

APPROVED VS PROPOSED LARGE LOT MAP EXHIBIT AMORUSO RANCH 3884 WESTBROOK BOULEVARD CITY OF ROSEVILLE, CALIFORNIA NOVEMBER 12, 2019

PROJECT NOTES

RECORD OWNER: JENNIFER M. AMORUSO, SUCCESSOR TRUSTEE
AMORUSO FAMILY LIVING TRUST
PO BOX 640
PLYMOUTH, CA 95669

ASSESSOR'S PARCEL NUMBERS: 017-020-032, 033, 017-101-011

SCHOOL DISTRICT: ROSEVILLE CITY SCHOOL DISTRICT
ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT

SEWER: CITY OF ROSEVILLE

STORM DRAIN: CITY OF ROSEVILLE

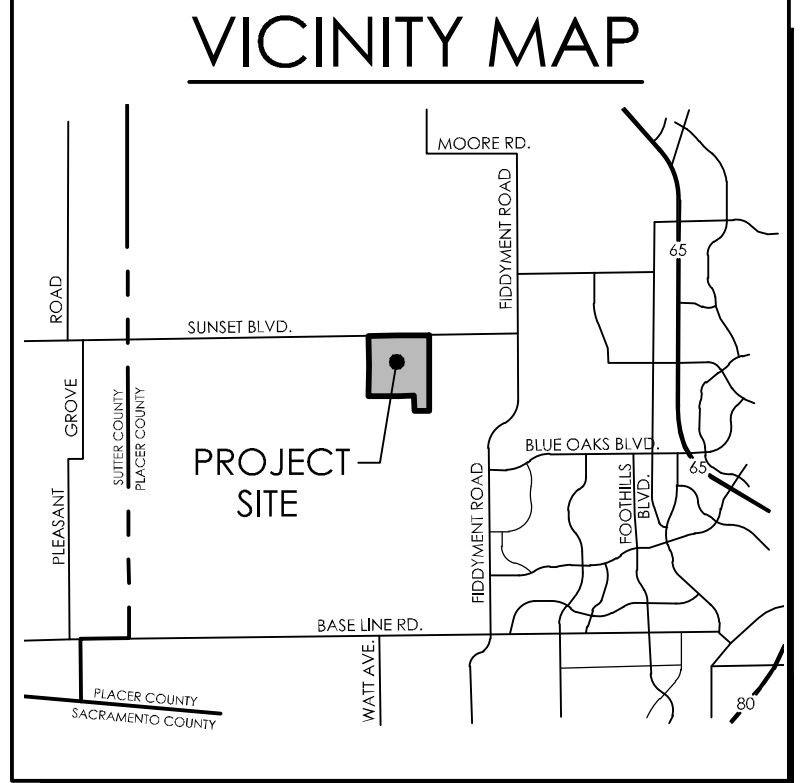
WATER: CITY OF ROSEVILLE

ELECTRICITY: CITY OF ROSEVILLE

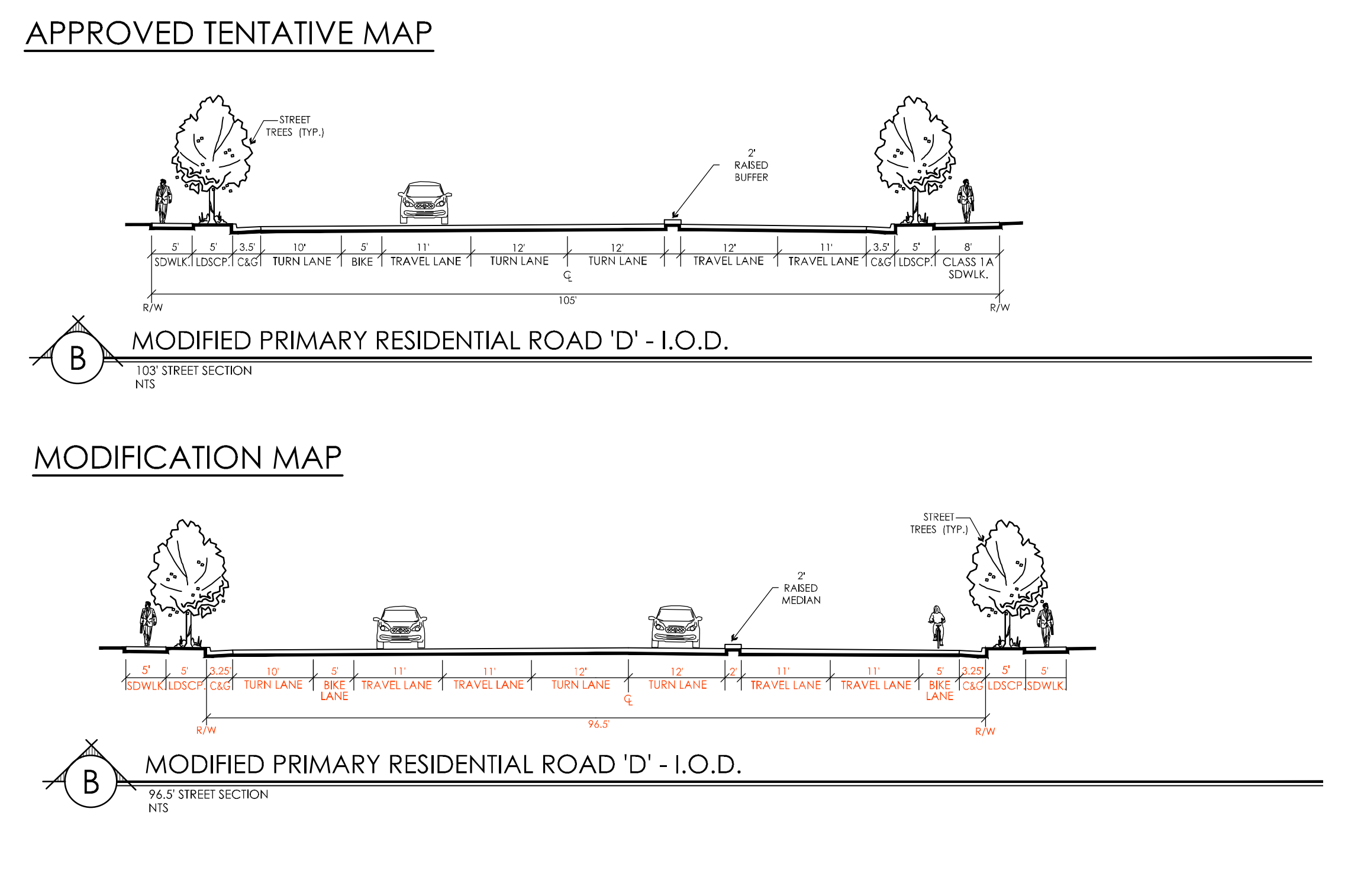
GAS: PG&E

PG&E

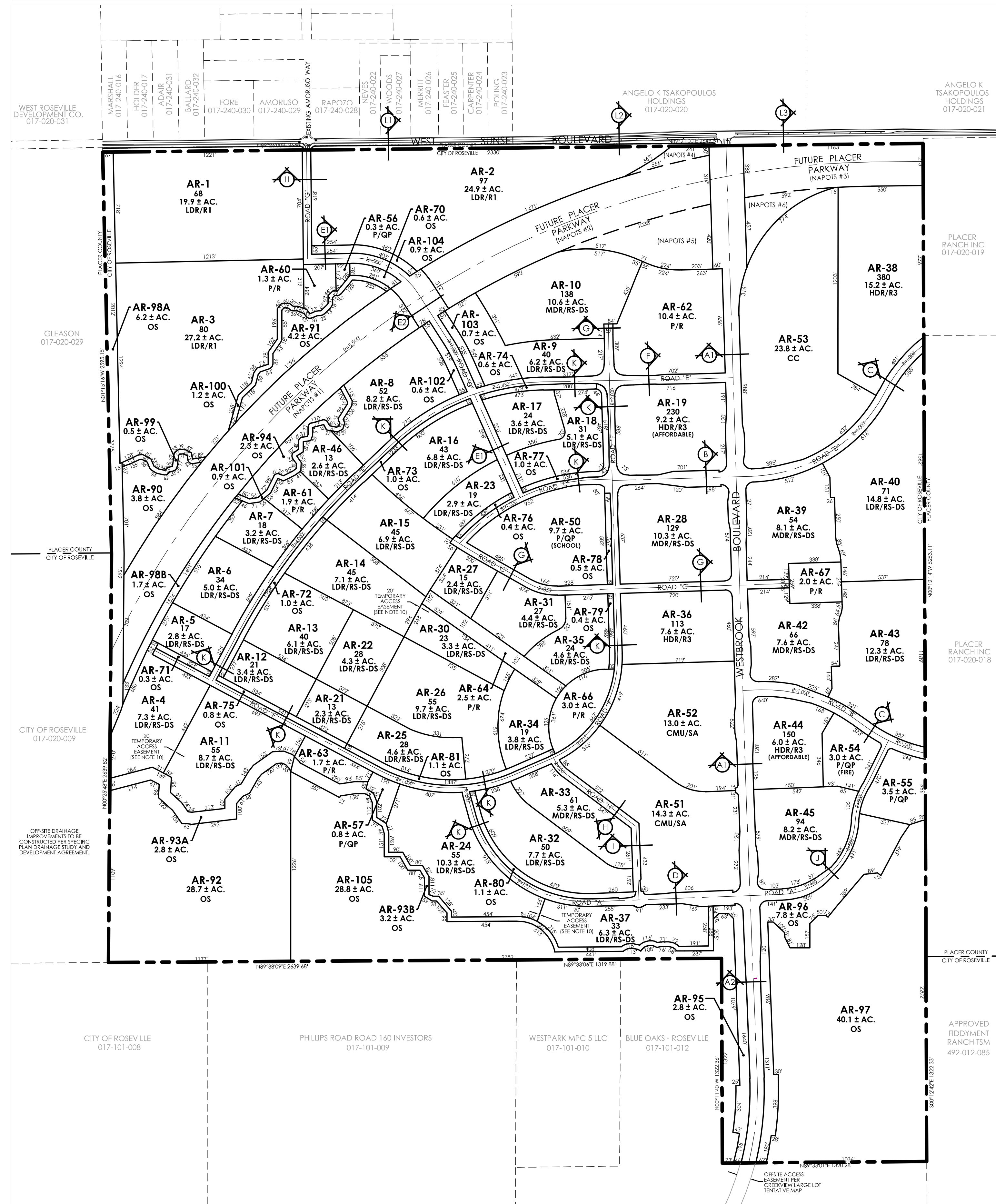
- NOTE:**
- SUBDIVIDERS RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 64456.1 OF THE SUBDIVISION MAP ACT.
 - A TO P.U.E. SHALL BE LOCATED ADJACENT TO ALL PUBLIC STREETS UNLESS OTHERWISE SHOWN ON THIS EXHIBIT.
 - MASTER PARCEL NUMBERING IS FOR IDENTIFICATION PURPOSES ONLY AND DOES NOT INDICATE PHASING ORDER OF DEVELOPMENT.
 - ALL EXISTING STRUCTURES TO BE REMOVED AND ALL EXISTING WELLS TO BE ABANDONED.
 - EXISTING TOPOGRAPHY PROVIDED BY OTHERS.
 - THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
 - THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
 - PURSUANT TO SECTION 64499.20.2 OF THE SUBDIVISION MAP ACT, THE LAND SHOWN HEREON IS HEREBY TO BE MERGED AND RE-SUBDIVIDED.
 - MASTER PARCEL LINES SHOWN HEREON ARE SUBJECT TO CHANGE AS ACCESS, PUBLIC UTILITIES AND/OR PHASING REQUIREMENTS DICTATE.
 - TEMPORARY ACCESS EASEMENTS TO BE ABANDONED & RE-LOCATED ON SUBSEQUENT SMALL LOT TENTATIVE MAPS.
 - FUTURE PUBLIC LANDS, INCLUDING THE WELL SITE, SEWER LIFT STATION, FIRE STATION, OPEN SPACE, DRAINAGE CHANNELS, PARKS AND THE FUTURE PLACER PARKWAY ALIGNMENT TO BE DEDICATED TO THE CITY AS AN IRREVOCABLE OFFER OF DEDICATION (IOD), SCHOOL SITE IS EXCLUDED.
 - OFF-SITE DRAINAGE IMPROVEMENTS TO BE CONSTRUCTED PER SPECIFIC PLAN DRAINAGE STUDY AND DEVELOPMENT AGREEMENT.
 - PURSUANT TO SECTION 64499.20.2 OF THE SUBDIVISION MAP ACT, ALL THAT IRREVOCABLE OFFER OF DEDICATION FOR RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENTS PER BOOK EE OF MAPS, PAGE 51 ARE TO BE ABANDONED.



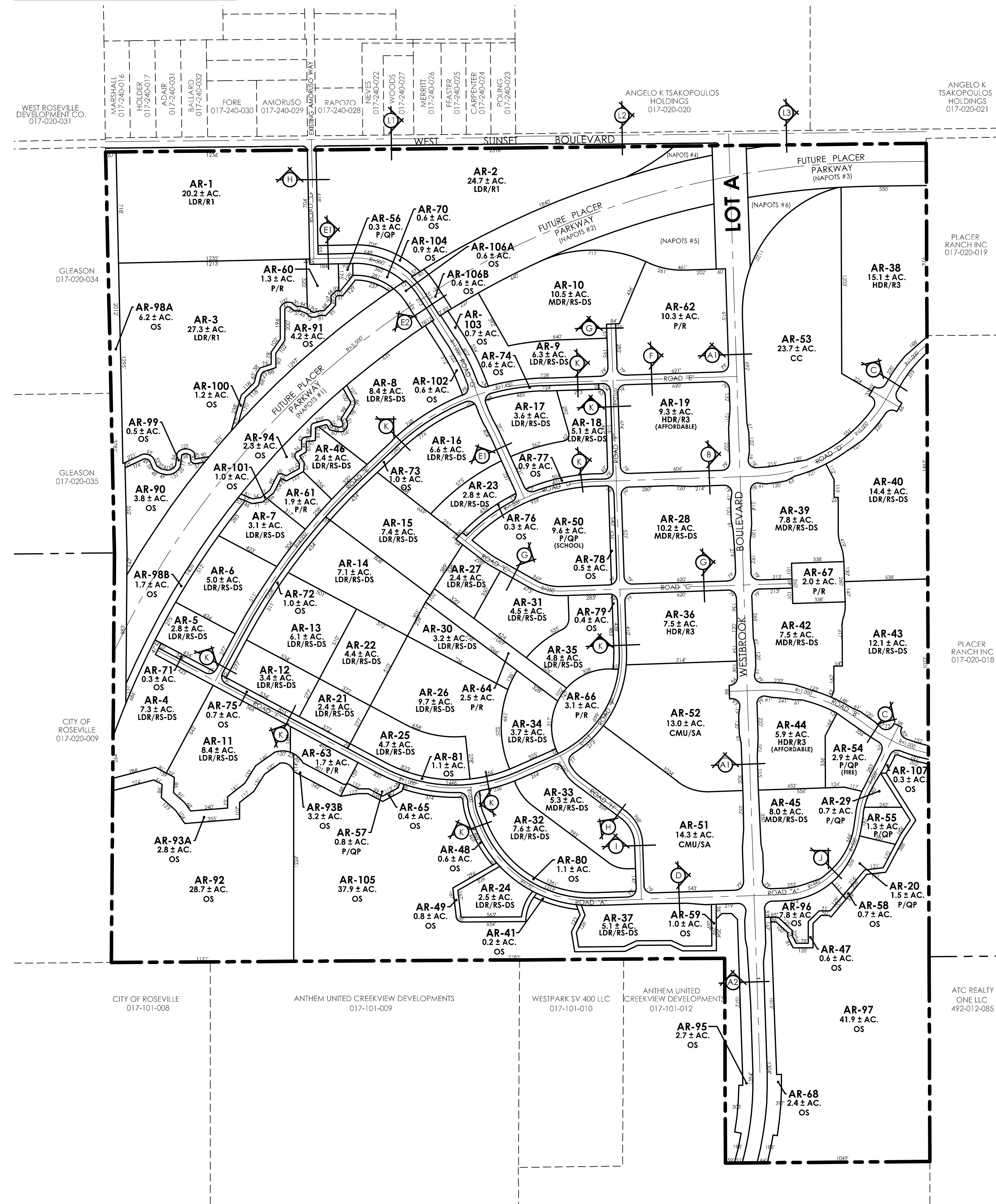
STREET SECTION MODIFICATIONS



APPROVED TENTATIVE MAP



MODIFICATION MAP



LAND USE SUMMARY				
LOT NO.	GENERAL PLAN DESIGNATION	ZONING	LAND USE DESCRIPTION	GROSS ACRE
AR-1	LDR	R1	LOW DENSITY RESIDENTIAL	19.9
AR-2	LDR	R1	LOW DENSITY RESIDENTIAL	24.9
AR-3	LDR	R1	LOW DENSITY RESIDENTIAL	27.2
AR-4	LDR	RS/D5	LOW DENSITY RESIDENTIAL	7.3
AR-5	LDR	RS/D5	LOW DENSITY RESIDENTIAL	2.8
AR-6	LDR	RS/D5	LOW DENSITY RESIDENTIAL	5.0
AR-7	LDR	RS/D5	LOW DENSITY RESIDENTIAL	3.2
AR-8	LDR	RS/D5	LOW DENSITY RESIDENTIAL	8.2
AR-9	LDR	RS/D5	LOW DENSITY RESIDENTIAL	6.2
AR-10	LDR	RS/D5	LOW DENSITY RESIDENTIAL	6.7
AR-11	LDR	RS/D5	LOW DENSITY RESIDENTIAL	3.4
AR-12	LDR	RS/D5	LOW DENSITY RESIDENTIAL	6.1
AR-13	LDR	RS/D5	LOW DENSITY RESIDENTIAL	7.1
AR-14	LDR	RS/D5	LOW DENSITY RESIDENTIAL	3.6
AR-15	LDR	RS/D5	LOW DENSITY RESIDENTIAL	6.9
AR-16	LDR	RS/D5	LOW DENSITY RESIDENTIAL	6.8
AR-17	LDR	RS/D5	LOW DENSITY RESIDENTIAL	3.6
AR-18	LDR	RS/D5	LOW DENSITY RESIDENTIAL	5.1
AR-19	LDR	RS/D5	LOW DENSITY RESIDENTIAL	3.3
AR-20	LDR	RS/D5	LOW DENSITY RESIDENTIAL	4.3
AR-21	LDR	RS/D5	LOW DENSITY RESIDENTIAL	2.9
AR-22	LDR	RS/D5	LOW DENSITY RESIDENTIAL	10.9
AR-23	LDR	RS/D5	LOW DENSITY RESIDENTIAL	4.4
AR-24	LDR	RS/D5	LOW DENSITY RESIDENTIAL	4.8
AR-25	LDR	RS/D5	LOW DENSITY RESIDENTIAL	2.4
AR-26	LDR	RS/D5	LOW DENSITY RESIDENTIAL	3.3
AR-27	LDR	RS/D5	LOW DENSITY RESIDENTIAL	2.4
AR-28	LDR	RS/D5	LOW DENSITY RESIDENTIAL	3.4
AR-29	LDR	RS/D5	LOW DENSITY RESIDENTIAL	3.8
AR-30	LDR	RS/D5	LOW DENSITY RESIDENTIAL	4.4
AR-31	LDR	RS/D5	LOW DENSITY RESIDENTIAL	6.1
AR-32	LDR	RS/D5	LOW DENSITY RESIDENTIAL	7.7
AR-33	LDR	RS/D5	LOW DENSITY RESIDENTIAL	3.6
AR-34	LDR	RS/D5	LOW DENSITY RESIDENTIAL	4.4
AR-35	LDR	RS/D5	LOW DENSITY RESIDENTIAL	6.3
AR-36	LDR	RS/D5	LOW DENSITY RESIDENTIAL	14.8
AR-37	LDR	RS/D5	LOW DENSITY RESIDENTIAL	12.3
AR-38	LDR	RS/D5	LOW DENSITY RESIDENTIAL	25.6
SUBTOTAL				284.7
AR-39	MDR	RS/D5	MEDIUM DENSITY RESIDENTIAL	10.5
AR-40	MDR	RS/D5	MEDIUM DENSITY RESIDENTIAL	10.3
AR-41	MDR	RS/D5	MEDIUM DENSITY RESIDENTIAL	5.3
AR-42	MDR	RS/D5	MEDIUM DENSITY RESIDENTIAL	7.8
AR-43	MDR	RS/D5	MEDIUM DENSITY RESIDENTIAL	5.3
AR-44	MDR	RS/D5	MEDIUM DENSITY RESIDENTIAL	7.8
SUBTOTAL				60.1
AR-45	HDR	R3	HIGH DENSITY RESIDENTIAL	7.3
AR-46	HDR	R3	HIGH DENSITY RESIDENTIAL	7.8
AR-47	HDR	R3	HIGH DENSITY RESIDENTIAL	11.1
AR-48	HDR	R3	HIGH DENSITY RESIDENTIAL	7.6
AR-49	HDR	R3	HIGH DENSITY RESIDENTIAL	4.4
AR-50	HDR	R3	HIGH DENSITY RESIDENTIAL	7.8
AR-51	HDR	R3	HIGH DENSITY RESIDENTIAL	11.1
AR-52	HDR	R3	HIGH DENSITY RESIDENTIAL	7.6
AR-53	HDR	R3	HIGH DENSITY RESIDENTIAL	4.4
AR-54	HDR	R3	HIGH DENSITY RESIDENTIAL	7.8
AR-55	HDR	R3	HIGH DENSITY RESIDENTIAL	11.1
AR-56	HDR	R3	HIGH DENSITY RESIDENTIAL	7.6
AR-57	HDR	R3	HIGH DENSITY RESIDENTIAL	4.4
AR-58	HDR	R3	HIGH DENSITY RESIDENTIAL	7.8
AR-59	HDR	R3	HIGH DENSITY RESIDENTIAL	11.1
AR-60	HDR	R3	HIGH DENSITY RESIDENTIAL	7.6
AR-61	HDR	R3	HIGH DENSITY RESIDENTIAL	4.4
AR-62	HDR	R3	HIGH DENSITY RESIDENTIAL	7.8
AR-63	HDR	R3	HIGH DENSITY RESIDENTIAL	11.1
AR-64	HDR	R3	HIGH DENSITY RESIDENTIAL	7.6
AR-65	HDR	R3	HIGH DENSITY RESIDENTIAL	4.4
AR-66	HDR	R3	HIGH DENSITY RESIDENTIAL	7.8
AR-67	HDR	R3	HIGH DENSITY RESIDENTIAL	11.1
AR-68	HDR	R3	HIGH DENSITY RESIDENTIAL	7.6
AR-69	HDR	R3	HIGH DENSITY RESIDENTIAL	4.4
AR-70	HDR	R3	HIGH DENSITY RESIDENTIAL	7.8
AR-71	HDR	R3	HIGH DENSITY RESIDENTIAL	11.1
AR-72	HDR	R3	HIGH DENSITY RESIDENTIAL	7.6
AR-73	HDR	R3	HIGH DENSITY RESIDENTIAL	4.4
AR-74	HDR	R3	HIGH DENSITY RESIDENTIAL	7.8
AR-75	HDR	R3	HIGH DENSITY RESIDENTIAL	11.1
AR-76	HDR	R3	HIGH DENSITY RESIDENTIAL	7.6
AR-77	HDR	R3	HIGH DENSITY RESIDENTIAL	4.4
AR-78	HDR	R3	HIGH DENSITY RESIDENTIAL	7.8
AR-79	HDR	R3	HIGH DENSITY RESIDENTIAL	11.1
AR-80	HDR	R3	HIGH DENSITY RESIDENTIAL	7.6
AR-81	HDR	R3	HIGH DENSITY RESIDENTIAL	4.4
AR-82	HDR	R3	HIGH DENSITY RESIDENTIAL	7.8
AR-83	HDR	R3	HIGH DENSITY RESIDENTIAL	11.1
AR-84	HDR	R3	HIGH DENSITY RESIDENTIAL	7.6
AR-85	HDR	R3	HIGH DENSITY RESIDENTIAL	4.4
AR-86	HDR	R3	HIGH DENSITY RESIDENTIAL	7.8
AR-87	HDR	R3	HIGH DENSITY RESIDENTIAL	11.1
AR-88	HDR	R3	HIGH DENSITY RESIDENTIAL	7.6
AR-89	HDR	R3	HIGH DENSITY RESIDENTIAL	4.4
AR-90	HDR	R3	HIGH DENSITY RESIDENTIAL	7.8
AR-91	HDR	R3	HIGH DENSITY RESIDENTIAL	11.1
AR-92	HDR	R3	HIGH DENSITY RESIDENTIAL	7.6
AR-93	HDR	R3	HIGH DENSITY RESIDENTIAL	4.4
AR-94	HDR	R3	HIGH DENSITY RESIDENTIAL	7.8
AR-95	HDR	R3	HIGH DENSITY RESIDENTIAL	11.1
AR-96	HDR	R3	HIGH DENSITY RESIDENTIAL	7.6
AR-97	HDR	R3	HIGH DENSITY RESIDENTIAL	4.4
AR-98	HDR	R3	HIGH DENSITY RESIDENTIAL	7.8
AR-99	HDR	R3	HIGH DENSITY RESIDENTIAL	11.1
AR-100	HDR	R3	HIGH DENSITY RESIDENTIAL	7.6
AR-101	HDR	R3	HIGH DENSITY RESIDENTIAL	4.4
AR-102	HDR	R3	HIGH DENSITY RESIDENTIAL	7.8
AR-103	HDR	R3	HIGH DENSITY RESIDENTIAL	11.1
AR-104	HDR	R3	HIGH DENSITY RESIDENTIAL	7.6
AR-105	HDR	R3	HIGH DENSITY RESIDENTIAL	4.4
AR-106	HDR	R3	HIGH DENSITY RESIDENTIAL	7.8
AR-107	HDR	R3	HIGH DENSITY RESIDENTIAL	11.1
SUBTOTAL				228.8
AR-108	CC/CVC	CMU/SA	COMMUNITY COMMERCIAL	14.3
AR-109	CC/CVC	CMU/SA	COMMUNITY COMMERCIAL	13.0
AR-110	CC/CVC	CC	COMMUNITY COMMERCIAL	29.7
SUBTOTAL				57.0
AR-111	P/R	P/R	PARKS & RECREATION	1.3
AR-112	P/R	P/R	PARKS & RECREATION	1.9
AR-113	P/R	P/R	PARKS & RECREATION	10.3
AR-114	P/R	P/R	PARKS & RECREATION	1.7
AR-115	P/R	P/R	PARKS & RECREATION	2.5
AR-116	P/R	P/R	PARKS & RECREATION	3.1
AR-117	P/R	P/R	PARKS & RECREATION	2.0
AR-118	P/R	P/R	PARKS & RECREATION	2.0
AR-119	P/R	P/R	PARKS & RECREATION	1.3
AR-120	P/R	P/R	PARKS & RECREATION	1.9
AR-121	P/R	P/R	PARKS & RECREATION	10.3
AR-122	P/R	P/R	PARKS & RECREATION	1.7
AR-123	P/R	P/R	PARKS & RECREATION	2.5
AR-124	P/R	P/R	PARKS & RECREATION	3.1
AR-125	P/R	P/R	PARKS & RECREATION	2.0
AR-126	P/R	P/R	PARKS & RECREATION	2.0
AR-127	P/R	P/R	PARKS & RECREATION	1.3
AR-128	P/R	P/R	PARKS & RECREATION	1.9
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AR-130	P/R	P/R	PARKS & RECREATION	1.7
AR-131	P/R	P/R	PARKS & RECREATION	2.5
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AR-133	P/R	P/R	PARKS & RECREATION	2.0
AR-134	P/R	P/R	PARKS & RECREATION	2.0
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AR-139	P/R	P/R	PARKS & RECREATION	2.5
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AR-149	P/R	P/R	PARKS & RECREATION	2.0
AR-150	P/R	P/R	PARKS & RECREATION	2.0
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AR-153	P/R	P/R	PARKS & RECREATION	10.3
AR-154	P/R	P/R	PARKS & RECREATION	1.7
AR-155	P/R	P/R	PARKS & RECREATION	2.5
AR-156	P/R	P/R	PARKS & RECREATION	3.1
AR-157	P/R	P/R	PARKS & RECREATION	2.0
AR-158	P/R	P/R	PARKS & RECREATION	2.0
AR-159	P/R	P/R	PARKS & RECREATION	1.3
AR-160	P/R	P/R	PARKS & RECREATION	1.9
AR-161	P/R	P/R	PARKS & RECREATION	10.3
AR-162	P/R	P/R	PARKS & RECREATION	1.7
AR-163	P/R	P/R	PARKS & RECREATION	2.5
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AR-199	P/R	P/R	PARKS & RECREATION	1.3
AR-200	P/R	P/R	PARKS & RECREATION	1.9
AR-201	P/R	P/R	PARKS & RECREATION	10.3
AR-202	P/R	P/R	PARKS & RECREATION	1.7
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AR-210	P/R	P/R	PARKS & RECREATION	1.7
AR-211	P/R	P/R	PARKS & RECREATION	2.5
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AR-230	P/R</			