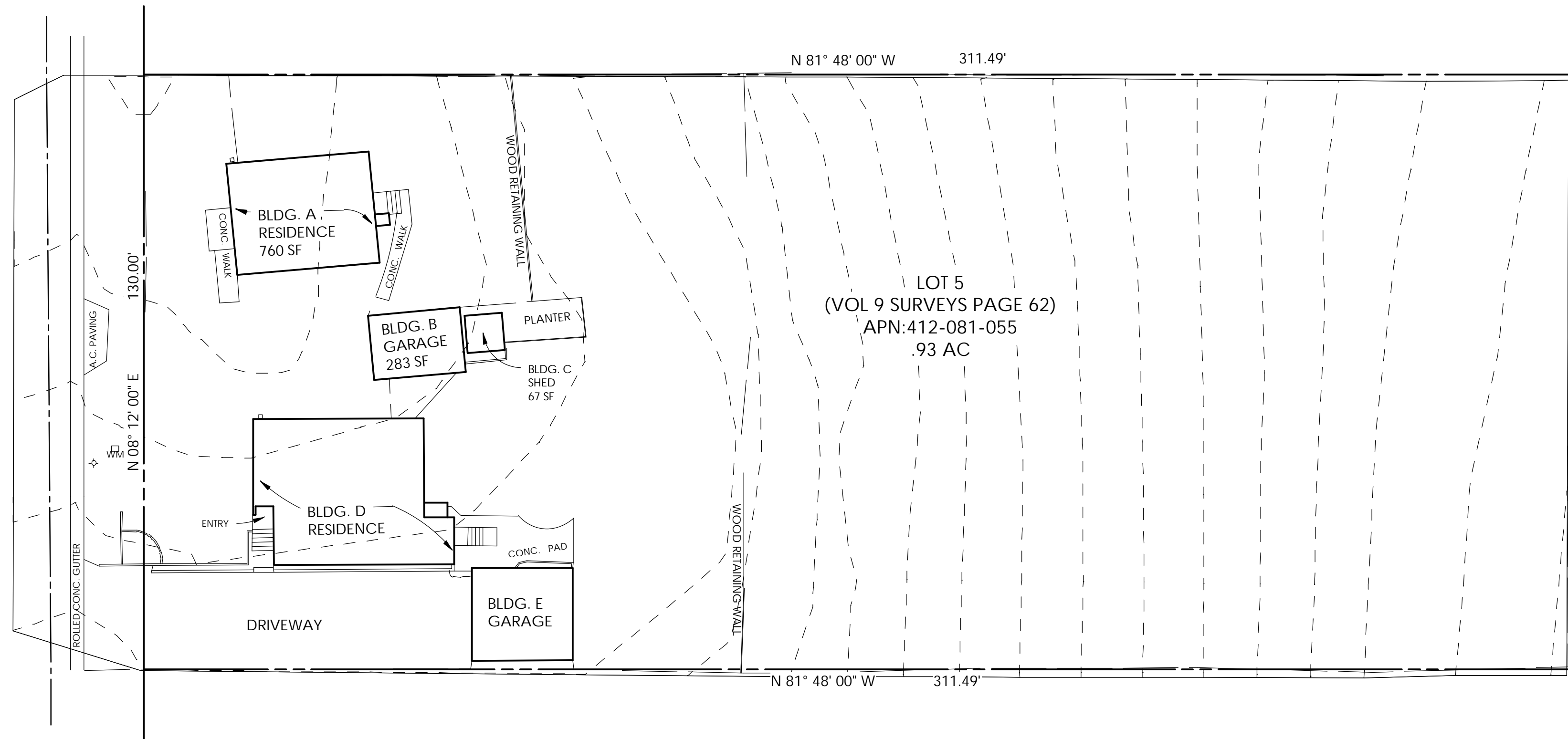


52 MILLER ROAD

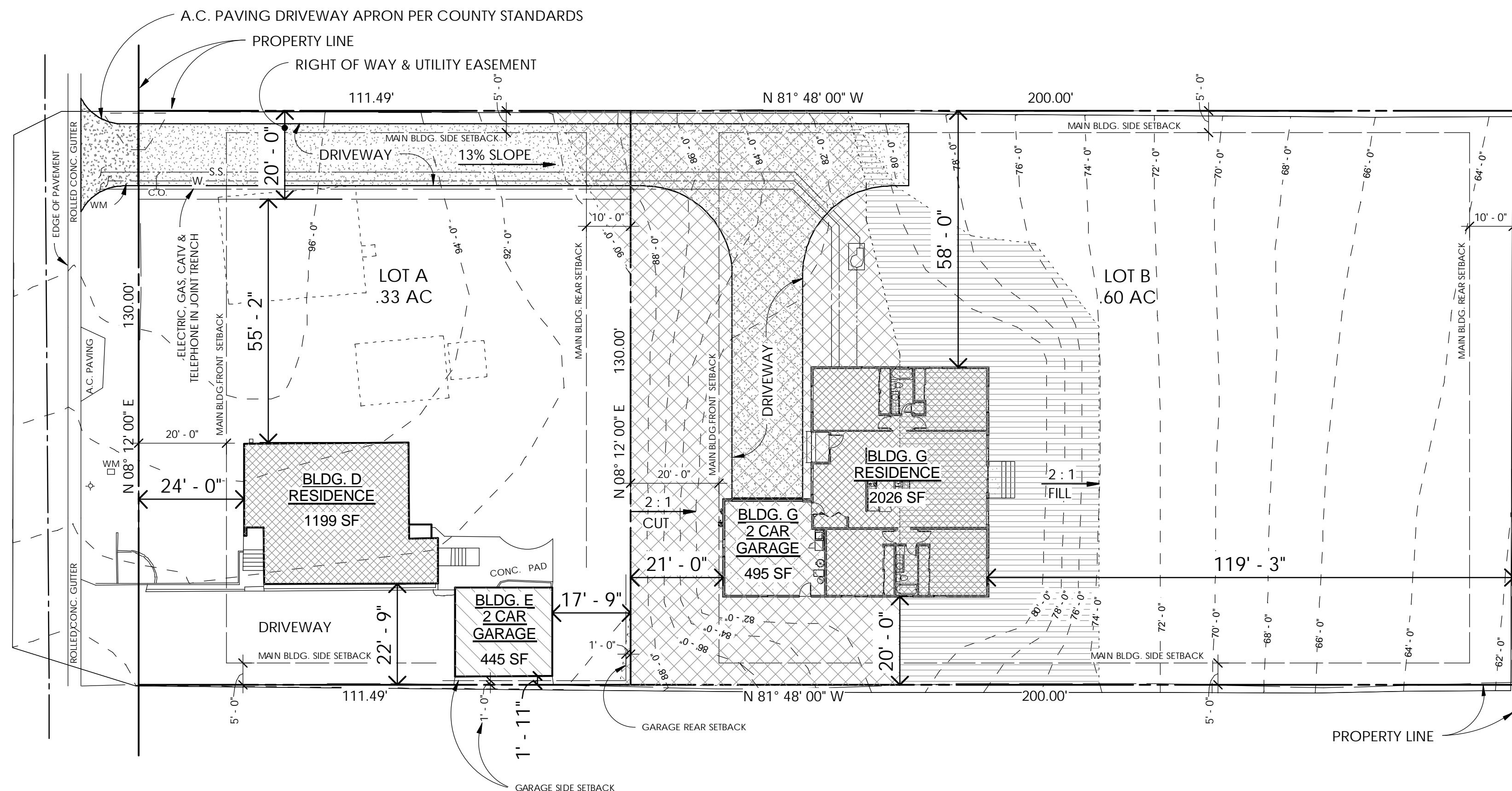


SITE PLAN - EXISTING

Scale: 1" = 20'-0"



52 MILLER ROAD



SITE PLAN - PROPOSED

Scale: 1" = 20'-0"



LEGEND

- BLDG. D RESIDENCE
- BLDG. E 2 CAR GARAGE
- BLDG. G 2 CAR GARAGE
- BLDG. G RESIDENCE
- PROPERTY LINE
- WATER LINE (ON SITE)
- WASTE LINE (ON SITE)
- SEWER LINE (OFF SITE)
- SEWER LIFT STATION
- AREA OF CUT
- AREA OF FILL

PROPERTY DESCRIPTION

ASSESSORS PARCEL NUMBER 412-081-055
 LEGAL LOT DESCRIPTION MANZANITA SUBDIVISION NO. 1
 LOT 5
 MONTEREY COUNTY ASSESSORS MAP
 VOLUME 9 OF CITIES & TOWNS, PAGE 62
 STREET ADDRESS 52 MILLER ROAD
 WATSONVILLE, CALIFORNIA 95076-5518

ZONING REGULATIONS

ZONING DISTRICT MDR/4 (C2)
 SETBACKS - MAIN STRUCTURE
 FRONT 20'
 SIDE 5'
 REAR 10'
 SETBACKS - ACCESSORY STRUCTURE (NON-HABITABLE)
 FRONT 50' OR BEHIND MAIN STRUCTURE
 SIDE 6' ON FRONT HALF & 1' ON REAR HALF
 REAR 1'
 ALLOWABLE SITE COVERAGE 35% LOT A = 5,093 S.F.
 LOT B = 9,100 S.F.
 ALLOWABLE STRUCTURE HEIGHT
 DWELLING 30'
 ACCESSORY 15'
 PARKING
 OFF STREET PARKING SHALL BE PROVIDED AT THE RATE OF
 ONE COVERED SPACE + ONE UNCOVERED SPACE PER LIVING UNIT

PROJECT DATA

PROJECT DESCRIPTION
 SUBDIVIDE LOT.
 DEMOLISH BUILDINGS A, B & C.
 BUILDINGS D & E TO REMAIN UNCHANGED.
 NEW DEVELOPMENT FOR BLDG. G.
 ON-SITE UNDERGROUND UTILITIES (GAS, ELECTRIC, WATER & SEWER)
 GRADING
 DRIVEWAY
 SEWAGE LIFT STATION
 CONSTRUCT NEW BUILDING G.

LOT AREA (EXISTING LOT).....	.93 ACRE	40,494 S.F.
PROPOSED LOT A33 ACRE	14,494 S.F.
PROPOSED LOT B60 ACRE	26,000 S.F.

SITE COVERAGE	
LOT A	1,644 / 14,494 = 11.3%
LOT B	2,521 / 26,000 = 9.7%

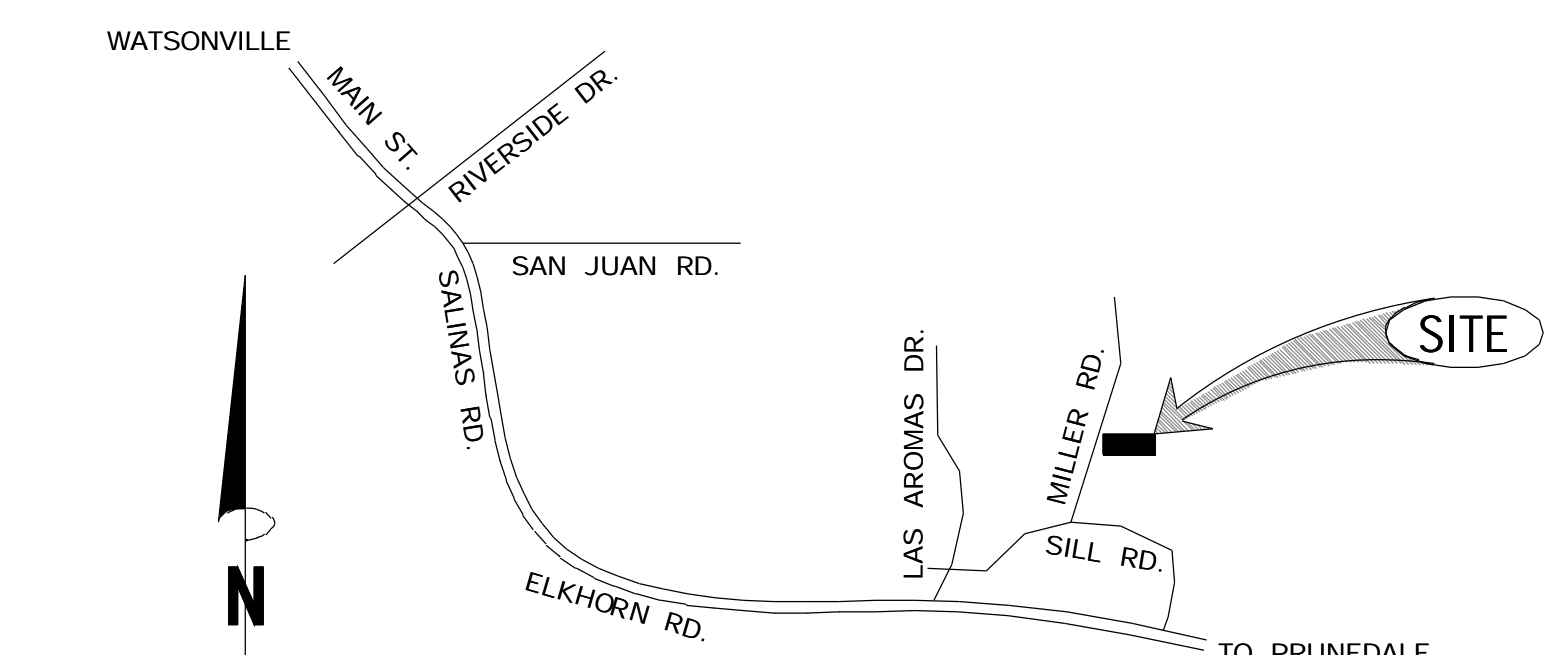
GRADING QUANTITIES ESTIMATE
 CUT - 800 C.Y.
 FILL - 290 C.Y.

TREES: ALL TREES SHALL REMAIN.

WATER: WATER SHALL BE PROVIDED BY CALIFORNIA WATER SERVICE COMPANY,
 254 COMMISSION ST., SALINAS, CA 93901-3737.

SEWER: SEWAGE DISPOSAL SHALL BE PROVIDED BY PAJARO COUNTY
 SANITATION DISTRICT (LAS LOMAS AREA).

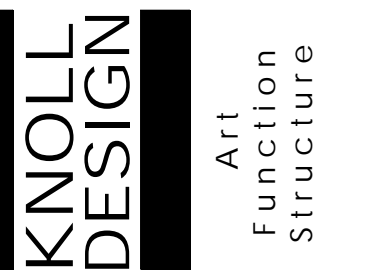
FLOOD ZONE: NO PORTIONS OF THE SITE ARE SUBJECT TO INUNDATION AND/OR
 100 YEAR FLOOD LEVELS.



VICINITY MAP

NTS

Custom Residential Design
 since 1982
 KENT KNOLL - designer
 p.o. box 3161 - Monterey, CA 93942
 phone: 831-373-8509
 fax: 831-373-3161
 email: kent@kentknoll.com
 website: www.kentknoll.com



owner: SYLVIA LEAL - MALONE
 project: New Residence & Minor Subdivision at
 52 Miller Road
 Watsonville, CA 95076-5518 APN 412-081-055

DRAWING DATE:
 3 / 30 / 2007

#	Date	Description
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sheet title:
SITE PLAN

LEAL

sheet number:

A2

PRELIMINARY