

LEGEND:

- PROPERTY LINE
- PROPOSED LOT LINE
- EXISTING LOT LINE
- PROPOSED RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED ROAD CENTERLINE
- EXISTING ROAD CENTERLINE
- PROPOSED EDGE OF PAVEMENT
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE
- CONTOUR LINE - 2'
- PHASE LINE
- SITE BOUNDARY
- EXISTING DIRT ROAD
- FUTURE RIGHT-OF-WAY
- SUBDIVISION MAP NO. 5003

(5003)

PROJECT PHASING

- ◆ THE OWNER RESERVES THE RIGHT TO FILE FINAL MAPS IN PHASES.

SECOND UNITS

- ◆ 10 % (18 UNITS) OF THE R-8 SINGLE FAMILY LOTS SHALL BE ALLOWED TO HAVE SECOND UNITS BY RIGHT ON A FIRST-COME, FIRST-SERVED BASIS, WITH SITE PLAN / DESIGN REVIEW. SUBSEQUENT LOTS WILL REQUIRE A USE PERMIT FOR SECOND UNIT INCLUSION.

LOT SIZES

- ◆ THE SINGLE FAMILY RESIDENTIAL LOTS HAVE BEEN SHOWN TO BE OF VARYING WIDTHS PER THE SPRING LAKE SPECIFIC PLAN. THE BUILDER RESERVES THE RIGHT OF LOT WIDTH MODIFICATION, SUBJECT TO THE APPROVAL OF THE COMMUNITY DEVELOPMENT DIRECTOR, AT THE FINAL MAP STAGE, BASED UPON SELECTION OF FLOOR PLANS AND MARKET DEMAND.

AFFORDABLE HOUSING UNITS

- ◆ R-8 AREA - AFFORDABLE HOUSING REQUIRED FOR THIS MAP IS 10% OF THE R-8 UNITS. 159 UNITS x 10% = 16 UNITS.
- ◆ AFFORDABLE HOUSING REQUIREMENT WILL BE MET WITH IN-LIEU FEES.

PUBLIC / QUASI PUBLIC LOT SUMMARY

- ◆ LOT A & B SUBDIVISION TRAIL CORRIDOR

EXISTING LAND USE	AREA	PROPOSED LAND USE	AREA	NET CHANGE
R-5 SINGLE-FAMILY RESIDENTIAL (4-5 du/ac)	11.33 ac.	0	<11.33>	
R-8 SINGLE FAMILY RESIDENTIAL (6-8 du/ac)	11.74 ac.	23.04 ac.	+11.30	
COLLECTOR	0.53 ac.	0.58 ac.	+0.05	
ARTERIAL	1.60 ac.	1.58 ac.	<0.02>	
TOTALS:	25.20 ac.	25.20 ac.	0 ac.	

*NET ACREAGE AND DENSITY EXCLUDES HARRY LORENZO AVENUE, EAST GIBSON AND PIONEER AVENUE RIGHT-OF-WAYS.

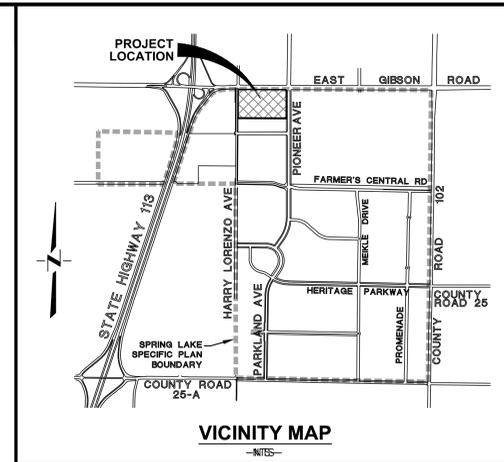
LAND USE COMPARISON CHART

EXISTING SPECIFIC PLAN			TENTATIVE SUBDIVISION MAP			NET DENSITY		
USE	NET AREA	# UNITS	(BASED ON NET ACREAGE)	USE	NET AREA	# UNITS	(BASED ON NET ACREAGE)	(BASED ON NET ACREAGE)
R-5 (4-5 du/ac)	11.33 AC.	46-58		R-8 *23.04 AC.	159		138-184 LOTS	*6.91 DU/AC
R-8 (6-8 du/ac)	11.74 AC.	68-90	114-148 LOTS					
COLLECTOR	0.53 AC.	-		0.58 AC.	-			
ARTERIAL	1.60 AC.	-		1.58 AC.	-			
TOTALS:	25.20 AC.	114-148		25.20 AC.	159			

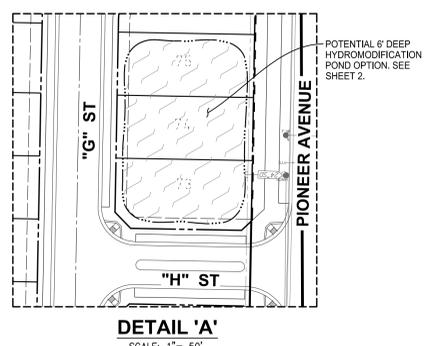
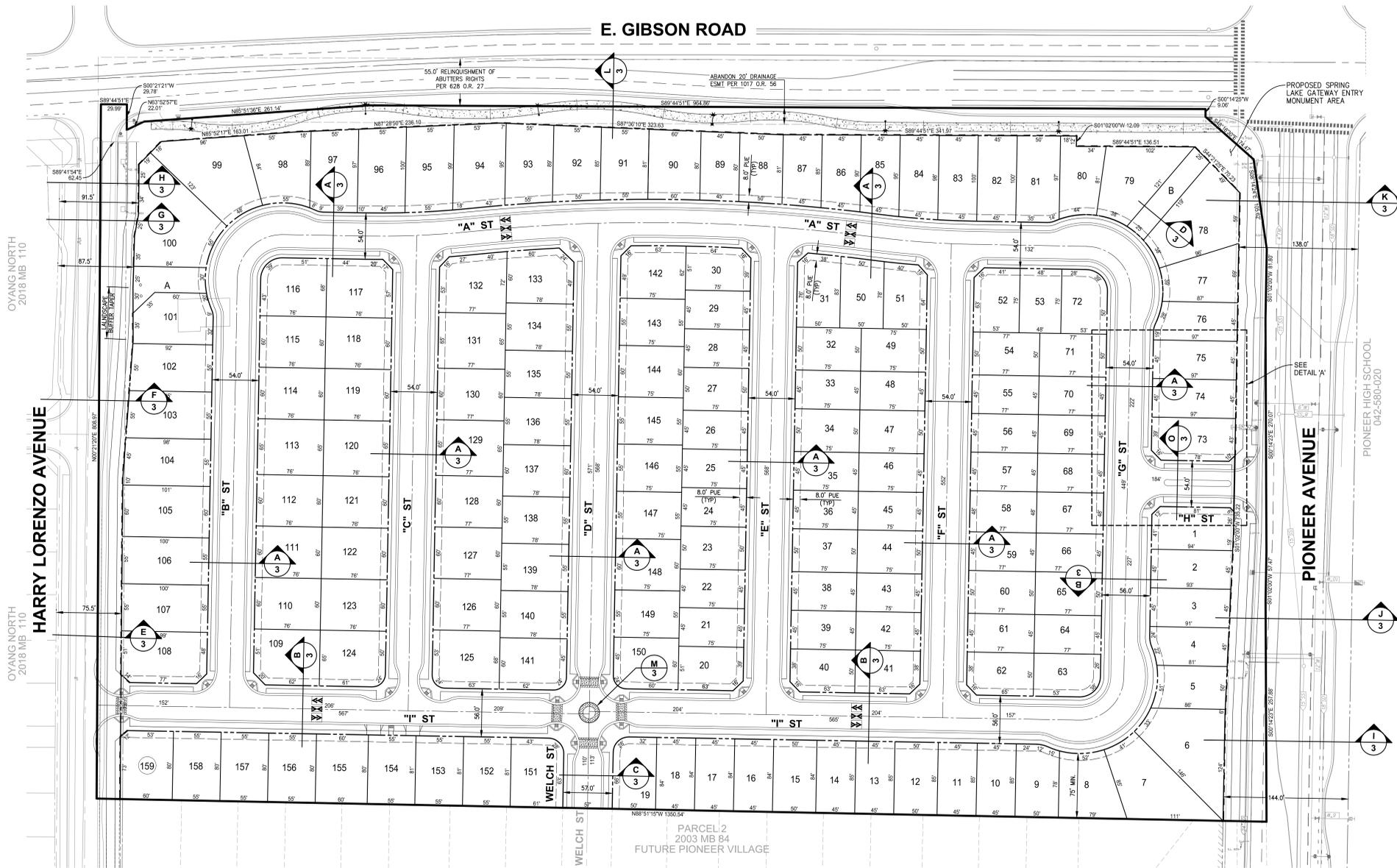
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INTERSECTION CURB RADI TABLE

INTERSECTION TYPE	MINIMUM RADIUS AT FACE OF CURB
LOCAL TO LOCAL	25'
LOCAL TO COLLECTOR	30'
COLLECTOR TO COLLECTOR	35'
COLLECTOR TO ARTERIAL	35'
ARTERIAL TO ARTERIAL	35'

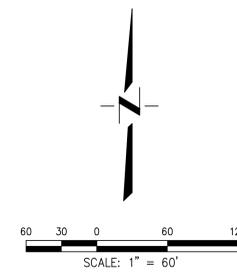


VICINITY MAP



DETAIL 'A'

SCALE: 1" = 50'



SCALE: 1" = 60'

SHEET INDEX

SHEET TITLE	SHEET NO.
STREET & LOTTING PLAN	1
GRADING & DRAINAGE AND UTILITY PLAN	2
SECTIONS	3

GENERAL NOTES

APPLICANT:

JOHN MANIKAS / PETER SAETES
DARKHORSE ESTATES, LLC
1817 MARYAL DRIVE, STE 100
SACRAMENTO, CA 95864
(916) 847-5090

CIVIL ENGINEER:

STEVE GREENFIELD RCE C50880
CUNNINGHAM ENGINEERING
2940 SPAFFORD STREET, STE 200
DAVIS, CALIFORNIA 95618 (530) 758-2026

PARCEL NUMBER and APN:

PARCEL 1 OF PARCEL MAP NO. 4625, 2003 MB 84:
APN: 042-580-001

AREA:

25.2 ACRES

EXISTING ZONING:

SLSP R-5/R-8

PROPOSED ZONING:

SLSP R-8

EXISTING LAND USE:

LOW DENSITY RESIDENTIAL

PROPOSED LAND USE:

MEDIUM DENSITY RESIDENTIAL

FLOOD ZONE DESIGNATION:

ZONE "X"

DOMESTIC WATER, SANITARY SEWER AND DRAINAGE:

CITY OF WOODLAND

ELECTRICITY & GAS:

PG & E

CABLE TELEVISION:

CHARTER COMMUNICATIONS

NOTES:

1. THIS MAP WAS PREPARED UNDER THE DIRECTION OF STEVEN J. GREENFIELD, RCE 50880.
2. ALL INFORMATION ON THIS MAP IS DEEMED TO BE OF A PRELIMINARY NATURE, AND IS NOT TO BE RELIED ON FOR SURVEY OR PROPERTY LINE INFORMATION.
3. THE EXISTING BOUNDARY AND TOPOGRAPHY INFORMATION IS BASED ON A FIELD SURVEY PERFORMED BY CLAYBAR ENGINEERING, DATED 6/5/2018.
4. THE STREET NAMES INDICATED ON THIS MAP WITH A LETTER DESIGNATION ARE FOR PLANNING PURPOSES ONLY. ACTUAL STREET NAMES TO BE APPROVED BY THE CITY OF WOODLAND. STREET NAMES NOT DESIGNATED WITH A LETTER ARE EXTENSIONS OF STREETS WITH APPROVED NAMES FROM ADJACENT FINAL MAPPED PROJECTS.
5. ABANDON EXISTING 30' HARRY LORENZO AVENUE RIGHT-OF-WAY PER C ROADS 103-107 AND REDEDICATE HARRY LORENZO AVENUE RIGHT-OF-WAY AS SHOWN HEREON, WITH RELEVANT FINAL MAP(S).
6. ABANDON EXISTING GIBSON ROAD RIGHT-OF-WAY PER 2003 MB 84 AND REDEDICATE GIBSON ROAD RIGHT-OF-WAY AS SHOWN HEREON, WITH RELEVANT FINAL MAP(S).
7. ABANDON EXISTING PIONEER AVENUE RIGHT-OF-WAY PER 2003 MB 84 AND REDEDICATE PIONEER AVENUE RIGHT-OF-WAY AS SHOWN HEREON, WITH RELEVANT FINAL MAP(S).
8. ABANDON ROAD, DITCH EASEMENT PER 3 M&S 17. LOCATION UNDETERMINED.
9. ABANDON 20' DRAINAGE EASEMENT PER 1017 O.R. 56
10. THIS TENTATIVE MAP CONFORMS WITH ALL REQUIREMENTS OF THE STATE OF CALIFORNIA SUBDIVISION MAP ACT.
11. THIS TENTATIVE MAP CONFORMS WITH ALL THE REQUIREMENTS OF THE CITY OF WOODLAND SUBDIVISION ORDINANCE.

MERRITT RANCH
TENTATIVE MAP NO. 5160
STREET AND LOTTING PLAN

SHEET
1
 OF
3

DATE: 04/16/19

JOB NO: 1707.00.02

DESIGNED BY: MR.
 DRAWN BY: LE
 CHECKED BY: SE
 SCALE: AS SHOWN
 PROJECT: CIVIL ENGINEERING
 PROJECT PLANNING & CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE
 SACRAMENTO OFFICE
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 DAVIS, CALIFORNIA 95618 (530) 758-2026

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