

**PROJECT INFORMATION**

ASSESSOR PARCEL NO. 041-231-028 & 041-243-002  
 AREA: 7.3 ± AC  
 FLOOD ZONE: ZONE X

| EXISTING                             | PROPOSED                      | RESIDENTIAL |
|--------------------------------------|-------------------------------|-------------|
| USE: VACANT                          | USE: MF R-8/MF R-15           | MF R-15     |
| SPECIFIC PLAN/ZONING: MF R-8/MF R-15 | SPECIFIC PLAN/ZONING: MF R-15 | MD          |
| GENERAL PLAN: LD/MD                  | GENERAL PLAN: MD              |             |
| NUMBER OF LOTS: 2                    | DENSITY: 13.3 DU/AC           |             |
| EXISTING PARCELS: 97                 |                               |             |
| PROPOSED NUMBER OF LOTS/PARCELS: 97  |                               |             |

**PROJECT INFORMATION**

**OWNER / APPLICANT**

LENNAR CORPORATION  
 1420 ROCKY RIDGE DRIVE, SUITE #320  
 ROSEVILLE, CA 95661  
 CONTACT: PIERRE MARTINEZ  
 PHONE: (916) 746-8508  
 EMAIL: PIERRE.MARTINEZ@LENNAR.COM

**PLANNER / ENGINEER**

MORTON & PITALO, INC.  
 2870 GATEWAY OAKS DR., SUITE #120  
 SACRAMENTO CA 95833  
 CONTACT: KEN TOPPER/SCOTT PEDERSEN  
 PHONE: (916) 984-7621  
 EMAIL: KTOPPER@MPENGR.COM  
 EMAIL: SPEDERSEN@MPENGR.COM

**UTILITY PROVIDERS**

WATER: CITY OF WOODLAND  
 SEWER: CITY OF WOODLAND  
 GAS AND ELECTRIC: PG&E  
 TELEPHONE: AT&T  
 CABLE TV: AT&T

**SERVICE PROVIDERS**

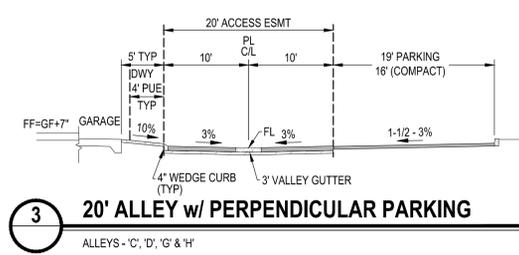
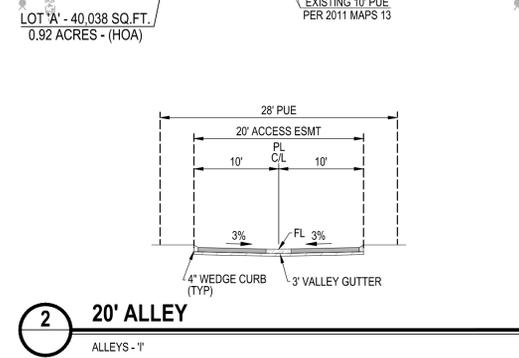
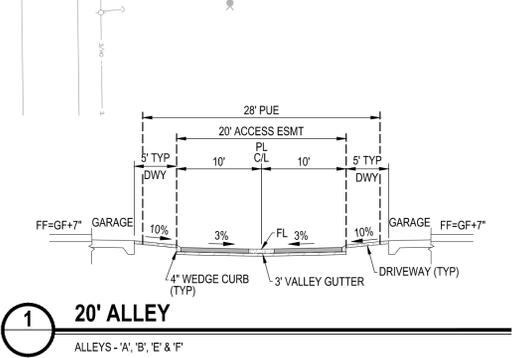
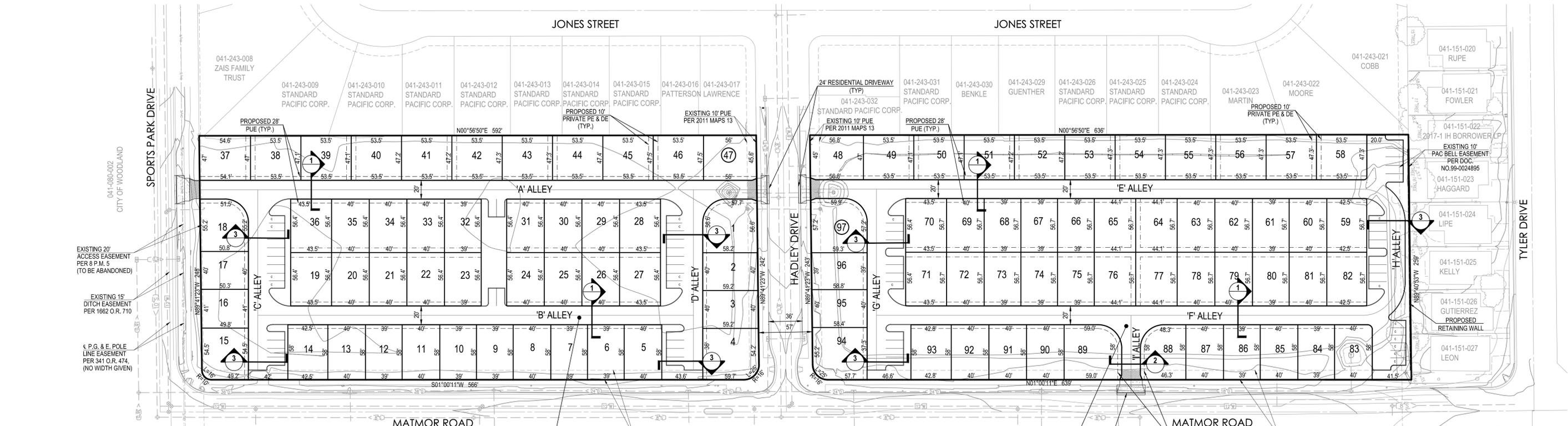
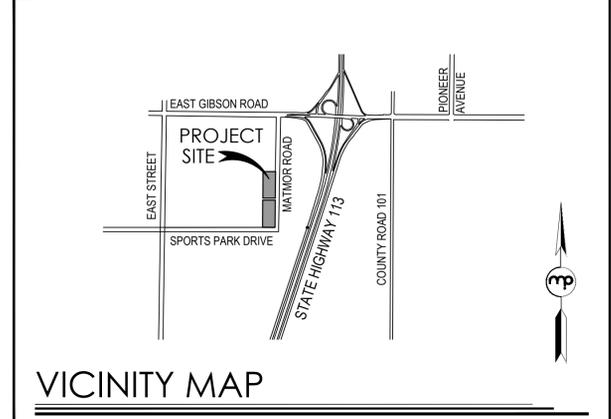
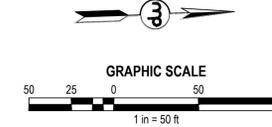
SCHOOL DISTRICT: WOODLAND JOINT UNIFIED  
 PARK AND RECREATION: CITY OF WOODLAND  
 FIRE PROTECTION: WOODLAND FIRE DEPARTMENT  
 POLICE PROTECTION: WOODLAND POLICE DEPARTMENT  
 STORM DRAINAGE: CITY OF WOODLAND  
 SOLID WASTE: CITY OF WOODLAND

- THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
- MINOR MODIFICATION MAY BE MADE TO LOT LINES AT FINAL MAP.
- FOR PRELIMINARY PLANNING PURPOSES ONLY. BOUNDARY, TOPO, EASEMENTS AND SITE CONDITIONS TO BE VERIFIED PRIOR TO FINAL MAP AND ENGINEERING.
- PURSUANT TO GOVERNMENT CODE SECTION 66456.1 THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS BASED UPON THIS TENTATIVE MAP. THE FILING OF A FINAL MAP ON A PORTION OF THIS TENTATIVE MAP SHALL NOT INVALIDATE ANY PART OF THIS TENTATIVE MAP, INCLUDING THE AUTHORITY OF THE LOCAL AGENCY TO IMPOSE REASONABLE CONDITIONS RELATING TO THE FILING OF MULTIPLE FINAL MAPS.
- ALL UTILITY SYSTEMS ILLUSTRATED ON THE TENTATIVE MAP ARE SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN.
- GRADING SHOWN ON THIS TENTATIVE MAP ILLUSTRATES A GENERAL GRADING CONCEPT AND IS SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN.
- LOT A & B ARE ALLEY / PARKING / COMMON AREA LOTS TO BE DEDICATED TO THE HOA FOR ACCESS, PARKING AND LANDSCAPE PURPOSES AND SHALL INCLUDE PE, DE, PUE.
- PURSUANT TO SECTION 66445 (J) OF THE GOVERNMENT CODE, THE FOLLOWING EASEMENTS ARE PROPOSED TO BE ABANDONED:  
 8.1. 20' ACCESS EASEMENT PER 8 PM 5 AFFECTING LOTS 15-18 & 39.

**NOTES**

**ABBREVIATIONS**

|     |                         |
|-----|-------------------------|
| DE  | DRAINAGE EASEMENT       |
| PE  | PUBLIC ACCESS EASEMENT  |
| PUE | PUBLIC UTILITY EASEMENT |



| LOTS:       | AREA                     | LAND USE                            |
|-------------|--------------------------|-------------------------------------|
| A           | 0.92 ± AC (40,038 ± SF)  | ALLEY / PARKING / COMMON AREA (HOA) |
| B           | 0.99 ± AC (43,398 ± SF)  | ALLEY / PARKING / COMMON AREA (HOA) |
| LOTS        | 5.39 ± AC (234,552 ± SF) | RESIDENTIAL (LOTS)                  |
| TOTAL AREA: | 7.3 ± AC                 |                                     |

**LOTING**

**PARKSIDE - 3**  
 TENTATIVE SUBDIVISION MAP NO. 5155 ALT-A  
 SHEET 1 of 4  
 AUGUST 11, 2020

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