PC EXHIBIT A

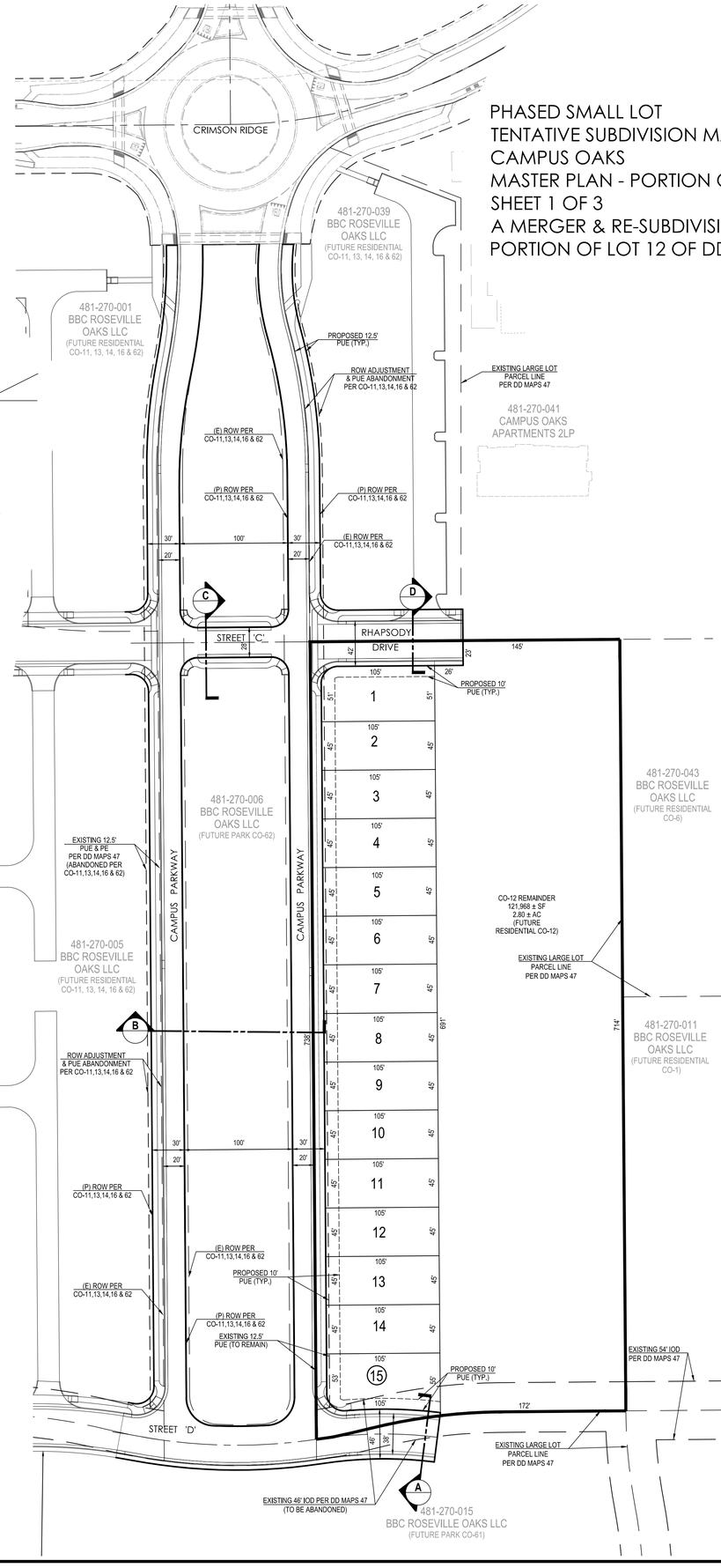
MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
LANDSCAPE ARCHITECTURE • TRAFFIC ENGINEERING
75 Iron Point Circle, Suite 120 • Folsom, CA 95630
phone: 916.984.7621 • fax: 916.984.9617 • survey fax: 916.563.6770
survey email: staking@mpengr.com • web: www.mpengr.com

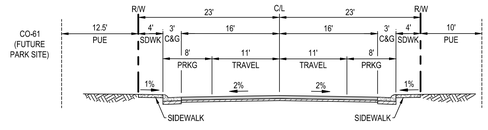
CONSULTANT

APPROVALS

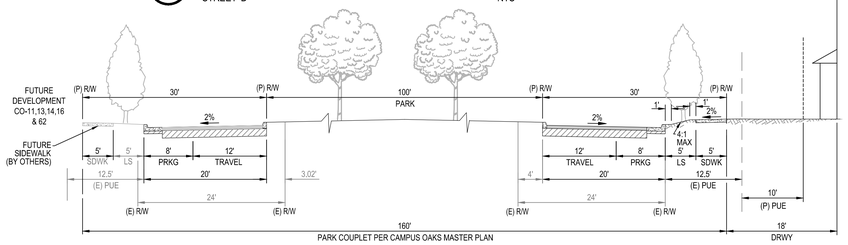
GRAPHIC SCALE
50 25 0 50 100
1 in = 50 ft

PHASED SMALL LOT TENTATIVE SUBDIVISION MAP CAMPUS OAKS MASTER PLAN - PORTION OF 12 SHEET 1 OF 3 A MERGER & RE-SUBDIVISION OF A PORTION OF LOT 12 OF DD MAPS 47

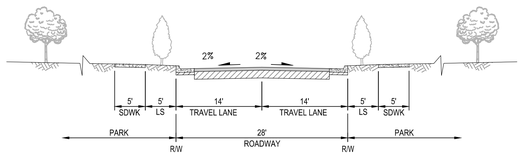




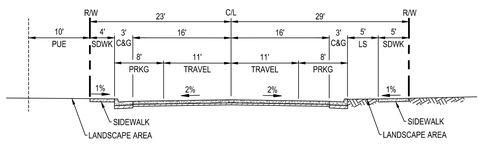
A 46' ROAD SECTION
STREET 'D' NTS



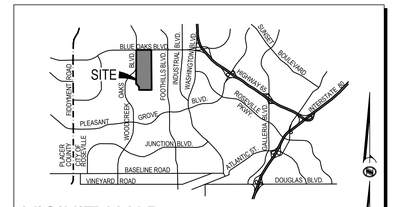
B CAMPUS PARKWAY
NTS



C PARK COUPLET CONNECTION
STREET 'C' (PORTION) (NO PARKING) NTS



D 52' ROAD SECTION
RHAPSODY DRIVE NTS



KEY MAP

OWNER / APPLICANT

BBC ROSEVILLE OAKS, LLC
CONTACT: STEPHEN DES JARDINS
130 DIAMOND CREEK PLACE
ROSEVILLE, CA 95747
PHONE: (916) 786-8158

PLANNER / ENGINEER

MORTON PITALO, INC.
2670 GATEWAY OAKS DR., SUITE #120
SACRAMENTO, CA 95833
CONTACT: KEN TOPPER / SCOTT PEDERSEN
PHONE: (916) 496-8781
EMAIL: KTOPPER@MPENGR.COM
SPEDERSEN@MPENGR.COM

UTILITY PROVIDERS

WATER:	CITY OF ROSEVILLE
WATES:	CITY OF ROSEVILLE
GAS:	PG&E
ELECTRIC:	ROSEVILLE ELECTRIC
TELEPHONE:	ROSEVILLE TELEPHONE
CABLE TV:	COMCAST

SERVICE PROVIDERS

SCHOOL DISTRICT:	ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT ROSEVILLE CITY SCHOOL DISTRICT
FIRE PROTECTION :	CITY OF ROSEVILLE
POLICE PROTECTION:	CITY OF ROSEVILLE
STORM DRAINAGE:	CITY OF ROSEVILLE
SOLID WASTE :	CITY OF ROSEVILLE

PROJECT INFORMATION

ASSESSOR PARCEL NUMBERS	PORTION OF 481-270-004-032
USE:	VACANT
EXISTING ZONING:	RS/DS
PROPOSED ZONING:	RS/DS
EXISTING GENERAL PLAN:	MDR
PROPOSED GENERAL PLAN:	MDR

EXISTING	#	ACRES
EXISTING NUMBER OF PARCELS	1	4.74 ± AC

PROPOSED	#	TYPE
PROPOSED NUMBER OF LOTS	15	RESIDENTIAL LOTS
	1	REMAINDER LOT

PROJECT INFORMATION

1. THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
2. MINOR MODIFICATION MAY BE MADE TO LOT LINES AT FINAL MAP.
3. FOR PRELIMINARY PLANNING PURPOSES ONLY. BOUNDARY, TOPO, EASEMENTS AND SITE CONDITIONS TO BE VERIFIED PRIOR TO FINAL MAP AND ENGINEERING.
4. PURSUANT TO GOVERNMENT CODE SECTION 66456.1 THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS BASED UPON THIS TENTATIVE MAP. THE FILING OF A FINAL MAP ON A PORTION OF THIS TENTATIVE MAP SHALL NOT INVALIDATE ANY PART OF THIS TENTATIVE MAP, INCLUDING THE AUTHORITY OF THE LOCAL AGENCY TO IMPOSE REASONABLE CONDITIONS RELATING TO THE FILING OF MULTIPLE FINAL MAPS.
5. ALL UTILITY SYSTEMS ILLUSTRATED ON THE TENTATIVE MAP ARE SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN.
6. GRADING SHOWN ON THIS TENTATIVE MAP ILLUSTRATES A GENERAL GRADING CONCEPT AND IS SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN.
7. PURSUANT TO SECTION 66445 (J) OF THE GOVERNMENT CODE, THE FOLLOWING EASEMENTS ARE PROPOSED TO BE ABANDONED:
   7.1. 46' IOD PER DD MAPS 47 AFFECTING LOT 15.
8. PUBLIC UTILITY EASEMENTS OVER, ON, UNDER AND ACROSS THE LAND DESIGNATED ON THESE PLANS AS "PUE" ARE FOR THE INSTALLATION AND MAINTENANCE OF ANY AND ALL UTILITY SERVICE FACILITIES INCLUDING BUT NOT LIMITED TO POLES, WIRES, AND CONDUITS FOR ELECTRICAL, TELEPHONE, TELEVISION, GAS, SANITARY, AND WATER SERVICES, AND ALL APPURTENANCES THERETO TOGETHER WITH THE RIGHT TO CONSTRUCT, PLACE TRAFFIC CONTROL, AND TRIM AND REMOVE TREES AND VEGETATION.
9. ALL PUBLIC ROADS (D, CAMPUS PARKWAY, AND RHAPSODY DRIVE) SHALL BE DEDICATED TO THE CITY AS AN IOD IN FEE.

TENTATIVE MAP NOTES

DE	DRAINAGE EASEMENT
IOD	IRREVOCABLE OFFER OF DEDICATION
PUE	PUBLIC UTILITY EASEMENT
PE	PEDESTRIAN EASEMENT

ABBREVIATIONS

City of Roseville Approval

NO	DATE	DESCRIPTION

REVISIONS

BENCH MARK
ELEV = 112.83
3-1/4" BRASS DISC STAMPED LS5614, TOP OF CURB WEST SIDE OF DI @ SE CORNER OF WASHINGTON BLVD. & ROSEVILLE PARKWAY @ NE END OF CURB RETURN

COMPUTED BY
DESIGNED BY GJB
DRAWN BY
PROJECT ENGINEER GJB

PROJECT

ENTITLEMENT DRAWINGS FOR
CAMPUS OAKS MASTER PLAN
PORTION OF CO-12

ROSEVILLE, CA

DRAWING
TENTATIVE SUBDIVISION MAP

DATE	SHEET
JULY 5, 2019	1
SCALE 1"=50'	OF 3
JOB NUMBER 13-0076-03	

NOT FOR CONSTRUCTION