

TENTATIVE SUBDIVISION MAP COLLEGE PARK NORTH

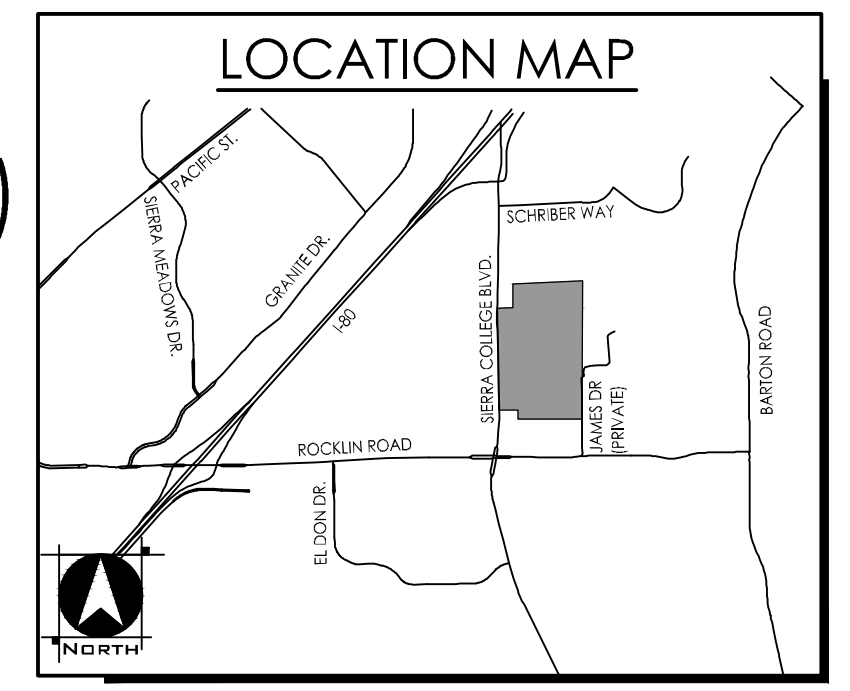
CITY OF ROCKLIN, CALIFORNIA

SHEET 2 OF 8

JANUARY 25, 2019

REVISED: MARCH 22, 2019

REVISED: NOVEMBER 5, 2020



PROJECT NOTES

APPLICANT/OWNER:
EVERGREEN SIERRA EAST, LLC
125 COLF FARMS DEVELOPMENT COMPANY
2484 NATOMAS PARK DRIVE SUITE 101
SACRAMENTO, CALIFORNIA 95833
CONTACT: DANIEL COOKE
PHONE: 916.804.9199

ASSESSOR'S PARCEL NO.:
045-150-009
045-150-003
045-150-022
045-150-034
045-150-032
045-150-039

PLANNER/ENGINEER:
WOOD RODGERS INC.
3301 C STREET, BLDG 100-8
SACRAMENTO, CALIFORNIA 95816
CONTACT: PAUL MEYER/ JEFF CARPENTER
PHONE: 925.847.1556/ 916.326.2884

EXISTING ZONING:
PLANNED DEVELOPMENT - COMMUNITY COLLEGE (PD-CC)

PROPOSED ZONING:
PLANNED DEVELOPMENT - MIXED USE (PD-MU)
PLANNED DEVELOPMENT - MEDIUM DENSITY RESIDENTIAL (PD-MDR)
PLANNED DEVELOPMENT - MEDIUM-HIGH DENSITY RESIDENTIAL (PD-MHDR)
PLANNED DEVELOPMENT - HIGH DENSITY RESIDENTIAL (PD-HDR)
PLANNED DEVELOPMENT - PARK (PD-P)
PLANNED DEVELOPMENT - OPEN SPACE (PD-OS)

PARK DISTRICT:
CITY OF ROCKLIN

FIRE PROTECTION:
CITY OF ROCKLIN

SCHOOL DISTRICT:
CITY OF ROCKLIN

SEWER:
SOUTH PLACER MUNICIPAL UTILITY DISTRICT (SPMUD)

STORM DRAIN:
CITY OF ROCKLIN

WATER:
CITY OF ROCKLIN

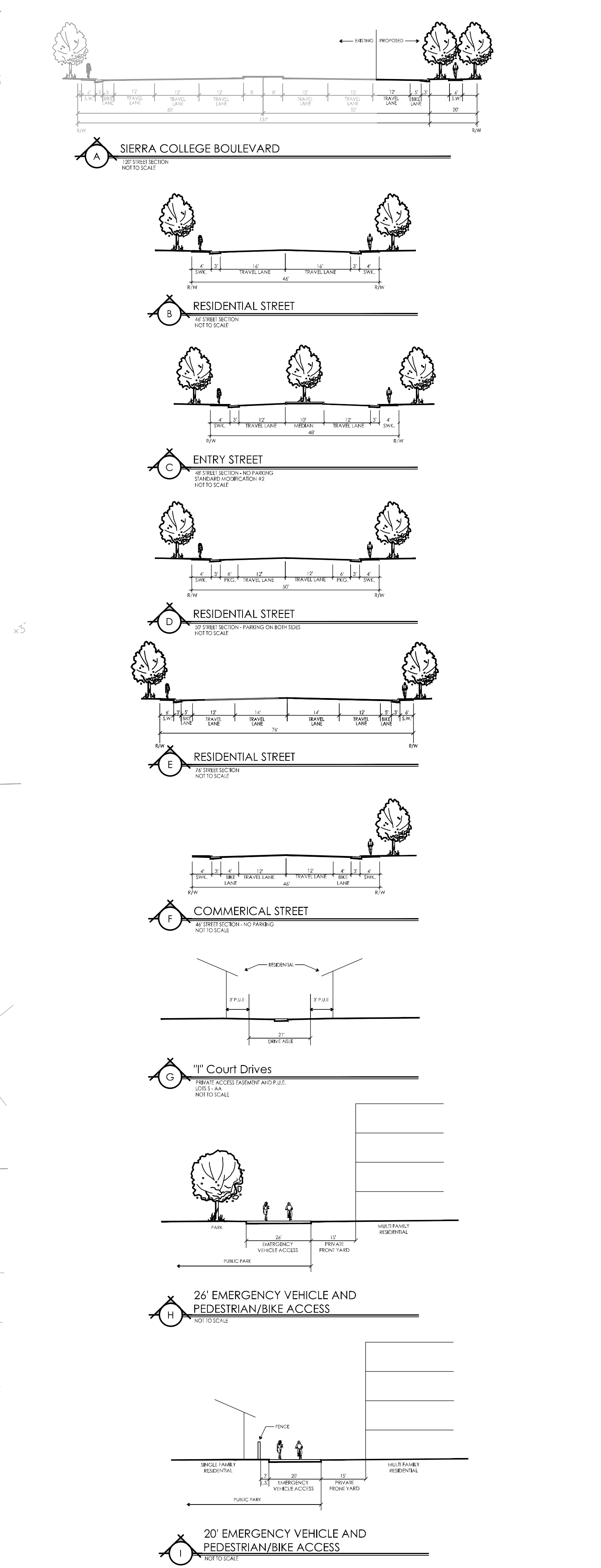
ELECTRICITY:
PG&E

FOUR:
PG&E

NOTES:
1. SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.
2. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
3. FURNISHMENT TO SECTION 66.40(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.

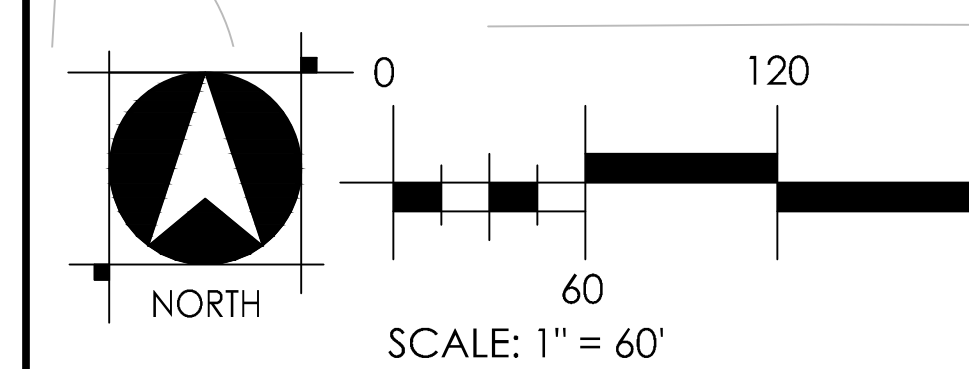
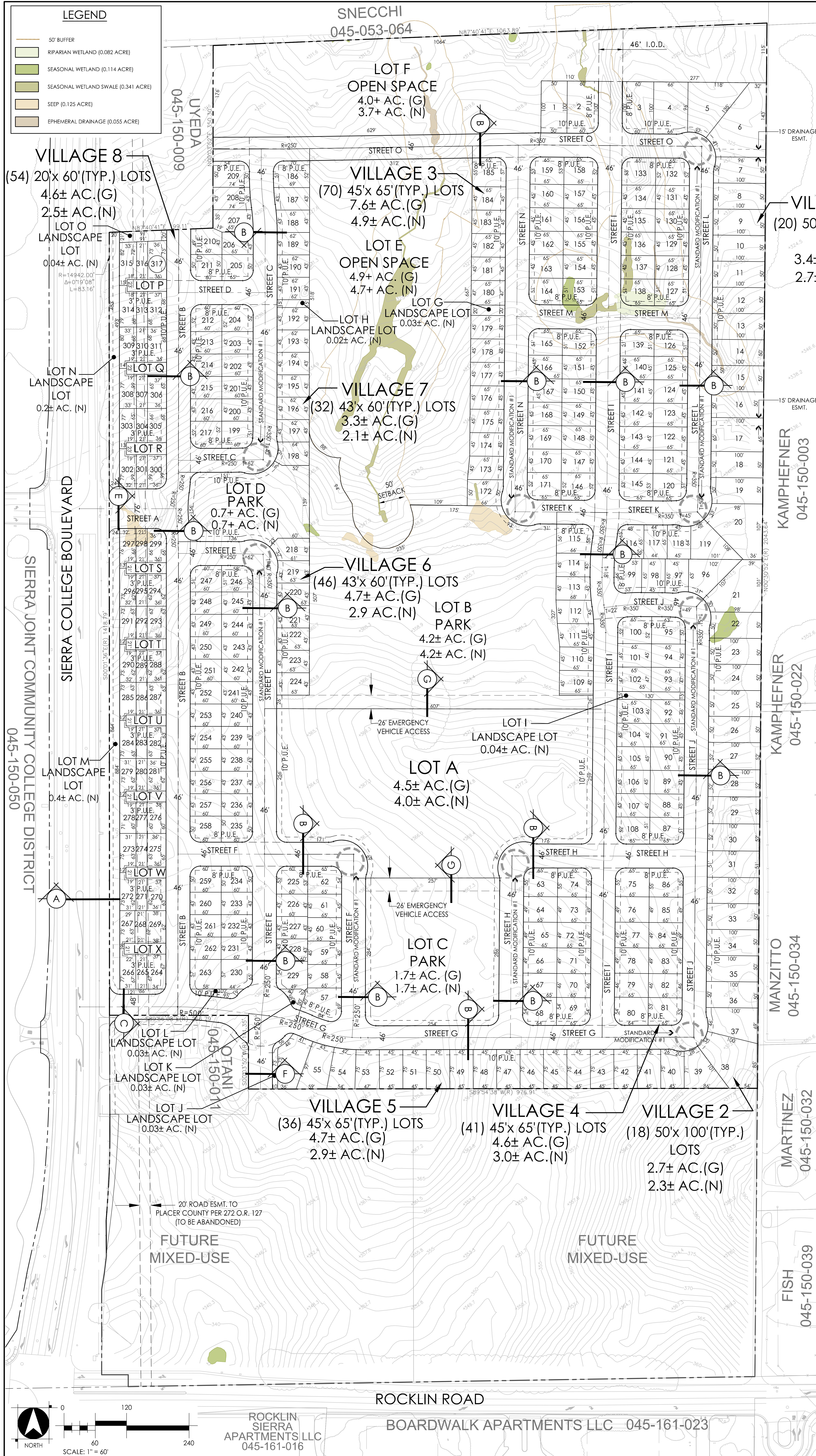
LAND USE SUMMARY

LOT NO./VILLAGING	GENERAL PLAN ZONING DISPOSITIONS	USE	ACRES (G)	ACRES (N)	UNITS
VILLAGE 1	MDR / PD-MDR	S.F. RESIDENTIAL (50'X100')	2.7	3.4	20
VILLAGE 2	MDR / PD-MDR	S.F. RESIDENTIAL (50'X100')	2.3	2.7	18
VILLAGE 3	MHDR / PD-MHDR	S.F. RESIDENTIAL (45'X65')	4.9	7.6	70
VILLAGE 4	MHDR / PD-MHDR	S.F. RESIDENTIAL (45'X65')	3.0	4.6	41
VILLAGE 5	MHDR / PD-MHDR	S.F. RESIDENTIAL (45'X65')	2.9	4.7	36
VILLAGE 6	MHDR / PD-MHDR	S.F. RESIDENTIAL (45'X65')	2.9	4.7	36
VILLAGE 7	MHDR / PD-MHDR	S.F. RESIDENTIAL (45'X65')	2.1	3.3	32
VILLAGE 8	MHDR / PD-MHDR	S.F. RESIDENTIAL (45'X65')	2.5	4.6	34
LOT A	RC / PD-P	M.F. RESIDENTIAL	4.0	4.5	108
LOT B	RC / PD-P	PARK	4.2	4.2	-
LOT C	RC / PD-P	PARK	1.7	1.7	-
LOT D	RC / PD-P	CLUB HOUSE	0.7	0.7	-
LOT E	RC / PD-OS	OPEN SPACE PRESERVE/DETENTION	8.4	8.9	-
LOT G-O	MDR / PD-MDR	LANDSCAPE LOT	0.8	0.8	-
LOT P-X	MDR / PD-MDR	PRIVATE DRIVE	0.4	-	-
PUBLIC STREETS			12.1	-	-
TOTAL			55.6	55.6	425



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)



SIERRA COLLEGE DISTRICT
045-150-050

SIERRA COLLEGE BOULEVARD

LOT M LANDSCAPE LOT 0.4± AC. (N)

LOT N LANDSCAPE LOT 0.2± AC. (N)

LOT O LANDSCAPE LOT 0.04± AC. (N)

VILLAGE 8 (54) 20'x 60'(TYP.) LOTS
4.6± AC. (G)
2.5± AC. (N)

VILLAGE 3 (70) 45'x 65'(TYP.) LOTS
7.6± AC. (G)
4.9± AC. (N)

VILLAGE 7 (32) 43'x 60'(TYP.) LOTS
3.3± AC. (G)
2.1± AC. (N)

VILLAGE 6 (46) 43'x 60'(TYP.) LOTS
4.7± AC. (G)
2.9 AC. (N)

VILLAGE 5 (36) 45'x 65'(TYP.) LOTS
4.7± AC. (G)
2.9± AC. (N)

VILLAGE 4 (41) 45'x 65'(TYP.) LOTS
4.6± AC. (G)
3.0± AC. (N)

VILLAGE 2 (18) 50'x 100'(TYP.) LOTS
2.7± AC. (G)
2.3± AC. (N)

LOT A 4.5± AC. (G)
4.0± AC. (N)

LOT B PARK 4.2± AC. (G)
4.2± AC. (N)

LOT C PARK 1.7± AC. (G)
1.7± AC. (N)

LOT D PARK 0.7± AC. (G)
0.7± AC. (N)

LOT E OPEN SPACE 4.9± AC. (G)
4.7± AC. (N)

LOT F OPEN SPACE 4.0± AC. (G)
3.7± AC. (N)

LOT G LANDSCAPE LOT 0.03± AC. (N)

LOT H LANDSCAPE LOT 0.02± AC. (N)

LOT I LANDSCAPE LOT 0.04± AC. (N)

LOT J LANDSCAPE LOT 0.03± AC. (N)

LOT K LANDSCAPE LOT 0.03± AC. (N)

LOT L LANDSCAPE LOT 0.03± AC. (N)

LOT P 3 P.U.E. 315 316 317

LOT Q 3 P.U.E. 318 319 320

LOT R 3 P.U.E. 321 322 323

LOT S 3 P.U.E. 297 298 299

LOT T 3 P.U.E. 294 295 296

LOT U 3 P.U.E. 284 285 286

LOT V 3 P.U.E. 274 275 276

LOT W 3 P.U.E. 267 268 269

LOT X 3 P.U.E. 264 265 266

LOT Y 3 P.U.E. 234 235 236

LOT Z 3 P.U.E. 224 225 226

LOT AA 3 P.U.E. 214 215 216

LOT AB 3 P.U.E. 204 205 206

LOT AC 3 P.U.E. 194 195 196

LOT AD 3 P.U.E. 184 185 186

LOT AE 3 P.U.E. 174 175 176

LOT AF 3 P.U.E. 164 165 166

LOT AG 3 P.U.E. 154 155 156

LOT AH 3 P.U.E. 144 145 146

LOT AI 3 P.U.E. 134 135 136

LOT AJ 3 P.U.E. 124 125 126

LOT AK 3 P.U.E. 114 115 116

LOT AL 3 P.U.E. 104 105 106

LOT AM 3 P.U.E. 94 95 96

LOT AN 3 P.U.E. 84 85 86

LOT AO 3 P.U.E. 74 75 76

LOT AP 3 P.U.E. 64 65 66

LOT AQ 3 P.U.E. 54 55 56

LOT AR 3 P.U.E. 44 45 46

LOT AS 3 P.U.E. 34 35 36

LOT AT 3 P.U.E. 24 25 26

LOT AU 3 P.U.E. 14 15 16

LOT AV 3 P.U.E. 4 5 6

LOT AW 3 P.U.E. 100 101 102

LOT AX 3 P.U.E. 90 91 92

LOT AY 3 P.U.E. 80 81 82

LOT AZ 3 P.U.E. 70 71 72

LOT BA 3 P.U.E. 60 61 62

LOT BB 3 P.U.E. 50 51 52

LOT BC 3 P.U.E. 40 41 42

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