

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

AREA
674.4 ± ACRES

NUMBER OF PARCELS
101 LARGE LOT PARCELS

EXISTING USE
VACANT

PROPOSED USE
FUTURE PLANNED DEVELOPMENT

ENGINEER/PLANNER
WOOD RODGERS INC.
3301 C STREET, BLDG. 100B
SACRAMENTO, CA 95816
CONTACT: PAUL KLEIN, PE #48367
STAN METTIE
PHONE: (916) 783-1177

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

PROPOSED ZONING
SEE LAND USE SUMMARY BELOW

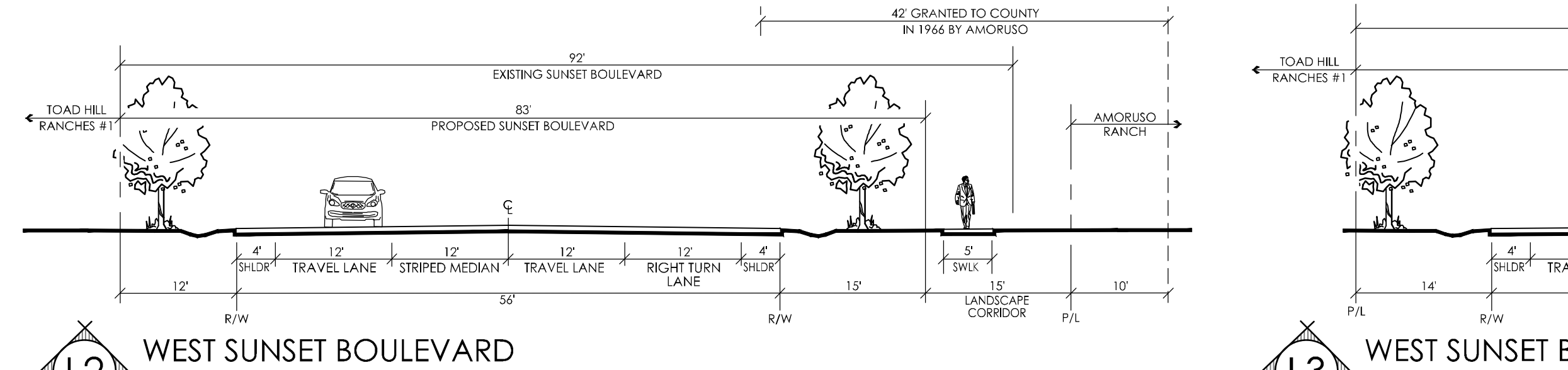
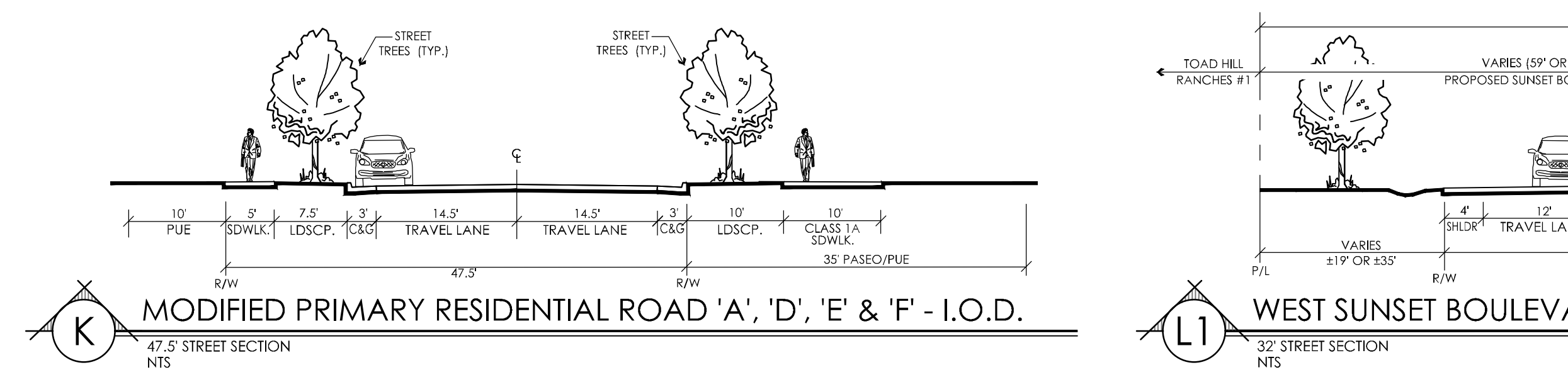
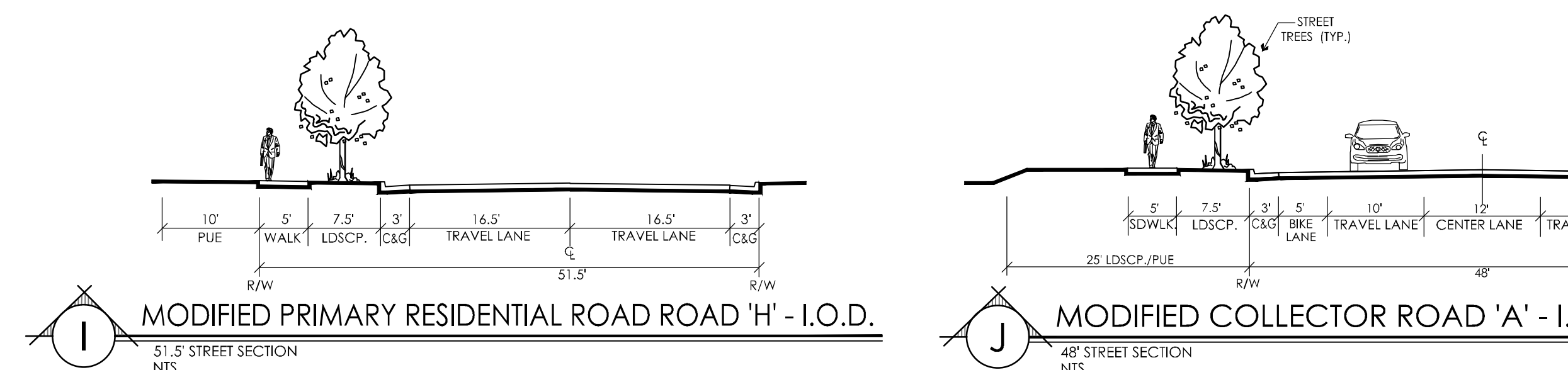
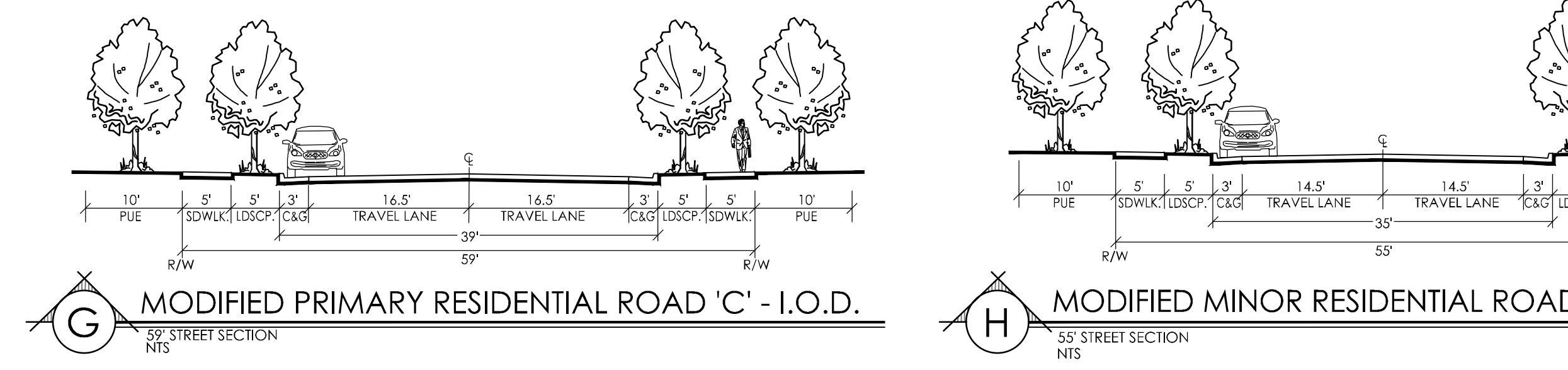
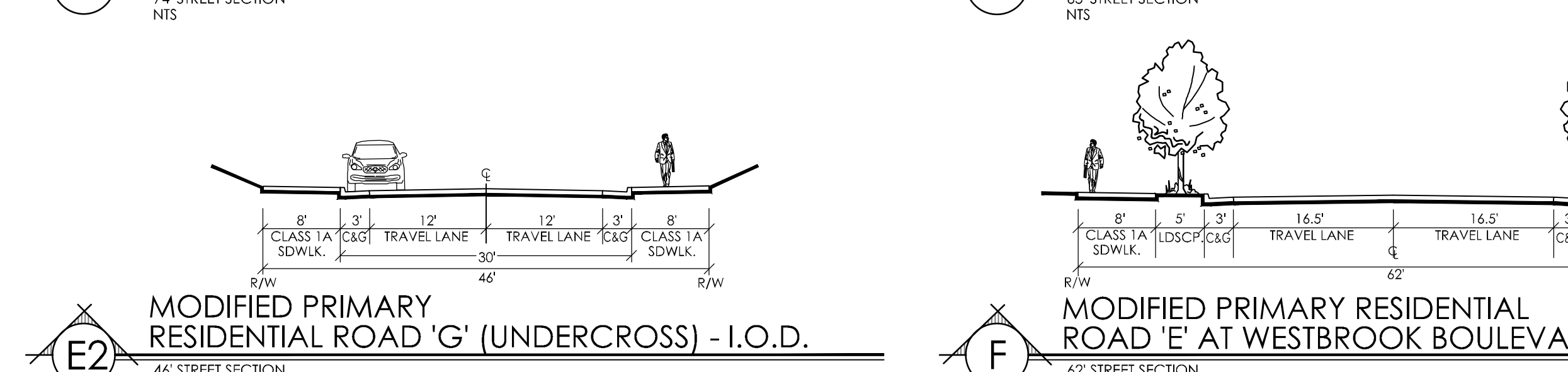
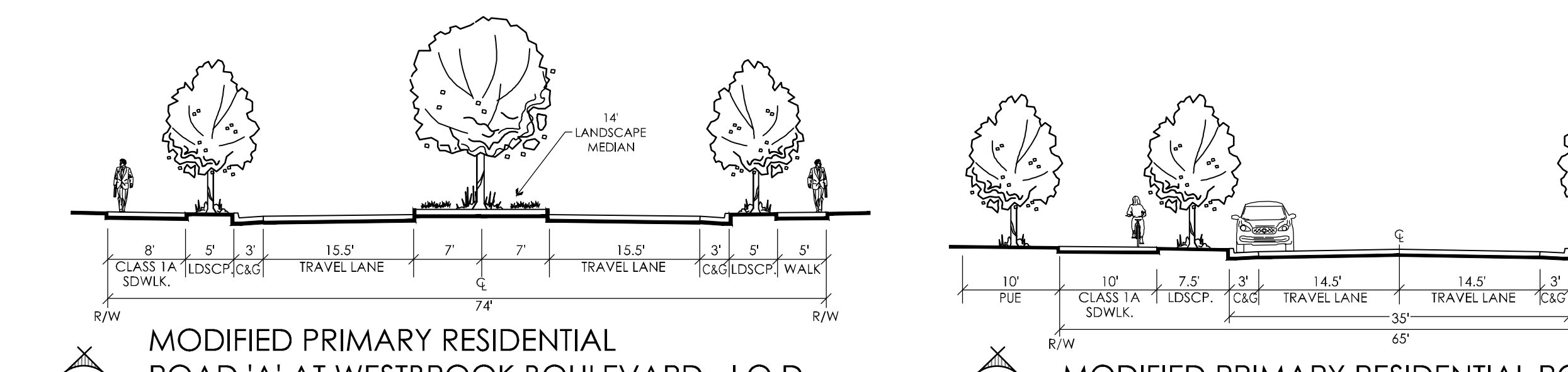
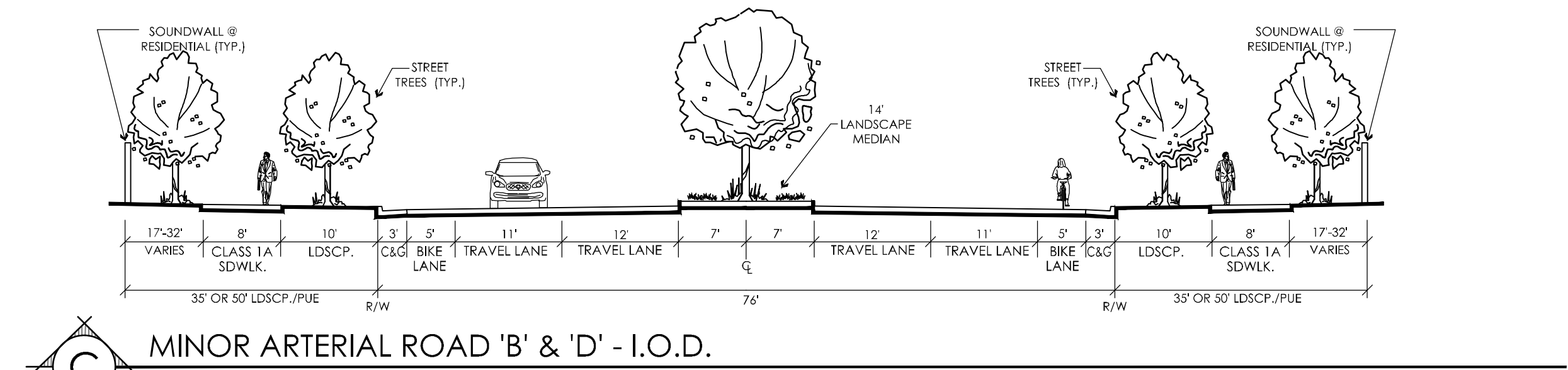
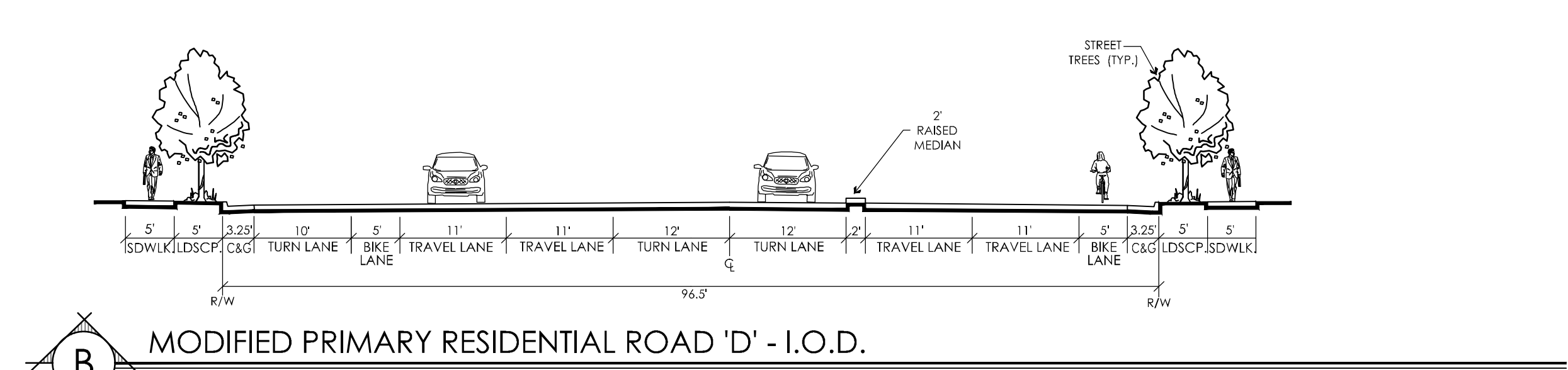
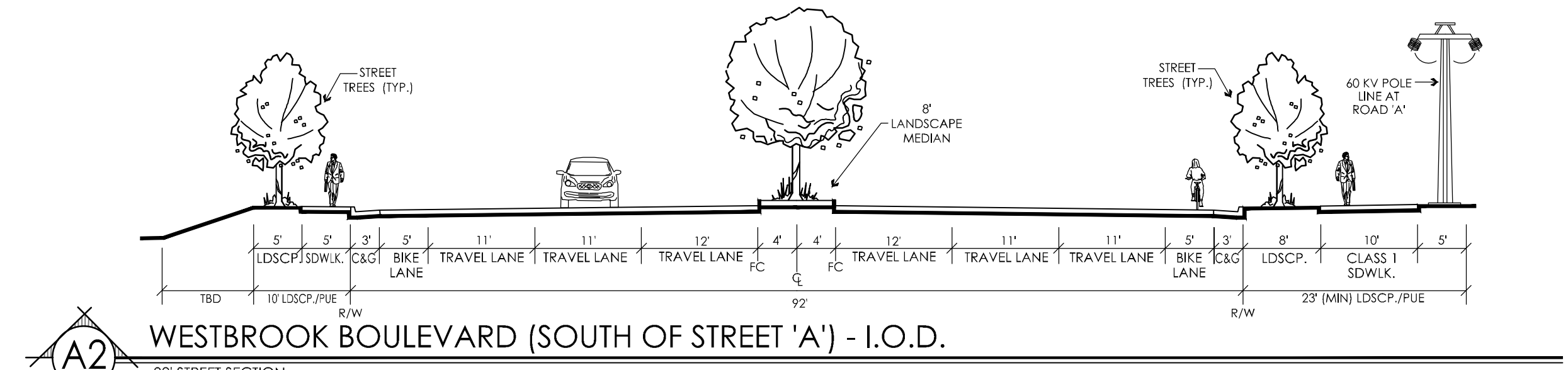
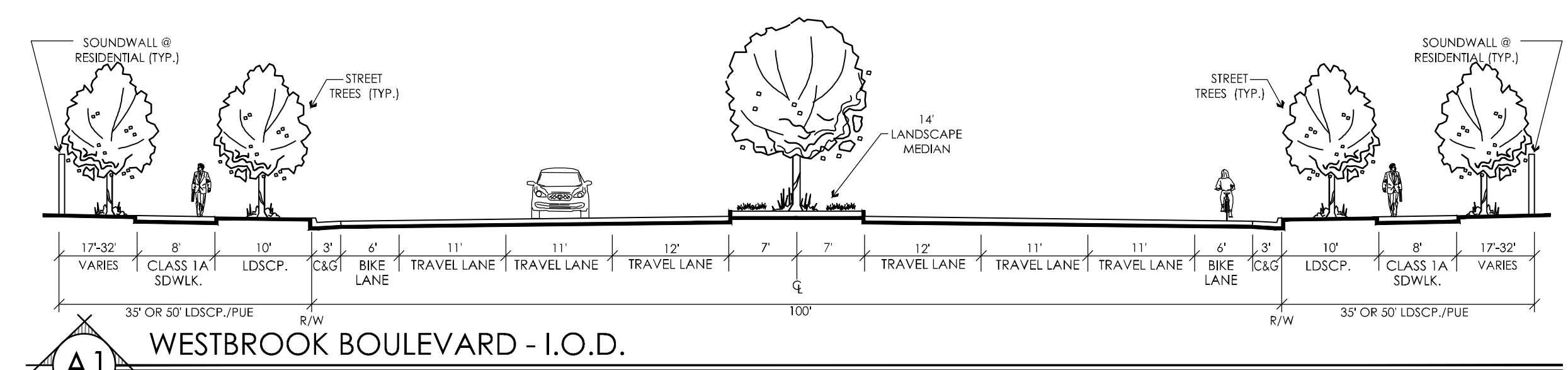
PARK DISTRICT
CITY OF ROSEVILLE

FIRE PROTECTION
CITY OF ROSEVILLE

- NOTE**
- 1) SUBDIVIDER(S) RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1 OF THE SUBDIVISION MAP ACT.
 - 2) A 10' P.U.E. SHALL BE LOCATED ADJACENT TO ALL PUBLIC STREETS UNLESS OTHERWISE SHOWN ON THIS EXHIBIT.
 - 3) MASTER PARCEL NUMBERING IS FOR IDENTIFICATION PURPOSES ONLY AND DOES NOT INDICATE PHASING ORDER OF DEVELOPMENT.
 - 4) ALL EXISTING STRUCTURES TO BE REMOVED AND ALL EXISTING WELLS TO BE ABANDONED.
 - 5) EXISTING TOPOGRAPHY PROVIDED BY OTHERS.
 - 6) THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
 - 7) THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
 - 8) PURSUANT TO SECTION 66499.20.2 OF THE SUBDIVISION MAP ACT, THE LAND SHOWN HEREIN IS HEREBY TO BE MERGED AND RE-UNIFIED.
 - 9) MASTER PARCEL LINES SHOWN HEREON ARE SUBJECT TO CHANGE AS ACCESS, PUBLIC UTILITIES AND/OR PHASING REQUIREMENTS DICTATE.
 - 10) TEMPORARY ACCESS EASEMENTS TO BE ABANDONED & RE-LOCATED ON SUBSEQUENT SMALL LOT TENTATIVE MAPS.
 - 11) 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.
 - 12) OFF-SITE DRAINAGE IMPROVEMENTS TO BE CONSTRUCTED PER SPECIFIC PLAN DRAINAGE STUDY AND DEVELOPMENT AGREEMENT.

LAND USE SUMMARY

| LOT NO. | GENERAL PLAN DESIGNATION | ZONING | LAND USE DESCRIPTION | ACRES |
|-----------------|--------------------------|--------|---------------------------------|--------------|
| AR-1 | LDR | R1 | LOW DENSITY RESIDENTIAL | 30.2 |
| AR-2 | LDR | R1 | LOW DENSITY RESIDENTIAL | 24.7 |
| AR-3 | LDR | R1 | LOW DENSITY RESIDENTIAL | 27.3 |
| 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 | 3.1 |
| AR-8 | LDR | RS/D5 | LOW DENSITY RESIDENTIAL | 8.4 |
| AR-9 | LDR | RS/D5 | LOW DENSITY RESIDENTIAL | 6.3 |
| AR-10 | LDR | RS/D5 | LOW DENSITY RESIDENTIAL | 8.4 |
| AR-11 | LDR | RS/D5 | LOW DENSITY RESIDENTIAL | 8.4 |
| AR-12 | LDR | RS/D5 | LOW DENSITY RESIDENTIAL | 3.4 |
| AR-13 | LDR | RS/D5 | LOW DENSITY RESIDENTIAL | 6.1 |
| AR-14 | LDR | RS/D5 | LOW DENSITY RESIDENTIAL | 7.1 |
| AR-15 | LDR | RS/D5 | LOW DENSITY RESIDENTIAL | 7.4 |
| AR-16 | LDR | RS/D5 | LOW DENSITY RESIDENTIAL | 4.6 |
| 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 | 2.4 |
| AR-20 | LDR | RS/D5 | LOW DENSITY RESIDENTIAL | 4.4 |
| AR-21 | LDR | RS/D5 | LOW DENSITY RESIDENTIAL | 2.8 |
| AR-22 | LDR | RS/D5 | LOW DENSITY RESIDENTIAL | 4.7 |
| AR-23 | LDR | RS/D5 | LOW DENSITY RESIDENTIAL | 2.4 |
| AR-24 | LDR | RS/D5 | LOW DENSITY RESIDENTIAL | 3.2 |
| AR-25 | LDR | RS/D5 | LOW DENSITY RESIDENTIAL | 4.5 |
| AR-26 | LDR | RS/D5 | LOW DENSITY RESIDENTIAL | 7.6 |
| AR-27 | LDR | RS/D5 | LOW DENSITY RESIDENTIAL | 3.7 |
| AR-28 | LDR | RS/D5 | LOW DENSITY RESIDENTIAL | 4.8 |
| AR-29 | LDR | RS/D5 | LOW DENSITY RESIDENTIAL | 5.1 |
| AR-30 | LDR | RS/D5 | LOW DENSITY RESIDENTIAL | 14.4 |
| AR-31 | LDR | RS/D5 | LOW DENSITY RESIDENTIAL | 12.1 |
| AR-32 | LDR | RS/D5 | LOW DENSITY RESIDENTIAL | 2.1 |
| SUBTOTAL | | | | 229.3 |
| AR-10 | MDR | RS/D5 | MEDIUM DENSITY RESIDENTIAL | 10.5 |
| AR-28 | MDR | RS/D5 | MEDIUM DENSITY RESIDENTIAL | 10.2 |
| AR-36 | MDR | RS/D5 | MEDIUM DENSITY RESIDENTIAL | 5.3 |
| AR-39 | MDR | RS/D5 | MEDIUM DENSITY RESIDENTIAL | 7.8 |
| AR-40 | MDR | RS/D5 | MEDIUM DENSITY RESIDENTIAL | 7.5 |
| AR-43 | MDR | RS/D5 | MEDIUM DENSITY RESIDENTIAL | 7.0 |
| SUBTOTAL | | | | 49.3 |
| AR-19 | HDR | R3 | HIGH DENSITY RESIDENTIAL | 9.3 |
| AR-36 | HDR | R3 | HIGH DENSITY RESIDENTIAL | 7.5 |
| AR-38 | HDR | R3 | HIGH DENSITY RESIDENTIAL | 15.1 |
| AR-44 | HDR | R3 | HIGH DENSITY RESIDENTIAL | 5.9 |
| SUBTOTAL | | | | 37.8 |
| AR-20 | P/QP | P/QP | PUBLIC QUASI-PUBLIC | 1.5 |
| AR-29 | P/QP | P/QP | PUBLIC QUASI-PUBLIC | 0.7 |
| AR-50 | P/QP | P/QP | SCHOOL | 9.6 |
| AR-54 | P/QP | P/QP | RIB STATION | 2.9 |
| AR-55 | P/QP | P/QP | PUBLIC QUASI-PUBLIC | 1.3 |
| AR-56 | P/QP | P/QP | PUBLIC QUASI-PUBLIC | 0.3 |
| AR-57 | P/QP | P/QP | PUBLIC QUASI-PUBLIC | 0.8 |
| SUBTOTAL | | | | 17.1 |
| AR-51 | CC/MC | CMU/SA | COMMUNITY COMMERCIAL | 14.3 |
| AR-52 | CC/MC | CMU/SA | COMMUNITY COMMERCIAL | 13.0 |
| AR-53 | CC | CC | COMMUNITY COMMERCIAL | 29.7 |
| SUBTOTAL | | | | 57.0 |
| AR-60 | P/R | P/R | PARKS & RECREATION | 1.3 |
| AR-61 | P/R | P/R | PARKS & RECREATION | 1.9 |
| AR-62 | P/R | P/R | PARKS & RECREATION | 10.3 |
| AR-63 | P/R | P/R | PARKS & RECREATION | 1.7 |
| AR-64 | P/R | P/R | PARKS & RECREATION | 2.5 |
| AR-65 | P/R | P/R | PARKS & RECREATION | 3.1 |
| AR-67 | P/R | P/R | PARKS & RECREATION | 23.0 |
| SUBTOTAL | | | | 22.8 |
| AR-41 | OS | OS | OPEN SPACE/PRESERVED OPEN SPACE | 0.2 |
| AR-47 | OS | OS | OPEN SPACE/PRESERVED OPEN SPACE | 0.6 |
| AR-68 | OS | OS | OPEN SPACE/PRESERVED OPEN SPACE | 0.6 |
| AR-69 | OS | OS | OPEN SPACE/PRESERVED OPEN SPACE | 0.8 |
| AR-58 | OS | OS | OPEN SPACE/PRESERVED OPEN SPACE | 0.7 |
| AR-70 | OS | OS | OPEN SPACE/PRESERVED OPEN SPACE | 1.0 |
| AR-71 | OS | OS | OPEN SPACE/PRESERVED OPEN SPACE | 1.0 |
| AR-72 | OS | OS | OPEN SPACE/PRESERVED OPEN SPACE | 1.0 |
| AR-73 | OS | OS | OPEN SPACE/PRESERVED OPEN SPACE | 1.0 |
| AR-74 | OS | OS | OPEN SPACE/PRESERVED OPEN SPACE | 0.6 |
| AR-75 | OS | OS | OPEN SPACE/PRESERVED OPEN SPACE | 0.7 |
| AR-76 | OS | OS | OPEN SPACE/PRESERVED OPEN SPACE | 0.3 |
| AR-77 | OS | OS | OPEN SPACE/PRESERVED OPEN SPACE | 0.9 |
| AR-78 | OS | OS | OPEN SPACE/PRESERVED OPEN SPACE | 0.5 |
| AR-79 | OS | OS | OPEN SPACE/PRESERVED OPEN SPACE | 0.4 |
| AR-80 | OS | OS | OPEN SPACE/PRESERVED OPEN SPACE | 1.1 |
| AR-81 | OS | OS | OPEN SPACE/PRESERVED OPEN SPACE | 1.1 |
| AR-90 | OS | OS | OPEN SPACE/PRESERVED OPEN SPACE | 3.8 |
| AR-91 | OS | OS | OPEN SPACE/PRESERVED OPEN SPACE | 4.2 |
| AR-92 | OS | OS | OPEN SPACE/PRESERVED OPEN SPACE | 28.7 |
| AR-93A | OS | OS | OPEN SPACE/PRESERVED OPEN SPACE | 2.8 |
| AR-93B | OS | OS | OPEN SPACE/PRESERVED OPEN SPACE | 0.7 |
| AR-94 | OS | OS | OPEN SPACE/PRESERVED OPEN SPACE | 2.3 |
| AR-95 | OS | OS | OPEN SPACE/PRESERVED OPEN SPACE | 2.7 |
| AR-96 | OS | OS | OPEN SPACE/PRESERVED OPEN SPACE | 1.8 |
| AR-97 | OS | OS | OPEN SPACE/PRESERVED OPEN SPACE | 41.9 |
| AR-98A | OS | OS | OPEN SPACE/PRESERVED OPEN SPACE | 4.0 |
| AR-98B | OS | OS | OPEN SPACE/PRESERVED OPEN SPACE | 1.7 |
| AR-99 | OS | OS | OPEN SPACE/PRESERVED OPEN SPACE | 0.5 |
| AR-100 | OS | OS | OPEN SPACE/PRESERVED OPEN SPACE | 1.2 |
| AR-101 | OS | OS | OPEN SPACE/PRESERVED OPEN SPACE | 1.0 |
| AR-102 | OS | OS | OPEN SPACE/PRESERVED OPEN SPACE | 0.8 |
| AR-103 | OS | OS | OPEN SPACE/PRESERVED OPEN SPACE | 0.7 |
| AR-104 | OS | OS | OPEN SPACE/PRESERVED OPEN SPACE | 0.9 |
| AR-105 | OS | OS | OPEN SPACE/PRESERVED OPEN SPACE | 37.9 |
| AR-106A | OS | OS | OPEN SPACE/PRESERVED OPEN SPACE | 0.6 |
| AR-106B | OS | OS | OPEN SPACE/PRESERVED OPEN SPACE | 0.6 |
| AR-107 | OS | OS | OPEN SPACE/PRESERVED OPEN SPACE | 0.3 |
| SUBTOTAL | | | | 156.3 |
| LOT A | RW | RW | WESTBROOK BLVD & INTERIOR ROADS | 51.5 |
| SUBTOTAL | | | | 51.5 |
| LOT B | RW | RW | FUTURE PLACER PARKWAY | 49.3 |
| SUBTOTAL | | | | 49.3 |
| TOTAL | | | | 674.4 |



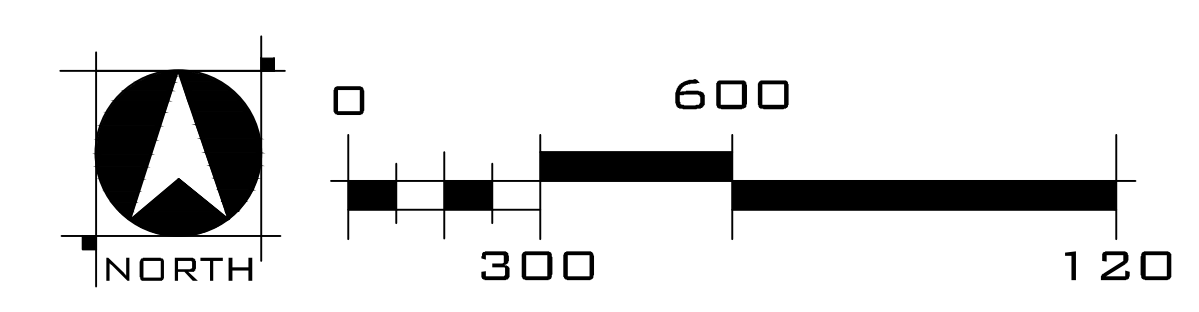
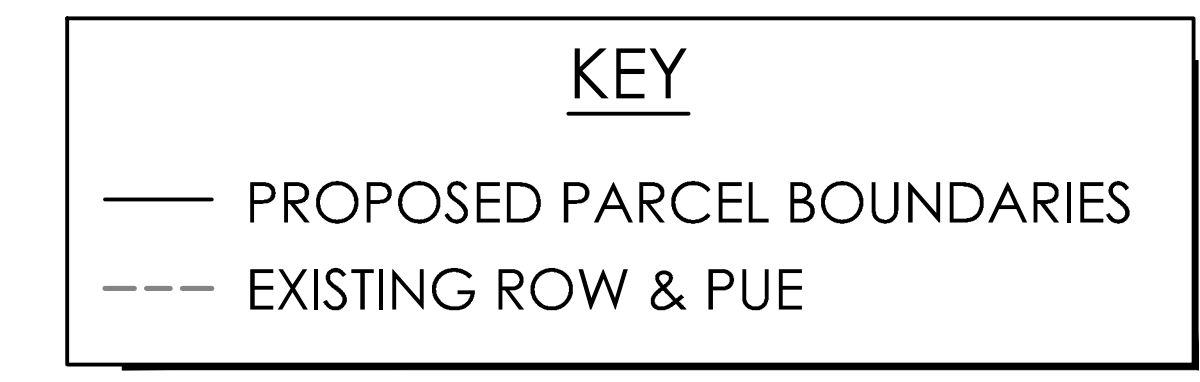
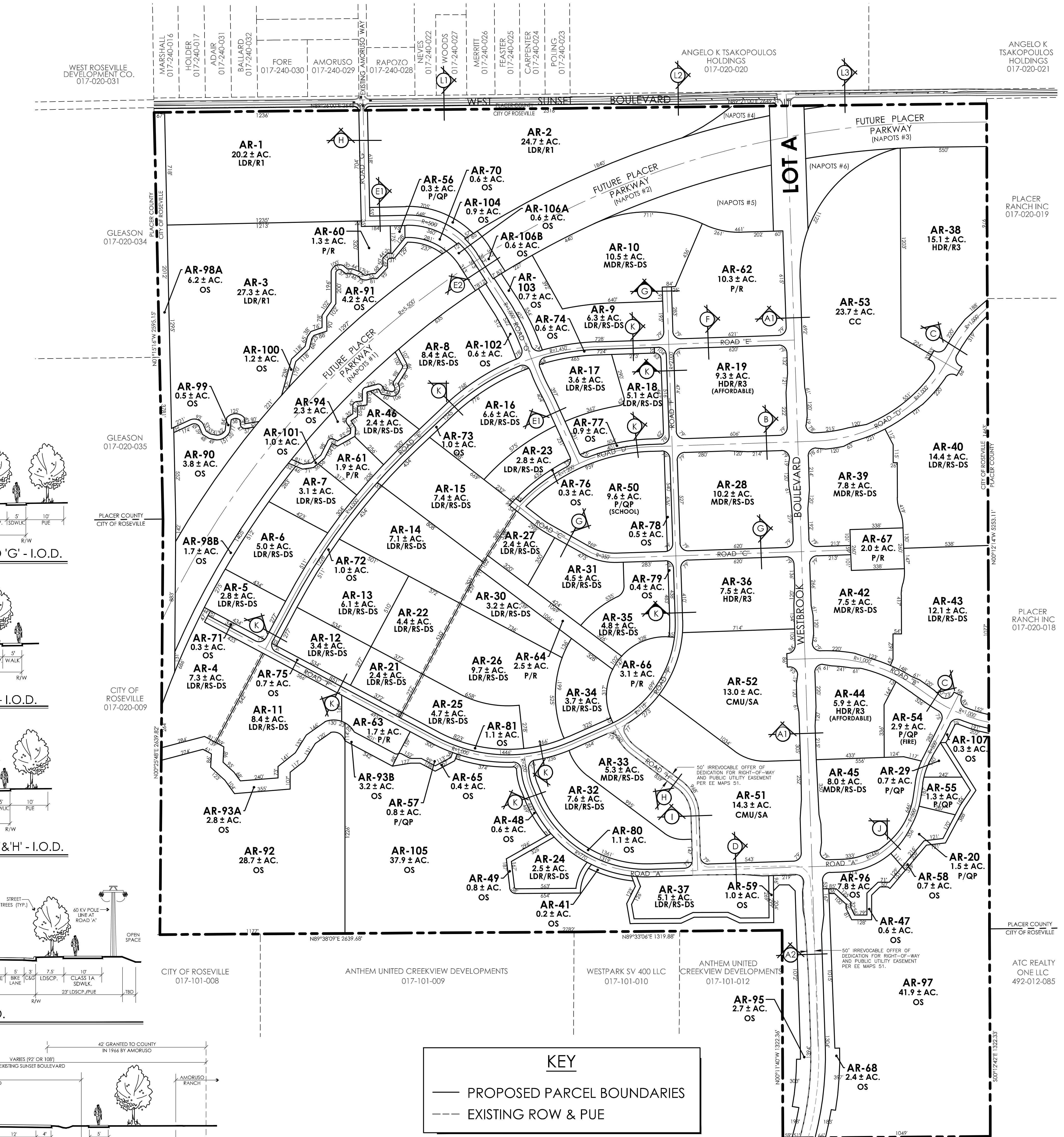
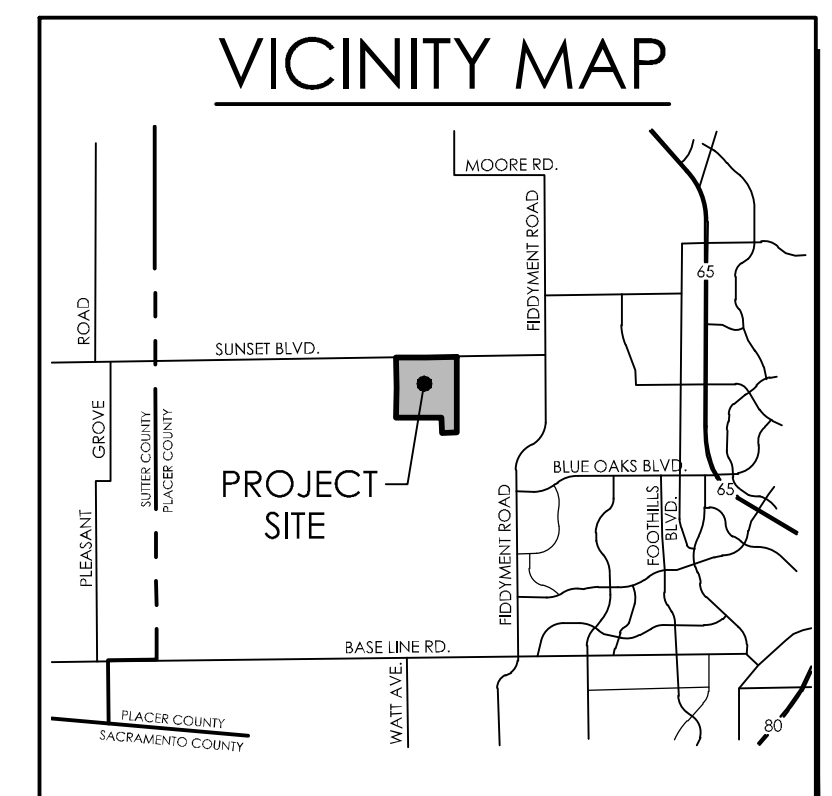
LARGE LOT TENTATIVE MAP

AMORUSO RANCH

3884 WESTBROOK BOULEVARD

CITY OF ROSEVILLE, CALIFORNIA

NOVEMBER 12, 2019



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
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SHEET 1 OF 3