

## LEGEND

LINE LEGEND				LINE LEGEND
SAN	SAN	SAN	SAN	SANITARY LINES PER GIS INFORMATION PROVIDED
STM	STM	STM	STM	STORM LINES AS OBSERVED
(STM)	(STM)	(STM)	(STM)	STORM LINES PER GIS INFORMATION
W	W	W	W	WATER LINES AS OBSERVED
WTR	WTR	WTR	WTR	WATER LINES PER GIS INFORMATION
OHW	OHW	OHW	OHW	OVERHEAD WIRES
G	G	G	G	GAS LINE AS OBSERVED
1' CONTOUR				1' CONTOUR
5' CONTOUR				5' CONTOUR
WOOD FENCE				WOOD FENCE
CHAIN LINK FENCE				CHAIN LINK FENCE
FLOOD AREA DELINEATION				FLOOD AREA DELINEATION
TREELINE				TREELINE
BOUNDARY				BOUNDARY
EXISTING LOTS				EXISTING LOTS
RIGHT-OF-WAY				RIGHT-OF-WAY
CENTERLINE				CENTERLINE
BUILDING SETBACK LINE				BUILDING SETBACK LINE
EASEMENT				EASEMENT
SECTION LINE				SECTION LINE

## SYMBOL LEGEND

●	SANITARY CLEANOUT
●	STORM MANHOLE
●	STORM INLET
●	CATCH BASIN
●	FLARED END SECTION
●	FIRE HYDRANT
●	WATER VALVE
●	POWER POLE
●	GUY WIRE
●	ELECTRIC SERVICE
●	ELECTRIC MANHOLE
●	ELECTRIC CABLE MARKER
●	LIGHT POLE
●	TELEPHONE PEDESTAL
●	GAS MARKER
●	STREET SIGN
●	BOLLARD
●	MAIL BOX
●	AIR CONDITIONER
●	HAND HOLE
●	TO BE REMOVED
●	LIGHT POLE

## GENERAL NOTES

- PROPERTY LINE AND RIGHT-OF-WAY MONUMENTS SHALL NOT BE DISTURBED BY CONSTRUCTION. IF DISTURBED, THEY SHALL BE RESET TO THEIR ORIGINAL LOCATIONS AT THE CONTRACTOR'S EXPENSE BY A REGISTERED LAND SURVEYOR.
- PROOF ROLL BUILDING AND ALL PARKING AREAS. NOTIFY AUTOZONE OF ANY UNACCEPTABLE AREAS.
- BUILDING DIMENSIONS SHOWN ON THE CIVIL ENGINEERING PLANS ARE FOR REFERENCE PURPOSES ONLY. CONTRACTOR SHALL USE THE ARCHITECTURAL AND STRUCTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING UNLESS OTHERWISE NOTED.
- ALL SIDEWALKS, CURB AND GUTTER, STREET PAVING, CURB CUTS, DRIVEWAY APPROACHES, HANDICAP RAMPS, ETC. CONSTRUCTED OUTSIDE THE PROPERTY LINE IN THE RIGHT-OF-WAY SHALL CONFORM TO ALL MUNICIPAL AND/OR STATE SPECIFICATIONS AND REQUIREMENTS.
- ALL DISTURBANCE INCURRED TO ANY ADJOINING PROPERTY DUE TO CONSTRUCTION OR DEMOLITION SHALL BE RESTORED TO THE PREVIOUS CONDITION OR BETTER, AND TO THE SATISFACTION OF THE CITY OR STATE AUTHORITY.
- THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO AUTOZONE AT THE END OF CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE FULL AS-BUILT TOPOGRAPHIC SURVEY OF THE SITE CERTIFIED BY A LAND SURVEYOR LICENSED IN THE STATE OF INDIANA.

## FLOOD NOTE (PER SURVEY)

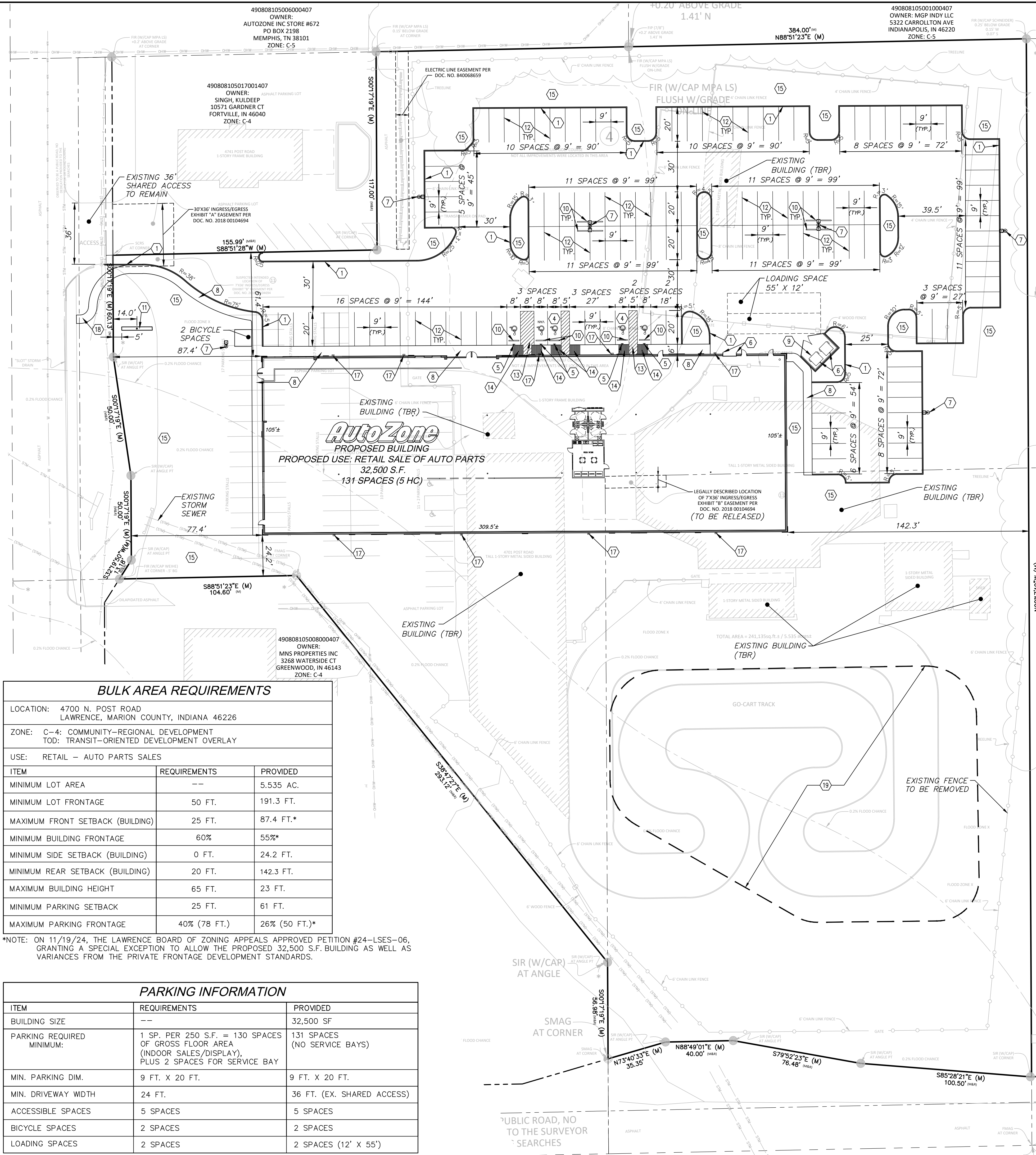
THE SUBJECT PROPERTY IS IN AN AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AND WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS PER FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 18097C0160F, WITH MAP REVISED DATE OF APRIL 19, 2016.

## UTILITY NOTE

LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED UPON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY WEAVER CONSULTANTS GROUP. NEITHER THE ENGINEER NOR HIS REPRESENTATIVES HAVE VERIFIED OR OBSERVED THE ACTUAL INSTALLATION OF THE UTILITIES SHOWN. EXACT LOCATIONS OF EXISTING INDIVIDUAL SERVICE LINES ARE NOT KNOWN.

## UTILITY PROTECTION NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "INDIANA 811" (TOLL-FREE PHONE NO. 1-800-382-5544, 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATION OF EXISTING BELOW GROUND UTILITIES (I.E.: CABLES, ELECTRICAL WIRES, TELEPHONE LINES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.



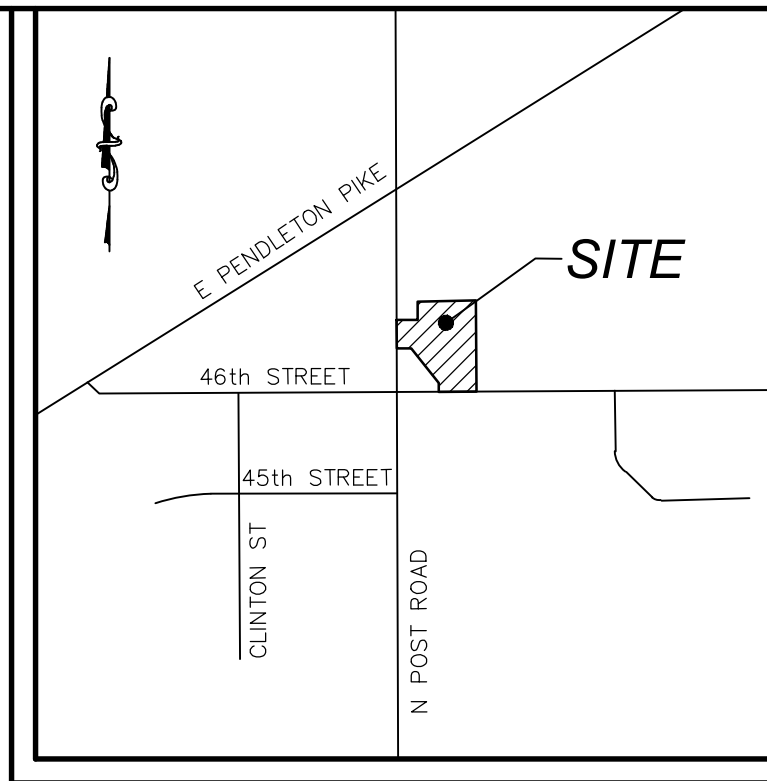
## BULK AREA REQUIREMENTS

LOCATION:	4700 N. POST ROAD LAWRENCE, MARION COUNTY, INDIANA 46226	
ZONE:	C-4: COMMUNITY-REGIONAL DEVELOPMENT TOD: TRANSIT-ORIENTED DEVELOPMENT OVERLAY	
USE:	RETAIL - AUTO PARTS SALES	
ITEM	REQUIREMENTS	PROVIDED
MINIMUM LOT AREA	--	5.535 AC.
MINIMUM LOT FRONTAGE	50 FT.	191.3 FT.
MAXIMUM FRONT SETBACK (BUILDING)	25 FT.	87.4 FT.*
MINIMUM BUILDING FRONTAGE	60%	55%*
MINIMUM SIDE SETBACK (BUILDING)	0 FT.	24.2 FT.
MINIMUM REAR SETBACK (BUILDING)	20 FT.	142.3 FT.
MAXIMUM BUILDING HEIGHT	65 FT.	23 FT.
MINIMUM PARKING SETBACK	25 FT.	61 FT.
MAXIMUM PARKING FRONTAGE	40% (78 FT.)	26% (50 FT.)*

\*NOTE: ON 11/19/24, THE LAWRENCE BOARD OF ZONING APPEALS APPROVED PETITION #24-LSES-06, GRANTING A SPECIAL EXCEPTION TO ALLOW THE PROPOSED 32,500 S.F. BUILDING AS WELL AS VARIANCES FROM THE PRIVATE FRONTAGE DEVELOPMENT STANDARDS.

## PARKING INFORMATION

ITEM	REQUIREMENTS	PROVIDED
BUILDING SIZE	--	32,500 SF
PARKING REQUIRED MINIMUM:	1 SP. PER 250 S.F. = 130 SPACES OF GROSS FLOOR AREA (INDOOR SALES/DISPLAY), PLUS 2 SPACES FOR SERVICE BAY	131 SPACES (NO SERVICE BAYS)
MIN. PARKING DIM.	9 FT. X 20 FT.	9 FT. X 20 FT.
MIN. DRIVEWAY WIDTH	24 FT.	36 FT. (EX. SHARED ACCESS)
ACCESSIBLE SPACES	5 SPACES	5 SPACES
BICYCLE SPACES	2 SPACES	2 SPACES
LOADING SPACES	2 SPACES	2 SPACES (12' X 55')



## Vicinity Map

Not To Scale

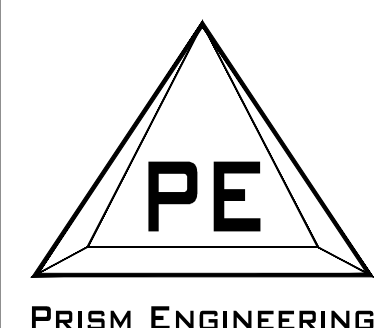
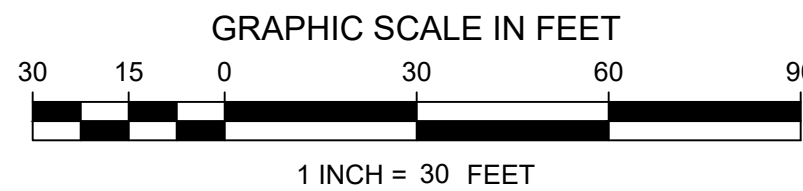
## KEYNOTES

- CONCRETE CURB - SEE DETAILS 1 & 2/C1.A.
- CONCRETE PAVING - SEE DETAIL 4/C1.A. EXPANSION AND CONTROL JOINTS - SEE DETAILS 21 & 22/C1.A. MAXIMUM SPACING FOR CONTROL JOINTS IS 15'-0" O.C. EACH WAY.
- ASPHALT PAVING - SEE DETAIL 5/C1.A. G.C. TO PROVIDE ALTERNATE BID FOR CONCRETE PAVING.
- HANDICAP PARKING AREA - SEE DETAILS 6 & 7/C1.A.
- HANDICAP PARKING SIGN - SEE DETAIL 12/C1.A.
- PIPE GUARD - SEE DETAILS 14, 15 & 16/C1.A.
- CONCRETE LIGHT POLE BASE - SEE DETAIL 13/C1.A. LOCATE 3'-0" FROM BACK OF CURB OR SIDEWALK TO CENTER OF BASE. AIM LIGHT FIXTURE IN DIRECTION AS INDICATED.
- CONCRETE SIDEWALK - SEE DETAIL 19 & 20/C1.A. FOR SIDEWALKS AROUND BUILDING.
- DUMPSTER LAYOUT - 6' HIGH WOOD ENCLOSURE W/ GATES - SEE DETAILS 8, 9, 10 & 11/C1.A.
- 6'-0" LONG CONCRETE WHEEL STOP, PINNED TO PAVEMENT - SEE DETAIL 17/C1.A. LOCATE 2'-6" FROM FACE OF CURB OR SIDEWALK.
- PYLON SIGN - 5'-6" X 18'-0" X 20' OAH. SEE SIGNAGE DRAWINGS (UNDER SEPARATE PERMIT).
- 4" WIDE PARKING STRIPE PAINTED WHITE (TYP.).
- 4" WIDE DIAGONAL STRIPES PAINTED WHITE @ 2 FT. O.C.
- CONCRETE HANDICAP RAMP - MAXIMUM SLOPE 1:12 (8.33%) (PER A.D.A. REQUIREMENTS). MAXIMUM CROSS SLOPE 1:50 (2.00%).
- NEW LANDSCAPE AREA - PROVIDE SOD AND 3" TOPSOIL - SEE SHEET L1.0 FOR ADDITIONAL INFORMATION.
- SLOPE GRADE FROM BACK OF CURB DOWN TO MATCH THE EXISTING GRADE @ PROPERTY LINE.
- BUILDING DOWN SPOUTS (TYP.) SEE DRAINAGE PLAN FOR CONNECTION.
- NEW SIDEWALK TO MEET ALL LOCAL & STATE D.O.T. REQUIREMENTS WITHIN RIGHT WAY OF N. POST ROAD.
- STORMWATER MANAGEMENT AREA.
- SLOPE END OF CURB 4:1.

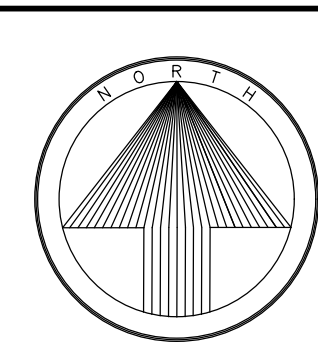
490808105018000407  
OWNER:  
LONE OAK LAWRENCE LLC  
6250 N RIVER RD SUITE 90C  
ROSEMONT, IL 60018  
ZONE: C-5

## SITE DEMOLITION NOTES

- ALL EXISTING STRUCTURES AND IMPROVEMENTS TO BE REMOVED.
- ALL EXISTING UTILITY SERVICE LINES TO BE REMOVED.
- EXISTING 36' SHARED ACCESS TO N. POST ROAD TO REMAIN.



**PRISM ENGINEERING**  
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## REVISIONS

NO.	DATE	REVISION
1	04/19/25	REVISION PER CIVIL PLAN
2		
3		

AutoZone Store No. 0672  
4700 N. POST ROAD

LAWRENCE IN 46226  
SITE PLAN

Developer: AUTOZONE DEVELOPMENT LLC  
Attn: Sarah Cavallo  
123 South Front Street, 3rd Floor  
Memphis, Tennessee 38103  
TEL: (901) 495-6051 FAX: (901) 495-8969  
For Bidding & Contractor Information Contact:  
Dodge Data & Analytics, Tel. 413-930-4215  
Cindy.searcy@construction.com

NOT FOR  
CONSTRUCTION  
FOR REVIEW  
ONLY

01/10/25

MEGAHUB

C1.0