

7446 Pocket Road Sacramento, CA 95831

For Sale 3.90 +/- Acres



Development Opportunity

- Parcel Size 3.90+/- acres or 169,884+/- SQ FT
- APN: no.031.0030-001-0000
- Well established high end neighborhood
- *Lease with State CA for Dock on Sacramento, River
- Backs up to the Sacramento River / Levee
- Proposed tentative map * this map has not been approved by the City of Sacramento
-

Jim Sullivan

Phone: 916-361-8500

Cell: 916-730-6200

sullivangroupre@aol.com

DRE Lic. 01883524

Sullivan Group Commercial Real Estate

6720 Folsom Blvd., Suite 208

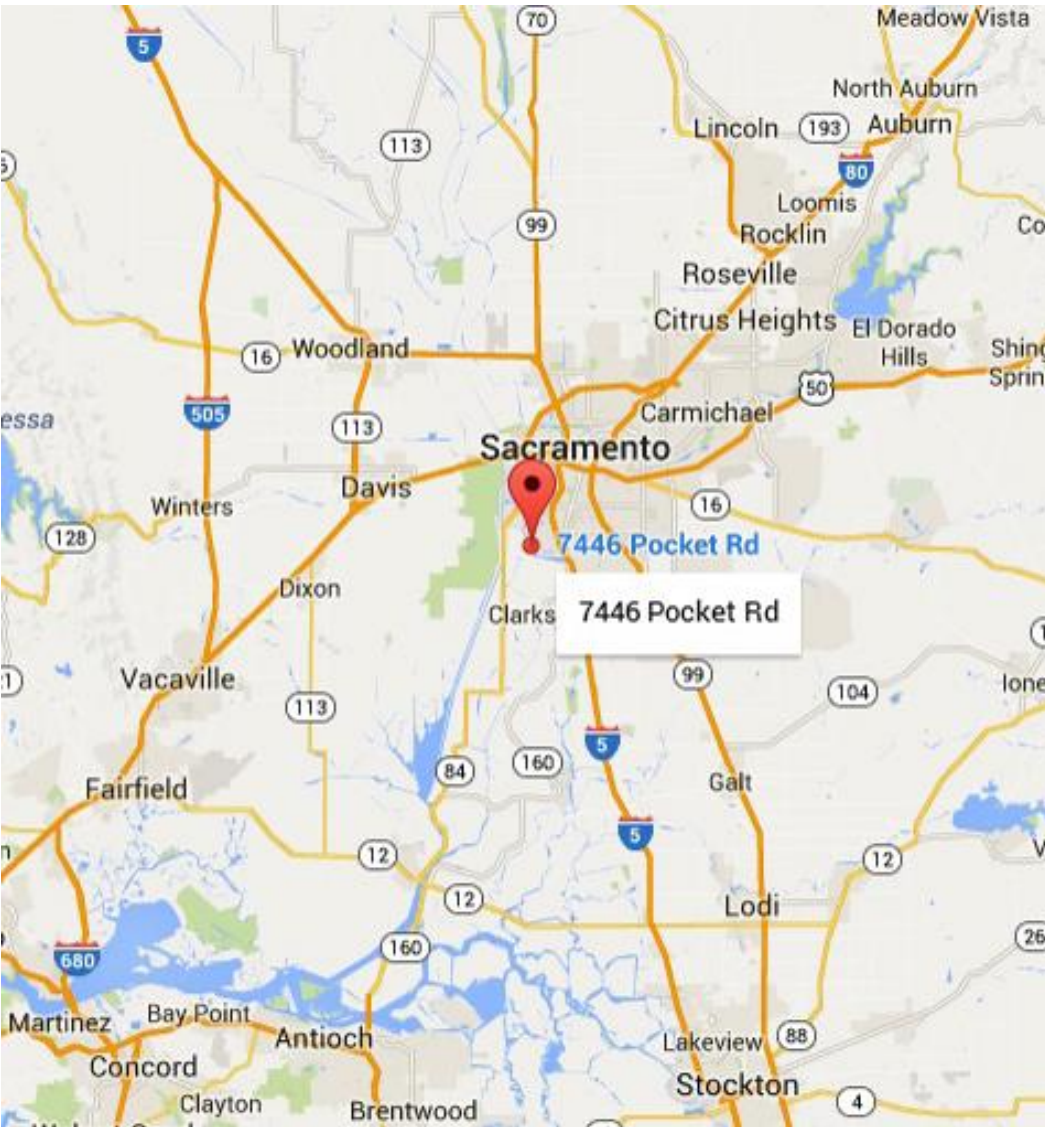
Sacramento, CA 95819

Phone: 916-361-8500 Fax: 916-361-8900



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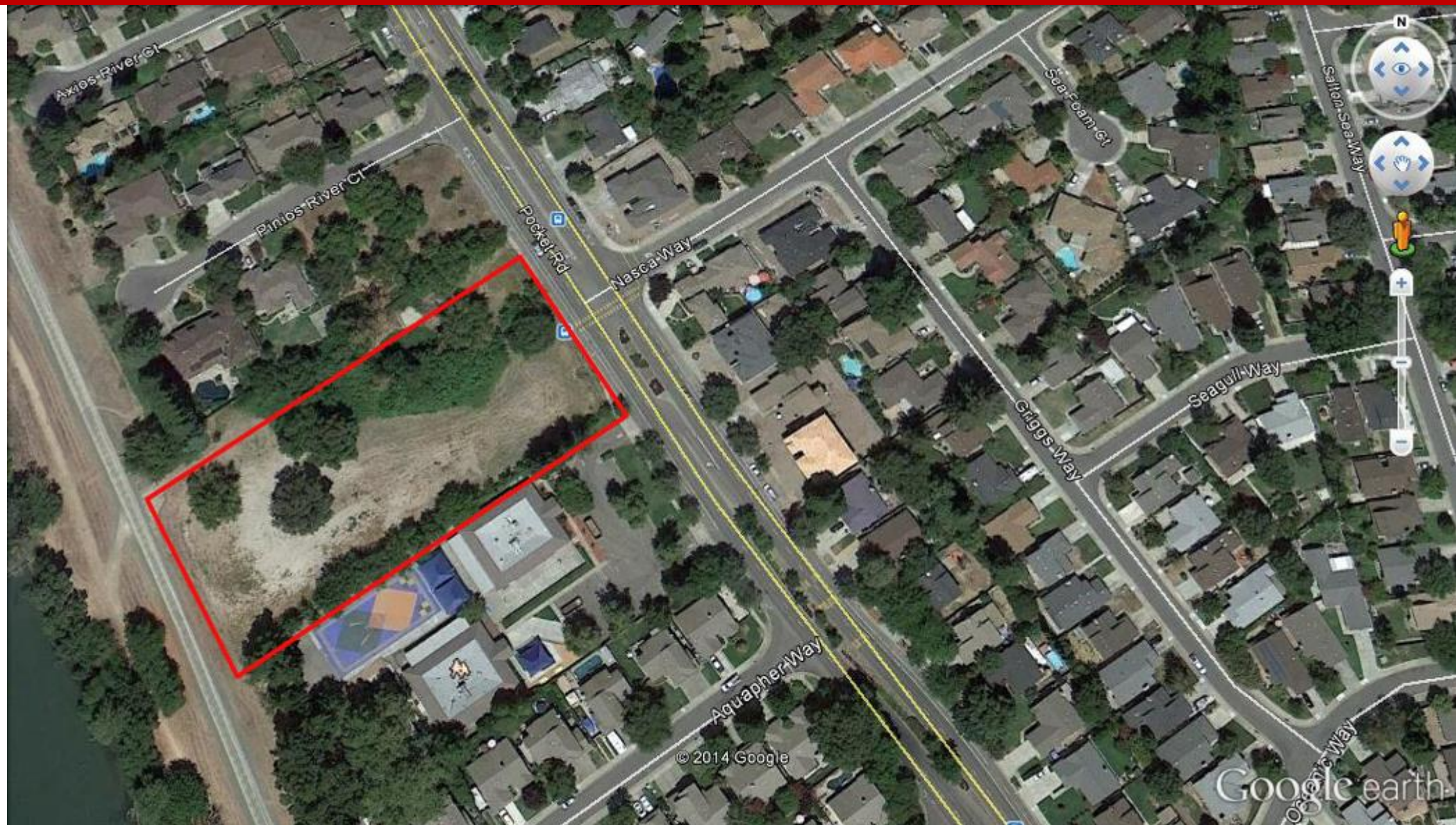
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www.sullivangroupe.com



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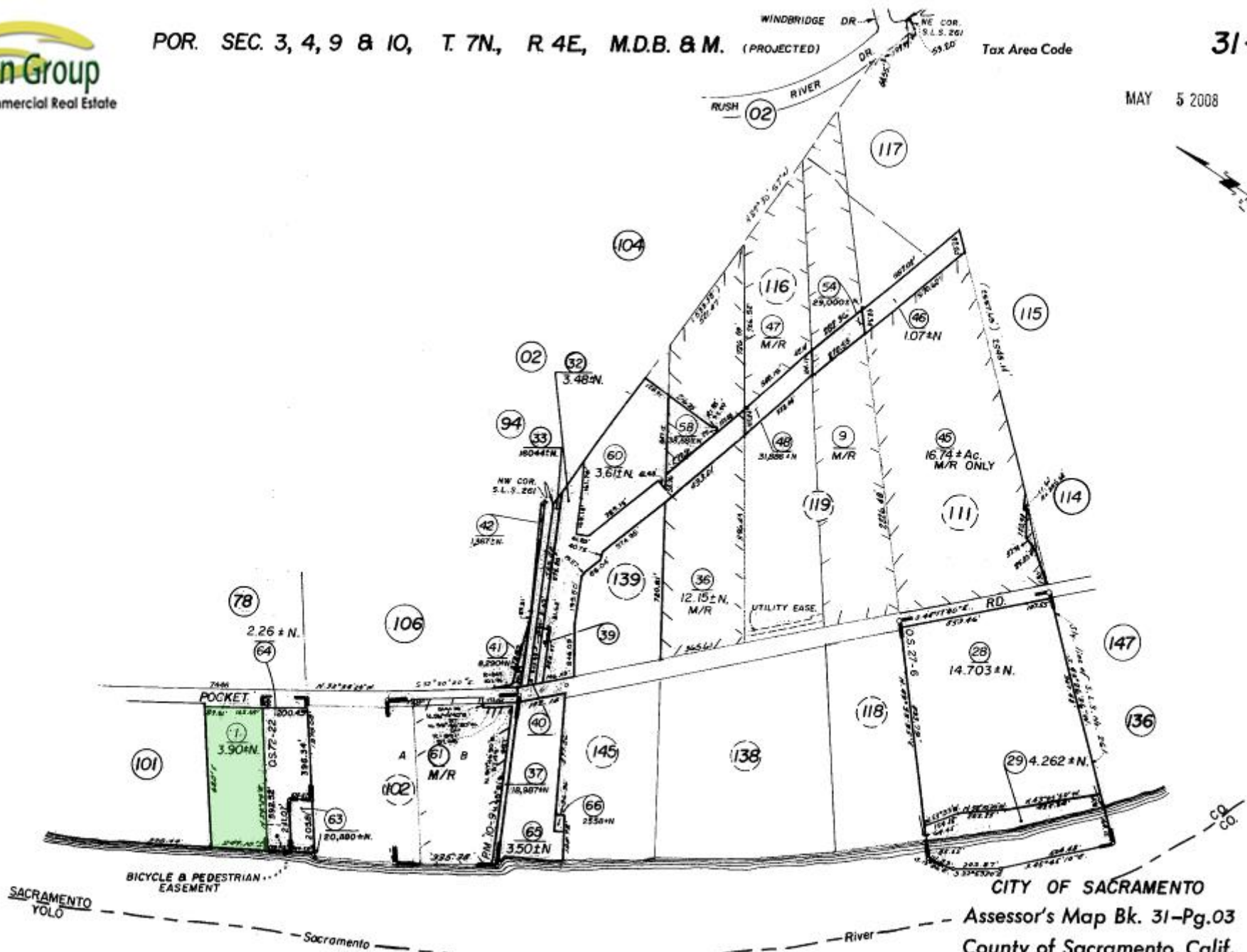


POR. SEC. 3, 4, 9 & 10, T. 7N., R. 4E, M.D.B. & M. (PROJECTED)

Tax Area Code

31-03

MAY 5 2008

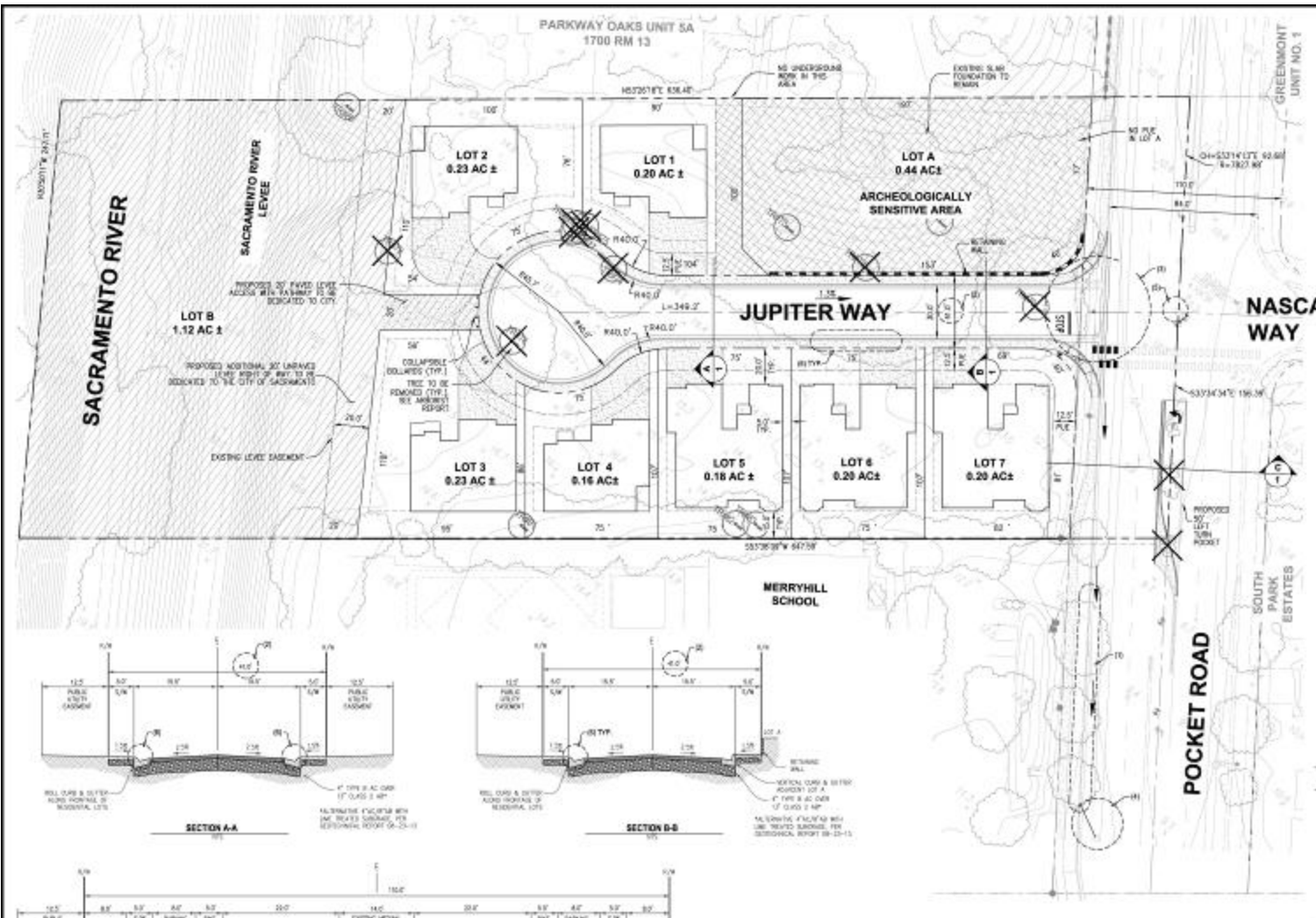


BICYCLE & PEDESTRIAN EASEMENT

CITY OF SACRAMENTO
Assessor's Map Bk. 31-Pg.03
County of Sacramento, Calif.

OS Bk 72 Pg22 (2-27-2007)
POR. S.L.S. 261 O.S. Bk. 27, Pg. 06

NOTE—Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

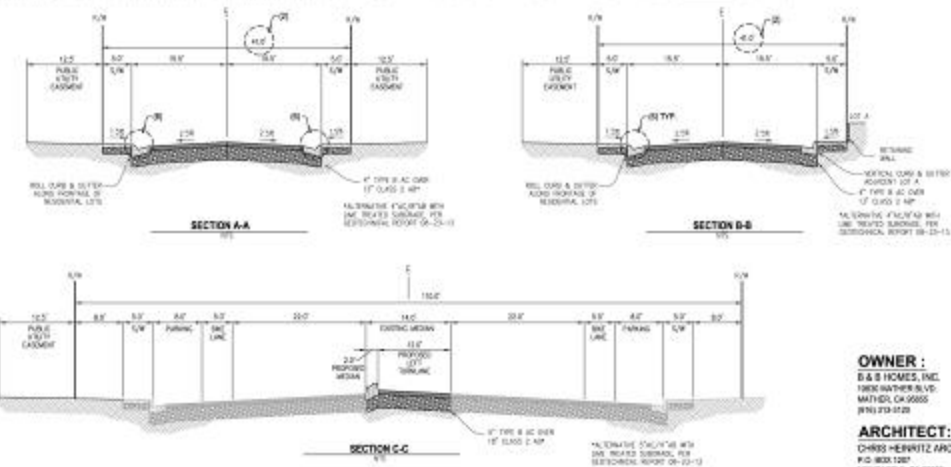


LEGEND:

PROPERTY LINE	NEW / PROPOSED	EXISTING
LOT LINE	S/A	
EASEMENT LINE		
RIGHT-OF-WAY		
OBSTACLE		
ORIGIN LINE KNOWLEDGE	—	—
CONCRETE WATER LINE KNOWLEDGE	—	—
SEWER LINE KNOWLEDGE	—	—
SEWER LINE W/STREET		S/A
ORIGIN POINT		
CURB & GUTTER		
VALLEY GUTTER		S/A
RETAINING WALL	—	—
SLOPE GRADE		S/A
PROPOSED		
ELEVATOR		
STREET LIGHT		
POLE		
POLE TO BE REMOVED		
UTILITY POLE & ARMOR		
200'		

LAND USE SUMMARY

USE	AREA	# UNITS	DENSITY (UNITS/AC)
LOTS 1-7	1.38 AC.	7	5
LOT A - TO BE DEDICATED FOR CONSERVATION	8.44 AC.		
LOT B - TO BE DEDICATED TO CITY	1.12 AC.		
(INCLUDES EXISTING LEVÉE EASEMENT + 20' PROPOSED ADDITIONAL WIDTH, AND 28' PAVED ACCESS ROAD FROM JUPITER WAY.)			
JUPITER WAY - TO BE DEDICATED TO CITY	8.38 AC.		
POCKET ROAD - EXISTING ROAD EASEMENT TO BE DEDICATED TO CITY	8.51 AC.		
TOTAL:	3.64 AC.		



OWNER:
 B & S HOMES, INC.
 1786 WATHER BLVD.
 MATHEW, CA 95855
 (916) 273-0120

ARCHITECT:
 CHRIS HERRITZ ARCHITECTURE
 P.O. BOX 1287
 MENAFO, CA 95855
 (916) 855-0488

CIVIL ENGINEER:
 CUNNINGHAM ENGINEERING
 3248 SPANFORD STREET, SUITE 200
 DAVIS, CALIFORNIA 95618
 (530) 758-2526

ASSESSORS PARCEL NO.:
 031-0232-001-0203

PROJECT ADDRESS:
 7746 POCKET ROAD

AREA:
 EXISTING: 3.64 AC. GROSS / 2.36 AC. NET
 PROPOSED: 7 PARCELS - 2.38 AC. GROSS / 1.38 AC. NET

EXISTING ZONING:
 R-1

PROPOSED ZONING:
 R-1

EXISTING LAND USE:
 VACANT

PROPOSED LAND USE:
 RESIDENTIAL

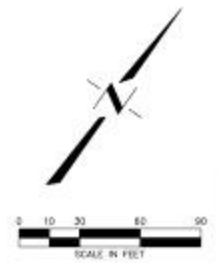
FLOOD ZONE:
 FLOOD ZONE X

BENCHMARK:
 338-P2A, ELEVATION = 8.212', H.T. 11 NAIL LIGHT BASS S. EAST CORNER RIVER ISLE WAY AND POCKET ROAD.

MAJOR SUBDIVISION MODIFICATIONS

NO.	REASON
1	GUTTER FLOW LENGTH + 300'
2	44' RESIDENTIAL STREET
3	VALLEY GUTTERS
4	30' PAV. COVER + 18" TO 24" SHANK
5	INTERSECTION PAVEMENT
6	WALL CURB ON RESIDENTIAL STREET

○ DASHED PROPOSED SUBDIVISION MODIFICATION



- NOTES:**
- THIS MAP WAS PREPARED UNDER THE DIRECTION OF STEVEN J. OWEN/PROFESSOR (CIBSE)
 - ALL INFORMATION ON THIS MAP IS DEEMED TO BE OF A PRELIMINARY NATURE, AND IS NOT TO BE RELIED ON FOR SURVEY OR PROPERTY LINE INFORMATION.
 - THE EXISTING BOUNDARY AND TOPOGRAPHY INFORMATION IS BASED ON A FIELD SURVEY PERFORMED BY MORRISON SURVEYING DATED OCTOBER 29, 2013.
 - THIS SUBDIVISION IS A SUBDIVISION OF THE POCKET ROAD, DESCRIBED BY FIRST AMERICAN TITLE INSURANCE COMPANY REPORT NO. 816-488955, DATED AUGUST 5, 2010.

SERVICE PROVIDERS:

WATER	CITY OF SACRAMENTO
SEWER	SACRAMENTO COUNTY
ORANGE	CITY OF SACRAMENTO
SCHOOL DISTRICT	CITY OF SACRAMENTO
PARK & RECREATION	CITY OF SACRAMENTO
FIRE PROTECTION	CITY OF SACRAMENTO
POLICE PROTECTION	CITY OF SACRAMENTO
ELECTRIC	SMUD
GAS	PG&E

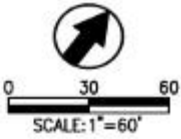
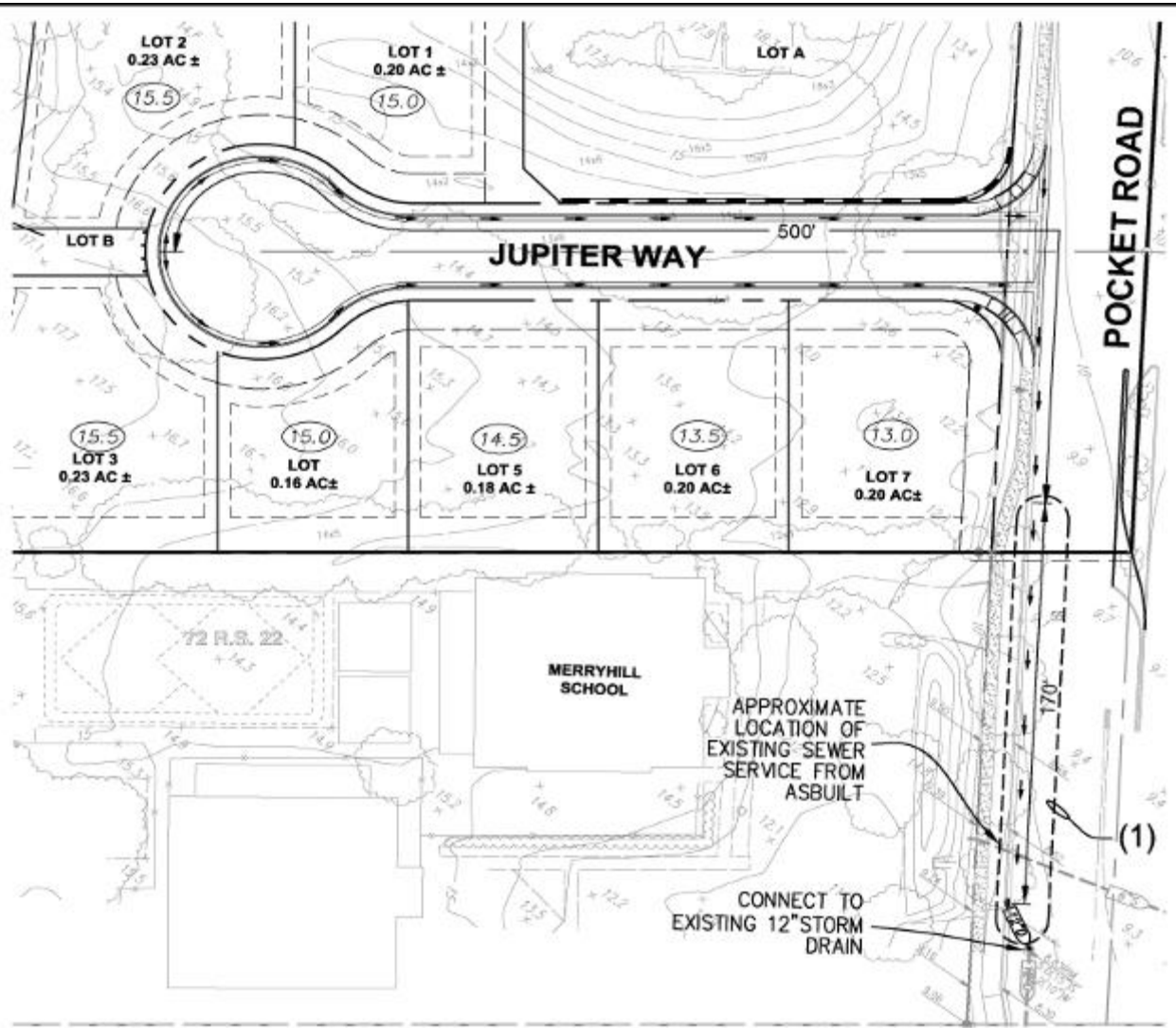
DIST. 2010
 THESE MEASUREMENTS ARE NOT CONSIDERED FINAL UNTIL THE NECESSARY LOCAL RECORDS HAVE BEEN FORWARDED TO THE DISTRICT CLERK.

PROJECT NO. 1746-001
 SHEET 1 OF 1
 DATE: 06/27/2014
 JOB NO.: 1341.02

TENTATIVE SUBDIVISION MAP for AZORES - 7446 POCKET ROAD

CUNNINGHAM ENGINEERING
 Project Planning & Civil Engineering • Landscape Architecture
 3248 SPANFORD STREET, SUITE 200
 DAVIS, CALIFORNIA 95618
 (530) 758-2526
 WWW.CUNNINGHAM-ENGINEERING.COM

CALIFORNIA



DATE SIGNED: _____
 THESE DRAWINGS ARE NOT CONSIDERED FINAL UNTIL THE ENGINEER'S SEAL BELOW HAS BEEN SIGNED AND DATED.



DESIGNED	MP
DRAWN	MP
CHECKED	SG
DATE:	06/17/14
JOB No:	1341.02

SACRAMENTO

SUBDIVISION MODIFICATION NO. 1
GUTTER FLOW LENGTH
AZORES SUBDIVISION

CALIFORNIA



Project Planning - Civil Engineering - Landscape Architecture
 Sacramento Office - Davis Office
 2130 20th Street, Suite 3700 2940 Spafford Street, Suite 203
 Sacramento, CA 95811 Davis, CA 95618
 (916) 436-2225 (530) 756-2225

CCWEBST.COM

SCALE	1" = 60'
SHEET	1 OF 6