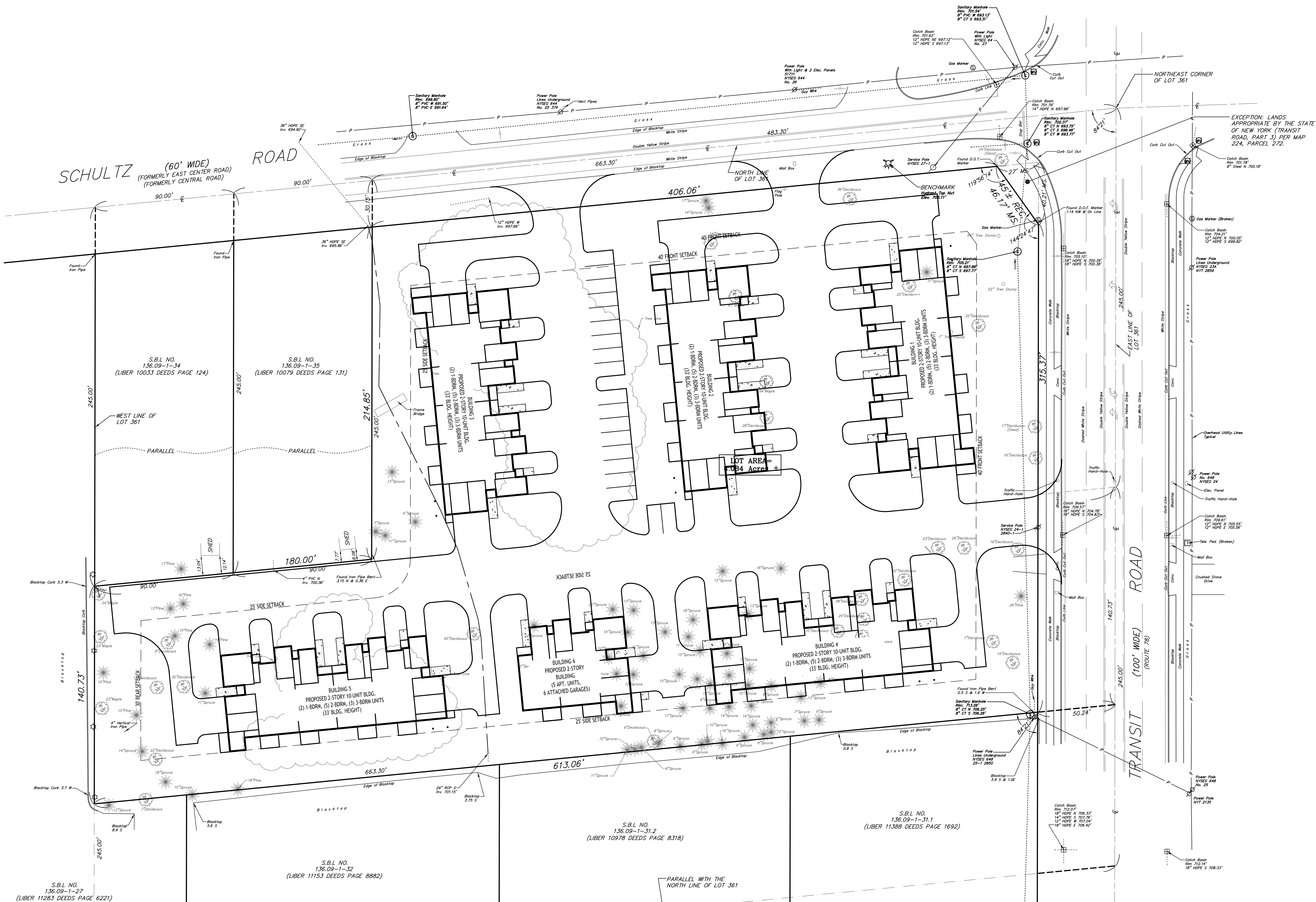


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**Site Plan**  
SCALE: 1"=30'

**SITE DATA - 2852 TRANSIT & 391 SCHULTZ RD RD - 4.08 ACRES**

ZONING: ZONED C-1 & R90A, REZONE R90A PORTION TO R50 (R50 CRITERIA APPLIES TO C-1 WITH REGARDS TO MULTI-FAMILY USE)

MULTI-FAMILY ALLOWED BY SPECIAL PERMIT

MIN. LOT WIDTH = 50 FT FOR FIRST DWELLING UNIT, PLUS 10 FT FOR EACH ADDITIONAL UNIT

MIN. LOT AREA = 8,000 SF FOR FIRST DWELLING UNIT, PLUS 5,000 SF FOR EACH ADDITIONAL DWELLING UNIT

FRONT SETBACK = 40 FT

SIDE SETBACK = 25 FT MIN. OR A DISTANCE EQUAL TO 1/2 HGT. OF SUCH BUILDING, WHICHEVER IS GREATER

REAR SETBACK = 30 FT

MAXIMUM BUILDING HEIGHT = 40 FT (MULTI-FAMILY)

DRIVEWAY: 30 FT WIDE REQUIRED FOR MULTI-FAMILY

DWELLING SIZE: 500 SF EACH MULTI-FAMILY UNIT

**DENSITY CALCULATION**

REQD = 8,000 SF FOR FIRST DWELLING UNIT, PLUS 5,000 FOR EACH ADDITIONAL DWELLING UNIT

ALLOWED NUMBER OF UNITS:  
1ST UNIT: 177,725 SF - 8,000 SF = 169,725 SF REMAINING  
ADDITIONAL UNITS: 169,725 SF / 5,000 SF = 34 UNITS

TOTAL ALLOWED UNITS = 35 UNITS

**PARKING CALCULATION:**

MULTI-FAMILY:  
REQD = 2 SPACES PER UNIT + 5/25 UNITS VISITORS  
REQD = 2 SPACES x 35 UNITS + (5/25 x 5) = 239 SPACES

TOTAL PROVIDED = 82 SPACES + 61 GARAGE SPACES = 234 SPACES

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



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REVISIONS:	No.	Description	Date

**PRELIMINARY**  
NOT FOR CONSTRUCTION

DRAWING NAME:  
**Site Plan Concept**

Date: 04.17.23  
Drawn By: C. Wood  
Scale: As Noted

DRAWING NO.:  
**C-100**  
Project No: 23-4009