

**VILLAGE ANALYSIS:**

VILLAGE	LAND USE	ZONING	ACRES	UNITS	MIN. LOT SIZE	CUT / FILL	DENSITY
JM-40	MDR (Residential)	RS/DS	5.6 (4.6 NET)	35	45x80'	0.000 / 0.000	7.6 (NET)

Tentative Subdivision Map No. 4 of The Villages at Sierra Vista:

# VILLAGE JM-40

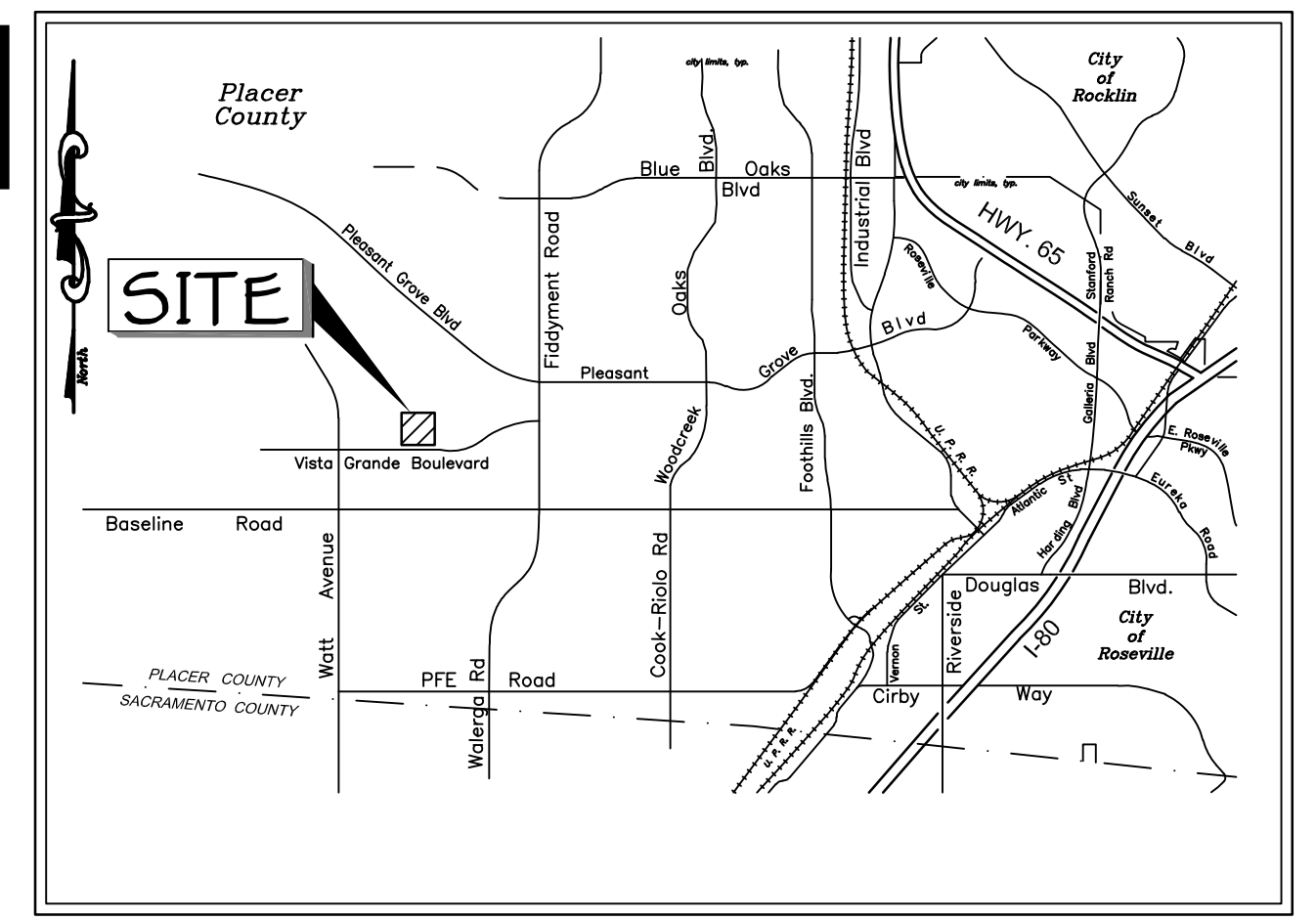
## A PORTION OF SECTIONS 35 AND 36, T. 11 N., R. 5 E., M.D.M.

City of Roseville, State of California  
Scale 1" = 100' May 2020

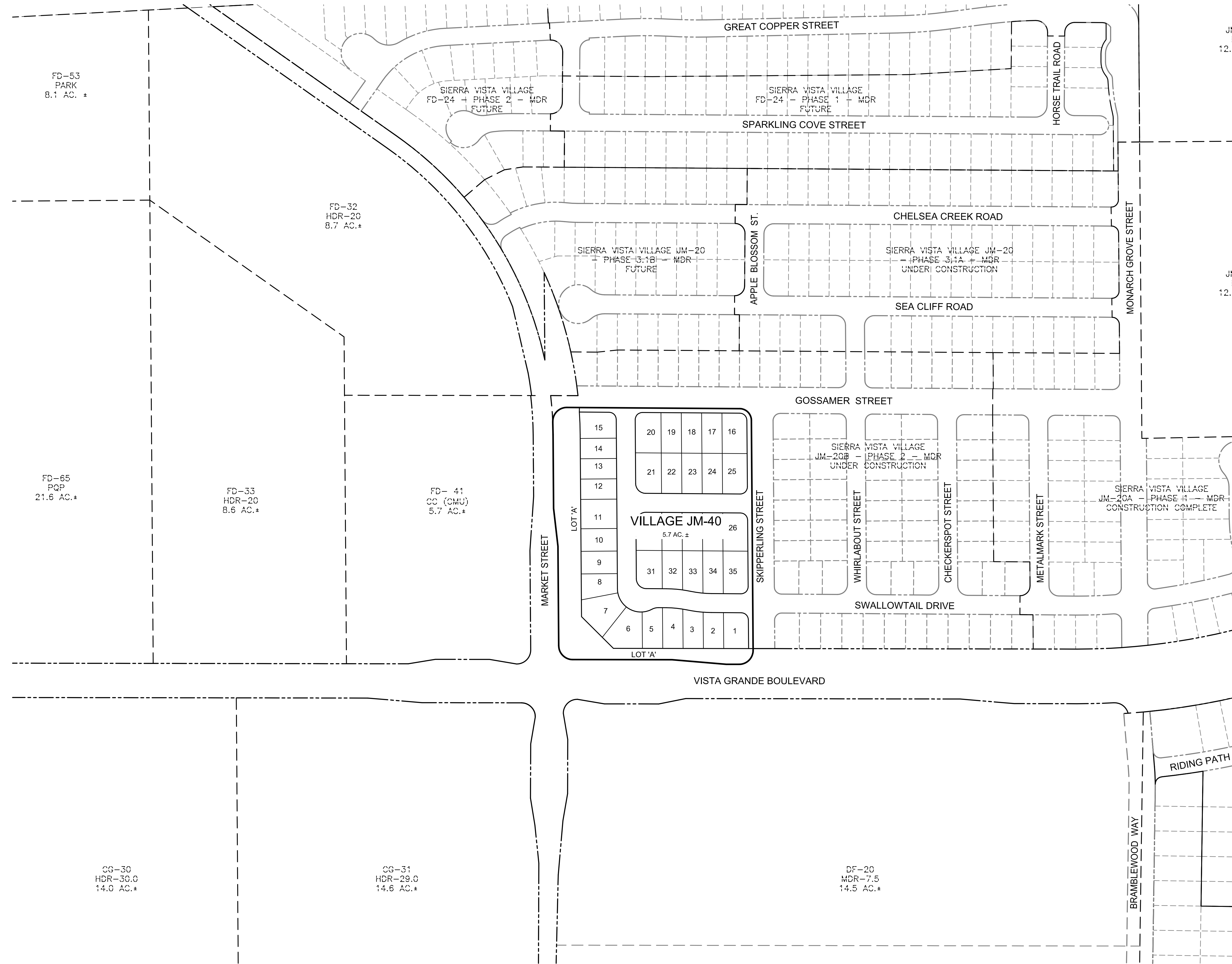
Sheet 1 of 3

Project Address - 1690 Vista Grande Boulevard  
File No. - PL20-0103

# PC EXHIBIT H



VICINITY MAP



**OWNERS:**  
MOURIER INVESTMENTS, LLC  
1430 BLUE OAKS BOULEVARD, SUITE 190  
ROSEVILLE, CA 95747  
PH. (916) 969-2842

**DEVELOPER:**  
JOHN MOURIER CONSTRUCTION, INC.  
1430 BLUE OAKS BOULEVARD, SUITE 190  
ROSEVILLE, CA 95747  
PH. (916) 969-2842

**ENGINEER:**  
BAKER-WILLIAMS ENGINEERING GROUP  
6020 RUTLAND DRIVE, SUITE 19  
CARMICHAEL, CALIFORNIA 95608  
PH. (916) 331-4336

**ASSESSOR'S PARCEL NUMBER:**  
498-010-024 AND 498-010-034

**ACREAGE:**  
16.0 ACRES ±

**PROPOSED IMPROVEMENTS:**  
AS REQUIRED BY THE CITY OF ROSEVILLE  
DEPARTMENT OF PUBLIC WORKS

**EXISTING USE:**  
VACANT LAND

**SEWER:**  
CITY OF ROSEVILLE

**WATER SUPPLY:**  
CITY OF ROSEVILLE

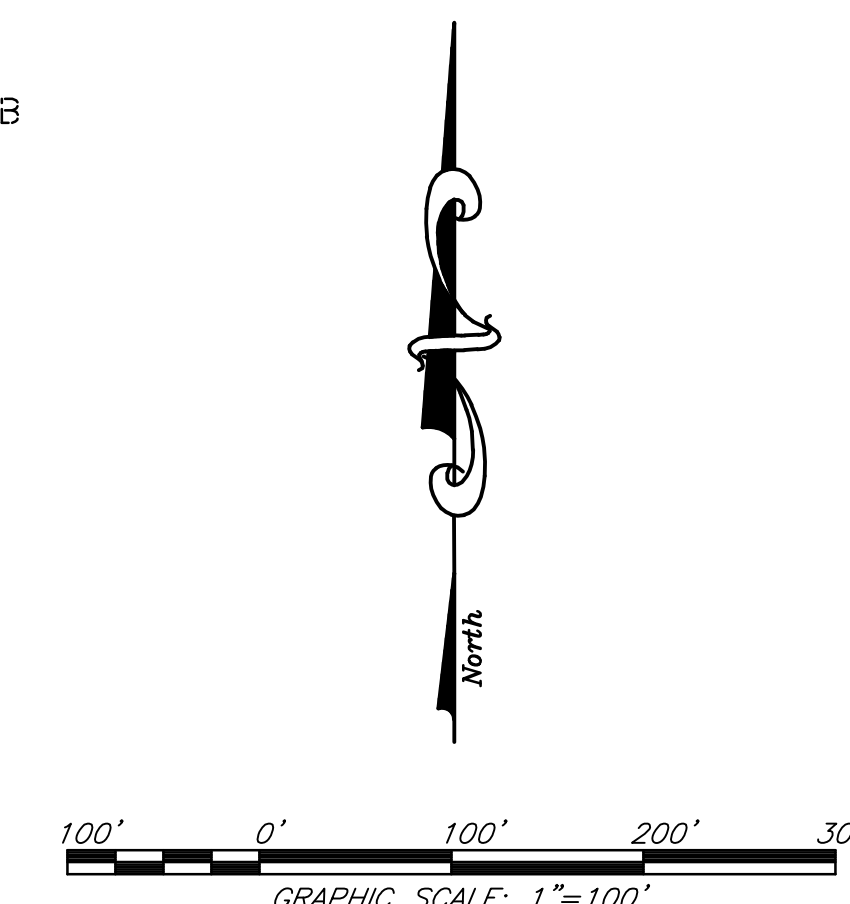
**DRAINAGE:**  
CITY OF ROSEVILLE

**FIRE PROTECTION:**  
CITY OF ROSEVILLE

**SCHOOL DISTRICT:**  
ROSEVILLE SCHOOL DISTRICT

**PARK DISTRICT:**  
ROSEVILLE PARKS DISTRICT

GRADING LEGEND		
NAME	EXISTING	PROPOSED
MANHOLE	○	●
SANITARY SEWER PIPE	---(18" S.S.)---	---(18" S.S.)---
STORM DRAIN PIPE	---(18" S.D.)---	---(18" S.D.)---
WATER PIPE	---(12" W.)---	---(12" W.)---
DROP INLET	□	■
FIRE HYDRANT	⊕	⊕
MASONRY RETAINING WALL	---	---
SWALE	---	---
CONTOUR	~20'	~20'
EDGE OF PAVEMENT	---	---
CURB, GUTTER & SIDEWALK	---	---
RIGHT-OF-WAY	---R/W---	---R/W---
CENTER LINE	---	---
PROPERTY LINE	---	---
SLOPE BANK	Y Y Y	Y Y Y
TOP BACK OF WALK ELEVATION	178.0	178.0
SPOT ELEVATION	222.0	222.0
PAV GRADE	221.0	221.0
DRAINAGE DIRECTION FLOW	→	→



**JMC HOMES**

JOHN MOURIER CONSTRUCTION INC.  
1430 Blue Oaks Blvd. Ste 190  
Roseville, Ca 95747-7143  
Office: 916-782-8879 Fax: 916-960-5322  
CALIFORNIA LIC. 613004 B

**LAND USE ANALYSIS:**

PARCEL	EXISTING GENERAL PLAN LAND USE	PROPOSED GENERAL PLAN	EXISTING ZONING	PROPOSED ZONING	ACRES/SPECIFIC PLAN	ACRES/TENTATIVE MAP	ALLOCATED UNITS	PROPOSED UNITS	AVAILABLE UNITS	DENSITY/SPECIFIC PLAN	DENSITY/TENTATIVE MAP
JM-40	CC(CMU)	MDR (Residential)	40	35	5.7	5.6 (4.6 NET)	40	35	45	7.1	7.8 (NET)
JM-30	HDR	HDR	HDR-21.2	HDR-21.8	7.6	7.6	199	199	0	21.2	23.4
TOTALS					13.2	13.1	199	199	0		

**BW BAKER-WILLIAMS ENGINEERING GROUP**

Engineering | Surveying | Land Planning | Entitlement Processing | GPS Services  
6020 Rutland Drive, Suite 19 - Carmichael, CA 95608  
(916) 331-4336 - fax (916) 331-4430 - office@bwilliams.com

JOB NO. 16400410 - COVER SHEET

# VILLAGE JM-40

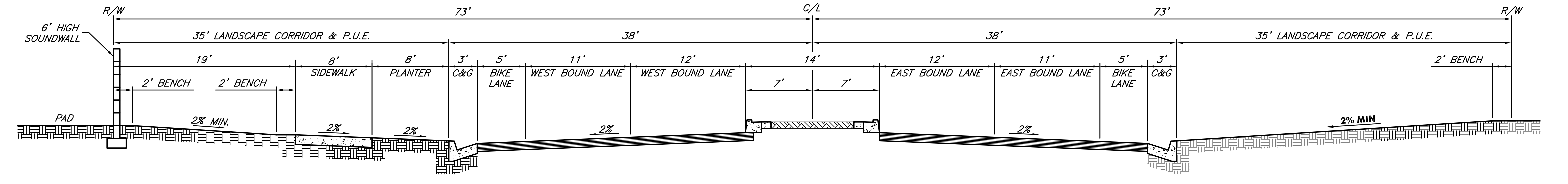
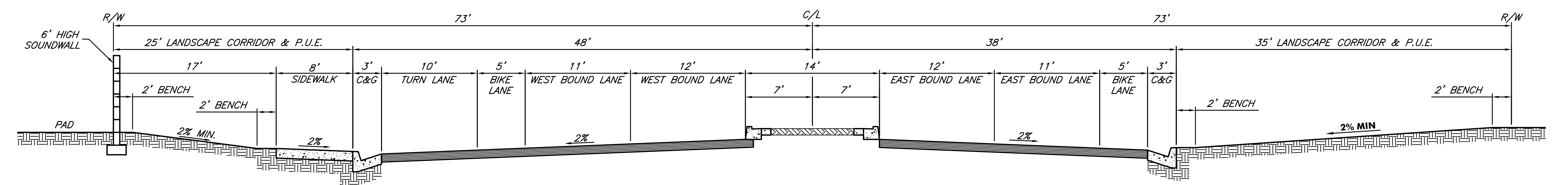
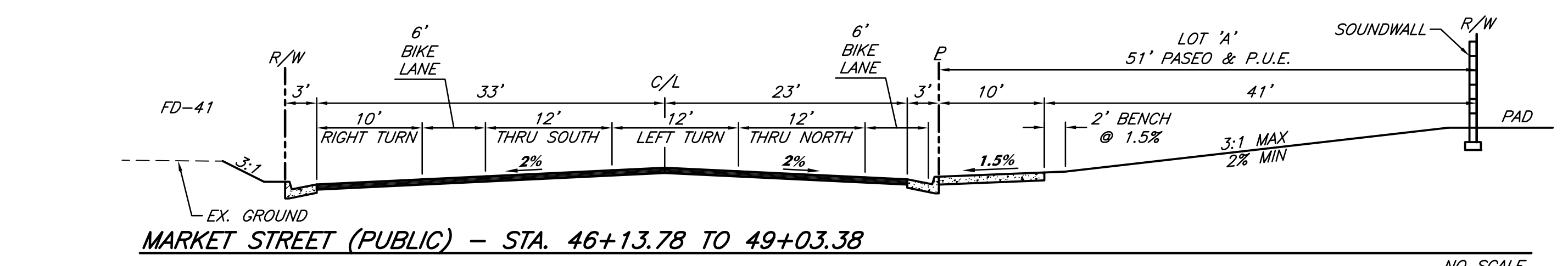
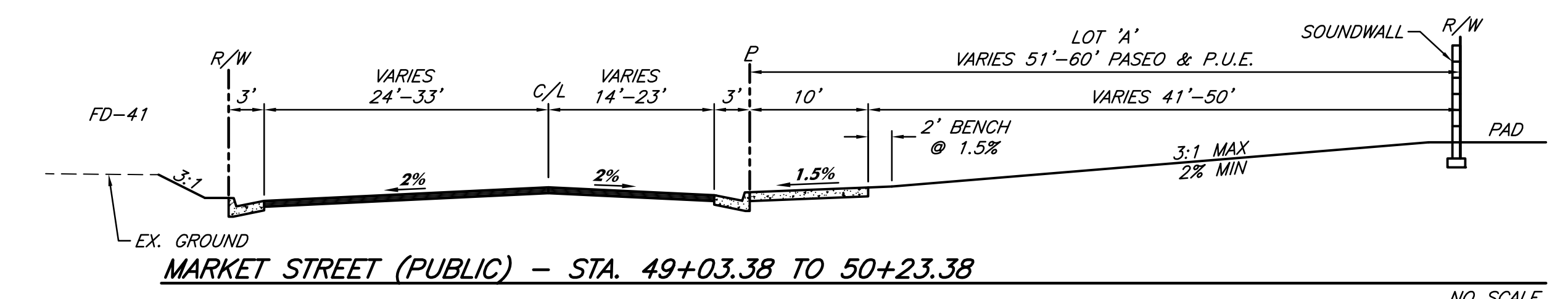
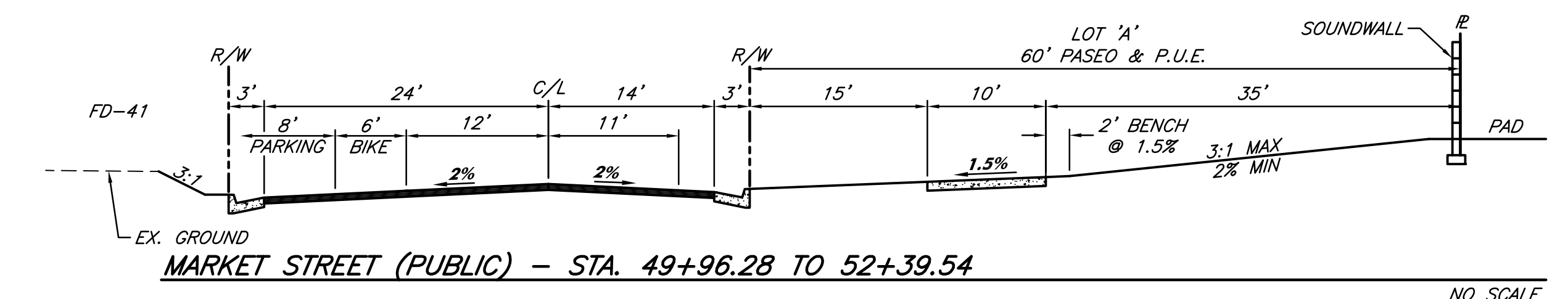
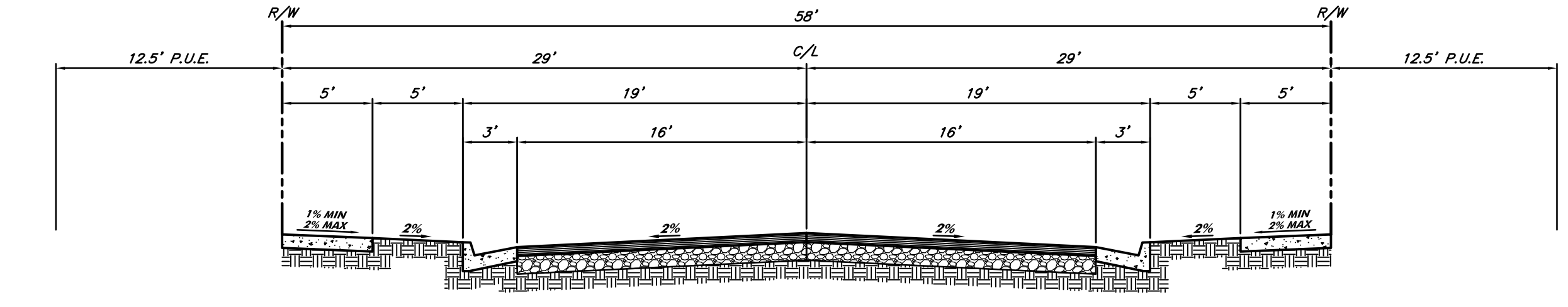
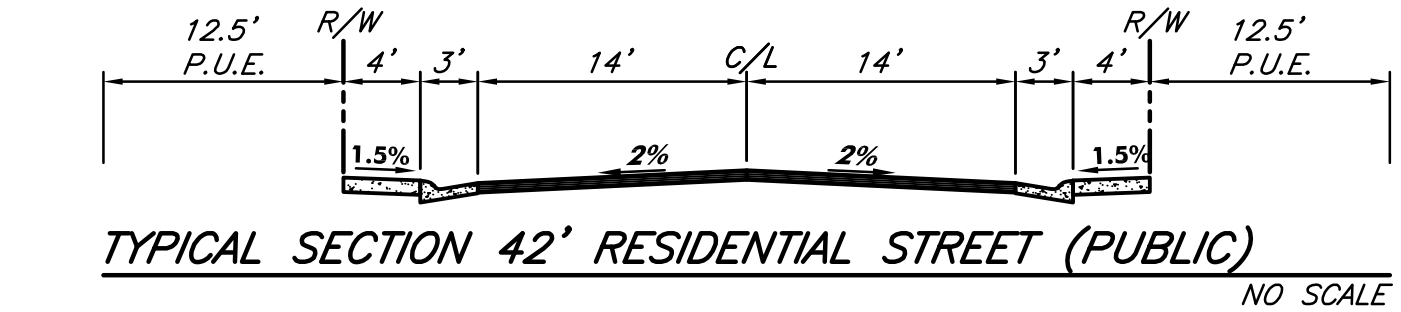
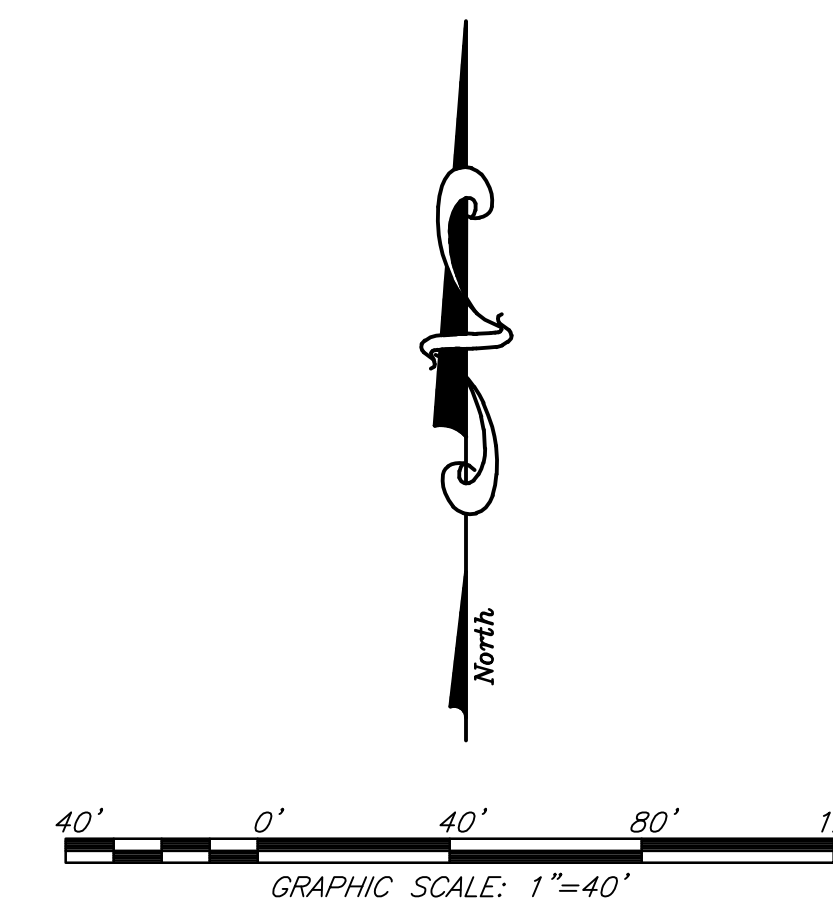
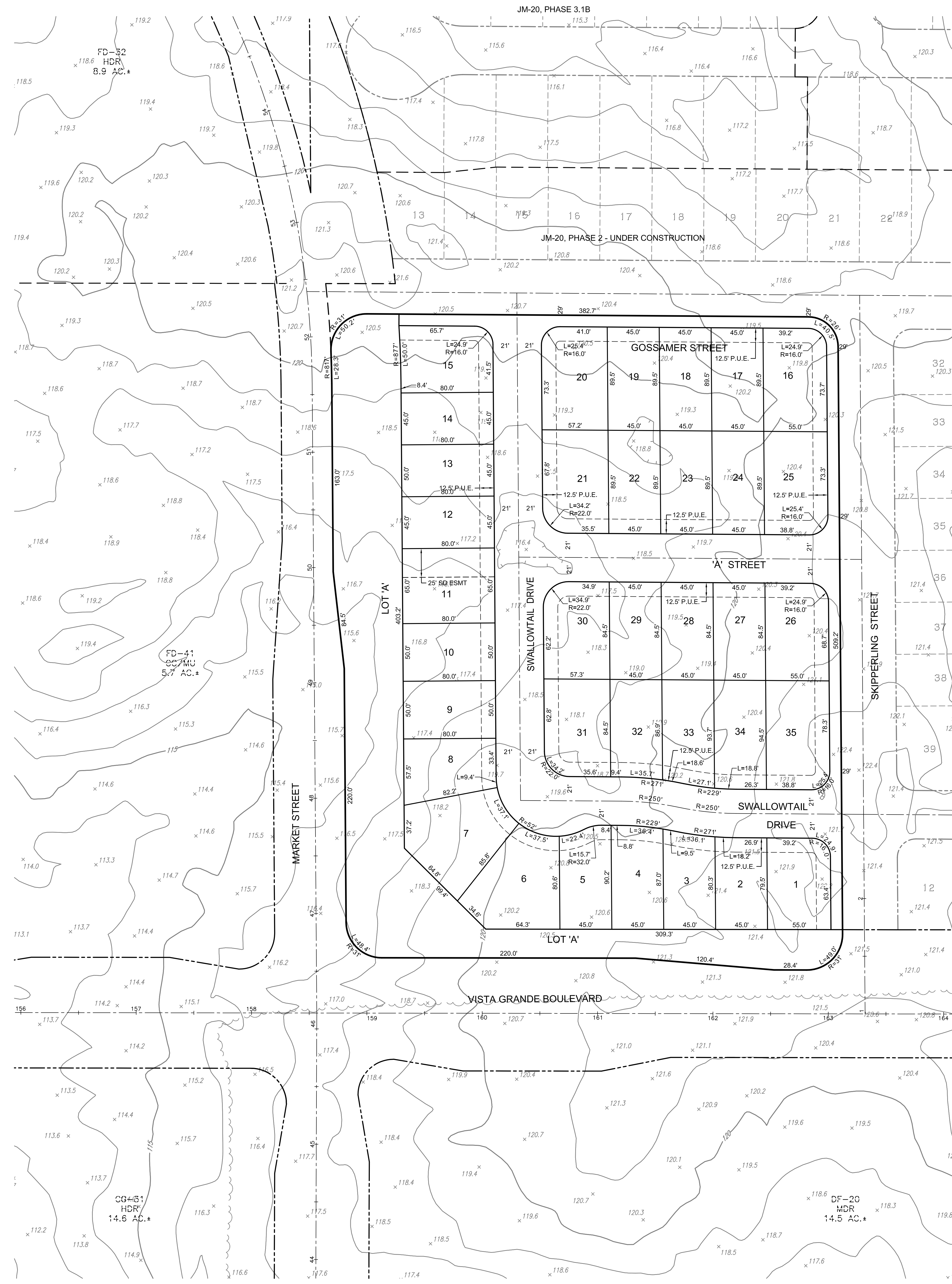
## A PORTION OF SECTIONS 35 AND 36, T. 11 N., R. 5 E., M.D.M.

City of Roseville,  
Scale 1" = 40'

State of California  
May 2020

Sheet 2 of 3

Project Address - 1690 Vista Grande Boulevard  
File No. - PL20-0103



**NOTES: LETTERED LOTS**  
 LOT A PUBLIC LANDSCAPE STRIP TO BE IRREVOCABLY OFFERED FOR DEDICATION IN FEE TO CITY OF ROSEVILLE.

# VILLAGE JM-40

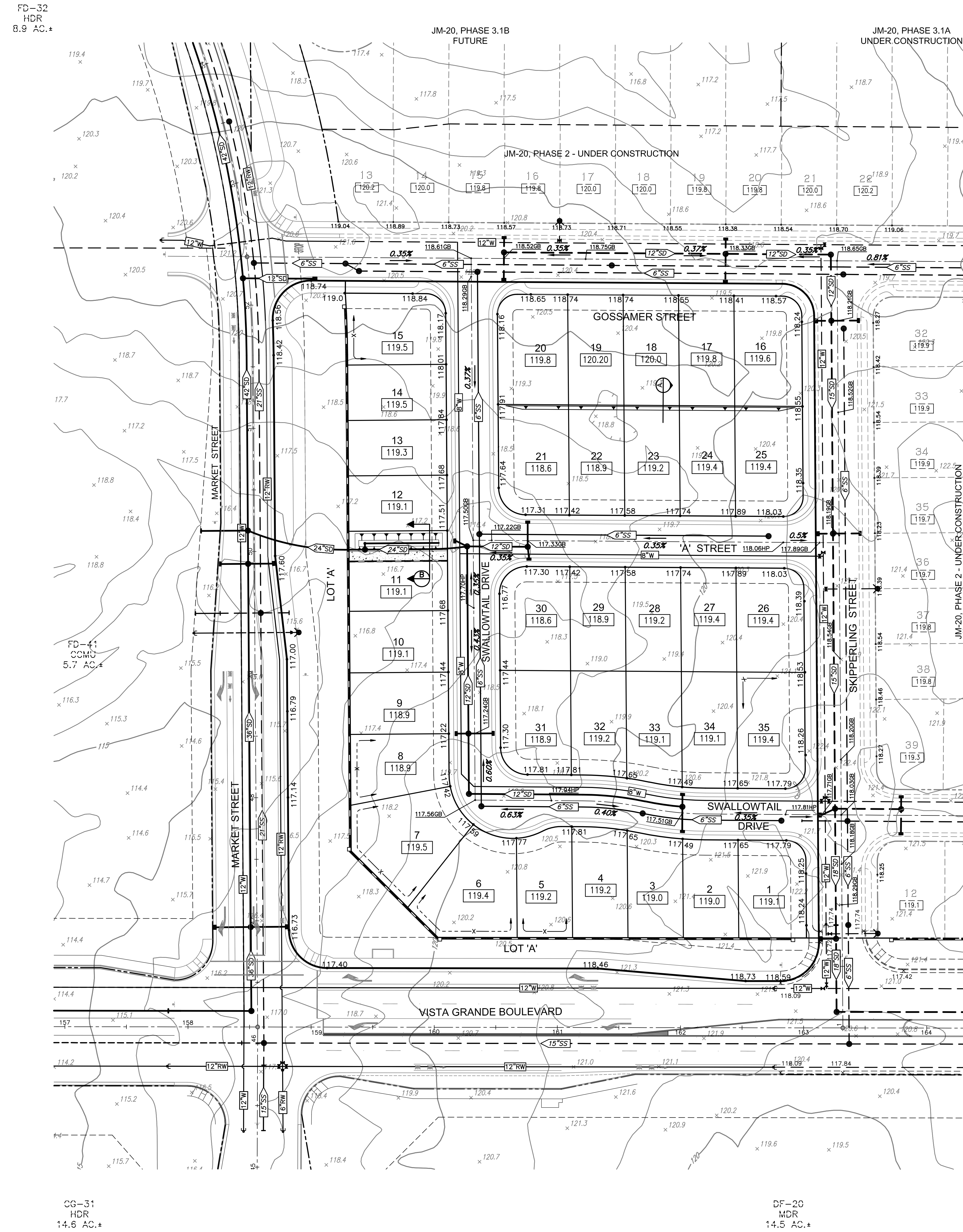
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Sheet 3 of 3

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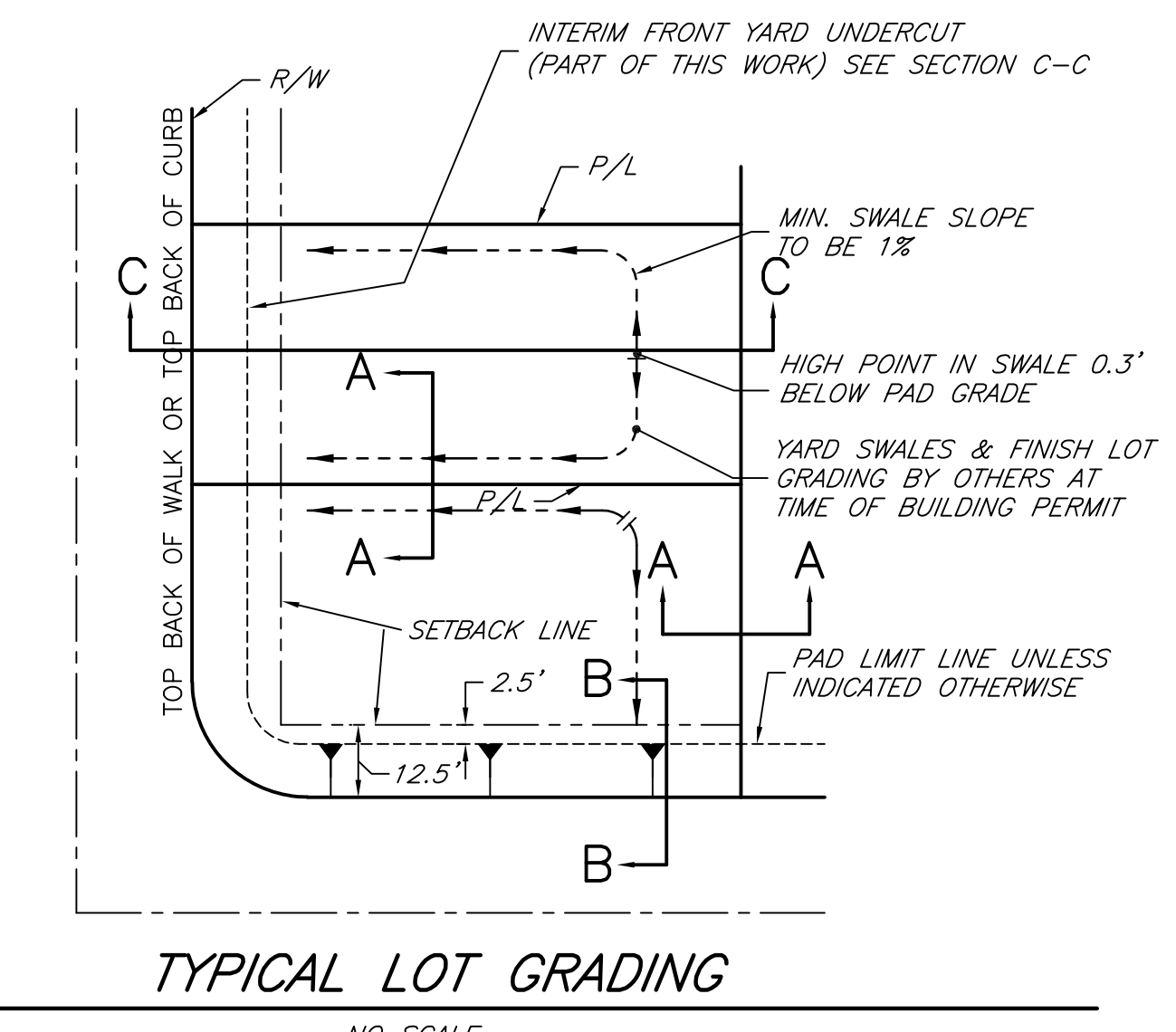
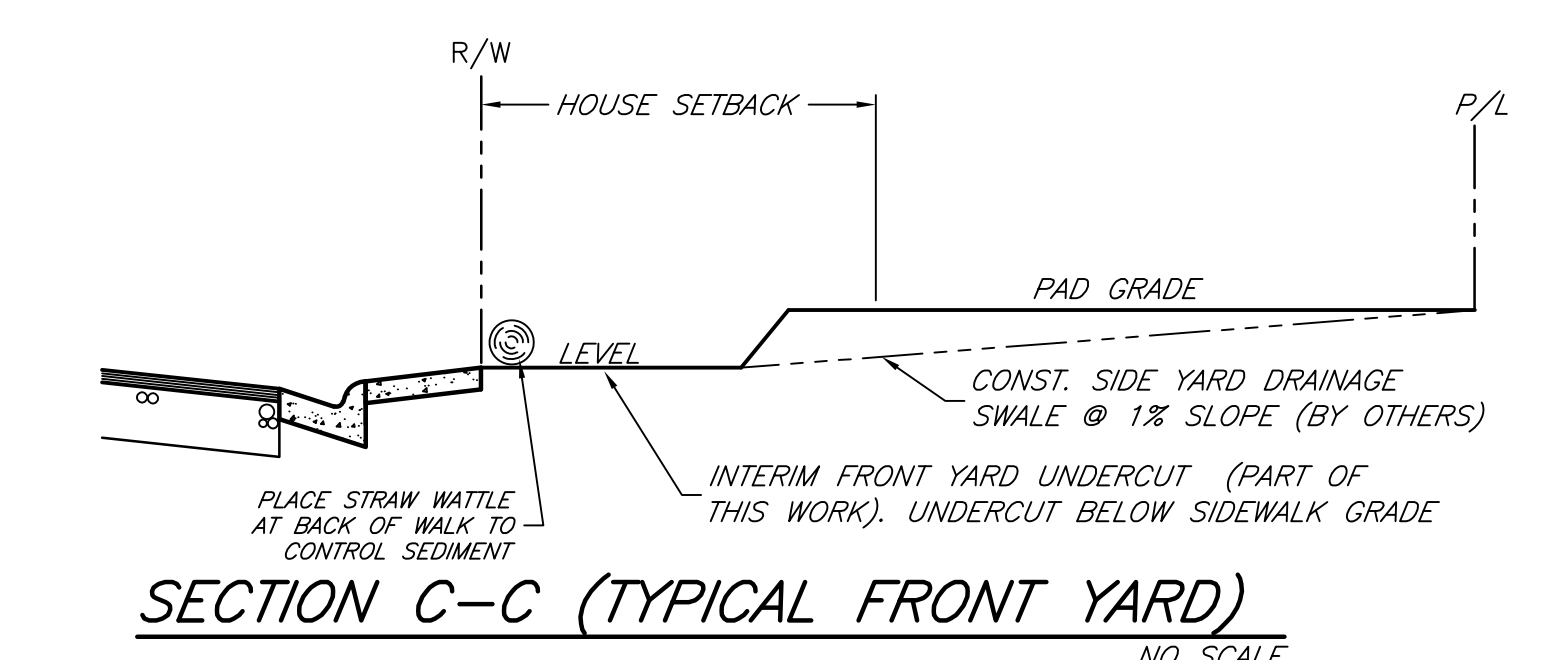
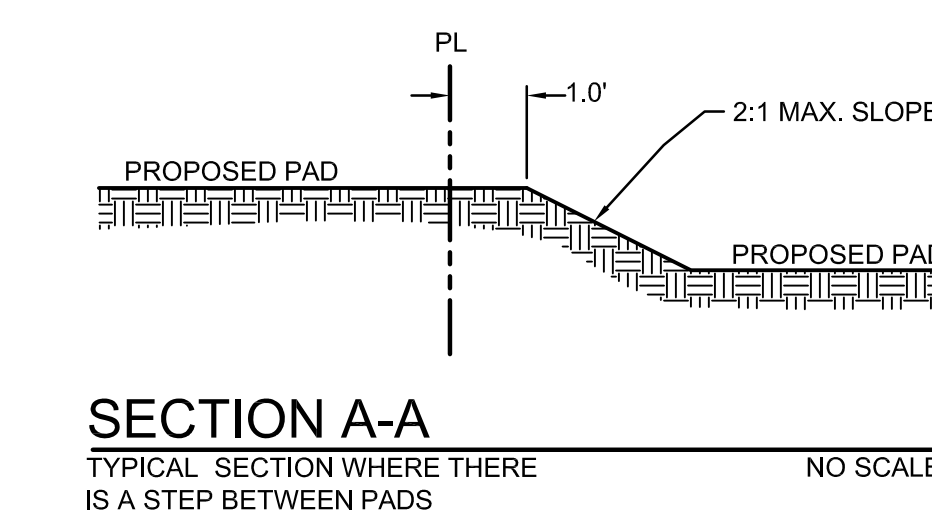
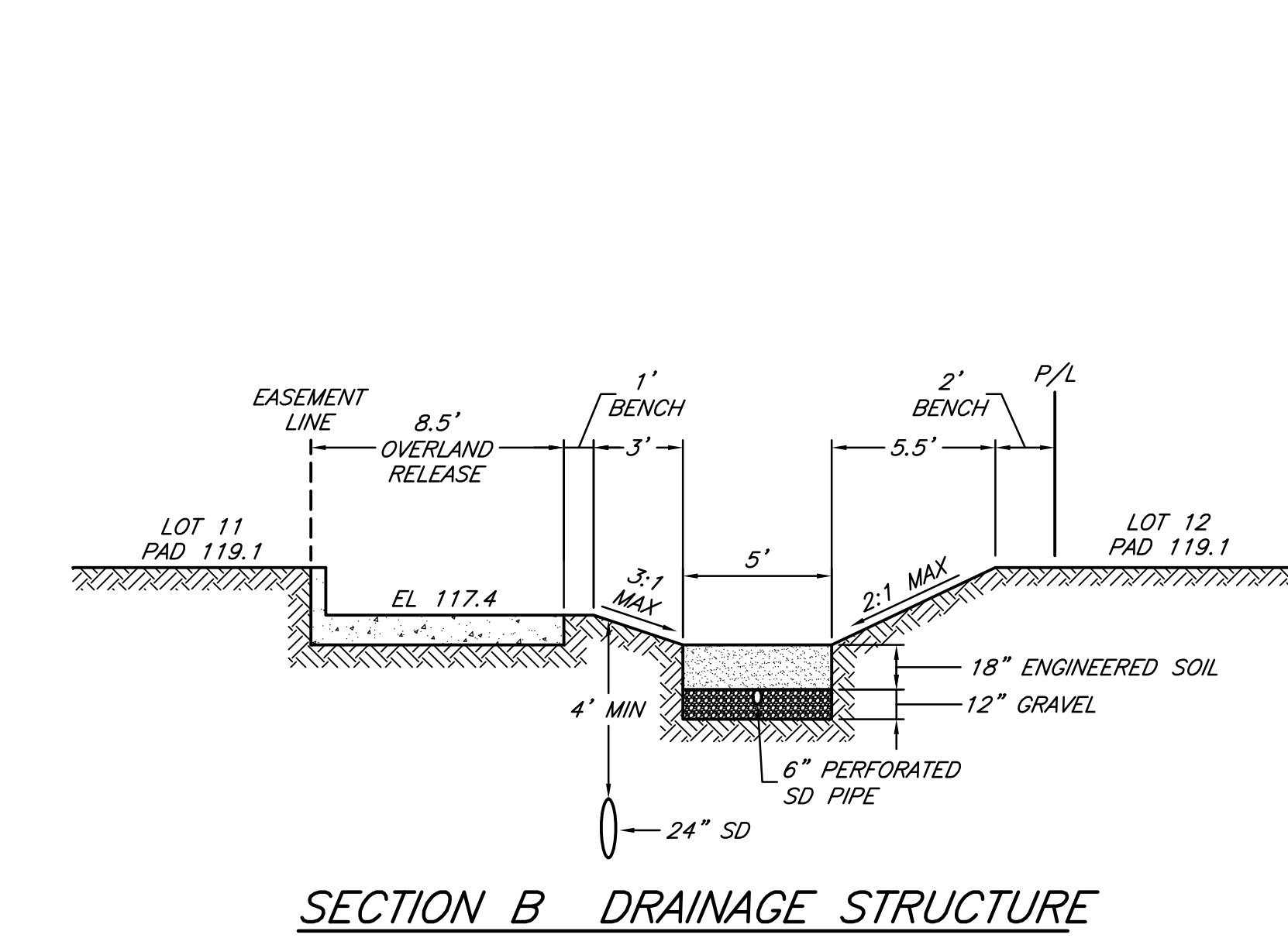
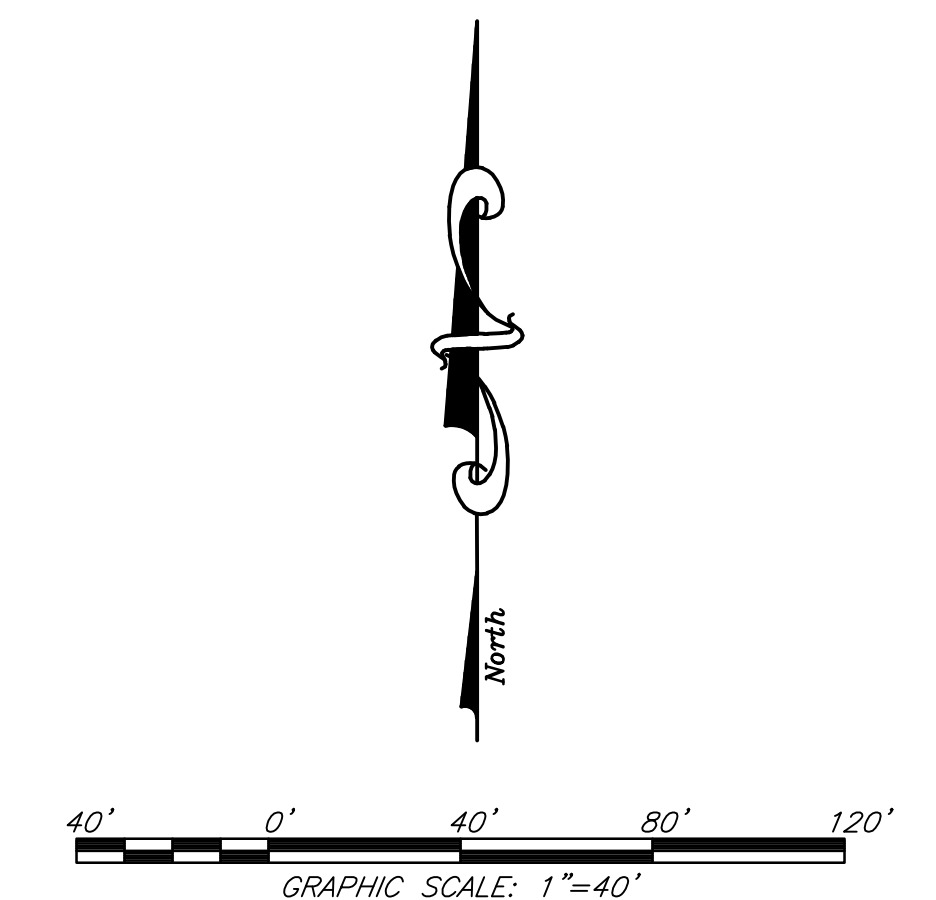


FD-32  
HDR  
8.9 AC.±

FD-41  
CCM2  
5.7 AC.±

CG-31  
HDR  
14.6 AC.±

CG-20  
HDR  
14.5 AC.±



- NOTES:
1. ALL UNUSED UTILITY STUBS SHALL BE ABANDONED PER CITY OF ROSEVILLE STANDARDS.
  2. IF NOT ALREADY CONSTRUCTED, MARKET STREET IMPROVEMENTS SHALL BE CONSTRUCTED FROM VISTA GRANDE BLVD. TO SIERRA GLEN DRIVE.

