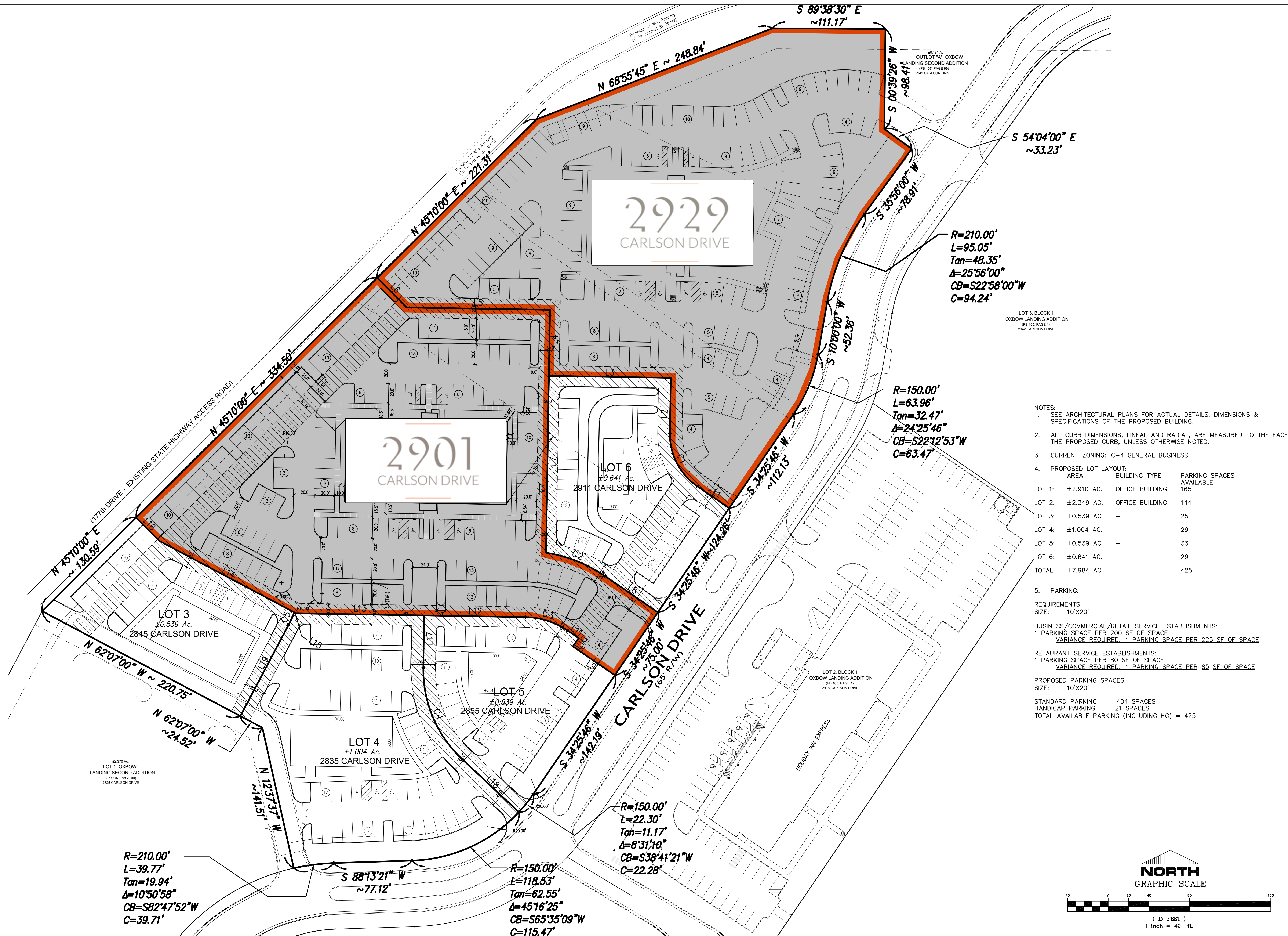


TORRENGA ENGINEERING, INC.
 CONSULTING ENGINEERS & LAND SURVEYORS
 907 RIDGE ROAD, MUNSTER, INDIANA 46321
 website: www.torrenga.com
 Tel. No.: (219) 836-8818

2901 CARLSON DRIVE
 HAMMOND, INDIANA
SITE PLAN

CLIENT: 2901 Carlson Drive LLC
 2929 Carlson Drive
 Hammond, Indiana
 JOB NO: 2017-5014
 SCALE: 1" = 40'

SHEET
 C-2.0



NOTES:

- SEE ARCHITECTURAL PLANS FOR ACTUAL DETAILS, DIMENSIONS & SPECIFICATIONS OF THE PROPOSED BUILDING.
- ALL CURB DIMENSIONS, LINEAL AND RADIAL, ARE MEASURED TO THE FACE OF THE PROPOSED CURB, UNLESS OTHERWISE NOTED.
- CURRENT ZONING: C-4 GENERAL BUSINESS
- PROPOSED LOT LAYOUT:

LOT	AREA	BUILDING TYPE	PARKING SPACES AVAILABLE
LOT 1:	±2.910 AC.	OFFICE BUILDING	165
LOT 2:	±2.349 AC.	OFFICE BUILDING	144
LOT 3:	±0.539 AC.	-	25
LOT 4:	±1.004 AC.	-	29
LOT 5:	±0.539 AC.	-	33
LOT 6:	±0.641 AC.	-	29
TOTAL:	±7.984 AC		425

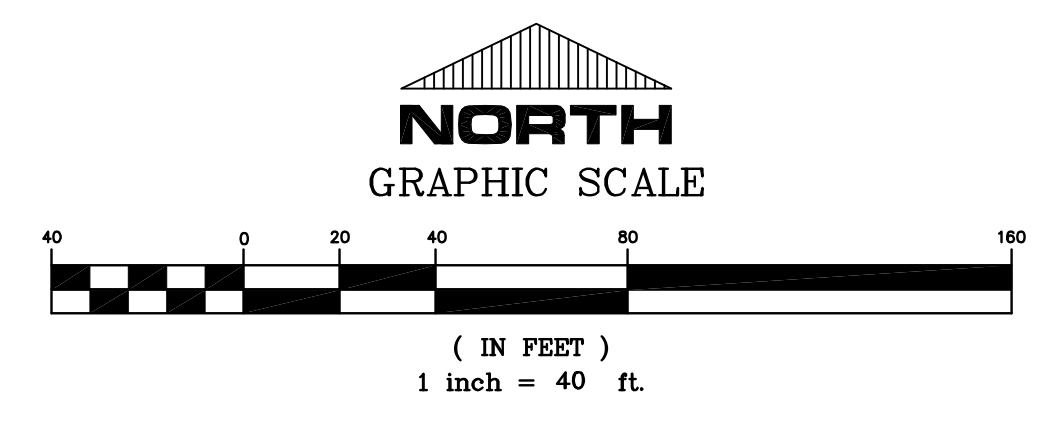
5. PARKING:
REQUIREMENTS
 SIZE: 10'X20'

BUSINESS/COMMERCIAL/RETAIL SERVICE ESTABLISHMENTS:
 1 PARKING SPACE PER 200 SF OF SPACE
 -VARIANCE REQUIRED: 1 PARKING SPACE PER 225 SF OF SPACE

RESTAURANT SERVICE ESTABLISHMENTS:
 1 PARKING SPACE PER 80 SF OF SPACE
 -VARIANCE REQUIRED: 1 PARKING SPACE PER 85 SF OF SPACE

PROPOSED PARKING SPACES
 SIZE: 10'X20'

STANDARD PARKING = 404 SPACES
 HANDICAP PARKING = 21 SPACES
TOTAL AVAILABLE PARKING (INCLUDING HC) = 425



FILE NO: 2017-5014 Lot 2, Dxbow Landing Second Addition.dwg 2017-5014 Lot 2 - (2).dwg 1/3/2018 5:54:33 PM CST