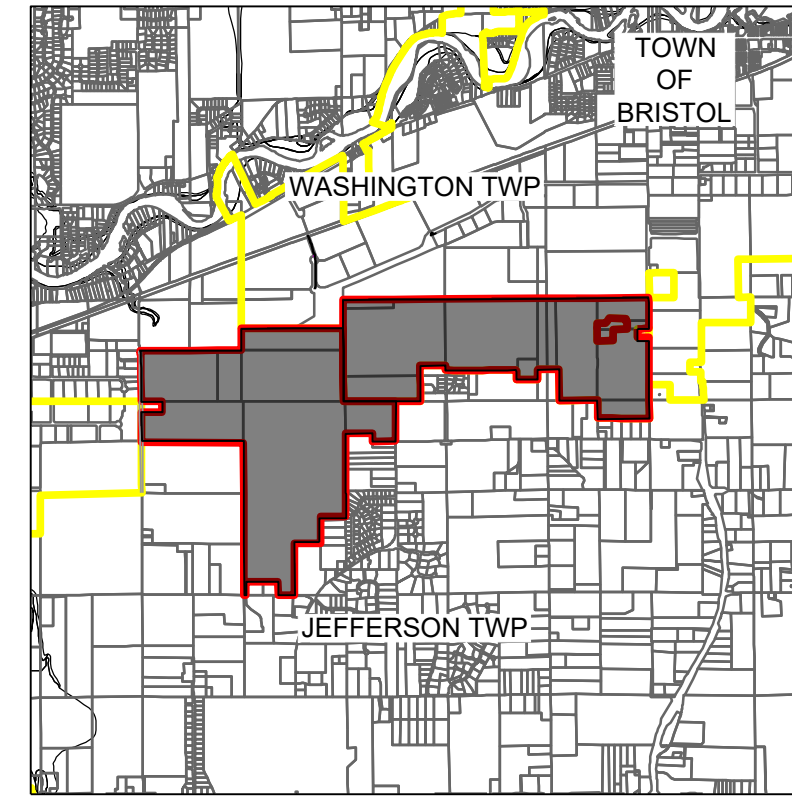
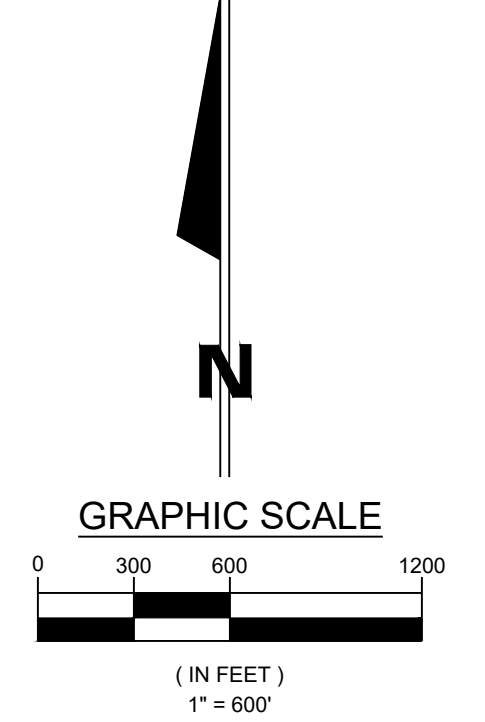
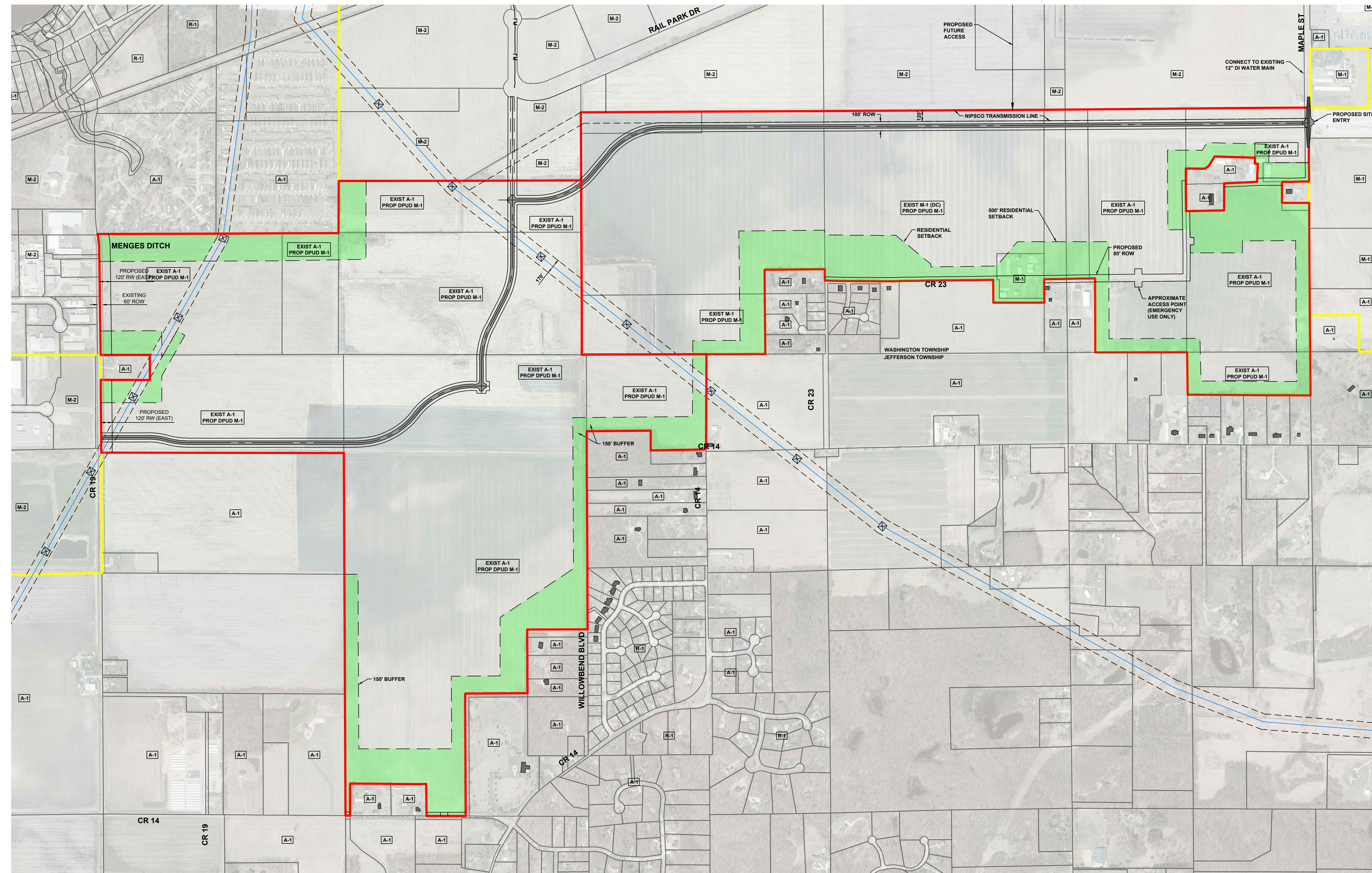


BRISTOL INNOVATION PARK - DPUD

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

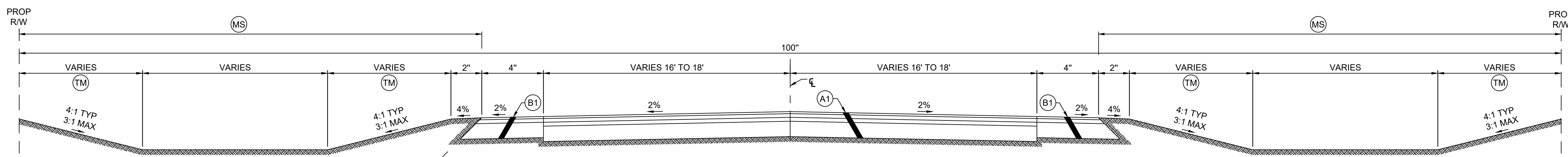


VICINITY MAP



- 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

- OWNER**
 RONALD AND JANE KAUFFMAN
 7185 E SR 120 HOWE, IN 46746
 WILHELM FAMILY TRUST
 6317 HALEAH 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 TO BE DETERMINED REQUIRED 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.



TYPICAL PAVEMENT SECTION INTERNAL SERVICE DRIVE (PRIVATE)

- 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)

STORM WATER CALCULATIONS

PROJECT AREA	41,686,920 SFT (957 AC)
BUILDINGS	8,400,000 SFT
PARKING & DRIVES	7,935,000 SFT
BUFFER AREA	7,390,500 SFT
STORM WATERWETLANDS	7,364,900 SFT
OPEN SPACE	10,596,520 SFT

UNDEVELOPED SITE RUNOFF

CFT_u = ART x PPR x 0.25
 PPR_u = 0.30 - CULTIVATED, FLAT, SANDY LOAM
 CFT_u = 0.30 x 0.25
 CFT_u = 3,126,519 CFT

DEVELOPED SITE RUNOFF

CFT_d = ART x PPR x 0.25
 PPR_d = 0.30 - BUILDINGS, PARKING & DRIVES
 PPR_d = 0.30 OPEN SPACE
 CFT_d = [(16,335,000 x 0.90) + (17,987,020 x 0.30)] x 0.25

RETENTION REQUIRED

CFT_d + 20%[CFT_u] = 5,649,705 CFT

RETENTION PROVIDED

RETENTION POND 11,047,350 CFT > XX,XXX CFT

(ASSUMES 1.5' STORAGE OVER 7,364,900 SFT)

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

USE	FRONTAGE	SETBACKS			HEIGHT	MAXIMUM LOT COVERAGE FOR STRUCTURES
		FRONT YARD	SIDE YARDS	REAR YARD		
M-1	100' MIN	75'	25/50'	15'	15'	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		
M-1 PUD	CR19, MAPLE ST, CR23, CR14 - 498'	150' MIN	150'	150'	150'	75%

(1) WHERE ADJOINING RESIDENTIAL USE

REV	DESCRIPTION	BY	DATE

JONES PETRIE RAFINSKI

South Bend, IN
 p. 574.232.4388

PRELIMINARY FOR PERMIT REVIEW PURPOSES ONLY
 NOT FOR CONSTRUCTION

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

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

File: I:\Projects\2026\Project\2026-0042\William Property\07_Design\ENG\DPUD\DPUD-1_COVER.dwg
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