

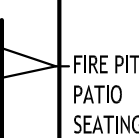
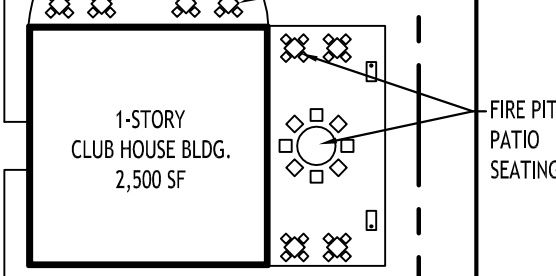
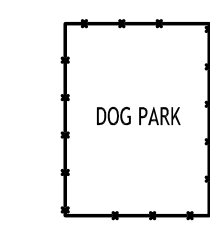
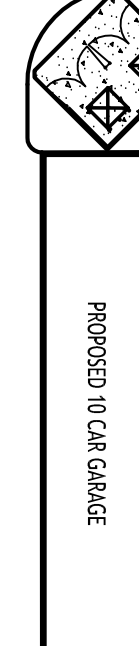
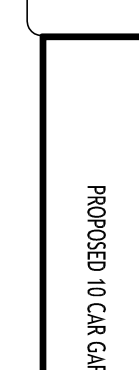
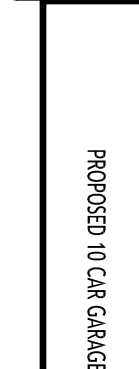
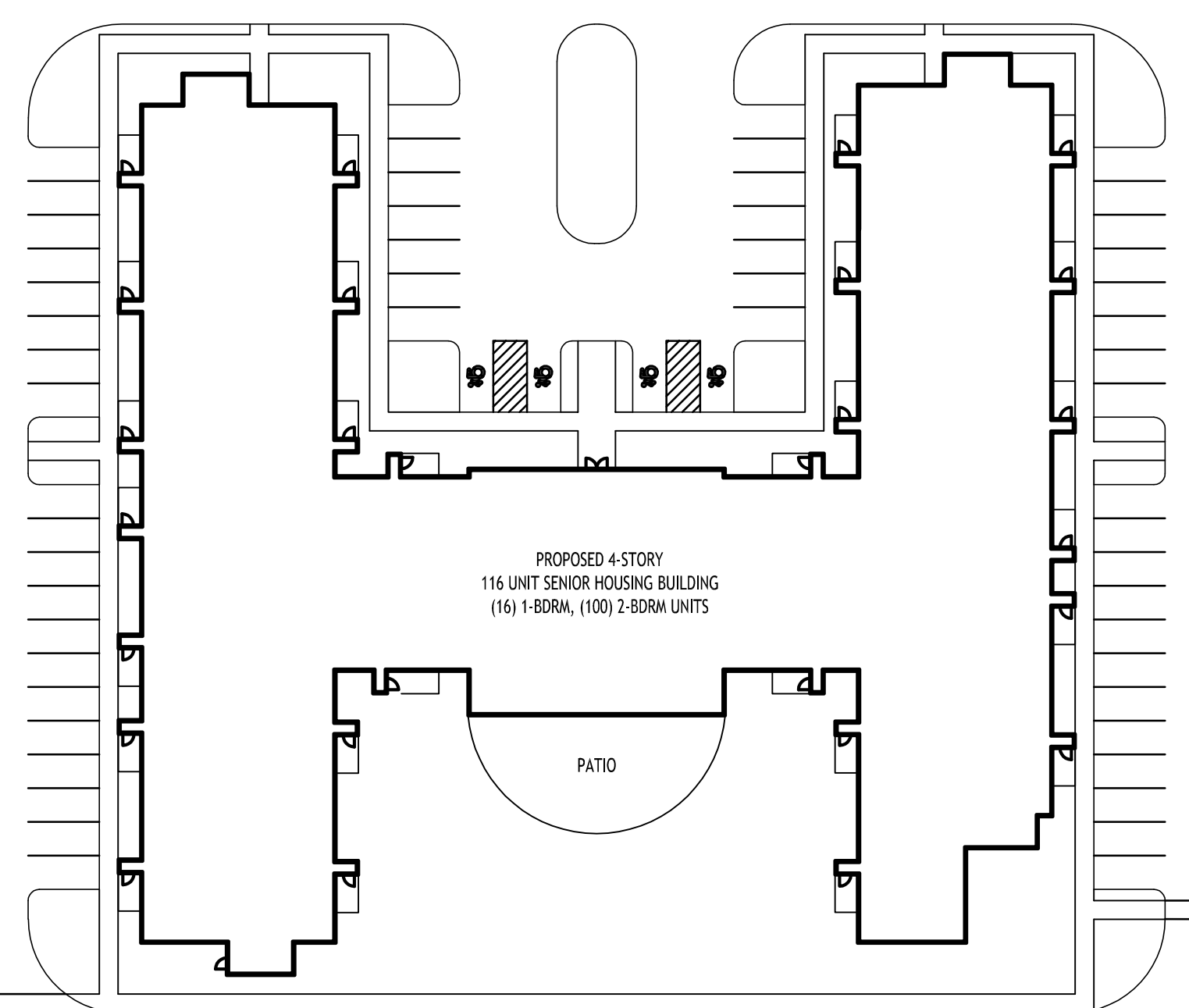
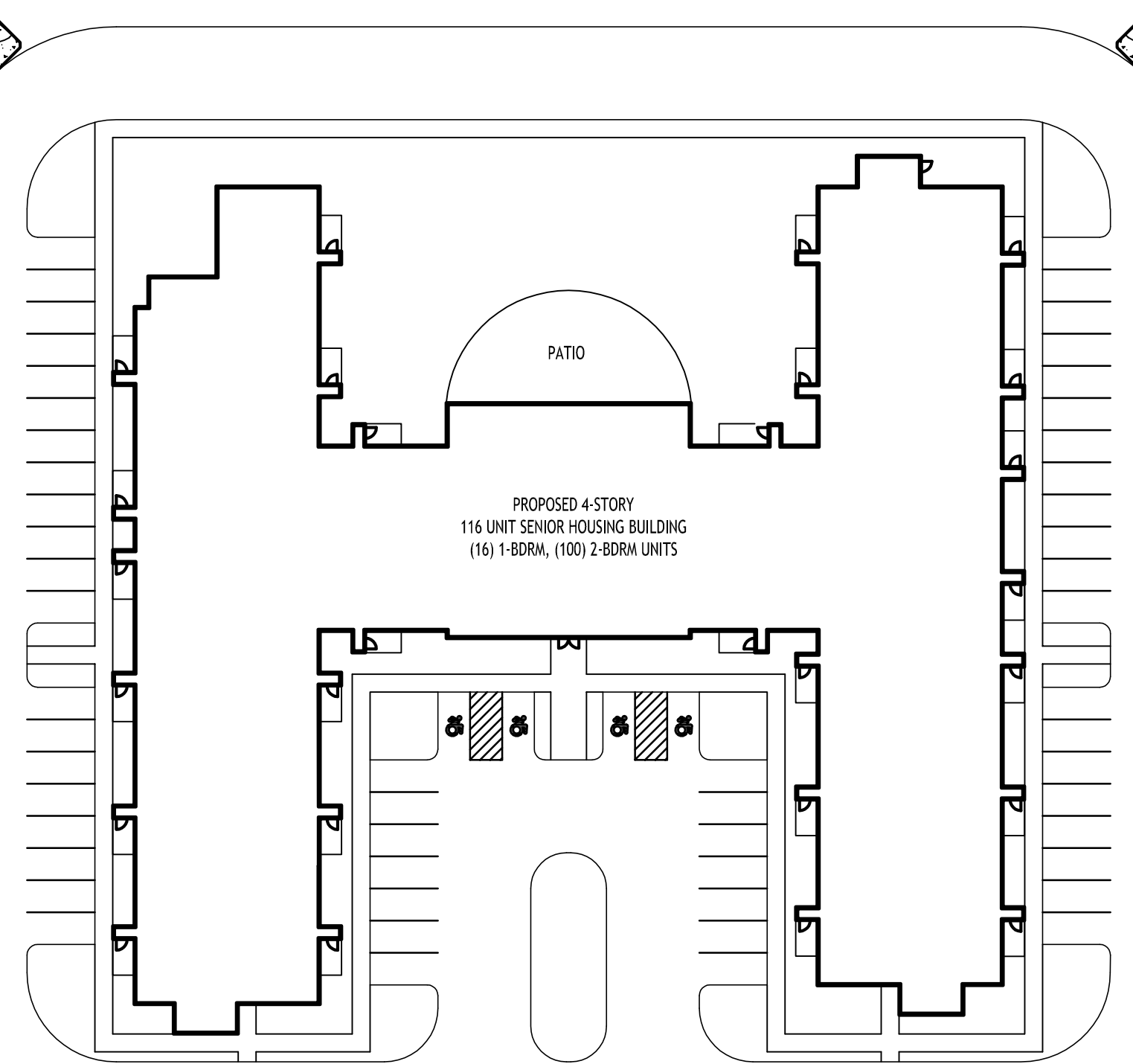
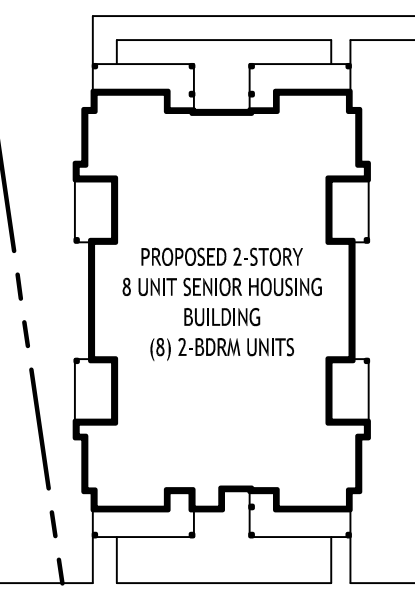
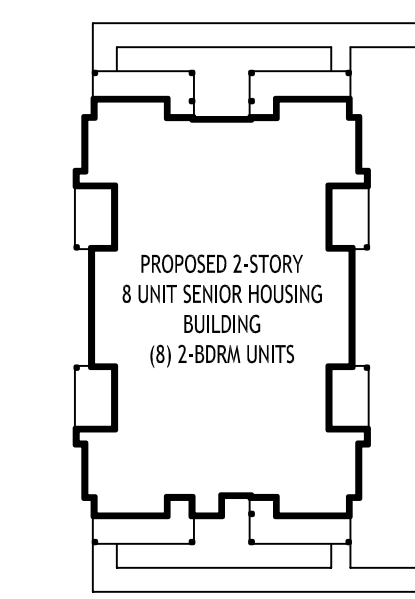
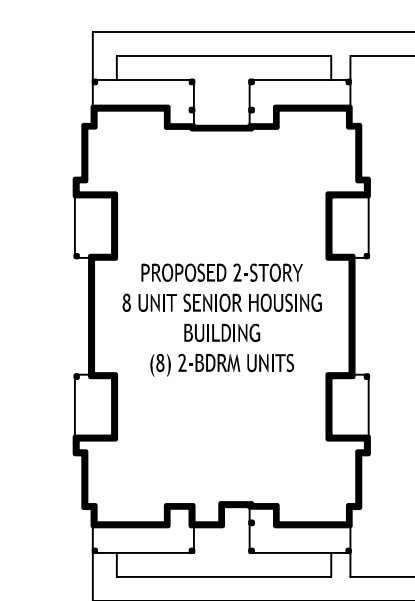
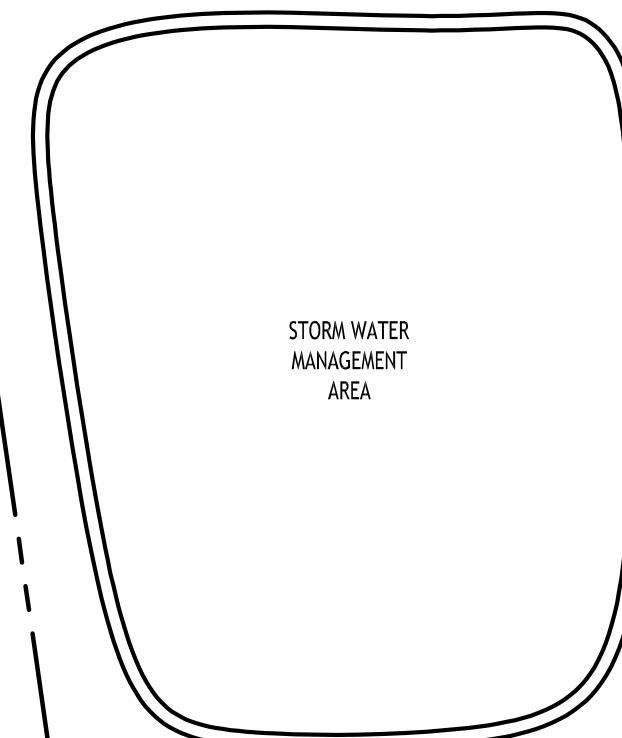
ACCESS ROAD (PRIVATE ROAD)

EAST ROBINSON ROAD

NAPLES LANE (PUBLIC ROAD)

**Site Plan**  
SCALE: 1"=40'

551.80



SITE AREA = 9.2 ACRES  
ZONING = GB, TO BE REZONED MFR-7

**MFR ZONING SEPARATION AND SETBACK REQUIREMENTS:**  
- BASED ON 65' MEDIAN BUILDING HEIGHT (4-story)  
- BASED ON 26' MEDIAN BUILDING HEIGHT (2-story)

**BUILDING:**

- LONG WALL PARALLEL TO R.O.W. OR PROPERTY LINE: 2 x H = 130.0 FT (4-story), 52 FT (2-story)
- SHORT WALL PARALLEL TO R.O.W. OR PROPERTY LINE: 1.5 x H = 97.5 FT (4-story), 39 FT (2-story)  
OR WALLS AT ANGLE BTWN 30 & 60 DEGREES:
- LONG WALLS OF BUILDINGS PARALLEL: (H1 + H2) / 2 x 1.66 = 75.53 FT
- LONG WALL AND SHORT WALL PARALLEL: (H1 + H2) / 2 x 1.5 = 68.25 FT
- OR 2 SHORT WALLS PARALLEL:
- WALLS AT ANGLE BTWN 30 & 60 DEGREES: (H1 + H2) / 2 x 1.5 = 68.25 FT

**PARKING REQUIREMENTS:**  
ATTACHED DWELLING UNIT: 2 PER DWELLING UNIT  
REQD PARKING = 2 x 258 UNITS = 516 SPACES

**PARKING PROVIDED:**  
36 GARAGES  
(215) 9' x 19' SPACES  
TOTAL PROVIDED = 251 SPACES

**DENSITY REQUIREMENTS:**

0 TO 1 BEDROOM - 725 SF LAND AREA REQUIRED PER UNIT  
2 OR MORE BEDROOMS - 1,000 SF LAND AREA REQUIRED PER UNIT

TOTAL AREA = 9.2 ACRES = 400,752 SF  
PROPOSED UNITS = (32 x 725) + (224 x 1000) = 247,200 SF = 5.7 AC REQD

**MFR ZONING PARKING SETBACK REQUIREMENTS:**

	REQUIRED	PROVIDED
FRONT	20 FT	>20 FT
SIDE/REAR	5 FT	>5 FT
SIDE/REAR (ABUTTING R)	10 FT	>10 FT
FRON MAIN WALL	15 FT	15 FT MIN.
FRON END WALL	10 FT	10 FT MIN.

**BUILDING COVERAGE:**

REQUIRED BY CODE	PROVIDED
40% MAX. (160,301 SF)	31.3% (50,173 SF)

**INTERIOR PARKING GREENSPACE:**

REQUIRED BY CODE	PROVIDED
5% (3,530 SF)	15.6% (11,010 SF)

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS, CARMINA WOOD DESIGN ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.

**REVISIONS:**

No.	Description	Date

**PRELIMINARY**  
NOT FOR CONSTRUCTION

**DRAWING NAME:**  
Site Plan  
Concept  
MFR-7 Zoning

Date: 03.22.24  
Drawn By: C. Wood  
Scale: As Noted

**DRAWING NO.:**  
**C-100**  
Project No: 23-4117