

SHOPS ON CONCORD

OWNER/DEVELOPER

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

SURVEYOR/ENGINEER

JONES PETRIE RAFINSKI CORP.
200 NIBCO PARKWAY, SUITE 200
ELKHART, IN 46516

UTILITIES

SEWER & WATER

CITY OF ELKHART
1201 SOUTH NAPPANEE STREET
ELKHART, IN 46516
1-574-293-2572

ELECTRIC

INDIANA MICHIGAN POWER
3340 OLD US 20 E
ELKHART, IN 46516
1-574-293-0661

GAS

NIPSCO
1039 E PENNSYLVANIA AVE
PO BOX 1355
SOUTH BEND, IN 46601
1-574-284-2278

TELEPHONE

FRONTIER
24373 CR 45
ELKHART, IN 46516
1-574-875-3790

CABLE TELEVISION

COMCAST
4045 EDISON LAKES PARKWAY
MISHAWAKA, IN 46545
1-574-259-2112

FIBER OPTIC

LEVEL 3 COMMUNICATIONS
1140 FRANKLIN ST
SOUTH BEND, IN 46601
ERIC WEIS
1-269-271-0049

TRAFFIC

ELKHART TRAFFIC DIVISION
2421 S 17TH ST
ELKHART, IN 46516
1-574-522-2884

ELKHART COUNTY HIGHWAY
610 STEURY AVENUE
GOSHEN, IN 46528
1-574-533-0538

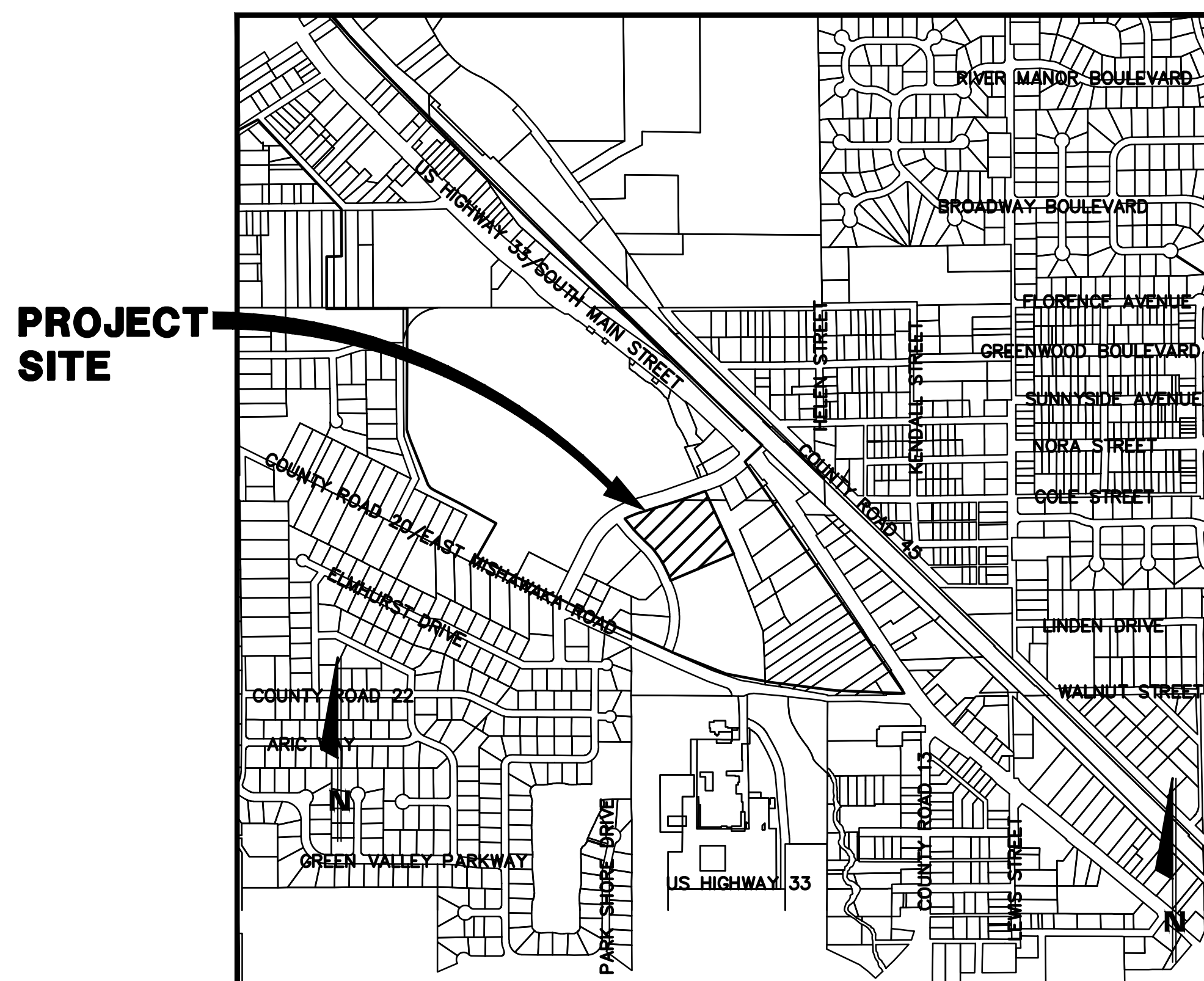
UTILITY LOCATE

"HOLEY MOLEY"
1-800-382-5544

PROJECT DESCRIPTION

MULTI UNIT COMMERCIAL DEVELOPMENT PARKING LOT, BUILDING,
UTILITY, LIGHTING AND LANDSCAPING IMPROVEMENTS.

CITY OF ELKHART



LOCATION MAP

PART OF THE CITY OF ELKHART, INDIANA
SECTION 22, TOWNSHIP 37 NORTH, RANGE 5 EAST,
CONCORD TOWNSHIP, ELKHART COUNTY

THE PROPOSED CONSTRUCTION WILL NOT BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN

INDEX OF PLANS

- G-101 COVER SHEET
- G-102 SPECIFICATIONS
- C-100 TOPOGRAPHIC SURVEY SHEET
- C-102 SITE DEMOLITION PLAN
- C-201 SITE DIMENSIONAL PLAN
- C-301 SITE GRADING PLAN
- C-401 SITE UTILITY PLAN
- C-501 SITE EROSION CONTROL PLAN AND DETAILS
- C-601 SITE LANDSCAPE PLAN
- C-701 SITE LIGHTING PLAN
- SD-101 CONSTRUCTION DETAILS

IMPORTANT UNDERGROUND UTILITY NOTES

EXISTING UNDERGROUND UTILITIES SHOWN IN THESE PLANS ARE BASED ON EVIDENCE OF ABOVE GROUND FEATURES, ON LOCATIONS MARKED IN THE FIELD BY OTHERS, OR ON RECORD INFORMATION PROVIDED BY UTILITY COMPANIES. PIPE INVERT ELEVATIONS WERE MEASURED WITHOUT ENTERING CONFINED SPACES. NO EXCAVATION SHOULD OCCUR WITHOUT NOTIFICATION OF APPROPRIATE AGENCIES AND UTILITY COMPANIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF PIPE INVERT ELEVATIONS AND UTILITY LOCATIONS, AND SHALL NOTIFY THE ENGINEER IMMEDIATELY IF CONFLICTS ARE DISCOVERED.

GENERAL NOTES

FOR PROTECTION OF UNDERGROUND UTILITIES, CONTRACTOR SHALL CALL 1-800-382-5544 A MINIMUM OF THREE WORKING DAYS PRIOR TO EXCAVATING IN THE VICINITY OF UTILITY LINES. ALL INDIANA 811 PARTICIPATING MEMBERS WILL THUS BE ROUTINELY NOTIFIED. THIS DOES NOT RELIEVE THE CONTRACTOR OF NOTIFYING UTILITY OWNERS WHO MAY NOT BE PART OF THE INDIANA 811 ALERT SYSTEM.

IF ANY ERRORS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.

THE CONTRACTOR SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE LOCAL GOVERNMENT, INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT, AND THE INDIANA DEPARTMENT OF TRANSPORTATION.

THE CONTRACTORS SHALL MAKE WHATEVER SOIL BORINGS NECESSARY TO FULLY ACQUAINT THEMSELVES WITH CONDITIONS AS THEY EXIST SO THAT THEY MAY FULLY UNDERSTAND THE CONDITIONS WHICH MAY AFFECT THE COST OF THE WORK. FAILURE TO MAKE SUCH BORINGS OR ANY BORINGS MADE WHICH DO NOT PROVIDE A COMPLETE UNDERSTANDING OF THE CONDITIONS ENCOUNTERED SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR CARRYING OUT ALL THE WORK TO COMPLETION AS SHOWN ON THE PLANS, OR AS SPECIFIED, AT THE PRICE SPECIFIED TO BE PAID FOR THE WORK. WHERE THE RESULTS OF ANY TEST BORINGS ARE SHOWN ON THE PLANS, THE INFORMATION IS NOT GUARANTEED AND THE CONTRACTOR MUST SATISFY HIMSELF AS TO THE CHARACTER OF MATERIALS THAT MAY BE ENCOUNTERED.

THE CONTRACTOR SHALL FOLLOW THE OSHA REGULATIONS 29 C.F.R. 1926 SUBPART P FOR TRENCH SAFETY SYSTEMS. THE COST FOR TRENCH SAFETY SYSTEMS SHALL BE MERGED INTO THE PAY ITEM OF THE PRINCIPAL WORK WITH WHICH THE SAFETY SYSTEMS ARE ASSOCIATED. THE CONTRACTOR SHALL OTHERWISE BE RESPONSIBLE FOR SAFETY IN REGARD TO THE PROJECT'S CONSTRUCTION.

BRIAN B. KONARSKI PE 11011333 DATE

COVERING DESIGN

REGISTERED PROFESSIONAL ENGINEER STATE OF INDIANA

CHRIS CHOCKLEY LA 20500170 DATE

COVERING PEER REVIEW

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT STATE OF INDIANA

REV	DESCRIPTION	BY	DATE

JPR JONES PETRIE RAFINSKI
your one single source

For: WYOMING, INDIANA
P: 264.422.2322

South Bend, Indiana
P: 574.232.1888

Elkhart, Indiana
P: 574.293.7762

PRELIMINARY
FOR REVIEW
PURPOSES
ONLY

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

COVER SHEET

DESIGNED BY:	CHRIS CHOCKLEY
DRAWN BY:	MMS, ARB
DATE:	JANUARY 2017
JOB NUMBER:	2016-0160
SCALE:	NONE
	G-101

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