

FD-41
CMU
498-010-036-000

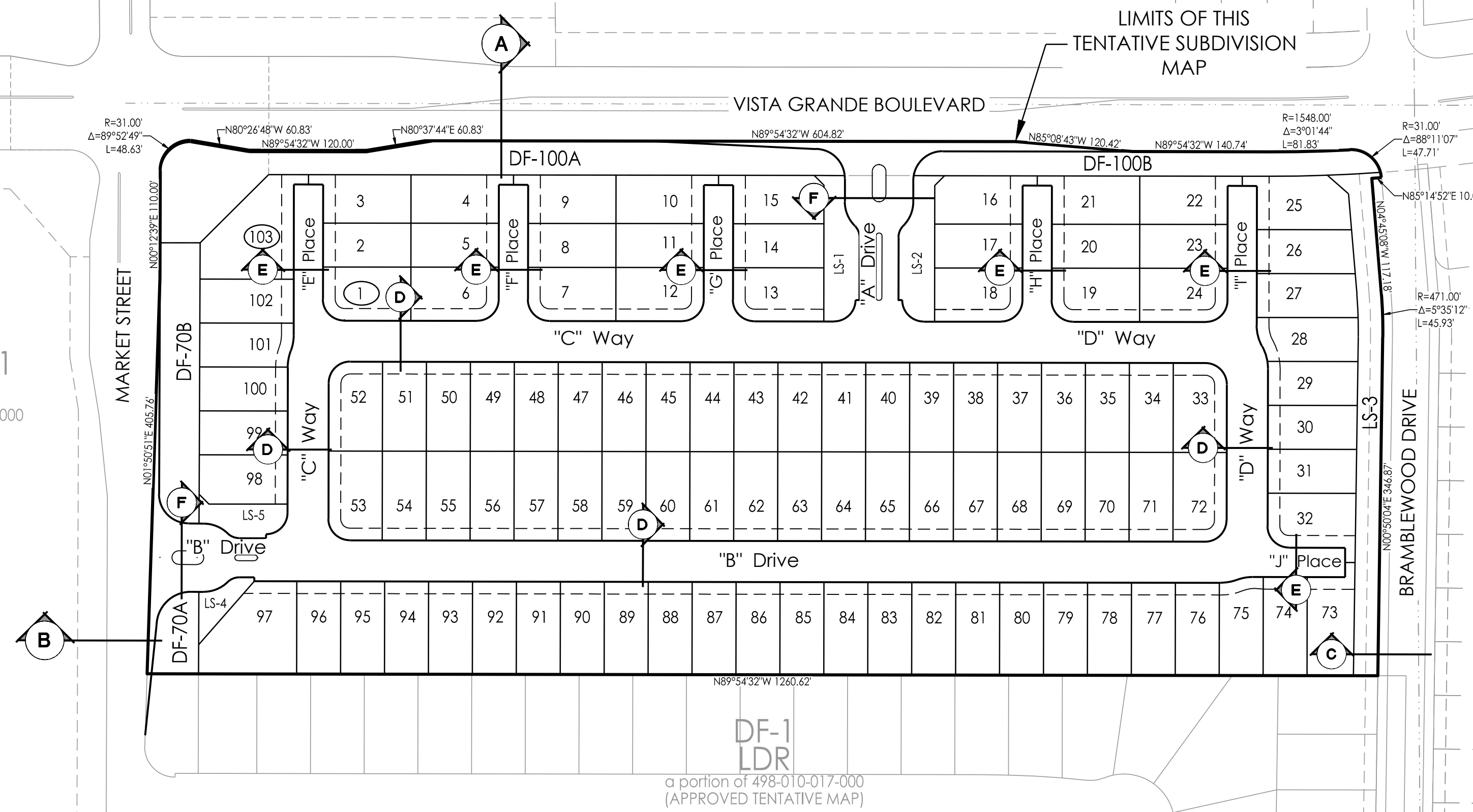
JM-40
CMU
498-010-034-000

JM-20B
MDR
498-010-035-000

JM-20A
MDR
DD-MAP-26

CG-31
HDR
498-010-060-000

JM-4
LDR
DD-MAP-26



TENTATIVE MAP NOTES

- PROPERTY DESCRIPTION: All that real property situated in the County of Placer, State of California, being a portion of Section 36, Township 11 North, Range 5 East, M.D.B.M., being further described as a portion of Parcel "B" of Parcel Map No. P-73362 filed for record in the office of the County Recorder of Placer County, California on January 8, 1980 in Book 15 of Parcel Maps, at Page 143, Placer County Records. APN: 498-010-017
- 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 66463.1, the subdivider may file multiple Final Maps based upon this Tentative Subdivision Map. The filing of a Final Map on a portion of this Tentative Subdivision Map shall not invalidate any part of this Tentative Subdivision Map.
- The Final Mapping and subsequent development of parcels and streets may be phased. Phasing is to be consistent with the performance criteria in the Development Agreement and applicable infrastructure phasing matrix.
- 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 Tentative Subdivision Map.
- Portions of Vista Grande Boulevard (from Market Street to Bramblewood Drive) and Market Street (from Vista Grande Boulevard to the southern boundary of Parcel DF-20), as depicted on this Tentative Subdivision Map, shall be offered as IOD(s) to the City of Roseville with the first Final Map.
- Street sections are per the Sierra Vista Specific Plan (Chapter 6) and the Sierra Vista Design Guidelines (Appendix B), except as modified herein.
- A minimum 12.5' Public Utility Easement (PUE) will be located adjacent to all rights-of-way unless otherwise noted.
- In-tract streets to be private and dedicated in fee to the Homeowners Association and as a P.U.E. to the City of Roseville for all utilities except storm drainage.
- 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 Sierra Vista Specific Plan.
- Paseo lots are to be dedicated as street rights-of-way (ROW).
- The following lots are to be offered to the City of Roseville with the corresponding phase at the time of each Final Map: OS (Paseo) Lots DF-70A and DF-70B, ROW Lots DF-100A and DF-100B and Landscape Lots LS-1 through LS-5.
- Landscape corridor lots, lettered lots, paseo lots, and landscape lots are not to be counted as "lots" towards any future boundary line adjustment.

TENTATIVE MAP INFORMATION

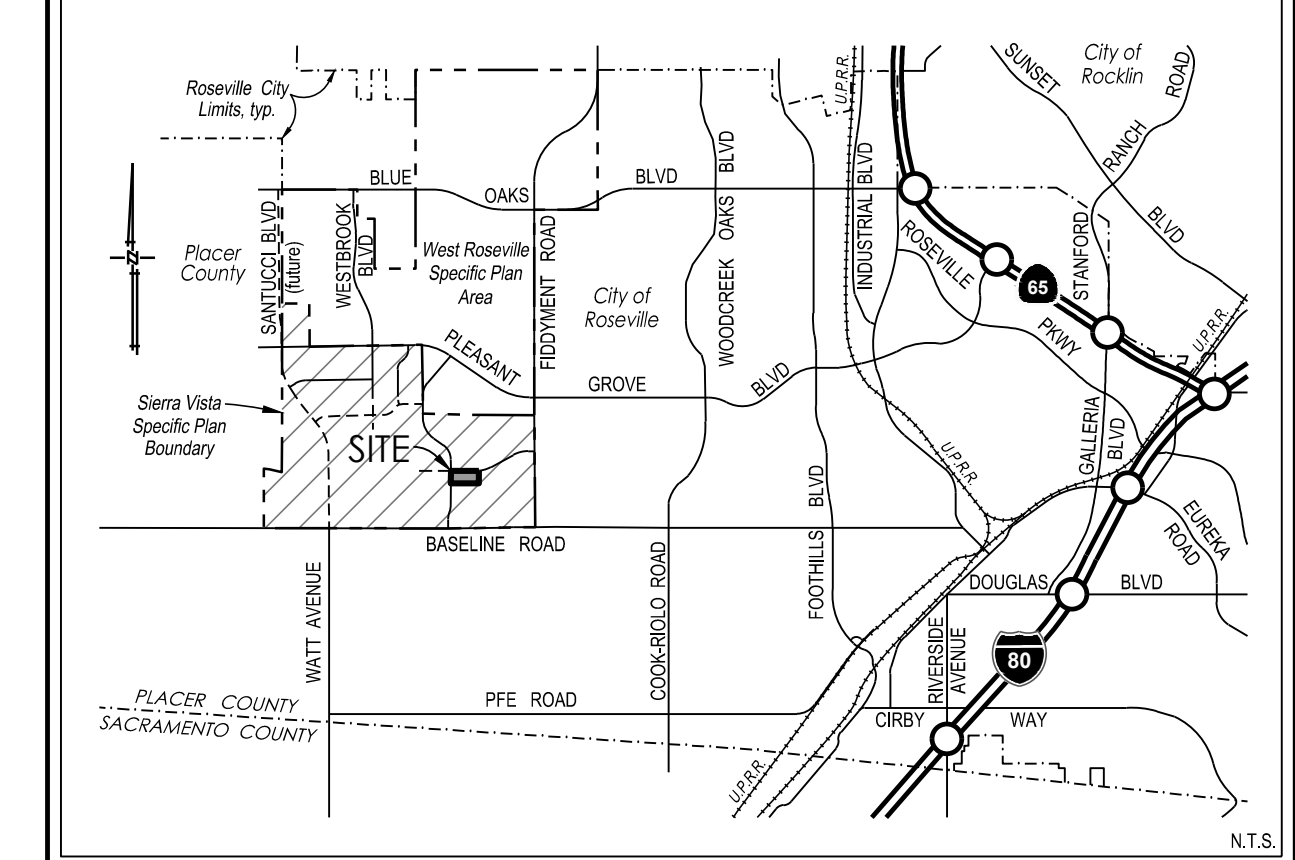
APPLICANT:	DF Properties, Inc. 2013 Opportunity Drive, Suite 140 Roseville, CA 95678
ENGINEER:	Mackay & Soms Civil Engineers, Inc. 1025 Creekside Ridge Drive, Suite 150 Roseville, CA 95678 916-773-1189
SITE ADDRESS:	1601 Vista Grande Blvd. Roseville, CA 95747
ASSESSOR'S PARCEL NUMBER:	A portion of 498-010-017
SITE AREA:	15.61 ± AC.
GENERAL PLAN LAND USE:	Existing: MDR & OS (Paseo) Proposed: MDR & OS (Paseo)
ZONING:	Existing: RS/DS & OS Proposed: RS/DS & OS
NUMBER OF LOTS/PARCELS:	112 TOTAL LOTS 103 MDR Lots 2 OS Paseo Lots 2 ROW/Landscape Corridor Lots 5 Landscape Lots
SERVICE PROVIDERS:	Parks & Recreation: City of Roseville Police & Fire Protection: City of Roseville Sanitary Sewer: City of Roseville Potable & Recycled Water: City of Roseville Electricity: City of Roseville Telephone: Consolidated Communications Gas: PG&E Cable: Comcast/Consolidated Communications Storm Drainage: City of Roseville Schools: Roseville City School District Roseville Joint Union High School District

PARCEL SUMMARY

Parcel	Acres	Units	Lot Size (typ)
DF-20 (Residential Lots)	13.77 ac.	103 du	45' x 90'
DF-70A (Paseo/Open Space)	0.08 ac.		
DF-70B (Paseo/Open Space)	0.27 ac.		
subtotal	14.12 ac.	103 du	
Right of Way & Landscape Lots			
DF-100A (Landscape Corridor)	0.60 ac.		
DF-100B (Landscape Corridor)	0.27 ac.		
LS-1-5	0.62 ac.		
subtotal	1.49 ac.		
TOTAL	15.61 ac.	103 du	

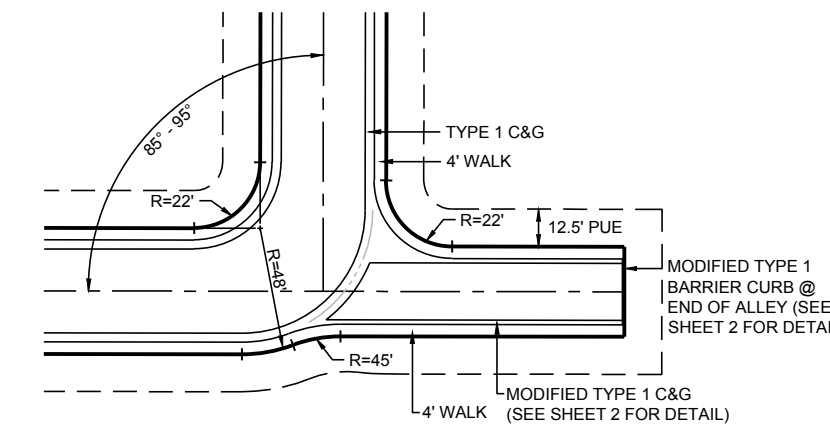
Parcel	Sq. Ft. (ac.)
LS-1	4,601 sf
LS-2	4,677 sf
LS-3	13,120 sf
LS-4	1,693 sf
LS-5	2,647 sf
TOTAL	26,738.6 sf (0.62 ac.)

VICINITY MAP

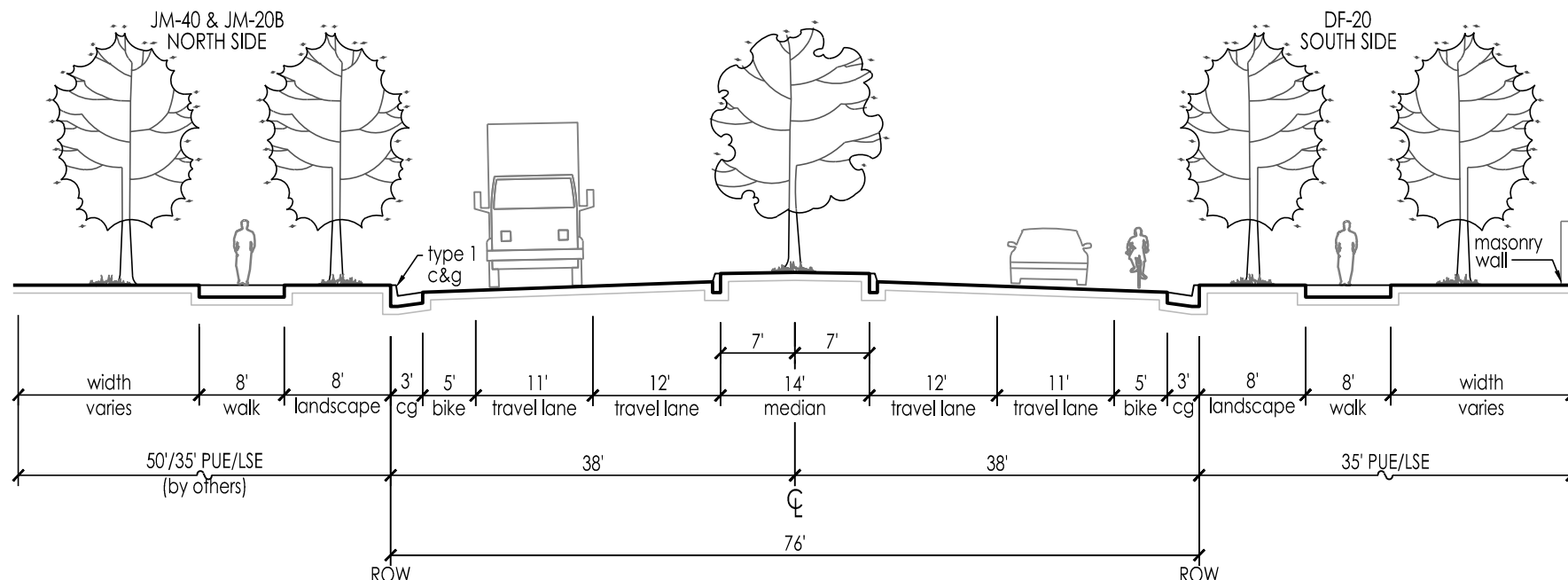


ABBREVIATION KEY

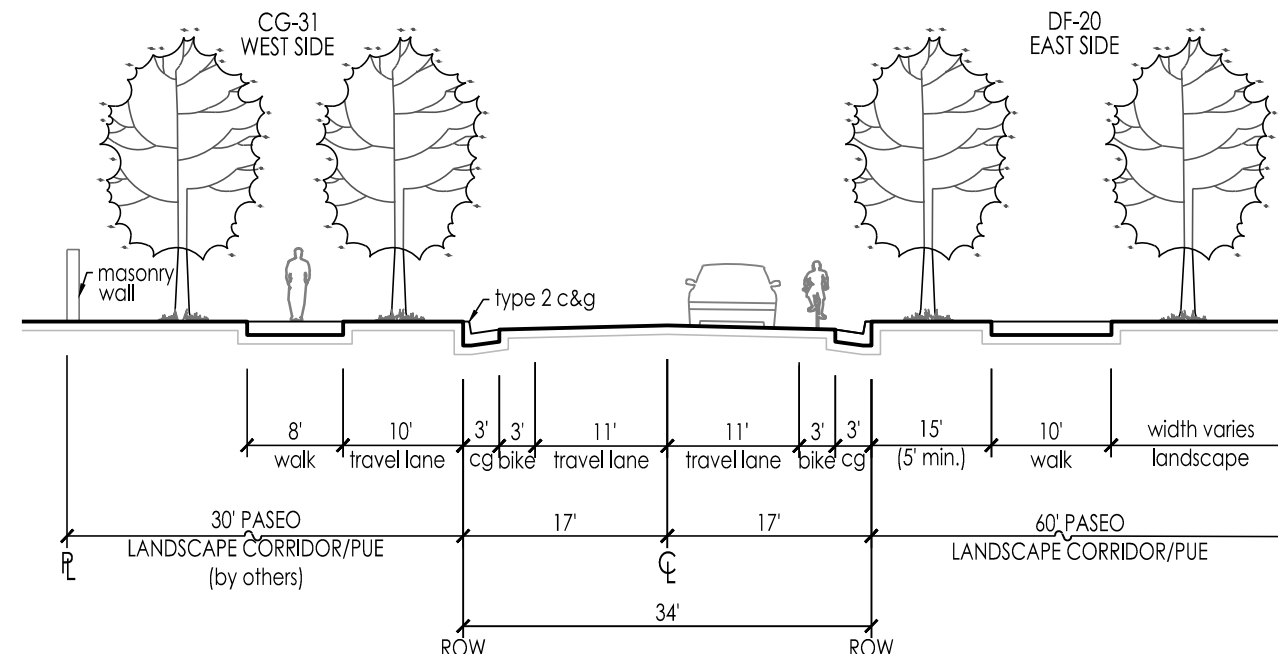
PUE	Public Utility Easement
LS-	Landscape Lot
LSE	Landscape Easement
ROW	Right of Way
CG	Curb and Gutter
ℓ	Property Line



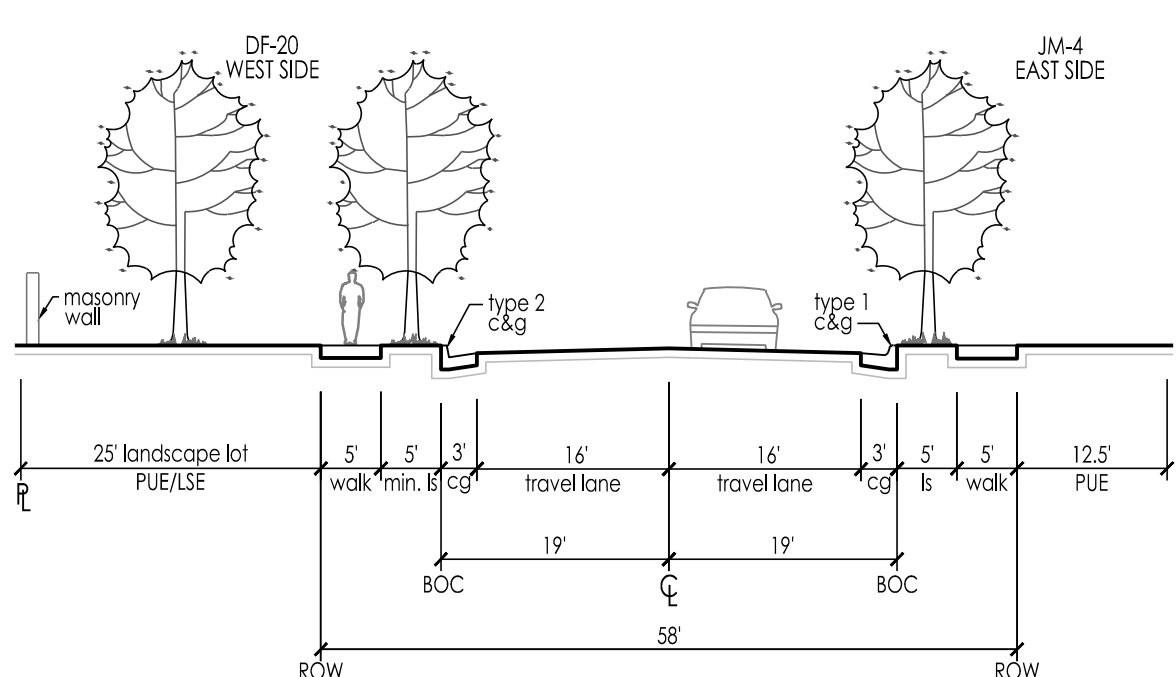
MODIFIED ELBOW
TYPICAL ELBOW @ ALLEY
n.t.s.



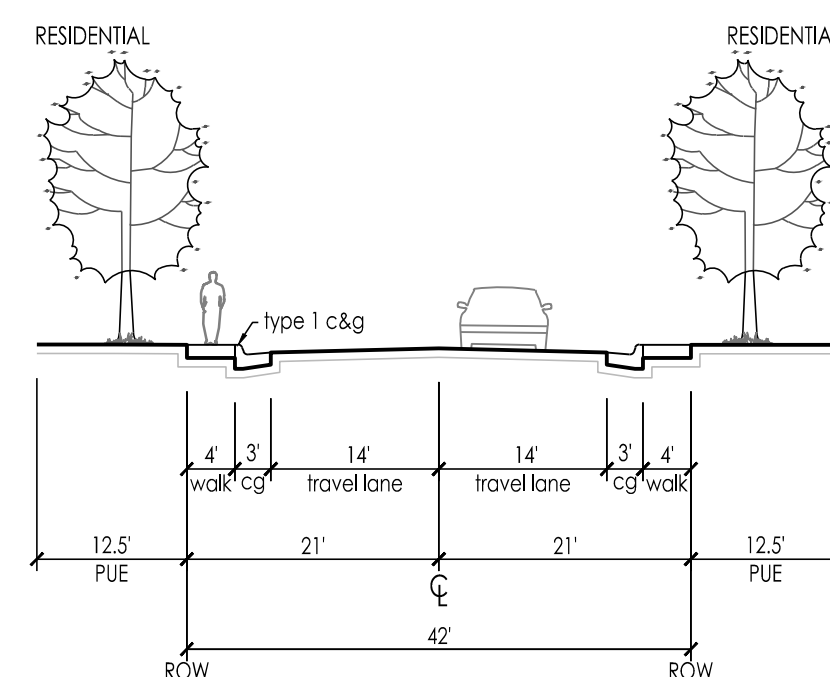
A VISTA GRANDE BOULEVARD
4-LANE ARTERIAL
n.t.s.



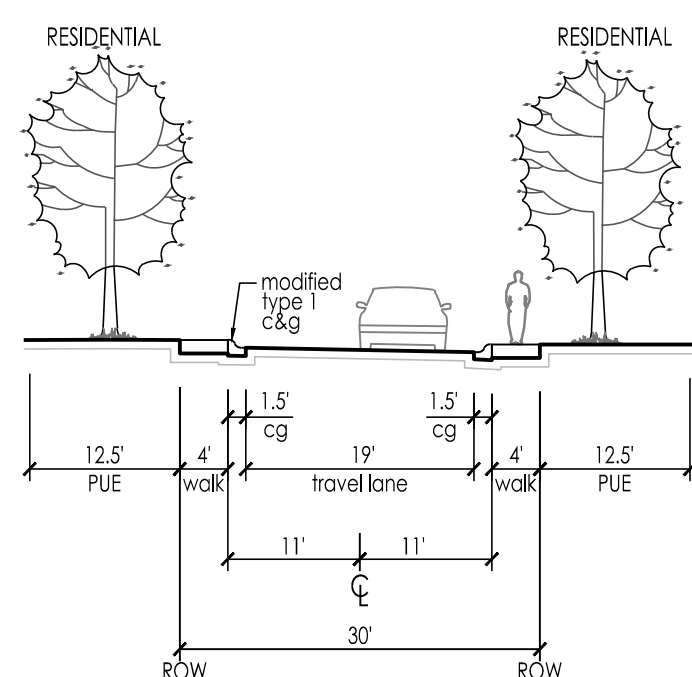
B MARKET STREET
MODIFIED COLLECTOR WITH PASEO
n.t.s.



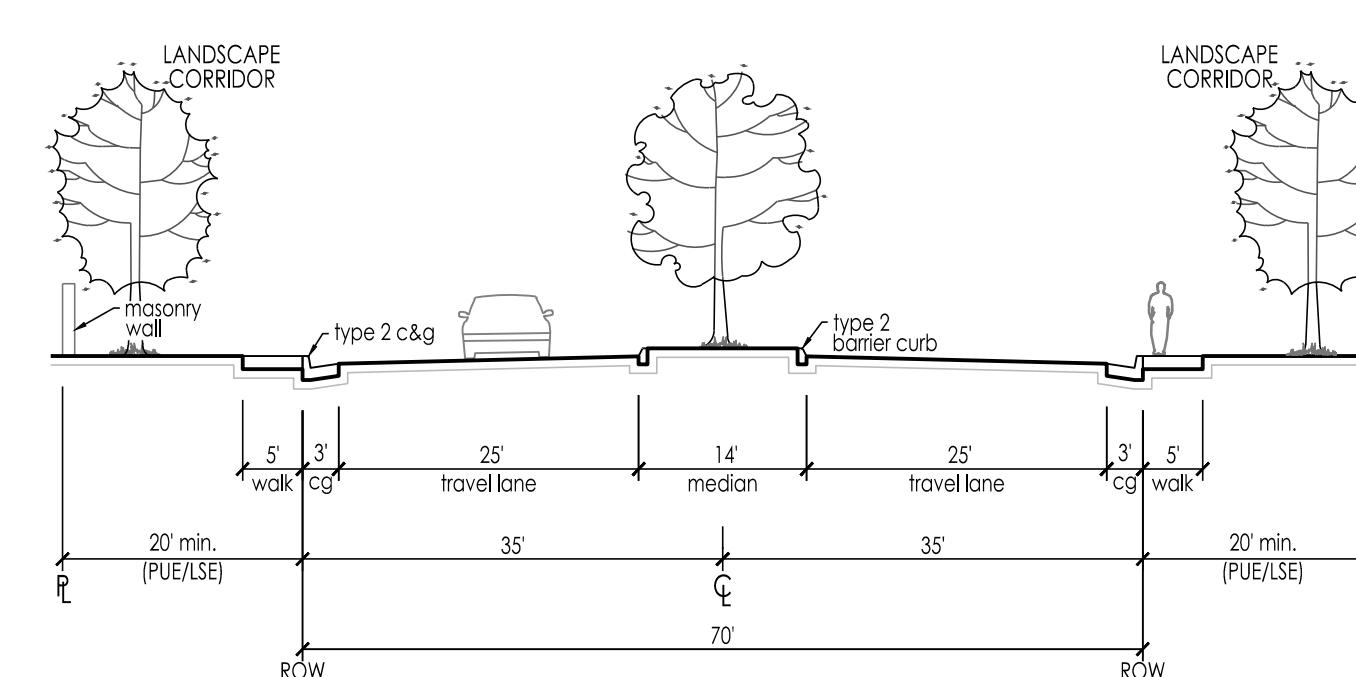
C BRAMBLEWOOD DRIVE
PRIMARY RESIDENTIAL STREET W/ SEPARATED WALK
n.t.s.



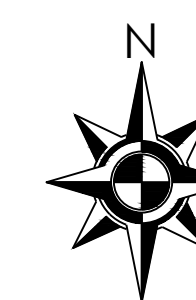
D MINOR RESIDENTIAL STREET
42' ROW
n.t.s.



E RESIDENTIAL ALLEY
30' ROW
n.t.s.



F RESIDENTIAL ENTRY
CITY OF ROSEVILLE STANDARD ST-26
n.t.s.



0 50 100 200
SCALE: 1"=100'

COVER SHEET TENTATIVE SUBDIVISION MAP PARCEL DF-20

a portion of the Sierra Vista Specific Plan
Roseville, CA August 20, 2020

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS