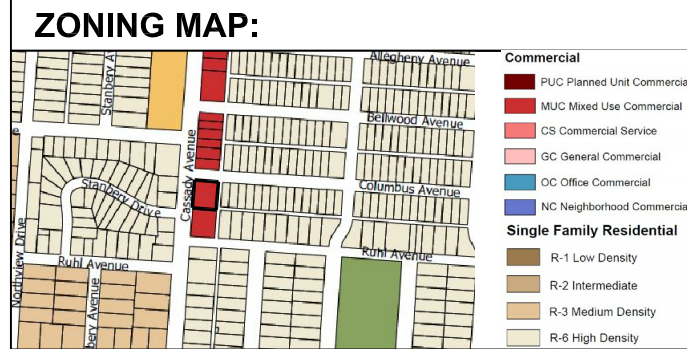


**PARCELS:**

020-000383: 420 Cassady Avenue



**SITE DATA:**

ZONING	MUC (MIXED-USE COMMERCIAL)	
PROPOSED USE	RETAIL, UPPER FL MULTI-FAMILY, & PARKING	
ACREAGE	+/- 0.39 ACRE (16,850-SF)	
LOT	140' WIDTH x 120' DEPTH	
PROPOSED UNITS	16 UNITS (12 1-BEDRMS, 04 2-BEDRMS)	
DENSITY	41.0 DWELLING UNITS / ACRE	
HARDSCAPE	5,584-SF (PARKING/SIDEWALK)	
LOT COVERAGE	13,420-SF, 80%	
TOTAL FL AREA	22,447 GSF (ALL COVERED AREA)	
INCL. 520-SF EXPANSION	7,833 GSF FOOTPRINT	
	<b>REQUIRED</b>	<b>PROVIDED</b>
FRONT SETBACK	0' - 15'	0'
REAR SETBACK	10'	42'
SIDE SETBACK	-	14'
BLDG HEIGHT	3-ST	3-ST
ON-SITE PARKING		
RESIDENTIAL	1/UNIT (16)	14 OFF-ST *
RETAIL (3,650-SF)	1/250-SF (15)	
TOTAL	31 SPACES	14 SPACES *
<b>25% REDUCTION FOR ON-ST PARKING = 23 SPACES</b>		
<b>* VARIANCE</b>		

**BEXLEY APARTMENTS**

SITE 1:  
2300 E LIVINGSTON AVENUE  
BEXLEY, OHIO

SITE 2:  
420 N CASSADY AVENUE  
BEXLEY, OHIO

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**ISSUE**

▲ 2021-01-07 ARB DESIGN UPDATE

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PROPOSED SITE PLAN

SCALE: 1" = 30'-0"

0' 15' 30' 60'

PROJECT # 20163  
 DRAWN BY  
 CHECKED BY RDL  
 FILE NAME  
 PLOT DATE January 7, 2021  
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