

WB-50
PR
496-100-046-000

WB-60
ES
496-100-047-000

WB-4
LDR
EE-MAP-20

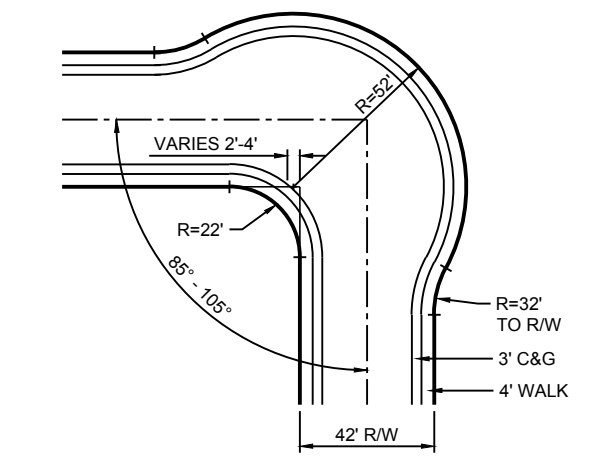
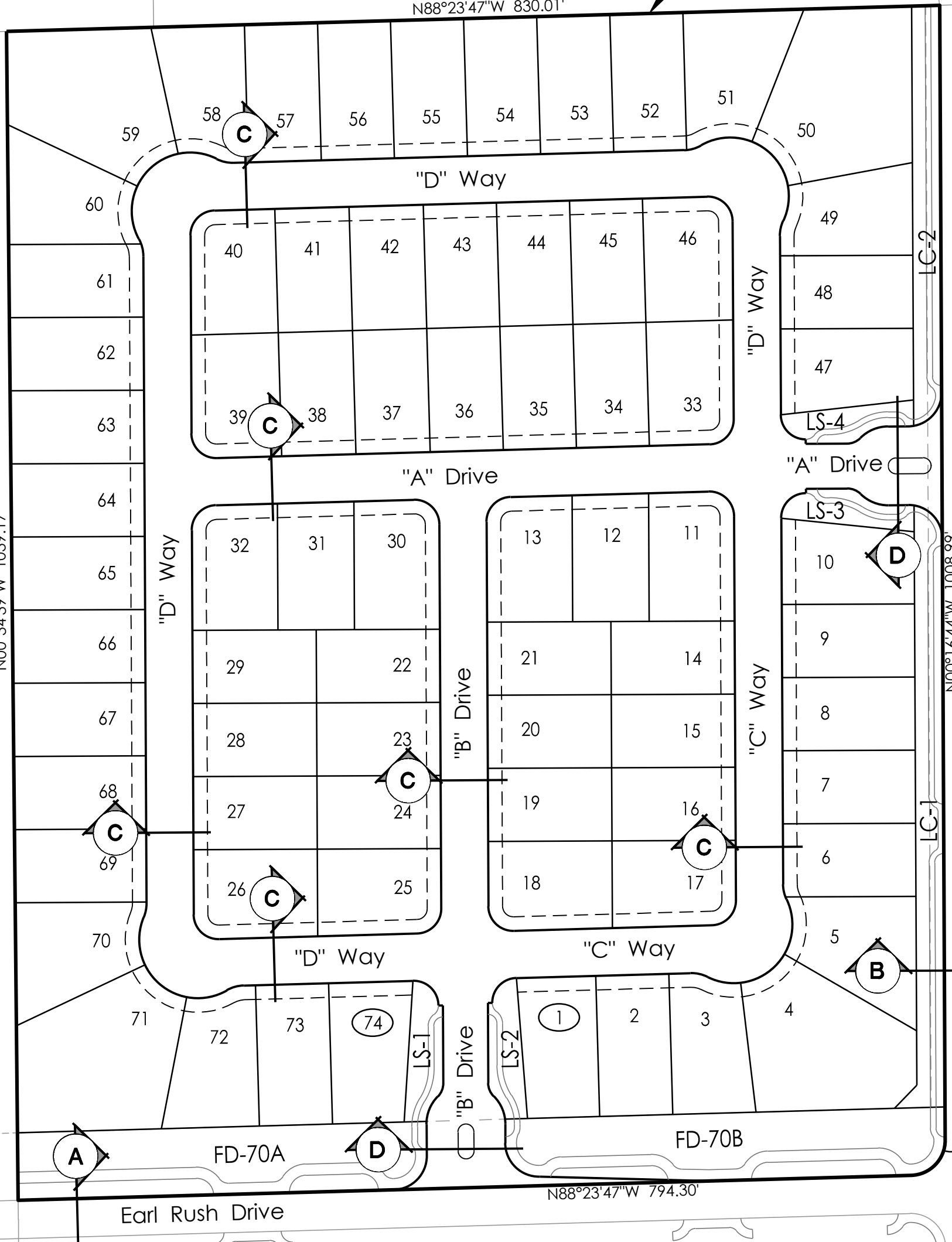
CO-1
LDR
499-010-025-000

FD-20
MDR
498-020-002-000
(APPROVED TENTATIVE MAP)

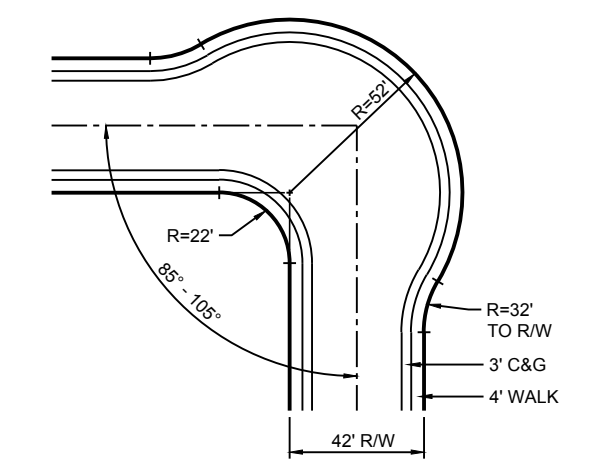
CO-22
MDR
498-010-024-000

FD-2
LDR
498-020-017-000

FD-21
MDR
498-020-016-000



MODIFIED ELBOW
n.i.s.



STANDARD ELBOW
(CITY OF ROSEVILLE STD. DWG ST-16)
n.i.s.

TENTATIVE MAP NOTES

- PROPERTY DESCRIPTION: Lot 1 in Book EE of Maps at Page 6, Placer County Records. 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 hereon 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 Earl Rush Drive (from the easterly boundary of Parcel FD-1 to Silver Spruce Drive) and Silver Spruce Drive (from the northerly boundary of Parcel FD-1 to Earl Rush Drive), as depicted on this Tentative Subdivision Map, shall be offered as IOD(s) to the City of Roseville with the corresponding phase at the time of each Final Map. (Refer to infrastructure phasing matrix for phasing of improvements.)
- Silver Spruce Drive is classified as a Primary Residential Street along its entire extent as shown on this Tentative Subdivision Map.
- Street sections are per the Sierra Vista Specific Plan (Chapter 6) and the Sierra Vista Design Guidelines (Appendix B), except as modified hereon.
- A minimum 12.5' Public Utility Easement (PUE) will be located adjacent to all rights-of-way unless otherwise noted.
- 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 FD-70A and FD-70B, ROW Lots LC-1 and LC-2, and Landscape Lots LS-1 through LS-4.
- Landscape corridor lots, paseo lots, and landscape lots are not to be counted as "lots" towards any future boundary line adjustment.
- Design and placement of entry signage and masonry walls to be consistent with previous phases of the Solaire project.
- Village may be a gated community, to be determined at the time of Improvement Plans.

PARCEL SUMMARY

Parcel Summary				Landscape Lot Summary	
Parcel	Acres	Units	Lot Size (typ)	Parcel	Sq. Ft. (ac.)
FD-1 (Residential Lots)	17.89 ac.	74 du	60' x 110'	LS-1	3,379.0 sf
FD-70A (Paseo/Open Space)	0.50 ac.			LS-2	3,340.0 sf
FD-70B (Paseo/Open Space)	0.51 ac.			LS-3	2,967.0 sf
				LS-4	2,967.0 sf
subtotal	18.90 ac.	74 du		TOTAL	12,653.0 sf (0.29 ac.)
Right of Way & Landscape Lots					
LC-1 (Landscape Corridor)	0.33 ac.				
LC-2 (Landscape Corridor)	0.21 ac.				
LS-1-4	0.29 ac.				
subtotal	0.83 ac.				
TOTAL	19.73 ac.	74 du			

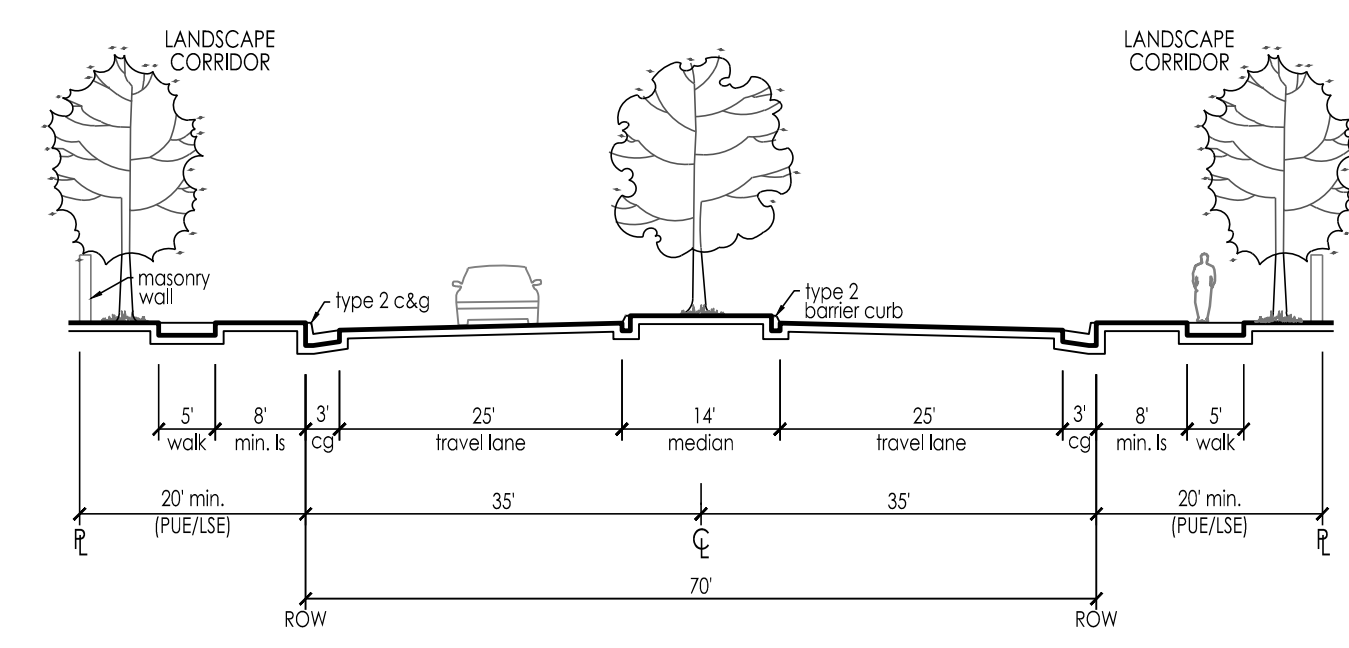
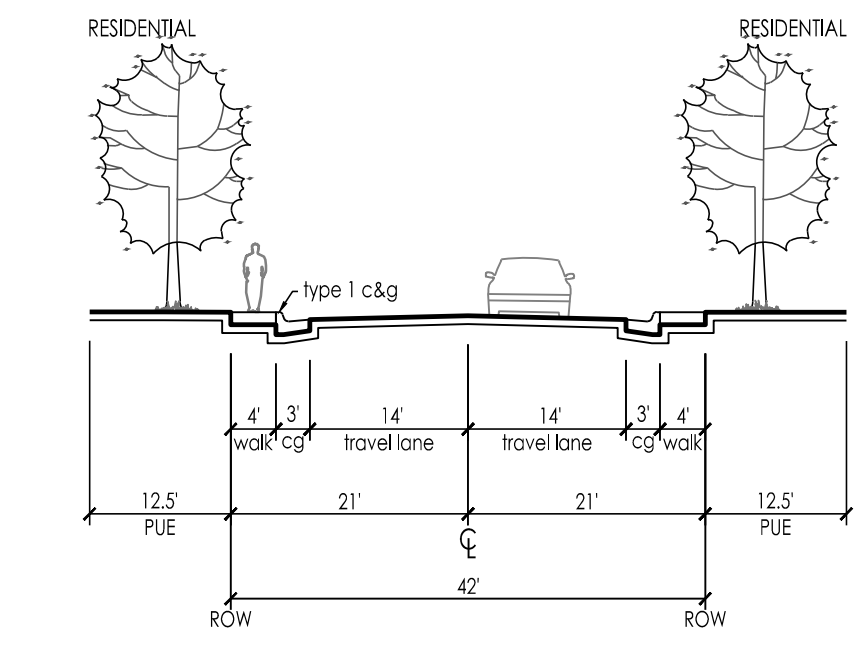
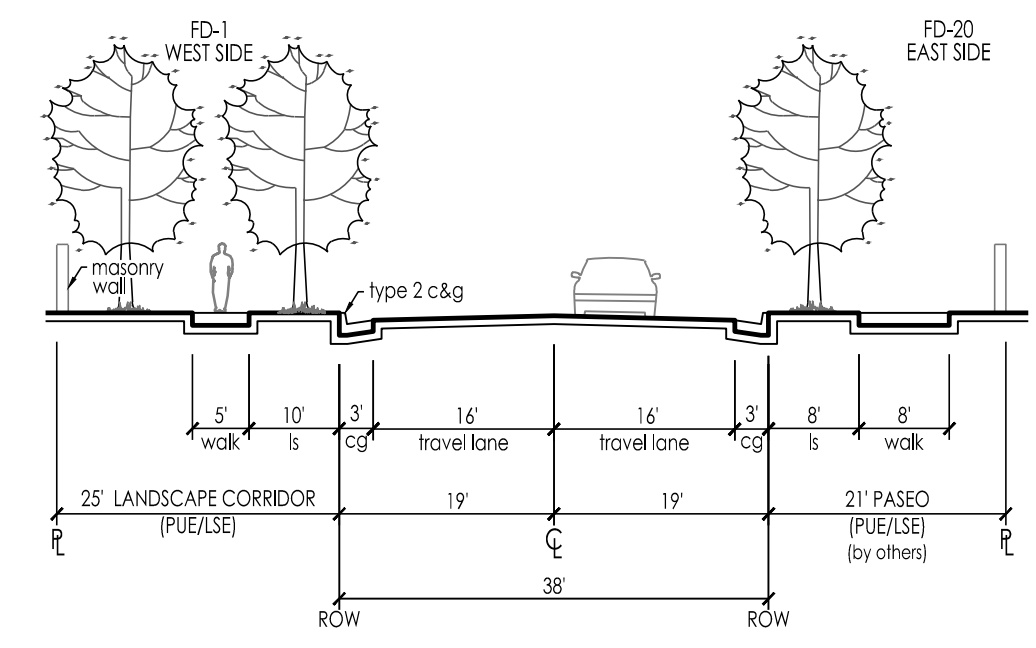
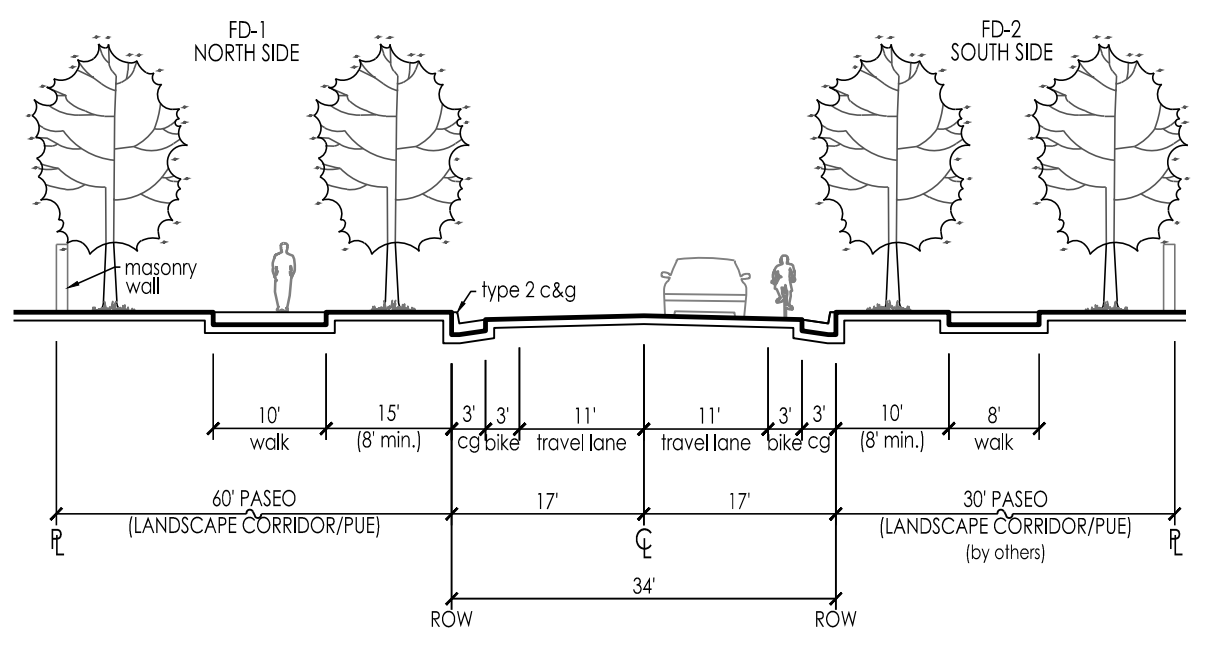
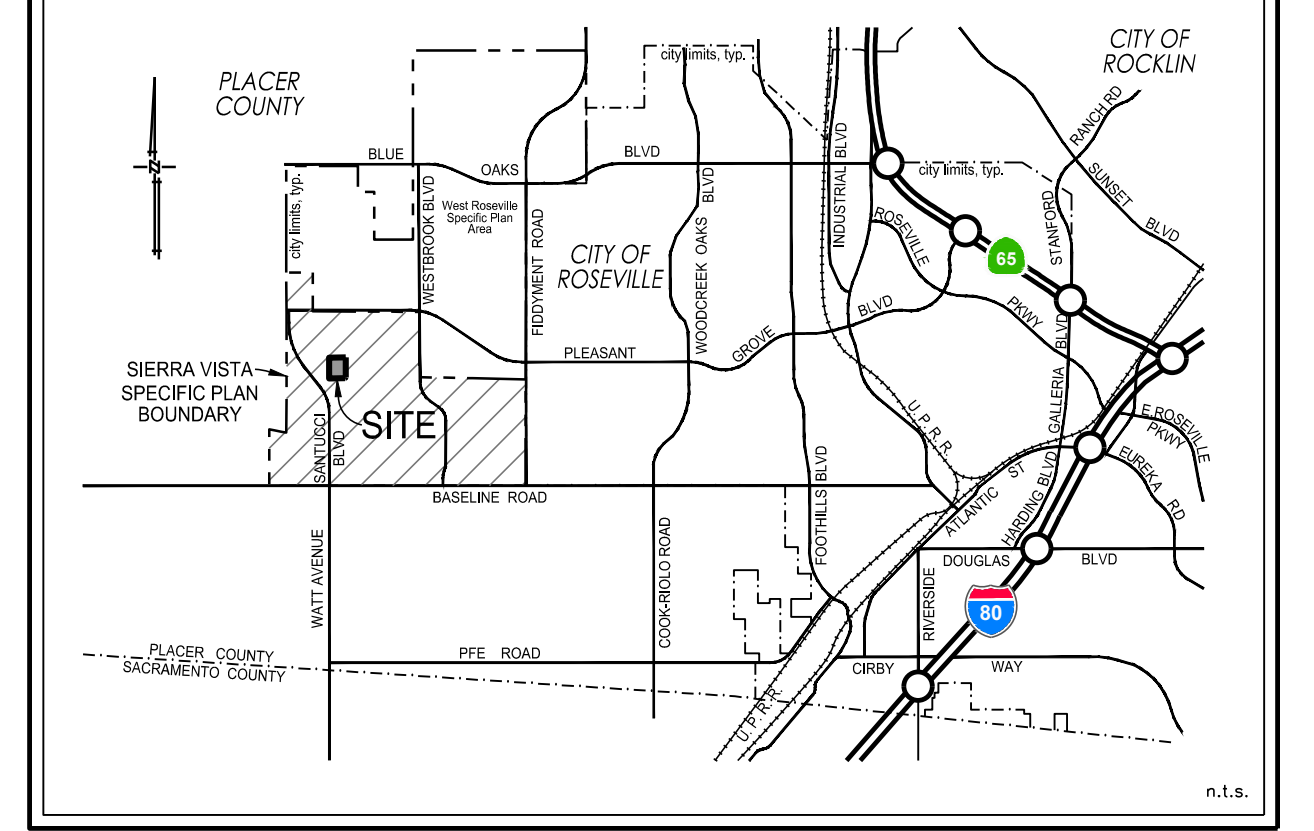
ABBREVIATION KEY

PUE	Public Utility Easement
LS-	Landscape Lot
LC-	Landscape Corridor Lot
LSE	Landscape Easement

TENTATIVE MAP INFORMATION

APPLICANT:	Westpark Sierra Vista, LLC 1420 Rocky Ridge Drive, Suite 265 Roseville, CA 95661
ENGINEER:	MacKay & Soms Civil Engineers, Inc. 1025 Creekside Ridge Drive, Suite 150 Roseville, CA 95678 916-773-1189
SITE ADDRESS:	2751 Silver Spruce Drive Roseville, CA 95747
ASSESSOR'S PARCEL NUMBER:	498-020-001
SITE AREA:	19.73 ± ac.
GENERAL PLAN LAND USE:	Existing: LDR & OS (Paseo) Proposed: LDR & OS (Paseo)
ZONING:	Existing: RS/DS & OS Proposed: RS/DS & OS
NUMBER OF LOTS/PARCELS:	82 TOTAL LOTS 74 LDR Lots 2 OS Paseo Lots 2 ROW/Landscape Corridor Lots 4 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

VICINITY MAP

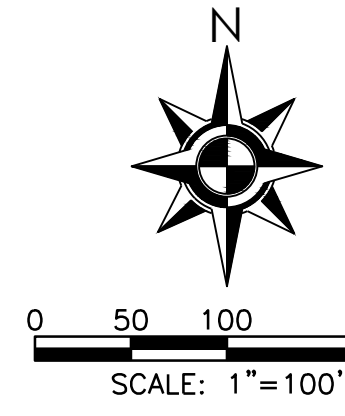


A EARL RUSH DRIVE
MODIFIED COLLECTOR
n.i.s.

B SILVER SPRUCE DRIVE
PRIMARY RESIDENTIAL STREET
n.i.s.

C MINOR RESIDENTIAL STREET
42' ROW
n.i.s.

D RESIDENTIAL ENTRY
n.i.s.



COVER SHEET TENTATIVE SUBDIVISION MAP

SOLAIRE PHASE 5

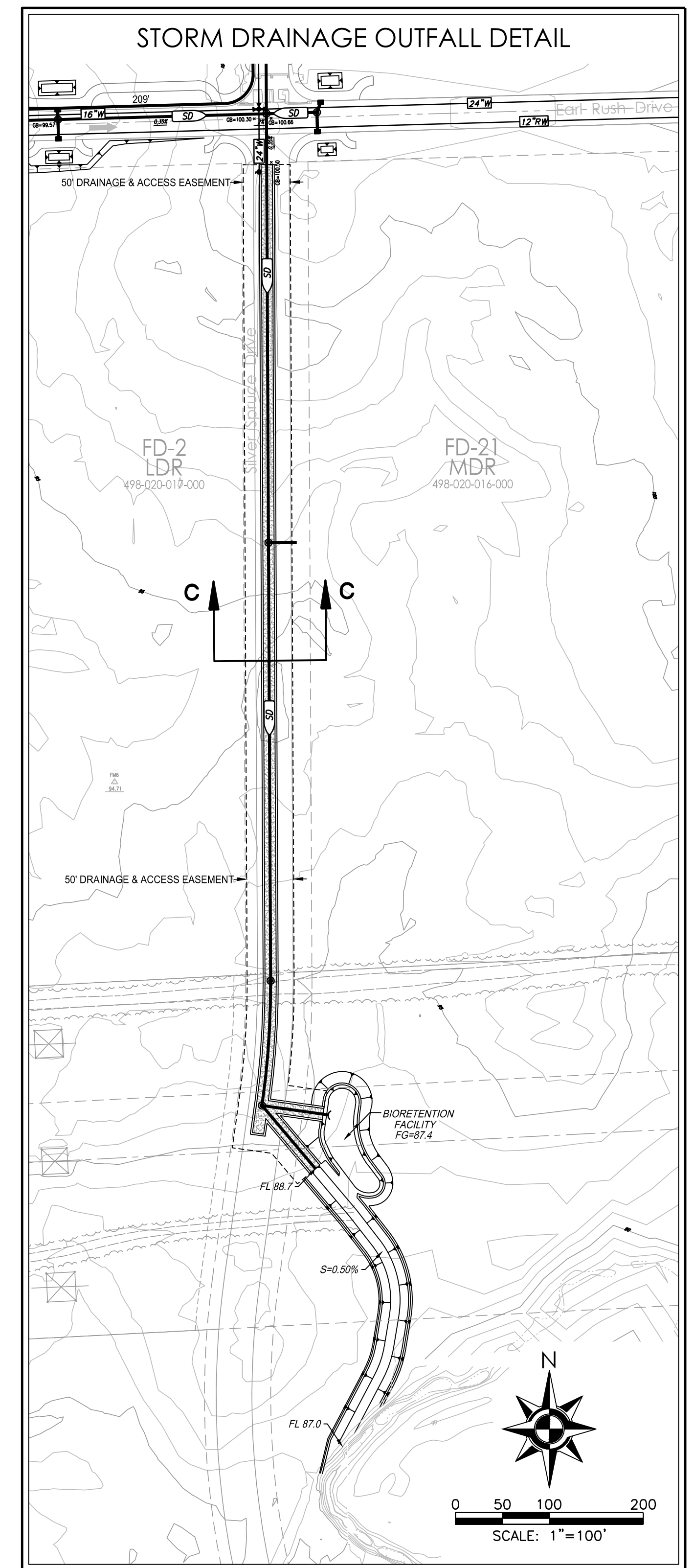
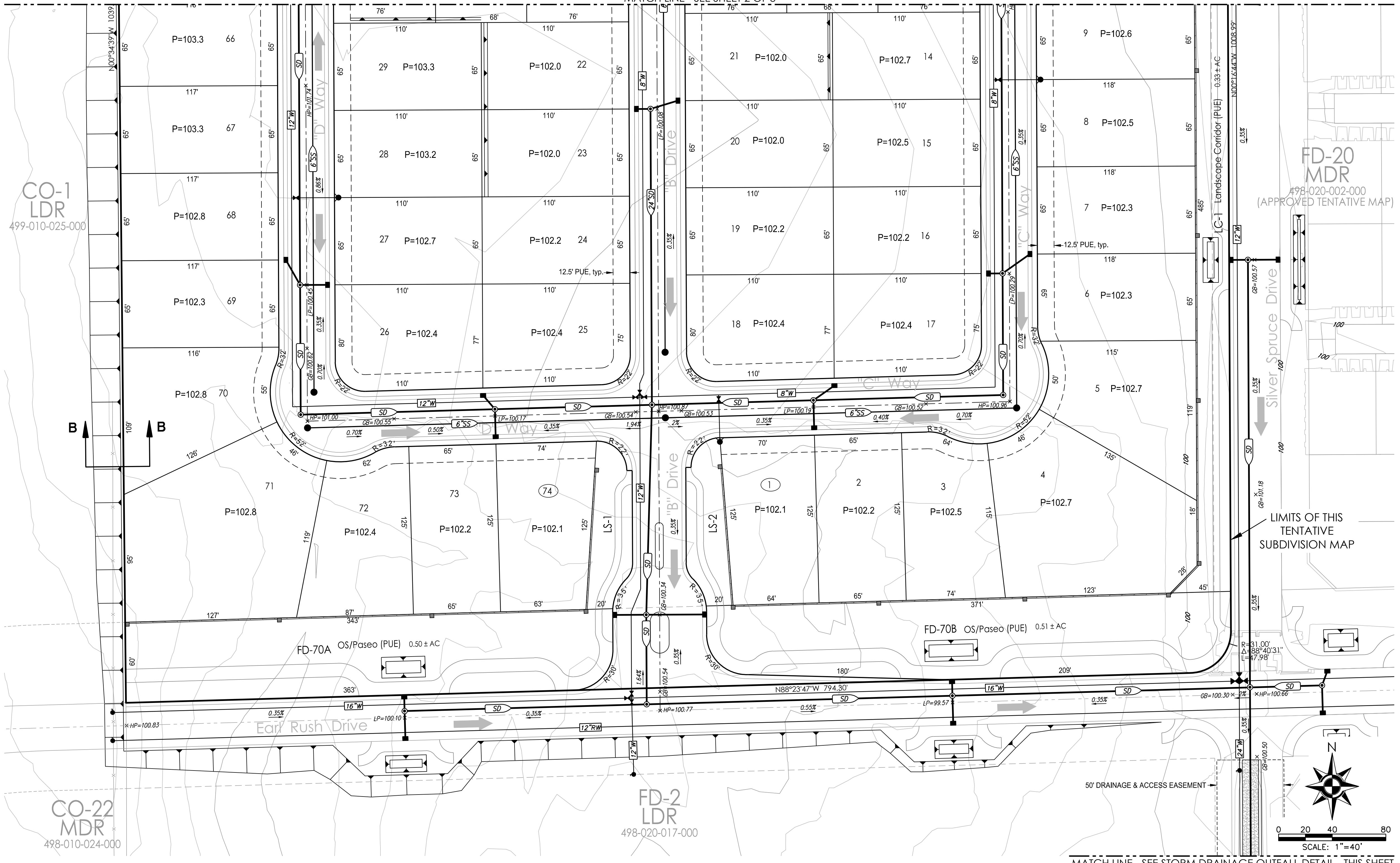
Parcel FD-1 of the Sierra Vista Specific Plan

Roseville, CA



July 27, 2020

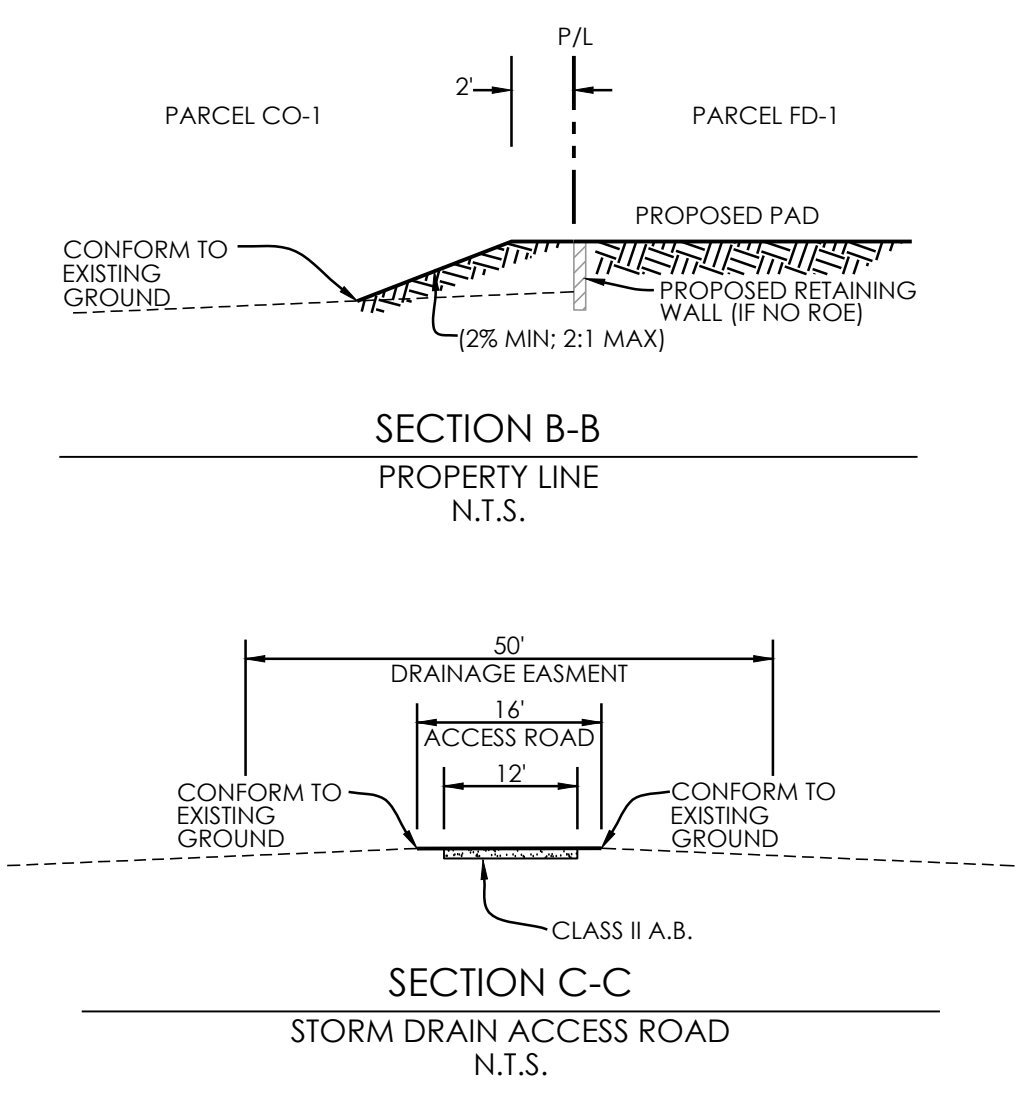
MATCH LINE - SEE SHEET 2 OF 3



MATCH LINE - SEE STORM DRAINAGE OUTFALL DETAIL - THIS SHEET

PROPOSED	LEGEND DESCRIPTION	EXISTING
	SANITARY SEWER PIPE	
	SANITARY SEWER MANHOLE	
	WATER LINE	
	RECYCLED WATER LINE	
	GATE VALVE	
	FIRE HYDRANT	
	BLOW-OFF VALVE	
	STORM DRAIN PIPE	
	STORM DRAIN MANHOLE	
	DROP INLET	
	STORMWATER FACILITY	
	PAD GRADE	
	OVERLAND RELEASE FOR DRAINAGE	

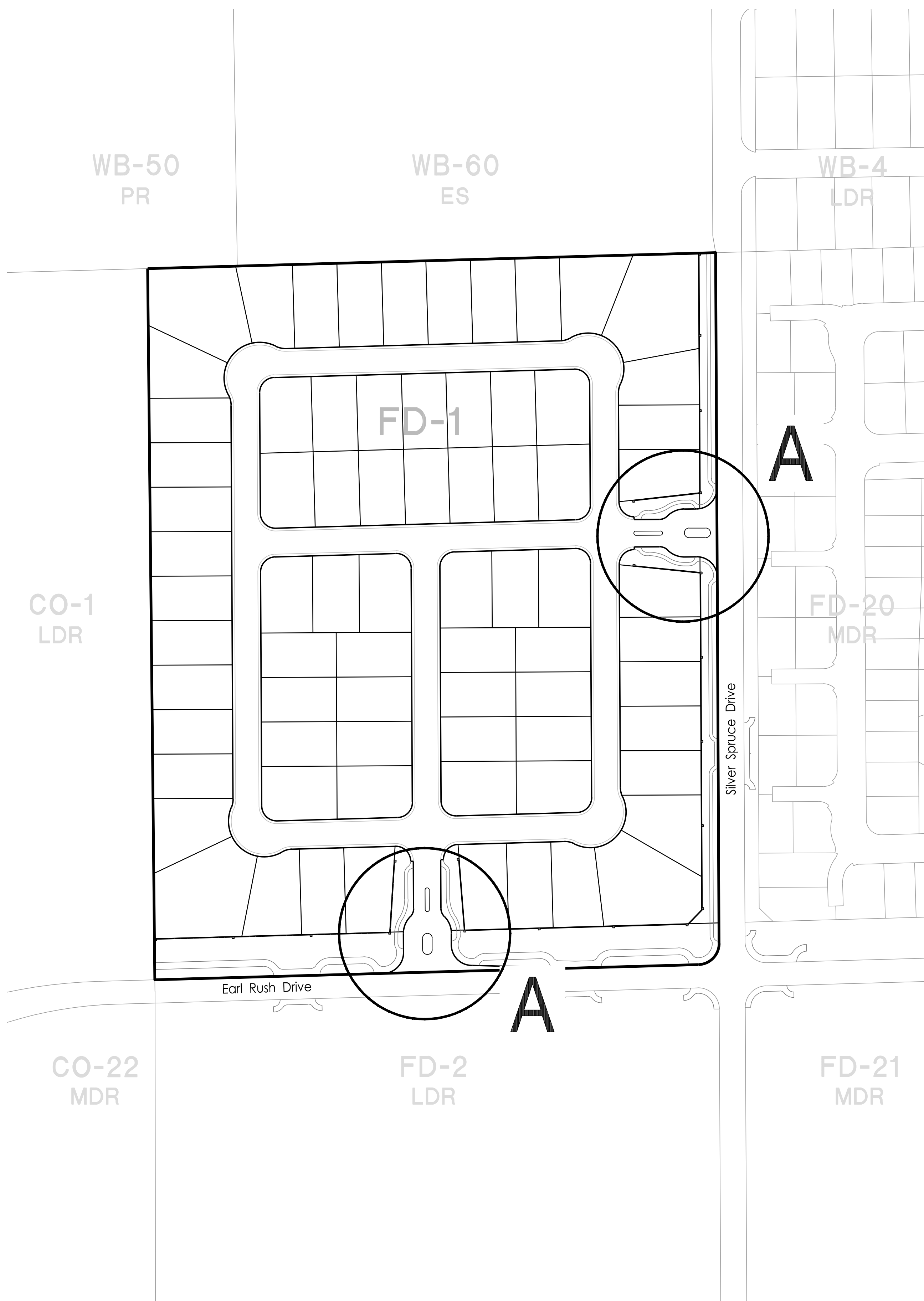
- UTILITY NOTES**
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
 - UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE.
 - THE SIZE AND LOCATION OF PROPOSED WATER, RECYCLED WATER, SEWER, AND STORM DRAINAGE INFRASTRUCTURE IS SUBJECT TO CHANGE DURING FINAL DESIGN, SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF ROSEVILLE WITH IMPROVEMENT PLANS.
 - ANY OFFSITE GRADING SHALL REQUIRE RIGHT OF ENTRY FROM ADJOINING PROPERTY OWNERS. IF A RIGHT OF ENTRY CANNOT BE OBTAINED, RETAINING WALLS ALONG PROPERTY LINES ARE TO BE CONSTRUCTED AS SHOWN HEREON.



CONCEPTUAL GRADING, DRAINAGE, & UTILITIES TENTATIVE SUBDIVISION MAP

SOLAIRE PHASE 5

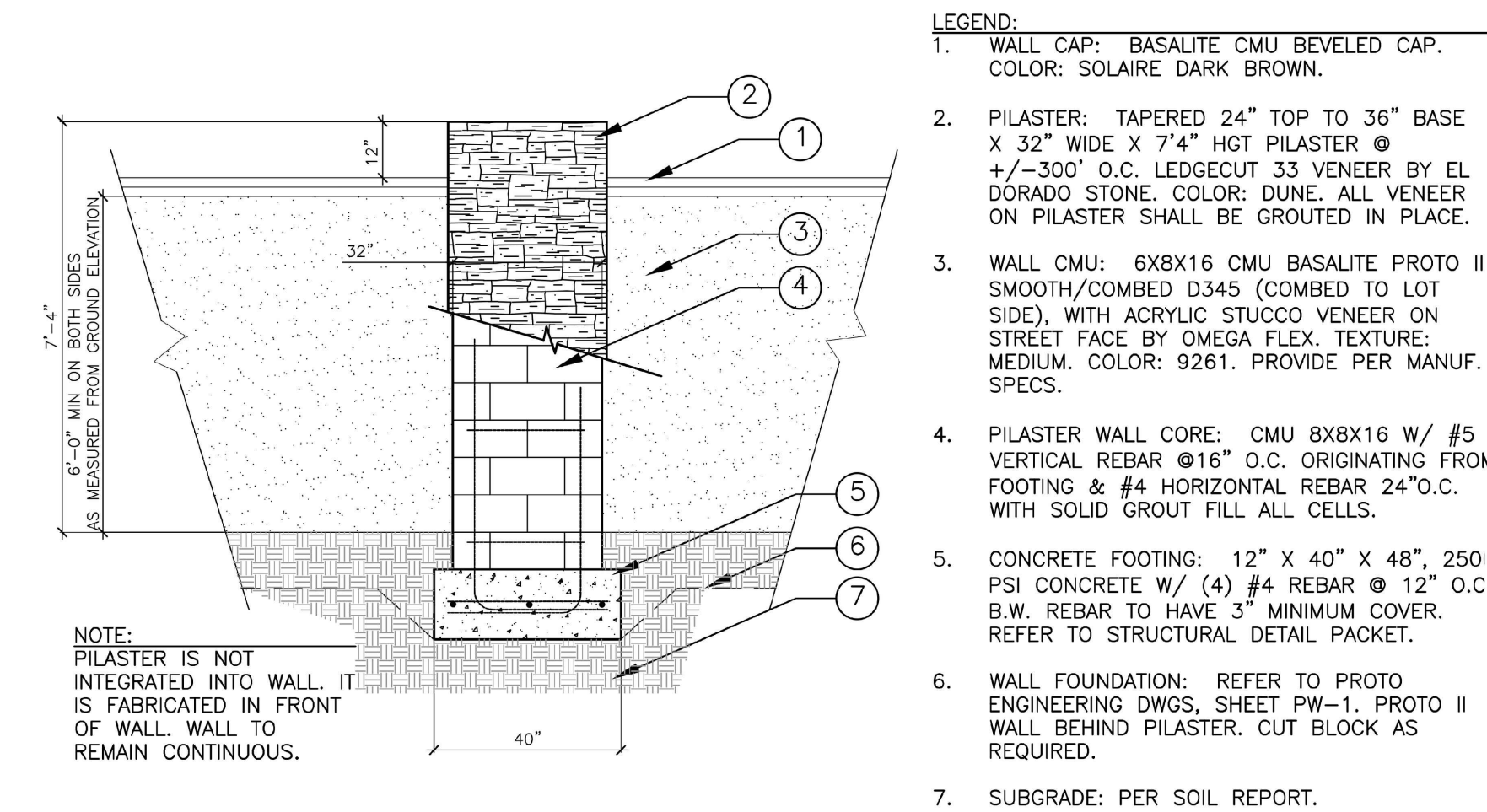
Parcel FD-1 of the Sierra Vista Specific Plan



ENTRY MONUMENT LOCATION MAP
(Scale: 1"=100')



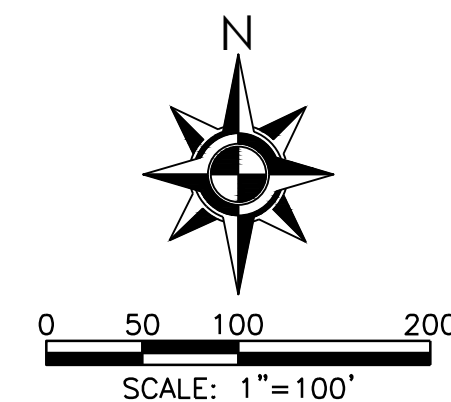
A VILLAGE ENTRY MONUMENTS
(N.T.S.)



B MASONRY WALL DETAIL
(N.T.S.)

NOTES:

1. ALL SOLAIRE PHASE 5 LANDSCAPING, SIGNAGE, MONUMENTS, WALLS, COLORS, AND LIGHTING SHALL BE CONSISTENT WITH WESTBROOK (SOLAIRE) PHASE 1.
2. MASONRY WALLS TO BE CONSTRUCTED ALONG FRONTAGES OF EARL RUSH DRIVE AND SILVER SPRUCE DRIVE.
3. ENTRANCES TO PARCEL FD-1 FROM EARL RUSH DRIVE AND SILVER SPRUCE DRIVE MAY BE GATED.
4. FINAL DESIGN OF ENTRANCE MEDIANS TO BE DETERMINED WITH FUTURE IMPROVEMENT PLANS.



ATTACHMENT B
ENTRY MONUMENT & WALL DETAILS
SOLAIRE PHASE 5
Parcel FD-1 of the Sierra Vista Specific Plan

Roseville, CA



July 27, 2020

Sheet 1 of 1