

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.

