

File: I:\PROJECTS\208-02 NVSSP\CAD\DRAW\11-6-02\11_25LANDUSE.DWG Last edited: 01/14/03 © 09:39 by: lcurd



LEGEND

- Business/Professional
- Commercial
- Single Family Residential (1-3)
- Single Family Residential (3-5)
- Single Family Residential (4-7)
- Medium Density Residential (7-12)
- Multi-Family Residential (12-22)
- Landscape Corridor
- Drainage Parkway
- Parkway
- Storm Water Detention Basin
- Open Space
- Public Services
- Schools
- Parks
- Creek
- NVSSP Boundary
- Roads, Railroad
- Property Line, Easement
- Sewer Interceptor
- Trail

NOTE

An 8-acre park or two smaller parks shall be constructed within the area generally bounded by Passalis Lane (Loop) and Gerber Road. The actual size, configuration, and location of a park site(s) will be determined at a later date following the submission and review of tentative maps and development proposal within the general area. Consideration should be given to locating the park site(s) adjacent to Gerber Creek in conjunction with the open space area associated with Gerber Creek. Developing property owners should contact the Southgate Park and Recreation District to determine the size, configuration, and location of the park site(s).

SOURCE

Based on the "North Vineyard Station Specific Plan," dated Fall 1998.

LAND USE SUMMARY

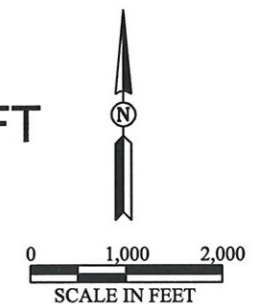
RESIDENTIAL SUMMARY

LAND USE	DENSITY RANGE	DENSITY FIXED COUNT	AREA NET/GROSS		UNITS
Multi-Family Res.	12 to 22	18 (net)	37.8	39.7	680
Medium Density Res.	7 to 12	10 (net)	18.7	19.4	187
Single Family Res.	4 to 7	6 (gross)		204.6	1,227
Single Family Res.	3 to 5	5 (gross)		611.7	3,058
Single Family Res.	1 to 3	2 (gross)		283.4	567
Existing Residential				5.8	13
SUBTOTAL			1,164.6	5,732	

NON-RESIDENTIAL SUMMARY

LAND USE	AREA NET/GROSS	
Golf Course	19.8	20.1
Commercial	29.9	30.5
Business/Professional	7.1	7.9
Schools	20.0	21.6
Parks	63.5	68.2
Parkways	---	2.5
Drainage Parkway	---	75.5
Open Space/Storm Water Detention	---	104.7
Landscape Corridors	---	23.2
Public Services	5.3	5.5
Major Streets	---	57.6
Railroad	---	14.6
SUBTOTAL	431.9	
TOTAL	1,596.5	

REVISED DRAFT



NORTH VINEYARD STATION SPECIFIC PLAN
DRAINAGE MASTER PLAN
UPDATE AND PHASING

ULTIMATE LAND USE

WOOD RODGERS, INC.
SACRAMENTO, CALIFORNIA