

# SUMMARY TABLE

SITE AREA	6.78 ACRES		277,322 SF
ZONING	EXISTING	B-2/R-4 W/ PARTIAL FB-2 OVERLAY PUD/FB-2	
	PROPOSED		
DENSITY	ALLOWABLE	N/A	
	PROPOSED	15.6 UNITS/ACRE	
BUILDING HEIGHT	ALLOWABLE	2 STORIES/30'-0"	
	PROPOSED	3 STORIES/40'-0"	
SETBACKS (LOTS 140 FEET DEEP OR MORE)	REQ. MIN.	REQ. MAX	PROVIDED
FRONT	15 FEET	25 FEET	15/40 FEET
SIDES	25 FEET	NONE	25 FEET
REAR	50 FEET	NONE	100 FEET

<b>APARTMENT BUILDING 1</b>	UNIT COUNT/AREA	8 UNITS
	1 BEDROOM (725 SF)	24 UNITS
	2 BEDROOM (1,050 SF)	32 UNITS

<b>APARTMENT BUILDING 2</b>	UNIT MIX/COUNT	11 UNITS
	1 BEDROOM (725 SF)	17 UNITS
	2 BEDROOM (1,050 SF)	12 UNITS
	3 BEDROOM (1,200 SF)	40 UNITS

<b>APARTMENT BUILDING 3</b>	UNIT MIX/COUNT	8 UNITS
	1 BEDROOM (725 SF)	14 UNITS
	2 BEDROOM (1,050 SF)	12 UNITS
	3 BEDROOM (1,200 SF)	34 UNITS

UNIT TOTAL 106 UNITS

<b>DEVELOPMENT MIX</b>	1 BED	2 BED	3 BED
BUILDING 1	8	24	0
BUILDING 2	11	17	12
BUILDING 3	8	14	12
	27 (25%)	55 (52%)	24 (23%)

<b>APARTMENT BUILDING 1</b>	1ST FLOOR (RETAIL/OFFICE/RESIDENTIAL)	19,600 SF
	2ND FLOOR (16 UNITS)	19,600 SF
	3RD FLOOR (16 UNITS)	19,600 SF
		58,800 SF

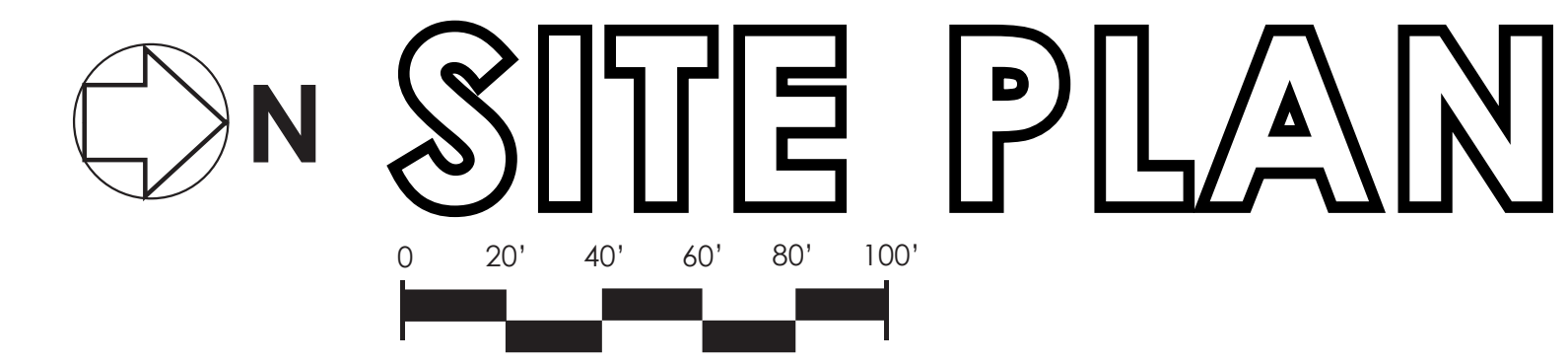
<b>APARTMENT BUILDING 2</b>	1ST FLOOR (12 UNITS)	17,010 SF
	2ND FLOOR (14 UNITS)	17,010 SF
	3RD FLOOR (14 UNITS)	17,010 SF
		51,030 SF

<b>APARTMENT BUILDING 3</b>	1ST FLOOR (10 UNITS)	14,330 SF
	2ND FLOOR (12 UNITS)	14,330 SF
	3RD FLOOR (12 UNITS)	14,330 SF
		42,990 SF
<b>DEVELOPMENT TOTAL</b>		152,820 SF

<b>PARKING</b>	REQUIRED (MULTI-FAMILY)	
	RESIDENTIAL	159 SPACES
	1.5 SPACES PER RESIDENTIAL DU	
	RETAIL	27 SPACES
	1 SPACE PER 400 SF OF NON-RESIDENTIAL SPACE	
	<b>(TOTAL)</b>	<b>186 SPACES</b>
	PROVIDED	192 SPACES

# SCHEME 2 AUBURN ROAD/JOHN R ROAD INVESTAFIND

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 SHEET 1 OF 1



**ZONED B-1 (LOCAL BUSINESS)**

**ZONED B-2**

**ZONED R-4 (SINGLE FAMILY)**

**ZONED R-4 (SINGLE FAMILY)**

# SITE PLAN