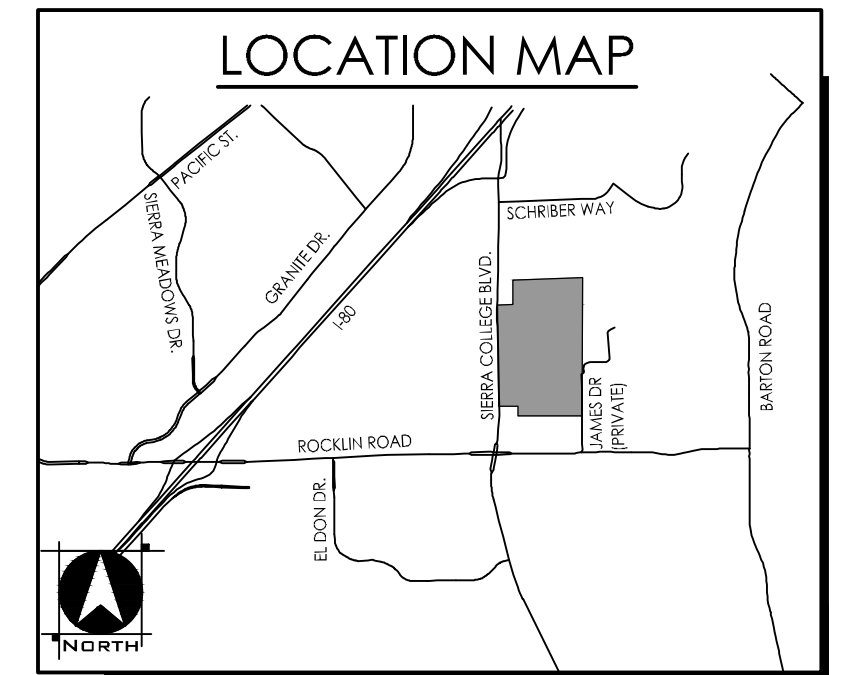


LARGE LOT TENTATIVE SUBDIVISION MAP COLLEGE PARK NORTH

CITY OF ROCKLIN, CALIFORNIA

SHEET 3 OF 8
JANUARY 25, 2019
REVISED: MARCH 22, 2019
REVISED: NOVEMBER 5, 2020

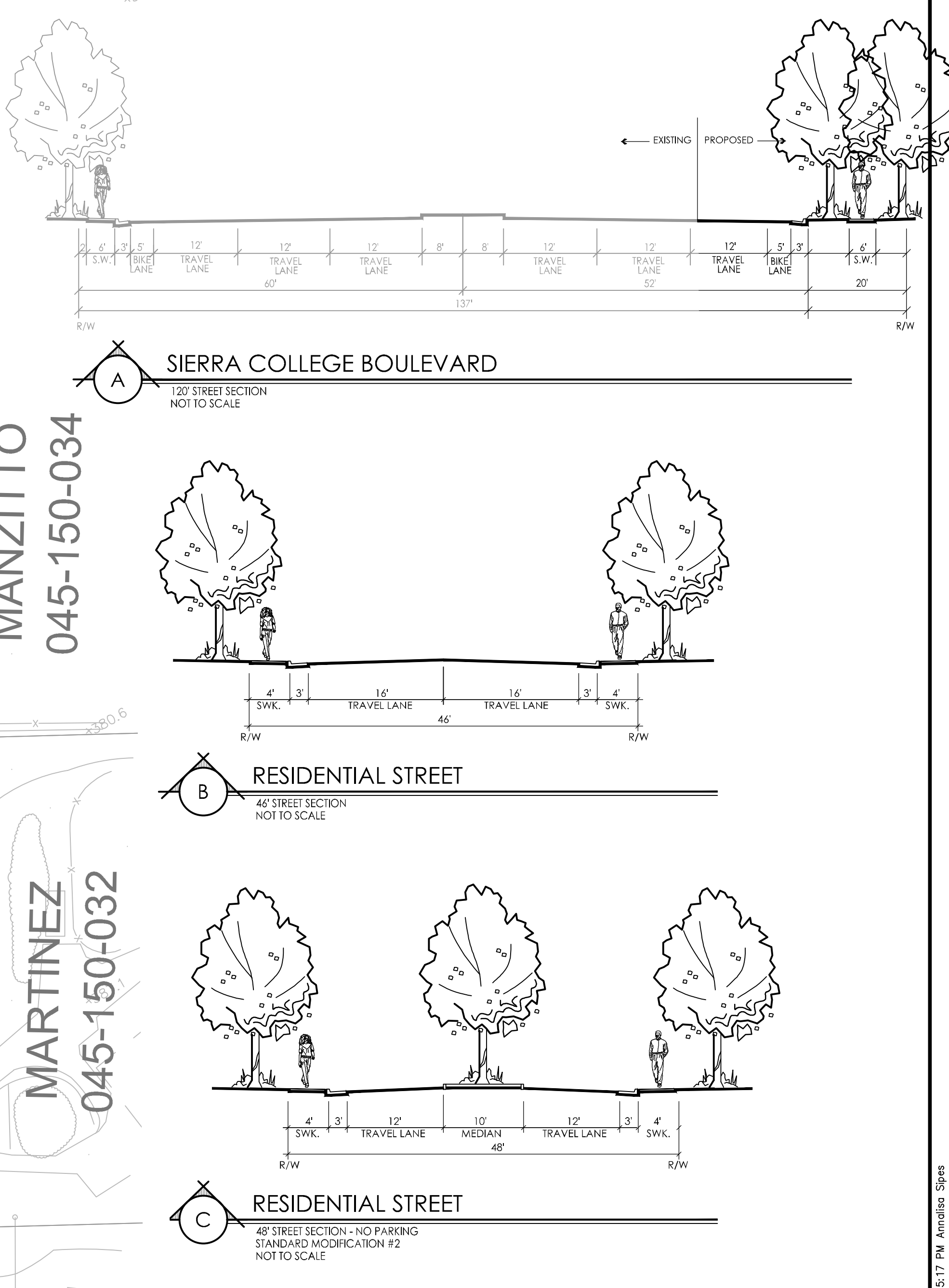


PROJECT NOTES

APPLICANT/OWNER EVERGREEN SIERRA EAST, LLC 410 CILE PARTNERS DEVELOPMENT COMPANY 2484 NATOMAS PARK DRIVE SUITE 101 SACRAMENTO, CALIFORNIA 95833 CONTACT: DANIEL COLE PHONE: 916.804.9199	EXISTING ZONING PLANNED DEVELOPMENT - COMMUNITY COLLEGE (PD-CC)
CERULIGH HOMES CORPORATION 3001 SODASLAN BOULEVARD, SUITE 110 ROSEVILLE, CALIFORNIA 95661 CONTACT: DEANA ELIUS PHONE: 916.781.4020	PROPOSED ZONING PLANNED DEVELOPMENT - MED USE (PD-MU) PLANNED DEVELOPMENT - MEDIUM DENSITY RESIDENTIAL (PD-MDR) PLANNED DEVELOPMENT - MEDIUM-HIGH DENSITY RESIDENTIAL (PD-MHDR) PLANNED DEVELOPMENT - PARK (PD-P) PLANNED DEVELOPMENT - HIGH DENSITY RESIDENTIAL (PD-HDR) PLANNED DEVELOPMENT - OPEN SPACE (PD-OS)
PLANNER/ENGINEER WOOD RODGERS INC. 3301 O STREET, BUILDING 100-B SACRAMENTO, CALIFORNIA 95816 CONTACT: PAUL MEISER, JEFF CARPENTER PHONE: 925.847.1547/916.325.8884	FIRE PROTECTION CITY OF ROCKLIN
ASSESSOR'S PARCEL NO. 045-150-003, 045-150-002, 045-150-048	SCHOOL DISTRICT LOGANS UNITED SCHOOL DISTRICT
AREA 50.68 ACRES GROSS	SEWER SOUTH PLACER MUNICIPAL UTILITY DISTRICT (SPMUD)
NUMBER OF LOTS 2 MEDIUM DENSITY RESIDENTIAL LOTS 6 MEDIUM-HIGH DENSITY RESIDENTIAL LOTS 1 HIGH DENSITY RESIDENTIAL LOTS 3 PARK LOTS	STORM DRAIN CITY OF ROCKLIN
EXISTING USE VACANT	WATER CITY OF ROCKLIN
EXISTING GENERAL PLAN USE MIXED USE (MU)	ELECTRICITY PG&E
PROPOSED GENERAL PLAN USES MIXED USE (MU) MEDIUM DENSITY RESIDENTIAL (MDR) MEDIUM-HIGH DENSITY RESIDENTIAL (MHDR) HIGH DENSITY RESIDENTIAL (HDR) RECREATION/CONSERVATION (RC)	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(d) OF THE SUBDIVISION MAP ACT, EASEMENTS TO BE ABANDONED ARE MARKED ON THE MAP. 4. THE AERIAL TOPOGRAPHY SHOWN HEREON IS FROM MARCH 2018.

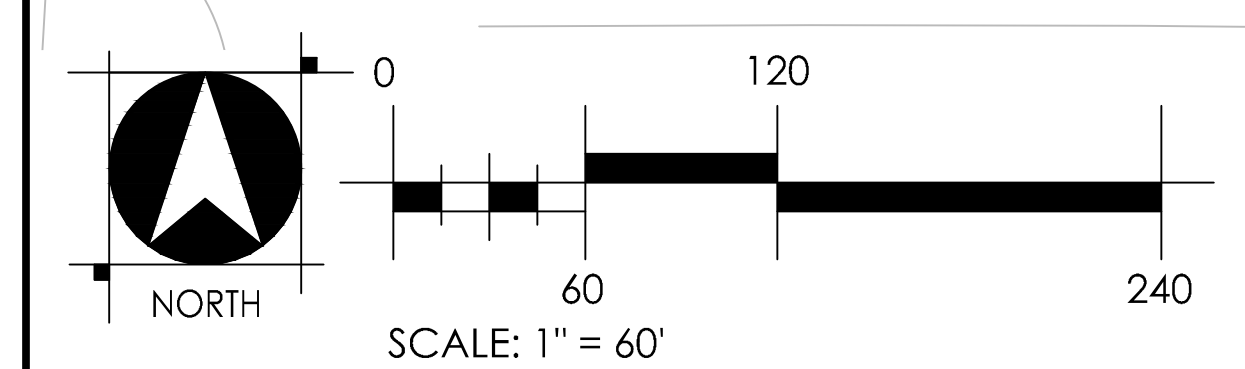
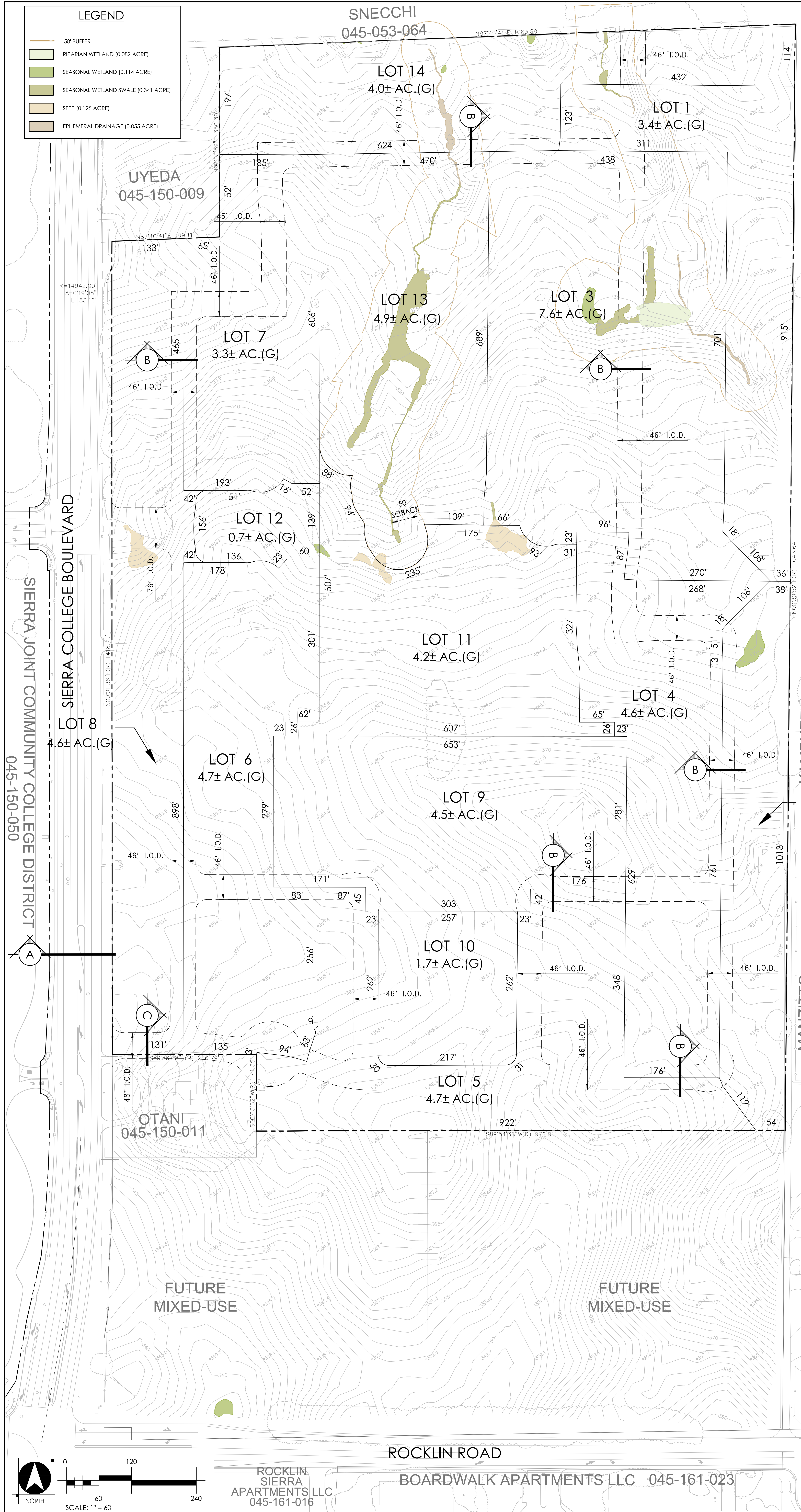
LOT SUMMARY

LOT NO.	GENERAL PLAN DESIGNATION	ZONING DESIGNATION	ACRES (G)
LOT 1	MEDIUM DENSITY RESIDENTIAL (MDR)	PD-MDR	3.4
LOT 2	MEDIUM DENSITY RESIDENTIAL (MDR)	PD-MDR	2.7
LOT 3	MEDIUM-HIGH DENSITY RESIDENTIAL (MHDR)	PD-MHDR	7.6
LOT 4	MEDIUM-HIGH DENSITY RESIDENTIAL (MHDR)	PD-MHDR	4.6
LOT 5	MEDIUM-HIGH DENSITY RESIDENTIAL (MHDR)	PD-MHDR	4.7
LOT 6	MEDIUM-HIGH DENSITY RESIDENTIAL (MHDR)	PD-MHDR	4.7
LOT 7	MEDIUM-HIGH DENSITY RESIDENTIAL (MHDR)	PD-MHDR	3.3
LOT 8	MEDIUM-HIGH DENSITY RESIDENTIAL (MHDR)	PD-MHDR	4.6
LOT 9	HIGH DENSITY RESIDENTIAL (HDR)	PD-P	1.7
LOT 10	RECREATION/CONSERVATION (RC)	PD-OS	4.9
LOT 11	RECREATION/CONSERVATION (RC)	PD-OS	4.2
LOT 12	RECREATION/CONSERVATION (RC)	PD-OS	0.7
LOT 13	RECREATION/CONSERVATION (RC)	PD-OS	4.9
LOT 14	RECREATION/CONSERVATION (RC)	PD-OS	4.0
TOTAL			55.6



LEGEND

- 50' BUFFER
- RIPARIAN WETLAND (0.082 ACRE)
- SEASONAL WETLAND (0.114 ACRE)
- SEASONAL WETLAND SWALE (0.341 ACRE)
- SEEP (0.125 ACRE)
- EPHEMERAL DRAINAGE (0.055 ACRE)



ROCKLIN SIERRA APARTMENTS LLC 045-161-016

BOARDWALK APARTMENTS LLC 045-161-023

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

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