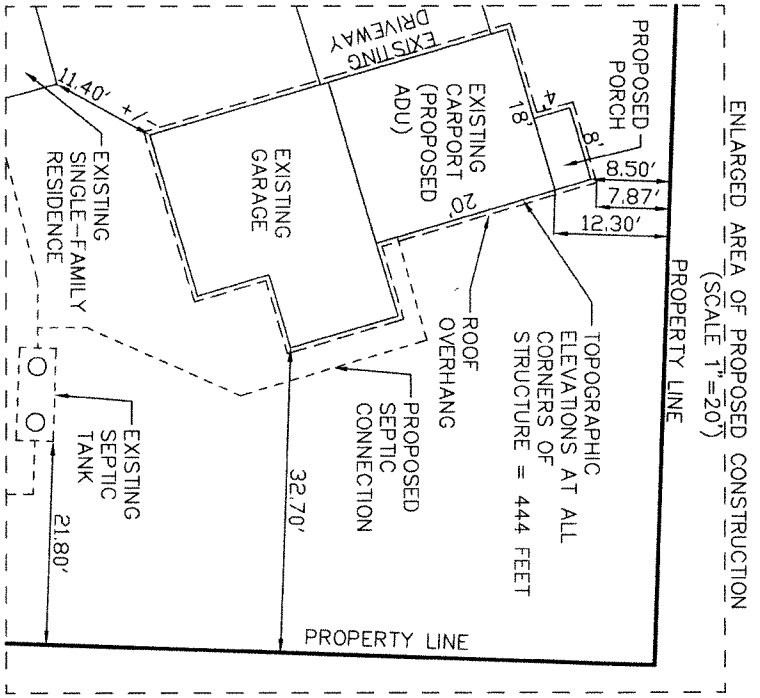
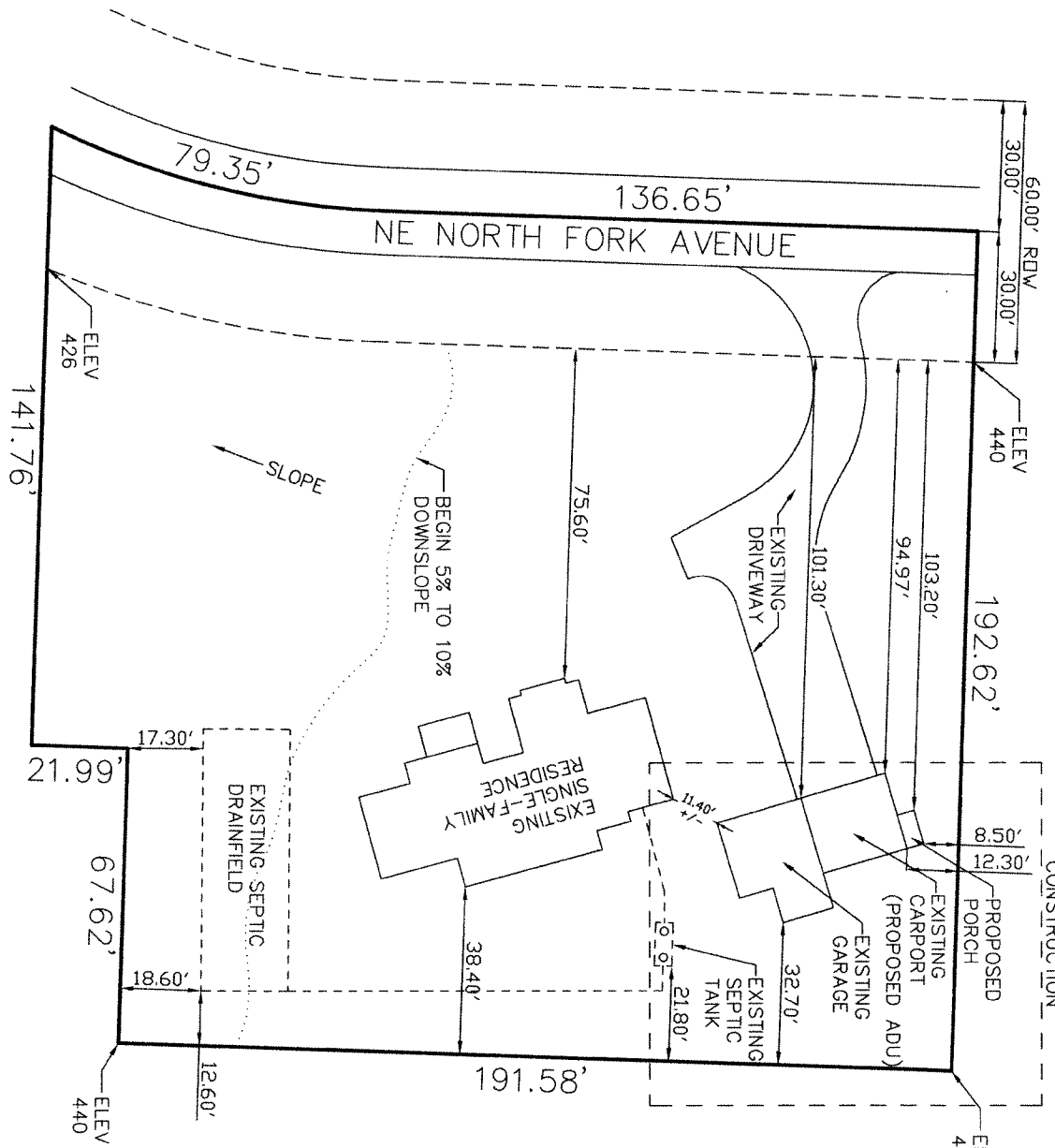


2103 NE NORTH FORK AVE.
 PARCEL #258898000
 40,075 SQ. FT.
 OWNER: CHINOOKAN LLC
 SCALE 1"=40'



LOT AREA	40,075 SF
TOTAL PROPOSED BUILDING COVERAGE	2,900 SF

ZONING DISTRICT: UDR-7.5	REQUIRED	PROPOSED
MINIMUM FRONT COVERED PORCH SETBACK	10'	103.20'
MINIMUM FRONT-LOADING GARAGE SETBACK	20'	101.30'
MINIMUM REAR YARD SETBACK	20'	32.70'
MINIMUM SIDE YARD SETBACK	7.5'	8.5'
MINIMUM STREET SIDE YARD SETBACK	10'	N/A
MAXIMUM BUILDING COVERAGE FOR LOT**	35%	7.2%
MAXIMUM IMPERVIOUS SURFACE FOR LOT**	50%	13.00%
MAXIMUM BUILDING HEIGHT	35'	14.25'
OTHER***	N/A	N/A

*If there are multiple setbacks, use the minimum being proposed.
 **Development Agreement allows lot coverage to exceed standard 35% coverage on up to 50% of lots within this development. Maximum building coverage shall not exceed 50% as an average for all lots within the development.
 ***Development Agreement allows maximum impervious surface area to be increased to 55% on up to 20 lots within this development.
 ****Special conditions i.e., wetlands, abutting critical area, street, etc.

DEVELOPERS AGREEMENT: YES NO