

## Tentative Subdivision Map Modification Exhibit 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' October 2019

Sheet 1 of 4

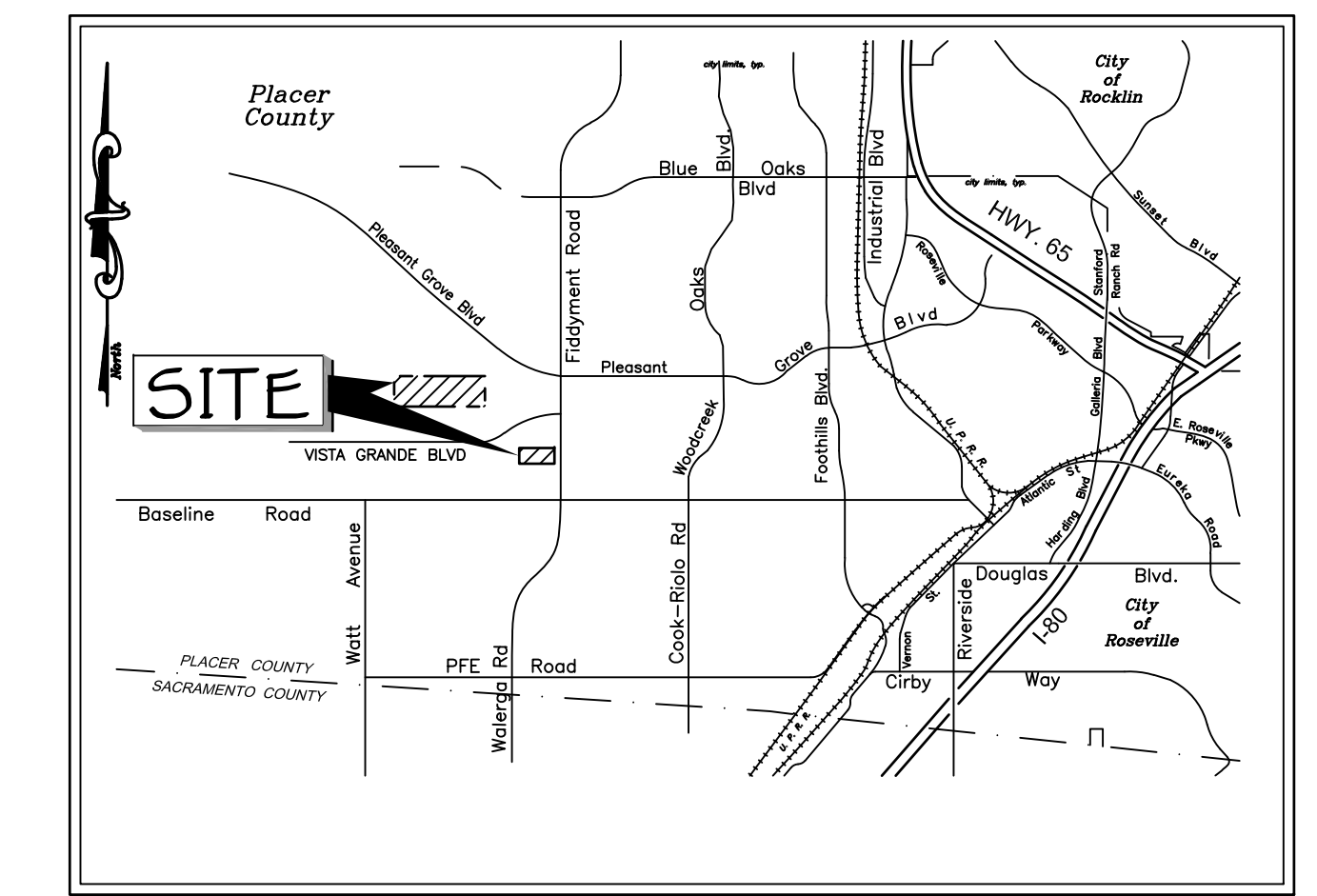
Project Address - 1520 Vista Grande Boulevard  
File No. - PL17-0204

#### LEGEND

-  LOT LINES PER TENTATIVE MAP 2012 PL-038
-  AREA SUBJECT TO MODIFICATION

#### LAND USE ANALYSIS:

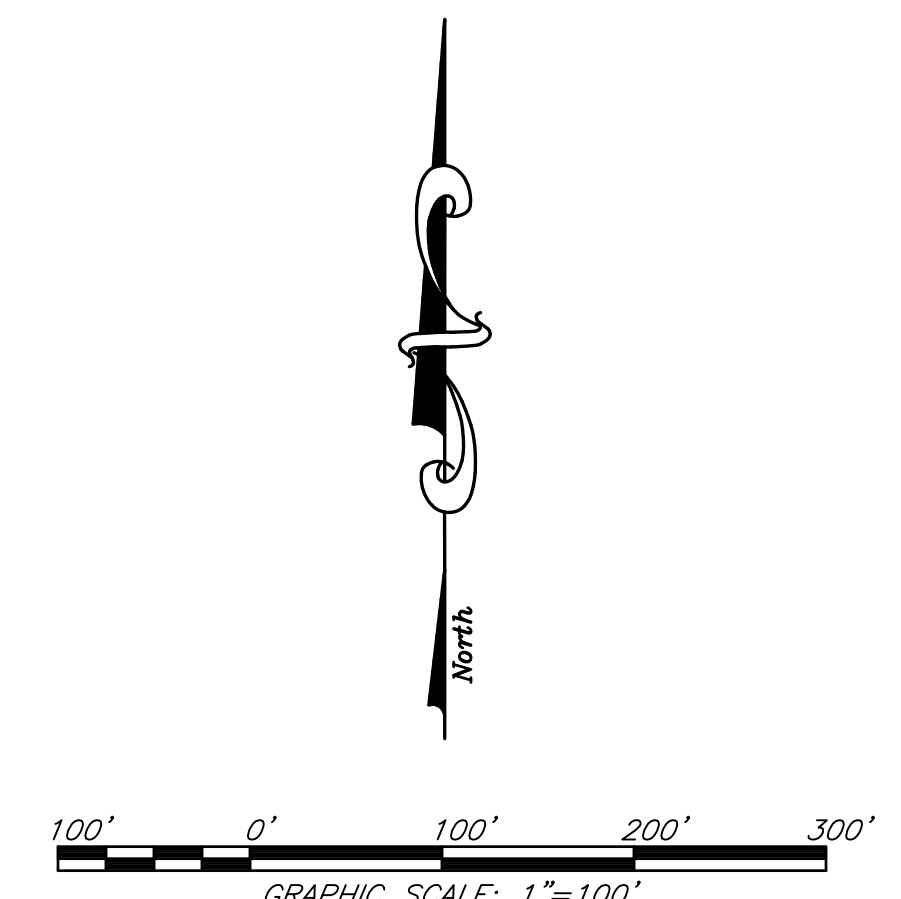
PARCEL	EXISTING GENERAL PLAN LAND USE	PROPOSED GENERAL PLAN LAND USE	ZONING	ACRES/SPECIFIC PLAN	ACRES/TENTATIVE MAP	ALLOCATED UNITS	PROPOSED UNITS
JM-01	LDR (Residential)	MDR (Residential)	RS/DS	17.2	17.0	84	135
JM-20	MDR (Residential)	Unchanged	RS/DS	41.1	39.7	319	322
JM-21	MDR (Residential)	LDR (Residential)	RS/DS	19.3	18.3	171	95



VICINITY MAP



- OWNERS:**  
MOURIER INVESTMENTS, LLC  
1430 BLUE OAKS BOULEVARD, SUITE 190  
ROSEVILLE, CA 95747  
PH: (916) 969-2942
- DEVELOPER:**  
JOHN MOURIER CONSTRUCTION, INC.  
1430 BLUE OAKS BOULEVARD, SUITE 190  
ROSEVILLE, CA 95747  
PH: (916) 969-2942
- ENGINEER:**  
BAKER-WILLIAMS ENGINEERING GROUP  
6020 RUTLAND DRIVE, SUITE 19  
CARMICHAEL, CALIFORNIA 95608  
PH: (916) 331-4338
- ASSESSOR'S PARCEL NUMBER:**  
489-010-001, 489-010-005, 489-010-026,  
489-010-002, 489-010-033 & 489-010-047
- ACREAGE:**  
86.8 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



**JMC HOMES**  
JOHN MOURIER CONSTRUCTION INC.  
1430 Blue Oaks Blvd. Ste 190  
Roseville, Ca 95747-7143  
Office: 916-782-8879 Fax: 916-960-5322  
CALIFORNIA LIC. 613004 B

**IBW** BAKER-WILLIAMS ENGINEERING GROUP  
Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services  
6020 Rutland Drive, Suite 19 - Carmichael CA 95608  
(916) 331-4338 - fax: (916) 331-4430 - office@bwengineers.com

S:\Projects\2019\17-0204\17-0204\_SVSP\17-0204\_SVSP\_Sheet 1 of 4.dwg, 10/22/2019 10:28:41 AM, David G. Jones

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

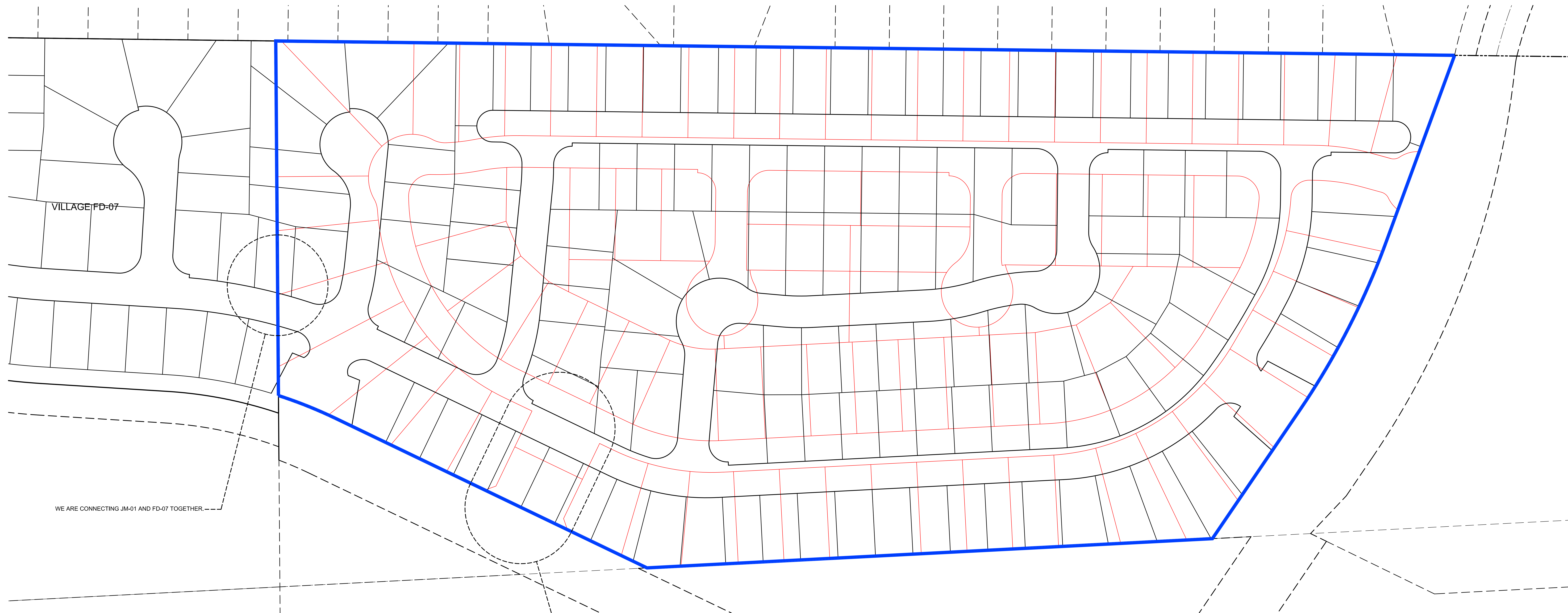
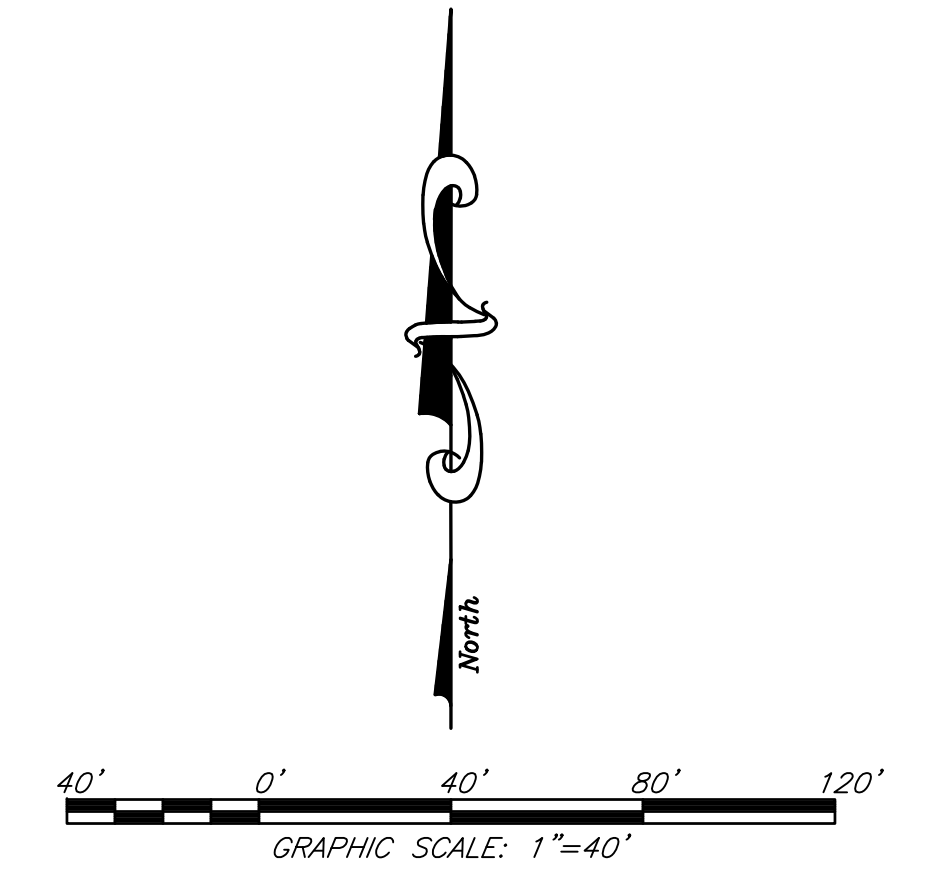
**A PORTION OF SECTION 36, T. 11 N., R. 5 E., M.D.M.**

City of Roseville,  
 Scale 1" = 40'

State of California  
 August 2019

Sheet 2 of 4

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



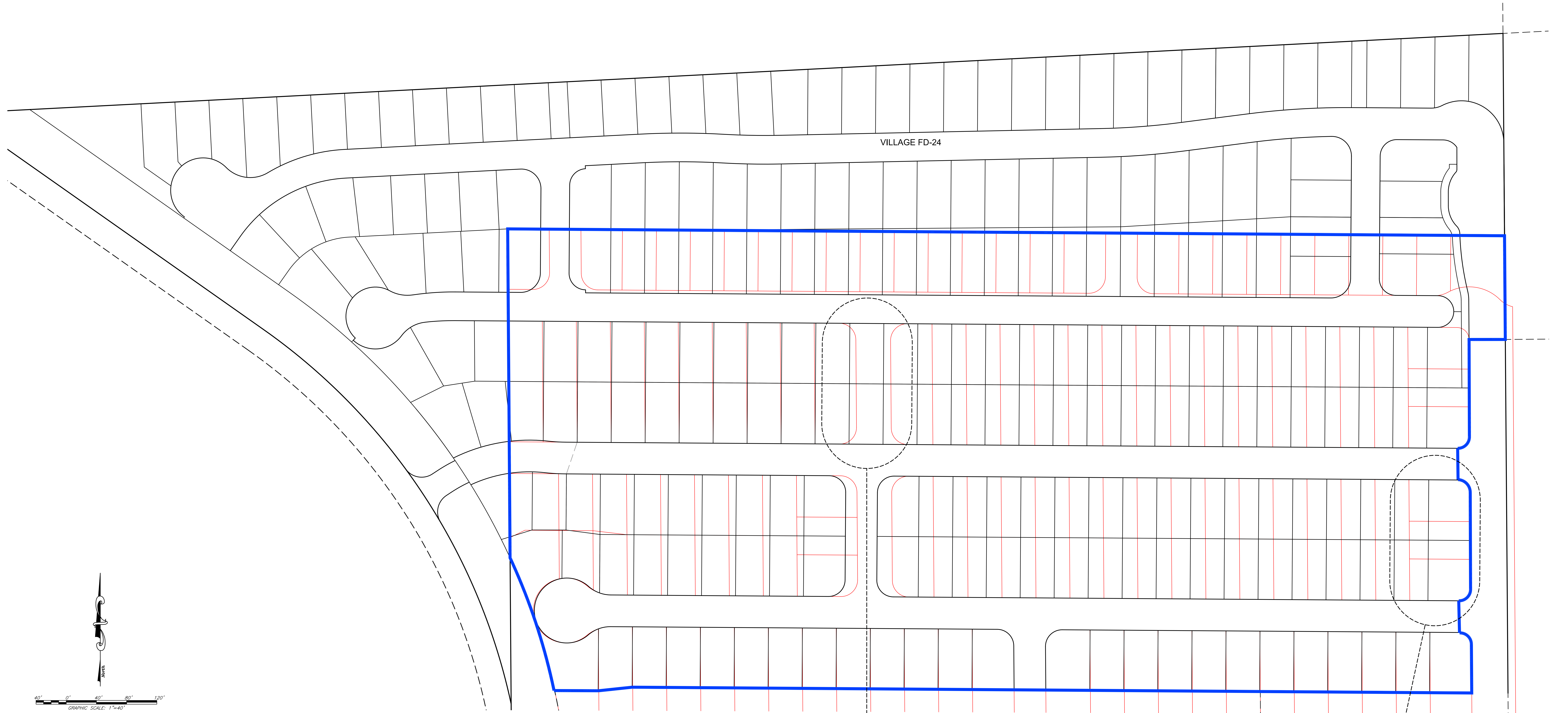
**EGEND**

- LOT LINES PER TENTATIVE MAP 2012 PL-038
- AREA SUBJECT TO MODIFICATION

**LAND USE ANALYSIS:**

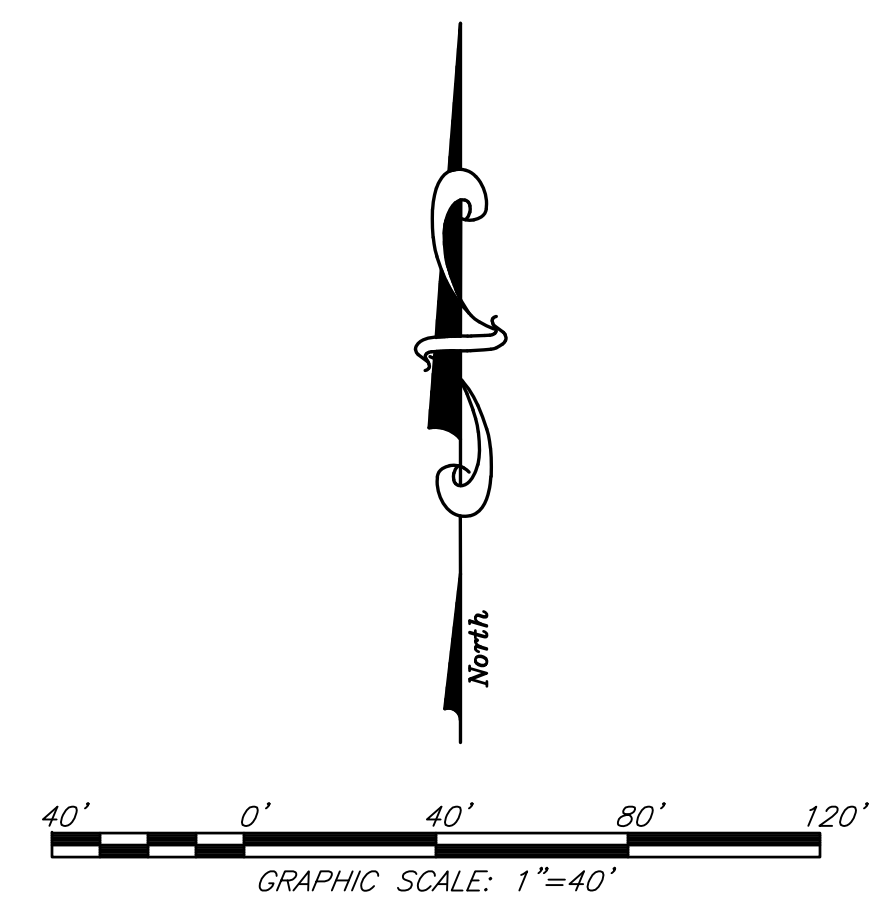
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JM-21	MDR (Residential)	LDR (Residential)	RS/DS	19.3	18.3	171	96

WE ARE PROPOSING AN AMENDMENT TO THIS UNIT TO INCREASE THE DENSITY FROM 5.0 UNITS PER ACRE TO 8.0 UNITS PER ACRE.



THIS CONNECTING ROAD WAS ELIMINATED SO WE COULD HAVE A DIVERSE MIX OF PRODUCTS. THE PROPERTY TO THE NORTH IS PRIVATE AND BEHIND A GATE.

THIS BLOCK WAS BEING REVISED SO THAT THERE ARE NO LOTS FACING THE SCHOOL. INSTEAD WE ARE PROPOSING SIDE ON LOTS SO THERE IS NO CONFLICT WITH SCHOOL PARKING AND MOVING THE THREE LOT CONFIGURATION TO THE OTHER END OF THE BLOCK.

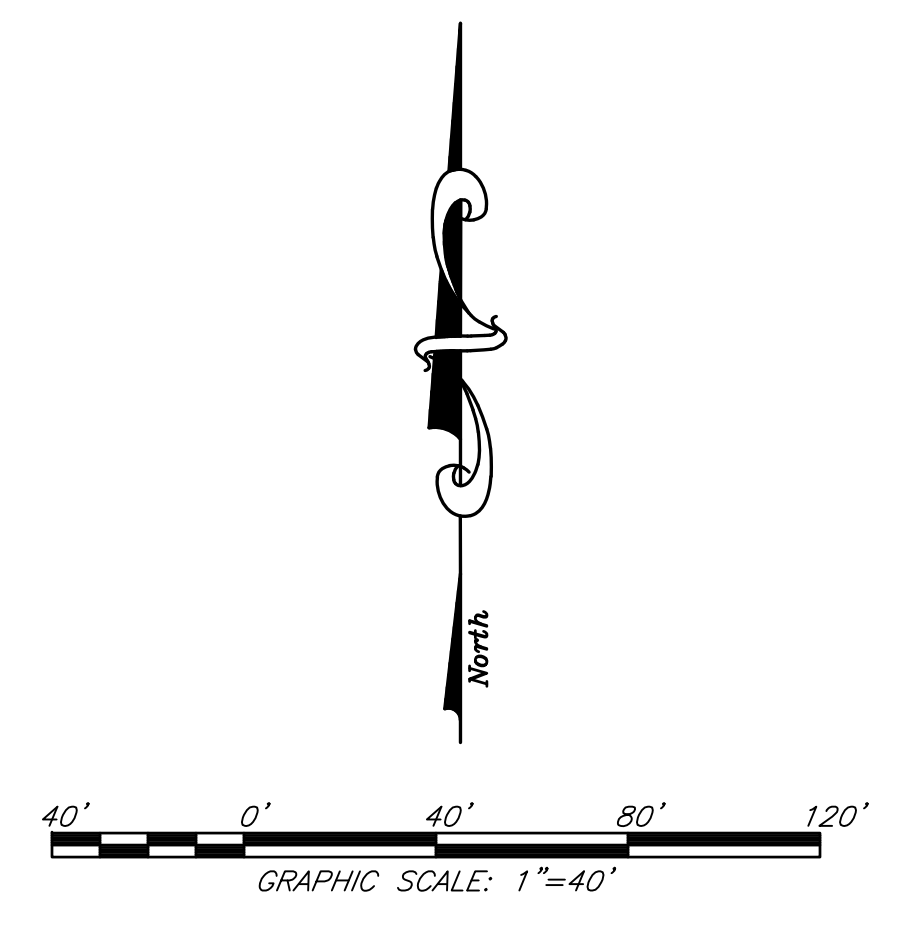
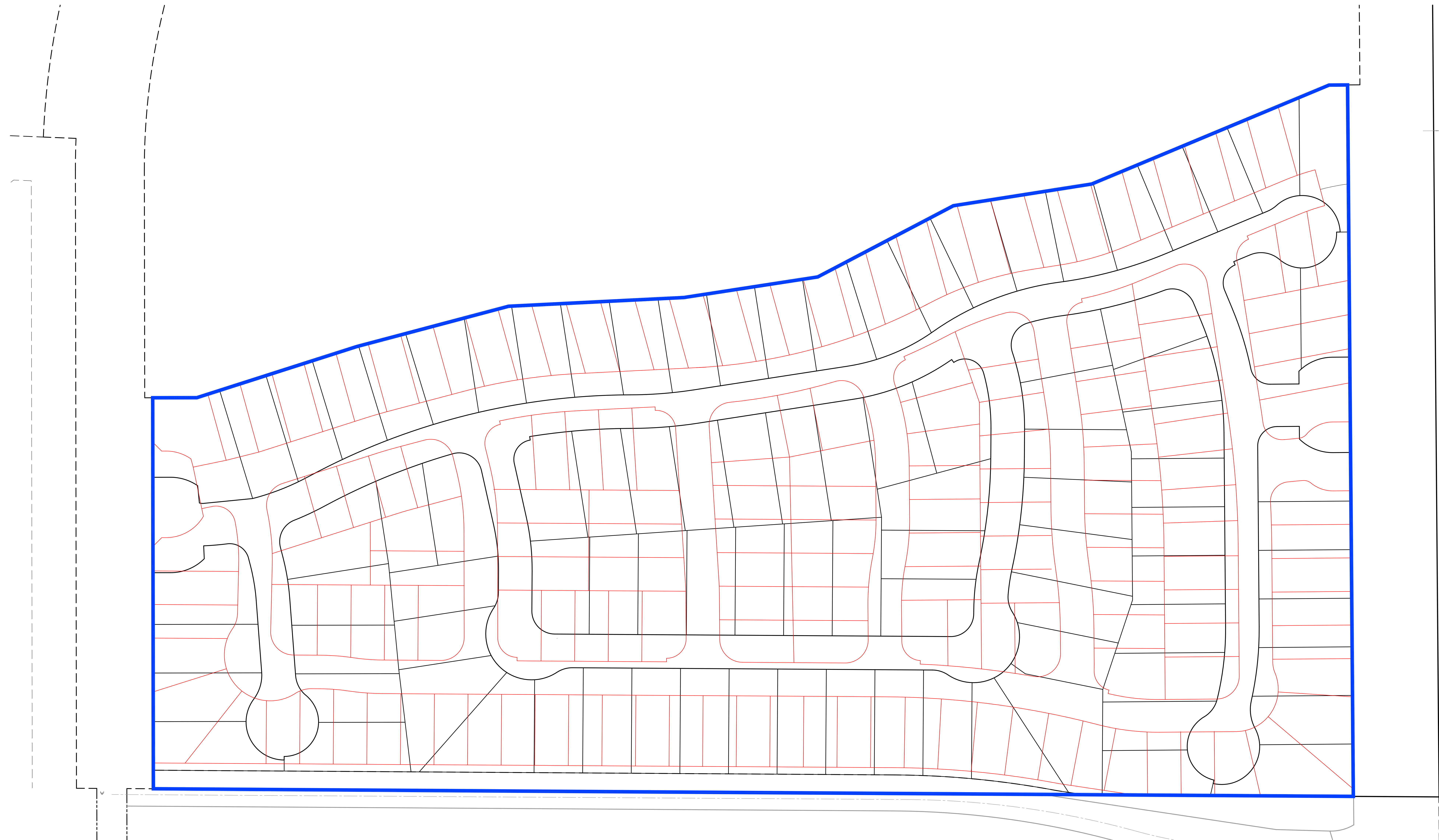


**LEGEND**

- LOT LINES PER TENTATIVE MAP 2012 PL-038
- AREA SUBJECT TO MODIFICATION

**LAND USE ANALYSIS:**

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**LEGEND**

- LOT LINES PER TENTATIVE MAP 2012 PL-038
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WE ARE PROPOSING AN AMENDMENT TO THIS UNIT TO DECREASE THE DENSITY FROM 9.0 UNITS PER ACRE TO 5.0 UNITS PER ACRE.

**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
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