



**City Of Sacramento**

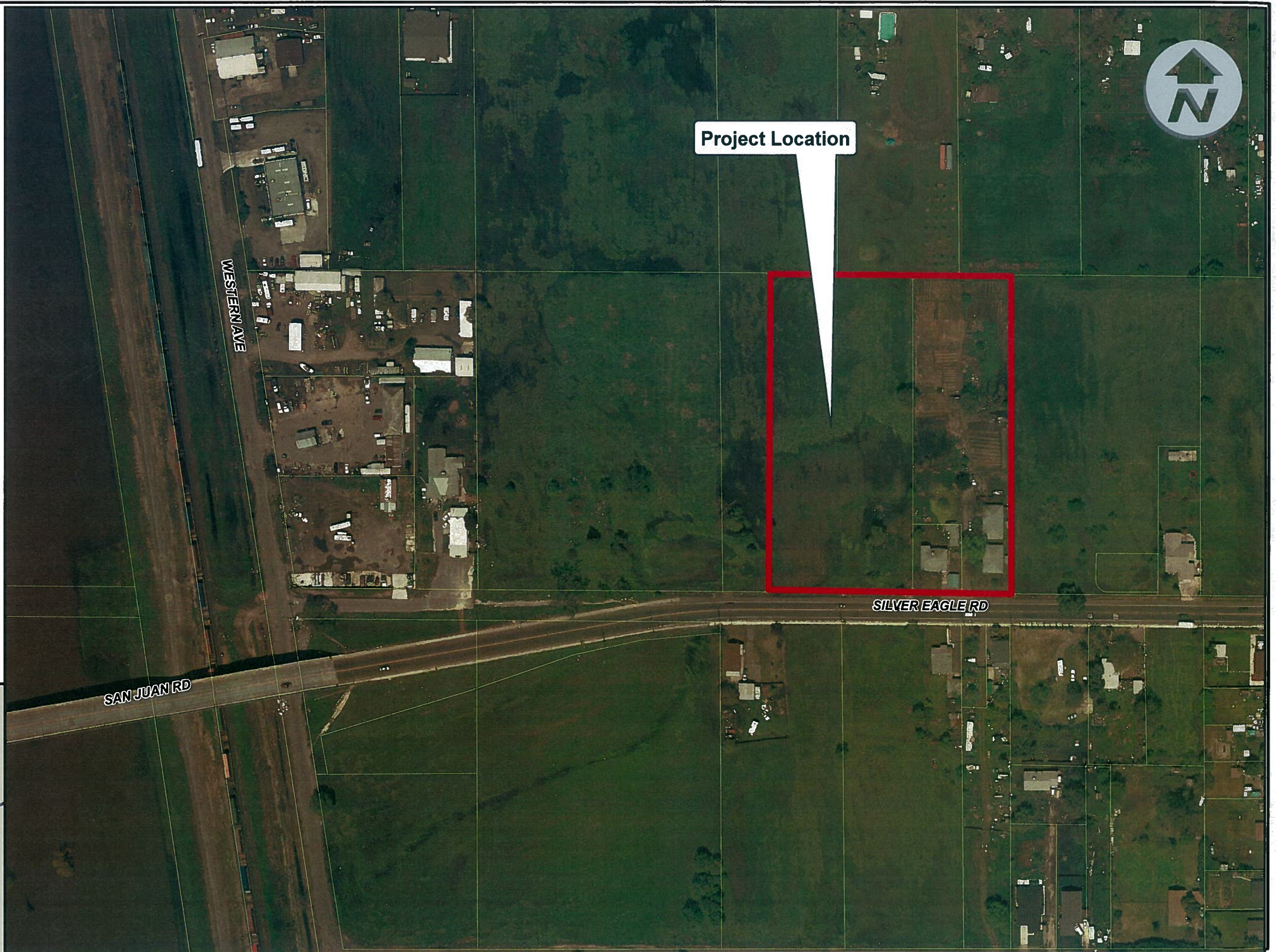
Community Development  
Department  
Planning Division

**Z09-102**  
**Silver Eagle Place TM**  
**Item: 3**  
**131 Silver Eagle Rd**  
**Planner: Elise Gumm**

**10/08/2009**

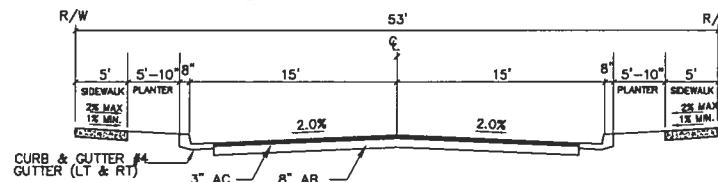


Aerial Photos from March 2006

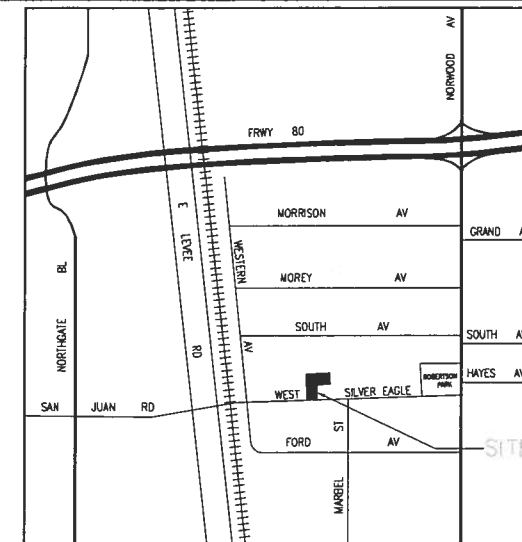


# TENTATIVE SUBDIVISION MAP OF: SILVER EAGLE PLACE

WEST SILVER EAGLE ROAD  
SACRAMENTO, CALIFORNIA



53' RIGHT OF WAY  
SILVER EAGLE PLACE DRIVE  
STA 1+00 TO 1+84.49  
N.T.S.



VICINITY MAP  
N.T.S.

**OWNER**  
LOMAREY INC.  
1010 CASS STREET SUITE B4  
MONTEREY, CA 93940  
CONTACT: PAT CORRIGAN (831) 373-2768

**APPLICANT**  
LOMAREY INC.  
1010 CASS STREET SUITE B4  
MONTEREY, CA 93940  
CONTACT: PAT CORRIGAN (831) 373-2768

**ENGINEER**  
PEABODY ENGINEERING  
1700 ALHAMBRA BLVD. SUITE 102  
SACRAMENTO, CA 95816  
CONTACT: JACK VAROZZA PH# (916) 731-6088

**LEGAL DESCRIPTION:**  
PORTION OF LOT 19 & 20, OF THE JOHNSON HEIGHTS PLAT, FILED IN COUNTY DECEMBER 20TH 1910 IN BOOK 11 OF MAPS NO. 229. ALSO BEING THE SOUTH ONE-HALF OF SECTION 3, TOWNSHIP 9 NORTH RANGE 6 EAST, M.D. FURTHER DESCRIBED AS: ALL OF THE WEST 79.20' OF SAID LOT 20 AND THE NORTH 421.5' OF THE EAST 79.20' OF SAID LOT 19.

**ASSESSOR'S PARCEL NUMBER:**  
APN: 250-0130036, 058, 061

**ZONING:**  
PRESENT: R1  
PROPOSED: R1

**LOT SIZES:**  
VARY

**NUMBER OF LOTS:**  
PRESENT: 3  
PROPOSED: 22

**AREA:**  
GROSS: 4.5 LAC  
NET: 3.48 LAC

**DENSITY:**  
4.5 ÷ 3.48 (Residential) = 4.041  
4.041 ÷ 28 = 5.4 DU/AC

**USES:**

PRESENT: VACANT LAND  
PROPOSED: RESIDENTIAL

**SOURCE OF WATER:**  
CITY OF SACRAMENTO

**FIRE DISTRICT:**  
CITY OF SACRAMENTO

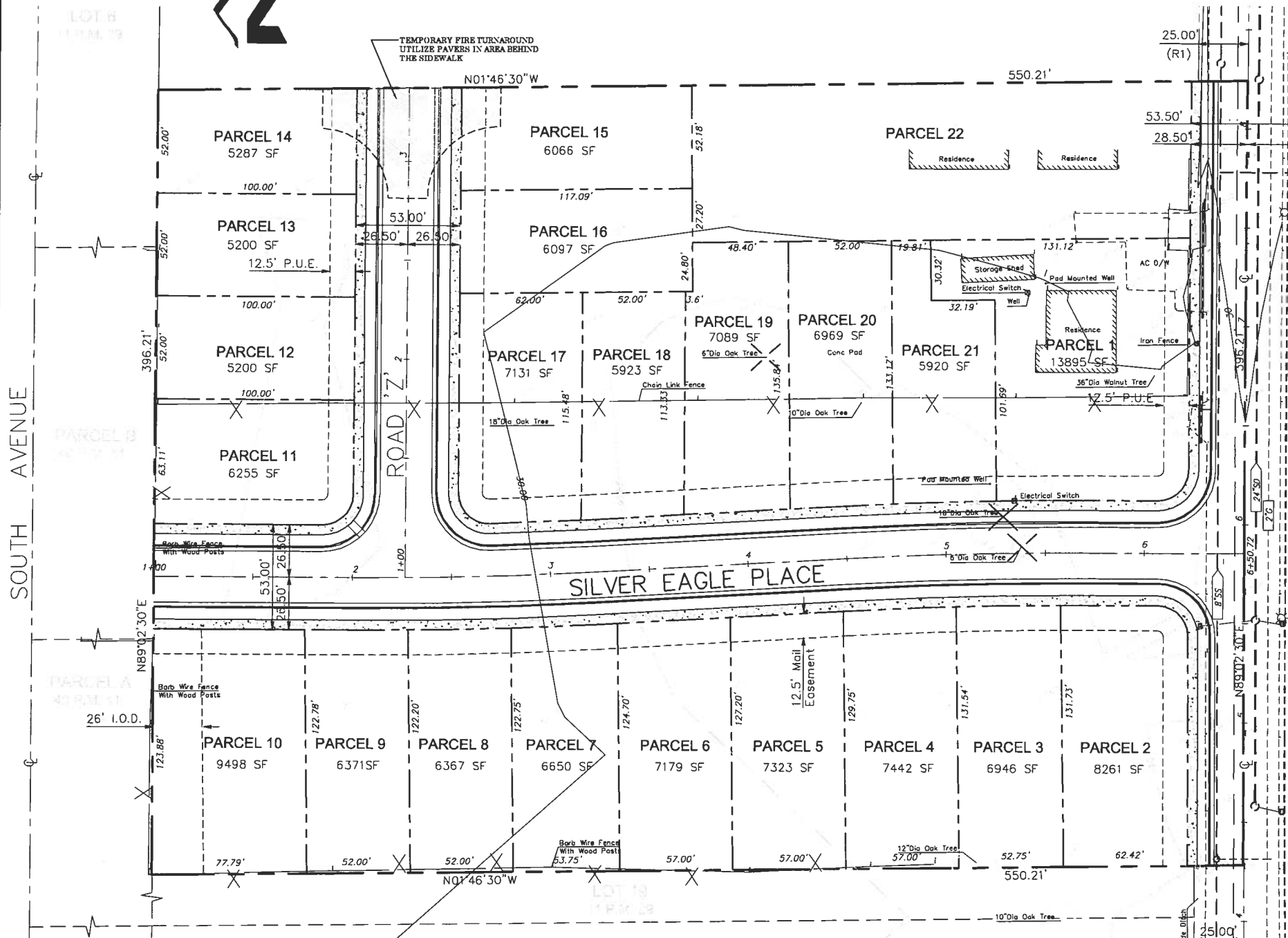
**SANITATION FACILITIES:**  
CITY OF SACRAMENTO

**DRAINAGE FACILITIES:**  
CITY OF SACRAMENTO

**IMPROVEMENT REQUIREMENTS:**  
IMPROVEMENT REQUIREMENTS AS REQUIRED BY THE CITY OF SACRAMENTO

LEGEND:	
---	BOUNDARY
○	EXIST POWER POLE
---	EXIST SEWER MAIN
---	EXIST DRAIN LINE
---	PROPOSED SEWER
---	PROPOSED STORM DRAIN
---	PROPOSED WATER
---	EXIST TREE DRIPLENE
○	EXIST STREET LIGHT
---	ROAD, CURB, GUTTER AND SIDEWALK
-150-	PROPOSED CONTOUR
-150-	EXISTING CONTOUR
---	EXISTING RETAINING WALL
---	EXISTING WOOD FENCE
---	EXISTING WIRE FENCE
---	EXISTING EDGE OF PAVEMENT
X	REMOVE TREE
---	RIGHT OF WAY

WEST SILVER EAGLE ROAD



SITE PLAN

SCALE 1"=30'



Peabody Engineering  
1700 Alhambra Blvd., Suite 102  
Sacramento, CA, 95816  
(916) 731-6088 office (916) 731-6089 fax

CONFORMANCE MAP: FOR  
LOMAREY INC.  
1010 CASS STREET SUITE B4  
MONTEREY, CA 93940

TENTATIVE MAP

DATE: 9/16/2009

SHEET  
1 / 1