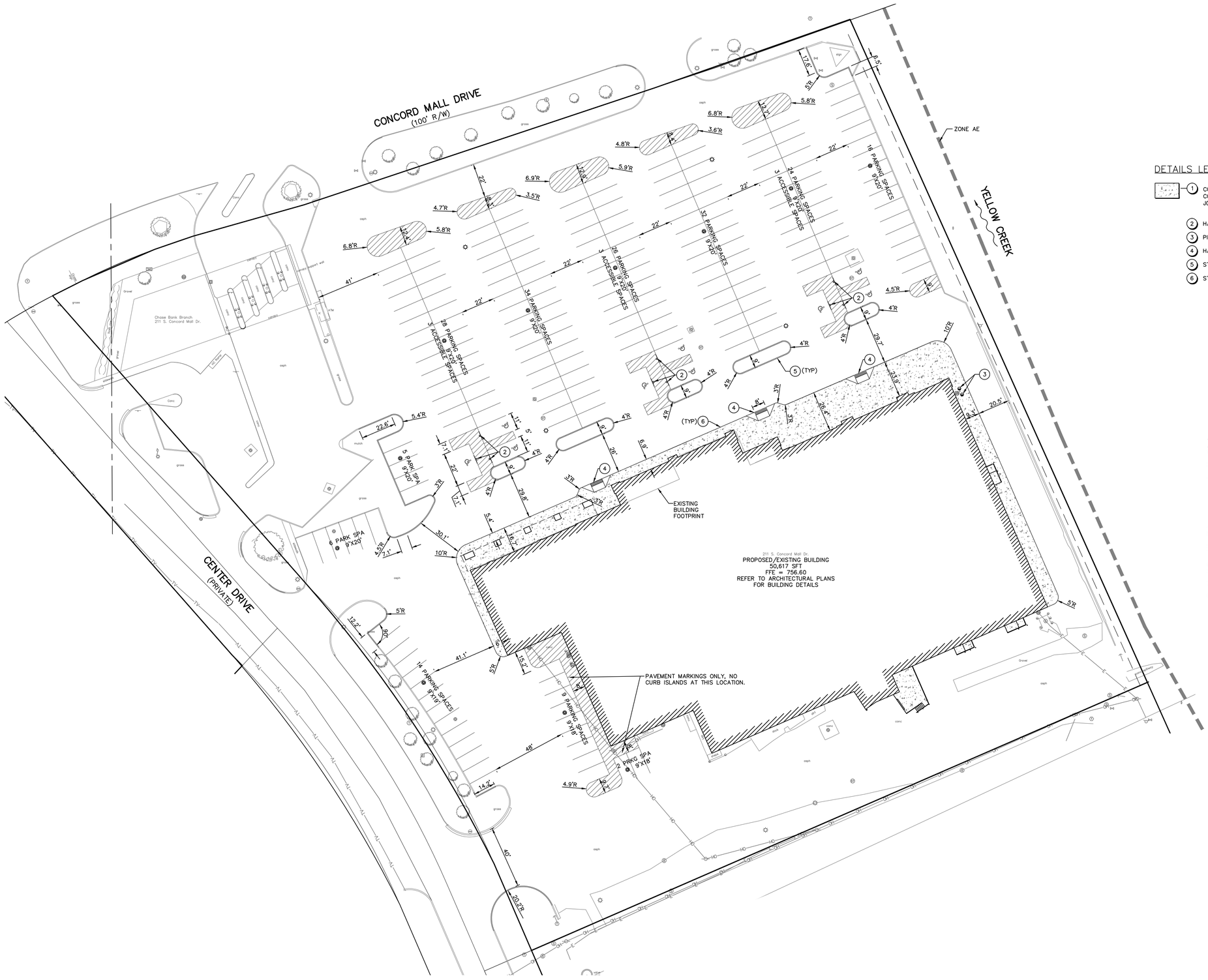

GRAPHIC SCALE

0 15 30 60

(IN FEET)
1 INCH = 30 FT

N

DETAILS LEGEND:

1	CONCRETE PAVMENT, STANDARD 4" THICK, COLOR GREY. CONTROL JOINTS 6' O.C., MAXIMUM AND EXPANSION JOINTS 40' O.C., MAXIMUM.	REFER TO GRADING & PAVING SPECIFICATIONS, SHEET G-102
2	HANDICAPPED SIGN	DETAIL 3, SHEET SD-101
3	PIPE BOLLARD	DETAIL 1, SHEET SD-101
4	HANDICAPPED RAMP	DETAIL 2, SHEET SD-101
5	STRAIGHT CURB AND PAVEMENT SECTION	DETAIL 4, SHEET SD-101
6	STRAIGHT CURB WALK & PAVEMENT SECTION	DETAIL 5, SHEET SD-101

TABULATED SITE DATA

1. ACREAGE OF SITE ..... (XXXXXX SF) ..... XXXX AC
2. PROPOSED LAND USE:
   A. RETAIL CENTER
3. PARKING RATIO REQUIRED BY ORDINANCE:
   A. 50,671 SF GROSS FLOOR AREA
   B. 1 SPACE PER 300 SF
   C. NUMBER OF SPACES REQUIRED – 169
   D. NUMBER OF SPACES PROVIDED – 205 (INCLUDES ACCESSIBLE SPACES)
   E. NUMBER OF A.D.A. SPACES PROVIDED – 9
   F. NUMBER OF EXTRA SPACES – 36
4. SURFACE RUN-OFF AND DRAINAGE TO BE COLLECTED ON-SITE AND DISCHARGED IN EXISTING STORM SEWER WHICH DISCHARGES TO YELLOW CREEK.
5. PROPOSED BUILDING IMPROVEMENTS ALONG WITH THE EXISTING BUILDING FEATURES TO REMAIN WILL BE TWO STORY IN HEIGHT.
6. THE EXISTING BUILDING IS CONNECTED TO THE CITY OF ELKHART WATER SYSTEM & SANITARY SEWER.
7. PARKING SPACES ARE TO MEET THE CITY OF ELKHART STANDARDS.
8. PROPOSED ACCESS DRIVE WILL UTILIZE CONCORD MALL DRIVE AND CENTER DRIVE.

REV.	DESCRIPTION	BY	DATE

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PRELIMINARY FOR REVIEW PURPOSES ONLY

SHOPS ON CONCORD

TRIYAR COMPANIES, INC.
10850 WILSHIRE BOULEVARD, SUITE 1250 LOS ANGELES, CA 20024

SITE DIMENSIONAL PLAN

DESIGNED BY: CHRIS CHOCKLEY
DRAWN BY: MMS, ARB
DATE: JANUARY 2017
JOB NUMBER: 2016-0160
SCALE: 1"=30'

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