

Tentative Subdivision Map No. 4 of The Villages at Sierra Vista:
VILLAGES CO-01, CO-02, CO-03, CO-20, CO-21 AND CO-22

A PORTION OF SECTIONS 35 AND 36, T. 11 N., R. 5 E., M.D.M.

City of Roseville,
 Scale 1" = 200'

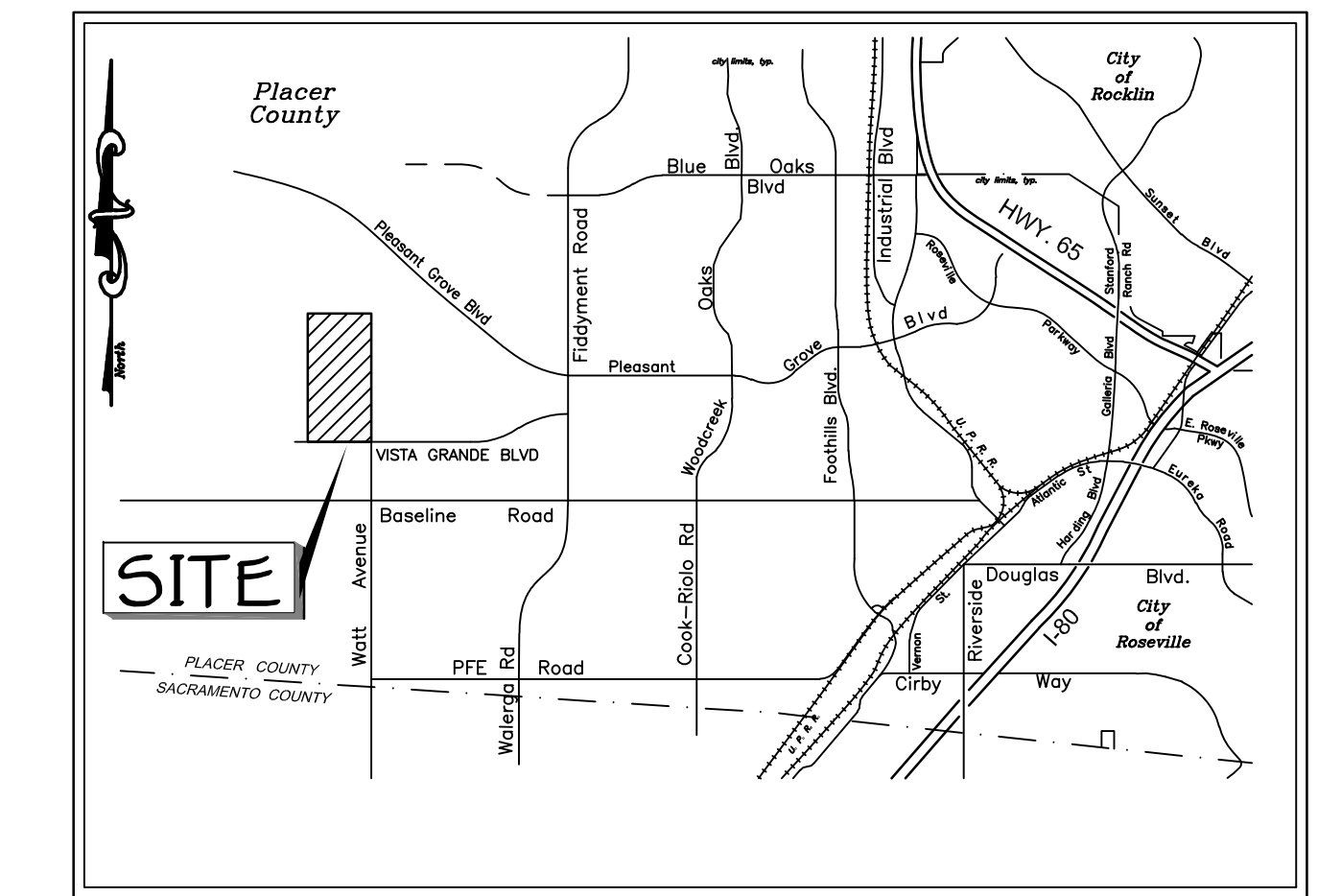
State of California
 June 2021

Sheet 1 of 14

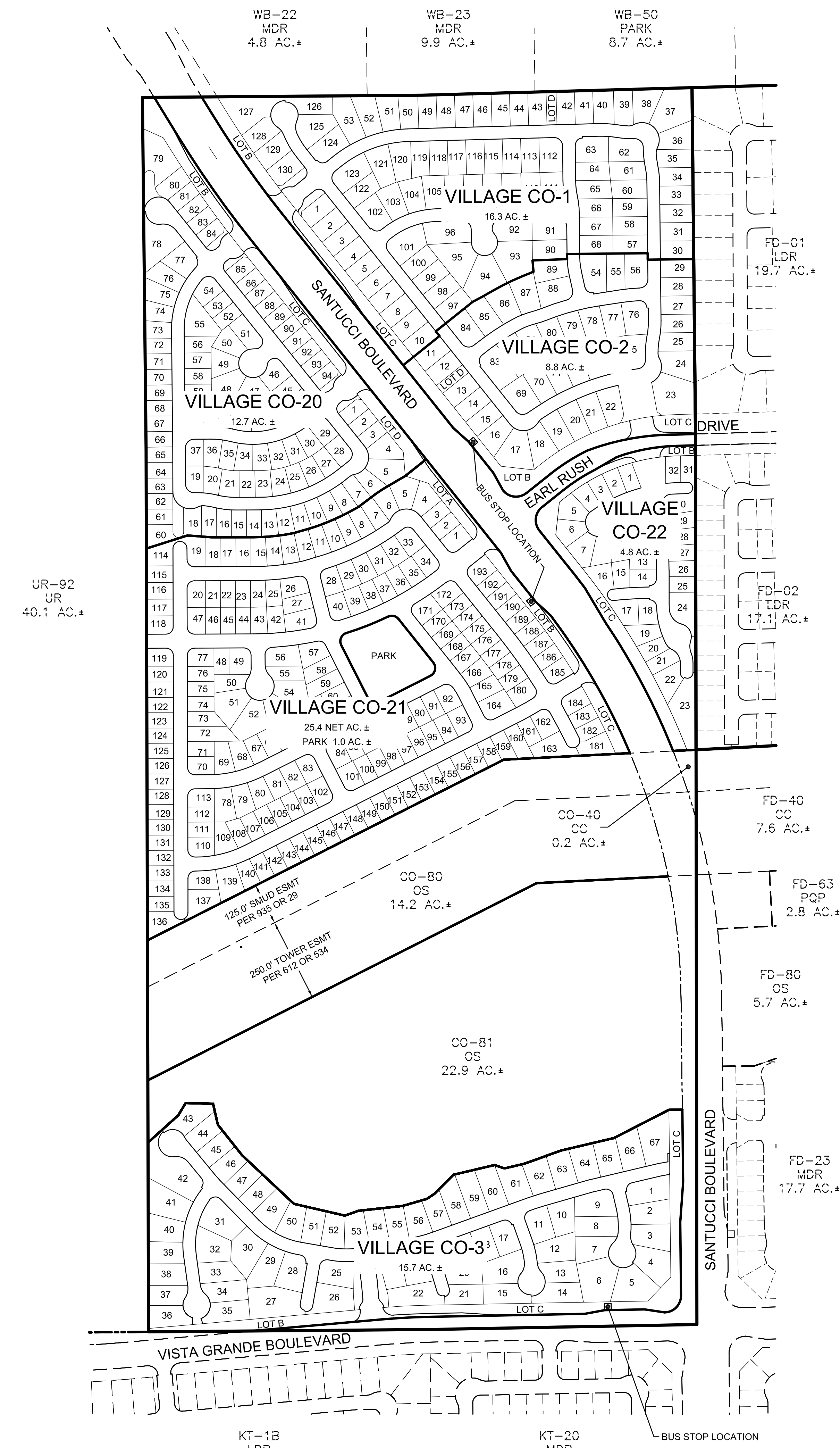
Project Address - 3871 Santucci Boulevard
 Project No. PL21-0223

VILLAGE ANALYSIS:

VILLAGE	LAND USE	ZONING	ACRES	UNITS	MIN. LOT SIZE	CUT / FILL	DENSITY
CO-01	LDR (Residential)	RS/DS	17.2 (16.3 NET)	87	55x100'	34,100 / 34,100	5.3 PER NET ACRE
CO-02	LDR (Residential)	RS/DS	9.9 (8.8 NET)	43	55x100'	41,460 / 41,460	4.3 PER NET ACRE
CO-03	LDR (Residential)	RS/DS	17.3 (15.7 NET)	67	60x100' MIN.	59,240 / 59,240	4.3 PER NET ACRE
CO-20	MDR (Residential)	RS/DS	14.1 (12.7 NET)	94	45x80'	72,100 / 72,100	7.4 PER NET ACRE
CO-21	MDR (Residential)	RS/DS	27.4 (25.4 NET)	193	45x80'	71,900 / 71,900	7.6 PER NET ACRE
CO-22	LDR (Residential)	RS/DS	5.9 (4.8 NET)	32	45x80'	50,770 / 50,700	6.6 PER NET ACRE
TOTAL				516		329,570 / 329,570	



VICINITY MAP



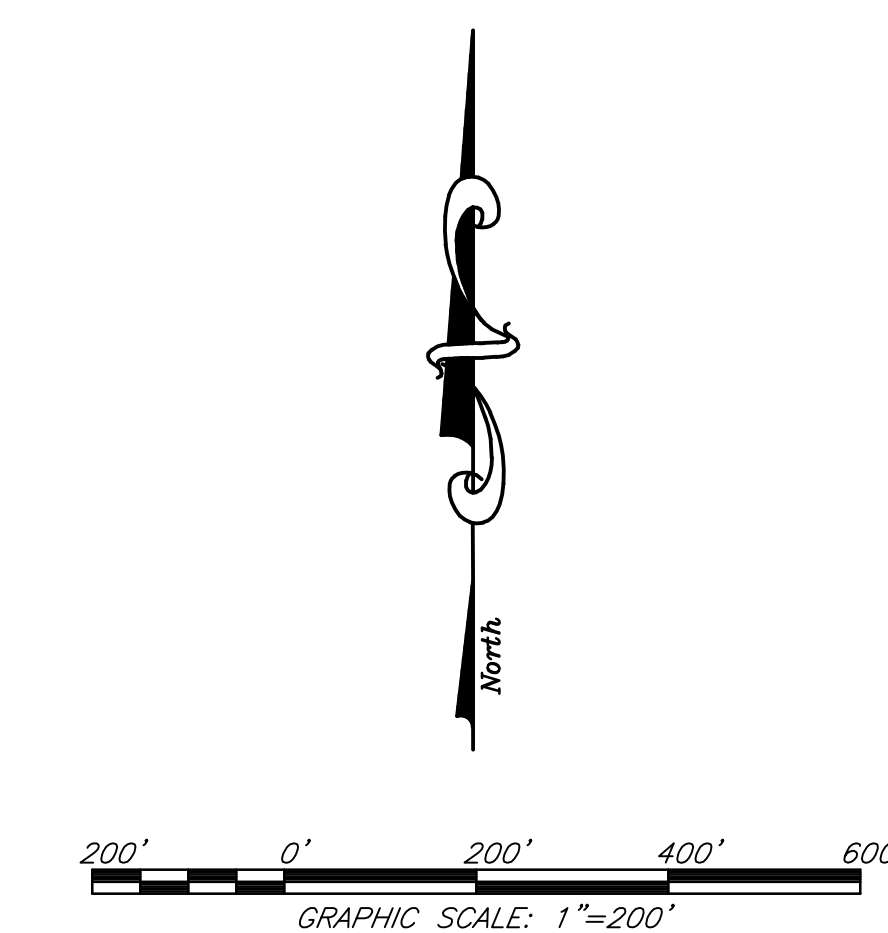
- OWNERS:**
 MOURIER INVESTMENTS, LLC
 1430 BLUE OAKS BOULEVARD, SUITE 190
 ROSEVILLE, CA 95747
 PH. (916) 969-2842
- DEVELOPER:**
 JOHN MOURIER CONSTRUCTION, INC.
 1430 BLUE OAKS BOULEVARD, SUITE 190
 ROSEVILLE, CA 95747
 PH. (916) 969-2842
- ENGINEER:**
 BAKER-WILLIAMS ENGINEERING GROUP
 6020 RUTLAND DRIVE, SUITE 119
 CARMICHAEL, CALIFORNIA, 95608
 PH. (916) 331-4336
- ASSESSOR'S PARCEL NUMBER:**
 499-010-005 THRU 009, 499-010-024, 499-010-025,
 499-010-033 THRU 055
- ACREAGE:**
 146.5 ACRES ±
- PROPOSED IMPROVEMENTS:**
 AS REQUIRED BY THE CITY OF ROSEVILLE
 DEPARTMENT OF PUBLIC WORKS
- EXISTING USE:**
 FARMHOUSE
- SEWER:**
 CITY OF ROSEVILLE
- WATER SUPPLY:**
 CITY OF ROSEVILLE
- DRAINAGE:**
 CITY OF ROSEVILLE
- FIRE PROTECTION:**
 CITY OF ROSEVILLE
- SCHOOL DISTRICT:**
 ROSEVILLE SCHOOL DISTRICT
 CENTER UNITED SCHOOL DISTRICT
- PARK DISTRICT:**
 ROSEVILLE PARKS DISTRICT

LEGEND

NAME	EXISTING	PROPOSED
MANHOLE	○	●
SANITARY SEWER PIPE	---18" S.S.---	---18" S.S.---
STORM DRAIN PIPE	---18" S.D.---	---18" S.D.---
WATER PIPE	---12" W.---	---12" W.---
DROP INLET	□	□
FIRE HYDRANT	⊕	⊕
MASONRY RETAINING WALL	---	---
FENCE	---	---
SWALE	---	---
CONTOUR	~	~
EDGE OF PAVEMENT	---	---
CURB, GUTTER & SIDEWALK	---	---
RIGHT-OF-WAY	---R/W---	---R/W---
CENTER LINE	---	---
PROPERTY LINE	---	---
SLOPE BANK	Y Y Y	Y Y Y
TOP BACK OF WALK ELEVATION		178.0
SPOT ELEVATION	178.0	222.50
PAV. GRADE		221.0
DRAINAGE DIRECTION FLOW		---

LAND USE ANALYSIS:

PARCEL	GENERAL PLAN LAND USE	ZONING	ACRES/SPECIFIC PLAN	ACRES/TENTATIVE MAP	ALLOCATED UNITS	PROPOSED UNITS	AVAILABLE UNITS	DENSITY/SPECIFIC PLAN	DENSITY/TENTATIVE MAP
CO-01	LDR (Residential)	RS/DS	17.3	17.2 (16.3 NET)	86	87	-1	5.3 PER NET ACRE	5.3 PER NET ACRE
CO-02 A & B	LDR (Residential)	RS/DS	29.8	9.9 (8.8 NET)	144	43	+101	4.9 PER NET ACRE	4.9 PER NET ACRE
CO-03	LDR (Residential)	RS/DS	15.7	17.3 (15.7 NET)	78	67	+11	5.0	4.3 PER NET ACRE
CO-20	MDR (Residential)	RS/DS	9.4	14.1 (12.7 NET)	84	94	-10	9.0	7.4 PER NET ACRE
CO-21	MDR (Residential)	RS/DS	7.8	27.4 (25.4 NET)	62	193	-131	9.0	7.6 PER NET ACRE
CO-22	LDR (Residential)	RS/DS	4.8	5.9 (4.8 NET)	38	32	+6	9.0	6.6 PER NET ACRE
CO-40	CC (Commercial)	CC	0.2						
CO-50	PR (Park Site)	PR	1.0						
CO-70 (& 71)	OS (Paseo)	OS	0.8						
CO-80	OS	OS	14.2						
CO-81	OS	OS	22.6						
JM-01	MDR (Residential)	RS/DS	16.9	17.2 (17.1 NET)	135	134	+1	7.9	7.9 PER NET ACRE
JM-20	MDR (Residential)	RS/DS	34.7	34.7 (33.8 NET)	322	271	+51	7.8	8.0 PER NET ACRE
FD-07	MDR (Residential)	RS/DS	8.5	8.5 (8.3 NET)	57	58	-1	6.4	7.0 PER NET ACRE
FD-24	MDR (Residential)	RS/DS	17.3	17.3 (16.4 NET)	84	135	-51	8.1	8.2 PER NET ACRE
FD-32A	HDR	R1	8.7		3.8	78	-78	20.5	20.5 PER NET ACRE
FD-32B	HDR	R1	4.2		4.2	116	62		27.4 PER NET ACRE
FD-41	CC/MU (Commercial Mixed Use)	CC	5.7		6.2	40	0	7.0	0.0
TOTALS			215.4	212.2	1,308	1,308	0		



JMC HOMES
 JOHN MOURIER CONSTRUCTION INC.
 1430 Blue Oaks Blvd. Ste 190
 Roseville, Ca 95747-7143
 Office: 916-782-8879 Fax: 916-960-5322
 CALIFORNIA LIC. 613004 B

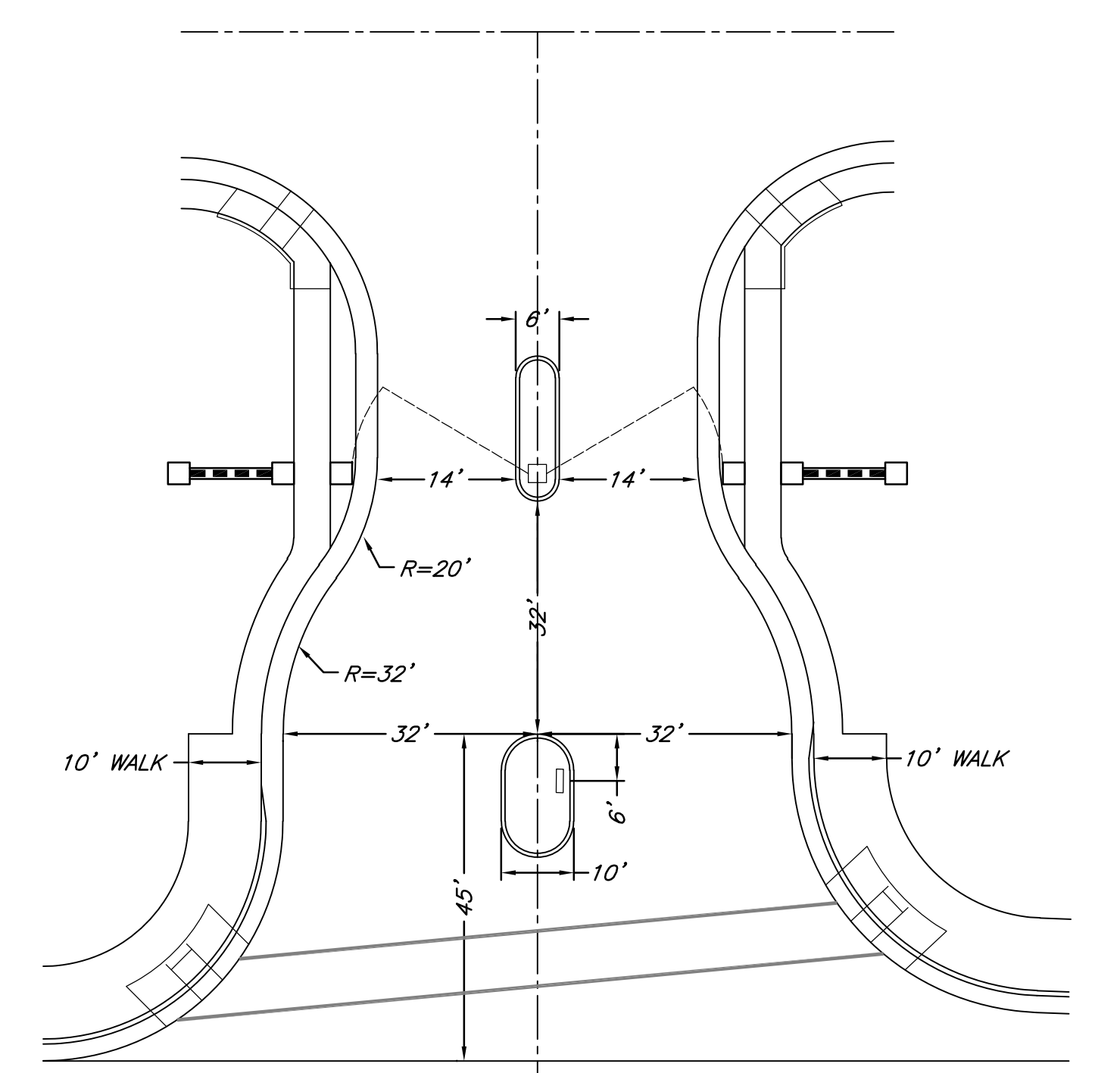
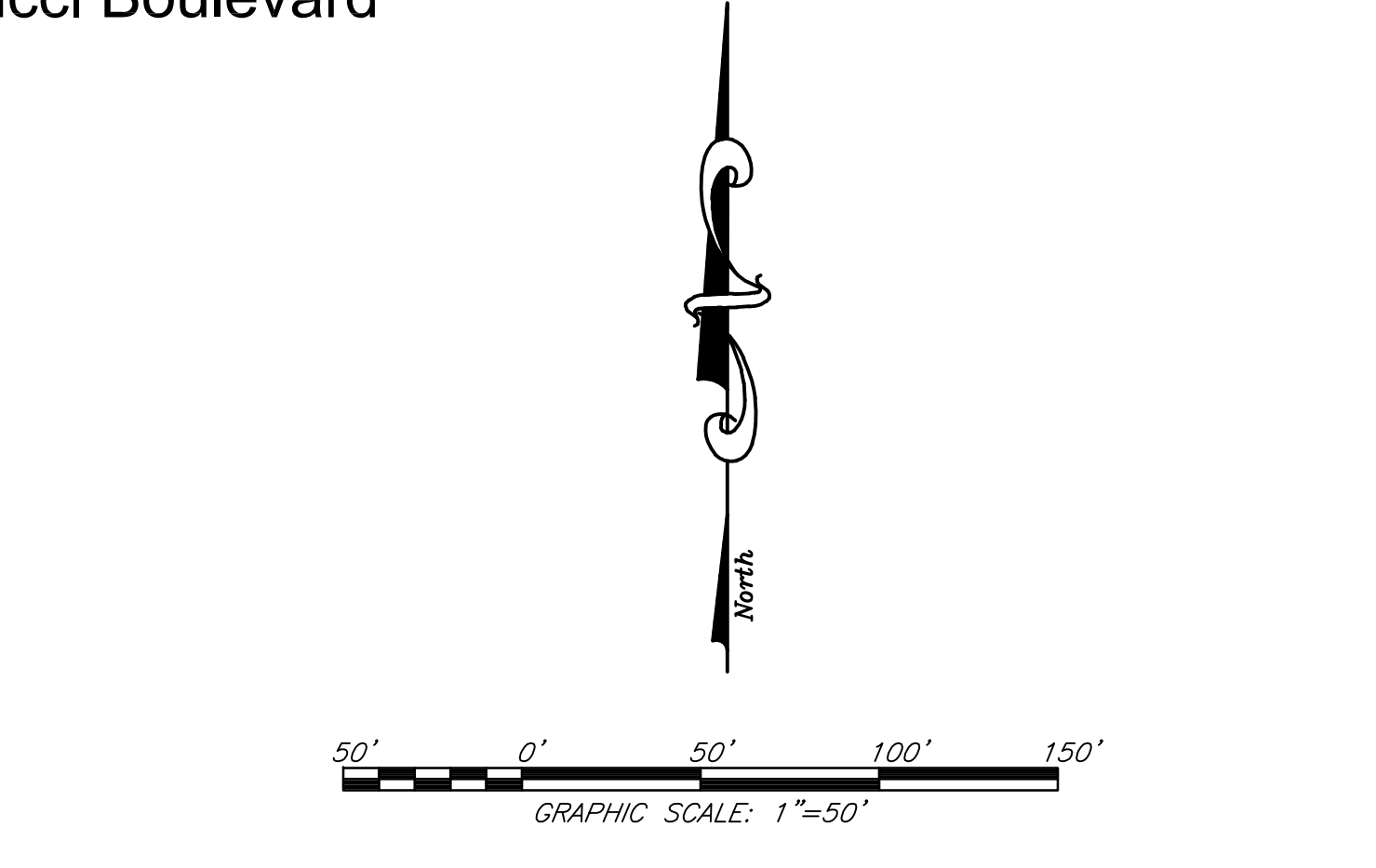
BW BAKER-WILLIAMS ENGINEERING GROUP
 Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
 6020 Rutland Drive, Suite 119 - Carmichael, CA 95608
 (916) 331-4336 - fax (916) 331-4430 - office@bwengineering.com

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VILLAGES CO-01, CO-02, CO-03, CO-20, CO-21 AND CO-22

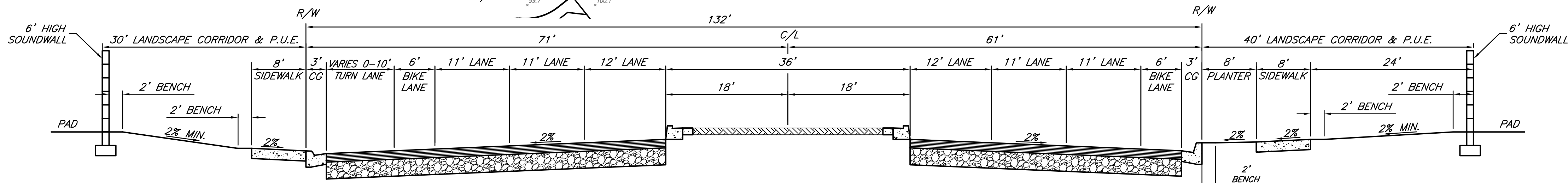
A PORTION OF SECTIONS 35 AND 36, T. 11 N., R. 5 E., M.D.M.
 City of Roseville, State of California
 Scale 1" = 50'

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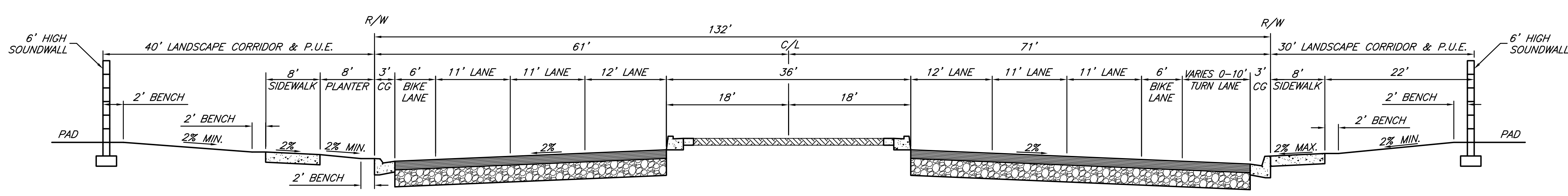
Project Address - 3871 Santucci Boulevard



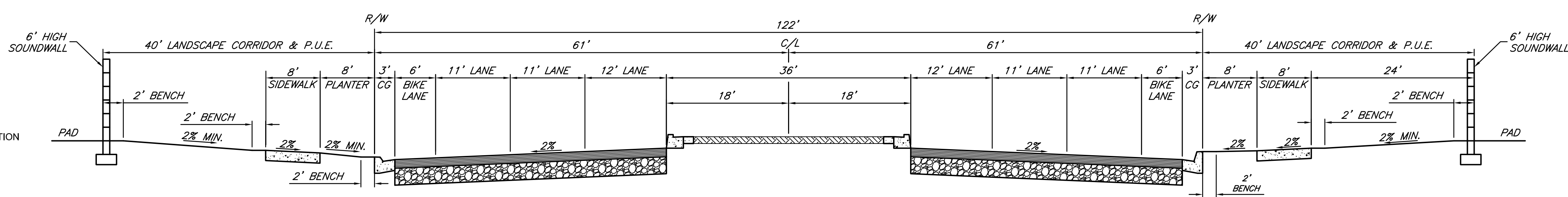
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 NOT TO SCALE



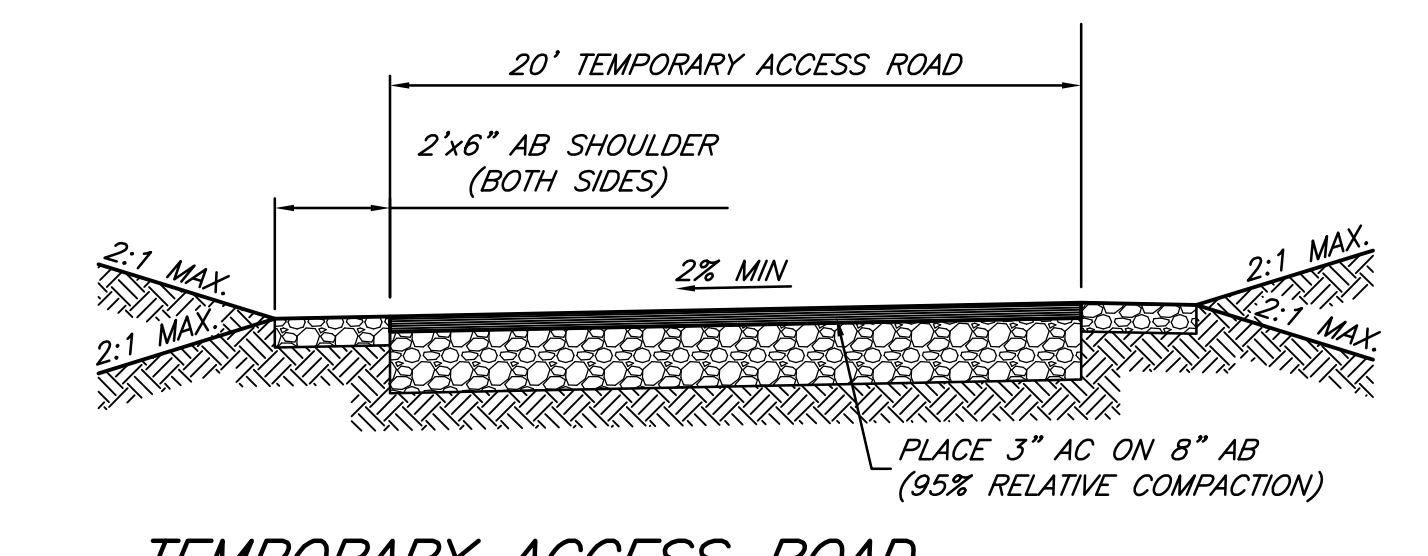
SANTUCCI BLVD. - TURN LANES LEFT
 NO SCALE



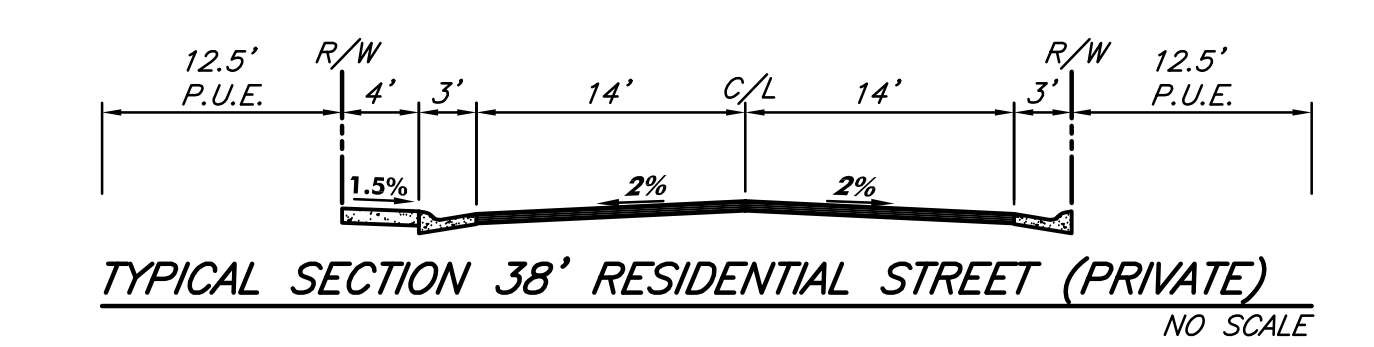
SANTUCCI BLVD. - TURN LANES RIGHT
 NO SCALE



SANTUCCI BLVD.
 NO SCALE



TEMPORARY ACCESS ROAD
 NO SCALE



TYPICAL SECTION 38' RESIDENTIAL STREET (PRIVATE)
 NO SCALE

- NOTES: LETTERED LOTS
- LOT A PRIVATE STREET TO BE DEDICATED TO THE HOMEOWNERS ASSOCIATION
 - LOT B PUBLIC LANDSCAPE STRIP TO BE DEDICATED TO CITY OF ROSEVILLE
 - LOT C PUBLIC LANDSCAPE STRIP TO BE DEDICATED TO CITY OF ROSEVILLE
 - LOT D OPEN SPACE TO BE DEDICATED TO THE CITY OF ROSEVILLE

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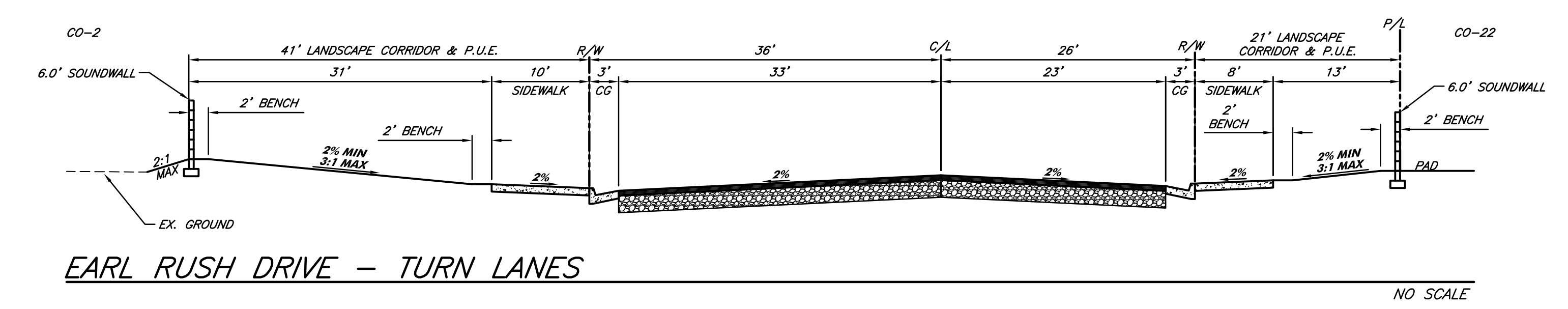
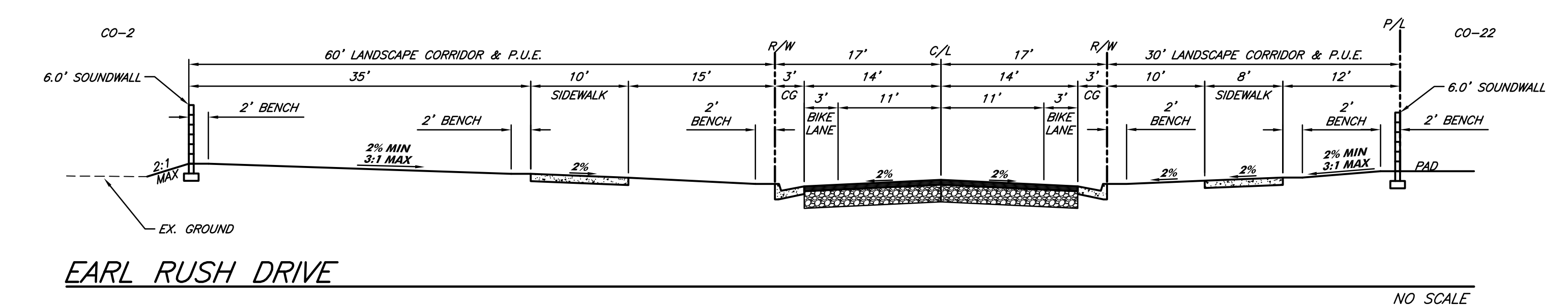
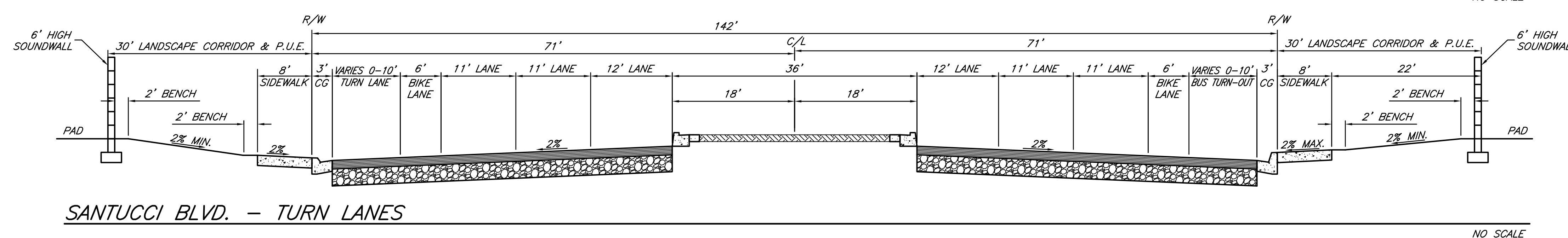
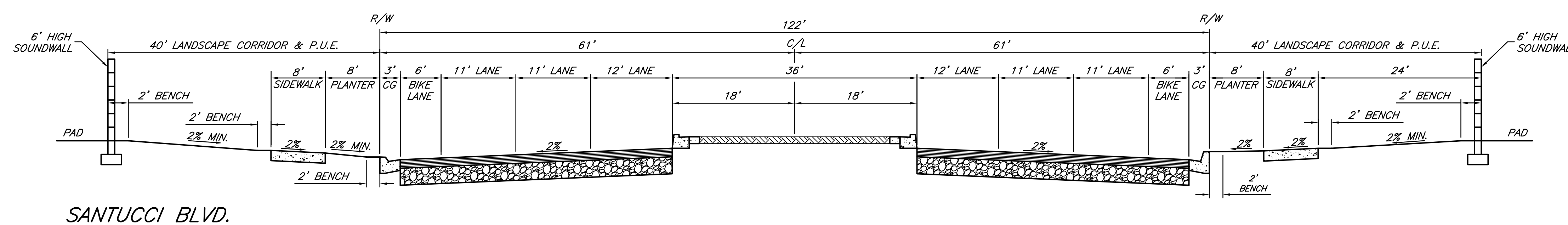
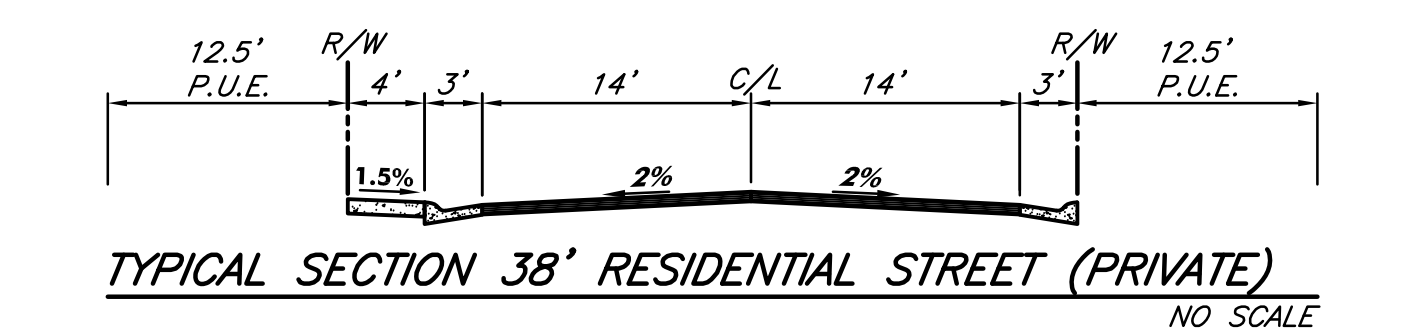
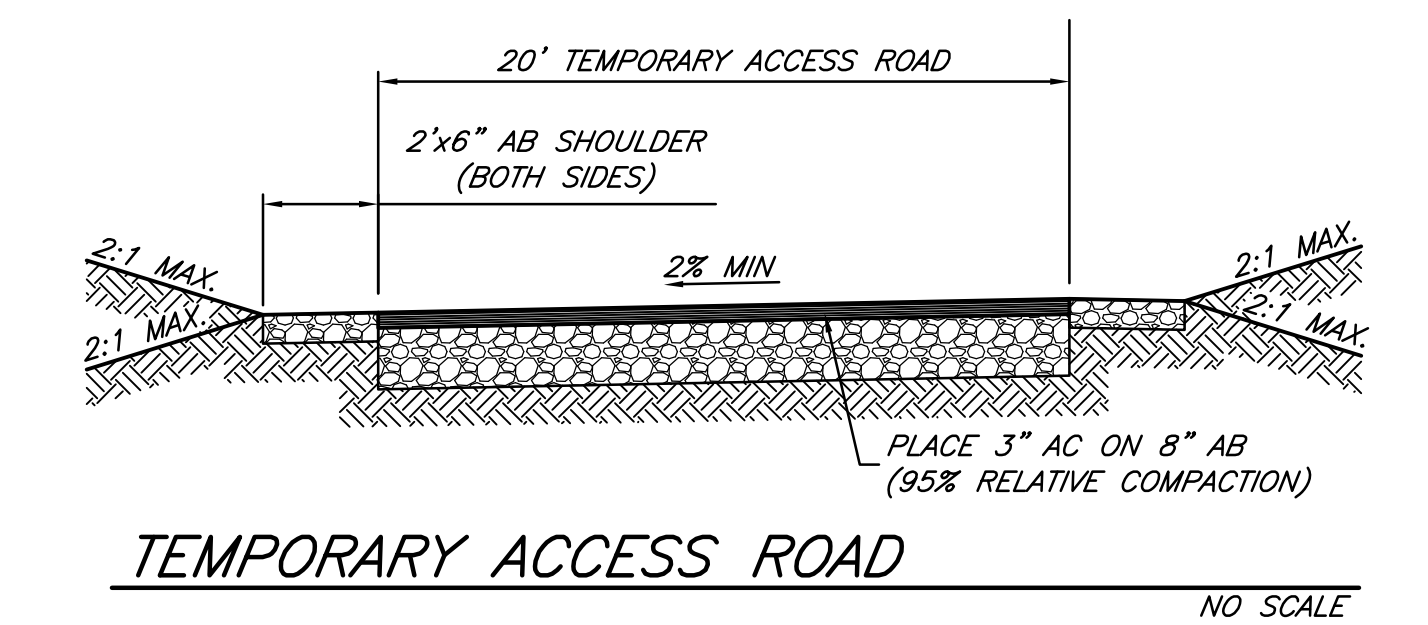
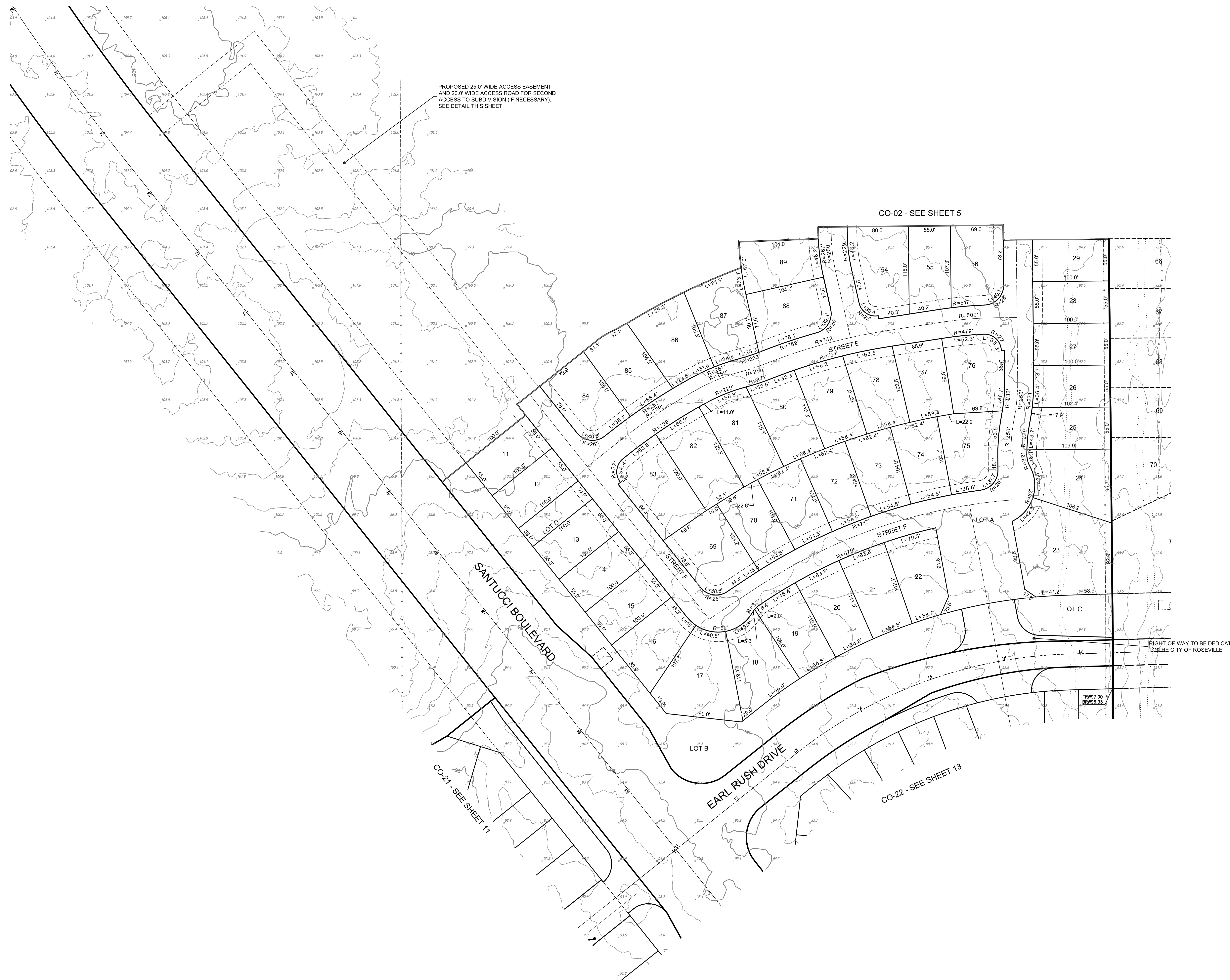
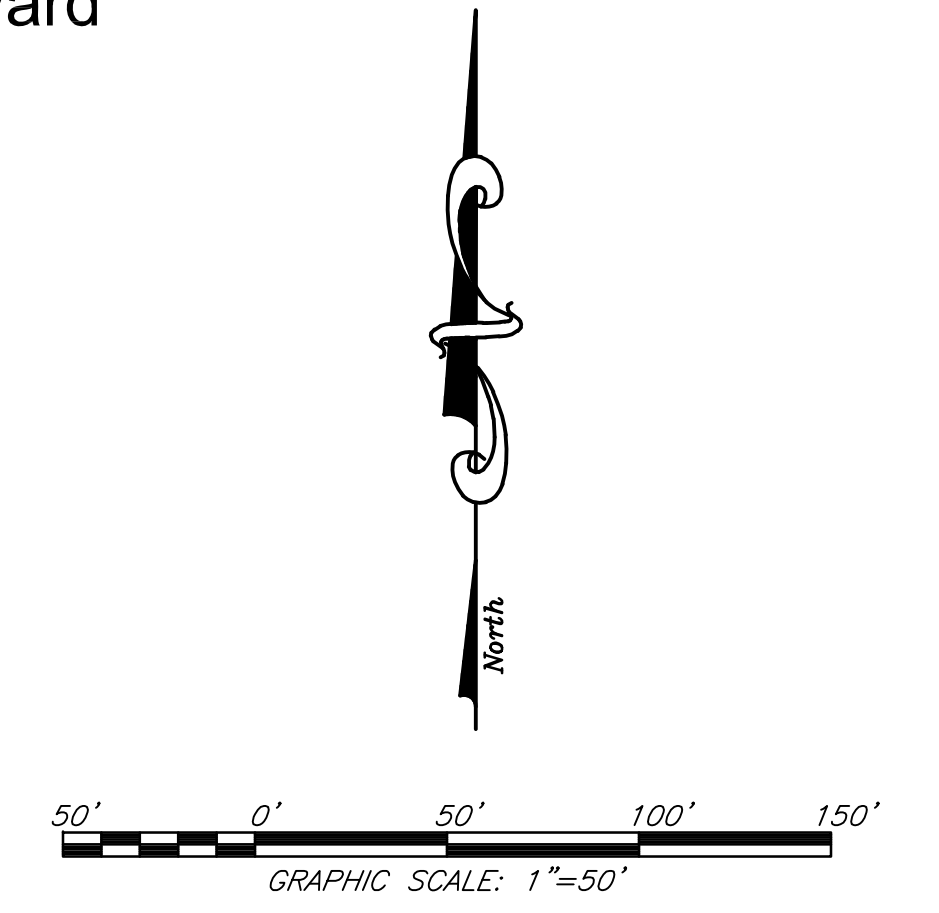
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City of Roseville,
 Scale 1" = 50'

State of California
 June 2021

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Project Address - 3871 Santucci Boulevard



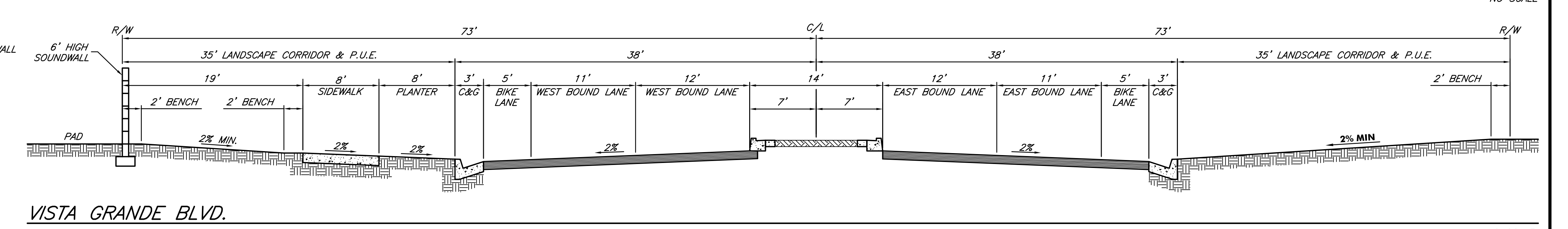
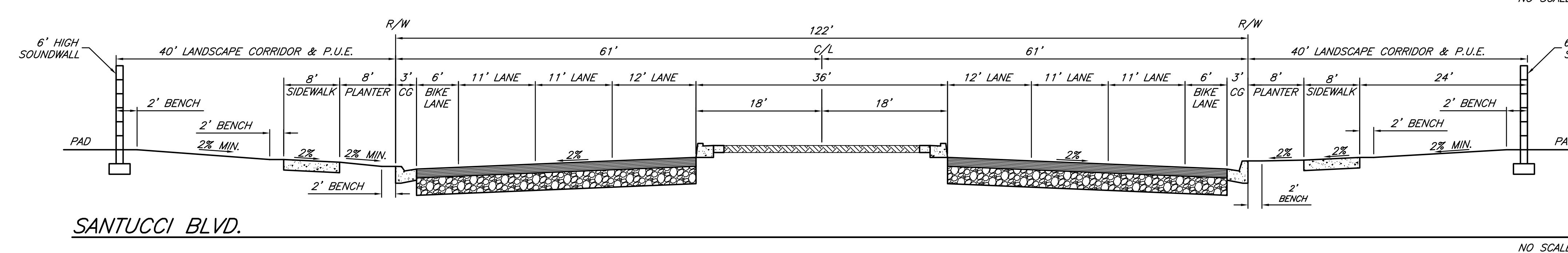
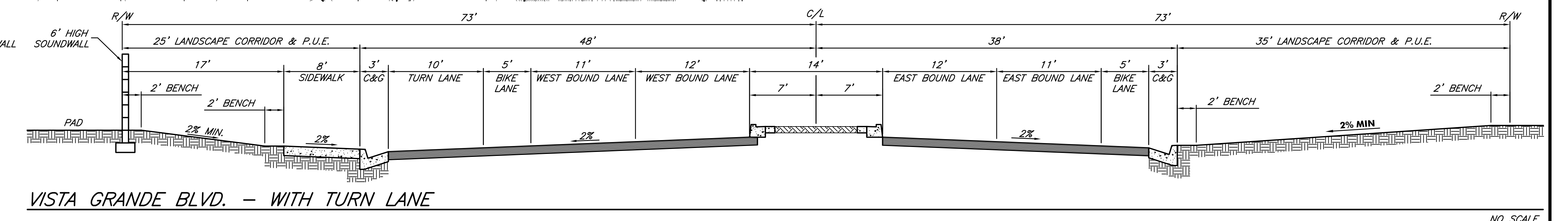
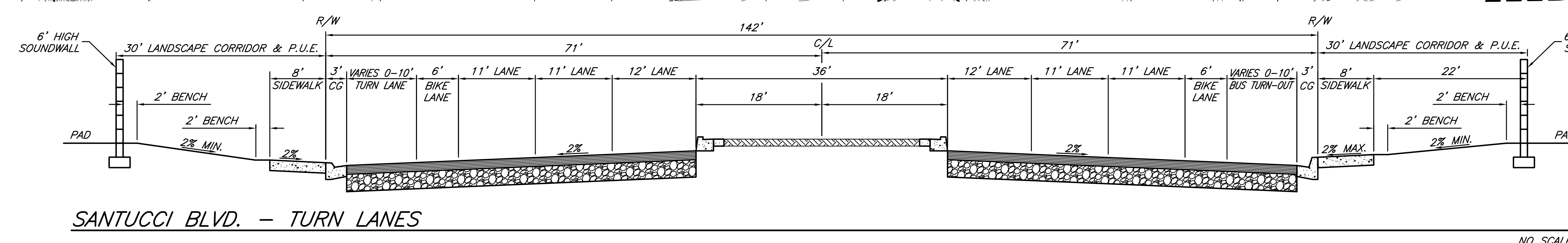
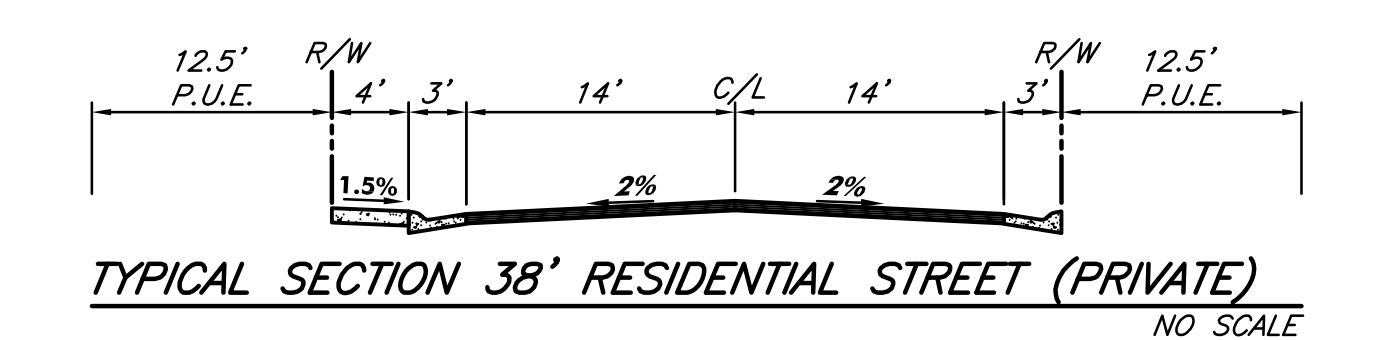
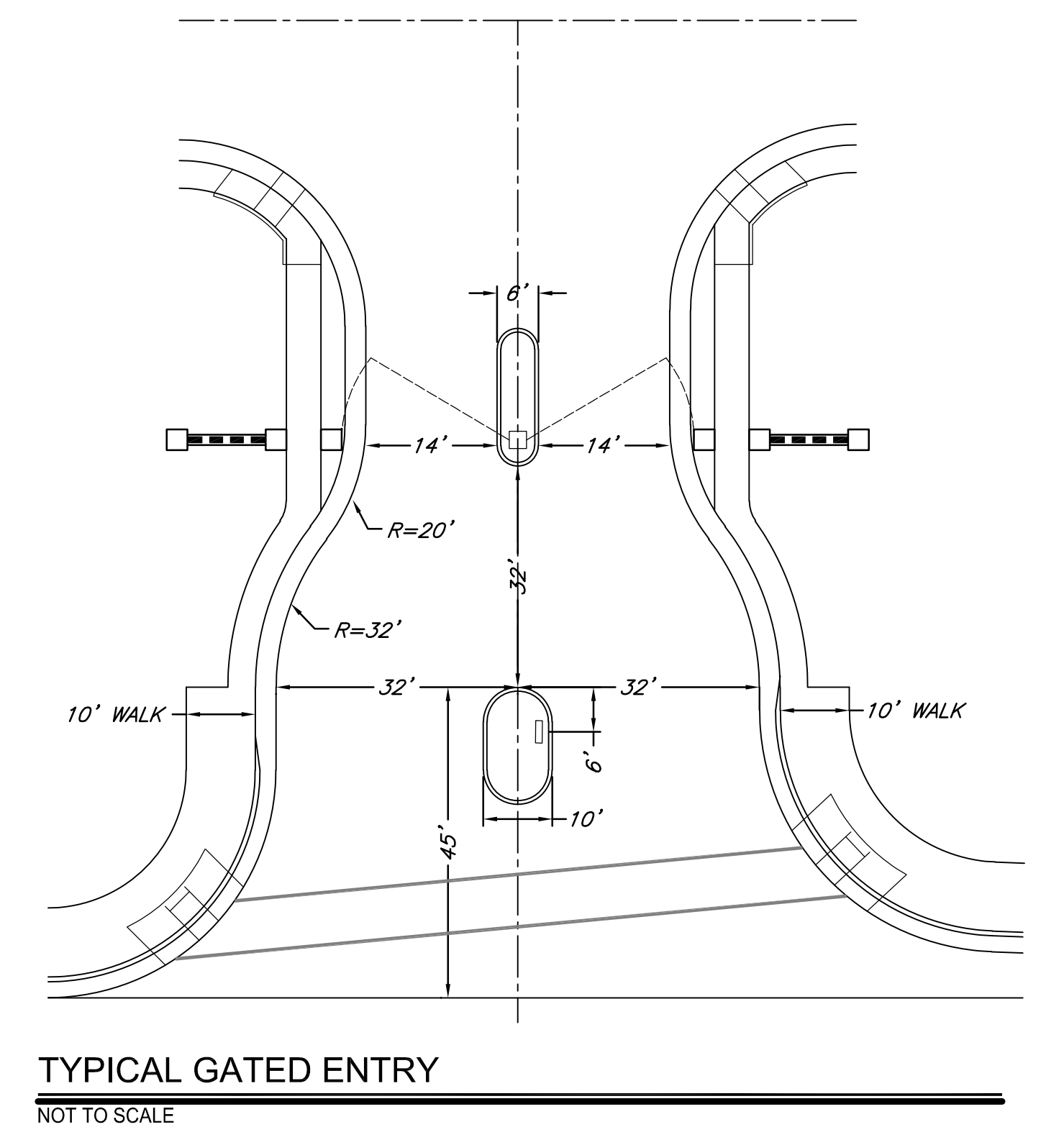
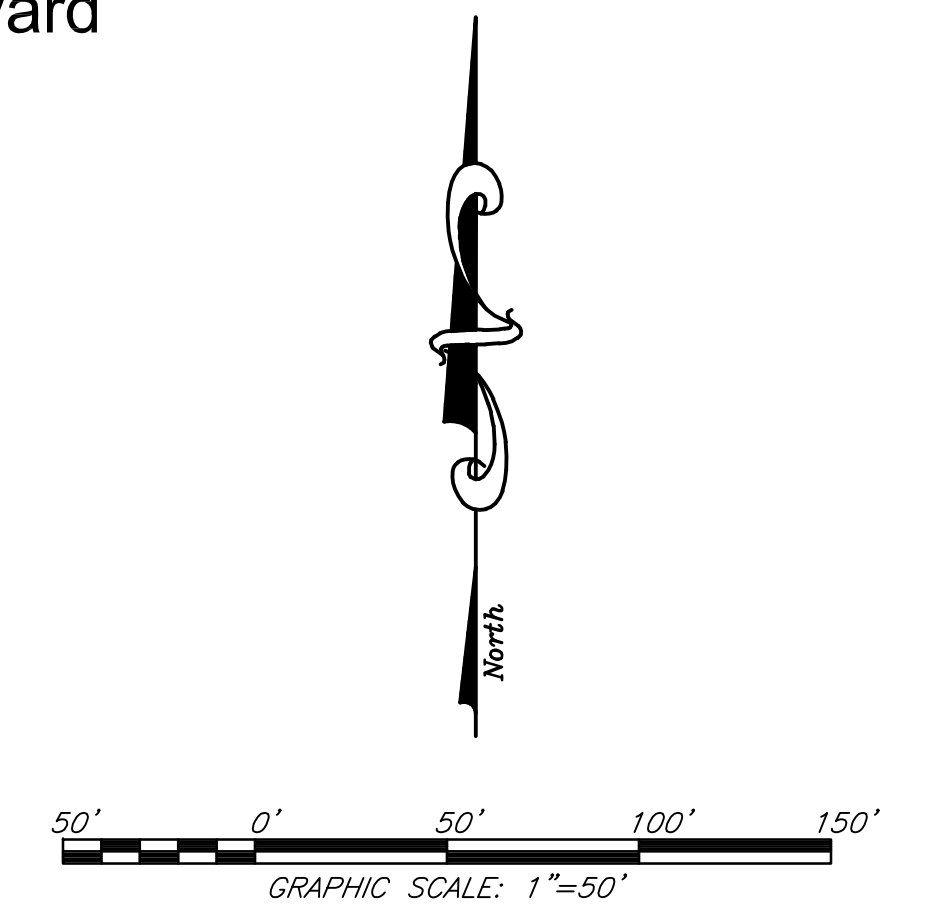
- NOTES: LETTERED LOTS**
- LOT A PUBLIC LANDSCAPE STRIP TO BE DEDICATED TO CITY OF ROSEVILLE
 - LOT B PUBLIC LANDSCAPE STRIP TO BE DEDICATED TO CITY OF ROSEVILLE
 - LOT C PUBLIC LANDSCAPE STRIP TO BE DEDICATED TO CITY OF ROSEVILLE

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 City of Roseville, State of California
 Scale 1" = 50' June 2021

Sheet 7 of 14

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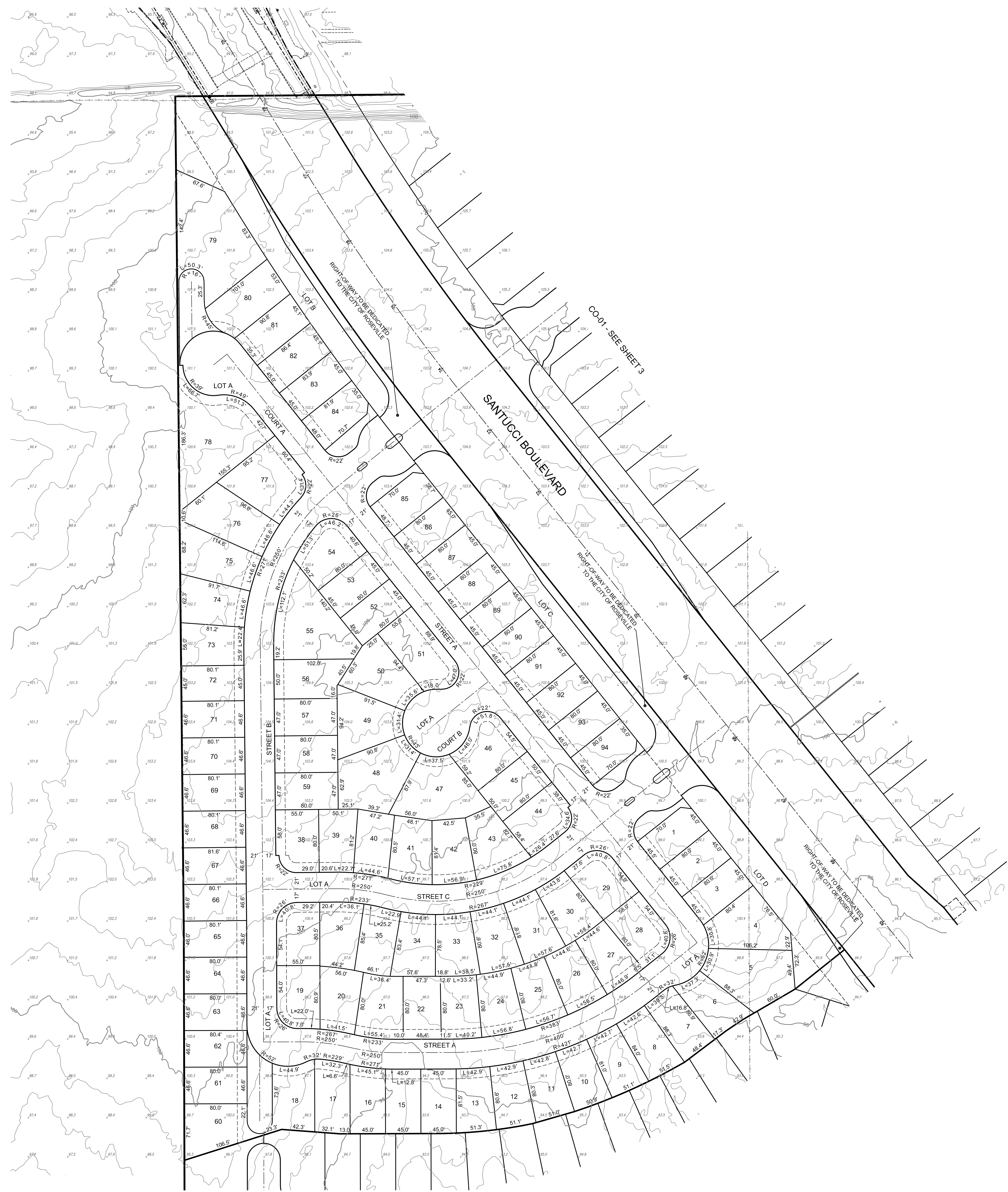
- NOTES: **LETTERED LOTS**
- LOT A PRIVATE STREET TO BE DEDICATED TO THE HOMEOWNERS ASSOCIATION
 - LOT B PUBLIC LANDSCAPE STRIP TO BE DEDICATED TO CITY OF ROSEVILLE
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City of Roseville, State of California
Scale 1" = 50' June 2021

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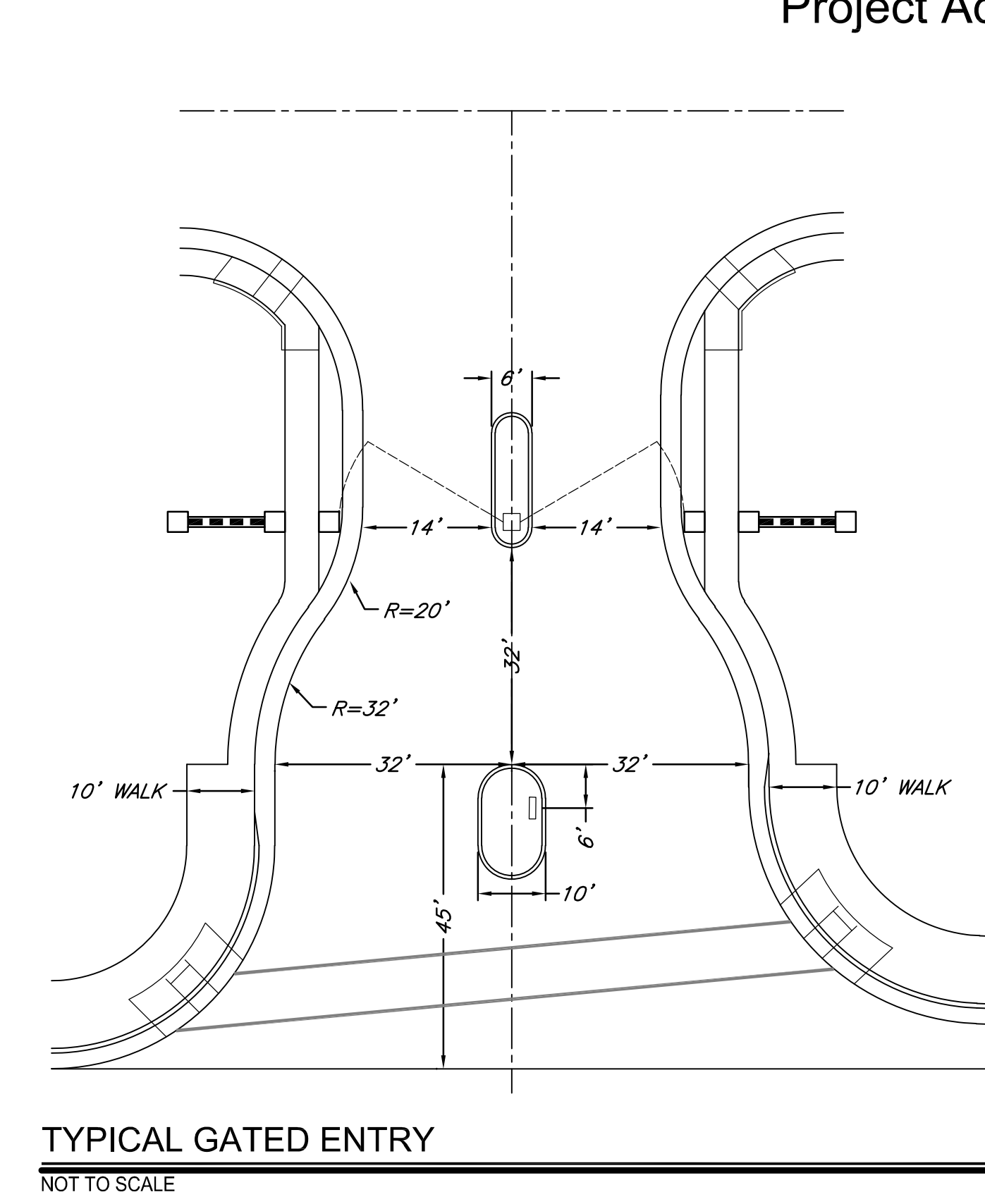
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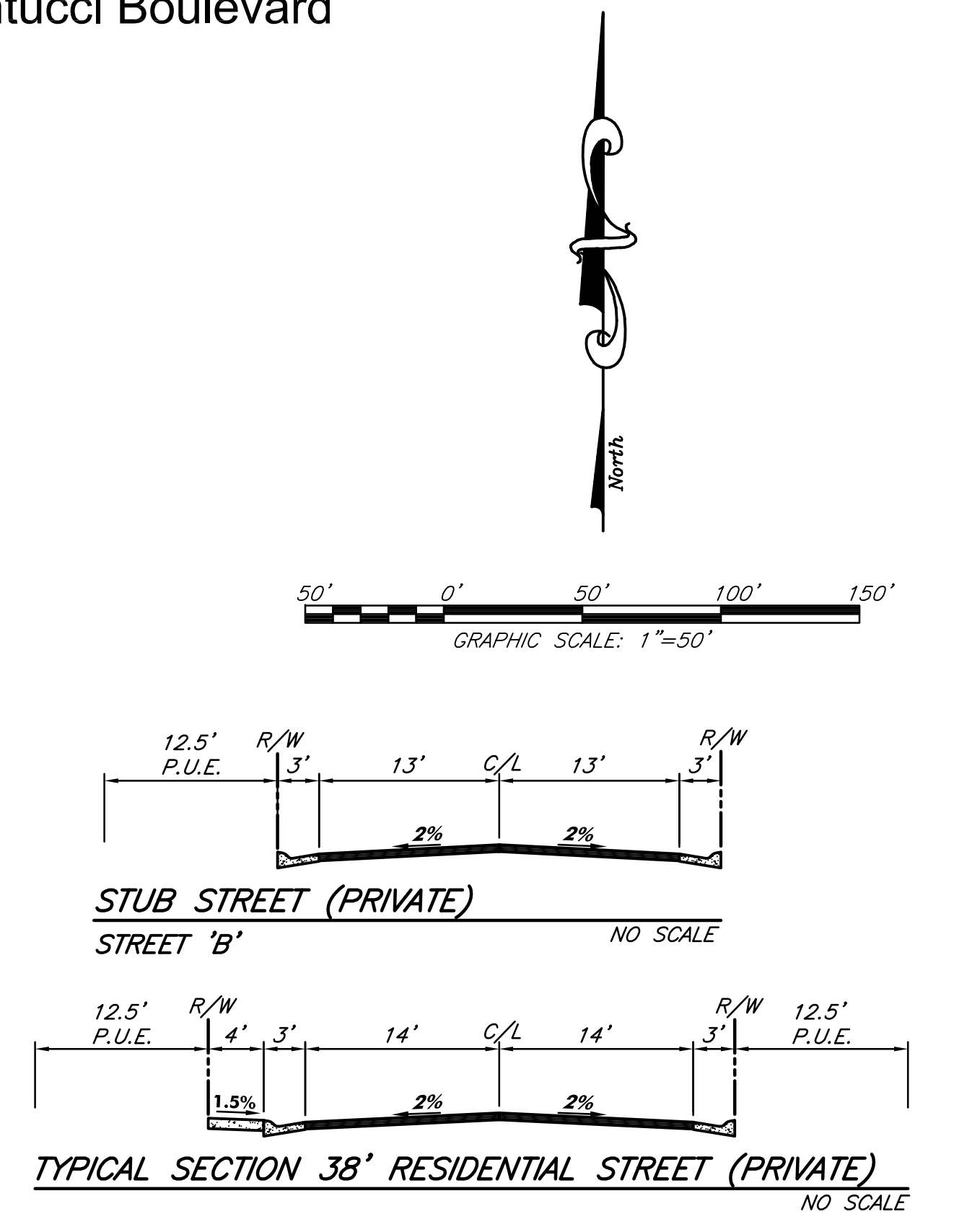
CO-21 - SEE SHEET 11

- NOTES: LETTERED LOTS**
- LOT A PRIVATE STREET TO BE DEDICATED TO THE HOMEOWNER'S ASSOCIATION
 - LOT B PUBLIC LANDSCAPE STRIP TO BE DEDICATED TO CITY OF ROSEVILLE
 - LOT C PUBLIC LANDSCAPE STRIP TO BE DEDICATED TO CITY OF ROSEVILLE
 - LOT D PUBLIC LANDSCAPE STRIP TO BE DEDICATED TO CITY OF ROSEVILLE

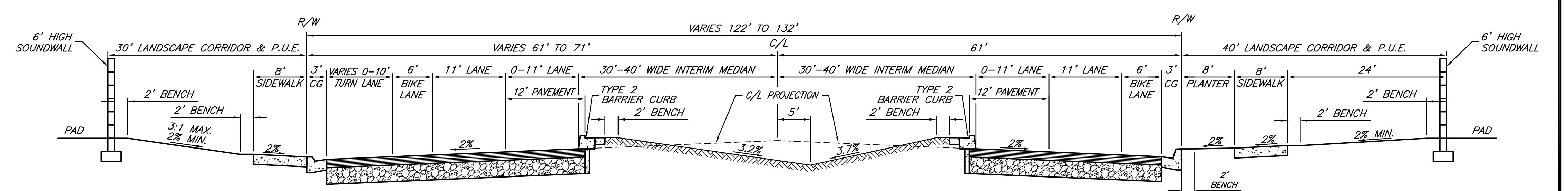
Tentative Subdivision Map - CO-20



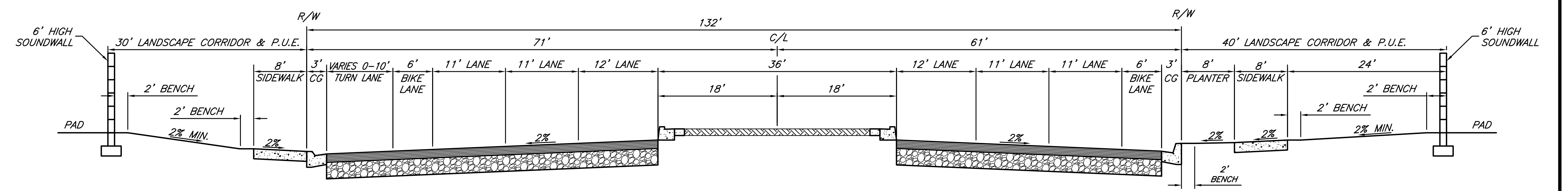
TYPICAL GATED ENTRY
NOT TO SCALE



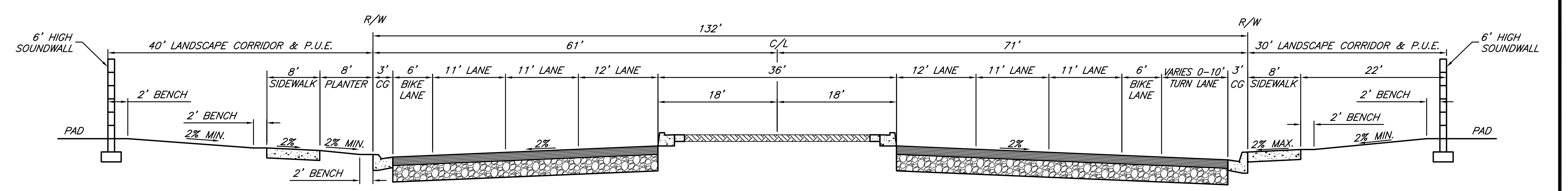
TYPICAL SECTION 38' RESIDENTIAL STREET (PRIVATE)
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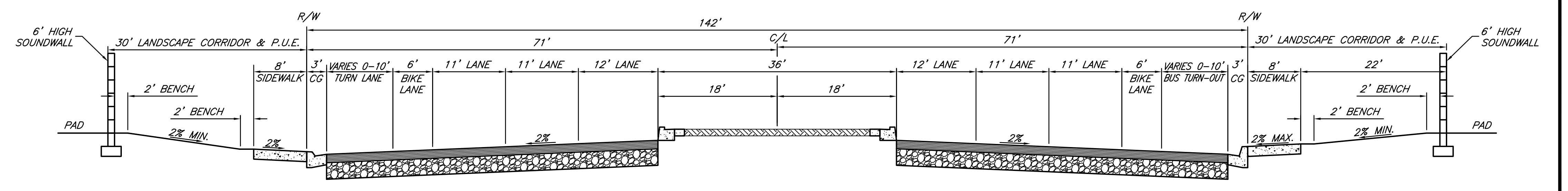
SANTUCCI BLVD. - INTERIM SECTION NORTH BOUNDARY
STA. 76+43.15 TO STA. 78+55.37
NO SCALE



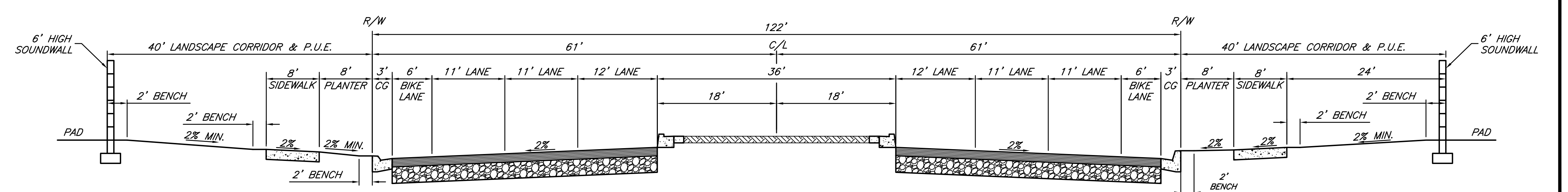
SANTUCCI BLVD. - TURN LANES LEFT
NO SCALE



SANTUCCI BLVD. - TURN LANES RIGHT
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SANTUCCI BLVD. - TURN LANES
NO SCALE



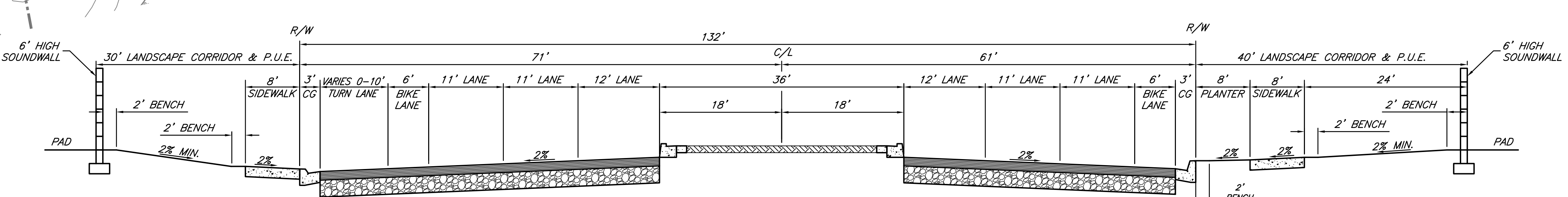
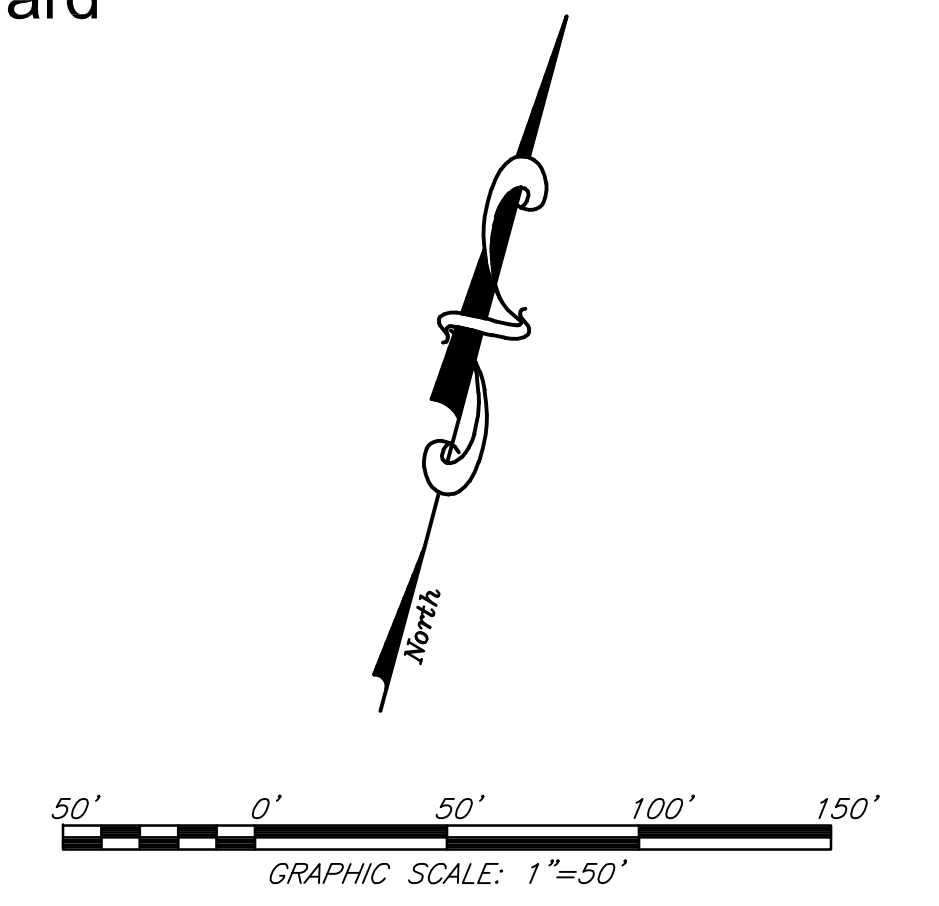
SANTUCCI BLVD.
NO SCALE

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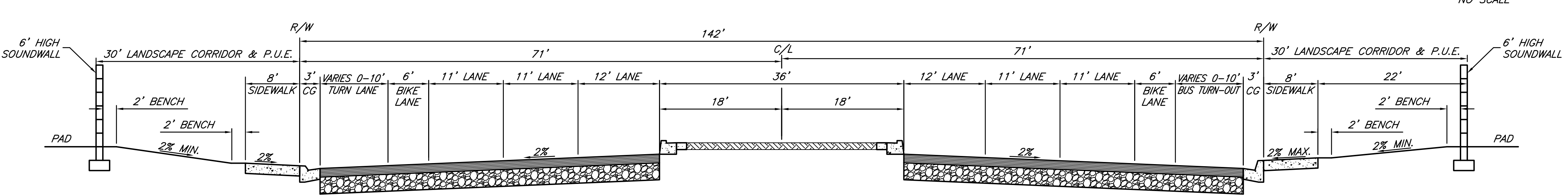
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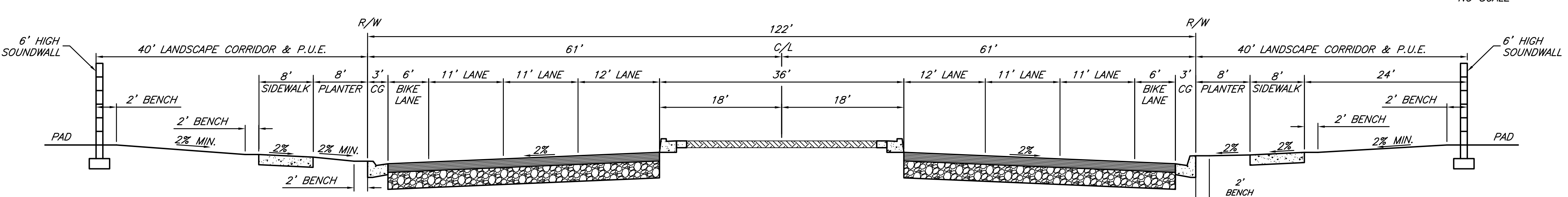
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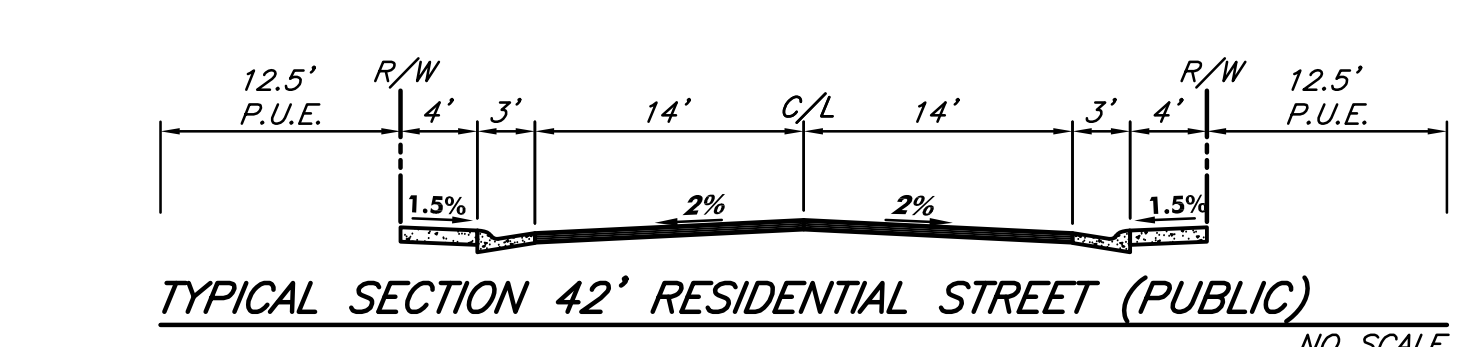
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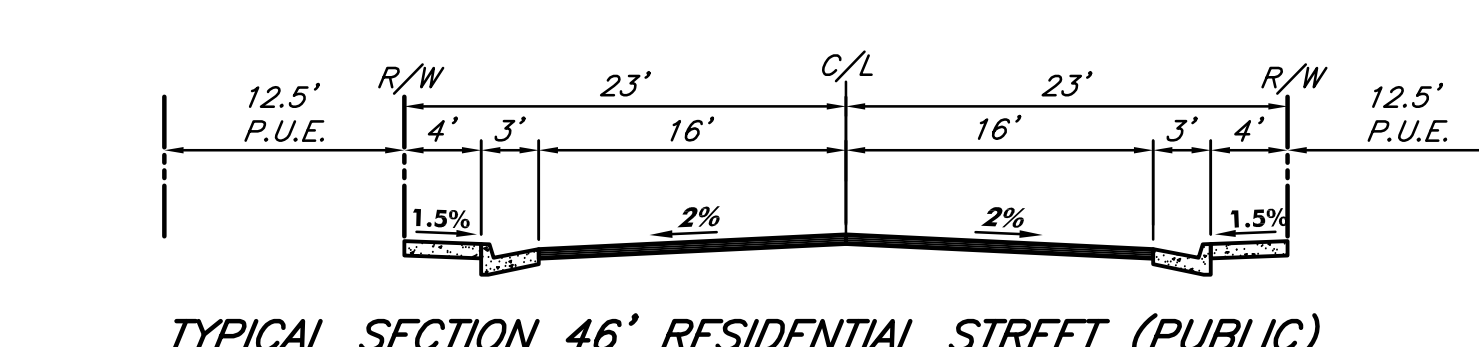
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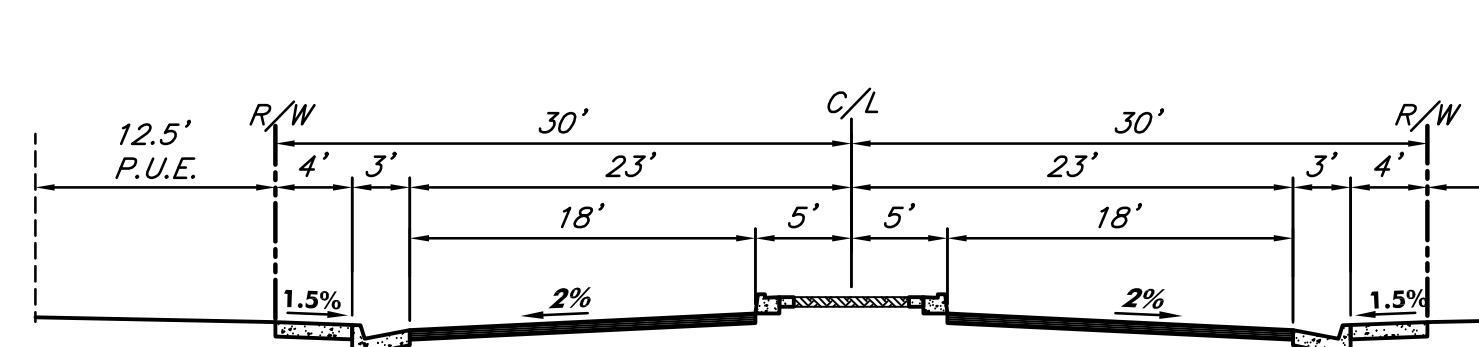
SANTUCCI BLVD.



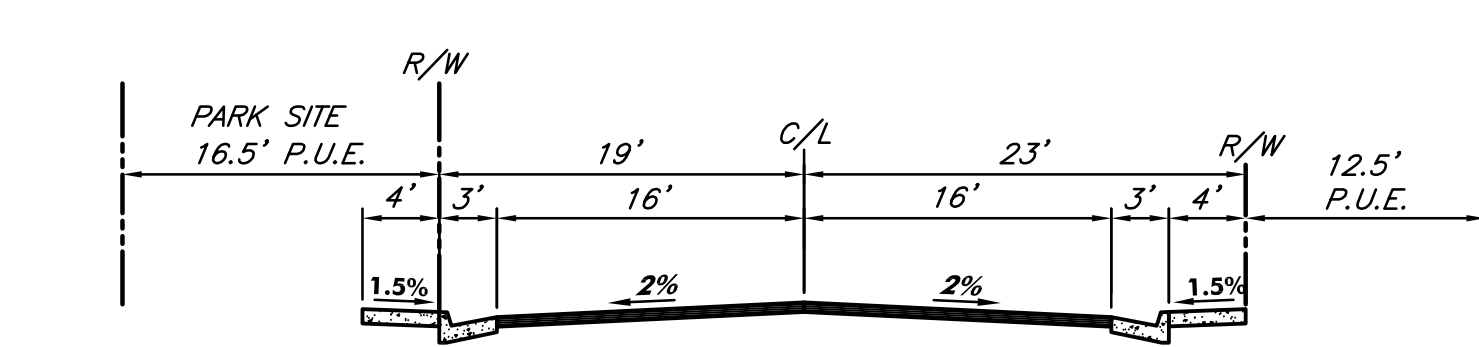
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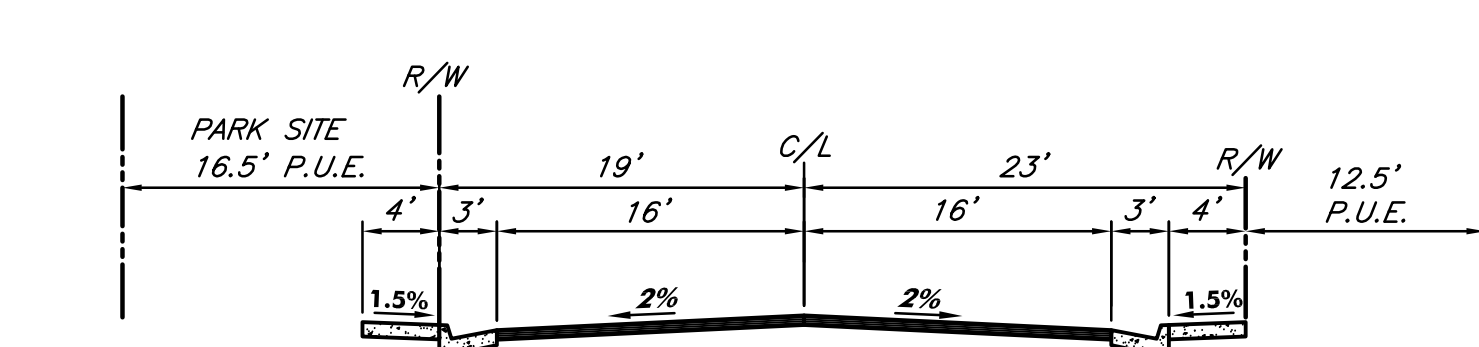
TYPICAL SECTION 46' RESIDENTIAL STREET (PUBLIC)



TYPICAL SECTION 30' ENTRANCE STREET (PUBLIC)



STREET 'G' ADJACENT TO PARK (PUBLIC)



STREET 'B', 'D' & 'E' ADJACENT TO PARK (PUBLIC)

- NOTES: LETTERED LOTS
 LOT A PUBLIC LANDSCAPE STRIP TO BE DEDICATED TO CITY OF ROSEVILLE
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