PC Exhibit D

DEVELOPER
DESIGNER
ARCHITECTS
BUILDERS
INVESTORS

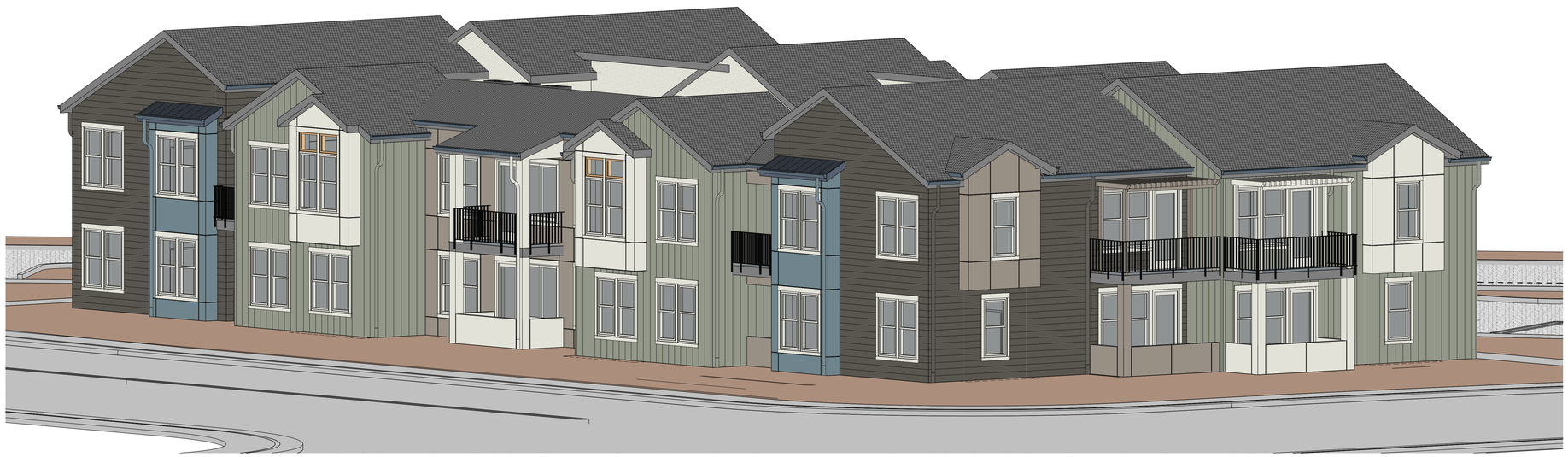
LOCAL

2715 K STREET, SUITE 250
SACRAMENTO, CA 95816
P: (916) 545-2514

WWW.ARCHITECTSLOCAL.COM

ROCKY RIDGE APARTMENTS

1995 ROCKY RIDGE DRIVE
ROSEVILLE, CA



D&S
DEVELOPMENT

1995 ROCKY RIDGE DRIVE, ROSEVILLE

1995 ROCKY RIDGE DRIVE
ROSEVILLE, CA 95661

PROJECT INFORMATION

ZONING: R3

SETBACKS:
FRONT: 20 FT.
SIDE: 5 FT.
REAR: 20 FT.

MAX BUILDING HEIGHT: 45 FT.
ACTUAL BUILDING HEIGHT 30 FT.

SITE AREA: 53,638 SF (1.23 ACRES)

PROJECT DENSITY CALCULATION

DENSITY BONUSES AND INCENTIVES BASED ON
CALIFORNIA TITLE 7 DIVISION 1 CHAPTER 4.3.

BASE DENSITY: 1.23 ACRES * 10 = 12.3
12 TOTAL UNITS

AFFORDABLE UNITS: 2 VERY LOW INCOME
DENSITY BONUS %: 2 / 12 = 16.7%
50% BONUS

BONUS UNITS: 12 * 50% = 6 UNITS
6 TOTAL BONUS UNITS

TOTAL UNITS: 18 TOTAL UNITS

BUILDING DATA

UNIT DATA

	SQ. FT.	QUAN.
1 BDR / 1 BA		
UNIT A1	675 SF	2
2 BDR / 2 BA		
UNIT B1	833 SF	2
UNIT B2	856 SF	2
UNIT B3	836 SF	2
UNIT B4	833 SF	1
UNIT B5	842 SF	2
UNIT B6	862 SF	2
UNIT B7	850 SF	2
UNIT B8	833 SF	1
UNIT C1	920 SF	2
TOTAL:		18 UNITS

RENTABLE AREA: 15,014 SF

BUILDING AREA:
LEVEL 1 8,940 SF
LEVEL 2 8,675 SF
TOTAL: 17,615 SF
(NOT INCLUDING DECKS)

PARKING REQUIREMENT:

1 BEDROOM: 1 SPACE PER UNIT
2 BEDROOM: 1.5 SPACES PER UNIT

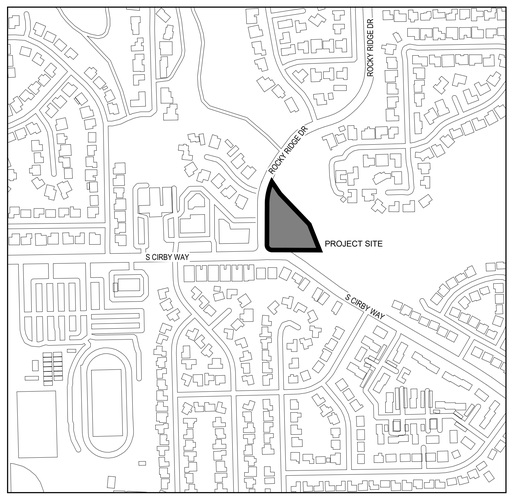
TOTAL PARKING REQUIRED:

1 BEDROOM: 2 X 1 = 2 SPACES
2 BEDROOM: 1.5 X 16 = 24 SPACES
TOTAL: 26 SPACES
2 ACCESSIBLE SPACES

PARKING PROVIDED:
27 SPACES
2 ACCESSIBLE SPACES

EV SPACES:
40% EV 12 SPACES
10% EV READY = 3 SPACES

VICINITY MAP



PROJECT TEAM

OWNER: D&S DEVELOPMENT
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PHONE: 916.545.2512

CIVIL ENGINEER: PEABODY ENGINEERING
CONTACT: ROSS PEABODY
1700 ALHAMBRA BLVD #102
SACRAMENTO, CA 95816
916.731.8088
RPEABODY@PEABODYENG.COM

LANDSCAPE ARCHITECT: LANDSCAPE TECHNOLOGIES
970 WOODLAKE DRIVE
CARDIFF BY THE SEA, CA 92007
CONTACT: STEVE SHERMAN
EMAIL: CLTLANDARCH@ROADRUNNER.COM
PHONE: 760.809.3241

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NO.:	ISSUANCE/REVISION:	DATE:

DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. © ARCHITECTS LOCAL 2023.

DATE: JUNE 19, 2024

AL PROJECT NUMBER: 2-232203

AHJ PROJECT NUMBER:

COVER SHEET

G001

1 ARCHITECTURAL SITE PLAN-A
1" = 20'-0"

N

LEGEND

- PARKING LOT PAVING
- SIDEWALK PAVING
- PROPOSED BUILDING
- PLANTING AREA
- PATIO AREA, BALCONY ABOVE
- PROPERTY LINE
- SETBACK LINES
- FIRE TRUCK ACCESS

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ARCHITECTURAL SITE PLAN

A101