

# BELWOOD MOTEL DESIGN REVIEW PERMIT

APN: 011-067-18

**PROJECT INFORMATION:**

APPLICANT:  
BELWOOD INVESTMENTS, LLC  
2330 E BIDWELL ST. STE 170A  
FOLSOM, CA 95630

PROPERTY OWNER:  
BELWOOD INVESTMENTS, LLC  
2330 E BIDWELL ST. STE 170A  
FOLSOM, CA 95630

APPLICANTS AGENT:  
NORTHPOINT CONSULTING GROUP, INC  
1117 SAMOA BLVD.  
ARCATA, CA 95521  
(707) 798-6438

SITE ADDRESS:  
APN: 011-067-18  
10336 LOCH LOMOND RD.  
MIDDLETOWN, CA 95461

TREES TO BE REMOVED = ±4-6  
EARTHWORK QUANTITIES = TBD  
WATER = PUBLIC  
SEWER = PRIVATE  
PROPERTY SIZE = ±2.13 ACRES  
BASE ZONING = C2  
FULL ZONING = C2-DR  
GENERAL PLAN DESIGNATION = CC

**BUILDING SETBACKS:**

	C2	R1	SRA
FRONT	SEE NOTE	SEE NOTE	30'
SIDE	SEE NOTE	5'	30'
REAR	SEE NOTE	SEE NOTE	30'

**COMMUNITY COMMERCIAL (C2) SETBACK NOTES**

FRONT YARD: NONE, EXCEPT WHERE FRONTAGE IN A BLOCK IS PARTIALLY IN AN "R" DISTRICT, IN WHICH CASE THE FRONTAGE SHALL BE THE SAME AS REQUIRED IN SUCH "R" DISTRICTS. YARDS ABUTTING STREETS ARE FRONT YARDS.

SIDE YARD: NONE, OR 10' FROM THE LOT LINE WHEN CONTIGUOUS TO ANY RESIDENTIAL DISTRICT.

REAR YARD: NONE, OR 10' FROM THE LOT LINE WHEN CONTIGUOUS TO ANY RESIDENTIAL DISTRICT.

**SINGLE-FAMILY RESIDENTIAL (R1) SETBACK NOTES**

FRONT YARD: 20' FROM LOT LINE, OR 45' FROM CENTERLINE OF ROADWAY, WHICH EVER IS GREATER. YARDS ABUTTING STREETS ARE FRONT YARDS.

SIDE YARD: 5' FROM LOT LINE.

REAR YARD: 15' FROM LOT LINE FOR ONE STORY STRUCTURES, 20' FROM LOT LINE FOR STRUCTURES EXCEEDING ONE STORY, MEASURED FROM THE WALL OF THE PORTION THAT EXCEEDS ONE STORY.

SRA AREA: = YES  
IN COASTAL ZONE: = NO  
IN 100 YR FLOOD ZONE: = NO  
EARTHQUAKE FAULT ZONE: = NO

**SHEET INDEX:**

- C0 - PLOT PLAN, VICINITY MAP, & PROJECT NOTES
- C1 - PROPOSED SITE PLAN
- C2 - PROJECT DETAILS
- C3 - EROSION CONTROL NOTES
- A1 - CABIN ELEVATIONS (BY OTHERS)
- A2 - CABIN FLOOR PLANS (BY OTHERS)



**VICINITY MAP**  
NOT TO SCALE

**PROJECT DESCRIPTION:**

BELWOOD INVESTMENTS, LLC. IS PROPOSING TO CONSTRUCT SIX (6) CABINS EACH CONTAINING TWO (2) SEPARATE UNITS.

SIX (6) 20'X40' CABINS. EACH 800 SF. 4,800 SF OF TOTAL MOTEL/HOTEL FLOOR AREA. TWELVE (12) TOTAL UNITS.

BUILDING OCCUPANT GROUP: R-1  
BUILDING CONSTRUCTION TYPE: V-B

**GENERAL NOTES:**

- DRAWING SCALE AS NOTED. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION DEPICTED HAS BEEN OBTAINED FROM LAKE COUNTY GIS DATA. NORTHPOINT CONSULTING GROUP, INC. HAS NOT VERIFIED THIS PROPERTY BOUNDARY.
- ROADWAY CENTER LINES HAVE BEEN OBTAINED FROM LAKE COUNTY GIS DATA.
- TOPOGRAPHY DATA WAS OBTAINED FROM USGS LIDAR DATA. NORTHPOINT CONSULTING GROUP, INC HAS NOT VERIFIED THE ACCURACY OF THE TOPOGRAPHY THAT IS DEPICTED.

**STORMWATER NOTE:**

THE PROJECT IS OUTSIDE OF MS4 AND COMMUNITY GROWTH BOUNDARIES. EXCESS STORMWATER WILL BE MITIGATED AND CONVEYED VIA ROCK-LINED SWALES AND THE UTILIZATION OF SELF-RETAINING LANDSCAPE AREAS.

**FIRE PROTECTION NOTE:**

SOUTH LAKE COUNTY FIRE PROTECTION DISTRICT. WITHIN STATE RESPONSIBILITY AREA (SRA). FIRE SPRINKLERS TO BE INSTALLED IN EACH CABIN.

**WATER SUPPLY:**

NEW LOCH LOMOND MUTUAL WATER COMPANY SERVICE AND METER.

**SEWAGE DISPOSAL:**

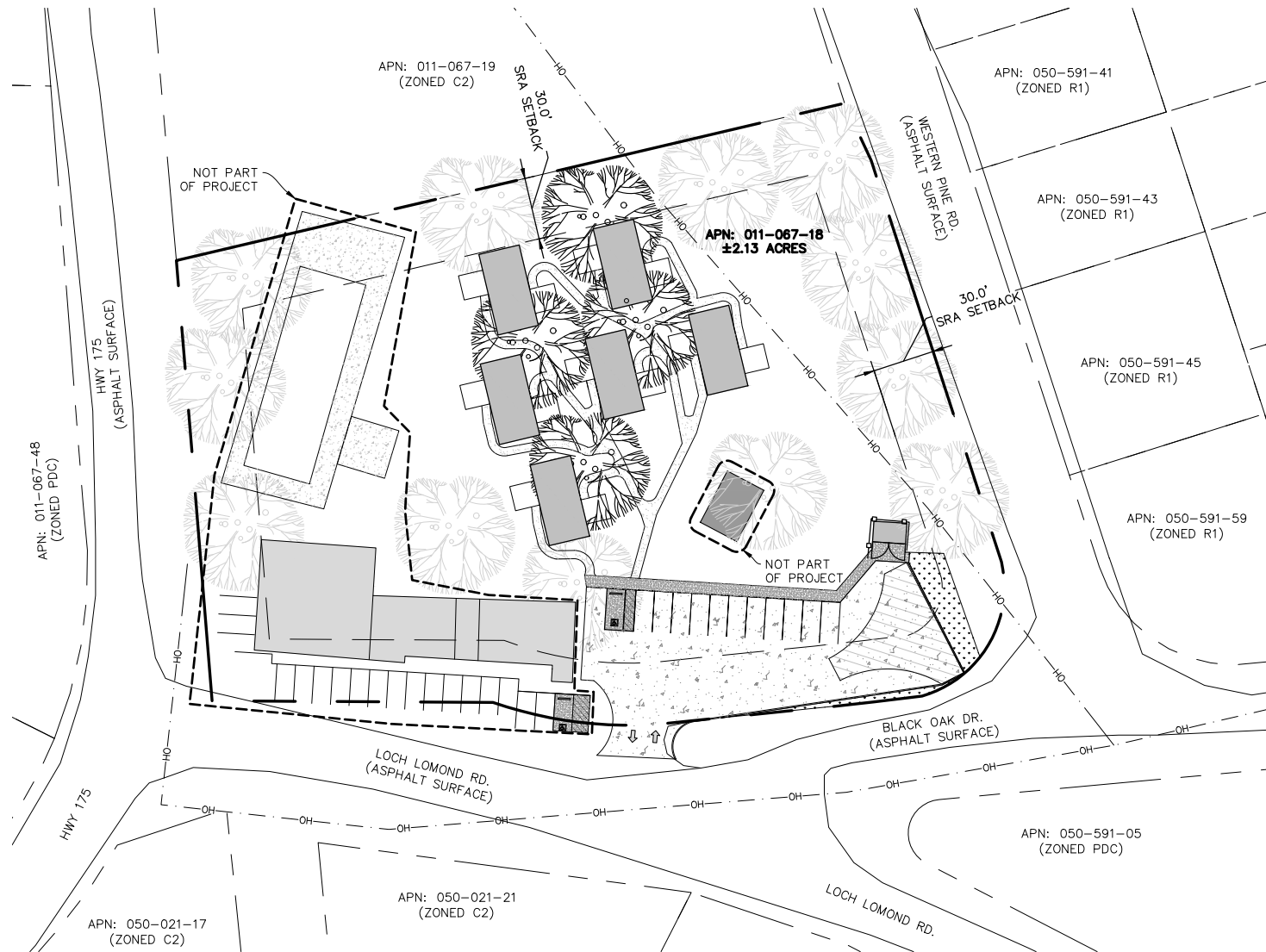
NEW ONSITE WASTEWATER TREATMENT SYSTEMS TO BE INSTALLED (SEPTIC SYSTEM). 272 LINEAR FEET OF PRIMARY LEACH LINES TO BE INSTALLED FOR CABINS #1, #3 & #6. 310 LINEAR FEET OF PRIMARY LEACH LINES TO BE INSTALLED FOR CABINS #2, #4 & #5 AND FOR THE EXISTING 560 SF RESIDENCE. 582 LINEAR FEET OF REPLACEMENT LEACH FIELD TO BE RESERVED FOR ALL PROPOSED CABINS AND EXISTING 560 SF RESIDENCE. 375 LINEAR FEET OF REPLACEMENT LEACH FIELD TO BE RESERVED FOR EXISTING COMMERCIAL BUILDING.

**PROPOSED PARKING:**

(12) TOTAL PARKING SPACES. (1) ADA VAN ACCESSIBLE SPACE AND (11) 9'X20' SPACES.

**LANDSCAPE NOTE:**

ALL LANDSCAPING IS TO CONFORM TO LAKE COUNTY CODE SECTION 21-41. PROJECT INCLUDES A TOTAL OF 1,045 SF LANDSCAPE AREA (10% OF PARKING AREA). A DRIP-IRRIGATION SYSTEM IS TO BE INSTALLED WITHIN THE LANDSCAPE AREAS. A 6 FOOT TALL WOODEN FENCE IS TO BE INSTALLED ON THE LOT LINE THAT IS ABUTTING RESIDENTIAL DISTRICTS.



**LEGEND:**

- <E> : EXISTING
- <P> : PROPOSED
- : PROPERTY LINE
- OH--- : <E> OVERHEAD UTILITIES
- (Tree symbol) : <E> TREES TO REMAIN
- (Tree symbol) : <E> TREES TO BE REMOVED
- (Dotted pattern) : <P> LANDSCAPE AREAS
- (Stippled pattern) : <P> ASPHALT PAVING
- (Horizontal lines) : <P> CONCRETE WALKWAY
- (Vertical lines) : <P> DECOMPOSED GRANITE WALKWAY

**PLOT PLAN**

22x34 SHEET: 1"=40'  
11x17 SHEET: 1"=80'  
0 20 40 80



**PARKING LOAD CALCULATIONS: (LAKE SEC 21-46)**

LOCATION	AREA (SQ.FT.)	LOAD FACTOR *	PARKING REQ'D (SPACES)
HOTEL	4,800 SQ.FT. (12 UNITS)	1 PER UNIT, 1 RV PER 4 UNITS PLUS 2 FOR ONSITE MANAGEMENT *	12
	TOTAL = 4,800 SQ. FT.		TOTAL = 12 SPACES REQUIRED

\* : NO RV PARKING PROPOSED. NO ONSITE MANAGERS PROPOSED.

December 14, 2023 - 10:26:00 AM - Proj Name: P:\Belwood Investments - 22-046\CAD\221229 - Belwood - Site Plan.dwg - Updated By: ToriSwift

DATE	REVISIONS	ENVIRONMENTAL HEALTH COMMENTS

**NORTHPOINT CONSULTING GROUP, INC.**  
1117 Samoa Blvd., Arcata, CA 95521

**BELWOOD INVESTMENTS, LLC - BELWOOD MOTEL**  
10336 LOCH LOMOND RD. MIDDLETOWN, CA 95461  
PLOT PLAN, VICINITY MAP & PROJECT NOTES

PROJ. MGR.: AD  
DRAWN BY: DDR  
DATE: 02/09/2023  
SCALE: AS SHOWN

**SHEET C0**

22-046

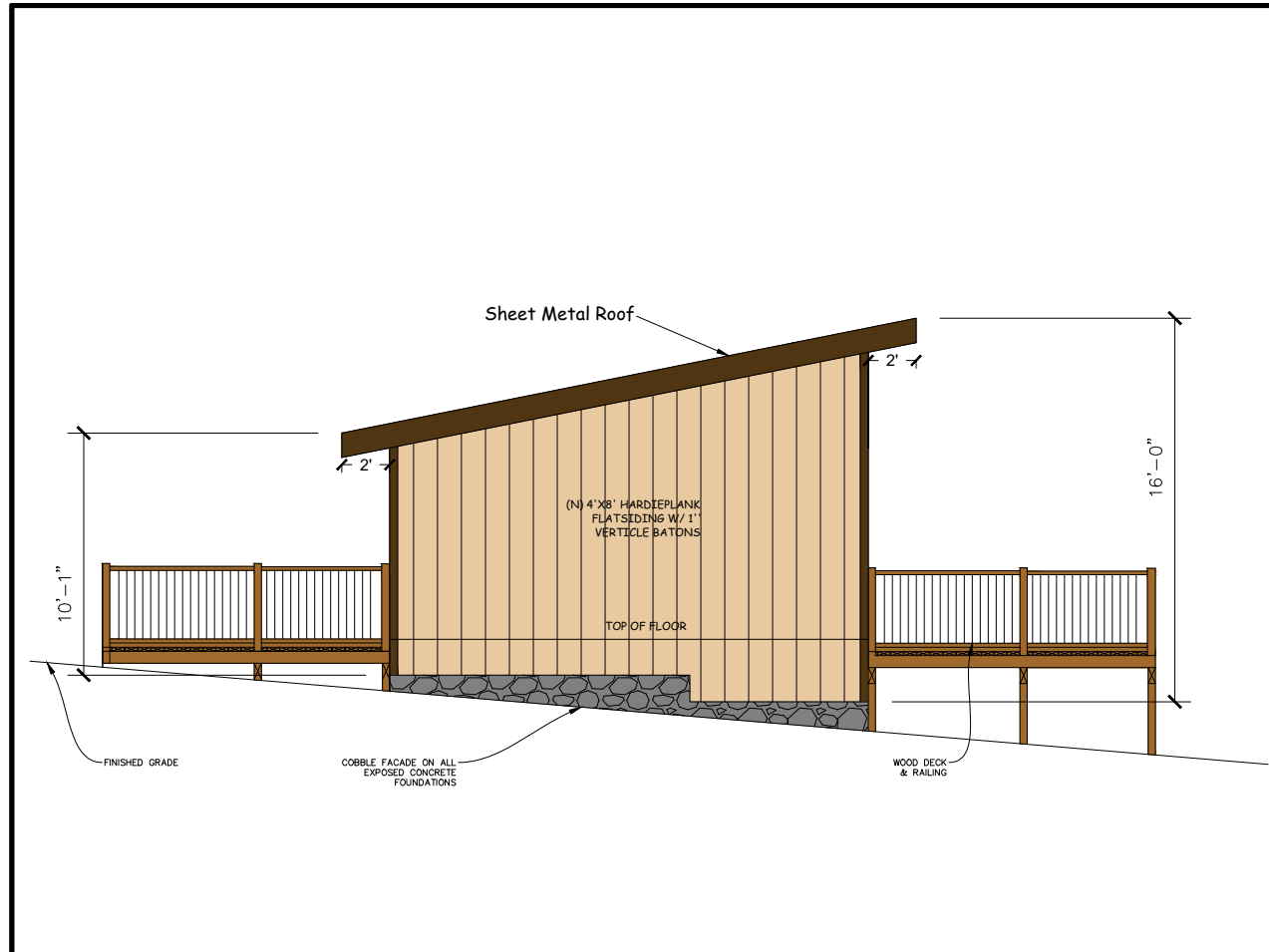






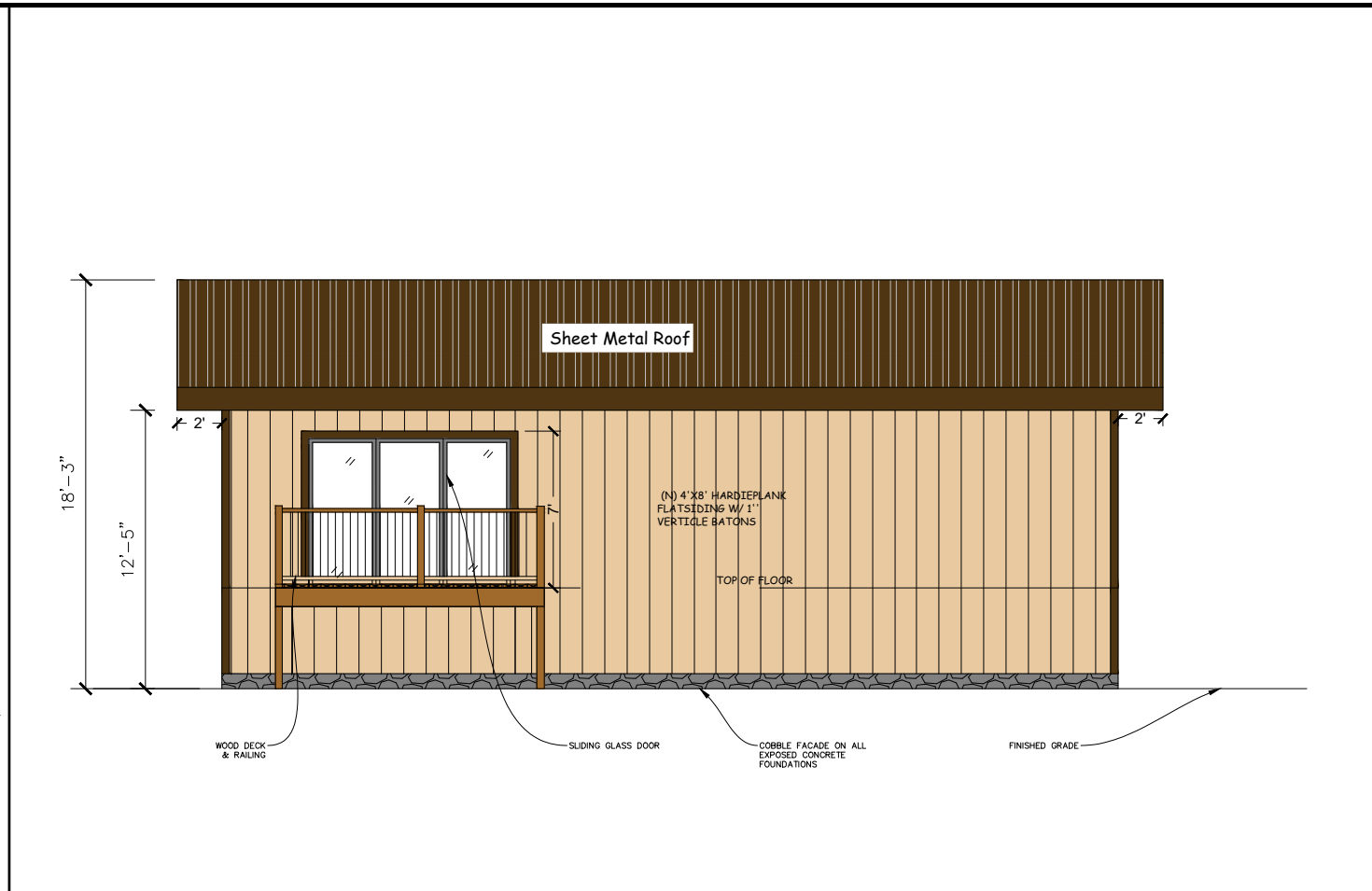


July 14, 2023 - 11:44 AM  
 Draw Name: P:\Belwood Investments - Belwood Motel - 22-046\CAD\Belwood - Cabin Floor Plans & Elevations.dwg - Updated By: LiamMcLaughlin



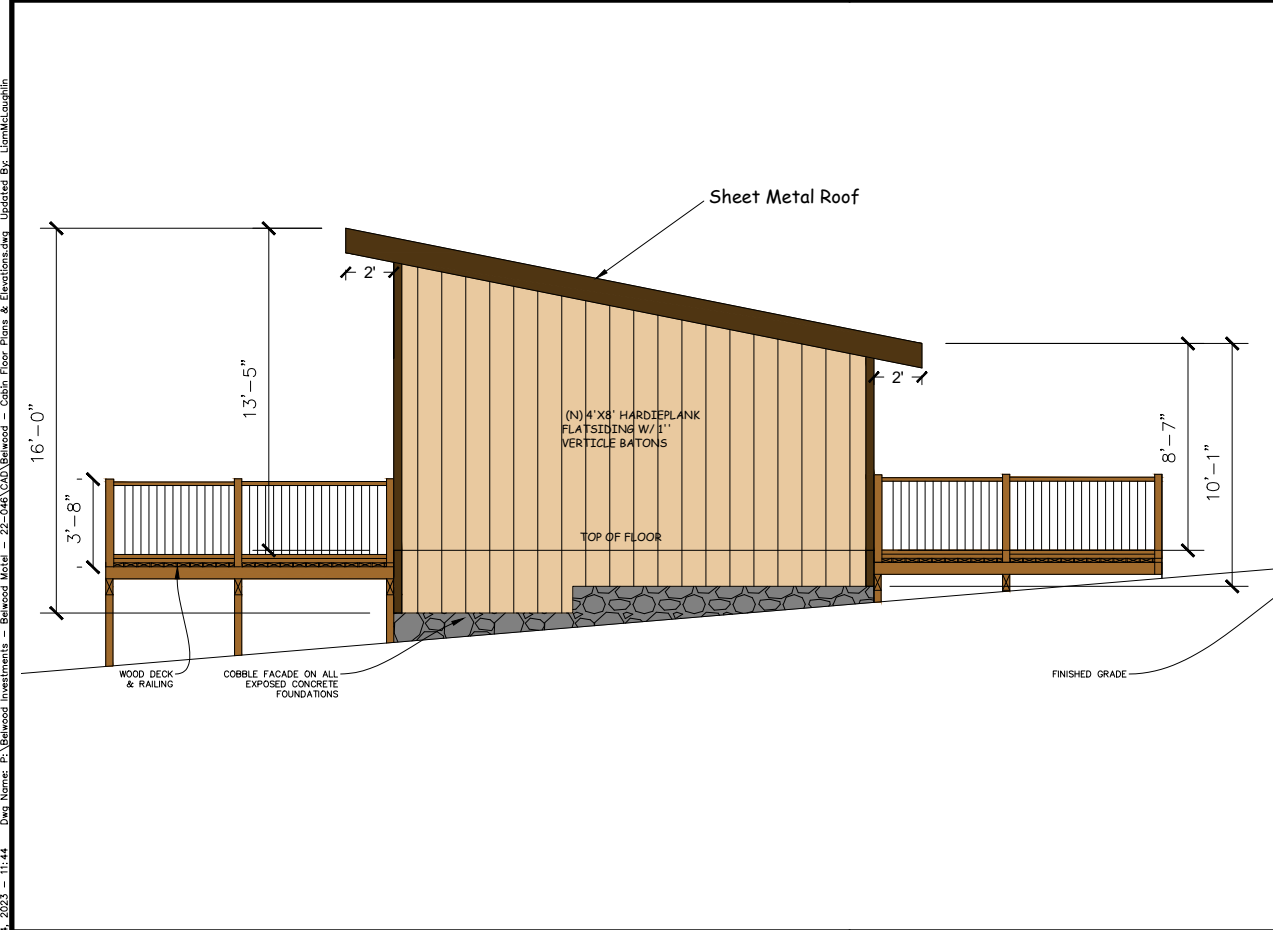
**WEST ELEVATION**

SCALE: 1/4" = 1'-0" (11x17 1/8" = 1'0")



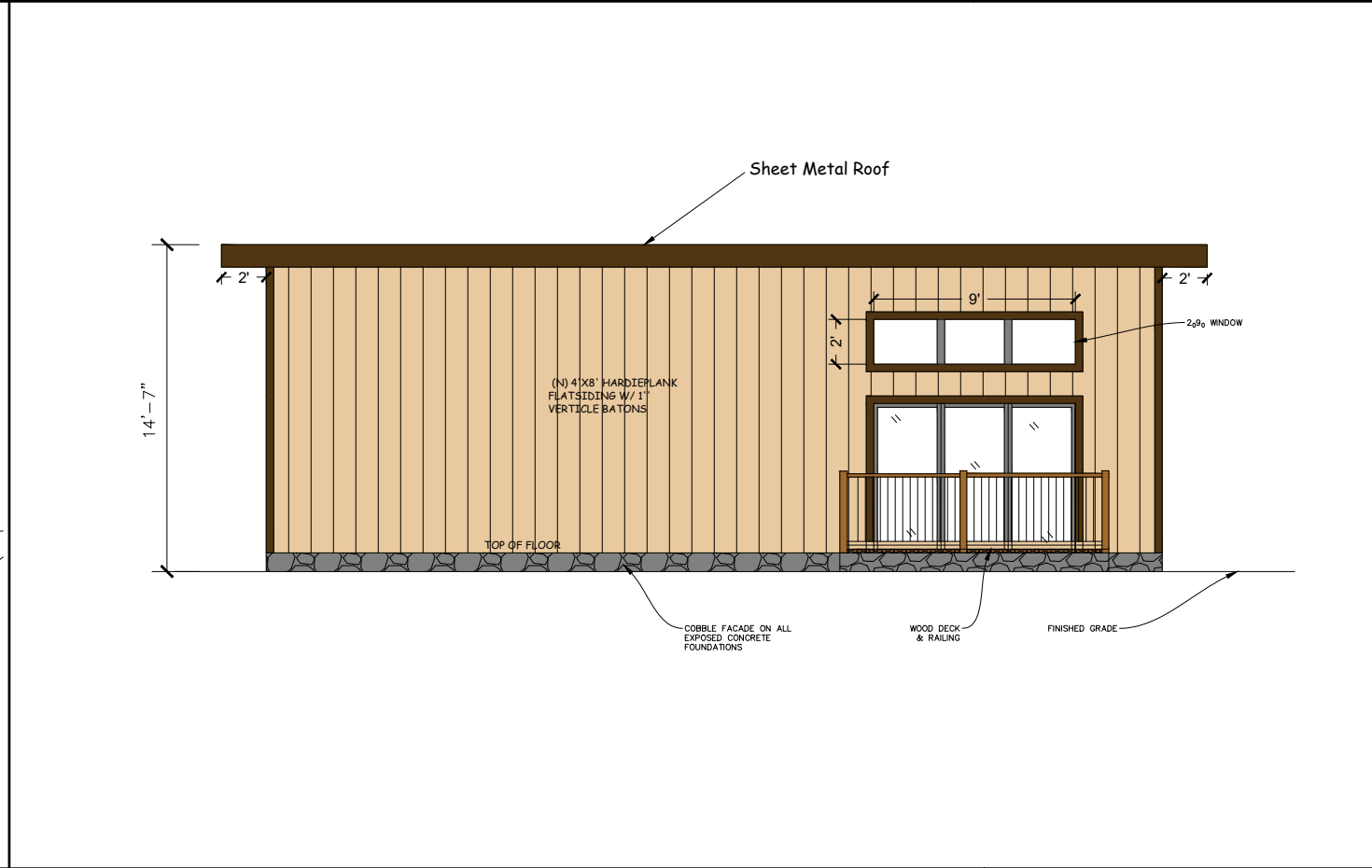
**SOUTH ELEVATION**

SCALE: 1/4" = 1'-0" (11x17 1/8" = 1'0")



**EAST ELEVATION**

SCALE: 1/4" = 1'-0" (11x17 1/8" = 1'0")



**NORTH ELEVATION**

SCALE: 1/4" = 1'-0" (11x17 1/8" = 1'0")

DATE	
REVISIONS	

**NORTHPOINT**  
 CONSULTING GROUP, INC.  
 1117 Samoa Blvd., Arcata, CA 95521

**BELWOOD INVESTMENTS, LLC - BELWOOD MOTEL**  
 10336 LOCH LOMOND RD. MIDDLETOWN, CA 95461  
 CABIN ELEVATIONS (BY OTHERS)

PROJ. MGR.:	AD
DRAWN BY:	OTHERS
DATE:	02/09/2023
SCALE:	AS SHOWN

SHEET  
**A2**  
 22-046