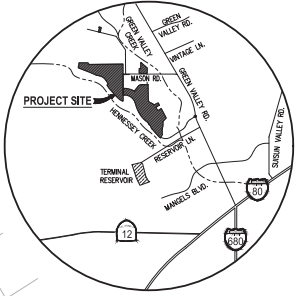


TENTATIVE MAP INFORMATION

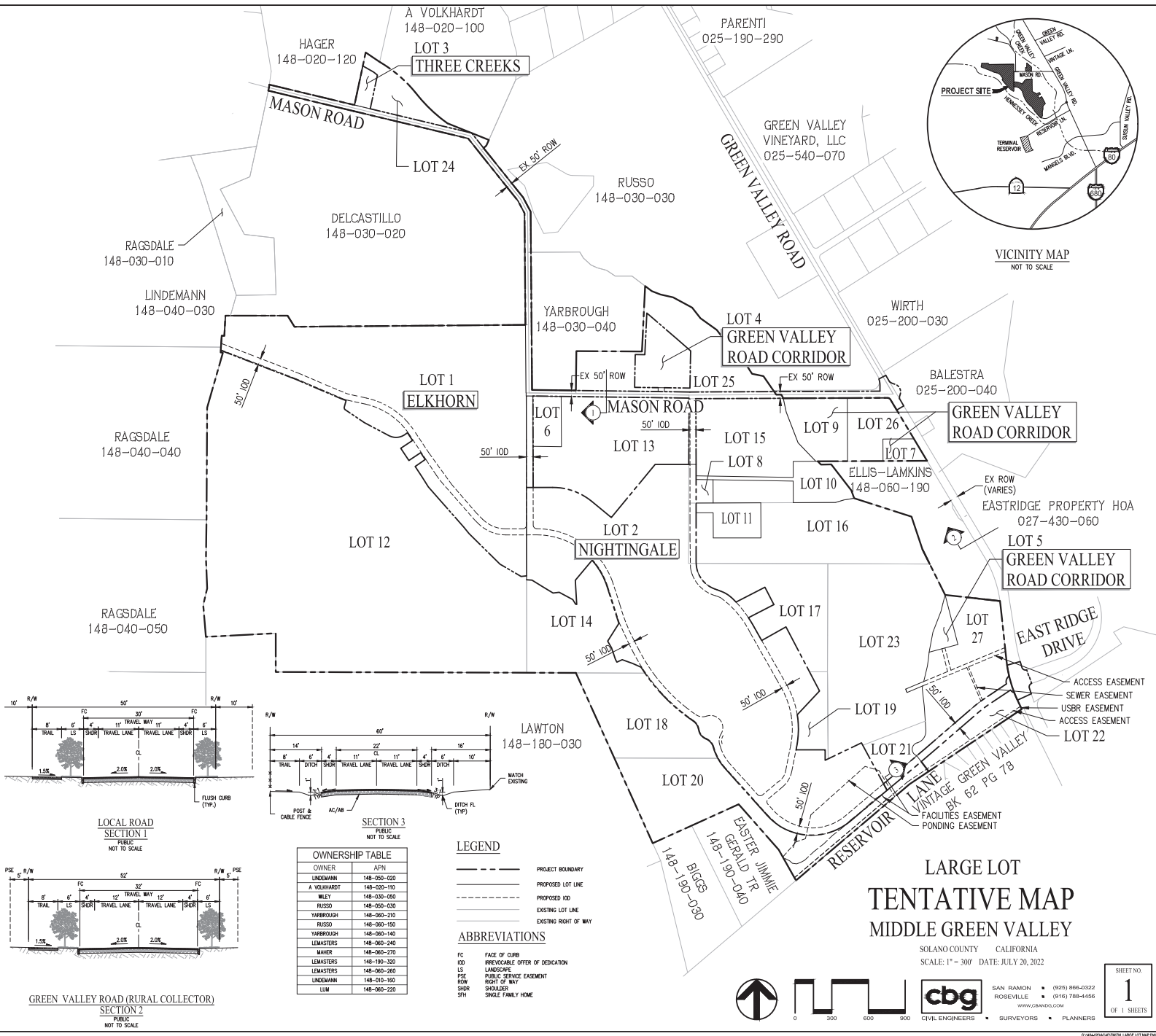
- OWNERS: SEE OWNERSHIP TABLE
- PROJECT MANAGER: WAGNER ENTERPRISES, LLC
148 MADISON AVENUE
SAN RAMON, CA 94583
PHONE: (925) 730-4718
CONTACT: CHARITY WAGNER
- CIVIL ENGINEER: CARLSON, BARRE & GIBSON, INC.
2633 CANINO PAVAN, SUITE 350
SAN RAMON, CA 94583
(925) 886-0322
CONTACT: JASON D. VOGAN, PCE 59299
- GEOTECHNICAL ENGINEER: ENSCO, INC.
2010 OROON CANYON PLACE, SUITE 250
SAN RAMON, CA 94583
PHONE: (925) 866-8000
CONTACT: JOSEY TOSTOLE, GE 2877
- BIOLOGIST: STANTEC
55 CAPITAL MALL, SUITE 650
SACRAMENTO, CA 95814
PHONE: (916) 442-3230
CONTACT: MICHELLE TOWAR
- ASSESSORS PARCEL NO.: SEE OWNERSHIP TABLE
- SITE AREA: 430.6 ± AC
- LAND USE: SP - SPECIAL PROJECT AREA
- ZONING: MIDDLE GREEN VALLEY SPECIFIC PLAN
- PROPOSED UNITS: THE TOTAL NUMBER OF LOTS SHALL BE NO MORE THAN 30.
- EXISTING UTILITIES: ALL EXISTING UTILITIES WITHIN THE BOUNDARY SHALL REMAIN UNLESS OTHERWISE NOTED.
- WATER: SOLANO IRRIGATION DISTRICT / CITY OF VALLEJO WATER
- SEWER: HOA (LESS THAN 12" FARRIED-SUSAN SEWER DISTRICT (12" AND LARGER))
- STORM DRAIN: SOLANO COUNTY
- GAS & ELECTRIC: PACIFIC GAS & ELECTRIC
- TELEPHONE: AT&T
- CABLE TV: COMCAST
- FIRE SERVICE: CAROLINA FIRE PROTECTION DISTRICT
- SOLID WASTE: REPUBLIC SERVICES
- POLICE SERVICE: SOLANO COUNTY SHERIFF'S OFFICE
- SCHOOLS: FARRIED-SUSAN UNIFIED SCHOOL DISTRICT

TENTATIVE MAP NOTES

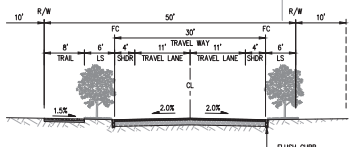
- LOT DIMENSIONS AND ACREAGES ARE APPROXIMATE AND SUBJECT TO CHANGE.
- LOT NUMBERING IS FOR IDENTIFICATION PURPOSES ONLY AND DOES NOT INDICATE PHASING ORDER OF DEVELOPMENT. ULTIMATE DEVELOPMENT PHASING SHALL BE ORDERLY AND WILL BE DETERMINED AT FINAL MAP AND/OR IMPROVEMENT PLAN STAGE.
- PURPOSE OF THE LARGE LOT TENTATIVE MAP IS TO ALLOW RECONSIDERATION OF A LARGE LOT FINAL MAP OR MAPS TO CREATE LEGAL PARCELS TO TRANSFER TO DEVELOPERS FOR FUTURE SUBDIVISION AND FOR CURRENT PROPERTY OWNERS TO RETURN REMAINS. LARGE LOT FINAL MAP IS NOT INTENDED TO INCLUDE IMPROVEMENT PLANS OR SECURITIES AND IS FOR PROPERTY TRANSFER ONLY. ACCESS EASEMENTS WILL BE INCLUDED AS NECESSARY TO PREVENT LAND LOCKED PARCELS.
- STREETS WITHIN THE STATE RESPONSIBILITY AREA (SRA) SHALL COMPLY WITH MINIMUM SRA STANDARDS OR LOCAL ORDINANCES, WHICHEVER IS MORE RESTRICTIVE (SEE 14 CDR 127204).



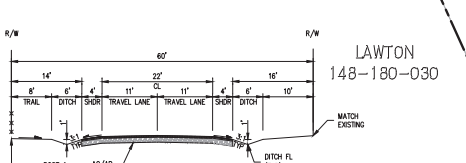
VICINITY MAP
NOT TO SCALE



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	148-060-270	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
	LEMMASTERS	148-060-240	9.1	9.1	FUTURE DEVELOPMENT
	MAHER	148-060-270	18.7	18.7	FUTURE DEVELOPMENT
	LEMMASTERS	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	LEMMASTERS	148-060-260	1.2	1.2	FUTURE SPH
6	RUSSO	148-030-030	2.1	2.1	EXISTING SPH
7	LUM	148-060-220	1.2	1.2	EXISTING SPH
8	YARBROUGH	148-060-210	0.8	0.8	FUTURE DEVELOPMENT
9	YARBROUGH	148-060-210	5.0	5.0	EXISTING SPH
10	YARBROUGH	148-060-210	3.6	3.6	EXISTING SPH
11	RUSSO	148-060-160	2.7	2.5	EXISTING SPH
11	YARBROUGH	148-060-140	0.3	0.3	EXISTING SPH
12	LINDEMANN	148-050-020	109.5	109.5	RESIDENT AGRICULTURE
13	RUSSO	148-050-030	19.3	19.3	RESIDENT AGRICULTURE
14	RUSSO	148-050-030	12.3	12.3	RESIDENT AGRICULTURE
15	YARBROUGH	148-060-210	11.8	11.2	RESIDENT AGRICULTURE
16	RUSSO	148-060-150	7.4	7.4	RESIDENT AGRICULTURE
17	MAHER	148-060-270	11.6	11.6	RESIDENT AGRICULTURE
18	MAHER	148-060-270	4.2	4.2	RESIDENT AGRICULTURE
19	LEMMASTERS	148-190-320	2.9	2.8	RESIDENT AGRICULTURE
20	LEMMASTERS	148-190-320	16.6	16.6	RESIDENT AGRICULTURE
21	LEMMASTERS	148-190-320	3.4	3.4	RESIDENT AGRICULTURE
22	LEMMASTERS	148-060-260	3.3	3.3	RESIDENT AGRICULTURE
23	A VOLKHARDT	148-020-110	27.8	27.8	RESIDENT AGRICULTURE
24	WILEY	148-030-050	13.0	13.0	RESIDENT AGRICULTURE
25	YARBROUGH	148-060-210	3.0	3.0	RESIDENT AGRICULTURE
26	LUM	148-060-220	4.6	4.6	RESIDENT AGRICULTURE
27	LEMMASTERS	148-060-260	13.8	13.8	RESIDENT AGRICULTURE
TOTAL			420.7	418.6	



LOCAL ROAD
SECTION 1
PUBLIC
NOT TO SCALE



SECTION 3
PUBLIC
NOT TO SCALE

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
LEMMASTERS	148-060-240
MAHER	148-060-270
LEMMASTERS	148-190-320
LEMMASTERS	148-060-260
LINDEMANN	148-010-160
LUM	148-060-220

- LEGEND
- PROJECT BOUNDARY
 - - - - - PROPOSED LOT LINE
 - . - . - PROPOSED 100'
 - - - - - EXISTING LOT LINE
 - - - - - EXISTING RIGHT OF WAY

- ABBREVIATIONS
- FC FACE OF CURB
 - HO HORIZONTAL OFFER OF DEDICATION
 - LS LANDSCAPE
 - LS LANDSCAPE
 - PSE PUBLIC SERVICE EASEMENT
 - R/W RIGHT OF WAY
 - SHR SHOULDER
 - SPH SINGLE FAMILY HOME

LARGE LOT
TENTATIVE MAP
MIDDLE GREEN VALLEY

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

SAN RAMON • (925) 866-0322
ROSEVILLE • (916) 788-4166
WWW.CBG.CS.COM

GREEN VALLEY ROAD (RURAL COLLECTOR)
SECTION 2
PUBLIC
NOT TO SCALE