



ZONE DD	REQUIRED	LOTS 14 & 15 EXISTING	LOTS 14 & 15 PROPOSED
LOT AREA	5,000 S.F.	11,100 S.F.	11,100 S.F.
LOT WIDTH	40.00'	70.00'	70.00'
LOT DEPTH	N/A	148.00'	148.00'
FRONT SETBACK	12.0'	5.72**	12.0'
SIDE SETBACK	5.7/15'	3.22/25.85'	5.7/20.33'
REAR SETBACK	88.0'	82.11'	70.87' *
MAX. BLDG COV.	50%	16.23%	28.85%
MAX. IMP. COV.	65%	63.89%	84.98%
MAX. BLDG. HT.	3 STY./36'	2 STY./20'+/-	3 STY./32.75'
MAX. DENSITY	20 UNITS/ACRE	-	4 UNITS
PARKING :	0.25-4.8 X 20 = 5.1 SPACES	-	15 SPACES OVER

PARKING REQUIREMENTS:
 1) RETAIL: 1.5 SPACES/UNIT = 1.5 X 2.0 = 3.0 SPACES
 2) BEDROOM: 1.8 SPACES/UNIT = 1.8 X 1.8 = 3.2 SPACES
 3) BEDROOM: 2.0 SPACES/UNIT = 2.0 X 2.0 = 4.0 SPACES
RETAIL = 5.6 SPACES
RESIDENTIAL = 2.8 SPACES
TOTAL = 8.4 SPACES

VARIANCES REQUIRED:
 1) SECTION 6.3.2.E.3 REAR YARD SETBACK.
 2) SECTION 6.3.2.E.2 ENCLOSED SPRING FLOOR PARKING.
DESIGN WAIVER REQUIRED:
 1) SECTION 10.6.8.B.8 LANDSCAPING AROUND TRASH ENCL.
 2) SECTION 11.1.4.A.3 DISTANCE FROM DRIVEWAY & LOT LINE.
 3) SECTION 11.1.4.A.2.9 DISTANCE FROM DRIVEWAY & LOT LINE.
 4) SECTION 11.1.4.A.2.9 DISTANCE FROM DRIVEWAY & LOT LINE.
 5) SECTION 11.1.4.A.2.9 DISTANCE FROM DRIVEWAY & LOT LINE.
 6) SECTION 11.1.4.A.2.9 DISTANCE FROM DRIVEWAY & LOT LINE.
 7) SECTION 11.1.4.A.2.9 DISTANCE FROM DRIVEWAY & LOT LINE.
 8) SECTION 11.1.4.A.2.9 DISTANCE FROM DRIVEWAY & LOT LINE.
 9) SECTION 11.1.4.A.2.9 DISTANCE FROM DRIVEWAY & LOT LINE.

REVISIONS:
 1. DATE: 11.09.18
 2. DATE: 03.28.2020

PREPARED BY:
 EDWARD S. DEC

BOUNDARY & TOPOGRAPHIC SURVEY OF
 485-487 SPRINGFIELD AVENUE

GUARIELLO & DEC ASSOC, LLC
 CIVIL ENGINEERS AND LAND SURVEYORS
 131 NORTH WASHINGTON AVENUE
 WASHINGTON, N.C. 27880

SCALE:
 1" = 20'

DATE: APRIL 14, 2018
COPY #
SHEET #

GRAPHIC SCALE
 1" = 20'

SPRINGFIELD AVENUE
 (64700)

WASHINGTON STREET
 (60700)

SUMMIT AVENUE
 (60700)

PLAINFIELD AVENUE
 (60700)

LOT 1
 EXIST. MASONRY BLDG.

LOT 2
 EXIST. MASONRY BLDG.

LOT 3
 EXIST. MASONRY BLDG.

LOT 4

LOT 5
 EXIST. MASONRY BLDG.

LOT 6
 EXIST. MASONRY BLDG.

LOT 7
 EXIST. MASONRY BLDG.

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13
 EXIST. MASONRY BLDG.

LOT 14

LOT 15
 EXIST. MASONRY BLDG.

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