

CONCEPTUAL SITE PLAN - ALT. 1

1798 BLOSSOM AVENUE

MULTI-FAMILY

FAIRFIELD, CA

ZONING REGULATIONS

SETBACKS:

FROM PROPERTY LINE ABUTTING ROAD:

- BUILDING - 20'
- PARKING / DRIVE AISLE - 15'

FROM INTERIOR PROPERTY LINE:

- BUILDING - 15'
- ACCESSORY STRUCTURE / PARKING - 5'

BUILDING HEIGHT LIMITS:

- PRINCIPAL STRUCTURE / ADDITIONS - 45'
- ACCESSORY STRUCTURES - 16'

PROJECT INFORMATION

OWNER / DEVELOPER/APPLICANT

DHR CAPITAL LLC
3511 DEL PASO ROAD, SUITE 160-318
SACRAMENTO, CA 95835
ATTN: RAKESH DHR

PLANNER/ENGINEER

TSD ENGINEERING, INC
785 ORCHARD DR, SUITE 110
FOLSOM, CA 95630
ATTN: CHRIS SCHULZE
916-608-0707 x 101
cschulze@tsdeng.com

ASSESSORS PARCEL NO

0037-070-030
GROSS PROPERTY AREA: 4.85+ ACRES
NET BUILDABLE AREA: 3.90+ ACRES
(EXCLUDING ROW AND WETLANDS)

ZONING

EXISTING - RH - RESIDENTIAL HIGH DENSITY
RH DENSITY RANGE - (15 - 22 UNITS PER ACRE)

PROPERTY DESCRIPTION

ADDRESS: 1798 BLOSSOM AVENUE
FAIRFIELD, CA 94533
CITY OF FAIRFIELD

DEVELOPMENT SUMMARY

UNIT COUNT

- 1 - BEDROOM - 32 UNITS
- 2 - BEDROOM - 48 UNITS
- 3 - BEDROOM - 16 UNITS

TOTAL - 96 UNITS

PROPOSED DENSITY (GROSS) - 19.8 UNITS / ACRE

PROPOSED DENSITY (NET) - 24.6 UNITS / ACRE

REQUIRED PARKING

- 1 - BEDROOM UNITS - 1.5 SPACES PER UNIT
- 32 UNITS x 1.5 = 48 SPACES REQUIRED
- 2 / 3 - BEDROOM UNITS - 2 SPACES PER UNIT
- 56 UNITS x 2 = 112 SPACES REQUIRED
- VISITOR PARKING - 1 SPACE PER 7 UNITS
- 96 UNITS / 7 = 14 SPACES REQUIRED

TOTAL PARKING SPACES REQUIRED - 190 SPACES

TOTAL PARKING SPACES PROVIDED - 177 SPACES
- 96 COVERED STANDARD SPACES (1 PER UNIT)
- 2 COVERED ACCESSIBLE SPACES

ACCESSIBLE PARKING

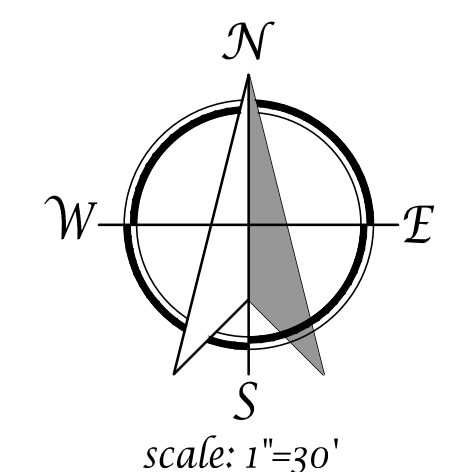
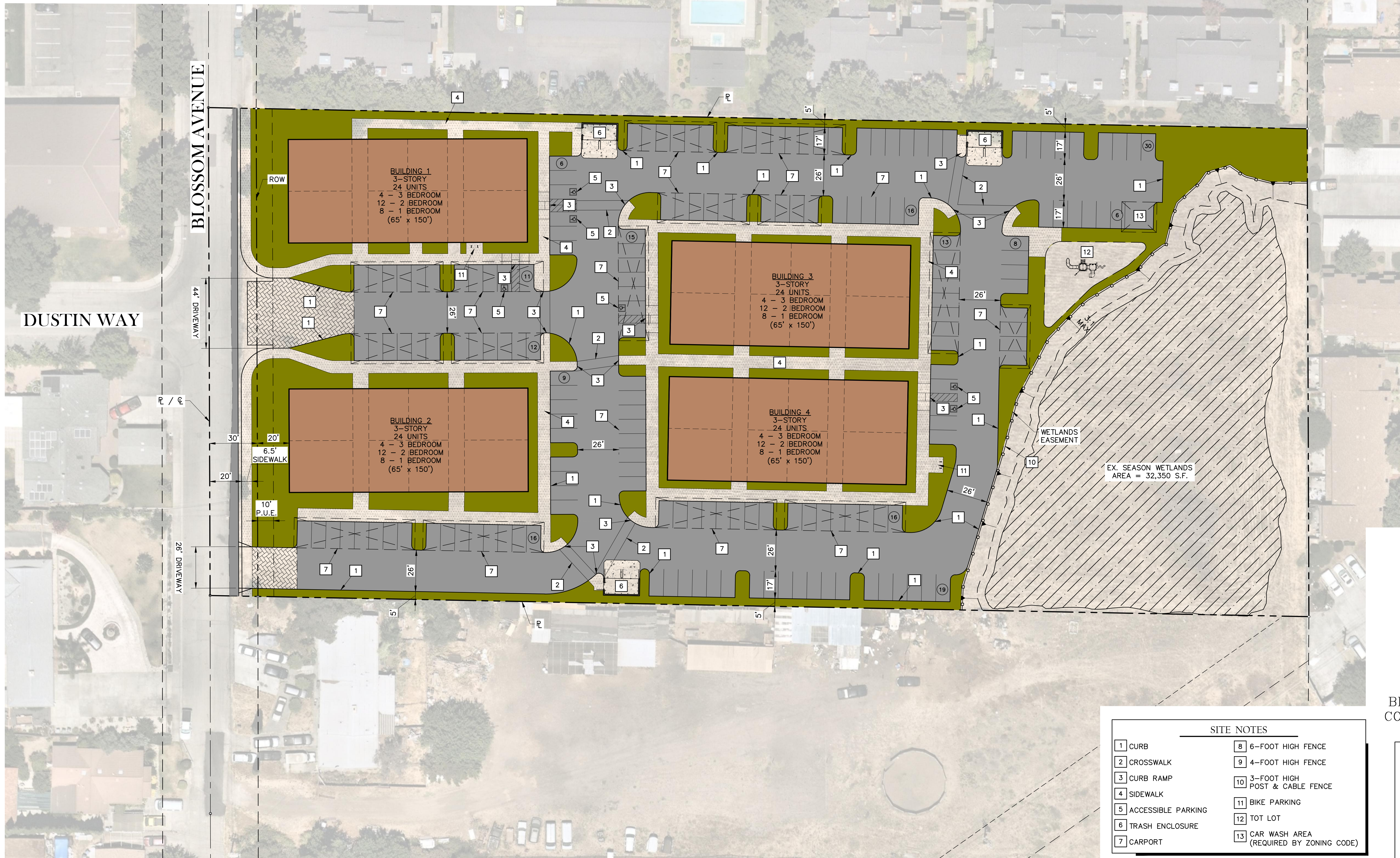
- REQUIRED:
- 6 SPACES W/ VAN SPACE
- PROVIDED:
- 5 STANDARDS ACCESSIBLE SPACES
- 1 VAN ACCESSIBLE SPACE

TYPICAL PARKING SPACE DIMENSIONS:

- DEPTH - 17' W/ 2' OVERHANG
- WIDTH - 9'

BICYCLE PARKING

- REQUIRED:
- 1 SPACE PER 25 SPACES REQUIRED BY ZONING
- 190 SPACES / 25 = 8 SPACES REQUIRED
- PROVIDED:
- 8 BICYCLE SPACES

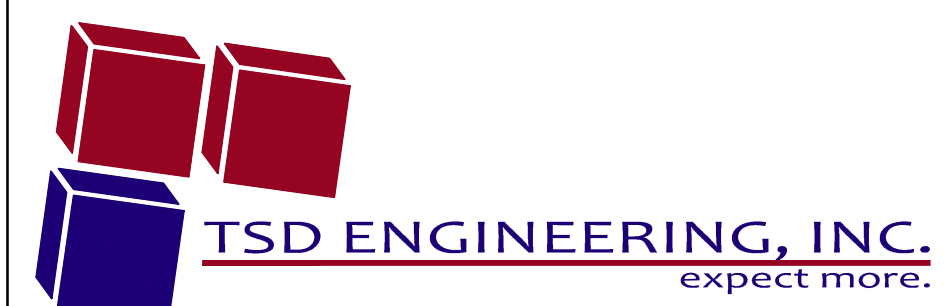


scale: 1"=30'

BLOSSOM AVENUE MULTI-FAMILY
CONCEPTUAL SITE PLAN - ALT. 1
SEPTEMBER 9, 2020

SITE NOTES

- | | |
|----------------------|--|
| 1 CURB | 8 6-FOOT HIGH FENCE |
| 2 CROSSWALK | 9 4-FOOT HIGH FENCE |
| 3 CURB RAMP | 10 3-FOOT HIGH POST & CABLE FENCE |
| 4 SIDEWALK | 11 BIKE PARKING |
| 5 ACCESSIBLE PARKING | 12 TOT LOT |
| 6 TRASH ENCLOSURE | 13 CAR WASH AREA (REQUIRED BY ZONING CODE) |
| 7 CARPORT | |



785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701