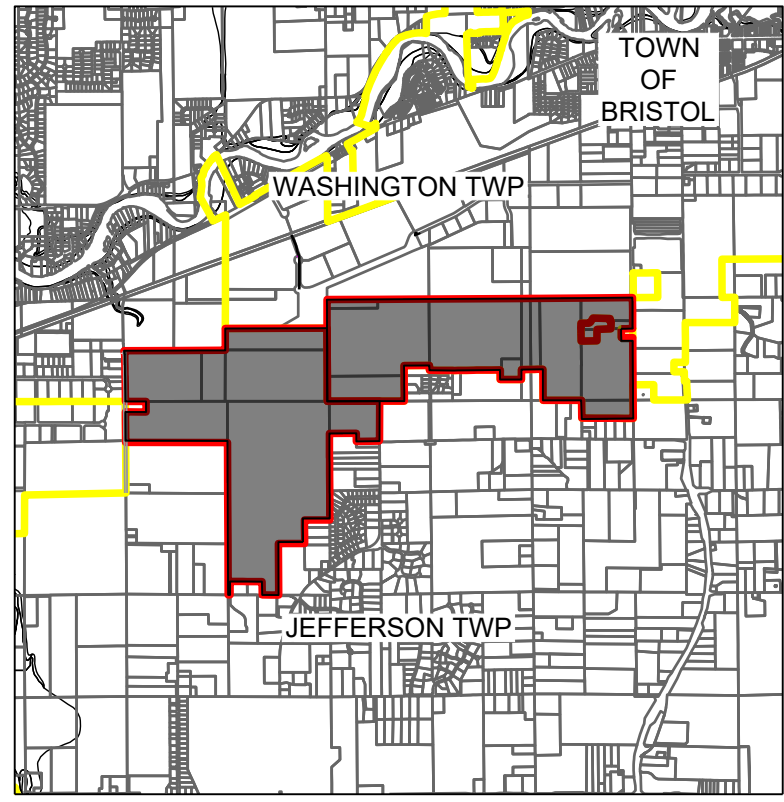
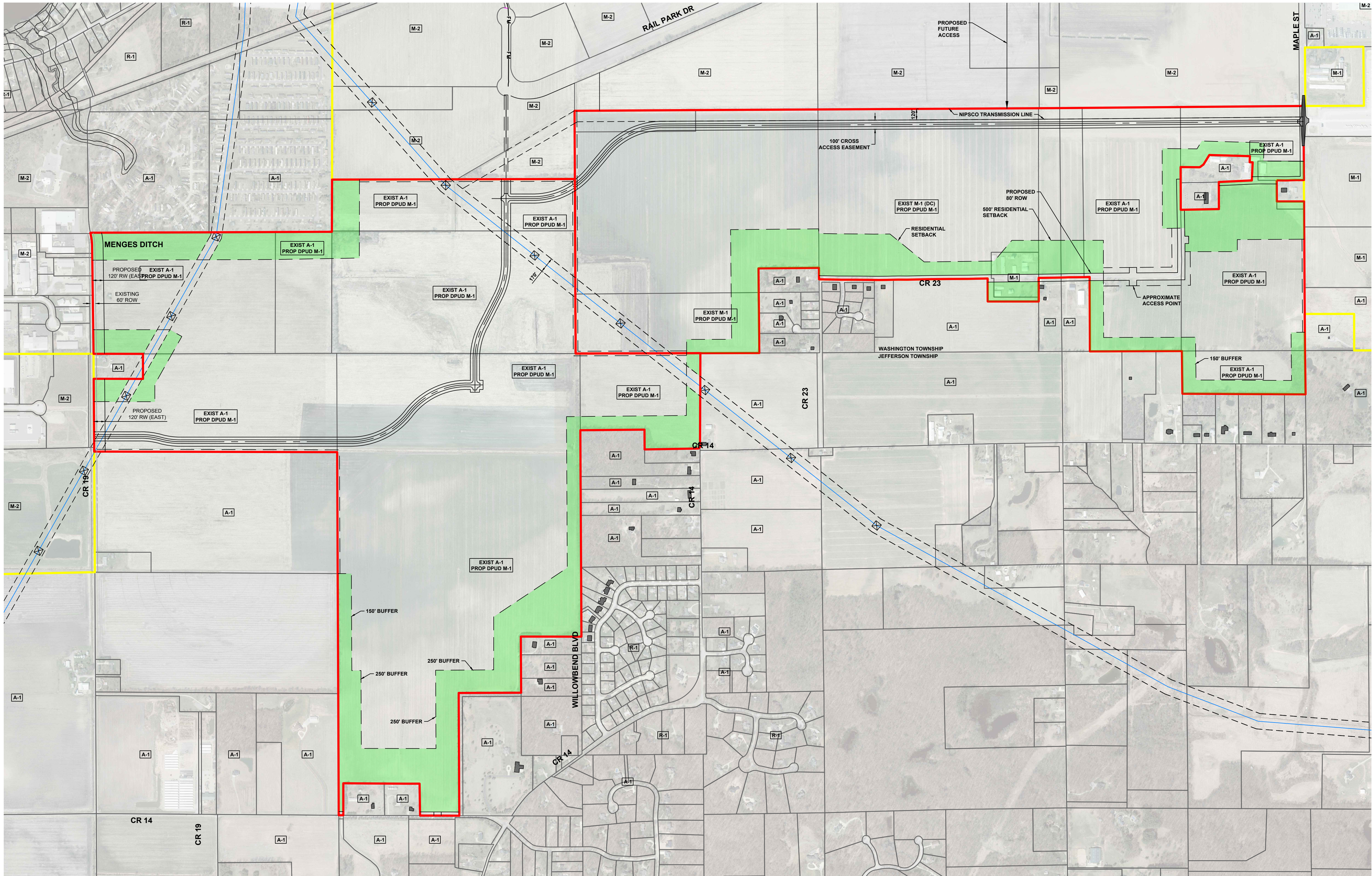




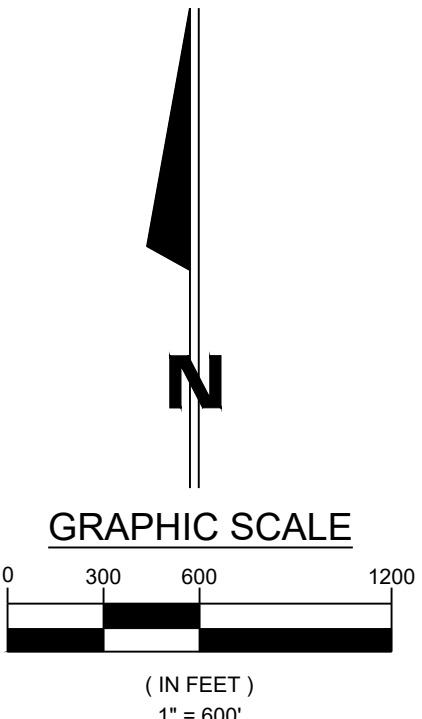
VICINITY MAP

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.



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

DEVELOPER
TBD

AUTHORITY
ELKHART COUNTY PLAN COMMISSION
4230 ELKHART RD
GOSHEN, IN 46526
P: (574) 971-4678

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

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.

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

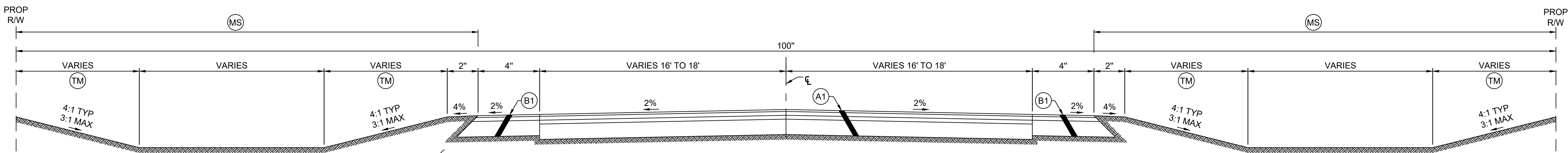
TELEPHONE
FRONTIER (VERIZON)
ATTN: ROBIN BRANSON
24373 COUNTY ROAD 6
ELKHART, IN
PHONE: (574) 875-3789

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
LA PORTE, 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+16.80 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

PRELIMINARY FOR
PERMIT REVIEW
PURPOSES ONLY

NOT FOR
CONSTRUCTION

BRISTOL INNOVATION PARK
KAUFFMAN/WILHELM
COVER PLAN & INFORMATION

DESIGNED BY: KJ
REVIEWED BY: --
DRAWN BY: DK
REVIEWED BY: --
DATE: JUNE 23, 2026
JOB NUMBER: 2026-0042
HORIZ. SCALE: 1" = 400'
VERTICAL SCALE: NONE

SHEET 1