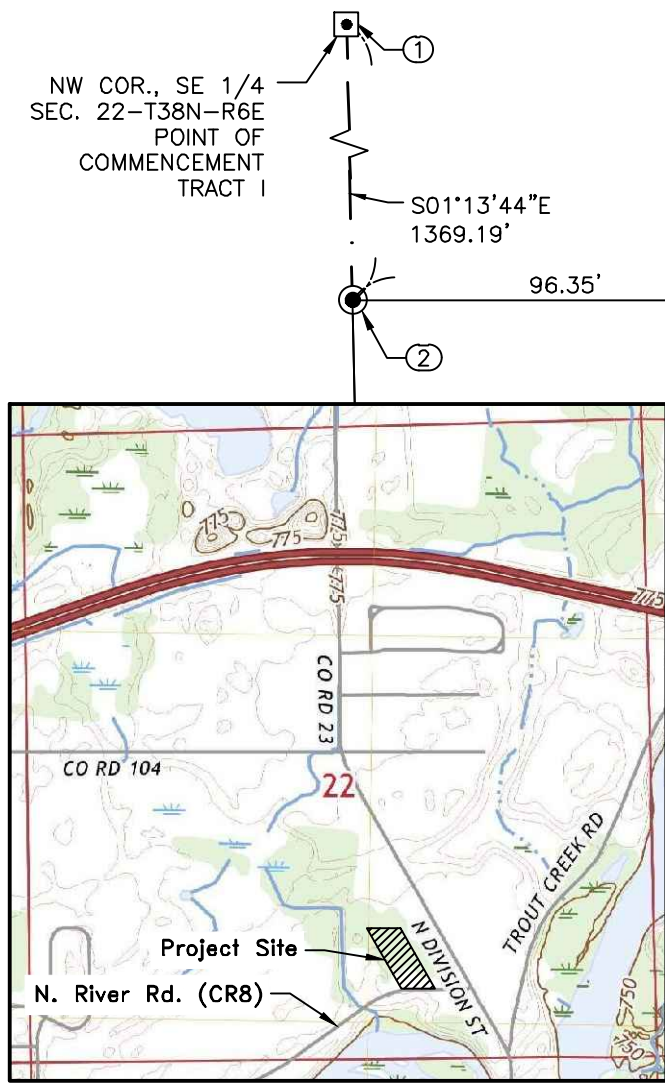




VICINITY MAP
Not to Scale

- LIST OF VARIANCES:
- LOT WIDTH AT FRONT SETBACK
REQUIRED: 30 FT.
21 LOTS LESS THAN 30 FT. (24 FT. MIN.)
 - LOT AREA
REQUIRED: 4,000 S.F.
27 LOTS LESS THAN 4,000 S.F.: (2,546 S.F. MIN.)
 - FRONT SETBACK
50 FT. REQUIRED
25 LOTS AT 40 FT.
 - CUL-DE-SAC FRONT SETBACK
35 FT. REQUIRED
11 LOTS AT 25 FT.

- SITE PLAN NOTES:
- PROPERTY WITHIN TOWN OF BRISTOL LIMITS
 - ZONING:
 - EXISTING-R1
 - PROPOSED DPUD-R3
 - RESTRICTIONS: PROPERTY LIMITED TO R-3 RESIDENTIAL USE.
 - CLASS IB LANDSCAPE BUFFER:
 - 1764 FT. PROP. LINE*10 FT. = 17,640 S.F. REQ.
 - VARIABLE WIDTH ON NORTH, EAST AND WEST PROP. LINES.
 - TOTAL 17,919 S.F.
 - VEGETATION: 3 TREES PER 100 FT. 3*18=54 TREES, 8 FT. HT. AT PLANTING.
 - OPAQUE FENCE: 6 FT. HT.
 - TOWNHOUSE LOT SETBACKS: 36 LOTS
 - FRONT: 50' REQUIRED/40' PROVIDED
 - FRONT AT CUL-DE-SAC: 35' REQUIRED/25' PROVIDED
 - SIDE: 5 FT. /0 FT. REQUIRED AND PROVIDED
 - REAR: 15' REQUIRED/PROVIDED
 - EXISTING HOUSE LOT SETBACKS:
 - FRONT 50 FT. REQUIRED/52.8 FT. PROVIDED (N. RIVER RD)
 - FRONT 50 FT. REQUIRED/45 FT. PROVIDED (REBEC CT.)
 - SIDE 5 FT. REQUIRED/84.4 FT. PROVIDED
 - REAR 15 FT. REQUIRED/38.3 FT. PROVIDED
 - PARKING NOTES:
 - 1 SPACE PER UNIT IN GARAGE
 - 2 SPACES PER UNIT IN DRIVEWAY
 - 3 TOTAL SPACES PER UNIT
 - 17 ADDITIONAL SPACES PROVIDED
 - TOTAL SPACES PROVIDED:(3*36)+17=125
 - THERE ARE NO WETLANDS ON THE PROPERTY ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLAND INVENTORY MAP.
 - THE SOIL ON THE PROPERTY IS BRISTOL LOAMY SAND (BtxA). DEPTH TO WATER TABLE IS MORE THAN 200 CM (6.3 FT.) ACCORDING TO THE NRCS SOIL MAP.
 - ALL SURFACE AREA NOT PAVEMENT OR BUILDING WILL BE GRASS OR LANDSCAPING.
 - OUTDOOR LIGHTING AT DOORS ON BUILDINGS.
 - THERE WILL BE A TEMPORARY AND PERMANENT SIGN FOR THE PROPERTY. COUNTY SIGN PERMIT REQUIRED FOR BOTH TEMPORARY AND PERMANENT SIGNS.
 - TOWNHOUSES WILL NOT HAVE BASEMENTS.
 - PROJECT WILL HAVE THREE PHASES, EACH WITH FOUR BUILDINGS.

HATCH LEGEND

- GRASS AREA
- LANDSCAPE BUFFER
- PROPOSED PAVEMENT

BRISTOL COMMONS D.P.U.D. R-3
SE 1/4, SEC. 22, T38N, R6E
WASHINGTON TWP., ELKHART CO., INDIANA

LINE TABLE		
NUMBER	DIRECTION	LENGTH
L1	N78°42'32"E	5.55'
L2	S04°27'46"E	8.12'
L3	S51°19'44"W	14.08'
L4	S89°55'07"W	19.09'
L5	N89°55'07"E	9.50'
L6	S29°40'18"E	17.88'

LEGEND

- DISK MONUMENT FOUND
- DISK MONUMENT FOUND
- IRON PIPE FOUND
- REBAR FOUND
- REBAR SET
- BENCHMARK
- POWER POLE
- GUY WIRE ANCHOR
- GUY POLE
- AIR CONDITIONING UNIT
- SERVICE BOX FIBER
- PULL BOX FIBER
- FIBER OPTIC VAULT
- FIBER OPTIC MARKER
- WATER VALVE
- HYDRANT
- WATER METER
- GAS MARKER
- SANITARY MANHOLE
- SANITARY CLEANOUT
- UNKNOWN MANHOLE
- TEST STATION
- SIGN
- MAILBOX
- FENCE POST METAL
- OVERHEAD ELECTRIC
- UNDERGROUND GAS
- SANITARY SEWER
- OVERHEAD TELEPHONE
- UNDERGROUND FIBER OPTIC
- FARM FENCE
- TOP OF BANK
- TOE OF SLOPE

CURVE TABLE					
CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	009°57'25"	725.00'	125.99'	S83°52'43"W	125.83'
C3	004°25'31"	725.00'	56.00'	N81°06'46"E	55.98'
C4	083°19'32"	27.00'	39.27'	N41°39'46"E	35.90'
C5	029°40'18"	25.00'	12.95'	N14°50'09"W	12.80'
C6	049°39'40"	21.00'	18.20'	N54°30'08"W	17.64'
C7	004°23'19"	50.00'	3.83'	N77°04'35"W	3.83'
C8	031°55'52"	50.00'	27.87'	S58°54'59"E	27.51'
C9	031°39'35"	50.00'	27.63'	S27°07'16"E	27.28'
C10	038°38'12"	50.00'	33.72'	S08°01'38"W	33.08'
C11	028°12'00"	50.00'	24.61'	S41°26'44"W	24.36'
C12	029°59'30"	50.00'	26.17'	S70°32'29"W	25.87'
C13	030°32'24"	50.00'	26.65'	N79°11'34"W	26.34'
C14	027°48'32"	50.00'	24.27'	N50°01'07"W	24.03'
C15	027°14'27"	50.00'	23.77'	N22°29'37"W	23.55'
C16	028°49'09"	50.00'	25.15'	S05°32'11"W	24.89'
C17	009°01'31"	21.00'	3.31'	S15°26'00"W	3.30'
C18	040°35'32"	21.00'	14.88'	S09°22'32"E	14.57'
C19	002°51'54"	75.00'	3.75'	S28°14'21"E	3.75'
C20	018°50'58"	75.00'	24.67'	N17°22'55"W	24.56'
C21	007°57'26"	75.00'	10.42'	N03°58'43"W	10.41'
C22	091°08'34"	27.00'	42.95'	N45°34'17"W	38.56'
C23	029°40'18"	50.00'	25.89'	N14°50'09"W	25.61'

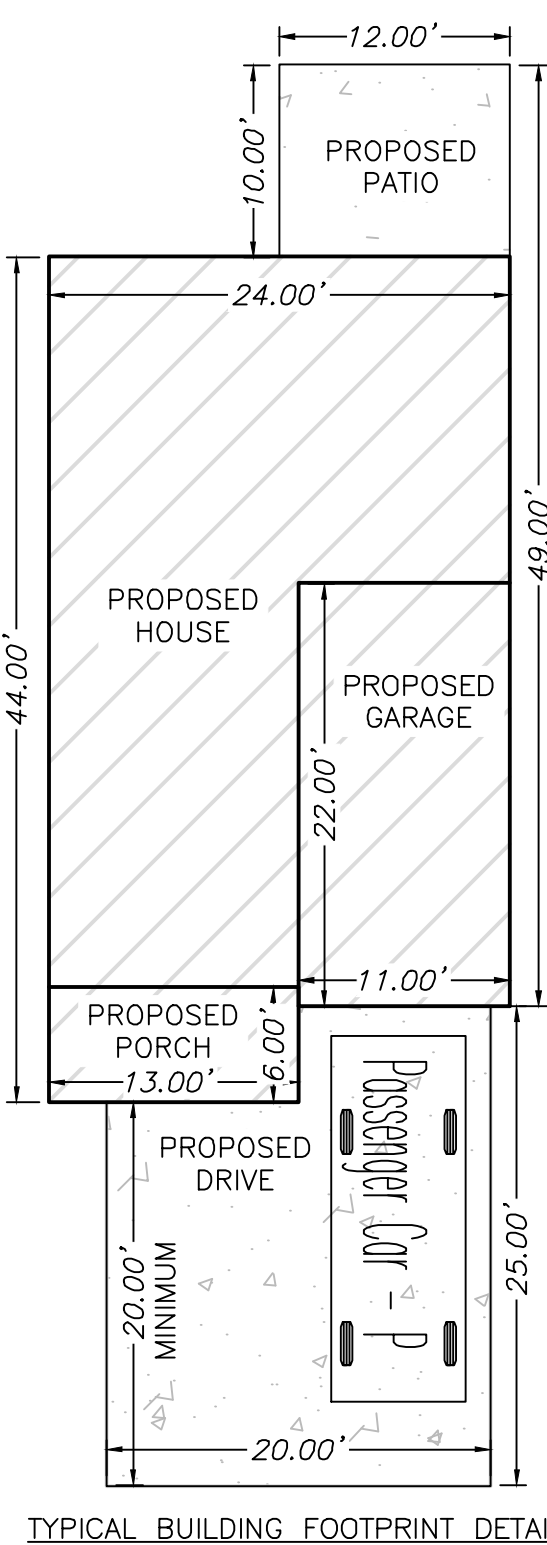
LEGAL DESCRIPTION PER DR 2011-021649

A PART OF THE SOUTHEAST QUARTER OF SECTION TWENTY-TWO (22), TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE SIX (6) EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION TWENTY-TWO (22), TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE SIX (6) EAST, THENCE SOUTH 1374.36 FEET; THENCE EAST 96.17 FEET TO THE PLACE OF BEGINNING; THENCE EAST 344.23 FEET; THENCE SOUTH 28 DEGREES 54 MINUTES EAST, 722.20 FEET; THENCE WEST 346.32 FEET; THENCE NORTH 28 DEGREES 54 MINUTES WEST, 722.55 FEET TO THE PLACE OF BEGINNING.

BENCHMARKS

- BM #1**
GEAR SET WEST SIDE OF PWP 666-656 LOCATED ON THE SOUTH SIDE OF NORTH RIVER ROAD, NEAREST SOUTHWEST CORNER OF PARCEL.
ELEVATION 766.24, NAVD 88
- BM #2**
GEAR SET IN NORTH SIDE OF NIPSCO PWP 657-152 LOCATED ON THE SOUTH SIDE OF NORTH RIVER ROAD NEAREST SOUTHEAST CORNER OF PARCEL.
ELEVATION 767.12, NAVD 88

LAND USE CALCULATIONS	SF	AC
PROPERTY AREA	218,893	5.03
N RIVER RD ROW	5,291	0.12
D.P.U.D. R-3	213,602	4.90



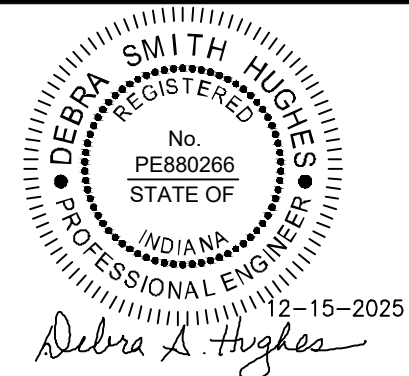
- NORTH RIVER ROAD
1. SPEED LIMIT 30 MPH
2. INTERSECTION SIGHT DIST. REQUIRED: 335 FT.
3. EXIST. INTERSECTION SIGHT DISTANCE:
3.1. 500 FT. TO EAST
3.2. 450 FT. TO WEST

NO.	REVISIONS	DATE
1	ADD NOTES AND DIMENSIONS FOR COUNTY COMMENTS	10/21/2025
2	SITE PLAN REVISIONS FOR TOWN COMMENTS	12/12/2025
3	ADD NOTES FOR TOWN COMMENTS	12/15/2025
4		
5		
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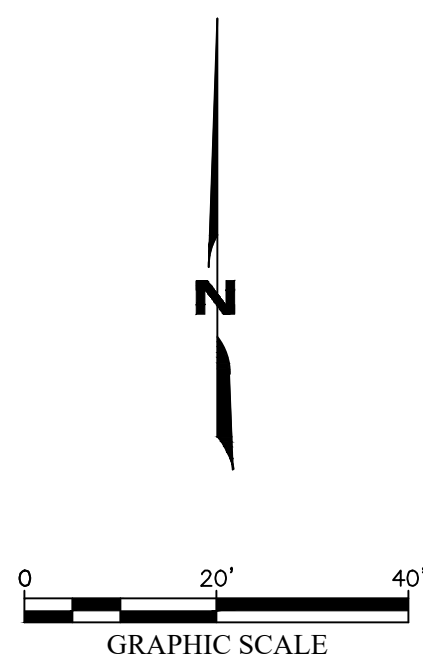
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CERTIFICATION DATE: 12/15/2025
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: NONE
ENGINEER: Debra S. Hughes, P.E.
TECHNICIAN: VW



PROPOSED SITE PLAN
PRIMARY PLAT
BRISTOL COMMONS DPUD, 208 N RIVER ROAD, BRISTOL
PT. SE 1/4, SEC. 22, T38N, R6E
WASHINGTON TWP., ELKHART CO., INDIANA
JOB NUMBER: 1025096630

SHEET 1
OF 3

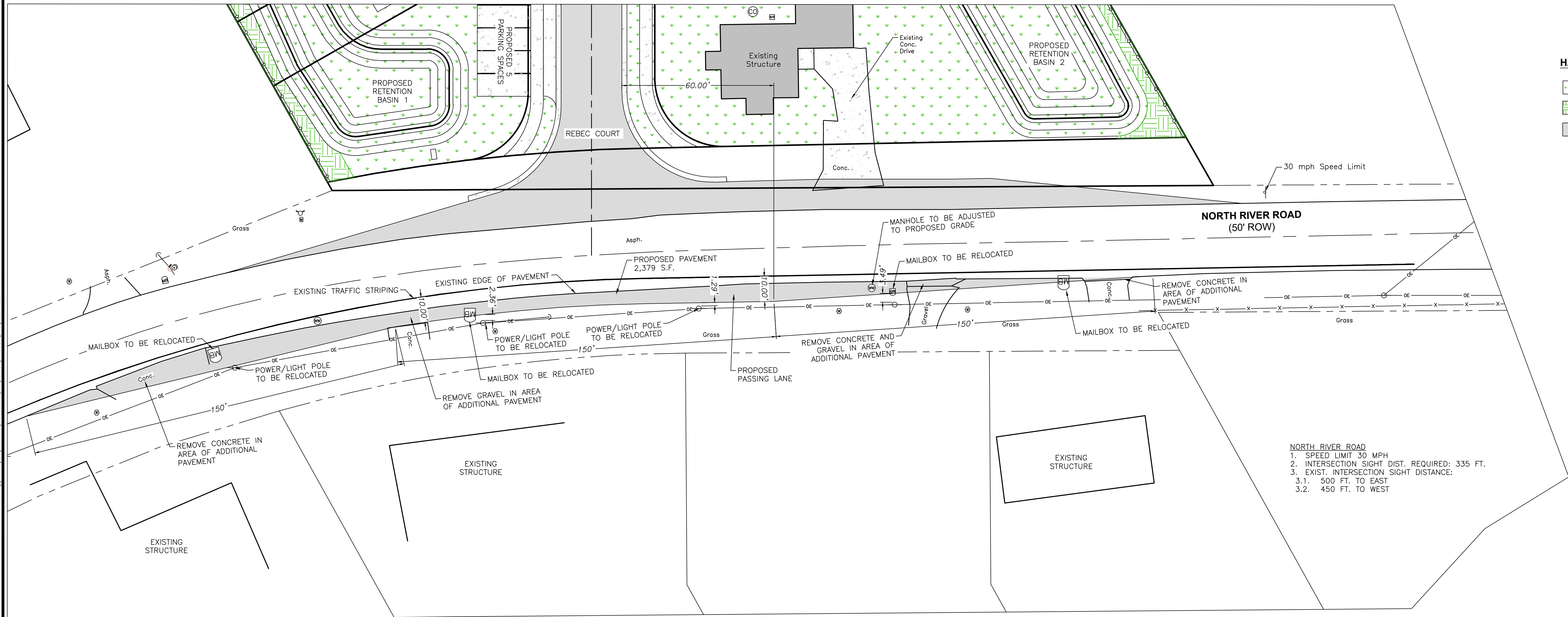
BRISTOL COMMONS D.P.U.D. R-3
SE 1/4, SEC. 22, T38N, R6E
WASHINGTON TWP., ELKHART CO., INDIANA



LEGEND	
(X')	DISK MONUMENT FOUND
⊠	DISK MONUMENT FOUND
⊙	IRON PIPE FOUND
⊗	REBAR FOUND
⊗	REBAR SET
⊠	BENCHMARK
⊕	POWER POLE
⊕	GUY WIRE ANCHOR
⊕	GUY POLE
⊠	AIR CONDITIONING UNIT
⊠	SERVICE BOX FIBER
⊠	PULL BOX FIBER
⊕	FIBER OPTIC VAULT
⊕	FIBER OPTIC MARKER
⊕	WATER VALVE
⊕	HYDRANT
⊕	WATER METER
⊕	GAS MARKER
⊕	SANITARY MANHOLE
⊕	SANITARY CLEANOUT
⊕	UNKNOWN MANHOLE
⊕	TEST STATION
⊕	SIGN
⊕	MAILBOX
⊕	FENCE POST METAL
—OE—	OVERHEAD ELECTRIC
—G—	UNDERGROUND GAS
—SS—	SANITARY SEWER
—OT—	OVERHEAD TELEPHONE
—FO—	UNDERGROUND FIBER OPTIC
—X—	FARM FENCE
—	TOP OF BANK
---	TOE OF SLOPE

HATCH LEGEND

⊠	GRASS AREA
⊠	LANDSCAPE BUFFER
⊠	PROPOSED PAVEMENT



NORTH RIVER ROAD
1. SPEED LIMIT 30 MPH
2. INTERSECTION SIGHT DIST. REQUIRED: 335 FT.
3. EXIST. INTERSECTION SIGHT DISTANCE:
3.1. 500 FT. TO EAST
3.2. 450 FT. TO WEST

NO.	REVISIONS	DATE
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DRAWING FILE: 96630-DESIGN.DWG
CERTIFICATION DATE: 12/15/2025
HORIZONTAL SCALE: 1"=20'
VERTICAL SCALE: NONE
ENGINEER: Debra S. Hughes, P.E.
TECHNICIAN: MMR

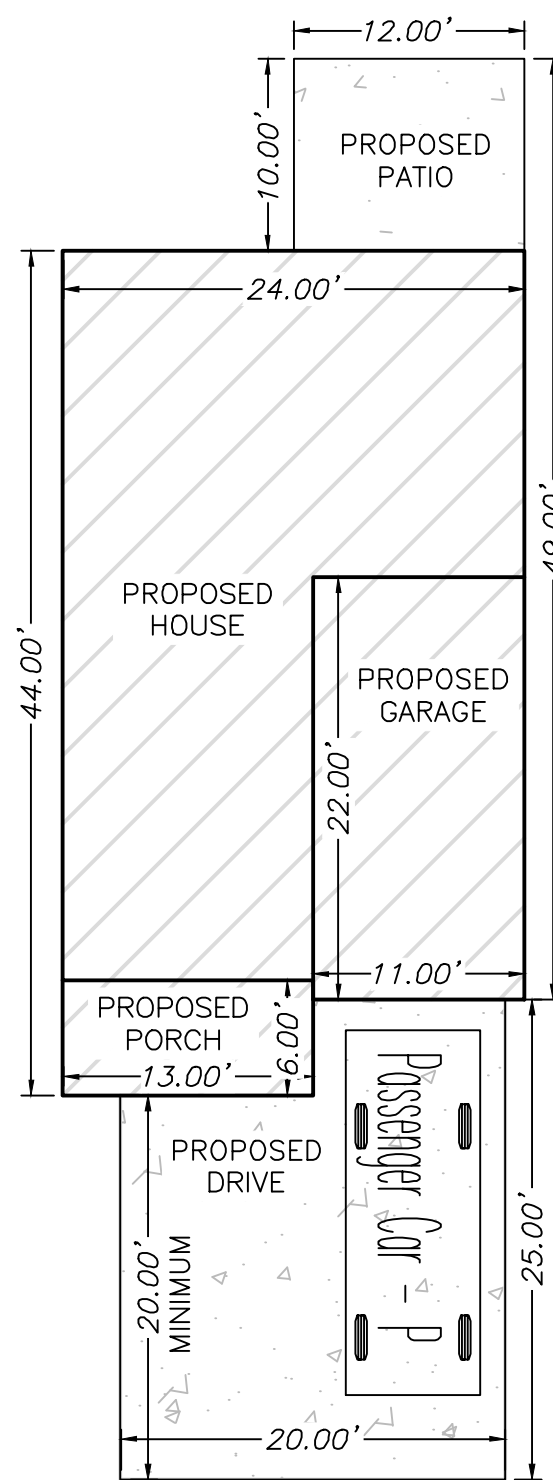
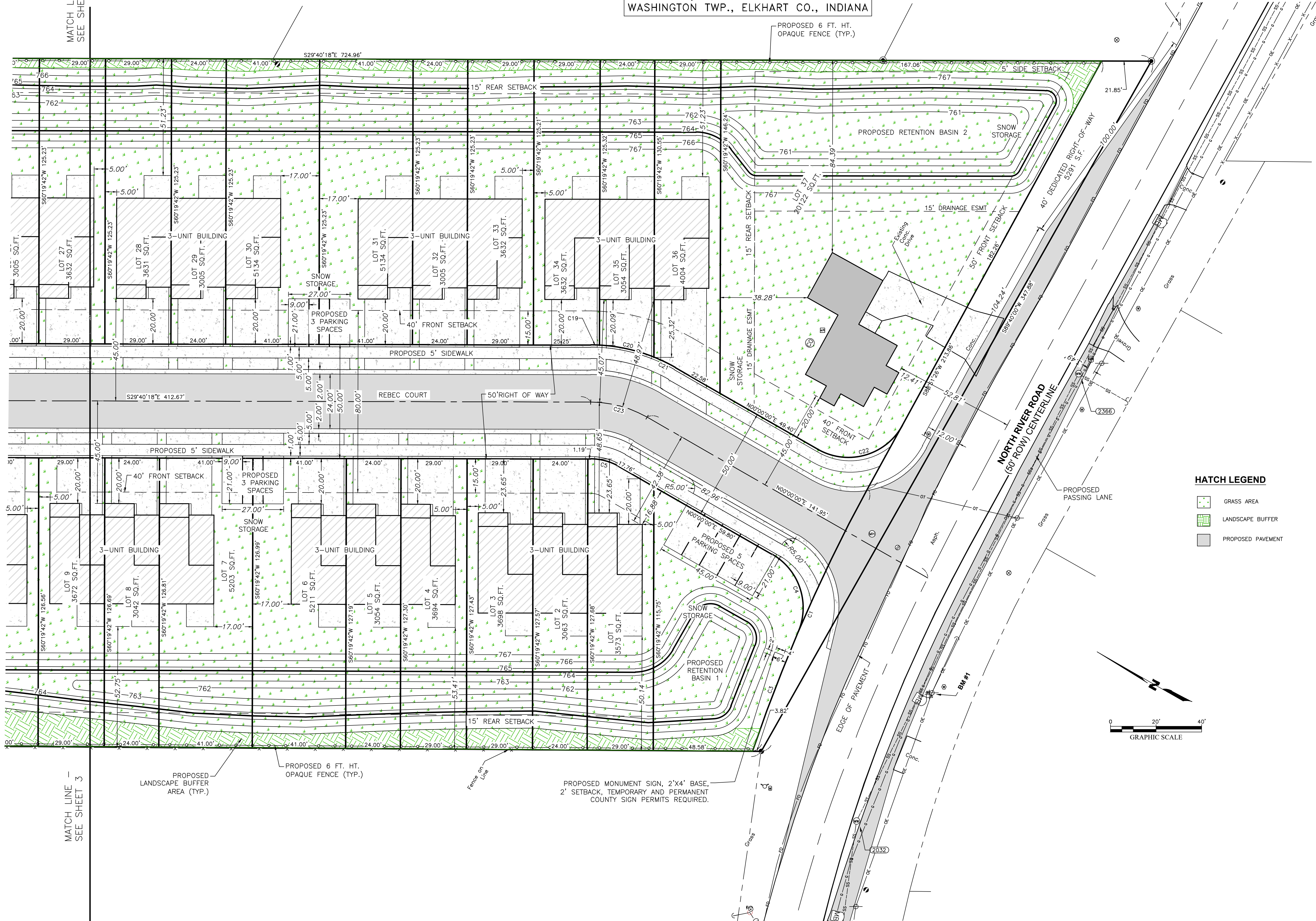


PROPOSED ENTRANCE PLAN
BRISTOL COMMONS DPUD, 208 N RIVER ROAD, BRISTOL
PT. SE 1/4, SEC. 22, T38N, R6E
WASHINGTON TWP., ELKHART CO., INDIANA
JOB NUMBER: 1025096630

SHEET 1.1
OF 3

BRISTOL COMMONS D.P.U.D. R-3
SE 1/4, SEC. 22, T38N, R6E
WASHINGTON TWP., ELKHART CO., INDIANA

PROPOSED 6 FT. HT.
OPAQUE FENCE (TYP.)



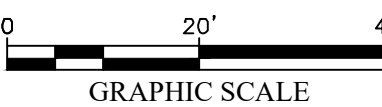
TYPICAL BUILDING FOOTPRINT DETAIL

HATCH LEGEND

- GRASS AREA
- LANDSCAPE BUFFER
- PROPOSED PAVEMENT

LEGEND

- (X') DISK MONUMENT FOUND
- DISK MONUMENT FOUND
- IRON PIPE FOUND
- REBAR FOUND
- REBAR SET
- BENCHMARK
- POWER POLE
- GUY WIRE ANCHOR
- GUY POLE
- AIR CONDITIONING UNIT
- SERVICE BOX FIBER
- PULL BOX FIBER
- FIBER OPTIC VAULT
- FIBER OPTIC MARKER
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- HYDRANT
- WATER METER
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- SANITARY MANHOLE
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- SANITARY SEWER
- OVERHEAD TELEPHONE
- UNDERGROUND FIBER OPTIC
- FARM FENCE
- TOP OF BANK
- TOE OF SLOPE



PRINTED: Monday, December 15, 2025 8:44:41 AM
DRAWN: SAMUEL ELKHART PROJECTS, 1025096630, 11/25/2025, DWG: 96630-DESIGN.DWG

NO.	REVISIONS	DATE
1	ADD NOTES AND DIMENSIONS FOR COUNTY COMMENTS	10/21/2025
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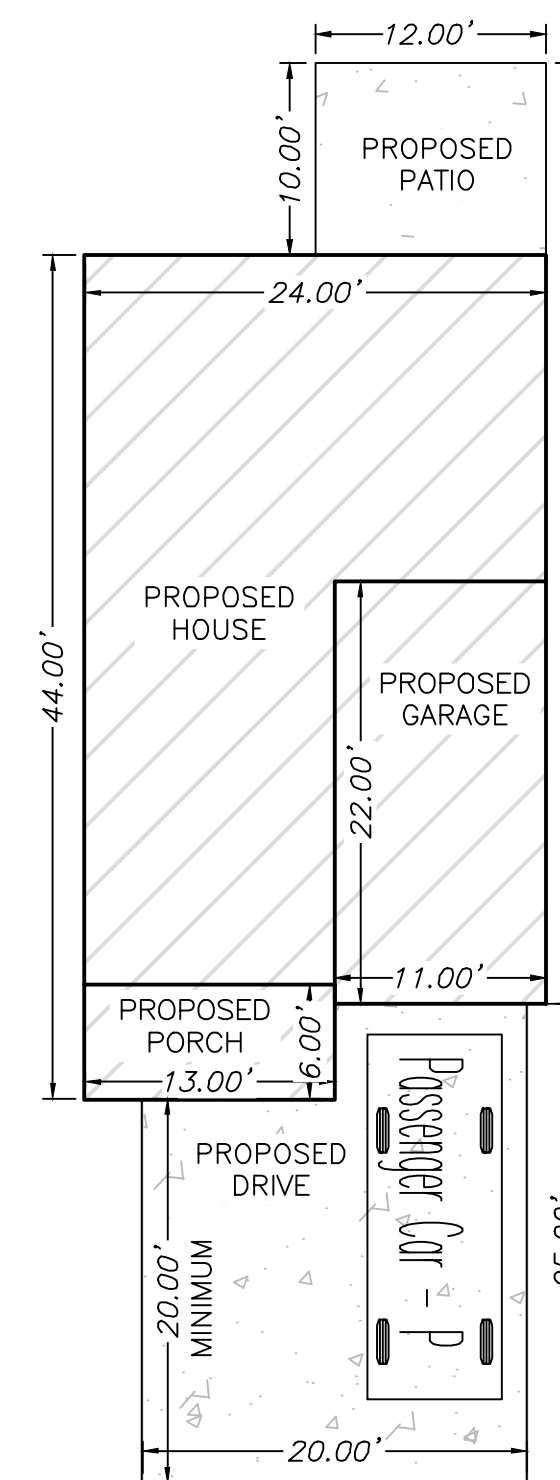
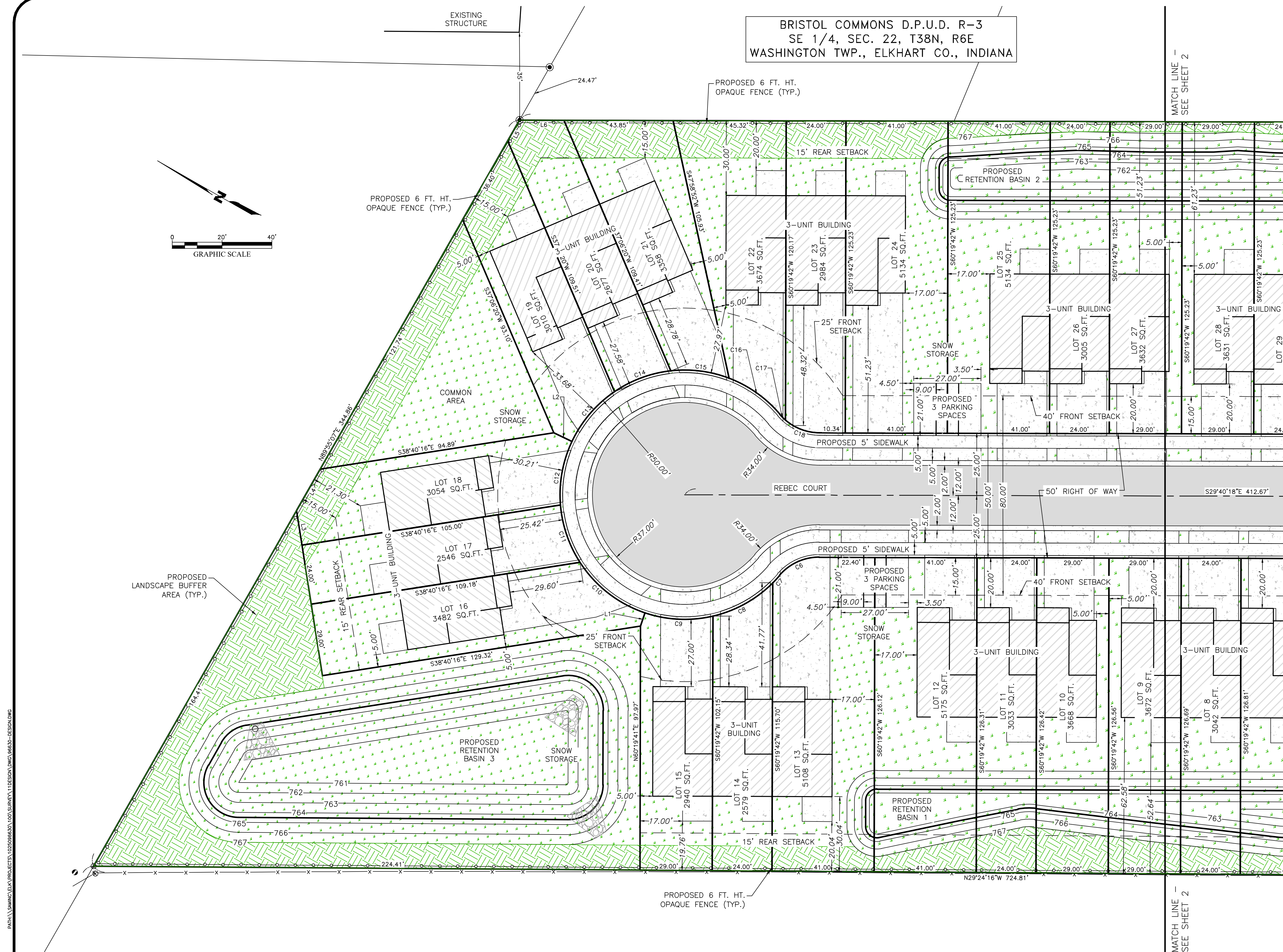


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Email: info@sam.biz

DRAWING FILE: 96630-DESIGN.DWG
CERTIFICATION DATE: 12/15/2025
HORIZONTAL SCALE: 1"= 20'/1"= 10'
VERTICAL SCALE: NONE
ENGINEER: Debra S. Hughes, P.E.
TECHNICIAN: VW



PROPOSED SITE PLAN-SOUTH
BRISTOL COMMONS DPUD, 208 N RIVER ROAD, BRISTOL
PT. SE 1/4, SEC. 22, T38N, R6E
WASHINGTON TWP., ELKHART CO., INDIANA
JOB NUMBER: 1025096630



HATCH LEGEND

-  GRASS AREA
 LANDSCAPE BUFFER
 PROPOSED PAVEMENT

LEGEND

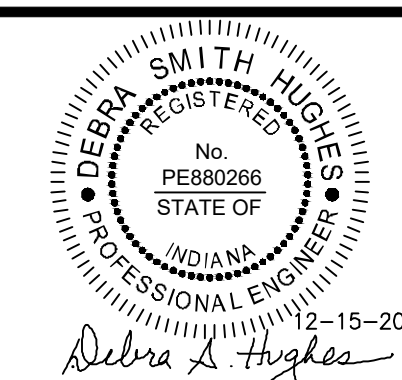
- | | |
|---------------|-------------------------|
| (X') | DISK MONUMENT FOUND |
| □ | DISK MONUMENT FOUND |
| ● | IRON PIPE FOUND |
| ● | REBAR FOUND |
| ⊗ | REBAR SET |
| ⊕ | BENCHMARK |
| —○— | POWER POLE |
| —○— | GUY WIRE ANCHOR |
| —○— | GUY POLE |
| ⊞ | AIR CONDITIONING UNIT |
| ⊞ | SERVICE BOX FIBER |
| ⊞ | PULL BOX FIBER |
| ⊞ | FIBER OPTIC VAULT |
| ⊞ | FIBER OPTIC MARKER |
| ⊞ | WATER VALVE |
| ⊞ | HYDRANT |
| ⊞ | WATER METER |
| ⊞ | GAS MARKER |
| ⊞ | SANITARY MANHOLE |
| ⊞ | SANITARY CLEANOUT |
| ⊞ | UNKNOWN MANHOLE |
| ⊞ | TEST STATION |
| —○— | SIGN |
| ⊞ | MAILBOX |
| ⊞ | FENCE POST METAL |
| ———OE——— | OVERHEAD ELECTRIC |
| ———G———G——— | UNDERGROUND GAS |
| ———SS———SS——— | SANITARY SEWER |
| ———OT——— | OVERHEAD TELEPHONE |
| ———FO——— | UNDERGROUND FIBER OPTIC |
| ———X———X——— | FARM FENCE |
| ——— | TOP OF BANK |
| ——— | TOE OF SLOPE |

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VERTICAL SCALE: NONE
ENGINEER: Debra S. Hughes, P.E.
TECHNICIAN: YW



PROPOSED SITE PLAN-NORTH

BRISTOL COMMONS DPUD, 208 N RIVER ROAD, BRISTOL
PT. SE 1/4, SEC. 22, T38N, R6E
WASHINGTON TWP., ELKHART CO., INDIANA

JOB NUMBER: 1025096630

SHEET 3
OF 3