

TENTATIVE SUBDIVISION MAP RANCHO MURIETA NORTH VILLAGE "A"

A.P.N. 073-0800-008
RANCHO MURIETA
SACRAMENTO COUNTY, CALIFORNIA
MARCH, 2017

SHEET 1 of 3
PROJECT DATA:

OWNER/DEVELOPER:
MURIETA HIGHLANDS, LLC
P.O. BOX 1280
RANCHO MURIETA, CA 95683
PH (916) 262-7574

ENGINEER:
BAKER-WILLIAMS ENGINEERING GROUP
8020 RUTLAND DRIVE, SUITE 19
CARMICHAEL, CA 95608
PH (916) 331-4336

ASSESSOR'S PARCEL NUMBER:
073-0800-008

AREA:
94.52± ACRES

EXISTING ZONING:
A-2 (PD)

PROPOSED ZONING:
RD-4, RD-5
PARK / RECREATION / TRAILS / OPEN SPACE

DENSITY:
2 D.U./ACRES

EXISTING USE:
VACANT / EXISTING ROADS

PROPOSED USE:
RESIDENTIAL DEVELOPMENT
215 Single Family Lots (Total)

71 Single Family Detached
29 Cluster A (4 Units Ea.)
116 Single Family Detached
7 Cluster B (4 Units Ea.)
28 Single Family Detached

12 Openspace - Park Parcels
1 Utility Parcel (Lot K)
1 Street Lot (Lot Z)

SANITARY SEWER:
RANCHO MURIETA COMMUNITY SERVICES DISTRICT

STORM DRAIN:
RANCHO MURIETA COMMUNITY SERVICES DISTRICT

WATER SUPPLY:
RANCHO MURIETA COMMUNITY SERVICES DISTRICT

FIRE PROTECTION:
SACRAMENTO METRO FIRE DISTRICT

ELECTRICAL SERVICE:
S.M.U.D.

TELEPHONE SERVICE:
A.T. and T.

GAS SUPPLY:
PROPANE (NATURAL GAS NOT AVAILABLE)

SCHOOL DISTRICT:
ELK GROVE UNIFIED

PARK DISTRICT:
RANCHO MURIETA ASSOCIATION
RANCHO NORTH ASSOCIATION

OFF-STREET PARKING:
20 STALLS

VILLAGE "C"
073-0800-009

EX. 15' DRAIN ESMT PER
20040924 OR 1238

100 YEAR FLOOD
PLAIN
EX. 15' SEWER ESMT. PER
20040924 OR 1238

EX. P.U.E. PER
20040924 OR 1228
& 940125 OR 1841

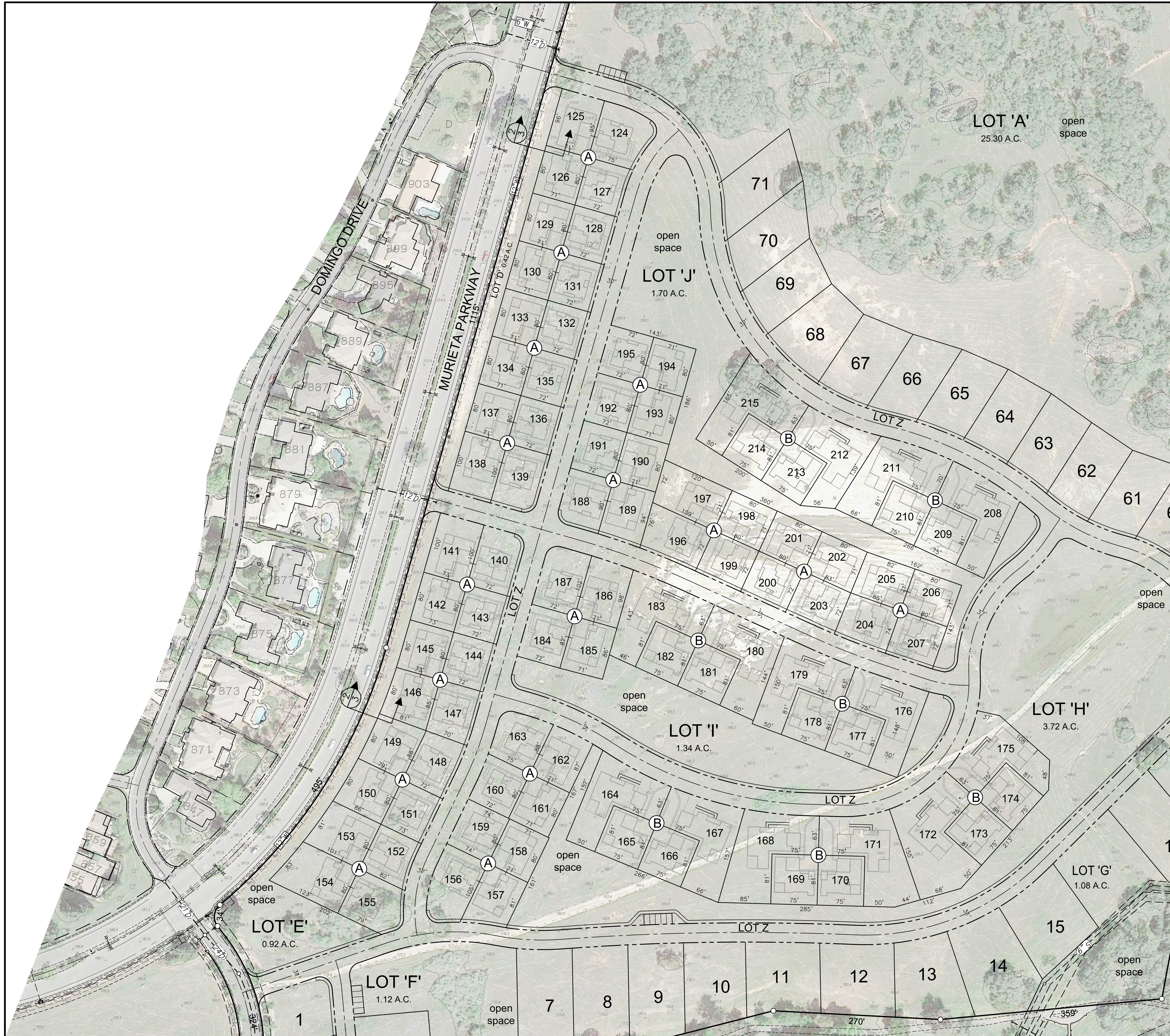
NOTES:

- SUBDIVISION MAY BE CONSTRUCTED IN PHASES.
- SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.
- PHOTOGRAPHIC SCALING IS ONLY APPROXIMATE AND IS SUBJECT TO ADJUSTMENT.
- CONTOUR INTERVAL IS 2'.
- STREETS ARE PRIVATELY MAINTAINED BY HOME OWNERS ASSOCIATION.

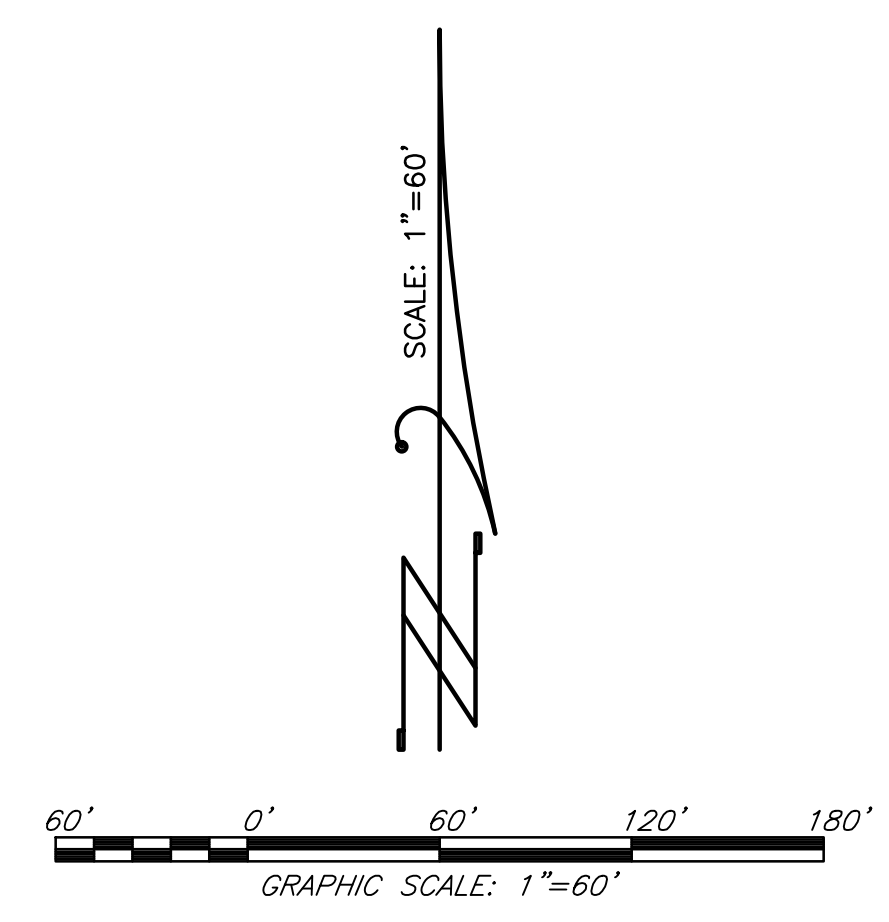
VILLAGE "B"
073-0800-008



17080336-TEXT-MAP-VILLAGE-A



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 2. SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.
 3. PHOTOGRAPHIC SCALING IS ONLY APPROXIMATE AND IS SUBJECT TO ADJUSTMENT.
 4. CONTOUR INTERVAL IS 2'.
 5. STREETS ARE PRIVATELY MAINTAINED BY HOME OWNERS ASSOCIATION.

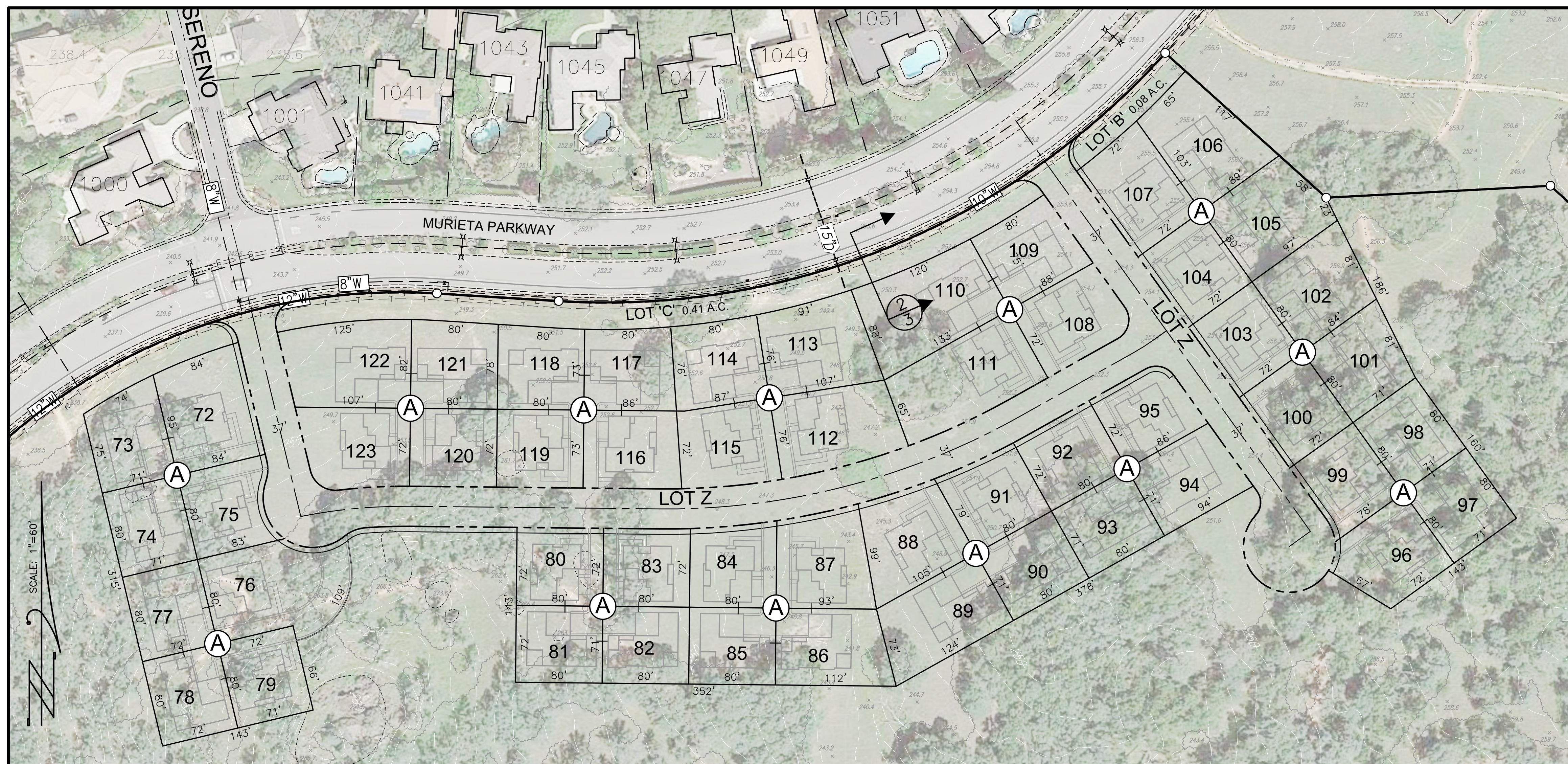


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SHEET 2 of 3

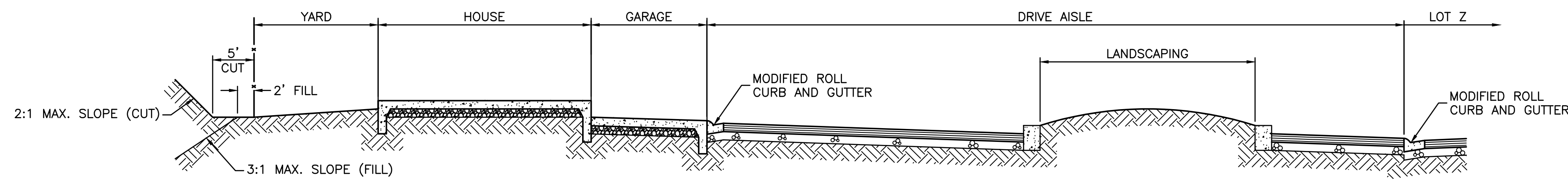
CLUSTER ENLARGEMENT DETAIL
SCALE: 1"=60'

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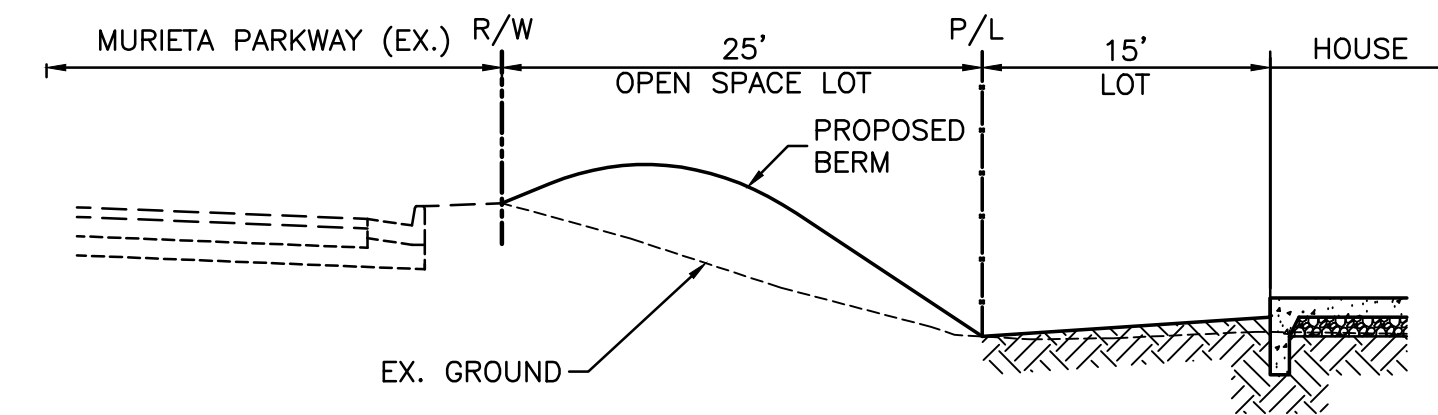
1108008-TENT-MAP-VILLAGE-A



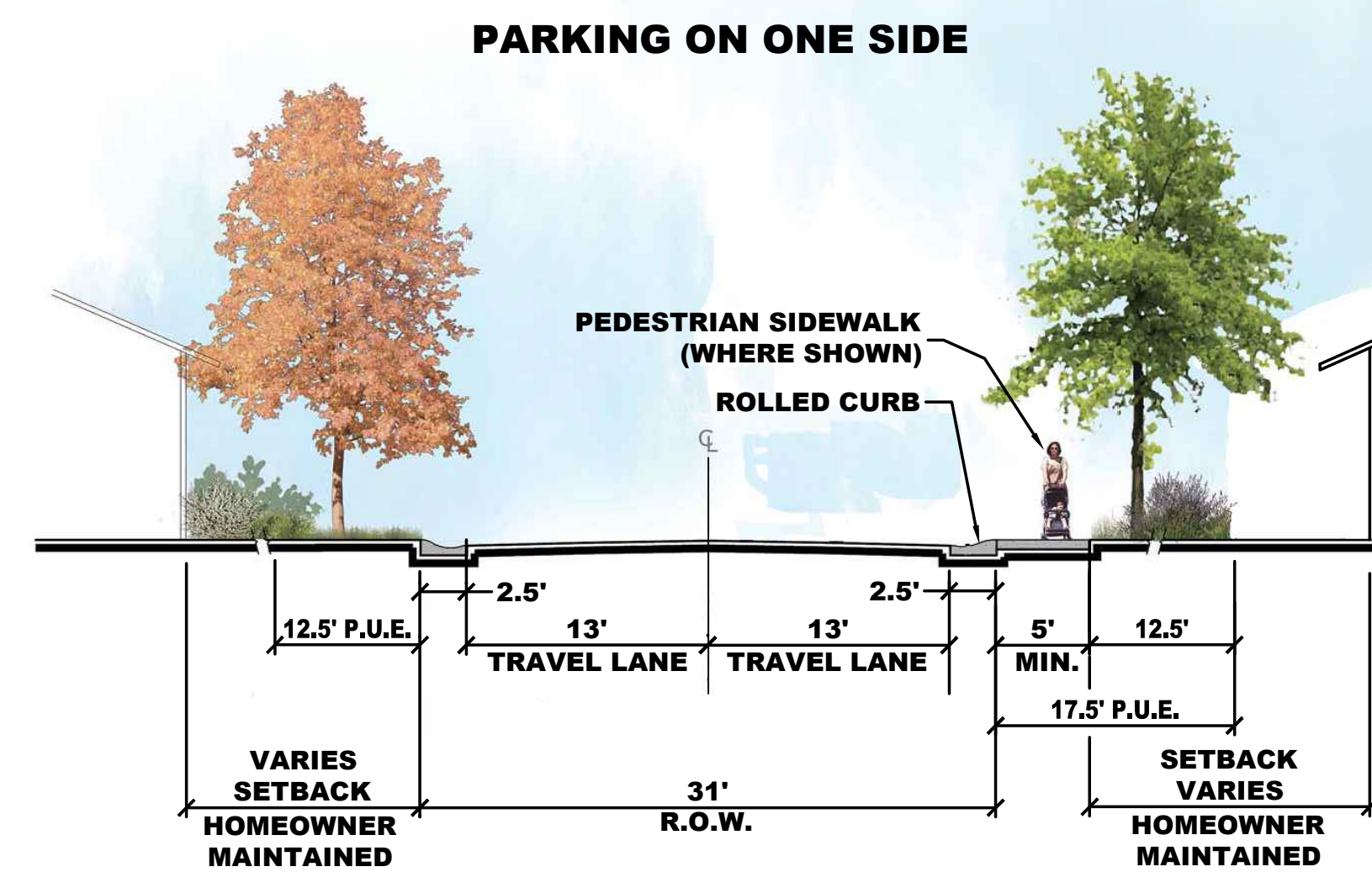
CLUSTER ENLARGEMENT DETAIL
SCALE: 1"=60'



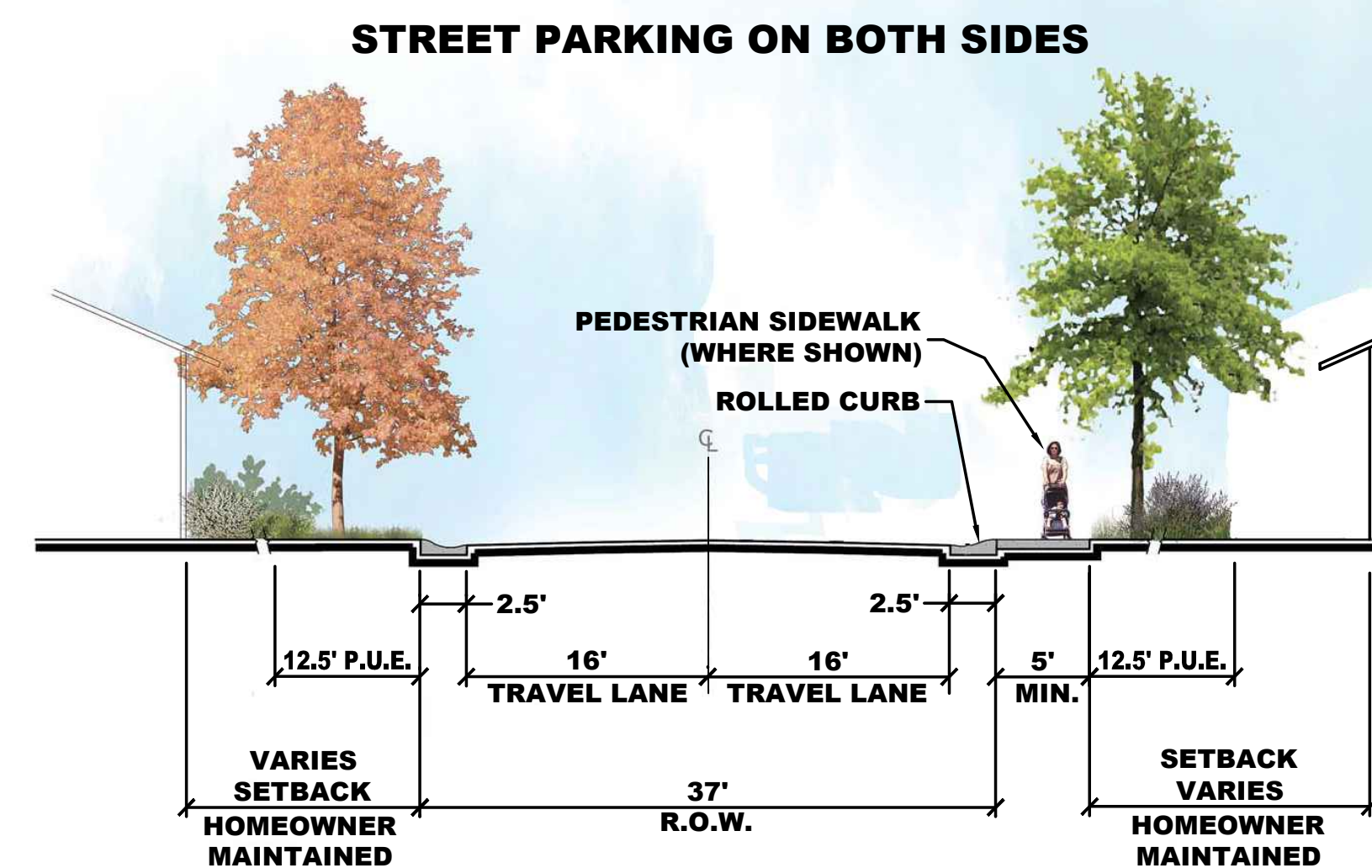
1 TYPICAL CLUSTER SECTION
SCALE: 1"=10'



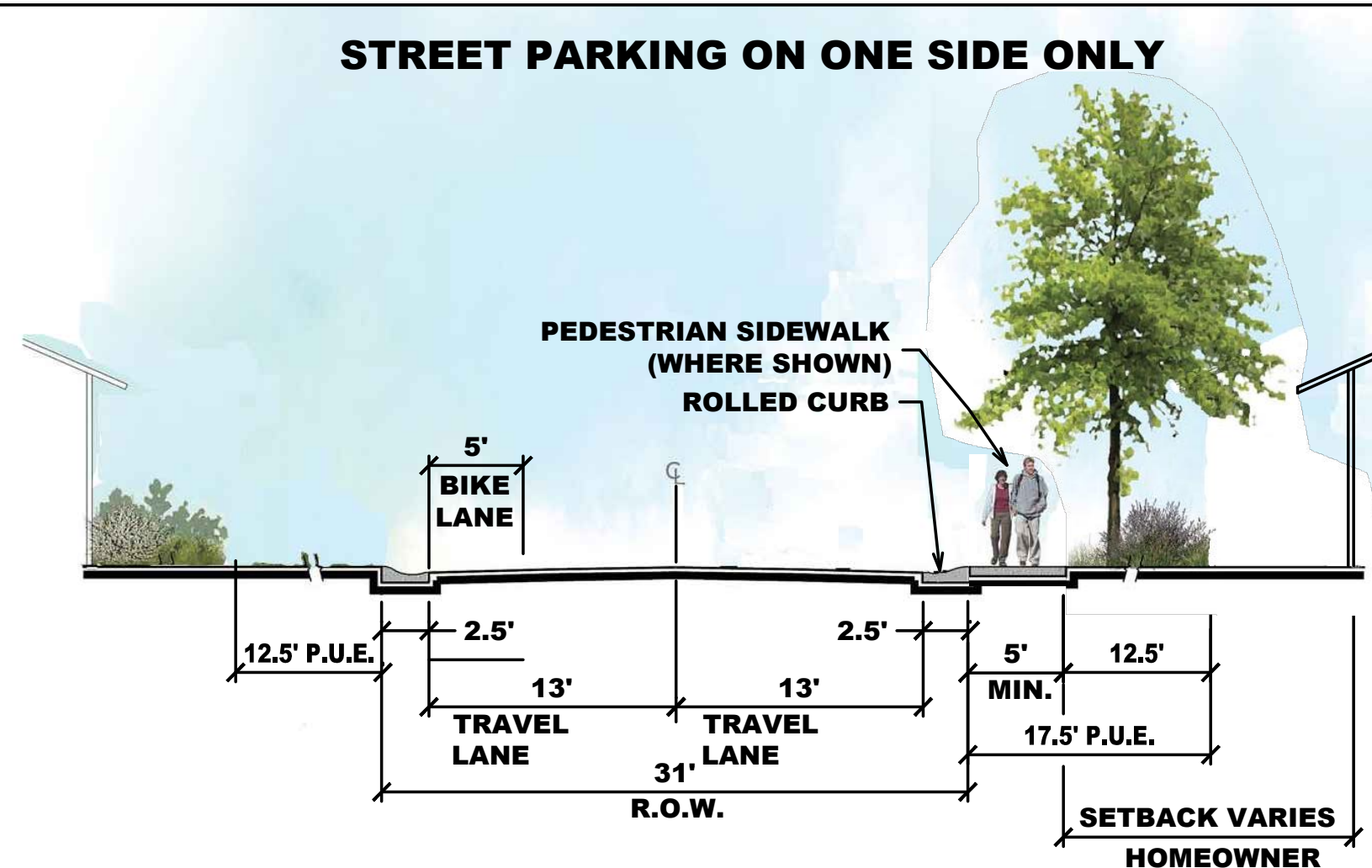
2 TYPICAL SECTION @ R/W
SCALE: 1"=10'



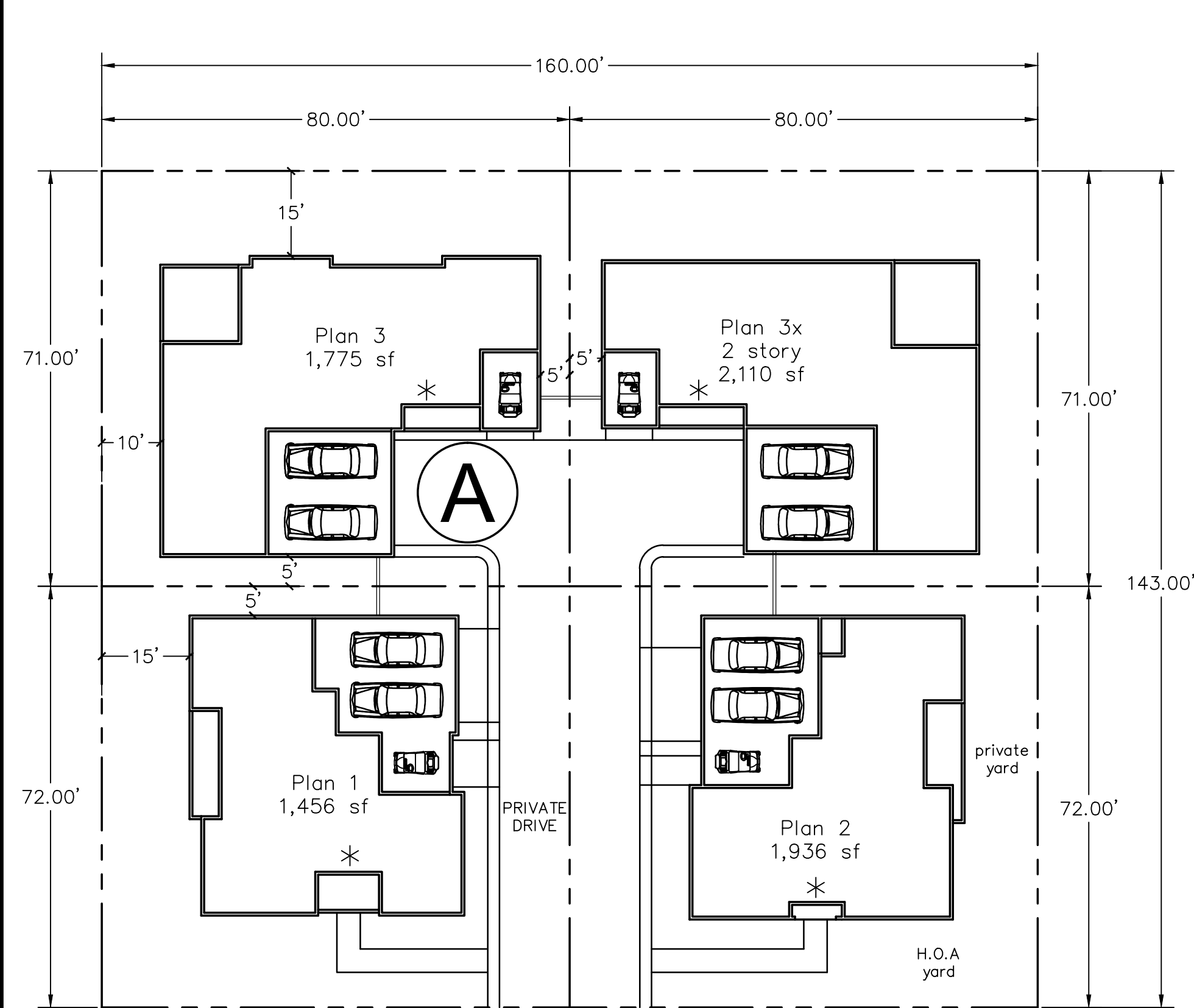
31' RESIDENTIAL STREET



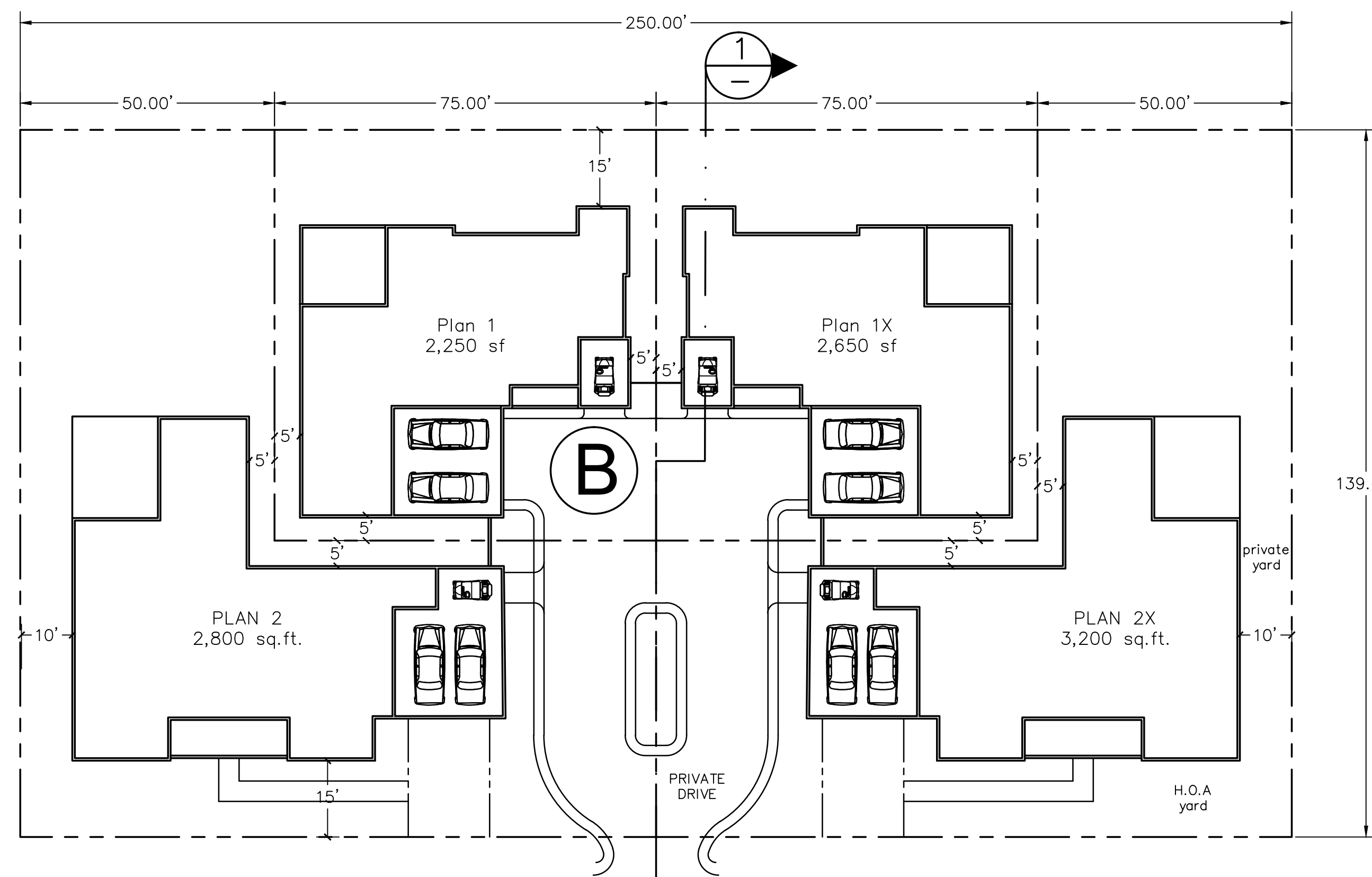
37' RESIDENTIAL STREET



NEIGHBORHOOD COLLECTOR



CLUSTER 'A' (TYPICAL)
SCALE: 1"=20'



CLUSTER 'B' (TYPICAL)
SCALE: 1"=20'

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