

The following advisory notes are informational in nature and are not a requirement of this Special Permit:

- a. As per City Code, the applicant will be responsible to meet his/her obligations regarding Title 18, 18.44 Park Development Impact Fee, due at the time of issuance of building permit. The Park Development Impact Fee due for this project is estimated at \$15,792. This is based on a 42,000 square foot building with 70% retail (29,400 square feet) at the commercial retail rate of \$0.34 per square foot and 30% commercial office (12,600 square feet) at the rate of \$0.46 per square foot. 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.

Note: This project site is located within a commercial corridor; which makes it eligible for a reduced park development impact fee if the project fits within certain parameters. However, due to this project's size it is not eligible for the reduced park development impact fee. Only commercial project's of 20,000 square feet or less and mixed use projects with at least two residential units and not more than 20,000 square foot in commercial corridors.

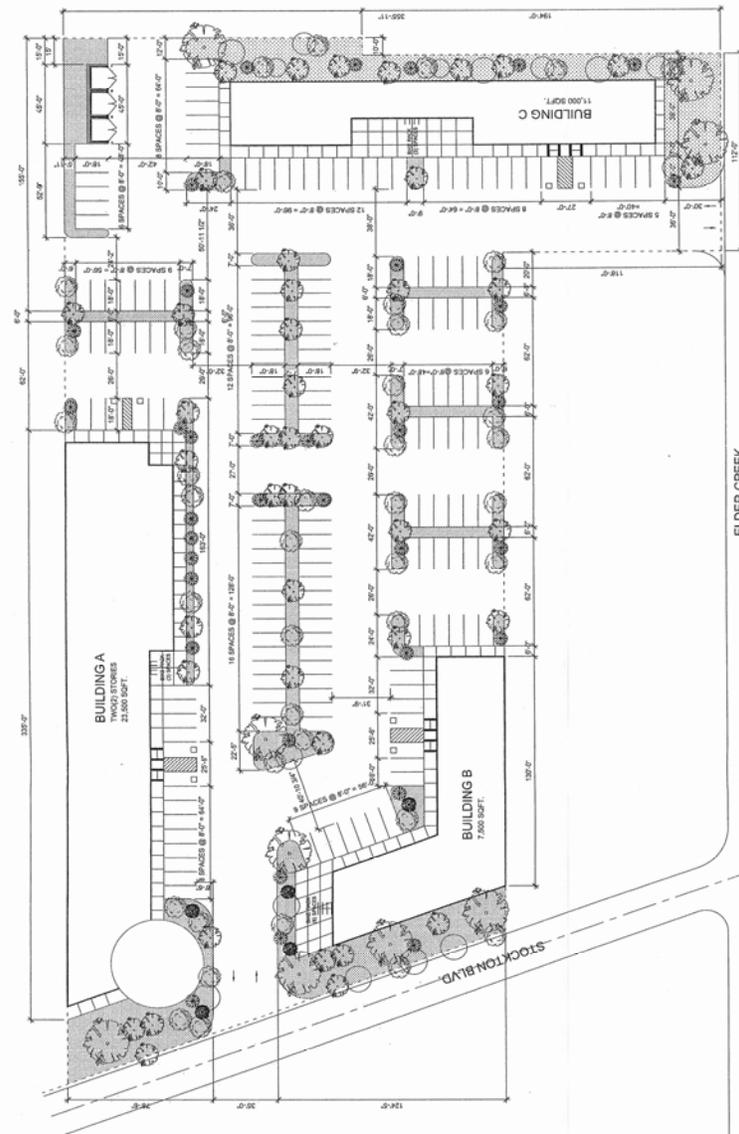
- b. Many projects within the City of Sacramento require booster pumps for fire suppression and domestic water system. Prior to design of the subject project, the Department of Utilities suggests that the applicant request a water supply test to determine what pressure and flows the surrounding public water distribution system can provide to the site. This information can then be used to assist the engineers in the design of the fire suppression and domestic water systems.
- c. The proposed project is located in the Flood zone designated as Shaded **X** zone on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRMs) that have been revised by a letter of Map Revision effective February 18, 2005. Within the Shaded X zone, there are no requirements to elevate or flood proof.

Table of Contents

Exhibit A: Site Plan – 1 Page

Exhibit B: Landscape Plan – 1 Page

- 9. CONTRACTOR SHALL REPAIR ALL LANDSCAPE AND PAVED AREAS TO PRECONSTRUCTION CONDITION FROM DAMAGE DURING CONSTRUCTION. PROVIDE PHOTOGRAPHS PRIOR TO STARTING WORK.
- 10. CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION AND CONTACT UTILITY MAINTENANCE DEPARTMENT AND ALL UTILITY COMPANIES FOR VERIFICATION OF ALL UNDERGROUND UTILITIES.
- 11. ALL BARRIED STEEL PILES AND FERROUS METAL OBJECTS SHOULD BE PROVIDED WITH A PROTECTIVE COATING. COORDINATE WITH ARCHITECT AND ENGINEERS FOR THE APPROPRIATE PROTECTIVE COATING.



P07-142
REVISED
RECEIVED
3-17-08



SCALE 1" = 30'-0"

SITE PLAN

Exhibit B – Landscape Plan

ORDINANCE NO.

Adopted by the Sacramento City Council

Date Adopted

**AMENDING CHAPTER 17.94 OF TITLE 17 OF THE SACRAMENTO CITY
CODE (THE ZONING CODE) RELATING TO THE BOUNDARIES OF THE
BROADWAY/STOCKTON SPECIAL PLANNING DISTRICT
(M08-013)(APNS: 038-0191-020 & -021)**

BE IT ENACTED BY THE COUNCIL OF THE CITY OF SACRAMENTO:

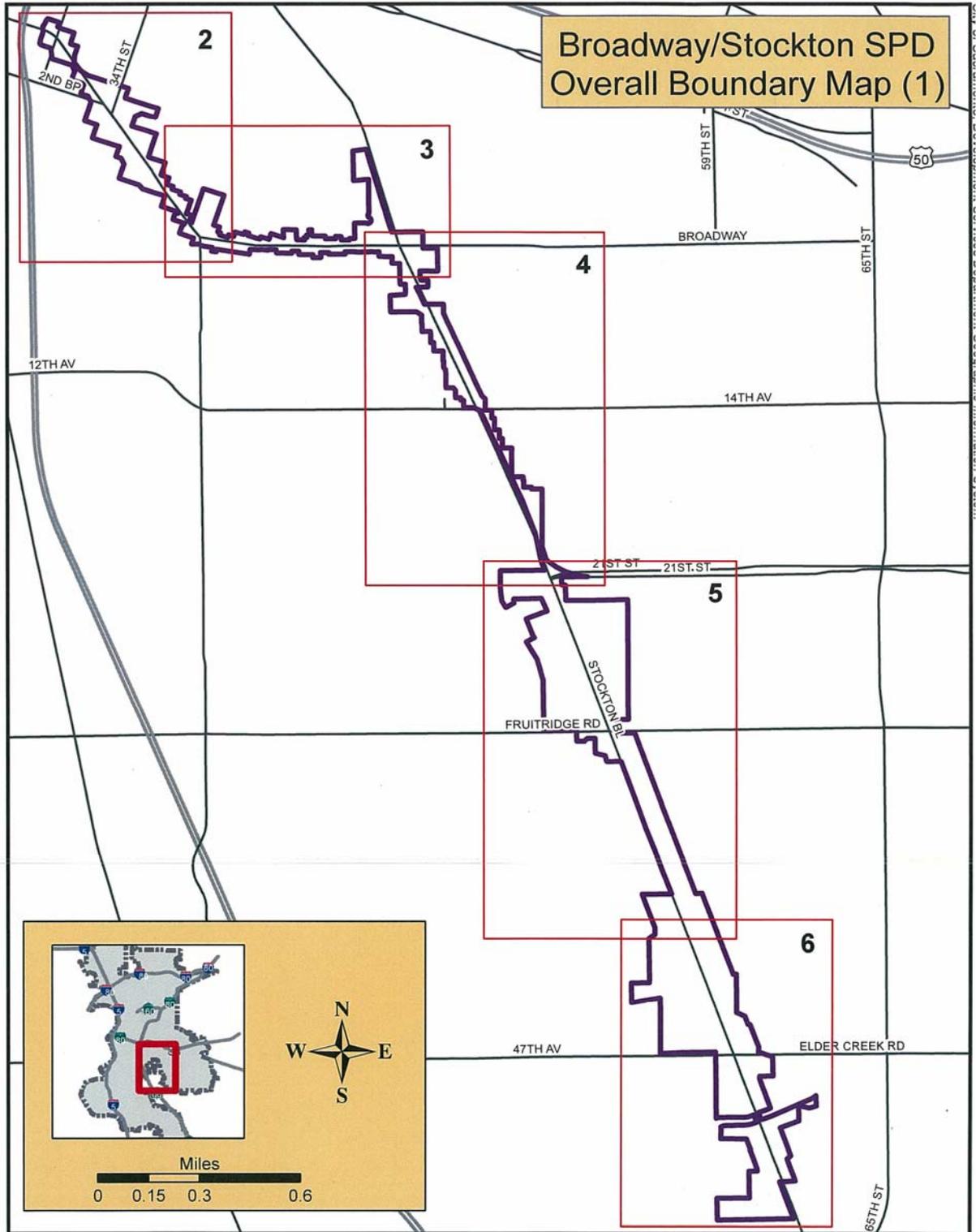
Section 1. Chapter 17.94 of Title 17 of the Sacramento City Code (the Zoning Code) is amended by replacing the exhibit set forth at the end of the Chapter entitled “Attachment 1 Broadway/Stockton Special Planning District Boundary Map” with the diagram attached as Exhibit A to this ordinance.

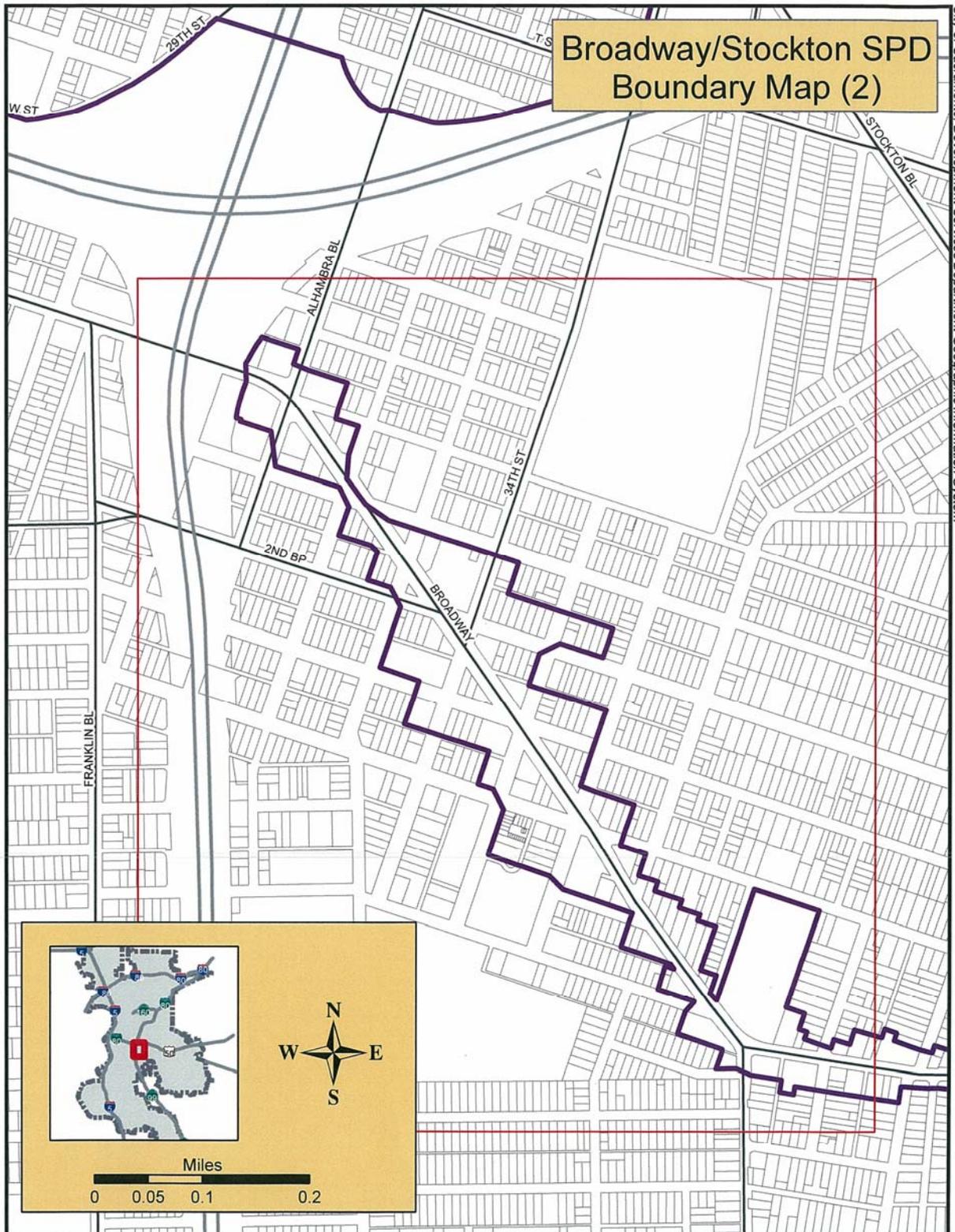
Section 2. Chapter 17.94 of the Title 17 of the Sacramento City Code (the Zoning Code) is amended by deleting the exhibit set forth at the end of the Chapter entitled “Attachment 2 Assessor’s Parcel Number (APN) Listing for Properties Located within the Broadway/Stockton SPD”.

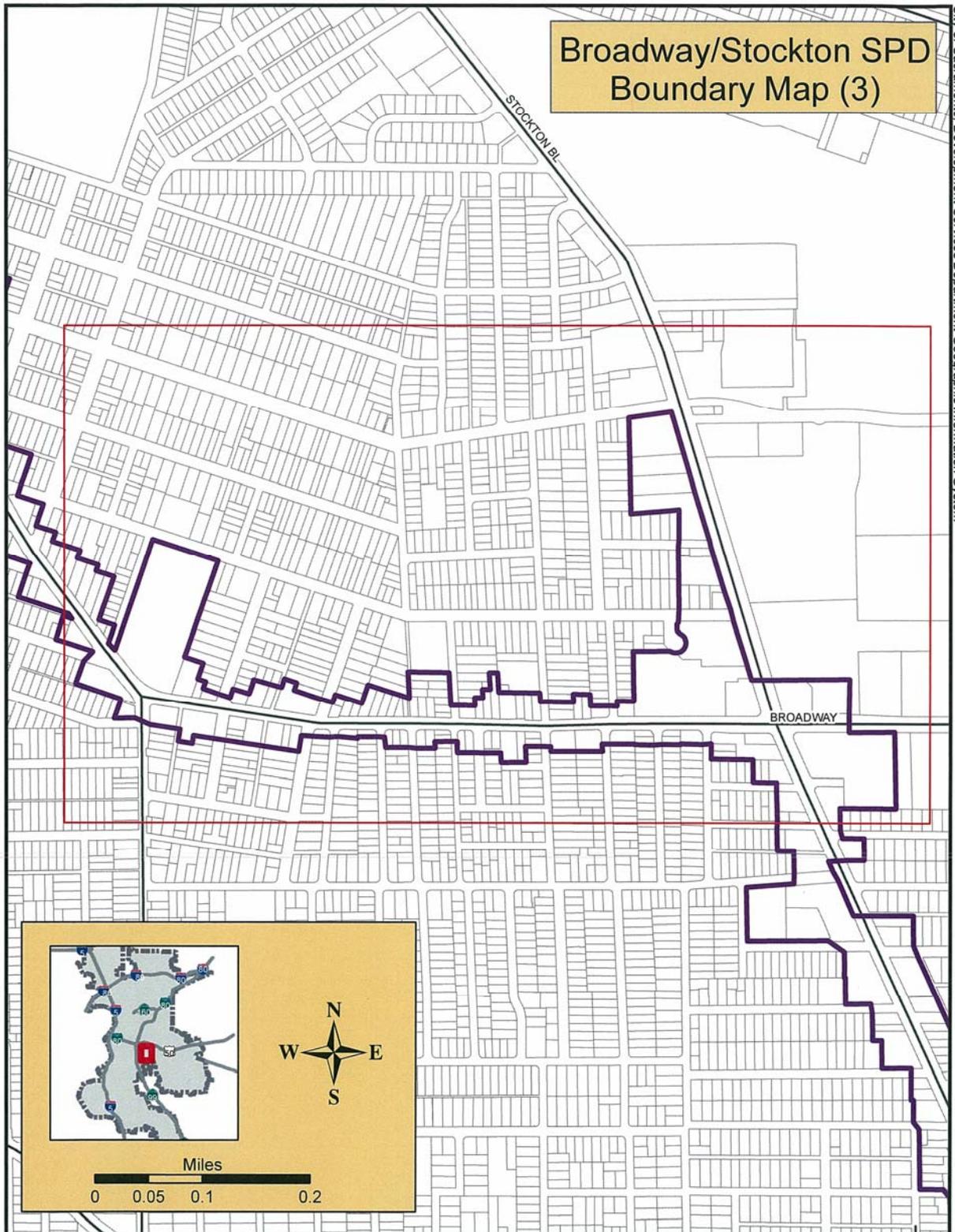
Table of Contents:

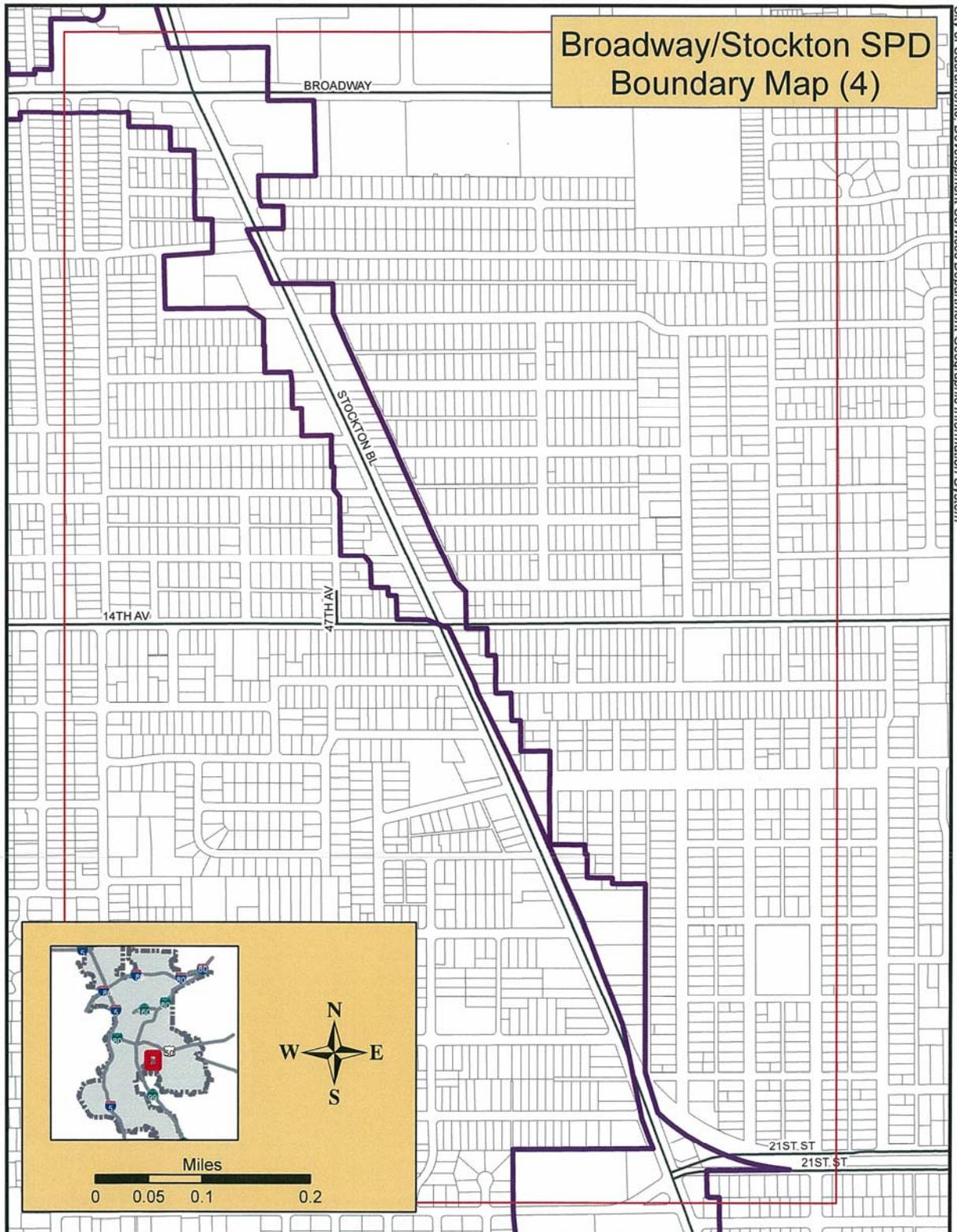
Exhibit A – New Map of Broadway/Stockton SPD Boundaries – 6 pages

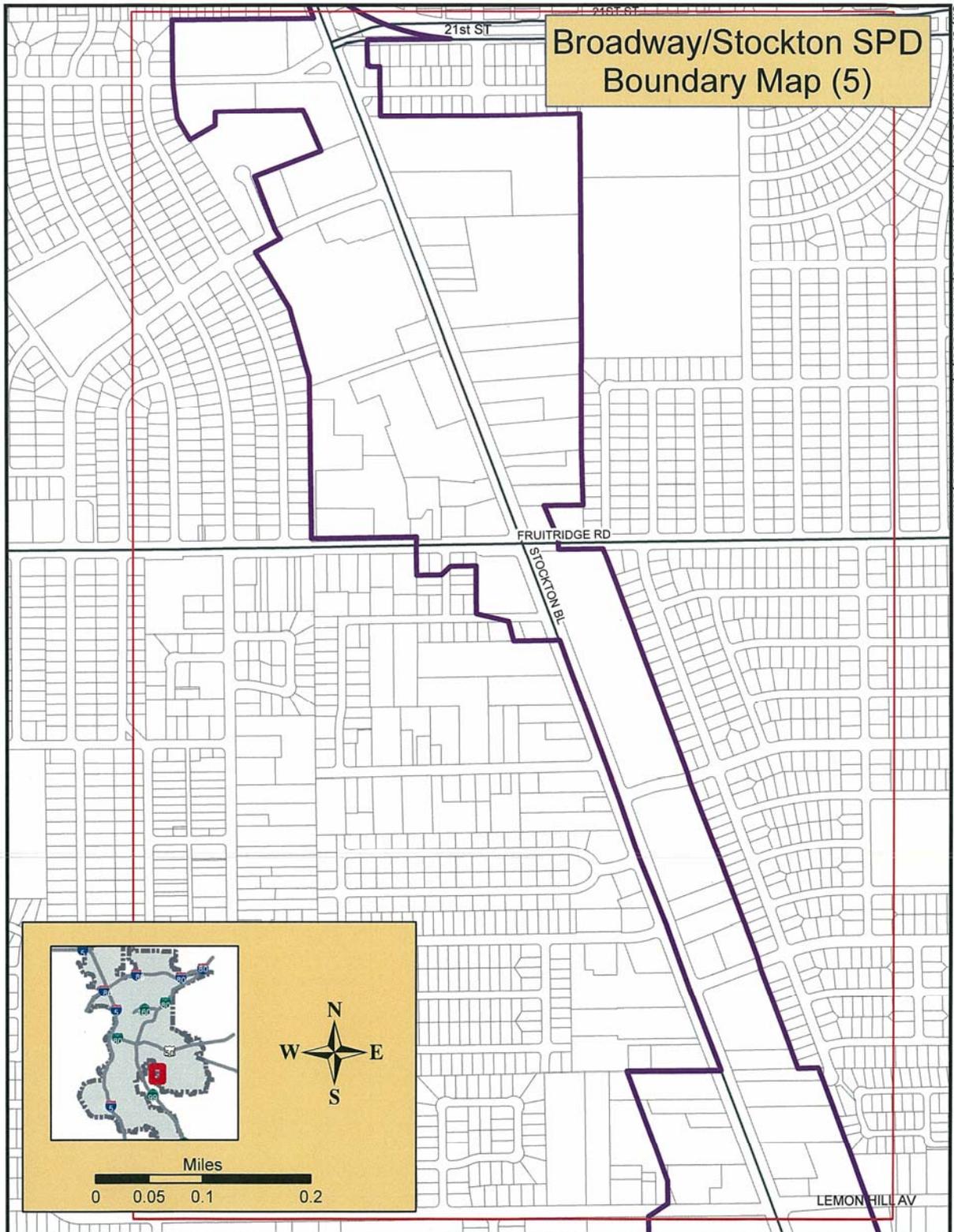
Exhibit A – New Map of Broadway/Stockton SPD Boundaries

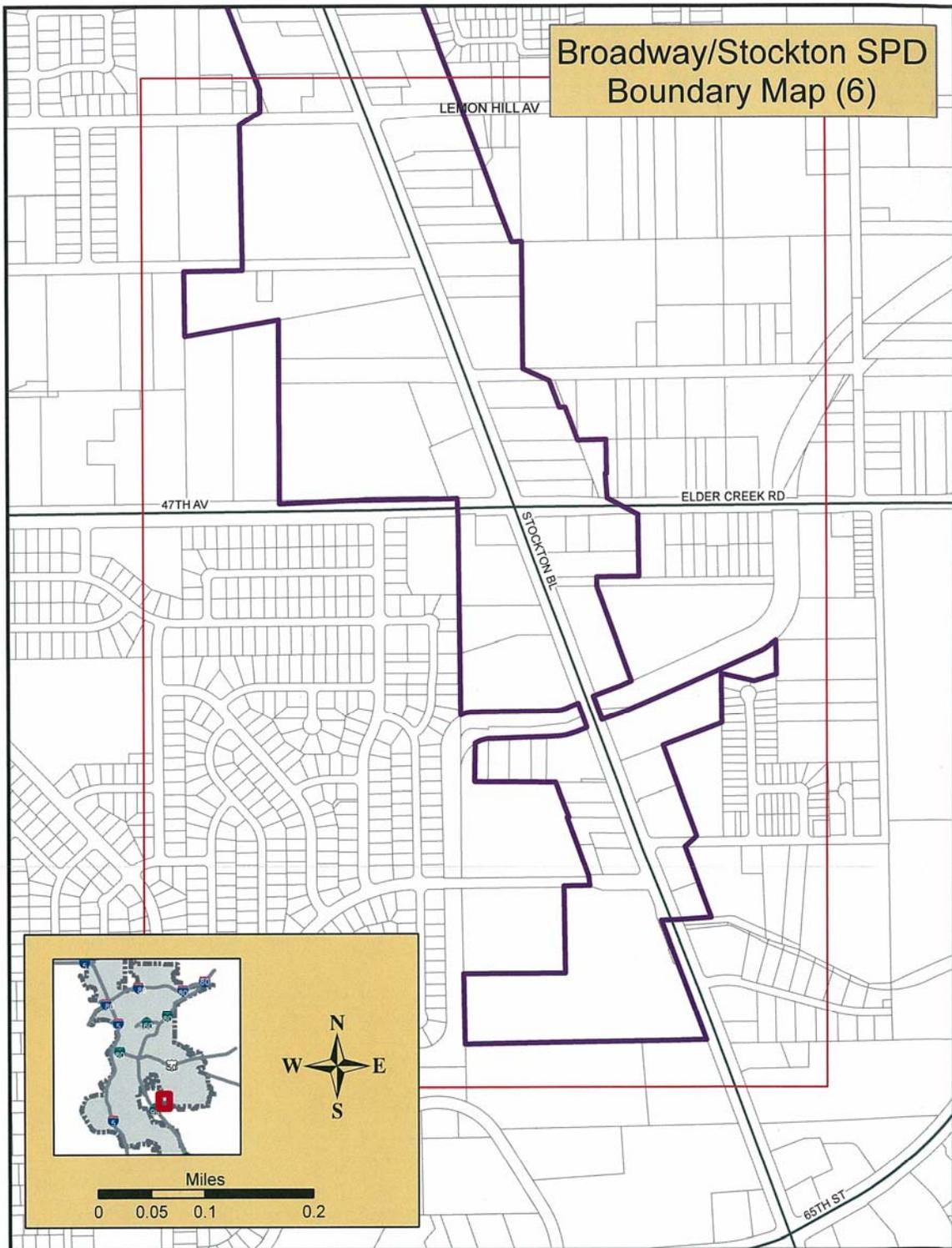




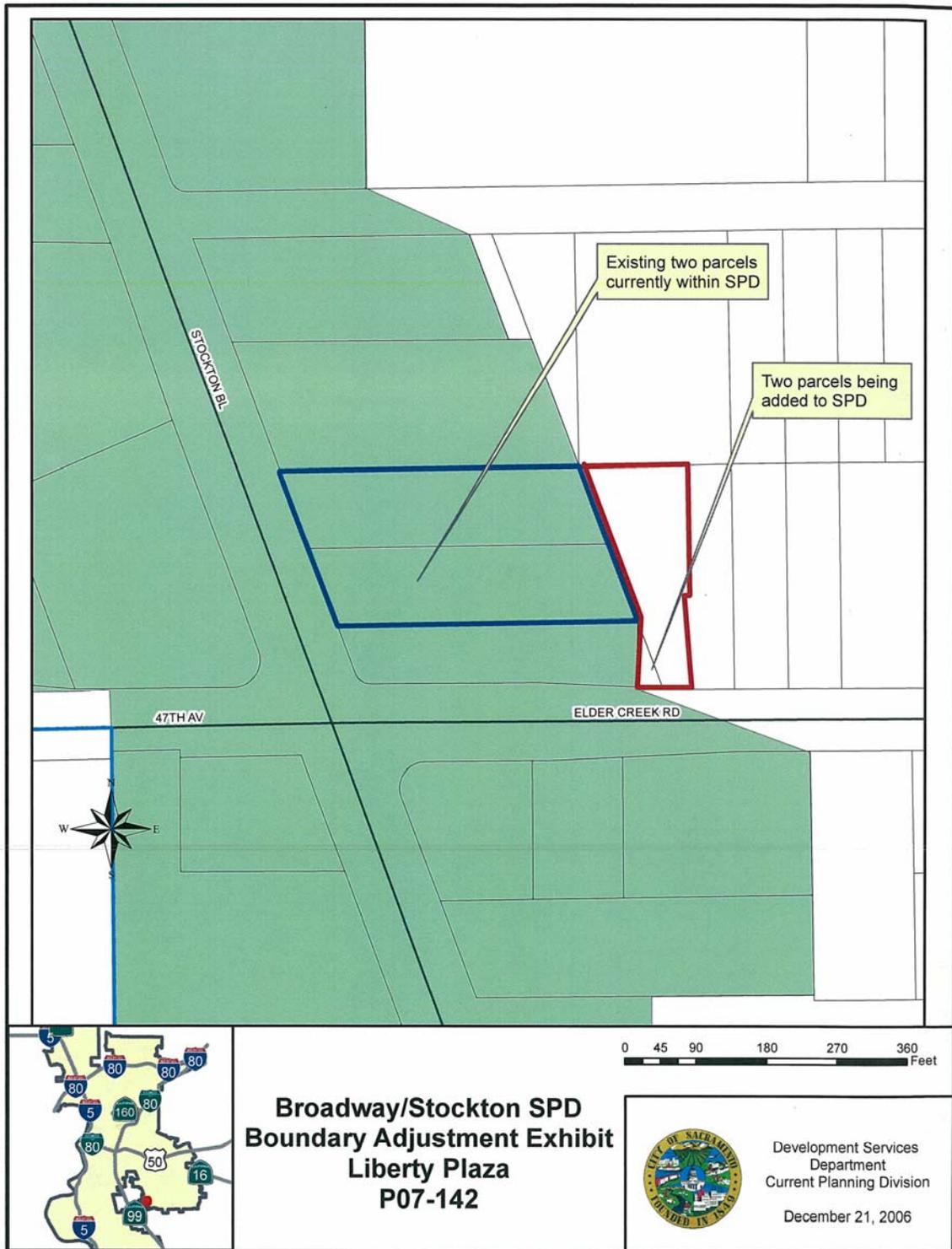




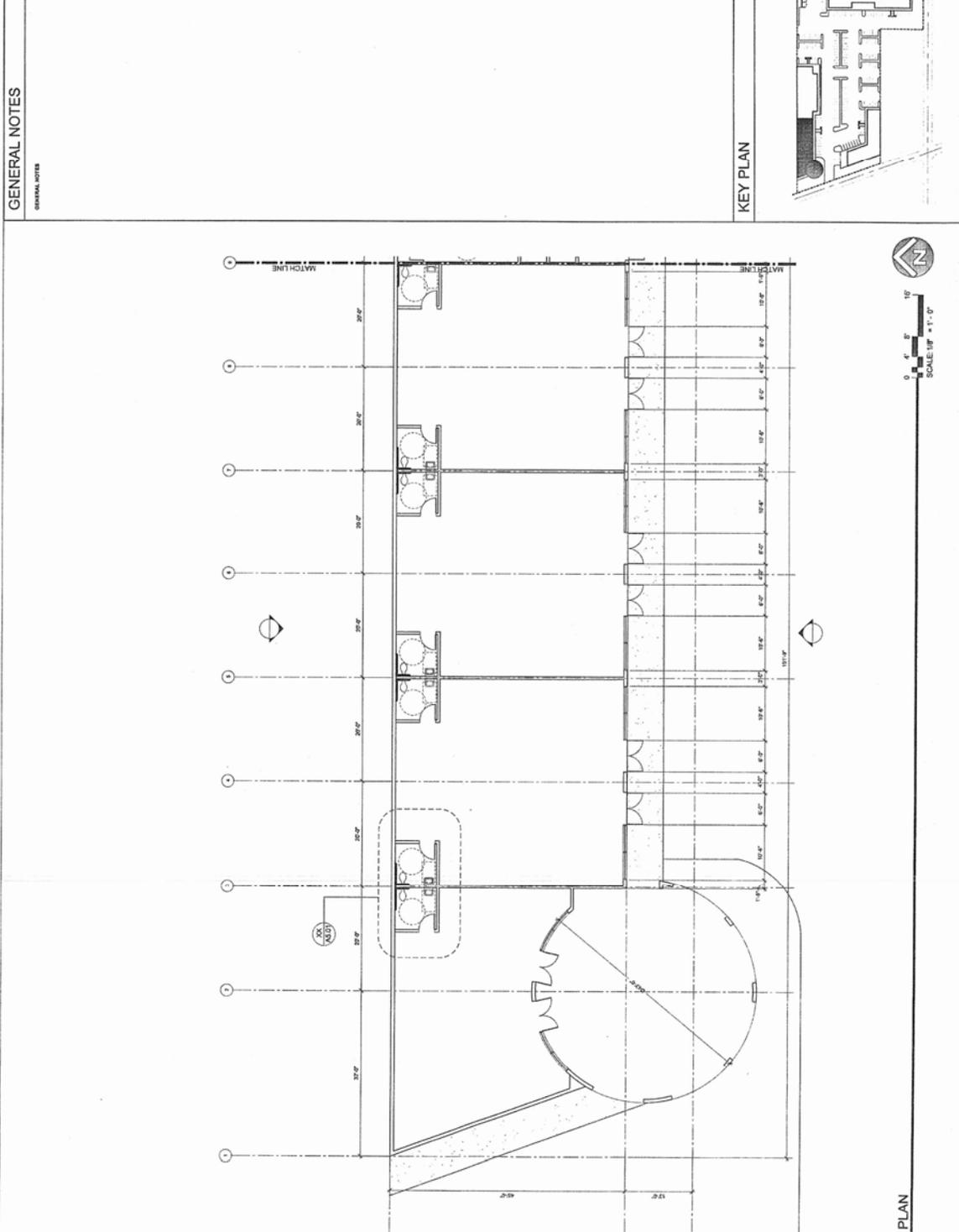




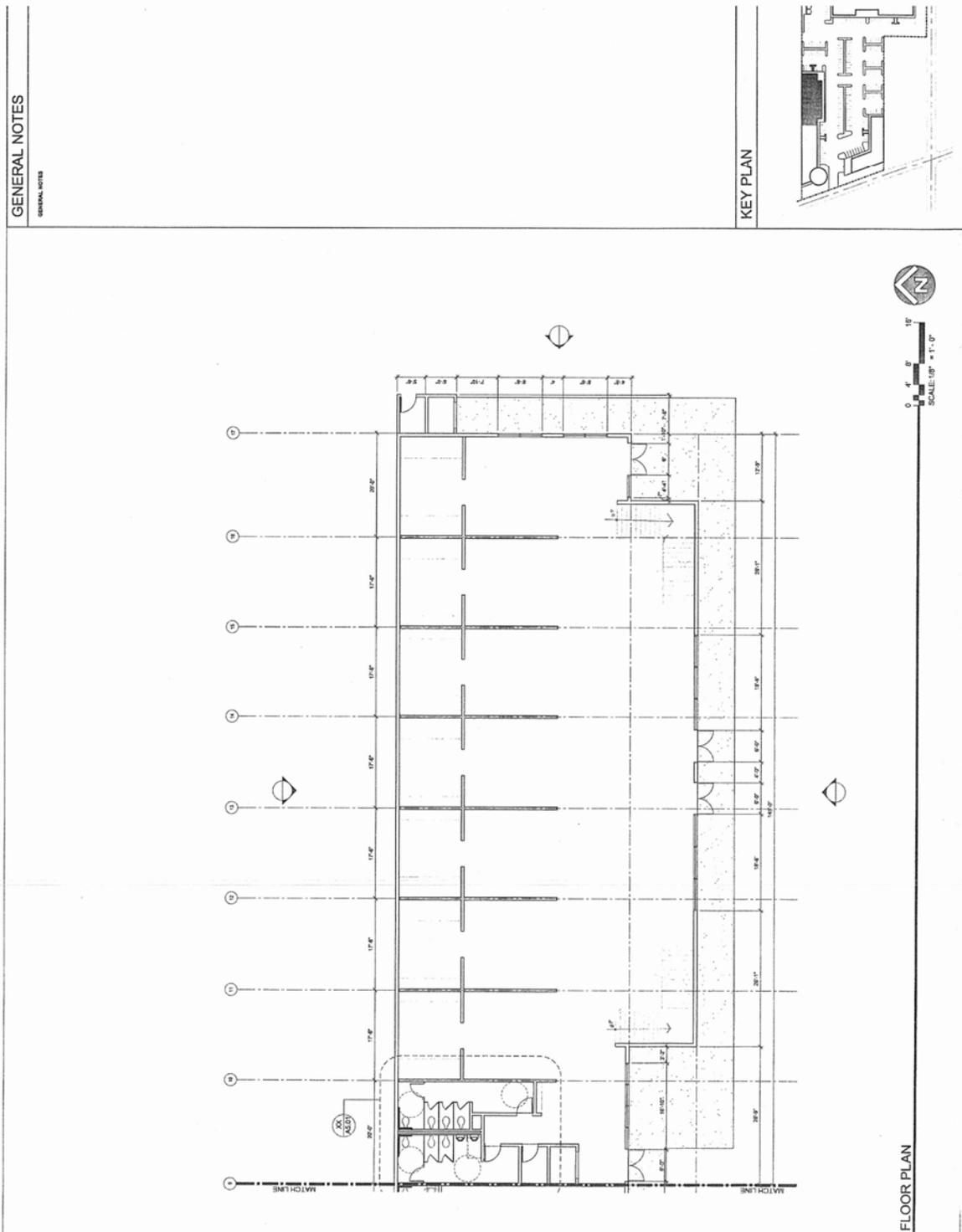
Attachment 10 – Broadway/Stockton SPD Boundary Amendment



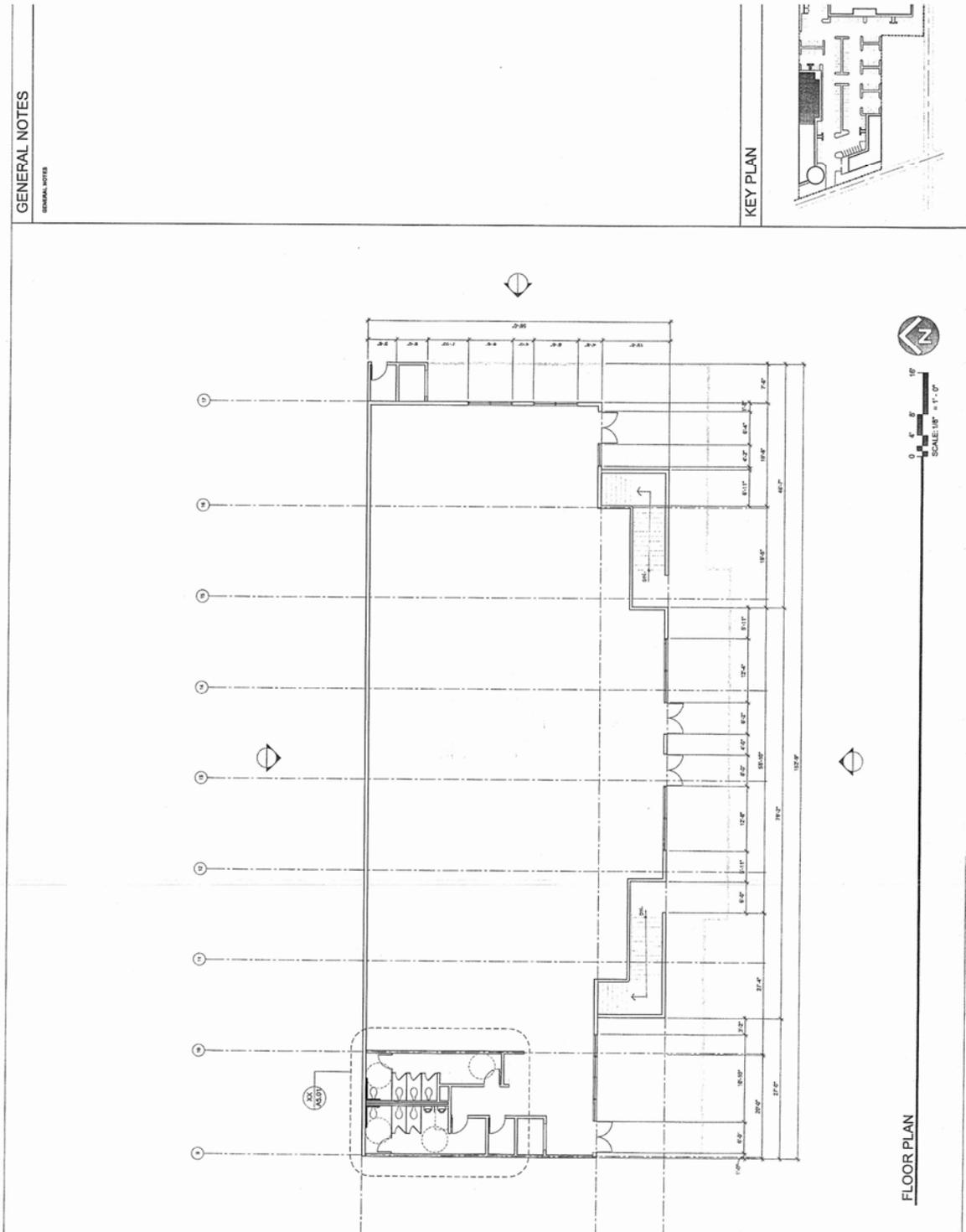
Attachment 11- Conceptual Project Plans (Building 'A' 1st Floor Plan (west half))



Attachment 11 – Conceptual Project Plans (Building ‘A’ 1st Floor Plan (east half))



Attachment 11 – Conceptual Project Plans (Building ‘A’ 2nd Floor Plan)

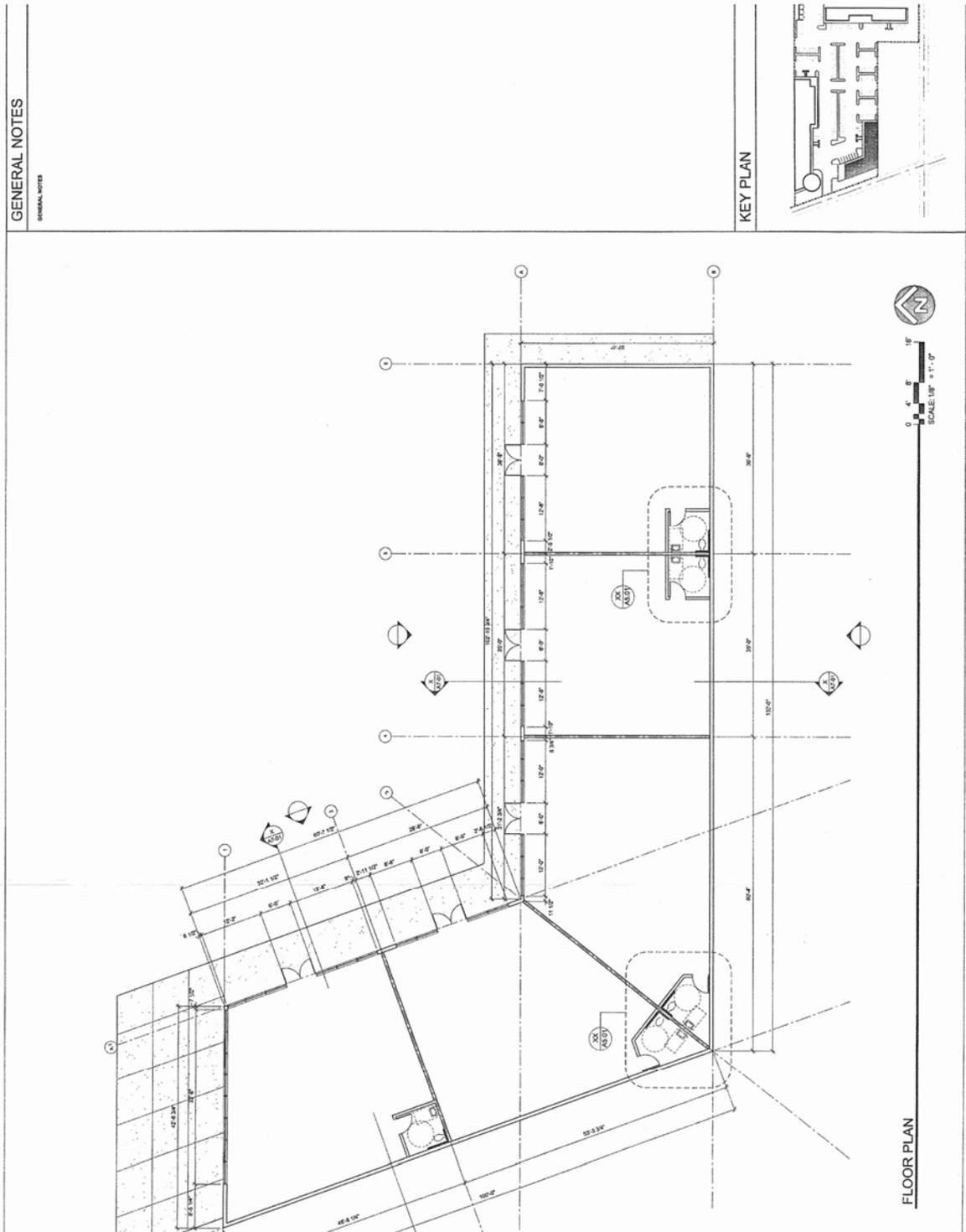


GENERAL NOTES

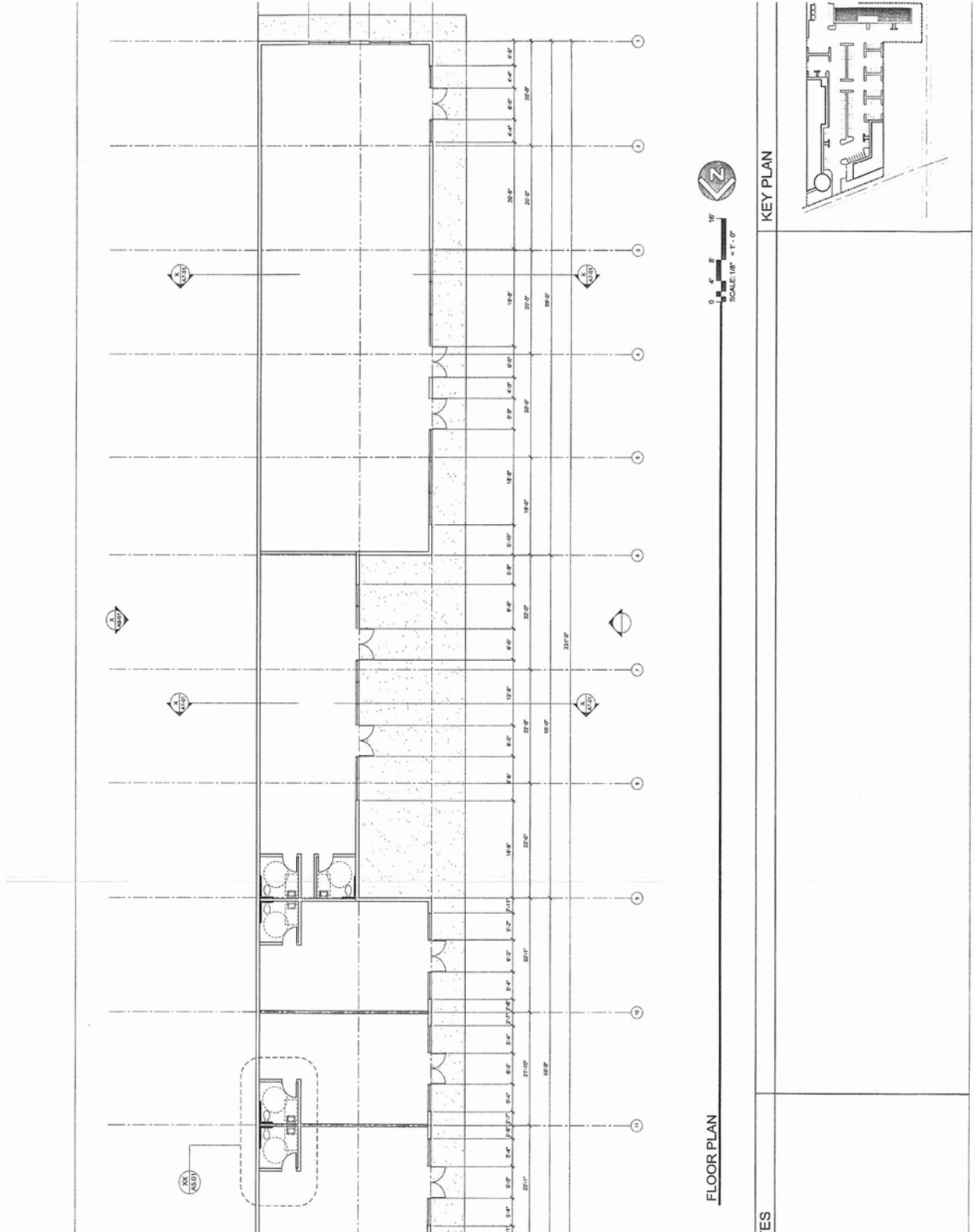
KEY PLAN

FLOOR PLAN

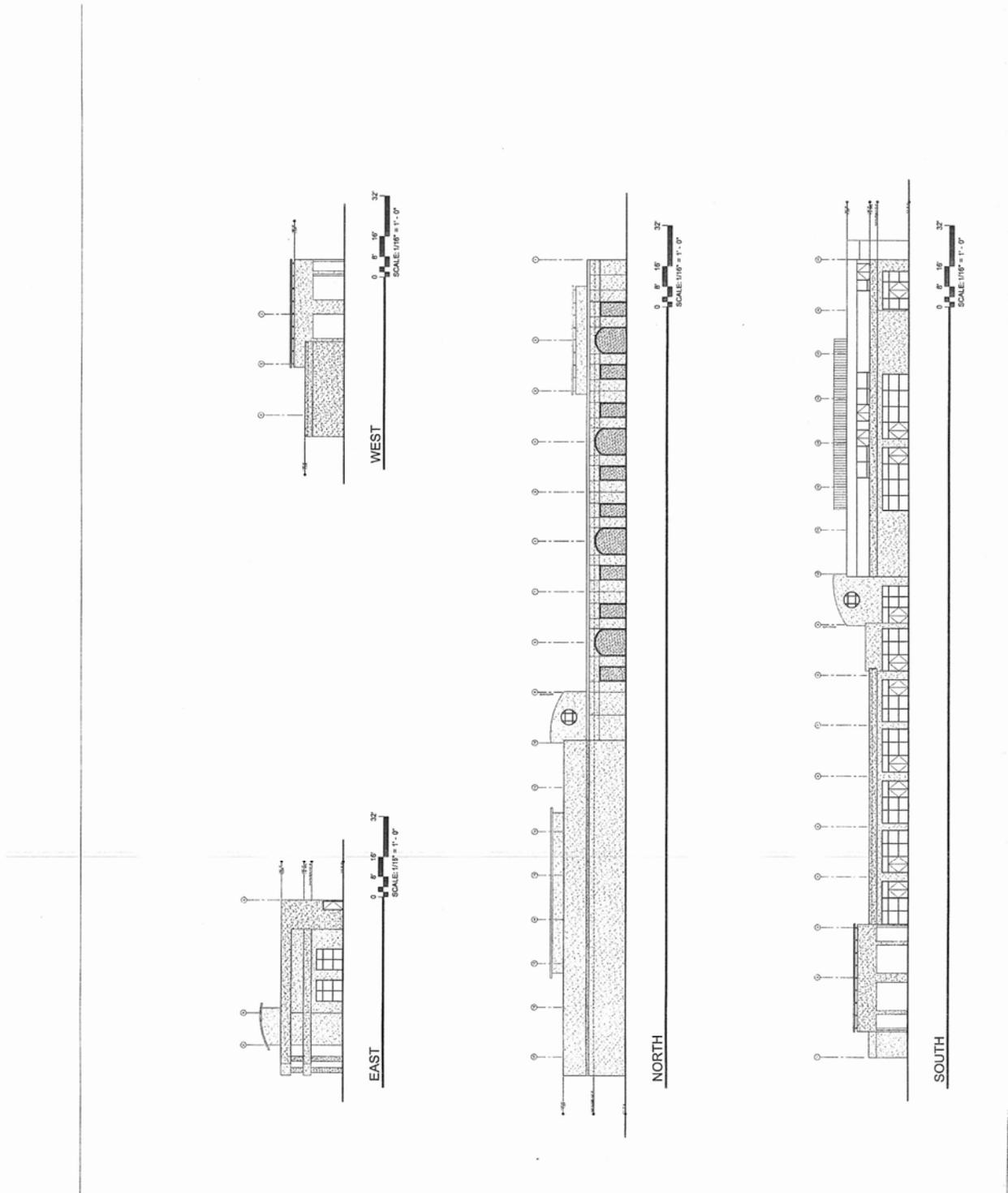
Attachment 11 – Conceptual Project Plans (Building 'B' Floor Plan)



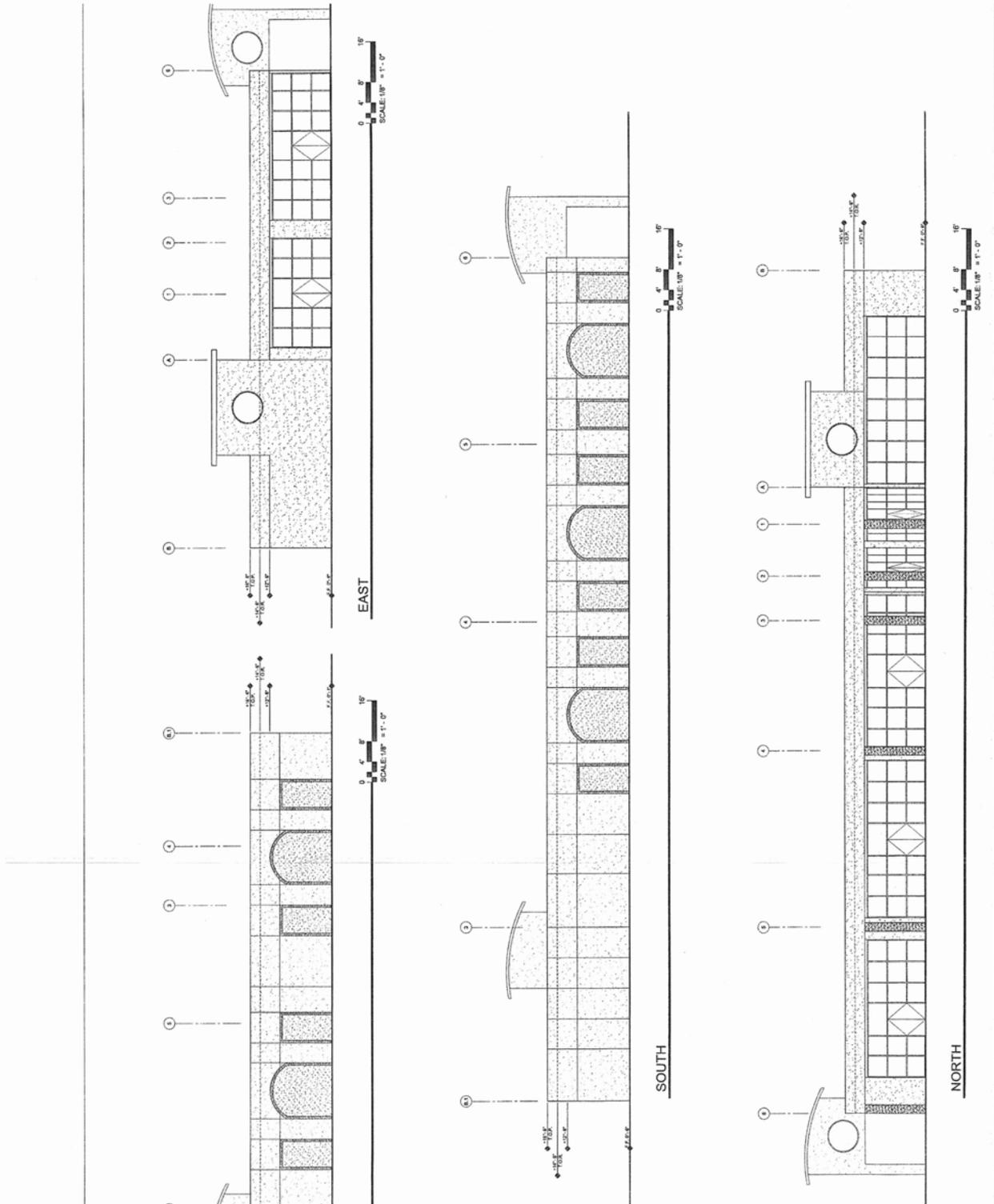
Attachment 11 – Conceptual Project Plans (Building 'C' Floor Plan)



Attachment 11 – Conceptual Project Plans (Building ‘A’ Elevations)



Attachment 17 – Conceptual Project Plans (Building 'B' Elevations)



Attachment 11 – Conceptual Project Plans (Building 'C' Elevations)

