

PROPERTY SUMMARY

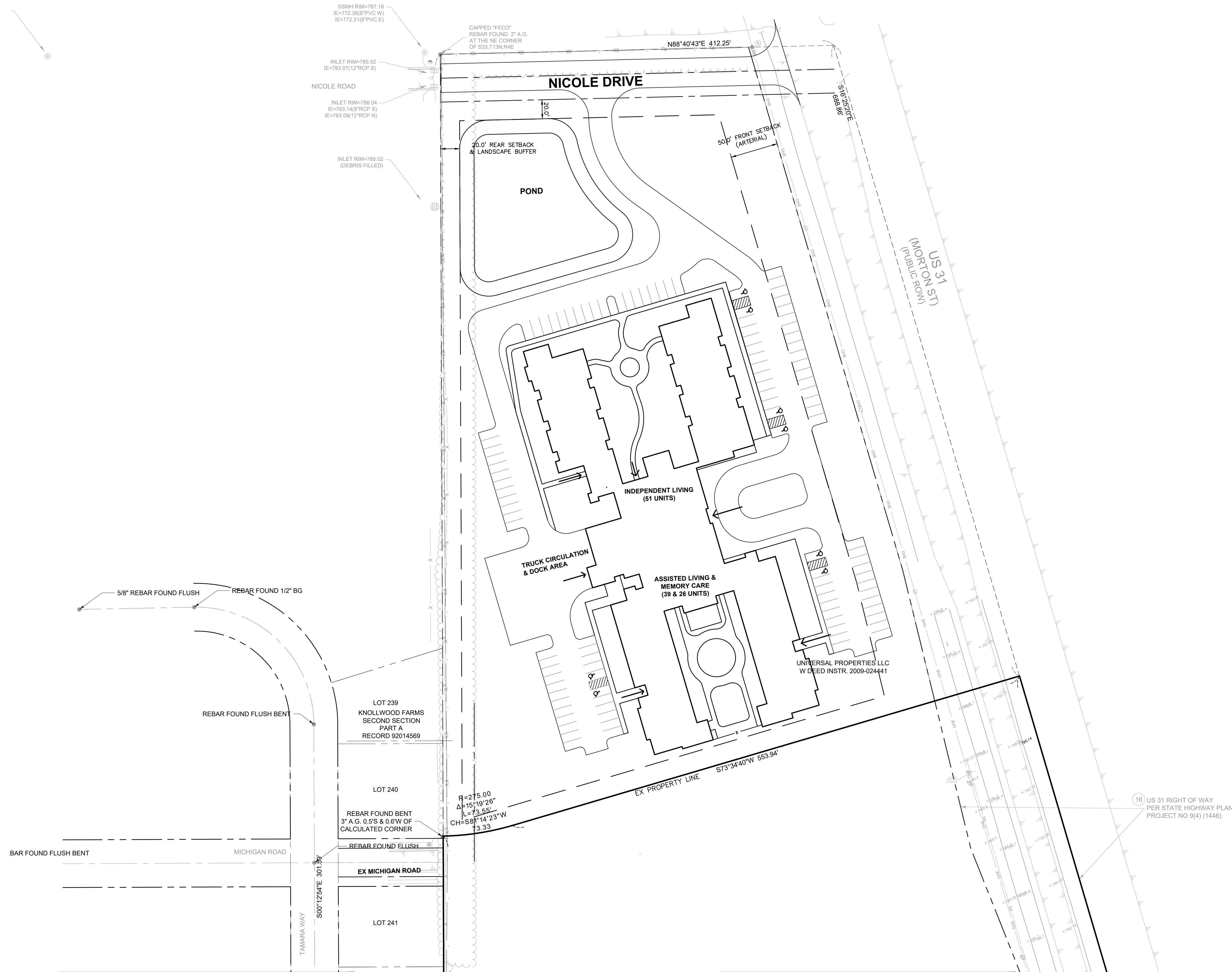
ASTRAL OF FRANKLIN SENIOR LIVING COMMUNITY FRANKLIN, IN	
TOTAL PROPERTY AREA*	326,742 SF (7.50 AC)
PROPOSED IMPERVIOUS AREA	138,500 SF (3.18 AC)

ZONING SUMMARY	
ZONING	MIXED-USE: COMMUNITY CENTER (MXC)
BUILDING SETBACKS	FRONT = 50' / 30' / 20' (ARTERIAL/COLLECTOR/LOCAL) SIDE = 15' REAR = 20'
MAX LOT COVERAGE	75% (PROPOSED = 42%)

BUILDING DATA SUMMARY	
PROPOSED PROPERTY	547,885 SF (12.58 AC)
BUILDING AREA	± 55,777 SF (10.2% OF TOTAL PROPERTY AREA)
INDEPENDENT LIVING UNITS	51 UNITS
ASSISTED LIVING UNITS	39 UNITS
MEMORY CARE UNITS	26 UNITS

PARKING	
REQUIRED PARKING*	164 SPACES
PROPOSED PARKING SPACES**	87 SPACES
ADA STALLS REQ'D/PROVIDED	4 / 8

*PER CITY OF FRANKLIN ZONING ORDINANCE (2.5 SPACES PER I.L. UNIT, 1 SPACE PER 4 A.L.&M.C.U., 1 SPACE/STAFF)
**PER REQUESTED VARIANCE (1 SPACE PER I.L. UNIT PLUS CODE A.L./M.C.U. AND STAFF)



ASTRAL OF FRANKLIN
SENIOR LIVING COMMUNITY
FRANKLIN, IN

7/9/2020

CONCEPTUAL SITE PLAN

Kimley»Horn