

# PRELIMINARY SITE PLAN

CITY, STATE - STREET:

SHELBYVILLE, IN - TWIN LAKES BLVD

PROTOTYPE:	D	DEVELOPER	DESIGNER	DATE:
BLDG/SALES SF:	10,640/8,513	COMPANY: WJ LEONARD	COMPANY: AR ENGINEERING	02/09/24
ACREAGE:	1.79	NAME: WJ LEONARD	NAME: ANDREW ROSSELL	
PARKING SPACES:	36	PHONE #: (317) 418-8001	PHONE #: (269) 217-8725	
DISTANCE FROM BLDG TO ROAD: BUSH WAY: 123', TWIN LAKES BLVD: 100', E MCKAY RD: 115'				

## SITE SUMMARY

**SITE AREA:** 78,128 SF (1.79 AC)

**SITE DIMENSIONS:** IRREGULAR

**ZONING:** PLANNED DEVELOPMENT (PD)

**BUILDING SETBACKS:**  
 FRONT: 20' FROM R/W  
 REAR: 20' FROM P/L  
 PARKING: 10' ALONG SOUTH AND EAST P/L  
 15' ALONG NORTH AND WEST P/L

**BUILDING AREA:** 10,640 SF

**BUILDING COVERAGE:** 13.6%

**PARKING:**

1 SPACE PER 300 SFT OF GROSS RETAIL AREA:  
 REQUIRED: 28 SPACES  
 PROVIDED: 36 SPACES

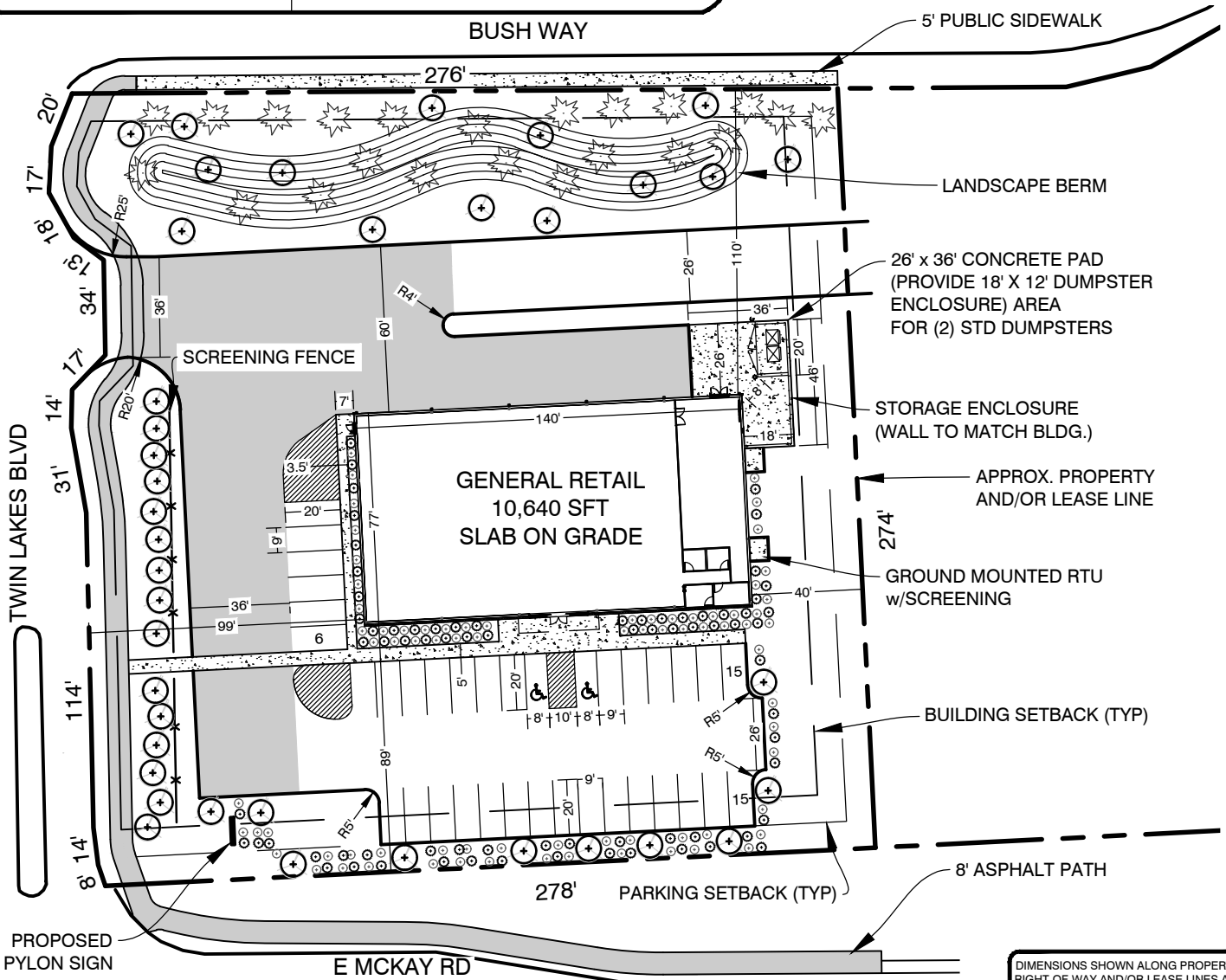
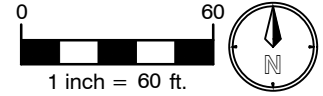
**IMPERVIOUS COVERAGE:** 56%

**LANDSCAPING:**

COMPLY WITH CITY LANDSCAPE ORDINANCE

**STORMWATER DETENTION REQUIRED:**

COMPLY WITH COUNTY STORM WATER ORDINANCE



DIMENSIONS SHOWN ALONG PROPERTY, RIGHT-OF-WAY AND/OR LEASE LINES ARE PRELIMINARY AND SHOWN FOR INFORMATIONAL PURPOSES ONLY