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Architecture | Planning | Urban Design

Harvest Park Apartments
 NO 210048

AHDC:
 Harvest Park
 Apartments

East Avenue
 Citrus, CA
 95926

PREVIOUSLY APPROVED
 See Attachment F for
 current proposal

SHEET DESCRIPTION

SITE PLAN

PROJECT PHASE
 Entitlements

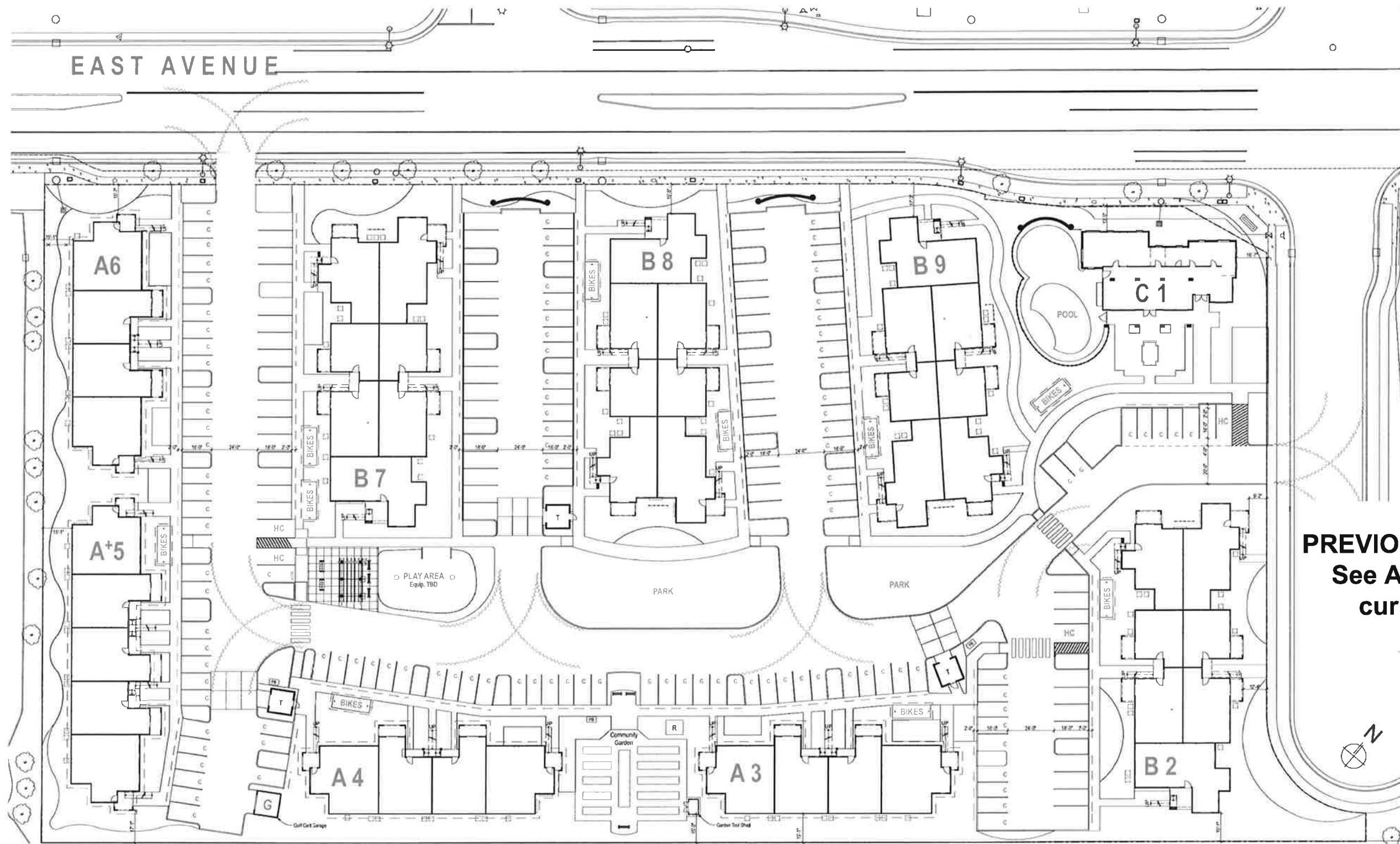
Friday, August 19, 2011

REVISIONS

SHEET NUMBER

Harvest Park Apartments
 NO 210048

Attachment I



1 SITE PLAN
 SCALE: 1" = 20'

- PREVIOUSLY APPROVED -
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Project Information

Site Area: 5.15 ACRES
 Residential Units: 90; Club House Building Approximately: 2,600 SF; Maintenance Garage 300 SF

PLANNING DEPARTMENT EXCEPTIONS REQUEST (in compliance with General Plan Policy Action LU-2.3.1) - see reference

- 1) 10% REDUCTION FOR REQUIRED PARKING
 Parking Required & Unit Breakdown: 199 Spaces = ((16) 1 BR x 1.5 Spaces + (34) 2 BR x 2 Spaces + (24) 3 BR x 2 Spaces + (16) 4 BR x 2 Spaces + 23 Visitor Parking
 Parking Provided: 180 Spaces, (Included Req. Accessible Spaces) (Requesting 10% reduction per the plan development application)
- 2) SETBACK REDUCTION @ FRONT YARD FOR COMMUNITY BUILDING ONLY
 Standard setback 15'. (Requesting 13' setback for Front Yard (East Avenue) @ Community Building Only).

General Plan Policy Reference:

- Action LU-2.3.1 (Provide Incentives) – To support desired development patterns and economic development opportunities, continue the use of, and expand as appropriate, City incentives, including but not limited to:
- Priority project processing
 - Deferral of development impact or permit fees
 - Flexibility in development standards such as parking, setbacks and landscaping requirements
 - Density and intensity bonuses
 - Support for infrastructure upgrades

Plat to Accompany Planned Development Permit 11-01 and Use Permit 11-10



VICINITY MAP