

TENTATIVE MAP INFORMATION

OWNER/DEVELOPER: WESTPARK S.V. 400, LLC
 1420 Rocky Ridge Drive, Suite 265
 Roseville, CA 95661

ENGINEER: MACKAY & SOMPS CIVIL ENGINEERS, INC.
 1552 Eureka Road, Suite 100
 Roseville, CA 95661
 (916) 773-1189

ASSESSORS PARCEL NO: 496-100-031, -033, -035, -036, and -037

SITE ACREAGE: 42.26 AC

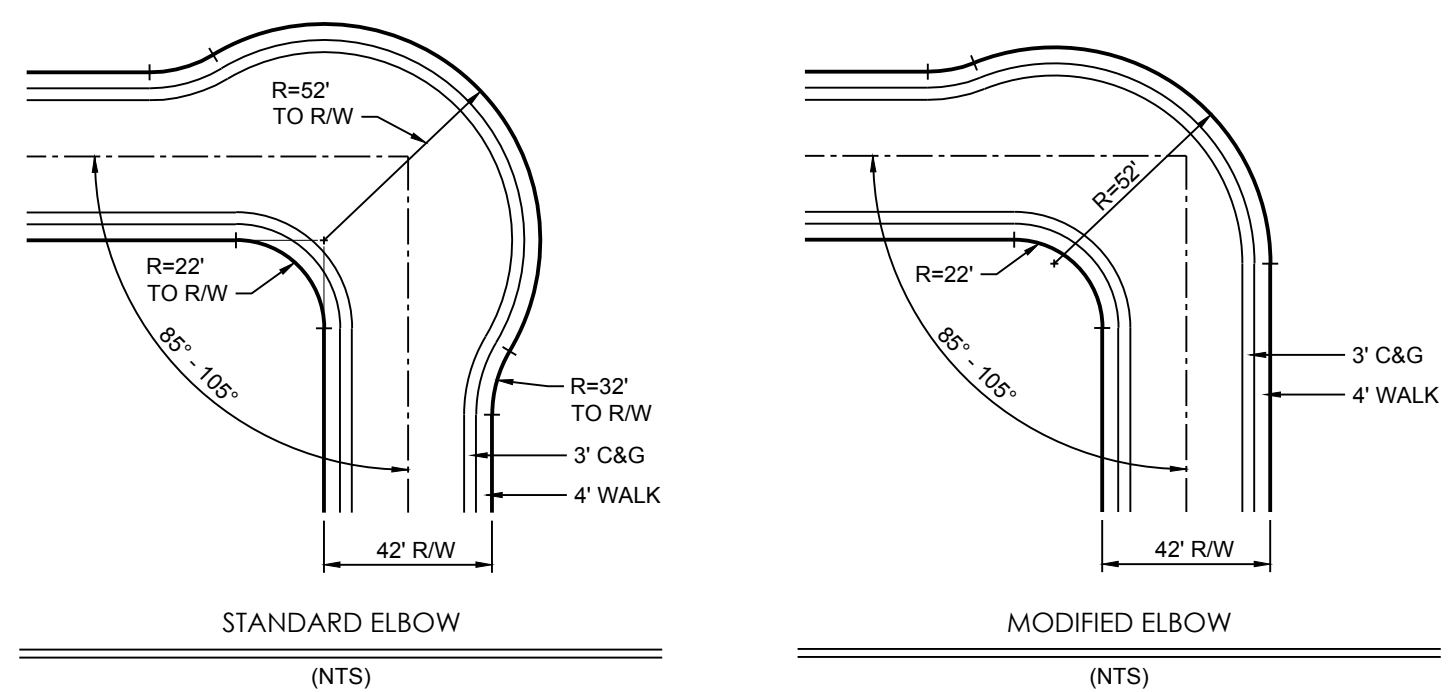
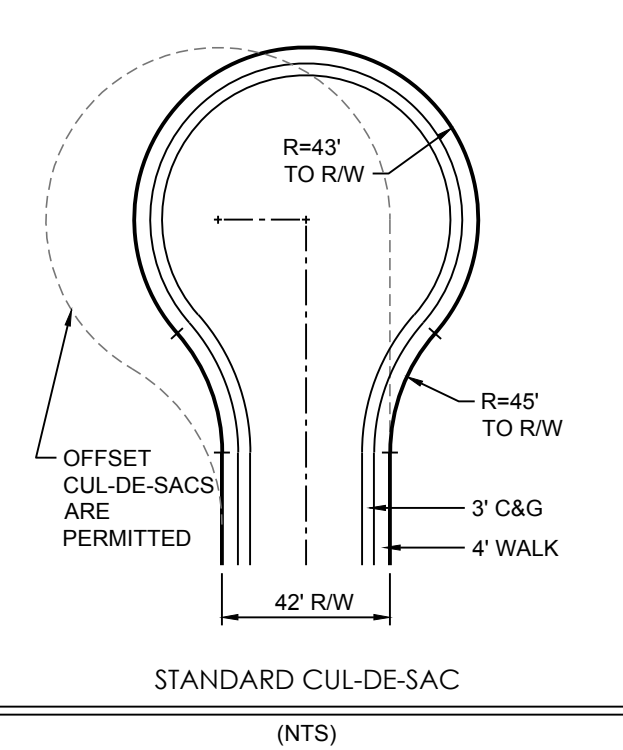
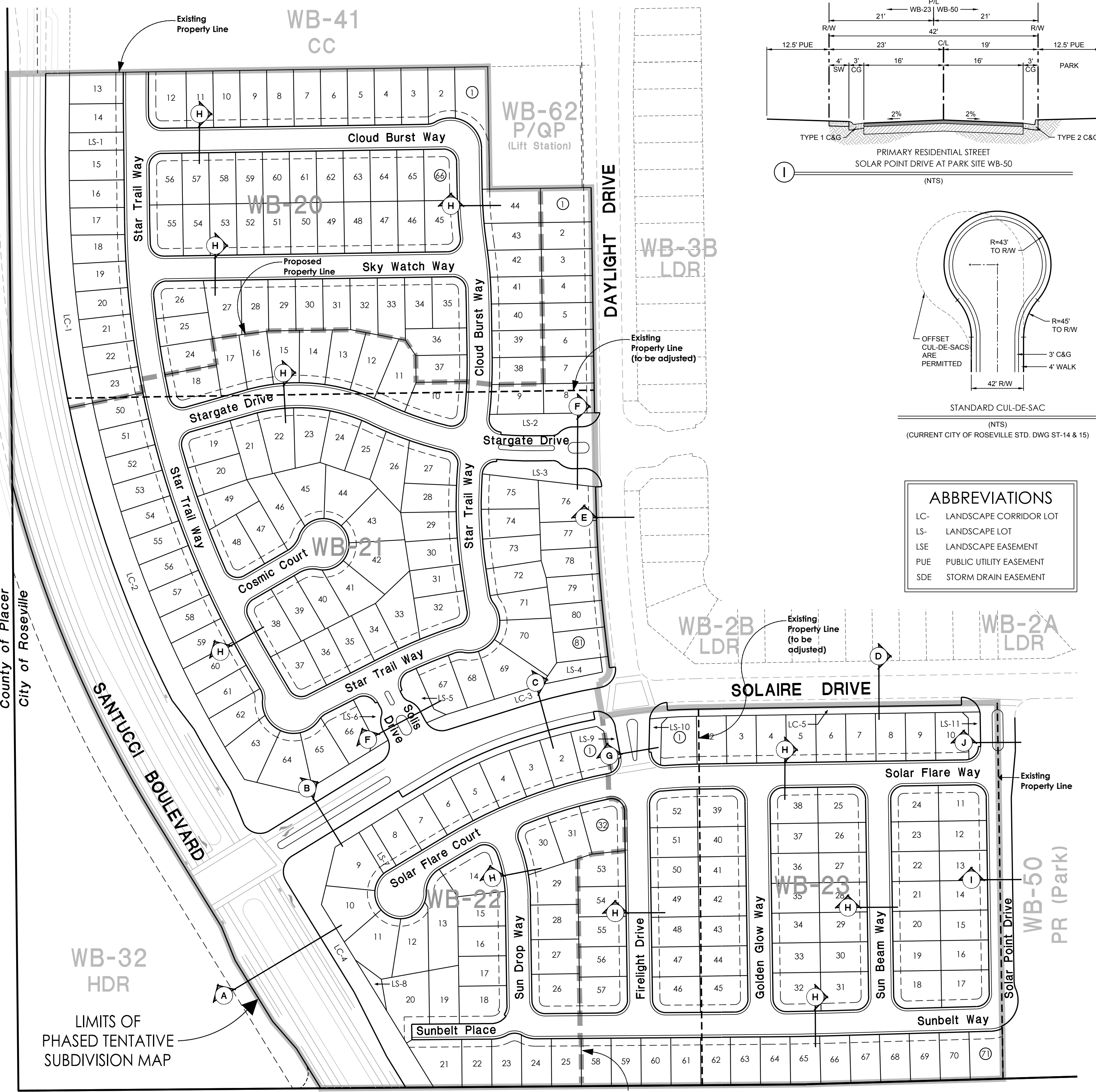
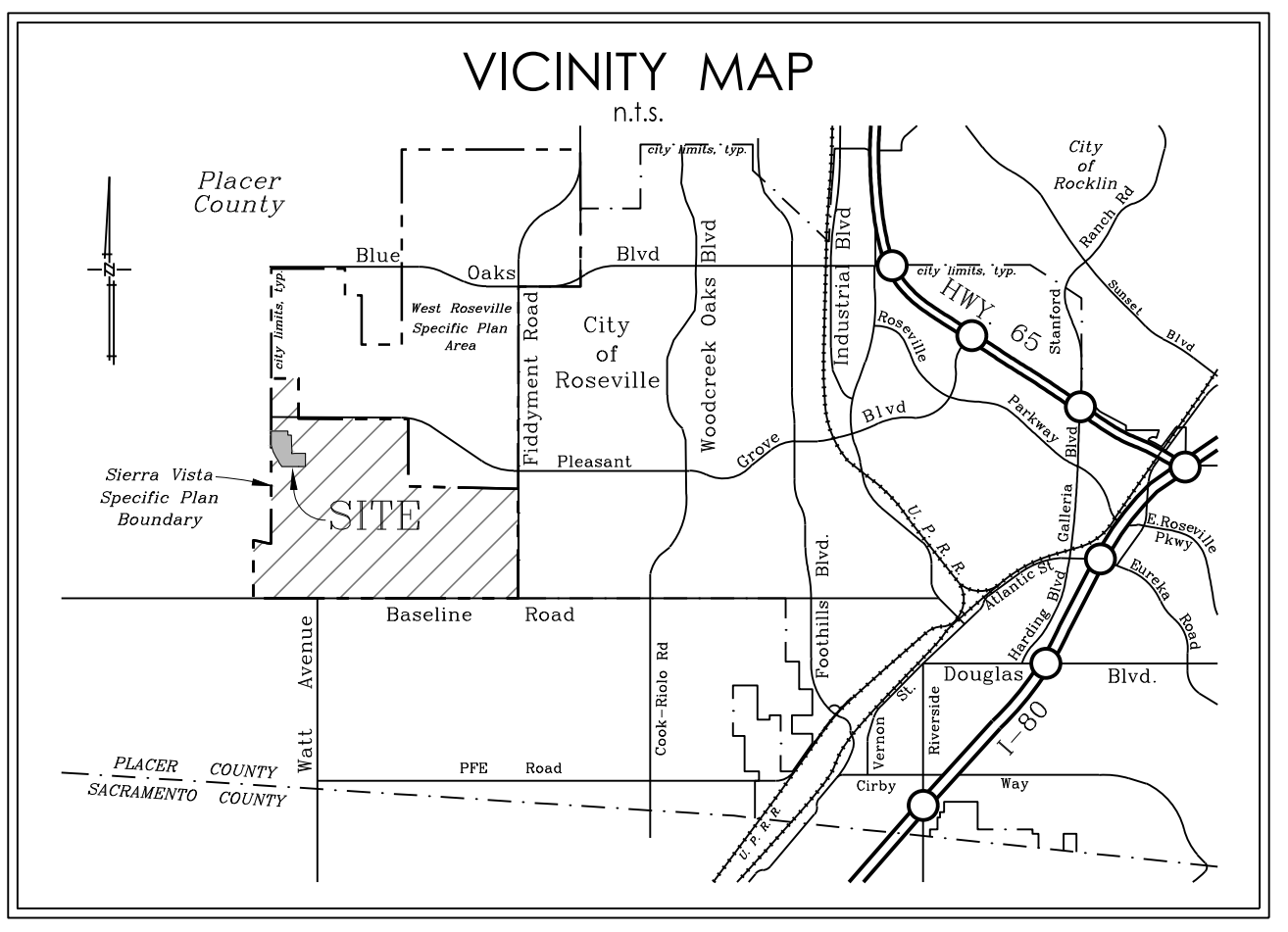
LAND USE: MDR (Medium Density Residential)

ZONING: RS/DS

NUMBER OF LOTS: 266: TOTAL LOTS
 250: MDR lots
 5: ROW (Paseo) lots (Lots LC-1 through LC-5)
 11: Landscape lots (Lots LS-1 through LS-11)

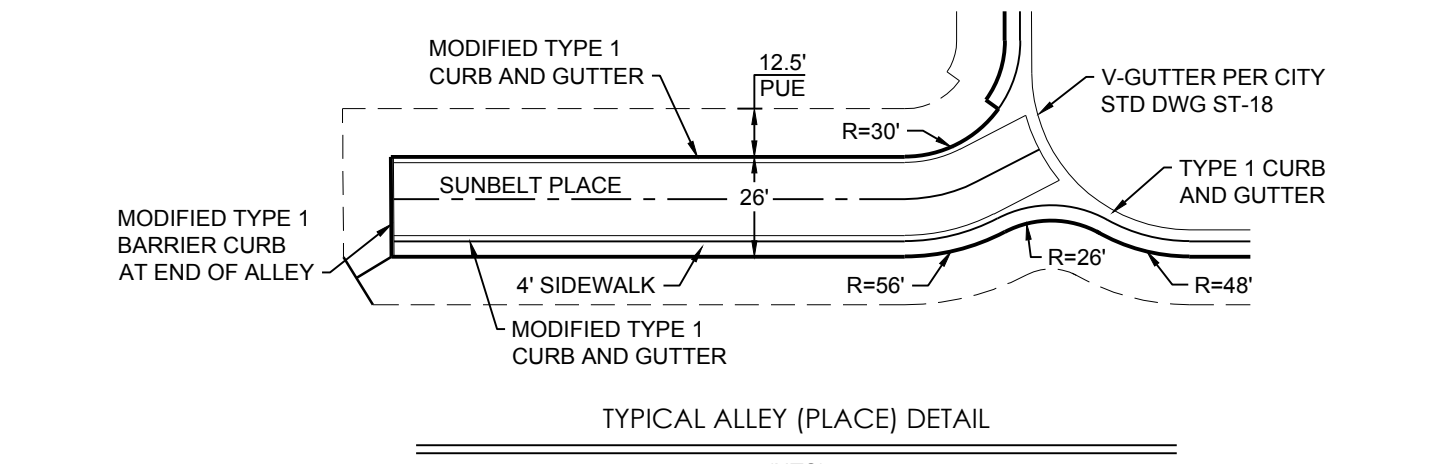
SERVICE PROVIDERS

PARK: CITY OF ROSEVILLE PARKS & RECREATION DEPT.
FIRE: ROSEVILLE FIRE DEPARTMENT
SCHOOL: ROSEVILLE CITY SCHOOL DISTRICT
 ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT
 CENTER UNIFIED SCHOOL DISTRICT
WATER: CITY OF ROSEVILLE ENVIRONMENTAL UTILITIES
SANITARY SEWER: ROSEVILLE ELECTRIC UTILITY
ELECTRICITY: PACIFIC GAS & ELECTRIC CO.
GAS: PACIFIC GAS & ELECTRIC CO.
PHONE: CONSOLIDATED COMMUNICATIONS
STORM DRAINAGE: ROSEVILLE DEVELOPMENT SERVICES



ABBREVIATIONS

- LC- LANDSCAPE CORRIDOR LOT
- LS- LANDSCAPE LOT
- LSE LANDSCAPE EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- SDE STORM DRAIN EASEMENT



PARCEL SUMMARY

Parcel	Acres	Units	Lot Size (typ)	Parcel	Acres	Location
WB-20	8.40 ac.	66 du	45' x 85'	LS-1	0.07 ac.	part of WB-20
WB-21	11.57 ac.	81 du	45' x 85'	LS-2	0.12 ac.	part of WB-21
WB-22	4.66 ac.	32 du	50' x 80'	LS-3	0.12 ac.	part of WB-21
WB-23	9.72 ac.	71 du	50' x 80'	LS-4	0.06 ac.	part of WB-21
subtotal	34.34 ac.	250 du		LS-5	0.06 ac.	part of WB-21
Right of Way (Landscape Corridors, Paseos & Roads)				LS-6	0.06 ac.	part of WB-21
LC-1	0.51 ac.			LS-7	0.05 ac.	part of WB-22
LC-2	0.86 ac.			LS-8	0.02 ac.	part of WB-22
LC-3	0.19 ac.			LS-9	0.03 ac.	part of WB-23
LC-4	0.72 ac.			LS-10	0.03 ac.	part of WB-23
LC-5	0.31 ac.			LS-11	0.03 ac.	part of WB-23
Roads	5.32 ac.			TOTAL	0.66 ac.	
subtotal	7.92 ac.					
TOTAL	42.26 ac.	250 du				

- ### TENTATIVE MAP NOTES
- PROPERTY DESCRIPTION: Lots 5, 7, 9, and 10 in Book DD of Maps of Page 79, 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 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.
 - 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 Phased Tentative Subdivision Map. The filing of a Final Map on a portion of this Phased Tentative Subdivision Map shall not invalidate any part of this Phased 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, or other similar mapping requirements needed to accomplish the final design may be added prior to each Small Lot Final Map based on this Phased Tentative Subdivision Map.
 - Portions of Santucci Boulevard (from northerly boundary of Parcel WB-20 to the southerly boundary of Parcel WB-22) and Solaire Drive (from Daylight Drive to Santucci Boulevard), as depicted on this Phased Tentative Subdivision Map, shall be offered as IOD(s) to the City of Roseville with the final Final Map. (Refer to infrastructure phasing matrix for phasing of improvements.)
 - Parcels WB-41 (Community Commercial site) and WB-50 (Park site) are not a part of this Phased 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 to create wider landscape parkways where shown.
 - Street section I along the westerly frontage of Park Parcel WB-50 is designed as a Primary Residential Street to provide additional space for on-street parking. As shown on the street design section, a portion of this street is to be constructed on the park site, which is part of an existing IOD to the City of Roseville for Park Parcel WB-50.
 - 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: ROW (Paseo) Lots LC-1 through LC-5 and Landscape Lots LS-1 through LS-11.
 - 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.
 - Landscape corridor lots, paseo lots, and park lots are not to be counted as "lots" towards any future boundary line adjustment.
 - The design and placement of entry signage is to be consistent with the previous phases of the Solaire project.

COVER SHEET
 PHASED TENTATIVE SUBDIVISION MAP
Westbrook - Phase 3
 Parcels WB-20, 21, 22 & 23 of the Sierra Vista Specific Plan

