EXISTING LEGAL DESCRIPTION:

BEING LOTS 4, 5, 10, AND 11 OF "MIDLAND SUBDIVISION" FILED IN THE OFFICE OF THE RECORDER OF YOLO COUNTY, CALIFORNIA, IN BOOK 2 OF MAPS, PAGE 75, AND BEING LOTS 82 AND 83 OF "BOULEVARD SUBDIVISION", FILED IN THE RECORDER OF BOOK YOLO COUNTY, IN BOOK 2 OF MAPS, MAP NO. 70.

SHEET INDEX
SHEET 1. TENTATIVE SUBDIVISION MAP NORTHERLY PORTION
SHEET 2. TENTATIVE SUBDIVISION MAP SOUTHERLY PORTION
SHEET 3. STREET CROSS SECTION

0 30 60 120
SCALE 1"=60'

APN: 045-260-008, 009, 010
045-270-001, 002

OWNER: RBS HOLDINGS, LLC
C/O: RYAN HOOPER
1730 I STREET, SUITE 220
SACRAMENTO, CA 95811
TEL: (916) 443-6956
EMAIL: INFO@THATCHLAW.COM

APPLICANT/ENGINEER: JTS ENGINEERING CONSULTANTS INC.
1808 J STREET
SACRAMENTO, CA 95814
TEL: (916) 441-6708
FAX: (916) 441-5336
CONTACT: JAVED T. SIDDIQUI, P.E.
EMAIL: javed.siddiqui@jtsengineering.com

PROJECT ADDRESS: 3425 MARSHALL ROAD
WEST SACRAMENTO, CA 95691

SCHOOL DISTRICT: WASHINGTON UNIFIED

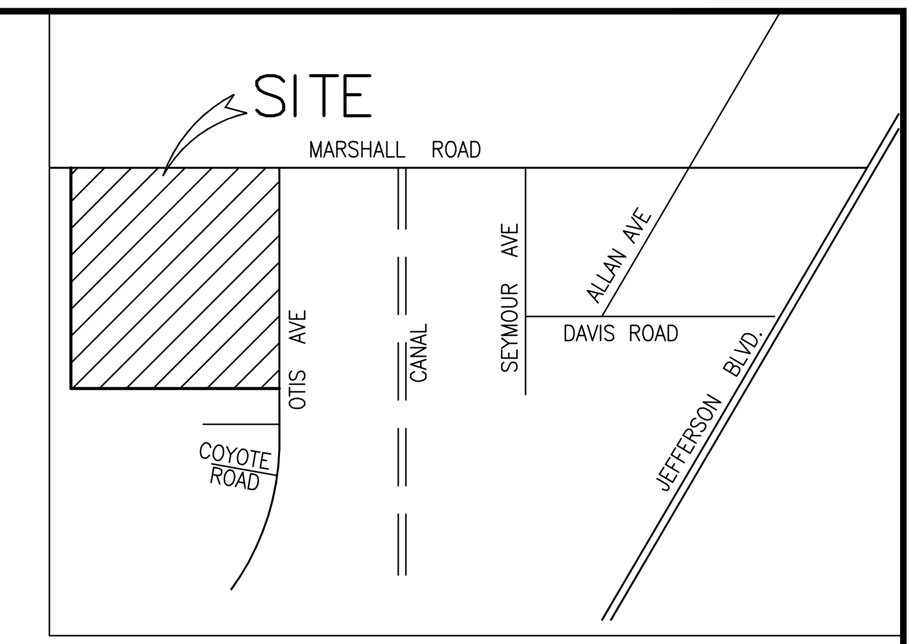
	EXISTING	PROPOSED
ZONING:	R-E	R-1A
USE:	RESIDENTIAL	NO CHANGE
PARCELS:	1	272 TOTAL LOTS 259: RESIDENTIAL LOTS 1: DETENTION BASIN: LOT A 1: PARK AMENITIES: LOT B 1: PARKLET: LOTS C 10: LANDSCAPE LOTS: LOT L-1 THRU L-10
SUBDIVISION AREA:	(GROSS) 60.0±AC	GROSS SUBDIVISION AREA: 60.0± ACRES NET SUBDIVISION AREA: 41.6± ACRES (EXCLUDING PUBLIC ROAD R/W)

REQUEST:

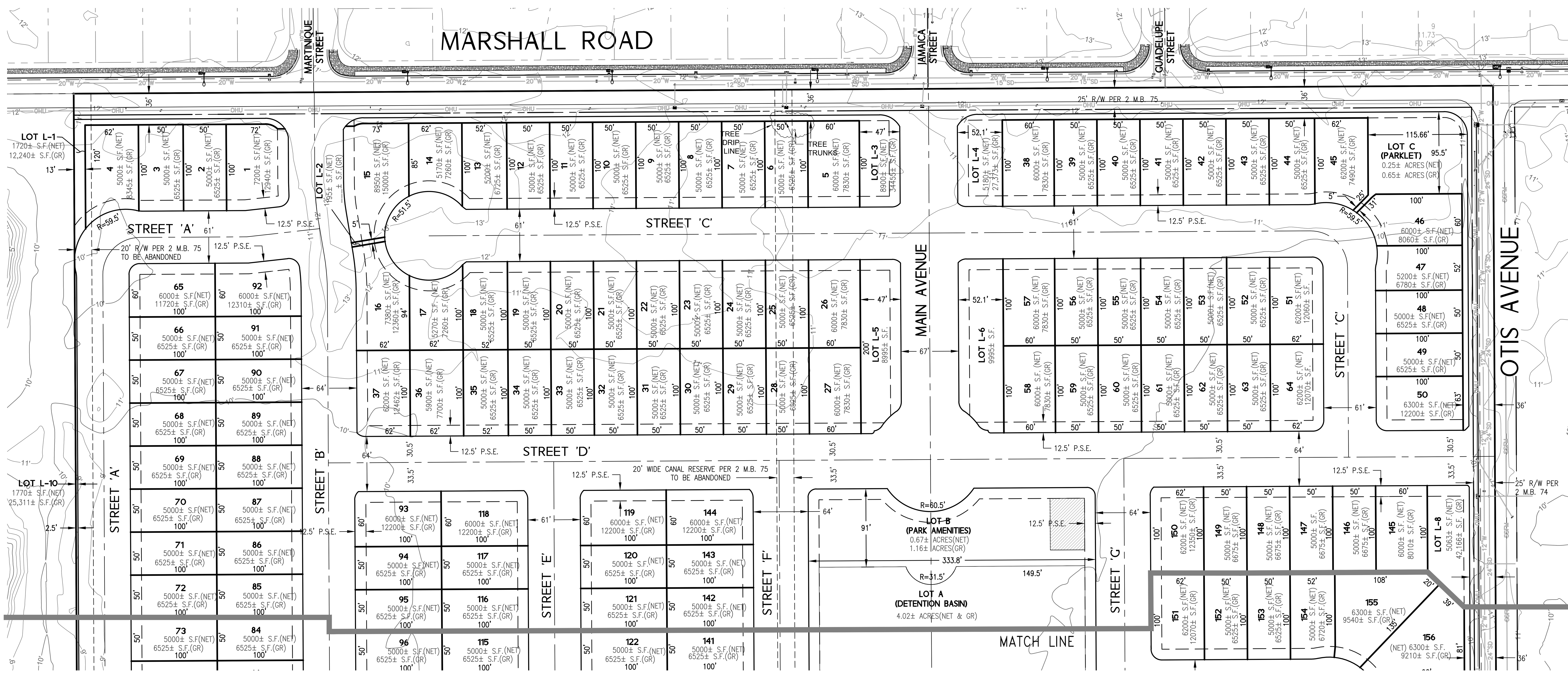
1. ENTITLEMENTS TO SUBDIVIDE AN EXISTING PARCEL INTO TWO HUNDRED FIFTY NINE RESIDENTIAL LOTS AND 13 OPEN SPACE LOTS.
2. REQUEST TO ABANDON THE FOLLOWING EASEMENTS PERSUANT TO SECTION 66499.201/2 OF GOVERNMENT CODE:
   1) GOODELL AVENUE WITHIN THE LOTS 4 & 11 AS SHOWN ON 2 M.B. 75; AND WITHIN LOT 82 AS SHOWN ON 2 M.B. 74
   2) 20 FEET WIDE CANAL RESERVE WITHIN LOTS 10 & 11 AND 4 & 5 AS SHOWN ON 2 M.B. 75; AND WITHIN LOTS 82 & 83 OF 2 M.B. 74

UTILITY CONTACTS

TELEPHONE	AT&T		(916) 453-7017
GAS	PG&E	DON HENDRICKS	(916) 386-5469
ELECTRICITY	PG&E	DON HENDRICKS	(916) 386-5469
WATER	CITY OF WEST SACRAMENTO		(916) 617-4645
CABLE	CHARTER COMMUNICATIONS		(916) 372-3030
DRAINAGE	CITY OF WEST SACRAMENTO		(916) 617-4645
SEWER	CITY OF WEST SACRAMENTO		(916) 617-4645
FIRE	CITY OF WEST SACRAMENTO		(916) 617-4600
UNDERGROUND SERVICE ALERT	UNDERGROUND SERVICE ALERT		(800) 227-2600



VICINITY MAP (NO SCALE)



SEE SHEET 2

LEGEND

- MANHOLE
- DRAIN INLET
- WATER LINE — 20"W
- DRAIN LINE — 24"SD
- SEWER LINE — SSFM
- FIRE HYDRANT
- WATER VALVE
- STREET LIGHT BOX — SL
- SEWER CLEAN OUT
- WATER METER — M
- SPOT ELEVATION — +999.900
- CONCRETE CURB
- PULL BOX
- UTILITY POLE
- OVER HEAD WIRE — OHU
- UTILITY POLE W/GUY
- PUBLIC STREET LIGHT
- WOODEN FENCE
- IRON FENCE
- GUARD POST
- VAULT
- TRANSFORMER
- TREE
- LIGHTPOST
- P.S.E. — PUBLIC SERVICE EASEMENT

BENCHMARK ELEV. ________ FIELD BOOK NO.____ PG.____	JTS ENGINEERING CONSULTANTS, INC. 1808 J STREET SACRAMENTO CALIFORNIA 95811 (916) 441-6708	DESIGNED: N/A DRAWN: FMA CHECKED: JTS/Amin SUBMITTED: JAVED T. SIDDIQUI, P.E. RCE: 25924	SCALE: 1"=60'	REGISTERED PROFESSIONAL ENGINEER JAVED T. SIDDIQUI No.25924 CIVIL STATE OF CALIFORNIA	NO / DATE / REVISION / APPROVAL / BY

TENTATIVE SUBDIVISION MAP, MAP # 5257

BRAR FARMS

3425 MARSHALL ROAD

CITY OF WEST SACRAMENTO APN: 045-260-008, 009, 010 AND 045-270-001, 002 CALIFORNIA

X-REF:

DATE: 12/20/2024
SHEET 1 OF 2
JOB NO: 2024-047

BENCHMARK ELEV. ________

FIELD BOOK NO.____ PG.____

JTS ENGINEERING CONSULTANTS, INC.
1808 J STREET
SACRAMENTO CALIFORNIA 95811 (916) 441-6708

DESIGNED:	N/A
DRAWN:	FMA
CHECKED:	JTS/Amin
SUBMITTED:	JAVED T. SIDDIQUI, P.E.
RCE:	25924
SCALE:	1"=60'

REGISTERED PROFESSIONAL ENGINEER
JAVED T. SIDDIQUI
No.25924
CIVIL
STATE OF CALIFORNIA

NO	DATE	REVISION	APPROVAL	BY

TENTATIVE SUBDIVISION MAP, MAP # 5257

BRAR FARMS

3425 MARSHALL ROAD

CITY OF WEST SACRAMENTO APN: 045-260-008, 009, 010 AND 045-270-001, 002 CALIFORNIA

DATE: 11/21/2024

SHEET 2 OF 2

JOB NO: 2024-047