

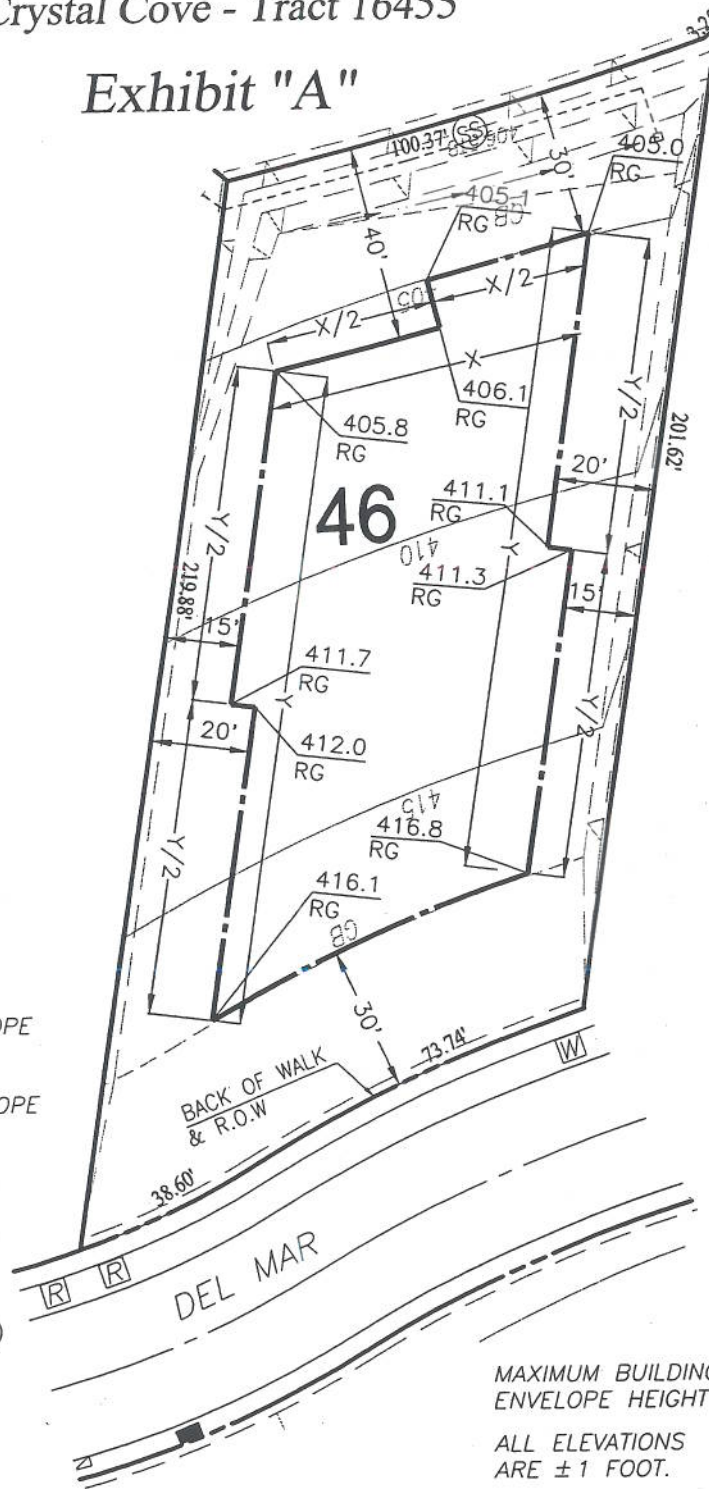
# Crystal Cove - Tract 16455

## Exhibit "A"

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

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

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
- FIRE HYDRANT
- STREET LIGHT
- AREA DRAIN
- CATCH BASIN
- BUILDING ENVELOPE
- PROPERTY LINE
- RIGHT OF WAY

- PMH (5'x10.5'x7') SCE
- VERIZON PULLBOX (3'x5')
- HANDHOLE (17"x30") OR PULLBOX (17"x30")
- UTILITY BOX (17"x30") VERIZON
- AGV (17"x30")
- SPLICEBOX (2.5'x4') SCE
- BURD (54"Ø)
- MANHOLE (6.5'x4'x6.5') VERIZON
- SOE (5'x8.5'x7') SCE

MAXIMUM BUILDING ENVELOPE HEIGHT 28'

ALL ELEVATIONS ARE ±1 FOOT.

LOT AREA: 19,622 S.F.

MAXIMUM ALLOWABLE 7,800 S.F.  
TOTAL S.F.  
(Incl. ground floor garage)

### Lot 46

Prepared For:

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