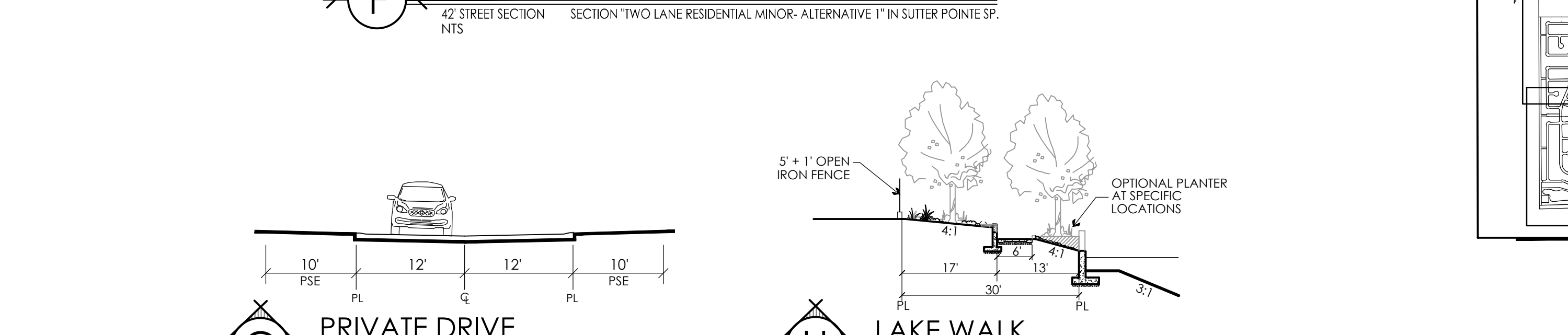
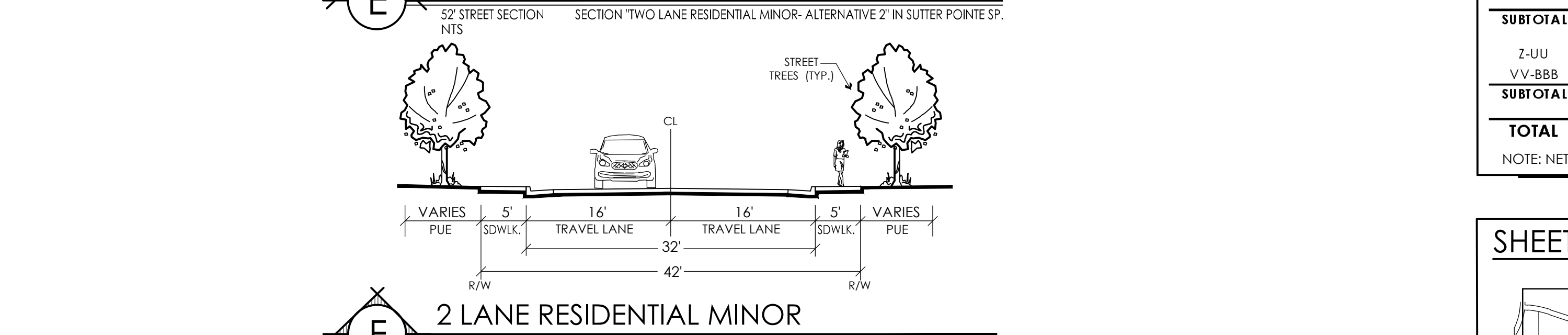
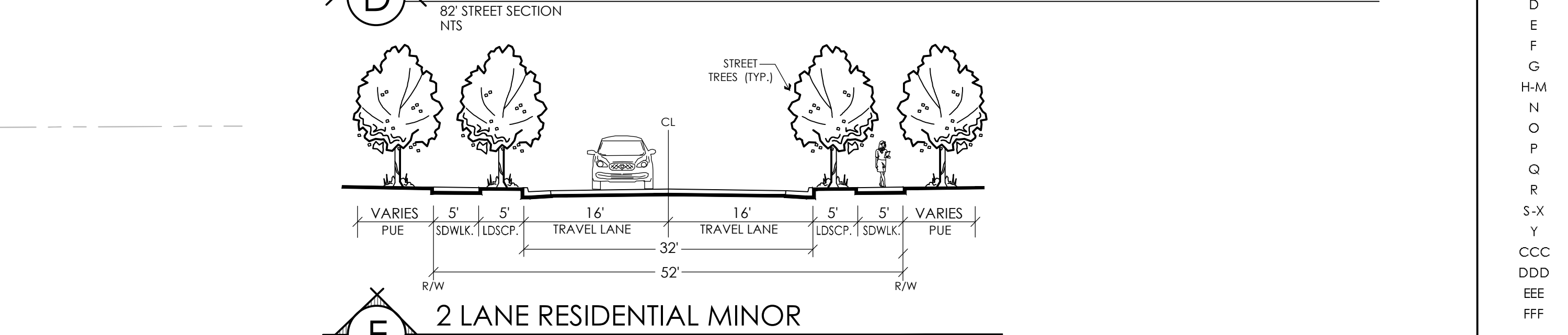
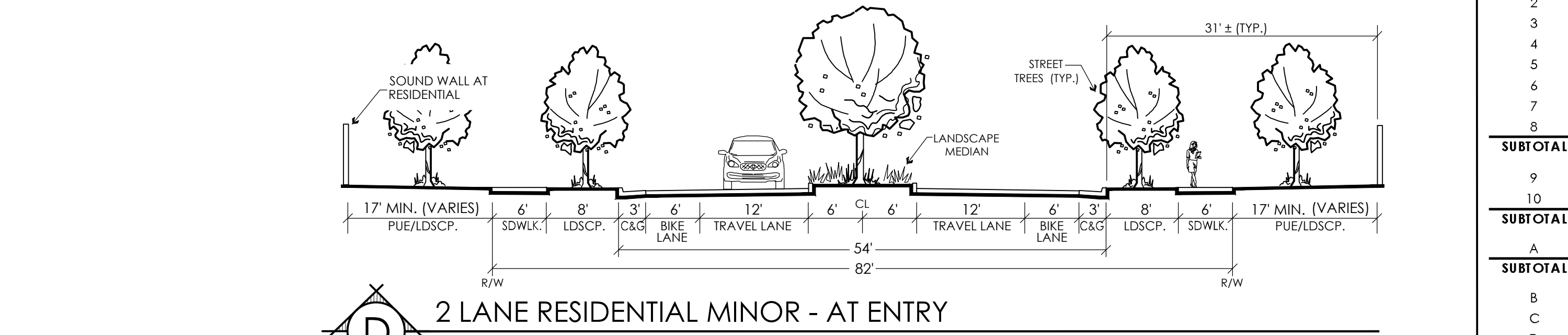
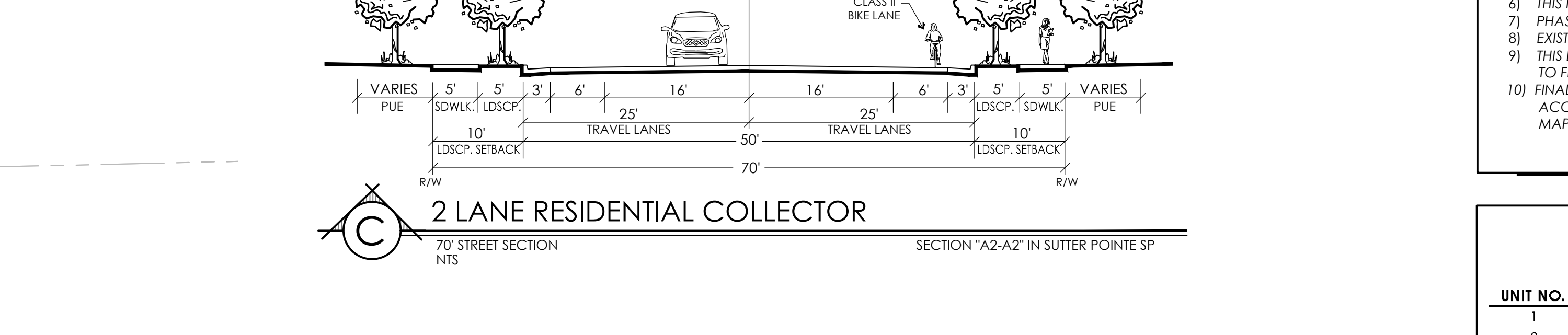
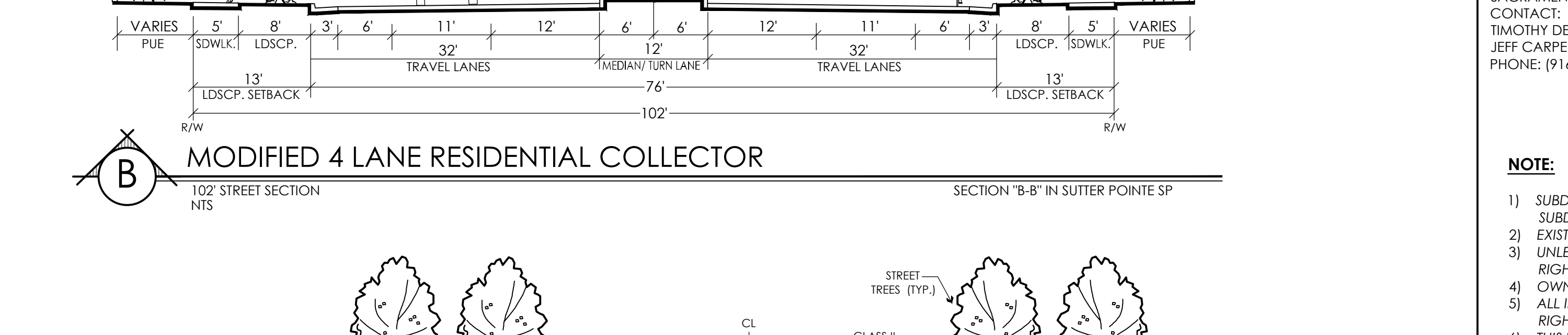
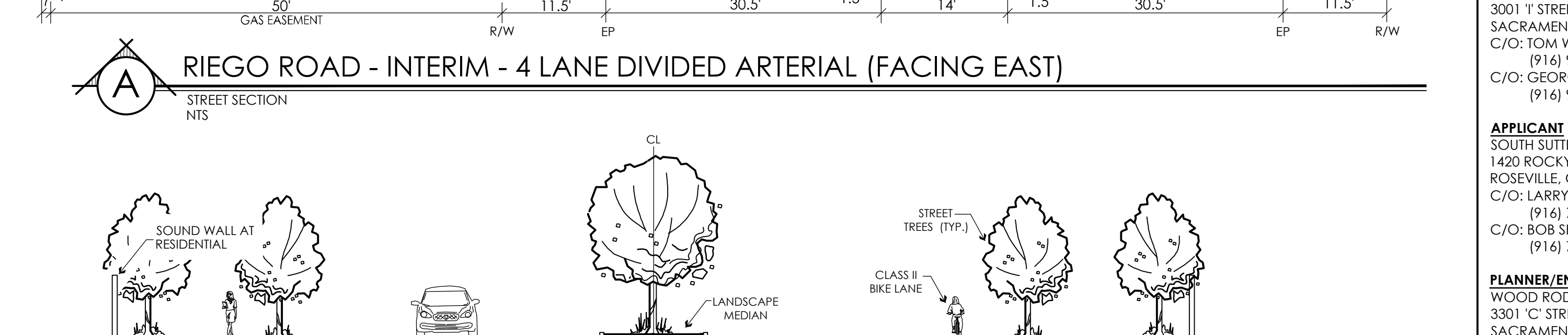
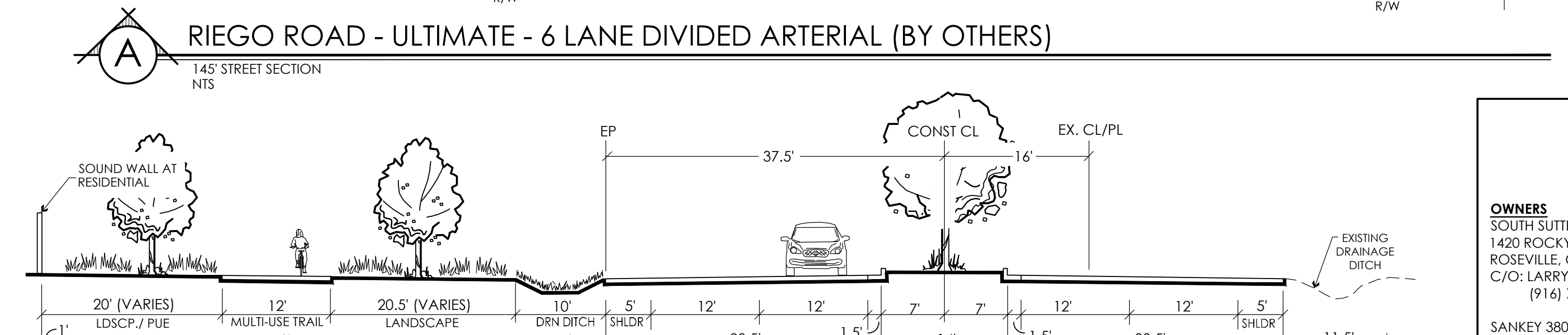
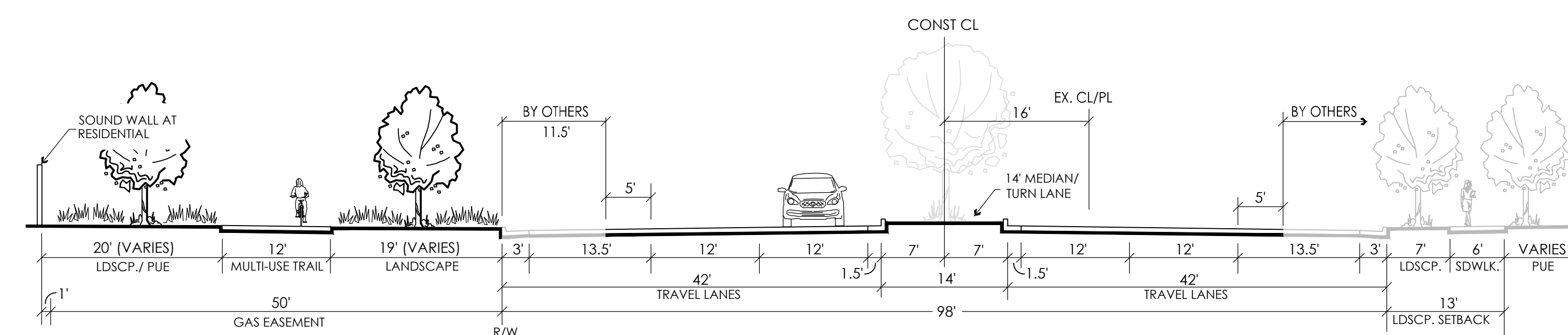
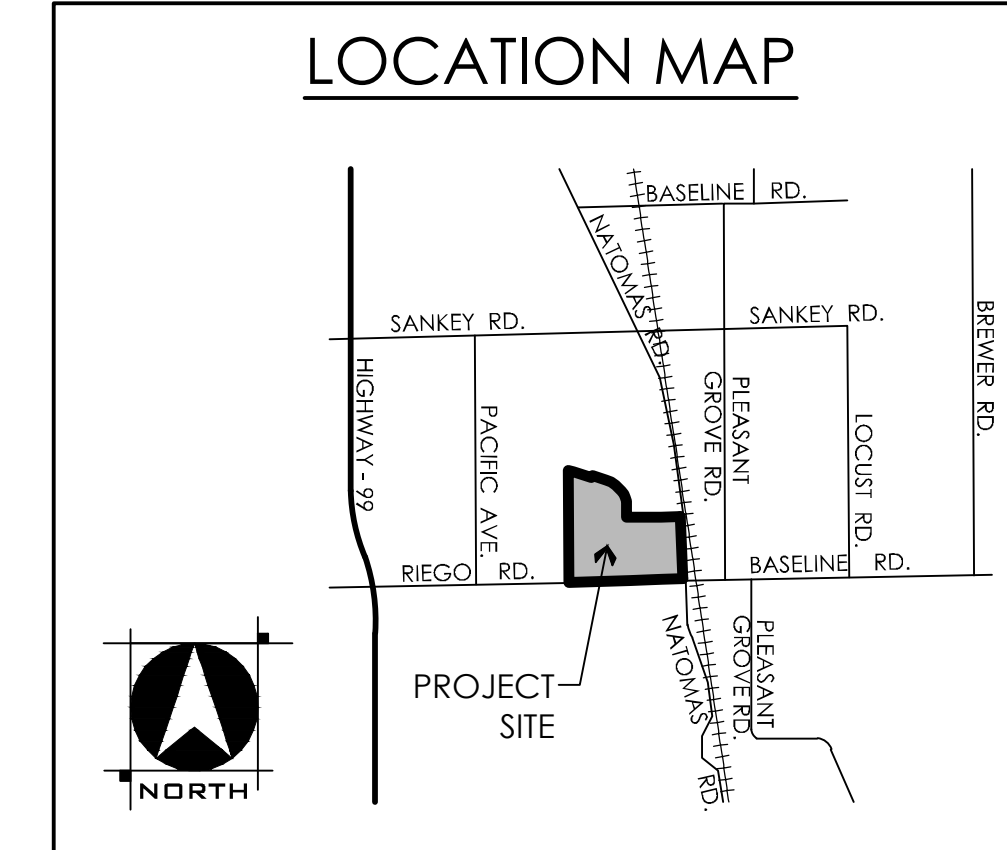


SMALL LOT TENTATIVE MAP LAKESIDE AT SUTTER POINTE - PHASE 1 COUNTY OF SUTTER, CALIFORNIA

OCTOBER 12, 2020
SHEET 2 OF 4



PROJECT NOTES

OWNERS: SUTTER, LLC AND RIEGO 1700, LLC
1400 ROCKY RIDGE DRIVE #300
ROCKVILLE, CA 95661
C/O LARRY GUALCO
[P] 61 744-8500

ASSASSOR'S PARCEL NUMBERS:
35-090302-01A, -020, -021
35-170-003, -092

AREA:
384.2 ± ACRES GROSS

NUMBER OF PARCELS:
1,082 SINGLE-FAMILY LOTS
2 CLUSTER RESIDENTIAL LOTS
1 EMPLOYMENT CENTER LOT
1 COMMERCIAL CTR. LOT
1 CLUBHOUSE CTR. LOT
1 PARK LOT
2 NEIGHBORHOOD PARK LOTS
4 MINI-PARK LOTS
2 OPEN SPACE LOTS
2 LAKE LOTS
7 LANDSCAPE LOTS
1 RUMP STATION LOT
1 WATER STORAGE FACILITY
1 WELL SITE
1 SEWER LIFT STATION
1 PUMP STATION
22 LANDSCAPE LOTS
7 PRIVATE DRIVES

EXISTING ZONING:
LDR, MDR, HR, ET, NC, OS, P & AG

PROPOSED ZONING:
LDR, MDR, HR, ET, NC, OS, P & AG

PARK DISTRICT:
SUTTER COUNTY GENERAL SERVICES DEPARTMENT

FIRE PROTECTION:
PLEASANT GROVE FIRE DEPARTMENT (CSA-0)

SCHOOL DISTRICT:
PLEASANT GROVE JOINT UNION SCHOOL DISTRICT

SEWER:
SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT

STORM DRAIN:
GOLDEN STATE WATER

WATER:
SUTTER COUNTY

ELECTRICITY:
PG&E

GAS:
PG&E

PLANNER/ENGINEER:
WOOD RODGERS INC.
3301 C STREET, BLDG. 100B
SACRAMENTO, CA 95814
CONTACT:
TIMOTHY DENHAM, ACP
JEFF CARPENTER, PE 53380
PHONE: (916) 341-7760

EXISTING USE:
AGRICULTURE

PROPOSED USE:
SEE LAND USE SUMMARY

EXISTING/PROPOSED GENERAL PLAN:
SUTTER POINTE SPECIFIC PLAN

NOTE:

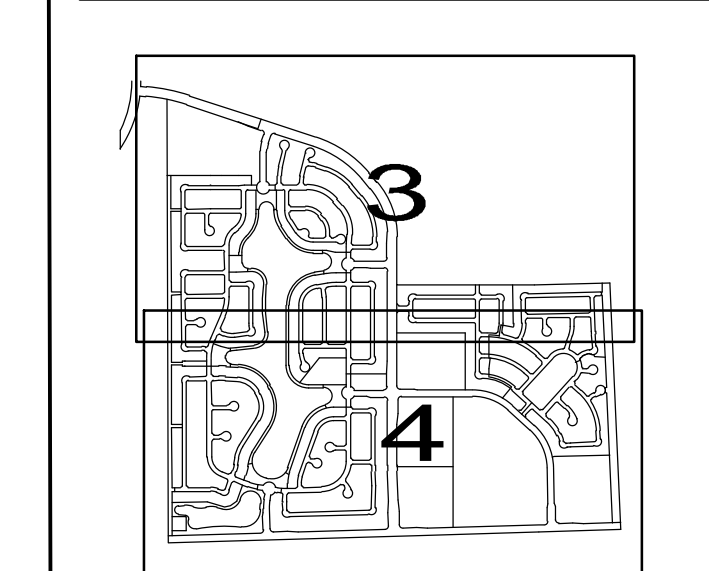
- SUBDIVIDER(S) RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 6456.1 OF THE SUBDIVISION MAP ACT.
- EXISTING TOPOGRAPHY PROVIDED BY WOOD RODGERS, INC. AND WAS FLOWN IN JANUARY, 2019.
- UNLESS OTHERWISE SHOWN ON MAP, ALL UTILITIES WILL BE INSTALLED WITHIN THE PUBLIC ROAD RIGHT-OF-WAY OR WITHIN A PUBLIC UTILITY EASEMENT.
- OWNER WILL DEDICATE ALL EASEMENTS AND RIGHTS-OF-WAY NECESSARY TO PROVIDE ALL UTILITIES.
- ALL INTERNAL STREETS WILL HAVE A DEDICATED PUBLIC SERVICE EASEMENT MEASURED FROM THE RIGHT-OF-WAY AS SHOWN BY THE STREET SECTIONS.
- THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
- PHASING IS NOT SHOWN ON THESE EXHIBITS.
- EXISTING WELLS TO BE REMOVED OR TO REMAIN AS NOTED.
- THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
- FINAL SUBDIVISION MAPPING SHALL BE PREPARED TO IDENTIFY ALL ROW AND/OR LOTS NEEDED TO ACCOMMODATE THE CONSTRUCTION PHASING OF THE UNITS SHOWN ON THIS TENTATIVE SUBDIVISION MAP.

LAND USE SUMMARY - PHASE 1

UNIT NO.	LAND USE	LOT SIZE	GROSS ACRES ±	NET ACRES ±	DWELLING UNITS ±	GROSS DENSITY	NET DENSITY
1	LOW DENSITY RES.	55x105 TYP.	33.2	33.00	151	4.6	5.0
2	LOW DENSITY RES.	70x110	30.9	30.46	118	3.8	3.9
3	LOW DENSITY RES.	60x105	38.2	38.05	171	4.5	4.5
4	MED. DENSITY RES.	50x90 TYP.	27.1	25.16	156	5.8	6.2
5	MED. DENSITY RES.	45x105	24.7	23.20	150	6.1	6.5
6	MED. DENSITY RES.	50x105	18.8	18.20	102	5.4	5.6
7	MED. DENSITY RES.	50x90 TYP.	23.6	23.35	145	6.1	6.2
8	MED. DENSITY RES.	45x90 TYP.	12.5	12.5	89	6.1	6.3
SUBTOTAL			216.8	202.4	1,082		
9	MED. DENSITY RES. CLUSTER	45x65	8.7	7.7	10.0	11.3	8.0
10	MED. DENSITY RES. CLUSTER	45x65	10.2	9.5	10.2	10.0	10.7
SUBTOTAL			18.9	17.2	189		
A	HIGH DENSITY RES.		10.3	10.3	193	20.0	18.7
SUBTOTAL			10.3	10.3	193		
B	EMPLOYMENT CENTER		26.8	26.8			
C	COMMERCIAL CENTER		8.9	8.9			
D	CLUBHOUSE CENTER		2.6	2.6			
E	PARK		13.2	13.2			
F	N.H. PARK		1.5	1.4			
G	N.H. PARK		4.1	4.1			
H-M	MINI-PARK		5.3	5.3			
N	OPEN SPACE		4.2	4.2			
O	OPEN SPACE		5.0	5.0			
P	LAKE		26.5	26.5			
Q	LAKE		4.5	4.5			
R	LAKE WALK		3.4	3.4			
S	LAKE WALK		4.5	4.5			
Y	PUMP STATION		0.5	0.5			
CCC	WATER STORAGE FACILITY		2.0	2.0			
DDD	WELL SITE		1.0	1.0			
EEE	SEWER LIFT STATION		0.3	0.3			
FFF	FOGA SUBSTATION		1.4	1.4			
MAJOR	RIGHT-OF-WAY		30.5	30.5			
SUBTOTAL			144.2	144.1			
2-UU	LANDSCAPE LOTS			9.68			
V-VBBB	PRIVATE DRIVES			0.35			
SUBTOTAL				10.0			
TOTAL			384.2	384.2	1,464		

NOTE: NET ACRES EXCLUDE LANDSCAPE LOTS AND PRIVATE DRIVES

SHEET INDEX DIAGRAM



SHEET INDEX

NO.	TITLE	SCALE
1	LARGE LOT TENTATIVE SUBDIVISION MAP	1"=200'
2	SMALL LOT TENTATIVE SUBDIVISION MAP COVER	1"=200'
3	TENTATIVE SUBDIVISION MAP	1"=100'
4	TENTATIVE SUBDIVISION MAP	1"=100'

SUBDIVISION MODIFICATION

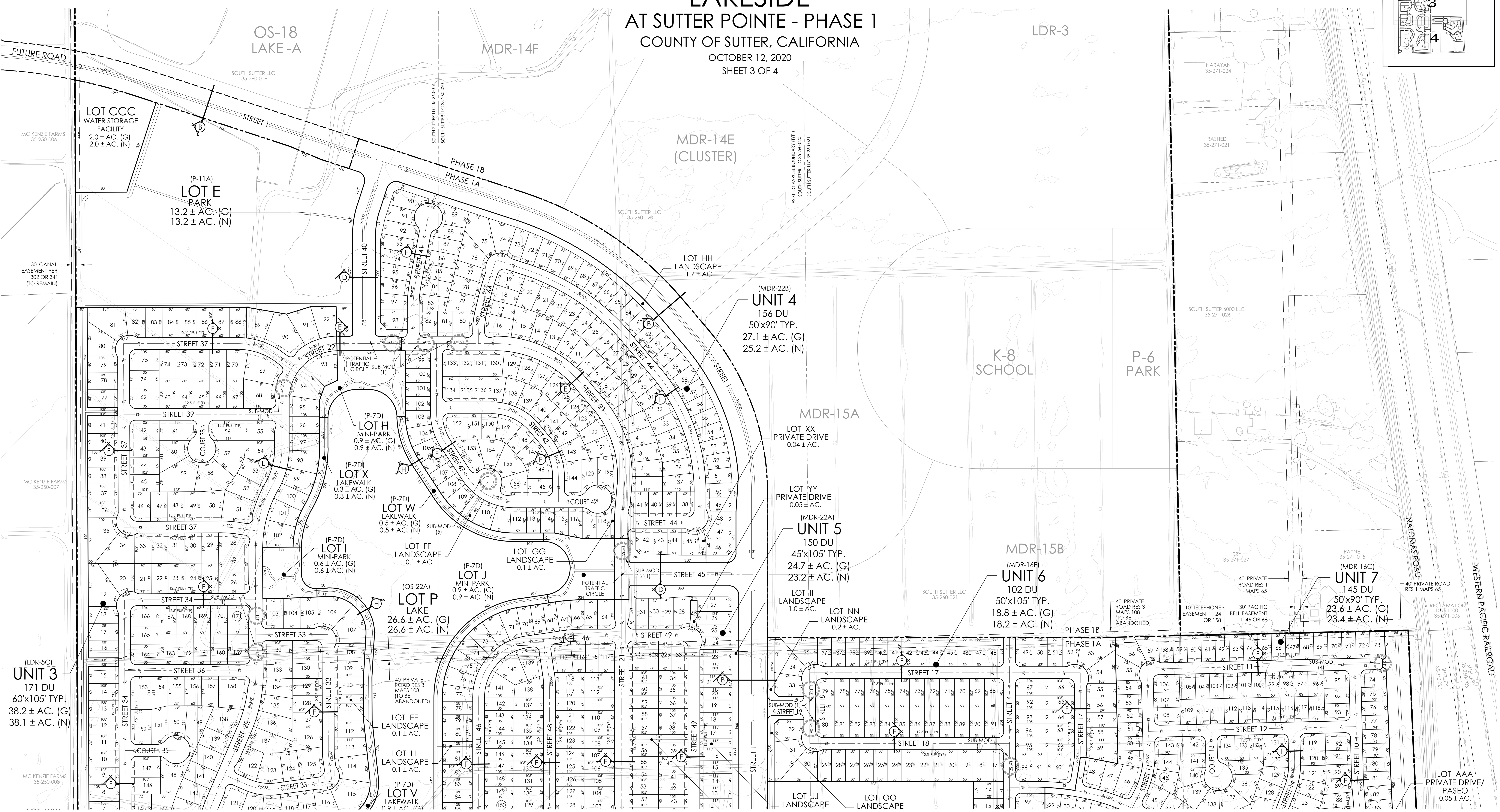
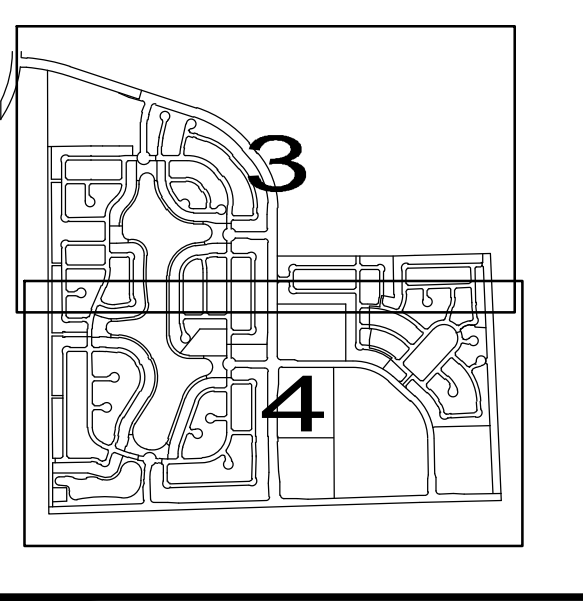
- PROPOSED SUBDIVISION MODIFICATION:
- OFFSET INTERSECTION < 200' (2)
 - CENTERLINE RADIUS < 200' (1)
 - ELBOW RADIUS < 50' (2)
 - DEAD-END STRIP (2)
 - NON-STANDARD CUL-DE-SAC (3)

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

SMALL LOT TENTATIVE MAP LAKESIDE AT SUTTER POINTE - PHASE 1

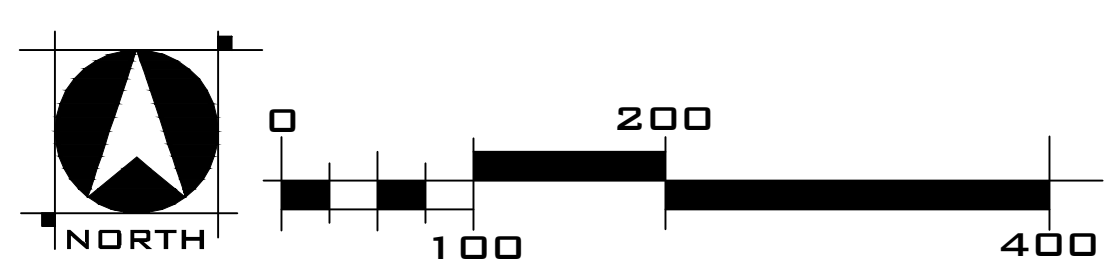
COUNTY OF SUTTER, CALIFORNIA
OCTOBER 12, 2020
SHEET 3 OF 4

SHEET INDEX DIAGRAM



SEE SHEET 4

SEE SHEET 4

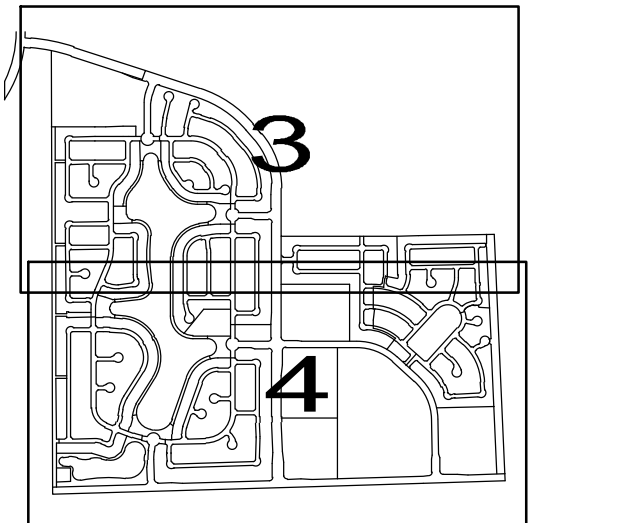


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SMALL LOT TENTATIVE MAP
LAKESIDE
 AT SUTTER POINTE - PHASE 1
 COUNTY OF SUTTER, CALIFORNIA

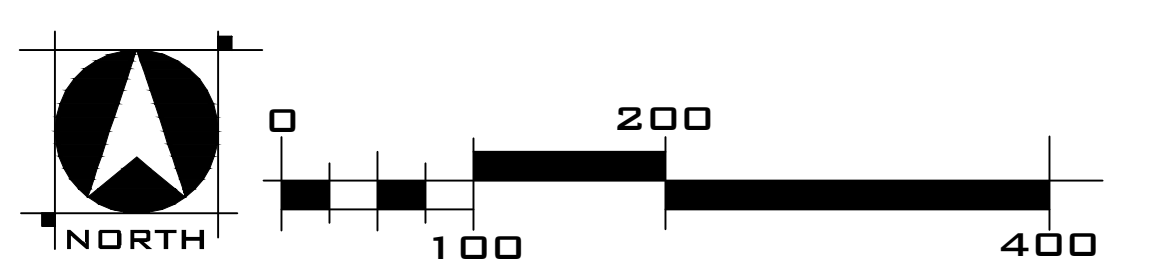
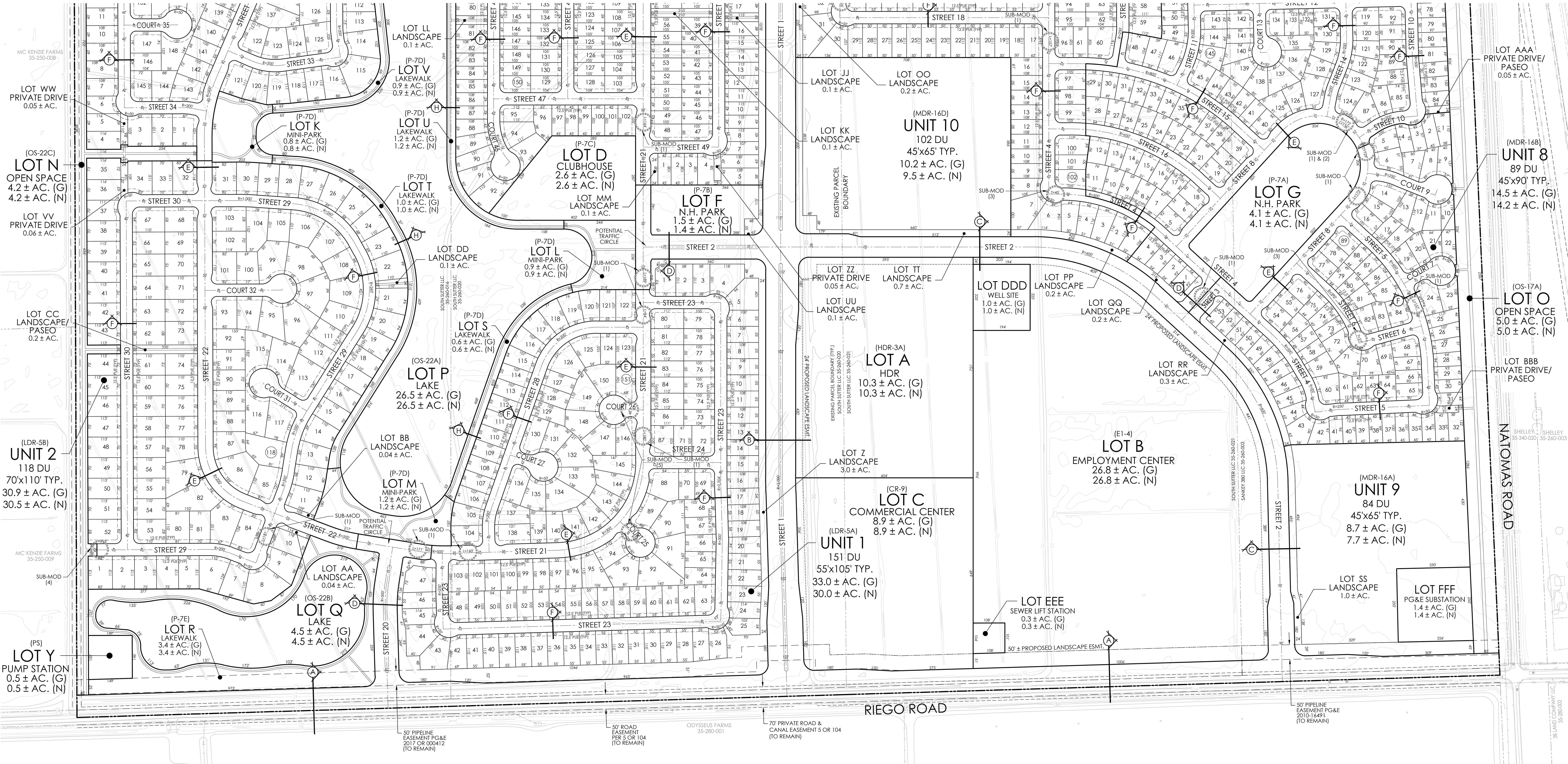
OCTOBER 12, 2020
 SHEET 4 OF 4

SHEET INDEX DIAGRAM



SEE SHEET 3

SEE SHEET 3



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