TENTATIVE PARCEL MAP
COLLEGE PARK NORTH
CITY OF ROCKLIN, CALIFORNIA

SHEET 1 OF 8

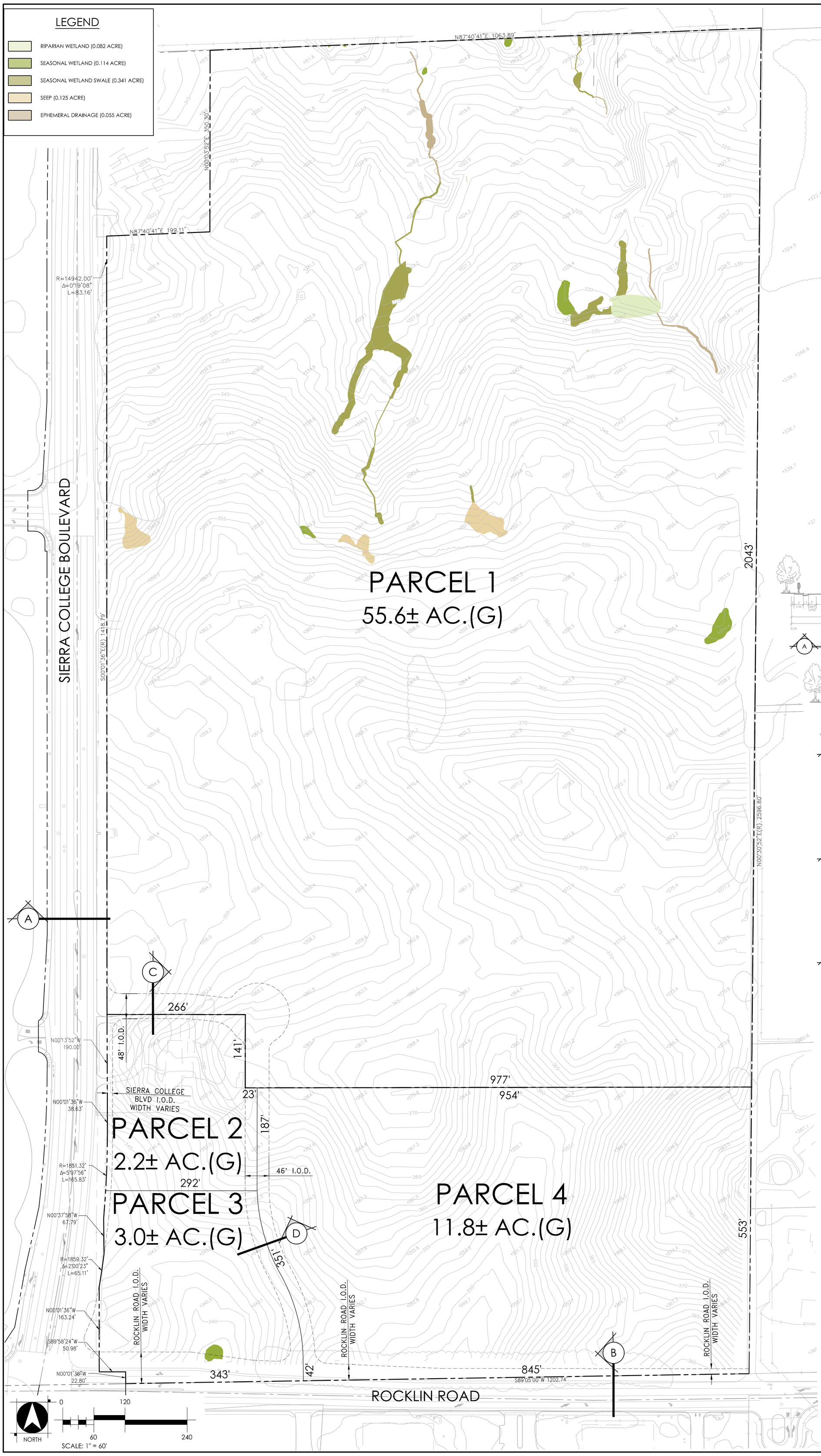
JANUARY 25, 2019

REVISED: MARCH 22, 2019

REVISED: NOVEMBER 5, 2020

LEGEND

- 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)



PROJECT NOTES

APPLICANT/OWNER
EVERGREEN SIERRA EAST, LLC
c/o COLE PARTNERS DEVELOPMENT COMPANY
2484 NATOMAS PARK DRIVE SUITE 101
SACRAMENTO, CALIFORNIA 95833
CONTACT: DANIEL COLE
PHONE: 916 804-9199

CRESLEIGH HOMES CORPORATION
3001 DOUGLAS BOULEVARD, SUITE 110
ROSEVILLE, CALIFORNIA 95661
CONTACT: DEANA ELLIS
PHONE: 916 781-6020

PLANNER/ENGINEER
WOOD RODGERS INC.
3301 C STREET, BLDG 100-B
SACRAMENTO, CALIFORNIA 95816
CONTACT: PAUL MEUSER/ JEFF CARPENTER
PHONE: 925 847-1549/ 916 326-5884

ASSESSOR'S PARCEL NO.
045-150-023, 045-150-052, 045-150-048

AREA
72.6± ACRES GROSS

NUMBER OF PARCELS
4 PARCELS

EXISTING USE
SINGLE FAMILY HOME, VACANT

EXISTING GENERAL PLAN USE
MIXED USE (MU)

PROPOSED GENERAL PLAN USES
MIXED USE (MU)
MEDIUM DENSITY RESIDENTIAL (MDR)
MEDIUM - HIGH DENSITY RESIDENTIAL (MHDR)
HIGH DENSITY RESIDENTIAL (HDR)
RECREATION / CONSERVATION (RC)

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
LOOMIS UNIFIED SCHOOL DISTRICT

SEWER
SOUTH PLACER MUNICIPAL UTILITY DISTRICT (SPMUD)

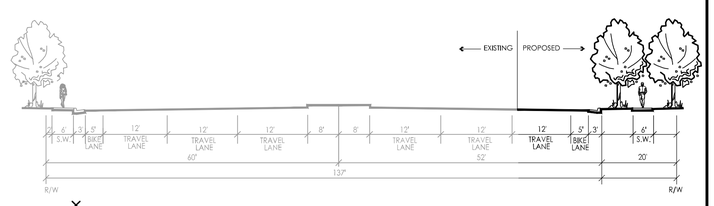
STORM DRAIN
CITY OF ROCKLIN

WATER
CITY OF ROCKLIN

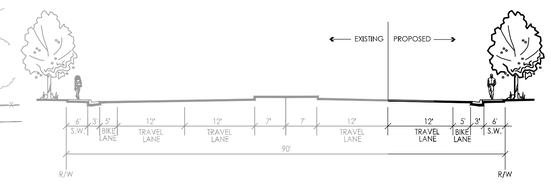
ELECTRICITY
PG&E

GAS
PG&E

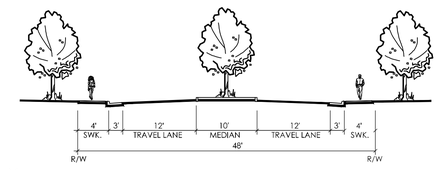
NOTES
1. SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.
2. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
3. PURSUANT TO SECTION 66434(g) OF THE SUBDIVISION MAP ACT, EASEMENTS TO BE ABANDONED ARE MARKED ON THE MAP.
4. THE AERIAL TOPOGRAPHY SHOWN HEREON IS FROM MARCH 2018.



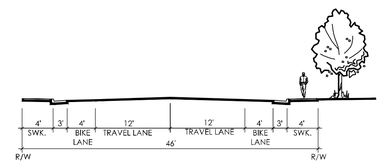
A SIERRA COLLEGE BOULEVARD
120' STREET SECTION
NOT TO SCALE



B ROCKLIN ROAD
90' STREET SECTION
NOT TO SCALE



C ENTRY STREET
48' STREET SECTION - NO PARKING
STANDARD MODIFICATION #2
NOT TO SCALE



D COMMERICAL STREET
46' STREET SECTION - NO PARKING
NOT TO SCALE

WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
4670 WILLOW ROAD STE 125 TEL 925.847.1556
PLEASANTON, CA 94588 FAX 925.847.1557