

1. OWNERS:	SEE OWNERSHIP TABLE
2. PROJECT MANAGER:	WAGNER ENTERPRISES, LLC 176 MADISON AVENUE SAN RAFAEL, CA 94903 PHONE: (415) 730-6718 CONTACT: CHARITY WAGNER
3. CIVIL ENGINEER:	CARLSON, BARBEE & GIBSON, INC. 2633 CAMINO RAMON, SUITE 350 SAN RAMON, CA 94583 (925) 866-0322 CONTACT: JASON D. VOGAN, RCE 95299
4. GEOTECHNICAL ENGINEER:	ENGEQ, INC. 2010 CROW CANYON PLACE, SUITE 250 SAN RAMON, CA 94583 PHONE: (925) 866-9000 CONTACT: JOSEF TOOTLE, GE 2677
5. BIOLOGIST:	STANTEC 55 CAPITAL MALL, SUITE 650 SACRAMENTO, CA 95814 PHONE: (916) 442-3230 CONTACT: MICHELLE TOVAR
6. ASSESSORS PARCEL NO:	SEE OWNERSHIP TABLE
7. SITE AREA:	430.6 ± AC
8. LAND USE:	SP – SPECIAL PROJECT AREA
9. ZONING:	MIDDLE GREEN VALLEY SPECIFIC PLAN
10. PROPOSED UNITS:	THE TOTAL NUMBER OF LOTS SHALL BE NO
11. EXISTING UTILITIES:	ALL EXISTING UTILITIES WITHIN THE BOUNDARY OTHERWISE NOTED.
12. WATER:	SOLANO IRRIGATION DISTRICT / CITY OF VAL
13. SEWER:	HOA (LESS THAN 12") FAIRFIELD-SUISUN SEWER DISTRICT (12" AND
14. STORM DRAIN:	SOLANO COUNTY
15. GAS & ELECTRIC:	PACIFIC GAS & ELECTRIC
16. TELEPHONE:	AT&T
17. CABLE TV:	COMCAST
18. FIRE SERVICE:	CORDELLA FIRE PROTECTION DISTRICT
19. SOLID WASTE:	REPUBLIC SERVICES
20. POLICE SERVICE:	SOLANO COUNTY SHERIFF'S OFFICE
21. SCHOOLS:	FAIRFIELD SUISUN UNIFIED SCHOOL DISTRICT

1. LOT DIMENSIONS AND ACRES ARE APPROXIMATE AND SUBJECT TO CHANGE.
2. LOT NUMBERING IS FOR IDENTIFICATION PURPOSES ONLY AND DOES NOT INDICATE PHASING ORDER OF DEVELOPMENT. ULTIMATE DEVELOPMENT PHASING SHALL BE ORDERLY AND WILL BE DETERMINED AT FINAL MAP AND/OR IMPROVEMENT PLAN STAGE.
3. PURPOSE OF THE LARGE LOT TENTATIVE MAP IS TO ALLOW RECOGNITION OF A LARGE LOT SUBDIVISION MAP OR MAPS TO CREATE LEGAL PARCELS TO TRANSFER TO DEVELOPERS FOR FUTURE SUBDIVISION AND SUBSEQUENT FUTURE OWNERS OF THE PARCELS. REVENANTS, LARGE LOT FINAL MAP IS NOT INTENDED TO INCLUDE IMPROVEMENT PLANS OR SECURITIES AND IS FOR PROPERTY TRANSFER ONLY. ASSESS EASEMENTS WILL BE INCLUDED AS NECESSARY TO PREVENT LAND LOCKED PARCELS.
4. STREETS WITHIN THE STATE RESPONSIBILITY AREA (SRA) SHALL COMPLY WITH MINIMUM SRA STANDARDS OR LOCAL ORDINANCES, WHICHEVER IS MORE RESTRICTIVE (SEE 14 CMC 1270.04).

LAND USE SUMMARY					
LOTS	OWNER	APN	GROSS AREA (AC)	NET AREA (AC)	LAND USE
1	LINDEMANN	148-050-020	56.6	56.6	FUTURE DEVELOPMENT
	RUSSO	148-050-040	34.7	33.8	FUTURE DEVELOPMENT
	YARBROUGH	148-060-210	0.4	0.4	FUTURE DEVELOPMENT
	RUSSO	148-060-150	0.3	0.3	FUTURE DEVELOPMENT
2	YARBROUGH	148-060-140	0.3	0.3	FUTURE DEVELOPMENT
	LEMASTERS	148-060-240	9.1	9.1	FUTURE DEVELOPMENT
	MAHER	148-060-270	18.7	18.7	FUTURE DEVELOPMENT
	LEMASTERS	148-190-320	14.1	14.1	FUTURE DEVELOPMENT
3	A VOLKHARDT	148-020-110	0.9	0.9	FUTURE DEVELOPMENT
4	WILEY	148-030-050	4.4	4.4	FUTURE DEVELOPMENT
5	LEMASTERS	148-060-260	1.2	1.2	FUTURE SFH
6	RUSSO	148-050-030	2.1	2.1	EXISTING SFH
7	LUM	148-060-220	1.2	1.2	EXISTING SFH
8	YARBROUGH	148-060-210	0.8	0.6	FUTURE DEVELOPMENT
9	YARBROUGH	148-060-210	5.0	5.0	EXISTING SFH
10	YARBROUGH	148-060-210	3.6	3.6	EXISTING SFH
11	RUSSO	148-060-150	2.7	2.5	EXISTING SFH
	YARBROUGH	148-060-140	0.3	0.3	EXISTING SFH
12	LINDEMANN	148-050-020	109.5	109.5	RESULTANT AGRICULTURE
13	RUSSO	148-050-030	19.3	19.3	RESULTANT AGRICULTURE
14	RUSSO	148-050-030	12.3	12.3	RESULTANT AGRICULTURE
15	YARBROUGH	148-060-210	11.8	11.2	RESULTANT AGRICULTURE
16	RUSSO	148-060-150	7.4	7.4	RESULTANT AGRICULTURE
17	MAHER	148-060-270	11.6	11.6	RESULTANT AGRICULTURE
18	MAHER	148-060-270	4.2	4.2	RESULTANT AGRICULTURE
19	LEMASTERS	148-190-320	2.8	2.8	RESULTANT AGRICULTURE
20	LEMASTERS	148-190-320	16.6	16.6	RESULTANT AGRICULTURE
21	LEMASTERS	148-190-320	3.4	3.4	RESULTANT AGRICULTURE
22	LEMASTERS	148-060-260	3.3	3.3	RESULTANT AGRICULTURE
23	A VOLKHARDT	148-020-110	27.8	27.8	RESULTANT AGRICULTURE
24	WILEY	148-030-050	13.0	13.0	RESULTANT AGRICULTURE
25	YARBROUGH	148-060-210	3.0	3.0	RESULTANT AGRICULTURE
26	LUM	148-060-220	4.6	4.6	RESULTANT AGRICULTURE
27	LEMASTERS	148-060-260	13.8	13.8	RESULTANT AGRICULTURE
	TOTAL		420.7	418.8	

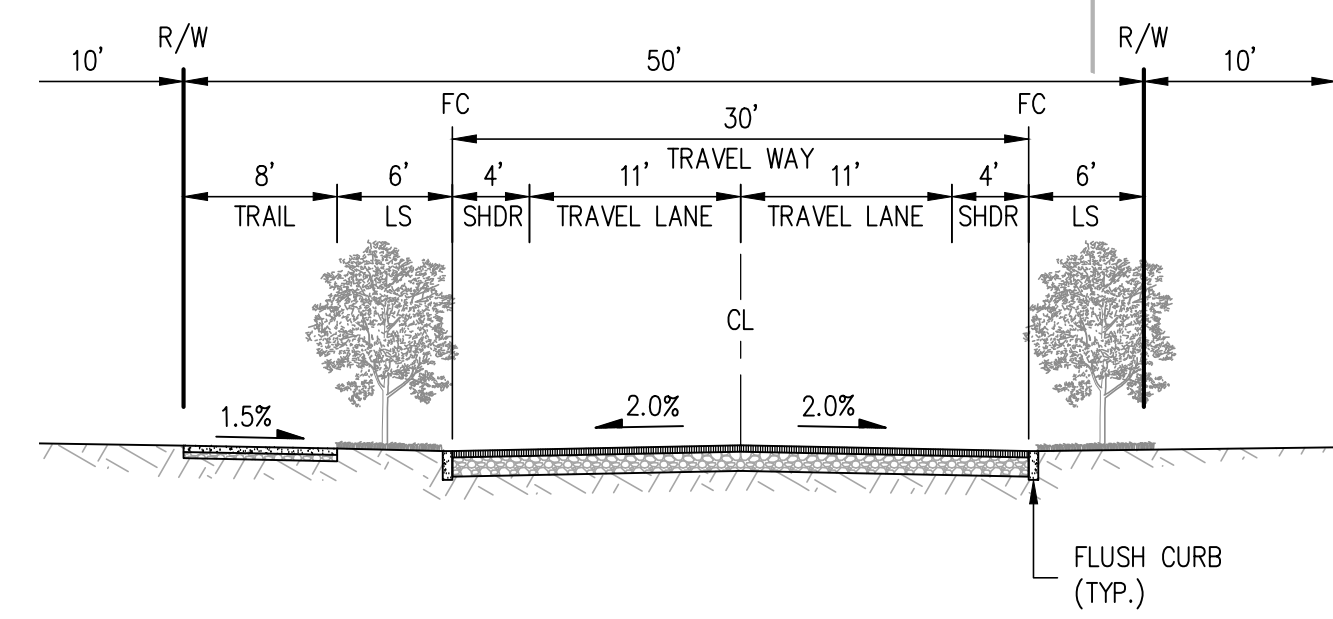
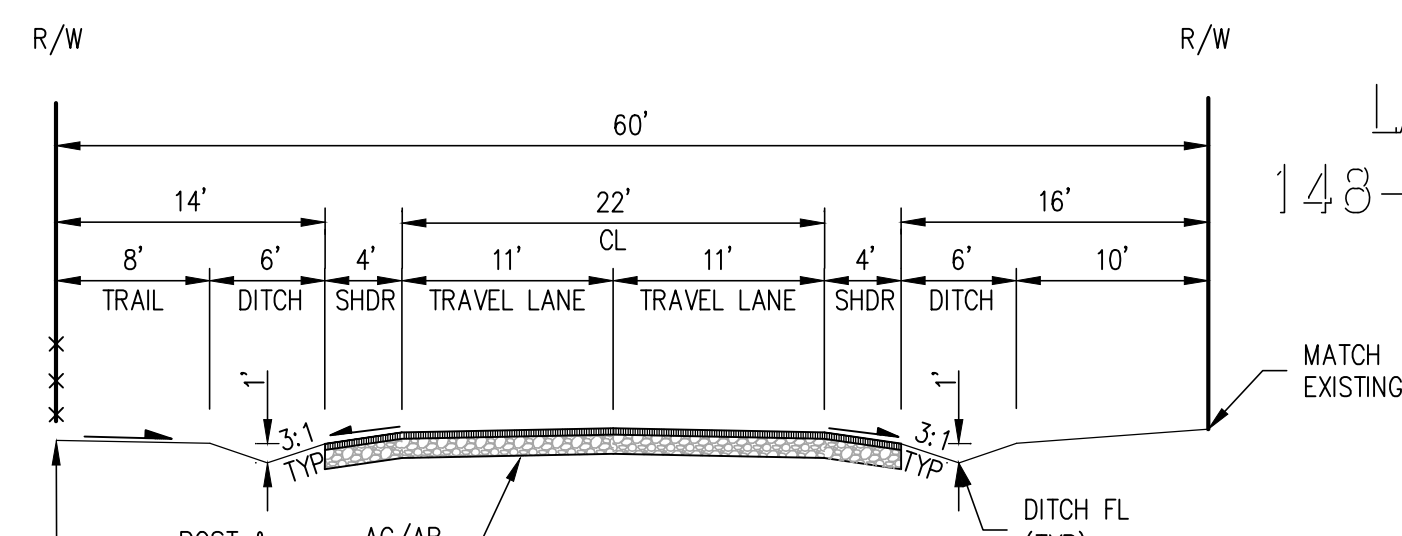


Figure 10: Typical Section of a Two-Lane Highway with 12' Travel Lanes. The diagram shows a cross-section of a two-lane highway with two 12-foot travel lanes separated by a 32-foot travel way. The total width is 52 feet. On either side of the travel way are 4-foot shoulders (SHDR) and 6-foot lanes (LS). The outer edges are marked with 5-foot PSE (Paved Shoulder Edge) and 5-foot R/W (Right of Way). The road surface has a 2.0% cross-slope. A 1.5% cross-slope is shown for the shoulder area. A tree is planted on the shoulder area.

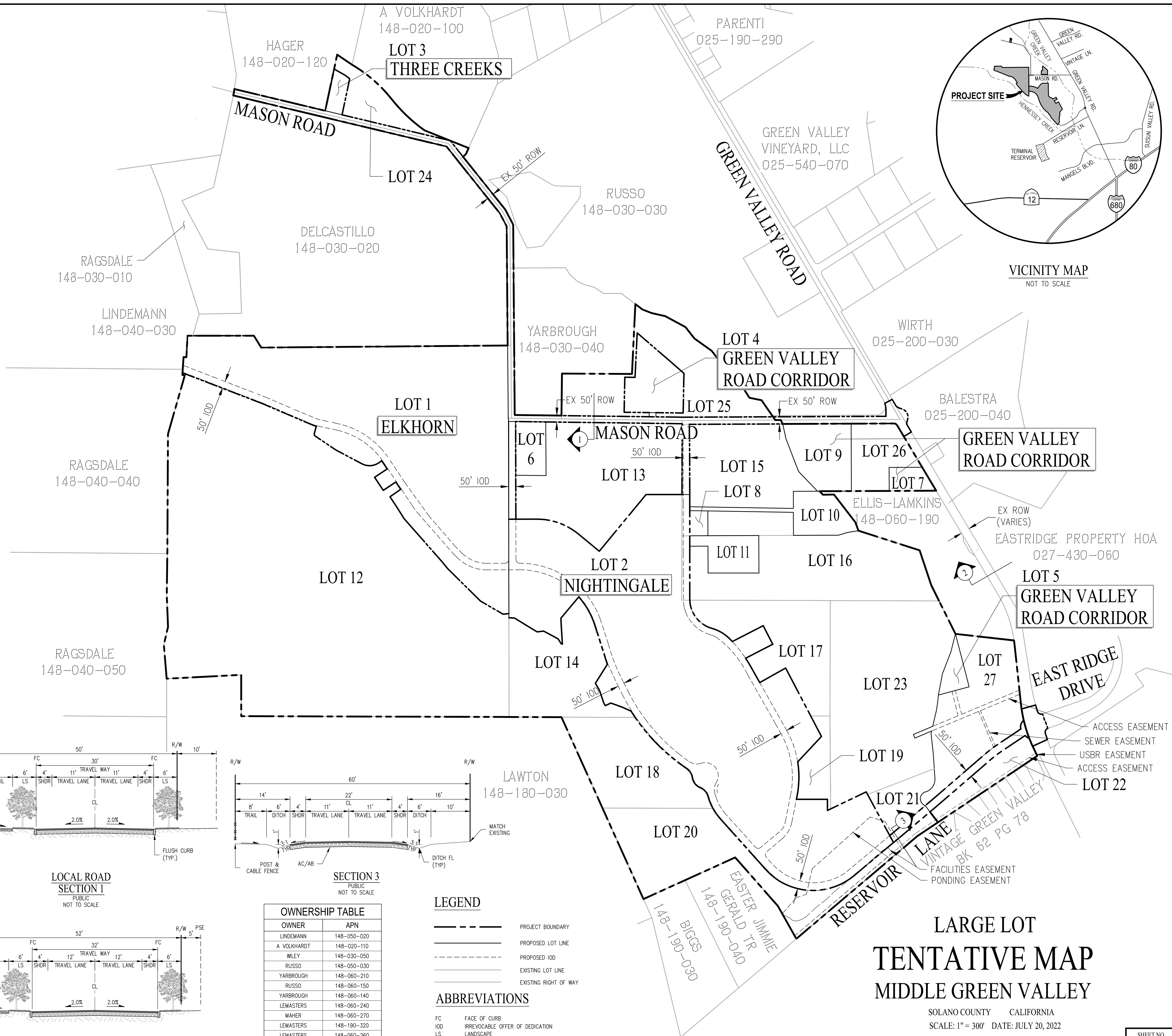
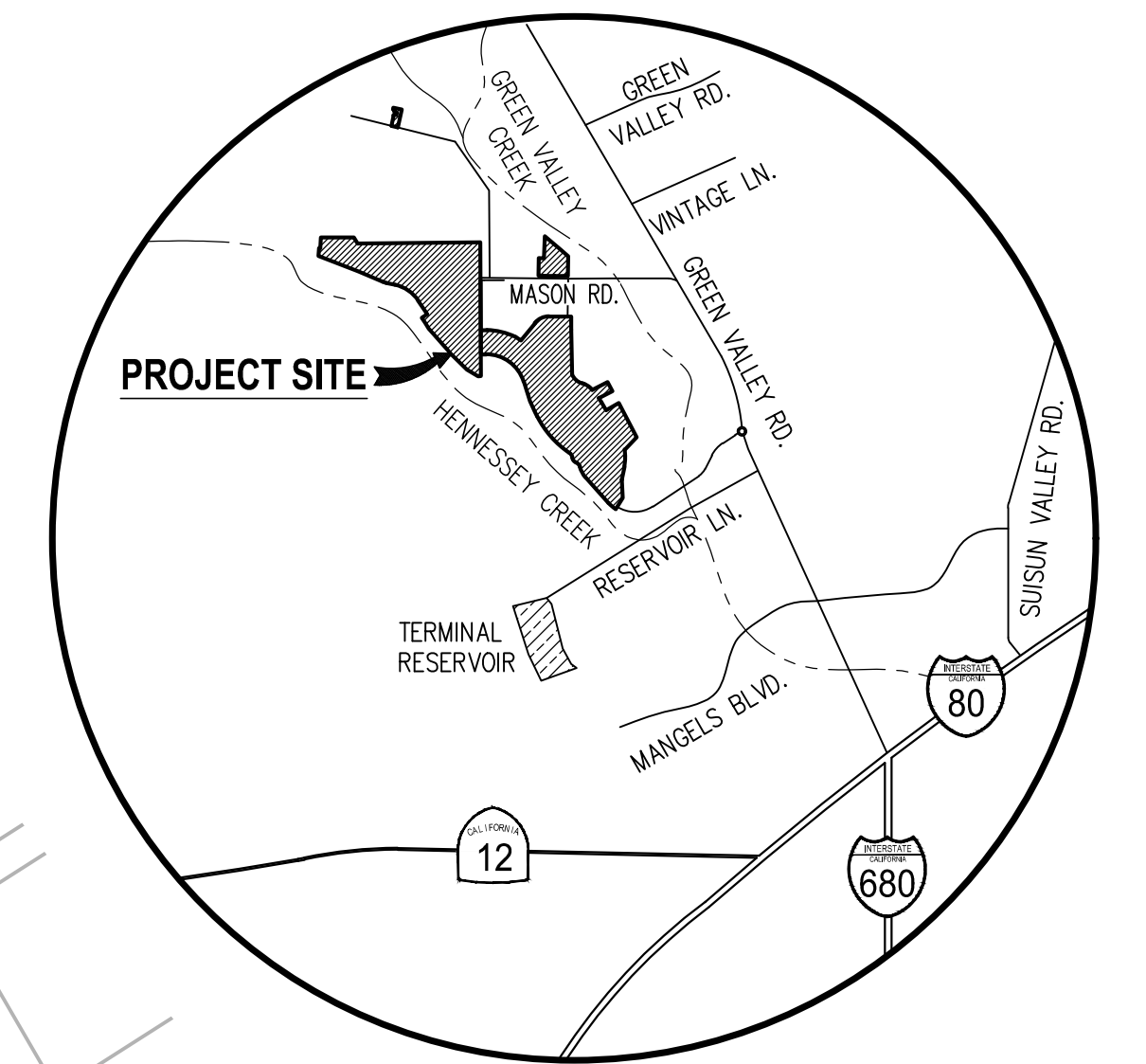


LEGEND


OWNERSHIP TABLE	
OWNER	APN
LINDEMANN	148-050-020
A VOLKHARDT	148-020-110
WILEY	148-030-050
RUSSO	148-050-030
YARBROUGH	148-060-210
RUSSO	148-060-150
YARBROUGH	148-060-140
LEMASTERS	148-060-240
MAHER	148-060-270
LEMASTERS	148-190-320
LEMASTERS	148-060-260
LINDEMANN	148-010-160
LUM	148-060-220

 PROJECT BOUNDARY  
 PROPOSED LOT LINE  
 PROPOSED 10D  
 EXISTING LOT LINE  
 EXISTING RIGHT OF WAY

FC	FACE OF CURB
IOD	IRREVOCABLE OFFER OF DEDICATION
LS	LANDSCAPE
PSE	PUBLIC SERVICE EASEMENT
ROW	RIGHT OF WAY
SHDR	SHOULDER
SFH	SINGLE FAMILY HOME



SOLANO COUNTY CALIFORNIA  
SCALE: 1" = 300' DATE: JULY 20, 2022



SAN RAMON   ▪  (925) 866-0322

ROSEVILLE   ▪  (916) 788-4456

WWW.CBANDG.COM

CIVIL ENGINEERS   ▪  SURVEYORS   ▪  PLANNERS

SHEET NO.  
**1**  
OF 1 SHEETS