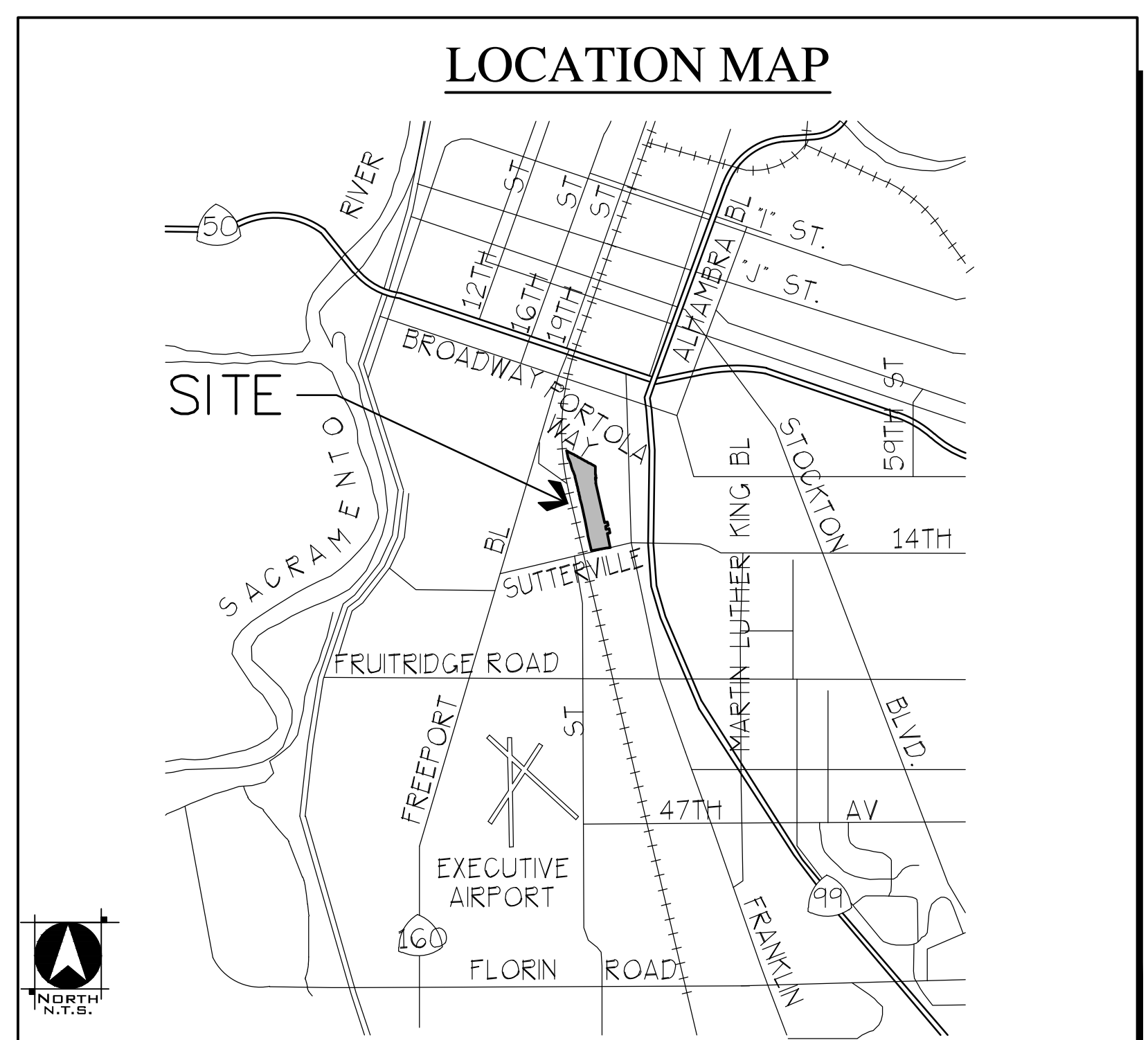
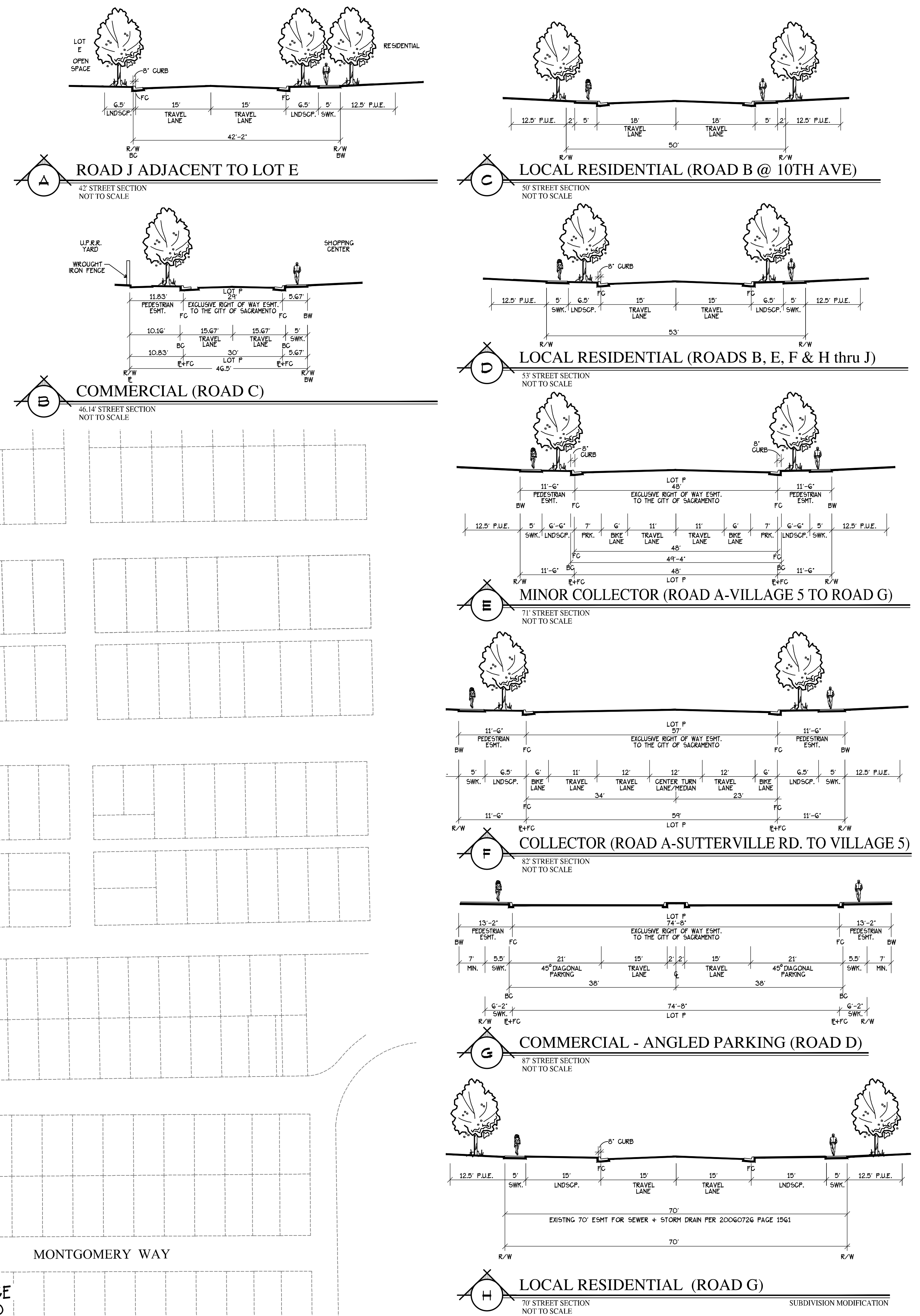
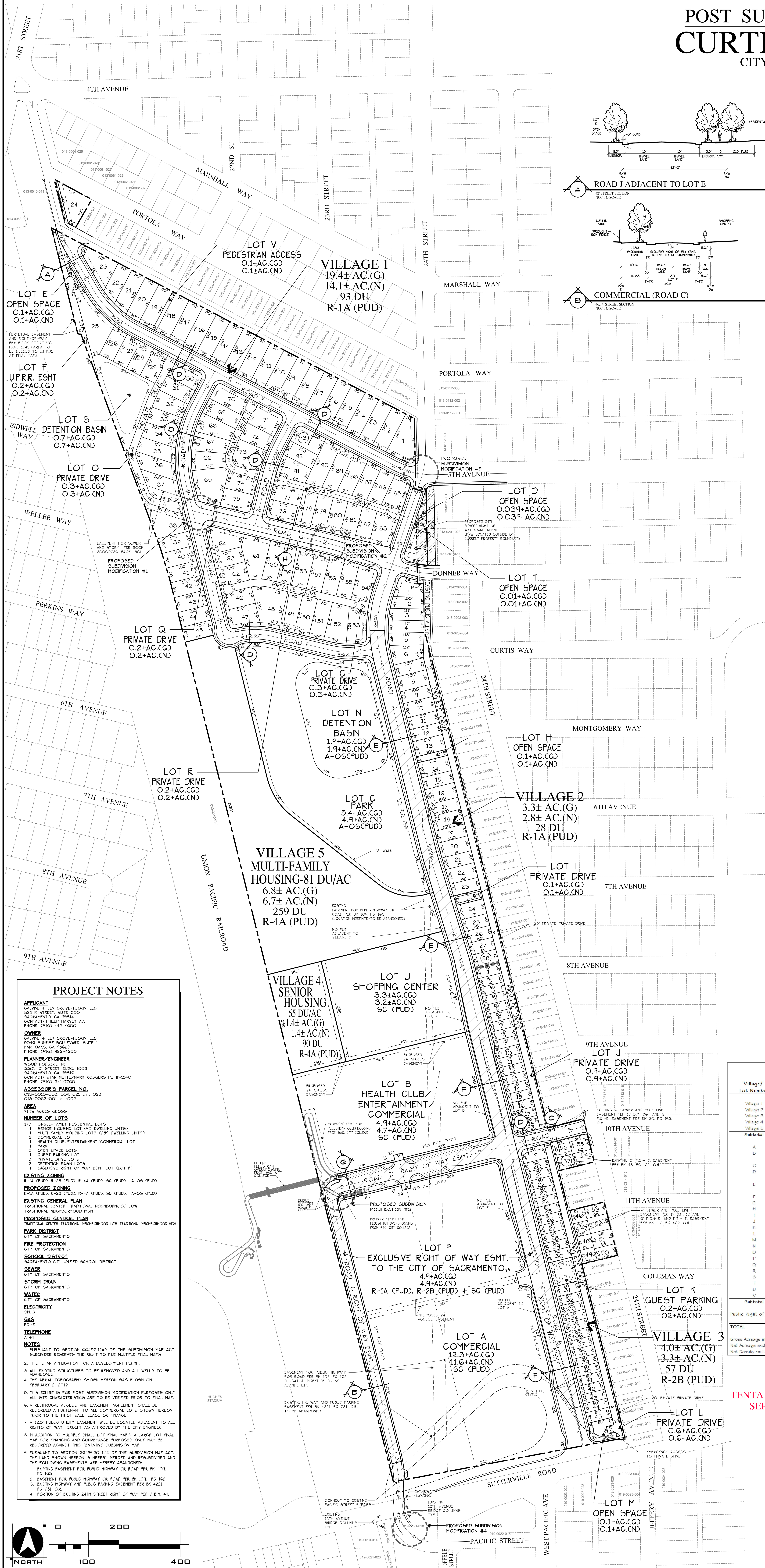


# POST SUBDIVISION MODIFICATION CURTIS PARK VILLAGE

CITY OF SACRAMENTO, CALIFORNIA  
SEPTEMBER 27, 2012



**PROJECT NOTES**

**APPLICANT:** CALVINE + ELK GROVE-FLOREN, LLC  
825 K STREET, SUITE 300  
SACRAMENTO, CA 95814  
CONTACT: PHELIP HARVEY, AIA  
PHONE: (916) 442-6600

**OWNER:** CALVINE + ELK GROVE-FLOREN, LLC  
5046 SUNDANCE BOULEVARD, SUITE 1  
FAIR OAKS, CA 95628  
PHONE: (916) 966-6600

**PLANNER/ENGINEER:** WOOD RODGERS INC.  
3301 C ST. BLDG. 100B  
SACRAMENTO, CA 95816  
CONTACT: STAN WETTER/MARK RODGERS PE #412540  
PHONE: (916) 341-7760

**ASSESSOR'S PARCEL NO.:** 013-0001-000, 013-0001-001, 013-0001-002, 013-0002-001, 013-0002-002

**AREA:** 37.74 ACRES GROSS

**NUMBER OF LOTS:** 176

**EXISTING ZONING:** R-1A (PUD), R-2B (PUD), R-4A (PUD), SC (PUD), A-OS (PUD)

**PROPOSED ZONING:** R-1A (PUD), R-2B (PUD), R-4A (PUD), SC (PUD), A-OS (PUD)

**EXISTING GENERAL PLAN:** REGIONAL CENTER, TRADITIONAL NEIGHBORHOOD LOW, TRADITIONAL NEIGHBORHOOD HIGH

**PROPOSED GENERAL PLAN:** REGIONAL CENTER, TRADITIONAL NEIGHBORHOOD LOW, TRADITIONAL NEIGHBORHOOD HIGH

**PARK DISTRICT:** CITY OF SACRAMENTO

**FIRE PROTECTION:** CITY OF SACRAMENTO

**SCHOOL DISTRICT:** SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

**SEWER:** CITY OF SACRAMENTO

**STORM DRAIN:** CITY OF SACRAMENTO

**WATER:** CITY OF SACRAMENTO

**ELECTRICITY:** PG&E

**GAS:** PG&E

**TELEPHONE:** AT&T

**NOTES:**

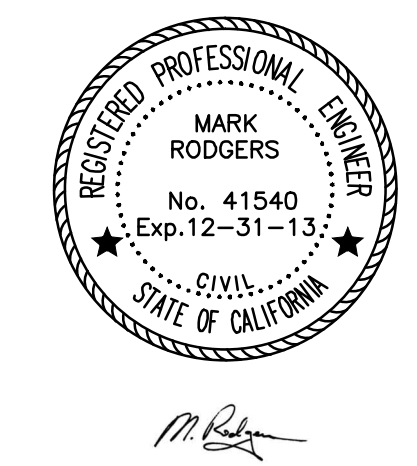
- PURSUANT TO SECTION 66459.1(a)3 OF THE SUBDIVISION MAP ACT, SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.
- THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
- ALL EXISTING STRUCTURES TO BE REMOVED AND ALL WELLS TO BE ABANDONED.
- THE AERIAL TOPOGRAPHY SHOWN HEREON WAS FLOWN ON FEBRUARY 2, 2012.
- THIS DRAWING IS FOR POST SUBDIVISION MODIFICATION PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
- A REPRODUCTION, ACCESS AND EASEMENT AGREEMENT SHALL BE RECORDED APPLICANT TO ALL COMMERCIAL LOTS SHOWN HEREON PRIOR TO THE FIRST SALE, LEASE OR FINANCE.
- A 12.5' PUBLIC UTILITY EASEMENT WILL BE LOCATED ADJACENT TO ALL RIGHTS OF WAY, EXCEPT AS APPROVED BY THE CITY ENGINEER.
- IN ADDITION TO MULTIPLE SMALL LOT FINAL MAPS, A LARGE LOT FINAL MAP FOR FINANCING AND CONVEYANCE PURPOSES ONLY MAY BE RECORDED AGAINST THIS TENTATIVE SUBDIVISION MAP.
- PURSUANT TO SECTION 66459.12 OF THE SUBDIVISION MAP ACT, THE LAND SHOWN HEREON IS HEREBY MERGED AND RECONVEYED AND THE FOLLOWING EASEMENTS ARE HEREBY ABANDONED:
  - EXISTING EASEMENT FOR PUBLIC HIGHWAY OR ROAD PER BK. 104, PG. 163
  - EASEMENT FOR PUBLIC HIGHWAY OR ROAD PER BK. 104, PG. 162
  - EXISTING HIGHWAY AND PUBLIC PARKING EASEMENT PER BK. 422, PG. 731, OR
  - PORTION OF EXISTING 24TH STREET RIGHT OF WAY PER 7 B.M. 45

**LAND USE SUMMARY**

Village/Lot Number	General Plan/Zoning Designations	Use	Gross AC	Net AC	DU	Net Density
Village 1	TNUR-1A (PUD)	SF RES	19.4	14.1	93	6.6
Village 2	TNUR-1A (PUD)	SF RES	3.3	2.8	28	10.0
Village 3	TNUR-2B (PUD)	SF RES	4.0	3.3	57	17.3
Village 4	TNUR-4A (PUD)	MF RES-COMMUN (Housing)	1.4	1.4	80	64.3
Village 5	TNUR-4A (PUD)	MF RES-2B	6.8	6.7	259	81.0
Subtotal			34.9	28.3	527	
A	TGSC (PUD)	Shopping Center	12.3	11.6		
B	TNUR-1A (PUD)	Health Club/Entertainment/Com.	4.9	4.7		
C	TNUR-1A (PUD)	Park	5.4	4.9		
D	TNUR-1A (PUD)	Open Space	0.039	0.039		
E	TNUR-1A (PUD)	Open Space/PRR Easmt.	0.1	0.1		
F	TNUR-1A (PUD)	U.P.R.R. Easment	0.2	0.2		
G	TNUR-1A (PUD)	Private Drive	0.3	0.3		
H	TNUR-1A (PUD)	Private Drive	0.1	0.1		
I	TNUR-2B (PUD)	Private Drive	0.1	0.1		
J	TNUR-2B (PUD)	Private Drive	0.9	0.9		
K	TNUR-2B (PUD)	Guest Parking	0.2	0.2		
L	TNUR-2B (PUD)	Private Drive	0.6	0.6		
M	TNUR-2B (PUD)	Open Space	0.1	0.1		
N	TNUR-2B (PUD)	Detention Basin	1.9	1.9		
O	TNUR-1A (PUD)	Private Drive	0.3	0.3		
P	TNUR-1A (PUD), TNUR-2B (PUD) & TGSC (PUD)	Right of Way Easmt.	4.9	4.9		
Q	TNUR-1A (PUD)	Private Drive	0.2	0.2		
R	TNUR-1A (PUD)	Private Drive	0.2	0.2		
S	TNUR-1A (PUD)	Detention Basin	0.7	0.7		
T	TNUR-1A (PUD)	Open Space	0.01	0.01		
U	TGSC (PUD)	Shopping Center	3.3	3.2		
V	TNUR-1A (PUD)	Pedestrian Access	0.1	0.1		
Subtotal			36.8	35.3		
Public Right of Way			0.0	0.1		
TOTAL			71.7	71.7	527	

Gross Acreage includes the adjacent public right of way (excluding Lot O).  
Net Acreage excludes the adjacent public right of way and private drives.  
Net Density excludes the adjacent public right of way and private drives.

**TENTATIVE MAP APPROVED:**  
SEPTEMBER 28, 2010  
P04-109



**SUBDIVISION MODIFICATIONS**

- NON-STANDARD RESIDENTIAL INTERSECTION OVER DONNER TRUNK.
- NON-STANDARD RESIDENTIAL STREET SECTION OVER DONNER TRUNK.
- NON-STANDARD ELBOW AT INTERSECTION BETWEEN R/W AND 46.5' R/W STREETS.
- SUBSTANDARD CENTERLINE R/W ALONG ROAD C AT CONNECTION TO EXISTING PACIFIC STREET BYPASS.
- NON-STANDARD INTERSECTION AT ROAD J CONNECTION TO EXISTING 24TH AVENUE.

**WOOD RODGERS**  
DEVELOPING INNOVATIVE DESIGN SOLUTIONS  
3301 C St. Bldg. 100-B Tel 916.341.7760  
Sacramento, CA 95816 Fax 916.341.7767