

SITE DATA

NAME OF DEVELOPMENT:	Self Storage Facility
NAME OF OWNER:	GHK Developments, Inc. 3920 Magazine St. New Orleans, LA 70115
NAME OF ENGINEER:	Bluewater Civil Design, LLC 718 Lowndes Hill Road Greenville, SC 29607 864-326-4204 Christopher L. Price chris@bluewatercivil.com
FEMA INFO:	FEMA FIRM Panel# 18089C0136F Zone: X Effective Date: 3/16/2016
ADDRESS:	45th Ave Munster, IN 46321
TMS:	45-07-32-126-001.000-027
ZONING:	Existing PUD to be amended
EXISTING LAND USE:	Vacant
TOTAL AREA:	11.35 AC
PROJECT AREA:	±3.3 AC
EXISTING IMPERVIOUS AREA:	±0.65 AC
PROPOSED IMPERVIOUS AREA:	±2.58 AC
EXISTING PARKING & PAVEMENT:	±0.65 AC
PROPOSED PARKING & PAVEMENT:	±2.58 AC
DISTURBED AREA:	±3.7 AC
PROPOSED BUILDING:	117,000 SF (2-story building) 62,638 SF Footprint
BUILDING SETBACKS:	Per existing PUD
PROPOSED PARKING:	20 (2 ADA) - INCL 6 PARKING SPACES INSIDE BUILDING. THIS PARKING TOTAL IS ADEQUATE TO CONDUCT BUSINESS OPERATIONS PER INTERNAL PARKING STUDY.
LOT COVERAGE REQUIRED:	70% MAX
LOT COVERAGE PROVIDED:	44%

LEGEND	
---	PROPERTY LINE
---	ADJOINER PROPERTY LINE
---	EASEMENT LINE
---	STREAM BANK
---	WETLAND BUFFER
---	LIMITS OF CONSTRUCTION/DISTURBANCE
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	WATER MANHOLE
---	DRAINAGE MANHOLE (EXISTING)
---	DRAINAGE MANHOLE (PROPOSED)
---	CATCH BASIN (EXISTING)
---	CATCH BASIN (PROPOSED)
---	HEADWALL (PROPOSED)
---	FLARED END PIPE (PROPOSED)
---	STORM DRAINAGE PIPE (EXISTING)
---	STORM DRAINAGE PIPE (PROPOSED)
---	SANITARY SEWER LINE (EXISTING)
---	SANITARY SEWER LINE (PROPOSED)
---	SANITARY SEWER MANHOLE (EXISTING)
---	SANITARY SEWER MANHOLE (PROPOSED)
---	WATER LINE (EXISTING)
---	WATER LINE (PROPOSED)
---	GAS LINE (EXISTING)
---	GAS LINE (PROPOSED)
---	UNDERGROUND TELEPHONE
---	UNDERGROUND FIBER OPTIC LINE (EXISTING)
---	UNDERGROUND FIBER OPTIC LINE (PROPOSED)
---	UNDERGROUND ELECTRIC (EXISTING)
---	UNDERGROUND ELECTRIC (PROPOSED)
---	OVERHEAD POWER (EXISTING)
---	OVERHEAD POWER (PROPOSED)
---	WATER METER
---	HYDRANT (EXISTING)
---	HYDRANT (PROPOSED)
---	LIGHT POLE (EXISTING)
---	UTILITY POLE (EXISTING)
---	TRAFFIC SIGNAL POLE
---	SIGN
---	TELEPHONE PEDESTAL
---	TRAFFIC SIGNAL BOX
---	IRON PIN-REBAR FOUND

SITE PLAN INFORMATION

ARCHITECTURAL NOTE:
CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR EXACT DIMENSIONS OF BUILDING, SIDEWALKS ADJACENT TO BUILDING, COLUMN LOCATIONS, DOOR/ENTRY LOCATIONS, BOLLARDS, COMPACTORS, ELECTRICAL/MECHANICAL EQUIPMENT, TRUCK WELL, ROOF DRAIN DOWNSPOUTS, AND ALL UTILITY CONNECTIONS.

BUILDING FOOTING NOTE:
IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE BETWEEN THE CIVIL PLANS / ARCHITECTURAL PLANS / STRUCTURAL PLANS REGARDING THE GROUND ELEVATIONS DIRECTLY EXTERNAL OF THE BUILDING IN RELATION TO THE STRUCTURAL BUILDING FOOTINGS.

SITE LIGHTING NOTE:
SEE SITE LIGHTING PLAN FOR ALL POLE LOCATIONS, FIXTURE AND PHOTOMETRIC INFORMATION. POLE LOCATIONS ARE SHOWN ON THIS PLAN FOR INFORMATION ONLY. LIGHTING WILL BE ARRANGED SO THAT LIGHT DOES NOT INTERFERE WITH TRAFFIC, IS SHIELDED OR DIRECTED AWAY FROM ADJOINING RESIDENCES, AND PRODUCES NO GLARE ACROSS RESIDENTIAL PROPERTY BOUNDARIES.

SITE LANDSCAPING NOTE:
SEE LANDSCAPE PLANS FOR ALL PERMANENT VEGETATION REQUIREMENTS/INFORMATION.
I.E. SOD, TREES, SHRUBS, MULCHING, ETC.

!! BUILDING FOOTING NOTE !! :
CONTRACTOR'S SURVEYOR TO STAKE ALL BUILDING CORNERS PRIOR TO CONSTRUCTION. CONTRACTOR TO CALL REGISTERED LAND SURVEYOR TO APPROVE PRIOR TO BEGINNING BUILDING CONSTRUCTION.

!! BUILDING CORNERS NOTE !! :
CONTRACTOR'S SURVEYOR TO STAKE ALL BUILDING CORNERS PRIOR TO CONSTRUCTION. CONTRACTOR TO CONTACT LICENSED LAND SURVEYOR VERIFY AND TO APPROVE PRIOR TO BEGINNING BUILDING CONSTRUCTION.

ADA SLOPE NOTE:
SLOPE TO BE 2.0% OR LESS AT ADA PARKING/LOADING AREA AND SIDEWALK ADJACENT TO BUILDING ENTRANCE, NO EXCEPTIONS.

