



2920 N. HIGHWAY ONE
 FORT BRAGG, CA 94737
 BRENNAN

DATE	01-13-2011
SCALE	AS SHOWN
APP'D BY	TL
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LEGEND:

---	CAL FIRE 30' YARD SETBACK
---	CORRIDOR PRESERVATION SETBACK
---	YARD SETBACK
---	ERVA BUFFER
---	TOP OF WHER BANK
---	TOP OF SLOPE (APPROXIMATE)
---	10' SEPTIC SETBACK
---	20' SEPTIC SETBACK
---	25' GEOTECHNICAL SETBACK PER BRUNING ASSOCIATES, INC.
---	200' AGRICULTURAL SETBACK
---	(E) ROAD / DRIVEWAY
---	(P) GRAVEL DRIVEWAY
---	EASTERN BUILDING ENVELOPE
---	WESTERN BUILDING ENVELOPE (BELOW GRADE INFRASTRUCTURE ONLY)

Design review, not meant for construction.
 Record Boundary. Lines are approximate, not
 exact. Verify all dimensions and locations with
 a licensed land surveyor's data.

Lands of Brennan being a portion of U.S. Gov't Lot of Section 33, Township 20' North, Range 12' East, Merced and Meridian, Mendocino County, CA

General Notes:
 Zoning District: RR-10D (R)
 Highways: Highway 1
 Proposed Land Use: Residential
 Applicable to County Commission: Mendocino County
 Year Setbacks: 2011

Cal Fire 30' Setbacks:
 Environmental Constraints:
 Wetlands:
 Waterways:
 Wetland Disposal:
 Lot Coverage Tabulation:
 Gross Site Area:
 Net Area Available for coverage:
 Lot Coverage:
 Footprint (E) Residence:
 Footprint (E) Shed:
 Footprint (E) Pool:
 Footprint (E) Building Footprint:
 Footprint (P) Client Garage:
 Footprint (P) Client Garage:
 Footprint (P) Client Garage:
 Footprint (P) Client Garage:
 Total Building Footprint:
 (E) Driveway & Parking:
 (P) Driveway & Parking:
 Conceptual Total Lot Coverage (Footprint): 10,119.51 (1,026%)

Legend: Distance from Development

---	Coastal Dune White Thicket	75'
---	(1) Wetland: Coastal Wetland Hydrophytic	75'
---	Wetland: Coastal Wetland Hydrophytic	75'
---	Shrub Sage Sward	52'
---	Purple Needlegrass Grassland	96'
---	California Oregon Grape	52'
---	Riparian Habitat	89'
---	Wetlands	75'

NOTE: DISTANCE FROM DEVELOPMENT IS APPROXIMATE

SITE PLAN 1" = 30' 1

OF 1 SHEETS