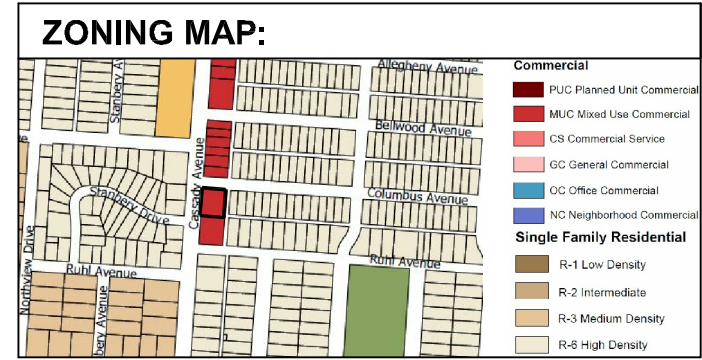


PARCELS:

020-000383: 420 Cassidy Avenue



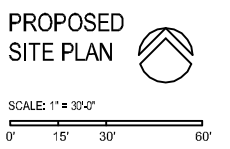
SITE DATA:

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	
	REQUIRED	PROVIDED
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 *
25% REDUCTION FOR ON-ST PARKING = 23 SPACES		
* VARIANCE		

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ISSUE

▲ 2020-12-14 CONCEPTUAL PLANS
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PROJECT # 20163
DRAWN BY
CHECKED BY RDL
FILE NAME
PLOT DATE December 17, 2020
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