LAND **FOR SALE** | CROFTWOOD

LOCATED AT **4588 BARTON RD** | LOOMIS, CA

55 TENATIVE MAP LOTS

± 25 ACRES

TRI COMMERCIAL | *CORFAC* International

SUBJECT PROPERTY

LAKEPOINTE DRIVE

PROPERTY OVERVIEW

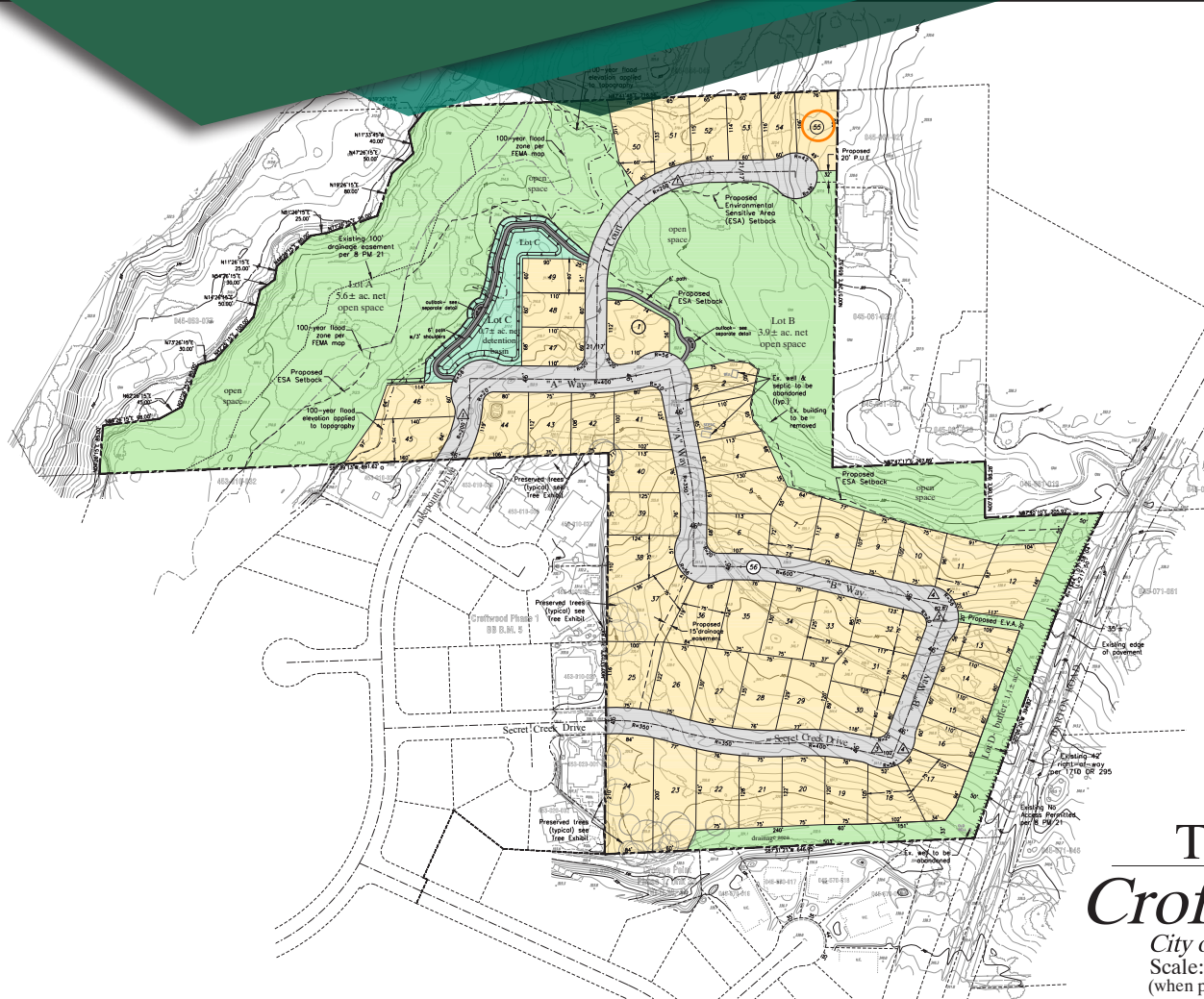|	
LOCATION OVERVIEW	The Subject Property is located behind the Rocklin Shopping Centers off of 4588 Barton Road.
APN	045-053-015
ACRES	± 25
LOT SIZES (MIN LOT SIZE)	6,600 SF.
TOTAL SALE PRICE	$10,500,000

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VICINITY MAP (n.t.s)
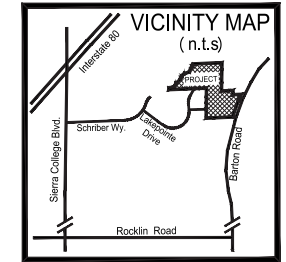
PROJECT INFORMATION

SITE DESCRIPTION: Portion of SW Quarter of Section 15, Township 11 North, Range 3 East, M.D.B & M. as shown as Parcel A on Parcel Map 8 PM 21.

ASSESSORS PARCEL No: 045-053-015

OWNER/ SUBDIVIDER: Jacqueline Eston, Trustee et. al.
2100 Northrope Ave., #800
Sacramento, CA 95825

LAND PLANNER: Walters Land Planning
7498 Griggs Way
Sacramento, CA 95831
(916) 502-1723

ENGINEER: TSD Engineering
31 Natoma Street, Suite 160
Folsom, CA 95630
(916) 608-0707

EXISTING USE: Single Family, Agricultural

PROPOSED USE: Single Family Res., Open Space

EXISTING ZONING: PD-2.5, No Change

SERVICES
RECREATION: City of Rocklin
FIRE: City of Rocklin
SCHOOL: Loomis Union School District
WATER: Placer County Water Agency
SEWER: South Placer Municipal Utility Dist.
DRAINAGE: City of Rocklin
ELECTRIC/GAS: PG&E

NUMBER OF LOTS: 55: Residential Lots
2: Open Space Lots
1: Buffer Lot
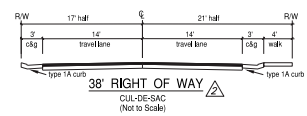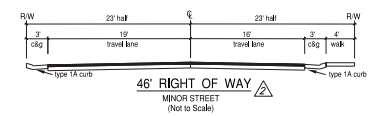1: Detention Basin Lot
1: Private Road lot
60: Total Lots

AREA: 25.5± acres gross

NOTES
1) Dimensions & areas shown are approximate and subject to change.
2) Subdivider reserves the right to file multiple final maps, and phase construction.
3) All existing structures proposed to be removed. See Tree Exhibit for tree removal/preservation.
4) All interior roads to be owned and maintained by a homeowners association.
5) 12.5' P.U.E proposed adjacent to all road right-of-way.
6) Street names with letter/number designations are for planning purposes. Street names to be processed with Final Map.
7) Refer to Planned Development zoning and General Development Plan for development standards.
9) This is an application for a development project.
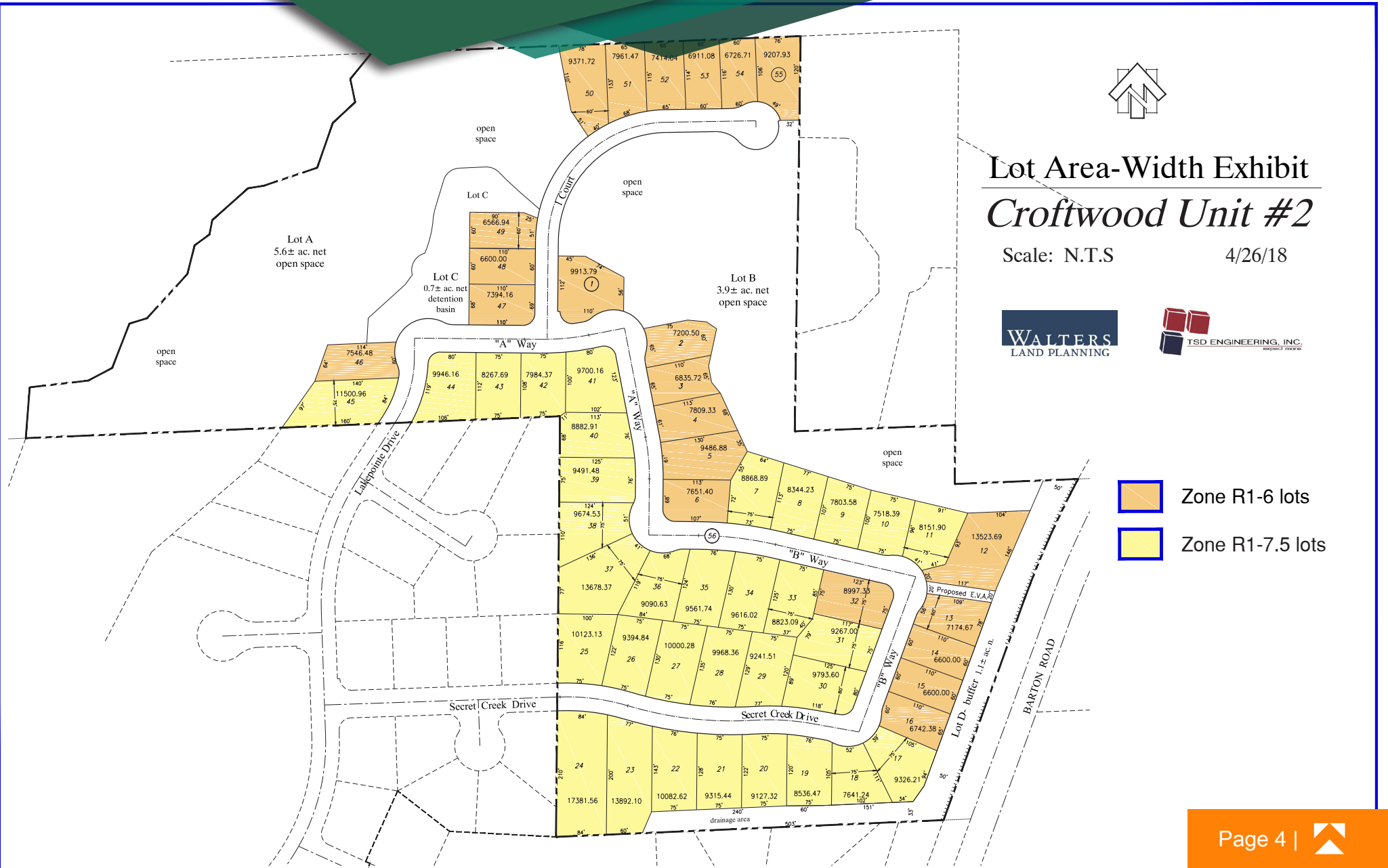
DESIGN MODIFICATIONS
⚠ Centerline radii less than 350 feet, as shown.
⚠ Modified street sections for consistency with Crowne Point
⚠ Larger elbow intersection angle, as shown.
⚠ Elbow bulb center point offset 5' inside.

46' RIGHT OF WAY ⚠
MINOR STREET
(Not to Scale)

38' RIGHT OF WAY ⚠
CUL-DE-SAC
(Not to Scale)

0   100 ft

Revised Tentative Map
Croftwood Unit 2
City of Rocklin,   *California*
Scale: 1"= 100'   January 19, 2017
(when printed 24" x 36")
Revised: April 3, 2017
May 8, 2017
August 7, 2017
October 12, 2017
April 6, 2018
April 26, 2018

WALTERS LAND PLANNING

TSD ENGINEERING, INC.
expect more.

Lot Area-Width Exhibit

Croftwood Unit #2

Scale: N.T.S   4/26/18

WALTERS LAND PLANNING

TSD ENGINEERING, INC. *expect more.*

Zone R1-6 lots

Zone R1-7.5 lots

INTERSTATE 80

Bass Pro Shops

Walmart

IN-N-OUT BURGER

STARBUCKS COFFEE

PETSMART

TARGET

STUDIO MOVIE GRILL · EAT · DRINK · MOVIES

ULTA BEAUTY

BOOT BARN

CAMPING WORLD

Days Inn

LAND ROVER

SAFEWAY

CVS pharmacy

STARBUCKS COFFEE

SUBJECT PROPERTY

GRANITE DRIVE

INTERSTATE 80

SIERRA COLLEGE BOULEVARD

SIERRA COLLEGE

BARTON ROAD

BARTON ROAD

ROCKLIN ROAD

ROCKLIN ROAD

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LAND FOR SALE

CROFTWOOD UNIT 2 | LOOMIS, CA

LOCATED AT 4588 BARTON RD

± 25ACRES

55 TENTATIVE MAP LOTS

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