

SITE SUMMARY

AREA	± 6.10 AC
NUMBER OF UNITS	± 29 DU
GROSS DENSITY	± 4.75 DU/AC
BUILDING COVERAGE	± 18%
OPEN SPACE	± 0.29 AC

UNIT SUMMARY

PLAN	# BR / BA	TOTAL DU	UNIT SF	TOTAL SF	%
1	3 1/2	11 DU	2,502 SF	27,522 SF	37.9%
2	3 1/2	7 DU	2,700 SF	18,900 SF	24.1%
3	3 1/2	11 DU	2,900 SF	31,900 SF	37.9%
		29 DU		78,322 SF	100%

PARKING SUMMARY

TOTAL PARKING REQUIRED					
GARAGE		GUEST		# DU	TOTAL
REQUIRED	REQUIRED	REQUIRED	REQUIRED		GUEST REQ.
2	2	0.2	1	29	38 STALLS
					6 STALLS
TOTAL REQUIRED 64 STALLS					

TOTAL PARKING PROVIDED

GARAGE	58 STALLS
OPEN GUEST	15 STALLS
LOTS > 1F	29 STALLS
102 STALLS	

EXISTING ZONING A1 General Commercial
PROPOSED ZONING PD Planned Development with RS Single Family base district
 Setback Criteria for RS District:
 Garage: 20' from inside curb or sidewalk (whichever is closer)
 Front: 10' from right-of-way
 Rear: 10' from right-of-way or 0' when rear does not back up to a right-of-way
 Side: 10' from right-of-way. When not located adjacent to a right-of-way, the side setback may be 10' on one side and 0' on the other side, or 10' total of the 2 sides combined.
 Panhandle Building site setback: 10' on all sides

PRIMARY ENTRY

- ENHANCED LANDSCAPE TREATMENT
- SPECIAL PAVING

ON-STREET PARALLEL STALLS
 8' X 22' TYP.

GARAGE STALLS
 (TWO STALLS PER DU)
 18' X 19' TYP.

DOG PARK

POCKET PARK / HALF BASKETBALL COURT

TWO PACK LOTS TYP.
 TOTAL DU: 29 DU
 * PRODUCT SIZE RANGE:
 2,502 SF TO 2,875 SF

ASSOCIATION RECREATION SPACE
 ± 0.2 AC

STAIRWAY TO RECREATION AREA

BRIDGE COUNTY SFD (NAP)

SUMMIT CREST
 LAKE FOREST, CALIFORNIA
 ATHERTON - NEWPORT FUND 121, LLC
 4 Park Plaza, Suite 1050
 Irvine, CA 92614

SITE PLAN

1	3 1/2	11 DU	2,502 SF	27,522 SF	37.9%
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NO.	DATE	REVISION
1	02/20/21	RE-DRAWN TYP.



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