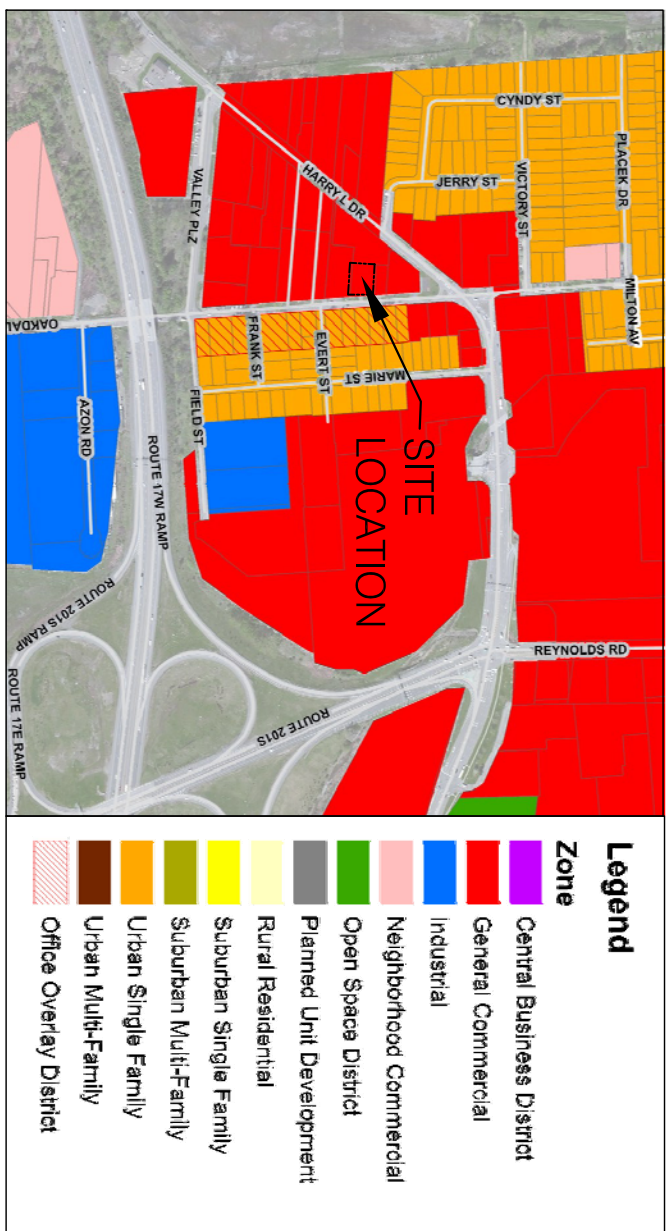




OWNER: CRUX PROPERTIES LLC. 29 VIRGINIA AVE. BINGHAMTON, NY 13903	SITE ADDRESS: 157 OAKDALE RD. JOHNSON CITY, NY 13790
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ZONING REQUIREMENTS: GC (GENERAL COMMERCIAL)

COMMERCIAL LOT, AREA AND SETBACK REQUIREMENTS

<u>REQUIRED</u>	<u>OAKDALE CR.</u>
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LOT SIZE:	15,000 SF	66,915.8 SF
LOT WIDTH:	100'	214'
MIN. FRONT SETBACK	30'	30.5'
MAX. FRONT SETBACK	N/A	N/A
MIN. SIDE SET. (PRINCIPAL)	20'	15'
MIN. SIDE SET. (ACCESSORY)	20'	N/A
REAR SET. (PRINCIPAL)	20'	35'
REAR SET. (ACCESSORY)	10'	N/A

Frontage (214')
Depth (290 - 327')

COMMERCIAL BULK REQUIREMENTS

<u>REQUIRED</u>	<u>OAKDALE CR.</u>
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MAX. BUILDING HT. (PRINCIPAL)
MAX. BUILDING HT. (ACCESSORY)
MAX. BUILDING COVERAGE
MAX. BUILDING FOOTPRINT (PRINCIPAL)
MAX. BUILDING FOOTPRINT (ACCESSORY)

N/A	N/A
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PARKING REQUIREMENTS:	
MULTIFAMILY, STUDIO TO 1 BEDROOM	1.5/UNIT
MULTIFAMILY, 2-3 BEDROOM	2/UNIT
OFFICE, PROFESSIONAL OR BUSINESS	5/1,000 SF

1.5/UNIT
2/UNIT
5/1,000 SF

<u>PARKING SPACES</u>	<u>REQUIRED</u>
PARKING SPACES	140

PROVIDED
134

ACCESSIBLE SPACES 5

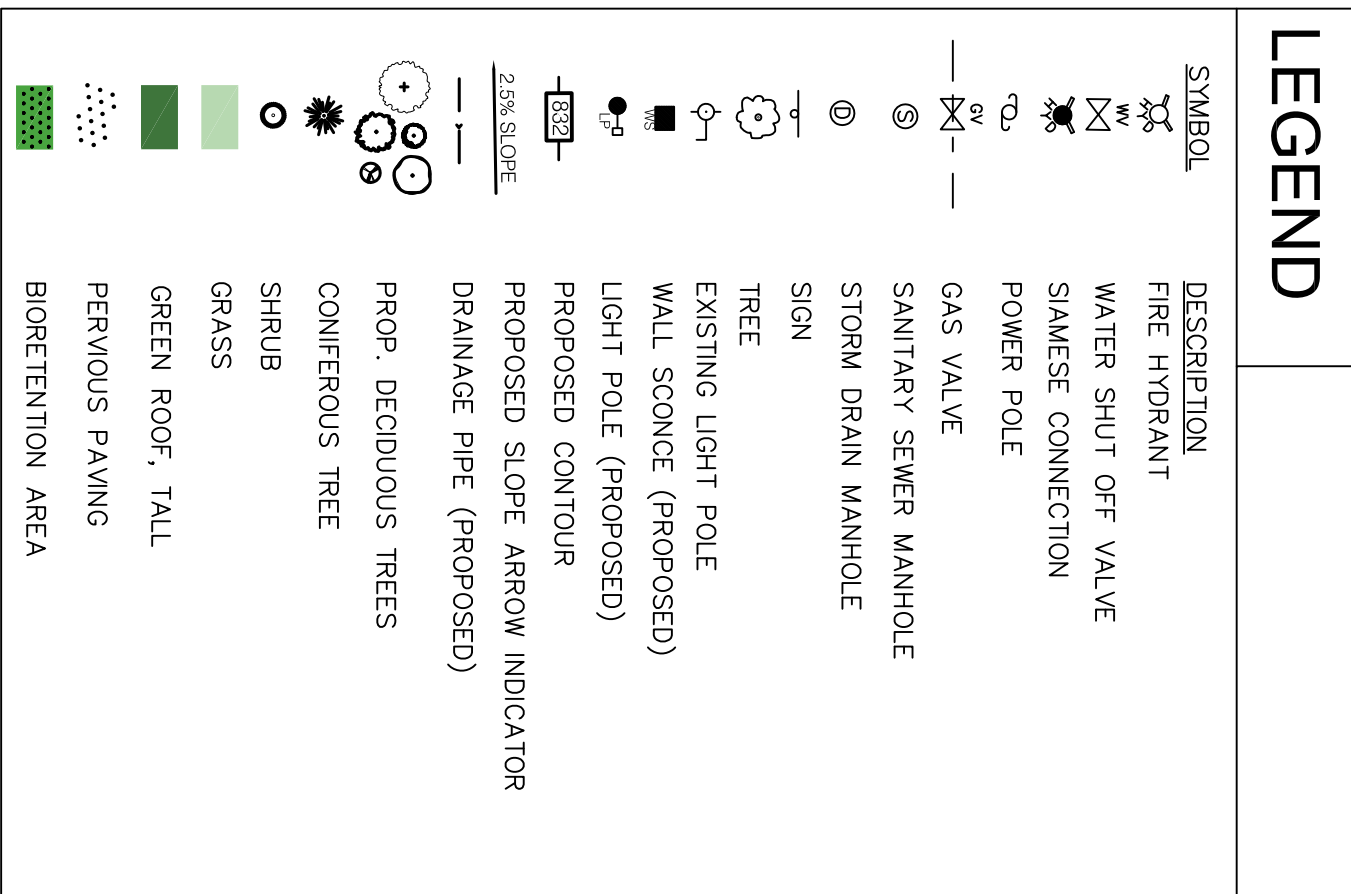
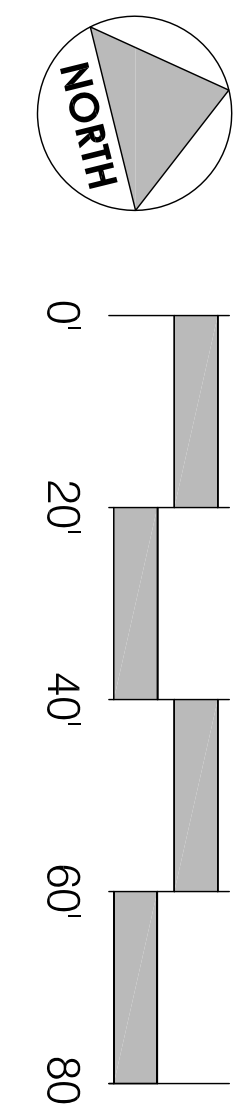
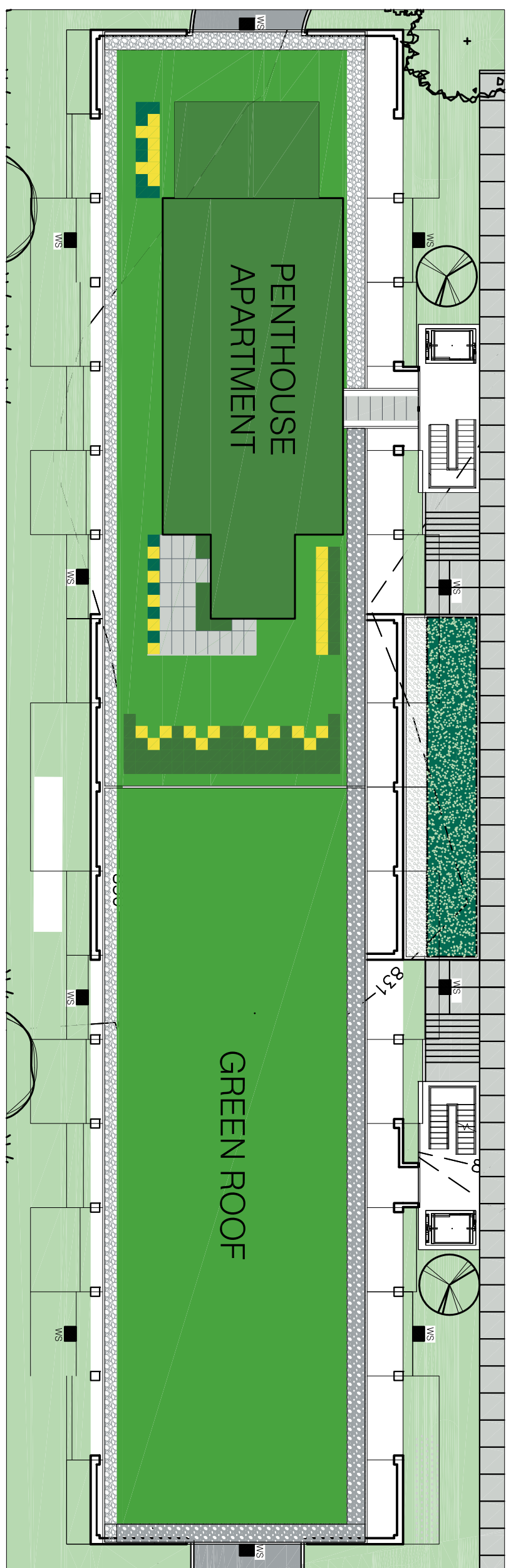
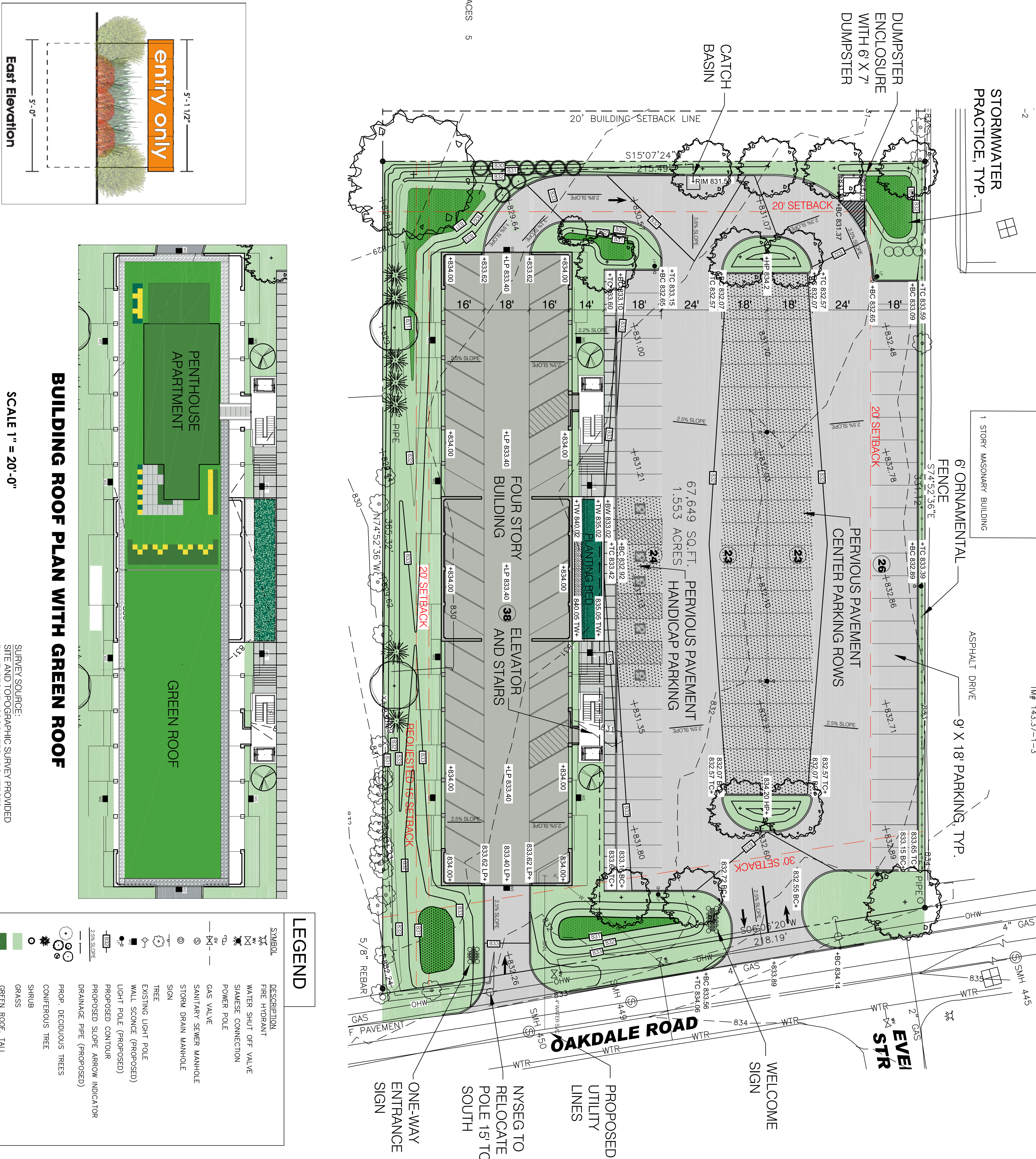
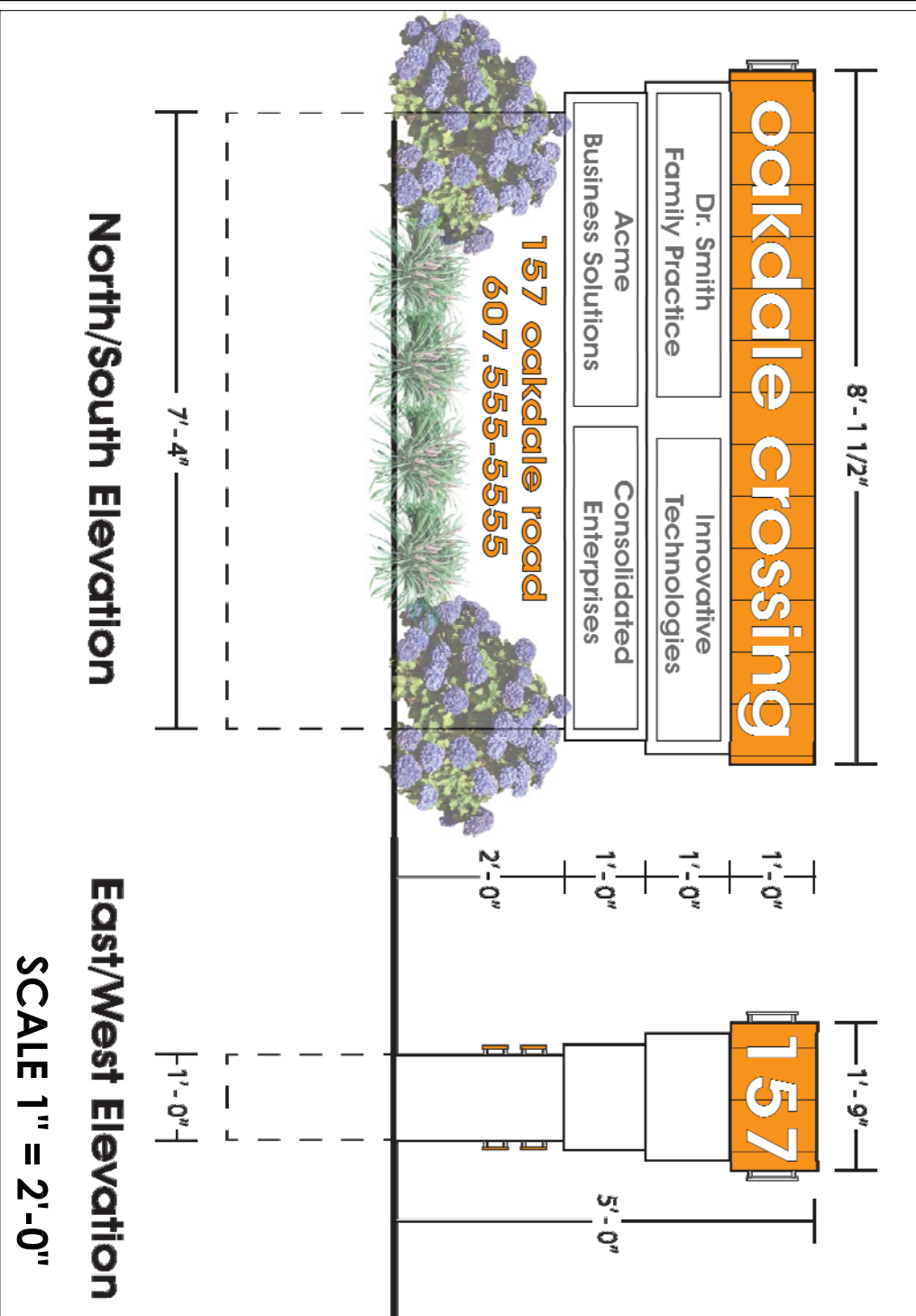
TOTAL OFF-STREET PARKING REQUIRED: 140 SPACES
TOTAL OFF-STREET PARKING PROVIDED: 134 SPACES

PARKING DESIGN STANDARDS:

Pkg. Types	Stall (w)	Stall (l)	Aisle (w)
90°	9.0	18.0	24
60°	9.0	18.0	18
45°	9.0	18.0	13
30°	9.0	18.0	12
PARALLEL	9.0	21	12

ACCESS DRIVEWAY WIDTH (NON RESIDENTIAL): 12' (ONE-WAY)

24' (TWO-WAY)



Landscape Architects
Site Design • Land Planning • Urban Design

9 South Washington Street
Binghamton, New York 13902
Phone: 607.723.0005 Fax: 607.221.0474

OAKDALE CROSSING PRELIMINARY SITE PLAN

LOCATION: JOHNSON CITY, NY

WARNING
It is a violation of the law for any person, unless acting under the direction of a licensed landscape architect, to offer this document. If a document bearing the seal of a landscape architect seal affix to his document his seal, a not "dated by," signature, date, and specific description of the alteration.

NO.	REVISIONS	DATE	BY

DRAWN BY: JB
CHECKED BY: MS

DATE: 06.23.15
PROJECT NO. 2015-09

SHEET NO. S-1

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