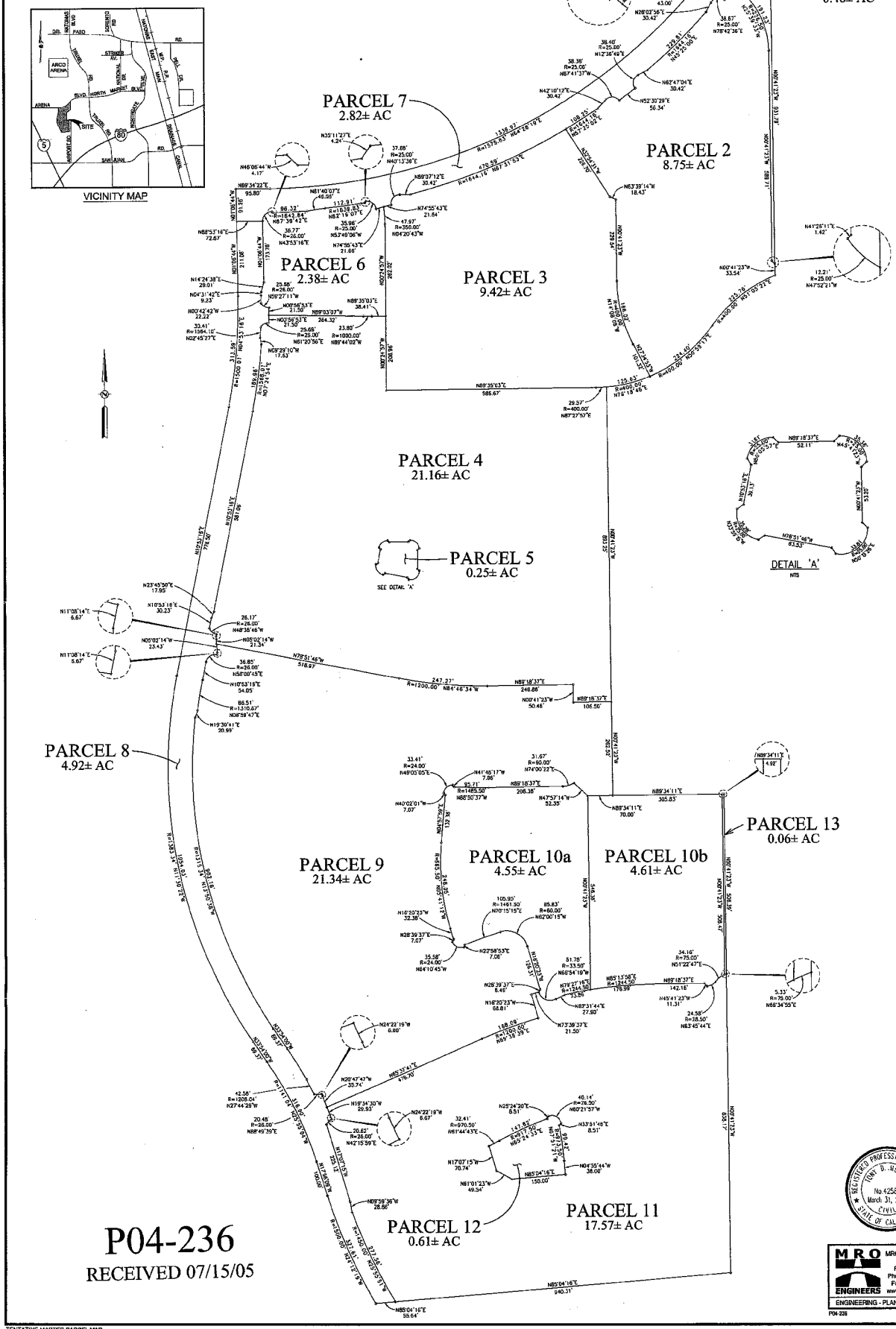
Beazer - NATOMAS FIELD

TENTATIVE MASTER PARCEL MAP for

CITY OF CALIFORNIA

VICINITY MAP



P04-236

RECEIVED 07/15/05

REGISTERED PROFESSIONAL ENGINEER
TONY D. MEYERS
No. 42589
March 31, 2006
CIVIL
STATE OF CALIFORNIA

MRO ENGINEERS, INC.
2202 Plaza Drive
Rocklin, CA 95765
Phone (916) 783-3838
Fax (916) 783-5003
www.mroengineers.com
ENGINEERING - PLANNING - SURVEYING

P04-236

TENTATIVE SUBDIVISION MAP for
Beazer - NATOMAS FIELD

CITY OF SACRAMENTO, CALIFORNIA

DEVELOPER
BEAZER HOMES
ATTN: CAROL HILL
3721 DOUGLAS BLVD. STE. 100
ROSEVILLE, CA. 95661
(916) 746-8371 OFFICE
(916) 773-4084 FAX

APPLICANT / ENGINEER
MRO ENGINEERS
ATTN: TONY MEYERS
2202 PLAZA DRIVE
ROCKLIN, CA. 95765-4404
(916) 783-3838 OFFICE
(916) 783-5003 FAX

ASSESSOR'S PARCEL NOS.
225-0150-014, 26, 27, 29
(PORTIONS OF 225-0150-039 & 16) DUE TO LOT LINE ADJUSTMENT

AREA
98.9 ±AC. (GROSS)

EXISTING ZONING
OS, R-1-PUD, R-2B-PUD
C-1-PUD

PROPOSED ZONING
OS, R-1A-PUD, R-2B-PUD
C-1-PUD

EXISTING GENERAL PLAN
LOW DENSITY RESIDENTIAL
MEDIUM DENSITY RESIDENTIAL
COMMUNITY/NEIGHBORHOOD COMMERCIAL & OFFICE
PARKS-RECREATION
OPEN SPACE

PROPOSED GENERAL PLAN
LOW DENSITY RESIDENTIAL
COMMUNITY/NEIGHBORHOOD COMMERCIAL & OFFICE
PARKS-RECREATION
OPEN SPACE

NORTH NATOMAS COMMUNITY PLAN
LOW DENSITY RESIDENTIAL
MEDIUM DENSITY RESIDENTIAL
HIGH DENSITY RESIDENTIAL
COMMUNITY/NEIGHBORHOOD COMMERCIAL & OFFICE
GENERAL PUBLIC FACILITIES
PARKS/OPEN SPACE

PROPOSED NATOMAS COMMUNITY PLAN
LOW DENSITY RESIDENTIAL
MEDIUM DENSITY RESIDENTIAL
COMMUNITY/NEIGHBORHOOD COMMERCIAL & OFFICE
PARKS/OPEN SPACE

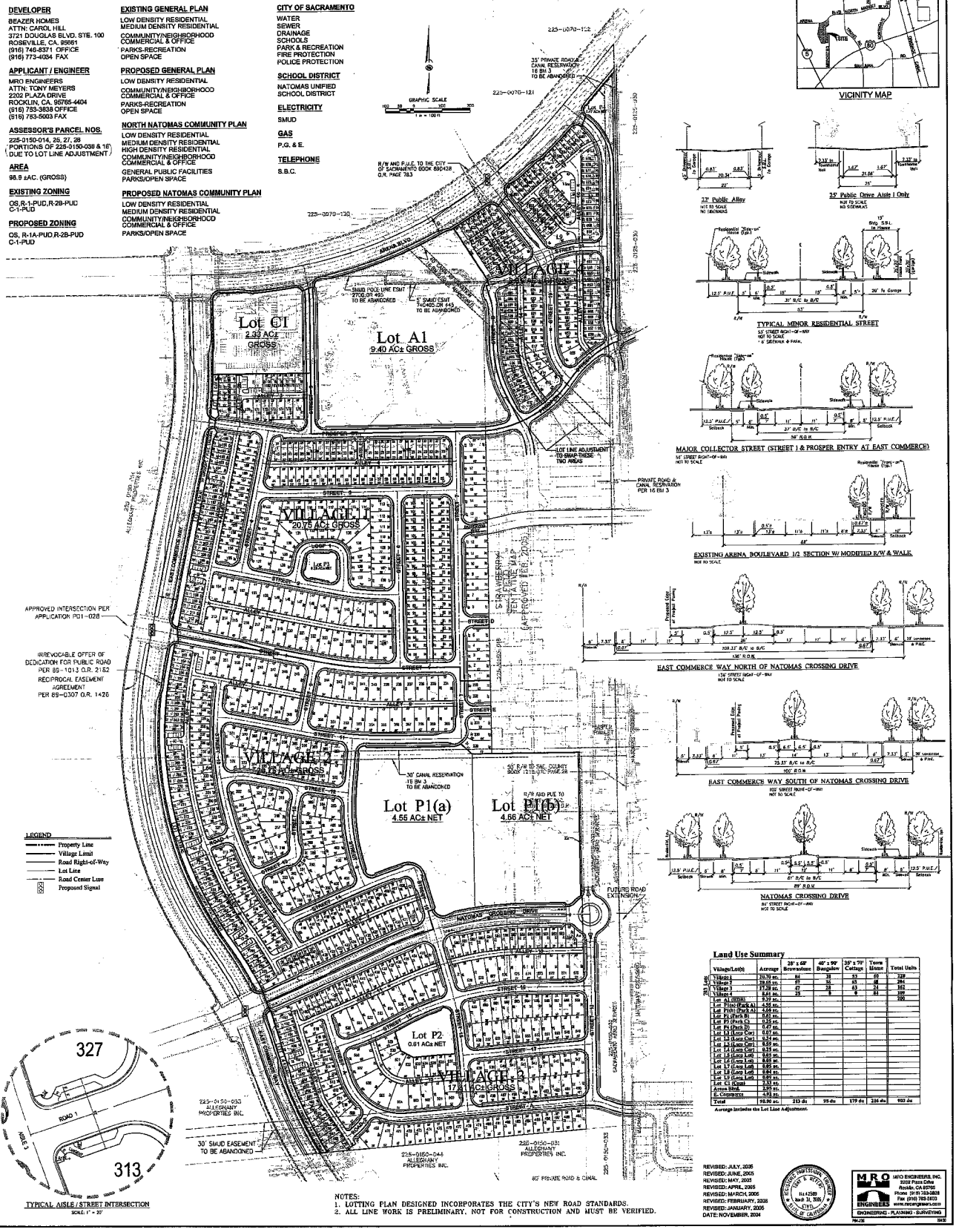
CITY OF SACRAMENTO
WATER
SEWER
DRAINAGE
SCHOOLS
PARK & RECREATION
FIRE PROTECTION
POLICE PROTECTION

SCHOOL DISTRICT
NATOMAS UNIFIED SCHOOL DISTRICT

ELECTRICITY
SMUD

GAS
P.G. & E.

TELEPHONE
S.B.C.



VICINITY MAP

12' Public Alley
NOT TO SCALE
NO SIDEWALKS

25' Public Drive Aisle I Only
NOT TO SCALE
NO SIDEWALKS

TYPICAL MINOR RESIDENTIAL STREET
NOT TO SCALE

MAJOR COLLECTOR STREET (STREET) & PROSPER ENTRY AT EAST COMMERCE)
NOT TO SCALE

EXISTING ARENA BOULEVARD 1/2 SECTION W/ MODIFIED R/W & WALK
NOT TO SCALE

EAST COMMERCE WAY NORTH OF NATOMAS CROSSING DRIVE
NOT TO SCALE

EAST COMMERCE WAY SOUTH OF NATOMAS CROSSING DRIVE
NOT TO SCALE

NATOMAS CROSSING DRIVE
NOT TO SCALE

Land Use Summary

	Village/Lot(s)	Acreage	28' x 68' Brownstone	40' x 90' Bungalow	35' x 70' Cottage	Town Home	Total Units
R-1	Village 1	20.70 ac.	84	31	53	65	229
	Village 2	20.65 ac.	67	36	63	38	204
	Village 3	17.38 ac.	67	28	63	34	192
	Village 4	8.61 ac.	25		0	62	199
	Lot A1 (SFDR)	9.37 ac.					100
	Lot P1(a) (Park A)	4.55 ac.					
	Lot P1(b) (Park A)	4.66 ac.					
	Lot P2 (Park B)	0.61 ac.					
	Lot P3 (Park C)	0.35 ac.					
	Lot P4 (Park D)	0.47 ac.					
	Lot C1 (Loca Com)	0.07 ac.					
	Lot C2 (Loca Com)	0.24 ac.					
	Lot A2 (Loca Com)	0.59 ac.					
	Lot L4 (Loca Com)	0.33 ac.					
	Lot L5 (Loca Lab)	0.03 ac.					
	Lot L6 (Loca Lab)	0.05 ac.					
	Lot L7 (Loca Lab)	0.05 ac.					
	Lot L8 (Loca Lab)	0.04 ac.					
	Lot L9 (Loca Lab)	0.03 ac.					
	Lot C1 (Cpad)	2.33 ac.					
	Arena Blvd.	2.95 ac.					
	E. Commerce	4.93 ac.					
	Total	98.90 ac.	213 du	95 du	179 du	236 du	923 du

Acreage includes the Lot Line Adjustment.

REVISED: JULY, 2005
REVISED: JUNE, 2005
REVISED: MAY, 2005
REVISED: APRIL, 2005
REVISED: MARCH, 2005
REVISED: FEBRUARY, 2005
REVISED: JANUARY, 2005
DATE: NOVEMBER, 2004

REGISTERED PROFESSIONAL ENGINEER — TONY R. MEYERS — No. 42589 — Exp. 12-31-2005 — STATE OF CALIFORNIA

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NOTES:
1. LOTTING PLAN DESIGNED INCORPORATES THE CITY'S NEW ROAD STANDARDS.
2. ALL LINE WORK IS PRELIMINARY, NOT FOR CONSTRUCTION AND MUST BE VERIFIED.

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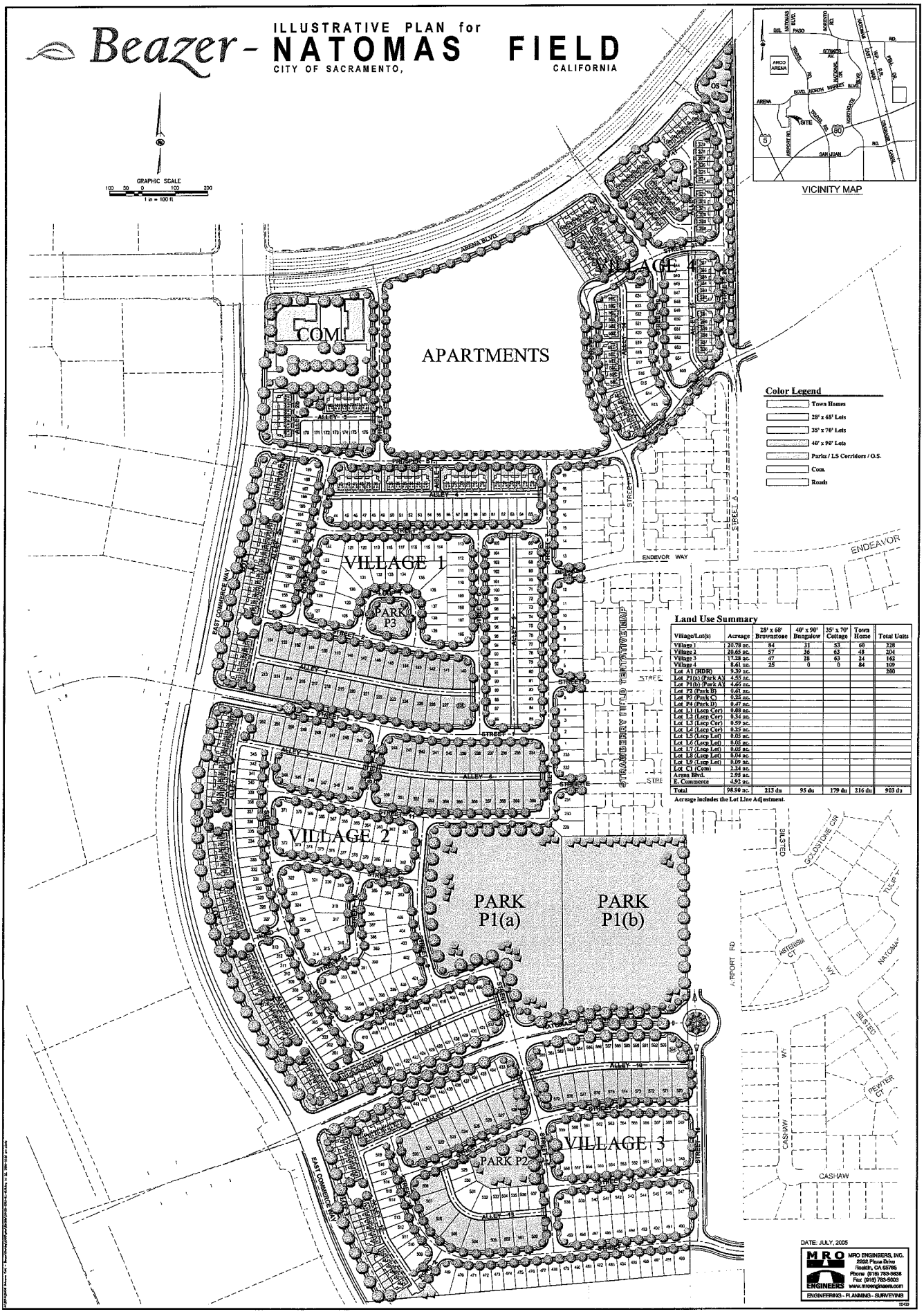
RECEIVED 07/15/05

Beazer - ILLUSTRATIVE PLAN for NATOMAS FIELD

CITY OF SACRAMENTO, CALIFORNIA



Land Use Summary

Village/Lot(s)	Acreage	28' x 68' Brownstone	40' x 90' Bungalow	35' x 70' Cottage	Town Home	Total Units
Village 1	20.78 ac.	84		53	69	228
Village 2	20.65 ac.	57	36	63	48	204
Village 3	17.28 ac.	47	28	63	24	162
Village 4	8.61 ac.	25	0	0	84	109
Lot A1 (HDR)	9.39 ac.					280
Lot P1(a) (Park A)	4.55 ac.					
Lot P1(b) (Park A)	4.66 ac.					
Lot P2 (Park B)	0.61 ac.					
Lot P3 (Park C)	0.35 ac.					
Lot P4 (Park D)	0.47 ac.					
Lot L1 (Loop Cor)	0.88 ac.					
Lot L2 (Loop Cor)	0.34 ac.					
Lot L3 (Loop Cor)	0.59 ac.					
Lot L4 (Loop Cor)	0.25 ac.					
Lot L5 (Loop Lot)	0.05 ac.					
Lot L6 (Loop Lot)	0.05 ac.					
Lot L7 (Loop Lot)	0.05 ac.					
Lot L8 (Loop Lot)	0.04 ac.					
Lot L9 (Loop Lot)	0.09 ac.					
Lot C1 (Com)	2.24 ac.					
Arena Blvd.	2.95 ac.					
E. Commerce	4.92 ac.					
Total	98.06 ac.	213 du	95 du	179 du	216 du	903 du

Acreage includes the Lot Line Adjustment.

DATE: JULY, 2005

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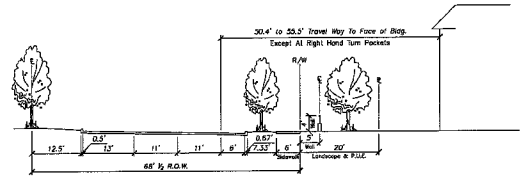
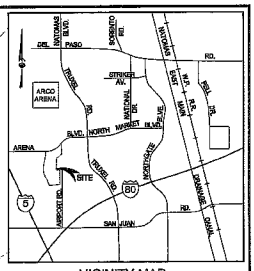
Beazer - TOWNHOME LANDSCAPE AREAS for NATOMAS FIELD

CITY OF SACRAMENTO, CALIFORNIA



EAST COMMERCE WAY NORTH OF NATOMAS CROSSING DRIVE

66' STREET ½ RIGHT-OF-WAY
NOT TO SCALE



VICINITY MAP

Color Legend

- Town Homes
- Parks / LS Corridors / O.S.
- Roads

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

COM. C1

APARTMENTS A1

VILLAGE 1

VILLAGE 2

VILLAGE 3

VILLAGE 4

PARK P3

PARK P1(a)

PARK P1(b)

PARK P2

STRAW/BERRY FIELD TENTATIVE MAP

Land Use Summary

Village/Lot(s)	Acreage	28' x 68' Brownstone	40' x 90' Bungalow	35' x 70' Cottage	Town Home	Total Units
Village 1	20.70 ac.	84	31	53	60	228
Village 2	20.65 ac.	57	36	63	48	204
Village 3	17.28 ac.	47	28	63	24	162
Village 4	8.61 ac.	25	0	0	84	109
Lot A1 (HDR)	9.39 ac.					200
Lot P1(a) (Park A)	4.55 ac.					
Lot P1(b) (Park A)	4.46 ac.					
Lot P2 (Park B)	0.61 ac.					
Lot P3 (Park C)	0.23 ac.					
Lot P4 (Park D)	0.47 ac.					
Lot L1 (Loop Cor)	0.87 ac.					
Lot L2 (Loop Cor)	0.34 ac.					
Lot L3 (Loop Cor)	0.89 ac.					
Lot L4 (Loop Cor)	0.25 ac.					
Lot L5 (Loop Lot)	0.05 ac.					
Lot L6 (Loop Lot)	0.05 ac.					
Lot L7 (Loop Lot)	0.05 ac.					
Lot L8 (Loop Lot)	0.04 ac.					
Lot L9 (Loop Lot)	0.09 ac.					
Lot C1 (Com)	2.33 ac.					
Arena Blvd.	2.93 ac.					
E. Commerce	4.52 ac.					
Total	98.90 ac.	213 du	95 du	179 du	216 du	903 du

Acreage includes the Lot Line Adjustment.

P04-236

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DATE: JULY, 2005

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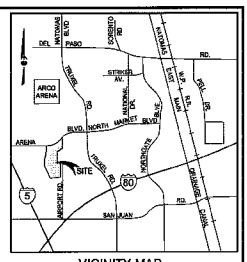
Beazer - NATOMAS FIELD

CITY OF SACRAMENTO, CALIFORNIA

Color Legend

- Town Homes
- 28' x 68' Lots
- 35' x 70' Lots
- 40' x 90' Lots
- Parks / LS Corridors / O.S.
- Com.
- Roads

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



VICINITY MAP

DATE: JULY, 2005

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