

GENERAL INFORMATION

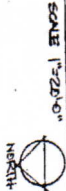
1. TOTAL ACREAGE - 1.63 AC
2. TOTAL RESIDENTIAL DENSITY - 20 UNITS / 12,274 sq. ft.
3. POPULATION - 20 UNITS
4. DEVELOPMENT SCHEDULE
- CONSTRUCTION - 6 MOS. AFTER PERMIT
- 2 BRN / 212 PAV. / 1500 SF - 2 STREET UNITS
5. PUBLIC FACILITIES - CARPORTS - 47 M.
 • SR. HWT - 1800 PAV. / 1500 SF
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6. FIRE STATION - NO. 15 125 M. SW.
 • FIRE STATION - 125 M. SW.
 • RESIDENTIAL - 125 M. SW.
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7. 2 OAKS & 6 PINE TREES TO BE REMOVED - 31 SAVED
8. DRAINAGE EASEMENT SAUNT TO EVERETTE ST
9. FRESHWATER MODULE WIDTH - 62'0"

PROPOSED IMPROVEMENTS

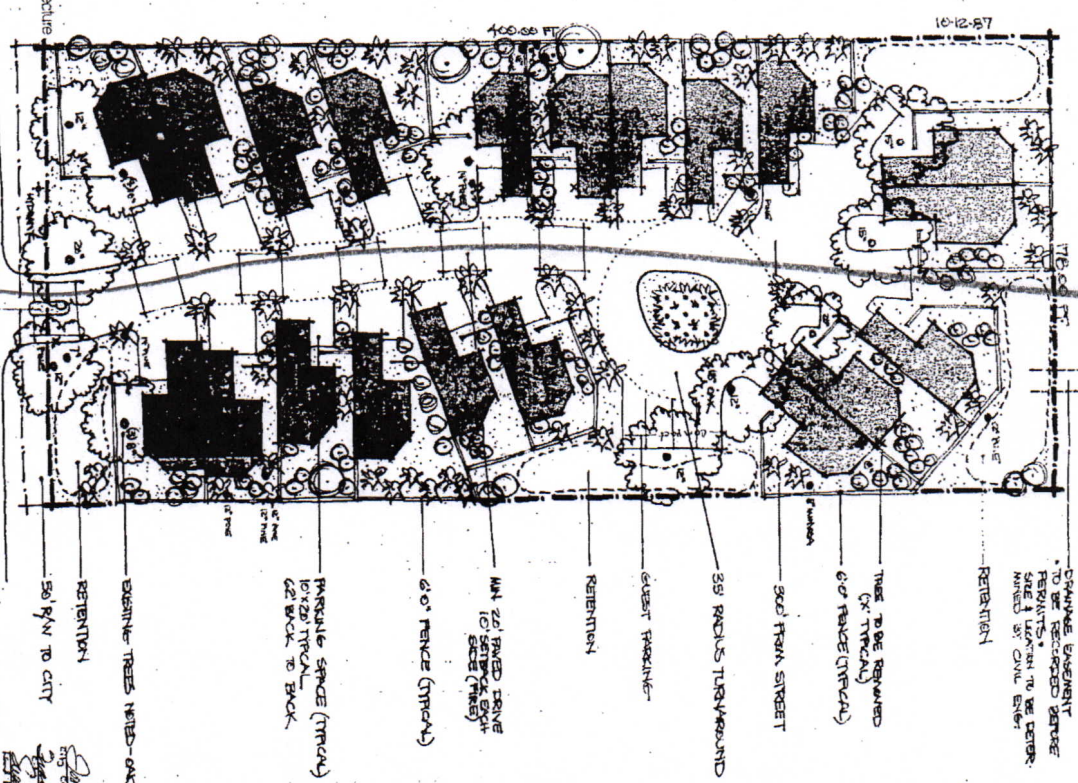
1. 20 - 28/21/8 2 STORY UNITS 1300sq/2810sq. HF
2. SETBACKS - FRONT 36' / SIDES 10' / REAR 10'
3. TOTAL FRESHWATER AREA - 42600 SF
4. PARKING - 2 SPACES PER UNIT / 1 COVERED (HUE)
5. SANITATION - CURBSIDE PICKUP (AS PER R.G. TURNSOUND)
6. CITY H.O. & SEWER
7. 2 OAKS & 6 PINE TREES TO BE REMOVED - 31 SAVED
8. DRAINAGE EASEMENT SAUNT TO EVERETTE ST
9. FRESHWATER MODULE WIDTH - 62'0"

SITE PLAN

PROJECT DEVELOPMENT BY
STANBRO PROPERTIES
 INCORPORATED



URBAN/PREFER ARCHITECTURE



DRAINAGE EASEMENT
 TO BE RECORDED PERMITS
 MUST BE REVIEWED BY CIVIL ENGR.

RETENTION

TREES TO BE REMOVED
 (OR TRIMMED)

60' FENCE (TYPICAL)

300' FRONT STREET

35' RADIUS TURNSOUND

GUEST PARKING

RETENTION

MIN 22' PAVED DRIVE
 (OR SIDE DRIVE)

60' FENCE (TYPICAL)

PARKING SPACE (TYPICAL)
 10' X 20' TYPICAL
 (2' BACK TO BACK)

EXISTING TREES W/ 10'-15' DBH

RETENTION

50' P/W TO CITY

ELBROD AVENUE

Ord. 9881-A

Stanbro Properties
 INCORPORATED
 1111 11th St
 SEASIDE, CA 92134

25 +

12

25

53

or