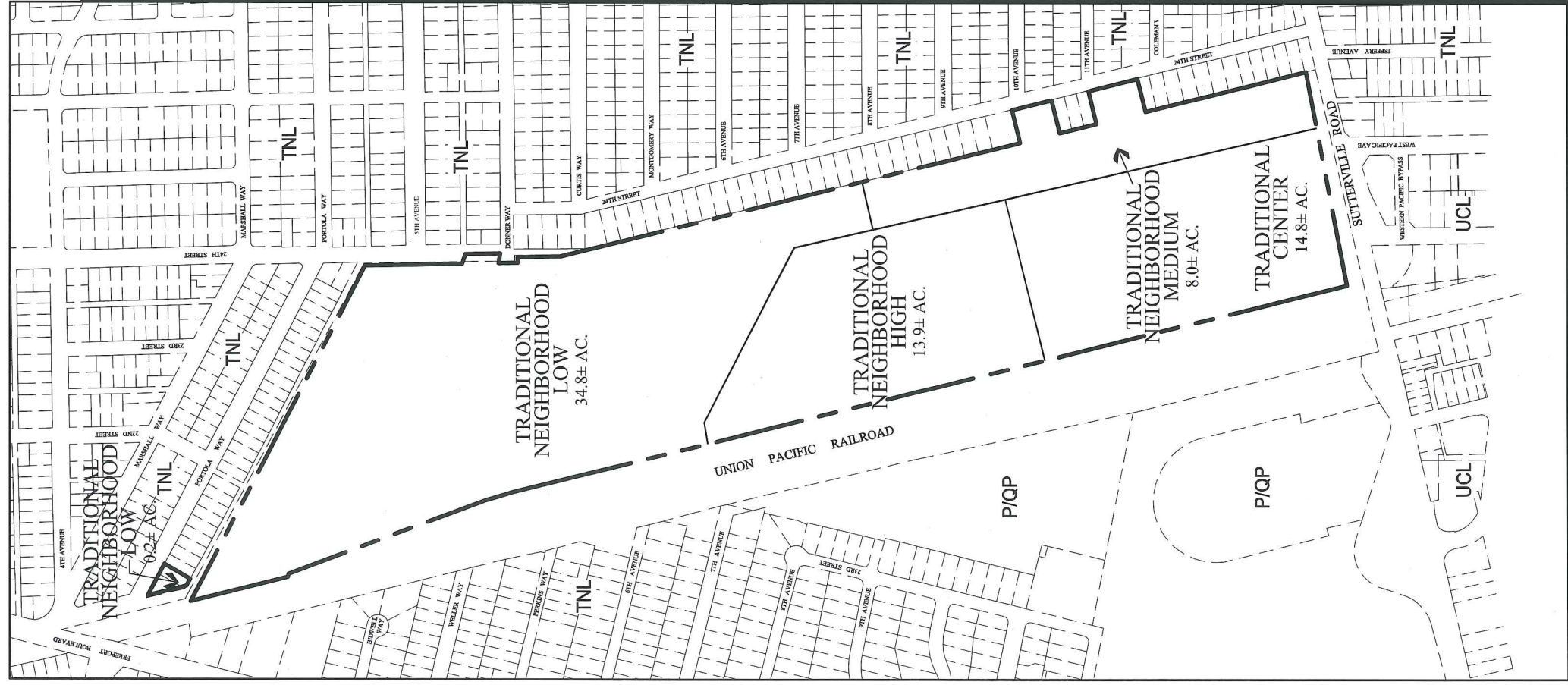
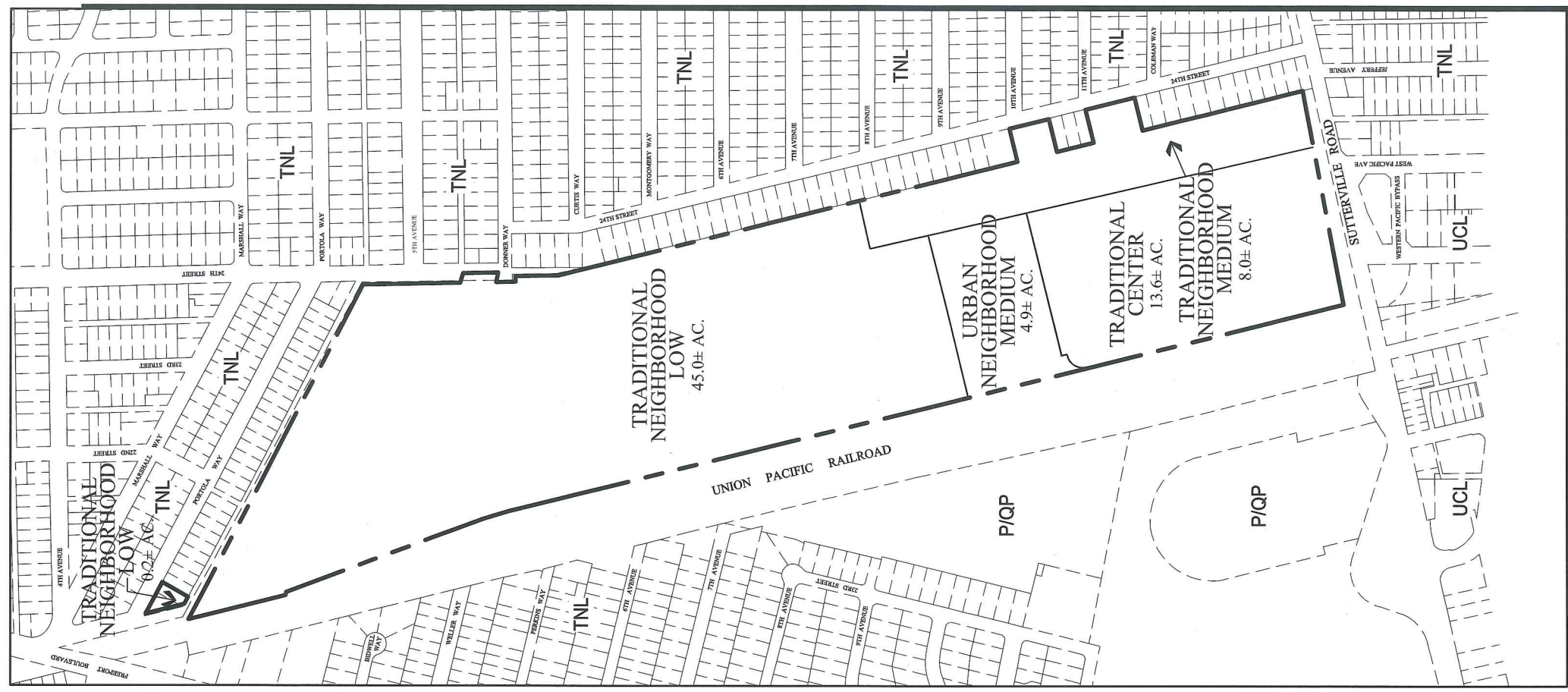


GENERAL PLAN AMENDMENT EXHIBIT CURTIS PARK VILLAGE

CITY OF SACRAMENTO, CALIFORNIA
APRIL 26, 2013



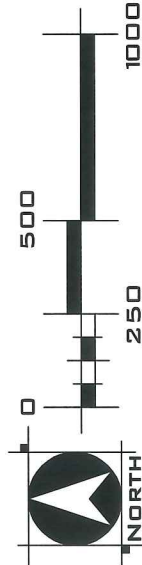
Existing General Plan



Proposed General Plan

SUMMARY TABLE

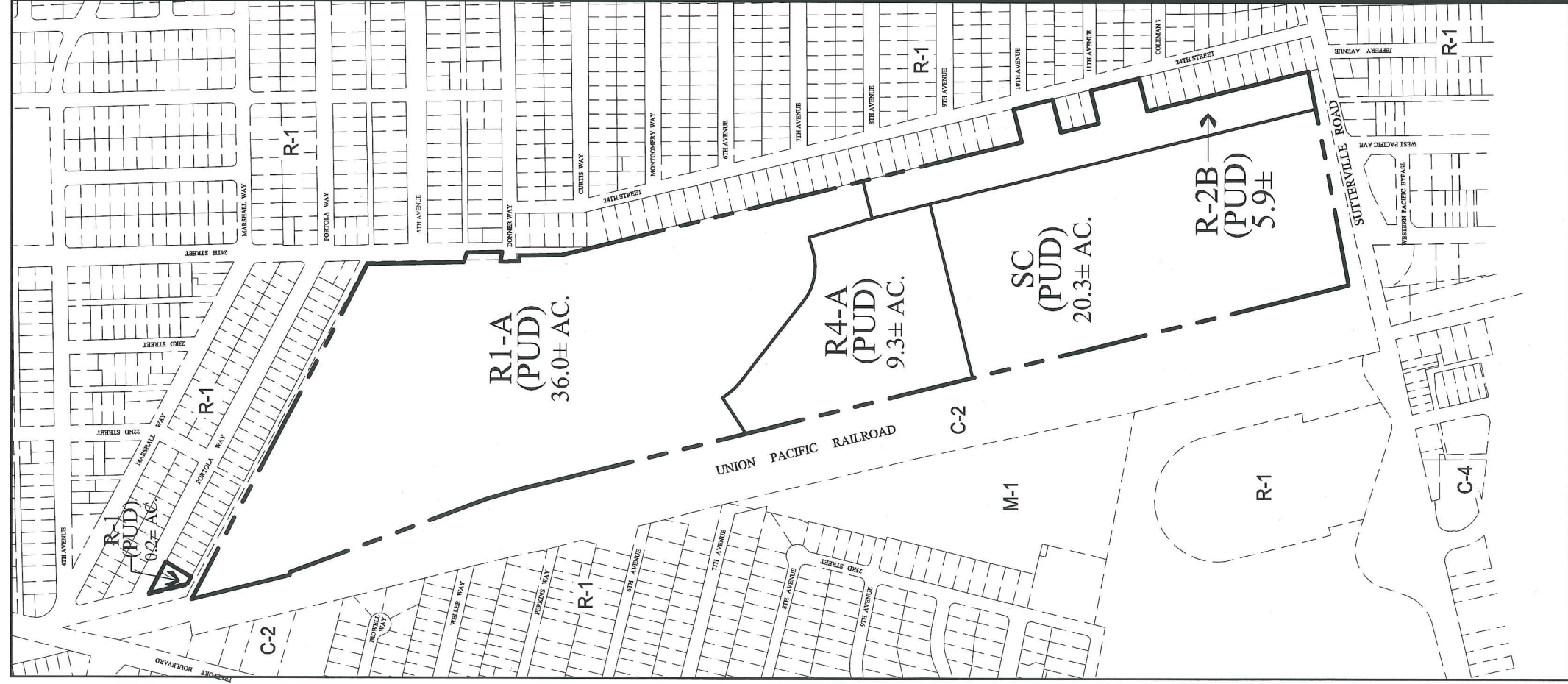
DESIGNATION	LAND USE	EXISTING	PROPOSED	DIFFERENCE
TRADITIONAL NEIGHBORHOOD LOW	SINGLE-FAMILY RESIDENTIAL (3-8 DU/AC)	35.0	45.2	+ 10.2
TRADITIONAL NEIGHBORHOOD MEDIUM	SINGLE-FAMILY RESIDENTIAL (8-21 DU/AC)	8.0	8.0	0
TRADITIONAL NEIGHBORHOOD HIGH	SINGLE-FAMILY RESIDENTIAL (18-36 DU/AC)	13.9	0	- 13.9
URBAN NEIGHBORHOOD MEDIUM	MULTI-FAMILY RESIDENTIAL (33-110 DU/AC / FAR: 1.5-4.0)	0	4.9	+ 4.9
TRADITIONAL CENTER	COMMERCIAL (15-36 DU/AC / FAR: 0.3-2.0)	14.8	13.6	- 1.2
		71.7± AC	71.7± AC	



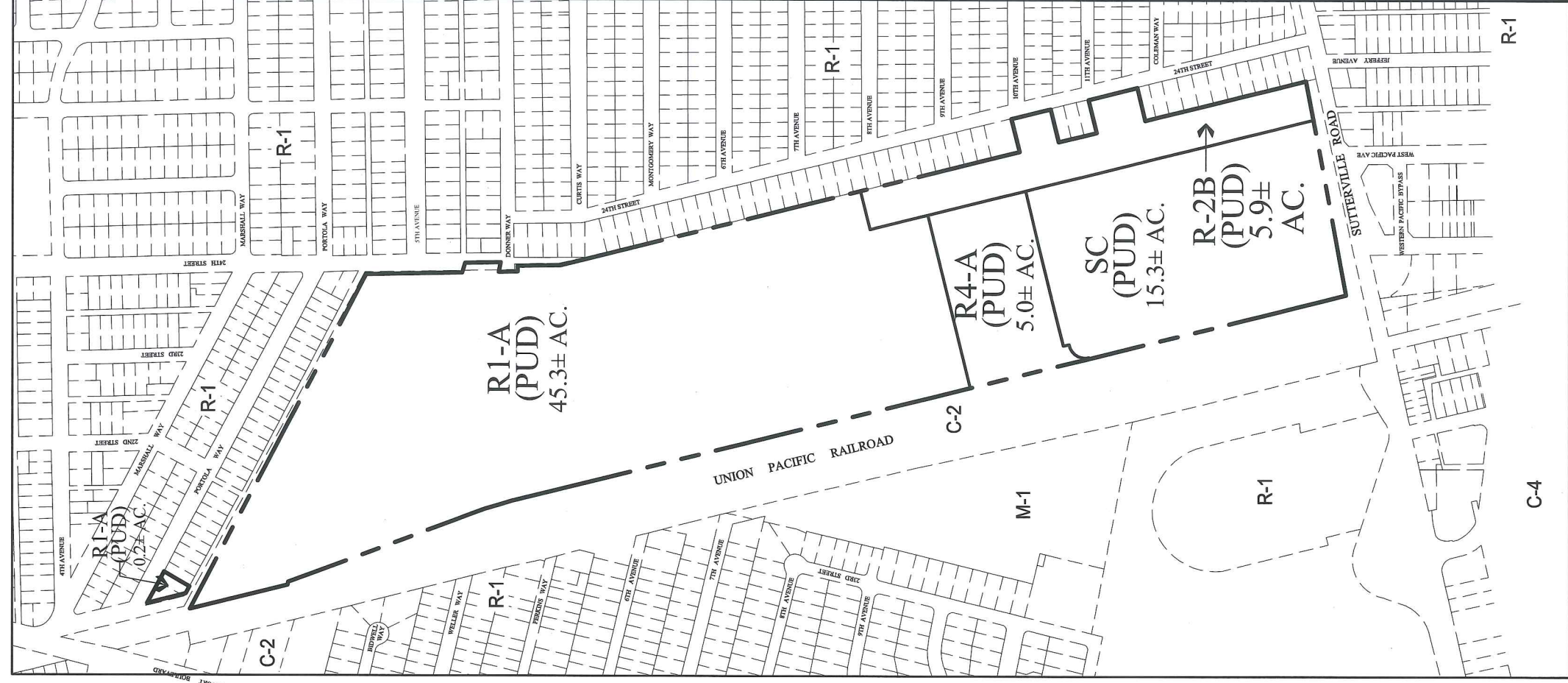
REZONE EXHIBIT CURTIS PARK VILLAGE

CITY OF SACRAMENTO, CALIFORNIA

APRIL 26, 2013



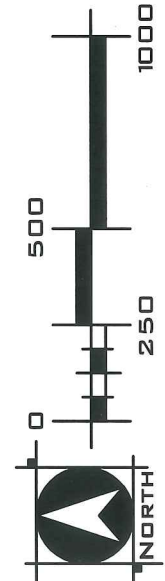
Existing Zoning



Proposed Zoning

ZONING SUMMARY TABLE

DESIGNATION	LAND USE	EXISTING	PROPOSED	DIFFERENCE
R-1A (PUD)	SINGLE-FAMILY ALTERNATIVE ZONE	36.2	45.5	+ 9.3
R-2B (PUD)	SINGLE-FAMILY ALTERNATIVE ZONE	5.9	5.9	0
R-4A (PUD)	MULTI-FAMILY RESIDENTIAL	9.3	5.0	- 4.3
SC (PUD)	SHOPPING CENTER	20.3	15.3	- 5.0
		71.7± AC	71.7± AC	

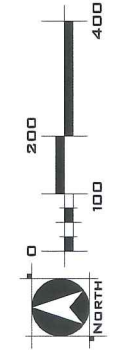
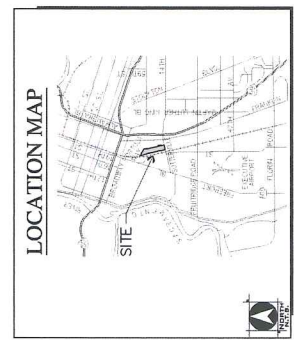


SCHEMATIC PLAN
CURTIS PARK VILLAGE
 CITY OF SACRAMENTO, CALIFORNIA
 APRIL 26th, 2013

- SINGLE FAMILY - TRADITIONAL
- SINGLE FAMILY - BROWNSTONES
- SINGLE FAMILY - COTTAGE INFILL
- FLEX ZONE MULTI-FAMILY - 41.4 DU/AC
- FLEX ZONE MULTI-FAMILY - 52.4 DU/AC
- COMMERCIAL AREA
- PARK
- OPEN SPACE
- PUBLIC/QUASI-PUBLIC

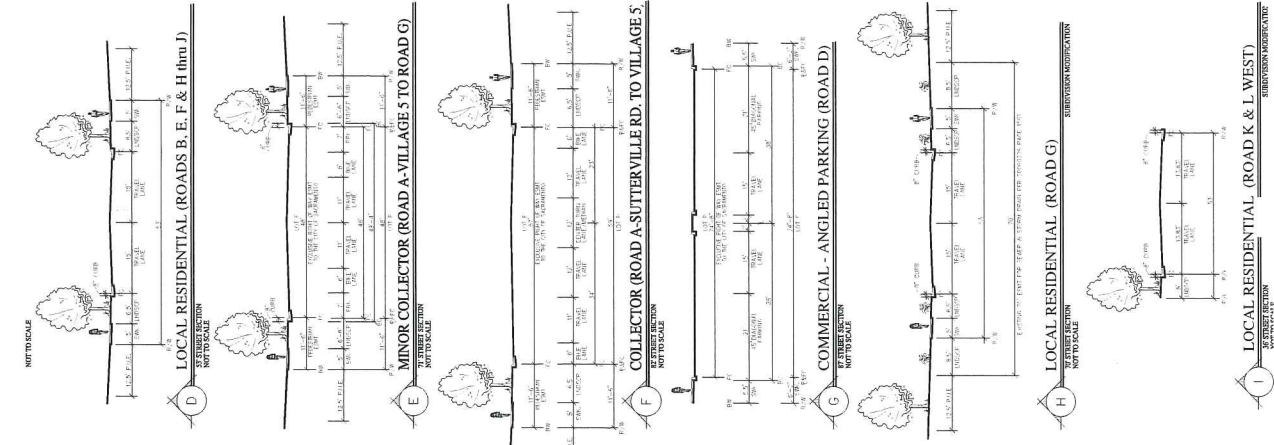
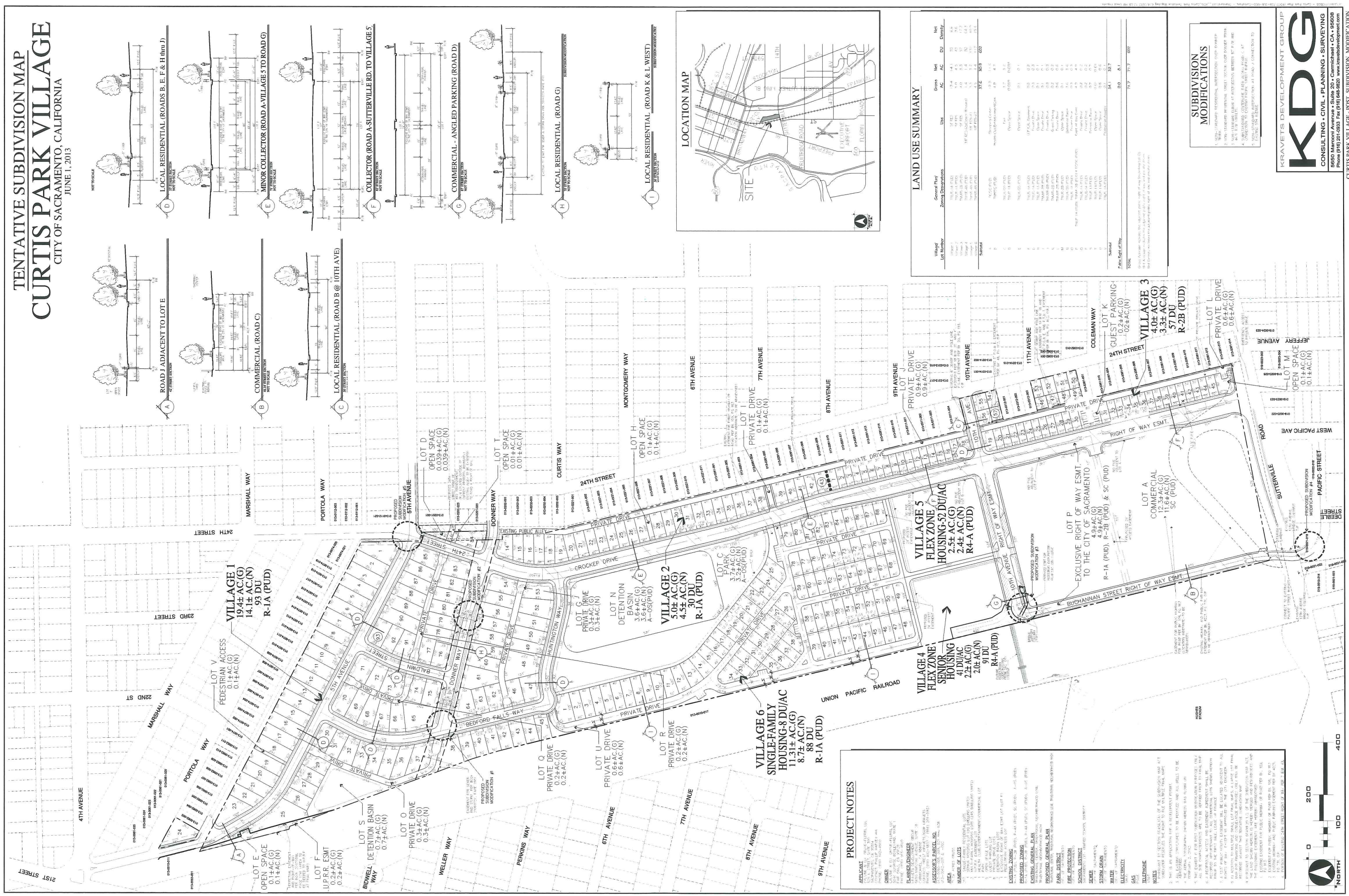


NOTE
 ULTIMATE BUILDING/DRIVEWAY LOCATIONS SHALL BE IN GENERAL COMPLIANCE WITH THE LOCATIONS SHOWN ON THIS PLAN.



TENTATIVE SUBDIVISION MAP CURTIS PARK VILLAGE CITY OF SACRAMENTO, CALIFORNIA

JUNE 1, 2013



LAND USE SUMMARY

Village/ Lot Number	General/ Special District	Use	Gross A.C.	Net A.C.	DU	Density
1	RESIDENTIAL (R-1A)	Open Space	19.4	14.1	93	6.5
2	RESIDENTIAL (R-1A)	Open Space	5.0	4.5	30	6.7
3	RESIDENTIAL (R-2B)	Open Space	4.0	3.3	57	17.3
4	RESIDENTIAL (R-4A)	Open Space	4.0	3.3	57	17.3
5	RESIDENTIAL (R-4A)	Open Space	2.5	2.4	91	38.0
6	RESIDENTIAL (R-1A)	Open Space	8.7	8.7	88	10.1
TOTAL			37.6	30.9	408	

SUBDIVISION MODIFICATIONS

1. LOCAL RESIDENTIAL, REVERTED TO UNIMPROVED
 2. LOCAL RESIDENTIAL, REVERTED TO UNIMPROVED
 3. LOCAL RESIDENTIAL, REVERTED TO UNIMPROVED
 4. LOCAL RESIDENTIAL, REVERTED TO UNIMPROVED
 5. LOCAL RESIDENTIAL, REVERTED TO UNIMPROVED
 6. LOCAL RESIDENTIAL, REVERTED TO UNIMPROVED

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 2680 15th Avenue, Ste. 950, Colusa, CA 95630
 Phone (916) 201-0933 Fax (916) 448-9820 www.kdv.com

CURTIS PARK VILLAGE - POST SUBDIVISION MODIFICATION

PROJECT NOTES

1. THIS IS A TENTATIVE MAP. THE CITY ENGINEER'S REVIEW AND APPROVAL IS REQUIRED BEFORE CONSTRUCTION.
2. ALL DISTRICTS, ZONINGS, AND SUBDIVISIONS SHOWN ON THIS MAP ARE SUBJECT TO THE CITY ENGINEER'S REVIEW AND APPROVAL.
3. THE CITY ENGINEER'S REVIEW AND APPROVAL IS REQUIRED BEFORE CONSTRUCTION.
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