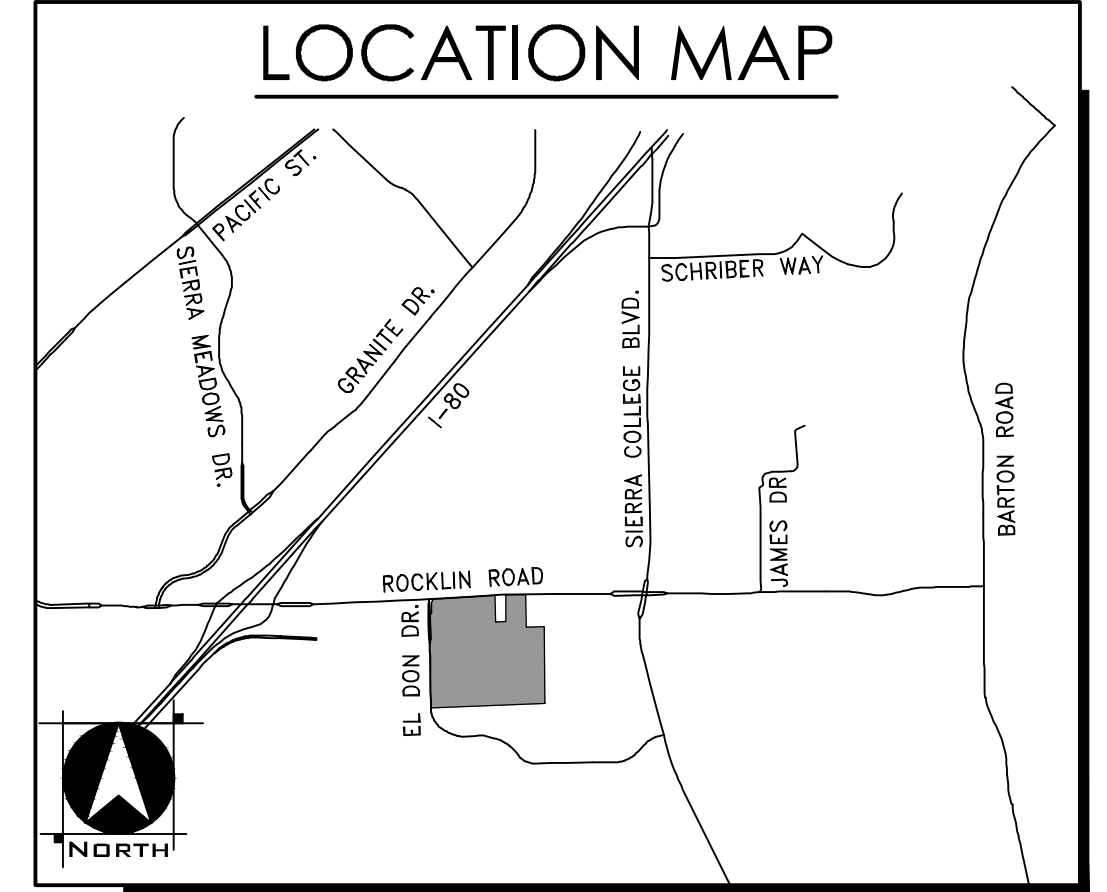


PRELIMINARY SITE PLAN COLLEGE PARK SOUTH

SHEET 3 OF 7
CITY OF ROCKLIN, CALIFORNIA

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
248 MATAMoras PARK DRIVE, SUITE 101
SACRAMENTO, CALIFORNIA 95833
CONTACT: DANIEL COLE
PHONE: 916 804-9199

CRESLER/HOVES CORPORATION
301 ROCKWELL BOULEVARD, SUITE 110
ROSELIE, CALIFORNIA 95666
CONTACT: DEANNA ELIS
PHONE: 916 781-4000

PLANNER/ENGINEER
WOOD RODGERS INC.
4670 WILLOW ROAD, SUITE 125
PLEASANTON, CALIFORNIA 94588
CONTACT: PAUL WOODS/JEFF CARPENTER
PHONE: 925 847-1559/916 326-5884

ASSESSOR'S PARCEL NO.
045-440-013

AREA
8.993 ACRES GROSS

NUMBER OF LOTS
25

EXISTING USE
VACANT

EXISTING GENERAL PLAN USE
MIXED USE (MU)

EXISTING ZONING
PLANNED DEVELOPMENT - COMMUNITY COLLEGE (PD-C)

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
LOCAL UNIFIED SCHOOL DISTRICT

SEWER
SOUTH PLACER MUNICIPAL UTILITY DISTRICT (SPMUD)

STORM DRAIN
CITY OF ROCKLIN

WATER
CITY OF ROCKLIN

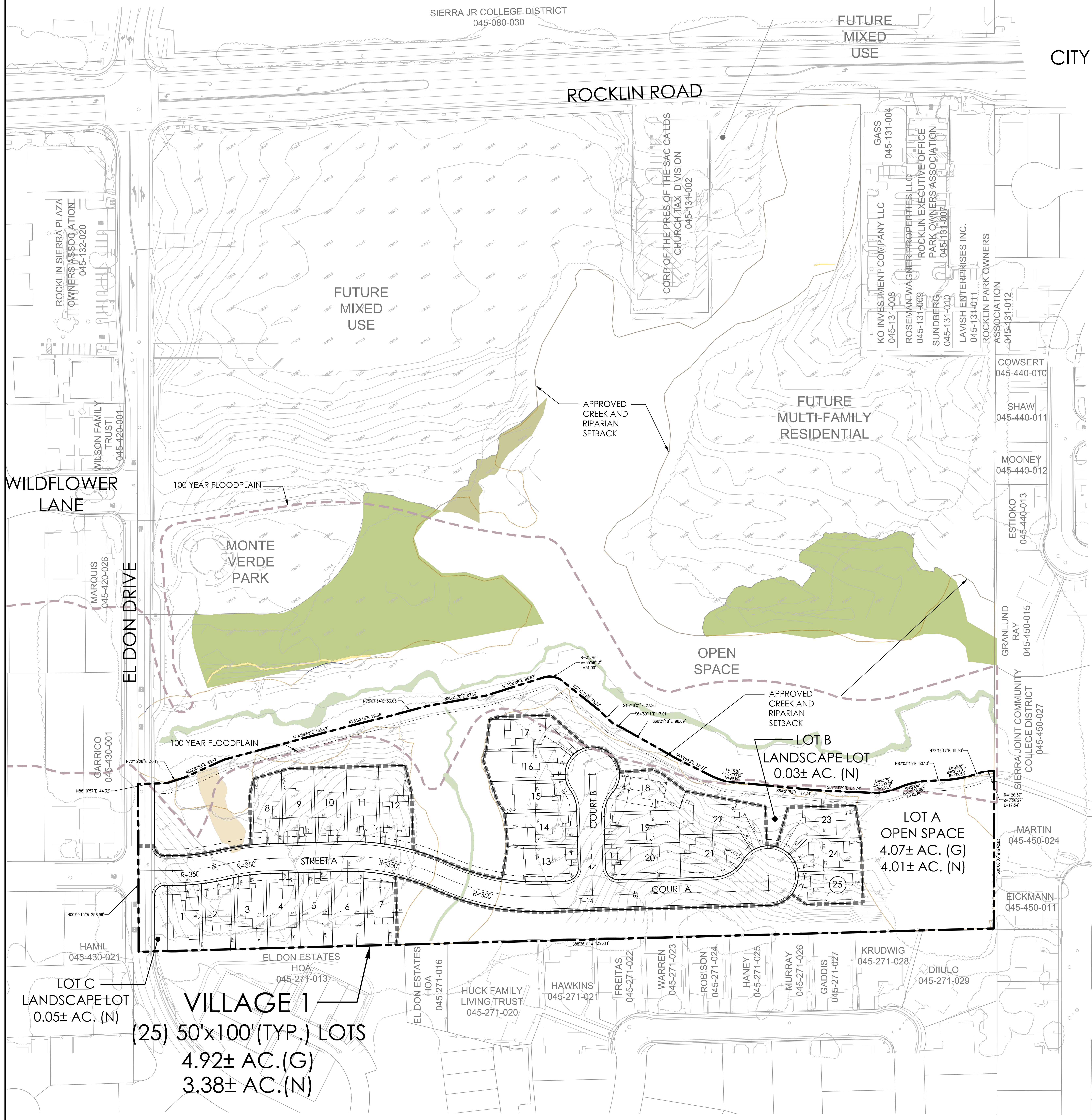
ELECTRICITY
PG&E

GAS
PG&E

NOTES
1. SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.
2. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
3. PURSUANT TO SECTION 66434(d) OF THE SUBDIVISION MAP ACT, EASEMENTS TO BE ABANDONED ARE MARKED ON THE MAP.
4. THE AERIAL TOPOGRAPHY SHOWN HEREIN 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)



50' X 100'
SCALE 1"=30'

