INDEPENDENCE IN WEST SACRAMENTO
West Sacramento, CA

TABLE OF CONTENTS

RESPONSE FROM COMMENTS OF 4/22/2023	Page
Email Comments	2
Comment Responses	5
ARCHITECTURE	
Cover/Project Information Sheet	8
Architectural Site Plan	9
Fire Diagram	10
Perspective Elevations	11
Floor Plans/Elevations	17
Leasing/Fitness Floor Plans	40
Common Area Buildings	42
Color Palette	45
LANDSCAPE	
Preliminary Landscape Plan	46
Expanded Backyard Cluster Plan	47
Fencing/Wall Plan	48
CIVIL	
Cover Sheet	49
Preliminary Utility Plan	50
Preliminary Grading Plan	53
Water Shed Plan	56
Overland Release Plan	57
Tentative Map	59



INDEPENDENCE IN WEST SACRAMENTO

RESPONSE TO SUBMITTAL
For Entitlements:

Design Review
Planned Development
Tentative Tract Map

July 10, 2023



SHEET INDEX:

T-1 TITLE SHEET

A.1.0 SITE PLAN
A.1.01 FIRE ACCESS PLAN
A.1.1 PERSPECTIVE VIEW 1
A.1.2 PERSPECTIVE VIEW 2
A.1.3 PERSPECTIVE VIEW 3
A.1.4 PERSPECTIVE VIEW 4
A.1.5 PERSPECTIVE VIEW 5
A.1.6 PERSPECTIVE VIEW 6

A.2.1 UNIT PLAN 1 - FLOOR PLANS
A.2.2 UNIT PLAN 2 - FLOOR PLANS
A.2.3 UNIT PLAN 3 - FLOOR PLANS
A.2.4 UNIT PLAN 3Z - FLOOR PLANS
A.2.5 UNIT PLAN 3X - FLOOR PLANS
A.2.6 UNIT PLAN 4 - FLOOR PLANS
A.2.7 BUILDING PLANS - 1, 2, 3
A.2.8 BUILDING PLANS - 3Z, 3X & 4

A.3.1 BUILDING 1- ELEVATION 1A
A.3.2 BUILDING 1- ELEVATION 1C
A.3.3 BUILDING 2- ELEVATION 2A
A.3.4 BUILDING 3- ELEVATION 3A
A.3.5 BUILDING 3- ELEVATION 3A-E1
A.3.6 BUILDING 3- ELEVATION 3A-E2
A.3.7 BUILDING 3- ELEVATION 3C-E2
A.3.8 BUILDING 3Z- ELEVATION 3ZC
A.3.9 BUILDING 3X- ELEVATION 3XA
A.3.10 BUILDING 3X- ELEVATION 3XC
A.3.11 BUILDING 3X- ELEVATION 3XC-E
A.3.12 BUILDING 4- ELEVATION 4B
A.3.13 STREET SCENES 1
A.3.14 STREET SCENES 2
A.3.15 STREET SCENES 3

A.4.1 LEASING BUILDING- PLANS & ELEVATIONS
A.4.2 FITNESS BUILDING- PLANS & ELEVATIONS
A.4.3 MAINTENANCE BUILDING- PLANS & ELEVATIONS
A.4.4 MAIL BUILDING- PLAN & ELEVATIONS
A.4.5 TRASH BUILDING- PLAN & ELEVATIONS

CM.5.1 COLOR & MATERIAL BOARDS

VICINITY MAP:



LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF WEST SACRAMENTO, COUNTY OF YOLO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOTS 2 AND 3, AS SHOWN ON SUBDIVISION NO. 4517, SOUTHPORT BUSINESS PARK PHASE 4, FILED NOVEMBER 12, 2002, IN THE OFFICE OF THE COUNTY RECORDER OF YOLO COUNTY IN BOOK 2002 OF MAPS AT PAGES 118 THROUGH 120. EXCEPTING THEREFROM AN UNDIVIDED FIFTY PERCENT (50%) OF ALL OIL, MINERAL, GEOTHERMAL AND SIMILAR RIGHTS BELOW A DEPTH OF FIVE HUNDRED FEET (500') MEASURED VERTICALLY FROM THE SURFACE OF SAID LAND, BUT WITHOUT THE RIGHT OF ENTRY THROUGH THE SURFACE OF SAID LAND OR UPPER FIVE HUNDRED FEET (5000 THEREOF) AS RESERVED BY WEST SACRAMENTO
PORT CENTER, INC., IN THAT CERTAIN DEED DATED APRIL 19, 1979, RECORDED APRIL 27, IN BOOK 1363 OF OFFICIAL RECORDS, PAGE 602.

APN(s):
045-555-003 & 045-555-004

PROJECT INFO:

	DUPLEXES	COMMON AREA BLDGS
OCCUPANCY:	R-3 & U	B
CONSTRUCTION TYPE:	V-B	V-B
FIRE SUPPRESSION SYSTEM:	NFPA 13D	NFPA 13D & FULL 13
PRIVATE ON-SITE DRIVE AISLES:	24' @ NON FIRE ACCESS ROAD 26' @ FIRE ACCESS ROAD	
SOLAR:	READY	

APPLICABLE CODES

2022 CALIFORNIA RESIDENTIAL CODE (CRC) FOR DUPLEXES
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA FIRE CODE (CFC)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC)
2022 CALIFORNIA ENERGY CODE (CENRC)

WET UTILITIES:

PRIVATE ON-SITE DOMESTIC/FIRE WATER MAIN WITH PUBLIC MASTER METER
DUAL SYSTEM (YES/NO)
QUANTITY AND METER SIZE(S), DOMESTIC
QUANTITY AND METER SIZE(S), IRRIGATION
RECLAIMED WATER (YES/NO)
PRIVATE ON-SITE SEWER MAIN
PRIVATE ON-SITE STORM DRAIN

ARCHITECT:

ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR.
SANTA ANA, CA 92705
CONTACT: CHRISTINE LY
CLY@ANGELENOARCHITECTS.COM
(714) 285-1888

CIVIL ENGINEER:

BURRELL CONSULTING GROUP, INC.
1001 ENTERPRISE WAY, SUITE 100
ROSEVILLE, CA 95678-3002
CONTACT: JERRY APLASS
JAPLASS@BURRELLCG.COM
(916) 783-8898

LANDSCAPE ARCHITECT:

SITESCAPES
3190 B-2 AIRPORT LOOP DRIVE
COSTA MESA, CA 92626
CONTACT: RICK POLHAMUS
RPOLHAMUS@SITESCAPES.NET
(949) 644-9370

APPLICANT:

LEWIS LAND DEVELOPERS, LLC
9216 KIEFER BLVD.
SACRAMENTO, CA 95826
CONTACT: JOHN SHORES
JOHN.SHORES@LEWISMC.COM
(209) 595-3247

CIVIL:

SHEET 1 OF 7 PRELIMINARY GRADING & UTILITY PLAN
SHEET 2 OF 7 PRELIMINARY GRADING & UTILITY PLAN
SHEET 3 OF 7 PRELIMINARY GRADING & UTILITY PLAN
SHEET 4 OF 7 PRELIMINARY GRADING & UTILITY PLAN
SHEET 5 OF 7 PRELIMINARY GRADING & UTILITY PLAN
SHEET 6 OF 7 PRELIMINARY GRADING & UTILITY PLAN
SHEET 7 OF 7 PRELIMINARY GRADING & UTILITY PLAN

LANDSCAPE:

L1 PRELIMINARY LANDSCAPE PLAN
L3 TYPICAL CLUSTER ENLARGEMENT PLAN
L3 FENCE AND WALL PLAN

INDEPENDENCE IN WEST SACRAMENTO WEST SACRAMENTO, CA

TITLE SHEET

LEWIS LAND DEVELOPERS, LLC
1156 N. MOUNTAIN AVENUE, UPLAND CA 91786
PHONE: (909) 985-0971

ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

06.12.23
JOB: 2117

APARTMENTS NET RENTABLE AREA- INCLUDES WALL THICKNESS OF EXTERIOR WALLS & EXTENDING FROM UNIT-TO-UNIT DEMISING WALL CENTERLINE

104	50.0%	PLAN 1 -1,175 SF, 2 BED, 2 BA
4	1.9%	PLAN 2 -1,484 SF, 3 BED, 2.5 BA
72	34.6%	PLAN 3 -1,611 SF, 3 BED, 2.5 BA
7	3.4%	PLAN 3Z -1,624 SF, 3 BED, 2.5 BA
17	8.2%	PLAN 3X -1,627 SF, 3 BED, 2.5 BA
4	1.9%	PLAN 4 -1,733 SF, 3 BED, 2.5 BA
208		TOTAL

BUILDING SUMMARIES

	Bldg Type	No. of Bldgs	Area Per Building (nra-sf)	Code Analysis: Occupancy Classification	Type of Construction	Fire Sprinklers	Building Code
Residential	B1	52	2,350	R-3/U	V-B	13D	CRC 2022
	B2	4	3,095				
	B3	22	3,222				
	B3X	17	3,238				
	B3Z	7	3,235				
	B4	2	3,466				
Common Areas	Leasing Building	1	1,325	B	V-B	FULL 13	CBC 2022
	Fitness Building	1	2,095	B	V-B	FULL 13	
	Trash Enclosure/ Compactor	1	602	B	V-B	13D	
	Maintenance Building	1	600	B	V-B	13D	
	Mail Building	1	295	B	V-B	13D	

No. of Residential Buildings 104

No. of Common Area Buildings 5

REQUIRED PARKING

	Category	No. of Units	Ratio	No. of Stalls: Per Category	Total
Resid.	2BD / 2BA	104	1.25	130	286
	3BD / 2.5BA	104	1.5	156	
	Guest	208	0	0	0
Total					**286**
Parking Ratio					**1.38**

PROVIDED PARKING

	Type	Stall Size	No. of Stalls: Per Type	Total
Resid.	Surface Standard Partially Covered Stalls Plan 1	9' x 18'	78	394
	Driveway	9' x 18'	4	
	Garage Stalls	10' x 20'	312	
Guest	Surface Standard	9' x 18'	84	93
	Surface Standard HC	9' x 18' + 5'	4	
	Surface Standard HC Van	9' x 18' + 8'	2	
	Surface Parallel	8' x 24'	3	
	Surface Compact	8' x 16'	0	
Total				**487**
Parking Ratio				**2.34**



PROJECT SUMMARY

ADDRESS:	NWC OF GOLDEN GATE DR. /PROMENADE ST., WEST SACRAMENT, 95691
SITE AREA:	GROSS: 12.03 ACRES (+/- 523,917 SF) NET: 11.39 ACRES (+/- 523,917-27,686 =496,231 SF)
ZONE:	EXISTING: MU-NC MIXED USE NEIGHBORHOOD COMMERCIAL PROPOSED: R2.5 RESIDENTIAL MEDIUM HIGH DENSITY
ALLOWABLE DENSITY:	20 DU/AC
PROPOSED DENSITY:	GROSS: 208 UNITS/12.03 AC= 17.29 DU/AC NET: 208 UNITS/11.39 AC= 18.26 DU/AC
TOTAL UNITS:	208
TOTAL BUILDINGS:	104 DUPLEXES + 5 COMMON BUILDINGS
PROPOSED HEIGHT:	29'-0"
NO OF STORY:	2- STORY @ DUPLEXES 1-STORY @ COMMON BUILDINGS

SITE PLAN A.1

INDEPENDENCE IN WEST SACRAMENTO WEST SACRAMENTO, CA

LEWIS LAND DEVELOPERS, LLC
1156 N. MOUNTAIN AVENUE, UPLAND CA 91786
PHONE: (909) 985-0971

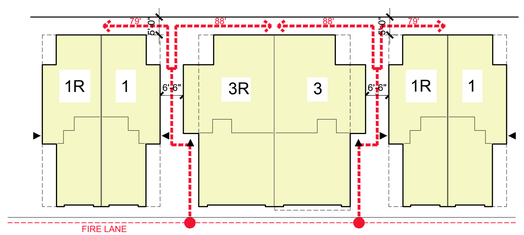
N

0 60' 240'
30' 120'

ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

06.12.23
JOB: 2117





TYPICAL FIRE ACCESS TO DUPLEX REAR YARDS

FIRE ACCESS PLAN

BUILDING TYPE	CONSTRUCTION TYPE	NO. OF STORY	OCCUPANCY	SPRINKLER
DUPLEXES	VB	2	R-3	13D
LEASING	VB	1	B	FULL 13
FITNESS	VB	1	B	FULL 13
MAIL	VB	1	B	
MAINTENANCE	VB	1	B	

LEGEND:

FIRE LANE

FIRE LANE TURNING RADIUS
26'-0" INSIDE, 46'-0" OUTSIDE

FIRE HOSE PULL & LENGTH

FRONT DOOR LOCATION OF DUPLEXES

N

0 30' 60' 120' 240'

FIRE ACCESS PLAN A.2

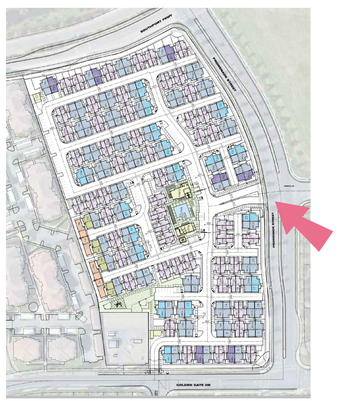
INDEPENDENCE IN WEST SACRAMENTO WEST SACRAMENTO, CA

LEWIS LAND DEVELOPERS, LLC
1156 N. MOUNTAIN AVENUE, UPLAND CA 91786
PHONE: (909) 985-0971

ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

06.12.23
JOB: 2117





INDEPENDENCE IN WEST SACRAMENTO

WEST SACRAMENTO, CA

PERSPECTIVE VIEW 1

A.1.1

LEWIS LAND DEVELOPERS, LLC
1156 N. MOUNTAIN AVENUE, UPLAND CA 91786
PHONE: (909) 985-0971

ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

06.12.23
JOB: 2117





INDEPENDENCE IN WEST SACRAMENTO WEST SACRAMENTO, CA

LEWIS LAND DEVELOPERS, LLC
1156 N. MOUNTAIN AVENUE, UPLAND CA 91786
PHONE: (909) 985-0971

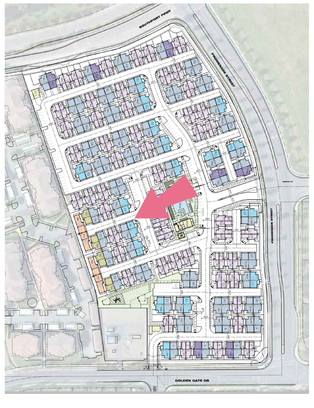
A.1.2

PERSPECTIVE VIEW 2

ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

06.12.23
JOB: 2117





A.1.3

INDEPENDENCE IN WEST SACRAMENTO WEST SACRAMENTO, CA

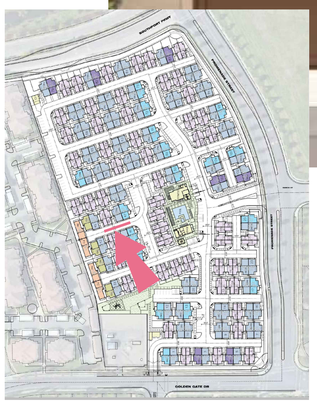
PERSPECTIVE VIEW 3

LEWIS LAND DEVELOPERS, LLC
1156 N. MOUNTAIN AVENUE, UPLAND CA 91786
PHONE: (909) 985-0971

ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

06.12.23
JOB: 2117





INDEPENDENCE IN WEST SACRAMENTO WEST SACRAMENTO, CA

PERSPECTIVE VIEW 4

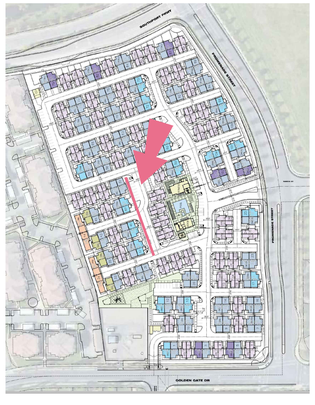
A.1.3

LEWIS LAND DEVELOPERS, LLC
1156 N. MOUNTAIN AVENUE, UPLAND CA 91786
PHONE: (909) 985-0971

ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

06.12.23
JOB: 2117





INDEPENDENCE IN WEST SACRAMENTO WEST SACRAMENTO, CA

PERSPECTIVE VIEW 5

A.1.4

LEWIS LAND DEVELOPERS, LLC
1156 N. MOUNTAIN AVENUE, UPLAND CA 91786
PHONE: (909) 985-0971

ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

06.12.23
JOB: 2117





INDEPENDENCE IN WEST SACRAMENTO

WEST SACRAMENTO, CA

PERSPECTIVE VIEW 6

A.1.5

LEWIS LAND DEVELOPERS, LLC
1156 N. MOUNTAIN AVENUE, UPLAND CA 91786
PHONE: (909) 985-0971

ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

06.12.23
JOB: 2117



SECOND FLOOR

FIRST FLOOR

PLAN 1
1,175 SF RENTABLE AREA
2 BED, 2.5 BA

0 2' 8'
1' 4'

UNIT PLAN 1
FLOOR PLANS

A.2.1

INDEPENDENCE IN WEST SACRAMENTO

WEST SACRAMENTO, CA

LEWIS LAND DEVELOPERS, LLC
1156 N. MOUNTAIN AVENUE, UPLAND CA 91786
PHONE: (909) 985-0971

ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

06.12.23
JOB: 2117



SECOND FLOOR

FIRST FLOOR

PLAN 2
1,484 SF RENTABLE AREA
3 BED, 2.5 BA

0 2' 8'
1' 4'

UNIT PLAN 2
FLOOR PLANS

A.2.2

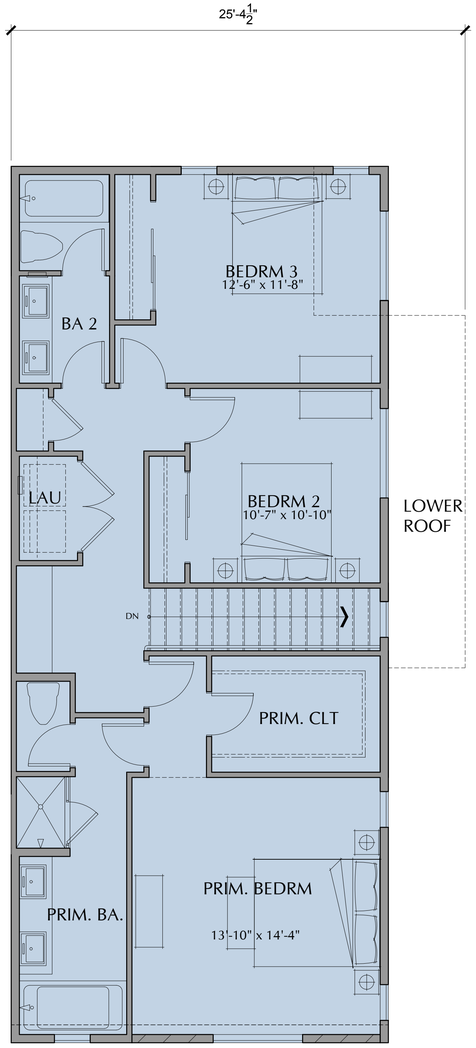
INDEPENDENCE IN WEST SACRAMENTO

WEST SACRAMENTO, CA

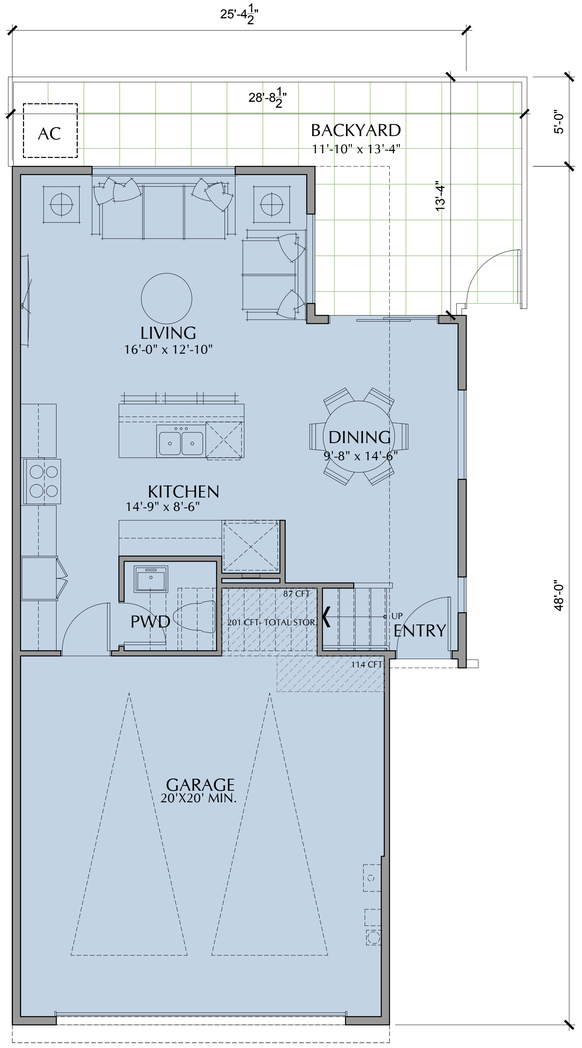
LEWIS LAND DEVELOPERS, LLC
1156 N. MOUNTAIN AVENUE, UPLAND CA 91786
PHONE: (909) 985-0971

ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

06.12.23
JOB: 2117



SECOND FLOOR



FIRST FLOOR

PLAN 3
1,611 SF RENTABLE AREA
3 BED, 2.5 BA

0 2' 8'
1' 4'

UNIT PLAN 3
FLOOR PLANS

A.2.3

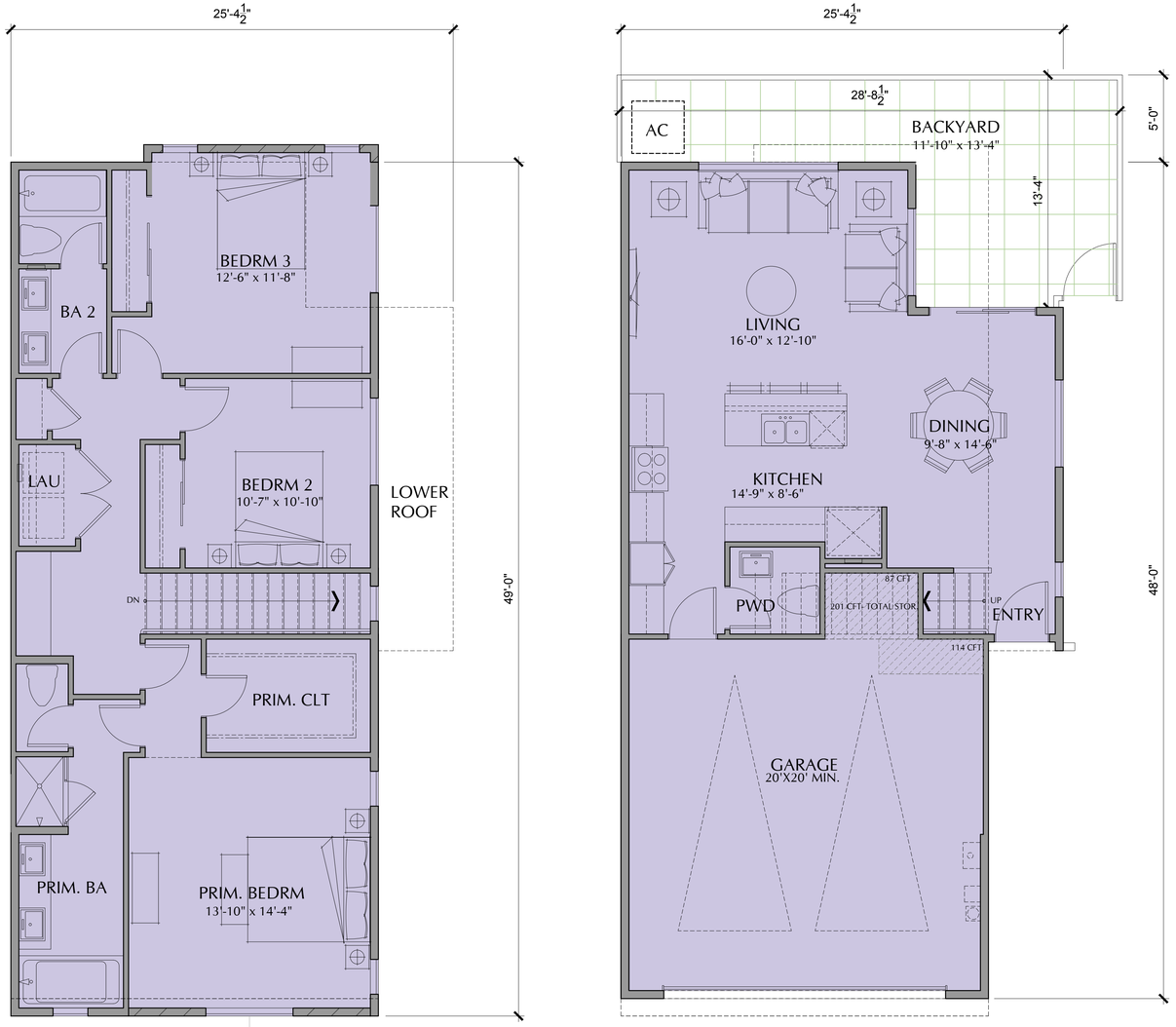
INDEPENDENCE IN WEST SACRAMENTO

WEST SACRAMENTO, CA

LEWIS LAND DEVELOPERS, LLC
1156 N. MOUNTAIN AVENUE, UPLAND CA 91786
PHONE: (909) 985-0971

ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

06.12.23
JOB: 2117



PLAN 3Z
1,624 SF RENTABLE AREA
3 BED, 2.5 BA

0 2' 8'
1' 4'

UNIT PLAN 3Z
FLOOR PLANS

A.2.4

INDEPENDENCE IN WEST SACRAMENTO

WEST SACRAMENTO, CA

LEWIS LAND DEVELOPERS, LLC
1156 N. MOUNTAIN AVENUE, UPLAND CA 91786
PHONE: (909) 985-0971

ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

06.12.23
JOB: 2117



SECOND FLOOR

FIRST FLOOR

PLAN 3X
1,627 SF RENTABLE AREA
3 BED, 2.5 BA

0 2' 8'
1' 4'

UNIT PLAN 3X
FLOOR PLANS

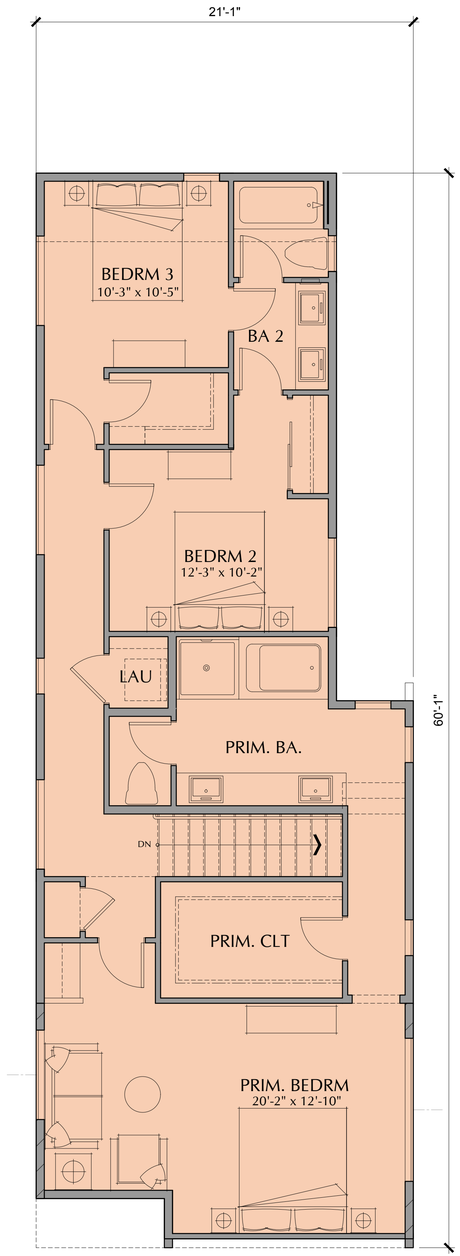
A.2.5

INDEPENDENCE IN WEST SACRAMENTO WEST SACRAMENTO, CA

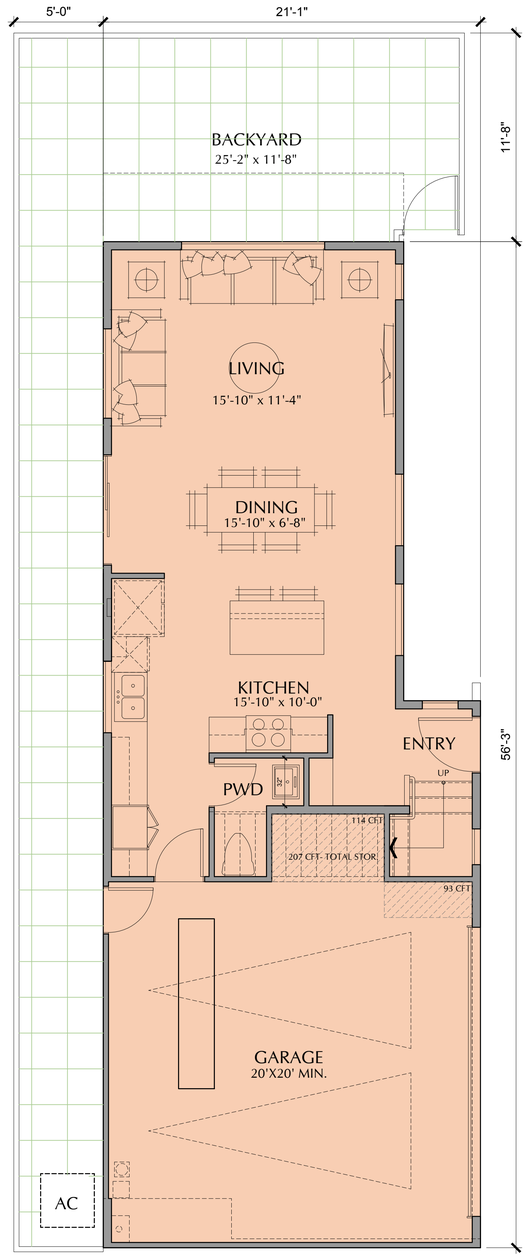
LEWIS LAND DEVELOPERS, LLC
1156 N. MOUNTAIN AVENUE, UPLAND CA 91786
PHONE: (909) 985-0971

ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

06.12.23
JOB: 2117



SECOND FLOOR



FIRST FLOOR

PLAN 4
1,733 SF RENTABLE AREA
3 BED, 2.5 BA

0 2' 8'
1' 4'

UNIT PLAN 4
FLOOR PLANS

A.2.6

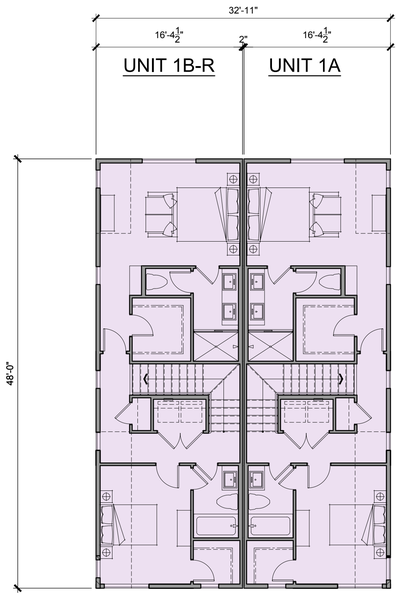
INDEPENDENCE IN WEST SACRAMENTO

WEST SACRAMENTO, CA

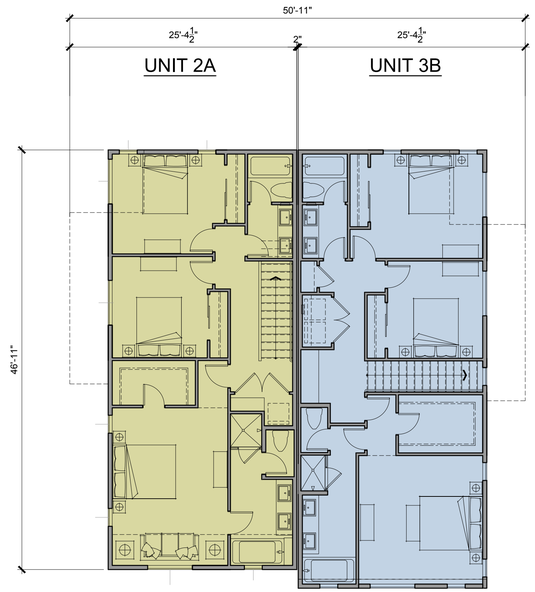
LEWIS LAND DEVELOPERS, LLC
1156 N. MOUNTAIN AVENUE, UPLAND CA 91786
PHONE: (909) 985-0971

ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

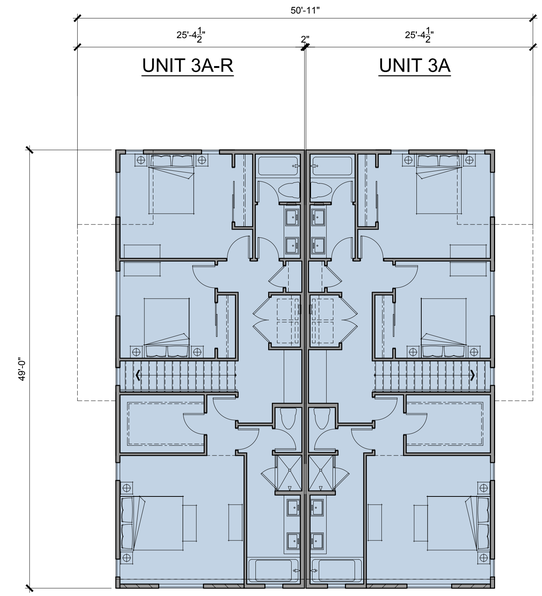
06.12.23
JOB: 2117



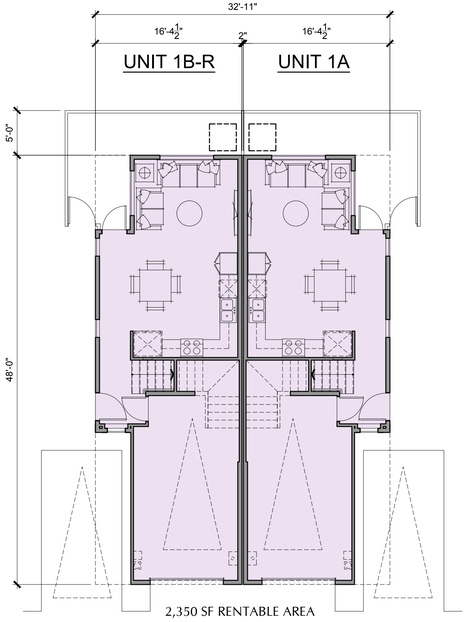
SECOND FLOOR



SECOND FLOOR



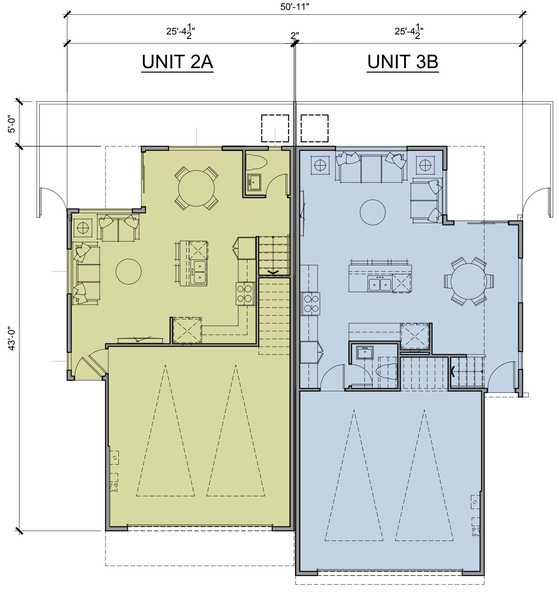
SECOND FLOOR



2,350 SF RENTABLE AREA

FIRST FLOOR

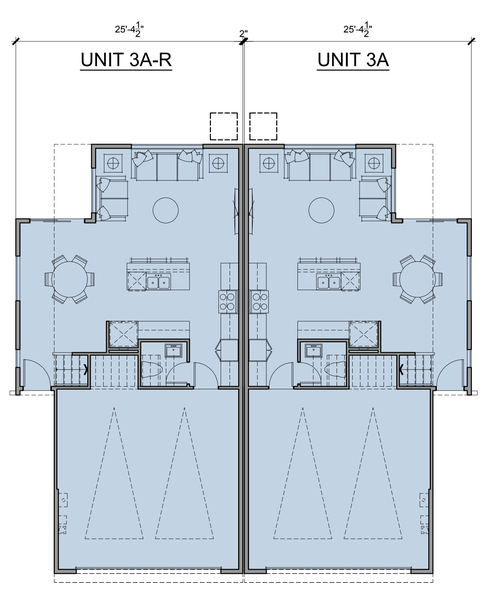
BUILDING 1



3,095 SF RENTABLE AREA

FIRST FLOOR

BUILDING 2



3,222 SF RENTABLE AREA

FIRST FLOOR

BUILDING 3

0 2' 8'

1' 4' 16'

BUILDING PLANS A.2.7

PLANS 1, 2 & 3

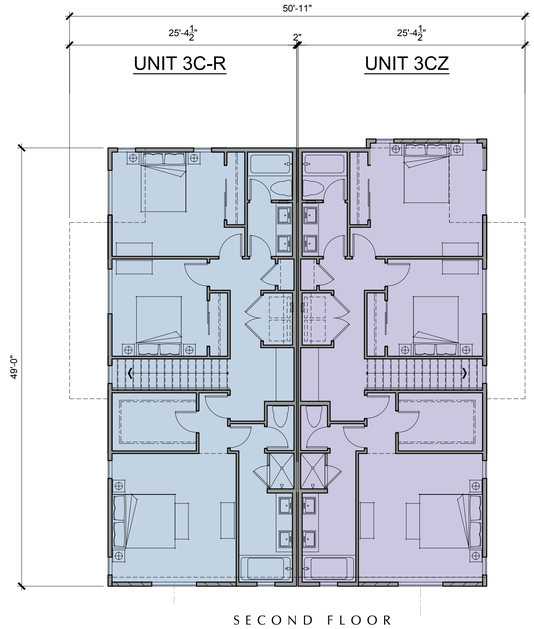
INDEPENDENCE IN WEST SACRAMENTO WEST SACRAMENTO, CA

LEWIS LAND DEVELOPERS, LLC
1156 N. MOUNTAIN AVENUE, UPLAND CA 91786
PHONE: (909) 985-0971

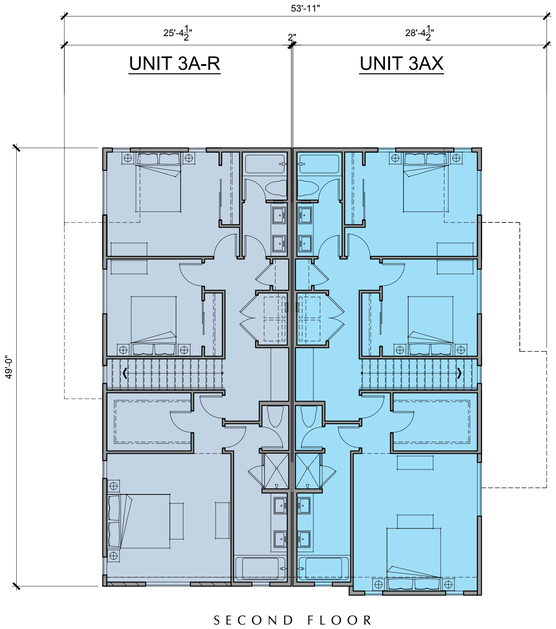
ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

06.12.23

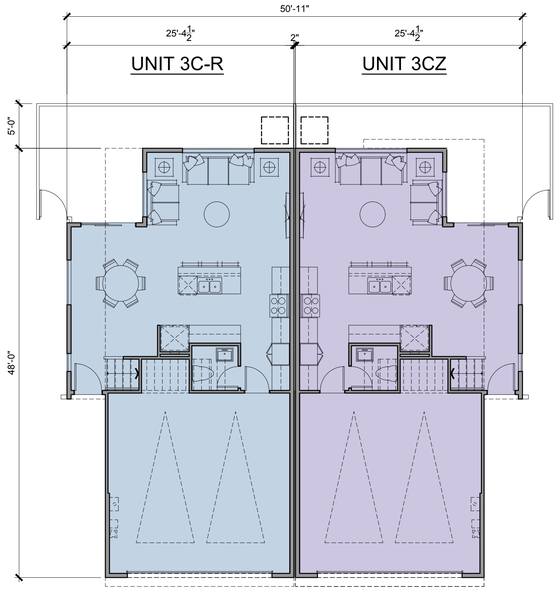
JOB: 2117



SECOND FLOOR



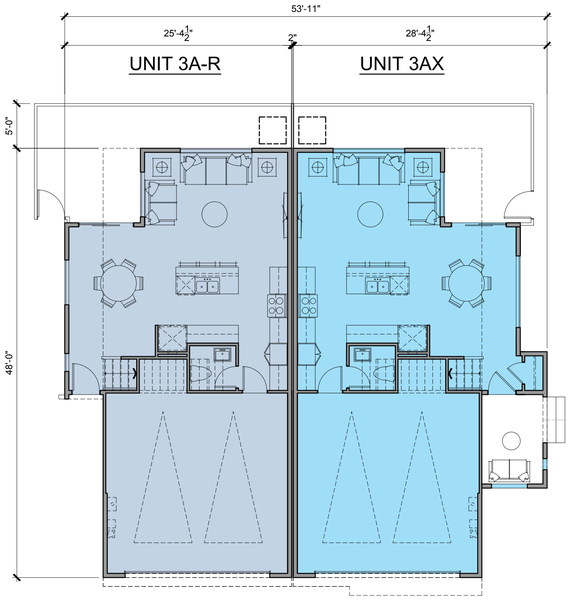
SECOND FLOOR



3,235 SF RENTABLE AREA

FIRST FLOOR

BUILDING 3Z

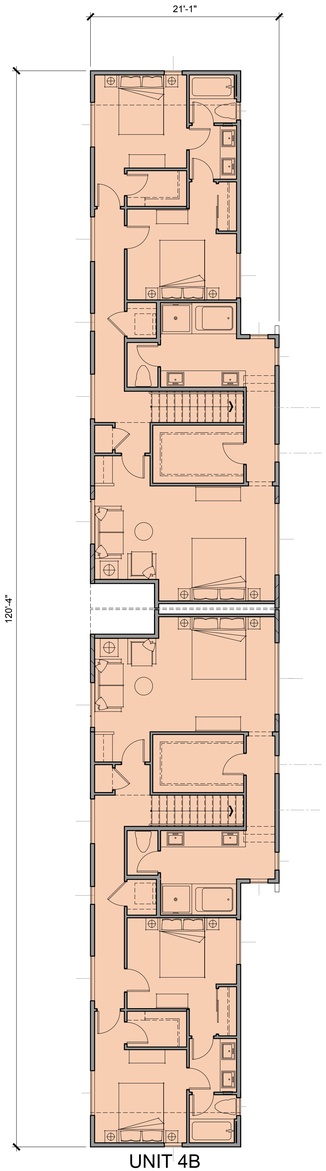


3,238 SF RENTABLE AREA

FIRST FLOOR

BUILDING 3X

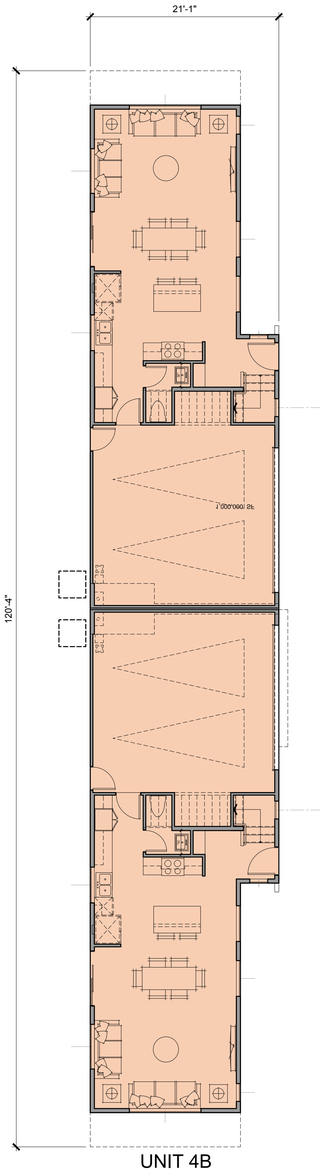
UNIT 4A



UNIT 4B

SECOND FLOOR

UNIT 4A



UNIT 4B

3,466 SF RENTABLE AREA

FIRST FLOOR

BUILDING 4

0 2' 8'

1' 4' 16'

BUILDING PLANS
PLANS 3Z, 3X & 4

A.2.8

INDEPENDENCE IN WEST SACRAMENTO WEST SACRAMENTO, CA

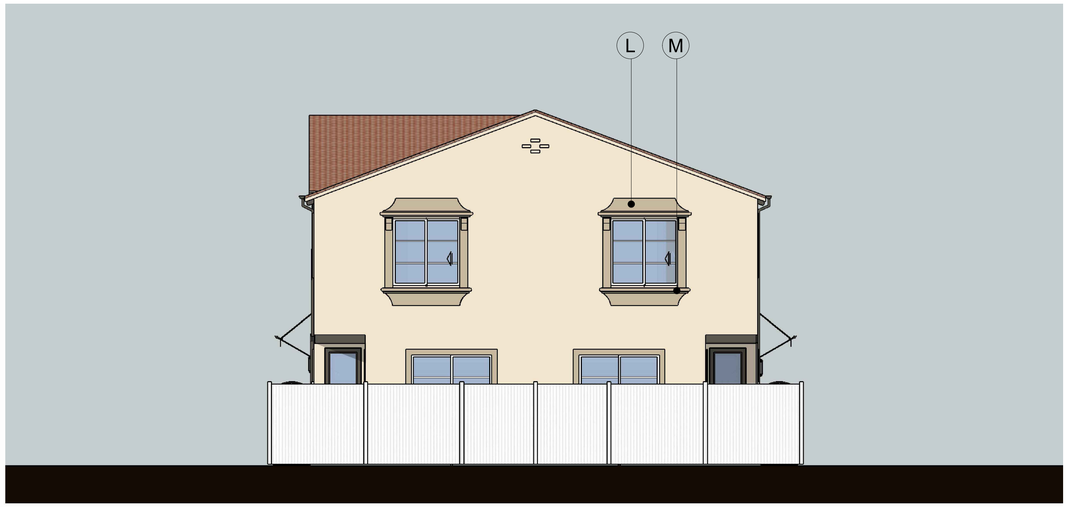
LEWIS LAND DEVELOPERS, LLC
1156 N. MOUNTAIN AVENUE, UPLAND CA 91786
PHONE: (909) 985-0971

ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

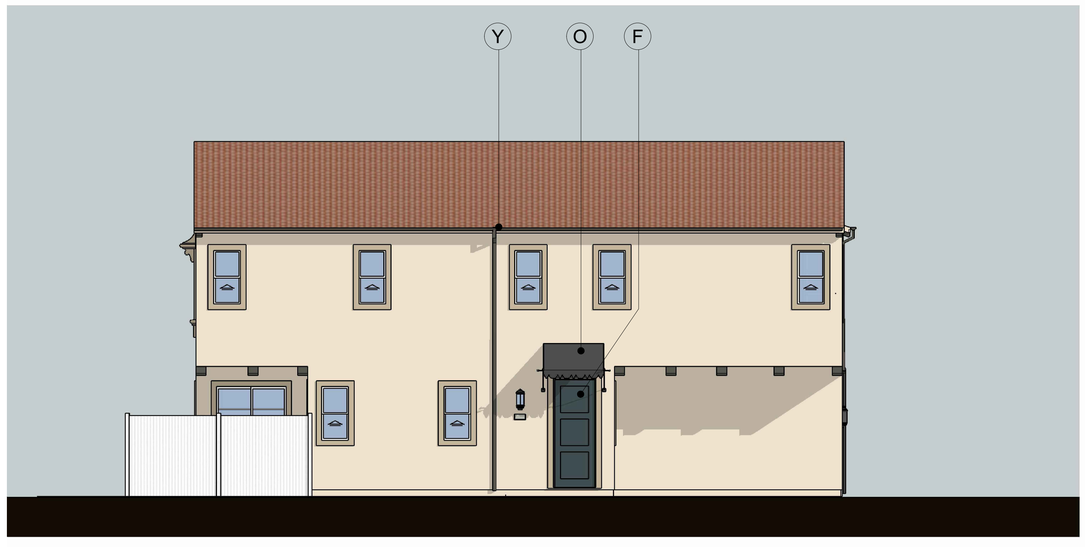
06.12.23
JOB: 2117



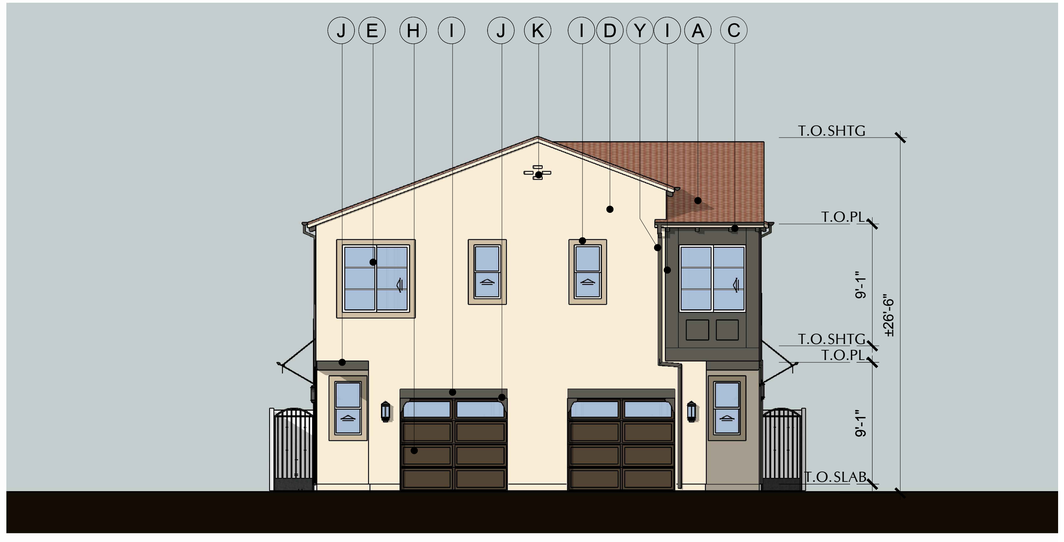
RIGHT ELEVATION



REAR ELEVATION



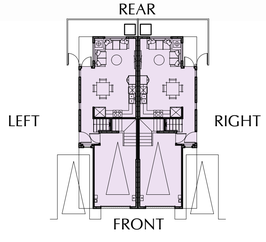
LEFT ELEVATION

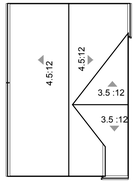


FRONT ELEVATION

LEGEND

A -	'S' TILE CONCRETE ROOF
C -	WOOD RAFTER TAILS
D -	STUCCO
E -	VINYL WINDOW
F -	COMPOSITE ENTRY DOOR
H -	PANELED SECTIONAL GAR. DOOR
I -	STUCCO WRAPPED FOAM TRIM
J -	STUCCO WRAPPED FOAM CORBEL
K -	DECORATIVE GABLE VENT
L -	STUCCO WRAPPED FOAM HOOD
M -	STUCCO WRAPPED POT SHELF
O -	METAL EYEBROW ROOF







INDEPENDENCE IN WEST SACRAMENTO

WEST SACRAMENTO, CA

BUILDING 1
ELEVATION 1A

A.3.1

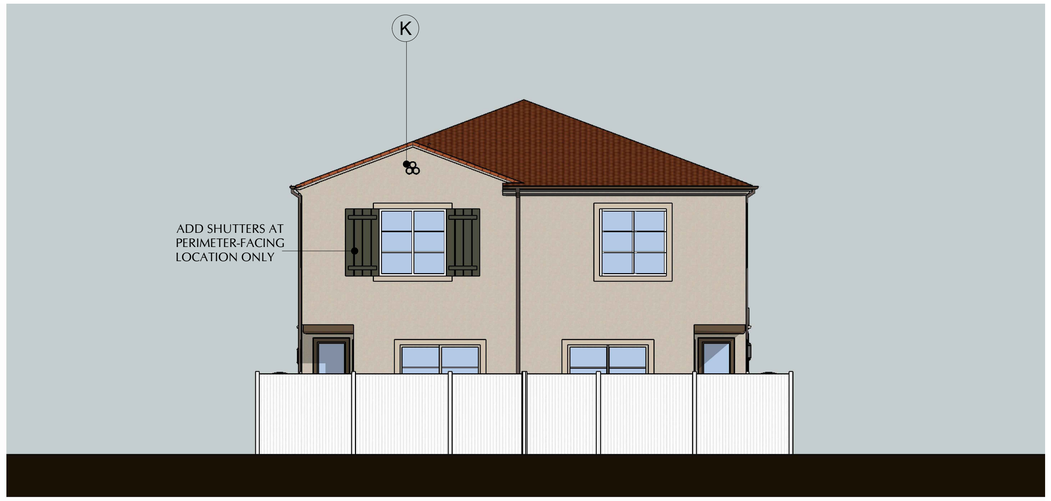
LEWIS LAND DEVELOPERS, LLC
1156 N. MOUNTAIN AVENUE, UPLAND CA 91786
PHONE: (909) 985-0971

ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

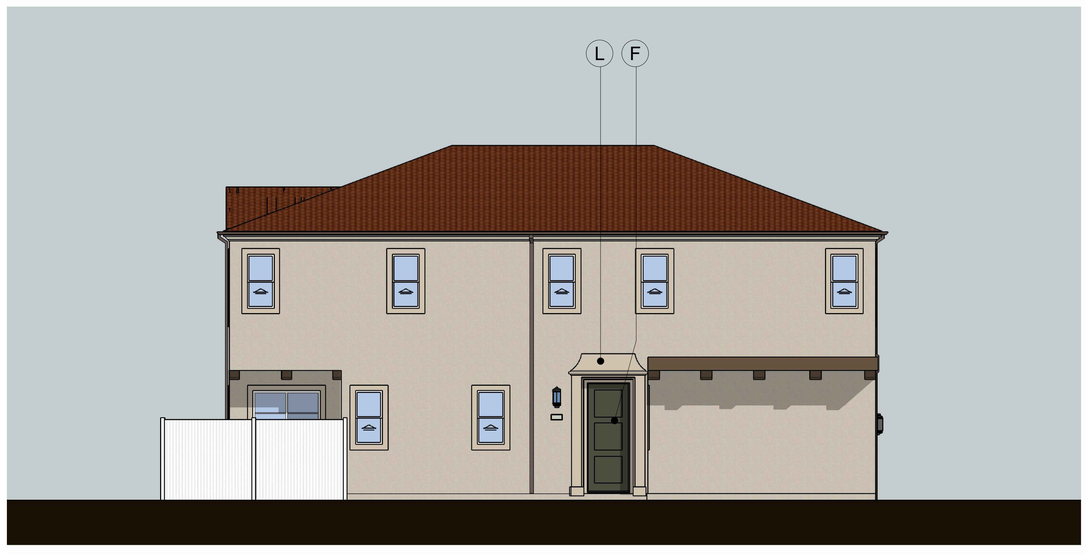
06.12.23
JOB: 2117



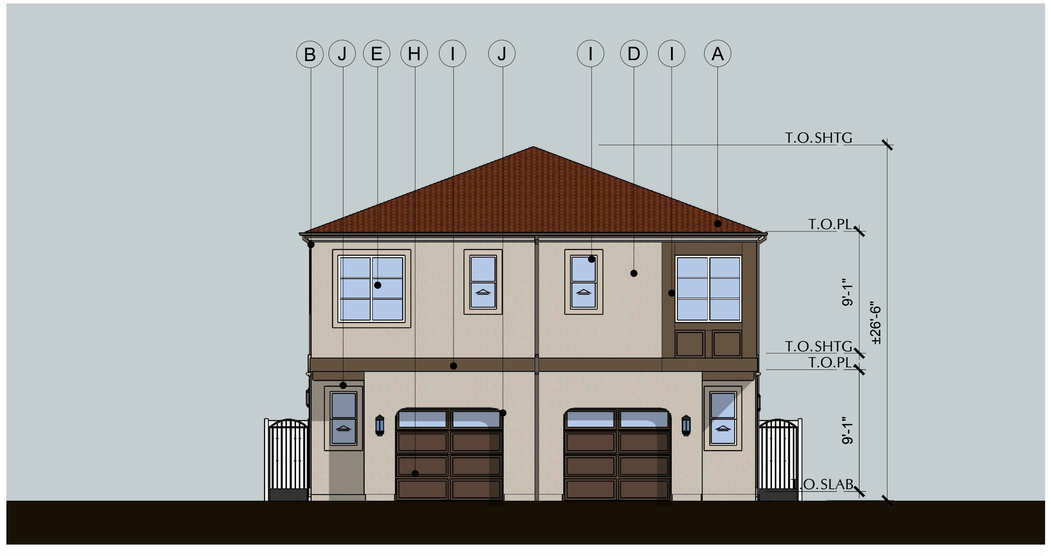
RIGHT ELEVATION



REAR ELEVATION



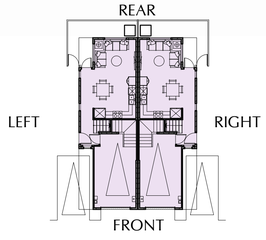
LEFT ELEVATION

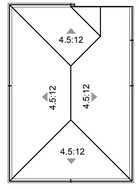


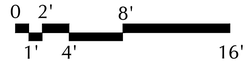
FRONT ELEVATION

LEGEND

A -	'S' TILE CONCRETE ROOF
B -	7" FOAM EAVE
D -	STUCCO
E -	VINYL WINDOW
F -	COMPOSITE ENTRY DOOR
H -	PANELED SECTIONAL GAR. DOOR
I -	STUCCO WRAPPED FOAM TRIM
J -	STUCCO WRAPPED FOAM CORBEL
K -	DECORATIVE GABLE VENT
L -	STUCCO WRAPPED FOAM HOOD







INDEPENDENCE IN WEST SACRAMENTO WEST SACRAMENTO, CA

BUILDING 1 A.3.2
ELEVATION 1C

LEWIS LAND DEVELOPERS, LLC
1156 N. MOUNTAIN AVENUE, UPLAND CA 91786
PHONE: (909) 985-0971

ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

06.12.23
JOB: 2117



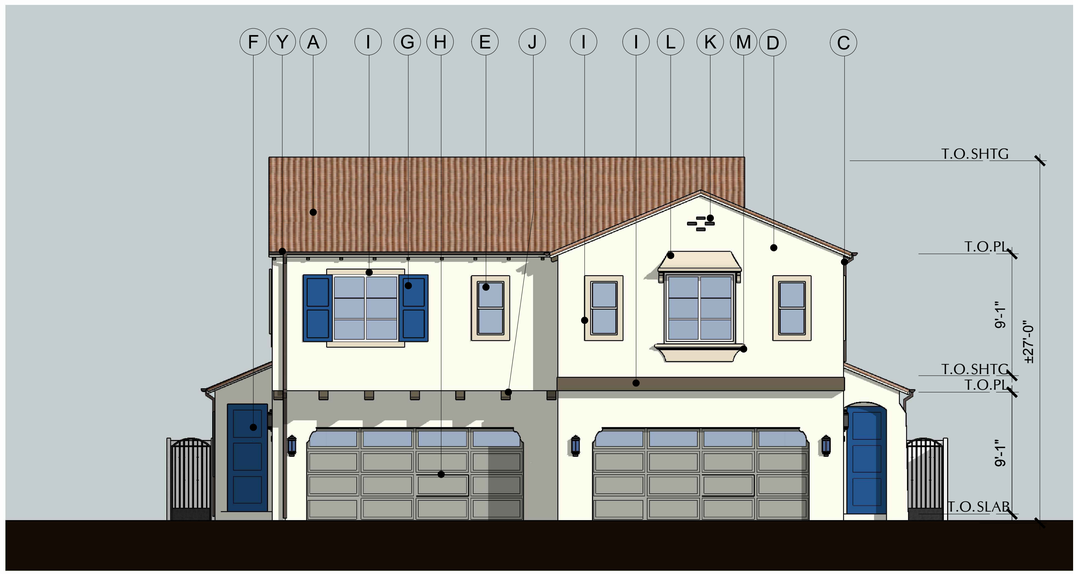
RIGHT ELEVATION



REAR ELEVATION



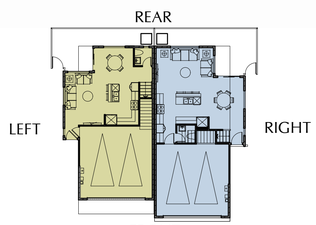
LEFT ELEVATION

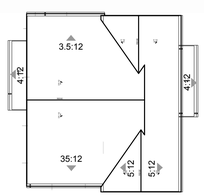


FRONT ELEVATION

LEGEND

A -	'S' TILE CONCRETE ROOF
C -	WOOD RAFTER TAILS
D -	STUCCO
E -	VINYL WINDOW
F -	COMPOSITE ENTRY DOOR
G -	COMPOSITE SHUTTERS
H -	PANELED SECTIONAL GAR. DOOR
I -	STUCCO WRAPPED FOAM TRIM
J -	STUCCO WRAPPED FOAM CORBEL
K -	DECORATIVE GABLE VENT
L -	STUCCO WRAPPED FOAM HOOD
M -	STUCCO WRAPPED POT SHELF





0 2' 8'
1' 4' 16'

BUILDING 2
ELEVATION 2A

A.3.3

INDEPENDENCE IN WEST SACRAMENTO

WEST SACRAMENTO, CA

LEWIS LAND DEVELOPERS, LLC
1156 N. MOUNTAIN AVENUE, UPLAND CA 91786
PHONE: (909) 985-0971

ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

06.12.23
JOB: 2117



RIGHT ELEVATION



REAR ELEVATION



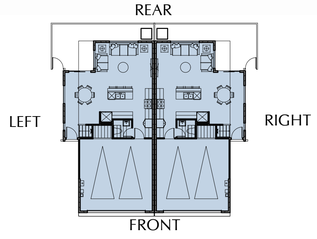
LEFT ELEVATION

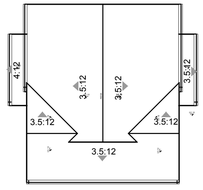


FRONT ELEVATION

LEGEND

A -	'S' TILE CONCRETE ROOF
B -	7" FOAM EAVE
D -	STUCCO
E -	VINYL WINDOW
F -	COMPOSITE ENTRY DOOR
H -	PANELED SECTIONAL GAR. DOOR
I -	STUCCO WRAPPED FOAM TRIM
J -	STUCCO WRAPPED FOAM CORBEL
K -	DECORATIVE GABLE VENT
Y-	DECORATIVE STUCCO GRILL





0 2' 8'
1' 4' 16'

INDEPENDENCE IN WEST SACRAMENTO

WEST SACRAMENTO, CA

BUILDING 3
ELEVATION 3A

A.3.4

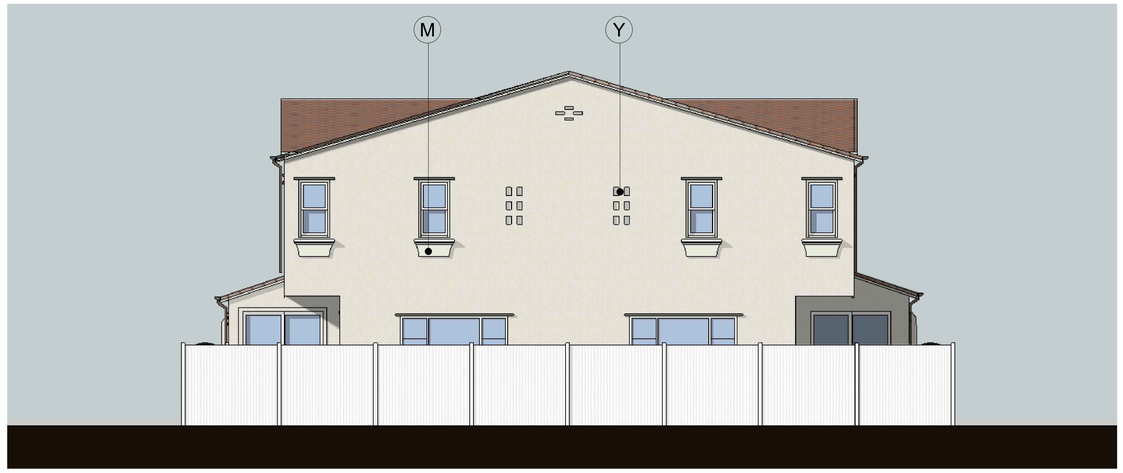
LEWIS LAND DEVELOPERS, LLC
1156 N. MOUNTAIN AVENUE, UPLAND CA 91786
PHONE: (909) 985-0971

ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

06.12.23
JOB: 2117



RIGHT ELEVATION



REAR ELEVATION



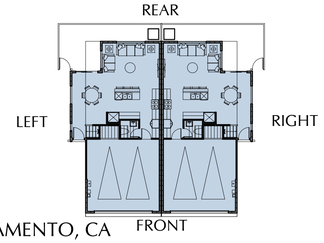
LEFT ELEVATION

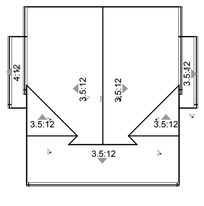


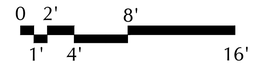
FRONT ELEVATION

LEGEND

A -	'S' TILE CONCRETE ROOF
B -	7" FOAM EAVE
D -	STUCCO
E -	VINYL WINDOW
F -	COMPOSITE ENTRY DOOR
H -	PANELED SECTIONAL GAR. DOOR
I -	STUCCO WRAPPED FOAM TRIM
J -	STUCCO WRAPPED FOAM CORBEL
K -	DECORATIVE GABLE VENT
M -	STUCCO WRAPPED POT SHELF
Y-	DECORATIVE STUCCO GRILL







INDEPENDENCE IN WEST SACRAMENTO

WEST SACRAMENTO, CA

BUILDING 3
ELEVATION 3A-E1

A.3.5

LEWIS LAND DEVELOPERS, LLC
1156 N. MOUNTAIN AVENUE, UPLAND CA 91786
PHONE: (909) 985-0971

ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

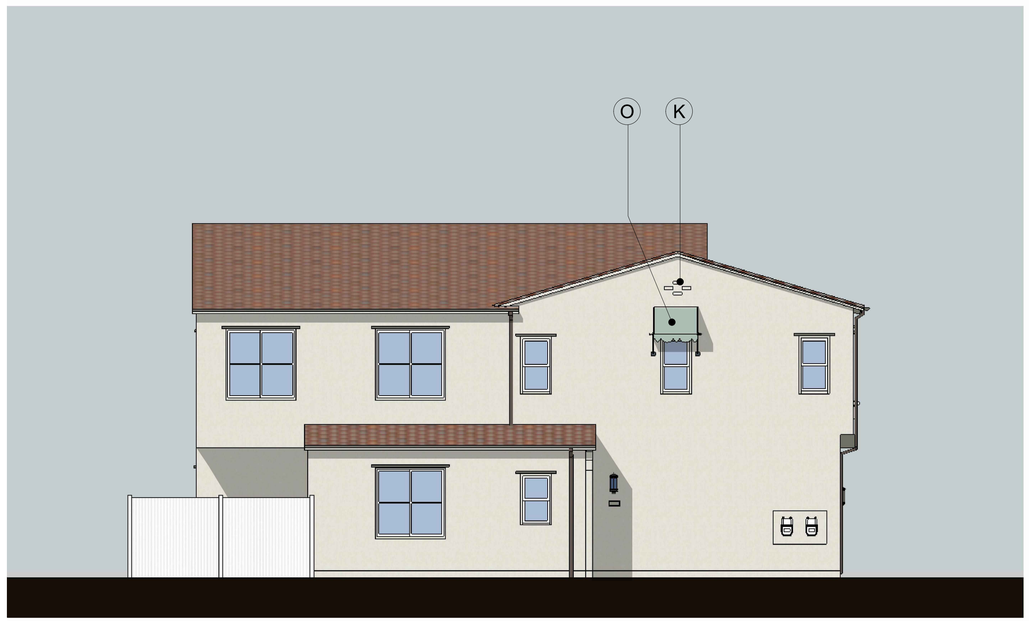
06.12.23
JOB: 2117



RIGHT ELEVATION



REAR ELEVATION



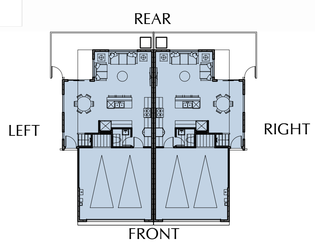
LEFT ELEVATION

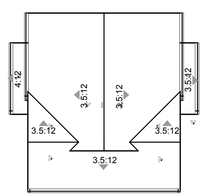


FRONT ELEVATION

LEGEND

A -	'S' TILE CONCRETE ROOF
B -	7" FOAM EAVE
D -	STUCCO
E -	VINYL WINDOW
F -	COMPOSITE ENTRY DOOR
H -	PANELED SECTIONAL GAR. DOOR
I -	STUCCO WRAPPED FOAM TRIM
J -	STUCCO WRAPPED FOAM CORBEL
K -	DECORATIVE GABLE VENT
M -	STUCCO WRAPPED POT SHELF
O -	METAL EYEBROW ROOF





0 2' 8'
1' 4' 16'

BUILDING 3 A.3.6
ELEVATION 3A-E2

INDEPENDENCE IN WEST SACRAMENTO WEST SACRAMENTO, CA

LEWIS LAND DEVELOPERS, LLC
1156 N. MOUNTAIN AVENUE, UPLAND CA 91786
PHONE: (909) 985-0971

ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

06.12.23
JOB: 2117



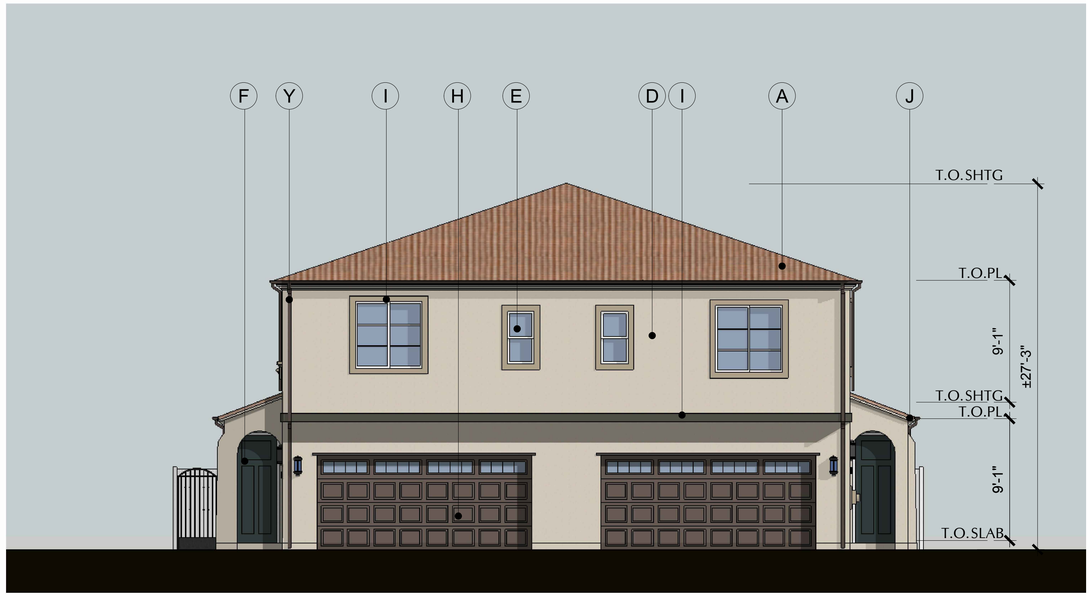
RIGHT ELEVATION



REAR ELEVATION



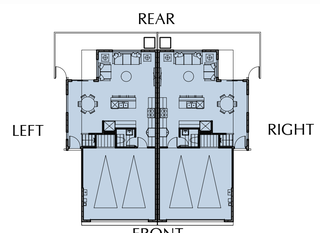
LEFT ELEVATION

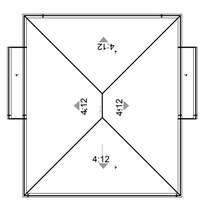


FRONT ELEVATION

LEGEND

A -	'S' TILE CONCRETE ROOF
B -	7" FOAM EAVE
D -	STUCCO
E -	VINYL WINDOW
F -	COMPOSITE ENTRY DOOR
H -	PANELED SECTIONAL GAR. DOOR
I -	STUCCO WRAPPED FOAM TRIM
J -	STUCCO WRAPPED FOAM CORBEL
K -	DECORATIVE GABLE VENT







INDEPENDENCE IN WEST SACRAMENTO

WEST SACRAMENTO, CA

BUILDING 3
ELEVATION 3C-E2

A.3.7

LEWIS LAND DEVELOPERS, LLC
1156 N. MOUNTAIN AVENUE, UPLAND CA 91786
PHONE: (909) 985-0971

ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

06.12.23
JOB: 2117



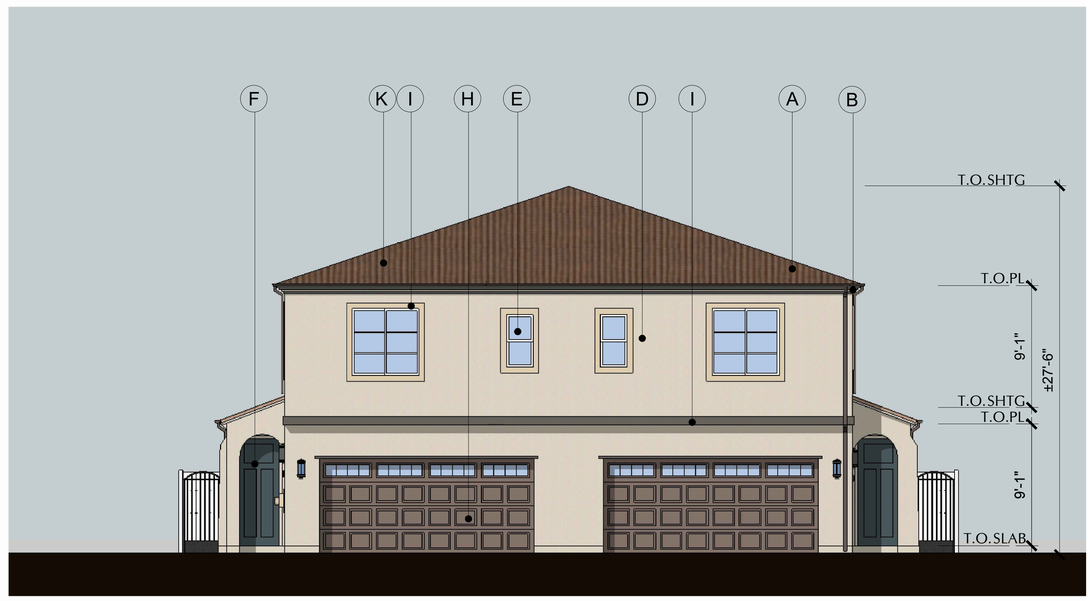
RIGHT ELEVATION



REAR ELEVATION



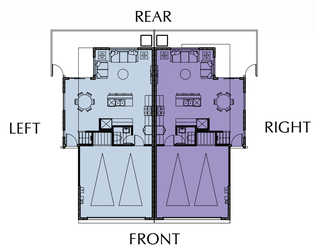
LEFT ELEVATION

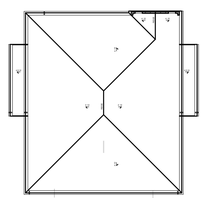


FRONT ELEVATION

LEGEND

A -	'S' TILE CONCRETE ROOF
B -	7" FOAM EAVE
D -	STUCCO
E -	VINYL WINDOW
F -	COMPOSITE ENTRY DOOR
H -	PANELED SECTIONAL GAR. DOOR
I -	STUCCO WRAPPED FOAM TRIM
J -	STUCCO WRAPPED FOAM CORBEL
K -	DECORATIVE GABLE VENT





0 2' 8'
1' 4' 16'

INDEPENDENCE IN WEST SACRAMENTO

WEST SACRAMENTO, CA

BUILDING 3
ELEVATION 3ZC

A.3.8

LEWIS LAND DEVELOPERS, LLC
1156 N. MOUNTAIN AVENUE, UPLAND CA 91786
PHONE: (909) 985-0971

ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

06.12.23
JOB: 2117



REAR ELEVATION



LEFT ELEVATION



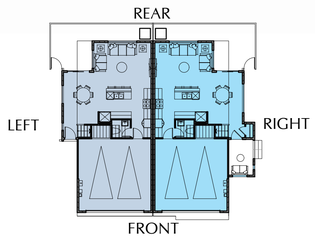
FRONT ELEVATION

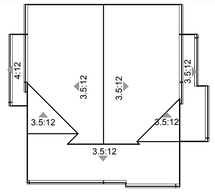


RIGHT ELEVATION

LEGEND

A -	FLAT TILE CONCRETE ROOF
C -	WOOD RAFTER TAILS
D -	STUCCO
E -	VINYL WINDOW
F -	COMPOSITE ENTRY DOOR
G -	COMPOSITE SHUTTERS
H -	PANELED SECTIONAL GAR. DOOR
I -	STUCCO WRAPPED FOAM TRIM
J -	STUCCO WRAPPED FOAM CORBEL
K -	DECORATIVE GABLE VENT
X-	METAL GUTTER & DOWNSPOUT







INDEPENDENCE IN WEST SACRAMENTO

WEST SACRAMENTO, CA

BUILDING 3X
ELEVATION 3XA

A.3.9

LEWIS LAND DEVELOPERS, LLC
1156 N. MOUNTAIN AVENUE, UPLAND CA 91786
PHONE: (909) 985-0971

ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

06.12.23
JOB: 2117



REAR ELEVATION



LEFT ELEVATION



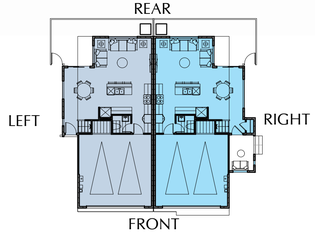
FRONT ELEVATION

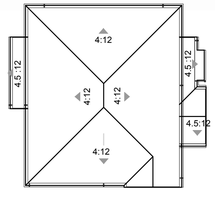


RIGHT ELEVATION

LEGEND

A -	'S' TILE CONCRETE ROOF	Q -	WOOD BEAM
B -	7" FOAM EAVE	R -	WOOD KICKER
C -	WOOD RAFTER TAILS	X-	METAL GUTTER & DOWNSPOUT
D -	STUCCO		
F -	COMPOSITE ENTRY DOOR		
H -	PANELED SECTIONAL GAR. DOOR		
I -	STUCCO WRAPPED FOAM TRIM		
J -	STUCCO WRAPPED FOAM CORBEL		
K -	DECORATIVE GABLE VENT		





0 2' 8'
1' 4' 16'

INDEPENDENCE IN WEST SACRAMENTO WEST SACRAMENTO, CA

BUILDING 3X
ELEVATION 3XC

A.3.10

LEWIS LAND DEVELOPERS, LLC
1156 N. MOUNTAIN AVENUE, UPLAND CA 91786
PHONE: (909) 985-0971

ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

06.12.23
JOB: 2117



REAR ELEVATION



LEFT ELEVATION



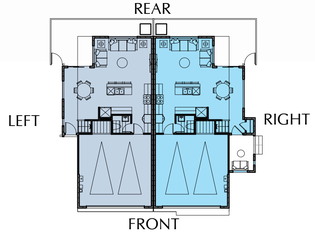
FRONT ELEVATION

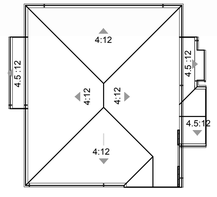


RIGHT ELEVATION

LEGEND

A -	'S' TILE CONCRETE ROOF	Q -	WOOD BEAM
B -	7" FOAM EAVE	R -	WOOD KICKER
C -	WOOD RAFTER TAILS	X-	METAL GUTTER & DOWNSPOUT
D -	STUCCO		
F -	COMPOSITE ENTRY DOOR		
H -	PANELED SECTIONAL GAR. DOOR		
I -	STUCCO WRAPPED FOAM TRIM		
J -	STUCCO WRAPPED FOAM CORBEL		
K -	DECORATIVE GABLE VENT		





0 2' 8'
1' 4' 16'

INDEPENDENCE IN WEST SACRAMENTO WEST SACRAMENTO, CA

BUILDING 3X A.3.11
ELEVATION 3XC-E

LEWIS LAND DEVELOPERS, LLC
1156 N. MOUNTAIN AVENUE, UPLAND CA 91786
PHONE: (909) 985-0971

ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

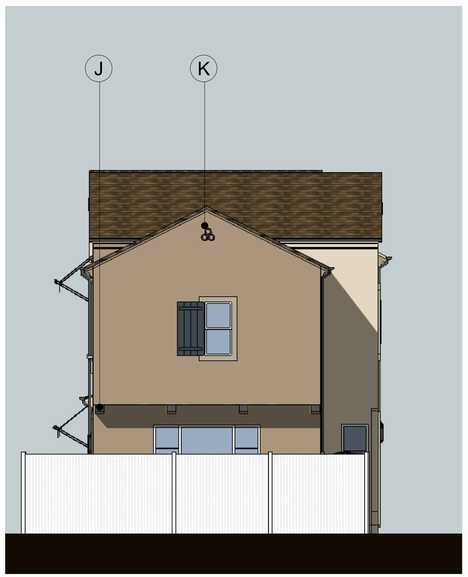
06.12.23
JOB: 2117



REAR ELEVATION



RIGHT ELEVATION



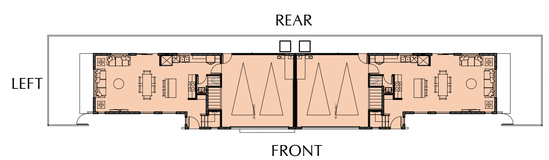
LEFT ELEVATION

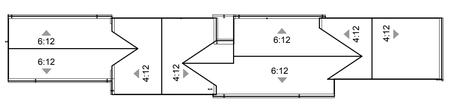


FRONT ELEVATION

LEGEND

A -	FLAT TILE CONCRETE ROOF
B -	7" FOAM EAVE
D -	STUCCO
E -	VINYL WINDOW
F -	COMPOSITE ENTRY DOOR
G -	COMPOSITE SHUTTERS
H -	PANELED SECTIONAL GAR. DOOR
I -	STUCCO WRAPPED FOAM TRIM
J -	STUCCO WRAPPED FOAM CORBEL
K -	DECORATIVE GABLE VENT
M -	STUCCO WRAPPED POT SHELF
O -	METAL EYEBROW ROOF
X-	METAL GUTTER & DOWNSPOUT
Y-	DECORATIVE STUCCO GRILL







INDEPENDENCE IN WEST SACRAMENTO WEST SACRAMENTO, CA

BUILDING 4 A.3.12
ELEVATION 4B

LEWIS LAND DEVELOPERS, LLC
1156 N. MOUNTAIN AVENUE, UPLAND CA 91786
PHONE: (909) 985-0971

ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

06.12.23
JOB: 2117



1 PROMENADE STREET SOUTH SIDE VIEW



2 PROMENADE STREET NORTH SIDE VIEW



0 2' 8'
1' 4' 16'

STREET SCENES 1 A.3.11
PROMENADE STREET

INDEPENDENCE IN WEST SACRAMENTO WEST SACRAMENTO, CA

LEWIS LAND DEVELOPERS, LLC
1156 N. MOUNTAIN AVENUE, UPLAND CA 91786
PHONE: (909) 985-0971

ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

06.12.23
JOB: 2117



1 GOLDEN GATE DRIVE VIEW



2 SOUTHPORT PARKWAY VIEW



0 2' 8'
1' 4' 16'

INDEPENDENCE IN WEST SACRAMENTO WEST SACRAMENTO, CA

STREET SCENES 2 A.3.12
GOLDEN GATE DRIVE AND SOUTHPORT PARKWAY

LEWIS LAND DEVELOPERS, LLC
1156 N. MOUNTAIN AVENUE, UPLAND CA 91786
PHONE: (909) 985-0971

ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

06.12.23
JOB: 2117



3XA 3XC 4B (BEYOND) 3XA 3C

1 INTERIOR STREET VIEW



3XA 1C 2A 4B

2 BACK PATIO STREET VIEW





3XC 1A 2A SECTION THROUGH 4B

3 MOTOR-COURT STREET VIEW

0 2' 8'
1' 4' 16'

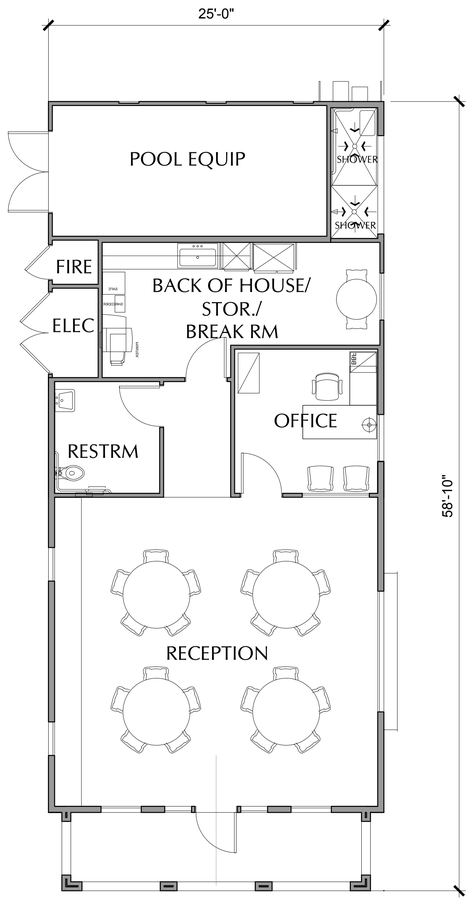
INDEPENDENCE IN WEST SACRAMENTO WEST SACRAMENTO, CA

STREET SCENES 3 A.3.13
INTERIOR STREETS

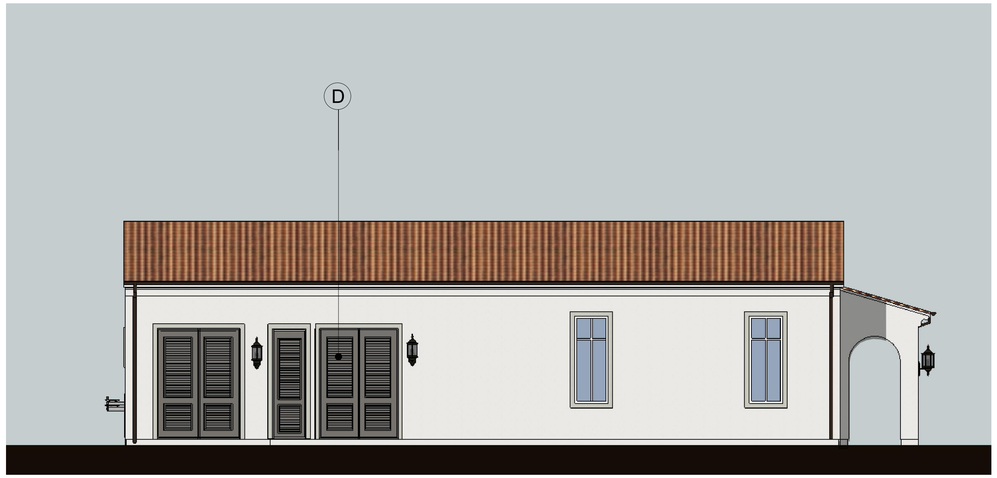
LEWIS LAND DEVELOPERS, LLC
1156 N. MOUNTAIN AVENUE, UPLAND CA 91786
PHONE: (909) 985-0971

ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

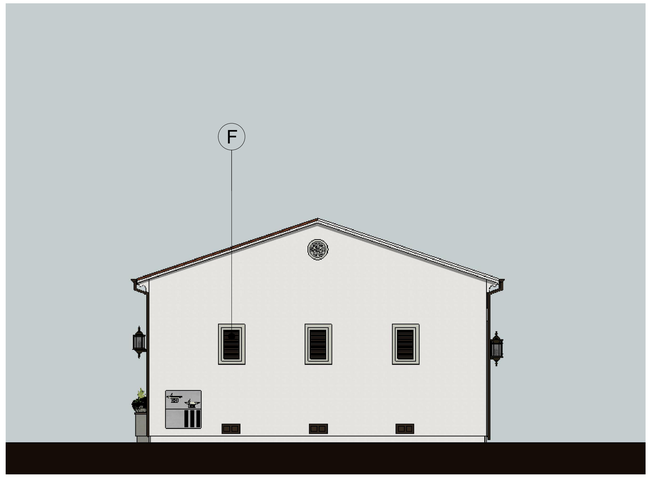
06.12.23
JOB: 2117



1,073 SF CONDITIONED + 252 SF UNCONDITIONED
FLOOR PLAN



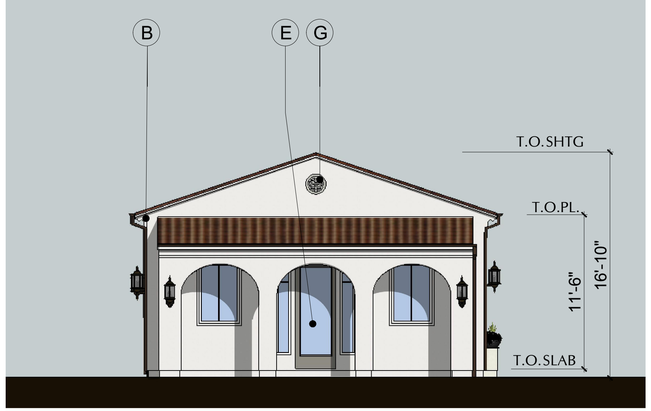
SOUTH - LEFT ELEVATION



WEST - REAR ELEVATION



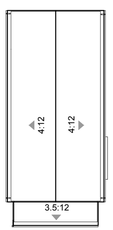
NORTH - RIGHT ELEVATION



EAST - FRONT ELEVATION

LEGEND

A -	'S' TILE CONCRETE ROOF
B -	12" FOAM EAVE
C -	STUCCO
D -	COMPOSITE LOUVER DOOR
E -	COMPOSITE ENTRY DOOR
F -	COMPOSITE LOUVER VENT
G -	DECORATIVE GABLE VENT
H -	CERAMIC TILE
L-	TERRA COTTA PAVER
P-	STUCCO WRAPPED FOAM TRIM
Q-	DECORATIVE SHUTTER
U-	METAL GUTTER & DOWNSPOUT



ROOF PLAN

0 2' 8'
1' 4' 16'

LEASING BUILDING
PLAN & ELEVATIONS

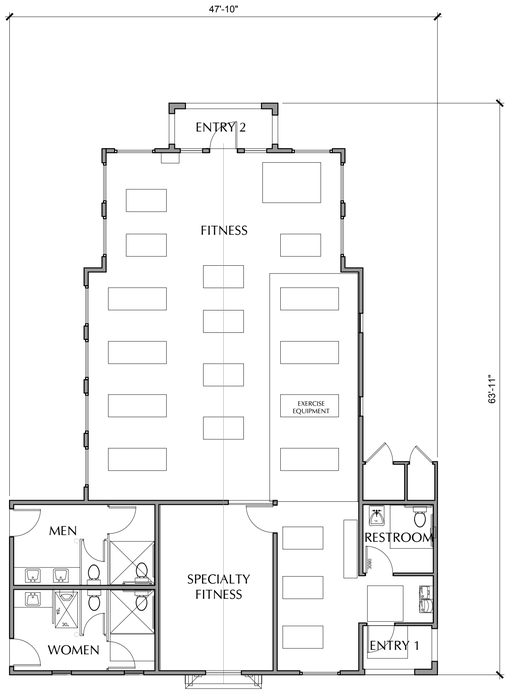
A.4.1

INDEPENDENCE IN WEST SACRAMENTO WEST SACRAMENTO, CA

LEWIS LAND DEVELOPERS, LLC
1156 N. MOUNTAIN AVENUE, UPLAND CA 91786
PHONE: (909) 985-0971

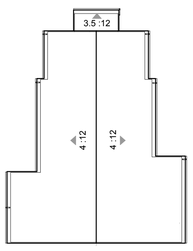
ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

06.12.23
JOB: 2117



1,782 SF CONDITIONED + 313 SF RESTROOMS

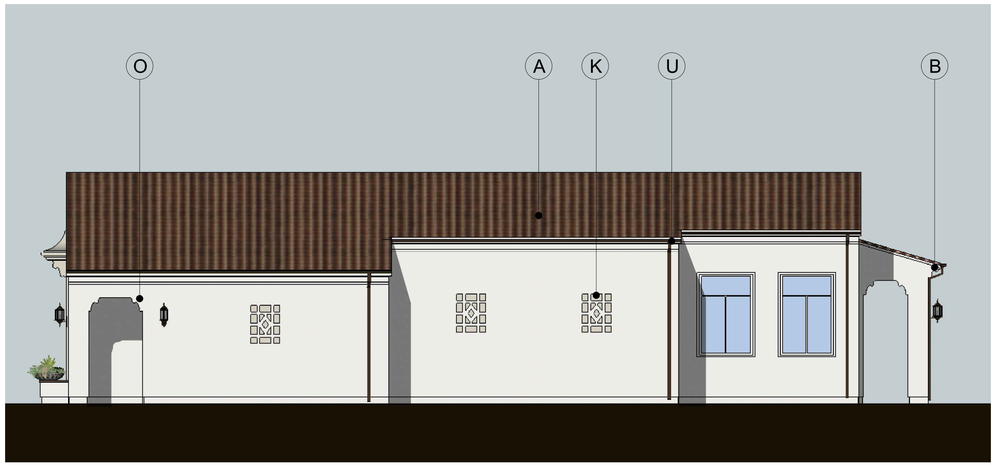
FLOOR PLAN



ROOF PLAN

LEGEND

A -	'S' TILE CONCRETE ROOF
B -	12" FOAM EAVE
C -	STUCCO
D -	COMPOSITE LOUVER DOOR
E -	COMPOSITE ENTRY DOOR
G -	DECORATIVE GABLE VENT
J-	STUCCO WRAPPED FOAM HOOD
K-	DECORATIVE STUCCO GRILL
L-	TERRA COTTA PAVER
O-	STUCCO WRAPPED FOAM CORBEL
U-	METAL GUTTER & DOWNSPOUT



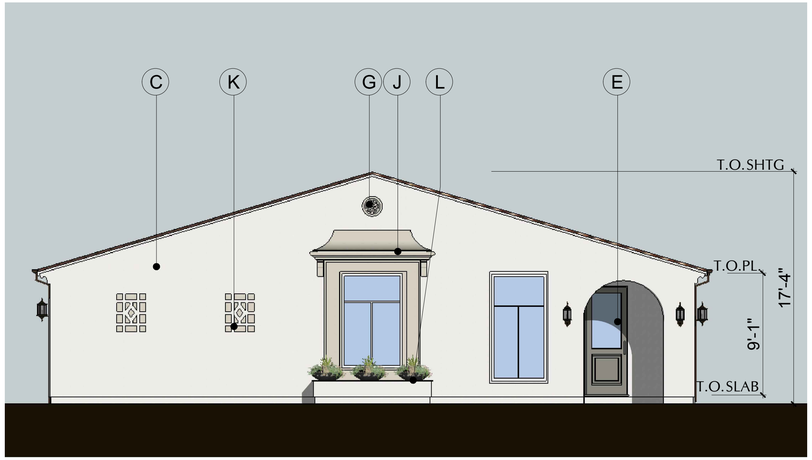
NORTH - RIGHT ELEVATION



WEST - REAR ELEVATION



SOUTH - LEFT ELEVATION



EAST - FRONT ELEVATION

0 2' 8'
1' 4' 16'

INDEPENDENCE IN WEST SACRAMENTO WEST SACRAMENTO, CA

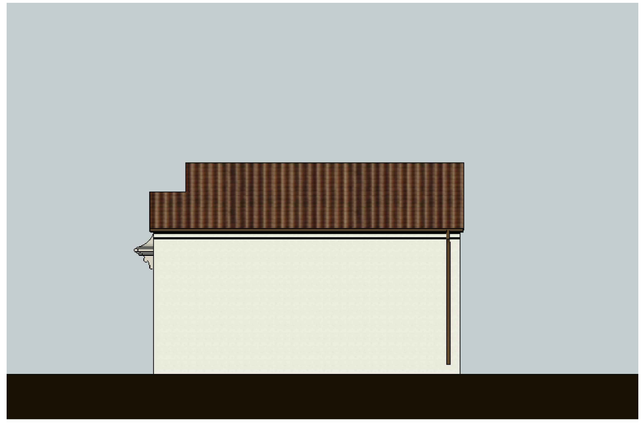
FITNESS BUILDING
PLAN & ELEVATIONS

A.4.2

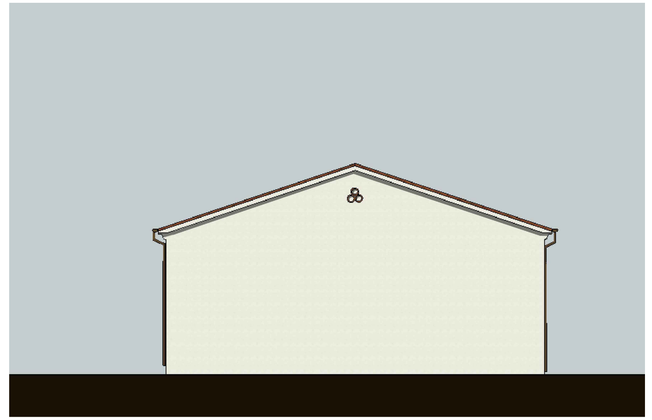
LEWIS LAND DEVELOPERS, LLC
1156 N. MOUNTAIN AVENUE, UPLAND CA 91786
PHONE: (909) 985-0971

ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

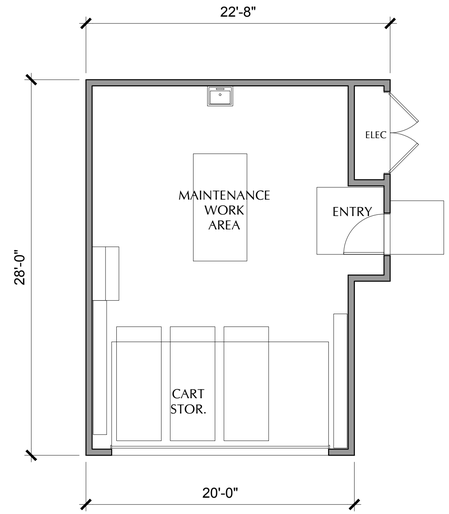
06.12.23
JOB: 2117



REAR ELEVATION



LEFT ELEVATION

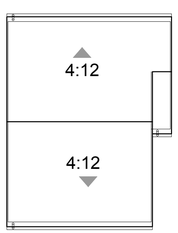


600 SF

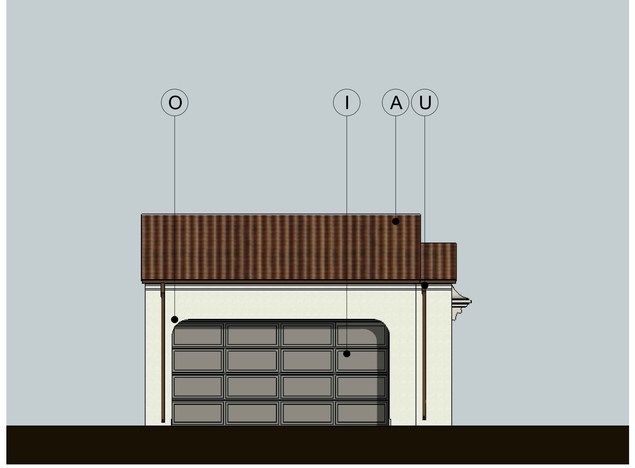
FLOOR PLAN

LEGEND

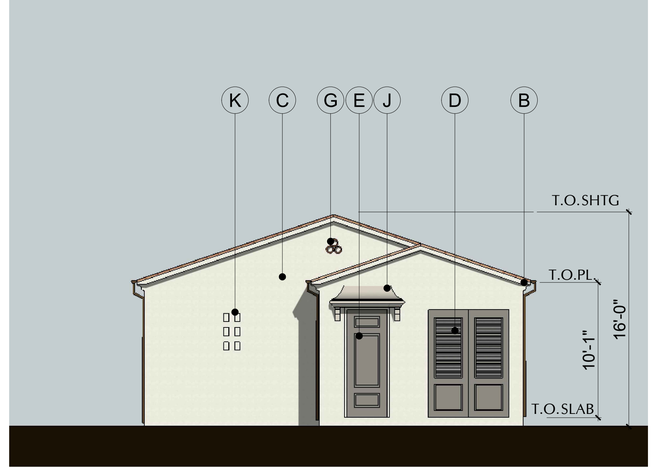
A -	'S' TILE CONCRETE ROOF
B -	12" FOAM EAVE
C -	STUCCO
D -	COMPOSITE LOUVER DOOR
E -	COMPOSITE ENTRY DOOR
G -	DECORATIVE GABLE VENT
I -	PANELED SECTIONAL GAR. DOOR
J-	STUCCO WRAPPED FOAM HOOD
K-	DECORATIVE STUCCO GRILL
O-	STUCCO WRAPPED FOAM CORBEL
U-	METAL GUTTER & DOWNSPOUT



ROOF PLAN



FRONT ELEVATION



RIGHT ELEVATION

0 2' 8'
1' 4' 16'

MAINTENANCE BUILDING
PLAN & ELEVATIONS

A.4.3

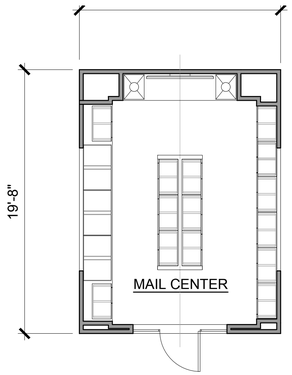
INDEPENDENCE IN WEST SACRAMENTO

WEST SACRAMENTO, CA

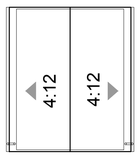
LEWIS LAND DEVELOPERS, LLC
1156 N. MOUNTAIN AVENUE, UPLAND CA 91786
PHONE: (909) 985-0971

ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

06.12.23
JOB: 2117

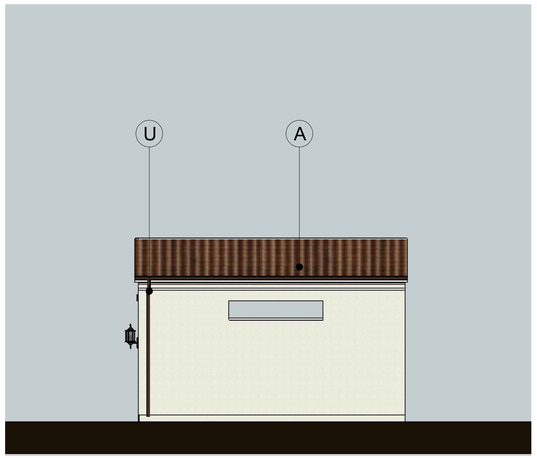


295 SF
FLOOR PLAN

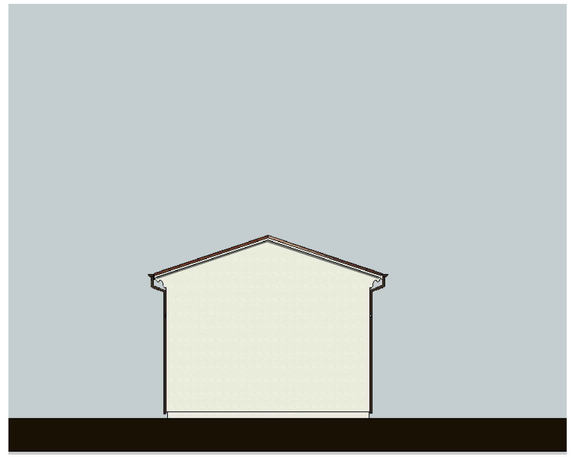


ROOF PLAN

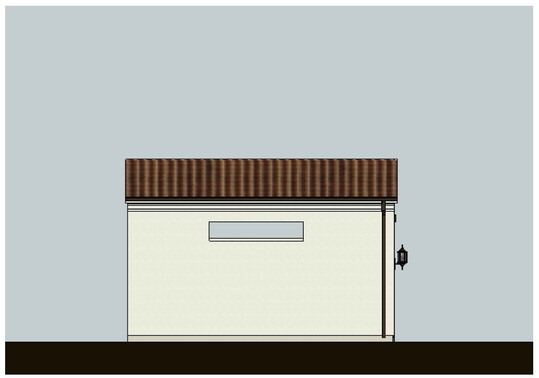
LEGEND
A - 'S' TILE CONCRETE ROOF
B - 12" FOAM EAVE
C - STUCCO
O- STUCCO WRAPPED FOAM CORBEL
P- STUCCO WRAPPED FOAM TRIM
R- METAL FENCING AND GATE
U- METAL GUTTER & DOWNSPOUT



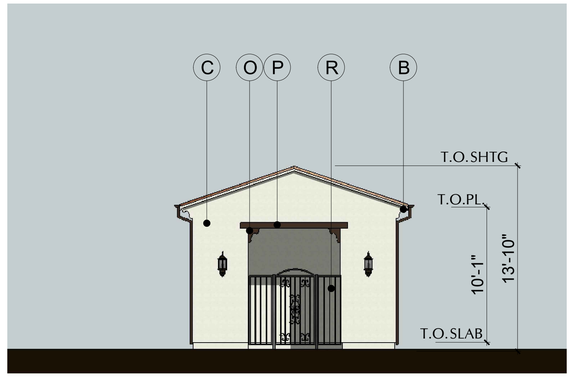
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

0 2' 8'
1' 4' 16'

INDEPENDENCE IN WEST SACRAMENTO WEST SACRAMENTO, CA

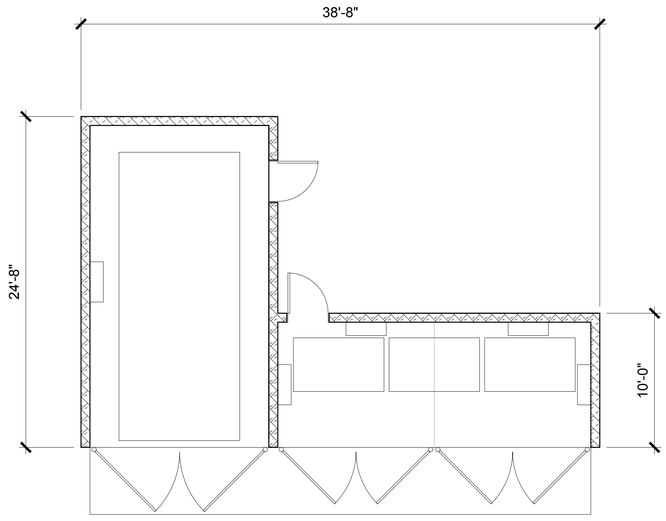
MAIL BUILDING
PLAN & ELEVATIONS

A.4.4

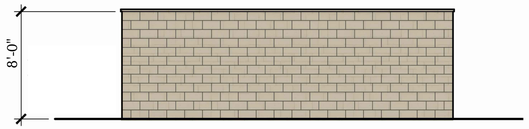
LEWIS LAND DEVELOPERS, LLC
1156 N. MOUNTAIN AVENUE, UPLAND CA 91786
PHONE: (909) 985-0971

ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

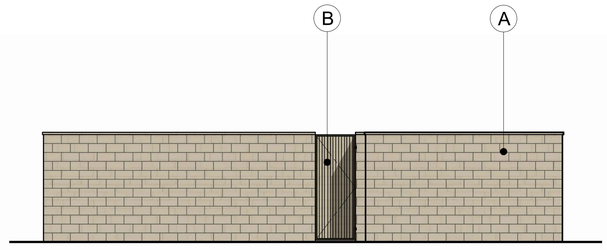
06.12.23
JOB: 2117



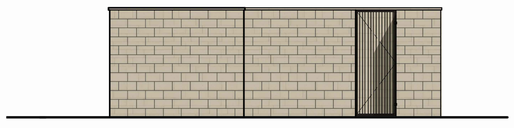
FLOOR PLAN



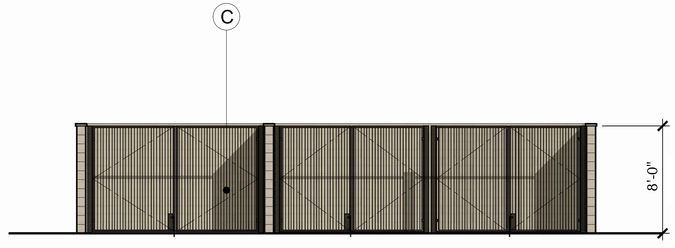
LEFT ELEVATIONS



REAR ELEVATION



RIGHT ELEVATIONS



FRONT ELEVATION

LEGEND

A - CONCRETE MASONRY UNIT
B - METAL GATE
C- METAL FENCING

0 2' 8'
1' 4' 16'

TRASH ENCLOSURE
PLAN & ELEVATIONS

A.4.5

INDEPENDENCE IN WEST SACRAMENTO WEST SACRAMENTO, CA

LEWIS LAND DEVELOPERS, LLC
1156 N. MOUNTAIN AVENUE, UPLAND CA 91786
PHONE: (909) 985-0971

ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

06.12.23
JOB: 2117

SCHEME S-3
SPANISH

COLORS AND MATERIALS BOARD



OMEGA 1 1/4 A 468 BASE 1
STUCCO 1 16/20 SAND TEXTURE



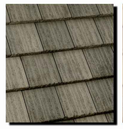
OMEGA SW6150 UNIVERSAL KHAKI
STUCCO 2 16/20 SAND TEXTURE



OMEGA SW2827 COLONIAL REVIVAL STONE
STUCCO 3 @ BUILDING 4
16/20 SAND TEXTURE



W.I. SW7048 URBANE BRONZE



EAGLE ROOFING
CONCRETE FLAT-TILE
BROWN GRAY BLEND 5667



EAGLE ROOFING
CONCRETE S-TILE
ALBUQUERQUE BLEND 8830



THERMA TRU ENTRY DOOR (8'-0") SS200 SW7625 MOUNT ETNA



TRIM 1/ METAL AWNING @ BLDG 1 SW7048 URBANE BRONZE



ACCENT/ METAL AWNING @ BLDG 4 SW7625 MOUNT ETNA



MUSKET GUTTER/ DOWNSPOUTS **CUSTOM BILT**



WHITE **VINYL WINDOW FRAME**



DARK BROWN AMARR **GARAGE DOOR**

SCHEME S-2
SPANISH

COLORS AND MATERIALS BOARD



OMEGA 437 BASE 2
STUCCO 1 16/20 SAND TEXTURE



OMEGA SW0037 MORRIS ROOM GREY
STUCCO 2 16/20 SAND TEXTURE



W.I. SW7048 URBANE BRONZE



EAGLE ROOFING
CONCRETE S-TILE
SUNRISE BLEND 3645



THERMA TRU ENTRY DOOR (8'-0") SS200 SW6174 ANDIRON



TRIM 1/ METAL AWNING @ BLDG 1 SW7027 HICKORY SMOKE



ACCENT/ METAL AWNING @ BLDG 4 SW6174 ANDIRON



BEAVER BROWN GUTTER/ DOWNSPOUTS **CUSTOM BILT**



WHITE **VINYL WINDOW FRAME**



DARK BROWN AMARR **GARAGE DOOR**

SCHEME S-1
SPANISH

COLORS AND MATERIALS BOARD



OMEGA 251 BASE 10
STUCCO 1 16/20 SAND TEXTURE



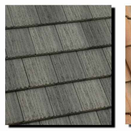
OMEGA SW7639 ETHEREAL MOOD
STUCCO 2 16/20 SAND TEXTURE



OMEGA SW6148 WOOL SKEIN
STUCCO 3 @ BUILDING 4
16/20 SAND TEXTURE



W.I. SW7048 URBANE BRONZE



EAGLE ROOFING
CONCRETE S-TILE
CHARCOAL RANGE 5699



EAGLE ROOFING
CONCRETE S-TILE
SANTA CLARA BLEND 8820



THERMA TRU ENTRY DOOR (8'-0") SS200 SW6967 FRANK BLUE



TRIM 1/ METAL AWNING @ BLDG 1 SW7054 OAK LEAF BROWN



ACCENT/ METAL AWNING @ BLDG 4 SW6967 FRANK BLUE



MUSKET GUTTER/ DOWNSPOUTS **CUSTOM BILT**



WHITE **VINYL WINDOW FRAME**



SANDSTONE AMARR **GARAGE DOOR**

SCHEME S-5 POOL/MAINT
SPANISH

COLORS AND MATERIALS BOARD



OMEGA 18 BASE 10
STUCCO 1 16/20 SAND TEXTURE



OMEGA SW7015 "REPOSE GRAY"
STUCCO 2 16/20 SAND TEXTURE



W.I. SW7048 URBANE BRONZE



EAGLE ROOFING
CONCRETE S-TILE
SAN BENITO BLEND 3605



THERMA TRU ENTRY DOOR (8'-0") SS200 SW7019 GAUNTLET GRAY



TRIM 1 SW7019 GAUNTLET GRAY

ACCENT SW7019 GAUNTLET GRAY

BRONZE GUTTER/ DOWNSPOUTS **CUSTOM BILT**

WHITE **VINYL WINDOW FRAME**

TERRATONE AMARR **GARAGE DOOR**

SCHEME S-4
SPANISH

COLORS AND MATERIALS BOARD

OMEGA 18 BASE 10
STUCCO 1 16/20 SAND TEXTURE

OMEGA SW7015 "REPOSE GRAY"
STUCCO 2 16/20 SAND TEXTURE

W.I. SW7048 URBANE BRONZE

EAGLE ROOFING
CONCRETE S-TILE
SAN BENITO BLEND 3605

THERMA TRU ENTRY DOOR (8'-0") SS200 SW6213 HALCYON GREEN

TRIM 1/ METAL AWNING @ BLDG 1 SW6202 CAST IRON

ACCENT/ METAL AWNING @ BLDG 4 SW6213 HALCYON GREEN

MUSKET GUTTER/ DOWNSPOUTS **CUSTOM BILT**

WHITE **VINYL WINDOW FRAME**

SANDTONE AMARR **GARAGE DOOR**

INDEPENDENCE IN WEST SACRAMENTO WEST SACRAMENTO, CA

COLOR & MATERIAL BOARDS

LEWIS LAND DEVELOPERS, LLC
1156 N. MOUNTAIN AVENUE, UPLAND CA 91786
PHONE: (909) 985-0971

ANGELENO ASSOCIATES, INC.
147 E. CITY PLACE DR. SANTA ANA, CA
PHONE: (714) 285-1888

06.12.23
JOB: 2117



INDEPENDENCE IN WEST SACRAMENTO

PROMENADE STREET

WEST SACRAMENTO, CA

LEGEND

1. VEHICULAR ENTRY GATES
2. POOL AREA
   - LAP POOL W/ SEPARATE SPA
   - LARGE SUN DECK W/ PALMS FOR SHADING
   - SOLID SHADE STRUCTURE
   - RESTROOM/ POOL EQUIP. STRUCTURE
3. PARK AREA:
   - LARGE OPEN TURF AREA
   - CHILDREN PLAYGROUND
   - SHADE STRUCTURE W/ BBQ & PICNIC TABLES
4. ENTERTAINMENT AREA:
   - DECORATIVE SHADE STRUCTURE
   - ENHANCED PAVING
   - BBQ & FIRE PLACE
   - ENCLOSED DOG PARK
5. ENCLOSED PRIVATE REAR YARD
6. EXISTING PERIMETER/ PARKWAY LANDSCAPING
7. STREETSCAPE PLANTING PER SOUTHPORT PARKWAY NORTH WEST LANDSCAPE CONCEPT, PLANTING SCHEME 'A'

PLANT LIST

SYMBOLS	BOTANICAL NAME	COMMON NAME	WUCOLS (Zone 4)
	TREES		
	Arbutus 'Marina'	Strawberry Tree	L
	Lagerstroemia indica 'Zuni'	Dwarf Crape Myrtle	M
	Cinnamomum camphora	Camphor Tree	M
	Lagerstroemia indica 'Dynamite'	Crape Myrtle (Red)	M
	Pinus Eldarica	Afghan Pine	L
	Magnolia grandiflora 'Saint Mary'	Southern Magnolia	M
	Tipuana tipu	Tipu Tree	M
	Olea europaea	Olive	L
	Pittosporum eugenioides	N.C.N.	M
	Quercus ilex	Holly Oak	L
	Robina x Ambiguata 'Purple Robe'	'Purple Robe' Locust	M
	PALMS		
	Phoenix dactylifera	Date Palm - 20' HT.	L
	SHRUBS		
	Buxus microphylla japonica	Japanese Boxwood	M
	Callistemon viminalis 'LittleJohn'	Dwarf Bottlebrush	M
	Dianella revoluta	Big Rev	M
	Dianella tasmanica 'Silver Streak'	Silver Streak Flax Lily	M
	Grevillea 'Noellii'	N.C.N.	L
	Hemerocallis 'Dwarf Red'	Day Lily	M
	Ligustrum japonicum 'Texanum'	Wax Leaf Privet	M
	Moraea bicolor	Fortnight Lily	M
	Pittosporum eugenioides	N.C.N.	M
	Rhaphiolepis indica 'Clara'	Dwarf Indian Hawthorne	M
	Xylosma congestum	Xylosma	M

NORTH

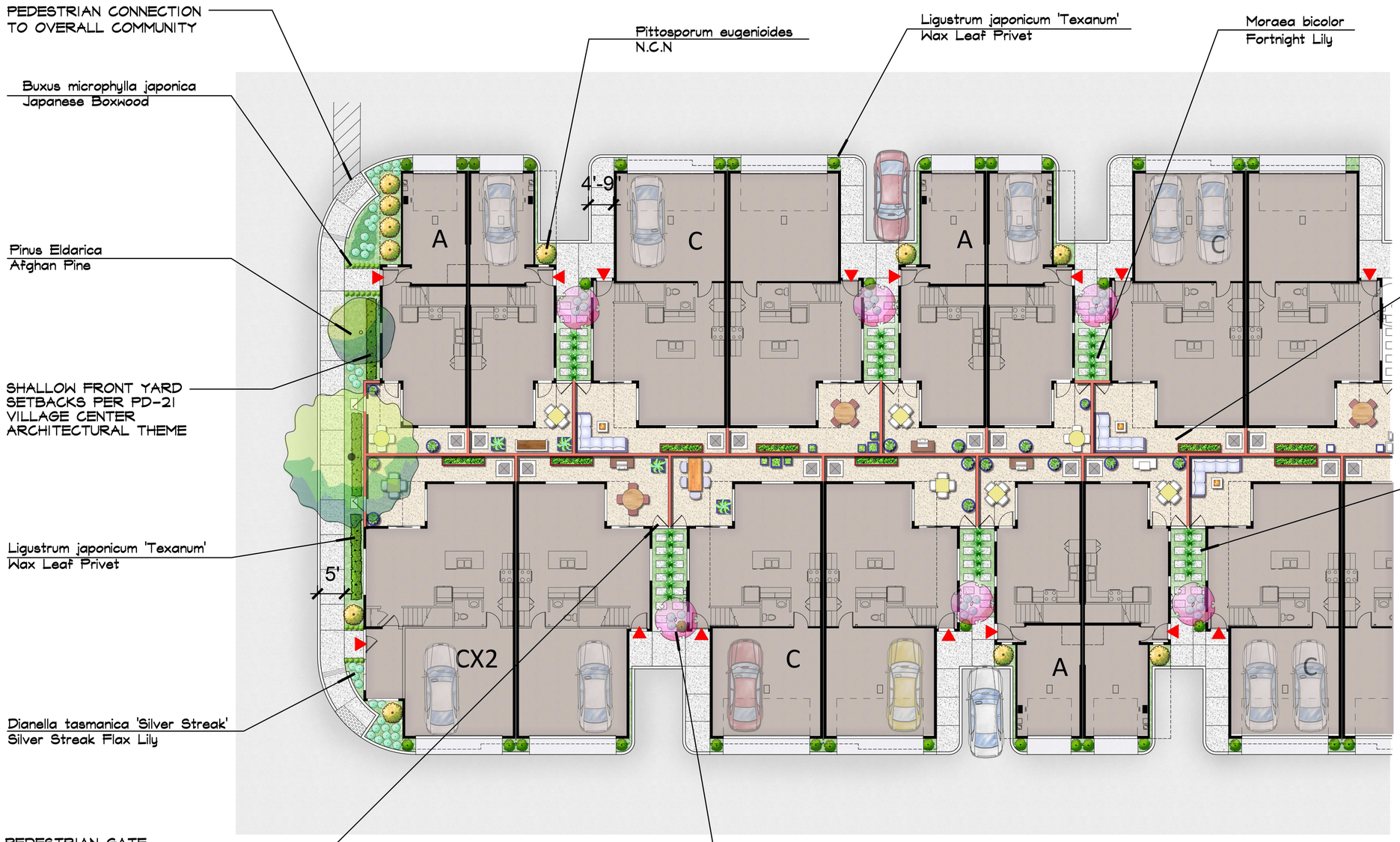
0 25' 50' 100'

1"=50'-0"

PRELIMINARY LANDSCAPE PLAN L1

SITESCAPES
Landscape Architecture & Planning
3190-B2 Airport Loop Drive
Costa Mesa, CA 92626
Richard Fellenius, License # 2782
(949) 644-9370 FAX (714) 210-3140

JOB# 21-005 DATE: 06-09-23



NORTH

0 10' 20'

1"=10'-0"

ENLARGEMENT L2

INDEPENDENCE IN WEST SACRAMENTO

PROMENADE STREET

WEST SACRAMENTO, CA

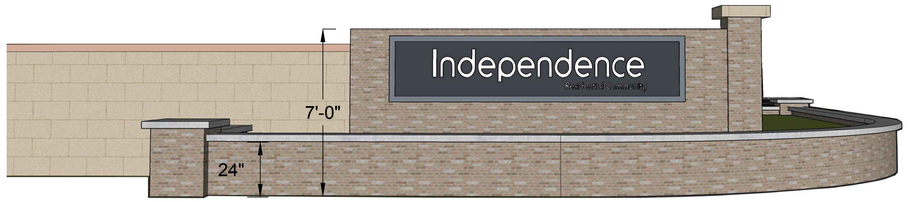
SITESCAPES
Landscape Architecture & Planning
3190-B2 Airport Loop Drive
Costa Mesa, CA 92626
Richard Pelhamus, License # 2782
(949) 644-9370 FAX (714) 210-3140

JOB# 21-005 DATE: 06-09-23

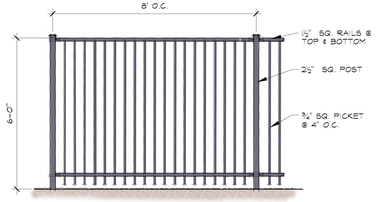
FENCE & WALL LEGEND

- EXISTING FENCE
- 6' HT. TUBULAR STEEL FENCE
- 6' PRIVACY VINYL FENCE (TAN)
- 6' SPLIT-FACE BLOCK WALL (TAN) W/ 4" WIDE CMU CAP (RED BROWN)
- EXISTING 6' SPLIT FACE BLOCK WALL
- T.S. GATE ACCESS
- MONUMENT SIGN WALL BRICK VENNER 2' OR 7'

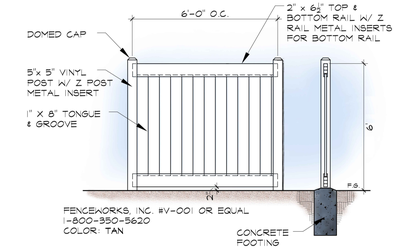




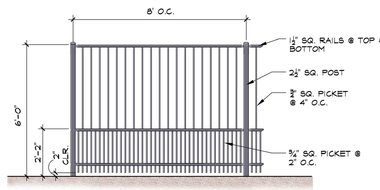
MONUMENT SIGN WALL



6' HT. TUBULAR STEEL FENCE



PRIVACY VINYL FENCE



6' HT. DOG PARK FENCE

24" SQ. PILASTER

6' SPLIT-FACE BLOCK WALL

NORTH

0 25' 50' 100'

1"=50'-0"

INDEPENDENCE IN WEST SACRAMENTO

PROMENADE STREET

WEST SACRAMENTO, CA

FENCE & WALL PLAN L3

SITESCAPES
Landscape Architecture & Planning
3190-B2 Airport Loop Drive
Costa Mesa, CA 92626
Richard Polhamus, License # 2782
(949) 644-9370 FAX (714) 210-3140

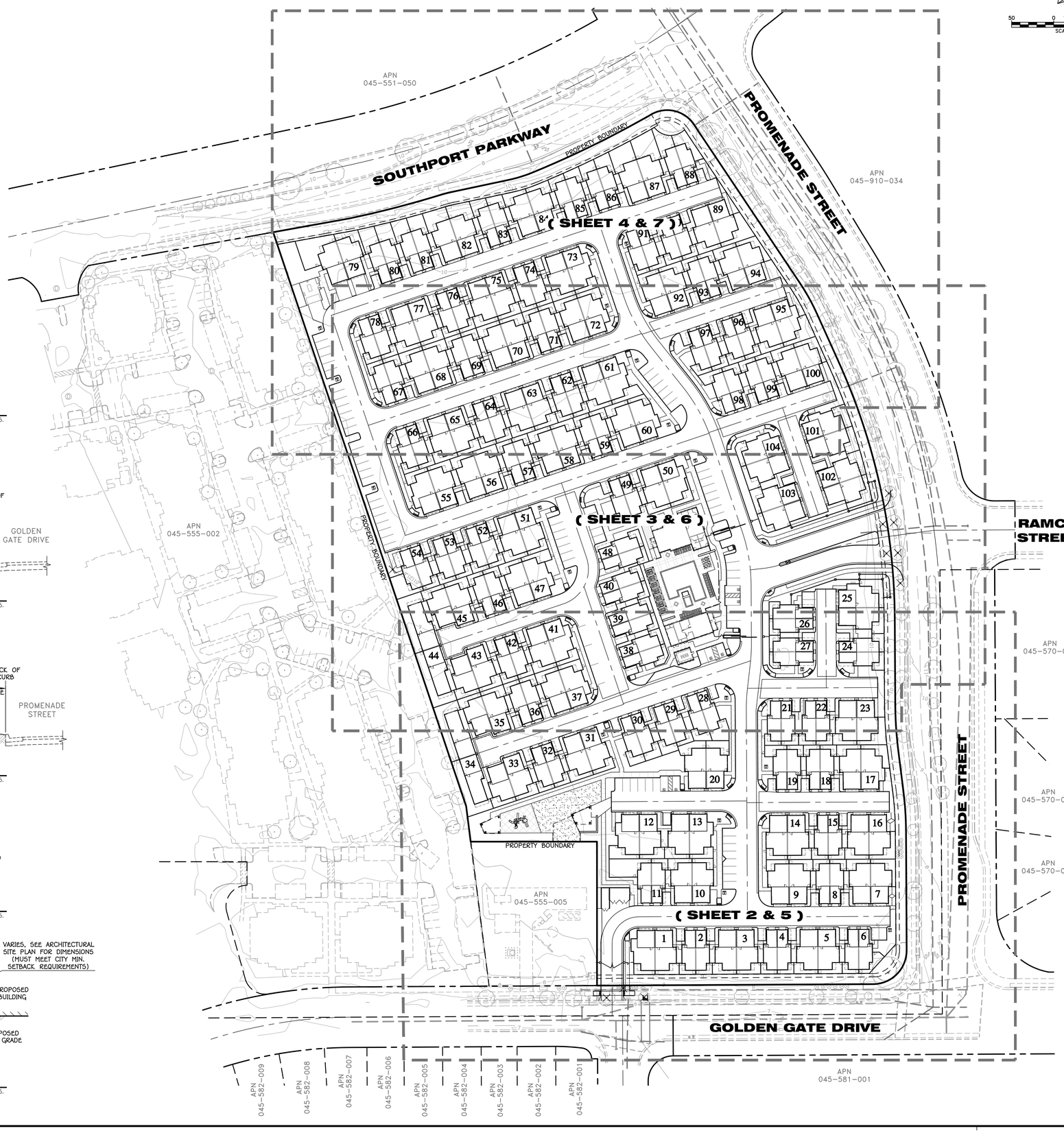
JOB# 21-005 DATE: 06-09-23

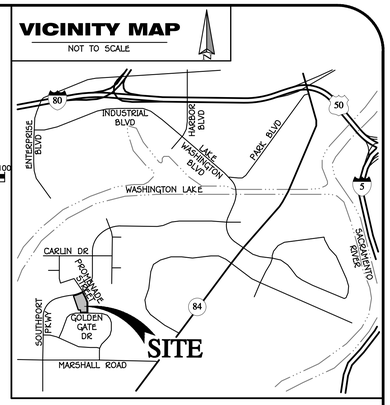
PRELIMINARY GRADING AND UTILITY PLAN FOR:

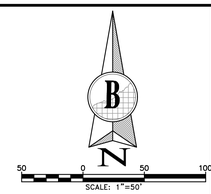
INDEPENDENCE IN WEST SACRAMENTO

PROMENADE STREET

CITY OF WEST SACRAMENTO CALIFORNIA







NOTES:

ON SITE STREETS AND WET UTILITIES TO BE PRIVATE. PUBLIC UTILITY EASEMENTS TO BE GRANTED FOR EACH DRY UTILITY AS NECESSARY.

FIRM PANEL NO. 060728 0010B
REVISED JANUARY 19, 1995

NO FLOOD ZONE DESIGNATION GIVEN.

BASIS OF BEARINGS:

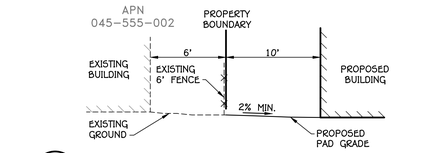
THE BASIS OF BEARINGS OF THIS SURVEY IS THE MONUMENTED CONTROL LINE BETWEEN CITY OF WEST SACRAMENTO GEODETIC CONTROL POINTS F24-02 & F20-01 AS SHOWN IN BOOK 13 OF MAPS AND SURVEYS PAGE 61-60, YOLO COUNTY RECORDS. THE BEARING BETWEEN SAID MONUMENTS IS NORTH 02°47'02" EAST

BENCHMARK INFORMATION:

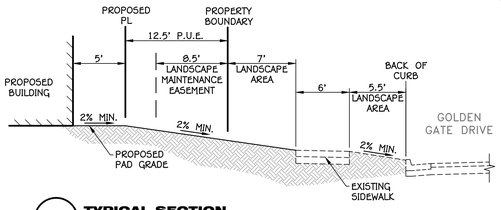
ELEVATION: 7.06' **DATUM:** NAVD 88
DESCRIPTION: FND. 2" BRASS DISK IN STD. MONUMENT BOX STAMPED: RCE 25924, LOCATED AT THE CENTERLINE INTERSECTION OF SUMMERFIELD DRIVE & JAQUELYN LANE.

SURVEY DATE: APRIL, 2021

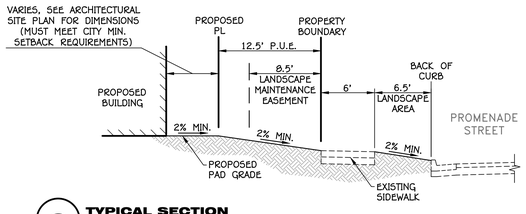
NOTE:
IMPROVEMENT PLANS WILL NEED TO USE NGVD 29.



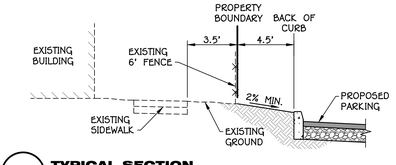
A TYPICAL SECTION N.T.S.



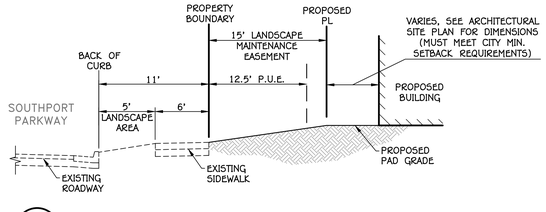
B TYPICAL SECTION N.T.S.



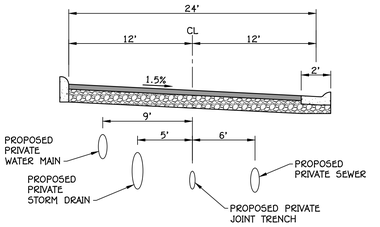
C TYPICAL SECTION N.T.S.



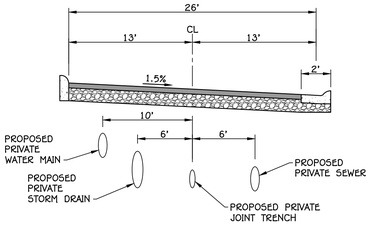
D TYPICAL SECTION N.T.S.



E TYPICAL SECTION N.T.S.



24' TYPICAL PRIVATE DRIVE AISLE SECTION
SEE PLAN VIEW FOR ALTERNATIVE UTILITY LOCATIONS N.T.S.



26' TYPICAL PRIVATE DRIVE AISLE SECTION
SEE PLAN VIEW FOR ALTERNATIVE UTILITY LOCATIONS N.T.S.

BURRELL CONSULTING GROUP, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DRAWINGS. THESE DRAWINGS ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF BURRELL CONSULTING GROUP, INC.

BURRELL CONSULTING GROUP, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DRAWINGS. THESE DRAWINGS ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF BURRELL CONSULTING GROUP, INC. BY ACCEPTANCE OF DELIVERY OF THESE DRAWINGS, THE RECIPIENT AGREES TO THE FOREGOING RESTRICTIONS. ANY REUSE, REPRODUCTION, CHANGE OR COPYING OF THESE DRAWINGS FOR ANY PURPOSE OR PROJECT, EXCEPT AS EXPRESSLY AUTHORIZED IN WRITING BY BURRELL CONSULTING GROUP, INC., IS PROHIBITED.

PRELIMINARY GRADING AND UTILITY PLAN FOR:

PROMENADE RESIDENCE

PROMENADE STREET
MAY 26, 2022
REVISED NOVEMBER 9, 2022
REVISED JUNE, 2023
SHEET 1 OF 7

BURRELL CONSULTING GROUP, INC.
1001 Enterprise Way, Suite 100 Roseville, CA 95678 (916) 783-8898

C:\Users\jelermo\AppData\Local\Temp\AcPublish_14004\2433-PGUP.dwg, 06/09/23 04:00:48pm, jelermo

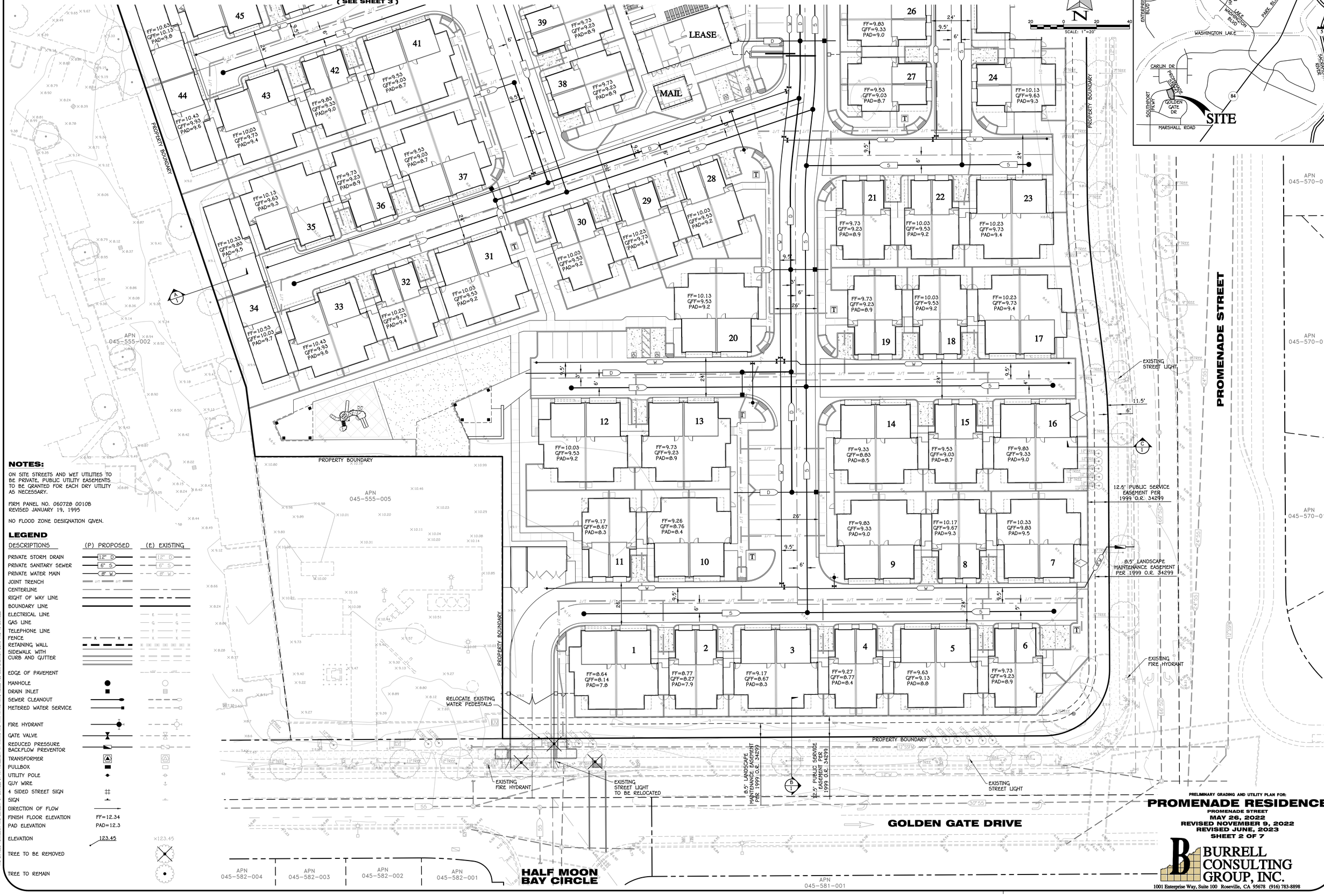
PRELIMINARY GRADING AND UTILITY PLAN FOR:

INDEPENDENCE IN WEST SACRAMENTO

PROMENADE STREET

CITY OF WEST SACRAMENTO CALIFORNIA

(SEE SHEET 3)



VICINITY MAP

NOT TO SCALE

NOTES:

ON SITE STREETS AND WET UTILITIES TO BE PRIVATE. PUBLIC UTILITY EASEMENTS TO BE GRANTED FOR EACH DRY UTILITY AS NECESSARY.

FIRM PANEL NO. 060720 0010B
REVISED JANUARY 19, 1995

NO FLOOD ZONE DESIGNATION GIVEN.

LEGEND

DESCRIPTIONS	(P) PROPOSED	(E) EXISTING
PRIVATE STORM DRAIN	12" D	12" D
PRIVATE SANITARY SEWER	6" S	6" S
PRIVATE WATER MAIN	8" W	8" W
JOINT TRENCH	J/T	J/T
CENTERLINE		
RIGHT OF WAY LINE		
BOUNDARY LINE		
ELECTRICAL LINE		E
GAS LINE		G
TELEPHONE LINE		T
FENCE	x x	x x
RETAINING WALL		
SIDEWALK WITH CURB AND GUTTER		
EDGE OF PAVEMENT		
MANHOLE		
DRAIN INLET		
SEWER CLEANOUT		
METERED WATER SERVICE		
FIRE HYDRANT		
GATE VALVE		
REDUCED PRESSURE BACKFLOW PREVENTOR		
TRANSFORMER		
PULLBOX		
UTILITY POLE		
GUY WIRE		
4 SIDED STREET SIGN		
SIGN		
DIRECTION OF FLOW		
FINISH FLOOR ELEVATION	FF=12.34	
PAD ELEVATION	PAD=12.3	
ELEVATION	123.45	×123.45
TREE TO BE REMOVED		
TREE TO REMAIN		

BURRELL CONSULTING GROUP, INC. (BURRELL) HEREBY EXPRESSES ASSERTS ITS COMMON LAW COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY BURRELL IN CONNECTION WITH THIS PROJECT. THESE DOCUMENTS ARE NOT TO BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER OTHER THAN THIS PROJECT, WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BURRELL. VISUAL CONTACT WITH THESE DOCUMENTS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ANY UNAUTHORIZED REUSE OF THESE DOCUMENTS WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO BURRELL AND THE USER SHALL INDEMNIFY AND HOLD HARMLESS BURRELL AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM. ANY REUSE OF THESE DOCUMENTS WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY BURRELL FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BURRELL. USER SHALL INDEMNIFY AND HOLD HARMLESS BURRELL AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM. ANY REUSE OF THESE DOCUMENTS SHALL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BURRELL. USER SHALL INDEMNIFY AND HOLD HARMLESS BURRELL AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM. © BURRELL CONSULTING GROUP, INC.

PRELIMINARY GRADING AND UTILITY PLAN FOR:

PROMENADE RESIDENCE

PROMENADE STREET
MAY 26, 2022
REVISED NOVEMBER 9, 2022
REVISED JUNE, 2023
SHEET 2 OF 7

BURRELL CONSULTING GROUP, INC.
1001 Enterprise Way, Suite 100 Roseville, CA 95678 (916) 783-8898

C:\Users\sierra\Vapdata\Local\Temp\VaPublish_14004\2433-PGUP.dwg, 06/09/23 04:08:33pm, sierra

PRELIMINARY GRADING AND UTILITY PLAN FOR:

INDEPENDENCE IN WEST SACRAMENTO

PROMENADE STREET

CITY OF WEST SACRAMENTO CALIFORNIA



NOTES:

ON SITE STREETS AND WET UTILITIES TO BE PRIVATE, PUBLIC UTILITY EASEMENTS TO BE GRANTED FOR EACH DRY UTILITY AS NECESSARY.

FIRM PANEL NO. 060728 0010B
REVISED JANUARY 19, 1995

NO FLOOD ZONE DESIGNATION GIVEN.

PRELIMINARY GRADING AND UTILITY PLAN FOR:

PROMENADE RESIDENCE

PROMENADE STREET

MAY 26, 2022
REVISED NOVEMBER 9, 2022
REVISED JUNE, 2023
SHEET 3 OF 7

BURRELL CONSULTING GROUP, INC.
1001 Enterprise Way, Suite 100 Roseville, CA 95678 (916) 783-8898

BURRELL CONSULTING GROUP, INC. HEREBY EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DRAWINGS. NEITHER THE DRAWINGS NOR ANY PART THEREOF MAY BE REPRODUCED OR DISCLOSED IN ANY FORM OR BY ANY MEANS WHATSOEVER WITHOUT THE PRIOR EXPRESS WRITTEN PERMISSION OF BURRELL CONSULTING GROUP, INC. ANY UNAUTHORIZED USE IS PROHIBITED. ALL RIGHTS RESERVED.

C:\Users\jeremo\AppData\Local\Temp\AcPublish_14004\2433-PGUP.dwg, 06/09/23 04:00:59pm, jeremo

PRELIMINARY GRADING AND UTILITY PLAN FOR:

INDEPENDENCE IN WEST SACRAMENTO

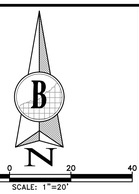
PROMENADE STREET

CITY OF WEST SACRAMENTO CALIFORNIA

LEGEND

DESCRIPTIONS	(P) PROPOSED	(E) EXISTING
PRIVATE STORM DRAIN	12" D	12" D
PRIVATE SANITARY SEWER	6" S	6" S
PRIVATE WATER MAIN	8" W	8" W
JOINT TRENCH	J/T	J/T
CENTERLINE		
RIGHT OF WAY LINE		
BOUNDARY LINE		
ELECTRICAL LINE		E
GAS LINE		G
TELEPHONE LINE		T
FENCE	X X	X
RETAINING WALL		
SIDEWALK WITH CURB AND GUTTER		
EDGE OF PAVEMENT		
MANHOLE		
DRAIN INLET		
SEWER CLEANOUT		
METERED WATER SERVICE		
FIRE HYDRANT		
GATE VALVE		
REDUCED PRESSURE BACKFLOW PREVENTOR		
TRANSFORMER		
PULLBOX		
UTILITY POLE		
GUY WIRE		
4 SIDED STREET SIGN		
SIGN		
DIRECTION OF FLOW		
FINISH FLOOR ELEVATION	FF=12.34	
PAD ELEVATION	PAD=12.3	
ELEVATION	123.45	×123.45
TREE TO BE REMOVED		
TREE TO REMAIN		





NOTES:

ON SITE STREETS AND WET UTILITIES TO BE PRIVATE. PUBLIC UTILITY EASEMENTS TO BE GRANTED FOR EACH DRY UTILITY AS NECESSARY.

FIRM PANEL NO. 060728 0010B
REVISED JANUARY 19, 1995

NO FLOOD ZONE DESIGNATION GIVEN.

PRELIMINARY GRADING AND UTILITY PLAN FOR:

PROMENADE RESIDENCE

PROMENADE STREET
MAY 26, 2022
REVISED NOVEMBER 9, 2022
REVISED JUNE, 2023
SHEET 4 OF 7

BURRELL CONSULTING GROUP, INC.
1001 Enterprise Way, Suite 100 Roseville, CA 95678 (916) 783-8898

BURRELL CONSULTING GROUP, INC. ("BCG") EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE DRAWINGS. NO REPRODUCTION OR PUBLICATION OF THESE DRAWINGS MAY BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF BCG. ANY REPRODUCTION OR PUBLICATION OF THESE DRAWINGS, IN WHOLE OR IN PART, OR ANY USE OF THE IDEAS AND DESIGNS APPEARING HEREIN FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN PERMISSION OF BCG IS STRICTLY PROHIBITED AND MAY CONSTITUTE AN INFRINGEMENT OF BCG'S COMMON LAW COPYRIGHT OR OTHER PROPERTY RIGHTS. ANY UNAUTHORIZED REPRODUCTION OR PUBLICATION OF THESE DRAWINGS MAY ALSO BE A VIOLATION OF THE EXCLUSIVE RIGHTS GRANTED TO AUTHORS UNDER FEDERAL COPYRIGHT LAW, AND MAY BE SUBJECT TO WILLFUL INFRINGEMENT DAMAGES OF UP TO $150,000 PER INFRINGEMENT, COSTS AND ATTORNEYS' FEES. BCG RESERVES ALL OF ITS RIGHTS AND REMEDIES AVAILABLE AT LAW OR IN EQUITY IN CONNECTION WITH ANY UNAUTHORIZED USE OF THESE DRAWINGS.

C:\Users\vlerma\Appdata\Local\Temp\AcPublish_14004\2433-PGUP.dwg, 06/09/23 04:01:04pm, vlerma

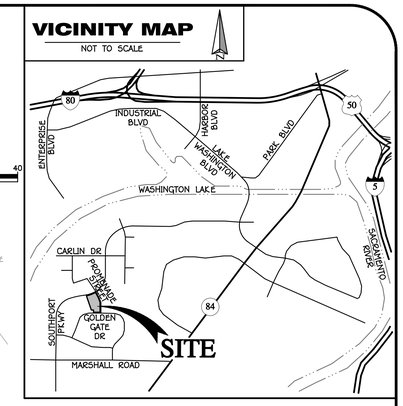
PRELIMINARY GRADING AND UTILITY PLAN FOR:

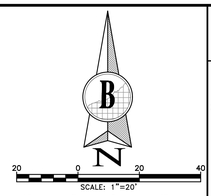
INDEPENDENCE IN WEST SACRAMENTO

PROMENADE STREET

CITY OF WEST SACRAMENTO CALIFORNIA

(SEE SHEET 6)





NOTES:

ON SITE STREETS AND WET UTILITIES TO BE PRIVATE, PUBLIC UTILITY EASEMENTS TO BE GRANTED FOR EACH DRY UTILITY AS NECESSARY.

FIRM PANEL NO. 060728 0010B
REVISED JANUARY 19, 1995

NO FLOOD ZONE DESIGNATION GIVEN.

LEGEND

DESCRIPTIONS	(P) PROPOSED	(E) EXISTING
PRIVATE STORM DRAIN	12" D	12" D
PRIVATE SANITARY SEWER	6" S	6" S
PRIVATE WATER MAIN	8" W	8" W
JOINT TRENCH	J/T	J/T
CENTERLINE		
RIGHT OF WAY LINE		
BOUNDARY LINE		
ELECTRICAL LINE	E	E
GAS LINE	G	G
TELEPHONE LINE	T	T
FENCE	x x	x x
RETAINING WALL		
SIDEWALK WITH CURB AND GUTTER		
EDGE OF PAVEMENT		
MANHOLE		
DRAIN INLET		
SEWER CLEANOUT		
METERED WATER SERVICE		
FIRE HYDRANT		
GATE VALVE		
REDUCED PRESSURE BACKFLOW PREVENTOR		
TRANSFORMER		
PULLBOX		
UTILITY POLE		
GUY WIRE		
4 SIDED STREET SIGN		
SIGN		
DIRECTION OF FLOW		
FINISH FLOOR ELEVATION	FF=12.34	
PAD ELEVATION	PAD=12.3	
ELEVATION	123.45	×123.45
TREE TO BE REMOVED		
TREE TO REMAIN		

BURRELL CONSULTING GROUP, INC. HEREBY EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE DRAWINGS. NO REPRODUCTION OR PUBLICATION OF THESE DRAWINGS IN ANY FORM OR MANNER WHATSOEVER, NOR ASSIGNMENT TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF BURRELL CONSULTING GROUP, INC. SHALL BE GIVEN.
THESE DRAWINGS ARE NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY INDICATED IN WRITING BY BURRELL CONSULTING GROUP, INC. ANY REUSE WITHOUT SUCH WRITTEN PERMISSION SHALL BE UNLAWFUL AND ANY PARTY REUSING THE DRAWINGS SHALL BE LIABLE FOR ALL COSTS AND DAMAGES RESULTING THEREFROM.

PRELIMINARY GRADING AND UTILITY PLAN FOR:

PROMENADE RESIDENCE

PROMENADE STREET
MAY 26, 2022
REVISED NOVEMBER 9, 2022
REVISED JUNE, 2023
SHEET 5 OF 7

BURRELL CONSULTING GROUP, INC.
1001 Enterprise Way, Suite 100 Roseville, CA 95678 (916) 783-8898

C:\Users\sierra\AppData\Local\Temp\AcPublish_14004\2433-PDUP dwg, 06/09/23 04:01:10pm, sierra

PRELIMINARY GRADING AND UTILITY PLAN FOR:

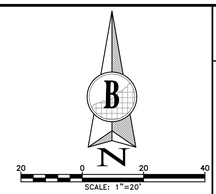
INDEPENDENCE IN WEST SACRAMENTO

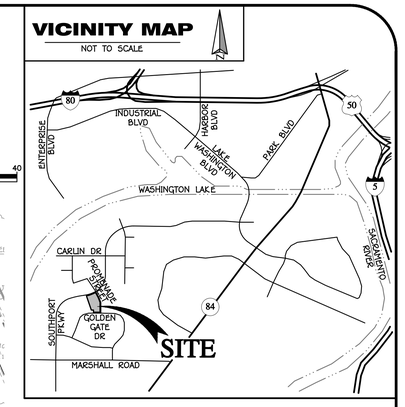
PROMENADE STREET

CITY OF WEST SACRAMENTO CALIFORNIA

(SEE SHEET 7)

(SEE SHEET 5)





NOTES:

ON SITE STREETS AND WET UTILITIES TO BE PRIVATE, PUBLIC UTILITY EASEMENTS TO BE GRANTED FOR EACH DRY UTILITY AS NECESSARY.

FIRM PANEL NO. 060728 0010B
REVISED JANUARY 19, 1995

NO FLOOD ZONE DESIGNATION GIVEN.

PROMENADE STREET

RAMCO STREET

PROPERTY BOUNDARY

APN 045-555-002

FITNESS

POOL

LEASE

MAIL

EXISTING STREET LIGHT

EXISTING STREET LIGHT TO BE RELOCATED

CDS MH

12.5' PUBLIC SERVICE EASEMENT PER 1999 O.R. 34299

EXISTING FIRE HYDRANT

8.5' LANDSCAPE MAINTENANCE EASEMENT PER 1999 O.R. 34299

PRELIMINARY GRADING AND UTILITY PLAN FOR:

PROMENADE RESIDENCE

PROMENADE STREET

MAY 26, 2022
REVISED NOVEMBER 9, 2022
REVISED JUNE, 2023
SHEET 6 OF 7

BURRELL CONSULTING GROUP, INC.
1001 Enterprise Way, Suite 100 Roseville, CA 95678 (916) 783-8898

BURRELL CONSULTING GROUP, INC. HEREBY EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE DRAWINGS. NO REPRODUCTION OR PUBLICATION OF THESE DRAWINGS MAY BE MADE WITHOUT THE EXPRESS WRITTEN CONSENT OF BURRELL CONSULTING GROUP, INC. AND NO REPRODUCTION OR PUBLICATION MAY BE MADE WITHOUT THE INCLUSION OF THIS STATEMENT. THESE DRAWINGS ARE NOT TO BE USED FOR ANY PURPOSE OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED AS AN INSTRUMENT OF SERVICE. ANY USE OR REUSE OF THESE DRAWINGS WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY BURRELL CONSULTING GROUP, INC. FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BURRELL CONSULTING GROUP, INC. ANY AND ALL CLAIMS ARISING FROM OR ATTRIBUTABLE TO ANY REUSE OR ADAPTATION OF THESE DRAWINGS WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY BURRELL CONSULTING GROUP, INC. FOR THE SPECIFIC PURPOSE INTENDED WILL BE PROMPTLY INDEMNIFIED, DEFENDED AND HELD HARMLESS BY THE USER AND BY ANY PERSON OR ENTITY WHO AGREES TO USE OR REUSE THESE DRAWINGS WITHOUT THE EXPRESS WRITTEN VERIFICATION OR ADAPTATION BY BURRELL CONSULTING GROUP, INC. FOR THE SPECIFIC PURPOSE INTENDED, AGAINST ANY AND ALL INJURIES, DAMAGES, AND EXPENSES, INCLUDING ATTORNEY'S FEES, ARISING OUT OF OR RESULTING THEREFROM. ANY MODIFICATION OF THESE DRAWINGS WILL ALSO RELIEVE BURRELL CONSULTING GROUP, INC. OF ALL RESPONSIBILITY FOR THE PROFESSIONAL WORK PRODUCT. ANY REUSE OF THESE DRAWINGS SHALL BE REPRODUCED, CHANGED, OR ADAPTED IN ANY FORM OR MANNER WHATSOEVER WITHOUT THE PRIOR WRITTEN PERMISSION OF BURRELL CONSULTING GROUP, INC. NOR SHALL ANY RIGHTS BE CONVEYED DIRECTLY OR INDIRECTLY TO ANY OTHER PARTY WITHOUT SUCH PERMISSION AND AN EXPRESS AGREEMENT TO RELEASE BURRELL CONSULTING GROUP, INC. FROM ANY LIABILITY RESULTING FROM SUCH USE.

C:\Users\slemma\AppData\Local\Temp\AcPublish_14004\2433-PGUP.dwg, 06/09/23 04:01:16pm, slemma

PRELIMINARY GRADING AND UTILITY PLAN FOR:

INDEPENDENCE IN WEST SACRAMENTO

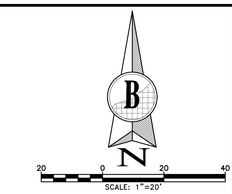
PROMENADE STREET

CITY OF WEST SACRAMENTO CALIFORNIA

LEGEND

DESCRIPTIONS	(P) PROPOSED	(E) EXISTING
PRIVATE STORM DRAIN	12" D	12" D
PRIVATE SANITARY SEWER	6" S	6" S
PRIVATE WATER MAIN	8" W	8" W
JOINT TRENCH	J/T	J/T
CENTERLINE		
RIGHT OF WAY LINE		
BOUNDARY LINE		
ELECTRICAL LINE		E
GAS LINE		G
TELEPHONE LINE		T
FENCE	X X	X
RETAINING WALL		
SIDEWALK WITH CURB AND GUTTER		
EDGE OF PAVEMENT		
MANHOLE		
DRAIN INLET		
SEWER CLEANOUT		
METERED WATER SERVICE		
FIRE HYDRANT		
GATE VALVE		
REDUCED PRESSURE BACKFLOW PREVENTOR		
TRANSFORMER		
PULLBOX		
UTILITY POLE		
GUY WIRE		
4 SIDED STREET SIGN		
SIGN		
DIRECTION OF FLOW		
FINISH FLOOR ELEVATION	FF=12.34	
PAD ELEVATION	PAD=12.3	
ELEVATION	123.45	×123.45
TREE TO BE REMOVED		
TREE TO REMAIN		





NOTES:

ON SITE STREETS AND WET UTILITIES TO BE PRIVATE. PUBLIC UTILITY EASEMENTS TO BE GRANTED FOR EACH DRY UTILITY AS NECESSARY.

FIRM PANEL NO. 060728 0010B
REVISED JANUARY 19, 1995

NO FLOOD ZONE DESIGNATION GIVEN.

PRELIMINARY GRADING AND UTILITY PLAN FOR:

PROMENADE RESIDENCE

PROMENADE STREET
MAY 26, 2022
REVISED NOVEMBER 9, 2022
REVISED JUNE, 2023
SHEET 7 OF 7

BURRELL CONSULTING GROUP, INC.
1001 Enterprise Way, Suite 100 Roseville, CA 95678 (916) 783-8898

BURRELL CONSULTING GROUP, INC. HEREBY EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DRAWINGS. NO REPRODUCTION OR USE OF THESE DRAWINGS IN ANY FORM WHATSOEVER SHALL BE PERMITTED WITHOUT THE EXPRESS WRITTEN PERMISSION AND CONSENT OF BURRELL CONSULTING GROUP, INC. ANY UNAUTHORIZED USE OF THESE DRAWINGS WILL BE STRICTLY ENFORCED AND PURSUED TO THE MAXIMUM EXTENT PERMITTED BY LAW. BURRELL CONSULTING GROUP, INC. ASSUMES NO RESPONSIBILITY FOR THE IMPROPER OR INCORRECT USE OF THESE DRAWINGS. THE USE OF THESE DRAWINGS IS AN EXPRESS WARRANTY AND AGREEMENT BY USER TO INDEMNIFY AND HOLD BURRELL CONSULTING GROUP, INC. HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE UNAUTHORIZED USE OF THESE DRAWINGS. ANY REPRODUCTION, CHANGES OR CORRECTIONS MADE TO THESE DRAWINGS WITHOUT THE PRIOR WRITTEN CONSENT OF BURRELL CONSULTING GROUP, INC. SHALL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY TO BURRELL CONSULTING GROUP, INC. IF THESE PLANS ARE REPRODUCED, CHANGES OR CORRECTIONS MADE TO THESE DRAWINGS WITHOUT THE PRIOR WRITTEN CONSENT OF BURRELL CONSULTING GROUP, INC. SHALL BE STRICKEN AND REMOVED FROM THE DRAWINGS.

C:\Users\dermo\AppData\Local\Temp\AcPublish_14004\2433-PGUP.dwg, 06/09/23 04:01:21pm, dermo

SHED MAP FOR:

INDEPENDENCE IN WEST SACRAMENTO

PROMENADE STREET

CITY OF WEST SACRAMENTO CALIFORNIA

N

SCALE: 1"=40'

SHED-1 (DMA 1)
A_T =14,100 S.F.
A_S =8,000 S.F.
A_E =6,100 S.F.
IMP % =70
Q_S =0.034 CFS
V_T =256 CF

SHED-2 (DMA 1)
A_T =20,100 S.F.
A_S =6,150 S.F.
A_E =13,950 S.F.
IMP % =90
Q_S =0.056 CFS
V_T =585 CF

SHED-3 (DMA 1)
A_T =14,000 S.F.
A_S =4,200 S.F.
A_E =9,800 S.F.
IMP % =90
Q_S =0.018 CFS
V_T =411 CF

SHED-4 (DMA 1)
A_T =9,500 S.F.
A_S =2,900 S.F.
A_E =6,600 S.F.
IMP % =90
Q_S =0.012 CFS
V_T =277 CF

SHED-5 (DMA 1)
A_T =48,600 S.F.
A_S =17,000 S.F.
A_E =31,600 S.F.
IMP % =85
Q_S =0.073 CFS
V_T =1,325 CF

SHED-6 (DMA 1)
A_T =18,400 S.F.
A_S =6,100 S.F.
A_E =12,300 S.F.
IMP % =90
Q_S =0.026 CFS
V_T =516 CF

SHED-7 (DMA 1)
A_T =13,700 S.F.
A_S =4,400 S.F.
A_E =9,300 S.F.
IMP % =90
Q_S =0.019 CFS
V_T =390 CF

SHED-8 (DMA 1)
A_T =9,300 S.F.
A_S =2,200 S.F.
A_E =6,100 S.F.
IMP % =90
Q_S =0.009 CFS
V_T =256 CF

SHED-9 (DMA 1)
A_T =37,500 S.F.
A_S =16,100 S.F.
A_E =21,400 S.F.
IMP % =70
Q_S =0.069 CFS
V_T =897 CF

SHED-10 (DMA 1)
A_T =8,600 S.F.
A_S =6,300 S.F.
A_E =2,300 S.F.
IMP % =10
Q_S =0.027 CFS
V_T =96 CF

SHED-11 (DMA 1)
A_T =26,500 S.F.
A_S =9,200 S.F.
A_E =17,300 S.F.
IMP % =90
Q_S =0.040 CFS
V_T =725 CF

SHED-12 (DMA 1)
A_T =14,300 S.F.
A_S =6,200 S.F.
A_E =8,100 S.F.
IMP % =90
Q_S =0.027 CFS
V_T =340 CF

SHED-13 (DMA 1)
A_T =52,600 S.F.
A_S =18,100 S.F.
A_E =34,500 S.F.
IMP % =85
Q_S =0.078 CFS
V_T =1,446 CF

SHED-14 (DMA 2)
A_T =15,600 S.F.
A_S =11,100 S.F.
A_E =4,500 S.F.
IMP % =10
Q_S =0.049 CFS
V_T =189 CF

SHED-15 (DMA 2)
A_T =36,900 S.F.
A_S =12,000 S.F.
A_E =24,900 S.F.
IMP % =85
Q_S =0.052 CFS
V_T =1,044 CF

SHED-16 (DMA 2)
A_T =54,000 S.F.
A_S =23,700 S.F.
A_E =30,300 S.F.
IMP % =80
Q_S =0.102 CFS
V_T =1,270 CF

SHED-17 (DMA 2)
A_T =5,500 S.F.
A_S =4,200 S.F.
A_E =1,300 S.F.
IMP % =80
Q_S =0.010 CFS
V_T =0 CF

SHED-18 (DMA 2)
A_T =55,300 S.F.
A_S =19,300 S.F.
A_E =36,000 S.F.
IMP % =90
Q_S =0.083 CFS
V_T =1,509 CF

SHED-19 (DMA 3)
A_T =45,100 S.F.
A_S =14,700 S.F.
A_E =30,400 S.F.
IMP % =85
Q_S =0.063 CFS
V_T =1,274 CF

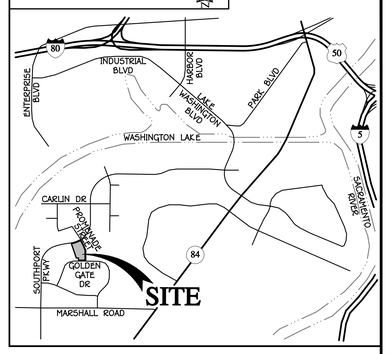
CDS #1
A_T =286,200 S.F.
Q_T =0.461 CFS
Q_P =3.29 CFS

CDS #2
A_T =167,300 S.F.
Q_T =0.303 CFS
Q_P =1.92 CFS



VICINITY MAP

NOT TO SCALE



ABBREVIATIONS:

- A_T – TOTAL AREA
- A_S – STREET AREA
- IMP% – SHED PERCENT IMPERVIOUS
- Q_S – STREETS TREATMENT FLOW RATE
- V_T – REMAINING AREA TREATMENT VOLUME
- Q_P – PEAK FLOW (10-YEAR DESIGN FLOW)
- Q_T – TREATMENT FLOW RATE

BURRELL CONSULTING GROUP, INC. HEREBY EXPRESSES ITS OWNERSHIP AND COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE DRAWINGS. THESE DRAWINGS ARE NOT TO BE USED IN ANY MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PERSON, WITHOUT THE PRIOR WRITTEN AUTHORIZATION OF BURRELL CONSULTING GROUP, INC. THESE DRAWINGS ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PERSON, WITHOUT PRIOR WRITTEN AUTHORIZATION OF BURRELL CONSULTING GROUP, INC. ANY UNAUTHORIZED REUSE OF THESE DRAWINGS WILL BE AT THE SOLE RISK OF THE USER AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BURRELL CONSULTING GROUP, INC. ALL TITLES, RIGHTS AND INTERESTS IN THE DRAWINGS AND COPYRIGHTS ARE RESERVED.

SHED MAP FOR:

PROMENADE RESIDENCE

PROMENADE STREET

NOVEMBER 10, 2022

BURRELL CONSULTING GROUP, INC.
1001 Enterprise Way, Suite 100 Roseville, CA 95678 (916) 783-8898

S:\Proj\2433\Dwg\Planning\Exhibits\Preliminary Drain Study\2433-ShedMap.dwg, 11/10/22 11:56:17am, DKing

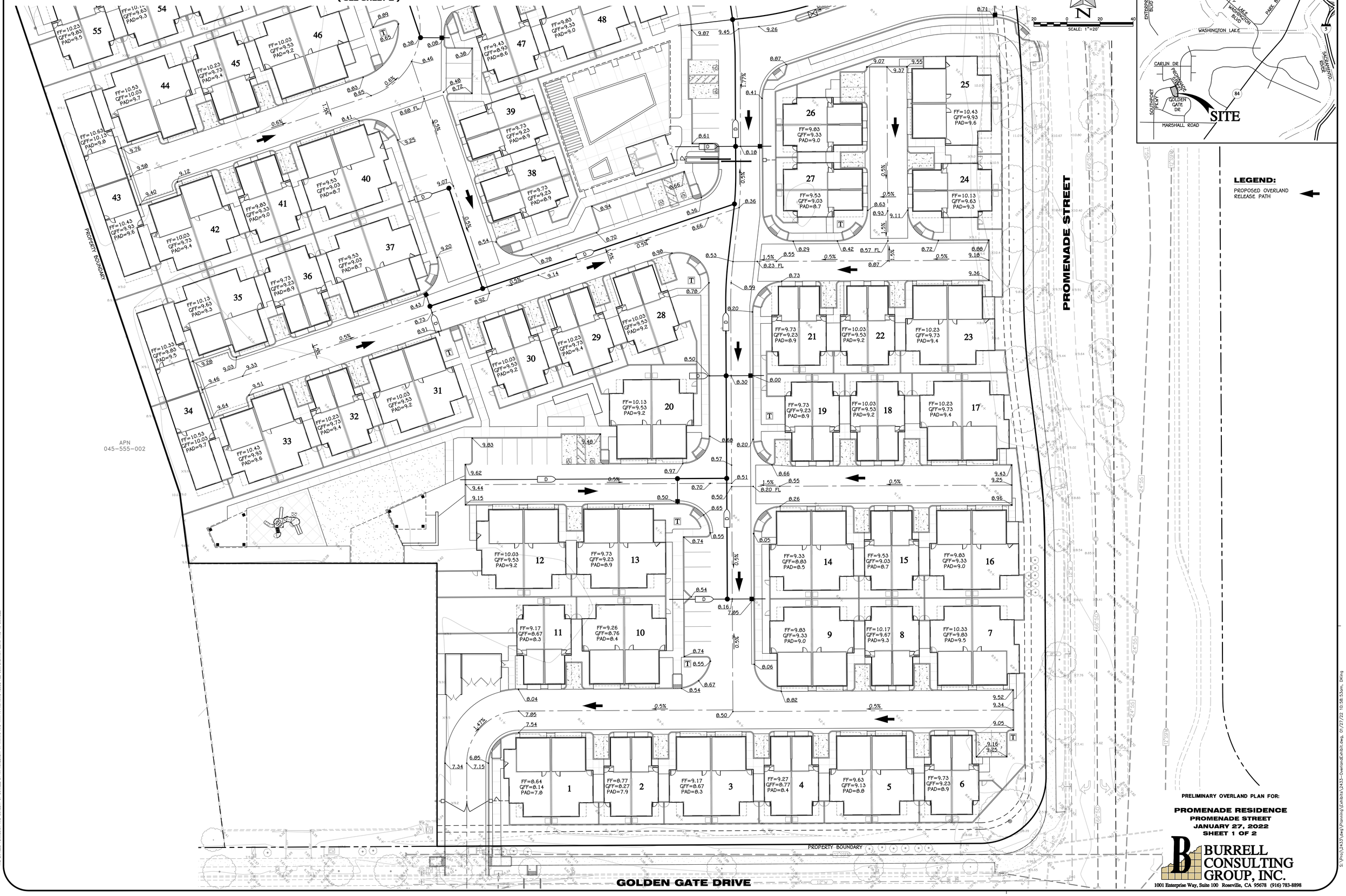
PRELIMINARY OVERLAND PLAN FOR:

INDEPENDENCE IN WEST SACRAMENTO

PROMENADE STREET

CITY OF WEST SACRAMENTO CALIFORNIA

(SEE SHEET 2)



PRELIMINARY OVERLAND PLAN FOR:

PROMENADE RESIDENCE
PROMENADE STREET
JANUARY 27, 2022
SHEET 1 OF 2

BURRELL CONSULTING GROUP, INC.
1001 Enterprise Way, Suite 100 Roseville, CA 95678 (916) 783-8898

BURRELL CONSULTING GROUP, INC. HEREBY EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DRAWINGS. THESE DRAWINGS ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF BURRELL CONSULTING GROUP, INC. ANY UNAUTHORIZED REUSE OF THESE DRAWINGS WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO BURRELL CONSULTING GROUP, INC. THE USER OF THESE DRAWINGS AGREES TO INDEMNIFY AND HOLD HARMLESS BURRELL CONSULTING GROUP, INC. FROM ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM. ANY REVISION TO THESE DRAWINGS WILL BE MADE ONLY BY BURRELL CONSULTING GROUP, INC. AND ANY UNAUTHORIZED REVISIONS TO THESE DRAWINGS WILL BE THE RESPONSIBILITY OF THE PARTY MAKING SUCH REVISIONS. THESE DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF BURRELL CONSULTING GROUP, INC. ANY UNAUTHORIZED REUSE OF THESE DRAWINGS WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO BURRELL CONSULTING GROUP, INC. THE USER OF THESE DRAWINGS AGREES TO INDEMNIFY AND HOLD HARMLESS BURRELL CONSULTING GROUP, INC. FROM ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM. ANY REVISION TO THESE DRAWINGS WILL BE MADE ONLY BY BURRELL CONSULTING GROUP, INC. AND ANY UNAUTHORIZED REVISIONS TO THESE DRAWINGS WILL BE THE RESPONSIBILITY OF THE PARTY MAKING SUCH REVISIONS.

S:\Proj\2433\dwg\Planning\Exhibits\2433-OverlandExhibit.dwg, 01/27/22 10:58:53am, DKing

PRELIMINARY OVERLAND PLAN FOR:

INDEPENDENCE IN WEST SACRAMENTO

PROMENADE STREET

CITY OF WEST SACRAMENTO CALIFORNIA



PRELIMINARY OVERLAND PLAN FOR:

PROMENADE RESIDENCE
PROMENADE STREET
JANUARY 27, 2022
SHEET 2 OF 2

BURRELL CONSULTING GROUP, INC.
1001 Enterprise Way, Suite 100 Roseville, CA 95678 (916) 783-8898

BURRELL CONSULTING GROUP, INC. EXPRESS, RESTRICTS IT'S COMMON LAW COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE DRAWINGS AND SPECIFICATIONS. ALL REPRODUCTIONS OR OTHER APPLICATIONS OF THE DESIGNS SHOWN HEREON ARE PROHIBITED WITHOUT THE PRIOR WRITTEN CONSENT OF BURRELL CONSULTING GROUP, INC. ANY UNAUTHORIZED USE OF THESE DRAWINGS AND SPECIFICATIONS WILL BE CONSIDERED AN INFRINGEMENT OF COPYRIGHT AND VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW. THESE DRAWINGS AND SPECIFICATIONS ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF BURRELL CONSULTING GROUP, INC.

S:\Proj\2433\dwg\Planning\Exhibits\2433-OverlandExhibit.dwg, 01/27/22 10:58:43am, DKing

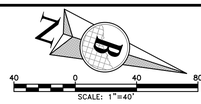
TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES:

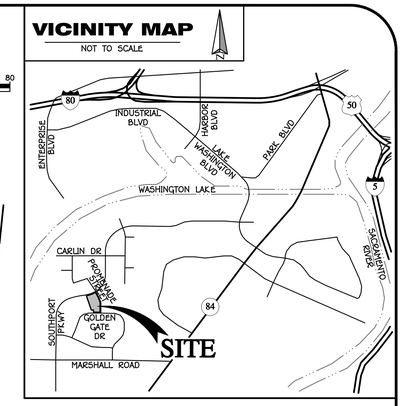
INDEPENDENCE IN WEST SACRAMENTO

PROMENADE STREET

CITY OF WEST SACRAMENTO CALIFORNIA







GENERAL NOTES

TENTATIVE MAP NUMBER:	5223
ASSESSORS PARCEL NUMBERS	045-0555-003 AND 045-555-004
EXISTING ZONING	MU-NC
EXISTING USE	MIXED USE NEIGHBORHOOD COMMERCIAL
PROPOSED ZONING	PD
PROPOSED USE	PD
FEMA FLOOD ZONE	X
NUMBER OF EXISTING LOTS	2
NUMBER OF PROPOSED LOTS	1
SIZE OF LOTS	12.1± AC.
GROSS ACREAGE	12.1± AC.
NET ACREAGE	12.1± AC.
OWNERS/DEVELOPERS	LEWIS LAND DEVELOPMENT, LLC 1156 NORTH MOUNTAIN AVENUE UPLAND, CA 91786 ATTN: JOHN SHORES (209) 595-3247
ENGINEER	BURRELL CONSULTING GROUP 1001 ENTERPRISE WAY, ST. 100 ROSEVILLE, CA. 95670 ATTN.: JERRY APLASS (916) 783-8898

UTILITY DISTRICTS

SANITARY SEWER	CITY OF WEST SACRAMENTO
WATER	CITY OF WEST SACRAMENTO
STORM DRAINAGE	CITY OF WEST SACRAMENTO
ELECTRICITY	PACIFIC GAS & ELECTRIC
TELEPHONE	AT&T
NATURAL GAS	PACIFIC GAS & ELECTRIC
PUBLIC IMPROVEMENTS	CITY OF WEST SACRAMENTO ENGINEERING DIVISION

PUBLIC SERVICES

SCHOOL DISTRICT	WASHINGTON UNIFIED SCHOOL DISTRICT
PARK DISTRICT	CITY OF WEST SACRAMENTO PARKS & REC.
FIRE DISTRICT	WEST SACRAMENTO FIRE DEPARTMENT

NOTES:

- ANY EXISTING SEPTIC TANKS AND/OR WELLS WILL BE ABANDONED PURSUANT TO THE ENVIRONMENTAL MANAGEMENT REQUIREMENTS.
- ALL KNOWN EASEMENTS HAVE BEEN PLOTTED AND ACCOUNTED FOR AND SIGNED.
- THIS TENTATIVE MAP IS A GRAPHIC REPRESENTATION OF THE SUBJECT SITE. THE LOCATION OF THE PROPERTY LINES HAVE NOT BEEN DETERMINED AT THIS TIME. PROPERTY LINE DIMENSIONS SHOWN HEREON ARE APPROXIMATE ONLY AND MAY BE SUBJECT TO CHANGE ONCE A FINAL BOUNDARY SURVEY IS COMPLETED.

TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES:

PROMENADE RESIDENCE
PROMENADE STREET
MARCH, 2022

BURRELL CONSULTING GROUP, INC.
1001 Enterprise Way, Suite 100 Roseville, CA 95678 (916) 783-8898

BURRELL CONSULTING GROUP, INC. (BURRELL) EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE DRAWINGS. THESE DRAWINGS ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF BURRELL. IN THE EVENT OF UNAUTHORIZED REVISION TO OR REUSE OF THESE DRAWINGS BY ANY THIRD PARTY, THE PARTY AUTHORIZING SUCH REVISION OR REUSE SHALL INDEMNIFY AND HOLD BURRELL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, ARISING OUT OF THE UNAUTHORIZED REVISION OR REUSE. ANY REVISION TO OR REUSE OF THESE DRAWINGS WITHOUT THE EXPRESS AND WRITTEN CONSENT OF BURRELL SHALL BE UNLAWFUL, AND ANY PARTY DOING SO SHALL BE HELD STRICTLY LIABLE FOR ALL DAMAGES AND INJURIES CAUSED BY SUCH UNAUTHORIZED REVISION OR REUSE, INCLUDING ALL ATTORNEY FEES AND COSTS INCURRED BY BURRELL AS A RESULT OF ENFORCING BURRELL'S COPYRIGHTS AND OTHER PROPERTY RIGHTS IN THESE DRAWINGS.

S:\Proj\2433\dwg\Planning\TM\2433-Tentative Map.dwg, 06/09/23 04:01:31pm, sterma