

EXISTING LEGEND

⊠ Air Conditioner	⊠ Mail Box
⊠ Beehive Inlet	⊠ Manhole
⊠ Clean Out	⊠ Post
⊠ Combination Pole	⊠ Sanitary MH
⊠ Curb Inlet	⊠ Sign
⊠ Drainage Inlet	⊠ Stand Pipe
⊠ Electric Box	⊠ Telephone Box
⊠ Electric Handhole	⊠ Telephone Handhole
⊠ Electric Meter Box	⊠ Telephone Marker
⊠ Fire Hydrant	⊠ Telephone Pedestal
⊠ Gas Meter	⊠ Transformer
⊠ Gas Valve	⊠ Water Meter
⊠ Ground Light	⊠ Water Valve
⊠ Guard Post	⊠ Well
⊠ Guy Wire	⊠ Yard Light
⊠ Light Pole	⊠ Overhead Electric Line

PROPOSED SITE LEGEND

— PL —	PROPERTY LINE
— R/W —	RIGHT-OF-WAY
—	STRAIGHT CURB
—	PARKING BLOCK
—	SIGN
⊠	CONCRETE WALK
⊠	TRANSFORMER (BY OTHERS)

AMERICAN STRUCTUREPOINT INC.

9025 River Road, Suite 200 | Indianapolis, Indiana 46240
 TEL 317.547.5580 | FAX 317.543.0270
 www.structurepoint.com
 Contact: Joshua H. Cibelar, PE
 E-mail: jrcibelar@structurepoint.com

POINDEXTER PARK LOT 5 DEVELOPMENT

5426 POINDEXTER DR. LAWRENCE, IN 46235

SITE DATA

ZONING:	PARCEL ID: 49-08-09-111-014.000-407
PROPOSED USE:	COMMERCIAL
EXISTING SITE ACREAGE:	4.84 AC.
PROPOSED SITE ACREAGE:	4.84 AC.
DISTURBED AREA:	1.90 AC.
ZONING:	I-1
EXISTING IMPERVIOUS AREA:	4.00 AC.
PROPOSED IMPERVIOUS AREA:	1.90 AC.

SITE LAYOUT DATA:

MINIMUM STREET FRONTAGE:	75'
MINIMUM DEPTH FRONT YARD (PLATTED):	30' (50')
MINIMUM DEPTH OF SIDE YARD (PLATTED):	30' (50')
MINIMUM SIDE TRANSITIONAL YARD:	50'
MINIMUM DEPTH OF REAR YARD (PLATTED):	30' (0')
REQUIRED STANDARD PARKING STALL:	10' x 18' OR 9' x 20'
REQUIRED ADA PARKING STALL:	10' x 18' OR 9' x 20'

BUILDING DATA:

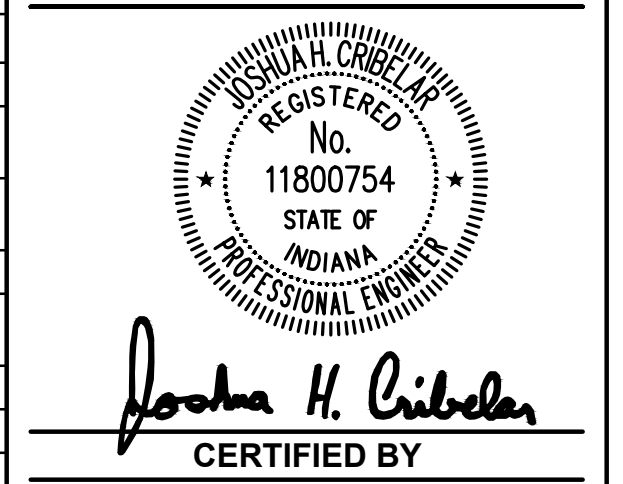
TOTAL AREA:	11,100 SF
BUILDING HEIGHT:	28'
STORIES:	1
PARKING DATA:	
REQUIRED:	12 SPACES (1 PER 1,000 SF)
PROVIDED:	76 SPACES
	72 STANDARD SPACES
	2 ADA SPACES
	2 VAN ADA SPACES
	14 TRAILER PARKING SPACES

- GENERAL NOTES:**
- CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
 - CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
 - SEE SHEET C02 GENERAL NOTES FOR MORE INFORMATION.

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN BASED UPON ABOVE GROUND EVIDENCE (INCLUDING, BUT NOT LIMITED TO, MANHOLES, INLETS, VALVES, AND MARKS UPON THE GROUND BY OTHERS) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE
 *811 OR 800-362-2764
 - OHIO UTILITIES PROTECTION SERVICE -



ISSUANCE INDEX

DATE:	11/19/2024
PROJECT PHASE:	CONSTRUCTION DOCUMENTS

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2024.02459

SITE PLAN

C200

PLOT DATE: 12/20/2024 2:19 PM
 PLOT SCALE: 1/4"=1'-0"
 EDIT DATE: 12/20/2024
 EDITED BY: ANHLSOPPLE
 DRAWING FILE: O:\2024\02459.DWG
 Drawings\Civil\Construction Documents\2024.02459.SP.dwg

TRADITIONS SECTION ONE
 INST #1992017558

LOT 5
 4.841± ACRES
 OWNER:
 BGP DEVELOPMENT LTD
 INST #A199700184771

POINDEXTER INDUSTRIAL INST #2003-272057

PROPOSED BUILDING
 11,100 SF
 FFE: 849.50

DRY DETENTION BASIN
 TOP OF BANK: 847.00
 BOTTOM: 841.00
 2-YR: 842.07
 10-YR: 842.40
 100-YR: 842.76

OWNER:
 BGP DEVELOPMENT LTD
 INST. #A201500117645