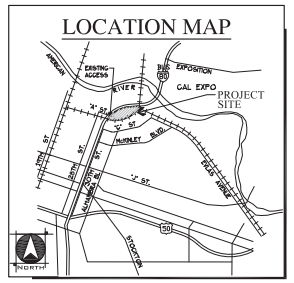
TENTATIVE MASTER PARCEL MAP

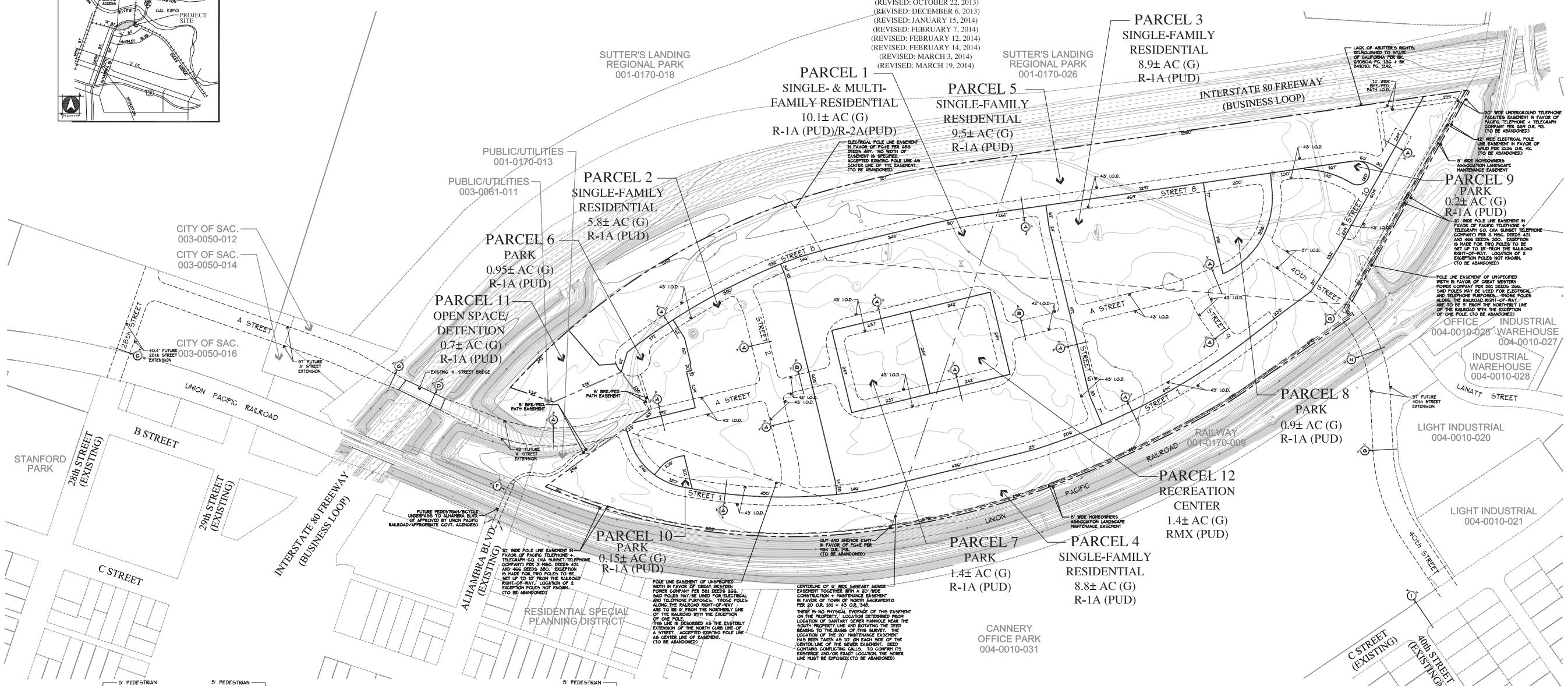
McKINLEY VILLAGE

CITY OF SACRAMENTO, CALIFORNIA

SEPTEMBER 10, 2013

(REVISED: OCTOBER 22, 2013)
(REVISED: DECEMBER 6, 2013)
(REVISED: JANUARY 15, 2014)
(REVISED: FEBRUARY 7, 2014)
(REVISED: FEBRUARY 12, 2014)
(REVISED: FEBRUARY 14, 2014)
(REVISED: MARCH 3, 2014)
(REVISED: MARCH 19, 2014)





PROJECT NOTES

OWNER
MCKINLEY VILLAGE INVESTORS, LLC
7700 COLLEGE TOWN DRIVE, SUITE 100
SACRAMENTO, CA 95826

APPLICANT
ENCORE MCKINLEY VILLAGE, LLC
3001 I STREET, SUITE 200
SACRAMENTO, CA 95816
CONTACT: BRET HOGGE
PHONE: (916) 448-1998

PLANNER/ENGINEER
WOOD RODGERS INC.
3301 C STREET, BLDG. 100B
SACRAMENTO, CA 95816
CONTACT: PAUL MEUSER/TIM CRUSH
PHONE: (916) 341-7760

ASSESSOR'S PARCEL NO.
001-0170-026

AREA
48.8± ACRES GROSS

NUMBER OF PARCELS
12 MASTER PARCELS
PER ORDINANCE NO. 96-32.96O

EXISTING ZONING
M-2

PROPOSED ZONING
R-1A (PUD), R-2A + RMX (PUD)

PARK DISTRICT
CITY OF SACRAMENTO

FIRE PROTECTION
CITY OF SACRAMENTO

SEWER
CITY OF SACRAMENTO

STORM DRAIN
CITY OF SACRAMENTO

WATER
CITY OF SACRAMENTO

ELECTRICITY
SMUD

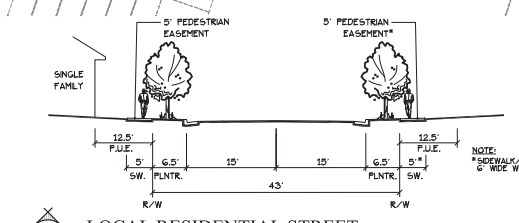
GAS
PG&E

NOTES

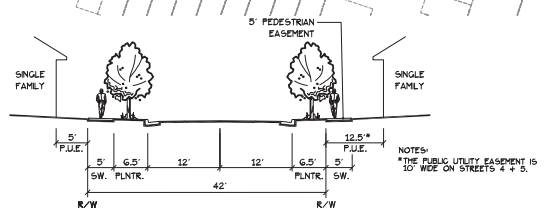
1. SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS, PURSUANT TO SECTION 66456.1(A)OF THE SUBDIVISION MAP ACT.
2. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
3. PURSUANT TO SECTION 66434(g) OF THE SUBDIVISION MAP ACT, THE FOLLOWING EASEMENTS ARE HEREBY ABANDONED:
   PT&T EASEMENT – 664 O.R. 93
   SMUD EASEMENT – 2226 O.R. 42
   PT&T EASEMENT – 3 MISC DEEDS 431 + 466 DEEDS 350
   GREAT WESTERN POWER CO. EASEMENT – 581 DEEDS 266
   TOWN OF NORTH SACRAMENTO EASEMENT – 20 O.R. 181 + 43 O.R. 345
   PG&E EASEMENT – 653 DEEDS 487
   PG&E EASEMENT – 1134 O.R. 198
4. THE AERIAL TOPOGRAPHY SHOWN HEREON WAS FLOWN BY GEOMAP'S ON JULY 2006.

LAND USE SUMMARY

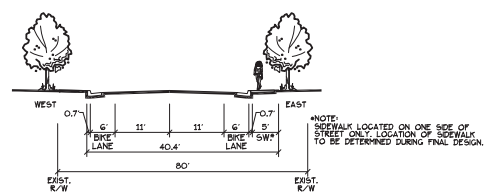
PARCEL NO.	GENERAL PLAN DESIGNATION	ZONING DESIGNATION	USE	ACRES (G)
PARCEL 1	TRADITIONAL NEIGHBORHOOD MEDIUM	R-1A (PUD)/ R-2A (PUD)	S-F/MULTI-FAMILY RESIDENTIAL	10.1
PARCEL 2	TRADITIONAL NEIGHBORHOOD MEDIUM	R-1A (PUD)	S-F RESIDENTIAL	5.8
PARCEL 3	TRADITIONAL NEIGHBORHOOD MEDIUM	R-1A (PUD)	S-F RESIDENTIAL	8.9
PARCEL 4	TRADITIONAL NEIGHBORHOOD MEDIUM	R-1A (PUD)	S-F RESIDENTIAL	8.8
PARCEL 5	TRADITIONAL NEIGHBORHOOD MEDIUM	R-1A (PUD)	S-F RESIDENTIAL	9.5
PARCEL 6	TRADITIONAL NEIGHBORHOOD MEDIUM	R-1A (PUD)	PARK	0.95
PARCEL 7	TRADITIONAL NEIGHBORHOOD MEDIUM	R-1A (PUD)	PARK	1.4
PARCEL 8	TRADITIONAL NEIGHBORHOOD MEDIUM	R-1A (PUD)	PARK	0.9
PARCEL 9	TRADITIONAL NEIGHBORHOOD MEDIUM	R-1A (PUD)	PARK	0.2
PARCEL 10	TRADITIONAL NEIGHBORHOOD MEDIUM	R-1A (PUD)	PARK	0.15
PARCEL 11	TRADITIONAL NEIGHBORHOOD MEDIUM	R-1A (PUD)	OPEN SPACE/DETENTION	0.7
PARCEL 12	TRADITIONAL NEIGHBORHOOD MEDIUM	RMX (PUD)	RECREATION CENTER	1.4
TOTAL				48.8



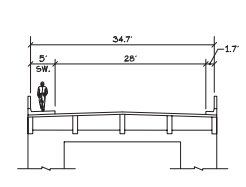
A LOCAL RESIDENTIAL STREET
43' STREET SECTION
SUBDIVISION MODIFICATION #4
NOT TO SCALE



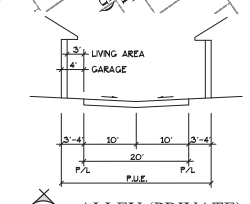
B LOCAL RESIDENTIAL STREET (NO PARKING)
42' STREET SECTION
SUBDIVISION MODIFICATION #5
NOT TO SCALE



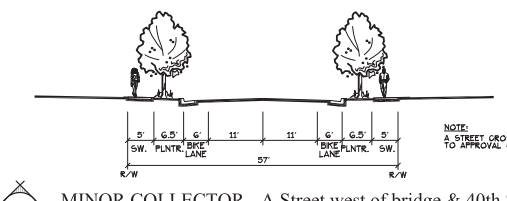
C 28th STREET - Between A Street and B Street
40.4' STREET SECTION - NO PARKING
SUBDIVISION MODIFICATION #6
NOT TO SCALE



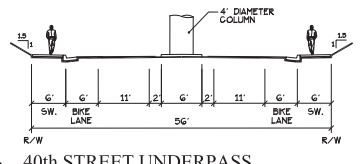
D A STREET BRIDGE (EXISTING)
34.7' STREET SECTION
NOT TO SCALE



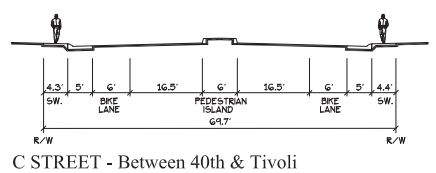
E ALLEY (PRIVATE)
20' SECTION
SUBDIVISION MODIFICATION #7
NOT TO SCALE



G MINOR COLLECTOR - A Street west of bridge & 40th Street
57' STREET SECTION - NO PARKING
NOT TO SCALE



H 40th STREET UNDERPASS
56' STREET SECTION
NOT TO SCALE



I C STREET - Between 40th & Tivoli
69.7' STREET SECTION
NOT TO SCALE

NORTH
0 100 200 400

REGISTERED PROFESSIONAL ENGINEER
No. 41978
Exp 03-31-14
CIVIL
STATE OF CALIFORNIA

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