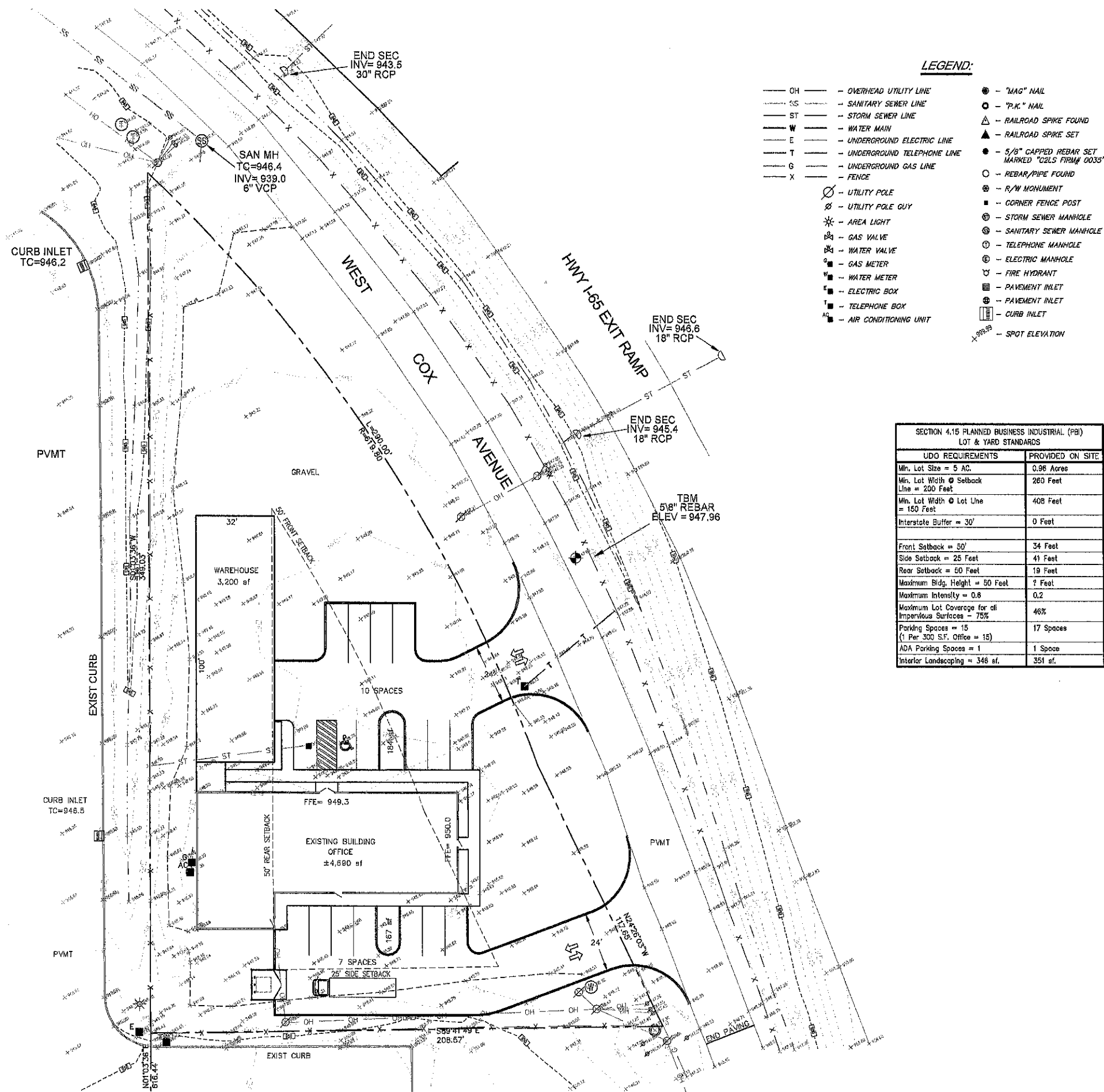


ORIGINATING BENCHMARK  
 "1B0028"  
 USGS - B 111 1946  
 ELEVATION = 947.78 (NAVD 1988)  
 NEAR ENTRANCE TO ABNER LONGLEY PARK  
 NW CORNER E THOMPSON ST \ LONLEY DR



**LEGEND:**

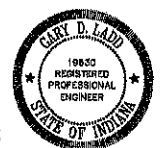
- OH — OVERHEAD UTILITY LINE
- SS — SANITARY SEWER LINE
- ST — STORM SEWER LINE
- W — WATER MAIN
- E — UNDERGROUND ELECTRIC LINE
- T — UNDERGROUND TELEPHONE LINE
- G — UNDERGROUND GAS LINE
- X — FENCE
- ⊗ — UTILITY POLE
- ⊘ — UTILITY POLE GUY
- ⊙ — AREA LIGHT
- ⊛ — GAS VALVE
- ⊜ — WATER VALVE
- ⊝ — GAS METER
- ⊞ — WATER METER
- ⊟ — ELECTRIC BOX
- ⊠ — TELEPHONE BOX
- ⊡ — AIR CONDITIONING UNIT
- ⊙ — "MAG" NAIL
- ⊚ — "P.K." NAIL
- ▲ — RAILROAD SPIKE FOUND
- ▲ — RAILROAD SPIKE SET
- ▲ — 5/8" CAPPED REBAR SET MARKED "OZLS FIRM# 0035"
- — REBAR/PIPE FOUND
- ⊙ — R/W MONUMENT
- — CORNER FENCE POST
- ⊙ — STORM SEWER MANHOLE
- ⊙ — SANITARY SEWER MANHOLE
- ⊙ — TELEPHONE MANHOLE
- ⊙ — ELECTRIC MANHOLE
- ⊙ — FIRE HYDRANT
- ⊙ — PAVEMENT INLET
- ⊙ — PAVEMENT INLET
- ⊙ — CURB INLET
- x 99.95 — SPOT ELEVATION

SECTION 4.15 PLANNED BUSINESS INDUSTRIAL (PBI) LOT & YARD STANDARDS	
UDO REQUIREMENTS	PROVIDED ON SITE
Min. Lot Size = 5 AC.	0.96 Acres
Min. Lot Width @ Setback Line = 200 Feet	260 Feet
Min. Lot Width @ Lot Line = 150 Feet	408 Feet
Interstate Buffer = 30'	0 Feet
Front Setback = 50'	34 Feet
Side Setback = 25 Feet	41 Feet
Rear Setback = 50 Feet	19 Feet
Maximum Bldg. Height = 50 Feet	7 Feet
Maximum Intensity = 0.8	0.2
Maximum Lot Coverage for all Impervious Surfaces - 75%	46%
Parking Spaces = 15 (1 Per 300 S.F. Office = 15)	17 Spaces
ADA Parking Spaces = 1	1 Space
Interior Landscaping = 346 sf.	351 sf.

**LADD ENGINEERING, INC.**  
 1127 BROOKSIDE DRIVE  
 LEBANON, INDIANA 46052

(765) 482-9219  
 www.laddengr.com

GARY D. LADD, P.E. - PRESIDENT  
 ENGINEERING & CONSULTING



REVISIONS:	DATE	BY	PROJECT NO.	21-12	DATE	BY	DESIGNED BY:	G.D.L.	R.A.S.	G.D.L.

PROJECT: **235 West Cox Avenue Site Development**  
 PREPARED FOR: **American Suburban Utilities, Inc.**  
 SHEET: **Site Plan**

SHEET  
**C101**