

301 DROLLET WAY SACRAEMNTO , CA



GQ North
real estate



\$775,000

APN: 237-0380-009

TENTATIVE MAPPED PARCEL IN THE CITY OF SACRAMENTO

22 BUILDABLE SINGLE FAMILY LOTS

CALL TO REQUEST A COPY OF THE CONDITIONS OF APPROVAL

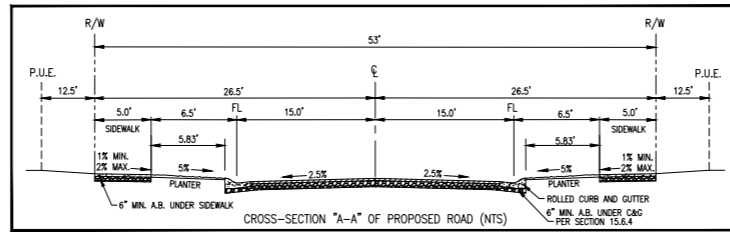
SELLERS WILL CONSIDER ALL OPTIONS ON THIS PROJECT
THIS IS AN EXCELLENT BUILD AND HOLD OPPORTUNITY

CONTACT ALEX BYRD
530/863-3188

DRE. 02002697

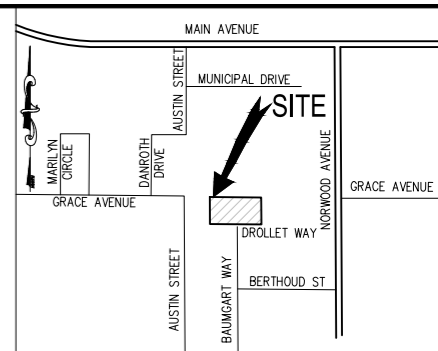
SURVEY NOTES

- 1) A PRELIMINARY TITLE REPORT WAS PROVIDED BY PLACER TITLE COMPANY, DATED JANUARY 8, 2025, ORDER NO. P-653863, FOR THE PREPARATION OF THIS EXHIBIT.
- 2) THE POSITION OF IDENTIFIED RECORD EASEMENTS HAVE BEEN PLOTTED USING RECORD DESCRIPTIONS. SURFACE FACILITIES HAVE BEEN PLOTTED USING FIELD INFORMATION. THE ACTUAL LOCATIONS OF UNDERGROUND FACILITIES SHOULD BE VERIFIED PRIOR TO ANY NEW CONSTRUCTIONS.
- 3) THIS IS NOT A BOUNDARY SURVEY. ADDITIONAL FIELD SURVEY AND RESEARCH WILL BE REQUIRED TO ESTABLISHED THE ACTUAL BOUNDARY.
- 4) THE TYPES, LOCATION, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. INTERESTED PARTIES ARE CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. JTS ENGINEERING CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS. PRESCRIPTIVE EASEMENTS MAY EXIST OVER THOSE FACILITIES WHICH ARE NOT WITHIN THE RECORD EASEMENT.
- 5) NO MONUMENTS WERE SET AS A PART OF THIS EXHIBIT.
- 6) NO ARBORIST REPORT WAS PROVIDED FOR THE PREPARATION OF THIS EXHIBIT.



NOTES

- 1) "LOT A" IS THE WATER QUALITY DETENTION BASIN TO SERVE THE ENTIRE SUBDIVISION. PRELIMINARY CONCEPTUAL SCHEMATIC ALLOW DETENTION BASIN TO ACCOMMODATE WATER QUALITY REQUIREMENTS AS WELL AS 10-YEAR AND 100-YEAR DEVELOPMENT RUNOFF STORAGE. SEE PRELIMINARY CONCEPTUAL DESIGN SCHEMATIC ON NEXT SHEET.
- 2) "LOT B" IS PROPOSED AS A PRIVATE ALLEY WAY WHICH WILL BE MAINTAINED PRIVATELY.



EXISTING LEGAL DESCRIPTION:

THE NORTH 231 FEET OF THE EAST 440 FEET OF LOT 7, AS SHOWN ON THE "PLAT OF RIO LINDA SUBDIVISION NO. 8", RECORDED IN BOOK 18 OF MAPS, MAP NO. 2, RECORDS OF SAID COUNTY

APN: 237-0380-009

OWNER/APPLICANT: EQUITY TRUST COMPANY CUSTODIAN FBO SCOTT W. CABLE IRA CONTACT: SCOTT CABLE 2443 FAIR OAKS BLVD. SUITE 145 SACRAMENTO, CA 95825 TEL: (916) 240-0846 EMAIL: scot@scableenterprises.com

ENGINEER: JTS ENGINEERING CONSULTANTS INC. 1808 J STREET SACRAMENTO, CA 95811 TEL: (916) 441-6708 FAX: (916) 441-5336 CONTACT: JAVED T. SIDDIQUI, P.E. EMAIL: javed.siddiqui@jtsengineering.com

PROJECT ADDRESS: 301 DROLLET WAY, SACRAMENTO, CA 95838

	EXISTING	PROPOSED
ZONING:	A - AGRICULTURE	R-1A
USE:	GENERAL	NO CHANGE
PARCELS:	1	22 RESIDENTIAL LOTS 1 DETENTION BASIN: LOT A
AREA:	101,640 ±SF (2.333 ±AC)	AS SHOWN
SCHOOL DISTRICT:	TWIN RIVERS UNIFIED	

- REQUEST:**
- 1) TO SUBDIVIDE A SINGLE PARCEL TO 22 LOTS, 1 DETENTION BASIN LOT, AND 1 PRIVATE ALLEY LOT
 - 2) TO REZONE EXISTING DESIGNATION FROM A - AGRICULTURE TO R-1A
 - 3) FOR LOTS 1-4 AND LOTS 6-14 TO DEVIATE FROM R-1A ZONING MINIMUM LOT SIZE REQUIREMENT OF 2,900 SQUARE FEET.
 - 4) FOR ALL LOTS TO DEVIATE FROM R-1A ZONING MINIMUM LOT DEPTH REQUIREMENT OF 80 FEET.

UTILITY CONTACTS

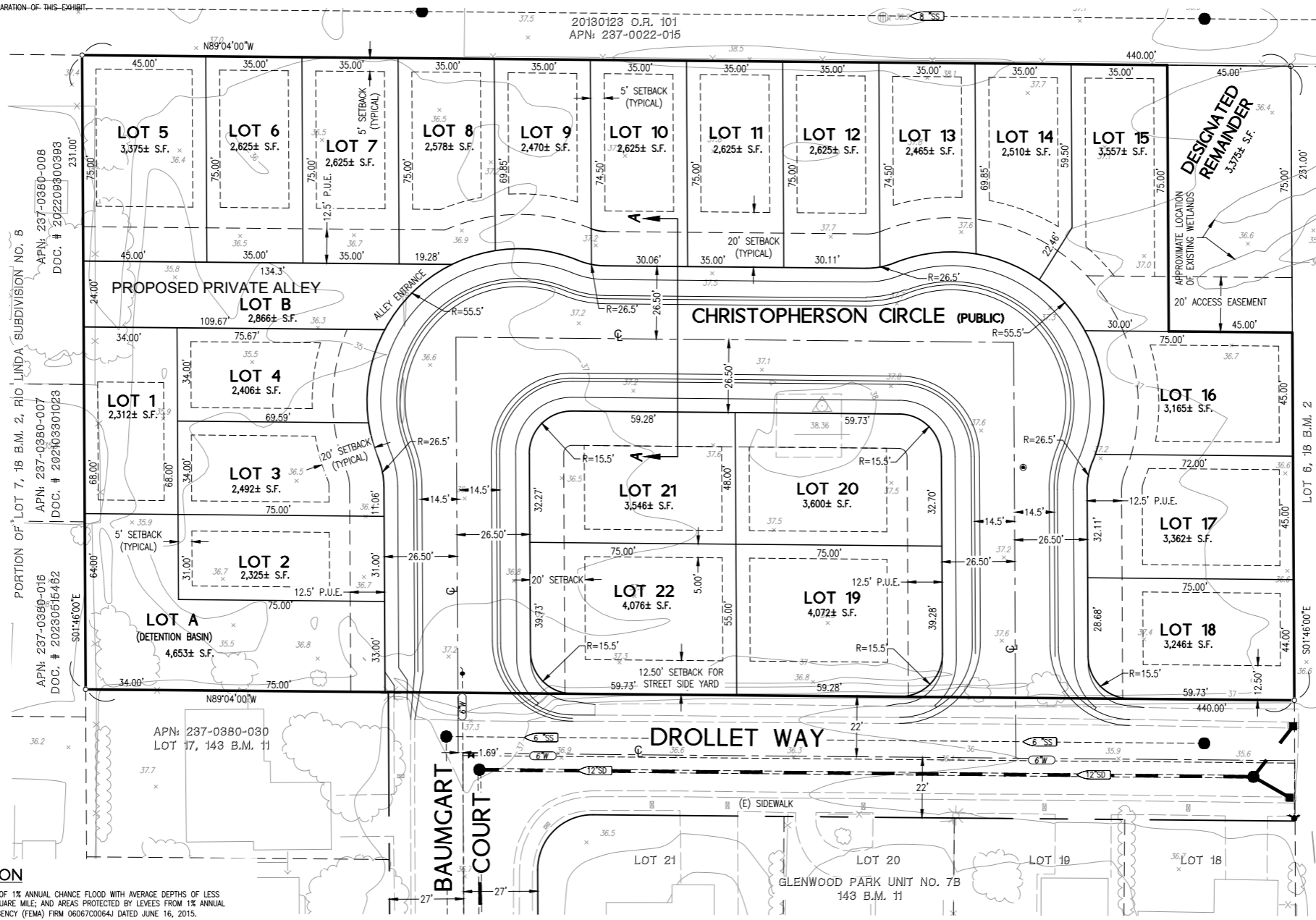
TELEPHONE	AT&T	CONNOR FISHER (916) 484-2388
GAS	PG&E	DON HENDRICKS (916) 386-5469
ELECTRICITY	SMUD	RICK BETANCOURT (916) 732-5700
WATER	CITY OF SAC	SARAI OCHOA (916) 808-5426
CABLE	COMCAST	STEVE ABELIA (916) 830-6751
DRAINAGE	CITY OF SAC	SARAI OCHOA (916) 808-5426
SEWER	CITY OF SAC	SARAI OCHOA (916) 808-5426
FIRE	CITY OF SAC	KING TANSON (916) 808-1358
UNDERGROUND SERVICE ALERT	UNDERGROUND SERVICE ALERT	(800) 227-2600

LEGEND

- MANHOLE
- DRAIN INLET
- WATER LINE
- DRAIN LINE
- SEWER LINE
- GAS LINE
- FIRE HYDRANT
- WATER VALVE
- SEWER CLEAN OUT
- WATER METER
- FIRE DEPT. CONNECTION
- BACK FLOW PREVENTER
- CONCRETE CURB
- PARKING LIGHT
- STREET SIDEYARD
- FRONT YARD
- REAR YARD
- PULL BOX
- GAS VALVE
- UTILITY POLE
- GAS METER
- OVER HEAD WIRE
- UTILITY POLE W/GUY
- PUBLIC STREET LIGHT
- SIGN
- FENCE
- WALL
- GUARD POST
- VAULT
- TRANSFORMER
- PROPERTY LINE
- RIGHT OF WAY LINE
- ADJACENT PROPERTY LINE
- ROAD CENTERLINE
- EASEMENT
- DIMENSION POINT

FLOOD ZONE DESIGNATION

ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FIRM 06067C0064J DATED JUNE 16, 2015.



BENCHMARK ELEV. 30.179'
BM 277-H1B
HILTI NAIL LIGHT BASE SW CORNER
NORWOOD AVENUE & BELL AVENUE
FIELD BOOK NO. _____ PG. _____

JTS ENGINEERING CONSULTANTS, INC.
1808 J STREET
SACRAMENTO CALIFORNIA 95811 (916) 441-6708

DESIGNED: N/A
DRAWN: FMA/MAD
CHECKED: JTS
SUBMITTED: JAVED T. SIDDIQUI RCE: 25924



NO	DATE	REVISION	APPROVAL	BY

TENTATIVE SUBDIVISION MAP
NORWOOD PLACE
301 DROLLET WAY
APN: 237-0380-009
CITY OF SACRAMENTO CALIFORNIA

DATE: 4/4/2025
SHEET 1 OF 2