



SITE DATA

Zoning: Commercial Highway
Site Area: 30,971 S.F. (0.711 Acres)
Proposed Building: 1,988 S.F.
Building Fronts Pine Lake Avenue

Parking:
Commercial Highway (General): 2 Per Employee
11 Parking Spaces Required
11 Parking Spaces Provided (10 Standard & 1 Accessible)

Setbacks:
Front (Lake): 15'
Side (Warren): 5'
Side (Dollar General): 5'
Rear (Residential) : 65' - Homes Adjacent - Storm Retention
Warren setback are Zoned Commercial (5')

Landscaping: (10% Min. Green Space Required)
Green Space Required = 3,079 S.F. (10%)
Green Space Provided = 13,930 S.F. (44%)

SURFACE LEGEND

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT

PROPOSED DEVELOPMENT
425 PINE LAKE AVE
LA PORTE, IN

Project Title:
Seal:
Date:
Expires:

Rev.	Date	Description

Project #: La Porte, IN (Valvoline)
Drawn By: BD
Checked By: ML
Issue Date: 03/28/2024
Sheet Title:

SITE PLAN -
OPTION 9

SP9.0
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