

NOTE: An eight acre park facility or two smaller park facilities shall be constructed within the area generally bounded by Passallis Lane (Loop) and Gerber Road. The actual size, configuration and location of 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 adjacent to Gerber Creek in conjunction with the open space area associated with Gerber Creek. Developing property owners shall contact the Southgate Park and Recreation District to determine the size, configuration and location of the park site(s).

LAND USE 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**
- SCHOOL** **SCHOOLS**
- PARK** **PARKS**

LAND USE SUMMARY

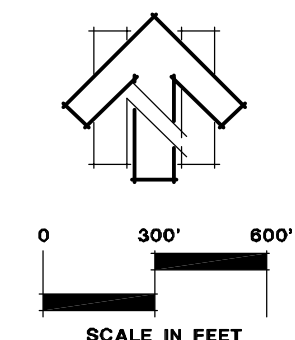
RESIDENTIAL SUMMARY

LAND USE	DENSITY RANGE	DENSITY FIXED COUNT	AREA NET/GROSS	UNITS
MULTI-FAMILY RES.	12 to 22	18 (net)	82.2	65.0 1,119
MEDIUM DENSITY RES.	7 to 12	10 (net)	30.9	32.7 309
SINGLE FAMILY RES.	4 to 7	6 (gross)	193.1	1,158
SINGLE FAMILY RES.	3 to 5	5 (gross)	585.0	2,925
SINGLE FAMILY RES.	1 to 3	2 (gross)	269.8	539
EXISTING RESIDENTIAL			5.8	13
SUB-TOTAL:			1,151.4	6,063

NON-RESIDENTIAL SUMMARY

LAND USE	AREA NET/GROSS
GOLF COURSE	19.8 20.1
COMMERCIAL	30.1 30.7
BUSINESS / PROFESSIONAL	7.1 7.9
SCHOOLS	20.9 22.4
PARKS	66.9 71.5
PARKWAYS	--- 0.8
DRAINAGE PARKWAY	--- 73.7
OPEN SPACE / STORM WATER DETENTION	--- 112.5
LANDSCAPE CORRIDORS	--- 21.8
PUBLIC SERVICES	11.3 11.5
MAJOR STREETS	--- 57.6
RAILROAD	--- 14.8
SUB-TOTAL:	445.1
TOTAL:	1596.5

AMENDMENTS	
Control #	Date Adopted
03-0082	11/10/2004



MACKEY & SOMPS
 CIVIL ENGINEERS, INC.
 SACRAMENTO, CALIFORNIA (916) 929-6092
 Job Number: 7536-10 Date: 12/28/04



NORTH VINEYARD STATION
LAND USE DIAGRAM
 ADOPTED NOVEMBER 4, 1998
 COUNTY OF SACRAMENTO

DONN C REINERS INC
 CIVIL ENGINEERS
 SPECIALISTS IN SITE PLANNING