

Tentative Subdivision Map of:  
**VILLAGES JM-01, JM-20, JM-21, FD-06, FD-07 AND FD-24 - SVSP**

**A PORTION OF SECTION 36, T. 11 N., R. 5 E., M.D.M.**

City of Roseville, State of California  
 Scale 1" = 100' JUNE 2019

Sheet 1 of 11

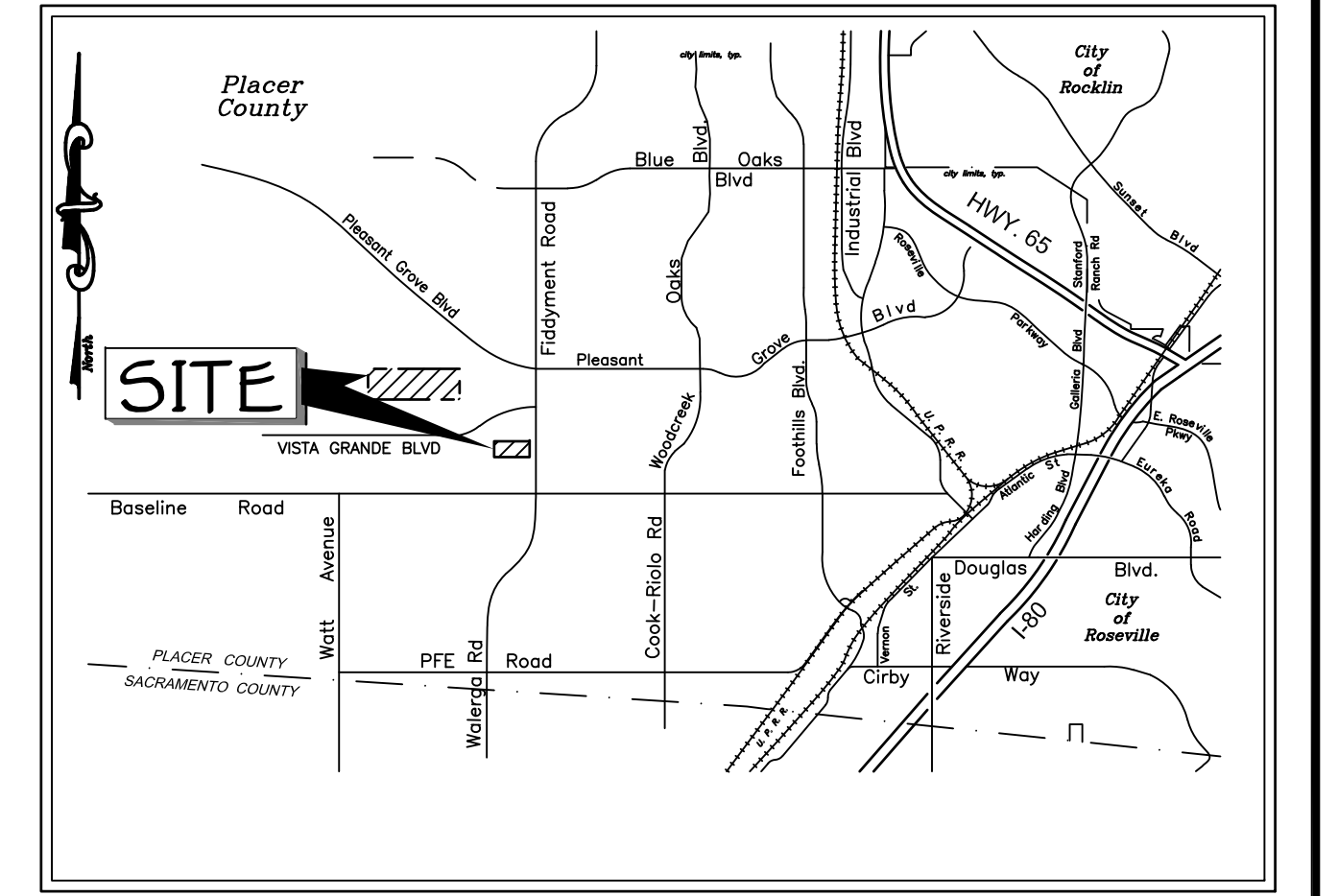
Project Address - 1520 Vista Grande Boulevard  
 File No. - PL17-0204

**VILLAGE ANALYSIS:**

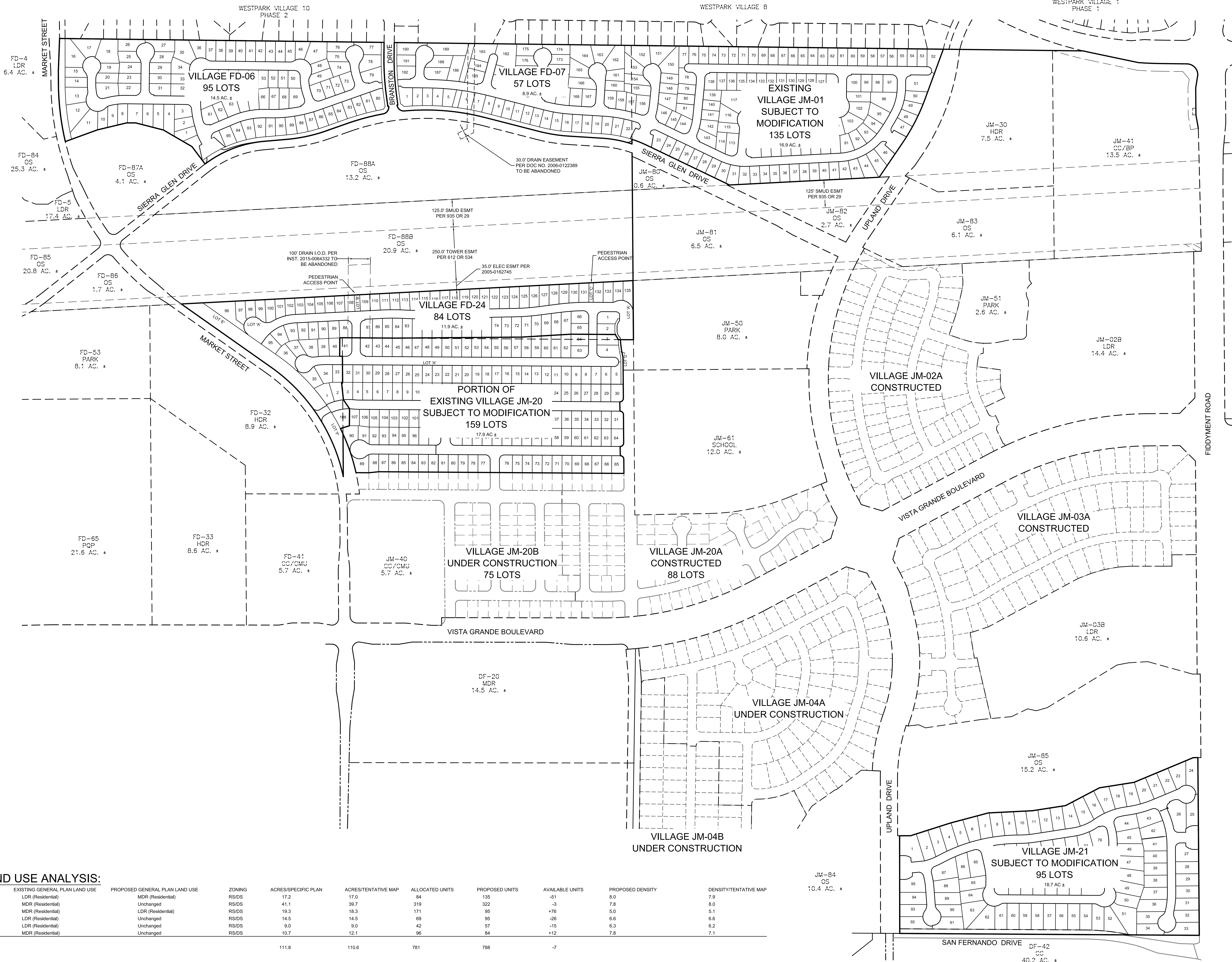
VILLAGE	LAND USE	ZONING	ACRES	UNITS	MIN. LOT SIZE	CUT / FILL	DENSITY
JM-01	MDR (Residential)	RS/DS	17.0	135	45x75'	62,570 / 62,570	7.9
JM-20	MDR (Residential)	RS/DS	17.9	159	45x75'	26,500 / 26,500	8.9
JM-21	LDR (Residential)	RS/DS	18.3	95	50x100'	30,000 / 30,000	5.1
FD-06	LDR (Residential)	RS/DS	14.5	85	45x75'	22,000 / 22,000	6.5
FD-07	LDR (Residential)	RS/DS	9.0	57	45x75'	30,250 / 30,250	6.3
FD-24	MDR (Residential)	RS/DS	12.1	84	45x75'	52,020 / 52,020	7.0
TOTAL				625		223,340 / 223,340	

**SHEET INDEX:**

1. COVER SHEET
2. FD-06 - TENTATIVE MAP
3. FD-06 - PRELIMINARY GRADING AND UTILITY PLAN
4. FD-07 - TENTATIVE MAP
5. FD-07 - PRELIMINARY GRADING AND UTILITY PLAN
6. JM-01 - TENTATIVE MAP
7. JM-01 - PRELIMINARY GRADING AND UTILITY PLAN
8. FD-24/JM-20 - TENTATIVE MAP
9. FD-24/JM-20 - PRELIMINARY GRADING AND UTILITY PLAN
10. JM-21 - TENTATIVE MAP
11. JM-21 - PRELIMINARY GRADING AND UTILITY PLAN.



VICINITY MAP



**OWNERS:**  
 MOURIER INVESTMENTS, LLC  
 1430 BLUE OAKS BOULEVARD, SUITE 190  
 ROSEVILLE, CA 95747  
 PH. (916) 969-2842

**DEVELOPER:**  
 JOHN MOURIER CONSTRUCTION, INC.  
 1430 BLUE OAKS BOULEVARD, SUITE 190  
 ROSEVILLE, CA 95747  
 PH. (916) 969-2842

**ENGINEER:**  
 BAKER-WILLIAMS ENGINEERING GROUP  
 6020 RUTLAND DRIVE, SUITE 119  
 CARLSBAD, CALIFORNIA, 92008  
 PH. (916) 331-4336

**ASSESSOR'S PARCEL NUMBER:**  
 489-010-001, 489-010-005, 489-010-026,  
 489-010-032, 489-010-033 & 489-010-047

**ACREAGE:**  
 26.8 ACRES ±

**PROPOSED IMPROVEMENTS:**  
 AS REQUIRED BY THE CITY OF ROSEVILLE  
 DEPARTMENT OF PUBLIC WORKS

**EXISTING USE:**  
 VACANT LAND

**SEWER:**  
 CITY OF ROSEVILLE

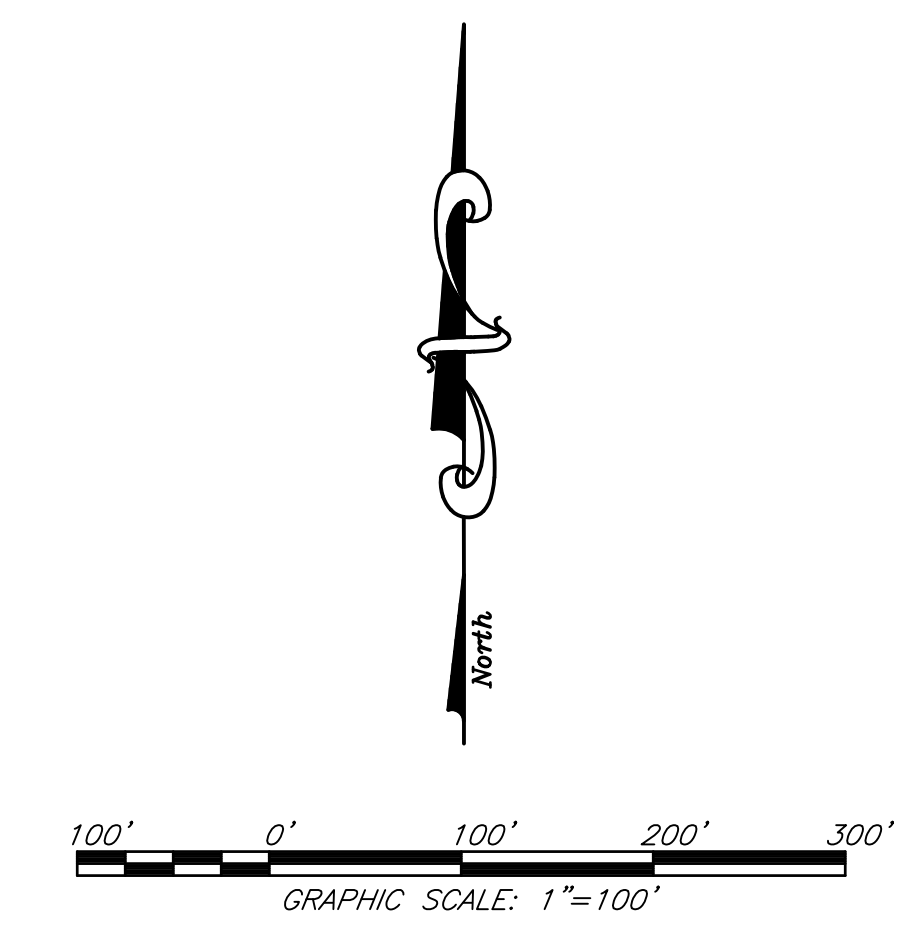
**WATER SUPPLY:**  
 CITY OF ROSEVILLE

**DRAINAGE:**  
 CITY OF ROSEVILLE

**FIRE PROTECTION:**  
 CITY OF ROSEVILLE

**SCHOOL DISTRICT:**  
 ROSEVILLE SCHOOL DISTRICT

**PARK DISTRICT:**  
 ROSEVILLE PARKS DISTRICT



**GRADING LEGEND**

NAME	EXISTING	PROPOSED
MANHOLE	○	●
SANITARY SEWER PIPE	---18" S.S.---	---18" S.S.---
STORM DRAIN PIPE	---18" S.D.---	---18" S.D.---
WATER PIPE	---12" W.---	---12" W.---
DROP INLET	□	□
FIRE HYDRANT	⊕	⊕
MASONRY RETAINING WALL	---	---
SWALE	---	---
CONTOUR	~	~
EDGE OF PAVEMENT	---	---
CURB, GUTTER & SIDEWALK	---	---
SIDEWALK SIDE OF STREET	---	---
RIGHT-OF-WAY	---	---
CENTER LINE	---	---
PROPERTY LINE	---	---
SLOPE BANK	Y Y Y	Y Y Y
TOP BACK OF WALK ELEVATION		178.0
SPOT ELEVATION	15.0	222.50
PAV. GRADE		221.0
DRAINAGE DIRECTION FLOW		---

**LAND USE ANALYSIS:**

PARCEL	EXISTING GENERAL PLAN LAND USE	PROPOSED GENERAL PLAN LAND USE	ZONING	ACRES/SPECIFIC PLAN	ACRES/TENTATIVE MAP	ALLOCATED UNITS	PROPOSED UNITS	AVAILABLE UNITS	PROPOSED DENSITY	DENSITY/TENTATIVE MAP
JM-01	LDR (Residential)	MDR (Residential)	RS/DS	17.2	17.0	84	322	-3	7.8	8.0
JM-20	MDR (Residential)	Unchanged	RS/DS	41.1	39.7	319	95	+76	5.0	5.1
JM-21	MDR (Residential)	LDR (Residential)	RS/DS	19.3	18.3	171	69	-26	6.6	6.6
FD-06	LDR (Residential)	Unchanged	RS/DS	14.5	14.5	69	57	-15	6.3	6.2
FD-07	LDR (Residential)	Unchanged	RS/DS	9.0	9.0	42	84	+12	7.8	7.1
FD-24	MDR (Residential)	Unchanged	RS/DS	10.7	12.1	96				
TOTALS				111.8	110.6	761	788	-7		

**JMC HOMES**

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