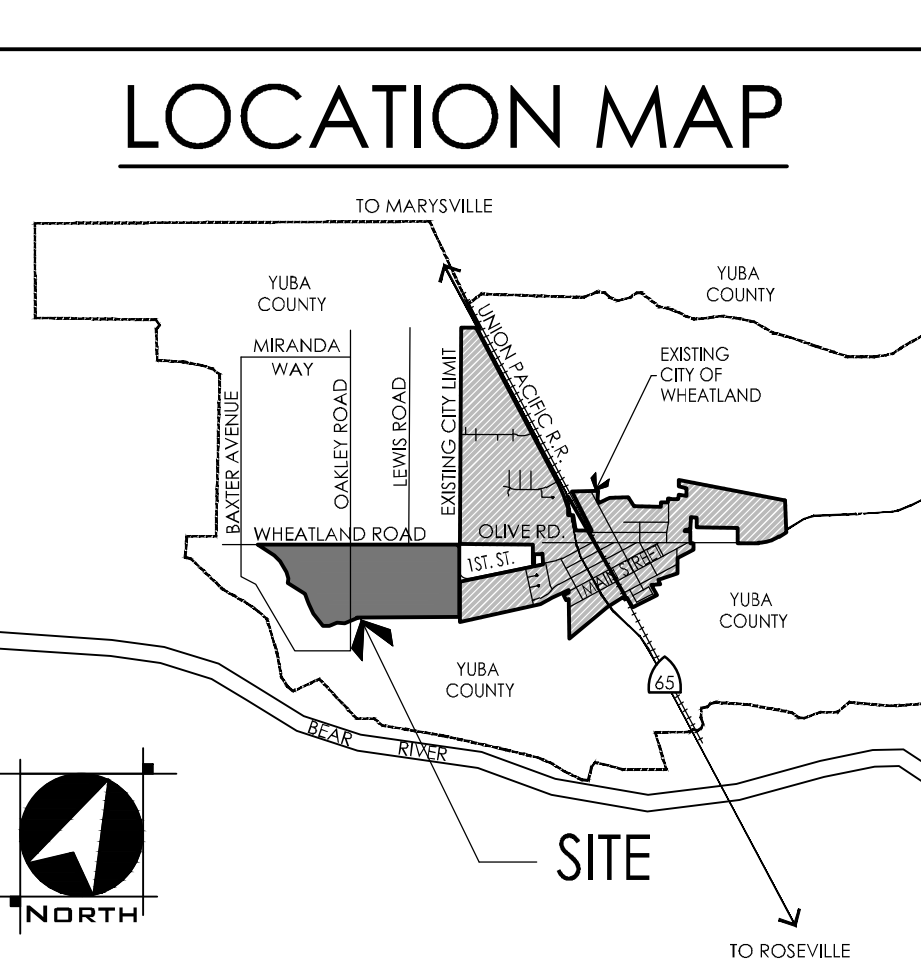
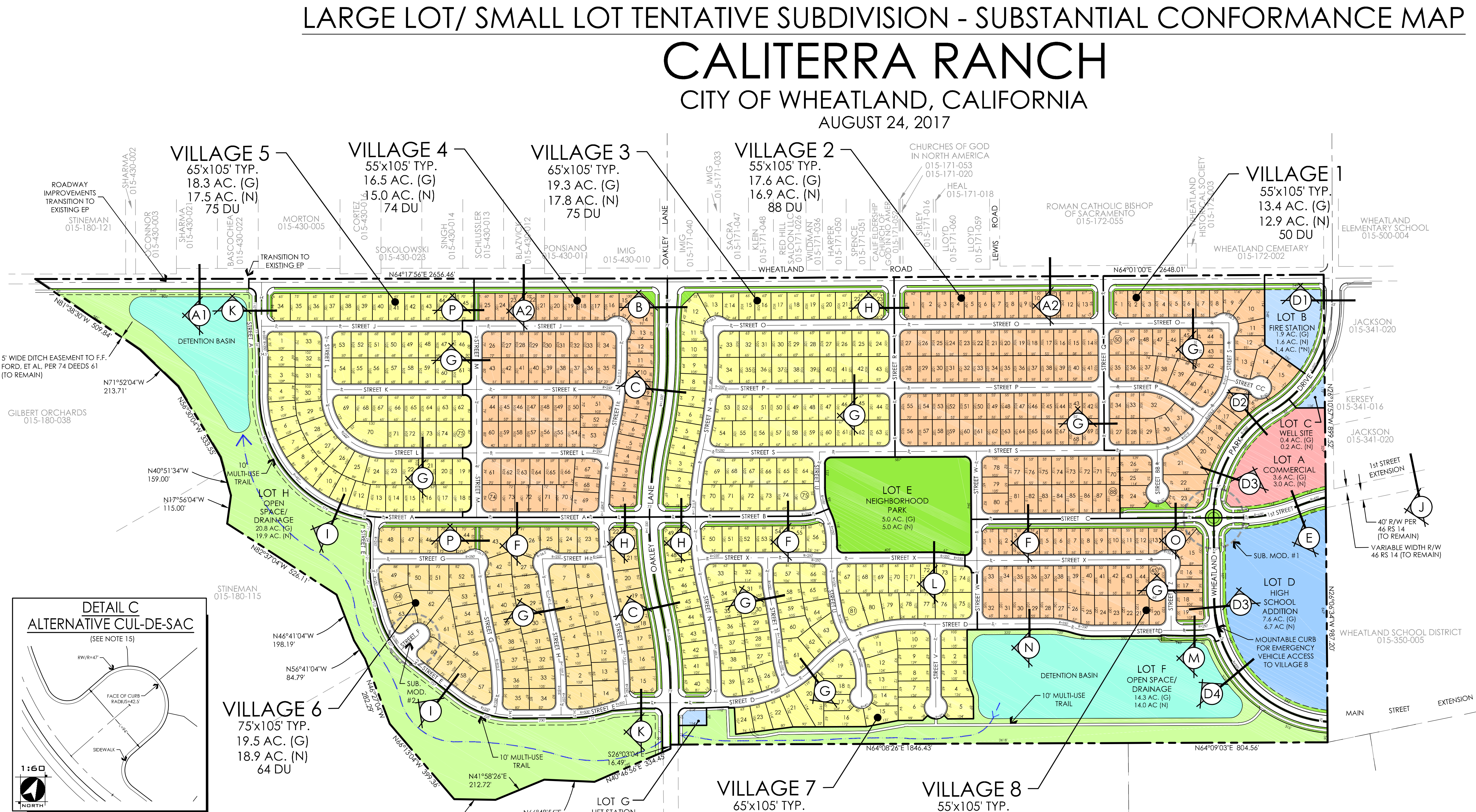
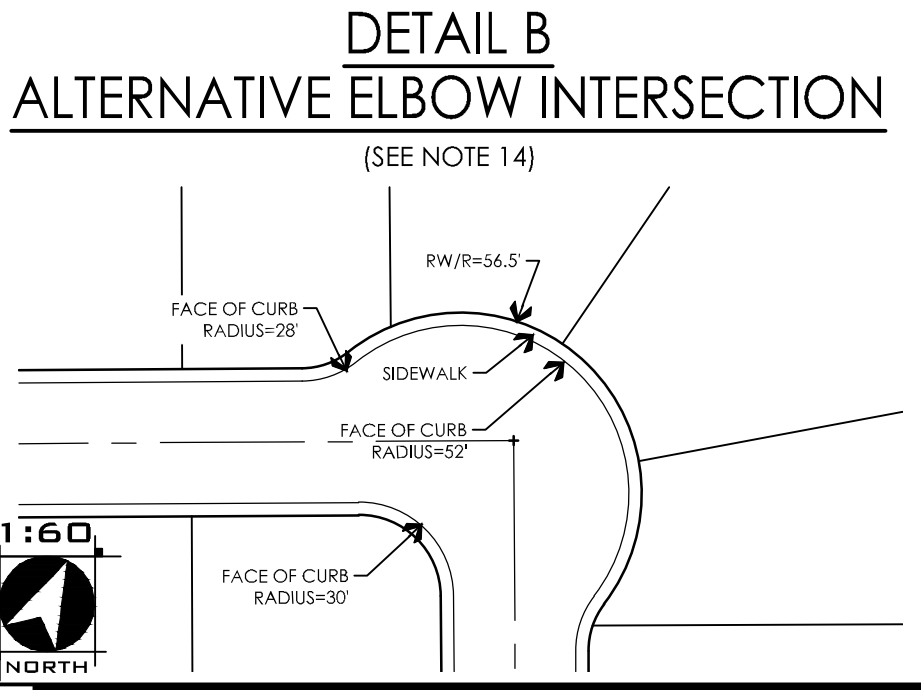
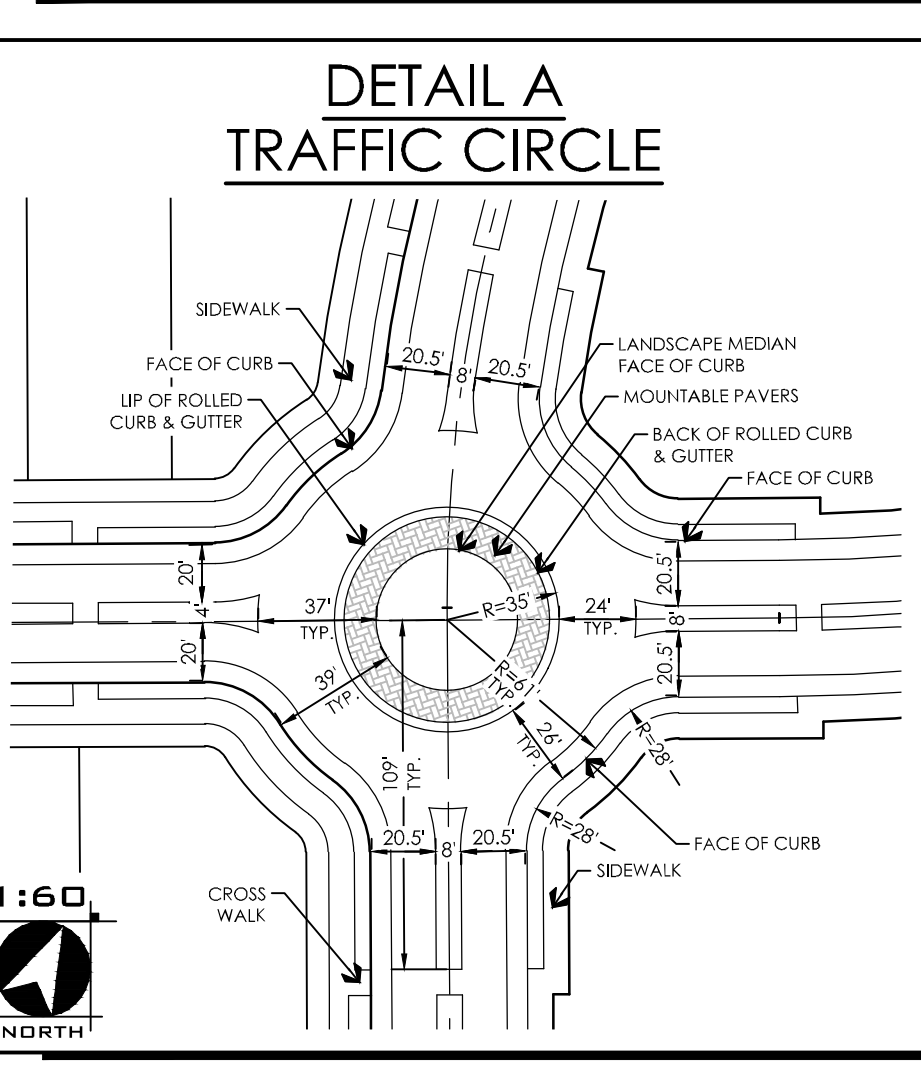




PROPOSED SUBDIVISION MODIFICATION

1. TRAFFIC CIRCLE - SEE DETAIL A
2. ELBOW INTERSECTIONS - SEE DETAIL B
3. ALTERNATIVE CUL-DE-SAC - SEE DETAIL C



PROJECT NOTES

RECORD OWNER: DALE INVESTMENTS, LLC
P.O. BOX 272
YUBA CITY, CA 95992-0272
CONTACT: SUNDEEP DALE
PHONE: (530) 671-2577

EXISTING USE: VACANT

PROPOSED USE: SEE LAND USE SUMMARY

EXISTING ZONING: PD, RC-C-1 & FT

PROPOSED ZONING: PD, RC-C-1 & FT

PARK DISTRICT: CITY OF WHEATLAND

FIRE PROTECTION: WHEATLAND FIRE AUTHORITY

SCHOOL DISTRICT: WHEATLAND HIGH SCHOOL DISTRICT

WHEATLAND ELEMENTARY SCHOOL DISTRICT

SEWER: CITY OF WHEATLAND

STORM DRAIN: CITY OF WHEATLAND

WATER: CITY OF WHEATLAND

ELECTRICITY: PG&E

GAS: PG&E

TELEPHONE/CABLE: AT&T

NOTE: 1) SUBDIVIDER(S) RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 6465.1 OF THE SUBDIVISION MAP ACT. 2) EXISTING TOPOGRAPHY PROVIDED BY TRI-STATE SURVEYING LIMITED AND WAS FLOWN IN AUGUST 2014. 3) OWNER WILL DEDICATE ALL EASEMENTS AND RIGHTS-OF-WAY NECESSARY TO PROVIDE ALL UTILITIES. 4) ALL STREETS WILL HAVE A DEDICATED PUBLIC UTILITY EASEMENT MEASURED FROM THE RIGHT-OF-WAY AS SHOWN BY THE STREET SECTIONS BELOW. 5) THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT. 6) PHASING IS SHOWN ON THESE EXHIBITS. 7) ALL EXISTING STRUCTURES TO BE REMOVED PRIOR TO CONSTRUCTION. 8) THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO FINAL MAP. 9) FINAL SUBDIVISION MAPS SHALL BE PREPARED TO IDENTIFY ALL R/W AND/OR R/O'S NEEDED TO ACCOMMODATE THE CONSTRUCTION PHASING OF THE VILLAGES SHOWN ON THIS TENTATIVE MAP. 10) LANDSCAPE CORRIDOR AND PASEO LOTS ARE AS SHOWN ON STREET SECTIONS. ACRES ARE INCLUDED IN GROSS AND NET ACRES OF APPLICABLE VILLAGE. 11) 1ST STREET EXTENSION TO MATCH EXISTING IMPROVEMENTS. 12) "N" = GROSS ACRES LESS RIGHT-OF-WAY AND LANDSCAPE FRONTAGE EASEMENT ALONG LOT B. 13) IF NEEDED, ADDITIONAL WELL SITES TO BE LOCATED WITHIN LOT E NEIGHBORHOOD PARK. 14) ELBOW INTERSECTION DIMENSIONS SHALL BE AS SHOWN ON THE EXHIBIT OR AS OTHERWISE APPROVED BY THE CITY ENGINEER. 15) ALTERNATIVE CUL-DE-SAC SHALL BE AS SHOWN ON THIS EXHIBIT OR AS OTHERWISE APPROVED BY THE CITY ENGINEER.

LAND USE SUMMARY

VILLAGE / LOT NO.	ZONING	LAND USE DESCRIPTION	MINIMUM LOT DIM.	DWELLING UNITS	GROSS ACRES	NET ACRES
1	PD	LOW DENSITY RESIDENTIAL	55x105	50	13.4	12.9
2	PD	LOW DENSITY RESIDENTIAL	55x105	88	17.6	16.9
3	PD	LOW DENSITY RESIDENTIAL	65x105	75	19.3	17.8
4	PD	LOW DENSITY RESIDENTIAL	55x105	74	16.5	15.0
5	PD	LOW DENSITY RESIDENTIAL	65x105	75	18.3	17.5
6	PD	LOW DENSITY RESIDENTIAL	75x105	64	19.5	18.9
7	PD	LOW DENSITY RESIDENTIAL	65x105	81	22.1	21.4
8	PD	LOW DENSITY RESIDENTIAL	55x105	45	10.3	9.9
SUBTOTAL				552	137.0	130.3
A	C-1	COMMERCIAL			3.6	3.0
B	PD	FIRE STATION			1.9	1.6
C	PD	WELL SITE			0.4	0.2
D	PD	HIGH SCHOOL ADDITION			7.6	6.7
E	PD	NEIGHBORHOOD PARK			5.0	5.0
F	PD	OPEN SPACE/DRAINAGE BASIN			14.3	14.0
G	PD	SEWER LIFT STATION			0.2	0.2
H	PD	OPEN SPACE/DRAINAGE BASIN			20.8	19.9
SUBTOTAL					53.8	50.6
SUBTOTAL					0.0	9.9
TOTAL				552 DU	190.8 AC	190.8 AC

