

**OWNER / APPLICANT**

MOON ROCK RANCH  
 CONTACT: STEPHEN DES JARDINS  
 130 DIAMOND CREEK PLACE, #1  
 ROSEVILLE, CALIFORNIA 95747  
 PHONE: (916) 786-9159

**ENGINEER / PLANNER**

MORTON PITALO, INC.  
 600 COOLIDGE DRIVE, SUITE #140  
 FOLSOM, CA 95630  
 CONTACT: GREG BARDINI  
 PHONE: (916) 984-7821  
 EMAIL: GBARDINI@MPENGR.COM

**UTILITY PROVIDERS**

WATER: CITY OF ROSEVILLE  
 WATERS: CITY OF ROSEVILLE  
 GAS: PG&E  
 ELECTRIC: ROSEVILLE ELECTRIC  
 TELEPHONE: ROSEVILLE TELEPHONE  
 CABLE TV: COMCAST

**SERVICE PROVIDERS**

SCHOOL DISTRICT: ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT  
 ROSEVILLE ELEMENTARY SCHOOL DISTRICT  
 FIRE PROTECTION: CITY OF ROSEVILLE  
 POLICE PROTECTION: CITY OF ROSEVILLE  
 STORM DRAINAGE: CITY OF ROSEVILLE  
 SOLID WASTE: CITY OF ROSEVILLE

**PROJECT INFORMATION**

ASSESSOR PARCEL NUMBER: 482-460-002 THRU 004

USE: SINGLE FAMILY HOME  
 EXISTING ZONING: R15A-NR  
 PROPOSED ZONING: R15A-NR  
 EXISTING GENERAL PLAN: LDR  
 PROPOSED GENERAL PLAN: LDR

EXISTING	#	ACRES
EXISTING PARCELS	3	3.389 ± AC
PROPOSED	#	ACRES
PROPOSED PARCELS	6	3.389 ± AC

10,000 SF MIN. PARCEL SIZE

PROPOSED PARCELS  
 DENSITY: 1.77 du/ac

**PROJECT INFORMATION**

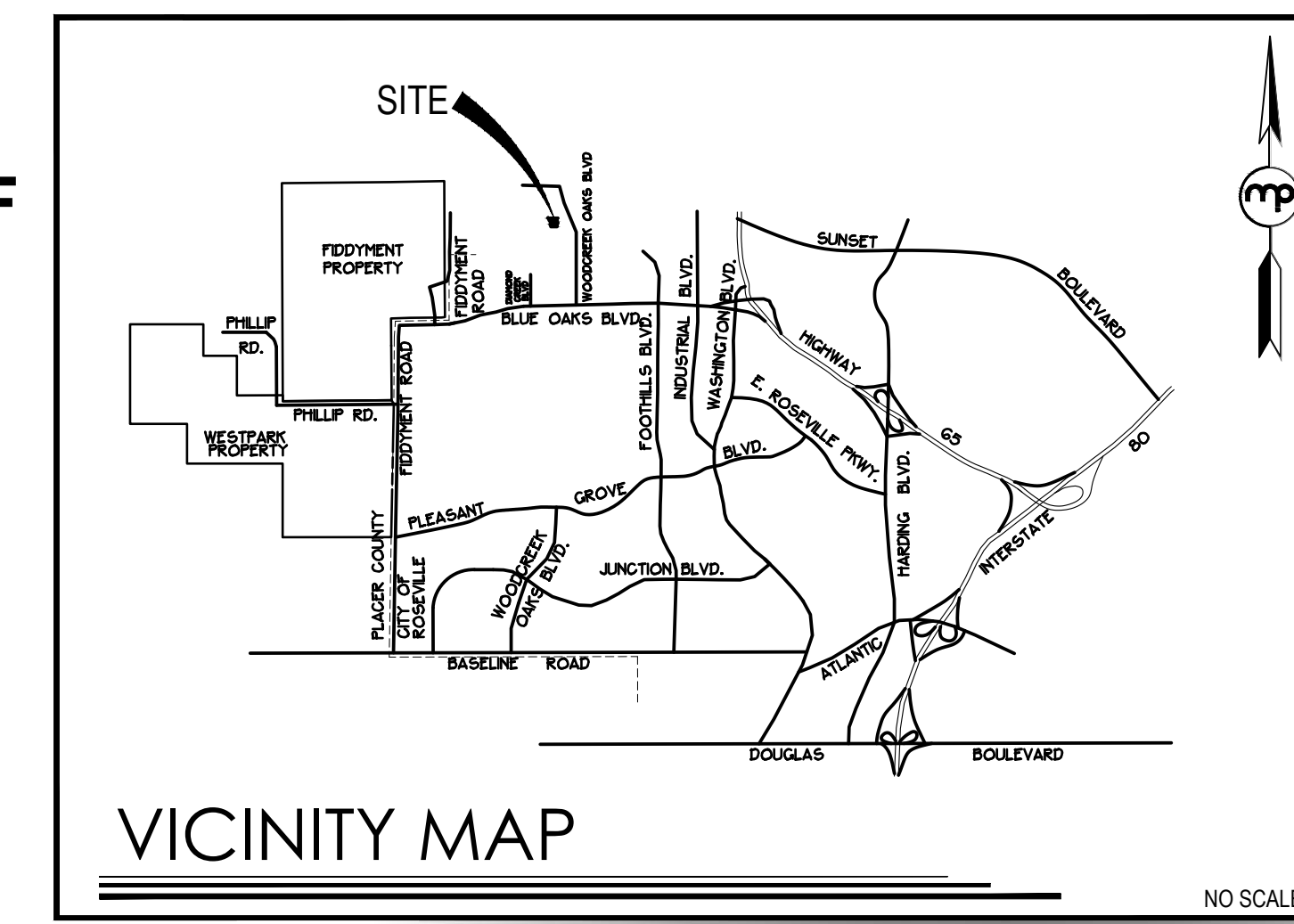
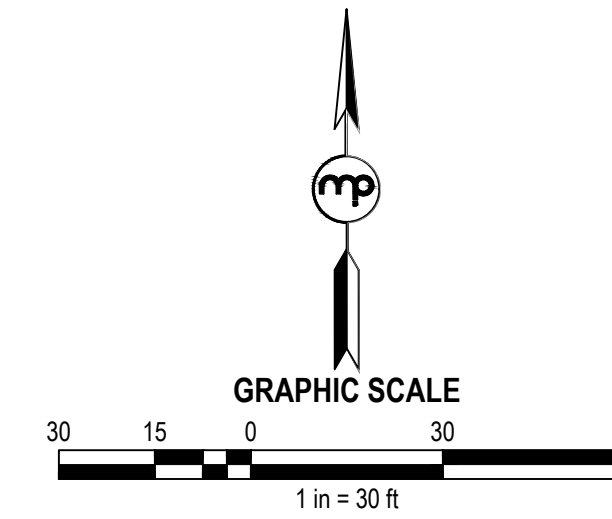
- THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
- MINOR MODIFICATION MAY BE MADE TO LOT LINES AT FINAL MAP.
- FOR PRELIMINARY PLANNING PURPOSES ONLY. BOUNDARY, TOP, EASEMENTS AND SITE CONDITIONS TO BE VERIFIED PRIOR TO FINAL MAP AND ENGINEERING.
- PURSUANT TO GOVERNMENT CODE SECTION 66456.1 THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS BASED UPON THIS TENTATIVE MAP. THE FILING OF A FINAL MAP ON A PORTION OF THIS TENTATIVE MAP SHALL NOT INVALIDATE ANY PART OF THIS TENTATIVE MAP, INCLUDING THE AUTHORITY OF THE LOCAL AGENCY TO IMPOSE REASONABLE CONDITIONS RELATING TO THE FILING OF MULTIPLE FINAL MAPS.
- ALL UTILITY SYSTEMS ILLUSTRATED ON THE TENTATIVE MAP ARE SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN.
- GRADING SHOWN ON THIS TENTATIVE MAP ILLUSTRATES A GENERAL GRADING CONCEPT AND IS SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN.
- PUBLIC UTILITY EASEMENTS OVER, ON, UNDER AND ACROSS THE LAND DESIGNATED ON THESE PLANS AS "P.U.E." FOR THE INSTALLATION AND MAINTENANCE OF ANY AND ALL UTILITY SERVICE FACILITIES INCLUDING BUT NOT LIMITED TO POLES, WIRES, AND CONDUITS FOR ELECTRICAL, TELEPHONE, TELEVISION, GAS, SANITARY, AND WATER SERVICES, AND ALL APPURTENANCES THERETO TOGETHER WITH THE RIGHT TO CONSTRUCT, PLACE TRAFFIC CONTROL, AND TRIM AND REMOVE TREES AND VEGETATION.

**NOTES**

PUE PUBLIC UTILITY EASEMENT  
 PE PEDESTRIAN EASEMENT  
 DE DRAINAGE EASEMENT

**ABBREVIATIONS**

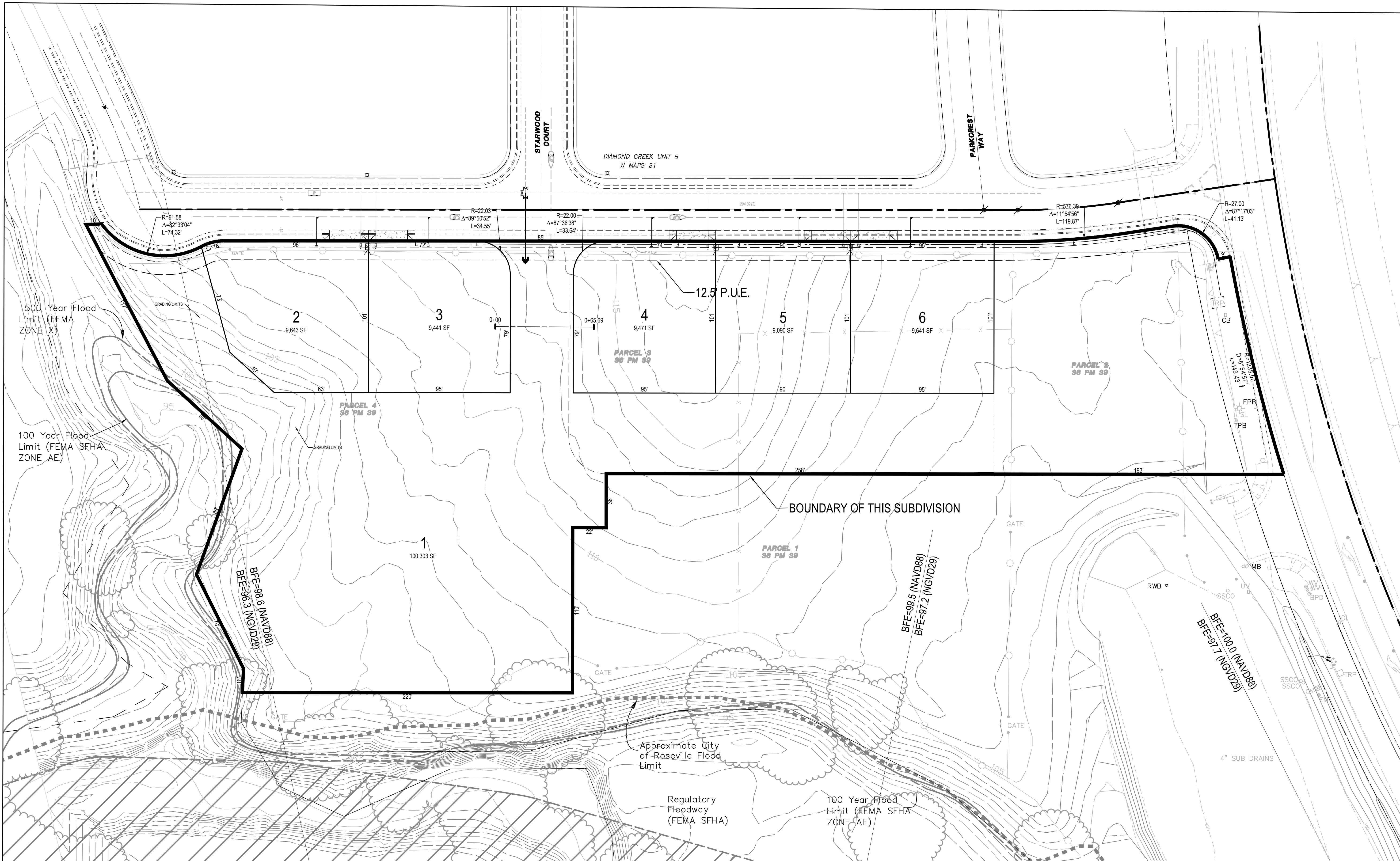
**TENTATIVE SUBDIVISION MAP  
 MOONROCK RANCH  
 MERGER & RESUBDIVISION OF  
 PARCELS 2, 3 & 4, 36 PM 39  
 2545 TRADEWINDS DRIVE**



**mp**  
**MORTON & PITALO, INC.**  
 CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING  
 600 Coolidge Drive, Suite 140 • Folsom, CA 95630  
 phone: 916.984.7821 • fax: 916.984.9617  
 web: www.mpengr.com

CONSULTANT

APPROVALS



NO	DATE	DESCRIPTION

REVISIONS

BENCH MARK  
 USGS "A 855" ELEVATION=127.87 NGVD29  
 NAVD88 to NGVD29 Adjustment 2.326 Ft. Elevation=130.2 (navd88)  
 TOPOGRAPHIC INFORMATION SHOWN IS NGVD29 DATUM

COMPUTED BY \_\_\_\_\_  
 DESIGNED BY \_\_\_\_\_  
 DRAWN BY \_\_\_\_\_  
 PROJECT ENGINEER \_\_\_\_\_  
 PROJECT \_\_\_\_\_

**MOONROCK RANCH  
 2445 TRADEWINDS DR.**

ROSEVILLE, CA

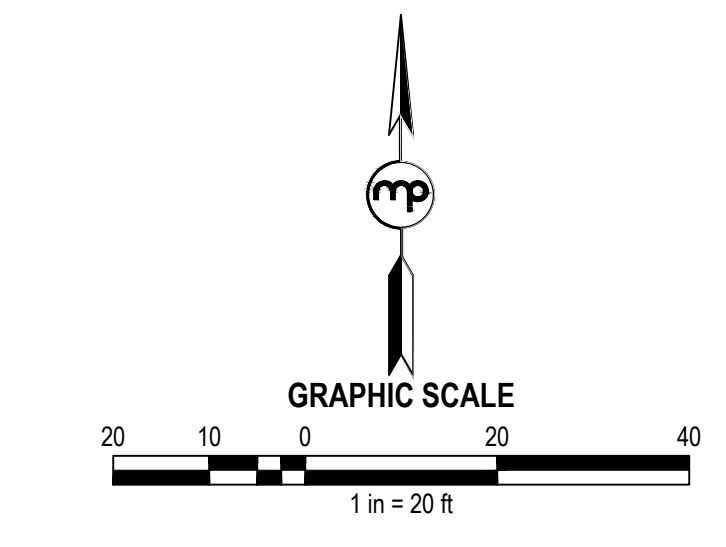
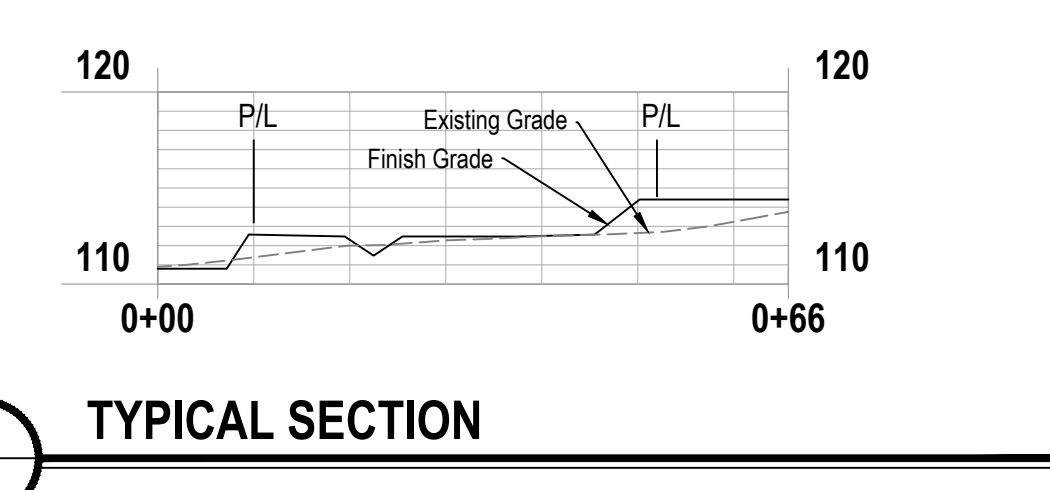
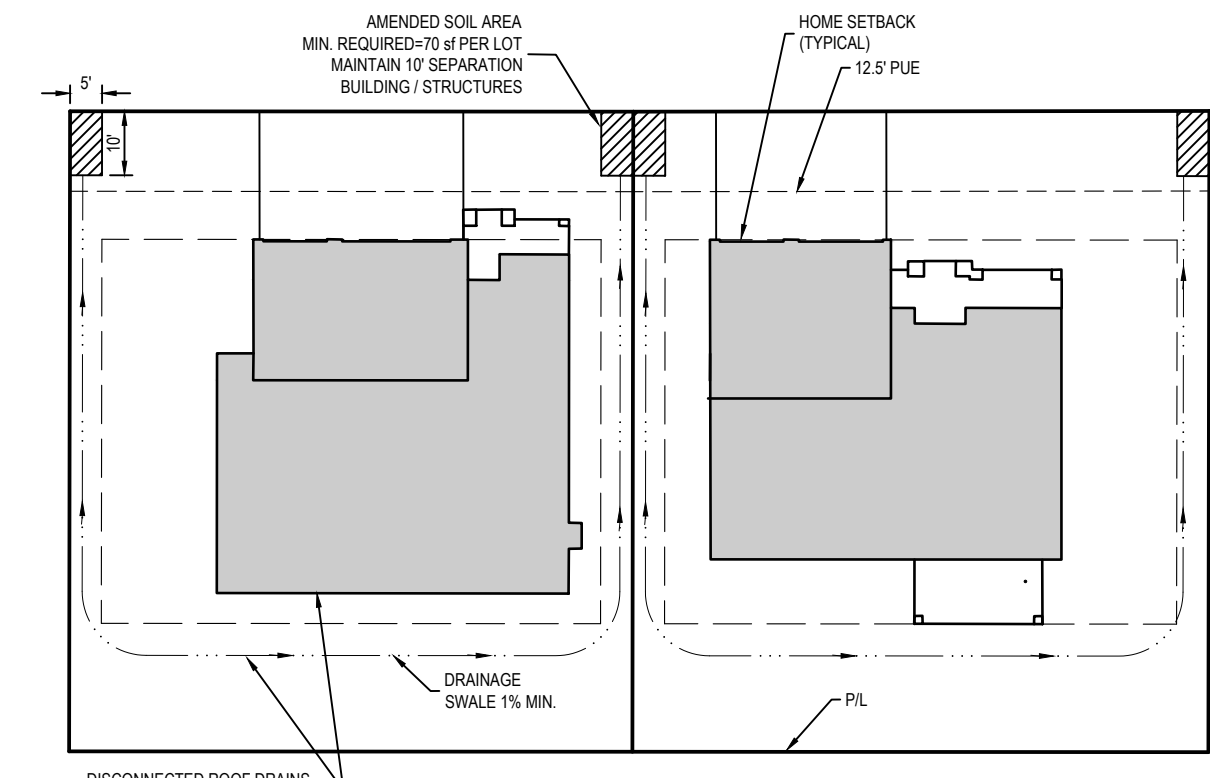
**TENTATIVE  
 SUBDIVISION MAP**

DATE	AUGUST 26, 2022	SHEET	1
SCALE	1" = 30'	OF	2
JOB NUMBER	19-0058-00		

DATE PLOTTED: 08/26/2022 10:58:21 AM; PLOTTER: HP DesignJet T1100; PLOT SCALE: 1"=30'; PLOT SHEET: 1 OF 2

**NOT FOR CONSTRUCTION**

CUT= 940 CY  
 FILL= 1,750 CY  
 NET= 810 CY - IMPORT  
**RAW EARTHWORK**



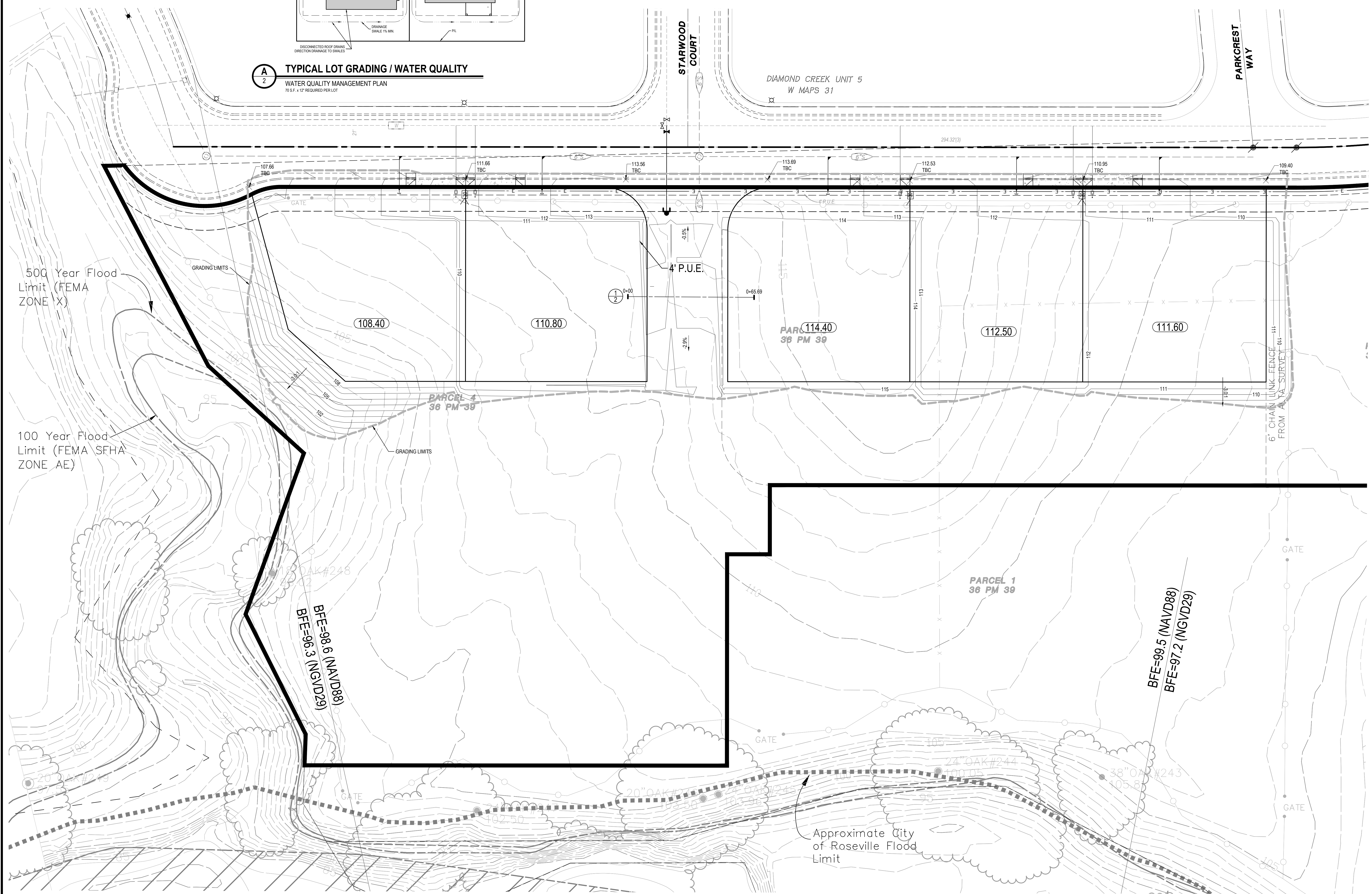
**PRELIMINARY GRADING  
 & UTILITY PLAN  
 MOONROCK RANCH  
 PARCELS 2, 3 & 4, 36 PM 39**



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CONSULTANT

APPROVALS



NO	DATE	DESCRIPTION

REVISIONS

BENCH MARK  
 USGS "A 855" ELEVATION=127.87 NGVD29  
 NAVD88 to NGVD29 Adjustment is 2.326 Ft. Elevation=130.20 (NAVD88)  
 TOPOGRAPHIC INFORMATION SHOWN IS NGVD29 DATUM

COMPUTED BY \_\_\_\_\_  
 DESIGNED BY \_\_\_\_\_  
 DRAWN BY \_\_\_\_\_  
 PROJECT ENGINEER \_\_\_\_\_  
 PROJECT \_\_\_\_\_

**MOONROCK RANCH  
 2485 TRADEWINDS DR**

ROSEVILLE, CA

**PRELIMINARY  
 GRADING & UTILITY PLAN**

DATE	AUGUST 26, 2022	SHEET	2
SCALE	1" = 20'	OF	2
JOB NUMBER	19-0058-00	OF	2

City of Roseville Approval

NOT FOR CONSTRUCTION