

Element	Name	Station	Fee Program	Developer	From-To	Description	CO-1	CO-2	CO-3	CO-20	CO-21	CO-22
ROADWAYS												
SANT-1	Santucci Blvd.	37+50-54+25	Future CFD		Frontage Improvements for CO-3, CO-40, CO-80, CO-81, FD-23, FD-40, FD-80	Full village CO-1 & CO-2 Improvements ^{1,2} 116'-136' Pavement and median width, curb & gutter, striping & signage, complete signal at VGB & Santucci, post & cable fence	X	X	X	X	X	X
SANT-2	Santucci Blvd.	54+25-78+18	Future CFD		Frontage Improvements for CO-1, CO-2, CO-20, CO-21, CO-22	116'-136' Pavement and median width, curb & gutter, striping & signage, detector loops, wires, conduits & poles for signal at Santucci/Earl Rush Dr. intx.	X	X	X	X	X	X
ER-1	Earl Rush Drive	12+23-17+43	Future CFD		Frontage Improvements for CO-2 & CO-22 from Santucci Blvd. to east boundary of CO-22	32'-50' of pavement, curb & gutter, striping & signage, signal at intx.	X	X	X	X	X	X
VGB-1	Vista Grande Blvd.		By Others									
UTILITIES												
WAT-1	Santucci Blvd.	37+56-54+25	Future CFD		See Station Range	16" water main system	X	X	X	X	X	X
WAT-2	Santucci Blvd.	54+25-78+18	Future CFD		See Station Range	12" & 16" water main system	X	X	X	X	X	X
WAT-3	Earl Rush Drive	12+23-17+43	Future CFD		See Station Range	12" water main system	X	X	X	X	X	X
DR-1	Santucci Blvd.	37+56-54+25	Future CFD		See Station Range	15'-48" storm drain system, outfalls, arch culvert	X	X	X	X	X	X
DR-2	Santucci Blvd.	54+25-78+18	Future CFD		See Station Range	18" & 24" storm drain system	X	X	X	X	X	X
DR-3	Earl Rush Drive	12+23-17+43	Future CFD		See Station Range	18" drain system	X	X	X	X	X	X
SW-1	Santucci Blvd.	37+56-54+25	Future CFD		See Station Range	10", 12" & 15" sewer main system	X	X	X	X	X	X
SW-2	Santucci Blvd.	54+25-78+18	Future CFD		See Station Range	8" & 10" sewer main system	X	X	X	X	X	X
RW-1	Santucci Blvd.	37+56-54+25	Future CFD		See Station Range	12" reclaimed water main system	X	X	X	X	X	X
RW-2	Santucci Blvd.	54+25-78+18	Future CFD		See Station Range	6" & 12" reclaimed water main system	X	X	X	X	X	X
RW-3	Earl Rush Drive	12+23-17+43	Future CFD		See Station Range	12" reclaimed water main system	X	X	X	X	X	X

NOTES
 1. All subdivisions can be built as stand alone but may require offsite improvements to be constructed
 2. Pavement for turn lanes, sidewalk, boulevard and corridor landscape are Developer costs
 3. CFD reads include all underground infrastructure (wet and dry utilities)
 4. Traffic signal improvements as required per Section 3.5.7 of the Development Agreement by and between the City and Mourier Investments, LLC

**UTILITY & INFRASTRUCTURE PHASING PLAN:
 PHASE CO-01 AND CO-02**

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

City of Roseville,
 Scale 1" = 40'

State of California
 November, 2021

Sheet 2 of 6

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

BW BAKER-WILLIAMS ENGINEERING GROUP
 Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
 6020 Rutland Drive, Suite 19 ~ Carmichael, CA 95608
 (916) 331-4336 ~ fax (916) 331-4430 ~ office@bwengineers.com

S:\PROJECTS\2021\2021-04-18\City of Roseville - Santa Rosa\Phase\2021-04-18\PHASE PLAN.dwg, 08/11/2021 3:10:01 PM, David Collins

2024018 - EXH - INFRA - PHASE - PLAN

PHASE CO-03

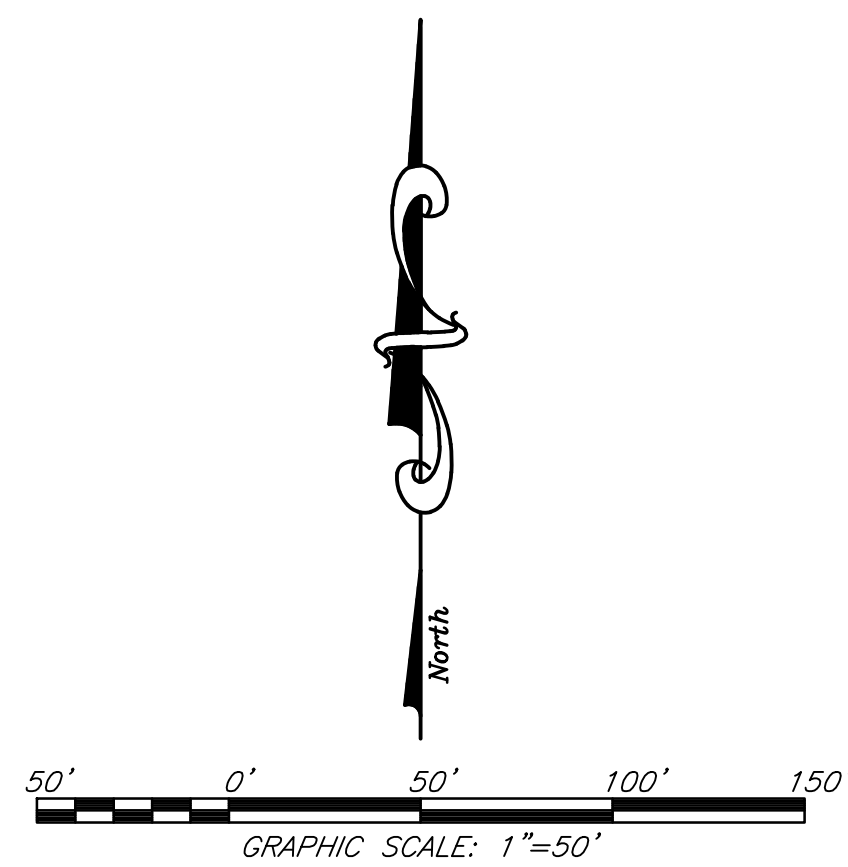
A PORTION OF SECTIONS 35 AND 36, T. 11 N., R. 5 E., M.D.M.

City of Roseville,
Scale 1" = 50'

State of California
November, 2021

Sheet 3 of 6

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



UR-92
UR

CO-80
CS

CO-81
CS

Element	Name	Station	Fee Program*	Developer	From To	Description	CO-1	CO-2	CO-3	CO-20	CO-21	CO-22
ROADWAYS												
SANT-1	Santucci Blvd.	37+00-54+25	Future CTD	By Others		Full village CO-03 improvements, 17' full village 120' frontages and median widths, curb & gutter, striping & CD signage complete signal for VGB & Santucci Blvd., post & cable fence	X	X	X	X	X	X
CO-1	Vista Grande Blvd.											
UTILITIES												
WAT-1	Santucci Blvd.	37+00-54+25	Future CTD	See Station Range		18" water main system	X	X	X	X	X	X
DR-1	Santucci Blvd.	40+00-54+25	Future CTD	See Station Range		12" 48" storm drain system, outfalls, catch basins	X	X	X	X	X	X
DR-1	Santucci Blvd.	37+00-54+25	Future CTD	See Station Range		12" & 10" sewer main system	X	X	X	X	X	X
DR-1	Santucci Blvd.	37+00-54+25	Future CTD	See Station Range		12" recycled water main system	X	X	X	X	X	X

NOTES
 1. All subdivisions can be built as stand alone but may require offsite improvements to be constructed.
 2. Assessment for turn lanes, sidewalks, landscaping and corridor landscape and developer costs.
 3. CTD roads include all underground infrastructure (wet and dry utilities).
 4. Traffic signal improvements as required per Section 3.5.2 of the Development Agreement by and between the City and Moutier Investments, LLC.

VILLAGE CO-3

PHASE LINE 37+50

VISTA GRANDE BOULEVARD
VGB-1 (BY OTHERS)

2024018 - EXH - INFRA - PHASE - PLAN

PHASE CO-20

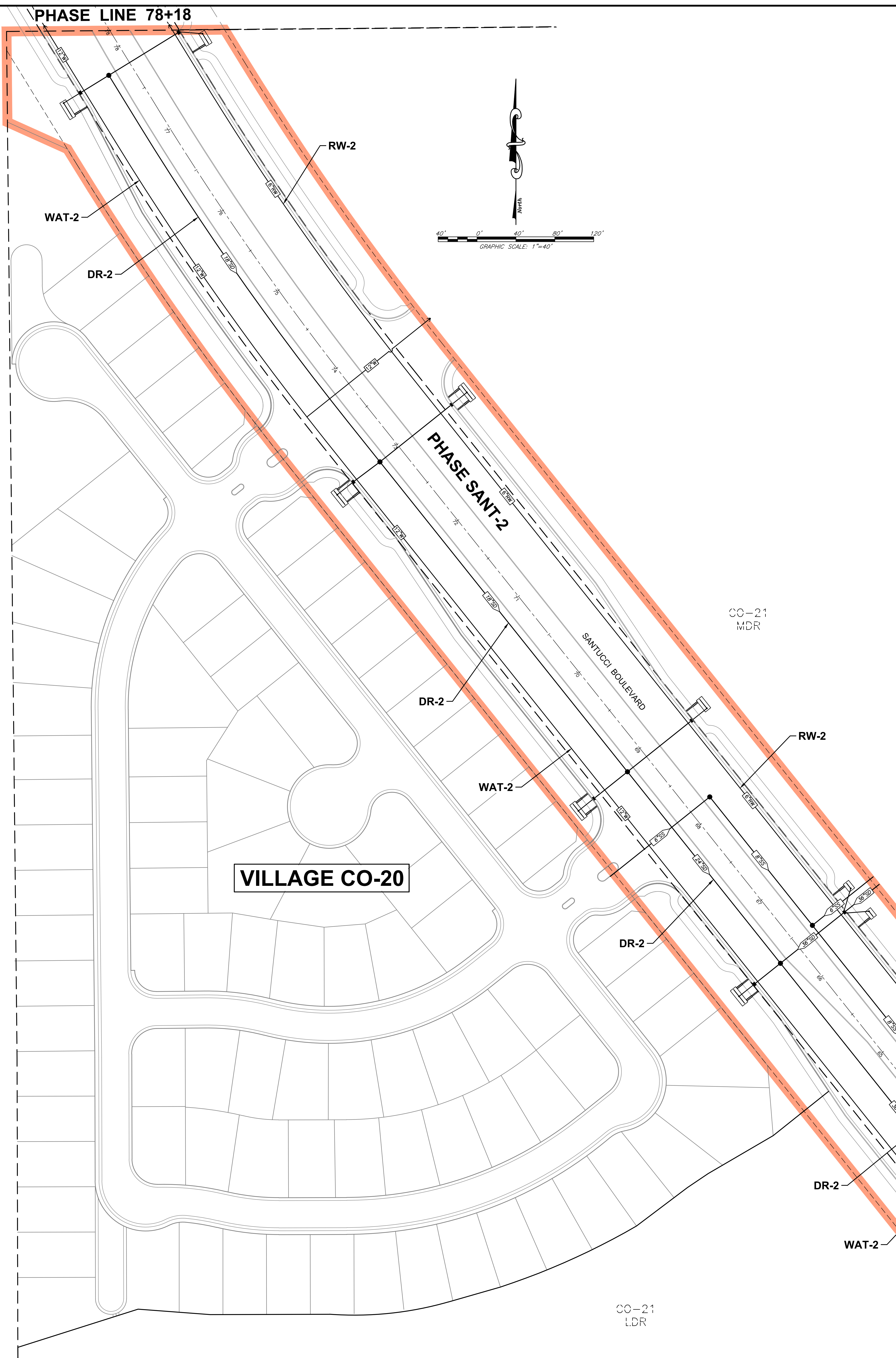
A PORTION OF SECTIONS 35 AND 36, T. 11 N., R. 5 E., M.D.M.

City of Roseville,
Scale 1" = 40'

State of California
November, 2021

Sheet 4 of 6

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



Element	Name	Station	Fee Program	Developer	From-To	Description	CO-1	CO-2	CO-3	CO-20	CO-21	CO-22
ROADWAYS												
SANT-1	Santucci Blvd.	37+50-54+25	Future CFD		Frontage improvements for CO-3, CO-40, CO-80, CO-81, FD-23, FD-40, FD-80	Full village CO-20 improvements ^{1,2} 150'-130' Pavement and median width, curb & gutter, striping & signage, complete signal at VGB & Santucci, post & cable fence	X	X	X	X	X	X
SANT-2	Santucci Blvd.	54+25-78+18	Future CFD		Frontage improvements for CO-1, CO-2, CO-20, CO-21, CO-22	150'-130' Pavement and median width, curb & gutter, striping & signage, detector loops, wires, conduit & poles for signal at Santucci/Earl Rush Dr. intx.	X	X		X	X	X
ER-1	Earl Rush Drive	12+23-17+43	Future CFD		Frontage improvements for CO-2 & CO-22 from Santucci Blvd. to east boundary of CO-22	30' 56' pavement, curb & gutter, striping & signage, signal at intx.	X	X		X	X	X
VGB-1	Vista Grande Blvd.		By Others									
UTILITIES												
WAT-1	Santucci Blvd.	37+50-54+25	Future CFD	See Station Range		16" water main system	X	X		X	X	X
WAT-2	Santucci Blvd.	54+25-78+18	Future CFD	See Station Range		12" & 10" water main system	X	X		X	X	X
WAT-3	Earl Rush Drive	12+23-17+43	Future CFD	See Station Range		12" water main system	X	X		X	X	X
DR-1	Santucci Blvd.	37+50-54+25	Future CFD	See Station Range		15" 48" storm drain system, outfalls, arch culvert	X	X	X	X	X	X
DR-2	Santucci Blvd.	54+25-78+18	Future CFD	See Station Range		18" 42" storm drain system	X	X		X	X	X
DR-3	Earl Rush Drive	12+23-17+43	Future CFD	See Station Range		18" drain system	X	X		X	X	X
SW-1	Santucci Blvd.	37+50-54+25	Future CFD	See Station Range		10" 12" & 15" sewer main system	X	X	X	X	X	X
SW-2	Santucci Blvd.	54+25-78+18	Future CFD	See Station Range		8" & 10" sewer main system	X	X		X	X	X
RW-1	Santucci Blvd.	37+50-54+25	Future CFD	See Station Range		12" reclaimed water main system	X	X	X	X	X	X
RW-2	Santucci Blvd.	54+25-78+18	Future CFD	See Station Range		8" & 12" reclaimed water main system	X	X	X	X	X	X
RW-3	Earl Rush Drive	12+23-17+43	Future CFD	See Station Range		12" reclaimed water main system	X	X		X	X	X

NOTES
 1. All subdivisions can be built as stand alone but may require offsite improvements to be constructed
 2. Pavement for turn flares, sidewalks, soundwall and corridor landscape are Developer costs
 3. CFD roads include all underground infrastructure (wet and dry utilities)
 4. Traffic signal improvements as required per Section 3.5.7 of the Development Agreement by and between the City and Mourier Investments, LLC

UR-92
UR

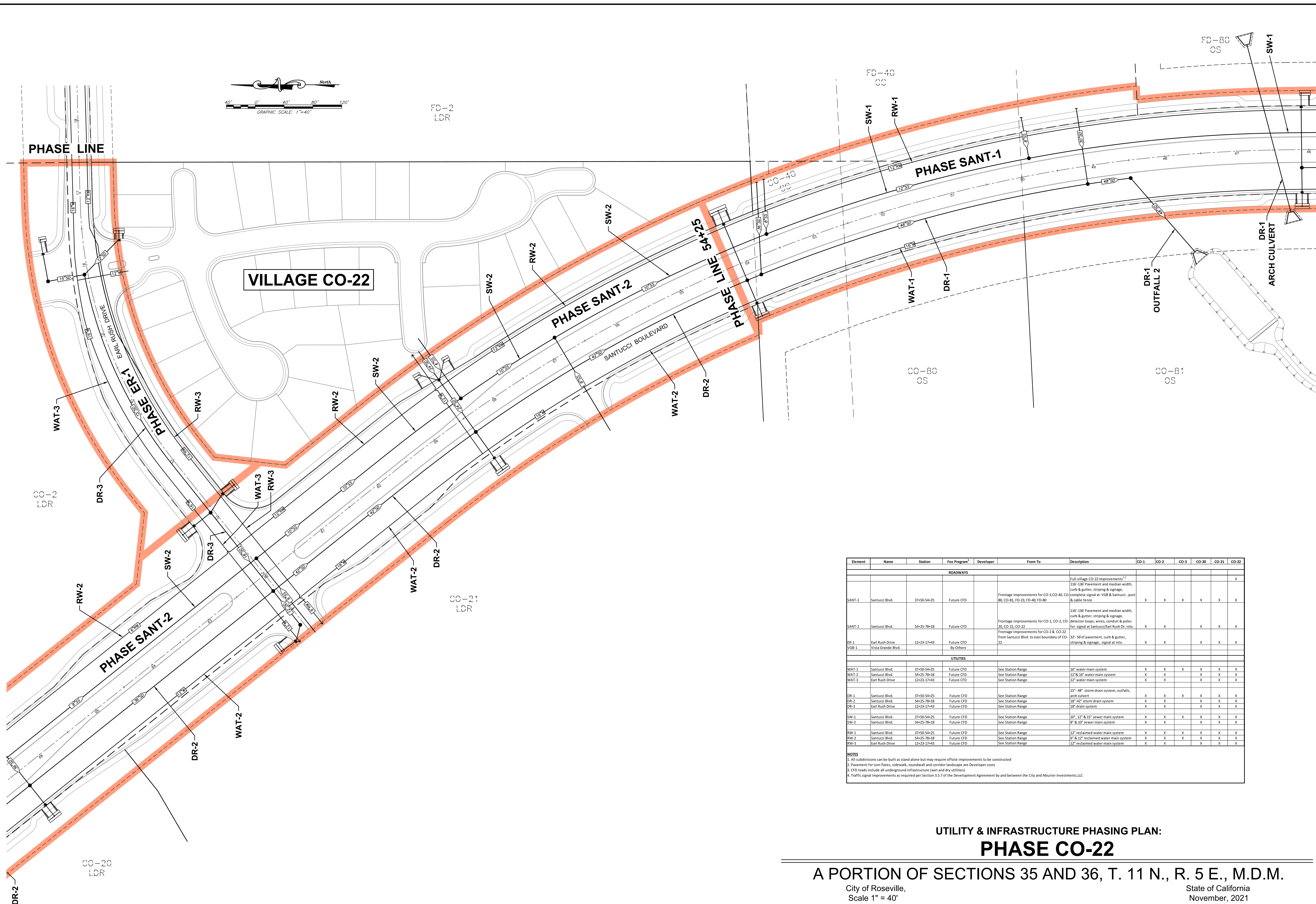
VILLAGE CO-20

CO-21
LDR

CO-21
MDR

CO-22
MDR

2024018 - EXH - INFRA - PHASE - PLAN



Element	Name	Station	Fee Program ¹	Developer	From-To	Description	CO-1	CO-2	CO-3	CO-20	CO-21	CO-22
ROADWAYS												
SANT-1	Santucci Blvd.	37+50-54+25	Future CFD		Frontage improvements for CO-3, CO-40, CO-80, CO-81, PD-23, FD-40, FD-80	Full village CO-22 improvements ^{1,2} 110'-130' Pavement and median width, curb & gutter, striping & signage, complete signal at VGB & Santucci, post & cable fence	X	X	X	X	X	X
SANT-2	Santucci Blvd.	54+25-78+18	Future CFD		Frontage improvements for CO-1, CO-2, CO-20, CO-21, CO-22	110'-130' Pavement and median width, curb & gutter, striping & signage, detector loops, wires, conduit & poles for signal at Santucci/Earle Rush Dr. int.	X	X		X	X	X
DR-1	Earle Rush Drive	12+23-17+43	Future CFD		Frontage improvements for CO-2 & CO-22 from Santucci Blvd. to east boundary of CO-22	32'-56' of pavement, curb & gutter, striping & signage, signal at int.	X	X		X	X	X
WGB-1	Vista Grande Blvd.		By Others									
UTILITIES												
WAT-1	Santucci Blvd.	37+50-54+25	Future CFD	See Station Range		16" water main system	X	X	X	X	X	X
WAT-2	Santucci Blvd.	54+25-78+18	Future CFD	See Station Range		12" & 16" water main system	X	X		X	X	X
WAT-3	Earle Rush Drive	12+23-17+43	Future CFD	See Station Range		12" water main system	X	X		X	X	X
DR-1	Santucci Blvd.	37+50-54+25	Future CFD	See Station Range		15" - 48" storm drain system, outfalls, arch culvert	X	X	X	X	X	X
DR-2	Santucci Blvd.	54+25-78+18	Future CFD	See Station Range		18"-42" storm drain system	X	X		X	X	X
DR-3	Earle Rush Drive	12+23-17+43	Future CFD	See Station Range		18" drain system	X	X		X	X	X
SW-1	Santucci Blvd.	37+50-54+25	Future CFD	See Station Range		10", 12" & 15" sewer main system	X	X	X	X	X	X
SW-2	Santucci Blvd.	54+25-78+18	Future CFD	See Station Range		8" & 10" sewer main system	X	X		X	X	X
RW-1	Santucci Blvd.	37+50-54+25	Future CFD	See Station Range		12" reclaimed water main system	X	X	X	X	X	X
RW-2	Santucci Blvd.	54+25-78+18	Future CFD	See Station Range		6" & 12" reclaimed water main system	X	X	X	X	X	X
RW-3	Earle Rush Drive	12+23-17+43	Future CFD	See Station Range		12" reclaimed water main system	X	X		X	X	X

NOTES
1. All subdivisions can be built as stand alone but may require offsite improvements to be constructed
2. Pavement for turn lanes, sidewalks, soundwall and corridor landscape are Developer costs
3. CFD roads include all underground infrastructure (wet and dry utilities)
4. Traffic signal improvements as required per Section 3.5.7 of the Development Agreement by and between the City and Mourier Investments, LLC

**UTILITY & INFRASTRUCTURE PHASING PLAN:
PHASE CO-22**

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

City of Roseville, Scale 1" = 40' State of California
November, 2021

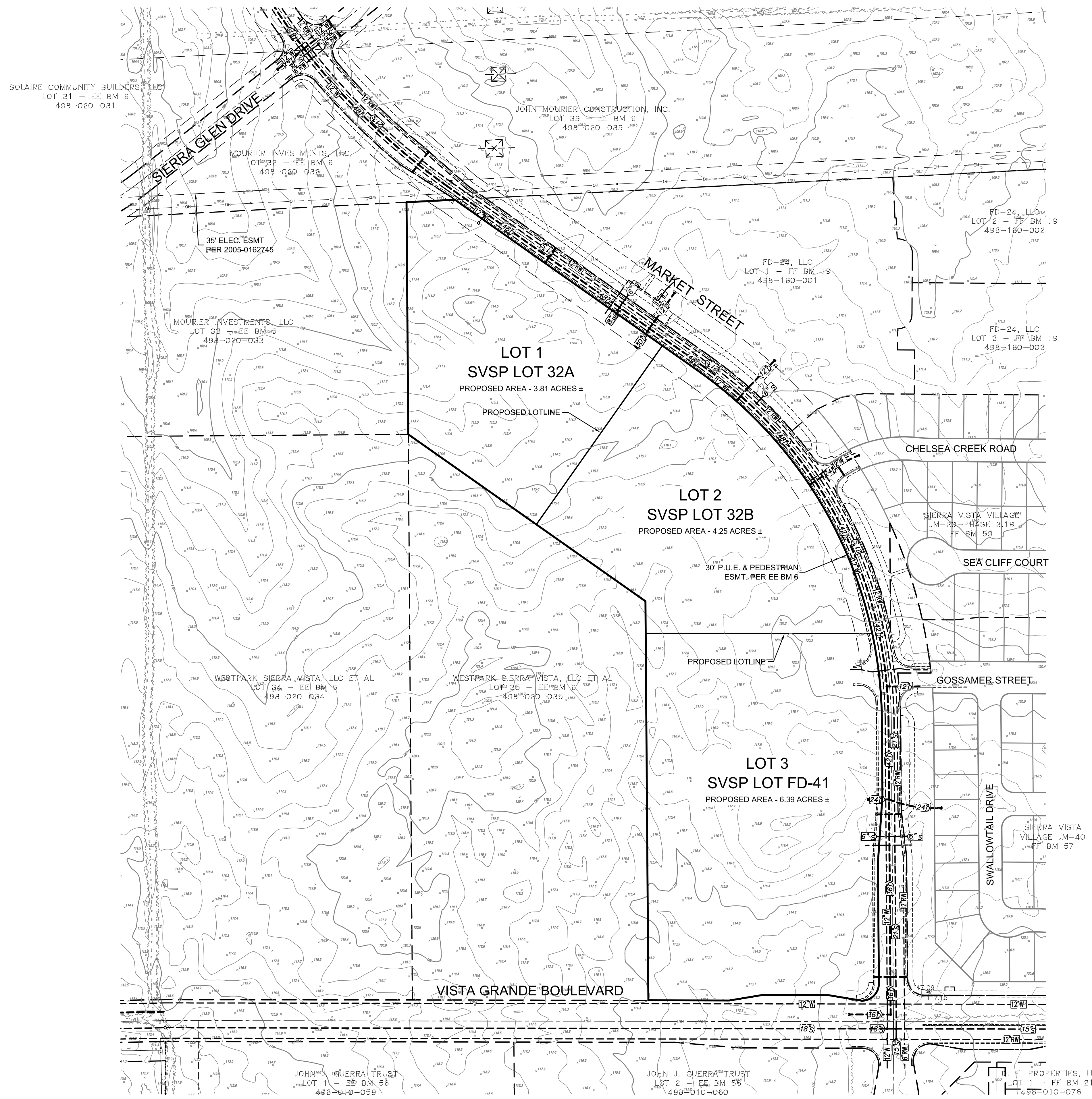
Sheet 6 of 6
Project Address - 3871 Santucci Boulevard
File No. - PL21-0223

UTILITY PLAN
THE VILLAGES AT SIERRA VISTA

LOTS 36 AND 37 - EE BM 6
 CITY OF ROSEVILLE, COUNTY OF PLACER,
 STATE OF CALIFORNIA
 AUGUST, 2021 SCALE 1" = 100'



VICINITY MAP
 Not to Scale



Owner:
 Mourier Investments, LLC.
 1430 Blue Oaks Boulevard, Ste. 190
 Roseville, CA 95678
 PH. (916) 969-2842

Engineer:
 Baker Williams Engineering Group
 6020 Rutland Drive, Suite #19
 Carmichael, CA 95608
 Ph. (916) 331-4336
 office@bwengineers.com

General Plan Designation
 HDR - High Density Residential
 CC - Community Commercial

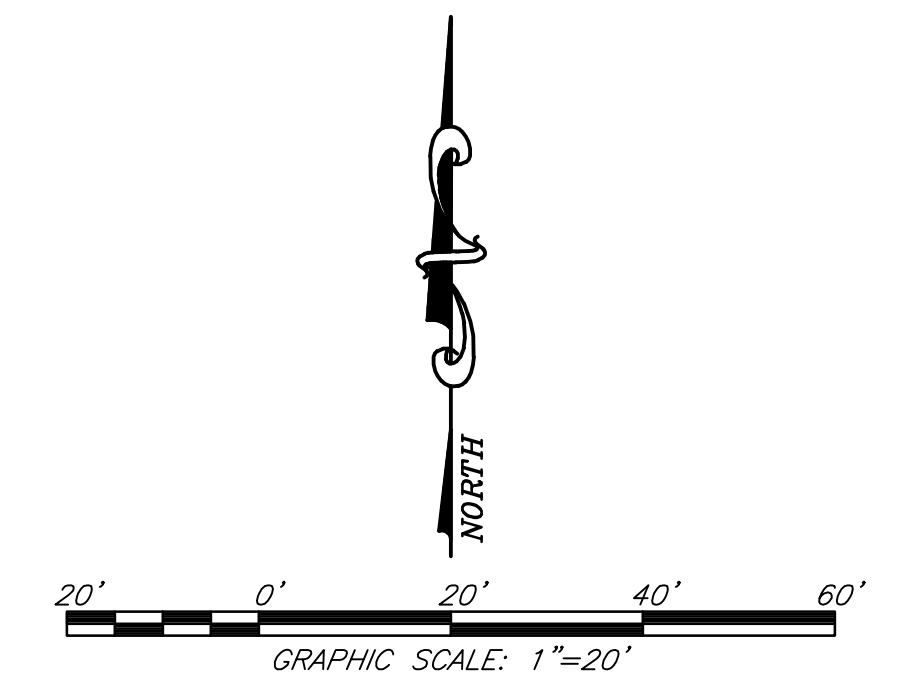
Existing Zoning:
 R3
 CCIMU

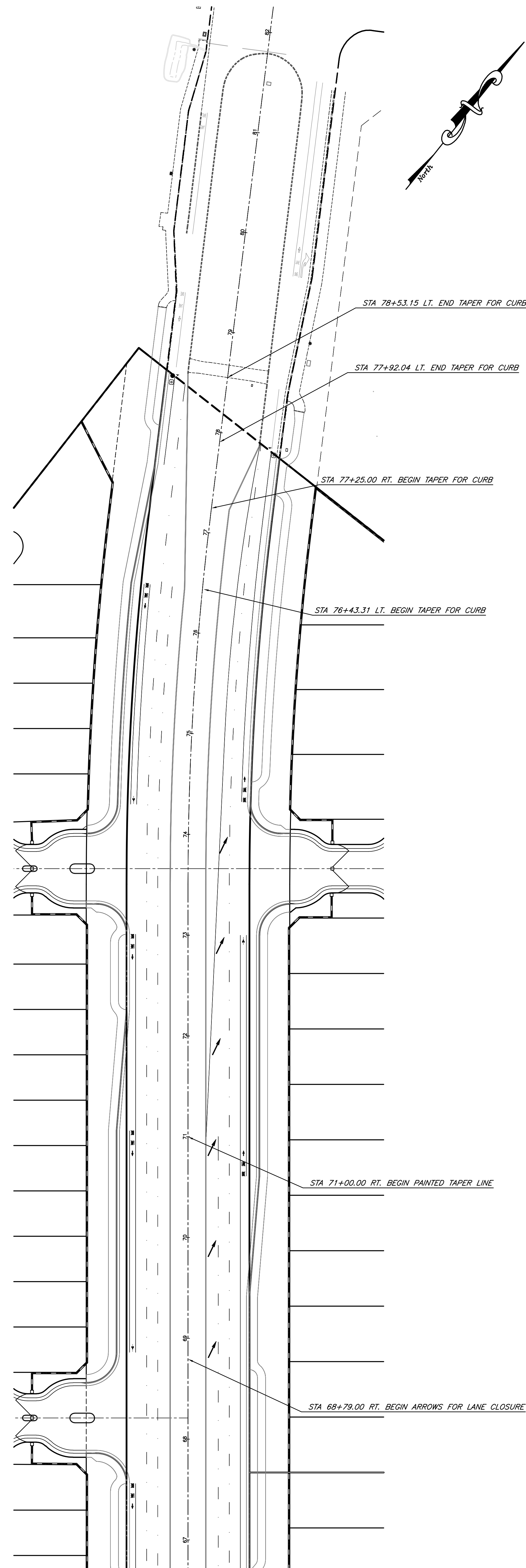
Proposed Zoning:
 R3
 CC

Existing Use:
 Vacant

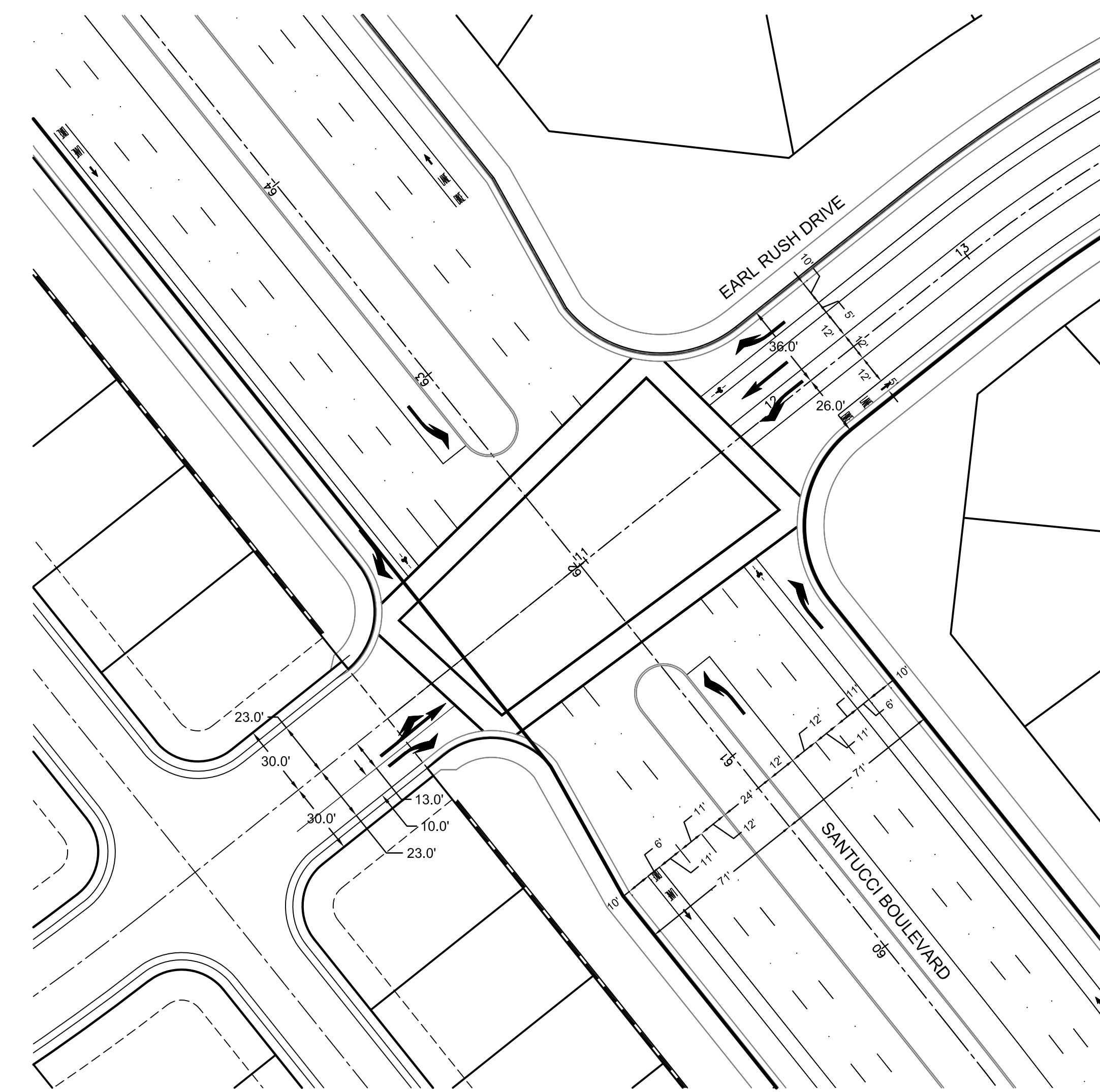
Proposed Use:
 Vacant

Assessor's Parcel Nos.
 498-020-036 and 037

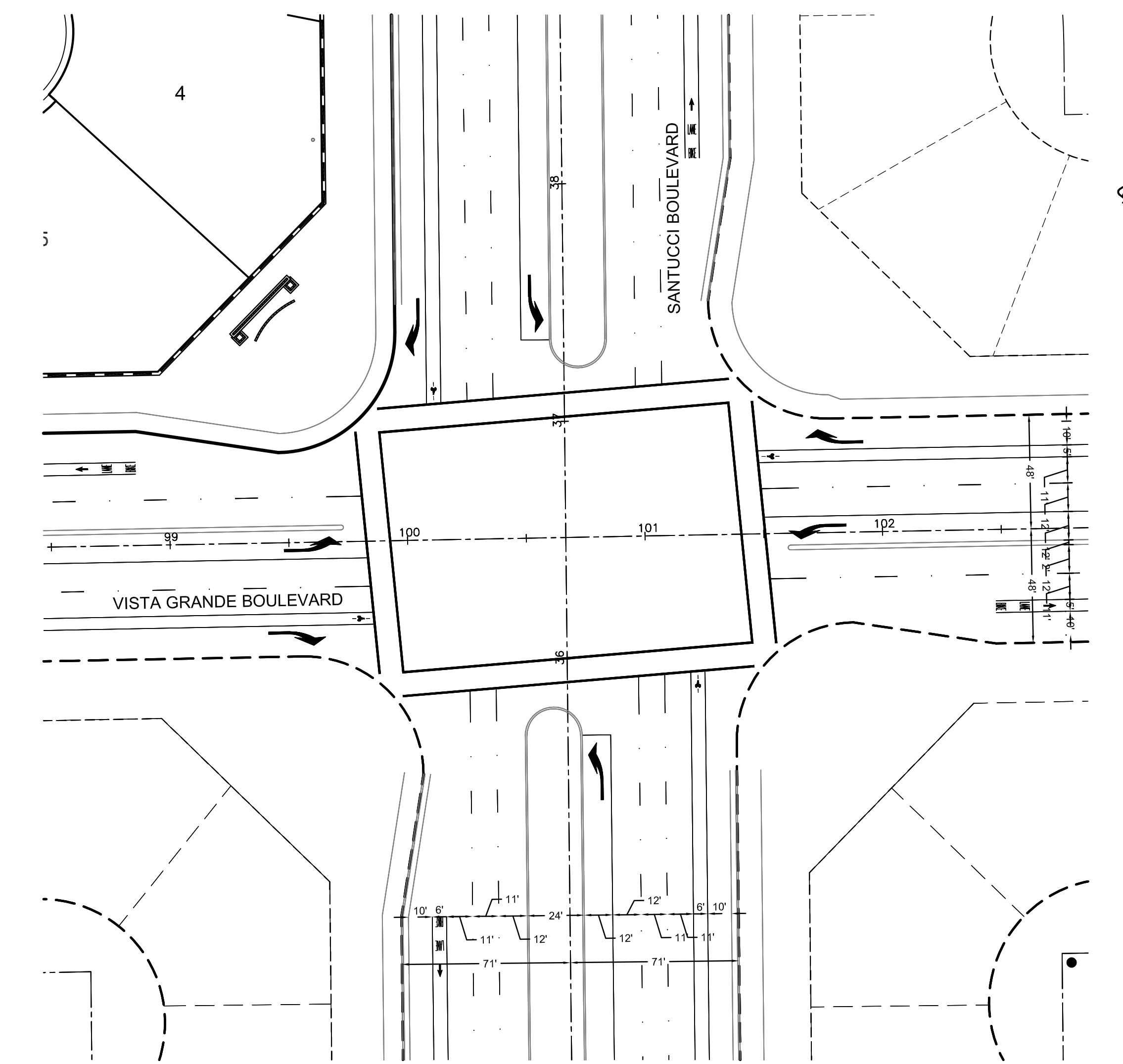




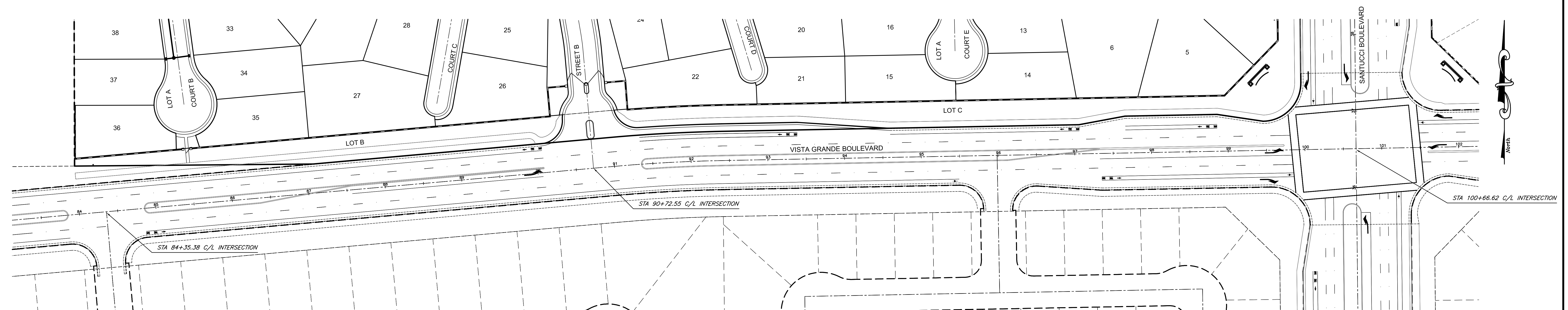
SANTUCCI BOULEVARD ALONG
CO-1 AND CO-20 FRONTAGE



EARL RUSH DRIVE AND SANTUCCI BOULEVARD



VISTA GRANDE BOULEVARD AND SANTUCCI BOULEVARD



VISTA GRANDE BOULEVARD ALONG CO-3 FRONTAGE