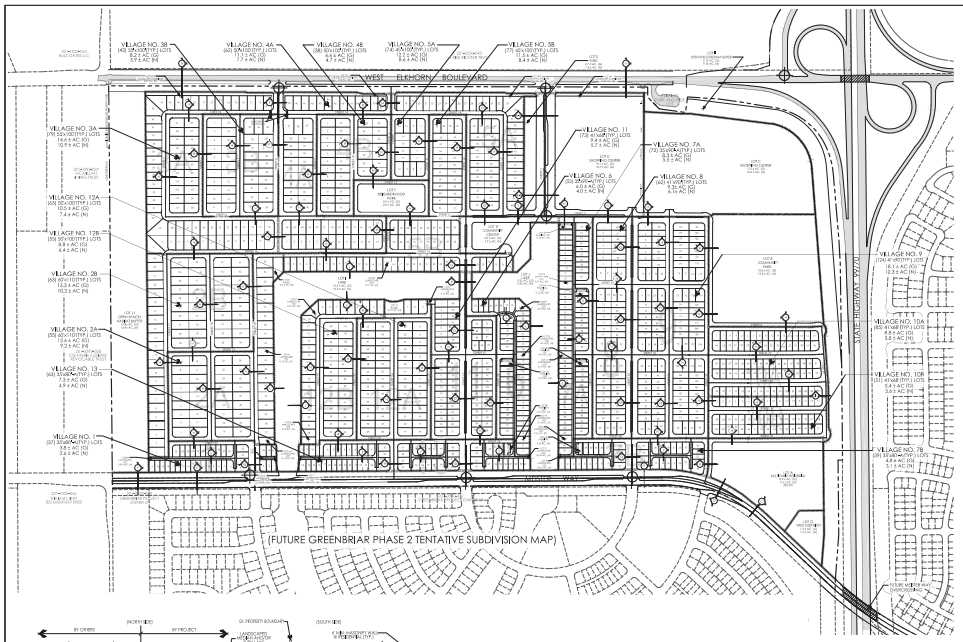
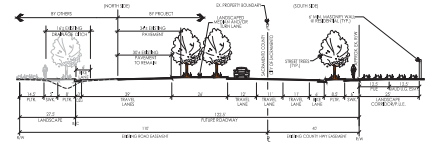
TENTATIVE SUBDIVISION MAP

GREENBRIAR PHASE 1

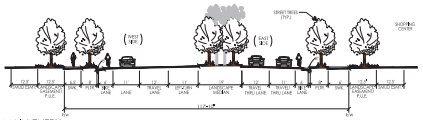
CITY OF SACRAMENTO, CALIFORNIA

APRIL 14, 2017

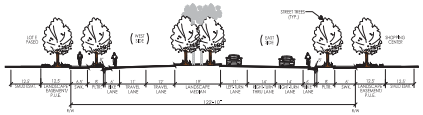




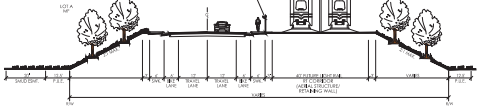
ELKHORN BOULEVARD
120' STREET SECTION
NOT TO SCALE



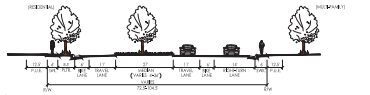
MAIN ENTRY
117'+70' STREET SECTION
NOT TO SCALE



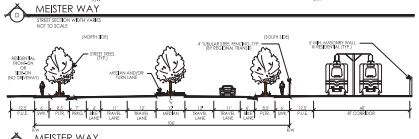
MAIN ENTRY - STREET 1
125'+70' STREET SECTION
NOT TO SCALE



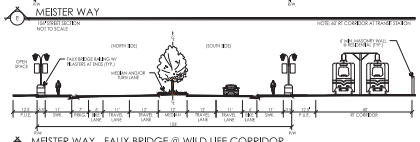
MEISTER WAY FLYOVER WEST OF HWY 99 - BRIDGE OVERCROSSING
VARIED WIDTH STREET SECTION
NOT TO SCALE



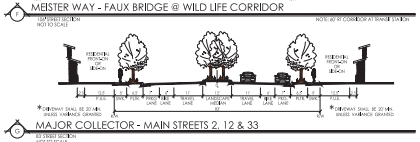
MEISTER WAY
STREET SECTION VIEW FACING
NOT TO SCALE



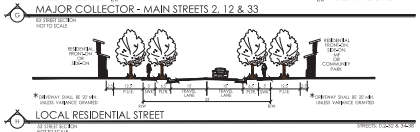
MEISTER WAY
132' STREET SECTION
NOT TO SCALE



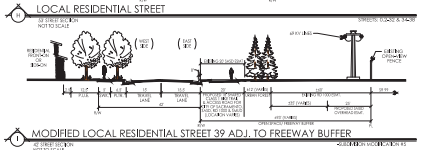
MEISTER WAY - FAUX BRIDGE @ WILD LIFE CORRIDOR
132' STREET SECTION
NOT TO SCALE



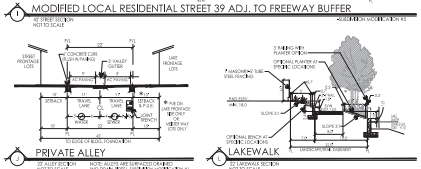
MAJOR COLLECTOR - MAIN STREETS 2, 12 & 33
82' STREET SECTION
NOT TO SCALE



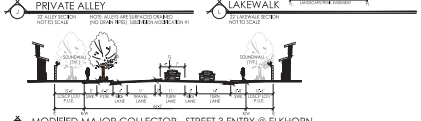
LOCAL RESIDENTIAL STREET
52' STREET SECTION
NOT TO SCALE



MODIFIED LOCAL RESIDENTIAL STREET 39 ADJ. TO FREEWAY BUFFER
42' STREET SECTION
NOT TO SCALE

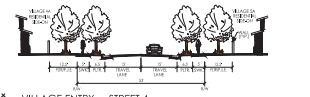


PRIVATE ALLEY
22' ALLEY SECTION
NOT TO SCALE

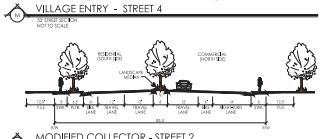


LAKEWALK
22' LAKEWALK SECTION
NOT TO SCALE

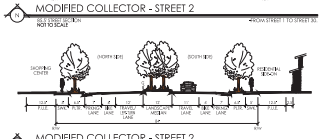
MODIFIED MAJOR COLLECTOR - STREET 3 ENTRY @ ELKHORN
84' STREET SECTION
NOT TO SCALE



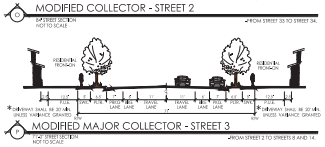
VILLAGE ENTRY - STREET 4
52' STREET SECTION
NOT TO SCALE



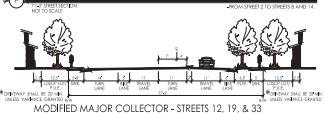
MODIFIED COLLECTOR - STREET 2
82' STREET SECTION
NOT TO SCALE



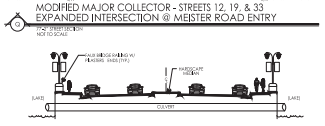
MODIFIED COLLECTOR - STREET 2
84' STREET SECTION
NOT TO SCALE



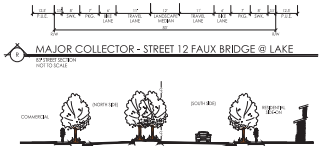
MODIFIED MAJOR COLLECTOR - STREET 3
114' STREET SECTION
NOT TO SCALE



MODIFIED MAJOR COLLECTOR - STREETS 12, 19, & 33
EXPANDED INTERSECTION @ MEISTER ROAD ENTRY
114' STREET SECTION
NOT TO SCALE



MAJOR COLLECTOR - STREET 12 FAUX BRIDGE @ LAKE
84' STREET SECTION
NOT TO SCALE



MODIFIED COLLECTOR- STREET 2
82' STREET SECTION
NOT TO SCALE

PROJECT NOTES

ASSESSOR'S PARCEL NO.
APN: 052-0010-001, 052-0010-002, 052-0010-003, 052-0010-004, 052-0010-005, 052-0010-006, 052-0010-007, 052-0010-008, 052-0010-009, 052-0010-010, 052-0010-011

OWNER
GREENBRIAR PHASE 1, LLC
2300 L.C. STREET, BLDG. 100B
SACRAMENTO, CA 95816
PHONE: (916) 341-6400

APPLICANT
WOOD RODGERS
PROJECT CONTACT: KURT MOUNTAIN
3301 C STREET, BLDG. 100B
SACRAMENTO, CA 95816
PHONE: (916) 341-7760

PROPERTY OWNER
GREENBRIAR PHASE 1, LLC
2300 L.C. STREET, BLDG. 100B
SACRAMENTO, CA 95816
PHONE: (916) 341-6400

ENGINEER
WOOD RODGERS INC.
3301 C STREET, BLDG. 100B
SACRAMENTO, CA 95816
CONTACT: MARK RODGERS, PE
CONTACT: MARK RODGERS PLS 8365 SEAN MATTE
PHONE: (916) 341-7760

AREA
GROSS: 37.9 GROSS ACRES

ZONING
ZONING DESIGNATION
LDR: RESIDENTIAL - 4 UNITS/ACRE (LDR)
MDR: RESIDENTIAL - 18 UNITS/ACRE (MDR)
HDR: RESIDENTIAL - 36 UNITS/ACRE (HDR)
SC: SHOPPING CENTER (SC)
SC-1: SHOPPING CENTER-EXPRESSWAY MATCHING (SC-1)
P: PARKING (P)
PQ: PUBLIC/QUASI PUBLIC (PQ)
LAKE: LAKE (LAKE)
OS: OPEN SPACE (OS)
SC-2: SHOPPING CENTER-EXPRESSWAY MATCHING (SC-2)
SC-3: SHOPPING CENTER (SC-3)
SC-4: SHOPPING CENTER (SC-4)
SC-5: SHOPPING CENTER (SC-5)
SC-6: SHOPPING CENTER (SC-6)
SC-7: SHOPPING CENTER (SC-7)
SC-8: SHOPPING CENTER (SC-8)
SC-9: SHOPPING CENTER (SC-9)
SC-10: SHOPPING CENTER (SC-10)
SC-11: SHOPPING CENTER (SC-11)
SC-12: SHOPPING CENTER