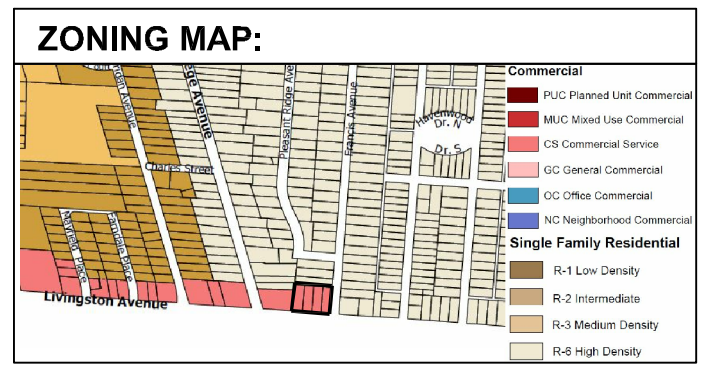


PARCELS:

020-003066, -003539, -003537: 2300 E Livingston Avenue



SITE DATA:

ZONING	CS (COMMERCIAL SERVICE DISTRICT)
PROPOSED USE*	FIRST FL & UPPER FL MULTI-FAMILY* & PARKING
ACREAGE	+/- 0.74 ACRE (32,250-SF)
LOT	214' WIDTH x 148' DEPTH
PROPOSED UNITS	27 UNITS (3 1-BEDRMS, 17 2-BEDRMS, 7 3-BEDRMS)
DENSITY	36.5 DWELLING UNITS / ACRE
HARDSCAPE	11,708-SF (PARKING/SIDEWALK)
LOT COVERAGE	23,371-SF, 72%
TOTAL FL AREA	34,704 GSF (ALL COVERED AREA) 11,680 GSF FOOTPRINT

	REQUIRED	PROVIDED
LOT SIZE	10,000-SF	32,250-SF
LOT WIDTH	100'	210'
FRONT SETBACK	10' - 20'	10'
REAR SETBACK	25'	57'
SIDE SETBACK	-	10'
BLDG HEIGHT	3-ST/45'	3-ST/45'
ON-SITE PARKING	1 SPACE/UNIT	30 SPACES
* CONDITIONAL USE REQUIRED		

BEXLEY APARTMENTS

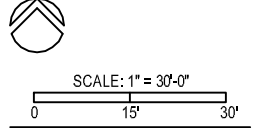
SITE 1:
2300 E LIVINGSTON AVENUE
BEXLEY, OHIO

SITE 2:
420 N CASSADY AVENUE
BEXLEY, OHIO

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TAX CREDIT SUBMITTAL 2021

SITE PLAN



PROJECT # 20163
DRAWN BY _____
CHECKED BY _____
FILE NAME _____
PLOT DATE February 5, 2021

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A1.00