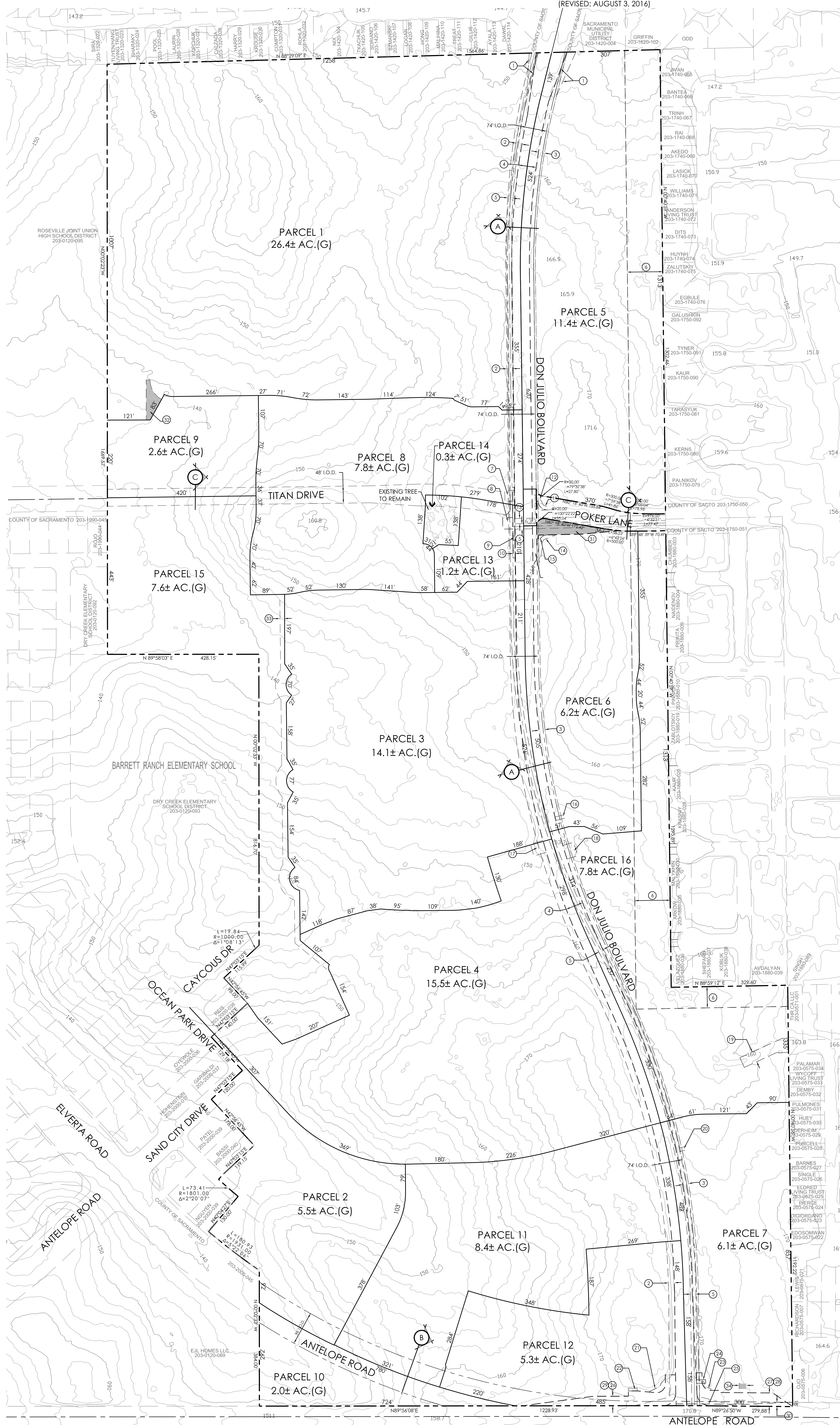
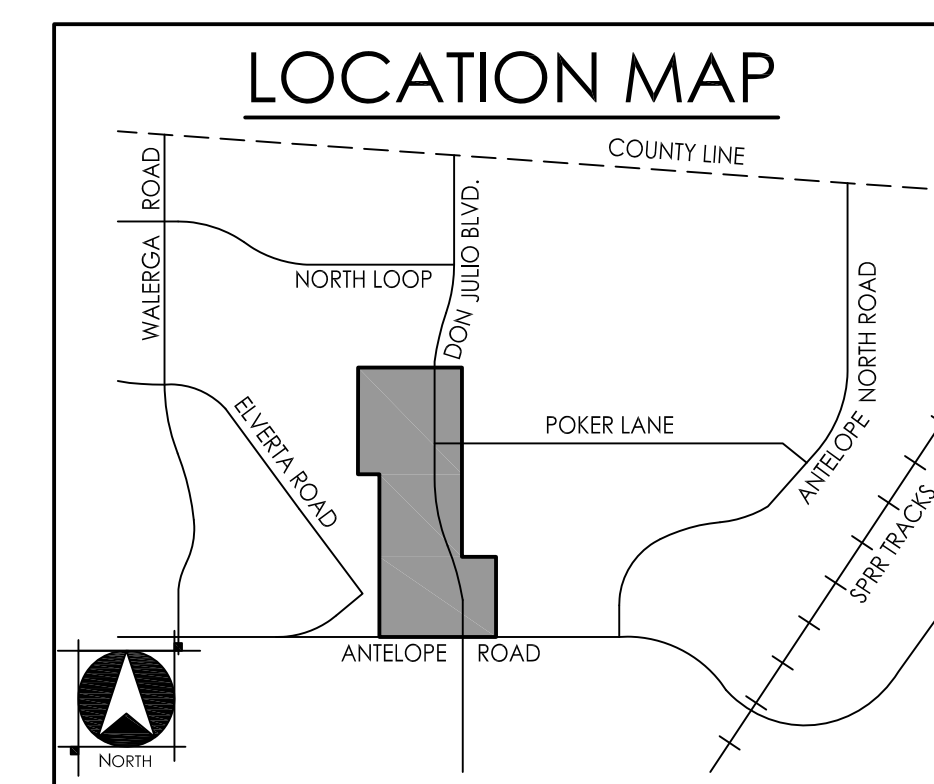


# TENTATIVE PARCEL MAP BARRETT RANCH EAST COUNTY OF SACRAMENTO, CALIFORNIA

DECEMBER 20, 2013  
(REVISED: MAY 19, 2014)  
(REVISED: MARCH 8, 2016)  
(REVISED: MARCH 21, 2016)  
(REVISED: AUGUST 3, 2016)



## PROJECT NOTES

**APPLICANT/OWNER**  
BARRETT RANCH EAST, A CALIFORNIA LIMITED PARTNERSHIP  
3001 F STREET, SUITE 300  
SACRAMENTO, CA 95816  
CONTACT: GEORGE CARRETER  
PHONE: 916.343.2401

**PLANNER/ENGINEER**  
WOOD RODGERS INC.  
3301 C STREET, BLDG. 100B  
SACRAMENTO, CA 95816  
CONTACT: PAUL MEISER  
PHONE: 916.341.7260

**ASSESSOR'S PARCEL NO.**  
203-0120-018, 203-0120-059, 203-0120-065, 203-0120-067, & 203-0120-074

**AREA**  
128.2± ACRES GROSS

**NUMBER OF PARCELS**  
9 LOW DENSITY RESIDENTIAL PARCELS  
2 MULTIFAMILY RESIDENTIAL PARCELS  
2 COMMERCIAL PARCELS  
2 PARK PARCELS  
1 OPEN SPACE PARCEL  
16 TOTAL PARCELS

**EXISTING USE**  
VACANT, AGRICULTURAL

**PROPOSED USE**  
SINGLE-FAMILY RESIDENTIAL, MULTI-FAMILY RESIDENTIAL, COMMERCIAL, PARKS & OPEN SPACE

**EXISTING ZONING**  
UR, SFA, AR-2, RD-5

**PROPOSED ZONING**  
RD-5, RD-7, RD-26, RD-25, O, LC & GC

**PARK DISTRICT**  
SUNRISE RECREATION & PARKS DISTRICT

**FIRE PROTECTION**  
SACRAMENTO METROPOLITAN FIRE DISTRICT

**SCHOOL DISTRICT**  
DRY CREEK UNIFIED ELEMENTARY SCHOOL DISTRICT  
ROSEVILLE JOHN UNION HIGH SCHOOL DISTRICT

**SEWER**  
SACRAMENTO AREA SEWER DISTRICT

**STORM DRAIN**  
COUNTY OF SACRAMENTO

**WATER**  
SACRAMENTO SUBURBAN WATER DISTRICT

**ELECTRICITY**  
SWEED

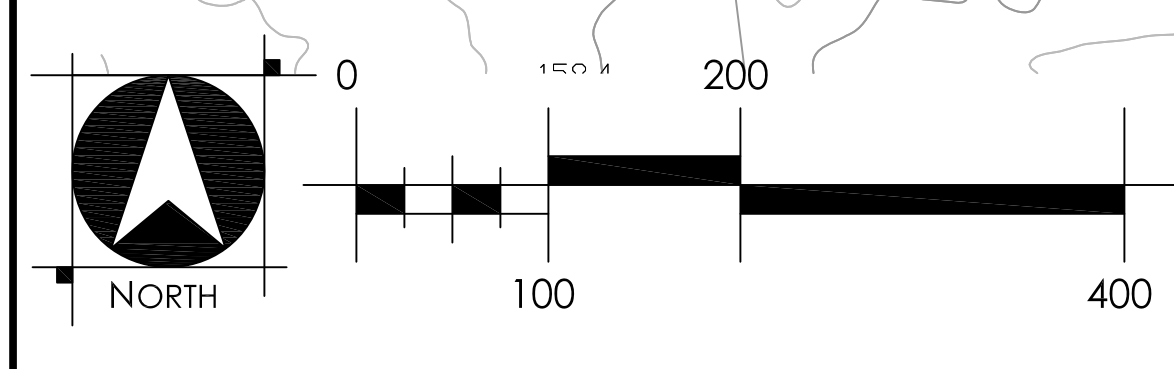
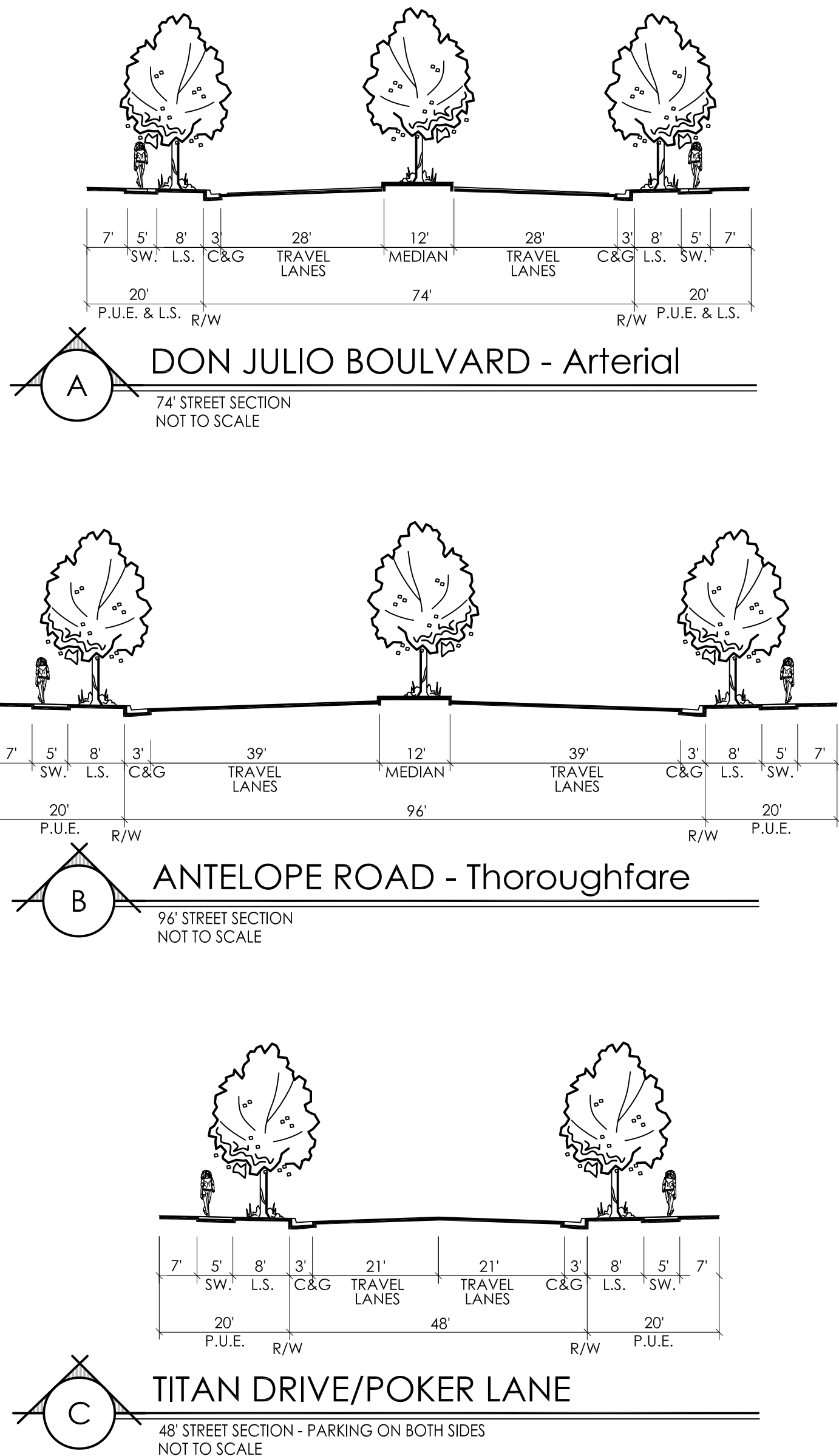
**GAZ**  
FCBE

**NOTES**  
1. SUBSENDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.  
2. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.  
3. PURSUANT TO SECTION 64404(a) OF THE SUBDIVISION MAP ACT, EASEMENTS TO BE ABANDONED ARE MARKED ON THE MAP.  
4. THE AERIAL TOPOGRAPHY SHOWN HEREIN IS FROM SACRAMENTO COUNTY LEADER.

## PARCEL SUMMARY

PARCEL NO.	GENERAL PLAN DESIGNATION	ZONING DESIGNATION	USE	ACRES (G)
PARCEL 1	LOW DENSITY RESIDENTIAL (LDR)	RD-5	SF RESIDENTIAL	26.4
PARCEL 2	LOW DENSITY RESIDENTIAL (LDR)	RD-5	SF RESIDENTIAL	5.5
PARCEL 3	LOW DENSITY RESIDENTIAL (LDR)	RD-7	SF RESIDENTIAL	14.1
PARCEL 4	LOW DENSITY RESIDENTIAL (LDR)	RD-7	SF RESIDENTIAL	15.5
PARCEL 5	LOW DENSITY RESIDENTIAL (LDR)	RD-7	SF RESIDENTIAL	11.4
PARCEL 6	LOW DENSITY RESIDENTIAL (LDR)	RD-7	SF RESIDENTIAL	6.2
PARCEL 7	LOW DENSITY RESIDENTIAL (LDR)	RD-7	SF RESIDENTIAL	6.1
PARCEL 8	LOW DENSITY RESIDENTIAL (LDR)	RD-7	SF RESIDENTIAL	7.8
PARCEL 9	LOW DENSITY RESIDENTIAL (LDR)	RD-5	DETENTION BASIN	2.6
PARCEL 10	MEDIA DENSITY RESIDENTIAL (MDR)	RD-20	DETENTION BASIN	2.0
PARCEL 11	MEDIA DENSITY RESIDENTIAL (MDR)	RD-25	MEDIA DENSITY RESIDENTIAL	8.4
PARCEL 12	COMMERCIAL & OFFICES (C&O)	GC	COMMERCIAL	5.3
PARCEL 13	COMMERCIAL & OFFICES (C&O)	LC	COMMERCIAL	1.2
PARCEL 14	RECREATION	PARK	PARK	0.3
PARCEL 15	RECREATION	PARK	PARK	7.6
PARCEL 16	RECREATION	O	OPEN SPACE	0.8
TOTAL				128.2

- EXISTING EASEMENT NOTES:**  
ALL WATER LINE EASEMENTS ARE IN FAVOR OF NORTHBRIDGE WATER DISTRICT. ALL OTHER EASEMENTS ARE IN FAVOR OF SACRAMENTO COUNTY UNLESS OTHERWISE NOTED.
- 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 870601 O.R. 1472.
  - 10' SLOPE EASEMENT PER 800103 O.R. 746.
  - WATER LINE EASEMENT PER 910816 O.R. 783.
  - TRAFFIC SIGNAL EASEMENT PER 20040719 O.R. 535.
  - SEWER EASEMENT PER 910701 O.R. 1056.
  - 5' PUE PER 20040719 O.R. 533.
  - DRAINAGE EASEMENT PER 20040719 O.R. 534.
  - PUBLIC ROAD & UTILITY EASEMENT PER 20040719 O.R. 539.
  - WATER LINE EASEMENT PER 952007 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. 1056.
  - WATER LINE EASEMENT PER 840705 O.R. 1359.
  - WATER LINE EASEMENT PER 910816 O.R. 789.
  - 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 PER 910701 O.R. 1062.
  - PUBLIC ROAD & UTILITY EASEMENT PER 891101 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. 1058.
  - TRAFFIC SIGNAL EASEMENT PER 910701 O.R. 1059.
  - ELECTRIC & TELEPHONE EASEMENT IN FAVOR OF ROSEVILLE TELEPHONE COMPANY PER 861007 O.R. 1771.
  - POKER LANE RIGHT-OF-WAY, 0.14 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.



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