

CITY PLANNING COMMISSION

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

APPLICANT Louis F. Butz & Assoc., Inc., 5411 Madison Avenue, #3, Sac, CA 95841
OWNER 1) PLSG Properties, 4310 Rustic Rd., Carmichael, CA 95608 (and #2 below)
PLANS BY Louis F. Butz & Assoc., Inc., 5411 Madison Avenue, #3, Sac, CA 95841
FILING DATE 3/10/89 ENVIR. DET. Negative Declaration REPORT BY DH:kjr
ASSESSOR'S PCL. NO. 117-231-05, 06, 09, 12

OWNER: 2) Robert & TuTa Matz, 428 13th Street, #700, Oakland, CA 94612

APPLICATION:

- A. Negative Declaration
- B. Rezone of 6.41+ vacant acres from Agriculture to Standard Single Family (R-1) Zone
- C. Rezone of 4.2+ acres from R-1(PUD) to R-1
- D. Tentative Map to divide 10.6+ vacant acres into 53 standard single family lots to be called Laguna Bluffs in the proposed R-1 Zone

LOCATION: North of Abandoned Sheldon Road, 2,300 feet west of Bruceville Road

PROPOSAL: The applicant is requesting the necessary entitlements to construct a 53 unit subdivision in the Laguna Creek area.

PROJECT INFORMATION:

1988 General Plan Designation: Residential 4-15 du/net acre
1986 South Sacramento Community Plan Designation: Residential 4-8 du/net acre
Existing Zoning of Site: A for 6.4+ acres; R-1 (PUD) for 4.2+ acres
Existing Land Use of Site: Vacant

Surrounding Land Use and Zoning:

North: Vacant (Laguna Floodway); A (FW)
South: Vacant; County
East: Vacant (Laguna Floodway); A (FW)
West: Vacant (Proposed Parklands Unit 4); R-1

Property Dimensions: Irregular
Property Area: 10.6+ acres
Density of Development: 6.53 d.u. per net acre; 4.98 du per gross acre
Topography: Flat
Street Improvements: To be extended
Utilities: To be extended

APPLC. NO. P89-132 MEETING DATE ¹⁶ April 27, 1989 ITEM NO. 16

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On April 12, 1989, by a vote of 6 ayes, 3 absent, the Subdivision Review Committee voted to recommend approval of the tentative map subject to conditions which are attached.

BACKGROUND INFORMATION: The subject site contains Site G of the Laguna Meadows PUD approved in 1988 by the City Council (P88-040). Site G is identified as Assessor's Parcel Number 117-0213-012 and contains 4.08+ vacant acres. Conditions of the Tentative Map and PUD restrict development along the Laguna Floodway which lies due north and east of the subject site.

The remaining 6.41 acres lies outside the Laguna Meadows PUD and is under separate ownership from Site G. The applicant's engineer is packaging a 53 lot subdivision covering four separate tax parcels under two ownerships. The 6.41 acre area lies due east of a previously approved tentative map for Parklands Unit 4 and proposes to have access via Parklands Unit 4 (P88-128).

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning:

The subject site is currently designated for 4 to 15 residential units on the 1988 General Plan and for 4 to 8 dwelling units per net acre in the 1986 South Sacramento Community Plan. The site is bordered to the north and east by the Laguna Creek floodway and vacant lands to the west proposed for single family residential development. The southern property line is the abandoned right-of-way for Sheldon Road which lies in the County. Zoning of the site is R-1(PUD) and Agriculture.

B. Subdivision Design:

The applicant proposes to create a 53 unit standard single family subdivision on 10.4+ acres. The western 6.41+ acres requires a rezoning to R-1. The eastern 4.08+ acres lies in the Laguna Meadows PUD and is zoned R-1(PUD). Staff has recommended rezoning the entire site into one common zone of R-1. The applicant has concurred with the recommendation.

Access is provided from Parklands Unit 4 located to the west of the site. Development of the site will be contingent upon Parklands Unit 4 being constructed. Development of Parklands Unit 4 is contingent upon roads being dedicated and constructed in the County prior to recordation of the final map.

To alleviate existing flooding problems of Laguna Creek, the City has adopted a modified stream corridor for that portion of Laguna Creek within the City limits. To finance flood protection, the City is permitting the development of 600 acres of various uses adjacent to the corridor. As originally proposed, this development would require fill or excavation of 94 acres of wetlands. Fill or excavation of wetlands requires a "404 permit" from the U.S. Corp of Engineers. The applicant must mitigate impacts to wetlands to the satisfaction of the Corp of Engineers.

The intent of the mitigation plan of the "404 permit" and the Laguna Stream Corridor Environmental Impact Report is to: 1) encourage visual access to the floodway; 2) discourage vehicular access to the floodway; and 3) restrict and direct pedestrian and bicycle access.

The applicant proposes a system of lots which side onto and streets which front onto the floodway/vernal pool replacement area. Staff has determined that this design complies with the intent of the 404 permit. Staff recommends a 3 foot high masonry wall, for fire protection purposes, topped with material the applicant selects, to 6 feet in height, for lot lines along the floodway/vernal pool replacement area. Cul-de-sac bulbs shall be improved with post and cable type barrier within the open setback area adjacent the floodway vernal pool area and bikeway.

The Parks and Community Services Department has recommended continuance of the wall and post and cable barrier required for Parkland Unit 4 to the west.

C. Parkland Dedication

The Planning and Community Services Divisions have determined that Parkland Dedication in lieu fees are appropriate. Fees will be based on 2.086 acres of land multiplied by the per acre value established by the applicant's appraiser.

D. ENVIRONMENTAL DETERMINATION: The Environmental Coordinator has determined that the project will not have a significant effect on the environment. A negative declaration with the following mitigation measures has been filed:

1. The applicant shall prepare the site in conformance with the Laguna Creek Assessment District final wetland mitigation program to reduce the potential significant adverse environmental impacts to soils and earth conditions to less than a significant level.
2. The proposed tentative map would not have an impact upon major flooding as a drainage assessment district is being established to prevent damage from 100 year storms. If a final map is recorded while any portion of the map area is

within a FEMA designated 100 year floodplain, the final map shall be prepared to the satisfaction of the Director of Public Works and in accordance with Chapter 40 of the Sacramento City Code, including:

- a. Indicate the existing 100 year floodplain boundary and base flood elevation.
 - b. Subdivision improvement plans shall indicate the elevation of proposed building sites.
3. The mitigation measures recommended in the SSCP EIR for build-out of the adopted plan which may be applicable to the proposed project are:
 - a. Implement transportation system measures (implementation of this measure alone would not result in acceptable LOS at all study intersections).
 - b. Add double left turn lanes and free right turn lanes at City and County intersections (i.e., Bruceville Road and Sheldon Road).
 4. The applicant(s) shall provide fire prevention measures to the satisfaction of the City Fire Marshall.
 5. If significant amounts of artifacts are discovered during the grading operations (i.e., human bone, pottery, glass, etc.) that a qualified archaeological consultant be notified and that the significance of the find meet with the approval of the Native American Heritage Commission.
 6. The applicant shall provide a tree preservation plan indicating the exact tree location, size, species, vitality, and means of protection during construction for the review and approval by the City Arborist prior to the issuance of any building permits.

RECOMMENDATION: Staff recommends the following action:

- A. Ratify the Negative Declaration
- B. Recommend approval of the Rezoning of 6.4± acres from A to R-1
- C. Recommend approval of Rezoning of 4.2± acres from R-1(PUD) to R-1
- D. Recommend approval of the Tentative Map based upon the following conditions:

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;
2. Prepare a sewer and drainage study for the review and approval of the City Engineer;
3. Pay off existing assessments, or file the necessary segregation requests and fees to segregate existing assessments;
4. Pursuant to City Code Section 40.1302 (parkland dedication), the applicant shall submit to the City an 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;
5. 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;
6. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director, or comply with Title 24 requirements of the Uniform Building Code;
7. 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;
8. Meet all County Sanitation District requirements and coordinate;
9. Show all existing easements;
10. Submit a seepage study prepared by a registered engineer which identifies and

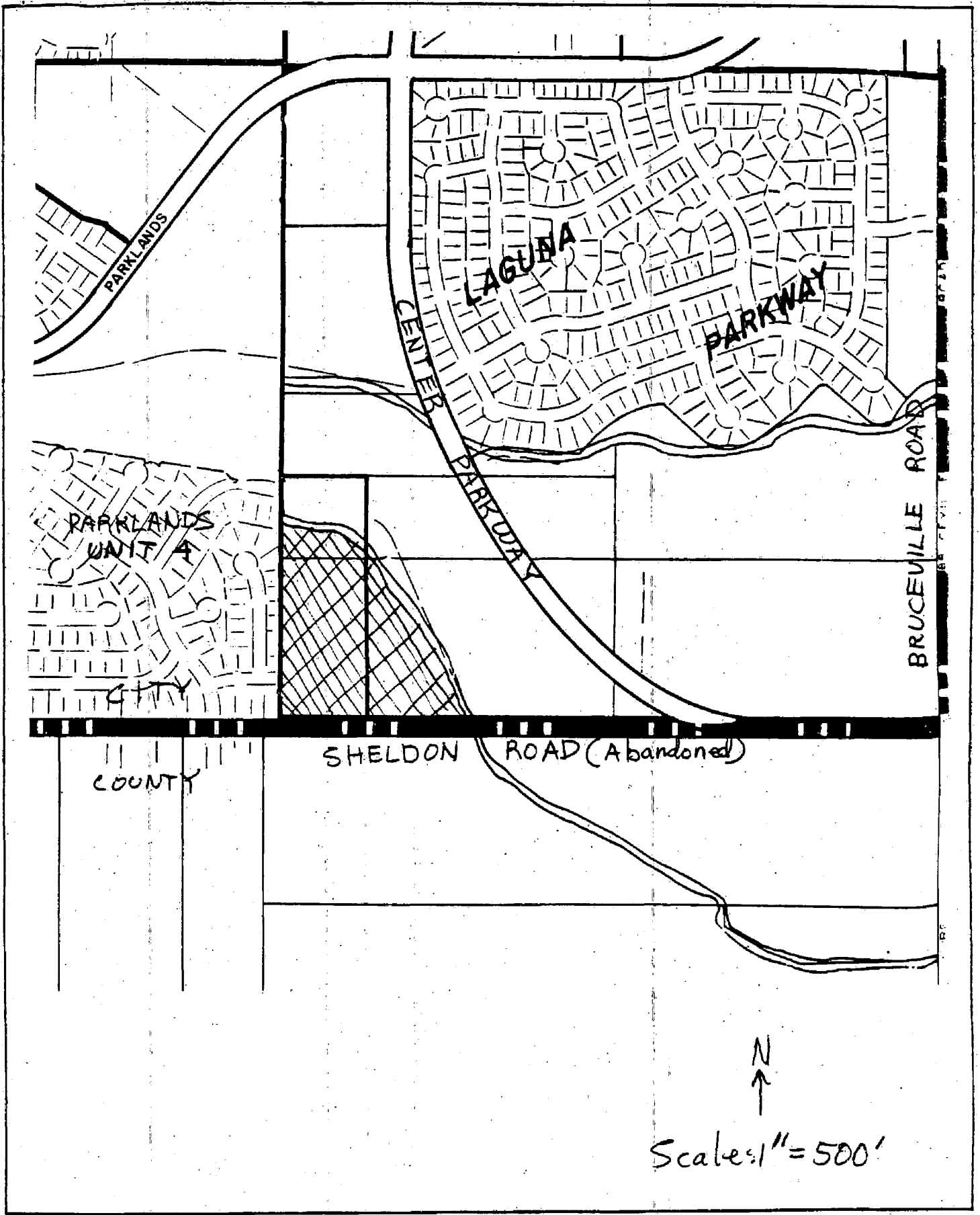
recommends solutions for ground water related problems which may occur in both the subdivision lots and the public right-of-way; appropriate facilities shall be constructed to alleviate those problems;

11. Street sections shall be designed to provide for stabilized subgrades and pavement under high ground water conditions;
12. Dedicate a standard 12.5-foot Public Utility Easement for underground electrical and public utility facilities and appurtenances adjacent to all public ways;
13. Dedicate the south 10 feet of Lots 12 to 23 as a Public Utility Easement for overhead public utility and electrical facilities and appurtenances;
14. Extend off-site water line to the satisfaction of Public Works Department;
15. Applicant shall comply with all mitigation measures listed in the Negative Declaration on file at the City Planning Department for P89-132;
16. The applicant shall submit a tree preservation program for the review and approval of the City Arborist indicating the exact location of all trees on the site, their sizes, species, and vitality and indicating which trees are to be preserved or removed prior to issuance of any building permits;
17. Annex to Regional Sanitation District and pay necessary fees;
18. Approval subject to the following notice: The property on which construction is authorized by this permit may be subject to flooding. It is the applicant's and property owner's 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 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 owner's 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;

- 5 19. Provide access from subdivision streets to bike trail;
20. Final map shall not be recorded until off-site roads in the County and Parklands Unit #4 are dedicated and improved to provide access to the subdivision;
21. Applicant/owner shall join a maintenance district for the Laguna Creek Study Area prior to filing of the final map. May require applicant/owner to form district;
22. Applicant shall design and construct any fencing and landscape treatment adjacent to the floodway/vernal pool area to the satisfaction of the City Fire Department, Parks and Community Services Department, Public Works Department, and Planning Department. Detailed plans for the fencing shall be reviewed and approved by the Public Works Department prior to recordation of the final map. A note referencing the approved fencing treatment shall be shown on the face of the final map. A note shall be recorded on deeds for all parcels abutting the floodway/vernal pool area noting the fencing requirement. The note shall also indicate that the fencing treatment along the floodway shall not be altered without prior Planning Department approval. The form and contents of all notes shall be reviewed by the previously mentioned City Departments and City Attorney's Office;

23. The fencing plan for the floodway/vernal pool area shall conform to the following standards: 1) the area adjacent to public streets and front yards of side-on lots shall be restricted to post and cable type barrier designed to City Public Works and Planning Staff specifications, 2) fencing material for the side yard from the 25 foot front setback line to the rear property line and along rear property lines shall be of masonry material for the first 3 feet in height. Above 3 feet, any material the applicant selects shall be reviewed and approved by the Planning Director.

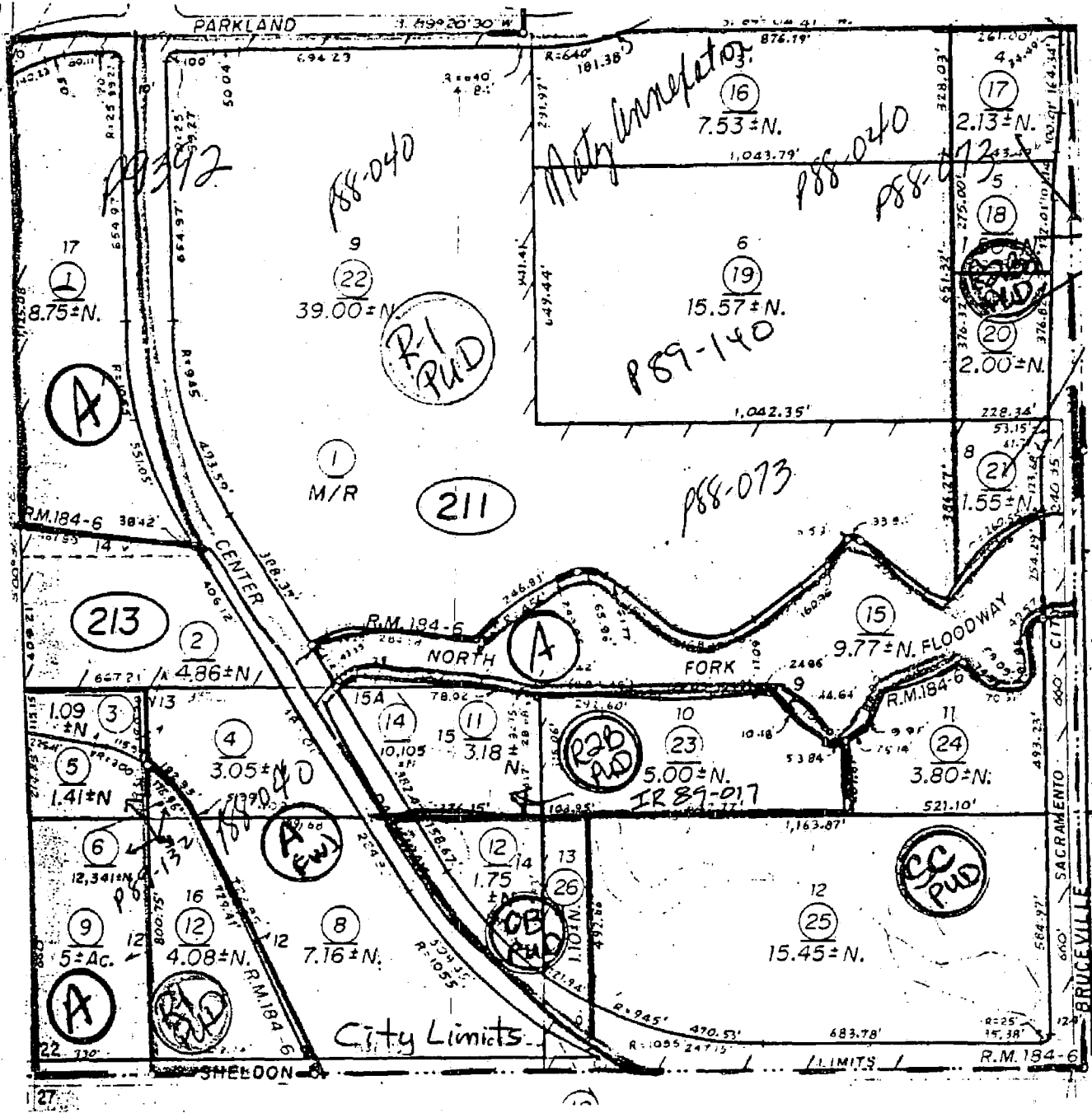


VICINITY MAP

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item 16



COUNTY LIMITS



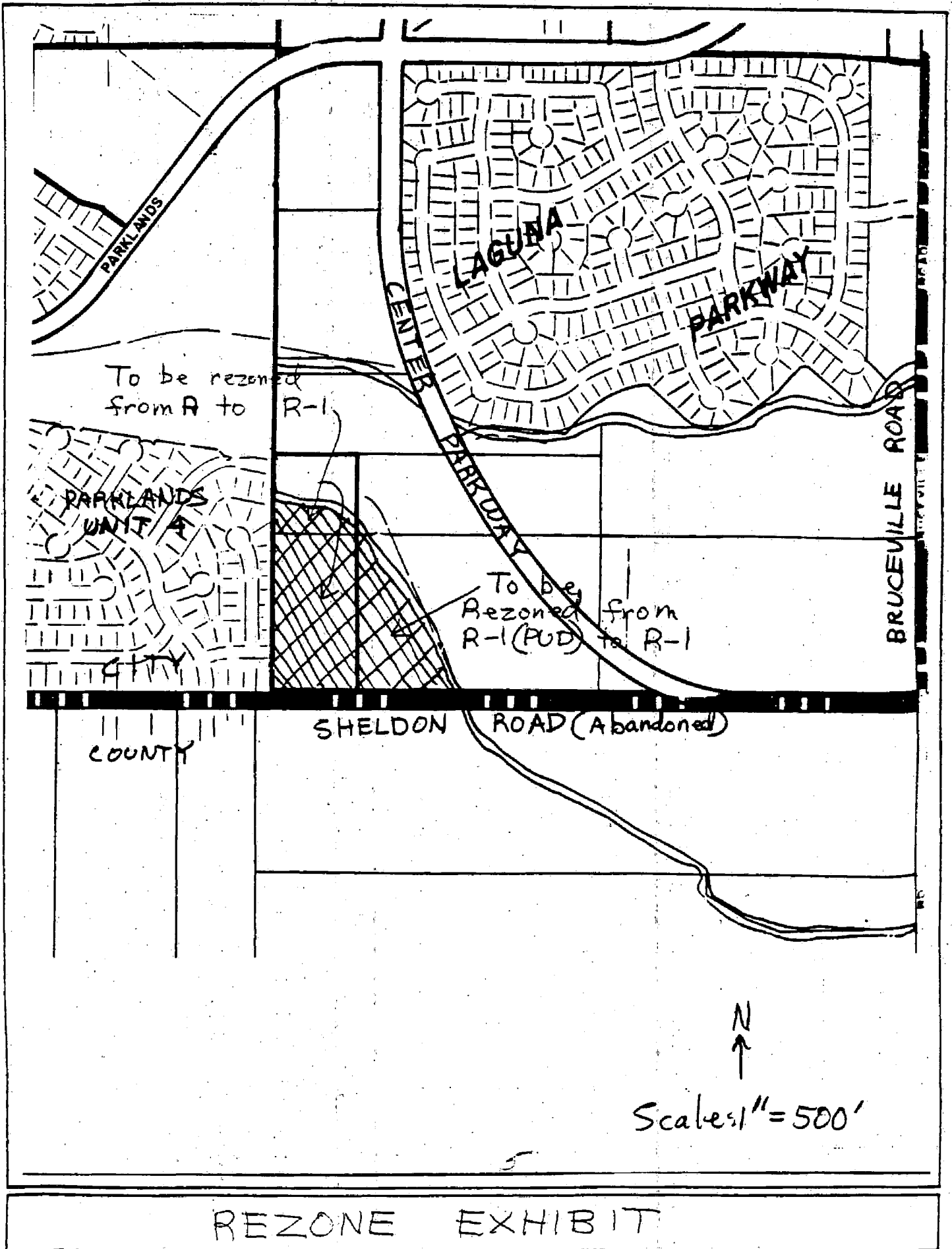
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LAND USE & ZONING MAP

P-89-132

4-27-89

item 16



REZONE EXHIBIT

P-89-132

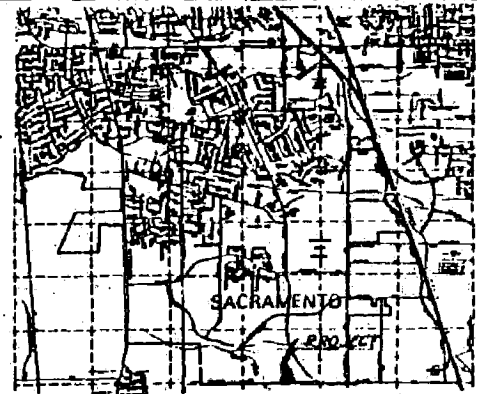
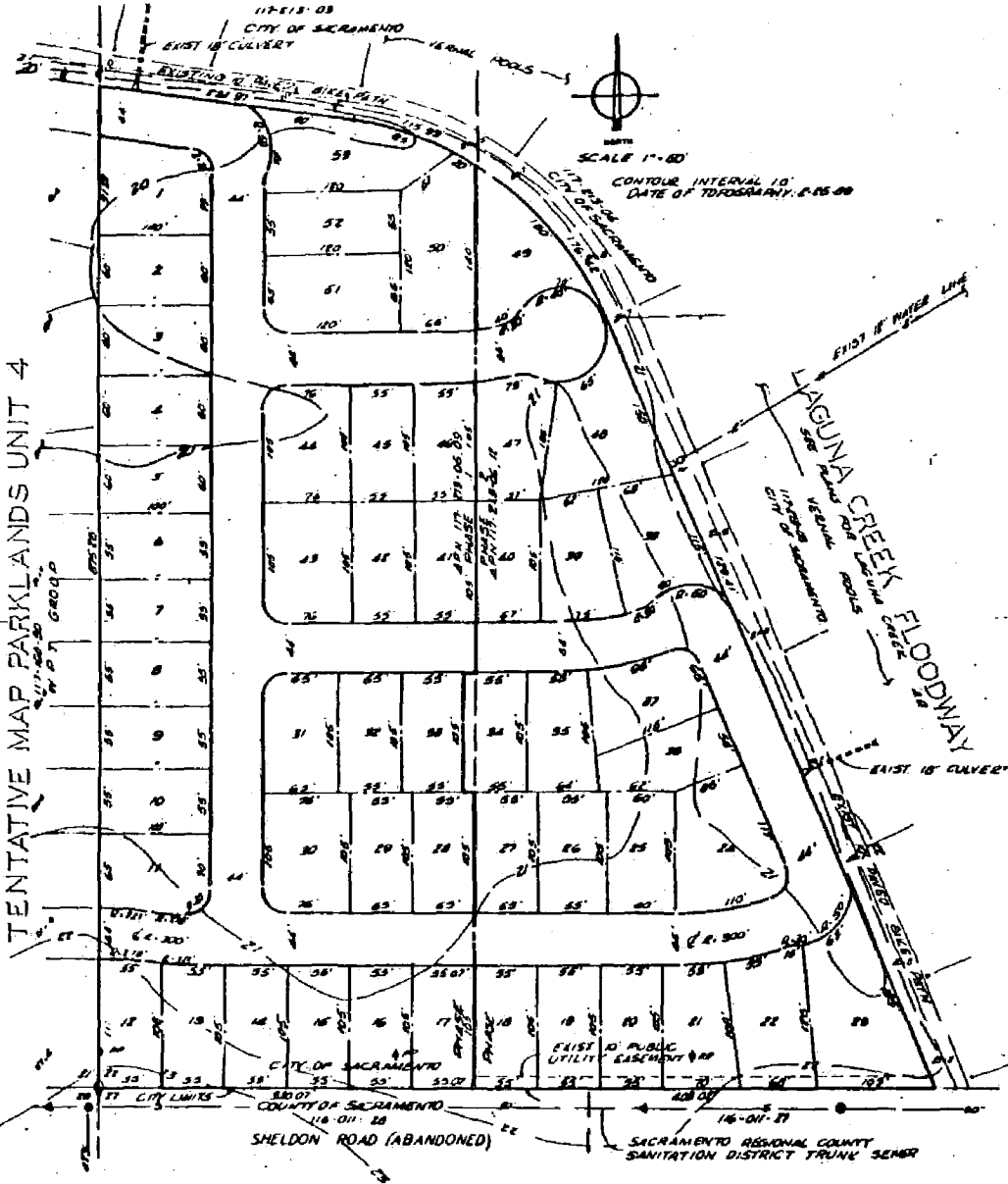
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item 16

P-89-132

4-27-89

TENTATIVE MAP PARKLANDS UNIT 4



LOCATION MAP
NTZ

GENERAL NOTES

- NOTES:
- P.L.S. PROPOSED LTD.
P. 252 00700
6210 QUINCY ROAD
CONTRACTUAL 22 75000
02/21/89
APN 117-213-00,00
 - OWNER'S SURVEY
470 17th STREET 4700
SACRAMENTO CA 95811
02/21/89
APN 017-213-00,10
- DEVELOPER:
- P.L.S. PROPOSED LTD.
P. 252 00700
6210 QUINCY ROAD
CONTRACTUAL 22 75000
02/21/89
APN 117-213-00,00
- 100% DEVELOPMENT COST
100% CAPITAL EXP. 252 700
SACRAMENTO CA 95811
02/21/89
APN 017-213-00,10
- OWNER'S SURVEY
- LOUIS F. BUTZ & ASSOC. INC.
3411 MARSHALL AVENUE STE. 7
SACRAMENTO CA 95821
(916) 344-0234
- AREA: 10.66 ACRES
- PARENT USE: VACANT
- PROPOSED USE: 50 SINGLE FAMILY LOTS
- SECTION CONTROL: A-1 AND A
- PROPOSED SECTION: A-1
- LOT AREA: 25' x 100' MINIMUM
- PROPOSED DENSITY: 4.00 UNITS/AC
- PROPOSED IMPROVEMENTS: CITY OF SACRAMENTO STANDARDS
- WATER SUPPLY: CITY OF SACRAMENTO
- SEWER DISPOSAL: SACRAMENTO REGIONAL SANITATION DISTRICT
- STORM DRAINAGE: CITY OF SACRAMENTO
- FIRE PROTECTION: CITY OF SACRAMENTO
- SCHOOL DISTRICT: SAN JOSE UNIFIED
- PARK DISTRICT: CITY OF SACRAMENTO
- POWER AND GAS: SMOG & POGS
- APN 117-213-00, 00, 00, 10



DATE	1/17/89
BY	N.A.W.
CHECKED BY	N.A.W.
SCALE	1" = 50'
DATE	1/17/89



LOUIS F. BUTZ & ASSOCIATES, INC.
civil engineering • planning • surveying
2411 Marshall Avenue, Suite 2
Sacramento, CA 95811 • (916) 344-0234

APPROVED UNDER THE SUPERVISION OF
N.A. WATERS, L.S. 3476
N.A. Waters
DATE 1/14/89

TENTATIVE MAP
LAGUNA BLUFFS
A PORTION OF SECTION 22, T. 7 N., R. 6 E. S.D.S. 4M
AND LOT 18 LAGUNA MEADOWS

Item 16

REZONE
LEGAL
DESCRIPTION
A to R-1

LEGAL DESCRIPTION
APN 117-213-05,09

All that real property situate in the City of Sacramento, County of Sacramento and being more further described as follows:

The West 330 feet of Lot 12 and the South 330 feet of the West 330 feet of the South one-half of Lot 13 as shown on the "Plat of Hewitt Subdivision No. 1" recorded in the office of the County Recorder of Sacramento County in Book 13 of Maps, Map No. 43.

EXCEPTING THEREFROM THE FOLLOWING:

A parcel of land situate in the Southwest 1/4 of Section 22, Township 7 North, Range 5 East, Mount Diablo Meridian in the City of Sacramento, County of Sacramento, State of California and more particularly described as follows:

Begining at a point on the West line of aforesaid Section 22 from which the Southwest corner of Section 22 bears S00°58'49"E, 876.56 feet, being also in the Westerly property line of the grantor herein

thence N00°58'49"W, along the West line of said Section 22 a distance of 115.15 feet to the Northwest corner of the South 1/2 of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 22, being also in the Northerly property line of the grantor herein

thence N89°20'21"E, along the North line of the South 1/2 of the North 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 22 a distance of 330.00 feet to a point in the Easterly property line of the grantor herein

thence S00°58'48"E, 190.70 feet

thence leaving said Easterly line from a tangent which bears N59°22'37"W along a curve concave to the Southwest having a radius of 300.00 feet, a central angle of 22°09'07" and an arc length of 115.99 feet

thence N81°31'44"W, 225.11 feet to the Point of Beginning

P-89-132

117-213-05,09

6
4-27-89

item 16

DESCRIPTION
R-1 (PUD) Zoned
Property to be
R-1

LEGAL DESCRIPTION
APN 117-213-06,12

All that real property situate in the City of Sacramento, County of Sacramento and being more further described as follows:

Lot 16 as shown on the official "Plat of Laguna Meadows" recorded in the office of the County Recorder of Sacramento County in Book 184 of Maps, Map No. 6.

P89132
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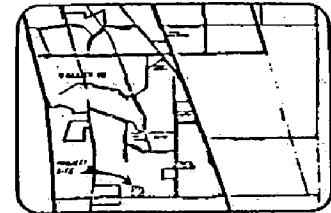
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item 16

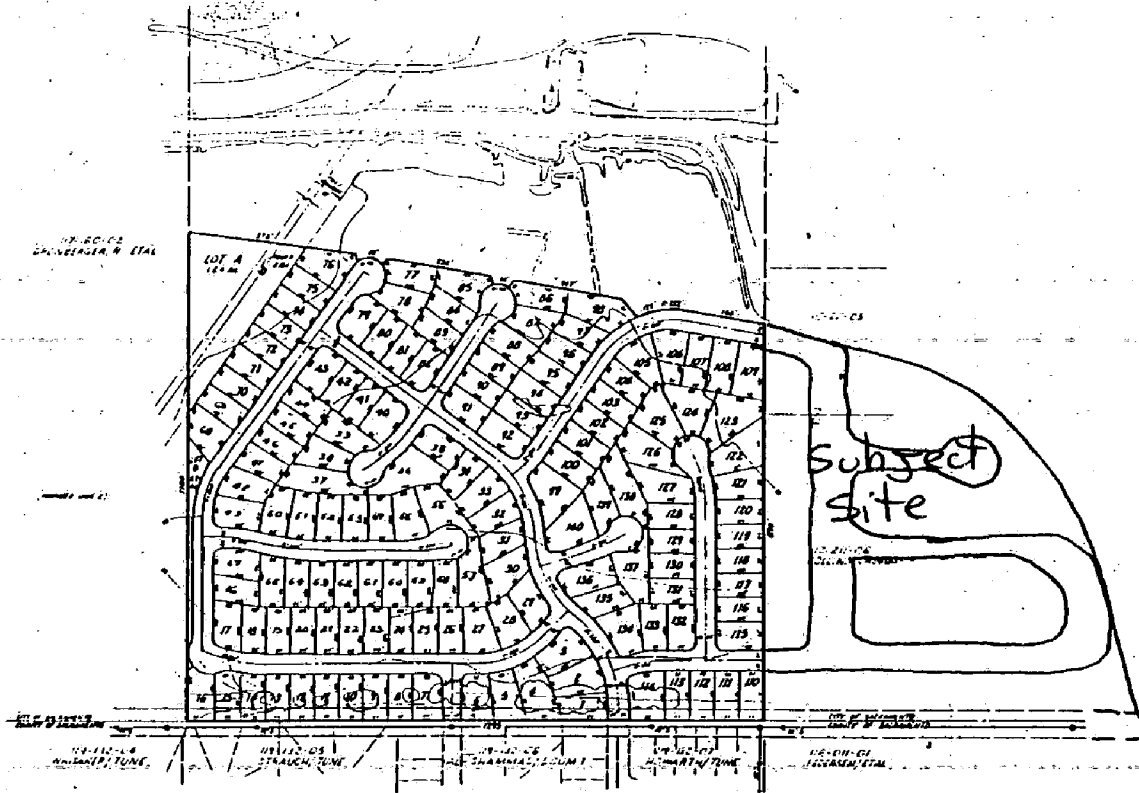
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6-25-88
 4-27-89
 22

Item 8
 Item 16



VICINITY MAP
 NOT TO SCALE



GENERAL NOTES

- OWNER: WPT GROUP CO. EDWINA FINE
 555 CAPITAL HILL SUITE 1500
 SACRAMENTO, CA 95811
- DEVELOPER: LITE DAY ASSOCIATES
 1248 ST JAMES - ONE MARKET PLAZA #210
 SAN FRANCISCO, CA 94105
- PLANNER/ENGINEER: MURRAY SMITH & ASSOCIATES
 5149 GOLD GATE DRIVE
 RANCHO CORDOBA, CA 95670
 PHONE: (916) 635-1511
- ACRES: 19.8 ± AC
- PRESENT USE: VACANT
- PROPOSED USE: 140 SFD LOTS + LOT A
- EXISTING ZONING: AU
- PROPOSED ZONING: R1
- LOT SIZES: 55' x 105' MINIMUM
- PROPOSED DENSITY: 4.7 U/A
- PROPOSED IMPROVEMENTS: CITY OF SACRAMENTO
- WATER SUPPLY: CITY OF SACRAMENTO
- SEWER DISPOSAL: SACRAMENTO REGIONAL SANITATION DIST
- STORM DRAINAGE: CITY OF SACRAMENTO
- FIRE PROTECTION: CITY OF SACRAMENTO
- SCHOOL DISTRICT: ELI GROVE UNITED SCHOOL DIST
- PARK DISTRICT: CITY OF SACRAMENTO
- POWER & GAS UTILITIES: SMUD & PG&E
- APN: PDR 117-060-01

LAND USE ANALYSIS

LAND USE	ZONING	AREA	LOTS	DENSITY	% OF AREA	% OF LOTS
SINGLE FAMILY DETACHED LOTS	RD-5	1861 AC	140	49 U/A	93.3 %	97.3 %
LOT A		1.2 AC	1	4.1 U/A	4.1 %	0.7 %
LOT D		0.87 AC	1	0.6 U/A	0.6 %	—
		2181 AC	142	4.7 U/A	100 %	100 %

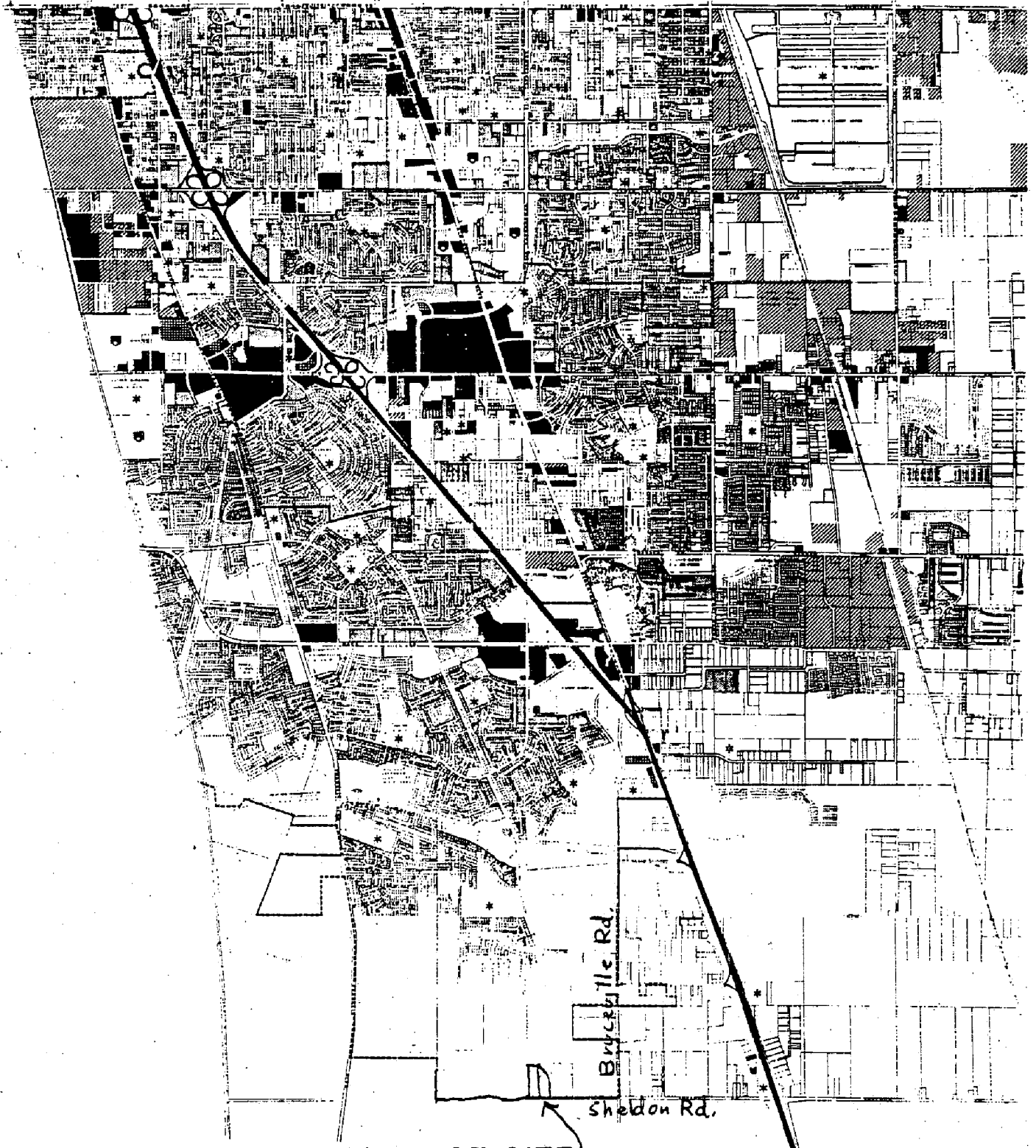


SCALE: 1" = 100'

REVISED
 TENTATIVE MAP
 OF
**PARKLANDS
 UNIT 4**
 A PORTION OF SECTION 21,
 T7N, R5E, MDB1M,
 SACRAMENTO COUNTY
 MARCH 1988


Murray Smith & Associates
 Civil Engineering & Land Planning
 5149 Gold Gate Drive
 Rancho Cordoba, CA 95670

South Sacramento Community Plan



SUBJECT SITE

EXISTING LAND USE FOR THE SOUTH SACRAMENTO AREA

- | | | | | | |
|---|-----------------------------|--|---------------------------------|---|-------------------------------------|
|  | LIGHT DENSITY RESIDENTIAL |  | OFFICE |  | INSTITUTIONAL AND PUBLIC FACILITIES |
|  | MULTIPLY FAMILY RESIDENTIAL |  | HEAVY COMMERCIAL AND INDUSTRIAL |  | VACANT AND AGRICULTURE |
|  | SHOPPING AND COMMERCIAL |  | PARKS, OPEN SPACE | | |



P-89-132

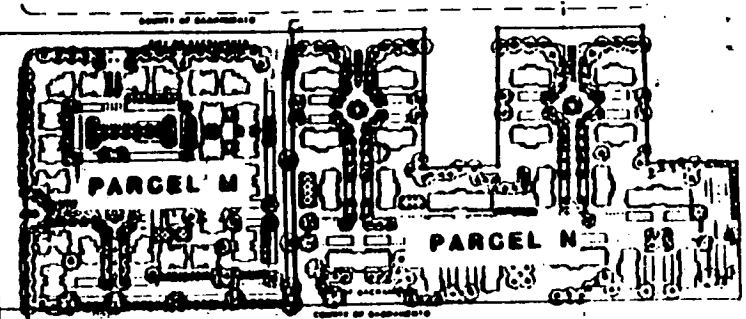
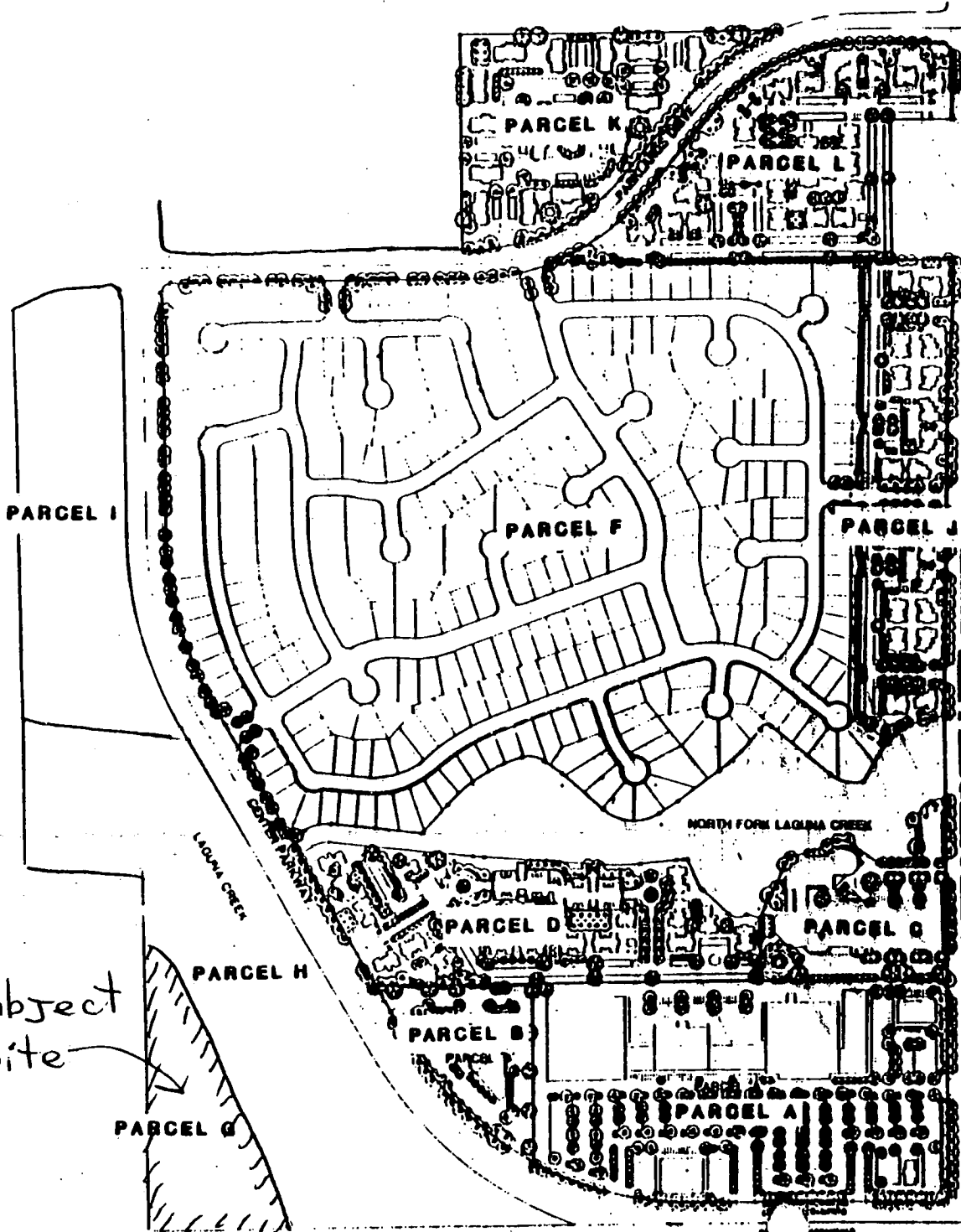
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item 16

P-89-132
 P-89-132

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Subject Site
 Item 16



LAGUNA MEADOWS

PLANNED UNIT DEVELOPMENT

A ROBERT M. MATZ & ASSOCIATES
 DEVELOPMENT

LTA DEVELOPMENT

Parcel #	Area (sq. ft.)	Area (sq. ft.)
Parcel 1	14,000 sq. ft.	14,000 sq. ft.
Parcel 2	10,000 sq. ft.	10,000 sq. ft.
Parcel 3	8,000 sq. ft.	8,000 sq. ft.
Parcel 4	6,000 sq. ft.	6,000 sq. ft.
Parcel 5	4,000 sq. ft.	4,000 sq. ft.
Parcel 6	2,000 sq. ft.	2,000 sq. ft.
Parcel 7	1,000 sq. ft.	1,000 sq. ft.
Parcel 8	1,000 sq. ft.	1,000 sq. ft.
Parcel 9	1,000 sq. ft.	1,000 sq. ft.
Parcel 10	1,000 sq. ft.	1,000 sq. ft.
Parcel 11	1,000 sq. ft.	1,000 sq. ft.
Parcel 12	1,000 sq. ft.	1,000 sq. ft.
Parcel 13	1,000 sq. ft.	1,000 sq. ft.
Parcel 14	1,000 sq. ft.	1,000 sq. ft.
Parcel 15	1,000 sq. ft.	1,000 sq. ft.
Parcel 16	1,000 sq. ft.	1,000 sq. ft.
Parcel 17	1,000 sq. ft.	1,000 sq. ft.
Parcel 18	1,000 sq. ft.	1,000 sq. ft.
Parcel 19	1,000 sq. ft.	1,000 sq. ft.
Parcel 20	1,000 sq. ft.	1,000 sq. ft.
Parcel 21	1,000 sq. ft.	1,000 sq. ft.
Parcel 22	1,000 sq. ft.	1,000 sq. ft.
Parcel 23	1,000 sq. ft.	1,000 sq. ft.
Parcel 24	1,000 sq. ft.	1,000 sq. ft.
Parcel 25	1,000 sq. ft.	1,000 sq. ft.
Parcel 26	1,000 sq. ft.	1,000 sq. ft.
Parcel 27	1,000 sq. ft.	1,000 sq. ft.
Parcel 28	1,000 sq. ft.	1,000 sq. ft.
Parcel 29	1,000 sq. ft.	1,000 sq. ft.
Parcel 30	1,000 sq. ft.	1,000 sq. ft.
Parcel 31	1,000 sq. ft.	1,000 sq. ft.
Parcel 32	1,000 sq. ft.	1,000 sq. ft.
Parcel 33	1,000 sq. ft.	1,000 sq. ft.
Parcel 34	1,000 sq. ft.	1,000 sq. ft.
Parcel 35	1,000 sq. ft.	1,000 sq. ft.
Parcel 36	1,000 sq. ft.	1,000 sq. ft.
Parcel 37	1,000 sq. ft.	1,000 sq. ft.
Parcel 38	1,000 sq. ft.	1,000 sq. ft.
Parcel 39	1,000 sq. ft.	1,000 sq. ft.
Parcel 40	1,000 sq. ft.	1,000 sq. ft.
Parcel 41	1,000 sq. ft.	1,000 sq. ft.
Parcel 42	1,000 sq. ft.	1,000 sq. ft.
Parcel 43	1,000 sq. ft.	1,000 sq. ft.
Parcel 44	1,000 sq. ft.	1,000 sq. ft.
Parcel 45	1,000 sq. ft.	1,000 sq. ft.
Parcel 46	1,000 sq. ft.	1,000 sq. ft.
Parcel 47	1,000 sq. ft.	1,000 sq. ft.
Parcel 48	1,000 sq. ft.	1,000 sq. ft.
Parcel 49	1,000 sq. ft.	1,000 sq. ft.
Parcel 50	1,000 sq. ft.	1,000 sq. ft.



ILLUSTRATIVE SITE PLAN



Collaborative Design
 CONSULTANTS
 10000
 448

DATE: 11/11/88
 SCALE: 1" = 100'