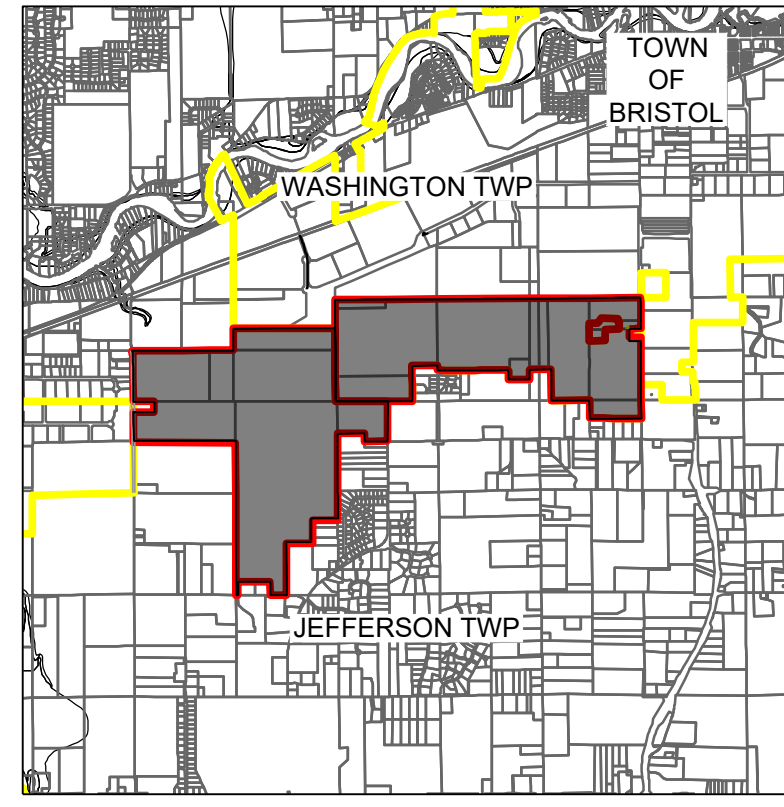
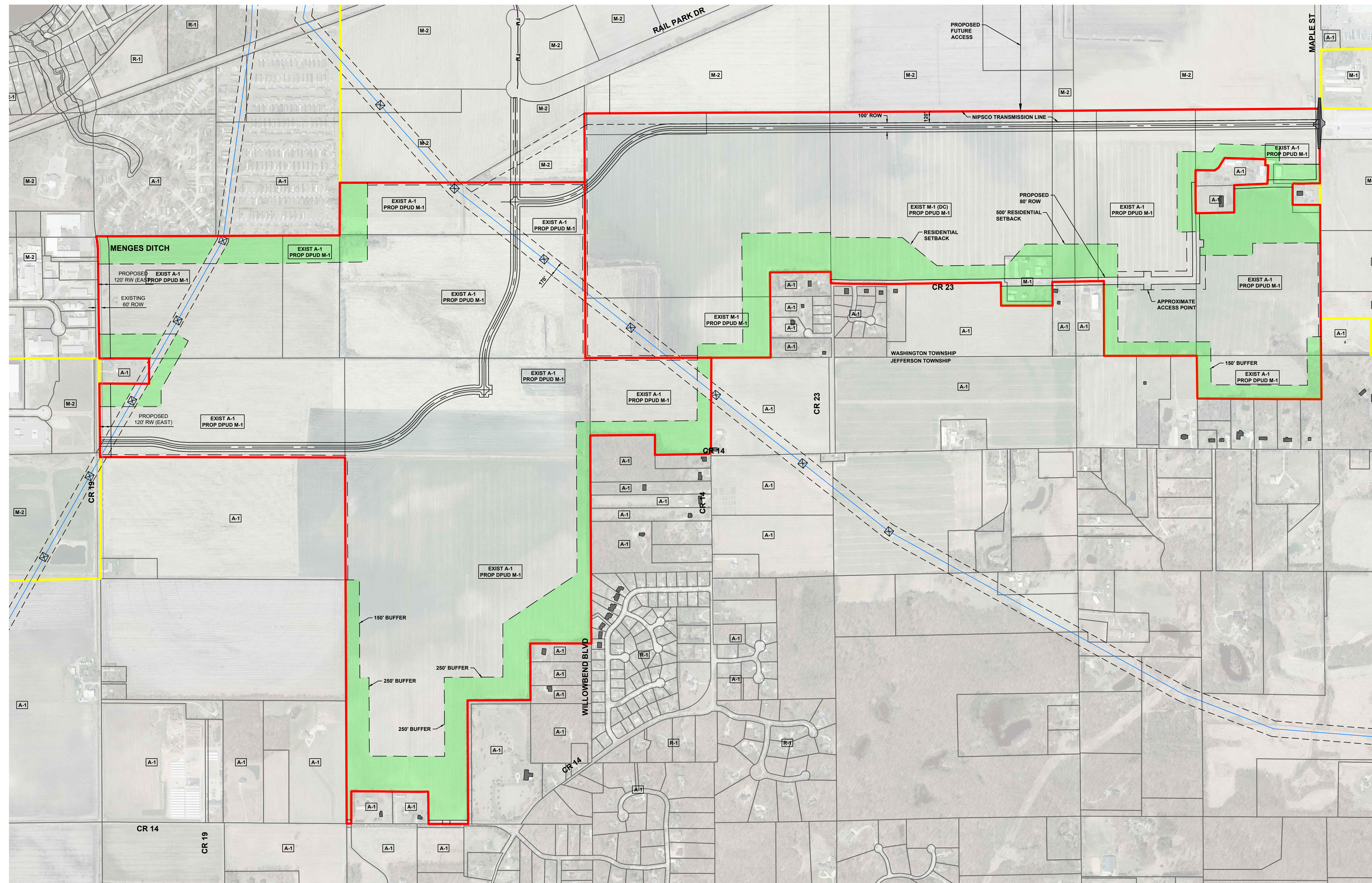


BRISTOL INNOVATION PARK - DPUD

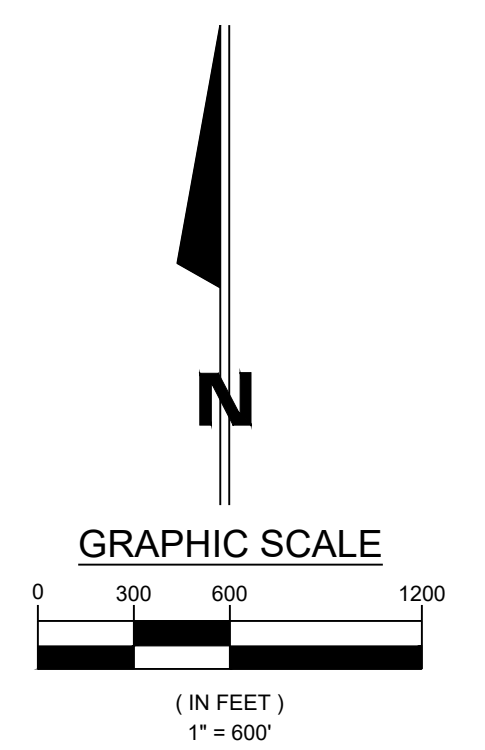
SITE PLAN SUPPORT DRAWING
 PART OF SECTIONS 32, 33 AND 34, T38N, R6E, WASHINGTON TOWNSHIP
 PART OF SECTION 03 AND 05, T37N, R6E, JEFFERSON TOWNSHIP
 ELKHART COUNTY, INDIANA



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 BRISTOL INNOVATION PARK DPUD ALONG WITH ANY RECORDED RESTRICTIVE COVENANTS.



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

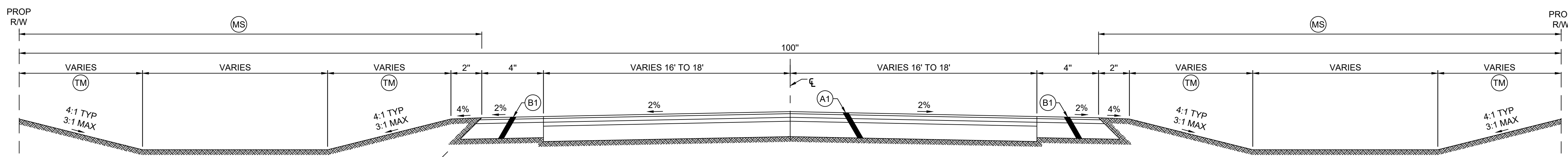
OWNER
 RONALD AND JANE KAUFFMAN
 7185 E SR 120 HOWE, IN 46746
 WILHELM FAMILY TRUST
 6317 HALEAH CT TALLAHASSEE, FL 32309

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
- SURFACE RUN-OFF AND DRAINAGE TO BE COLLECTED ON-SITE AND DISCHARGED IN PROVIDED RETENTION AREAS/STORM WATER RESERVE.
 - PROPOSED BUILDINGS ARE TO BE ONE STORY.
 - BUILDINGS WILL BE CONNECTED TO THE TOWN OF BRISTOL WATER SYSTEM & SANITARY SEWER.
 - PARKING SPACES ARE TO MEET THE ELKHART COUNTY STANDARDS
 - PROPOSED ACCESS DRIVES WILL UTILIZE MAPLE STREET, COUNTY ROAD 19 AND RAIL PARK DR.
 - PRIVATE ROADWAY TO BE CONSTRUCTED TO TOWN OF BRISTOL MINIMUM STANDARDS.
 - THE PROJECT WILL BE CONSTRUCTED IN MULTIPLE PHASE(S).
 - FINAL LOT LINES SHALL BE CREATED BY PLAT VIA A FINAL DEVELOPMENT PLAN.



TYPICAL PAVEMENT SECTION INTERNAL SERVICE DRIVE (PRIVATE)
 NOT TO SCALE
 STONEMONT CT - STA. 91+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	150'	150'	120'	60'	75%

⁽¹⁾WHERE ADJOINING RESIDENTIAL USE



JONES
 PETRIE
 RAFINSKI
 Fort Wayne, IN
 p. 260.422.2522
 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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