

## RESOLUTION NO. 2008-364

Adopted by the Sacramento City Council

June 5, 2008

### ADOPTING FINDINGS OF FACT AND APPROVING THE GRANITE PARK RESIDENTIAL PROJECT (P07-090)

#### BACKGROUND

- A. On April 24, 2008, the City Planning Commission conducted a public hearing on, and forwarded to the City Council a recommendation to approve with conditions the Granite Park Residential project.
- B. On June 5, 2008, the City Council conducted a public hearing, for which notice was given pursuant to Sacramento City Code Section 17.200.010 (C)(2)(a), (b), and (c) (publication, posting, and mail 500'), and received and considered evidence concerning the Granite Park Residential project.

#### BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. Based on the verbal and documentary evidence received at the hearing on the Granite Park Residential project, the City Council approves the Project entitlements based on the findings of fact and subject to the conditions of approval as set forth below.
- Section 2. The City Council approves the Project entitlements based on the following findings of fact:
- A. Environmental Determination: The Addendum to a previously certified EIR for the Project has been adopted by Resolution No. 2008-361.
- B. Tentative Map: The Tentative Map to merge two parcels comprising ±12.9 acres and then subdividing same into 119 parcels plus landscape lots is approved based on the following findings of fact:
1. None of the conditions described in Government Code Section 66474, subsection (a) through (e), inclusive, exist with respect to the proposed subdivision as follows:
    - a. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City's General Plan, all applicable community and specific plans, and Title 16 of the City Code, which is a

specific plan of the City;

- b. The site is physically suitable for the type of development proposed and suited for the proposed density;
  - c. 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 their habitat;
  - d. The design of the subdivision and the type of improvements are not likely to cause serious public health problems;
  - e. 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 City General Plan, and Title 16 Subdivisions of the City Code, which is a specific plan of the City (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 City Council 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. Subdivision Modification: The Subdivision Modification to construct non-standard streets and elbows in the proposed Single-family Alternative (R-1A) zone is approved based on the following findings of fact:
1. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impractical, or undesirable in the particular case to conform to the strict application of these regulations;

2. That the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification;
  3. That the modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity;
  4. That granting the modification is in accord with the intent and purposes of the provisions of Title 16 of the Sacramento City Code (the Subdivision Ordinance) and is consistent with the general plan and with all other applicable specific plans of the city.
- D. Subdivision Modification: The Subdivision Modification for non-standard intersection spacing in the proposed Single-family Alternative (R-1A) zone is approved based on the following findings of fact:
1. That the property to be divided is of such size or shape, or is affected by such topographic conditions, or that there are such special circumstances or conditions affecting the property that it is impossible, impractical, or undesirable in the particular case to conform to the strict application of these regulations;
  2. That the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification;
  3. That the modification will not be detrimental to the public health, safety or welfare or be injurious to other properties in the vicinity;
  4. That granting the modification is in accord with the intent and purposes of the provisions of Title 16 of the Sacramento City Code (the Subdivision Ordinance) and is consistent with the general plan and with all other applicable specific plans of the city.
- E. Special Permit: The Special Permit to construct an alternative-style single-family residential subdivision is approved based on the following Findings of Fact:
1. The project, as conditioned, is based upon sound principles of land use in that the proposed use is allowed in the Single-family Alternative (R-1A) zone with the approval of a special permit. It will provide housing within walking distance of existing employment and the light rail station and supports the implementation of the SACOG Blueprint Strategies Plan with the small lot sizes, increasing the available housing units in an urban setting, and the housing design embraces the Single-family Residential Design Principles.

2. The proposed use would not be detrimental to the public health, safety or welfare, or result in the creation of a nuisance in that the project, as conditioned, will establish new residential single-family units in the community, and will provide:
  - a. Eyes on the park and street by employing the Single-family Residential Design Principles;
  - b. Adequate on-site parking to meet the City's single-family parking requirement as well as on-street parking for guests;
  - c. Large street trees for shade and maintenance for all landscape areas.;
3. The proposed project is consistent with the residential land use policies and development requirements of the General Plan in that the project will be promoting the strategic development of an urban property located at a crossroad for jobs and transportation with the expansive office area and light rail station nearby and will develop the project according to City standards.

Section 3. The City Council approves the Project entitlements subject to the following conditions of approval:

- F. Tentative Map: The Tentative Map to merge two parcels comprising ±12.9 acres and then subdivide same into 119 alternative-style single-family lots and additional landscaping lots is approved subject to the following conditions of approval:

NOTE: These conditions shall supersede any contradictory information shown on the Tentative Map or any contradictory provisions in the PUD guidelines approved for this project (P07-090). The design of any improvement not covered by these conditions or the PUD Guidelines shall be to City standard.

The applicant shall satisfy each of the following conditions prior to filing the Final 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 Development Engineering Division.

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 16.40.190, 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 Development Engineering Division after consultation with the U.S. Postal Service;

3. Private reciprocal ingress, egress, maneuvering and parking 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, maneuvering, and parking easement shall be conveyed to and reserved from Parcels 37 and 38, at no cost, at the time of sale or other conveyance of either parcel.;
4. Comply with requirements included in the Mitigation Monitoring Plan developed by, and kept on file in, the Planning Division Office (P07-090) and (P00-066);
5. Meet all conditions of the existing PUD (P07-090) & (P00-066) unless the condition is superseded by a Tentative Map condition;
6. Show all continuing and proposed/required easements on the Final Map;
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;

#### Development Engineering: Streets

8. Submit a Geotechnical Analysis prepared by a registered engineer to be used in street design. The analysis shall identify and recommend solutions for groundwater related problems, which may occur within both the subdivision lots and public right-of-way. Construct appropriate facilities to alleviate those problems. As a result of the analysis street sections shall be designed to provide for stabilized subgrades and pavement sections under high groundwater conditions;
9. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division. Improvements required shall be determined by the city. 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 street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the Development Engineering Division;
10. The applicant shall pay a Road fee per the Granite Regional Park development Agreement (Ordinance No. 2000-042). The fee is currently estimated at \$6,355

per residential unit. If the fee is not paid within one year of the approval of this special permit, it is subject to an increase per the Development Agreement. If the Road Fee per residential unit is found to be less than that stated above or not applicable the City reserves the right to make the necessary change(s) of the applicable condition and modify the respective fee, as necessary.

11. No individual driveway accesses is permitted along Cucamonga Avenue and street "D";
12. The applicant shall construct the proposed alleys (A & B) per City standards in concrete and to the satisfaction of the Development Engineering Division;
13. No Parking is allowed on both sides of street A along parcels 44 and 45 as shown on the tentative map dated January 14<sup>th</sup>, 2008. (parking will be allowed on street A after street E);
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 Development Engineering Division;
15. 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 Development Engineering Division. The center lines of such streets shall be aligned.
16. The applicant shall make provisions for bus stops, shelters, transit centers, etc. to the satisfaction of Regional Transit.

#### PUBLIC/PRIVATE UTILITIES

17. Dedicate a 10-foot public utility easement (PUE) for underground facilities and appurtenances adjacent to all public/private street rights of way excepting at west side corner lots 99 and 100 shall be 8-foot PUE; (SMUD)
18. Dedicate an area 4-foot wide by 6-foot deep adjacent to back of above said PUE, as public utility easement for above ground facilities; at rear yard boundary between lots 58 and 69; 63 and 64; 76 and 77; and 84 and 119; at south west corner of lots 4, 12, 19, 105 and 112; and at north west corner of lot 90; (SMUD)
19. Dedicate lot B as a public utility easement for underground facilities and appurtenances; (SMUD)

20. Connection to the District's sewer system shall be required to the satisfaction of the District. Sacramento County Improvement Standards apply to sewer construction;
21. Each lot and each building with a sewage source shall have a separate connection to the District's sewer system;
22. In order to obtain sewer service, construction of District sewer infrastructure will be required;
23. Sewer easements will be required. All sewer easements shall be dedicated to the District, in a form approved by the District Engineer. All District sewer easements shall be at least 20 feet in width and ensure continuous access for installation and maintenance. The District will provide maintenance only in public right-of-ways and in easements dedicated to the District;
24. The District shall require an approved sewer study prior to the approval of the Final Map or submittal of improvement plans for plan check to the District, whichever comes first. The sewer study shall demonstrate the quantity of discharge and any "flow through sewage" along with appropriate pipe sizes and related appurtenances from this subject and other upstream areas and shall be done in accordance with the District's most recent "Minimum Sewer study Requirements". The study shall be done on a no "shed-Shift" basis unless approved by the District in advance and in compliance with Sacramento County Improvement Standards;
25. The District requires their sewers to be located a minimum of 10 feet (measured horizontally from edge of pipe to edge of pipe) from all potable water lines. Separation of sewer line from other parallel utilities, such as storm drain and other 'dry' utilities (electrical, telephone, cable, etc.) shall be a minimum of 7 feet (measured horizontally from the center of pipe to the center of pipe). Any deviation from the above separation due to depth and roadway width must be approved by the District on a case by case basis. Prior to recording the Final Map, the applicant shall prepare a utility plan that will demonstrate that this condition is met;
26. Collector sewer system for the project will not be accepted for maintenance and building occupancy will not be granted until the downstream sewer system serving the project is also accepted for maintenance;
27. All structures along private drives shall have a minimum 10-foot setback (measured horizontally from edge of collector pipe to edge of structure) so that the district can properly maintain the sewer line;

#### CITY UTILITIES

28. Provide standard subdivision improvements per Section 16.48.110 of the City Code. Construct water, sewer, and drainage facilities to the satisfaction of the Department of Utilities (DOU) and the Sacramento County Sanitation District No.1;
29. Prior to the final map or concurrent with the final map, a home owner association (HOA) shall be formed, and the CC&R shall be approved by the City;
- 29a. The applicant shall prepare a qualitative flood risk assessment for the project area, and submit a copy to the Department of Utilities, based on the existing analysis prepared for the City titled "Comprehensive Flood Management Plan Rescue & Evacuation Mapping Evaluation" (Wood Rodgers, 2006) and the supplemental scenario analysis prepared for the City titled "Capital City Freeway Closed Gate Analysis." (Wood Rodgers, 2006) If, based on review of these documents, this assessment considers there to be an elevated level of risk for the project from a catastrophic levee failure on the American River then the applicant shall perform the following:
  - Prepare a disclosure to the first residential purchasers as part of the builder sale documents, which describe the flood risk assessment findings.
  - Include a section in the project CC&R's that describes the findings of the flood risk assessment.
  - Prepare an evacuation route plan that establishes an exit route from the project site to a designated elevation via a continuous paved surface.
  - Require the HOA to review the disclosure and evacuation route plan at least every 3 years and include any updates or changes to residents with distribution of the annual budget.
  - Apprise the original purchaser of a home that this area currently lies within FEMA Zone X, which is protected from the 100-year flood by a levee. As such, flood insurance is not mandatory. However, the applicant will provide notice to the first residential purchasers of the availability of flood insurance.
  - Review the master drainage plan for the Granite Regional Park PUD (JTS Engineering, 1998) for the capacity of on site storage, pumping facilities and down stream conditions to determine if conditions have changed or if additional study is required.
30. Prior to 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. Contact the DOU for the pressure boundary conditions to be used in the water study. Note: A 12-inch water main is located in Cucamonga Avenue. Proposed water mains in new public streets shall be placed 7 feet north or west of street centerline where possible;

31. All water connections shall comply with the City of Sacramento's Cross Connection Control Policy;
32. Two points of service for the water distribution system for this subdivision or any phase of this subdivision are required. All water lines shall be placed within the asphalt section of public right-of-ways as per the City's Design and Procedures Manual;
33. Along all streets with separated curb and sidewalk; place minimum 2-inch diameter sleeves (one on each side of the driveway) under the sidewalk for each single family lot for irrigation of the landscape planter. The irrigation sleeves shall be placed prior to construction of sidewalks;
34. Provide separate metered domestic water services to each new parcel. Per City Code, water meters shall be located at the point of service which is the back of curb for separated sidewalks or the back of walk for connected sidewalks. Water and sewer service locations shall be coordinated with the dry utilities where sideyard setbacks and driveway locations are non-standard. Excess services shall be abandoned to the satisfaction of the DOU;
35. Water meter boxes located within concrete lot driveways or private drives (point of service) shall be as follows: (1) for 1-inch domestic water service, Christy traffic box B1324 (H/20 loading) with reading lid B1324-61GH and (2) for 1.5-inch domestic water service, Christy traffic box B1730 (H/20 loading) with reading lid B1730-51G;
36. Residential water taps shall be sized per the City's Building Department onsite plumbing requirements (water taps from the water main in the street to the meter may need to be larger than 1-inch depending on the length of the house service, number of fixture units, etc.);
37. Relocate the existing fire hydrant (if necessary) at the southwest corner of the site (on Cucamonga Avenue) to the satisfaction of DOU and the Fire Department;
38. The proposed development is located within County Sanitation District No. 1 (CSD-1). Satisfy all CSD-1 requirements;

39. Prior to submittal of improvement plans, a drainage study and shed map as described in Section 11.7 of the City Design and Procedures Manual is required. The drainage study and shed areas shall be in general conformance with the existing Granite Park Master Drainage Study. Sufficient off-site and on-site spot elevations shall be provided in the drainage study to determine the direction of storm drain runoff. The drainage study shall include an overland flow release map for the proposed project. The applicant shall construct drainage improvements to the satisfaction of the DOU. Storm drainage pipes placed in the new streets shall be located along the street centerline where possible. Note: An existing storm drain system is located in Cucamonga Avenue (27" & 30" drain lines) and a 36" & 42" drain lines along Granite Park;
40. Drain inlets shall be at least 6-inches above the 10-year HGL. Finished lot pad elevations shall be a minimum of 1.2 feet above the 100-year HGL and 1.5 feet above the local controlling overland flow release elevation (whichever is higher) and shall be approved by Department of Utilities;
41. Per City Code, the Subdivider 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;
42. All lots shall be graded so that drainage does not cross property lines or private drainage easements shall be dedicated;
43. 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;
44. 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 subdivision improvement plans. These plans shall also show the methods to control urban runoff pollution from the project site during construction;
45. Post construction, storm water quality control measures shall be incorporated into the development to minimize the increase of urban runoff pollution caused by development of the area. Only source control measures are required. This will not affect site design. Refer to the "Guidance Manual for On-site Storm water Quality Control Measures," dated January 2000, for appropriate source control measures;

46. This project is greater than 1 acre in size; therefore, the project is required to comply with the State "NPDES General Permit for Storm water Discharges Associated with Construction Activity" (State Permit). To comply with the State Permit, the applicant will need to file a Notice of Intent (NOI) with the State Water Resources Control Board (SWRCB) and prepare a Storm water Pollution Prevention Plan (SWPPP) prior to construction. A copy of the State Permit and NOI may be obtained from [www.swrcb.ca.gov/stormstr/construction.html](http://www.swrcb.ca.gov/stormstr/construction.html). The SWPPP will be reviewed by the DOU prior to issuing a grading permit. The following items shall be included in the SWPPP: (1) vicinity map, (2) site map, (3) list of potential pollutant sources, (4) type and location of erosion and sediment BMP's, (5) name and phone number of person responsible for SWPPP and (6) certification by property owner or authorized representative;
47. Unless otherwise approved by the DOU, all public water, sanitary sewer and storm drain pipelines shall be placed within the asphalt concrete (AC) section of public-right-of-ways and easements;
48. Alignment of proposed drainage mains shall be located at the centerline of the street. Proposed water mains shall be located 7-feet north or west of the centerline. Proposed sewer mains shall be located 7-feet east or south of the centerline. Any separation for utilities less than the required aforementioned minimum shall be approved by the DOU;
49. Public streets, alleys with public maintained water, sanitary sewer and storm drain systems shall have a minimum paved AC width of 25 feet from lip of gutter to lip of gutter. Drain inlets, curb and gutter shall be constructed to City Standards for residential streets. Unless otherwise approved by the DOU, parallel underground dry utilities shall not be located in these streets and alleys;
50. Private alleys 'A' & 'B' with two publicly maintained utility systems ( sewer and storm drain system), shall have a minimum paved width of 22 feet (lip to lip) and if necessary shall have drain inlets, curb and gutter constructed to City Standards or a v-gutter drain in the center of the pavement to provide surface drainage. Unless otherwise approved by the DOU, parallel underground dry utilities shall not be located in these streets and alleys;
51. The full width of the private alleys 'A' & 'B' with public sanitary sewer and/or storm drain pipelines shall be dedicated as public utility easement. An additional 3 feet minimum at end of the private alleys fronting the public streets shall also be dedicated as an easement for water services/meter boxes and appurtenances for lots 1, 2, 3, 8, 9, 10, 11 & 12. The easement shall include language assuring DOU personnel and maintenance vehicles unrestricted access to any easement at all times;
52. If required by DOU, the applicant shall enter into and record an Agreement for

Conveyance of Easements with the City, in a form acceptable to the City Attorney, requiring that private easements be granted, as needed, for drainage, water and sanitary sewer at no cost at the time of sale or other conveyance of any lot. A note stating the following shall be placed on the Final Map: "The lots created by this map shall be developed in accordance with recorded agreement for conveyance of easements in Book\_\_\_\_, O.R. Page\_\_\_\_.";

53. If required by Department of Utilities, dedicate as IOD for water easement along the north property line (adjacent to Regional Transit Tracks) within Lot A to the satisfaction of Utilities;
54. Dedicate all necessary easements, right-of-way, fee title property, or IOD in fee title property on the final map as required to implement the approved drainage, water and sewer studies, per each approving agency requirements. All dedications shall be at no cost to the City and shall be to the satisfaction of the DOU;
55. Dedicate Lot 'E' (lot between lots 19 & 20) in fee/title to the City. Landscaping to be maintained by an HOA/Public Finance Maintenance District. Landscaping shall be installed and completed to satisfaction of Department of Utilities;
56. Lots A, B, C, D and E shall be landscaped to the satisfaction of the City. Each lot shall have separate irrigation system;
57. The HOA shall be responsible for maintenance of the landscaping for Lot A, B, C, D and E or provide a financing mechanism for the maintenance of the landscaping for the lots;
58. The applicant and/or any successor shall fully participate in any financing mechanism, including but not limited to assessment districts, or community facilities districts formed for the purpose of financing the facilities specified in Condition 29a above. For this purpose, "fully participate" requires that the applicant and/or successor shall, notwithstanding the provisions of Articles XIIC and/or XIID of the California Constitution, or any other applicable federal or state law, rule of regulation, waive and relinquish any right to protest or vote against the formation of the mechanism and/or the levy of any assessment or tax pursuant thereto; actively participate in a positive manner in the proceedings for formation of the mechanism and/or the levy of any assessment or tax pursuant thereto; and pay all taxes, assessments and/or fees levied pursuant thereto;

#### FIRE

59. All turning radii for fire access shall be designed as 35' inside and 55' outside. Turning Circle shall be flush and without planters;
60. Roads used for Fire Department access shall have an unobstructed width of not

less than 20' and unobstructed vertical clearance of 13'6" or more;

61. Roads used for Fire Department access that are less than 28 feet in width shall be marked "No Parking Fire Lane" on both sides; roads less than 36 feet in width shall be marked on one side. This shall apply to all turns and the turning circle;
62. Fire Apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus. (503.2.3);
63. Provide the required fire hydrants in accordance with CFC 508 and Appendix C, Section C105;

#### SPECIAL DISTRICTS: Assessment Districts

64. Dedicate to the City those areas identified on the Tentative Subdivision Map as Landscape Corridors and Open Space areas (Lots A , B, C, D and E) Annex the project area to the appropriate Landscape Maintenance District, or other financing mechanism acceptable to the City, prior to recordation of the Final Map. Design and construct landscaping, irrigation and masonry walls (or wood fences) in dedicated easements or rights of way, to the satisfaction of the Parks and Recreation Department, Parks Planning, Design and Development (PPDD). Acceptance of the required landscaping, irrigation and walls or fences by the City into the Landscape Maintenance District shall be coordinated with the Development Engineering Division (Special Districts and Development Services) and PPDD. The Developer shall maintain the landscaping, irrigation and walls for two years or until acceptance by the City into the District (whichever is less). The two year period shall begin following the issuance of a notice of completion by the City for the landscaping, irrigation and walls or fences;

#### PPDD: Parks

65. Development Agreement: A Development Agreement (Ordinance 2000-042, adopted October 24, 2000) remains in effect for this property. The following components are called out from the Development Agreement. This is not intended to supersede the Development Agreement.
  - a. Park Development Impact Fee. The Development Agreement was originally executed prior to the City's establishment of Park Development Impact Fees; therefore, due to its "silence" on this issue, the Park Development Impact Fees, assessed per dwelling unit for residential uses or per square foot for commercial uses (see Advisory Notes Section);
  - b. Slope Areas. Attachment 1 to Exhibit F of the Development Agreement indicates which slope areas within the complex shall be the City's responsibility. Proposed Lot A is not shown as the City's responsibility;

- c. Land Subject to Conveyance. Assessor's Parcels 079-0430-010 and -011 are currently City-owned. These parcels are identified as lands that are to be conveyed to the applicant under the conditions of the Development Agreement. The conveyance will need to be completed prior to recordation of the final map;
  - d. A proposed lot line adjustment to add 0.235 acres to Parcel 11 to accommodate the road improvements needed for access to the residential project site shall be counted toward the total acreage conveyed to the applicant under the Development Agreement;
66. Credit. An existing roadway and chip seal-surfaced parking area, located on Parcel 11, currently serves as access to a portion of the Regional Park. Conveyance of Parcel 11 to the Applicant and the subsequent land division and development will eliminate the road and parking area. The Applicant indicates that it included the costs associated with construction of the roadway and parking area in the materials given to the City to justify the conveyance of Parcels 10 and 11 to the Applicant, in accordance with the Development Agreement. Prior to recording a final map, Applicant shall construct a replacement road and parking area to serve the Regional Park. The design of the replacement road and parking area shall be subject to the review and approval of Parks Planning and Development Services (PPDS). In order to receive credit for the new road and parking area towards regional park improvement costs, Applicant shall provide an itemized cost breakdown for the construction of the existing roadway and parking area, which shall be subject to the review and approval of PPDS. Actual costs shall be adjusted for inflation to reflect the construction costs that would be in effect at the time the proposed parking area and road are to be constructed on park property. These adjusted costs shall be subtracted from the construction cost of the replacement road and parking lot for the purpose of future submittals by the Applicant for credit towards park improvement costs;
67. Park Land Dedication. "Granite Park Residential Park Land Dedication Exhibit" dated 2/28/08 identifies a 0.186 acre area for park land dedication on the eastern boundary of the project site. The City will accept this area as park land dedication;
68. Payment of In-lieu Park Fee: Pursuant to Sacramento City Code Chapter 16.64 (Parkland Dedication) the applicant shall pay to City an in-lieu park fee in the amount determined under SCC §§16.64.040 and 16.64.050 equal to the value of land prescribed for dedication under 16.64.030 and not satisfied by dedication. (See Advisory Note);
69. Maintenance District: The applicant shall initiate and complete the formation of a parks maintenance district (assessment or Mello-Roos special tax district), or annex the project into an existing parks maintenance district. The applicant shall pay all city fees for formation of or annexation to a parks maintenance district.

(Contact the Project Manager in the Special Districts Division of the Planning Department). 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;

70. Improvements: The applicant shall construct the following public improvements, as shown on the Exhibit entitled "Granite Park Residential Tentative Subdivision Map Lotting and Street Layout", sheet 3 of 5, dated 1/14/08 and as shown on the "Granite Park Residential Park Land Dedication Exhibit" dated 2/27/08:
  - a. Parking lot and access road. The location of the parking lot southeast of D Street shall be subject to the review and approval of DPR's Landscape Architecture Section.
  - b. Landscaping. Landscaping for the parking area southeast of D Street shall be subject to review and approval of PPDS.
  - c. Fencing. Fencing shall be a two-foot high knee wall with an attached four foot high tubular steel fencing (total of six feet in height) on the eastern and southeastern border of the project site on individual lots adjacent to the park to allow clear line-of-sight to the regional park.
  - d. Post-and-cable fencing between the park and Lot A (on the eastern boundary of the project site). Refer to PPDS Post and Cable detail and specification.
  - e. An emergency access gate with a Knox box shall be located at the northernmost part of the cul-de-sac on D Street, adjacent to the eastern boundary of the subdivision. This also needs to include construction of an emergency road that will extend from the top of the cul-de-sac to tie into the existing roadway that runs along the northern boundary of the site to replace the existing roadway that will be eliminated.
  
71. Design Coordination for PUE's and Facilities: If a 12.5 foot public utility easement (PUE) for underground facilities and appurtenances currently exists or is required to be dedicated adjacent to a public street right-of-way contiguous to the Park Lot proposed for dedication, the applicant shall coordinate with PPDS and SMUD regarding the location of appurtenances within the PUE to minimize visual obstruction in relation to the park(s) and to best accommodate future park improvements. The applicant shall facilitate a meeting(s) with SMUD and PPDS prior to SMUD's facilities coordinating meeting for the project;
  
72. Multi-Use Trail: A multi-use trail and adjacent landscaping shall be dedicated and constructed as specified below and in compliance with the PPDS "Multi-Use Trail Design Guidelines" available by contacting PPDS. The off-street trail is identified as the "Folsom LRT East Trail" in the Bikeway Master Plan. The following shall apply:
  - a. Location and width of trail: South side of light rail lines. The trail shall be 12-foot wide with two 2-foot shoulders.

- b. The multi-use trail shall be dedicated in as an easement as approved by PPDS. At the time of dedication, the applicant shall (1) take all actions necessary to convey to and vest in the City full and clear title to the multi-use trail, including all interests necessary for maintenance and access; (2) provide a title report and title insurance insuring that clear title in fee is vested in the City at the time of dedication; (3) provide a Phase 1 environmental site assessment of the multi-use trail; (4) if the environmental site assessment identifies any physical conditions or defects in the multi-use trail that would interfere with its intended use as a multi-use trail, as determined by PPDS in its sole discretion, applicant shall complete a supplemental assessment and remedy any such physical condition or defect, to the satisfaction of PPDS; and (5) take all actions necessary to ensure that the multi-use trail is free and clear of any wetland mitigation, endangered or threatened animal or plant species, sensitive habitat or other development restrictions. The applicant shall be solely responsible, and at its sole cost, for any required mitigation costs or measures associated with the multi-use trail.
- c. The applicant shall submit and obtain PPDS approval of the alignment and design of the multi- use trail prior to submitting improvement plans for the trail.
- d. The proposed multi-use trail shall comply with Class I bike trail standards, including regulatory signage, as defined in Chapter 1000 of State Department of Transportation Highway Design Manual. The trail shall be 12' of asphalt concrete paving, with clear, graded shoulders that are a minimum of 2' in width. Shoulders should be decomposed granite or an alternate material approved by PPDS. Pavement sections shall be 3" minimum asphaltic concrete over 6" min of aggregate base, with a centerline stripe (refer to PPDS Trail detail and specification).
- e. Vehicular access controls shall be placed at the entrance to all access points to the trail (refer to PPDS details and specifications for approved designs).
- f. Wherever possible and as approved by PPDS and the Department of Utilities, multi-use trails shall be designed as joint-use with utility service roads utilizing the service roads aggregate base as the trail's aggregate base course. Applicant shall design the pavement to meet all required design loads.
- g. Where a multi-use trail is located adjacent to any embankment with a greater than 4:1 slope, the Applicant shall, at his expense, install a post-and-cable fence along the top of the embankment, between the embankment and the multi-use trail.
- h. The Applicant shall disclose the location of the planned multi-use trail to all future/potential owners of parcels within the subdivision.

## MISCELLANEOUS

- 73. Meet all conditions of the development agreement;

74. Title to any property required to be dedicated to the City in fee shall be conveyed free and clear of all rights, restrictions, easements, impediments, encumbrances, liens, taxes, assessments or other security interests of any kind (hereafter collectively referred to as "Encumbrances"), except as provided herein. The applicant shall take all actions necessary to remove any and all Encumbrances prior to approval of the Final Map and acceptance of the dedication by City, except that the applicant shall not be required to remove Encumbrances of record, including but not limited to easements or rights-of-way for public roads or public utilities, which, in the sole and exclusive judgment of the City, cannot be removed and/or would not interfere with the City's future use of the property. The applicant shall provide title insurance with the City as the named beneficiary assuring the conveyance of such title to City;
75. Form a Homeowner's Association. CC&R's shall be approved by the City and recorded assuring maintenance of private alleys. The Homeowner's Association shall maintain all private alleys, lights, common areas and common landscaping;

#### ADVISORY NOTES:

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

76. 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; (UTILITIES)
77. 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 systems; (UTILITIES)
78. Gravity sewer service may not be available to serve the entire project area;
79. If a lifting and/or pumping station is required to serve this project, the applicant shall install all necessary infrastructures (electrical power and wiring, telemetry, piping, manholes, wells, gates etc.) for the complete operation of the facility at full development and final maximum service capacity as identified in applicable approved sewer studies. The only exception to this requirement is the pump size, which shall be installed in accordance with the initial designed service capacity;
80. If interim sewer infrastructure ( such as sewer pipes, manholes, and lifting and/or pumping stations) is required to serve this project, the applicant shall be responsible for the cost to the District, to decommission, and abandon such

interim sewer infrastructure. The mechanism to capture these costs shall be approved and accepted by the District prior to recordation of the Final Map or approval of improvement plans for plan check to the District, whichever comes first;

81. Developing this property may require the payment of sewer impact fees. Applicant should contact the Fee Quote Desk at 876-6100 for sewer impact fee information;
82. A disclosure to future residents shall be provided by the Applicant concerning the proximity of a regional park and lighted ballfields to the proposed residences. Plans are in place to light the soccer fields adjacent to the eastern boundary of the residential subdivision; (PARKS)
83. As per City Code, acreage within an existing or proposed drainage area, easement, public right-of-way, or areas with 10% and greater slopes shall not receive parkland dedication credit. Quimby parkland credit can be granted only to "buildable acres"; (PARKS)
84. As per City Code, the applicant will be responsible to meet his/her obligations regarding:
  - a. Title 16, 16.64 Park Dedication / In Lieu (Quimby) Fees, due prior to approval of the final map. The Quimby fee due for this project is estimated at \$244,688. This is based on 119 residential units and an average land value of \$115,000 per acre for the East Broadway Planning Area, plus an additional 20% for off-site park infrastructure improvements, less acres in land dedication. The "Granite Park Residential Park Land Dedication Exhibit" dated 2/28/08, currently identifies 0.186 acre of publicly dedicated parkland. After the deduction of the parkland dedication acreage, the total estimated Quimby fee due for this project is estimated at \$223,298. 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, 18.44 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 \$576,317. This is based on one hundred nineteen (119) single-family residential units at \$4,843 each. 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. (PARKS)
85. Your contractor is to be aware of and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial

Safety, as well as any other safety regulations; (PG&E)

86. No buildings or structures are to be located within PG&E's easement area. All buildings and structures shall be a minimum of 37.5 feet from the center of PG&E's tower line or located outside PG&E's easement, whichever distance is greater; (PG&E)
87. No grading, cuts or fills is to be done within the tower line easement without written approval from PG&E; (PG&E)
88. Overhead lighting installed within said area shall not exceed 15 feet in height and not be located directly underneath the conductors of PG&E's overhead electric transmission lines (minimum 15 foot horizontal clearance from conductor at rest) or within 25 feet of any tower or pole structure; (PG&E)
89. All trees, shrubs, and plants within PG&E's easement area shall not exceed a height of 15 feet at maturity. No trees shall be planted within 25 feet of any tower structure, or within a 15 foot horizontal distance from the conductor at rest; (PG&E)
90. PG&E operates and maintains two 230kV transmission lines which are located within the southwesterly portion of the proposed project boundaries. Land use is restricted within the easement. One of PG&E's concerns is for continued access to the structures and lines with heavy equipment for maintenance and repair of the towers, insulators, and wires. Another is for adequate ground clearance from the wires as set forth in California Public Utilities Commission General Order No. 95 for the proposed improvements. Should an infraction occur, the developer will be responsible for the costs of raising or the relocating of the facilities; (PG&E).

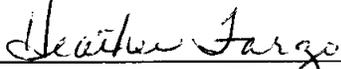
Adopted by the City of Sacramento City Council on June 5, 2008 by the following vote:

Ayes: Councilmembers Fong, Hammond, Pannell, Sheedy, Waters, and Mayor Fargo.

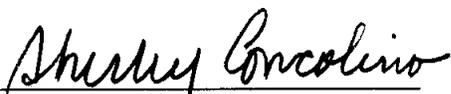
Noes: None.

Abstain: None.

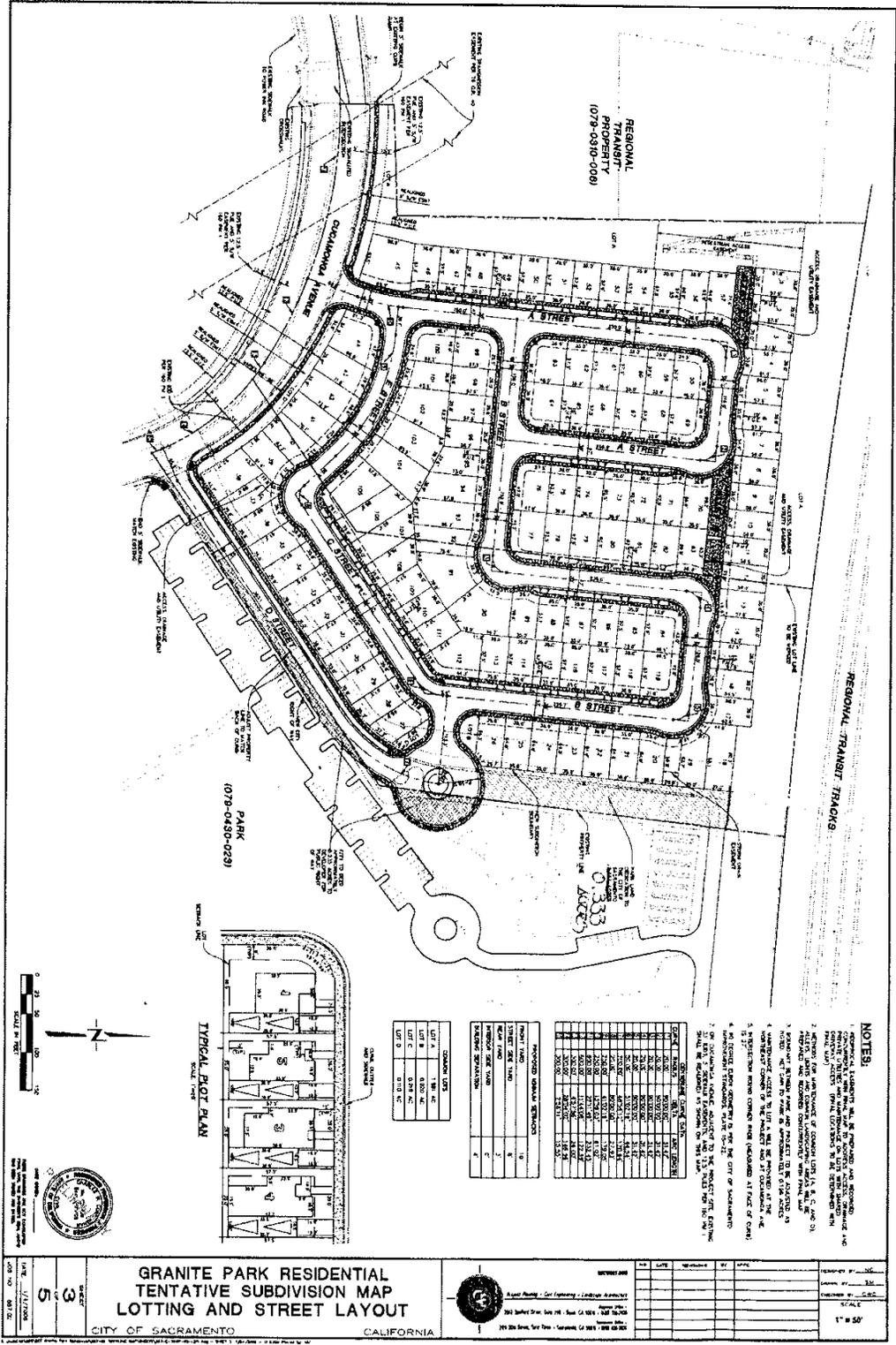
Absent: Councilmembers Cohn, McCarty, and Tretheway.

  
\_\_\_\_\_  
Mayor Heather Fargo

Attest:

  
\_\_\_\_\_  
Shirley Concolino, City Clerk

# Exhibit A-1 – Tentative Map



- B. Special Permit: The Special Permit to construct an alternative-style single-family subdivision is approved subject to the following conditions of approval:
- B1. Current Planning
- a. Obtain all necessary building permits prior to construction.
  - b. Development of this site shall be in compliance with the attached exhibits J1-J27 and with the revised Granite Regional Park Planned Unit Development Guidelines (Resolution 2008- .
  - c. Any modification to the project shall be subject to review and approval by planning staff prior to the issuance of building permits. Any significant modification to the project may require subsequent entitlements.
  - d. Landscaping shall be provided, as allowed, to screen ground-mounted mechanical equipment, backflow preventors, transformers, and other similar appurtenances to the satisfaction of the Planning Director.
  - e. The homeowners' association shall maintain the grounds and landscaped areas in a clean, weed free and groomed manner. Landscaping shall be replaced with live, healthy plants, trees and turf as needed if original landscaping dies.
  - f. Front yard landscaping and automatic irrigation shall be installed for each lot by the developer with the construction of each home. The HOA will be responsible for maintaining the front yard landscaping for all houses within the subdivision.
  - g. For all lots the individual homeowner shall be responsible under the CC& R's to maintain their private yards (side and rear) to a standard as established and specified by the HOA.
  - h. Lots 18-44 shall have a combination masonry wall and 6' wrought iron fence along the rear property line adjacent to Cucamonga Avenue, D Street and/or along the park. The masonry knee wall shall not exceed 24" in height with the remainder of the 6' height composed of wrought iron fencing material. The masonry knee wall for lots 38-44 (side yard for lot 38) shall not exceed 36" with the remainder of the 6' height composed of wrought iron fencing material.
  - i. The design and construction materials of the single-family residences shall be consistent with the attached elevations including trimmed out windows and paned windows on all elevations. Any modifications substitution will require additional planning review and approval prior to the issuance of building permits.
  - j. Floor plan 4 shall not be constructed in lots 18 – 26 because it does not afford eyes on the park due to a lack of large windows on the first level. Plans 1, 2, 3, and 4 may be constructed on lots 27 through 44 though no side by side

duplication of a house elevation is allowed. Floor plan 4 may be constructed no more than five (5) times on lots 27 through 44.

- k. No side by side duplication of a house elevation is allowed.
- l. Comply with requirements included in the Mitigation Monitoring Plan developed by and kept on file in the Planning Division office (Resolution No. 98-395).
- m. Automatic front yard sprinklers and landscaping with an average of one or two ornamental and/or shade trees shall be provided, as feasible, within the front yard and planter area of each residence at the time of construction.
- n. Garages shall be used for parking. Storage within the garage area shall be limited so as to not interfere with the parking of at least one car in the garage.
- o. The minimum setbacks shall be: 10 feet front, 3 feet one side, one foot other side, street side 8 feet, and 3 feet for the rear-garage portion of the lot for all floor plans except plan 4 which may have a 3 foot setback for the garage and a portion of the living area. A minimum driveway depth of 18.5 feet shall be provided for all lots.
- p. The developer shall be required to construct an ADA compliant pedestrian access ramp from the northwest corner of the property through Alley A to the Regional Transit property. The first final map for the property shall provide for a pedestrian easement over the slope area sufficient to construct the pedestrian ramp. The developer shall grade the area for the ramp at the time that the entire site is rough graded. The developer shall commence construction of the remainder of the improvements upon the earlier of: 1) the approval a project for the Regional Transit property by the Zoning Administrator, Planning Commission and/or City Council of the City of Sacramento (whichever is the appropriate approval body) that includes a continuation of the pedestrian path from the project, or 2) the start of homes on Alley A. At the developer's option it may provide a performance bond for the completion of the pedestrian improvements and defer the improvements construction until such time as development occurs on the Regional Transit property.

## B2. Development Engineering

- a. Construct standard subdivision improvements as noted in these conditions pursuant to section 16.48.110 of the City Code. All improvements shall be designed and constructed to the satisfaction of the Development Engineering Division. Improvements required shall be determined by the city. 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 street lighting and the repair or replacement/reconstruction of any existing deteriorated curb, gutter and sidewalk per City standards to the satisfaction of the

Development Engineering Division;

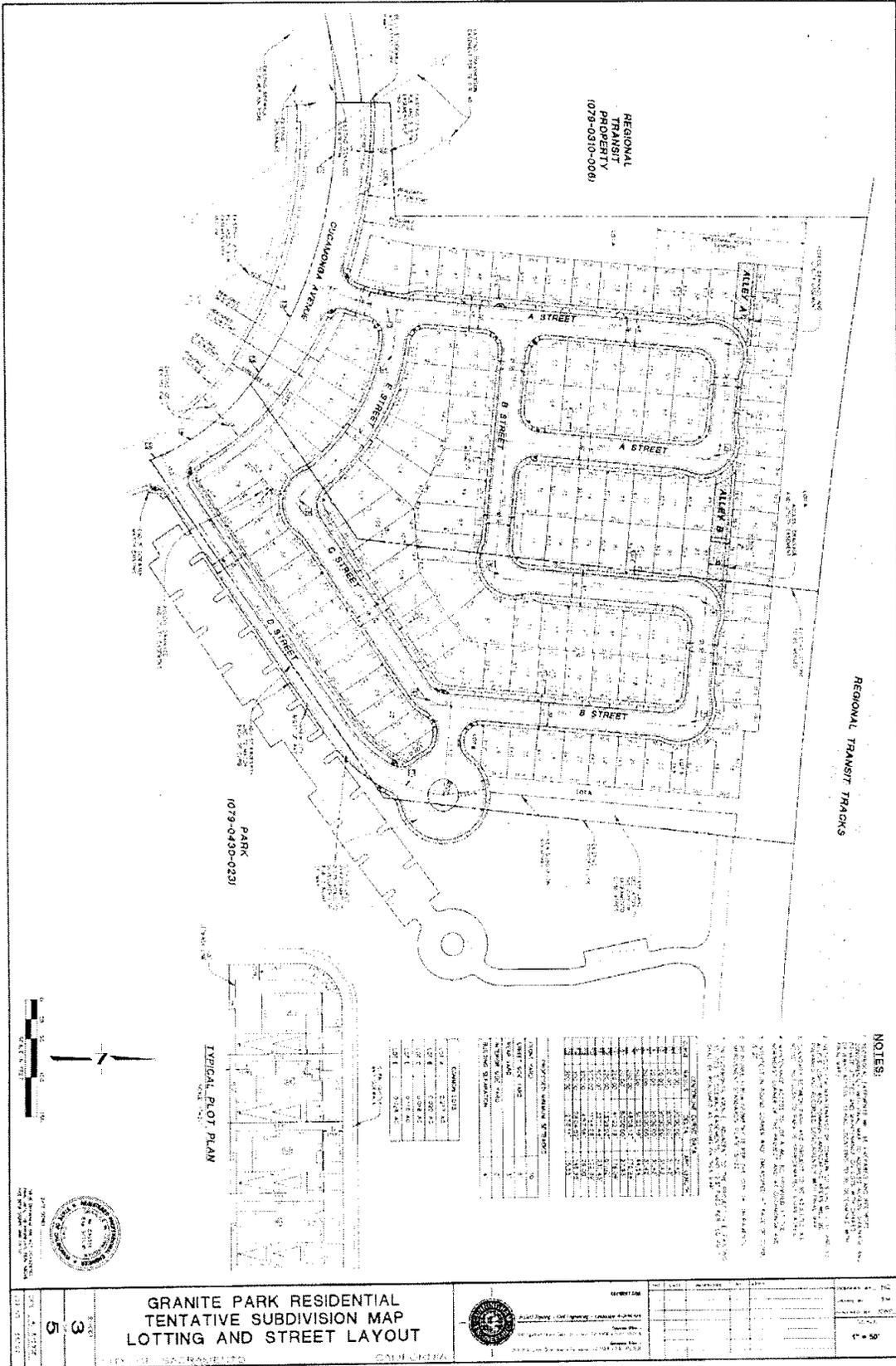
- b. The applicant shall pay a Road fee per the Granite Regional Park development Agreement (Ordinance No. 2000-042). The fee is currently estimated at \$6,355 per residential unit. If the fee is not paid within one year of the approval of this special permit, it is subject to an increase per the Development Agreement. If the Road Fee per residential unit is found to be less than that stated above or not applicable the City reserves the right to make the necessary change(s) of the applicable condition and modify the respective fee, as necessary.
- c. No individual driveway accesses is permitted along Cucamonga Avenue and street "D";
- d. The applicant shall construct the proposed alleys (A & B) per City standards in concrete and to the satisfaction of the Development Engineering Division;
- e. No Parking is allowed on both sides of street A along parcels 44 and 45 as shown on the tentative map dated January 14<sup>th</sup>, 2008. (parking will be allowed on street A after street E);
- f. 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 Development Engineering Division;
- g. 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 Development Engineering Division. The center lines of such streets shall be aligned;
- h. The applicant shall make provisions for bus stops, shelters, transit centers, etc. to the satisfaction of Regional Transit;
- i. Form a Homeowner's Association. CC&R's shall be approved by the City and recorded assuring maintenance of private alleys. The Homeowner's Association shall maintain all private alleys, lights, common areas and common landscaping;
- j. All new driveways shall be designed and constructed to City Standards to the satisfaction of the Development Engineering Division;
- k. The applicant shall record the Final Map, which creates the lot pattern shown on the proposed site plan prior to obtaining any Building Permits;

- I. The site plan shall conform to A.D.A. requirements in all respects. This shall include the replacement of any curb ramp that does not meet current A.D.A. standards;

B3. Fire Department

- a. 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.
- b. Provide a water flow test. (Make arrangements at the River District Permit Center's walk-in counter: 300 Richards Blvd. 3<sup>rd</sup> Floor, 95811).
- c. The furthest projection of the exterior wall of a building shall be accessible from within 150 ft of an approved Fire Department access road and water supply as measured by an unobstructed route around the exterior of the building. (CFC 503.1.1)
- d. Provide at least 5' setback for second story bedroom windows to allow for fire ladder rescue operations. Provide clear access to building openings, free of landscaping and other obstructions. Exterior doors and openings required by this code or the Building Code shall be maintained readily accessible for emergency access by the Fire Department. CFC 504.1

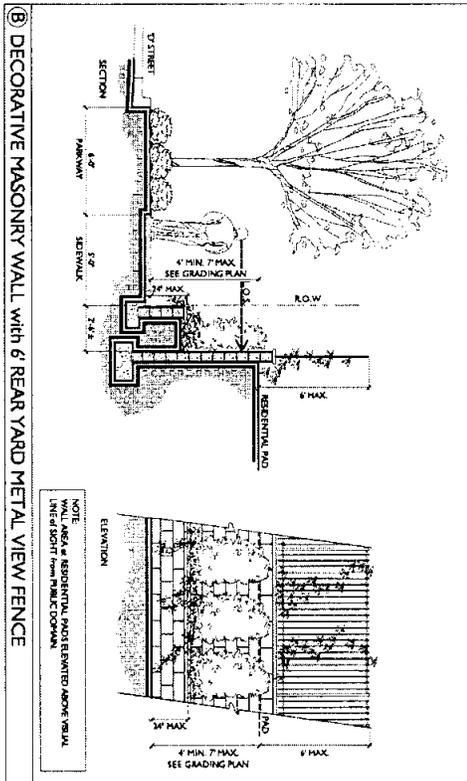
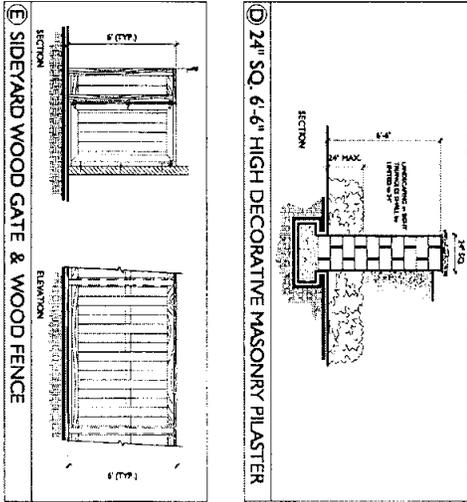
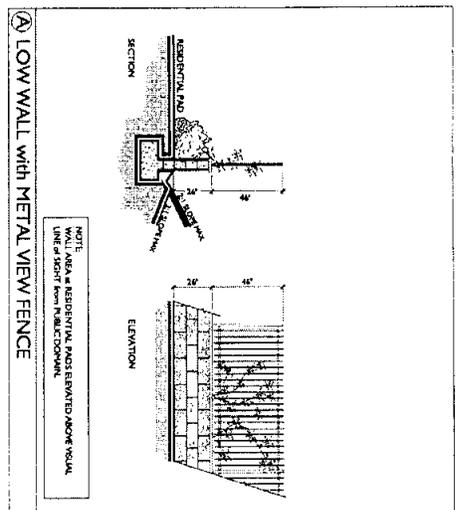
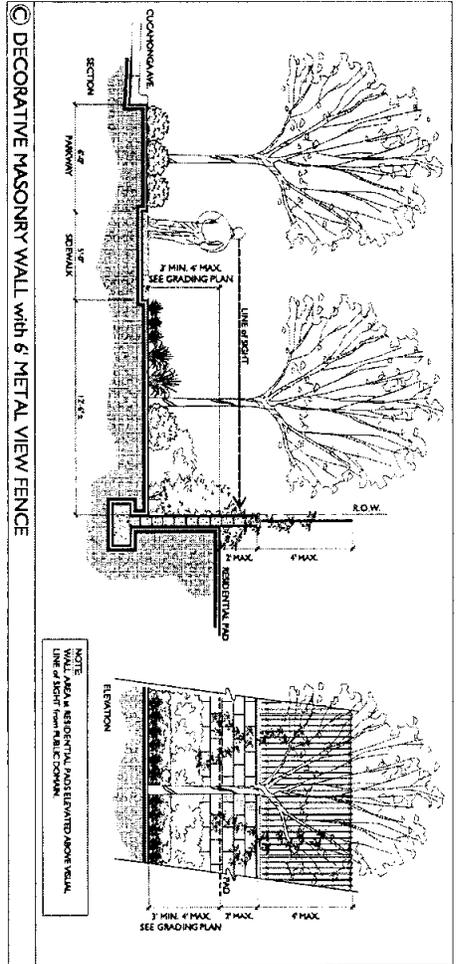
# Exhibit B-1 – Site Plan







# Exhibit B-4 – Wall and Fence Details



SEPAROVICH/DOMICHI



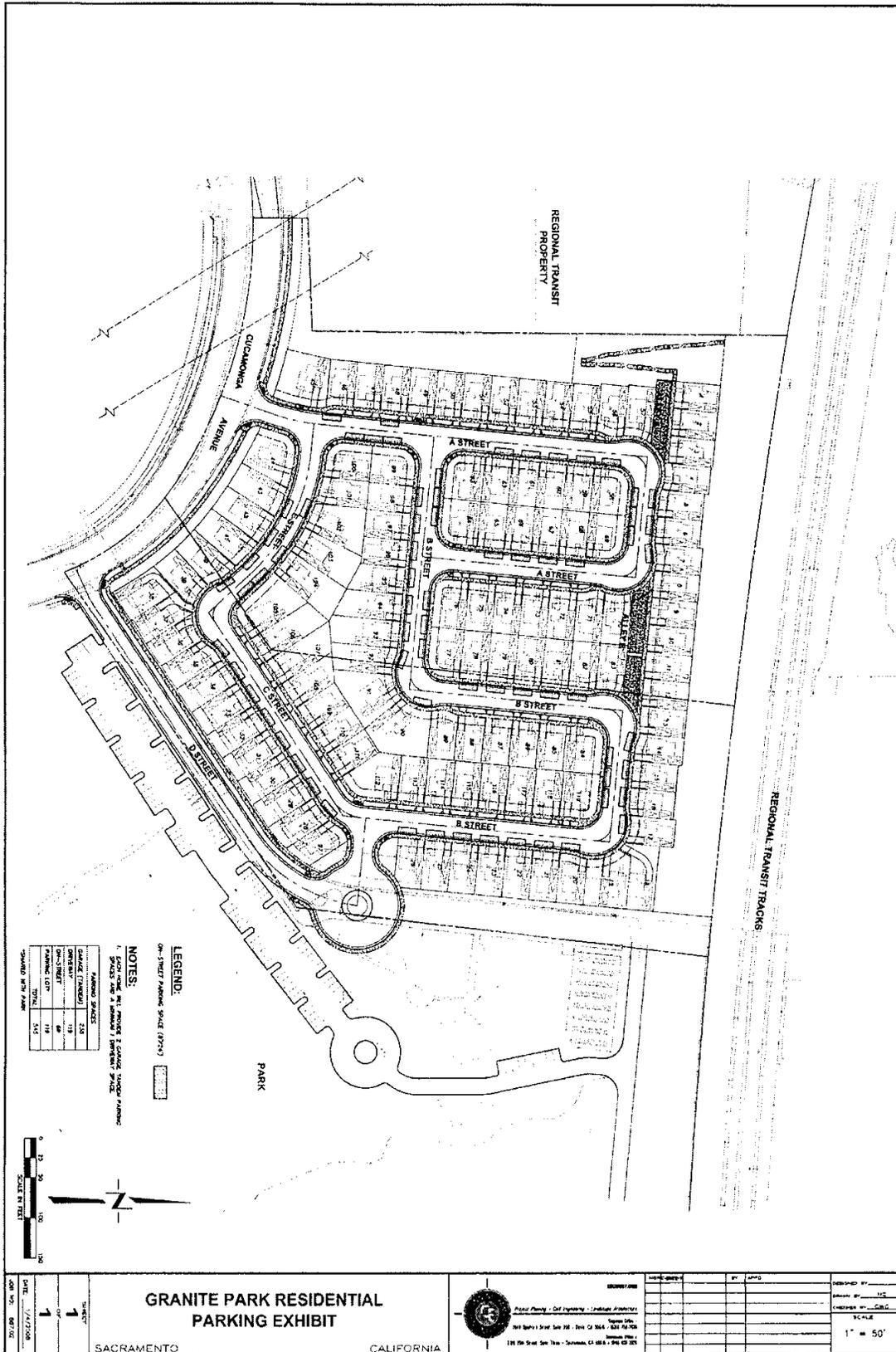
WALL & FENCE DETAILS SHEET 3 of 3

GRANITE PARK RESIDENTIAL  
PARCELS 10 & 11  
CITY OF SACRAMENTO, CALIFORNIA  
REVISED: JANUARY 4TH, 2008

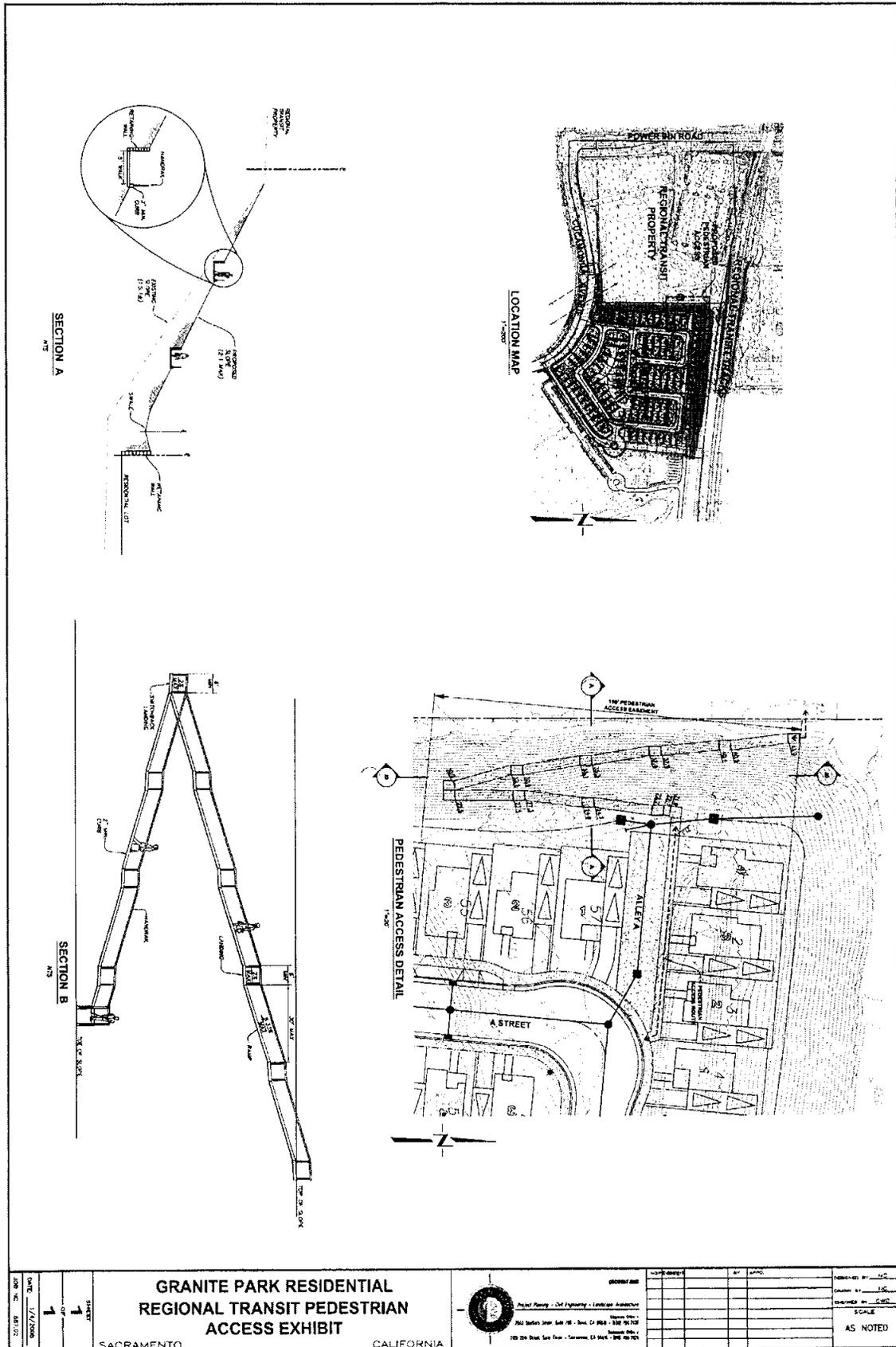




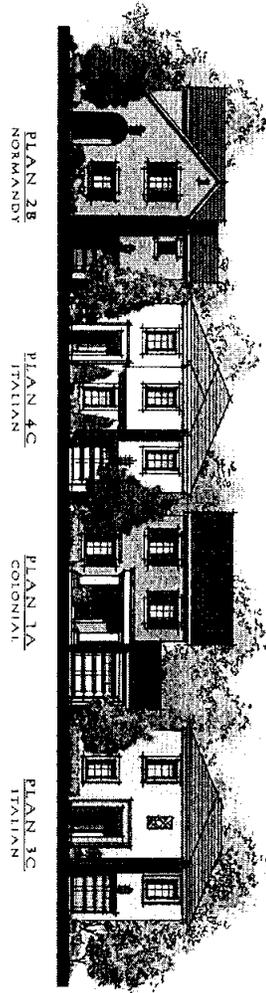
# Exhibit B-6 – Parking Exhibit



# Exhibit B-7 – Light Rail Connectivity Concept



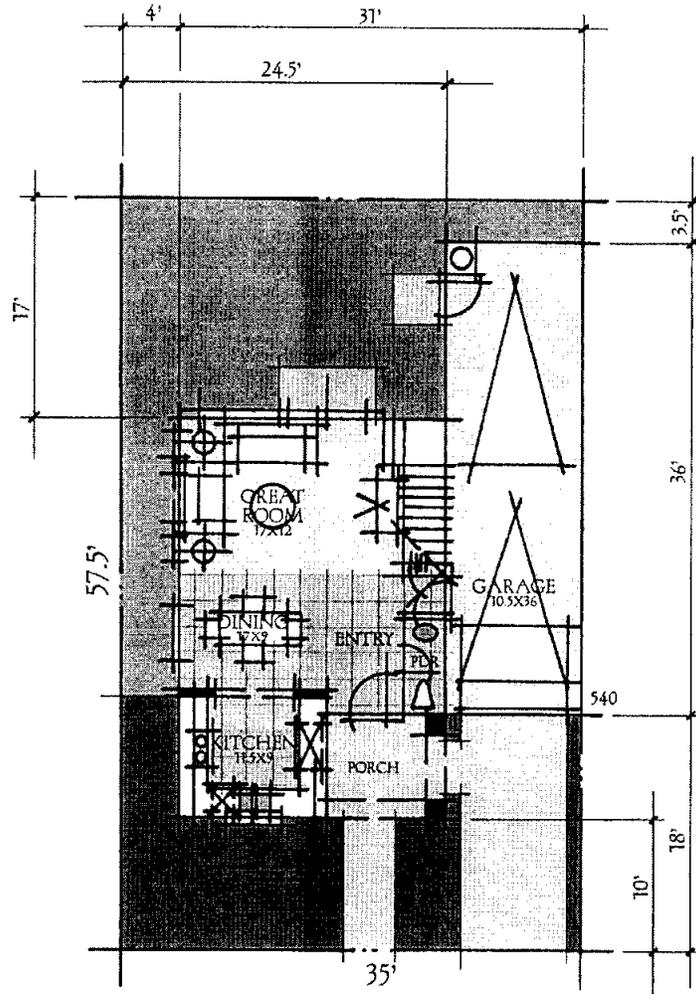
# Exhibit B-9 – Street Elevation



GRANITE PARK  
SEPAROVICH/DOMICH  
SCHEMATIC DESIGN STREETSCENE



# Exhibit B-10 – Plan 1 – 1<sup>st</sup> Floor Plan



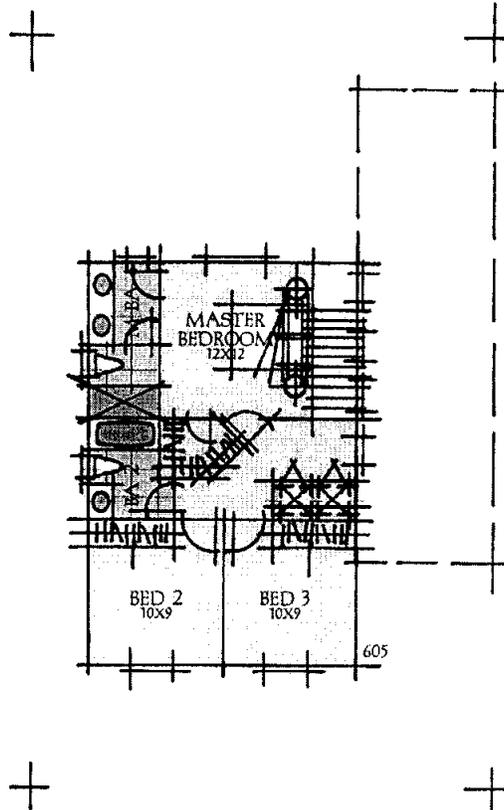
1145 S.E.  
 LOWER FLOOR  
 1/8" = 1'-0"

GRANITE PARK - MDR  
 SEPAROVICH/DOMICH  
 3 BED, 2.5 BA, 2 CAR TANDEM GARAGE

06 . 01 . 07



# Exhibit B-11 – Plan 1 – 2<sup>nd</sup> Floor Plan



1145 S.E.  
UPPER FLOOR  
1/8" = 1'-0"

GRANITE PARK - MDR  
SEPAROVICH/DOMICH  
3 BED, 2.5 BA, 2 CAR TANDEM GARAGE

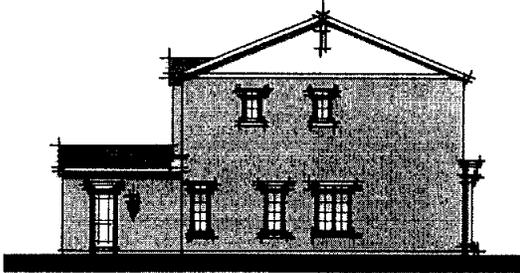
06 . 01 . 07



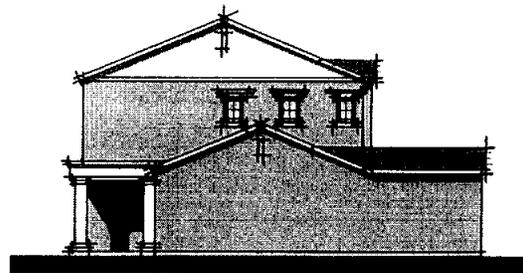
Exhibit B-12 – Plan 1 – Colonial Elevations



1A - FRONT



1A - LEFT



1A - RIGHT

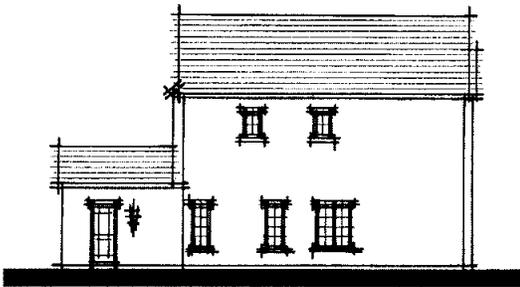


1A - REAR

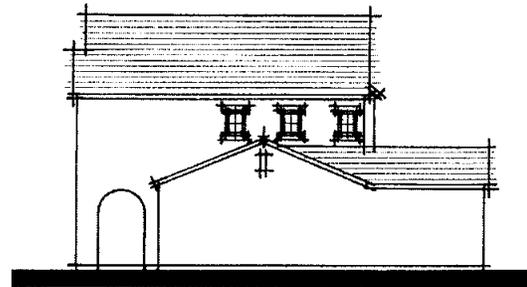
Exhibit B-13 – Plan 1 – Normandy Elevations



1B - FRONT



1B - LEFT



1B - RIGHT



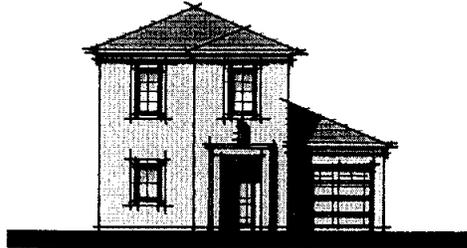
1B - REAR

**1b**  
NORMANDY  
1/8" = 1'-0"

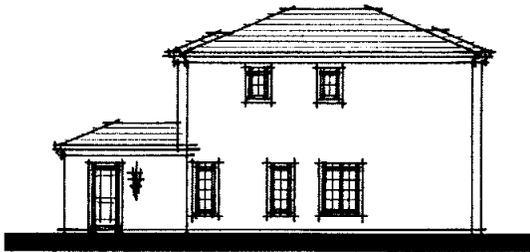
GRANITE PARK  
SEPAROVICH/DOMIC  
SCHEMATIC DESIGN ELEVATIONS

10.01.07  
**gbh**  
ARCHITECTS & PLANNERS

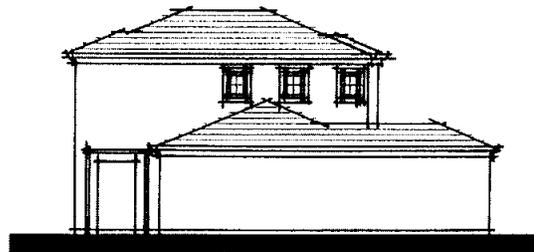
# Exhibit B-14 – Plan 1 – Italian Elevations



1C - FRONT



1C - LEFT

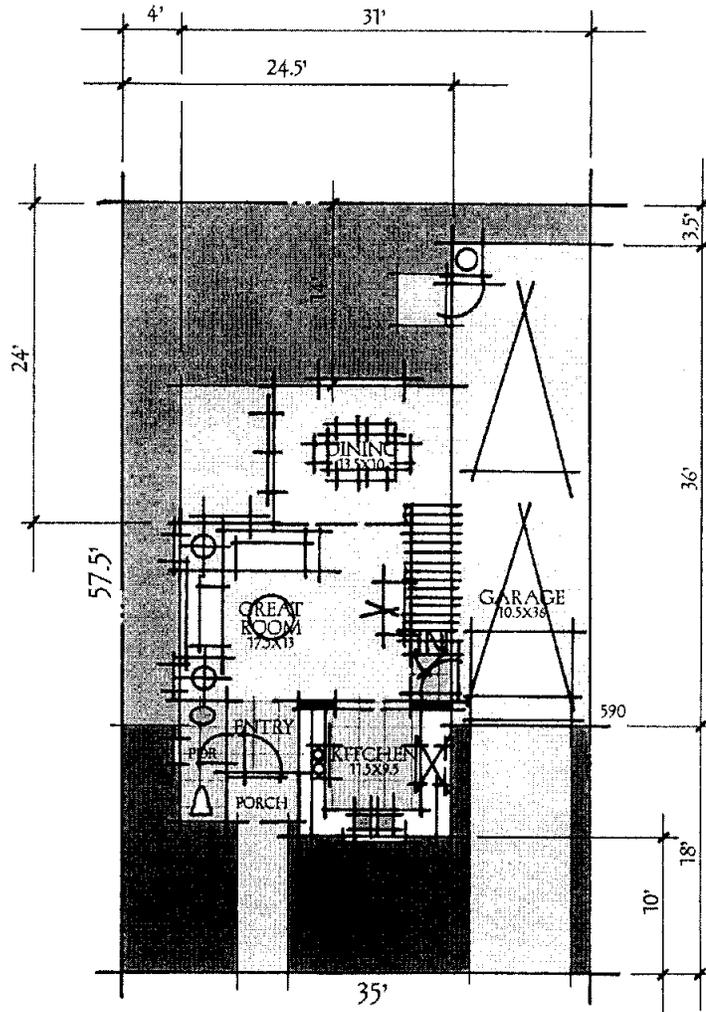


1C - RIGHT



1C - REAR

# Exhibit B-15 – Plan 2 – 1<sup>st</sup> Floor Plan

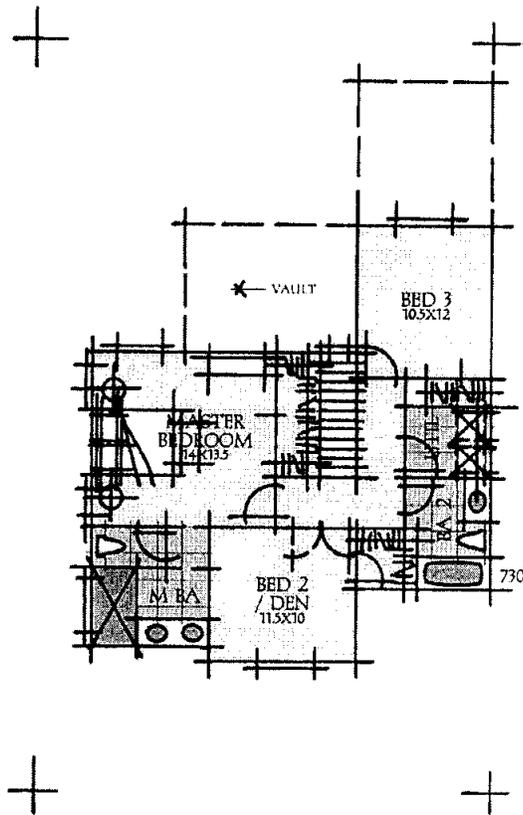


**2** 1320 S.E.  
 LOWER FLOOR  
 1/8" = 1'-0"

GRANITE PARK - MDR  
 SEPAROVICH/DOMICH  
 3 BED, 2.5 BA, 2 CAR TANDEM GARAGE



Exhibit B-16 – Plan 2 – 2<sup>nd</sup> Floor Plan



**2** 1320 S.E.  
UPPER FLOOR  
1/8" = 1'-0"

GRANITE PARK - MDR  
SEPAROVICH/DOMICH  
3 BRD, 2.5 BA, 2 CAR TANDEM GARAGE

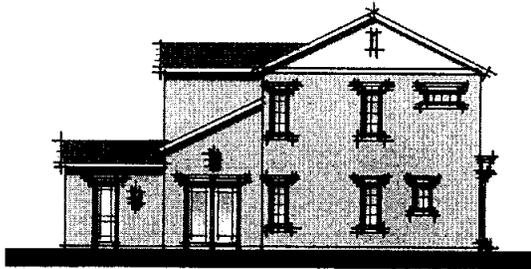
06 . 01 . 07



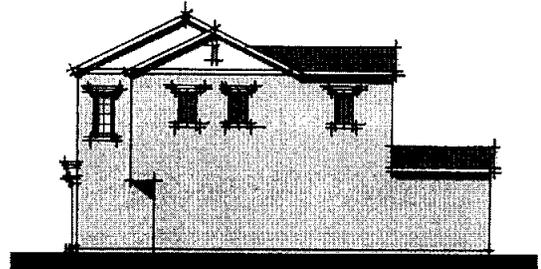
Exhibit B-17 – Plan 2 – Colonial Elevations



2A - FRONT



2A - LEFT



2A - RIGHT

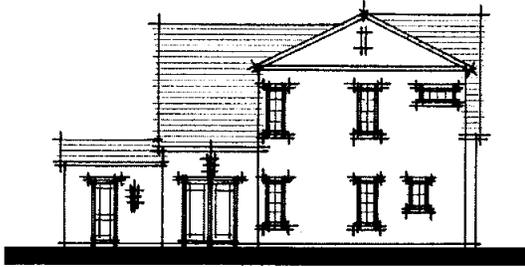


2A - REAR

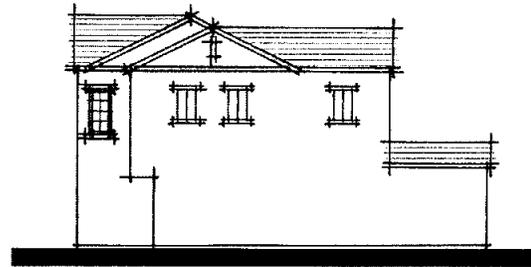
Exhibit B-18 – Plan 2 – Normandy Elevations



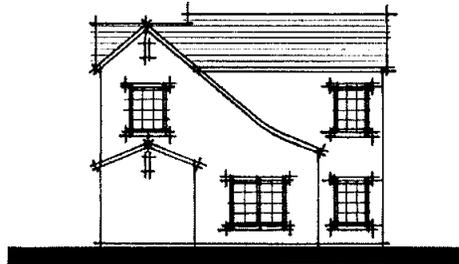
2B - FRONT



2B - LEFT



2B - RIGHT



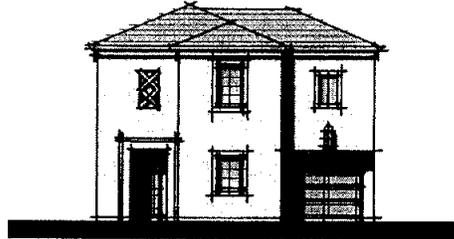
2B - REAR

2b  
NORMANDY  
1/8" = 1'-0"

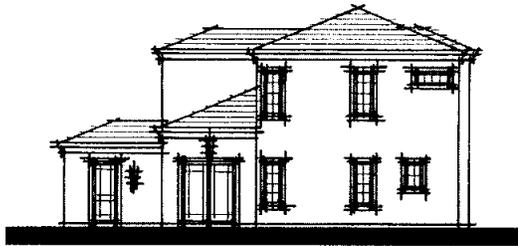
GRANITE PARK  
SEPAROVICH/DOMICH  
SCHEMATIC DESIGN ELEVATIONS

10.01.07  
gbh  
ARCHITECTS & PLANNERS

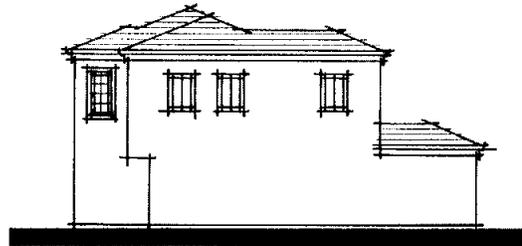
Exhibit B-19 – Plan 2 – Italian Elevations



2C - FRONT



2C - LEFT



2C - RIGHT



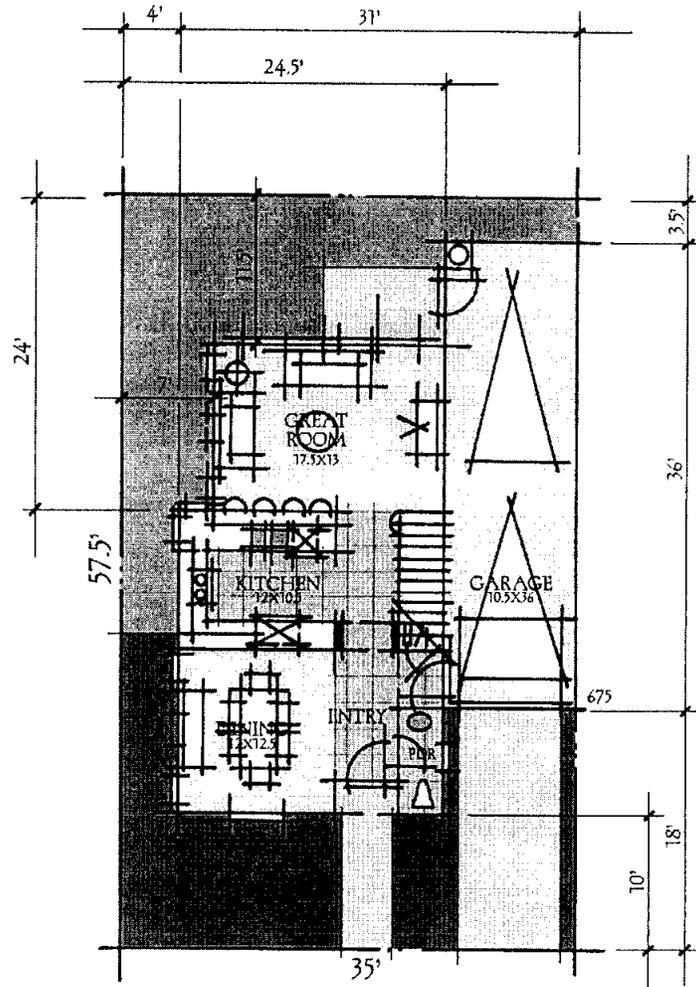
2C - REAR



GRANITE PARK  
SEPAROVICH/DOMICH  
SCHEMATIC DESIGN ELEVATIONS



# Exhibit B-20 – Plan 3 – 1<sup>st</sup> Floor Plan



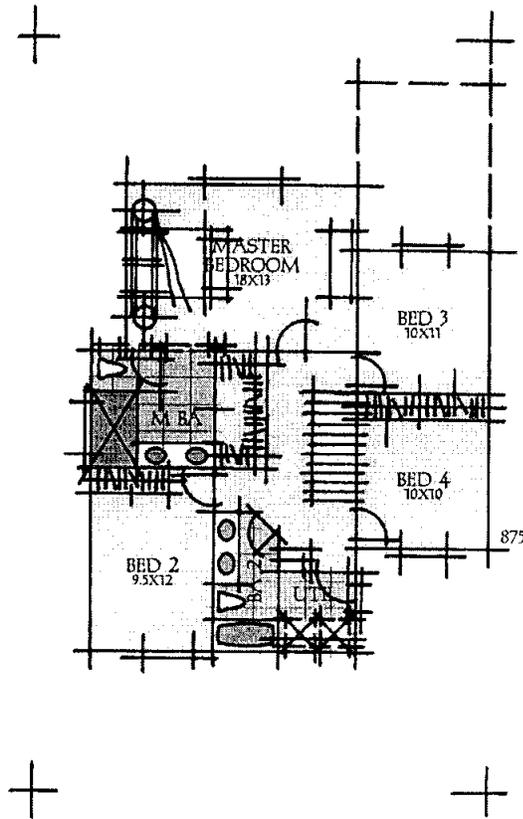
1550 S.E.  
LOWER FLOOR  
1/8" = 1'-0"

GRANITE PARK - MDR  
SEPAROVICH/DOMICH  
4 BHD, 2.5 BA, 2 CAR TANDEM GARAGE

06 . 01 . 07



# Exhibit B-21 – Plan 3 – 2<sup>nd</sup> Floor Plan



**3** 1550 S.E.  
UPPER FLOOR  
1/8" = 1'-0"

GRANITE PARK - MDR  
SEPAROVICH/DOMICH  
4 BED, 2.5 BA, 2 CAR TANDEM GARAGE

06 . 01 . 07



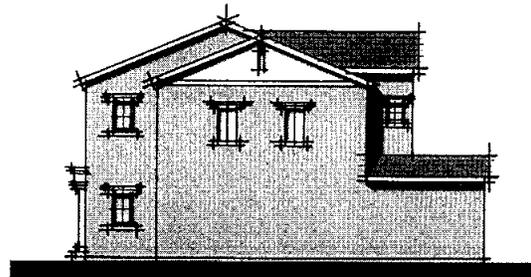
Exhibit B-22 – Plan 3 – Colonial Elevations



3A - FRONT



3A - LEFT



3A - RIGHT



3A - REAR

3a  
COLONIAL  
1/8" = 1'-0"

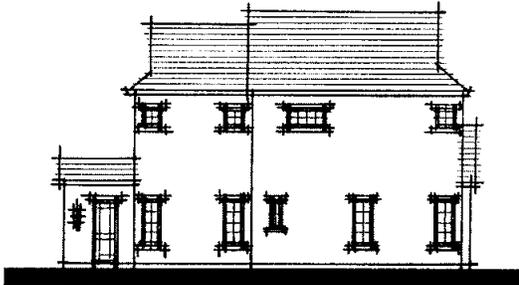
GRANITE PARK  
SEPAROVICH/DOMICH  
SCHEMATIC DESIGN ELEVATIONS

10.01.07  
gbh  
ARCHITECTS & PLANNERS

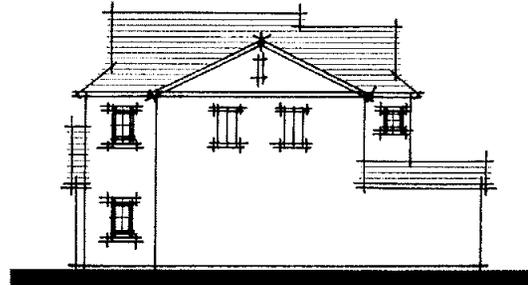
Exhibit B-23 – Plan 3 – Normandy Elevations



3B - FRONT



3B - LEFT

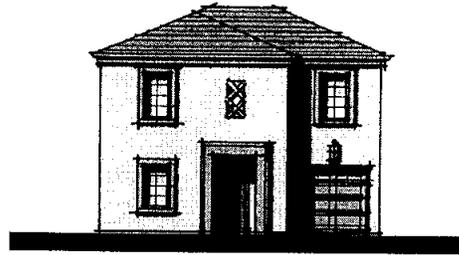


3B - RIGHT

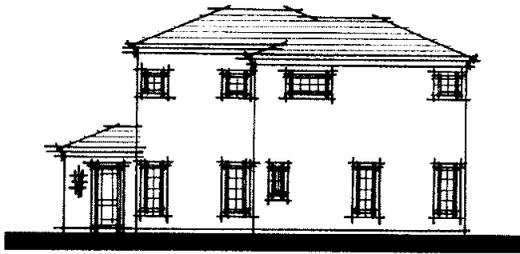


3B - REAR

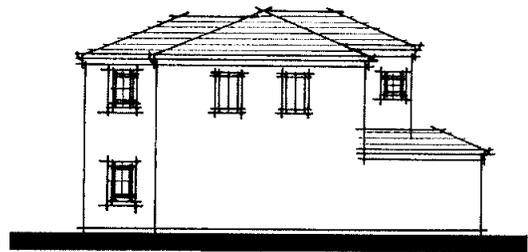
Exhibit B-24 – Plan 3 – Italian Elevations



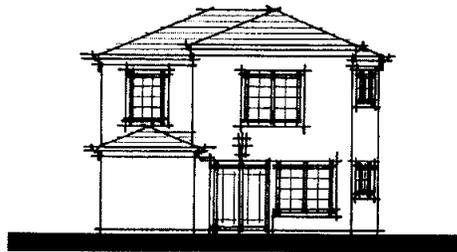
3C - FRONT



3C - LEFT



3C - RIGHT



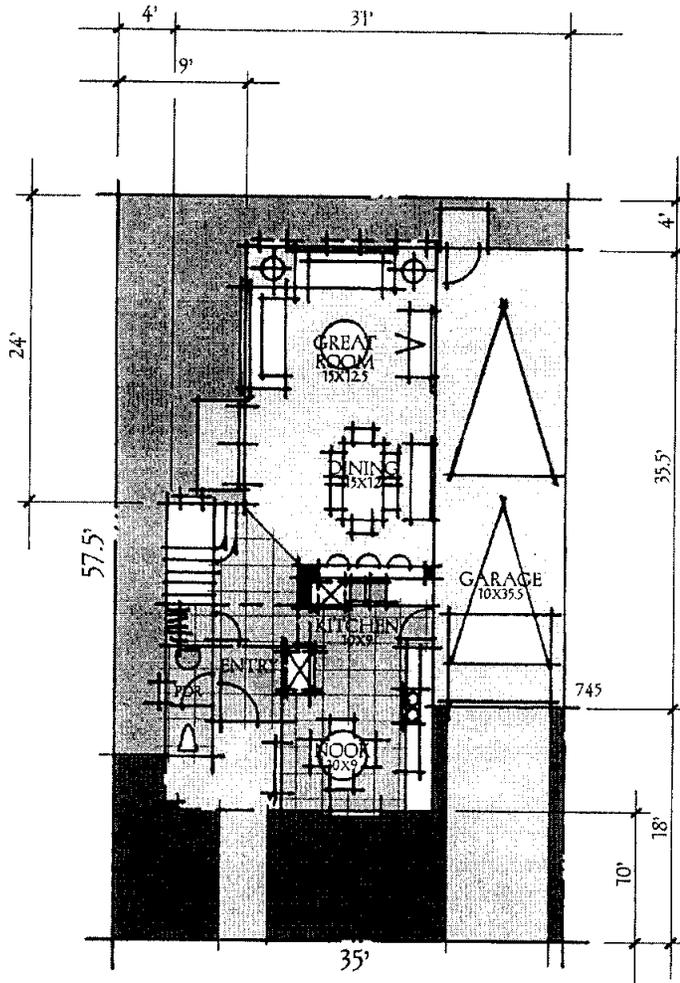
3C - REAR



GRANITE PARK  
SEPAROVICH/DOMICH  
SCHEMATIC DESIGN ELEVATIONS



# Exhibit B-25 – Plan 4 – 1<sup>st</sup> Floor Plan



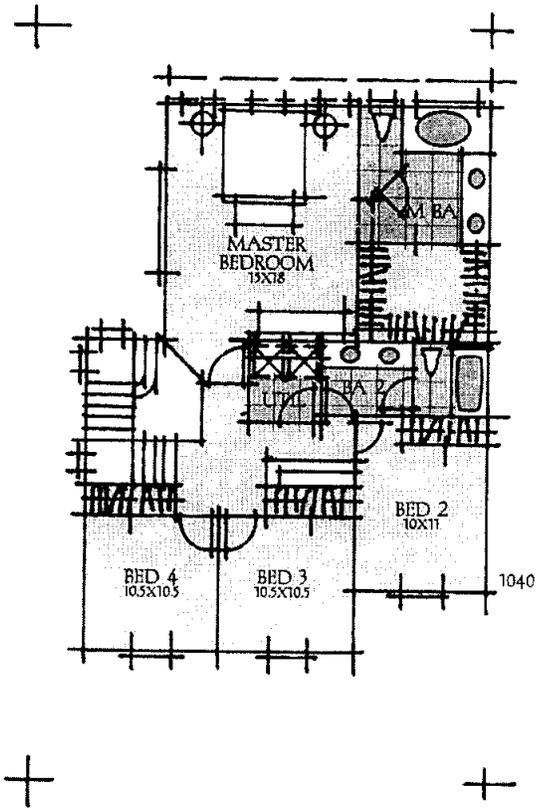
1785 S.E.  
 LOWER FLOOR  
 1/8" = 1'-0"

GRANITE PARK - MDR  
 SEPAROVICH/DOMICH  
 4 BED, 2.5 BA, 2 CAR TANDEM GARAGE

09 . 07 . 07



Exhibit B-26 – Plan 4 – 2<sup>nd</sup> Floor Plan

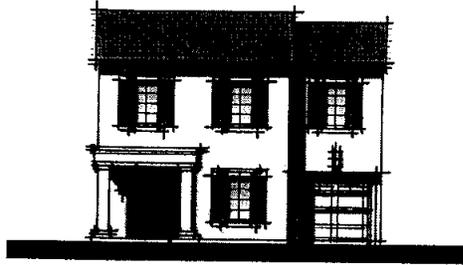



 1785 S.E.  
 UPPER FLOOR  
 1/8" = 1'-0"

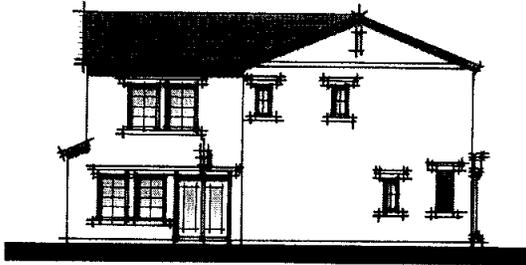
GRANITE PARK - MDR  
SEPAROVICH/DOMICH  
 4 BED, 2.5 BA, 2 CAR TANDEM GARAGE

09 . 07 . 07  
  
 ARCHITECTS & PLANNERS

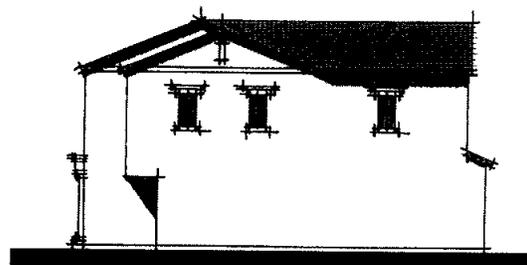
Exhibit B-27 – Plan 4 – Colonial Elevations



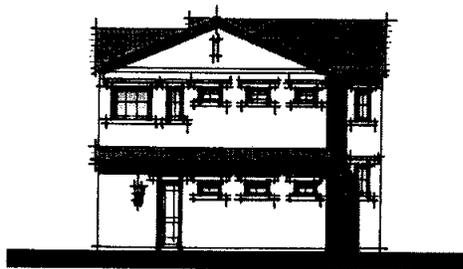
4A - FRONT



4A - LEFT



4A - RIGHT

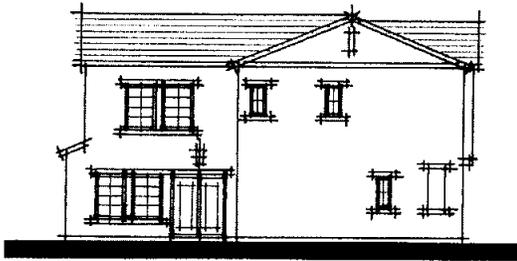


4A - REAR

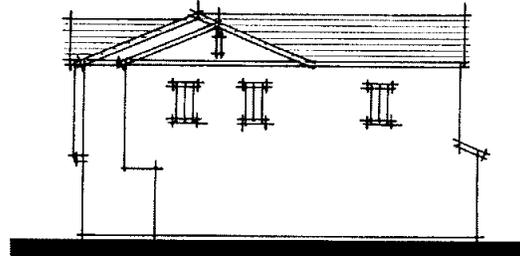
Exhibit B-28 – Plan 4 – Normandy Elevations



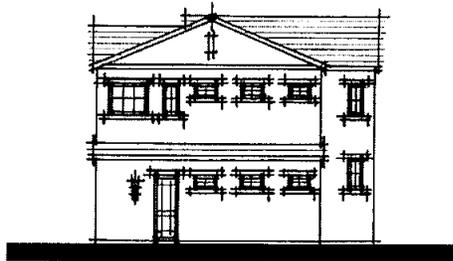
4B - FRONT



4B - LEFT



4B - RIGHT



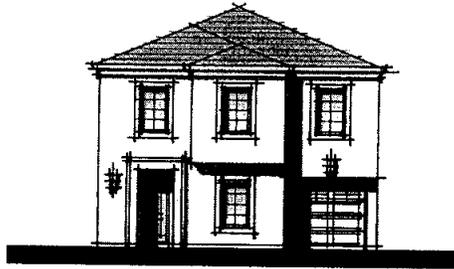
4B - REAR



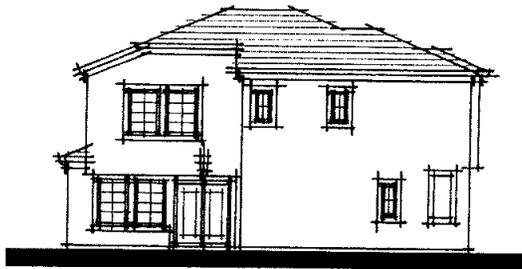
GRANITE PARK  
SEPAROVICH/DOMICH  
SCHEMATIC DESIGN ELEVATIONS



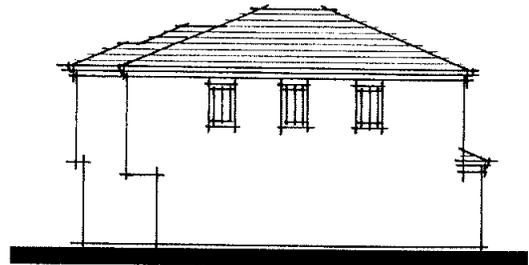
Exhibit B-29 – Plan 4 – Italian Elevations



4C - FRONT



4C - LEFT



4C - RIGHT



4C - REAR



GRANITE PARK  
SEPAROVICH/DOMICH  
SCHEMATIC DESIGN ELEVATIONS

