



**Project / Client**  
 NEW PLANT & OFFICE REDEVELOPMENT  
 1840 BLACKACRE DRIVE, TUCUMSEH, IN

**Drawn By**  
 CA

**Checked By**  
 JA

**Date**  
 JAN. 2021

**Project No.**  
 7552

**Drawing No.**  
 A0

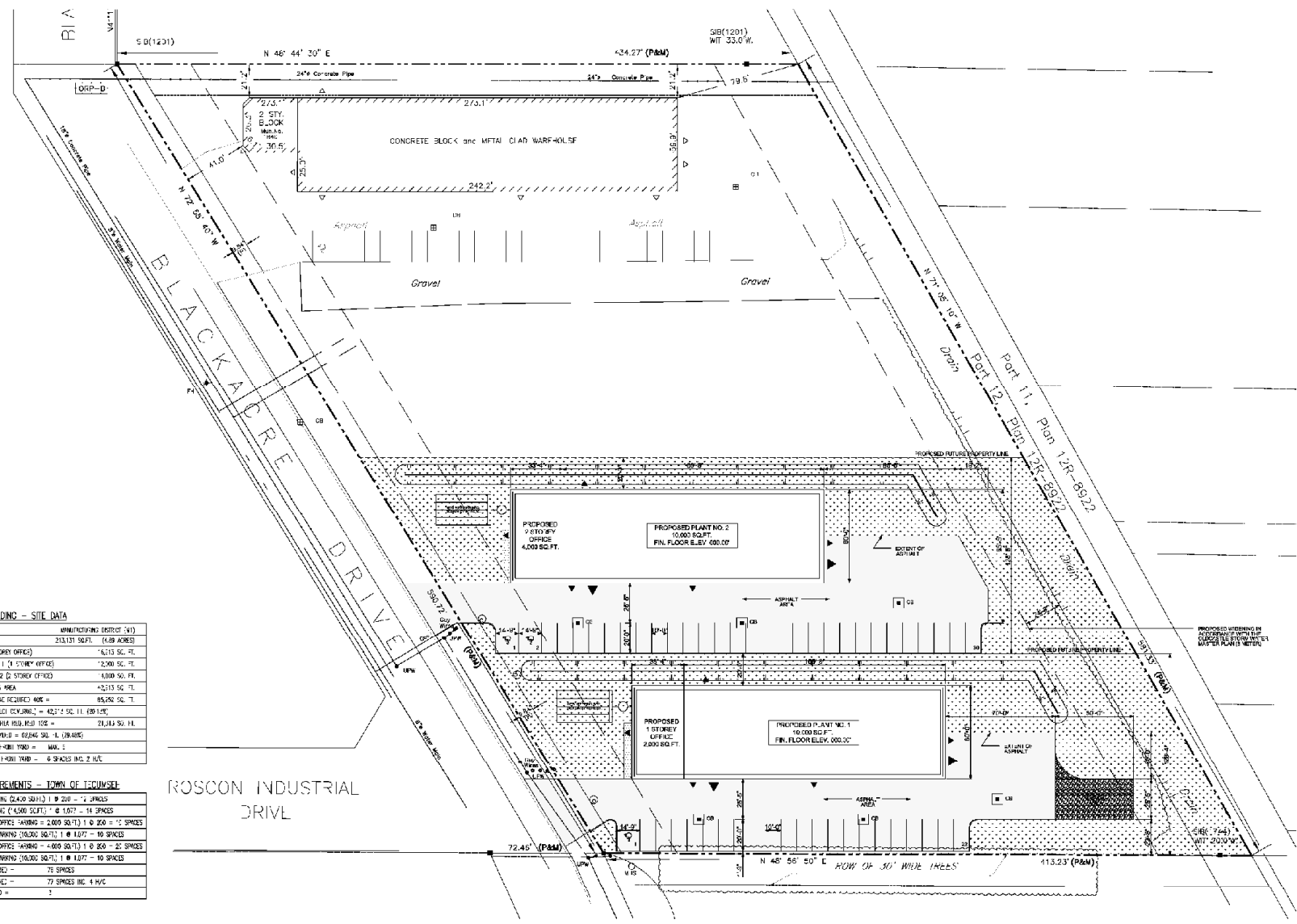
**ALEO ASSOCIATES INC. - CONSULTING ENGINEERS**

**PROPOSED BUILDING - SITE DATA**

SITE ZONING:	MANUFACTURING DISTRICT (M1)
LOT AREA:	213,131 SQ. FT. (4.89 ACRES)
EXISTING PLANT (2 STORY OFFICE)	13,213 SQ. FT.
PROPOSED PLANT NO. 1 (2 STORY OFFICE)	13,200 SQ. FT.
PROPOSED OFFICE NO. 2 (2 STORY OFFICE)	4,000 SQ. FT.
TOTAL BUILDING GROSS AREA	42,213 SQ. FT.
MINIMUM LOT COVERING REQUIRED AREA	85,262 SQ. FT.
EXISTING LOT COVERING (2 STORY OFFICE)	42,213 SQ. FT. (100.1%)
MINIMUM LOT COVERING AREA (2 STORY OFFICE)	21,313 SQ. FT.
LANDSCAPE AREA PROVIDED	62,240 SQ. FT. (29.2%)
PARKING ALLOWED IN 1-400 TRUCK	MAX. 1
PARKING PROVIDED IN 1-400 TRUCK	6 SPACES INC. 2 H/V

**PARKING REQUIREMENTS - TOWN OF TUCUMSEH**

EXISTING OFFICE PARKING (2,400 SQ. FT.)	1 @ 200 = 12 SPACES
EXISTING PLANT PARKING (4,500 SQ. FT.)	1 @ 1,077 = 14 SPACES
PROPOSED PLANT 1 OFFICE PARKING (2,000 SQ. FT.)	1 @ 200 = 12 SPACES
PROPOSED PLANT 1 PARKING (20,000 SQ. FT.)	1 @ 1,077 = 19 SPACES
PROPOSED PLANT 2 OFFICE PARKING (4,000 SQ. FT.)	1 @ 200 = 25 SPACES
PROPOSED PLANT 2 PARKING (20,000 SQ. FT.)	1 @ 1,077 = 19 SPACES
TOTAL PARKING REQUIRED	75 SPACES
TOTAL PARKING PROVIDED	77 SPACES INC. 4 H/V
LANDSCAPE PROVIDED	1



**PROPOSED OVERALL SITE PLAN**  
 SCALE: 1" = 30'-0"