

**OWNER/DEVELOPER/APPLICANT**  
 WEST SAC RIVERS, LLC  
 601 UNIVERSITY AVENUE, SUITE 125  
 SACRAMENTO, CA 95825  
 CONTACT: JULIEANN MARTIN  
 PHONE: (916) 782-3330  
 EMAIL: JMARTIN@RICHLANDCOMMUNITIES.COM

**ENGINEER/PLANNER/SURVEYOR**  
 MORTON & PITALO, INC.  
 600 COOLIDGE DRIVE, SUITE 140  
 FOLSOM, CA 95630  
 CONTACT: SCOTT PEDERSEN/ENR TOPPER  
 PHONE: (916) 927-2400  
 EMAIL: SPEDERSEN@MPENGR.COM  
 KTOPPER@MPENGR.COM

**ASSESSORS PARCEL NUMBERS**  
 014-760-043-000 (PORTION)

**AREA**  
 7.03 AC (GROSS)  
 4.78 AC (NET)

**EXISTING & PROPOSED ZONING**  
 R-1-B

**NUMBER LOTS**  
 59

**EXISTING AND PROPOSED USE**  
 VACANT AND SINGLE FAMILY RESIDENTIAL

**SINGLE-FAMILY LOTS**  
 41' x 48' - 1,968 SF (MIN)  
 51' x 58' - 2,958 SF (MAX)  
 48' x 45' - 2,160 SF (TYP)

**PARKS & RECREATION**  
 CITY OF WEST SACRAMENTO

**POLICE PROTECTION**  
 CITY OF WEST SACRAMENTO

**FIRE PROTECTION**  
 CITY OF WEST SACRAMENTO

**ELECTRICITY**  
 PACIFIC GAS & ELECTRIC CO.

**NATURAL GAS**  
 PACIFIC GAS & ELECTRIC CO.

**TELEPHONE**  
 WAVE BROADBAND

**WATER**  
 CITY OF WEST SACRAMENTO

**SEWER**  
 CITY OF WEST SACRAMENTO

**SCHOOL DISTRICT**  
 WASHINGTON UNIFIED SCHOOL DISTRICT

**CABLE TELEVISION**  
 WAVE

**TENTATIVE MAP INFORMATION**

- LOT LINES MAY BE ADJUSTED AT THE TIME OF THE FINAL MAP PROVIDED THE GENERAL LOTTING SCHEME IS PRESERVED AND NO NEW ADDITIONAL LOTS ARE CREATED. SUBJECT TO THE APPROVAL OF THE CITY OF WEST SACRAMENTO.
- PURSUANT TO GOVERNMENT CODE SECTION 66456.1 THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS BASED UPON THIS VESTING TENTATIVE MAP. THE FILING OF A FINAL MAP ON A PORTION OF THIS VESTING TENTATIVE MAP SHALL NOT INVALIDATE ANY PART OF THIS VESTING TENTATIVE MAP, INCLUDING THE AUTHORITY OF THE LOCAL AGENCY TO IMPOSE REASONABLE CONDITIONS RELATING TO THE FILING OF MULTIPLE FINAL MAPS.
- LOTS MAY BE DEVELOPED IN ANY SEQUENCE PROVIDED PUBLIC SAFETY ISSUES ARE ADDRESSED. SUBJECT TO THE APPROVAL OF THE CITY OF WEST SACRAMENTO. MODIFICATIONS TO UTILITY SERVICE, ACCESS, AND THE PARCELIZATION SCHEME ARE SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF WEST SACRAMENTO COMMUNITY DEVELOPMENT RESOURCE AGENCY.
- MINOR ADJUSTMENT TO THE DEPICTED LOT AND STREET PATTERN IS PERMITTED PROVIDED THE OVERALL DEVELOPMENT PATTERN REMAINS SUBSTANTIALLY THE SAME. SUBJECT TO THE APPROVAL OF THE CITY OF WEST SACRAMENTO.
- ALL UTILITY SYSTEMS ILLUSTRATED ON THE VESTING TENTATIVE MAP ARE SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN WITH THE APPROVAL OF CITY OF WEST SACRAMENTO.
- GRADING SHOWN ON THIS VESTING TENTATIVE MAP ILLUSTRATES A GENERAL GRADING CONCEPT AND IS SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN.
- PROPOSED EASEMENT WIDTHS AND ALIGNMENTS SHOWN ARE SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN, AND SUBJECT TO THE APPROVAL OF CITY OF WEST SACRAMENTO.
- THIS VESTING TENTATIVE MAP CONTAINS FIVE (5) SHEETS.
- LOTS A-L ARE PRIVATE LOTS TO BE OWNED AND MAINTAINED BY THE HOA.
- LOT M (EXISTING BASIN WITH MODIFICATION) TO BE DEDICATED TO THE CITY.
- FIRM FLOOD DESIGNATION IS ZONE A99 (THIS AREA PROTECTED FROM THE ONE PERCENT ANNUAL CHANCE (100 YR) FLOOD BY LEVEE, DIKE, OR OTHER STRUCTURES SUBJECT TO POSSIBLE FAILURE OR OVERTOPPING DURING LARGER FLOODS.
- EXISTING GROUND CONTOURS SHOWN AT 1' & 5' INTERVALS. EXISTING GROUND PROVIDED BY MORTON & PITALO, INC. FLOWN IN JUNE 2019.
- VERTICAL DATUM IS NVGD 29.

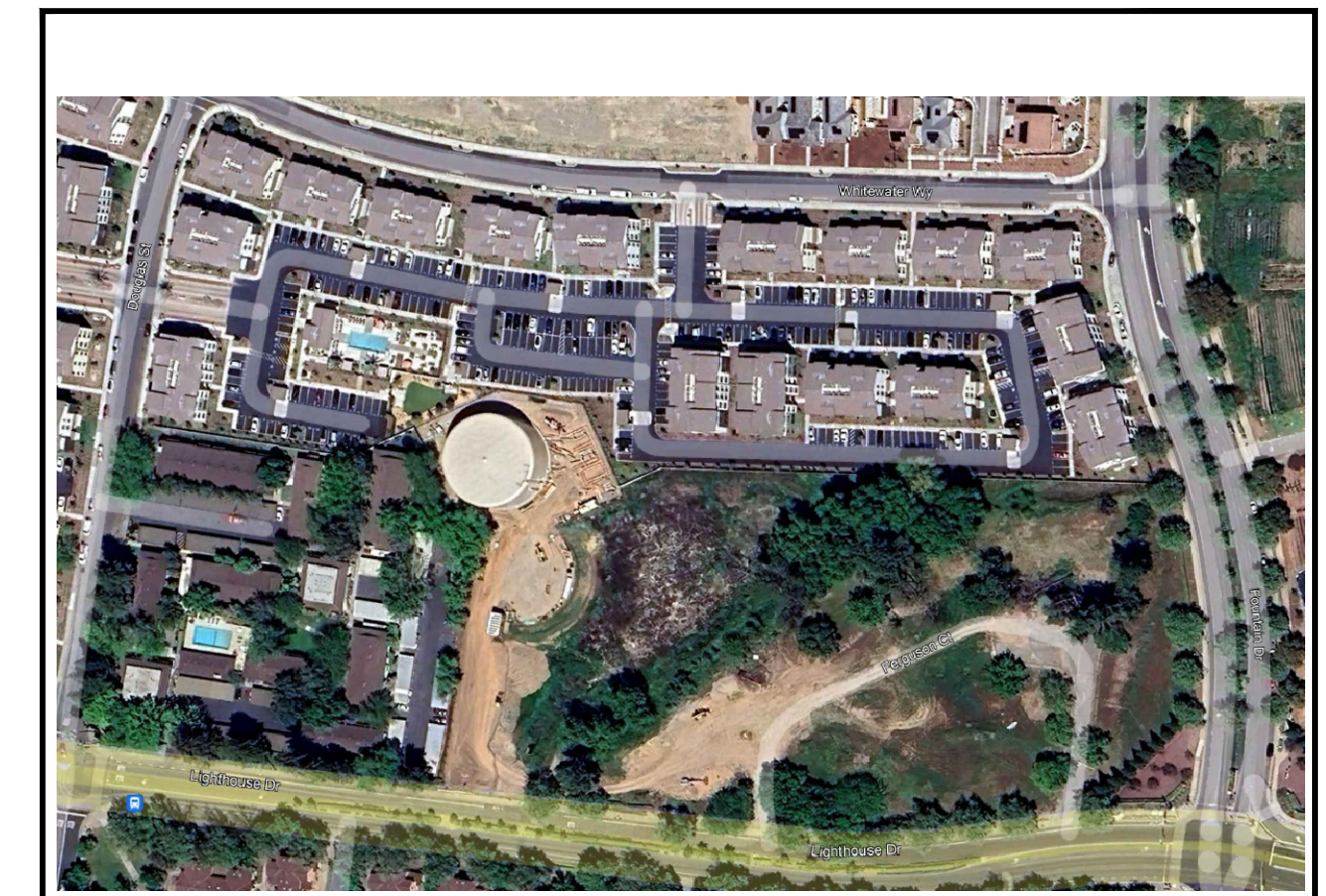
**GENERAL MAP NOTES**

**THE CREST**  
**VESTING TENTATIVE SUBDIVISION MAP**  
**APN: 014-760-043-000**

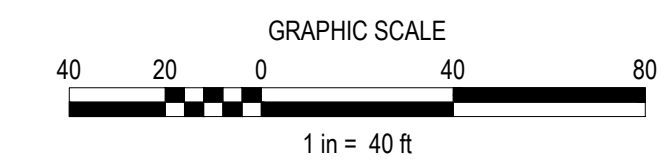
LOTS:	AREA	LAND USE
A	0.92 ± AC (40,028 ± SF)	ROAD AND PARKING (PRIVATE HOA)
B	0.13 ± AC (5,873 ± SF)	LANDSCAPE AND DRAINAGE (PRIVATE HOA)
C-I	0.25 ± AC (10,726 ± SF)	DRIVE ALLEY (PRIVATE HOA)
J	0.05 ± AC (2,167 ± SF)	LANDSCAPE (PRIVATE HOA)
K	0.04 ± AC (1,807 ± SF)	LANDSCAPE (PRIVATE HOA)
L	0.02 ± AC (814 ± SF)	ENTRY LANDSCAPE (PRIVATE HOA)
M	0.02 ± AC (786 ± SF)	ENTRY LANDSCAPE (PRIVATE HOA)
N	1.95 ± AC (84,998 ± SF)	DRAINAGE BASIN (CITY)
O	0.04 ± AC (1,894 ± SF)	FRONTAGE (CITY)
P	0.01 ± AC (450 ± SF)	ENTRY (PRIVATE HOA)
Q	0.08 ± AC (3,581 ± SF)	FRONTAGE (CITY)
R	0.14 ± AC (6,206 ± SF)	FRONTAGE CORNER MONUMENT (RIVERS HOA)
S	0.08 ± AC (3,299 ± SF)	FRONTAGE (CITY)
T	0.01 ± AC (588 ± SF)	LANDSCAPE/ACCESS (PRIVATE HOA)
RES. LOTS	3.28 ± AC (142,775 ± SF)	RESIDENTIAL (LOTS)

TOTAL AREA: 7.03 ± AC

**LOTTING**



WEST SACRAMENTO  
 VICINITY MAP  
 NO SCALE



**SINGLE FAMILY DETACHED CLUSTER**

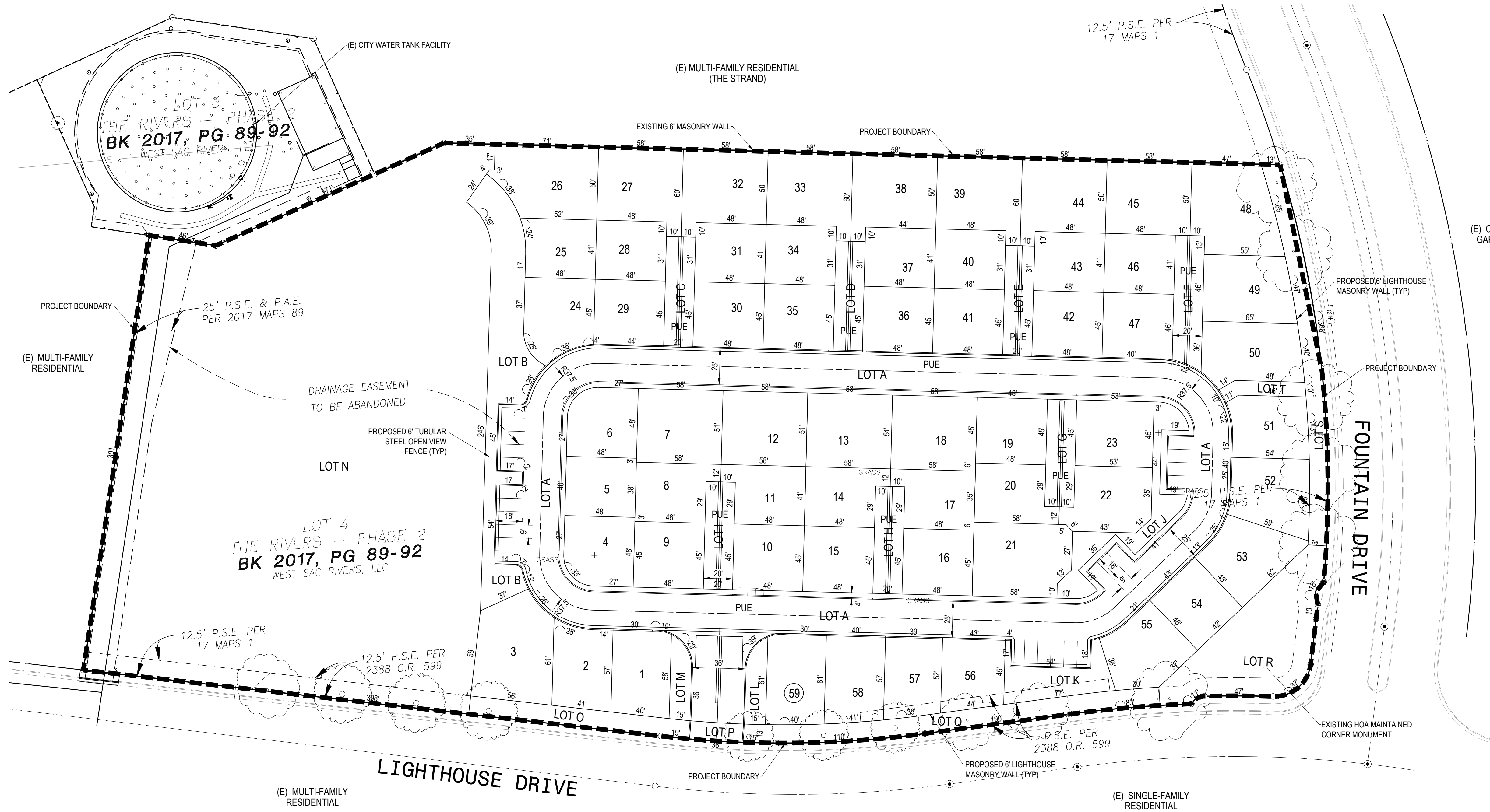
UNITS	NET AREA	DENSITY
PLAN 1 19 DU		
PLAN 3 27 DU		
PLAN 4 13 DU		
<b>TOTAL 59 DU</b>	<b>5.0 AC</b>	<b>11.8 AC/DU</b>

**REQUIRED PARKING = 2/DU + 0.25 GUEST/DU = 2.25 SPACES/DU**  
 133 SPACES REQUIRED

**PROPOSED PARKING**  
 118 GARAGES  
 8 DRIVEWAY SPACES  
 24 PARKING SPACES  
 150 TOTAL PARKING SPACES PROVIDED

LOT 4, AS SHOWN AND DELINEATED ON THE MAP ENTITLED, "THE RIVERS - PHASE 2", FILED FOR THE RECORD IN MAP BOOK 2017 AT PAGES 89-92, OFFICIAL RECORDS OF YOLO COUNTY, CALIFORNIA.

**LEGAL DESCRIPTION**



Dwg: X:\2022\02-007-001-RIVERS SCHL. SITE\DWG\LAND\WORK\02-007-001-PT1.DWG | Sheet: 02-02 of 04 | 12:58pm | SPEDERSEN

NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.U.	DATE

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

BENCHMARK B.M. B11-01  
 BENCH MARK ELEVATION: 17.36 (NGVD29)  
 3 1/4" BRASS DISK SET IN A STANDARD MONUMENT BOX  
 STAMPED: CITY OF WEST SACRAMENTO GEODETIC CONTROL  
 SURVEY STATION B11-01, RCE30639, 1993, LOCATED ALONG  
 DOUGLAS BLVD. APPROX. 7' OFF OF THE EASTERLY LIP OF  
 GUTTER, 634' NORTHERLY OF THE CENTERLINE OF  
 LIGHTHOUSE DRIVE

COMPUTED	MJC
DESIGNED	SMP
DRAWN	TA
PROJ. ENGR.	SMP

**mp** **MORTON & PITALO, INC.**  
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 Folsom, CA 95630  
 phone: (916) 927-2400  
 web: www.mpengr.com

ENTITLEMENT DRAWINGS FOR  
**THE CREST**  
 SUBDIVISION MAP NO. 5248  
 VESTING TENTATIVE MAP  
 WEST SACRAMENTO, YOLO COUNTY

DATE	FEBRUARY 2, 2024
SHEET	1
OF	5

NOT FOR CONSTRUCTION

INITIAL SUBMITTAL (24.0202)

THE CREST

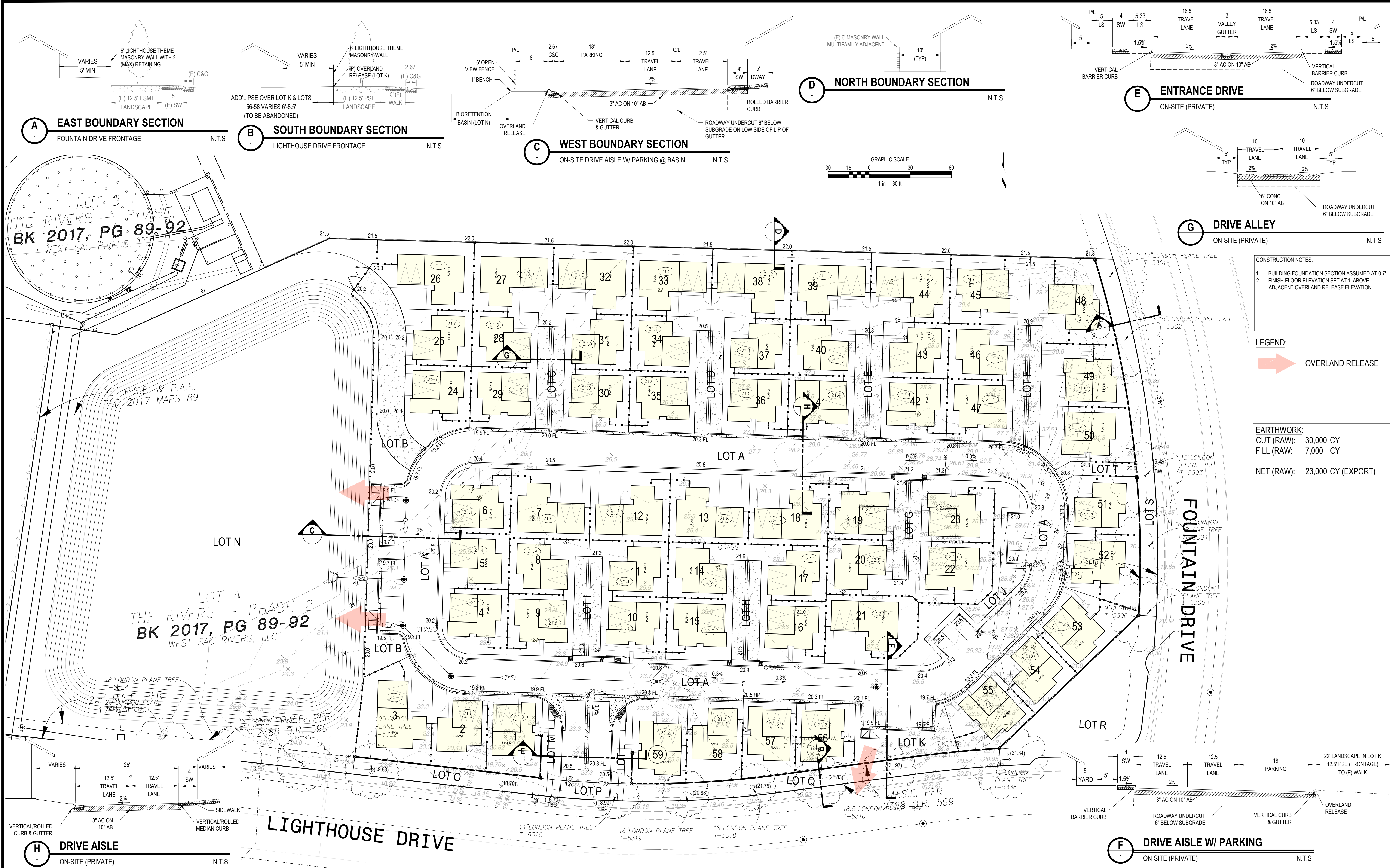












NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.U.	DATE

SCALE:  
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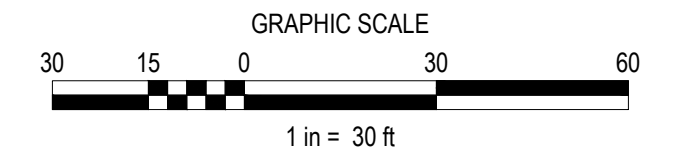
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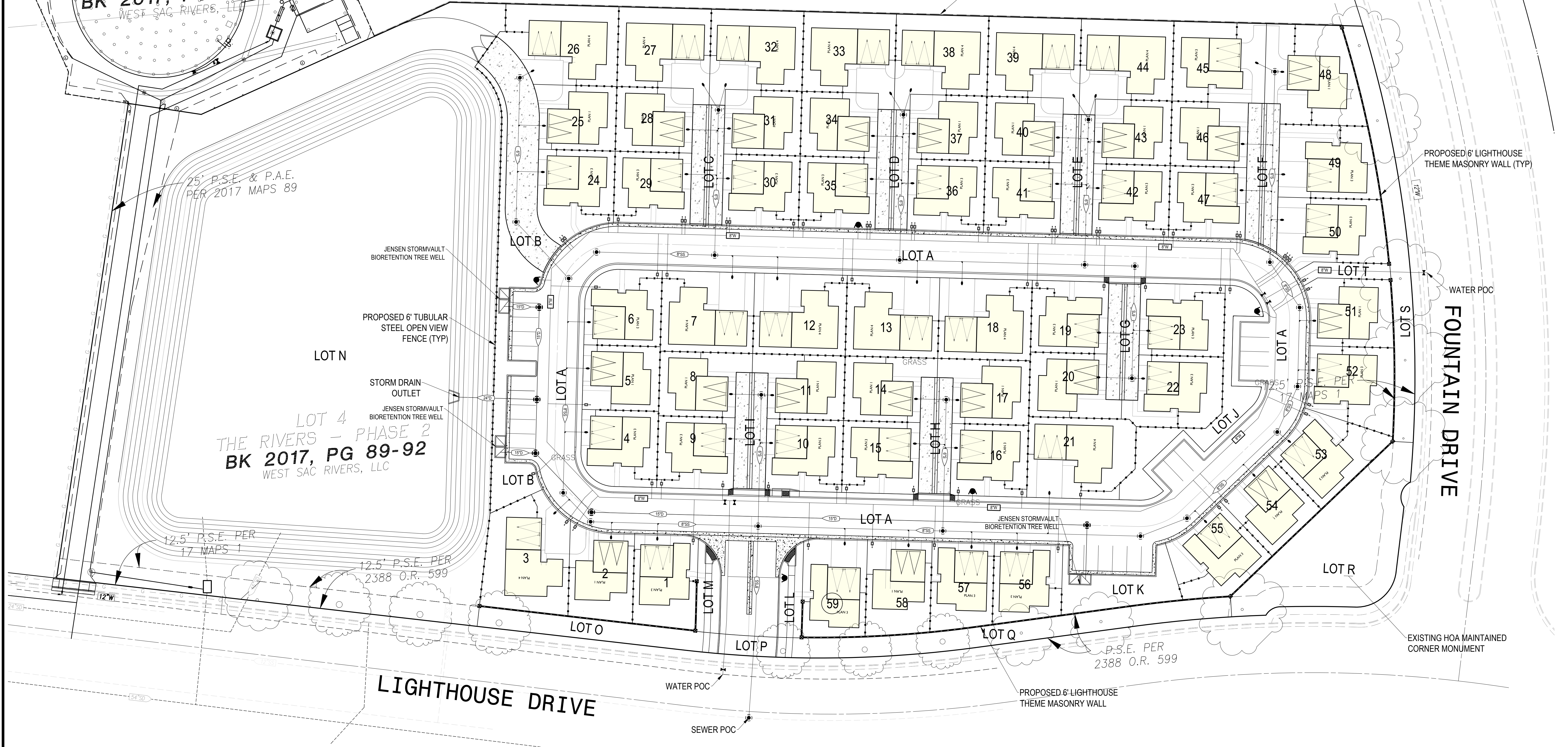
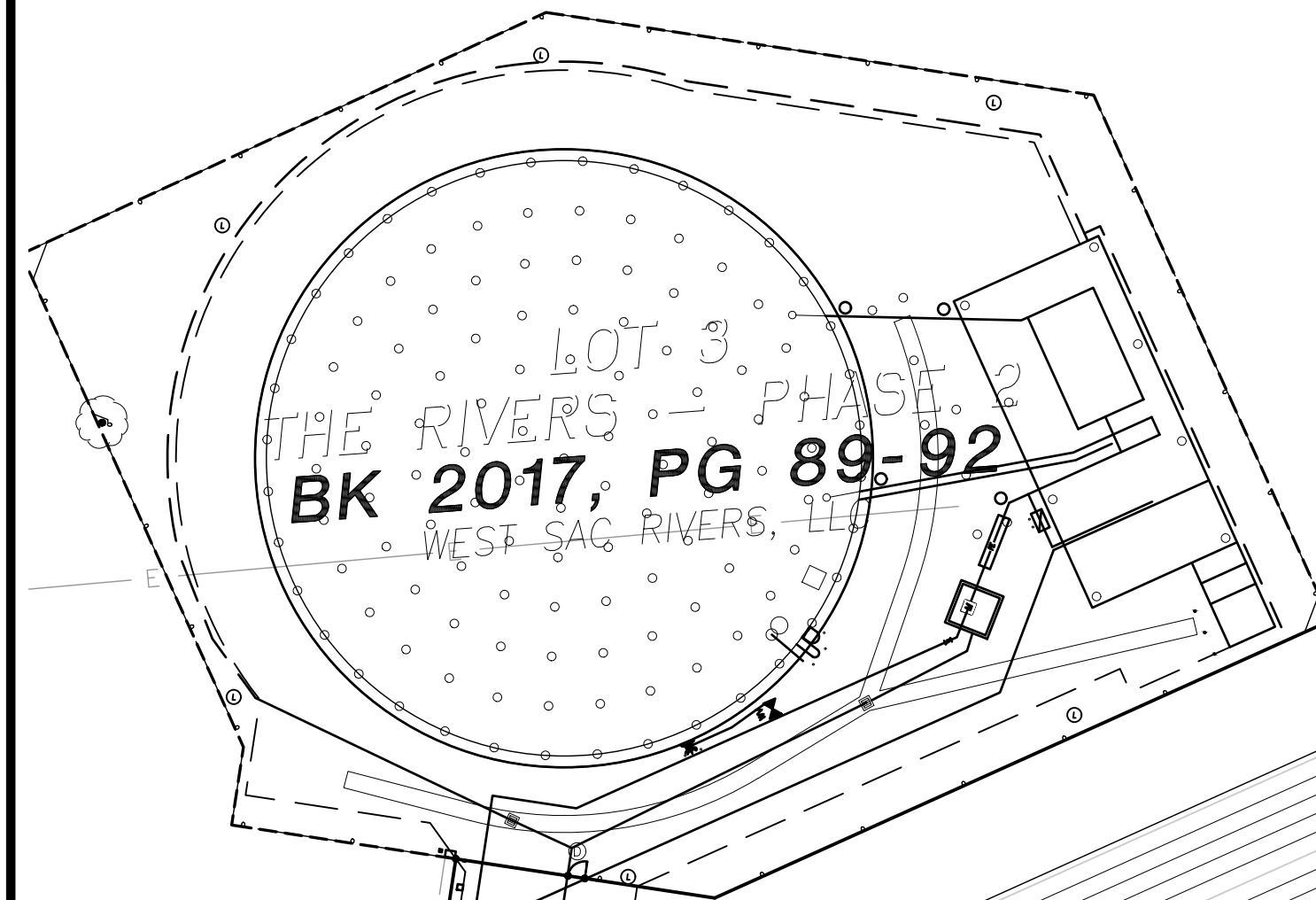
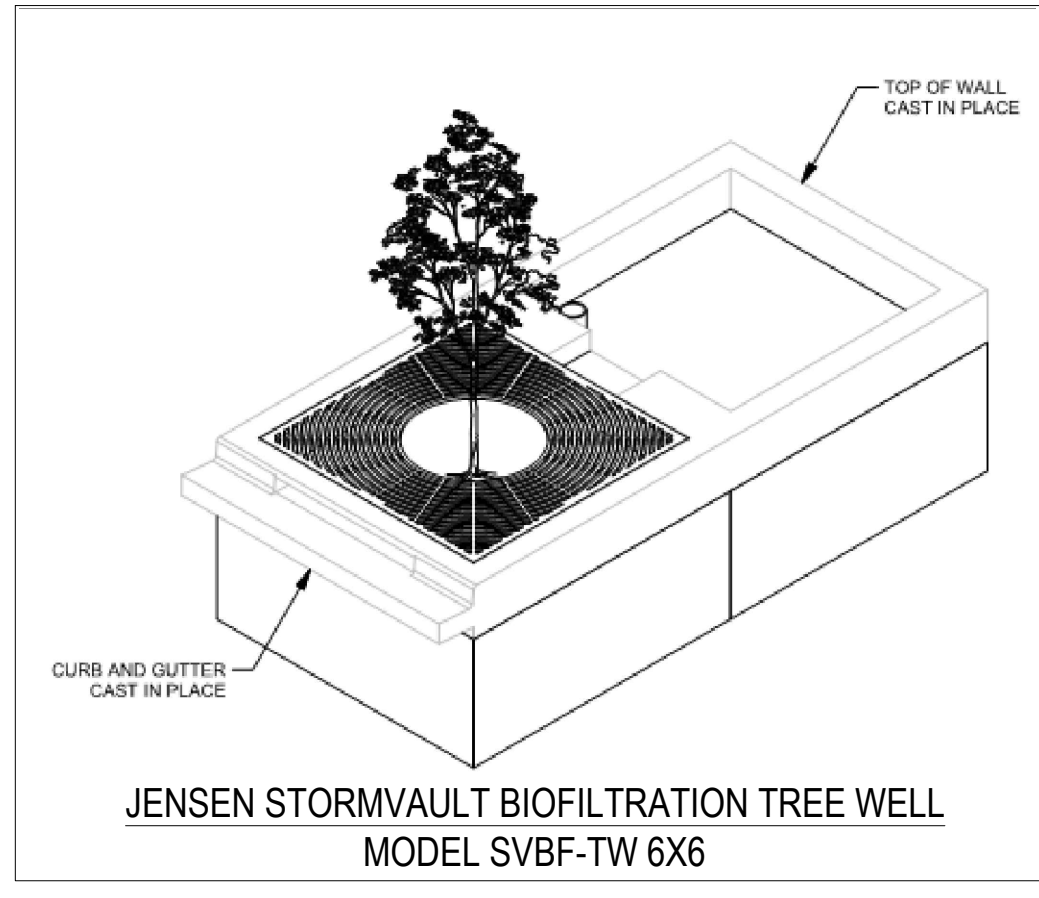
ENTITLEMENT DRAWINGS FOR  
**THE CREST**  
 SUBDIVISION MAP NO. 5248  
 PRELIMINARY GRADING PLAN  
 WEST SACRAMENTO, YOLO COUNTY

DATE	FEBRUARY 2, 2024
SHEET	4
OF	5





EXISTING	PROPOSED	DESCRIPTION
		SANITARY SEWER PIPE & SIZE
		DOMESTIC WATER PIPE & SIZE
		SANITARY SEWER MANHOLE
		GATE VALVE
		FIRE HYDRANT
		BLOW OFF VALVE
		AIR RELIEF VALVE
		WATER SERVICE
		SEWER SERVICE



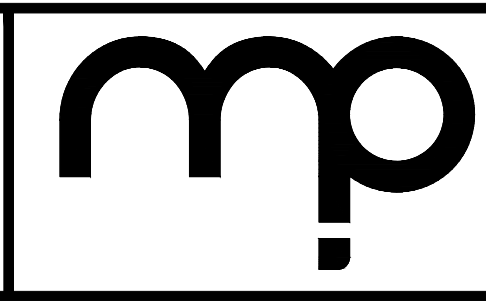
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ENTITLEMENT DRAWINGS FOR  
**THE CREST**  
 SUBDIVISION MAP NO. 5248  
 PRELIMINARY UTILITY PLAN  
 WEST SACRAMENTO, YOLO COUNTY

DATE	FEBRUARY 2, 2024
SHEET	5
OF	5