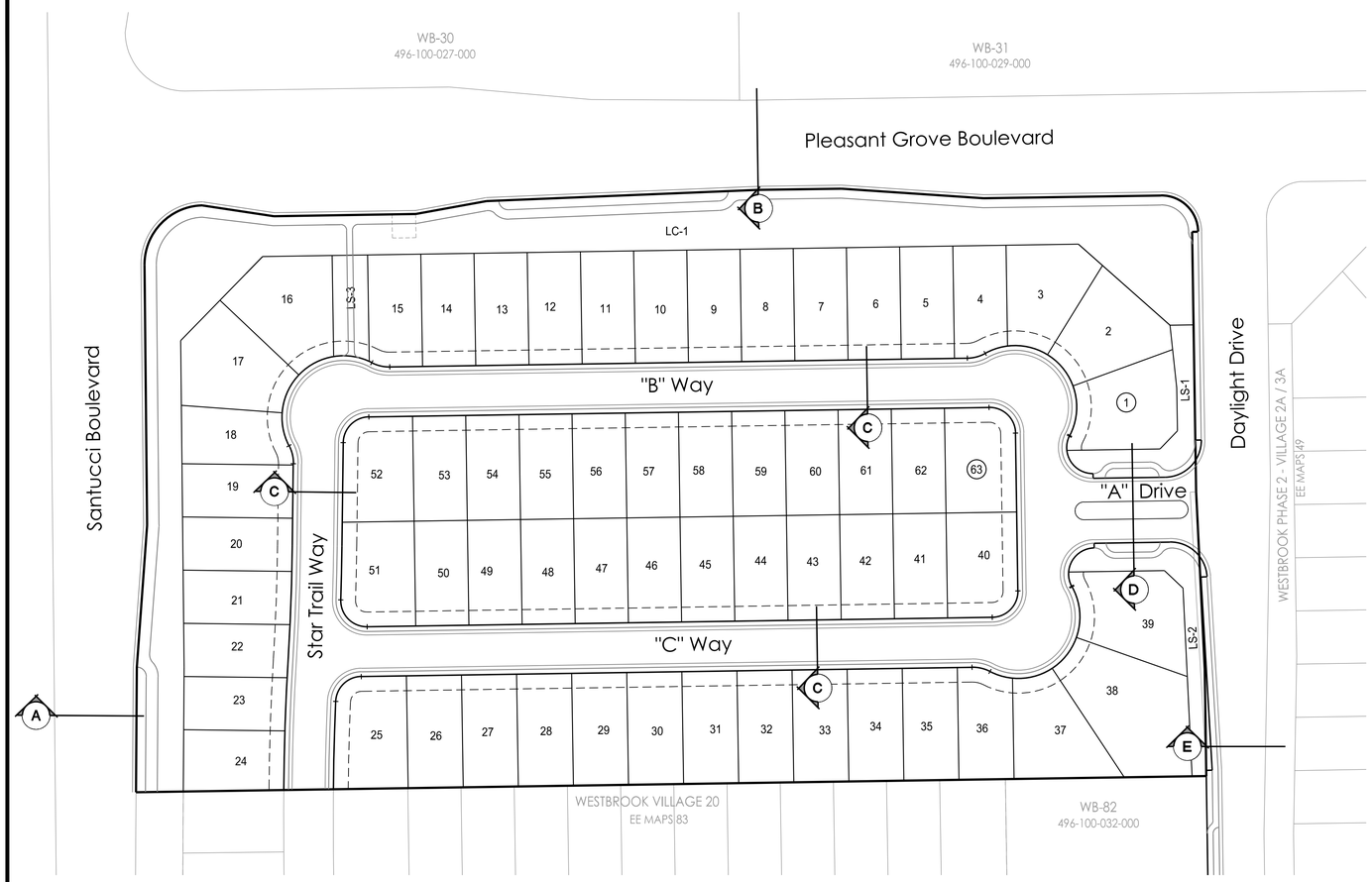
PC EXHIBIT F



TENTATIVE MAP INFORMATION

APPLICANT:	Westpark SV 400, LLC 1420 Rocky Ridge Drive, Suite 265 Roseville, CA 95661
ENGINEER:	MacKay & Somps Civil Engineers, Inc. 1025 Creekside Ridge Drive, Suite 150 Roseville, CA 95678 916-773-1189
SITE ADDRESS:	3301 Pleasant Grove Boulevard Roseville, CA 95661
ASSESSOR'S PARCEL NUMBER:	496-100-030
SITE AREA	10.11 ± AC.
GENERAL PLAN LAND USE:	
Existing:	CC
Proposed:	MDR
ZONING:	
Existing:	CC
Proposed:	RS/DS
NUMBER OF LOTS/PARCELS:	67 TOTAL LOTS 63 MDR Lots 1 ROW/Landscape Corridor Lot 3 Landscape Lots
SERVICE PROVIDERS:	
Parks & Recreation:	City of Roseville
Police & Fire Protection:	City of Roseville
Sanitary Sewer:	City of Roseville
Domestic & Recycled Water:	City of Roseville
Electricity:	City of Roseville
Telephone:	AT&T & Consolidated Communications
Gas:	PG&E
Cable:	Comcast/Consolidated Communications

PARCEL SUMMARY TABLE

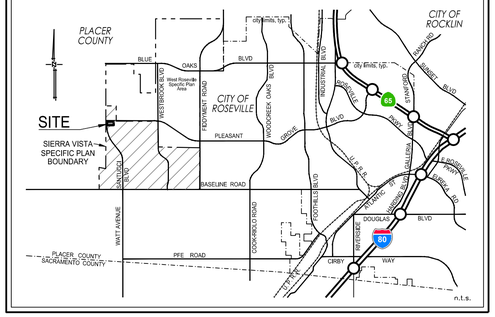
Parcel Summary

Parcel	Acres	Units	Lot Size (typ)
Parcel WB-41	8.50 ac.	63 du	45' x 85'
subtotal	*8.50 ac.*	*63 du*	
ROW and Landscape Lots			
LC-1	1.35 ac.		
Landscape Lots	0.27 ac.		
subtotal	*1.62 ac.*		
TOTAL	**10.12 ac.**	**63 du**	

Landscape Lot Summary

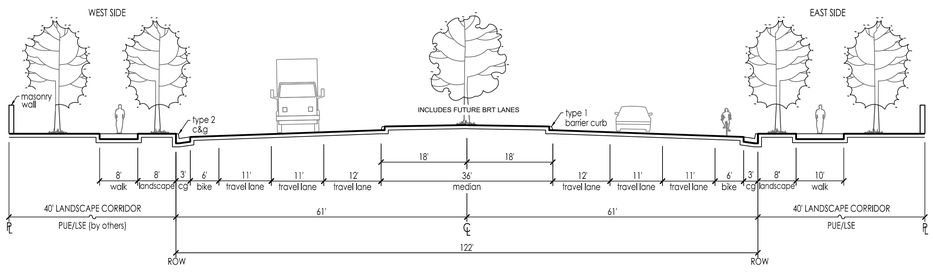
Parcel	Sq. Ft. (ac.)
LS-1	4,125.0 sf
LS-2	4,967.0 sf
LS-3	2,589.0 sf
TOTAL	**11,681.0 sf (0.27 ac.)**

VICINITY MAP

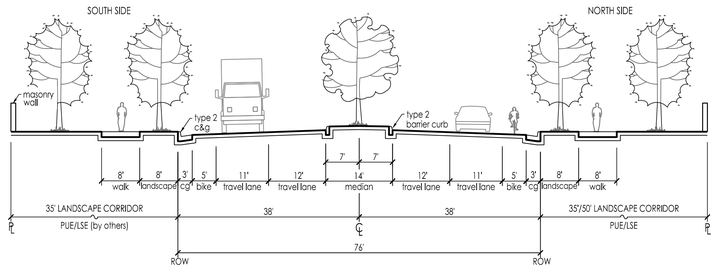


TENTATIVE MAP NOTES

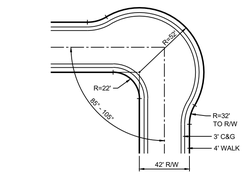
1. PROPERTY DESCRIPTION: Lot 4 in Book DD of Maps at Page 79, Placer County Records.
2. Lot dimensions and acreages are approximate and are subject to change.
3. Lot lines and lot areas may be adjusted at the time of Final Map(s) preparation provided no additional lots are created, subject to approval by the City of Roseville.
4. 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.
5. 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.
6. 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.
7. 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.
8. Street sections are per the Sierra Vista Specific Plan (Chapter 6) and the Sierra Vista Design Guidelines (Appendix B), except as modified hereon.
9. A minimum 12.5' Public Utility Public Easement (PUE) will be located adjacent to all rights-of-way unless otherwise noted.
10. 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.
11. Paseo lots are to be dedicated as street rights-of-way (ROW).
12. The following lots are to be offered to the City of Roseville with the corresponding phase at the time of each Final Map: ROW Lots LC-1 and Landscape Lots LS-1 through LS-3.
13. Landscape corridor lots, paseo lots, and landscape lots are not to be counted as "lots" towards any future boundary line adjustment.
14. Design and placement of entry signage and masonry walls to be consistent with previous phases of the Solaire project.
15. City gateway signage will be incorporated at the corner of Santucci Boulevard and Pleasant Grove Boulevard in conformance with the Sierra Vista Specific Plan Guidelines Figure B-2, Entry Feature Locations.



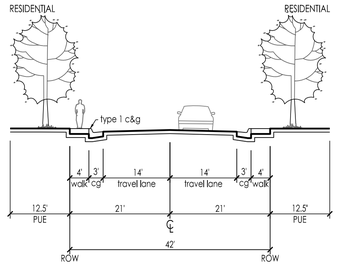
A SANTUCCI BOULEVARD
6-LANE ARTERIAL
n.t.s.



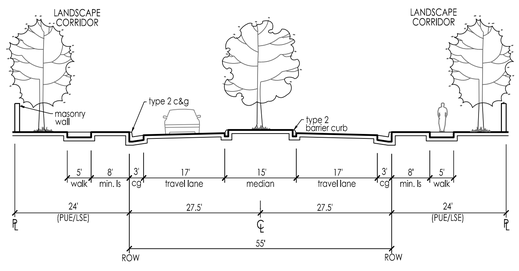
B EXISTING PLEASANT GROVE BOULEVARD
4-LANE ARTERIAL
n.t.s.



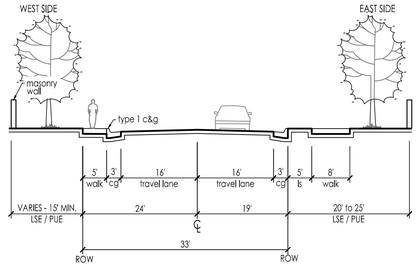
STANDARD ELBOW
(CITY OF ROSEVILLE STD. DWG ST-16)
n.t.s.



C MINOR RESIDENTIAL STREET
42' ROW
n.t.s.



D RESIDENTIAL ENTRY
WB-41
n.t.s.



E EXISTING DAYLIGHT DRIVE
PRIMARY RESIDENTIAL STREET
n.t.s.

N

0 30 60 120
SCALE: 1"=60'

COVER SHEET
TENTATIVE SUBDIVISION MAP

PARCEL WB-41

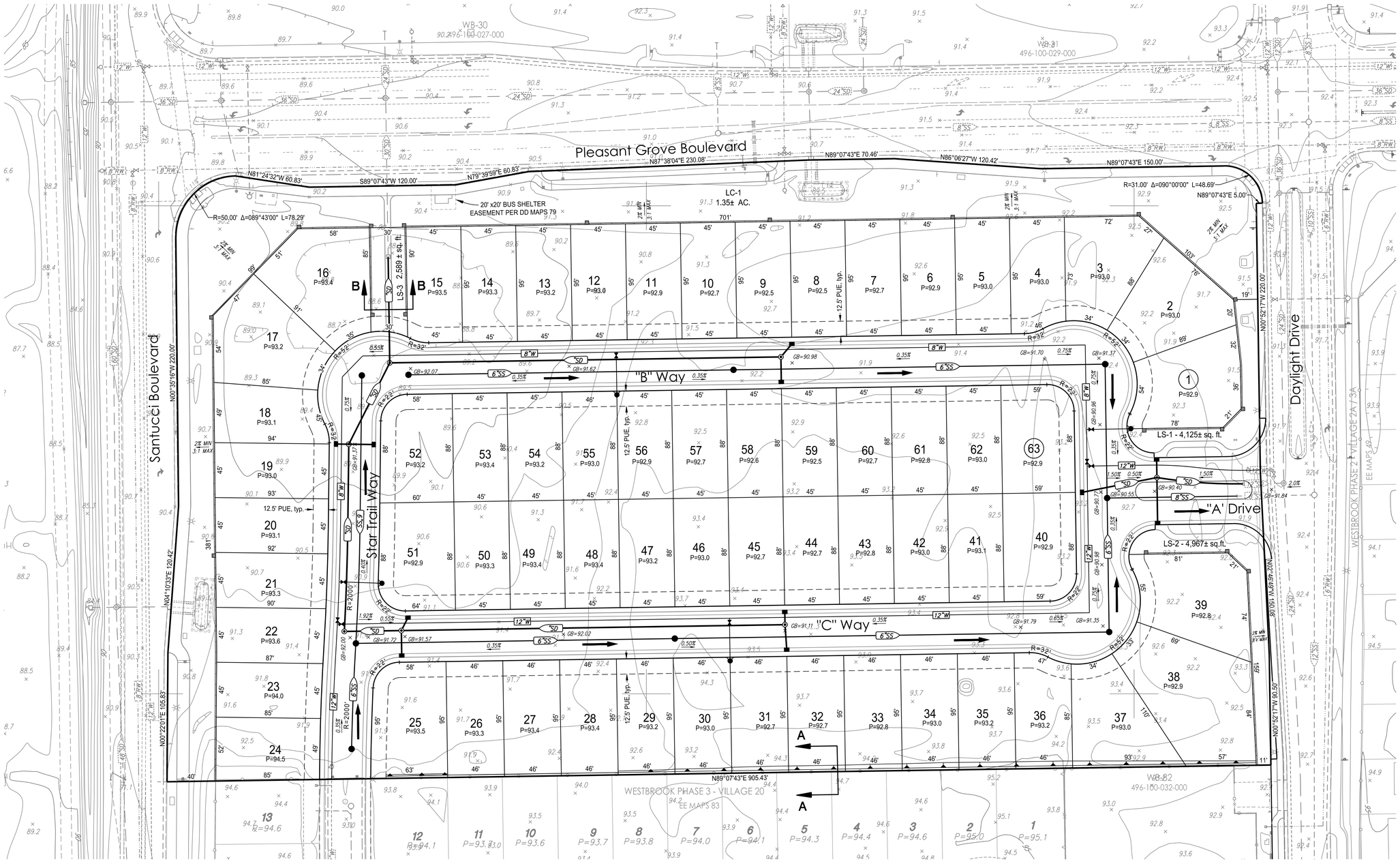
of the Sierra Vista Specifc Plan

Roseville, CA

July 16, 2021

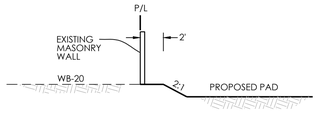
WESTPARK communities | MACKAY & SOMPS ENGINEERS PLANNERS SURVEYORS

7-15-2021 15:31:22 ecrow P:\18437_Ph3\PLN\Applications\TM\WB-41\01-WB41-SLTM-COVER.dwg [1] P:\18437_Ph3\PLN\Applications\TM\WB-41\WB41_StreetSections.dwg [2] P:\18437_Ph3\PLN\Applications\TM\WB-41-TM-VIC.dwg [3] P:\18437_Overall\SRV\cs\S-CS-WB.dwg [4] P:\18437_Ph3\PLN\Applications\TM\WB-41\P-C

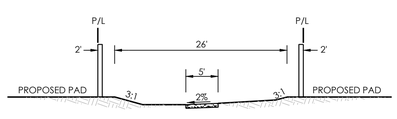


LEGEND

PROPOSED	DESCRIPTION	EXISTING
SS	SANITARY SEWER PIPE	EX. SS
	SANITARY SEWER MANHOLE	
12"W	WATER LINE	12"W
12"RW	RECYCLED WATER LINE	12"RW
	GATE VALVE	
	FIRE HYDRANT	
	BLOW-OFF VALVE	
SD	STORM DRAIN PIPE	EX. SD
	STORM DRAIN MANHOLE	
	DROP INLET	
	STORMWATER FACILITY	
P=XXX.X	PAD GRADE	P=XXX.X
	OVERLAND RELEASE FOR DRAINAGE	
	MASONRY WALL WITH PILASTERS	



SECTION A-A
PROPERTY LINE
N.T.S.



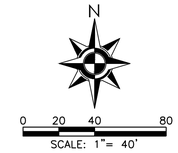
SECTION B-B
LS-3
N.T.S.

UTILITY NOTES

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
2. UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE.
3. 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.
4. 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.

ESTIMATED EARTHWORK SUMMARY

CUT:	12,000± c.y.
FILL:	12,000± c.y.
NET:	0± c.y.



CONCEPTUAL GRADING, DRAINAGE AND UTILITIES TENTATIVE SUBDIVISION MAP

PARCEL WB-41

of the Sierra Vista Specifc Plan

Roseville, CA

July 16, 2021

WESTPARK communities

MacKAY & SOMPS ENGINEERS PLANNERS SURVEYORS

7-15-2021 15:40:33 acraw P:\18437_Overall\SRV\cs\S-CS-WB.dwg [1] P:\18437_Overall\Applications\TM\WB-41\D-EX-IP-WB41-TM.dwg [5] P:\18437_PH3\PLN\Applications\TM\WB-41\02-40SC-WB41-SL TM.dwg
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