

- NOTES:
1. PRECAST UNITS ARE APPROVED FOR USE PER ABOVE DESIGN
 2. BITUMASTIC COATING ON BOTTOM AND ALL SIDES
 3. LOCAL STANDARD CODE SHALL APPLY IF REQUIREMENTS

SEDIMENT & OIL INTERCEPTOR 4 201

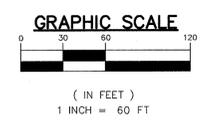
NOT TO SCALE

ZONING & SETBACKS

ZONING
EXISTING ZONING - I-2

BUILDING SETBACKS

FRONT YARD 125'
SIDE YARD 20'
REAR YARD 20'
MAX BUILDING HEIGHT 45'
MAX LOT COVERAGE 75%



TABULATED SITE DATA

1. ACREAGE OF OVERALL SITE (987,576 SF) 22.67 AC
ACREAGE OF PROPOSED IMPROVEMENTS .. (315,130 SF) 7.23 AC
2. PROPOSED LAND USE:
A. MANUFACTURING
3. PARKING RATIO REQUIRED BY ORDINANCE:
INDUSTRIAL USES, INCLUDING MANUFACTURING
A. 99,557 SF GROSS FLOOR AREA
B. 1 SPACE PER 1,250 SF OF GROSS FLOOR AREA
C. NUMBER OF SPACES REQUIRED - 80
D. NUMBER OF SPACES PROVIDED - 99 (INCLUDING ADA)
E. NUMBER OF A.D.A. SPACES PROVIDED - 4
F. NUMBER OF EXTRA SPACES - 19
4. SURFACE RUN-OFF AND DRAINAGE TO BE COLLECTED ON-SITE AND DISCHARGED IN PROVIDED RETENTION AREAS.
5. PROPOSED BUILDINGS ARE TO BE SINGLE STORY.
6. BUILDINGS WILL BE CONNECTED TO THE LAGRANGE COUNTY REGIONAL DISTRICT WATER SYSTEM & SANITARY SEWER.
7. PARKING SPACES ARE TO MEET THE LAGRANGE COUNTY STANDARDS.
8. PROPOSED ACCESS DRIVE WILL UTILIZE EXISTING DRIVES.

REV.	DESCRIPTION	BY	DATE
<p>JONES PETRIE RAFINSKI your one single source</p> <p>Fort Wayne, Indiana Fort Wayne, Indiana South Bend, Indiana South Bend, Indiana Elkhart, Indiana Elkhart, Indiana</p> <p>p: 260.422.2522 p: 260.422.4388 p: 574.293.7762 p: 574.233.4388</p>			
<p>BRIAN B. KOMARUK REGISTERED No. 11011333 STATE OF INDIANA PROFESSIONAL ENGINEER</p> <p><i>Brian Komaruk</i></p>			
<p>CRUISER RV LAMINATION FACILITY CRUISER RV LLC 7805 SR 9 HOWE, IN 46746</p> <p>SITE DIMENSIONAL PLAN</p>			
<p>DESIGNED BY: M CURRIER</p> <p>DRAWN BY: M CURRIER</p> <p>DATE: JANUARY 2018</p> <p>JOB NUMBER: 2017-0379</p> <p>SCALE: 1"=60'</p>			
<p>C201</p>			