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

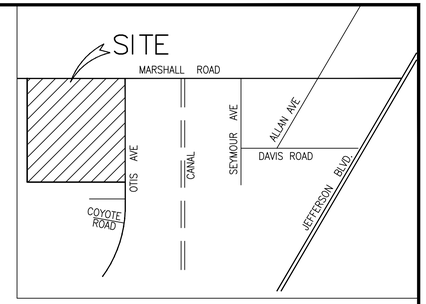
259: RESIDENTIAL LOTS
1: DETENTION BASIN: LOT A
1: PARK AMENITIES: LOT B
1: PARKLET: LOTS C
10: LANDSCAPE LOTS: LOT L-1 THRU L-10

SUBDIVISION AREA: (GROSS) 60.0±AC
GROSS SUBDIVISION AREA: 60.0± ACRES
NET SUBDIVISION AREA: 41.6± ACRES
(EXCLUDING PUBLIC ROAD R/W)

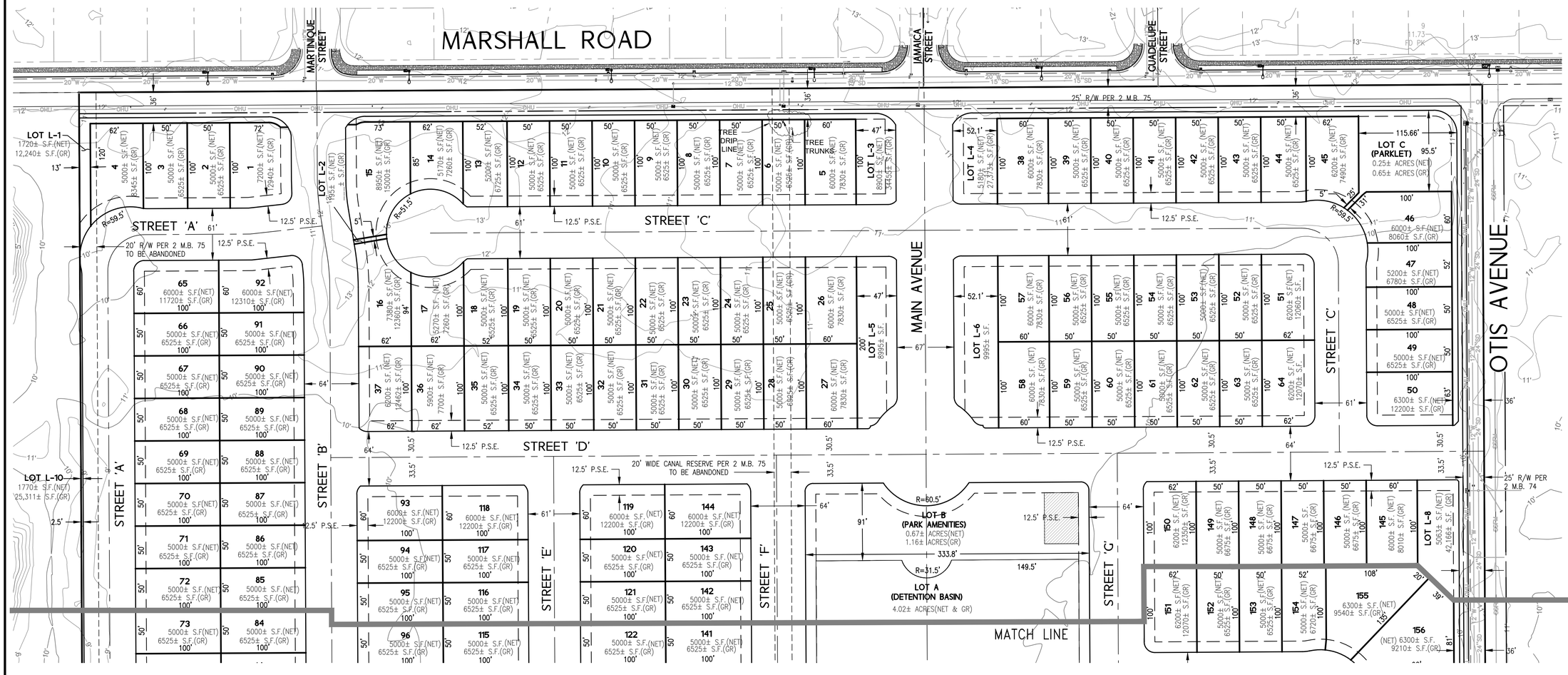
REQUEST:

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 — E
- 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

SEE SHEET 1

MATCH LINE

STREET 'A'

STREET 'B'

STREET 'E'

STREET 'F'

STREET 'G'

STREET 'H'

STREET 'I'

OTIS AVENUE

LOT L-10
1770± S.F.(NET)
25,311± S.F.(GR)

LOT L-9
2520± S.F.(NET)
6755± S.F.(GR)

LOT L-7
0.42± ACRES(NET)
1.62± ACRES(GR)

LOT A
(DETENSION BASIN)
4.02± ACRES(NET & GR)

20' WIDE CANAL RESERVE PER 2 M.B. 75 TO BE ABANDONED

20' R/W PER 2 M.B. 75 TO BE ABANDONED

20' WIDE CANAL RESERVE PER 2 M.B. 74 TO BE ABANDONED

20' CANAL RESERVE PER 2 M.B. 74 TO BE ABANDONED

72 5000± S.F.(NET) 6525± S.F.(GR) 100'
73 5000± S.F.(NET) 6525± S.F.(GR) 100'
74 5000± S.F.(NET) GROSS: 6,525± S.F. 100'
75 5000± S.F.(NET) GROSS: 6,525± S.F. 100'
76 5000± S.F.(NET) GROSS: 6,525± S.F. 100'
77 5000± S.F.(NET) GROSS: 6,525± S.F. 100'
78 6000± S.F.(NET) GROSS: 11,806± S.F. 100'
79 6000± S.F.(NET) GROSS: 12,202± S.F. 100'
85 5000± S.F.(NET) 6525± S.F.(GR) 100'
84 5000± S.F.(NET) 6525± S.F.(GR) 100'
83 5000± S.F.(NET) 6525± S.F.(GR) 100'
82 5000± S.F.(NET) 6525± S.F.(GR) 100'
81 5000± S.F.(NET) 6525± S.F.(GR) 100'
80 5000± S.F.(NET) 6525± S.F.(GR) 100'

95 5000± S.F.(NET) 6525± S.F.(GR) 100'
96 5000± S.F.(NET) 6525± S.F.(GR) 100'
97 5000± S.F.(NET) 6525± S.F.(GR) 100'
98 5000± S.F.(NET) 6525± S.F.(GR) 100'
99 5000± S.F.(NET) 6525± S.F.(GR) 100'
100 5000± S.F.(NET) 6525± S.F.(GR) 100'
101 5000± S.F.(NET) 6525± S.F.(GR) 100'
102 5000± S.F.(NET) 6525± S.F.(GR) 100'
103 5000± S.F.(NET) 6525± S.F.(GR) 100'
104 5000± S.F.(NET) 6525± S.F.(GR) 100'
105 6000± S.F. 11810± S.F. (GR) 100'
116 5000± S.F.(NET) 6525± S.F.(GR) 100'
115 5000± S.F.(NET) 6525± S.F.(GR) 100'
114 5000± S.F.(NET) 6525± S.F.(GR) 100'
113 5000± S.F.(NET) 6525± S.F.(GR) 100'
112 5000± S.F.(NET) 6525± S.F.(GR) 100'
111 5000± S.F.(NET) 6525± S.F.(GR) 100'
110 5000± S.F.(NET) 6525± S.F.(GR) 100'
109 5000± S.F.(NET) 6525± S.F.(GR) 100'
108 5000± S.F.(NET) 6525± S.F.(GR) 100'
107 5000± S.F.(NET) 6525± S.F.(GR) 100'
106 6000± S.F. 11810± S.F. (GR) 100'

121 5000± S.F.(NET) 6525± S.F.(GR) 100'
122 5000± S.F.(NET) 6525± S.F.(GR) 100'
123 5000± S.F.(NET) GROSS: 6,525± S.F. 100'
124 5000± S.F.(NET) 6525± S.F.(GR) 100'
125 5000± S.F.(NET) 6525± S.F.(GR) 100'
126 5000± S.F.(NET) 6525± S.F.(GR) 100'
127 5000± S.F.(NET) 6525± S.F.(GR) 100'
128 5000± S.F.(NET) 6525± S.F.(GR) 100'
129 5000± S.F.(NET) 6525± S.F.(GR) 100'
130 5000± S.F.(NET) 6525± S.F.(GR) 100'
131 6000± S.F.(NET) 11810± S.F. (GR) 100'
142 5000± S.F.(NET) 6525± S.F.(GR) 100'
141 5000± S.F.(NET) 6525± S.F.(GR) 100'
140 5000± S.F.(NET) GROSS: 6,525± S.F. 100'
139 5000± S.F.(NET) 6525± S.F.(GR) 100'
138 5000± S.F.(NET) 6525± S.F.(GR) 100'
137 5000± S.F.(NET) 6525± S.F.(GR) 100'
136 5000± S.F.(NET) 6525± S.F.(GR) 100'
135 5000± S.F.(NET) 6525± S.F.(GR) 100'
134 5000± S.F.(NET) 6525± S.F.(GR) 100'
133 5000± S.F.(NET) 6525± S.F.(GR) 100'
132 6000± S.F.(NET) 11810± S.F. (GR) 100'

151 6200± S.F.(NET) 12070± S.F.(GR) 100'
152 5000± S.F.(NET) 6525± S.F.(GR) 100'
153 5000± S.F.(NET) 6525± S.F.(GR) 100'
154 5000± S.F.(NET) 6720± S.F.(GR) 100'
155 6300± S.F. (NET) 9540± S.F.(GR) 135'
156 (NET) 6300± S.F. 9210± S.F.(GR) 81'
157 5190± S.F.(NET) 6380± S.F.(GR) 100'
158 5200± S.F.(NET) 6786± S.F.(GR) 100'
159 5000± S.F.(NET) 6525± S.F.(GR) 100'
160 5000± S.F.(NET) 6525± S.F.(GR) 100'
161 5000± S.F.(NET) 6525± S.F.(GR) 100'
162 5000± S.F.(NET) 6525± S.F.(GR) 100'
163 5000± S.F.(NET) 6525± S.F.(GR) 100'
164 5000± S.F.(NET) 6525± S.F.(GR) 100'
165 5000± S.F.(NET) 6525± S.F.(GR) 100'
166 5000± S.F.(NET) 6525± S.F.(GR) 100'
167 5000± S.F.(NET) 6525± S.F.(GR) 100'
168 5000± S.F.(NET) 6525± S.F.(GR) 100'
169 5000± S.F.(NET) 6525± S.F.(GR) 100'
170 6000± S.F. (NET) 12070± S.F.(GR) 100'

187 6000± S.F.(NET) 11810± S.F.(GR) 100'
188 6000± S.F.(NET) 11810± S.F.(GR) 100'
186 5000± S.F.(NET) 6525± S.F.(GR) 100'
189 5000± S.F.(NET) 6525± S.F.(GR) 100'
185 5000± S.F.(NET) 6525± S.F.(GR) 100'
190 5000± S.F.(NET) 6525± S.F.(GR) 100'
184 5000± S.F.(NET) 6525± S.F.(GR) 100'
191 5000± S.F.(NET) 6525± S.F.(GR) 100'
183 5000± S.F.(NET) 6525± S.F.(GR) 100'
192 5000± S.F.(NET) 6525± S.F.(GR) 100'
182 5000± S.F.(NET) 6525± S.F.(GR) 100'
193 5000± S.F.(NET) 6525± S.F.(GR) 100'
181 5000± S.F.(NET) 6525± S.F.(GR) 100'
194 5000± S.F.(NET) 6525± S.F.(GR) 100'
180 5200± S.F.(NET) 6786± S.F.(GR) 100'
195 5200± S.F.(NET) 6786± S.F.(GR) 100'
179 11200± S.F.(NET) 12515± S.F.(GR) 162'
196 5400± S.F.(NET) 7047± S.F.(GR) 100'
197 5400± S.F.(NET) 7047± S.F.(GR) 100'
198 5400± S.F.(NET) 7047± S.F.(GR) 100'
178 9400± S.F. (NET) 10390± S.F.(GR) 137'

171 6500± S.F.(NET) 12562± S.F.(GR) 100'
172 5000± S.F.(NET) 6525± S.F.(GR) 100'
173 5000± S.F.(NET) 6525± S.F.(GR) 100'
174 5000± S.F.(NET) 6525± S.F.(GR) 100'
175 5000± S.F.(NET) 6525± S.F.(GR) 100'
176 5000± S.F.(NET) 6525± S.F.(GR) 100'
177 5000± S.F.(NET) 6525± S.F.(GR) 100'
208 7000± S.F.(NET) 13000± S.F.(GR) 100'
207 6000± S.F.(NET) 7525± S.F.(GR) 100'
206 6000± S.F.(NET) 7525± S.F.(GR) 100'
205 6000± S.F.(NET) 7525± S.F.(GR) 100'
204 6000± S.F.(NET) 7525± S.F.(GR) 100'
203 6000± S.F.(NET) 7525± S.F.(GR) 100'
202 6000± S.F.(NET) 7525± S.F.(GR) 100'
201 6000± S.F. 7525± S.F.(GR) 100'
200 5000± S.F.(NET) 6525± S.F.(GR) 100'
199 6200± S.F.(NET) 12070± S.F.(GR) 100'

223 9240± S.F. (NET) GROSS: 11,232± S.F. 73'
222 7200± S.F. (NET) GROSS: 9,030± S.F. 120' 60'
221 7200± S.F. (NET) GROSS: 9,030± S.F. 120' 60'
220 8400± S.F.(NET) GROSS: 15,200± S.F. 120' 70'
224 (NET) 10300± S.F. GROSS: 12,357± S.F. 128'
225 (NET) 7200± S.F. GROSS: 9,097± S.F. 120'
226 (NET) 7200± S.F. GROSS: 9,030± S.F. 120'
227 (NET) 7200± S.F. GROSS: 9,030± S.F. 120'
228 (NET) 7200± S.F. GROSS: 9,073± S.F. 120'
229 (NET) 14500± S.F. GROSS: 15,864± S.F. 177'
230 (NET) 13900± S.F. GROSS: 15,181± S.F. 118'

209 6000± S.F.(NET) GROSS: 12,782± S.F. 100'
210 6000± S.F.(NET) GROSS: 7,830± S.F. 100'
211 6000± S.F.(NET) GROSS: 7,830± S.F. 100'
212 6000± S.F.(NET) GROSS: 7,830± S.F. 100'
213 6800± S.F.(NET) GROSS: 12,319± S.F. 100'
214 6500± S.F.(NET) GROSS: 8,483± S.F. 100'
215 6800± S.F.(NET) GROSS: 12,081± S.F. 100'
219 6000± S.F.(NET) GROSS: 12,771± S.F. 100'
218 6000± S.F.(NET) GROSS: 7,830± S.F. 100'
217 6000± S.F.(NET) GROSS: 7,830± S.F. 100'
216 6000± S.F.(NET) GROSS: 7,830± S.F. 100'

241 7000± S.F. (NET) GROSS: 13,176± S.F. 100'
242 7000± S.F. (NET) GROSS: 13,175± S.F. 100'
240 6000± S.F. (NET) GROSS: 7,830± S.F. 100'
243 6000± S.F. (NET) GROSS: 7,830± S.F. 100'
239 6000± S.F. (NET) GROSS: 7,830± S.F. 100'
244 6000± S.F. (NET) GROSS: 7,830± S.F. 100'
238 11100± S.F.(NET) GROSS: 12,700± S.F. 148'
245 11100± S.F.(NET) GROSS: 11,774± S.F. 148'
237 14800± S.F. (NET) GROSS: 15,792± S.F. 175'
246 14800± S.F.(NET) GROSS: 15,293± S.F. 151'

247 7200± S.F. (NET) GROSS: 9,030± S.F. 120'
248 7200± S.F. (NET) GROSS: 9,030± S.F. 120'
249 7200± S.F. (NET) GROSS: 9,030± S.F. 120'
250 7200± S.F. (NET) GROSS: 9,030± S.F. 120'
251 7200± S.F. (NET) GROSS: 9,030± S.F. 120'
252 7200± S.F. (NET) GROSS: 9,030± S.F. 120'
253 7200± S.F. (NET) GROSS: 9,030± S.F. 120'
254 7200± S.F. (NET) GROSS: 9,030± S.F. 120'
255 7200± S.F. (NET) GROSS: 9,030± S.F. 120'
256 7200± S.F. (NET) GROSS: 9,030± S.F. 120'
257 7200± S.F. (NET) GROSS: 9,030± S.F. 120'
258 7200± S.F. (NET) GROSS: 9,030± S.F. 120'
259 7800± S.F. (NET) GROSS: 9,030± S.F. 120'

R=31.5' R=59.5' R=58.5'

N00°18'05"W

N89°41'45"E

BRIDGEWAY LAKES II - PHASE 1 PER 2005 B.M. 42-60

25' R/W PER 2 M.B. 74

36' R/W

SCALE 1"=60'

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