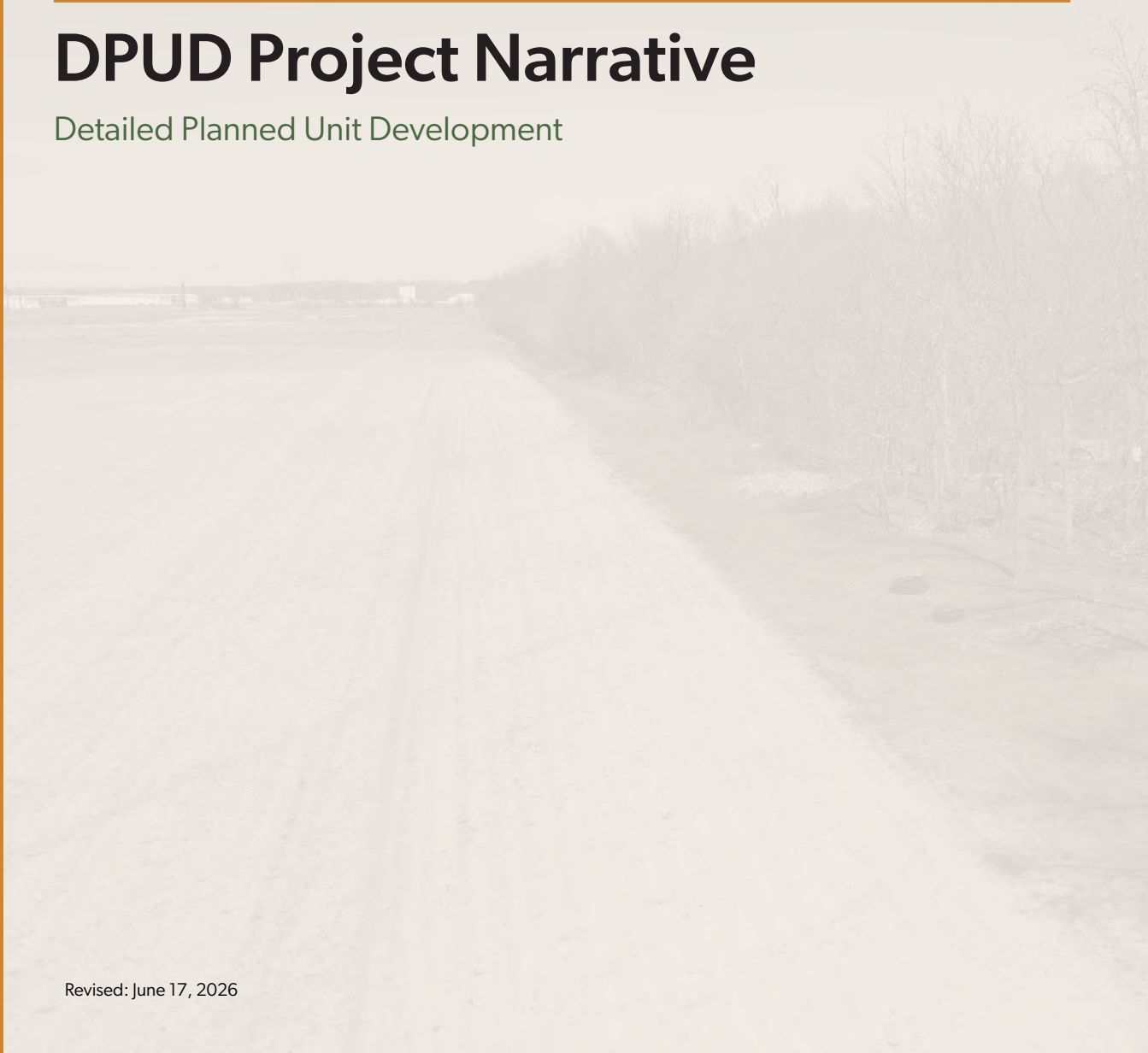
ELKHART COUNTY · BRISTOL, INDIANA

Bristol Innovation Park

DPUD

DPUD Project Narrative

Detailed Planned Unit Development



Revised: June 17, 2026

BRISTOL INNOVATION PARK · DPUD · ELKHART COUNTY, INDIANA

1.0 DEVELOPMENT PROJECT OVERVIEW

1.1 Project Summary

The planned project for the subject site will activate the Town's recently annexed south development area. The owners are seeking a DPUD M-1 rezoning to allow for all uses included in the Elkhart County M-1 Zoning classifications. The site includes 957 acres comprised of land from two adjoining land owners. The current land use is agriculture however the site adjoins M-2 and M-1 zoned land to the north. A portion of the site has already been zoned M-1 with data center specific use.

The Site will allow for development of multiple buildings while providing significant buffer from adjoining land uses.

No new public roadways are proposed for the project. However, access to the site will be from Maple Street, County Road 19 and Earthway Drive. Maple Street is a Town of Bristol Street while County Road 19 is now partially within the jurisdiction of the City of Elkhart. Jurisdictional boundaries are shown on the Project Planning Graphics. Access to Earthway Drive will require right-of-way acquisition from the adjoining Land Owner to the north.

The Project DPUD Plan provides the preliminary design for site elements including grading, storm water management, municipal utilities, and all internal connections.

1.2 Site Legal Description

The Project Legal Description is included in Exhibit A.

1.3 Site Selection

As noted above, the Site is owned by two Land Owners and is immediately adjacent to the Town of Bristol's South Industrial Complex.

The Town approved the annexation of the Wilhelm Farm in 2024-2025 and the Kaufman Farm in 2026.

The Site is in close proximity to the Town utilities and the Town's south peripheral roadway (Earthway Drive) as well as a primary rail crossing providing direct access to State Highway 120.

The Town has adequate utility capacity for the project and both sewer and water are available at Earthway Drive within 300 feet of the Project Site.

Significant power is on site consisting of two transmission level power lines (138 KV and 345 KV). Gas utilities exist in Earthway Drive within 300 feet of the Site.

The site is within close proximity to active rail and high-speed communication infrastructure.

1.4 Relationship of the Intended Use and Surrounding Land Uses

The Site adjoins active industrial land to the north and west. Agricultural land use co-mingled with residential properties exist to the south of the proposed Site.

A multi-family land use exists and adjoins to the north and west of the Project location.

These adjoining land uses will require dimensional separation and visual buffering. The Project Plan includes substantial measures in this regard. Proposed development setbacks will allow a minimum of 500 feet of isolation from existing single-family homes and 350 feet from multi-family dwellings. The minimum set back from residential homesite property lines is 150 feet.

Careful planning will provide for visual buffering with sound and light mitigation. The approach will rely on earthen berms of varying heights, evergreen and deciduous plantings co-mingled with native prairie grasses. The site plan support drawings and DPUD include representations of these concepts.

Berms will be placed within close proximity to property lines using varying setback dimensions so as to maximize effectiveness. The designs shall consider site-specific “View-Sheds” for placement of the most effective features.

The Project Covenants included herein will require buffer areas to be constructed simultaneously to construction of building pads and buildings so as to offset (as much as possible) impacts of the site construction activities.

1.5 Land Use Intent by Percentage

The Project land use will include those allowed under the Elkhart County Ordinance for the M-1 classification. Buffer areas and storm water features will consider the potential for passive park/recreational land uses where appropriate. Interpretive trails and multi-use paths will be encouraged in final Site Planning and Engineering Design.

Land use by percentage is as follows:

- Buffer Areas and Setbacks 20.45%
- Easements and Access 8.45%
- Stormwater, Waterways, and Wetland Restoration 14.83%
- Buildable Area 56.27%*

*If the use is a datacenter, the maximum building area shall not exceed 50%)

1.6 Land Use Buffering and Mitigation Measures

As noted above (Paragraph 1.4) significant effort will be applied to mitigation efforts with adjoining land uses. Additional measures beyond physical buffering and setbacks will be applied.

1.6.1 Lighting Mitigation

Lighting impacts will be a critical measure required by the Project Standards and included in the Restrictive Covenants. The Standards developed for this site are also now incorporated into the Town of Bristol's Development Standards Overlay which has been recently adopted.

The design achieves "Dark Sky" compliant levels by incorporating directional elements that focus lighting downward and inward. All lighting within this development will be required to meet this standard. This will include street lighting, parking fields, and wall mounted security lighting.

Photometric design submittals will be required in the Project Covenants, Project Development Standards, and by the Town's Zoning Ordinance.

1.6.2 Sound Levels/Emissions

Sound and vibration impacts are also addressed in the Project Development Standards and are made part of the Project Development Standards (See Exhibit B). The Standards stipulate thresholds for daytime and nighttime levels relative to the specific adjoining land use.

The Standard requires an acoustical modeling diagram that indicates levels will be met prior to building permit issuance. Enforcement measures are included in the Standards.

2.0 Development Concept Details

2.1 Current Conditions

The existing site is currently agricultural land. A few undeveloped buildings remain and are used intermittently by the farming operation. It is expected the agricultural operation shall continue as the Development builds out in phases. The Site will consist of two development lots configured by current ownership. It is likely that build-out of the site will require multiple years following zoning approval. No end user for any part of the Site has been identified.

2.2 Project Phasing

For now, there is no specific plan for phasing. However, the logistics of build-out will likely be dictated by build-out of the needed site infrastructure. Understanding this, lot one will likely be Phase One as infrastructure investment will be driven by the location of existing utilities and roadway connections.

2.3 Site Access

Site Access is as noted on the PUD Plan. Access will depend upon Maple Street to the east, County Road 19 to the west, and Earthway Drive to the north. There may be consideration for direct access to State Highway 15 in the future. All access points will require development of a traffic impact analysis. It is expected that impacts identified by the required study will result in mitigation measures that will include geometric improvements at all site access points.

2.4 Days and Hours of Operation

Traffic activity on the Site will depend upon the land use. Assuming the M-1 Classification the potential for typical manufacturing hours and week days should be expected. However, the petitioners will make the site available to any viable end user. This may include users who may operate 24 hours per day and 7 days per week.

2.5 Number of Employees

The size of the Site could allow for a broad range of workforce numbers. For typical local industry (dry industry, assembly) assume 2,200 to 2,400 FTE's as the upper range.

If the Site attracts a technology based end user these numbers could drop to 50% of that level or less (1,000-1,100 FTE's).

2.6 Truck Trips/Non-Employee Volumes

For the typical Elkhart County M-1 business assume 200 truck trips daily and 100 non-employee visitors daily.

If the Site is occupied by a technology provider assume traffic to be minimal under operation and non-employee daily trips to be only 2% of the full time employee count (or 20 persons daily).

2.7 Traffic Volumes

The Town of Bristol maintains an ongoing traffic impact analysis relative to rapidly evolving volumes applied to the Town's main arterials. The Development will require an update to that analysis to include the land use expected within this project. The Project will not be allowed to access CR 23 or CR 14 for daily or construction use. Emergency access points will be incorporated. The Developer/End User will be required to complete this study as a part of design.

Land Use	**FTE's/ BLDG**	**Shifts**	**Trucks/ Visitors**	**Estimated Daily Trips**	**Buildings**	**Estimated Trips**
Dry Industrial/Assembly	120	1	5/10	367	24	9,168
Technology Provider	33	3	2/5	106	24	2,544

2.8 Parking

Each building on the Site will require parking facilities specific to the end user. Assuming typical M-1 land uses, parking fields will require organized hard surface parking fields within reasonable proximity to each building. Building occupancy will require full build out of these elements prior to occupancy approval. Designs shall comply with County and Bristol Standards.

Loading areas will be oriented so as to minimize conflicts with internal circulation, employee parking, and vehicle movements. The development covenants included herein provide specific requirements for outside storage buffering and visibility limitations.

3.0 Deviations from Development Standards

At this time the only deviation proposed is a reduction in the minimum parking requirement. As an end user (s) is identified and specific land use is determined

under the M-1 classification, the Developer may request deviations if any are needed. Deviations must be reviewed by County, Town Staff, and the Bristol Innovation Park TRC, and may require an amendment to the DPUD Ordinance.

At this time however, it appears that self-imposed conditions may out pace or exceed the Elkhart County Standards in the following categories:

- Site buffering
- Development of stormwater management elements
- Restorative efforts for wetland resources
- Building design elements
- Lighting design and mitigation
- Amenity features
- Traffic impacts/distribution

NOTE: See Restrictive Covenants attached.

4.0 Water and Sanitary Systems

The Project will require extensions of both municipal water and sanitary sewer. Both utilities are within 300 feet of the site. The Project will require extension of Town systems so as to provide access to all areas of the development site.

The Town has capacity to provide water and sewer to the Site assuming end users are classified as "Dry Industry." Dry Industry users typically are those that do not require process water supply or produce process waste water.

The current average day capacity for each utility is as follows:

Bristol Utility System Capacity			
Utility	Rate Average	Peak Daily Rate	Peak Hourly Rate
Sanitary Sewer	0.75 MGD	1.4 MGD	2.8 MGD
Water System	1.0 MGD	1.5 MGD	3.0 MGD

5.0 Soils and Geotechnical Conditions

The site surface soils conditions are depicted on the figure/sheet number 4 in the DPUD Graphic Plans.

Project Development will require a geotechnical investigation during the detailed design phase for all project elements.

6.0 Project Self-Imposed Conditions

The following must be made a part of the pre-design or design activities and be included with the DPUD site design plan submittals.

6.1 Pre-Design Activities

a. Geotechnical Studies Required

Before completing site mass grading design, a detailed Geotechnical Analysis shall be procured that provides confirmation of suitable conditions supporting the needs of the end use. The study conclusions will be submitted with site plans for approval by the Elkhart County Technical Review Committee and the Town of Bristol.

b. Hydro-geological Analysis Required

A Hydro-Geological Analysis is required. The analysis will provide a finding of "no significant impact" to the local drinking water aquifer and to the St. Joseph River aquifer, prior to issuance of construction permits for site improvements.

c. Wetlands Impact Analysis

A wetlands impact study, including a finding of "no significant impact" or an improved mitigation plan, is required prior to issuance of site construction permits.

d. Stormwater Management - Pre-Design Report

A central portion of the project area (approximately 226 acres) is being proposed for stormwater management in the areas to be developed. As part of this, the area is also being considered for restoration and redevelopment of a naturalized wetland and stream complex that would serve as the central drainage hub for the whole of the project area.

A review of the area suggests significant suitability for wetland restoration and for use in stormwater management. Evidence for this includes hydric soils mapped within the majority of the area under analysis, signs of extensive drainage efforts for agricultural usage, and signs of inundation on historical aerial photography, some evidence of historic wetlands associated with the area.

The concept for wetland restoration and stormwater management for this project includes a heterogeneous complex of two-staged ditches (Menges Ditch, Menges Ditch Lateral A, and Comstock Ditch), and development of ten (10) perennial ponds. This will also include floodplain emergent wetlands, shrub-scrub wetlands, anastomosing/stage 0 streams, vernal pools/ephemeral wetlands, and wet meadows. The key to such a naturalized stormwater management complex is designing the area for the retention of approximately 13,345,586 cubic feet (306 acre-feet) of stormwater for the whole of the development, without impacting discharge volumes to downstream areas of the complex is analyzed with subsequent hydrologic modeling of the proposed system, such a system would result in significant benefit to the ecological and aesthetic value to the project and the watershed.

Ecological benefits from the complex would include groundwater recharge, filtering of sediment and key nutrients and contaminants, habitat for endangered insects, amphibians, migratory birds, flora and fauna biodiversity, floodplain connectivity, carbon sequestration, and flood water storage. With all that being said, the design of the system still needs to accomplish the goal of retaining all of the stormwater from previous and impervious surfaces of the site development as required by the local standards.

Preliminary stormwater calculations performed by JPR based upon the aforementioned wetland/stream stormwater retention complex conceptual design show stormwater retention potential to be approximately 16,560,404 cubic feet. (See Sheet 7 of the Site Plan Set)

This 15,560,404 cubic feet of storage exceeds the required 13,345,586 cubic feet of storage by 2,214,818 cubic feet. However, this calculation is based upon the assumption that each retention facility would be able to accommodate an average of three (3) feet of storage within their respected basins.

Consequently, the “as yet unknown” developer or end user will be required to complete a detailed pre-design analysis to confirm the final design parameters of the complex as a part of the pre-construction activities.

The end user will be required to engage the Town's Stormwater Consultant in the development of a stormwater management model that refines this management plan, including the basis of design for the system.

The final design of the system will require review and approval by the Town's Stormwater Consultant prior to advancing to the design stage.

The design and analysis will require review and approval by the Elkhart County Drainage Board and Storm Water Manager as a part of the project pre-construction process.

e. Traffic Impact Analysis/Roadway Impacts/Impact Agreements

The developer/end user will be required to develop two reports prior to design and construction activities. This will include the traffic impact analysis for the project at build-out and a second for the project under construction.

The first report will consider four access points, including approaches at County Road 19, Maple Street, Rail Park Drive, and State Route 15 (due East of the site). This report will consider signal warrants at SR 120 at Stonemont Court, Industrial Drive at SR 15, Earthway/Bloomingdale at SR 15 (assuming an Earthway Drive connection to SR 15), and CR 19 at SR 120, and SR 15 due East of the site.

The studies will require evaluations of primary intersections associated with the projects' construction phase and completed access plan routing, this may include the following:

- CR 14 at CR 17
- CR 14 at CR 19
- CR 19 at SR 120
- CR19 at Grand Elk Grade Crossing
- Stonemont Court at SR 120
- Maple Street at Industrial Drive
- Industrial Drive at SR 15
- SR 15 at Bloomingdale Drive

The study will also consider capacity impacts on the associated roadways.

The developer will be required to develop and procure approval of the study memorandum of understanding ("MOU") prior to advancing the work. The MOU will require approval from the Town of Bristol, Elkhart County Highway, and INDOT.

Both reports will be required prior to issuance of the PUD Site Plan Approval, project construction plans, and local construction permits.

It should be expected that traffic impacts will require geometric mitigation to the listed roadways that will likely lead to impact agreements relative to the cost and implementation of recommended improvements.

f. Erosion Control and Storm Water Permitting (SWP3)

The Project will require a carefully developed erosion control plan as part of the earthwork planning package. A phased approach to construction will assume that impacts to downstream resources are carefully avoided.

g. Utility Study – Municipal

The design of utility extensions from the Town of Bristol will require a pre-design engineering study to be completed and approved by the Town, prior to engineering activities.

h. Site Construction Activities and Development of Buffering Elements as a Condition of the DPUD Approval

As a condition of the DPUD approval, the future site developer will commit to initiate construction and development of buffering elements (mounding, plantings, etc.) simultaneously with site grading and shall be finished prior to the commencement of any building foundation construction.

i. Dust Control and Monitoring
The work site must include dust mitigation when conditions require. The site developer will monitor emissions and activate measures when needed or required by the Town.

j. Dewatering Impact Analysis
The developer shall conduct a dewatering impact analysis for any areas of the site that may require dewatering as a part of the project

construction pre-planning. Such study shall provide a finding of "no significant impact" to nearby residential drinking water wells. Monitoring wells may be required.

k. Conditions as a Part of PUD Ordinance
Conditions and commitments outlined above will be included in the re-zoning ordinance and be noted "Self-Imposed" and can only be altered by amendment to the PUD Ordinance requiring petition and then approval by the Elkhart County Plan Commission followed by approval by the Bristol Town Council.

Requested Deviations from the Elkhart County Standards

This project formally requests the following deviations from the Elkhart County DPUD standards:

1. A variance from the DPUD Standards, Section 158.11 (E) Detailed Planned Unit Development (DPUD) Section (2). Review process to waive the requirement for a detailed site analysis and drawings for each individual lot at the preliminary approval stage. The following condition of approval is hereby requested:
    a. To allow for Site Plan review and approvals to be submitted directly to the Town of Bristol and/or Elkhart County Planning Staff for review and approval prior to issuance of an improvement location and/or building permit. The Town of Bristol and/or Elkhart County Planning Staff will make the final decision or transfer it to the Plan Commission if at their judgment they feel more review is necessary for any site.
    b. Each individual site shall be developed in accordance with the established Elkhart County Development Standards for the applicable zoning designation established on the development lot (M-1) along with the development restrictions within the DPUD approval.

This project formally requests the following deviations from the Elkhart County Development Ordinance standards:

1. A variance from Section 158.07(C)(3) to allow a minimum required off-street parking spaces of 1 per employee on the largest shift.

ELKHART COUNTY · BRISTOL, INDIANA

Bristol Innovation Park

DPUD

Legal Descriptions

BRISTOL INNOVATION PARK · DPUD · ELKHART COUNTY, INDIANA

Exhibit ‘A’

Project: Legal Description Bristol Innovation Park (Lot #1)

Parcel ID: 20-03-34-300-010.000-031
20-03-34-300-002.000-031
20-03-34-300-013-000.031
20-03-33-400-016-000.031
20-03-33-300-002.000-031
20-03-33-300-003.000-031
20-03-33-100-007-000.031
20-03-54-300-004.000-031

That part of the Southwest Quarter and the Southeast Quarter of Section 33 and that part of Southwest Quarter of Section 34, Township 38 North, Range 6 East, Town of Bristol, Washington Township, and that part of the Northwest Quarter of Section 3, Township 37 North, Range 6 East, Town of Bristol, Jefferson Township, Elkhart County, Indiana, described as follows:

Commencing at the Northeast corner of the Southwest Quarter of said Section 34, Township 38 North, Range 6 East; thence South on the East line of said Southwest Quarter to the center line of County Road 23 (West Bound); thence West along said centerline 297.0 feet; thence South parallel with the East line of the Southwest Quarter of said Section 34 231.0 feet; thence North 88° 18 feet East 297.0 feet to the East line of said Southwest Quarter of said section 34; thence South of said East line to the Southeast corner of said Southwest Quarter of Section 34; thence East on the North line of Section 3, Township 37 North, Range 6 East, Jefferson Township, Town of Bristol, Elkhart County, Indiana, to the Northeast corner of the Northwest Quarter of said Section 3; thence South on the East line of said Northwest Quarter 483.36 feet; thence North 89° 11’ 21” West 1326.28 feet to the West line of the East half of said Northwest Quarter of said Section 3; thence North on said West line 469.04 feet to the South line of Section 34, Township 38 North, Range 6 East; thence West on said South line 990.0 feet; thence North 0° 07’ 26” West 813.10 feet to the center line of County Road 23; thence West on said center line 556.91 feet; thence South 1° 01’ 26” West 244.72 feet; thence West 534.00 feet; thence North

1° 01’ 26” West 244.72 feet to the center line of County Road 23; thence West on said center line 1885.0 feet to the East line of the Southwest Quarter of Section 33; thence North on said East line to a point 927.0 feet North of the South line of said Section 33; thence West 660.0 feet; thence South 927.0 feet to the South line of said Secction 33; thence West on said South line to the West line of the Southwest Quarter of said Section 33; thence North on said West line to the Northwest corner of the Southwest Quarter of said Section 33; thence East on said North line of the Southwest Quarter of said Section 33 to the Northwest corner of the Southeast Quarter of said Section 33: thence East on the North line of said Southeast Quarter to the Northwest corner of the Southwest Quarter of said Section 34, (Township 38 North, Range 6 East); thence continuing East on the North line of said Southwest Quarter to the Northeast corner of the Southwest Quarter of said Section 34 and the place of beginning.

Excepting therefrom the following tract of land;
Beginning at a point on the West line of the East half of the Southwest Quarter of section 34 Township 38 North, Range 6 East, at its intersection with the Centerline of County Road 23 where County 23 crosses the East half of the of said Southwest Quarter, thence east on the center line of County Road 23, 413.56 feet; thence South 293.28 feet; thence South 88 Degrees 23 Minutes West 416.38 feet to the West line of the East half of the Southwest Quarter of said section 34 ; thence north on said West line to the Point of Beginning.

Also Excepting therefrom, the following tract of land;
A part of the Southwest Quarter of section 34 Township 38 North tange 6 west, Washington Township Elkhart County Indiana Describes as follows;
Commencing at a Harrison monument at the center of section 34; thence South on the east line of the Southwest quarter of said section 34, 808.83 feet; thence South 89 degrees 46 minutes 52 seconds West on the centerline of County Road 23 500.91 feet ; thence South 87 degrees 43 minutes 07 seconds West along said centerline a distance of 67.80 feet; to the point of beginning of this description; thence continuing South 87 degrees 43 minutes 07 seconds West on said centerline of County Road 23 786.38 feet; thence North 00 degrees 53 minutes 08 seconds West

177.20 feet; thence North 00 degrees 53 minutes 08 seconds West 177.20 feet; thence South 89 degrees 33 minutes 39 seconds East 220.17 feet; thence North 54 degrees 32 minutes 36 seconds East 50.26 feet; thence North 31 Degrees 34 minutes 28 seconds East 122.47 feet; thence South 88 degrees 19 minutes 28 seconds East 442.86 feet; thence South 02 degrees 38 minutes 53 seconds 65.60 feet; thence South 86 degrees 43 minutes 08 seconds East 33.32 feet; thence South 02 degrees 47 minutes 47 seconds West 197.53 feet to the place of beginning.

Containing 426 Acres, more or less.
Subject to Public Highways.
Subject to Easements of Record.
Subject to survey.

Project: Legal Description Bristol Innovation Park (Lot #2)

Parcel ID: 20-03-32-300-003.000-030
20-03-32-300-007.000-030
20-03-32-400-002.000-030
20-03-32-400-003.000-030
20-07-05-100-004.000-019
20-07-05-200-004.000-019
20-07-04-101-001.000-109

All that part of Section 5 and Section 6, Township 37 North Range 6 East, Jefferson Township, Elkhart County, Indiana; and that portion of Section 32, Township 38 North Range 6 East, Washington Township, Elkhart County, Indiana, described as follows;

Commencing at the Southwest corner of said Section 5; thence, North on the West line of said Section 5, 3,990.0 feet to the point of beginning; thence, continuing North on the West line of said Section 5, 764.58 feet; thence, South 89 degrees 43 minutes 18 seconds East 520.0 feet; thence, North parallel to the West line of said Section 5, 260.0 feet to the North line of said Section 5; thence, North 89 degrees 43 minutes 18 seconds West on the North line of said Section 5 520.0 feet to the Northwest corner of said Section 5 also the Southwest corner of Section 32, Township 38 North Range 6 East; thence, North on the West line of said Section 32

to the North line of the South half of the Southwest Quarter of said Section 32; thence, East on said North line to the West line of the Southeast Quarter of said Section 32; thence, North on said West line of said Section 32 to the South line of the recorded plat of Earthway Rail Park Phase IV (instrument no. 2021-10336, Elkhart County Recorder's Office); thence, South 89 degrees 23 minutes 47 seconds East on said South line, 2,653.59 feet to the East line of the Southwest Quarter of said Section 32; thence, South 0 degrees 3 minutes 41 seconds East along said East line, 1,905.20 feet to the North line of Section 4, Township 37 North Range 6 East; thence, South 89 degrees 14 minutes 00 seconds East 1,338.15 feet; thence, South 0 degrees 39 minutes 00 seconds West; thence, 1,068 feet to an iron stake in the centerline of County Road 14; thence, North 44 degrees 37 minutes 00 seconds West 28.44 feet; thence, North 89 degrees 14 minutes 00 seconds West 592.0 feet; thence, North 206.45 feet; thence, North 89 degrees 33 minutes 00 seconds West 714.29 feet to the East line

of Section 5, Township 37 North Range 6 East; thence, South 00 degrees 27 minutes 51 seconds East on said East line 2,258 feet (more or less) to a point 36.37 feet South of the Northwest corner of lot 32 of the recorded plat of Whispering Valley Second, Elkhart County Recorders Office, Plat Book 12, Page 71; thence, West 656.94 feet; thence, South 00 degrees 05 minutes 15 seconds East 601.0 feet; thence, North 89 degrees 24 minutes 22 seconds West, 703.16 feet; thence, South 00 degrees 04 minutes 35 seconds East 1,371.20 feet to the South line of said Section 5; thence, North 89 degrees 19 minutes 54 seconds West on said South line, 448.27 feet; thence, North 00 degrees 40 minutes 06 seconds East, 350 feet; thence, North 89 degrees 19 minutes 54 seconds West 833.45 feet; thence, South 00 degrees 40 minutes 06 seconds West 350 feet to the South line of said Section 5; thence, North 89 degrees 19 minutes 54 seconds West on said South line 50.0 feet; thence, North 0 degrees 06 minutes 07 seconds West 3,982.02 feet; thence, North 89 degrees 12 minutes 59 seconds West 2,645.22 feet to the place of beginning.

Containing 533.5 Acres, more or less.

Subject to Easements of Record.

Subject to survey.

ELKHART COUNTY · BRISTOL, INDIANA

Bristol Innovation Park

DPUD

DPUD Standards

Development Standards for the Bristol DPUD

BRISTOL INNOVATION PARK · DPUD · ELKHART COUNTY, INDIANA

BRISTOL INNOVATION PLANNED UNIT DEVELOPMENT

(1) Project Overview

The Bristol Innovation Park PUD is designed to be a cohesive industrial development on the southwest side of Bristol that will provide opportunity for responsible growth. The site is an ideal location due to close proximity to existing industrial development and within the service area of the Town of Bristol municipal services. Extensive residential buffering is required to project surrounding properties from the impact of noise or other impacts of the industrial development. The dark-sky lighting standards adopted by the Town are reinforced in the PUD standards.

(2) Uses

The table on the following page lists the uses permitted in this district in as follows:

(a) Permitted Use (■)
(b) Special Use (■)
(c) Prohibited Use (Blank)
(d) Use-Specific Standards (✱)
(e) **Use Definitions & Use-Specific Standards**
Any use specific standards can be found in the identified location in Sec. 158.05(B) on the right side of each column.
(f) **Accessory Uses**
Accessory use standards can be found in Sec. 158.05(C)
(g) **Temporary Uses**
Temporary use standards can be found in Sec. 158.05(D).
(h) **Unlisted Use**
If a use isn't listed and can not be accommodated by a Planning Director interpretation as allowed by Sec. 158.10(K), then a use variance may be requested as found in Sec. 158.11(I).

Use		Use-Specific Standards & Definitions
Agricultural Uses		
Agri-business	■	158.05(B)(1)(a)
Agriculture, Field and Row Crops	■	158.05(B)(1)(b)
Greenhouse, Retail	■	158.05(B)(1)(e)
Stable, Private and Noncommercial	■	158.05(B)(1)(h)
Winery	■	158.05(B)(1)(j)
Industrial Uses		
Contractor Offices and Yards	■	158.05(B)(2)(c)
Light Industrial, including datacenters	■	158.05(B)(2)(g)
Warehousing and Freight Movement	■	158.05(B)(2)(i)
Welding, Toold Repair, or Machine Shop	■	158.05(B)(2)(k)
Wholesale Trade	■	158.05(B)(2)(l)

Use		Use-Specific Standards & Definitions
Office Uses		
Professional Offices	■	158.05(B)(3)(a)
TV Studio or Radio Station	■	158.05(B)(3)(b)
Public & Civic Uses		
Assembly Hall	■	158.05(B)(4)(a)
Community Center	■	158.05(B)(4)(c)
County or Municipal Government Offices	■	158.05(B)(4)(e)
Day Care, Adult or Child	■ ✱	158.05(B)(4)(f)
Emergency Services, Fire or Police	■	158.05(B)(4)(g)
Hospital	■	158.05(B)(4)(h)
Library/Museum/Cultural Facility	■	158.05(B)(4)(i)
Medical/Dental Clinic or Laboratory	■	158.05(B)(4)(j)
Place of Worship	■	158.05(B)(4)(k)
Social Service Establishment	■	158.05(B)(4)(n)
Recreation & Entertainment Uses		
Parks & Open Space	■	158.05(B)(5)(d)
Recreation & Entertainment, Indoor	■	158.05(B)(5)(e)
Recreation & Entertainment, Outdoor	■	158.05(B)(5)(f)
Retail & Service Uses		
Bar, Microbrewery, or Tavern	■	158.05(B)(7)(b)
Building or Home Improvement Supplies	■	158.05(B)(7)(e)
Car Wash	■	158.05(B)(7)(f)
Farmers Market, Indoor	■	158.05(B)(7)(g)
Farmers Market, Outdoor	■	158.05(B)(7)(h)
Garden and Landscaping Supplies	■	158.05(B)(7)(k)
Hotel/Motel	■	158.05(B)(7)(l)
Kennel	■	158.05(B)(7)(m)
Manufactured Home Sales or Rental	■	158.05(B)(7)(n)
Pet Store	■	158.05(B)(7)(o)
Resort	■	158.05(B)(7)(p)
Restaurant or Catering Establishment, with or without Drive-In or Drive-Trhough	■	158.05(B)(7)(q)
Retail & Service	■	158.05(B)(7)(s)
Self-Service Storage	■	158.05(B)(7)(t)
Vehicle Repair, Major	■	158.05(B)(7)(u)
Vehicle Repair, Minor	■	158.05(B)(7)(v)
Vehicle Sales or Rental	■	158.05(B)(7)(w)
Veterinary Clinic	■	158.05(B)(7)(x)
Utility Uses		
Solar Energy System	✱	See Sec. 158.04(F)
Utilities, Major	■	158.05(B)(9)(a)
Utilities, Minor	■	158.05(B)(9)(b)
Wireless Communication Facility	✱	158.05(B)(9)(c)

(2) Uses (Cont.)

(a) All uses permitted in the above categories at the time of adoption of this PUD shall be deemed to be allowed under the regulations of the PUD in the future unless otherwise modified by the Council as outlined in Section 158.11 of the Zoning Ordinance.

(3) Building Placement & Form

Front Building Setbacks	
Use	Minimum Setback from centerline
Non-residential Building	100'

If the residential buffer exceeds the minimum setback shown above, the residential buffer shown shall be the minimum front setback.

Side and Rear Building Setbacks	From Lot Line
Agricultural Uses	25'
Non-residential Use	25'
Non-residential Use abutting or adjacent to a residential use or district	150'

(a) Residential Buffer Yards
No building shall be located within any area shown as a residential buffer yard on the approved plat of the PUD.
(b) There shall be no minimum lot size required.
(c) There shall be no minimum lot width required.
(d) No building constructed within the PUD shall exceed 60 feet in height. The maximum building height may be increased to 75 feet for any building or structure setback a minimum of 500 feet from the property line.
(e) The maximum lot covereage for all buildings and impervious surfaces shall be 75%, except for a datacenter use which shall be 50%

(4) General Standards

All development shall meet the following Noise Standards:

Adjacent Zoning District	Maximum Leq Day-time (A-Weighting / C-Weighting)	Maximum Leq Night-time (A-Weighting / C-Weighting)
RI or A1 w/ Residential Use	60/70	55/65
A1 - Agricultural	65/75	60/70
Industrial (M1 or M2)	79/89	79/89

(a) All noise levels shall be measured from the associated property line.
(b) Adjacent zoning district is defined at the time of a construction permit is filed for development.
(c) Daytime is defined as 7:00 AM to 10:00 PM; Nighttime is defined as 10:00 PM to 7:00 AM
(d) All requirements of Article VI: Noise Abatement as specified in the Bristol Municipal Code shall apply. In the event of a conflict, the stricter provision shall apply.
(e) An acoustic modeling diagram shall be provided by the developer prior to the issuance of an Improvement Location Permit.
(f) If requested by the Town, the burden shall be on the industrial property owner to demostrate by preponderance of evidence no violation exists.
(g) Properties shall be exempt from minimum noise requirements during natural disasters and other emergency conditions.

(5) Accessory Uses & Structures

An accessory use or structure may be established provided that it is associated with a primary use and that it complies with the standards of Sec. 158.05(C) of the Elkhart County Development Ordinance and the following:

(a) No accessory buildings shall be located in the Front Yard as established by the closest primary building. In the event that a security building or structure is required, such building shall be permitted subject to the setback requirements of the primary building.
(b) No outdoor storage shall be permitted in the Front Yard, as defined by the Elkhart County Development Ordinance.
(c) Accessory uses shall be setback a minimum of 50 feet from all side and rear yard lot lines. In the case that the side or rear yard abuts a residential use or district, the setback shall be increased to 100 feet
(d) All accessory buildings shall have a maximum height of 25 feet. The height for the accessory structure may be increased to the height of the primary building provided the building is setback a minimum of 300 feet from the property line.

(6) Access, Parking & Loading

(a) All access to the lots within the PUD shall be as shown on the Plat. Any changes to access shall be approved by the Town Engineer. If the access is on a County road not under the control of the Town, the County shall approve any changes.
(b) A traffic study shall be provided prior to the development of any lot within the PUD to determine if additional improvements are necessary to meet the needs of the site.
(c) All parking, stacking, and loading shall comply with Section 158.07 of the Zoning Ordinance, except as listed below:
  (i) Gravel is not permitted for employee or customer parking.
  (i) Minimum required off-street parking spaces may be reduced to 1 spaces per employee on the largest shift with approval by the Town Engineer.

(6) Access, Parking & Loading (cont.)

(ii) All parking shall be setback a minimum of 150 feet from any property line with an adjacent residential use. Where a Type B Residential Bufferyard berm is required, all parking shall be located behind the berm.

(iii) All off-street loading shall be setback a minimum of 150 fee from any property line with an adjacent residential use. All other property lines shall have a minimum setback equivalent to the building setback.

(iv) No off-street loading or unloading docks may be located in the Front Yard, as defined by the Zoning Ordinance. All off-street loading docks shall be a minimum of 150 feet from any property line with an adjacent residential use.

(7) Buffering & Screening

(a) General

All plant material required by this Ordinance shall comply with the following minimum sizes at the time of planting:

Deciduous Shade Tree	2.5” Caliper (6” above ground)
Deciduous Ornamental Tree	1.5” Caliper (6” above ground)
Evergreen Tree	6’ high
Hedge Plants/Shrubs	24” high

(b) Streetscape Landscaping

All new development shall install streetscape landscaping at a rate of 1 deciduous shade tree for every 40 feet of frontage, excluding driveways, or 1 deciduous ornamental tree for every 25 feet of frontage. The Zoning Administrator may approve grouping of landscaping provided it meets the intent of the Ordinance.

(c) Residential Buffer Landscaping

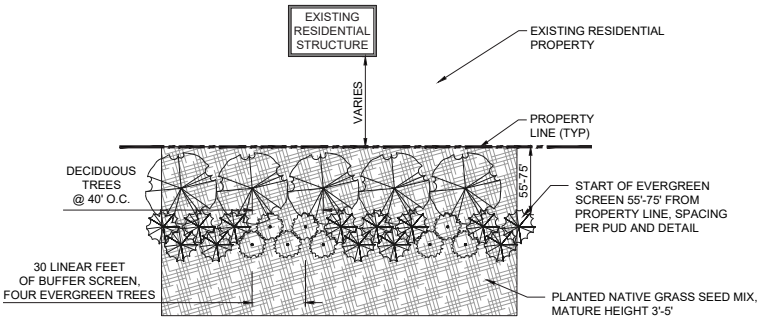
Any area shown on the Plat of the PUD as a Residential Bufferyard shall include a full landscaping buffer. Full landscaping buffer shall include each of the following:

(i) A minimum 4 wide spread evergreen trees for every 30 feet of length. Shuch trees shall be evenly spaced in a 10 foot offset staggered double row, not more than 12.5 feet apart;

(ii) Deciduous shade trees or deciduous ornamental trees shall be planted on the side of the buffer adjacent to the residential district or street. A minimum of 1 deciduous shade tree shall be planted for every 40 feet of frontage, or 1 deciduous ornamental tree shall be planted every 25 feet. Such trees may be grouped together provided no spacing shall exceed 80 feet or 50 feet respectively; and

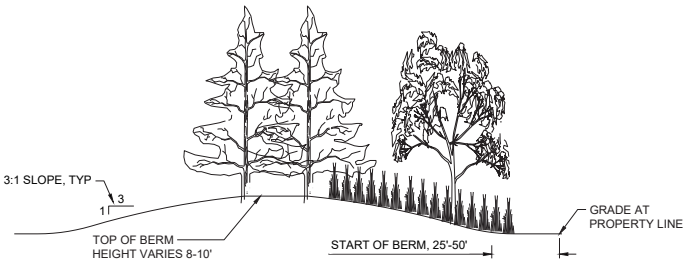
(iii) A 100 foot native planting zone adjacent to the front lot line comprised of a native prairie seed mix approved by the Town. This area is allowed to naturalize over time.

(iv) Residential Bufferyard Type A as labeled on the Plat of PUD shall include all the elements of full landscaping as described above arraged in complicance with the planting heirachcy shown in the below graphic.



TYPICAL BUFFER SCREENING DETAIL - TYPE A
NOT TO SCALE

(v) Residential Bufferyard Type B as labeled on the Plat of the PUD shall include full landscaping as described above in conjunction with a screening berm. The berm shall undulate between 8 to 10 feet in height and width with a 3:1 slope, unless otherwise approved by the Town Engineer. The evergreen trees shall be located on the crest of the berm with the deciduous trees and ornamental grasses a minimum of halfway down the side of the berm. The slope of the berm shall begin a minimum of 25 feet and a maximum of 50 feet from the applicable property line.



CROSS SECTION VIEW OF LANDSCAPE BUFFER TYPE B
NOT TO SCALE

(vi) A narrow spread evergreen tree may be substituted at a rate of 4 narrow spread for every 1 wide spread tree required.

(vii) All required trees within the Full Landscaping Buffer shall be approved by the Technical Review Committee established by this PUD Ordinance.

(viii) In the event that the an adjoining property is acquired or sold and subsequently developed under common ownership, the required Residential Buffer may be adjusted by written agreement of all adjoining property owners and approval by the Town.

(7) Buffering & Screening (Cont.)

(d) Tree Conservation
In order to preserve mature vegetation along the property, established trees, defined as any healthy tree with a caliper of 6 inches or more measured at 6 inches above the ground, located within 50 feet of the property line shall be preserved. Buffers may need to be adjusted to allow for the appropriate buffer while still preserving the existing vegetation.

(e) Fences and Walls
The construction of any fence shall require a permit from the Town of Bristol Town Clerk, and shall comply with the following:

i. A fence located in the Front Yard shall not exceed six (6) feet in height. The maximum height shall be eight (8) feet in all other yards.
ii. All fencing visible from the public right-of-way or located between the Residential Buffer Yard Type B Berm and the adjoining residential lot line shall be black, black powder coated, black vinyl coated, or use a material to diguise the appearance of the fence unless used for screening outdoor storage or outdoor operations.
iii. Except as required for public utilities, no barbed wire or security wire shall be permitted.

(f) Outside Storage

i. Outside storage regulations shall include all finished recreational vehicles, automobiles, portable buildings, boats, trailers, manufactured homes, and other similar vehicles or equipment produced or sold by a permitted use on-site.
ii. Outside storage areas shall be screened from view from residential properties or public rights-of-way by Class 3, Type B or Type C buffering.

(h) Lighting
A lighting plan, approved by the Town Engineer, shall be required for all new development or redevelopment in which new lighting is proposed or existing lighting fixtures are being replaced. In addition to the Lighting standards established in Section 158.08(F), all lighting shall comply with the following regulations:

i. All lighting shall be directed downward in a vertical vector directly beneath the fixture (opposite to zenith).
ii. All light fixtures shall be designed or shielded in such a manner that no light is emitted, either directly or indirectly, at or above a horizontal plane running or traveling into a particular adjacent area, angle, or region.
iii. Unless otherwise specified in this ordinance, Luminaires emitting more than 1,000 Lumens (foot candles) shall be Fully Shielded and shall emit no more than 5% of their total Lumen output above 80 degrees from the point directly below the fixture.
iv. Festoon string lighting where no individual lamp emits more than 50 lumens, and the lumen density of the string is no greater than 25 lumens per foot.
v. Directional lights used for façade illumination which are shielded and aimed to hit their target such that the light is contained by architectural elements.
vi. Lights may not have a color temperature of more than 3,000 Kelvin.

(8) Signs

(a) Prohibited Signs
All signs prohibited under the Zoning Ordinance shall be prohibited within the PUD.

(b) Temporary Signs
All temporary signs permitted under the Zoning Ordinance shall also be permitted within the PUD.

(c) Exempt Signs
All exempt signs under the Zoning Ordinance shall be exempt within the PUD.

(d) Permitted Sign Types

i. Signs within the PUD shall be limited to wall signs and monument signs. Yard signs shall be permitted for internal circulation within the PUD. Freestanding (pole) signs are prohibited.
ii. An Electronic Message Board (EMB) shall be allowed by Special Exception only.
iii. If a Special Exception is granted for an EMB, the changeable copy portion of a sign shall not exceed 40% of the sign surface area of the permitted sign. The sign which does not change more than 2 times per 24 hour period shall not be considered a changeable copy sign.

(e) Permitted Sign Standards

i. The Maximum Combined Area for all Wall Signs shall not exceed 10% of the facade to which it is attached. In no instance shall any one wall sign exceed 300 square feet in area.
ii. Monument Signs shall be limited to 1 per entrance. The maximum permitted sign size for a monument sign shall not exceed 120 square feet or 15 feet in height. The base of the monument shall be a minimum of 75% of the overall sign width.

ELKHART COUNTY · BRISTOL, INDIANA

Bristol Innovation Park

DPUD

Protective Covenants and Restrictions

BRISTOL INNOVATION PARK · DPUD · ELKHART COUNTY, INDIANA

PROTECTIVE COVENANTS AND RESTRICTIONS
BRISTOL INNOVATION PARK
Bristol, Indiana

WHEREAS, Bristol Innovation Park, (hereinafter referred to as Developers) are the owners of the following described real estate, situated in Elkhart County, State of Indiana, known as **Bristol Innovation Park**. (see **Exhibit A, Site Plan**).

WHEREAS, the said Developers and the Town of Bristol desire to subject said property to the conditions, restrictions, reservations and easements hereinafter set forth, each and all of which is and are for the benefit of said property and for each owner thereof, and shall inure to the benefit of and pass with said property, and each and every parcel or lot thereof, and shall apply to and bind the successors in interest of any owner thereof, to insure proper use and appropriate development and improvement of each building site thereof; to protect the owners of building sites against such improper use of surrounding building sites as will depreciate the value of their property; to guard against the erection thereon of structures built of improper or unsuitable materials; to insure adequate and reasonable development of said property; to encourage the erection of attractive improvements thereon, with appropriate locations thereof on building sites; to prevent hap-hazard and inharmonious improvement of building sites; to secure and maintain proper setbacks from streets and adequate open spaces between structures; and, in general to provide adequately for quality of improvement of said property.

WHEREAS, the Developers and the Town of Bristol shall jointly appoint an Technical Review Committee ("TRC") to represent and administer the covenants and restrictions herein and shall determine, from time to time, the number of members and makeup of the TRC (no fewer than three) including appointments of Town Staff, Council Members, Owner's Representatives, Town Engineer, Residents of the Town or otherwise. The TRC shall use as the basis of their review the information provided herein or attached hereto as Exhibits A and B as well as the Town Construction Standards and the Development Standards adopted by the Town.

NOW, THEREFORE, the said Developers hereby declare that the real property hereinabove described is and shall be held, transferred, sold and conveyed and occupied subject to the conditions, covenants, restrictions, reservations, and easements hereinafter set forth:

1. LAND USE RESTRICTIONS: Must be in accordance with the Bristol Innovation Park DPUD Standards, the Additional Development Standards (see Exhibit B), the Town of Bristol Zoning Ordinance, and all applicable Town of Bristol Ordinances.
2. REQUIRED SETBACKS: Must be in accordance with the Bristol Innovation Park DPUD Standards, the Additional Development Standards (see Exhibit B), and the Town of Bristol Zoning Ordinances.
3. ARCHITECTURAL STANDARDS AND CONSTRUCTION: Buildings shall meet the standards as outlined in Exhibit B hereto and be erected, permitted, and placed on any part of said real estate in accordance with the Bristol Innovation Park DPUD Standards, the Additional Development Standards, and the Town of Bristol Zoning Ordinance. In addition, no excavations or excavating work shall be permitted on any part of said real estate, except excavations for the purpose of construction of buildings and tangible improvements including storm water management assets on such real estate immediately prior to and during the construction of such buildings and tangible improvements. No soil, sand, gravel, minerals, aggregate or earth materials shall be removed from said real estate except as a part of such excavations made for the purpose of construction of buildings and tangible improvements on said real estate. Tangible improvements include assets constructed in support of the end use planned for the site.
4. LANDSCAPE STANDARDS: Must meet the landscape standards of the Bristol Innovation Park DPUD Standards, Additional Development Standards and the Town of Bristol Zoning Ordinance. Landscape designs shall be approved in writing by the Developer and the TRC, who shall have final discretion as to landscape plans, prior to the development of any building site. Such

landscaping plans shall include information regarding the type of sodding, the type of seeding, the type of trees, hedges and shrubs and information regarding other customary landscape treatment for the entire site. All landscaping shall be undertaken, completed and maintained in accordance with such approved plan and said plan may not be altered, amended or revised without submitting the revised landscaping plan for prior written approval by the TRC. Further, all landscaping required hereunder or otherwise to be provided on any building site, shall be completed within one hundred and twenty (120) days after the substantial completion of construction of any building to be constructed on the building site; provided, however, if weather conditions do not at such time permit, then such landscaping shall be completed as soon thereafter as weather conditions permit. If any Owner fails to undertake and complete his landscaping within the time limit previously set forth herein, the Developer and the Town of Bristol, his agents, at its option, after giving the Owner ten (10) days' written notice, undertake and complete the landscaping of the building site in accordance with the landscaping plan. If Developer undertakes and completes such landscaping because of the failure of Owner to complete the same, the costs of such landscaping shall be assessed against the Owner. All landscaping shall at all times be maintained in a well-manicured condition.

5. BUFFERING ELEMENTS: Buffering within the setback areas adjacent to existing residential land uses, the development of landscape mounding, and landscape buffering within the site setback areas shall commence when site grading within the building area of any part of the site begins, and will be finished prior to the commencement of any building foundation construction.
6. PARKING LOT LANDSCAPING: Must be in accordance with the Bristol Innovation Park DPUD Standards, the Additional Development Standards, and the Town of Bristol Zoning Ordinance.
7. IRRIGATION: Automatic irrigation systems shall be required for any Tract or other Property and shall be installed at least twelve (12) feet from roadway edge. Buffer areas remote from buildings (perimeter) where drought tolerant plantings are developed will not require permanent irrigation.

8. SIGN STANDARDS: All signs shall comply with the Bristol Innovation Park DPUD Standards, the Additional Development Standards, and the Town of Bristol Zoning Ordinance. No portable display signs, flashing signs, banners, or advertising billboards are permissible.

9. MAILBOXES: It is strongly encouraged that all mailboxes be of masonry construction with the masonry material matching in color that masonry material used on the building.

10. PARKING: Adequate off-street parking, loading and unloading facilities shall be provided and maintained by the owners of said real estate for all employees, customers, agents, invitees and all other persons transacting business with either the owner or occupants of any part or all of said real estate. All off-street parking, loading and unloading areas shall be paved and maintained in good condition. No parking shall be allowed on any public street within said Park.

10. OUTSIDE STORAGE: Outside storage may be permitted. Site plans must receive final approval from the Elkhart County Planning Staff, the Town of Bristol, and the Bristol Innovation Park Technical Review Committee. No materials, inventory, goods in process, semi-manufactured items, finished products, plant equipment, parts, rubbish, waste materials, or other personal property shall be kept, stored, maintained or accumulated on any part of said real estate outside of buildings erected thereon, except where prior written approval of the Elkhart County Planning Staff, the Town of Bristol, and the Bristol Innovation Park Technical Review Committee. All approved outside storage shall be kept in a neat and orderly manner and shall be screened in accordance with the Bristol Innovation Park DPUD Standards, the Additional Development Standards, and the Town of Bristol Zoning Ordinance No bright colors are permissible. Outside storage shall be located on the site to the back of the property and not be visible from the public street when possible.

11. TRUCK MOVEMENT: It is contemplated that the maneuvering of trucks and trailers be confined to the premises of each establishment.

12. COMPLETION OF CONSTRUCTION: After commencement of construction of any structure, the Owner shall diligently prosecute the work thereon, to the end

that the structure shall not remain in a partly finished condition any longer than reasonably necessary for completion thereof.

~~13.~~ EXTERIOR AND INTERIOR LIGHTING: No exterior lighting of any nature shall be installed or operated without the prior approval of the TRC and the Town Engineer. A photometric design submittal is required that provides for comparative with the Bristol Innovation Park DPUD Standards and the Town of Bristol Zoning Ordinance. Exterior lighting on all building sites shall be limited to signs and security and safety illumination of streets or roadways, parking lots, access drives and walks, building entrances, loading areas and service areas and exterior lighting of overall building surfaces. All interior and exterior lighting must be arranged or shielded so as to avoid excessive glare or reflection on any portion of any adjacent street or into the path of oncoming vehicles or onto any adjacent Property. No flashing, traveling, animated or intermittent lighting shall be visible from the exterior of any building. Pole-mounted exterior fixtures shall be limited to a maximum height of twenty-four (24) feet, or in compliance with the governing, municipal, and regulatory authorities and the Bristol Development Standards.

14. CONDITION OF PROPERTY: All of said real estate and all buildings, structures, improvements, appurtenances, signs, lawns, landscaping, sidewalks, driveways, parking areas, and entrances thereon must at all times be maintained in a safe, clean and good condition.

15. APPROVALS: No construction, erection, relocation, or exterior alteration of any buildings, structures, signs, parking areas, loading areas, landscaping or other facilities may be commenced and completed on any part of said real estate without securing in advance the consent and approval of the Developers or their successors in interest and the TRC. However, this consent and approval shall not be unreasonably withheld. The following information, as appropriate, shall be submitted to the Developers and the TRC for consideration of any plans. All plans shall comply with the Bristol Innovation Park DPUD Standards, the Additional Development Standards, and the Town of Bristol Zoning Ordinance.

The following minimum plan submittal is required:

a. Preliminary architectural plans for the proposed building and structure or improvement.
b. A site plan showing location and design of buildings, structures, signs, driveways, driveway intersection with streets, parking areas, loading areas, screened outside storage areas, and sidewalks.
c. A grading plan, irrigation plan, stormwater management plan, utility plan, and a landscaping plan.
d. A photometric analysis of all exterior lighting that meets the Standards as included in the Town of Bristol Zoning Ordinance.
e. Stormwater Management Plan may be subject to review by the Town of Bristol Storm Water Consultant. This review will be the responsibility of the Developer, Owner, or the Owner's Contractor.

1. COMMON AREA MAINTENANCE: The term "Common Areas" means all areas and facilities in the Development as designated by the Developer. These areas include, but are not limited to, park entryways, park signs, landscaped areas, buffer areas, lighting and irrigation, multi-use paths, ponds, and site security elements.

   Developer shall operate, maintain and manage all Common Areas within the Development. Expenditures for maintenance shall be at the sole discretion of Developer and subject to such reasonable regulations and changes, including the right to close, if necessary, any portion or all of the premises.

   Owners and occupants shall pay, upon demand, its portion of the common area charges as calculated by the total amount of such charges divided among the total number of property owners within the Business Park. Said charges shall include but not be limited to the cost of operating, maintaining, repairing and managing the Common Areas within the Park, the costs of maintaining all lawn and shrubbed areas, the costs of lighting and maintaining lighting facilities, the

costs of maintaining sidewalks, the costs of maintaining bike paths, and the costs of a policy or policies of comprehensive liability insurance, including property damage. Owner further hereby stipulates and agrees that it will be liable for any Common Area charges properly assessed with respect to a time period during which the Owner maintains ownership of the property. Owner shall pay, upon demand, any such Common Area charges for which it is properly assessed notwithstanding that the bill for it may be rendered subsequent to the time Owner ceases owning the property.

16. MAINTENANCE RESPONSIBILITIES: Owners and occupants of any tract or property in the Development shall, jointly and severally, have the duty and responsibility, at their sole cost and expense, to keep that part of the Development so owned or occupied, including buildings, roofs, improvements, retention ponds and grounds in connection therewith, and multi-use paths abutting their property, in a well-maintained, safe, clean and attractive condition at all times. Such maintenance includes, but is not limited to, the following:

    a. Removing promptly all litter, trash, refuse, and waste;
    b. Mowing of lawn no less often than when the grass is more than four (4) inches high. If the property is unimproved, weeds must be kept cut below twenty-four (24) inches;
    c. Pruning of trees and shrubbery;
    d. Watering and fertilizing;
    e. Keeping retention ponds free of weeds, trash and/or unsightly accumulations of algae or organic growth;
    f. Keeping exterior lighting, signs and mechanical facilities in working order;
    g. Keeping lawn and landscaped areas alive, free of weeds and attractive;
    h. Keeping parking areas, driveways, roads, and bicycle paths in good repair;
    i. Complying with all governmental, health, police and fire requirements, statutes and regulations;
    j. Striping and sealing of parking and driveway areas;
    k. During construction, it shall be the responsibility of the tract owner to ensure that construction sites are kept free of unsightly accumulations of rubbish and scrap materials, and that construction materials, trailers, shacks and the like are kept in a neat and orderly manner;
    l. Keeping all site irrigation and drainage systems in good repair and working order;

17. DEVELOPER'S RESERVED RIGHTS TO PROPERTY

a. Extension of Covenants and Restrictions to Include Additional Property. The Developer may, at any time, make subject to these Protective covenants and Restrictions other properties now or hereafter owned by the Developer by executing any instrument in writing applying these Covenants and Restrictions to such other properties and by recording the instrument in the Office of the Recorder of Elkhart County, Indiana.

b. Platting and Subdivision Restrictions. The Developer shall be entitled, at any time and from time to time, to plat and/or replat all or any part of the property, and to file subdivision restrictions and/or amendments thereto with respect to any undeveloped portion or portions of the property.

c. Public Roads - Easements. The Developer reserves the right, from time to time hereafter, to delineate, plat, grant or reserve within the remainder of the Development not hereby conveyed, such public streets, roads, sidewalks, ways and appurtenances thereto, and such easements for drainage and public utilities, as it may deem necessary or desirable for the development of Bristol Innovation Park (and from time to time to change the location of the same) free and clear of these Covenants and Restrictions and to dedicate the same to public use or to grant the same to any governing municipal or regulatory authority, including any appropriate public utility corporations.

18. If the grantee or its successors and assigns or any lessee or occupant of any part of such real estate or any other person should violate or attempt to violate any of the covenants, conditions and restrictions contained herein it shall be lawful and permissible for the Developers, any owner of realty adjacent to that real estate on which such violation is occurring or contemplated or the owner or occupant of any other real estate in the Park, regardless of whether adjacent thereto, or any one or more of such persons, to prosecute any proceedings at law or in equity against the person or persons violating any of these restrictions, for any remedies that are available, including, but not limited to, action for injunctive relief and damages. The Developers shall be entitled to recover from any person or persons violating or attempting to violate any of these covenants, conditions, and restrictions, all attorneys' fees, costs and expenses; without relief from valuation and

appraisement laws, incurred by said Developers with respect to any action with, at law or in equity, commenced by it for such purpose or purposes.

19. The invalidation or unenforceability of any one of these covenants, restrictions, or conditions, shall in no way affect the validity or enforceability of any of the other covenants, conditions, or restrictions, which shall remain in full force and effect. The failure of any one to insist on the performance of any covenant, restriction or condition contained herein at any time shall not be deemed to bar, waive or stop the right to insist on the performance thereof at a later time, nor shall the failure of anyone to insist on the performance of any such covenant, restriction or condition at any time or times be construed to constitute abandonment, annulment or revocation of such covenant, restriction or condition.
20. The covenants herein set forth shall run with the land and bind the present owner, its successors and assigns, and all parties claiming by, through, or under it shall be taken to hold, agree and covenant with the owner of said building sites, its successors and assigns, and with each of them, to conform to and observe said restrictions as to the use of building sites, and the construction of improvements thereon, but no restrictions herein set forth shall be personally binding on any corporation, person or persons except in respect to breaches committed during its, his or their seizing of, or title to said land, and Developer or the owner or owners of any of the above land shall have the right to sue for and obtain an injunction prohibitive or mandatory to prevent the breach of or to enforce the observance of the restrictions above set forth, in addition to ordinary legal action for damages, and the failure of Developer and the owner of any other lot or lots or building sites hereby restricted to enforce any of the restrictions herein set forth at the time of its violation shall in no event be deemed to be a waiver of the right to do so as to any subsequent violation. The violation of these restrictions shall not defeat nor render invalid the lien of any mortgage (or deed of trust) made in good faith and for value.
21. Invalidation of any one of these covenants or any part thereof by judgments or court order shall in no way affect any of the other provisions that shall remain in full force and effect.

22. The Developers reserve the right to change, modify or amend the above restrictions as to any real estate then owned by it if, in their judgment, said changes, amendments or modifications would further carry out the intents and purposes stated within.
23. The Developers reserve the right to change, modify, or amend the above restrictions as to any real estate then owned by it if, in their judgment, said changes, amendments or modifications would further carry out the intents and purposes stated within.
24. Development Standards: See Exhibit attached hereto.

IN WITNESS THEREOF, the Bristol Innovation Park and _____ have caused this instrument to be executed this ____ day of _____, 2026.

Wilhelm IRR Lifetime Family Trust

By: _____
Trustee

STATE OF INDIANA)
) SS:
COUNTY OF ELKHART)

Before me, a Notary Public, in and for said County and State, this ____ day of _____, 2026, personally appeared _____, who acknowledged the execution of the above Protective Covenants for and on behalf of said Company.

Witness my hand and Notary Seal

_____
Notary Public

Residing in Elkhart County, Indiana
My commission expires: _____

IN WITNESS THEREOF, the Bristol Innovation Park and _____ have caused this instrument to be executed this ____ day of _____, 2026.

The Ronald L Kauffman and Jane M Kauffman Trust

By: _____
Trustee (s)

STATE OF INDIANA)
) SS:
COUNTY OF ELKHART)

Before me, a Notary Public, in and for said County and State, this ____ day of _____, 2026, personally appeared _____, who acknowledged the execution of the above Protective Covenants for and on behalf of said Company.

Witness my hand and Notary Seal

_____
Notary Public

Residing in Elkhart County, Indiana
My commission expires: _____

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EXHIBIT B

ADDITIONAL DEVELOPMENT STANDARDS
BRISTOL INNOVATION PARK

The following development standards and guidelines shall be used to establish a framework for ensuring that development within the above-named development reflects appropriate standards of quality and design. These standard guidelines are intended to be used in conjunction with applicable local zoning ordinance, as well as any other applicable local and non-local regulations.

Many of the provisions of these Development Standards address matters of design and overall development quality not necessarily addressed by applicable local ordinance, and whenever the requirements of these Development Standards exceed any such local ordinance, the former shall apply. Exceptions to the Development Standards may be granted by the ACC, but only when in compliance with the same.

The development standards and guidelines for the development area referred to as "Bristol Innovation Park" are intended to create an attractive and controlled environment suitable for a wide range of business types including commercial, warehouse, manufacturing, and distribution uses. Creating and maintaining a quality business environment requires standards that emphasize attractive landscaping, appropriately located parking and loading, and a reasonable level of architectural control.

I. LAND USE RESTRICTIONS

The use of land and buildings permitted shall be those permitted in the applicable local ordinance.

II. REQUIRED SETBACKS

All yards and setbacks shall conform to those required in the applicable local ordinance, or as shown in the Bristol Innovation Park DPUD, and the adopted PUD Site Plan.

III. ARCHITECTURAL STANDARDS

The following architectural standards are intended to promote architectural quality in design and construction. These standards are also intended to promote a degree of harmony through limitations on the types of building materials used.

A. Exterior Building Material Standards

1. Appropriate Building Materials Include:

- Steel/aluminum curtain wall
- Finished concrete
- Finished precast concrete/finished concrete masonry units
- Stucco
- EFIS or dryvit, or other similar wall panels
- Natural stone
- Brick (clay)
- Tile (ceramic/porcelain)
- Glass (tinted or clear)
- Corrugated or pre-engineered metals (decorative)
- Composite building panels/gypsum wall panels

2. Prohibited Building Materials Include:

   - Plywood siding
   - Unfinished concrete/unfinished concrete masonry units
   - Plastics

3. Building Trim Materials:

   Greater flexibility is allowed in the use of trim materials for windows and doors, decorative columns, and other accents on the exterior of buildings. Permitted trim materials include:

   - Wood
   - Stone
   - Brick (clay)
   - Tile (ceramic/porcelain)
   - Formed polymers (Fypon or equal)
   - Painted Aluminum

4. Prohibited Materials:

   - Plastic
   - Unfinished concrete/unfinished concrete masonry units

5. The Main Facade:

   Design of the main facade should take into account materials that will enhance the exterior character of the structure. These materials may include but are not limited to:

   - Glass
   - Masonry
   - EFIS
   - Brick & Stone
   - Finished Concrete
   - Decorative Metal panels

   The design should incorporate the use of outside offices, overhangs, awnings, and/or glass to further enhance the façade.

   Review and approval of proposed materials by the EEACC is required.

B. Roofs and Rooftop Screening

Roof design, and rooftop equipment, shall be integrated into the overall design of the building. Rooftop mechanical equipment shall be located to minimize its visibility. Rooftop screens shall be used where needed to screen excessive equipment and venting that creates visual clutter. The color of equipment, venting and screening shall be compatible with the color scheme of the building.

C. Sound Mitigation

Sound mitigation elements will be incorporated as needed to achieve the requirements of the adopted Bristol Innovation Park DPUD.

IV. LANDSCAPE STANDARDS

A. Landscaping standards shall comply with the current landscape standards found in the applicable local ordinance, the adopted Bristol Innovation Park DPUD, and the Town of Bristol Development Standards. A landscape plan and irrigation plan shall be submitted to the TRC for review as discussed herein.

V. LIGHTING STANDARDS

In general, all light must achieve the levels as required by Elkhart County and the Town of Bristol Development Standards and the adopted Bristol Innovation Park DPUD. A photometric model of the site lighting assets is required and must be submitted to the TrC with building plans.

VI. SIGN STANDARDS

The following sign standards shall supplement any signage regulations contained in applicable local ordinance.

B. Permitted Sign Types

Advertising and business/user identification signs shall be limited to monument style signs and facade (wall) signs. Public safety signs, directional, traffic, and/or way finding signs and other incidental signs are also permitted but must be shown on all submitted site plans.

C. Colors and/or illumination

Color Restrictions: a maximum of two colors, plus white or black, may be used on any sign.

Colors shall be complementary. Garish color combinations are to be avoided.

Illumination: Signs may be externally or internally illuminated. External illumination shall not employ the use of "flood-light" type lighting.

VI. SITE DESIGN AMENITIES

A. Topography
Site grading should meet local stormwater management standards while maintaining the character of the natural topography in northern Indiana.

B. Mailboxes

Mailboxes of masonry construction are encouraged with the masonry material matching in color and appearance the same masonry material used on the building.

VII. OUTSIDE STORAGE

Outside storage may be permitted. Site plans must receive final approval from the appropriate local planning or building officials and the TCC. No Materials, inventory, goods in process, semi-manufactured items, finished products, plant equipment, parts, rubbish, waste materials, or other personal property shall be kept, stored, maintained or accumulated on any part of said real estate

outside of buildings erected thereon, except where prior approval of applicable local planning or building staff AND the TRC has been issued.

All approved outside storage shall be kept in a neat and orderly manner and shall be screened by in accordance with the Bristol Innovation Park DPUD.

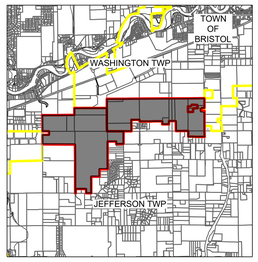
J:\Projects\2026 Projects\2026-00028 Kauffman CR 14\07_Design\Restrictive Covenants\2026-04-09 Bristol Innovation Park Development Standards .docx

Amendments

DATE	INFORMATION
June 14, 2026	DPUD Narrative: Updated Land Use by percentage (p.3)
June 14, 2026	DPUD Narrative: Corrected reference to ACC to correctly reflect Bristol Innovation Park TRC (p.6)
June 14, 2026	DPUD Narrative: Updated stormwater management calculations ot refer to and reflect calculations on Sheet 7 of the Plan Set (p.8)
June 14, 2026	DPUD Narrative: Added provisions for Dewatering Impact Analysis (p.10)
June 14, 2026	DPUD Narrative: Updated deviation wording to remove “staff review” (p.11)
June 14, 2026	DPUD Narrative: Added form request for parking reduction variance (p.11)
June 14, 2026	Legal Description: Updated legal description to include Lot 2
June 14, 2026	DPUD Standand: Added R1 to Noise Standards chart (p.2)
June 14, 2026	Updated Plan Set Sheets to refer to “Cross Access Easement” insted of “ROW”
June 17, 2026	DPUD Narrative: Expanded details and information related to the Traffic Impact Analysis

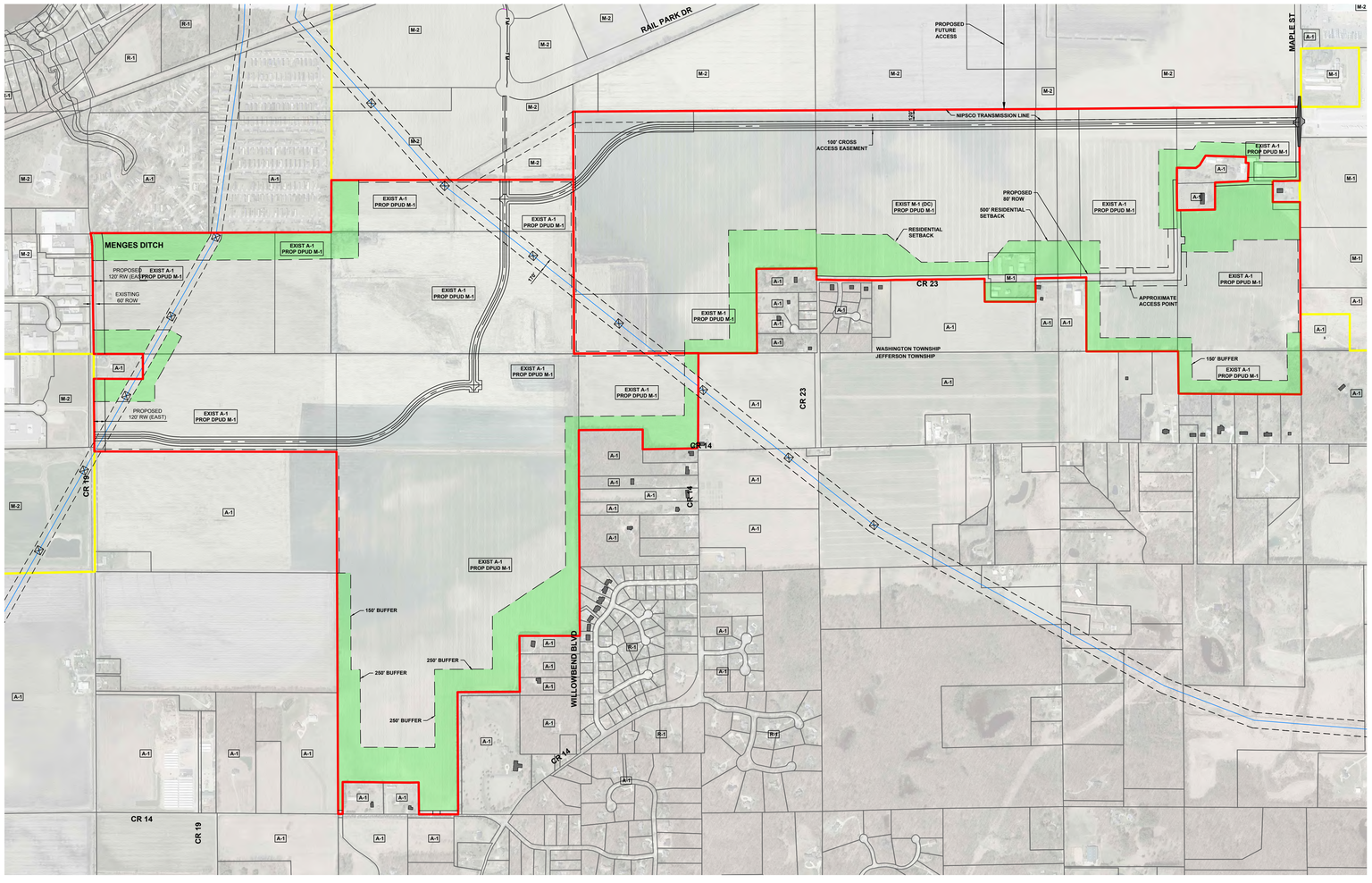
BRISTOL INNOVATION PARK - DPUD

SITE PLAN SUPPORT DRAWING
PART OF SECTIONS 32, 33 AND 34, T38N, R6E, WASHINGTON TOWNSHIP
PART OF SECTION 03 AND 05, T37N, R6E, JEFFERSON TOWNSHIP
ELKHART COUNTY, INDIANA



VICINITY MAP

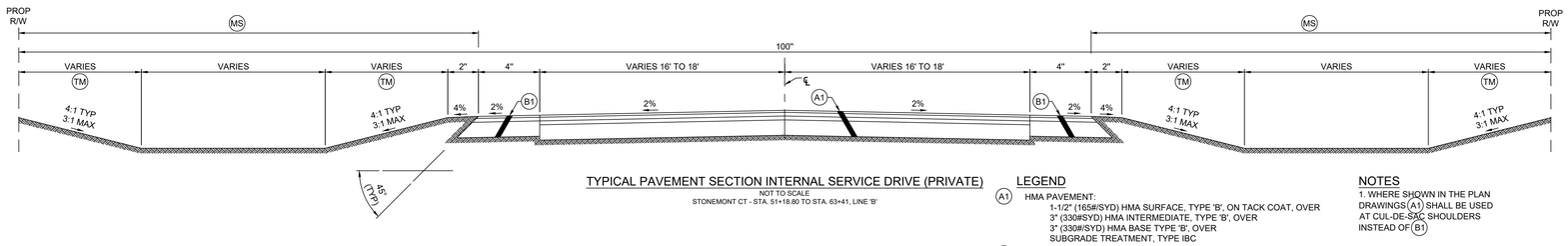
THIS DRAWING IS SCHEMATIC IN NATURE. PRIOR TO DEVELOPMENT OF THE PROPERTY, THE DEVELOPER AND/OR END USER SHALL SUBMIT PLANS FOR DEVELOPMENT OF THE PROJECT WHICH COMPLY WITH ALL OF THE RESTRICTIONS FOR THE THE BRISTOL INNOVATION PARK DPUD ALONG WITH ANY RECORDED RESTRICTIVE COVENANTS.



GRAPHIC SCALE
0 300 600 1200
(IN FEET)
1" = 600'

UTILITIES

TOWN	BRISTOL TOWN MANAGER ATTN: MIKE YODER PHONE: (574) 848-7007 Ext. 1 EMAIL: MIKEYODER@BRISTOLINDIANA.ORG
WATER & SEWER	BRISTOL WASTEWATER TREATMENT & UTILITY ATTN: TIM McCANDLESS 1300 W VISTULA ST BRISTOL, IN 46507 PHONE: (574) 848-7931
STREET	BRISTOL STREET DEPARTMENT ATTN: ERIC FUNKHOUSER 802 BLOOMINGDALE DR BRISTOL, IN 46807 PHONE: (574) 848-4036
ELECTRIC	NIPSCO ATTN: BRAD CRISE 370 E KERCHER RD GOSHEN, IN 46526 PHONE: (574) 535-0263
GAS	NIPSCO ATTN: JOSEPH HARTMAN 370 E KERCHER RD GOSHEN, IN 46526 PHONE: (260) 463-3999
TELEPHONE	FRONTIER (VERIZON) ATTN: ROBIN BRANSON 24373 COUNTY ROAD 6 ELKHART, IN PHONE: (574) 875-3789
CABLE TELEVISION	COMCAST ATTN: JAY CASTELLO 4045 EDISON LANES PKWY MISHAWAKA, IN 46515 PHONE: (847) 789-1039
FIBER OPTIC	RVP FIBER COMPANY, LLC ATTN: CHAD WINKLER PHONE: 616 295-6455 EMAIL: CWINKLER@TKNS.NET RELOS@TKNS.NET COMMERCIAL BROADBAND SOLUTIONS ATTN: TANNER BRADLEY 1705 STATE ST LAPORTE, IN 46352 PHONE (806) 576-9768
UTILITY LOCATE	INDIANA 811 1-800-382-5544



TYPICAL PAVEMENT SECTION INTERNAL SERVICE DRIVE (PRIVATE)
NOT TO SCALE
STONEMONT CT - STA. 51+18.80 TO STA. 63+41, LINE 'B'

LEGEND

- (A1) HMA PAVEMENT:
  1-1/2" (165#/SYD) HMA SURFACE, TYPE 'B', ON TACK COAT, OVER
  3" (330#/SYD) HMA INTERMEDIATE, TYPE 'B', OVER
  3" (330#/SYD) HMA BASE TYPE 'B', OVER
  SUBGRADE TREATMENT, TYPE IBC
- (B1) HMA SHOULDER:
  1-1/2" (165#/SYD) HMA SURFACE, TYPE 'B', ON TACK COAT, OVER
  3" (330#/SYD) HMA BASE, TYPE 'B', OVER
  SUBGRADE TREATMENT, TYPE IBC
- (MS) MULCHED SEEDING, TYPE 'R'
- (TM) TURF MATTING

NOTES

1. WHERE SHOWN IN THE PLAN DRAWINGS (A1) SHALL BE USED AT CUL-DE-SAC SHOULDERS INSTEAD OF (B1)

EXISTING M-1 DISTRICT DEVELOPMENT STANDARDS - ELKHART COUNTY ORD.

USE	FRONTAGE	SETBACKS				HEIGHT	MAXIMUM LOT COVERAGE FOR STRUCTURES
		FRONT YARD	SIDE YARDS	REAR YARD	PARKING		
M-1	100' MIN	75'	25'/50'	15'	15'	60'	75%

*ABUTTING A RESIDENTIAL DISTRICT USE

PROPOSED BRISTOL INNOVATION PARK PUD M-1 DISTRICT DEVELOPMENT STANDARDS

USE	FRONTAGE	SETBACKS				HEIGHT	MAXIMUM LOT COVERAGE FOR STRUCTURES
		FRONT YARD	SIDE YARDS	REAR YARD	PARKING		
M-1 PUD	CR19, MAPLE ST, CR23, CR14 - 498'	150' MIN (1)	150' (1)	150' (1)	120' (1)	60'	75%

(1) WHERE ADJOINING RESIDENTIAL USE

OWNER

RONALD AND JANE KAUFFMAN
7185 E SR 120 HOWE, IN 46746
WILHELM FAMILY TRUST
6317 H'ALEAH CT TALLAHASSEE, FL 32309

DEVELOPER

TOWN OF BRISTOL
303 E VISTULA ST
BRISTOL, IN
P: (574) 848-4853 / (574) 298-3331

SURVEYOR/ENGINEER

JONES PETRIE RAFINSKI
325 S. LAFAYETTE BLVD.
SOUTH BEND, IN 46601
(574) 232-4388

PARKING

PROVIDED	REQUIRED
TO BE DETERMINED	TO BE DETERMINED

SITE DATA

1. PROPOSED LAND USE: M1

2. SURFACE RUN-OFF AND DRAINAGE TO BE COLLECTED ON-SITE AND DISCHARGED IN PROVIDED RETENTION AREAS/STORM WATER RESERVE.

3. PROPOSED BUILDINGS ARE TO BE ONE STORY.

4. BUILDINGS WILL BE CONNECTED TO THE TOWN OF BRISTOL WATER SYSTEM & SANITARY SEWER.

5. PARKING SPACES ARE TO MEET THE ELKHART COUNTY STANDARDS

6. PROPOSED ACCESS DRIVES WILL UTILIZE MAPLE STREET, COUNTY ROAD 19 AND RAIL PARK DR.

7. PRIVATE ROADWAY TO BE CONSTRUCTED TO TOWN OF BRISTOL MINIMUM STANDARDS.

8. THE PROJECT WILL BE CONSTRUCTED IN MULTIPLE PHASE(S).

10. FINAL LOT LINES SHALL BE CREATED BY PLAT VIA A FINAL DEVELOPMENT PLAN.

REV	DESCRIPTION	BY	DATE

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South Bend, IN p: 574.232.4388

PRELIMINARY FOR PERMIT REVIEW PURPOSES ONLY

NOT FOR CONSTRUCTION

BRISTOL INNOVATION PARK
KAUFFMAN/WILLHELM
ADDRESS BRISTOL, IN
COVER PLAN & INFORMATION

DESIGNED BY: KKJ
REVIEWED BY: ---
DRAWN BY: DK
REVIEWED BY: ---
DATE: APRIL 2026
JOB NUMBER: 2026-0042
HORIZ. SCALE: 1" = 400'
VERTICAL SCALE: NONE

SHEET 1

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BRISTOL INNOVATION PARK - DPUD

SITE PLAN SUPPORT DRAWING
PART OF SECTIONS 32, 33 AND 34, T38N, R6E, WASHINGTON TOWNSHIP
PART OF SECTION 03 AND 05, T37N, R6E, JEFFERSON TOWNSHIP
ELKHART COUNTY, INDIANA

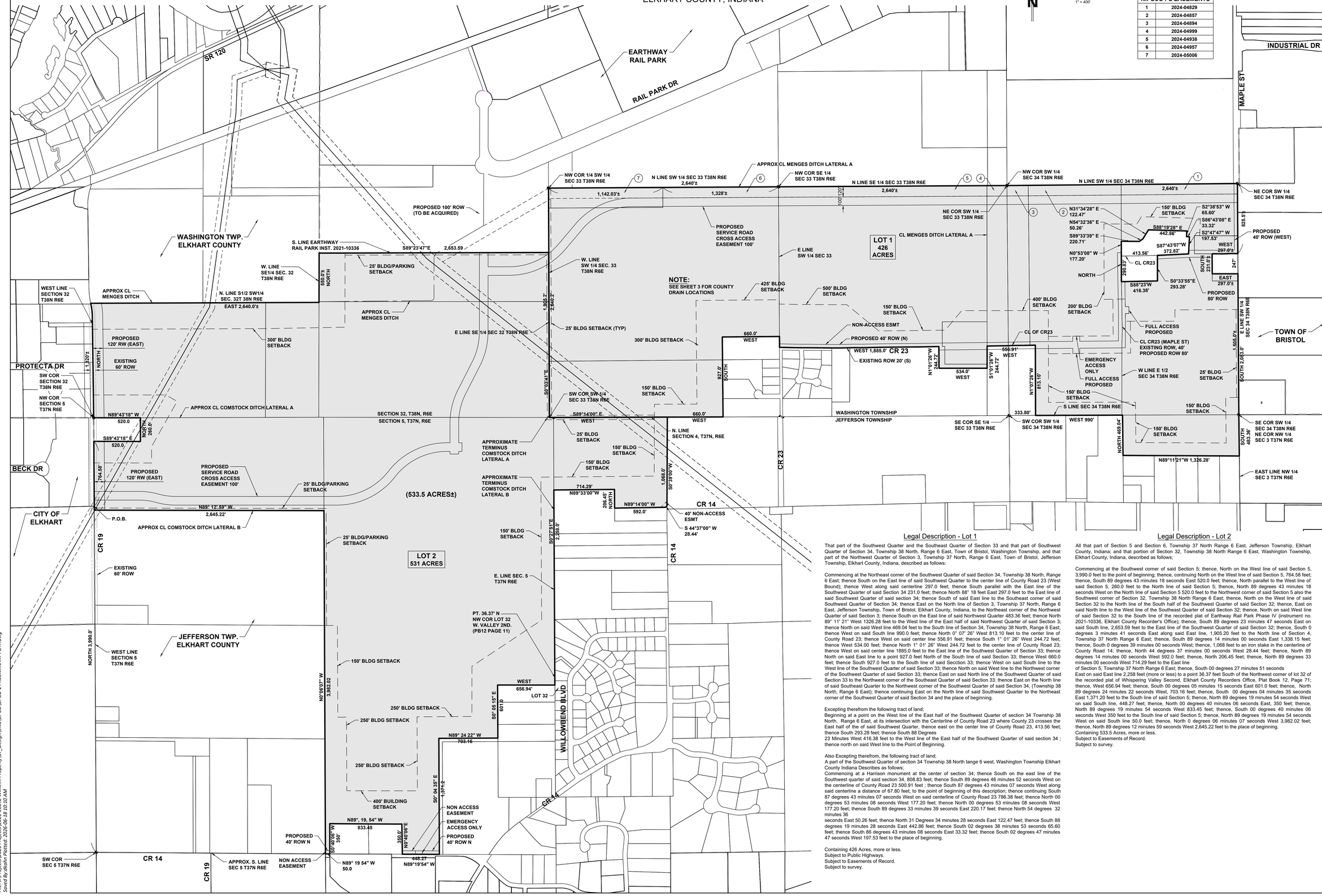
DEVELOPMENT SETBACKS
BUILDING SETBACKS 25' MIN TO AG, 150' TO RESIDENTIAL OR AS SHOWN
PARKING/BUILDING 25' MIN AG OR 150' TO RESIDENTIAL

COUNTY DRAINS
DRAINS/DITCHES NOTED HEREON ARE REGULATED AND INCLUDE A 75' STATUTORY EASEMENT MEASURED FROM THE TOP OF BANK IN EACH DIRECTION

GRAPHIC SCALE
0 200 400 800
(IN FEET)
1" = 400'

N

NIPSCO PL EASEMENTS	
1	2024-04829
2	2024-04857
3	2024-04894
4	2024-04999
5	2024-04938
6	2024-04957
7	2024-05006



Legal Description - Lot 1

That part of the Southwest Quarter and the Southeast Quarter of Section 33 and that part of Southwest Quarter of Section 34, Township 38 North, Range 6 East, Town of Bristol, Washington Township, and that part of the Northwest Quarter of Section 3, Township 37 North, Range 6 East, Town of Bristol, Jefferson Township, Elkhart County, Indiana, described as follows:

Commencing at the Northeast corner of the Southwest Quarter of said Section 34, Township 38 North, Range 6 East; thence South on the East line of said Southwest Quarter to the center line of County Road 23 (West Bound); thence West along said centerline 297.0 feet; thence South parallel with the East line of the Southwest Quarter of said Section 34 231.0 feet; thence North 88° 18 feet East 297.0 feet to the East line of said Southwest Quarter of said section 34; thence South of said East line to the Southeast corner of said Southwest Quarter of Section 34; thence East on the North line of Section 3, Township 37 North, Range 6 East, Jefferson Township, Town of Bristol, Elkhart County, Indiana, to the Northeast corner of the Northwest Quarter of said Section 3; thence South on the East line of said Northwest Quarter 483.36 feet; thence North 89° 11' 21" West 1326.28 feet to the West line of the East half of said Northwest Quarter of said Section 3; thence North on said West line 469.04 feet to the South line of Section 34, Township 38 North, Range 6 East; thence West on said South line 990.0 feet; thence North 0° 07' 26" West 813.10 feet to the center line of County Road 23; thence West on said center line 556.91 feet; thence South 1° 01' 26" West 244.72 feet; thence West 534.00 feet; thence North 1° 01' 26" West 244.72 feet to the center line of County Road 23; thence West on said center line 1885.0 feet to the East line of the Southwest Quarter of Section 33; thence North on said East line to a point 927.0 feet North of the South line of said Section 33; thence West 660.0 feet; thence South 927.0 feet to the South line of said Secction 33; thence West on said South line to the West line of the Southwest Quarter of said Section 33; thence North on said West line to the Northwest corner of the Southwest Quarter of said Section 33; thence East on said North line of the Southwest Quarter of said Section 33 to the Northwest corner of the Southeast Quarter of said Section 33; thence East on the North line of said Southeast Quarter to the Northwest corner of the Southwest Quarter of said Section 34, (Township 38 North, Range 6 East); thence continuing East on the North line of said Southwest Quarter to the Northeast corner of the Southwest Quarter of said Section 34 and the place of beginning.

Excepting therefrom the following tract of land;
Beginning at a point on the West line of the East half of the Southwest Quarter of section 34 Township 38 North, Range 6 East, at its intersection with the Centerline of County Road 23 where County 23 crosses the East half of the of said Southwest Quarter, thence east on the center line of County Road 23, 413.56 feet; thence South 293.28 feet; thence South 88 Degrees
23 Minutes West 416.38 feet to the West line of the East half of the Southwest Quarter of said section 34 ; thence north on said West line to the Point of Beginning.

Also Excepting therefrom, the following tract of land;
A part of the Southwest Quarter of section 34 Township 38 North tange 6 west, Washington Township Elkhart County Indiana Describes as follows;
Commencing at a Harrison monument at the center of section 34; thence South on the east line of the Southwest quarter of said section 34, 808.83 feet; thence South 89 degrees 46 minutes 52 seconds West on the centerline of County Road 23 500.91 feet ; thence South 87 degrees 43 minutes 07 seconds West along said centerline a distance of 67.80 feet; to the point of beginning of this description; thence continuing South 87 degrees 43 minutes 07 seconds West on said centerline of County Road 23 786.38 feet; thence North 00 degrees 53 minutes 08 seconds West 177.20 feet; thence North 00 degrees 53 minutes 08 seconds West 177.20 feet; thence South 89 degrees 33 minutes 39 seconds East 220.17 feet; thence North 54 degrees 32 minutes 36
seconds East 50.26 feet; thence North 31 Degrees 34 minutes 28 seconds East 122.47 feet; thence South 88 degrees 19 minutes 28 seconds East 442.86 feet; thence South 02 degrees 38 minutes 53 seconds 65.60 feet; thence South 86 degrees 43 minutes 08 seconds East 33.32 feet; thence South 02 degrees 47 minutes 47 seconds West 197.53 feet to the place of beginning.

Containing 426 Acres, more or less.
Subject to Public Highways.
Subject to Easements of Record.
Subject to survey.

Legal Description - Lot 2

All that part of Section 5 and Section 6, Township 37 North Range 6 East, Jefferson Township, Elkhart County, Indiana; and that portion of Section 32, Township 38 North Range 6 East, Washington Township, Elkhart County, Indiana, described as follows;

Commencing at the Southwest corner of said Section 5; thence, North on the West line of said Section 5, 3,990.0 feet to the point of beginning; thence, continuing North on the West line of said Section 5, 764.58 feet; thence, South 89 degrees 43 minutes 18 seconds East 520.0 feet; thence, North parallel to the West line of said Section 5, 260.0 feet to the North line of said Section 5; thence, North 89 degrees 43 minutes 18 seconds West on the North line of said Section 5 520.0 feet to the Northwest corner of said Section 5 also the Southwest corner of Section 32, Township 38 North Range 6 East; thence, North on the West line of said Section 32 to the North line of the South half of the Southwest Quarter of said Section 32; thence, East on said North line to the West line of the Southeast Quarter of said Section 32; thence, North on said West line of said Section 32 to the South line of the recorded plat of Earthway Rail Park Phase IV (instrument no. 2021-10336, Elkhart County Recorder's Office); thence, South 89 degrees 23 minutes 47 seconds East on said South line, 2,653.59 feet to the East line of the Southwest Quarter of said Section 32; thence, South 0 degrees 3 minutes 41 seconds East along said East line, 1,905.20 feet to the North line of Section 4, Township 37 North Range 6 East; thence, South 89 degrees 14 minutes 00 seconds East 1,338.15 feet; thence, South 0 degrees 39 minutes 00 seconds West; thence, 1,068 feet to an iron stake in the centerline of County Road 14; thence, North 44 degrees 37 minutes 00 seconds West 28.44 feet; thence, North 89 degrees 14 minutes 00 seconds West 592.0 feet; thence, North 206.45 feet; thence, North 89 degrees 33 minutes 00 seconds West 714.29 feet to the East line
of Section 5, Township 37 North Range 6 East; thence, South 00 degrees 27 minutes 51 seconds
East on said East line 2,258 feet (more or less) to a point 36.37 feet South of the Northwest corner of lot 32 of the recorded plat of Whispering Valley Second, Elkhart County Recorders Office, Plat Book 12, Page 71; thence, West 656.94 feet; thence, South 00 degrees 05 minutes 15 seconds East 601.0 feet; thence, North 89 degrees 24 minutes 22 seconds West, 703.16 feet; thence, South 00 degrees 04 minutes 35 seconds East 1,371.20 feet to the South line of said Section 5; thence, North 89 degrees 19 minutes 54 seconds West on said South line, 448.27 feet; thence, North 00 degrees 40 minutes 06 seconds East, 350 feet; thence, North 89 degrees 19 minutes 54 seconds West 833.45 feet; thence, South 00 degrees 40 minutes 06 seconds West 350 feet to the South line of said Section 5; thence, North 89 degrees 19 minutes 54 seconds West on said South line 50.0 feet; thence, North 0 degrees 06 minutes 07 seconds West 3,982.02 feet; thence, North 89 degrees 12 minutes 59 seconds West 2,645.22 feet to the place of beginning.
Containing 533.5 Acres, more or less.
Subject to Easements of Record.
Subject to survey.

REV	DESCRIPTION	BY	DATE

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South Bend, IN p: 574.232.4388

PRELIMINARY FOR PERMIT REVIEW PURPOSES ONLY

NOT FOR CONSTRUCTION

BRISTOL INNOVATION PARK
KAUFFMAN/WILLHELM
ADDRESS: BRISTOL, IN
PRELIMINARY PLAT/DPUD

DESIGNED BY: KKJ
REVIEWED BY: ---
DRAWN BY: DK
REVIEWED BY: ---
DATE: APRIL 2026
JOB NUMBER: 2026-0042
HORIZ. SCALE: 1" = 400'
VERTICAL SCALE: NONE

SHEET 2

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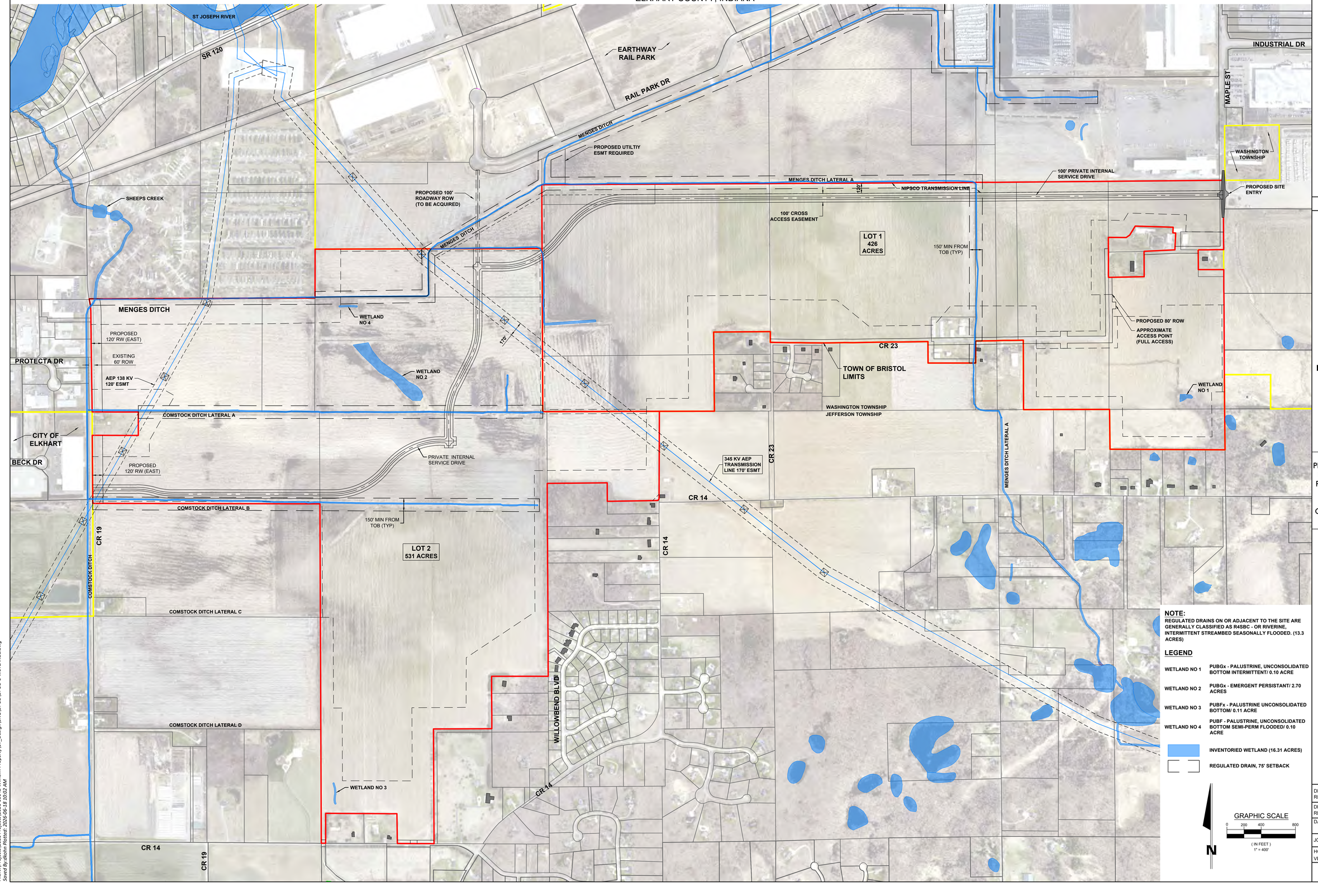
BRISTOL INNOVATION PARK - DPUD

SITE PLAN SUPPORT DRAWING
PART OF SECTIONS 32, 33 AND 34, T38N, R6E, WASHINGTON TOWNSHIP
PART OF SECTION 03 AND 05, T37N, R6E, JEFFERSON TOWNSHIP
ELKHART COUNTY, INDIANA

THIS DRAWING IS SCHEMATIC IN NATURE. PRIOR TO DEVELOPMENT OF THE PROPERTY, THE DEVELOPER AND/OR END USER SHALL SUBMIT PLANS FOR DEVELOPMENT OF THE PROJECT WHICH COMPLY WITH ALL OF THE RESTRICTIONS FOR THE THE BRISTOL INNOVATION PARK DPUD ALONG WITH ANY RECORDED RESTRICTIVE COVENANTS.



NOTE:
REGULATED DRAINS ON OR ADJACENT TO THE SITE ARE GENERALLY CLASSIFIED AS R4SBC - OR RIVERINE, INTERMITTENT STREAMBED SEASONALLY FLOODED. (13.3 ACRES)

LEGEND

WETLAND NO 1	PUBGx - PALUSTRINE, UNCONSOLIDATED BOTTOM INTERMITTENT/ 0.10 ACRE
WETLAND NO 2	PUBGx - EMERGENT PERSISTANT/ 2.70 ACRES
WETLAND NO 3	PUBFx - PALUSTRINE UNCONSOLIDATED BOTTOM/ 0.11 ACRE
WETLAND NO 4	PUBF - PALUSTRINE, UNCONSOLIDATED BOTTOM SEMI-PERM FLOODED/ 0.10 ACRE
	INVENTORIED WETLAND (16.31 ACRES)
	REGULATED DRAIN, 75' SETBACK

N

GRAPHIC SCALE
0 200 400 800
(IN FEET)
1" = 400'

REV	DESCRIPTION	BY	DATE

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South Bend, IN p: 574.232.4388

PRELIMINARY FOR PERMIT REVIEW PURPOSES ONLY

NOT FOR CONSTRUCTION

BRISTOL INNOVATION PARK

KAUFFMAN/WILLHELM

ADDRESS BRISTOL, IN

NATIONAL WETLAND INVENTORY AREA AND COUNTY DRAINS

DESIGNED BY: KKJ
REVIEWED BY: ---
DRAWN BY: DK
REVIEWED BY: ---
DATE: APRIL 2026
JOB NUMBER: 2026-0042
HORIZ. SCALE: 1" = 400'
VERTICAL SCALE: NONE

SHEET 3

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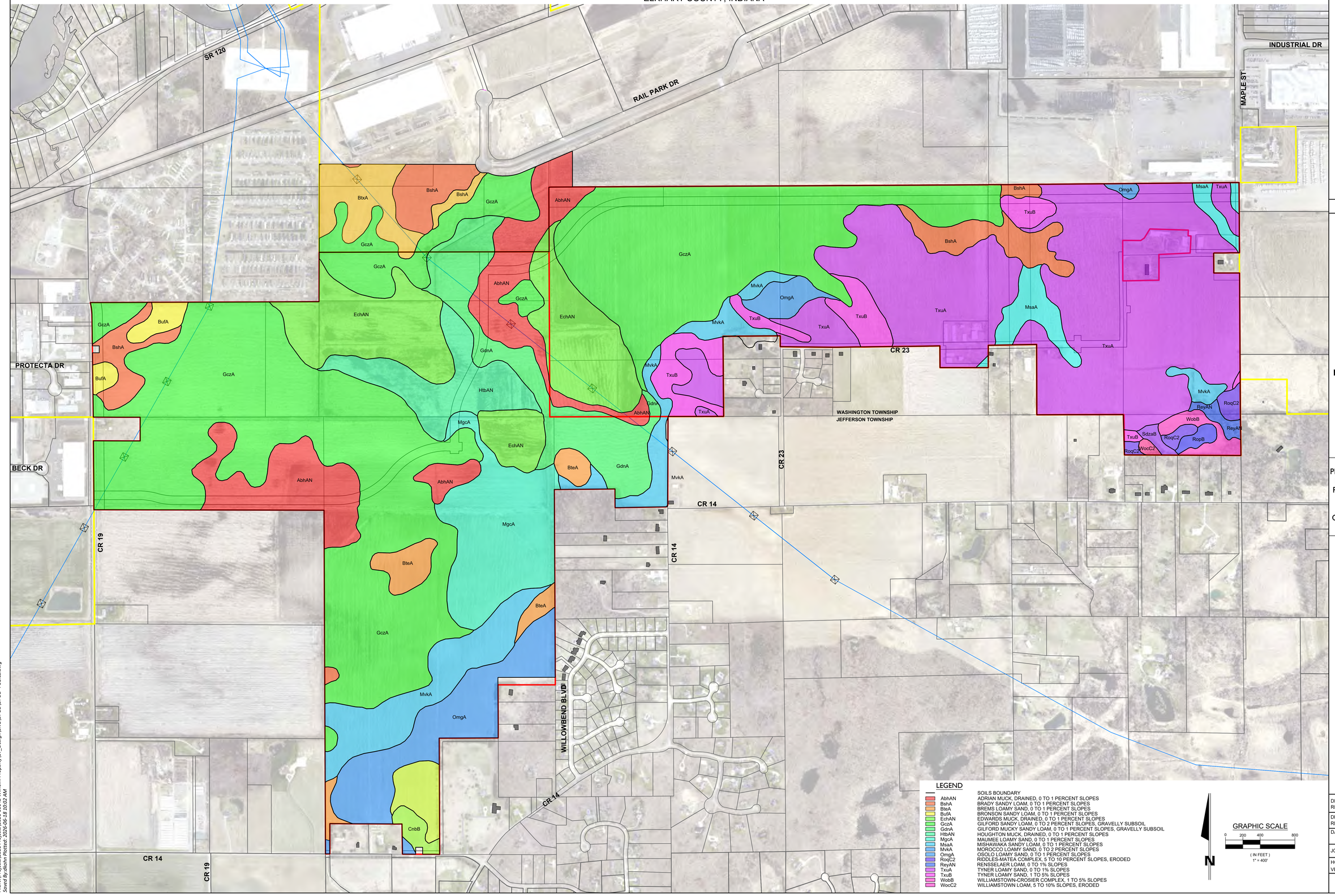
BRISTOL INNOVATION PARK - DPUD

SITE PLAN SUPPORT DRAWING
PART OF SECTIONS 32, 33 AND 34, T38N, R6E, WASHINGTON TOWNSHIP
PART OF SECTION 03 AND 05, T37N, R6E, JEFFERSON TOWNSHIP
ELKHART COUNTY, INDIANA



LEGEND

—	SOILS BOUNDARY
AbhAN	ADRIAN MUCK, DRAINED, 0 TO 1 PERCENT SLOPES
BshA	BRADY SANDY LOAM, 0 TO 1 PERCENT SLOPES
BteA	BREMS LOAMY SAND, 0 TO 1 PERCENT SLOPES
BufA	BRONSON SANDY LOAM, 0 TO 1 PERCENT SLOPES
EchAN	EDWARDS MUCK, DRAINED, 0 TO 1 PERCENT SLOPES
GczA	GILFORD SANDY LOAM, 0 TO 2 PERCENT SLOPES, GRAVELLY SUBSOIL
GdnA	GILFORD MUCKY SANDY LOAM, 0 TO 1 PERCENT SLOPES, GRAVELLY SUBSOIL
HtbAN	HOUGHTON MUCK, DRAINED, 0 TO 1 PERCENT SLOPES
MgcA	MAUMEE LOAMY SAND, 0 TO 1 PERCENT SLOPES
MsaA	MISHAWAKA SANDY LOAM, 0 TO 1 PERCENT SLOPES
MvkA	MOROCCO LOAMY SAND, 0 TO 2 PERCENT SLOPES
OmgA	OSOLO LOAMY SAND, 0 TO 1 PERCENT SLOPES
RoqC2	RIDDLES-MATEA COMPLEX, 5 TO 10 PERCENT SLOPES, ERODED
ReyAN	RENSSELAER LOAM, 0 TO 1% SLOPES
TxuA	TYNER LOAMY SAND, 0 TO 1% SLOPES
TxuB	TYNER LOAMY SAND, 1 TO 5% SLOPES
WobB	WILLIAMSTOWN-CROSIER COMPLEX, 1 TO 5% SLOPES
WocC2	WILLIAMSTOWN LOAM, 5 TO 10% SLOPES, ERODED

N

GRAPHIC SCALE
0 200 400 800
(IN FEET)
1" = 400'

REV	DESCRIPTION	BY	DATE

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South Bend, IN p: 574.232.4388

PRELIMINARY FOR PERMIT REVIEW PURPOSES ONLY

NOT FOR CONSTRUCTION

BRISTOL INNOVATION PARK
KAUFFMAN/WILLHELM
ADDRESS: BRISTOL, IN
SOILS INVENTORY

DESIGNED BY: KKJ
REVIEWED BY: ---
DRAWN BY: DK
REVIEWED BY: ---
DATE: APRIL 2026
JOB NUMBER: 2026-0042
HORIZ. SCALE: 1" = 400'
VERTICAL SCALE: NONE

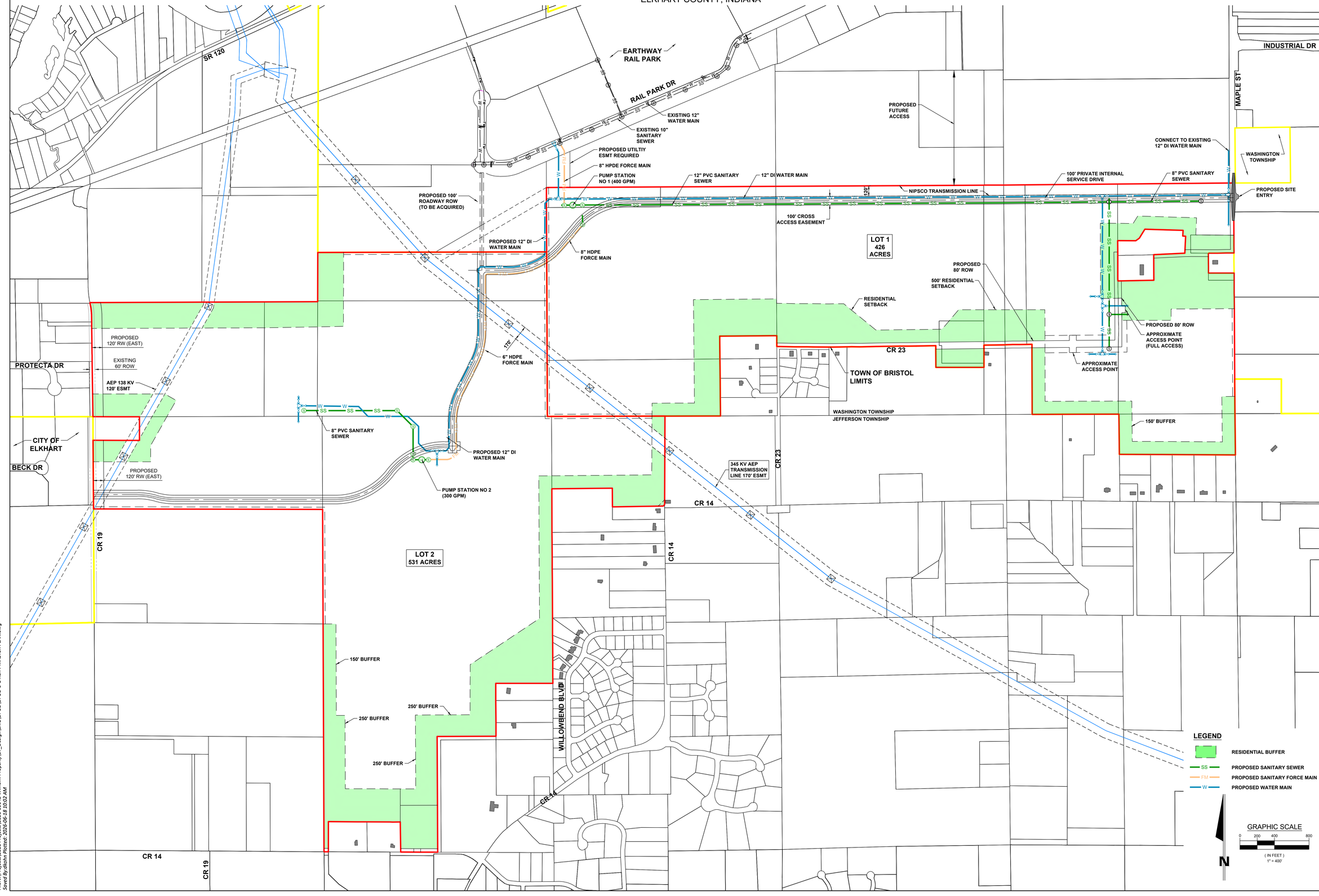
SHEET 4

File: J:\Project\2026 Projects\2026-0004\3 Wilhelm Property\07_Design\ENG\DPUD\DPUD-4-SOILS.dwg
Saved By: dfeehn Plotted: 2026-06-18 10:02 AM

BRISTOL INNOVATION PARK - DPUD

SITE PLAN SUPPORT DRAWING
PART OF SECTIONS 32, 33 AND 34, T38N, R6E, WASHINGTON TOWNSHIP
PART OF SECTION 03 AND 05, T37N, R6E, JEFFERSON TOWNSHIP
ELKHART COUNTY, INDIANA

THIS DRAWING IS SCHEMATIC IN NATURE. PRIOR TO DEVELOPMENT OF THE PROPERTY, THE DEVELOPER AND/OR END USER SHALL SUBMIT PLANS FOR DEVELOPMENT OF THE PROJECT WHICH COMPLY WITH ALL OF THE RESTRICTIONS FOR THE THE BRISTOL INNOVATION PARK DPUD ALONG WITH ANY RECORDED RESTRICTIVE COVENANTS.



REV	DESCRIPTION	BY	DATE

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BRISTOL INNOVATION PARK

KAUFFMAN/WILLHELM

ADDRESS BRISTOL, IN

UTILITY MASTER PLAN

DESIGNED BY: KKJ
REVIEWED BY: ---
DRAWN BY: DK
REVIEWED BY: ---
DATE: APRIL 2026
JOB NUMBER: 2026-0042
HORIZ. SCALE: 1" = 400'
VERTICAL SCALE: NONE

SHEET 5

File: J:\Projects\2026 Projects\2026-00042 Willhelm Property\07_Design\ENG\DPUD\DPUD-5-UTILITY MASTER PLAN.dwg
Saved By:dlothn Plotted: 2026-06-18 10:02 AM

BRISTOL INNOVATION PARK - DPUD

SITE PLAN SUPPORT DRAWING
PART OF SECTIONS 32, 33 AND 34, T38N, R6E, WASHINGTON TOWNSHIP
PART OF SECTION 03 AND 05, T37N, R6E, JEFFERSON TOWNSHIP
ELKHART COUNTY, INDIANA

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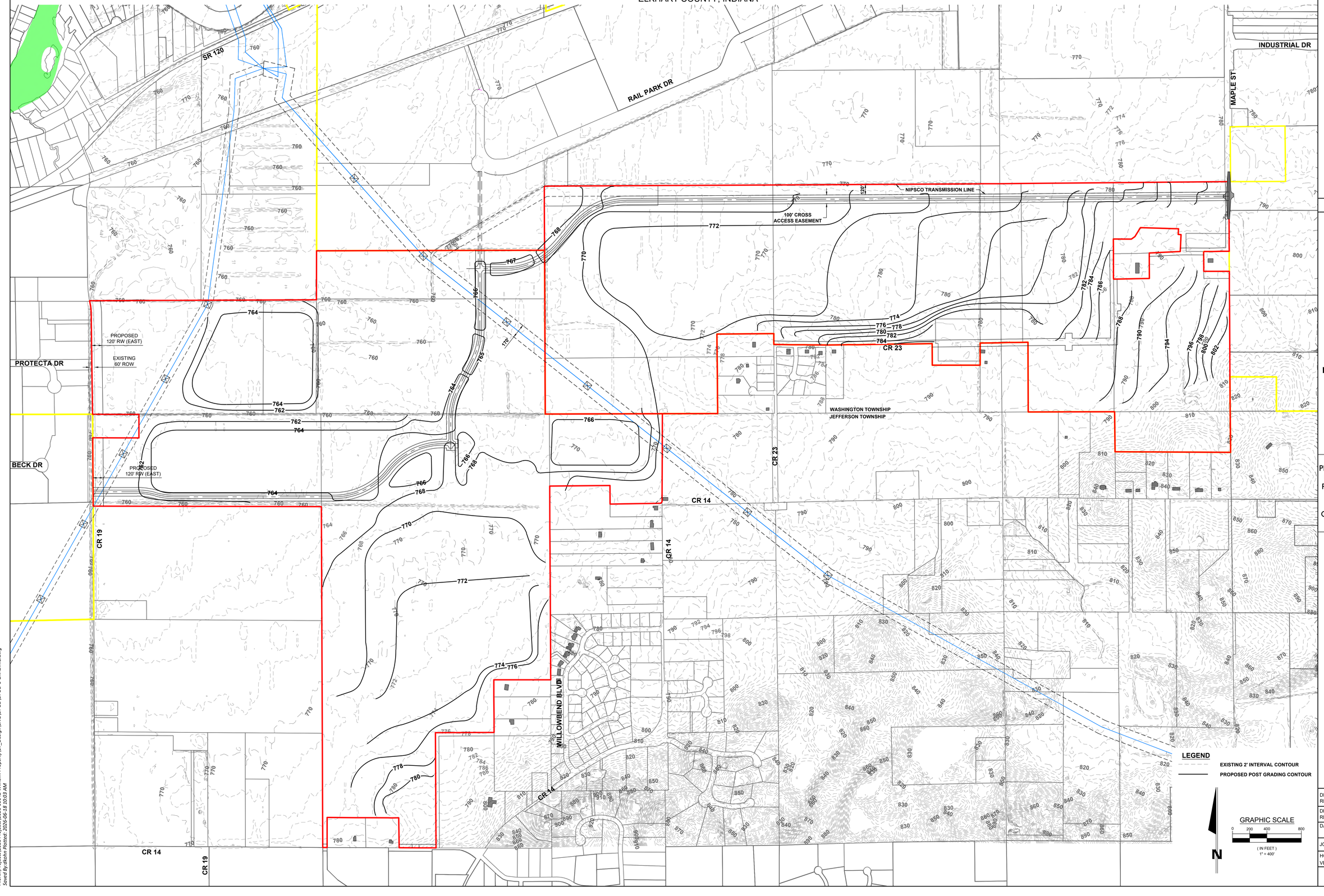

REV	BY	DATE	DESCRIPTION

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BRISTOL INNOVATION PARK
KAUFFMAN/WILLHELM
ADDRESS BRISTOL, IN
PRELIMINARY SITE GRADING PLAN

DESIGNED BY: KKJ
REVIEWED BY: ---
DRAWN BY: DK
REVIEWED BY: ---
DATE: APRIL 2026
JOB NUMBER: 2026-0042
HORIZ. SCALE: 1" = 400'
VERTICAL SCALE: NONE

SHEET 6

File: J:\Project\3036 Project\3036-00043 Wilhelm Property\07_Design\ENG\DPUD\DPUD-5-GRADING.dwg
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BRISTOL INNOVATION PARK - DPUD

SITE PLAN SUPPORT DRAWING
PART OF SECTIONS 32, 33 AND 34, T38N, R6E, WASHINGTON TOWNSHIP
PART OF SECTION 03 AND 05, T37N, R6E, JEFFERSON TOWNSHIP
ELKHART COUNTY, INDIANA

THIS DRAWING IS SCHEMATIC IN NATURE. PRIOR TO DEVELOPMENT OF THE PROPERTY, THE DEVELOPER AND/OR END USER SHALL SUBMIT PLANS FOR DEVELOPMENT OF THE PROJECT WHICH COMPLY WITH ALL OF THE RESTRICTIONS FOR THE THE BRISTOL INNOVATION PARK DPUD ALONG WITH ANY RECORDED RESTRICTIVE COVENANTS.

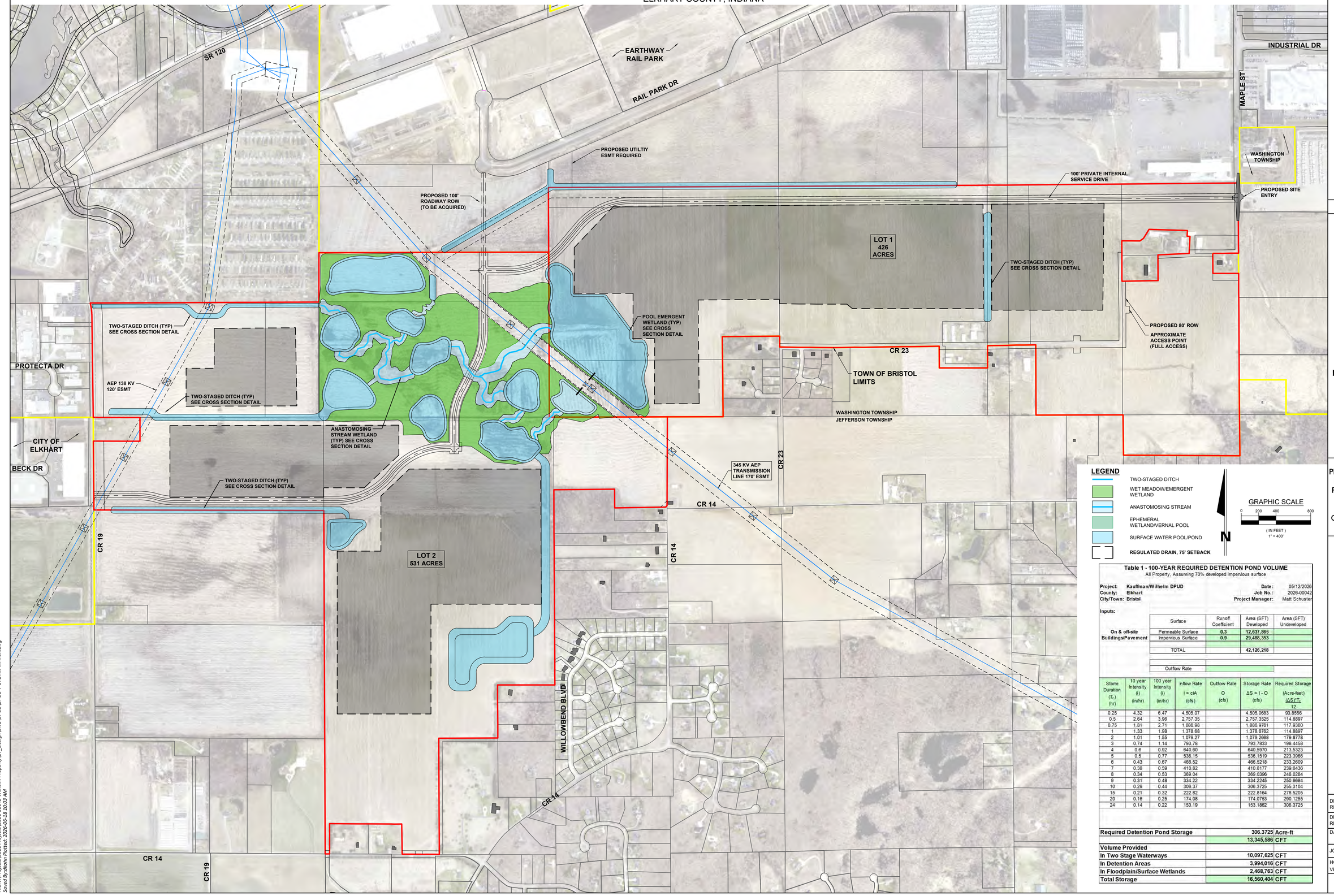

Table 1 - 100-YEAR REQUIRED DETENTION POND VOLUME
All Property, Assuming 70% developed impervious surface

Project: Kauffman/Wilhelm DPUD — **Date:** 05/12/2026
County: Elkhart — **Job No.:** 2026-00042
City/Town: Bristol — **Project Manager:** Matt Schuster

Inputs:

	Surface	Runoff Coefficient	Area (SFT) Developed	Area (SFT) Undeveloped
On & off-site Buildings/Pavement	Permeable Surface	0.3	12,637,865	
	Impervious Surface	0.9	29,488,353	
	TOTAL		42,126,218	
	Outflow Rate			

Storm Duration (T_L) (hr)	10 year Intensity (i) (in/hr)	100 year Intensity (i) (in/hr)	Inflow Rate I = ciA (cfs)	Outflow Rate O (cfs)	Storage Rate ΔS = I - O (cfs)	Required Storage (Acre-feet) $(\Delta S)T_L / 12$
0.25	4.32	6.47	4,505.07		4,505.0683	93.8556
0.5	2.64	3.96	2,757.35		2,757.3525	114.8897
0.75	1.81	2.71	1,886.98		1,886.9761	117.9360
1	1.33	1.98	1,378.68		1,378.6762	114.8897
2	1.01	1.55	1,079.27		1,079.2668	179.8778
3	0.74	1.14	793.78		793.7833	198.4458
4	0.6	0.92	640.60		640.5970	213.5323
5	0.5	0.77	536.15		536.1519	223.3966
6	0.43	0.67	466.52		466.5218	233.2609
7	0.38	0.59	410.82		410.8177	239.6436
8	0.34	0.53	369.04		369.0396	246.0264
9	0.31	0.48	334.22		334.2245	250.6684
10	0.29	0.44	306.37		306.3725	255.3104
15	0.21	0.32	222.82		222.8164	278.5205
20	0.16	0.25	174.08		174.0753	290.1255
24	0.14	0.22	153.19		153.1882	306.3725

Required Detention Pond Storage	306.3725	Acre-ft
	13,345,586	CFT
Volume Provided		
In Two Stage Waterways	10,097,625	CFT
In Detention Areas	3,994,016	CFT
In Floodplain/Surface Wetlands	2,468,763	CFT
Total Storage	16,560,404	CFT

REV	DESCRIPTION	BY	DATE

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BRISTOL INNOVATION PARK
KAUFFMAN/WILLHELM
WETLAND RESTORATION & STORMWATER STRATEGY
ADDRESS: BRISTOL, IN

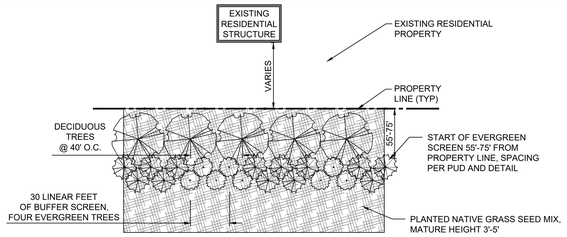
DESIGNED BY: KKJ
REVIEWED BY: --
DRAWN BY: DK
REVIEWED BY: ---
DATE: APRIL 2026
JOB NUMBER: 2026-0042
HORIZ. SCALE: 1" = 400'
VERTICAL SCALE: NONE

SHEET 7

File: J:\Projects\2026 Projects\2026-00043 Wilhelm Property\07_Design\ENG\DPUD\DPUD-7-STORM WATER.dwg
Saved By:dkahn Plotted: 2026-06-18 10:03 AM

BRISTOL INNOVATION PARK - DPUD

SITE PLAN SUPPORT DRAWING
PART OF SECTIONS 32, 33 AND 34, T38N, R6E, WASHINGTON TOWNSHIP
PART OF SECTION 03 AND 05, T37N, R6E, JEFFERSON TOWNSHIP
ELKHART COUNTY, INDIANA



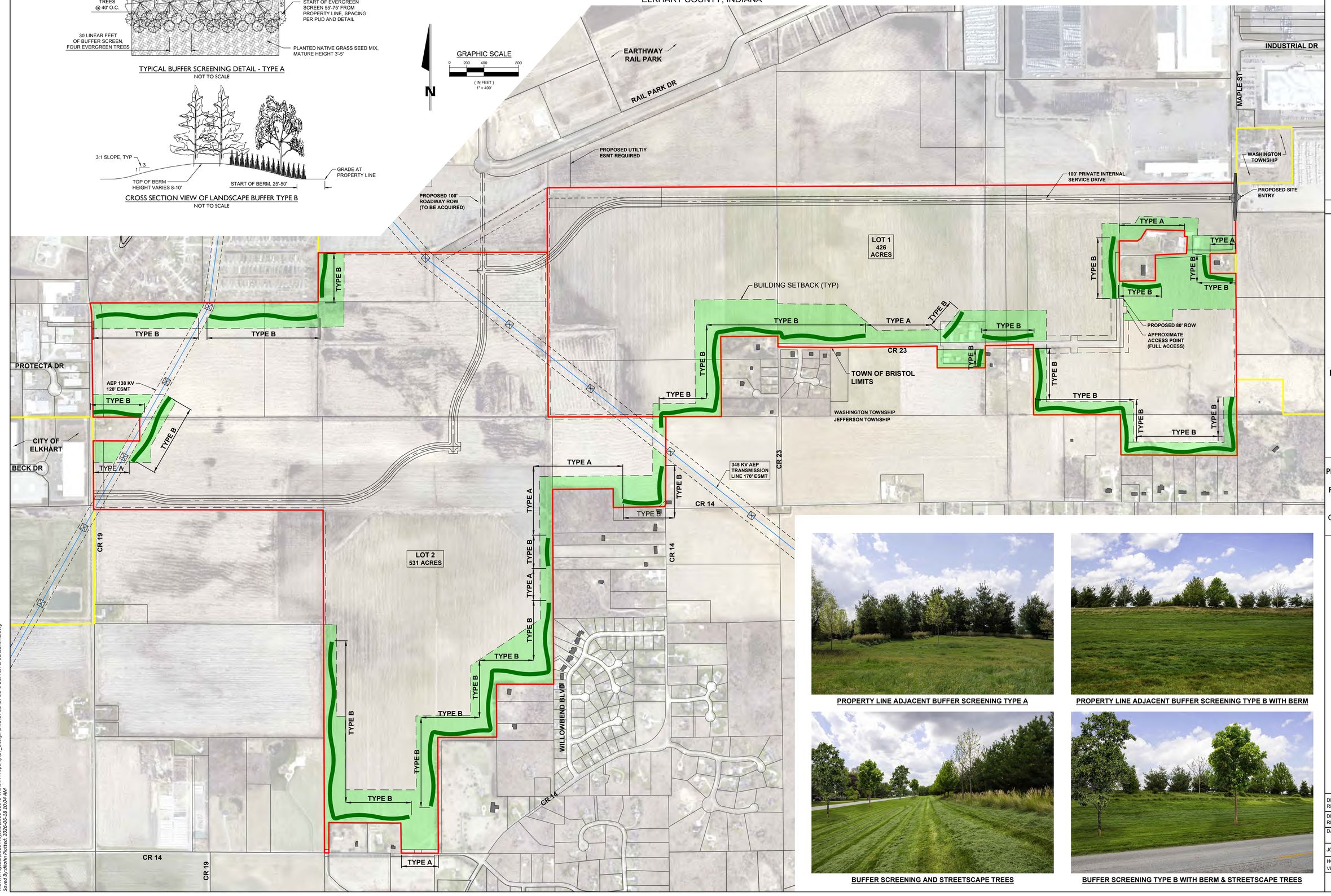
TYPICAL BUFFER SCREENING DETAIL - TYPE A
NOT TO SCALE

CROSS SECTION VIEW OF LANDSCAPE BUFFER TYPE B
NOT TO SCALE

GRAPHIC SCALE
0 200 400 800
(IN FEET)
1" = 400'

N

LEGEND
- LANDSCAPE BUFFER AND SCREENING, TYPE A
- LANDSCAPE BUFFER TYPE B WITH BERM



PROPERTY LINE ADJACENT BUFFER SCREENING TYPE A

PROPERTY LINE ADJACENT BUFFER SCREENING TYPE B WITH BERM

BUFFER SCREENING AND STREETSCAPE TREES

BUFFER SCREENING TYPE B WITH BERM & STREETSCAPE TREES

REV	DESCRIPTION	BY	DATE

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BRISTOL INNOVATION PARK
KAUFFMAN/WILLHELM
ADDRESS: BRISTOL, IN
LANDSCAPE BUFFER & SCREENING PLAN

DESIGNED BY: KKJ
REVIEWED BY: RH
DRAWN BY: DK
REVIEWED BY: ---
DATE: APRIL 2026
JOB NUMBER: 2026-0042
HORIZ. SCALE: 1" = 400'
VERTICAL SCALE: NONE

SHEET 8

File:J:\Projects\2026 Projects\2026-0042 Wilhelm Property\07_Design\ENG\DPUD\DPUD-8-BUFFER-&-SCREENING.dwg
Saved By:dkirin Plotted: 2026-06-18 10:04 AM

JONES PETRIE RAFINSKI

MEMORANDUM

TO: Mae Hope, Jason Auvil

FROM: Ken Jones Sr., Angela Furore-Smith

DATE: June 17, 2026

RE: Bristol Innovation Park DPUD Revised Submittal/Tech Comments

Mae and Jason,

Attached please find the revised submittal for the above referenced DPUD.

Based on the review comments from the Technical Review Committee, the revisions are minimal and are specific to the narrative on pages 9 and 10. Under paragraph 6.1.e, language has been added and expanded specifically to include obligations relative to the scope of required traffic impact analyses and the Developer's obligations thereto. We have also revised the PUD graphics to indicate that the noted internal connector road is a Cross Access Easement, in lieu of a "Right-of-Way."

We are requesting relief from the DPUD Standard requiring the traffic impact analysis to be provided during the pre-design phase. We would advise that there is no identified end user for the site and therefore the access needs cannot be confirmed at this time.

Beyond the above we have conducted dialogue with the County Surveyor's office relative to the county drains that exist within the project site.

Results of such a dialogue include commitments to conduct studies and detailed review with the County Drainage Board and Staff in the design phase as to the future improvement, construction and maintenance of those drains that exist within the project site. This may include the conversion to "two-stage" waterways and periodic cleaning, brushing and potential vacation of the Drainage Board's jurisdictional responsibility for those assets in the future.

Thank you for your engagement. We are looking forward to working with you on this unique project.

J:\Projects\2026 Projects\2026-00028 Kauffman CR 14\08_Permitting and Submittals\DPUD\Tech Committee Resubmittal\2026-06-17 DPUD Tech Comments Response.docx