

CITY PLANNING COMMISSION

1231 "I" STREET, SUITE 200, SACRAMENTO, CA 95814

APPLICANT Allied-Langdon Eng. P.O. Box 2077; Citrus Heights, CA 95611
OWNER Duane M. McCarley, 8788 Greenback Lane, #1030, Orangevale, CA 95662
PLANS BY Applicant
FILING DATE 1-13-89 ENVIR. DET. Neg. Dec. REPORT BY DH:sg
ASSESSOR'S PCL. NO. 021-324-012

APPLICATION:

- A. Negative Declaration
- B. Tentative Map to divide 1+ vacant acres into 12 townhouse lots and one common lot in the R-1A Zone.
- C. Special Permit to develop 12 townhouse units in the R-1A Zone.

LOCATION: 4780 67th Street

PROPOSAL: The applicant is requesting the necessary entitlements to develop 12 townhouse units on 1.0+ vacant acres in the R-1A Zone.

PROJECT INFORMATION:

1988 General Plan Designation: Low Density Residential (4-15 du/net acre)
Existing Zoning of Site: R-1A
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:	Setbacks:	Required	Provided
North: Single Family; R1	Front:	To be	25'
South: Single Family; R1	Side(Int):	determined	15'
East: Single Family; R1	Side(St):	by	15'
West: Single Family; R1	Rear:	Commission	15'

Parking Required: 18 spaces at 1 1/2 spaces per unit;
Parking Provided: 27 spaces
Property Dimensions: Irregular
Property Area: 1+ acres
Density of Development: 12.5 d.u. per acre
Square Footage of Building: Unit A-1,155 sq. ft.; Unit B-941 sq. ft.
Height of Building: 2 stories; 27 feet
Topography: Flat
Street Improvements: Existing
Utilities: Existing
Exterior Building Materials: Exterior Plywood Panelling; wood trim, horizontal lap siding
Roof Material: Composition Shingle

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SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On April 26, 1989 by a vote of 6 ayes and 3 absent, the Subdivision Review Committee Recommended approval of the tentative map subject to conditions which follow.

PROJECT BACKGROUND:

The subject site was previously approved for a 12 unit townhouse development and one common lot by the City Council on January 14, 1986. The Special Permit and Tentative Map have expired (P85-446). The applicant has revised the previous request to reflect most of the concerns identified by staff.

PROJECT EVALUATION: Staff has the following comments:

A. Land use and Zoning:

The subject site is designated for Low Density Residential (4-15 du/net acre) on the 1988 General Plan. The site is zoned Single-Family Alternative (R-1A) Zone. Surrounding land uses are single family to the north, south and east with the 65th Street Expressway lying to the west and forming the western property line. The site is an irregularly shaped flag lot 200+ feet wide along 65th Street expressway by 185 feet in depth. The site is vacant with several large trees located near the property lines.

B. Project Description:

The applicant proposes to establish a 12 unit townhouse development in the R-1A Zone on 1+ vacant acres. A common lot A is proposed for all common yard and driveway areas and is to be maintained by a homeowners association. The Planning Commission and City Council determined in 1985 that due to the shape and constraints posed to the site, that a 12 unit townhouse development was an appropriate land use for the site. Individually owned units are compatible with the character of the surrounding single-family development.

C. Layout and Design:

The site plan shows three structures, one-6 unit townhouse building located near the 65th Street Expressway and two-3 unit townhouse structures. Each unit is two stories and has a two car garage. Exterior building materials include a mix of 6 inch horizontal lap siding and T-1-11 siding with composition shingles and wood trim.

Setbacks reflect the 15 feet from all property lines previously required under P-85-446. Landscaping and adequate private yard areas appear to be provided for all units. A six foot high solid board fence is shown along the north and east property lines. Staff recommends replacement or installation of a similar fence along the south property line adjacent to the driveway and remaining property.

The prior approval required recreational facilities including a lap pool in the common area. With the redesign to increase building setbacks from the property lines, the amount of landscaped area was reduced for common area. Staff observes that adjacent to the 3 common parking spaces along the south property line on area for a gazebo or barbecue and sand lots or play area is available. Staff recommends that under the special permit, the site plan be revised to show a common recreational area with amenities provided to the satisfaction of the Planning Director.

D. Noise

The subject site is impacted by peak hour noise from 65th Expressway. The City/County Health Department has indicated that interior noise can be reduced to acceptable levels without excessive expense. A sound study was required. The study indicates a 8 foot high masonry wall along 65th Expressway is required. Staff requests that the design of the wall be reviewed and approved by the Planning Director prior to issuance of building permits. A decorative masonry wall would be appropriate.

Plans for the project were routed to Traffic Engineering, Public Works and Police Departments. The Traffic Engineer request the driveway be 24 feet wide at the property line.

Detailed landscaping/irrigation plans will be required with building permit approval which indicate compliance with the 50 percent shading requirements.

E. Parkland Dedication

The Planning and Community Services Divisions have determined that parkland dedication in-lieu fees are appropriate. Fees will be based upon 0.1344 acres of land multiplied by the per acre value established by the applicant's appraiser. Acreage is based upon 12 units.

ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project as proposed will not have a significant impact to the environment; therefore, a Negative Declaration has been prepared. In compliance with Section 15070(B)1 of the California Environmental Quality Act Guidelines, the applicant has incorporated the following mandatory mitigation measures into the project plans to avoid identified effects or to mitigate such effects to a point where clearly no significant effects would occur:

- A. Prior to obtaining a building permit, the applicant shall obtain the requirements of the City Arborist for protecting vegetation during construction. The applicant shall incorporate such requirements into the project construction plan. Such plan shall be approved by the Environmental Coordinator prior to the issuance of a building permit.
- B. All windows and sliding glass doors shall be weatherstripped or mounted in low air-infiltration design frames meeting ANSI air infiltration standards.



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- C. Air conditioning or other suitable means of ventilation shall be provided to allow occupants to close doors and windows for the required acoustical isolation.
- D. A property line noise barrier at least 8 feet in height shall be provided for patios the units located along the 65th Street Expressway.
- E. Property line noise barrier materials must be airtight and massive, with no significant gaps in construction. Acceptable materials include masonry block, concrete panels, and 1-1/2" lumber with caulked overlapping joints.
- F. Exterior walls of the units along the 65th Street Expressway which face that roadway shall include stucco or brick siding. If wood siding is used, an underlayer of wood fiber board shall be applied, and the interior walls shall be mounted to the studs by means of resilient channels.

Non-compliance with, or deletion of any of the above mitigation measures by any party will require the project to be reprocessed for additional environmental review. If this review determines that there is the possibility for significant adverse environmental impact due to the development of the project, additional mitigation measures may be required, or the applicant may be requested to prepare an Environmental Impact Report if identified impacts cannot be reduce to less than a significant level through mitigation.

STAFF RECOMMENDATIONS: Staff recommends the Commission take the following actions:

- A. Ratify the Negative Declaration;
- B. Recommend approval of the tentative map subject to conditions which follow;
- C. Approve the Special Permit, subject to conditions and based upon Findings of Fact which follow.

Conditions- Tentative Map: The applicant shall satisfy each of the following conditions prior to filing the final map unless a different time for compliance is specifically noted:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the City Code; Reconstruct any deteriorated public improvements.
2. Prepare a sewer and drainage study for the review and approval of the City Engineer; Water main required on Lot A shall be private.

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3. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City and appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
4. Pursuant to City Code Section 40.319-1, the applicant shall 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 City Engineer after consultation with the U.S. Postal Service;
5. Meet all County Sanitation District requirements;
6. No trees shall be removed unless approved by the City Arborist;
7. Assure rerouting of utility line to the satisfaction of the utility company. Eliminate easement on final map;
8. Provide Covenants, Conditions and Restrictions (CC & R's) for Lot A in a form acceptable to the City Attorney and Planning Director;
9. Dedicate Lot A common area as a public utility easement for overhead and underground electrical and public utility facilities and appurtenances except for those areas where structures or pool are located;
10. Applicant shall comply with mitigation measure required for Negative Declaration for P-89-063, on file at the City Planning Department. A note referencing this shall be placed on the face of the Final Map and in the deeds to all lots;
11. A eight foot high decorative noise barrier shall be constructed along the 65th Street Expressway frontage.

Special-Permit-Conditions

1. Exterior building materials shall consist of a mix of horizontal lap siding and vertical T-1-11 siding as proposed. Roofing shall be a heavy grade, 25 year minimum life, composition shingle earhtone in color or wood shake shingles. Stucco or brick siding or wood siding described in the mitigation measures is required on structures adjacent to 65th Street Expressway.

2. All common areas are to be landscaped and automatically irrigated.
- ck. 3. No unenclosed dumpster or trash facilities are to be allowed. The trash enclosure shall meet ordinance requirements for design placement and screening. A roof or trellis shall be placed over the enclosure to screen the view from second story units. Landscaping is to be provided to screen the enclosure.
4. Private rear yards shall be established for each unit and shown on the final site plan.
5. A 6 foot high solid board fence shall be constructed along the south property line and comply with the height requirements and visibility requirements in the front yard area off 67th Street.
6. The applicant shall comply with mitigation measures listed in the Negative Declaration P-89-063 on file at the City Planning Department. An 8 foot high solid decorative sound wall shall be reviewed prior to construction by the Planning Director for the 65th Street Expressway frontage.
- ck. 7. The applicant shall provide recreational amenities such as a gazebo, or barbecue or sand lot for the approval of the Planning Director.
8. Flood Note - Condition: The property on which construction is authorized by this permit may be subject to flooding. It is the applicants and property owners responsibility to ascertain whether and to what extent such flooding may occur, and to review the applicable base flood elevations for the proposed project which are contained in the effective Flood Insurance Rate Map; the Department of the Sacramento District Corps of Engineers, Sacramento, California, Flood Insurance Study for the Sacramento City and County of California, FBFM and FIRM work map, dated January 1989; and, all preliminary flood maps available at the City of Sacramento's Planning Division.

The Federal Emergency Management Agency and the U.S. Army Corps of Engineers ("Corps") are studying portions of the City of Sacramento to determine what improvements and measures may be needed in order to deem the areas under study adequately protected from a 100 year flood. Until the needed improvements and measures are in place, the areas under study

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may be subject to flooding by a 100 year or lesser flood. (A "100 year flood" refers to the area subject to inundation by flooding once during any given 100 year cycle; however, such flooding could occur in any given year.) The applicant and property owners should check with the local Corps to ascertain the status of its ongoing study and the projected completion date of any flood control project which might affect the proposed development. Flood insurance may be mandatory in all areas not protected from a 100 year flood, and the City of Sacramento recommends obtaining such insurance whether it is mandated or not.

If the investigation of the nature of the flood hazard indicates that the property is at risk, it is the applicant and property owners' responsibility to ensure that all persons holding a record title interest in the property, and all subsequent owners, tenants, occupants and other interested parties receive notice, as required under applicable law, of the flooding risk to which the property may be subject.

This notice is intended to ensure that those persons choosing to develop property in an area subject to flooding have knowledge and the means of acquiring knowledge of the particular risks involved in such development.

This notice shall not create liability on the part of the City of Sacramento, or any of its officers, agents or employees for any damages to persons or property caused by flooding.

Findings of Fact Special Permit

1. The project, as conditioned, is based upon sound principles of land use, in that it is compatible in density and character with surrounding single family development.
2. The project, as conditioned, will not be detrimental to public health, safety or welfare or result in the creation of a nuisance, in that:
 - a. adequate on-site parking is provided;
 - b. adequate landscaping is provided;
 - c. adequate setbacks are provided.
3. The project, as conditioned, is consistent with the 1988 General Plan which designates the site for residential uses.

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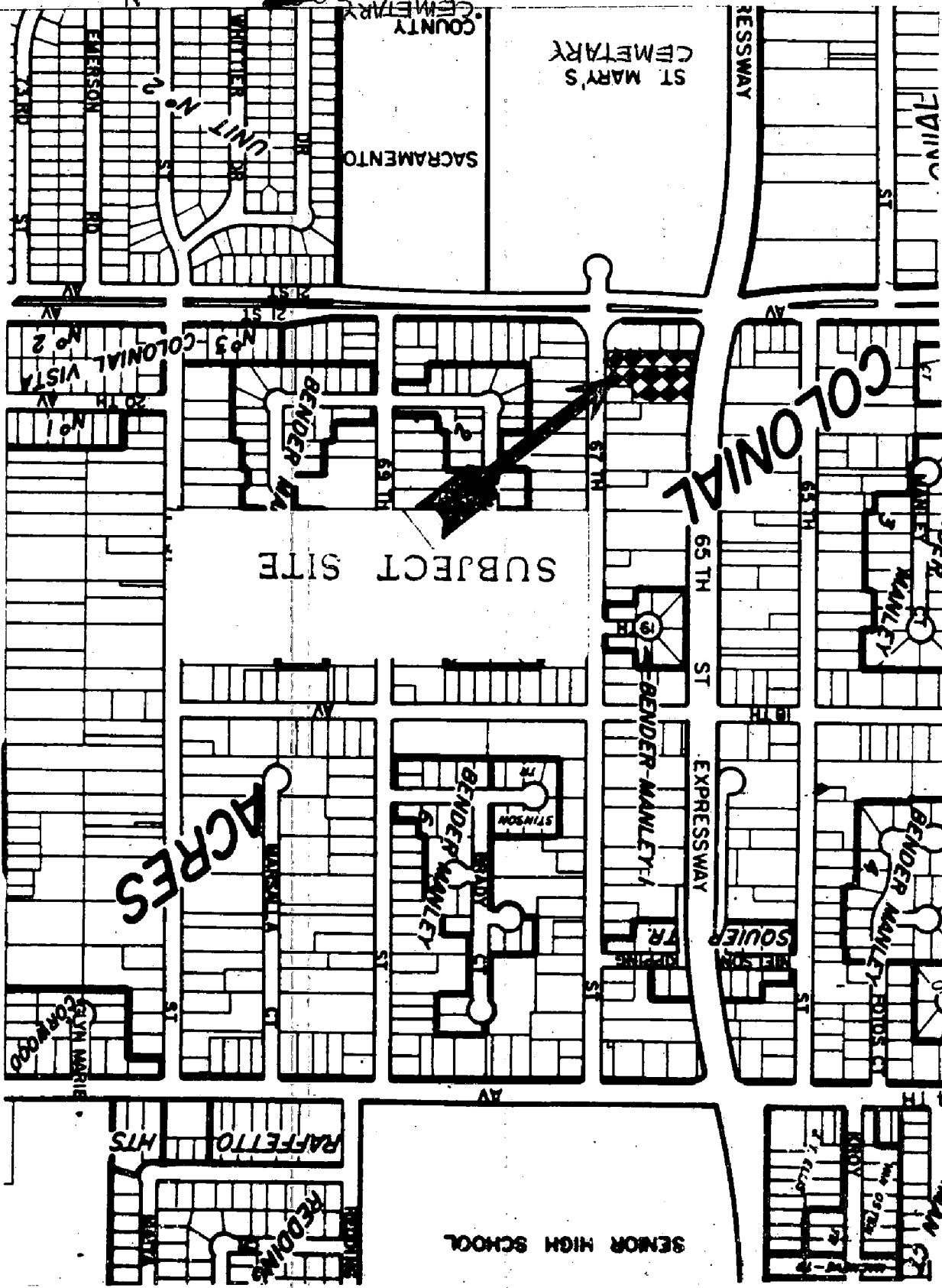
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14

VICINITY MAP

000024

Scale: 1" = 500'



ACRES

COLONIAL

SUBJECT SITE

SENIOR HIGH SCHOOL

READING

RAFFETTO

MIS

EXPRESSWAY

ST. 65TH

BENDER MANLEY

SOULER

STINSON

BENDER MANLEY

WASSER

WILLIAMS

EMERSON

YARD

RESSEWAY

MILLING

QUINCY

P-89-063

5-11-89

Item 20

LAND USE & ZONING MAP

Scale: 1" = 100'
N →

23-062

#36 IF
10

21 ST

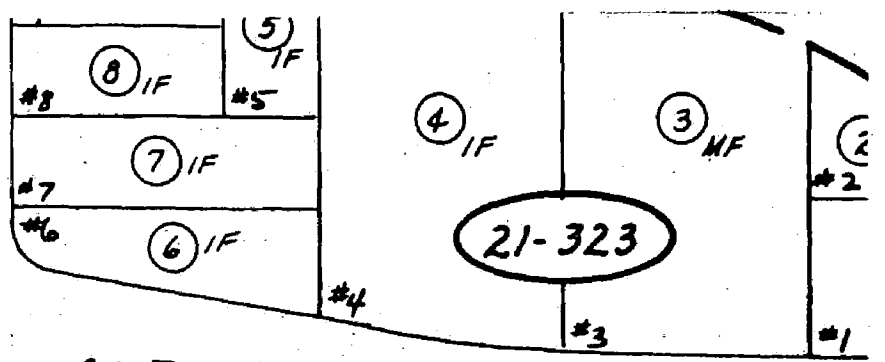
CEMETERY
22
#35

23-010

AVE.

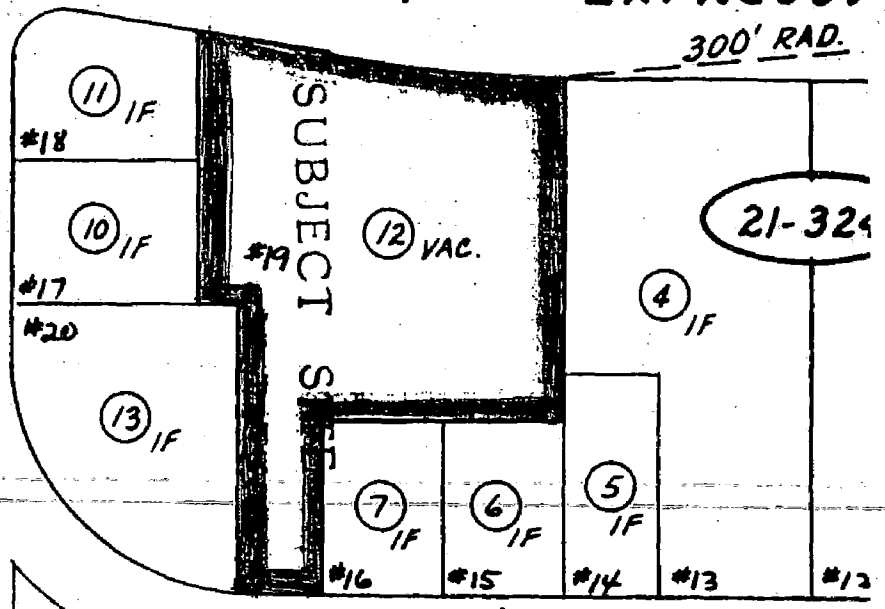
ALL ZONING IS R.1

21 ST

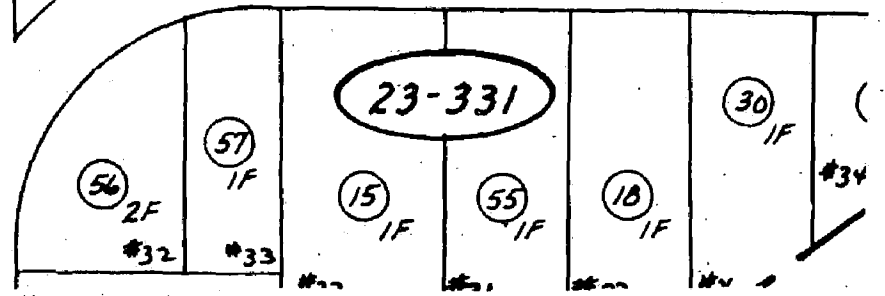


65TH ST.

EXPRESS
300' RAD.



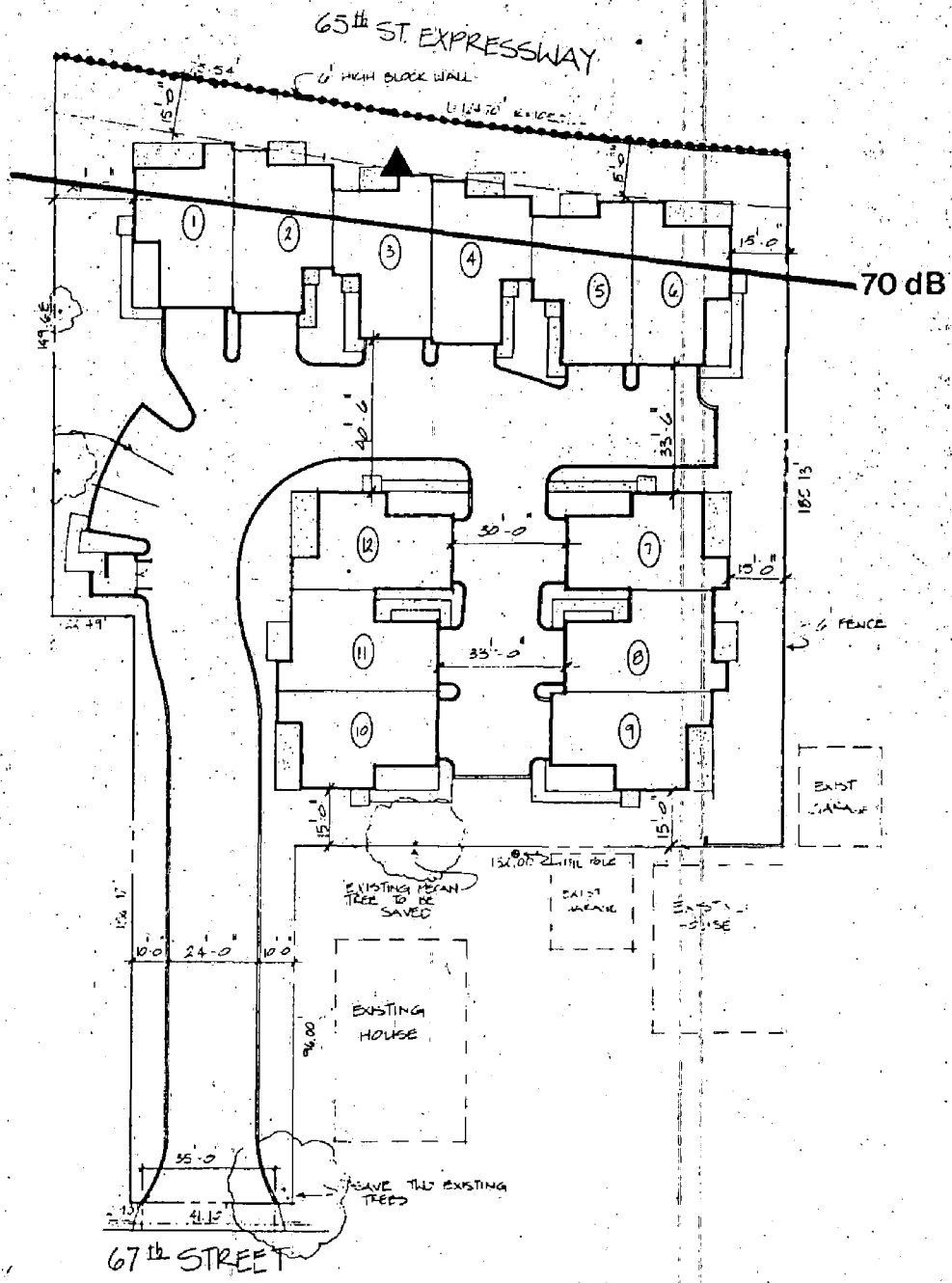
67TH ST.






23-331

Figure 1

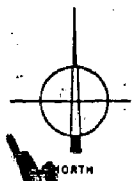
SITE PLAN - COLONIAL VILLAGE



-  :Ldn Contours
-  :Monitoring Location
-  :Proposed Barrier



BBA



000025

65TH ST. EXPRESSWAY

RUOZZI
21-324-04
S.F.

YOUNG
21-324-05
S.F.

PETRALI
21-324-06
S.F.

BORRIGO
21-324-07
S.F.

WALLEN
21-324-11
S.F.

TWILLING
21-324-10
S.F.

EGAN
21-324-13
S.F.

67TH ST.

21ST AVE.



LOCATION MAP
NO SCALE



- OWNER & DEVELOPER : MCCARLEY CONSTRUCTION CO.
8788 GREENBACK LANE, SUITE 103
ORANGEVALE, CA 95662
(916) 988-9148
- ENGINEER : ALLIED-LANGDON ENGINEERING
P.O. BOX 2077
CITRUS HEIGHTS, CA 95611
(916) 969-7533
- APN : 21-324-12
- GROSS AREA : 0.95 AC.
- EXIST. ZONING : R-1-A
- EXIST. USE : VACANT
- PROP. USE : 12 UNIT CONDOMINIUM
- WATER : CITY OF SACRAMENTO
- SEWER : CITY OF SACRAMENTO
- PARK DIST. : CITY OF SACRAMENTO
- FIRE DIST. : CITY OF SACRAMENTO
- SCHOOL DIST. : SACRAMENTO CITY UNIFIED
- PRIOR APPLIC. : P-85448

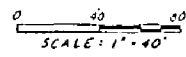


TENTATIVE SUBDIVISION MAP "COLONIAL VILLAGE TOWNHOUSES"

PORTIONS OF LOT 94 & 95
COLONIAL ACRES (13 BM 17)
CITY OF SACRAMENTO, CALIFORNIA
JANUARY, 1989

SCALE: 1" = 40'

ALLIED-LANGDON ENGINEERING
CITRUS HEIGHTS



THIS DRAWING IS TO BE USED FOR THE CITY OF SACRAMENTO.

1. CONTRACTOR SHALL FURNISH ALL MATERIAL, LABOR AND EQUIPMENT, AND TO ALL NECESSARY TO COMPLETE THIS PROJECT AS SHOWN ON THESE PLANS. ALL WORK MATERIALS SHALL BE APPROVED IN CONFORMANCE TO THE CITY OF SACRAMENTO DEPARTMENT OF PUBLIC WORKS AND CITY OF SACRAMENTO ORDINANCES.

2. CONTRACTOR SHALL BE IN POSSESSION OF CITY APPROVED PLANS AND PERMITS AT ALL TIMES TO BE NECESSARY TO COMPLY WITH THE CITY OF SACRAMENTO.

3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SACRAMENTO DEPARTMENT OF PUBLIC WORKS AND CITY OF SACRAMENTO ORDINANCES.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXISTING UTILITIES, WATER MAINS, AND SEWER LINES TO REMAIN UNDER THE CONSTRUCTION AREA.

6. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES UNDER THE CONSTRUCTION AREA OPEN, AND MAINTAIN THEM IN PLACE AND FUNCTIONAL.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.

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11. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.

12. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.

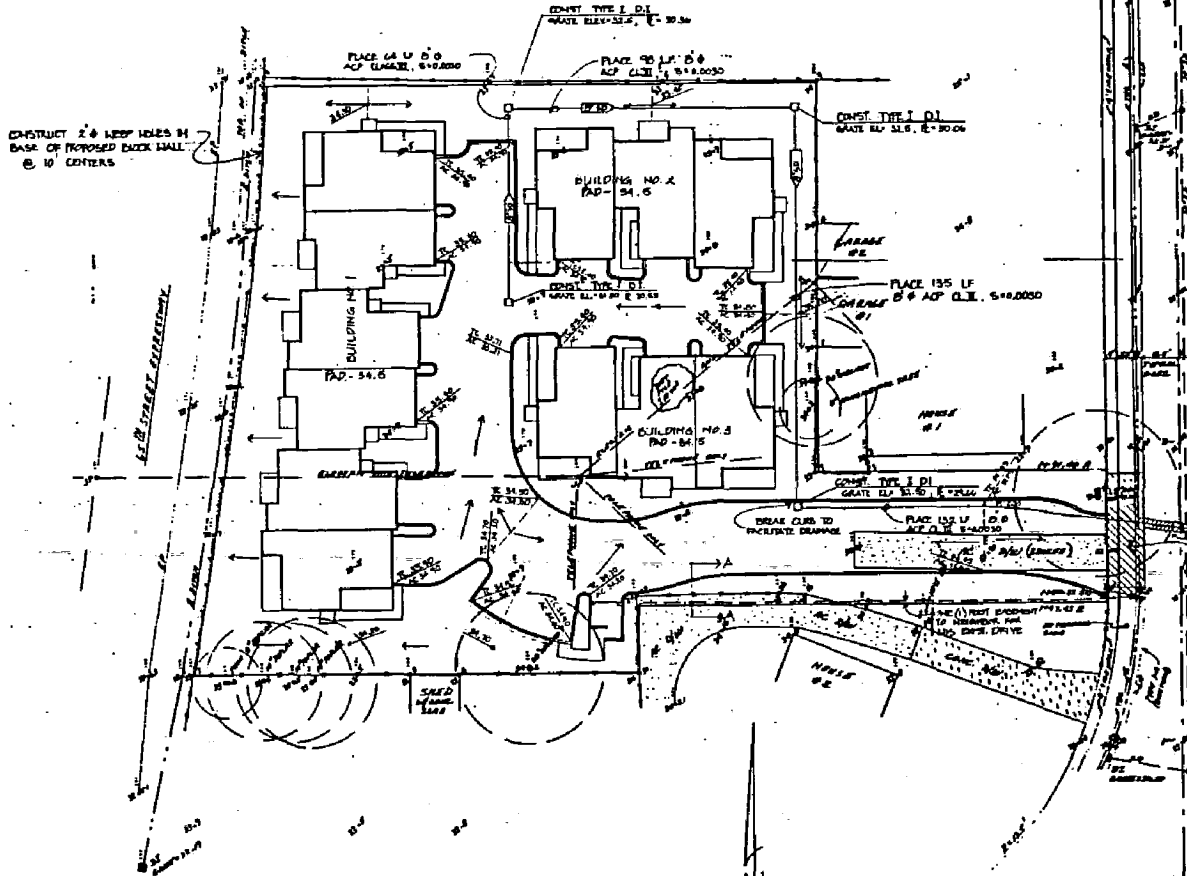
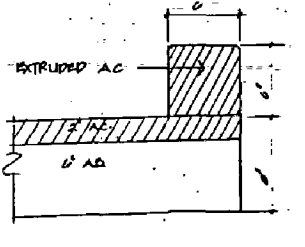
1. CONTRACTOR SHALL SHOW ALL EXISTING UTILITIES, WATER MAINS, AND SEWER LINES TO REMAIN UNDER THE CONSTRUCTION AREA.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.

3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.

CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH ALL CITY ORDINANCES AND ALL CITY DEPARTMENT OF PUBLIC WORKS ORDINANCES.



A PORTION OF LOTS 94 & 95, COLONIAL ACRES (13817)
 CITY OF SACRAMENTO CALIFORNIA
 JANUARY 1986 SCALE: 1" = 20'

VERTICAL DATUM
 CITY OF SACRAMENTO 88.21-19
 N.A. 88.21-19
 8' A.M. 88.21-19
 21ST AVENUE

DATE: 11/11/86
 DRAWN BY: J.L.M.
 CHECKED BY: J.L.M.

DATE: 11/11/86
 DRAWN BY: J.L.M.
 CHECKED BY: J.L.M.

DATE: 11/11/86
 DRAWN BY: J.L.M.
 CHECKED BY: J.L.M.

DATE: 11/11/86
 DRAWN BY: J.L.M.
 CHECKED BY: J.L.M.

REVISIONS

LARRY J. SCORLITZ
 ARCHITECT
 800 CURRY WAY SUITE 1-D
 ROSEVILLE CALIFORNIA
 95678 (916) 788-8084
 COLONIAL VILLAGE
 A-1001 PLANNING DEVELOPMENT

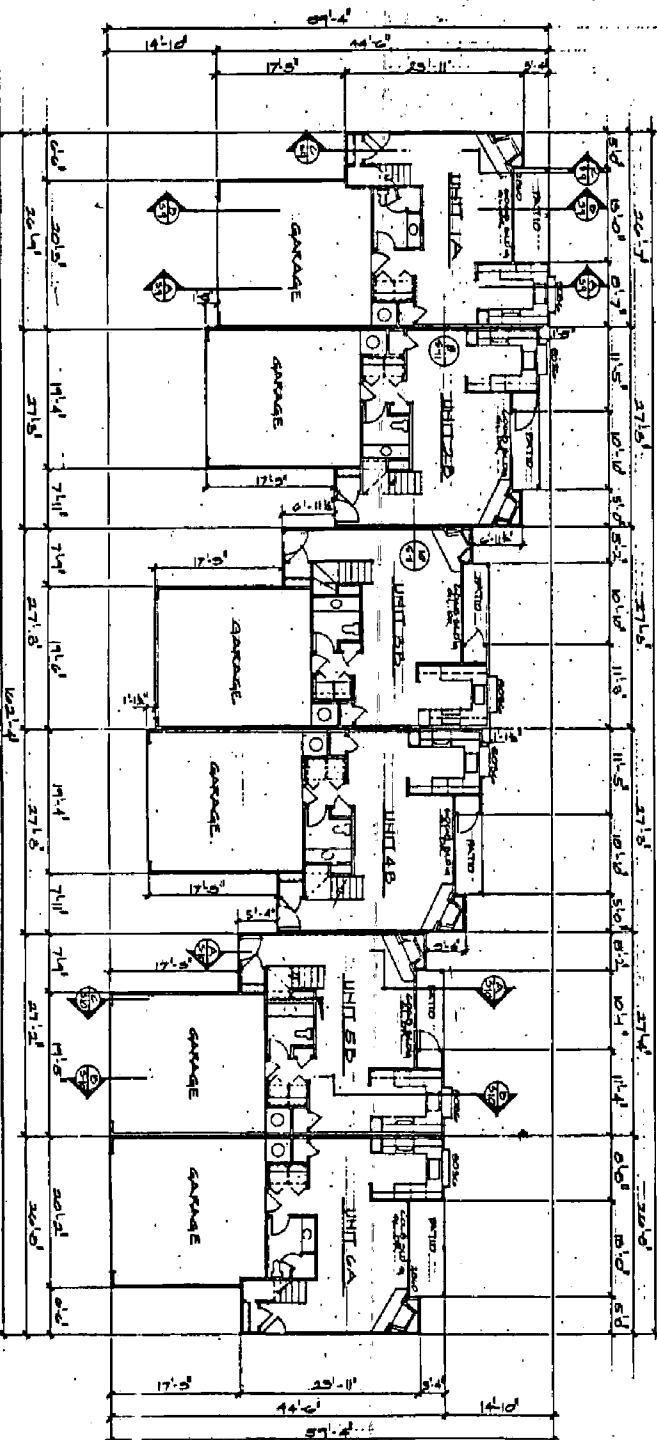
STEPHEN
 GOOD GRAPHICS

SITE GRADING & DRAINAGE PLAN

PHILLIP TODD & ASSOCIATES
 PEAL ENGINEERING DEVELOPMENT
 1500 21ST AVENUE
 SACRAMENTO, CALIF. 95811
 (916) 941-1000
 C.D. 1985-10

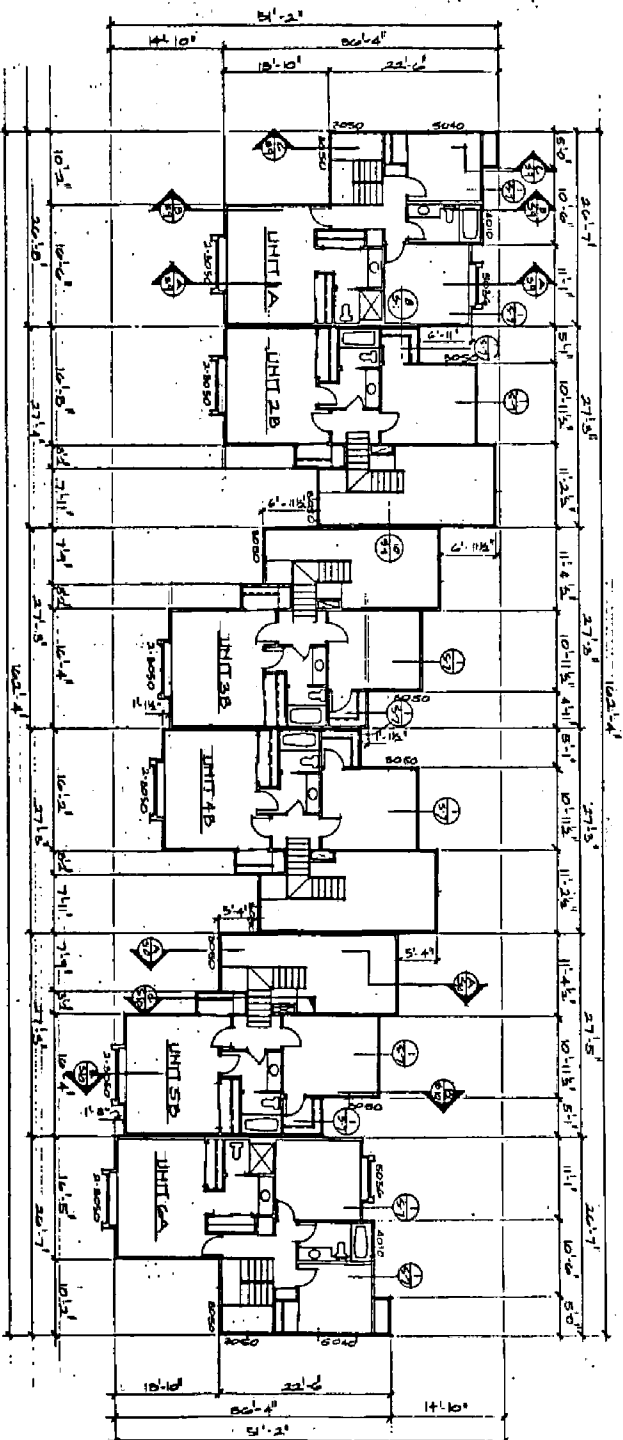
DATE: APRIL 11, 1986
 DRAWN BY: J.L.M.
 CHECKED BY: J.L.M.
 SCALE: AS NOTED
 SHEET
 CE-2
 2 OF 2 SHEETS OF 42

FIRST FLOOR PLAN - BUILDING #1



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

SECOND FLOOR PLAN - BUILDING #1



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

PHILLIP TODD & ASSOC
 REAL ESTATE / DEVELOPMENT
 100 BOX 574
 RIO LINDA, CA
 (916) 371-9008
 95473

PHILLIP TODD & ASSOC
 REAL ESTATE / DEVELOPMENT
 100 BOX 574
 RIO LINDA, CA
 (916) 371-9008
 95473

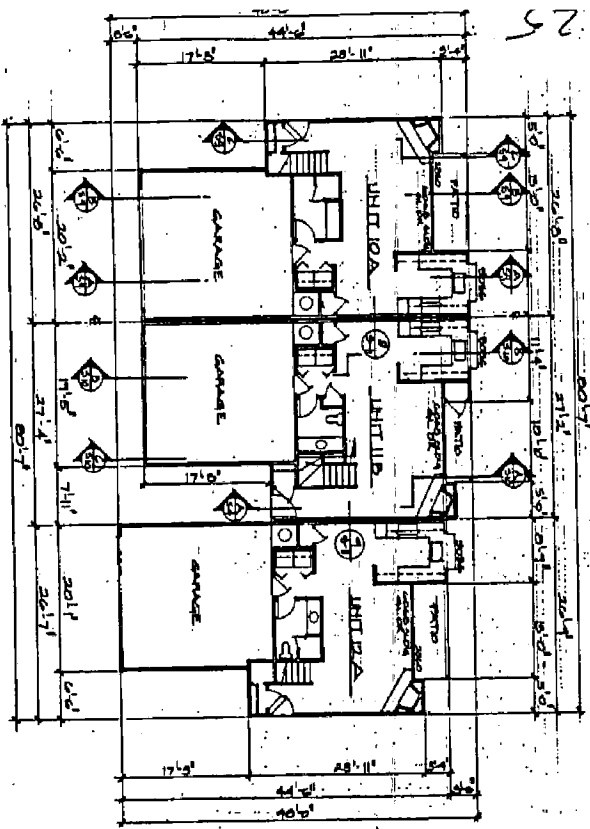
STARR & GARD GRAPHERS

LARRY J. SCHLICHTING
 ARCHITECT
 600 CREEK WAY SUITE D
 ROSEVILLE CALIFORNIA
 95678 (916) 788-9094
 COLONIAL VILLAGE
 A 12 UNIT TOWNHOUSE
 DEVELOPMENT

REVISIONS

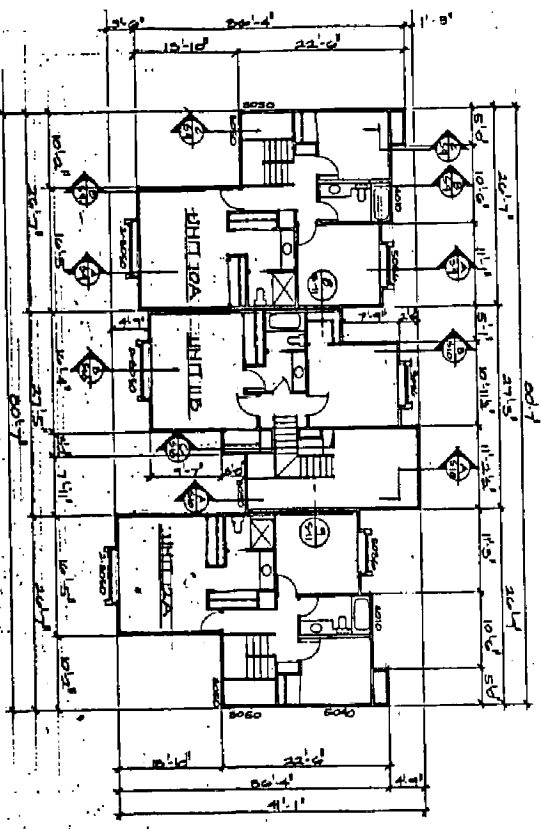
FIRST FLOOR PLAN - BUILDING H#3

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



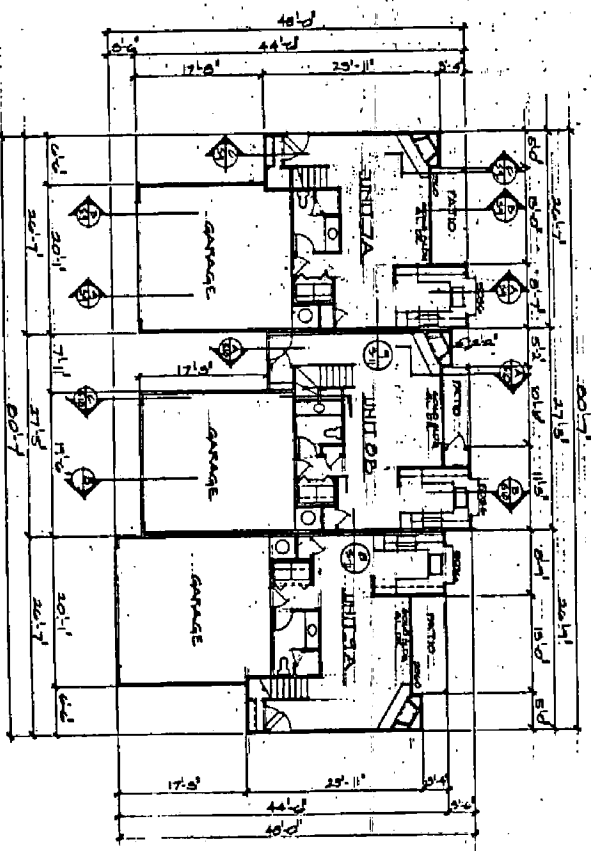
SECOND FLOOR PLAN - BUILDING H#3

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



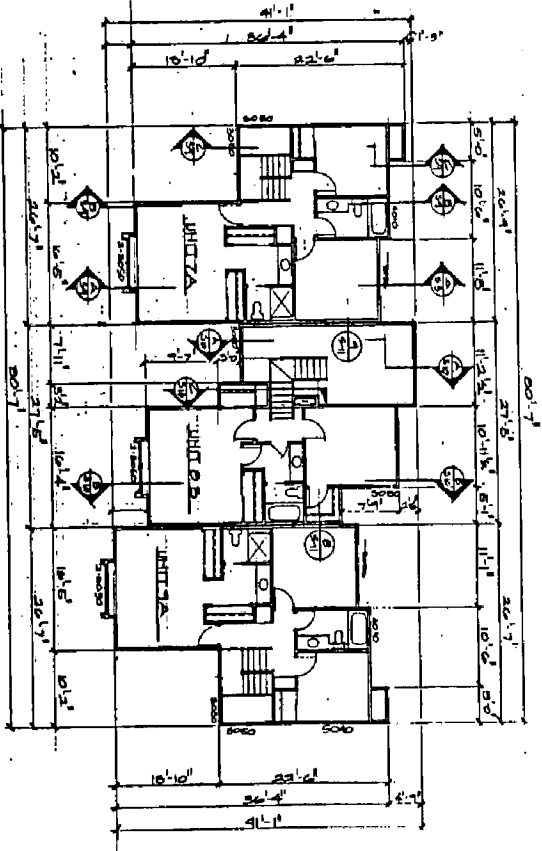
FIRST FLOOR PLAN - BUILDING H#2

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



SECOND FLOOR PLAN - BUILDING H#2

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



DATE: APRIL 11, 1982
 DRAWN BY: PHILLIP TODD
 CHECKED BY: PHILLIP TODD
 SCALE: AS NOTED
 SHEET: A-7
 OF 11 SHEETS

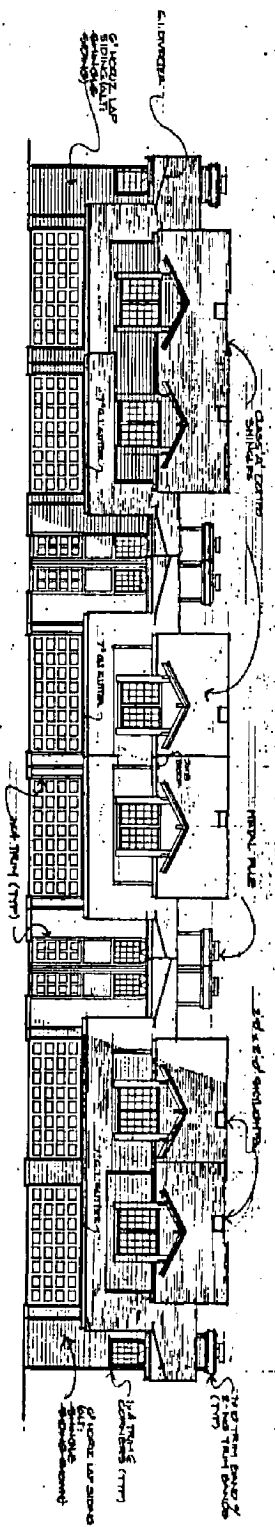
1/8" FLOOR PLANS - BUILDING H#2 & H#3
 PHILLIP TODD & ASSOCIATES
 REAL ESTATE DEVELOPERS
 PO BOX 574 (710) 711-0000
 RIO UNDA CA. 95675

SIERRA CITY GRAPHICS

LARRY & SCHLICHTING ARCHITECT
 600 CIBBY WAY SUITE - D
 ROSEVILLE CALIFORNIA 95678
 (916) 786-8084
 COLONIAL VILLAGE A 12 UNIT TOWNHOUSE DEVELOPMENT

REVISIONS

EAST ELEVATION BUILDING NO. 1



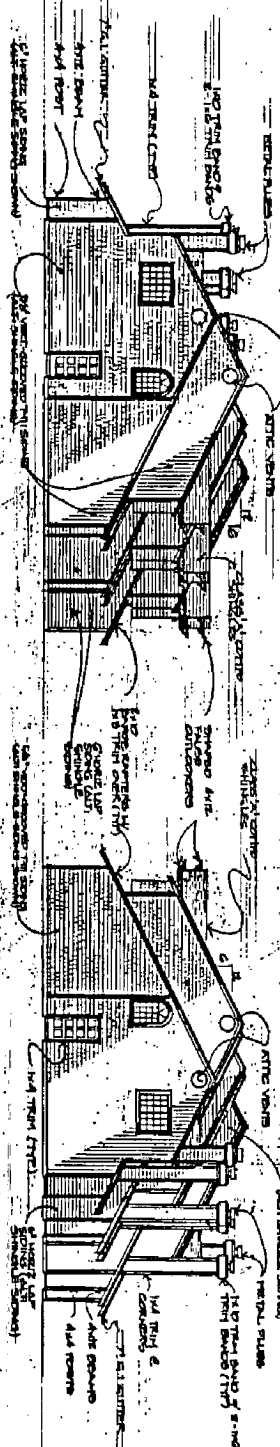
SCALE 1/8" = 1'-0"

SOUTH ELEVATION

SCALE 1/8" = 1'-0"

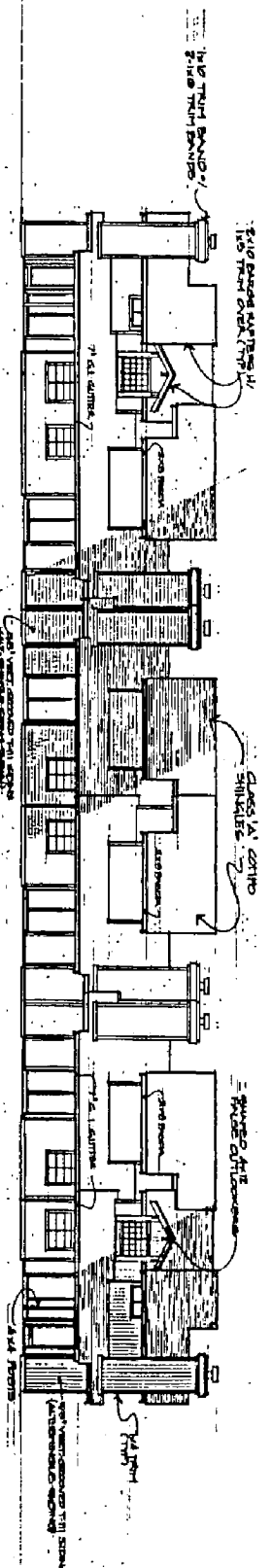
NORTH ELEVATION

SCALE 1/8" = 1'-0"



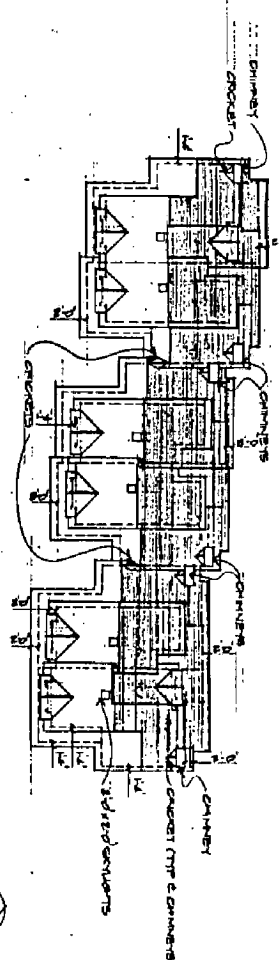
WEST ELEVATION

SCALE 1/8" = 1'-0"



ROOF PLAN-BUILDING NO. 1

SCALE 1/8" = 1'-0"



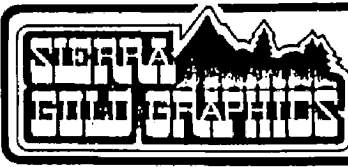
DATE: APRIL 11, 1988
DRAWN: T.J.
CHECKED: J.P.
SCALE: AS NOTED
SHEET: A-3
NO. OF SHEETS: 12

EXTERIOR ELEVATION BLDG NO. 1
 ROOF PLAN BLDG NO. 1

PHILIP TODD & ASSOCIATES
 REAL ESTATE / DEVELOPMENT...

20 BOX 574
 210 LUCCA, CA

(916) 991-2000
 98% 72

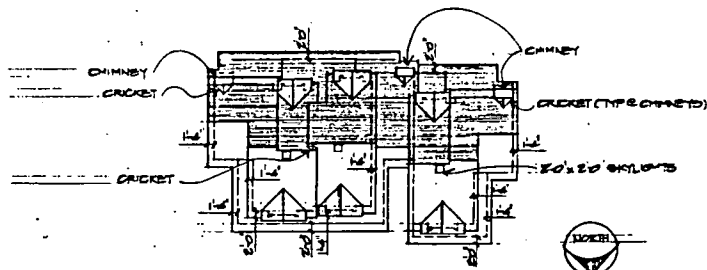


LARRY J. SCHLICHTING
 ARCHITECT

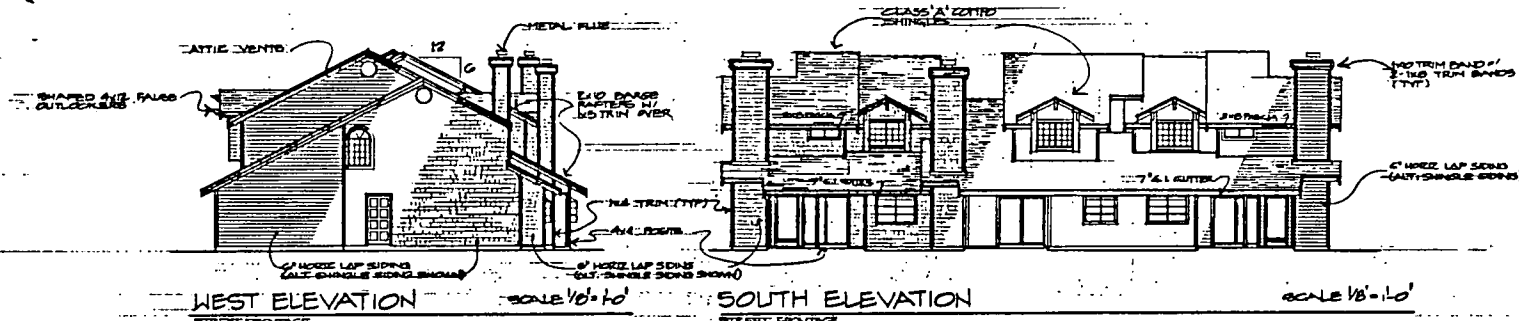
500 CIRBY WAY SUITE D
 ROSEVILLE CALIFORNIA
 95678 (916) 786-9084

COLONIAL VILLAGE
 A 12-UNIT TOWNHOUSE
 DEVELOPMENT

REVISIONS	

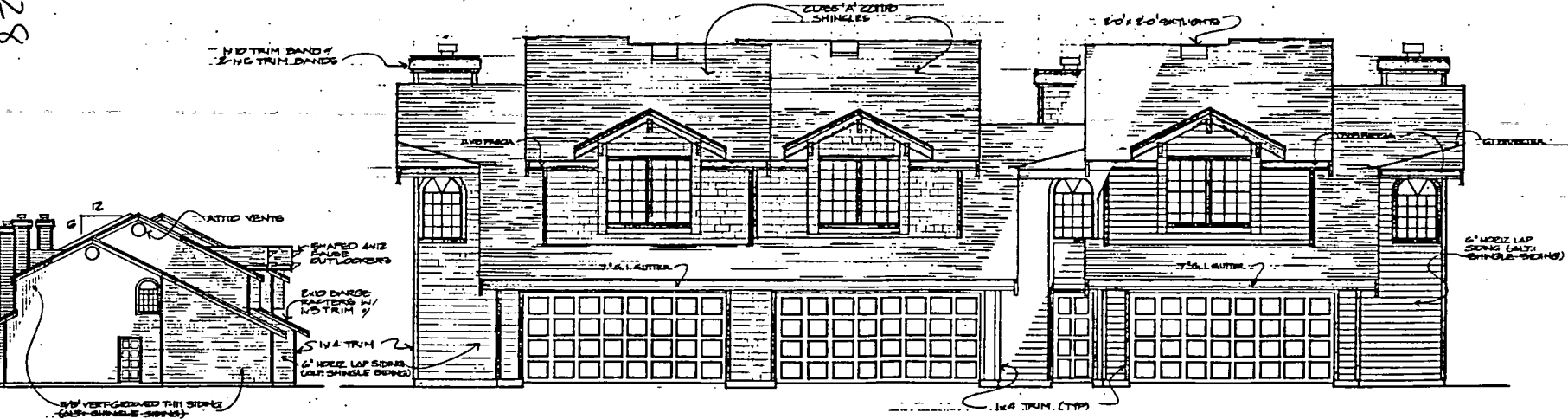


ROOF PLAN
BUILDING NO. 3 SCALE 1/8"=1'-0"



WEST ELEVATION SCALE 1/8"=1'-0" SOUTH ELEVATION SCALE 1/8"=1'-0"

28



EAST ELEVATION SCALE 1/8"=1'-0" NORTH ELEVATION BUILDING NO. 3 SCALE 1/4"=1'-0"

SETBACKS

LARRY J. SCHLICHTER
ARCHITECT
800 CIRBY WAY SUITE - D
ROSEVILLE CALIFORNIA
95678 (916) 786-9084
COUNCIL VILLAGE
A DEVELOPMENT

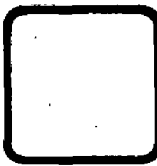


EVERYBODY ELEVATION, BLDG. NO. 3
ROOF PLAN, BLDG. NO. 3
PHILLY TODD & ASSOCIATES
REAL ESTATE/DEVELOPER
P.O. BOX 574
RIO Linda, CA
(916) 791-5888
75678

DATE APRIL 1988
DRAWN BY
NO. 8008
SCALE AS NOTED
SHEET
A-10
OF 11 SHEETS OF 12



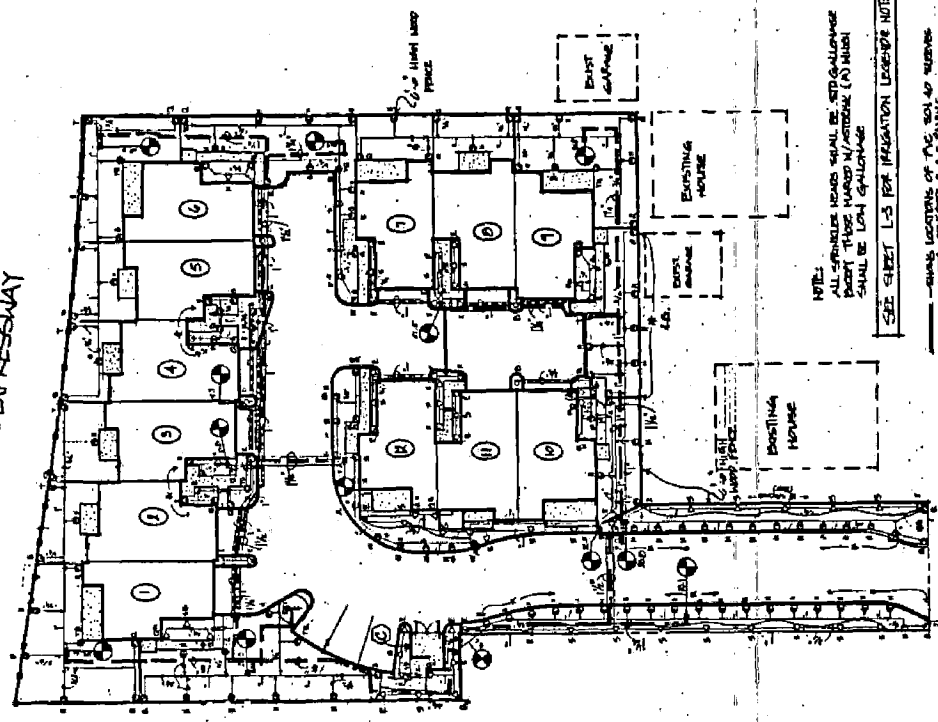
LARRY J. SCHLITZ
ARCHITECT
800 CRYSTAL WAY SUITE E
ROSEVILLE CALIFORNIA
95678 (916) 786-9094
CLONAL VILLAGE
A 1/2 UNIT RESUBDIVISION DEVELOPMENT



IRRIGATION PLAN
PHILIP TODD & ASSOC.
REAL ESTATE/DEVELOPMENT
PO BOX 814
LA BREA CA 90675

DATE
BY
SCALE
SHEET
L-2
OF 4

65th ST EXPRESSWAY



NOTE:
ALL EXISTING HOUSES SHALL BE SET BACK
FROM THE PROPERTY LINE (A) MINIMUM
SHALL BE 10 FT. CHALLENGE

SEE SHEET L-3 FOR IRRIGATION LOCATIONS NOTES

ALL WORK SHALL BE IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE CALIFORNIA
CONCRETE & A.C. FINISHING
CODES
- 0-9 - IRRIGATION SHALL BE INSTALLED AT THE PROPERTY LINE
- 17' MIN. TO 25' MIN. TO 3.5' R.

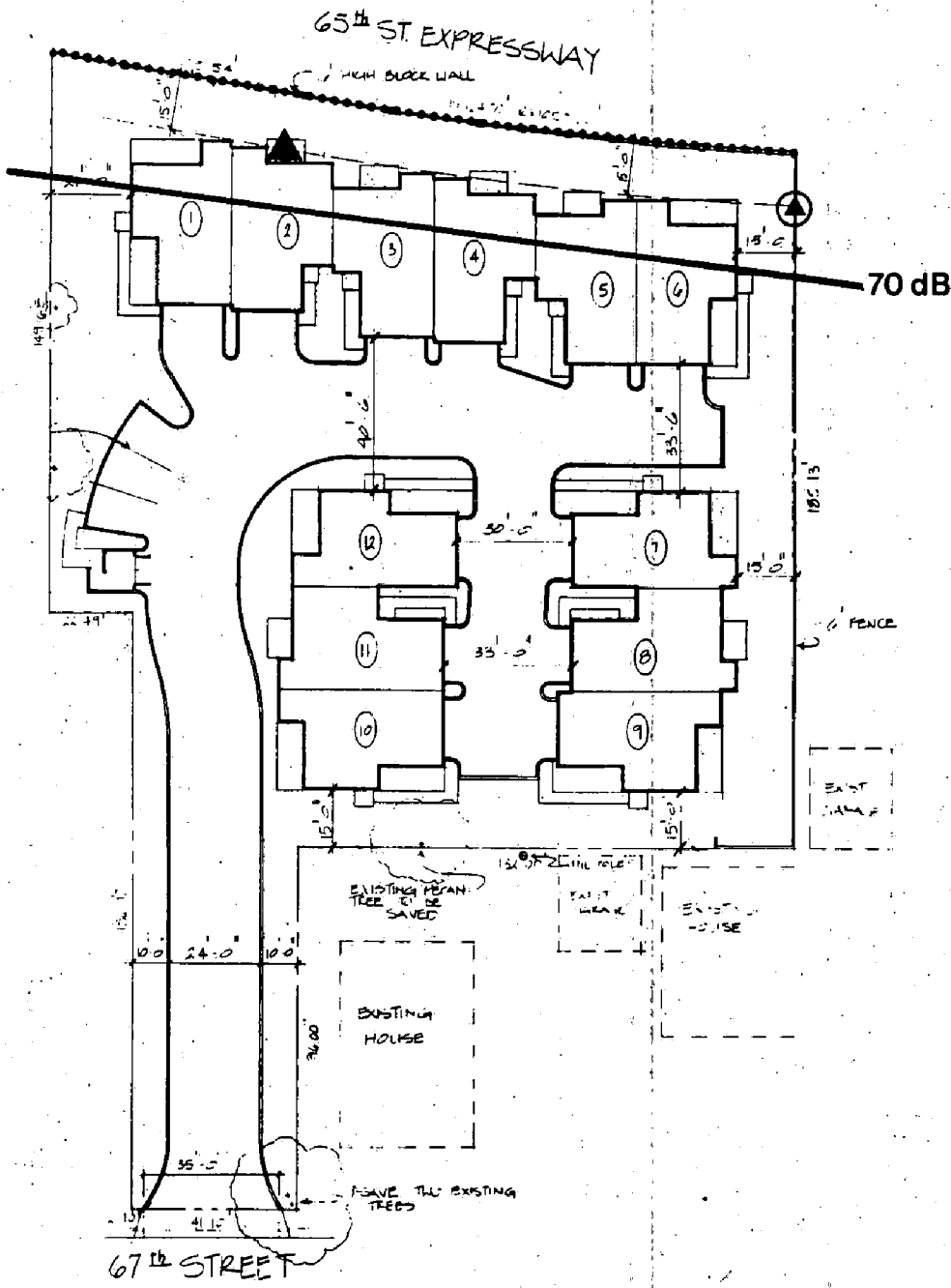
67th STREET



IRRIGATION PLAN

FIGURE 1

SITE PLAN - COLONIAL VILLAGE



- : Ldn Contour
- ▲ : Short-term Monitoring Location
- ⊙ : 24-hour Monitoring Location
- : Proposed Barrier



BBA