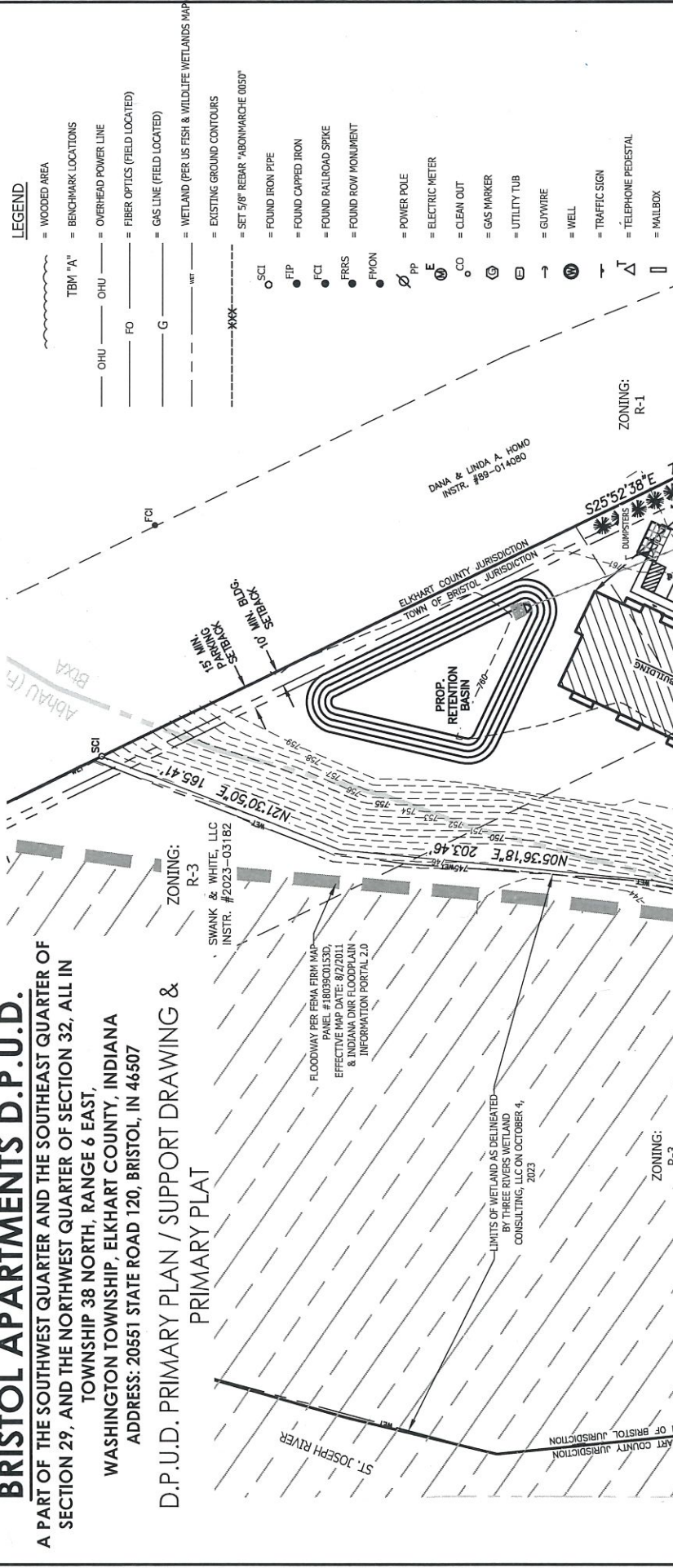
EXHIBIT A – DEEDS AND LEGAL DESCRIPTIONS
EXHIBIT B – INFILTRATION STUDY
EXHIBIT C – WETLANDS DELINEATION

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

BRISTOL APARTMENTS D.P.U.D.

A PART OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 32, 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
 303 River Race Drive, Unit 206
 Goshen, IN 46526
 T 574.533.9913
 F 574.533.9911
 abonmarche.com
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 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**

SHEET NO. **23-0547**

NO. 1 REVISION DESCRIPTION: ELKHART COUNTY TECH CORRECTIONS TRM 11/20/23

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 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

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

- LANDSCAPE & BUFFERING
EXISTING TREES WILL BE RETAINED AS MUCH AS POSSIBLE.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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)
- CONTOURS
TOPOGRAPHIC MAPPING UNITS ARE MEASURED AND DISPLAYED IN ENGLISH UNITS (US SURVEY FEET HORIZONTALLY AND NAVD 1988 VERTICALLY) ESTABLISHED BY GPS MEASUREMENTS.
- 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.
- 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.
- 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.
- 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 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 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, 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 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 23, TOWNSHIP 38 NORTH, RANGE 6 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, ELKHART COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NAIL ROAD THE EAST MONUMENTS THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 23, 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 THE WATER'S EDGE OF SAID ST. JOSEPH RIVER; THENCE CONTINUING NORTH 21 DEGREES 17 MINUTES WEST, 11 MINUTES 10 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 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 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 FROM THE BASINS SHALL BE DIRECTED TO THE BASIN DRAINS TO THE NORTHWEST AND DISCHARGES 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
 $C = [(0.05 \pm 2.75 \times 10^{-20}) \times (0.95)^{\pm 1} + (0.70 \times 1.00) \pm (2.10 \times 0.30)] = 0.74$
 5.8± ACRES

ESTIMATED DRAINAGE AREA = 5.8± ACRES
 ESTIMATED COVERAGE - DRAINAGE AREA
 EXISTING BUILDINGS (C=0.35) = 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 | | | | | |
| MODIFIED RUNOFF COEFF. C = 0.74 | | | | | |
| DESIGN RELEASE RATE = 0.00 cfs | | | | | |
| 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 | 53947 |
| 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

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 #
 SHEET NO.

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

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 Fort Wayne
 Ft. Wayne
 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

Table OF CONTENTS

| | <u>Page</u> |
|--|-------------|
| 1.0 DEVELOPMENT CONCEPT OVERVIEW | 3 |
| 1.1 Concept Summary & Legal Description | 3 |
| 1.2 Reason for the Chosen Location | 3 |
| 1.3 Relationship of the Intended uses with Existing Surrounding Uses | 3 |
| 1.4 Land Use Intent by Percentage | 3 |
| 1.5 General Protection for Surrounding Residential Uses | 3 |
| 2.0 DEVELOPMENT CONCEPT DETAILS | 4 |
| 2.1 Site Improvements and Changes | 4 |
| 2.2 Project Phasing | 4 |
| 2.3 Days and Hours of Operation | 4 |
| 2.4 General Indoor and Outdoor Activity | 4 |
| 2.5 Road Impacts with Jurisdiction Note | 4 |
| 2.6 MS4 Impacts with Disturbance Note | 4 |
| 3.0 DEVIATIONS FROM ZONING ORDINANCE STANDARDS | 4 |
| 4.0 WATER AND SANITARY SYSTEMS | 4 |

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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

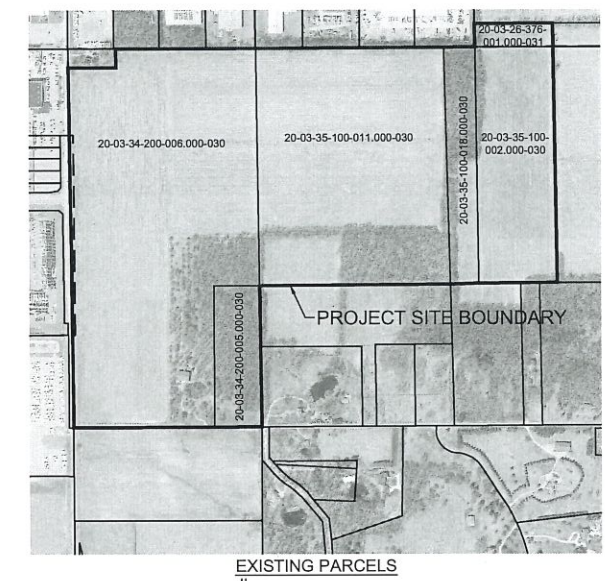
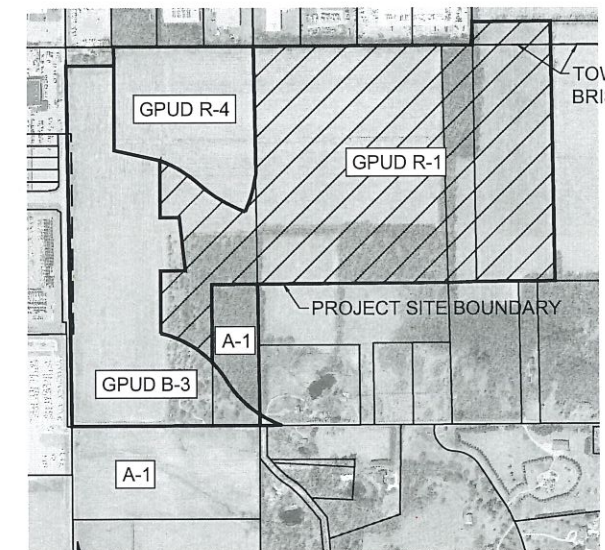
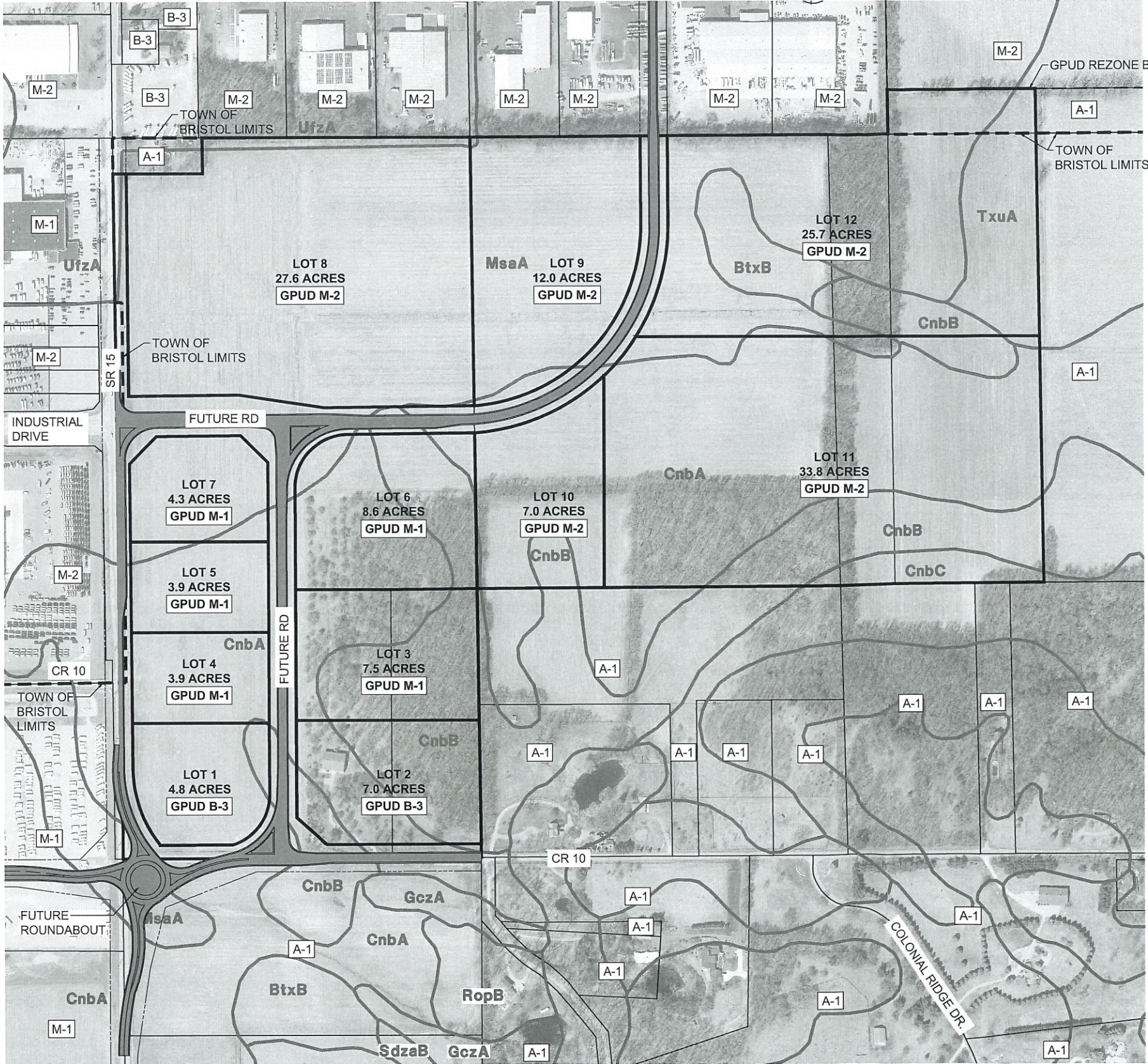
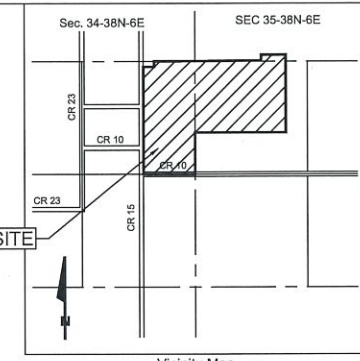
AWT, INC
PO BOX 2955
ELKHART, IN 46515

SURVEYOR/ENGINEER

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SOUTH BEND, IN 46601
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ORCHARD HILLS AWT GPUD

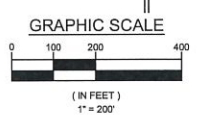
AN AMENDMENT TO AN EXISTING GPUD SITE PLAN SUPPORT DRAWING, ORDINANCE NO. PC03-07
PART OF SECTION 34/35, TOWNSHIP 38 NORTH, RANGE 6 EAST, WASHINGTON TOWNSHIP, ELKHART COUNTY, INDIANA



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, NAVD83 DATUM.



SOILS LEGEND

- SOILS BOUNDARY**
- 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

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|--|--|---|---|
| <p>DESIGNED BY: MMS REVIEWED BY: EEM</p> <p>DRAWN BY: MMS 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> | <p>ORCHARD HILLS AWT GPUD</p> <p>AWT, INC</p> <p>PO BOX 2955 ELKHART, IN 46515</p> | <p>JONES PETRIE RAFINSKI</p> <p>Fort Wayne, IN South Bend, IN P: 574.232.4388 P: 260.422.2822</p> | <p>REV</p> <p>DESCRIPTION</p> <p>BY</p> <p>DATE</p> |
|--|--|---|---|

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