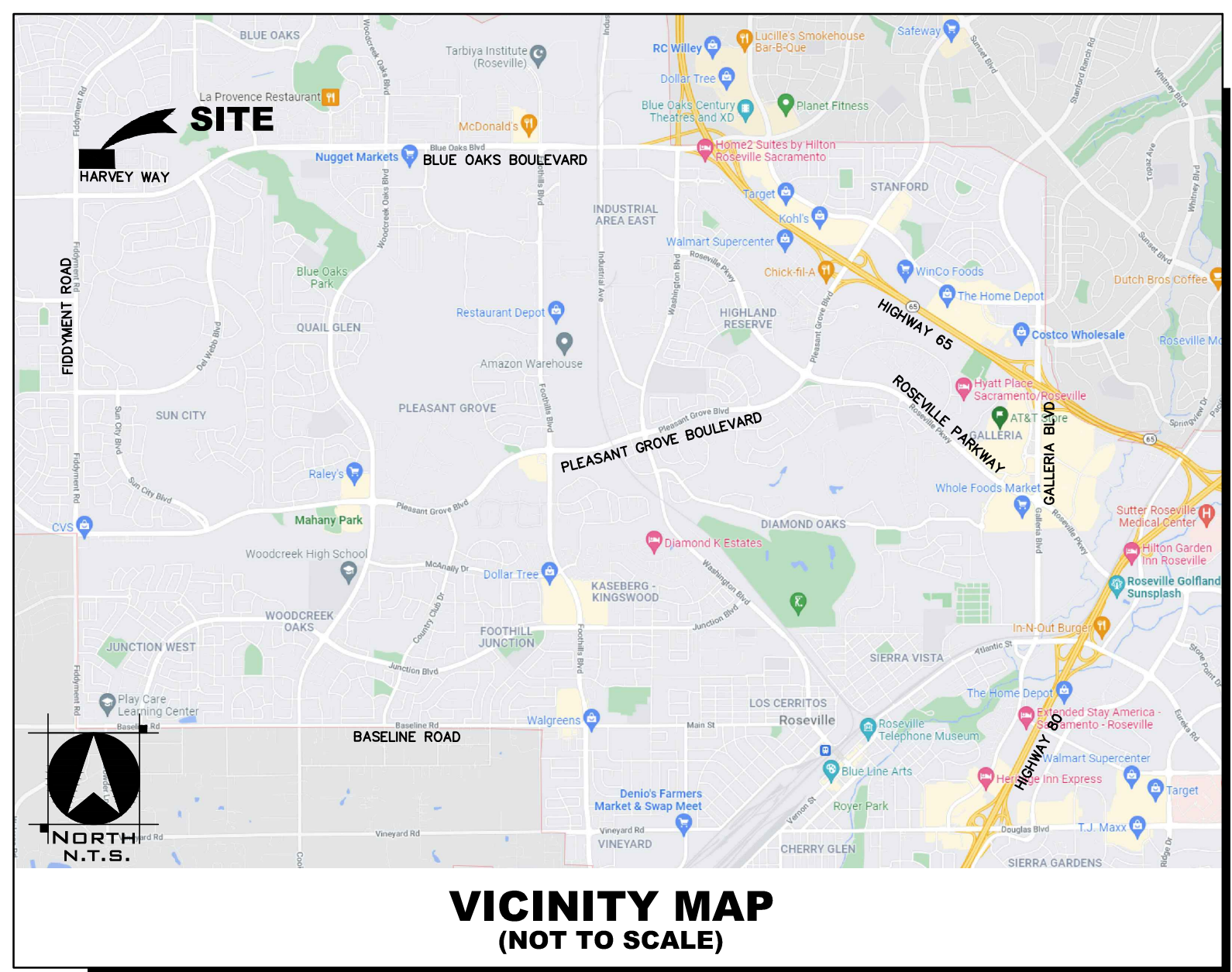


TENTATIVE PARCEL MAP WRSP PARCEL F-22 CITY OF ROSEVILLE, CA



- GENERAL NOTES**
- TENTATIVE PARCEL MAP SUBDIVIDES RESULTANT PARCEL LOT 19 AS SHOWN ON LOT LINE ADJUSTMENT, EVIDENCED BY DOCUMENT RECORDED JANUARY 22, 2015 AS INSTRUMENT NO. 2015-004840 OF OFFICIAL RECORDS.
 - PARCEL DIMENSIONS AND AREAS 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 FINAL MAPPING AND SUBSEQUENT DEVELOPMENT OF LOTS MAY BE PHASED IN ANY SEQUENCE PROVIDED EACH PHASE PROVIDES FOR ACCESS AND FOR BACKBONE INFRASTRUCTURE, SUBJECT TO THE APPROVAL OF THE CITY OF ROSEVILLE PURSUANT TO GOVERNMENT CODE SECTION 66456.1. 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.
 - RECIPROCAL ACCESS, PARKING, DRAINAGE, 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 MAPPING REQUIREMENTS NEEDED TO ACCOMPLISH THE FINAL DESIGN MAY BE ADDED PRIOR TO EACH FINAL MAP BASED ON THIS TENTATIVE PARCEL MAP.

PROJECT SUMMARY

OWNER
WEST ROSEVILLE DEVELOPMENT COMPANY, INC.
4670 WILLOW ROAD, SUITE 200
PLEASANTON, CA 94588

DEVELOPER / APPLICANT
USA PROPERTIES FUND INC.
3200 DOUGLAS BLVD., SUITE 200
ROSEVILLE, CA 95661
ATTN: SEAN REYNOLDS
sreynolds@usapropfund.com

ENGINEER
TSD ENGINEERING, INC
785 ORCHARD DRIVE, SUITE 110
FOLSOM, CA 95630
ATTN: CHRIS SCHULZE
cschulze@tsdeng.com

PROPOSED USE
MULTI-FAMILY RESIDENTIAL

ZONING
WEST ROSEVILLE SPECIFIC PLAN
R3 - ATTACHED HOUSING

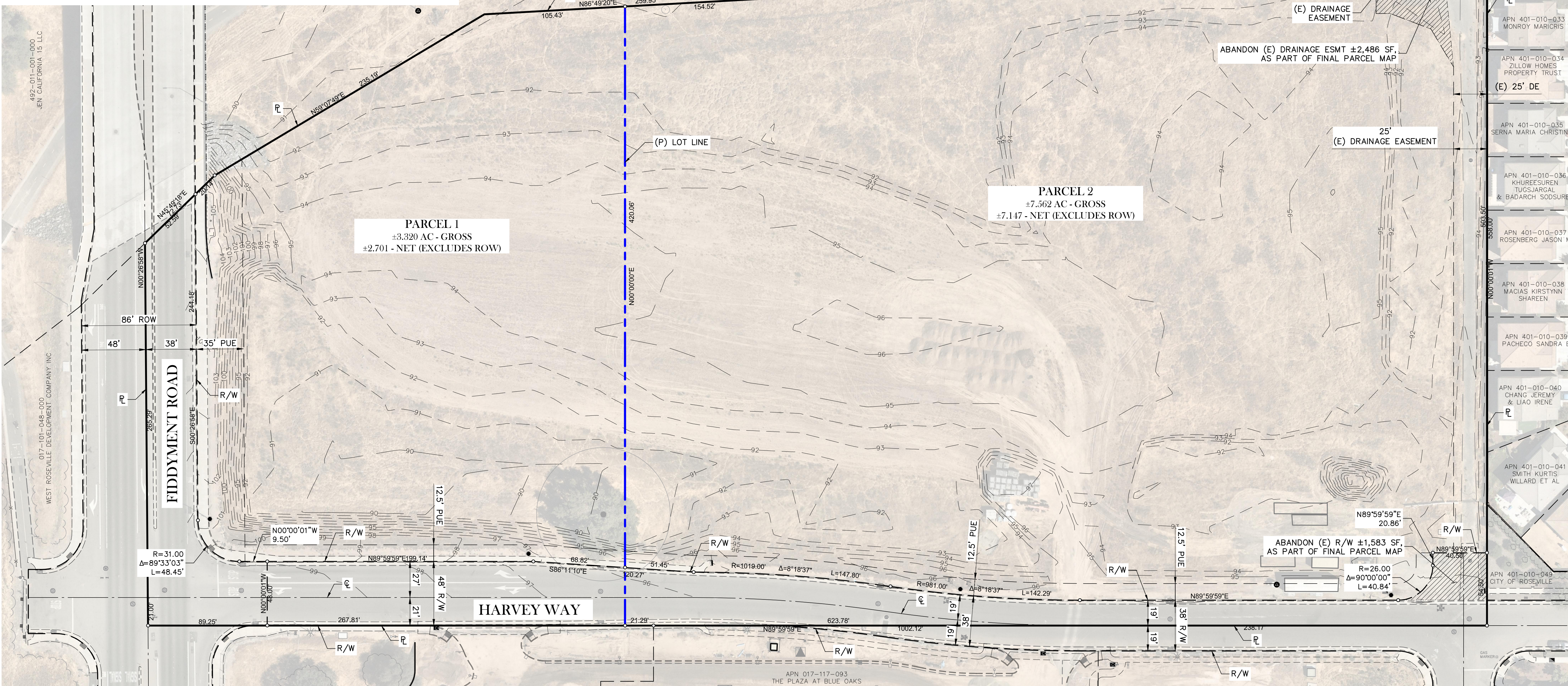
NUMBER OF PARCELS
1 EXISTING PARCEL
AREA:
±10.882 AC - GROSS
±9.848 AC - NET

2 PROPOSED LOTS

RESULTANT PARCEL 1
AREA:
±3.320 AC - GROSS
±2.701 AC - NET

RESULTANT PARCEL 1
AREA:
±7.562 AC - GROSS
±7.147 AC - NET

ASSESSORS PARCEL NO & AREA
APN: 017-117-097



SERVICE PROVIDERS

PARKS & RECREATION DISTRICT
CITY OF ROSEVILLE
(916) 772-PLAY (7529)

SCHOOL DISTRICT
ROSEVILLE CITY SCHOOL DISTRICT
(916) 771-1600
ROSEVILLE JOINT UNION HIGH SCHOOL
(916) 786-2051

WATER
CITY OF ROSEVILLE (916) 774-5750

SANITARY SEWER
CITY OF ROSEVILLE (916) 774-5750

STORM DRAIN
CITY OF ROSEVILLE

SOLID WASTE
CITY OF ROSEVILLE (916) 774-5780

GAS
PG&E (916) 386-5722

ELECTRIC
ROSEVILLE ELECTRIC (916) 797-6937

TELEPHONE
CONSOLIDATED COMMUNICATIONS
(916) 780-8000

CABLE
COMCAST 1 (800) 266-2278

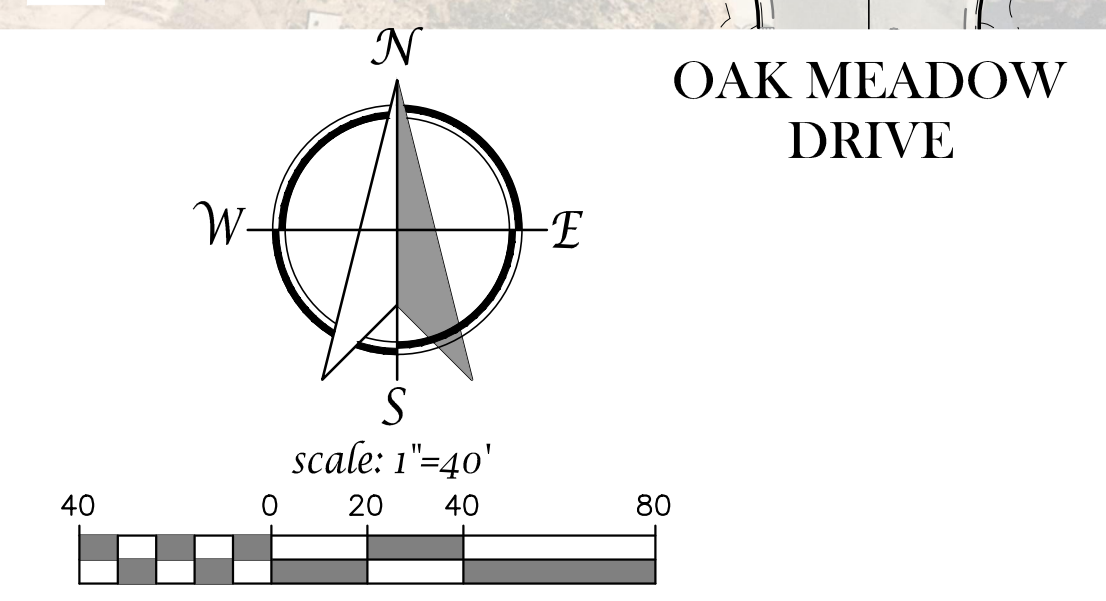
POLICE DEPARTMENT
CITY OF ROSEVILLE (916) 774-5800

FIRE DEPARTMENT
CITY OF ROSEVILLE (916) 774-5000

BENCHMARK
CITY OF ROSEVILLE BENCHMARK NO. 115 - A 3-1/4" BRASS DISC STAMPED "MAY 2008 LS6046" LOCATED 0.5' NORTH OF NE BRIDGE ABUTMENT EAST SIDE OF FIDDYMENT RD @ PLEASANT GROVE CREEK @ TOP OF CONCRETE RAILING.
ELEVATION = 108.029 (NGVD29).

BASIS OF BEARING
FINAL MAP OF FIDDYMENT RANCH PHASE 1, FILED AT THE OFFICE OF THE PLACER COUNTY RECORDER IN BOOK AA OF MAPS, AT PAGE 10, ESTABLISHED FROM FOUND MONUMENTS SHOWN HEREON.

FLOOD ZONE
ZONE X (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 06061C0936H, DATED NOVEMBER 2, 2018.

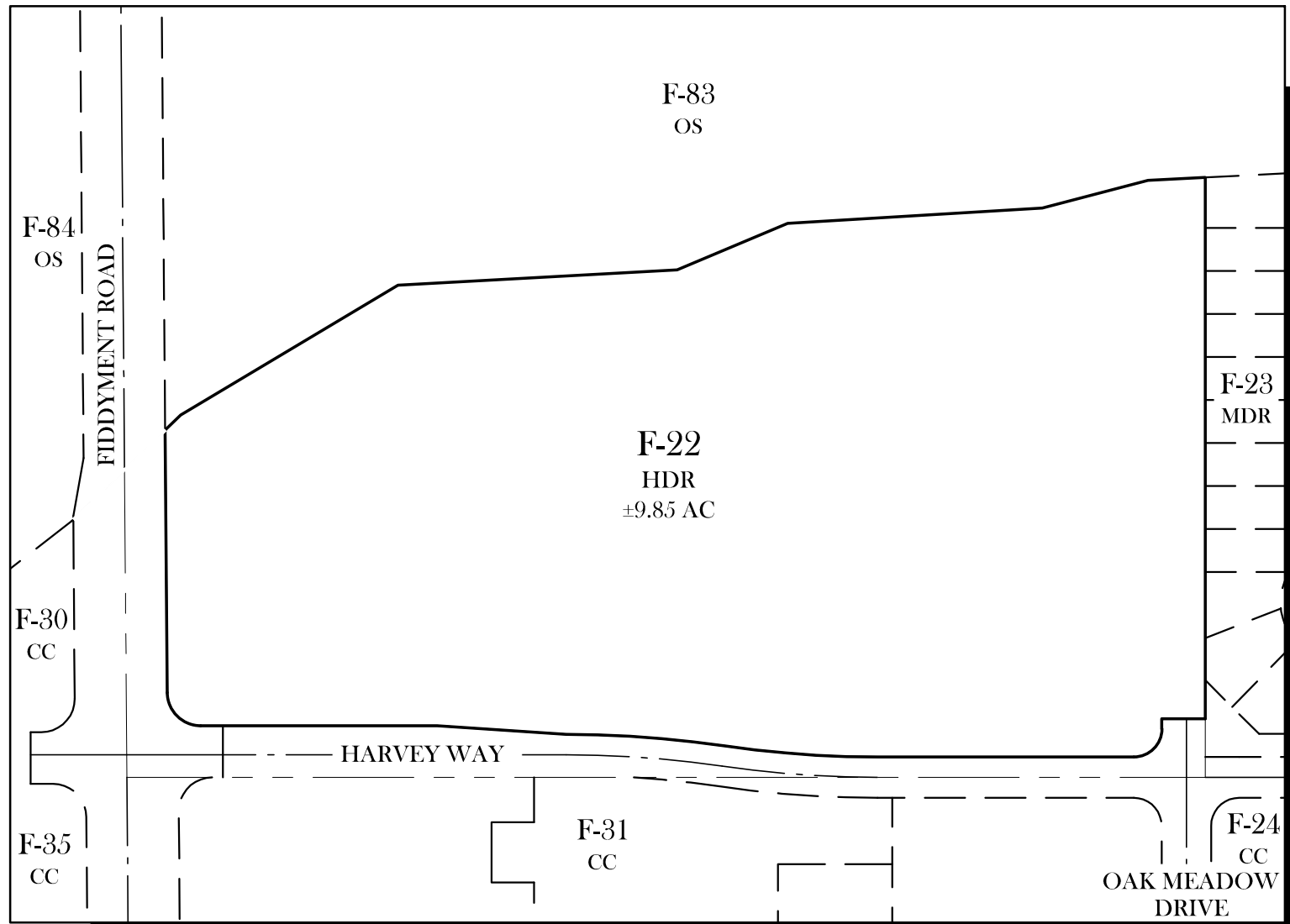


TENTATIVE PARCEL MAP
AUGUST 2, 2022

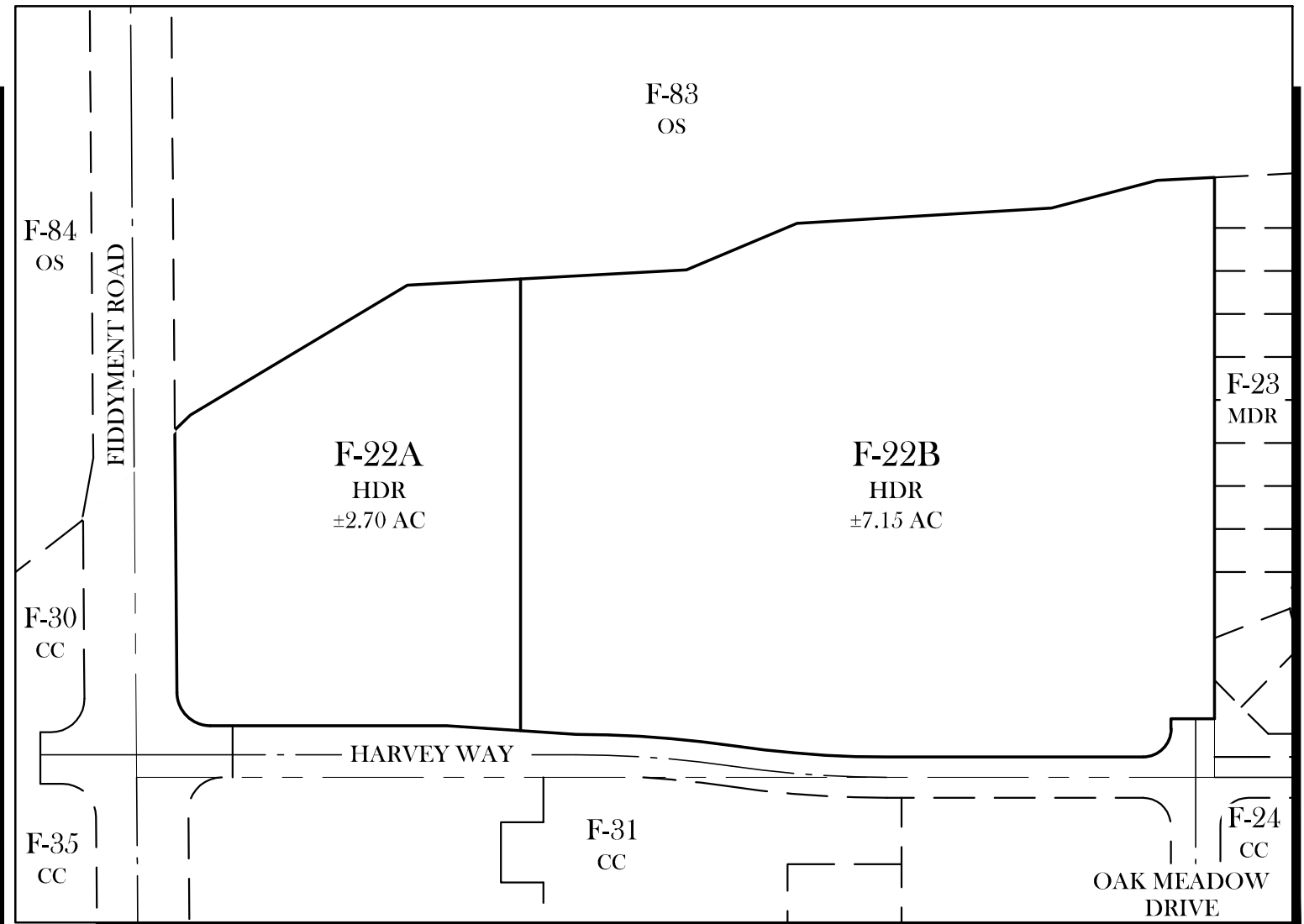
TSD ENGINEERING, INC.
expect more.

785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

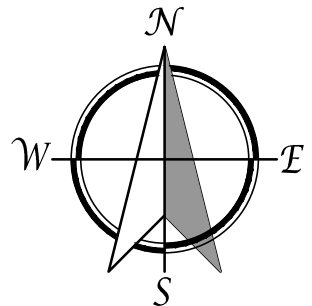
**SPECIFIC PLAN AMENDMENT
CITY OF ROSEVILLE, CA**



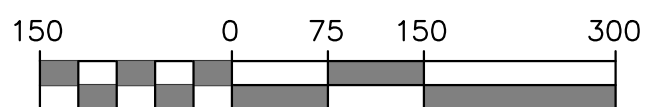
EXISTING



PROPOSED



scale: 1"=150'

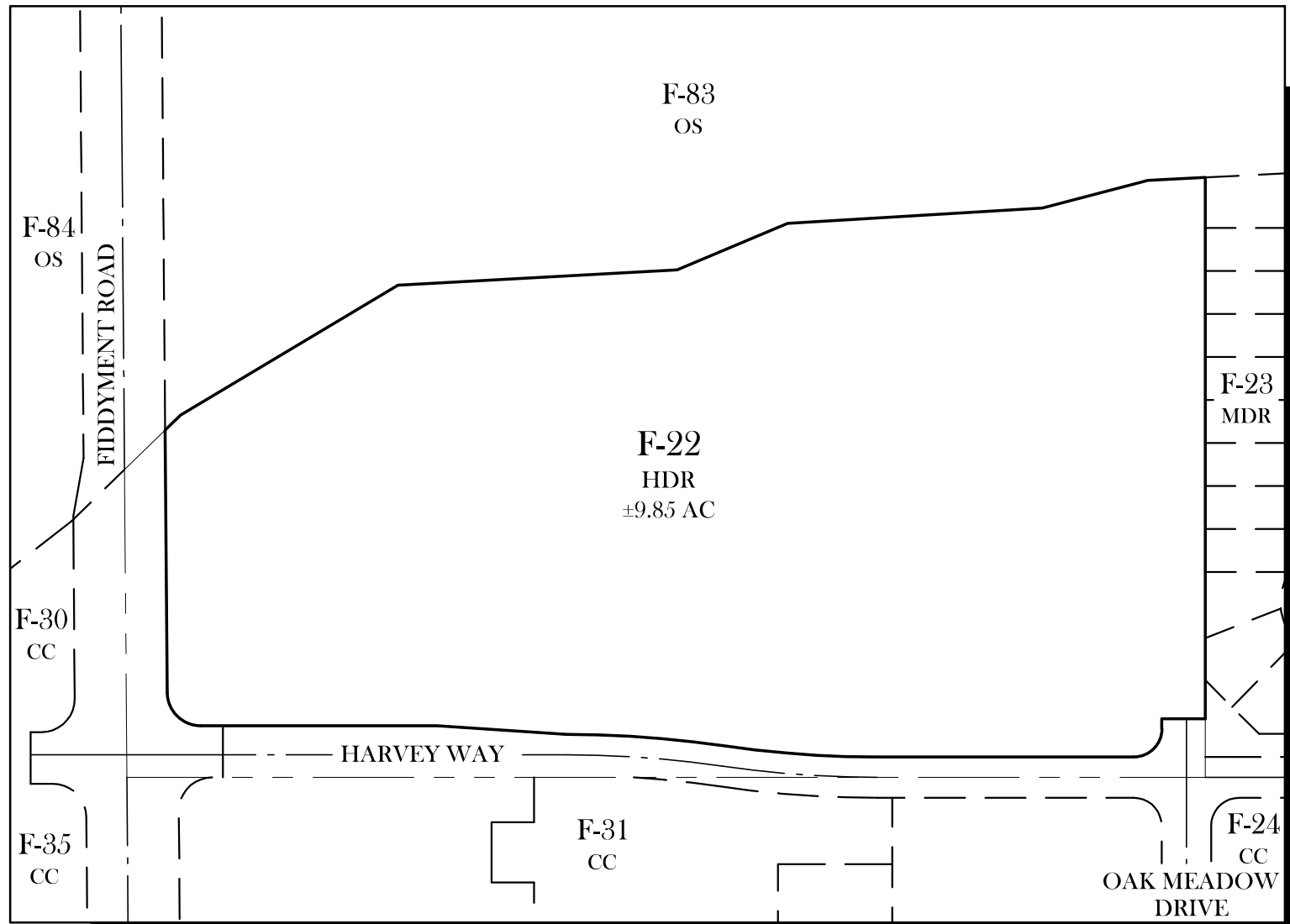


PARCEL NO.	LAND USE	EXISTING ACRES	PROPOSED ACRES
F-22	HIGH DENSITY RESIDENTIAL	9.85	0
F-22A	HIGH DENSITY RESIDENTIAL	0	2.70
F-22B	HIGH DENSITY RESIDENTIAL	0	7.15
TOTALS		9.85	9.85

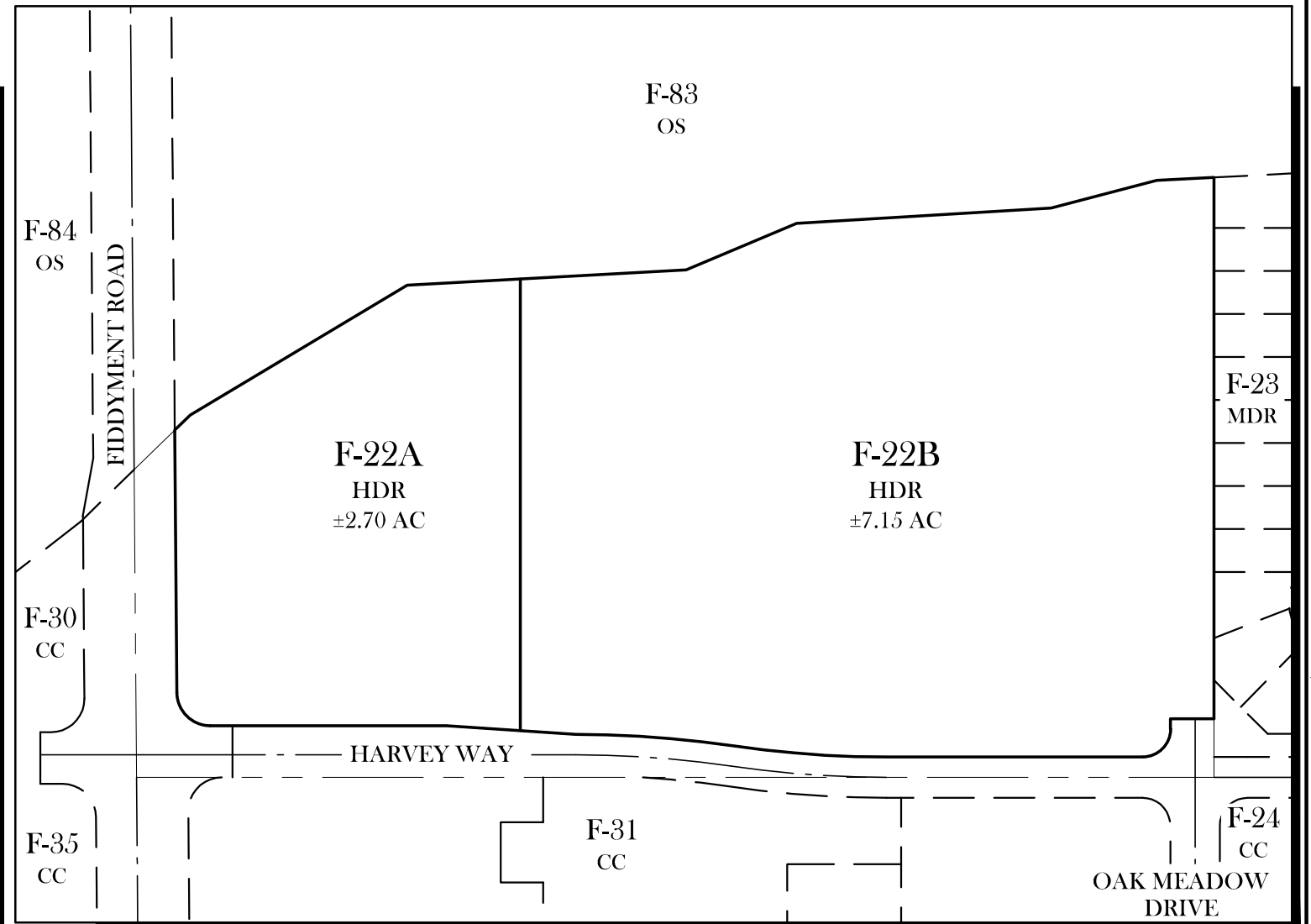
SPECIFIC PLAN AMENDMENT
JULY 25, 2022

785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

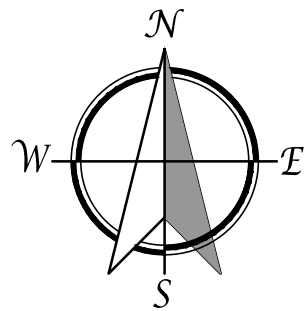
**TENTATIVE PARCEL MAP
CITY OF ROSEVILLE, CA**



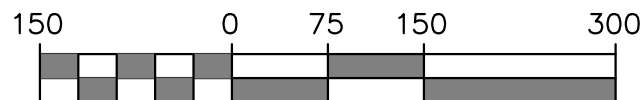
EXISTING



PROPOSED



scale: 1"=150'



PARCEL NO.	LAND USE	EXISTING ACRES	PROPOSED ACRES
F-22	HIGH DENSITY RESIDENTIAL	9.85	0
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F-22B	HIGH DENSITY RESIDENTIAL	0	7.15
TOTALS		9.85	9.85

TENTATIVE PARCEL MAP
JULY 25, 2022

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expect more.
785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

APN 492-013-007
CITY OF ROSEVILLE

WRSP PARCEL
F-22

PROPOSED PARCEL 2
±7.562 AC - GROSS
±7.147 - NET (EXCLUDES ROW)

PROPOSED PARCEL 1
±3.320 AC - GROSS
±2.701 - NET (EXCLUDES ROW)

TREE REMOVAL
(E) VALLEY OAK #181
TRUNK Ø = 68 INCHES
DRIP RADIUS = 54 FEET

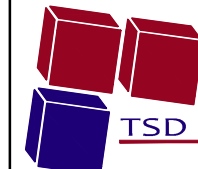
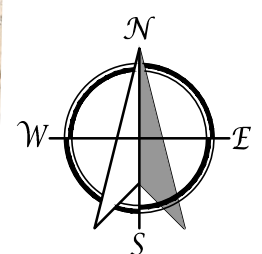
FIDDYMENT ROAD

HARVEY WAY

OAKBRIAR
SUBDIVISION

THE PLAZA
AT BLUE OAKS

WRSP PARCEL F-22
GRADING PLAN FOR
TREE REMOVAL
JANUARY 4, 2023



TSD ENGINEERING, INC.
expect more.

785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

