

SITE PLAN NOTES

1. ANY LIGHTING WILL BE PLACED SO AS TO DIRECT LIGHT AWAY FROM ADJACENT RESIDENTIAL DISTRICTS AND WILL NOT EXCEED ONE FOOT CANDLE AT THE PROPERTY LINE. NO NOISE, ODOR, OR VIBRATION WILL BE EMITTED AT ANY LEVEL EXCEEDING THE GENERAL LEVEL OF NOISE, ODOR, OR VIBRATION EMITTED BY USES IN THE AREA OUTSIDE OF THE SITE.
2. OWNERS OF PROPERTY ADJACENT TO PUBLIC RIGHTS-OF-WAY, OR A PROPERTY OWNER'S ASSOCIATION, WILL HAVE THE RESPONSIBILITY FOR MAINTAINING ALL LANDSCAPING LOCATED WITHIN THE RIGHTS-OF-WAY, IN ACCORDANCE WITH APPV/D PLANS.
3. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURING 33' X 33' ALONG THE PROPERTY LINES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
4. AN ASSOCIATION, INCLUDING ALL PROPERTY OWNERS IN THE DEVELOPMENT, WILL BE FORMED AND HAVE RESPONSIBILITY FOR MAINTAINING ALL COMMON AREAS NOTED AS "TRACTS" OR "EASEMENTS", INCLUDING PRIVATE STREETS, LANDSCAPED AREAS, AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED PLANS.
5. ALL SIGNAGE REQUIRES SEPARATE REVIEWS, APPROVALS, AND PERMITS. NO SIGNS ARE APPROVED PER THIS PLAN.
6. STRUCTURES AND LANDSCAPING WITHIN A TRIANGLE MEASURED BACK 10' FROM THE PROPERTY LINE AND 20' ALONG THE PROPERTY LINE ON EACH SIDE OF THE DRIVEWAYS ENTRANCES WILL BE MAINTAINED AT A MAXIMUM HEIGHT OF 3'.
7. ALL ROOFTOP EQUIPMENT AND SATELLITE DISHES SHALL BE SCREENED TO THE HEIGHT OF THE EQUIPMENT.
8. ALL SERVICE AREAS SHALL BE SCREENED TO CONCEAL TRASH CONTAINERS, LOADING DOCKS, TRANSFORMERS, BACKFLOW PREVENTERS, AND OTHER MECHANICAL OR ELECTRICAL EQUIPMENT FROM EYE-LEVEL ADJACENT TO ALL PUBLIC STREETS.
9. BARBED RAZOR, OR CONCERTINA WIRE (OR SIMILAR) SHALL NOT BE USED ON THIS SITE WHERE VISIBLE FROM PUBLIC STREETS OR ADJACENT RESIDENTIAL AREAS.
10. UPDATE ALL EXISTING OFF-SITE STREET IMPROVEMENTS (SIDEWALKS, CURB RAMPS AND DRIVEWAYS) TO CURRENT ADA GUIDELINES IF NOT IN CONFORMANCE. ALL EXISTING UNUSED DRIVEWAYS, BROKEN, OR OUT OF GRADE CURB AND SIDEWALK ON THE PROJECT SITE WILL NEED TO BE REPLACED, AS WELL AS ANY NEW CURB OR SIDEWALK DAMAGED DURING CONSTRUCTION.

DISTRICT COMPARISON TABLE

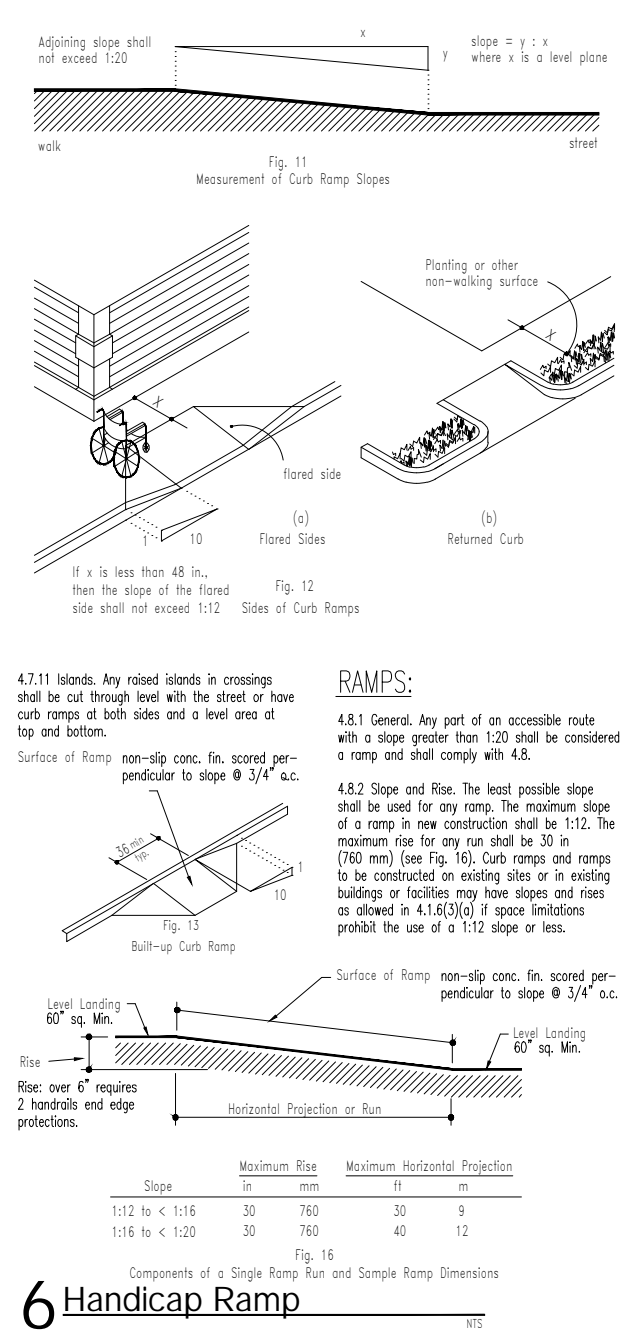
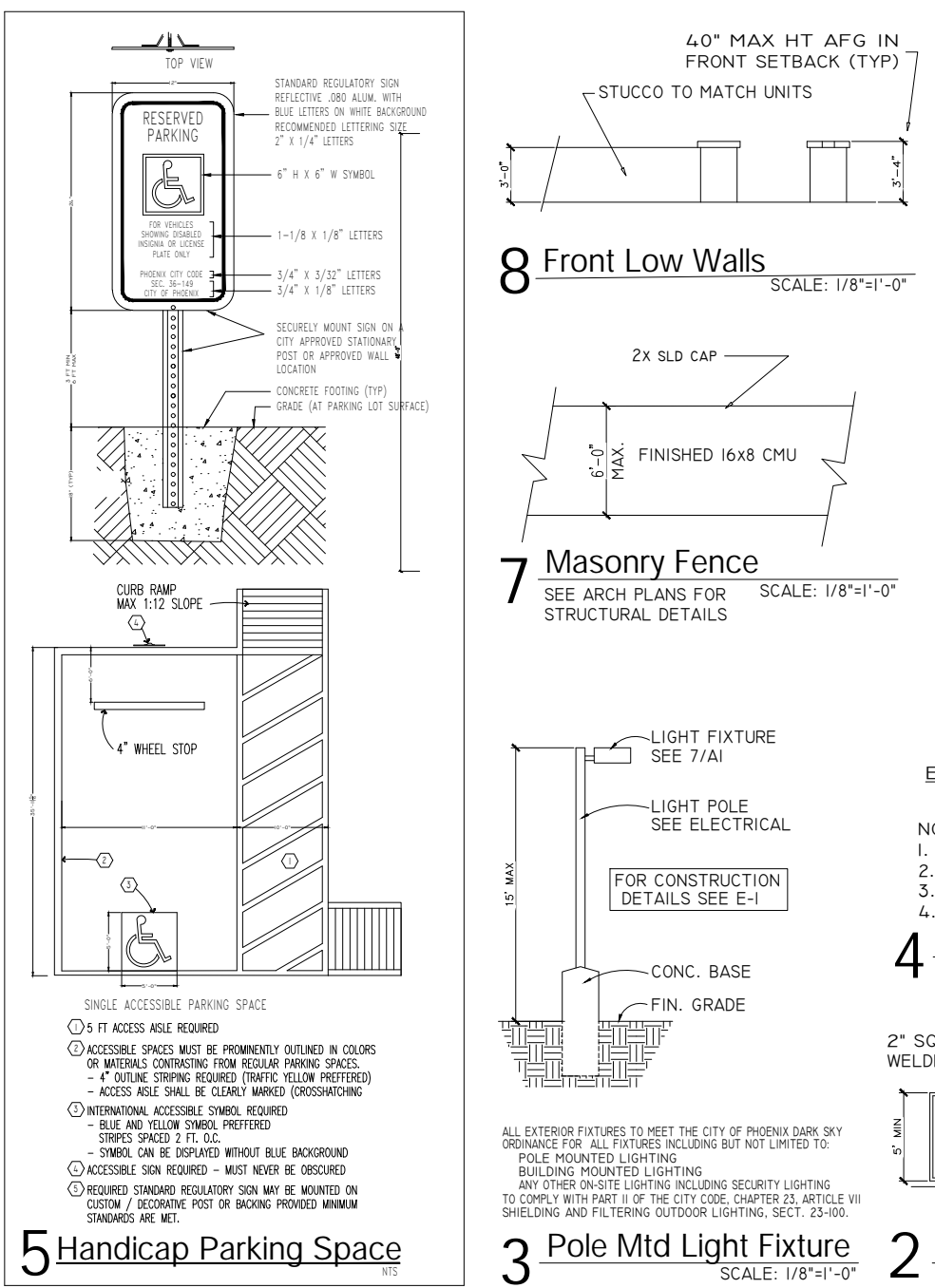
R-3 DEVELOPMENT OPTION		SUBDIVIDED PRIOR TO MAY 1, 1998	
STANDARDS	(C) PLANNED RESIDENTIAL DEVELOPMENT	PROPOSED	
MINIMUM LOT DIMENSIONS DEPTH X WIDTH	NONE	576.87 X 180.17'	
DWELLING UNIT DENSITY (UNITS/GROSS ACRE)	15.23; 17.40 WITH BONUS	10.45	
PERIMETER STANDARDS	20' ADJACENT TO A PUBLIC STREET; THIS AREA TO BE IN COMMON OWNERSHIP UNLESS LOTS FRONT ON THE PERIMETER PUBLIC STREET; 15' ADJACENT TO PROPERTY LINE.	20' ADJACENT TO A PUBLIC STREET; 15' ADJACENT TO PROPERTY LINE.	
BUILDING SETBACKS	10' FRONT	20' FRONT, 15' REAR, AND 35' & 67' SIDE	
BUILDING HEIGHT	2 STORIES OR 30' FOR FIRST 150'; 1' IN 5' INCREASE TO 48' HEIGHT, 4 STORY MAXIMUM	2 STORIES AND 25'-8"	
LOT COVERAGE	45%	FOOTPRINT UNDER ROOF / NET LOT AREA + LOT COV'G 32,876 S.F. / 96,538 SF = 34.0%	
COMMON AREAS	MINIMUM 5.0% OF GROSS AREA	5.1%	
ALLOWED USES	SINGLE-FAMILY ATTACHED AND MULTIFAMILY	MULTIFAMILY	
REQUIRED STREET	PUBLIC STREET OR STREET ACCESSWAY	STREET ACCESSWAY	

SQUARE FOOTAGES	LIVABLE 1ST FLR	2ND FLR	TOTAL LIVABLE	GAR, STG, MECH 1ST/2ND	COV'D PATIOS 1ST/2ND	TOTAL UNDER ROOF	ROOF DECKS 1ST/2ND	FOOTPRINT UNDER ROOF
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PROJECT SUMMARY								
(14) 3-BR UNITS	8,820	14,126	22,946	5,894/42	686/602	30,170	0/826	16,366
(14) 4-BR UNITS	8,820	15,498	24,318	5,894/42	686/602	31,542	0/0	16,366

GAZEBO	-	-	-	-	144	144	-	144
PROJECT TOTALS	17,640	29,624	47,264	11,788/1,176	1,372/1,348	61,856	0/826	32,876

TABLE OF OPTIONS	
BASIC PLAN	BASIC SF
3-BR	1,639
4-BR	1,737
OPTION	
3-BR UNITS ARE ALL SIMILAR	+ 0
4-BR UNITS ARE ALL SIMILAR	+ 0
MAXIMUM FOOTPRINT REVIEWABLE	= 1,737



LEGAL DESCRIPTIONS

APN 126-14-016C: ORANGEDALE TRACT 27, 28, 29, 30, LOT 25
 APN 126-14-016D: ORANGEDALE TRACT 27, 28, 29, 30, LOT 25
 APN 126-14-016E: ORANGEDALE TRACT 27, 28, 29, 30, LOT 25
 APN 126-14-016F: ORANGEDALE TRACT 27, 28, 29, 30, LOT 25
 APN 126-14-015: ORANGEDALE TRACT 27, 28, 29, 30, LOT 25

ONE LOT SUBDIVISION

THIS PROJECT TO BE TIED INTO A ONE-LOT SUBDIVISION

