

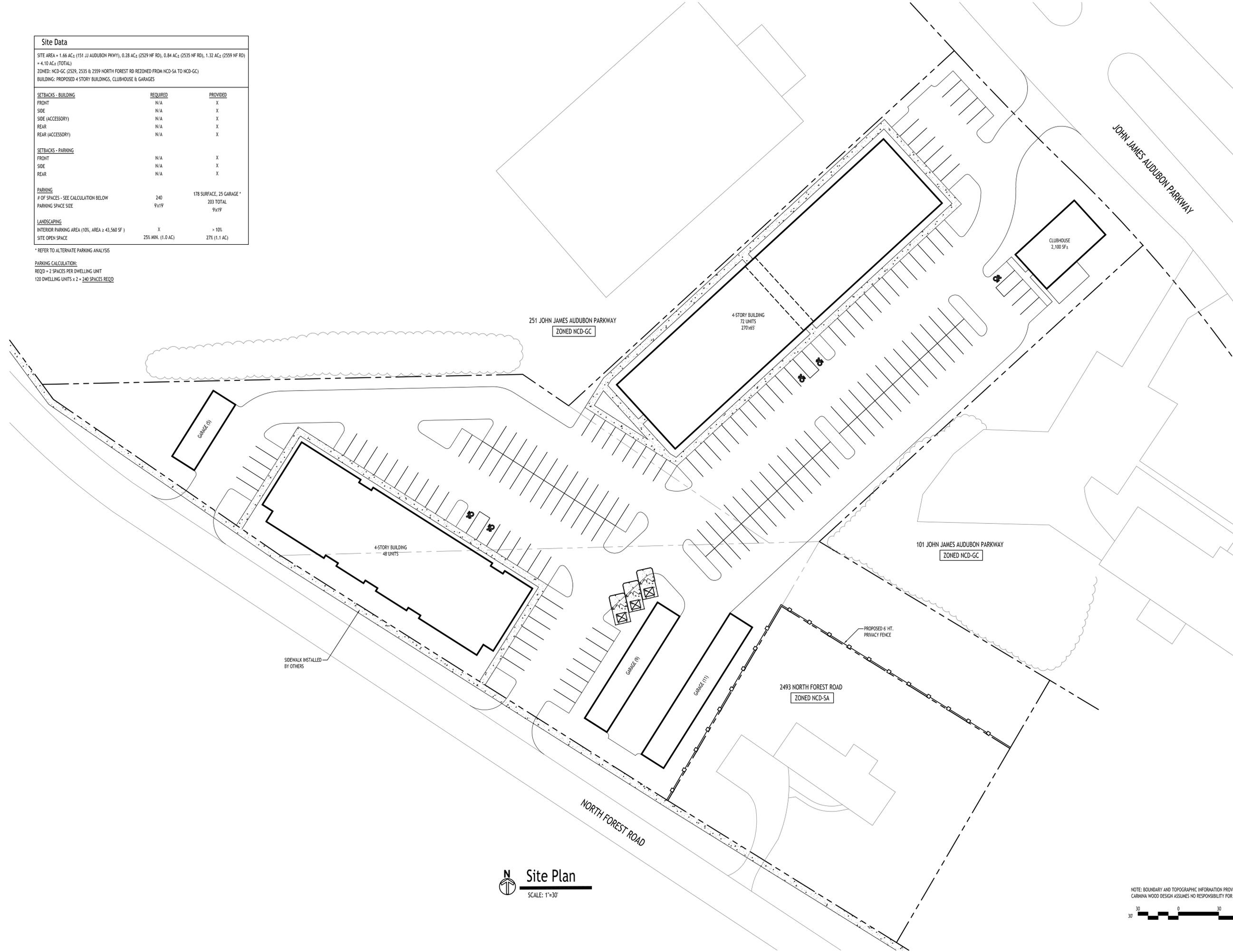
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Site Data		
SITE AREA = 1.66 AC± (151 JJ AUDUBON PKWY), 0.28 AC± (2529 NF RD), 0.84 AC± (2535 NF RD), 1.32 AC± (2559 NF RD) = 4.10 AC± (TOTAL)		
ZONED: NCD-GC (2529, 2535 & 2559 NORTH FOREST RD REZONED FROM NCD-SA TO NCD-GC)		
BUILDING: PROPOSED 4 STORY BUILDINGS, CLUBHOUSE & GARAGES		
SETBACKS - BUILDING	REQUIRED	PROVIDED
FRONT	N/A	X
SIDE	N/A	X
SIDE (ACCESSORY)	N/A	X
REAR	N/A	X
REAR (ACCESSORY)	N/A	X
SETBACKS - PARKING		
FRONT	N/A	X
SIDE	N/A	X
REAR	N/A	X
PARKING		
# OF SPACES - SEE CALCULATION BELOW	240	178 SURFACE, 25 GARAGE*
PARKING SPACE SIZE	9x19	203 TOTAL 9x19
LANDSCAPING		
INTERIOR PARKING AREA (10%, AREA ≥ 43,560 SF)	X	> 10%
SITE OPEN SPACE	25% MIN. (1.0 AC)	27% (1.1 AC)

\* REFER TO ALTERNATE PARKING ANALYSIS

PARKING CALCULATION:  
REQD = 2 SPACES PER DWELLING UNIT  
120 DWELLING UNITS x 2 = 240 SPACES REQD



**Site Plan**  
SCALE: 1"=30'

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**

Date: 3/2/26  
Drawn By: P. Sheedy  
Scale: As Noted

DRAWING NO.  
**C-100**  
Project No: 26-4021