

LARGE LOT/SMALL LOT TENTATIVE SUBDIVISION - AMENDMENT

CALITERRA RANCH

CITY OF WHEATLAND, CALIFORNIA

APRIL 30, 2025

PROJECT NOTES

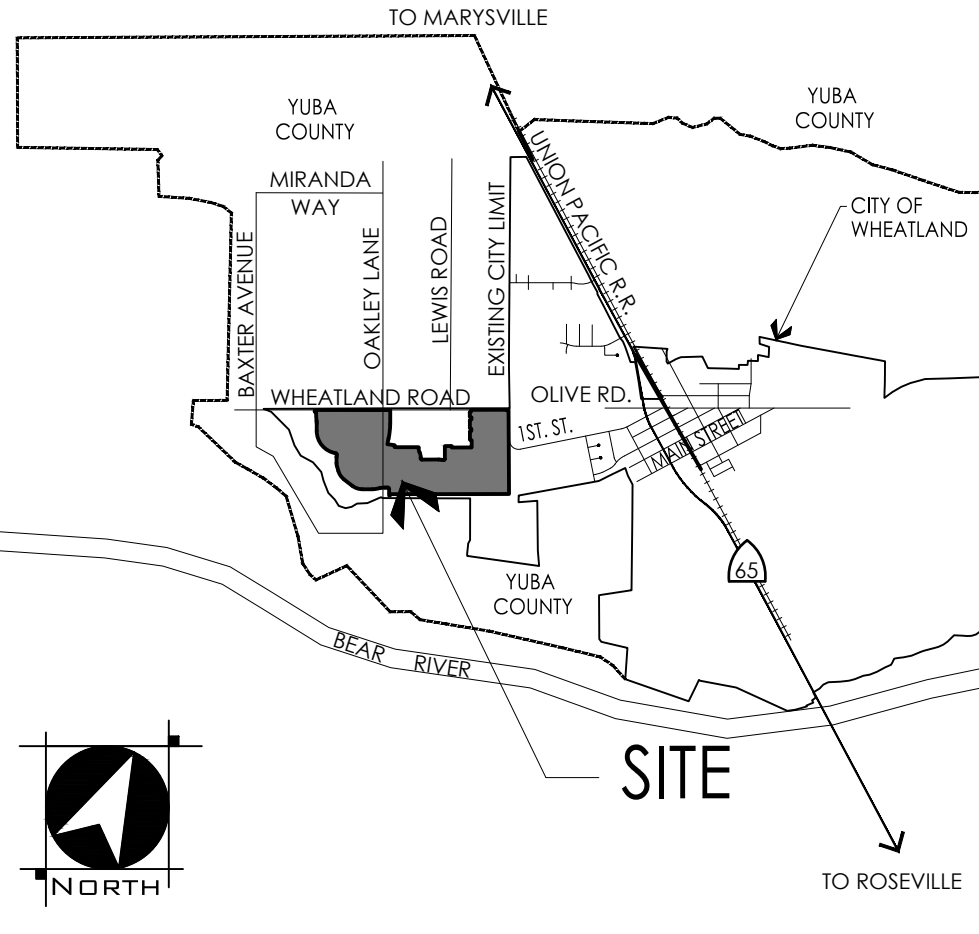
RECORD OWNER DALE INVESTMENTS, LLC P.O. BOX 272 YUBA CITY, CA 95992-0272 CONTACT: SUNDEEP DALE PHONE: (530) 671-2577	EXISTING USE VACANT	NOTE: 1) SUBDIVIDER(S) RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT. 2) EXISTING TOPOGRAPHY PROVIDED BY TRI-STATE 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 IOD'S NEEDED TO ACCOMMODATE THE CONSTRUCTION PHASING OF THE VILLAGES SHOWN ON THIS TENTATIVE MAP. LANDSCAPE CORRIDOR AND PASEO LOTS ARE AS SHOWN ON STREET SECTIONS. ACRES ARE INCLUDED IN GROSS AND NET ACRES OF APPLICABLE VILLAGE. 10) 1ST STREET EXTENSION TO MATCH EXISTING IMPROVEMENTS. 11) "N" = GROSS ACRES LESS RIGHT-OF-WAY AND LANDSCAPE FRONTAGE EASEMENT ALONG LOT B. 12) IF NEEDED, ADDITIONAL WELL SITE TO BE LOCATED WITHIN LOT E NEIGHBORHOOD PARK. 13) IF NEEDED, ADDITIONAL WELL SITE TO BE LOCATED WITHIN LOT E NEIGHBORHOOD PARK. 14) LOT G WILL BE DESIGNATED AS OPEN SPACE IF NOT DEVELOPED AS LIFT STATION.
APPLICANT RICK LANGDON 5441 W. OAKRIDGE AVE. VISALIA, CA 93291 PHONE: (559) 804-9691	PROPOSED ZONING PD	
PLANNER/ENGINEER WOOD RODGERS INC. 3301 C STREET, BLDG. 100B SACRAMENTO, CA 95816 CONTACT: STAN METE JEFF CARPENTER, P.E. #55380 PHONE: (916) 341-7760	PARK DISTRICT CITY OF WHEATLAND	
ASSESSOR'S PARCEL NUMBERS 015-180-128, -129, -130, -131, -132, -133, -137, -138, -141, -142, -143, -144, -146, -147, -148, -150	FIRE PROTECTION WHEATLAND FIRE AUTHORITY	
AREA 132.3 ± ACRES GROSS	SCHOOL DISTRICT WHEATLAND ELEMENTARY SCHOOL DISTRICT	
NUMBER OF PARCELS 475 SINGLE-FAMILY LOTS 1 OPEN SPACE/RAINAGE LOTS 1 HIGH SCHOOL LOT 12 LANDSCAPE CORRIDORS 1 FIRE STATION LOT 1 SEWER LIFT STATION LOT 491 PARCELS TOTAL	SEWER CITY OF WHEATLAND	
	STORM DRAIN CITY OF WHEATLAND	
	WATER CITY OF WHEATLAND	
	ELECTRICITY PG&E	
	GAS PG&E	
	TELEPHONE/CABLE AT & T	

LAND USE SUMMARY

VILLAGE/ LOT NO.	ZONING	LAND USE DESCRIPTION	MINIMUM DWELLING	GROSS	NET
S	PD	LOW DENSITY RESIDENTIAL	65x105'	104	25.6
4A	PD	LOW DENSITY RESIDENTIAL	55x105'	96	21.7
4B	PD	LOW DENSITY RESIDENTIAL	60x105'	27	4.0
5	PD	LOW DENSITY RESIDENTIAL	55x105'	74	16.0
6	PD	LOW DENSITY RESIDENTIAL	55x105'	90	18.0
7	PD	LOW DENSITY RESIDENTIAL	55x105'	84	18.9
SUBTOTAL			475	106.7	101.8
B	PD	FIRE STATION		1.9	1.7
C	PD	WELL SITE		0.4	0.3
D	PD	HIGH SCHOOL ADDITION		7.5	7.5
F	PD	OPEN SPACE/RAINAGE BASIN		15.6	15.6
G	PD	SEWER LIFT STATION		0.2	0.2
SUBTOTAL				25.6	25.3
		WHEATLAND ROAD, OAKLEY LANE, WHEATLAND PARK DRIVE			5.2
SUBTOTAL					5.2
TOTAL			475	132.3	132.3

NOTE: VILLAGES 1 & 2 AND LOT A ARE OMITTED FROM THIS EXHIBIT.

LOCATION MAP



LINETYPE LEGEND

- PROJECT BOUNDARY
- VILLAGE BOUNDARY
- RIGHT-OF-WAY
- ROAD CENTERLINE
- SIDEWALK
- PROPOSED LOT LINE
- EXISTING PROPERTY LINE
- STREAM

PROPOSED SUBDIVISION MODIFICATION

1. ELBOW INTERSECTIONS - SEE DETAIL A

