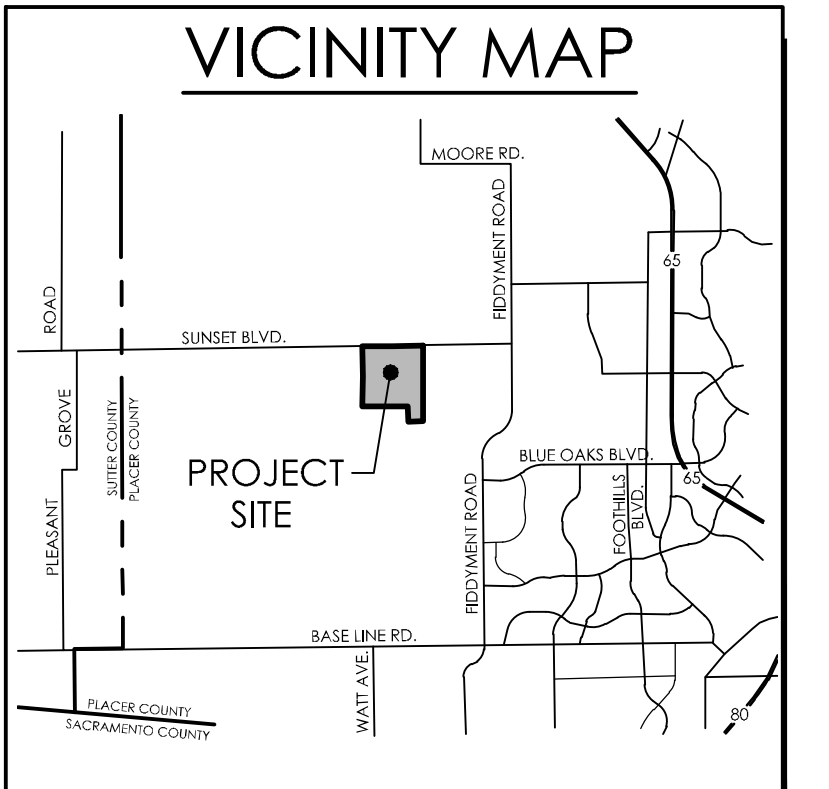


# LARGE LOT TENTATIVE MAP AMORUSO RANCH 3884 WESTBROOK BOULEVARD CITY OF ROSEVILLE, CALIFORNIA JANUARY 17, 2022



### PROJECT NOTES

**RECORD OWNER**  
JENNIFER M. AMORUSO, SUCCESSOR TRUSTEE  
AMORUSO FAMILY LIVING TRUST  
PO BOX 640  
PLYMOUTH, CA 95669

**ASSESSOR'S PARCEL NUMBERS**  
017-470-001 THROUGH 046 &  
017-480-001 THROUGH 058

**AREA**  
574.2 ± ACRES

**NUMBER OF PARCELS**  
107 LARGE LOT PARCELS

**EXISTING USE**  
VACANT

**PROPOSED USE**  
FUTURE PLANNED DEVELOPMENT

**EXISTING ZONING**  
F-B-X

**PROPOSED ZONING**  
SEE LAND USE SUMMARY BELOW

**PARK DISTRICT**  
CITY OF ROSEVILLE

**FIRE PROTECTION**  
CITY OF ROSEVILLE

**SCHOOL DISTRICT**  
ROSEVILLE CITY SCHOOL DISTRICT  
ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT

**SEWER**  
CITY OF ROSEVILLE

**STORM DRAIN**  
CITY OF ROSEVILLE

**WATER**  
CITY OF ROSEVILLE

**ELECTRICITY**  
CITY OF ROSEVILLE

**GLASS**  
FISKE

- NOTE:**
- 1) SUBDIVIDER(S) RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 64546.1 OF THE SUBDIVISION MAP ACT.
  - 2) A 10' P.U.E. SHALL BE LOCATED ADJACENT TO ALL PUBLIC STRIPS UNLESS OTHERWISE SHOWN ON THIS EXHIBIT.
  - 3) MASTER PARCEL NUMBERING IS FOR IDENTIFICATION PURPOSES ONLY AND DOES NOT INDICATE PHASING ORDER OF DEVELOPMENT.
  - 4) ALL EXISTING STRUCTURES TO BE REMOVED AND ALL EXISTING WELLS TO BE ABANDONED.
  - 5) EXISTING TOPOGRAPHY PROVIDED BY OTHERS.
  - 6) THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
  - 7) THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
  - 8) PURSUANT TO SECTION 64499.20.2 OF THE SUBDIVISION MAP ACT, THE LAND SHOWN HEREON IS HEREBY TO BE MERGED AND RE-SUBDIVIDED.
  - 9) MASTER PARCEL LINES SHOWN HEREON ARE SUBJECT TO CHANGE AS ACCESS, PUBLIC UTILITIES AND/OR PHASING REQUIREMENTS DICTATE.
  - 10) TEMPORARY ACCESS EASEMENTS TO BE ABANDONED & RE-LOCATED ON SUBSEQUENT SMALL LOT TENTATIVE MAPS.
  - 11) FUTURE PUBLIC LANDS, INCLUDING THE WELL SITE, SEWER LIFT STATION, FIRE STATION, OPEN SPACE, DRAINAGE CHANNELS, PARKS AND THE FUTURE PLACER PARKWAY ALIGNMENT TO BE DEDICATED TO THE CITY AS AN IRREVOCABLE OFFER OF DEDICATION (IOD). SCHOOL SITE IS EXCLUDED.
  - 12) OFF-SITE DRAINAGE IMPROVEMENTS TO BE CONSTRUCTED PER SPECIFIC PLAN DRAINAGE STUDY AND DEVELOPMENT AGREEMENT.

### LAND USE SUMMARY

LOT NO.	GENERAL PLAN DESIGNATION	CHANGE	LAND USE DESCRIPTION	CROSS ACRES
AR-1	LDR	RS/D	LOW DENSITY RESIDENTIAL	20.2
AR-2	LDR	RS/D	LOW DENSITY RESIDENTIAL	24.7
AR-3	LDR	RS/D	LOW DENSITY RESIDENTIAL	27.3
AR-4	LDR	RS/D	LOW DENSITY RESIDENTIAL	7.2
AR-5	LDR	RS/D	LOW DENSITY RESIDENTIAL	5.4
AR-6	LDR	RS/D	LOW DENSITY RESIDENTIAL	3.1
AR-7	LDR	RS/D	LOW DENSITY RESIDENTIAL	8.4
AR-8	LDR	RS/D	LOW DENSITY RESIDENTIAL	6.3
AR-9	LDR	RS/D	LOW DENSITY RESIDENTIAL	4.4
AR-10	LDR	RS/D	LOW DENSITY RESIDENTIAL	8.2
AR-11	LDR	RS/D	LOW DENSITY RESIDENTIAL	5.1
AR-12	LDR	RS/D	LOW DENSITY RESIDENTIAL	3.1
AR-13	LDR	RS/D	LOW DENSITY RESIDENTIAL	5.4
AR-14	LDR	RS/D	LOW DENSITY RESIDENTIAL	7.2
AR-15	LDR	RS/D	LOW DENSITY RESIDENTIAL	7.4
AR-16	LDR	RS/D	LOW DENSITY RESIDENTIAL	4.4
AR-17	LDR	RS/D	LOW DENSITY RESIDENTIAL	3.1
AR-18	LDR	RS/D	LOW DENSITY RESIDENTIAL	5.1
AR-19	LDR	RS/D	LOW DENSITY RESIDENTIAL	6.2
AR-20	LDR	RS/D	LOW DENSITY RESIDENTIAL	2.5
AR-21	LDR	RS/D	LOW DENSITY RESIDENTIAL	9.3
AR-22	LDR	RS/D	LOW DENSITY RESIDENTIAL	2.4
AR-23	LDR	RS/D	LOW DENSITY RESIDENTIAL	2.9
AR-24	LDR	RS/D	LOW DENSITY RESIDENTIAL	4.4
AR-25	LDR	RS/D	LOW DENSITY RESIDENTIAL	3.2
AR-26	LDR	RS/D	LOW DENSITY RESIDENTIAL	4.8
AR-27	LDR	RS/D	LOW DENSITY RESIDENTIAL	14.4
AR-28	LDR	RS/D	LOW DENSITY RESIDENTIAL	1.1
AR-29	LDR	RS/D	LOW DENSITY RESIDENTIAL	2.1
AR-30	LDR	RS/D	LOW DENSITY RESIDENTIAL	14.4
AR-31	LDR	RS/D	LOW DENSITY RESIDENTIAL	1.1
AR-32	LDR	RS/D	LOW DENSITY RESIDENTIAL	1.1
AR-33	LDR	RS/D	LOW DENSITY RESIDENTIAL	1.1
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AR-41	LDR	RS/D	LOW DENSITY RESIDENTIAL	1.1
AR-42	LDR	RS/D	LOW DENSITY RESIDENTIAL	1.1
AR-43	LDR	RS/D	LOW DENSITY RESIDENTIAL	1.1
AR-44	LDR	RS/D	LOW DENSITY RESIDENTIAL	1.1
AR-45	LDR	RS/D	LOW DENSITY RESIDENTIAL	1.1
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AR-237	LDR	RS/D	LOW DENSITY RESIDENTIAL	1.