OWNER/DEVELOPER

REGIS HOMES
1435 RIVER PARK DRIVE, SUITE #415
SACRAMENTO, CA. 95815
TELEPHONE: (916) 929-3193

APPLICANT

MORTON & PITALO, INC.
1788 TRIBUTE ROAD, SUITE 200
SACRAMENTO, CA. 95815
TELEPHONE: (916) 927-2400

ASSESSOR'S PARCEL NOS.

031-1210-003 & 061
031-1200-073
031-1030-015 & 031
031-1300-048

EXISTING ZONING

R-1A-PUD

PROPOSED ZONING

R-1A-PUD

PRESENT USE

VACANT

PROPOSED USE

SINGLE FAMILY

ELECTRICITY

SMUD

GAS

P.G. & E.

TELEPHONE

PACIFIC BELL

CITY OF SACRAMENTO

WATER
SEWER
DRAINAGE
PARK & RECREATION
FIRE PROTECTION
POLICE PROTECTION
SCHOOLS: SACRAMENTO CITY UNIFIED SCHOOL DIST.

AREA

20.6± AC.

FLOOD PLAIN

A-99

NUMBER OF LOTS

139 LOTS

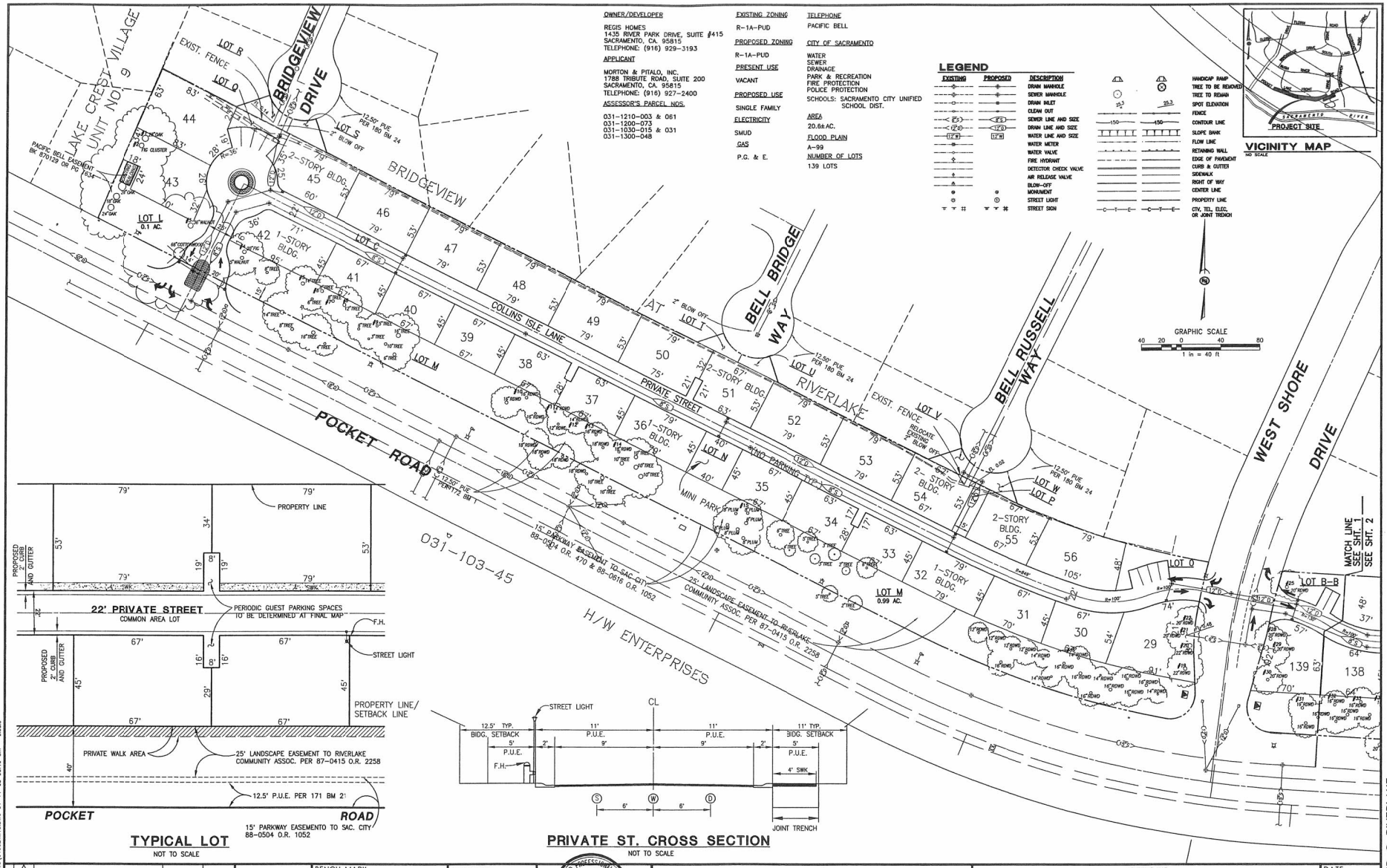
LEGEND

EXISTING	PROPOSED	DESCRIPTION
		DRAIN MANHOLE
		SEWER MANHOLE
		DRAIN INLET
		CLEAN OUT
8"S	8"S	SEWER LINE AND SIZE
12"D	12"D	DRAIN LINE AND SIZE
12"W	12"W	WATER LINE AND SIZE
		WATER METER
		WATER VALVE
		FIRE HYDRANT
		DETECTOR CHECK VALVE
		AIR RELEASE VALVE
		BLOW-OFF
		MONUMENT
		STREET LIGHT
		STREET SIGN

HANDICAP RAMP
TREE TO BE REMOVED
TREE TO REMAIN
SPOT ELEVATION
FENCE
CONTOUR LINE
SLOPE BANK
FLOW LINE
RETAINING WALL
EDGE OF PAVEMENT
CURB & GUTTER
SIDEWALK
RIGHT OF WAY
CENTER LINE
PROPERTY LINE
CTV, TEL, ELEC, OR JOINT TRENCH

VICINITY MAP
NO SCALE

GRAPHIC SCALE
40 20 0 40 80
1 in = 40 ft



TYPICAL LOT

NOT TO SCALE

PRIVATE ST. CROSS SECTION

NOT TO SCALE

REVISIONS NO.	DESCRIPTION	APPD.	DATE
△			
△			
△			
△			

SCALE:
HORIZ. 1"= 40'
VERT. 1"= N/A

BENCH MARK
9.68
HILTI NAIL IN LIGHT BASE N. SIDE POCKET ROAD ±500' W OF EAST SHORE DRIVE

COMPUTED	
DESIGNED	B.L.
DRAWN	B.L.
PROJ. ENGR.	RWH

REGISTERED PROFESSIONAL ENGINEER ROGER WAYNE HENRY No. C33083 Exp. 6-30-06 CIVIL STATE OF CALIFORNIA

MORTON & PITALO, INC.
CIVIL ENGINEERING • PLANNING • SURVEYING
1788 TRIBUTE ROAD • SUITE 200 • SACRAMENTO, CA 95815
PHONE: 916/927-2400 • FAX: 916/567-0120
EMAIL: engr@mpengr.com

TENTATIVE MAP

THE ISLAND @ RIVERLAKE

P-01-133

CITY OF SACRAMENTO, CALIFORNIA

DATE JAN. 2005
SHEET 1 OF 5

JOB NO. 010002

THE ISLAND @ RIVERLAKE

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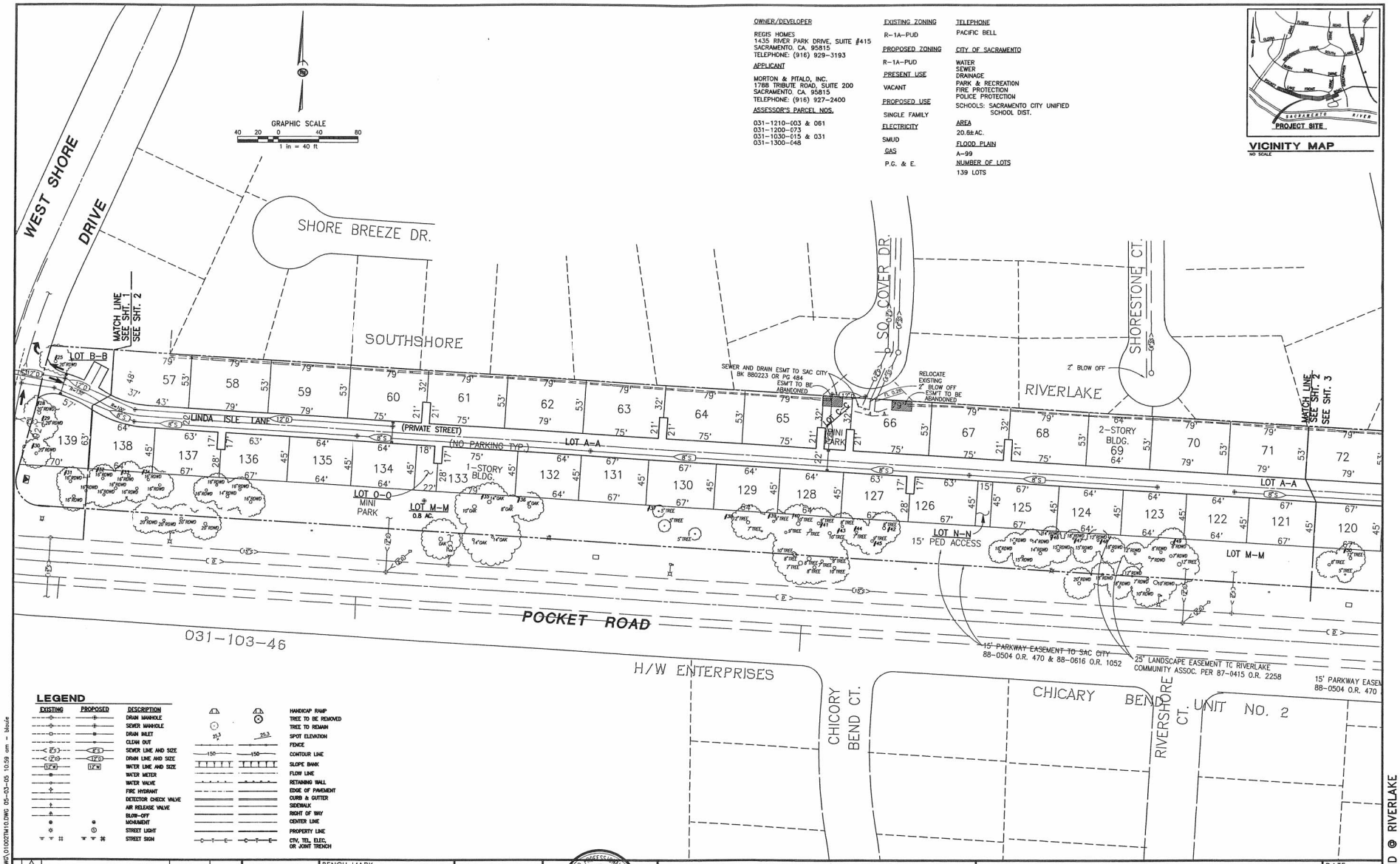

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031-1200-073
031-1030-015 & 031
031-1300-048

EXISTING ZONING
R-1A-PUD

PROPOSED ZONING
R-1A-PUD

PRESENT USE
VACANT

PROPOSED USE
SINGLE FAMILY

ELECTRICITY
SMUD

GAS
P.G. & E.

TELEPHONE
PACIFIC BELL

CITY OF SACRAMENTO
WATER
SEWER
DRAINAGE
PARK & RECREATION
FIRE PROTECTION
POLICE PROTECTION
SCHOOLS: SACRAMENTO CITY UNIFIED SCHOOL DIST.

AREA
20.6±AC.

FLOOD PLAIN
A-99

NUMBER OF LOTS
139 LOTS

VICINITY MAP
NO SCALE

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		DRAIN MANHOLE
		SEWER MANHOLE
		DRAIN INLET
		CLEAN OUT
8"S	8"S	SEWER LINE AND SIZE
12"D	12"D	DRAIN LINE AND SIZE
12"W	12"W	WATER LINE AND SIZE
		WATER METER
		WATER VALVE
		FIRE HYDRANT
		DETECTOR CHECK VALVE
		AIR RELEASE VALVE
		BLOW-OFF
		MONUMENT
		STREET LIGHT
		STREET SIGN

	HANDICAP RAMP
	TREE TO BE REMOVED
	TREE TO REMAIN
25.3	SPOT ELEVATION
	FENCE
150	CONTOUR LINE
	SLOPE BANK
	FLOW LINE
	RETAINING WALL
	EDGE OF PAVEMENT
	CURB & GUTTER
	SIDEWALK
	RIGHT OF WAY
	CENTER LINE
	PROPERTY LINE
C-T-E	CTV, TEL, ELEC, OR JOINT TRENCH

REVISIONS

NO.	DESCRIPTION	APPD.	DATE

SCALE:
HORIZ. 1"= 40'
VERT. 1"= N/A

BENCH MARK
9.68
HILTI NAIL IN LIGHT BASE N. SIDE POCKET ROAD ±500' W OF EAST SHORE DRIVE

COMPUTED
DESIGNED B.L.
DRAWN B.L.
PROJ. ENGR. RWH

REGISTERED PROFESSIONAL ENGINEER
ROGER WAYNE HEWITT
No. C33093
Exp. 6-30-06
CIVIL
STATE OF CALIFORNIA

MORTON & PITALO, INC.
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TENTATIVE MAP
THE ISLAND @ RIVERLAKE
P-01-133
CITY OF SACRAMENTO, CALIFORNIA

DATE JAN. 2005
SHEET 2 OF 5

JOB NO. 010002

THE ISLAND @ RIVERLAKE

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LEGEND

EXISTING	PROPOSED	DESCRIPTION
		DRAIN MANHOLE
		SEWER MANHOLE
		DRAIN INLET
		CLEAN OUT
		SEWER LINE AND SIZE
		DRAIN LINE AND SIZE
		WATER LINE AND SIZE
		WATER METER
		WATER VALVE
		FIRE HYDRANT
		DETECTOR CHECK VALVE
		AIR RELEASE VALVE
		BLOW-OFF
		MONUMENT
		STREET LIGHT
		STREET SIGN

	HANDICAP RAMP
	TREE TO BE REMOVED
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25.3	SPOT ELEVATION
	FENCE
150	CONTOUR LINE
	SLOPE BANK
	FLOW LINE
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	EDGE OF PAVEMENT
	CURB & GUTTER
	SIDEWALK
	RIGHT OF WAY
	CENTER LINE
	PROPERTY LINE
C T E	CTV, TEL, ELEC. OR JOINT TRENCH

GRAPHIC SCALE
40 20 0 40 80
1 in = 40 ft

OWNER/DEVELOPER
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R-1A-PUD

PROPOSED ZONING
R-1A-PUD

PRESENT USE
VACANT

PROPOSED USE
SINGLE FAMILY

ELECTRICITY
SMUD

GAS
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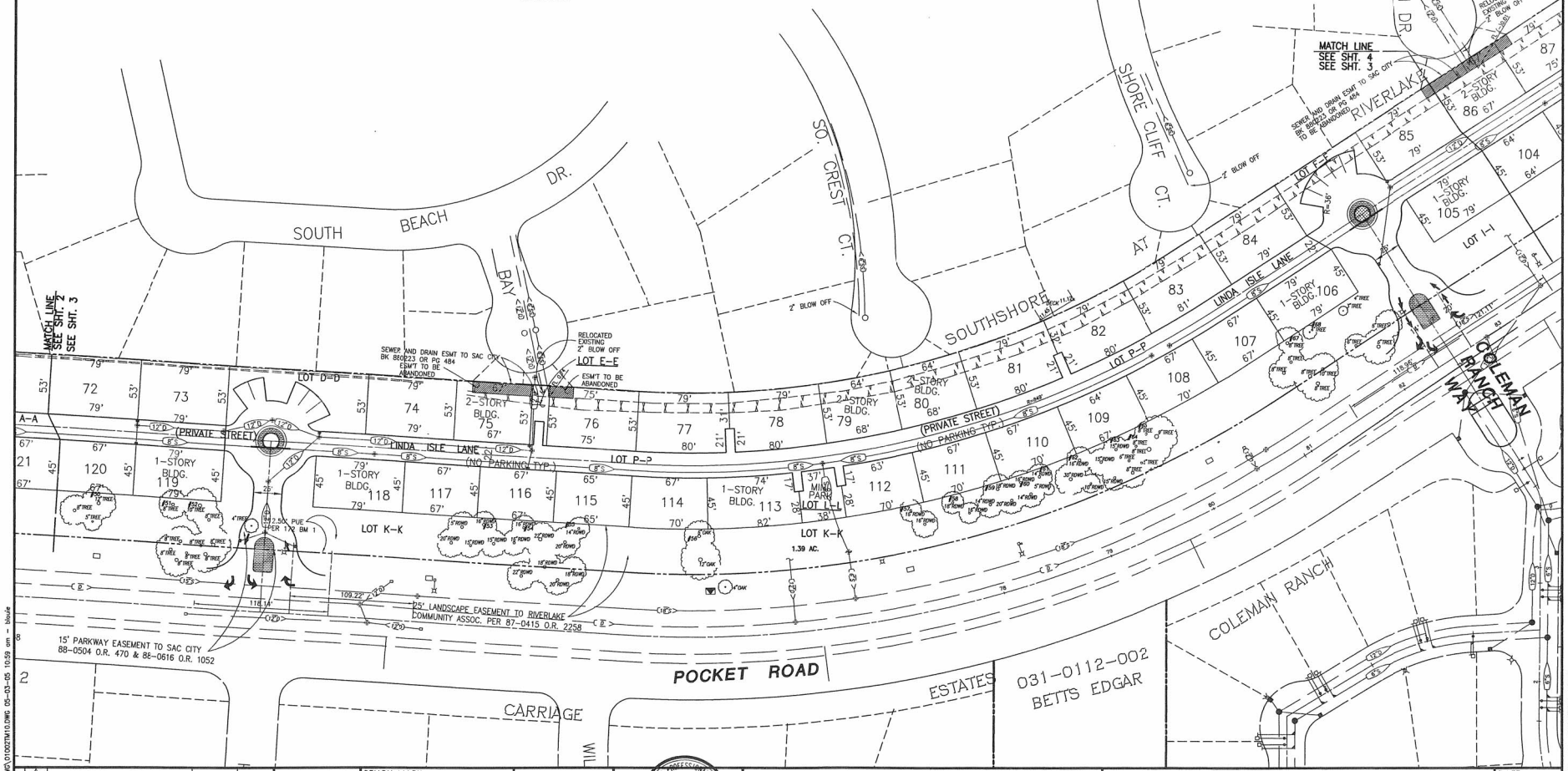
TELEPHONE
PACIFIC BELL

CITY OF SACRAMENTO
WATER
SEWER
DRAINAGE
PARK & RECREATION
FIRE PROTECTION
POLICE PROTECTION
SCHOOLS: SACRAMENTO CITY UNIFIED SCHOOL DIST.

AREA
20.6± AC.

FLOOD PLAIN
A-99

NUMBER OF LOTS
139 LOTS



REVISIONS NO.	DESCRIPTION	APPD.	DATE

SCALE:	
HORIZ.	1"= 40'
VERT.	1"= N/A

BENCH MARK
9.68
HILTI NAIL IN LIGHT BASE N. SIDE POCKET ROAD ±500' W OF EAST SHORE DRIVE

COMPUTED	
DESIGNED	B.L.
DRAWN	B.L.
PROJ. ENGR.	RWH

REGISTERED PROFESSIONAL ENGINEER ROGER WAYNE HOWARD No. C33093 Exp. 6-30-06 CIVIL STATE OF CALIFORNIA

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TENTATIVE MAP
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P-01-133
CITY OF SACRAMENTO, CALIFORNIA

DATE JAN., 2005
SHEET 3 OF 5

JOB NO. 010002

THE ISLAND @ RIVERLAKE

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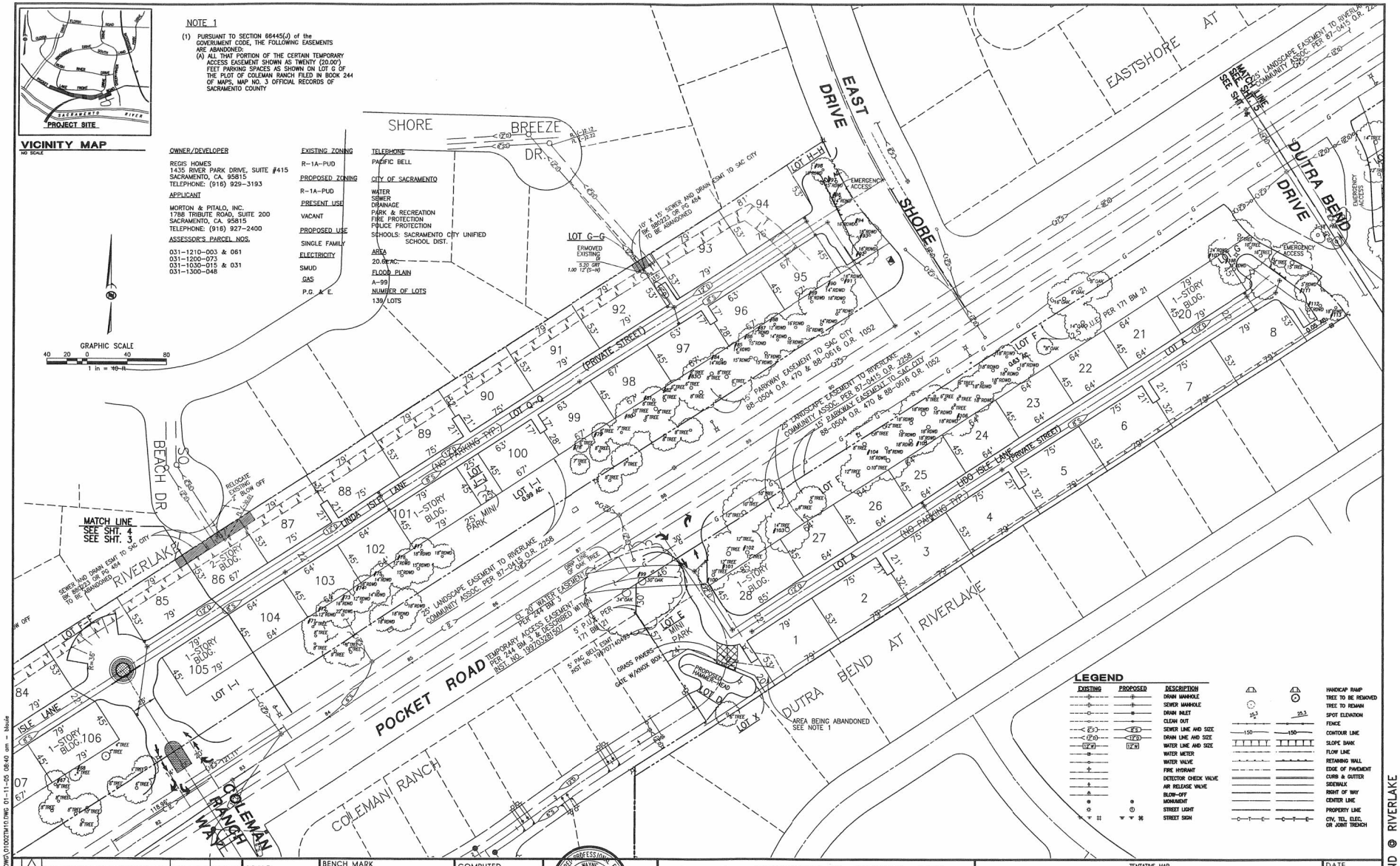

NOTE 1

(1) PURSUANT TO SECTION 66445(J) of the GOVERNMENT CODE, THE FOLLOWING EASEMENTS ARE ABANDONED:
(A) ALL THAT PORTION OF THE CERTAIN TEMPORARY ACCESS EASEMENT SHOWN AS TWENTY (20.00') FEET PARKING SPACES AS SHOWN ON LOT G OF THE PLOT OF COLEMAN RANCH FILED IN BOOK 244 OF MAPS, MAP NO. 3 OFFICIAL RECORDS OF SACRAMENTO COUNTY

OWNER/DEVELOPER

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CITY OF SACRAMENTO
WATER
SEWER
DRAINAGE
PARK & RECREATION
FIRE PROTECTION
POLICE PROTECTION
SCHOOLS: SACRAMENTO CITY UNIFIED SCHOOL DIST.

AREA
20.62 AC.

FLOOD PLAIN
A-99

NUMBER OF LOTS
139 LOTS

REVISIONS			
NO.	DESCRIPTION	APPD.	DATE

SCALE:
HORIZ. 1"= 40'
VERT. 1"= N/A

BENCH MARK
9.68
HILTI NAIL IN LIGHT BASE N. SIDE POCKET ROAD ±500' W OF EAST SHORE DRIVE

COMPUTED
DESIGNED B.L.
DRAWN B.L.
PROJ. ENGR. RWH

REGISTERED PROFESSIONAL ENGINEER ROGER WAYNE HENRY No. C33093 Exp. 6-30-06 CIVIL STATE OF CALIFORNIA

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TENTATIVE MAP
THE ISLAND @ RIVERLAKE
P-01-133
CITY OF SACRAMENTO, CALIFORNIA

DATE JAN., 2005
SHEET 4 OF 5

JOB NO. 010002

THE ISLAND @ RIVERLAKE

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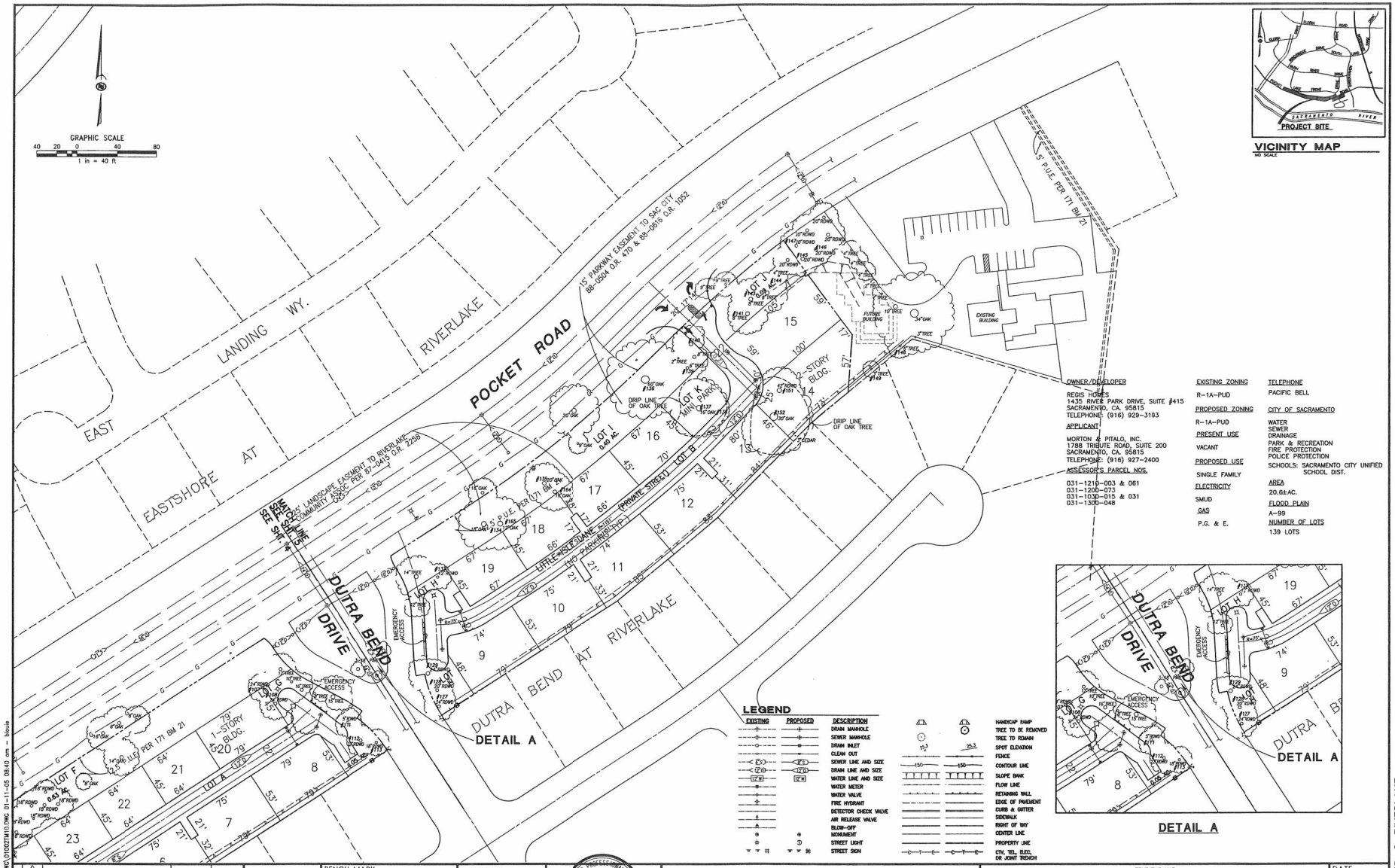

VICINITY MAP

NO SCALE

OWNER/DEVELOPER

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EXISTING ZONING

R-1A-PUD

PROPOSED ZONING

R-1A-PUD

PRESENT USE

VACANT

PROPOSED USE

SINGLE FAMILY

ELECTRICITY

SMUD

GAS

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TELEPHONE

PACIFIC BELL

CITY OF SACRAMENTO

WATER
SEWER
DRAINAGE
PARK & RECREATION
FIRE PROTECTION
POLICE PROTECTION
SCHOOLS: SACRAMENTO CITY UNIFIED SCHOOL DIST.

AREA

20.6±AC.

FLOOD PLAIN

A-99

NUMBER OF LOTS

139 LOTS

DETAIL A

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		DRAIN MANHOLE
		SEWER MANHOLE
		DRAIN INLET
		CLEAN OUT
2"S	2"S	SEWER LINE AND SIZE
12"D	12"D	DRAIN LINE AND SIZE
12"W	12"W	WATER LINE AND SIZE
		WATER METER
		WATER VALVE
		FIRE HYDRANT
		DETECTOR CHECK VALVE
		AIR RELEASE VALVE
		BLOW-OFF
		MONUMENT
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		STREET SIGN

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NO.	DESCRIPTION	APPD.	DATE

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DESIGNED	B.L.
DRAWN	B.L.
PROJ. ENGR.	RHW

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TENTATIVE MAP
THE ISLAND @ RIVERLAKE
P-01-133
CITY OF SACRAMENTO, CALIFORNIA

DATE JAN., 2005
SHEET 5
OF 5

JOB NO. 010002

THE ISLAND @ RIVERLAKE

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