

PROPOSED ZONING R-6

CURRENT ZONING A-1

BUILDING DESCRIPTION:

- A-4 4 UNIT - 2 STORY TOWNHOUSE W/ ATTACHED GARAGE 1100 SQFT
- B-4 4 UNIT - 2-3.5 UNITS / 2-1 STORY BASHN W/ ATTACHED GARAGE 900 SQFT
- DUMPSTER 10'x20' CON. PAD W/ 6' HIGH CEDAR FENCE ENCLOSURE, TYP FOR 4.

DESIGN DATA:

- MIN BLDG TO BLDG SEPARATION 20'
- ALL BLDGS W/ N 50' BLDG SETBACK
- MAX BLDG HEIGHT 20'
- PAVEMENT -
- MAIN DRIVE WIDTH 20'
- DEWEYWAY WIDTH 20'
- PARKING SPACES 15/20

SITE MIX:

BLDG. TYPE	QUANTITY	# OF UNITS IN BLDG	# OF UNITS ON SITE
A-4	10	4	40
B-4	3	4	12
TOTAL NUMBER OF UNITS (10.4 UNITS/ACRE)			52
PARKING SPACES - TOTAL SPACES (10.4 ACRES)			155
DUMPSTERS - TOTAL LOCATIONS			4

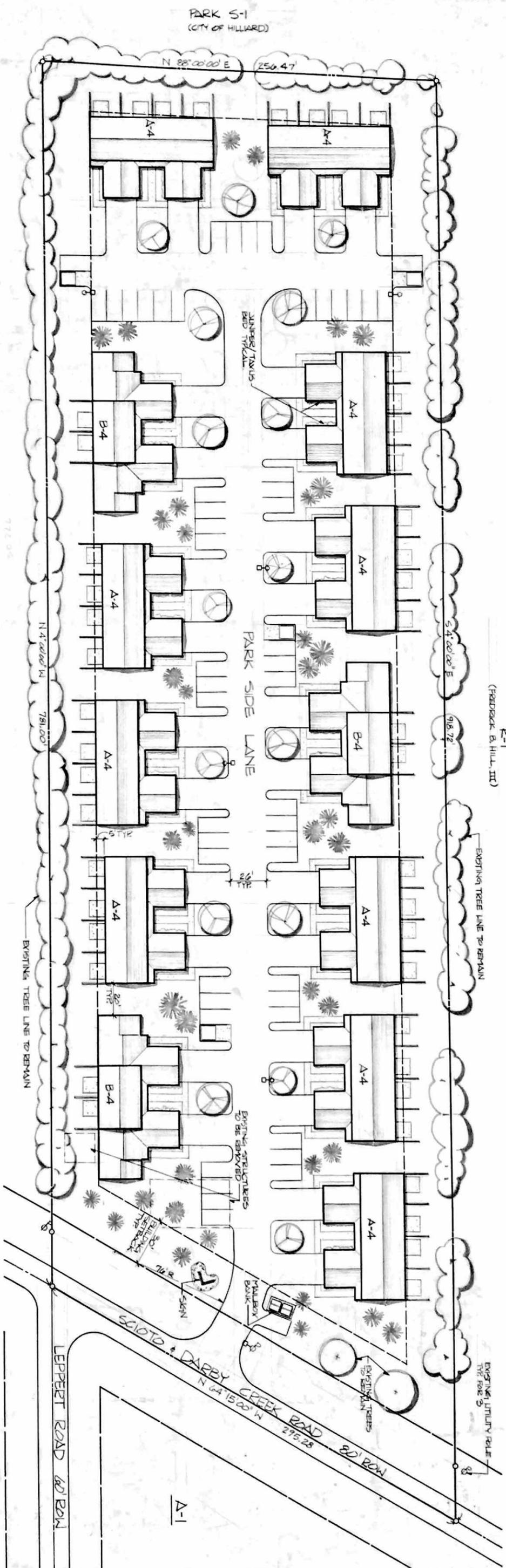
AREA CALCULATIONS:

AREA OF EACH BLDG. TYPE -	QUANTITY	TOTAL AREA OF BLDG. TYPE
A-4	10	35,200 SF
B-4	3	12,576 SF
TOTAL BLDG.		47,776 SF

AREA OF SITE -	TOTAL SQUARE FOOTAGE	% OF SITE
BUILDINGS	47,776	22% (11.36%)
PAVING	48,664	22% (11.36%)
PATHS/WALKWAYS	10,190	5% (2.24%)
SUB TOTAL	106,630	49% (24.36%)
GREEN/OPEN SPACE	111,170	51% (26.64%)
TOTAL SITE	217,800	100% (50.00%)

LANDSCAPE/LIGHTING KEY:

- HOLLIS SNOWDRIFT (PLANTING COMPANILE)
- PRUNUS NIGRA (ALSTAIRS/NINE)
- JUPITER/TAXUS BIRD
- POLE MOUNTED STREET LIGHT (TYP FOR 6)



SITE PLAN
1"=30'-0"



PARK S-1
(CITY OF HILLIARD)

SHAYER MEDICAL CENTER

PARK SIDE VILLAGE

APARTMENT COMMUNITY

HILLIARD, OHIO

THIS HAS BEEN PREPARED AS A CONCEPT DEVELOPMENT PLAN. MODIFICATIONS MAY BE EXPECTED DURING THE DESIGN DEVELOPMENT PHASES. HOWEVER, SUCH MODIFICATIONS WILL NOT VIOLATE THE INTENT OF THIS PROPOSAL.

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DESIGNER/DESIGNER:
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