

# Crystal Cove - Tract 16457

## Exhibit "A"

\*NOTE:  
50% OF THE REAR YARD SETBACK MUST BE A MINIMUM OF 30 FEET FROM THE REAR YARD PROPERTY LINE AND 50% OF THE REAR YARD SETBACK MUST BE A MINIMUM OF 40 FEET FROM THE REAR YARD PROPERTY LINE. THESE SETBACKS MAY BE MAINTAINED ON EITHER SIDE.

\*NOTE:  
50% OF THE SIDE YARDS SETBACK MUST BE A MINIMUM OF 15 FEET FROM THE SIDE YARD PROPERTY LINE AND 50% OF THE SIDE YARDS SETBACK MUST BE A MINIMUM OF 20 FEET FROM THE SIDE YARD PROPERTY LINE. THESE SETBACKS MAY BE MAINTAINED ON EITHER SIDE.

MAXIMUM BUILDING ENVELOPE HEIGHT 28'

ALL ELEVATIONS ARE ±1 FOOT.

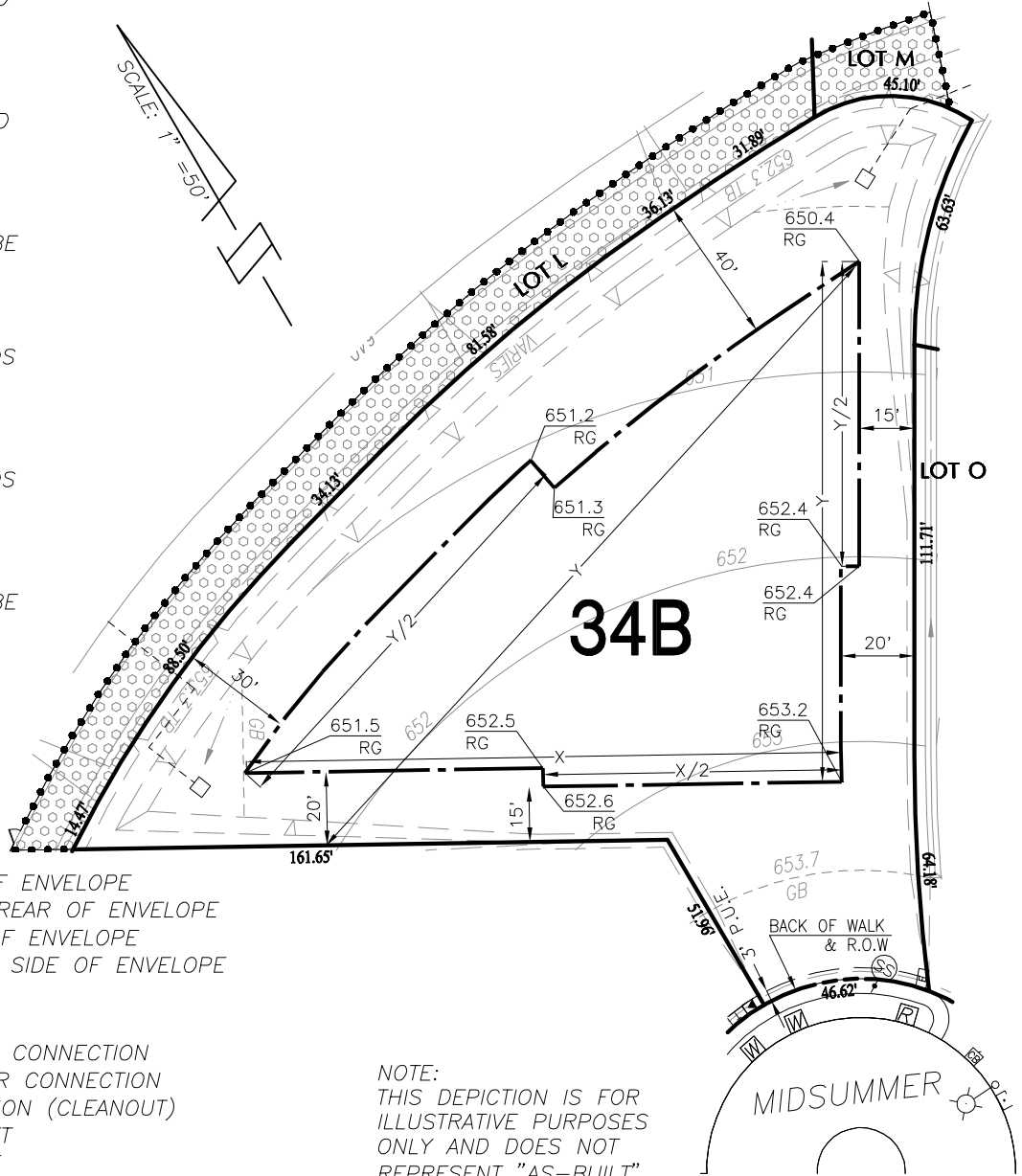
X = WIDTH AT REAR OF ENVELOPE  
X/2 = 1/2 WIDTH AT REAR OF ENVELOPE  
Y = LENGTH AT SIDE OF ENVELOPE  
Y/2 = 1/2 LENGTH AT SIDE OF ENVELOPE

### LEGEND

- DOMESTIC WATER CONNECTION
- RECLAIMED WATER CONNECTION
- SEWER CONNECTION (CLEANOUT)
- AREA DRAIN INLET
- AREA DRAIN LINE
- FIRE HYDRANT
- STREET LIGHT
- CATCH BASIN
- BUILDING ENVELOPE
- STRUCTURAL SETBACK
- PROPERTY LINE
- RIGHT OF WAY
- REAR OR SIDE YARD FENCE & GATE
- COMMON AREA SLOPE

TB - TOP OF BERM RG - ROUGH GRADE  
GB - GRADE BREAK R.O.W. - RIGHT OF WAY

- SCE HANDHOLE (13"x24"), (2'x3') OR (2.5'x4')
- SCE BURD TRANSFORMER (54"Ø)
- MISC. HANDHOLE (17"x30")
- VERIZON HANDHOLE (17"x30")
- COX ABOVE GROUND VAULT (17"x30")
- HOA HANDHOLE (9"x16")



NOTE:  
THIS DEPICTION IS FOR ILLUSTRATIVE PURPOSES ONLY AND DOES NOT REPRESENT "AS-BUILT" CONDITIONS.

LOT AREA: 31,434 S.F.

MAXIMUM ALLOWABLE 12,600 S.F.  
TOTAL S.F. (Incl. ground floor garage)

## Lot 34B

Prepared For:



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