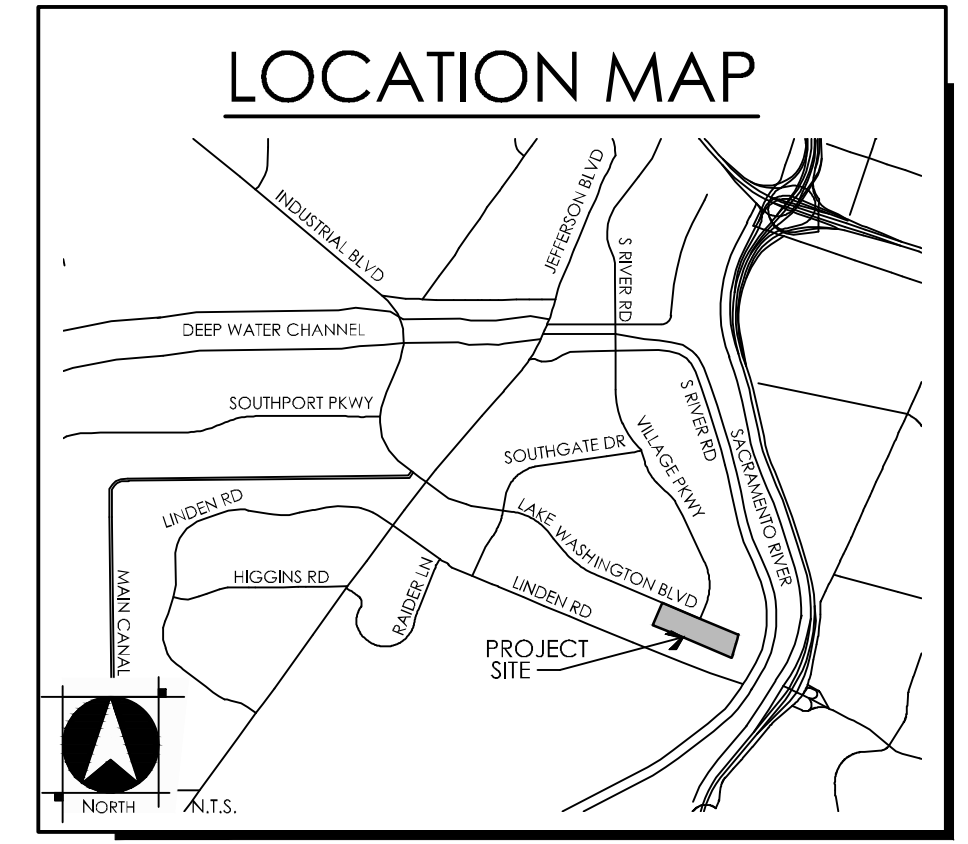


SUBDIVISION No. 5139
VESTING TENTATIVE SUBDIVISION MAP
RIVER OAKS
 CITY OF WEST SACRAMENTO, CALIFORNIA
 NOVEMBER, 2018
 (SHEET 1 OF 7)



PROJECT NOTES

OWNER/APPLICANT
 SECON HOMES
 4021 PORT CHICAGO HIGHWAY
 CONCORD, CA 94520
 CONTACT: RICHARD SESTERO
 PHONE: 925 889-5979

PLANNER/ENGINEER
 WOOD RODGERS INC.
 3301 C STREET, BLDG. 100B
 SACRAMENTO, CA 95816
 CONTACT: JEFF CARPENTER / PAUL MEUSER
 PHONE: 916 341-7760

ASSESSOR'S PARCEL NO.
 046-030-044 & -046

AREA
 19.3± ACRES GROSS; 17.47± ACRES NET

NUMBER OF LOTS
 116 SINGLE-FAMILY RESIDENTIAL LOTS
 1 OPEN SPACE LOT
 1 LANDSCAPE LOTS/PEDESTRIAN ACCESS

DENSITY
 6.0 DU/AC (GROSS)

EXISTING USE
 VACANT

PROPOSED USE
 SINGLE-FAMILY RESIDENTIAL

EXISTING/PROPOSED GENERAL PLAN
 LOW DENSITY RESIDENTIAL (LR)

EXISTING/PROPOSED ZONING
 R-1.8 RESIDENTIAL, ONE-FAMILY

PARK DISTRICT
 CITY OF WEST SACRAMENTO

FIRE PROTECTION
 CITY OF WEST SACRAMENTO

SCHOOL DISTRICT
 WASHINGTON UNIFIED SCHOOL DISTRICT

SEWER
 CITY OF WEST SACRAMENTO

STORM DRAIN
 CITY OF WEST SACRAMENTO

WATER
 CITY OF WEST SACRAMENTO

ELECTRICITY
 PG&E

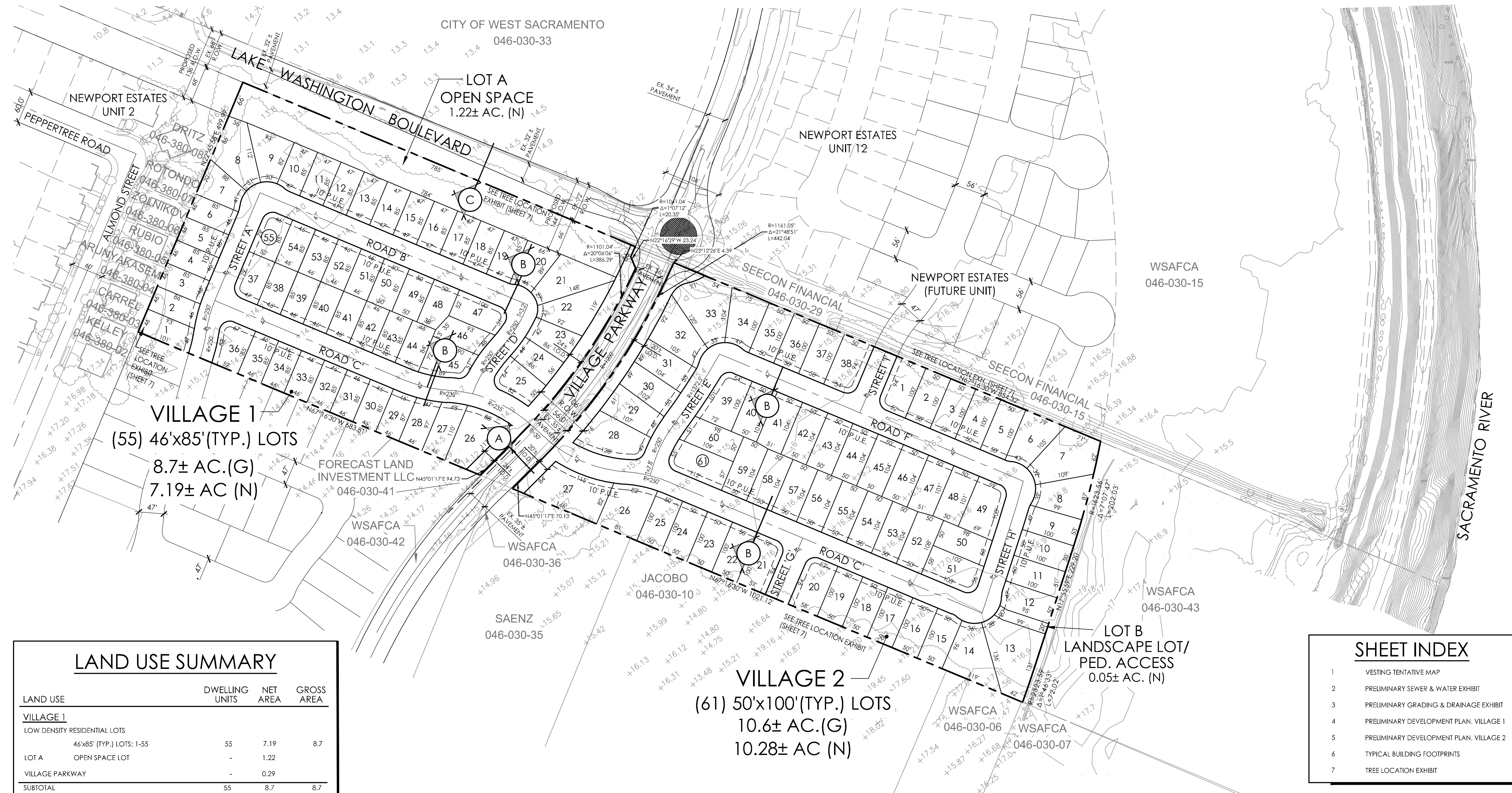
GAS
 PG&E

FEMA FLOOD ZONE
 ZONE X PER MAP 060728010B, DATED JANUARY 19, 1995

NOTES

- SUB-DIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1(A) OF THE SUBDIVISION MAP ACT.
- THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
- A 10' PUBLIC UTILITY EASEMENT WILL BE LOCATED ADJACENT TO ALL STREETS EXCEPT AS APPROVED BY THE CITY ENGINEER.
- ALL EXISTING WELLS TO BE ABANDONED.
- THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED.
- ALL DIMENSIONS ARE TENTATIVE AND SUBJECT TO CHANGE.
- AERIAL TOPOGRAPHY PROVIDED BY WOOD RODGERS, INC. AND WAS FLOWN OCTOBER 13, 2017. DATA IS SHOWN AT A 1' CONTOUR INTERVAL AND BASED ON THE CITY OF WEST SACRAMENTO CONTROL NETWORK (NGVD29).
- OPEN SPACE AND LANDSCAPE LOTS WILL BE OWNED AND MANAGED BY CITY OF WEST SACRAMENTO.

LEGAL DESCRIPTION
 COMMENCING AT A POINT ON THE WESTERLY BOUNDARY OF SWAMP LAND SURVEY NO. 262, YOLO COUNTY SURVEYS, WHICH POINT IS NORTH 9 DEGREES, 22' EAST 574.69 FEET FROM THE SOUTHWEST CORNER OF SWAMP LAND SURVEY NO. 262; THENCE SOUTH 66 DEGREES, 55' 20" EAST 3,342.56 FEET TO A POINT; THENCE NORTH 23 DEGREES, 04' 40" EAST 500 FEET TO A POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING NORTH 23 DEGREES, 04' 40" EAST 300 FEET TO A POINT; THENCE SOUTH 66 DEGREES, 55' 20" EAST 2,540.1 FEET TO A POINT ON THE RIGHT BANK OF THE SACRAMENTO RIVER; THENCE FOLLOWING THE MEANDERINGS OF SAID RIGHT BANK IN A GENERAL SOUTHERLY DIRECTION TO A POINT WHICH IS SOUTH 66 DEGREES, 55' 20" EAST 2,140.5 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 66 DEGREES, 55' 20" WEST 2,140.5 FEET TO THE POINT OF BEGINNING; SAID LAND BEING A PART OF SWAMP LAND SURVEY NO. 262; AND A PART OF SWAMP LAND SURVEY NO. 306, YOLO COUNTY SURVEYS. EXCEPTING THEREFROM:
 THOSE PORTIONS THEREOF DESCRIBED IN EXHIBITS A-1, A-4 AND A-5, ATTACHED TO THE FINAL ORDER OF CONDEMNATION TO WEST SACRAMENTO AREA FLOOD CONTROL AGENCY, A JOINT EXERCISE OF POWERS AUTHORITY, RECORDED OCTOBER 31, 2016 IN OFFICIAL RECORDS UNDER RECORDER'S DOCUMENT NO. 2016-0032187.

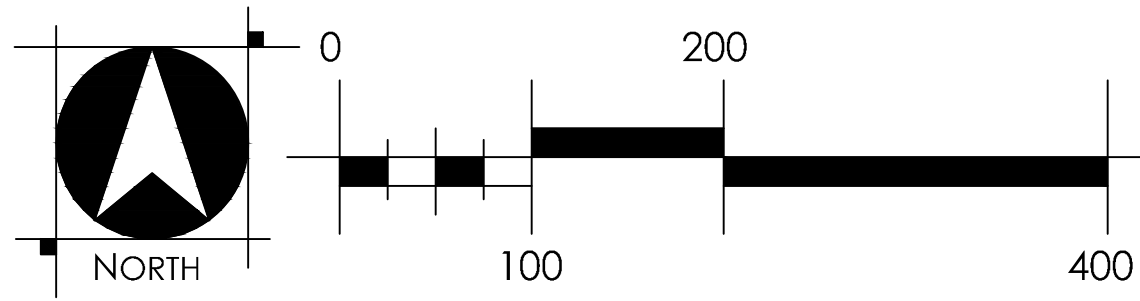
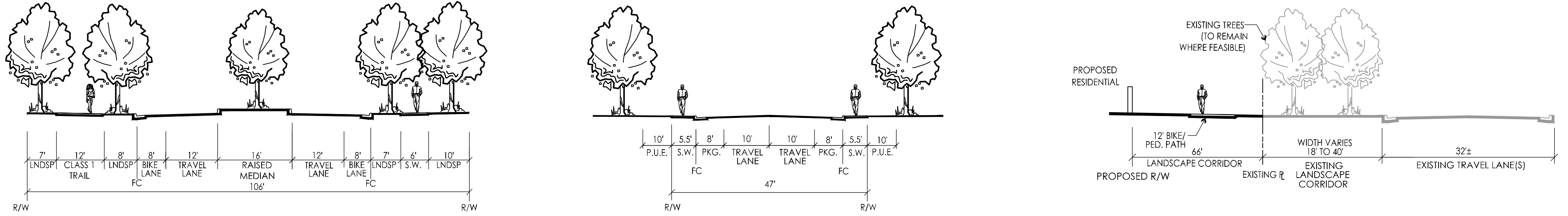


LAND USE SUMMARY

LAND USE	DWELLING UNITS	NET AREA	GROSS AREA
VILLAGE 1			
LOW DENSITY RESIDENTIAL LOTS			
46'x85' (TYP.) LOTS: 1-55	55	7.19	8.7
LOT A OPEN SPACE LOT	-	1.22	-
VILLAGE PARKWAY	-	0.29	-
SUBTOTAL	55	8.7	8.7
VILLAGE 2			
LOW DENSITY RESIDENTIAL LOTS			
50'x100' (TYP.) LOTS: 1-61	61	10.28	10.6
LOT B LANDSCAPE LOT/PEDESTRIAN ACCESS	-	0.05	-
VILLAGE PARKWAY	-	0.27	-
SUBTOTAL	61	10.6	10.6
TOTAL	116	19.3	19.3

SHEET INDEX

1	VESTING TENTATIVE MAP
2	PRELIMINARY SEWER & WATER EXHIBIT
3	PRELIMINARY GRADING & DRAINAGE EXHIBIT
4	PRELIMINARY DEVELOPMENT PLAN, VILLAGE 1
5	PRELIMINARY DEVELOPMENT PLAN, VILLAGE 2
6	TYPICAL BUILDING FOOTPRINTS
7	TREE LOCATION EXHIBIT



WOOD RODGERS
 DEVELOPING INNOVATIVE DESIGN SOLUTIONS
 3301 C St, Bldg. 100-B Sacramento, CA 95816
 Tel 916.341.7760 Fax 916.341.7767

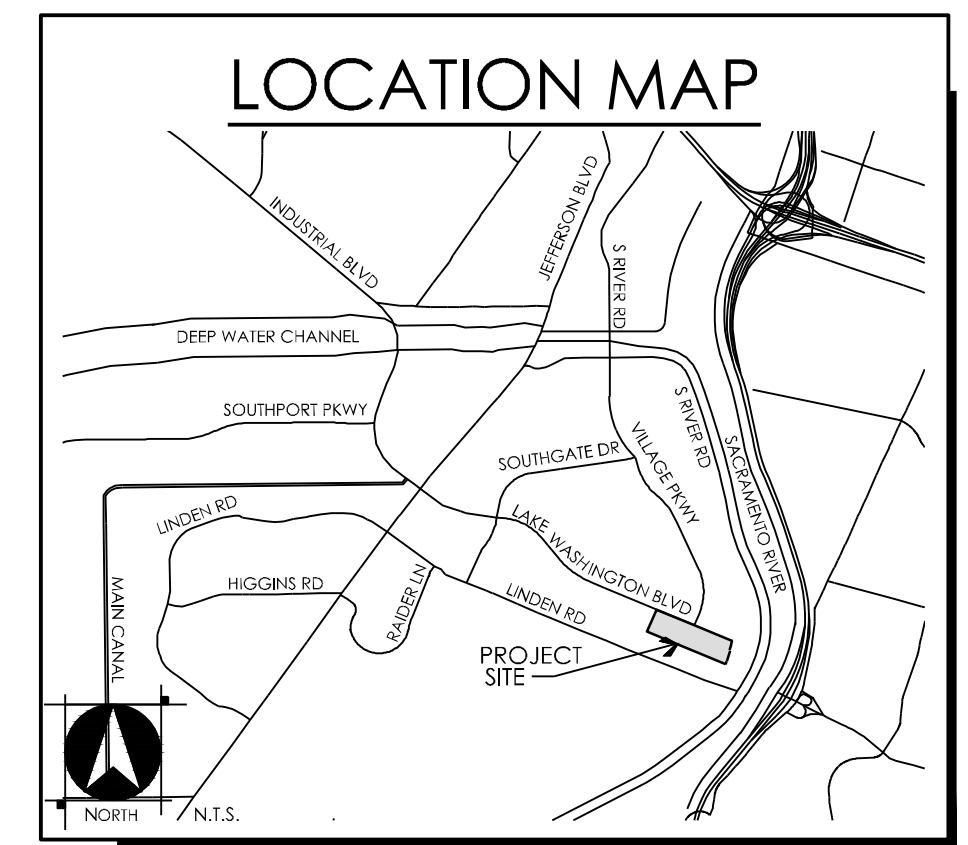
PRELIMINARY SEWER AND WATER EXHIBIT

RIVER OAKS

CITY OF WEST SACRAMENTO, CALIFORNIA

NOVEMBER, 2018

(SHEET 2 OF 7)



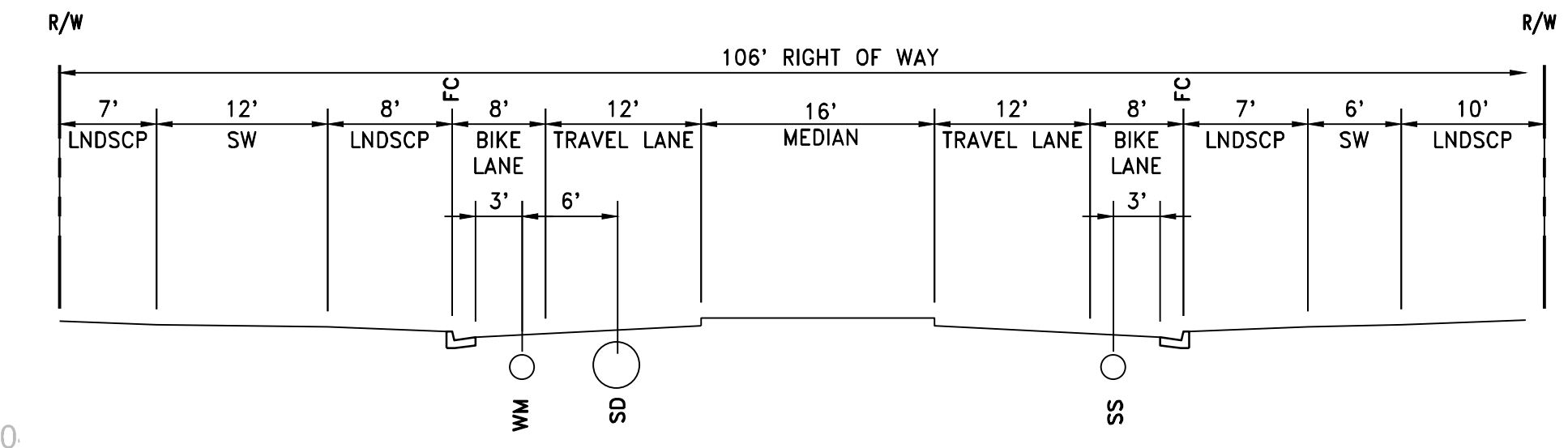
CITY OF WEST SACRAMENTO
046-030-33

LOT A
OPEN SPACE
1.22± AC. (N)

NEWPORT ESTATES
UNIT 12

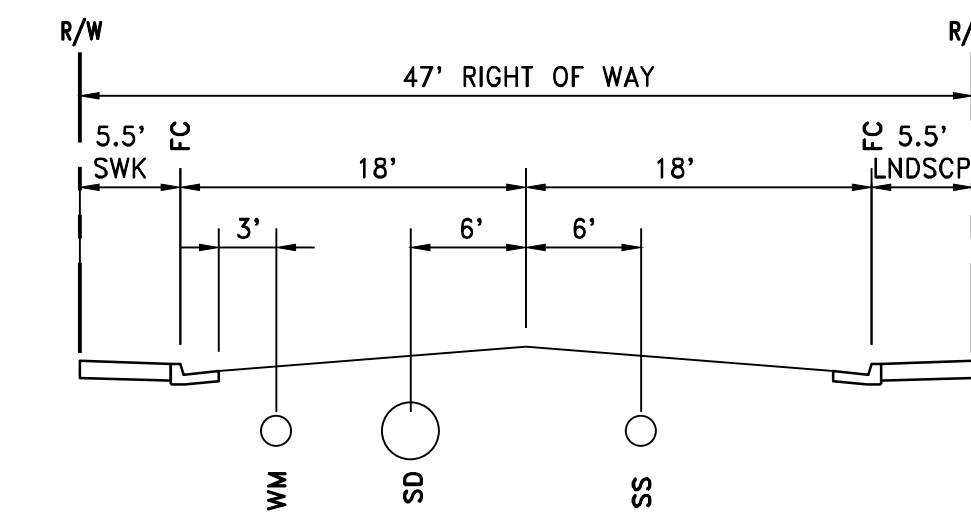
NEWPORT ESTATES
(FUTURE UNIT)

NEWPORT ESTATES
UNIT 2



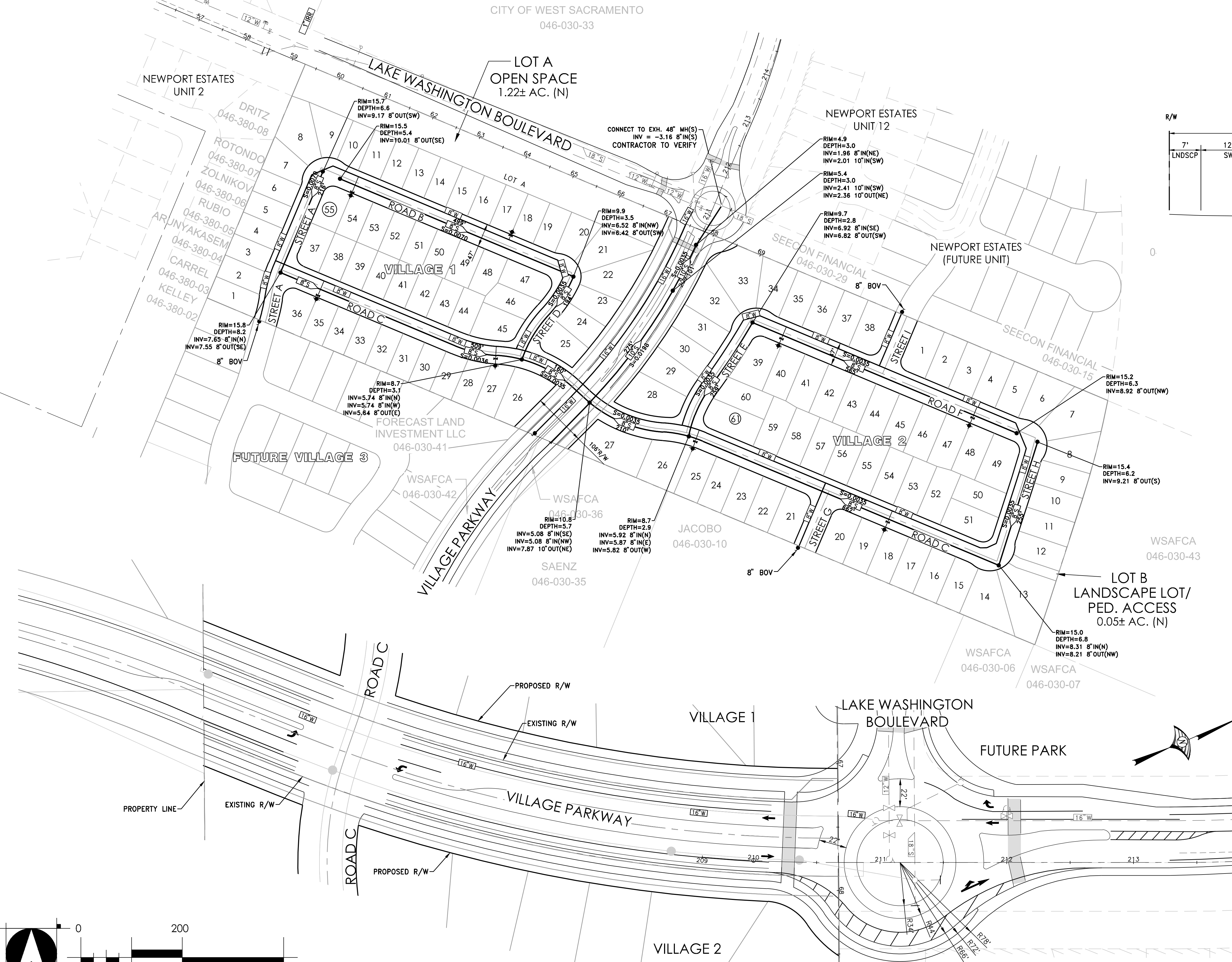
TYPICAL R/W & UTIL DIMENSIONS

N.T.S.
VILLAGE PKWY 106' RIGHT OF WAY

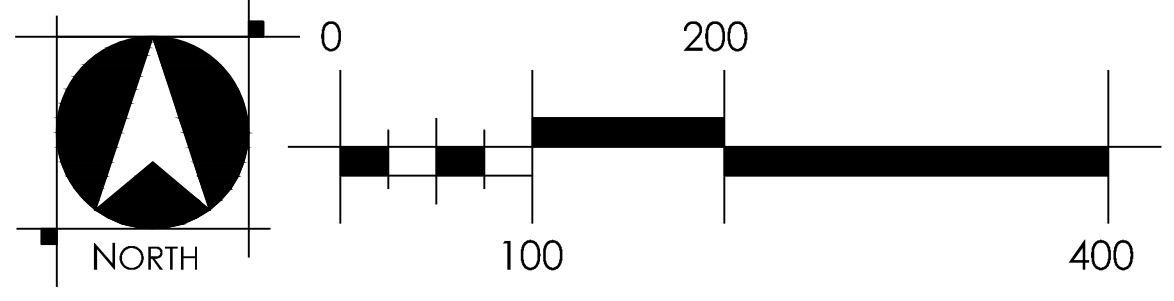


TYPICAL R/W & UTIL DIMENSIONS

N.T.S.
47' RIGHT OF WAY



ROUNDBOUT DETAIL
CONCEPTUAL DESIGN ONLY
SCALE: 1" = 40'



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Tel 916.341.7760 Fax 916.341.7767

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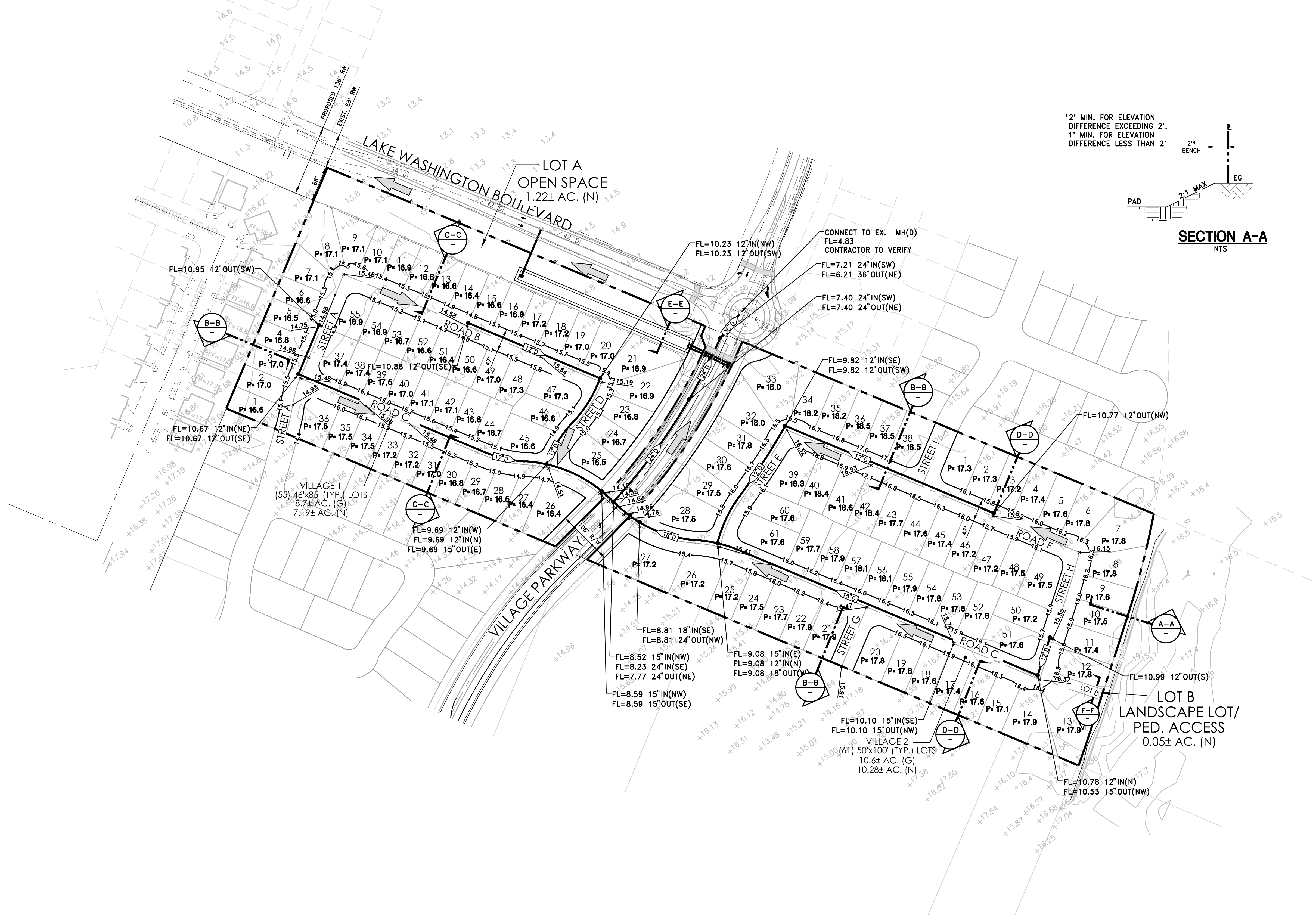
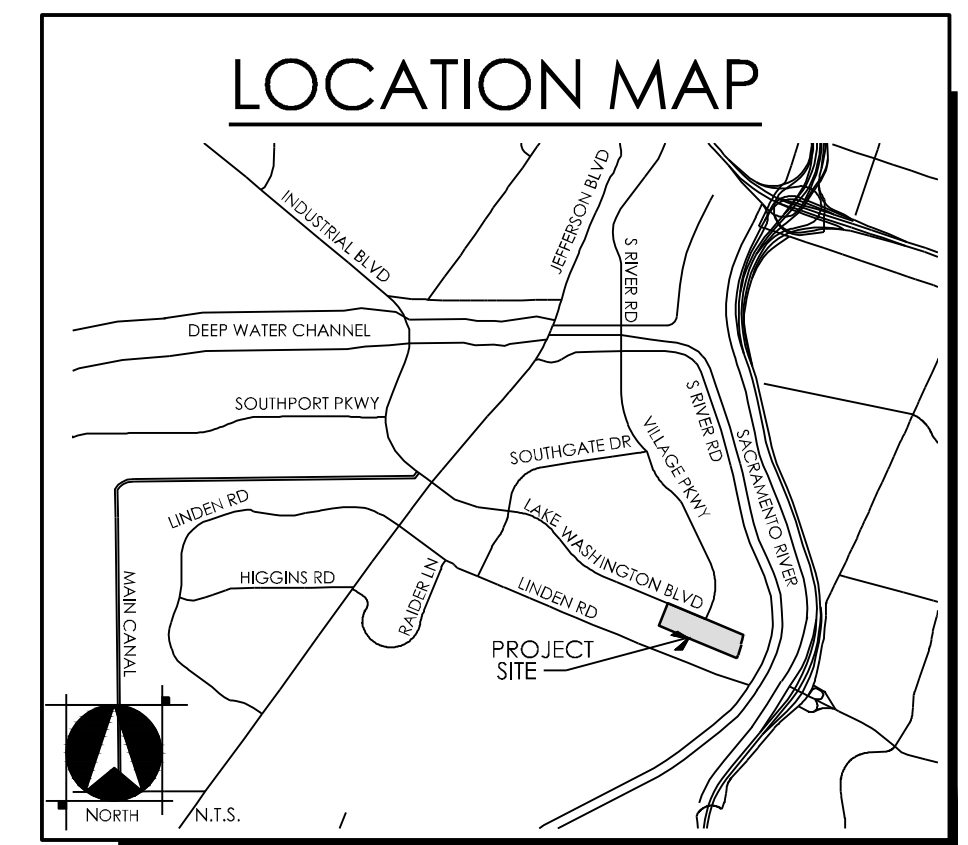
PRELIMINARY GRADING AND DRAINAGE EXHIBIT

RIVER OAKS

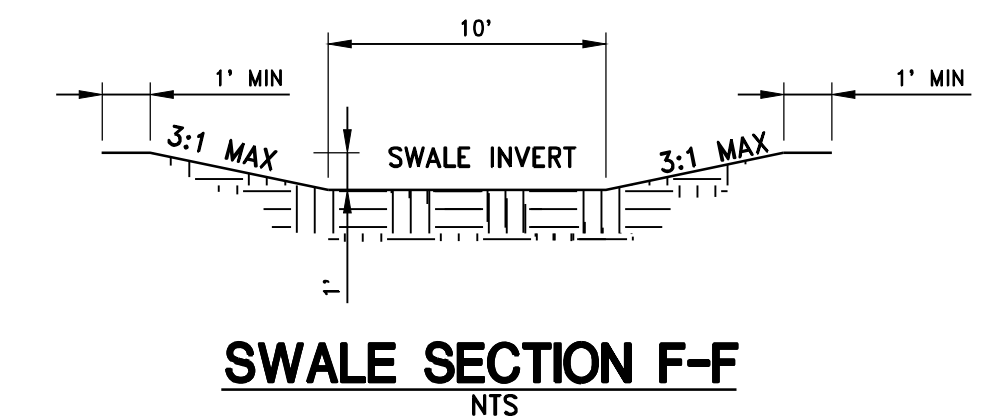
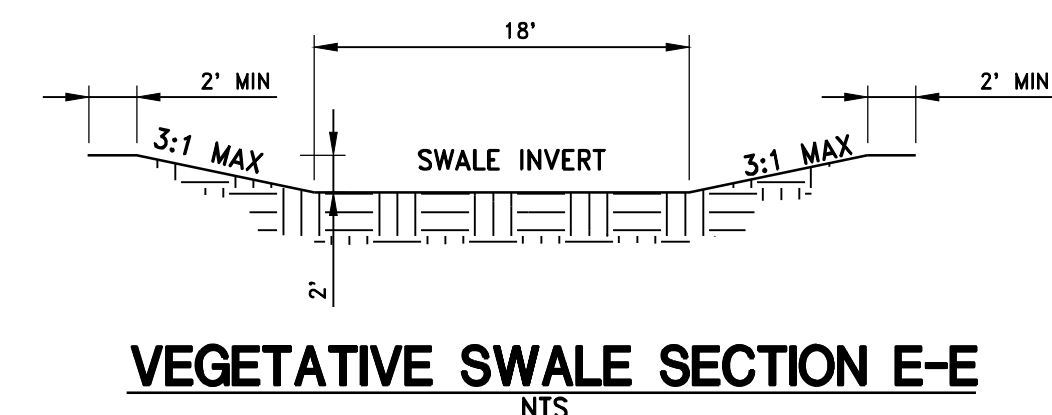
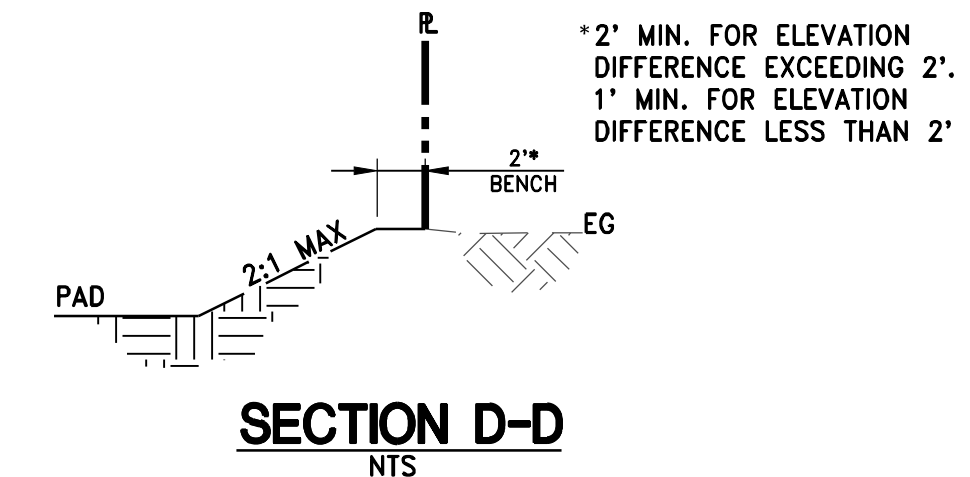
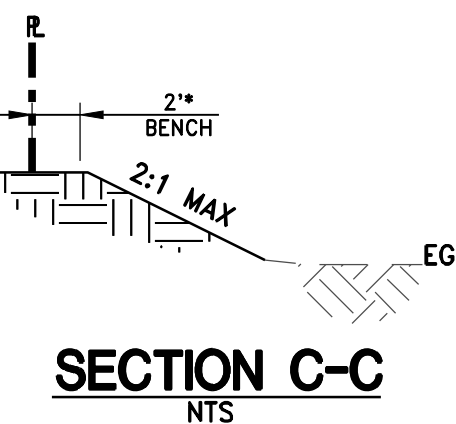
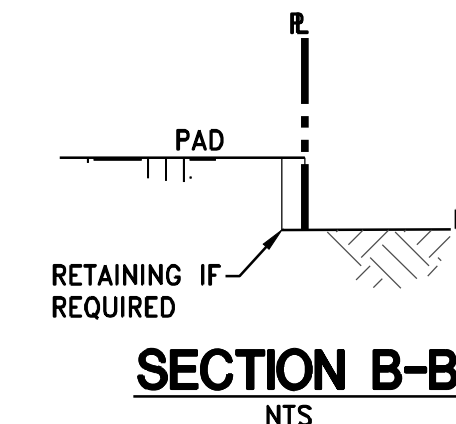
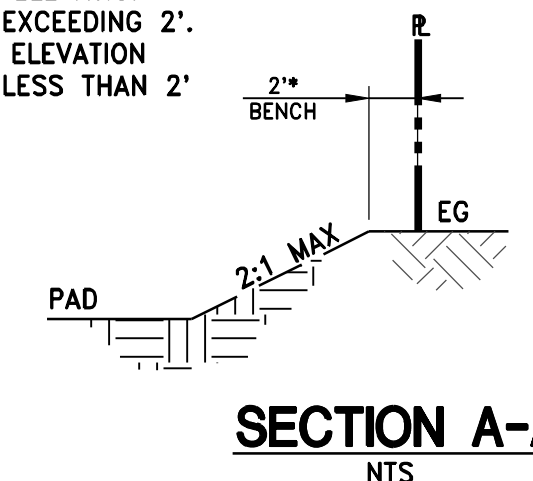
CITY OF WEST SACRAMENTO, CALIFORNIA

NOVEMBER, 2018

(SHEET 3 OF 7)



*2' MIN. FOR ELEVATION DIFFERENCE EXCEEDING 2'.
1' MIN. FOR ELEVATION DIFFERENCE LESS THAN 2'



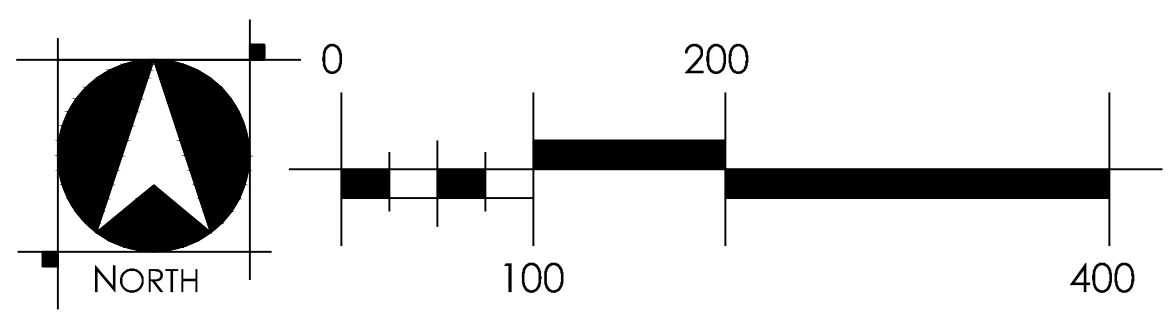
LEGEND

- ← OVERLAND RELEASE DIRECTION
- 14.2— ELEVATION AT TOP BACK OF WALK

EARTHWORK QUANTITIES	
CUT	22,869 C.Y.
FILL	22,345 C.Y.
	524

GRADING DESIGN
GRADING AND RETAINING WALLS SHOWN ARE PRELIMINARY. FINAL PAD ELEVATIONS AND WALL HEIGHTS SHALL BE DETERMINED WITH FINAL DESIGN.

EROSION CONTROL
EROSION AND SEDIMENT CONTROL SHALL BE CONSISTENT WITH STANDARDS SET FORTH BY THE CITY OF WEST SACRAMENTO

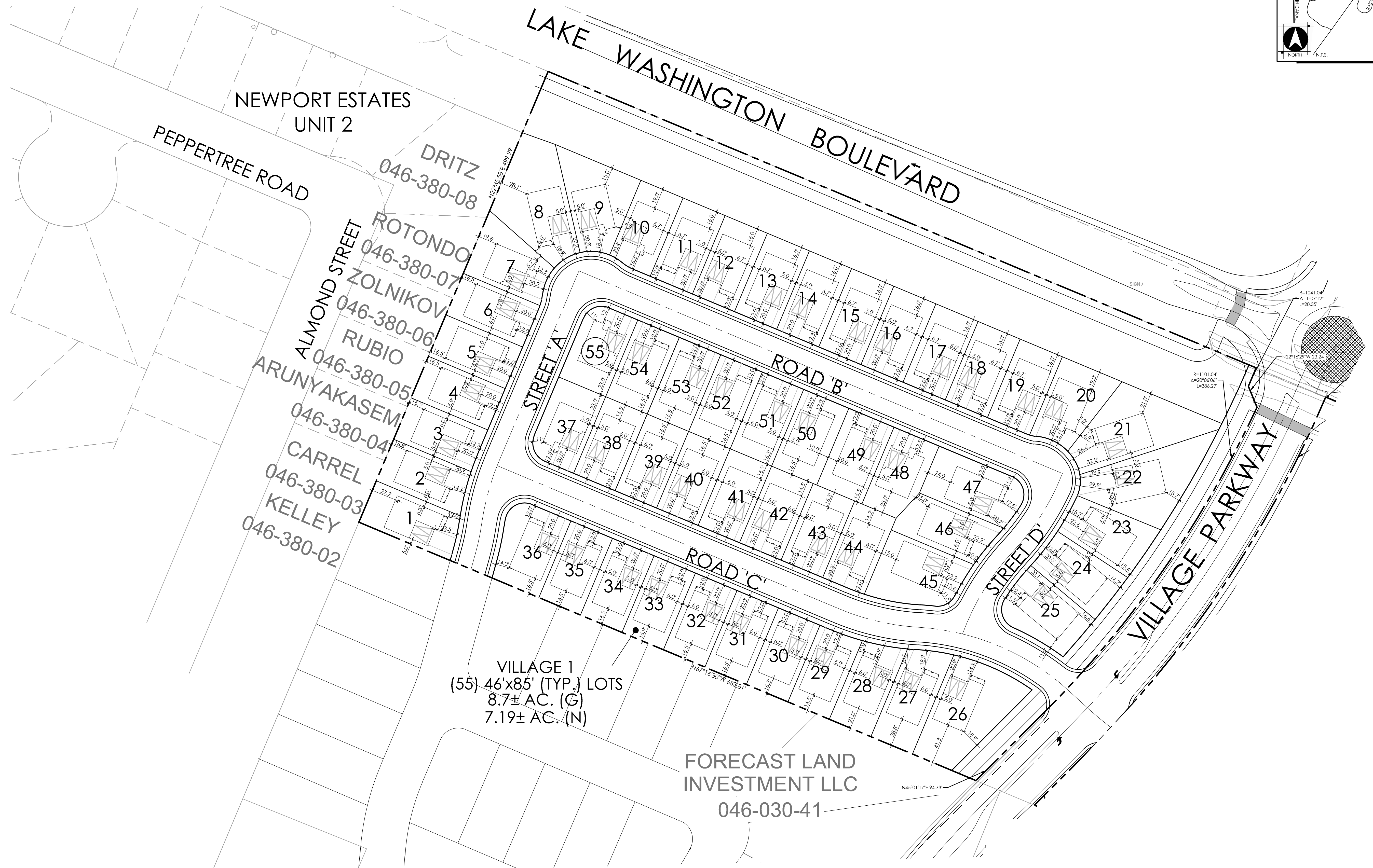
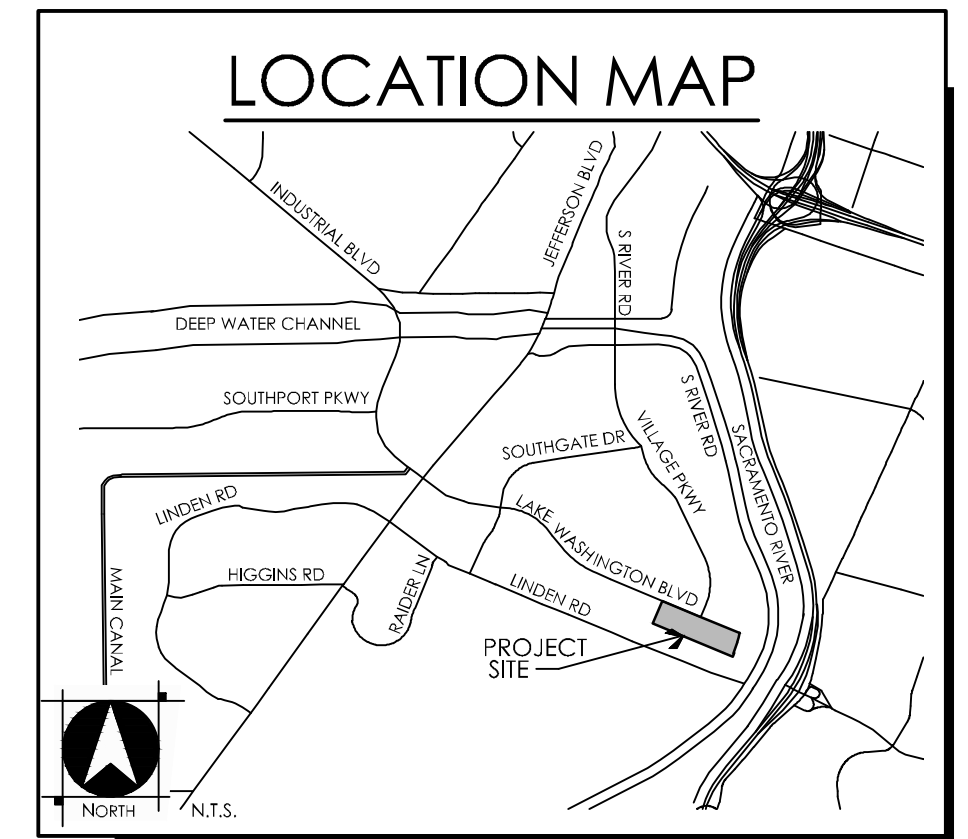


WOOD ROGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
3301 C St, Bldg. 100-B Sacramento, CA 95816
Tel 916.341.7760 Fax 916.341.7767

SUBDIVISION No. 5139
 PRELIMINARY SITE DEVELOPMENT PLAN - VILLAGE 1

RIVER OAKS

CITY OF WEST SACRAMENTO, CALIFORNIA
 NOVEMBER, 2018
 (SHEET 4 OF 7)



NEWPORT ESTATES
 UNIT 2

DRITZ
 046-380-08

ROTONDO
 046-380-07

ZOLNIKOV
 046-380-06

RUBIO
 046-380-05

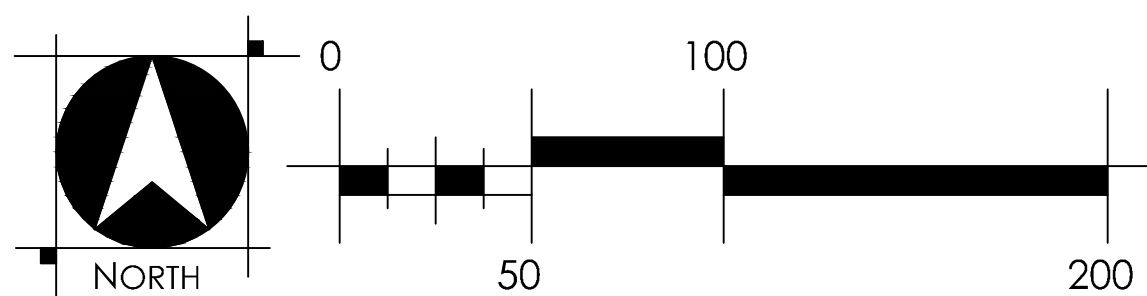
ARUNYAKASEM
 046-380-04

CARREL
 046-380-03

KELLEY
 046-380-02

VILLAGE 1
 (55) 46'x85' (TYP.) LOTS
 8.7± AC. (G)
 7.19± AC. (N)

FORECAST LAND
 INVESTMENT LLC
 046-030-41



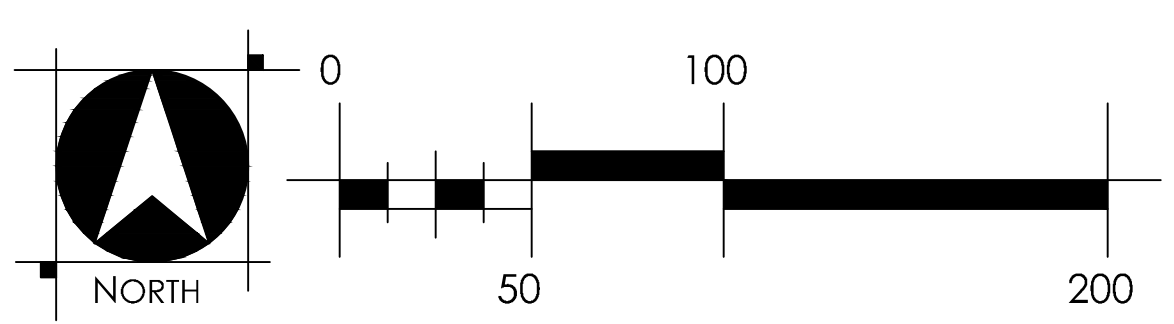
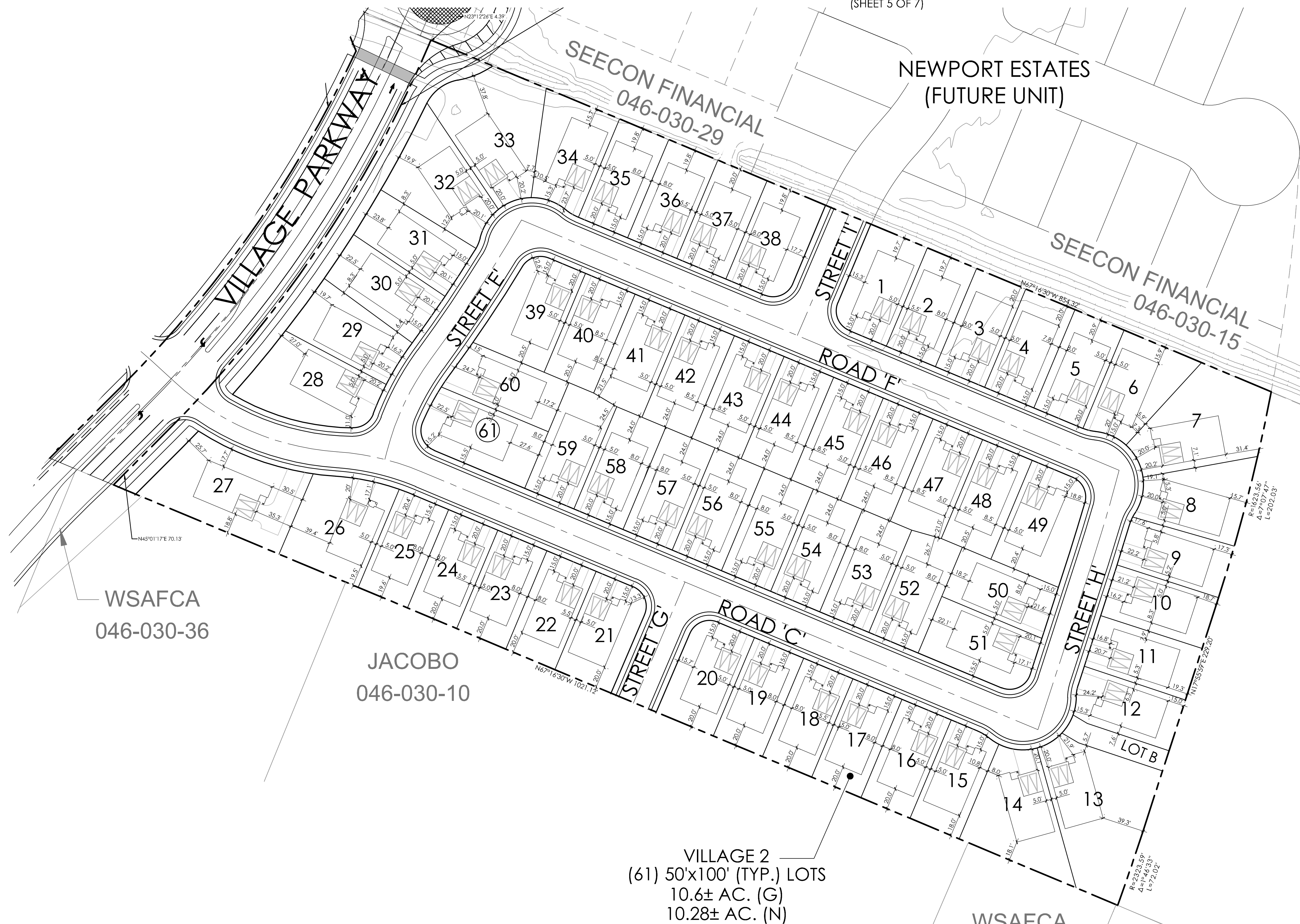
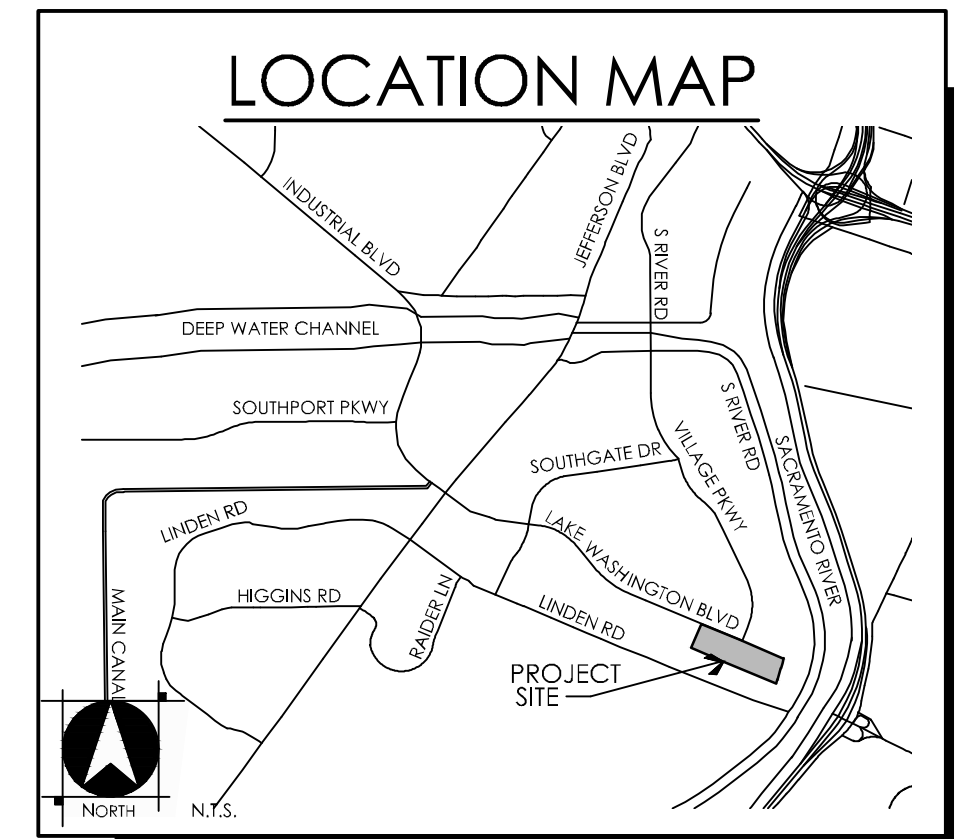
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SUBDIVISION No. 5139
 PRELIMINARY SITE DEVELOPMENT PLAN - VILLAGE 2

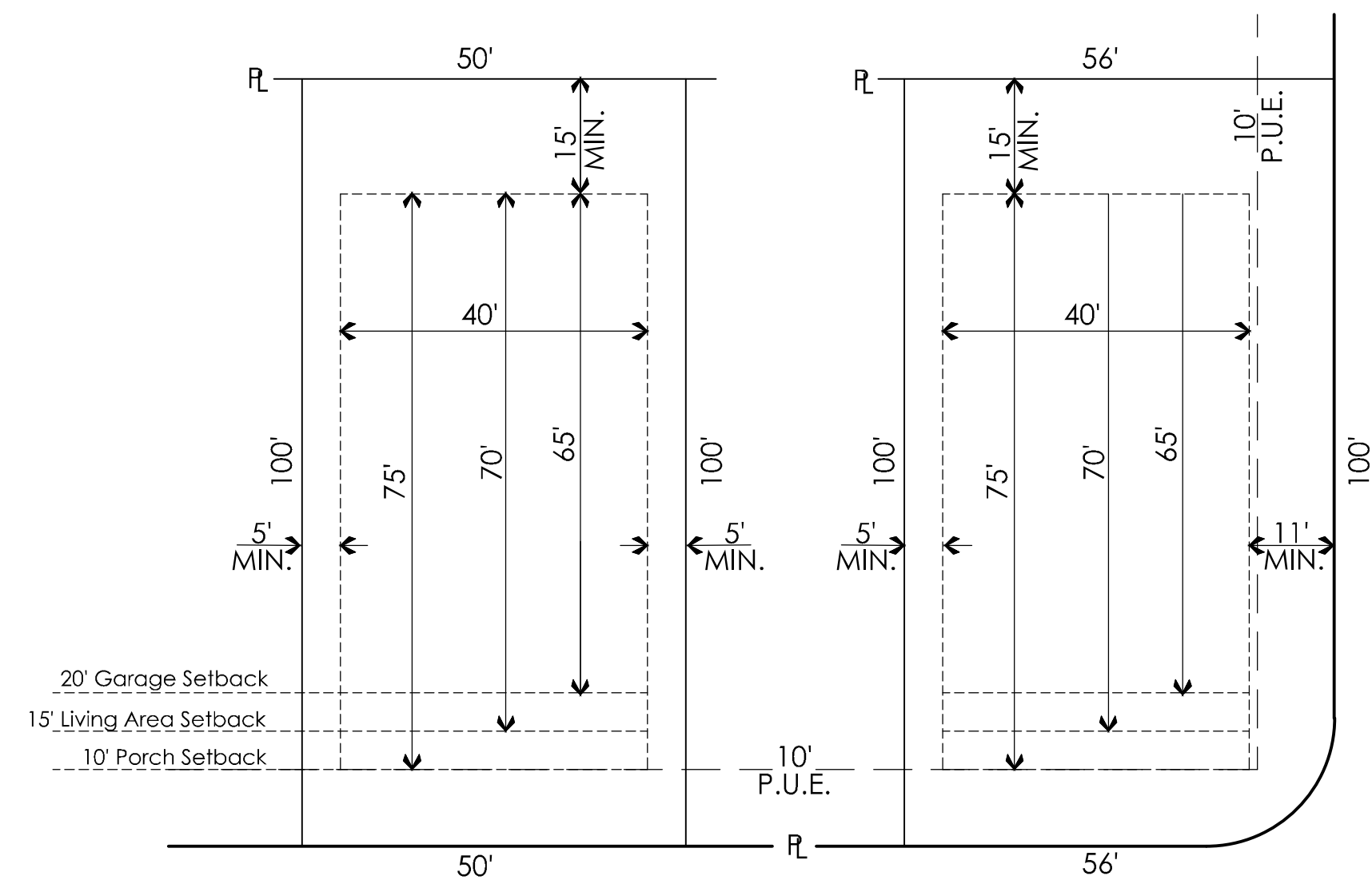
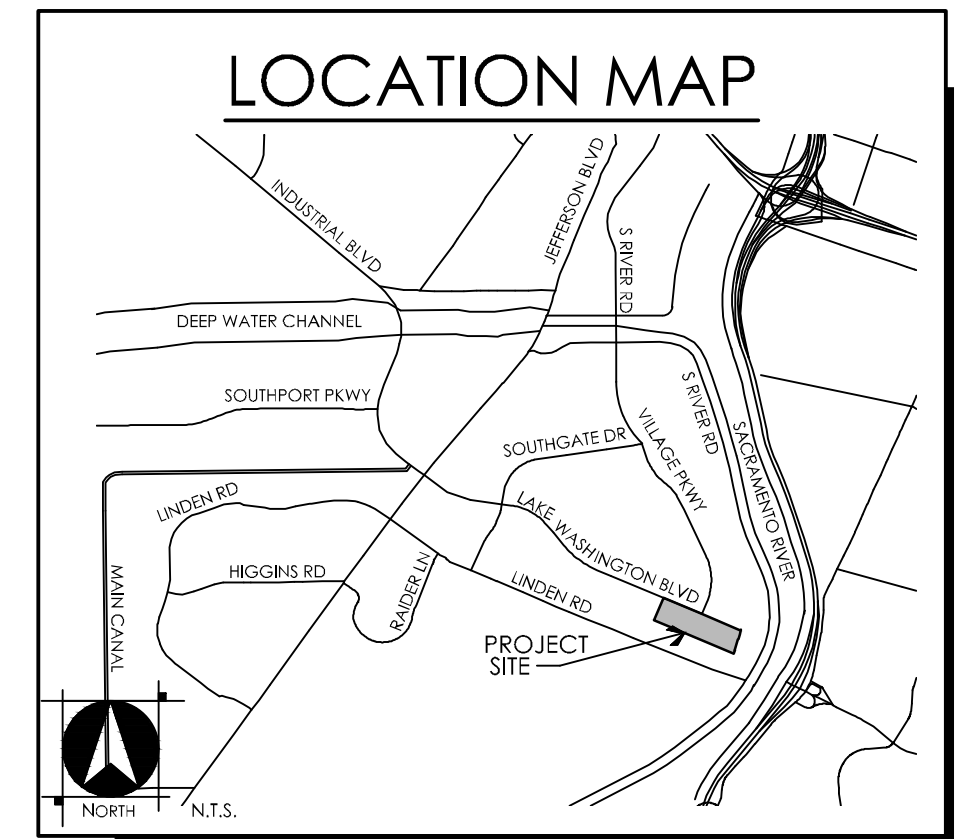
RIVER OAKS

CITY OF WEST SACRAMENTO, CALIFORNIA
 NOVEMBER, 2018
 (SHEET 5 OF 7)



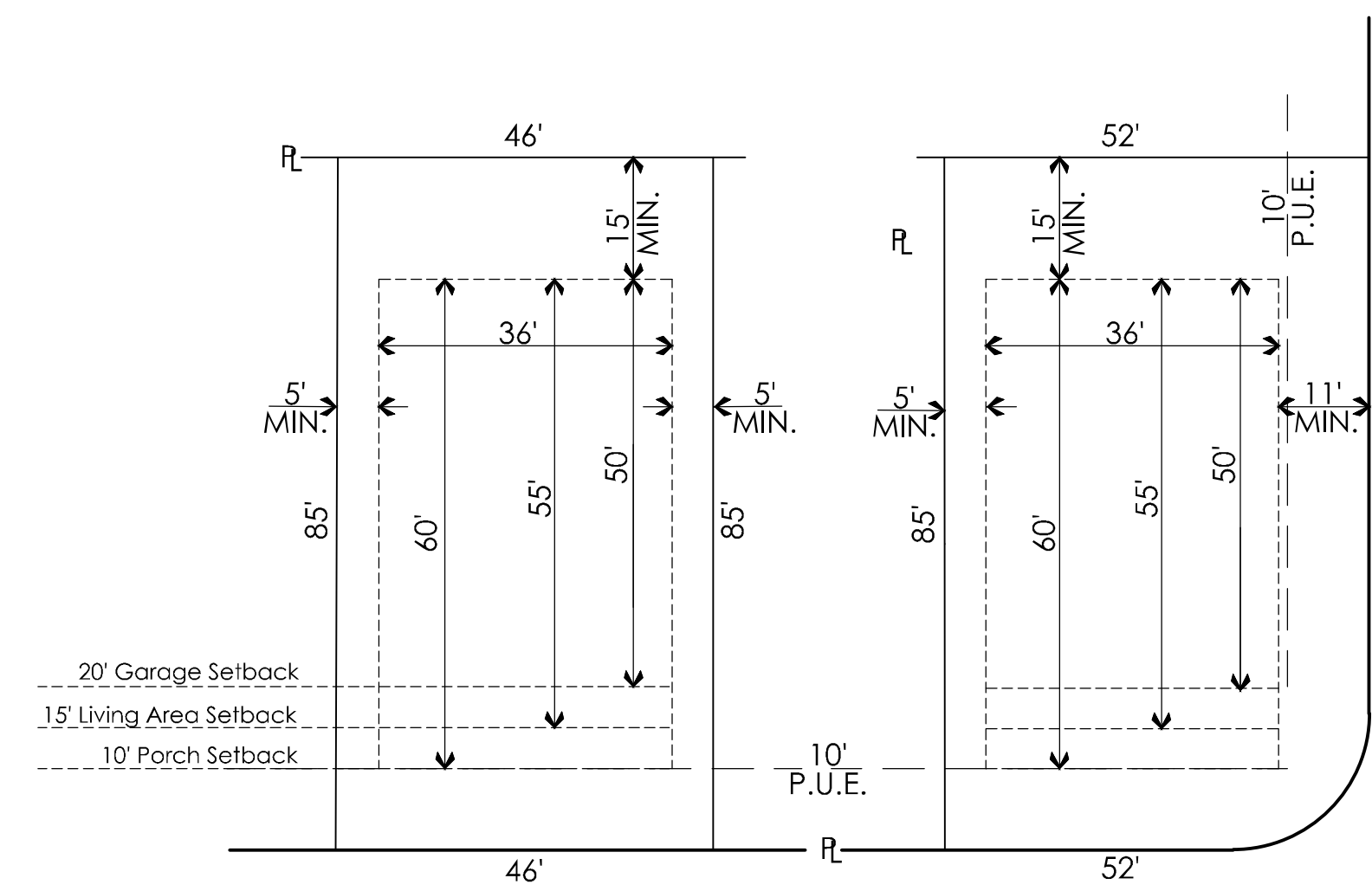
WOOD RODGERS
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 3301 C St, Bldg. 100-B Tel 916.341.7760
 Sacramento, CA 95816 Fax 916.341.7767

SUBDIVISION No. 5139
TYPICAL BUILDING FOOTPRINTS
RIVER OAKS
 CITY OF WEST SACRAMENTO, CALIFORNIA
 NOVEMBER, 2018
 (SHEET 6 OF 7)



50'X100' (TYP.) BUILDING FOOTPRINT

SCALE 1" = 20'



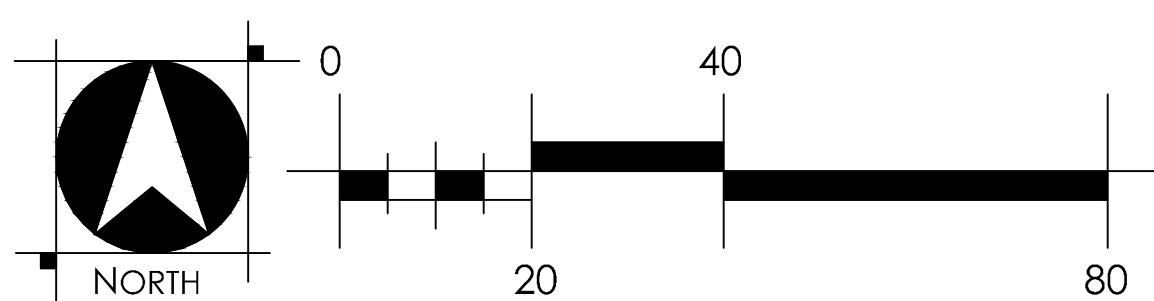
46'X85' (TYP.) BUILDING FOOTPRINT

SCALE 1" = 20'

Notes:

All single-family lots are consistent with the R-1-B Zoning District:

1. Minimum interior sideyard setbacks is 5'; corner sideyard setback is 11'.
2. Minimum front setback is 15' to living area, and 10' to porch or projection.
3. Minimum rear yard is 15'.
4. Minimum driveway length is 20'.



TREE LOCATION EXHIBIT

RIVER OAKS

CITY OF WEST SACRAMENTO, CALIFORNIA
NOVEMBER 2018
(SHEET 7 OF 7)

TREE SUMMARY

TAG NO.	SPECIES / COMMON NAME	CONDITION	DIAM.
29	QUERCUS LOBATA/VALLEY OAK	FAIR	MULTI 16" 17"
30	QUERCUS LOBATA/VALLEY OAK	FAIR	15"
36	PRUNUS SP./PLUM	FAIR	MULTI 3" 4"
40	QUERCUS LOBATA/VALLEY OAK	FAIR	28"
42	QUERCUS LOBATA/VALLEY OAK	FAIR	15"
43	QUERCUS LOBATA/VALLEY OAK	FAIR	11"
44	QUERCUS LOBATA/VALLEY OAK	FAIR	7"
45	QUERCUS LOBATA/VALLEY OAK	FAIR	11"
46	QUERCUS LOBATA/VALLEY OAK	FAIR	6"
47	QUERCUS LOBATA/VALLEY OAK	FAIR	MULTI 7" 11"
48	QUERCUS LOBATA/VALLEY OAK	FAIR	9"
49	QUERCUS LOBATA/VALLEY OAK	FAIR	8"
50	QUERCUS LOBATA/VALLEY OAK	FAIR	8"
51	QUERCUS LOBATA/VALLEY OAK	FAIR	5"
52	QUERCUS LOBATA/VALLEY OAK	FAIR	10"
53	QUERCUS LOBATA/VALLEY OAK	FAIR	17"
54	QUERCUS LOBATA/VALLEY OAK	FAIR	20"
55	QUERCUS LOBATA/VALLEY OAK	FAIR	8"
56	QUERCUS LOBATA/VALLEY OAK	FAIR	8"
57	QUERCUS LOBATA/VALLEY OAK	FAIR	7"
58	QUERCUS LOBATA/VALLEY OAK	FAIR	MULTI 5" 8"
59	QUERCUS LOBATA/VALLEY OAK	FAIR	MULTI 7" 24"
60	QUERCUS LOBATA/VALLEY OAK	FAIR	7"
62	QUERCUS LOBATA/VALLEY OAK	FAIR	6"
64	QUERCUS LOBATA/VALLEY OAK	FAIR	5"
65	QUERCUS LOBATA/VALLEY OAK	FAIR	MULTI 6" 6"
68	QUERCUS LOBATA/VALLEY OAK	FAIR	16"
69	QUERCUS LOBATA/VALLEY OAK	FAIR	22"
70	QUERCUS LOBATA/VALLEY OAK	FAIR	6"
71	QUERCUS LOBATA/VALLEY OAK	FAIR	7"
75	QUERCUS LOBATA/VALLEY OAK	FAIR	17"
76	QUERCUS LOBATA/VALLEY OAK	FAIR	16"
77	QUERCUS LOBATA/VALLEY OAK	FAIR	9"
78	QUERCUS LOBATA/VALLEY OAK	POOR TO FAIR	19"
79	QUERCUS LOBATA/VALLEY OAK	POOR TO FAIR	14"
80	QUERCUS LOBATA/VALLEY OAK	FAIR	8"
83	QUERCUS LOBATA/VALLEY OAK	FAIR	31"
85	QUERCUS LOBATA/VALLEY OAK	FAIR	42"

X TREE TO BE REMOVED
 1 IF FEASIBLE, TREE TO REMAIN WITH INSTALLATION OF TREE WELL.
 2 TREE IS LOCATED OFF SUBJECT PROPERTY.
 NOTE: REFER TO TREE INVENTORY PREPARED BY SIERRA NEVADA ARBORIST, OCTOBER 2018, FOR MORE INFORMATION.

CITY OF WEST SACRAMENTO
APN: 046-030-033

NEWPORT ESTATES
(FUTURE)

