

Table 1 Development Plan ¹ Proposed Subdivision and Community Services District Formation																	
Lot #	Lot Zoning ²	Lot Width ³ (feet)	Lot Depth ⁴ (feet)	Setbacks ⁵ (feet)				Lot Area (feet)	Total Structure Coverage (feet)	Ground Coverage (%)	Building/Structure Details ⁶						
				Front	Rear	Interior side	Exterior side				Bldg 1 (feet)	Bldg 2 (feet)	Bldg 3 (feet)	Extra Structure Description	# Extra Garages	Notes	
Residential Regulations		50 min.	3x lot width max.	20 min.	10 min.	5 min.	same as front	5,000 min.	NA ⁷	35% max	--	--	--	--	--	--	
Commercial Regulations		25 min.	--	--	15 min.	--	--	--	2,000 min.	--	--	--	--	--	--	--	
1	R	47	135	13.3	21.4	9.5	72.7H/9G	15,184	2,096	13.80%	300	1,796	--		1		
2	R	48F/53R	167	12.2	70	8.1	6.7	7,218	2,325	32.21%	600	1,725	--	Garage	2		
3	R	93	73	9	8.1	10.7H/2G	88.9	12,136	2,177	17.94%	812	1,365	--	Garage	2		
4	R	41F/41R	77	9.1	12.1	5.3	--	3,098	1,342	43.32%	1,342	--	--		0		
5	R	42F/43R	80	9	14	6.6	--	3,392	1,379	40.65%	1,379	--	--		0		
6	R	38F/37R	81	9.1	17.8	7.8	2	3,064	1,345	43.91%	1,345	--	--		0		
7	GL	--	--	--	--	--	--	2,230	1,075	48.21%	1,075	--	--		--		
8	R	10F/73R	76	7.5	16.5	7.5	16.7	5,177	1,335	25.79%	1,335	--	--		0		
9	R	43F/41R	76	5.6	16.7	7	--	3,256	1,308	40.17%	1,308	--	--		0		
10	R	52F/27R	76	6.1	19.8	3.5	--	3,527	1,412	40.03%	1,412	--	--		0		
11	R	38	100	5.7	4	6.9	22.7	4,841	1,784	36.85%	1,784	--	--		0		
12	R	45F/45R	100	6.3	26.9	6.3	--	4,608	1,755	38.09%	1,755	--	--		0		
13	R	55F/26R	100	7	27.3	7	5.9	4,589	1,836	40.01%	1,836	--	--		0		
14	R	93F/45R	83	6	13.9	8.1	--	4,199	1,314	31.29%	1,314	--	--		0		
15	R	42F/41R	84	6.2	23.6	7.5	--	3,521	1,288	36.58%	1,288	--	--		0		
16	R	41F/64R	84	4.9	12.9	7.7	27.2	4,923	1,658	33.68%	1,658	--	--		0		
17	R	38F/44R	127	5.4	47H/14G	6.5H/0G	5.2	5,101	1,802	35.32%	1,540	262	--	Shared Garage	1		
18	R	44F/24R	124	5.4	66H/15G	7.1H/0G	--	4,813	1,604	33.32%	1,342	262	--	Shared Garage/3rd BLDG	1	split between lot 17 & 18	
19	R	43F/46R	124	9.1	65H/13G	7.5H/0G	--	5,583	1,642	29.41%	1,379	263	--	Shared Garage	1	split between lot 19 & 20	
20	R	50F/47R	127	5.4	64H/14G	7H/0G	--	6,162	1,615	26.20%	1,352	263	--	Shared Garage	1		
21	GL	--	--	--	--	--	--	3,161	1,601	50.65%	1,601	--	--		--		
22	R	58	80	--	--	--	--	6,045	vacant	0.00%	--	--	--		0		
23	I	--	--	--	--	--	--	--	--	--	--	--	--		--		
24	I	--	--	--	--	--	--	--	--	--	--	--	--		--		
25	I	--	--	--	--	--	--	--	--	--	--	--	--		--		
26	C	--	--	--	--	--	--	--	--	--	--	--	--		--		
27	C	--	--	--	--	--	--	--	--	--	--	--	--		--		
28	C	--	--	--	--	--	--	--	--	--	--	--	--		--		
29	C	--	--	--	--	--	--	--	--	--	--	--	--		--		
30	C	--	--	--	--	--	--	--	--	--	--	--	--		--		
31	C	--	--	--	--	--	--	--	--	--	--	--	--		--		
32	C	--	--	--	--	--	--	--	--	--	--	--	--		--		
33	C	--	--	--	--	--	--	--	vacant	--	--	--	--		--		
34	C	--	--	--	--	--	--	--	--	--	--	--	--		--		
35	C	--	--	--	--	--	--	--	--	--	--	--	--		--		
36	C	--	--	--	--	--	--	--	--	--	--	--	--		--		
37	C	--	--	--	--	--	--	--	--	--	--	--	--		--		
38	GL	--	--	--	--	--	--	2,632	1,555	59.09%	1,555	--	--		--		
39	GL	--	--	--	--	--	--	2,196	1,459	66.44%	1,459	--	--		--		
40	R	53	101	16.3	20.6	3.9	--	5,654	1,460	25.82%	1,460	--	--		0		

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				Front	Rear	Interior side	Exterior side				Bldg 1 (feet)	Bldg 2 (feet)	Bldg 3 (feet)	Extra Structure Description	# Extra Garages	Notes
Residential Regulations		50 min.	3x lot width max.	20 min.	10 min.	5 min.	same as front	5,000 min.	NA ⁷	35% max	--	--	--	--	--	--
Commercial Regulations		25 min.	--	--	15 min.	--	--	--	2,000 min.	--	--	--	--	--	--	--
41	R	52	101	15.9	0	22	1.2	5,386	2,271	42.16%	2,271	--	--	Garage	1	portion on lot 42
42	R	53	92	26.3H/9G	5.5	7.8	--	4,937	1,524	30.87%	1,524	--	--	Garage	1	
43	R	60	126	9H/20G	61.4	6.5H/5G	--	8,595	2,300	26.76%	1,797	503	--	Garage	2	
44	R	30F/207R	57	7H/3G	16	43H/7G	--	13,331	1,897	14.23%	1,609	288	--	Garage	1	
45	R	48F/27R	149	10.6	87H/74G	15.7H/0G	25.8	8,602	1,658	19.27%	1,658	--	--	Garage	1	portion on lot 46
46	R	50	149	10.1	90.5	5.1H/0G	--	7,544	1,065	14.11%	1,065	--	--	Garage	1	
47	R	76	69	9.6	10.1	28.3H/0G	21.7	5,295	1,281	24.19%	1,022	259	--	Shared Garage	1	portion on lot 48
48	R	74	69	7.8	11	19.7	28.8	5,063	1,288	25.44%	1,029	259	--	Shared Garage	1	
49	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
50	R	50F/46R	92	11.4	28.9H/3G	6.5H/0G	13	4,641	1,680	36.19%	1,429	251	--	Shared Garage	1	portion on lot 51
51	R	38F/44R	92	11.6	20H/3G	24H/0G	--	3,812	1,940	50.89%	1,689	251	--	Shared Garage	1	
52	R	50F/48R	92	10.8	4	5.7H/2G	--	4,560	1,957	42.91%	1,957	--	--	Garage	1	
53	R	47F/31R	92	10.7	20.5	2	--	3,882	1,729	44.54%	1,729	--	--	--	0	
54	R	59	65	7	6.1	11.8	--	3,790	1,094	28.86%	1,094	--	--	--	0	
55	R	57	137	22.6	23.3H/5G	40.6H/5G	3.1	7,783	2,223	28.56%	1,976	248	--	Garage	1	
56	R	41F/42R	132	16	47.3	5.1	5.6	5,547	1,829	32.96%	1,829	--	--	--	0	
57	GL	garage lot	--	--	--	--	--	2,483	1,585	63.82%	1,585	--	--	--	--	
58	P	--	--	--	--	--	--	--	--	--	--	--	--	--	CHURCH	
59	R	50F/48R	108	11.8	39.4	8.9	--	5,372	1,434	26.69%	1,434	--	--	--	0	
60	R	57	108	13	47.2H/10G	9.8H/0G	--	6,380	522	8.18%	278	244	--	Shared Garage	1	3rd structure shown
61	R	59	108	12.9	37.3H/10G	9H/0G	--	6,503	1,890	29.07%	1,646	244	--	Shared Garage	1	portion on lot 60
62	R	52	109	12.6	54H/10G	9.8H/0G	--	5,757	1,426	24.77%	1,178	248	--	Shared Garage	1	portion on lot 63
63	R	60	109	13	40.2H/10G	8.8H/0G	--	6,594	1,845	27.97%	1,508	337	--	Shared Garage	1	includes 3rd structure shown
64	R	50	106	16.6	43.1H/8G	9.9H/0G	--	5,355	1,437	26.83%	1,184	253	--	Shared Garage	1	portion on lot 65
65	R	50	105	11.6	28.4H/7G	8.5H/0G	--	6,382	1,811	28.37%	1,558	253	--	Shared Garage	1	
66	P	--	--	--	--	--	--	--	--	--	--	--	--	--	CHURCH	
67	R	54	160	20	61H/3G	9H/2G	--	8,046	2,181	27.11%	1,616	565	--	Garage	3	
68	R	53	160	42	32H/2G	9.4H/1G	--	8,822	2,135	24.20%	1,666	469	--	--	0	
69	R	45F/55R	101	12.3	7	11.5	6.1	4,683	1,764	37.67%	1,764	--	--	--	0	
70	R	41F/79R	92	11H/4G	25.1H/11G	5.7	6.4H/2G	5,261	2,294	43.60%	1,650	644	--	Garage	2	
71	R	137	161	59	30	4.6	81.7	18,909	2,408	12.73%	1,902	506	--	Garage	2	
72	P	--	--	--	--	--	--	--	--	--	--	--	--	--	school	--
73	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
74	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
75	GL	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
76	GL	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
77	R	125	150	20	11.3H/2G	10H/1G	11.3	9,446	2,228	23.59%	1,939	290	--	Garage	1	
78	R	51F/48R	93	18.5	15.3	11.3	12	4,273	1,197	28.01%	1,197	--	--	--	0	
79	R	70	93	15.1	29.4H/2G	12H/0G	--	6,981	1,659	23.76%	1,403	256	--	Shared Garage	1	portion on lot 80
80	R	64F/40R	109	18	45H/2G	16H/0G	10	6,539	1,527	23.35%	1,271	256	--	Shared Garage	1	
81	R	60	94	12.2	29.3H/5G	15.7H/45G	19.6H/2G	6,480	507	7.83%	254	254	--	Garage	1	

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				Front	Rear	Interior side	Exterior side				Bldg 1 (feet)	Bldg 2 (feet)	Bldg 3 (feet)	Extra Structure Description	# Extra Garages	Notes	
Residential Regulations		50 min.	3x lot width max.	20 min.	10 min.	5 min.	same as front	5,000 min.	NA ⁷	35% max	--	--	--	--	--	--	
Commercial Regulations		25 min.	--	--	15 min.	--	--	--	2,000 min.	--	--	--	--	--	--	--	
82	R	58	115	13.1	12H/10G	12.2H/0G	--	6,111	2,036	33.32%	1,774	262	--	Shared Garage	1	portion on lot 83	
83	R	53	116	18.3	58H/10G	5.7H/0G	--	6,379	1,320	20.69%	1,058	262	--	Shared Garage	1		
84	R	57F/30R	116	21.5	43	9.2	--	5,714	1,439	25.18%	1,439	--	--		0		
85	GL	garage lot	--	--	--	--	--	1,690	767	45.38%	767	--	--		--		
86	R	50F/33R	115	21.8	51.6	10	--	5,146	1,218	23.66%	1,218	--	--		0		
87	R	51	115	22.6	26	9.5	--	5,934	1,700	28.65%	1,437	263	--	Shared Garage	1	portion on lot 88	
88	R	51F/40R	115	12	40H/2G	12H/0G	--	5,518	1,647	29.84%	1,384	263	--	Shared Garage	1		
89	R	52	124	14	34H/10G	8H/5G	--	6,884	2,340	33.99%	2,089	251	--	Garage	2		
90	C	187	158	16 RES	57P/14S	6P RES		36,938	9,549	25.85%	566	473.8	8,509		--		
91	R	43F/50R	116	7.1	41H/11G	4H/0G	--	5,370	2,341	43.60%	1,809	532	--	2/3 Garage	2	portion on lot 92	
92	R	52	119	11.8	64H/11G	4.1H/0G	--	6,727	1,490	22.16%	967	266	257.6	Shared 1/3 + 1/2	2	portion on lot 93	
93	R	57F/41R	119	7.9	67.9H/10G	13.6H/0G	--	6,634	1,210	18.25%	953	258	--	Shared Garage	1		
94	R	67	80	11	14H/2G	9H/9G	15	6,847	2,315	33.81%	2,050	265	--	Garage	1		
95	R	48F/48R	80	14	5	8	--	3,792	1,496	39.45%	1,496	--	--		0		
96	R	38E/38R	90	13	15H/1G	4H/1G	--	5,243	1,499	28.59%	1,499	--	--	Garage	1		
97	R	53	90	14	31	2	6	5,815	2,117	36.40%	2,117	--	--		0		
98	R	46F/40R	98	12	20	1	--	4,107	2,122	51.66%	2,122	--	--		0	portion on lot 96?	
99	R	71F/44R	101	11	8H/5G	2H/5G	--	5,125	2,298	44.84%	2,041	257	--	Garage	1		
100	R	70F/48R	150	17	47	0H/4G	--	8,542	2,303	26.96%	1,944	359	--	Garage	1		
101	R	175	122	9	--	0H/1G	18H/3G	11,435	3,453	30.20%	2,675	778	--	Garage	2		
102	C	--	--	--	--	--	--	--	--	--	--	--	--		--		
103	R	66	149	25.8	40H/0G	10.9H/35G	6.3H/6.3G	8,117	2,376	29.27%	2,376	--	--	Garage	1	connected to lot 104	
104	GL	garage lot	--	--	--	--	--	6,744	3,484	51.66%	3,484	--	--		--	portion on lot 103	
105	I	--	--	--	--	--	--	--	--	--	--	--	--		--		
106	GL	garage lot	--	--	--	--	--	2,274	1,115	49.03%	1,115	--	--		--		
107	R	45F/44R	149	26.4	56.4	7.3	--	6,650	1,841	27.68%	1,841	--	--		0		
108	R	50	148	24.5	43.3	10.6	--	7,276	1,757	24.15%	1,757	--	--		0		
109	GL	garage lot	--	--	--	--	--	2,287	782	34.18%	782	--	--		--		
110	R	48F/50R	154	16.1	51.7	7.6	--	7,082	1,732	24.45%	1,732	--	--		0		
111	R	48F/50R	83	6.8	21.8	9.5	--	3,871	1,034	26.71%	1,034	--	--		0		
112	GL	garage lot	--	--	--	--	--	3,173	1,034	32.57%	1,034	--	--		--		
113	R	50	74	10.7	26.2	10.2	--	5,284	1,536	29.07%	1,536	--	--		0		
114	R	73	91	5.6	10.8	9.3	35.9	5,040	1,341	26.60%	1,341	--	--		0		
115	R	101	57	6.4H/10G	7.1H/38G	50.3H/82G	26H/0G	5,614	1,407	25.06%	916	491	--	Garage	2		
116	R	58	135	11.6	53.2H/10G	12.1H/35G	14.4H/12.9G	9,425	2,759	29.27%	2,196	563	--	Garage	2		
117	R	45F/45R	90	16.8	21	9.3	--	4,111	1,151	28.00%	1,151	--	--		0		
118	GL	garage lot	--	--	--	--	--	3,694	1,584	42.87%	1,584	--	--		--		
119	R	53F/20R	136	16	25.3	8.1	--	5,787	1,126	19.46%	1,126	--	--		0		
120	R	46F/43R	137	13.4	77.3H/20G	9.1H/0G	--	6,151	1,151	18.72%	907	244	--	Shared Garage	1		
121	R	38F/42R	138	16	81.2H/20G	5.5H/0G	--	5,619	1,118	19.89%	874	244	--	Shared Garage	1	portion on lot 120	
122	R	51F/19R	138	16.3	15.3	5.1	8.1	5,350	1,344	25.12%	1,344	--	--		0		

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				Front	Rear	Interior side	Exterior side				Bldg 1 (feet)	Bldg 2 (feet)	Bldg 3 (feet)	Extra Structure Description	# Extra Garages	Notes
Residential Regulations		50 min.	3x lot width max.	20 min.	10 min.	5 min.	same as front	5,000 min.	NA ⁷	35% max	--	--	--	--	--	--
Commercial Regulations		25 min.	--	--	15 min.	--	--	--	2,000 min.	--	--	--	--	--	--	--
123	GL	garage lot	--	--	--	--	--	1,813	1,057	58.30%	1,057	--	--	--	--	--
124	R	74F/44R	104	18.9	28.3	23.6	6.6	7,262	2,176	29.96%	2,176	--	--	--	0	0
125	R	67	106	19.3	25	14.6	--	7,135	1,674	23.46%	1,674	--	--	--	0	0
126	R	50	110	19.3	27.8	6.3	--	5,498	1,578	28.70%	1,578	--	--	--	0	0
127	R	62	119	12	30	7	--	7,284	2,270	31.16%	2,270	--	--	--	0	0
128	R	66	130	12	49.5	10.8	--	8,306	2,029	24.43%	2,029	--	--	--	0	0
129	R	49F/49R	135	20	51.2	7.8	--	6,519	1,743	26.73%	1,743	--	--	--	0	0
130	R	48F/49R	135	20	51.8	8.5	--	6,362	1,516	23.82%	1,516	--	--	--	0	0
131	R	49F/52R	125	19.7	36.7	9.5	--	5,875	1,498	25.50%	1,498	--	--	--	0	0
132	R	52	111	19.5	23.2	5	--	5,357	1,643	30.67%	1,643	--	--	--	0	0
133	R	41F/41R	96	20.5	12.6	5.7	--	3,910	1,485	37.97%	1,485	--	--	--	0	0
134	R	41F/41R	91	20.9	11.4	5.9	--	3,846	1,460	37.95%	1,460	--	--	--	0	0
135	R	42F/41R	94	20.2	13.9	6	--	3,917	1,460	37.26%	1,460	--	--	--	0	0
136	R	42F/44R	105	20.2	18.5	6	--	4,291	1,560	36.36%	1,560	--	--	--	0	0
137	R	41F/42R	109	20.7	28	5.3	--	4,500	1,540	34.22%	1,540	--	--	--	0	0
138	R	42F/44R	112	21.5	29.5	5.9	--	4,797	1,639	34.17%	1,639	--	--	--	0	0
139	R	43F/41R	112	21.5	30.9	5.9	--	4,744	1,517	31.98%	1,517	--	--	--	0	0
140	R	42F/42R	114	21.2	31.2	5.7	--	4,803	1,555	32.38%	1,555	--	--	--	0	0
141	R	42F/42R	114	21.2	32.7	5.6	--	4,825	1,540	31.92%	1,540	--	--	--	0	0
142	R	42F/42R	116	21	34.8	5.9	--	4,907	1,535	31.28%	1,535	--	--	--	0	0
143	R	47F/49R	119	21.1	37	5.9	--	5,536	1,523	27.51%	1,523	--	--	--	0	0
144	R	69	119	20	37	10.2	--	8,274	2,154	26.03%	2,154	--	--	--	0	0
145	R	49F/50R	117	20.8	35.4	5.3	--	5,913	1,538	26.01%	1,538	--	--	--	0	0
146	R	43F/53R	116	20	14	5.4	6.8	4,322	1,519	35.15%	1,519	--	--	--	0	0
147	R	41F/47R	149	20.7	67.1	5.8	6.5	6,486	1,541	23.76%	1,541	--	--	--	0	0
148	R	41F/40R	145	20.7	64.3	5.5	--	5,946	1,499	25.20%	1,499	--	--	--	0	0
149	R	41F/41R	144	20.4	63.3	5.3	--	5,935	1,526	25.71%	1,526	--	--	--	0	0
150	R	41F/41R	142	20.6	59.3	5.3	--	5,768	1,524	26.42%	1,524	--	--	--	0	0
151	R	42F/43R	137	20.3	53.7	5.5	--	5,589	1,471	26.32%	1,471	--	--	--	0	0
152	R	42F/37R	127	20.8	42.8	4.5	--	4,953	1,597	32.24%	1,597	--	--	--	0	0
153	R	47F/42R	120	19.9	38	4.4	--	5,288	1,460	27.61%	1,460	--	--	--	0	0
154	R	53F/45R	115	20.2	34.5	9.1	--	5,692	1,497	26.30%	1,497	--	--	--	0	0
155	R	63	117	13.1	42.9	9.8	--	7,449	1,932	25.94%	1,932	--	--	--	0	0
156	R	57F/49R	117	20.4	35.4	11.4	--	6,189	1,592	25.72%	1,592	--	--	--	0	0
157	R	57	113	14.5	25	10.7	--	5,865	1,511	25.76%	1,511	--	--	--	0	0
158	R	133	92	--	--	--	--	8,572	vacant	0.00%	--	--	--	--	0	0
159	R	120	56	6.5	2	18	24	5,098	1,422	27.89%	1,422	--	--	--	0	0
160	R	79	65	7.2	5.7	5.1	--	4,885	1,531	31.34%	1,531	--	--	--	0	0
161	R	55	76	7.7	13.8	7.6	--	3,920	1,195	30.47%	1,195	--	--	--	0	0
162	R	75	96	14.5	21	12.4	--	5,488	1,073	19.55%	1,073	--	--	--	0	0
163	R	45F/44R	87	15	10	7.5	--	4,022	1,102	27.39%	1,102	--	--	--	0	0

Table 1 Development Plan ¹ Proposed Subdivision and Community Services District Formation																
Lot #	Lot Zoning ²	Lot Width ³ (feet)	Lot Depth ⁴ (feet)	Setbacks ⁵ (feet)				Lot Area (feet)	Total Structure Coverage (feet)	Ground Coverage (%)	Building/Structure Details ⁶					
				Front	Rear	Interior side	Exterior side				Bldg 1 (feet)	Bldg 2 (feet)	Bldg 3 (feet)	Extra Structure Description	# Extra Garages	Notes
Residential Regulations		50 min.	3x lot width max.	20 min.	10 min.	5 min.	same as front	5,000 min.	NA ⁷	35% max	--	--	--	--	--	--
Commercial Regulations		25 min.	--	--	15 min.	--	--	--	2,000 min.	--	--	--	--	--	--	--
164	R	50F/47R	116	17	6.9	8.5	--	5,121	1,590	31.05%	1,590	--	--		0	
165	R	50F/47R	140	17.5	12.2	8.3	--	6,091	1,544	25.35%	1,544	--	--		0	
166	R	50F/49R	105	17	14.5	8.9	--	4,899	1,686	34.42%	1,686	--	--		0	
167	R	52F/46R	105	15.4	47.5	8.9	11.9	5,037	988	19.61%	988	--	--		0	
168	R	76F/41R	95	8.1	37	7.9	17.9	5,472	1,063	19.42%	1,063	--	--		0	
169	R	58	80	21	1	6.9	14.1	4,450	1,387	31.17%	1,387	--	--		0	
170	R	52	89	12.2	6.5	5.8	--	4,493	1,864	41.48%	1,864	--	--		0	
171	R	48F/44R	100	14	15.1	6.6	--	4,455	1,680	37.72%	1,680	--	--		0	
172	R	80	96	5.6	10.9	9.6	53.3	6,463	1,415	21.89%	1,415	--	--		0	
173	R	67	96	5.6	3.1	14.4	--	6,059	1,897	31.31%	1,879	18	--		0	
174	R	54	98	5.7	8.8	15.1	9.9	5,066	1,929	38.08%	1,929	--	--		0	
175	R	78F/37R	83	10.3	11	9.9	7.8	5,065	1,652	32.62%	1,652	--	--		0	
176	R	68	83	10.1	10.7	10.7	--	5,605	1,892	33.76%	1,892	--	--		0	
177	R	48F/47R	80	10.6	7.1	11.6	9.9	3,795	1,622	42.74%	1,622	--	--		0	
178	R	50F/49R	129	20	59.2	14.2	7.7	6,558	1,175	17.92%	1,175	--	--		0	
179	R	47F/47R	94	19.4	25.4	8.4	--	4,523	1,413	31.24%	1,413	--	--		0	
180	R	48F/50R	94	20.6	26.9	9.7	--	4,689	1,334	28.44%	1,334	--	--		0	
181	R	50	94	19	29.2	10	--	4,864	1,113	22.89%	1,113	--	--		0	
182	R	50	97	15.9	26.5	7.9	12.4	4,949	1,491	30.13%	1,491	--	--		0	
183	R	47F/47R	96	16.2	25	8.5	--	4,579	1,477	32.25%	1,477	--	--		0	
184	R	41F/44R	95	16.7	24.1	7.6	3.8	4,051	1,489	36.75%	1,489	--	--		0	
185	R	43F/42R	96	11.2	35.5	5.2	9.6	4,129	1,338	32.40%	1,338	--	--		0	
186	GL	--	--	--	--	--	--	20,206	3,933	19.46%	3,933	--	--	multiple bldgs (6)	--	
187	R	87	49	3.3	11	25.8	--	4,374	921	21.06%	921	--	--		0	
188	R	50F/49R	78	19.4	14.5	20.6	4.9	3,915	924	23.60%	924	--	--		0	
189	R	45F/49R	77	18	10.9	7.9	--	3,497	803	22.96%	803	--	--		0	
190	R	50F/45R	74	18.6	23	10.6	--	3,600	640	17.77%	640	--	--		0	
191	R	45F/46R	74	18.5	22.9	11.5	--	3,438	682	19.84%	682	--	--		0	
192	R	56F/48R	99	18.7	31.9	14.1	--	5,378	1,014	18.85%	1,014	--	--		0	
193	R	47F/48R	99	18.7	33.6	16.7	10.3	4,759	989	20.78%	989	--	--		0	
194	R	63F/36R	157	19.3	90H/18G	16.1H/5G	8.7H/15G	9,162	1,869	20.40%	1,348	521	--	Garage	1	
195	R	45F/38R	157	20	92H/18G	8.6H/5G	--	6,775	1,490	21.99%	967	522	--	Garage	1	
196	R	50F/47R	108	19.6	45.9	8.2	--	5,314	868	16.34%	868	--	--		0	
197	R	52	108	18	44.9	14.4	--	5,925	815	13.76%	815	--	--		0	
198	R	44F/40R	107	20	45	6.9	--	4,544	817	17.97%	817	--	--		0	
199	R	49F/53R	154	14.9	83.6	15.1	8.2	7,854	1,342	17.09%	1,342	--	--		0	
200	GL	--	--	--	--	--	--	2,435	790	32.43%	790	--	--		--	
201	GL	--	--	--	--	--	--	2,181	807	36.98%	807	--	--		--	
202	GL	--	--	--	--	--	--	2,405	808	33.58%	808	--	--		--	
203	R	41F/85R	203	20	50	7	5	6,661	1,459	21.90%	1,459	--	--		0	
204	R	43F/40R	126	20.1	46.9	6.7	--	5,258	1,160	22.05%	1,160	--	--		0	

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Lot #	Lot Zoning ²	Lot Width ³ (feet)	Lot Depth ⁴ (feet)	Setbacks ⁵ (feet)				Lot Area (feet)	Total Structure Coverage (feet)	Ground Coverage (%)	Building/Structure Details ⁶					
				Front	Rear	Interior side	Exterior side				Bldg 1 (feet)	Bldg 2 (feet)	Bldg 3 (feet)	Extra Structure Description	# Extra Garages	Notes
Residential Regulations		50 min.	3x lot width max.	20 min.	10 min.	5 min.	same as front	5,000 min.	NA ⁷	35% max	--	--	--	--	--	--
Commercial Regulations		25 min.	--	--	15 min.	--	--	--	2,000 min.	--	--	--	--	--	--	--
205	R	50	118	20.3	50.6	8	--	5,943	999	16.81%	999	--	--	--	0	
206	R	48F/49R	119	18.7	53.5	6.7	--	5,803	835	14.39%	835	--	--	--	0	
207	R	53F/44R	120	20.3	57.7	8	--	5,846	910	15.56%	910	--	--	--	0	
208	R	44F/49R	121	18.7	56.3	4.8	--	5,651	822	14.54%	822	--	--	--	0	
209	R	53	121	20	56	4.8	8.7	6,506	1,535	23.59%	1,535	--	--	--	0	
210	R	50	113	20	38.9	15	8.2	5,420	1,127	20.78%	1,127	--	--	--	0	
211	R	51F/32R	133	20	69.5	7.4	--	6,416	907	14.14%	907	--	--	--	0	
212	R	46F/49R	134	18.5	68.3	6.3	--	6,387	860	13.47%	860	--	--	--	0	
213	R	44F/43R	134	19.7	74.4	8.8	--	5,909	860	14.56%	860	--	--	--	0	
214	R	48F/46R	134	18.5	71.5	12.5	--	6,362	822	12.92%	822	--	--	--	0	
215	R	58	134	14.6	67.3	10.9	20	8,280	1,502	18.14%	1,502	--	--	--	0	
216	GL	--	--	--	--	--	--	3,116	1,611	51.69%	1,611	--	--	--	--	
217	R	35F/32R	103	19.3	23.1	5.3	1	3,510	1,435	40.87%	1,435	--	--	--	0	
218	R	50	103	20.2	35.9	9.5	--	5,262	1,258	23.91%	1,258	--	--	--	0	
219	R	56	140	20	59.8	13	--	7,899	1,600	20.26%	1,600	--	--	--	0	2nd small structure-shed?
220	R	38F/28R	140	19	40	8	--	5,095	900	17.67%	900	--	--	--	0	
221	R	50	106	20.9	46.3	11.5	--	5,495	776	14.13%	776	--	--	--	0	
222	GL	--	--	--	--	--	--	2,259	1,019	45.10%	1,019	--	--	--	--	
223	R	46F/23R	143	19.2	43.6	8.5	--	5,911	921	15.58%	921	--	--	--	0	
224	GL	--	--	--	--	--	--	5,619	1,744	31.04%	1,744	--	--	--	--	
225	R	49F/50R	104	18	33	13.3	8.1	5,183	1,426	27.51%	1,426	--	--	--	0	
226	R	50	133	21	62.1H/12G	15.1H/0G	8.8	6,785	1,593	23.48%	1,344	249	--	Shared Garage	1	portion on lot 227
227	R	40F/40R	135	21	73.2H/12G	6.7H/0G	--	5,398	1,107	20.52%	859	249	--	Shared Garage	1	
228	R	52	136	21.3	73.2H/16G	15.1H/0G	--	7,125	1,149	16.12%	897	251	--	Shared Garage	1	portion on lot 229
229	R	53F/36R	136	21	30.7H/16G	12.7H/0G	--	6,593	1,141	17.31%	890	251	--	Shared Garage	1	
230	GL	--	--	--	--	--	--	805	--	805	--	--	--	--	--	
231	R	48F/20R	137	21.3	34.8H/17G	5.5H/0G	--	5,392	1,062	19.69%	808	253	--	Shared Garage	1	portion on lot 232
232	R	48F/27R	137	22	24.7H/18G	7.5H/0G	--	5,673	1,523	26.85%	1,270	253	--	Shared Garage	1	
233	GL	--	--	--	--	--	--	--	795	--	795	--	--	--	--	
234	R	35F/35R	93	23.1	12.3	5	1	3,347	1,540	46.00%	1,540	--	--	--	0	
235	P	--	--	--	--	--	--	31,478	7,120	22.62%	7,120	--	--	--	--	
236	GL	--	--	--	--	--	--	11,848	2,150	18.14%	2,150	--	--	--	--	
237	R	67	79	8	8	30.8	4.5	5,110	2,150	42.07%	2,150	--	--	--	0	
238	R	82	73	3.5	10.6	15.6	--	5,886	1,735	29.47%	1,735	--	--	--	0	
239	R	64	69	3.9	14.8	13.2	--	4,381	1,823	41.62%	1,823	--	--	--	0	
240	R	74	66	4.2	12.2	22.5	--	4,847	1,102	22.74%	1,102	--	--	--	0	
241	R	72	65	4.7	11.3	22	--	4,729	1,102	23.30%	1,102	--	--	--	0	
242	R	61	65	4.6	25.9	11	--	3,932	1,233	31.36%	1,233	--	--	--	0	EXTRA STRUCTURE SHOWN
243	R	52	61	4.5	7	11.4	--	3,102	1,065	34.32%	1,065	--	--	--	0	
244	R	88	56	4.6	2	11.4	48.1	4,590	1,220	26.58%	1,220	--	--	--	0	
245	I	--	--	--	--	--	--	--	--	--	--	--	--	--	--	

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Lot #	Lot Zoning ²	Lot Width ³ (feet)	Lot Depth ⁴ (feet)	Setbacks ⁵ (feet)				Lot Area (feet)	Total Structure Coverage (feet)	Ground Coverage (%)	Building/Structure Details ⁶					
				Front	Rear	Interior side	Exterior side				Bldg 1 (feet)	Bldg 2 (feet)	Bldg 3 (feet)	Extra Structure Description	# Extra Garages	Notes
Residential Regulations		50 min.	3x lot width max.	20 min.	10 min.	5 min.	same as front	5,000 min.	NA ⁷	35% max	--	--	--	--	--	--
Commercial Regulations		25 min.	--	--	15 min.	--	--	--	2,000 min.	--	--	--	--	--	--	--
246	I	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
247	I	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
248	I	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
249	I	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
250	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
251	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
252	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
253	I	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
254	GL	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
255	I	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
256	R	160	66	5.5	7.2	7.3	125	7,421	1,203	16.21%	1,203	--	--	0		
257	R	41F/42R	73	9.9	5.9	6.3	--	2,921	1,344	46.03%	1,344	--	--	0	typo on lot area	
258	R	41F/43R	81	9.7	14.2	6.6	--	3,260	1,364	41.83%	1,364	--	--	0		
259	R	42F/41R	88	10.2	19.7	6.7	--	3,510	1,317	37.54%	1,317	--	--	0		
260	R	41F/43R	95	11.2	25.5	6.9	--	3,852	1,408	36.56%	1,408	--	--	0		
261	R	42F/42R	100	10.4	32.1	6.5	--	4,117	1,424	34.58%	1,424	--	--	0		
262	R	42F/42R	104	10.1	37.2	6.8	--	4,338	1,374	31.67%	1,374	--	--	0		
263	R	41F/50R	110	9.7	40.4	7.2	--	4,900	1,376	28.08%	1,376	--	--	0		
264	R	41F/42R	115	9.1	47.2	6.2	--	4,695	1,448	30.85%	1,448	--	--	0		
265	R	43F/41R	119	10.1	52.4	6.9	--	4,939	1,558	31.54%	1,558	--	--	0		
266	R	36F/62R	130	11.2	56.4	7.3	3.2	6,053	1,355	22.38%	1,355	--	--	0		
267	R	58F/13R	152	15.6	5	24.5	3.5	6,022	1,723	28.62%	1,723	--	--	0		
268	GL	--	--	--	--	--	--	1,939	--	--	--	--	--	--	--	
269	GL	--	--	--	--	--	--	3,852	--	--	--	--	--	--	--	
270	R	67	102	14	16.8	25.1	5.3	5,536	1,515	27.36%	1,515	--	--	0		
271	R	74F/38R	103	9.3	32.7	8	14.2	5,448	1,485	27.25%	1,485	--	--	0		
272	R	53	95	4.1	41	6.8	--	5,123	1,292	25.22%	1,292	--	--	0		
273	R	39F/29R	94	4	36.7	10.7	5	3,909	1,084	27.74%	1,084	--	--	0		
274	R	129	40	4.4	2	18.4	--	4,936	1,728	35.00%	1,728	--	--	0		
275	R	25F/51R	109	10	41.4	11.2	10.9	5,522	1,100	19.91%	1,100	--	--	0		
276	R	51	70	5.2	15.5	9.7	--	3,628	1,115	30.73%	1,115	--	--	0		
277	R	49F/49R	69	4.2	14.9	10.1	--	3,405	1,136	33.36%	1,136	--	--	0		
278	R	50F/49R	69	4.4	15.3	10.4	--	3,441	1,109	32.23%	1,109	--	--	0		
279	R	36F/61R	69	2.4	14.2	10	0.8	3,255	1,122	34.48%	1,122	--	--	0		
280	R	65F/31R	99	4	39.2	7.9	15.2	4,468	1,109	24.81%	1,109	--	--	0		
281	R	43F/25R	90	4	5.1	7.5	--	3,441	1,267	36.82%	1,267	--	--	0		
282	GL	--	--	--	--	--	--	1,765	1,046	59.27%	1,046	--	--	--		
283	R	44F/43R	58	3.6	5.2	7.8	--	2,700	1,241	45.95%	1,241	--	--	0		
284	R	46F/46R	58	3.8	5	8.3	--	2,888	1,101	38.11%	1,101	--	--	0		
285	GL	--	--	--	--	--	--	1,765	1,047	59.33%	1,047	--	--	--		
286	R	37F/19R	82	3.7	30.8	5.7	2.5	2,868	1,109	38.66%	1,109	--	--	0		

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				Front	Rear	Interior side	Exterior side				Bldg 1 (feet)	Bldg 2 (feet)	Bldg 3 (feet)	Extra Structure Description	# Extra Garages	Notes
Residential Regulations		50 min.	3x lot width max.	20 min.	10 min.	5 min.	same as front	5,000 min.	NA ⁷	35% max	--	--	--	--	--	--
Commercial Regulations		25 min.	--	--	15 min.	--	--	--	2,000 min.	--	--	--	--	--	--	--
287	R	124	51	2.6	13.1	47.6	--	8,265	1,012	12.24%	1,012	--	--	--	0	
288	R	42F/35R	80	3.5	27.1	7.6	3.2	3,109	1,115	35.86%	1,115	--	--	--	0	
289	R	41F/25R	87	3.5	28	6.4	--	3,701	1,406	38.00%	1,350	56	--	--	0	
290	R	46F/31R	82	3.5	29.8	7.9	--	3,690	1,106	29.96%	1,106	--	--	--	0	
291	R	44F/21R	97	3.6	30.1	8	--	4,014	1,111	27.69%	1,111	--	--	--	0	
292	R	43F/42R	101	3.7	45.5	7.3	--	4,286	1,105	25.79%	1,105	--	--	--	0	
293	R	35F/41R	101	4.6	49.8H/13G	8.8H/9G	0.9H/10G	4,486	1,372	30.58%	1,110	262	--	Garage	1	
294	R	54F/48R	109	2.9	46.1H/2G	10.9H/0G	--	5,364	1,808	33.71%	1,540	268	--	Shared Garage	1	portion on lot 295
295	R	42F/38R	110	2.5	39.6	5	--	4,568	1,982	43.40%	1,714	268	--	Shared Garage	1	
296	R	46F/50R	110	2.3	52.7	7.2H/0G	--	5,213	1,794	34.42%	1,533	261	--	Shared Garage	1	portion on lot 297
297	R	40F/35R	110	2.9	52.3H/2G	5	--	4,360	1,812	41.55%	1,551	261	--	Shared Garage	1	
298	R	48F/58R	110	3.2	52.5H/2G	8.3H/0G	--	5,568	1,665	29.91%	1,398	267	--	Shared Garage	1	portion on lot 299
299	R	38F/30R	109	2.8	52.9H/2G	5.0H/0G	--	4,068	1,779	43.73%	1,512	267	--	Shared Garage	1	
300	R	59F/28R	109	2	47.4H/1G	10.5H/1G	14.7	5,625	1,809	32.16%	1,567	242	--	--	1	
301	GL	--	--	--	--	--	--	2,826	1,139	40.31%	1,139	--	--	--	--	
302	R	50	134	50.5	44H/2G	7.2H/0G	--	8,548	1,282	15.00%	1,020	263	--	Shared Garage	1	
303	R	54	120	35.4H/2G	40.5	7.7H/0G	--	8,643	1,536	17.78%	1,274	263	--	Shared Garage	1	portion on lot 302
304	R	75	120	--	--	--	--	7,583	vacant	--	--	--	--	vacant	0	
305	GL	--	--	--	--	--	--	15,685	1,578	10.06%	1,578	--	--	--	--	
306	R	43F/69R	145	6.6	81.5	5.8	--	7,830	1,277	16.31%	1,277	--	--	--	0	
307	R	56	133	7.7	76.2	6.4	--	7,619	1,460	19.16%	1,204	256	--	Shared Garage	1	portion on lot 308
308	R	54	131	9.8	72	10.3	--	7,252	1,255	17.31%	999	256	--	Shared Garage	1	
309	R	82	131	8.4	72.9H/44G	10.6H/19G	--	11,071	1,822	16.46%	1,122	700	--	Garage	2	
310	R	96	129	11.3	65.9H/46G	21.2H/0G	--	12,544	1,611	12.84%	1,375	236	--	Shared Garage	1	portion on lot 311
311	R	78	126	11.8	64.9	18.1	39.2	13,699	1,604	11.71%	1,368	236	--	Shared Garage	1	
312	R	45F/40R	88	2.9	17.3	9.3	2	3,714	1,733	46.67%	1,733	--	--	--	0	
313	R	48F/48R	92	3.5	29.9	7.5	--	4,343	1,565	36.02%	1,565	--	--	--	0	
314	R	50	94	3.9	23.6	7.8	--	4,743	1,761	37.12%	1,761	--	--	--	0	
315	R	50F/46R	62	4.3	8.6	7	14.6	2,927	1,101	37.62%	1,101	--	--	--	0	
316	R	64	55	-1	7.1	8.3	--	3,583	1,413	39.44%	1,413	--	--	--	0	
317	R	46F/46R	54	0	8.9	9.4	--	2,552	1,158	45.36%	1,158	--	--	--	0	
318	R	53	62	4.8	6.3	6.7	--	3,107	1,008	32.43%	1,008	--	--	--	0	
319	R	56	52	1	9	8.9	--	2,915	1,064	36.50%	1,064	--	--	--	0	
320	R	51F/46R	54	-1	8.6	9.1	--	2,593	1,115	43.01%	1,115	--	--	--	0	
321	R	46F/51R	80	4	15.8	13.4	6.9	3,787	1,416	37.39%	1,416	--	--	--	0	
322	R	32F/52R	75	2.7	15.4	5.5	4.4	3,071	1,206	39.26%	1,206	--	--	--	0	
323	R	45F/43R	67	7.9	4.5	10.9	5.4	2,994	1,414	47.22%	1,414	--	--	--	0	
324	R	49F/50R	66	3.3	12.4	10.5	--	3,064	1,104	36.03%	1,104	--	--	--	0	
325	R	68F/30R	57	3.1	6	10.2	4.9	2,922	1,104	37.78%	1,104	--	--	--	0	
326	GL	--	--	--	--	--	--	2,046	1,120	54.72%	1,120	--	--	--	--	
327	R	43F/117R	98	3	30.9	6.8	--	4,827	1,108	22.96%	1,108	--	--	--	0	

Table 1 Development Plan ¹ Proposed Subdivision and Community Services District Formation																	
Lot #	Lot Zoning ²	Lot Width ³ (feet)	Lot Depth ⁴ (feet)	Setbacks ⁵ (feet)				Lot Area (feet)	Total Structure Coverage (feet)	Ground Coverage (%)	Building/Structure Details ⁶						
				Front	Rear	Interior side	Exterior side				Bldg 1 (feet)	Bldg 2 (feet)	Bldg 3 (feet)	Extra Structure Description	# Extra Garages	Notes	
Residential Regulations		50 min.	3x lot width max.	20 min.	10 min.	5 min.	same as front	5,000 min.	NA⁷	35% max	--	--	--	--	--	--	
Commercial Regulations		25 min.	--	--	15 min.	--	--	--	2,000 min.	--	--	--	--	--	--	--	
328	R	40F/29R	98	5.5	37.5	6	4.4	4,521	1,844	40.78%	1,844	--	--	--	0		
329	R	50	84	6.7	27.9	9.7	--	4,088	1,100	26.90%	1,100	--	--	--	0		
330	R	45F/48R	80	0.7	34.4	9	--	3,754	1,103	29.38%	1,103	--	--	--	0		
331	R	47F/48R	82	0	35.3	9.3	--	3,944	1,195	30.29%	1,195	--	--	--	0		
332	R	49F/49R	82	0	37	10.1	--	4,038	1,209	29.94%	1,209	--	--	--	0		
333	R	69	81	0	33.6	9.5	--	5,274	1,197	22.69%	1,197	--	--	--	0		
334	R	70	70	0.7	14.5	34.9	7.5	4,550	1,116	24.52%	1,116	--	--	--	0		
335	GL	--	--	--	--	--	--	2,193	1,069	48.76%	1,069	--	--	--	--		
336	GL	--	--	--	--	--	--	5,255	2,741	52.17%	2,741	--	--	--	--		
337	R	61	89	2.5	12.7	7	22.5	3,852	1,250	32.46%	1,250	--	--	--	0		
338	R	43F/16R	108	2	42.1	6.4	--	5,476	1,492	27.25%	1,492	--	--	--	0		
339	R	63	108	2.3	7	7.2	25.8	5,101	1,912	37.49%	1,912	--	--	--	0		
340	GL	--	--	--	--	--	--	1,643	817	49.74%	817	--	--	--	--		

1. Entries in bold are considered "out of compliance."

2. Lot Descriptions:

- C: Community Commercial
- P: Public Facility
- I: Industrial
- R: Residential One-Family
- GL: Residential One-Family/Qualified

3. For Lot Widths & Setbacks: If dimension varies & are in compliance, only the lesser dimension is listed. If out of compliance, both Front (F) and Rear (R) measurements are listed.

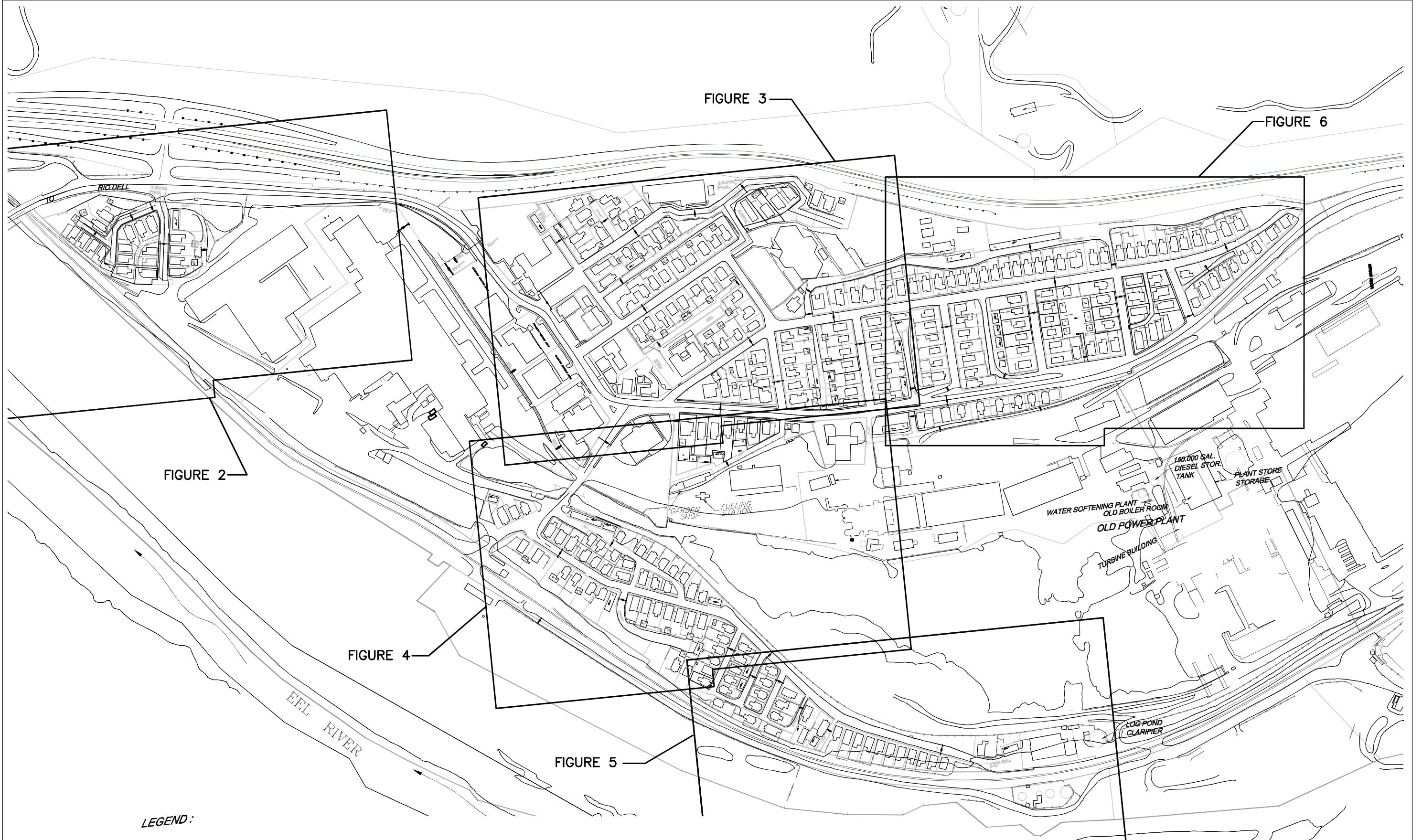
4. For Lot Depth: Used maximum lot depth. If irregular, measured at right angle to frontage.

5. For Residential Setbacks: If there is a detached garage, 2 measurements are listed for House (H) & Garage (G).

6. Building Heights Requirements: Residential = 35 feet maximum; Commercial = 75 feet, maximum; all structures in the town of Scotia meet these requirements.

7. NA: Not Applicable

(Source: Measurements based on tentative subdivision map prepared by Kelly O'Hern Associates, March 2007.)



LEGEND:

0 1" = 2000' ± 50

SW
Consulting Engineers
& Geologists, Inc.

Pacific Lumber Company
Draft EIR
Scotia, California

June 2007

Development Plan
SHN 005161.107

005161-107-ZONE-INDEX

Figure 1

