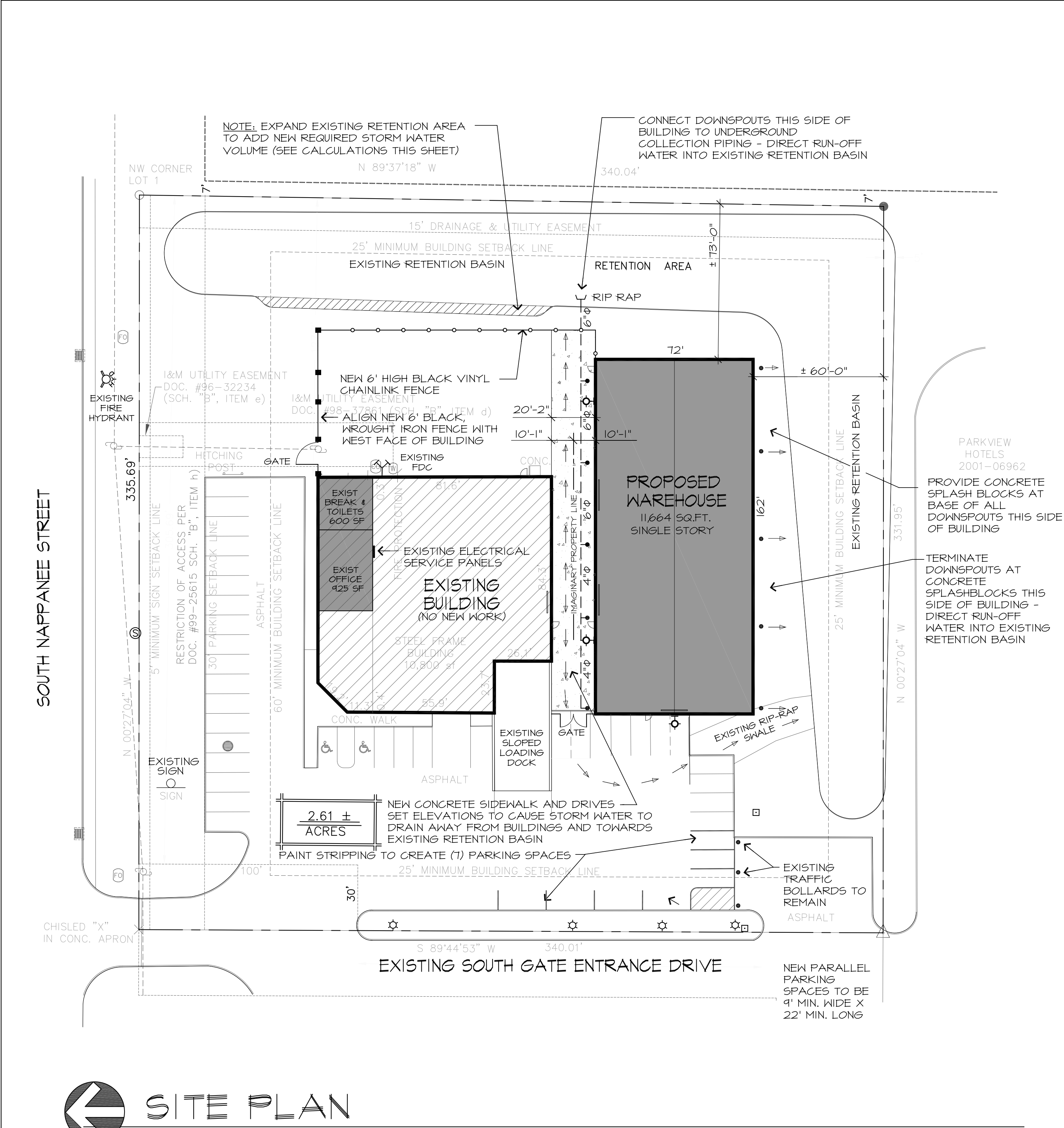


GOLF CART WORLD - WAREHOUSE



GENERAL SITE NOTES:

1. SITE IS PART ON THE "SOUTH GATE HILLS" PLANNED UNIT DEVELOPMENT (ORDINANCE NO. PC95-30)
2. DRAWINGS PREPARED FOR THE PURPOSE OF AMENDING CURRENT B-3 PLANNED UNIT DEVELOPMENT
3. PROPOSED BUILDING TO UTILIZE EXISTING MEN AND WOMEN'S TOILETS LOCATED LESS THAN 300' AWAY
4. PROPOSED BUILDING NOT FIRE SPRINKLERED
5. NO NEW PARKING LOT LIGHTING PROVIDED
6. NO NEW WATER SUPPLY LINES TO PROPOSED BUILDING

PARKING SPACE CALCS:

1. AVERAGE NUMBER OF VEHICLES PER DAY = 20 TOTAL
2. NUMBER OF EMPLOYEES ON LARGEST SHIFT = 10 PERSONS
3. NEW SPACES REQUIRED FOR STORAGE FACILITY:
(1) SPACE PER EMPLOYEE ON THE LARGEST SHIFT
4. NUMBER OF PARKING SPACES REQUIRED:
EXISTING SPACES = 33 SPACES
EXISTING REMOVED = -4 SPACES
NEW ADDED = +7 SPACES
TOTAL PROVIDED = 36 SPACES

LANDSCAPE NOTES:

1. NO EXISTING OR NEW LAWN IRRIGATION SYSTEM
2. NO NEW PLANTINGS REQUIRED

STORM WATER CALCS:

$$V = CIA$$
$$I = 0.25'$$
$$C = 0.9 \text{ (BUILDING \& CONCRETE)}$$

AREAS REQUIRING RETENTION:

$$\begin{aligned} \text{ALL BUILDINGS} &= 22,464 \text{ SQ.FT.} \\ + \text{ALL SIDEWALK/DRIVES} &= 36,986 \text{ SQ.FT.} \\ \text{TOTAL IMPERVIOUS AREA} &= 59,450 \text{ SQ.FT.} \end{aligned}$$

TOTAL RETENTION AREA:

$$\begin{aligned} \text{EXISTING VOLUME:} \\ \text{RETENTION POND AREA} &= 23,000 \text{ SQ.FT.} \\ 2' \text{ DEEP AVG. (ASSUMED)} &\times 2 \\ \text{AVAILABLE VOLUME} &= 46,000 \text{ CU.FT.} \end{aligned}$$

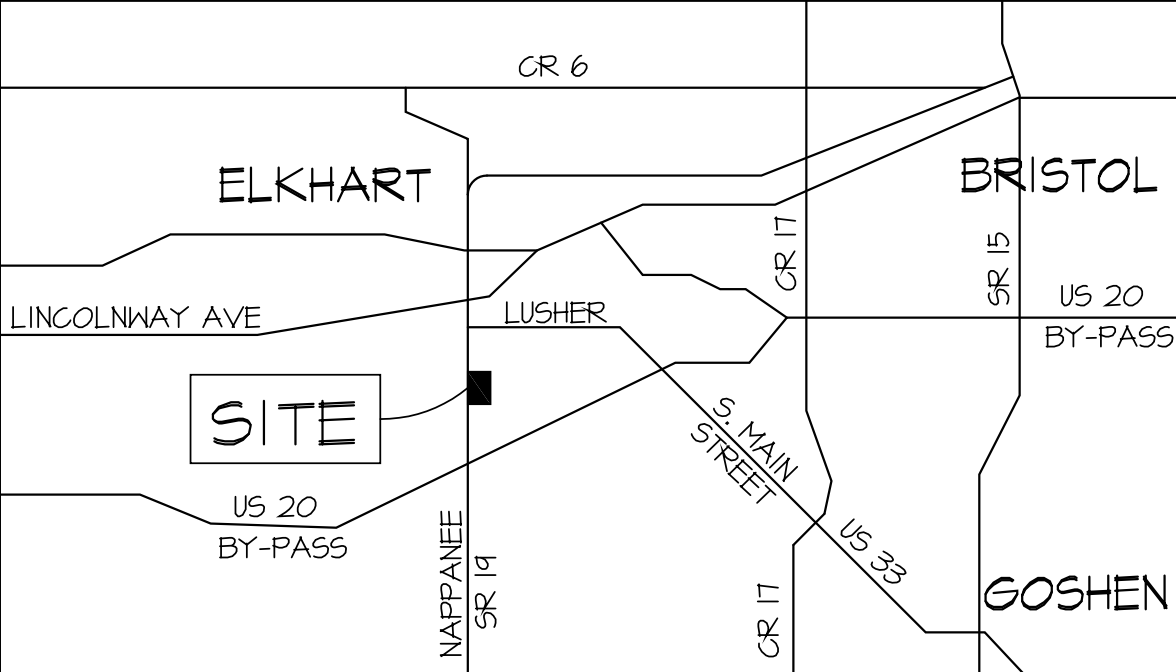
REQUIRED VOLUME:

$$V = (0.9)(0.25')(59,450) = 13,316 \text{ CU.FT. REQ'D} < 46,000 \text{ CU.FT. OK!}$$

EROSION CONTROL NOTES:

1. AREA OF LAND DISTURBING ACTIVITIES $\pm$ 20,000 SQ.FT. ($\pm$ 4.2 ACRES)
2. EROSION CONTROL PLANS NOT REQUIRED IF AREA OF LAND DISTURBANCE IS LESS THAN 1 ACRE

SITE LOCATION MAP



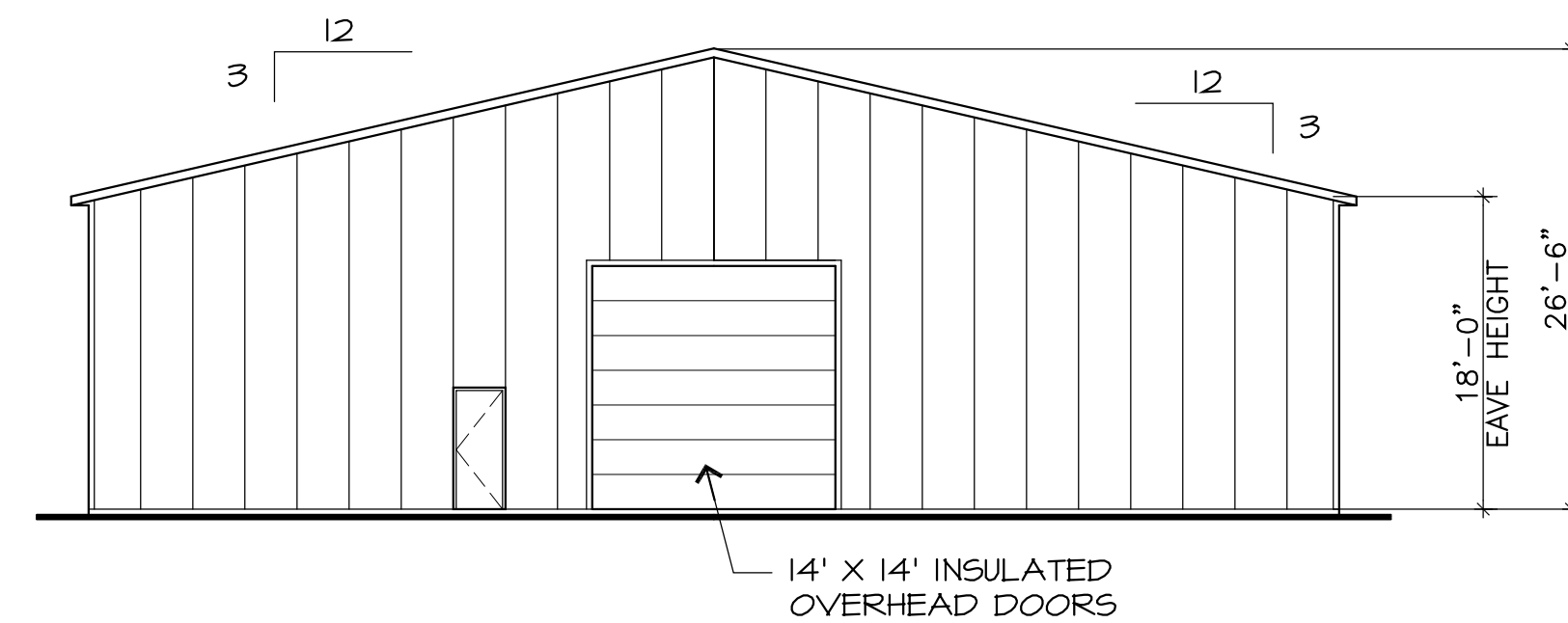
ELKHART, INDIANA

SHEET INDEX:

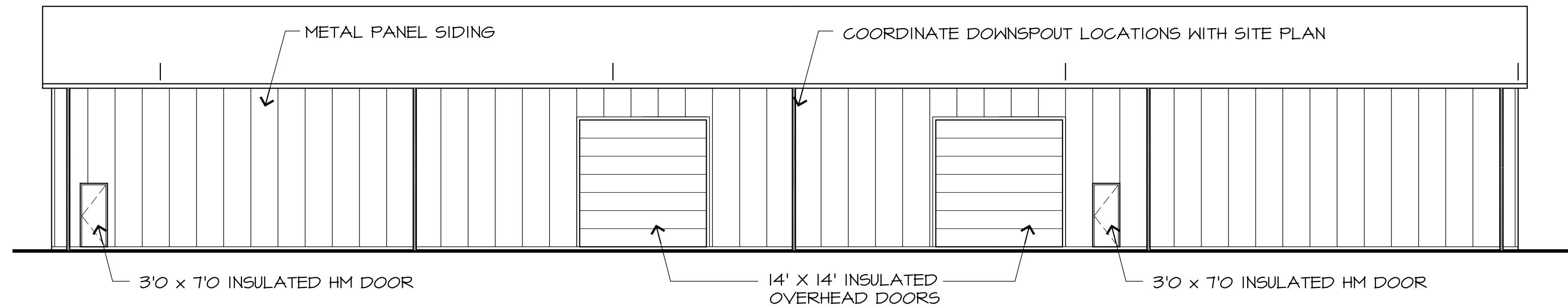
CS	SITE PLAN
CI	SITE SURVEY
AI	FLOOR PLAN AND EXTERIOR ELEVATIONS

CODE DATA:

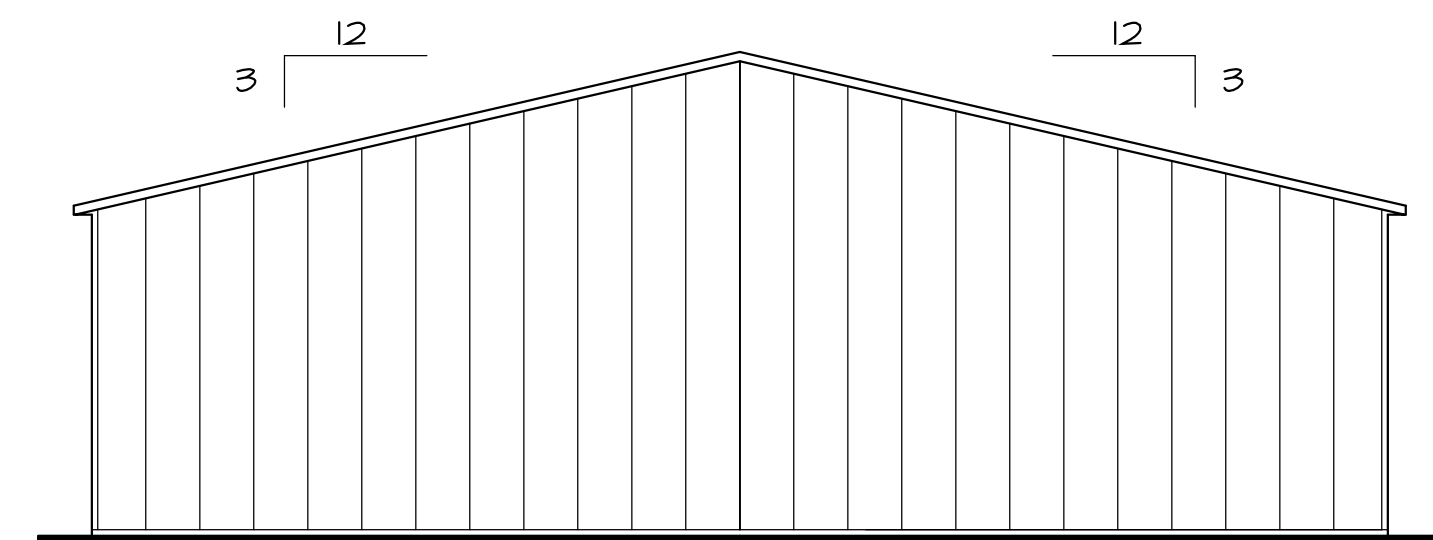
BUILDING AREA	EXISTING BUILDING	10,800 SF	PROPOSED BUILDING	11,664 SF
OCCUPANCY GROUP	EXISTING BUILDING	M	PROPOSED BUILDING	S-1
NUMBER OF STORIES	EXISTING BUILDING	ONE	PROPOSED BUILDING	ONE
TYPE OF CONST.	EXISTING BUILDING	II-B	PROPOSED BUILDING	V-B
FIRE SUPPRESSION	EXISTING BUILDING	YES	PROPOSED BUILDING	NO
FIRE ALARM	EXISTING BUILDING	YES	PROPOSED BUILDING	NO



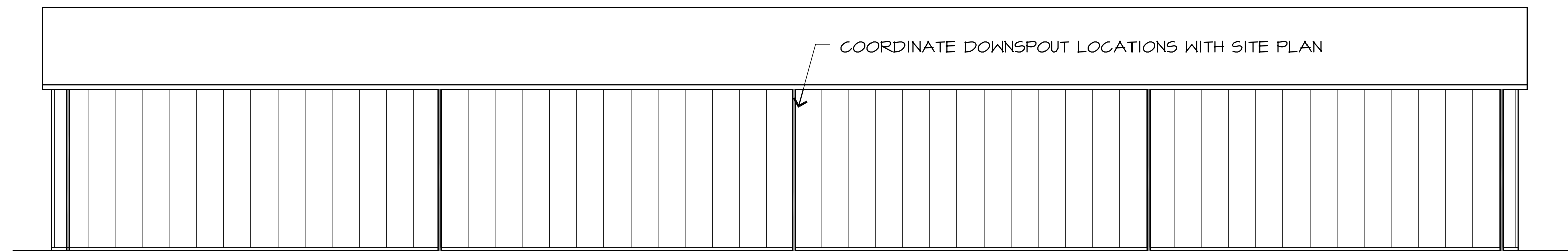
SOUTH ELEVATION



WEST ELEVATION



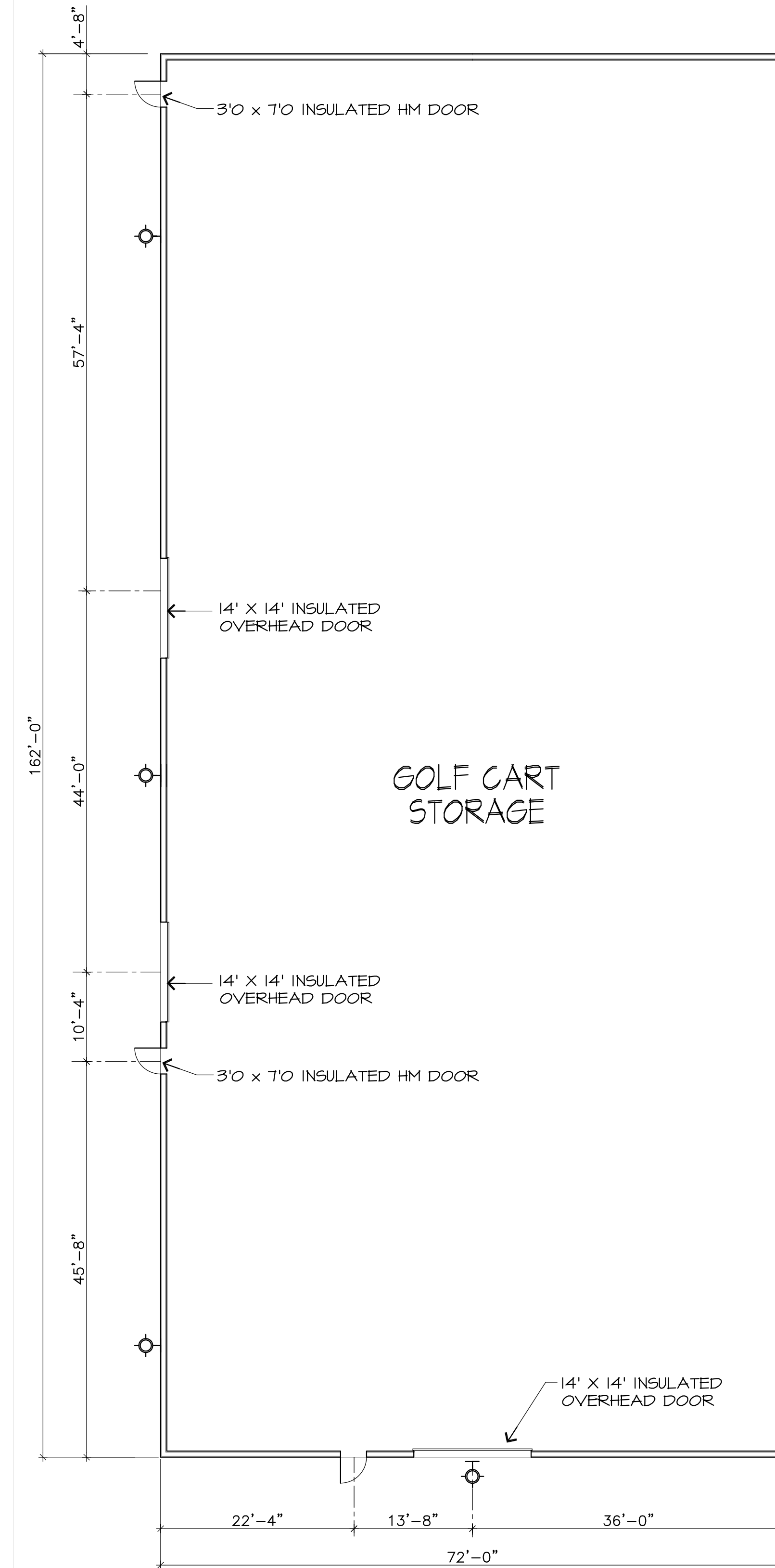
NORTH ELEVATION



EAST ELEVATION

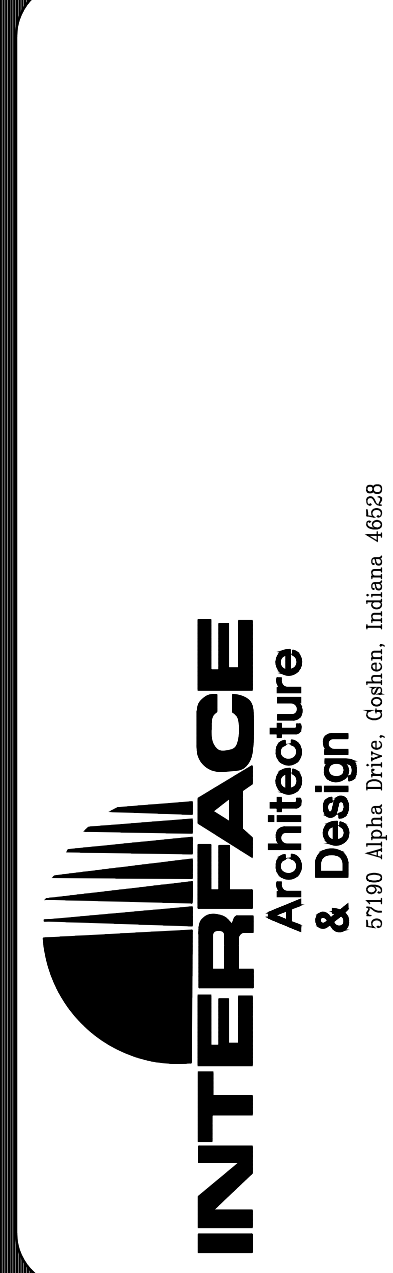
EXTERIOR ELEVATIONS

SCALE: 3/32" = 1'-0"



FLOOR PLAN

SCALE: 3/32" = 1'-0"



DATE	JOB NO.	DRAWN BY	CHECKED BY

PROJECT TITLE
GOLF CART WORLD
OWNER
LION GATE INVESTMENTS, LLC
3606 S. NAPPANEE STREET
ELKHART, IN 46517
© COPYRIGHT 2014 INTERFACE ARCHITECTURE & DESIGN, LLC.

DATE	REVISIONS	BY
3-13-14	CITY TECH REVIEW COMMENT REVISIONS	AKE
5-16-14	ELKHART CITY BZA SUBMISSION	AKE
6-6-14	ELKHART CITY PLAN COMMISSION SUBMISSION	AKE

SHEET NUMBER
A1