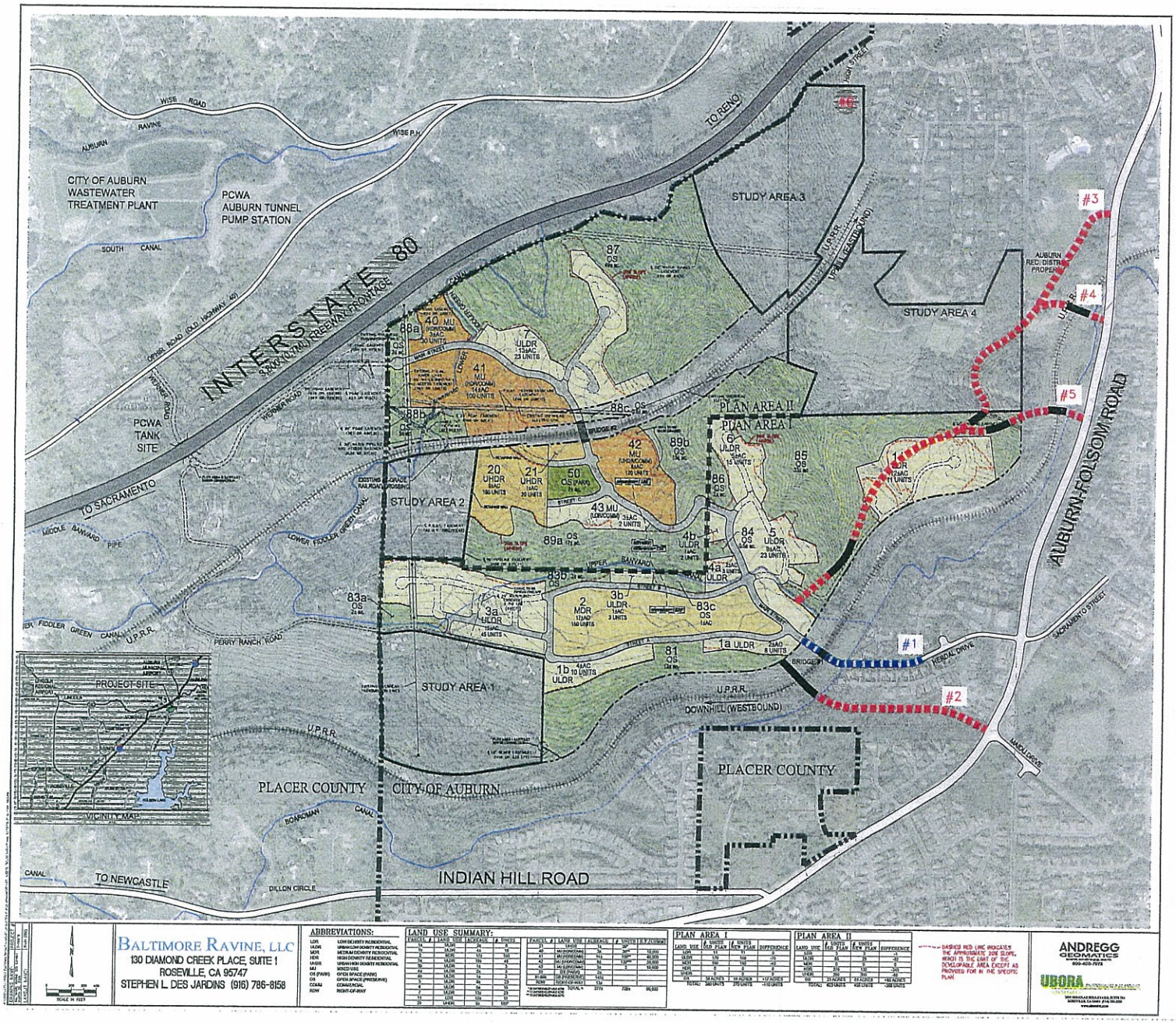
BALTIMORE RAVINE SITE ACCESS ALTERNATIVES

JANUARY 18, 2010



LEGEND

- #1 RECOMMENDED SITE ACCESS
- #2–#5 ALTERNATIVE ACCESS LOCATIONS EVALUATED
- POTENTIAL BRIDGE LOCATIONS

BALTIMORE RAVINE, LLC
130 DIAMOND CREEK PLACE, SUITE 1
ROSEVILLE, CA 95747
STEPHEN L. DES JARDINS (916) 786-8158

ABBREVIATIONS:

LDR	LOW DENSITY RESIDENTIAL
ULDR	URBAN LOW DENSITY RESIDENTIAL
MDR	MEDIUM DENSITY RESIDENTIAL
HDR	HIGH DENSITY RESIDENTIAL
UHDR	URBAN HIGH DENSITY RESIDENTIAL
MU	MIXED USE
OS (PARK)	OPEN SPACE (PARK)
OS	OPEN SPACE (PRESERVE)
COMM	COMMERCIAL
ROW	RIGHT-OF-WAY

LAND USE SUMMARY:

PARCEL #	LAND USE	# ACRES	# UNITS
1a	ULDR	2AC	8
1b	ULDR	4AC	10
2	MDR	12AC	160
3a	ULDR	1AC	45
3b	ULDR	1AC	3
4a	ULDR	1AC	2
4b	ULDR	1AC	2
5	ULDR	3AC	23
6	ULDR	3AC	15
7	ULDR	1.5AC	23
20	UHDR	8AC	160
21	UHDR	1AC	20
40	MU (NONCOMM)	3AC	30
41	MU (NONCOMM)	1.5AC	100
42	MU (NONCOMM)	3AC	120
43	MU (NONCOMM)	3AC	2
50	OS (PARK)	7.5 AC	
81	OS	2AC	
83a	OS	2.5 AC	
83b	OS	3AC	
83c	OS	1AC	
84	OS	2.5 AC	
85	OS	3.5 AC	
86	OS	1.5 AC	
87	OS	6.5 AC	
88a	OS	3AC	
88b	OS	1AC	
88c	OS	1AC	
89a	OS	7.5 AC	
89b	OS	1AC	
ROW	RIGHT-OF-WAY	1.5	
TOTAL =		2773	2984

PLAN AREA I	# UNITS		# UNITS	
LAND USE	OSP PLAN		NEW PLAN	DIFFERENCE
ULDR	110		111	+1
ULDR	150		150	0
MDR	160		160	+0
HDR	0		0	0
UHDR	0		0	0
OS	34 ACRES	64 ACRES	+17 ACRES	+18 ACRES
TOTAL	420 UNITS	375 UNITS		-18 UNITS

PLAN AREA II	# UNITS		# UNITS	
LAND USE	OSP PLAN		NEW PLAN	DIFFERENCE
ULDR	34		31	-3
ULDR	23		23	+0
MDR	0		0	0
UHDR	320		320	0
HDR	0		0	0
OS	25 ACRES	69 ACRES	+44 ACRES	+44 ACRES
TOTAL	425 UNITS	425 UNITS		-38 UNITS

DASHED RED LINE INDICATES THE APPROXIMATE 20% SLOPE, WHICH IS THE LIMIT OF THE DEVELOPABLE AREA EXCEPT AS PROVIDED FOR IN THE SPECIFIC PLAN.

ANDREGG GEOMATICS
800-400-7072

UBORA

ATTACHMENT 2