Reynen & Bardis Homes
350 University Ave. Suite 180
Sacramento, CA 95825
kbardis@rbhomes.com
916-313-3120
January 9, 2025

City of West Sacramento
Planning Division
1110 W Capitol Ave 2nd floor
West Sacramento, CA 95691

Subject: Response to Planning Comments for RIVER'S EDGE Project

Dear Planning Division,

We appreciate the opportunity to respond to the planning comments provided on November 8, 2024 for our proposed project, RIVER'S EDGE, located at 3895 Marshall Road West Sacramento, CA. We understand the importance of addressing the City's feedback to ensure compliance with all applicable guidelines and to maintain the community's standards.
We have provided 6 exhibits containing the information that you requested:

- **Please revise the site plan for design review in accordance with the recent final map submittal (attached).**
  Exhibit 1 & 2
- **Include the design for each lot along with which corresponding elevation.**
  Exhibit 1 & 3-6
- **Design review needs to include the corresponding exterior finishes/materials etc.**
  Exhibit 1
- **The buildable area as indicated on the final map shall also be included on the map for design review.**
  Exhibit 1 & 2
- **Provide details for the ADU's i.e. square footage and floor details.**
  Exhibit 6
- **ADU's appear to be located within easement on the approve tentative map. 2022-07-01 Marshall Road Subdivision Plots copy.pdf**
  - **Site plan shall include all easements and dimensions.**

  Exhibit 1

We trust that these responses address the concerns raised by the Planning Division. Should additional clarification or revisions be necessary, we are happy to provide further information. We aim to collaborate effectively with the City to move the RIVER'S EDGE project forward.

Please do not hesitate to contact me at 916-313-3120 or kbardis@rbhomes.com if you have any questions or require further details.
Thank you for your time and attention to this matter. We look forward to your feedback.

Sincerely,
Katherine Bardis-Miry
Principal
Reynen & Bardis Homes

River's Edge Elev/Color Map
Exhibit 1

ADU's match house elevation and color palettes



















FASCIA/ GARAGE DOOR
Cocoa Powder
DET631

STUCCO, BODY & DN SPOUTS
Foggy Day
DE6228

FRONT DOOR
Cocoa Powder
DET631

FASCIA/ DN SPOUTS/ POP OUTS
Heirloom Shade
DEW395

STUCCO/ BODY/ GARAGE
Legendary Gray
DE6369

FRONT DOOR
Heirloom Shade
DEW395

ROOF TILE
Ponderosa
5552 Canyon Gray

BRICK
Cultured Brick
Titanium

ROOF TILE
Bel Air
4595 Dark Charcoal

BRICK
Pro-Fit Alpine Ledgestone
Black Mountain

FASCIA & DN SPOUTS
Mink
DE6392

STUCCO, BODY & GARAGE
Rice Bowl
DE6170

FRONT DOOR
Black Bean
DE6385

ROOF TILE
Bel Air
4689 Brown Range

BRICK
Pro-Fit Alpine Ledgestone
Umber Creek

FASCIA/ POP OUTS/ DN SPOUTS /GARAGE DOOR
Charcoal Sketch
DET628

STUCCO, BODY
Antique White
DEW351

FRONT DOOR
Le Corbusier Crush
DET421

ROOF TILE
Ponderosa
5552 Canyon Gray

BRICK
Cultured Brick
Moroccan Sand

FASCIA/ POP OUTS/ DN SPOUTS/ GARAGE DOOR
Vapor
DE6358

STUCCO/ BODY
Looking Glass
DE6376

FRONT DOOR
Black Pearl
DEA186

ROOF TILE
Ponderosa
5503 Sierra Madre

BRICK
Cultured Brick
Titanium

DN SPOUTS/POP OUTS/ GARAGE DOOR/FASCIA
Black Tie
DE6357

STUCCO/BODY
Desert Suede
DE6206

FRONT DOOR
Black Tie
DE6357

ROOF TILE
Ponderosa
5503 Sierra Madre

BRICK
Cultured Brick
Carbon

FASCIA/SUTTERS/ DN SPOUTS/ GARAGE DOOR
Black Bean
DE6385

STUCCO, BODY
Heirloom Shade
DEW395

FRONT DOOR
Black Bean
DE6385

FASCIA/ POP OUTS/ DN SPOUTS/ GARAGE DOOR
Rice Bowl
DE6170

STUCCO, BODY
Wooden Peg
DE6215

FRONT DOOR
Black Bean
DE6385

FASCIA/ DN SPOUTS/ GARAGE DOOR
Droplets
DEW381

STUCCO/ BODY
Heirloom Shade
DEW395

FRONT DOOR
Canadian Lake
DE6340

ROOF TILE
Bel Air
4595 Dark Charcoa

BRICK
Hewn Stone
Span

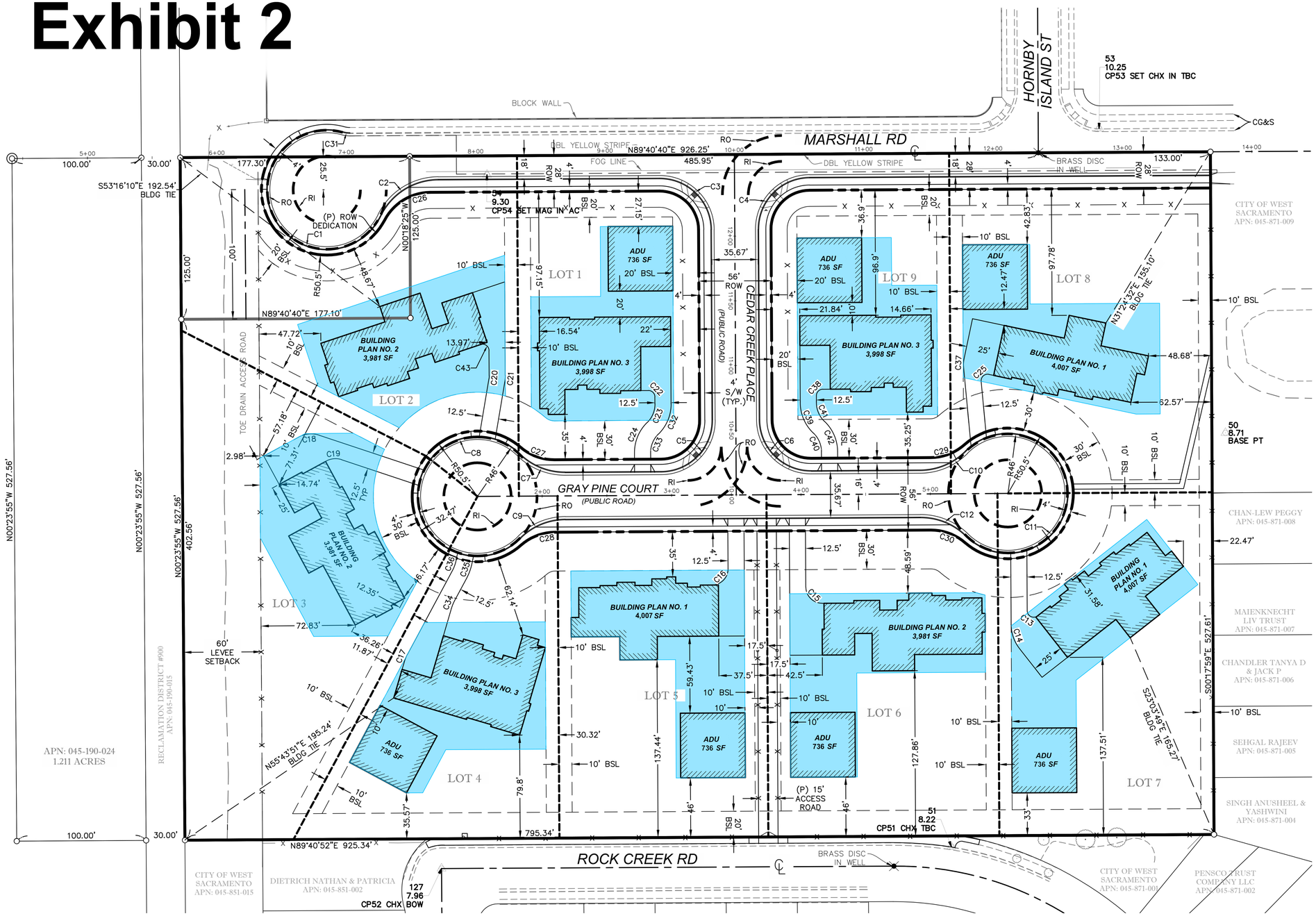
ROOF TILE
Bel Air
4689 Brown Range

BRICK
Hewn Stone
Arctic

ROOF TILE
Bel Air
4595 Dark Charcoal

BRICK
Pro-Fit Alpine Ledgestone
Winterhaven

River's Edge Lot Map with Buildable Area Exhibit 2



BUILDING ENVELOPE AREA
13,500 SQ. FT.

40 0 40 80
1 INCH = 40 FEET

811
Know what's **below.**
Call before you dig.
or (800) 642-2444

LEGEND:

- *PROPERTY LINE*
- *ROW*
- *BUILDING SETBACK LINE (BSL)*
- *LOT LINE*
- *CENTERLINE*
- *CONTROL POINTS* — 100 / 100.00 / PK
- *PROPOSED BUILDING*
- *BUILDING ENVELOPE AREA 13,500 SQ. FT.*
- *FIRE TURNING RADII* — RO=46' / RI=26'

GENERAL NOTES:

1. *UNLESS SHOWN OR SPECIFIED OTHERWISE, ALL DIMENSIONS ARE TO **BOTTOM FACE OF CURB**.*
2. *BUILDING OUTLINE REPRESENTS OUTER-MOST ARCHITECTURAL ELEMENT OF BUILDING.*
3. *SEE SHEET C5.2 FOR EXISTING AND PROPOSED EASEMENT DEDICATIONS.*

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	207.69'	45.83'	259°37'42"	N24°13'52"W	70.41'
C2	55.79'	50.17'	63°43'23"	S57°48'58"W	52.96'
C3	63.09'	40.17'	90°00'00"	N45°19'20"W	56.80'
C4	63.09'	40.17'	90°00'00"	S44°40'40"W	56.80'
C5	63.09'	40.17'	90°00'00"	N44°40'40"E	56.80'
C6	63.09'	40.17'	90°00'00"	S45°19'20"E	56.80'
C7	39.31'	50.17'	44°54'03"	S67°52'19"E	38.32'
C8	215.83'	45.83'	269°48'04"	N00°19'20"W	64.93'
C9	39.31'	50.17'	44°54'02"	S67°13'39"W	38.32'
C10	39.31'	50.17'	44°54'03"	N67°13'39"E	38.32'
C11	215.83'	45.83'	269°48'04"	S00°19'20"E	64.93'
C12	39.31'	50.17'	44°54'02"	N67°52'19"W	38.32'
C13	11.15'	5.00'	127°49'09"	S64°13'54"E	8.98'
C14	19.80'	30.00'	37°49'09"	S19°13'54"E	19.44'
C15	19.63'	12.50'	90°00'00"	S45°19'20"E	17.68'
C16	19.63'	12.50'	90°00'00"	N44°40'40"E	17.68'
C17	6.17'	30.00'	11°47'11"	N22°19'11"E	6.16'
C18	16.35'	20.00'	46°49'52"	S84°58'23"W	15.90'
C19	12.26'	15.00'	46°49'52"	S84°58'23"W	11.92'
C20	2.56'	15.00'	9°46'43"	S04°34'02"W	2.56'
C21	4.69'	27.50'	9°46'43"	S04°34'02"W	4.69'
C22	7.85'	5.00'	89°59'55"	S45°19'22"E	7.07'
C23	16.04'	20.00'	45°57'14"	S22°39'17"W	15.61'
C24	26.07'	32.50'	45°57'14"	S22°39'17"W	25.37'
C25	9.36'	5.00'	107°16'59"	S48°15'56"W	8.05'
C26	43.28'	40.00'	61°59'27"	S58°40'57"W	41.20'
C27	28.83'	40.00'	41°17'23"	S69°40'38"E	28.21'
C28	28.83'	40.00'	41°17'23"	S69°01'58"W	28.21'
C29	28.83'	40.00'	41°17'23"	N69°01'58"E	28.21'
C30	28.83'	40.00'	41°17'23"	N69°40'38"W	28.21'
C31	5.60'	20.17'	15°55'05"	S82°22'34"E	5.58'
C32	26.07'	32.50'	45°57'14"	S22°39'17"W	25.37'
C33	16.04'	20.00'	45°57'14"	S22°39'17"W	15.61'
C34	6.17'	30.00'	11°47'11"	N22°19'11"E	6.16'
C35	12.30'	42.50'	16°34'42"	N19°55'26"E	12.25'
C36	8.68'	30.00'	16°34'42"	N19°55'26"E	8.65'
C37	6.03'	20.00'	17°16'59"	N03°15'56"E	6.01'
C38	7.85'	5.00'	90°00'00"	N44°40'40"E	7.07'
C39	26.21'	32.50'	46°11'58"	S23°25'19"E	25.50'
C40	16.13'	20.00'	46°11'58"	S23°25'19"E	15.69'
C41	16.13'	20.00'	46°11'58"	S23°25'19"E	15.69'
C42	26.21'	32.50'	46°11'58"	S23°25'19"E	25.50'
C43	9.44'	5.00'	108°08'39"	S54°23'39"E	8.10'

NO.	REVISION	DATE	BY	APPRV'D

BY	CHECK
GLRA	TSM
GLRA	TSM
DESIGN	DRAWN
QUANT.	

0 1 2 ORIGINAL SCALE IS IN INCHES

REGISTERED PROFESSIONAL ENGINEER
ANTHONY S. MCCREARY
No. C90888
Exp. 03/31/26
CIVIL
STATE OF CALIFORNIA

CWE
2260 Douglas Blvd, Suite 160, Roseville, CA 95661
Ph: 916-772-7800 | www.RFEngineering.com
www.cwecorp.com

REYNEN AND BARDIS HOMES
CONTACT: KATHRYN BARDIS
PHONE: (916) 313-3120

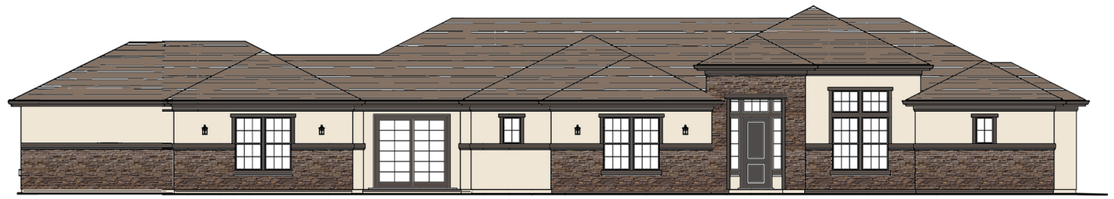
MARSHALL ROAD SUBDIVISION
3895 MARSHALL RD
WEST SACRAMENTO, CA 95691
HORIZONTAL CONTROL PLAN

Sheet
C5.1
5 of 23
11-13-2024

W:\2022 Projects\22-015 3895 Marshall Rd West Sac Subd\WORKING CAD\C5-HORIZ CONTROL-22-015.dwg Nov 20, 2024-02:57 pm

CWE PROJECT R22015 – 3895 MARSHALL RD, WEST SACRAMENTO, CA 95691

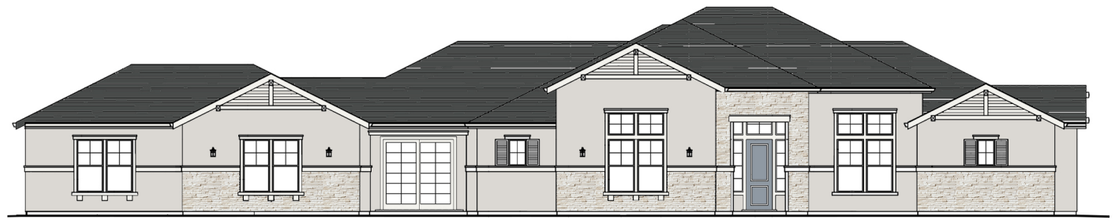
A



B



C



River's Edge
Marshall Road

3981

R | B

HOMES

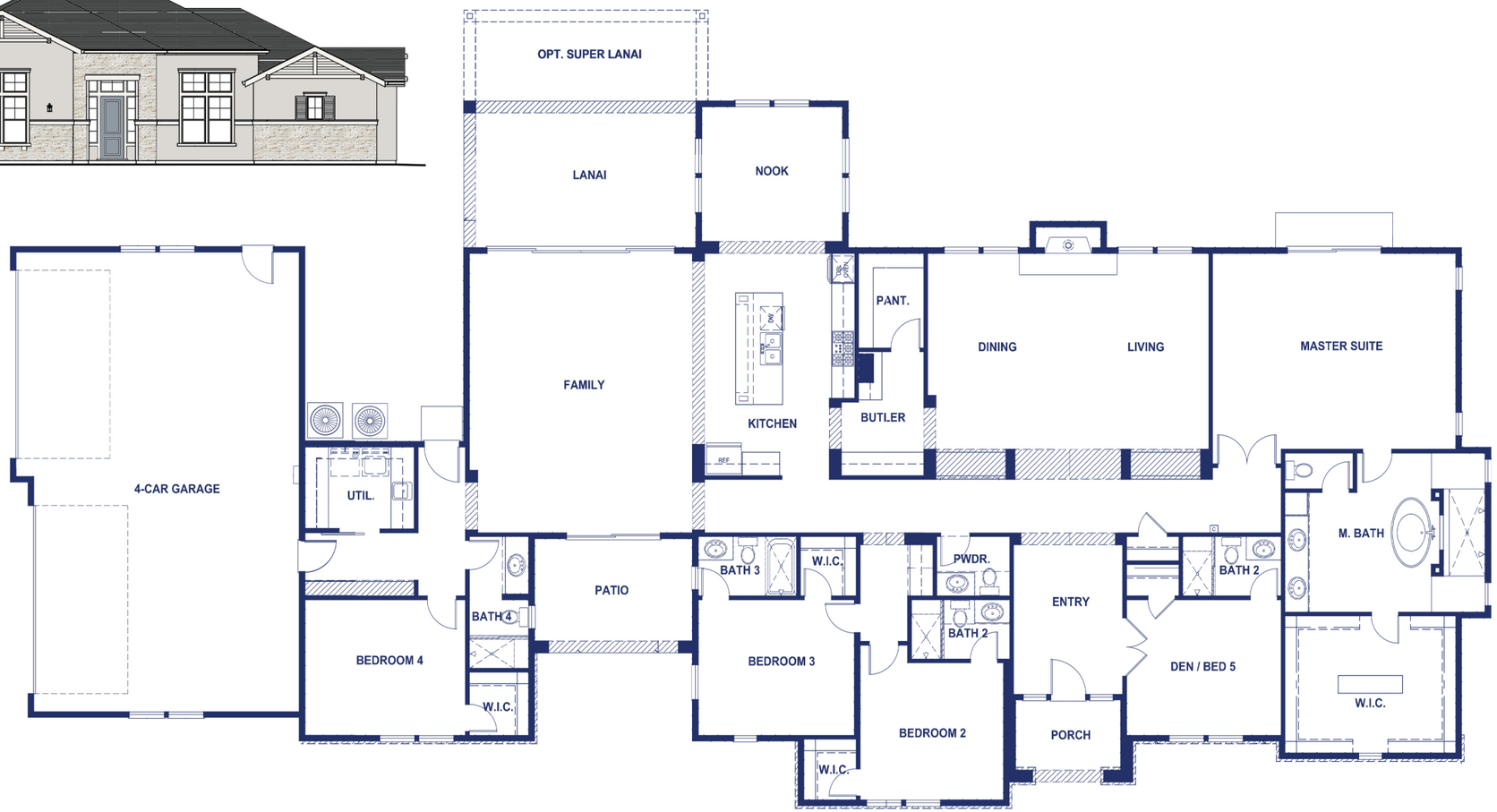


Exhibit 3



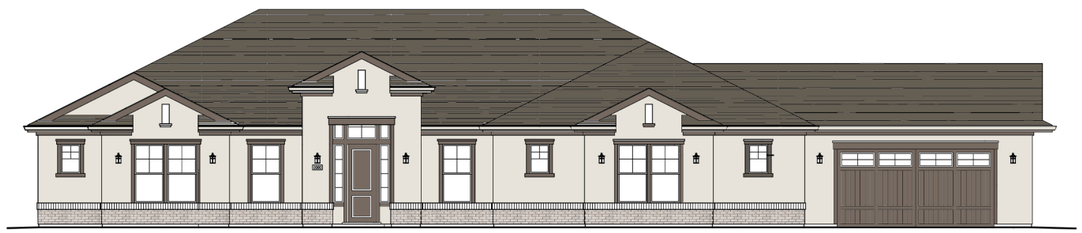
R | B

HOMES

A



B



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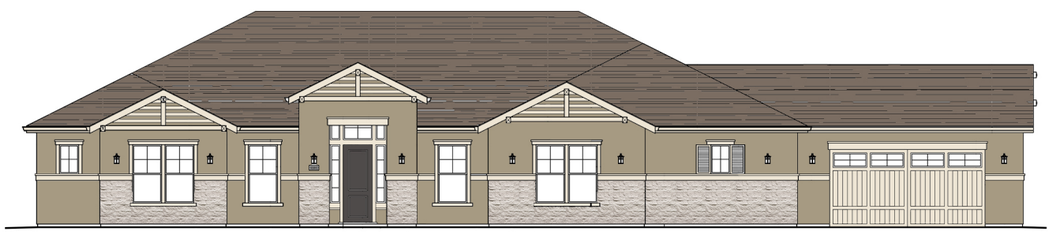


3998

River's Edge

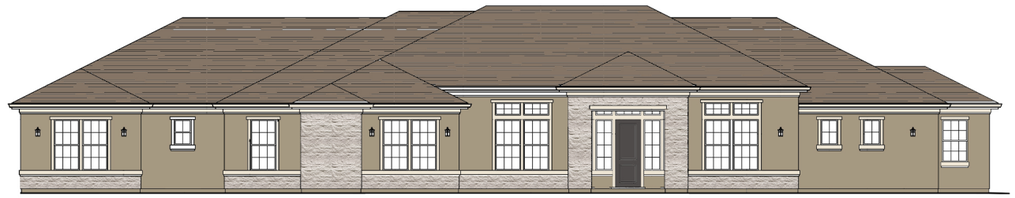
Marshall Road

Exhibit 4

River's Edge
Marshall Road

4007

A



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C



R | B

HOMES

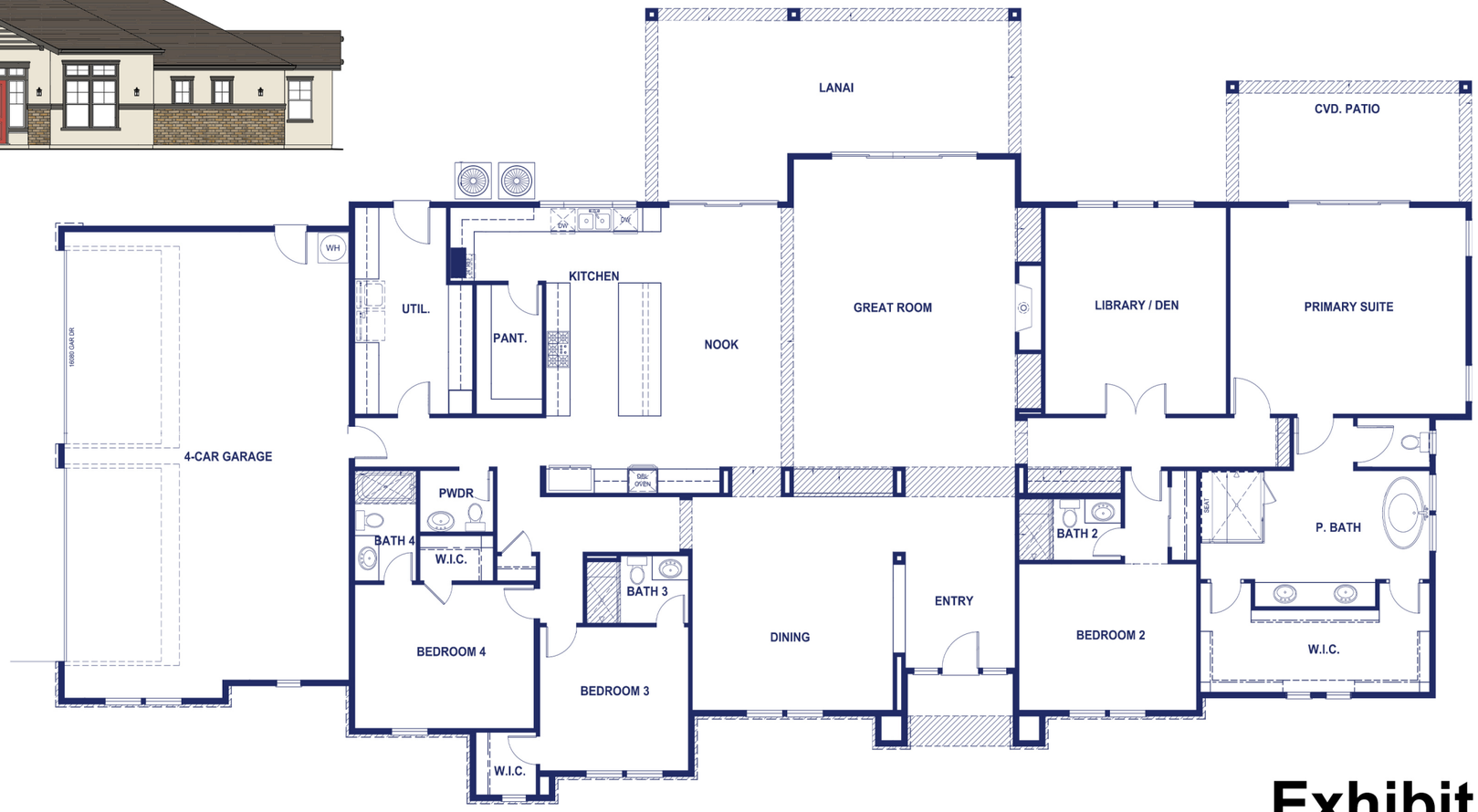


Exhibit 5

River's Edge
Marshall Road

ADU

736 sf ADU
+288 sf porch

A

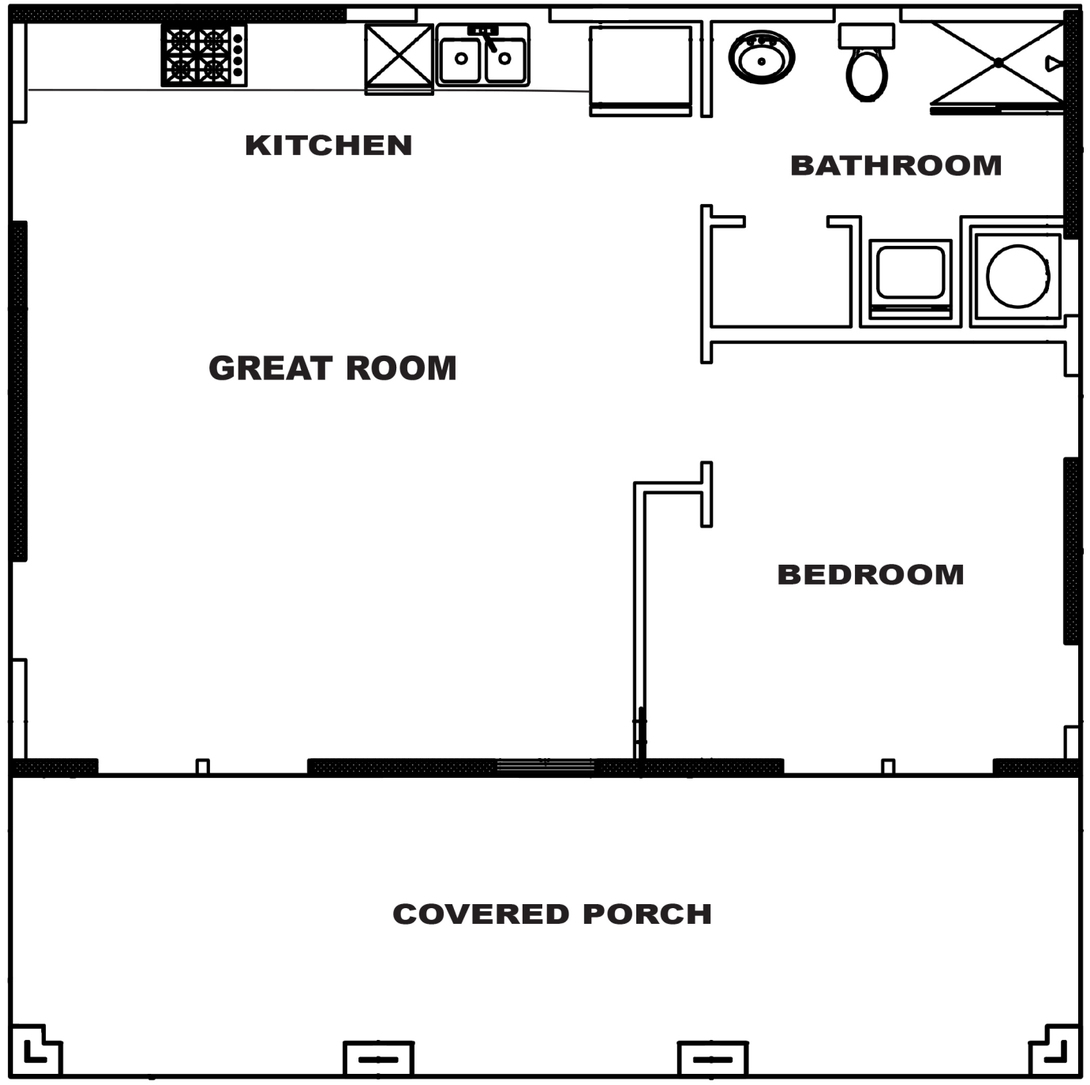


B



C





REYNEN & BARDIS
HOMES

Exhibit 6