City of SACRAMENTO
Community Development

300 Richards Blvd., 3rd Floor
Sacramento, CA 95811

Help Line: 916-264-5011
planning@cityofsacramento.org

DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator approve with conditions a Tentative Map Time Extension, and the Design Director approve, with conditions, Site Plan and Design Review Extension, for the project known as **Z26-074 (McClellan Heights Townhomes Time Extension)**. Draft Findings of Fact and Conditions of Approval for the project are included below.

REQUESTED ENTITLEMENTS

1. **Tentative Subdivision Map Time Extension** for two years (until November 18, 2028) of a previously approved Tentative Subdivision Map (Z20-056) to subdivide three parcels of approximately 1.29 acres into 21 residential parcels and one common lot, with a Tentative Map Design Deviation for 18 parcels with no public street frontage in the Residential Mixed-Use zone (RMX-SPD) within the McClellan Heights and Parker Homes Special Planning District.

2. **Site Plan and Design Review Time Extension** for two years (until November 18, 2028) for review of the tentative subdivision map layout and construction of 21 new attached residential units (Z20-056).

PROJECT INFORMATION

Location:	2310-2336 Bell Avenue
Parcel Number:	238-0140-012-0000, 238-0140-037-0000, 238-0140-038-0000
Council District:	2
Applicant:	Alma Esparza, LE Property LLC 3520 Western Avenue Sacramento, CA 95838
Property Owner:	Alma Esparza, LE Property LLC 3520 Western Avenue Sacramento, CA 95838
Project Planner:	Deja Harris, Associate Planner, (916) 808-5853
Hearing Date:	December 3, 2026

Land Use Information

General Plan Designation:	Residential Mixed Use (RMU)
Community Plan Area:	North Sacramento
Housing Element Site:	No
Specific Plan:	N/A
Zone:	Residential Mixed Use (RMX-SPD)

Special Planning District:	McClellan Heights and Parker Homes SPD
Planned Unit Development:	N/A
Design Review Area:	Del Paso Heights
Parking District:	Traditional
Historic District:	N/A
Historic Landmark:	N/A

Surrounding Zoning and Land Uses

North:	Sacramento County Zoning	Light Industrial
South:	RMX-SPD; R-1A-SPD	Residential
East:	RMX-SPD	Light Industrial
West:	RMX-SPD; R-1A-SPD	Residential

Site Characteristics

Existing Property Area:	68,970 square feet / 1.29 acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Existing Land Use of Site:	Residential

Other Information

Previous Files:	Z20-056, Z24-079

ATTACHMENTS

Attachment 1: Z20-056 Record of Decision

PROPOSED PROJECT AND ANALYSIS

Background

The project is located on three parcels of approximately 1.29 acres within the Residential Mixed Use (RMX-SPD) zone within the McClellan Heights and Parker Homes Special Planning District. The subject site is located near the intersection of Bell Avenue and Winters Street and is developed with a detached single-family home. The existing dwelling would be demolished as part of the proposed development. The site is surrounded by residential and light industrial uses.

On November 18, 2021, the Zoning Administrator and Design Director approved the McClellan Heights Townhomes project (Z20-056), which included a Tentative Subdivision Map and Site Plan and Design Review to subdivide three parcels into 21 parcels with Tentative Map Design Deviations for 18 parcels with no public street frontage and construct 21 new attached residential units.

On November 21, 2024, the Zoning Administrator and Design Director approved Record No. Z24-079 for a two-year Tentative Subdivision Map Time Extension and Site Plan and Design Review Time Extension of the original approval. This resulted in the original entitlements setting to expire on November 18, 2026.

Project Details

The applicant is requesting a two-year time extension of the Tentative Subdivision Map and Site Plan and Design Review. This request requires Zoning Administrator approval of the Tentative Subdivision Map Time Extension and Design Director approval of the Site Plan and Design Review Time Extension to extend the validity of the entitlements until November 18, 2028. No changes to the previous approval are proposed as part of this request.

Time Extension Entitlement Review

Sacramento City Code (SCC) section 17.828.160 and 17.808.400 require that a Tentative Map and Site Plan and Design Review entitlements be finalized within three years of approval unless a time extension is approved. SCC section 17.828.170 and the Subdivision Map Act (Cal. Gov. Code, § 66452.6(e)) allow for an extension of a tentative map up to six years, while SCC section 17.808.400 allows for a five-year extension of Site Plan and Design Review entitlements. To date, the applicant has applied for one two year time extension pursuant to SCC sections 17.828.170 and 17.808.400. Staff have confirmed that an additional two-year extension of the Tentative Map would be within the timeframes established in SCC section 17.828.170 and the Subdivision Map Act (Cal. Gov. Code, § 66452.6(e)); and the two-year extension of the Site Plan and Design Review entitlement would be within the timeframes set forth in SCC section 17.808.400. For this reason, staff is supportive of the request to extend the Tentative Subdivision Map and Site Plan and Design Review, for 2 years, while the applicant continues to work towards submitting the final map.

The approvals associated with Record No. Z20-056 are included as attachments to this report.

PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENTS

This hearing was noticed to property owners and residents within 500 feet of the subject site, and the site was posted for the hearing. Neighborhood associations which were notified of the hearing include: Sacramento Area Bicycle Advocates, Region Builders, House Sacramento, Sacramento Housing Alliance, Robla Neighbors United, Robla Park Community Association, the North Sacramento Chamber of Commerce and Preservation Sacramento. Staff has not received any public comments and there is no known opposition to this time extension request.

ENVIRONMENTAL DETERMINATION

The Community Development Department, Environmental Planning Services Division has reviewed this project and the Zoning Administrator determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15332, Infill Development (Categorical Exemption – Class 32). This project qualifies for this exemption as it applies to projects that are consistent with the General Plan, are in an urbanized area on a site no larger than five acres, where the site has no value as habitat for special status species, where all services are available, and where no significant effects related to traffic, noise, air quality, or water quality would occur. This project is to subdivide 1.29 acres into 21 residential parcels. The project proposes a density of 15 dwelling units per net acre, which is consistent with the minimum density of 3 units per net acre, as established by the 2040 General Plan. The project is also consistent with the Residential Mixed Use (RMX) zoning

designation and McClellan Heights and Parker Homes SPD. Therefore, the project will not have a significant effect on the environment and no further CEQA analysis is required.

FLOOD HAZARD ZONE

1. State Law (SB 5) and Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The project site is within a flood hazard zone and is an area covered by SAFCA's Improvements to the State Plan of Flood Control System, and specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone, the facilities of the State Plan of Flood Control or other flood management facilities protect the project to the urban level of flood protection. This is based on the SAFCA Urban Level of Flood Protection Engineer's Reports accepted by the City Council on October 21, 2025 (Resolution No. 2025-0283).

FINDINGS OF FACT

A. **Environmental Determination**

1. The Community Development Department, Environmental Planning Services Division has reviewed this project and the Zoning Administrator determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15332, Infill Development (Categorical Exemption – Class 32). This project qualifies for this exemption as it applies to projects that are consistent with the General Plan, are in an urbanized area on a site no larger than five acres, where the site has no value as habitat for special status species, where all services are available, and where no significant effects related to traffic, noise, air quality, or water quality would occur. This project is to subdivide 1.29 acres into 21 residential parcels. The project proposes a density of 15 dwelling units per net acre, which is consistent with the minimum density of 3 units per net acre, as established by the 2040 General Plan. The project is also consistent with the Residential Mixed Use (RMX) zoning designation and McClellan Heights and Parker Homes SPD. Therefore, the project will not have a significant effect on the environment and no further CEQA analysis is required.

B. **Tentative Subdivision Map Time Extension** for two years (until November 18, 2028) of a previously approved Tentative Subdivision Map (Z20-056) to subdivide three parcels of approximately 1.29 acres into 21 residential parcels and one common lot, with a Tentative Map Design Deviation for 18 parcels with no public street frontage in the Residential Mixed-Use zone (RMX-SPD) within the McClellan Heights and Parker Homes Special Planning District **is approved** based on the following Findings of Fact:

1. None of the conditions described in Sacramento City Code section 17.828.090 and Government Code section 66474 exist with respect to the proposed subdivision as follows:

a. The proposed map is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code.

b. The design and improvement of the proposed subdivision is consistent with the General Plan, and all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code.

c. The site is physically suitable for the type of development.

d. The site is physically suitable for the proposed density of development.

e. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat.

f. The design of the subdivision and the type of improvements are not likely to cause serious public health problems.

g. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code (Gov. Code §66473.5).

3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision (Gov. Code §66474.6).

4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1).

5. The Zoning Administrator has considered the effect of the approval of this tentative subdivision map on the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources (Gov. Code §66412.3).

C. **Site Plan and Design Review Time Extension** for two years (until November 18, 2028) for review of the tentative subdivision map layout **is approved** based on the following Findings of Fact:

1. The design, layout, and physical characteristics of the proposed development are consistent with the 2040 General Plan Neighborhood designation; and

2. The design, layout, and physical characteristics of proposed development are consistent with all applicable design guidelines and with all applicable development standards; and

3. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed development and comply with all applicable design guidelines and development standards; and

4. The design, layout, and physical characteristics of the proposed development are visually and functionally compatible with the surrounding neighborhood; and

5. The design, layout, and physical characteristics of the proposed development ensure energy consumption is minimized, and use of renewable energy sources is encouraged; and

6. The design, layout, and physical characteristics of the proposed development are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance.

D. **200-Year Urban Level of Flood Protection Finding**

1. The project site is within an area for which the facilities of the State Plan of Flood Control or other flood management facilities protect the project to the urban level of flood protection, as demonstrated by the SAFCA Urban Level of Flood Protection Engineer's Reports accepted by the City Council on October 21, 2025 (Resolution No. 2025-0283).

CONDITIONS OF APPROVAL

B1. The entitlements associated with Record No. Z20-056 (Tentative Map, Site Plan and Design Review) are extended until November 18, 2028.

B2. The project shall comply with the conditions of approval for Record No. Z20-056 as established in the Record of Decision (see Attachment 1).

B3. Development shall be consistent with the approved plans under Record No. Z20-056. No modifications or design changes have been authorized per this review. Any changes, additions, or modifications to the plans shall require Planning review and approval.

Respectfully Submitted:



Deja Harris
Associate Planner

Recommendation Approved:



Zachary Dahla
Senior Planner

The decision of the Zoning Administrator and Design Director may be appealed to the Planning and Design Commission. An appeal must be filed within 10 days of the Director hearing. If an appeal is not filed, the action of the Zoning Administrator and Design Director is final.

Note: The applicant will need to contact the Public Works Department after the appeal period is over to submit for a Final Map. A discretionary permit expires and is thereafter void if the use or development project for which the discretionary permit has been granted is not established within the applicable time period. The applicable time period is either three years from the effective date of approval of the discretionary permit; or the time specified by the decision-maker, if so stated in a condition of approval of the discretionary permit. A use or development project that requires a building permit is established when the building permit is secured for the entire development project and construction is physically commenced.

CITY OF SACRAMENTO
ZONING ADMINISTRATOR / DESIGN DIRECTOR
RECORD OF DECISION
300 Richards Boulevard, Sacramento, CA 95811

Project Name:	McClellan Heights Townhomes		
Project Number:	Z20-056		
Project Location:	2330-2336 Bell Avenue		
Assessor's Parcel No.:	238-0140-012-0000, 238-0140-037-0000, 238-0140-038-0000		
Applicant:	Greg S. Balderree, GSB Architecture, Inc., 5110 Garlenda Drive, El Dorado Hills, CA 95762		
Owner:	LE Property I, LLC, 2336 Bell Avenue, Sacramento, CA 95838		
Action Status:	Approved with Conditions	Action Date:	11/18/2021

REQUESTED ENTITLEMENT(S):

A. **Environmental Determination:** Exempt pursuant to CEQA Guidelines section 15332, Infill Development (Categorical Exemption – Class 32);

B. **Tentative Subdivision Map** to subdivide ±1.29 acres into 21 residential parcels with a Tentative Map Design Deviation for 18 parcels with no public street frontage; and

C. **Site Plan and Design Review** for the construction of 21 new attached residential units in the Residential Mixed-Use zone (RMX-SPD) within the McClellan Heights and Parker Homes Special Planning District.

ACTIONS TAKEN: On November 18, 2021, the Zoning Administrator and Design Director took the following actions based on the attached findings of fact:

Approved with Conditions entitlements (A) thru (C).

Action certified by:

Evan Compton (Dec 13, 2021 14:01 PST)

Evan Compton, Zoning Administrator

BruceMonighan (Dec 13, 2021 15:54 PST)

Bruce Monighan, Design Director

Sent to Applicant: 12/13/2021 By:

Jose Quintanilla, Associate Planner

Copy to Applicant
Original to File

NOTICE OF PROTEST RIGHTS

The above conditions include the imposition of fees, dedications, reservations, or other exactions. Pursuant to California Government Code section 66020, this Notice of Decision serves as written notice to the project applicant of (1) the amount of any fees and a description of any dedications, reservations, or exactions imposed, and (2) that the applicant may file a protest against the imposition of those fees, dedications, reservations, or other exactions within 90 days of the date of this approval, which is deemed to be the date that the fees, dedications, reservations, or other exactions are imposed. If the payment of a fee is imposed as a condition of approval, but the amount of the fee is not stated in this Notice of Decision and is not otherwise available to the applicant on a fee schedule or otherwise, the 90 days protest period will begin to run when the applicant is notified of the amount of the fee.

For purposes of this notice, the following fees are deemed to be imposed upon approval of the first discretionary entitlement for the subject development project and are subject to the protest procedures set forth in Title 18 of the Sacramento City Code as indicated: North Natomas Public Facilities Fee, Transit Fee, and Drainage Fee (SCC 18.24.160); North Natomas Land Acquisition Fee (SCC 18.24.340); North Natomas School Facilities Fee (SCC18.24.710); Jacinto Creek Planning Area Facilities Fee (SCC18.28.150); Willow Creek Project Area Development Fee (SCC 18.32.150); Development Impact Fees for the Railyards, Richards Boulevard, and Downtown Areas (SCC 18.36.150); Habitat Conservation Fee for the North and South Natomas Community Plan Areas (18.40.090); and Park Development Impact Fee (18.44.140).

The time within which to challenge a condition of approval of a tentative subdivision map, including the imposition of fees, dedication, reservation, or other exaction, is governed by Government Code section 66499.37.

EXPIRATION

TENTATIVE MAP: Failure to record a final map within three years of the date of approval or conditional approval of a tentative map shall terminate all proceedings.

CONDITIONAL USE PERMIT: A use for which a Conditional Use Permit is granted must be established within three years after such permit is issued. If such use is not so established, the Conditional Use Permit shall be deemed to have expired.

VARIANCE: Any variance involving an action which requires a building permit shall expire at the end of three years unless a building permit is obtained within the variance term.

SITE PLAN AND DESIGN REVIEW: Any site plan and design review shall expire at the end of three years unless a building permit is obtained within the site plan and design review term.

NOTE: Violation of any of the foregoing conditions will constitute grounds for revocation of this permit. Building permits are required in the event any building construction is planned. The County Assessor is notified of actions taken on rezoning, special permits and variances.

APPEALS

Appeals of the Zoning Administrator decision of this item to the Planning and Design Commission must be filed within 10 calendar days of this meeting, on or before **Monday, November 29, 2021**

If the 10th day falls on a Sunday or holiday, the appeal may be filed on the following business day.

Copy to Applicant
Original to File

ENVIRONMENTAL DETERMINATION

Environmental Planning Services of the Community Development Department has reviewed this project and determined that it is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines section 15332, In-Fill Development (Categorical Exemption – Class 32).

FLOOD HAZARD ZONE

State Law (SB 5) and Planning and Development Code chapter 17.810 require that the City must make specific findings prior to approving certain entitlements for projects within a flood hazard zone. The purpose is to ensure that new development will have protection from a 200-year flood event or will achieve that protection by 2025. The project site is within a flood hazard zone and is an area covered by SAFCA's Improvements to the State Plan of Flood Control System, and specific findings related to the level of protection have been incorporated as part of this project. Even though the project site is within a flood hazard zone, the local flood management agency, SAFCA, has made adequate progress on the construction of a flood protection system that will ensure protection from a 200-year flood event or will achieve that protection by 2025. This is based on the SAFCA Urban level of flood protection plan, adequate progress baseline report, and adequate progress toward an urban level of flood protection engineer's report that were accepted by City Council Resolution No. 2016-0226 on June 21, 2016, and the SAFCA 2021 Adequate Progress Annual Report accepted by City Council Resolution No. 2021-0328 on November 9, 2021.

Conditions of Approval – Tentative Parcel Map

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map approved for this project (Z20-056). The design of any improvement not covered by these conditions shall be to City standard.

The applicant shall satisfy each of the following conditions prior to filing the Parcel Map unless a different time for compliance is specifically stated in these conditions. Any condition requiring an improvement that has already been designed and secured under a City Approved improvement agreement may be considered satisfied at the discretion of the Department of Public Works.

The City strongly encourages the applicant to thoroughly discuss the conditions of approval for the project with their Engineer/Land Surveyor consultants prior to Zoning Administrator approval. The improvements required of a Tentative Map can be costly and are completely dependent upon the condition of the existing improvements. Careful evaluation of the potential cost of the improvements required by the City will enable the applicant to ask questions of the City prior to project approval and will result in a smoother plan check process after project approval:

General: All Projects

1. Pay off existing assessments or file the necessary segregation requests and fees to segregate existing assessments.

2. Pursuant to City Code Section 17.500.190, indicate easements on the Final Map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the Department of Public Works after consultation with the U.S. Postal Service.

3. Private reciprocal ingress, egress, and maneuvering easements are required for future development of the area covered by this Tentative Map. The applicant shall enter into and record an Agreement For Conveyance of Easements with the City stating that a private

reciprocal ingress/egress, and maneuvering easement shall be conveyed to and reserved from all appropriate parcels at no cost, at the time of sale or other conveyance of either parcel.

4. Show all continuing and proposed/required easements on the Final Map.

Public Works: Zarah Lacson (916) 808-8494

5. Construct standard subdivision improvements as noted in these conditions pursuant to section 17.504.050 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Improvements required shall be determined by the city. The City shall determine improvements required for each phase prior to recordation of each phase. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.

6. Dedicate sufficient additional right-of-way (if needed) and construct Bell Avenue adjacent to the subject property to a 2-lane arterial street section as shown on the map and civil plan per City standards to the satisfaction of the Department of Public Works.

7. Dedicate sufficient additional right-of-way and construct the portion of the expanded intersection adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.

8. Extend the existing median along Bell Avenue adjacent to the subject property to at least 75-ft to the west per City standards to the satisfaction of the Department of Public Works.

9. Relocate all existing poles, lights and utilities that are in conflict with any of the required public street improvements per City standards to the satisfaction of the Department of Public Works and all concerned utility agencies.

10. All right-of-way and street improvement transitions that result from changing the right- of-way of any street shall be located, designed and constructed to the satisfaction of the Department of Public Works. The center lines of such streets shall be aligned.

11. The applicant shall provide a signing and striping improvement plan if new signage or striping is proposed; or if existing signing and/or striping is removed or relocated. The plans shall be to the satisfaction of the Department of Public Works.

12. Design and construct a City standard driveway at the entrance of the private drive to the satisfaction of the Department of Public Works.

13. The design and construction of the private drive (Lot K) shall be per City standards (structural only) to the satisfaction of the Department of Public Works.

14. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Department of Public Works.

Electrical: Kaleb Haile (916) 808-7020

15. This project will require the installation of streetlights on all public streets fronting this property to the satisfaction of Public Works. The number and locations of these lights will be determined when development plans are submitted for review.

SMUD: John Yu (916) 732-6321

16. SMUD has existing overhead 12/69kV facilities along Bell Ave that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.

17. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.

18. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.

19. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.

20. In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD.

21. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.

22. The Applicant shall locate, verify, and provide a drawing to SMUD identifying all electrical utility infrastructure for the existing structures. If necessary, any existing onsite electrical infrastructure that serves existing structures shall be relocated to the satisfaction of SMUD.

23. The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways.

24. The Applicant shall dedicate any private drive, ingress and egress easement, (and 10- feet adjacent thereto) as a public utility easement for (overhead and) underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.

25. The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.

26. The Applicant shall disclose existing or proposed 69 kV electrical facilities to future and/or potential owners.

Utilities: Lorenzo Hernandez (916) 808-4939

27. All existing easements and all existing rights-of-way shall be shown on the Final Map, except for all abandoned easements and rights-of-way.

28. The applicant shall grant and reserve easements, as needed, for water, drainage and sanitary sewer facilities, and for surface storm drainage, at no cost at or before the time of sale or other conveyance of any parcel or lot. A note stating the following shall be placed on the Final Map: "Reciprocal easements for utilities, drainage, water and sanitary sewer facilities, and surface storm drainage shall be granted and reserved, as necessary and at no cost, at or before the time of sale or conveyance of any parcel shown in this map."

29. Per City Code Section, 13.04.070, multiple water service to a single lot or parcel may be allowed if approved by DOU Development Review and Operations and Maintenance staff. Any new water services (other than fire) shall be metered. Excess services shall be abandoned to the satisfaction of the DOU.

30. Concurrent with the submittal of improvement plans, prepare a project specific water study for review and approval by the DOU. The water distribution system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch, (2) at average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch. The water study shall determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project. A water supply test may be required for this project. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any water related requirements. Failure to submit the water study may delay review and approval.

31. Public water, sanitary sewer and drainage mains will not be allowed within the proposed private road.

32. Easements for water meters off private water mains shall be dedicated to the City and shall include language assuring unrestricted access at all times for DOU personnel and maintenance vehicles. (Note: Locations of the water meter shall be to the satisfaction of the DOU.)

33. Common area landscaping greater than 5,000 square feet shall have a separate street tap for a metered irrigation service.

34. Concurrent to the first submittal of off-site improvement plans, the applicant shall prepare a project specific drainage study meeting the criteria specified in the current Onsite Design Manual, for review and approval by the DOU. Per the current DOU Onsite Design Manual, either a static or dynamic analysis for mitigating sizing and drainage system design may be used. Using the static analysis and per the DOU onsite project storage method, an estimated 7,000 cubic feet of detention must be provided per each additional acre of impervious area with a limited maximum discharge rate of 0.2 cfs/acre or per the latest approved onsite criteria. The required detention volume can be partially or fully mitigated by implementing Low Impact Development (LID) features such as Stormwater planters and porous pavement, provided these features conform to the DOU's Hydromodification Management Plan (HMP) requirements. Designer shall utilize the latest edition of the Sacramento Area Hydrology Model (SAHM) when using LID features. The drainage study shall be consistent with the Basin 117 Interim Drainage Improvement Plan dated February 1998. The applicant is advised to contact

the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any drainage related requirements. Failure to submit the drainage study may delay review and approval. (Note: A maintenance agreement may be required for detention and Low Impact Development (LID) features.)

35. The proposed development is fronted by a County drainage main that is connected to the City system. Prior to design, the applicant shall contact the County for any requirements or permits. The applicant shall satisfy all County's requirements and provide a copy of the permit to the Department of Utilities Plan Reviewer.

36. The onsite water, sanitary sewer and storm drain system shall be private systems maintained by the homeowner association (HOA) or other approved entity. (Note: A private water and drainage maintenance agreement is required for any common water and drainage facilities.)

37. Prior to the initiation of any water or storm drainage services to the project, a homeowner association (HOA) or a privately funded maintenance district shall be formed and C.C. & R.s shall be approved by the City and recorded assuring maintenance of water, sewer and storm drainage facilities within the private property. Private easements shall be dedicated for these facilities. The CC&Rs must provide that the City-approved provisions regarding water, sewer and surface and subsurface storm drainage facilities may not be revised without City consent. If required by the DOU, the responsible maintenance agency shall enter into and record an agreement with the City regarding the maintenance of these facilities. The agreement shall be to the satisfaction of the DOU and the City Attorney.

38. Finished floor elevations shall be a minimum of 6-inches above the 100-year HGL or 1- foot above the overland flow release elevation, whichever is higher or as approved by the DOU.

39. Per City Code, the applicant may not develop the project in any way that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the DOU. If private infrastructure is constructed to handle off-site runoff, the applicant shall dedicate the required private easements, and/or, at the discretion of the DOU, the applicant shall enter into and record an Agreement for Maintenance of Drainage with the City, in a form acceptable to the City Attorney.

40. All lots shall be graded so that drainage does not cross property line or private drainage easements shall be dedicated.

41. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the DOU.

42. This project will disturb more than one acre of land; therefore, the project is required to comply with the State's "Construction General Permit". To comply with the State Permit, the applicant must file a Notice of Intent (NOI) through the State's Storm Water Multiple Application and Report Tracking System (SMARTS). A valid WDID number must be obtained and provided to the DOU prior to the issuance of any grading permits.

43. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the construction drawings. These plans shall also show the methods to control urban runoff pollution from the project site during construction.

44. Post construction (permanent), stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. The project is an area not served by an existing regional water quality control facility and/or the project has more than one-acre of new or modified impervious area, therefore, Low Impact Development (LID) and on-site treatment control measures will be required. The on-site storm water treatment control measures required may affect site design and site configuration and should be considered during early planning stages.

45. This project is required to incorporate certified full capture trash control devices, please refer to Appendix H in the "Stormwater Quality Design Manual for the Sacramento Region (July 2018)" for more details.

46. A maintenance agreement is required for all on-site treatment control measures and on-site full capture trash control systems. Contact DOU for a list of accepted proprietary devices if considered for treatment control and full capture trash control. Construction drawings must include all proposed source controls, on-site water quality measures, and on-site full capture trash control features and devices selected for the site. Refer to the latest edition of the "Stormwater Quality Design Manual for the Sacramento Region" for appropriate measures.

Fire: King Tunson (916) 808-1358

47. Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. CFC 503.2.3

48. A reciprocal ingress egress agreement shall be provided for review by City Attorney for all shared driveways being used for Fire Department access. To be verified at final map.

49. Maintenance agreements shall be provided for the interior roadways of the proposed complex and for the fire protection systems. The agreement shall be record with the Public Recorders Office having jurisdiction and shall provide for the following: To be verified at final map.

    a. Provisions for the necessary repair and maintenance of the roadway surface

    b. Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of thirteen feet six inches (13'6") and/or width of twenty feet (20')

    c. Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping

    d. Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems

    e. Unrestricted use of and access to the roadways covered by the agreements.

    f. Provisions for the control of vehicle parking in prohibited areas and a mechanism for the removal of vehicles illegally parked.

    g. Maintenance and timely repair of all fire protection systems such as fire hydrants.

Parks: Brianna Moland (916) 808-6188

50. **Payment of In-lieu Park Fee:** Pursuant to Sacramento City Code Chapter 17.512 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§17.512.030 and 17.512.040 equal to the value of land prescribed for dedication under 17.512.020 and not satisfied by dedication. (See Advisory Note)

51. **Maintenance District:** The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), annex the project into an existing parks maintenance district, form an endowment, or other means of mitigating the impact of the project on the park system to the satisfaction of the City Attorney's Office. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district. (Contact Public Improvement Financing, Special Districts). In assessment districts, the cost of neighborhood park maintenance is equitably spread on the basis of special benefit. In special tax districts, the cost of neighborhood park maintenance is spread based upon the hearing report, which specifies the tax rate and method of apportionment.

Planning: Jose R Quintanilla (916) 808-5879

52. Provide notification, in the form of formal written disclosures, recorded deed notices, or in the Public Report prepared by the California Department of Real Estate, disclosing the fact to prospective buyers that the parcel is located within the 60 CNEL noise contour of McClellan Airport and is subject to periodic excessive noise from aircraft overflights. The applicant is also encouraged to inform prospective buyers that the area has an eclectic mix of residential and industrial zoning and uses.

Miscellaneous:

53. Form a Homeowner's Association with CC&R's. CC&R's shall be approved by the City and recorded assuring maintenance of private roadway(s), shared driveways, lights, landscaping, sewers, drains and water systems. The HOA shall own and maintain Lot K, as shown on the tentative map, in perpetuity.

Advisory Notes:

The following advisory notes are informational in nature and are not a requirement of this Tentative Map:

54. If unusual amounts of bone, stone, or artifacts are uncovered, work within 50 meters of the area will cease immediately and a qualified archaeologist shall be consulted to develop, if necessary, further mitigation measures to reduce any archaeological impact to a less than significant effect before construction resumes. A note shall be placed on the final improvement plans referencing this condition.

55. The proposed project is located within the 60 and 65 CNEL noise exposure contours of McClellan Airport and must comply with the City's General Plan, which establishes minimum noise insulation to protect persons from excessive noise within the interior of new residential dwellings that limits noise to 45 Ldn, with windows closed, in any habitable room. (Planning)

56. The proposed project is located in a Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in an area with no requirements to elevate or flood proof. (DOU)

57. The applicant is responsible for obtaining all necessary permits, easements, and approvals

from federal, state, and local agencies for the construction of this project. (DOU)

58. The City of Sacramento (City) is responsible for providing local sewer service to the proposed project site via their local sanitary sewer collection system. Regional San is responsible for the conveyance of wastewater from the City collection system to the Sacramento Regional Wastewater Treatment Plant (SRWTP). (Regional San)

59. Developing this property will require the payment of Regional San sewer impact fees (connection fees). Regional San sewer impact fees are to be paid prior to the issuance of building permits. For questions pertaining to Regional San sewer impact fees, please contact the Permit Services Unit at (916) 876-6100 or by email at PermitServices@sacsewer.com. (Regional San)

60. Structural setbacks less than 14-feet shall require the Applicant to conduct a pre- engineering meeting with all utilities to ensure property clearances are maintained. (SMUD)

61. The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.). (SMUD)

62. The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services.

63. As per City Code, the applicant will be responsible to meet his/her obligations regarding:

    a. Title 17, 17.512 Park Dedication / In Lieu (Quimby) Fees, due prior to recordation of the final map. The Quimby fee due for this project is estimated at $23,940. This is based on the creation of 21 new parcels at an average land value of $100,000 per acre for the North Sacramento Community Plan Area, plus an additional 20% for off-site park infrastructure improvements. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment.

    b. Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is based on the Housing Incentive Zone Rate of $1.81 per square foot for residential projects, with a minimum rate of $1,354 for units under 750 square feet and a maximum of $3,612 for units over 2,000 square feet. Note that the Park Development Impact Fee increases on July 1, 2021. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

    c. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation. (YPCE)

Conditions of Approval – Site Plan and Design Review

Planning and Design Review

1. This approval is for the construction of 21 residential units per the approved plans.

2. The project shall have building setbacks and all other dimensions as indicated on the attached exhibits. Elevations shall have a consistency of detail and quality as indicated on the plans. If there are any discrepancies between the exhibits and the conditions, the conditions will take precedence. All notes and drawings on the included plans as submitted by the applicant are deemed conditions of approval. Any work that differs from the final set of plans approved by Planning staff shall be subject to review and approval prior to the issuance of a building permit or work undertaken.

3. Any additional changes, additions, or modifications shall require additional review and approval from Planning staff and may require additional entitlements.

4. Window design and fenestration shall be as shown on the approved plans.

5. House plans and elevations shall alternate as shown on the approved plans.

6. The applicant shall obtain all necessary building permits, prior to commencing demolition and construction.

7. Final occupancy shall be subject to approval an involve an on-site inspection by Planning staff.

8. Rooftop mechanical equipment shall be screened from view from adjacent streets and public areas and concealed behind parapets or architecturally integrated screens.

9. Any revised plans that are submitted for a building permit will also be provided to Planning staff.

10. The owner or operator shall establish and conduct a regular program of routine maintenance for the property as established through the HOA or other adequate maintenance agreement. The program shall include common areas and scheduled repainting, replanting, and other similar activities that typically require attention at periodic intervals but not necessarily continuously. The owner or operator shall repaint or retreat all painted or treated areas at least once every eight years, provided that the planning director may approve less frequent repainting or retreatment upon a determination that less frequent treatment is appropriate, given the nature of the materials used or other factors. The program is subject to review and approval by the planning director.

11. The owner or operator shall post and maintain signage at common premises that provides the phone number to contact maintenance and management staff, which signage is subject to approval by the planning director.

12. Fencing shall be provided on private property, between every lot and as shown on project plans. All fencing shall adhere to residential development standards pursuant to 17.620.110 of the City of Sacramento Planning and Development Code.

13. Garages/Carports: Each house shall provide at least one garage space with minimum inside dimensions of 10 wide by 20 feet long or one uncovered parking pad space with dimensions of 10 wide by 20 feet long, as required by Title 17 of the City Code.

14. Trash enclosures shall meet all requirements of Sacramento City Code section 17.616, including, but not limited to, perimeter landscaping, masonry walls, solid metal gate, concrete apron, overhead clearance, and signs. Trash screening designs shall be submitted to Planning staff for review and approval may require additional entitlements.

15. The applicant shall plant a minimum of one new tree (two for corner lots) in the front yard of each residential lot to provide future tree shading, consistent with the City's Single-Family Design Guidelines.

16. Provide notification, in the form of formal written disclosures, recorded deed notices, or in the Public Report prepared by the California Department of Real Estate, disclosing the fact to prospective buyers that the parcel is located within the 60 CNEL noise contour of McClellan Airport and is subject to periodic excessive noise from aircraft overflights. The applicant is also encouraged to inform prospective buyers that the area has an eclectic mix of residential and industrial zoning and uses.

17. The proposed project is located within the 60 and 65 CNEL noise exposure contours of McClellan Airport and must comply with the City's General Plan, which establishes minimum noise insulation to protect persons from excessive noise within the interior of new residential dwellings that limits noise to 45 Ldn, with windows closed, in any habitable room.

18. Provide the following design elements at all elevations as shown on the approved plans:

    a. Stucco.
    b. Stucco control joints.
    c. Stucco trim.
    d. Stone veneer.
    e. Fiber cement fascia.
    f. Fiber cement trim.
    g. Metal clad windows.
    h. Ornamental iron railing at balconies.
    i. Ornamental vents at gables.
    j. Sectional garage door.
    k. Composition shingles.
    l. Rafter tails.
    m. Board & Batten siding.
    n. Widow shutters.
    o. Cool roof.

Public Works

19. Construct standard subdivision improvements as noted in these conditions pursuant to section 17.504.050 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Department of Public Works. Improvements required shall be determined by the city. The City shall determine improvements required for each phase prior to recordation of each phase. Any public improvement not specifically noted in these conditions or on the Tentative Map shall be designed and constructed to City standards. This shall include the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.

20. Dedicate sufficient additional right-of-way (if needed) and construct Bell Avenue adjacent to the subject property to a 2-lane arterial street section as shown on the map and civil plan per City standards to the satisfaction of the Department of Public Works.

21. Dedicate sufficient additional right-of-way and construct the portion of the expanded intersection adjacent to the subject property per City standards to the satisfaction of the Department of Public Works.

22. Extend the existing median along Bell Avenue adjacent to the subject property to at least 75-ft to the west per City standards to the satisfaction of the Department of Public Works.

23. Relocate all existing poles, lights and utilities that are in conflict with any of the required public street improvements per City standards to the satisfaction of the Department of Public Works and all concerned utility agencies.

24. All right-of-way and street improvement transitions that result from changing the right- of-way of any street shall be located, designed and constructed to the satisfaction of the Department of Public Works. The center lines of such streets shall be aligned.

25. The applicant shall provide a signing and striping improvement plan if new signage or striping is proposed; or if existing signing and/or striping is removed or relocated. The plans shall be to the satisfaction of the Department of Public Works.

26. Design and construct a City standard driveway at the entrance of the private drive to the satisfaction of the Department of Public Works.

27. The minimum throat distance for the shared driveway (Lot K) shall be 25-ft (throat distance is that distance a vehicle can move from the public right-of-way into a given site before encountering a conflict with parking stalls, aisles, etc). The applicant shall install “No Parking” markings and signposts on both sides within the first 25-ft of length of the shared driveway (measured from the right-of-way line) to prohibit parking per City standard to the satisfaction of the Department of Public Works

28. The design and construction of the private drive (Lot K) shall be per City standards (structural only) to the satisfaction of the Department of Public Works.

29. The design and placement of walls, fences, signs and Landscaping near intersections and driveways shall allow stopping sight distance per Caltrans standards and comply with City Code Section 12.28.010 (25' sight triangle). Walls shall be set back 3' behind the sight line needed for stopping sight distance to allow sufficient room for pilasters. Landscaping in the area required for adequate stopping sight distance shall be limited 3.5' in height. The area of exclusion shall be determined by the Department of Public Works.

30. This project will require the installation of streetlights on all public streets fronting this property to the satisfaction of Public Works. The number and locations of these lights will be determined when development plans are submitted for review.

SMUD

31. SMUD has existing overhead 12/69kV facilities along Bell Ave that will need to remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.

32. Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.

33. In the event the Applicant requires the relocation or removal of existing SMUD facilities on or adjacent to the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.

34. SMUD reserves the right to use any portion of its easements on or adjacent to the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.

35. In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD.

36. The Applicant shall provide separate SMUD service points to each parcel to the satisfaction of SMUD.

37. The Applicant shall locate, verify, and provide a drawing to SMUD identifying all electrical utility infrastructure for the existing structures. If necessary, any existing onsite electrical infrastructure that serves existing structures shall be relocated to the satisfaction of SMUD.

38. The Applicant shall dedicate a 12.5-foot public utility easement for overhead and/or underground facilities and appurtenances adjacent to all public street rights-of-ways.

39. The Applicant shall dedicate any private drive, ingress and egress easement, (and 10- feet adjacent thereto) as a public utility easement for (overhead and) underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.

40. The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.

41. The Applicant shall disclose existing or proposed 69 kV electrical facilities to future and/or potential owners.

Utilities

42. Per City Code Section, 13.04.070, multiple water service to a single lot or parcel may be allowed if approved by DOU Development Review and Operations and Maintenance staff. Any new water services (other than fire) shall be metered. Excess services shall be abandoned to the satisfaction of the DOU.

43. Concurrent with the submittal of improvement plans, prepare a project specific water study for review and approval by the DOU. The water distribution system shall be designed to satisfy the more critical of the two following conditions: (1) at maximum day peak hour demand, the operating or "residual" pressure at all water service connections shall be at least 30 pounds per square inch, (2) at average maximum day demand plus fire flow, the operating or "residual" pressure in the area of the fire shall not be less than 20 pounds per square inch. The water study shall determine if the existing and proposed water distribution system is adequate to supply fire flow demands for the project. A water supply test may be required for this project. The applicant is advised to contact the City of Sacramento Utilities

Department Development Review Section (916-808-7890) at the early planning stages to address any water related requirements. Failure to submit the water study may delay review and approval.

44. Public water, sanitary sewer and drainage mains will not be allowed within the proposed private road.

45. Easements for water meters off private water mains shall be dedicated to the City and shall include language assuring unrestricted access at all times for DOU personnel and maintenance vehicles. (Note: Locations of the water meter shall be to the satisfaction of the DOU.)

46. Common area landscaping greater than 5,000 square feet shall have a separate street tap for a metered irrigation service.

47. Concurrent to the first submittal of off-site improvement plans, the applicant shall prepare a project specific drainage study meeting the criteria specified in the current Onsite Design Manual, for review and approval by the DOU. Per the current DOU Onsite Design Manual, either a static or dynamic analysis for mitigating sizing and drainage system design may be used. Using the static analysis and per the DOU onsite project storage method, an estimated 7,000 cubic feet of detention must be provided per each additional acre of impervious area with a limited maximum discharge rate of 0.2 cfs/acre or per the latest approved onsite criteria. The required detention volume can be partially or fully mitigated by implementing Low Impact Development (LID) features such as Stormwater planters and porous pavement, provided these features conform to the DOU's Hydromodification Management Plan (HMP) requirements. Designer shall utilize the latest edition of the Sacramento Area Hydrology Model (SAHM) when using LID features. The drainage study shall be consistent with the Basin 117 Interim Drainage Improvement Plan dated February 1998. The applicant is advised to contact the City of Sacramento Utilities Department Development Review Section (916-808-7890) at the early planning stages to address any drainage related requirements. Failure to submit the drainage study may delay review and approval. (Note: A maintenance agreement may be required for detention and Low Impact Development (LID) features.)

48. The proposed development is fronted by a County drainage main that is connected to the City system. Prior to design, the applicant shall contact the County for any requirements or permits. The applicant shall satisfy all County's requirements and provide a copy of the permit to the Department of Utilities Plan Reviewer.

49. The onsite water, sanitary sewer and storm drain system shall be private systems maintained by the homeowner association (HOA) or other approved entity. (Note: A private water and drainage maintenance agreement is required for any common water and drainage facilities.)

50. Prior to the initiation of any water or storm drainage services to the project, a homeowner association (HOA) or a privately funded maintenance district shall be formed and C.C. & R.s shall be approved by the City and recorded assuring maintenance of water, sewer and storm drainage facilities within the private property. Private easements shall be dedicated for these facilities. The CC&Rs must provide that the City-approved provisions regarding water, sewer and surface and subsurface storm drainage facilities may not be revised without City consent. If required by the DOU, the responsible maintenance agency shall enter into and record an agreement with the City regarding the maintenance of these facilities. The agreement shall be to the satisfaction of the DOU and the City Attorney.

51. Finished floor elevations shall be a minimum of 6-inches above the 100-year HGL or 1-foot above the overland flow release elevation, whichever is higher or as approved by the DOU.

52. Per City Code, the applicant may not develop the project in any way that obstructs, impedes, or interferes with the natural flow of existing off-site drainage that crosses the property. The project shall construct the required public and/or private infrastructure to handle off-site runoff to the satisfaction of the DOU. If private infrastructure is constructed to handle off-site runoff, the applicant shall dedicate the required private easements, and/or, at the discretion of the DOU, the applicant shall enter into and record an Agreement for Maintenance of Drainage with the City, in a form acceptable to the City Attorney.

53. All lots shall be graded so that drainage does not cross property line or private drainage easements shall be dedicated.

54. A grading plan showing existing and proposed elevations is required. Adjacent off-site topography shall also be shown to the extent necessary to determine impacts to existing surface drainage paths. No grading shall occur until the grading plan has been reviewed and approved by the DOU.

55. This project will disturb more than one acre of land; therefore, the project is required to comply with the State's "Construction General Permit". To comply with the State Permit, the applicant must file a Notice of Intent (NOI) through the State's Storm Water Multiple Application and Report Tracking System (SMARTS). A valid WDID number must be obtained and provided to the DOU prior to the issuance of any grading permits.

56. The applicant must comply with the City of Sacramento's Grading, Erosion and Sediment Control Ordinance. This ordinance requires the applicant to show erosion and sediment control methods on the construction drawings. These plans shall also show the methods to control urban runoff pollution from the project site during construction.

57. Post construction (permanent), stormwater quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. The project is an area not served by an existing regional water quality control facility and/or the project has more than one-acre of new or modified impervious area, therefore, Low Impact Development (LID) and on-site treatment control measures will be required. The on-site storm water treatment control measures required may affect site design and site configuration and should be considered during early planning stages.

58. This project is required to incorporate certified full capture trash control devices, please refer to Appendix H in the "Stormwater Quality Design Manual for the Sacramento Region (July 2018)" for more details.

59. A maintenance agreement is required for all on-site treatment control measures and on-site full capture trash control systems. Contact DOU for a list of accepted proprietary devices if considered for treatment control and full capture trash control. Construction drawings must include all proposed source controls, on-site water quality measures, and on-site full capture trash control features and devices selected for the site. Refer to the latest edition of the "Stormwater Quality Design Manual for the Sacramento Region" for appropriate measures.

Police

60. Exterior lighting shall be white light using LED lamps with full cutoff fixtures to limit glare and light trespass. Color temperature shall be between 2700K and 4100K with a color rendering index of 80 or higher and a light loss factor of .95 or better. When choosing lamps, the applicant shall look for efficiency of 110 lumens per watt or better. All existing exterior fixtures shall be replaced with fixtures that meet this requirement.

61. Light poles, if applicable, shall be no higher than 16'.

62. Broken or damaged exterior lighting shall be repaired or replaced within 48 hours of being noted.

63. Entry drives, drive aisles, parking and bicycle parking shall be illuminated to a maintained minimum of 1.5 foot candles per square foot of parking area at a 6:1 average to minimum ratio.

64. Exterior walkways, alcoves and passageways shall be illuminated to a maintained minimum of 1/3 foot candles per square foot of surface area at a 6:1 average to minimum ratio.

65. Exterior lighting distribution and fixtures shall be approved by the Sacramento Police Department CPTED Sergeant (or designee) prior to issuance of a building permit.

66. Exterior lighting shall be designed in coordination with the landscaping plan to minimize interference between the light standards and required illumination and the landscape trees and required shading.

67. Exterior lighting shall be shielded or otherwise designed to avoid spill-over illumination to adjacent streets and properties.

Landscaping:

68. All mature landscaping shall follow the two-foot, six-foot rule. All landscaping shall be ground cover, two feet or less and lower tree canopies of mature trees shall be above six feet. This increases natural surveillance, eliminates hiding areas within the landscape, and provides for tenants and users a safer environment.

69. Tree canopies shall not interfere with or block lighting. This creates shadows and areas of concealment. The landscaping plan shall allow for proper illumination and visibility regarding lighting and surveillance cameras through the maturity of trees and shrubs.

Security:

70. Fencing, if applicable, shall be of decorative tubular steel, no climb type and a minimum of 6' in height.

71. All dumpsters shall be kept locked or in locked enclosures. Gating for dumpster enclosures shall be slatted to allow visual surveillance of the interior.

72. Exterior trash receptacles shall be of a design to prevent unauthorized removal of articles from the trash bin.

73. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the applicant shall be removed or painted over with matching paint within 72 hours of being applied.

During Construction

74. The applicant shall enclose the entire perimeter of the project with a chain link fence with necessary construction gates to be locked after normal construction hours.

75. The location shall be monitored by security after normal construction hours during all phases of construction.

76. Adequate security lighting shall be provided to illuminate vulnerable equipment and materials. Lighting shall be white light with full cut off fixtures.

Fire

77. Timing and Installation. When fire protection, including fire apparatus access roads and water supplies for fire protection, is required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction. CFC 501.4

78. Provide a water flow test. (Make arrangements at the Permit Center walk-in counter: 300 Richards Blvd, Sacramento, CA 95814). CFC 507.4

Regional Sanitation

79. Developing this property will require the payment of Regional San sewer impact fees (connection fees). Regional San sewer impact fees are to be paid prior to the issuance of building permits. For questions pertaining to Regional San sewer impact fees, please contact the Permit Services Unit at (916) 876-6100 or by email at PermitServices@sacsewer.com.

Site Plan and Design Review Advisory Notes

80. The proposed project is located within the 60 and 65 CNEL noise exposure contours of McClellan Airport and must comply with the City's General Plan, which establishes minimum noise insulation to protect persons from excessive noise within the interior of new residential dwellings that limits noise to 45 Ldn, with windows closed, in any habitable room. (Planning)

81. City of Sacramento permits must be obtained for private patrol, alarms, and camera systems. (Police)

82. The City of Sacramento (City) is responsible for providing local sewer service to the proposed project site via their local sanitary sewer collection system. Regional San is responsible for the conveyance of wastewater from the City collection system to the Sacramento Regional Wastewater Treatment Plant (SRWTP). (Regional San)

83. Water meters shall be located at the point of service, which is back of curb for separated sidewalks, back of walk for connected sidewalks. (DOU)

84. The proposed project is located in a Zone X on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRMs). Accordingly, the project site lies in an area with no requirements to elevate or flood proof. (DOU)

85. The applicant is responsible for obtaining all necessary permits, easements, and approvals from federal, state, and local agencies for the construction of this project. (DOU)

86. As per City Code, the applicant will be responsible to meet his/her obligations regarding:

a. Title 17, 17.512 Park Dedication / In Lieu (Quimby) Fees, due prior to recordation of the final map. The Quimby fee due for this project is estimated at $23,940. This is based on the creation of 21 new parcels at an average land value of $100,000 per acre for the North Sacramento Community Plan Area, plus an additional 20% for off-site park infrastructure improvements. Any change in these factors will change the amount of the Quimby fee due. The final fee is calculated using factors at the time of payment.

b. Title 18, 18.56 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is based on the Housing Incentive Zone Rate of $1.81 per square foot for residential projects, with a minimum rate of $1,354 for units under 750 square feet and a maximum of $3,612 for units over 2,000 square feet. Note that the Park Development Impact Fee increases on July 1, 2021. Any change in these factors will change the amount of the PIF due. The fee is calculated using factors at the time that the project is submitted for building permit.

c. Community Facilities District 2002-02, Neighborhood Park Maintenance CFD Annexation. (YPCE)

87. Due to the health risks posed by public exposure to asbestos, demolition and remodeling of existing buildings is subject to Rule 902, to limit asbestos exposure during these activities. To contact Sac Metro Air District staff regarding compliance with this rule email asbestos@airquality.org or call 916-874-4800. (SMAQMD)

88. All projects are subject to Sac Metro Air District rules and regulations in effect at the time of construction. Please visit our website to find a list of the most common rules that apply at the construction phase of projects. Further, as a reminder, this project is subject to the mitigation measures in the California Environmental Quality Act Environmental Impact Report for the McClellan Heights and Parker Homes Land Use and Infrastructure Plan, including measures to mitigate construction-related air quality impacts. (SMAQMD)

Findings of Fact – Environmental Determination: Exempt

1. Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the project, the Planning and Design Commission finds that:

a. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

b. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

c. The project site has no value as habitat for endangered, rare, or threatened species.

d. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

e. The site can be adequately served by all required utilities and public services.

Findings of Fact – Tentative Parcel Map

1. None of the conditions described in City Code section 17.828.090 and Government Code section 66474 exist with respect to the proposed subdivision as follows:

    a. The proposed map is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code;

    b. The design and improvement of the proposed subdivision is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code as conditioned;

    c. The site is physically suitable for the type of development;

    d. The site is physically suitable for the proposed density of development;

    e. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;

    f. The design of the subdivision and the type of improvements are not likely to cause serious public health problems;

    g. The design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed subdivision.

2. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, all applicable community and specific plans, Title 17 of the City Code, and all other applicable provisions of the City Code (Gov. Code §66473.5);

3. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in a violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Board, Central Valley Region, in that existing treatment plants have a design capacity adequate to service the proposed subdivision (Gov. Code §66474.6);

4. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Gov. Code §66473.1); and

5. The Zoning Administrator has considered the effect of the approval of this Tentative Subdivision Map on the housing needs of the region and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources (Gov. Code §66412.3).

Findings of Fact – Site Plan and Design Review

1. The design, layout, and physical characteristics of the proposed development are consistent with the General Plan which designates the site as Traditional Center (TCNT). There is no specific plan or transit village plan applicable to this project.

2. The design, layout, and physical characteristics of proposed development are consistent with all applicable design guidelines and with all applicable development standards.

3. All streets and other public access ways and facilities, parking facilities, and utility infrastructure are adequate to serve the proposed development and comply with all applicable design guidelines and development standards.

4. The design, layout, and physical characteristics of the proposed development as conditioned are visually and functionally compatible with the surrounding neighborhood.

5. The design, layout, and physical characteristics of the proposed development as conditioned minimizes energy consumption and encourages the use of renewable energy sources in that the project uses existing utility infrastructure, public access ways, and cool roofs.

6. The design, layout, and physical characteristics of the proposed development as conditioned are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance in that the project is compatible with all applicable development standards and is compatible with the surrounding development.

The decision of the Zoning Administrator and Design Director may be appealed to the Planning Commission. An appeal must be filed within 10 days of the Zoning Administrator's hearing. If an appeal is not filed, the action of the Zoning Administrator and Design Director is final.

Note: The applicant will need to contact the Public Works Department after the appeal period is over to submit for a Final Map. A discretionary permit expires and is thereafter void if the use or development project for which the discretionary permit has been granted is not established within the applicable time period. The applicable time period is either three years from the effective date of approval of the discretionary permit; or the time specified by the decision-maker, if so stated in a condition of approval of the discretionary permit. A use or development project that requires a building permit is established when the building permit is secured for the entire development project and construction is physically commenced.

McCLELLAN HEIGHTS TOWNHOMES

2310-2336 BELL AVENUE SACRAMENTO, CA 95838

PLANNING ENTITLEMENTS

ABBREVIATIONS

A	AB	ANCHOR BOLT	F	(CONTINUED)		P	PC	PRE-CAST
	AB	AGGREGATE BASE		FEC	FIRE EXTINGUISHER CABINET		PL	PLATE
	ACOUS	ACOUSTIC(AL)		FF	FINISH FLOOR		PLAM	PLASTIC LAMINATE
	AD	AREA DRAIN		FG	FINISH GRADE		PLAS	PLASTER
	ADJ	ADJUSTABLE		FHC	FIRE HOSE CABINET		PWD	PLYWOOD
	AFF	ABOVE FINISH FLOOR		FIN	FINISH		PR	PAIR
	AGGR	AGGREGATE		FL	FLOOR		PT	POINT
	AL	ALUMINUM		FLASH	FLASHING		P	PITCH / SLOPE
	ARCH	ARCHITECTURAL		FLUOR	FLUORESCENT		PTR	PAPER TOWEL RECEPTACLE
	ASB	ASBESTOS		FOB	FACE OF BLOCK			
	ASPH	ASPHALT		FOC	FACE OF CONCRETE	Q	QT	QUARRY TILE
				FOF	FACE OF FINISH			
B	BD	BOARD		FOP	FACE OF PLYWOOD	R	R	RISER
	BITUM	BITUMINOUS		FOS	FACE OF STUD		R	RADIUS
	BLDG	BUILDING		FRPF	FIREPROOF		RD	ROOF DRAIN
	BLK	BLOCK		FS	FULL SIZE		REF	REFERENCE
	BLKG	BLOCKING		FT	FOOT OR FEET		REG	REGISTER
	BM	BEAM		FTG	FOOTING		REINF	REINFORCED
	BOT	BOTTOM		FURR	FURRING		REQ	REQUIRED
				FUT	FUTURE		RESIL	RESILIENT
C	CAB	CABINET	G	GA	GAUGE		RM	ROOM
	CB	CATCH BASIN		GALV	GALVANIZED		RO	ROUGH OPENING
	CC	CENTER TO CENTER		GB	GRAB BAR		RWD	REDWOOD
	CEM	CEMENT		GD	GARBAGE DISPOSAL		RWL	RAIN WATER LEADER
	CER	CERAMIC		GL	GLASS			
	CI	CAST IRON		GND	GROUND	S	S	SOUTH
	CJ	CONTROL JOINT		GR	GRADE		SC	SOLID CORE
	CLG	CEILING		GYP	GYPSUM		SCD	SEAT COVER DISPENSER
	CLO	CLOSET					SCHED	SCHEDULE
	CLR	CLEAR	H	HB	HOSE BIBB		SD	SOAP DISPENSER
	CONC	CONCRETE		HC	HOLLOW CORE		SECT	SECTION
	CONN	CONNECTION(OR)		HDWD	HARDWOOD		SH	SHELF
	CONT	CONTINUOUS		HDWE	HARDWARE		SHR	SHOWER
	CORR	CORRIDOR		HM	HOLLOW METAL		SHT	SHEET
	CRT	COMPUTER TERMINAL		HORIZ	HORIZONTAL		SIM	SIMILAR
	CT	CERAMIC TILE		HR	HOUR		SND	SANITARY NAPKIN DISPOSAL
	CTSK	COUNTERSUNK		HT	HEIGHT		SP	STRUCTURAL PLYWOOD
	CMU	CONCRETE MASONARY UNIT					SPEC	SPECIFICATION
	CNTR	COUNTER	I	ID	INSIDE DIAMETER (DIM)		SQ	SQUARE
	CTR	CENTER		INSUL	INSULATION		SS	STAINLESS STEEL
				INT	INTERIOR		S/S	SERVICE SINK
D	D	DRYER	J	JAN	JANITOR		STA	STATION
	DBL	DOUBLE		JT	JOINT		STD	STANDARD
	DEPT	DEPARTMENT					STL	STEEL
	DF	DRINKING FOUNTAIN	K	KIT	KITCHEN		STOR	STORAGE
	DET	DETAIL					STRUC	STRUCTURAL
	DIA	DIAMETER	L	LAB	LABORATORY		SUSP	SUSPENDED
	DIM	DIMENSION		LAM	LAMINATE		SYM	SYMMETRICAL
	DISP	DISPENSER		LAV	LAVATORY			
	DN	DOWN		LKR	LOCKER	T	TRD	TREAD
	DO	DOOR OPENING		LN	LINE		TB	TOWEL BAR
	DR	DOOR					TC	TOP OF CONCRETE
	DS	DOWNSPOUT	M	MAX	MAXIMUM		TCMP	TRASH COMPACTOR
	DSP	DRY STANDPIPE		MC	MEDICINE CABINET		TEL	TELEPHONE
	DW	DISHWASHER		MECH	MECHANICAL		TER	TERRAZZO
	DWG	DRAWING		MEMB	MEMBRANE		TF	TOP OF FRAME
	DWR	DRAWER		MTL	METAL		T&G	TONGUE IN GROOVE
				MFR	MANUFACTURER		THK	THICK
E	E	EAST		MH	MANHOLE		TP	TOP OF PAVEMENT
	E	EXPANSION		MIN	MINIMUM		TP	TOP OF PLATE
	(E)	EXISTING		MIR	MIRROR		TPD	TOILET PAPER DISPENSER
	EA	EACH		MISC	MISCELLANEOUS		TPWD	TOP OF PLYWOOD
	EJ	EXPANSION JOINT		MO	MASONRY OPENING		TW	TOP OF WALL
	EL	ELEVATION		MTD	MOUNTED		TYP	TYPICAL
	ELEC	ELECTRICAL		MULL	MULLION		T.O.P.	TOP OF PARAPET
	ELEV	ELEVATOR		MW	MICROWAVE			
	EMER	EMERGENCY				U	UNF	UNFINISHED
	ENCL	ENCLOSURE	N	N	NORTH		UON	UNLESS OTHERWISE NOTED
	EP	ELECTRICAL PANELBOARD		NIC	NOT IN CONTRACT	V	VERT	VERTICAL
	EQ	EQUAL		NO	NUMBER			
	EQPT	EQUIPMENT	O	OA	OVERALL	W	W	WASHER
	EWC	ELECTRIC WATER COOLER		OBS	OBSCURE		W	WEST
	EXP	EXPOSED		OC	ON CENTER		W/	WITH
	EXT	EXTERIOR		OD	OUTSIDE DIAMETER (DIM)		WC	WATER CLOSET
				OFF	OFFICE		WD	WOOD
F	FA	FIRE ALARM		OPNG	OPENING		WD	WARMING DRAWER
	FD	FLOOR DRAIN					W/O	WITHOUT
	FDN	FOUNDATION					WP	WATERPROOF
	FC	FIBER CEMENT					WH	WATERHEATER
	FE	FIRE EXTINGUISHER						

SYMBOLS

- SECTION IDENTIFICATION / SHEET WHERE SECTION IS DRAWN (A / A4.1)
- DETAIL IDENTIFICATION / SHEET WHERE DETAIL IS DRAWN (14 / A4.3)
- INTERIOR ELEVATION IDENTIFICATION / SHEET WHERE ELEVATION IS DRAWN (2 / A4.1)
- ROOM NAME / ROOM NUMBER / SHEET WHERE INTERIOR ELEVATION IS DRAWN (OFFICE / 102 / A5.1)
- WALL TYPE OR ROOM FINISH (A)
- PROPERTY LINE
- TOP OF WALL (TW 15.5)
- TOP OF CURB (TC 15.0)
- TOP OF PAVEMENT (TP 15.4)
- COLUMN OR GRID LINES (A, 1)
- DOOR IDENTIFICATION (102)
- WINDOW IDENTIFICATION (W1)
- UNIT OR EQUIPMENT IDENTIFICATION (##)
- REVISION IDENTIFICATION (3)
- KEYNOTE PER SCHEDULE (X)
- DATUM POINT, WORK POINT, CONTROL POINT, ETC.
- & AND
- @ AT
- ℄ CENTERLINE
- ∅ DIAMETER OR ROUND
- # POUND OR NUMBER
- (E) EXISTING

DRAWING INDEX

COVER SHEET
A0.1 COVER SHEET: ABBREVIATIONS, SYMBOLS, DRAWING INDEX, BASIC CODE SUMMARY, PROJECT DESCRIPTION, DIRECTORY, VICINITY MAP

CIVIL
C1 TITLE SHEET, TENTATIVE SUBDIVISION MAP
C2 EXISTING CONDITIONS PLAN, TOPOGRAPHIC SURVEY
C3.1 TENTATIVE SUBDIVISION MAP
C3.2 PRELIMINARY SITE PLAN
C3.3 PRELIMINARY OFF-SITE IMPROVEMENT PLAN
C4 GRADING, DRAINAGE & PAVING PLAN
C5 PRELIMINARY WATER & SANITARY SEWER PLAN
C6 PRELIMINARY SHED MAP & STORM WATER CONTROL PLAN

ARCHITECTURAL
APE ARCHITECTURAL PHOTO EXHIBIT WITH VICINITY MAP AERIAL
A1.1 SITE PLAN
A2.1 6-UNIT TOWNHOME BUILDING 1 COMPOSITE FLOOR & ROOF PLANS
A2.2 6-UNIT TOWNHOME BUILDING 2 COMPOSITE FLOOR & ROOF PLANS
A2.3 6-UNIT TOWNHOME BUILDING 3 COMPOSITE FLOOR & ROOF PLANS
A2.4 3-UNIT TOWNHOME BUILDING 4 COMPOSITE FLOOR & ROOF PLANS
A3.1A BUILDING 1 EXTERIOR ELEVATIONS; NORTH & WEST
A3.1B BUILDING 1 EXTERIOR ELEVATIONS; SOUTH & EAST
A3.2A BUILDING 2 EXTERIOR ELEVATIONS; NORTH & WEST
A3.2B BUILDING 2 EXTERIOR ELEVATIONS; SOUTH & EAST
A3.3A BUILDING 3 EXTERIOR ELEVATIONS; NORTH & WEST
A3.3B BUILDING 3 EXTERIOR ELEVATIONS; SOUTH & EAST
A3.4A BUILDING 4 EXTERIOR ELEVATIONS; NORTH & WEST
A3.4B BUILDING 4 EXTERIOR ELEVATIONS; SOUTH & EAST
A4.1 2-STORY TYPE 1 TOWNHOME DETAIL FLOOR & ROOF PLANS
A4.2 2-STORY TYPE 2 TOWNHOME DETAIL FLOOR & ROOF PLANS
A4.3 3-STORY TOWNHOME DETAIL FLOOR & ROOF PLANS
ACE1 ARCHITECTURAL COLOR EXTERIOR ELEVATIONS BUILDING 1; NORTH & WEST
ACE2 ARCHITECTURAL COLOR EXTERIOR ELEVATIONS BUILDING 1; SOUTH & EAST
ACFS ARCHITECTURAL COLOR & FINISH SAMPLES

LANDSCAPE
L1 PRELIMINARY LANDSCAPE PLAN, PLANTING LEGEND & NOTES
L2 PRELIMINARY IRRIGATION PLAN, IRRIGATION LEGEND & NOTES; WATER EFFICIENT LANDSCAPE WORKSHEET
L3 COLOR PRELIMINARY LANDSCAPE PLAN, PLANTING LEGEND & NOTES

PROJECT DESCRIPTION

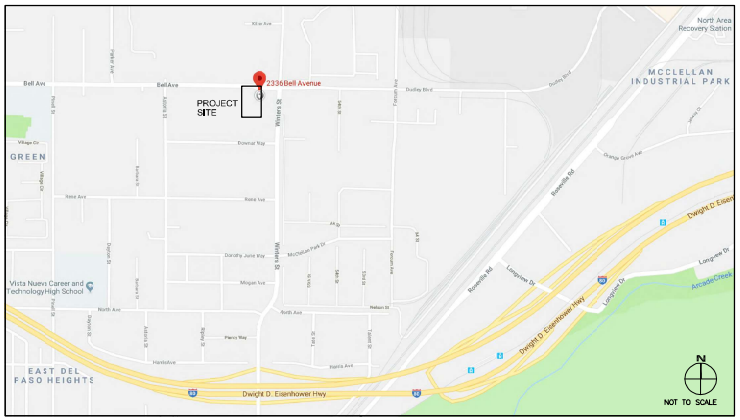
THE EXISTING 3 PARCEL SITE TOTALING 1.58 ACRES INTENDS TO BE MERGED BY THIS PROJECT THRU THE PLANNING ENTITLEMENT PHASES. THE SITE IS RELATIVELY FLAT AND HAS MINIMAL NATURAL VEGETATION. THREE SMALL TREES MAY BE REMOVED. AN EXISTING RESIDENCE WILL BE REMOVED. EXISTING FENCES ALONG THE WEST, SOUTH & EAST PROPERTY LINES HAVE SIGNIFICANT DETERIORATION AND PARTIALLY ENCROACH ON THIS PROJECT'S PROPERTY; THE SITE PLAN SHOWS NEW MASONRY WALLS RESPECTIVELY. THE ARCHITECT WILL DESIGN AND COORDINATE APPROVAL WITH PLANNING ON NEW DEVELOPMENT STANDARDS FOR WALLS AND FENCING ALONG PROPERTY LINES, STREETFRONT AND INTERIOR PRIVACY FENCING; REFER TO A1.1 SITE PLAN.

THE MASTER PLAN SCOPE OF WORK COMPRISES OF SITEWORK & CONSTRUCTION OF NEW 2– & 3–STORY RESIDENTIAL BUILDINGS PROVIDING 21 NEW SINGLE FAMILY ATTACHED TOWNHOME UNITS, AS INDICATED ON THE BASIC CODE SUMMARY AND SHOWN ON THE SITE PLAN. GRADING, UNDERGROUND UTILITY, PAVING AND ALL BUILDING PADS INTEND TO BE COMPLETED IN ONE PHASE FOR ALL STRUCTURES AND SITEWORK. PERMITS FOR SITEWORK AND THE BUILDINGS MAY BE PHASED AT THE OWNER'S DISCRETION IN ORDER TO COMMENCE CONSTRUCTION AS SOON AS PRACTICAL.

THE EXTERIOR FACADES INTEND TO PRIMARILY COMPRISE OF NON–COMBUSTIBLE FINISH SYSTEMS RESPECTFUL OF MODERN PRAIRIE, SPANISH COLONIAL AND MONTEREY ARCHITECTURAL STYLES WITH COMPOSITION SHINGLE ROOFS, PAINTED & PRE–FINISHED FIBER CEMENT SIDING, PRE–FINISHED METAL CLAD DOOR AND WINDOW SYSTEMS, STUCCO AND STONE VENEER. SOLAR ELECTRIC PANELS INTEND TO BE INTEGRATED WITH THE ROOF DESIGNS.

UTILITIES:
POTABLE DOMESTIC WATER, SANITARY SEWER, STORM DRAIN, ELECTRICAL, VOICE AND DATA SERVICES ARE AVAILABLE AT OR NEAR THIS SITE. SERVICE EXTENSIONS FOR ALL UTILITIES WILL BE DESIGNED. EXISTING WATER FLOW WILL BE VERIFIED WITH THE WATER DISTRICT FOR INCORPORATION IN NEW FIRE SPRINKLER SYSTEM DESIGNS.

VICINITY MAP



DIRECTORY

ARCHITECT	GSB ARCHITECTURE, INC. GREG S. BALDERREE, AIA 8502 LILLIPUT WAY EL DORADO HILLS, CA 95762 PHONE: (916) 934–3870 GSB–Arch@comcast.net
CIVIL	RFE ENGINEERING, INC. 2260 DOUGLAS BLVD, SUITE 160 ROSEVILLE, CA 95661 PHONE: (916) 772–7800
LANDSCAPE	WILSON DESIGN STUDIO 1631 ALHAMBRA BLVD, SUITE 100 SACRAMENTO, CA 95816 PHONE: (916) 524–5614

BASIC CODE SUMMARY

ACCESSOR'S PARCEL NUMBER:	238–0140–012; –037; –038
ZONING / DEVELOPMENT:	RMX–SPD; McCLELLAN HEIGHTS & PARKER HOMES AREA
GENERAL PLAN:	2035 GENERAL PLAN; NORTH SACRAMENTO COMMUNITY, TRADITIONAL CENTER
PROPERTY AREA – 3 PARCELS COMBINED:	1.58 ACRES / ±68,970 SF
SETBACK REQUIREMENTS: (ZONING CODE 17.212.140)	FRONT 10' MIN – 25' MAX; REAR 15'; INTERIOR WEST SIDE 5'; INTERIOR EAST SIDE 0'
BUILDING CODE:	2019 CBC, CMC, CPC, CEC, CFC, CEC ENERGY, CRC, CALIFORNIA GREEN BUILDING STANDARDS CODE; 2018 IBC (2019 CBC), 2018 UMC (2019 CMC), 2018 UPC (2019 CPC), 2018 IFC (2019 CFC), 2018 NEC (2019 CEC) AS AMENDED BY STATE OF CALIFORNIA ARE APPLICABLE TO THIS PROJECT
OCCUPANCY GROUP & USE: (PER CBC CHAPTER 3)	R–3 CBC 310.5: RESIDENTIAL SINGLE FAMILY ATTACHED TOWNHOMES
NUMBER OF TOWNHOME UNITS / DENSITY: (PER GENERAL PLAN)	15 MIN – 36 MAX DU/ACRE x 1.58 ACRES = 56 ALLOWABLE TOWNHOMES 21 UNITS PROPOSED – SEE NET ACRE CALCULATION ON SHEET A1.1
MAXIMUM HEIGHT OF BUILDING: (PER CBC TABLE 504.3)	R–3 TYPE VB +60'
MAXIMUM HEIGHT OF BUILDING: (ZONING CODE 17.212.130)	+45'
ALLOWABLE NUMBER OF STORIES: (PER CBC TABLE 504.4)	R–3 TYPE VB = 4 STORIES
PROPOSED HEIGHT OF BUILDING:	2– & 3–STORY UP TO +42' PER EXTERIOR ELEVATIONS.
BASIC ALLOWABLE FLOOR AREA PER BLDG: (TABULAR AREAS PER CBC TABLE 506.2)	R–3 OCC: UNLIMITED AREA
CONSTRUCTION TYPE: (PER CBC TABLE 601 & 602, U.O.N.)	TYPE V–B TYPICAL
EXTERIOR BEARING WALLS:	NO–HOUR > 10'; 1–HOUR < 10'
INTERIOR BEARING WALLS:	NO–HOUR
EXTERIOR NON–BEARING WALLS:	NO–HOUR > 10'; 1–HOUR < 10'
PRIMARY STRUCTURAL FRAME:	NO–HOUR
INTERIOR NON–BEARING WALLS:	NO–HOUR
ROOFS–CEILINGS & SECONDARY MEMBERS:	NO–HOUR
EXTERIOR DOORS & WINDOWS:	NO–HOUR
MAXIMUM AREA OF EXTERIOR WALL OPENING: (PER CBC 705.8)	3' > 5' = 25%; GREATER THAN 5' = UNPROTECTED. UNLIMITED AREA.
ADJACENT TOWNHOME SEPARATION REQUIREMENTS: (PER CBC 708.1 & 706.4)	2–HOUR FIRE WALL FROM GROUND FLOOR TO +30" ABOVE ROOF.
INTERIOR WALL & CEILING FINISHES: (PER CBC SECTION 803.1 & TABLE 803.9)	CLASS C: FLAME SPREAD INDEX 76–200 SMOKE DEVELOPED INDEX 0–450
AUTOMATIC FIRE PROTECTION FACTOR: (PER CBC SECTION 903.3.1.2)	R–3 OCC: 100% FIRE SPRINKLED PER NFPA 13D
FIRE ALARM SYSTEM: (PER CBC SECTION 907.1 & 907.2)	R–3 OCC: SMOKE DETECTORS (CBC 907.2.11.2)

PROPOSED TOWNHOME UNIT FLOOR AREAS:

2–STORY: TYPE 1	GROUND FLOOR:	±662 SF
	SECOND FLOOR:	±1,061 SF
	SUBTOTAL GROSS LIVING SPACE:	±1,723 SF
	GARAGE:	±240 SF
	COVERED PATIO, DECK, PORCH:	±400 SF
	EAVES BEYOND WALL PLATES:	±207 SF
	GROSS TOTAL FLOOR & EAVE AREA:	±2,570 SF
2–STORY: TYPE 2	GROUND FLOOR:	±733 SF
	SECOND FLOOR:	±1,136 SF
	SUBTOTAL GROSS LIVING SPACE:	±1,869 SF
	GARAGE:	±240 SF
	COVERED PATIO, DECK, PORCH:	±412 SF
	EAVES BEYOND WALL PLATES:	±304 SF
	GROSS TOTAL FLOOR & EAVE AREA:	±2,825 SF
3–STORY:	GROUND FLOOR:	±537 SF
	SECOND FLOOR:	±834 SF
	THIRD FLOOR:	±920 SF
	SUBTOTAL GROSS LIVING SPACE:	±2,291 SF
	GARAGE:	±238 SF
	COVERED PATIO, DECK, PORCH:	±309 SF
	EAVES BEYOND WALL PLATES:	±88 SF
	GROSS TOTAL FLOOR & EAVE AREA:	±2,926 SF

PROPOSED BUILDING GROSS FLOOR AREAS:

BLDG 1:	(1) 2–STORY TYPE 1 x 2,570 SF:	±2,570 SF
	(1) 2–STORY TYPE 2 x 2,825 SF:	±2,825 SF
	(4) 3–STORY x 2,926 SF:	±11,704 SF
	GROSS TOTAL FLOOR & EAVE AREA:	±17,099 SF
BLDG 2:	(2) 2–STORY TYPE 1 x 2,570 SF:	±5,140 SF
	(4) 3–STORY x 2,926 SF:	±11,704 SF
	GROSS TOTAL FLOOR & EAVE AREA:	±16,844 SF
BLDG 3:	(2) 2–STORY TYPE 1 x 2,570 SF:	±5,140 SF
	(4) 3–STORY x 2,926 SF:	±11,704 SF
	GROSS TOTAL FLOOR & EAVE AREA:	±16,844 SF
BLDG 4:	(1) 2–STORY TYPE 1 x 2,570 SF:	±2,570 SF
	(1) 2–STORY TYPE 2 x 2,825 SF:	±2,825 SF
	(1) 3–STORY x 2,926 SF:	±2,926 SF
	GROSS TOTAL FLOOR & EAVE AREA:	±8,321 SF
GRAND TOTAL BUILDING GROSS FLOOR & EAVE AREA:		±59,108 SF

PROPOSED BUILDING LOT COVERAGE: (GROSS GROUND FLOOR AREA INCLUDING COVERED PATIO, PORCH & EAVES)	±22,799 SF / ±68,970 SF = 33%
MAXIMUM BUILDING LOT COVERAGE: (PER ZONING 17.12.130)	NO MAXIMUM LOT COVERAGE FOR RMX. 70% MAXIMUM LOT COVERAGE OTHERWISE.
VEHICLE PARKING REQUIREMENTS: (PER ZONING 17.608.1 TRADITIONAL DISTRICT)	(1) STALL PER UNIT REQUIRED = 21.
VEHICLE PARKING PROVIDED:	(1) GARAGE SPACE + (1) DRIVEWAY SPACE EACH UNIT + 6 STREET SPACES = 48.

GSB ARCHITECTURE
Architecture • Interiors • Planning
Greg S. Balderree, AIA
Architect / CGBP / LEED AP
8502 Lillipot Way
El Dorado Hills, CA 95762
(916) 934-3870
GSB-Arch@comcast.net

LICENSED ARCHITECT GREG S. BALDERREE NO. C27461 REN: 1-31-21 STATE OF CALIFORNIA
Seal

Designed By: GSB
Drawn By: GSB
Checked By: GSB

GSB ARCHITECTURE INC. & THE ARCHITECT ABOVE ARE THE ARCHITECT OF RECORD AND SOLE OWNER OF THESE DRAWINGS AND RETAIN ALL COPYRIGHTS, LEGAL AND PROPRIETARY RIGHTS BY LAW TO THE FULLEST EXTENT. DUPLICATIONS, REPRODUCTIONS AND THE LIKE OF THESE DOCUMENTS FOR USE OTHER THAN THE SPECIFIED PROJECT, TITLE, PROPERTY, CLIENT AND PROPERTY OWNER BELOW IS STRICTLY PROHIBITED. DESIGN MODIFICATIONS TO THESE INSTRUMENTS WITHOUT THE ARCHITECT'S WRITTEN AUTHORIZATION AND SEAL IS STRICTLY PROHIBITED AND WILL BE ENFORCED BY LAW. THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT THE ARCHITECT'S STAMP AND SIGNATURE, ALONG WITH APPROVAL STAMPS BY GOVERNING AGENCIES.

Approvals

Consultant

McCLELLAN HEIGHTS TOWNHOMES

PLANNING ENTITLEMENTS SUBMITTAL

2310-2336 BELL AVENUE
SACRAMENTO
CALIFORNIA 95838
APN: 238-0140-012, 037 & 038

LE PROPERTY I, LLC
2336 BELL AVENUE
SACRAMENTO, CA
95838
(916) 437-0373

Client / Owner

ABBREVIATIONS & SYMBOLS
BASIC CODE SUMMARY
PROJECT DESCRIPTION
DRAWING INDEX
VICINITY MAP
DIRECTORY

Sheet Title

9 APRIL 2021
PLANNING ENTITLEMENT RESUBMITTAL:
REVISION REQUIREMENTS PER ALL PLANNING ENTITLEMENT AGENCY REVIEW COMMENTS RECEIVED UP TO 31 JULY 2020 WITH SUBSEQUENT REVISION, REVIEW AND APPROVAL.

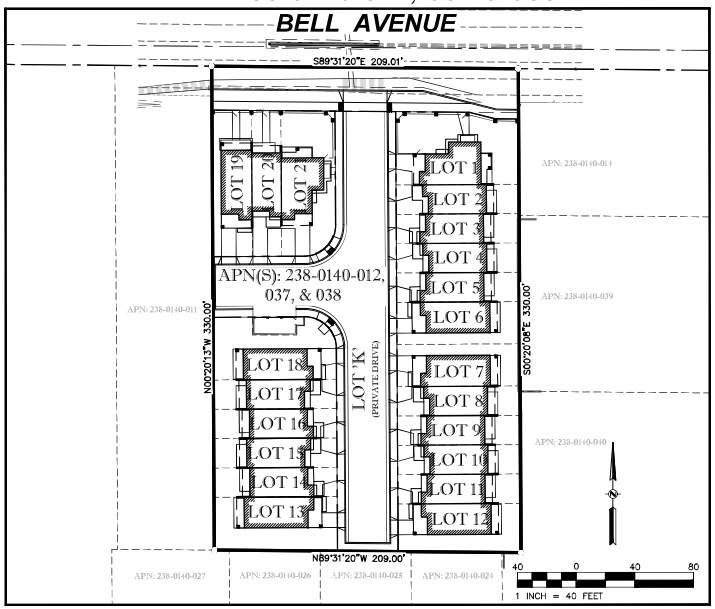
Revisions

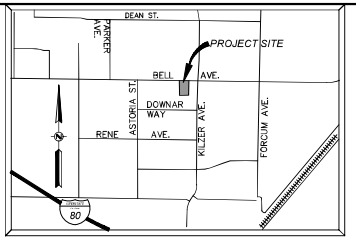
Project No. GSB18-07
Date: 14 MAY 2020
A0.1
of

McCLELLAN HEIGHTS TOWNHOMES

TENTATIVE SUBDIVISION MAP

2310-2336 BELL AVENUE
SACRAMENTO, CA 95838
APN: 238-0140-012, 037 & 038





VICINITY MAP
NOT TO SCALE

LEGEND

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE		
ROW		
EASEMENT		
LOT LINE		
CENTERLINE		
SW, CURB & GUTTER		
DITCH / FLOWLINE		
EP		
STORM DRAIN	XX"SD	XX"SD
SANITARY SEWER	XX"SS	XX"SS
WATER LINE	XX"W	XX"W
DOMESTIC WATER	XX"DW	XX"DW
FIRE SERVICE	XX"FS	XX"FS
GAS LINE	XX"G	XX"G
SDMH		
DRAINAGE INLET		
CULVERT WITH FES		
DIRECTION OF SURFACE FLOW		
OVERLAND RELEASE PATH		
SSMH		
SSCO		
FIRE HYDRANT		
PIV		
FDC		
WATER VALVE		
WATER METER	DWM	WM
CONCENTRIC REDUCER		
BACKFLOW PREVENTION ASSEMBLY		
REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY	RP	RP
AIR RELEASE VALVE		
BLOW OFF ASSEMBLY		
PIPE CAP		
GAS VALVE		
TELEPHONE M/H		
UTILITY POLE		
UTILITY POLE WITH LIGHT		
STREET LIGHT		
SITE LIGHT		
JUNCTION/PULL BOX	FB	FB
MONUMENT WELL		
BOLLARD		
SIGN		
FENCE	X X	X X
RETAINING WALL		
BLOCK WALL		
MAJOR CONTOUR	25	25
MINOR CONTOUR		
GRADE BREAK LINE		GB
TREE & DRIP		REMOVAL
CONTROL POINT		100 100.00 PK
FINISH FLOOR ELEVATION	FF: 123.00	FF: 123.00
SPOT ELEVATION (ASPHALT CONCRETE)		13.34 AC
MATCH (E) GRADE ELEVATION		13.61 AC MATCH (E)
TRUNCATED DOMES		
BUILDING		

AREA OF PARCEL:
1.58± ACRES

JURISDICTION:
CITY OF SACRAMENTO

ZONING:
EXISTING: RMX-SPD - RESIDENTIAL MIXED USE/SPECIAL PLANNING DISTRICT
PROPOSED: NO CHANGE

FIRE DISTRICT:
CITY OF SACRAMENTO

EXISTING USE:
COMMERCIAL BUSINESS

PROPOSED USE:
RESIDENTIAL CONDOMINIUMS

PROPOSED IMPROVEMENTS:
CITY OF SACRAMENTO STANDARDS

SEWER:
SRCSD

WATER:
CITY OF SACRAMENTO

STORM:
CITY AND COUNTY STORM DRAIN SYSTEMS NEARBY

ELECTRICAL SERVICE:
S.M.U.D.

GAS SUPPLY:
P.G. & E.

TELEPHONE SERVICE:
A.T. & T.

SCHOOL DISTRICT:
TWIN RIVERS UNIFIED SCHOOL DISTRICT

PARK DISTRICT:
CITY OF SACRAMENTO PARK DISTRICT

THIS PROJECT WILL CONTAIN THE FOLLOWING:
21 TOWNHOMES

UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY. INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

ABBREVIATIONS:

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
ARV	AIR RELEASE VALVE
BC	BEGIN CURVE
BCR	BEGIN CURVE RETURN
BLDG	BUILDING
BOC	BACK OF CURB
BOW	BACK-OF-WALK
BVC	BEGIN VERTICAL CURVE
BW	BOTTOM OF WALL
CAB	CABINET
CONC	CONCRETE
C&G	CURB & GUTTER
CG&S	CURB, GUTTER & SIDEWALK
CH	CHORD
℄	CENTERLINE
CMP	CORRUGATED METAL PIPE
CR	CURB RETURN
CTV	CABLE TV
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DI	DRAIN / DROP INLET
DIP	DUCTILE IRON PIPE
DS	DOWN SPOUT
(E)	EXISTING
EC	END CURVE
ECR	END CURB RETURN
EP	EDGE OF PAVEMENT
ETW	EDGE OF TRAVELED WAY
EVC	END OF VERTICAL CURVE
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR
FG	FINISHED GROUND
FGBW	FINISHED GROUND @ BOT. WALL
FGTW	FINISHED GROUND @ TOP OF WALL
FH	FIRE HYDRANT
FL	FLOW LINE
FOC	FACE OF CURB
FP	FINISH PAVEMENT
FS	FIRE SPRINKLER
GB	GRADE BREAK
GR	GRATE ELEVATION
GV	GATE VALVE
GVW	GROSS VEHICLE WEIGHT
HC	HANDICAP
HCR	HANDICAP RAMP
HDPE	HIGH DENSITY POLYETHYLENE
HP	HIGH POINT
IRR	IRRIGATION
INV	INVERT
I.E.	INVERT ELEVATION
JP	JOINT POLE
L	LENGTH
LF	LINEAL FEET
LIP	LIP OF GUTTER
LP	LOW POINT
LT	LEFT TURN OR LEFT
MAX	MAXIMUM
MH	MAINTENANCE HOLE
MIN	MINIMUM
NE	NORTHEAST
NW	NORTHWEST
OC	ON CENTER
OH	OVERHEAD
OHT&E	OVERHEAD TELEPHONE & ELECTRIC
OMP	OPEN METAL PIPE
(P)	PROPOSED
PCC	PORTLAND CEMENT CONCRETE OR POINT OF COMPOUND CURVE
PG	PROFILE GRADE
PIV	POST INDICATOR VALVE
ℙ	PROPERTY LINE
POC	POINT OF CONNECTION
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
PVI	POINT OF VERTICAL INTERSECTION
RC	RELATIVE COMPACTION
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT-OF-WAY
RT	RIGHT TURN OR RIGHT
RPPA	REDUCED PRESSURE PRINCIPLE ASSEMBLY
RW	RETAINING WALL
SDMH	STORM DRAIN MANHOLE
SD	STORM DRAIN
SE	SOUTHEAST
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
SWCT	SAWCUT
SW	SIDEWALK OR SOUTHWEST
STA	STATION
TC	TOP OF CURB
TP	TOP OF PAVEMENT
TS	TOP OF SIDEWALK
TW	TOP OF WALL
UNO	UNLESS NOTED OTHERWISE
W	WATER
WV	WATER VALVE
WM	WATER METER
WWF	WELDED WIRE FABRIC
VCP	VITRIFIED CLAY PIPE
VIF	VERIFY-IN-FIELD

DEVELOPMENT STANDARDS

EXISTING GENERAL PLAN: 2035 GENERAL PLAN: NORTH SACRAMENTO COMMUNITY: TRADITIONAL CENTER
ZONE: RMX-SPD
USE: TOWNHOMES

ITEM	REQUIREMENTS	PROVIDED
MINIMUM FRONT SETBACK	10 FT.(MIN) , 25 FT. (MAX)	14.17 FT.
MINIMUM SIDE SETBACK	5 FT.(WEST), 0 FT. (EAST)	6.67 FT. (WEST) 12.72 FT. (EAST)
MINIMUM REAR SETBACK	15 FT.	15.17 FT.
MAXIMUM BUILDING HEIGHT	45 FT.	45 FT.
PROPERTY AREA	1.58 AC GROSS 1.44 AC NET	

PARKING INFORMATION

ITEM	REQUIREMENTS	PROVIDED
PARKING REQUIRED	1 SPACE PER UNIT+21	53 SPACES

*PARKING STANDARDS PER 17.608.1 TRADITIONAL DISTRICT

TOTAL DISTURBED AREA: 1.58 AC

811
Know what's below.
Call before you dig.
or (800) 227-2600

SHEET INDEX:

C1 TITLE SHEET
C2 EXISTING CONDITIONS PLAN
C3.1 TENTATIVE SUBDIVISION MAP
C3.2 PRELIMINARY SITE PLAN
C3.3 PRELIMINARY OFF-SITE IMPROVEMENT PLAN
C4 PRELIMINARY GRADING, DRAINAGE, & PAVING PLAN
C5 PRELIMINARY WATER & SANITARY SEWER PLAN
C6 PRELIMINARY SHED MAP AND STORMWATER CONTROL PLAN

TOPOGRAPHIC SURVEY:

RFE ENGINEERING, INC.
FIELD SURVEY DATED: AUGUST 13, 2018

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE CITY OF SACRAMENTO CONTROL SURVEY RECORDED IN BOOK 63 OF SURVEYS, AT PAGE 29, AND WAS ESTABLISHED BETWEEN POINTS G3807 AND G3911, THE BEARING OF WHICH IS N 15° 12' 49" E.

BENCHMARK:

THE BENCHMARK USED FOR THIS SURVEY WAS THE CITY OF SACRAMENTO BENCHMARK NO. 278-C2B, WHICH IS A HILTI NAIL SET IN THE CONCRETE BASE AND A FENCE POST AT THE NORTHEAST CORNER OF THE FENCE AROUND WELL NO. 150 LOCATED ON THE WEST SIDE OF ASTORIA STREET AT DOWNAR WAY.

ELEVATION = 60.111 (NAVD 88 DATUM)

JURISDICTION:

CITY OF SACRAMENTO

ZONING FOR ALL PARCELS:

RMX-SPD

FLOOD PLAIN:

SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X". AREAS WITHIN ZONE "X" ARE DETERMINED TO BE OUTSIDE THE 0.2 ANNUAL CHANCE FLOOD PLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.: 06067C0068H
DATED: 08/16/2012

GEOTECHNICAL REPORT:

PENDING

PROPERTY OWNER / DEVELOPER:

LE PROPERTY I, LLC
2336 BELL AVENUE
SACRAMENTO, CA 95838
(916) 437-0373

BUILDING INFO:

1. OCCUPANCY TYPE: R-3 CBC 310.5
2. CONSTRUCTION TYPE: TYPE V-B TYPICAL
3. GROSS S.F. OF MAX BUILDING: 17,493 S.F.
4. BUILDINGS ARE SPRINKLERED
5. MAXIMUM BUILDING HEIGHT: 45'-0"
6. APPLICABLE CODES:
   2016 CALIFORNIA BUILDING CODE (CBC)
   2016 CALIFORNIA MECHANICAL CODE (CMC)
   2016 CALIFORNIA PLUMBING CODE (CPC)
   2016 CALIFORNIA ELECTRICAL CODE (CEC)
   2016 CALIFORNIA ENERGY CODE (CEC T-24)
   2016 CALIFORNIA FIRE CODE (CFC)
   2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC)

LICENSED PROFESSIONAL ENGINEER TAYLOR ELZE C 83580 PRELIMINARY NOT FOR CONSTRUCTION OF CA

RFE ENGINEERING, INC.
Civil Engineers • Planners • Surveyors
2280 Douglas Blvd., Suite 150, Roseville, CA 95661
Ph: (916) 797-3900 Fax: (916) 797-3901
www.RFEengineering.com

GSB ARCHITECTURE
5110 GARLENDA DRIVE
EL DORADO HILLS, CA 95762
CONTACT: GREG BALDERREE
PH: (916) 933-8033

McCLELLAN HEIGHTS TOWNHOMES
2310-2336 BELL AVENUE
SACRAMENTO, CA 95838

TITLE SHEET

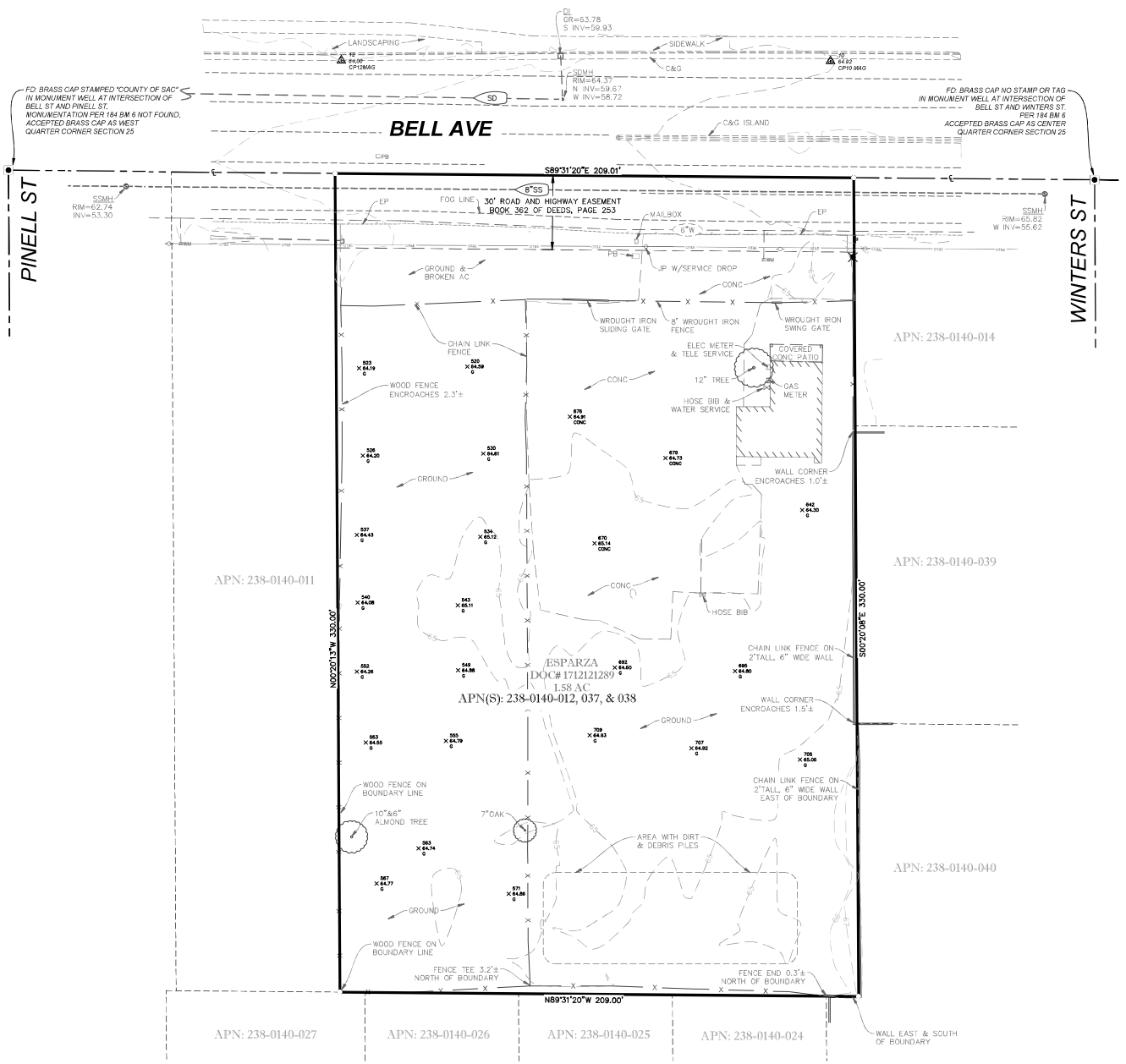
Sheet C1
1 of 8
10/12/2021

RFE PROJECT #18079 BELL AVE TOWNHOMES

NO.	REVISION	DATE	BY	APPR'D

BY: DESIGN TEE, DRAWN TEE, QUANT.
CHECK: RFE, RFE
ORIGINAL SCALE IS IN INCHES 0 1 2

Z:\2018 Projects\18079 Bell Ave Townhomes\WORKING CAD\C1--TENTATIVE MAP--18079.dwg Oct 12, 2021 - 12:57 pm



UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

NOTICE TO CONTRACTOR - ORDER OF WORK:

PRIOR TO THE START OF ANY CIVIL WORK, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES BY POTHOLING AT ALL POINTS OF POTENTIAL CONFLICT WITH PROPOSED UTILITIES OR PROPOSED POINTS OF CONNECTION WITH EXISTING UTILITIES. IF THE ACTUAL LOCATIONS OF THE EXISTING UTILITIES FOUND IN THE FIELD ARE DIFFERENT FROM WHAT IS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL CONTACT RFE ENGINEERING IMMEDIATELY AND PROVIDE THE ACTUAL LOCATION INFORMATION. RFE ENGINEERING WILL VERIFY IF THERE ARE ANY CONFLICTS WITH THE IMPROVEMENTS AND WILL PROVIDE MODIFICATIONS TO THE DESIGN TO MITIGATE THE CONFLICTS IF ANY CONFLICTS EXIST.

NOTE:

REFER TO TITLE SHEET C1 FOR NOTICE TO CONTRACTOR ABOUT VERIFYING UTILITY LOCATIONS PRIOR TO CONSTRUCTION. THE PROJECT FLOOD ZONE. BASIS OF BEARING, AND PROJECT DATUM.

20 0 20 40
1 INCH = 20 FEET

811
Know what's below.
Call before you dig.
or (800) 227-2600

NO.	REVISION	DATE	BY	APPR'D

	BY	CHECK
DESIGN	TEE	RFE
DRAWN	TEE	RFE
QUANT.		

ORIGINAL SCALE IS 1/2 INCHES

LICENSED PROFESSIONAL ENGINEER TAYLOR E. LEE C 83580 PRELIMINARY NOT FOR CONSTRUCTION OF CA

RFE ENGINEERING, INC.
Civil Engineers • Planners • Surveyors
2280 Douglas Blvd. Suite 150, Roseville, CA 95661
Ph: 916-772-7090 Fax: 916-772-7094
www.RFEengineering.com

GSB ARCHITECTURE
5110 GARLENDA DRIVE
EL DORADO HILLS, CA 95762
CONTACT: GREG BALDERREE
PH: (916) 933-8033

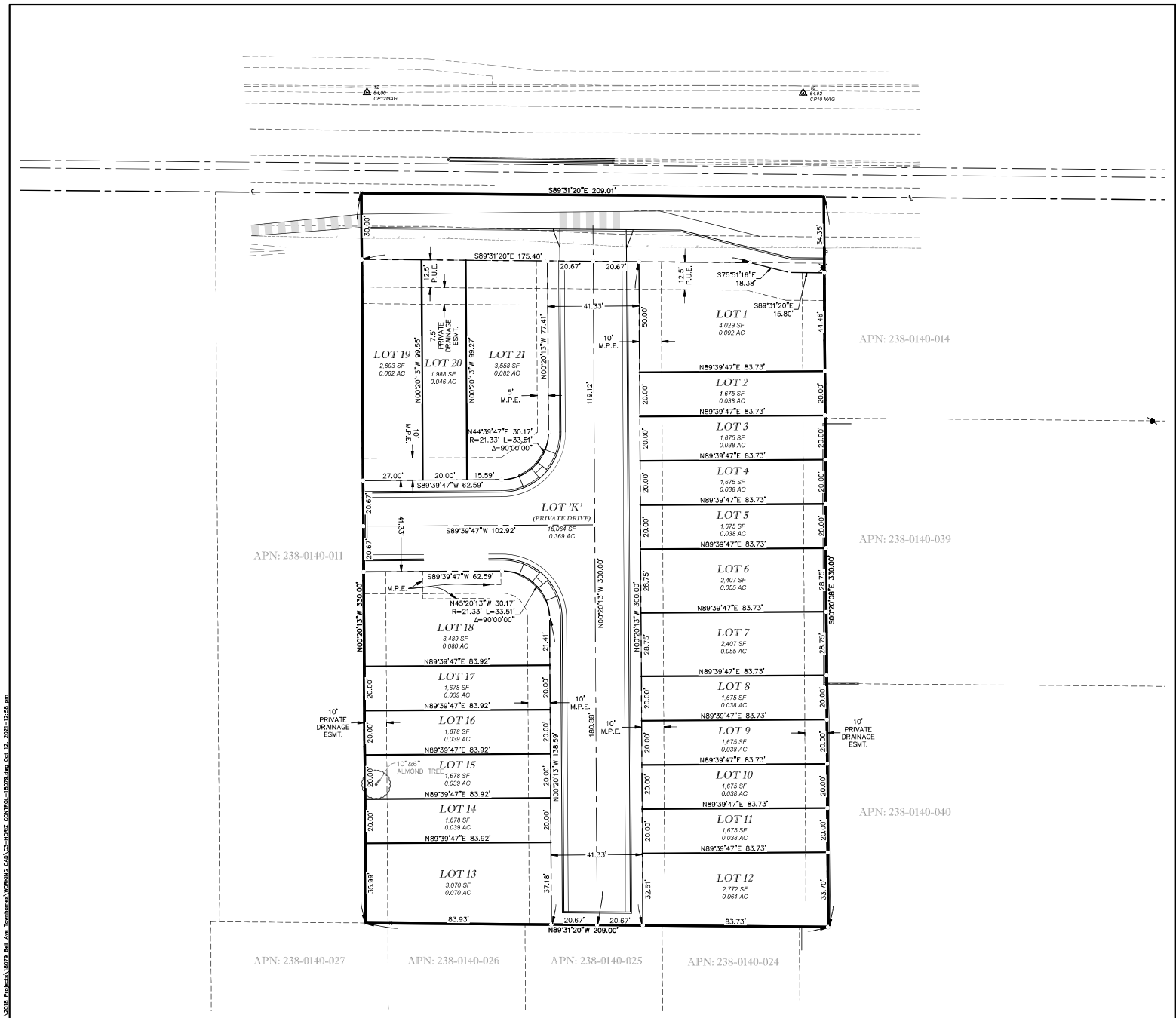
McCLELLAN HEIGHTS TOWNHOMES
2310-2336 BELL AVENUE
SACRAMENTO, CA 95838

EXISTING CONDITIONS PLAN

Sheet
C2
2 of 8
10/12/2021

RFE PROJECT #18079 BELL AVE TOWNHOMES

Z:\2018 Projects\18079 Bell Ave Townhomes\WORKING CAD\C2--EXISTING CONDITIONS--18079.dwg, Oct 12, 2021 - 12:58 pm



LEGEND:

- PROPERTY LINE
- ROW
- EASEMENT
- LOT LINE
- CENTERLINE
- CURB & GUTTER

GENERAL NOTES:

1. SEE SHEET C1 FOR FIELD SURVEY, FLOOD PLAIN, BENCHMARK, BASIS OF BEARINGS, DEVELOPMENT STANDARDS, AND PARKING REQUIREMENT INFORMATION
2. AREA 'K' IS A COMMON AREA LOT OWNED AND MAINTAINED BY THE SUBDIVISION HOME OWNER'S ASSOCIATION FOR PRIVATE ROADWAY

20 0 20 40
1 INCH = 20 FEET

811 Know what's below. Call before you dig. or (800) 227-2600

BY	DATE	REVISION	NO.	CHECK
DESIGN TEE				RFE
DRAWN TEE				RFE
QUANT.				

APPR'D

ORIGINAL SCALE IS ¾ INCHES (0 1 2)

LICENSED PROFESSIONAL ENGINEER TAYLOR ELZE C 83580 PRELIMINARY NOT FOR CONSTRUCTION STATE OF CALIF.

RFE ENGINEERING, INC
Civil Engineers • Planners • Surveyors
2180 Douglas Blvd. Suite 150, Roseville, CA 95661
Ph: 916.772.7700 Fax: 916.772.7704
www.RFEengineering.com

GSB ARCHITECTURE
5110 GARLENDA DRIVE
EL DORADO HILLS, CA 95762
CONTACT: GREG BALDERREE
PH: (916) 933-8033

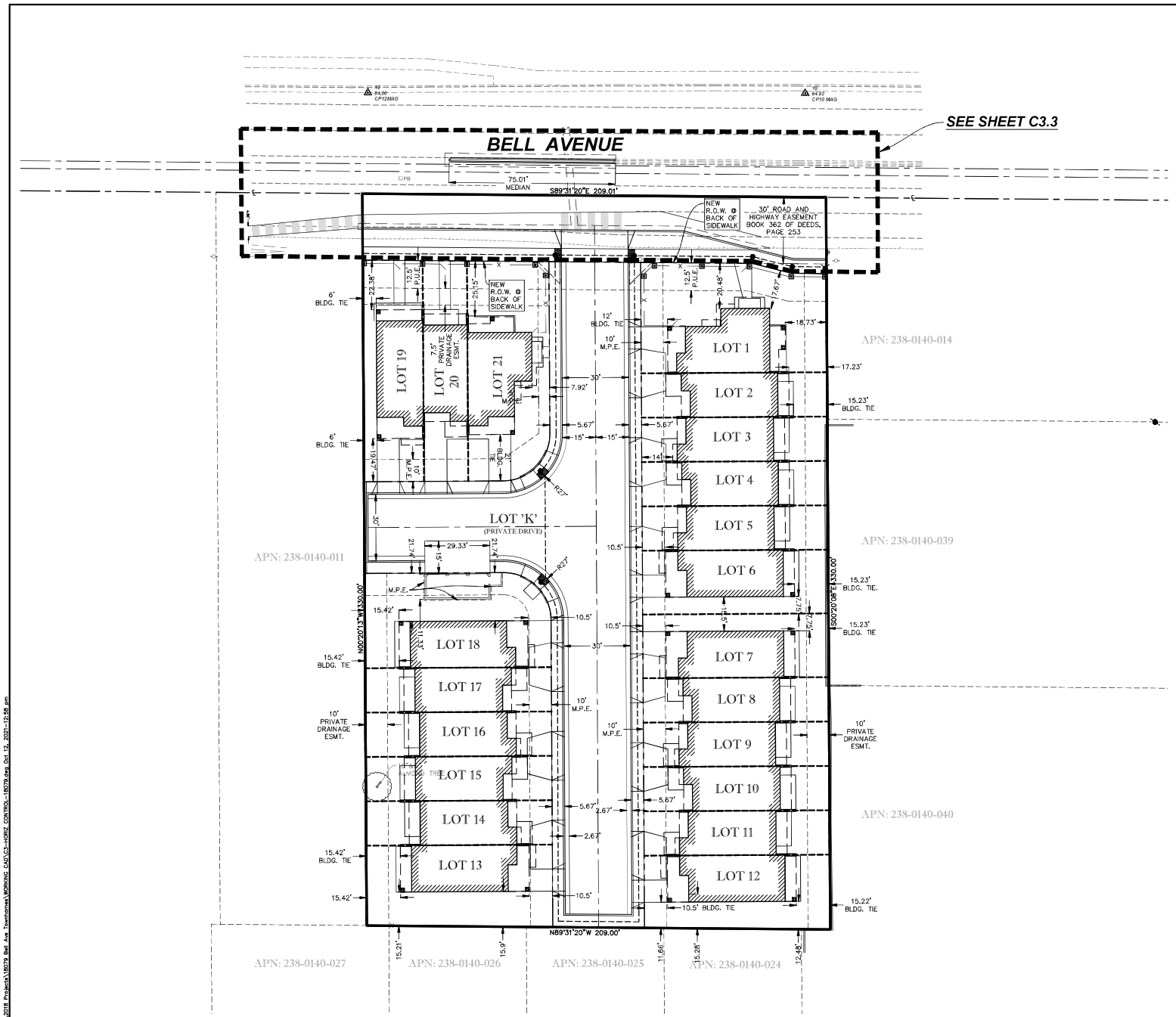
McCLELLAN HEIGHTS TOWNHOMES
2310-2336 BELL AVENUE
SACRAMENTO, CA 95838

TENTATIVE SUBDIVISION MAP

Sheet
C3.1
3 of 8
10/12/2021

RFE PROJECT #18079 BELL AVE TOWNHOMES

Z:\2018 Projects\18079 Bell Ave Townhomes\WORKING CAD\C3-HORZ CONTROL-18079.dwg Oct 12, 2021-12:58 pm



LEGEND:

- PROPERTY LINE
- ROW
- EASEMENT
- LOT LINE
- CENTERLINE
- CURB & GUTTER
- ADA PATH OF TRAVEL
- CONTROL POINTS (100 100.00 PK)
- PROPOSED BUILDING

GENERAL NOTES:

1. UNLESS SHOWN OR SPECIFIED OTHERWISE, ALL DIMENTIONS ARE TO FACE OF CURB.
2. BUILDING OUTLINE REPRESENTS OUTER-MOST ARCHITECTURAL ELEMENT OF BUILDING.

20 0 20 40
1 INCH = 20 FEET

811 Know what's below. Call before you dig. or (800) 227-2600

BY	DATE	REVISION	NO.	CHECK	BY	APPR'D
DESIGN TEE				RFE		
DRAWN TEE				RFE		
QUANT.						

ORIGINAL SCALE IS 24 INCHES (0 1 2)

LICENSED PROFESSIONAL ENGINEER TAYLOR ELZE C 83580 PRELIMINARY NOT FOR CONSTRUCTION OF CA

RFE ENGINEERING, INC
Civil Engineers • Planners • Surveyors
2280 Douglas Blvd. Suite 150, Roseville, CA 95661
Ph: 916-772-7550 Fax: 916-772-7564
www.RFEengineering.com

GSB ARCHITECTURE
5110 GARLENDA DRIVE
EL DORADO HILLS, CA 95762
CONTACT: GREG BALDERREE
PH: (916) 933-8033

McCLELLAN HEIGHTS TOWNHOMES
2310-2336 BELL AVENUE
SACRAMENTO, CA 95838

PRELIMINARY SITE PLAN

Sheet C3.2
4 of 8
10/12/2021

RFE PROJECT #18079 BELL AVE TOWNHOMES

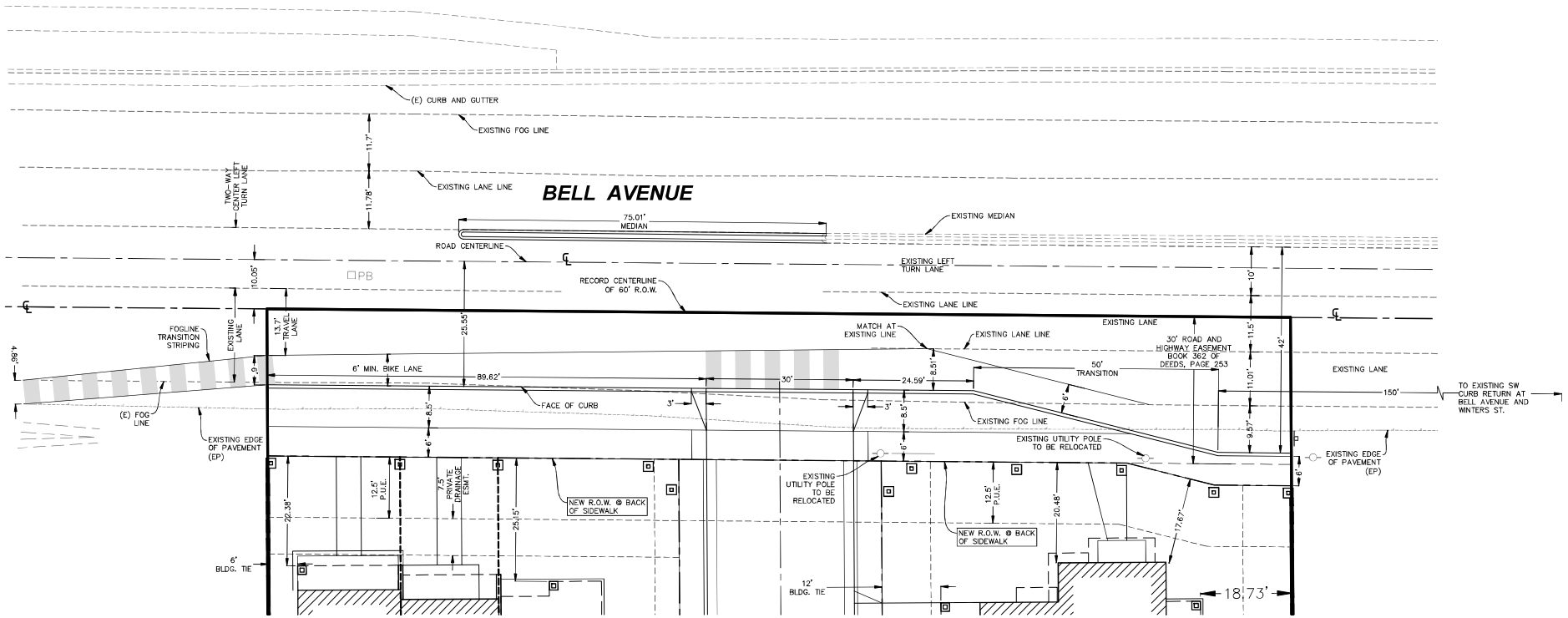
Z:\2018 Projects\18079 Bell Ave Townhomes\WORKING CAD\C3-HORIZ CONTROL-18079.dwg Oct 12, 2021-12:58 pm

GENERAL NOTES:

1. UNLESS SHOWN OR SPECIFIED OTHERWISE, ALL DIMENTIONS ARE TO FACE OF CURB.
2. BUILDING OUTLINE REPRESENTS OUTER-MOST ARCHITECTURAL ELEMENT OF BUILDING.

LEGEND:

PROPERTY LINE
ROW
EASEMENT
LOT LINE
CENTERLINE
CURB & GUTTER
PROPOSED BUILDING



20 0 20 40
1 INCH = 20 FEET

811
Know what's below.
Call before you dig.
or (800) 227-2600

NO.	REVISION	DATE	BY	APPR'D

	BY	CHECK
DESIGN	TEE	RFE
DRAWN	TEE	RFE
QUANT.		

ORIGINAL SCALE IS 11 INCHES (0 1 2)

LICENSED PROFESSIONAL ENGINEER TAYLOR E. LEE C 83580 PRELIMINARY NOT FOR CONSTRUCTION OF CA

RFE ENGINEERING, INC
Civil Engineers · Planners · Surveyors
2280 Douglas Blvd. Suite 150, Roseville, CA 95661
Ph: (916) 780-7500 Fax: (916) 780-7564
www.RFEengineering.com

GSB ARCHITECTURE
5110 GARLENDA DRIVE
EL DORADO HILLS, CA 95762
CONTACT: GREG BALDERREE
PH: (916) 933-8033

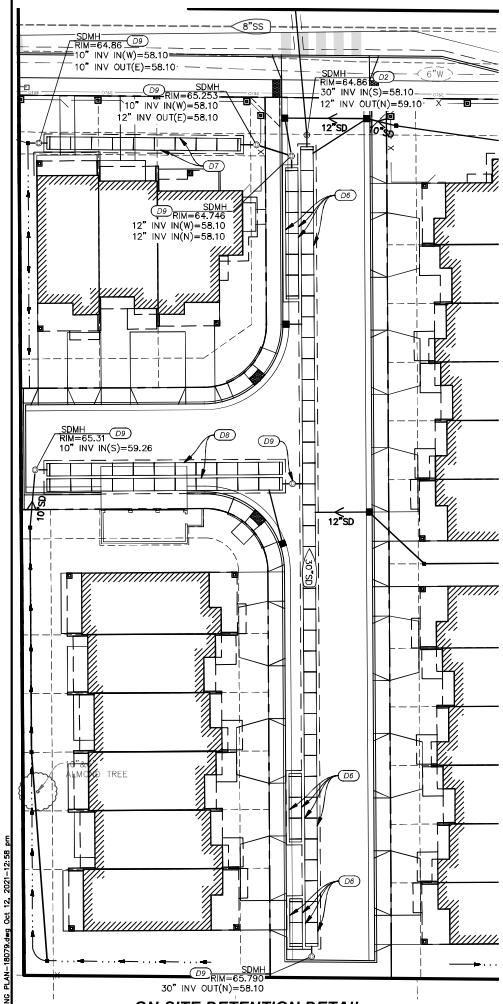
McCLELLAN HEIGHTS TOWNHOMES
2310-2336 BELL AVENUE
SACRAMENTO, CA 95838

PRELIMINARY OFF-SITE IMPROVEMENT PLAN

Sheet
C3.3
5 of 8
10/12/2021

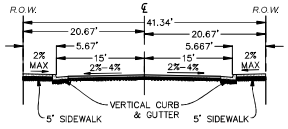
RFE PROJECT #18079 BELL AVE TOWNHOMES

Z:\2018 Projects\18079 Bell Ave Townhomes\WORKING CAD\C3-UTILITY CONTROL-18079.dwg Oct 12, 2021 - 12:58 pm



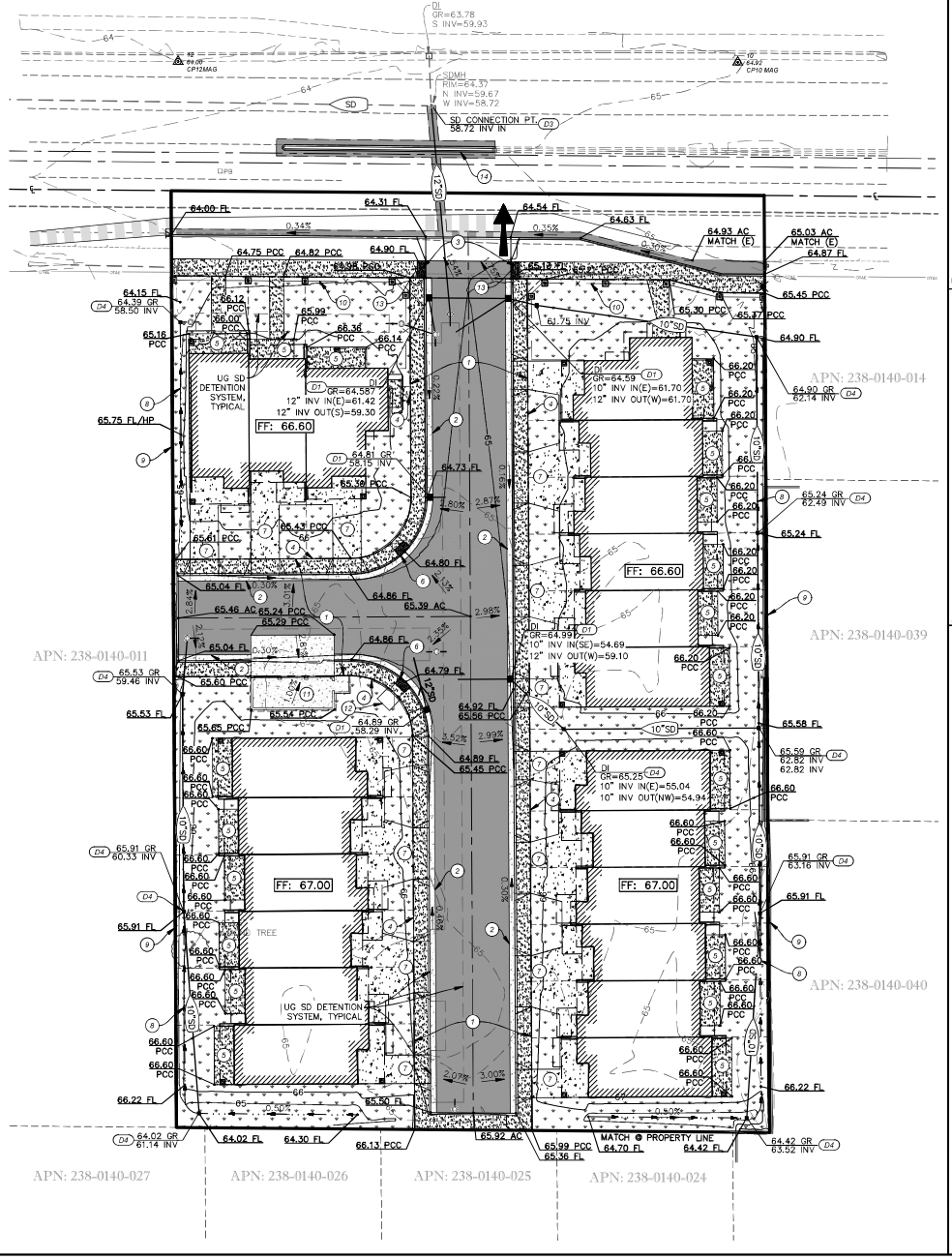
ON-SITE DETENTION DETAIL

SCALE: 1"=20'



TYPICAL ROAD SECTION

SCALE: 1"=10'



LEGEND:

AC DRIVE AISLE (PENDING SOILS REPORT)		SPOT ELEVATION (ABBREVIATION)	13.34 FG
AC PARKING (PENDING SOILS REPORT)		MATCH (E) GRADE ELEVATION	13.61 AC MATCH (E)
HEAVY DUTY PCC (PENDING SOILS REPORT)		INTERMEDIATE CONTOURS	25
LIGHT DUTY PCC (PENDING SOILS REPORT)		INDEX CONTOUR	
LANDSCAPING SEE PLANS BY OTHERS		STORM DRAIN PIPE	XX"SD
RETAINING WALL		DRAINAGE INLET	
TRUNCATED DOMES		STORM DRAIN MANHOLE	
GRADE BREAK LINE	GB	SURFACE FLOW / DRAINAGE FLOW	
FINISHED FLOOR ELEVATION	FF: 123.00	OVERLAND RELEASE	
UNDERGROUND SD DETENTION SYSTEM			

CONSTRUCTION KEYNOTES:

1. CONSTRUCT RESIDENTIAL STREET WITH MODIFIED CITY OF SACRAMENTO DETAIL 15-2.
2. CONSTRUCT TYPE 2 CONCRETE CURB & GUTTER PER CITY OF SACRAMENTO DWG. T-11.
3. CONSTRUCT TYPE 3 CONCRETE CURB PER CITY OF SACRAMENTO DWG. T-11.
4. CONSTRUCT 5-FOOT CONCRETE SIDEWALK.
5. CONSTRUCT ON-SITE CONCRETE SIDEWALK IN PATIO AREA PER ARCHITECTURAL DRAWINGS.
6. CONSTRUCT SINGLE PAN CURB RAMP PER CITY OF SACRAMENTO DWG. T-71.
7. CONSTRUCT RESIDENTIAL DRIVEWAY PER CITY OF SACRAMENTO DWG. T-22.
8. CONSTRUCT DRAINAGE SWALE. SEE "FL" CALLOUTS FOR FLOWLINE ELEVATIONS.
9. CONSTRUCT CMU WALL PER ARCHITECTURAL DRAWINGS.
10. CONSTRUCT FENCE PER ARCHITECTURAL DRAWINGS.
11. CONSTRUCT TRASH ENCLOSURE WITH CONCRETE APRON - SEE ARCHITECTURAL DRAWINGS FOR DETAILS. CONCRETE SLAB TO HAVE THICKENED EDGES.
12. CONSTRUCT MAIL BOX PAD AND MAILBOXES PER ARCHITECTURAL DRAWINGS.
13. CONSTRUCT ADA ACCESSIBLE CURB RAMP.
14. PROPOSED 2 FOOT MEDIAN PER CITY STANDARDS. MATCH EXISTING IN KIND.

DRAINAGE KEYNOTES:

- D1 CONSTRUCT TYPE "B" DROP INLET PER CITY OF SACRAMENTO DWG. S-10.
- D2 CONSTRUCT STANDARD MANHOLE NO. 3 PER CITY OF SACRAMENTO STANDARD DWG. S-70. INVERT ELEVATIONS (I.E.) SHOWN ON PLAN. ORIFICE INSIDE STRUCTURE TO BE CONSTRUCTED TO RESTRICT FLOWS.
- D3 CORE DRILL AND CONNECT INTO EXISTING STORM DRAIN MANHOLE WITH NEW STORM DRAIN LINE (COUNTY APPROVAL NEEDED). VERIFY ALL INVERT ELEVATIONS PRIOR TO CONNECTION. MORTAR AND FINISH CONCRETE PER COUNTY SPECIFICATIONS.
- D4 INSTALL 12" NYLOPLAST DRAIN BASIN (OR APPROVED EQUAL). INVERT ELEVATIONS (I.E.) AS SHOWN PER PLAN. DOME GRATE TO BE USED IN LANDSCAPE AREAS.
- D5 ROOF DOWNSPOUT TO CONNECT TO STORM DRAIN SYSTEM. DOWNSPOUT LOCATIONS PER ARCHITECT.
- D6 INSTALL UNDERGROUND STORM DRAIN DETENTION SYSTEM USING ADS STORMTECH SC-740 CHAMBERS:
  49 CHAMBERS
  8 END CAPS
  BOTTOM OF CHAMBER ELEVATION=58.10
- D7 INSTALL UNDERGROUND STORM DRAIN DETENTION SYSTEM USING ADS STORMTECH SC-740 CHAMBERS:
  9 CHAMBERS
  2 END CAPS
  BOTTOM OF CHAMBER ELEVATION=58.10
- D8 INSTALL UNDERGROUND STORM DRAIN DETENTION SYSTEM USING ADS STORMTECH SC-740 CHAMBERS:
  22 CHAMBERS
  4 END CAPS
  BOTTOM OF CHAMBER ELEVATION=58.10
- D9 INSTALL ADS SC-740 DETENTION BASIN ACCESS MANHOLE.

NOTE: ALL STORM DRAIN MATERIAL TO BE HDPE OR APPROVED EQUIVALENT. CONTRACTOR TO SUBMIT PRODUCT SUBMITTAL TO ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

GENERAL GRADING AND DRAINAGE NOTES:

1. ALL VALVES, MANHOLES, CLEANOUTS, DI'S, PULLBOXES, ETC. WITHIN LIMITS OF CONSTRUCTION TO BE ADJUSTED TO FINISH GRADE AS NEEDED.
2. GRADING AND PAVING SHALL BE IN ACCORDANCE WITH PROJECT GEOTECHNICAL REPORT.
3. VERIFY ALL UTILITY LOCATIONS, PIPE ELEVATIONS, ETC. PRIOR TO CONSTRUCTION.
4. THE ACCESSIBLE PATH OF TRAVEL SHALL SLOPE AT 5% MAX IN THE DIRECTION OF TRAVEL AND 2% MAX CROSS-SLOPE, PER CBC 11B-403 (UNLESS RAMPS ARE PROPOSED). WHERE THE ACCESSIBLE ROUTE MAKES A 90 DEGREE TURN, THE INTERMEDIATE CORNER SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION. RAMPS SHALL NOT BE GREATER THAN 8.33%.

20 0 20 40
1 INCH = 20 FEET

811
Know what's below.
Call before you dig.
or (800) 227-2600

NO.	REVISION	DATE	BY	APPR'D

BY: DESIGN TEE, DRAWN TEE, QUANT.
CHECK: RFE, RFE
ORIGINAL SCALE IS ½ INCHES (0, 1, 2)

LICENSED PROFESSIONAL ENGINEER TAYLOR ELZE C 85580 PRELIMINARY - NOT FOR CONSTRUCTION STATE OF CALIF.

RFE ENGINEERING, INC
Civil Engineers • Planners • Surveyors
2280 Douglas Blvd., Suite 150, Roseville, CA 95661
Ph: (916) 797-3900 Fax: (916) 797-3901
www.RFEengineering.com

GSB ARCHITECTURE
5110 GARLENDA DRIVE
EL DORADO HILLS, CA 95762
CONTACT: GREG BALDERREE
PH: (916) 933-8033

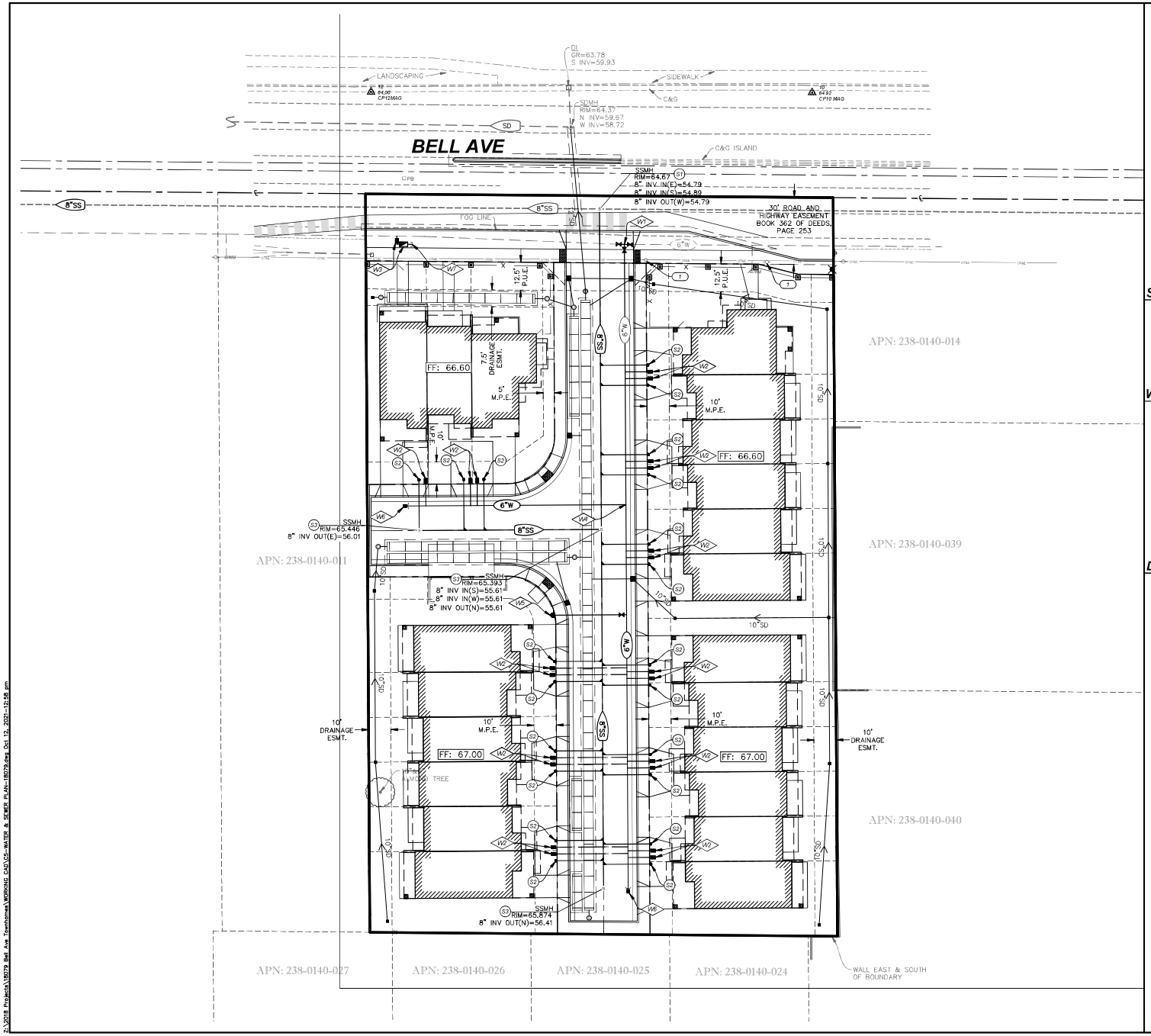
McCLELLAN HEIGHTS TOWNHOMES
2310-2336 BELL AVENUE
SACRAMENTO, CA 95838

GRADING, DRAINAGE, & PAVING PLAN

Sheet
C4
6 of 8
10/12/2021

RFE PROJECT #18079 BELL AVE TOWNHOMES

Z:\2018 Projects\18079 Bell Ave Townhomes\WORKING CAD\C4-GRADING PLAN-18079.dwg Oct 12, 2021 - 12:58 pm



LEGEND

DESCRIPTION	EXISTING	PROPOSED
SANITARY SEWER	XX"SS	XX"SS
WATER	XX"W	XX"W
FIRE SERVICE	XX"FS	XX"FS
STORM DRAIN	XX"SD	XX"SD
SSMH		
SSCO		
FIRE HYDRANT		
P/V		
FDC		
WATER VALVE		
WATER METER	DWM	WM
CONCENTRIC REDUCER		
REDUCED PRINCIPAL PRESSURE ASSEMBLY		
REDUCED PRESSURE BACKFLOW PREVENTER	RP	RP
STREET LIGHT		
FITTINGS		90° TEE 45° 22.5° 11.25°

SANITARY SEWER CONSTRUCTION KEYNOTES:

- (S1) PLACE NEW SEWER STANDARD MANHOLE NO. 3 PER CITY OF SACRAMENTO DETAIL S-70. VERIFY SIZE, LOCATION, AND INVERT ELEVATIONS OF PIPE CONNECTION(S) PRIOR TO CONSTRUCTION. IF DIFFERENT FROM WHAT IS SHOWN ON PLANS, CONTACT ENGINEER. TRENCH RESTORATION PER CITY STANDARDS AND SPECIFICATIONS.
- (S2) CONSTRUCT NEW SANITARY SEWER SERVICE (WITH CLEANOUT BOX) PER CITY OF SACRAMENTO DETAIL S-260. INVERT ELEVATIONS (I.E.) SHOWN ON PLAN.
- (S3) PLACE NEW SEWER STANDARD MANHOLE NO. 3 PER CITY OF SACRAMENTO DETAIL S-70.

WATER CONSTRUCTION KEYNOTES:

- (W1) CUT IN AND INSTALL 6"x6"x6" TEE PER CITY OF SACRAMENTO DETAIL W-105. PLACE 6" GATE VALVES (3 TOTAL) IN EACH DIRECTION.
- (W2) CONSTRUCT 1" DOMESTIC WATER SERVICE WITH 1" WATER METER PER CITY OF SACRAMENTO STANDARD DETAIL W-405 AND IN ACCORDANCE WITH CITY STANDARDS. METER SET BY CITY.
- (W3) CONSTRUCT 1" IRRIGATION WATER SERVICE WITH 1" WATER METER AND RP DEVICE PER CITY OF SACRAMENTO STANDARD DETAIL W-406 AND IN ACCORDANCE WITH CITY STANDARDS. METER SET BY CITY.
- (W4) PLACE 6" x 6" x 6" TEE PER CITY OF SACRAMENTO STANDARDS.
- (W5) INSTALL FIRE HYDRANT ASSEMBLY PER CITY OF SACRAMENTO DETAIL W-201.
- (W6) INSTALL STANDARD 2" BLOW-OFF ASSEMBLY PER CITY OF SACRAMENTO DETAIL W-301.
- (W7) POC FOR IRRIGATION SERVICE - SEE LANDSCAPING PLANS FOR CONTINUATION.

DRY UTILITY CONSTRUCTION KEYNOTES:

- (T) EXISTING UTILITY POLES TO BE RELOCATED PER PLANS FROM UTILITY PROVIDER.

UTILITY GENERAL NOTES:

1. CONTRACTOR TO VERIFY LOCATIONS OF UTILITY POINTS OF CONNECTION AT BUILDING WITH THE BUILDING PLANS PRIOR TO CONSTRUCTION.
2. ALL SEWER MATERIALS AND INSTALLATION OF PUBLIC SEWER FACILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS.
3. THE CONTRACTOR SHALL POTHOLE AND VERIFY THE DEPTH OF ALL EXISTING UTILITIES PRIOR TO THE INSTALLATION OF PROPOSED UTILITIES. ANY UNANTICIPATED CONFLICTS SHALL BE REDESIGNED PRIOR TO BEGINNING WORK.
4. ALL TRENCHING FOR WATER AND SEWER UTILITIES SHALL COMPLY WITH CITY. TRENCH RESTORATION CONSTRUCTED PER CITY SPECIFICATIONS.
5. WATERLINES TO BE INSTALLED WITH 36" MIN. COVER.
6. ALL SEWER MAINS SHALL BE CONSTRUCTED WITH SDR-35 PVC PIPE.
7. SITE LIGHT LOCATIONS SHOWN FOR REFERENCE ONLY. VERIFY LOCATIONS WITH SITE ELECTRICAL PLANS.
8. WATERLINES TO CROSS ABOVE SANITARY SEWER OR STORM DRAIN PIPES WITH MIN. 12" CLEAR FROM OUTER DIAMETER OF PIPE.
9. ALL WATER MATERIALS AND INSTALLATION OF PUBLIC WATER FACILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS.

20 0 20 40
1 INCH = 20 FEET

811 Know what's below. Call before you dig. or (800) 227-2600

BY	DATE	REVISION	NO.	CHECK	BY
				RFE	TEE
				RFE	TEE

DESIGN TEE
DRAWN TEE
QUANT.

ORIGINAL SCALE IS ½ INCHES (0 1 2)

APPR'VD

LICENSED PROFESSIONAL ENGINEER TAYLOR E. LEE C 83580 PRELIMINARY NOT FOR CONSTRUCTION STATE OF CALIF.

RFE ENGINEERING, INC
Civil Engineers • Planners • Surveyors
2280 Douglas Blvd., Suite 150, Roseville, CA 95661
Ph: (916) 780-7500 Fax: (916) 780-7564
www.RFEengineering.com

GSB ARCHITECTURE
5110 GARLENDA DRIVE
EL DORADO HILLS, CA 95762
CONTACT: GREG BALDERREE
PH: (916) 933-8033

McCLELLAN HEIGHTS TOWNHOMES
2310-2336 BELL AVENUE
SACRAMENTO, CA 95838

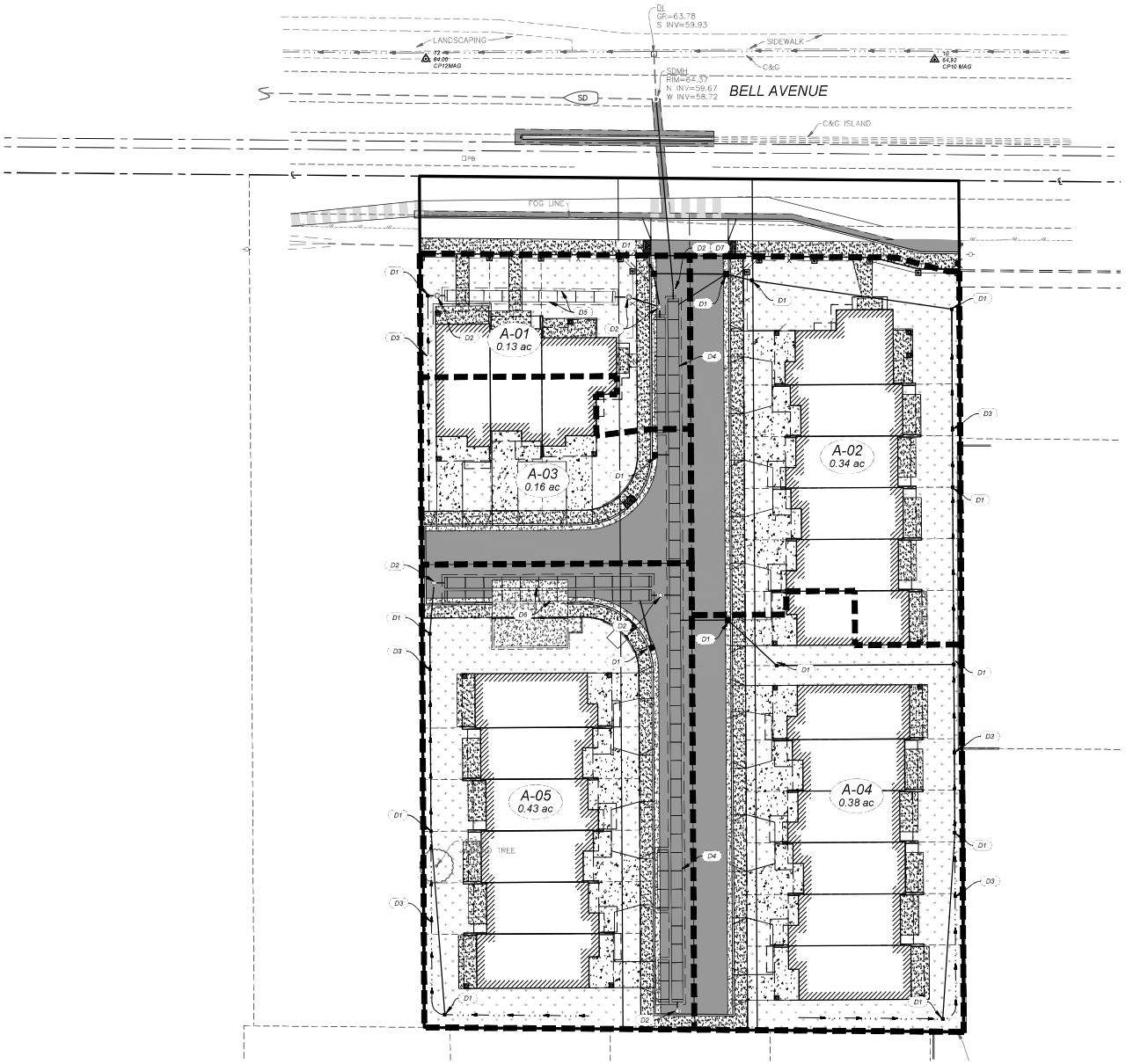
PRELIMINARY WATER & SANITARY SEWER PLAN

Sheet
C5
7 of 8
10/12/2021

RFE PROJECT #18079 BELL AVE TOWNHOMES

Z:\2018 Projects\18079 Bell Ave Townhomes\WORKING CAD\C5-WATER & SEWER PLAN-18079.dwg Oct 12, 2021 - 12:56 pm

POST-CONSTRUCTION SHED MAP & STORMWATER CONTROL PLAN



LEGEND

- DRAINAGE SHED DESIGNATIONS AND AREA — A-01, 1.00 AC
- DRAINAGE AREA BOUNDARY
- OVERLAND RELEASE
- LANDSCAPING
- UNDERGROUND STORM DRAIN DETENTION SYSTEM
- STORM DRAIN STRUCTURE
- DRAINAGE INLET

DRAINAGE CONSTRUCTION KEYNOTES:

(D1) PROPOSED DRAINAGE INLET - SEE GRADING PLAN FOR DETAILS.

(D2) PROPOSED STORM DRAIN MANHOLE.

(D3) PROPOSED DRAINAGE SWALE.

(D4) INSTALL UNDERGROUND STORM DRAIN DETENTION SYSTEM (4,450 CF) USING ADS STORMTECH SC-740 CHAMBERS (AREAS A-03 & A-04):
49 CHAMBERS
8 END CAPS
BOTTOM OF CHAMBER ELEVATION=58.10

(D5) INSTALL UNDERGROUND STORM DRAIN DETENTION SYSTEM (830 CF) USING ADS STORMTECH SC-740 CHAMBERS (AREAS A-01 & A-02):
9 CHAMBERS
2 END CAPS
BOTTOM OF CHAMBER ELEVATION=58.10

(D6) INSTALL UNDERGROUND STORM DRAIN DETENTION SYSTEM (1,999.50 CF) USING ADS STORMTECH SC-740 CHAMBERS (AREA A-05):
22 CHAMBERS
4 END CAPS
BOTTOM OF CHAMBER ELEVATION=58.10

(D7) PROPOSED OUTLET STRUCTURE WITH ORIFICE AND OVERFLOW WEIR.

POST-CONSTRUCTION SHED AREAS

SHED	AREA (SF)	AREA (AC)	PERVIOUS AREA (SF)	IMPERVIOUS AREA (SF)	% IMPERVIOUS	REQ'D UNDERGROUND STORAGE (CF)
A-01	5,662	0.130	2,339	3,323	59%	534
A-02	14,645	0.336	4,669	9,976	68%	1,603
A-03	6,872	0.158	1,318	5,554	81%	893
A-04	16,598	0.381	4,898	11,700	70%	1,880
A-05	18,840	0.433	5,222	13,618	72%	2,188
TOTAL	62,618	1.44	18,447	44,171	71%	7,098

7,102 CF PROVIDED

811 Know what's **below.** **Call** before you dig. or (800) 227-2600

1 INCH = 20 FEET

BY	DATE	REVISION	NO.	CHECK	BY	APPR'D
DESIGN				RFE	TEE	
DRAWN				RFE	TEE	
QUANT.						

ORIGINAL SCALE IS ½ INCHES

C 83580 PRELIMINARY NOT FOR CONSTRUCTION OF CAL

RFE ENGINEERING, INC
Civil Engineers · Planners · Surveyors
2280 Douglas Blvd. Suite 150, Roseville, CA 95661
Ph: (916) 797-3964 Fax: (916) 797-3964
www.RFEengineering.com

GSB ARCHITECTURE
5110 GARLENDA DRIVE
EL DORADO HILLS, CA 95762
CONTACT: GREG BALDERREE
PH: (916) 933-8033

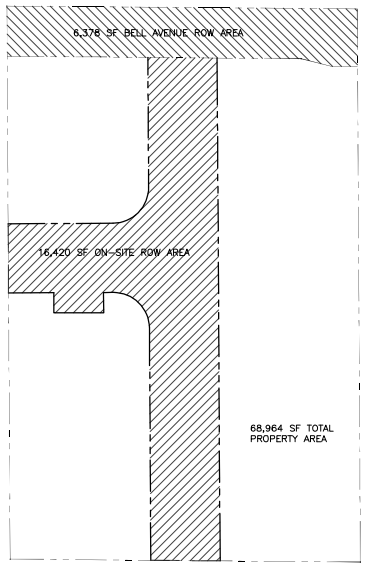
McCLELLAN HEIGHTS TOWNHOMES
2310-2336 BELL AVENUE
SACRAMENTO, CA 95838

PRELIMINARY SHED MAP AND STORMWATER CONTROL PLAN

Sheet C6
8 of 8
10/12/2021

RFE PROJECT #18079 BELL AVE TOWNHOMES

Z:\2018 Projects\18079 Bell Ave Townhomes\WORKING CAD\EXHIBITS\SM2-POST CONSTRUCTION SHED MAP-18079.dwg Oct 12, 2021 - 12:59 pm

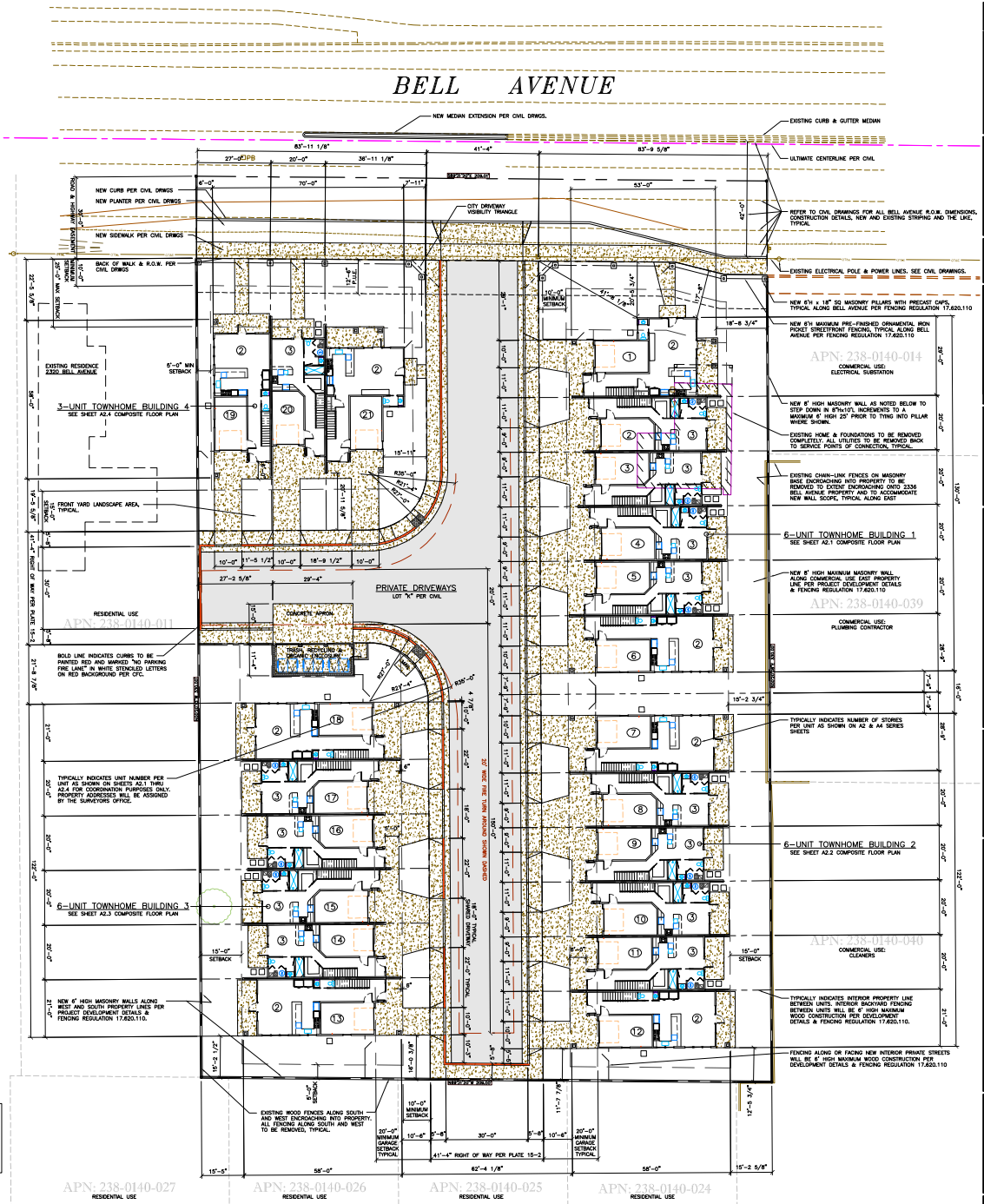


68,964 SF – 22,798 SF = 46,166 SF NET USABLE AREA

46,166 SF / 43,560 SF = 1.059 NET ACRE x 15 MINIMUM PER ACRE = 15.89 MINIMUM UNIT DENSITY OR 16 DU

21 DWELLINGS SHOWN

SITE PLAN NET USABLE AREA
41'-4" R.O.W.
1" = 30'-0"



SITE PLAN
1/16" = 1'-0"

GRAPHIC SCALE 1/16" = 1'-0"

GSB ARCHITECTURE
Architecture • Interiors • Planning
Greg S. Balderree, AIA
Architect / CGBP / LEED AP
8502 Lilliput Way
El Dorado Hills, CA 95762
(916) 933-8033
GSB-Arch@comcast.net

LICENSED ARCHITECT GREG S. BALDERREE STATE OF CALIFORNIA NO. C27461 REN: 1-31-21
Seal

Designed By: GSB
Drawn By: GSB
Checked By: GSB

GSB ARCHITECTURE INC. & THE ARCHITECT ABOVE ARE THE ARCHITECT OF RECORD AND SOLE OWNER OF THESE DRAWINGS AND RETAIN ALL COPYRIGHTS, LEGAL AND PROPRIETARY RIGHTS BY LAW TO THE FULLEST EXTENT. DUPLICATIONS, REPRODUCTIONS AND THE LIKE OF THESE DOCUMENTS FOR USE OTHER THAN THE SPECIFIED PROJECT TITLE, PROPERTY, CLIENT AND PROPERTY OWNER BELOW IS STRICTLY PROHIBITED. DESIGN MODIFICATIONS TO THESE INSTRUMENTS WITHOUT THE ARCHITECT'S WRITTEN AUTHORIZATION AND SEAL IS STRICTLY PROHIBITED AND WILL BE ENFORCED BY LAW. THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT THE ARCHITECT'S STAMP AND SIGNATURE, ALONG WITH APPROVAL STAMPS BY GOVERNING AGENCIES.
Approvals

Consultant

McCLELLAN HEIGHTS TOWNHOMES

PLANNING ENTITLEMENTS SUBMITTAL

2310-2336 BELL AVENUE
SACRAMENTO
CALIFORNIA 95838
APN: 238-0140-012, 037 & 038

LE PROPERTY I, LLC
2336 BELL AVENUE
SACRAMENTO, CA
95838
(916) 437-0373
Client / Owner

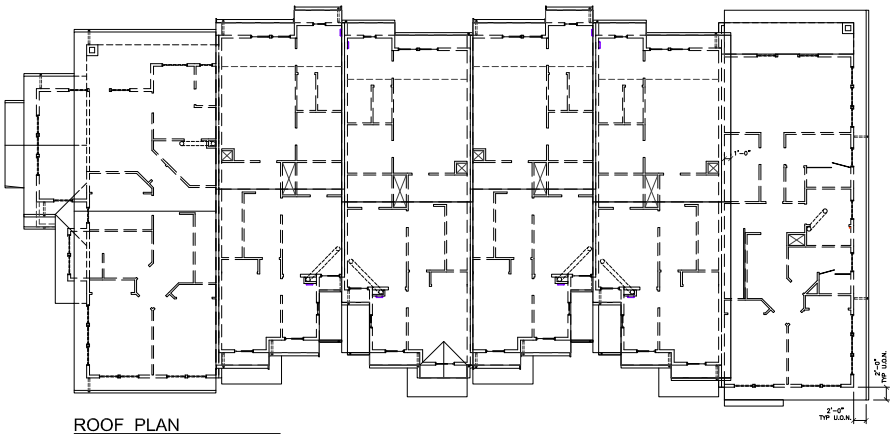
Sheet Title
SITE PLAN

SITE PLAN NET USABLE AREA 41'-4" R.O.W.

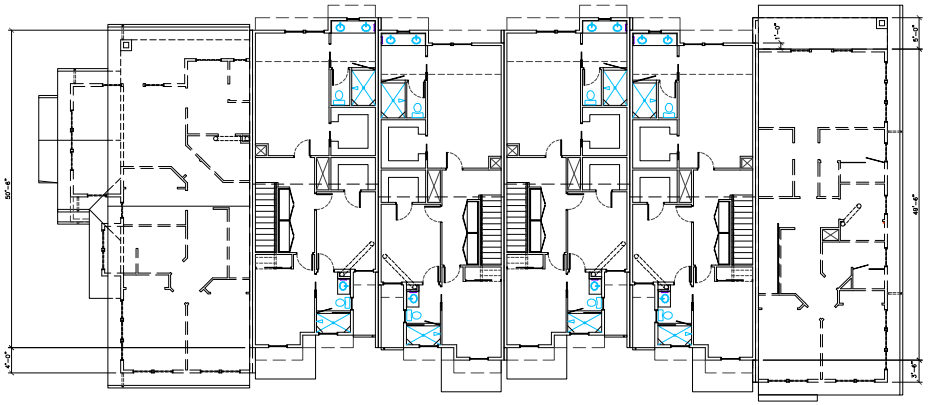
Revisions
9 APRIL 2021
PLANNING ENTITLEMENT RESUBMITTAL: REVISION REQUIREMENTS PER ALL PLANNING ENTITLEMENT AGENCY REVIEW COMMENTS RECEIVED UP TO 31 JULY 2020 WITH SUBSEQUENT REVISION, REVIEW AND APPROVAL.

12 OCTOBER 2021
PLANNING ENTITLEMENT RESUBMITTAL: REVISION REQUIREMENTS PER SRC CONDITIONS OF APPROVAL.

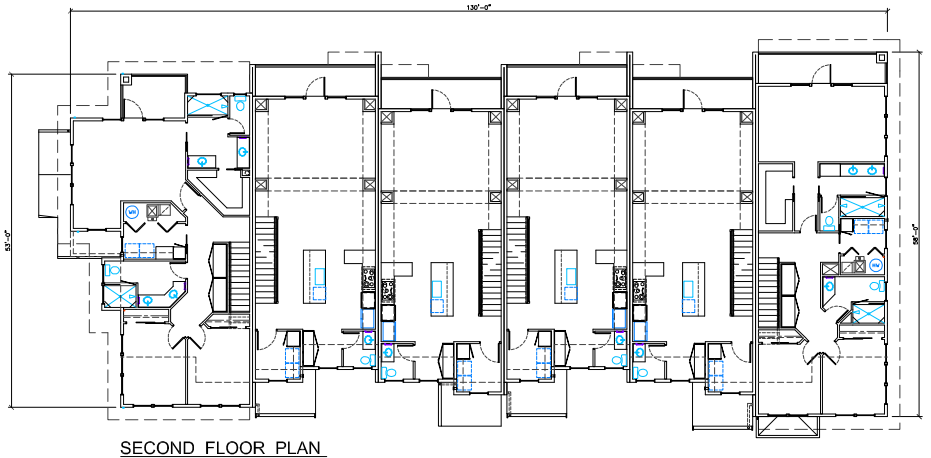
Project No. GSB18-07
Date: 14 MAY 2020
A1.1
of



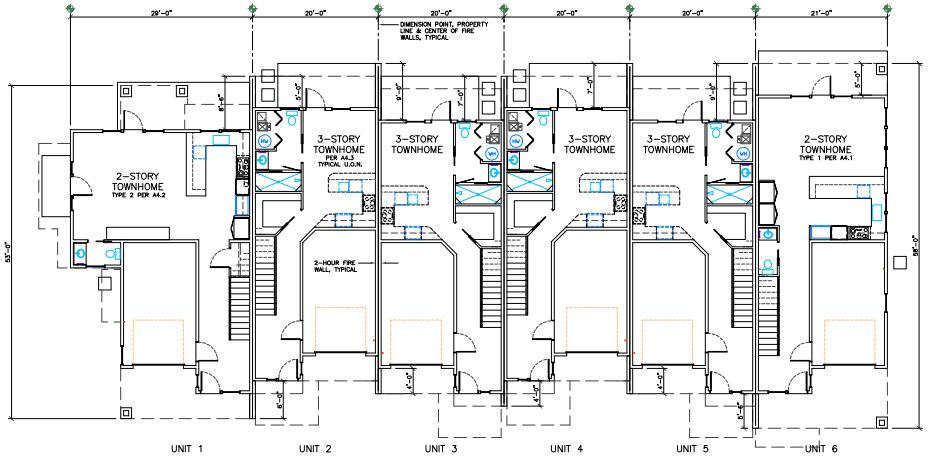
ROOF PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN



GROUND FLOOR PLAN

6-UNIT TOWNHOME BUILDING 1 COMPOSITE FLOOR & ROOF PLANS

BAT o/p

1/8" = 1'-0"

TYPICALLY REFER TO A4.1, A4.2 & A4.3 DETAIL FLOOR PLANS FOR ALL TYPICAL TOWNHOME UNIT DIMENSIONS AND WORKPOINTS.

10 0 5 10 20

GRAPHIC SCALE 1/8" = 1'-0"

GSB ARCHITECTURE
Architecture • Interiors • Planning
Greg S. Balderree, AIA
Architect / CGBP / LEED AP
8502 Lilliput Way
El Dorado Hills, CA 95762
(916) 934-3870
GSB-Arch@comcast.net

LICENSED ARCHITECT GREG S. BALDERREE NO. C27461 REN: 1-31-21 STATE OF CALIFORNIA

Seal

Designed By: GSB
Drawn By: GSB
Checked By: GSB

GSB ARCHITECTURE INC. & THE ARCHITECT ABOVE ARE THE ARCHITECT OF RECORD AND SOLE OWNER OF THESE DRAWINGS AND RETAIN ALL COPYRIGHTS, LEGAL AND PROPRIETARY RIGHTS BY LAW TO THE FULLEST EXTENT. DUPLICATIONS, REPRODUCTIONS AND THE LIKE OF THESE DOCUMENTS FOR USE OTHER THAN THE SPECIFIED PROJECT, TITLE, PROPERTY, CLIENT AND PROPERTY OWNER BELOW IS STRICTLY PROHIBITED. DESIGN MODIFICATIONS TO THESE INSTRUMENTS WITHOUT THE ARCHITECT'S WRITTEN AUTHORIZATION AND SEAL IS STRICTLY PROHIBITED AND WILL BE ENFORCED BY LAW. THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT THE ARCHITECT'S STAMP AND SIGNATURE, ALONG WITH APPROVAL STAMPS BY GOVERNING AGENCIES.

Approvals

Consultant

McCLELLAN HEIGHTS TOWNHOMES

PLANNING ENTITLEMENTS SUBMITTAL

2310-2336 BELL AVENUE
SACRAMENTO
CALIFORNIA 95838
APN: 238-0140-012, 037 & 038

LE PROPERTY I, LLC
2336 BELL AVENUE
SACRAMENTO, CA
95838
(916) 437-0373

Client / Owner

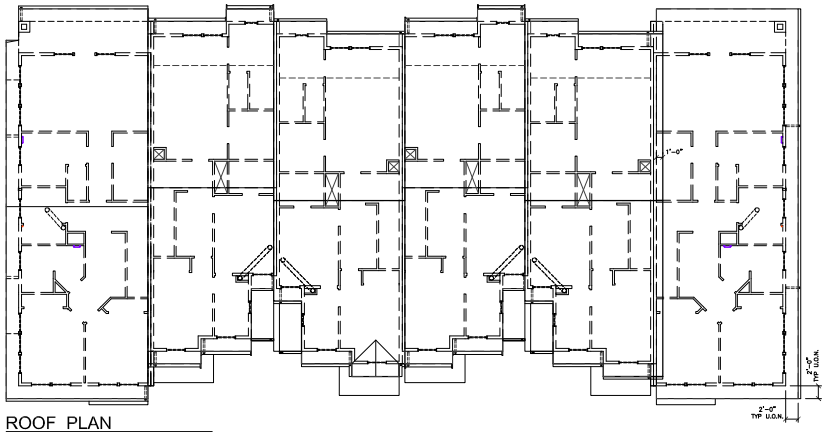
6-UNIT TOWNHOME BUILDING 1 COMPOSITE FLOOR & ROOF PLANS

Sheet Title

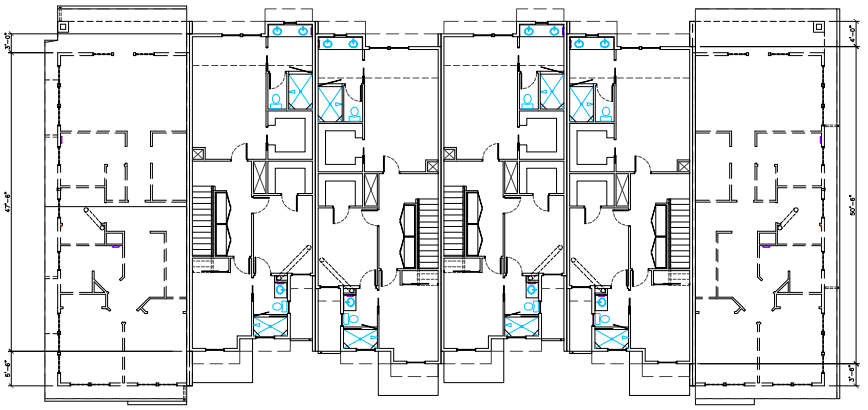
9 APRIL 2021
PLANNING ENTITLEMENT RESUBMITTAL: REVISION REQUIREMENTS PER ALL PLANNING ENTITLEMENT AGENCY REVIEW COMMENTS RECEIVED UP TO 31 JULY 2020 WITH SUBSEQUENT REVISION, REVIEW AND APPROVAL.

Revisions

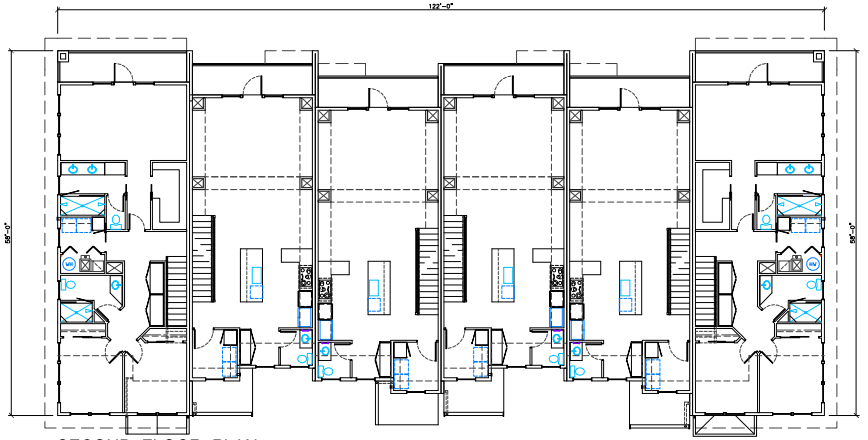
Project No. GSB18-07
Date: 14 MAY 2020
A2.1
of



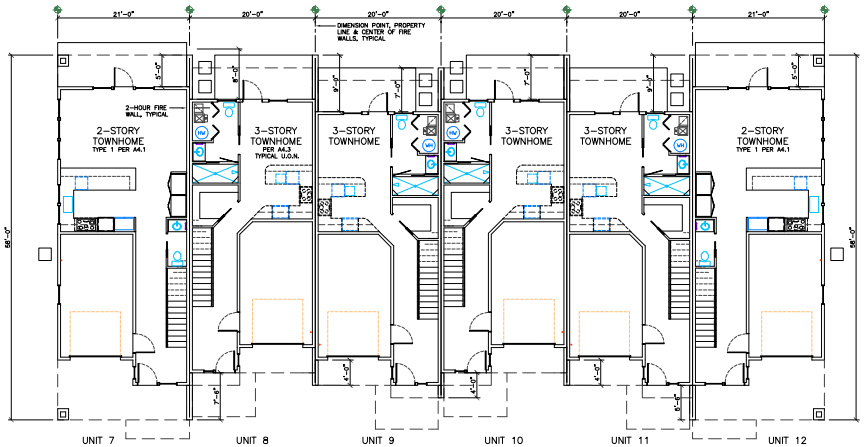
ROOF PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN



GROUND FLOOR PLAN

TYPICALLY REFER TO A4.1, A4.2 & A4.3 DETAIL FLOOR PLANS FOR ALL TYPICAL TOWNHOME UNIT DIMENSIONS AND WORKPOINTS.

10 0 5 10 20

GRAPHIC SCALE 1/8" = 1'-0"

6-UNIT TOWNHOME BUILDING 2 COMPOSITE FLOOR & ROOF PLANS

BAT o/p

1/8" = 1'-0"

GSB ARCHITECTURE
Architecture • Interiors • Planning
Greg S. Balderree, AIA
Architect / CGBP / LEED AP
8502 Lilliput Way
El Dorado Hills, CA 95762
(916) 934-3870
GSB-Arch@comcast.net

LICENSED ARCHITECT GREG S. BALDERREE NO. C27461 REN: 1-31-21 STATE OF CALIFORNIA

Seal

Designed By: GSB
Drawn By: GSB
Checked By: GSB

GSB ARCHITECTURE INC. & THE ARCHITECT ABOVE ARE THE ARCHITECT OF RECORD AND SOLE OWNER OF THESE DRAWINGS AND RETAIN ALL COPYRIGHTS, LEGAL AND PROPRIETARY RIGHTS BY LAW TO THE FULLEST EXTENT. DUPLICATIONS, REPRODUCTIONS AND THE LIKE OF THESE DOCUMENTS FOR USE OTHER THAN THE SPECIFIED PROJECT, TITLE, PROPERTY, CLIENT AND PROPERTY OWNER BELOW IS STRICTLY PROHIBITED. DESIGN MODIFICATIONS TO THESE INSTRUMENTS WITHOUT THE ARCHITECT'S WRITTEN AUTHORIZATION AND SEAL IS STRICTLY PROHIBITED AND WILL BE ENFORCED BY LAW. THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT THE ARCHITECT'S STAMP AND SIGNATURE, ALONG WITH APPROVAL STAMPS BY GOVERNING AGENCIES.

Approvals

Consultant

McCLELLAN HEIGHTS TOWNHOMES

PLANNING ENTITLEMENTS SUBMITTAL

2310-2336 BELL AVENUE
SACRAMENTO
CALIFORNIA 95838
APN: 238-0140-012, 037 & 038

LE PROPERTY I, LLC
2336 BELL AVENUE
SACRAMENTO, CA
95838
(916) 437-0373

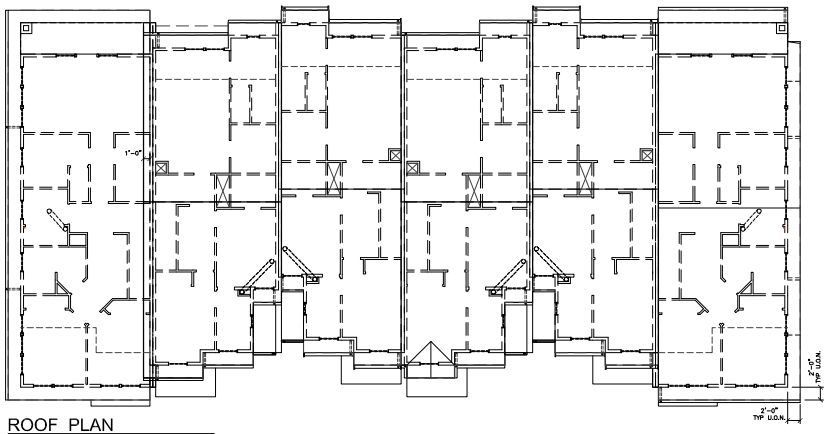
Client / Owner

Sheet Title

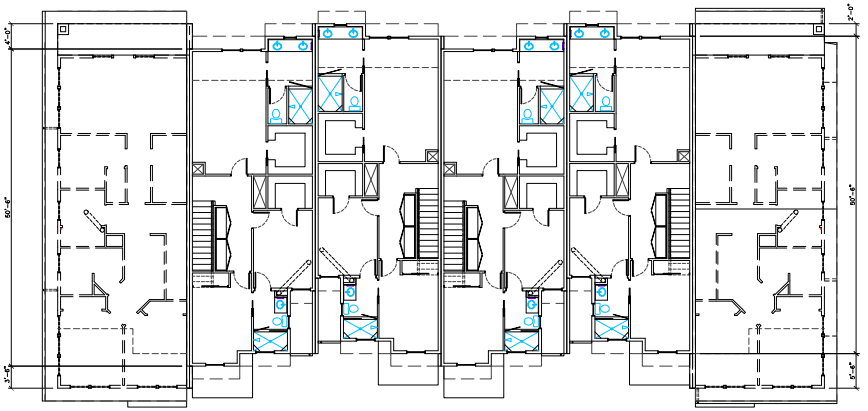
9 APRIL 2021
PLANNING ENTITLEMENT RESUBMITTAL:
REVISION REQUIREMENTS PER ALL PLANNING ENTITLEMENT AGENCY REVIEW COMMENTS RECEIVED UP TO 31 JULY 2020 WITH SUBSEQUENT REVISION, REVIEW AND APPROVAL.

Revisions

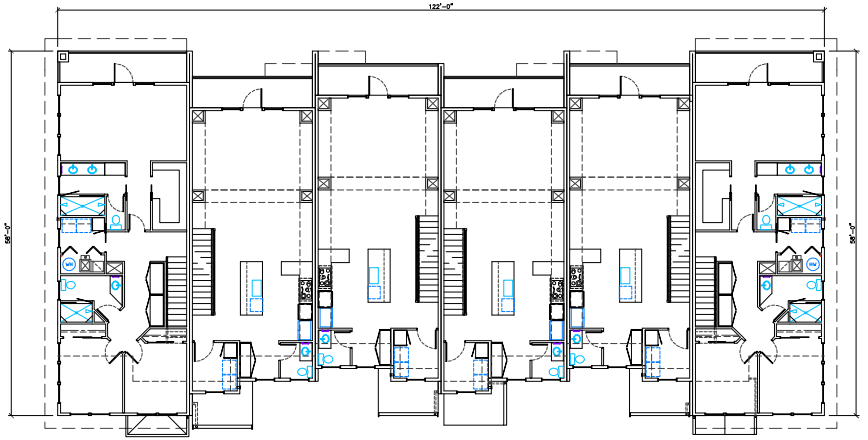
Project No. GSB18-07
Date: 14 MAY 2020
A2.2
of



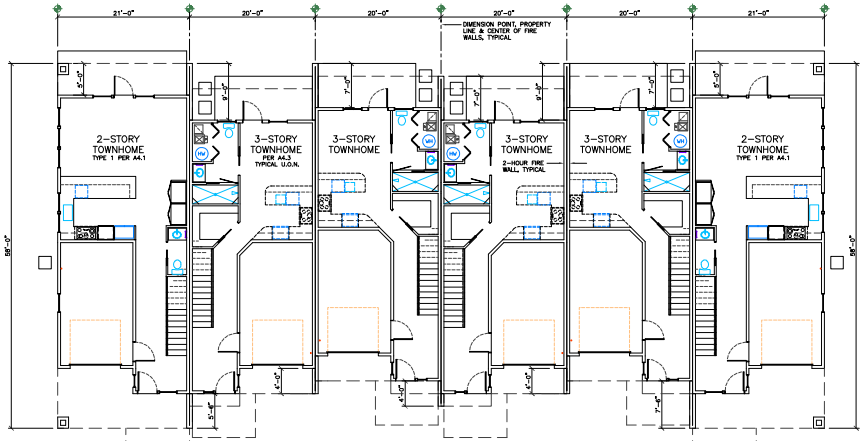
ROOF PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN



GROUND FLOOR PLAN

TYPICALLY REFER TO A4.1, A4.2 & A4.3 DETAIL FLOOR PLANS FOR ALL TYPICAL TOWNHOME UNIT DIMENSIONS AND WORKPOINTS.

10 0 5 10 20

GRAPHIC SCALE 1/8" = 1'-0"

6-UNIT TOWNHOME BUILDING 3 COMPOSITE FLOOR & ROOF PLANS

BAT o/p

1/8" = 1'-0"

GSB ARCHITECTURE
Architecture • Interiors • Planning
Greg S. Balderree, AIA
Architect / CGBP / LEED AP
8502 Lilliput Way
El Dorado Hills, CA 95762
(916) 934-3870
GSB-Arch@comcast.net

LICENSED ARCHITECT GREG S. BALDERREE STATE OF CALIFORNIA NO. C27461 REN: 1-31-21

Seal

Designed By: GSB
Drawn By: GSB
Checked By: GSB

GSB ARCHITECTURE INC. & THE ARCHITECT ABOVE ARE THE ARCHITECT OF RECORD AND SOLE OWNER OF THESE DRAWINGS AND RETAIN ALL COPYRIGHTS, LEGAL AND PROPRIETARY RIGHTS BY LAW TO THE FULLEST EXTENT. DUPLICATIONS, REPRODUCTIONS AND THE LIKE OF THESE DOCUMENTS FOR USE OTHER THAN THE SPECIFIED PROJECT, TITLE, PROPERTY, CLIENT AND PROPERTY OWNER BELOW IS STRICTLY PROHIBITED. DESIGN MODIFICATIONS TO THESE INSTRUMENTS WITHOUT THE ARCHITECT'S WRITTEN AUTHORIZATION AND SEAL IS STRICTLY PROHIBITED AND WILL BE ENFORCED BY LAW. THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT THE ARCHITECT'S STAMP AND SIGNATURE, ALONG WITH APPROVAL STAMPS BY GOVERNING AGENCIES.

Approvals

Consultant

McCLELLAN HEIGHTS TOWNHOMES

PLANNING ENTITLEMENTS SUBMITTAL

2310-2336 BELL AVENUE
SACRAMENTO
CALIFORNIA 95838
APN: 238-0140-012, 037 & 038

LE PROPERTY I, LLC
2336 BELL AVENUE
SACRAMENTO, CA
95838
(916) 437-0373

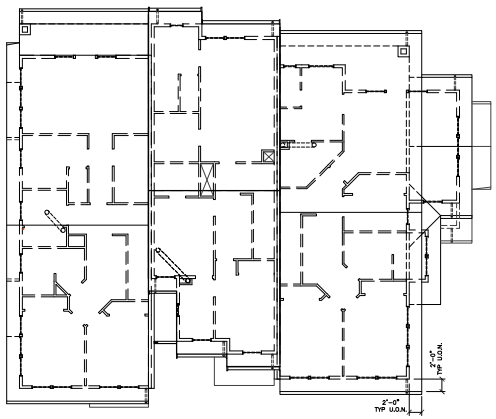
Client / Owner

Sheet Title

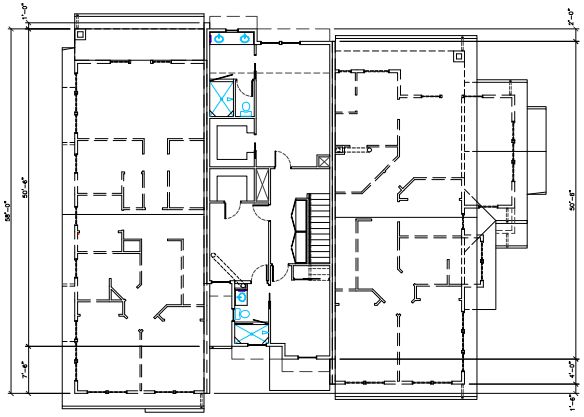
9 APRIL 2021
PLANNING ENTITLEMENT RESUBMITTAL: REVISION REQUIREMENTS PER ALL PLANNING ENTITLEMENT AGENCY REVIEW COMMENTS RECEIVED UP TO 31 JULY 2020 WITH SUBSEQUENT REVISION, REVIEW AND APPROVAL.

Revisions

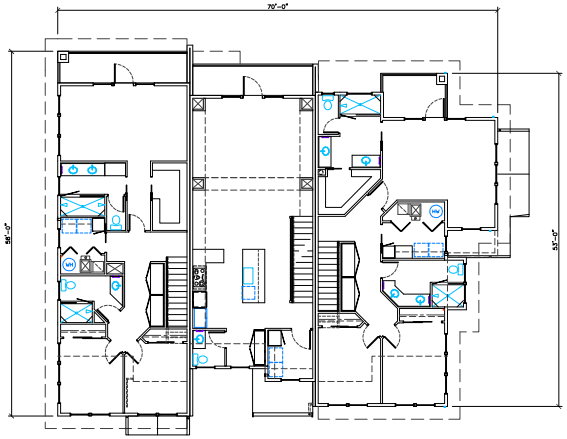
Project No. GSB18-07
Date: 14 MAY 2020
A2.3
of



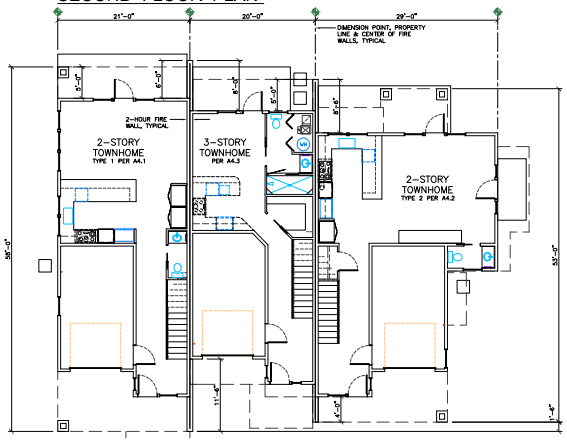
ROOF PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN



GROUND FLOOR PLAN

TYPICALLY REFER TO A4.1, A4.2 & A4.3 DETAIL FLOOR PLANS FOR ALL TYPICAL TOWNHOME UNIT DIMENSIONS AND WORKPOINTS.

10 0 5 10 20
GRAPHIC SCALE 1/8" = 1'-0"

3-UNIT TOWNHOME BUILDING 4 COMPOSITE FLOOR & ROOF PLANS
BAT a/p
1/8" = 1'-0"

GSB ARCHITECTURE
Architecture • Interiors • Planning
Greg S. Balderree, AIA
Architect / CGBP / LEED AP
8502 Lilliput Way
El Dorado Hills, CA 95762
(916) 934-3870
GSB-Arch@comcast.net

LICENSED ARCHITECT GREG S. BALDERREE NO. C27461 REN: 1-31-21 STATE OF CALIFORNIA
Seal

Designed By: GSB
Drawn By: GSB
Checked By: GSB

GSB ARCHITECTURE INC. & THE ARCHITECT ABOVE ARE THE ARCHITECT OF RECORD AND SOLE OWNER OF THESE DRAWINGS AND RETAIN ALL COPYRIGHTS, LEGAL AND PROPRIETARY RIGHTS BY LAW TO THE FULLEST EXTENT. DUPLICATIONS, REPRODUCTIONS AND THE LIKE OF THESE DOCUMENTS FOR USE, OTHER THAN THE SPECIFIED PROJECT TITLE, PROPERTY, CLIENT AND PROPERTY OWNER BELOW IS STRICTLY PROHIBITED. DESIGN MODIFICATIONS TO THESE INSTRUMENTS WITHOUT THE ARCHITECT'S WRITTEN AUTHORIZATION AND SEAL IS STRICTLY PROHIBITED AND WILL BE ENFORCED BY LAW. THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT THE ARCHITECT'S STAMP AND SIGNATURE, ALONG WITH APPROVAL STAMPS BY GOVERNING AGENCIES.
Approvals

Consultant

McCLELLAN HEIGHTS TOWNHOMES

PLANNING ENTITLEMENTS SUBMITTAL

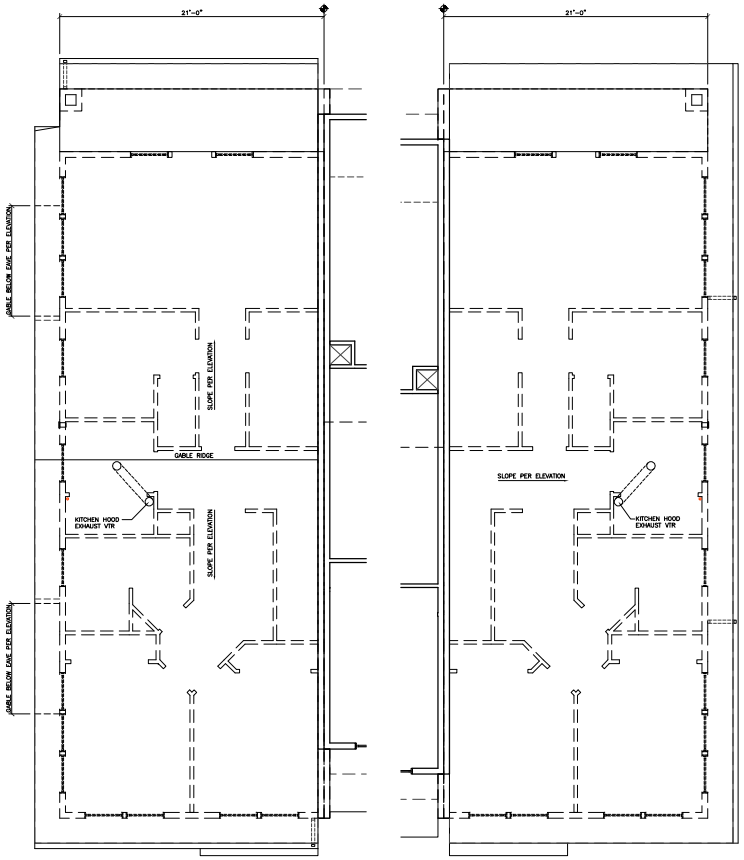
2310-2336 BELL AVENUE
SACRAMENTO
CALIFORNIA 95838
APN: 238-0140-012, 037 & 038

LE PROPERTY I, LLC
2336 BELL AVENUE
SACRAMENTO, CA
95838
(916) 437-0373
Client / Owner

3-UNIT TOWNHOME BUILDING 4 COMPOSITE FLOOR & ROOF PLANS
Sheet Title

9 APRIL 2021
PLANNING ENTITLEMENT RESUBMITTAL: REVISION REQUIREMENTS PER ALL PLANNING ENTITLEMENT AGENCY REVIEW COMMENTS RECEIVED UP TO 31 JULY 2020 WITH SUBSEQUENT REVISION, REVIEW AND APPROVAL.
Revisions

Project No. GSB18-07
Date: 14 MAY 2020
A2.4
of



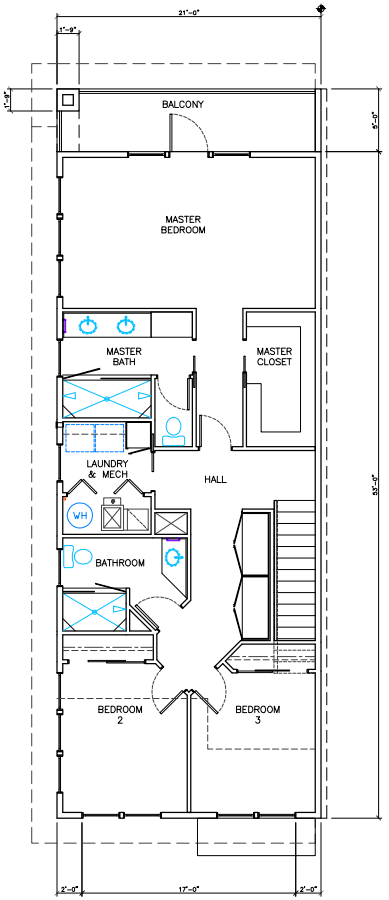
STYLE 1 GABLE

STYLE 2 SHED - SOUTH END ONLY

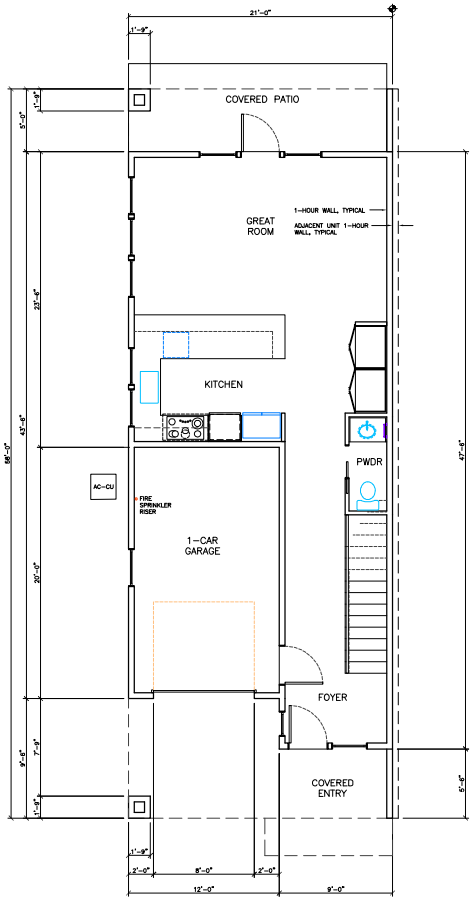
2-STORY TYPE 1 TOWNHOME DETAIL ROOF PLANS

BAT ofp

1/4" = 1'-0"



SECOND FLOOR PLAN



GROUND FLOOR PLAN

2-STORY TYPE 1 TOWNHOME DETAIL FLOOR PLANS - 1,723 SF LIVING SPACE

BAT ofp

1/4" = 1'-0"

ORIENTATION PER A1.1 SITE PLAN & A2 SERIES COMPOSITE FLOOR PLANS

N

10 0 5 10 20

GRAPHIC SCALE 1/4" = 1'-0"

GSB ARCHITECTURE
Architecture • Interiors • Planning
Greg S. Balderree, AIA
Architect / CGBP / LEED AP
8502 Lilliput Way
El Dorado Hills, CA 95762
(916) 934-3870
GSB-Arch@comcast.net

LICENSED ARCHITECT GREG S. BALDERREE STATE OF CALIFORNIA NO. C27461 REN: 1-31-21

Seal

Designed By: GSB
Drawn By: GSB
Checked By: GSB

GSB ARCHITECTURE INC. & THE ARCHITECT ABOVE ARE THE ARCHITECT OF RECORD AND SOLE OWNER OF THESE DRAWINGS AND RETAIN ALL COPYRIGHTS, LEGAL AND PROPRIETARY RIGHTS BY LAW TO THE FULLEST EXTENT. DUPLICATIONS, REPRODUCTIONS AND THE LIKE OF THESE DOCUMENTS FOR USE OTHER THAN THE SPECIFIED PROJECT, TITLE, PROPERTY, CLIENT AND PROPERTY OWNER BELOW IS STRICTLY PROHIBITED. DESIGN MODIFICATIONS TO THESE INSTRUMENTS WITHOUT THE ARCHITECT'S WRITTEN AUTHORIZATION AND SEAL IS STRICTLY PROHIBITED AND WILL BE ENFORCED BY LAW. THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT THE ARCHITECT'S STAMP AND SIGNATURE, ALONG WITH APPROVAL STAMPS BY GOVERNING AGENCIES.

Approvals

Consultant

McCLELLAN HEIGHTS TOWNHOMES

PLANNING ENTITLEMENTS SUBMITTAL

2310-2336 BELL AVENUE
SACRAMENTO
CALIFORNIA 95838
APN: 238-0140-012, 037 & 038

LE PROPERTY I, LLC
2336 BELL AVENUE
SACRAMENTO, CA
95838
(916) 437-0373

Client / Owner

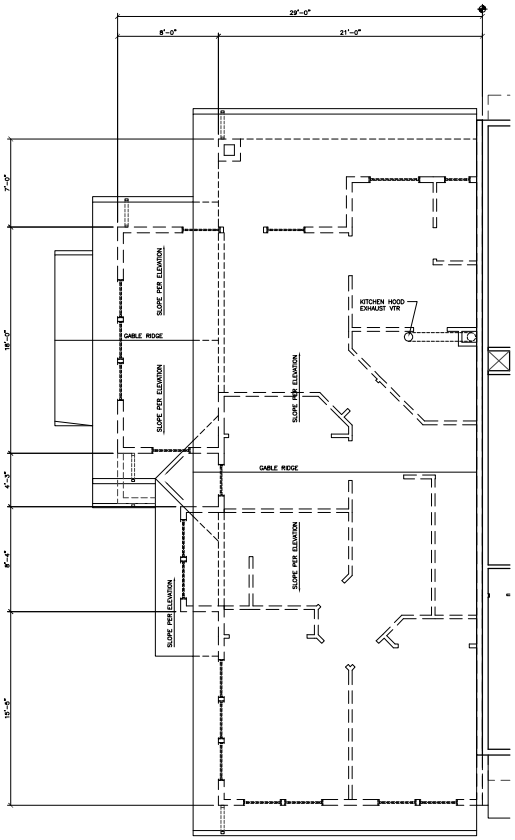
2-STORY TYPE 1 TOWNHOME DETAIL FLOOR & ROOF PLANS

Sheet Title

9 APRIL 2021
PLANNING ENTITLEMENT RESUBMITTAL: REVISION REQUIREMENTS PER ALL PLANNING ENTITLEMENT AGENCY REVIEW COMMENTS RECEIVED UP TO 31 JULY 2020 WITH SUBSEQUENT REVISION, REVIEW AND APPROVAL.

Revisions

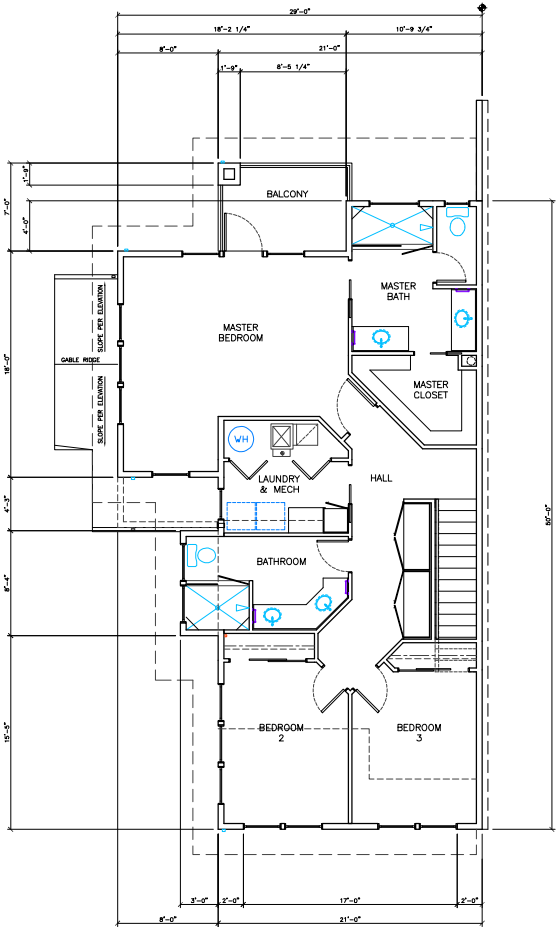
Project No. GSB18-07
Date: 14 MAY 2020
A4.1
of



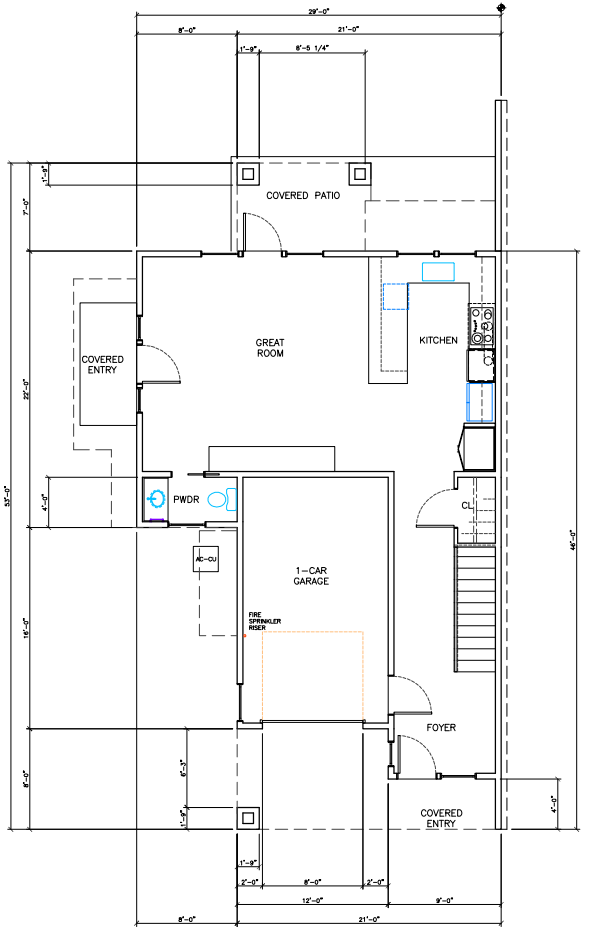
2-STORY TYPE 2 TOWNHOME DETAIL ROOF PLAN

BAT ofp

1/4" = 1'-0"



SECOND FLOOR PLAN



GROUND FLOOR PLAN

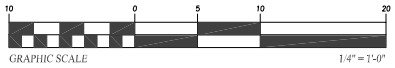
2-STORY TYPE 2 TOWNHOME DETAIL FLOOR PLANS - 1,869 SF LIVING SPACE

BAT ofp

ORIENTATION PER A1.1 SITE PLAN & A2.1 SERIES COMPOSITE FLOOR PLANS

N

1/4" = 1'-0"



GSB ARCHITECTURE
Architecture • Interiors • Planning
Greg S. Balderree, AIA
Architect / CGBP / LEED AP
8502 Lilliput Way
El Dorado Hills, CA 95762
(916) 934-3870
GSB-Arch@comcast.net

LICENSED ARCHITECT GREG S. BALDERREE NO. C27461 REN: 1-31-21 STATE OF CALIFORNIA

Seal

Designed By: GSB
Drawn By: GSB
Checked By: GSB

GSB ARCHITECTURE INC. & THE ARCHITECT ABOVE ARE THE ARCHITECT OF RECORD AND SOLE OWNER OF THESE DRAWINGS AND RETAIN ALL COPYRIGHTS, LEGAL AND PROPRIETARY RIGHTS BY LAW TO THE FULLEST EXTENT. DUPLICATIONS, REPRODUCTIONS AND THE LIKE OF THESE DOCUMENTS FOR USE OTHER THAN THE SPECIFIED PROJECT, TITLE, PROPERTY, CLIENT AND PROPERTY OWNER BELOW IS STRICTLY PROHIBITED. DESIGN MODIFICATIONS TO THESE INSTRUMENTS WITHOUT THE ARCHITECT'S WRITTEN AUTHORIZATION AND SEAL IS STRICTLY PROHIBITED AND WILL BE ENFORCED BY LAW. THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT THE ARCHITECT'S STAMP AND SIGNATURE, ALONG WITH APPROVAL STAMPS BY GOVERNING AGENCIES.

Approvals

Consultant

McCLELLAN HEIGHTS TOWNHOMES

PLANNING ENTITLEMENTS SUBMITTAL

2310-2336 BELL AVENUE
SACRAMENTO
CALIFORNIA 95838
APN: 238-0140-012, 037 & 038

LE PROPERTY I, LLC
2336 BELL AVENUE
SACRAMENTO, CA
95838
(916) 437-0373

Client / Owner

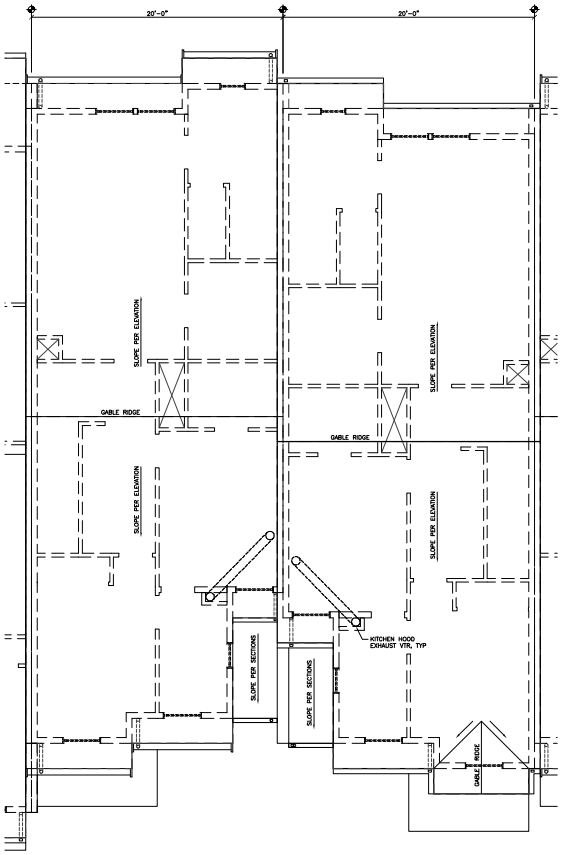
2-STORY TYPE 2 TOWNHOME DETAIL FLOOR & ROOF PLANS

Sheet Title

9 APRIL 2021
PLANNING ENTITLEMENT RESUBMITTAL: REVISION REQUIREMENTS PER ALL PLANNING ENTITLEMENT AGENCY REVIEW COMMENTS RECEIVED UP TO 31 JULY 2020 WITH SUBSEQUENT REVISION, REVIEW AND APPROVAL.

Revisions

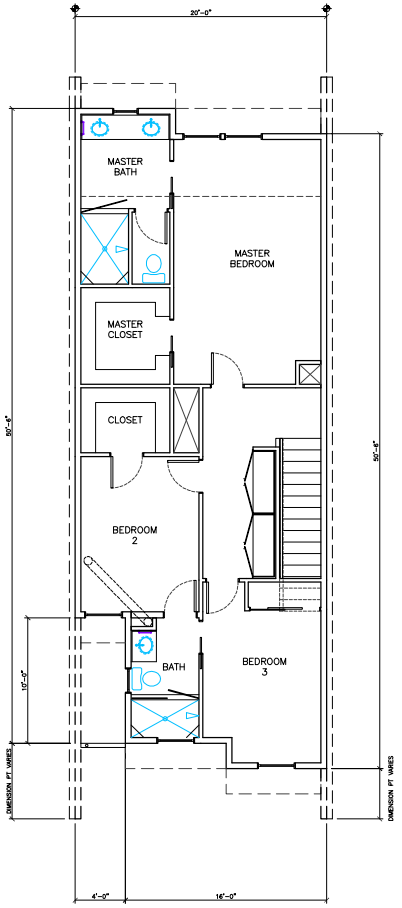
Project No. GSB18-07
Date: 14 MAY 2020
A4.2
of



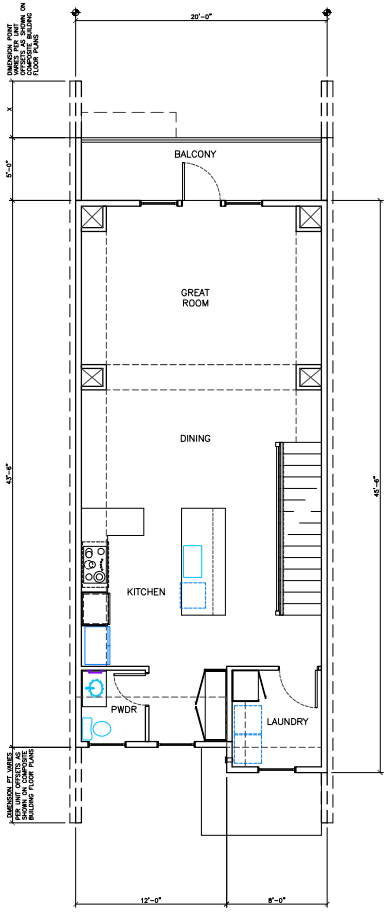
3-STORY TOWNHOME DETAIL ROOF PLANS

BAT afp

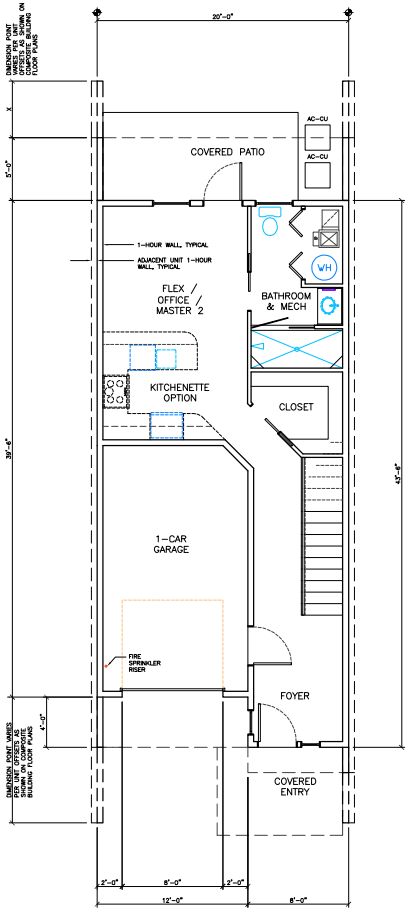
1/4" = 1'-0"



THIRD FLOOR PLAN



SECOND FLOOR PLAN



GROUND FLOOR PLAN

3-STORY TOWNHOME DETAIL FLOOR PLANS - 2,291 SF LIVING SPACE

BAT afp

1/4" = 1'-0"

ORIENTATION PER A1.1 SITE PLAN & A2 SERIES COMPOSITE FLOOR PLANS

N

GSB ARCHITECTURE
Architecture • Interiors • Planning
Greg S. Balderree, AIA
Architect / CGBP / LEED AP
8502 Lillipot Way
El Dorado Hills, CA 95762
(916) 934-3870
GSB-Arch@comcast.net

LICENSED ARCHITECT GREG S. BALDERREE NO. C27461 REN: 1-31-21 STATE OF CALIFORNIA

Seal

Designed By: GSB
Drawn By: GSB
Checked By: GSB

GSB ARCHITECTURE INC. & THE ARCHITECT ABOVE ARE THE ARCHITECT OF RECORD AND SOLE OWNER OF THESE DRAWINGS AND RETAIN ALL COPYRIGHTS, LEGAL AND PROPRIETARY RIGHTS BY LAW TO THE FULLEST EXTENT. DUPLICATIONS, REPRODUCTIONS AND THE LIKE OF THESE DOCUMENTS FOR USE, OTHER THAN THE SPECIFIED PROJECT TITLE, PROPERTY, CLIENT AND PROPERTY OWNER BELOW IS STRICTLY PROHIBITED. DESIGN MODIFICATIONS TO THESE INSTRUMENTS WITHOUT THE ARCHITECT'S WRITTEN AUTHORIZATION AND SEAL IS STRICTLY PROHIBITED AND WILL BE ENFORCED BY LAW. THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT THE ARCHITECT'S STAMP AND SIGNATURE, ALONG WITH APPROVAL STAMPS BY GOVERNING AGENCIES.

Approvals

Consultant

McCLELLAN HEIGHTS TOWNHOMES

PLANNING ENTITLEMENTS SUBMITTAL

2310-2336 BELL AVENUE
SACRAMENTO
CALIFORNIA 95838
APN: 238-0140-012, 037 & 038

LE PROPERTY I, LLC
2336 BELL AVENUE
SACRAMENTO, CA
95838
(916) 437-0373

Client / Owner

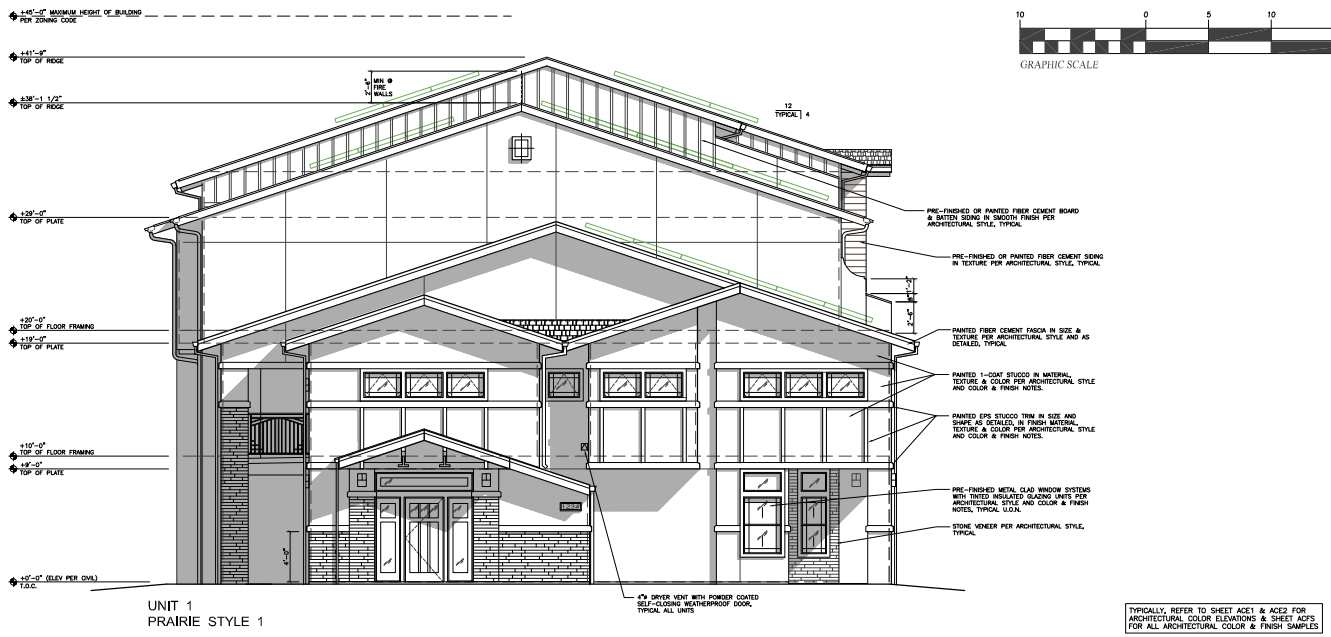
3-STORY TOWNHOME DETAIL FLOOR & ROOF PLANS

Sheet Title

9 APRIL 2021
PLANNING ENTITLEMENT RESUBMITTAL:
REVISION REQUIREMENTS PER ALL PLANNING ENTITLEMENT AGENCY REVIEW COMMENTS RECEIVED UP TO 31 JULY 2020 WITH SUBSEQUENT REVISION, REVIEW AND APPROVAL.

Revisions

Project No. GSB18-07
Date: 14 MAY 2020
A4.3
of



UNIT 1
PRAIRIE STYLE 1

TOWNHOME BUILDING 1 NORTH ELEVATION FACING BELL AVENUE

1/4"=1'-0"

10 0 5 10 20

GRAPHIC SCALE 1/4" = 1'-0"

TYPICALLY, REFER TO SHEET ACE1 & ACE2 FOR ARCHITECTURAL COLOR ELEVATIONS & SHEET ACF5 FOR ALL ARCHITECTURAL COLOR & FINISH SAMPLES



UNIT 1 PRAIRIE STYLE 1 | UNIT 2 SPANISH COLONIAL STYLE 1 | UNIT 3 MONTEREY STYLE 1 | UNIT 4 SPANISH COLONIAL STYLE 2 | UNIT 5 MONTEREY STYLE 2 | UNIT 6 PRAIRIE STYLE 2

TOWNHOME BUILDING 1 WEST ELEVATION

1/4"=1'-0"

GSB ARCHITECTURE
Architecture • Interiors • Planning
Greg S. Balderree, AIA
Architect / CGBP / LEED AP
8502 Lilliput Way
El Dorado Hills, CA 95762
(916) 934-3870
GSB-Arch@comcast.net

LICENSED ARCHITECT GREG S. BALDERREE STATE OF CALIFORNIA NO. C27461 REN: 1-31-21
Seal

Designed By: GSB
Drawn By: GSB
Checked By: GSB

GSB ARCHITECTURE INC. & THE ARCHITECT ABOVE ARE THE ARCHITECT OF RECORD AND SOLE OWNER OF THESE DRAWINGS AND RETAIN ALL COPYRIGHTS, LEGAL AND PROPRIETARY RIGHTS BY LAW TO THE FULLEST EXTENT. DUPLICATIONS, REPRODUCTIONS AND THE LIKE OF THESE DOCUMENTS FOR USE OTHER THAN THE SPECIFIED PROJECT, TITLE, PROPERTY, CLIENT AND PROPERTY OWNER BELOW IS STRICTLY PROHIBITED. DESIGN MODIFICATIONS TO THESE INSTRUMENTS WITHOUT THE ARCHITECT'S WRITTEN AUTHORIZATION AND SEAL IS STRICTLY PROHIBITED AND WILL BE ENFORCED BY LAW. THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT THE ARCHITECT'S STAMP AND SIGNATURE, ALONG WITH APPROVAL STAMPS BY GOVERNING AGENCIES.
Approvals

Consultant

McCLELLAN HEIGHTS TOWNHOMES

PLANNING ENTITLEMENTS SUBMITTAL

2310-2336 BELL AVENUE
SACRAMENTO
CALIFORNIA 95838
APN: 238-0140-012, 037 & 038

LE PROPERTY I, LLC
2336 BELL AVENUE
SACRAMENTO, CA
95838
(916) 437-0373
Client / Owner

BUILDING 1
EXTERIOR ELEVATIONS
Sheet Title

9 APRIL 2021
PLANNING ENTITLEMENT RESUBMITTAL
REVISION REQUIREMENTS PER ALL PLANNING ENTITLEMENT AGENCY REVIEW COMMENTS RECEIVED UP TO 31 JULY 2020 WITH SUBSEQUENT REVISION, REVIEW AND APPROVAL.
Revisions

Project No. GSB18-07
Date: 14 MAY 2020
A3.1A
of



UNIT 6
PRAIRIE STYLE 2

TOWNHOME BUILDING 1 SOUTH ELEVATION

1/4"=1'-0"

TYPICALLY, REFER TO SHEET A3.1A FOR ALL OTHER TYPICAL NOTES, DIMENSIONS & DETAIL REFERENCES.



UNIT 6
PRAIRIE STYLE 2

UNIT 5
MONTEREY STYLE 2

UNIT 4
SPANISH COLONIAL STYLE 2

UNIT 3
MONTEREY STYLE 1

UNIT 2
SPANISH COLONIAL STYLE 1

UNIT 1
PRAIRIE STYLE 1

TOWNHOME BUILDING 1 EAST ELEVATION

1/4"=1'-0"

10 0 5 10 20

GRAPHIC SCALE 1/4" = 1'-0"

GSB ARCHITECTURE
Architecture • Interiors • Planning
Greg S. Balderree, AIA
Architect / CGBP / LEED AP
8502 Lilliput Way
El Dorado Hills, CA 95762
(916) 934-3870
GSB-Arch@comcast.net

LICENSED ARCHITECT GREG S. BALDERREE NO. C27461 REN: 1-31-21 STATE OF CALIFORNIA

Seal

Designed By: GSB
Drawn By: GSB
Checked By: GSB

GSB ARCHITECTURE INC. & THE ARCHITECT ABOVE ARE THE ARCHITECT OF RECORD AND SOLE OWNER OF THESE DRAWINGS AND RETAIN ALL COPYRIGHTS, LEGAL AND PROPRIETARY RIGHTS BY LAW TO THE FULLEST EXTENT. DUPLICATIONS, REPRODUCTIONS AND THE LIKE OF THESE DOCUMENTS FOR USE, OTHER THAN THE SPECIFIED PROJECT, TITLE, PROPERTY, CLIENT AND PROPERTY OWNER BELOW IS STRICTLY PROHIBITED. DESIGN MODIFICATIONS TO THESE INSTRUMENTS WITHOUT THE ARCHITECT'S WRITTEN AUTHORIZATION AND SEAL IS STRICTLY PROHIBITED AND WILL BE ENFORCED BY LAW. THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT THE ARCHITECT'S STAMP AND SIGNATURE, ALONG WITH APPROVAL STAMPS BY GOVERNING AGENCIES.

Approvals

Consultant

McCLELLAN HEIGHTS TOWNHOMES

PLANNING ENTITLEMENTS SUBMITTAL

2310-2336 BELL AVENUE
SACRAMENTO
CALIFORNIA 95838
APN: 238-0140-012, 037 & 038

LE PROPERTY I, LLC
2336 BELL AVENUE
SACRAMENTO, CA
95838
(916) 437-0373

Client / Owner

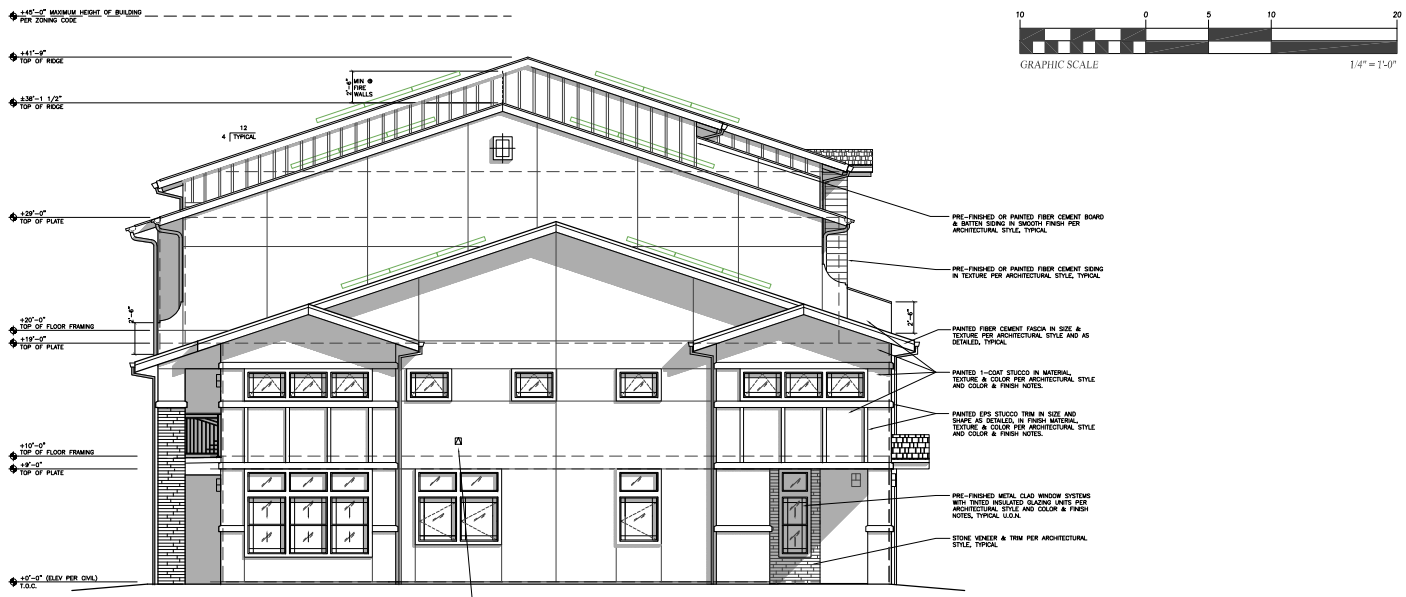
BUILDING 1
EXTERIOR ELEVATIONS

Sheet Title

9 APRIL 2021
PLANNING ENTITLEMENT RESUBMITTAL
REVISION REQUIREMENTS PER ALL PLANNING ENTITLEMENT AGENCY REVIEW COMMENTS RECEIVED UP TO 31 JULY 2020 WITH SUBSEQUENT REVISION, REVIEW AND APPROVAL.

Revisions

Project No. GSB18-07
Date: 14 MAY 2020
A3.1B
of



UNIT 7
PRAIRIE STYLE 1

TOWNHOME BUILDING 2 NORTH ELEVATION

1/4"=1'-0"

TYPICALLY, REFER TO SHEET ACE1 & ACE2 FOR ARCHITECTURAL COLOR ELEVATIONS & SHEET ACF5 FOR ALL ARCHITECTURAL COLOR & FINISH SAMPLES

10 0 5 10 20

GRAPHIC SCALE 1/4" = 1'-0"



UNIT 7 PRAIRIE STYLE 1 | UNIT 8 SPANISH COLONIAL STYLE 1 | UNIT 9 MONTEREY STYLE 1 | UNIT 10 SPANISH COLONIAL STYLE 2 | UNIT 11 MONTEREY STYLE 2 | UNIT 12 PRAIRIE STYLE 2

TOWNHOME BUILDING 2 WEST ELEVATION

1/4"=1'-0"

GSB ARCHITECTURE
Architecture • Interiors • Planning
Greg S. Balderree, AIA
Architect / CGBP / LEED AP
8502 Lilliput Way
El Dorado Hills, CA 95762
(916) 934-3870
GSB-Arch@comcast.net

LICENSED ARCHITECT GREG S. BALDERREE NO. C27461 REN: 1-31-21 STATE OF CALIFORNIA

Seal

Designed By: GSB
Drawn By: GSB
Checked By: GSB

GSB ARCHITECTURE INC. & THE ARCHITECT ABOVE ARE THE ARCHITECT OF RECORD AND SOLE OWNER OF THESE DRAWINGS AND RETAIN ALL COPYRIGHTS, LEGAL AND PROPRIETARY RIGHTS BY LAW TO THE FULLEST EXTENT. DUPLICATIONS, REPRODUCTIONS AND THE LIKE OF THESE DOCUMENTS FOR USE OTHER THAN THE SPECIFIED PROJECT, TITLE, PROPERTY, CLIENT AND PROPERTY OWNER BELOW IS STRICTLY PROHIBITED. DESIGN MODIFICATIONS TO THESE INSTRUMENTS WITHOUT THE ARCHITECT'S WRITTEN AUTHORIZATION AND SEAL IS STRICTLY PROHIBITED AND WILL BE ENFORCED BY LAW. THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT THE ARCHITECT'S STAMP AND SIGNATURE, ALONG WITH APPROVAL STAMPS BY GOVERNING AGENCIES.

Approvals

Consultant

McCLELLAN HEIGHTS TOWNHOMES

PLANNING ENTITLEMENTS SUBMITTAL

2310-2336 BELL AVENUE
SACRAMENTO
CALIFORNIA 95838
APN: 238-0140-012, 037 & 038

LE PROPERTY I, LLC
2336 BELL AVENUE
SACRAMENTO, CA
95838
(916) 437-0373

Client / Owner

BUILDING 2
EXTERIOR ELEVATIONS

Sheet Title

9 APRIL 2021
PLANNING ENTITLEMENT RESUBMITTAL:
REVISION REQUIREMENTS PER ALL PLANNING ENTITLEMENT AGENCY REVIEW COMMENTS RECEIVED UP TO 31 JULY 2020 WITH SUBSEQUENT REVISION, REVIEW AND APPROVAL.

Revisions

Project No. GSB18-07
Date: 14 MAY 2020
A3.2A
of



UNIT 12
PRAIRIE STYLE 2

TOWNHOME BUILDING 2 SOUTH ELEVATION

1/4"=1'-0"

TYPICALLY, REFER TO SHEET A3.2A FOR ALL OTHER TYPICAL NOTES, DIMENSIONS & DETAIL REFERENCES.



UNIT 12
PRAIRIE STYLE 2

UNIT 11
MONTEREY STYLE 2

UNIT 10
SPANISH COLONIAL STYLE 2

UNIT 9
MONTEREY STYLE 1

UNIT 8
SPANISH COLONIAL STYLE 1

UNIT 7
PRAIRIE STYLE 1

TOWNHOME BUILDING 2 EAST ELEVATION

1/4"=1'-0"

10 0 5 10 20

GRAPHIC SCALE 1/4" = 1'-0"

GSB ARCHITECTURE
Architecture • Interiors • Planning
Greg S. Balderree, AIA
Architect / CGBP / LEED AP
8502 Lilliput Way
El Dorado Hills, CA 95762
(916) 934-3870
GSB-Arch@comcast.net

LICENSED ARCHITECT GREG S. BALDERREE STATE OF CALIFORNIA NO. C27461 REN: 1-31-21

Seal

Designed By: GSB
Drawn By: GSB
Checked By: GSB

GSB ARCHITECTURE INC. & THE ARCHITECT ABOVE ARE THE ARCHITECT OF RECORD AND SOLE OWNER OF THESE DRAWINGS AND RETAIN ALL COPYRIGHTS, LEGAL AND PROPRIETARY RIGHTS BY LAW TO THE FULLEST EXTENT. DUPLICATIONS, REPRODUCTIONS AND THE LIKE OF THESE DOCUMENTS FOR USE, OTHER THAN THE SPECIFIED PROJECT, TITLE, PROPERTY, CLIENT AND PROPERTY OWNER BELOW IS STRICTLY PROHIBITED. DESIGN MODIFICATIONS TO THESE INSTRUMENTS WITHOUT THE ARCHITECT'S WRITTEN AUTHORIZATION AND SEAL IS STRICTLY PROHIBITED AND WILL BE ENFORCED BY LAW. THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT THE ARCHITECT'S STAMP AND SIGNATURE, ALONG WITH APPROVAL STAMPS BY GOVERNING AGENCIES.

Approvals

Consultant

McCLELLAN HEIGHTS TOWNHOMES

PLANNING ENTITLEMENTS SUBMITTAL

2310-2336 BELL AVENUE
SACRAMENTO
CALIFORNIA 95838
APN: 238-0140-012, 037 & 038

LE PROPERTY I, LLC
2336 BELL AVENUE
SACRAMENTO, CA
95838
(916) 437-0373

Client / Owner

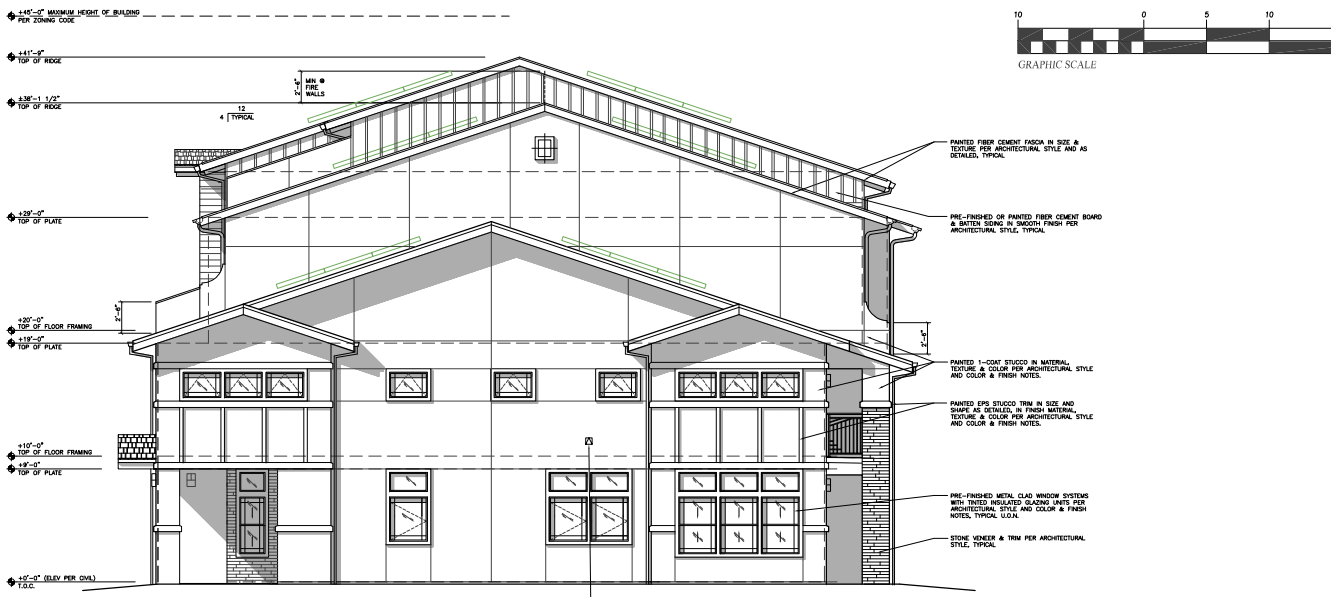
BUILDING 2
EXTERIOR ELEVATIONS

Sheet Title

9 APRIL 2021
PLANNING ENTITLEMENT RESUBMITTAL
REVISION REQUIREMENTS PER ALL PLANNING ENTITLEMENT AGENCY REVIEW COMMENTS RECEIVED UP TO 31 JULY 2020 WITH SUBSEQUENT REVISION, REVIEW AND APPROVAL.

Revisions

Project No. GSB18-07
Date: 14 MAY 2020
A3.2B
of



UNIT 18
PRAIRIE STYLE 1

TOWNHOME BUILDING 3 NORTH ELEVATION

1/4"=1'-0"

TYPICALLY, REFER TO SHEET ACE1 & ACE2 FOR ARCHITECTURAL COLOR ELEVATIONS & SHEET ACF5 FOR ALL ARCHITECTURAL COLOR & FINISH SAMPLES

10 0 5 10 20

GRAPHIC SCALE 1/4" = 1'-0"



UNIT 18
PRAIRIE STYLE 1

UNIT 17
SPANISH COLONIAL STYLE 1

UNIT 16
MONTEREY STYLE 1

UNIT 15
SPANISH COLONIAL STYLE 2

UNIT 14
MONTEREY STYLE 2

UNIT 13
PRAIRIE STYLE 2

TOWNHOME BUILDING 3 WEST ELEVATION

1/4"=1'-0"

GSB ARCHITECTURE
Architecture • Interiors • Planning
Greg S. Balderree, AIA
Architect / CGBP / LEED AP
8502 Lilliput Way
El Dorado Hills, CA 95762
(916) 934-3870
GSB-Arch@comcast.net

LICENSED ARCHITECT GREG S. BALDERREE NO. C27461 REN: 1-31-21 STATE OF CALIFORNIA

Seal

Designed By: GSB
Drawn By: GSB
Checked By: GSB

GSB ARCHITECTURE INC. & THE ARCHITECT ABOVE ARE THE ARCHITECT OF RECORD AND SOLE OWNER OF THESE DRAWINGS AND RETAIN ALL COPYRIGHTS, LEGAL AND PROPRIETARY RIGHTS BY LAW TO THE FULLEST EXTENT. DUPLICATIONS, REPRODUCTIONS AND THE LIKE OF THESE DOCUMENTS FOR USE OTHER THAN THE SPECIFIED PROJECT, TITLE, PROPERTY, CLIENT AND PROPERTY OWNER BELOW IS STRICTLY PROHIBITED. DESIGN MODIFICATIONS TO THESE INSTRUMENTS WITHOUT THE ARCHITECT'S WRITTEN AUTHORIZATION AND SEAL IS STRICTLY PROHIBITED AND WILL BE ENFORCED BY LAW. THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT THE ARCHITECT'S STAMP AND SIGNATURE, ALONG WITH APPROVAL STAMPS BY GOVERNING AGENCIES.

Approvals

Consultant

McCLELLAN HEIGHTS TOWNHOMES

PLANNING ENTITLEMENTS SUBMITTAL

2310-2336 BELL AVENUE
SACRAMENTO
CALIFORNIA 95838
APN: 238-0140-012, 037 & 038

LE PROPERTY I, LLC
2336 BELL AVENUE
SACRAMENTO, CA
95838
(916) 437-0373

Client / Owner

BUILDING 3
EXTERIOR ELEVATIONS

Sheet Title

9 APRIL 2021
PLANNING ENTITLEMENT RESUBMITTAL
REVISION REQUIREMENTS PER ALL PLANNING ENTITLEMENT AGENCY REVIEW COMMENTS RECEIVED UP TO 31 JULY 2020 WITH SUBSEQUENT REVISION, REVIEW AND APPROVAL.

Revisions

Project No. GSB18-07
Date: 14 MAY 2020
A3.3A
of



UNIT 13
PRAIRIE STYLE 2

TOWNHOME BUILDING 3 SOUTH ELEVATION

1/4"=1'-0"

TYPICALLY, REFER TO SHEET A3.3A FOR ALL OTHER TYPICAL NOTES, DIMENSIONS & DETAIL REFERENCES.

10 0 5 10 20

GRAPHIC SCALE 1/4" = 1'-0"



UNIT 13
PRAIRIE STYLE 2

UNIT 14
MONTEREY STYLE 2

UNIT 15
SPANISH COLONIAL STYLE 2

UNIT 16
MONTEREY STYLE 1

UNIT 17
SPANISH COLONIAL STYLE 1

UNIT 18
PRAIRIE STYLE 1

TOWNHOME BUILDING 3 EAST ELEVATION

1/4"=1'-0"

GSB ARCHITECTURE
Architecture • Interiors • Planning
Greg S. Balderree, AIA
Architect / CGBP / LEED AP
8502 Lilliput Way
El Dorado Hills, CA 95762
(916) 934-3870
GSB-Arch@comcast.net

LICENSED ARCHITECT GREG S. BALDERREE NO. C27461 REN. 1-31-21 STATE OF CALIFORNIA

Seal

Designed By: GSB
Drawn By: GSB
Checked By: GSB

GSB ARCHITECTURE INC. & THE ARCHITECT ABOVE ARE THE ARCHITECT OF RECORD AND SOLE OWNER OF THESE DRAWINGS AND RETAIN ALL COPYRIGHTS, LEGAL AND PROPRIETARY RIGHTS BY LAW TO THE FULLEST EXTENT. DUPLICATIONS, REPRODUCTIONS AND THE LIKE OF THESE DOCUMENTS FOR USE OTHER THAN THE SPECIFIED PROJECT, TITLE, PROPERTY, CLIENT AND PROPERTY OWNER BELOW IS STRICTLY PROHIBITED. DESIGN MODIFICATIONS TO THESE INSTRUMENTS WITHOUT THE ARCHITECT'S WRITTEN AUTHORIZATION AND SEAL IS STRICTLY PROHIBITED AND WILL BE ENFORCED BY LAW. THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT THE ARCHITECT'S STAMP AND SIGNATURE, ALONG WITH APPROVAL STAMPS BY GOVERNING AGENCIES.

Approvals

Consultant

McCLELLAN HEIGHTS TOWNHOMES

PLANNING ENTITLEMENTS SUBMITTAL

2310-2336 BELL AVENUE
SACRAMENTO
CALIFORNIA 95838
APN: 238-0140-012, 037 & 038

LE PROPERTY I, LLC
2336 BELL AVENUE
SACRAMENTO, CA
95838
(916) 437-0373

Client / Owner

BUILDING 3
EXTERIOR ELEVATIONS

Sheet Title

9 APRIL 2021
PLANNING ENTITLEMENT RESUBMITTAL
REVISION REQUIREMENTS PER ALL PLANNING ENTITLEMENT AGENCY REVIEW COMMENTS RECEIVED UP TO 31 JULY 2020 WITH SUBSEQUENT REVISION, REVIEW AND APPROVAL.

Revisions

Project No. GSB18-07
Date: 14 MAY 2020
A3.3B
of

10 0 5 10 20

GRAPHIC SCALE 1/4" = 1'-0"



UNIT 21
PRAIRIE STYLE 1

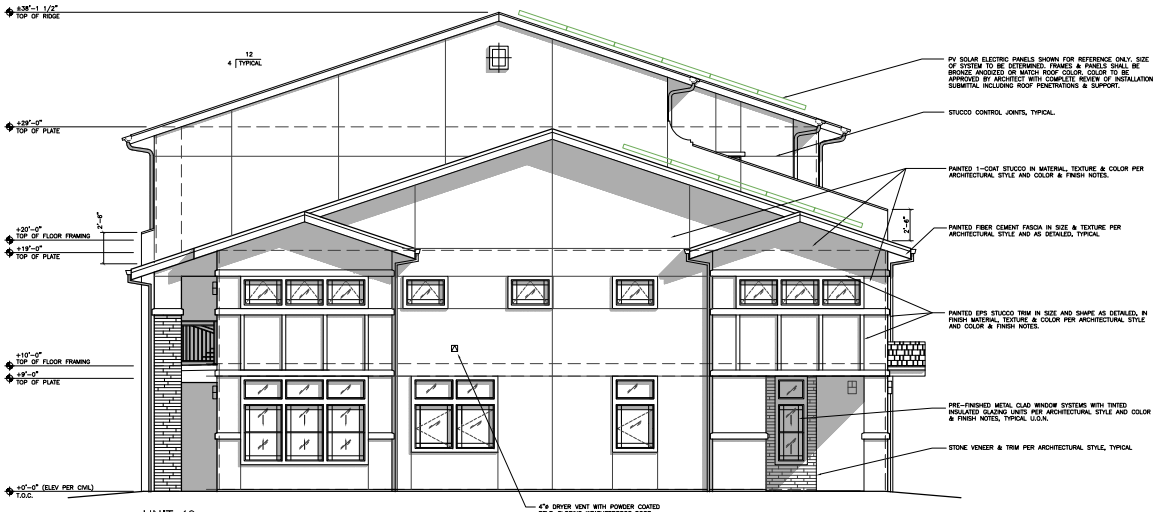
UNIT 20
SPANISH COLONIAL STYLE 1

UNIT 19
PRAIRIE STYLE 1

TOWNHOME BUILDING 4 NORTH ELEVATION FACING BELL AVENUE

1/4"=1'-0"

TYPICALLY, REFER TO SHEET ACE1 & ACE2 FOR ARCHITECTURAL COLOR ELEVATIONS & SHEET ACF5 FOR ALL ARCHITECTURAL COLOR & FINISH SAMPLES



UNIT 19
PRAIRIE STYLE 1

TOWNHOME BUILDING 4 WEST ELEVATION

1/4"=1'-0"

GSB ARCHITECTURE
Architecture • Interiors • Planning
Greg S. Balderree, AIA
Architect / CGBP / LEED AP
8502 Lilliput Way
El Dorado Hills, CA 95762
(916) 934-3870
GSB-Arch@comcast.net

LICENSED ARCHITECT GREG S. BALDERREE NO. C27461 REN: 1-31-21 STATE OF CALIFORNIA

Seal

Designed By: GSB
Drawn By: GSB
Checked By: GSB

GSB ARCHITECTURE INC. & THE ARCHITECT ABOVE ARE THE ARCHITECT OF RECORD AND SOLE OWNER OF THESE DRAWINGS AND RETAIN ALL COPYRIGHTS, LEGAL AND PROPRIETARY RIGHTS BY LAW TO THE FULLEST EXTENT. DUPLICATIONS, REPRODUCTIONS AND THE LIKE OF THESE DOCUMENTS FOR USE OTHER THAN THE SPECIFIED PROJECT TITLE, PROPERTY, CLIENT AND PROPERTY OWNER BELOW IS STRICTLY PROHIBITED. DESIGN MODIFICATIONS TO THESE INSTRUMENTS WITHOUT THE ARCHITECT'S WRITTEN AUTHORIZATION AND SEAL IS STRICTLY PROHIBITED AND WILL BE ENFORCED BY LAW. THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT THE ARCHITECT'S STAMP AND SIGNATURE, ALONG WITH APPROVAL STAMPS BY GOVERNING AGENCIES.

Approvals

Consultant

McCLELLAN HEIGHTS TOWNHOMES

PLANNING ENTITLEMENTS SUBMITTAL

2310-2336 BELL AVENUE
SACRAMENTO
CALIFORNIA 95838
APN: 238-0140-012, 037 & 038

LE PROPERTY I, LLC
2336 BELL AVENUE
SACRAMENTO, CA
95838
(916) 437-0373

Client / Owner

BUILDING 4
EXTERIOR ELEVATIONS

Sheet Title

9 APRIL 2021
PLANNING ENTITLEMENT RESUBMITTAL:
REVISION REQUIREMENTS PER ALL PLANNING ENTITLEMENT AGENCY REVIEW COMMENTS RECEIVED UP TO 31 JULY 2020 WITH SUBSEQUENT REVISION, REVIEW AND APPROVAL.

Revisions

Project No. GSB18-07
Date: 14 MAY 2020
A3.4A
of

GRAPHIC SCALE 1/4" = 1'-0"



UNIT 19 PRAIRIE STYLE 1 | UNIT 20 SPANISH COLONIAL STYLE 1 | UNIT 21 PRAIRIE STYLE 1

TOWNHOME BUILDING 4 SOUTH ELEVATION

1/4"=1'-0"

TYPICALLY, REFER TO SHEET A3.4A FOR ALL OTHER TYPICAL NOTES, DIMENSIONS & DETAIL REFERENCES.



UNIT 21
PRAIRIE STYLE 1

TOWNHOME BUILDING 4 EAST ELEVATION

1/4"=1'-0"

GSB ARCHITECTURE
Architecture • Interiors • Planning
Greg S. Balderree, AIA
Architect / CGBP / LEED AP
8502 Lilliput Way
El Dorado Hills, CA 95762
(916) 934-3870
GSB-Arch@comcast.net

LICENSED ARCHITECT GREG S. BALDERREE NO. C27461 REN: 1-31-21 STATE OF CALIFORNIA

Seal

Designed By: GSB
Drawn By: GSB
Checked By: GSB

GSB ARCHITECTURE INC. & THE ARCHITECT ABOVE ARE THE ARCHITECT OF RECORD AND SOLE OWNER OF THESE DRAWINGS AND RETAIN ALL COPYRIGHTS, LEGAL AND PROPRIETARY RIGHTS BY LAW TO THE FULLEST EXTENT. DUPLICATIONS, REPRODUCTIONS AND THE LIKE OF THESE DOCUMENTS FOR USE OTHER THAN THE SPECIFIED PROJECT, TITLE, PROPERTY, CLIENT AND PROPERTY OWNER BELOW IS STRICTLY PROHIBITED. DESIGN MODIFICATIONS TO THESE INSTRUMENTS WITHOUT THE ARCHITECT'S WRITTEN AUTHORIZATION AND SEAL IS STRICTLY PROHIBITED AND WILL BE ENFORCED BY LAW. THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT THE ARCHITECT'S STAMP AND SIGNATURE, ALONG WITH APPROVAL STAMPS BY GOVERNING AGENCIES.

Approvals

Consultant

McCLELLAN HEIGHTS TOWNHOMES

PLANNING ENTITLEMENTS SUBMITTAL

2310-2336 BELL AVENUE
SACRAMENTO
CALIFORNIA 95838
APN: 238-0140-012, 037 & 038

LE PROPERTY I, LLC
2336 BELL AVENUE
SACRAMENTO, CA
95838
(916) 437-0373

Client / Owner

BUILDING 4
EXTERIOR ELEVATIONS

Sheet Title

9 APRIL 2021
PLANNING ENTITLEMENT RESUBMITTAL:
REVISION REQUIREMENTS PER ALL PLANNING ENTITLEMENT AGENCY REVIEW COMMENTS RECEIVED UP TO 31 JULY 2020 WITH SUBSEQUENT REVISION, REVIEW AND APPROVAL.

Revisions

Project No. GSB18-07
Date: 14 MAY 2020
A3.4B
of



CS3: COOL ROOF COMPOSITION SHINGLE.
LANDMARK "HEATHER BLEND" BY CERTAINTEED.



SV3: STONE VENEER.
CLIFFSTONE "WHITE BARK" BY ELDORADO STONE.



SVW: STONE VENEER WAINSCOT SILL,
CHISLED EDGE TRIM "EARTH" BY ELDORADO STONE.

PAINT COLOR EP8: "WHISPER" DEW340
BY DUNN EDWARDS: FIELD



PAINT COLOR EP9: "WEATHERED BROWN" DEC756
BY DUNN EDWARDS: GUTTER, DOWNSPOUT, EAVE, TRIM



PFDW: PRE-FINISHED METAL CLAD DOORS & WINDOWS.
"071 DARK BRONZE" BY SIERRA PACIFIC WINDOWS

SPANISH COLONIAL STYLE 1
McCLELLAN HEIGHTS TOWNHOMES
2310-2336 BELL AVENUE SACRAMENTO, CA 95838
CONCEPTUAL EXTERIOR
ARCHITECTURAL COLORS & FINISHES
Project No. GSB18-07
Date: 11 MAY 2020
ACF3
1 of 1

GSB ARCHITECTURE, INC.
Architecture • Interiors • Planning
Greg S. Balderree, AIA
Architect / CGBP / LEED AP
5110 Garlanda Drive
El Dorado Hills, CA 95762
(916) 933-8033
GSB-Arch@comcast.net



CS4: COOL ROOF COMPOSITION SHINGLE.
LANDMARK "BURNT SIENNA" BY CERTAINTEED.



SV4: STONE VENEER,
CLIFFSTONE "MANZANITA" BY ELDORADO STONE.



SVT: STONE VENEER TRIM HEAD & SILL.
CHISLED EDGE TRIM "EARTH" BY ELDORADO STONE.

PAINT COLOR EP10: "BONE" DEC765
BY DUNN EDWARDS: FIELD



PAINT COLOR EP9: "WEATHERED BROWN" DEC756
BY DUNN EDWARDS: GUTTER, DOWNSPOUT, EAVE, TRIM



PFDW: PRE-FINISHED METAL CLAD DOORS & WINDOWS.
"071 DARK BRONZE" BY SIERRA PACIFIC WINDOWS

SPANISH COLONIAL STYLE 2
McCLELLAN HEIGHTS TOWNHOMES
2310-2336 BELL AVENUE SACRAMENTO, CA 95838
CONCEPTUAL EXTERIOR
ARCHITECTURAL COLORS & FINISHES
Project No. GSB18-07
Date: 11 MAY 2020
ACF4
1 of 1

GSB ARCHITECTURE, INC.
Architecture • Interiors • Planning
Greg S. Balderree, AIA
Architect / CGBP / LEED AP
5110 Garlanda Drive
El Dorado Hills, CA 95762
(916) 933-8033
GSB-Arch@comcast.net



CS2: COOL ROOF COMPOSITION SHINGLE.
LANDMARK "MOHAVE TAN" BY CERTAINTEED.



SV2: STONE VENEER.
LEDGECUT 33 "WHITE CAP" BY ELDORADO STONE.

PAINT COLOR EP5: "BIRCHWOOD" DEC752
BY DUNN EDWARDS: FIELD



PAINT COLOR EP6: "BISON BEIGE" DEC750
BY DUNN EDWARDS: TRIM



PAINT COLOR EP3: "FLOATING FEATHER" DE6142
BY DUNN EDWARDS: 2ND FLOOR HORIZ BAND



PAINT COLOR EP7: "COCOA" DEC755
BY DUNN EDWARDS: GUTTER, DOWNSPOUT, EAVE

PRAIRIE STYLE 2
McCLELLAN HEIGHTS TOWNHOMES
2310-2336 BELL AVENUE SACRAMENTO, CA 95838
CONCEPTUAL EXTERIOR
ARCHITECTURAL COLORS & FINISHES
Project No. GSB18-07
Date: 11 MAY 2020
ACF2
1 of 2

GSB ARCHITECTURE, INC.
Architecture • Interiors • Planning
Greg S. Balderree, AIA
Architect / CGBP / LEED AP
5110 Garlanda Drive
El Dorado Hills, CA 95762
(916) 933-8033
GSB-Arch@comcast.net



PFDW: PRE-FINISHED METAL CLAD DOORS & WINDOWS.
"071 DARK BRONZE" BY SIERRA PACIFIC WINDOWS

PRAIRIE STYLE 2
McCLELLAN HEIGHTS TOWNHOMES
2310-2336 BELL AVENUE SACRAMENTO, CA 95838
CONCEPTUAL EXTERIOR
ARCHITECTURAL COLORS & FINISHES
Project No. GSB18-07
Date: 11 MAY 2020
ACF2
2 of 2

GSB ARCHITECTURE, INC.
Architecture • Interiors • Planning
Greg S. Balderree, AIA
Architect / CGBP / LEED AP
5110 Garlanda Drive
El Dorado Hills, CA 95762
(916) 933-8033
GSB-Arch@comcast.net



CS1: COOL ROOF COMPOSITION SHINGLE.
LANDMARK "RESAWN SHAKE" BY CERTAINTEED.



SV1: STONE VENEER.
LEDGECUT 33 "BIRCH" BY ELDORADO STONE.

PAINT COLOR EP1: "GRAHAM CRACKER" DE6144
BY DUNN EDWARDS: FIELD



PAINT COLOR EP2: "TAN PLAN" DE6137
BY DUNN EDWARDS: TRIM



PAINT COLOR EP3: "FLOATING FEATHER" DE6142
BY DUNN EDWARDS: 2ND FLOOR HORIZ BAND



PAINT COLOR EP4: "STOCKHORSE" DE6147
BY DUNN EDWARDS: GUTTER, DOWNSPOUT, EAVE

PRAIRIE STYLE 1
McCLELLAN HEIGHTS TOWNHOMES
2310-2336 BELL AVENUE SACRAMENTO, CA 95838
CONCEPTUAL EXTERIOR
ARCHITECTURAL COLORS & FINISHES
Project No. GSB18-07
Date: 11 MAY 2020
ACF1
1 of 2

GSB ARCHITECTURE, INC.
Architecture • Interiors • Planning
Greg S. Balderree, AIA
Architect / CGBP / LEED AP
5110 Garlanda Drive
El Dorado Hills, CA 95762
(916) 933-8033
GSB-Arch@comcast.net



PFDW: PRE-FINISHED METAL CLAD DOORS & WINDOWS.
"071 DARK BRONZE" BY SIERRA PACIFIC WINDOWS

PRAIRIE STYLE 1
McCLELLAN HEIGHTS TOWNHOMES
2310-2336 BELL AVENUE SACRAMENTO, CA 95838
CONCEPTUAL EXTERIOR
ARCHITECTURAL COLORS & FINISHES
Project No. GSB18-07
Date: 11 MAY 2020
ACF1
2 of 2

GSB ARCHITECTURE, INC.
Architecture • Interiors • Planning
Greg S. Balderree, AIA
Architect / CGBP / LEED AP
5110 Garlanda Drive
El Dorado Hills, CA 95762
(916) 933-8033
GSB-Arch@comcast.net

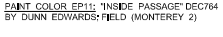


CS5: COOL ROOF COMPOSITION SHINGLE.
LANDMARK "WEATHERED WOOD" BY CERTAINTEED.

PAINT COLOR EP5: "BIRCHWOOD" DEC752
BY DUNN EDWARDS: FIELD (MONTEREY 1)



PAINT COLOR EP11: "INSIDE PASSAGE" DEC764
BY DUNN EDWARDS: FIELD (MONTEREY 2)



PAINT COLOR EP7: "COCOA" DEC755
BY DUNN EDWARDS: BOARD & BATTEN



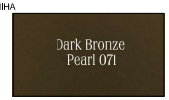
PAINT COLOR EP9: "WEATHERED BROWN" DEC756
BY DUNN EDWARDS: GUTTER, DOWNSPOUT, EAVE, TRIM



PFCP1: PRE-FINISHED FIBER CEMENT PANELS,
CASING & SHUDDERS IN WOOD GRAIN
TEXTURE (MONTEREY 1 & 2)
"VINTAGEWOOD BARK" BY NICHIHA



PFCP2: PRE-FINISHED FIBER CEMENT PANELS
IN WOOD GRAIN TEXTURE (MONTEREY 1 ONLY)
"CEDAR" BY NICHIHA



PFDW: PRE-FINISHED METAL CLAD DOORS & WINDOWS.
"071 DARK BRONZE" BY SIERRA PACIFIC WINDOWS

MONTEREY STYLE 1 & 2
McCLELLAN HEIGHTS TOWNHOMES
2310-2336 BELL AVENUE SACRAMENTO, CA 95838
CONCEPTUAL EXTERIOR
ARCHITECTURAL COLORS & FINISHES
Project No. GSB18-07
Date: 11 MAY 2020
ACF5
1 of 2

GSB ARCHITECTURE, INC.
Architecture • Interiors • Planning
Greg S. Balderree, AIA
Architect / CGBP / LEED AP
5110 Garlanda Drive
El Dorado Hills, CA 95762
(916) 933-8033
GSB-Arch@comcast.net

MONTEREY STYLE 1 & 2
McCLELLAN HEIGHTS TOWNHOMES
2310-2336 BELL AVENUE SACRAMENTO, CA 95838
CONCEPTUAL EXTERIOR
ARCHITECTURAL COLORS & FINISHES
Project No. GSB18-07
Date: 11 MAY 2020
ACF5
2 of 2

GSB ARCHITECTURE, INC.
Architecture • Interiors • Planning
Greg S. Balderree, AIA
Architect / CGBP / LEED AP
5110 Garlanda Drive
El Dorado Hills, CA 95762
(916) 933-8033
GSB-Arch@comcast.net

TYPICAL FINISH COLOR NOTE:

ARCHITECTURAL STYLE COLORS & FINISHES SHOWN ON THIS SHEET ARE THE SPECIFIED MANUFACTURER'S SYSTEMS. IMAGES MAY VARY TO THE VIEWER AS THE COLORS ARE DEPENDANT ON THE COLOR RANGE OF A PRINTER AND THE QUALITY OF THE COMPUTER MONITOR COLOR SPECTRUM. THE ACCURACY OF THESE SAMPLE IMAGES SHOULD BE USED ONLY FOR DESIGNATION OF WHERE AND WHAT PROPOSED MATERIALS ARE TO BE APPLIED. ACTUAL FINISH SAMPLES BY THE ARCHITECT OR MANUFACTURER SHOULD BE OBSERVED FOR CORRECTNESS.

GSB ARCHITECTURE
Architecture • Interiors • Planning
Greg S. Balderree, AIA
Architect / CGBP / LEED AP
8502 Lillipost Way
El Dorado Hills, CA 95762
(916) 934-3870
GSB-Arch@comcast.net

LICENSED ARCHITECT
GREG S. BALDERREE
NO. C27461
REN: 1-31-21
STATE OF CALIFORNIA

Seal

Designed By: GSB
Drawn By: GSB
Checked By: GSB

GSB ARCHITECTURE INC. & THE ARCHITECT ABOVE ARE THE ARCHITECT OF RECORD AND SOLE OWNER OF THESE DRAWINGS AND RETAIN ALL COPYRIGHTS, LEGAL AND PROPRIETARY RIGHTS BY LAW TO THE FULLEST EXTENT. DUPLICATIONS, REPRODUCTIONS AND THE LIKE OF THESE DOCUMENTS FOR USE OTHER THAN THE SPECIFIED PROJECT TITLE, PROPERTY, CLIENT AND PROPERTY OWNER BELOW IS STRICTLY PROHIBITED. DESIGN MODIFICATIONS TO THESE INSTRUMENTS WITHOUT THE ARCHITECT'S WRITTEN AUTHORIZATION AND SEAL IS STRICTLY PROHIBITED AND WILL BE ENFORCED BY LAW. THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION WITHOUT THE ARCHITECT'S STAMP AND SIGNATURE, ALONG WITH APPROVAL STAMPS BY GOVERNING AGENCIES.

Approvals

Consultant

McCLELLAN HEIGHTS TOWNHOMES

PLANNING ENTITLEMENTS SUBMITTAL

2310-2336 BELL AVENUE
SACRAMENTO
CALIFORNIA 95838
APN: 238-0140-012, 037 & 038

LE PROPERTY I, LLC
2336 BELL AVENUE
SACRAMENTO, CA
95838
(916) 437-0373

Client / Owner

ARCHITECTURAL COLOR & FINISH SAMPLES

Sheet Title

9 APRIL 2021
PLANNING ENTITLEMENT RESUBMITTAL
REVISION REQUIREMENTS PER ALL PLANNING ENTITLEMENT AGENCY REVIEW COMMENTS RECEIVED UP TO 31 JULY 2020 WITH SUBSEQUENT REVISION, REVIEW AND APPROVAL.

Revisions

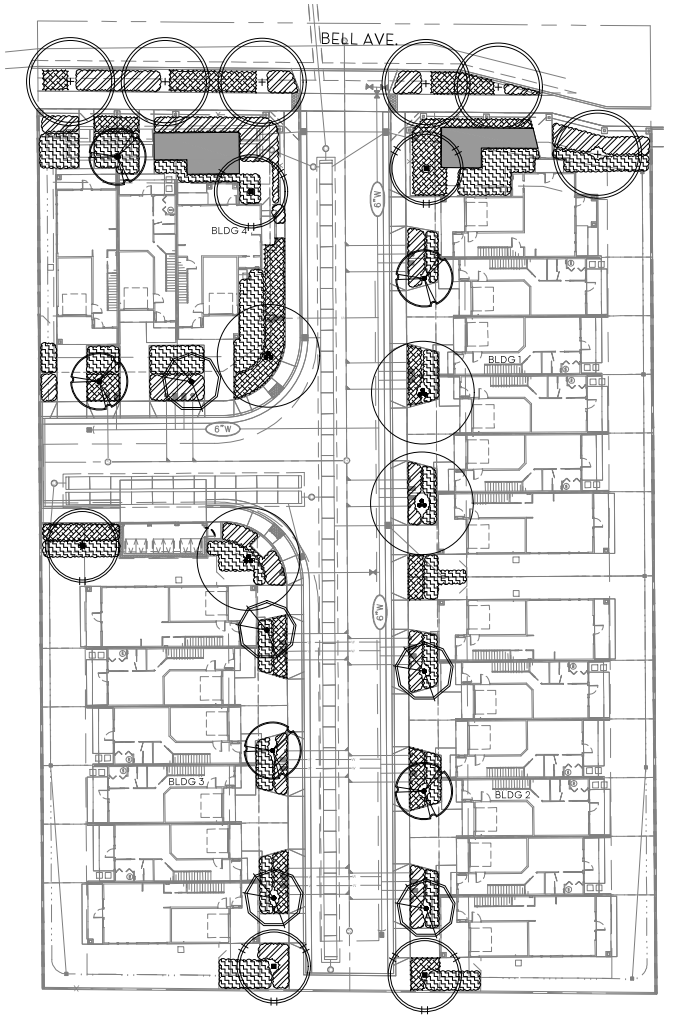
Project No. GSB18-07
Date: 14 MAY 2020
ACF5
of

PLANT LEGEND

TYPE	BOTANICAL NAME	COMMON NAME	WATER USE	SIZE	HEIGHT/WIDTH
STREET TREE					
+	ZELKOVA SERRATA 'WIRELESS'	BROAD SAWLEAF ZELKOVA	M	24" BOX	24'x36'
SHADE TREES					
	LAURUS NOBILIS	SWEET BAY	L	15 GAL.	25'x25
	PISTACIA CHINENSIS 'KEITH DAVEY'	FRUITLESS CHINESE PISTACHE	L	15 GAL.	35'x35'
ACCENT TREES					
	CHIONANTHUS RETUSUS	CHINESE FRINGE TREE	M	15 GAL.	18'x12'
	LAGERSTROEMIA 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	L	15 GAL.	22'x12'
GROUNDCOVER (< 2'-0" HIGH)					
	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	L	1 GAL	2' x 6' O.C.
	LANTANA MONTEVIDENSIS 'SPREADING WHITE'	TRAILING WHITE LANTANA	L	1 GAL.	2' x 6', 48" O.C.
	NEPETA 'WALKERS LOW'	WALKERS LOW CATMINT	L	1 GAL.	2' x 2' O.C.
	DIANELLA REVOLUTA 'COOLVISTA'	COOLVISTA DIANELLA	L	1 GAL	2' x 2' O.C.
	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD	DWARF ENGLISH LAVENDER	L	1 GAL.	1.5' x 1.5', 18" O.C.
	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY DWARF FOUNTAIN GRASS	L	1 GAL.	1' x 1' O.C.
	WESTRINGIA FRUTICOSA MUNDI	LOW COAST ROASEMARY	L	1 GAL.	2' x 5' O.C.
TURF					
	LAWN BOLERO PLUS; (90% BOLERO DWARF FESCUE & 10% KENTUCKY BLUEGRASS) *AS AVAILABLE FROM DELTA BLUEGRASS		H	SOD	

PLANTING NOTES

1. PLANT MATERIAL QUANTITIES SHOWN ON DRAWINGS ARE INFORMATIONAL ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL REQUIRED.
2. IMMEDIATELY AFTER AWARD OF CONTRACT, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF SPECIFIED PLANT MATERIAL IS AVAILABLE FROM COMMERCIAL NURSERIES. IN CASE A PLANT IS NOT AVAILABLE, THE LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS. SUCH CHANGES WILL NOT ALTER THE CONTRACTOR'S ORIGINAL BID PRICE UNLESS A CREDIT IS DUE THE OWNER.
3. EXCAVATED PLANT PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS WHEN FULLY FLOODED WITH WATER SHALL DRAIN WITHIN 6 HOURS OF FILLING. THE CONTRACTOR SHALL ENSURE ALL PLANT PITS HAVE POSITIVE DRAINAGE. SEE SPECIFICATIONS FOR EXACT REQUIREMENTS.
4. ALL PLANT MATERIALS SHALL COMPLY WITH FORM AND CHARACTERISTIC REQUIREMENTS AS SPECIFIED. ALL PLANT MATERIAL WILL COMPLY WITH ANSI Z601 'STANDARD FOR NURSERY STOCK'.
5. THE CONTRACTOR SHALL CONFORM TO ALL CONDITIONS AND REQUIREMENTS CONTAINED WITHIN THE LANDSCAPE INSTALLATION SPECIFICATIONS. THE CONTRACTOR SHALL HAVE AVAILABLE ON THE JOB SITE AT ALL TIMES, THE CONSTRUCTION ISSUE SPECIFICATIONS FOR INSPECTION BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL INSERT IN THE PLANS ALL OFFICIAL/APPROVED ADDENDUMS AND/OR CHANGE ORDERS RELATIVE TO THE LANDSCAPE INSTALLATION IN CHRONOLOGICAL ORDER.
6. THE CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION CONTROL MEASURES THAT MAY BE REQUIRED THROUGH THE DURATION OF THE CONTRACT PERIOD. SHOULD THERE BE EXISTING SOIL EROSION CONDITIONS THAT REQUIRE MITIGATION WHEN THE CONTRACTOR INITIALLY ACCEPTS THE SITE, THE LANDSCAPE ARCHITECT AND OWNER SHOULD BE ALERTED TO ITS EXISTENCE. FAILURE OF THE CONTRACTOR TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER IMPLIES ACCEPTANCE OF THE SITE BY THE CONTRACTOR IN ITS EXISTING CONDITION. ALL COSTS NECESSARY TO MITIGATE EXISTING EROSION PROBLEMS SHALL BE AT THE CONTRACTOR'S EXPENSE AND AT NO EXTRA COST TO THE OWNER OR INCREASE THE ORIGINAL BID AMOUNT.
7. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITY SYSTEMS PRIOR TO BEGINNING ANY PHASE OF CONSTRUCTION THAT MAY CAUSE DAMAGE TO EXISTING STRUCTURES. CALL U.S.A. TO LOCATE ALL EXISTING UTILITIES (800) 227-2600. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR/REPLACEMENT OF DAMAGED UTILITIES, TO THE SATISFACTION OF THE OWNER OR GOVERNING AGENCY AND AT NO EXTRA COST TO THE OWNER OR INCREASE IN BID AMOUNT.
8. INCORPORATE COMPOST AT A RATE OF AT LEAST FOUR CUBIC YARDS PER 1,000 SQUARE FEET TO A DEPTH OF SIX INCHES INTO LANDSCAPE AREA (UNLESS CONTRA-INDICATED BY A SOIL TEST).
9. ALL NON-TURF PLANTING AREAS (EXCEPT BIOSWALE AREAS) SHALL BE TOP DRESSED WITH A 3" LAYER OF CHIPPED BARK MULCH. PARTICLE SIZE SHALL BE A MINIMUM OF TWO (2) INCHES. BIOSWALE AREAS TO RECEIVE A 3" MIN. LAYER OF 1"-3" COBBLE IN LIEU OF BARK MULCH.
10. NO TREE SHALL BE PLANTED WITHIN FIVE (5) FEET OF UNDERGROUND WATER MAINS.
11. TREES PLANTED WITHIN FIVE (5) FEET OF SIDEWALKS OR CURBS SHALL RECEIVE ROOT BARRIERS.
12. ALL PLANTING WORK SHALL BE IN ACCORDANCE WITH CURRENT CITY OF SACRAMENTO'S STANDARD SPECIFICATIONS.
13. AT THE END OF THE ESTABLISHMENT PERIOD, A FINAL WALK THROUGH WILL BE CONDUCTED BY THE CONTRACTOR, TO INCLUDE THE LANDSCAPE ARCHITECT OF RECORD AND THE OWNER'S REPRESENTATIVE.
14. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED LANDSCAPE DOCUMENTATION TO THE LANDSCAPE ARCHITECT OF RECORD SO THE LANDSCAPE ARCHITECT MAY COMPLETE THE CERTIFICATE OF COMPLETION DOCUMENTATION TO ACHIEVE PERMIT ACCEPTANCE AND SIGN OFF AT THE END OF MAINTENANCE PERIOD, AS REQUIRED BY THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE.



0' 10' 20'
(1" = 20'-0")

McCLELLAN HEIGHTS TOWNHOMES

2310-2336 BELL AVE, SACRAMENTO, CA 95838

PRELIMINARY LANDSCAPE PLAN L1

MARCH 31, 2021

WDSLA
Wilson Design Studio Landscape Architecture
1631 Alhambra Blvd., Suite 100
Sacramento, CA 95816
916.924.5814 | www.wdsla.com

/Volumes/Projects/McClellan Heights Townhomes_19119/Plans/19119_Landscape.dwg, $(DETVIEWPT) , 18:16:58, 03-31-21

IRRIGATION LEGEND

SYMBOL	MAN. / MODEL NO.	DESCRIPTION	RADIUS	PSI.	GPM	PRECIP. RATE
	HUNTER HDL-06-18	HDL DRIP TUBING /0.60 GPH EMITTERS SPACED AT 18" O.C. INSTALL TUBING ON-GRADE, PER MANUFACTURERS INSTRUCTIONS, IN 18" SPACED ROWS WHERE SHOWN.	N/A	30	0.69/100'	0.43
	HUNTER ECO-MAT	ECO-MAT FLEECE IRRIGATION MAT WITH FLEECE WRAPPED HDL TUBING / 0.60 GPH EMITTERS SPACED AT 12" WITH ROW SPACING AT 14". INSTALL 8"-9" BELOW FINISHED GRADE WHERE SHOWN.	N/A	30	1.00/100'	0.83
	HUNTER MP ROTATOR	TURF AREAS TO BE WATERED WITH HUNTER MP ROTATORS. SIZE SPRAY NOZZLE TO ACCOMMODATE HEAD-TO-HEAD SPRAY COVERAGE. ALL SPRAY NOZZLES TO BE USED WITH HUNTER SPRAY BODY.				
	HUNTER PLD-BV	PLD MANUAL FLUSH VALVE. INSTALL AT GRADE IN 10" ROUND VALVE BOX IN PLANTER AREA LOCATED AT LOWEST POINT FROM DRIP ZONE CONTROL KIT, TYP.				
	HUNTER ECO-ID	HUNTER ECO-INDICATOR FOR SUB-SURFACE IRRIGATION. INSTALL IN A VISIBLE LOCATION AT LOWEST POINT FROM DRIP ZONE VALVE.				
NOT SHOWN	HUNTER VARIES	PLD CONNECTION FITTINGS, AS REQUIRED.				
	HUNTER RZWS-18-25-CV	ROOT ZONE WATERING SYSTEM TWO (2) PER TREE*	N/A	30	0.25 *0.50	0.86 *1.72
	HUNTER ICV	HUNTER ICV CONTROL VALVE, SIZE AS NOTED.				
	HUNTER ICV /HY100	HUNTER ICV CONTROL VALVE WITH HY100 FILTER, SIZE AS NOTED.				
	NIBCO T-113	1" BRONZE GATE VALVE, LINE SIZE.				
	HUNTER HQ44-LRC	1" BRASS QUICK COUPLING VALVE W/ LOCKING COVER.				
MV	HUNTER ICV	X" MASTER VALVE. INSTALL PER MANUFACTURER'S SPECIFICATIONS.				
FS	CST FSI-TXX-001	X" FLOW SENSOR FOR USE WITH CONTROLLER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.				
A	HUNTER IC-600-SS /ICM-600 /WSS-SEN	I-CORE 6 STATION CONTROLLER WITH SOLAR SYNC WIRELESS WEATHER SENSOR MOUNTED IN STAINLESS STEEL PEDISTAL MOUNTED ENCLOSURE WITH ONE (1) 6-STATION PLUG IN MODULE (12 STATIONS TOTAL). COORDINATE WEATHER STATION PLACEMENT AND ELECTRICAL CONNECTION. INSTALL PER MANUFACTURER'S SPECIFICATIONS. CONTACT AARON MADSEN AT (916)-516-3314 FOR PRICING, PRE-CONSTRUCTION MEETING AND INSTALLATION.				

MAINLINE: SCHEDULE 40 PVC FOR SIZES 2" OR SMALLER, PVC CLASS 315 FOR SIZES 2" OR ABOVE. SOLVENT WELD FITTINGS AT 24" DEPTH, SIZE AS NOTED.

ELECTRICAL SERVICE CONDUIT WITH WIRES, RUN ALONG MAINLINE TO VALVE CONNECTIONS.

IRRIGATION LATERAL LINE: CLASS 200 PVC UP TO 2"; SCHEDULE 40 PVC PIPE FOR 2.5" OR ABOVE. SOLVENT WELD FITTINGS AT 18" DEPTH, SIZE AS NOTED.

IRRIGATION SLEEVE: SCHEDULE 40 PVC, SIZE TO BE 2X THE TOTAL OF PIPE DIAMETER. INSTALL UNDER ALL NEW PAVING AND EXTEND 12" BEYOND HARDSCAPE EDGES

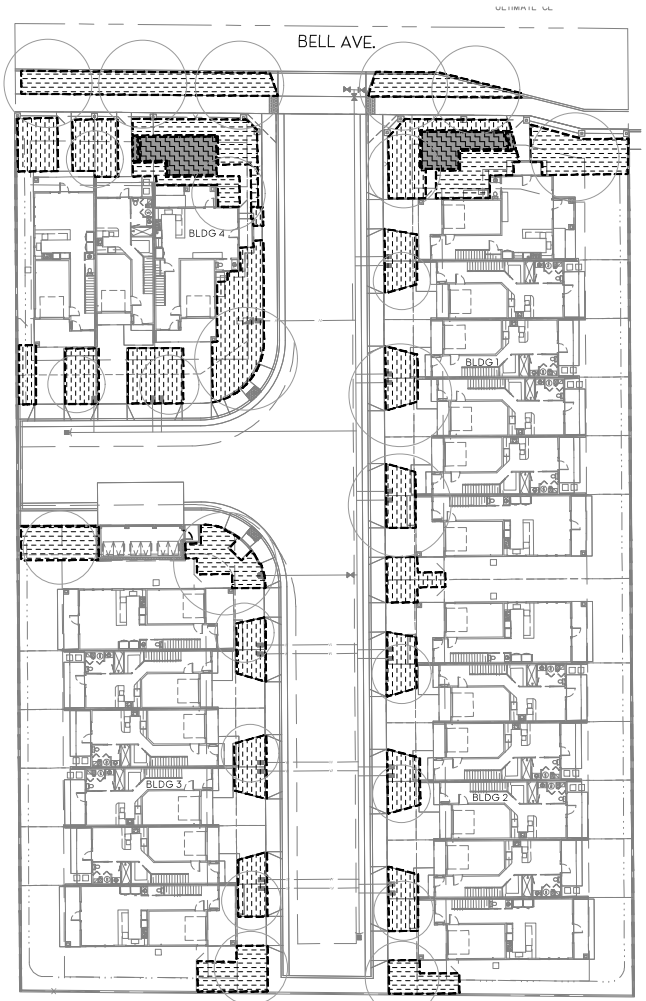
HYDROZONE AREA DELINEATION

CONTROLLER/ HYDROZONE # - GPM (IRRIGATION PRODUCT TYPE)
VALVE SIZE - PRECIP.RATE/PSI/HYDROZONE AREA (SF)
VALVE WATER USE TYPE

FULL IRRIGATION SYSTEM COVERAGE DELINEATION WILL BE SUBMITTED WITH PLANS FOR BUILDING PERMITS

IRRIGATION NOTES

1. THIS DESIGN IS DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT, PIPING, VALVES, ETC... SHOWN WITHIN PAVED AREAS ARE FOR DESIGN PURPOSES ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. ALL IRRIGATION LINES AND WIRING SHALL BE IN SLEEVING WHEN CROSSING UNDER PAVING.
2. THE X" IRRIGATION WATER METER AND BACKFLOW PREVENTION DEVICE PROVIDED (REFER TO CIVIL PLANS) IS CAPABLE OF PROVIDING A MAXIMUM FLOW OF XX GPM. THIS SYSTEM DESIGNED TO OPERATE AT 50% OF THE MAXIMUM FLOW, OR XX GPM. NO COMBINATION OF VALVES SHALL BE OPERATED AT THE SAME TIME SO THAT THE COMBINED FLOW EXCEEDS XX GPM.
3. THIS SYSTEM IS EXPECTED TO MAINTAIN A MINIMUM OPERATING PRESSURE OF 30 PSI AT THE FURTHEST POINT AWAY FROM THE P.O.C. THE CONTRACTOR SHALL VERIFY THE AVAILABLE WATER PRESSURE ON THE SITE PRIOR TO INSTALLATION OF THE SYSTEM. REPORT TO THE OWNER AND THE LANDSCAPE ARCHITECT ANY DIFFERENCES BETWEEN THE CONDITIONS ASSUMED ON THESE PLANS AND THE CONDITIONS ON SITE. IN THE EVENT PRESSURE AND/OR FLOW DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS REQUIRED.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, STRUCTURES AND FACILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS AROUND EXISTING AND PROPOSED SITE STRUCTURES AND FACILITIES, UNDER PAVING, ETC...
5. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
6. THE CONTRACTOR SHALL FLUSH AND ADJUST ALL EQUIPMENT AND VALVES FOR OPTIMUM COVERAGE. INSTALL ALL SPRINKLER HEADS WITH NOZZLE OF THE APPROPRIATE DEGREE AND RADIUS FOR THE AREAS TO BE COVERED. ADJUST ADDITIONAL NOZZLES TO ELIMINATE SPRAYING ONTO WALKS, STREETS, WALLS, ETC...
7. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
8. THE CONTRACTOR SHALL PROVIDE AND PASS A WATER AUDIT BY A CALIFORNIA CERTIFIED LANDSCAPE IRRIGATION AUDITOR, AS REQUIRED BY THE CITY OF SACRAMENTO'S WATER EFFICIENT LANDSCAPE ORDINANCE PRIOR TO THE INSTALLATION OF PLANT MATERIALS AND MAKE ALL RECOMMENDED CHANGES BEFORE THE START OF THE LANDSCAPE MAINTENANCE PERIOD.
9. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED LANDSCAPE DOCUMENTATION TO THE LANDSCAPE ARCHITECT OF RECORD SO THE LANDSCAPE ARCHITECT MAY COMPLETE THE CERTIFICATE OF COMPLETION DOCUMENTATION TO ACHIEVE PERMIT ACCEPTANCE AND SIGN OFF AT THE END OF MAINTENANCE PERIOD, AS REQUIRED BY THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE.



TREE CANOPIES SHOWN FOR REFERENCE ONLY. SEE PLANTING PLAN FOR MORE INFORMATION.

0' 10' 20'
(1" = 20'-0")

McCLELLAN HEIGHTS TOWNHOMES, SACRAMENTO, CA
WATER EFFICIENT LANDSCAPE WORKSHEET
(APN: 238-0140-012, 037, & 038)

REGULAR LANDSCAPE AREAS

VALVE NUMBER	IRRIGATION METHOD	PLANT WATER USE	PLANT FACTOR (PF)	IRRIGATION EFFICIENCY* (IE)	LANDSCAPE AREA (SF)	ETAF (PF/IE)	ETAF x AREA	ETWU
A1	DRIP	LOW	0.2	0.81	7,264	0.25	1,793.58	37,714
A2	TREE RUBBLER	LOW	0.2	0.90	420	0.25	103.70	3,337
A3	TREE BUBBLER	MODERATE	0.5	0.81	280	0.62	172.84	5,562
A4	MP ROTATOR	HIGH	0.8	0.75	579	1.07	616.53	19,839
TOTALS:				(A)	8,541	(B)	2,686.66	86,451

SPECIAL LANDSCAPE AREAS

VALVE NUMBER	IRRIGATION METHOD	PLANT WATER USE	PLANT FACTOR (PF)	IRRIGATION EFFICIENCY* (IE)	LANDSCAPE AREA (SF)	ETAF (PF/IE)	ETAF x AREA	ETWU
N/A	N/A	N/A	0	0.00	0	1.00	0.00	0
TOTALS:				(C)	0	(D)	0.00	0

TOTAL AREA: 8,541

ETO:	51.90
ETAF:	0.45

ETWU = (ETO x 0.62 x ETAF x AREA)
MAWA = (ETO x 0.62 [(ETAF x LA) + (1- ETAF) x SLA])

ETWU TOTAL:	86,451
MAWA TOTAL:	123,689

ETWU < MAWA

*ETAF IS 0.55 FOR RESIDENTIAL APPLICATIONS AND 0.45 FOR COMMERCIAL APPLICATIONS.
*TREE AREA IS CALCULATED BY THE AREA COVERED BY ROOT BALL IRRIGATION (28 SF EA.)

ETAF CALCULATIONS

REGULAR LANDSCAPE AREAS		
TOTAL ETAF x AREA	(B)	2,686.66
TOTAL AREA	(A)	8,542
AVERAGE ETAF	(B) / (A) =	0.31
ALL LANDSCAPE AREAS		
TOTAL ETAF x AREA	(B + D)	2,686.66
TOTAL AREA	(A + C)	8,542
SITEWIDE ETAF	(B + D) / (A + C) =	0.31

A WATER EFFICIENT LANDSCAPE WORKSHEET
NO SCALE

McCLELLAN HEIGHTS TOWNHOMES
2310-2336 BELL AVE, SACRAMENTO, CA 95838

IRRIGATION PLAN L2
MARCH 31, 2021

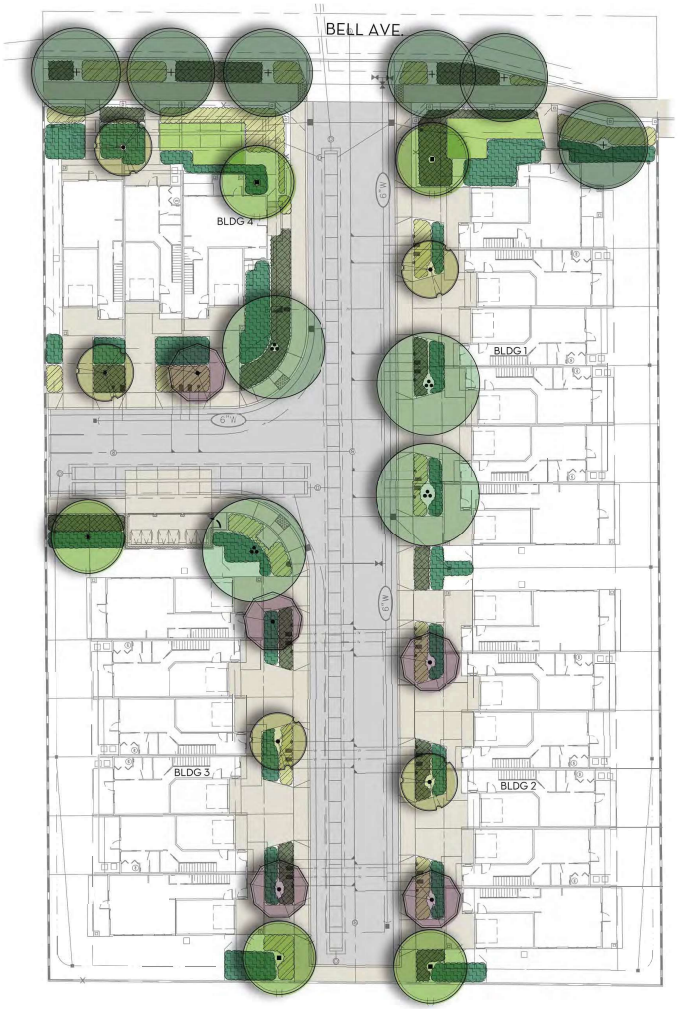
WDSLA
Wilson Design Studio Landscape Architecture
1631 Alhambra Blvd. Suite 100
Sacramento, CA 95816
916.324.5614 | www.wdsla.com

PLANT LEGEND

TYPE	BOTANICAL NAME	COMMON NAME	WATER USE	SIZE	HEIGHT/WIDTH
STREET TREE					
	ZELKOVA SERRATA 'WIRELESS'	BROAD SAWLEAF ZELKOVA	M	24" BOX	24'x36'
SHADE TREES					
	LAURUS NOBILIS	SWEET BAY	L	15 GAL.	25'x25
	PISTACIA CHINENSIS 'KEITH DAVEY'	FRUITLESS CHINESE PISTACHE	L	15 GAL.	35'x35'
ACCENT TREES					
	CHIONANTHUS RETUSUS	CHINESE FRINGE TREE	M	15 GAL.	18'x12'
	LAGERSTROEMIA 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	L	15 GAL.	22'x12'
GROUNDCOVER (< 2'-0" HIGH)					
	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	L	1 GAL	2' x 6' O.C.
	LANTANA MONTEVIDENSIS 'SPREADING WHITE'	TRAILING WHITE LANTANA	L	1 GAL.	2' x 6', 48" O.C.
	NEPETA 'WALKERS LOW'	WALKERS LOW CATMINT	L	1 GAL.	2' x 2' O.C.
	DIANELLA REVOLUTA 'COOLVISTA'	COOLVISTA DIANELLA	L	1 GAL	2' x 2' O.C.
	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD	DWARF ENGLISH LAVENDER	L	1 GAL.	1.5' x 1.5', 18" O.C.
	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY DWARF FOUNTAIN GRASS	L	1 GAL.	1' x 1' O.C.
	WESTRINGIA FRUTICOSA MUNDI	LOW COAST ROASEMARY	L	1 GAL.	2' x 5' O.C.
TURF					
	LAWN — BOLERO PLUS: (90% BOLERO DWARF FESCUE & 10% KENTUCKY BLUEGRASS) *AS AVAILABLE FROM DELTA BLUEGRASS		H	SOD	
MULCH					
	WALK-ON BARK MULCH ONLY				

PLANTING NOTES

1. PLANT MATERIAL QUANTITIES SHOWN ON DRAWINGS ARE INFORMATIONAL ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL REQUIRED.
2. IMMEDIATELY AFTER AWARD OF CONTRACT, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF SPECIFIED PLANT MATERIAL IS AVAILABLE FROM COMMERCIAL NURSERIES. IN CASE A PLANT IS NOT AVAILABLE, THE LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS. SUCH CHANGES WILL NOT ALTER THE CONTRACTOR'S ORIGINAL BID PRICE UNLESS A CREDIT IS DUE THE OWNER.
3. EXCAVATED PLANT PITS SHALL HAVE POSITIVE DRAINAGE. PLANT PITS WHEN FULLY FLOODED WITH WATER SHALL DRAIN WITHIN 6 HOURS OF FILLING. THE CONTRACTOR SHALL ENSURE ALL PLANT PITS HAVE POSITIVE DRAINAGE. SEE SPECIFICATIONS FOR EXACT REQUIREMENTS.
4. ALL PLANT MATERIALS SHALL COMPLY WITH FORM AND CHARACTERISTIC REQUIREMENTS AS SPECIFIED. ALL PLANT MATERIAL WILL COMPLY WITH ANSI Z601 'STANDARD FOR NURSERY STOCK'.
5. THE CONTRACTOR SHALL CONFORM TO ALL CONDITIONS AND REQUIREMENTS CONTAINED WITHIN THE LANDSCAPE INSTALLATION SPECIFICATIONS. THE CONTRACTOR SHALL HAVE AVAILABLE ON THE JOB SITE AT ALL TIMES, THE CONSTRUCTION ISSUE SPECIFICATIONS FOR INSPECTION BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL INSERT IN THE PLANS ALL OFFICIAL/APPROVED ADDENDUMS AND/OR CHANGE ORDERS RELATIVE TO THE LANDSCAPE INSTALLATION IN CHRONOLOGICAL ORDER.
6. THE CONTRACTOR IS RESPONSIBLE FOR SOIL EROSION CONTROL MEASURES THAT MAY BE REQUIRED THROUGH THE DURATION OF THE CONTRACT PERIOD. SHOULD THERE BE EXISTING SOIL EROSION CONDITIONS THAT REQUIRE MITIGATION WHEN THE CONTRACTOR INITIALLY ACCEPTS THE SITE, THE LANDSCAPE ARCHITECT AND OWNER SHOULD BE ALERTED TO ITS EXISTENCE. FAILURE OF THE CONTRACTOR TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER IMPLIES ACCEPTANCE OF THE SITE BY THE CONTRACTOR IN ITS EXISTING CONDITION. ALL COSTS NECESSARY TO MITIGATE EXISTING EROSION PROBLEMS SHALL BE AT THE CONTRACTOR'S EXPENSE AND AT NO EXTRA COST TO THE OWNER OR INCREASE THE ORIGINAL BID AMOUNT.
7. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITY SYSTEMS PRIOR TO BEGINNING ANY PHASE OF CONSTRUCTION THAT MAY CAUSE DAMAGE TO EXISTING STRUCTURES. CALL U.S.A. TO LOCATE ALL EXISTING UTILITIES (800) 227-2600. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR/REPLACEMENT OF DAMAGED UTILITIES, TO THE SATISFACTION OF THE OWNER OR GOVERNING AGENCY AND AT NO EXTRA COST TO THE OWNER OR INCREASE IN BID AMOUNT.
8. INCORPORATE COMPOST AT A RATE OF AT LEAST FOUR CUBIC YARDS PER 1,000 SQUARE FEET TO A DEPTH OF SIX INCHES INTO LANDSCAPE AREA (UNLESS CONTRA-INDICATED BY A SOIL TEST).
9. ALL NON-TURF PLANTING AREAS (EXCEPT BIOSWALE AREAS) SHALL BE TOP DRESSED WITH A 3" LAYER OF CHIPPED BARK MULCH. PARTICLE SIZE SHALL BE A MINIMUM OF TWO (2) INCHES. BIOSWALE AREAS TO RECEIVE A 3" MIN. LAYER OF 1"-3" COBBLE IN LIEU OF BARK MULCH.
10. NO TREE SHALL BE PLANTED WITHIN FIVE (5) FEET OF UNDERGROUND WATER MAINS.
11. TREES PLANTED WITHIN FIVE (5) FEET OF SIDEWALKS OR CURBS SHALL RECEIVE ROOT BARRIERS.
12. ALL PLANTING WORK SHALL BE IN ACCORDANCE WITH CURRENT CITY OF SACRAMENTO'S STANDARD SPECIFICATIONS.
13. AT THE END OF THE ESTABLISHMENT PERIOD, A FINAL WALK THROUGH WILL BE CONDUCTED BY THE CONTRACTOR, TO INCLUDE THE LANDSCAPE ARCHITECT OF RECORD AND THE OWNER'S REPRESENTATIVE.
14. THE CONTRACTOR SHALL PROVIDE ALL REQUIRED LANDSCAPE DOCUMENTATION TO THE LANDSCAPE ARCHITECT OF RECORD SO THE LANDSCAPE ARCHITECT MAY COMPLETE THE CERTIFICATE OF COMPLETION DOCUMENTATION TO ACHIEVE PERMIT ACCEPTANCE AND SIGN OFF AT THE END OF MAINTENANCE PERIOD, AS REQUIRED BY THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE.



0' 10' 20'
(1" = 20'-0")

McCLELLAN HEIGHTS TOWNHOMES

2310-2336 BELL AVE, SACRAMENTO, CA 95838

PRELIMINARY LANDSCAPE PLAN L3

MARCH 31, 2021

WDSLA
Wilson Design Studio Landscape Architecture
1631 Alhambra Blvd., Suite 100
Sacramento, Ca. 95816
916.524.5614 | www.wdsla.com

J:\Projects\Projects_2019\Projects\19119_McClellan Heights Townhomes\Drawings\Landscape\19119_McClellan Heights Townhomes_L3.dwg, 3/31/2021 10:54:50, Chris Ortiz