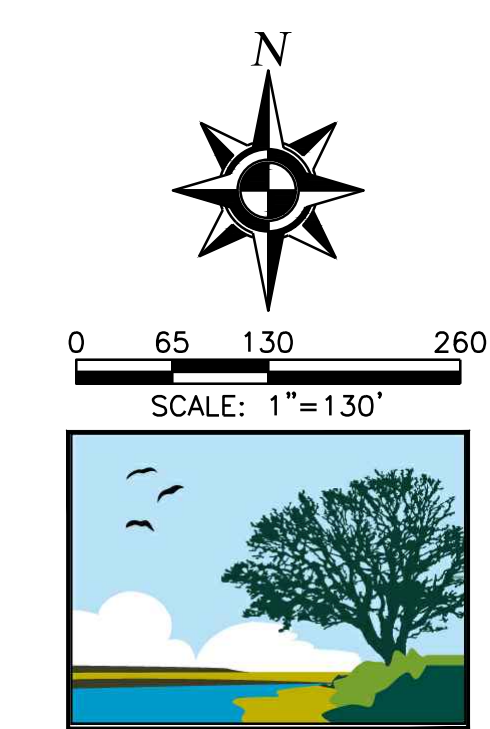


LEGEND	
	Approved Large Lot Tentative Map (October 10, 2019)
	Proposed Large Lot Tentative Map Modification



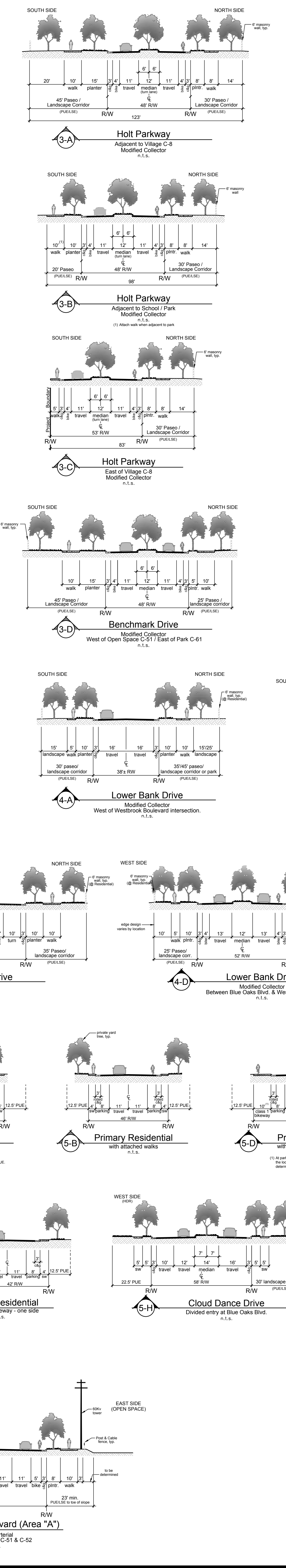
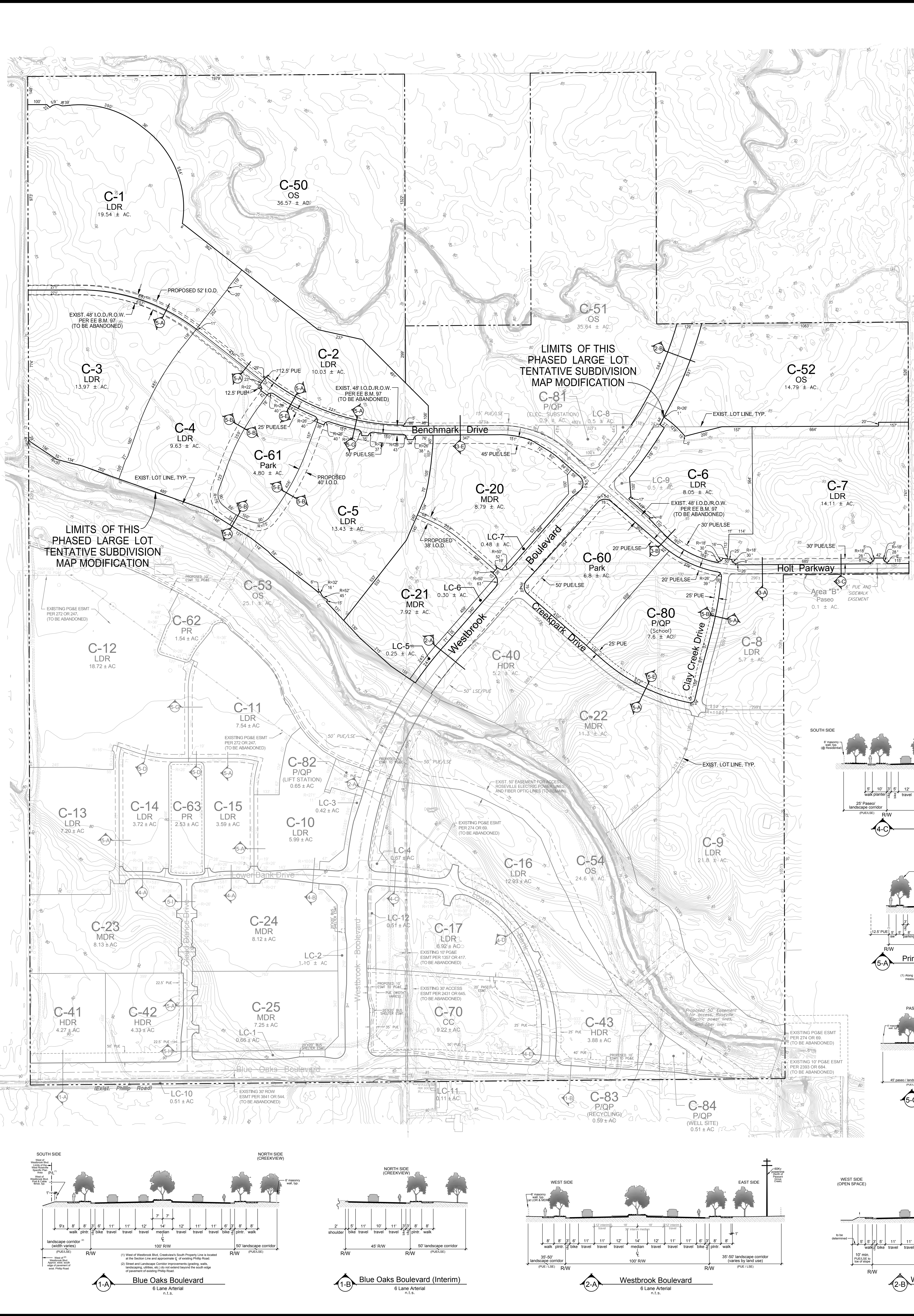
ATTACHMENT A  
LLTM MODIFICATION OVERLAY EXHIBIT

# CREEK VIEW

Scale: 1" = 130'

**MACKAY & SOMPS**  
ENGINEERS PLANNERS SURVEYORS

July 9, 2021



PARCEL	LAND USE	ZONING	ACRES (GROSS)	UNITS	NOTES
C-1	LDR (Low Density Residential)	RS/D5	19.54	94	Modified
C-2	LDR (Low Density Residential)	RS/D5	10.03	52	Modified
C-3	LDR (Low Density Residential)	RS/D5	13.97	78	Modified
C-4	LDR (Low Density Residential)	RS/D5	9.93	61	Modified
C-5	LDR (Low Density Residential)	RS/D5	13.43	74	Modified
C-6	LDR (Low Density Residential)	RS/D5	8.05	48	Modified
C-7	LDR (Low Density Residential)	RS/D5	14.11	74	Modified
C-8	LDR (Low Density Residential)	RS/D5	5.70	32	No modifications
C-9	LDR (Low Density Residential)	RS/D5	21.80	97	No modifications
C-10	LDR (Low Density Residential)	RS/D5	5.96	36	No modifications
C-11	LDR (Low Density Residential)	RS/D5	7.54	34	No modifications
C-12	LDR (Low Density Residential)	RS/D5	18.72	95	No modifications
C-13	LDR (Low Density Residential)	RS/D5	7.20	50	No modifications
C-14	LDR (Low Density Residential)	RS/D5	3.72	20	No modifications
C-15	LDR (Low Density Residential)	RS/D5	10.72	55	No modifications
C-16	LDR (Low Density Residential)	RS/D5	12.83	71	No modifications
C-17	LDR (Low Density Residential)	RS/D5	6.92	36	No modifications
C-18	MDR (Medium Density Residential)	RS/D5	6.79	77	Modified
C-19	MDR (Medium Density Residential)	RS/D5	7.92	77	Modified
C-20	MDR (Medium Density Residential)	RS/D5	11.30	82	No modifications
C-21	MDR (Medium Density Residential)	RS/D5	8.13	61	No modifications
C-22	MDR (Medium Density Residential)	RS/D5	8.12	59	No modifications
C-23	MDR (Medium Density Residential)	RS/D5	7.25	62	No modifications
C-24	MDR (Medium Density Residential)	RS/D5	5.20	158	No modifications
C-25	MDR (Medium Density Residential)	RS/D5	4.27	127	No modifications
C-26	HDR (High Density Residential)	RS	4.33	138	No modifications
C-27	HDR (High Density Residential)	RS	3.88	116	No modifications
C-28	OS (Open Space)	OS	36.57		Modified
C-29	OS (Open Space)	OS	38.54		No modifications
C-30	OS (Open Space)	OS	14.79		Modified
C-31	OS (Open Space)	OS	25.10		No modifications
C-32	OS (Open Space)	OS	24.63		No modifications
C-33	PR (Park)	PR	6.80		Modified
C-34	PR (Park)	PR	4.81		Modified
C-35	PR (Park)	PR	1.34		No modifications
C-36	PR (Park)	PR	2.53		No modifications
C-37	CC (Community Commercial)	CC	9.22		No modifications
C-38	P/QP (Elementary School)	P/QP	1.60		Modified
C-39	P/QP (Electric Substation)	P/QP	0.90		No modifications
C-40	P/QP (UR Station)	P/QP	0.57		No modifications
C-41	P/QP (Recycling Center)	P/QP	0.59		No modifications
C-42	P/QP (Well Site)	P/QP	0.51		No modifications
C-43	RDW (Right of Way)	RDW	31.40		No modifications
TOTAL			461.40	1,937	

**TENTATIVE PARCEL MAP INFORMATION**

**APPLICANT:** Anthem United Creekview Developments LP  
3001 Douglas Boulevard, Suite 200  
Roseville, CA 95746

**ENGINEER:** MACKAY & SOMPS CIVIL ENGINEERS, INC.  
1025 Creekside Ridge Drive, Suite 150  
Roseville, CA 95678  
(916)773-1189

**ASSESSOR'S PARCEL NUMBER:** 017-01-054, -055, -056, -057, & -058

**TOTAL ACREAGE:** 461.4 ± AC.

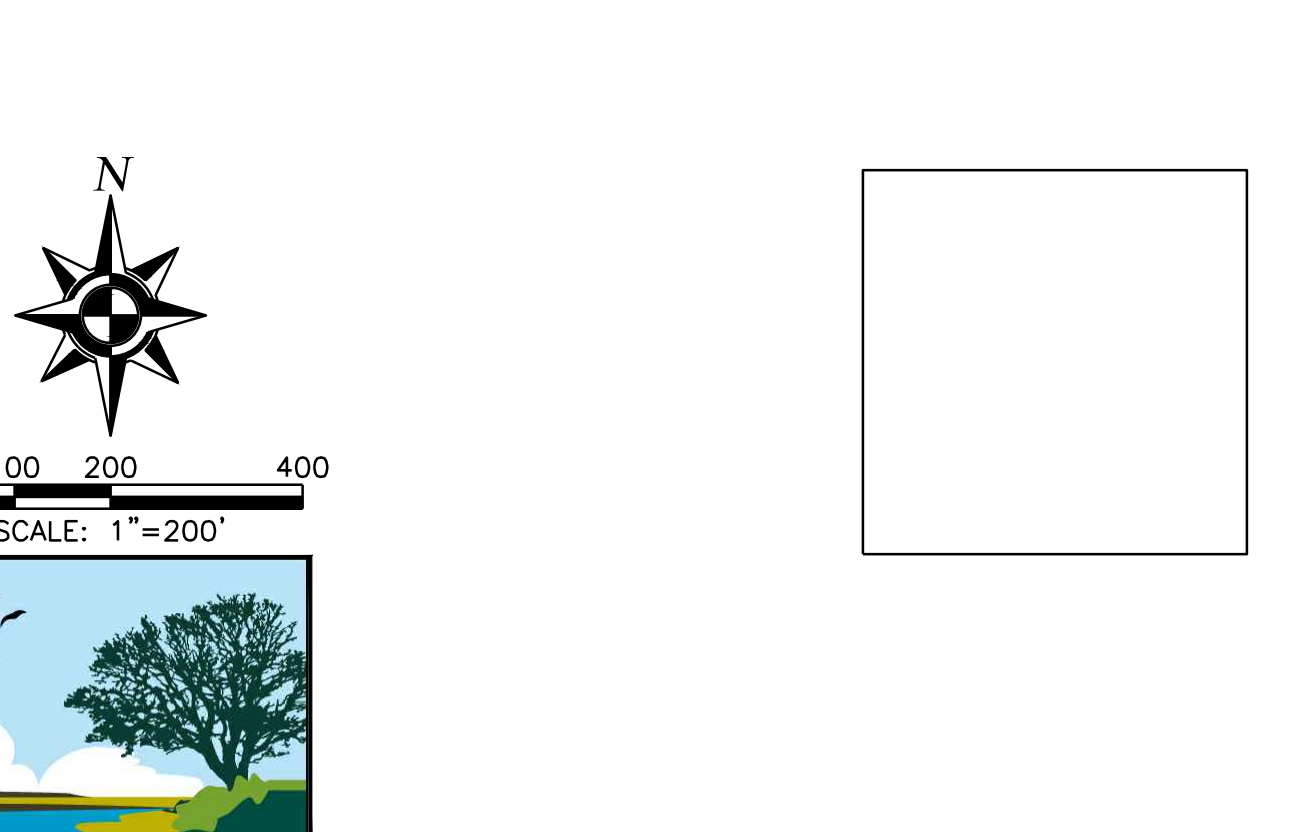
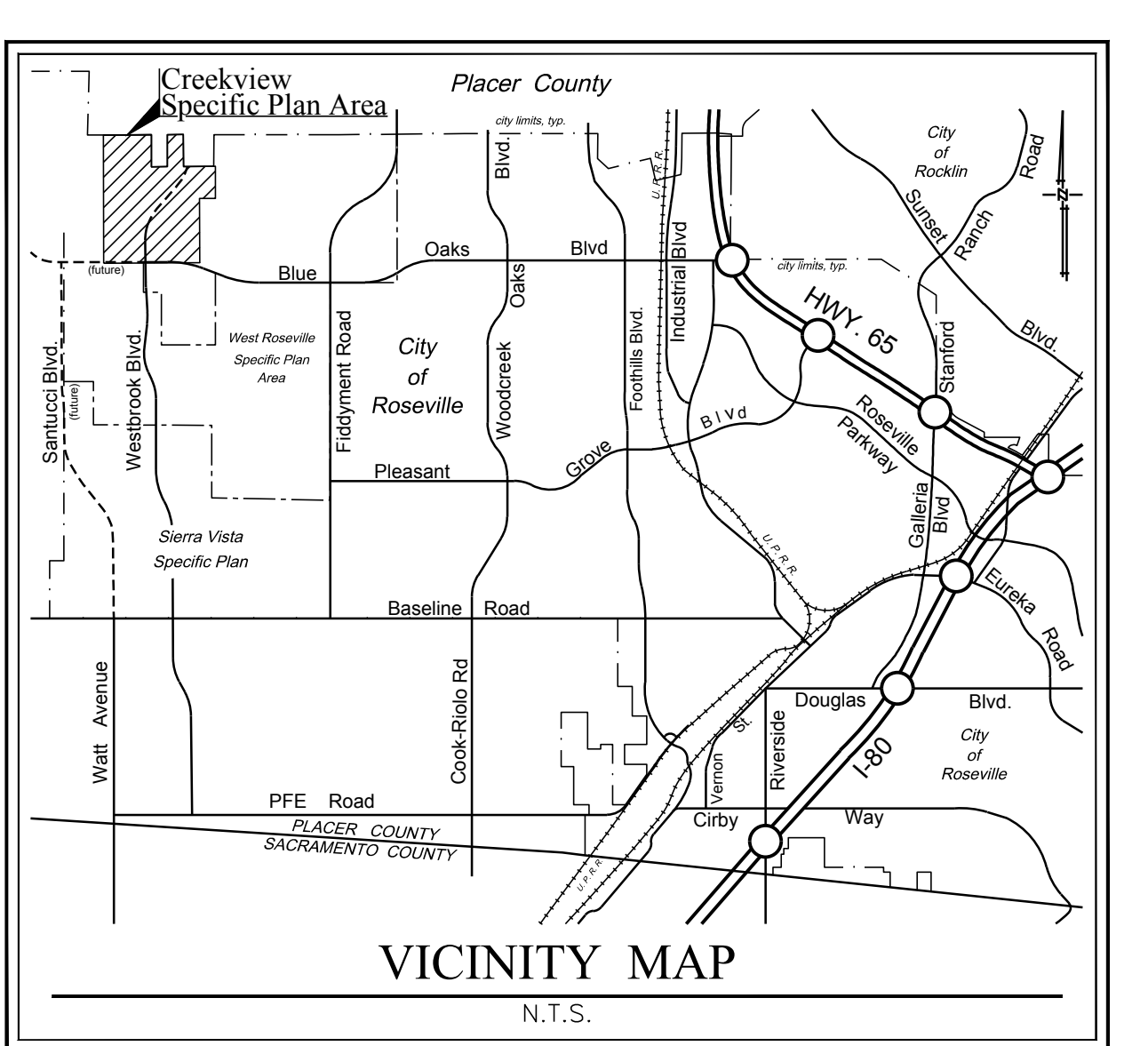
**LAND USE:**  
Existing General Plan Designation: LDR, MDR, HDR, CC, POP, PR, & OS

**ZONE:**  
Existing Zone Classification: RS/D5, R3, CC, CC/SA, POP, PR, & OS

**NUMBER OF PARCELS:** 14

**SERVICE PROVIDERS:**  
Police and Recreation: City of Roseville  
Sanitary Sewer: City of Roseville  
Domestic Water: City of Roseville  
Electricity: City of Roseville  
Telephone: AT&T  
Gas: P.G.&E.  
Cable: Comcast

- NOTES**
- PROPERTY DESCRIPTION: All that real property situated in the County of Placer, State of California, being a portion of Section 14, Township 11 North, Range 5 East, M.D.B.M.
  - The Modified Phased Large Lot Tentative Subdivision Map incorporates modifications to some parcels north of the Pleasant Grove Creek corridor, as identified in the Parcel Summary Table. Except as modified, all other large lot parcels shown herein are consistent with both the original Phased Large Lot Tentative Subdivision Map dated January 25, 2013, approved by the City of Roseville Planning Commission on February 28, 2013 (SUB-000150), and the Modified Phased Large Lot Tentative Subdivision Map dated July 26, 2019, approved by the City of Roseville Planning Commission on October 10, 2019 (PL-18-190).
  - Lot acreages on this Large Lot Tentative Subdivision Map are approximate.
  - Lot lines and lot areas may be adjusted at the time of the Large Lot Final Maps provided no additional lots are created, subject to the approval of the City of Roseville. Flexibility in Large Lot parcel configuration is allowed provided the configuration is in substantial conformance with the approved Specific Plan, subject to the approval of the City of Roseville.
  - The Final Large Lot Mapping and subsequent development of lots and dedication of streets may be phased pursuant to the provisions of the Development Agreement.
  - Pursuant to Government Code Section 66456.1, multiple Final Maps may be filed based upon this Large Lot Tentative Subdivision Map. The filing of a Final Map on a portion of this Large Lot Tentative Subdivision Map shall not invalidate any part of this Large Lot Tentative Subdivision Map.
  - Pursuant to Government Code Section 66469.2(b), the land shown herein may be merged and subdivided without reversion to acreage, and may constitute abandonment and/or outbain of portions of existing public streets or easements, subject to the approval of the City of Roseville.
  - IDOs for access, utilities, landscaping, etc. will be offered to the City of Roseville to accommodate phased project development as provided for in the Development Agreement (Section 3.3.1). IDOs may be modified as needed by subsequent Large Lot or Small Lot Final Maps.
  - Additional easements to accommodate new public utility improvements, access required for lot development, rights to construct, or other similar mapping requirements needed to accomplish the final design may be added with each Final Map based on this Large Lot Tentative Subdivision Map.
  - A powerline easement (10') to the benefit of PG&E is included within this Large Lot Tentative Map. Easement alignment is subject to modification at the time of Final Maps.
  - The following numbered and lettered lots are to be offered as IDOs to the City of Roseville as provided for in the Development Agreement: LDR Station Site, Lot C-82; Electrical Substation Site, Lot C-81; Recycling Center Site, Lot C-83; Well Site, Lot C-84; Reservoir Right-of-Way (at future Westbrook Boulevard), Area "A" Passes for PUE and sidewalk easements; Area "B", and Landscape Corridors, Lots LC-1 through LC-4 and LC-10 through LC-12.
  - Landscape Corridor (LC) Lots adjacent to LDR and MDR parcels shall be offered as IDOs to the City of Roseville as road right of way with the reversion of each phased Large Lot Final Map. Where LC Lots are not to be counted as "Lots" towards any future LLA request. As provided for in the Development Agreement, appropriate Open Space lots shall also be offered as IDOs to the City of Roseville with the reversion of each Large Lot Final Map.
  - Landscape Corridor lots are also PUE's & LSE's. Landscape Corridor Lot LC-8 is also an access easement for Lot C-81 (P/QP).
  - LSE's and PUE's that are identified in the Creekview Specific Plan as passes are to be dedicated as Right-of-Way with subsequent Small Lot Final Maps. Additional passes will be created and granted with subsequent Small Lot Tentative Maps, consistent with the Creekview Specific Plan. As required by the Creekview Specific Plan (CSP), the following LTM Parcels are assigned specific portions of the pass network with widths to be determined through subsequent Small Lot Mapping, consistent with Fig. B-9 (Passes Plan) of the CSP: C-2, C-5, C-6, C-7, C-8, C-9, C-10, C-11 & C-30.
  - Landscape Corridor widths in 35' LDR & MDR parcels, 50' wide at other land uses. Landscape Corridor widths may be reduced for auxiliary right-turn lanes, auxiliary lanes, bus turn-outs, and standard tapers, per the provisions in the Creekview Specific Plan.
  - Intersection geometry for Arterial & Collector streets are consistent with the City of Roseville Design Standards. Intersection geometry depicted herein is subject to modification at the time of Large Lot Final Maps or Improvement Plans and may affect right of way.



# MODIFIED PHASED LARGE LOT TENTATIVE SUBDIVISION MAP

## CREEKVIEW