

GENERAL NOTES:

1. DEVELOPER: D.R. HORTON CA2, INC.
3000 LAVA RIDGE CT., SUITE 130
ROSEVILLE, CA 95661
CONTACT: BRADY TACDOL
(916) 918-9541
2. OWNER: BROTHERS PROPERTIES DEVELOPMENT CO.
414 L ST.
RIO LINDA, CA 95673
CONTACT: CARL BROTHERS
(916) 709-1101
3. ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
CONTACT: ANDREA BELLANCA
(925) 866-0322
4. GEOTECHNICAL ENGINEER: MID PACIFIC ENGINEERING, INC.
840 EMBARCADERO DRIVE, SUITE 20
WEST SACRAMENTO, CA 95605
5. TOPOGRAPHIC SOURCE: GEOMAPS
3362 MATHER FIELD ROAD
RANCHO CARDOVA, CA 95670
6. CONTOUR INTERVAL: 1 FOOT
7. BENCHMARK: NGS STATION DESIGNATION: ELKHORN, PID DH6491
BEING A 3" ALUMINUM DISK PUNCHED "ELKHORN 2004" IN
A MONUMENT WELL LYING 0.29 KM WEST OF THE
INTERSECTION OF BLACKTOP ROAD AND CEMENT WAY,
33.7 M NORTHWEST OF A FIRE HYDRANT, 16.4 M WEST
OF THE WEST EDGE OF A PARKING LOT, 16.4 M
SOUTHWEST OF A MANHOLE COVER, 9.5 M WEST OF THE
CENTERLINE OF A GRAVEL LEVEE ROAD, 1.0 M EAST OF A
METAL GUARD POST, AND ABOUT 0.3 M LOWER THAN THE
ROAD. ELEVATION: 35.3' (NAVD88)
8. BASIS OF BEARING: THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA
STATE PLANE COORDINATE SYSTEM, ZONE 2, NAD 83, EPOCH
2010.00, AS MEASURED BETWEEN NGS STATION DESIGNATION
"ELKHORN", HAVING PID DH6491, AND NGS STATION DESIGNATION
"GIBSON", HAVING PID DL9168, THE BEARING BEING N60°48'08".
DISTANCES SHOWN ARE GROUND DISTANCES. MULTIPLY GROUND
DISTANCE BY A SCALE FACTOR OF 0.99993926 TO OBTAIN GRID
DISTANCES.
9. FLOOD ZONE DESIGNATION: ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL
CHANCE FLOODPLAIN PER FEDERAL EMERGENCY MANAGEMENT
AGENCY (FEMA), FLOOD INSURANCE RATE MAP, MAP NUMBER
06067C0054H DATED AUGUST 16, 2012.
10. ASSESSOR'S PARCEL NO.: 206-0210-016, 206-0210-019 & 206-0210-038
11. SITE GROSS AREA: 13.58 ACRES±
12. STREET DEDICATION AREA: 2.92 ACRES±
13. SITE NET AREA (GROSS AREA - STREET DEDICATION): 10.66 ACRES±
14. EXISTING LAND USE: VACANT
15. EXISTING ZONING: DOWNTOWN RIO LINDA SPECIAL PLANNING AREA (SPA)
206-0210-016 RD-20 (MULTI-FAMILY RESIDENTIAL)
206-0210-019 CMU (COMMERCIAL MIXED-USE)
206-0210-038 CMU (COMMERCIAL MIXED-USE)
16. PROPOSED ZONING: PLANNED UNIT DEVELOPMENT
TYPICAL LOT SIZE: 35' X 85' (2,975 SF)
MIN SETBACK: FRONT - 20' TO SIDEWALK
SIDE - 5'
REAR - 15'
17. NUMBER OF LOTS: 120
18. NUMBER OF PARCELS: 2
19. UTILITIES: COUNTY OF SACRAMENTO
SACRAMENTO AREA SEWER DISTRICT
SACRAMENTO METROPOLITAN FIRE DISTRICT
SACRAMENTO COUNTY DEPARTMENT OF WATER RESOURCES
SACRAMENTO COUNTY WATER AGENCY, RIO LINDA/ELVERTA
COMMUNITY WATER DISTRICT
SACRAMENTO MUNICIPAL UTILITY DISTRICT
TWIN RIVERS UNIFIED SCHOOL DISTRICT
20. PROJECT MAY BE DEVELOPED IN PHASES.
21. PROPOSED GRADING AS SHOWN IS PRELIMINARY, FINISH GRADING IS SUBJECT TO FINAL DESIGN.
22. UTILITIES ARE TO BE USED AS A GUIDE. FINAL DESIGN IS SUBJECT TO MODIFICATIONS.

PLANNING COMMISSION: _____

APPROVAL/DENIAL DATE: _____

BOARD OF SUPERVISORS: _____

APPROVAL/DENIAL DATE: _____

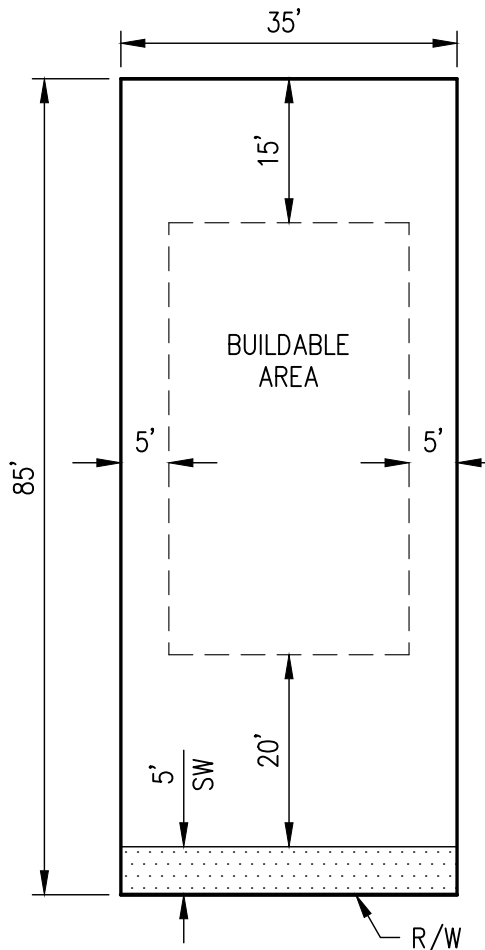
ENGINEER'S STATEMENT

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND
DEVELOPMENT KNOWN AS "CENTURY PALMS" HAS BEEN DESIGNED IN
ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY THE
SACRAMENTO COUNTY.

ANDREA BELLANCA
CARLSON, BARBEE & GIBSON, INC.

DATE

LOT SUMMARY TABLE		LOT SUMMARY TABLE		LOT SUMMARY TABLE		LOT SUMMARY TABLE		LOT SUMMARY TABLE		LOT SUMMARY TABLE	
LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)	LOT	AREA (SF)
1	5,211	24	2,975	47	3,102	70	3,220	93	2,975	116	2,975
2	3,725	25	2,975	48	3,119	71	3,220	94	2,975	117	2,975
3	3,864	26	2,975	49	3,089	72	3,220	95	4,119	118	2,975
4	3,115	27	2,975	50	5,825	73	3,220	96	3,031	119	2,975
5	3,115	28	4,079	51	6,656	74	3,220	97	3,031	120	2,975
6	3,115	29	4,079	52	3,641	75	3,220	98	3,032	PARCEL A	24,240
7	3,115	30	2,992	53	3,179	76	3,177	99	3,033	PARCEL B	8,015
8	4,275	31	3,076	54	3,220	77	3,296	100	4,161	PARCEL C	1,861
9	4,275	32	3,124	55	3,220	78	5,861	101	2,975	PARCEL D	6,288
10	3,115	33	3,046	56	3,220	79	5,512	102	2,975		
11	3,115	34	6,859	57	4,422	80	3,444	103	2,975		
12	3,115	35	7,171	58	4,422	81	3,267	104	2,975		
13	3,115	36	4,276	59	3,220	82	3,301	105	2,975		
14	3,115	37	3,150	60	3,220	83	3,318	106	4,079		
15	6,155	38	3,150	61	3,119	84	3,335	107	2,975		
16	3,115	39	3,150	62	3,059	85	3,352	108	2,975		
17	3,115	40	3,150	63	7,420	86	3,369	109	2,975		
18	3,170	41	3,150	64	3,012	87	3,386	110	2,975		
19	3,667	42	3,150	65	3,216	88	3,235	111	2,975		
20	3,650	43	3,677	66	3,220	89	4,041	112	2,975		
21	4,866	44	4,179	67	3,220	90	2,975	113	4,140		
22	3,645	45	3,068	68	3,220	91	2,975	114	4,105		
23	5,126	46	3,085	69	3,220	92	2,975	115	2,975		



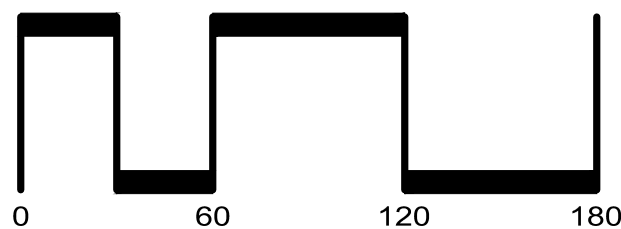
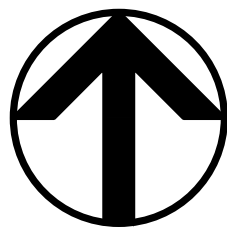
TYPICAL LOT FIT DETAIL
NOT TO SCALE

LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- RIGHT OF WAY
- EXISTING EASEMENTS
- LOT NUMBER
- LOT DIMENSION
- BIORETENTION AREA
- PRIVATE ACCESS EASEMENT
- PUBLIC UTILITY EASEMENT
- PUBLIC UTILITY & PUBLIC FACILITIES EASEMENT
- STORM DRAIN EASEMENT
- SANITARY SEWER EASEMENT

TENTATIVE MAP
SITE PLAN
CENTURY PALMS ESTATES

SACRAMENTO COUNTY CALIFORNIA
SCALE: 1" = 60' DATE: DECEMBER 19, 2025

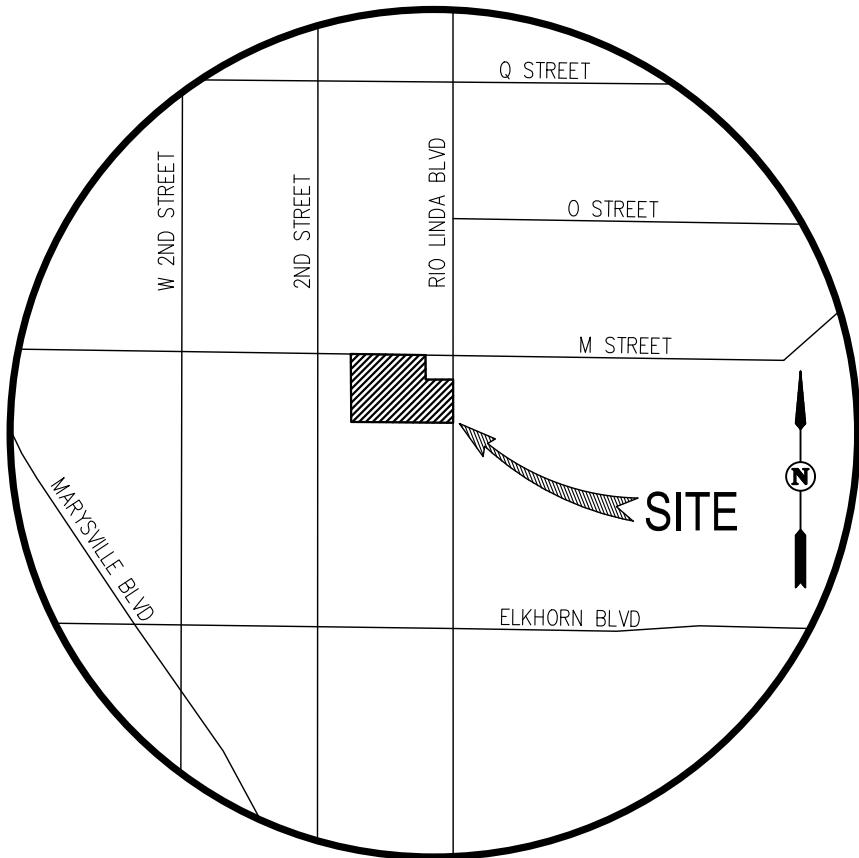


SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBANDG.COM
CIVIL ENGINEERS SURVEYORS PLANNERS

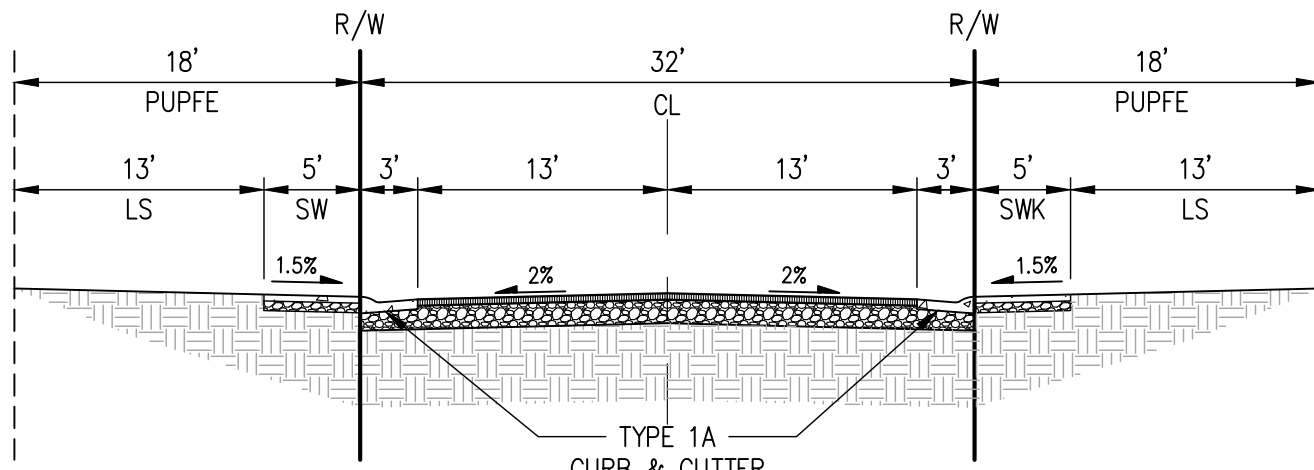
JOB NO.: 4051-000

SHEET NO.
C-1
OF 6 SHEETS

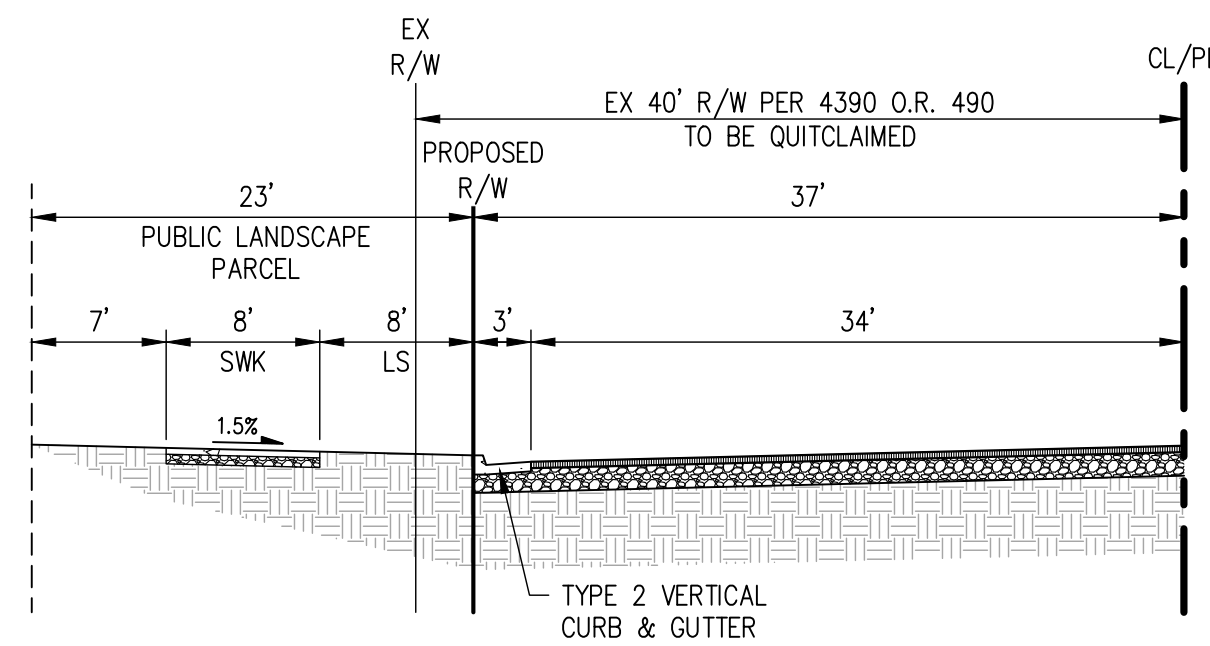
SHEET INDEX	
SHEET NO.	DESCRIPTION
C-1	SITE PLAN
C-2	DEMOLITION PLAN
C-3	GRADING AND DRAINAGE PLAN
C-4	UTILITY PLAN
C-5	STORMWATER CONTROL PLAN



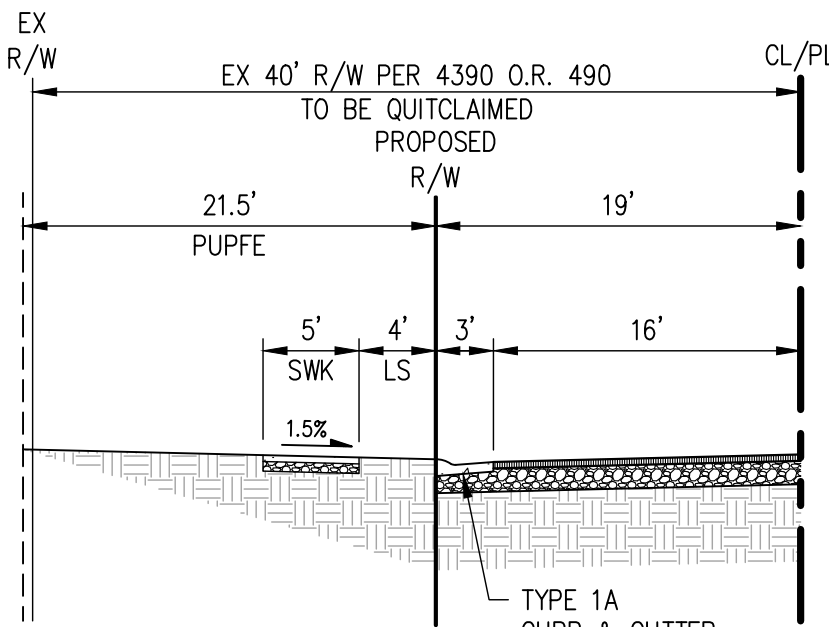
VICINITY MAP
NOT TO SCALE



32' RIGHT-OF-WAY MINOR RESIDENTIAL STREET SECTION
NOT TO SCALE



RIO LINDA BOULEVARD - HALF STREET SECTION
NOT TO SCALE



M STREET - HALF STREET SECTION
NOT TO SCALE