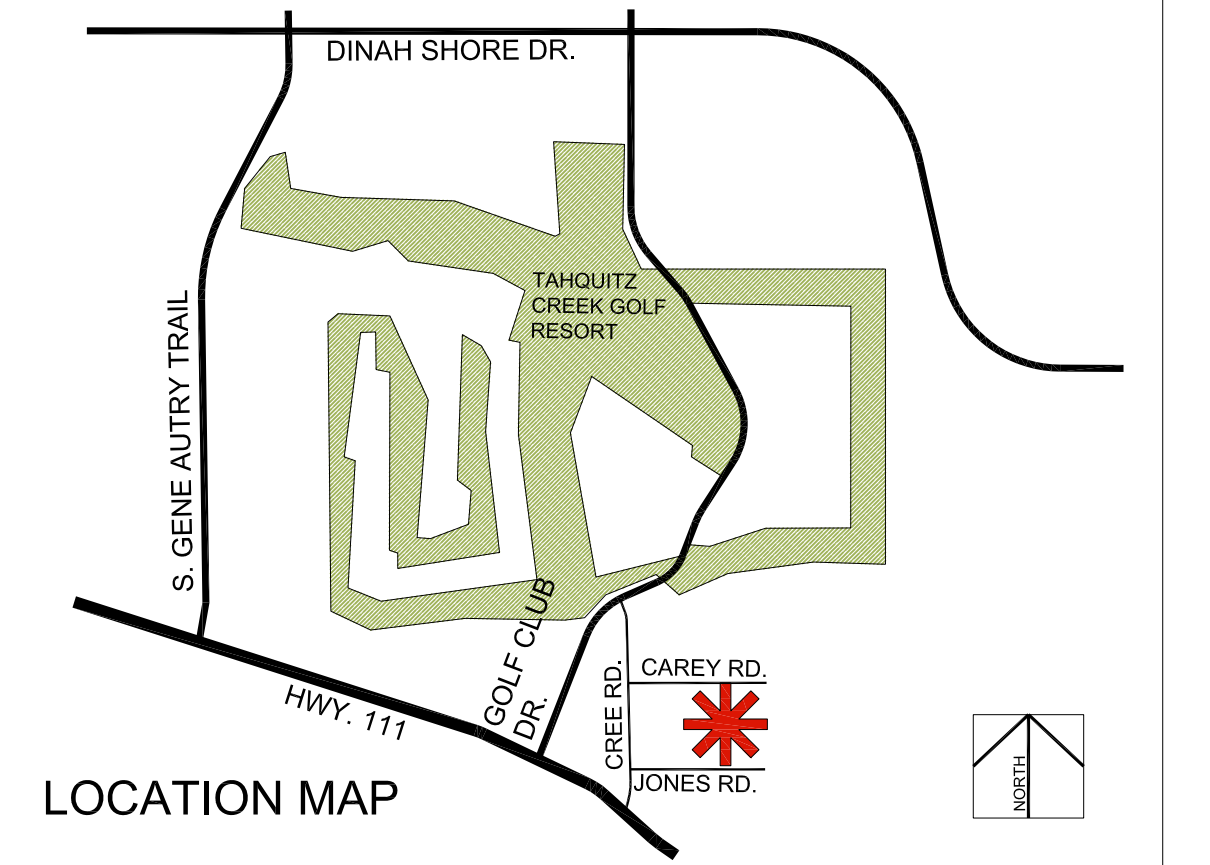
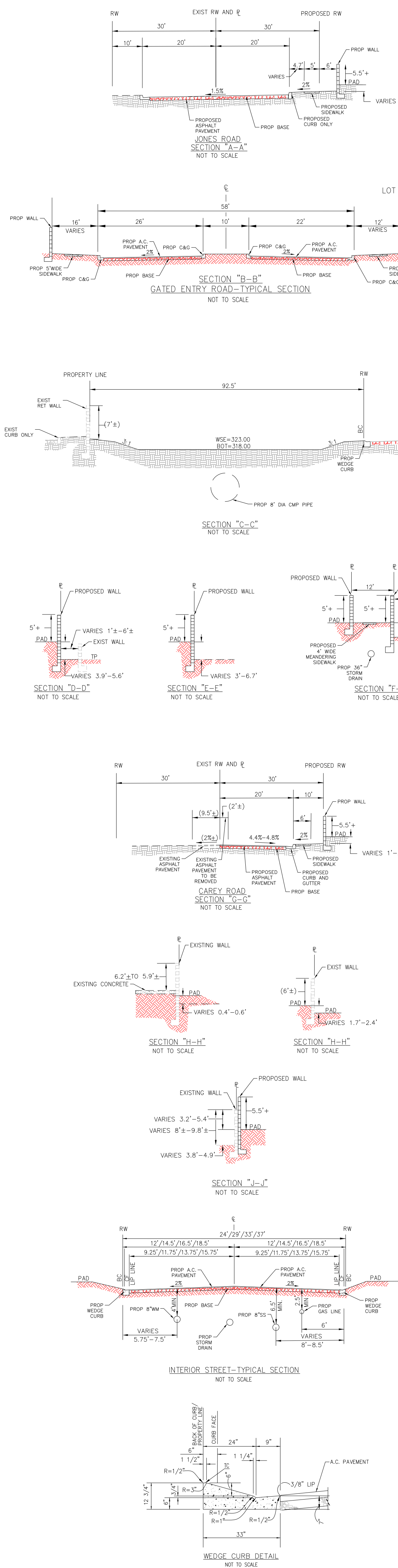


SECTION DETAILS



PROJECT SUMMARY TABLE					
GROSS SITE AREA		7.46 ACRES			
TOTAL UNITS		48 UNITS			
GROSS DENSITY		6.4 DU/AC			
LOT SIZE SUMMARY					
MINIMUM LOT SIZE		UNITS		% MAX	
47' x 80' LOT SIZE		28		58%	
45' x 80' LOT SIZE		10		21%	
52' x 80' LOT SIZE		10		21%	
TOTAL		48		100%	
PLAN TYPE SUMMARY					
UNIT PLAN		SQ. FT.	BD/BA	# UNITS	TOTAL S.F.
PLAN 1 (TWO STORY)		1777	2(DEN)/2.5	10	17,770
PLAN 2* (TWO STORY)		2085	3/3	16	33,360
PLAN 3 (TWO STORY)		2226	3/3	12	26,712
PLAN 4 (ONE STORY)		1836	3/3	10	18,360
TOTAL				48	77,842
*PLAN 2 WILL BE PRE-PLOTTED ON 10 LOTS WITH 40' LOT WIDTH					
SITE COVERAGE					
COVERAGE TYPE		SQ. FT.	ACRES	% OF SITE	
ACTIVE OPEN SPACE*		26,350	0.60	8%	
PRIVATE YARDS		103,089	2.37	32%	
DRAINAGE EASEMENTS & LANDSCAPING		9,270	0.21	3%	
BUILDING COVERAGE (INCL. REAR CVRD. PATIOS)		91,150	2.09	28%	
PERIMETER ROADS (TO CL)		18,830	0.43	6%	
ROADS, PARKING		76,335	1.75	24%	
TOTAL		324,824	7.46	100%	
*REQUIRED ACTIVE OPEN SPACE = 500 SF/UNIT = 24,000 SF					
PARKING SUMMARY					
REQUIRED		PROVIDED			
2 GARAGE SPACES PER UNIT		96	GARAGE	96	
1 GUEST SPACE PER UNIT		48	ON-STREET (2 HC SP.)	29	
			LONG DWYS. (10'X20')	19	
TOTAL		144		144	
DESIGN OBJECTIVES:					
<ul style="list-style-type: none">ENHANCED ENTRY INTO COMMUNITY WITH WELL DESIGNED LANDSCAPING AND PAVING.RECREATION AREA LOCATED TO PROVIDE ATTRACTIVE FOCAL POINT WHEN ENTERING INTO THE COMMUNITY.LONG DRIVEWAYS FOR MANY LOTS PROVIDE GUEST PARKING AND ENHANCE STREET SCENE.RECREATION AREA INCLUDES POOL, SPA, BBQ'S, SEATING AND LOUNGING AREAS, RESTROOMS AND CHANGING AREAS.PEDESTRIAN ACCESS PROVIDED AT SOUTH BOUNDARY FOR QUICKEST ACCESS TO ADJACENT COMMERCIAL AREAS.PLAN TYPES INCLUDE BOTH SHORT AND LONG DRIVEWAYS TO HELP VARY THE STREET SCENE.USE OF ONE LOT SIZE ALLOWS FLEXIBILITY IN UNIT PLOTTING TO RESPOND TO MARKET DEMAND.PARK AREAS TO BE ACTIVATED BY TRAILS, SEATING, DOG-WALK STATIONS, AND VARIOUS EXERCISE STATIONS.					
NOTES:					
PROPOSED ZONING: PUD WITH RR UNDERLYING ZONE GENERAL PLAN DESIGNATION: RR (RESORT RESIDENTIAL)					
PUD DESIGN CRITERIA MET BY PROJECT:					
<ul style="list-style-type: none">PLAN PROVIDES ADEQUATE OPEN SPACE, CIRCULATION, PARKING, AND RECREATION FACILITIES AS RELATED TO THE USE AND INTENSITY OF DEVELOPMENT.PROPOSED DEVELOPMENT IS COMPATIBLE WITH EXISTING AND PLANNED LAND USES, AND WITH CIRCULATION PATTERNS OF ADJOINING PROPERTIES.DOES NOT CONSTITUTE A DISRUPTIVE ELEMENT TO THE NEIGHBORHOOD OR COMMUNITY.COMMON AREAS AND REC. FACILITIES ARE LOCATED TO BE READILY ACCESSIBLE TO RESIDENTS.PROVIDES ARCHITECTURAL HARMONY WITH NEIGHBORHOOD AND COMMUNITY.					
DEVELOPMENT STANDARDS - COMPLIANCE AND REQUESTED VARIANCES:					
<ul style="list-style-type: none">ALLOWED DENSITY PER RR GENERAL PLAN: 6.5 DU/AC = 48 UNITSPROPOSED DENSITY = 6.43 DU/AC = 48 UNITSNO MINIMUM LOT DIMENSIONS REQUIRED.YARD REQUIREMENTS ESTABLISHED BASED ON DESIGN AND RELATION OF BUILDINGS TO EACH OTHER.PROJECT PROPOSES 10' MIN. REAR YARDS AND 5' MINIMUM SIDE YARDS.ALL STRUCTURES SHALL BE SETBACK FROM R.O.W. OF PUBLIC OR PRIVATE STREET AT LEAST 10' (PER PUD ORD.).PROJECT PROPOSES A 5' MINIMUM DRIVEWAY LENGTH TO PRIVATE ROADS WHICH IS A VARIANCE FROM REQUIRED STANDARD.ALL OTHER PORTIONS OF THE HOMES WILL BE SETBACK FROM PRIVATE ROADS A MINIMUM OF 10'.ALL PATIO COVERS AND ROOM ADDITIONS WILL BE SETBACK A MINIMUM 10' FROM PUBLIC R.O.W. OR PROJECT BOUNDARY.MAXIMUM BLDG. SITE COVERAGE PERMITTED IN RR ZONE IS 40%.BASED ON SIZE OF ENTIRE SITE (7.46 AC. 324,824 SF), THE MAXIMUM AMOUNT OF BLDG. COVERAGE CAN BE UP TO 129,830 SF.TOTAL BUILDING COVERAGE FOR PROJECT IS 91,150 SF = 28%MAXIMUM BUILDING HEIGHT PERMITTED: 26'PROPOSED BLDG. HEIGHTS WILL NOT EXCEED 26' AND WILL BE COMPATIBLE WITH SURROUNDING DEVELOPMENT AND WILL NOT UNDULY BLOCK THE VIEW OF SURROUNDING PROPERTIES.PARKING WILL BE PROVIDED PER UNDERLYING ZONE:2 GARAGE SPACES PER UNIT1 GUEST SPACE PER UNIT (PER PUD ZONE)PRIVATE STREETS HAVE WIDTH AND GEOMETRIC DESIGN THAT RELATE TO THE FUNCTION AND NEEDS OF DEVELOPMENT AND WILL COMPLY WITH CITY'S SUBDIVISION REGULATIONS AND STREET IMPROVEMENT STANDARDS.COMMON ACTIVE OPEN SPACE PROVIDED AT A MINIMUM OF 500 S.F. PER UNIT.24,000 S.F. REQUIRED26,350 S.F. PROVIDED (INCLUDES REC. AREA, ENTRY PARK, POCKET PARK AND RETENTION AREA)LANDSCAPING SHALL BE PLANNED COMPREHENSIVELY FOR ENTIRE SITE (EXCLUDING REAR AND SIDE YARDS) AND WILL BE IRRIGATED AND MAINTAINED BY HOA.DISTANCE BETWEEN HOMES WILL BE A MINIMUM OF 10'.WALKWAYS WILL BE PROVIDED TO ALL BUILDING ENTRANCES.EACH HOME WILL BE CONSTRUCTED WITH AT LEAST TWO-HOUR FIRE RESISTIVE CONSTRUCTION FOR ALL SEPARATION WALLS.ALL LANDSCAPING AND WALKWAYS BEHIND THE CURBS ON THE PERIMETER STREETS TO BE MAINTAINED BY PROJECT HOA.NO FIXED SHADE STRUCTURES SHALL BE ALLOWED WITHIN FRONT YARDS OF HOMES.SMALL POOLS SHALL BE ALLOWED WITHIN PRIVATE YARDS, WITH A MINIMUM SETBACK OF 1.5' (18 INCHES) TO PROPERTY LINES.					
**SEE TENTATIVE TRACT MAP 37354 FOR ALL EASEMENT DESCRIPTIONS.					

BILTMORE DEVELOPMENT/
GHA COMMUNITIES
DISTRICT EAST
CATHEDRAL CITY, CA

APN: 681-310-014 and 681-310-016
CONCEPTUAL SITE PLAN
45' & 47' X 80' LOT SIZE

Owner:
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NOVEMBER 27, 2017 16080.00

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