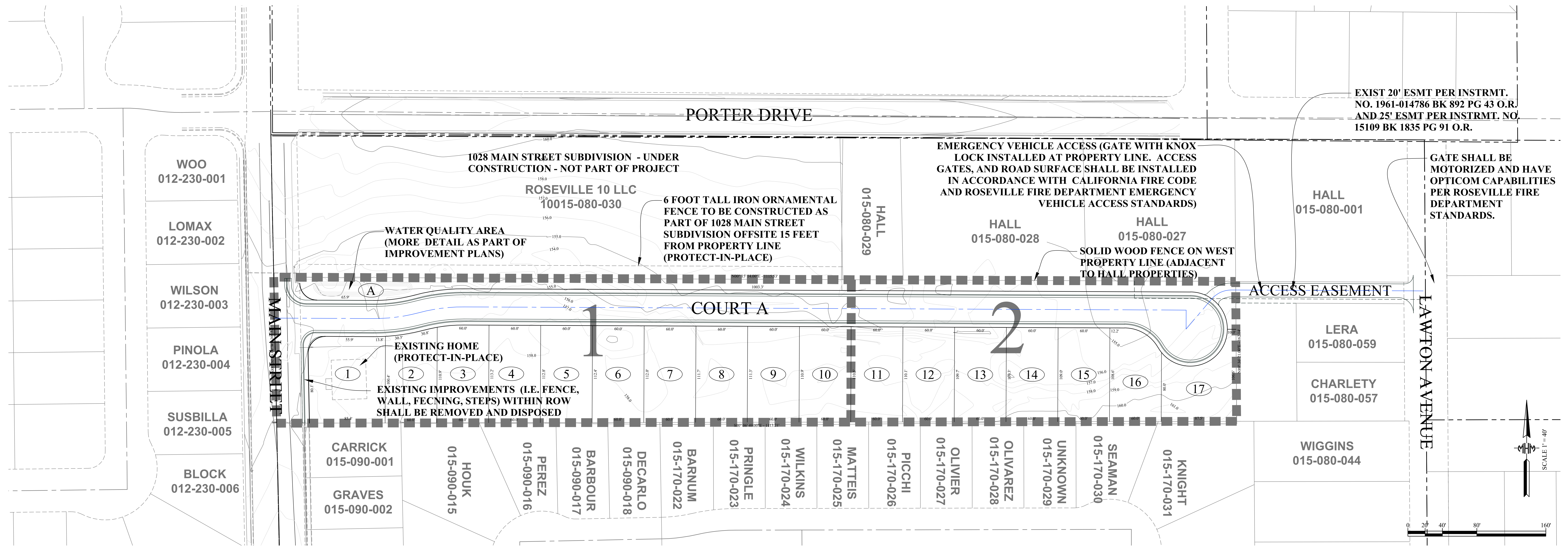


TENTATIVE SUBDIVISION MAP OAKLEAF ESTATES (TSTM PL23-0198)

1010 MAIN STREET, ROSEVILLE, CALIFORNIA
JULY 26, 2023 (REVISED JULY 22, 2024 AND UPDATE AERIAL JUNE 28, 2024)

Exhibit B Project Plans



PROJECT NOTES

OWNER
LENDCO LLC
710 THIRD STREET
MARYSVILLE, CA 95901
CONTACT: DAVID LANZA
PHONE: (530) 743-1561

APPLICANT
LENDCO LLC
710 THIRD STREET
MARYSVILLE, CA 95901
CONTACT: DAVID LANZA
PHONE: (530) 743-1561

ENGINEER/SURVEYOR
MHM INCORPORATED
1204 E STREET, P.O. BOX B
MARYSVILLE, CA 95901
CONTACT: SEAN MINARD, P.E., P.L.S.
PHONE: (530) 742-6485

ASSESSOR'S PARCEL NO.
APN 015-080-026 (4.24 AC)

AREA OF TENTATIVE MAP
4.24 GROSS ACRE

GENERAL NOTES:

- SUBDIVIDER RESERVES THE RIGHT TO PHASE DEVELOPMENT AND FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1 (A) OF THE SUBDIVISION MAP ACT. THIS PROJECT COULD BE 1 TO 3 PHASES.
- A 12.5 FOOT PUBLIC UTILITY EASEMENT (PUE) AND TEMPORARY CONSTRUCTION EASEMENT (TCE) SHALL BE PROVIDED ON ALL STREETS BEHIND SIDEWALK. ADJACENT TO CUL-DE-SAC BULBS THE PUBLIC UTILITY EASEMENT (PUE) SHALL BE 10 FEET BEHIND SIDEWALK UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.
- THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY, ACTUAL DIMENSIONS, ROAD ALIGNMENTS, ACREAGE, AND YIELDS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
- THIS IS AN APPLICATION FOR A TENTATIVE SUBDIVISION MAP.
- VILLAGE NUMBERING IS FOR IDENTIFICATION PURPOSES ONLY AND DOES NOT INDICATE PHASING ORDER OF DEVELOPMENT. ULTIMATE DEVELOPMENT PHASING WILL BE ORDERLY AND WILL BE DETERMINED AT FINAL MAP AND/OR IMPROVEMENT PLAN STAGE. TWO POTENTIAL PHASES ARE SHOWN BUT DEVELOPER RESERVES RIGHT TO RECORD WITH MORE OR LESS.
- ALL EXISTING STRUCTURES, SEPTIC TANKS, AND WELLS TO BE REMOVED OR DESTROYED PRIOR TO CONSTRUCTION.
- STREET TREES SHALL BE PLANTED PURSUANT TO CITY OF ROSEVILLE STANDARDS. ADDITIONAL DETAIL SHALL BE PROVIDED ON THE IMPROVEMENT PLANS.
- A ONE (1) FOOT NON-ACCESS STRIP SHALL BE PLACED ALONG THE ENTIRE WESTERN PROPERTY LINE.
- THE INSTALLATION ACCESS GATES AT END OF CUL-DE-SAC SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE AND THE ROSEVILLE FIRE DEPARTMENT EMERGENCY VEHICLE ACCESS STANDARD. PRIOR TO FINAL APPROVAL OF THE IMPROVEMENT, AN ACCEPTANCE TEST OF THE ACCESS SYSTEM SHALL BE WITNESSED BY THE FIRE & LIFE SAFETY DIVISION.
- OWNERS, APPLICANT, ENGINEER, AND SURVEYOR SHALL RECEIVE ANY COMMUNICATIONS AND/OR NOTICES RELATED TO THIS PROJECT. MHM INC, SEAN MINARD, IS THE ENGINEER AND SURVEYOR OF RECORD FOR THE TENTATIVE MAP.

EXISTING USE
SINGLE FAMILY RESIDENTIAL

EXISTING GENERAL PLAN DESIGNATION
LDR - LOW DENSITY RESIDENTIAL

PROPOSED GENERAL PLAN DESIGNATION
LDR - LOW DENSITY RESIDENTIAL

EXISTING ZONING
R-1

PROPOSED ZONING
R-1

LEVEE PROTECTION DISTRICT
PLACER COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT BOARD

ELEMENTARY SCHOOL DISTRICT
ROSEVILLE CITY SCHOOL DISTRICT

HIGH SCHOOL DISTRICT
ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT

IRRIGATION DISTRICT
NONE

FIRE PROTECTION
CITY OF ROSEVILLE

LAW ENFORCEMENT
CITY OF ROSEVILLE

SANITARY SEWER
CITY OF ROSEVILLE

DOMESTIC AND RECYCLED WATER
CITY OF ROSEVILLE

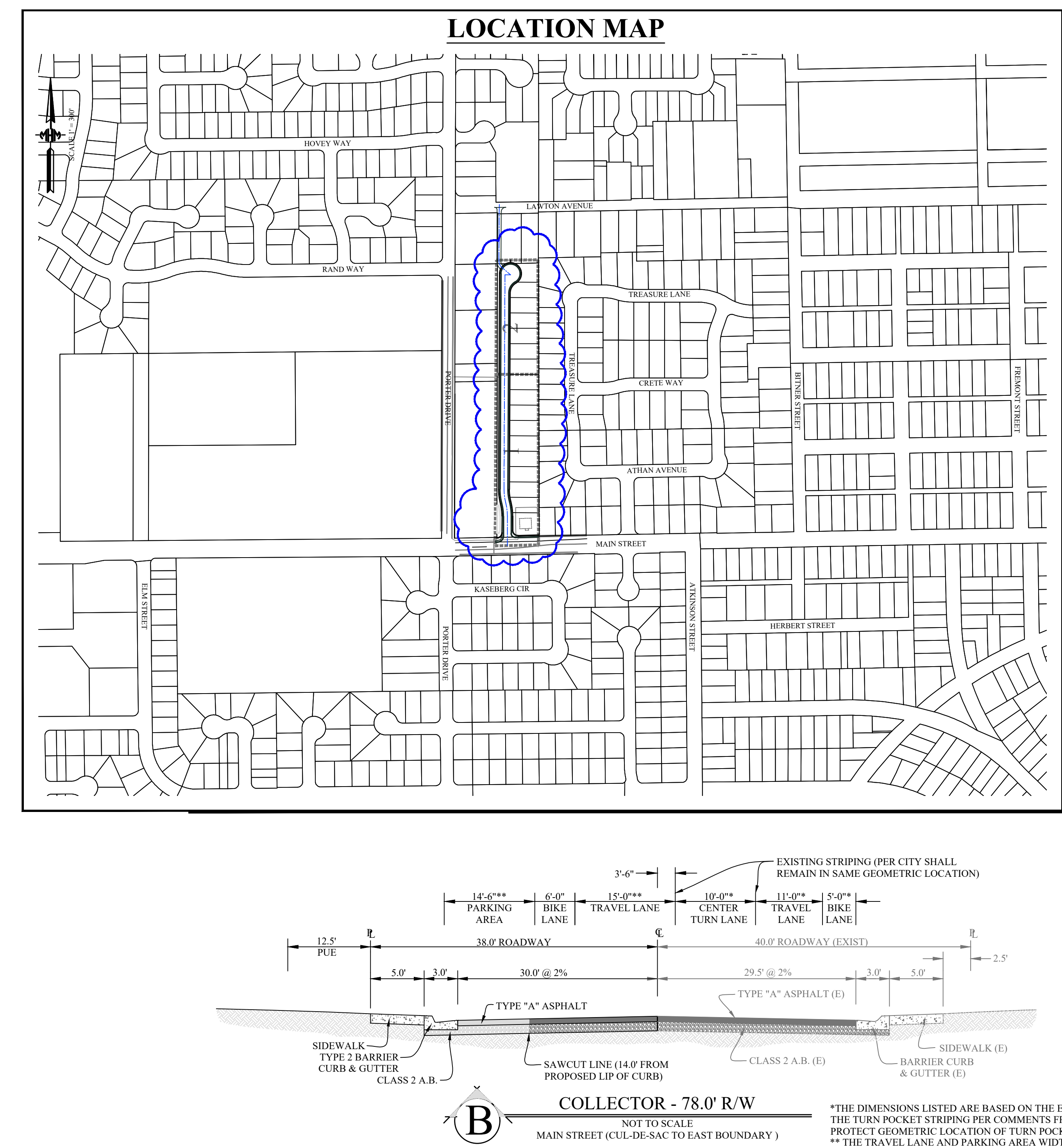
STORM DRAINAGE
CITY OF ROSEVILLE

ELECTRICITY
CITY OF ROSEVILLE

NATURAL GAS (OPTIONAL)
PACIFIC GAS AND ELECTRIC

COMMUNICATION
AT&T AND CONSOLIDATED COMMUNICATIONS

CABLE (OPTIONAL)
COMCAST AND CONSOLIDATED COMMUNICATIONS



LAND USE SUMMARY

LOT SUMMARY*

VILLAGE NO. 1 =	10 LOTS	2.33 AC	4.3 DU/AC
VILLAGE NO. 2 =	07 LOTS	1.54 AC	4.5 DU/AC
LETTERED A (POND AND LANDSCAPE) =		0.37 AC	
TOTAL =	17 LOTS	4.24 AC	4.0 DU/AC

* DENSITIES INCLUDE MAIN STREET ROW TO BE DEDICATED.
** THE EXISTING 20 FOOT AND 25 FOOT EASEMENT TO LAWTON AVENUE IS NOT INCLUDED IN THE ACREAGE. THIS SHALL BE USED FOR EMERGENCY ACCESS AND CONTROLLED WITH GATE WITH KNOX LOCK SYSTEM. PEDESTRIAN ACCESS WILL BE ALLOWED THROUGH EVA.

CITY OF ROSEVILLE APPROVAL:
THE CITY OF ROSEVILLE PLANNING COMMISSION HAS CONSIDERED AND APPROVED RESOLUTION 24-00X APPROVING TENTATIVE SUBDIVISION MAP NO. PL23-0198 DURING THE PLANNING COMMISSION MEETING ON _____, 2024.

CITY OF ROSEVILLE DATE: _____

LEGAL DESCRIPTION (FROM PRELIMINARY TITLE REPORT):

REAL PROPERTY IN THE CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE:
LOT 6, AS SHOWN ON THE MAP ENTITLED "HILL AND ATKINS SUBURBAN TRACT", FILED MAY 7, 1912, IN THE OFFICE OF THE PLACER COUNTY RECORDER, CALIFORNIA, IN BOOK "C" OF MAPS, AT PAGE 58, PLACER COUNTY RECORDS.
EXCEPTING THEREFROM THE WEST 165 FEET THEREOF.
ALSO EXCEPTING THEREFROM THE NORTH 220 FEET THEREOF.

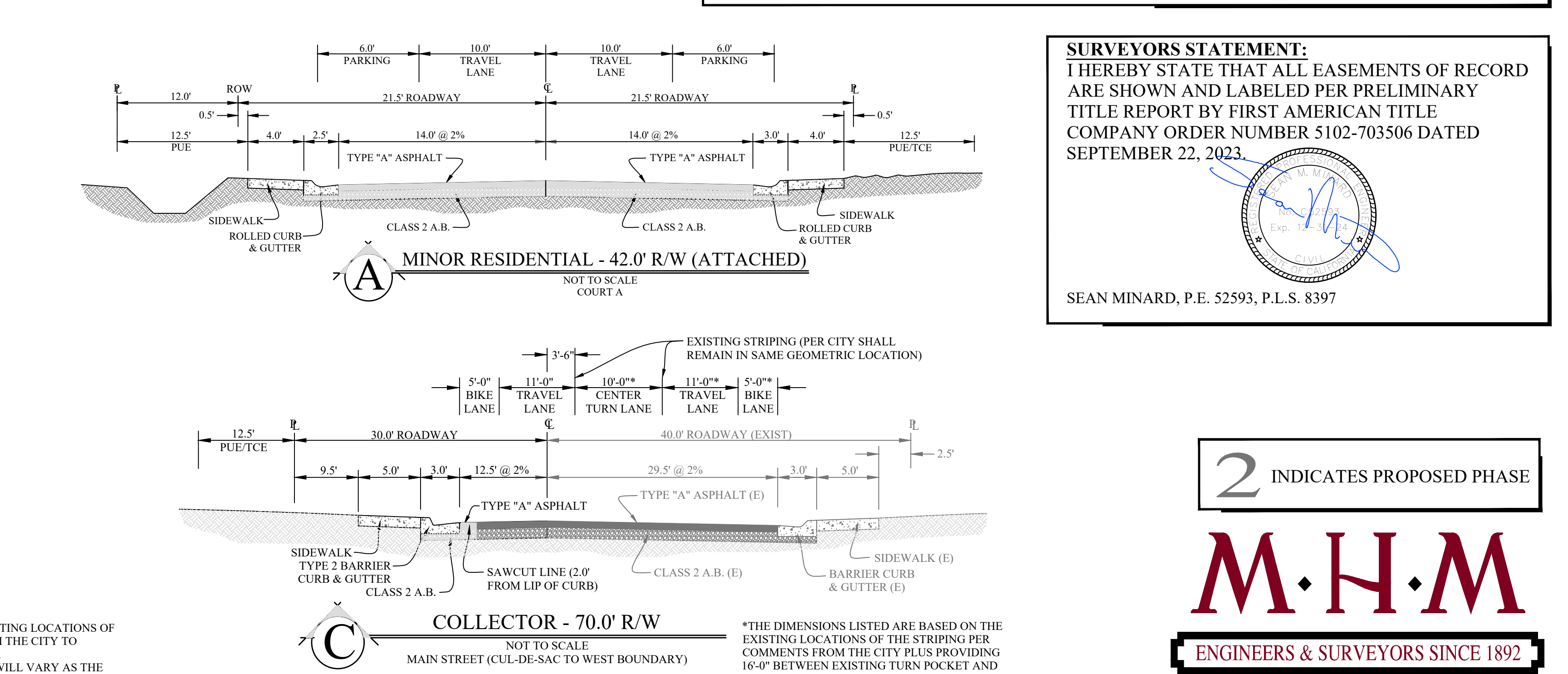
PARCEL TWO:
AN EASEMENT FOR RIGHT OF WAY PURPOSES OVER AND ACROSS THE WESTERLY 25 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
EXCEPTING THEREFROM THE NORTH 220 FEET THEREOF.

LOT 6, AS SHOWN ON THE MAP ENTITLED "HILL AND ATKINS SUBURBAN TRACT", FILED MAY 7, 1912, IN THE OFFICE OF THE PLACER COUNTY RECORDER, CALIFORNIA, IN BOOK "C" OF MAPS, AT PAGE 58, PLACER COUNTY RECORDS.
EXCEPTING THEREFROM THE WEST 165 FEET THEREOF.
ALSO EXCEPTING THEREFROM THE NORTH 220 FEET THEREOF.

SAID EASEMENT BEING RESERVED BY ANGELO LERA, A WIDOWER, IN THE DEED RECORDED APRIL 29, 1977, IN BOOK 1835, PAGE 91, AS INSTRUMENT NO. 15109, OFFICIAL RECORDS.

PARCEL THREE:
AN EASEMENT FOR ROADWAY AND PUBLIC UTILITY PURPOSES OVER THE EAST 20 FEET OF THE WEST 165 FEET OF THE NORTH 12 ACRES OF THE HILL AND ATKINS SUBURBAN TRACT AS PER MAP FILED MAY 7TH, 1912 IN BOOK "C" OF MAPS, PAGE 58, AS CONVEYED IN THE DEED RECORDED SEPTEMBER 25, 1961 IN BOOK 892, PAGE 44 OF OFFICIAL RECORDS.

APN: 015-080-026



SURVEYOR'S STATEMENT:
I HEREBY STATE THAT ALL EASEMENTS OF RECORD ARE SHOWN AND LABELED PER PRELIMINARY TITLE REPORT BY FIRST AMERICAN TITLE COMPANY ORDER NUMBER 5102-703506 DATED SEPTEMBER 22, 2023.

SEAN MINARD, P.E. 52593, P.L.S. 8397

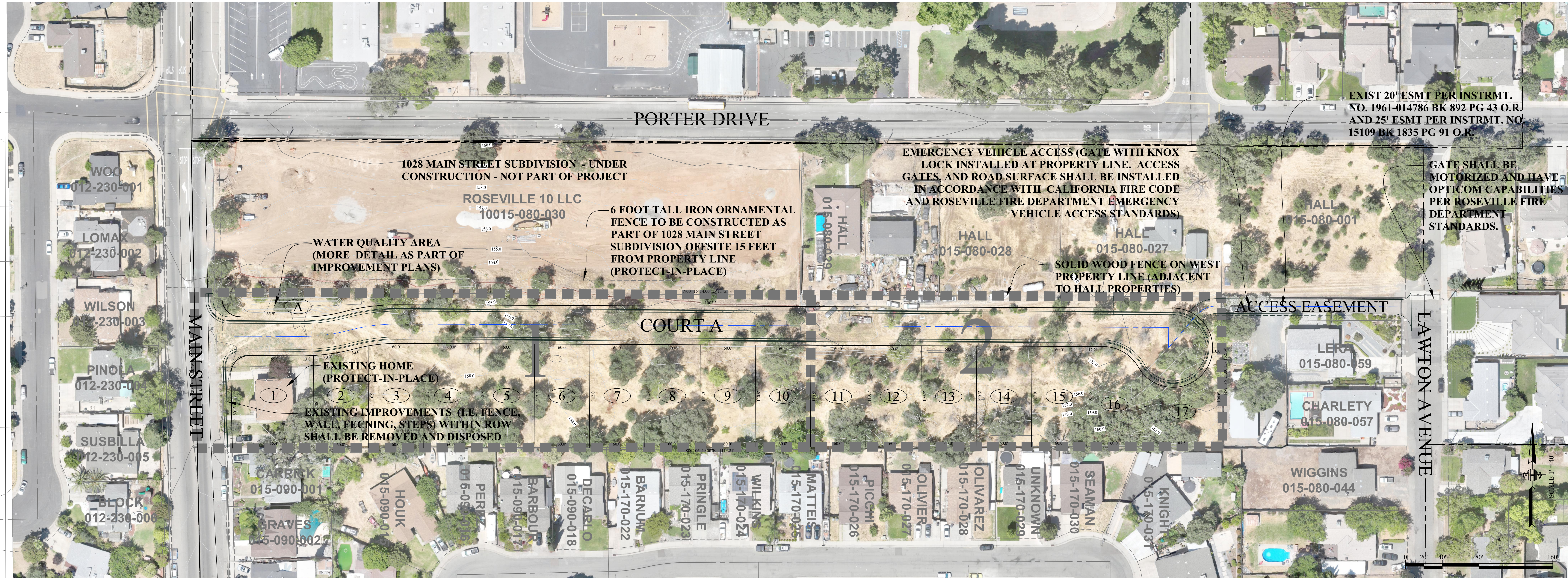
2 INDICATES PROPOSED PHASE

M.H.M.
ENGINEERS & SURVEYORS SINCE 1892

1204 E STREET, P.O. BOX B
MARYSVILLE, CA 95901 TEL: 530.742.6485
FAX: 530.742.5639

TENTATIVE SUBDIVISION MAP OAKLEAF ESTATES (TSTM PL23-0198)

1010 MAIN STREET, ROSEVILLE, CALIFORNIA
JULY 26, 2023 (REVISED JULY 22, 2024 AND UPDATE AERIAL JUNE 28, 2024)



PROJECT NOTES

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ASSESSOR'S PARCEL NO.
APN 015-080-026 (4.24 AC)

AREA OF TENTATIVE MAP
4.24 GROSS ACRE

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SINGLE FAMILY RESIDENTIAL

EXISTING GENERAL PLAN DESIGNATION
LDR - LOW DENSITY RESIDENTIAL

PROPOSED GENERAL PLAN DESIGNATION
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EXISTING ZONING
R-1

PROPOSED ZONING
R-1

LEVEE PROTECTION DISTRICT
PLACER COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT BOARD

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FIRE PROTECTION
CITY OF ROSEVILLE

LAW ENFORCEMENT
CITY OF ROSEVILLE

SANITARY SEWER
CITY OF ROSEVILLE

DOMESTIC AND RECYCLED WATER
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STORM DRAINAGE
CITY OF ROSEVILLE

ELECTRICITY
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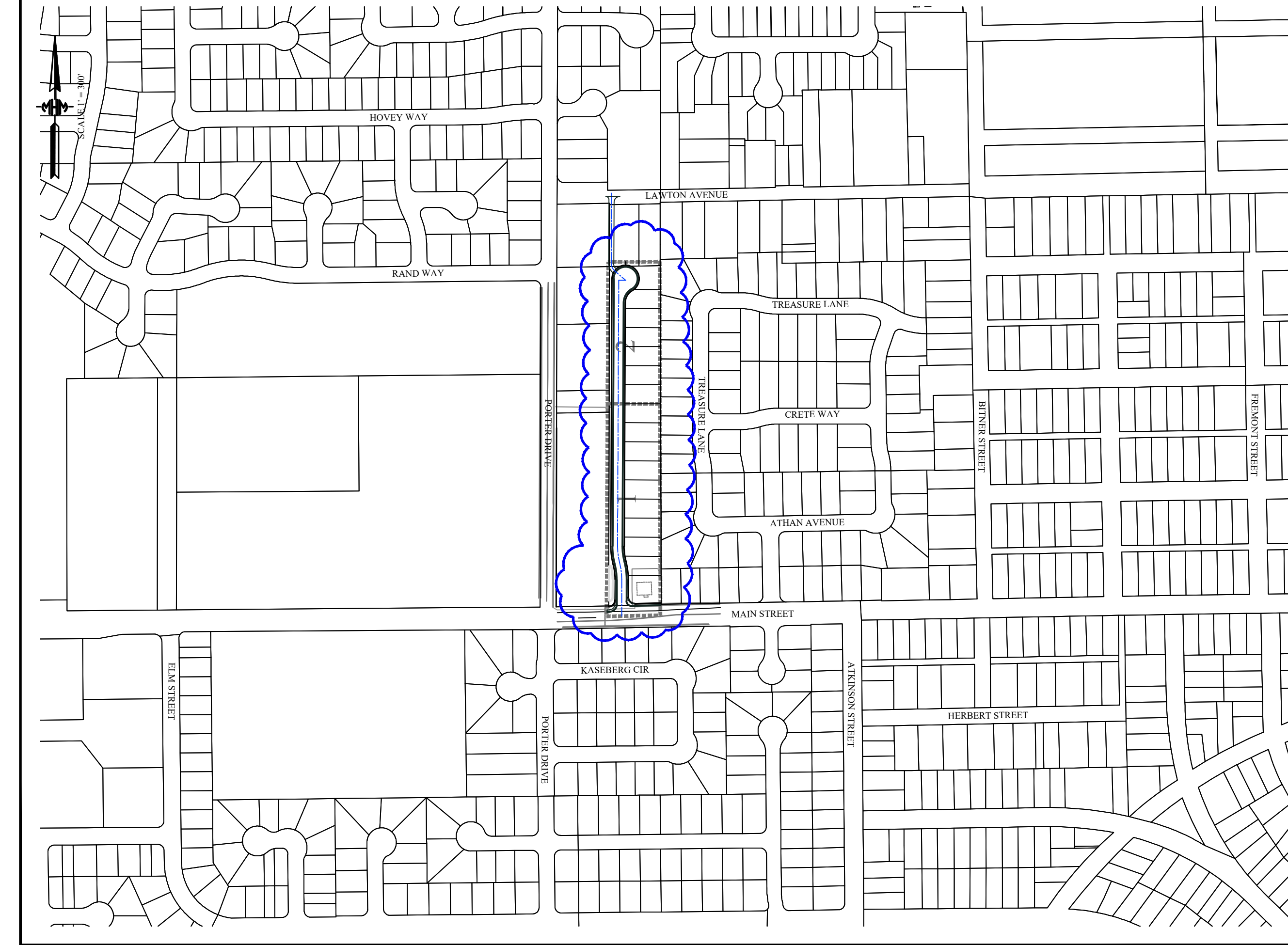
NATURAL GAS (OPTIONAL)
PACIFIC GAS AND ELECTRIC

COMMUNICATION
AT&T AND CONSOLIDATED COMMUNICATIONS

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LOCATION MAP



LAND USE SUMMARY

LOT SUMMARY*			
VILLAGE NO. 1 =	10 LOTS	2.33 AC	4.3 DU/AC
VILLAGE NO. 2 =	07 LOTS	1.54 AC	4.5 DU/AC
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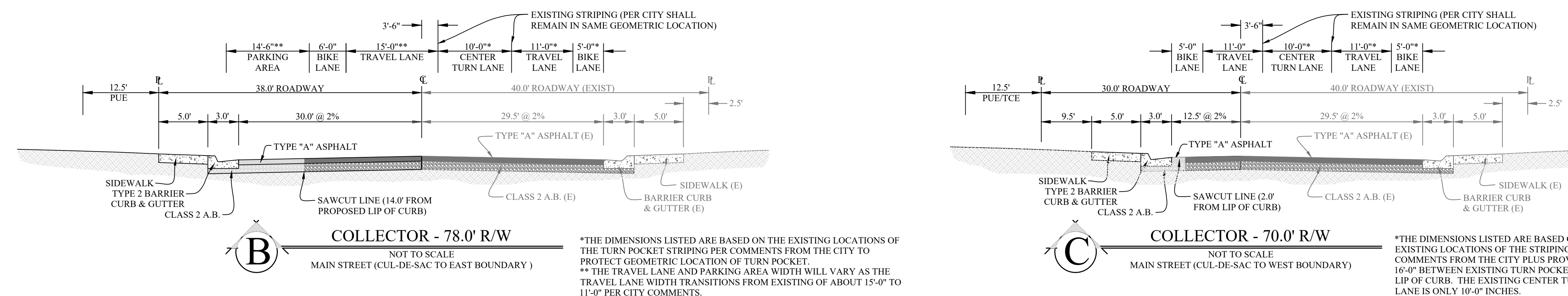
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APN: 015-080-026

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SEAN MINARD, P.E. 52593, P.L.S. 8397



2 INDICATES PROPOSED PHASE

M.H.M.
ENGINEERS & SURVEYORS SINCE 1892

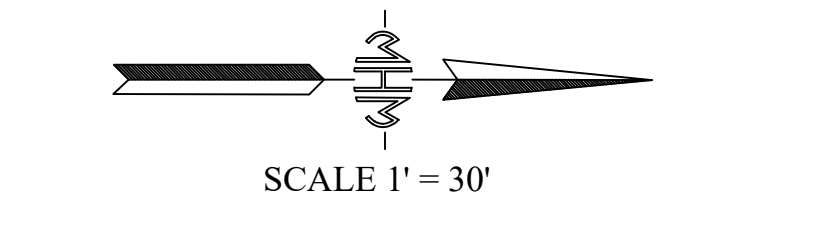
1204 E STREET, P.O. BOX B
MARYSVILLE, CA 95901 TEL: 530.742.6485
FAX: 530.742.5639

SITE VOLUME TABLE (UNADJUSTED)			
OAKLEAF	FILL CU. YDS	CUT CU. YDS	TOTAL CUT CU. YDS
	4,250	4,375	125

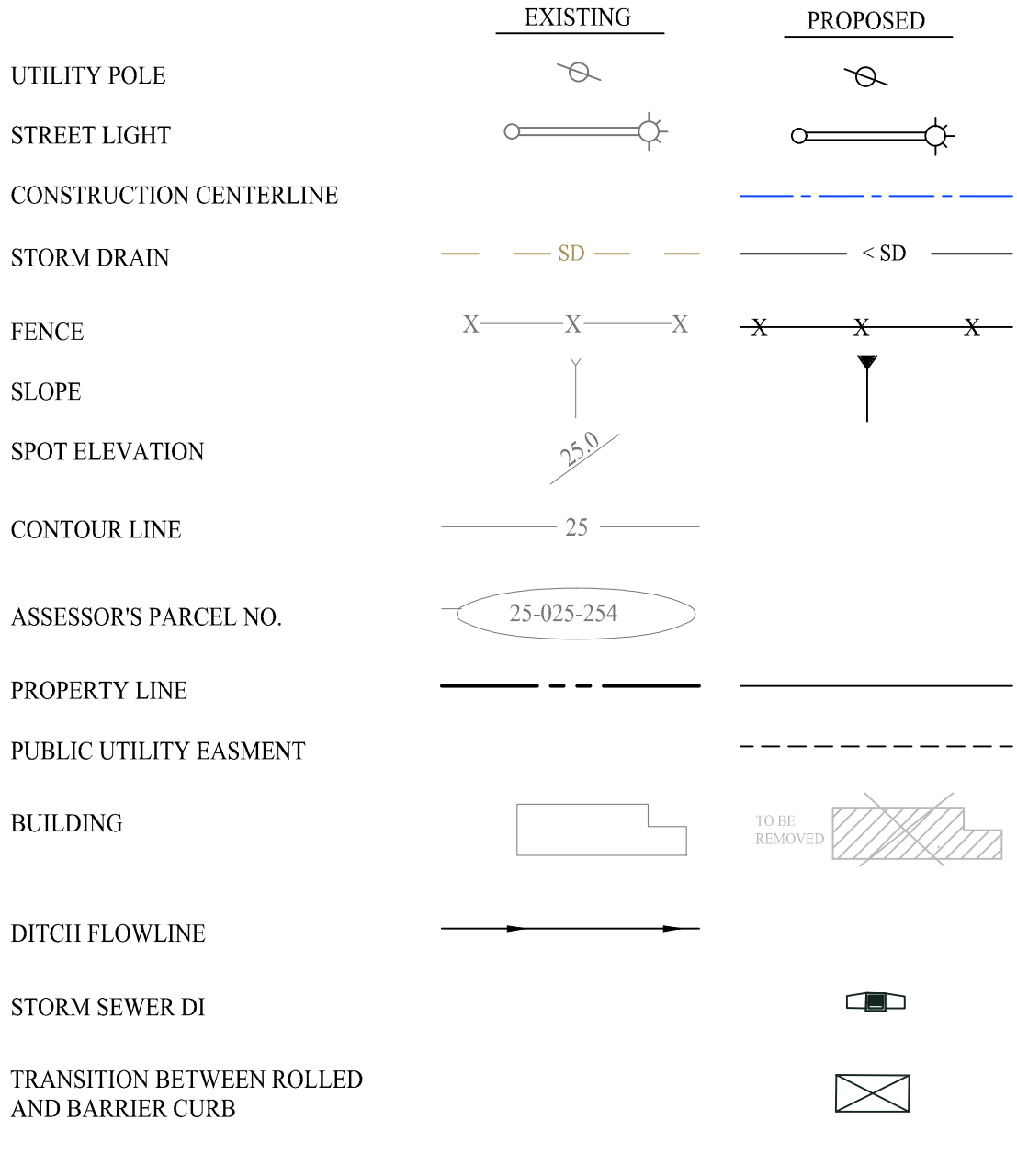
QUANTITIES ARE BASED ON THE TOP OF THE SITE PRIOR TO THE REMOVAL OF THE TREES. NO ADJUSTMENTS HAVE BEEN MADE FOR MATERIAL GENERATED FROM THE UNDERGROUND WORK OR SUBSIDENCE OF THE SITE.

MHM ASSUMPTIONS FOR SITE BALANCE (PRIOR TO CONSTRUCTION) VERIFY ASSUMPTIONS WITH GEOTECH ENGINEER OF RECORD.

- 15% SHRINKAGE
- 0.50 STREET UNDERCUT

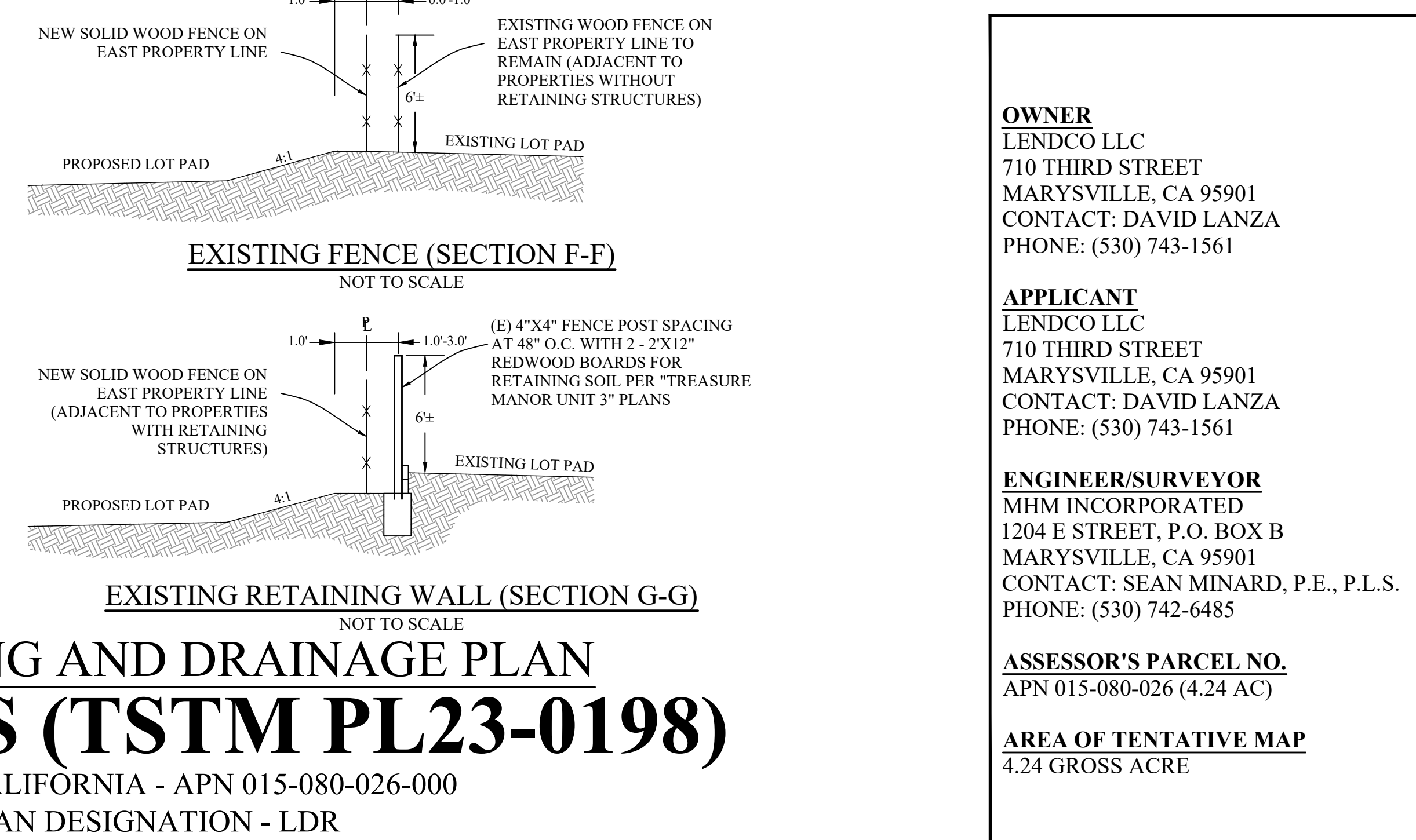
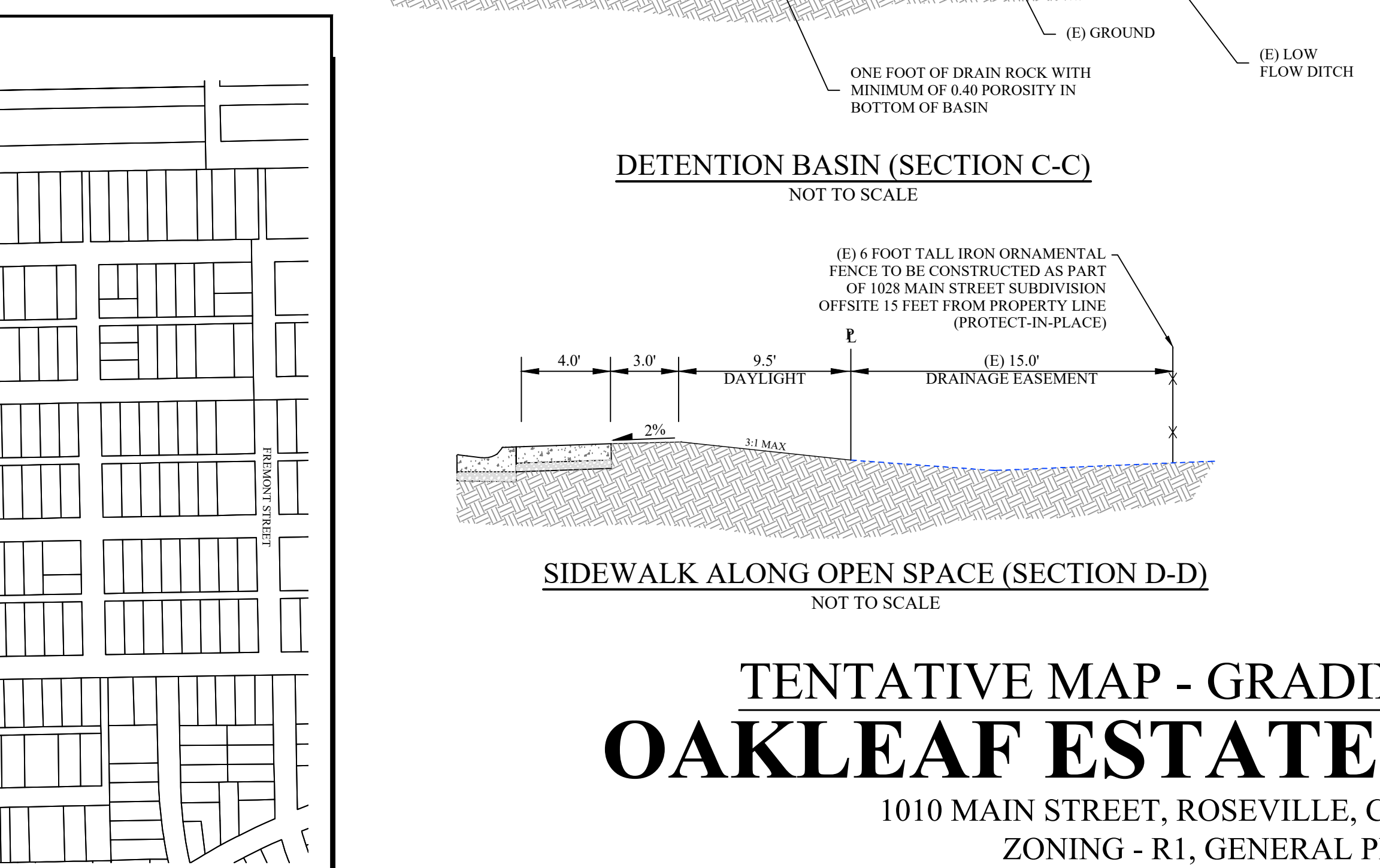
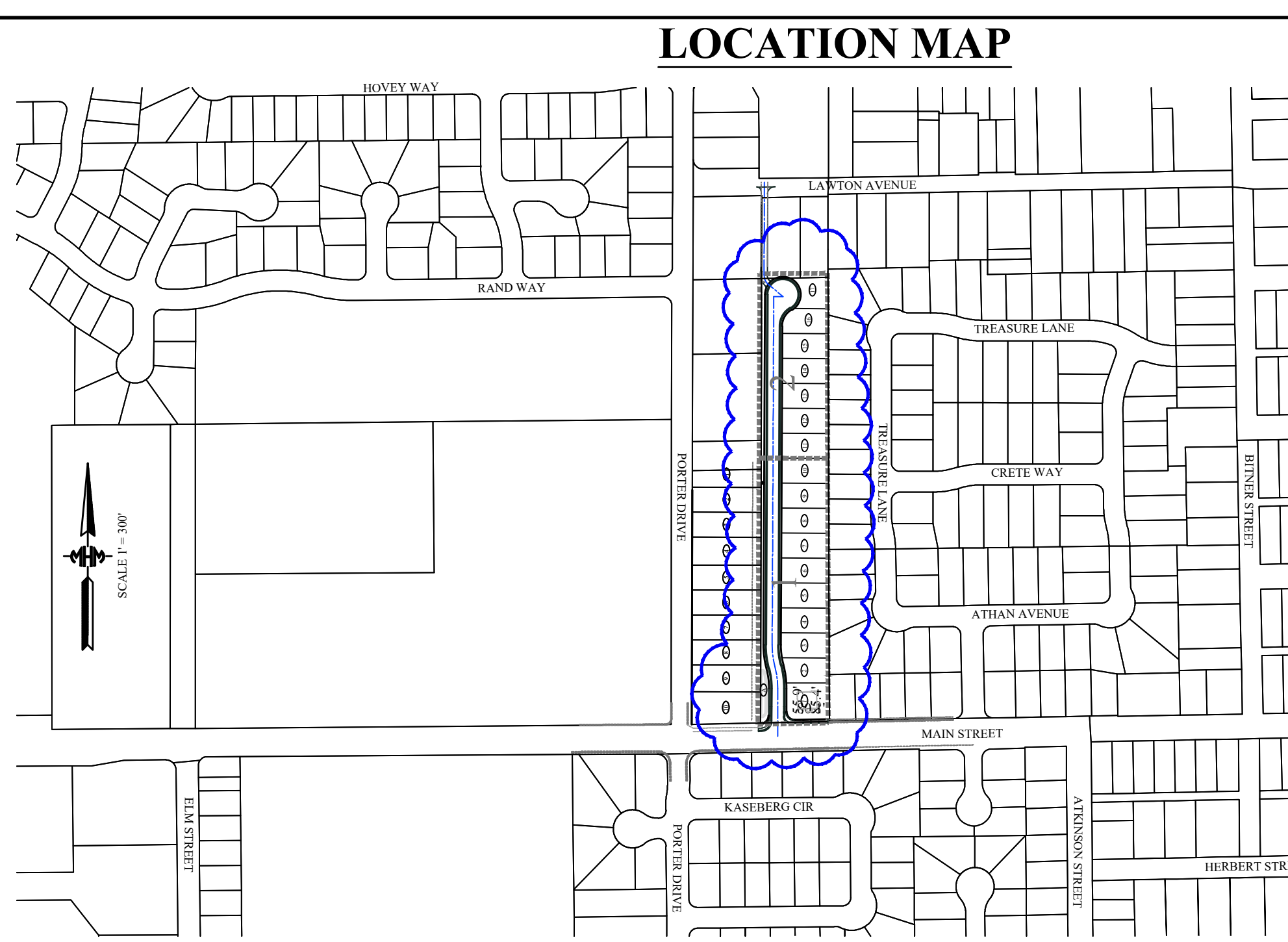
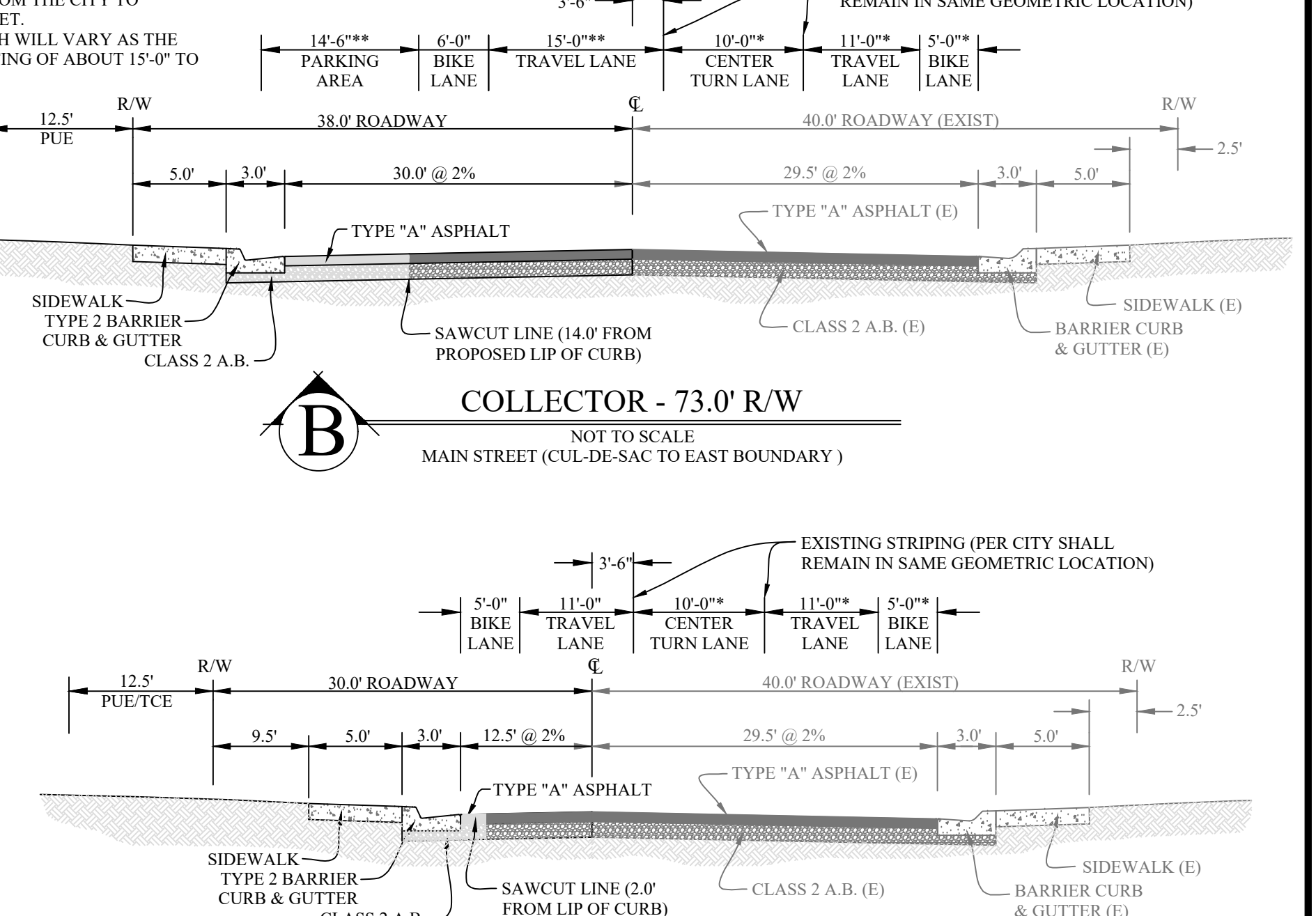
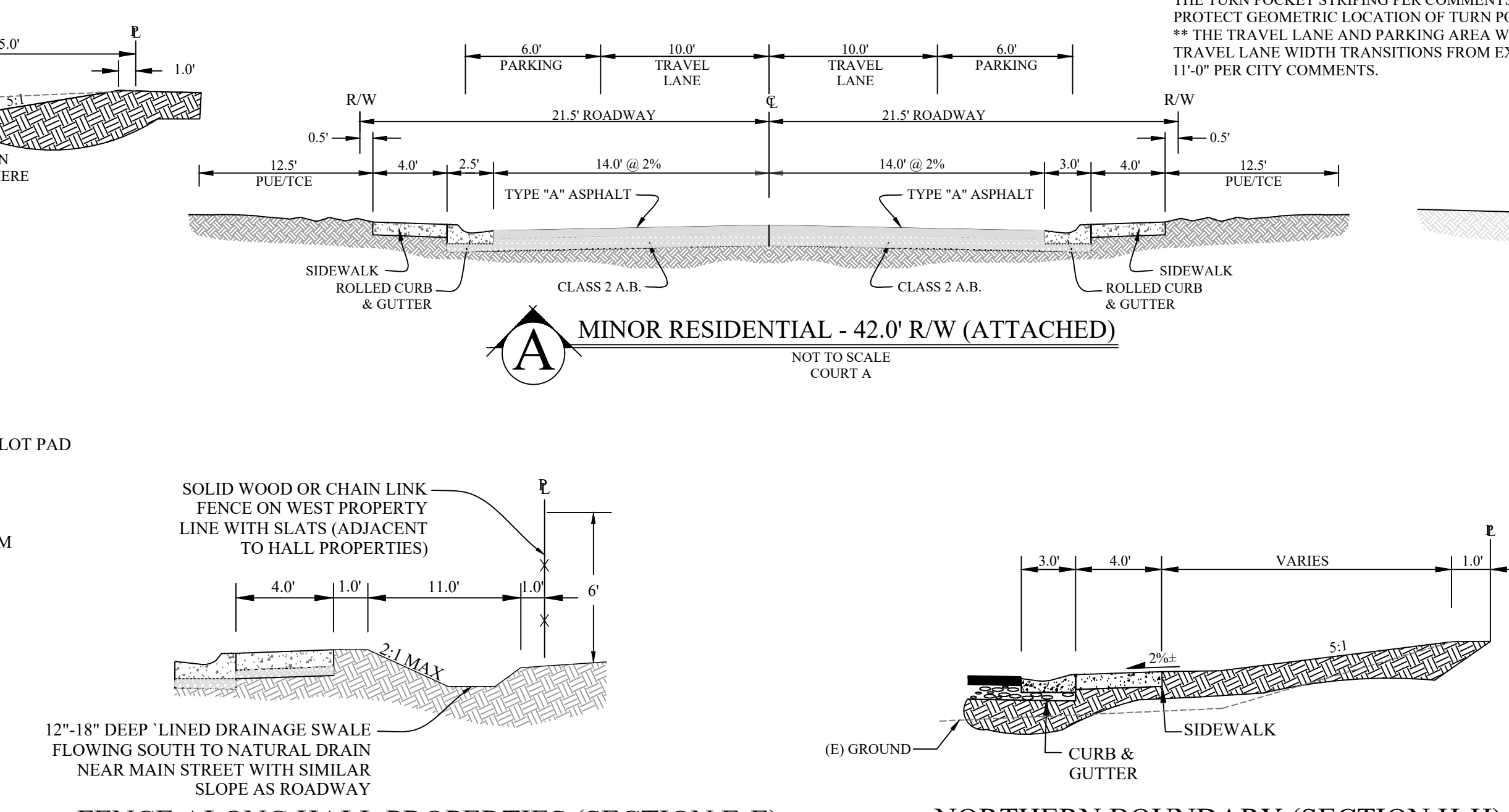
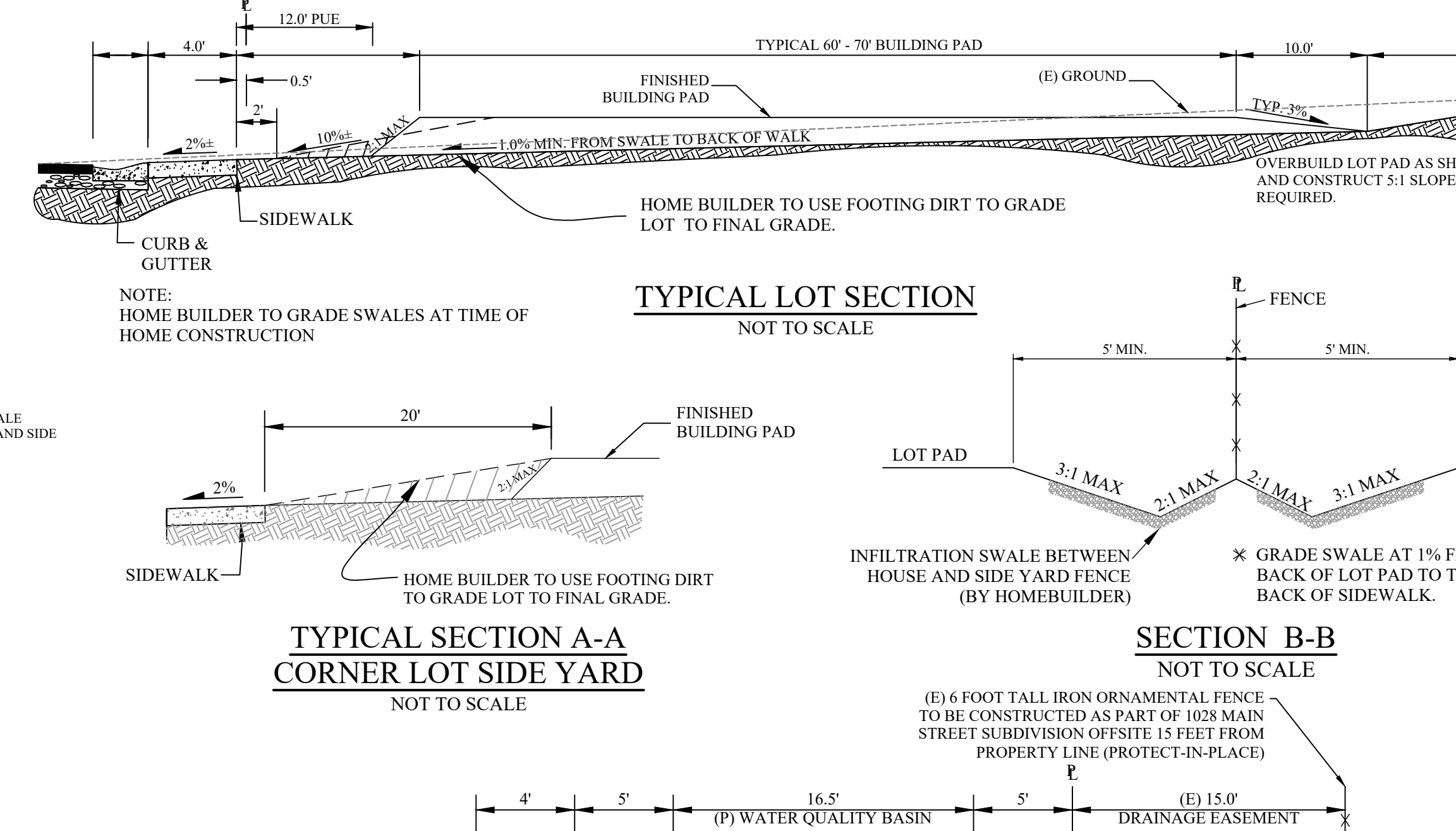
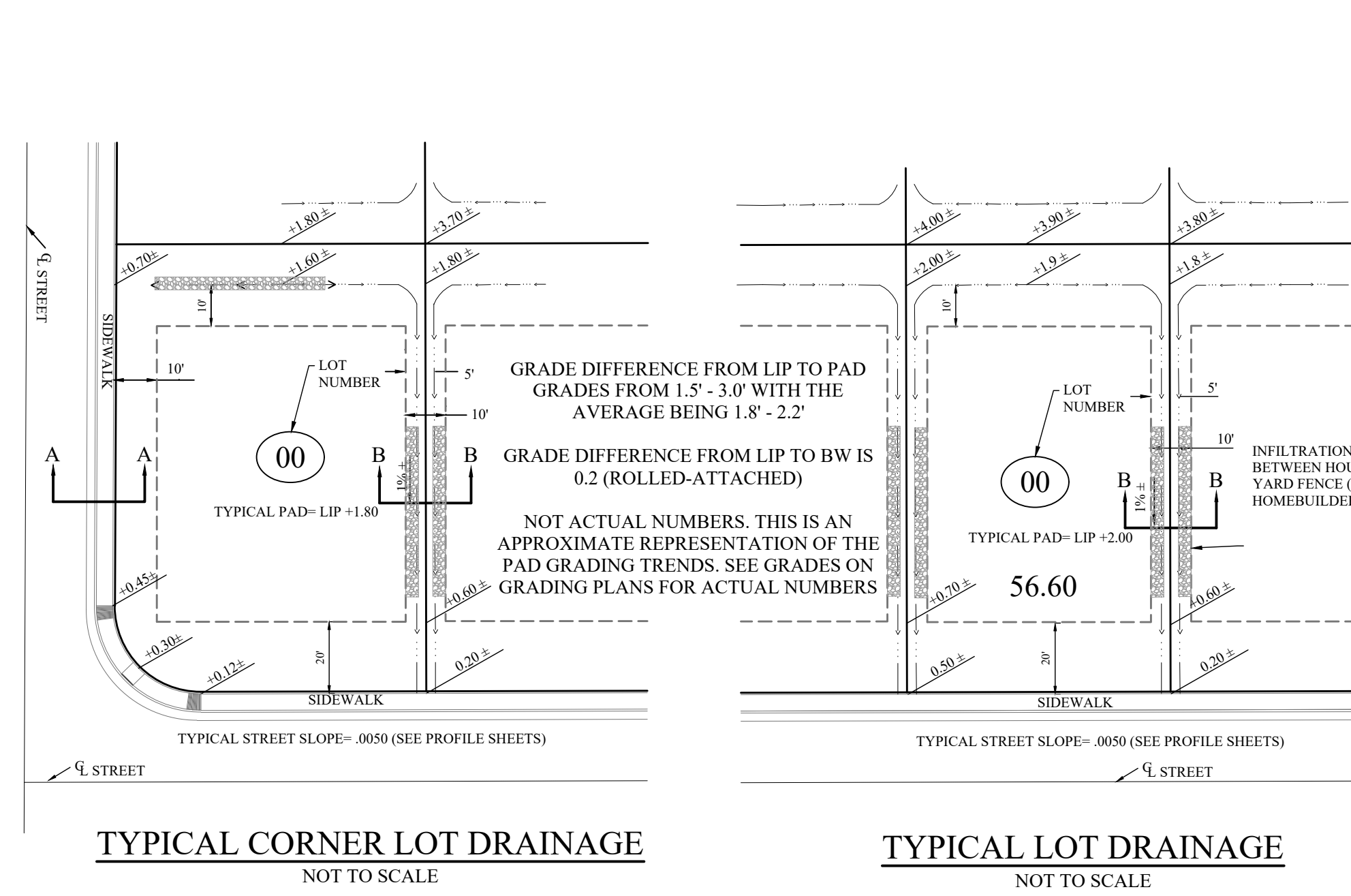
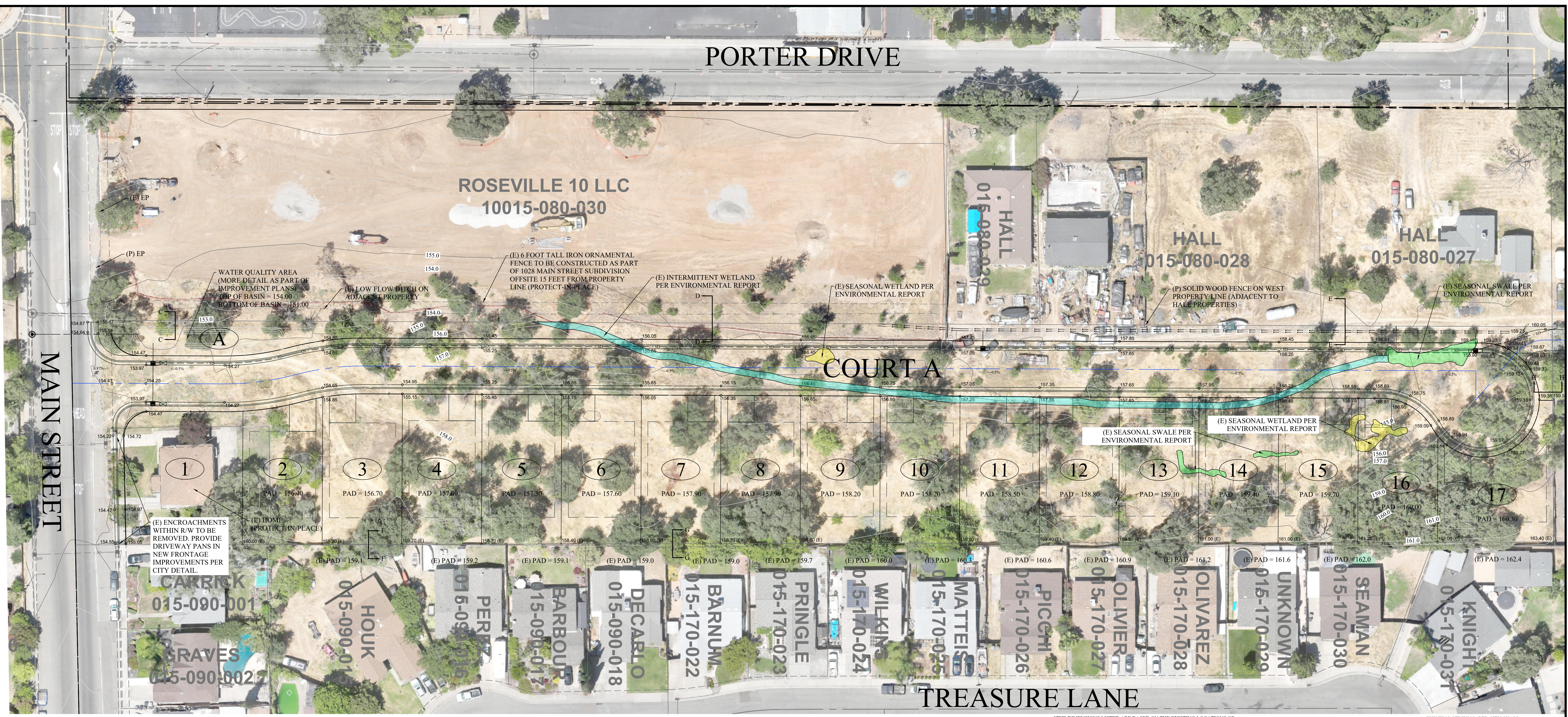


LEGEND



VERTICAL CONTROL INFORMATION

THE PRIMARY CONTROL POINT FOR THIS PROJECT IS THE NATIONAL GEODETIC SURVEY POINT "BASEFID" (NGS PID DR8019). THE MONUMENT FOR THIS POINT IS A 3 INCH DIAMETER DISK SET IN THE SIDEWALK AT THE NORTHERLY END OF THE CURVE RETURN OF THE NORTHEASTERLY INTERSECTION OF BASELINE ROAD AND FIDDYDILL ROAD. THIS IS AN NGS "COMBINED" CONTROL POINT. THE PUBLISHED NAVD 88 ELEVATION FOR THIS CONTROL POINT IS 125.9 FEET WHICH CONVERTS (-2.41') TO 123.49 FEET FOR THE HISTORIC NGVD 29 DATUM.



TENTATIVE MAP - GRADING AND DRAINAGE PLAN
OAKLEAF ESTATES (TSTM PL23-0198)
1010 MAIN STREET, ROSEVILLE, CALIFORNIA - APN 015-080-026-000
ZONING - R-1, GENERAL PLAN DESIGNATION - LDR
JULY 26, 2023 (REVISED JULY 19, 2024 AND UPDATE AERIAL JUNE 28, 2024)

OWNER
LENDCO LLC
710 THIRD STREET
MARYSVILLE, CA 95901
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ASSESSOR'S PARCEL NO.
APN 015-080-026 (4.24 AC)

AREA OF TENTATIVE MAP
4.24 GROSS ACRE

PROJECT NOTES

EXISTING USE SINGLE FAMILY RESIDENTIAL	FIRE PROTECTION CITY OF ROSEVILLE
EXISTING GENERAL PLAN DESIGNATION LDR - LOW DENSITY RESIDENTIAL	LAW ENFORCEMENT CITY OF ROSEVILLE
PROPOSED GENERAL PLAN DESIGNATION LDR - LOW DENSITY RESIDENTIAL	SANITARY SEWER CITY OF ROSEVILLE
EXISTING ZONING R-1	DOMESTIC AND RECYCLED WATER CITY OF ROSEVILLE
PROPOSED ZONING R-1	STORM DRAINAGE CITY OF ROSEVILLE
LEVEE PROTECTION DISTRICT PLACER COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT BOARD	ELECTRICITY CITY OF ROSEVILLE
ELEMENTARY SCHOOL DISTRICT ROSEVILLE CITY SCHOOL DISTRICT	NATURAL GAS (OPTIONAL) PACIFIC GAS AND ELECTRIC
HIGH SCHOOL DISTRICT ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT	COMMUNICATION AT&T AND CONSOLIDATED COMMUNICATIONS
IRRIGATION DISTRICT NONE	CABLE (OPTIONAL) COMCAST AND CONSOLIDATED COMMUNICATIONS

TENTATIVE MAP TREE REMOVAL PLAN OAKLEAF ESTATES (TSTM PL23-0198)

1010 MAIN STREET, ROSEVILLE, CALIFORNIA - APN 015-080-026-000
ZONING - R1, GENERAL PLAN DESIGNATION - LDR
JULY 26, 2023 (REVISED JULY 19, 2024 AND UPDATE AERIAL JUNE 28, 2024)



TREE #	DBH	TREE #	DBH
1000	8"	108	14"
1001	18"	109	17"
1002	60"	110	5"
2	30"	111	12"
4	15"	112	7"
5	19"	114	6"
6	6"	115	5"
7	10"	116	4"
8	12"	117	16"
13	6"	119	12"
14	8"	121	28"
27	7"	122	26"
28	7"	124	54"
29	16"	125	9"
30	16"	127	12"
31	9"	128	15"
33	7"	129	16"
34	6"	130	24"
38	9"	131	9"
39	21"	132	15"
40	16"	135	21"
44	18"	138	8"
46	12"	139	8"
47	12"	140	8"
49	10"	141	6"
50	4"	143	15"
51	6"	144	6"
52	17"	145	10"
53	10"	146	9"
54	9"	147	7"
55	15"	148	10"
56	13"	150	6"
60	11"	151	14"
61	6"	152	7"
62	15"	154	10"
63	12"	155	6"
64	6"	156	6"
65	5"	157	23"
67	9"	158	7"
68	12"	160	8"
69	5"	161	4"
70	13"	163	11"
71	21"	164	14"
72	16"	165	5"
78	5"	166	10"
80	26"	167	28"
82	7"	168	8"
83	18"	169	4"
84	7"	170	5"
85	16"	195	32"
86	45"	196	12"
88	13"	197	16"
89	21"	199	13"
90	9"	200	19"
91	5"	201	10"
92	10"	202	6"
93	5"	203	8"
94	5"	206	25"
96	9"	211	13"
97	10"	212	5"
98	25"	213	9"
104	18"	214	17"
105	12"	215	14"
106	11"	216	4"
107	17"	217	4"

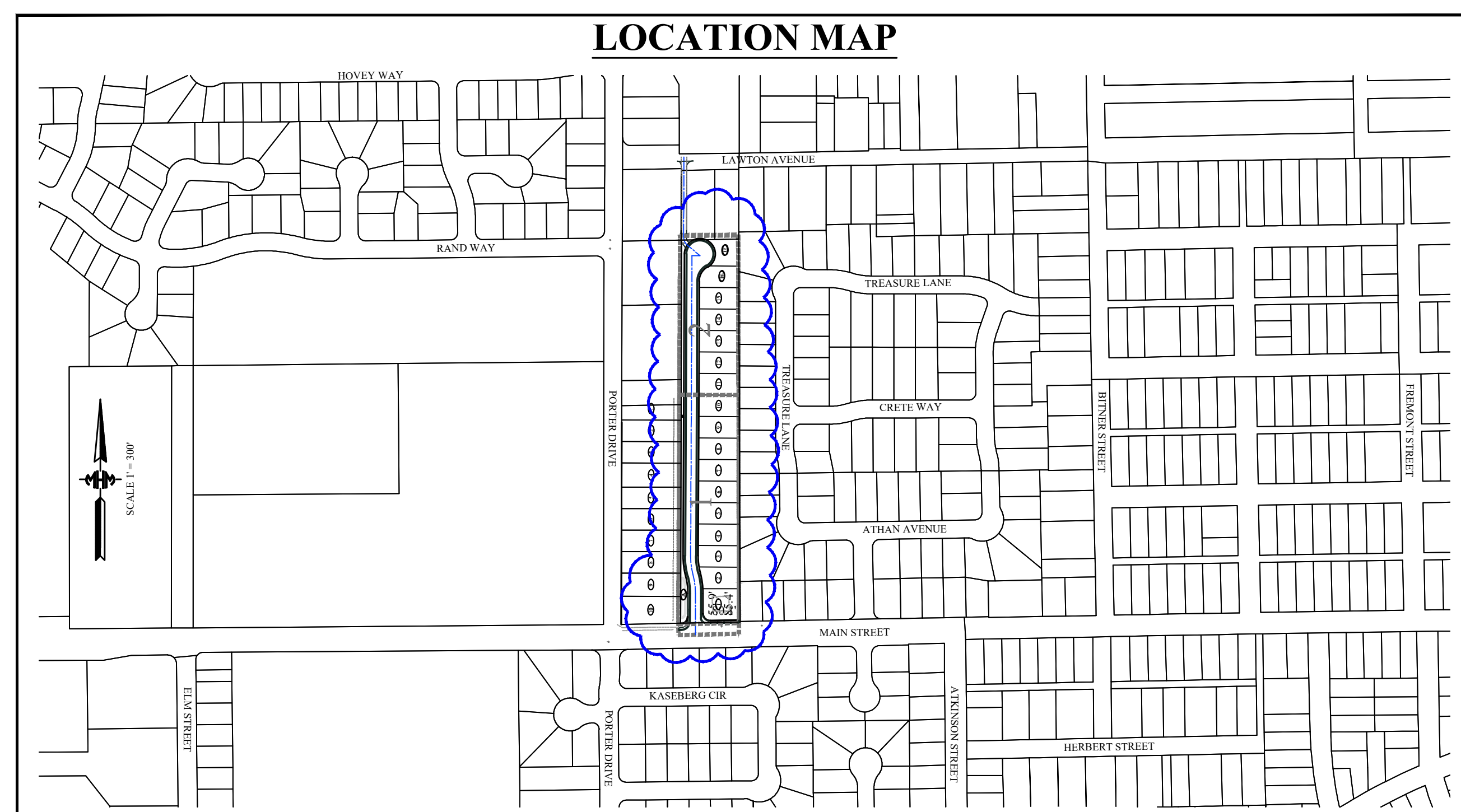
LEGEND

	TO REMAIN	PROPOSED REMOVAL
VALLEY OAK PER ARBORIST REPORT		
INTERIOR LIVE OAK PER ARBORIST REPORT		
TREE NUMBER PER ARBORIST REPORT	000	000

LOT #	TREES TO BE REMOVED
1	NONE
2	8" NON-OAK, 18" NON-OAK
3	NONE
4	60" NON-OAK, 44, 46, 47
5	53, 54, 55, 56, 60, 71
6	70, 72
7	86
8	78, 80, 82, 83, 84, 85
9	88, 89, 90
10	39, 91, 92, 93, 94, 97, 98
11	104, 105, 106, 107, 108, 121, 122
12	109, 110, 111, 112, 114, 117, 119, 124
13	113, 115, 116, 125, 160, 161
14	127, 128, 129, 130, 131, 154, 155, 156, 157, 158
15	132, 135, 145, 146, 147, 148, 150, 151, 152
16	138, 139, 140, 141, 195, 196, 197
17	199, 200, 201, 202, 203, 206, 211, 212, 213, 214, 215, 216, 217

TREES TO BE REMOVED FOR ROAD SECTION
2, 4, 5, 6, 7, 8, 13, 14, 25, 27 THRU 31, 33 THRU 38, 40, 49, 50, 52, 61, 62, 63, 64, 65, 67, 68, 69, 96, 143, 144, 163, 164, 165, 166, 167, 168, 169, 170

TOTAL DIAMETER AT BREAST HEIGHT TO BE REMOVED: 1,629"

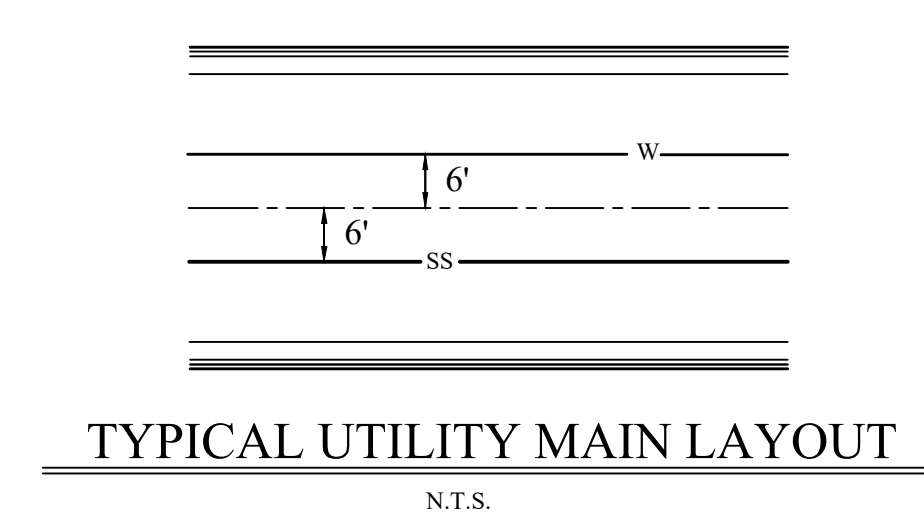
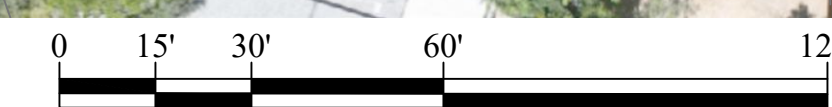


PROJECT NOTES

OWNER LENDCO LLC 710 THIRD STREET MARYSVILLE, CA 95901 CONTACT: DAVID LANZA PHONE: (530) 743-1561	EXISTING USE SINGLE FAMILY RESIDENTIAL	FIRE PROTECTION CITY OF ROSEVILLE
APPLICANT LENDCO LLC 710 THIRD STREET MARYSVILLE, CA 95901 CONTACT: DAVID LANZA PHONE: (530) 743-1561	EXISTING GENERAL PLAN DESIGNATION LDR - LOW DENSITY RESIDENTIAL	LAW ENFORCEMENT CITY OF ROSEVILLE
ENGINEER/SURVEYOR MHM INCORPORATED 1204 E STREET, P.O. BOX B MARYSVILLE, CA 95901 CONTACT: SEAN MINARD, P.E., P.L.S. PHONE: (530) 742-6485	PROPOSED GENERAL PLAN DESIGNATION LDR - LOW DENSITY RESIDENTIAL	SANITARY SEWER CITY OF ROSEVILLE
ASSESSOR'S PARCEL NO. APN 015-080-026 (4.24 AC)	EXISTING ZONING R-1	DOMESTIC AND RECYCLED WATER CITY OF ROSEVILLE
AREA OF TENTATIVE MAP 4.24 GROSS ACRE	PROPOSED ZONING R-1	STORM DRAINAGE CITY OF ROSEVILLE
	LEVEE PROTECTION DISTRICT PLACER COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT BOARD	ELECTRICITY CITY OF ROSEVILLE
	ELEMENTARY SCHOOL DISTRICT ROSEVILLE CITY SCHOOL DISTRICT	NATURAL GAS (OPTIONAL) PACIFIC GAS AND ELECTRIC
	HIGH SCHOOL DISTRICT ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT	COMMUNICATION AT&T AND CONSOLIDATED COMMUNICATIONS
	IRRIGATION DISTRICT NONE	CABLE (OPTIONAL) COMCAST AND CONSOLIDATED COMMUNICATIONS

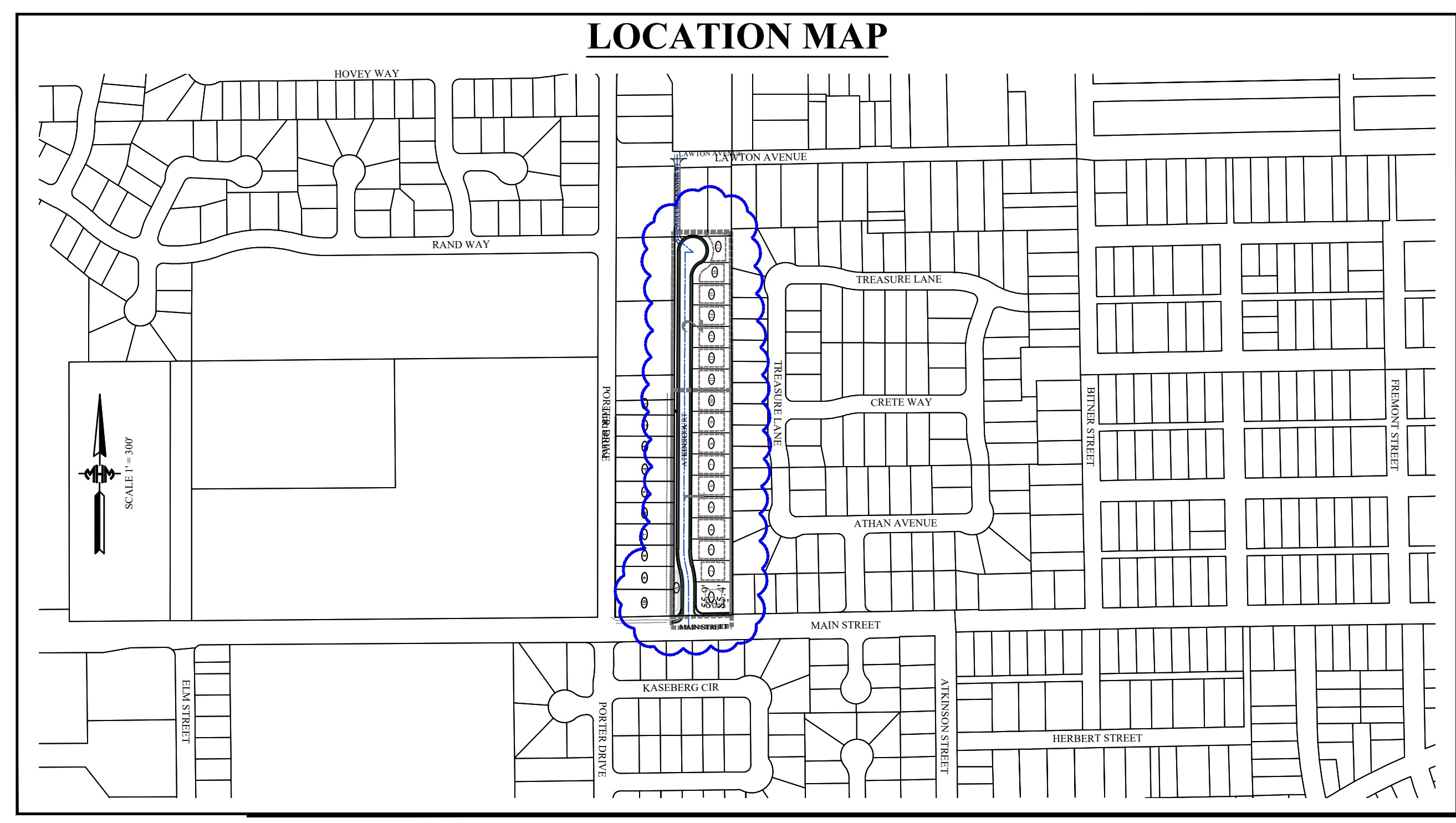
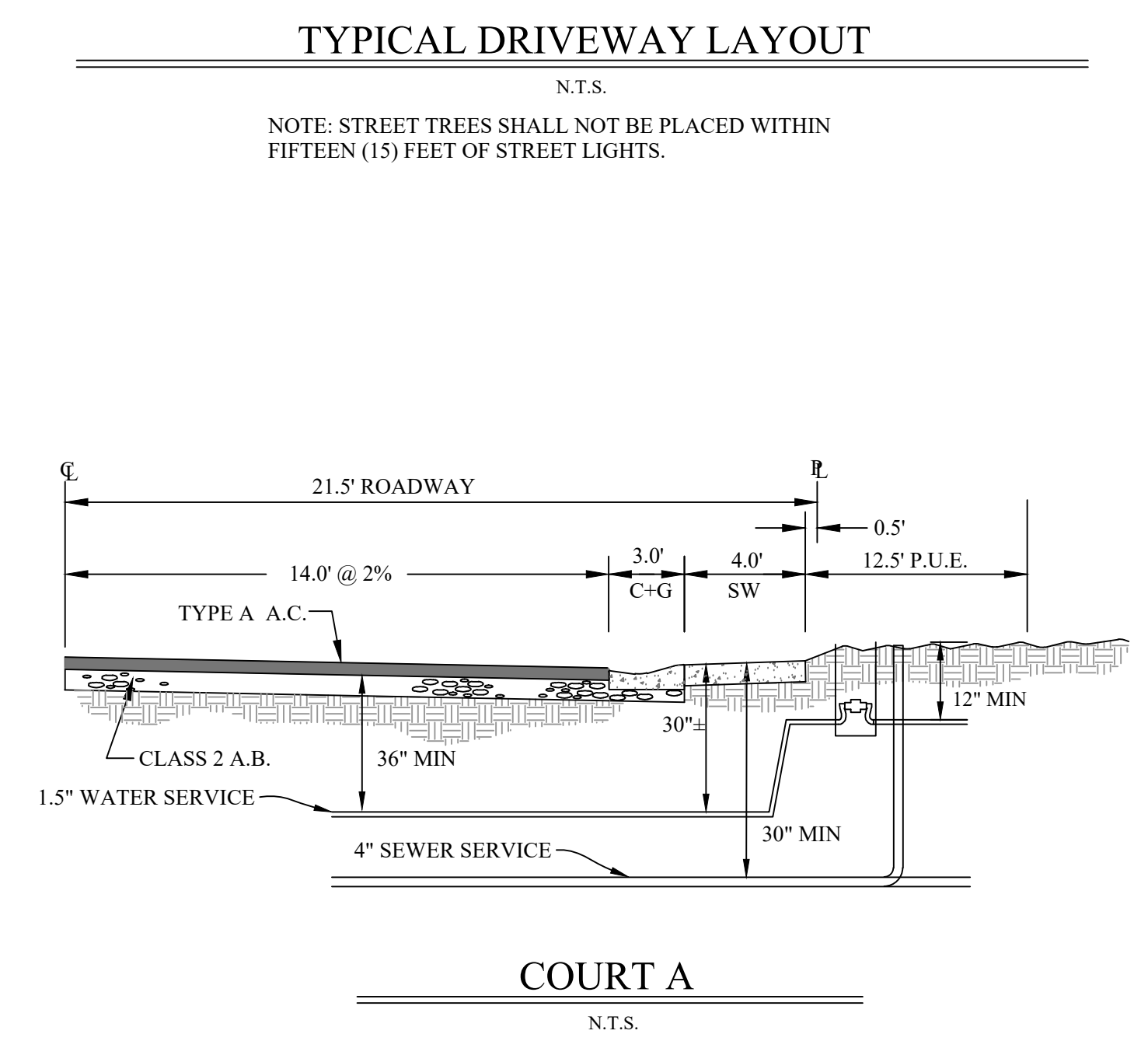
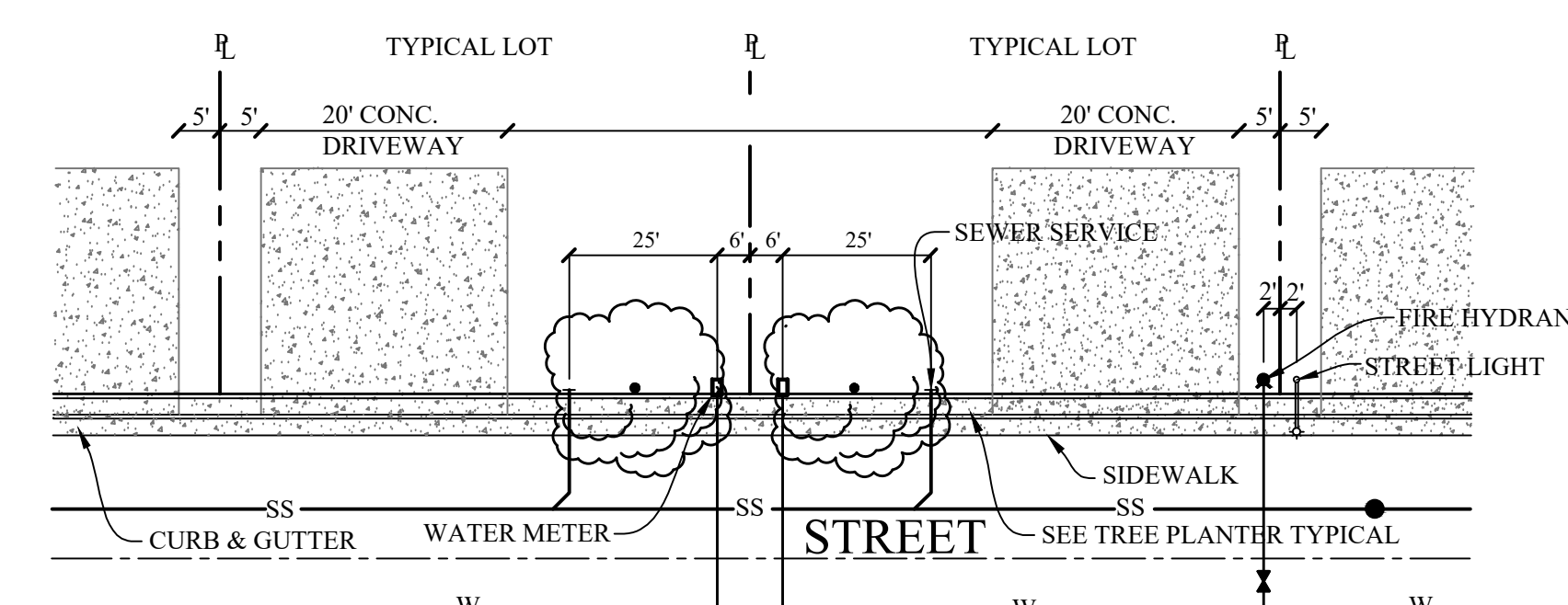
TENTATIVE MAP - PRELIMINARY UTILITY PLAN OAKLEAF ESTATES (TSTM PL23-0198)

1010 MAIN STREET, ROSEVILLE, CALIFORNIA - APN 015-080-026-000
ZONING - R-1, GENERAL PLAN DESIGNATION - LDR
JULY 26, 2023 (REVISED JULY 19, 2024 AND UPDATE AERIAL JUNE 28, 2024)



LEGEND

	EXISTING	PROPOSED
UTILITY POLE		
STREET LIGHT		
CONSTRUCTION CENTERLINE		
FENCE		
ASSESSOR'S PARCEL NO.		
PROPERTY LINE		
PUBLIC UTILITY EASEMENT		
BUILDING		
DITCH FLOWLINE		
TRANSITION BETWEEN ROLLED AND BARBER CURB		
WATER SERVICE		
SEWER SERVICE		
POSTAL CBU		
FIRE HYDRANT		
STORM SEWER MANHOLE		
STORM SEWER DI		
SANITARY SEWER MANHOLE		
WATER MAIN GATE VALVE		
COMBINATION AIR RELEASE VALVE		
SANITARY SEWER CLEANOUT		
STORM DRAIN		
SANITARY SEWER		
WATER MAIN		
GAS MAIN		

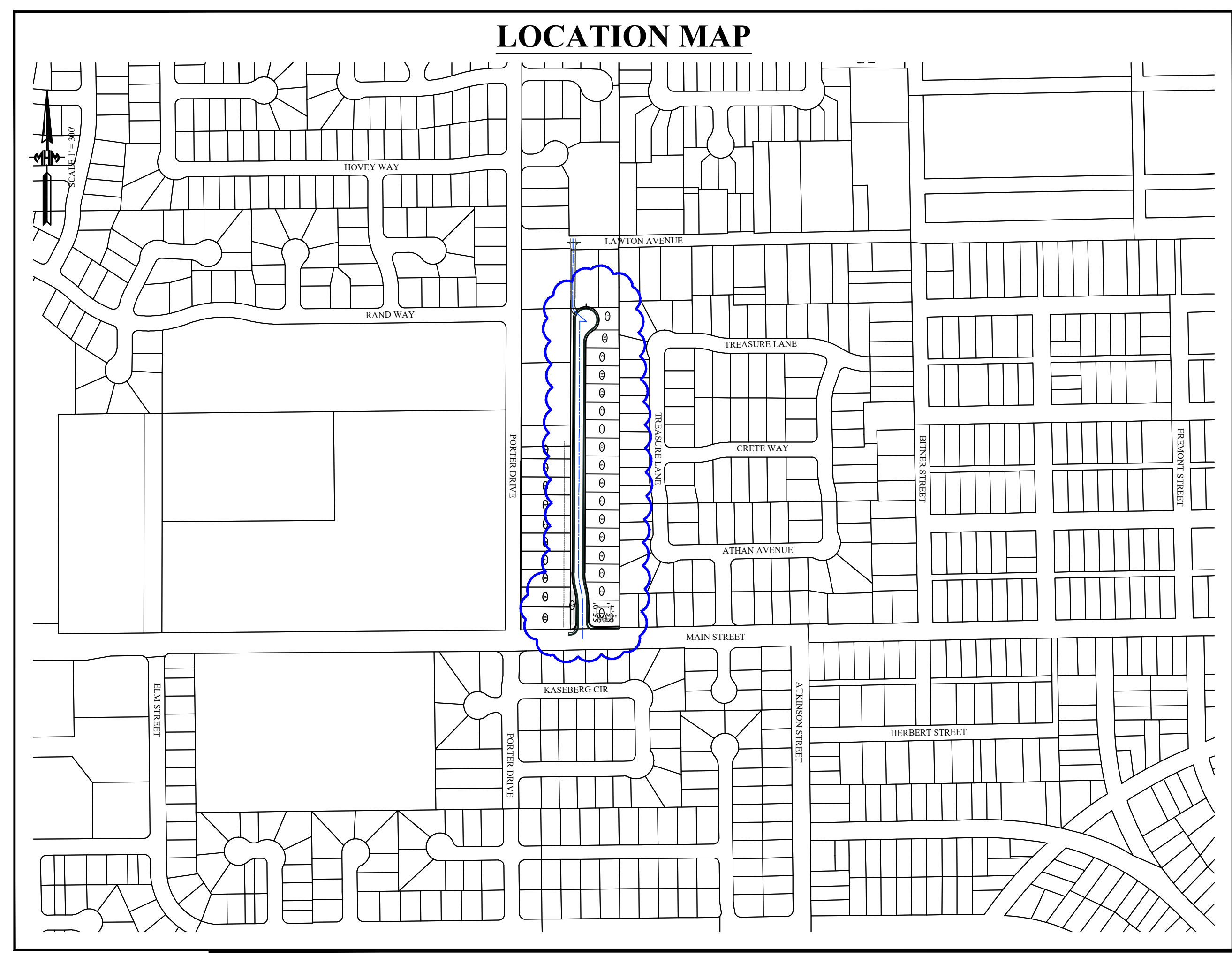
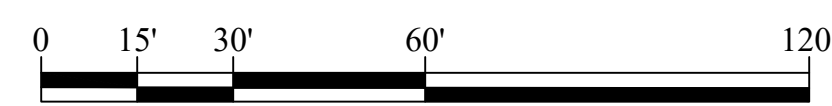
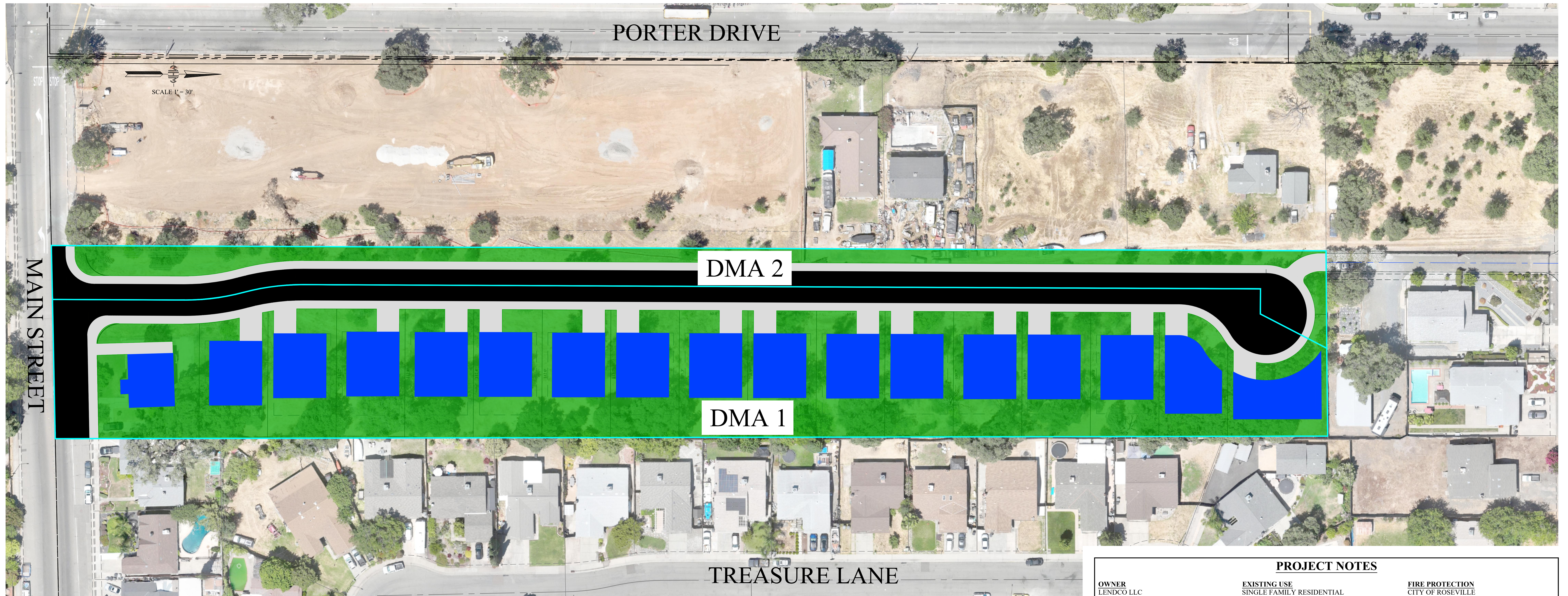


PROJECT NOTES

OWNER LENDCO LLC 710 THIRD STREET MARYSVILLE, CA 95901 CONTACT: DAVID LANZA PHONE: (530) 743-1561	EXISTING USE SINGLE FAMILY RESIDENTIAL	FIRE PROTECTION CITY OF ROSEVILLE
APPLICANT LENDCO LLC 710 THIRD STREET MARYSVILLE, CA 95901 CONTACT: DAVID LANZA PHONE: (530) 743-1561	EXISTING GENERAL PLAN DESIGNATION LDR - LOW DENSITY RESIDENTIAL	LAW ENFORCEMENT CITY OF ROSEVILLE
ENGINEER/SURVEYOR MHM INCORPORATED 1204 E STREET, P.O. BOX B MARYSVILLE, CA 95901 CONTACT: SEAN MINARD, P.E., P.L.S. PHONE: (530) 742-6485	PROPOSED GENERAL PLAN DESIGNATION LDR - LOW DENSITY RESIDENTIAL	SANITARY SEWER CITY OF ROSEVILLE
ASSESSOR'S PARCEL NO. APN 015-080-026 (4.24 AC)	EXISTING ZONING R-1	DOMESTIC AND RECYCLED WATER CITY OF ROSEVILLE
AREA OF TENTATIVE MAP 4.24 GROSS ACRE	PROPOSED ZONING R-1	STORM DRAINAGE CITY OF ROSEVILLE
	LEVEE PROTECTION DISTRICT PLACER COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT BOARD	ELECTRICITY CITY OF ROSEVILLE
	ELEMENTARY SCHOOL DISTRICT ROSEVILLE CITY SCHOOL DISTRICT	NATURAL GAS (OPTIONAL) PACIFIC GAS AND ELECTRIC
	HIGH SCHOOL DISTRICT ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT	COMMUNICATION AT&T AND CONSOLIDATED COMMUNICATIONS
	IRRIGATION DISTRICT NONE	CABLE (OPTIONAL) COMCAST AND CONSOLIDATED COMMUNICATIONS

TENTATIVE MAP - PRELIMINARY DMA AREAS
OAKLEAF ESTATES (TSTM PL23-0198)

1010 MAIN STREET, ROSEVILLE, CALIFORNIA - APN 015-080-026-000
 ZONING - R1, GENERAL PLAN DESIGNATION - LDR
 JULY 26, 2023 (REVISED JULY 19, 2024 AND UPDATE AERIAL JUNE 28, 2024)



LEGEND

	DMA ASPHALT AREA
	DMA CONCRETE AREA
	DMA HOUSE AREA
	DMA PLANTER AREA

DMA 1 AREAS

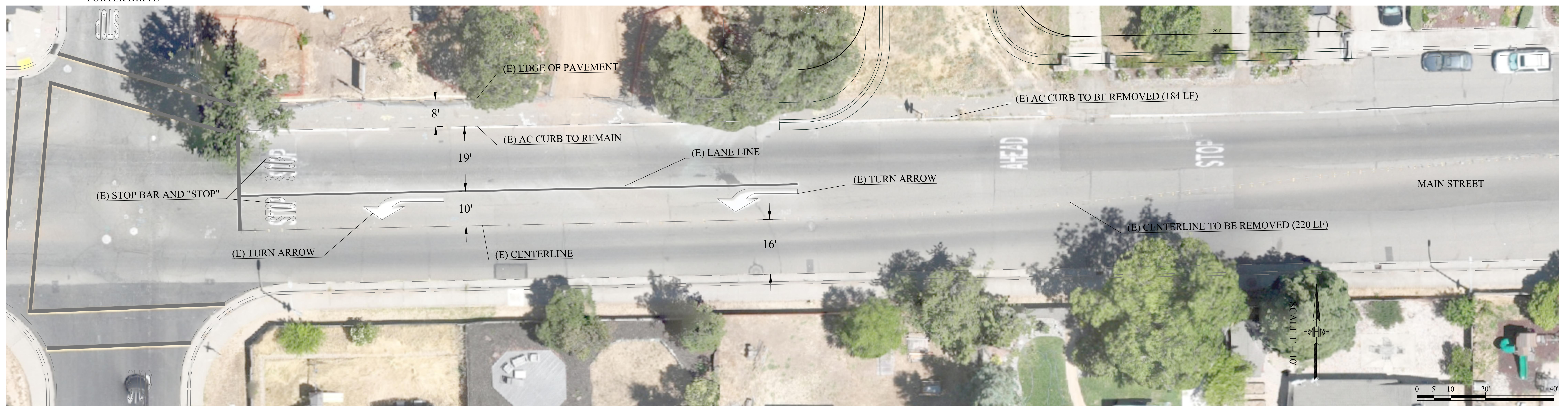
DMA ASPHALT AREA = 20,250 SF
DMA CONCRETE AREA = 15,640 SF
DMA HOUSE AREA = 42,895 SF
DMA PLANTER AREA = 64,070 SF

DMA 2 AREAS

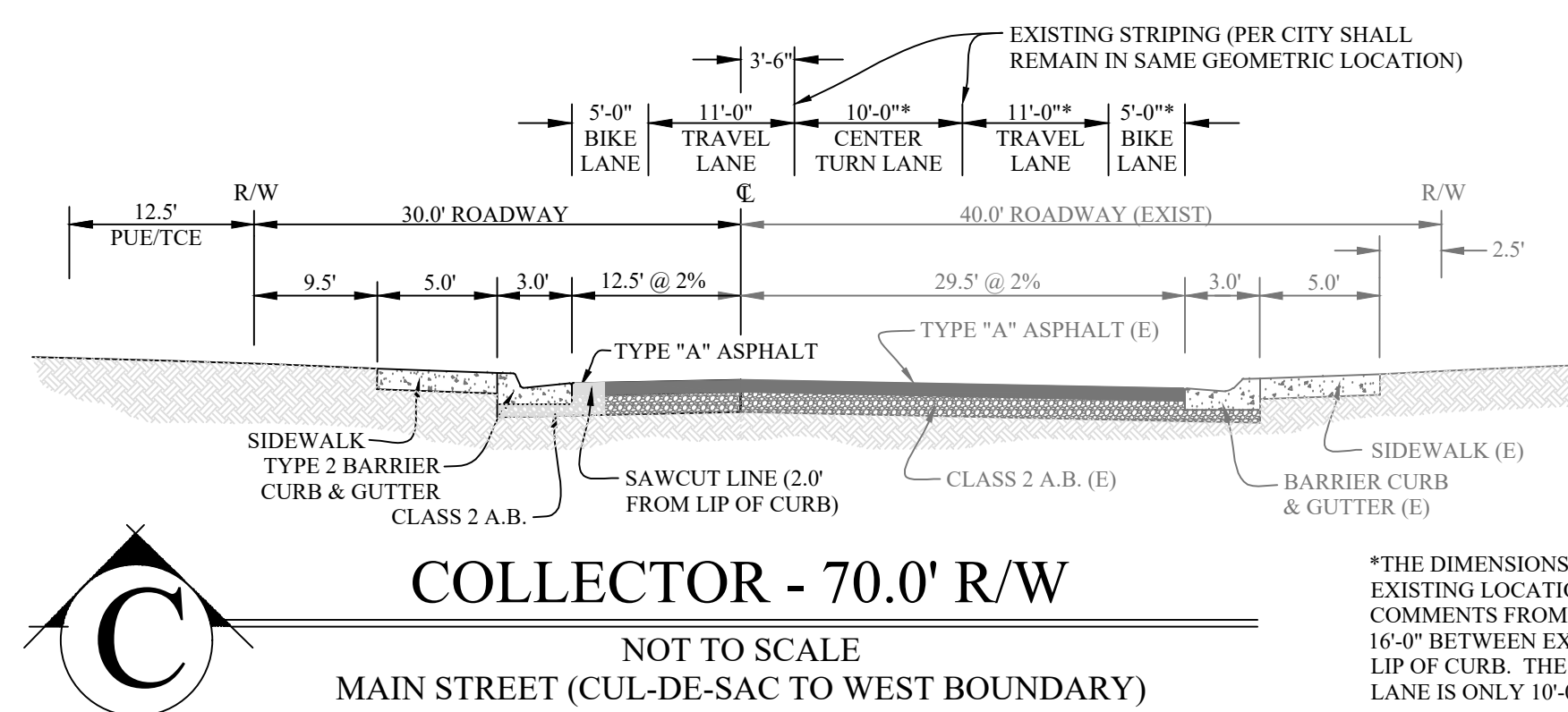
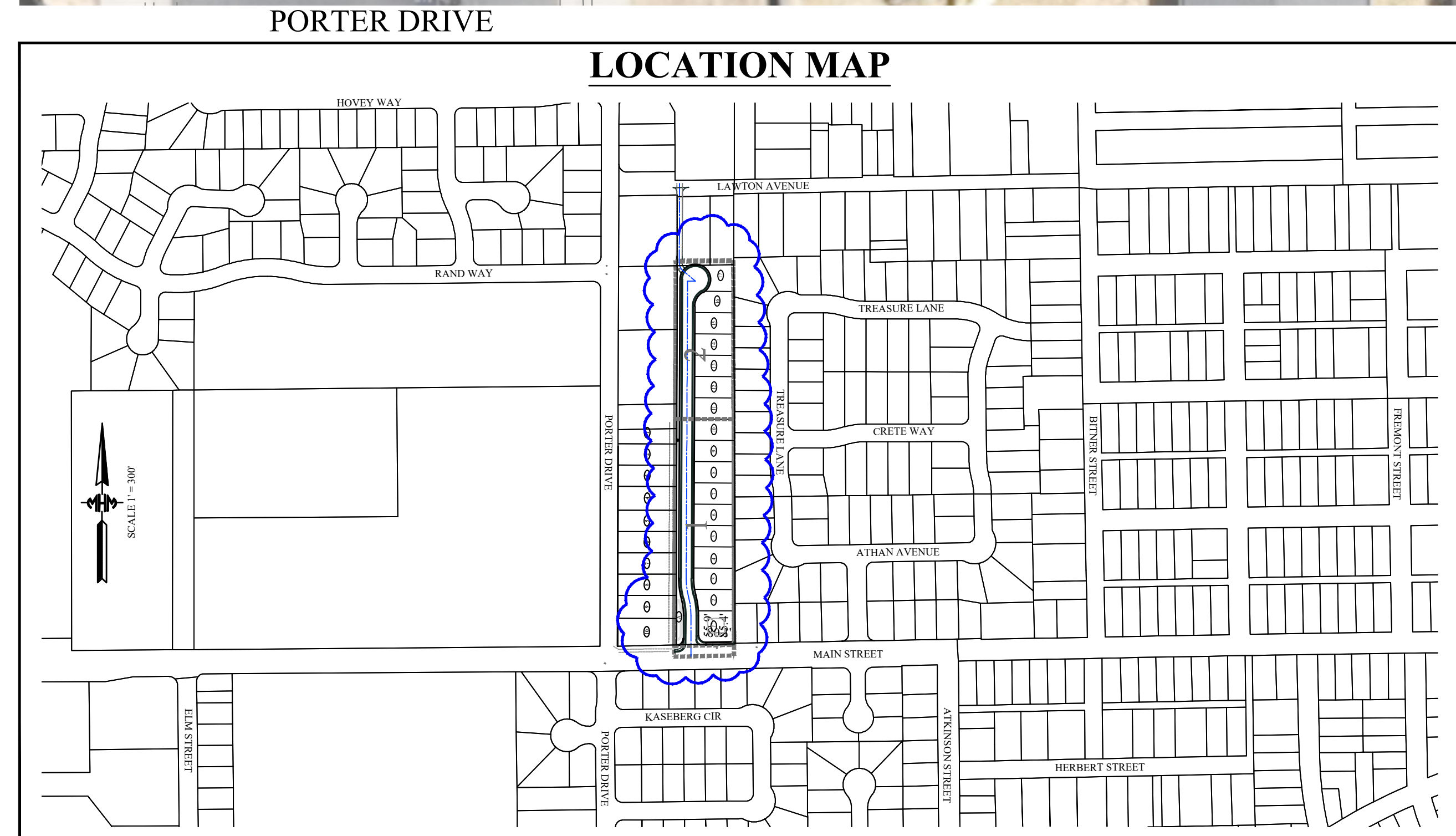
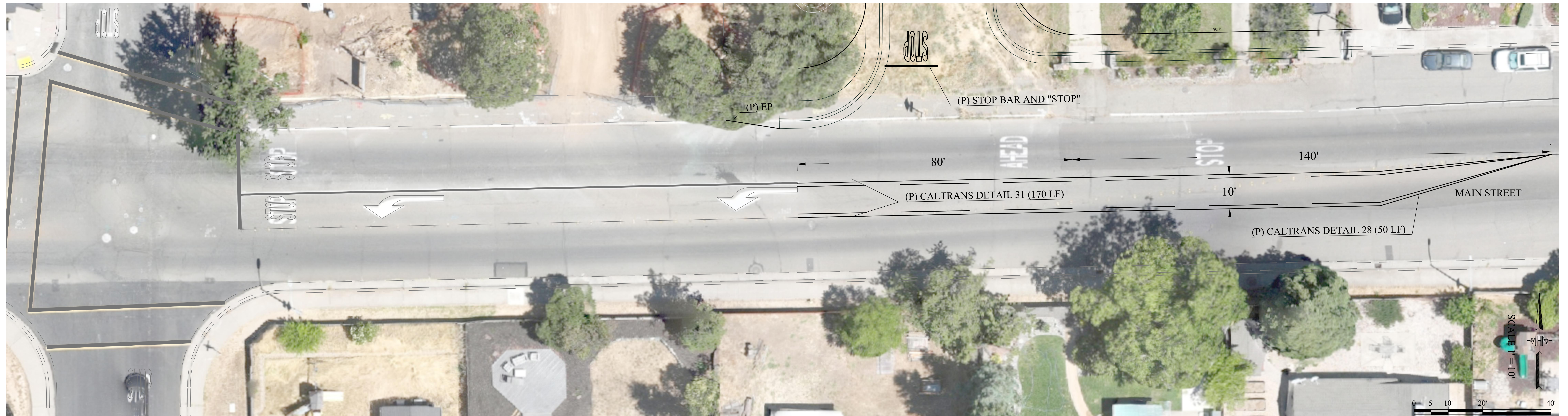
DMA ASPHALT AREA = 16,945 SF
DMA CONCRETE AREA = 8,575 SF
DMA HOUSE AREA = 0 SF
DMA PLANTER AREA = 15,625 SF

<p>OWNER LENDCO LLC 710 THIRD STREET MARYSVILLE, CA 95901 CONTACT: DAVID LANZA PHONE: (530) 743-1561</p> <p>APPLICANT LENDCO LLC 710 THIRD STREET MARYSVILLE, CA 95901 CONTACT: DAVID LANZA PHONE: (530) 743-1561</p> <p>ENGINEER/SURVEYOR MHM INCORPORATED 1204 E STREET, P.O. BOX B MARYSVILLE, CA 95901 CONTACT: SEAN MINARD, P.E., P.L.S. PHONE: (530) 742-6485</p> <p>ASSESSOR'S PARCEL NO. APN 015-080-026 (4.24 AC)</p> <p>AREA OF TENTATIVE MAP 4.24 GROSS ACRE</p> <p>GENERAL NOTES:</p> <ol style="list-style-type: none"> SUBDIVIDER RESERVES THE RIGHT TO PHASE DEVELOPMENT AND FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1 (A) OF THE SUBDIVISION MAP ACT. THIS PROJECT COULD BE 1 TO 3 PHASES. A 12.5 FOOT PUBLIC UTILITY EASEMENT (PUE) AND TEMPORARY CONSTRUCTION EASEMENT (TCE) SHALL BE PROVIDED ON ALL STREETS BEHIND SIDEWALK. ADJACENT TO CUL-DE-SAC BULBS THE PUBLIC UTILITY EASEMENT (PUE) SHALL BE 10 FEET BEHIND SIDEWALK UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER. THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY, ACTUAL DIMENSIONS, ROAD ALIGNMENTS, ACREAGE, AND YIELDS ARE TO BE VERIFIED PRIOR TO FINAL MAP. THIS IS AN APPLICATION FOR A TENTATIVE SUBDIVISION MAP. VILLAGE NUMBERING IS FOR IDENTIFICATION PURPOSES ONLY AND DOES NOT INDICATE PHASING ORDER OF DEVELOPMENT. ULTIMATE DEVELOPMENT PHASING WILL BE ORDERLY AND WILL BE DETERMINED AT FINAL MAP AND/OR IMPROVEMENT PLAN STAGE. TWO POTENTIAL PHASES ARE SHOWN BUT DEVELOPER RESERVES RIGHT TO RECORD WITH MORE OR LESS. ALL EXISTING STRUCTURES, SEPTIC TANKS, AND WELLS TO BE REMOVED OR DESTROYED PRIOR TO CONSTRUCTION. STREET TREES SHALL BE PLANTED PURSUANT TO CITY OF ROSEVILLE STANDARDS. ADDITIONAL DETAIL SHALL BE PROVIDED ON THE IMPROVEMENT PLANS. A ONE (1) FOOT NON-ACCESS STRIP SHALL BE PLACED ALONG THE ENTIRE WESTERN PROPERTY LINE. THE INSTALLATION ACCESS GATES AT END OF CUL-DE-SAC SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE AND THE ROSEVILLE FIRE DEPARTMENT EMERGENCY VEHICLE ACCESS STANDARD. PRIOR TO FINAL APPROVAL OF THE IMPROVEMENT, AN ACCEPTANCE TEST OF THE ACCESS SYSTEM SHALL BE WITNESSED BY THE FIRE & LIFE SAFETY DIVISION. OWNERS, APPLICANT, ENGINEER, AND SURVEYOR SHALL RECEIVE ANY COMMUNICATIONS AND/OR NOTICES RELATED TO THIS PROJECT. MHM INC, SEAN MINARD, IS THE ENGINEER AND SURVEYOR OF RECORD FOR THE TENTATIVE MAP. 	<p>PROJECT NOTES</p> <p>EXISTING USE SINGLE FAMILY RESIDENTIAL</p> <p>EXISTING GENERAL PLAN DESIGNATION LDR - LOW DENSITY RESIDENTIAL</p> <p>PROPOSED GENERAL PLAN DESIGNATION LDR - LOW DENSITY RESIDENTIAL</p> <p>EXISTING ZONING R-1</p> <p>PROPOSED ZONING R-1</p> <p>LEVEE PROTECTION DISTRICT PLACER COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT BOARD</p> <p>ELEMENTARY SCHOOL DISTRICT ROSEVILLE CITY SCHOOL DISTRICT</p> <p>HIGH SCHOOL DISTRICT ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT</p> <p>IRRIGATION DISTRICT NONE</p>	<p>FIRE PROTECTION CITY OF ROSEVILLE</p> <p>LAW ENFORCEMENT CITY OF ROSEVILLE</p> <p>SANITARY SEWER CITY OF ROSEVILLE</p> <p>DOMESTIC AND RECYCLED WATER CITY OF ROSEVILLE</p> <p>STORM DRAINAGE CITY OF ROSEVILLE</p> <p>ELECTRICITY CITY OF ROSEVILLE</p> <p>NATURAL GAS (OPTIONAL) PACIFIC GAS AND ELECTRIC</p> <p>COMMUNICATION AT&T AND CONSOLIDATED COMMUNICATIONS</p> <p>CABLE (OPTIONAL) COMCAST AND CONSOLIDATED COMMUNICATIONS</p>
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EXISTING PAVEMENT DELINEATION



PROPOSED PAVEMENT DELINEATION



TENTATIVE MAP - PRELIMINARY PAVEMENT DELINEATION PLAN
OAKLEAF ESTATES (TSTM PL23-0198)
 1010 MAIN STREET, ROSEVILLE, CALIFORNIA - APN 015-080-026-000
 ZONING - R-1, GENERAL PLAN DESIGNATION - LDR
 JULY 26, 2023 (REVISED JULY 19, 2024 AND UPDATE AERIAL JUNE 28, 2024)

PROJECT NOTES		
OWNER LENDCO LLC 710 THIRD STREET MARYSVILLE, CA 95901 CONTACT: DAVID LANZA PHONE: (530) 743-1561	EXISTING USE SINGLE FAMILY RESIDENTIAL	FIRE PROTECTION CITY OF ROSEVILLE
APPLICANT LENDCO LLC 710 THIRD STREET MARYSVILLE, CA 95901 CONTACT: DAVID LANZA PHONE: (530) 743-1561	EXISTING GENERAL PLAN DESIGNATION LDR - LOW DENSITY RESIDENTIAL	LAW ENFORCEMENT CITY OF ROSEVILLE
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