

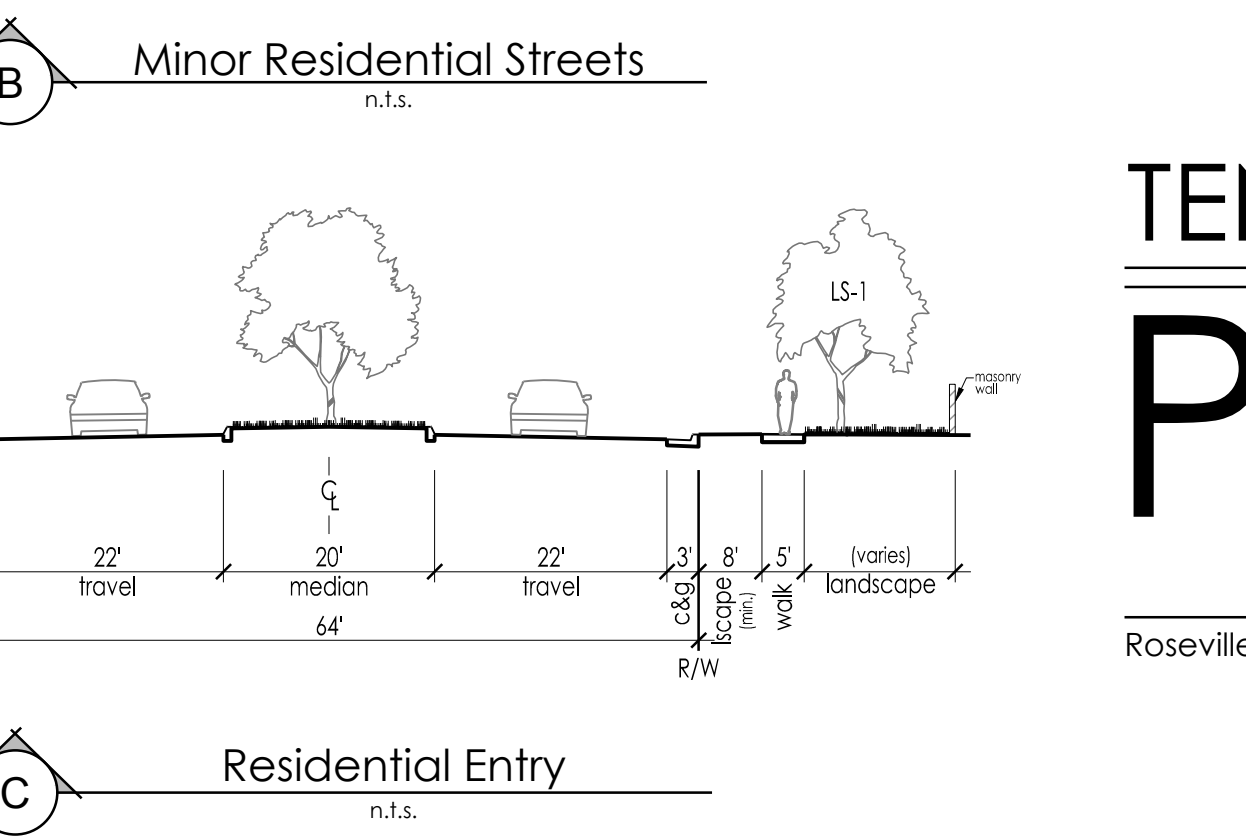
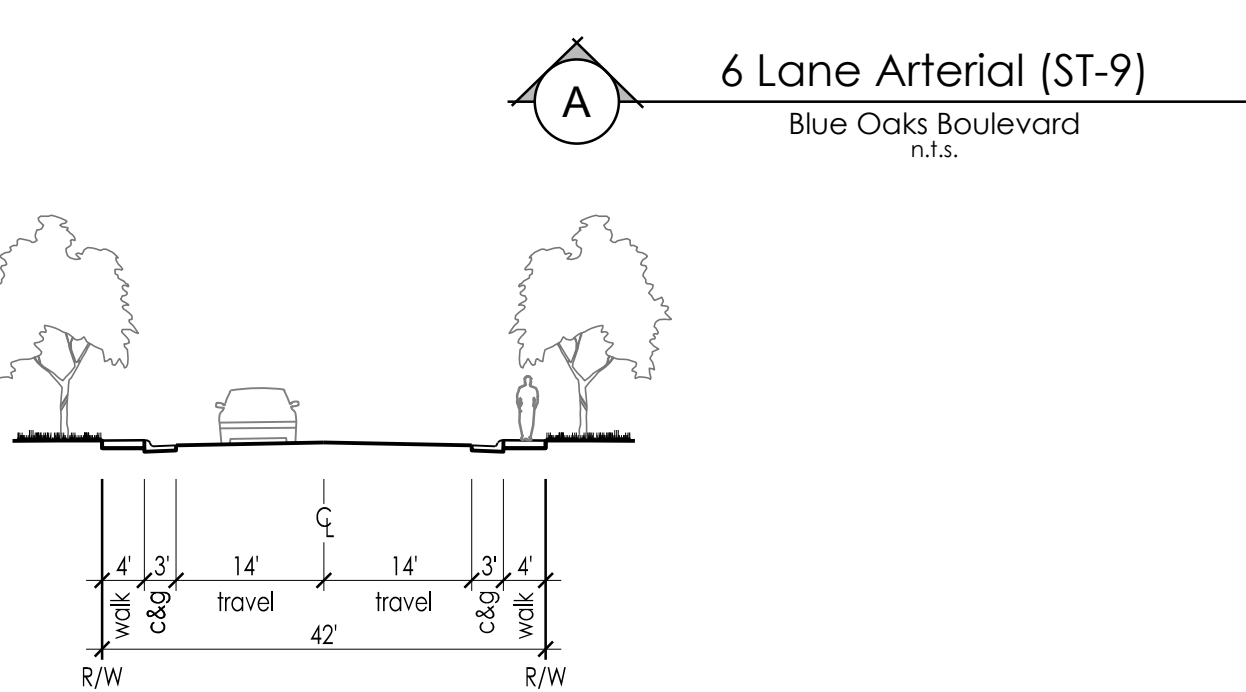
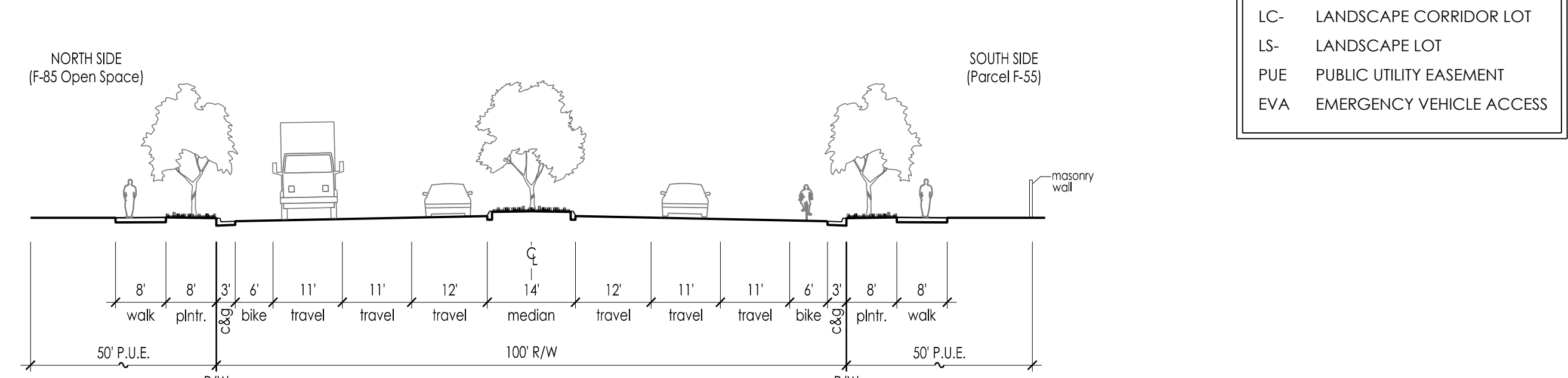
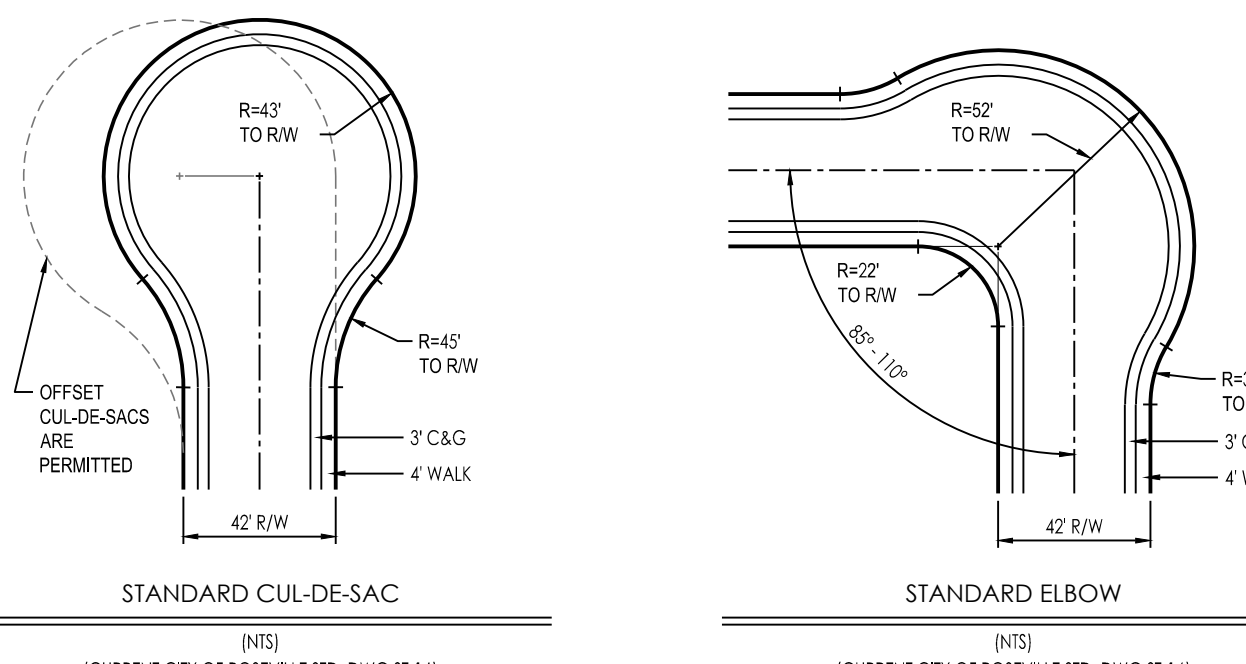
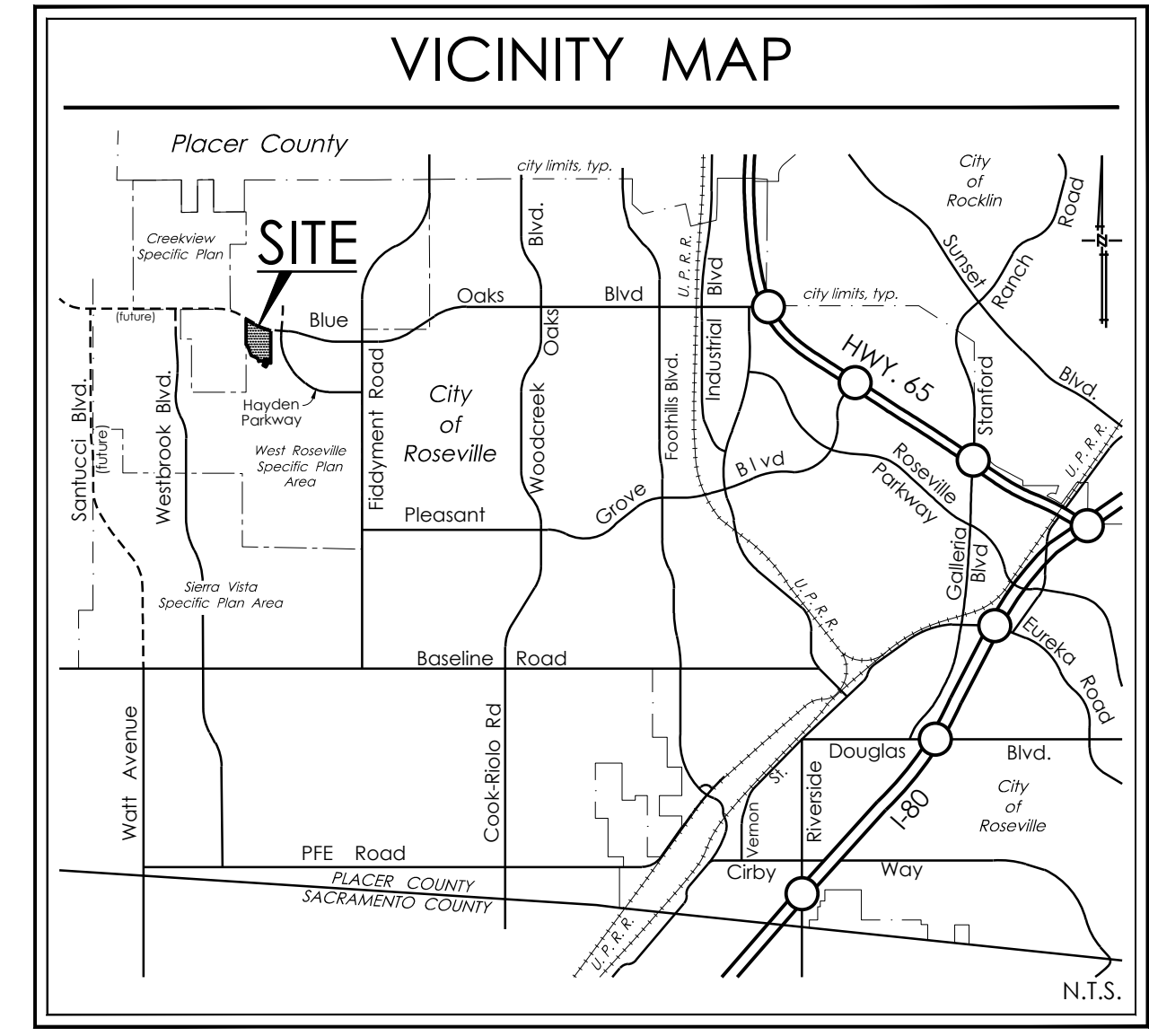
- ### TENTATIVE MAP NOTES
- PROPERTY DESCRIPTION: A portion the Designated Remainder, as shown on that certain map entitled "Final Map of Fidyment Ranch Phase 2 Large Lot Subdivision No. 03-11," filed July 28, 2006, in Book 88 of Maps, at Page 24, in the Office of the Placer County Recorder.
 - Lot dimensions and acreages 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 provided that the configuration is in substantial compliance with this Phased Tentative Subdivision Map, subject to approval by the City of Roseville.
 - The Final Mapping and subsequent development of parcels and streets may be phased. Project improvements are deferred to individual Small Lot Final Maps or project development plans.
 - Pursuant to Government Code Section 64463.1, the subdivider may file multiple Final Maps based upon this Phased Tentative Subdivision 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.
 - Additional easements to accommodate new public utility improvements, access required for parcel development, rights to construct, or other similar mapping requirements needed to accomplish the final design may be added prior to each Small Lot Final Map based on this Phased Tentative Subdivision Map.
 - Street sections are per the West Roseville Specific Plan (Chapter 7) and the West Roseville Design Guidelines (Chapter 12), except as modified hereon to create wider landscape parkways where shown.
 - The following lots are to be offered to the City of Roseville, created at the time of each Final Map: ROW Lots LC-1 through LC-2, Landscape Lots LS-1 through LS-4, and Lot A.
 - Public access to Lot B will initially be provided via an access easement across a portion of Lot 34. Lot B will ultimately be conveyed to the property owner of Parcel F-20 (A.P.N. 492-012-001 & 002) and a Lot Line Adjustment (or similar mechanism) will be processed to incorporate Lot B into Parcel F-20. At such time that public access is provided to Lot B via Parcel F-20, the access easement across Lot 34 will be abandoned.
 - Landscape corridor widths may be reduced for ancillary right-turn lanes, auxiliary lanes, bus turn-outs, standard tapers, and the like per the provisions in the West Roseville Specific Plan.
 - Landscape corridor lots, lettered lots, and landscape lots are not to be counted as "lots" towards any future boundary line adjustment.
 - Open style fencing will be installed at the rear property line of lots 34-44, lots 87-89, and Lot A, where adjacent to Open Space parcel F-86.
 - A minimum 12.5' Public Utility Easement (PUE) will be located adjacent to all rights-of-way unless otherwise noted.

TENTATIVE PARCEL MAP INFORMATION

APPLICANT:	West Roseville, LLC 1420 Rockside Ridge Drive, Suite 265 Roseville, CA 95661
ENGINEER:	MACKAY & SOMPS CIVIL ENGINEERS, INC. 1025 Creekside Ridge Drive, Suite 150 Roseville, CA. 95678-3575 (916)773-1189
SITE ADDRESS:	2401 Blue Oaks Boulevard Roseville, CA 95747
ASSESSOR'S PARCEL NUMBER:	A portion of 492-012-004
TOTAL ACREAGE:	24.77 ± AC.
LAND USE:	Parks and Recreation (PR)
Existing:	Low Density Residential (LDR) & High Density Residential (HDR)
Proposed:	
ZONING:	PR
Existing:	R5/DS & R3
Proposed:	
NUMBER OF LOTS / PARCELS:	107: TOTAL LOTS 99: LDR Lots 2: Right-of-Way Lots (LC-1 & LC-2) 4: Landscape Lots (LS-1 through LS-4) 2: Lettered Lots (Lot A & Lot B)
SERVICE PROVIDERS:	City of Roseville
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

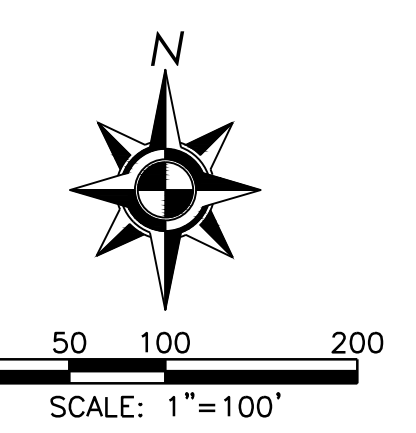
PARCEL SUMMARY

Parcel	Acres	Units	Lot Size (sq. ft.)	Parcel	Sq. Ft. (ac.)
F-55 (Residential Lots)	23.02 ac.	99 du	60' x 105'	LS-1	5,555.6 sf
Lot A (Stormwater Facility)	0.37 ac.	n/a	n/a	LS-2	3,920.4 sf
Lot B	0.49 ac.	n/a	n/a	LS-3	3,920.4 sf
subtotal	23.88 ac.	99 du	n/a	LS-4	75.5 sf
Right of Way & Landscape Lots				TOTAL	13,470.0 sf (0.31 ac.)
LC-1 (Landscape Corridor)	0.57 ac.				
LC-2 (Landscape Corridor)	0.01 ac.				
LS-1-4	0.31 ac.				
subtotal	0.89 ac.				
TOTAL	24.77 ac.	99 du			



ABBREVIATIONS

LC-	LANDSCAPE CORRIDOR LOT
LS-	LANDSCAPE LOT
PUE	PUBLIC UTILITY EASEMENT
EVA	EMERGENCY VEHICLE ACCESS



COVER SHEET TENTATIVE SUBDIVISION MAP Parcel F-55

A portion of the West Roseville Specific Plan

Roseville, CA December 11, 2019

