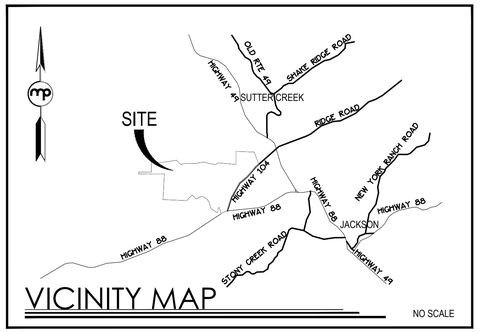
# TENTATIVE SUBDIVION MAP
FOR
# GOLD RUSH RANCH, PHASE 1A

A SUBDIVISION OF RESULTANT PARCELS 24, 31, 32 & 34
APN 044-430-001, 002, 003, 004, 008, 009, 015 & 016




VICINITY MAP

NO SCALE

## SHEET INDEX


| | | |
|---|---|---|
| 1 | CVR-1 | COVER SHEET |
| 2 | TM-1 | PHASED VESTING SUBDIVISION TENTATIVE MAP |
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| 8 | PU-1 | PRELIMINARY UTILITY PLAN |
| 9 | PU-2 | PRELIMINARY UTILITY PLAN |
| 10 | TR-1 | OAK WOODLAND OVERLAY |


GRAPHIC SCALE
600 300 0 600 1200
1 in = 600 ft

GOLD RUSH RANCH
PHASE 1A

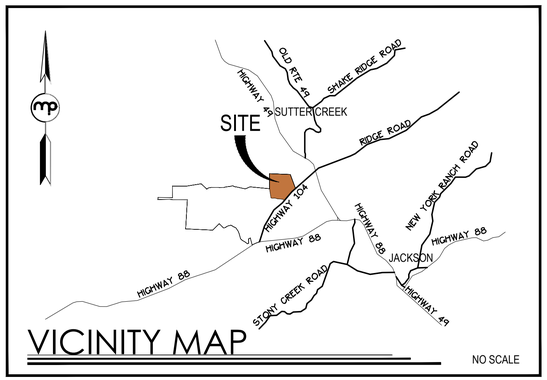
LOT 2 Village B Residential
VALLEY VIEW
LOT 1 Village A Residential
LOT 4 Village D Attached Residential
LOT 21 Parcel U Park
LOT 26 Parcel Z Mixed-Use Commercial
LOT 22 Parcel V Mixed-Use Commercial
LOT 3 Village C Residential
LOT 24 Parcel X Golf Course
ROAD 'A'
GOLD RUSH RANCH PARKWAY
COMMUNITY PARK
LOT 16 Village P Residential
LOT 6 Village F Residential
LOT 27 OS-1 Open Space
LOT 9 Village I Residential
LOOP ROAD 'C'
LOT 8 Village H Residential
LOT 29 OS-3 Open Space
LOT 10 Village J Residential
LOT 14 Village N Residential
LOT 25 Parcel Y Golf Course
LOT 28 OS-2 Open Space
LOT 11 Village K Residential
LOT 12 Village L Residential
LOT 33 OS-7 Open Space
LOT 13 Village M Residential
LOT 32 OS-6 Open Space
LOOP ROAD 'B'
LOT 31 OS-5 Open Space
LOT 7 Village G Residential
LOT 30 OS-4 Open Space
LOT 15 Village O Residential
LOT 20 Parcel T Park
LOT 18 Parcel R Golf Clubhouse
LOT 23 Parcel W Golf Course
LOT 17 Village Q Vacation Homes
LOT 5 Village E Residential
RIDGE ROAD (HIGHWAY 104)
LOT 19 Parcel S Golf Maintenance

NOT FOR CONSTRUCTION

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | SCALE: | BENCH MARK | COMPUTED | | MORTON & PITALO, INC. | TENTATIVE SUBDIVISION MAP FOR | DATE 12/10/2024 |
| | HORIZ. 1" = 600' | | DESIGNED | | CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING | SUTTER CREEK RANCH | SHEET CVR-1 |
| | VERT. 1" = N/A | | DRAWN | | Folsom * Fresno | COVER SHEET | OF 10 |
| | | | PROJ. ENGR. | | 600 Coolidge Drive, Suite #140 | GOLD RUSH RANCH PHASE 1A | |
| | | | | | Folsom, CA 95630 | SUTTER CREEK, CALIFORNIA | |
| | | | | | phone: (916) 984-7621 | | |
| | | | | | web: www.mpengr.com | | |

JOB NO. 23-0043-00

Dwg: X:\2023\23-0043-00\SUTTER CREEK RANCH SPECIFIC PLAN\DWG\PLAN\WORKING\23043-P01-CVR.DWG | Saved: 12-10-24 01:39pm GBARDINI




# VICINITY MAP

NO SCALE

## OWNER:

SUTTER CREEK LAND ADVISORS LLC
CONTACT: BEAU BLIXSETH
72380 TANGLEWOOD LANE
RANCHO MIRAGE, CALIFORNIA 92270
PHONE: (503) 501-7173

## ENGINEERS

MORTON & PITALO, INC.
600 COOLIDGE DRIVE, SUITE 140
FOLSOM, CA 95630
PHONE: (916) 927-2400
CONTACT: GREG BARDINI

## SITE ADDRESS:

SOUTH WEST CORNER OF SUTTER CREEK,
CA OFF HIGHWAY 104

## APN

044-430-001, 002, 003, 004, 008, 009, 015 & 016

## AREA

57.22 ± AC.

## NUMBER OF PARCELS

8 PARCELS EXISTING

## NUMBER OF PARCELS

8 PARCELS PROPOSED

## NUMBER OF LOTS

150 SINGLE FAMILY RESIDENTIAL LOTS

## FLOOD PLAIN

ZONE X

## EXISTING LAND USE

GRRSP-SDAR

## EXISTING ZONING

GRRSP-R-1 (PD)

## PROPOSED LAND USE

GRRSP-SDAR

## PROPOSED ZONING

CITY: I-1 & URBAN PLANNING AREA
COUNTY: AG

## CITY OF SUTTER CREEK

SEWER
DRAINAGE
PARK & RECREATION
FIRE PROTECTION
POLICE PROTECTION
RECYCLED WATER

## SCHOOLS

AMADOR COUNTY UNIFIED SCHOOL DISTRICT

## WATER

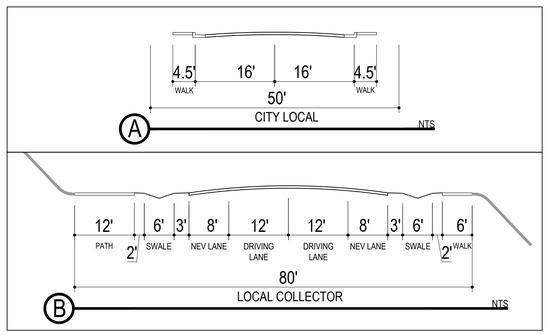
AMADOR WATER AGENCY

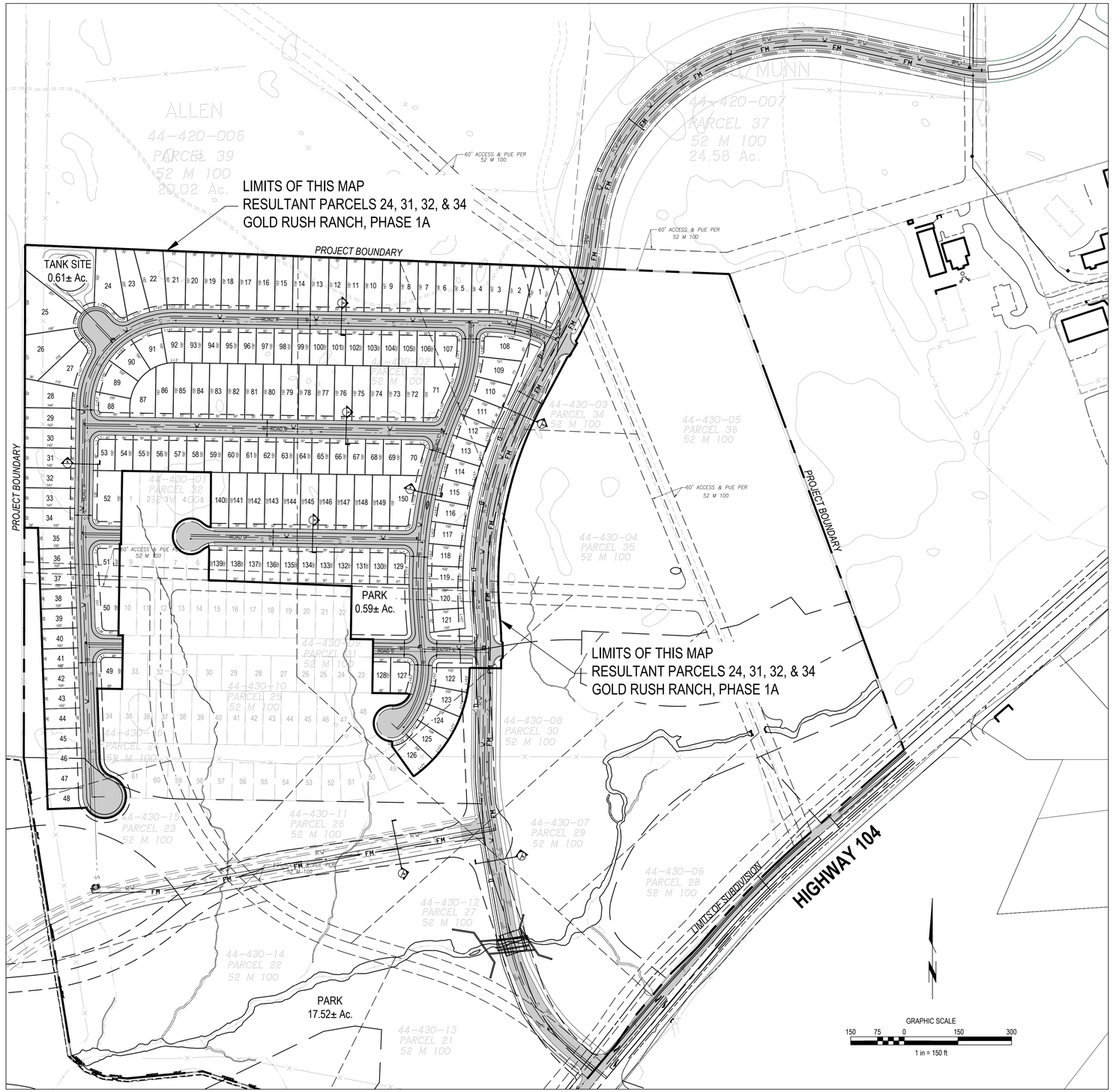
## ELECTRICITY & GAS

P.G. & E.

## TELEPHONE

A.T. & T. / SBC



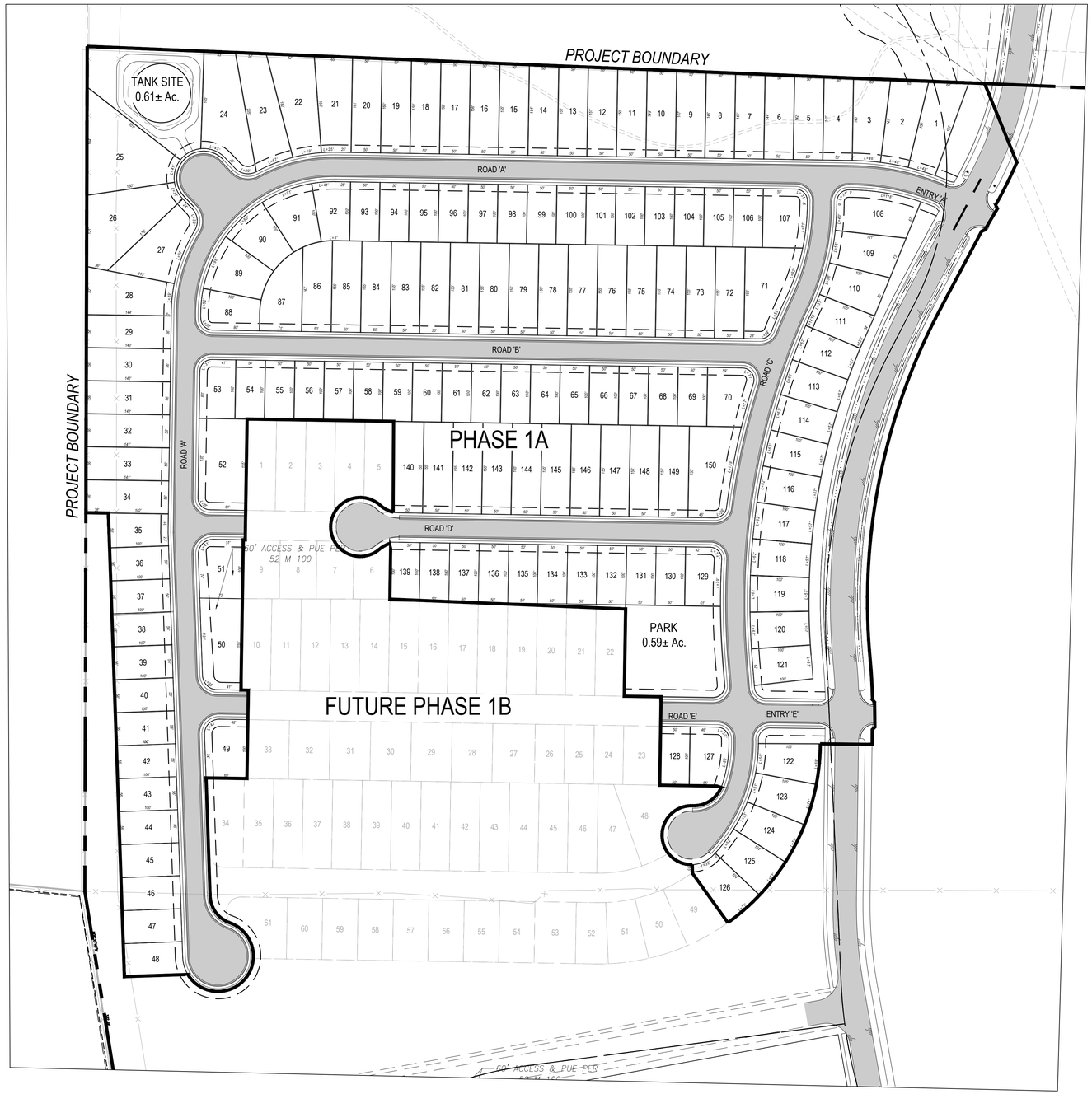




NOT FOR CONSTRUCTION

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | SCALE: | BENCH MARK | COMPUTED | | MORTON & PITALO, INC. CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING Folsom ∗ Fresno 600 Coolidge Drive, Suite #140 Folsom, CA 95630 phone: (916) 984-7621 web: www.mpengr.com | TENTATIVE SUBDIVISION MAP FOR **SUTTER CREEK RANCH** PHASED VESTING SMALL LOT TENTATIVE SUBDIVISION MAP NO. 172 SUTTER CREEK, CALIFORNIA | DATE 12/10/2024 |
| | HORIZ. 1" = 150' | | DESIGNED | | | | SHEET TM-1 |
| | VERT. 1" = N/A | | DRAWN | | | | OF 10 |
| | | | PROJ. ENGR. | | | | |

JOB NO. 23-0043-00

Dwg: X:\2023\23-0043-00\SUTTER CREEK RANCH SPECIFIC PLAN\DWG\PP-PLAN\WORKING\23004-PP1-SLTM.DWG | Saved: 12-06-24 01:12pm GBARDINI




GRAPHIC SCALE

100 50 0 100 200

1 in = 100 ft

## Gold Rush Ranch Specific Plan, Village B Lot Sizes (Sq. Ft.)

| LOT | lot Size (SF) |
|---|---|
| Single-Family: 1 | 8,966 |
| Single-Family: 2 | 8,131 |
| Single-Family: 3 | 7,763 |
| Single-Family: 4 | 7,020 |
| Single-Family: 5 | 7,084 |
| Single-Family: 6 | 7,147 |
| Single-Family: 7 | 7,211 |
| Single-Family: 8 | 7,274 |
| Single-Family: 9 | 7,338 |
| Single-Family: 10 | 7,402 |
| Single-Family: 11 | 7,465 |
| Single-Family: 12 | 7,529 |
| Single-Family: 13 | 7,593 |
| Single-Family: 14 | 7,656 |
| Single-Family: 15 | 7,720 |
| Single-Family: 16 | 7,784 |
| Single-Family: 17 | 7,847 |
| Single-Family: 18 | 7,911 |
| Single-Family: 19 | 7,975 |
| Single-Family: 20 | 8,038 |
| Single-Family: 21 | 9,355 |
| Single-Family: 22 | 11,083 |
| Single-Family: 23 | 11,152 |
| Single-Family: 24 | 13,433 |
| Single-Family: 25 | 17,189 |
| Single-Family: 26 | 14,615 |
| Single-Family: 27 | 10,265 |
| Single-Family: 28 | 9,982 |
| Single-Family: 29 | 8,035 |
| Single-Family: 30 | 7,998 |
| Single-Family: 31 | 7,961 |
| Single-Family: 32 | 7,924 |
| Single-Family: 33 | 7,887 |
| Single-Family: 34 | 7,850 |
| Single-Family: 35 | 5,690 |
| Single-Family: 36 | 5,600 |
| Single-Family: 37 | 5,600 |
| Single-Family: 38 | 5,600 |
| Single-Family: 39 | 5,600 |
| Single-Family: 40 | 5,600 |
| Single-Family: 41 | 5,600 |
| Single-Family: 42 | 5,600 |
| Single-Family: 43 | 5,600 |
| Single-Family: 44 | 5,600 |
| Single-Family: 45 | 5,275 |
| Single-Family: 46 | 8,502 |
| Single-Family: 47 | 8,553 |
| Single-Family: 48 | 8,212 |
| Single-Family: 49 | 7,045 |
| Single-Family: 50 | 10,473 |
| Single-Family: 51 | 7,325 |
| Single-Family: 52 | 12,499 |
| Single-Family: 53 | 5,983 |
| Single-Family: 54 | 5,000 |
| Single-Family: 55 | 5,000 |
| Single-Family: 56 | 5,000 |
| Single-Family: 57 | 5,000 |
| Single-Family: 58 | 5,000 |
| Single-Family: 59 | 5,000 |
| Single-Family: 60 | 5,000 |
| Single-Family: 61 | 5,000 |
| Single-Family: 62 | 5,000 |
| Single-Family: 63 | 5,000 |
| Single-Family: 64 | 5,000 |
| Single-Family: 65 | 5,000 |
| Single-Family: 66 | 5,000 |
| Single-Family: 67 | 5,000 |
| Single-Family: 68 | 5,000 |
| Single-Family: 69 | 5,000 |
| Single-Family: 70 | 7,000 |
| Single-Family: 71 | 11,127 |
| Single-Family: 72 | 7,750 |
| Single-Family: 73 | 7,750 |
| Single-Family: 74 | 7,750 |
| Single-Family: 75 | 7,750 |
| Single-Family: 76 | 7,750 |
| Single-Family: 77 | 7,750 |
| Single-Family: 78 | 7,750 |
| Single-Family: 79 | 7,750 |

| LOT | lot Size (SF) |
|---|---|
| Single-Family: 80 | 7,750 |
| Single-Family: 81 | 7,750 |
| Single-Family: 82 | 7,750 |
| Single-Family: 83 | 7,750 |
| Single-Family: 84 | 7,750 |
| Single-Family: 85 | 7,750 |
| Single-Family: 86 | 7,540 |
| Single-Family: 87 | 7,937 |
| Single-Family: 88 | 6,081 |
| Single-Family: 89 | 7,492 |
| Single-Family: 90 | 6,618 |
| Single-Family: 91 | 7,042 |
| Single-Family: 92 | 5,715 |
| Single-Family: 93 | 5,000 |
| Single-Family: 94 | 5,000 |
| Single-Family: 95 | 5,000 |
| Single-Family: 96 | 5,000 |
| Single-Family: 97 | 5,000 |
| Single-Family: 98 | 5,000 |
| Single-Family: 99 | 5,000 |
| Single-Family: 100 | 5,000 |
| Single-Family: 101 | 5,000 |
| Single-Family: 102 | 5,000 |
| Single-Family: 103 | 5,000 |
| Single-Family: 104 | 5,000 |
| Single-Family: 105 | 5,000 |
| Single-Family: 106 | 5,000 |
| Single-Family: 107 | 7,258 |
| Single-Family: 108 | 9,293 |
| Single-Family: 109 | 7,134 |
| Single-Family: 110 | 6,408 |
| Single-Family: 111 | 5,881 |
| Single-Family: 112 | 5,981 |
| Single-Family: 113 | 5,981 |
| Single-Family: 114 | 5,981 |
| Single-Family: 115 | 5,981 |
| Single-Family: 116 | 5,981 |
| Single-Family: 117 | 5,981 |
| Single-Family: 118 | 5,981 |
| Single-Family: 119 | 5,981 |
| Single-Family: 120 | 5,981 |
| Single-Family: 121 | 5,971 |
| Single-Family: 122 | 6,270 |
| Single-Family: 123 | 6,425 |
| Single-Family: 124 | 6,409 |
| Single-Family: 125 | 6,384 |
| Single-Family: 126 | 6,544 |
| Single-Family: 127 | 6,273 |
| Single-Family: 128 | 5,000 |
| Single-Family: 129 | 6,003 |
| Single-Family: 130 | 5,000 |
| Single-Family: 131 | 5,000 |
| Single-Family: 132 | 5,000 |
| Single-Family: 133 | 5,000 |
| Single-Family: 134 | 5,000 |
| Single-Family: 135 | 5,000 |
| Single-Family: 136 | 5,000 |
| Single-Family: 137 | 5,000 |
| Single-Family: 138 | 5,000 |
| Single-Family: 139 | 4,991 |
| Single-Family: 140 | 7,746 |
| Single-Family: 141 | 7,750 |
| Single-Family: 142 | 7,750 |
| Single-Family: 143 | 7,750 |
| Single-Family: 144 | 7,750 |
| Single-Family: 145 | 7,750 |
| Single-Family: 146 | 7,750 |
| Single-Family: 147 | 7,750 |
| Single-Family: 148 | 7,750 |
| Single-Family: 149 | 7,750 |
| Single-Family: 150 | 11,420 |
| Open Space : 219 | 25,529 |
| Tank Site | 26,593 |

| | |
|---|---|
| **Average Lot Size:** | **7,163** |
| **Average Residential** | **6,911** |

| FUTURE LOT | lot Size (SF) |
|---|---|
| Single-Family-Future : 1 | 7,750 |
| Single-Family-Future : 2 | 7,750 |
| Single-Family-Future : 3 | 7,750 |
| Single-Family-Future : 4 | 7,750 |
| Single-Family-Future : 5 | 7,627 |
| Single-Family-Future : 6 | 6,070 |
| Single-Family-Future : 7 | 6,121 |
| Single-Family-Future : 8 | 6,173 |
| Single-Family-Future : 9 | 6,224 |
| Single-Family-Future : 10 | 7,766 |
| Single-Family-Future : 11 | 7,799 |
| Single-Family-Future : 12 | 7,832 |
| Single-Family-Future : 13 | 7,865 |
| Single-Family-Future : 14 | 7,898 |
| Single-Family-Future : 15 | 7,874 |
| Single-Family-Future : 16 | 7,811 |
| Single-Family-Future : 17 | 7,747 |
| Single-Family-Future : 18 | 7,684 |
| Single-Family-Future : 19 | 7,620 |
| Single-Family-Future : 20 | 7,556 |
| Single-Family-Future : 21 | 7,493 |
| Single-Family-Future : 22 | 7,429 |
| Single-Family-Future : 23 | 6,256 |
| Single-Family-Future : 24 | 5,000 |
| Single-Family-Future : 25 | 5,000 |
| Single-Family-Future : 26 | 5,000 |
| Single-Family-Future : 27 | 7,200 |
| Single-Family-Future : 28 | 6,900 |
| Single-Family-Future : 29 | 6,900 |
| Single-Family-Future : 30 | 6,900 |
| Single-Family-Future : 31 | 6,900 |
| Single-Family-Future : 32 | 6,900 |
| Single-Family-Future : 33 | 7,044 |
| Single-Family-Future : 34 | 13,904 |
| Single-Family-Future : 35 | 7,550 |
| Single-Family-Future : 36 | 7,550 |
| Single-Family-Future : 37 | 7,550 |
| Single-Family-Future : 38 | 7,550 |
| Single-Family-Future : 39 | 7,550 |
| Single-Family-Future : 40 | 7,550 |
| Single-Family-Future : 41 | 7,550 |
| Single-Family-Future : 42 | 7,550 |
| Single-Family-Future : 43 | 7,550 |
| Single-Family-Future : 44 | 7,550 |
| Single-Family-Future : 45 | 7,550 |
| Single-Family-Future : 46 | 7,728 |
| Single-Family-Future : 47 | 11,451 |
| Single-Family-Future : 48 | 7,062 |
| Single-Family-Future : 49 | 6,207 |
| Single-Family-Future : 50 | 6,207 |
| Single-Family-Future : 51 | 5,509 |
| Single-Family-Future : 52 | 7,280 |
| Single-Family-Future : 53 | 6,240 |
| Single-Family-Future : 54 | 6,240 |
| Single-Family-Future : 55 | 6,240 |
| Single-Family-Future : 56 | 6,240 |
| Single-Family-Future : 57 | 6,240 |
| Single-Family-Future : 58 | 6,240 |
| Single-Family-Future : 59 | 6,240 |
| Single-Family-Future : 60 | 6,240 |
| Single-Family-Future : 64 | 7,429 |
| Single-Family-Future : 65 | 7,556 |
| Single-Family-Future : 66 | 7,493 |

| | |
|---|---|
| **Average Residential Lot Size Phase 1B** | **7,212** |
| **Average Residential Lot Size Village B:** | **7,000** |

NOT FOR CONSTRUCTION

| | | | |
|---|---|---|---|
| SCALE: | BENCH MARK | COMPUTED | |
| HORIZ. 1" = 100' | | DESIGNED | |
| VERT. 1" = N/A | | DRAWN | |
| | | PROJ. ENGR. | |


**MORTON & PITALO, INC.**
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Folsom ∗ Fresno
600 Coolidge Drive, Suite #140
Folsom, CA 95630
phone: (916) 984-7621
web: www.mpengr.com


TENTATIVE SUBDIVISION MAP FOR

# SUTTER CREEK RANCH

## PHASED VESTING SMALL LOT TENTATIVE SUBDIVISION MAP NO. 172

## LOT SIZES

SUTTER CREEK, CALIFORNIA

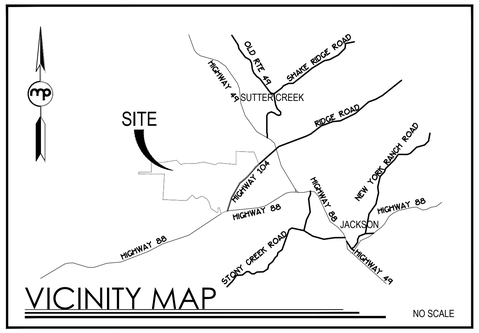
DATE 12/10/2024

SHEET TM-2

OF 10

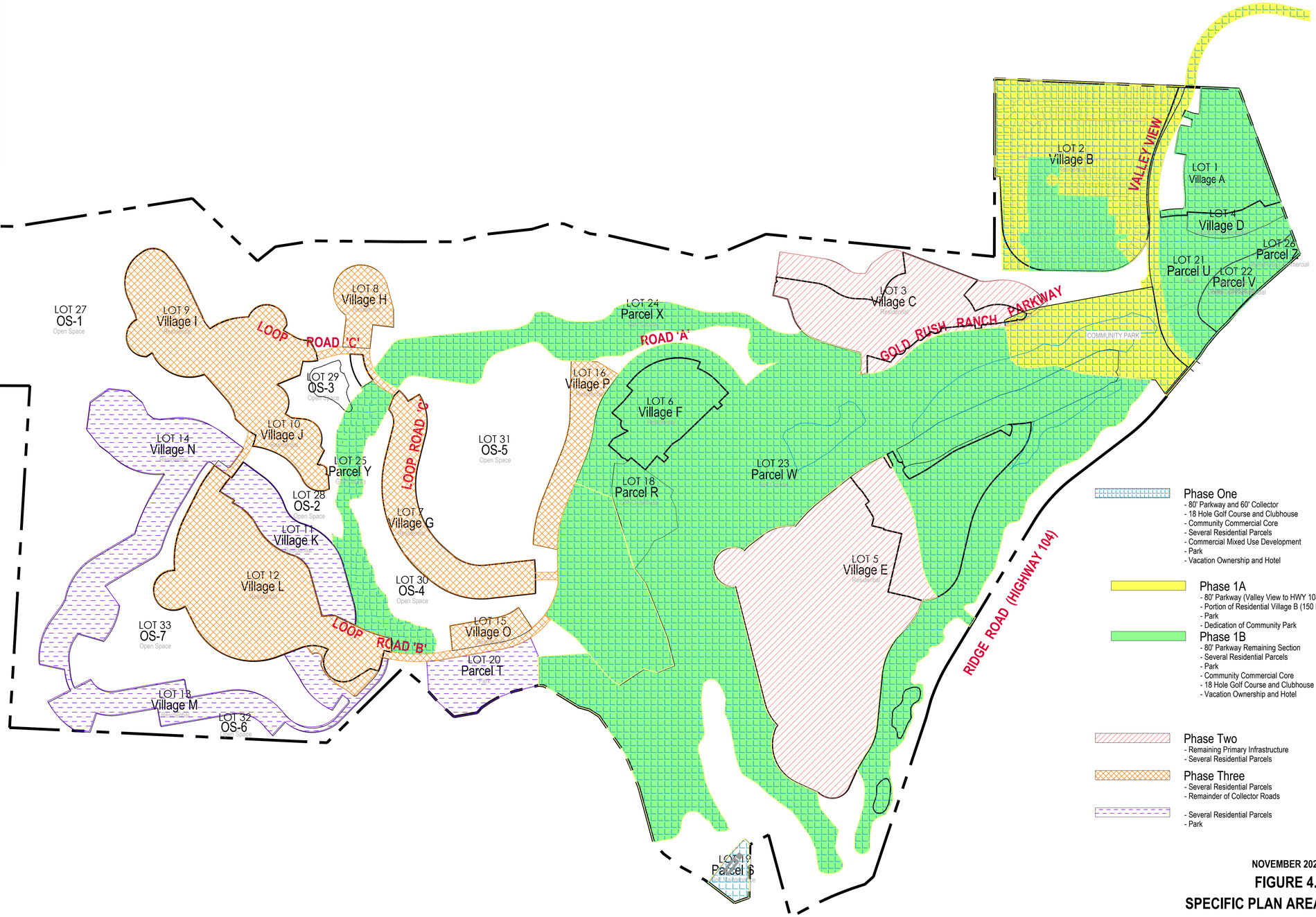
JOB NO. 23-0043-00


Dwg: X:\2023\23-0043-00\SUTTER CREEK RANCH SPECIFIC PLAN\DWG\PLAN\WORKING\23004-PO1-SLTM.DWG | Saved: 12-06-24 01:12pm GBARDINI




VICINITY MAP

NO SCALE




Phase One
- 80' Parkway and 60' Collector
- 18 Hole Golf Course and Clubhouse
- Community Commercial Core
- Several Residential Parcels
- Commercial Mixed Use Development
- Park
- Vacation Ownership and Hotel

Phase 1A
- 80' Parkway (Valley View to HWY 104
- Portion of Residential Village B (150 Lots)
- Park
- Dedication of Community Park

Phase 1B
- 80' Parkway Remaining Section
- Several Residential Parcels
- Park
- Community Commercial Core
- 18 Hole Golf Course and Clubhouse
- Vacation Ownership and Hotel

Phase Two
- Remaining Primary Infrastructure
- Several Residential Parcels

Phase Three
- Several Residential Parcels
- Remainder of Collector Roads

- Several Residential Parcels
- Park

GRAPHIC SCALE
400 200 0 400 800
1 in = 400 ft

NOVEMBER 2024

**FIGURE 4.1**

**SPECIFIC PLAN AREA**

**PHASING PLAN**

# GOLD RUSH RANCH

NOT FOR CONSTRUCTION

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | SCALE: | BENCH MARK | COMPUTED | | MORTON & PITALO, INC. | TENTATIVE SUBDIVISION MAP FOR | DATE 12/10/2024 |
| | HORIZ. 1" = 400' | | DESIGNED | | CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING | SUTTER CREEK RANCH | SHEET PHS-1 |
| | VERT. 1" = N/A | | DRAWN | | Folsom ∗ Fresno | PROJECT PHASING PLAN | OF 10 |
| | | | PROJ. ENGR. | | 600 Coolidge Drive, Suite #140 Folsom, CA 95630 phone: (916) 984-7621 web: www.mpengr.com | SUTTER CREEK, CALIFORNIA | |

JOB NO. 23-0043-00

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PROJECT BOUNDARY

PROJECT BOUNDARY

PROJECT BOUNDARY

TANK SITE
0.61± Ac.

ROAD 'A'

ROAD 'B'

ROAD 'C'

ROAD 'D'

ROAD 'E'

ENTRY 'A'

ENTRY 'E'

GREEN

PARK
0.59± Ac.

GRAPHIC SCALE
60 30 0 60 120
1 in = 60 ft

NOT FOR CONSTRUCTION

| | | | | | | |
|---|---|---|---|---|---|---|
| | SCALE: | BENCH MARK | COMPUTED | | **MORTON & PITALO, INC.** | TENTATIVE SUBDIVISION MAP FOR |
| | HORIZ. 1" = 1"=60' | | DESIGNED | | **CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING** | **SUTTER CREEK RANCH** |
| | VERT. 1" = | | DRAWN | | **Folsom** ∗ Fresno | **PRELIMINARY GRADING PLAN** |
| | | | PROJ. ENGR. | | 600 Coolidge Drive, Suite #140 | SUTTER CREEK, CALIFORNIA |
| | | | | | Folsom, CA 95630 | |
| | | | | | phone: (916) 984-7621 | |
| | | | | | web: www.mpengr.com | |

DATE 12/10/2024
SHEET PG-1
OF 10

JOB NO. 23-0043-00

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| | | | | | | |
|---|---|---|---|---|---|---|
| | SCALE: | BENCH MARK | COMPUTED | | **MORTON & PITALO, INC.**<br>**CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING**<br>**Folsom** ∗ Fresno<br>600 Coolidge Drive, Suite #140<br>Folsom, CA 95630<br>phone: (916) 984-7621<br>web: www.mpengr.com | TENTATIVE SUBDIVISION MAP FOR<br>**SUTTER CREEK RANCH**<br>**PRELIMINARY GRADING PLAN**<br>SUTTER CREEK, CALIFORNIA | DATE 12/10/2024<br>SHEET **PG-2**<br>OF **10** |
| | HORIZ. 1" = 1"=60' | | DESIGNED | | | | |
| | VERT. 1" = | | DRAWN | | | | |
| | | | PROJ. ENGR. | | | | |

JOB NO. 23-0043-00

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GRAPHIC SCALE

60 30 0 60 120

1 in = 60 ft

NOT FOR CONSTRUCTION

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | SCALE: | BENCH MARK | COMPUTED | | **MORTON & PITALO, INC.** **CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING** **Folsom** ∗ Fresno 600 Coolidge Drive, Suite #140 Folsom, CA 95630 phone: (916) 984-7421 web: www.mpengr.com | TENTATIVE SUBDIVISION MAP FOR **SUTTER CREEK RANCH** **PRELIMINARY GRADING PLAN** SUTTER CREEK, CALIFORNIA | DATE 12/10/2024 |
| | HORIZ. 1" = 1"=60' | | DESIGNED | | | | SHEET PG-3 |
| | VERT. 1" = | | DRAWN | | | | OF 10 |
| | | | PROJ. ENGR. | | | | |

JOB NO. 23-0043-00

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FUTURE POSSIBLE AWA WATER TANK

TANK SITE 0.61± Ac.

PROJECT BOUNDARY

PROJECT BOUNDARY

PROJECT BOUNDARY

ROAD 'A'

ROAD 'B'

ROAD 'C'

ROAD 'D'

ROAD 'E'

ROAD 'F'

ENTRY 'A'

ENTRY 'B'

PARK 0.59± Ac.

RIM=1509.85
RIM TO INV: 6.05
8" INV=1503.80 OUT (E)
8" INV=1503.80 OUT (W)

RIM=1506.45
RIM TO INV: 6.25
8" INV=1500.20 IN (W)
8" INV=1500.20 OUT (E)

RIM=1497.48
RIM TO INV: 6.05
8" INV=1491.43 IN (W)
8" INV=1491.43 OUT (E)

RIM=1488.99
RIM TO INV: 9.64
8" INV=1479.45 IN (W)
8" INV=1479.45 IN (E)
8" INV=1479.35 OUT (S)

RIM=1485.82
RIM TO INV: 6.37
8" INV=1479.45 OUT (W)

RIM=1488.09
RIM TO INV: 8.98
8" INV=1479.11 IN (N)
8" INV=1479.11 OUT (S)

RIM=1493.92
RIM TO INV: 6.32
8" INV=1487.60 IN (N)
8" INV=1487.60 OUT (S)

RIM=1488.45
RIM TO INV: 6.90
8" INV=1481.55 OUT (E)

RIM=1484.20
RIM TO INV: 6.73
8" INV=1477.47 IN (W)
8" INV=1477.47 OUT (E)

RIM=1478.16
RIM TO INV: 6.51
8" INV=1471.65 IN (W)
8" INV=1471.65 OUT (E)

RIM=1477.54
RIM TO INV: 6.35
8" INV=1471.19 IN (NE)
8" INV=1471.19 OUT (SW)

RIM=1471.93
RIM TO INV: 6.36
8" INV=1465.57 IN (N)
8" INV=1465.57 IN (W)
8" INV=1465.57 OUT (S)

RIM=1464.65
RIM TO INV: 6.50
8" INV=1458.15 IN (N)
8" INV=1458.15 OUT (S)

RIM=1460.97
RIM TO INV: 5.20
8" INV=1455.77 OUT (E)

RIM=1457.63
RIM TO INV: 5.64
8" INV=1452.09 IN (W)
8" INV=1451.99 OUT (E)

RIM=1452.90
RIM TO INV: 5.64
8" INV=1447.36 IN (N)
8" INV=1447.36 IN (W)
8" INV=1447.26 OUT (S)

RIM=1440.18
RIM TO INV: 5.65
8" INV=1434.64 IN (N)
8" INV=1434.54 OUT (S)

RIM=1435.91
RIM TO INV: 14.00
8" INV=1422.01 IN (W)
8" INV=1421.91 OUT (S)

RIM=1436.06
RIM TO INV: 13.43
8" INV=1428.82 IN (N)
8" INV=1422.73 IN (S)
8" INV=1422.63 OUT (E)

RIM=1430.01
RIM TO INV: 6.49
8" INV=1423.52 OUT (NE)

RIM=1440.11
RIM TO INV: 6.51
8" INV=1433.60 IN (N)
8" INV=1433.60 OUT (S)

RIM=1416.03
RIM TO INV: 4.55
8" INV=1411.58 IN (N)
8" INV=1411.48 OUT (S)

RIM=1422.09
RIM TO INV: 8.56
8" INV=1413.53 IN (N)
8" INV=1413.53 OUT (S)

RIM=1414.15
RIM TO INV: 24.29
8" INV=1389.96 IN (S)
8" INV=1389.96 IN (N)
8" INV=1389.86 OUT (W)

RIM=1385.17
RIM TO INV: 14.00
8" INV=1371.17 IN (E)
8" INV=1371.17 OUT (W)

RIM=1379.36
RIM TO INV: 9.86
8" INV=1369.50 IN (E)
8" INV=1369.40 OUT (W)

RIM=1400.96
RIM TO INV: 10.44
8" INV=1390.52 IN (S)
8" INV=1390.52 OUT (N)

RIM=1395.23
RIM TO INV: 4.23
8" INV=1391.00 IN (S)
8" INV=1391.00 OUT (N)

RIM=1362.19
RIM TO INV: 1.19
8" INV=1361.00 IN (N)
8" INV=1361.00 IN (E)

RIM=1396.66
RIM TO INV: 5.24
8" INV=1391.42 IN (S)
8" INV=1391.42 OUT (N)

RIM=1416.86
RIM TO INV: 10.00
8" INV=1406.86 OUT (NW)

SEWER LIFT STATION

RECYCLED WATER LINE TO EFFLUENT DISPOSAL AREA

CONNECT TO EXISTING AWA WATER LINE

DENSE TREES

ROCKY

ATTERED ROCKS

LIMITS OF SUBDIVISION

HIGHWAY-104

HIGHWAY 104

RIDGE RD

GRAPHIC SCALE
100 50 0 100 200
1 in = 100 ft

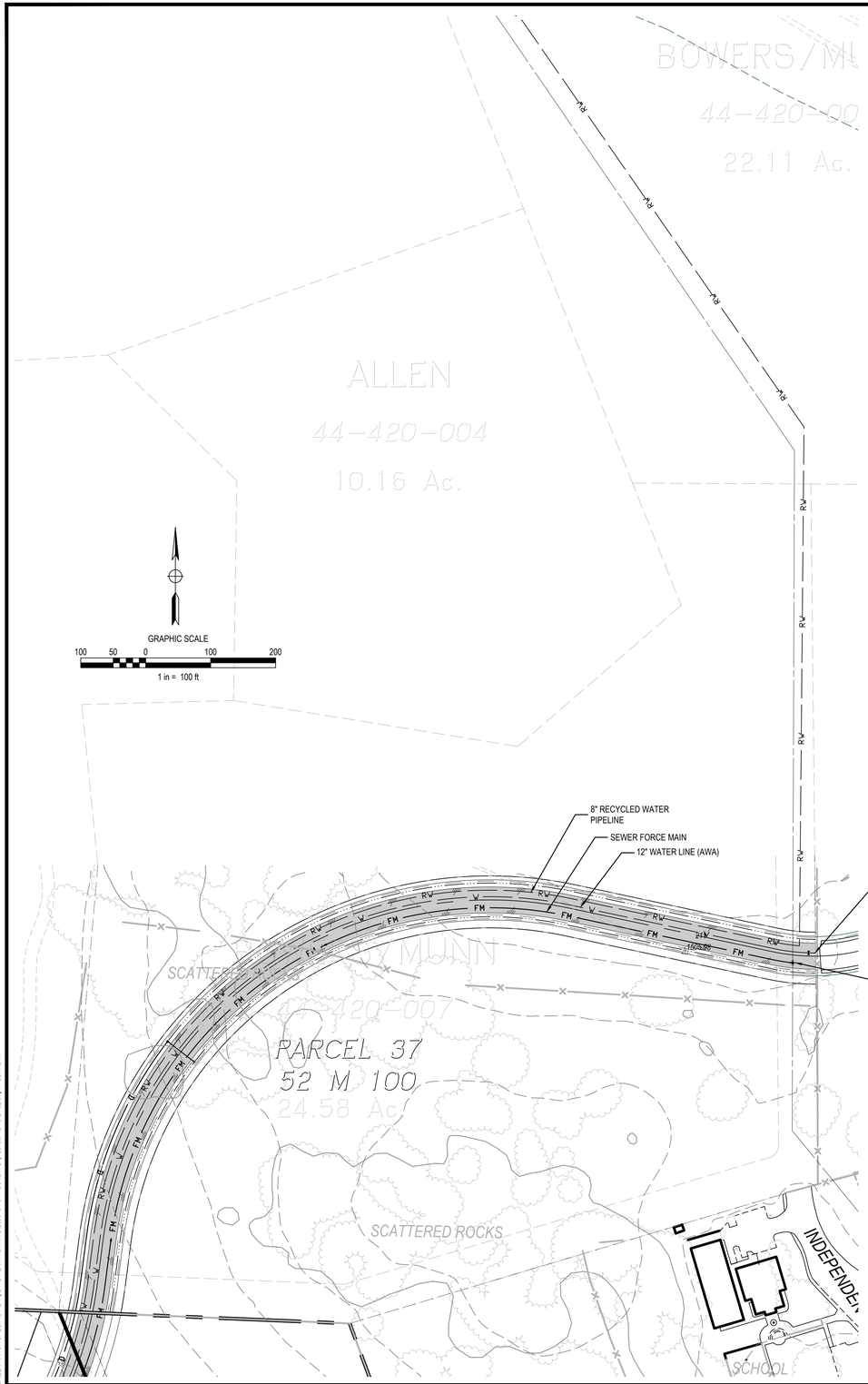
NOT FOR CONSTRUCTION

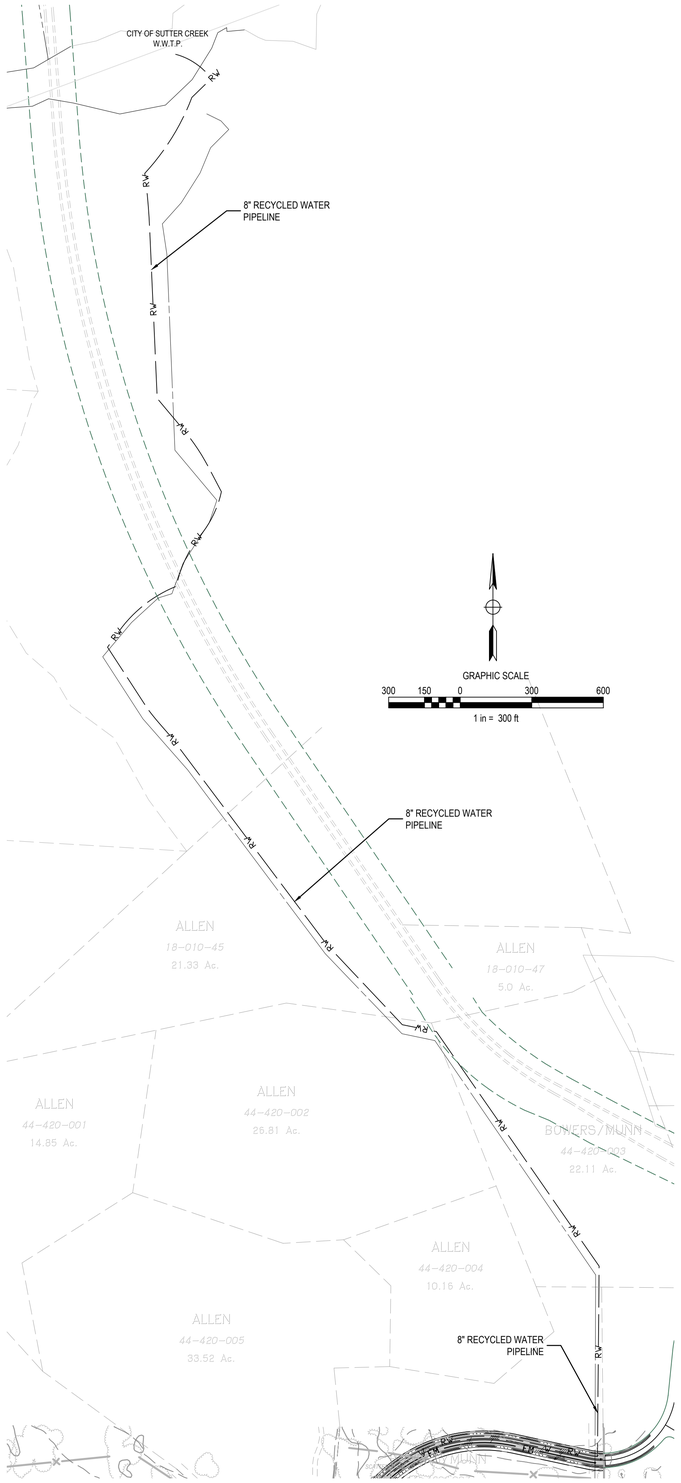
| | | | | | | |
|---|---|---|---|---|---|---|
| | SCALE: | BENCH MARK | COMPUTED | | **MORTON & PITALO, INC.** | TENTATIVE SUBDIVISION MAP FOR |
| | HORIZ. 1" = 1"=100' | | DESIGNED | | **CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING** | **SUTTER CREEK RANCH** |
| | VERT. 1" = _____ | | DRAWN | | **Folsom** ∗ Fresno | **PRELIMINARY UTILITY PLAN** |
| | | | PROJ. ENGR. | | 600 Coolidge Drive, Suite #140 Folsom, CA 95630 phone: (916) 984-7621 web: www.mpengr.com | SUTTER CREEK, CALIFORNIA |

DATE 12/10/2024
SHEET PU-1
OF 10

JOB NO. 23-0043-00

Dwg: X:\2023\23-043-00 (SUTTER CREEK RANCH)\SPECIFIC PLAN\DWG\PLAN\WORKING\23043-PU1.DWG | Saved: 12-10-24 02:57pm GBARDINI




NOT FOR CONSTRUCTION

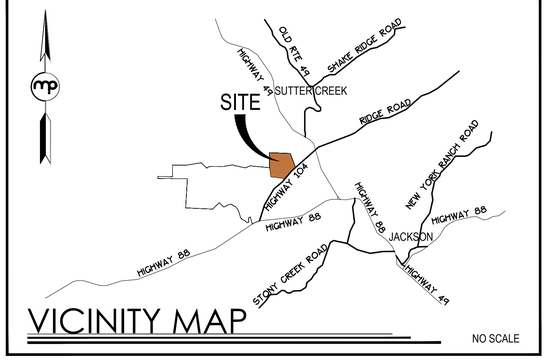
| | | | | | |
|---|---|---|---|---|---|
| | SCALE: | BENCH MARK | COMPUTED | | TENTATIVE SUBDIVISION MAP FOR **SUTTER CREEK RANCH** **PRELIMINARY UTILITY PLAN** SUTTER CREEK, CALIFORNIA |
| | HORIZ. 1" = 1"=100' | | DESIGNED | | |
| | VERT. 1" = | | DRAWN | | |
| | | | PROJ. ENGR. | | |

**MORTON & PITALO, INC.**
**CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING**
**Folsom** ∗ Fresno
600 Coolidge Drive, Suite #140
Folsom, CA 95630
phone: (916) 984-7621
web: www.mpengr.com

DATE 12/10/2024
SHEET **PU-2**
OF **10**

JOB NO. **23-0043-00**

Dwg: X:\2023\23-0043-00\SUTTER CREEK RANCH SPECIFIC PLAN\DWGS\PLAN\WORKING\23043-PU01.DWG | Saved: 12-10-24 03:57pm GBARDINI

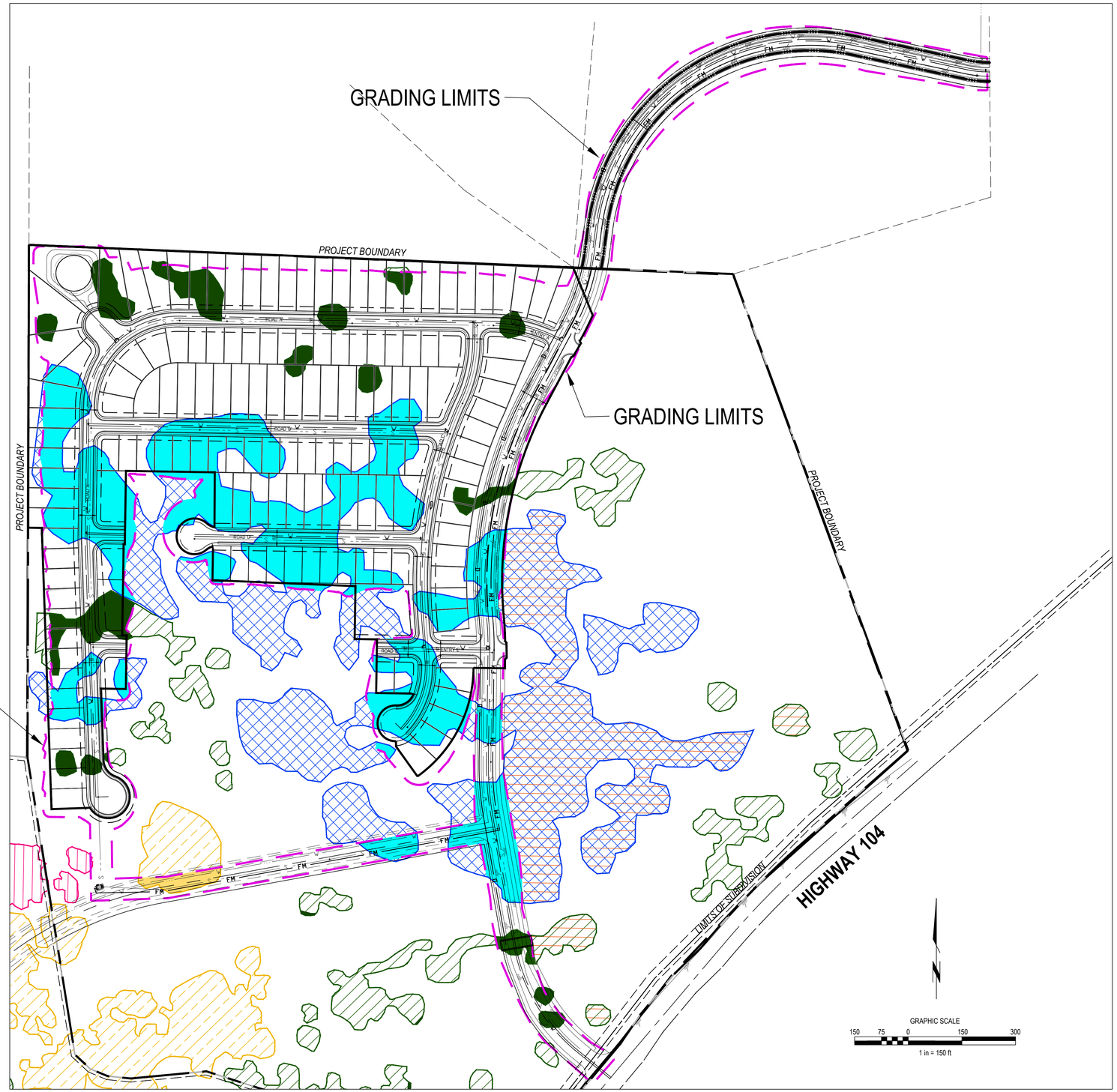



## GRRSP, PHASE 1A TREE PRESERVATION

| | |
|---|---|
| PRESERVATION CANOPY<br>272,754 sq.ft. (6.26 acres) | |

## GRRSP, PHASE 1A TREE IMPACTS

| | |
|---|---|
| CLASS 1 DENSITY REMOVED<br>102,825 sq.ft. (2.36 acres) | |
| CLASS 2 DENSITY REMOVED<br>468,305 sq.ft. (10.75 acres) | |
| CLASS 3 DENSITY REMOVED<br>8,887 sq.ft. (0.20 acres) | |




NOT FOR CONSTRUCTION

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | SCALE: | BENCH MARK | COMPUTED | | MORTON & PITALO, INC.<br>CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING<br>Folsom ∗ Fresno<br>600 Coolidge Drive, Suite #140<br>Folsom, CA 95630<br>phone: (916) 984-7621<br>web: www.mpengr.com | TENTATIVE SUBDIVISION MAP FOR<br>SUTTER CREEK RANCH<br>OAK WOODLAND OVERLAY<br>SUTTER CREEK, CALIFORNIA | DATE 12/10/2024 |
| | HORIZ. 1" = 150' | | DESIGNED | | | | SHEET TR-1 |
| | VERT. 1" = N/A | | DRAWN | | | | OF 10 |
| | | | PROJ. ENGR. | | | | |

JOB NO. 23-0043-00

Dwg: X:\2023\23-0043-00\SUTTER CREEK RANCH SPECIFIC PLAN\DWGS\PLAN\WORKING\23043-P01-WOODLAND.DWG | Saved: 12/06-24 09:41am GBARDINI