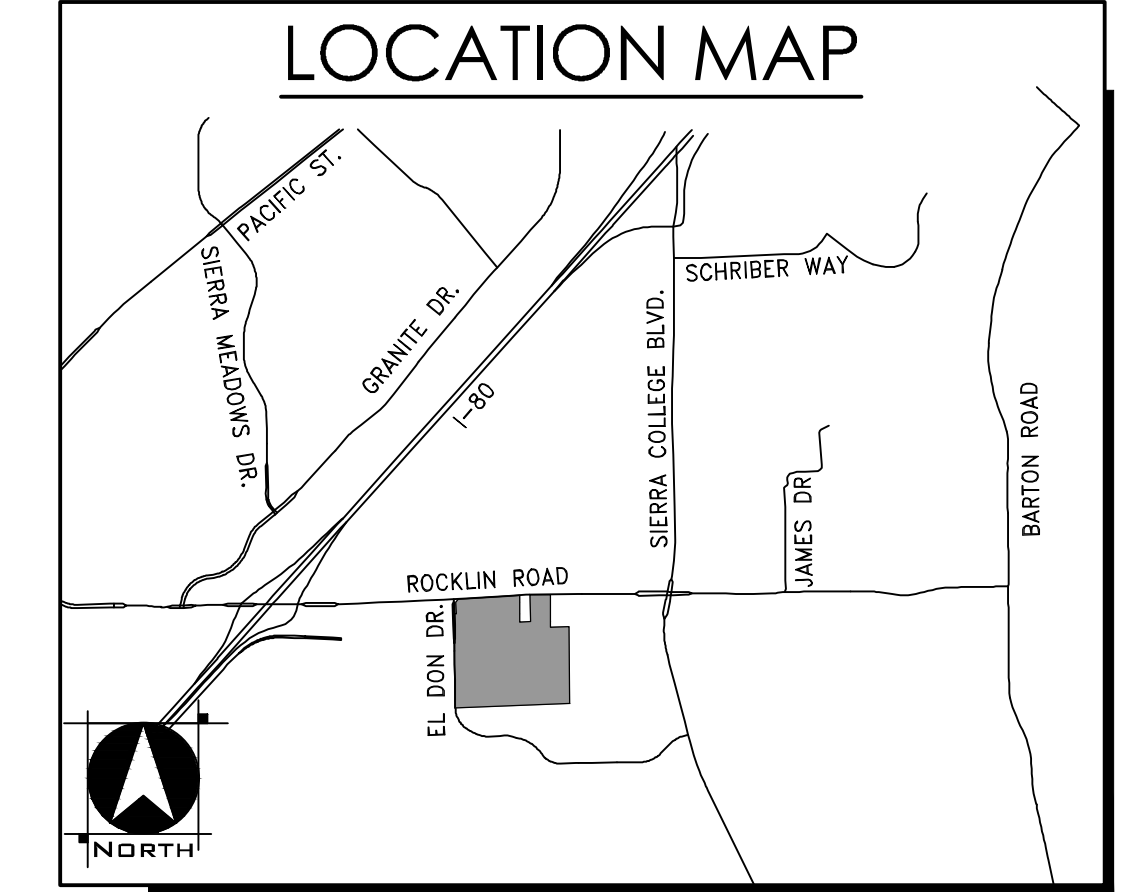


TENTATIVE SUBDIVISION MAP  
**COLLEGE PARK SOUTH**  
 CITY OF ROCKLIN, CALIFORNIA  
 SHEET 2 OF 7  
 JANUARY 25, 2019  
 REVISED: MARCH 22, 2019  
 REVISED: NOVEMBER 5, 2020



**PROJECT NOTES**

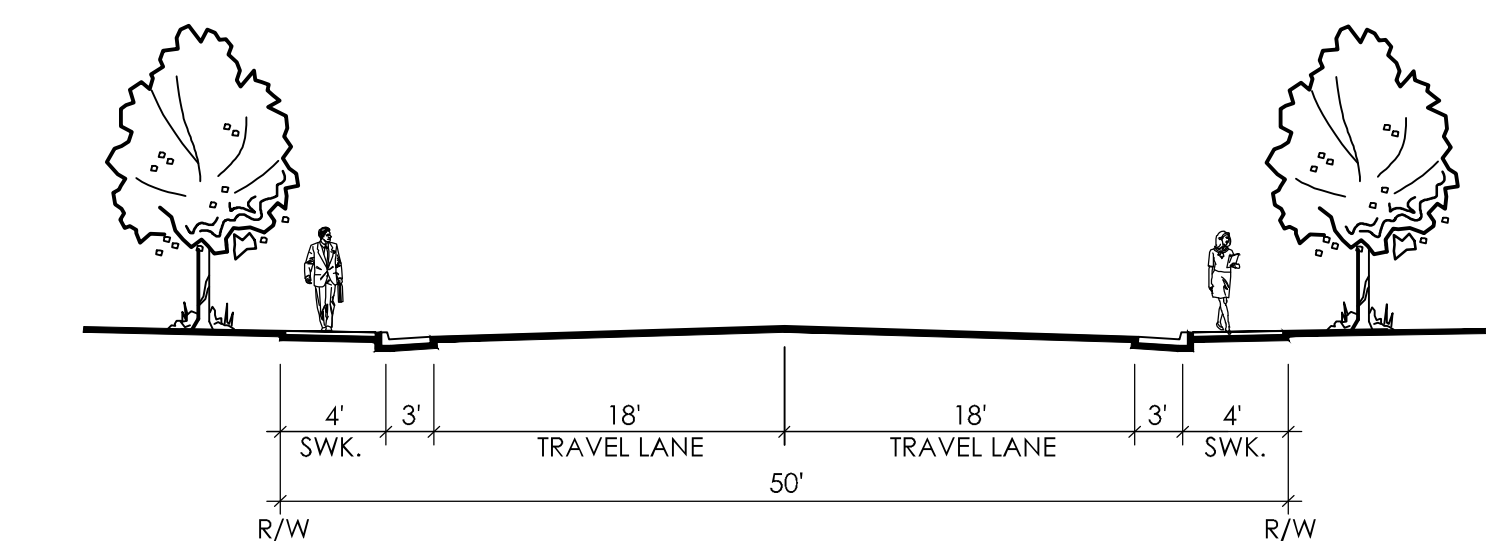
- APPLICANT/OWNER**  
 EVERGREEN SIERRA EAST, LLC  
 C/O COLE PARTNERS DEVELOPMENT COMPANY  
 2484 HAWTHORN PARK DRIVE, SUITE 101  
 SACRAMENTO, CALIFORNIA 95833  
 CONTACT: DIANA COLE  
 PHONE: 916.804.9199
- CREATOR/HOMES CORPORATION**  
 3031 DONDAKS BOULEVARD, SUITE 110  
 ROSEVILLE, CALIFORNIA 95661  
 CONTACT: DIANA ELIS  
 PHONE: 916.781.6000
- PLANNER/ENGINEER**  
 WOOD RODGERS INC.  
 4670 WILLOW ROAD, SUITE 125  
 PLEASANTON, CALIFORNIA 94588  
 CONTACT: PAUL MUELLER/ JEFF CARPENTER  
 PHONE: 925.847.1549/ 916.326.5884
- ASSESSOR'S PARCEL NO.**  
 045-131-001
- AREA**  
 8.99± ACRES GROSS
- NUMBER OF LOTS**  
 25 SINGLE-FAMILY RESIDENTIAL LOTS  
 2 OPEN SPACE PRESERVE/RECREATION CONSERVATION LOT  
 2 LANDSCAPE LOTS
- EXISTING USE**  
 VACANT
- EXISTING GENERAL PLAN USE**  
 MIXED USE (MU)  
 RESOURCE CONSERVATION (RC)
- PROPOSED GENERAL PLAN USES**  
 MEDIUM DENSITY RESIDENTIAL (MDR)  
 RECREATION CONSERVATION (RC)
- EXISTING ZONING**  
 PLANNED DEVELOPMENT - COMMUNITY COLLEGE (PD-CC)
- PROPOSED ZONING**  
 PLANNED DEVELOPMENT - MEDIUM DENSITY RESIDENTIAL (PD-MDR)  
 PLANNED DEVELOPMENT - OPEN SPACE (PD-OS)
- PARK DISTRICT**  
 CITY OF ROCKLIN
- FIRE PROTECTION**  
 CITY OF ROCKLIN
- SCHOOL DISTRICT**  
 LOOMIS UNIFIED SCHOOL DISTRICT
- SEWER**  
 SOUTH SACRAMENTO MUNICIPAL UTILITY DISTRICT (SMUD)
- STORM DRAIN**  
 CITY OF ROCKLIN
- WATER**  
 CITY OF ROCKLIN
- ELECTRICITY**  
 PG&E
- GAS**  
 PG&E
- NOTES**  
 1. SUBMITTER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.  
 2. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.  
 3. PURSUANT TO SECTION 64434(a) OF THE SUBDIVISION MAP ACT, EASEMENTS TO BE ABANDONED ARE MARKED ON THE MAP.  
 4. THE AERIAL TOPOGRAPHY SHOWN HEREON IS FROM MARCH 2018.

**LEGEND**

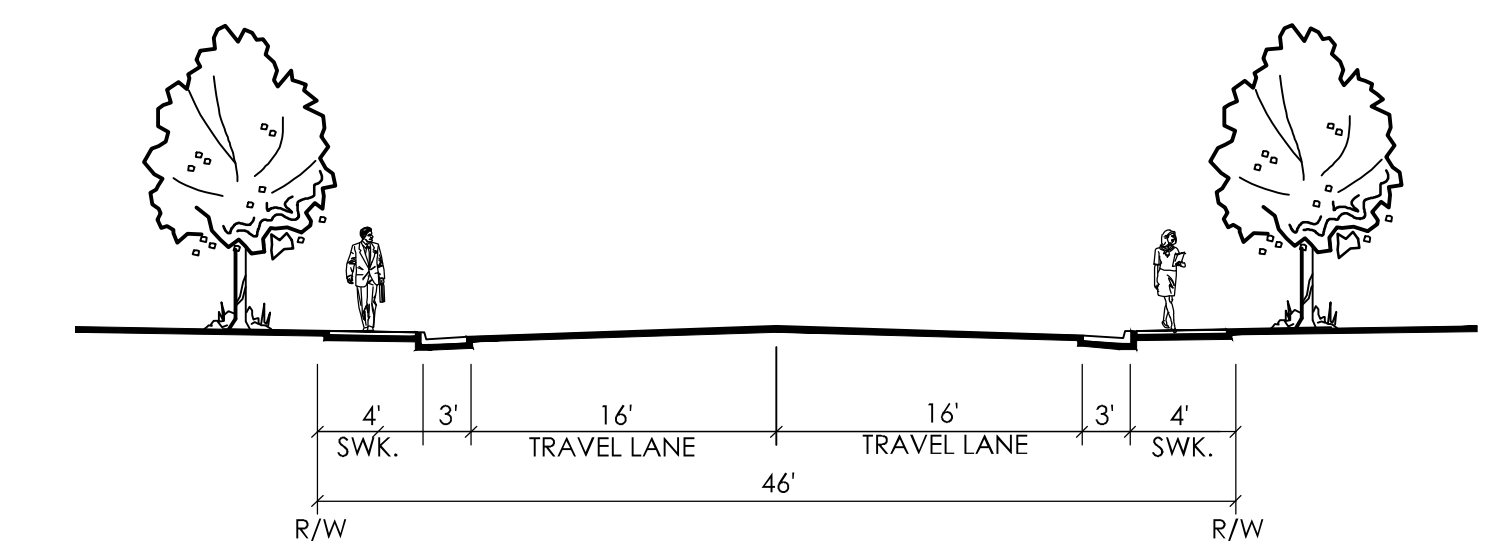
- RIPARIAN AREA
- 100 YEAR FLOODPLAIN
- PERENNIAL CREEK (0.293 ACRES)
- RIPARIAN WETLAND (5.065 ACRES)
- SEASONAL WETLAND (2.98 ACRES)
- SEASONAL WETLAND SWALE (0.133 ACRE)
- SEEP (0.070 ACRE)
- DITCH (0.020 ACRE)

**LAND USE SUMMARY**

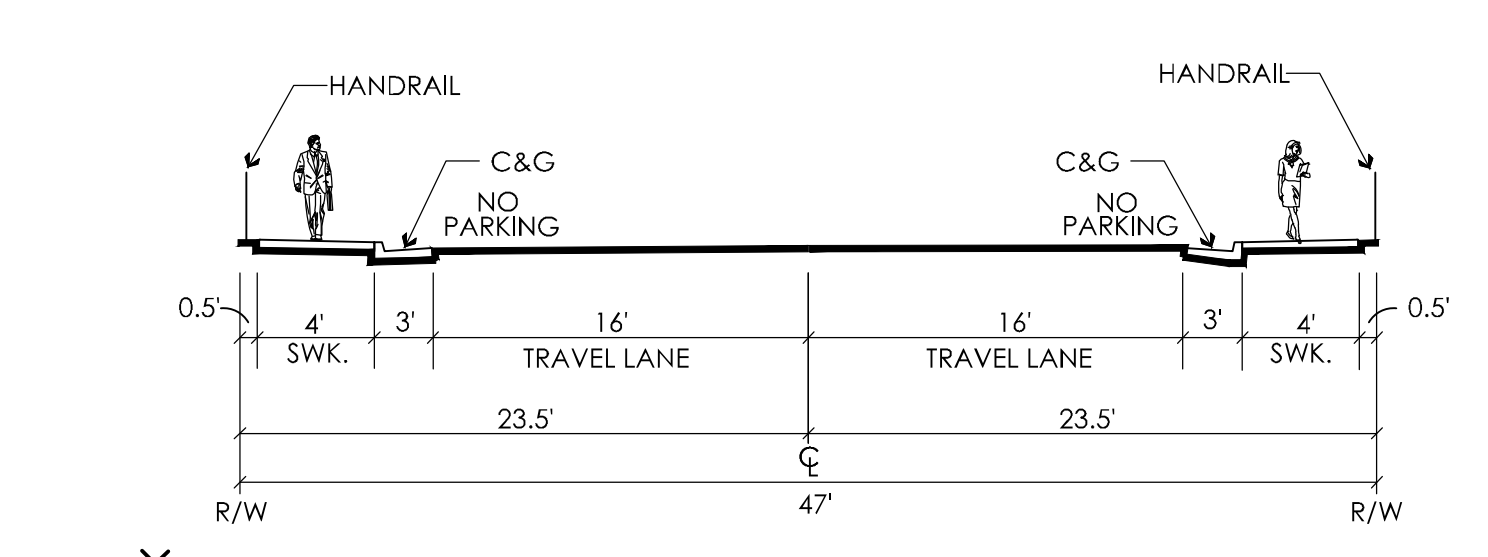
LOT NO./ VILLAGES NO.	GENERAL PLAN ZONING DESIGNATIONS	USE	ACRES (N)	ACRES (G)	UNITS
VILLAGE 1	MDR / PD-MDR	S.F. RESIDENTIAL (50'X100')	3.38	4.92	25
LOT A	RC / PD-OS	OPEN SPACE PRESERVE/ DETENTION	4.01	4.07	-
LOT B	MDR / PD-MDR	LANDSCAPE LOT	0.03	-	-
LOT C	MDR / PD-MDR	LANDSCAPE LOT	0.05	-	-
ROADWAY	MDR / PD-MDR	ROADWAY	1.52	-	-
<b>TOTAL</b>			<b>8.99</b>	<b>8.99</b>	<b>25</b>



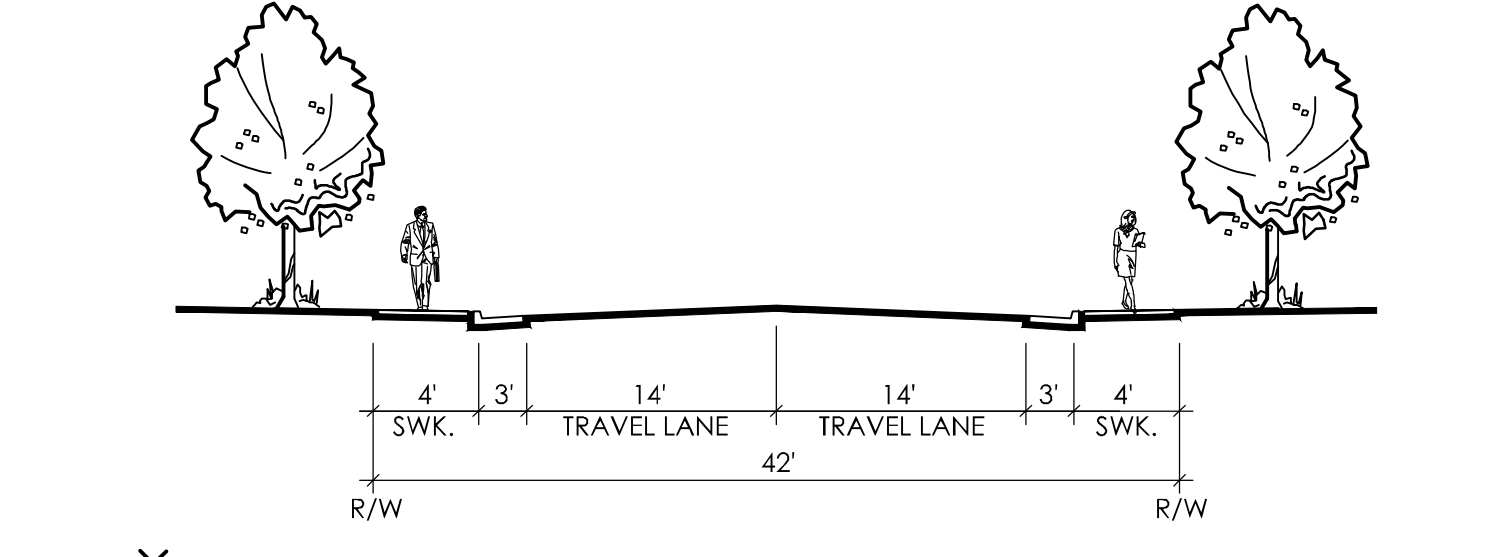
**A EL DON DRIVE (EXISTING)**  
 50' STREET SECTION  
 NOT TO SCALE



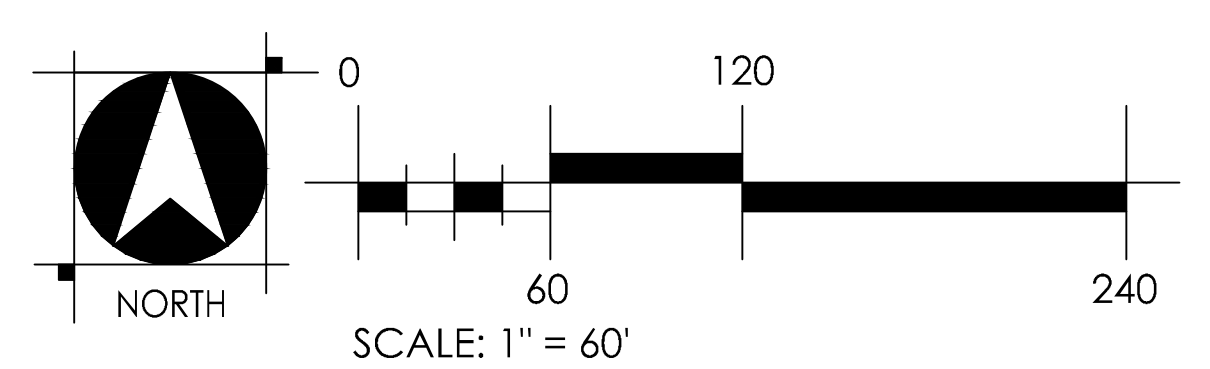
**B STREET A/COURT A**  
 46' STREET SECTION  
 NOT TO SCALE



**C BRIDGE @ OPEN SPACE (STREET A)**  
 47' STREET SECTION  
 NOT TO SCALE



**D COURT B**  
 42' STREET SECTION  
 NOT TO SCALE



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