

DATUM NOTE:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CITY OF WEST SACRAMENTO GEODETIC CONTROL NETWORK, CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 2, SAID BEARINGS ARE BASED LOCALLY UPON GPS FIELD-OBSERVED TIES TO THE FOLLOWING CONTROL POINTS LISTED BELOW AS SHOWN ON THAT RECORD OF SURVEY FILED FOR RECORD ON APRIL 11, 1996 IN BOOK 13 OF MAPS AND SURVEYS, AT PAGES 61-69, YOLO COUNTY RECORDS:

Table with 4 columns: GPS NO., NORTHING, EASTING, ELEVATION. Rows include points A13-11, A14-01, B12-03 with their respective coordinates.

LEGAL DESCRIPTION:

218 4TH ST.:
PARCEL 1: APN: 010-495-010
LOT 16 IN BLOCK 20 IN THE TOWN OF WASHINGTON, COUNTY OF YOLO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL MAP OR PLAN THEREOF NOW ON RECORD IN THE COUNTY RECORDER OF YOLO COUNTY.
PARCEL 2: APN: 010-495-011
LOT 15 IN BLOCK 20 IN THE TOWN OF WASHINGTON, COUNTY OF YOLO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL MAP OR PLAN THEREOF NOW ON RECORD IN THE COUNTY RECORDER OF YOLO COUNTY.
PARCEL 3: APN: 010-495-012
THE WESTERLY 20 FEET OF LOT 13 AND ALL OF LOT 14 IN BLOCK 20 IN THE TOWN OF WASHINGTON, COUNTY OF YOLO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL MAP OR PLAN THEREOF NOW ON RECORD IN THE COUNTY RECORDER OF YOLO COUNTY.
PARCEL 4: APN: 010-495-013
THE EAST 140 FEET OF LOT 13, BLOCK 20 IN THE TOWN OF WASHINGTON, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED IN THE OFFICE OF THE RECORDER OF YOLO COUNTY, CALIFORNIA, ON JUNE 26, 1869 IN BOOK 1 OF DEEDS, AT PAGE 264.
407 B ST.:
APN: 010-495-004
LOT 20 AND THE WESTERLY ONE-HALF OF LOT 19, BLOCK 20, TOWN OF WASHINGTON, ACCORDING TO THE OFFICIAL PLAT THEREOF, FILED JUNE 26, 1869, IN BOOK "I" OF DEEDS, AT PAGE 264, YOLO COUNTY RECORDS.

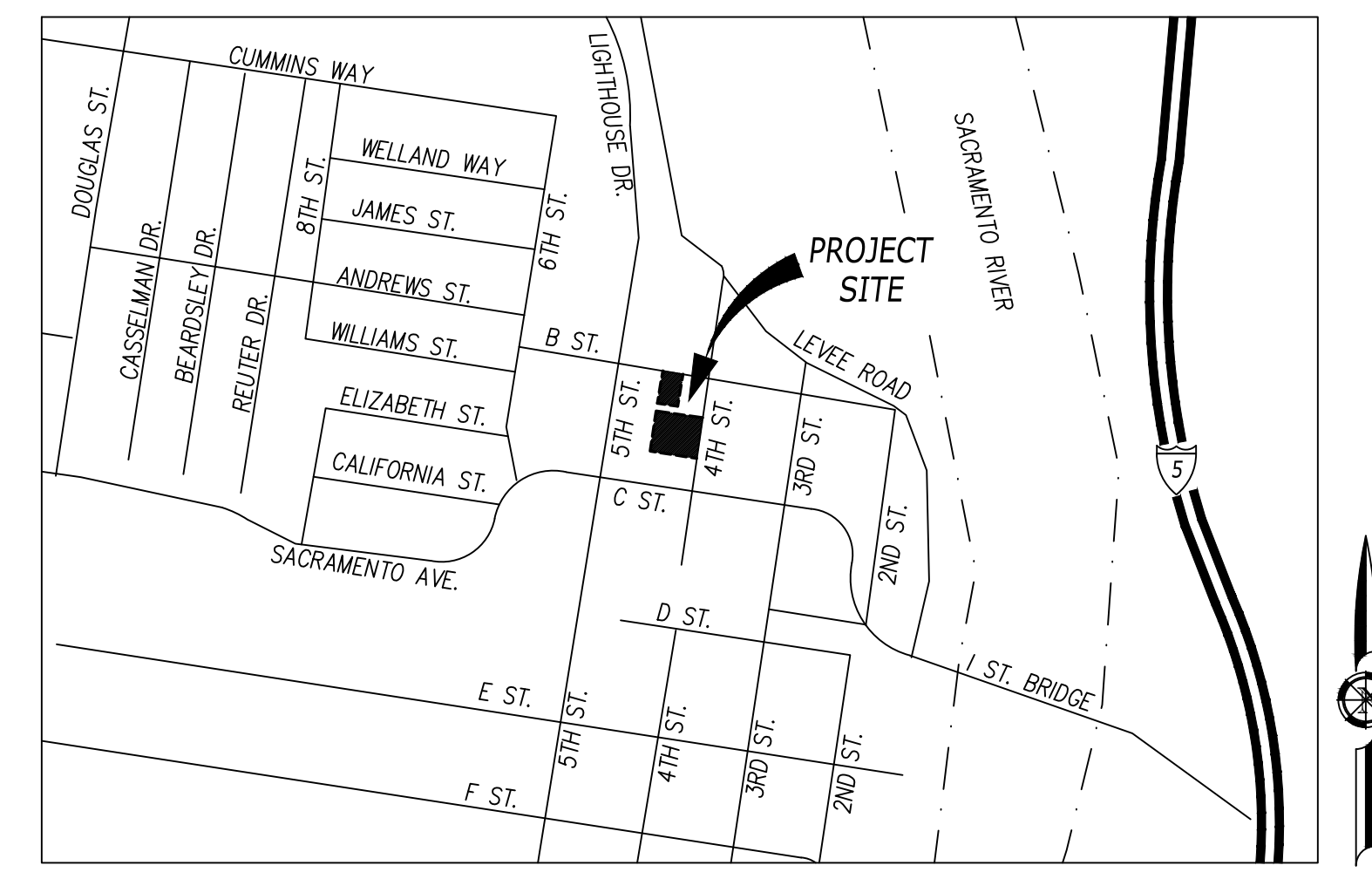
VESTING TENTATIVE SUBDIVISION MAP FOR
4TH STREET HOMES

FOR CONDOMINIUM PURPOSES
APN: 010-495-010, 010-495-011,
010-495-012, 010-495-013, AND
010-495-004

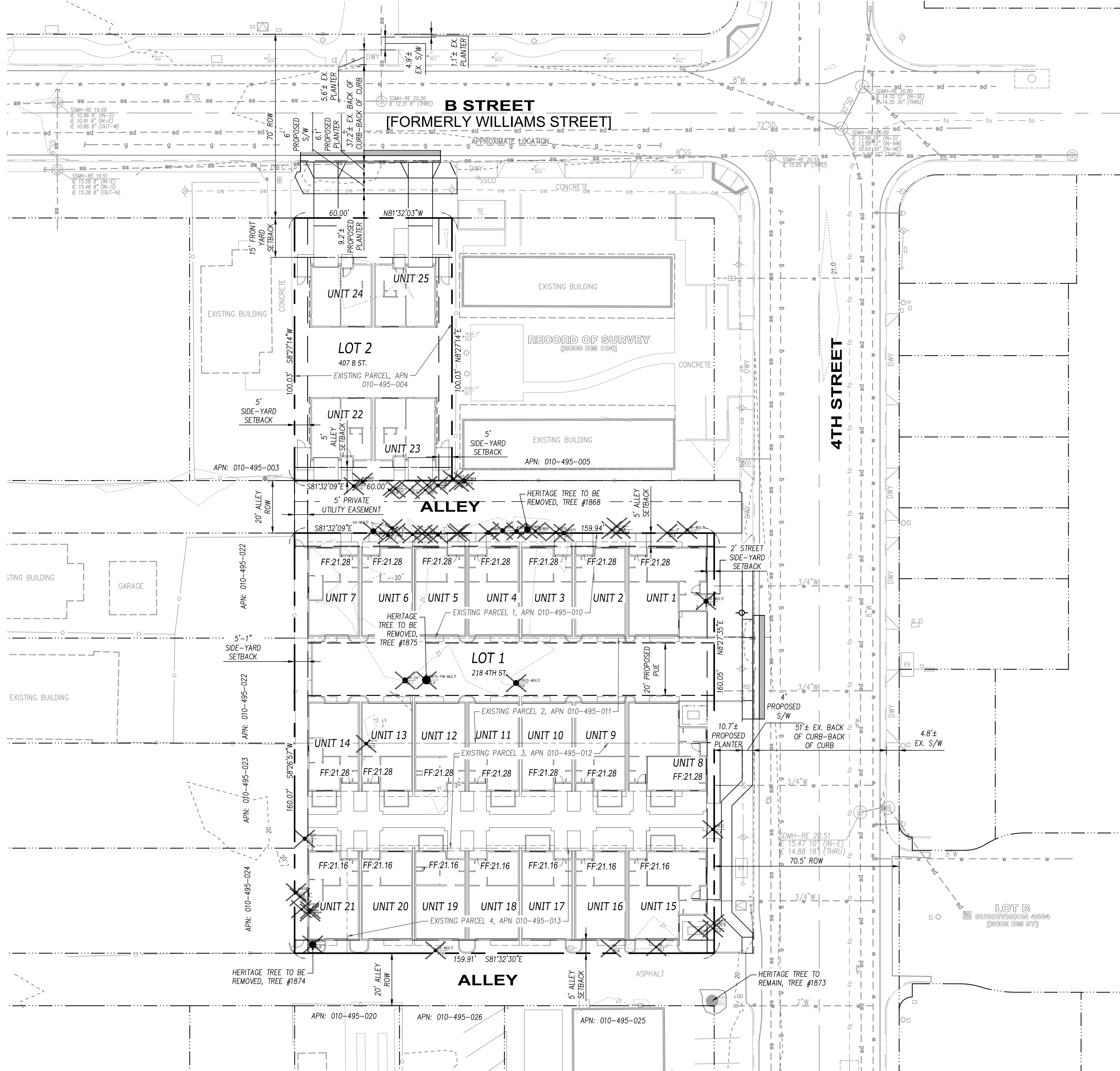
CITY OF WEST SACRAMENTO, CALIFORNIA

LEGEND

- EXISTING PROPERTY LINE
FORMER LOT LINE
ADJACENT PROPERTY LINE
EXISTING CENTER LINE
PROPOSED EASEMENT LINE
PROPOSED SETBACK LINE
EXISTING WATER LINE
EXISTING SANITARY SEWER LINE
EXISTING STORM DRAIN LINE
EXISTING GAS LINE
EXISTING 1-FT CONTOUR LINE
EXISTING 5-FT CONTOUR LINE
SPECIES/DIAMETER/TREE NO. ELEVATION
EXISTING TREE TO BE REMOVED*



*NOTE: REFER TO ARBORIST REPORT AND TREE INVENTORY SUMMARY PREPARED BY SIERRA NEVADA ARBORISTS, DATED SEPTEMBER 20, 2018, FOR TREE SPECIES, CIRCUMFERENCE, DRIP LINE, AND ADDITIONAL INFORMATION. TREES LOCATED DURING THE TOPOGRAPHIC SURVEY WERE LABELED ON THIS MAP WITH THE CORRESPONDING TREE NUMBER OR SPECIES DESIGNATION IN ACCORDANCE WITH THE ARBORIST REPORT.



VESTING TENTATIVE MAP NOTES:

SUBDIVISION NAME: 4TH STREET HOMES
ASSESSOR'S PARCEL NUMBER (APN): 010-495-010, 010-495-011, 010-495-012, 010-495-013, AND 010-495-004

APPLICANT:
KUCHMAN ARCHITECTS
PHIL HARVEY
2203 13TH STREET
SACRAMENTO, CA 95818
PHONE: 916-447-3436
PHIL@KUCHMAN.COM

PROPERTY OWNER / SUBDIVIDER:
NEXT GENERATION CAPITAL, LLC
DONNIE HANLY
11211 GOLD COUNTRY BLVD. #103
GOLD RIVER, CA 95670
PHONE: 916-322-3220
DHANLY@NEXTGENERATIONCAPITAL.US

PREPARED BY:
CARTWRIGHT NOR CAL
MONICA WUEBKER-JARWIN, PE C72740
4180 DOUGLAS BLVD. SUITE 200
GRANITE BAY, CA 95746
PHONE: 916-978-4001
MONICAW@CARTWRIGHTENGINEERS.COM

SITE SURVEYOR:
BARBER SURVEYING, INC.
SHANE BARBER
713 NACOMIS CT, TRACY, CA 95304
PHONE: 925-344-5461
CONTACT: SBARBER@BARBERSURVEYING.COM

DATE OF SURVEY: FEBRUARY, 2018

FLOOD ZONE: X, PROTECTED FROM THE 1% ANNUAL CHANCE FLOOD BY LEVEE, DIKE, OR OTHER STRUCTURES SUBJECT TO POSSIBLE FAILURE OR OVERTOPPING DURING LARGER FLOODS.

FLOOD MAP: 060728 00058

FIRE DISTRICT:
CITY OF WEST SACRAMENTO FIRE DEPARTMENT

POLICE DISTRICT:
WEST SACRAMENTO POLICE DEPARTMENT

SCHOOL DISTRICT:
WASHINGTON UNIFIED SCHOOL DISTRICT

PARK DISTRICT:
CITY OF WEST SACRAMENTO

WATER DISTRICT:
CITY OF WEST SACRAMENTO

REFUSE DISTRICT:
CITY OF WEST SACRAMENTO

STORM DRAIN DISTRICT:
CITY OF WEST SACRAMENTO

SANITARY SEWER DISTRICT:
CITY OF WEST SACRAMENTO

EXISTING & PROPOSED ZONING:
R-3 - MULTI-FAMILY

EXISTING USE:
VACANT

PROPOSED USE:
218 4TH ST.: RESIDENTIAL CONDOMINIUMS - 21 UNITS
407 B ST.: RESIDENTIAL CONDOMINIUMS - 4 UNITS

EXISTING & PROPOSED GENERAL PLAN DESIGNATION:
HR - HIGH-DENSITY RESIDENTIAL

EXISTING PARCEL AREA(S):
218 4TH ST.:
EXISTING PARCEL 1 = 6,400 S.F. / 0.15 AC
EXISTING PARCEL 2 = 6,399 S.F. / 0.15 AC
EXISTING PARCEL 3 = 7,199 S.F. / 0.17 AC
EXISTING PARCEL 4 = 5,599 S.F. / 0.13 AC
TOTAL AREA (GROSS AND NET) = 25,597 S.F. / 0.59 AC

407 B ST.:
TOTAL EXISTING PARCEL AREA (GROSS AND NET) = 6,002 S.F. / 0.14 AC

PROPOSED PARCEL AREA(S):
218 4TH ST.:
GROSS PARCEL AREA, LOT 1 = 25,597 S.F. / 0.59 AC
NET PARCEL AREA, LOT 1 = 25,597 S.F. / 0.59 AC

407 B ST.:
GROSS PARCEL AREA, LOT 2 = 6,002 S.F. / 0.14 AC
NET PARCEL AREA, LOT 2 = 6,002 S.F. / 0.14 AC

GENERAL MAP NOTES:

- 1. CURRENT ON-SITE CONDITION FOR BOTH LOTS IS UNDEVELOPED. THE EXISTING ADJACENT ALLEY TO THE NORTH OF 218 4TH ST. IS SURFACED IN GRAVEL, THE ALLEY TO THE SOUTH OF 218 4TH ST. IS PAVED IN AC.
2. 218 4TH ST.: THE EXISTING SITE IS GENERALLY FLAT. PORTIONS OF THE ON-SITE DRAINAGE COLLECTS IN LOCALIZED LOW AREAS ON-SITE AND SOME RUNOFF SHEET FLOWS OFF THE PROPERTY ONTO THE ADJACENT ALLEYS AND 4TH STREET. THE EXISTING ALLEYS ADJACENT TO THE SITE DRAIN TOWARDS 4TH STREET. DRAINAGE IN 4TH STREET IS COLLECTED IN A CURB AND GUTTER AND DRAINS TO AN INLET ON THE CORNER OF 4TH AND C STREET WHERE IT ENTERS THE CITY STORM DRAIN SYSTEM.
407 B ST.: THE EXISTING SITE IS FLAT WITH SOME LOW AREAS. APPROXIMATELY A THIRD OF THE SITE DRAINS GENERALLY NORTH TOWARDS B ST. AND THE SOUTHERN TWO-THIRDS OF THE SITE DRAINS SOUTH TOWARDS THE ADJACENT ALLEY. DRAINAGE IN B ST. IS COLLECTED IN A CURB AND GUTTER AND DRAINS TO AN INLET ON THE CORNER OF B ST. AND 5TH ST. WHERE IT ENTERS THE CITY STORM DRAIN SYSTEM.
3. 218 4TH ST.: SANITARY SEWER, STORM DRAIN, AND WATER SERVICES WILL BE PROVIDED BY EXTENDING NEW COMMON SERVICE LINES ONTO THE SITE AND BY REUSING EXISTING SERVICES THAT HAVE BEEN STUBBED AT THE PROPERTY. THERE ARE EXISTING STORM, SEWER, AND WATER MAINS LOCATED IN 4TH STREET DIRECTLY ADJACENT TO THE PROPERTY.
407 B ST.: SANITARY SEWER AND WATER SERVICES WILL BE PROVIDED BY EXTENDING NEW COMMON SERVICE LINES ONTO THE SITE. NO CONNECTIONS ARE PROPOSED TO THE STORM DRAIN SYSTEM. THERE ARE EXISTING STORM, SEWER, AND WATER MAINS LOCATED IN B STREET DIRECTLY ADJACENT TO THE PROPERTY.
4. THERE ARE NO EXISTING WETLANDS OR OTHER NATURAL DRAINAGE FEATURES ON-SITE.
5. THERE ARE TWO HERITAGE TREES ON-SITE THAT WILL BE REMOVED.
6. THERE ARE NO STREET TREES LOCATED WITHIN THE PUBLIC RIGHT OF WAY ALONG THE PROJECT FRONTAGE ON 4TH ST. OR B ST. THERE ARE TREES IN THE ALLEY RIGHT OF WAY THAT WILL BE REMOVED. ONE IS A HERITAGE TREE.
7. THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY FIRST AMERICAN TITLE COMPANY DATED DECEMBER 04, 2017, ORDER NO. 3402-5602627. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID PRELIMINARY TITLE REPORT THAT MAY AFFECT THE BOUNDARY LINES, EXCEPTIONS, OR EASEMENTS AFFECTING THE PROPERTY.
8. THE BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED UNDER THE DIRECTION OF SHANE R. BARBER, L.S. 9097.
9. AREAS OUTSIDE OF THE BUILDINGS WILL BE COVERED BY A PRIVATE ACCESS, DRAINAGE, AND UTILITY EASEMENT WHICH WILL BE SPECIFIED IN THE PROJECT C&R'S.

Table with 2 columns: R3 ZONE DEVIATIONS, PARCEL #. Rows include Minimum % Open Space, Side-Yard Setback, and Street Side-Yard Setback.

CONDOMINIUM NOTE:

LOT 1 SHOWN HEREON IS DESIGNATED FOR CONDOMINIUM PURPOSES, TO BE SUBDIVIDED INTO NO MORE THAN 21 RESIDENTIAL UNITS.
LOT 2 SHOWN HEREON IS DESIGNATED FOR CONDOMINIUM PURPOSES, TO BE SUBDIVIDED INTO NO MORE THAN 4 RESIDENTIAL UNITS.



REVISIONS

Table with 3 columns: MARK, DATE, DESCRIPTION. Contains one revision entry.

CITY OF WEST SACRAMENTO
COUNTY OF YOLO
APRIL 3, 2019

