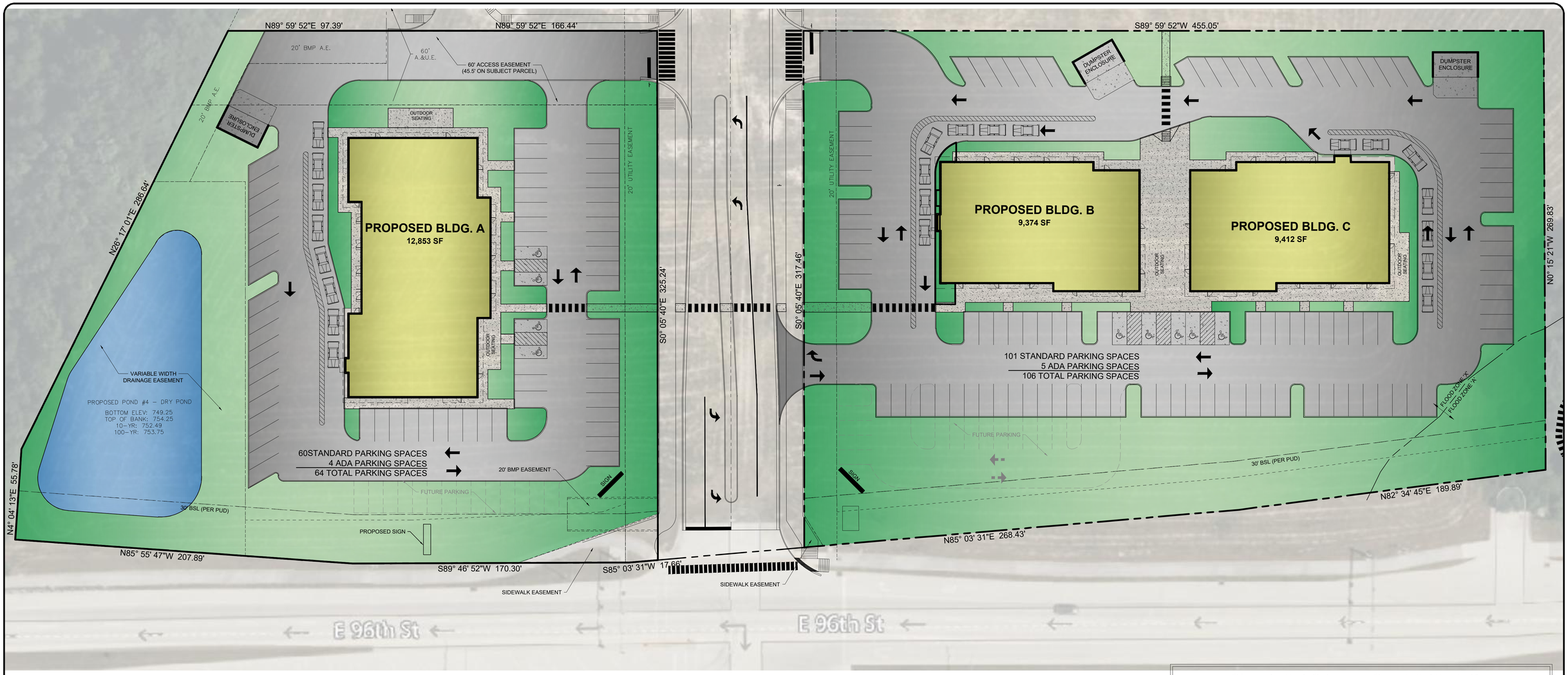

N

SITE PLAN EXHIBIT

0 30' 60'
SCALE: 1" = 30'

RIVER PLACE COMMERCIAL
FISHERS

FRITZ ENGINEERING SERVICES
14020 MISSISSINEWA DRIVE
CARMEL, INDIANA 46033
P: 317.324.8695 F: 317.324.8717
www.Fritz-Eng.com

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SITE DEVELOPMENT SUMMARY TABLE

ZONING CLASSIFICATION, CITY OF FISHERS, RIVER PLACE PUD			
PARCEL SIZE		2.53 AC	3.09 AC
	REQUIRED	PROVIDED-WEST	PROVIDED-EAST
MAX. BLDG HEIGHT	25 STORIES	N/A	N/A
MIN. BLDG SIZE	N/A	N/A	N/A
MAX. LOT COVERAGE	NO MAX.	N/A	N/A
BUILDING SETBACKS			
FRONT	96TH ST. - 30 FT.	96TH ST. - 102 FT.	96TH ST. - 143 FT.
SIDE	0 FT.	N/A	N/A
REAR	0 FT.	N/A	N/A
PERIMETER PARKING GREENSPACE WIDTH			
FRONT	96TH ST. - 0 FT.	96TH ST. - 30 FT.	96TH ST. - 21 FT.
SIDE	N/A	N/A	N/A
REAR	N/A	N/A	N/A
LANDSCAPE SETBACKS			
FRONT	96TH ST. - 20 FT.	96TH ST - 30 FT.	96TH ST. - 21 FT.
SIDE	0 FT.	N/A	N/A
REAR	0 FT.	N/A	N/A
PARKING REQUIRED	COFFEE SHOPS - 1 PER 2 SEATS RESTAURANT - 1 PER 2 SEATS RETAIL, LIGHT - 1 PER 300 SF + 1 PER 400 SF FOR GFA BEYOND 2,000 SF	60 STANDARD SPACES + 4 ADA SPACES 64 TOTAL SPACES	101 STANDARD SPACES + 5 ADA SPACES 106 TOTAL SPACES
BICYCLE PARKING REQUIRED	1 PER 30 VEHICLE SPACES	3	4