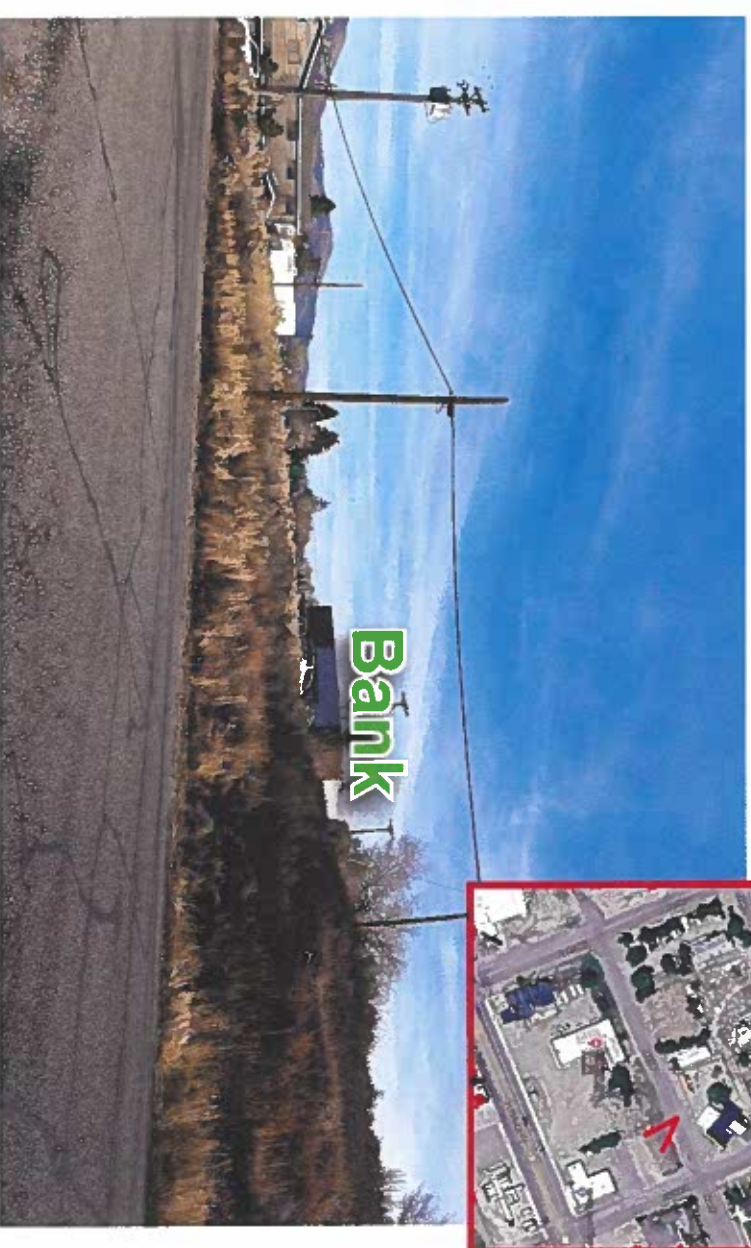
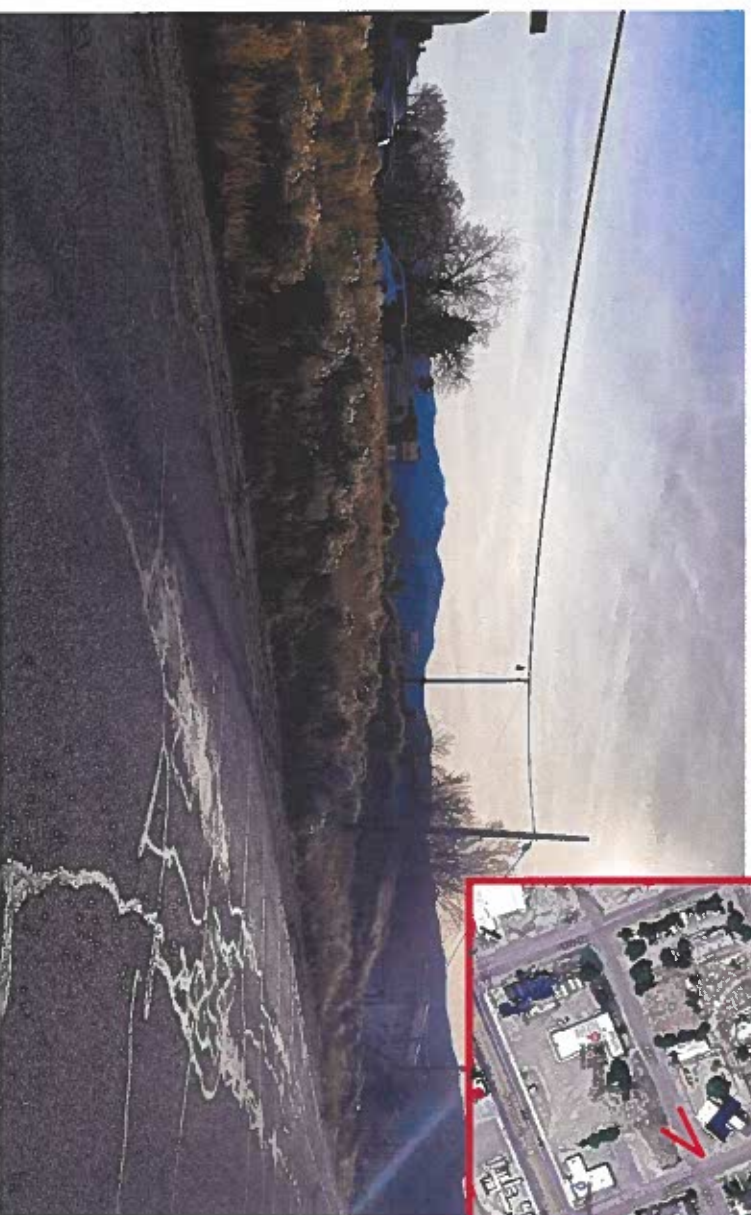
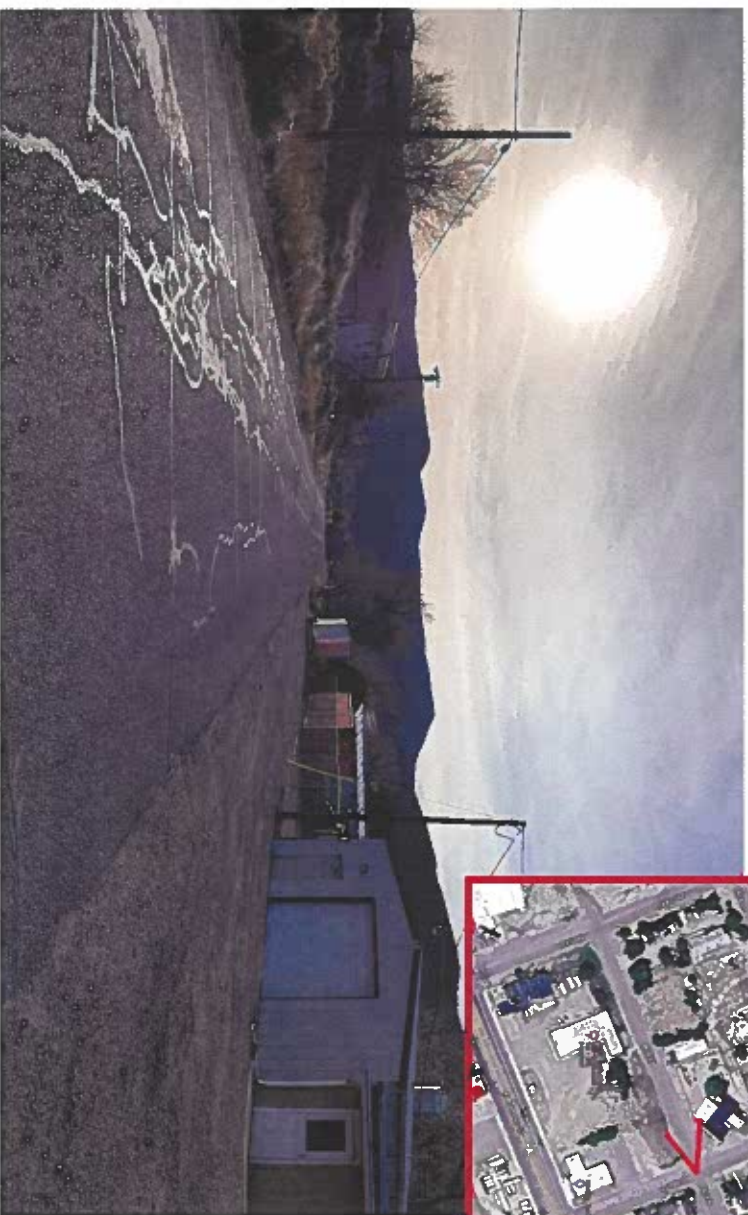


Avenue E Street Level Pics

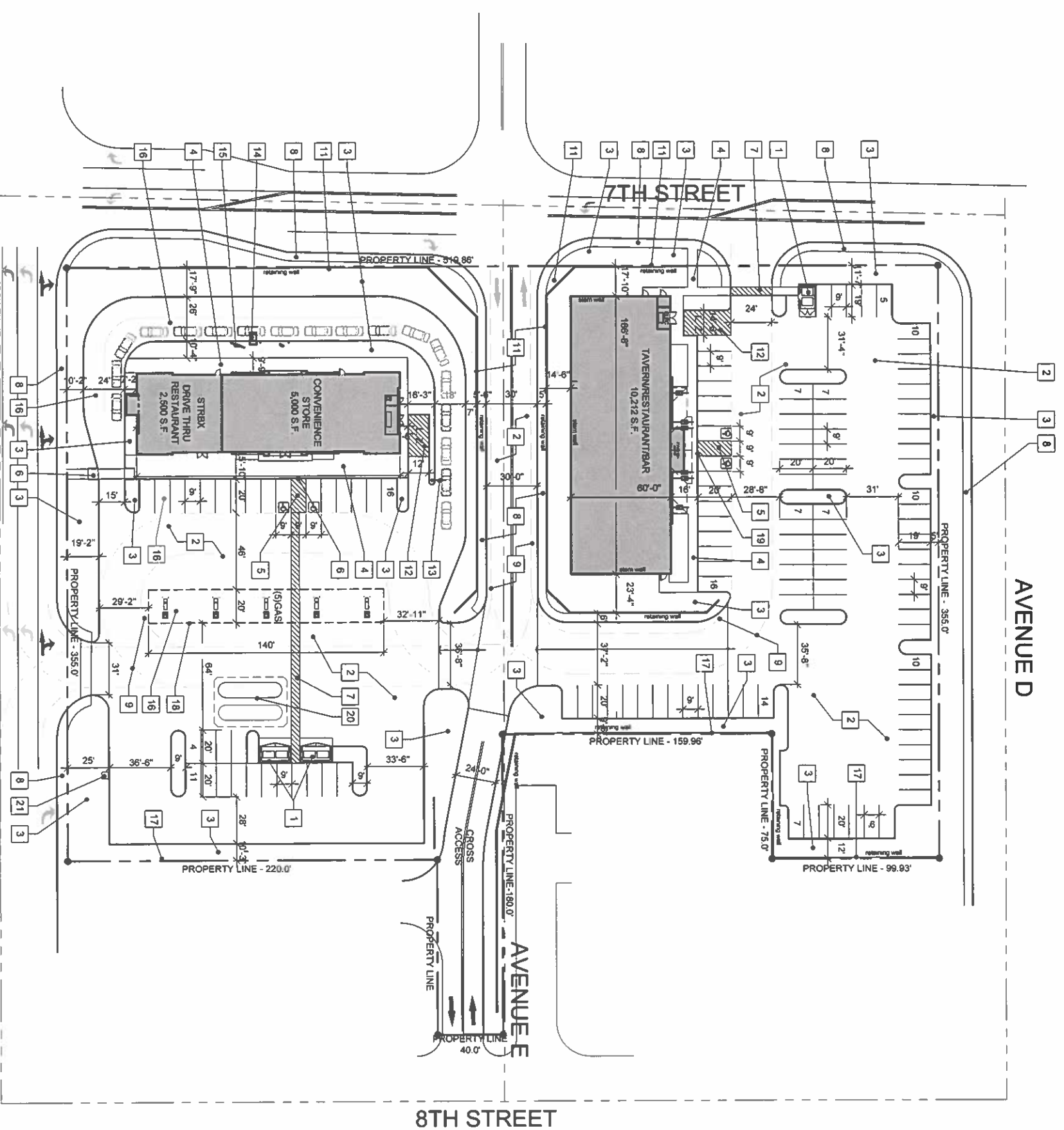
Pine West Development



Development Plan (June 2024)



Pine West Development



Project Data

EXISTING ZONING: C2
 REQUIRED ZONING: MOTEL, LIQUOR STORE, RV PARK
 EXISTING USE: CONN. STORE/GAS PUMPS/SBUX/OFFICE
 PROPOSED USE: CONN. STORE/GAS PUMPS/SBUX/OFFICE

PROPERTY SIZE: 3.89 AC NET
 F.A.R. (FLOOR AREA RATIO): 7.5%
 APN#: 001-092-10 & 11

AREA SUMMARY/PARKING ANALYSIS

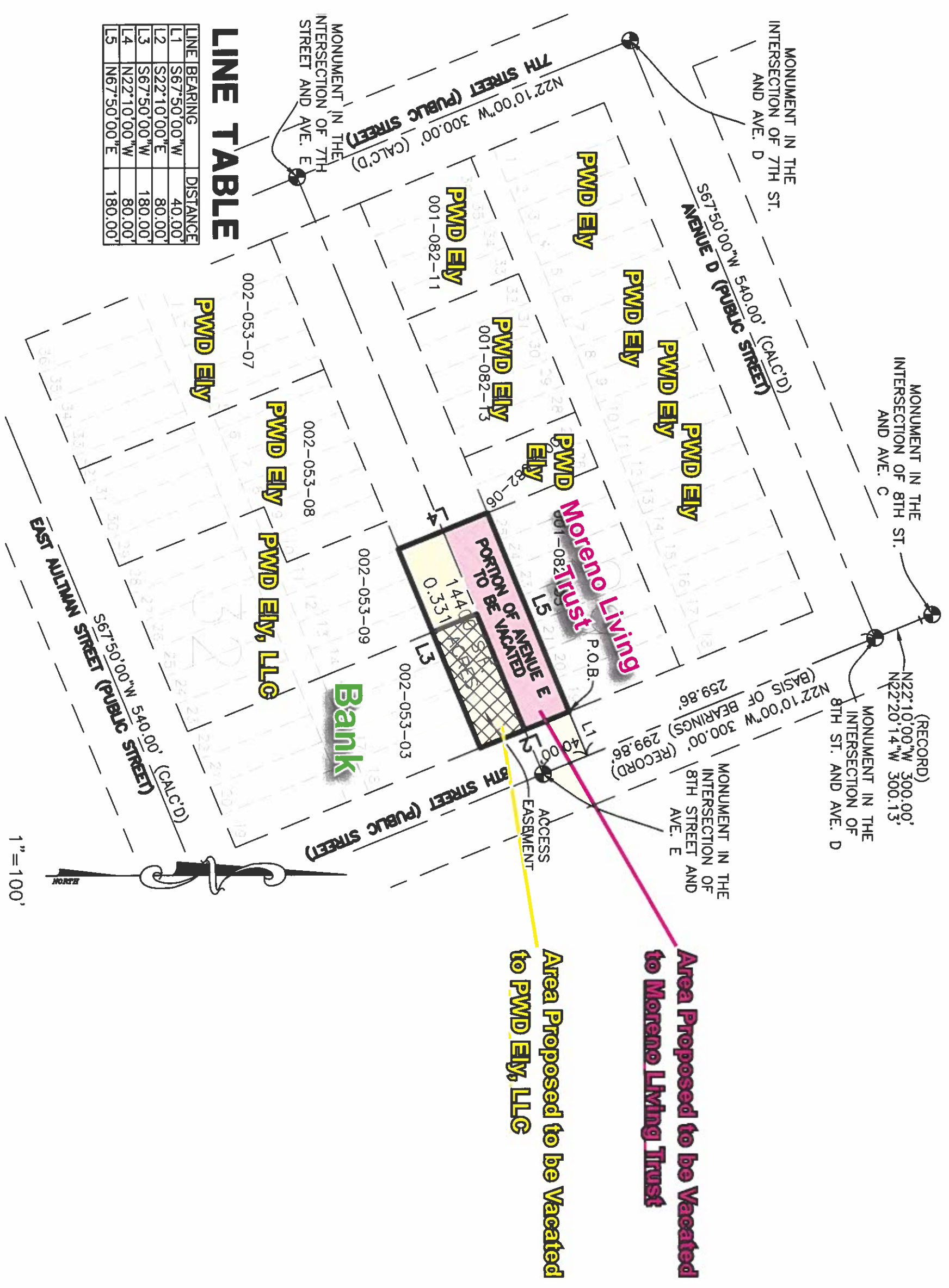
USE	AREA	FACTOR	VEHICLE PARKING REQUIRED	VEHICLE PARKING PROVIDED
TAVERN	10,212 S.F.			
DT RESTAURANT	2,500 S.F.			
CONN. STORE	5,000 S.F.			
TOTAL	17,712 S.F.	1/200	89	131

EAST AULTMAN ROAD

Avenue E: Exhibit of Proposed Abandonment



Pine West Development



LINE TABLE

LINE BEARING	DISTANCE
L1 S67°50'00"W	40.00'
L2 S22°10'00"E	80.00'
L3 S67°50'00"W	180.00'
L4 N22°10'00"W	80.00'
L5 N67°50'00"E	180.00'

1" = 100'