

# Wong

## site development plan

**notes:**

ASSessor's PARCEL NO.: 773-08-064  
 PRESENT USE: RESIDENTIAL  
 PROPOSED USE: R1-12,000 RPD  
 PRESENT ZONING: R1-12,000 RPD  
 PROPOSED ZONING: CITY OF MORGAN HILL  
 SANITARY SEWER: CITY OF MORGAN HILL  
 GAS and ELECTRIC: CITY OF MORGAN HILL  
 TELEPHONE: VERIZON  
 EXISTING IMPROVEMENTS: AS SHOWN  
 GENERAL PLAN: SINGLE FAMILY LOW

**density calcs:**

TOTAL PROJECT AREA: 0.887 ACRES  
 DEDICATED RIGHT OF WAY: 0.000 ACRES  
 PROJECT NET ACREAGE: 0.887 ACRES  
 NO. UNITS ALLOWED: 2 UNITS  
 NO. UNITS PROPOSED: 2 UNITS  
 OPEN SPACE AREA: 0.000 ACRES

**building mix:**

PLAN A	2
PLAN B	2
TOTAL	4

**abbreviations:**

EX - EXISTING  
 TR - TO REMAIN  
 TBR - TO BE REMOVED  
 SSCL - SINGLE STORY CUSTOM LOT

**building coverage calcs:**

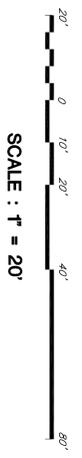
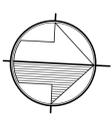
PROJECT NET AREA: 0.887 ACRES  
 DRIVEWAY COVERAGE: 0.054 ACRES  
 BUILDING COVERAGE: 0.233 ACRES  
 % BUILDING COVERAGE: 26.26%

**setback notes:**

12,000  
 TYPICAL FRONT YARD SETBACK: 25'-30'  
 TYPICAL REAR YARD SETBACK: 40'  
 TYPICAL SIDE YARD SETBACK: 15'

**building notes:**

LOT PLAN	SIZE
1 1A	8,825 SF
2 1B	9,827 SF
3 1A-R	10,223 SF
4 1B	9,950 SF



**DPC**  
 DEVELOPMENT  
 PROCESS  
 CONSULTANTS

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