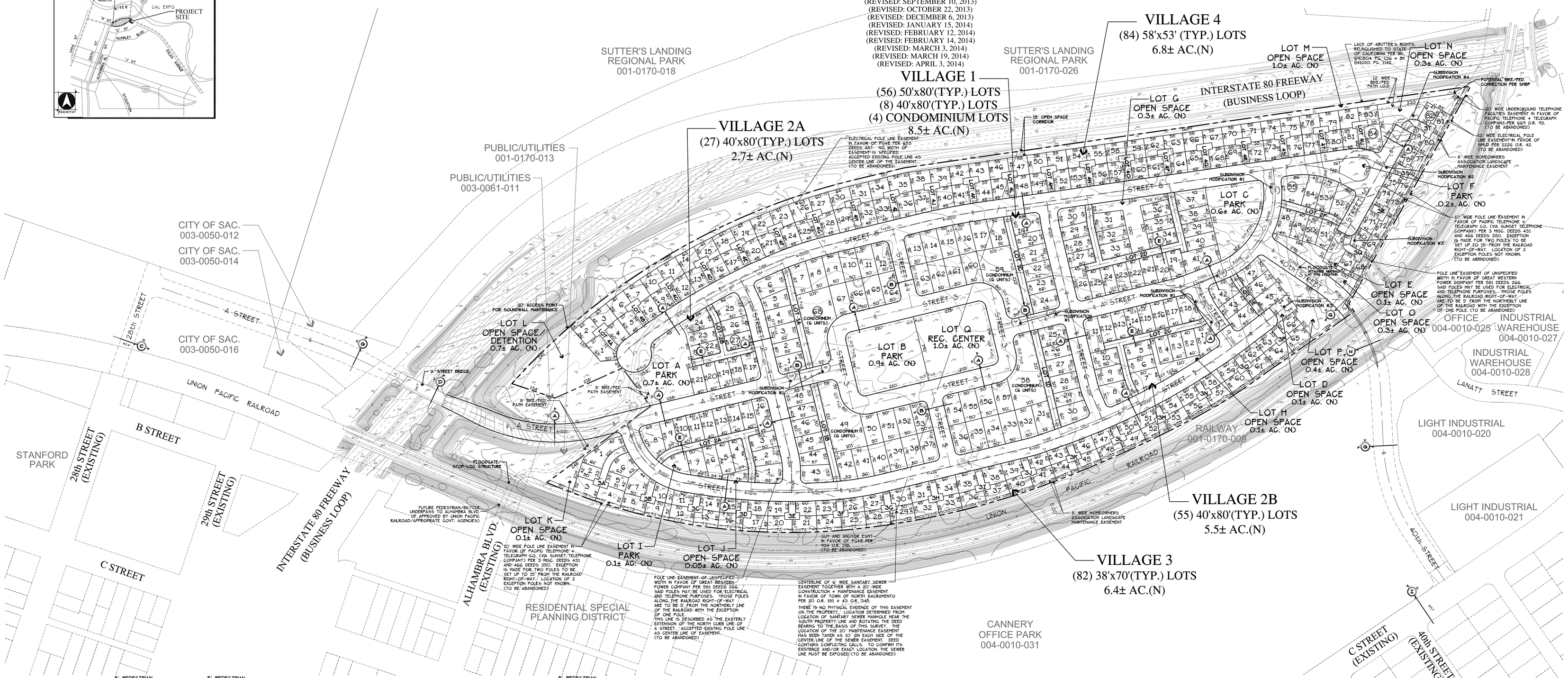
# TENTATIVE SUBDIVISION/CONDOMINIUM MAP

# McKINLEY VILLAGE

CITY OF SACRAMENTO, CALIFORNIA

APRIL 26, 2013
(REVISED: MAY 1, 2013)
(REVISED: SEPTEMBER 10, 2013)
(REVISED: OCTOBER 22, 2013)
(REVISED: DECEMBER 6, 2013)
(REVISED: JANUARY 15, 2014)
(REVISED: FEBRUARY 12, 2014)
(REVISED: FEBRUARY 14, 2014)
(REVISED: MARCH 3, 2014)
(REVISED: MARCH 19, 2014)
(REVISED: APRIL 3, 2014)




## PROJECT NOTES

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

**APPLICANT**
ENCORE McKINLEY VILLAGE, LLC
3001 L 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.**
001-0170-028

**AREA**
48.8± ACRES GROSS

**NUMBER OF LOTS**
312 SINGLE-FAMILY RESIDENTIAL LOTS
5 PARK LOTS
11 OPEN SPACE LOTS
41 PRIVATE DRIVE LOTS
10 PRIVATE ALLEY LOTS
1 RECREATION CENTER LOT
4 CONDOMINIUM LOTS

**EXISTING ZONING**
M-2

**PROPOSED ZONING**
R-1A (PUD), R-2A (PUD) + 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. VILLAGE NUMBERING IS FOR IDENTIFICATION PURPOSES ONLY AND DOES NOT INDICATE PHASING ORDER OF DEVELOPMENT. ULTIMATE DEVELOPMENT PHASING SHALL BE ORDERLY AND WILL BE DETERMINED AT FINAL MAP AND/OR IMPROVEMENT PLAN STAGE.
4. PURSUANT TO SECTION 66434(G) OF THE SUBDIVISION MAP ACT, THE FOLLOWING EASEMENTS ARE HEREBY ABANDONED:
   PT+T EASEMENT - 669 O.R. 93.
   SMUD EASEMENT - 2226 O.R. 42.
   PT+T EASEMENT - 3 MISC DEEDS 431 + 466 DEEDS 350.
   GREAT WESTERN POWER CO. EASEMENT - 561 DEEDS 266.
   TOWN OF NORTH SACRAMENTO EASEMENT - 20 O.R. 181 + 43 O.R. 345.
   PG+E EASEMENT - 650 DEEDS 487.
   PG+E EASEMENT - 1934 O.R. 198.
5. THE AERIAL TOPOGRAPHY SHOWN HEREON WAS FLOWN BY GEOMAP'S ON JULY 2006.

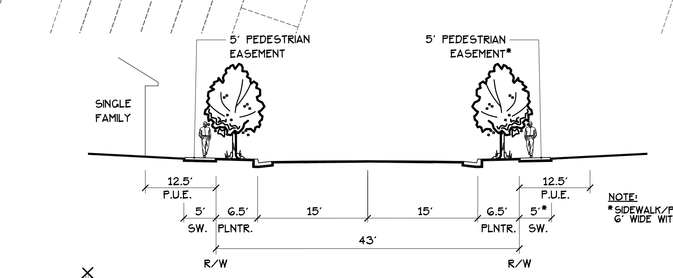
## LAND USE SUMMARY

| LOT NO./ VILLAGE NO. | GENERAL PLAN/ ZONING DESIGNATIONS | USE | ACRES (N) | UNITS | DENSITY |
|---|---|---|---|---|---|
| VILLAGE 1* | MDR/R-1A (PUD) | S-F RESIDENTIAL | 6.9 | 64 | 9.3 |
| (LOTS 4A, 5B, 5H + 6B) | MDR/R-2A (PUD) | MULTI-UNIT RESIDENTIAL | 1.6 | 24 | 15.0 |
| VILLAGE 2A, 2 B** | MDR/R-1A (PUD) | S-F RESIDENTIAL | 8.2 | 82 | 10.0 |
| VILLAGE 3*** | MDR/R-1A (PUD) | S-F RESIDENTIAL | 6.4 | 82 | 12.8 |
| VILLAGE 4**** | MDR/R-1A (PUD) | S-F RESIDENTIAL | 6.8 | 84 | 12.4 |
| **SUBTOTAL** | | | **29.9** | **336** | **11.2 AVG.** |
| LOT A, B, C, F + I | MDR/R-1A (PUD) | PARK | 2.5 | - | - |
| LOTS D, E, G, H, J - P | MDR/R-1A (PUD) | OPEN SPACE | 3.4 | - | - |
| LOTS Q | MDR/RMX (PUD) | RECREATION CENTER | 1.0 | - | - |
| **SUBTOTAL** | | | **6.9** | **-** | **-** |
| PUBLIC STREETS | | | 12.0 | | |
| **TOTAL** | | | **48.8** | **336** | |

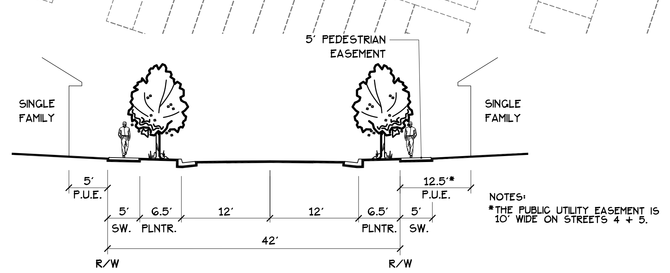
* LOTS 1A-1G ARE INCLUDED IN THE NET ACREAGE FOR VILLAGE 1.
** LOTS 2A-2F ARE INCLUDED IN THE NET ACREAGE FOR VILLAGE 2.
*** LOTS 3A-3T ARE INCLUDED IN THE NET ACREAGE FOR VILLAGE 3.
**** LOTS 4A-4U ARE INCLUDED IN THE NET ACREAGE FOR VILLAGE 4.

## SUBDIVISION MODIFICATIONS

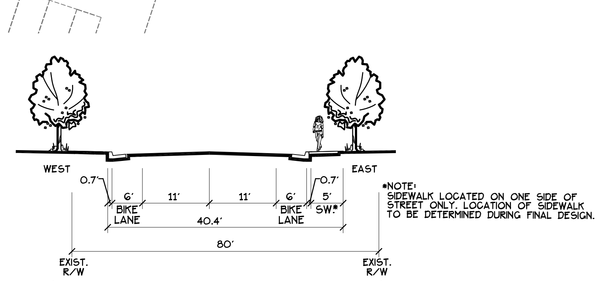
| NUMBER | REQUEST |
|---|---|
| 1 | NON-STANDARD INTERSECTION OFFSET TO PUBLIC ALLEYS. |
| 2 | NON-STANDARD ROADWAY CONFIGURATION AND TURN-AROUND. |
| 3 | DEAD END STREET |
| 4 | SECTION A - 43' STREET SECTION.<br>43' WIDE PUBLIC STREET WITH 15' TRAVEL LANES, 6' PLANTER STRIP, 5'-6' SIDEWALK AND PEDESTRIAN EASEMENT, AND A 12.5'-15' P.U.E. MEASURED FROM FACE OF SIDEWALK. |
| 5 | SECTION B - 42' STREET SECTION.<br>42' WIDE PUBLIC STREET WITH 12' TRAVEL LANES, 6' PLANTER STRIP, 5' SIDEWALK ON THE SOUTH AND A 5' SIDEWALK/PEDESTRIAN EASEMENT ON THE NORTH. SIGNED FOR NO PARKING ON BOTH SIDES, AND A 5'-12.5' P.U.E. ON THE NORTH SIDE MEASURED FROM FACE OF SIDEWALK AND A 5' P.U.E. ON THE SOUTH SIDE MEASURED FROM BACK OF SIDEWALK. |
| 6 | SECTION C - 40.4' STREET SECTION.<br>40.4' WIDE PUBLIC STREET WITH 12' TRAVEL LANES, 6' BIKE LANES ON BOTH SIDES, 5' SIDEWALK ON WEST SIDE ONLY, AND SIGNED FOR NO PARKING ON BOTH SIDES. |
| 7 | SECTION E - 20' PRIVATE ALLEY.<br>20' WIDE PUBLIC ALLEY WITH 3' TO 4' WIDE PUBLIC UTILITY EASEMENTS ON BOTH SIDES. THE LIVING AREA OF ALL UNITS WILL BE SET BACK 3' FROM THE ALLEY. GARAGES WILL BE SET BACK 4' MINIMUM. ALLEYS TO BE CONSTRUCTED OF ASPHALT. |



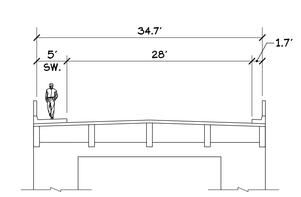

A — LOCAL RESIDENTIAL STREET
43' STREET SECTION
SUBDIVISION MODIFICATION #4
NOT TO SCALE



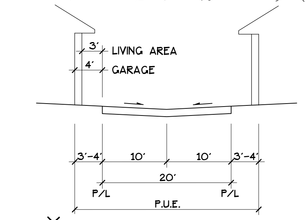

B — LOCAL RESIDENTIAL STREET (NO PARKING)
42' STREET SECTION
SUBDIVISION MODIFICATION #5
NOT TO SCALE



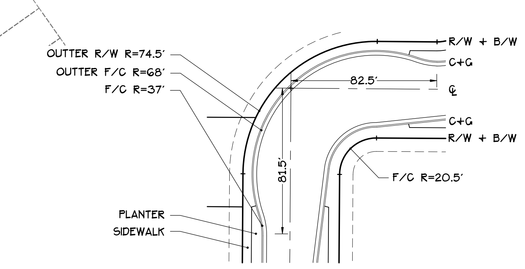

C — 28th STREET - Between A Street and B Street
40.4' STREET SECTION - NO PARKING
SUBDIVISION MODIFICATION #6
NOT TO SCALE



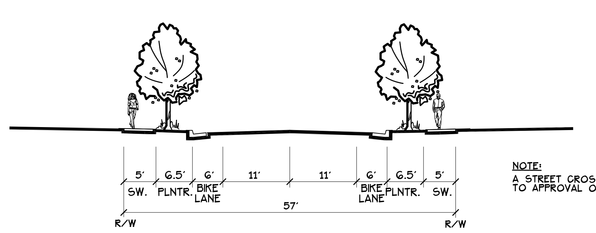

D — A STREET BRIDGE (EXISTING)
34.7' STREET SECTION
NOT TO SCALE



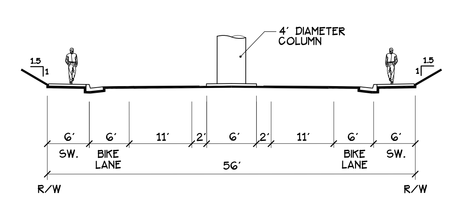

E — ALLEY (PRIVATE)
20' SECTION
SUBDIVISION MODIFICATION #7
NOT TO SCALE



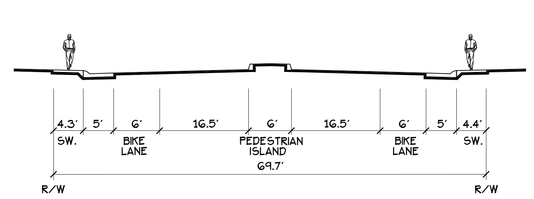

ELBOW DETAIL - With Attached Sidewalk
NOT TO SCALE




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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