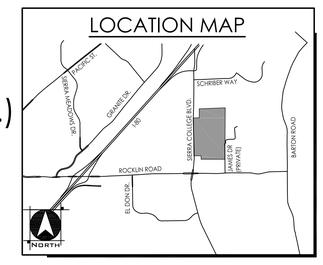
TENTATIVE SUBDIVISION MAP
COLLEGE PARK NORTH
CITY OF ROCKLIN, CALIFORNIA

SHEET 2 OF 8
JANUARY 25, 2019
REVISED: MARCH 22, 2019

LEGEND

- 50' BUFFER
- RIPARIAN WETLAND (0.082 ACRE)
- SEASONAL WETLAND (0.114 ACRE)
- SEASONAL WETLAND SWALE (0.341 ACRE)
- SEEP (0.325 ACRE)
- EPHEMERAL DRAINAGE (0.055 ACRE)

LOCATION MAP



PROJECT NOTES

APPLICANT/OWNER
EVERGREEN SIERRA EAST, LLC.
C/O ALLEGIANT DEVELOPMENT COMPANY, INC.
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.
4670 WILLOW ROAD, SUITE 125
PLEASANTON, CALIFORNIA 94588
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
71.4± ACRES GROSS

NUMBER OF LOTS

326	SINGLE-FAMILY RESIDENTIAL LOTS
1	MULTI-FAMILY RESIDENTIAL LOT
2	PARK LOTS
1	CLUB HOUSE LOT
2	OPEN SPACE LOTS
11	LANDSCAPE LOTS
9	PRIVATE DRIVE LOTS

EXISTING USE
VACANT

EXISTING GENERAL PLAN USE
MIXED USE (MU)

PROPOSED GENERAL PLAN USES
MIXED USE (MU)
MEDIUM DENSITY RESIDENTIAL (MDR)
MEDIUM - HIGH DENSITY RESIDENTIAL (MHDR)
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

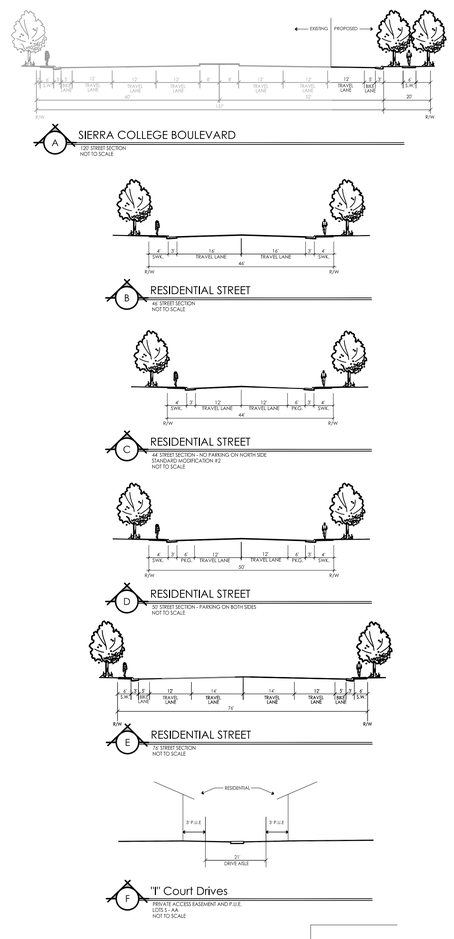
ELECTRICITY
PG&E

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.

LAND USE SUMMARY

LOT NO./ VILLAGE NO.	GENERAL PLAN / ZONING DESIGNATIONS	USE	ACRES (N)	ACRES (G)	UNITS
VILLAGE 1	MDR / PD-MDR	S.F. RESIDENTIAL (50'X100')	2.8	3.4	22
VILLAGE 2	MDR / PD-MDR	S.F. RESIDENTIAL (50'X100')	2.3	2.7	18
VILLAGE 3	MHDR / PD-MHDR	S.F. RESIDENTIAL (45'X65')	4.6	7.6	70
VILLAGE 4	MHDR / PD-MHDR	S.F. RESIDENTIAL (45'X65')	3.4	5.2	47
VILLAGE 5	MHDR / PD-MHDR	S.F. RESIDENTIAL (45'X65')	2.3	3.7	29
VILLAGE 6	MHDR / PD-MHDR	S.F. RESIDENTIAL (43'X60')	3.6	5.8	54
VILLAGE 7	MHDR / PD-MHDR	S.F. RESIDENTIAL (43'X60')	2.1	3.3	32
VILLAGE 8	MHDR / PD-MHDR	S.F. RESIDENTIAL (20'X60')	2.5	4.5	54
LOT A	HDR / PD-HDR	M.F. RESIDENTIAL	3.1	3.5	99
LOT B	RC / PD-P	PARK	4.5	4.5	-
LOT C	RC / PD-P	PARK	1.8	1.8	-
LOT D	RC / PD-P	CLUB HOUSE	0.7	0.7	-
LOT E - F	RC / PD-OS	OPEN SPACE PRESERVE/ DETENTION	8.4	8.9	-
LOT G - Q	MDR / PD-MDR	LANDSCAPE LOT	0.9	-	-
LOT R - Z	MHDR / PD-MHDR	PRIVATE DRIVE	0.4	-	-
PUBLIC STREETS	-	-	12.2	-	-
TOTAL			55.6	55.6	425



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

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