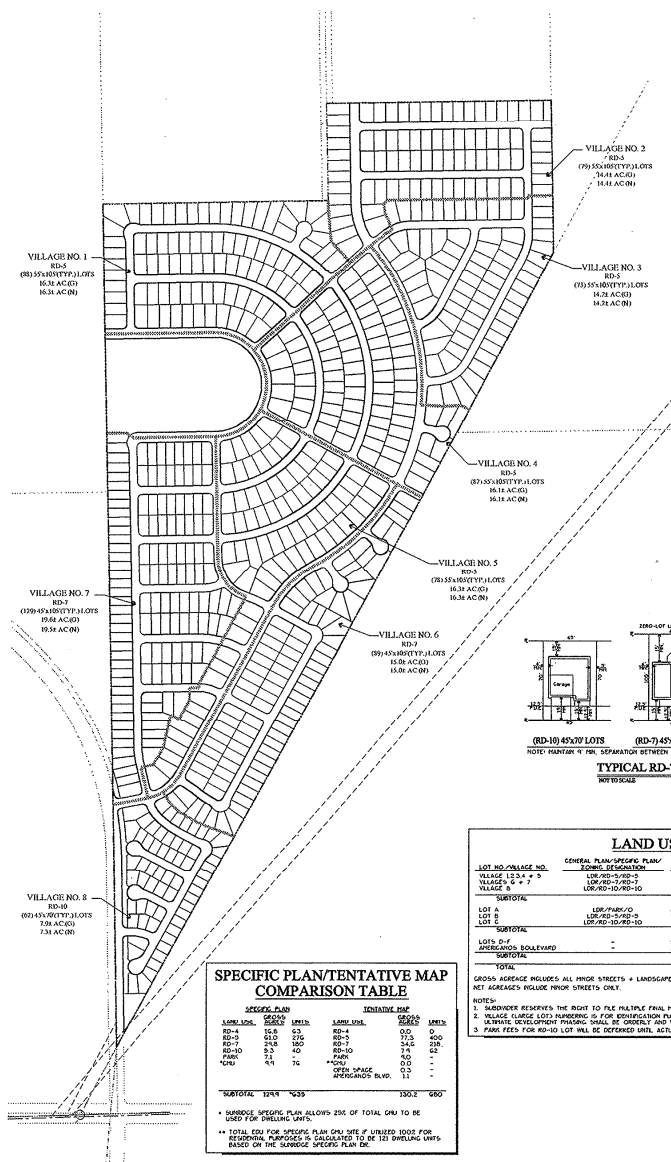
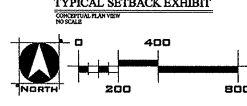
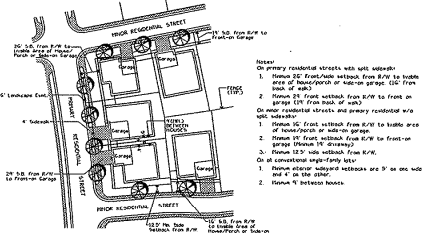
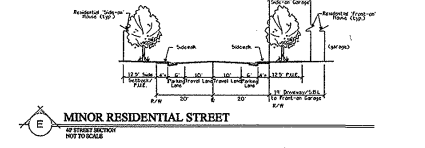
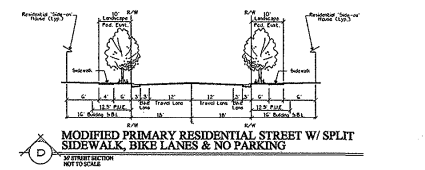
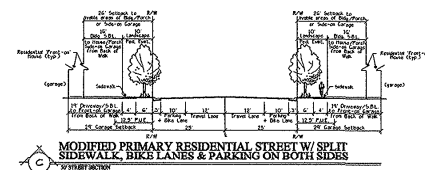
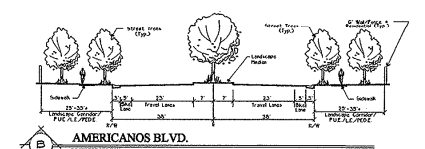
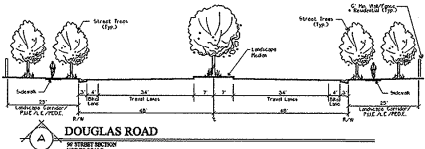
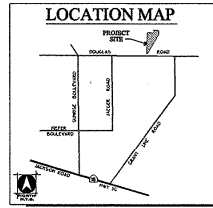


# NORTH DOUGLAS

(A PORTION OF THE SUNRIDGE SPECIFIC PLAN AREA  
AND THE SUNRISE DOUGLAS COMMUNITY PLAN AREA)  
CITY OF RANCHO CORDOVA, CALIFORNIA  
JULY 10, 2003 / JULY 22, 2003  
(REVISED DECEMBER 3, 2003)



### PROJECT NOTES

**OWNER:** LIVES IN A CONDITION WORKSHEET REVOCABLE TRUST  
11375 DOUGLAS ROAD  
RANCHO CORDOVA, CA 95742  
CONTACT: JAMES WENZINGER  
JAMES WENZINGER  
15750 W. HARBORWAY DRIVE, SUITE 110  
RANCHO CORDOVA, CA 95742  
CONTACT: BOB SHATTUCK  
PHONE: 916-341-7162

**APPLICANT/ENGINEER:**  
LESTER LUTHEGGER INC.  
1070 CANTON ROAD DRIVE, SUITE 110  
RANCHO CORDOVA, CA 95742  
CONTACT: BOB SHATTUCK  
PHONE: 916-341-7162

**DATE OF PLAN SUBMITTAL:**  
3/20/03 SHEET 100-B  
SACRAMENTO, CA 95834  
COMMISSIONER: JAMES WENZINGER  
PHONE: 916-341-7162

**ASSASSINATIONS PARCEL NUMBER:**  
012-0300-003, 012-0370-016 (P/N), 012-0300-004

**AREA:**  
130.76 ACRES

**NUMBER OF LOTS/PARCELS:**  
660 SINGLE-FAMILY LOTS  
3 PARCELS FOR SINGLE-FAMILY RESIDENTIAL  
RD-5 RD-7 & RD-10 VILLAGES  
1 LANDSCAPE CORRIDOR LOT  
1 PARK PARCEL

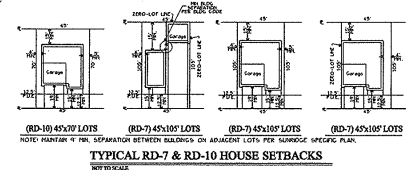
**PROPOSED ZONING DESIGNATIONS:**  
RD-4, RD-5, RD-7, RD-10, LC  
RD-5, RD-7, RD-10

**PROPOSED SETBACK PLAN DESIGNATIONS:**  
RD-4, RD-5, RD-7, RD-10, LC  
RD-5, RD-7, RD-10

**PROPOSED STREET PLAN DESIGNATIONS:**  
RD-4, RD-5, RD-7, RD-10, LC  
RD-5, RD-7, RD-10

**PUBLIC SERVICES & FACILITY PROVIDER APPROXIMATIONS:**  
FIRE DISTRICT: COUNTY OF SACRAMENTO  
POLICE DISTRICT: COUNTY OF SACRAMENTO  
ELECTRIC: SACRAMENTO COUNTY UTILITIES DISTRICT #3  
TELEPHONE: PACIFIC GAS & ELECTRIC  
SCHOOL DISTRICT: FOLSOM CORDOVA UNIFIED SCHOOL DISTRICT  
FIRE DISTRICT: SACRAMENTO METRO FIRE DISTRICT  
POLICE DISTRICT: COUNTY OF SACRAMENTO  
CORPORATE RECREATION & PARK DISTRICT

**NOTES:**  
1. ALL UTILITIES SHALL BE LOCATED ADJACENT TO ALL ADJACENT LOTS.  
2. LANDOWNER RESERVES THE RIGHT TO FILE PRELIMINARY FINAL MAPS AS PRESCRIBED BY SECTION 64600 OF THE SUBDIVISION MAP ACT.  
3. THIS APPLICATION IS FOR A DEVELOPMENT PERMIT.



### LAND USE SUMMARY

| LOT NO./VILLAGE NO. | CENTRAL PLAN/SPECIFIC PLAN ZONING DESIGNATION | USE                            | AGRES. (SQ)  | AGRES. (SQ)  | AGRES. (SQ) |
|---------------------|---|--------------------------------|--------------|--------------|-------------|
| VILLAGE 1 & 2       | RD-5  | 3-F RESIDENTIAL (100'x100')    | 77.2         | 77.2         | 400         |
| VILLAGE 3 & 4       | RD-7  | 3-F RESIDENTIAL (100'x100')    | 24.2         | 24.2         | 120         |
| VILLAGE 5           | RD-10   | 3-F RESIDENTIAL (100'x100')    | 7.5          | 7.5          | 35          |
| <b>SUBTOTAL</b>     |   |                                | <b>108.9</b> | <b>108.9</b> | <b>555</b>  |
| LOT A               | LD-10   | LANDSCAPE CORRIDOR             | 7.1          | 0.0          | -           |
| LOT B               | LD-10   | PARKING/FUTURE CELL TOWER SITE | 0.2          | 0.0          | -           |
| <b>SUBTOTAL</b>     |   |                                | <b>7.3</b>   | <b>0.0</b>   | <b>-</b>    |
| <b>TOTAL</b>        |   |                                | <b>116.2</b> | <b>108.9</b> | <b>555</b>  |

GROSS ACREAGE INCLUDES ALL PRIOR STREETS & LANDSCAPE CORRIDOR LOTS.  
NET ACREAGE INCLUDES PRIOR STREETS ONLY.

**NOTES:**  
1. LANDOWNER RESERVES THE RIGHT TO FILE PRELIMINARY FINAL MAPS AS PRESCRIBED BY SECTION 64600 OF THE SUBDIVISION MAP ACT.  
2. RELEASE CHARGE (LOTS NUMBERING) IS FOR INFORMATION PURPOSES ONLY AND DOES NOT INDICATE PHASING, ORDER OF DEVELOPMENT, ULTIMATE DEVELOPMENT PHASING, SHALL BE DETERMINED BY FINAL MAP AND/OR IMPROVEMENT PLAN STAGE.  
3. PARK FEES FOR RD-10 LOT WILL BE DETERMINED UPON ACTUAL SITE DEVELOPMENT APPROVAL.

### SPECIFIC PLAN/TENTATIVE MAP COMPARISON TABLE

| SECTION PLAN | SECTION    | SECTION      | SECTION    | SECTION      | SECTION    |
|--------------|------------|--------------|------------|--------------|------------|
| AREA (SQ)    | AREA (SQ)  | AREA (SQ)    | AREA (SQ)  | AREA (SQ)    | AREA (SQ)  |
| RD-4         | 108        | RD-4         | 108        | RD-4         | 108        |
| RD-5         | 108        | RD-5         | 108        | RD-5         | 108        |
| RD-7         | 108        | RD-7         | 108        | RD-7         | 108        |
| RD-10        | 108        | RD-10        | 108        | RD-10        | 108        |
| <b>TOTAL</b> | <b>432</b> | <b>TOTAL</b> | <b>432</b> | <b>TOTAL</b> | <b>432</b> |

**LANDSCAPE CORRIDOR PLAN ALLOWS 25% OF TOTAL GROUND TO BE USED FOR DWELLING UNITS.**

**TOTAL GROUND FOR SPECIFIC PLAN ONLY IS 116.2 ACRES FOR RESIDENTIAL PURPOSES & CALCULATED TO BE 121 DWELLING UNITS BASED ON THE SUNRIDGE SPECIFIC PLAN.**

Source: Wood Rodgers, 2003



FIGURE 4  
PROPOSED SITE PLAN