

Appendix B

Project Site Plan



PERSPECTIVE FROM W. STOCKTON BLVD.

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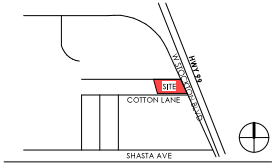
COTTON LANE APARTMENTS

W STOCKTON BLVD, ELK GROVE, CA 95823

07/17/2024

24025

1



VICINITY MAP	
PROJECT NAME:	COTTON LANE APARTMENTS
PROJECT LOCATION:	COTTON LANE, ELK GROVE, CA 95758
ASSESSORS PARCEL #:	117-0182-009-0000
LOT SIZE:	71,003 SQ FT / 1.63 ACRES
ZONING:	R-1A REQUEST TO REZONE TO R-3A MULTI-UNIT DWELLING
GENERAL PLAN:	SUBURBAN NEIGHBORHOOD MEDIUM DENSITY
OCCUPANCY / USE:	R-2 / APARTMENTS
PARKING DIMENSIONS (CITY OF SACRAMENTO)	90 DEGREE STANDARD SPACE WIDTH: 8.5 FT SPACE DEPTH: 15 FT
	90 DEGREE COMPACT* SPACE WIDTH: 8 FT SPACE DEPTH: 15 FT
LANDSCAPE SETBACKS:	7 FT LANDSCAPE REQUIRED ADJACENT TO PARKING LOTS
PARKING LOT SHADING:	50%
PARKING FOOT-CANDLES:	1 1/2 FOOT-CANDELS PER SQ FT OF PARKING AREA
PEDESTRIAN WALKWAY FOOT-CANDLES:	1 1/4 FT CANDELS PER SQ FT OF WALKWAYS
SITE LIGHTING SHIELDING REQUIREMENTS:	EXTERIOR LIGHTING SHALL BE SHIELDED TO AVOID SPILL-OVER ILLUMINATION
FEMA FLOOD ZONE:	APP. X

ZONING REQUIREMENT:		PROVIDED:	MEETING CODE:
BUILDING HEIGHT:	MAX 35 FT	32'-4"	YES
FRONT SETBACK:	MIN 5 FT, MAX 25 FT (STOCKTON)	12'-4"	YES
STREET SIDE:	MIN 5 FT, MAX 25 FT (COTTON)	12'-4"	YES
INTERIOR SIDE SETBACK:	NO REQUIREMENT (NORTH)	8'-7"	YES
REAR SETBACK:	MIN 15 FT (WEST)	15'-0"	YES
FAR:	MAX 1.0	0.75	YES
LOT COVERAGE:	MAX 60%	23%	YES
DENSITY:	MAX. 36 DWELLING UNITS PER NET ACRE (36 x 1.63 = 58 UNITS)	33 U/A	YES
OPEN SPACE:	MIN. 100 SF PER UNIT	4,500 SF	NO
PARKING REQUIREMENT:	NO REQUIREMENTS	57	YES
RESIDENTIAL BIKE PARKING:	LONG TERM: 1 SPACE PER 2 DWELLING UNITS	27	YES
	SHORT TERM: 1 SPACE PER 20 DWELLING UNITS	3	YES

BUILDING 1 SUMMARY:				BUILDING 2 SUMMARY:			
LEVEL	GROSS AREA	NUMBER OF UNIT TYPES	TOTAL UNITS	LEVEL	GROSS AREA	NUMBER OF UNIT TYPES	TOTAL UNITS
LEVEL 1	9,400 SF	7 ONE BED, 3 TWO BED	10	LEVEL 1	8,400 SF	4 ONE BED, 4 TWO BED	8
LEVEL 2	9,400 SF	7 ONE BED, 3 TWO BED	10	LEVEL 2	8,400 SF	4 ONE BED, 4 TWO BED	8
LEVEL 3	9,400 SF	7 ONE BED, 3 TWO BED	10	LEVEL 3	8,400 SF	4 ONE BED, 4 TWO BED	8
TOTAL	28,200 SF	21 ONE BED, 9 TWO BED	30	TOTAL	25,200 SF	12 ONE BED, 12 TWO BED	24

UNIT SUMMARY:				PARKING SUMMARY:		
UNIT TYPE	UNITS	SQE	PERCENT	LEVEL	STALLS	RATIO TO UNITS
ONE BED	21	+/- 740 SF	59%	LEVEL 1	57	57/54 = 105%
TWO BED	9	+/- 1,110 SF	41%	TOTAL	57	
TOTAL	30		100 %			

*52 UNITS ARE PROVIDED PLUS 2 ADUS FOR A TOTAL OF 54 UNITS.

EV PARKING REQUIREMENTS:

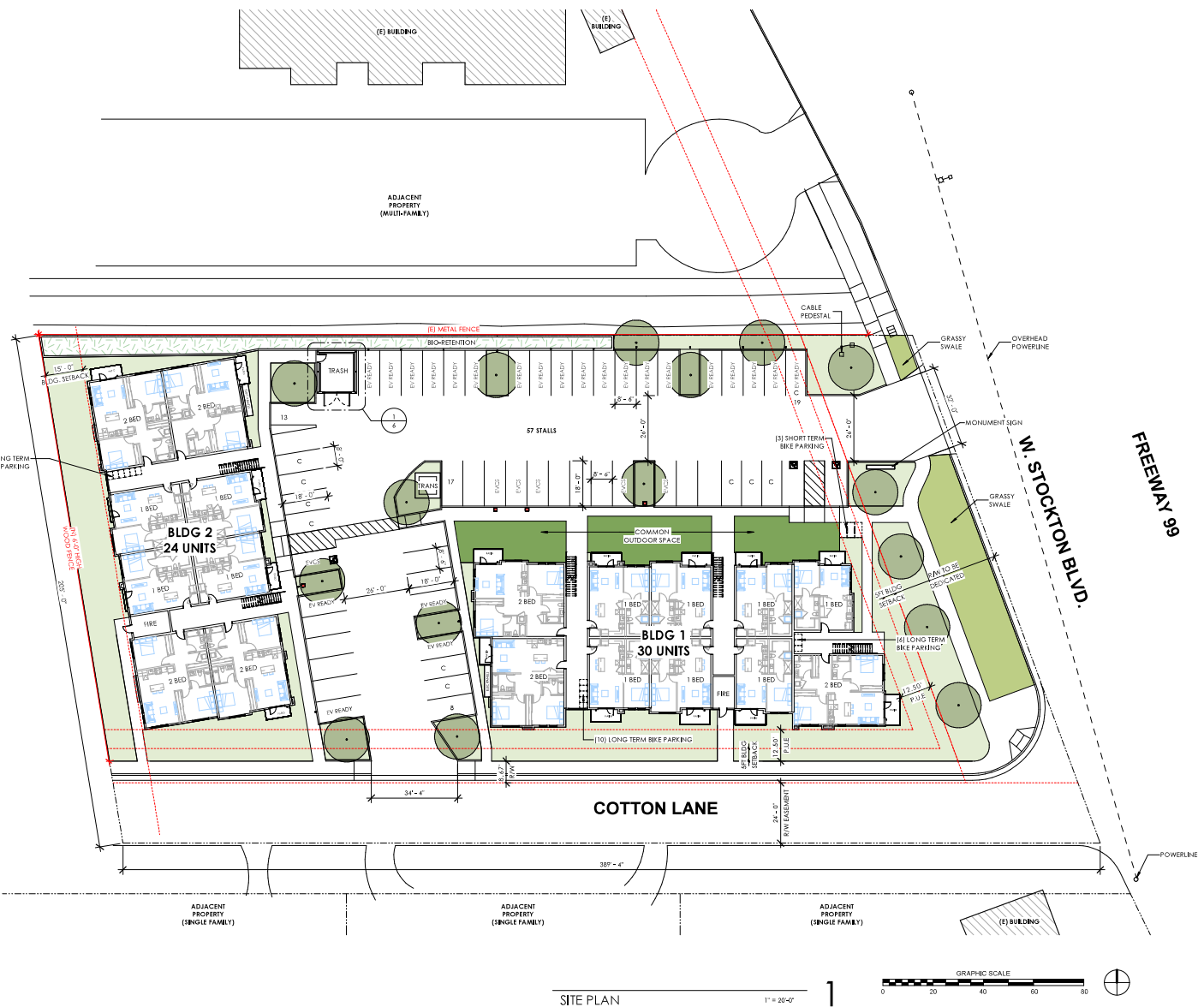
TYPE	CODE REQUIREMENT	REQUIRED	PROVIDED
EV READY	CAL GREEN 4.104.4.2.2 - 40% OF TOTAL SPACES	23	23
EV CHARGERS (EVCS)	CAL GREEN 4.104.4.2.2 - 10% OF TOTAL SPACES	6	6

NOTE:
 - EV READY: TOTAL NUMBER OF PARKING SPACES SHALL BE EQUIPPED WITH LOW POWER LEVEL 2 EV CHARGING RECEPTACLES.
 - EV CHARGERS: TOTAL NUMBER OF PARKING SPACES SHALL BE EQUIPPED WITH LEVEL 2 EV CHARGERS. AT LEAST 50% OF THE REQUIRED EV CHARGERS SHALL BE EQUIPPED WITH J1772 CONNECTORS.
 ACCESSIBLE EV PARKING REQUIREMENTS:

CODE REQUIREMENT	REQUIRED	PROVIDED
CAL GREEN 4.104.4.2.2.1 - 2' IN EVERY 25 EVCS SPACES, BUT NOT LESS THAN 1	1	1

CODE REQUIREMENT	REQUIRED	PROVIDED
CBC CODE 1107A - MIN 2% OF TOTAL PARKING SPACES	2	2

RESIDENTIAL PROGRAM DATA



SITE PLAN 1" = 20'-0"



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