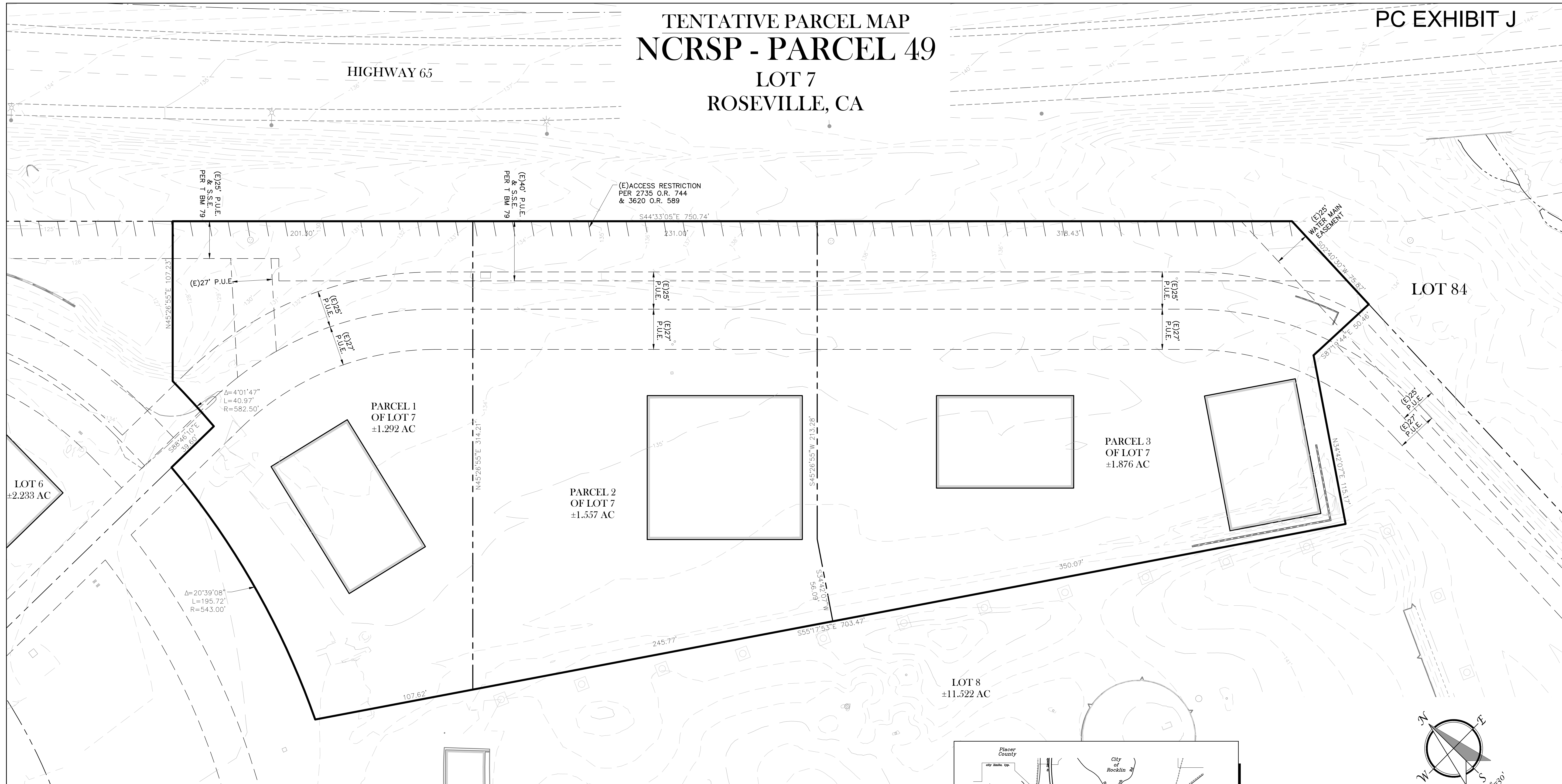


TENTATIVE PARCEL MAP NCRSP - PARCEL 49 LOT 7 ROSEVILLE, CA

PC EXHIBIT J

HIGHWAY 65



LOT 6
±2.233 AC

LOT 84

PARCEL 1
OF LOT 7
±1.292 AC

PARCEL 2
OF LOT 7
±1.557 AC

PARCEL 3
OF LOT 7
±1.876 AC

LOT 8
±11.522 AC

PROJECT SUMMARY

OWNER
TOWER ROSEVILLE
FREEDOM WAY, LLC
250 W MAIN STREET, STE 101
WOODLAND, CA 95695
ATTN: MATT MARKS
mattmarks@towerinv.com
916-601-4090

DEVELOPER
TOWER ROSEVILLE
FREEDOM WAY, LLC
250 W MAIN STREET, STE 101
WOODLAND, CA 95695
ATTN: MATT MARKS
mattmarks@towerinv.com
916-601-4090

ENGINEER
TSD ENGINEERING, INC.
785 ORCHARD DR #110
FOLSOM, CA 95630
ATTN: CASEY FEICKERT
cfeickert@tsdeng.com
916-608-0707

ASSESSORS PARCEL NO & LOT AREA			
APN	EXISTING	PROPOSED	
LOT 7 PARCEL 1	363-022-017	+4.725 AC	+1.292 AC
LOT 7 PARCEL 2			+1.557 AC
LOT 7 PARCEL 3			+1.876 AC

NUMBER OF PARCELS
EXISTING PARCEL: 1
PROPOSED PARCELS: 3

ZONING
PD/SA-NC

LAND USE
GENERAL PLAN DESIGNATION
LI (LIGHT INDUSTRIAL)
NCRSP SPECIFIC PLAN
LI (LIGHT INDUSTRIAL)

SERVICE PROVIDERS

PARKS & RECREATION DISTRICT
CITY OF ROSEVILLE (916) 772-7529

SCHOOL DISTRICT
ROSEVILLE CITY SCHOOL DISTRICT (916) 771-1600
ROSEVILLE JOINT UNION HIGH SCHOOL (916) 786-2051

WATER
CITY OF ROSEVILLE (916) 774-5750

SANITARY SEWER
CITY OF ROSEVILLE (916) 774-5750

STORM DRAIN
CITY OF ROSEVILLE

SOLID WASTE
CITY OF ROSEVILLE (916) 774-5780

GAS
PG&E (916) 386-5722

ELECTRIC
ROSEVILLE ELECTRIC (916) 797-6937

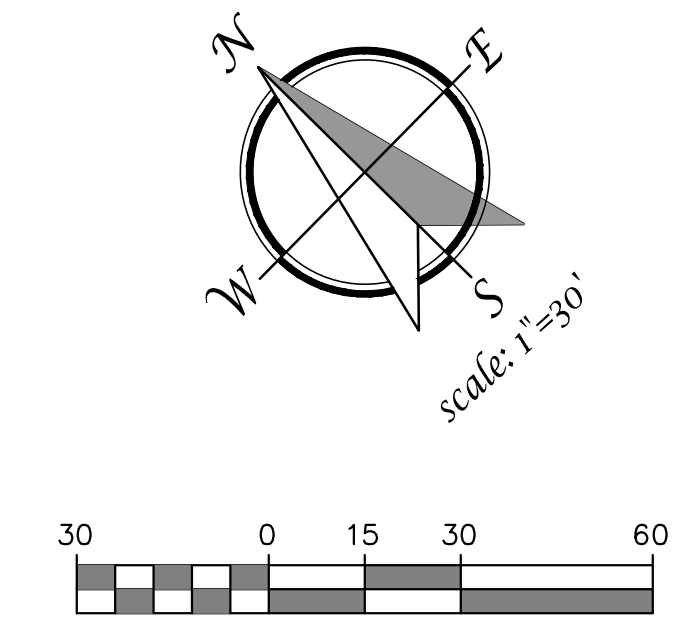
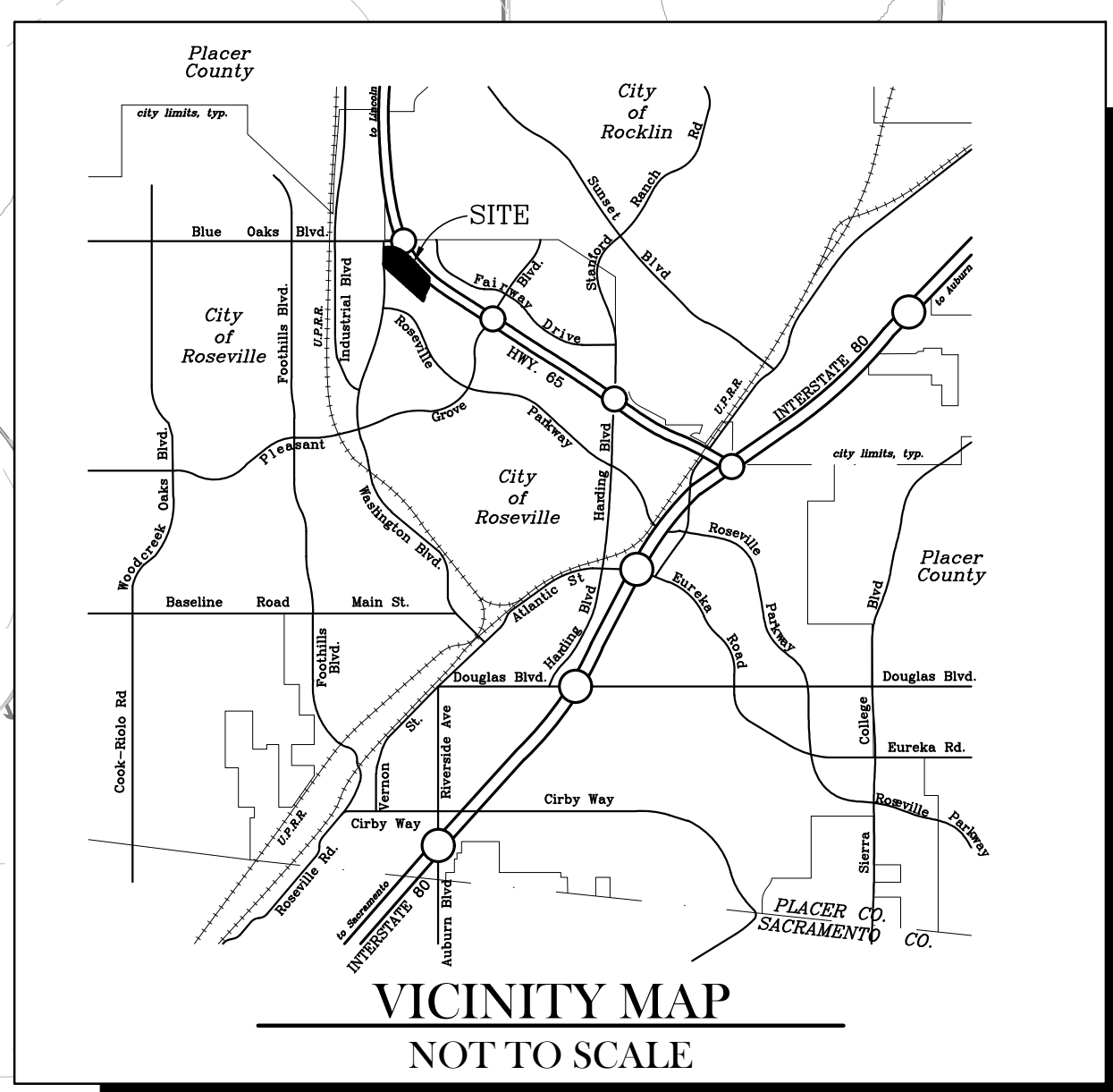
TELEPHONE
CONSOLIDATED COMMUNICATIONS (916) 780-8000

CABLE
COMCAST 1 (800) 266-2278

POLICE DEPARTMENT
CITY OF ROSEVILLE (916) 774-5800

FIRE DEPARTMENT
CITY OF ROSEVILLE (916) 774-5000

- GENERAL NOTES**
- THIS TENTATIVE PARCEL MAP SUBDIVIDES PARCEL 49 LOT 9 OF BOOK DD OF MAPS, AT PAGE 34, RECORDS OF PLACER COUNTY, BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 11 NORTH, RANGE 6 EAST, MOUNT DIABLO MERIDIAN.
 - PARCEL DIMENSIONS AND ACREAGES ARE APPROXIMATE.
 - PARCEL LINES AND AREAS MAY BE ADJUSTED AT THE TIME OF THE FINAL PARCEL MAP PROVIDED NO NEW ADDITIONAL PARCELS ARE CREATED, SUBJECT TO THE APPROVAL OF THE CITY OF ROSEVILLE.
 - THE FINAL MAPPING AND SUBSEQUENT DEVELOPMENT OF LOTS MAY BE PHASED IN ANY SEQUENCE PROVIDED EACH PHASE PROVIDES FOR ACCESS AND FOR BACKBONE INFRASTRUCTURE, SUBJECT TO THE APPROVAL OF THE CITY OF ROSEVILLE.
 - THE EXTENT OF CONSTRUCTION OF PUBLIC STREETS MAY ALSO BE PHASED, SUBJECT TO THE APPROVAL OF THE CITY OF ROSEVILLE.
 - PURSUANT TO GOVERNMENT CODE SECTION 66456.1, THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS BASED UPON THIS TENTATIVE PARCEL MAP. THE FILING OF A FINAL MAP ON A PORTION OF THIS TENTATIVE PARCEL MAP SHALL NOT INVALIDATE ANY PART OF THIS TENTATIVE PARCEL MAP.
 - RECIPROCAL ACCESS, PARKING, DRAINAGE, AND UTILITY INFRASTRUCTURE AGREEMENTS ARE TO BE RECORDED WITH THE FILING OF EACH PARCEL MAP RELATING TO THIS TENTATIVE PARCEL MAP.
 - 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 FINAL MAP BASED ON THIS TENTATIVE PARCEL MAP.



TENTATIVE PARCEL MAP
JULY 2, 2020

TSD ENGINEERING, INC.
expect more.

785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701