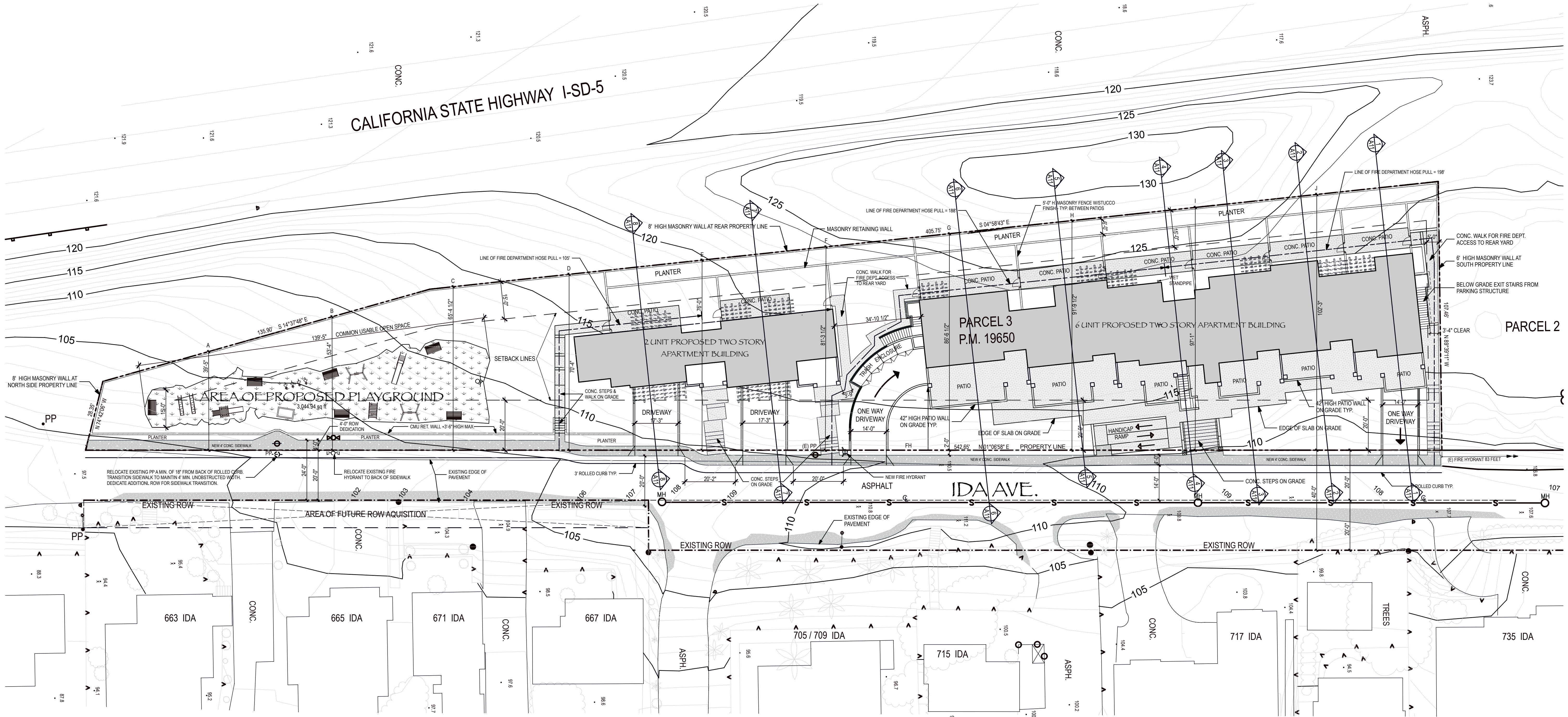


SITE PLAN
SCALE 1"=20'-0"

SITE PLAN INFORMATION

APPLICANT: SHANTU PATEL; KNN MANAGEMENT LLC 760-214-8558
A.P.N. 298-162-37
ZONE: MHRd
PARKING SPACES REQUIRED: 18
PARKING SPACES PROVIDED: 18
GROSS LOT AREA: 40,833 SQ. FT.
NET LOT AREA: 39,980 SQ. FT.
FIRST FLOOR LIVING AREA: 8,253 SQ. FT.
SECOND FLOOR LIVING AREA: 6,498 SQ. FT.
BASEMENT / GARAGE AREA: 10,875 SQ. FT. (NOT INCLUDED IN F.A.R.)
EXTERIOR COVERED PATIO: 2,077 SQ. FT.
COMMON USABLE OPEN SPACE (PLAYGROUND): 3,044 SQ. FT.

GRADING INFORMATION

W C.Y. 8,610 SITE GRADING
X C.Y. 120 EXCAVATION FOR FOOTINGS
Y C.Y. 550 REMOVAL & RECOMPACTION
Z C.Y. 9,280 TOTAL GRADING (W+X+Y)

FRONT YARD SETBACK

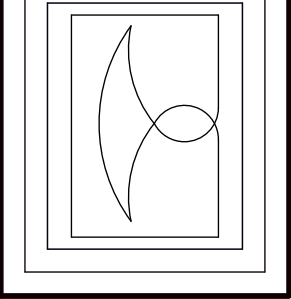
FRONT YARD SETBACK MAY BE REDUCED FROM 25' TO 20' IF THE AVERAGE LOT DEPTH IS LESS THAN 100 FEET

A	39'-5"
B	53'-4"
C	65'-4"
D	70'-4"
E	76'-0"
F	81'-3"
G	86'-6"
H	91'-9"
I	97'-1"
J	102'-3"

TOTAL 763'-3" / 10 = 76'-4" (LESS THAN 100')
20' FRONT YARD SETBACK IS ALLOWED

REAR YARD SETBACK

REAR YARD SETBACK MAY BE REDUCED FROM 25' TO 15' IF THE AVERAGE LOT DEPTH IS LESS THAN 90 FEET
15' REAR YARD SETBACK IS ALLOWED



ISSUED FOR PLAN CHECK	
DATE:	
BY:	
DATE	REVISIONS

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PROJECT NO.
DRAWN BY:
DATE