

SITE INFORMATION

PPN: 1504432
PARCEL AREA (ACRES): 5.6866ac (BASE PARCEL)
PARCEL AREA (ACRES): 1.0898ac (ADDED FROM N.)
PARCEL AREA (TOTAL): 6.7764ac
ZONING DISTRICT: COBLETON TOWNSHIP, C-GR,
GENERAL RETAIL COMMERCIAL DISTRICT

△ REVISIONS

PARKING REQUIREMENTS:

RESIDENTIAL REQUIRED PARKING:
2 STALLS PER UNIT
80 UNITS*2 SPACES = 160 SPACES

RETAIL REQUIRED PARKING:
1 PER 250 GSF
9,254/250 = 39 SPACES

RESTAURANT REQUIRED PARKING:
1 PER 75 NSF x 50% (COMPANION USE)
(6,000/75).5 = 40 SPACES

TOTAL REQUIRED PARKING = 239 SPACES

LOWER LEVEL PROVIDED PARKING:
GARAGE = 102 SPACES
SURFACE LOT = 28 SPACES
TOTAL PROVIDED = 130 SPACES

LEVEL 1 PROVIDED PARKING:
GARAGE PROVIDED = 101 SPACES
SURFACE LOT = 8 SPACES
TOTAL PROVIDED = 109 SPACES

TOTAL PROVIDED PARKING = 239 SPACES

STANDARD STALL SIZE = 9'-0" x 18'-0" MINIMUM
STANDARD AISLE WIDTH = 26'-0"
PARKING SETBACKS = 20'-0" FROM R.O.W

SETBACKS

FRONT YARD SETBACK = 40'-0" FROM R.O.W
SIDE YARD SETBACK = 40'-0"
REAR YARD SETBACK = 40'-0"

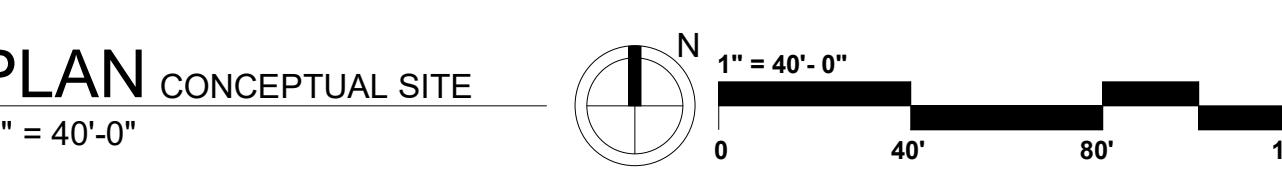
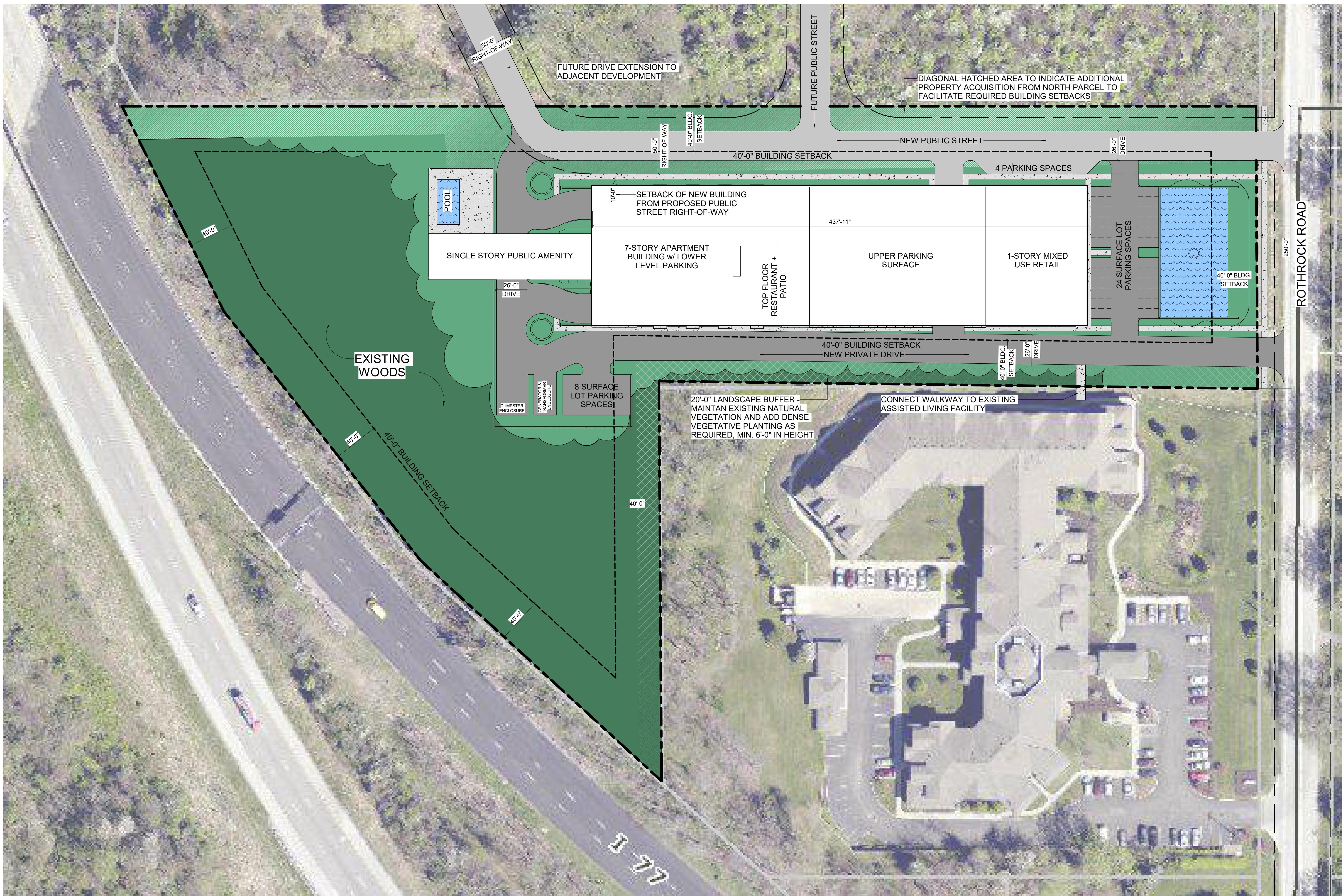
ACREAGE

TOTAL LOT ACREAGE = 6.7764 ACRES

UNITS PER ACREAGE

ALLOWED:
MULTIFAMILY APARTMENTS = 12 UNITS PER 1 ACRE

PROVIDED:
80 UNITS ON 6.77 ACRES = 11.82 UNITS PER ACRE



A0.1
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