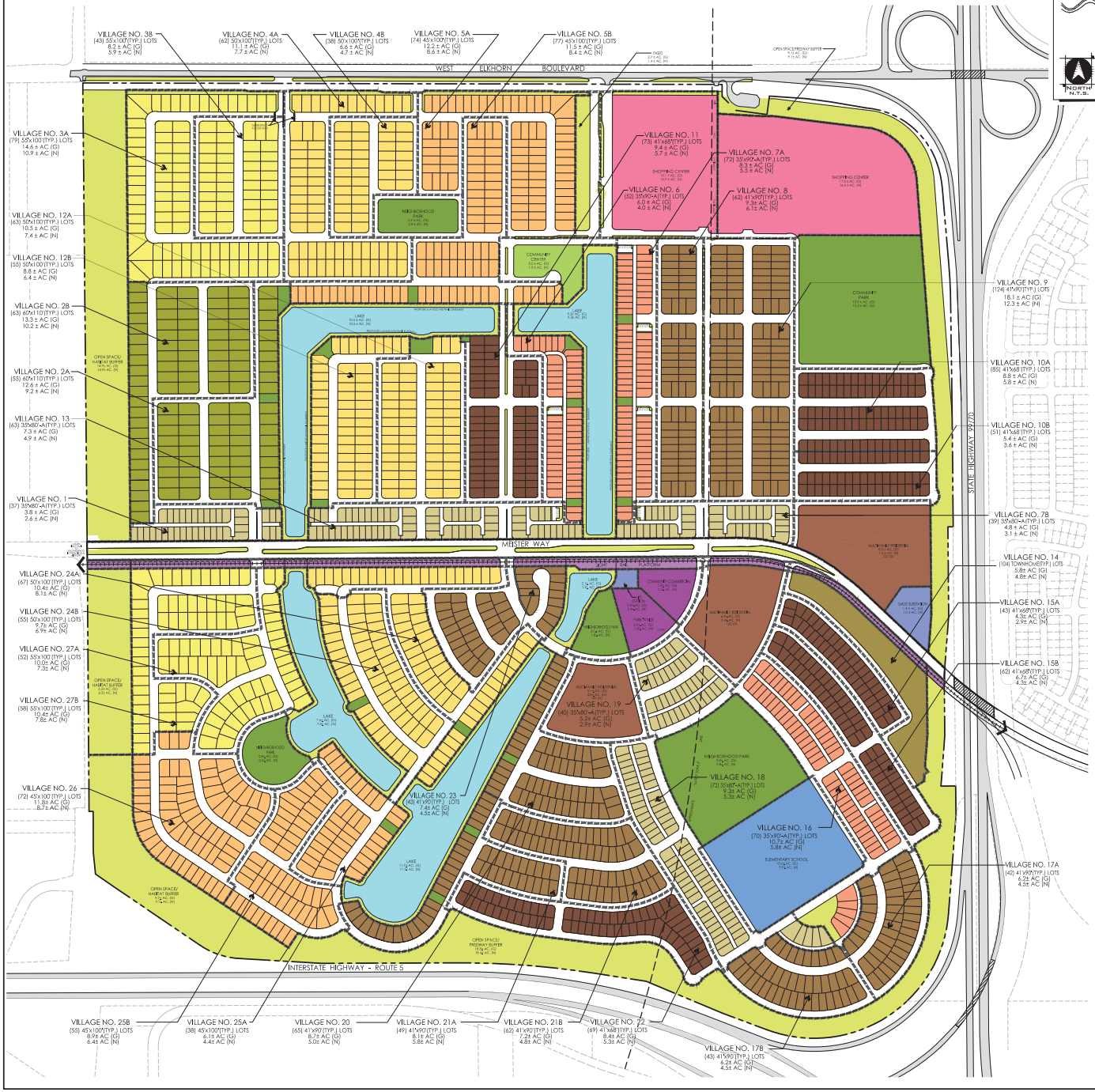
ILLUSTRATIVE LAND USE PLAN

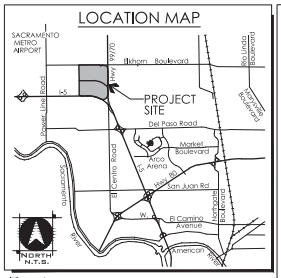
GREENBRIAR

CITY OF SACRAMENTO, CALIFORNIA

APRIL 14, 2017



LOCATION MAP



LAND USE SUMMARY - PHASE 1

(NORTH OF MEISTER WAY)

LOT NO./ VILLAGE NO.	GENERAL PLAN/ ZONING DESIGNATION	USE		ACRES GROSS	ACRES NET	UNITS	DENSITY
1	SN(R-1A)(PUD)	SINGLE FAMILY RES.	(35' x 80'-A)	3.8	2.6	37	14.2
2A	SN_(R-1)(PUD)	SINGLE FAMILY RES.	(60' x 110')	12.6	9.2	55	6.0
2B	SN(R-1)(PUD)	SINGLE FAMILY RES.	(60' x 110')	13.3	10.2	63	6.2
3A	SN(R-1)(PUD)	SINGLE FAMILY RES.	(55' x 100')	14.6	10.9	79	7.2
3B	SN(R-1)(PUD)	SINGLE FAMILY RES.	(55' x 100')	8.2	5.9	43	7.3
4A	SN(R-1A)(PUD)	SINGLE FAMILY RES.	(50' x 100')	11.1	7.7	62	8.1
4B	SN(R-1A)(PUD)	SINGLE FAMILY RES.	(50' x 100')	6.6	4.7	38	8.1
5A	SN(R-1A)(PUD)	SINGLE FAMILY RES.	(45' x 100')	12.2	8.6	74	8.6
5B	SN(R-1A)(PUD)	SINGLE FAMILY RES.	(45' x 100')	11.5	8.4	77	9.2
6	SN(R-1A)(PUD)	SINGLE FAMILY RES.	(35' x 90'-A)	6.0	4.0	52	13.0
7A	SN(R-1A)(PUD)	SINGLE FAMILY RES.	(35' x 90'-A)	8.3	5.5	72	13.1
7B	SN(R-1A)(PUD)	SINGLE FAMILY RES.	(35' x 80'-A)	4.8	3.1	39	12.8
8	SN(R-1A)(PUD)	SINGLE FAMILY RES.	(41' x 90')	9.3	6.1	62	10.2
9	SN(R-1A)(PUD)	SINGLE FAMILY RES.	(41' x 90')	18.1	12.3	124	10.1
10A	SN(R-1A)(PUD)	SINGLE FAMILY RES.	(41' x 68')	8.8	5.8	85	14.7
10B	SN(R-1A)(PUD)	SINGLE FAMILY RES.	(41' x 68')	5.4	3.6	51	14.2
11	SN(R-1A)(PUD)	SINGLE FAMILY RES.	(41' x 68')	9.4	5.7	73	12.8
12A	SN(R-1A)(PUD)	SINGLE FAMILY RES.	(50' x 100')	10.5	7.4	63	8.5
12B	SN(R-1A)(PUD)	SINGLE FAMILY RES.	(50' x 100')	8.8	6.4	55	8.6
13	SN(R-1A)(PUD)	SINGLE FAMILY RES.	(35' x 80'-A)	7.3	4.9	63	12.8
SUBTOTAL				190.6	133.0	1,267	9.5
LOT A	SN(DR-3)(PUD)	MUL TI-FAMILY RES.		8.2	7.4	222	30.0
SUBTOTAL				8.2	7.4	222	30.0
SUBTOTAL-RES.				198.8	140.4	1,489	10.6
	PR/A-OS(PUD)	COMMUNITY PARK		13.3	12.4		
	RC/SC(PUD)	REGIONAL SHOPPING CTR.		17.0	16.4		
	RC/SC(PUD)	REGIONAL SHOPPING CTR.		13.1	10.7		
	RC/SC(PUD)	PASEO		2.7	1.4		
	PR/A-OS(PUD)	NEIGHBORHOOD PARK		2.8	2.0		
		PASEO		-	0.3		
		PASEO		-	0.2		
	WA-OS(PUD)	LAKE		10.5	10.5		
	WA-OS(PUD)	LAKE		9.3	9.3		
	SN(DR-1)PUD & R-1A(PUD)	LANDSCAPE		-	0.3		
	SN(D R-1) (PUD)	SMUD SUBSTATION		1.4	1.0		
	SN, D, SN(DR-1)PUD & R-1A(PUD)	LANDSCAPE		-	1.5		
	SN(DR-1A)(PUD)	GUEST PARKING		-	0.2		
	SN(DR-1A)PUD & RC/SC(PUD)	LANDSCAPE		-	1.4		
	PR/A-OS(PUD)	OPEN SPACE/FREEWAY BUFFER		8.1	8.1		
	PR/A-OS(PUD)	OPEN SPACE/HABITAT BUFFER		14.9	14.9		
	SN(DR-1A)(PUD)	PRIVATE ALLEY		-	3.2		
	PR/A-OS(PUD)	COMMUNITY CENTER		3.2	1.9		
	SN(DR-1A)(PUD)	GUEST PARKING)		-	0.6		
SUBTOTAL				97.6	97.1		
STATE HIGHWAY 99/70 R/W DEDICATION				1.0	1.0		
ELKHORN BLVD				3.5	3.5		
MEISTER WAY				11.4	11.4		
LOCAL RESIDENTIAL STREETS				-	56.7		
SUBTOTAL-ROADS				16.5	73.2		
TOTAL-PHASE 1				312.7 AC	312.7 AC	1,489 DU	

NOTES:
1. LANDSCAPE CORRIDOR & LANDSCAPE/PEDESTRIAN ACCESS AREAS ARE INCLUDED IN GROSS AC. OF APPLICABLE VILLAGE.
2. NET ACREAGE EXCLUDES INTERNAL HIGHWAYWAYS, PARKING LOTS, PASEOS, LANDSCAPE LOTS, BRIDGE GRADING AREA, AND PRIVATE ALLEYS.

LAND USE SUMMARY - PHASE 2

(SOUTH OF MEISTER WAY)

LOT NO./ VILLAGE NO.	GENERAL PLAN/ ZONING DESIGNATION	USE		ACRES(G)	ACRES(N)	UNITS	DENSI
14	SN(DR-3)(PUD)	MULTI- FAMILY RESIDENTIAL	TOWNHOME	5.8	4.8	104	21.7
15A	SN(DR-1A)(PUD)	SINGLE FAMILY RESIDENTIAL	(41' x 68')	4.3	2.9	43	14.8
15B	SN(DR-1A)(PUD)	SINGLE FAMILY RESIDENTIAL	(41' x 68')	6.7	4.3	62	14.4
16	SN(DR-1A)(PUD)	SINGLE FAMILY RESIDENTIAL	(35' x 90' A)	10.7	5.8	70	12.1
17A	SN(DR-1A)(PUD)	SINGLE FAMILY RESIDENTIAL	(41' x 90')	6.2	4.5	42	9.3
17B	SN(DR-1A)(PUD)	SINGLE FAMILY RESIDENTIAL	(41' x 90')	6.2	4.5	43	9.6
18	SN(DR-1A)(PUD)	SINGLE FAMILY RESIDENTIAL	(35' x 80' A)	9.3	5.3	72	13.6
19	SN(DR-1A)(PUD)	SINGLE FAMILY RESIDENTIAL	(35' x 80' A)	5.2	2.9	40	13.8
20	SN(DR-1A)(PUD)	SINGLE FAMILY RESIDENTIAL	(41' x 90')	8.7	5.0	65	13.0
21A	SN(DR-1A)(PUD)	SINGLE FAMILY RESIDENTIAL	(41' x 90')	8.1	5.8	49	8.4
21B	SN(DR-1A)(PUD)	SINGLE FAMILY RESIDENTIAL	(41' x 90')	7.2	4.8	62	12.9
22	SN(DR-1A)(PUD)	SINGLE FAMILY RESIDENTIAL	(41' x 68')	8.4	5.3	69	13.0
23	SN(DR-1A)(PUD)	SINGLE FAMILY RESIDENTIAL	(41' x 90')	7.4	4.5	43	9.6
24A	SN(DR-1A)(PUD)	SINGLE FAMILY RESIDENTIAL	(50' x 100')	10.4	8.1	67	8.3
24B	SN(DR-1A)(PUD)	SINGLE FAMILY RESIDENTIAL	(50' x 100')	9.7	6.9	55	8.0
25A	SN(DR-1A)(PUD)	SINGLE FAMILY RESIDENTIAL	(45' x 100')	6.1	4.4	38	8.6
25B	SN(DR-1A)(PUD)	SINGLE FAMILY RESIDENTIAL	(45' x 100')	8.9	6.4	55	8.6
26	SN(DR-1A)(PUD)	SINGLE FAMILY RESIDENTIAL	(45' x 100')	11.8	8.7	72	8.3
27A	SN(DR-1)(PUD)	SINGLE FAMILY RESIDENTIAL	(55' x 100')	10.0	7.3	52	7.1
27B	SN(DR-1)(PUD)	SINGLE FAMILY RESIDENTIAL	(55' x 100')	10.4	7.8	58	7.4
SUBTOTAL				161.8	110.0	1,161	10.6
D	UN(DR-3A)(PUD)	MULTI-FAMILY RESIDENTIAL		5.1	4.0	144	36.0
C	UN(DR-3)(PUD)	MULTI-FAMILY RESIDENTIAL		6.4	5.4	162	30.0
SUBTOTAL				11.5	9.4	306	32.6
SUBTOTAL-RES.				173.0	119.4	1,467	12.3
	SC/C-1(PUD)	COMMUNITY COMMERCIAL		1.6	1.5		
	PR/A-OS(PUD)	NEIGHBORHOOD PARK		2.1	1.8		
	PR/A-OS(PUD)	NEIGHBORHOOD PARK		9.8	9.8		
	SN(DR-1A)(PUD)	ELEMENTARY SCHOOL		10.6	9.9		
	PR/A-OS(PUD)	NEIGHBORHOOD PARK		2.8	2.2		
	WA-OS(PUD)	LAKE		7.6	7.3		
	WA-OS(PUD)	LAKE		11.7	11.7		
	WA-OS(PUD)	LAKE		2.1	1.9		
	SN(DR-1A)(PUD)	LIGHT RAIL CORRIDOR		1.3	1.3		
	PR/A-OS(PUD)	LIGHT RAIL CORRIDOR		0.3	0.3		
	SN(DR-1)(PUD)	LIGHT RAIL CORRIDOR		0.8	0.8		
	SN(DR-1)(PUD)	LIGHT RAIL CORRIDOR		0.2	0.1		
	WA-OS(PUD)	LIGHT RAIL CORRIDOR		0.2	0.2		
	WA-OS(PUD)	LIGHT RAIL CORRIDOR		0.4	0.4		
	PR/A-OS(PUD)	LIGHT RAIL CORRIDOR		0.4	0.3		
	UN(DR-3)(PUD)	LIGHT RAIL CORRIDOR		0.6	0.3		
	SC/C-1(PUD)	LIGHT RAIL CORRIDOR		0.8	0.7		
	SN(DR-3)(PUD)	LIGHT RAIL CORRIDOR		1.0	0.9		
	SC/C-1(PUD)	PARK AND RIDE		2.0	1.8		
	SC/C-1(PUD)	SEWER LIFT STATION		0.4	0.4		
	PR/A-OS(PUD)	OPEN SPACE/HABITAT BUFFER		6.2	6.2		
	PR/A-OS(PUD)	OPEN SPACE/HABITAT BUFFER		8.7	8.7		
	PR/A-OS(PUD)	OPEN SPACE/FREEWAY BUFFER		18.5	18.4		
SUBTOTAL				91.3	88.3		
LANDSCAPE CORRIDOR/ LANDSCAPE LOTS				-	1.4		
PRIVATE DRIVES				-	2.4		
SUBTOTAL				0.0	3.8		
MEISTER WAY				0.0	0.0		
LOCAL RESIDENTIAL STREETS					52.8		
SUBTOTAL-ROADS					52.8		
TOTAL-PHASE 2				264.3 AC	264.3 AC	1,467 DU	

DWELLING UNITS BY PHASE

DWELLING UNITS BY PHASE	PHASE 1	PHASE 2	TOTAL
SF DETACHED RESIDENTIAL	1,267	1,161	2,428
MF ATTACHED RESIDENTIAL	222	306	528
	1,489 DU	1,467 DU	2,956 DU

LEGEND

RESIDENTIAL LOTS WITH SMALL LOT PRODUCT

PRODUCT	LOT SIZE
A1	35'x80'-A (TYP.)
A2	35'x90'-A (TYP.)
F1	41'x68' (TYP.)
F2	41'x90' (TYP.)

RESIDENTIAL LOTS WITH TRADITIONAL PRODUCT

PRODUCT	LOT SIZE
T.B.D.	45'x100' (TYP.)
T.B.D.	50'x100' (TYP.)
T.B.D.	55'x100' (TYP.)
T.B.D.	60'x110' (TYP.)

NORTH 0 200 400 800

WOOD RODGERS
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