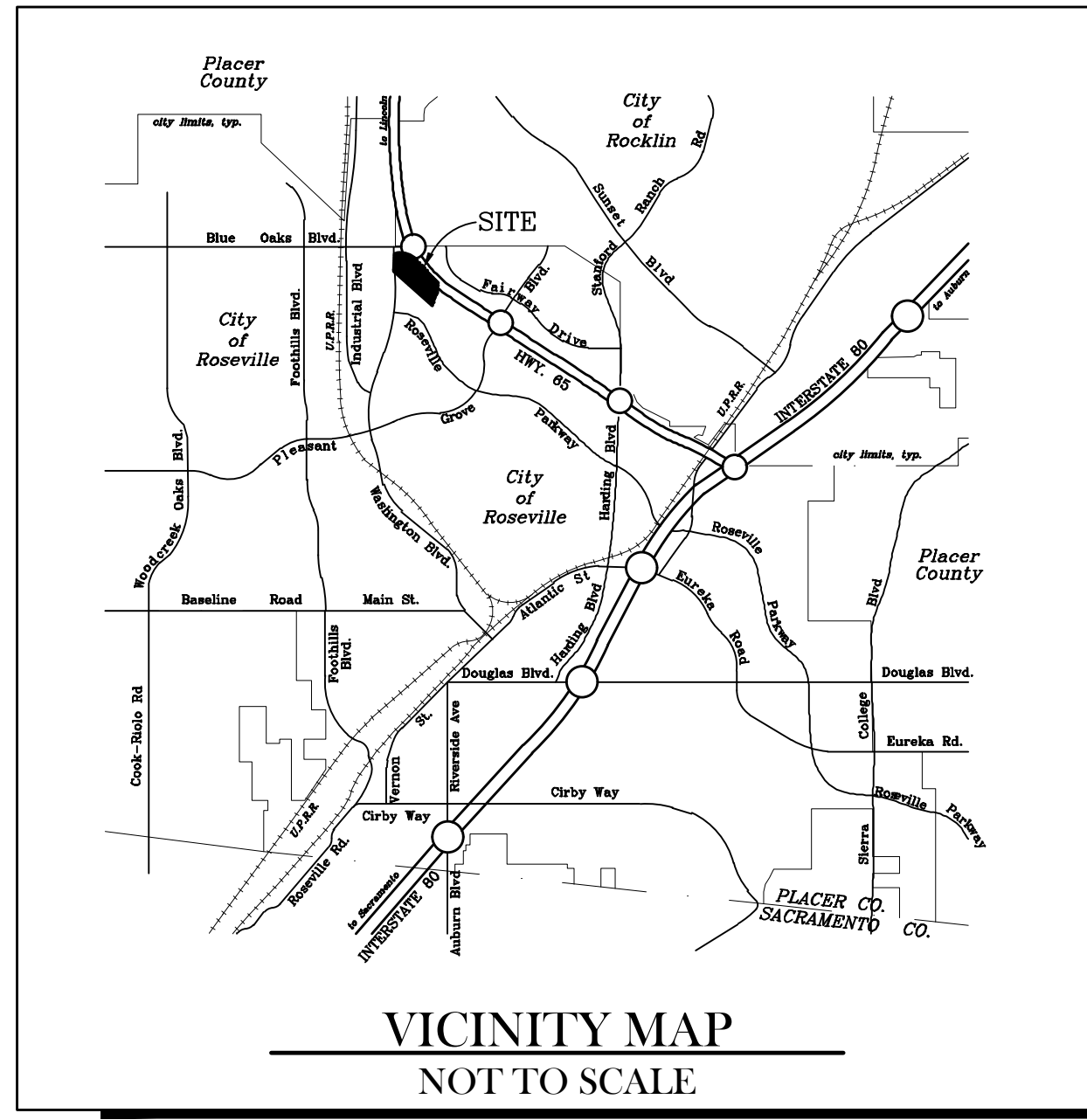


PHASED TENTATIVE PARCEL MAP NCRSP - PARCEL 49

ROSEVILLE, CA
SHEET 1 OF 1



PARCEL 49 PROJECT SUMMARY

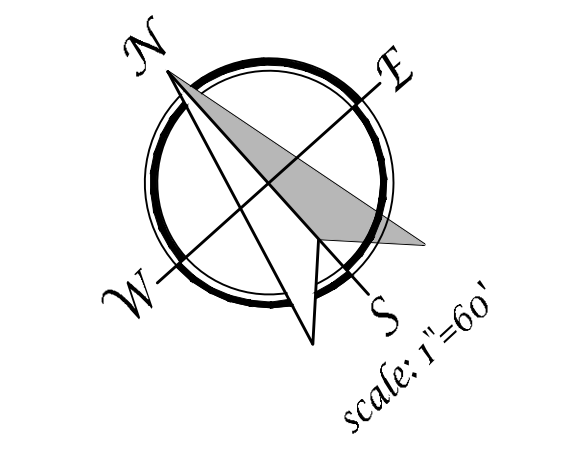
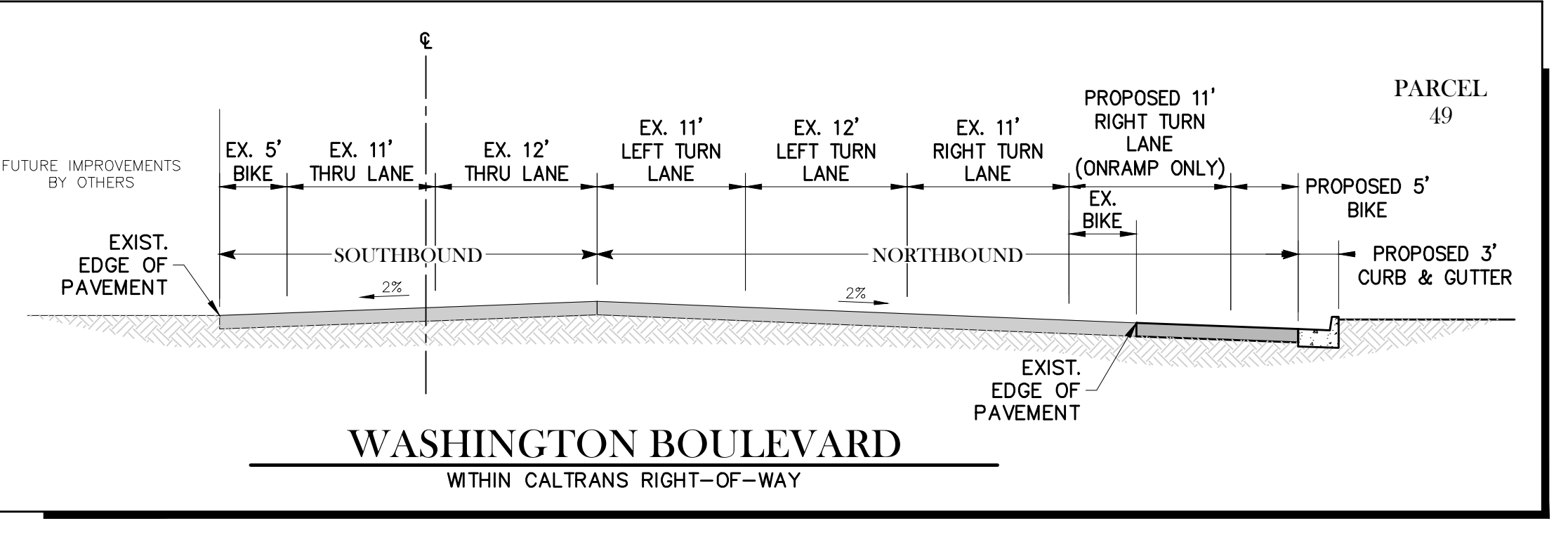
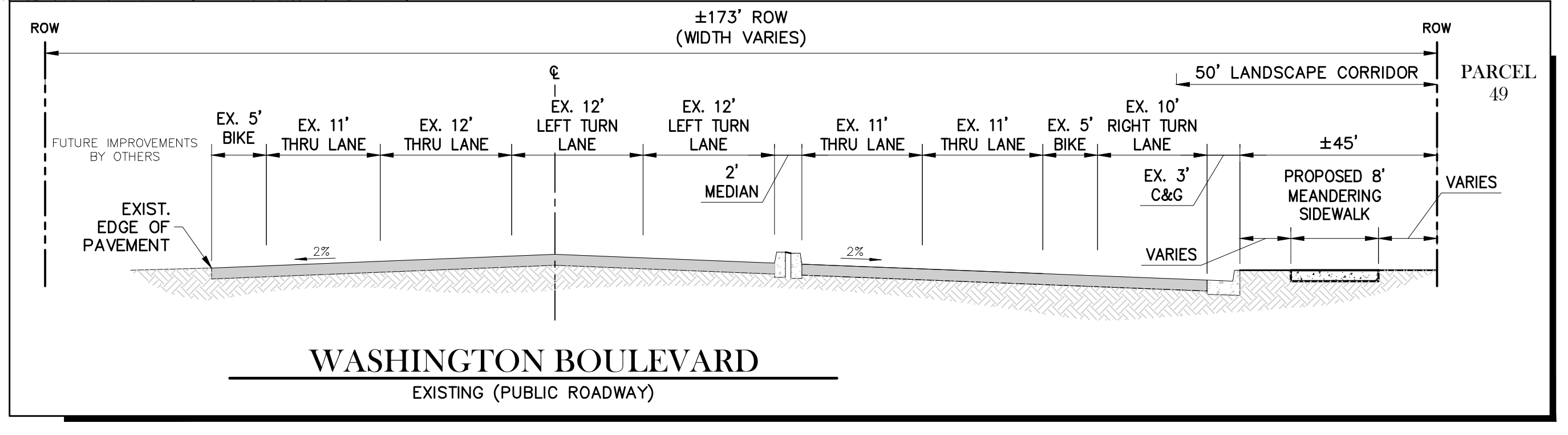
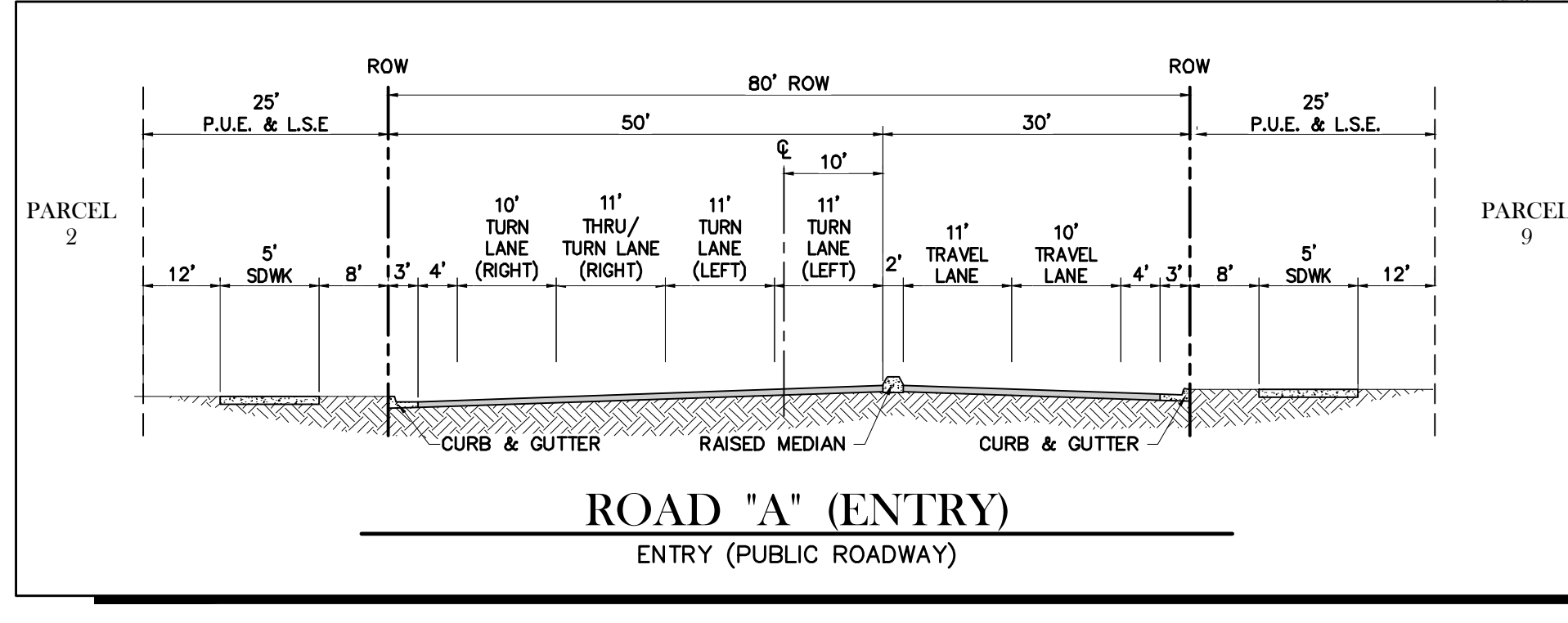
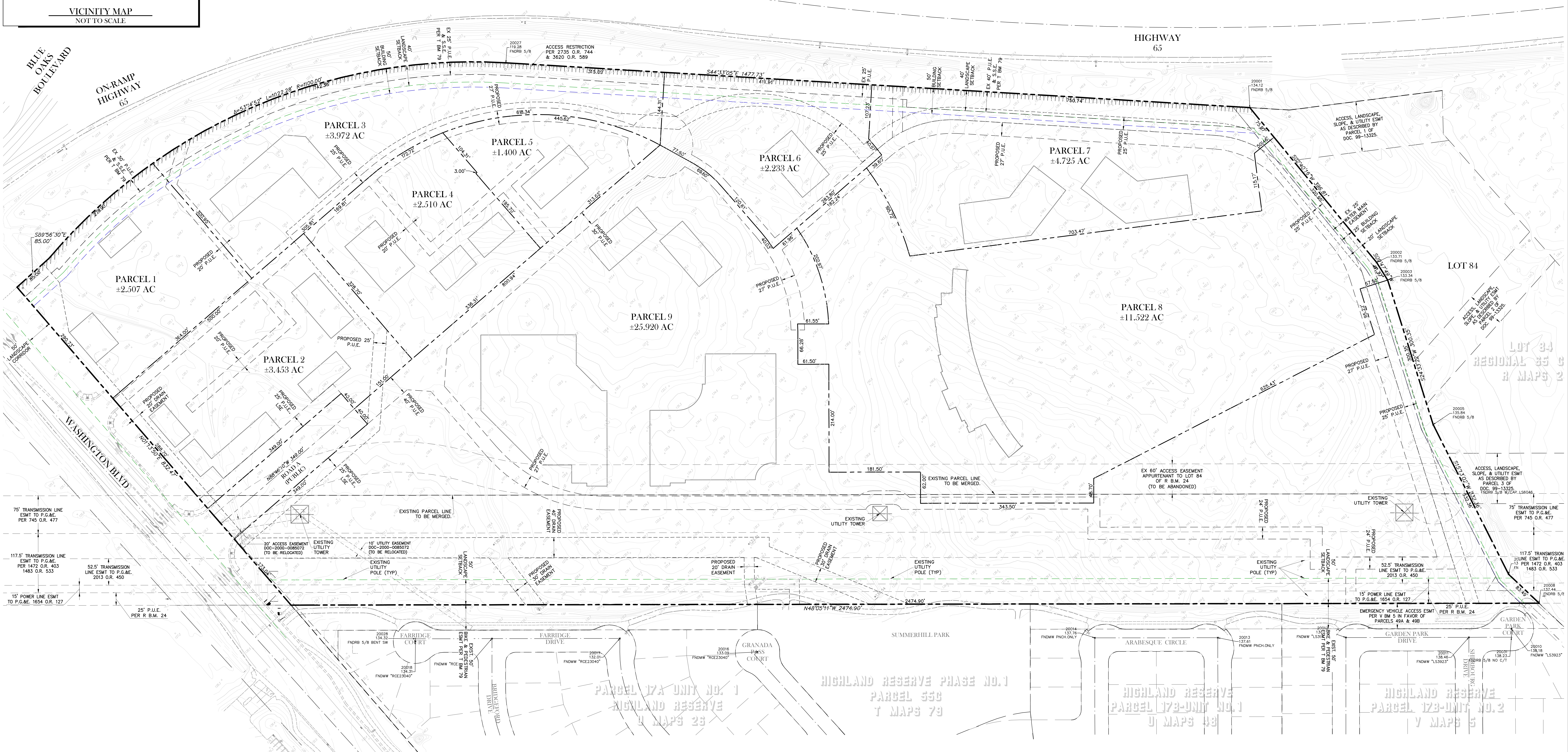
ASSESSORS PARCEL NO PARCEL 49A: 361030109	LOT AREA TOTAL (GRS) = 58,883 AC	PROPOSED USE MEDIUM-DENSITY COMMERCIAL CENTER
PROPERTY OWNER BAYSIDE CHURCH 8209 SIERRA COLLEGE BLVD ROSEVILLE, CA 95661 ATTN: JOHN STEWART jstewart@baysideonline.com	EXISTING ZONING PARCEL 1 - L2.307 AC PARCEL 2 - L1.493 AC PARCEL 3 - L1.972 AC PARCEL 4 - L2.780 AC PARCEL 5 - L1.400 AC PARCEL 6 - L2.233 AC PARCEL 7 - L1.723 AC PARCEL 8 - L1.522 AC PARCEL 9 - L2.920 AC	EXISTING LAND USE GENERAL TRAIL DESIGNATION LIGHT INDUSTRIAL NC SFP SPECIFIC PLAN LIGHT INDUSTRIAL
DEVELOPER BAYSIDE CHURCH 8209 SIERRA COLLEGE BLVD ROSEVILLE, CA 95661 ATTN: JOHN STEWART jstewart@baysideonline.com	NUMBER OF PARCELS EXISTING PARCELS 9 PROPOSED PARCELS 9	ENGINEER TSD ENGINEERING, INC 11 NATOMA ST #100 FOLSOM, CA 95630 ATTN: GARY FEICKERT gfeickert@tsdeng.com

SERVICE PROVIDERS

PARKS & RECREATION DISTRICT CITY OF ROSEVILLE (916) 772-7411 (7/25)	GAS PG&E (916) 386-5722
SCHOOL DISTRICT ROSEVILLE CITY SCHOOL DISTRICT (916) 771-1600 ROSEVILLE JOINT UNION HIGH SCHOOL (916) 786-2378	ELECTRIC SUNNIVILLE ELECTRIC (916) 797-6977
WATER CITY OF ROSEVILLE (916) 774-5750	TELEPHONE CONSOLIDATED COMMUNICATIONS (916) 780-8000
SANITARY SEWER CITY OF ROSEVILLE (916) 774-5750	CABLE COMCAST 1 (800) 266-2278
STORM DRAIN CITY OF ROSEVILLE	POLICE DEPARTMENT CITY OF ROSEVILLE (916) 774-5800
SOLID WASTE CITY OF ROSEVILLE (916) 774-5750	FIRE DEPARTMENT CITY OF ROSEVILLE (916) 774-5000

GENERAL NOTES

- THIS TENTATIVE PARCEL MAP MERGES 8 RESUBDIVISION PARCELS 49A & 49B OF BOOK 1 OF MAPS AT PAGE 76, RECORDS OF PLACER COUNTY, BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 11 NORTH, RANGE 8 EAST, MOUNT DIABLO MERIDIAN.
- PARCEL DIMENSIONS AND ACRES ARE APPROXIMATE.
- PARCEL LINES AND AREAS MAY BE ADJUSTED AT THE TIME OF THE FINAL PARCEL MAP PROVIDED NO NEW ADDITIONAL PARCELS ARE CREATED, SUBJECT TO THE APPROVAL OF THE CITY OF ROSEVILLE.
- THE EXTENT OF CONSTRUCTION OF PUBLIC STREETS MAY ALSO BE PHASED, SUBJECT TO THE APPROVAL OF THE CITY OF ROSEVILLE.
- PURSUANT TO GOVERNMENT CODE SECTION 66462.1, THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS BASED UPON THIS TENTATIVE PARCEL MAP. THE FILING OF A FINAL MAP ON A PORTION OF THIS TENTATIVE PARCEL MAP SHALL NOT INVALIDATE ANY PART OF THIS TENTATIVE PARCEL MAP.
- RESUBDIVISION ACCESS AND UTILITY INFRASTRUCTURE AGREEMENTS ARE TO BE RECORDED WITH THE FILING OF EACH PARCEL MAP RELATING TO THIS TENTATIVE PARCEL MAP.
- EASEMENTS TO ACCOMMODATE NEW PUBLIC UTILITY IMPROVEMENTS, ACCESS REQUIRED FOR PARCEL DEVELOPMENT, OR OTHER SIMILAR MATTERS REQUIREMENTS NEEDED TO ACCOMPLISH THE FINAL DESIGN MAY BE ADDED PRIOR TO EACH FINAL MAP BASED ON THIS TENTATIVE PARCEL MAP.
- BUILDING AND LANDSCAPE SETBACK LINES SHOWN HEREON ARE INFORMATIONAL, NOT A PART OF THE FINAL MAPS. IN ADDITION, THE 50' LANDSCAPE CORRIDOR ALONG WASHINGTON BLVD. IS ALSO INFORMATIONAL.



PHASED TENTATIVE PARCEL MAP
DECEMBER 04, 2014

TSD ENGINEERING, INC.
expect more.

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Folsom, CA 95630
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