

**LEGEND:**

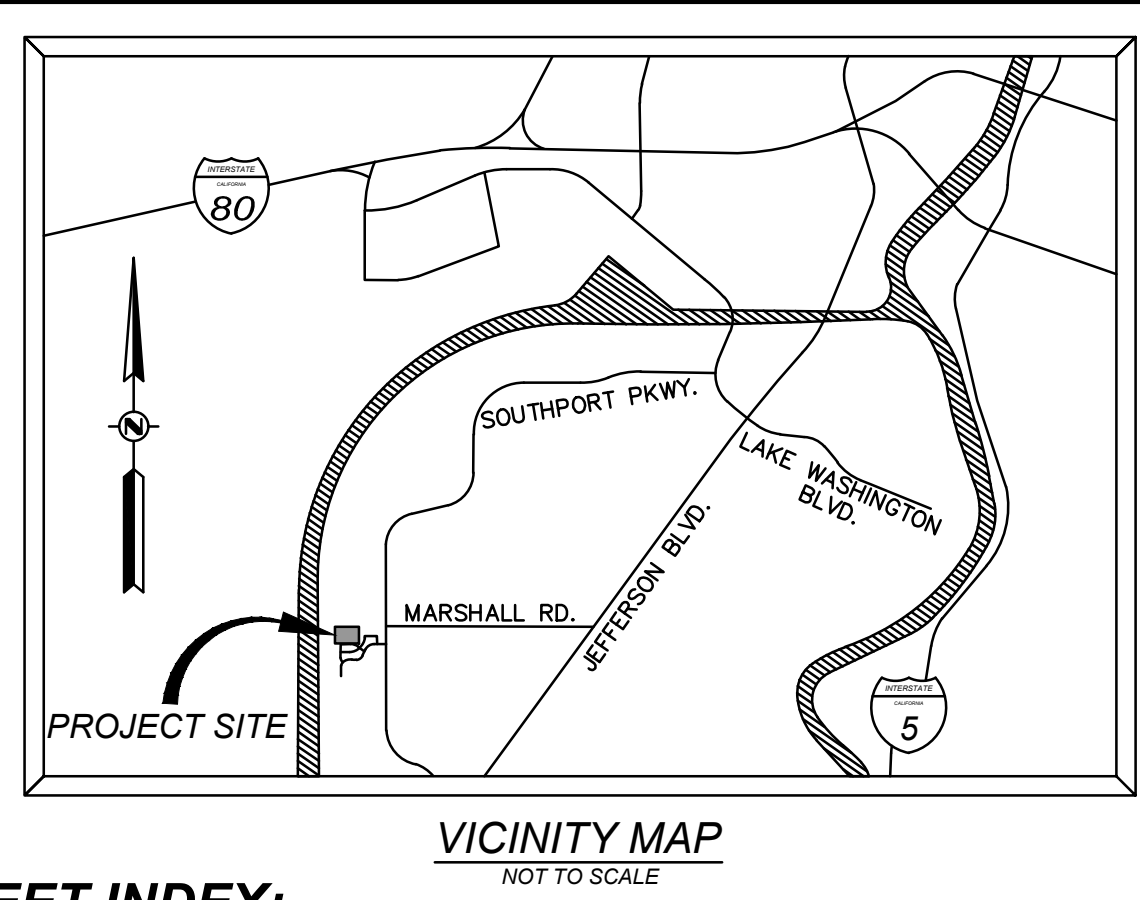
	DIMENSION POINT - NOTHING FOUND OR SET
	CENTERLINE
	PROPERTY BOUNDARY
	PROPERTY LINE TO BE REMOVED
	ADJACENT PROPERTY BOUNDARY
	PROPOSED LOT LINE
	BUILDING SETBACK
	FENCE
	EDGE OF PAVEMENT
	PROPOSED BUILDING

**ABBREVIATIONS**

AC	ASPHALT CONCRETE
BSL	BUILDING SETBACK LINE
DI	DROP INLET
CL	CENTERLINE
(E)	EXISTING
EP	EDGE OF PAVEMENT
FL	FLOW LINE
GR	GRATE
INV	INVERT
IRR	IRRIGATION
JT	JOINT TRENCH
OH	OVER HEAD POWER LINES
PUE	PUBLIC UTILITY EASEMENT
(P)	PROPOSED
ROW	RIGHT-OF-WAY
SDMH	STORM DRAIN MANHOLE
SSMH	SANITARY SEWER MANHOLE
TBC	TOP BACK OF CURB
UG	UNDERGROUND
UGT	UNDERGROUND TELEPHONE
WA	WATER
WM	WATER METER

**VESTING TENTATIVE SUBDIVISION MAP FOR  
MARSHALL ROAD SUBDIVISION**  
3895 MARSHALL RD.  
WEST SACRAMENTO, CA, 95691  
APN: 045-190-010, 018 & 024  
SUBDIVISION NO. 5235

**ZONING STANDARDS**  
R-E: RESIDENTIAL ESTATES  
LOT DENSITY AND STANDARDS  
DENSITY: 1 DU PER 2.5 ACRES (0.4 DU PER ACRE)\*  
MINIMUM LOT SIZE: 2.5 ACRES\*  
MINIMUM LOT WIDTH: 100'  
MINIMUM CORNER LOT WIDTH: 110'  
MINIMUM LOT DEPTH TO WIDTH RATIO: 3:1  
MAXIMUM LOT COVERAGE: 25%  
BUILDING FORM AND LOCATION:  
MAXIMUM BUILDING HEIGHT: 30'  
FRONT SETBACK: 30'  
STREET SIDE SETBACK: 20'  
INTERIOR SIDE SETBACK: 10'  
REAR SIDE SETBACK: 20'  
MINIMUM OPEN SPACE: N/A  
  
\*A MINIMUM LOT SIZE OF 1.25 ACRES MAY BE APPROVED THROUGH A PD PERMIT TO ACCOMMODATE CLUSTERED HOUSING DEVELOPMENT



- SHEET INDEX:**
- C1 LOTTING EXHIBIT
  - C2 EXISTING CONDITIONS
  - C3 PRELIMINARY GRADING, DRAINAGE, & PAVING PLAN
  - C4 PRELIMINARY WATER & SANITARY SEWER PLAN
  - C5 POST-CONSTRUCTION STORM WATER PLAN

**PROPERTY OWNER / DEVELOPER:**  
REYNE AND BARDIS HOMES  
10630 MATHER RD, MATHER, CA 95665  
KATHRYN BARDIS  
PHONE: (916) 313-3120

**ADJACENT LOT INFORMATION:**

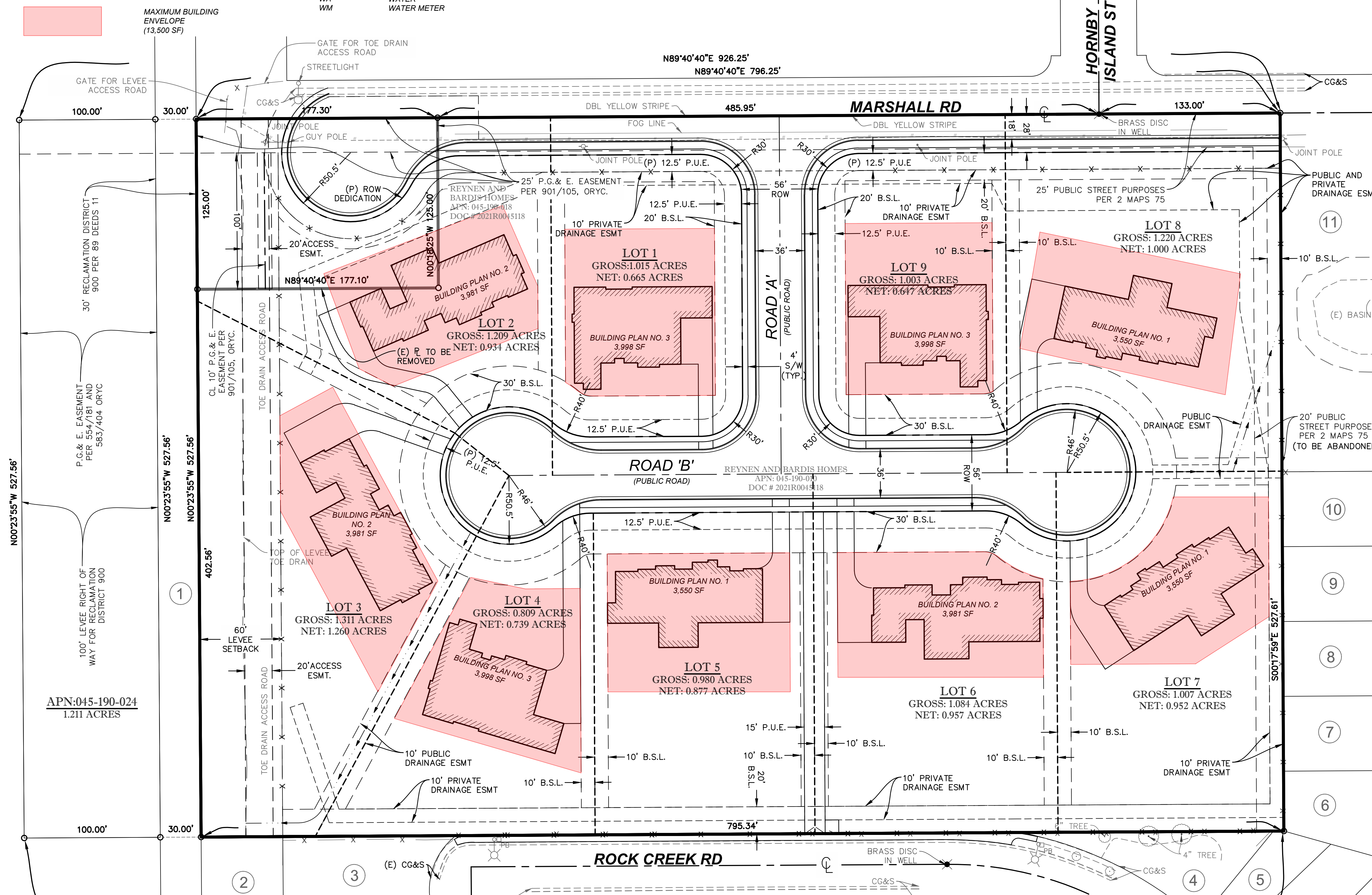
LOT #	APN	OWNER	DOC #
1	045-190-015	RECLAMATION DISTRICT # 900	-
2	045-851-015	CITY OF WEST SACRAMENTO	-
3	045-851-002	DIETRICH NATHAN & PATRICIA	DOC # 2016R0030868
4	045-871-001	CITY OF WEST SACRAMENTO	DOC # 2012R0011900
5	045-871-002	PENSCO TRUST COMPANY LLC	DOC # 2020R0007668
6	045-871-004	SINGH ANUSHEEL & YASHWINI	DOC # 2015R0003719
7	045-871-005	SEHGAL RAJEEV	DOC # 2009R0036143
8	045-871-006	CHANDLER TANYA D & JACK P	DOC # 2012R0007668
9	045-871-007	MAIENKNECHT LIV TRUST	DOC # 2019R0020368
10	045-871-008	CHAN-LEW PEGGY	DOC # 2020R0018890
11	045-871-009	CITY OF WEST SACRAMENTO	-

- GENERAL NOTES:**
- THE EXISTING CONDITIONS BASE MAP IS BASED ON A TOPOGRAPHIC SURVEY AND BOUNDARY VERIFICATION COMPLETED BY CWE-RFE. ORIGINAL FIELD SURVEY COMPLETED FEBRUARY 9, 2022.
  - EXISTING BOUNDARY AND EASEMENTS AS SHOWN ON THE PLAN ARE BASED ON INFORMATION PROVIDED IN A PRELIMINARY TITLE REPORT COMPLETED BY FIRST AMERICAN TITLE COMPANY DATED JANUARY 24, 2022.
  - LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON SURVEYED FACILITIES FOUND IN THE FIELD AND DRAWINGS PROVIDED BY THE VARIOUS UTILITY COMPANIES.
  - FOR VARIOUS REASONS THERE MAY BE UNDERGROUND UTILITIES EXISTING THAT ARE NOT SHOWN OR THOSE SHOWN MAY NOT BE IN THE LOCATION(S) SHOWN. VERIFICATION OF THE HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING UNDERGROUND FACILITIES SHALL BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. FOR HIGH RISK UTILITIES, POT-HOLING IS ESSENTIAL PRIOR TO EXCAVATION TO DETERMINE EXACT LOCATIONS.
  - THESE DRAWINGS ARE FOR THIS SPECIFIC PROJECT AND NO OTHER USE IS AUTHORIZED. CWE-RFE DISCLAIMS ALL RESPONSIBILITY FOR CONSTRUCTION BEYOND WHAT IS SPECIFICALLY DESIGNED OR DETAILED HEREIN.
  - PROPOSED ROADS SHOWN HEREON (ROAD A & B) ARE PUBLIC.

**UNDERGROUND UTILITY NOTE:**  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

**UTILITY CONTACT INFORMATION**

UTILITY	UTILITY CO.	PHONE
TELEPHONE	AT&T	(916) 484-2401
GAS	PG&E	(916) 760-2966
ELECTRIC	PG&E	(916) 760-2966
FIRE	WEST SACRAMENTO FIRE DISTRICT	(916) 372-3375
WATER	CITY OF WEST SACRAMENTO	(916) 614-4850
SEWER	CITY OF WEST SACRAMENTO	(916) 614-4850
CABLE T.V.	WAVE BROADBAND	(916) 223-0123
U.S.A.	UNDERGROUND SERVICE ALERT	1-800-227-2600



**TOPOGRAPHIC SURVEY:**  
CWE-RFE (FORMERLY RFE ENGINEERING, INC.)  
FIELD SURVEY DATED: FEBRUARY 9, 2022

**CONTOUR INTERVAL:**  
MAJORS: 5 FEET  
MINORS: 1 FOOT

**EXISTING EASEMENTS:**  
AS SHOWN ON PLANS

**BENCHMARK:**  
THE BENCHMARK USED FOR THIS SURVEY WAS THE CITY OF WEST SACRAMENTO CONTROL POINT C.O.W.S. F24-02, WHICH IS A 2.5" BRASS DISK STAMPED RESET "RCE 030639" SET IN A STANDARD MOUNTING BOX AT THE CENTERLINE INTERSECTION OF ALLAN AVENUE AND DAVIS ROAD.  
ELEVATION = 7.18 FEET (1929 VERTICAL DATUM - NGVD29)

**PROPOSED EASEMENTS:**  
AS SHOWN ON MAP

**BASIS OF BEARINGS:**  
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE COMPUTED BEARING OF SOUTH 11° 11' 54" WEST BETWEEN THE CITY OF WEST SACRAMENTO CONTROL POINTS STATION F24-02 AND STATION F26-01 AS SHOWN IN BOOK 13 OF MAPS AND SURVEYS, AT PAGE 61-69.

**FLOOD PLAIN:**  
SUBJECT PROPERTY IS PROTECTED FROM THE ONE PERCENT ANNUAL CHANCE (100 YEAR) FLOOD BY LEVEE, DIKE, OR OTHER STRUCTURES SUBJECT TO POSSIBLE FAILURE OR OVERTOPPING DURING LARGER PROGRAM FLOODS AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.: 0607280010B. DATED: 01-19-1995

**ZONING FOR ALL PARCELS:**  
EXISTING USE: VACANT  
EXISTING ZONING: RESIDENTIAL RURAL ESTATE (R-E)

**GEOTECHNICAL REPORT:**  
REPORT BY: WALLACE KUHIL & ASSOCIATES INC.  
REPORT NO.: WKAL NO. 8048.01  
DATED: 04/23/2008

**JURISDICTION:**  
CITY OF WEST SACRAMENTO

**SITE SUMMARY:**  
GROSS ACREAGE: 10.85 AC\*  
NET ACREAGE: 8.003 AC  
MIN. LOT SIZE: 0.647 AC  
LOT COUNT: 9  
AVG. LOT SIZE: 1.206 AC GROSS  
0.889 AC NET  
\*GROSS ACREAGE INCLUDES LOT 045-190-024

**ENGINEER/SURVEYOR:**  
CWE  
2260 DOUGLAS BLVD, SUITE 160  
ROSEVILLE, CA 95661  
(916) 772-7800

40 0 40 80  
1 INCH = 40 FEET

NOT FOR CONSTRUCTION  
 SHEET C1  
 1 OF 5  
 02-22-2023  
 REYNE AND BARDIS HOMES  
 CONTACT: KATHRYN BARDIS  
 PHONE: (916) 313-3120  
 LOTTING EXHIBIT  
 MARSHALL ROAD SUBDIVISION  
 3895 MARSHALL RD  
 WEST SACRAMENTO, CA 95691  
 SHEET  
 C1  
 1 OF 5  
 02-22-2023