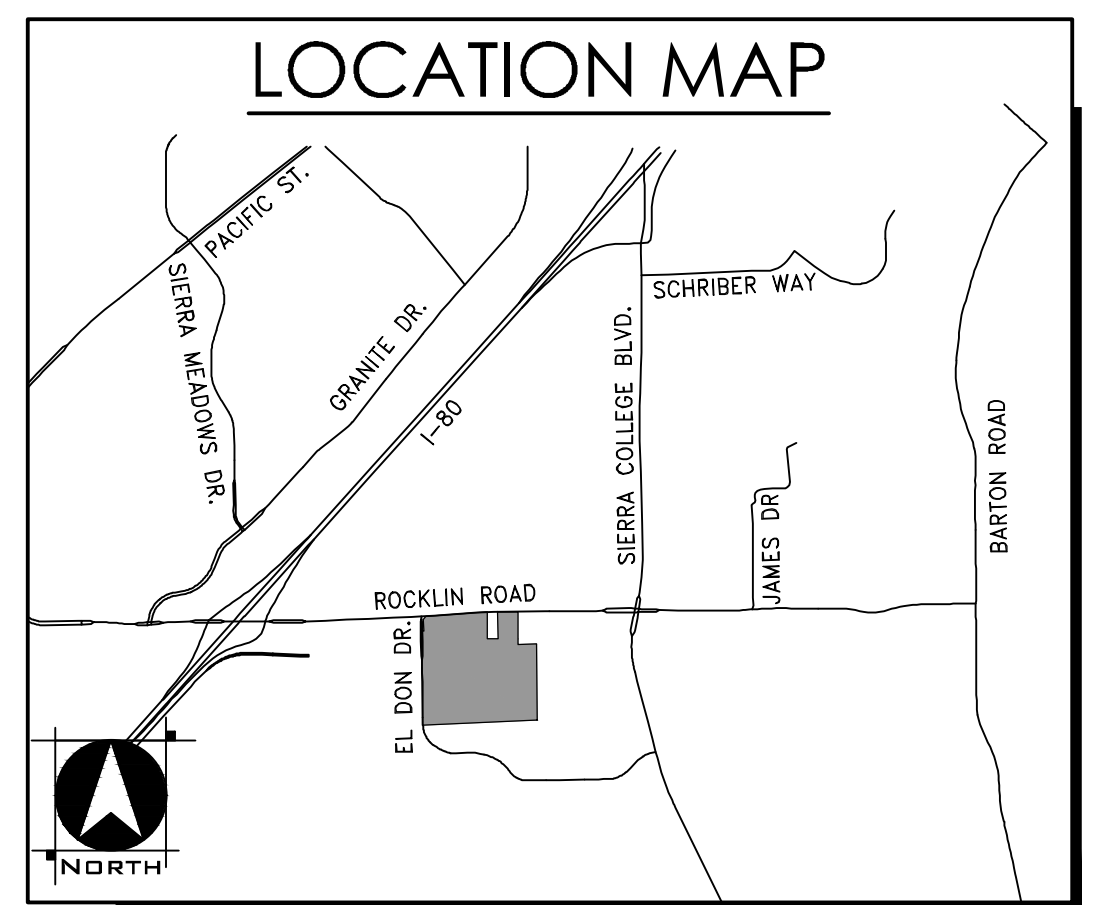


TENTATIVE PARCEL MAP
COLLEGE PARK SOUTH
 CITY OF ROCKLIN, CALIFORNIA
 SHEET 1 OF 7
 JANUARY 25, 2019
 REVISED: NOVEMBER 5, 2020



PROJECT NOTES

APPLICANT/OWNER
 EVERGREEN SIERRA EAST, LLC
 c/o COLE PARTNERS DEVELOPMENT COMPANY
 288 HANTRON PARK DRIVE, SUITE 101
 SACRAMENTO, CALIFORNIA 95833
 CONTACT: DANIEL COLE
 PHONE: 916.804.9199

CRESPER/HOMES CORPORATION
 301 ROCKSLAN BOULEVARD, SUITE 110
 ROSEVILLE, CALIFORNIA 95661
 CONTACT: DEANA ELIE
 PHONE: 916.781.4620

PLANNER/ENGINEER
 WOOD RODGERS INC.
 4670 WILLOW ROAD, SUITE 125
 PLEASANTON, CALIFORNIA 94588
 CONTACT: PAUL WILBER/ JEFF CARPENTER
 PHONE: 925.847.1549/ 916.326.8884

ASSESSOR'S PARCEL NO.
 045-131-001

AREA
 35.81 ACRES GROSS

NUMBER OF PARCELS
 4 PARCELS

EXISTING USE
 VACANT

EXISTING GENERAL PLAN USE
 MIXED USE (MU)
 RESOURCE CONSERVATION (RC)

PROPOSED GENERAL PLAN USES
 MIXED USE (MU)
 MEDIUM DENSITY RESIDENTIAL (MDR)
 RECREATION CONSERVATION (RC)

EXISTING ZONING
 PLANNED DEVELOPMENT - COMMUNITY COLLEGE (PD-CC)

PROPOSED ZONING
 PLANNED DEVELOPMENT - MIXED USE (PD-MU)
 PLANNED DEVELOPMENT - MEDIUM DENSITY RESIDENTIAL (PD-MDR)
 PLANNED DEVELOPMENT - HIGH DENSITY RESIDENTIAL (PD-HDR)
 PLANNED DEVELOPMENT - COMMUNITY COLLEGE ADJACENT WEST (PD-CCAW)
 PLANNED DEVELOPMENT - PARK (PD-P)
 PLANNED DEVELOPMENT - OPEN SPACE (PD-OS)

PARK DISTRICT
 CITY OF ROCKLIN

FIRE PROTECTION
 CITY OF ROCKLIN

SCHOOL DISTRICT
 LOKNES UNITED SCHOOL DISTRICT

SEWER
 SOUTH FLACER MUNICIPAL UTILITY DISTRICT (SPMUD)

STORM DRAIN
 CITY OF ROCKLIN

WATER
 CITY OF ROCKLIN

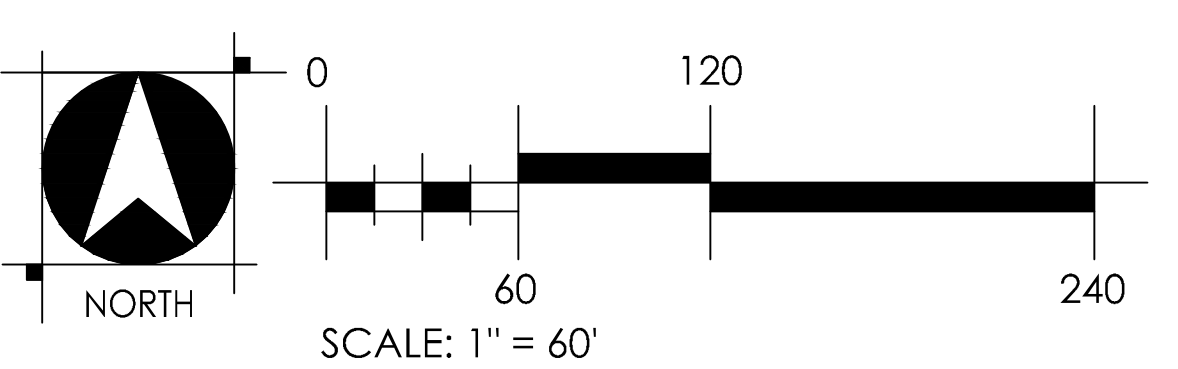
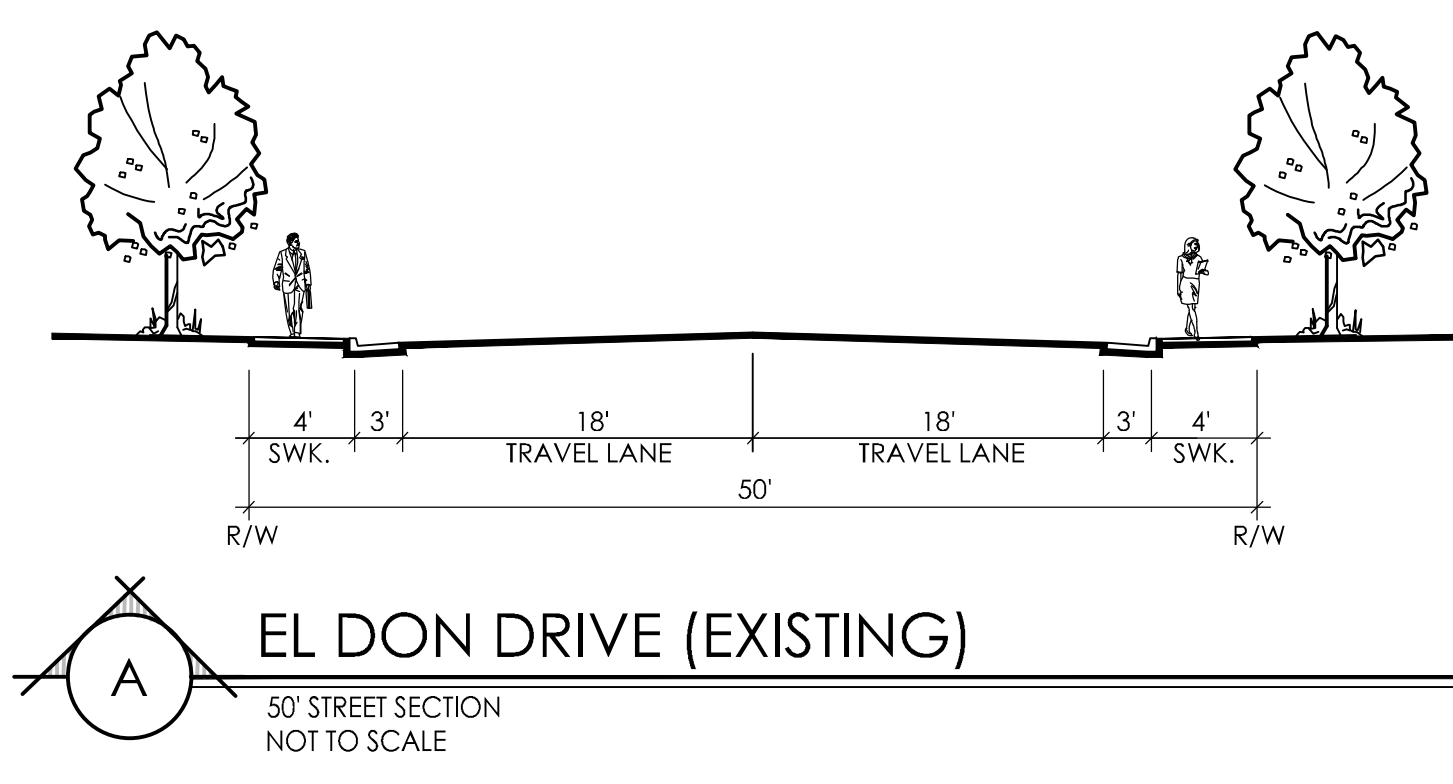
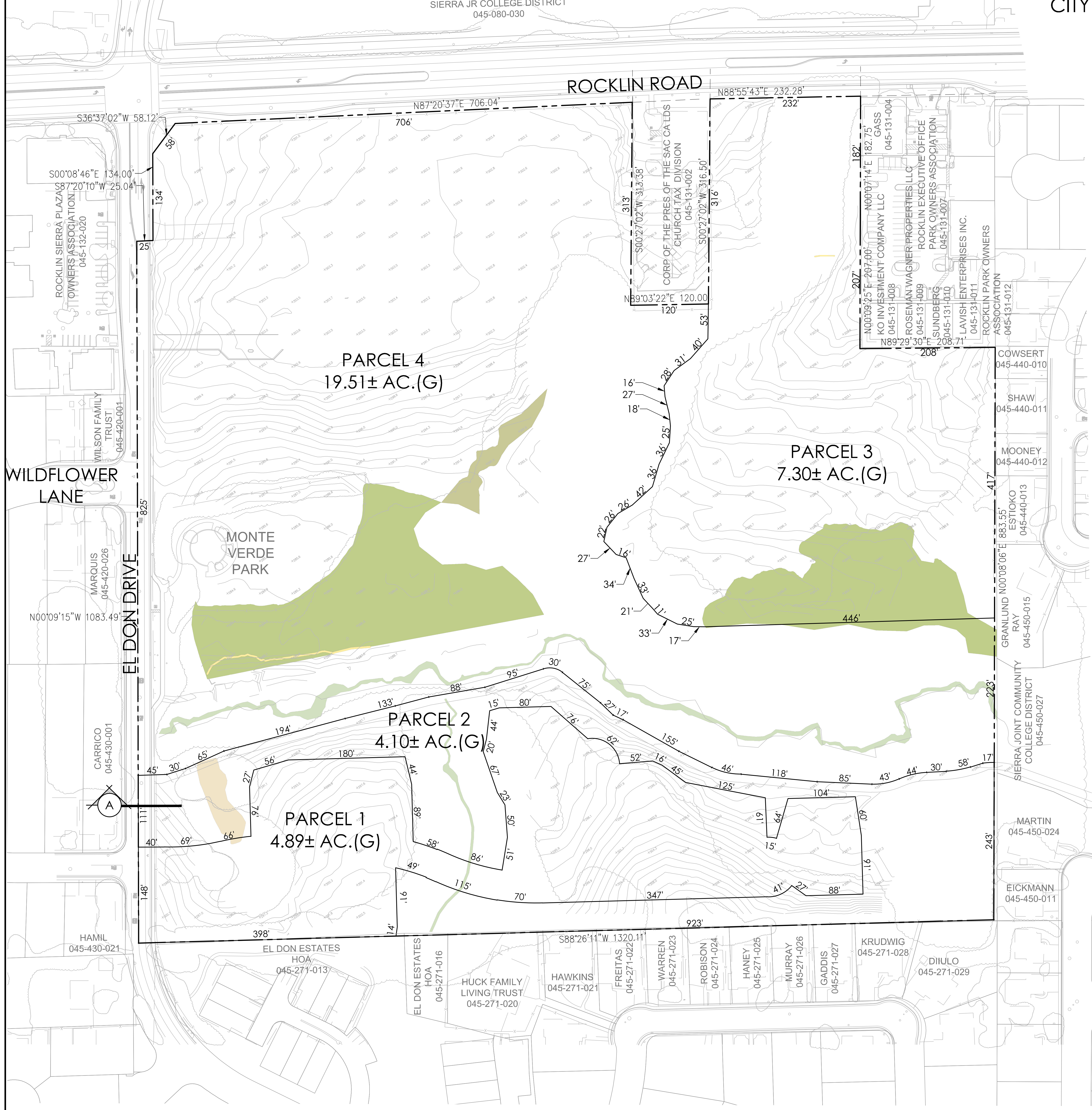
ELECTRICITY
 PG&E

GRASS
 NONE

NOTES
 1. SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.
 2. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
 3. PURSUANT TO SECTION 66454(a) OF THE SUBDIVISION MAP ACT, EASEMENTS TO BE ABANDONED ARE MARKED ON THE MAP.
 4. THE AERIAL PHOTOGRAPHY SHOWN HEREON IS FROM MARCH 2018.

LEGEND

- RIPARIAN AREA
- 100 YEAR FLOODPLAIN
- PERENNIAL CREEK (0.293 ACRES)
- RIPARIAN WETLAND (5.065 ACRES)
- SEASONAL WETLAND (2.98 ACRES)
- SEASONAL WETLAND SWALE (0.133 ACRE)
- SEEP (0.070 ACRE)
- DIICH (0.020 ACRE)



WOOD RODGERS
 DEVELOPING INNOVATIVE DESIGN SOLUTIONS
 4670 WILLOW ROAD STE 125 TEL 925.847.1556
 PLEASANTON, CA 94588 FAX 925.847.1557