



CITY OF SOUTH BEND

BOARD OF PUBLIC WORKS

January 27, 2026

Ms. Regina Emberton
Historic Hearthstone LLC
615 W. Colfax Ave.
South Bend, IN 46601
r.emberton@outlook.com; derek@d8glass.com

RE: Encroachment into Public Right-of-Way – 321 W. Wayne St.

Dear Ms. Emberton:

At its January 27, 2026 meeting, the Board of Public Works approved your request for the installation of a doors at 321 W. Wayne St. This encroachment was approved subject to the improvements not becoming a safety hazard. Enclosed please find copies of the permit and application.

The encroachment will be permitted to remain and continue until such time as the Board of Public Works of the City of South Bend shall determine that such encroachment is in any way impairing or interfering with the highway or with the free and safe flow of traffic thereon. Said encroachment shall not in any way prejudice or preclude the City's rights with respect to the future use of that portion of the right-of-way. If, at any time, the City of South Bend determines that it is necessary to revoke the encroachment permit, you, or the future property owner will be responsible for any and all costs associated with the removal of the encroachment and returning your property to its pre-existing state.

If you have any further questions, please call this office at (574) 235-9251.

Sincerely,

/s/ Hillary Horvath

Hillary Horvath, Clerk



**INTEROFFICE MEMORANDUM
BOARD OF PUBLIC WORKS**

DATE: December 10, 2025

TO: Kyle Ludlow, Engineering Department
Derek Erquhart, Fire Department
Chris Dressel, Community Investment

FROM: Hillary Horvath, Clerk; PWengineering@southbendin.gov

SUBJECT: ENCROACHMENT RECOMMENDATION Revocable
Encroachment - Historic Hearthstone LLC

LOCATION: 321 W Wayne St.

PLEASE INSERT YOUR RECOMMENDATIONS IN THE APPROPRIATE FIELD BELOW, BASED ON THE FOLLOWING CRITERIA:

1. It has been determined that this encroachment in no way impairs the highway or with the free and safe flow of traffic thereon, and it is recommended that the encroachment be permitted to remain.
2. Said encroachment shall not in any way prejudice or preclude the City's rights with respect to the future use of the portion of the right-of-way.

ENGINEERING: Favorable, contingent on maintaining ADA clearance between door swing and outdoor dining area. - Coby Deal - Favorable)

COMMUNITY INVESTMENT: Favorable provided it provides the required minimum ADA clearances

FIRE: Favorable



ENCROACHMENT APPLICATION

City of South Bend - Board of Public Works

227 W. Jefferson Boulevard, Ste. 1316

South Bend, IN 46601

PROPERTY OWNER INFORMATION:

Name of Business/Homeowner: HISTORIC HEARTHSTONE LLC

Address: 615 W. Colfax Ave.

City/State/Zip: South Bend, IN 46601

Phone: 574-274-1912 Email: r.emberton@outlook.com

ENCROACHMENT INFORMATION:

Location of Encroachment: 321 W. Wayne St. Front Doors

Encroachment Description: Front Doors open outward into right of way

CL Road to R/W Line: _____ Size of Encroachment: 3'

Distance of R/W: _____ Amount in R/W: 3'

INSTALLER'S INFORMATION:

Business Name: D-8 Glass

Address: 1920 N Home St

City/State/Zip: Mishawaka, IN 46545-7266

Phone: 574-345-0517 Email: derek@d8glass.com

Signature: Derek M. Tobolski

Printed Name: Derek Tobolski

INCLUDE THE FOLLOWING ITEMS WITH YOUR APPLICATION:

- Photos of the area where encroachment will take place.
- Plans and Specifications
- Completed Agreement

AFFIRMATION

I, the undersigned do hereby certify and affirm that all the information given in this application is accurate and correct. I understand that encroachments must in no way impair the highway or free and safe flow of traffic thereon and may be revoked at any time.

Signature of Applicant: Regina Emberton Date: 12/3/25

Printed Name of Applicant: Regina Emberton



REVOCABLE PERMIT

RECOGNITION OF ENCROACHMENT UPON CITY OF SOUTH BEND-CONTROLLED PROPERTY AND PROVISIONS ALLOWING TEMPORARY CONTINUANCE OF SAME

Company/Homeowner Name HISTORIC HEARTHSTONE LLC, hereafter, the "APPLICANT."

The encroachment will be permitted to remain and continue under the following terms and conditions:

- 1) Until such time as the BOARD OF PUBLIC WORKS ("BOARD") of the CITY OF SOUTH BEND ("CITY") shall determine that such encroachment is in any way impairing or interfering with the highway or with the free and safe flow of traffic thereon;
- 2) Said encroachment shall not in any way prejudice or preclude the CITY'S rights with respect to the future use of the portion of the right-of-way;
- 3) The encroachment as it now exists shall in no manner be added to or enlarged in its present scope or dimensions;
- 4) In the event of change of ownership of the fixture or any other item of personal property which constitutes the aforesaid encroachment, this permit shall become null and void;
- 5) The CITY shall not be liable to APPLICANT for any damages caused to APPLICANT that arise out of or is incidental to any activity and/or incidences authorized by this permit;
- 6) In consideration of the granting of this Permit by the BOARD, APPLICANT shall indemnify, hold harmless and defend the CITY from and against any and all actions or causes of action which the CITY may suffer or incur by reason of bodily injury, including death, to any person or persons, or by reason of damage to or destruction of any property, including the loss thereof, arising out of or in any manner connected with any activity and/or incidences authorized by this permit and/or any activities and/or incidences incidental thereto, or which the CITY may sustain or incur in connection with any litigation, investigation, or other expenditures incidental thereto, including any suit instituted by the CITY to enforce the obligation of this agreement of indemnity.
It is the intent of the parties hereto that the APPLICANT shall indemnify the CITY under this indemnification clause to the fullest extent permitted by law.

This approval shall be binding upon everyone past or present, claiming any interest in and to the aforementioned encroachment.

ACCEPTANCE OF TERMS AND CONDITIONS

I accept and agree to be bound by all of the terms and conditions of this permit.

Submitted By: Regina Emberton, Historic Hearthstone LLC
 Signature: *Regina Emberton*
 Date: 12/3/25

CITY OF SOUTH BEND, INDIANA BOARD OF PUBLIC WORKS

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Breana N. Micou
 Breana N. Micou, Member

Hillary R. Horvath
 Attest: Hillary R. Horvath, Clerk

Date: January 27, 2026

SURVEY PREPARED FOR: HISTORIC HEARTHSTONE LLC.
 FIELD WORK DATED: 10/16/2025
 FILE #: 250103

IVY ALLEY SOCIAL HOUSE STREETScape

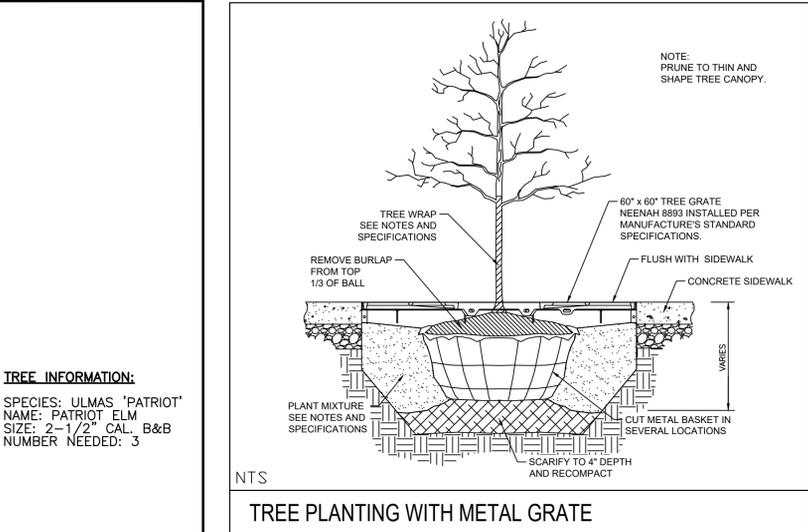
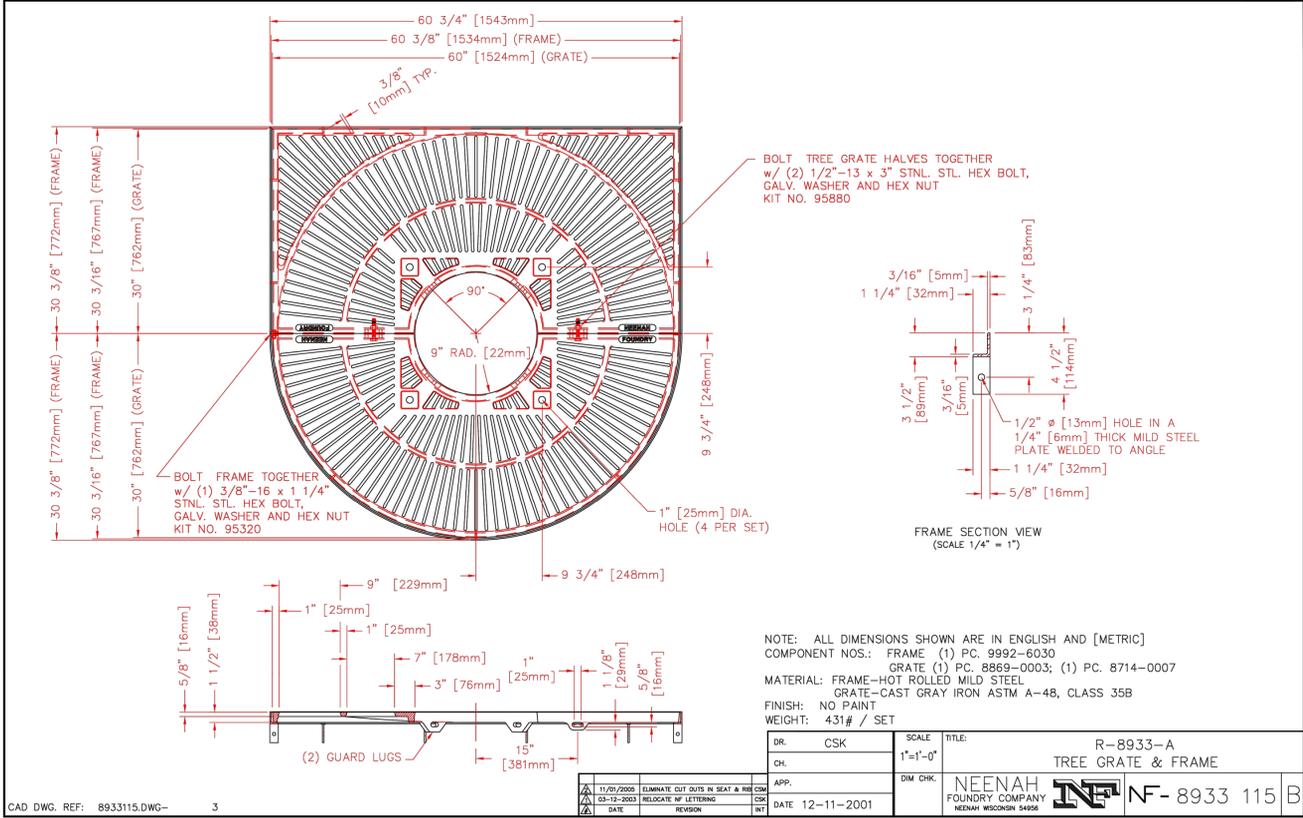
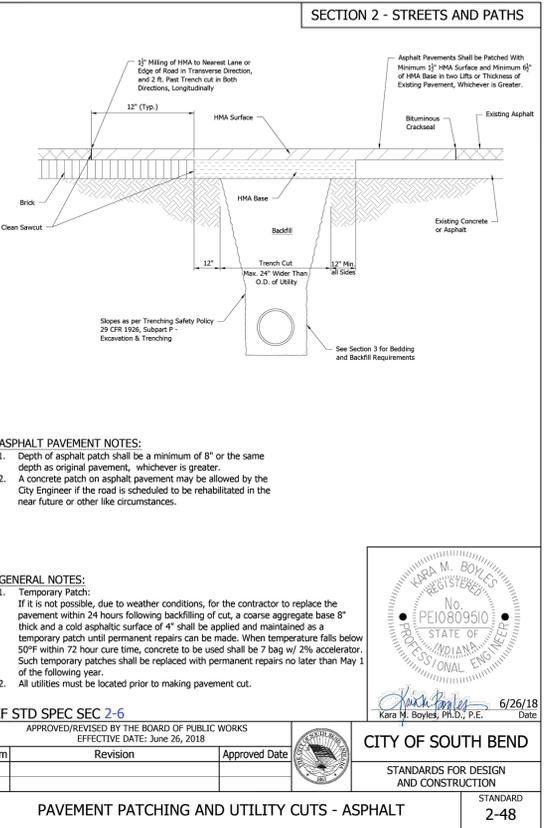
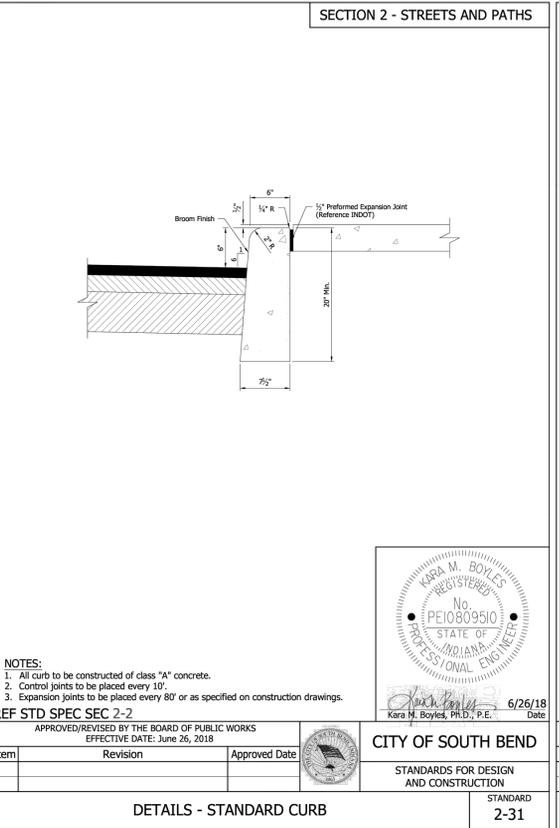
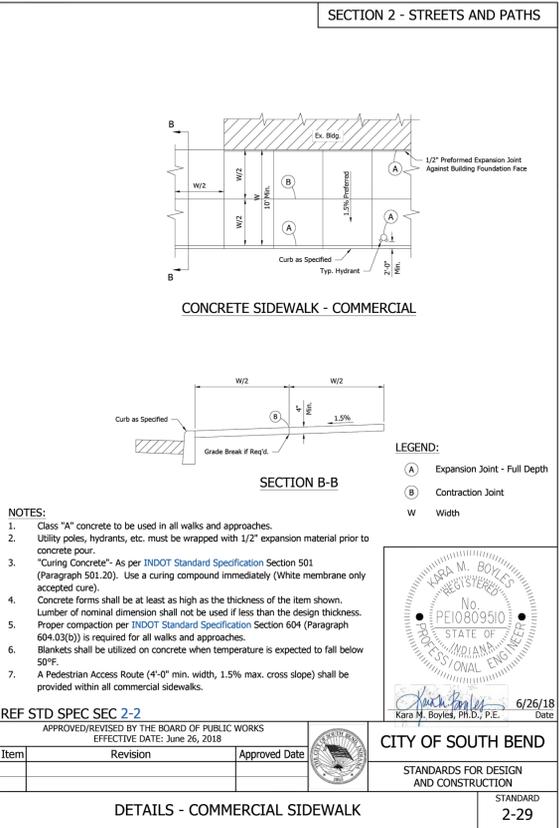
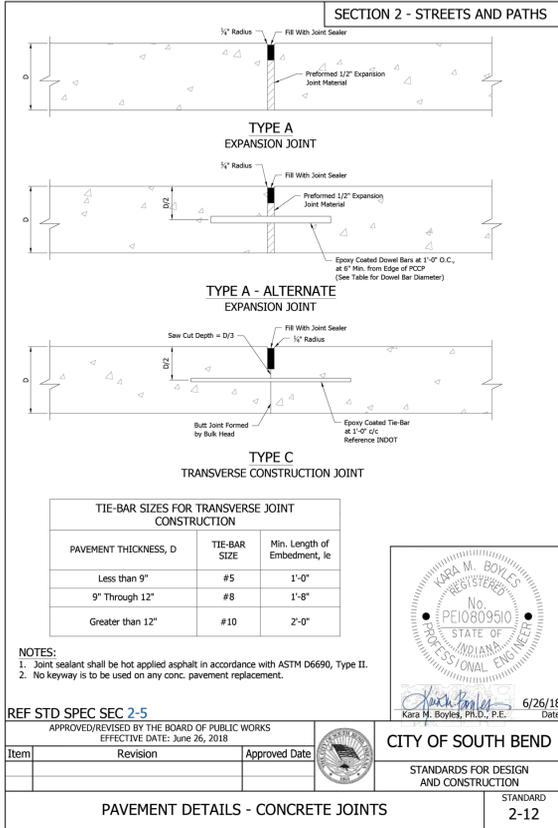
PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 2 EAST,
 CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.

MINIMUM PAVEMENT THICKNESS REQUIREMENT						
STREET TYPE	CATEGORY	SUBGRADE TREATMENT	SUBBASE No. 53	PLAIN CEMENT CONC.	HMA SURFACE	HMA INT.
Residential	Minor	Type II	6"	7"		
Residential	Minor	Type II	6"		1 1/2" (165#/SYS)	2 1/2" (275#/SYS)
Collector Commercial	Collector	Type II	6"	10"		
Collector Commercial	Collector	Type II	6"		1 1/2" (165#/SYS)	2 1/2" (275#/SYS)
Industrial	Major	Type I	6"	11.5"		
Industrial	Major	Type I	10"		1 1/2" (165#/SYS)	2 1/2" (275#/SYS)
Multi-Purpose Path	Minor	Type III	4"	5"		
Multi-Purpose Path	Minor	Type II	4"		1 1/2" (165#/SYS)	2 1/2" (275#/SYS)
Alleyway	Minor	Type III	6"	6"		
Parking Lot	Minor	Type III	6"	4-5**		

* If underdrains are recommended per the Geotechnical Report, the Subbase shall include 3" of #8 Coarse Aggregate above the Subbase No. 53 to serve as a drainage layer.
 ** Based on joint spacing.

NOTES:
 1. See prevailing specifications for method of testing existing soil subbase purposes.
 2. Alternate pavement designs (AASHTO 93) and input parameters shall be submitted to the City Engineer for review.
 3. Arterial pavements shall meet IAW Mechanistic Empirical Pavement Design Guide requirements.

REF STD SPEC SEC 2-2, 2-3
 APPROVED/REVISED BY THE BOARD OF PUBLIC WORKS
 EFFECTIVE DATE: June 26, 2018
 CITY OF SOUTH BEND



CONSTRUCTION DETAILS

DATE	SCALE	FILE #	DRAWN BY:	CHECKED BY:	PROJ. MANGR:
11/20/25	1" = 5'	250103.5	ASM	MJD	MJD

REVISIONS	
DATE	BY

SHEET 2 OF 3

Danch, Harner & Associates, Inc.
 Land Surveyors • Professional Engineers
 Landscape Architects • Land Planners
 OFFICE: (574) 234-4003 / (800) 944-4003 • FAX: (574) 234-4119
 1643 Commerce Drive • South Bend, IN 46628

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ANY INFORMATION ON THIS DRAWING IS NOT INTENDED TO BE SUITABLE FOR REUSE BY ANY PERSON, FIRM OR CORPORATION OR ANY OTHERS ON EXTENSION OF THIS PROJECT OR FOR ANY USE ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION AND ADOPTION BY THE ENGINEER, ARCHITECT OR SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE ENGINEER, ARCHITECT OR SURVEYOR.

ALL UNDERGROUND UTILITIES MUST BE FIELD VERIFIED BY THE CONTRACTOR BEFORE ANY CONSTRUCTION MAY BEGIN.

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SURVEY PREPARED FOR: HISTORIC HEARTHSTONE LLC.
 FIELD WORK DATED: 10/16/2025
 FILE #: 250103

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PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 2 EAST,
 CITY OF SOUTH BEND, PORTAGE TOWNSHIP, ST. JOSEPH COUNTY, INDIANA.

**CITY OF SOUTH BEND CONSTRUCTION STANDARDS & SPECIFICATIONS:
 (AS NECESSARY)**

- ALL MATERIALS AND WORKMANSHIP SHALL MEET THE CITY OF SOUTH BEND DESIGN & CONSTRUCTION STANDARDS AND PREVAILING SPECIFICATIONS FOR PUBLIC WORKS, AND TITLE 327 OF THE INDIANA ADMINISTRATION CODE, ARTICLE 3 (STATE CODE).
- ANY PAVEMENT OR IMPROVED ROAD SURFACE OR SIDEWALK CUT DURING CONSTRUCTION SHALL BE REPLACED WITH EQUAL OR BETTER MATERIALS AND CONSTRUCTION METHODS.
- ALL GRASSED AREAS WHICH ARE DISTURBED DURING THE COURSE OF CONSTRUCTION, SHALL BE SEEDED WITH COMPARABLE GRASS SEED AND COVERED WITH STRAW. WATER SHALL BE APPLIED AS REQUIRED TO ASSURE GROWTH.
- ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE REGRADED TO THE ORIGINAL CONTOURS PRIOR TO COMPLETION OF THE PROJECT.
- ALL PERMITS (AREA CONNECTION, INSPECTION, TAP, ETC.) REQUIRED FOR THE EXECUTION OF THE WORK SHALL BE OBTAINED AND PAID FOR BY THE DEVELOPER.

ENGINEER'S NOTES:

- ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE RE-GRADED TO THE PROPOSED CONTOURS, OR TO THE EXISTING CONTOURS WHERE CHANGE OF GRADE IS NOT PROPOSED.
- ANY CHANGE OF CONDITIONS DUE TO UNDERGROUND OR OTHER CONDITIONS SHALL BE PROMPTLY REPORTED TO THE ENGINEER.

GRADING, DRAINAGE & PAVING NOTES:

PAVING, STRIPING & CURB NOTES

- WORKMANSHIP AND MATERIALS FOR ALL PAVING TO CONFORM TO STATE AND LOCAL STANDARD DRAWINGS AND SPECIFICATIONS, LATEST EDITION.
- PARKING LOT SUBGRADE SHALL BE FINE GRADED TO ASSURE POSITIVE DRAINAGE AWAY FROM THE BUILDING AND TOWARDS THE COLLECTION LOCATIONS.
- ALL ASPHALT PAVING SHALL BE LAID ON A STRAIGHT, EVEN, AND UNIFORM GRADE WITH A MINIMUM 1% AND MAXIMUM 3% SLOPE TOWARDS THE COLLECTION POINTS. DO NOT ALLOW NEGATIVE GRADES OR PONDING OF WATER.
- SLOPE BUILDING SIDEWALKS AWAY FROM BUILDING AT A MINIMUM OF 1% AND A MAXIMUM OF 2%. CROSS-SLOPES IN DESIGNATED WALKABLE PATHS EXCEEDING 2% WILL BE REMOVED AND RECONSTRUCTED AT CONTRACTORS EXPENSE.
- PAVED AREAS ARE TO BE ROUGH GRADED TO +/- 0.10 FT AND PROOF ROLLED. ANY NON-ACCEPTABLE AREAS MUST BE CORRECTED PRIOR TO THE PLACEMENT OF STONE.
- EXPANSION JOINTS - 1/2" ASPHALT IMPREGNATED FULL DEPTH, 40 FT O.C. MAXIMUM AND AT SIDEWALK INTERSECTIONS. CRACK CONTROL SCORING AT SIDEWALK WIDTH DIMENSION, OR AS NOTED ON THE PLANS.
- STRIPING OF PARKING STALLS AND OTHER AREAS TO BE AS SHOWN ON THE PLANS. ALL LINES TO BE SINGLE STRIPE, YELLOW, 4" WIDE, STRAIGHT, EVENLY SPACED, AND UNIFORM IN LENGTH.
- HANDICAP PARKING AND RAMP SHALL COMPLY WITH ALL GOVERNMENTAL CODES AND STANDARDS AND ANY OTHER REQUIRED STANDARDS. HANDICAP SPACES TO BE MARKED WITH THE INTERNATIONAL HANDICAP SYMBOL IN A BLUE FIELD. EACH SPACE SHALL BE ADDITIONALLY MARKED WITH APPROPRIATE SIGNAGE.
- REFER TO THE PROJECT DETAIL SHEET FOR PAVING DETAILS.

DIMENSIONS, COURSES AND THICKNESSES, OFFSITE CONSTRUCTION NOTES

- ALL WORK TO COMPLY WITH LOCAL AND STATE CODES & STANDARDS OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL COORDINATE THE WATER AND SEWER WORK IN THE RIGHT OF WAY WITH ALL APPROPRIATE AGENCIES.
- RIGHT OF WAY DRAINAGE PATTERNS SHALL ALSO BE MAINTAINED.
- ANY AREAS DISTURBED ARE TO BE REPAIRED TO A CONDITION EQUAL TO OR BETTER THAN EXISTED PRIOR TO DISTURBANCE.
- CONTRACTOR TO INSTALL IMPROVEMENTS SHOWN AND TO COORDINATE WITH THE APPROPRIATE GOVERNMENTAL AGENCY FOR CLARIFICATION AND ANY NECESSARY INSPECTIONS.

SITE GRADING

- STRIP BUILDING AND PAVING AREAS OF ALL ORGANIC TOPSOIL MATERIALS. STOCKPILE SUITABLE TOPSOIL'S FOR RE-SpREADING ONTO LANDSCAPE AREAS. ALL EXCESS EXCAVATED MATERIALS SHALL BE REMOVED FROM THE SITE AT THE CONTRACTORS EXPENSE.
- ALL SOILS SHALL BE GRADED TO PROVIDE SMOOTH CONTOURS AND POSITIVE DRAINAGE AWAY FROM BUILDINGS. DO NOT ALLOW FOR PONDING OF WATER.
- AFTER TOPSOIL REMOVAL, CONTRACTOR IS TO PROOF ROLL THE BUILDING AND PAVING AREAS. ANY NON-ACCEPTABLE AREAS MUST BE CORRECTED PRIOR TO BEGINNING ANY FILL OPERATIONS.
- AFTER COMPLETION OF PROOF ROLLING, FILL CAN BE PLACED USING SUITABLE ONSITE OR BORROW MATERIALS IN MAXIMUM 8" LIFTS. FILL TO BE COMPACTED TO 100% STANDARD PROCTOR DENSITY.
- PAVED AREAS ARE TO BE ROUGH GRADED TO +/- 0.10 FT AND PROOF ROLLED. ANY NON-ACCEPTABLE AREAS MUST BE CORRECTED PRIOR TO THE PLACEMENT OF STONE.
- PARKING LOT SHALL BE GRADED TO ASSURE POSITIVE DRAINAGE AND NO PONDING OF WATER.
- CURBS TO BE WHERE SHOWN ON THE PLAN AND INTEGRAL WITH SIDEWALK AT PAVING EDGE, AS APPROPRIATE.

DRAINAGE

- ALL WORK TO COMPLY WITH APPLICABLE CITY OF SOUTH BEND CONSTRUCTION STANDARDS.
- PARKING AREAS SHALL BE GRADED TO ASSURE POSITIVE FLOW AWAY FROM THE BUILDING. NO PONDING OF WATER IS TO BE ALLOWED.
- CONTRACTOR IS TO CONFIRM ALL UTILITY LOCATIONS. IF DISCREPANCIES EXIST, NOTIFY ENGINEER PRIOR TO COMMENCING WORK.
- GRANULAR BACKFILL MATERIAL IS REQUIRED IN ALL PIPE TRENCHES LOCATED UNDER PAVEMENT OR SIDEWALKS. BACKFILL SHALL BE COMPACTED TO 100% STANDARD PROCTOR DENSITY.
- REFER TO STANDARD DETAILS FOR SPECIFICATIONS FOR PIPE TRENCHING, MATERIALS, INLETS, AND CASTING INFORMATION.

EROSION CONTROL NOTES:

EROSION CONTROL:

- GENERAL CONTRACTOR IS RESPONSIBLE FOR ASSURING COMPLIANCE WITH ALL LOCAL AND STATE REQUIREMENTS FOR EROSION CONTROL. PRIMARY RESPONSIBILITY FOR MAINTENANCE OF THE EROSION CONTROL PROTECTION WILL REMAIN WITH THE GENERAL CONTRACTOR. GENERAL CONTRACTOR WILL ALSO BE REQUIRED TO CLEAN OUT ALL DRAINAGE STRUCTURES IMMEDIATELY PRIOR TO PROJECT TURNOVER.
- LAND DISTURBANCE WHICH REMOVES VEGETATION SHALL BE DONE IN A WAY THAT WILL MINIMIZE EROSION.
- THE DURATION OF TIME WHICH AN AREA REMAINS EXPOSED SHALL BE KEPT TO A PRACTICAL MINIMUM. THE AREA SHALL BE STABILIZED AS QUICKLY AS PRACTICAL.
- TEMPORARY VEGETATION OR MULCHING SHALL BE USED WHERE REQUIRED TO PROTECT EXPOSED AREAS DURING SITE DEVELOPMENT. IF A DISTURBED AREA IS TO REMAIN INACTIVE FOR A PERIOD EXCEEDING 14 DAYS, TEMPORARY RYE GRASS SEEDING WILL BE PLACED TO PROVIDE VEGETATION.
- PERMANENT AND FINAL VEGETATION SHALL BE INSTALLED AS SOON AS PRACTICAL.
- STRAW BALE CHECK DAMS AND SILT FENCING SHALL BE PLACED AROUND ANY SOIL STOCKPILE THAT BECOMES INACTIVE FOR A PERIOD OF TIME EXCEEDING 15 DAYS.
- "SILT SACK", "DANDY BAGS" OR STONE FILLED BAGS SHALL BE PLACED AND MAINTAINED AROUND NEWLY CONSTRUCTED DRAINAGE STRUCTURES TO PREVENT SILT AND DEBRIS FROM ENTERING DOWNSTREAM DRAINAGE FACILITIES DURING ALL CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL SITE WORK IS COMPLETED.

GENERAL NOTES

- ALL WORK TO COMPLY WITH LOCAL AND STATE CODES & STANDARDS OF CONSTRUCTION.
- ALL TESTING REQUIRED BY GOVERNMENTAL AUTHORITIES IS TO BE PERFORMED BY THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES. QUANTITIES GIVEN ARE APPROXIMATE AND MUST BE VERIFIED. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE OWNER WITH TWO COPIES OF "RED LINED" AS-BUILT PLANS OF THE DESIGNATED IMPROVEMENTS.
- CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO THE START OF THE WORK AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION. PLANS INDICATE APPROXIMATE ELEVATIONS AND ROUTING. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DIMENSIONAL OR ELEVATION DISCREPANCIES WHICH HAVE NOT BEEN BROUGHT TO HIS ATTENTION PRIOR TO CONSTRUCTION.
- CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES ON THE SITE AND RIGHT OF WAY PRIOR TO STARTING WORK AND SHALL CONDUCT HIS OPERATIONS IN SUCH A MANNER AS TO ENSURE THAT THOSE UTILITIES WILL NOT BE DAMAGED OR DISTURBED. CONTRACTOR SHALL ALSO CONTACT ALL APPROPRIATE UTILITY COMPANIES, INCLUDING MUNICIPAL UTILITIES, TO COORDINATE ALL UTILITY INSTALLATIONS.
- DETAILS AND SPECIFICATIONS SHOWN ON THIS PLAN ARE INTENDED TO COMPLEMENT THE PROJECT PLANS AND STANDARD DETAILS. IN CASES OF CONFLICTS BETWEEN THESE PLANS AND OTHER SPECIFICATIONS, THE MORE RESTRICTIVE CASE APPLIES, UNLESS SPECIFICALLY OVERRIDDEN.
- THESE TECHNICAL SPECIFICATIONS ARE INTENDED TO COMPLEMENT AND COORDINATE WITH THE REQUIREMENTS CONTAINED IN THE PROJECT MANUAL. IN THE CASE OF CONFLICTING REQUIREMENTS, THE MOST RESTRICTIVE SPECIFICATION SHALL BE ENFORCED. REFER ALSO TO THE CITY OF SOUTH BEND PREVAILING SPECIFICATIONS AND RELATED DOCUMENTS WHICH ARE CONTAINED HEREIN BY REFERENCE, FOR WORK WITHIN PUBLIC RIGHTS-OF-WAY.

UTILITY INFORMATION:

THE ENGINEER HAS INDICATED UNDERGROUND UTILITIES ON THESE PLANS BASED UPON INFORMATION PROVIDED BY THE VARIOUS UTILITIES. THE ACCURACY AND COMPLETENESS OF THIS INFORMATION IS UNKNOWN AND THE ENGINEER ACCEPTS NO LIABILITY FOR UTILITY INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING HIS WORK WITH THE UTILITIES, PROTECTING ALL UTILITIES, PAYING ALL COSTS FOR DAMAGE TO UTILITY FACILITIES, AND RESTORING ALL UTILITIES TO A CONDITION WHICH IS BETTER THAN THE ORIGINAL CONDITION AT THE START OF THIS PROJECT. THE CONTRACTOR SHALL NOT BEGIN UNDERGROUND WORK UNTIL ALL UTILITIES HAVE BEEN ACCURATELY LOCATED ON THE GROUND.

ANY INFORMATION ON THIS DRAWING IS NOT INTENDED TO BE SUITABLE FOR REUSE BY ANY PERSON, FIRM OR CORPORATION OR ANY OTHERS ON EXTENSION OF THIS PROJECT OR FOR ANY USE ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION AND ADOPTION BY THE ENGINEER, ARCHITECT OR SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE ENGINEER, ARCHITECT OR SURVEYOR.

ALL UNDERGROUND UTILITIES MUST BE FIELD VERIFIED BY THE CONTRACTOR BEFORE ANY CONSTRUCTION MAY BEGIN.

** CONTRACTOR SHALL REVIEW ENTIRE PLAN SET AND NOTIFY ENGINEER OF DISCREPANCIES FOUND ON PLAN FOR FURTHER CLARIFICATION AND/OR REVISIONS, PRIOR TO CONSTRUCTION

CONSTRUCTION SPECIFICATIONS

SURVEYORS & ENGINEERS:
 DANCH, HARNER & ASSOCIATES, INC.
 1643 COMMERCE DRIVE
 SOUTH BEND, IN. 46628
 (574) 234-4003
 ATTN: MICHAEL DANCH

DATE 11/20/25	DRAWN BY: ASM
SCALE 1" = 5'	CHECKED BY: MJD
FILE # 250103.5	PROJ. MANGR: MJD

REVISIONS	
DATE	BY

Danch, Harner & Associates, Inc.
 Land Surveyors • Professional Engineers
 Landscape Architects • Land Planners
 OFFICE: (574)234-4003 / (800)944-4003 • Fax: (574)234-4119
 1643 Commerce Drive • South Bend, IN 46628

DHA

SHEET
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SIDEWALK
TEMPORARILY CLOSED.
PLEASE USE OTHER SIDE.

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