TENTATIVE SUBDIVISION MAP
FOR
CONDOMINIUM PURPOSES
FOR
MAP # 5185

LEGAL DESCRIPTION
Bounded on the N by the West Sacramento Geodetic Control Survey;
on the W by 1993 STATION A14-01, Traverse 30639 Line 0066000;
on the S by 1993 STATION A14-01, Traverse 30639 Line 0066000;
and on the E by 1993 STATION A14-01, Traverse 30639 Line 0066000;
Being described as a portion of the City of West Sacramento, County of Yolo, State of California.

CONDOMINIUM NOTE
Parcels 1, 3, 5 are for Condominium purposes.
Condominium units at 9 Commercial Condominium Units will be developed under separate instrument.

ZONING & SETBACK
The subject parcel is currently zoned "WF" - Waterfront Commercial.
Per the City of West Sacramento:
MIN. FRONTAGE REQUIREMENT - 150 FT.
MIN. SIDEWALK REQUIREMENT - 150 FT.
MAX. HEIGHT - 250 FT.
MAX. AREA - 37,200 SQ. FT.
MIN. FRONT SETBACK - 250 FT.
MIN. SIDEWALK SETBACK - 150 FT.
MIN. EASEMENT SETBACK - 150 FT.

FLOOD ZONE DESIGNATION
The property is located within Flood Zone "X" - SHADE VALUES FOR FLOOD INSURANCE RATE MAP NO. SAC-S-700-125-01, DATED JANUARY 31, 1993. The property is not located in special flood hazard areas of 100-year flood with average depths of less than one foot or in non-special flood hazard areas less than one foot deep and areas protected by means other than flood hazard.
TENTATIVE SUBDIVISION MAP
FOR
CONDOMINIUM PURPOSES
FOR
RIVER ONE

TOPOGRAPHIC SURVEY W/ EXISTING UTILITY INFO.
NOTE: TOPOGRAPHIC SURVEY COMPLETED BY PROVIA ON JUNE 8, 2011.
CONTINUE IN reverse. 1" = 100'
This drawing may have been enlarged or reduced.

1 inch = 30 feet

PARCEL 1
PARCEL 2
PARCEL 3
PARCEL 4
PARCEL 5

RIVERFRONT ST.
3RD. ST.
TOWER BRIDGE GATEWAY

RIVER ONE AT 3RD. ST. AND TOWER BRIDGE GATEWAY

WARREN CONSULTING ENGINEERS, INC.
1117 WINDFIELD WAY, SUITE 110
EL DORADO HILLS, CA 95672 (916)985-1870

GRADING EXHIBIT

WEST SACRAMENTO, CALIFORNIA

GRAPHIC SCALE

NGVD 29

M.P. A.P.N. 36.23

1471 1

"BRASS DISK STAMPED: CITY OF WEST SACRAMENTO GEODETIC CONTROL SURVEY STATION A14-01, RCE 30639, 1993. LOCATED IN A STD. MONUMENT BOX ALONG THE TOP OF BANK OF THE WESTERLY SHORE OF THE SACRAMENTO RIVER, APPROX. 560' NORTH OF WEST CAPITOL AVE."

