

VICINITY MAP

NO SCALE

TENTATIVE SUBDIVISION MAP

RANCHO MURIETA NORTH VILLAGE "C"

A.P.N. 073-0800-009

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
6020 RUTLAND DRIVE, SUITE 19
CARMICHAEL, CA 95608
PH (916) 331-4336

ASSESSOR'S PARCEL NUMBER:

073-0800-009

AREA:

63.29± 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
128 Single Family Lots (Total)
24 Single Family Detached
18 Cluster A (4 Units Ea.)
72 Single Family Detached
8 Cluster B (4 Units Ea.)
32 Single Family Detached
6 Openspace-Park Parcels
2 Utility Parcels (Lots B and G)
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:

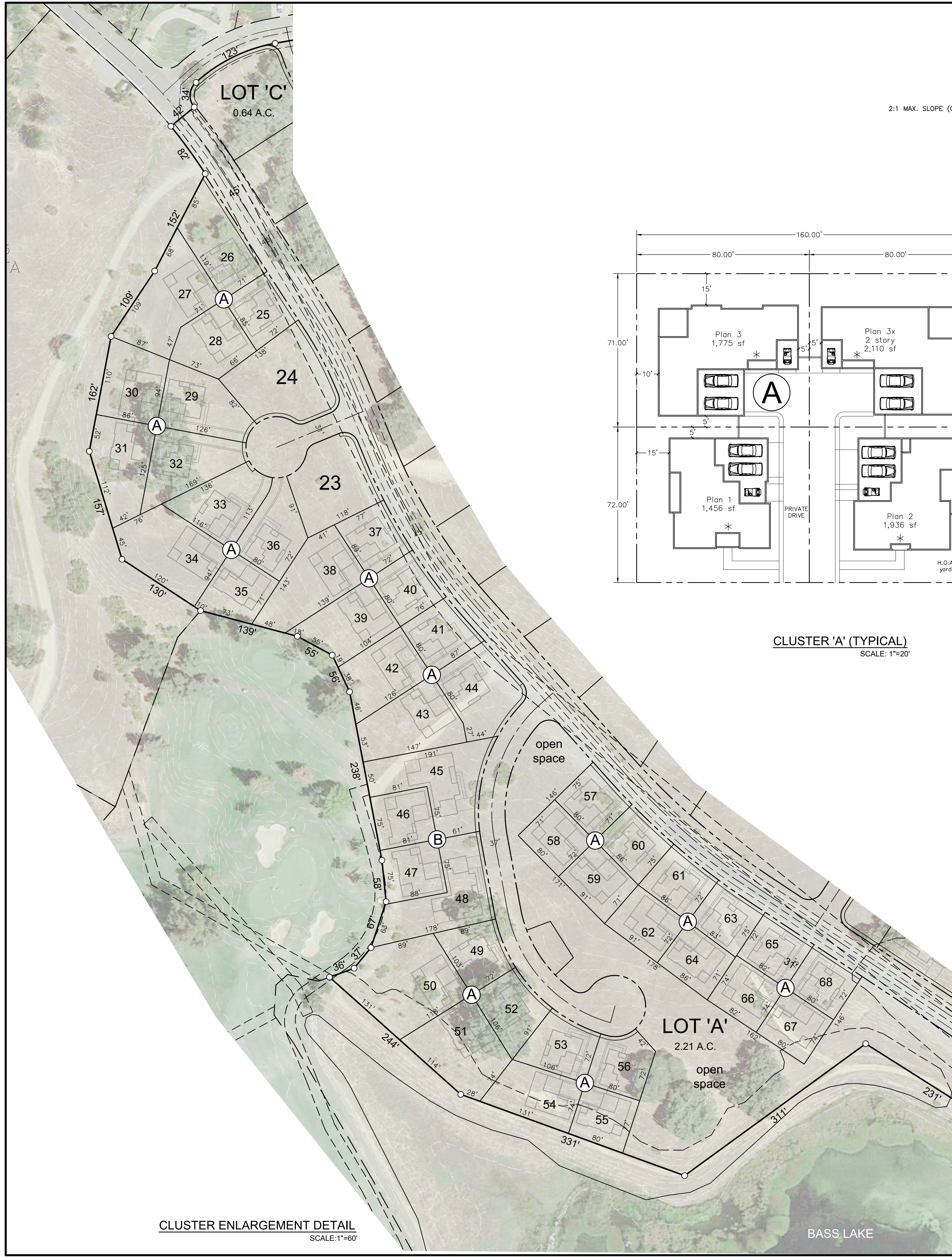
NO STALLS

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.

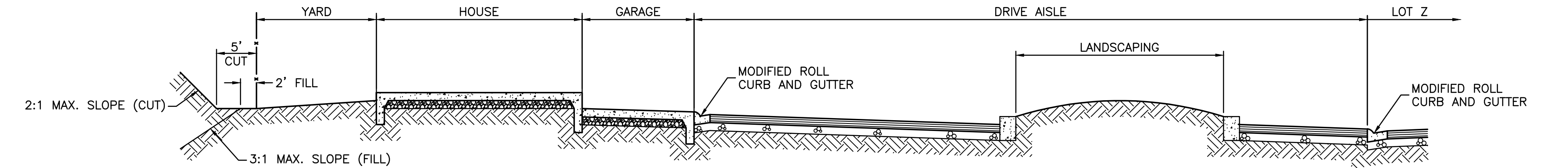


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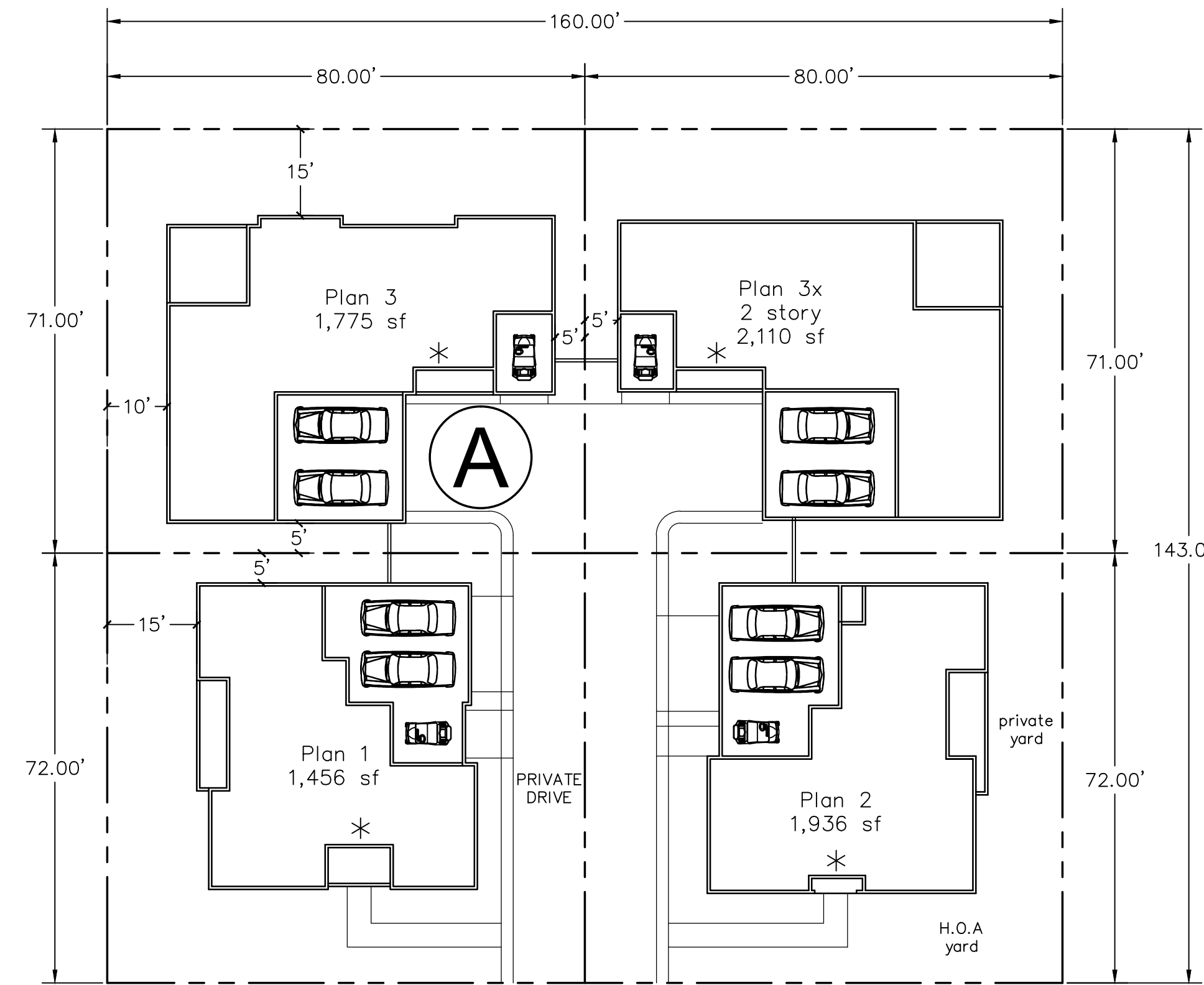


CLUSTER ENLARGEMENT DETAIL
SCALE: 1"=60'

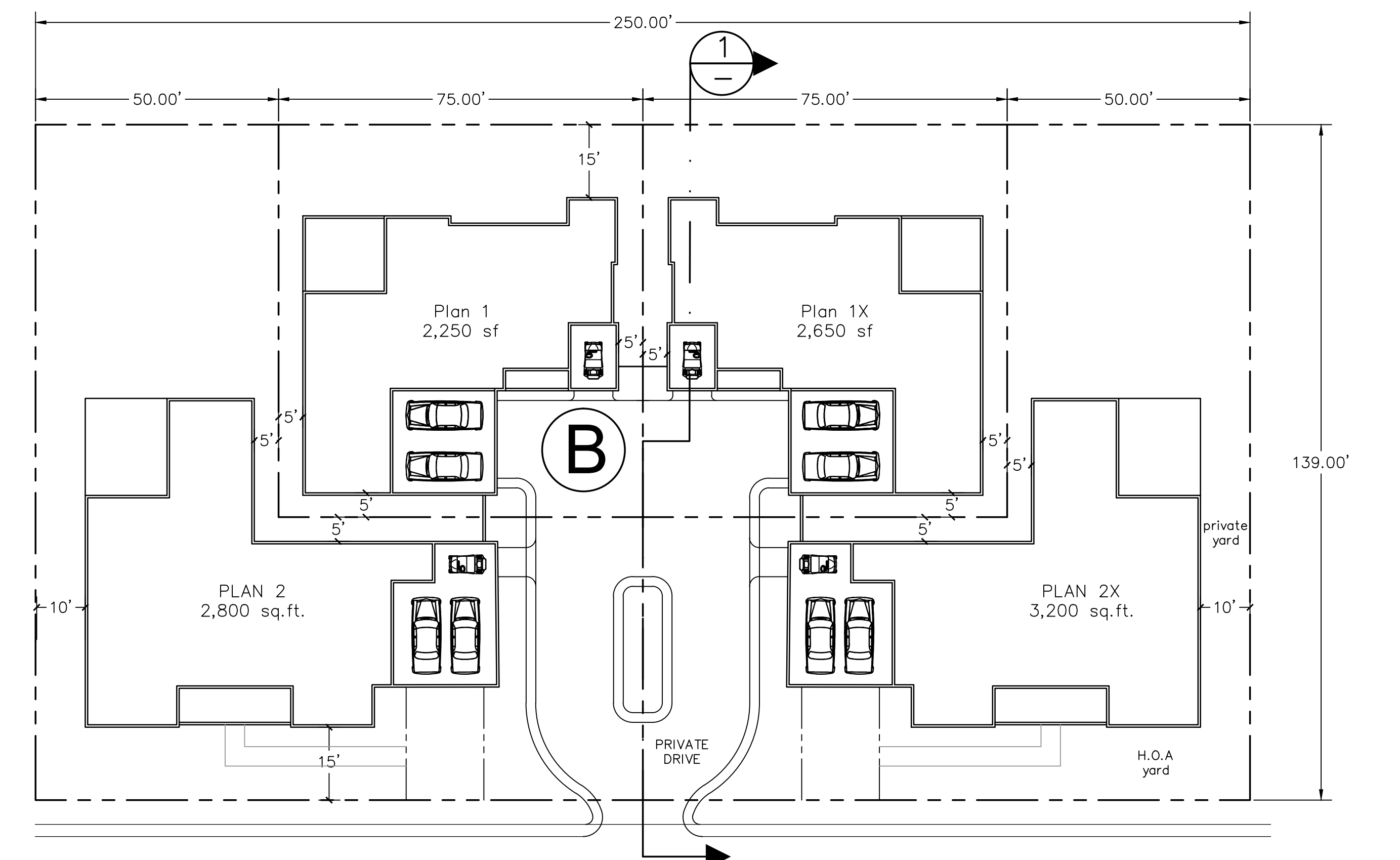
BASS LAKE



① TYPICAL CLUSTER SECTION
SCALE: 1"=10'



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

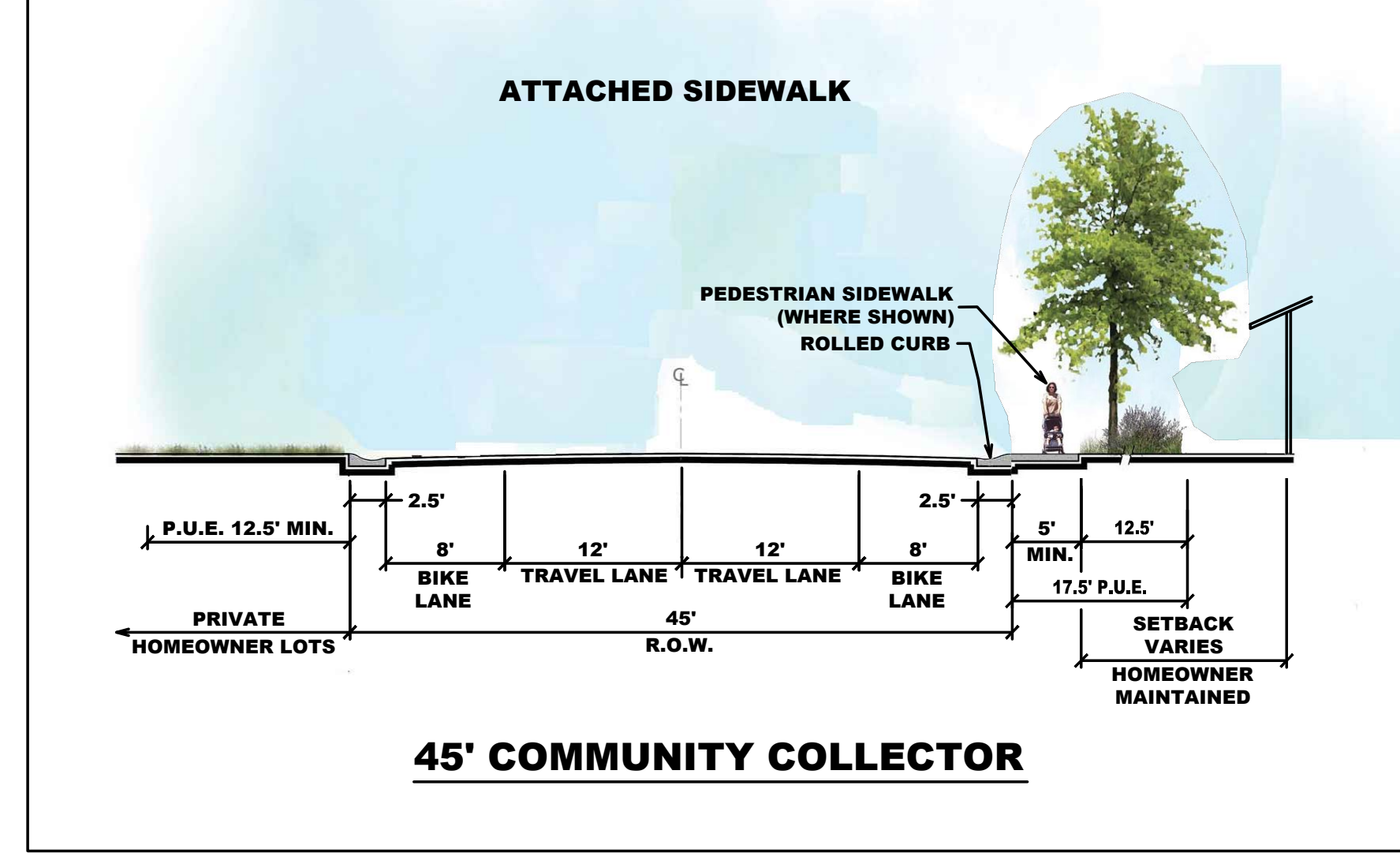
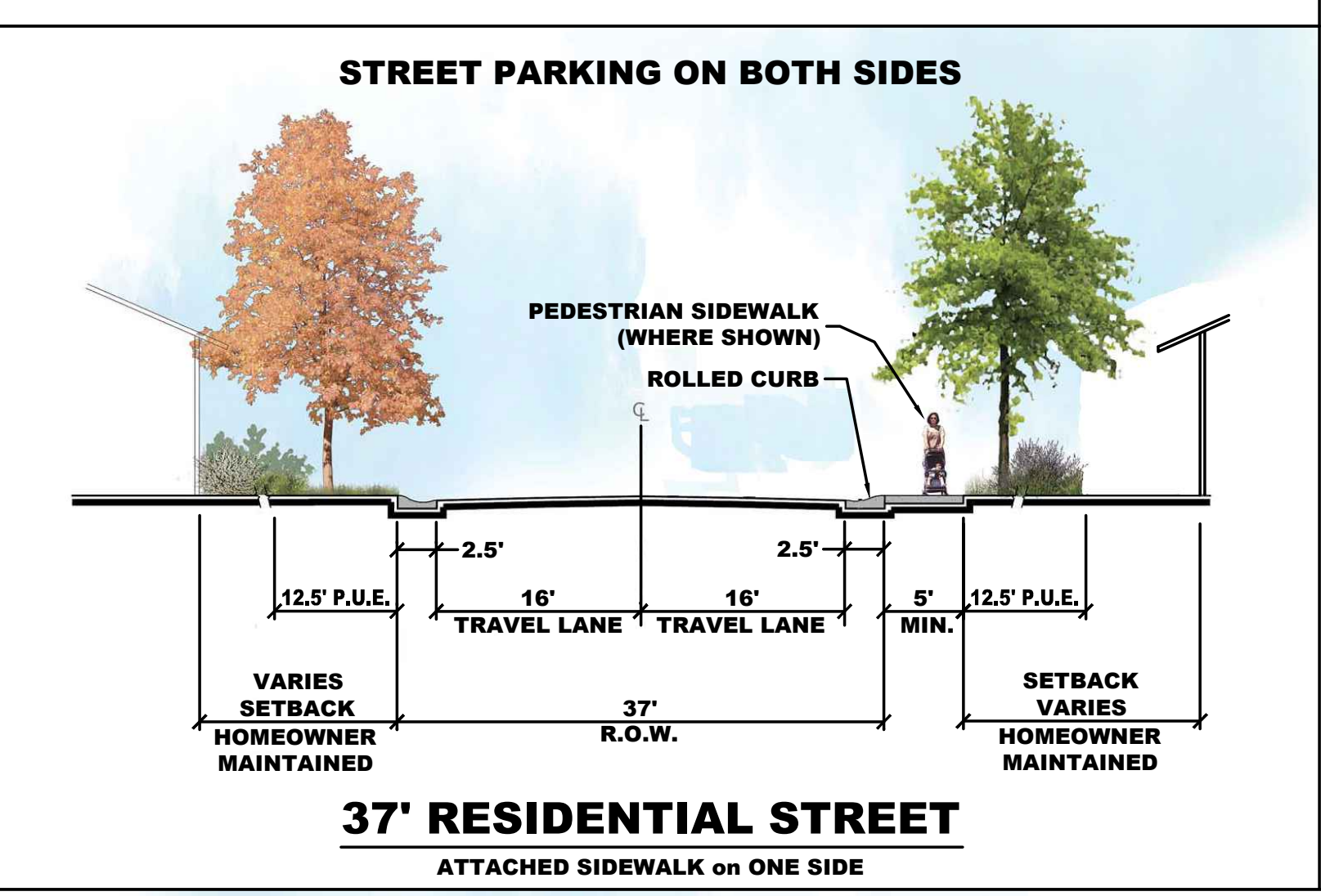
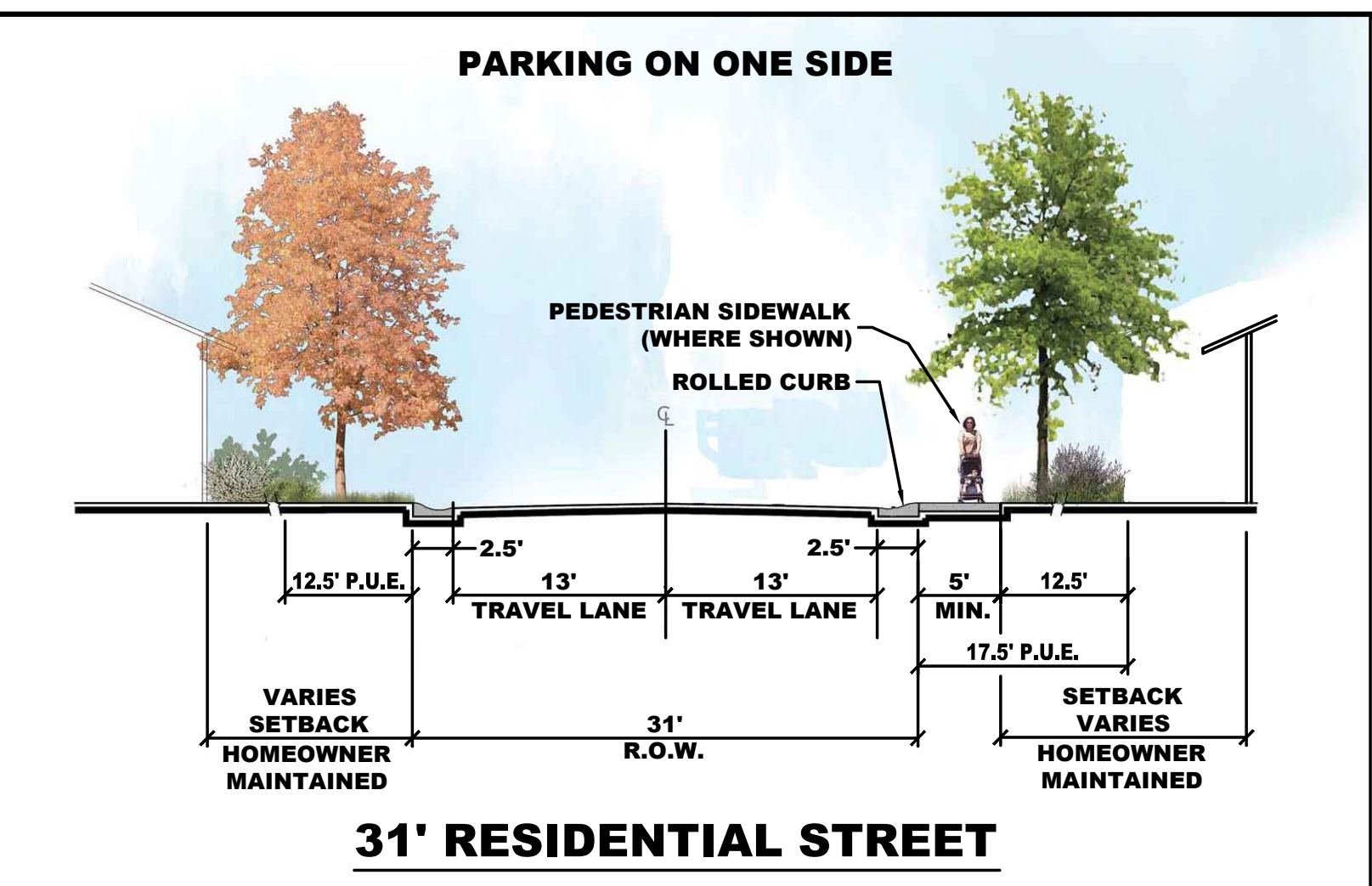


CLUSTER 'B' (TYPICAL)
SCALE: 1"=20'

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VILLAGE "C"
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RANCHO MURIETA
SACRAMENTO COUNTY, CALIFORNIA
MARCH, 2017
SHEET 2 of 3

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1108058 TENT MAP - VILLAGE C



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SACRAMENTO COUNTY, CALIFORNIA
MARCH, 2017
SHEET 3 of 3

T1030336-TENT-MAP-VILLAGE-C