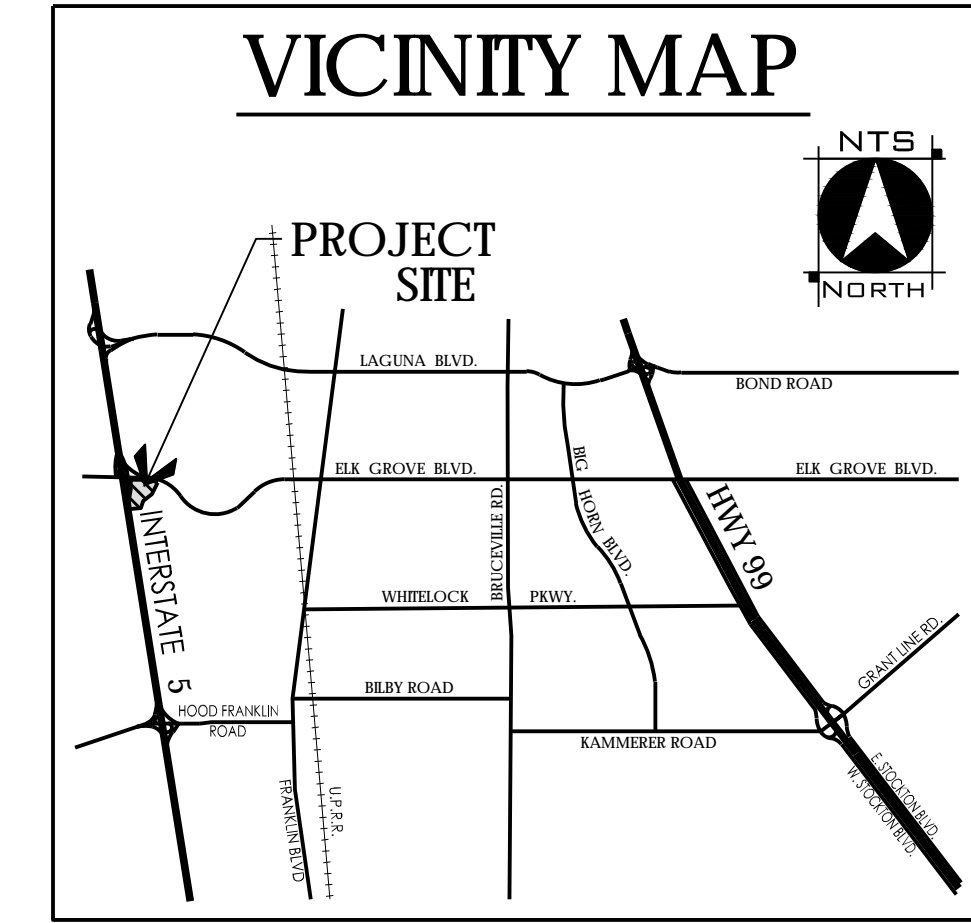
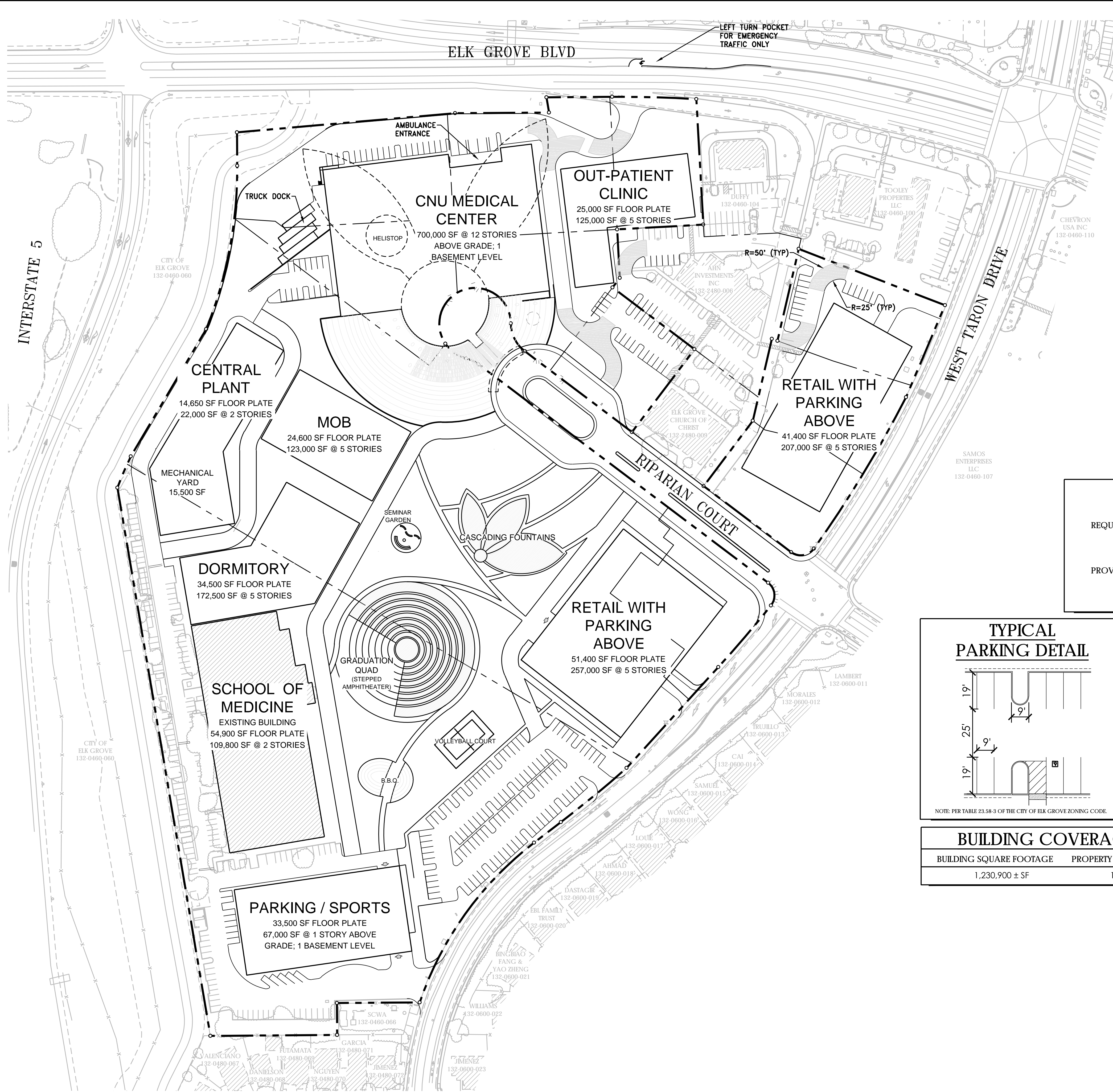


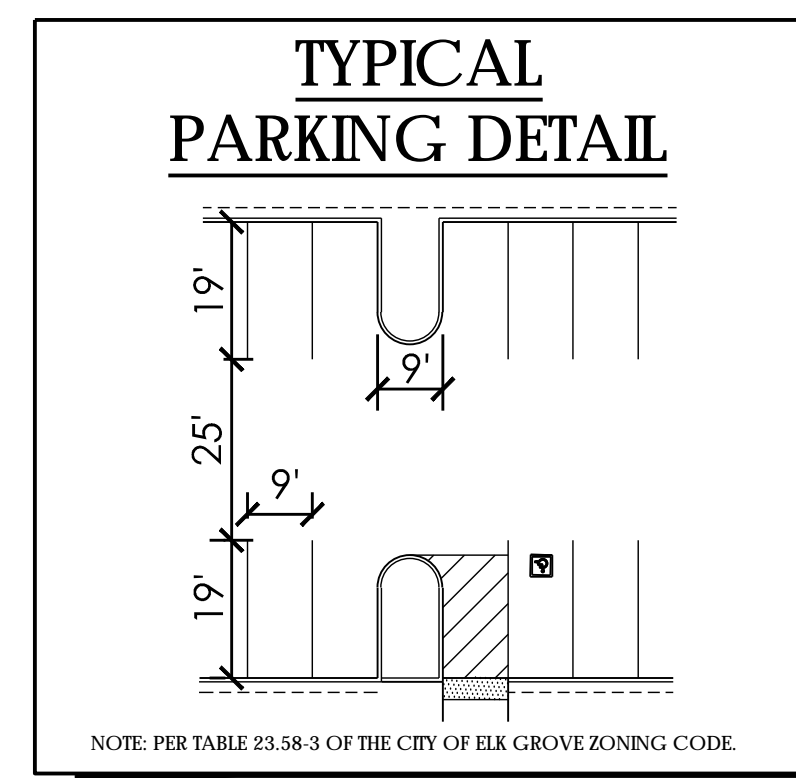
# CONCEPTUAL PRELIMINARY OVERALL SITE PLAN CALIFORNIA NORTH STATE UNIVERSITY MEDICAL CAMPUS CITY OF ELK GROVE, CALIFORNIA

APRIL 15, 2019



### PARKING REQUIREMENT

REQUIRED=	3,147 PARKING SPACES
PROVIDED=	3,390 PARKING SPACES



### BUILDING SETBACKS

LOCATION	DISTANCE
FRONT	TBD
STREET SIDE YARD	TBD
INTERIOR SIDE YARD	TBD
REAR YARD	TBD
MAXIMUM BUILDING HEIGHT	TBD

1. TO BE DETERMINED THROUGH THE DESIGN REVIEW PROCESS.

### BUILDING COVERAGE SUMMARY

BUILDING SQUARE FOOTAGE	PROPERTY SQUARE FOOTAGE	COVERAGE
1,230,900 ± SF	1,026,000 ± SF	120.0% ±

### PROJECT NOTES

**OWNER**  
CALIFORNIA NORTHSTATE UNIVERSITY  
9700 WEST TARON DRIVE  
ELK GROVE, CA 95757  
CONTACT: ALVIN CHEUNG  
(916) 686-8883

**APPLICANT**  
FONG & CHAN ARCHITECTS  
1361 BUSH STREET  
SAN FRANCISCO, CA 94109  
CONTACT: PAOLO DIAZ  
(415) 931-8600

**SURVEYOR**  
DENNIS BARBER, PLS 8067  
3301 C STREET BLDG. 100B  
SACRAMENTO, CA 95816  
PHONE: (916) 341-7760

**ASSESSOR'S PARCEL NO.**  
132-2480-001, -002, -003, -004, -005, -007, -008, -010, -011  
132-2160-001, -002, 132-0460-076

**AREA**  
24.6 ± ACRES GROSS

**EXISTING USE**  
RETAIL/COMMERCIAL, OFFICE, PRIVATE SCHOOL

**PROPOSED USE**  
PRIVATE SCHOOL, MEDICAL FACILITY

**EXISTING/ PROPOSED GENERAL PLAN DESIGNATION**  
COMMERCIAL & EMPLOYMENT

**EXISTING/ PROPOSED SPECIFIC PLAN DESIGNATION**  
N/A

**EXISTING/ PROPOSED ZONING**  
GC - GENERAL COMMERCIAL  
MP - INDUSTRIAL/OFFICE PARK.

**PARK DISTRICT**  
COSUMNES CSD  
9355 E. STOCKTON BLVD. #185  
ELK GROVE, CA 95624  
(916) 405-7150

**FIRE PROTECTION**  
COSUMNES CSD  
9355 E. STOCKTON BLVD. #185  
ELK GROVE, CA 95624  
(916) 405-7150

**SCHOOL DISTRICT**  
ELK GROVE UNIFIED SCHOOL DISTRICT  
9510 ELK GROVE-FLOREN ROAD  
ELK GROVE, CA 95624  
(916) 686-5085

**SEWER**  
SACRAMENTO AREA SEWER DISTRICT  
10060 GOETHE ROAD  
SACRAMENTO, CA 95827  
(916) 876-7526

**STORM DRAINAGE**  
CITY OF ELK GROVE  
8401 LAGUNA PALMS WAY  
ELK GROVE, CA 95758  
(916) 687-3005

**WATER**  
SACRAMENTO COUNTY WATER AGENCY  
827 7TH STREET, ROOM 301  
SACRAMENTO, CA 95814  
(916) 874-6851

**ELECTRICITY**  
SMUD  
6301 S STREET  
SACRAMENTO, CA 95817  
(916) 742-7683

**GAS**  
PG&E  
5555 FLORIN PERKINS ROAD  
SACRAMENTO, CA 95826  
(916) 386-5453

**TELEPHONE**  
FRONTIER COMMUNICATIONS  
9257 LAGUNA SPRINGS WAY #160  
ELK GROVE, CA 95758  
(916) 691-5615

### NOTES

- THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
- THIS EXHIBIT IS FOR PRELIMINARY PLAN PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO DEVELOPMENT.
- THE AERIAL TOPOGRAPHY SHOWN HEREON WAS PROVIDED BY OTHERS.
- NO DESIGN DEVIATIONS ARE PROPOSED WITH THIS SITE DESIGN.

### SURVEYOR'S STATEMENT

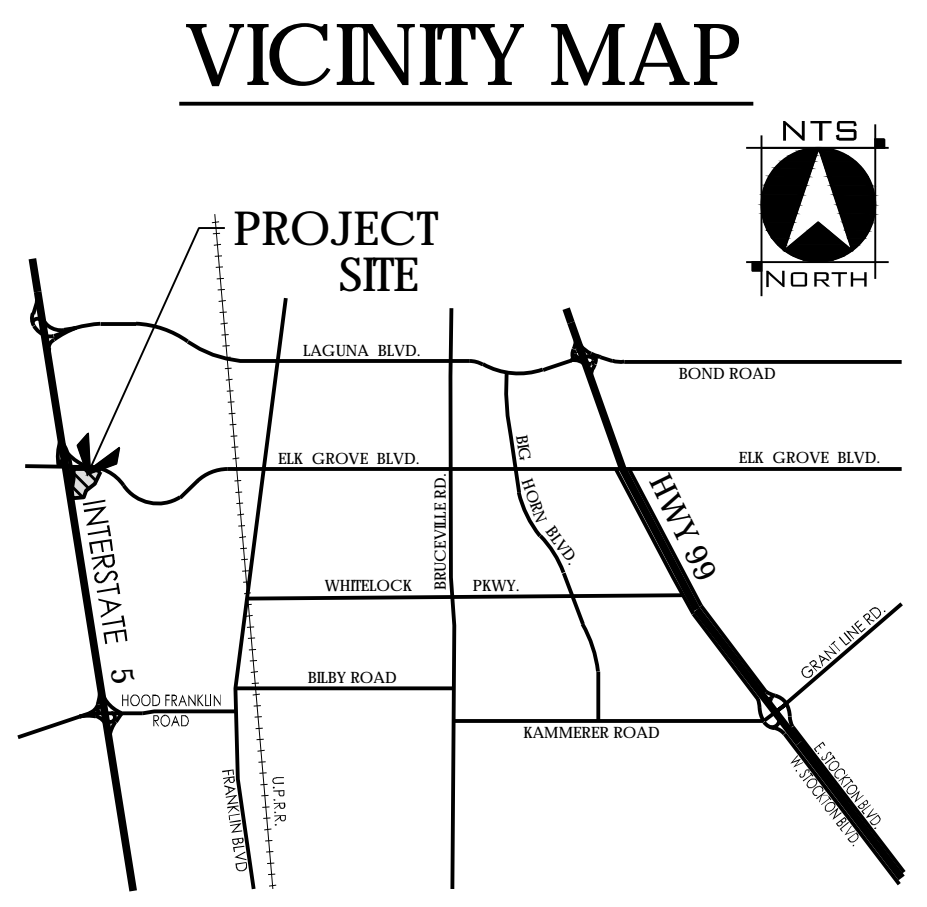
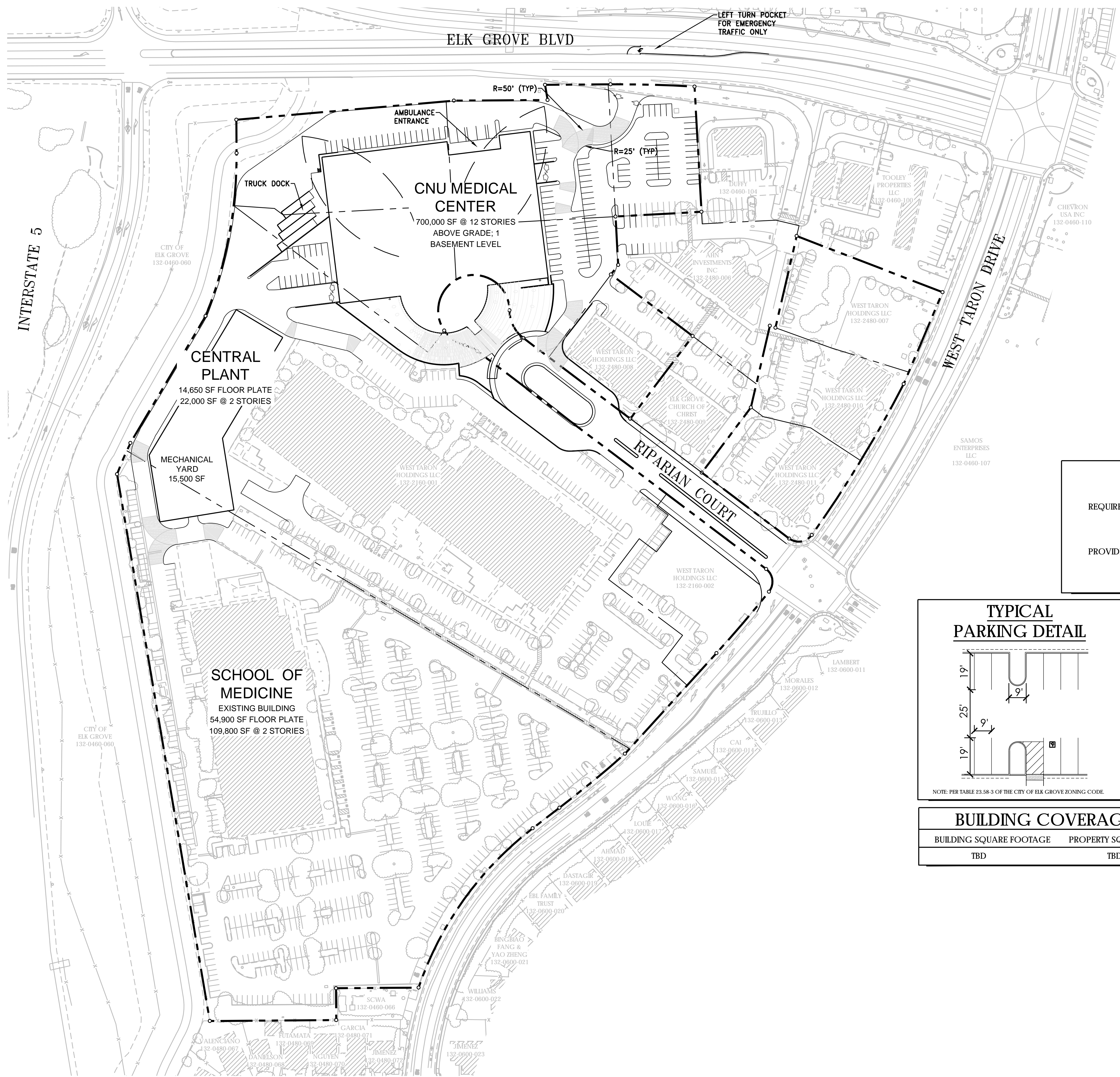
I HEREBY STATE THAT THIS PRELIMINARY SITE PLAN ACCURATELY DEPICTS THE LOCATION, WIDTH, TYPE AND RECORDING INFORMATION OF ALL RECORD EASEMENTS LISTED IN THE PRELIMINARY TITLE REPORT ISSUED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. 0131-622971ALA, DATED JANUARY 16, 2019.

DENNIS BARBER, P.L.S. 8067 DATE \_\_\_\_\_

**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
3301 C St, Bldg. 100-B Tel 916.341.7760  
Sacramento, CA 95816 Fax 916.341.7767

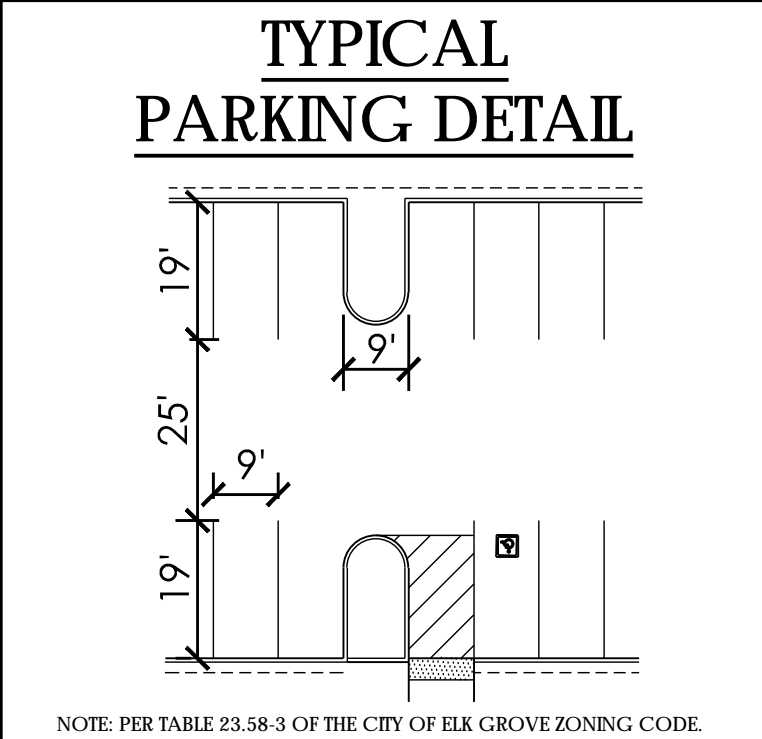
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# CONCEPTUAL PRELIMINARY SITE PLAN PHASE 1 CALIFORNIA NORTH STATE UNIVERSITY MEDICAL CAMPUS CITY OF ELK GROVE, CALIFORNIA APRIL 15, 2019



### PARKING REQUIREMENT

REQUIRED=	1,452 PARKING SPACES
PROVIDED=	1,554 PARKING SPACES



### BUILDING SETBACKS

LOCATION	DISTANCE
FRONT	1' TBD
STREET SIDE YARD	TBD
INTERIOR SIDE YARD	TBD
REAR YARD	TBD
MAXIMUM BUILDING HEIGHT	TBD

1. TO BE DETERMINED THROUGH THE DESIGN REVIEW PROCESS.

### BUILDING COVERAGE SUMMARY

BUILDING SQUARE FOOTAGE	PROPERTY SQUARE FOOTAGE	COVERAGE
TBD	TBD	TBD

### PROJECT NOTES

**OWNER**  
CALIFORNIA NORTHSTATE UNIVERSITY  
9700 WEST TARON DRIVE  
ELK GROVE, CA 95757  
CONTACT: ALVIN CHEUNG  
(916) 686-8883

**APPLICANT**  
FONG & CHAN ARCHITECTS  
1361 BUSH STREET  
SAN FRANCISCO, CA 94109  
CONTACT: PAOLO DIAZ  
(415) 931-8600

**SURVEYOR**  
DENNIS BARBER, PLS 8067  
3301 C STREET, BLDG. 100B  
SACRAMENTO, CA 95816  
PHONE: (916) 341-7780

**ASSESSOR'S PARCEL NO.**  
132-2480-001, -002, -003, -004, -005, -007, -008, -010, -011  
132-2160-001, -002, 132-0460-076

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24.6 ± ACRES GROSS

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COMMERCIAL & EMPLOYMENT

**EXISTING/ PROPOSED SPECIFIC PLAN DESIGNATION**  
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ELK GROVE, CA 95624  
(916) 405-7150

**FIRE PROTECTION**  
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ELK GROVE, CA 95758  
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(916) 386-5453

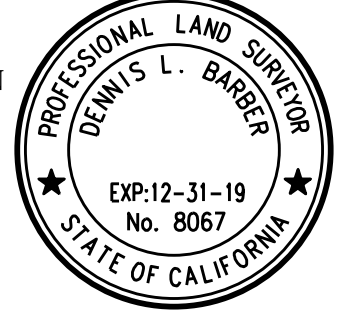
**TELEPHONE**  
FRONTIER COMMUNICATIONS  
9257 LAGUNA SPRINGS WAY #160  
ELK GROVE, CA 95758  
(916) 691-5615

### NOTES

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- THIS EXHIBIT IS FOR PRELIMINARY PLAN PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO DEVELOPMENT.
- THE AERIAL TOPOGRAPHY SHOWN HEREON WAS PROVIDED BY OTHERS.
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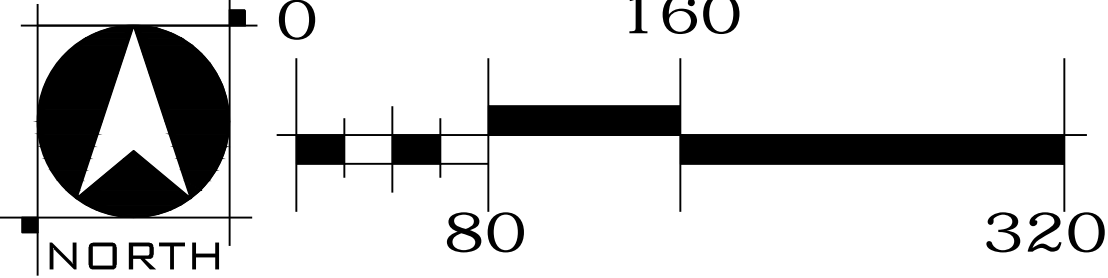
### SURVEYOR'S STATEMENT

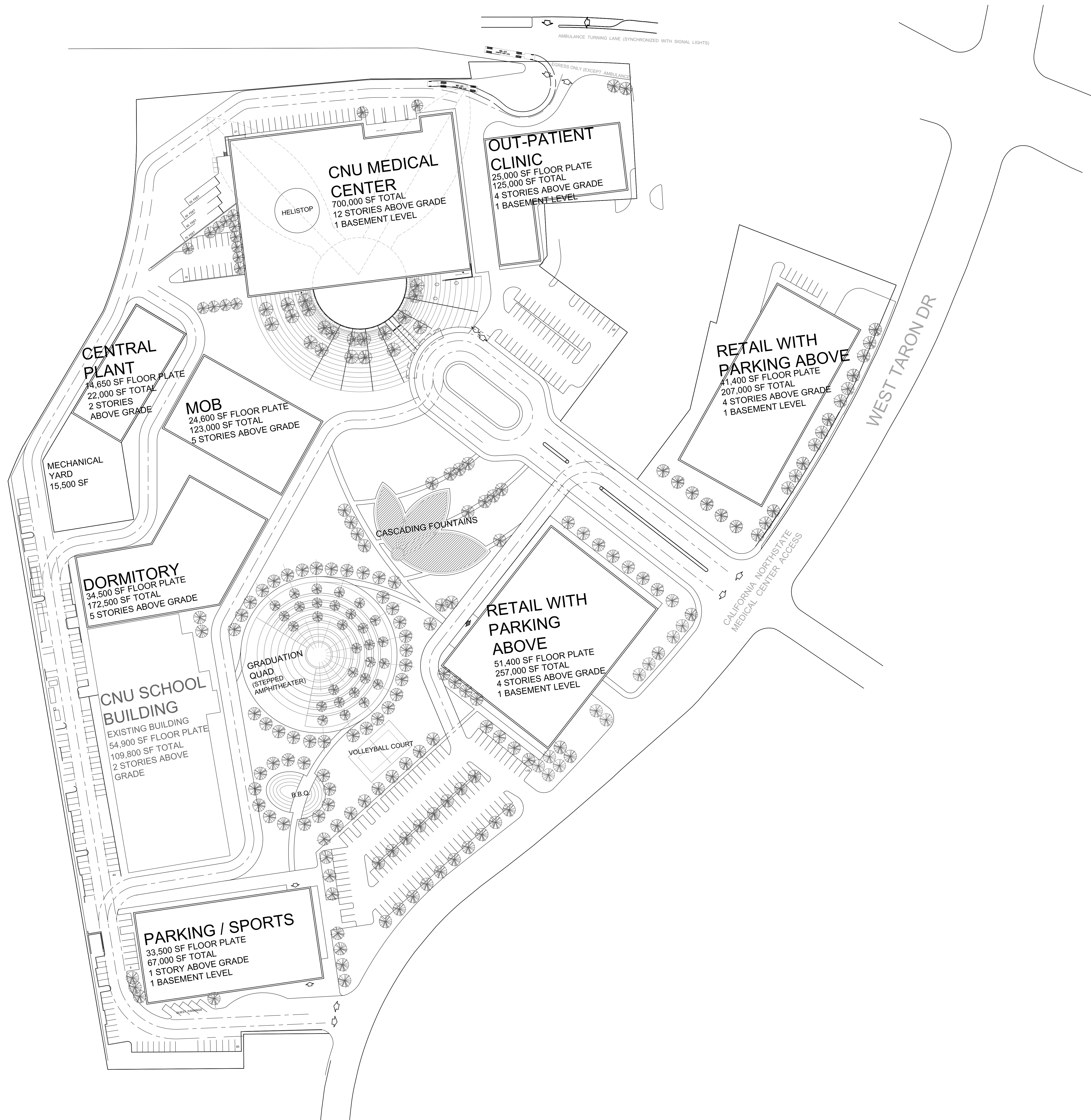
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DENNIS BARBER, P.L.S. 8067 DATE \_\_\_\_\_

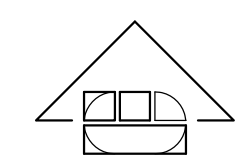
**WOOD RODGERS**  
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3301 C St, Bldg. 100-B Tel 916.341.7760  
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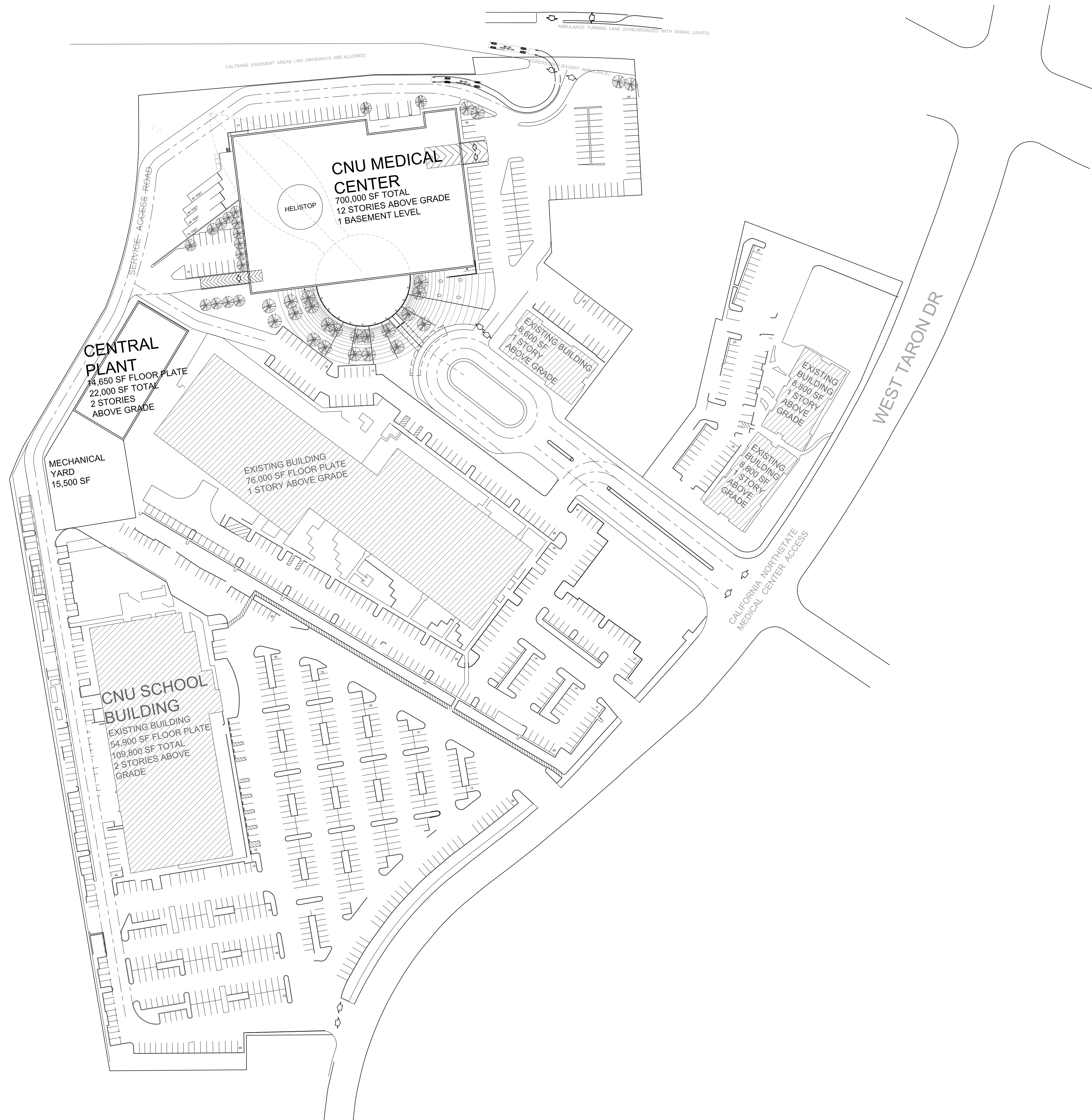


# MASTER SITE PLAN

CALIFORNIA NORTHSTATE UNIVERSITY MEDICAL CENTER  
FONG AND CHAN ARCHITECTS

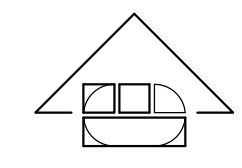


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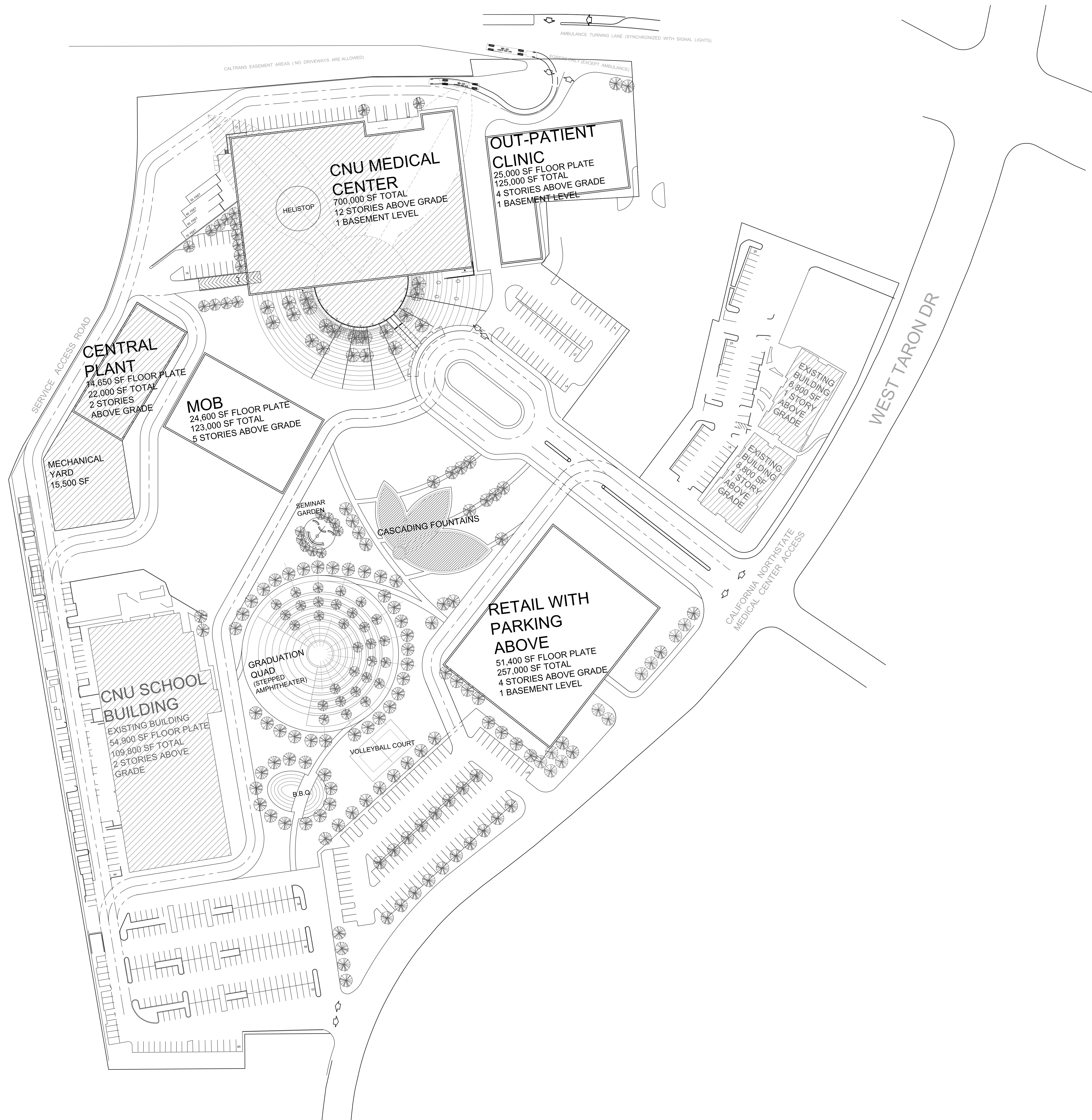


# SITE PLAN PHASE 1

CALIFORNIA NORTHSTATE UNIVERSITY MEDICAL CENTER  
FONG AND CHAN ARCHITECTS

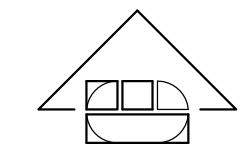


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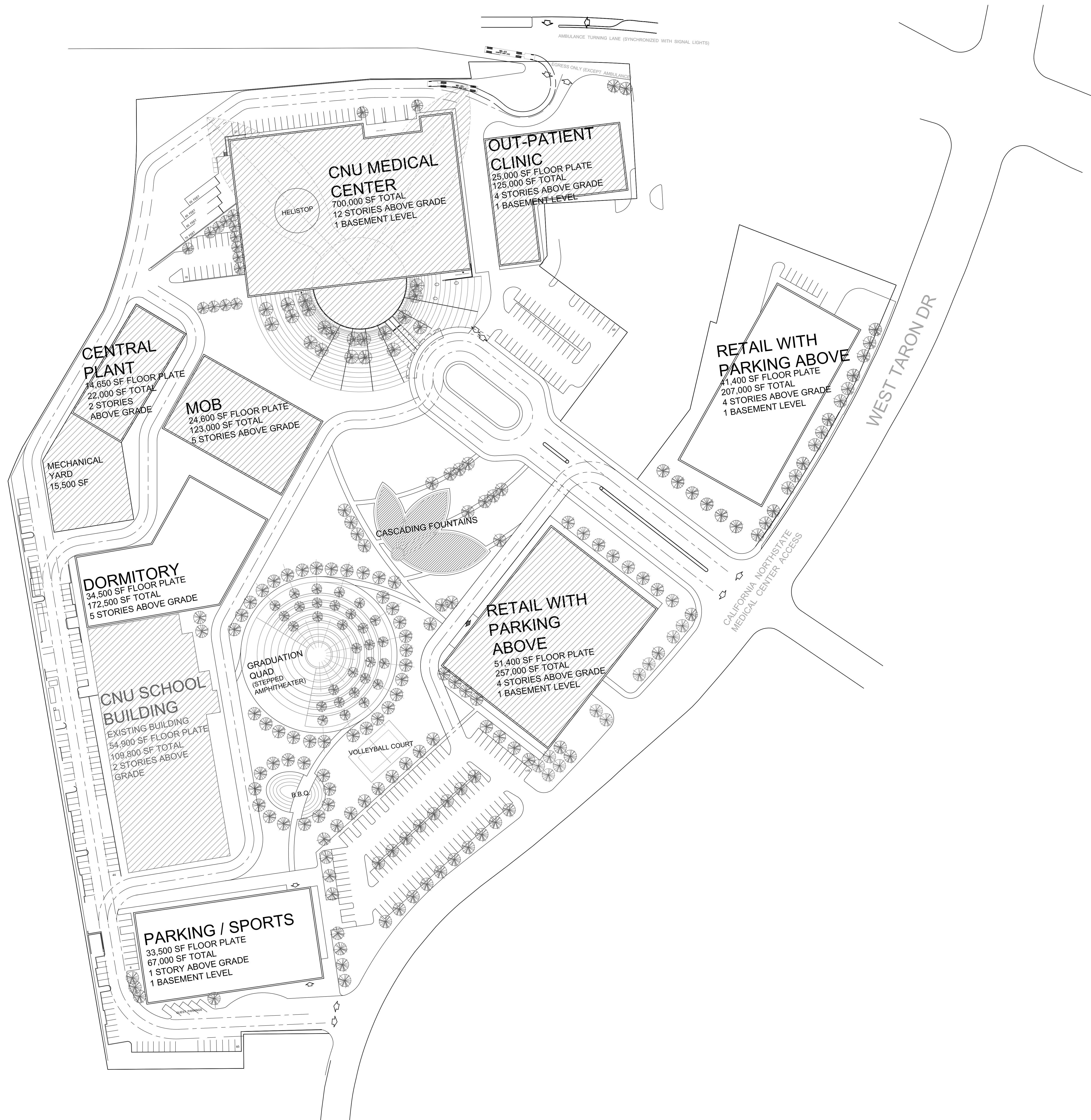


# SITE PLAN PHASE 2

CALIFORNIA NORTHSTATE UNIVERSITY MEDICAL CENTER  
FONG AND CHAN ARCHITECTS

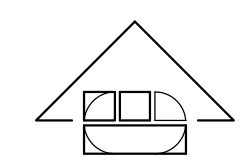


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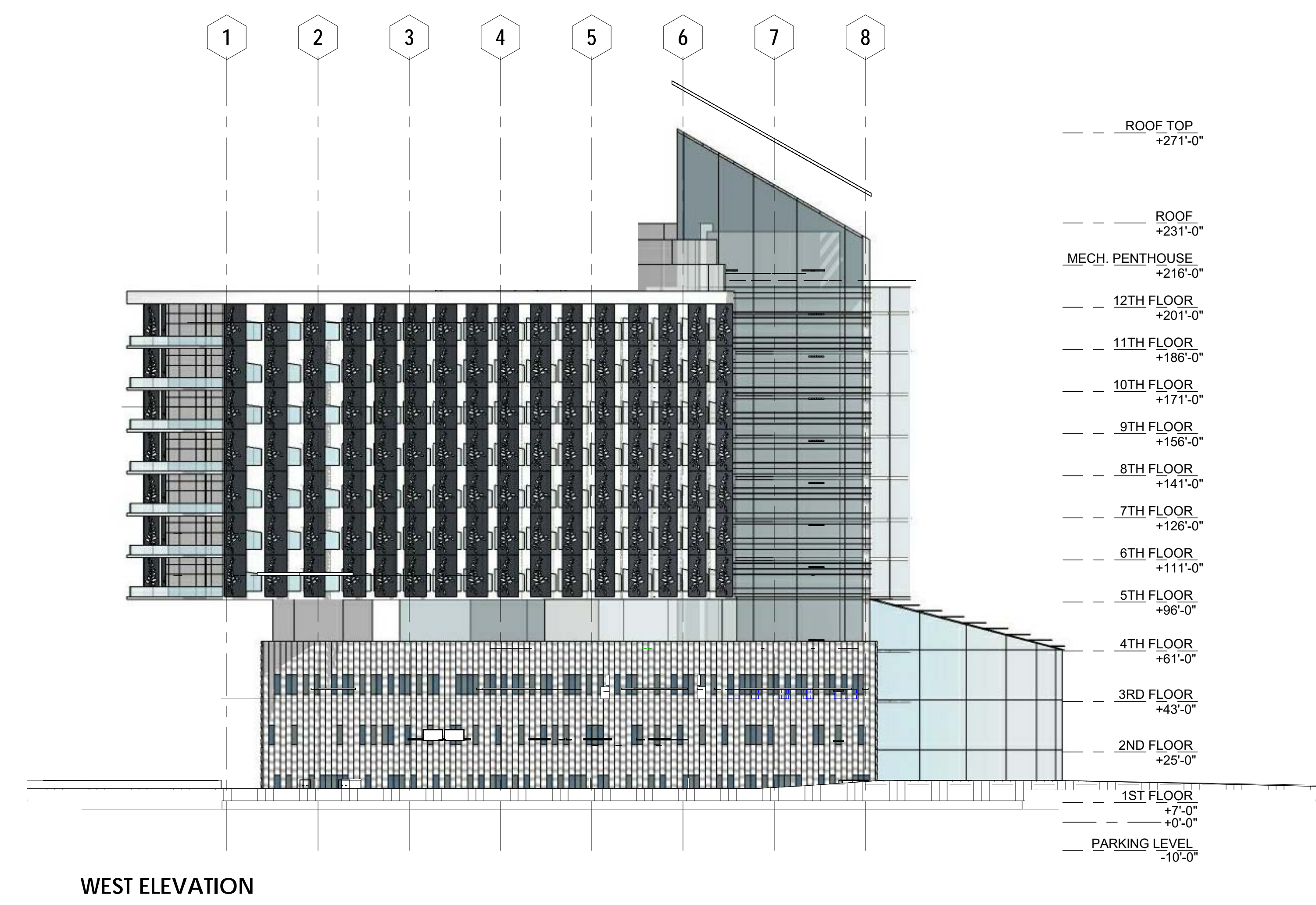
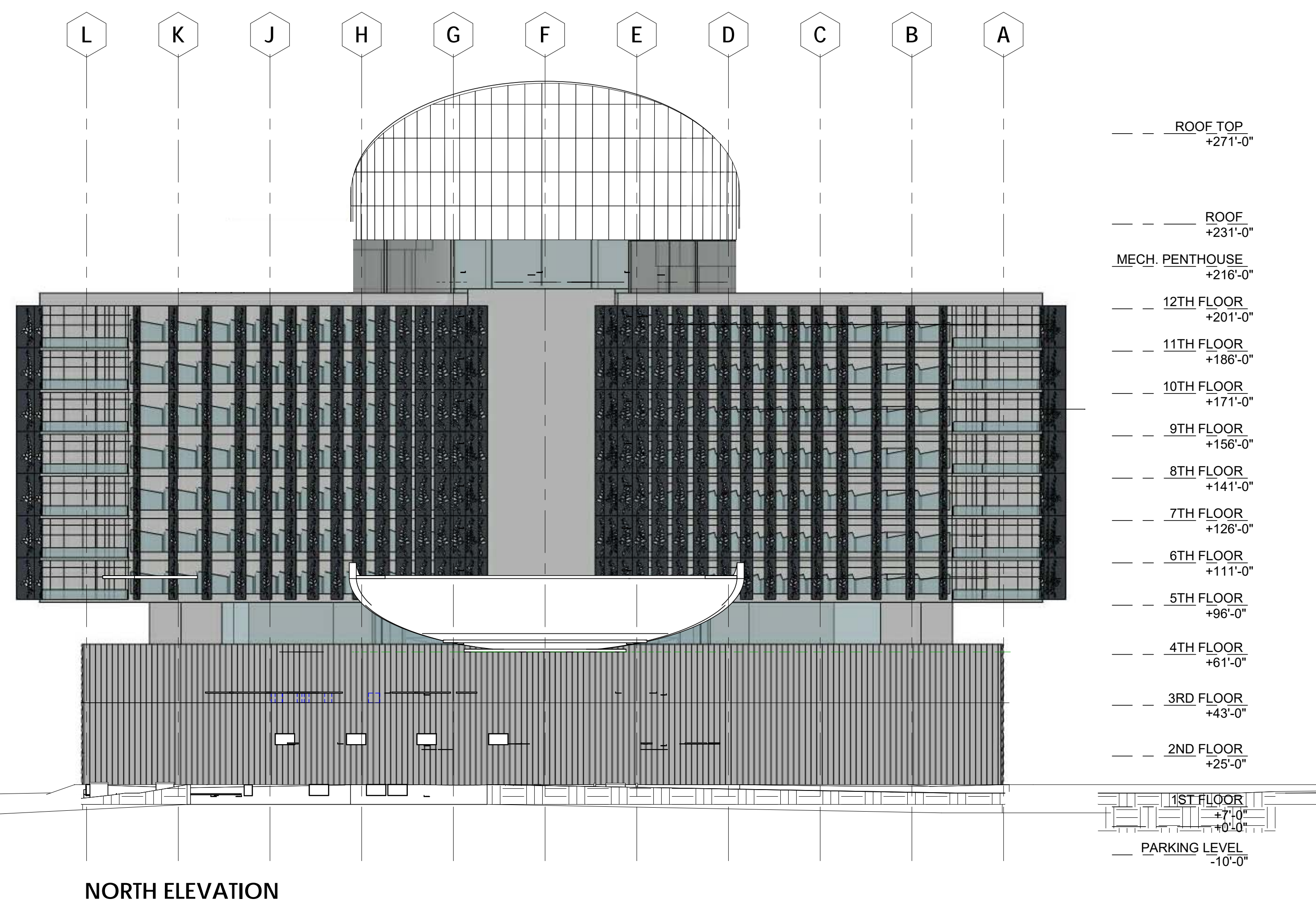
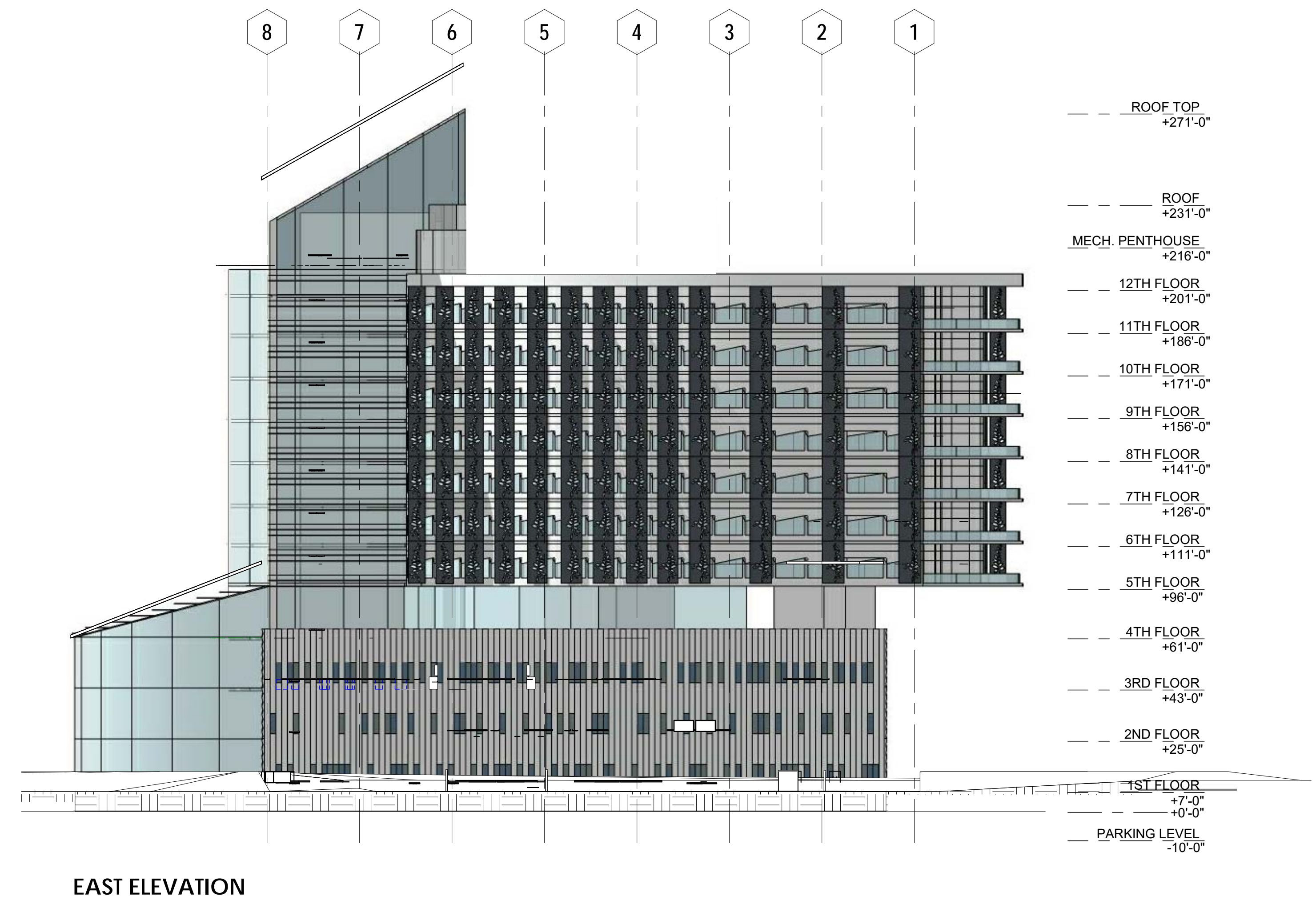
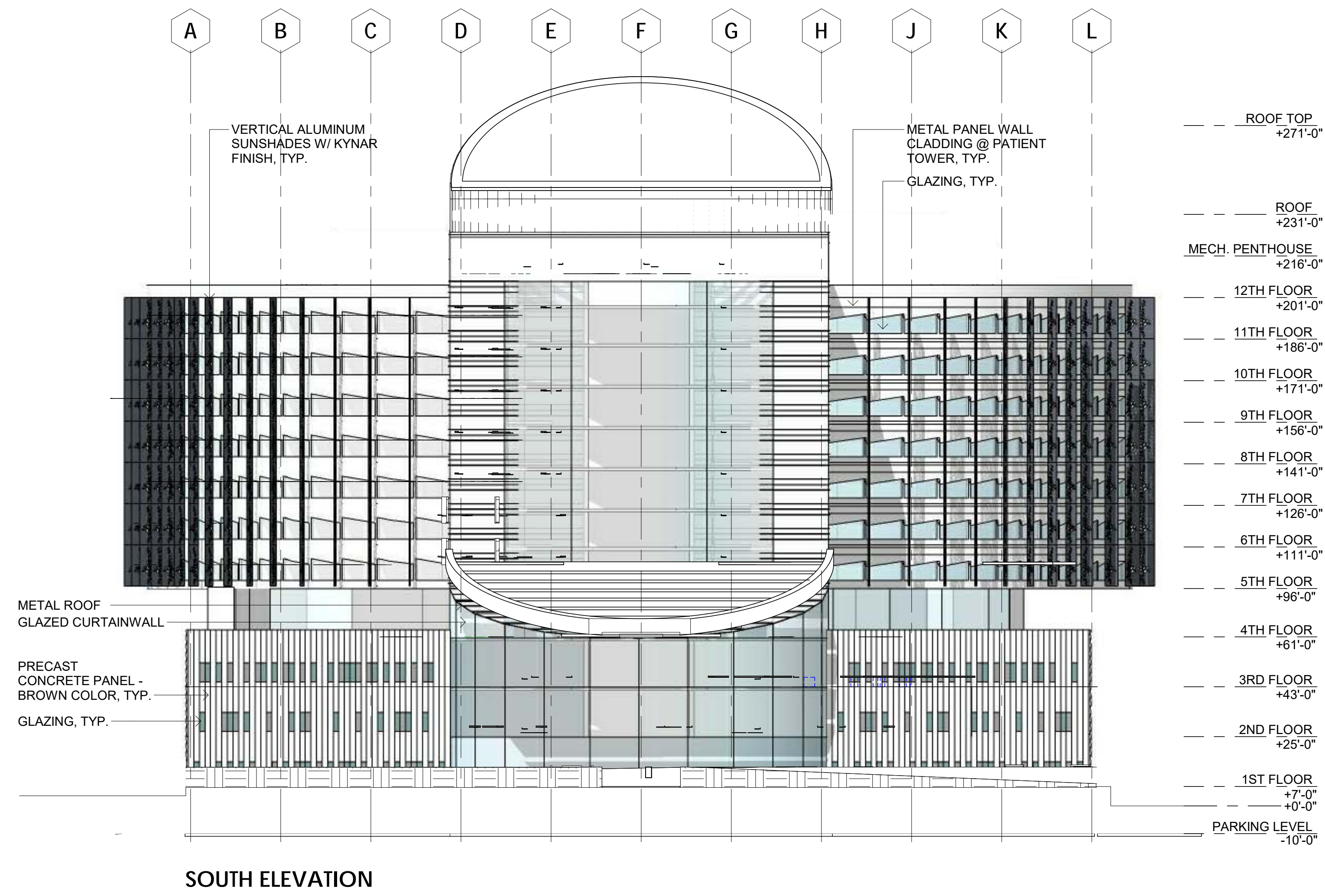


# SITE PLAN PHASE 3

CALIFORNIA NORTHSTATE UNIVERSITY MEDICAL CENTER  
FONG AND CHAN ARCHITECTS



DATE: 04/10/19  
SCALE: 1"=60'



# EXTERIOR ELEVATIONS

CALIFORNIA NORTHSTATE UNIVERSITY MEDICAL CENTER  
FONG AND CHAN ARCHITECTS

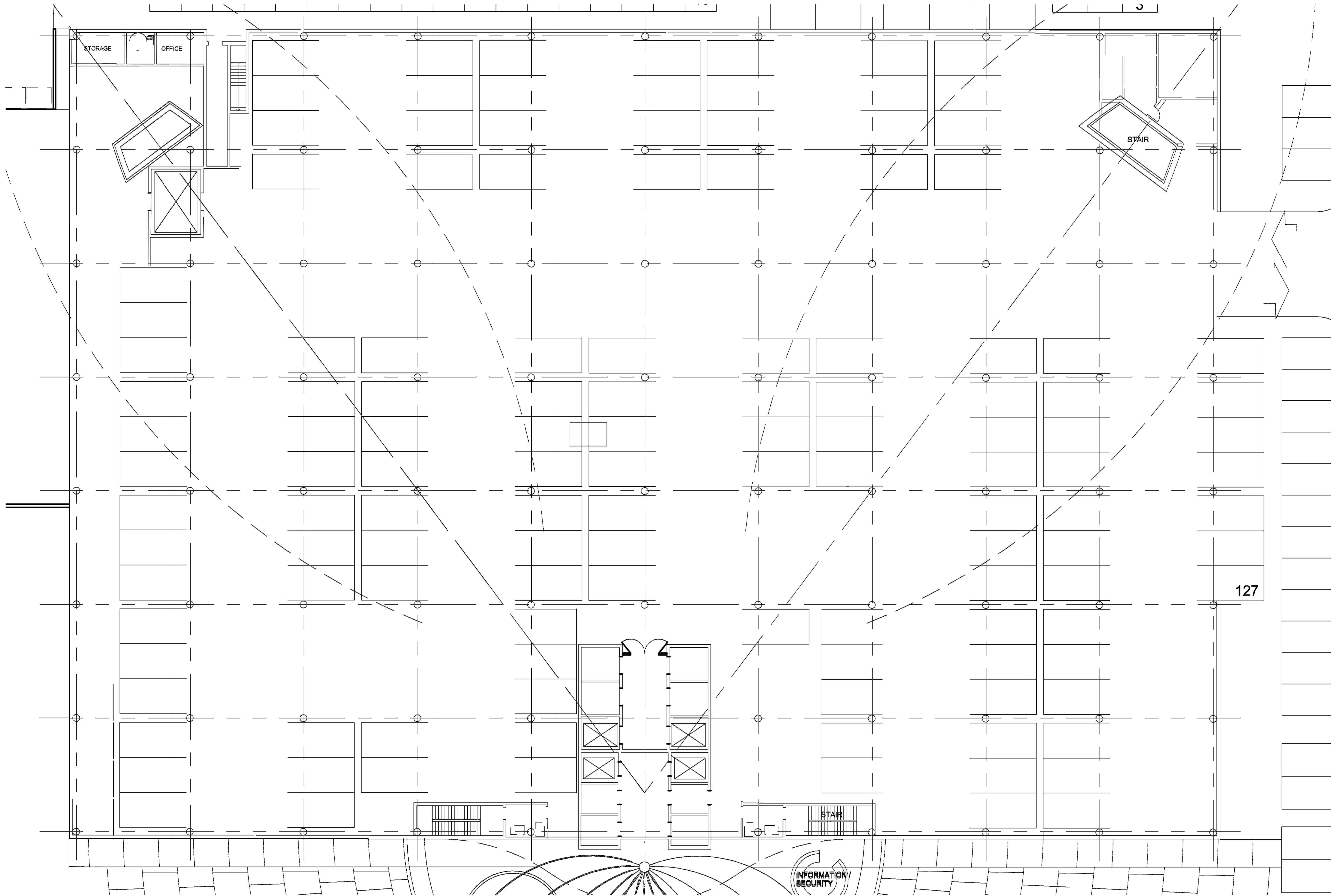


# RENDER

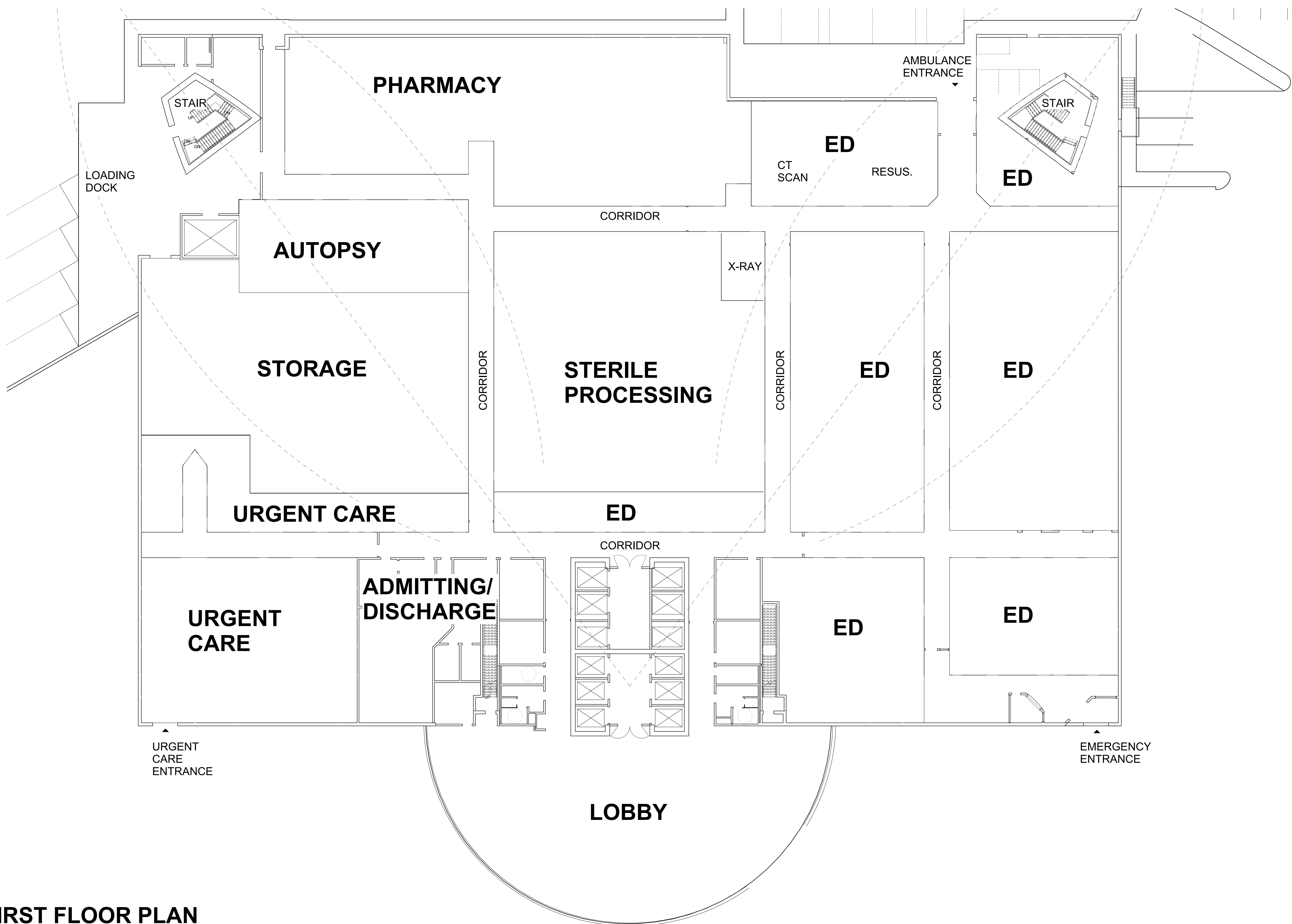
CALIFORNIA NORTHSTATE UNIVERSITY MEDICAL CENTER  
FONG AND CHAN ARCHITECTS

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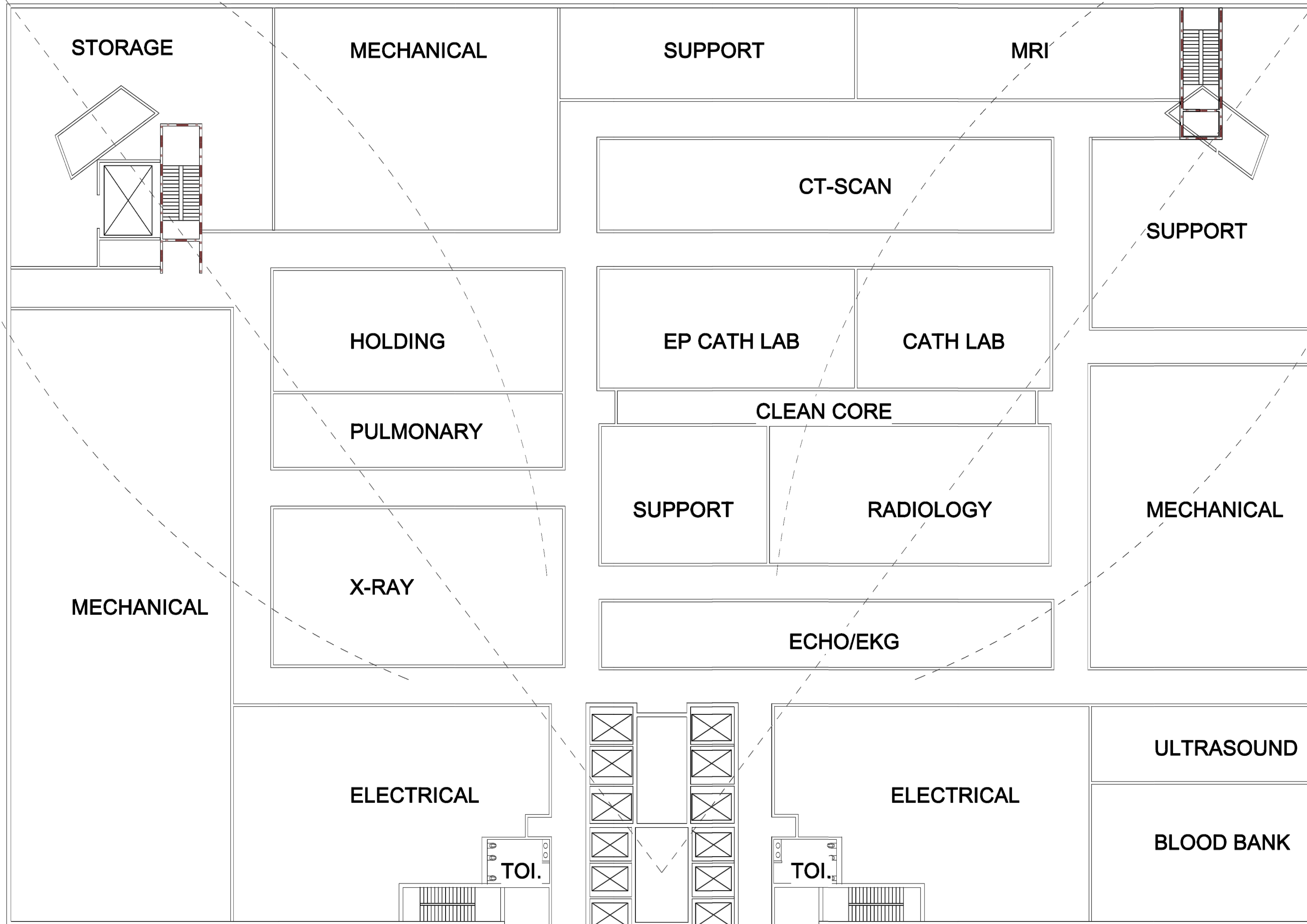




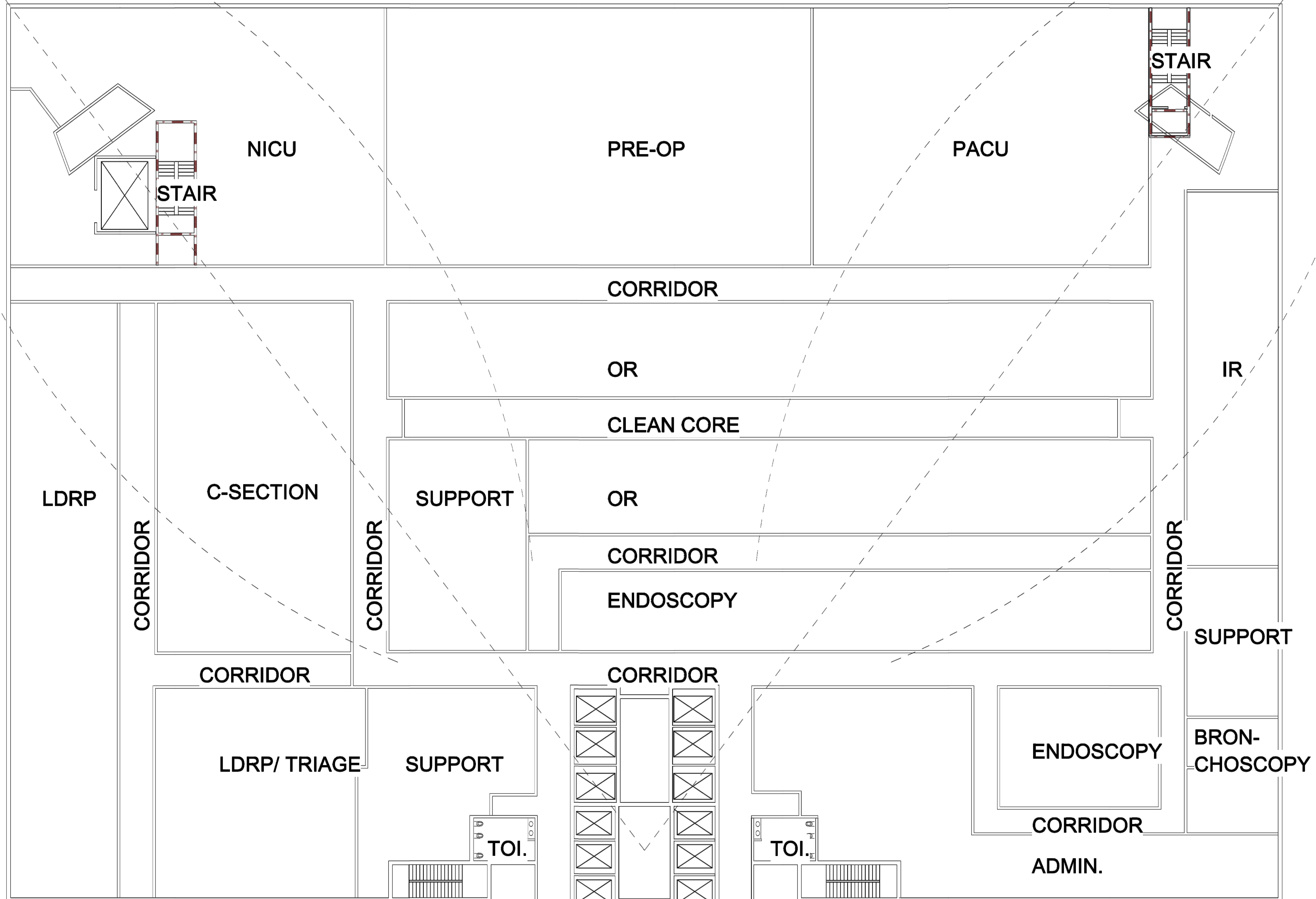
# GROUND FLOOR - PARKING



# FIRST FLOOR PLAN



# SECOND FLOOR RADIOLOGY



# THIRD FLOOR - OR SUITE