

DESIGNED BY	ZHI
DRAWN BY	ZHI
CHECKED BY	SC
SCALE	
AS SHOWN	

SHEET INDEX

STREET & LOTTING PLAN	1
GRADING, DRAINAGE, & UTILITIES PLAN	2
PARKING, CIRCULATION, & WASTE RECEPTACLE PLAN	3

PROPERTY PHASING
THE SUBDIVISION WILL BE FINAL MAPPED IN ONE PHASE AS CONCEPTUALLY SHOWN HEREIN.

LOT SIZES
THE BUILDER RESERVES THE RIGHT OF LOT WIDTH MODIFICATION AT THE FINAL MAP STAGE BASED UPON SELECTION OF FLOOR PLANS AND MARKET DEMAND, SUBJECT TO THE APPROVAL OF THE COMMUNITY DEVELOPMENT DIRECTOR.

AFFORDABLE HOUSING UNITS
THE LOW INCOME AFFORDABLE HOUSING REQUIREMENT FOR SINGLE FAMILY LOTS WILL BE MET WITH IN-LEU FEES. THE VERY LOW INCOME REQUIREMENT HAS PREVIOUSLY BEEN MET.

- NOTES:**
- THIS MAP WAS PREPARED UNDER THE DIRECTION OF STEVEN J. GREENFIELD, RCE 50880.
 - 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.
 - THE EXISTING BOUNDARY AND TOPOGRAPHY INFORMATION IS BASED ON A FIELD SURVEY PERFORMED BY PHILLIP ENGINEERING, DATED 03/01/2021.
 - THIS TENTATIVE MAP CONFORMS WITH ALL REQUIREMENTS OF THE STATE OF CALIFORNIA SUBDIVISION MAP ACT.
 - THIS TENTATIVE MAP CONFORMS WITH ALL THE REQUIREMENTS OF THE CITY OF WOODLAND SUBDIVISION ORDINANCE.

LAND USE COMPARISON CHART

ZONING	EXISTING SPECIFIC PLAN		PROPOSED TENTATIVE SUBDIVISION MAP		PROPOSED DENSITY
	AREA	UNITS PERMITTED	AREA	# UNITS	
SLSP R-15 (10-15 DU/AC)	7.03 AC.	70-105	7.03 AC.	87	12,38 DU/AC

LAND USE SUMMARY

GENERAL PLAN LAND USE / ZONING DESIGNATION	EXISTING AREA	PROPOSED AREA
MEDIUM DENSITY RESIDENTIAL / SLSP R-15 (10-15 DU/AC)	7.03 AC.	4.79 AC.
PRIVATE ROADWAYS (LOT C)	0.0 AC.	1.84 AC.
SUBDIVISION TRAIL & WALKWAYS / PASEOS	0.0 AC.	0.41 AC.
TOTALS	7.03 AC.	7.03 AC.

PUBLIC / QUASI PUBLIC LOT SUMMARY

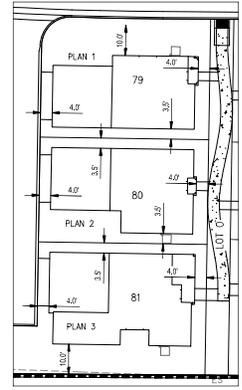
LOT A SUBDIVISION TRAIL CORRIDORS
 LOT B, D-0 SUBDIVISION WALKWAYS / PASEOS
 LOT C PRIVATE ROADWAYS & VISITOR PARKING

PLANNED DEVELOPMENT SETBACKS

TYPE	PROPOSED MIN. SETBACKS	MIN. R-15 SETBACKS PER SPRING LAKE SPECIFIC PLAN
FRONT YARD	4' TO PORCH 4' TO HOUSE 4' TO GARAGE	10' TO PORCH 10' TO HOUSE 20' TO GARAGE
REAR YARD	4' TO HOUSE	10' TO HOUSE
SIDE YARD	3.5' TO HOUSE 3.5' TO GARAGE	5' TO INTERIOR 10' TO STREET

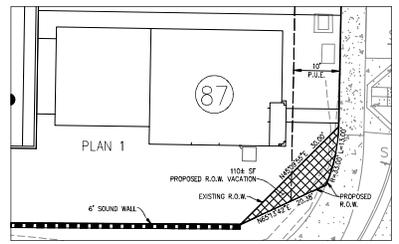
INTERSECTION CURB RADII TABLE

INTERSECTION TYPE	MINIMUM RADII AT FACE OF CURB
ALLEY TO LOOP ROAD	9.5'
LOOP ROAD TO LOOP ROAD	20'



LOT MIX COUNT

PLAN 1	PLAN 2	PLAN 3	TOTAL
26	33	28	87



GENERAL NOTES

OWNER:
GLENN MATSUHARA
RUBY REALTY INVESTORS, LLC
1480 MORAGA ROAD, SUITE C103
MORAGA, CA 94556
(415) 926-8080

DEVELOPER:
JUSTIN WALTERS
THE NEW HOME COMPANY
2720 SULLIVAN BOULEVARD, SUITE 240
ROSEVILLE, CA 95661
(916) 771-2223

CIVIL ENGINEER:
STEVE GREENFIELD RCE C50880
CUNNINGHAM ENGINEERING
2940 SPAFFORD STREET, SUITE 200
DAVIS, CA 95618
(530) 758-2026

SUBDIVISION MAP NUMBER:
NO. 5221

PARCEL NUMBERS & APN'S:
PARCEL 4 OF PARCEL MAP NO. 5046, HERITAGE LARGE LOT PARCEL MAP, BOOK 2014 OF MAPS, PAGE 48-51.
YOLCO COUNTY RECORDS:
APN: 042-030-054-000

AREA:
7.03 ACRES (GROSS)

EXISTING ZONING:
SLSP R-15

PROPOSED ZONING:
SLSP R-15 (P/D OVERLAY)

EXISTING USE:
VACANT

EXISTING / PROPOSED GENERAL PLAN LAND USE:
MEDIUM DENSITY RESIDENTIAL

FLOOD ZONE DESIGNATION:
ZONE "X"

DOMESTIC WATER, SANITARY SEWER & DRAINAGE:
CITY OF WOODLAND

FIRE:
WOODLAND FIRE DEPARTMENT

ELECTRICITY & GAS:
PG & E

CABLE TELEVISION:
CHARTER COMMUNICATIONS

RUBY ESTATES
TENTATIVE MAP NO. 5221
STREET & LOTTING PLAN

CITY OF WOODLAND
 CALIFORNIA

SHEET
 1
 OF
 3

DATE: 07/11/22
 JOB NO: 1863.00.03

Project: Ruby Estates Map No. 5221 (tentative) 20' minimum setbacks (per City Ordinance) 08-03-2022 7/11/2022 - 11:44:00 AM. Drawn by: ZHI