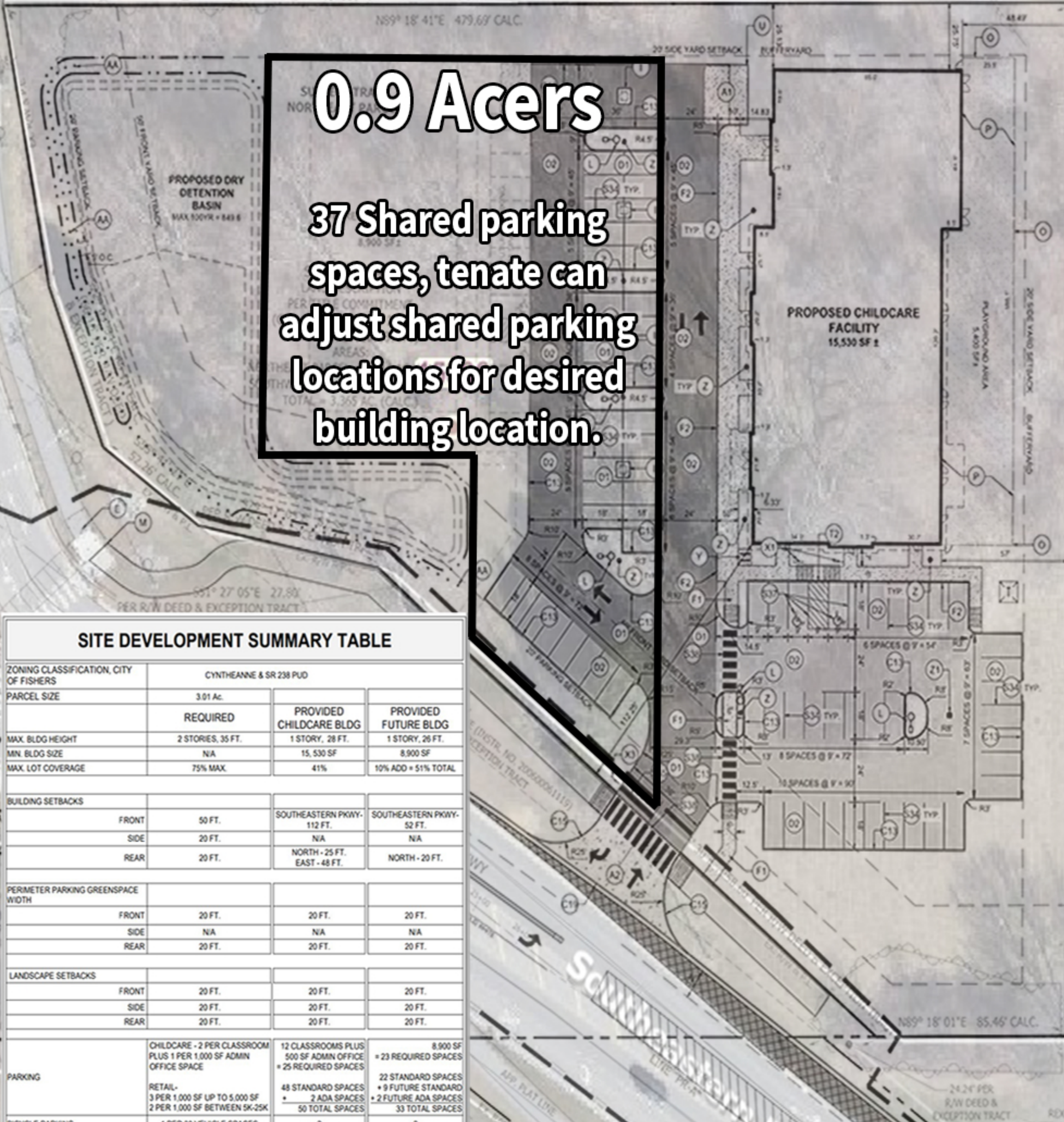


0.9 Acres

37 Shared parking spaces, tenate can adjust shared parking locations for desired building location.



SITE DEVELOPMENT SUMMARY TABLE

ZONING CLASSIFICATION, CITY OF FISHERS		CYNTHEANNE & SR 238 PUD		
PARCEL SIZE	3.01 Ac.			
	REQUIRED	PROVIDED	PROVIDED	PROVIDED
MAX. BLDG HEIGHT	2 STORIES, 35 FT.	CHILD CARE BLDG 1 STORY, 28 FT.	CHILD CARE BLDG 1 STORY, 28 FT.	FUTURE BLDG 1 STORY, 26 FT.
MIN. BLDG SIZE	N/A	15,530 SF	15,530 SF	8,900 SF
MAX. LOT COVERAGE	75% MAX.	41%	41%	10% ADD = 51% TOTAL
BUILDING SETBACKS				
FRONT	50 FT.	SOUTHEASTERN PKWY - 112 FT.	SOUTHEASTERN PKWY - 52 FT.	
SIDE	20 FT.	N/A	N/A	
REAR	20 FT.	NORTH - 25 FT. EAST - 48 FT.	NORTH - 20 FT.	
PERIMETER PARKING GREENSPACE WIDTH				
FRONT	20 FT.	20 FT.	20 FT.	20 FT.
SIDE	N/A	N/A	N/A	N/A
REAR	20 FT.	20 FT.	20 FT.	20 FT.
LANDSCAPE SETBACKS				
FRONT	20 FT.	20 FT.	20 FT.	20 FT.
SIDE	20 FT.	20 FT.	20 FT.	20 FT.
REAR	20 FT.	20 FT.	20 FT.	20 FT.
PARKING				
	CHILD CARE - 2 PER CLASSROOM PLUS 1 PER 1,000 SF ADMIN OFFICE SPACE	12 CLASSROOMS PLUS 500 SF ADMIN OFFICE = 25 REQUIRED SPACES	8,900 SF = 23 REQUIRED SPACES	
	RETAIL - 3 PER 1,000 SF UP TO 5,000 SF 2 PER 1,000 SF BETWEEN 5K-25K	48 STANDARD SPACES + 2 ADA SPACES = 50 TOTAL SPACES	22 STANDARD SPACES + 9 FUTURE STANDARD + 2 FUTURE ADA SPACES = 33 TOTAL SPACES	
BICYCLE PARKING				
	1 PER 30 VEHICLE SPACES	2	2	