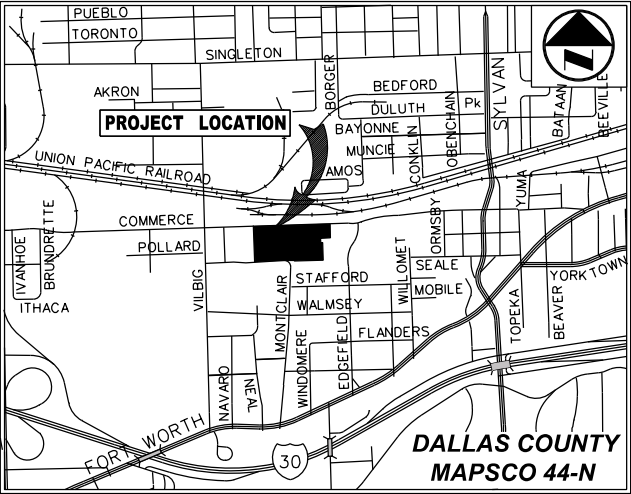
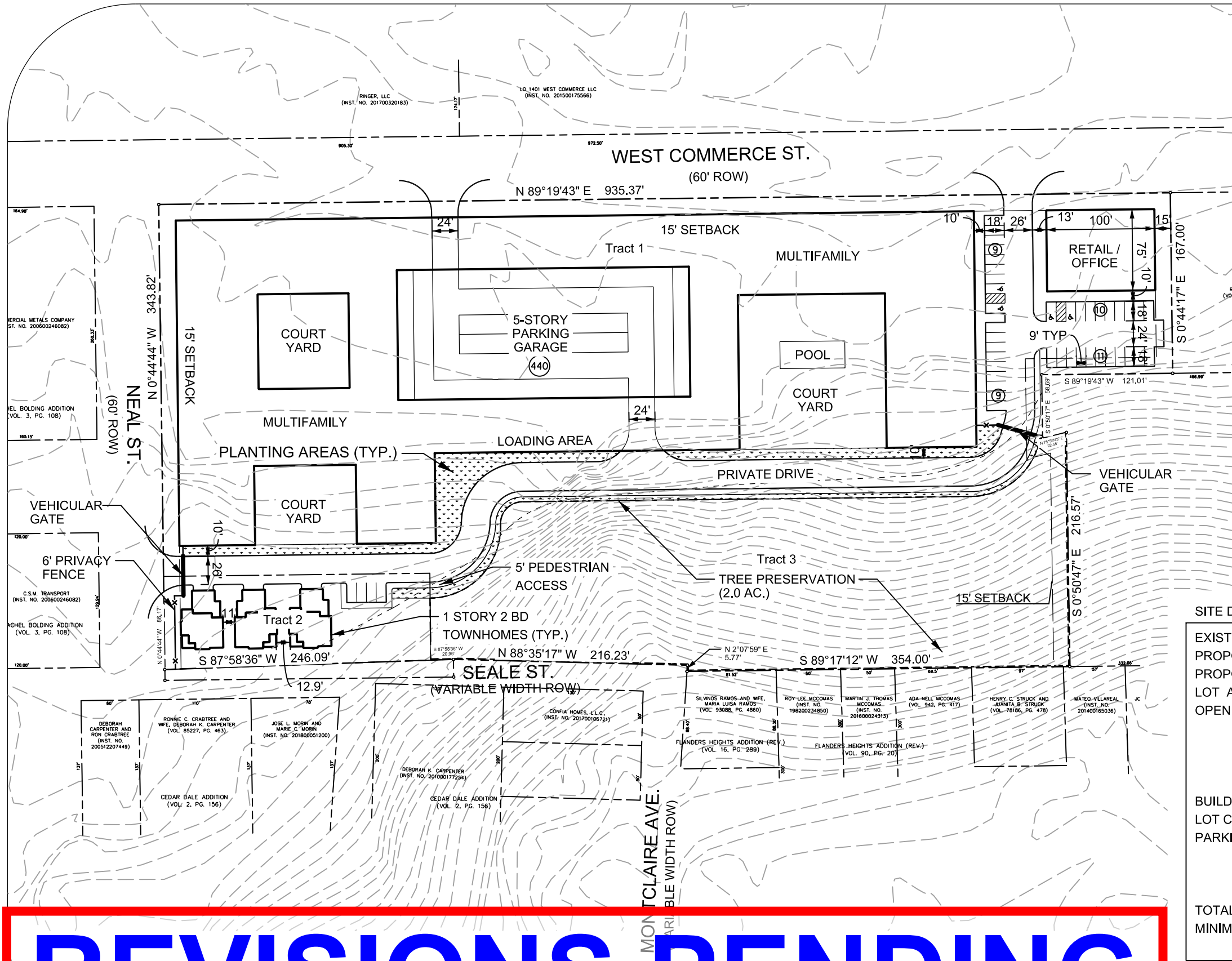




VICINITY MAP
(NOT TO SCALE)

SITE DATA TABLE: WEST COMMERCE ST.

EXISTING ZONING	IM & IR
PROPOSED ZONING	PD
PROPOSED USE	MULTIFAMILY
LOT AREA	8.68 AC. (378,100.8 SF)
OPEN SPACE	0.88 AC (38,483 SF) TRACT 1
	0.12 AC (5,768 SF) TRACT 2
	2.00 AC (87,120 SF) TRACT 3-
	TREE PRESERVATION
	3.01AC (131,371 SF) TOTAL OPEN SPACE
BUILDING HEIGHT	66' MAX.
LOT COVERAGE	60% MAX
PARKING REQUIRED	344 UNITS @ 1.25 SP/UNIT = 430 SP.
	8,000 SF NON-RES @1 SP/250 SF = 32 SP.
	4 TH @ 1.25 SP/TH = 5 SP.
	TOTAL = 467
TOTAL PARKING PROVIDED	491
MINIMUM SETBACKS	15'

REVISIONS PENDING

