

ZONING INFORMATION

LOCATION: FRANKLIN, JOHNSON COUNTY				
ZONE: IL (INDUSTRIAL LIGHT)				
USE: WAREHOUSE (PERMITTED USE)				
ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	MINIMUM LOT AREA	43,560 S.F.	52 AC.	NO
2	MINIMUM LOT WIDTH	100 FEET	1,581 FEET	NO
3	MINIMUM LOT FRONTAGE	NONE REQUIRED	—	NO
4	MINIMUM FRONT SETBACK	25 FEET LOCAL STREET 50 FEET ARTERIAL STREET	318 FEET	YES, SEE NOTE 2
5	MINIMUM SIDE SETBACK	25 FEET	211 FEET	NO
6	MINIMUM REAR SETBACK	25 FEET	88 FEET	NO
7	MAXIMUM BUILDING HEIGHT	50 FEET	T.B.D.	NO
8	MAXIMUM BUILDING COVERAGE	85 PERCENT	36 PERCENT	NO

PARKING INFORMATION

ITEM #	ITEM	REQUIREMENTS	PROPOSED	VARIANCE
1	BUILDING SIZE	NONE REQUIRED	519,376 S.F.	NO
2	PARKING REQUIRED	WAREHOUSE, 1 SPACE PER EVERY EMPLOYEE WORKING LARGEST SHIFT	523 SPACES	NO
3	MINIMUM HANDICAPPED PARKING SPACES REQUIRED	9 SPACES	9 SPACES	NO
4	MINIMUM PARKING DIMENSIONS	9 FEET X 18 FEET	9 FEET X 18 FEET	NO
5	MINIMUM LOADING DIMENSIONS	—	—	NO
6	MINIMUM AISLE WIDTH	24 FEET — 2-WAY 13 FEET — 1-WAY	24 FEET — 2-WAY	NO
7	MINIMUM FRONT SETBACK	NONE REQUIRED	211 FEET	NO
8	MINIMUM SIDE SETBACK	NONE REQUIRED	10 FEET	NO
9	MINIMUM REAR SETBACK	NONE REQUIRED	95 FEET	NO
10	MINIMUM INTERIOR LANDSCAPING	5 PERCENT OF THE AREA OF PAVED SURFACE	5%	NO

SITE PLAN INFORMATION (SORTATION FACILITY)

LOCATION: FRANKLIN, INDIANA		
ITEM #	ITEM	TO BE PROVIDED
1	ASSOCIATE CAR PARKING FOR SUPPORT BUILDING	523 SPACES
2	TRAILER PARKING	308 TRAILERS
3	LOADING DOCK SPACES	122 LOADING DOCK SPACES
4	SEPARATION BETWEEN CARS AND TRUCKS	YES
5	EMPLOYEE ENTRANCE AND SMOKERS SHELTER	YES
6	GUARD HOUSE	YES
7	FENCING	NEED TO INSTALL 8" HIGH CHAIN LINK FENCE WITHOUT BARB WIRE
8	TRUCK QUEUING AT GUARD SHELTER (6 MIN. REQUIRED OUTBOUND/ 12 MIN. REQUIRED INBOUND)	6 QUEUING PROVIDED AT OUTBOUND 12 QUEUING PROVIDED AT INBOUND

SIGN LEGEND

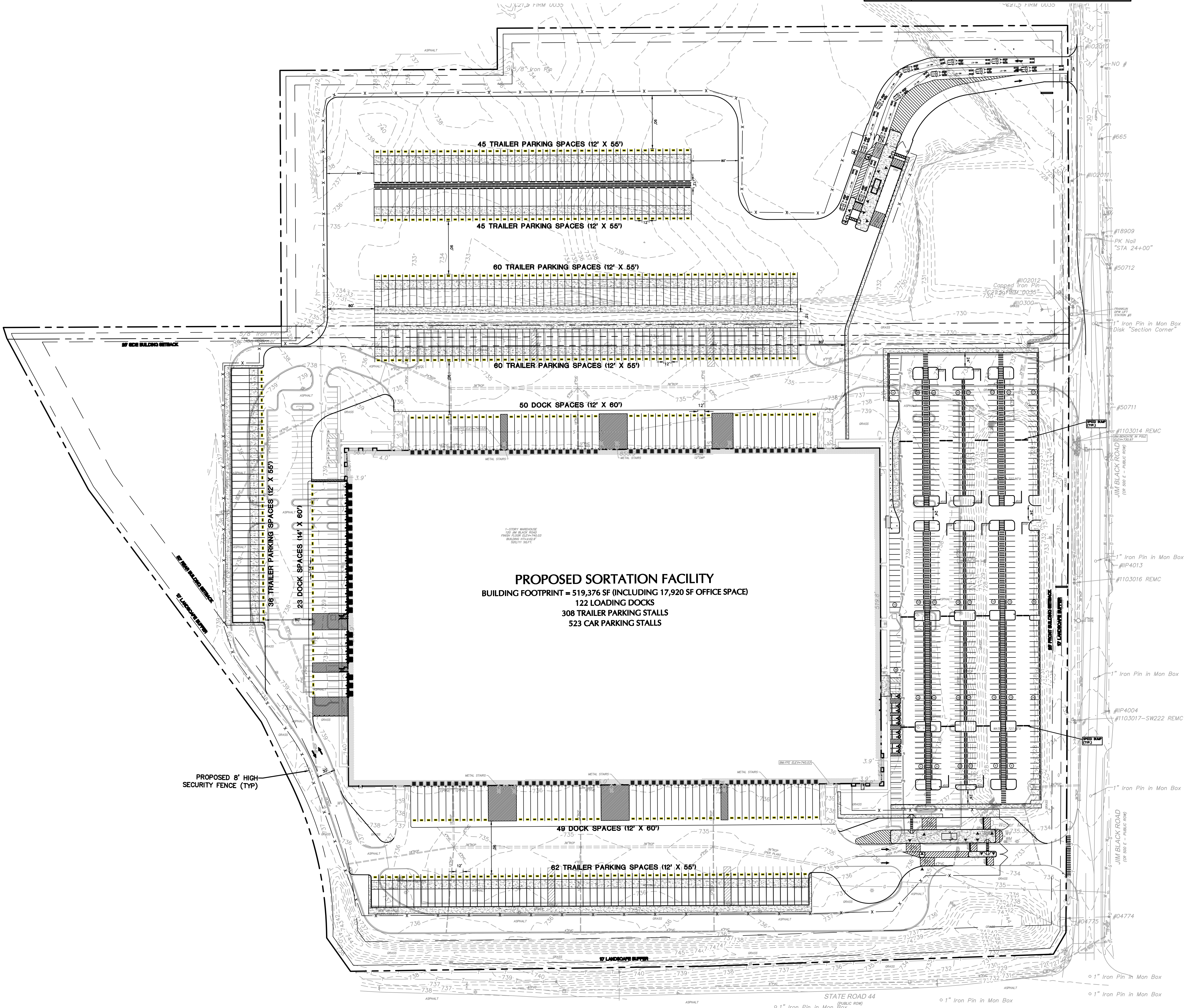
S-1	STOP SIGN
S-3	SPEED LIMIT, 5 MPH
S-3 (MOD)	SPEED BUMP WITH 5 MPH PLACARD
S-4	SPEED LIMIT, 10 MPH
S-4 (MOD)	SPEED HUMP WITH 10 MPH PLACARD
S-5(L)	PEDESTRIAN CROSSING, LEFT ARROW
S-5(R)	PEDESTRIAN CROSSING RIGHT ARROW
S-14	NO PARKING
S-15	ACCESSIBLE CAR PARKING
S-16	ACCESSIBLE VAN PARKING
S-17	NO TRESPASSING

STRIPING (PAVEMENT GRAPHICS) LEGEND

PG-1	STOP BAR
PG-5	STRAIGHT ARROW
PG-6(L)	LEFT TURN ARROW
PG-10	18" STRIPING OUTLINE AND FILL AT 45-DEGREES
PG-11	12" STRIPING OUTLINE AND HATCH @ 36" O.C. (WHITE)
PG-12	12" STRIPING OUTLINE AND HATCH @ 36" O.C. (YELLOW)
PG-14	TRAILER SPACE NUMBERING
PG-15	SPEED HUMP
PG-16	SPEED BUMP
PG-17	ACCESSIBLE CAR PARKING
PG-18	ACCESSIBLE VAN PARKING
PG-21	EMPTY TRAILER SLIP
PG-22	TRACTOR DOCK PARKING
PG-23	JACK STAND AREA
PG-24	WARNING LINE

NOTES

1. LOCATION AND WIDTH OF OPEN SPACE MAY BE ADJUSTED BASED ON ACTUAL LOCATION AND USE RESTRICTIONS OF EXISTING EASEMENT.
2. THE SITE HAS THREE FRONTAGES. A VARIANCE WILL BE REQUIRED TO PLACE FENCING WITH THE 50' SETBACK ALONG THE WEST SIDE OF THE SITE.
3. EXPANSION OF IMPERVIOUS AREA TO THE WEST WILL REQUIRE CITY APPROVAL DUE TO PREVIOUS DEVELOPMENT AGREEMENTS. GRASSY PAVERS FOR THE TRUCK INSPECTION PATH MAY HAVE TO BE USED IN LIEU OF CONCRETE WALK ALONG THE WEST TRAILER PARKING SPACES.
4. BARB WIRE IS NOT ALLOWED PER LAND OWNER BUT IS ALLOWED PER CITY ZONING CODE.



PROPOSED DEVELOPMENT
120 JIM BLACK ROAD
FRANKLIN, JOHNSON COUNTY, INDIANA