

PHASE 2B

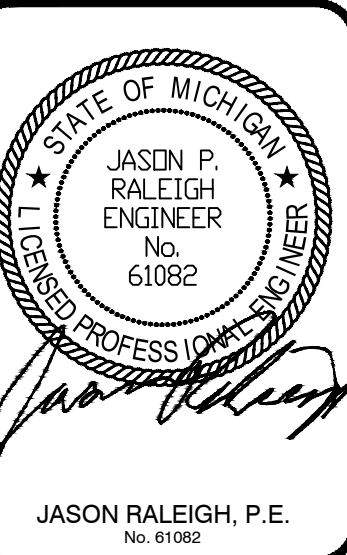
PHASE 2A

PHASE 1

PLANS PREPARED BY:



DRAWN: BCD
CHECKED: WLP



No.	ISSUED FOR:	DATE	BY:
0	OWNER REVIEW	11/01/2022	JPR
1	SITE PLAN REVIEW	11/02/2022	WLP
2	OWNER REVIEW	11/18/2022	WLP
3	OWNER REVIEW	03/10/2023	WLP
4			

SHEET TITLE: OVERALL SITE LAYOUT
PROJECT: FCIP SOUTH PARK, PHASE 2A
CLIENT: FCIP SOUTH PARK, LLC

JOB NUMBER: 2141002
DATE: 03/10/2023

SHEET NUMBER: C2.0



ALL UTILITIES AS SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY UTILITIES IN THE AREA. FIELD WORK PERFORMED BY: LANDTECH PROF. SURVEYING

SITE DATA

- PROPERTY INFORMATION:**
 PARCEL #s: 52-0630-16-397-0
 TOTAL SITE AREA: 1,507,176 SF (34.6 AC)
 PHASE 2A: 753,800 SFT (17.3 ACRES)
 PHASE 2B: 753,188 SFT (17.3 ACRES)
- ZONING:**
 PROPERTY CURRENTLY ZONED I-2
 ABUTTING PROPERTY CURRENTLY ZONED:
 NORTH: I-2 - INDUSTRIAL
 SOUTH: I-2 - INDUSTRIAL
 EAST: I-2 - INDUSTRIAL
 WEST: CHARLESTON TWP
 PROPOSED LAND USE = INDUSTRIAL DEVELOPMENT
- SETBACKS**
 FRONT = 35' (25' PER I-2)
 SIDES = 40' * (0' PER I-2)
 REAR = 40' (0' PER I-2)
 PARKING = 35' FRONT, 15' SIDE/REAR PER BCU
 *BCU SIDE SETBACK ENCROACHMENT
- PARKING:**
 REQUIRED OFFICE: MIN 4 SPACES PER 1,000 UFA, MAX 6 SPACES PER 1,000 UFA
 (8,700/1000)*4 = 35
 REQUIRED WAREHOUSE: MIN 2 SPACES PLUS 1 PER EMPLOYEE ON LARGEST SHIFT
 47 EMPLOYEES + 2 = 49
 TOTAL REQUIRED SPACES = 84
 PROVIDED = STANDARD 10'x20' SPACES = 80
 BARRIER FREE SPACES = 4
 TOTAL PROVIDED = 84
- BUILDING:**
 MAXIMUM HEIGHT: 40' (BCU)
 PROPOSED BUILDING HEIGHT: 40'
 PROPOSED BUILDING COVERAGE:
 PHASE 2A: 32%
 PHASE 2B: 32% (FUTURE)
 MAXIMUM BUILDING COVERAGE: 40% (BCU)
- LOT:**
 MINIMUM LOT SIZE: 5,000 SFT
 MINIMUM LOT WIDTH: 60'
 LOT DIMENSIONS: IRREGULAR, SEE PLAN
- LANDSCAPING:**
 SHALL BE IN ACCORDANCE WITH LANDSCAPING PLAN.
- STORM WATER DETENTION REQUIRED:**
 STORM WATER MANAGEMENT SHALL BE IN ACCORDANCE WITH CITY STORM WATER GUIDELINES.

LEGEND

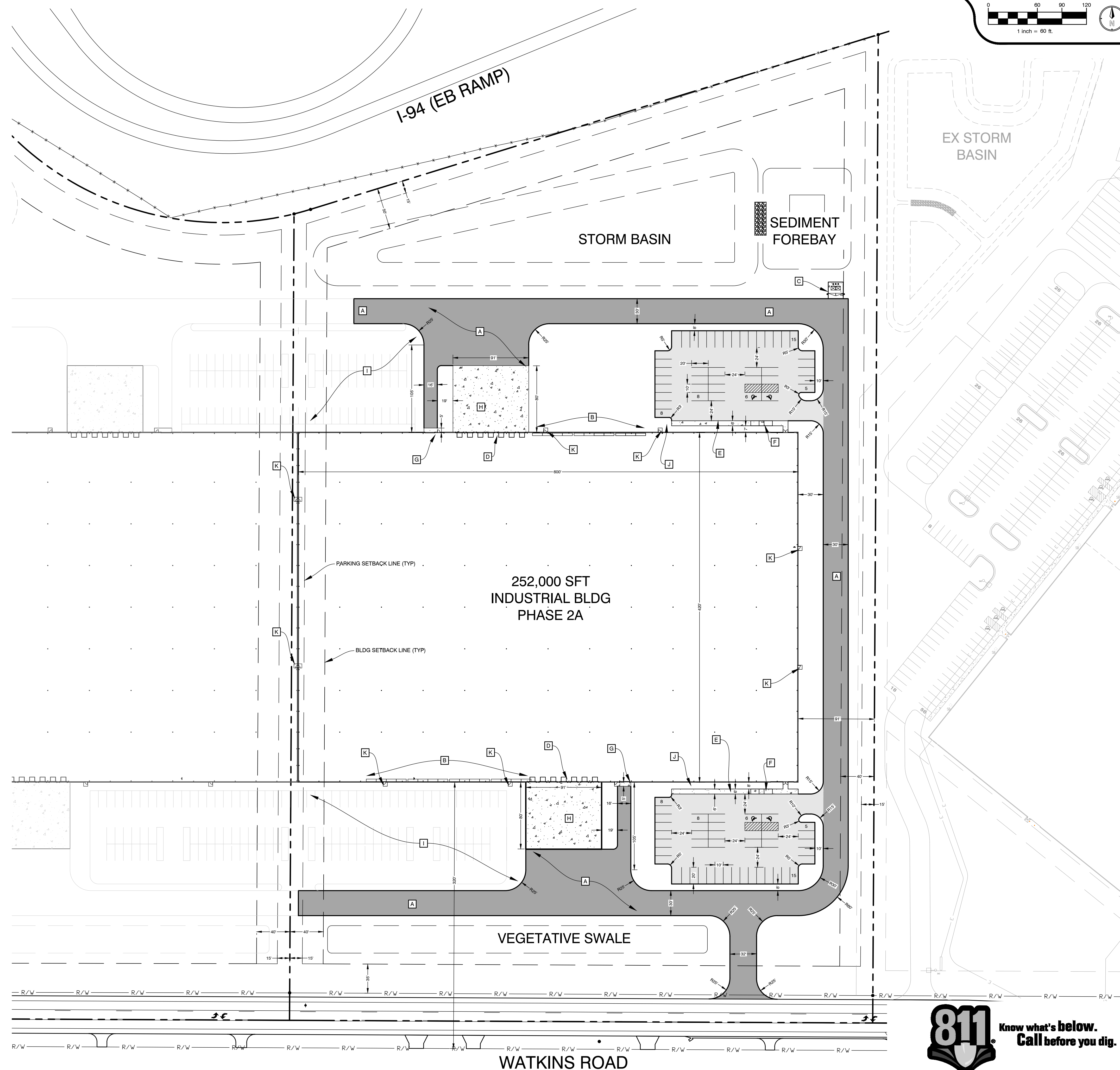
- HEAVY DUTY PAVEMENT (SEE DETAIL SHEET)
- LIGHT DUTY PAVEMENT (SEE DETAIL SHEET)
- CONCRETE PAVEMENT AND SIDEWALK

SITE PLAN NOTES

- [A] ASPHALT PAVEMENT (SEE DETAIL SHEET).
- [B] FUTURE TRUCK DOCKS (BID ALTERNATE)
- [C] 18'X18' (MIN.) CONCRETE DUMPSTER PAD (PROVIDE 18' X12' DUMPSTER ENCLOSURE AREA FOR (2) STD DUMPSTERS (SEE DETAIL SHEET).
- [D] TRUCK DOCKS (SEE GRADING PLAN FOR ADDITIONAL DETAIL)
- [E] INTEGRAL CURB/WALK (SEE DETAIL SHEET).
- [F] AT-GRADE RAMP (SEE GRADING PLAN).
- [G] CONCRETE RAMP TO OVERHEAD DOOR
- [H] HEAVY DUTY CONCRETE PAVEMENT (SEE DETAIL SHEET).
- [I] FUTURE PARKING EXPANSION
- [J] FOUNDATION LANDSCAPE AREA
- [K] 5' X 5' CONCRETE STOOP

GENERAL NOTES

- DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ ENGINEER PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- ALL CURB RADII AND DIMENSIONS ARE TO FACE OF CURB. CURB TO BE PROVIDED WHERE SHOWN AND INTEGRAL WITH SIDEWALK AT PAVING EDGE.
- SLOPE GRADES UNIFORMLY BETWEEN ELEVATIONS SHOWN. NOMINAL GRADING, SLOPE SIDEWALKS AWAY FROM BUILDING AT 1/4" PER FOOT ON ENTRY WALK.

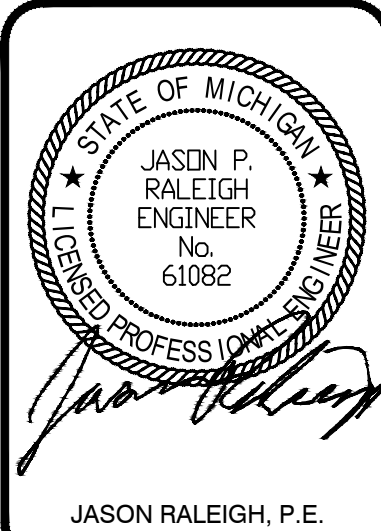


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PLANS PREPARED BY:



DRAWN: BCD
CHECKED: WLP



JASON RALEIGH, P.E.
No. 61082

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SHEET NUMBER: C2.1