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TE	ISSUE
/10/2025	OWNER REVIEW SET
/25/2025	PERMIT SET
/18/2025	REVISION 1
/16/2026	REVISION 2
/21/2026	REVISION 3

PROFESSIONAL SEALS

PROFESSIONAL LICENSE NO:
11300243

PROFESSIONAL IN CHARGE
CHARY D. FRESHNER

PROJECT MANAGER

0 10 20 30 40 50 60 70 80 90 100

ALERT CONTROL
P

AWN BY

PROJECT NAME



LAWRENCE, IM
(PENDLETON)

PROJECT NUMBER
2747-01

REET NAME

SITE PLAN

EET #

C-1.0

SITE DATA SUMMARY:	
VALVOLINE TRACT:	0.49 ACRES/ 21,420 SF
ZONING	C-4
BUILDING	1,462 SF
FAR:	1:8.01
LOT COVERAGE:	6.8% (1,462 SF)
PARKING REQUIRED:	*5 (1 ACCESS. PARKING SPACES)
PARKING PROVIDED:	9 (1 ACCESS. PARKING SPACES)
PERVIOUS COVER:	6,584 SF
IMPERVIOUS COVER:	14,836 SF
REQUIRED BICYCLE PARKING	N/A
PROVIDED BICYCLE PARKING	2

* 2 PER SERVICE BAY PLUS 1 PER 250 SF INDOOR SALES/DISPLAY AREA
 (2 SPACES * 2 SERVICE BAYS) + (205 SF OF SALES AREA / 250 SF) = 5 SPACES

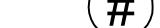
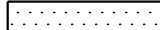
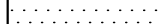


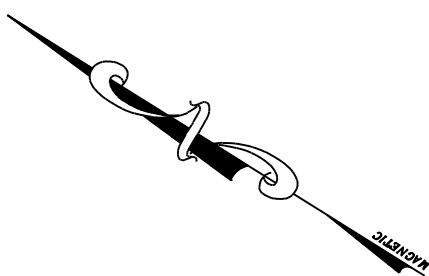
EXISTING LEGEND:

- | | | | |
|---|------------------------|---|-------------------|
|  | Power / Telephone Pole |  | Anchor Pole |
|  | Light Pole |  | Fire Hydrant |
|  | Storm Manhole |  | Cable Box |
|  | Curb Inlet |  | Telephone Manhole |
|  | Catch Basin |  | Structure Number |

- | | |
|-----------|-----------------------|
| — GAS — | Gas Line |
| — W — W — | Water Line |
| — E — E — | Underground Electric |
| — OHL — | Overhead Utility Line |
| — STM — | Storm Sewer |

PROPOSED LEGEND:

-  LEASE LINE
 PROPOSED CURB & GUTTER
 PROPOSED SITE LIGHT, SEE PHOTOMETRIC PLAN
 PROPOSED DRAINAGE STRUCTURES (SEE GRADING/DRAINAGE PLANS)
 PROPOSED PARKING SPACES
 PROPOSED SAW CUT
 PROPOSED SITE CONSTRUCTION CAMERA PER STD C-7.0
 PROPOSED STANDARD DUTY ASPHALT PAVEMENT. REFER TO PAVING PLAN.
 PROPOSED STANDARD DUTY CONCRETE PAVEMENT. REFER TO PAVING PLAN.
 PROPOSED CONCRETE SIDEWALK PAVEMENT. REFER TO PAVING PLAN.
 PROPOSED HEAVY DUTY CONCRETE PAVEMENT. REFER TO PAVING PLAN.
 PROPOSED BLACK "COLOR TOP" CONCRETE SEALER BY SHERWIN WILLIAMS.
 PROPOSED ASPHALT PAVEMENT REPLACEMENT TO MATCH EXISTING.



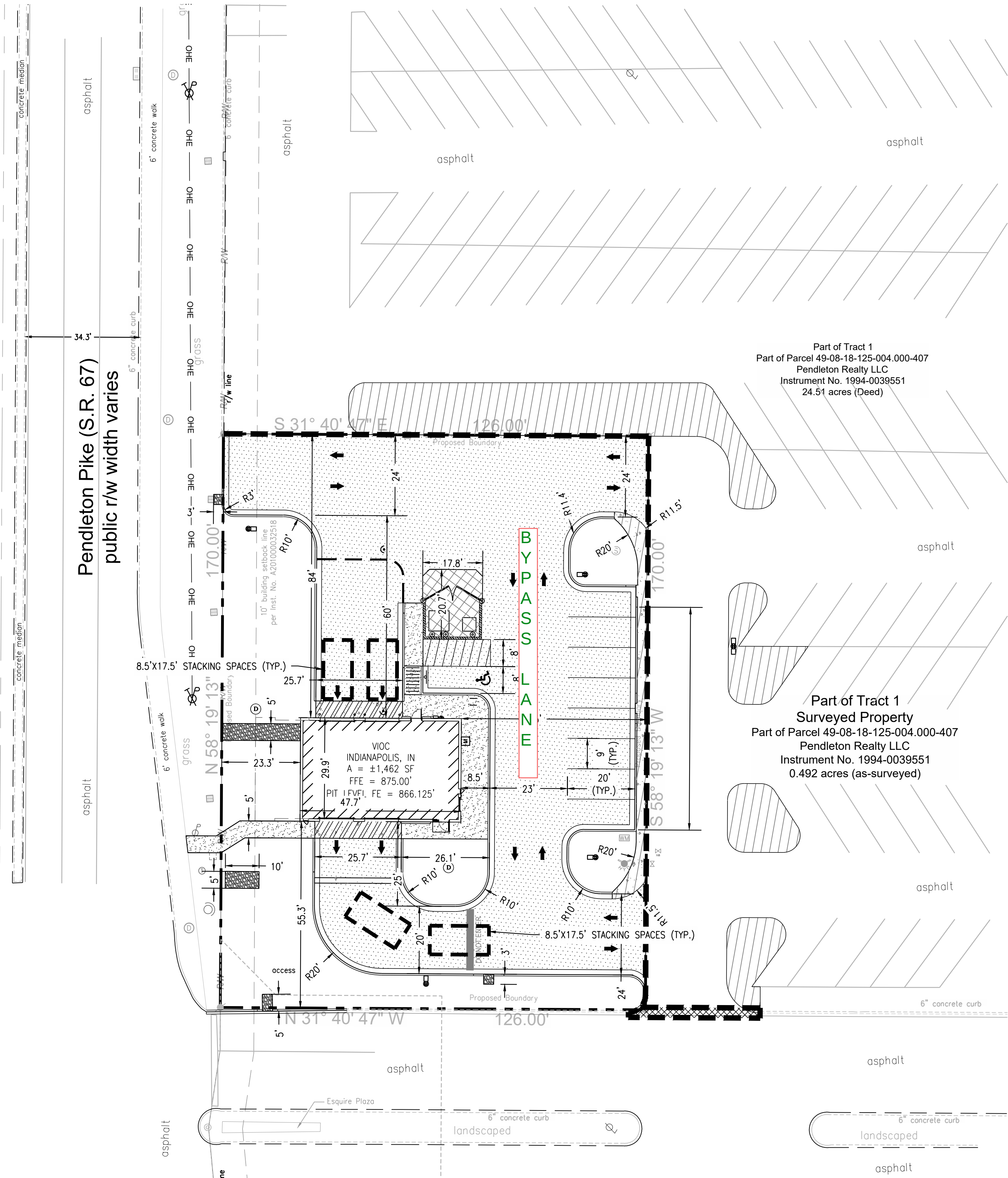
GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft



FORTY- EIGHT (48) HOURS
 BEFORE DIGGING IS TO
 COMMENCE, THE CONTRACTORS
 SHALL NOTIFY THE FOLLOWING
 AGENCIES: INDIANA UTILITIES
 PROTECTION SERVICE AT 811 OR
 800-382-5544 AND ALL OTHER
 AGENCIES WHICH MIGHT HAVE
 UNDERGROUND UTILITIES
 INVOLVING THIS PROJECT AND
 ARE NONMEMBERS OF STATE
 UTILITIES PROTECTION SERVICE



Part of Tract 1
Part of Parcel 49-08-18-125-004.000-407
Pendleton Realty LLC
Instrument No. 1994-0039551
24.51 acres (Deed)

Part of Tract 1
 Surveyed Property
 Part of Parcel 49-08-18-125-004.000-407
 Pendleton Realty LLC
 Instrument No. 1994-0039551
 0.492 acres (as-surveyed)

FORTY- EIGHT (48) HOURS
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