

ZONING AND DEVELOPMENT INFORMATION

CITY OF INDIANAPOLIS CONSOLIDATED ZONING ORDINANCE

ZONING CLASSIFICATION: C3 (NEIGHBORHOOD COMMERCIAL DISTRICT)

MINIMUM STREET FRONTAGE	50'
MINIMUM FRONT YARD SETBACK FROM R.O.W.	10'
SIDE/REAR YARD SETBACK	NONE
SIDE/REAR TRANSITIONAL YARD	20'
STRUCTURE HEIGHT IS 18' MAX. + 1' FOR EACH ADDITIONAL FOOT AWAY FROM THE TRANSITIONAL YARD	30'
REQUIRED PARKING (1 SPACE PER 350 SF OF OFFICE/RETAIL AND 1 SPACE PER 150 SF DRIVE-THRU)	16
PROPOSED PARKING SPACES (INCLUDES 1 ACCESSIBLE SPACES)	16

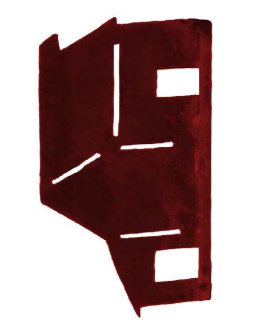
APPROXIMATE SITE AREA: 21,955 sf

STORMWATER DETENTION HAS NOT BEEN EVALUATED FOR THE PROPERTY AND MAY IMPACT THE AMOUNT OF OVERALL BUILDING SQUARE FOOTAGE THAT THE SITE CAN ACCOMMODATE.

LEGEND

	PROPERTY BOUNDARY
	EASEMENT/SETBACK
	PROPOSED LIGHT DUTY ASPHALT PAVEMENT SECTION
	PROPOSED HEAVY DUTY ASPHALT PAVEMENT SECTION

RED BARN ENGINEERING COMPANY, LLC
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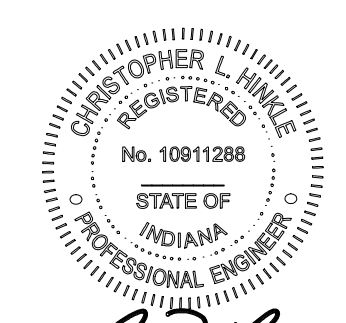


Prepared For:
 DA Dental Partners, LLC
 653 Ridge Gate Drive
 Brownsburg, Indiana 46112
 Dr. Sharma - 901.552.0880

SITE PLAN

Proposed Office Building
 5735 Crawfordsville Road
 Speedway, IN 46224

Certified By


 Date: 05/07/2024


 Know what's below.
 Call before you dig.
 1-800-382-5544

Project Number
 23-79-01
 Sheet Number
 C2