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**REVISIONS:**

NO.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			

**Sereno Canyon**  
 Crown Community Development

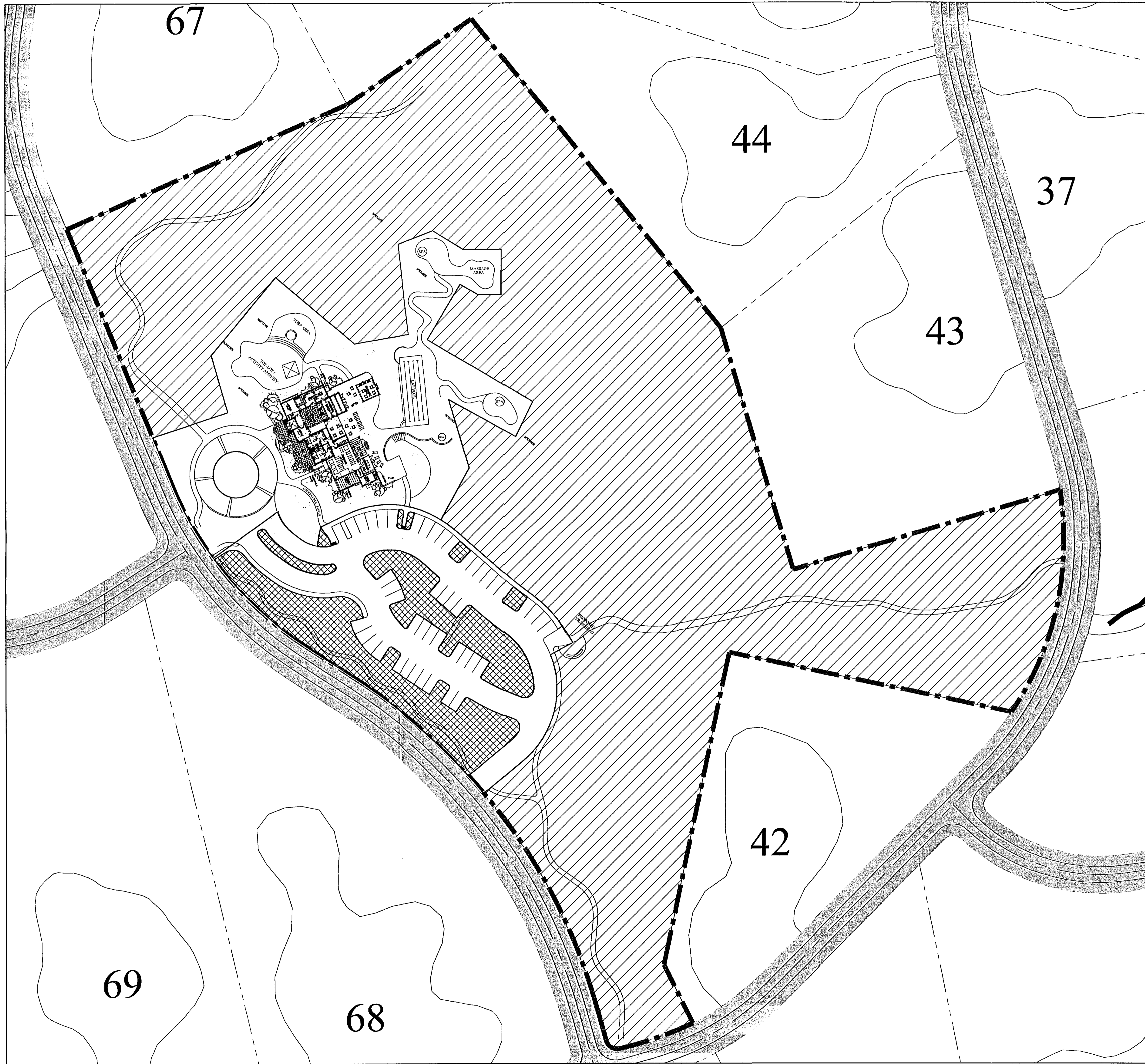


21-UP-2005  
2nd: 3/21/2007

JOB NO. 0702  
DATE: January 07  
SCALE: AS SHOWN  
DRAWN: WCW  
CHECKED: WCW

SHEET NO. XXXX


Site Plan 1/16" = 1-0  
21-UP-05  
3/2/07

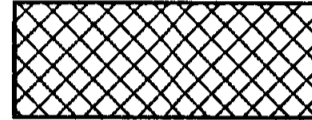


# Sereno Canyon

## SITE PLAN WORKSHEET

### OPEN SPACE CALCULATIONS:

 DENOTES OPEN SPACE OTHER THAN PARKING LOT LANDSCAPING (400,000 SQ.FT.)

 DENOTES PARKING LOT LANDSCAPING AREA (16,300 SQ.FT.)

NET SITE AREA: 488,800 SQ.FT. (11.2 AC.)

REQUIRED OPEN SPACE:  
= 73,300 (15% OF NET SITE)

PROVIDED OPEN SPACE (NOT IN PARKING LOT AREA):  
= 228,100 SQ.FT.

PARKING LOT AREA: 65,300 SQ.FT. (1.5 AC.)

REQUIRED PARKING LOT O.S.  
= 9,800 SQ.FT. (15% OF PARKING LOT AREA)

PROVIDED PARKING LOT O.S.  
= 16,300 SQ.FT. (25% OF PARKING LOT AREA)

### SITE PLAN DATA:

EXISTING ZONING: R1-130 ESL

PROPOSED ZONING: R1-130 ESL D.I (Case# 1-ZN-2005)

GROSS FLOOR AREA: 5,895 Sq.Ft.

REQUIRED OPEN SPACE: N/A

PROVIDED OPEN SPACE: 244,400 Sq.Ft. (50% of Site Area)

SITE AREA (GROSS): 11.2 Acres or 488,792 Sq.Ft.

SITE AREA (NET): 11.2 Acres or 488,792 Sq.Ft.

REQUIRED PARKING SPACES: 30

PROVIDED PARKING SPACES: 47

TOTAL NON-ACCESSIBLE SPACES: 45

TOTAL ACCESSIBLE SPACES: 2

PHASING: 1 OF 1

BUILDING SETBACKS:

REQUIRED: FRONT: 60'

SIDE: 30'

REAR: 60'

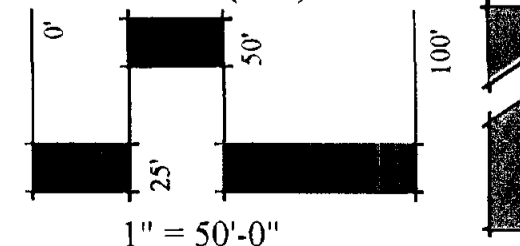
PROVIDED: FRONT: 120' +/-

SIDE: 250'-300' +/-

REAR: 500' +/-



Scale: (+/-)



North



Date: 10.04.05  
Project: 0425  
By: AS  
Rev.: