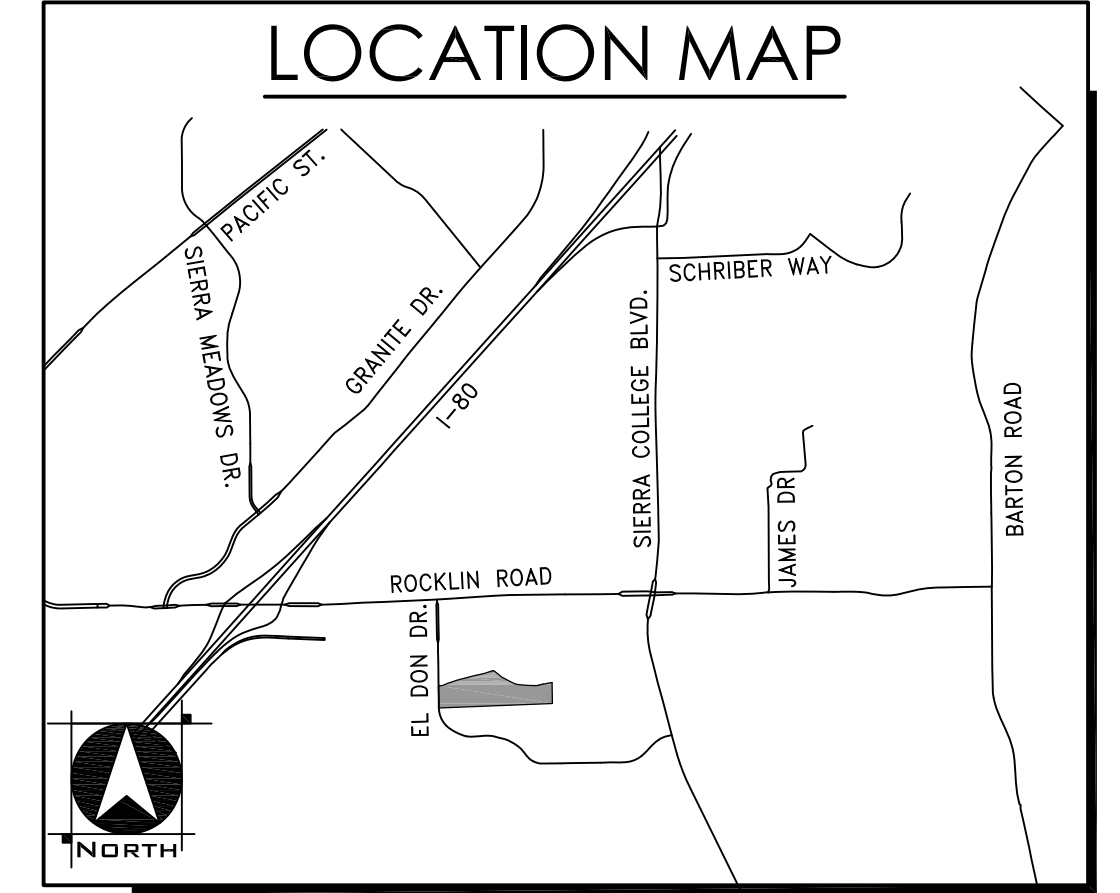


# PRELIMINARY SITE PLAN COLLEGE PARK SOUTH

SHEET 3 OF 7  
CITY OF ROCKLIN, CALIFORNIA  
JANUARY 25, 2019  
REVISED: MARCH 22, 2018



## PROJECT NOTES

- APPLICANT/OWNER**  
EVERGREEN SIERRA EAST, LLC  
110 ALLEGIANTE DEVELOPMENT COMPANY, INC.  
2484 NATOMAS PARK DRIVE SUITE 101  
SACRAMENTO, CALIFORNIA 95833  
CONTACT: DANIEL COLE  
PHONE: 916.864.9199
- CRESLER HOMES CORPORATION**  
3001 DOUGLAS BOULEVARD, SUITE 110  
ROSEVILLE, CALIFORNIA 95661  
CONTACT: DEBRA ELIUS  
PHONE: 916.781-6000
- PLANNER/ENGINEER**  
WOOD RODGERS INC.  
4670 WILLOW ROAD, SUITE 125  
PLEASANTON, CALIFORNIA 94588  
CONTACT: PAUL MEISER / EFF CARPENTER  
PHONE: 925.847.1549 / 916.326-0884
- ASSESSOR'S PARCEL NO.**  
045-131-001
- AREA**  
8.978 ACRES GROSS
- NUMBER OF LOTS**  
25 SINGLE-FAMILY RESIDENTIAL LOTS  
1 OPEN SPACE PRESERVE/RECREATION CONSERVATION LOT  
2 LANDSCAPE LOTS
- EXISTING USE**  
VACANT
- EXISTING GENERAL PLAN USE**  
WILDED USE (WU)  
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**  
LORDSBURG UNIFIED SCHOOL DISTRICT
- SEWER**  
SOUTH FLACER MUNICIPAL UTILITY DISTRICT (SFMUD)
- STORM DRAIN**  
CITY OF ROCKLIN
- WATER**  
CITY OF ROCKLIN
- ELECTRICITY**  
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 64543(d) 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)



50' X 100'  
SCALE 1"=30'

