

LAND USE SUMMARY			
VILLAGE AND LOT SUMMARY*			
VILLAGE 1 (50'X100' TYP) =	72 LOTS	13.00 AC	5.54 DU/AC
VILLAGE 2 (45'X100' TYP) =	71 LOTS	10.56 AC	6.72 DU/AC
VILLAGE 3 (45'X85' TYP) =	89 LOTS	11.05 AC	8.05 DU/AC
VILLAGE 4 (50'X80' TYP) =	80 LOTS	11.11 AC	7.20 DU/AC
VILLAGE 5 (50'X100' TYP) =	35 LOTS	06.00 AC	5.83 DU/AC
VILLAGE 6 (45'X100' TYP) =	101 LOTS	15.67 AC	6.45 DU/AC
VILLAGE 7 (45'X97' TYP) =	49 LOTS	07.47 AC	6.56 DU/AC
VILLAGE 8 (50'X100' TYP) =	50 LOTS	08.08 AC	6.19 DU/AC
VILLAGE 9 (50'X90' TYP) =	70 LOTS	11.99 AC	5.84 DU/AC
VILLAGE 10 (45'X95' TYP) =	64 LOTS	09.73 AC	6.58 DU/AC
SUBTOTAL =	681 LOTS**	104.66 AC	6.51 DU/AC
MAJOR ROAD - DEVALENTINE PKWY		3.94 AC	
MAJOR ROAD - RED OAK DRIVE		3.73 AC	
MAJOR ROAD - HERITAGE OAK WAY		3.40 AC	
LOT A - DETENTION/PARK		2.98 AC	
LOT B - WATER WELL SITE #1		0.78 AC	
LOT C - NORTH PARK (EAST)		0.93 AC	
LOT D - MALONE PASEO (NORTH)		0.85 AC	
LOT E - SR 65 PASEO/LANDSCAPE		1.33 AC	
LOT F - FUTURE MULTI-FAMILY		0.46 AC	
LOT G - MALONE PASEO (CENTRAL)		0.49 AC	
LOT H - MALONE PASEO (CENTRAL)		0.53 AC	
LOT I - MALONE PASEO (CENTRAL)		0.38 AC	
LOT J - MALONE PASEO (CENTRAL)		0.55 AC	
LOT K - NORTH PARK (WEST)		0.54 AC	
LOT L - MULTI-USE POND/PARK		5.41 AC	
LOT M - SR 65 PASEO/LANDSCAPE		0.78 AC	
LOT N - SR 65 PASEO/LANDSCAPE		0.51 AC	
LOT O - SR 65 PASEO/LANDSCAPE		1.19 AC	
LOT P - RIVERSIDE PARK		2.00 AC	
LOT Q - LEVEE ROW		5.09 AC	
LOT R - RIVERSIDE OPEN SPACE		2.83 AC	
LOT S - COMMUNITY PARK		5.34 AC	
SUBTOTAL =		44.04 AC	
TOTAL =		148.70 AC	4.58 DU/AC**

*ALL ACREAGES AND DENSITIES EXCLUDE MAJOR ROADS.
**ENTITLEMENTS ARE BASED ON 685 LOTS AND GROSS DENSITY OF 4.61 DU/AC.

SURVEYORS STATEMENT:
I HEREBY STATE THAT ALL EASEMENTS OF RECORD ARE SHOWN AND LABELED PER PRELIMINARY TITLE REPORT BY FIRST AMERICAN TITLE COMPANY ORDER NUMBER 5102-593317 DATED DECEMBER 30, 2021.

SEAN MINARD, P.E. 52593, P.L.S. 8397

LEGAL DESCRIPTION:
REAL PROPERTY IN THE CITY OF WHEATLAND, COUNTY OF YUBA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE:
LOTS A, B, C, 1, 2, 4, AND 5, AS SHOWN ON THE MAP ENTITLED "HERITAGE OAKS ESTATES EAST LARGE LOT FINAL MAP", TRACT NO. 2006-019, FILED IN THE OFFICE OF THE COUNTY RECORDER OF YUBA COUNTY, STATE OF CALIFORNIA ON DECEMBER 12, 2007 IN BOOK 88 OF MAPS, AT PAGES 27 THROUGH 32.

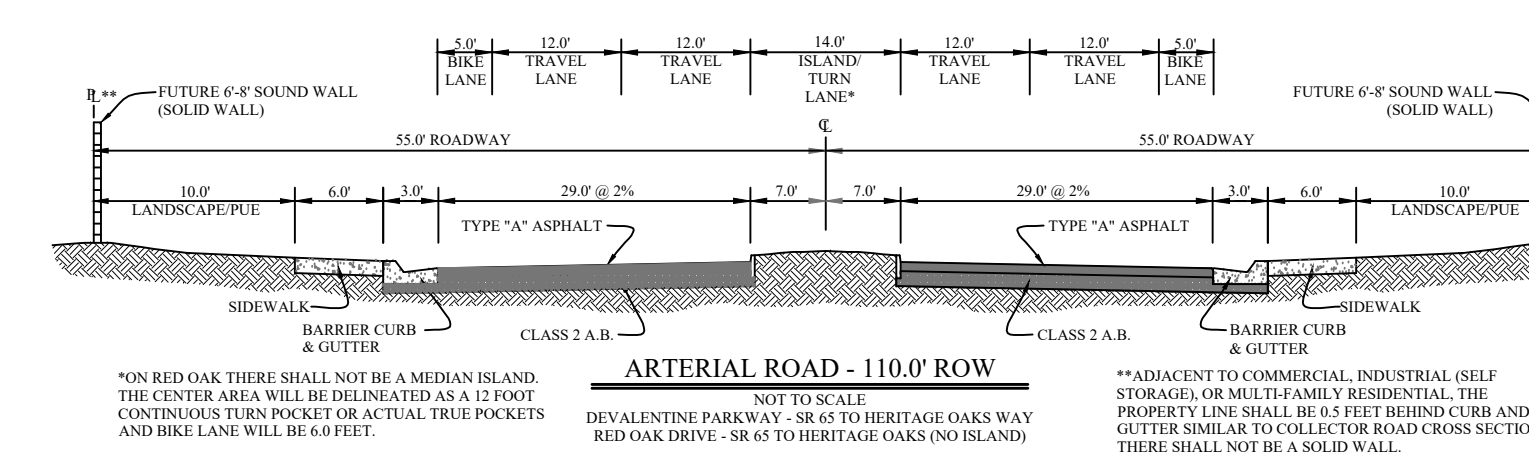
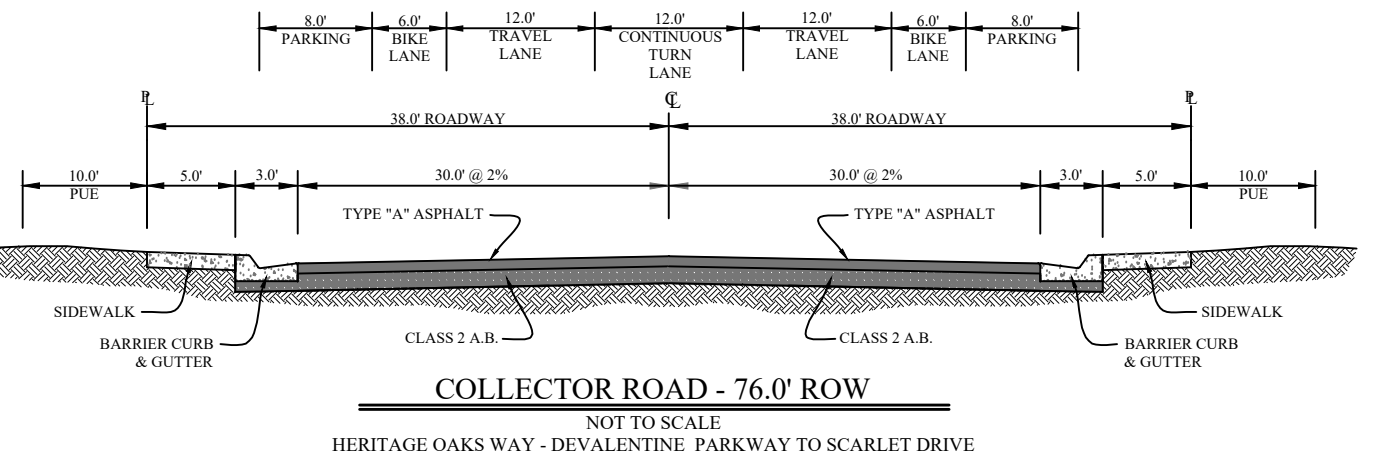
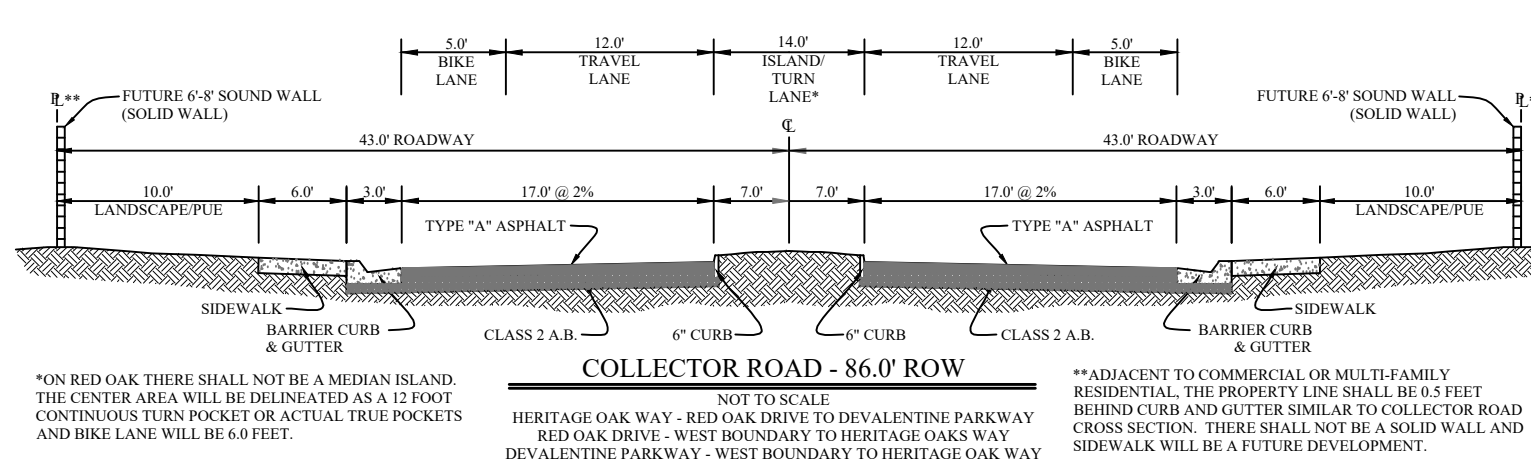
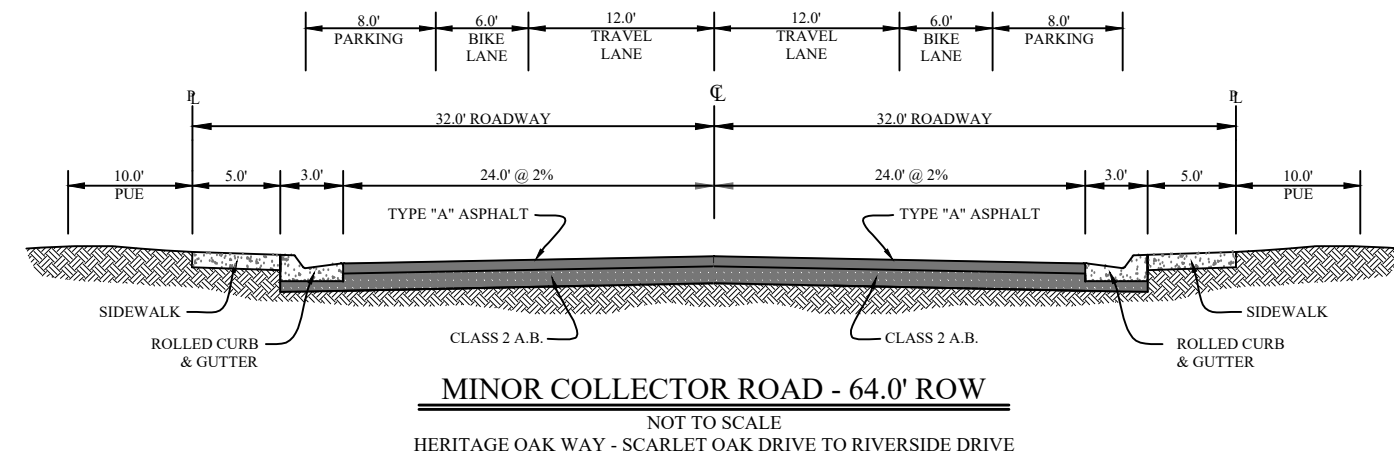
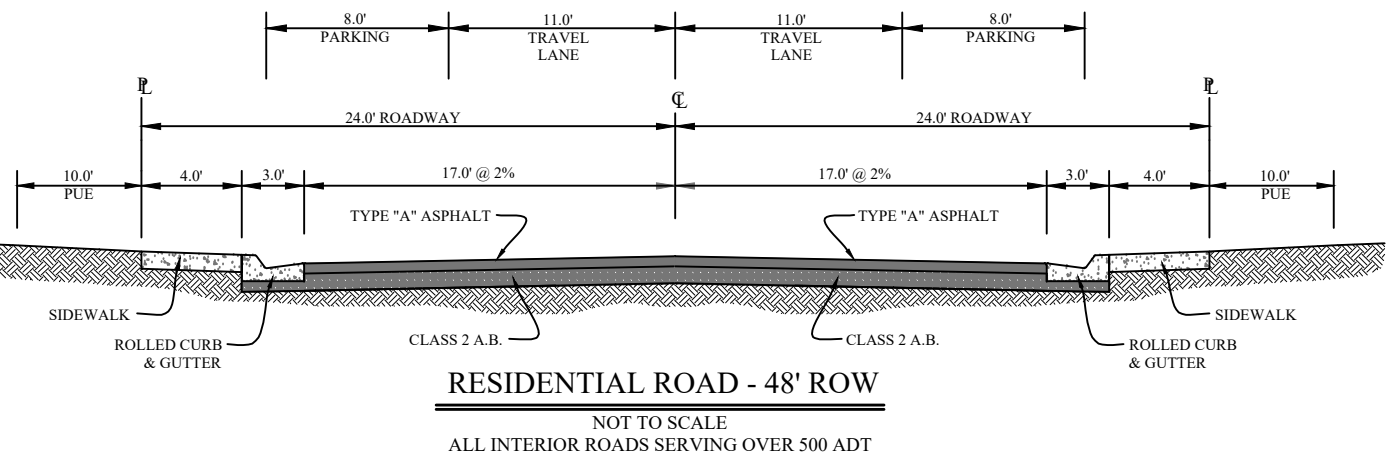
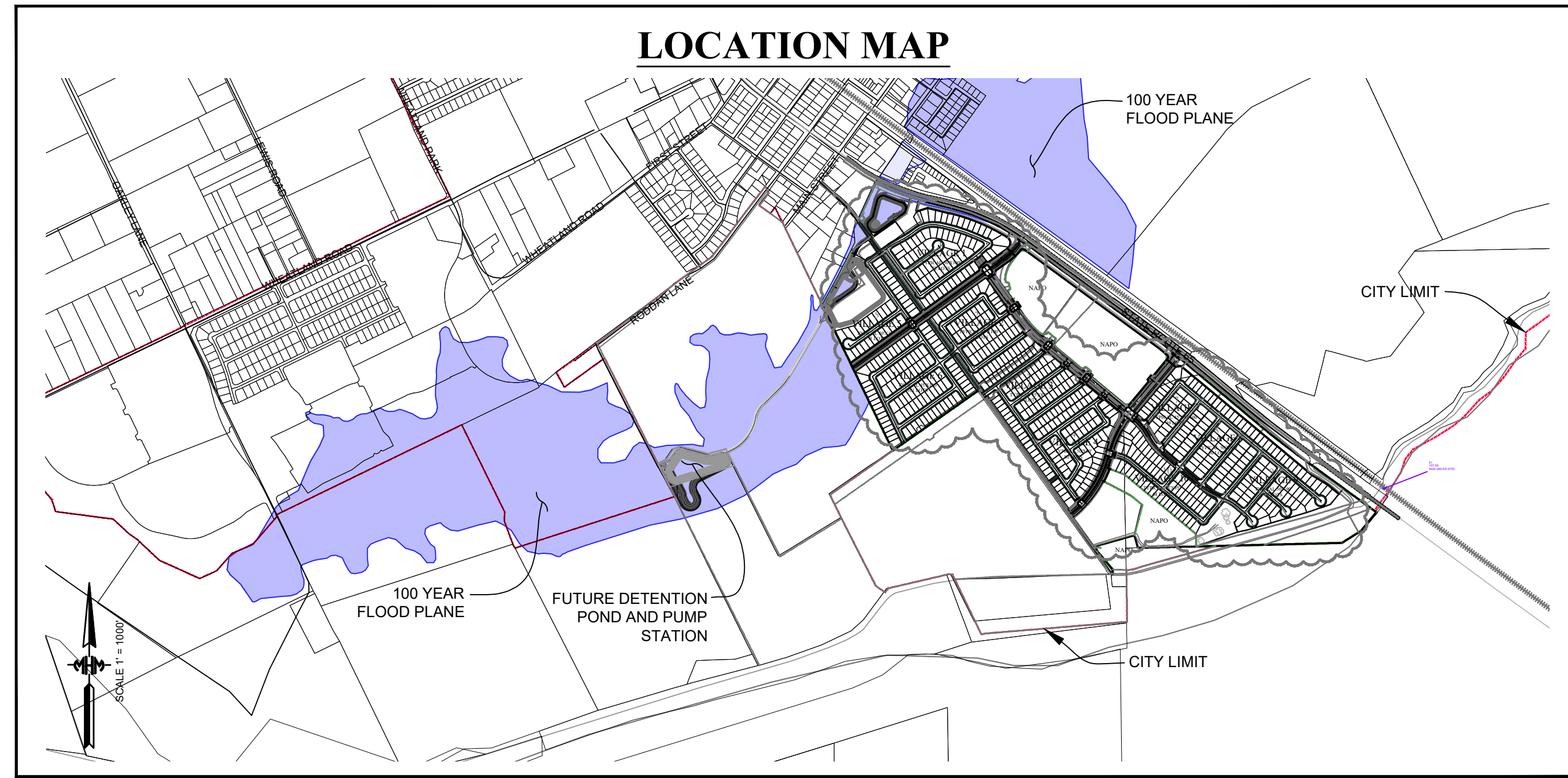
APN: 015-490-023, 015-490-024, 015-490-025, 015-490-026, 015-490-028, 015-720-009, 015-720-010, 015-720-011, 015-720-012 & 015-720-013.

PARCEL TWO:
THE STREETS SHOWN AS HERITAGE OAKS PARKWAY, BLUE OAK PARKWAY AND DEVALENTINE PARKWAY ON THE MAP ENTITLED "HERITAGE OAKS ESTATES EAST LARGE LOT FINAL MAP", TRACT NO. 2006-019, FILED IN THE OFFICE OF THE COUNTY RECORDER OF YUBA COUNTY, STATE OF CALIFORNIA ON DECEMBER 12, 2007 IN BOOK 88 OF MAPS, AT PAGES 27 THROUGH 32.

APN 015-490-030-000

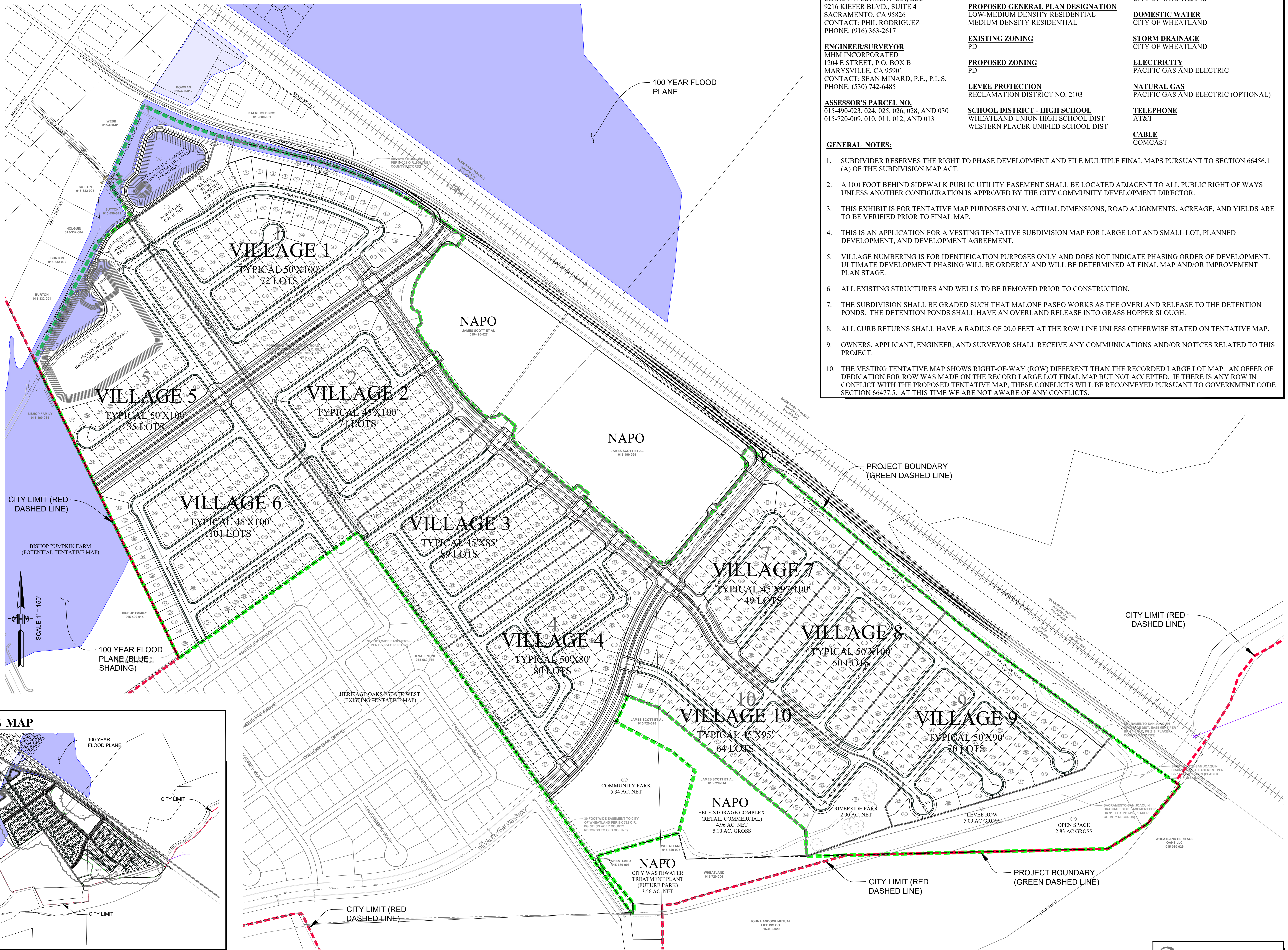
CITY OF WHEATLAND APPROVAL:
THE CITY OF WHEATLAND PLANNING COMMISSION HAS CONSIDERED AND APPROVED RESOLUTION 24-0XX APPROVING TENTATIVE PARCEL MAP NO. 2023-0001 DURING THE PLANNING COMMISSION MEETING ON _____, 2024.

CITY OF WHEATLAND DATE:



VESTING TENTATIVE SUBDIVISION MAP TSTM 2023-0001 (LARGE AND SMALL LOT) HERITAGE OAKS ESTATES - EAST

WHEATLAND, CALIFORNIA
NOVEMBER 2022 - REVISED MARCH 25, 2024
PAGE 1 OF 4



SUBDIVIDER STATEMENT		
OWNER LEWIS INVESTMENT CO., LLC 9216 KIEFER BLVD., SUITE 4 SACRAMENTO, CA 95826 CONTACT: PHIL RODRIGUEZ PHONE: (916) 363-2617	AREA OF TENTATIVE MAP 148.70 GROSS ACRE	SCHOOL DISTRICT - ELEMENTARY WHEATLAND ELEMENTARY SCH DIST WESTERN PLACER UNIFIED SCH DIST
EXISTING USE VACANT	EXISTING GENERAL PLAN DESIGNATION LOW DENSITY RESIDENTIAL	FIRE PROTECTION WHEATLAND FIRE AUTHORITY
APPLICANT LEWIS INVESTMENT CO., LLC 9216 KIEFER BLVD., SUITE 4 SACRAMENTO, CA 95826 CONTACT: PHIL RODRIGUEZ PHONE: (916) 363-2617	PROPOSED GENERAL PLAN DESIGNATION LOW-MEDIUM DENSITY RESIDENTIAL MEDIUM DENSITY RESIDENTIAL	SANITARY SEWER CITY OF WHEATLAND
ENGINEER/SURVEYOR MHM INCORPORATED 1204 E STREET, P.O. BOX B MARYSVILLE, CA 95901 CONTACT: SEAN MINARD, P.E., P.L.S. PHONE: (530) 742-6485	EXISTING ZONING PD	DOMESTIC WATER CITY OF WHEATLAND
ASSESSOR'S PARCEL NO. 015-490-023, 024, 025, 026, 028, AND 030 015-720-009, 010, 011, 012, AND 013	PROPOSED ZONING PD	STORM DRAINAGE CITY OF WHEATLAND
GENERAL NOTES: 1. SUBDIVIDER RESERVES THE RIGHT TO PHASE DEVELOPMENT AND FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1 (A) OF THE SUBDIVISION MAP ACT. 2. A 10.0 FOOT BEHIND SIDEWALK PUBLIC UTILITY EASEMENT SHALL BE LOCATED ADJACENT TO ALL PUBLIC RIGHT OF WAYS UNLESS ANOTHER CONFIGURATION IS APPROVED BY THE CITY COMMUNITY DEVELOPMENT DIRECTOR. 3. THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ACTUAL DIMENSIONS, ROAD ALIGNMENTS, ACREAGE, AND YIELDS ARE TO BE VERIFIED PRIOR TO FINAL MAP. 4. THIS IS AN APPLICATION FOR A VESTING TENTATIVE SUBDIVISION MAP FOR LARGE LOT AND SMALL LOT, PLANNED DEVELOPMENT, AND DEVELOPMENT AGREEMENT. 5. VILLAGE NUMBERING IS FOR IDENTIFICATION PURPOSES ONLY AND DOES NOT INDICATE PHASING ORDER OF DEVELOPMENT. ULTIMATE DEVELOPMENT PHASING WILL BE ORDERLY AND WILL BE DETERMINED AT FINAL MAP AND/OR IMPROVEMENT PLAN STAGE. 6. ALL EXISTING STRUCTURES AND WELLS TO BE REMOVED PRIOR TO CONSTRUCTION. 7. THE SUBDIVISION SHALL BE GRADED SUCH THAT MALONE PASEO WORKS AS THE OVERLAND RELEASE TO THE DETENTION PONDS. THE DETENTION PONDS SHALL HAVE AN OVERLAND RELEASE INTO GRASS HOPPER SLOUGH. 8. ALL CURB RETURNS SHALL HAVE A RADIUS OF 20.0 FEET AT THE ROW LINE UNLESS OTHERWISE STATED ON TENTATIVE MAP. 9. OWNERS, APPLICANT, ENGINEER, AND SURVEYOR SHALL RECEIVE ANY COMMUNICATIONS AND/OR NOTICES RELATED TO THIS PROJECT. 10. THE VESTING TENTATIVE MAP SHOWS RIGHT-OF-WAY (ROW) DIFFERENT THAN THE RECORDED LARGE LOT MAP. AN OFFER OF DEDICATION FOR ROW WAS MADE ON THE RECORD LARGE LOT FINAL MAP BUT NOT ACCEPTED. IF THERE IS ANY ROW IN CONFLICT WITH THE PROPOSED TENTATIVE MAP, THESE CONFLICTS WILL BE RECONVEYED PURSUANT TO GOVERNMENT CODE SECTION 66477.5. AT THIS TIME WE ARE NOT AWARE OF ANY CONFLICTS.	LEVÉE PROTECTION RECLAMATION DISTRICT NO. 2103	ELECTRICITY PACIFIC GAS AND ELECTRIC
	SCHOOL DISTRICT - HIGH SCHOOL WHEATLAND UNION HIGH SCHOOL DIST WESTERN PLACER UNIFIED SCHOOL DIST	NATURAL GAS PACIFIC GAS AND ELECTRIC (OPTIONAL)
		TELEPHONE AT&T
		CABLE COMCAST

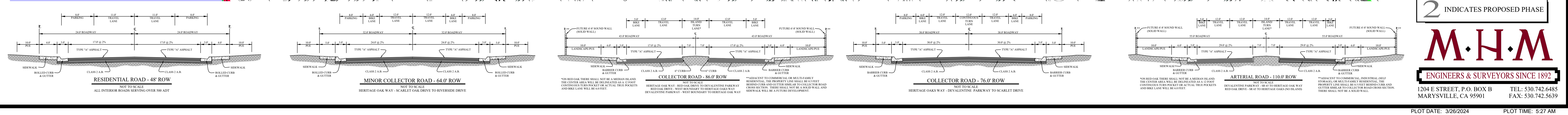
2 INDICATES PROPOSED PHASE

M.H.M.
ENGINEERS & SURVEYORS SINCE 1892

1204 E STREET, P.O. BOX B
MARYSVILLE, CA 95901
TEL: 530.742.6485
FAX: 530.742.5639

WHEATLAND, CALIFORNIA
NOVEMBER 2022 REVISED MARCH 25, 2024
PAGE 2 OF 4

WHEATLAND, CALIFORNIA
NOVEMBER 2022 REVISED MARCH 25, 2024
PAGE 2 OF 4



2 INDICATES PROPOSED PHASE

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104 E STREET, P.O. BOX B
MARYSVILLE, CA 95901

TEL: 530.742.6485
FAX: 530.742.5639

DATE: 3/26/2024 PLOT TIME: 5:27 AM

VESTING TENTATIVE SUBDIVISION MAP
TSTM 2023-0001
HERITAGE OAKS ESTATES - EAST

WHEATLAND, CALIFORNIA
NOVEMBER 2022 REVISED MARCH 25, 2024
PAGE 3 OF 4

NAPO

JAMES SCOTT ET AL
015-490-029

VILLAGE 6

TYPICAL 45'X100'
101 LOTS

VILLAGE 3

TYPICAL 45'X85'
89 LOTS

VILLAGE 4

TYPICAL 50'X80'
80 LOTS

VILLAGE 5

TYPICAL 50'X80'
64 LOTS

HERITAGE OAKS ESTATE WEST
(EXISTING TENTATIVE MAP)

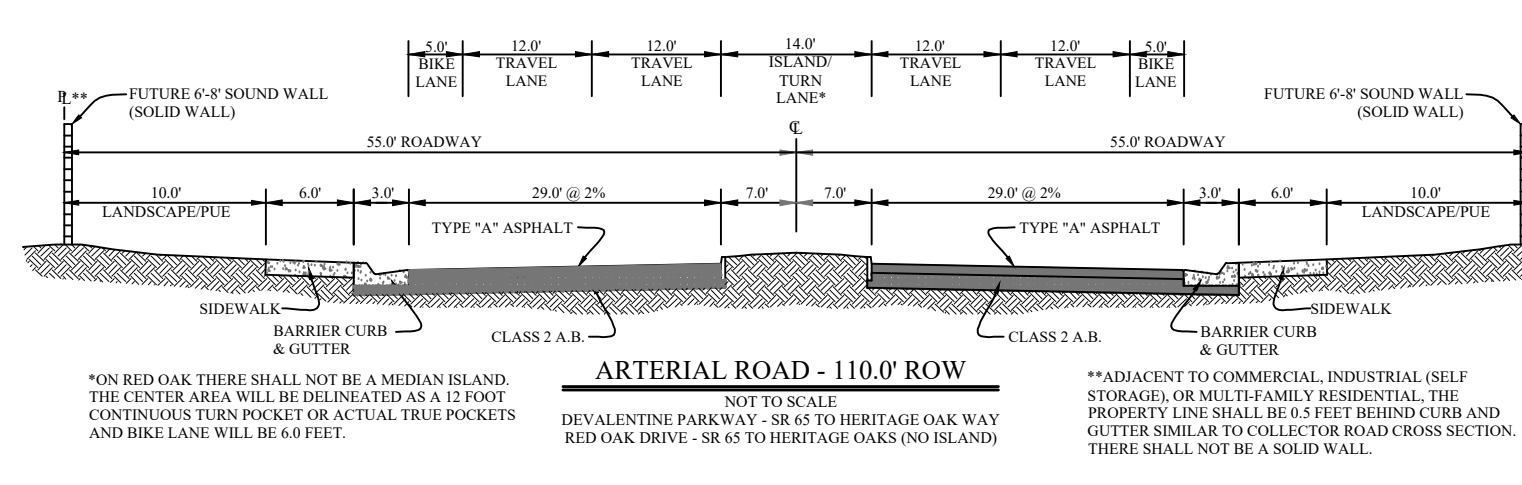
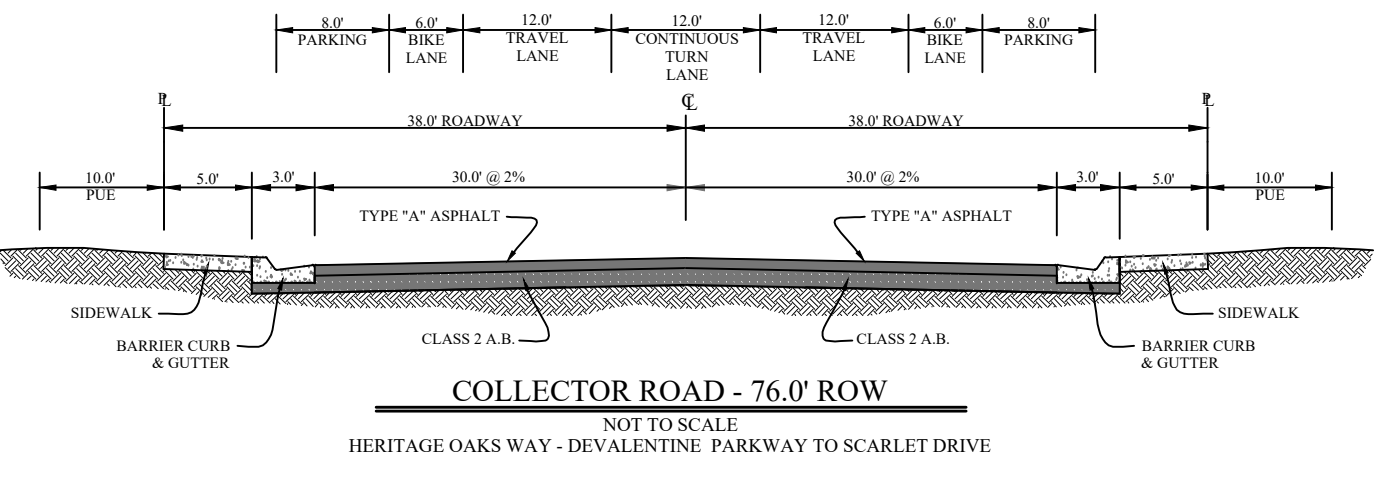
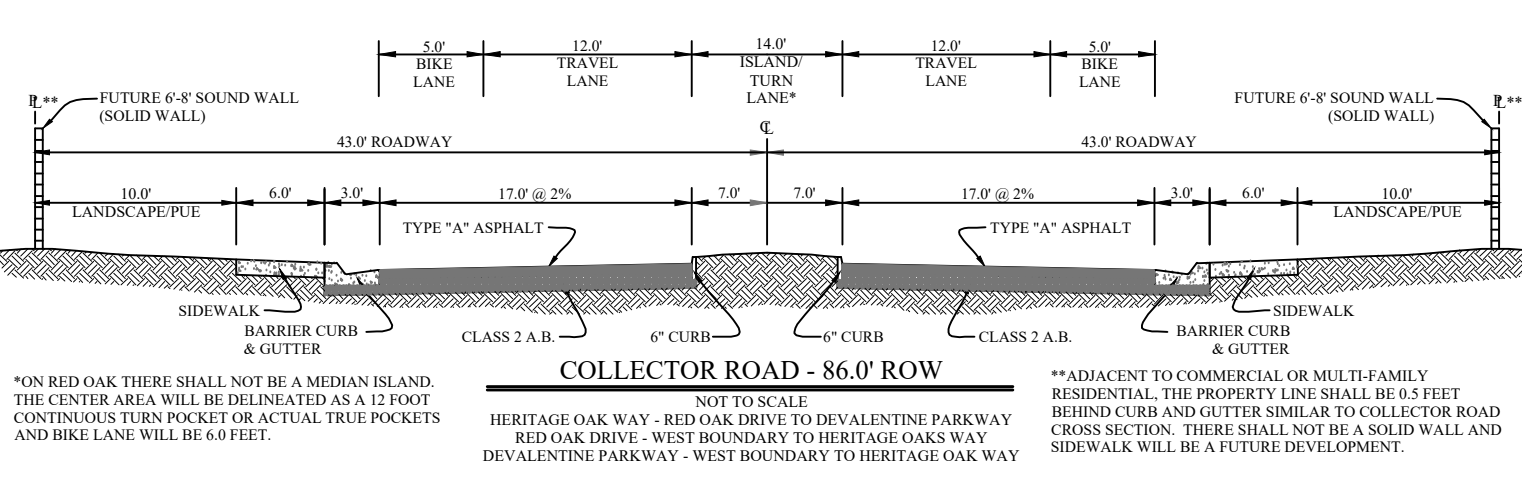
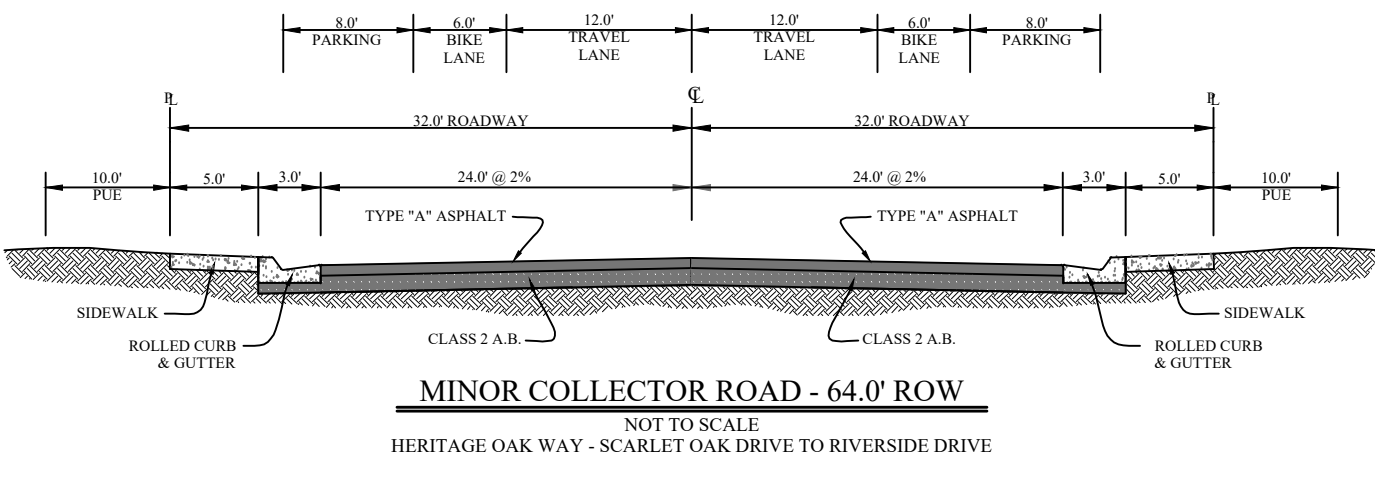
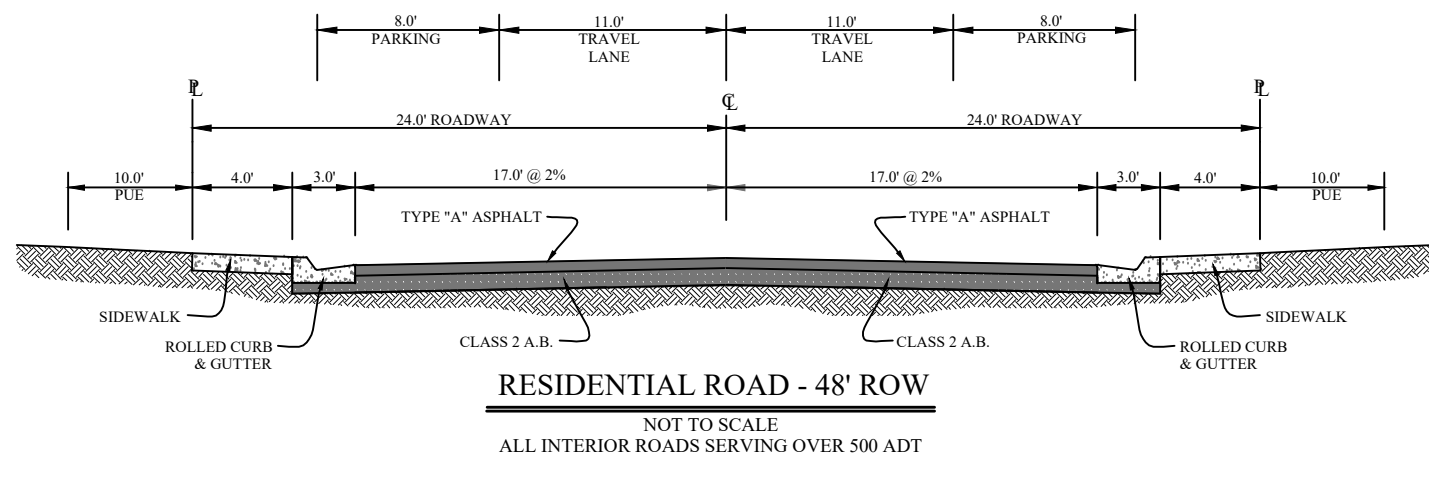
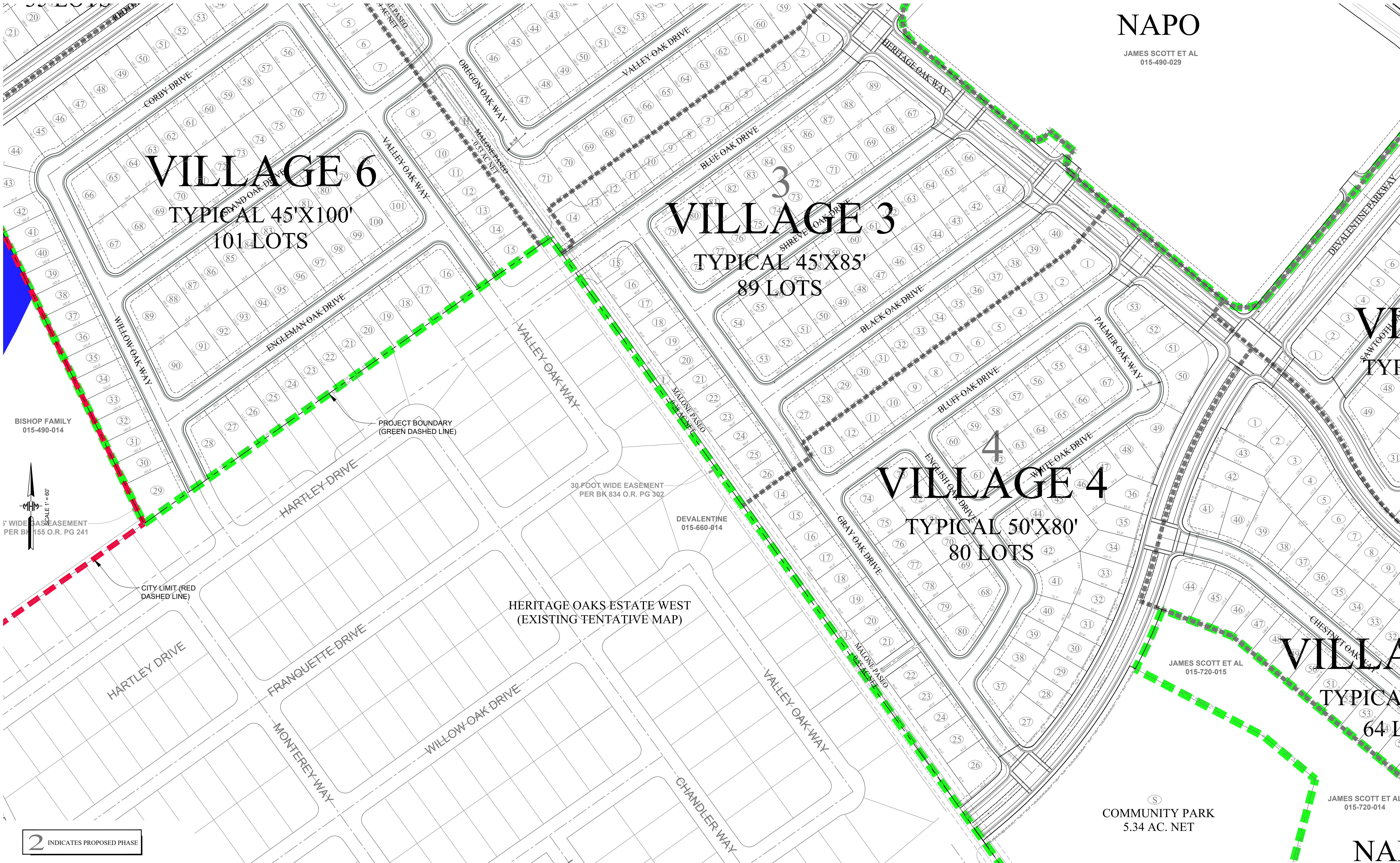
COMMUNITY PARK
5.34 AC. NET

JAMES SCOTT ET AL
015-720-015

NAPO

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NOVEMBER 2022 REVISED MARCH 25, 2024
PAGE 4 OF 4

