

TENTATIVE PARCEL MAP INFORMATION

APPLICANT: West Roseville, LLC
1420 Rocky Ridge Drive, Suite 265
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: 492-012-004

TOTAL ACREAGE: 29.80 ± AC.

LAND USE: Existing General Plan Designation: Parks and Recreation (PR)

ZONING: Existing Zone District: Park and Recreation (PR)

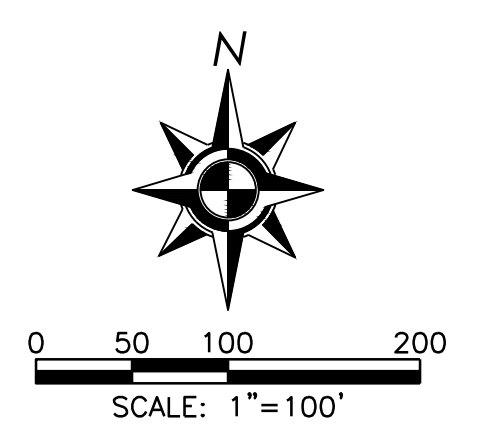
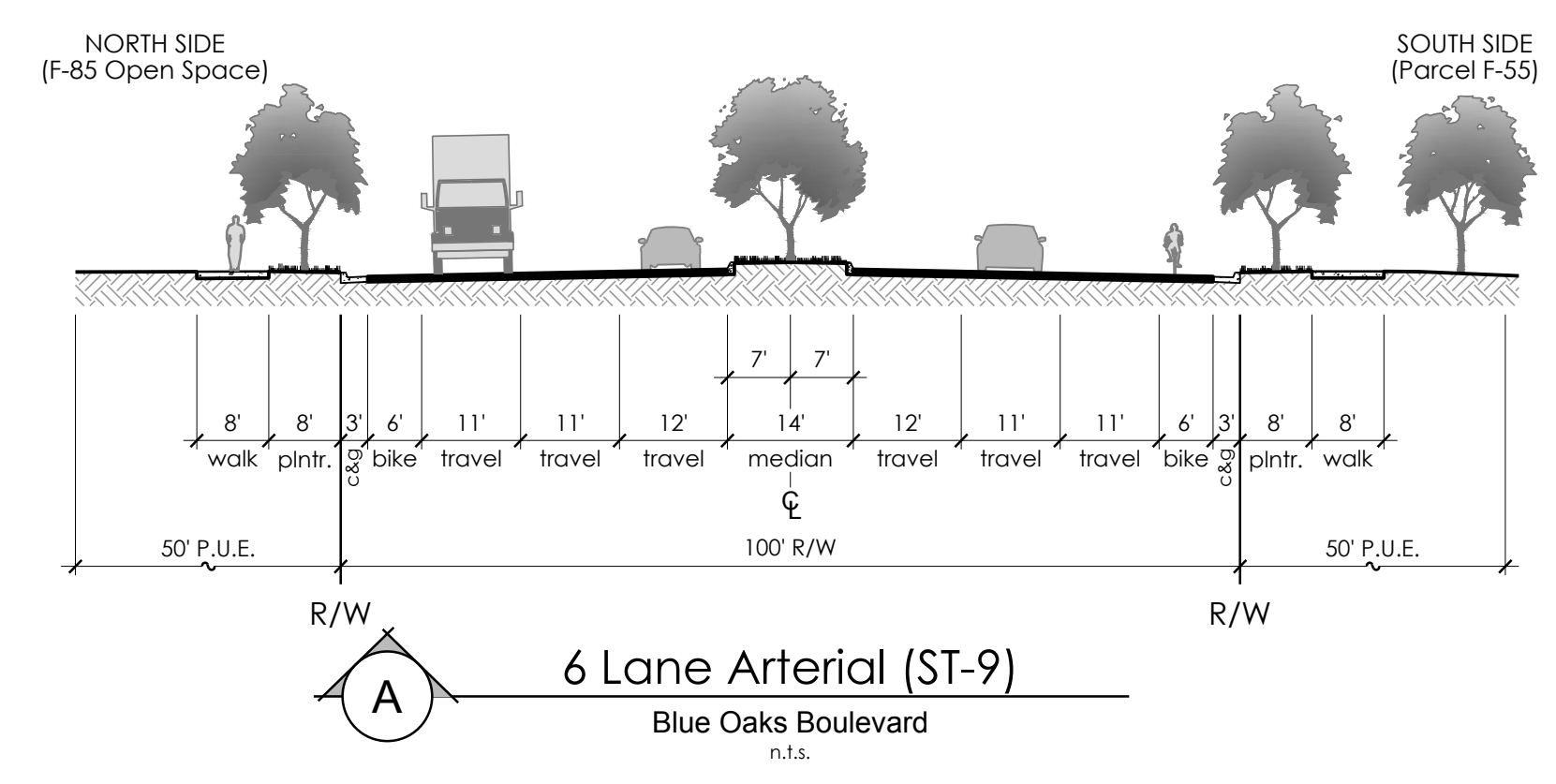
NUMBER OF LOTS / PARCELS: 4: Park and Recreation (PR) Parcels
1: Right-of-Way Lot

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

PARCEL SUMMARY

Parcel	Gross Acres
1	24.77 ac.
2	4.03 ac.
3	0.81 ac.
4	0.05 ac.
Subtotal	29.66 ac.
Right of Way	
Lot A	0.14 ac.
Subtotal	0.14 ac.
Total	29.80 ac.

- TENTATIVE MAP NOTES**
- PROPERTY DESCRIPTION: A portion of the Designated Remainder, as shown on that certain map entitled "Final Map of Fiddymat Ranch Phase 2 Large Lot Subdivision No. 03-11," filed July 28, 2006, in Book 88 of Maps, at Page 24, in the Office of the Placer County Recorder.
 - Lot dimensions and acreages on this Tentative Parcel Map are approximate and are subject to change.
 - Lot lines and lot areas may be adjusted at the time of Final Map(s) preparation provided no additional lots are created, subject to approval by the City of Roseville. Flexibility in Large Lot parcel configuration and phasing as shown herein is permitted with the Final Map(s) provided that the configuration is in substantial compliance with this Tentative Parcel Map, subject to approval by the City of Roseville.
 - Pursuant to the Government Code Section 66456.1, multiple Final Maps may be filed based upon this Tentative Parcel Map. The filing of a Final Map on a portion of this Phased Tentative Subdivision Map shall not invalidate any part of this Phased Tentative Subdivision Map.
 - At the time of Final Map, Parcels 3 & 4 will be merged with Open Space Parcel F-86 (A.P.N. 017-101-034)
 - Lot A (ROW) is to be offered as an I.O.D. to the City of Roseville.



COVER SHEET
TENTATIVE PARCEL MAP
Parcel F-55
A portion of the West Roseville Specific Plan

Roseville, CA December 11, 2019



City of Roseville
P/QP
017-101-023

City of Roseville
P/QP
017-101-024

City of Roseville
P/QP
017-101-025

MATCH LINE - SEE SHEET 2 OF 3

LIMITS OF THIS TENTATIVE PARCEL MAP

F-34
CC
492-012-003

F-20
HDR
492-012-001 & -002

Parcel 1
24.77 ± AC (GR)

Parcel 3
0.81 ± AC (GR)

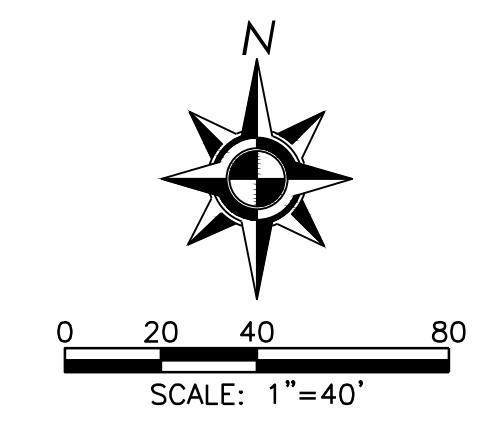
F-86
OS
017-101-034

F-56
PR
017-101-046

F-73
P/QP
017-101-033

Westpark Drive

LIMITS OF THIS TENTATIVE PARCEL MAP



TENTATIVE PARCEL MAP

Parcel F-55

A portion of the West Roseville Specific Plan

Roseville, CA December 11, 2019



17-46-43
20-06-2019
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