

PARCEL	LAND USE	ZONING	ACRES (GROSS)	DWELLING UNITS		
C-1	LDR (Low Density Residential)	RS/DS	19.50	54		
C-2	LDR (Low Density Residential)	RS/DS	10.10	52		
C-3	LDR (Low Density Residential)	RS/DS	14.00	67		
C-4	LDR (Low Density Residential)	RS/DS	9.60	51		
C-5	LDR (Low Density Residential)	RS/DS	13.60	74		
C-6	LDR (Low Density Residential)	RS/DS	8.00	48		
C-7	LDR (Low Density Residential)	RS/DS	13.90	74		
C-8	LDR (Low Density Residential)	RS/DS	5.70	32		
C-9	LDR (Low Density Residential)	RS/DS	5.70	32		
C-10	MDR (Medium Density Residential)	RS/DS	21.80	97		
C-21	MDR (Medium Density Residential)	RS/DS	11.30	56		
C-22	MDR (Medium Density Residential)	RS/DS	11.30	56		
C-40	HDR (High Density Residential)	R3	3.20	166		
C-50	OS (Open Space)	OS	36.50			
C-51	OS (Open Space)	OS	36.60			
C-52	OS (Open Space)	OS	15.10			
C-53	OS (Open Space)	OS	25.10			
C-54	OS (Open Space)	OS	24.60			
C-60	PR (Park)	PR	7.40			
C-61	PR (Park)	PR	4.80			
C-60	POP (Elementary School)	POP	7.00			
C-81	POP (Electric Substation)	POP	0.90			
C-10	ROW (Right of Way)	ROW	13.30			
C-101	ROW (Future Right of Way)	ROW	1.40			
SUB-TOTAL (APPROVED LLTM)			322.70	1,068		
C-10			LDR (Low Density Residential)	RS/DS	5.99	36
C-11			LDR (Low Density Residential)	RS/DS	7.54	34
C-12			LDR (Low Density Residential)	RS/DS	18.72	96
C-13			LDR (Low Density Residential)	RS/DS	7.20	50
C-14			LDR (Low Density Residential)	RS/DS	3.72	20
C-15			LDR (Low Density Residential)	RS/DS	3.59	20
C-16			LDR (Low Density Residential)	RS/DS	12.93	71
C-17			LDR (Low Density Residential)	RS/DS	6.92	36
C-23			MDR (Medium Density Residential)	RS/DS	11.13	61
C-24			MDR (Medium Density Residential)	RS/DS	8.12	59
C-25			MDR (Medium Density Residential)	RS/DS	7.25	62
C-41			HDR (High Density Residential)	R3	4.77	127
C-42			HDR (High Density Residential)	R3	4.33	136
C-43			HDR (High Density Residential)	R3	3.89	116
C-62			PR (Park)	PR	1.54	
C-63			PR (Park)	PR	2.53	
C-70			CC (Community Commercial)	CC	9.22	
C-82			POP (Lift Station)	POP	0.65	
C-83			POP (Recycling Center)	POP	0.59	
C-84			POP (Well Site)	POP	0.51	
LC-1 thru LC-4 & LC-10 thru LC-12			ROW (Landscape Corridor)	ROW	3.98	
C-102			ROW (Right of Way)	ROW	17.09	
SUB-TOTAL (CURRENT APPLICATION)			138.70	923		
TOTAL			461.40	2,011		

**TENTATIVE PARCEL MAP INFORMATION**

**APPLICANT:** Anthem United Creekview Developments LP  
3001 Douglas Boulevard, Suite 200  
Roseville, CA 95746

**ENGINEER:** MACKAY & SOMPS CIVIL ENGINEERS, INC.  
1552 Eureka Road, Suite 100  
Roseville, CA 95661-3040  
(916)773-1189

**ASSESSOR'S PARCEL NUMBER:** 017-101-009, -012, -013, & -014

**TOTAL ACREAGE:** 461.4 ± AC.

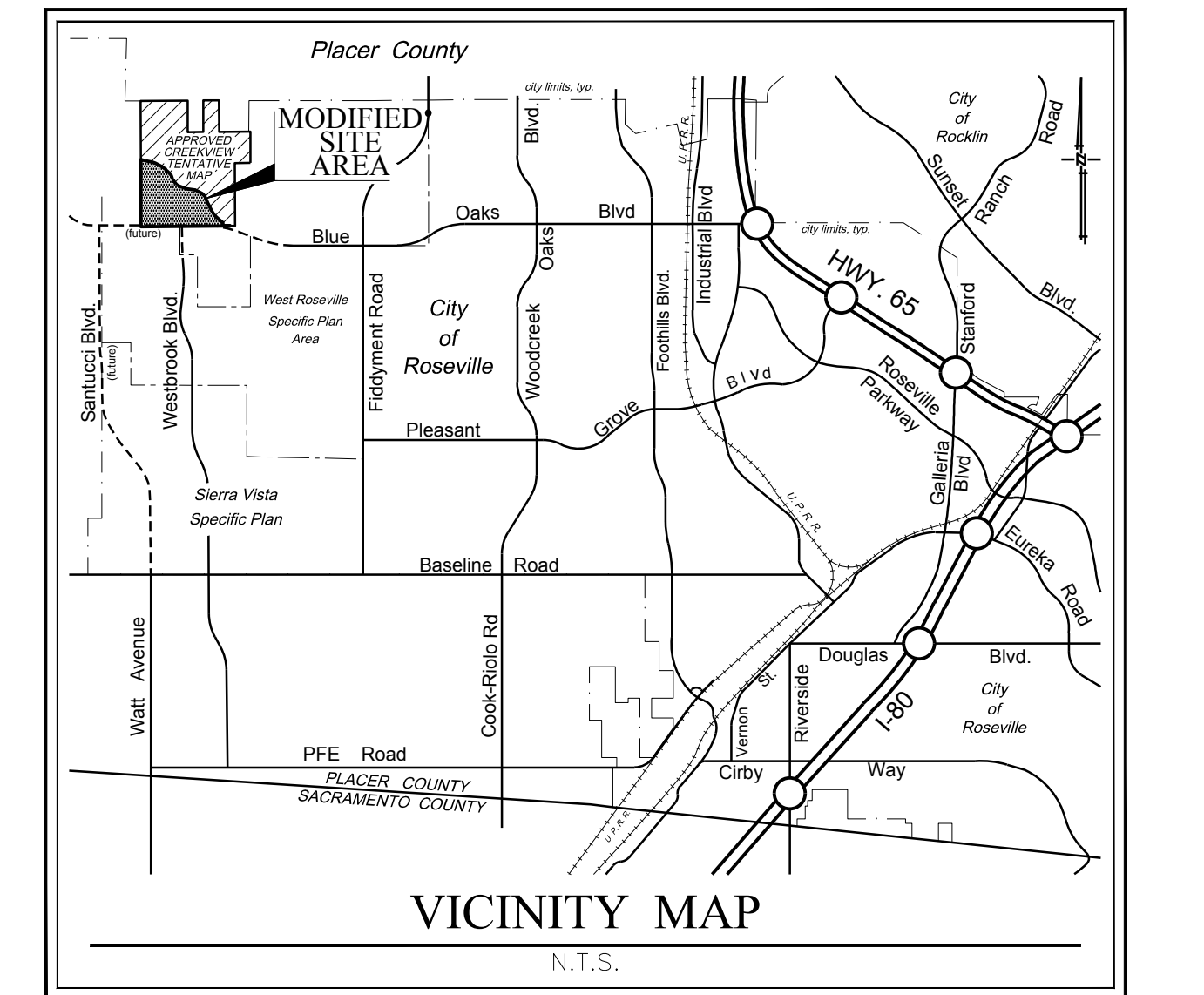
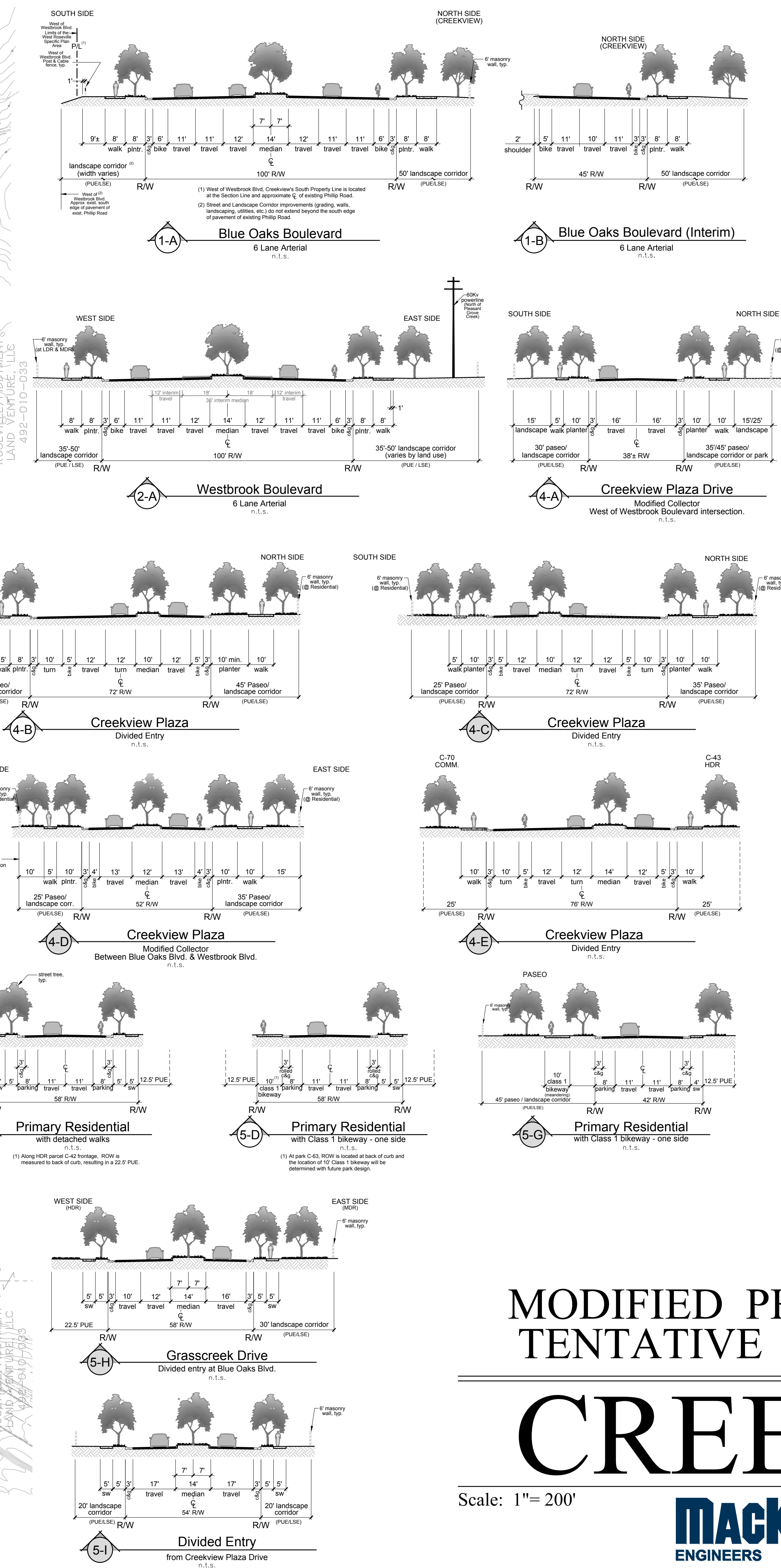
**LAND USE:**  
Existing General Plan Designation: LDR, MDR, HDR, CC, POP, PR, & OS

**ZONE:**  
Existing Zone Classification: R1/DS, RS/DS, R3, CC, CC/SA, POP, PR, & OS

**NUMBER OF PARCELS:** 57

**SERVICE PROVIDERS:**  
**POLICE AND FIRE PROTECTION:** City of Roseville  
**SANITARY SEWER:** City of Roseville  
**DOMESTIC WATER:** City of Roseville  
**ELECTRICITY:** City of Roseville  
**TELEPHONE:** Surewest  
**GAS:** P.G.&E.  
**CABLE:** Comcast/Surewest

- NOTES**
- PROPERTY DESCRIPTION: All real property situated in the County of Placer, State of California, being a portion of Section 14, Township 11 North, Range 5 East, M.D.B.M.
  - Lot acreages on this Large Lot Tentative Subdivision Map are approximate.
  - Lot lines and lot areas may be adjusted at the time of the Large Lot Final Maps provided no additional lots are created, subject to the approval of the City of Roseville. Flexibility in Large Lot parcel configuration is allowed provided the new configuration is in substantial conformance with the approved Specific Plan, subject to the approval of the City of Roseville.
  - The Final Large Lot Mapping and subsequent development of lots and dedication of streets may be phased pursuant to the provisions of the Development Agreement (Exhibit G).
  - Pursuant to Government Code Section 66456.1, multiple Final Maps shall be filed based upon this Large Lot Tentative Subdivision Map. The filing of a Final Map on a portion of this Large Lot Tentative Map shall not invalidate any part of this Large Lot Tentative Subdivision Map.
  - Pursuant to Government Code Section 66499.20.2, the land shown herein may be merged and subdivided without revision to acreage and may constitute abandonment of portions of the existing public street, subject to the approval of the City of Roseville, including the following:
    - a. PG&E easements per 272 O.R. 247, 274 O.R. 69, 1357 O.R. 417, & 2393 O.R. 684.
    - b. 30' Access Easement per 2431 O.R. 645.
    - c. 30' ROW easement per 3841 O.R. 544.
  - IOO's for access, utilities, landscaping, etc. will be offered to the City of Roseville to accommodate phased project development as provided for in the Development Agreement (Section 3.3.1). IOO's may be modified as needed by subsequent Large Lot Final Maps.
  - Additional easements to accommodate new public utility improvements, access required for lot development, rights to construct, or other similar mapping requirements needed to accomplish the final design may be added with each Final Map based upon this Large Lot Tentative Subdivision Map.
  - A postive easement (10') to the benefit of PG&E is included within this Large Lot Tentative Map. Easement alignment is subject to modification at the time of Final Map.
  - Numbered and lettered lots listed below are to be offered as IOO's to the City of Roseville as provided in the Development Agreement:
    - Lift Station Site, Lot C-82
    - Electrical Substation Site, Lot C-81
    - Recycling Center Site, Lot C-83
    - Well Site, Lot C-84
    - Roadway Right of Way (for future Westbrook Boulevard), Area "A" Paseo (for PUE and sidewalk easement), Area "B"
    - Landscape Corridor, Lots LC-1 through LC-4 and LC-10 through LC-12.
  - Landscape Corridor (LC) Lots adjacent to LDR and MDR parcels shall be offered as IOO's to the City of Roseville as road rights of way with the recordation of each phased Large Lot Final Map. (Note: LC Lots are not to be counted as "Lots" towards any future LLA request.) As provided for in the Development Agreement, appropriate Open Space Lots shall also be offered as IOO's to the City of Roseville with the recordation of each Large Lot Final Map.
  - Landscape Corridor lots are also PUE's & LSE's. Landscape Corridor lot LC-8 is also an access easement for lot C-81 (POP).
  - LSE's and PUE's that are identified in the Creekview Specific Plan as passives are to be dedicated as Right of Way with subsequent Small Lot Final Maps. Additional passive lots will be created and granted with subsequent Small Lot Tentative Maps, consistent with the Creekview Specific Plan.
  - As required by the Creekview Specific Plan (CSP), the following LLTM Parcels are assigned specific portions of the passive network with widths to be determined through subsequent Small Lot Mapping consistent with Figure B-6 (Passive Plan) of the CSP: C-10, C-11, C-13, C-14, C-15, C-16, C-17, C-23, and C-24.
  - Landscape Corridor width is 35' at LDR & MDR parcels, 50' wide at other land uses. Landscape Corridor widths may be reduced for ancillary right turn lanes, auxiliary lanes, bus turn-outs, and standard tapers, per the provisions in the Creekview Specific Plan.
  - Intersection geometry for Arterial & Collector streets is consistent with the City of Roseville Design Standards. Intersection geometry depicted hereon is subject to modification at the time of Large Lot Final Map(s) or Improvement Plans and may affect right of way.



**MODIFIED PHASED LARGE LOT TENTATIVE SUBDIVISION MAP**

**CREEKVIEW**