



SITE SUMMARY

GROSS SITE AREA: 5.88 ACRES
 NUMBER OF HOMES: 37
 DENSITY: 6.29 HOMES / AC
 MAXIMUM BUILDING HEIGHT: 30'
 BUILDING SITE COVERAGE: 30%

PARKING SUMMARY

PARKING REQUIRED: 101 SPACES
 (3 OR MORE BEDROOM DWELLING UNITS: 2.5 OFF-STREET PARKING SPACES PER DWELLING UNIT + 0.2 GUEST SPACES PER DWELLING UNIT)
 37 DWELLING UNITS X 2.0 COVERED SPACES = 74 SPACES
 37 DWELLING UNITS X 0.5 ADDITIONAL SPACES = 19 SPACES
 37 DWELLING UNITS X 0.2 GUEST SPACES = 8 SPACES

PARKING PROVIDED: 169 SPACES

OFF-STREET PARKING: 148 SPACES
 37 X 2 CAR GARAGE: 74 COVERED SPACES
 37 X 2 CAR DRIVEWAY: 74 ADDITIONAL SPACES
 ON-SITE GUEST PARKING: 21 SPACES

PARKING RATIO: 4.6 SPACES / HOME

NOTES:

- 1) SETBACKS:
 REAR: 15' MINIMUM
 FRONT: 10' MINIMUM
 SIDE: 5' MINIMUM FROM A LOT LINE
 10' MINIMUM FROM AN ADJACENT STRUCTURE
- 2) TYPICAL WALL HEIGHT: 6' AVERAGE
- 3) RETAINING WALLS OVER 6' IN HEIGHT
- 4) MAXIMUM RETAINING WALL HEIGHT: 14'
- 5) MINIMUM DRIVEWAY LENGTH: 18'
 (MEASURED FROM BACK OF SIDEWALK OF CURB LINE)
- 6) MINIMUM DRIVEWAY WIDTH: 16'
- 7) NO PATIO COVER ALLOWED WITHIN 3' OF PROPERTY LINES
- 8) KNUCKLE STANDARD COMPLIES WITH LADERA MODIFIED ADS STANDARD WITH 25' INSIDE RADIUS.
- 9) PERIMETER GRADES ARE REFLECTED FROM CIVIL TTM DATED 4-1-20.
 PERIMETER RETAINING WALL HEIGHTS SHOWN ARE APPROXIMATE.

SITE PLAN

RANCH HILL PARTNERS L.P.

11782 Simon Ranch Road
 Unincorporated County of Orange, CA



DATE: 2020-04-09
 JOB NO. 16046