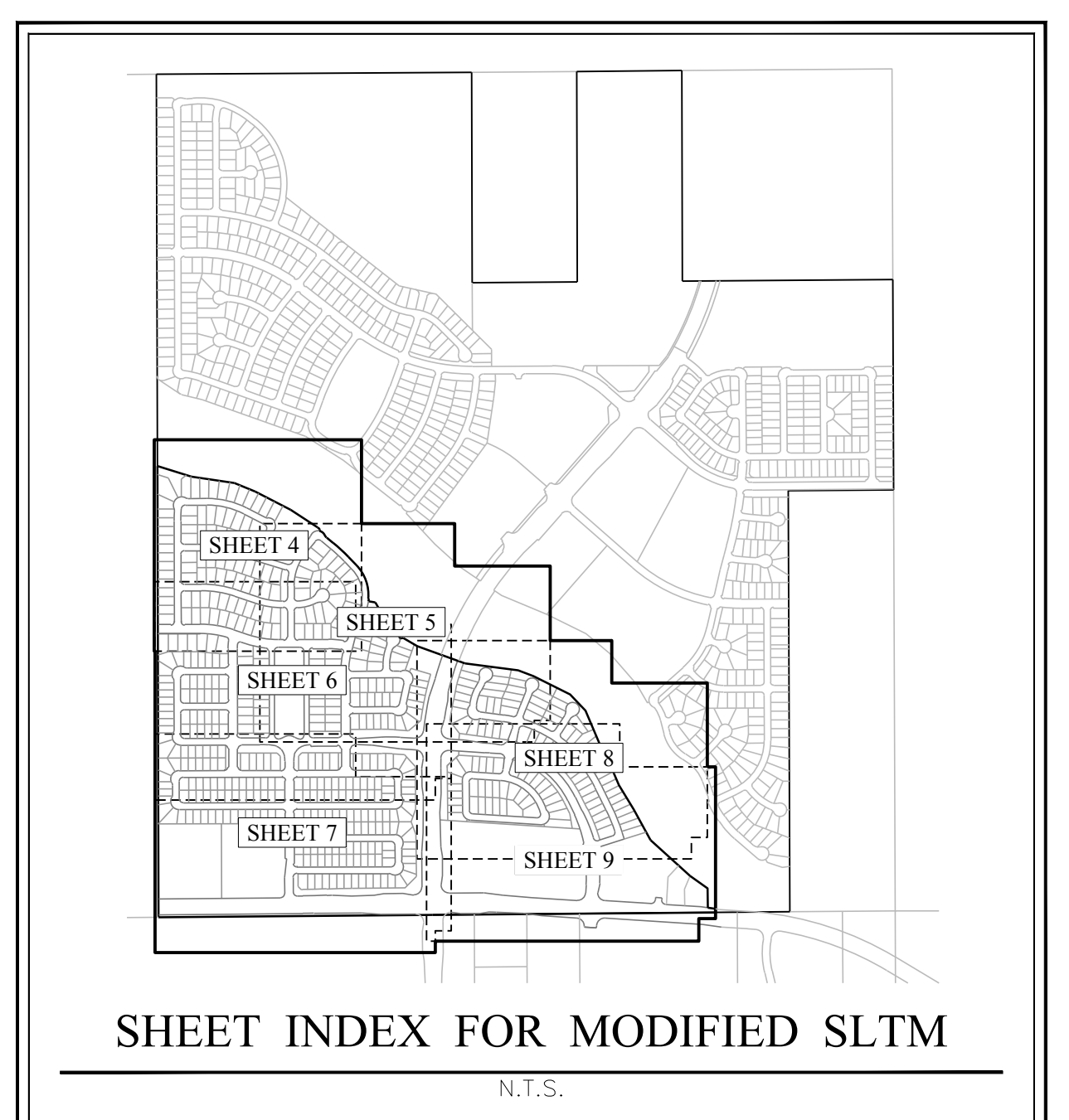
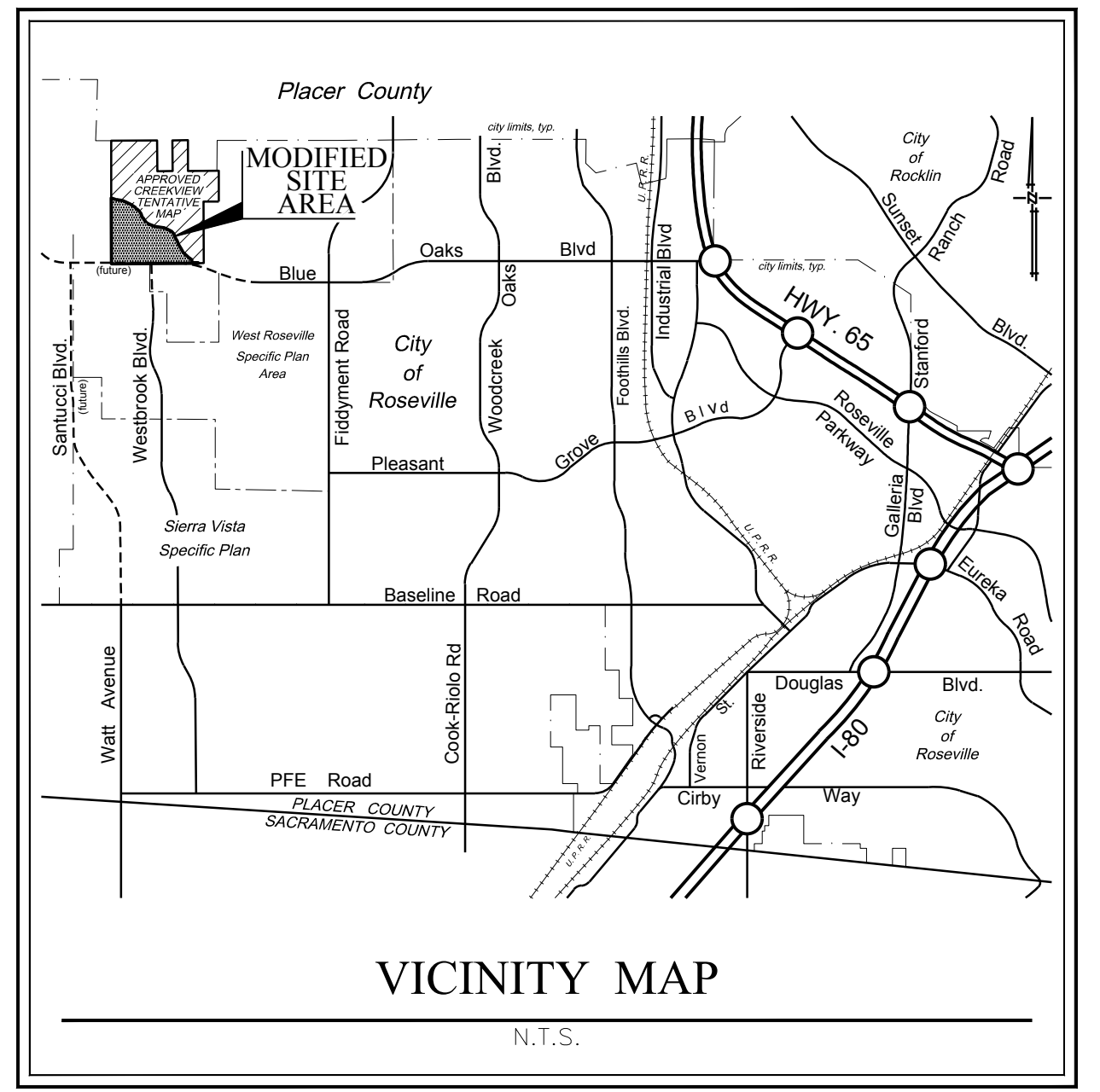


TENTATIVE MAP NOTES

- PROPERTY DESCRIPTION: All that 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.
- All parcels north of Pleasant Grove Creek, and parcels C-82, C-83 and C-84 south of Pleasant Grove Creek, have not been modified for this Modified Small Lot Tentative Subdivision Map application and are consistent with the approved Small Lot Tentative Subdivision Map, dated June 17, 2015, as approved by the City of Roseville Planning Commission on January 28, 2016 (PL14-0522).
- The trees shown for retention and removal on this Modified Small Lot Tentative Subdivision Map are consistent with the Tree Permit approved by the City of Roseville Planning Commission on January 28, 2016 (PL 14-0522).
- Lot acreages and dimensions on this Tentative Subdivision Map are approximate and subject to change.
- Lot lines and lot areas may be adjusted at the time of Final Maps provided no additional lots are created, subject to the approval of the City of Roseville. Flexibility in lot configuration and phasing is allowed provided the new configuration is in substantial conformance with the Creekview Specific Plan and this Tentative Subdivision Map, subject to the approval of the City of Roseville. Project improvements are defined to include individual Small Lot Final Maps or project development plans.
- Pursuant to Government Code Section 66483.1, multiple Final Maps may be filed based upon this Tentative Subdivision Map. The filing of a Final Map on a portion of this Tentative Map shall not invalidate any part of this Tentative Subdivision Map.
- Village and lot numbering is for identification purposes only and does not indicate phasing or order of development.
- The Final Mapping and subsequent development of parcels and streets may be phased. Phasing is to be consistent with the performance criteria in the Development Agreement and applicable infrastructure phasing matrix.
- Additional easements may be added or referenced with each Final Map based on the Tentative Subdivision Map in order to accommodate new or adjusted public utility, grading, or drainage improvements, access required for lot development, rights to construct, or other similar mapping requirements needed to accomplish the final design.
- A powerline easement (10') to the benefit of PG&E is included within this Small Lot Tentative Map. Easement alignment is subject to modification at the time of Final Map.
- Pursuant to Section 66499.20.2 of the government code, the land shown hereon shall be merged and resubdivided and the following existing easements shall be abandoned and/or relinquished:
30' Access easement per 2431 O.R. 845.
30' ROW easement per 3841 O.R. 544.
10' PG&E easement per 2303 O.R. 664.
10' PG&E easement per 1357 O.R. 417.
PG&E easement per 274 O.R. 89.
PG&E easement per 272 O.R. 274.
- The following lots are to be offered to the City of Roseville with the corresponding phase at the time of each Final Map:
Open Space Lots: Lots C-50 thru C-54 (5 Lots total)
Park Sites: Lots C-40 thru C-43 (4 Lots total)
School Site: Lot C-80
Lift Station Site: Lot C-82
Recycling Center Site: Lot C-83
Well Site: Lot C-84
Paseo and Landscaping: Lots 1A, 2A-C, 3A-B, 4A, 5A-D, 6A-C, 7A-C, 8A, 9A-D, 10A-B, 11A, 12A-C, 14A, 15A, 16A-17A-E, 23A-C, 24A-E, and 25A-B (54 Lots total identified on Sheet 3, Grading Plan and 4D scale sheets)
Landscape Corridor: Lots LC-1 thru LC-12 (12 Lots total)
Roadway Right-of-Way
- Street sections are per the Creekview Specific Plan (Chapter 6) and the Creekview Design Guidelines (Appendix B), except as modified on this Tentative Subdivision Map.
- Intersection geometry for arterial and collector streets is per the Creekview Specific Plan (Chapter 6), except as modified on this Tentative Subdivision Map. Intersection geometry depicted hereon is subject to modification at the time of Final Maps or Improvement Plans and may affect Right-of-Way.
- A 50' wide (min.) transition zone is included within Open Space parcels along development edges. No encroachment into the transition zone is allowed except for permitted improvements, such as grading, drainage outfalls, water quality features, utilities, bike trails, etc., as specified in the applicable Overarching Management Plan for Creekview's Open Space reserves.
- Per the Paseo Plan in the Creekview Specific Plan (Figure B-5), Parcels C-40 (PR) and C-80 (PHQP) are assigned specific portions of the paseo network, as shown on Street Section 5E, illustrated hereon.
- Paseo lots are to be dedicated as street rights-of-way (ROW). Additional paseo lots may be created and granted with subsequent Small Lot Tentative Maps or Final Maps, consistent with the Creekview Specific Plan.
- Landscape corridor, paseo, and easement widths may be reduced for ancillary right-of-way lanes, auxiliary lanes, bus turn-outs, standard tapers, and the like per the provisions in the Creekview Specific Plan.
- Landscape corridor, paseo, and ROW lots are not to be counted as "lots" towards any future boundary line adjustment.
- Walls and fences shall be constructed as shown in the Creekview Specific Plan and are to be depicted on Future Improvement Plans.



PARCEL SUMMARY

PARCEL	LAND USE	ZONING	ACRES (Gross)	LOT SIZE (typical)	DWELLING UNITS	DENSITY
C-1	LDR (Low Density Residential)	RS/DS	19.50	60x100	54	4.8 du/ac
C-2	LDR (Low Density Residential)	RS/DS	19.10	55x100	52	5.1 du/ac
C-3	LDR (Low Density Residential)	RS/DS	14.00	60x100	67	4.8 du/ac
C-4	LDR (Low Density Residential)	RS/DS	9.90	55x100	61	6.1 du/ac
C-5	LDR (Low Density Residential)	RS/DS	13.85	55x100	74	5.4 du/ac
C-6	LDR (Low Density Residential)	RS/DS	8.00	45x90	48	6.0 du/ac
C-7	LDR (Low Density Residential)	RS/DS	13.95	55x100	74	5.3 du/ac
C-8	LDR (Low Density Residential)	RS/DS	5.70	45x90	32	5.6 du/ac
C-9	LDR (Low Density Residential)	RS/DS	21.80	55x100	67	4.4 du/ac
C-20	MDR (Medium Density Residential)	RS/DS	6.70	75x100	106	12.2 du/ac
C-21	MDR (Medium Density Residential)	RS/DS	7.70	75x100	95	12.3 du/ac
C-22	MDR (Medium Density Residential)	RS/DS	11.30	75x100	130	11.5 du/ac
C-40	HDR (High Density Residential)	RS	5.20		168	32.3 du/ac
C-50	OS (Open Space)	OS	36.50			
C-51	OS (Open Space)	OS	35.60			
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-80	PR (Park)	PR	4.80			
C-82	PS (Public School)	PS	7.00			
C-83	PS (Public School)	PS	0.90			
C-84	PS (Public School)	PS	0.51			
LC-1 thru LC-12	ROW (Right-of-Way)	ROW	1.96			
C-100	ROW (Right-of-Way)	ROW	13.30			
C-101	ROW (Right-of-Way)	ROW	1.42			
SUB-TOTAL (APPROVED SLTM)			322.70		1,088	
C-10	LDR (Low Density Residential)	RS/DS	5.99	45x90	36	6.0
C-11	LDR (Low Density Residential)	RS/DS	7.54	55x100	34	4.5
C-12	LDR (Low Density Residential)	RS/DS	18.12	55x100	66	4.1
C-13	LDR (Low Density Residential)	RS/DS	7.20	45x90	50	6.9
C-14	LDR (Low Density Residential)	RS/DS	3.72	50x100	20	5.4
C-15	LDR (Low Density Residential)	RS/DS	3.99	55x100	20	5.0
C-16	LDR (Low Density Residential)	RS/DS	12.83	45x100	71	5.5
C-17	LDR (Low Density Residential)	RS/DS	6.80	45x90	38	5.2
C-23	MDR (Medium Density Residential)	RS/DS	6.13	45x90	61	7.5
C-24	MDR (Medium Density Residential)	RS/DS	6.12	45x90	59	7.3
C-25	MDR (Medium Density Residential)	RS/DS	7.25	45x90	62	8.6
C-41	HDR (High Density Residential)	RS	4.27		127	29.7
C-42	HDR (High Density Residential)	RS	4.33		136	31.4
C-43	HDR (High Density Residential)	RS	3.88		116	29.9
C-82	PR (Park)	PR	1.54			
C-83	PR (Park)	PR	2.03			
C-70	CC (Community Commercial)	CC	9.22			
C-82	PS (Public School)	PS	0.65			
C-83	PS (Public School)	PS	0.59			
C-84	PS (Public School)	PS	0.51			
LC-1 thru LC-4 & LC-10 thru LC-12	ROW (Right-of-Way)	ROW	3.98			
C-102	ROW (Right-of-Way)	ROW	17.20			
SUB-TOTAL (CURRENT APPLICATION)			138.70		523	
TOTAL			461.40		2,011	

SUBDIVISION MAP INFORMATION

APPLICANT: Anthem United Creekview Developments Limited Partnership
3001 Douglas Boulevard, Suite 200
Roseville, CA 95661

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

ASSESSOR'S PARCEL NUMBER: 017-101-007, -009, -012, -013, & -014

TOTAL ACREAGE: 461.4 ± AC.

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

ZONING: RS/DS, R3, CC, CC/SA, POP, PR, & OS
Zoning District: RS/DS, R3, CC, CC/SA, POP, PR, & OS

NUMBER OF LOTS / PARCELS: 1,224: TOTAL LOTS
1,133: Single Family Small Lots
3: MDR Large Lots
4: HDR Large Lots
5: Open Space Lots
4: Park Lots
1: Community Commercial Lot
1: Elementary School Lot
1: Electric Substation Lot
1: Lift Station Lot
1: Recycling Center Lot
1: Well Site Lot
54: Paseo & Landscape Lots
12: Landscape Corridor Lots
2: ROW Lots
1: ROW (Future) Lot

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

MODIFIED SMALL LOT TENTATIVE SUBDIVISION MAP
CREEKVIEW

Scale: 1"=200'

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

July 26, 2019

