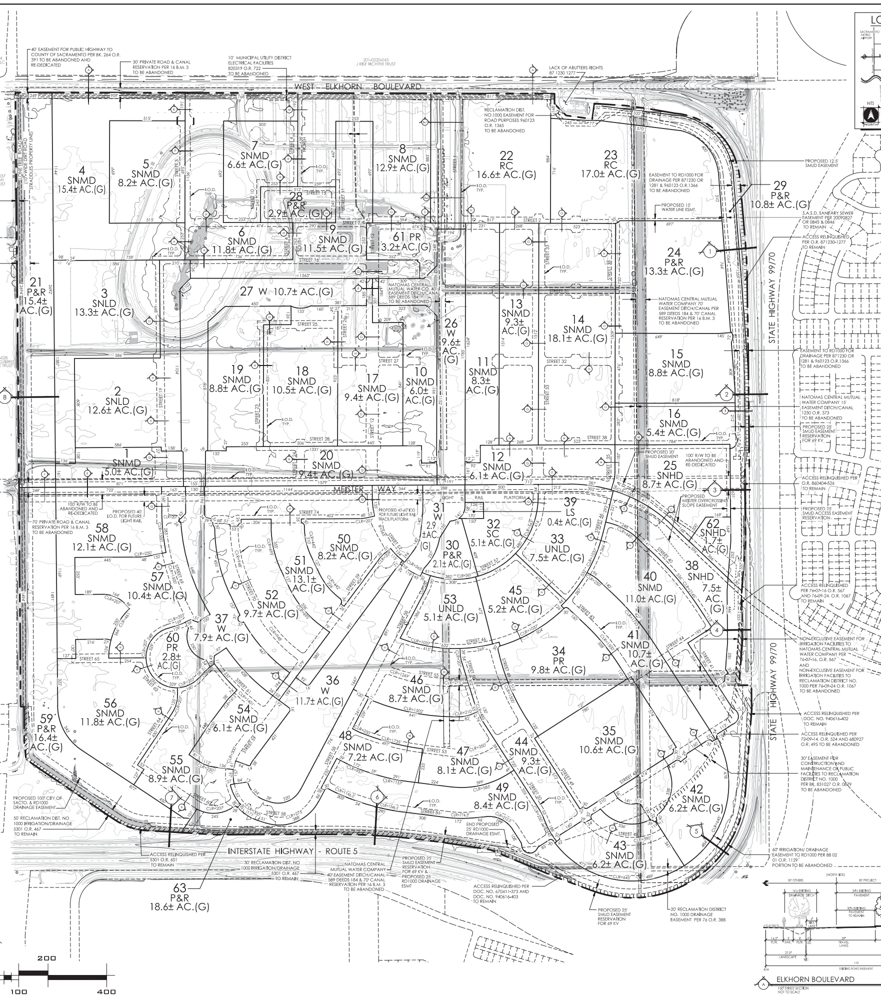
TENTATIVE MASTER PARCEL MAP

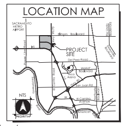
GREENBRIAR

CITY OF SACRAMENTO, CALIFORNIA

APRIL 14, 2017



LOCATION MAP



PROJECT NOTES

ASSESSOR'S PARCEL NO.
201-0300-049, -067 THRU -071, -076, -077, -079, -080,-081,-083, -085 & -087

APPLICANT
INTEGRAL COMMUNITIES
500 LA GONDA WAY, SUITE 102
DANVILLE, CA 94526
CONTACT: DREW KUSNICK
PHONE: (925) 895-1648

OWNER
GREENBRIAR PROJECT OWNER LP, A DELAWARE LIMITED PARTNERSHIP
888 SAN CLEMENTE DRIVE, SUITE 100
NEWPORT BEACH, CA 92660
CONTACT: JOHN STANEK
PHONE: (949) 720-3612

ENGINEER/PLANNER
WOOD RODGERS INC.
3301 'C' STREET, BLDG. 100B
SACRAMENTO, CA 95816
CONTACT: MARK RODGERS P.E./ STAN METTE
PHONE: (916) 341-7760

AREA
577.0 ± ACRES GROSS

NUMBER OF LOTS
63 MASTER PARCELS

EXISTING USE
VACANT

PROPOSED USE
PLANNED UNIT DEVELOPMENT

EXISTING GENERAL PLAN DESIGNATION
SNMD, SNHD, UNLD, PR, RC, SC, W

PROPOSED GENERAL PLAN DESIGNATION
SNLD, SNMD, SNHD, UNLD, PR, RC, SC, W

EXISTING ZONING DESIGNATION
R-1 (PUD), R-1A (PUD), R-2B (PUD), R-3(PUD), SC (PUD), C-1 (PUD) & A-OS (PUD)

PROPOSED ZONING DESIGNATION
R-1 (PUD), R-1A (PUD), R-2B(PUD), R-3 (PUD), R-3A (PUD), SC (PUD), C-1 (PUD) & A-OS (PUD)

PARK DISTRICT
CITY OF SACRAMENTO

FIRE PROTECTION
CITY OF SACRAMENTO

SCHOOL DISTRICT
GRANT UNION SCHOOL DISTRICT

SEWER
SACRAMENTO REGIONAL SANITATION DISTRICT

STORM DRAIN
CITY OF SACRAMENTO

WATER
CITY OF SACRAMENTO

ELECTRICITY
SMUD

GAS
PG&E

NOTES

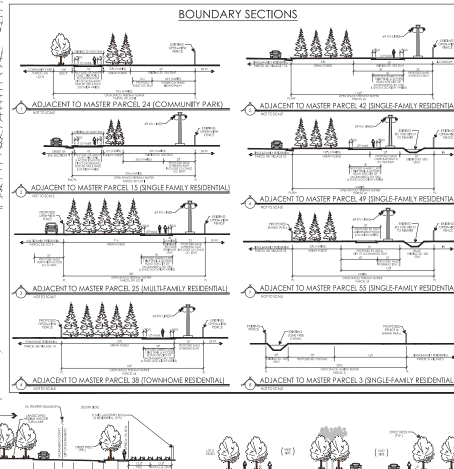
1. SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE MASTER PARCEL MAPS PURSUANT TO SECTION 66463.1(A) OF THE SUBDIVISION MAP ACT.
2. A 12.5' P.U.E. SHALL BE LOCATED ADJACENT TO ALL PUBLIC STREETS UNLESS OTHERWISE SHOWN ON THIS EXHIBIT.
3. MASTER PARCEL NUMBERING IS FOR IDENTIFICATION PURPOSES ONLY AND DOES NOT INDICATE PHASING ORDER OF DEVELOPMENT.
4. ALL EXISTING STRUCTURES TO BE REMOVED AND ALL EXISTING WELLS TO BE ABANDONED.
5. THE AERIAL TOPOGRAPHY SHOWN HEREON WAS FLOWN FEBRUARY 2000 BY TRI-STATE PHOTOGRAMMETRY.
6. PURSUANT TO SECTION 66445(j) OF THE SUBDIVISION MAP ACT, THE LAND SHOWN HEREON IS HEREBY MERGED AND RESUBDIVIDED AND THE PUBLIC EASEMENTS SHOWN ARE HEREBY ABANDONED/RELOCATED/OR TO REMAIN AS SHOWN.
7. MASTER PARCEL LINES AS SHOWN HEREON ARE SUBJECT TO CHANGE AS ACCESS, PUBLIC UTILITIES AND/OR PHASING REQUIREMENTS DICTATE.

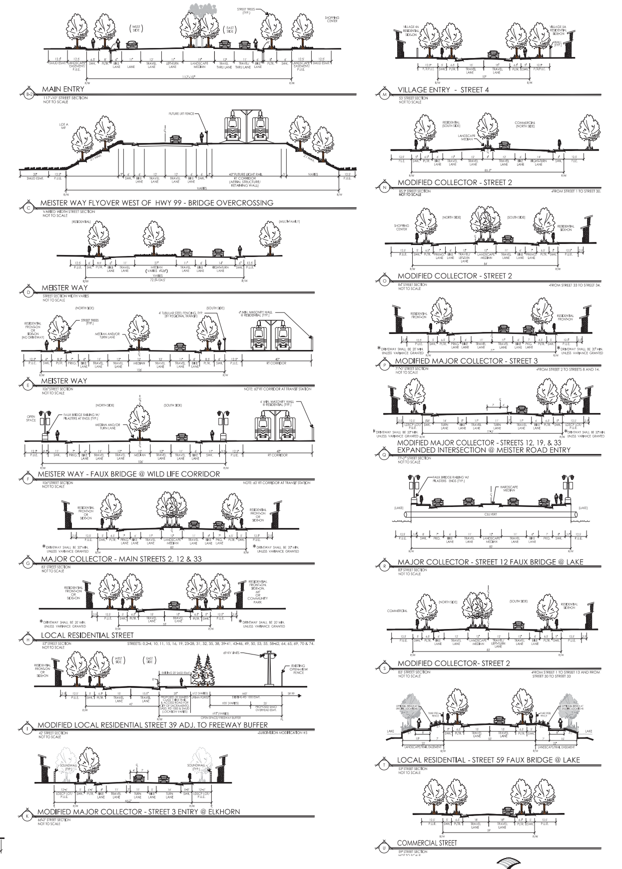
REGISTERED PROFESSIONAL ENGINEER
MARK RODGERS
No. 41540
Exp. 12-31-17
CIVIL
STATE OF CALIFORNIA

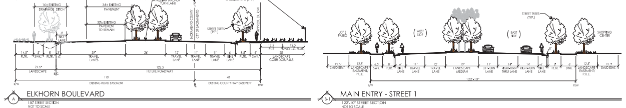
LAND USE SUMMARY

PARCEL NUMBER	GENERAL PLAN LAND USE	ZONING DESIGNATION	GROSS ACRES	USE
1	SNMD	R-1A(PUD)	5.0	SINGLE FAMILY RESIDENTIAL
2	SNLD	R-1(PUD)	12.6	SINGLE FAMILY RESIDENTIAL
3	SNLD	R-1(PUD)	13.3	SINGLE FAMILY RESIDENTIAL
4	SNMD	R-1(PUD)	15.4	SINGLE FAMILY RESIDENTIAL
5	SNMD	R-1(PUD)	8.2	SINGLE FAMILY RESIDENTIAL
6	SNMD	R-1A(PUD)	11.8	SINGLE FAMILY RESIDENTIAL
7	SNMD	R-1A(PUD)	6.6	SINGLE FAMILY RESIDENTIAL
8	SNMD	R-1A(PUD)	12.9	SINGLE FAMILY RESIDENTIAL
9	SNMD	R-1A(PUD)	11.5	SINGLE FAMILY RESIDENTIAL
10	SNMD	R-1A(PUD)	6.0	SINGLE FAMILY RESIDENTIAL
11	SNMD	R-1A(PUD)	8.3	SINGLE FAMILY RESIDENTIAL
12	SNMD	R-1A(PUD)	6.1	SINGLE FAMILY RESIDENTIAL
13	SNMD	R-1A(PUD)	9.3	SINGLE FAMILY RESIDENTIAL
14	SNMD	R-1A(PUD)	18.1	SINGLE FAMILY RESIDENTIAL
15	SNMD	R-1A(PUD)	8.8	SINGLE FAMILY RESIDENTIAL
16	SNMD	R-1A(PUD)	5.4	SINGLE FAMILY RESIDENTIAL
17	SNMD	R-1A(PUD)	9.4	SINGLE FAMILY RESIDENTIAL
18	SNMD	R-1A(PUD)	10.5	SINGLE FAMILY RESIDENTIAL
19	SNMD	R-1A(PUD)	8.8	SINGLE FAMILY RESIDENTIAL
20	SNMD	R-1A(PUD)	9.4	SINGLE FAMILY RESIDENTIAL
21	PR	A-OS(PUD)	15.4	OPEN SPACE HABITAT BUFFER
22	RC	SC(PUD)	16.6	REGIONAL SHOPPING CENTER
23	RC	SC(PUD)	17.0	REGIONAL SHOPPING CENTER
24	PR	A-OS(PUD)	13.3	COMMUNITY PARK
25	SNHD	R-3(PUD)	8.7	MULTI-FAMILY RESIDENTIAL
26	W	A-OS(PUD)	9.6	LAKE
27	W	A-OS(PUD)	10.7	LAKE
28	PR	A-OS(PUD)	2.9	PARK
29	PR	A-OS(PUD)	10.8	OPEN SPACE/FREEWAY BUFFER
30	PR	A-OS(PUD)	2.1	PARK
31	W	A-OS(PUD)	2.9	LAKE
32	SC	C-1(PUD)	5.1	SHOPPING CENTER
33	UNLD	R-3(PUD)	7.5	MULTI-FAMILY RESIDENTIAL
34	PR	A-OS(PUD)	9.8	NEIGHBORHOOD PARK
35	SNMD	R-1A(PUD)	10.6	ELEMENTARY SCHOOL
36	W	A-OS(PUD)	11.7	LAKE
37	W	A-OS(PUD)	7.9	LAKE
38	SNHD	R-2B(PUD)	7.5	TOWNHOME RESIDENTIAL
39	LS	C-1(PUD)	0.4	SEWER LIFT STATION
40	SNMD	R-1A(PUD)	11.0	SINGLE FAMILY RESIDENTIAL
41	SNMD	R-1A(PUD)	10.7	SINGLE FAMILY RESIDENTIAL
42	SNMD	R-1A(PUD)	6.2	SINGLE FAMILY RESIDENTIAL
43	SNMD	R-1A(PUD)	6.2	SINGLE FAMILY RESIDENTIAL
44	SNMD	R-1A(PUD)	9.3	SINGLE FAMILY RESIDENTIAL
45	SNMD	R-1A(PUD)	5.2	SINGLE FAMILY RESIDENTIAL
46	SNMD	R-1A(PUD)	8.7	SINGLE FAMILY RESIDENTIAL
47	SNMD	R-1A(PUD)	8.1	SINGLE FAMILY RESIDENTIAL
48	SNMD	R-1A(PUD)	7.2	SINGLE FAMILY RESIDENTIAL
49	SNMD	R-1A(PUD)	8.4	SINGLE FAMILY RESIDENTIAL
50	SNMD	R-1A(PUD)	8.2	SINGLE FAMILY RESIDENTIAL
51	SNMD	R-1A(PUD)	13.1	SINGLE FAMILY RESIDENTIAL
52	SNMD	R-1A(PUD)	9.7	SINGLE FAMILY RESIDENTIAL
53	UNLD	R-3A(PUD)	5.1	MULTI-FAMILY RESIDENTIAL
54	SNMD	R-1A(PUD)	6.1	SINGLE FAMILY RESIDENTIAL
55	SNMD	R-1A(PUD)	8.9	SINGLE FAMILY RESIDENTIAL
56	SNMD	R-1A(PUD)	11.8	SINGLE FAMILY RESIDENTIAL
57	SNMD	R-1(PUD)	10.4	SINGLE FAMILY RESIDENTIAL
58	SNMD	R-1(PUD)	12.1	SINGLE FAMILY RESIDENTIAL
59	PR	A-OS(PUD)	16.4	OPEN SPACE/FREEWAY BUFFER
60	PR	A-OS(PUD)	2.8	PARK
61	PR	A-OS (PUD)	3.2	COMMUNITY CENTER
62	SNHD	R-3(PUD)	1.7	SMUD SUBSTATION
63	PR	A-OS(PUD)	18.6	OPEN SPACE/FREEWAY BUFFER
TOTAL			577.0	ACRES

BOUNDARY SECTIONS







NOTE: STREET SECTIONS J & L PERTAIN TO PHASE ONE TENTATIVE SUBDIVISION MAP AND ARE NOT SHOWN ON THIS EXHIBIT.

WOOD RODGERS
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