

TENTATIVE SUBDIVISION MAP BARRETT RANCH EAST

COUNTY OF SACRAMENTO, CALIFORNIA

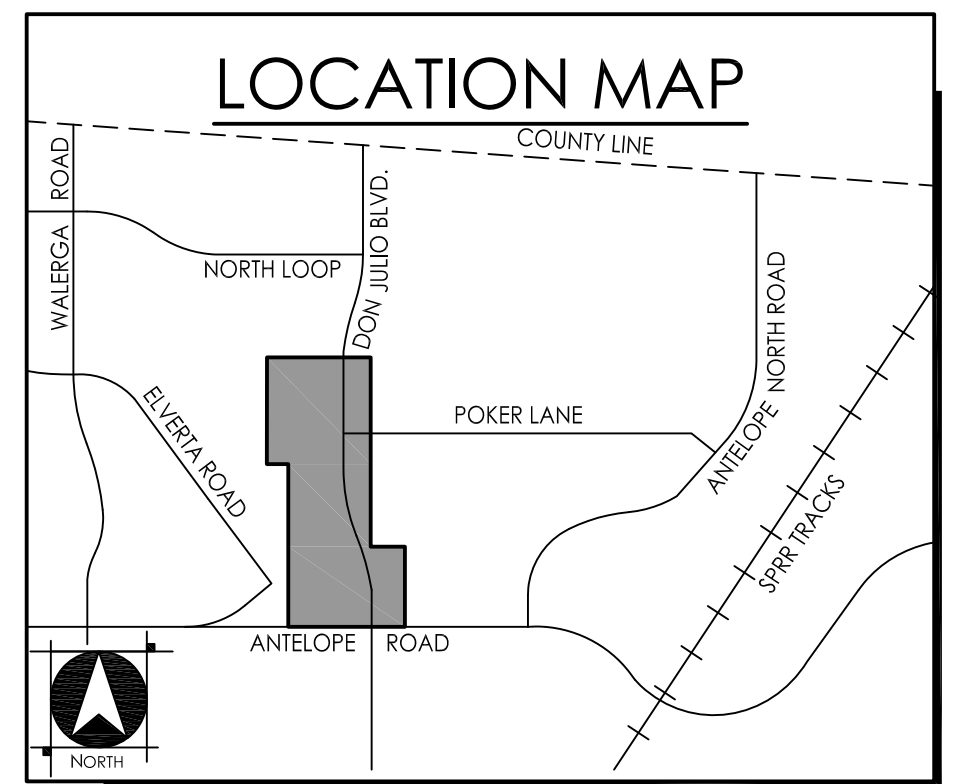
DECEMBER 20, 2013

(REVISED: MAY 19, 2014)

(REVISED: MARCH 8, 2014)

(REVISED: MARCH 21, 2014)

(REVISED: AUGUST 3, 2016)



VILLAGE 1
(133) 55'x110'(TYP.) LOTS
26.4± AC.(G)
22.0± AC (N)

VILLAGE 8
(53) 40'x90'(TYP.) LOTS
7.8± AC.(G)
6.3± AC (N)

LOT A
DETENTION BASIN
2.6± AC. (G)
2.1± AC. (N)

LOT G
PARK
7.6± AC. (G)
7.2± AC. (N)

VILLAGE 3
(88) 45'x105'(TYP.) LOTS
14.1± AC.(G)
11.4± AC (N)

VILLAGE 4
(90) 45'x105'(TYP.) LOTS
15.5± AC.(G)
12.3± AC (N)

VILLAGE 2
(23) 55'x110'(TYP.) LOTS
5.5± AC.(G)
4.3± AC (N)

LOT T
LANDSCAPE LOT
0.12± AC. (N)

LOT B
DETENTION BASIN
2.0± AC. (G)
1.2± AC. (N)

LOT D
COMMERCIAL
5.3± AC. (G)
4.3± AC. (N)

LOT C
MULTI-FAMILY RESIDENTIAL
8.4± AC. (G)
7.4± AC. (N)

LOT H
OPEN SPACE
7.8± AC. (G)
6.6± AC. (N)

VILLAGE 6
(28) 45'x105'(TYP.) LOTS
6.2± AC.(G)
4.4± AC (N)

LOT N
LANDSCAPE LOT
0.11± AC. (N)

VILLAGE 5
(48) 45'x105'(TYP.) LOTS
11.4± AC.(G)
9.2± AC (N)

LOT L
LANDSCAPE LOT
0.44± AC. (N)

LOT K
LANDSCAPE LOT
0.10± AC. (N)

LOT J
LANDSCAPE LOT
0.07± AC. (N)

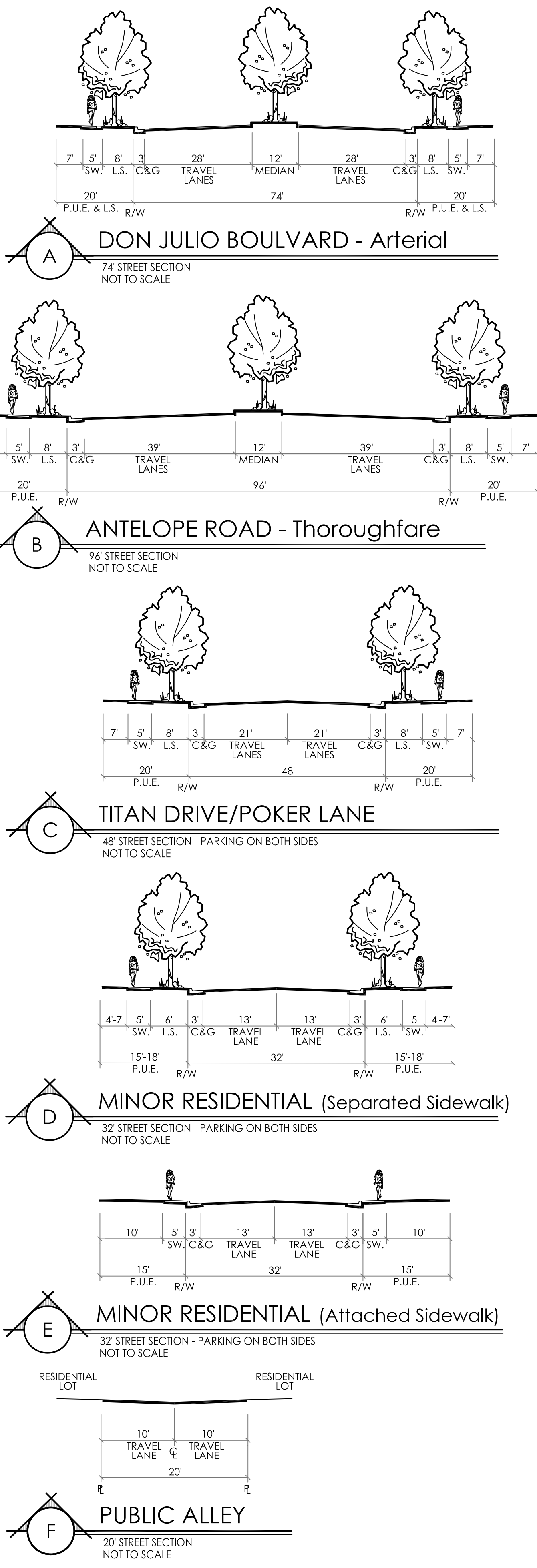
LOT I
LANDSCAPE LOT
0.06± AC. (N)

PROJECT NOTES

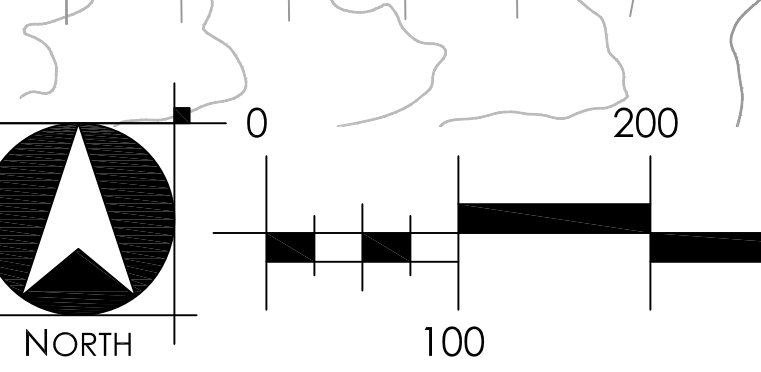
APPLICANT/OWNER: BARRETT RANCH EAST, A CALIFORNIA LIMITED PARTNERSHIP
PROPOSED ZONING: RD-5, RD-7, RD-20, O. L.C. & CC
PARK DISTRICT: SURPRISE RECREATION & PARKS DISTRICT
FIRE PROTECTION: SACRAMENTO METROPOLITAN FIRE DISTRICT
SCHOOL DISTRICT: DRY CREEK UNIFIED ELEMENTARY SCHOOL DISTRICT
SEWER: SACRAMENTO AREA SEWER DISTRICT
STORM DRAINAGE: SACRAMENTO AREA SEWER DISTRICT
WATER: SACRAMENTO SUBURBAN WATER DISTRICT
ELECTRICITY: S.W.A.C.
NOTES:
 1. THESE NOTES RESERVE THE RIGHT TO FILE MULTIPLE FINAL MAPS.
 2. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
 3. VILLAGE NUMBERING IS FOR IDENTIFICATION PURPOSES ONLY AND DOES NOT INDICATE FINISHING ORDER OF DEVELOPMENT. ULTIMATE DEVELOPMENT FINISHING SHALL BE ORDERED AND WILL BE DETERMINED AT FINAL MAP AND/OR IMPROVEMENT PLAN STAGE.
 4. PURSUANT TO SECTION 66441(d) OF THE SUBDIVISION MAP ACT, EASEMENTS TO BE ABANDONED ARE MARKED ON THE MAP.
 5. THE AERIAL PHOTOGRAPHY SHOWN HEREON IS FROM SACRAMENTO COUNTY UTM.

LAND USE SUMMARY

LOT NO./VILLAGE NO.	GENERAL PLAN/COMMUNITY PLANNING ZONING	USE	ACRES (N)	ACRES (G)	UNITS
VILLAGE 1	LDR / RD-5 / RD-5	SF RESIDENTIAL (55X110 TYP.)	22.0	26.4	133
VILLAGE 2	LDR / RD-5 / RD-5	SF RESIDENTIAL (55X110 TYP.)	4.3	5.5	23
VILLAGE 3	LDR / RD-7 / RD-7	SF RESIDENTIAL (45X105 TYP.)	11.4	14.1	88
VILLAGE 4	LDR / RD-7 / RD-7	SF RESIDENTIAL (45X105 TYP.)	12.3	15.5	90
VILLAGE 5	LDR / RD-7 / RD-7	SF RESIDENTIAL (45X105 TYP.)	9.2	11.4	48
VILLAGE 6	LDR / RD-7 / RD-7	SF RESIDENTIAL (45X105 TYP.)	4.4	6.2	28
VILLAGE 7	LDR / RD-7 / RD-7	SF RESIDENTIAL (45X100 TYP.)	4.5	6.1	34
VILLAGE 8	LDR / RD-7 / RD-7	SF RESIDENTIAL (40X90 TYP.)	6.3	7.8	53
LOT A	MOR / RD-20 / RD-20	DETENTION BASIN	2.1	2.6	-
LOT B	MOR / RD-20 / RD-20	DETENTION BASIN	1.2	2.0	-
LOT C	MOR / RD-25 / RD-25	MULTI-FAMILY RESIDENTIAL	7.4	8.4	TBD
SUBTOTAL			85.1	106.0	497
LOT D	C&O / SC / CC	SHOPPING CENTER	4.3	5.3	-
LOT E	C&O / SC / LC	SHOPPING CENTER	5.9	1.2	-
SUBTOTAL			10.2	6.5	-
LOTS F & G	LDR / O / G	NEIGHBORHOOD PARK	7.4	7.9	-
LOTS H-I	LDR / O / G	OPEN SPACE/LANDSCAPE	10.0	7.8	-
SUBTOTAL			17.4	15.7	-
TOTAL			20.5	128.2 ACRES	497



- EXISTING EASEMENT NOTES:**
- SLOPE EASEMENT PER 910701 O.R. 1063.
 - SLOPE EASEMENT PER 910701 O.R. 1060.
 - SLOPE EASEMENT PER 910701 O.R. 1061.
 - PUBLIC ROAD + UTILITY EASEMENT PER 910701 O.R. 1057.
 - WATER LINE EASEMENT PER 87001 O.R. 1472.
 - 100' SMD EASEMENT PER 8001003 O.R. 746.
 - WATER LINE EASEMENT PER 910816 O.R. 783.
 - TRAFFIC SIGNAL EASEMENT PER 20040719 O.R. 535.
 - SEWAGE EASEMENT PER 20040719 O.R. 534.
 - P.U.E. PER 20040719 O.R. 533.
 - DRAINAGE EASEMENT PER 20040719 O.R. 538.
 - PUBLIC ROAD + UTILITY EASEMENT PER 20040719 O.R. 531.
 - WATER LINE EASEMENT PER 900207 O.R. 691.
 - DRAINAGE EASEMENT PER 20040719 O.R. 536.
 - PUBLIC ROAD + UTILITY EASEMENT PER 20040719 O.R. 537.
 - WATER LINE EASEMENT PER 910816 O.R. 770.
 - DRAINAGE EASEMENT PER 910701 O.R. 1064.
 - DRAINAGE EASEMENT PER 910701 O.R. 1065.
 - WATER LINE EASEMENT PER 940726 O.R. 1309.
 - WATER LINE EASEMENT PER 910816 O.R. 768.
 - SLOPE EASEMENT PER 940729 O.R. 644.
 - SLOPE EASEMENT PER 940729 O.R. 643.
 - SLOPE EASEMENT PER 940729 O.R. 647.
 - ELECTRICAL/STREET LIGHT EASEMENT 910701 O.R. 1062.
 - PUBLIC ROAD + UTILITY EASEMENT PER 84103 O.R. 1409.
 - PUBLIC ROAD + UTILITY EASEMENT PER 940729 O.R. 645.
 - PUBLIC ROAD + UTILITY EASEMENT PER 940729 O.R. 646.
 - TRAFFIC SIGNAL EASEMENT PER 910701 O.R. 1059.
 - TRAFFIC SIGNAL EASEMENT PER 910701 O.R. 1054.
 - ELECTRIC + TELEPHONE EASEMENT IN FAVOR OF ROSEVILLE TELEPHONE COMPANY PER 861007 O.R. 1771.
 - POKER LANE RIGHT-OF-WAY. 0.34 ACRES TO BE ABANDONED.
 - PROPOSED FUTURE RIGHT-OF-WAY, PEDESTRIAN ACCESS AND PUBLIC UTILITY EASEMENT FOR USE IN THE EVENT THAT THE DETENTION BASIN IS NOT NEEDED AND RESIDENTIAL LOTS ARE MAPPED THEREON.
 - PROPOSED 15' DRAINAGE EASEMENT.
 - PROPOSED 20' EMERGENCY VEHICLE ACCESS EASEMENT.
- *EASEMENTS TO BE ABANDONED.



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