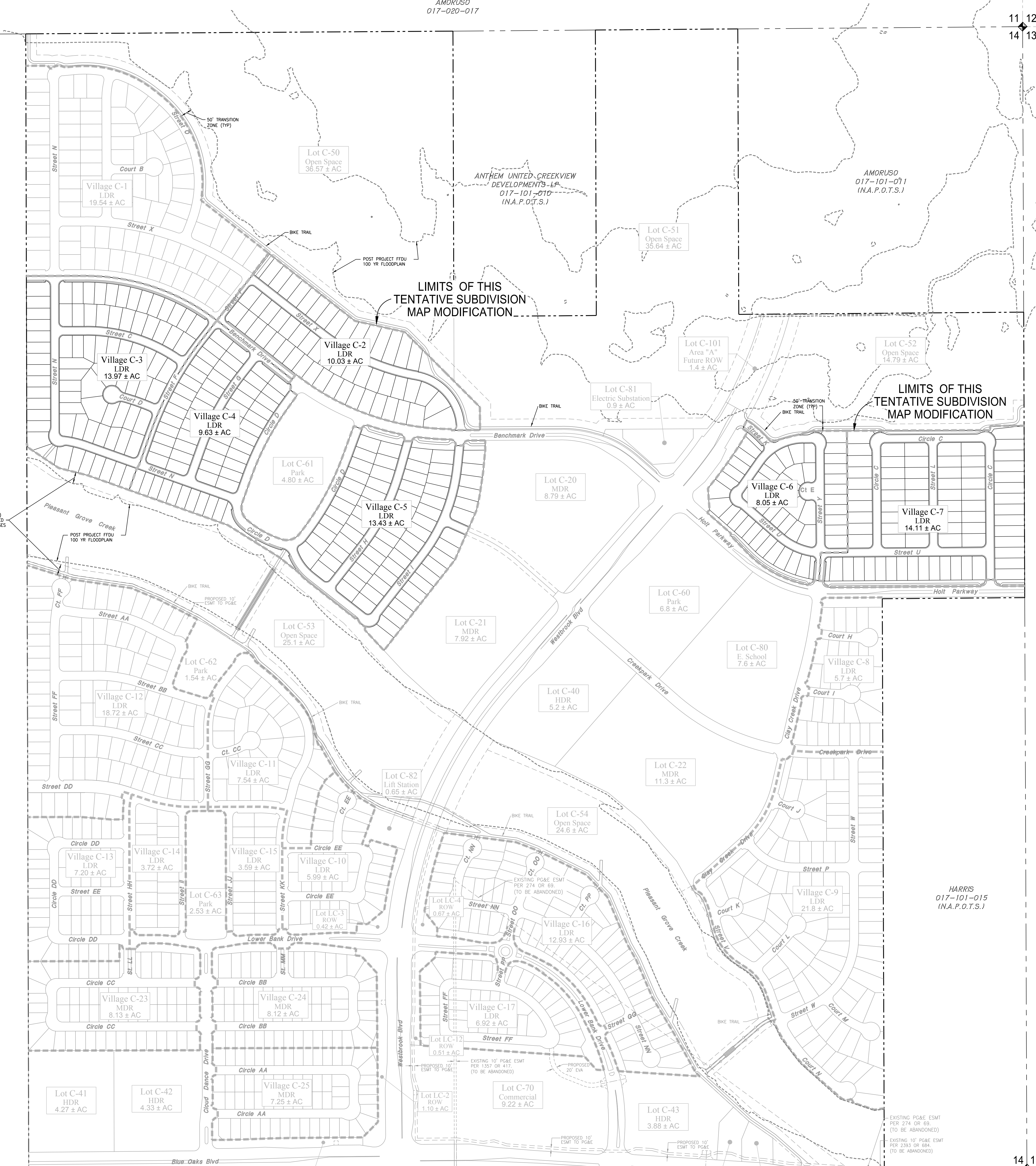


CITY OF ROSEVILLE
017-020-009

10 11
15 14

CITY OF ROSEVILLE
017-101-008

WEST ROSEVILLE
017-101-005

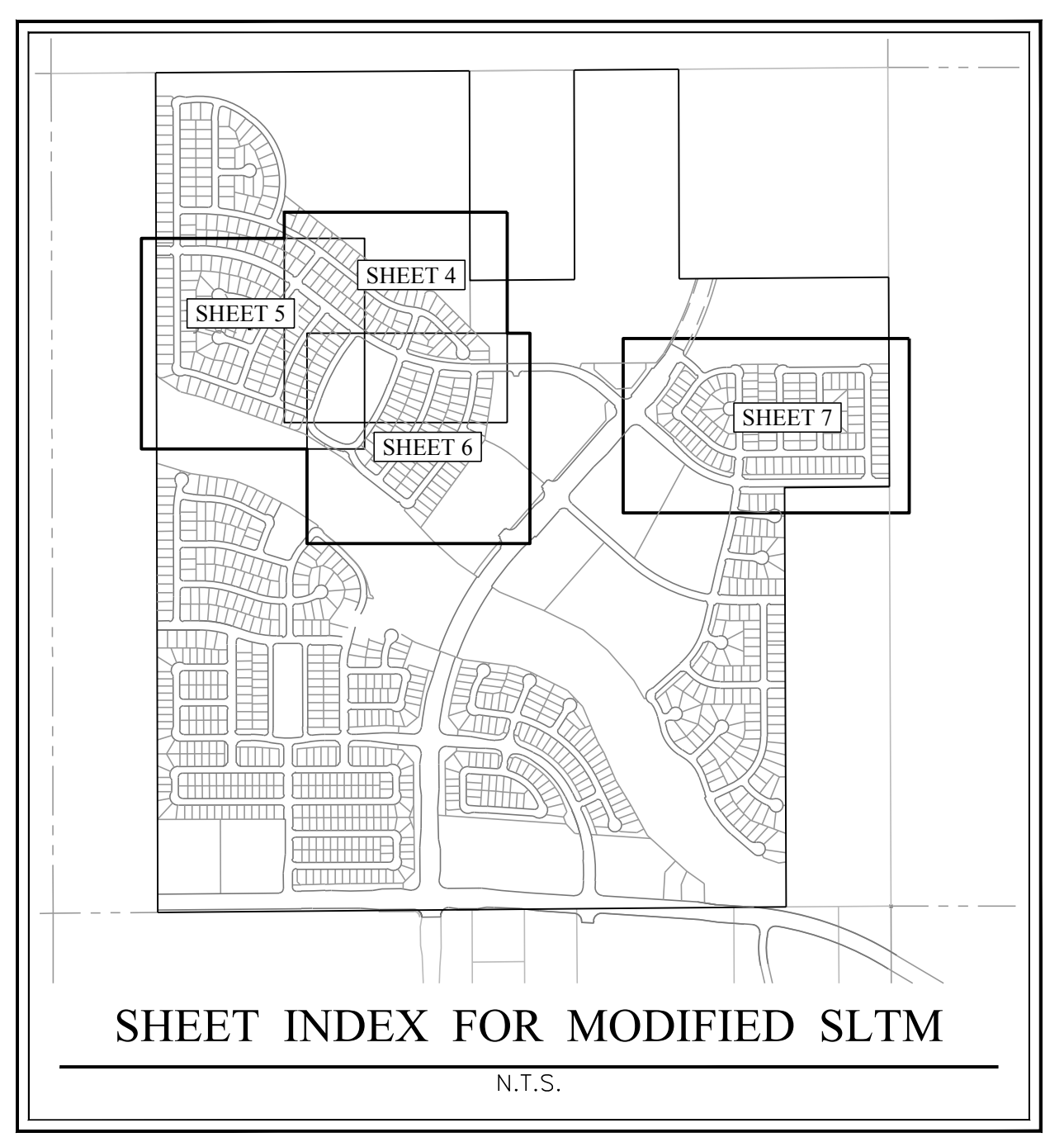
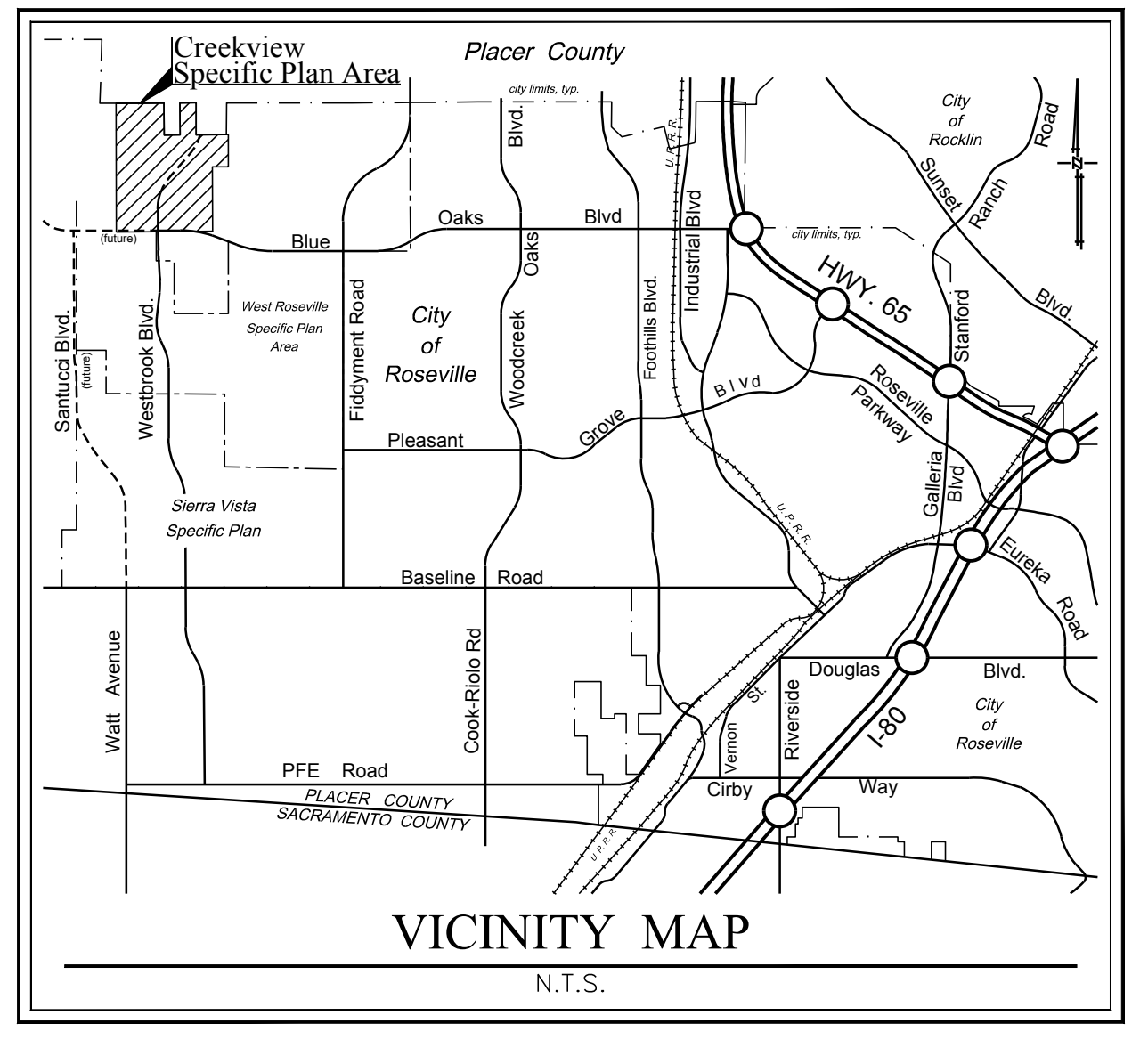


TENTATIVE MAP NOTES

- 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.
- This Modified Small 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 small lot subdivisions shown herein are consistent with both the original Small Lot Tentative Subdivision Map dated June 17, 2015, approved by the City of Roseville Planning Commission on January 20, 2016 (PL18-0020), and the Modified Small Lot Tentative Subdivision Map dated July 26, 2019, approved by the City of Roseville Planning Commission on October 10, 2019 (PL18-0190).
- Lot acreages and dimensions on this Tentative Subdivision Map are approximate and subject to change.
- Lot lines and lot areas may be adjusted at the time of Final Maps provided no additional lots are created, subject to the approval of the City of Roseville. Flexibility in lot configuration and phasing is allowed provided the new configuration is in substantial conformance with the Creekevew Specific Plan and this Tentative Subdivision Map, subject to the approval of the City of Roseville.
- Project Improvements are defined to include Final Maps or project development plans.
- Pursuant to Government Code Section 66423.1, multiple Final Maps may be filed 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.
- Village and lot numbering is for identification purposes only and does not indicate phasing or order of development.
- 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 may be added or referenced with each Final Map based on this Tentative Subdivision Map in order to accommodate new or adjusted public utility, grading, or drainage improvements, access required for lot development, rights to construct, or other similar mapping requirements needed to accomplish the final design.
- Pursuant to Government Code Section 66499.2.2, the land shown herein may be merged and resubdivided without reversion to acreage, and may constitute abandonment and/or quitclaim of portions of existing public streets or easements, subject to the approval of the City of Roseville.
- A powerline easement (10') to the benefit of PG&E is included within this Small Lot Tentative Map. Easement alignment is subject to modification at the time of Final Map.
- The following lots are to be offered to the City of Roseville with the corresponding phase at the time of each Final Map: Open Space Lots C-50 through C-54 (5 Lots total); Park Lots C-60 through C-63 (4 Lots total); School Lot C-80; Electric Substation Lot C-81; LIR Station Lot C-82; Recycling Center Lot C-83; Groundwater Well Lot C-84; Paseo and Landscape Lots 1A, 2A-B, 4A, 5A, 6A, 7A, 8A, 9A, 10A, 11A, 12A-C, 14A, 15A, 16A, 17A-E, 20A-E, 24A-E, and 25A-F (53 Lots total); Landscape Corridor Lots LC-1 thru LC-12 (12 Lots total); and Roadway Right-of-Way.
- Street sections are per the Creekevew Specific Plan (Chapter 6) and the Creekevew Design Guidelines (Appendix B), except as modified on this Tentative Subdivision Map.
- Intersection geometry for arterial and collector streets is per the Creekevew Specific Plan (Chapter 6), except as modified on this Tentative Subdivision Map. Intersection geometry depicted herein is subject to modification at the time of Final Maps or Improvement plans and may affect Right-of-Way.
- A 50' wide (min.) transition zone is included within Open Space parcels along development edges. No encroachment into the transition zone is allowed except for permitted improvements, such as grading, drainage outfalls, water quality features, utilities, bike trails, etc., as specified in the applicable Overarching Management Plan for Creekevew's Open Space parcels.
- Per the Paseo Plan in the Creekevew Specific Plan (Figure B.5), Parcels C-60 (PR) and C-80 (P/OP) are assigned specific portions of the paseo network, as shown on Street Section 5E, illustrated herein.
- Paseo lots are to be dedicated as street rights-of-way (ROW). Additional paseo lots may be created and granted with subsequent Small Lot Tentative Maps or Final Maps, consistent with the Creekevew Specific Plan.
- Landscape corridor, paseo, and easement widths may be reduced for ancillary right-of-way lanes, auxiliary lanes, bus turn-outs, standard lanes, and the like per the provisions in the Creekevew Specific Plan.
- Landscape corridor lots, paseo lots, and park lots are not to be counted as "lots" towards any future boundary line adjustment.
- Walls and fences shall be constructed as shown in the Creekevew Specific Plan and are to be depicted on future Improvement Plans.

PARCEL SUMMARY TABLE

PARCEL	LAND USE	ZONING	ACRES (Gross)	LOT SIZE (Typical)	LOTS	DENSITY	NOTES
C-1	LDR (Low Density Residential)	RS/DS	19.54	50x100	94	4.8 a/cac	No modifications
C-2	LDR (Low Density Residential)	RS/DS	10.03	55x100	52	5.2 a/cac	Modified
C-3	LDR (Low Density Residential)	RS/DS	13.97	50x100	78	5.0 a/cac	Modified
C-4	LDR (Low Density Residential)	RS/DS	9.63	45x100	61	6.3 a/cac	Modified
C-5	LDR (Low Density Residential)	RS/DS	13.43	50x100	74	5.5 a/cac	Modified
C-6	LDR (Low Density Residential)	RS/DS	8.05	45x90	48	6.9 a/cac	Modified
C-7	LDR (Low Density Residential)	RS/DS	14.11	50x110	74	5.2 a/cac	Modified
C-8	LDR (Low Density Residential)	RS/DS	5.70	45x90	32	5.0 a/cac	No modifications
C-9	LDR (Low Density Residential)	RS/DS	21.80	55x100	97	4.4 a/cac	No modifications
C-10	LDR (Low Density Residential)	RS/DS	5.99	45x90	36	6.0 a/cac	No modifications
C-11	LDR (Low Density Residential)	RS/DS	7.54	55x100	34	4.9 a/cac	No modifications
C-12	LDR (Low Density Residential)	RS/DS	18.72	55x100	95	5.1 a/cac	No modifications
C-13	LDR (Low Density Residential)	RS/DS	7.20	45x90	50	6.0 a/cac	No modifications
C-14	LDR (Low Density Residential)	RS/DS	3.72	50x100	20	6.4 a/cac	No modifications
C-15	LDR (Low Density Residential)	RS/DS	3.59	50x100	20	5.6 a/cac	No modifications
C-16	LDR (Low Density Residential)	RS/DS	12.93	45x100	71	5.0 a/cac	No modifications
C-17	LDR (Low Density Residential)	RS/DS	6.92	45x90	36	5.2 a/cac	No modifications
C-20	MDR (Medium Density Residential)	RS/DS	8.79	35x80	77	6.8 a/cac	Modified per PL20-0200
C-21	MDR (Medium Density Residential)	RS/DS	7.92	35x80	77	9.7 a/cac	Modified per PL20-0200
C-22	MDR (Medium Density Residential)	RS/DS	11.30	45x80	82	7.3 a/cac	Modified per PL20-0200
C-23	MDR (Medium Density Residential)	RS/DS	8.13	45x80	61	7.0 a/cac	No modifications
C-24	MDR (Medium Density Residential)	RS/DS	8.12	45x80	59	7.3 a/cac	No modifications
C-25	MDR (Medium Density Residential)	RS/DS	7.25	45x80	62	6.8 a/cac	No modifications
C-40	HR (High Density Residential)	R3	5.20	150'	32	5.0 a/cac	No modifications
C-41	HR (High Density Residential)	R3	4.27	127'	29	7.0 a/cac	No modifications
C-42	HR (High Density Residential)	R3	4.33	136'	31	4.4 a/cac	No modifications
C-43	HR (High Density Residential)	R3	3.88	116'	25	5.0 a/cac	No modifications
C-50	OS (Open Space)	OS	36.57				No modifications
C-51	OS (Open Space)	OS	35.94				No modifications
C-52	OS (Open Space)	OS	14.79				No modifications
C-53	OS (Open Space)	OS	25.10				No modifications
C-54	OS (Open Space)	OS	24.60				No modifications
C-60	PR (Park)	PR	6.80				No modifications
C-61	PR (Park)	PR	4.81				No modifications
C-62	PR (Park)	PR	1.54				No modifications
C-63	PR (Park)	PR	2.53				No modifications
C-70	CC (Community Commercial)	CC	12.22				No modifications
C-80	PQP (Elementary School)	PQP	7.60				No modifications
C-81	PQP (Electric Substation)	PQP	0.90				No modifications
C-82	PQP (LIR Station)	PQP	0.65				No modifications
C-83	PQP (Recycling Center)	PQP	0.59				No modifications
C-84	PQP (Well Site)	PQP	0.51				No modifications
LC-1	ROW (Right of Way)	ROW	38.05				No modifications
LC-2	ROW (Right of Way)	ROW	6.04				No modifications
C100	ROW (Right of Way)	ROW	38.05				No modifications
C101	ROW (Right of Way)	ROW	1.40				No modifications
TOTAL			461.40		1,937		



SUBDIVISION MAP INFORMATION

APPLICANT: Anthem United Creekevew Developments Limited Partnership
3001 Douglas Boulevard, Suite 200
Roseville, CA 95661

ENGINEER: Mackay & Somp's Civil Engineers, Inc.
1025 Creekside Ridge Drive, Suite 150
Roseville, CA. 95678-3575
(916)773-1189

ASSESSOR'S PARCEL NUMBER: A pin of 017-101-054, 055, 056, 057 & 058

TOTAL ACREAGE: 461.4 ± AC.

LAND USE: General Plan Designation: LDR, MDR, HDR, CC, PQP, PR, & OS

ZONING: Zoning District: RS/DS, R3, CC, CC/SA, PQP, PR, & OS

NUMBER OF LOTS / PARCELS: 1,244: TOTAL LOTS
1,154: Single Family Small Lots
3: MDR Large Lots
4: HDR Large Lots
5: Open Space Lots
4: Park Lots
1: Community Commercial Lot
1: Elementary School Lot
1: Electric Substation Lot
1: LIR Station Lot
1: Recycling Center Lot
1: Well Site Lot
53: Paseo & Landscape Lots
12: Landscape Corridor Lots
2: ROW Lots
1: ROW (Future) Lot

SERVICE PROVIDERS:
PARKS AND RECREATION: City of Roseville
POLICE AND FIRE PROTECTION: City of Roseville
SANITARY SEWER: City of Roseville
DOMESTIC WATER: City of Roseville
ELECTRICITY: City of Roseville
TELEPHONE: AT&T
GAS: PG&E
CABLE: Comcast

MODIFIED SMALL LOT TENTATIVE SUBDIVISION MAP

CREEKEVIEW

Scale: 1"=200'

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

April 30, 2021

CITY OF ROSEVILLE
017-101-008

WEST ROSEVILLE LLC
017-101-006

AMORUSO
017-020-017

CITY OF ROSEVILLE
017-101-016

CITY OF ROSEVILLE
017-101-018

CITY OF ROSEVILLE
017-101-017

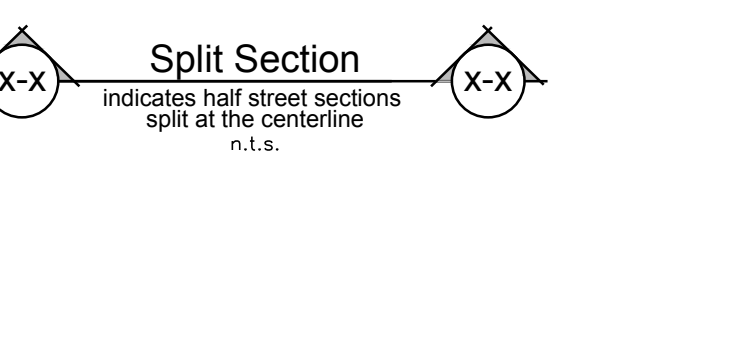
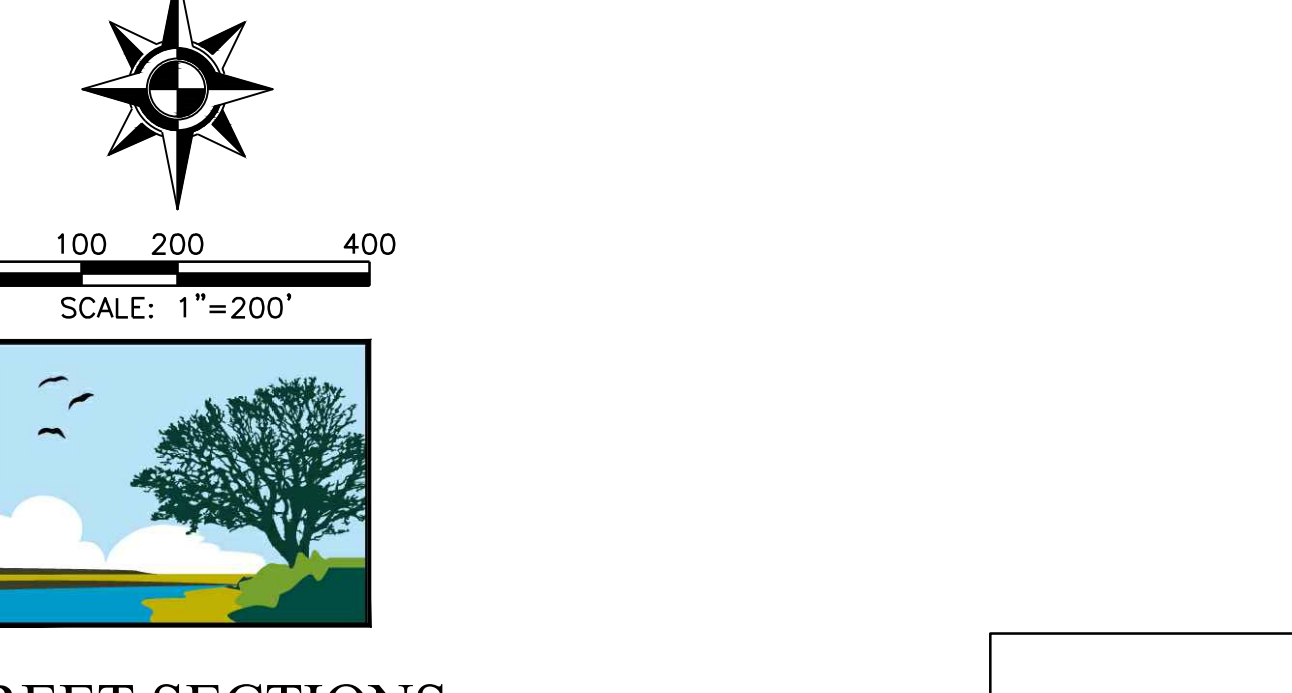
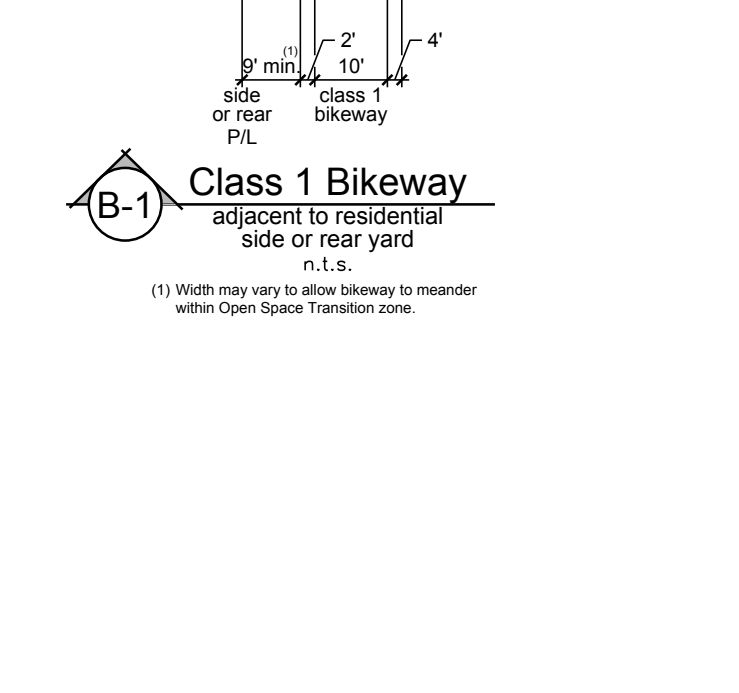
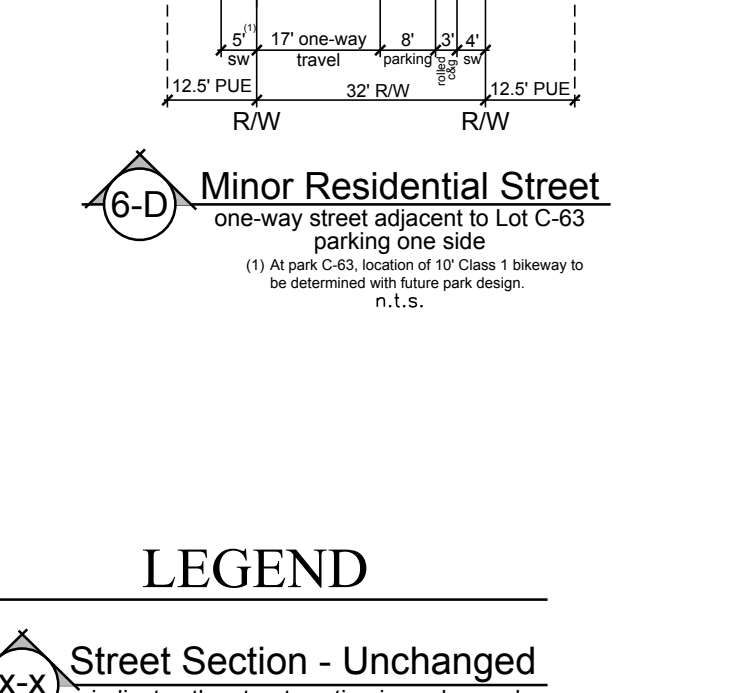
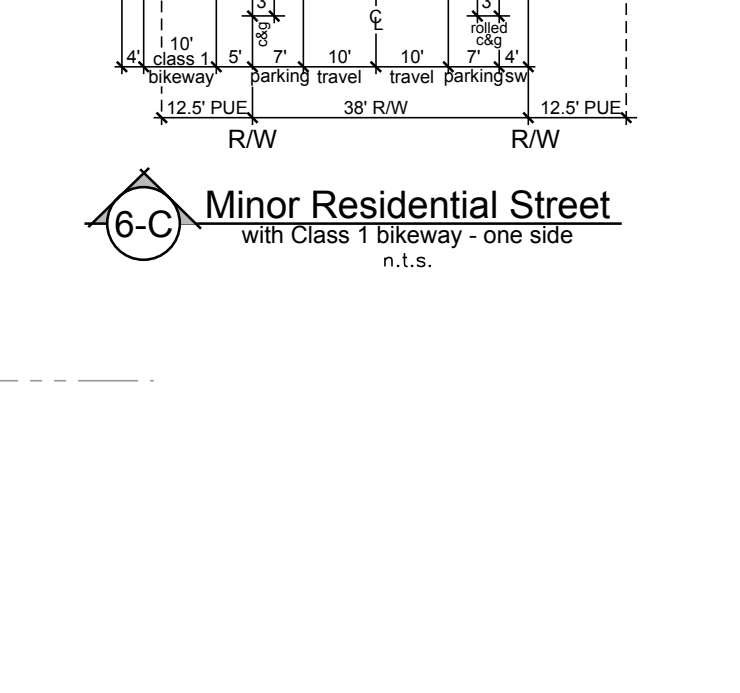
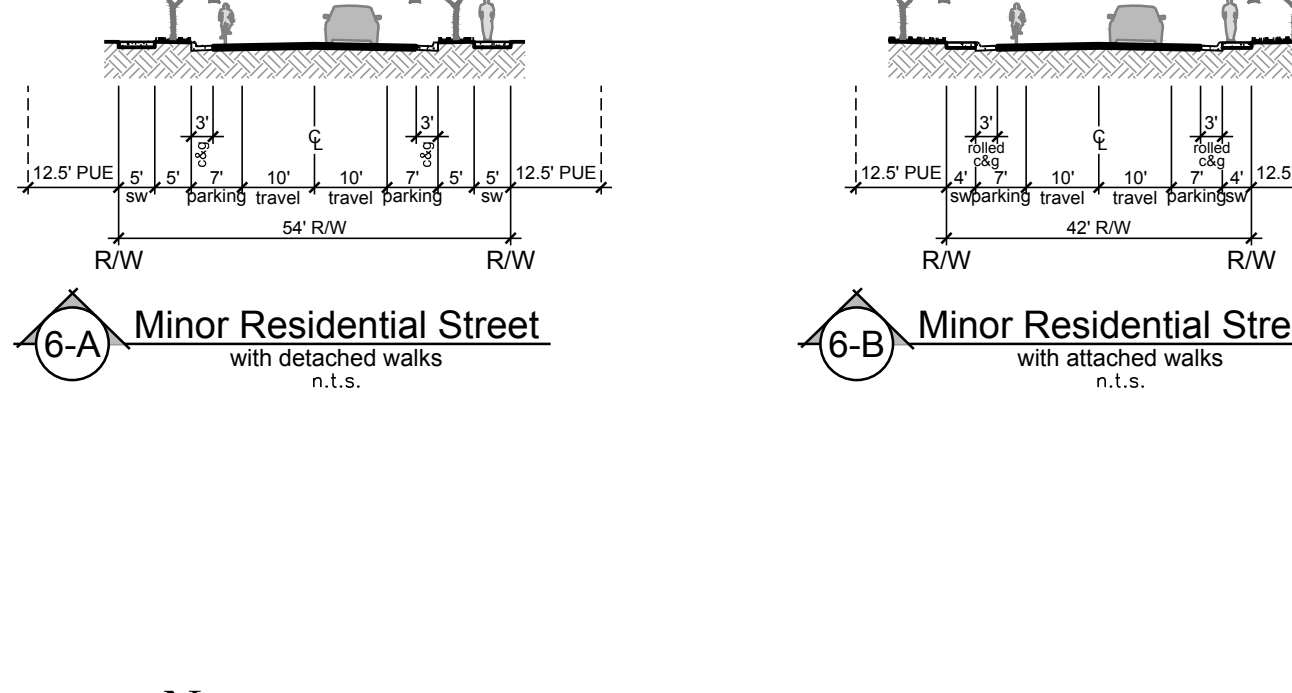
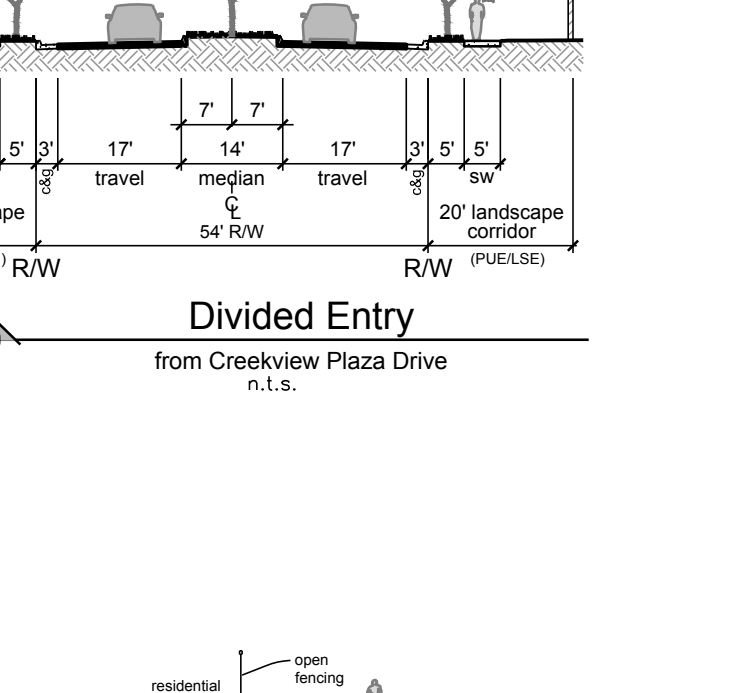
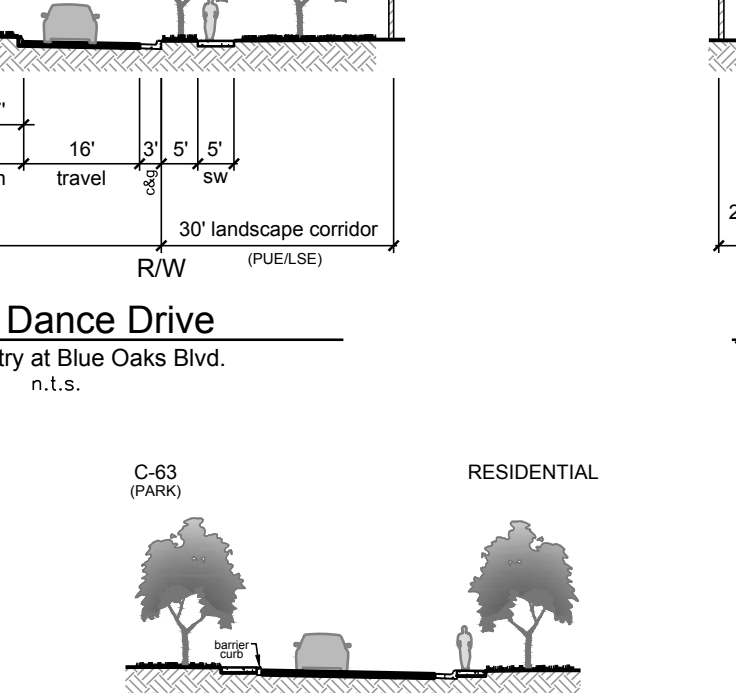
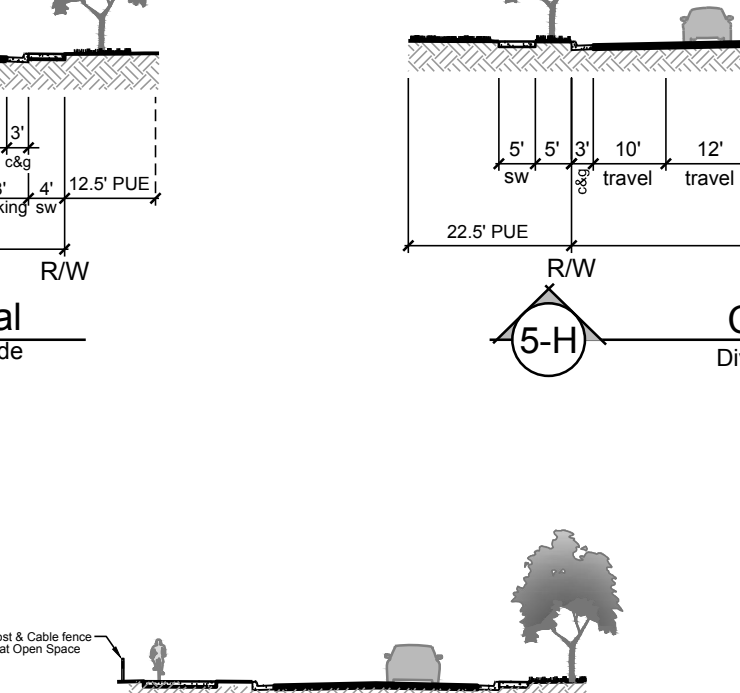
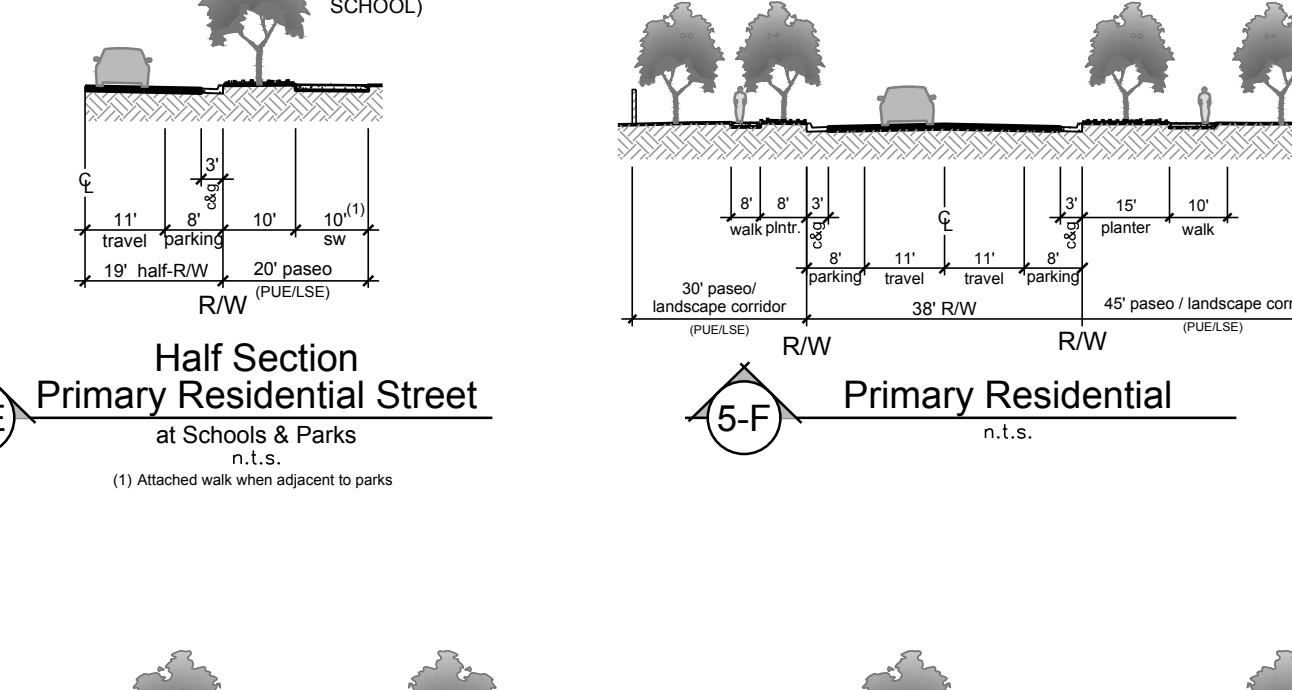
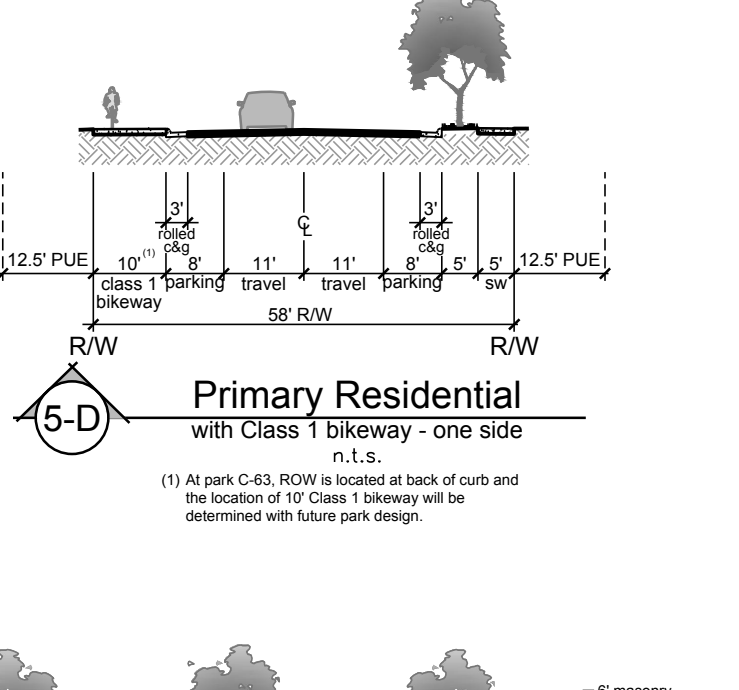
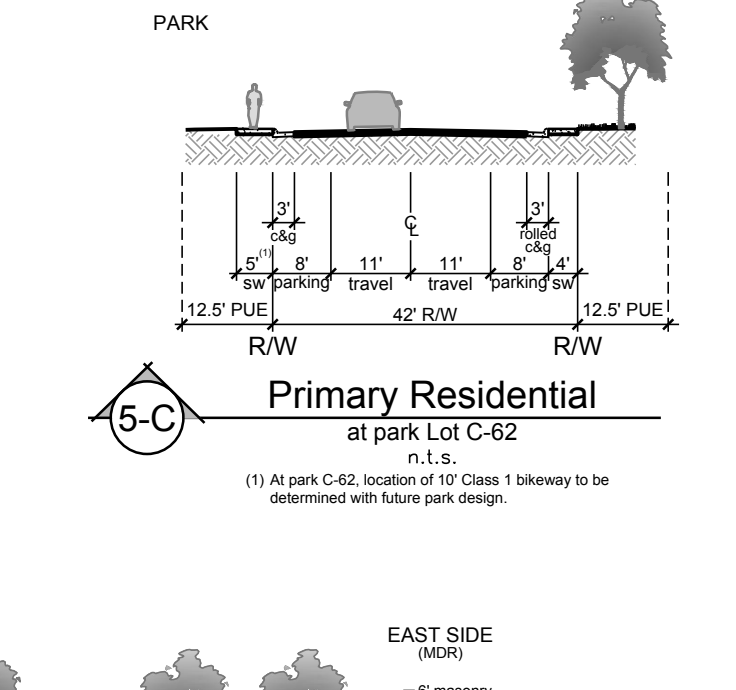
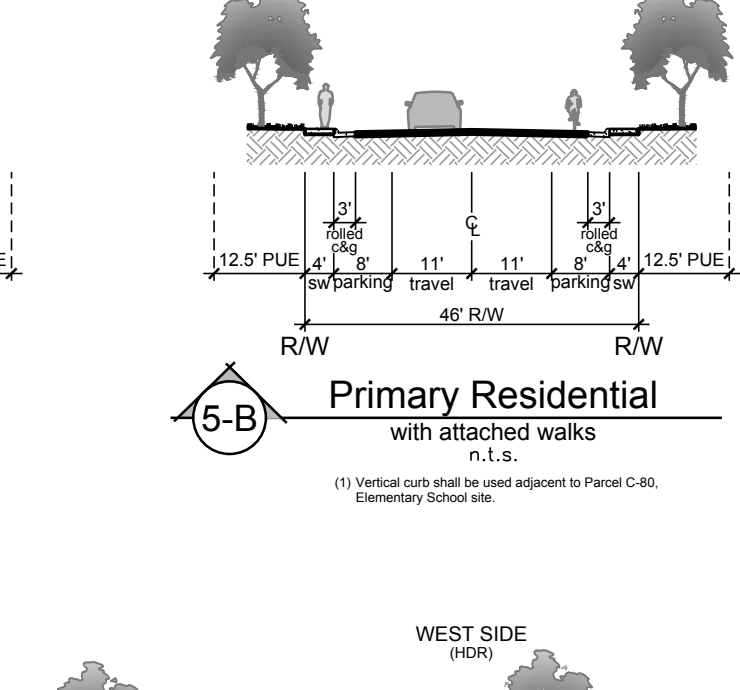
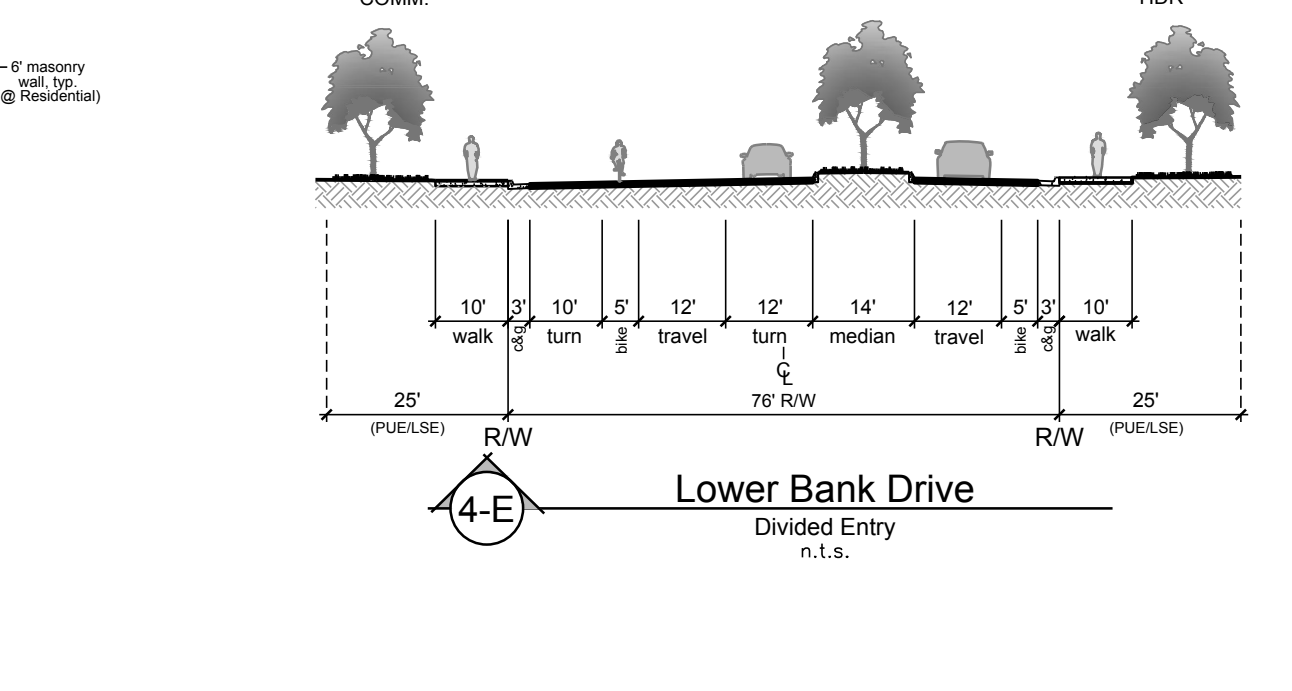
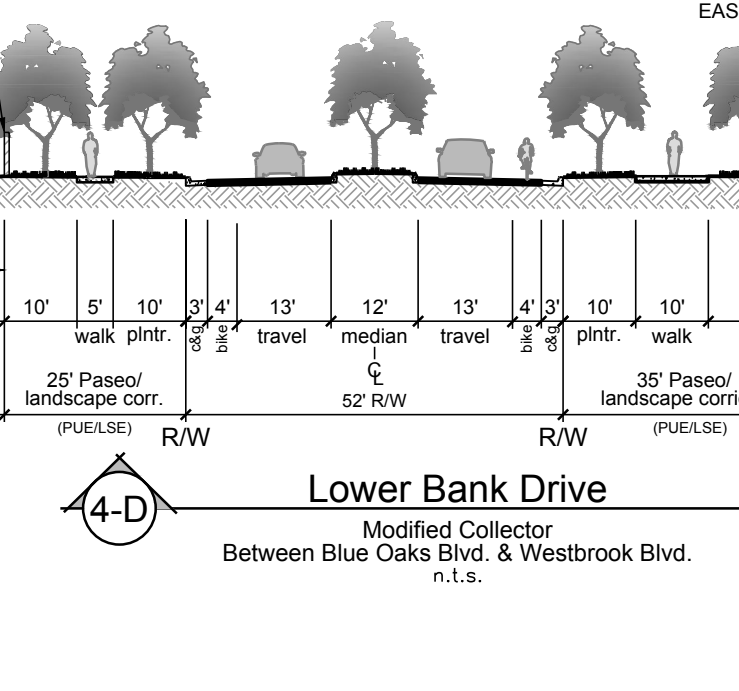
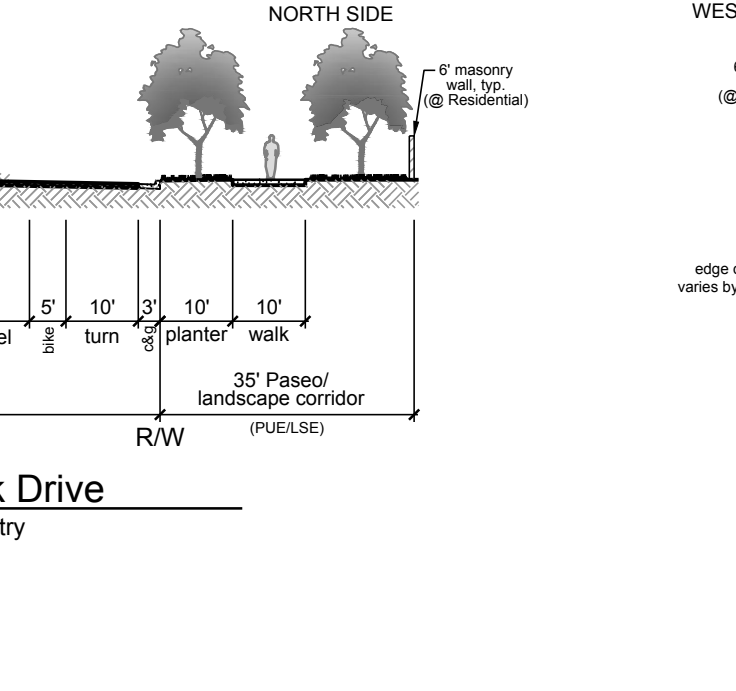
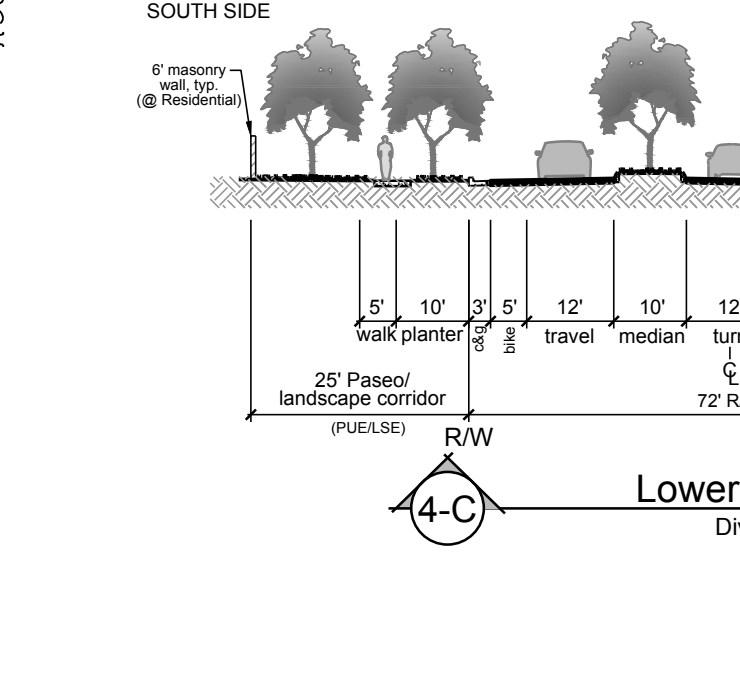
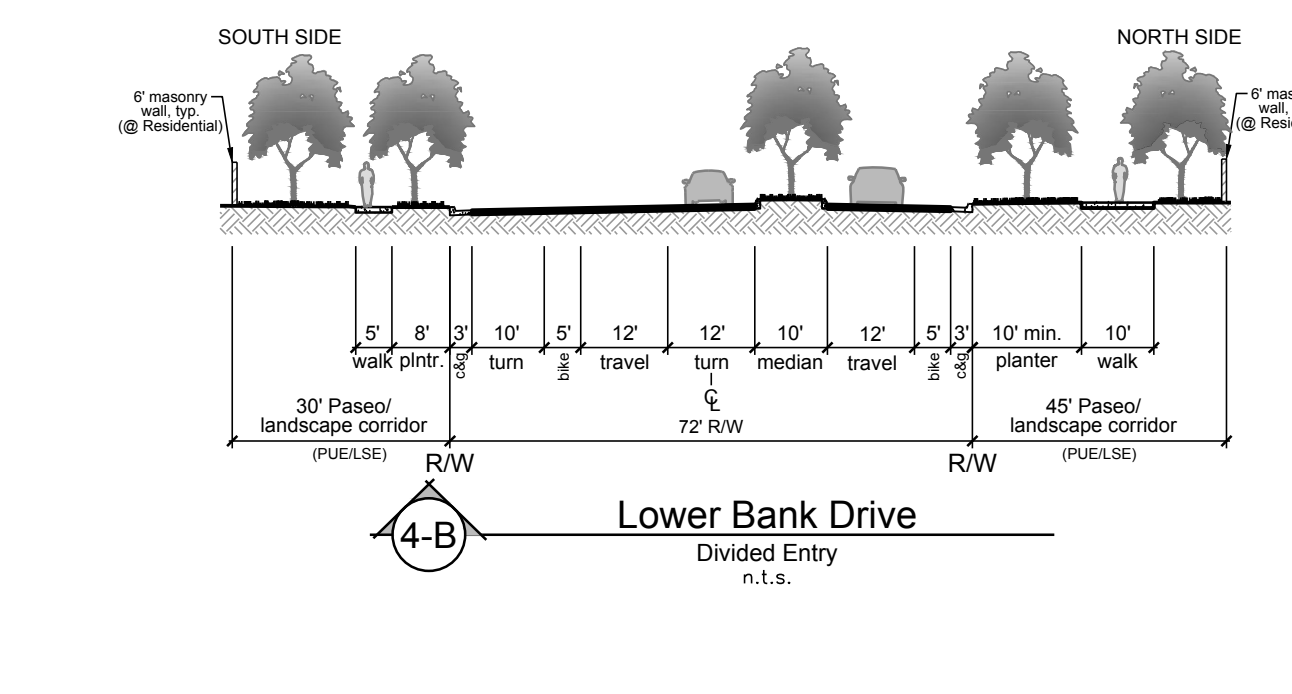
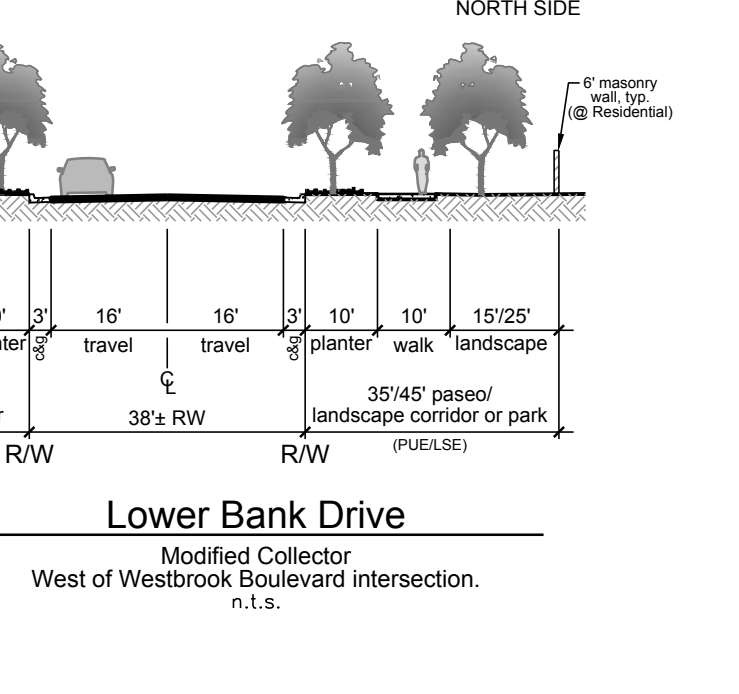
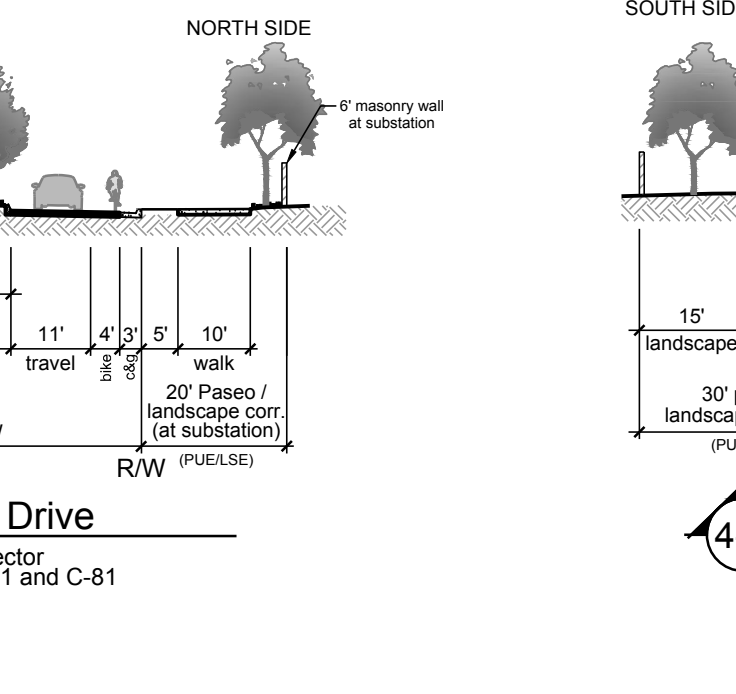
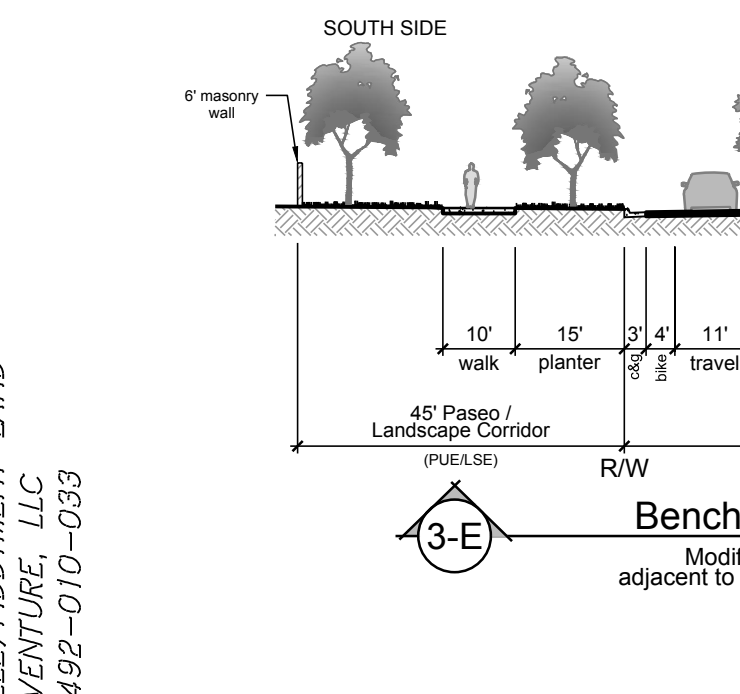
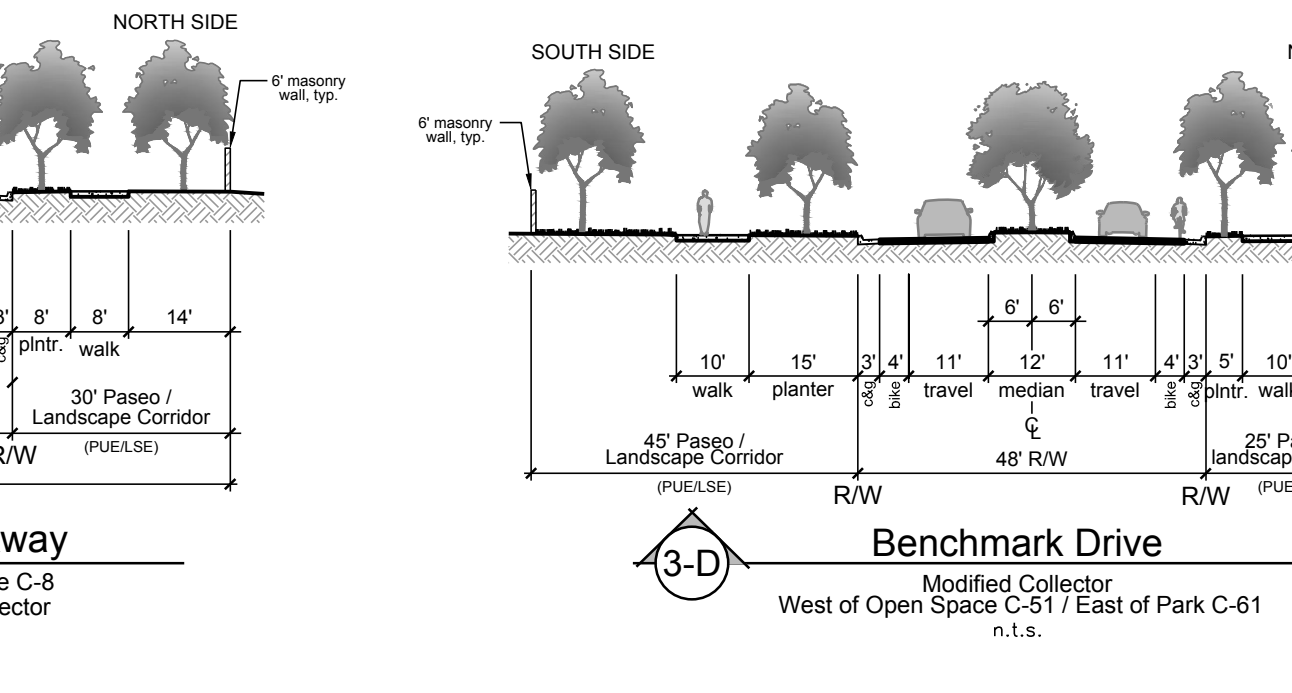
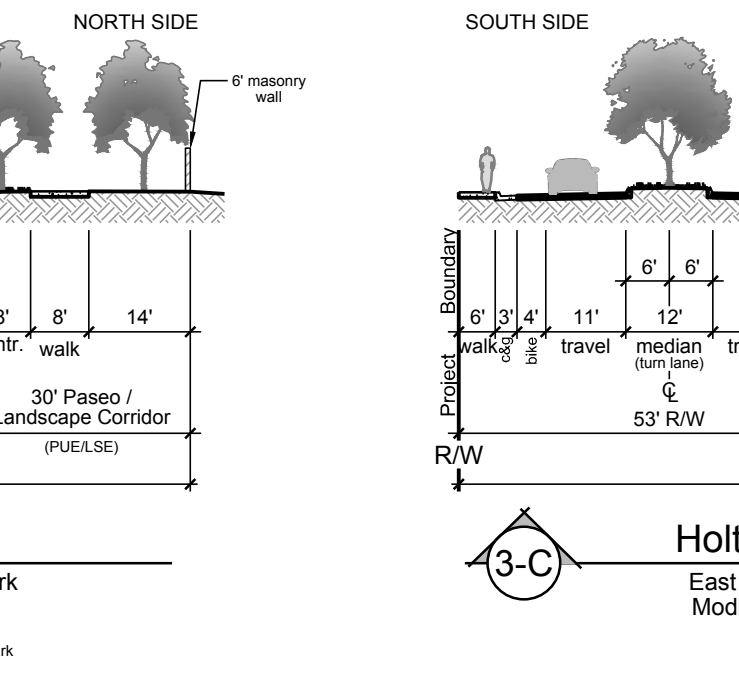
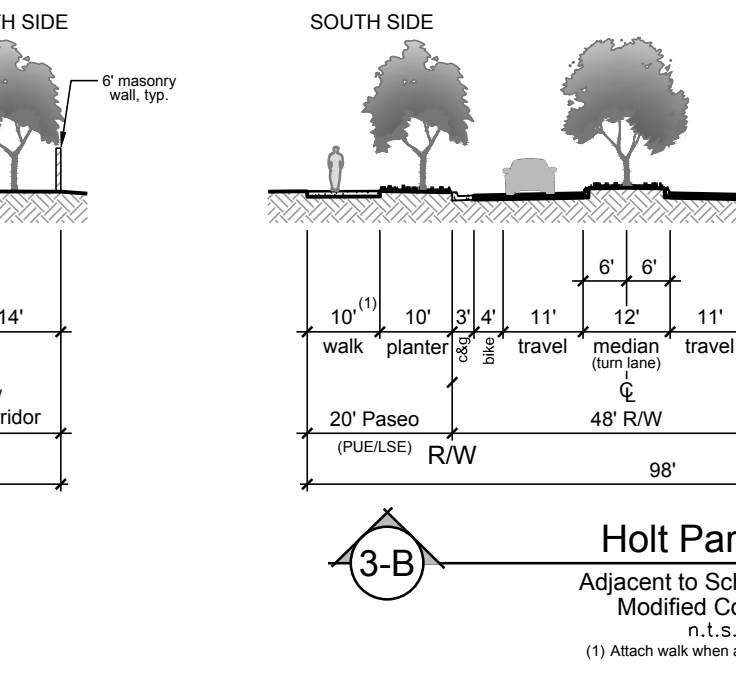
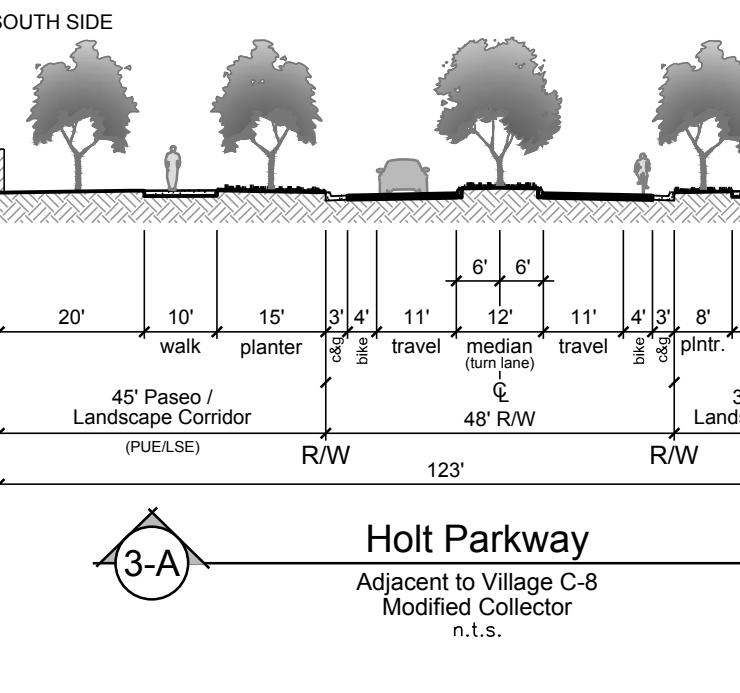
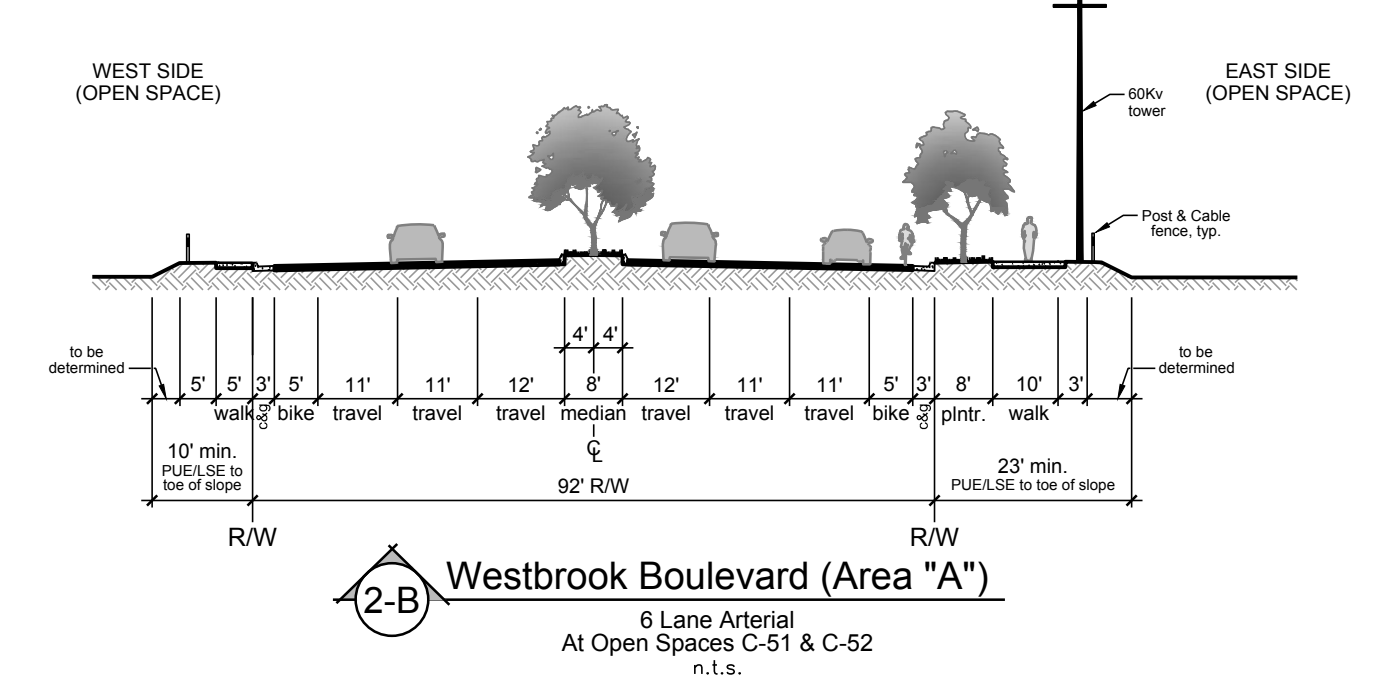
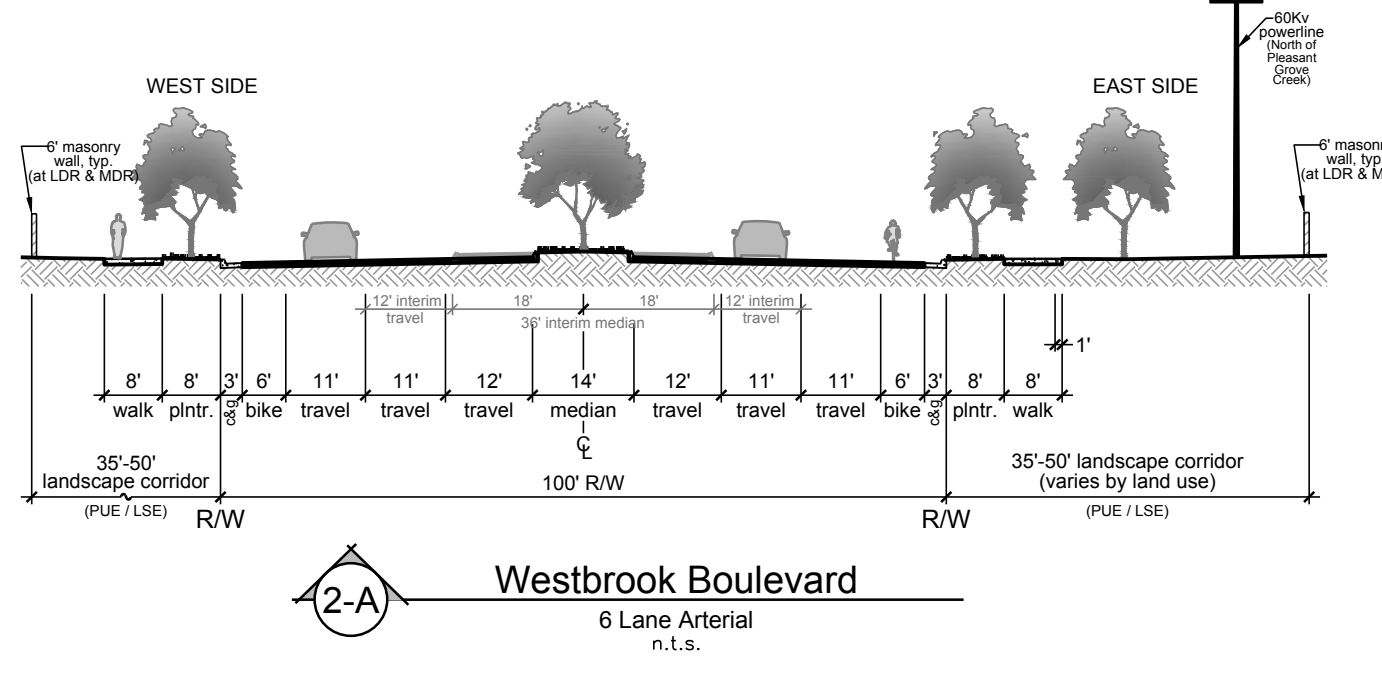
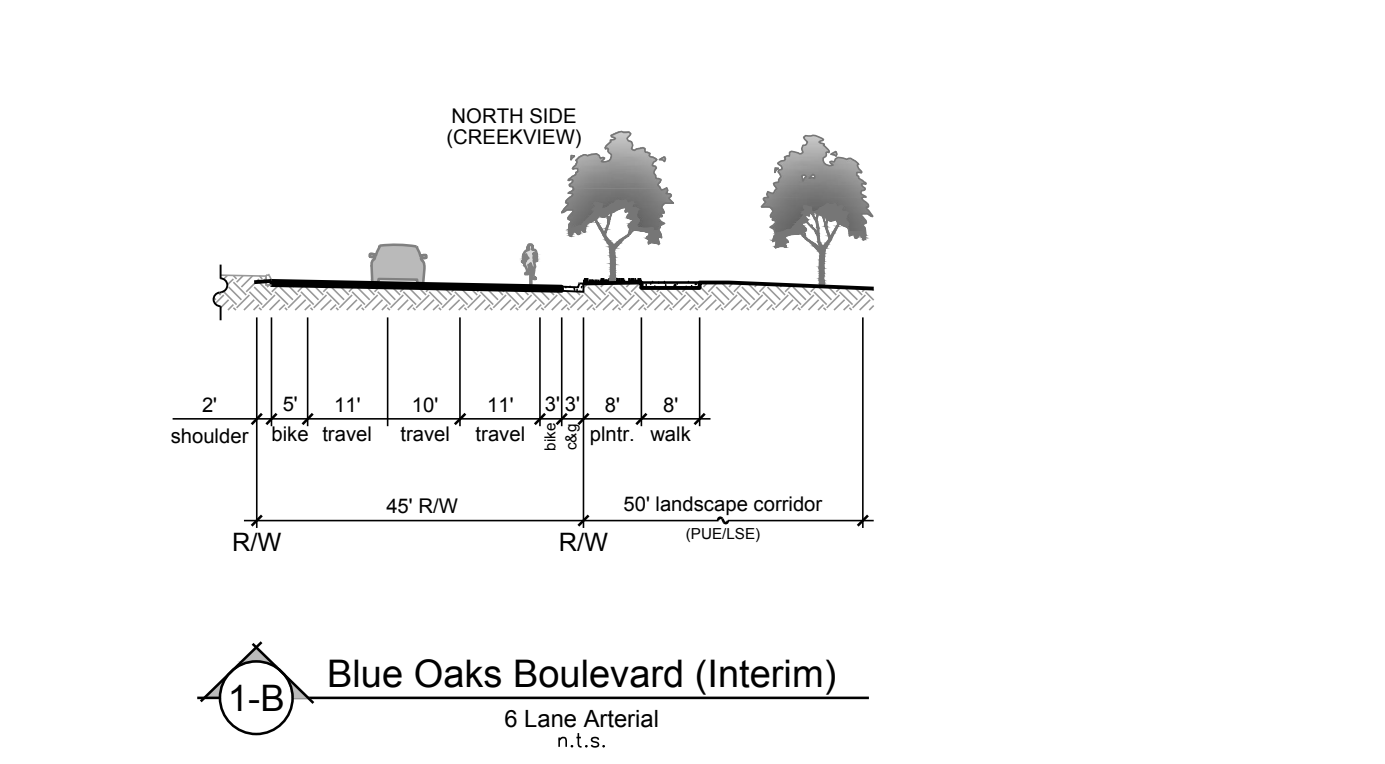
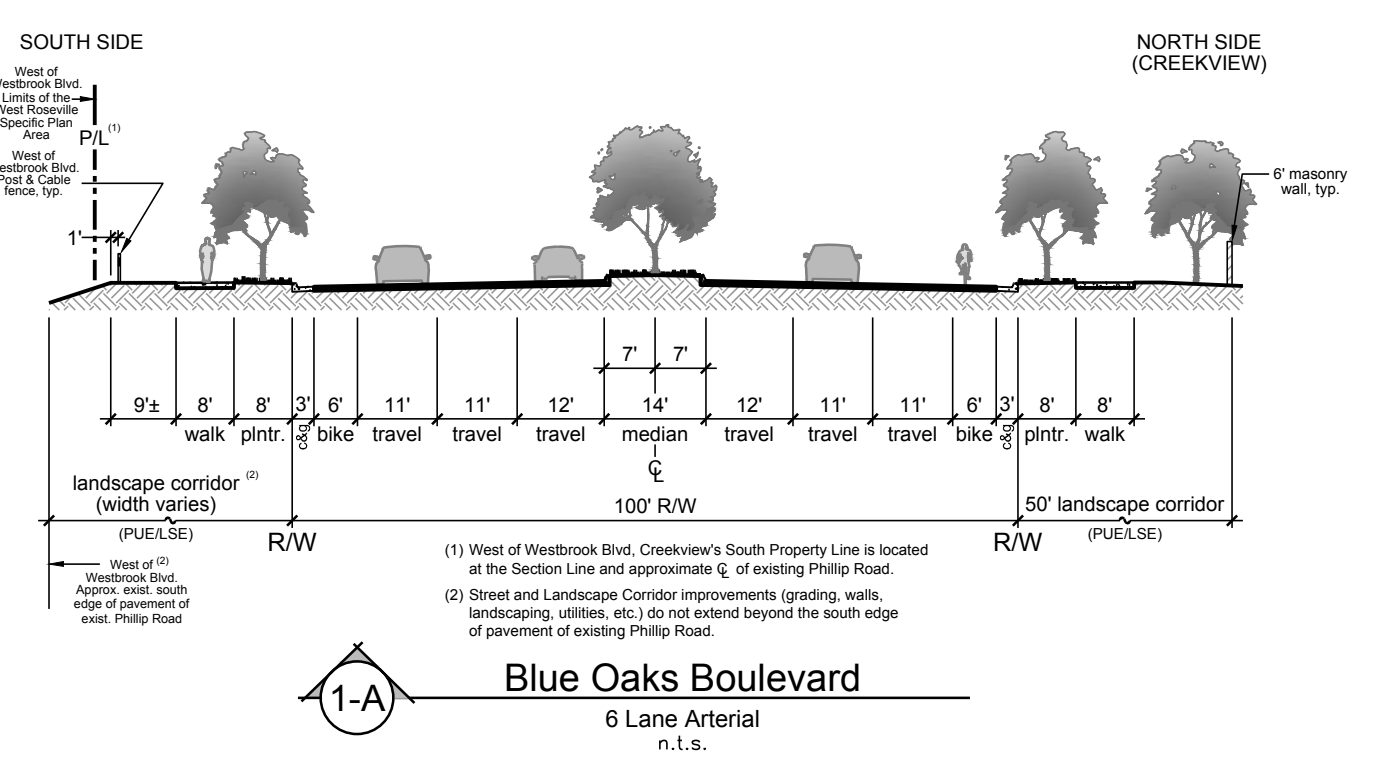
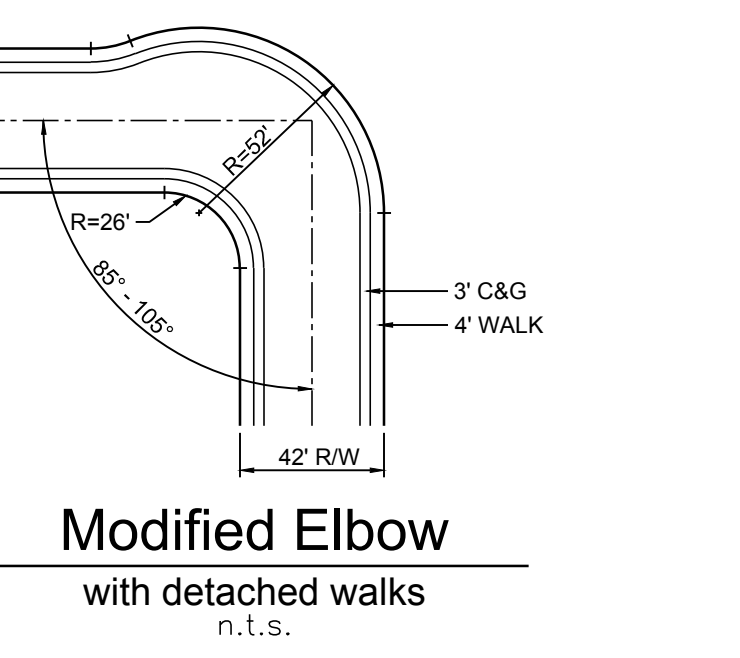
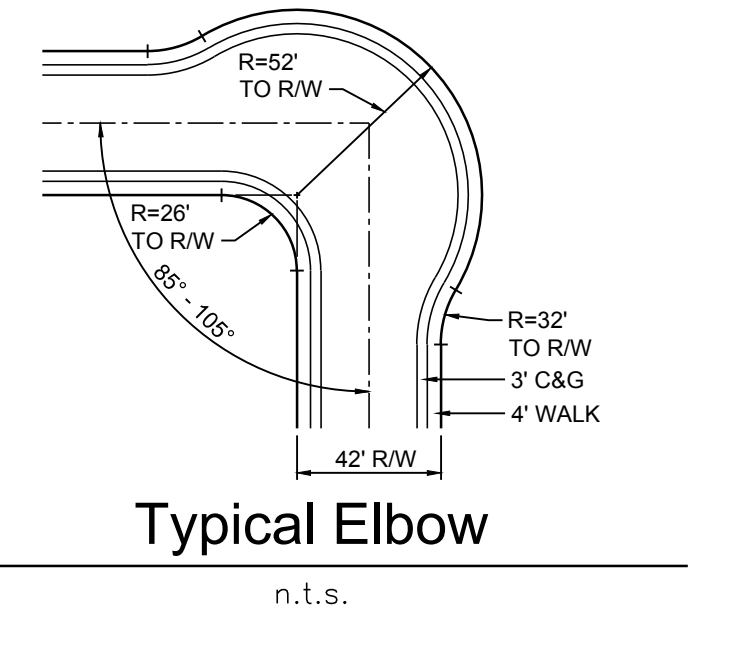
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CITY OF ROSEVILLE
017-101-019

CITY OF ROSEVILLE
017-101-021

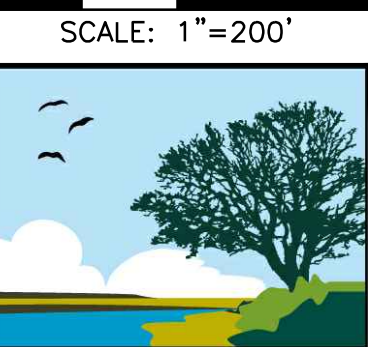
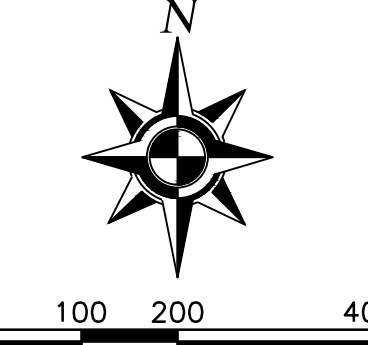
CITY OF ROSEVILLE
017-101-022

CITY OF ROSEVILLE
017-101-023

Standard Cul-de-sac
(current City of Roseville std. dwg ST-14 & 15)
n.l.s.



LEGEND
X-X Street Section - Unchanged
X-X Split Section



STREET SECTIONS MODIFIED SMALL LOT TENTATIVE SUBDIVISION MAP CREEKVIEW

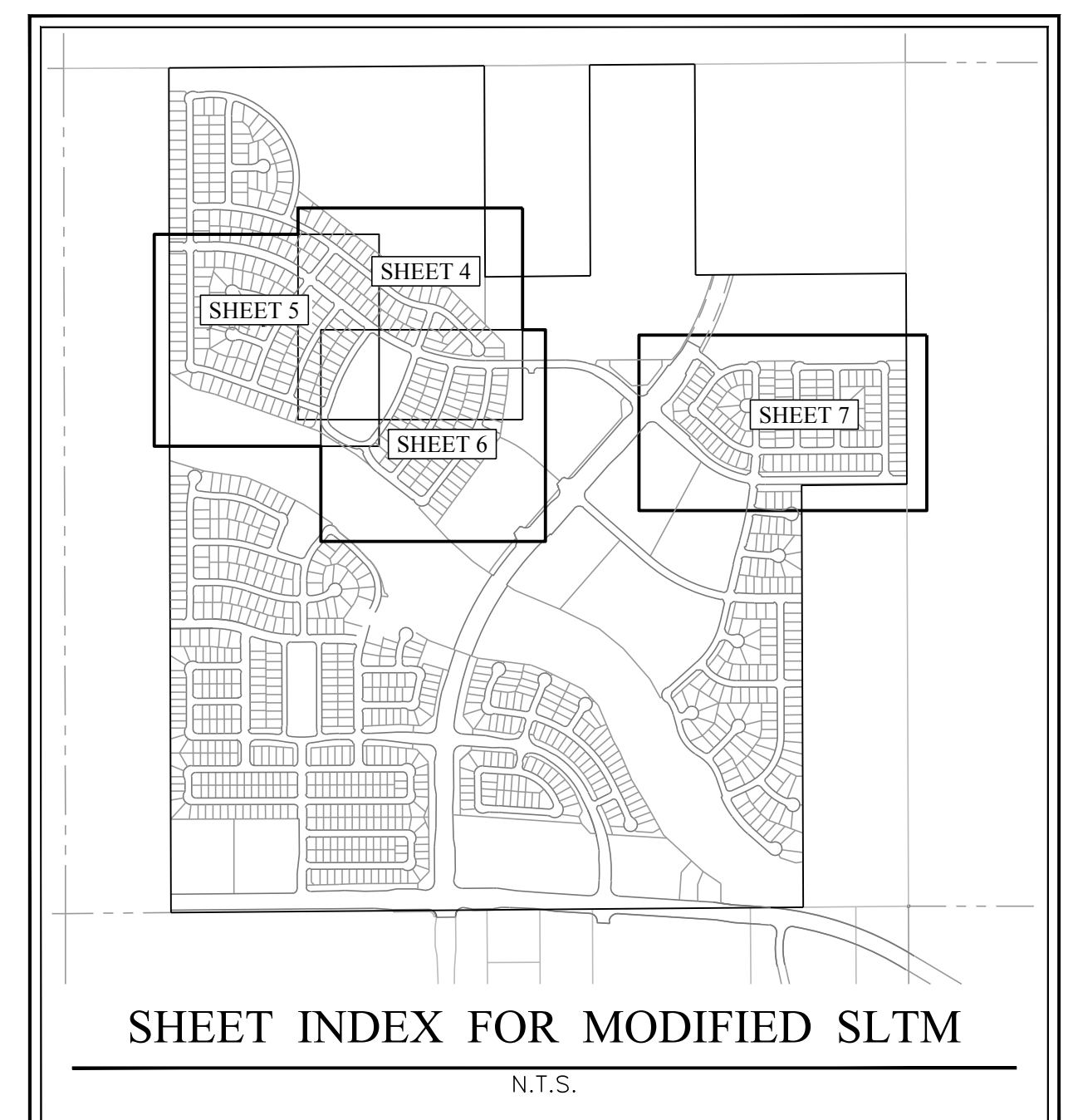
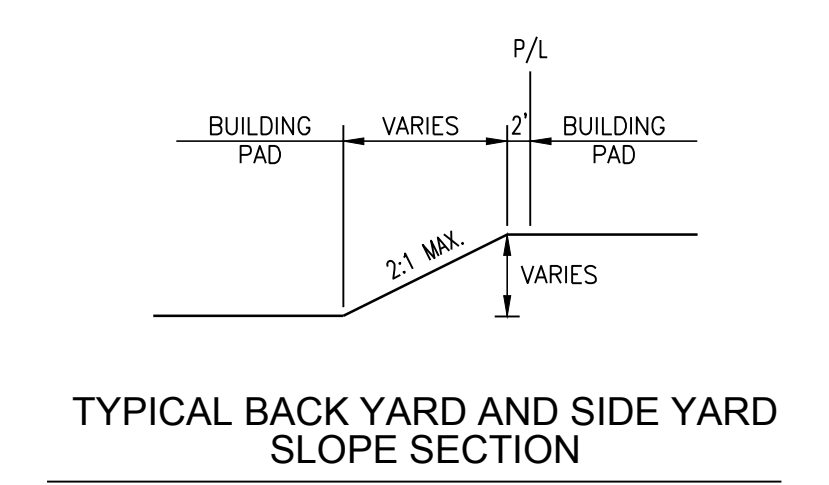
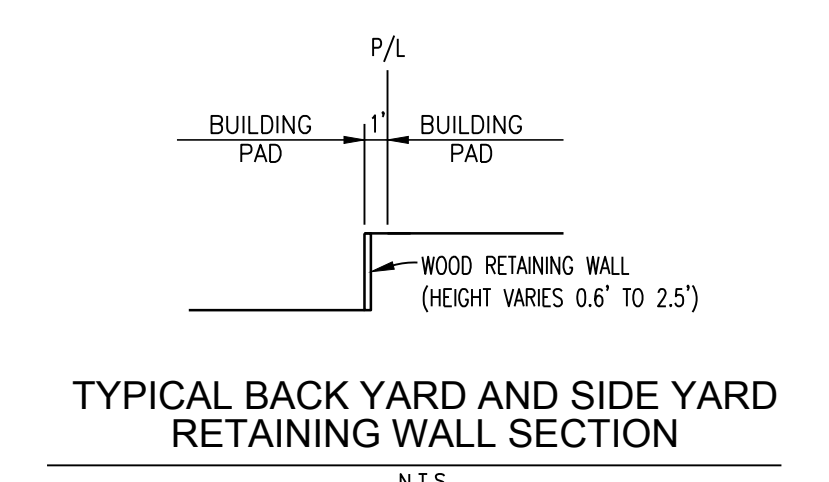
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April 30, 2021

Mackay & Soms
ENGINEERS PLANNERS SURVEYORS

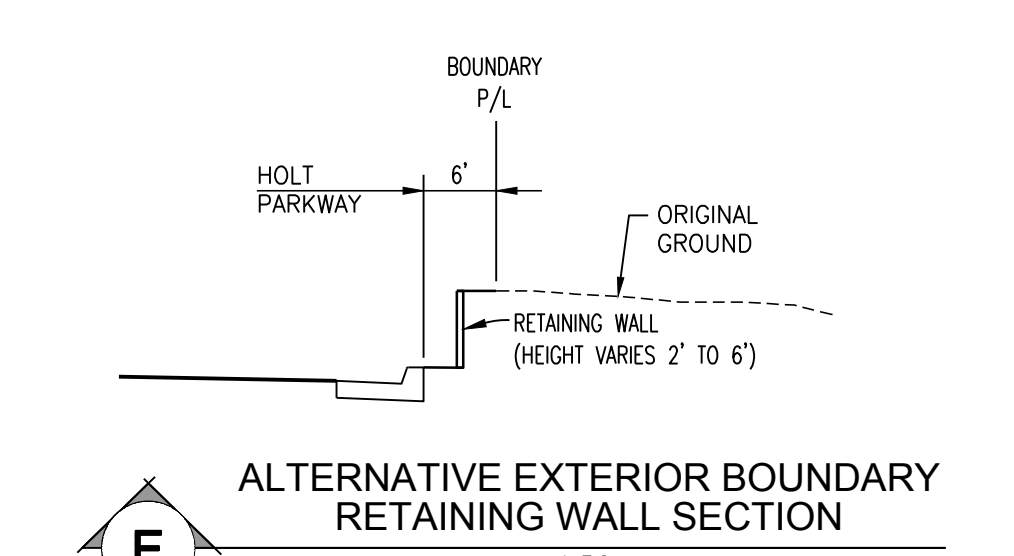
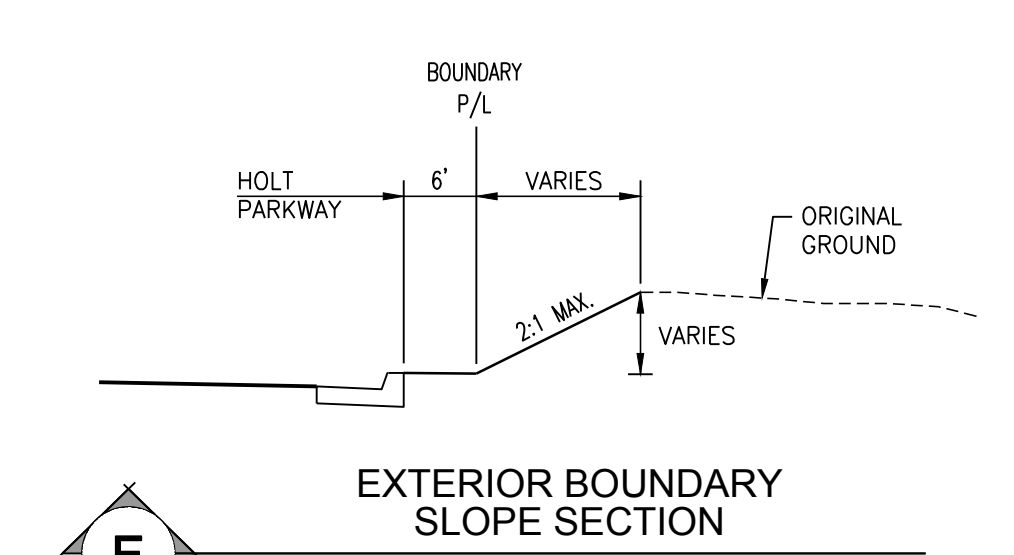
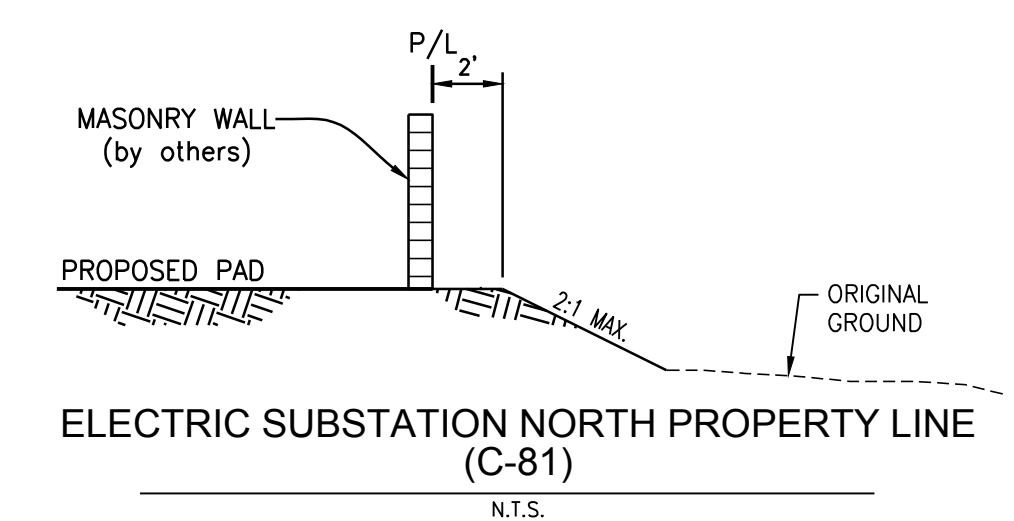
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CV SLTM Street Sections 18431.RST

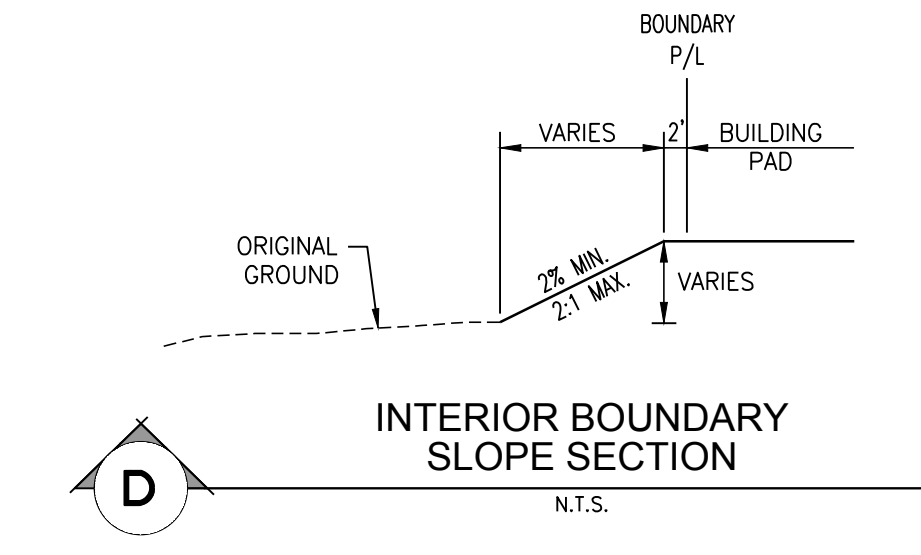
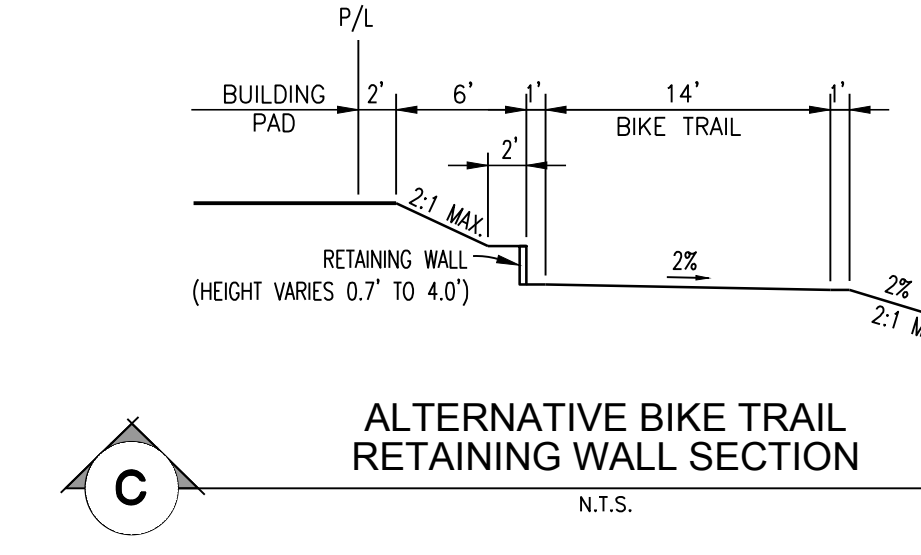
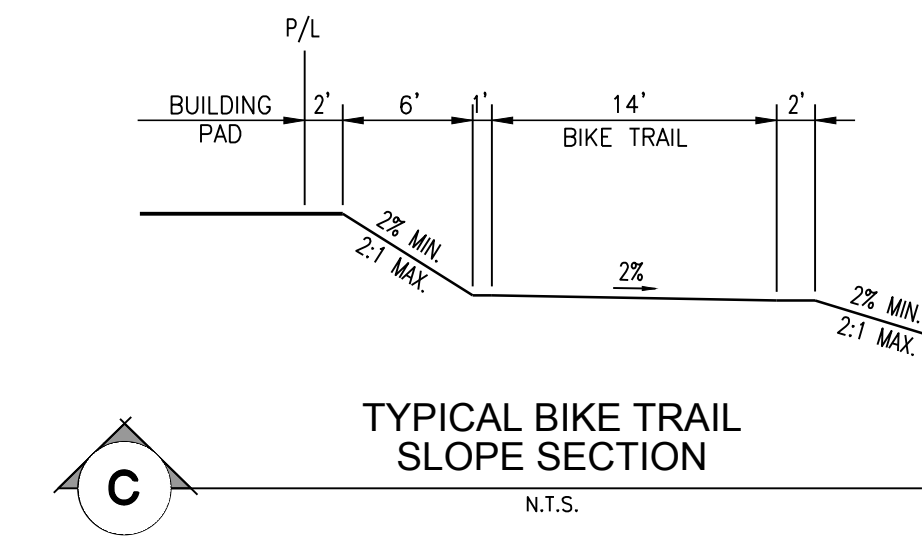
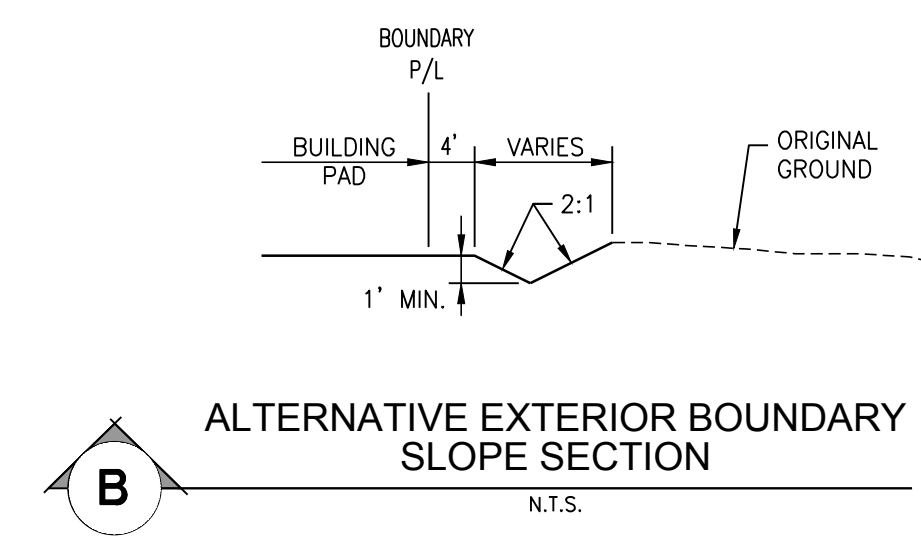
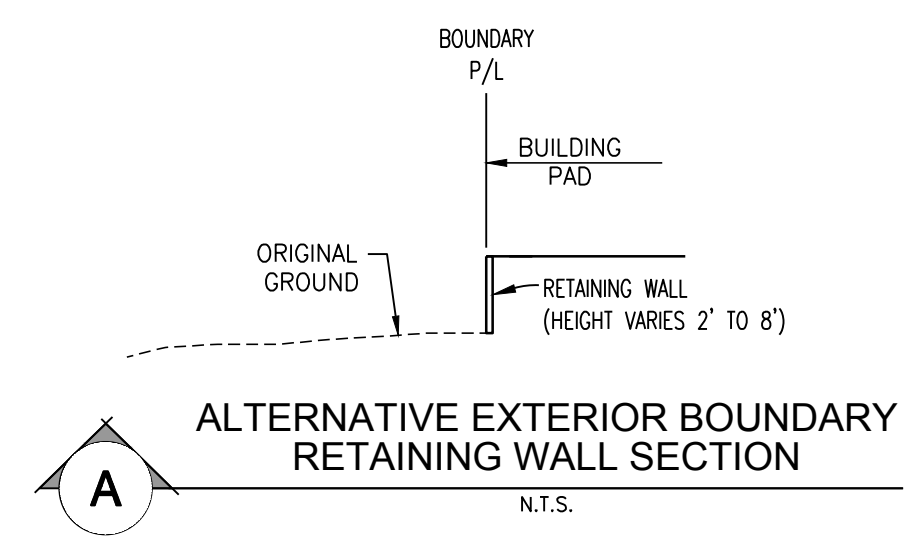
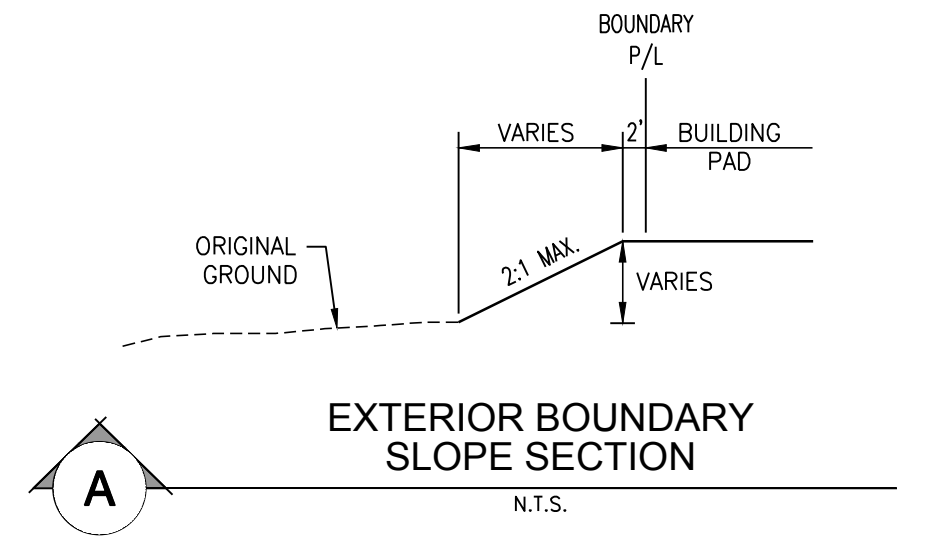


PROPOSED	DESCRIPTION	EXISTING
	STORM DRAIN PIPE	
	STORM DRAIN MANHOLE	
	DROP INLET	
	PAD GRADE	

- 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 PROPOSED WATER AND SEWER INFRASTRUCTURE LOCATION AND SIZES ARE SUBJECT TO CHANGE DURING FINAL DESIGN.
 - ANY OFFSITE GRADING SHALL REQUIRE RIGHT OF ENTRY FROM ADJOINING PROPERTY OWNER.



ESTIMATED EARTHWORK SUMMARY	
CUT:	1,094,000 c.y.
FILL:	937,200 c.y.
ADJ. FILL:	1,077,700 c.y.
NET CUT:	16,300 c.y.

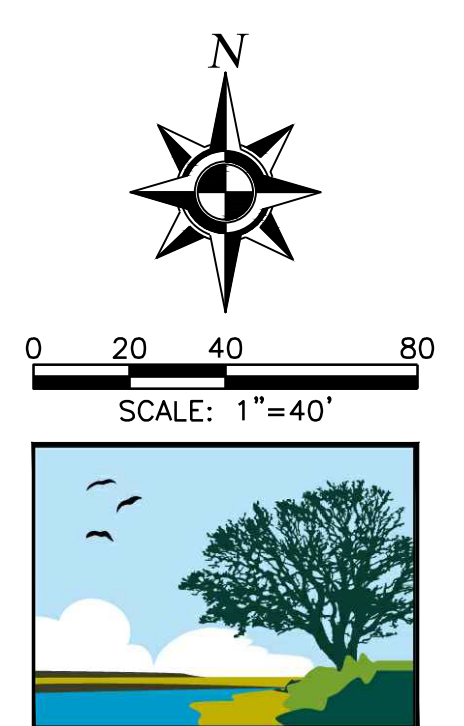


CONCEPTUAL GRADING & DRAINAGE
MODIFIED SMALL LOT
TENTATIVE SUBDIVISION MAP

CREEKVIEW



PROPOSED	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	
	PAD GRADE	
	MASONRY WALL	
	OAK TREE REMOVAL	
	OVERLAND RELEASE FOR DRAINAGE	
	BMP TREATMENT SWALE	

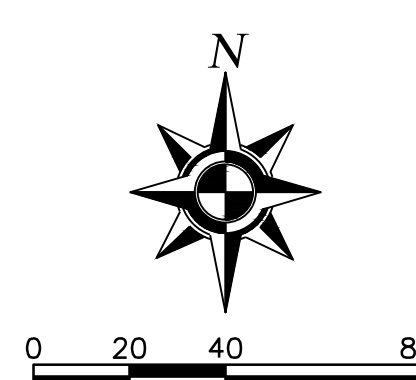


CONCEPTUAL GRADING, DRAINAGE, & UTILITIES
MODIFIED SMALL LOT
TENTATIVE SUBDIVISION MAP

CREEKVIEW



SEE SHEETS

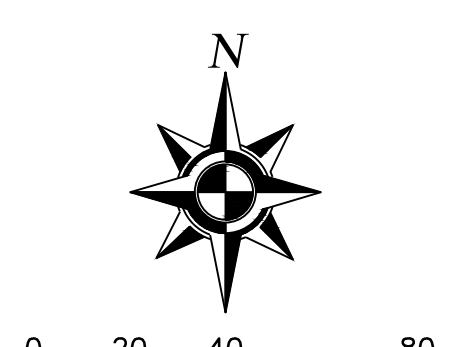


CONCEPTUAL GRADING, DRAINAGE, & UTILITIES
 MODIFIED SMALL LOT
 TENTATIVE SUBDIVISION MAP

CREEKVIEW



SEE SHEET 7



0 20 40 80
SCALE: 1"=40'



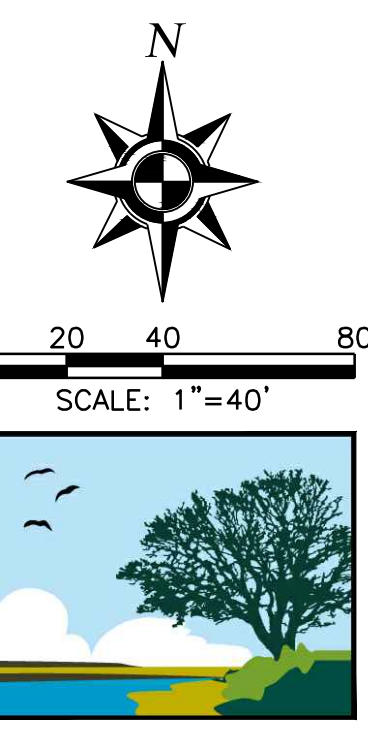
CONCEPTUAL GRADING, DRAINAGE, & UTILITIES
MODIFIED SMALL LOT
TENTATIVE SUBDIVISION MAP

CREEKVIEW

Scale: 1"=40'

April 30, 2021

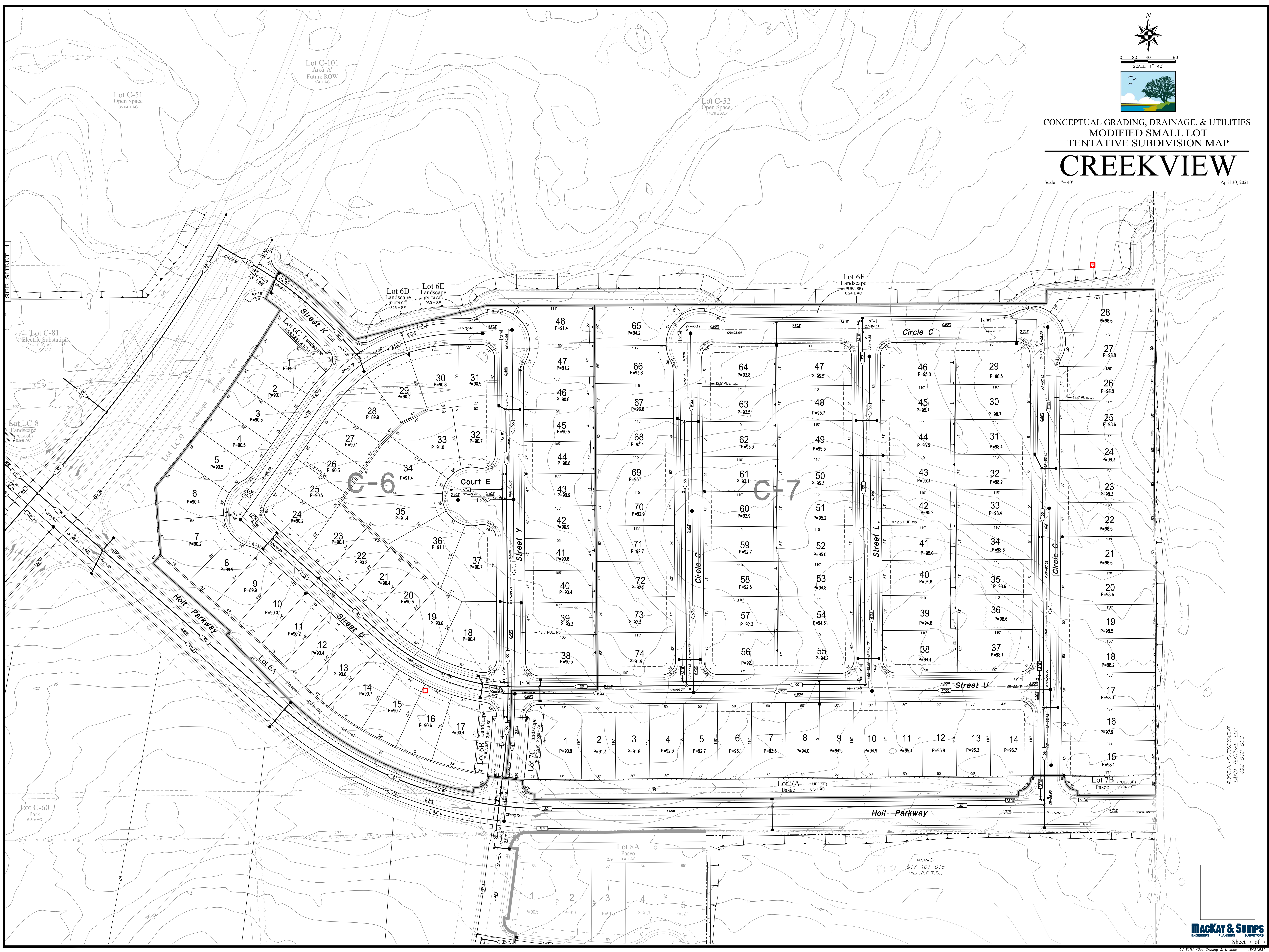




CONCEPTUAL GRADING, DRAINAGE, & UTILITIES
MODIFIED SMALL LOT
TENTATIVE SUBDIVISION MAP

CREEK VIEW

Scale: 1"=40' April 30, 2021



ROSEVILLE/FIDDIMENT
LAND VENTURE, LLC
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