

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	11/20/23
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

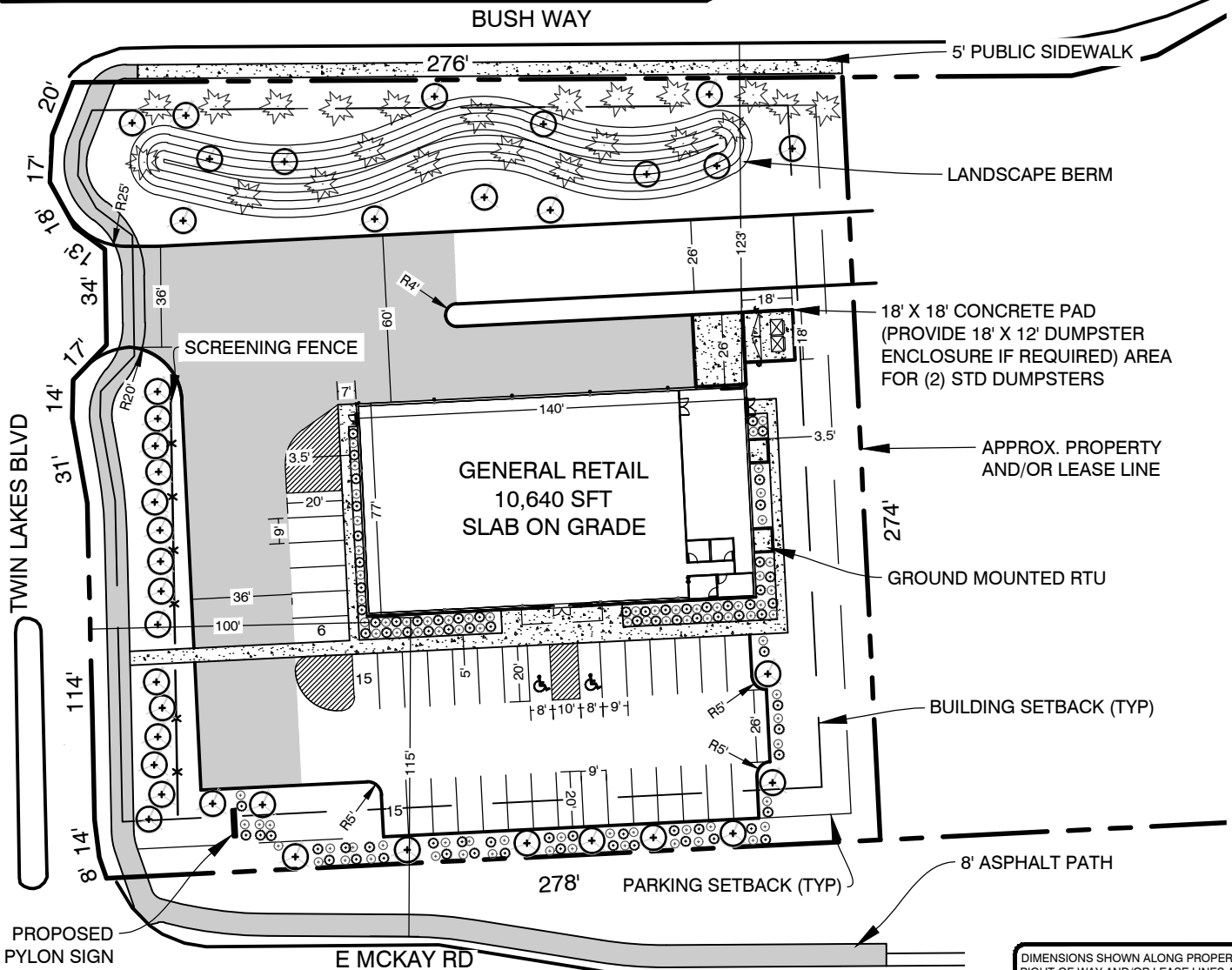
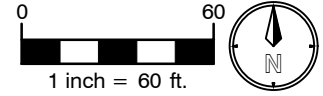
SITE AREA: 78,128 SF (1.79 AC)
SITE DIMENSIONS: IRREGULAR
ZONING: PLANNED DEVELOPMENT(PD)
BUILDING SETBACKS:
 FRONT: 20' FROM R/W
 REAR: 20' FROM P/L
 PARKING: 10' ALONG SOUTH AND EAST P/L
 15' ALONG NORTH AND WEST P/L
BUILDING AREA: 10,640 SF
BUILDING COVERAGE: 13.6%

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



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