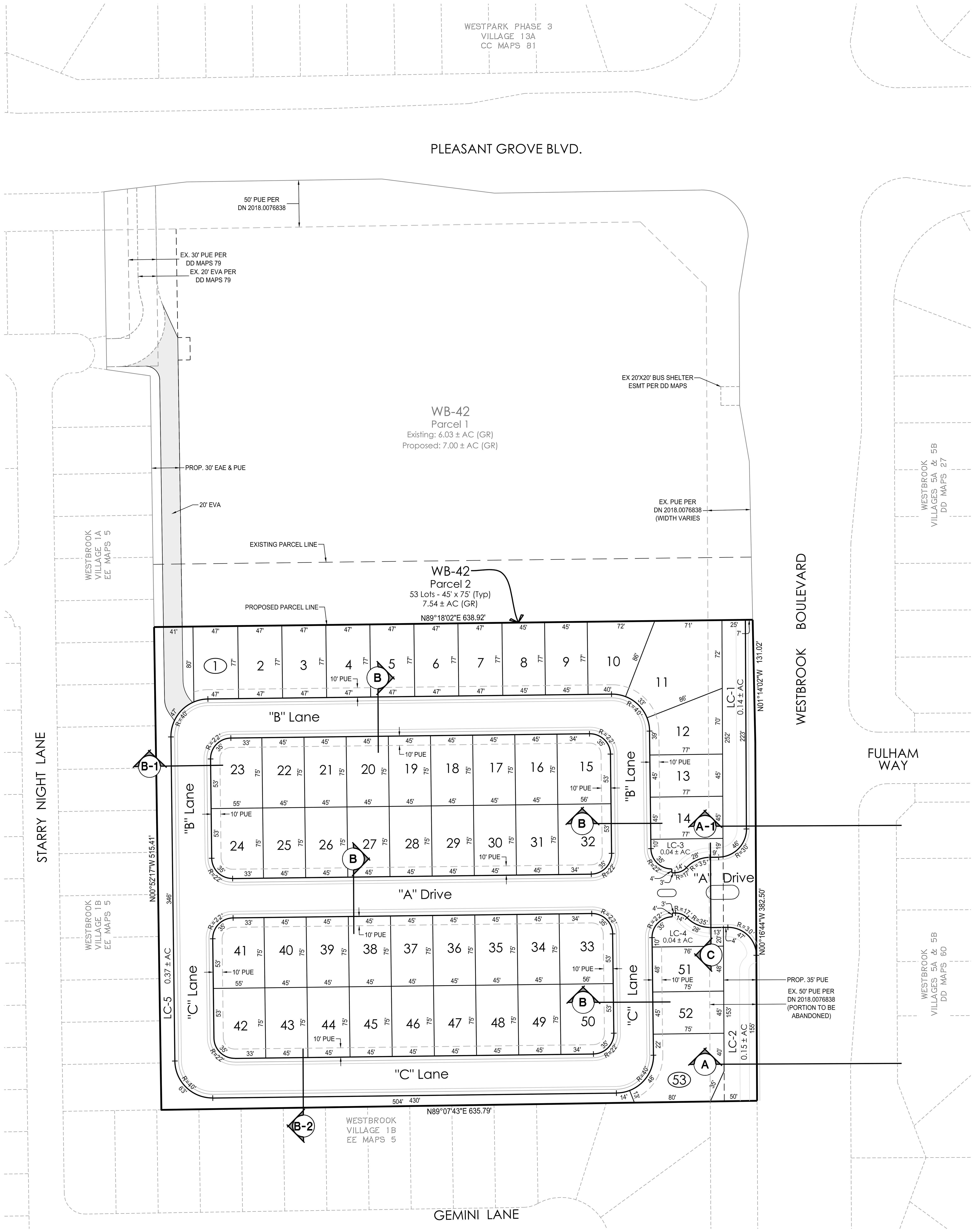
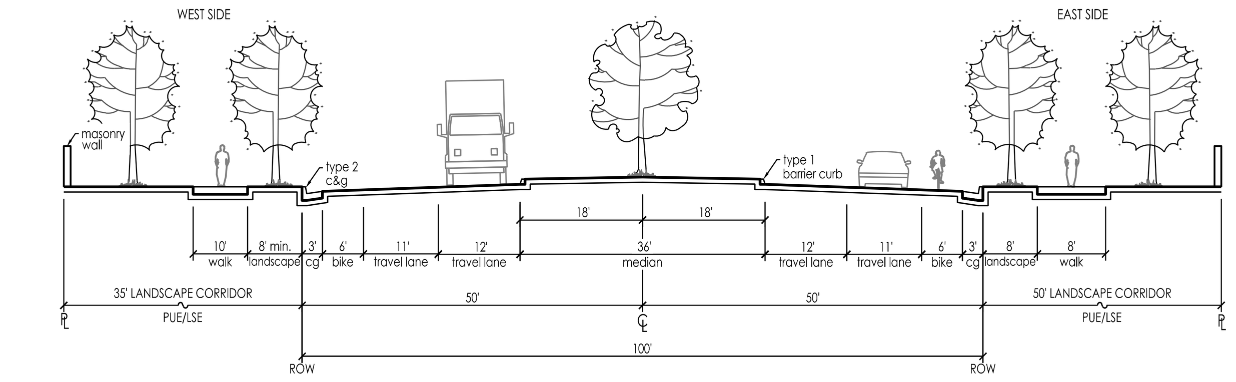
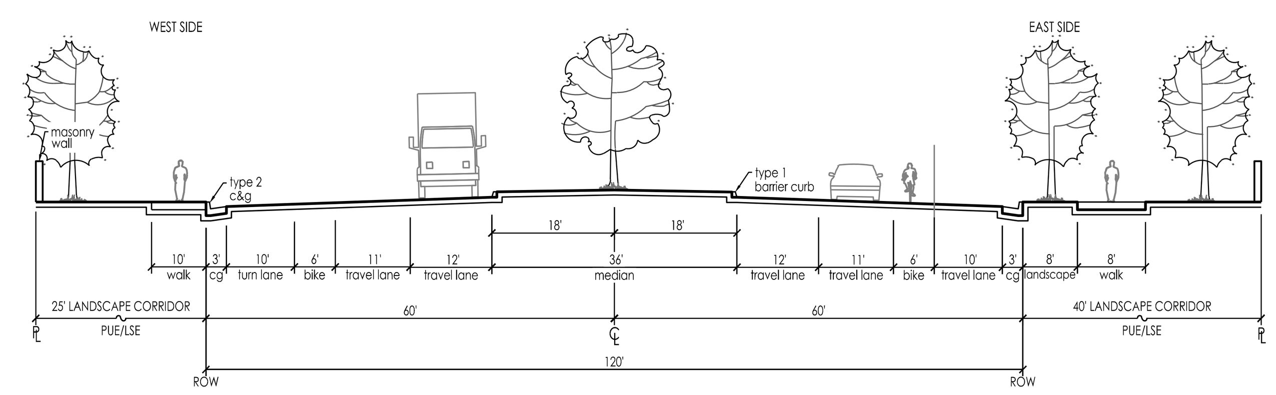




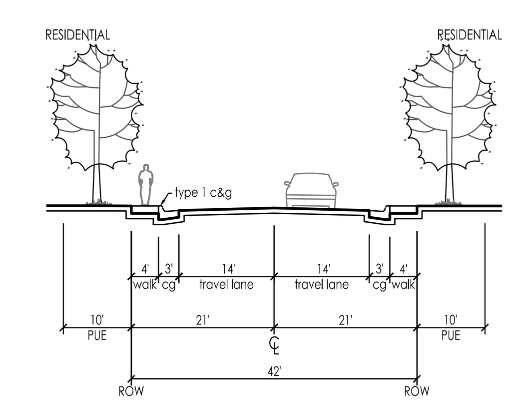
WESTBROOK BOULEVARD (A)

EXISTING ARTERIAL
n.t.s.



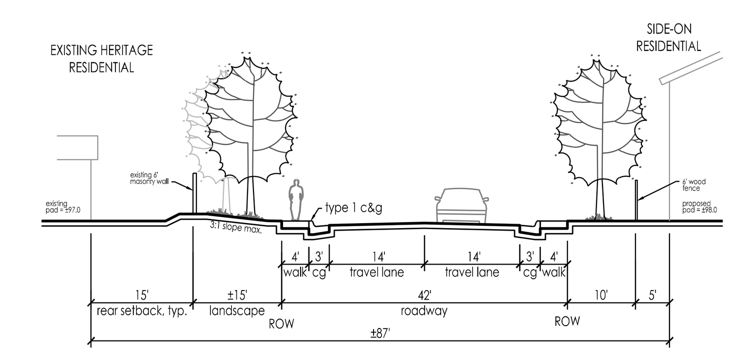
WESTBROOK BOULEVARD (A-1)

EXISTING ARTERIAL
n.t.s.



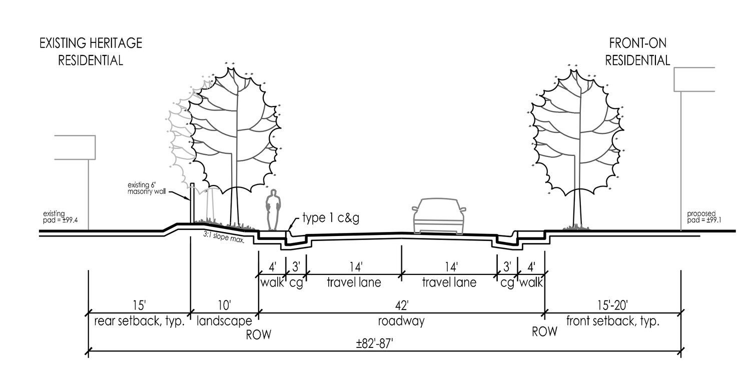
MINOR RESIDENTIAL STREET (B)

ROSEVILLE STD DETAIL ST-2
42' ROW (attached sidewalk)
n.t.s.



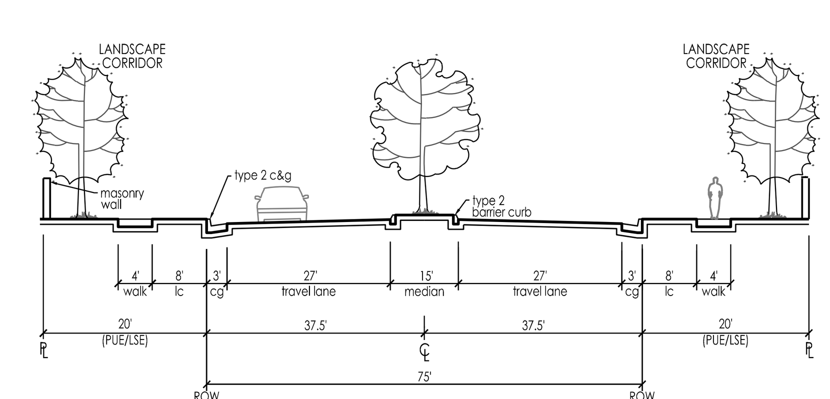
MINOR RESIDENTIAL STREET (B-1)

ROSEVILLE STD DETAIL ST-2
42' ROW (attached sidewalk)
n.t.s.



MINOR RESIDENTIAL STREET (B-2)

ROSEVILLE STD DETAIL ST-2
42' ROW (attached sidewalk)
n.t.s.



RESIDENTIAL ENTRY (C)

MODIFIED ROSEVILLE STD DETAIL ST-25
n.t.s.

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 95678-3575 (916) 773-1189
ASSESSORS PARCEL NO:	496-100-099
SITE ACREAGE:	7.54 ± AC.
EXISTING LAND USE:	Community Commercial (CC)
PROPOSED LAND USE:	MDR
EXISTING ZONE:	CC
PROPOSED ZONE:	RS/DS
NUMBER OF MAPPED LOTS:	58 TOTAL MAPPED LOTS 53: MDR Small Lot Residential lots 2: Landscape Corridor lots (Major Roads) 3: Landscape Corridor lots (LC) (Residential)
SERVICE PROVIDERS	
SCHOOL DISTRICTS:	Roseville Joint Union High School District / Roseville City School District
PARKS & RECREATION:	City of Roseville
POLICE & FIRE PROTECTION:	City of Roseville
SANITARY SEWER:	City of Roseville
DOMESTIC & RECYCLED WATER:	City of Roseville
ELECTRIC SERVICES:	City of Roseville
NATURAL GAS:	Pacific Gas & Electric Co. (PG&E)
TELEPHONE:	AT&T & Consolidated Communications
CABLE:	Comcast/Consolidated Communications

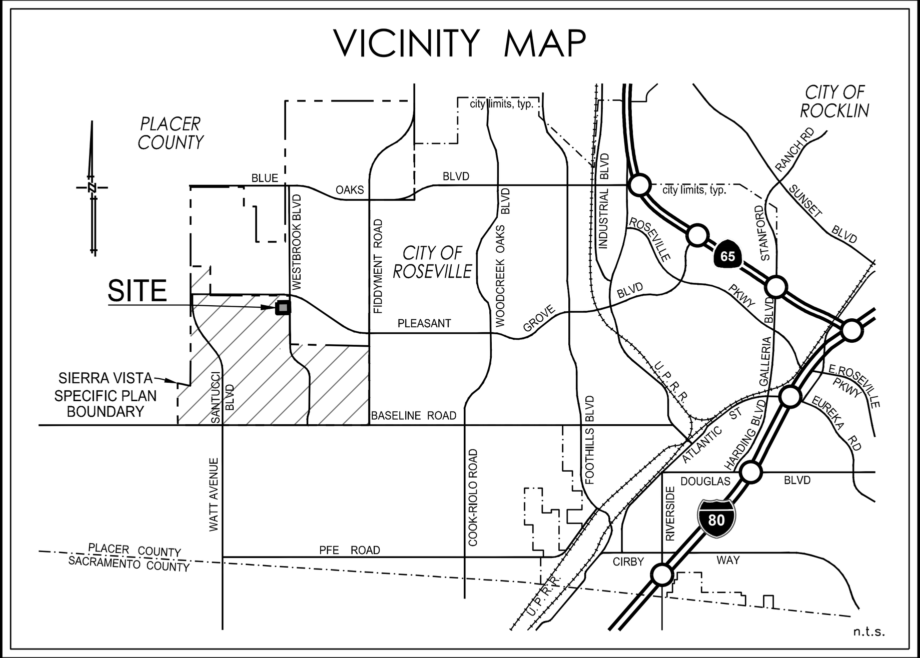
TENTATIVE MAP NOTES

1. PROPERTY DESCRIPTION: Parcel 2 in Book 36 of Parcel Maps, Page 77, 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. Pursuant to California Government Code Section 66499.20.2, the land shown hereon may be merged and resubdivided without reversion to acreage and may constitute abandonment of portions of the existing right of way, subject to the approval of the City of Roseville, including the following:
   a. A portion of the PUE to the City of Roseville per DN 2018.0076838 (to be abandoned).
7. 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.
8. 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.
9. Street sections are per the Sierra Vista Specific Plan (Chapter 6) and the Sierra Vista Design Guidelines (Appendix B), except as modified hereon.
10. A minimum 10' Public Utility Public Easement (PUE) will be located adjacent to all rights-of-way unless otherwise noted.
11. 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.
12. The following lots are to be offered to the City of Roseville with the corresponding phase at the time of each Final Map: Lots LC-1 and LC-2.
13. Landscape corridor 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. Parcel WB-42 may be a gated community, to be determined at the time of Improvement Plans.
16. If Parcel WB-42 is determined to be a gated community, the builder will be required to provide additional entry, gate, and fencing exhibits subject to the approval of the City of Roseville.

LAND USE SUMMARY

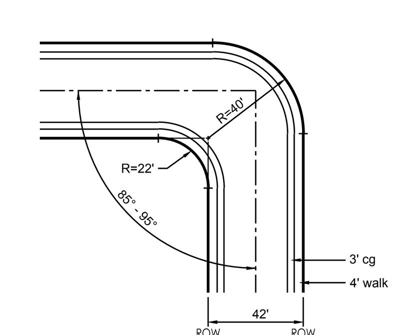
Lot No.	PVSP Designation	Land Use / Lot Size	Acres Gross	Acres Net	Dwelling Units	Density
VILLAGE	MDR	Single-Family Residential / 45' x 75'	7.54	6.80	53	7.0
LC-1	MDR	Landscape (Major Roads)		0.14		
LC-2	MDR	Landscape (Major Roads)		0.15		
LC-3	MDR	Landscape (Residential)		0.04		
LC-4	MDR	Landscape (Residential)		0.04		
LC-5	MDR	Landscape (Residential)		0.37		
Total			**7.54**	**7.54**	**53**	

VICINITY MAP



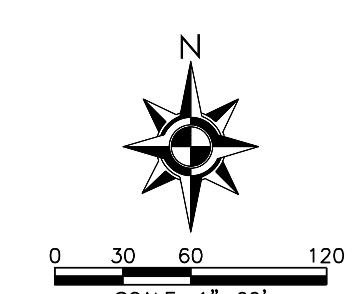
ABBREVIATION KEY

CG	Curb & Gutter
DN	Document Number
EAE	Emergency Access Esmt
EVA	Emergency Vehicle Access
ESMT	Easement
EX.	Existing
LC	Landscape Corridor
PROP.	Proposed
PUE	Public Utility Easement
ROW	Right-of-Way
STD	Standard
TB	Top of Berm



MODIFIED ELBOW

n.t.s.



COVER SHEET
TENTATIVE SUBDIVISION MAP
PARCEL WB-42

a portion of the Sierra Vista Specific Plan

Roseville, CA

August 02, 2024

WESTPARK communities

MACKAY & SOMPS ENGINEERS PLANNERS SURVEYORS

PLEASANT GROVE BLVD.

50' PUE PER
DN 2018.0076838

EX. 30' PUE PER
DD MAPS 79

EX. 20' EVA PER
DD MAPS 79

EX 20'X20' BUS SHELTER
ESMT PER DD MAPS

WB-42
Parcel 1
Existing: 6.03 ± AC (GR)
Proposed: 7.00 ± AC (GR)

PROP. 30' EAE & PUE

20' EVA

EX. PUE PER
DN 2018.0076838
(WIDTH VARIES

EXISTING PARCEL LINE

PROPOSED PARCEL LINE

WESTBROOK VILLAGE 1A
EE MAPS 5

WESTBROOK VILLAGE 1B
EE MAPS 5

WESTBROOK BLVD.

FULHAM WAY

"A" Drive

"B" Lane

"C" Lane

LC-1 2% MIN 3:1 MAX

LC-2 2% MIN 3:1 MAX

LC-3

LC-4

LC-5

EX DRAIN INLET
TO BE REMOVED &
RELOCATED

EX STREETLIGHT
TO BE RELOCATED

EX METER
TO BE RELOCATED

PROP. 35' PUE

EX. 50' PUE PER
DN 2018.0076838
(PORTION TO BE
ABANDONED)

LEGEND

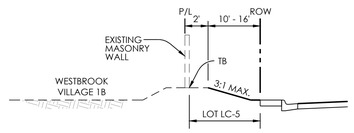
PROPOSED	DESCRIPTION	EXISTING
8"SS	SANITARY SEWER PIPE	SS
	SANITARY SEWER MANHOLE	
12"W	WATER LINE	12"W
12"RW	RECYCLED WATER LINE	12"RW
	GATE VALVE	
	FIRE HYDRANT	
	BLOW-OFF VALVE	
SD	STORM DRAIN PIPE	SD
	STORM DRAIN MANHOLE	
	DROP INLET	
P=XXX.X	PAD GRADE	P=XXX.X
	OVERLAND RELEASE FOR DRAINAGE	
	MASONRY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

UTILITY NOTES

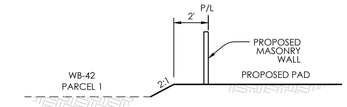
1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
2. UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE.
3. THE SIZE AND LOCATION OF PROPOSED WATER, RECYCLED WATER, SEWER, AND STORM DRAINAGE INFRASTRUCTURE IS SUBJECT TO 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.

PRELIMINARY EARTHWORK QUANTITIES

	CUT	FILL
PROJECT	9,400 ± CY	9,400 ± CY
TOTAL	9,400 ± CY	9,400 ± CY



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



SECTION B-B
PROPERTY LINE
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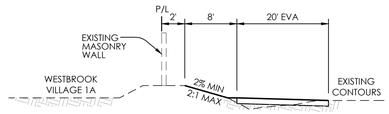

SECTION C-C
PROPERTY LINE
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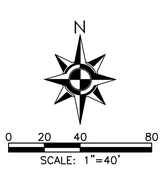

GRADING, DRAINAGE & UTILITIES
TENTATIVE SUBDIVISION MAP

PARCEL WB-42

a portion of the Sierra Vista Specifc Plan

Roseville, CA

August 02, 2024

WESTPARK communities

MACKAY & SOMPS ENGINEERS PLANNERS SURVEYORS

PLN 24-0397
Sheet 2 of 2

18437.PH3.WB42 SLTM SUB02

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