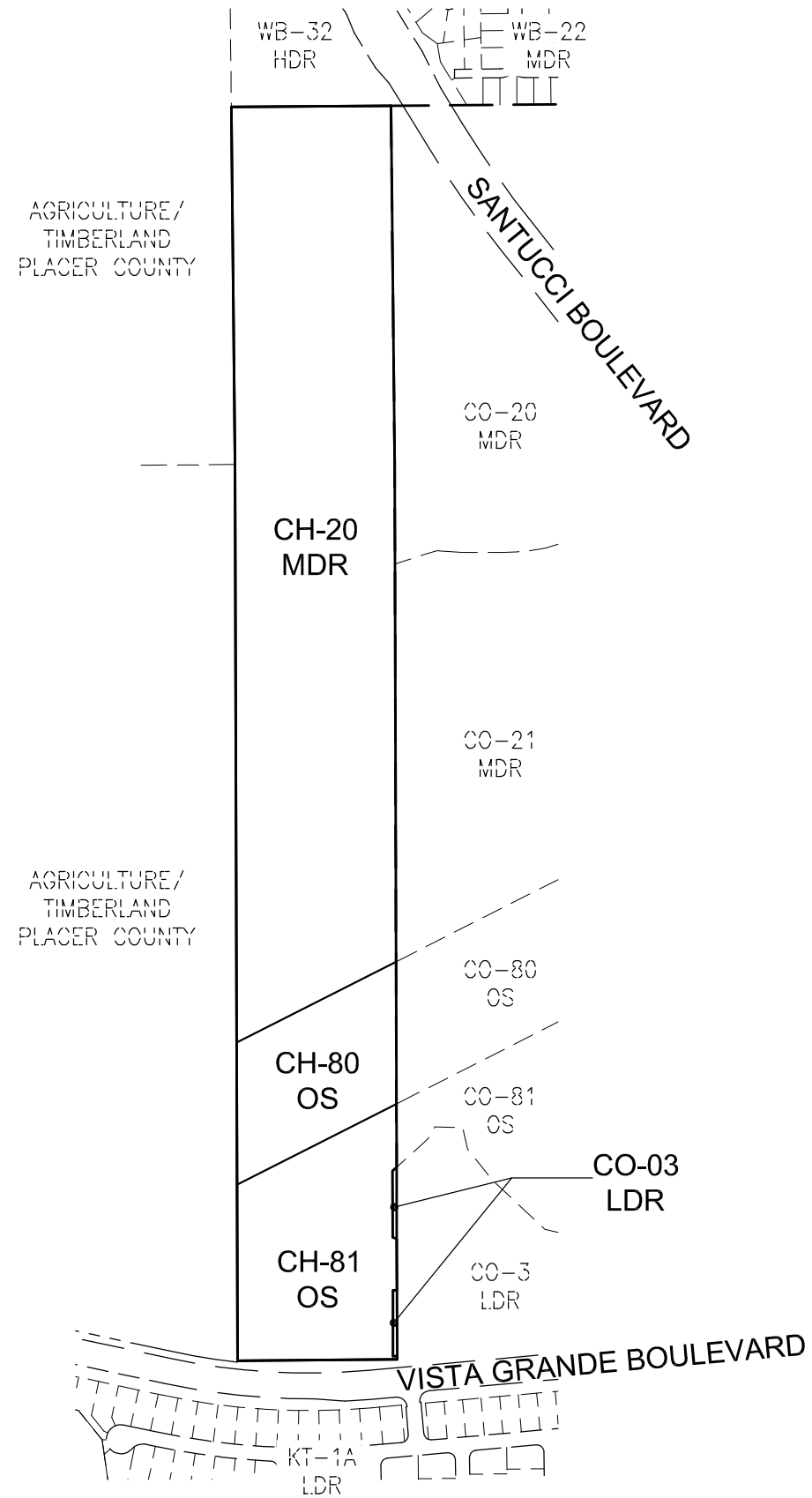


EXISTING GENERAL PLAN DESIGNATIONS

SCALE: 1"=500'



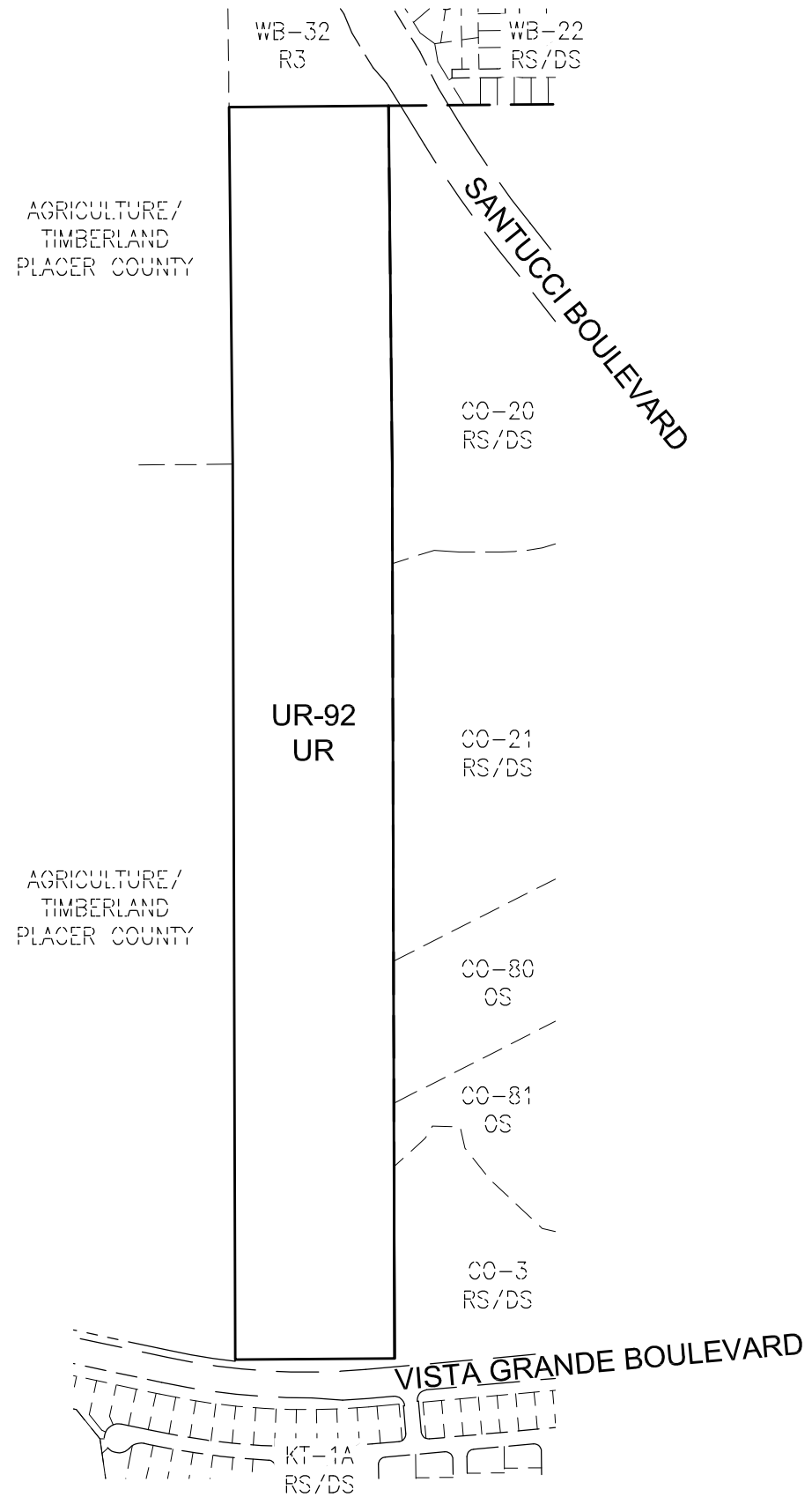
PROPOSED GENERAL PLAN DESIGNATIONS

SCALE: 1"=500'

GENERAL PLAN AMENDMENT EXHIBIT
 THE VILLAGES at SIERRA VISTA
 CHAN PROPERTY PARCELS CH-20, CH-80 & CH-81
 CITY of ROSEVILLE, CALIFORNIA

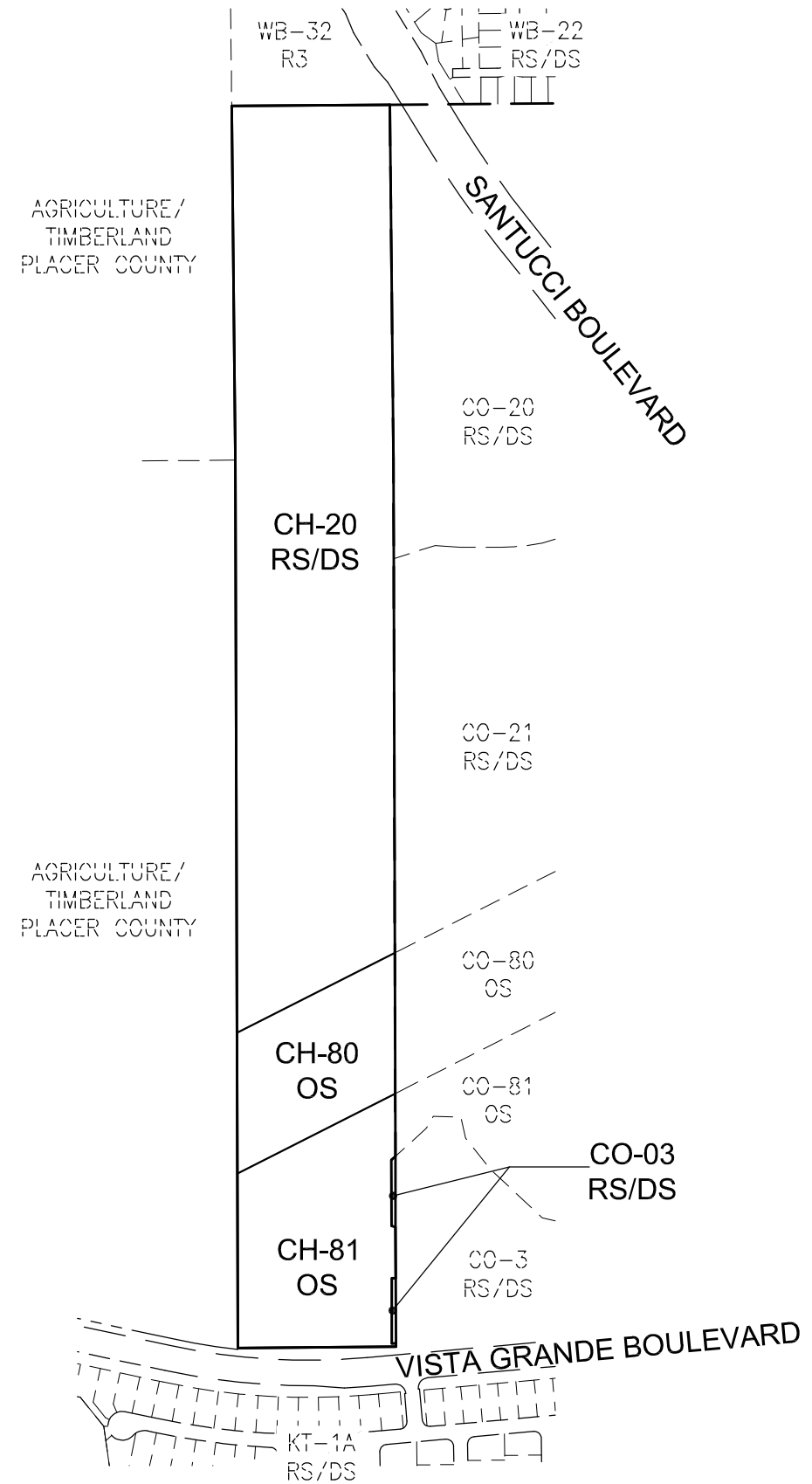
SCALE: 1"=500'
 JOB #: 25-03-013
 DATE: AUG., 2025

BW
BAKER-WILLIAMS ENGINEERING GROUP
 Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
 6838 Sunrise Boulevard, Suite 112 · Citrus Heights, California 95610-3153
 (916) 331-4336 · fax (916) 331-4430 · office@bwengineers.com · www.bwengineers.com



EXISTING ZONING DESIGNATIONS

SCALE: 1"=500'



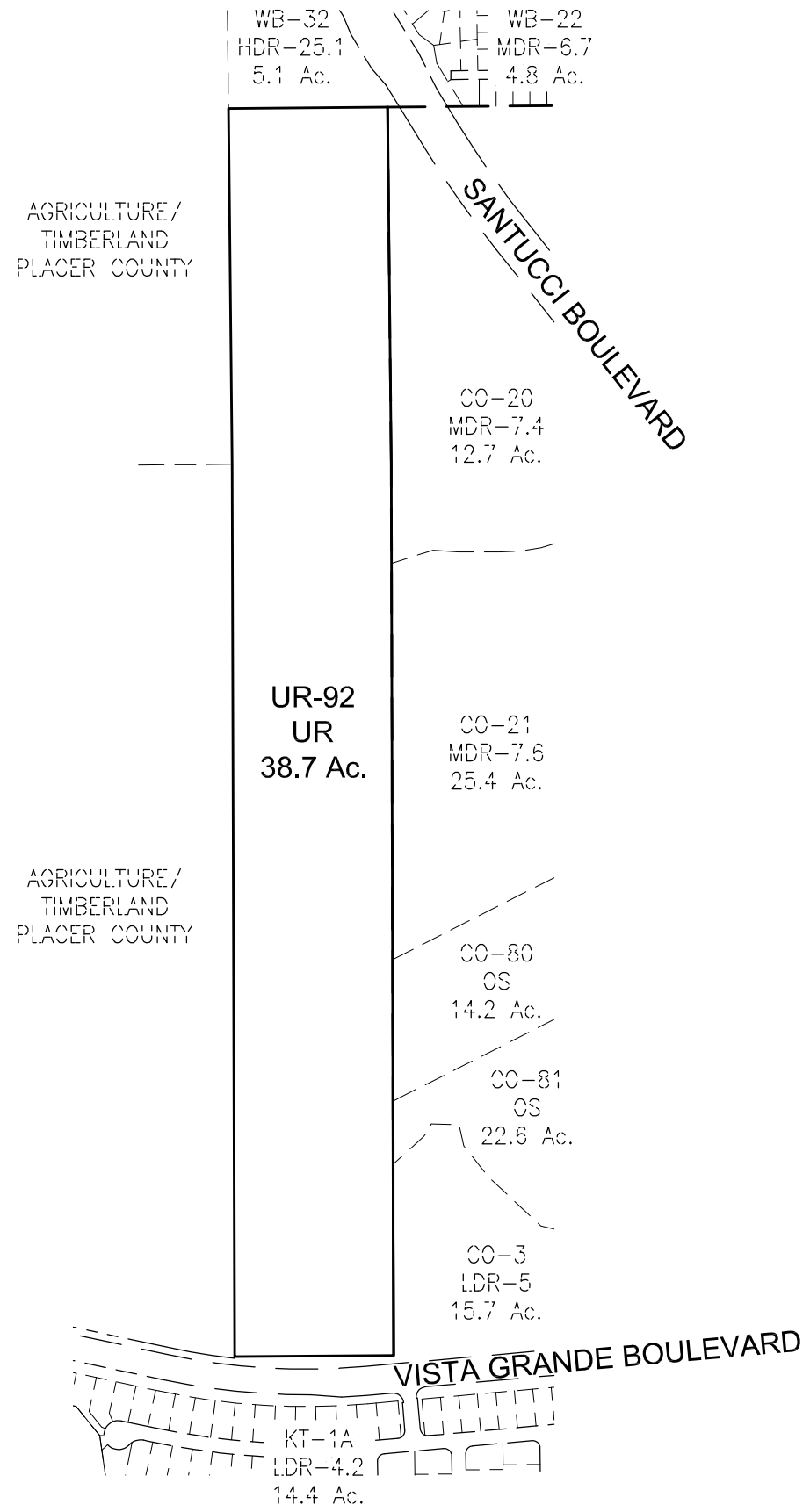
PROPOSED ZONING DESIGNATIONS

SCALE: 1"=500'

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 THE VILLAGES at SIERRA VISTA
 CHAN PROPERTY PARCELS CH-20, CH-80 & CH-81
 CITY of ROSEVILLE, CALIFORNIA

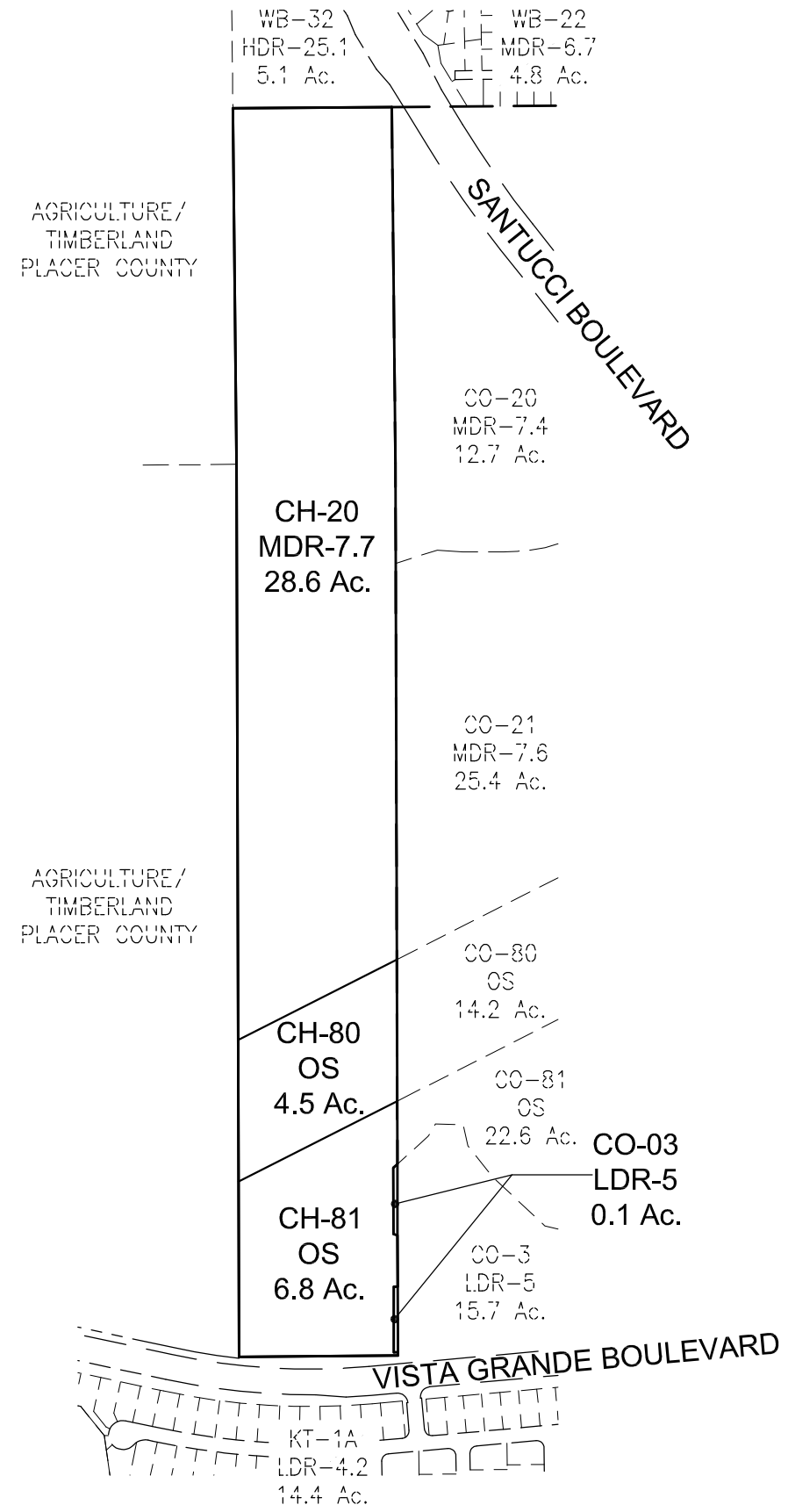
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 JOB #: 25-03-013
 DATE: AUG., 2025

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EXISTING SPECIFIC PLAN DESIGNATIONS

SCALE: 1"=500'



PROPOSED SPECIFIC PLAN DESIGNATIONS

SCALE: 1"=500'

SPECIFIC PLAN AMENDMENT EXHIBIT
 THE VILLAGES at SIERRA VISTA
 CHAN PROPERTY PARCELS CH-20, CH-80 & CH-81
 CITY of ROSEVILLE, CALIFORNIA

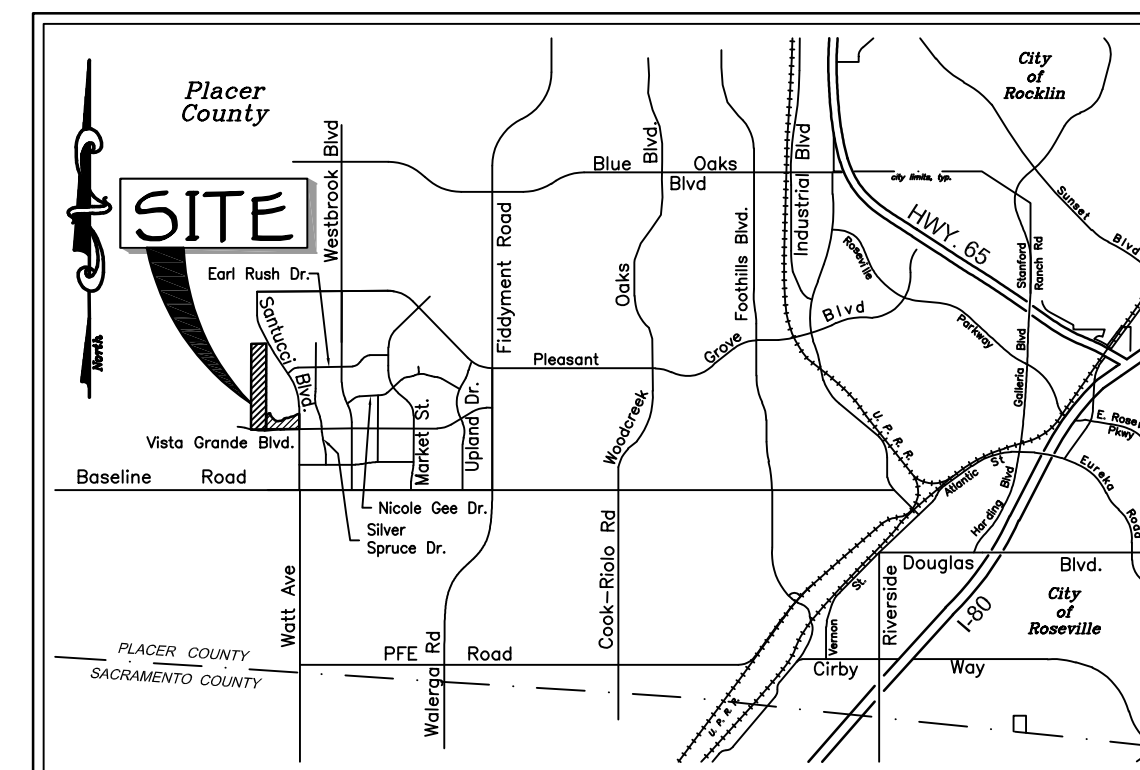
SCALE: 1"=500'
 JOB #: 25-03-013
 DATE: AUG., 2025

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LOT LINE ADJUSTMENT EXHIBIT
SIERRA VISTA SPECIFIC PLAN

VILLAGE CO-03
CHAN PROPERTY - UR-92

CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA
 SEPTEMBER, 2025 SCALE 1" = 200'



VICINITY MAP

Owner:
 Mourier Investments, LLC
 1430 Blue Oaks Boulevard, Ste. 190
 Roseville, CA 95747
 PH. (916) 969-2842

Engineer:
 Baker Williams Engineering Group
 6939 Sunrise Blvd., Suite #112
 Citrus Heights, CA 95610-3153
 Ph. (916) 331-4336
 office@bwengineers.com

Addresses:
 2900 Vista Grande Boulevard
 2700 Vista Grande Boulevard

General Plan Designation
 UR - Urban Reserve - Chan Property
 LDR - Low Density Residential - CO-03

Zoning:
 UR - Urban Reserve - Chan Property
 RS/DS - CO-03

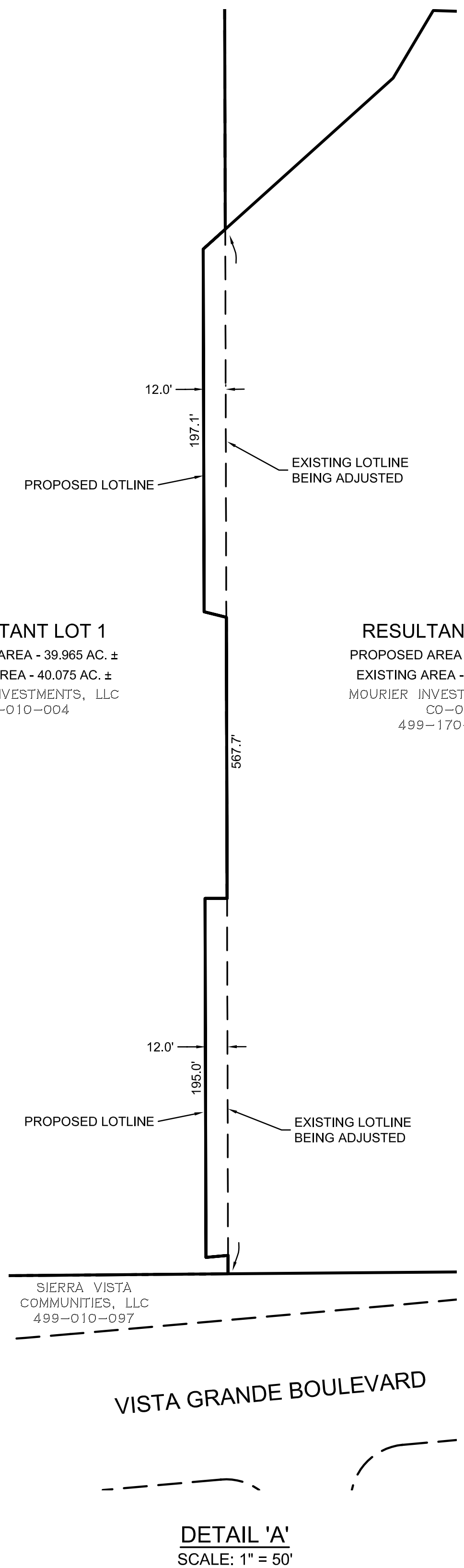
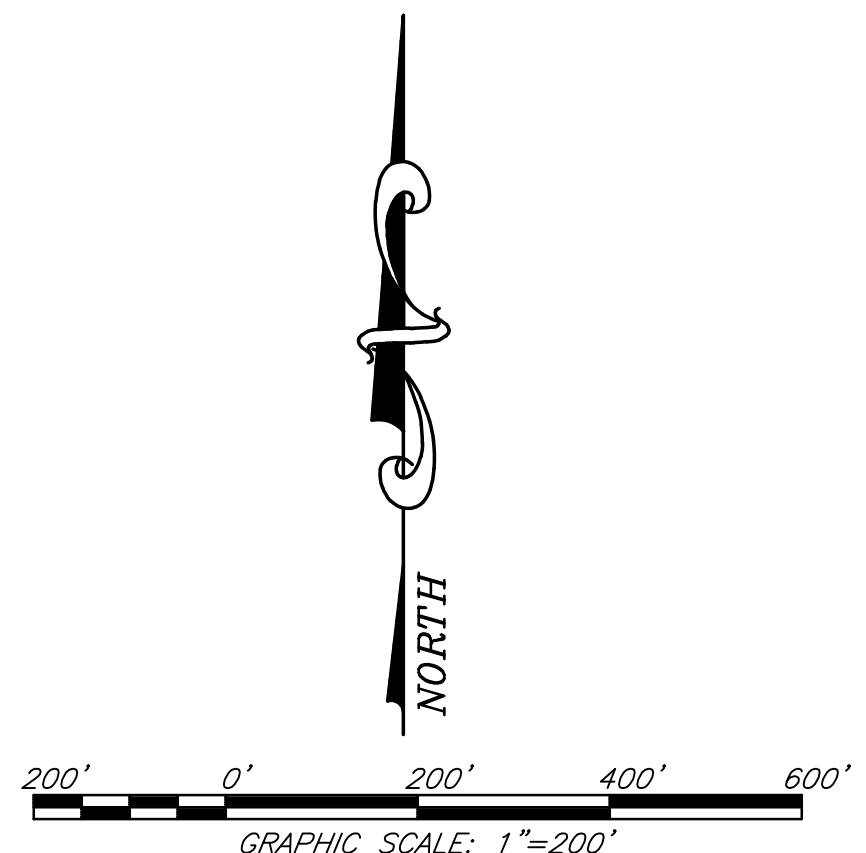
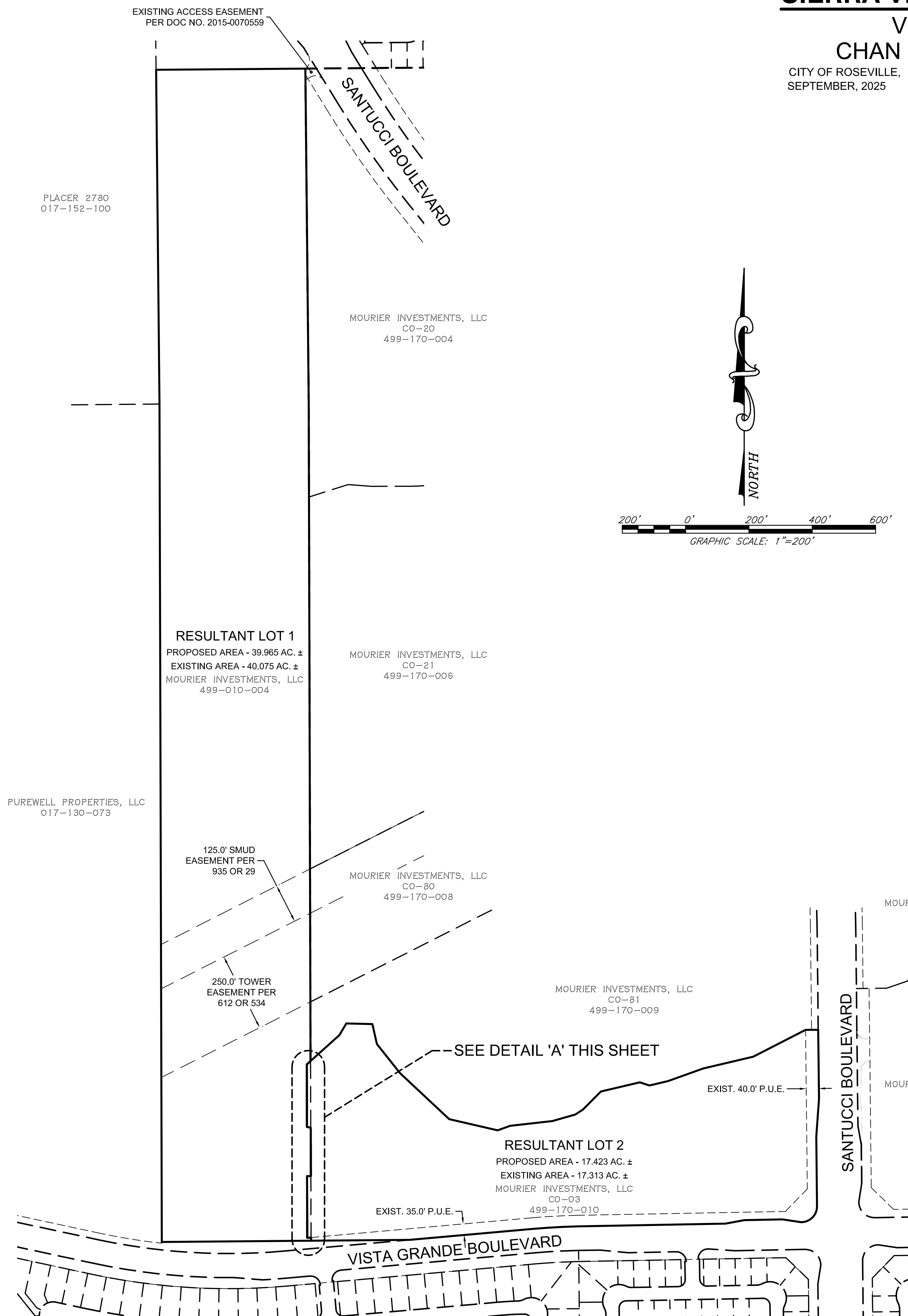
Specific Plan Designation:
 UR-92 - Chan Property
 LDR-4.3 - CO-03

Existing Use:
 Vacant

Proposed Use:
 Open Space
 Single Family Residential

Assessor's Parcel Nos.
 499-010-004
 499-170-010

PROJECT STATEMENT: TO ADJUST THE LOT LINES THE CHAN PROPERTY AND CO-03 TO ALLOW FUTURE DEVELOPMENT WITHOUT BUILDING A MAJOR RETAINING WALL.



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 Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
 6939 Sunrise Boulevard, Suite 112 • Citrus Heights, California 95610-3153
 (916) 331-4336 ~ fax (916) 331-4430 ~ office@bwengineers.com ~ www.bwengineers.com

S:\BMEG Jobs\2025 Jobs\05-09-013 Chan Property Roseville\Boundary Line Adjustment\Exhibit\03-EXH-BLA SITE PLAN.dwg, BLA-EXH EXHIBIT, 9/24/2025 8:05:36 AM, Cobbed

JOB #: 25-03-013

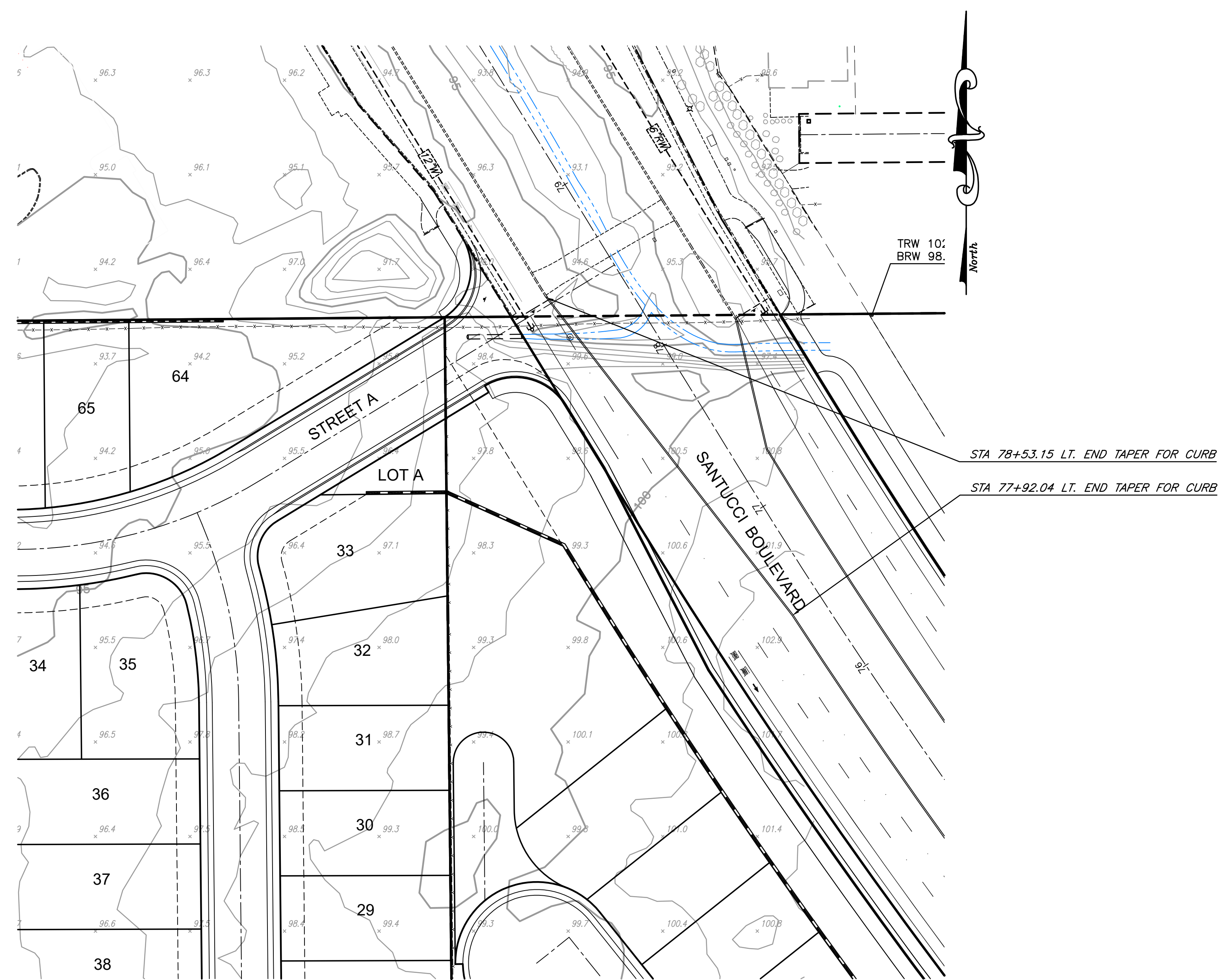
Tentative Subdivision Map No. 5 of The Villages at Sierra Vista:
CHAN PROPERTY - CH-20

**A PORTION OF SECTIONS 27
AND 34, T. 11 N., R. 5 E., M.D.M.**

City of Roseville, State of California
Scale 1" = 200' August, 2025

Sheet 2 of 11

Project Address - 2900 Vista Grande Boulevard
Project No. PL25-0000



SANTUCCI BOULEVARD AND STREET 'A'

Tentative Subdivision Map No. 5 of The Villages at Sierra Vista:
CHAN PROPERTY - CH-20

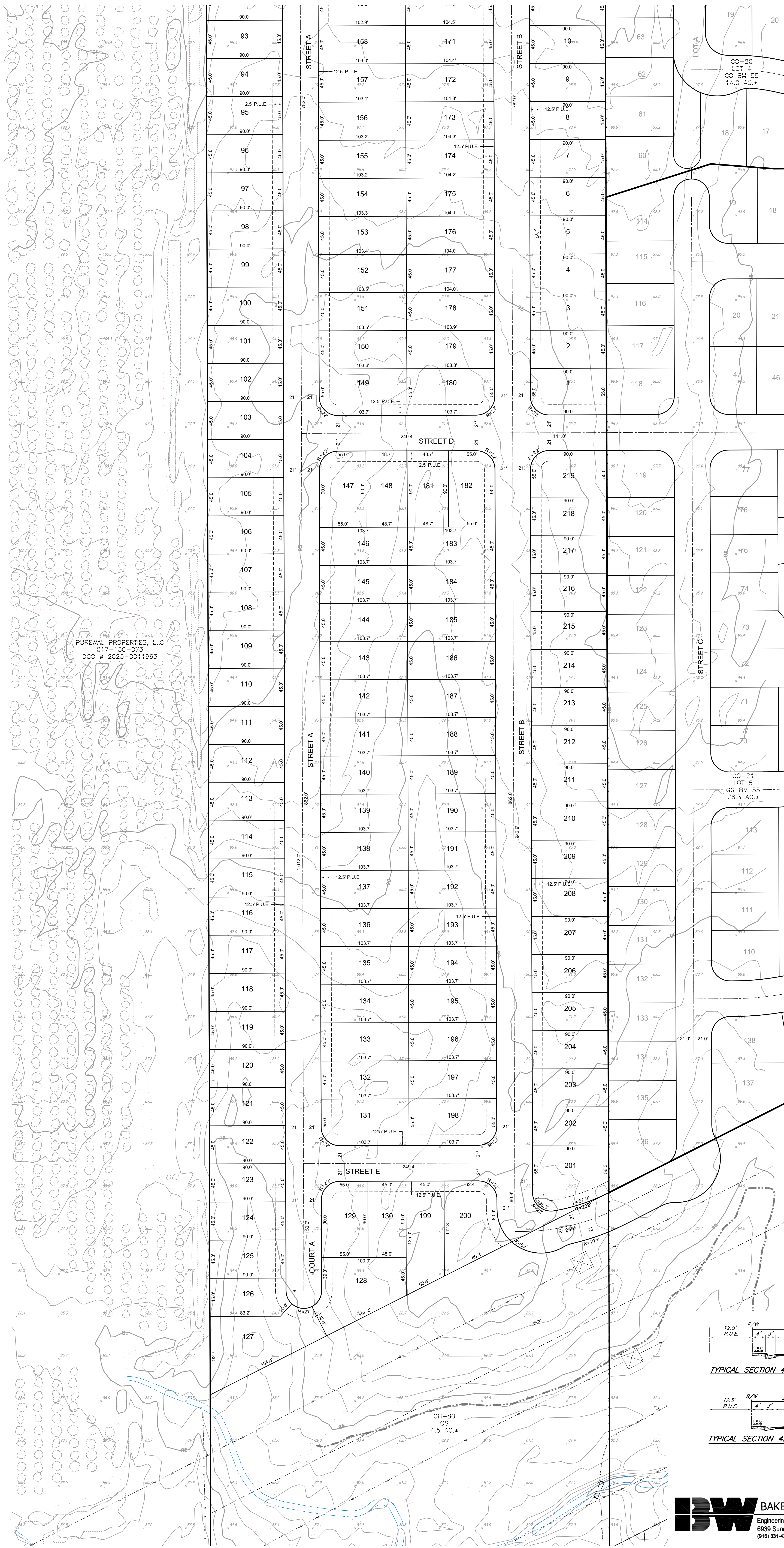
**A PORTION OF SECTIONS 27
AND 34, T. 11 N., R. 5 E., M.D.M.**

City of Roseville, State of California
Scale 1" = 40' August, 2025

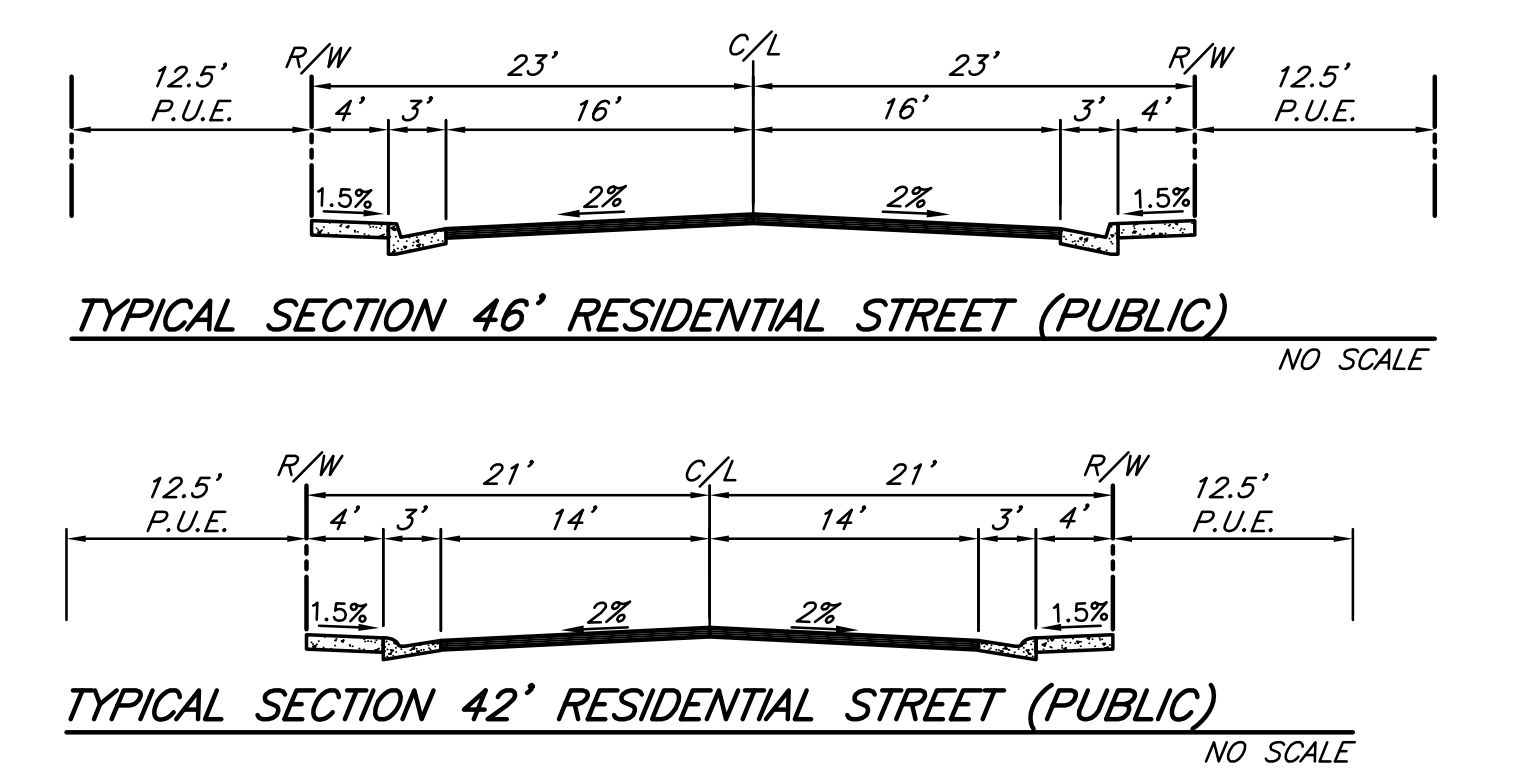
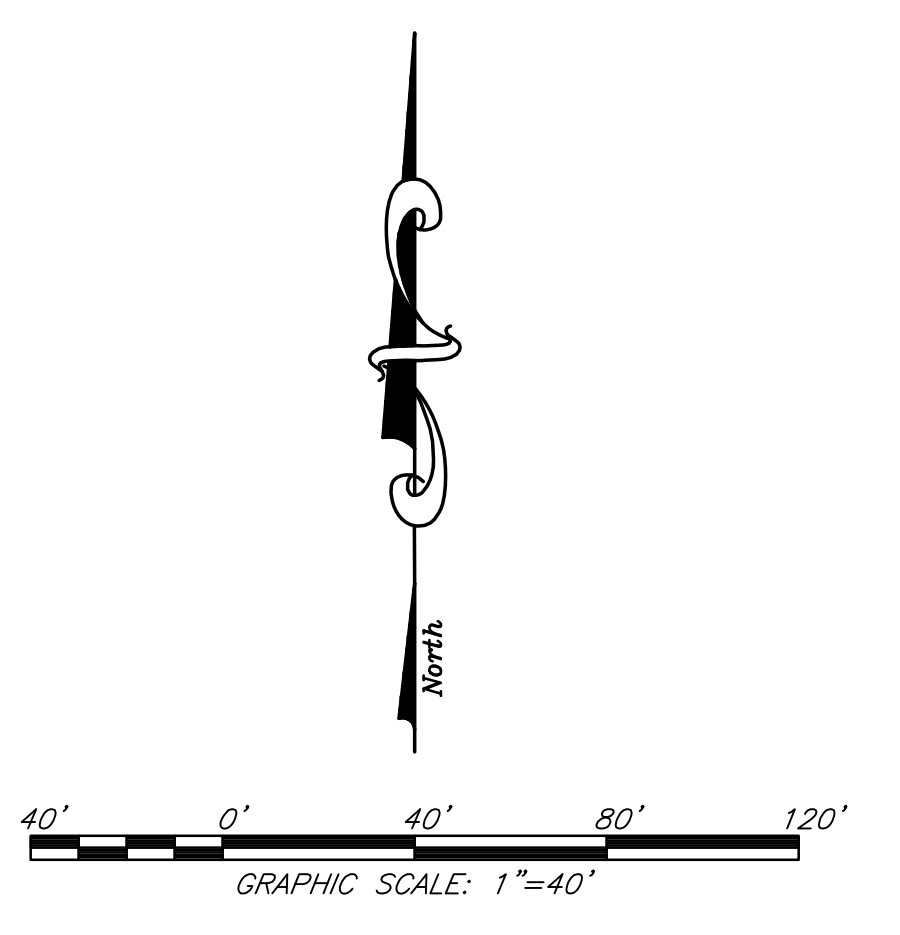
Sheet 4 of 11

Project Address - 2900 Vista Grande Boulevard
Project No. PL25-0000

SEE SHEET 3



PUREVAL PROPERTIES, LLC
017-130-073
CCC # 2023-0011963



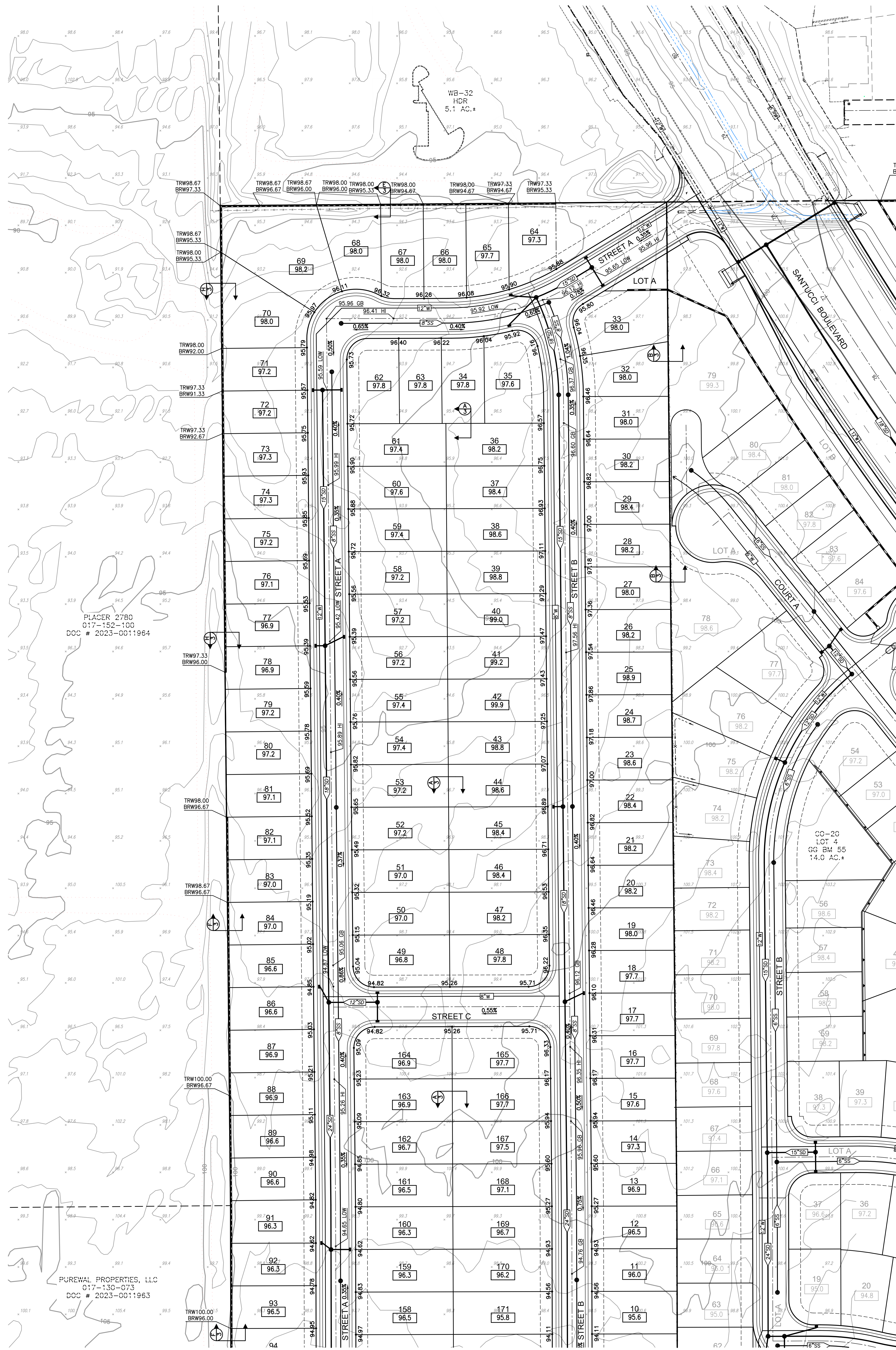
Tentative Subdivision Map No. 5 of The Villages at Sierra Vista:
CHAN PROPERTY - CH-20

**A PORTION OF SECTIONS 27
 AND 34, T. 11 N., R. 5 E., M.D.M.**

City of Roseville, State of California
 Scale 1" = 40' August, 2025

Sheet 3 of 11

Project Address - 2900 Vista Grande Boulevard
 Project No. PL25-0000



VILLAGE ANALYSIS:

VILLAGE	LAND USE	ZONING	ACRES	UNITS	MIN. LOT SIZE	CUT / FILL	DENSITY
CH-20	MCR (Residential)	RS/DS	28.6	219	49'x90'	55,868 / 55,868	7.7 PER ACRE
CH-80	OS	OS	4.5	0			
CH-81	OS	OS	6.8	0			

LARGE LOT TENTATIVE MAP
of The Villages at Sierra Vista:

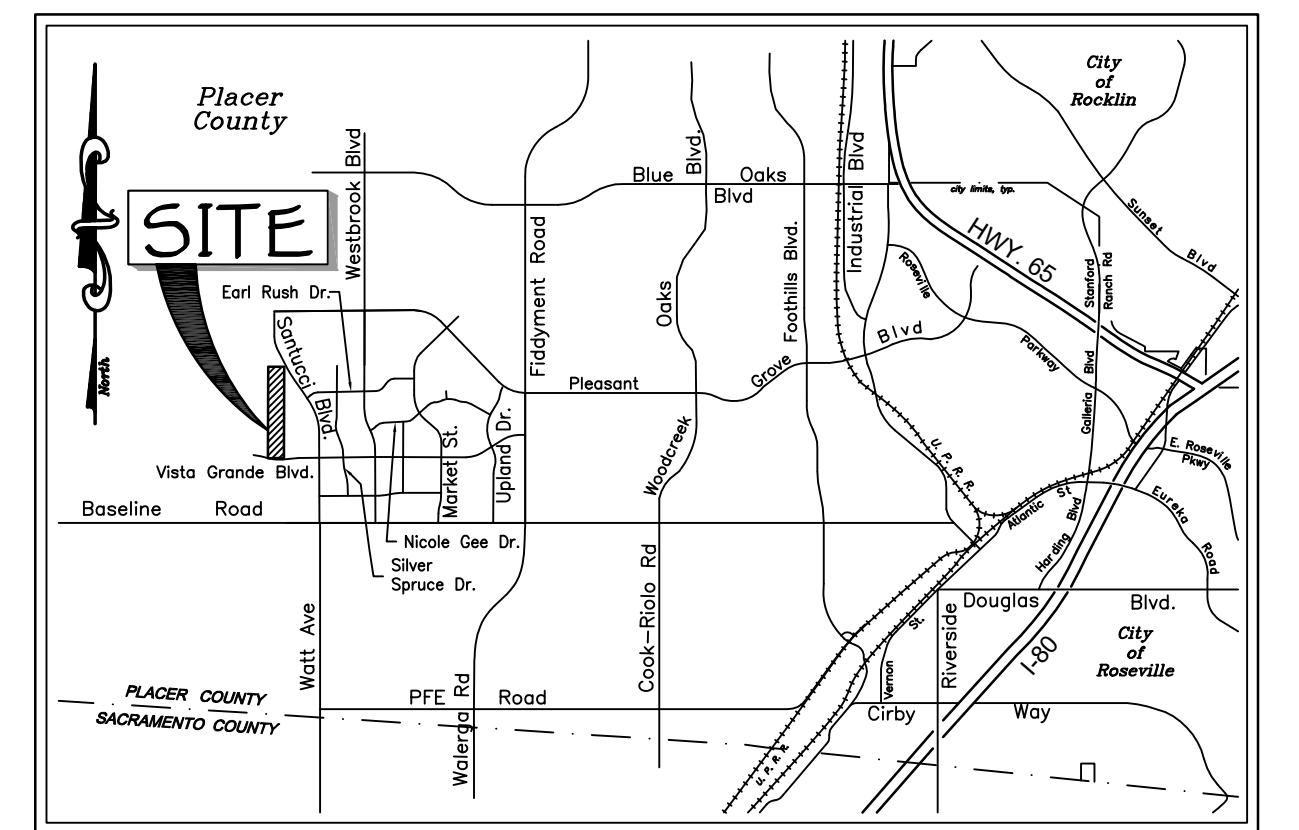
CHAN PROPERTY

A PORTION OF SECTIONS 27 AND 34, T. 11 N., R. 5 E., M.D.M.

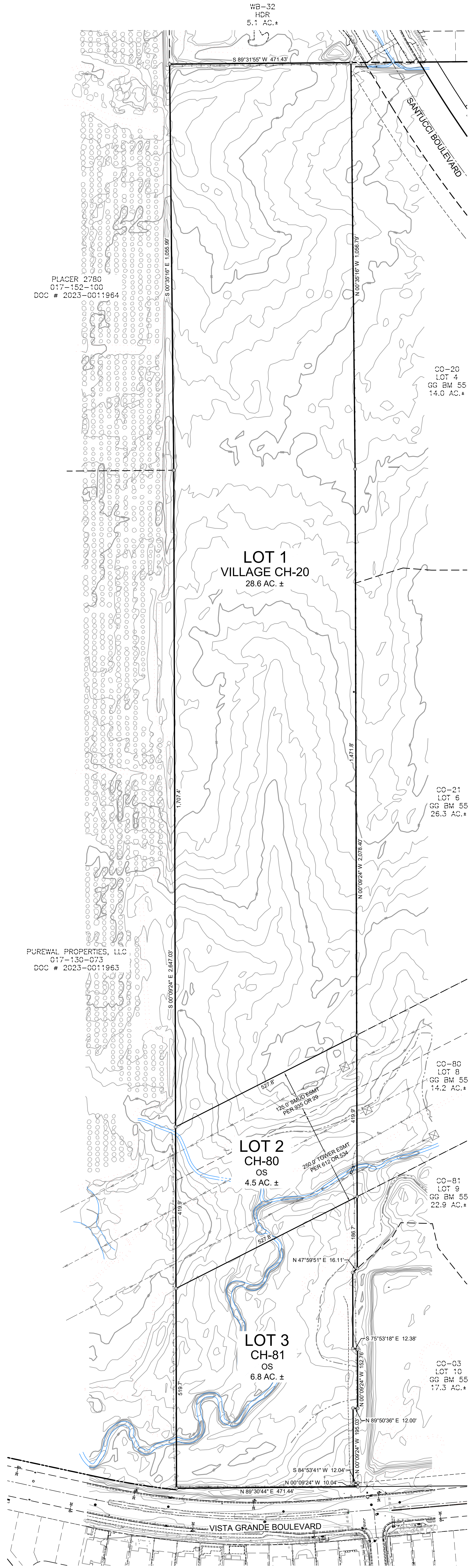
City of Roseville, State of California
Scale 1" = 200' August, 2025

Sheet 7 of 11

Project Address - 2900 Vista Grande Boulevard
Project No. PL25-0000



VICINITY MAP



LEGEND

NAME	EXISTING	PROPOSED
MANHOLE	○	●
SANITARY SEWER PIPE	---(18" S.S.)---	---(18" S.S.)---
STORM DRAIN PIPE	---(18" S.D.)---	---(18" S.D.)---
WATER PIPE	---(12" W)---	---(12" W)---
DROP INLET	□	■
FIRE HYDRANT	⊕	⊕
MASONRY RETAINING WALL	---	---
FENCE	---	---
SMALL	---	---
CONTOUR	~	~
EDGE OF PAVEMENT	---	---
CURB, GUTTER & SIDEWALK	---	---
RIGHT-OF-WAY	---	---
CENTER LINE	---	---
PROPERTY LINE	---	---
SLOPE BANK	---	---
TOP BACK OF WALK ELEVATION	178.0	222.90
SPOT ELEVATION	171.0	221.0
PAV GRADE		221.0
DRAINAGE DIRECTION FLOW		---

OWNERS:
MOURIER INVESTMENTS, LLC
1430 BLUE OAKS BOULEVARD, SUITE 190
ROSEVILLE, CA 95747
PH: (916) 969-2842

DEVELOPER:
JOHN MOURIER CONSTRUCTION, INC.
1430 BLUE OAKS BOULEVARD, SUITE 190
ROSEVILLE, CA 95747
PH: (916) 969-2842

ENGINEER:
BAKER-WILLIAMS ENGINEERING GROUP
6939 SUNRISE BOULEVARD, SUITE 112
CITRUS HEIGHTS, CALIFORNIA 95610
PH: (916) 331-4336 FAX: (916) 331-4430
EMAIL: OFFICE@BWENGINEERS.COM

ASSESSOR'S PARCEL NUMBER:
499-010-004

ACREAGE:
LOT 1 28.6 ACRES ±
LOT 2 4.5 ACRES ±
LOT 3 6.8 ACRES ±

PROPOSED IMPROVEMENTS:
AS REQUIRED BY THE CITY OF ROSEVILLE
DEPARTMENT OF PUBLIC WORKS

EXISTING USE:
VACANT

SEWER:
CITY OF ROSEVILLE

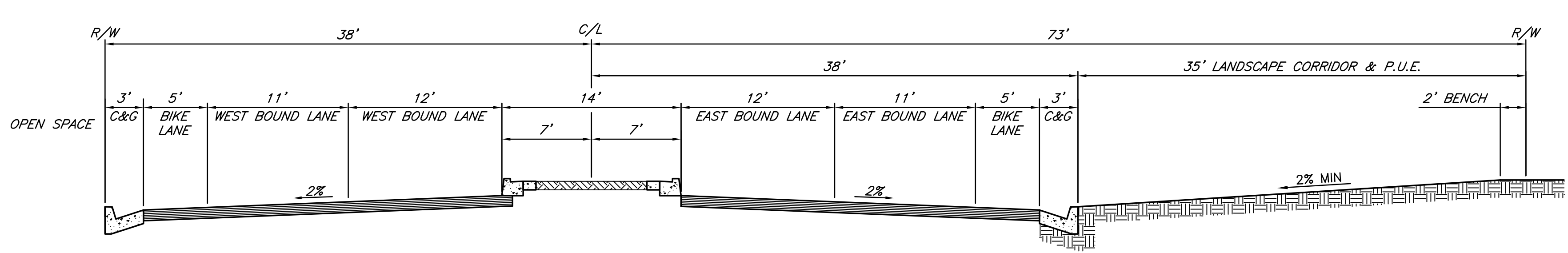
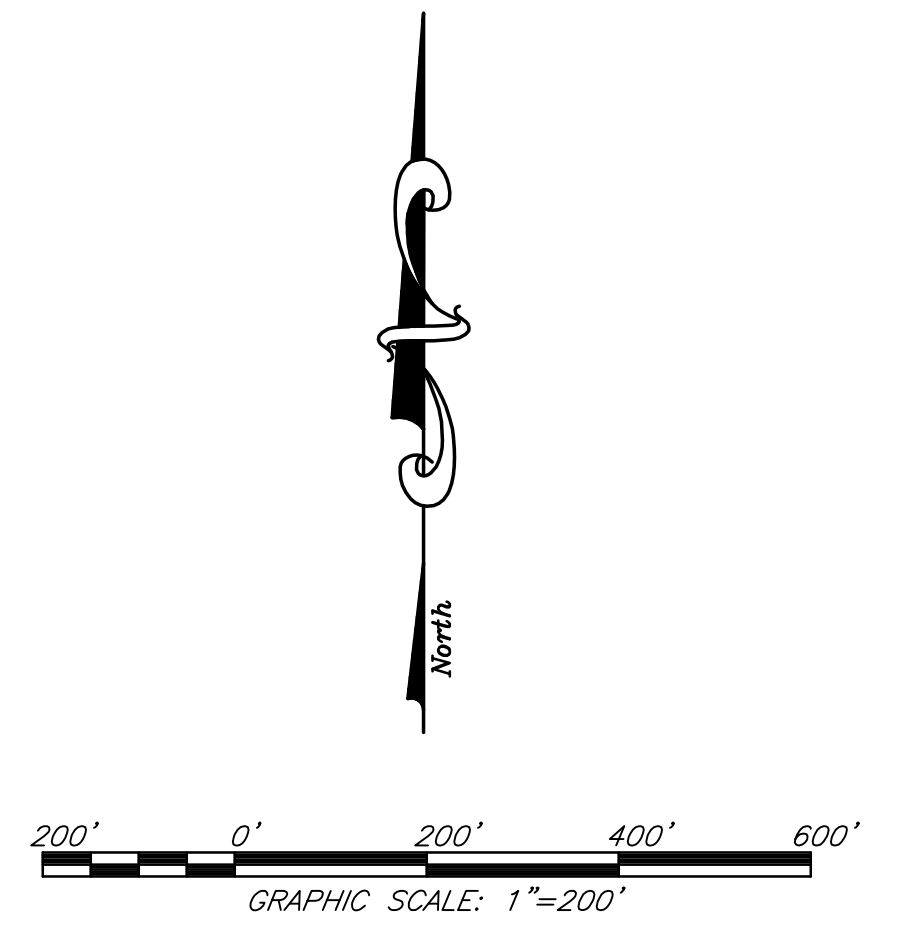
WATER SUPPLY:
CITY OF ROSEVILLE

DRAINAGE:
CITY OF ROSEVILLE

FIRE PROTECTION:
CITY OF ROSEVILLE

SCHOOL DISTRICT:
CENTER UNIFIED SCHOOL DISTRICT

PARK DISTRICT:
ROSEVILLE PARKS DISTRICT



VISTA GRANDE BLVD. - EXISTING

NO SCALE

JMC HOMES

JOHN MOURIER CONSTRUCTION INC.
1430 Blue Oaks Blvd. Ste 190
Roseville, Ca 95747-7143
Office: 916-782-8879 Fax: 916-960-5322
CALIFORNIA LIC. 613004 B

BW BAKER-WILLIAMS ENGINEERING GROUP

Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
6939 Sunrise Boulevard, Suite 112 • Citrus Heights, California 95610-3153
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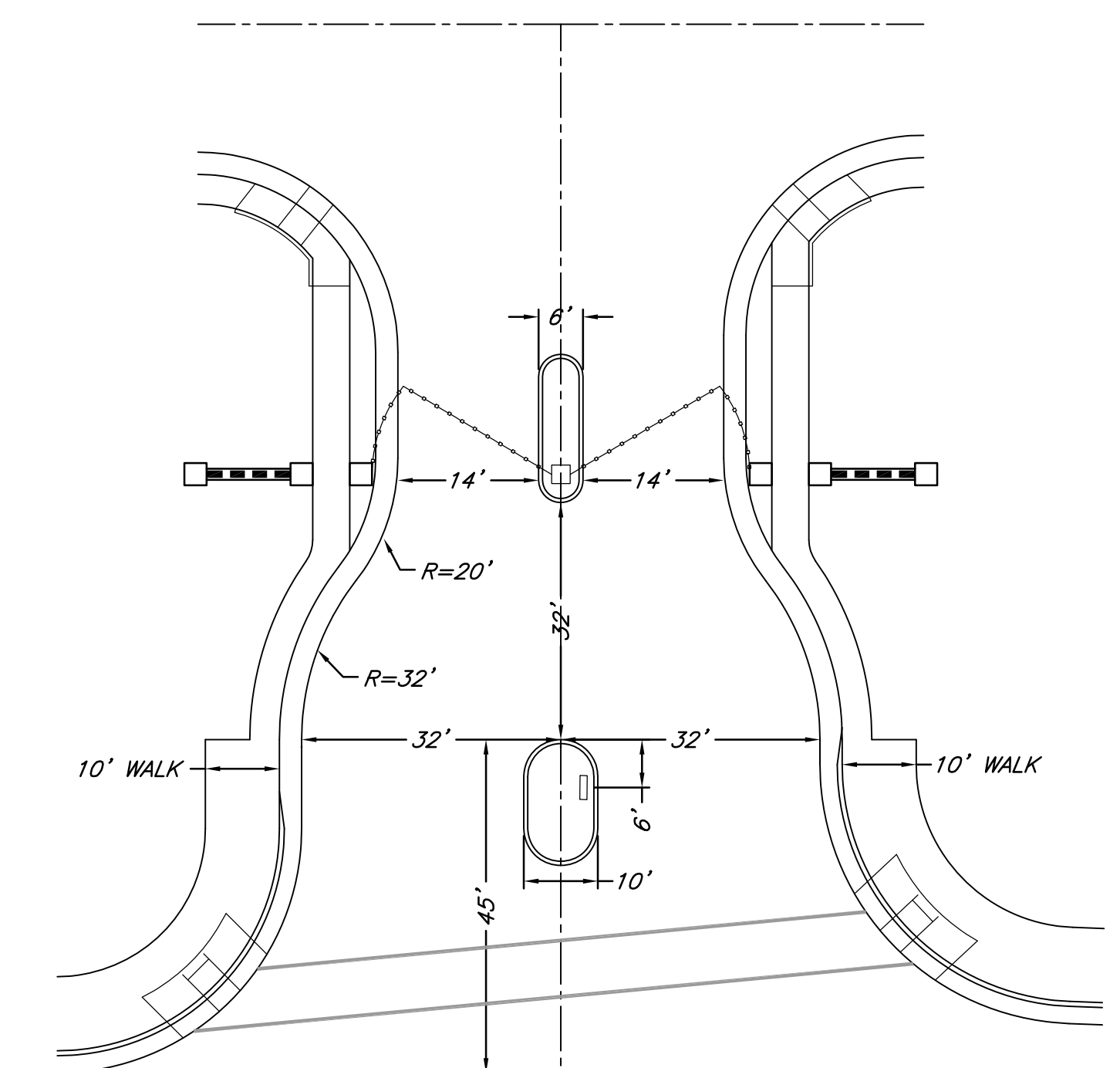
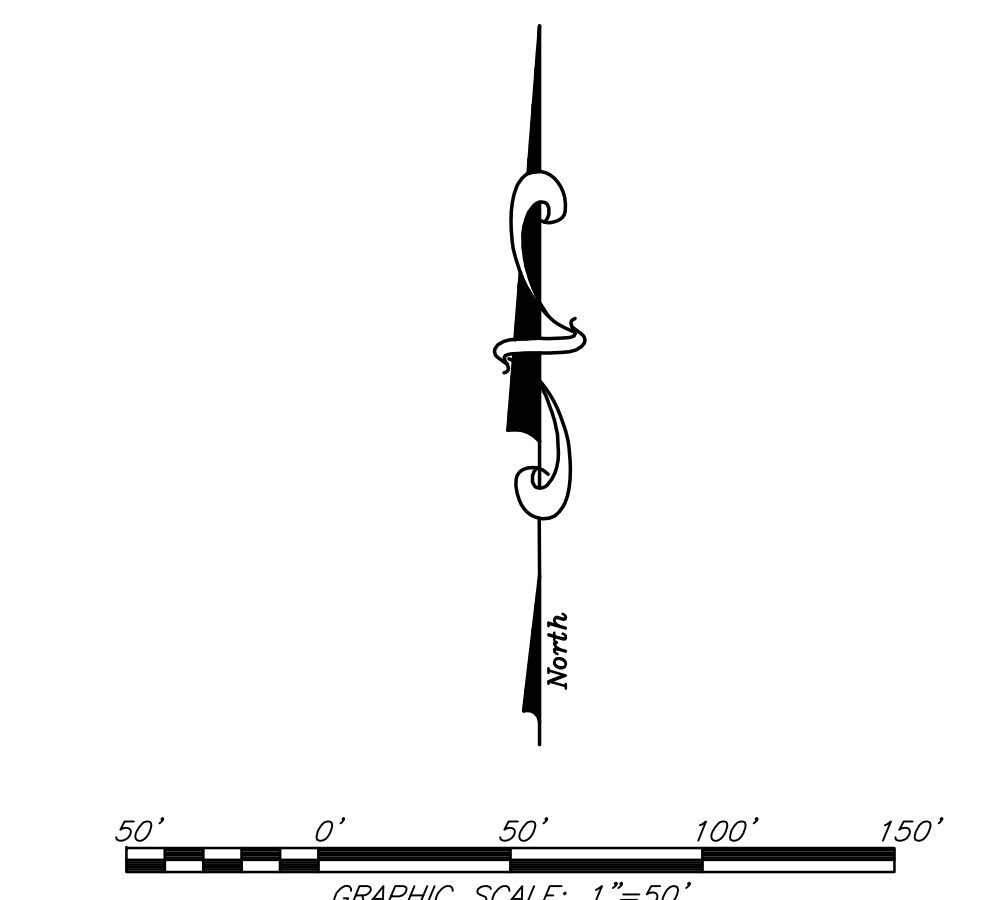
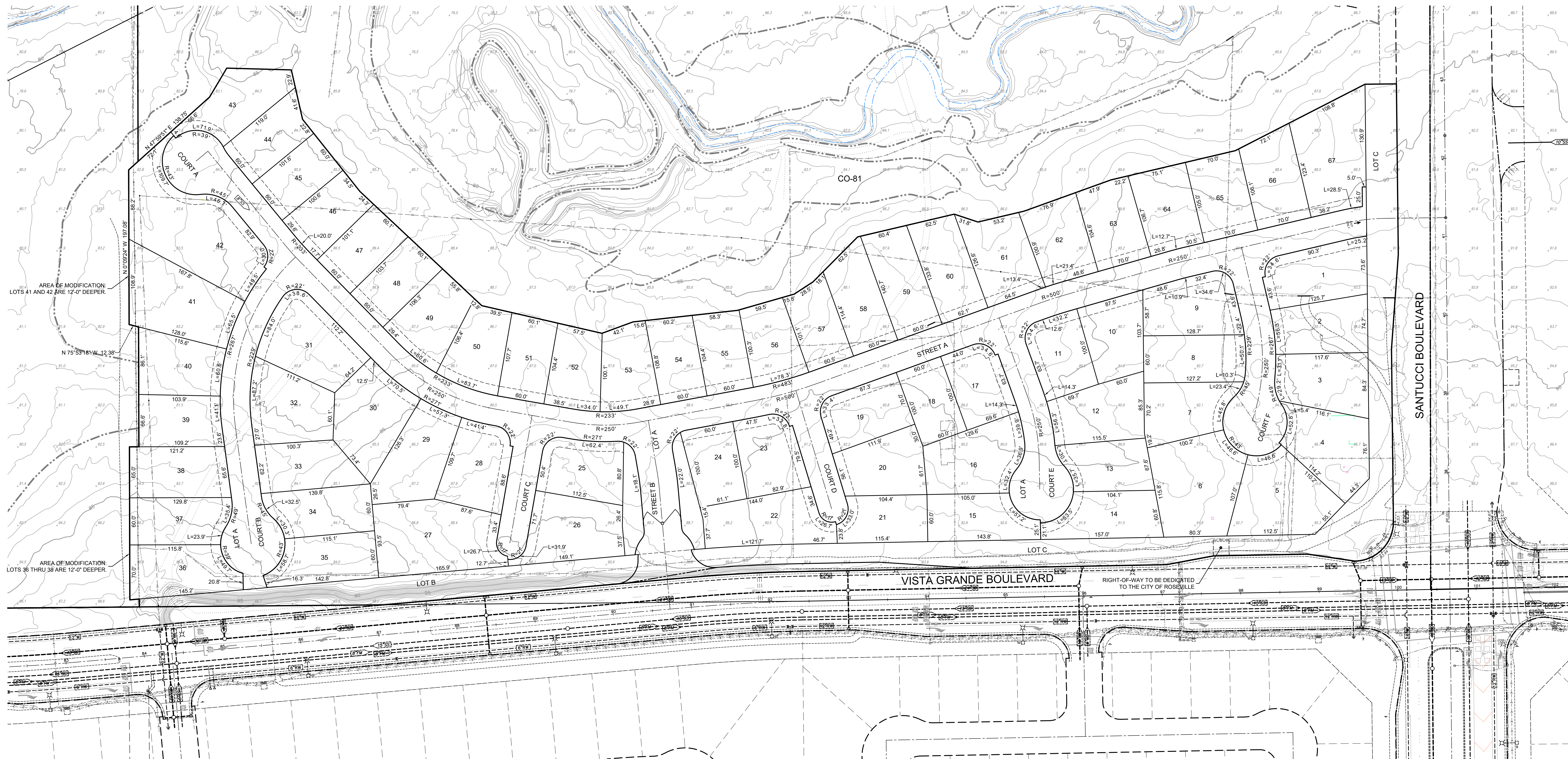
VILLAGE CO-03

A PORTION OF SECTIONS 35 AND 36, T. 11 N., R. 5 E., M.D.M.

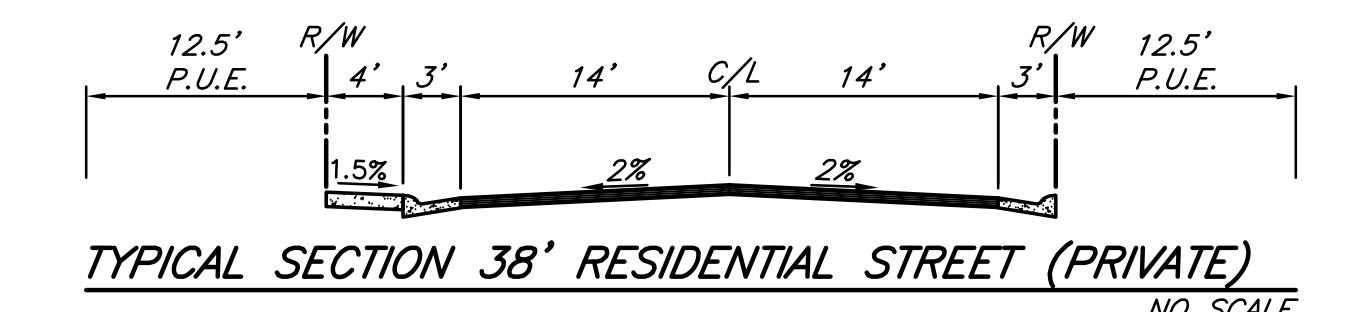
City of Roseville, State of California
Scale 1" = 50' August, 2025

Sheet 8 of 11

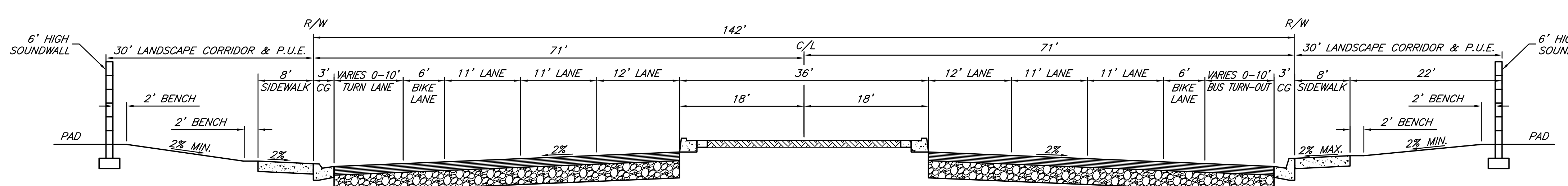
Project Address - 2700 Vista Grande Boulevard



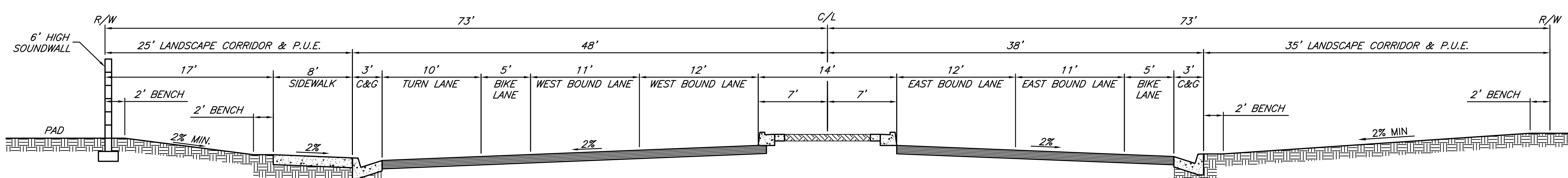
TYPICAL GATED ENTRY
NOT TO SCALE



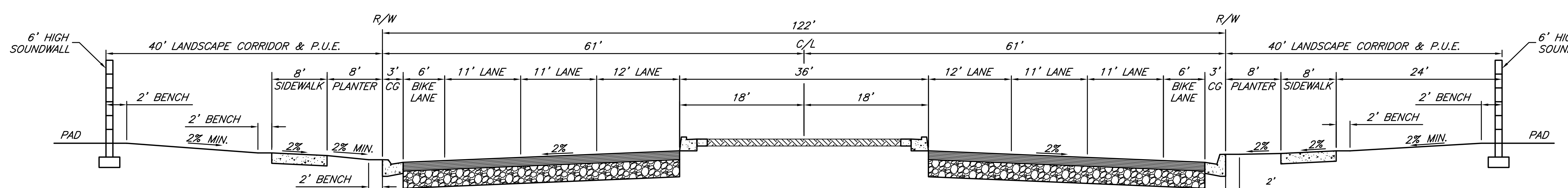
TYPICAL SECTION 38' RESIDENTIAL STREET (PRIVATE)
NO SCALE



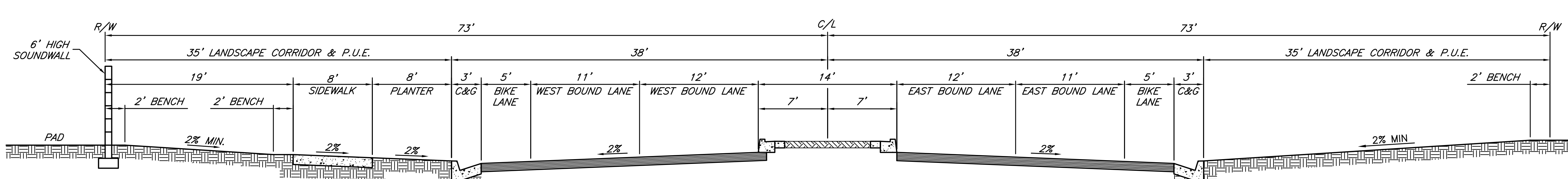
SANTUCCI BLVD. - TURN LANES



VISTA GRANDE BLVD. - WITH TURN LANE



SANTUCCI BLVD. - ULTIMATE BUILD-OUT



VISTA GRANDE BLVD.

- NOTES: LETTERED LOTS
- LOT A PRIVATE STREET TO BE DEDICATED TO THE HOMEOWNERS ASSOCIATION
 - LOT B PUBLIC LANDSCAPE STRIP TO BE DEDICATED TO CITY OF ROSEVILLE
 - LOT C PUBLIC LANDSCAPE STRIP TO BE DEDICATED TO CITY OF ROSEVILLE

VILLAGE CO-03

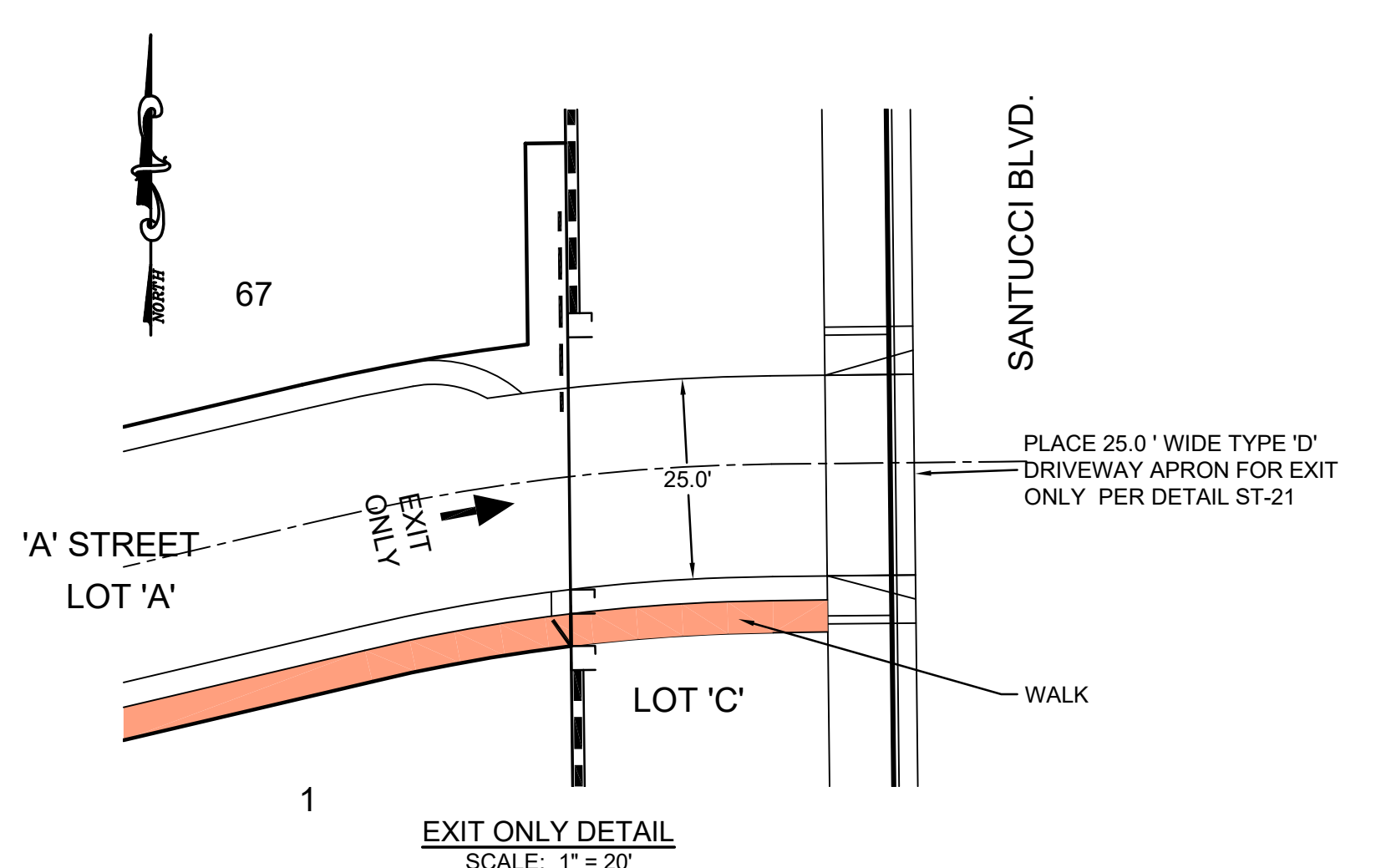
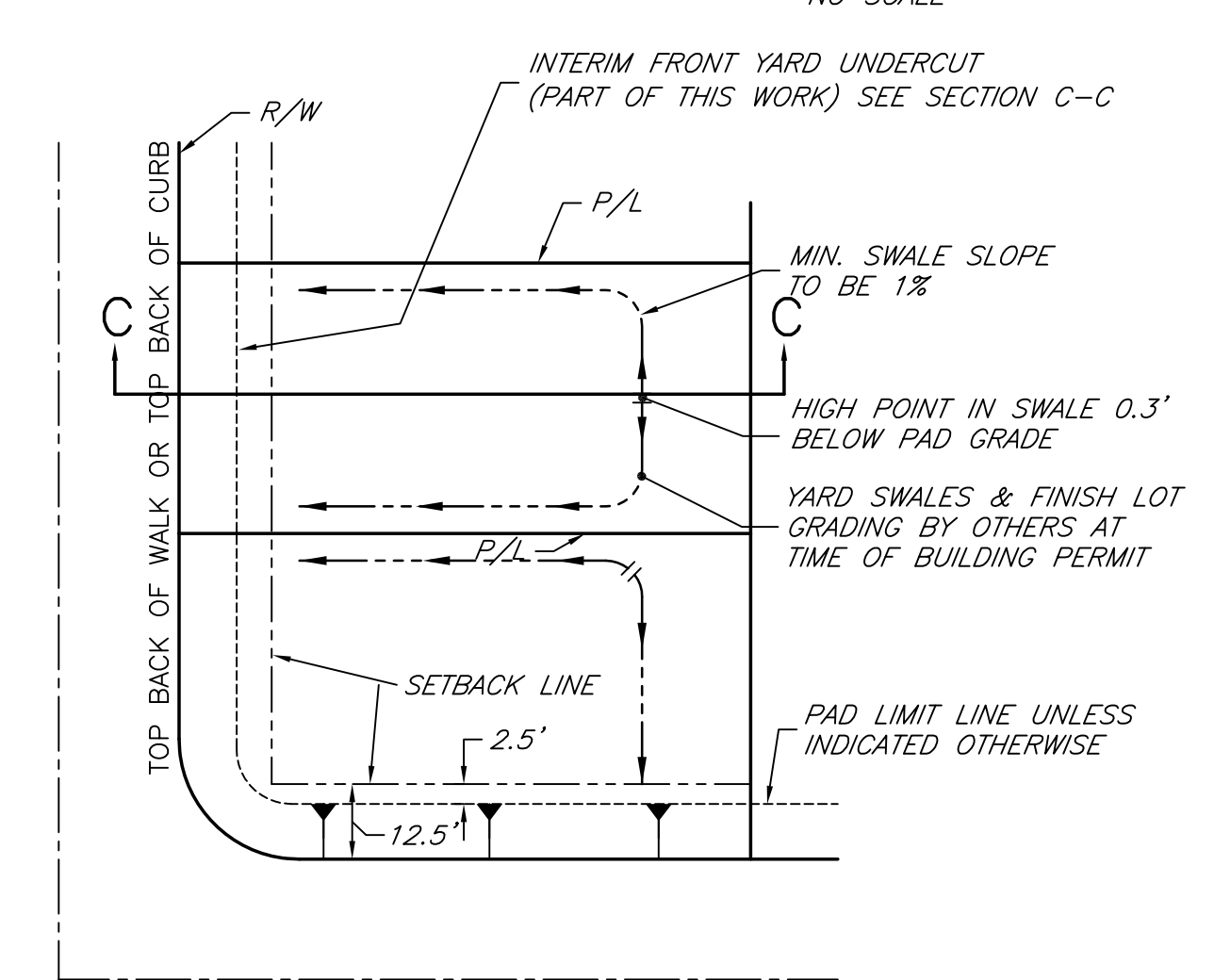
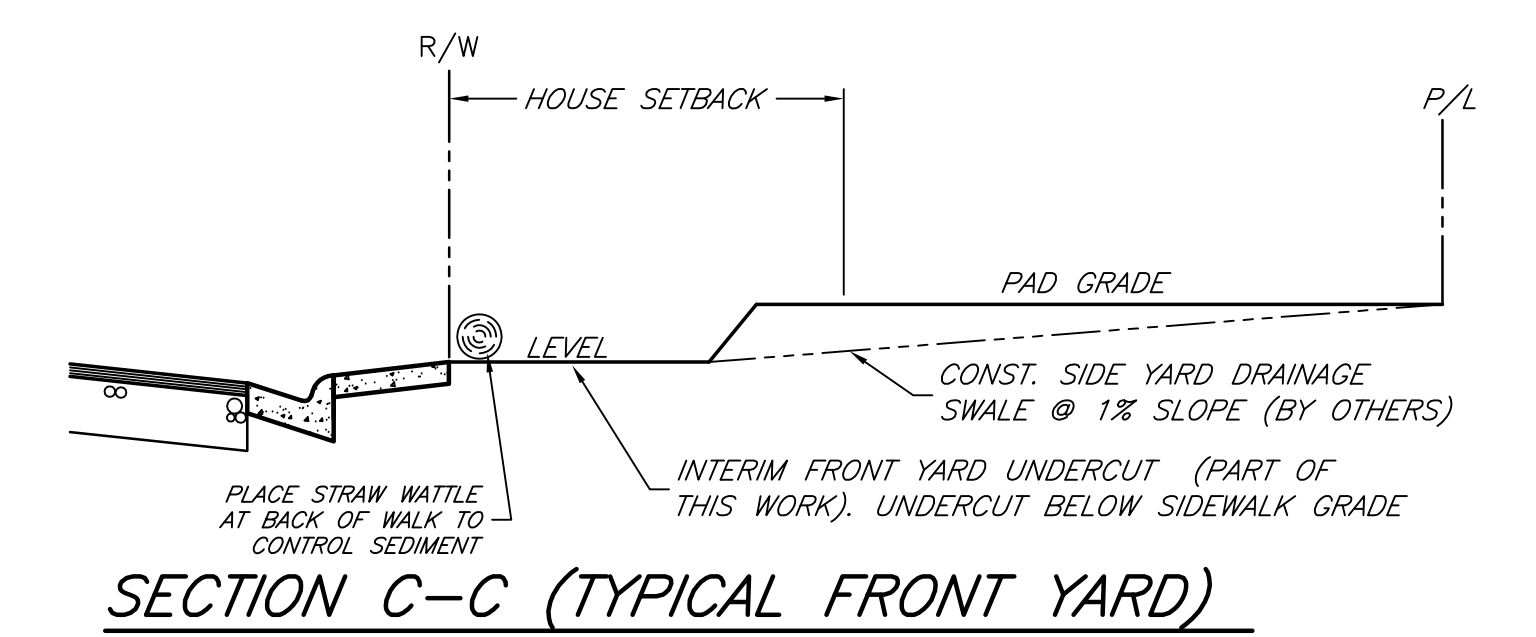
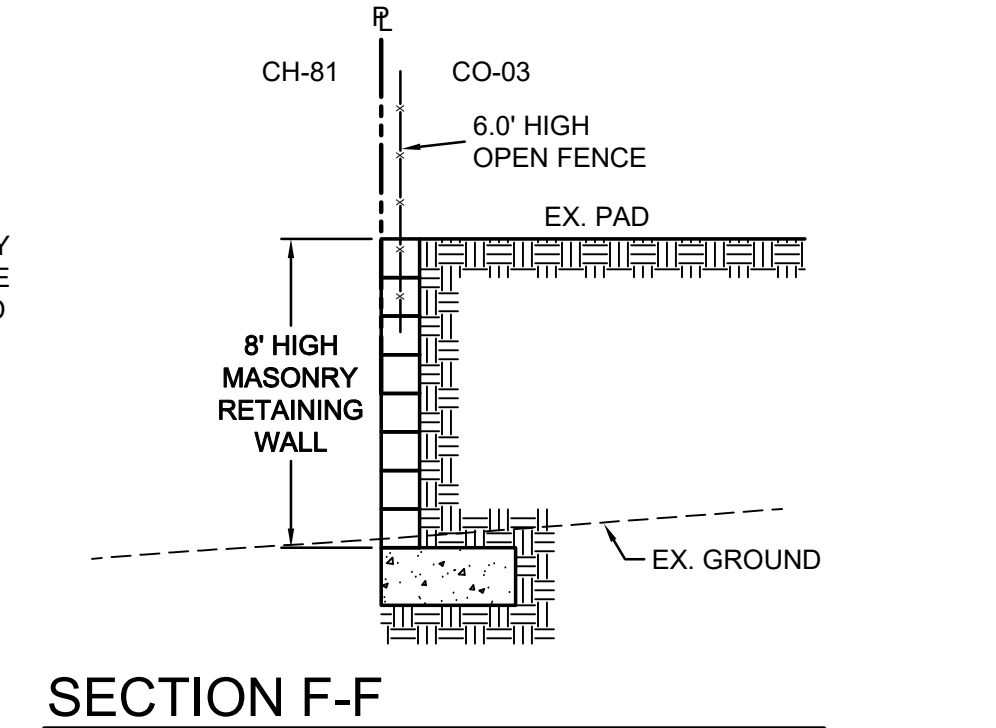
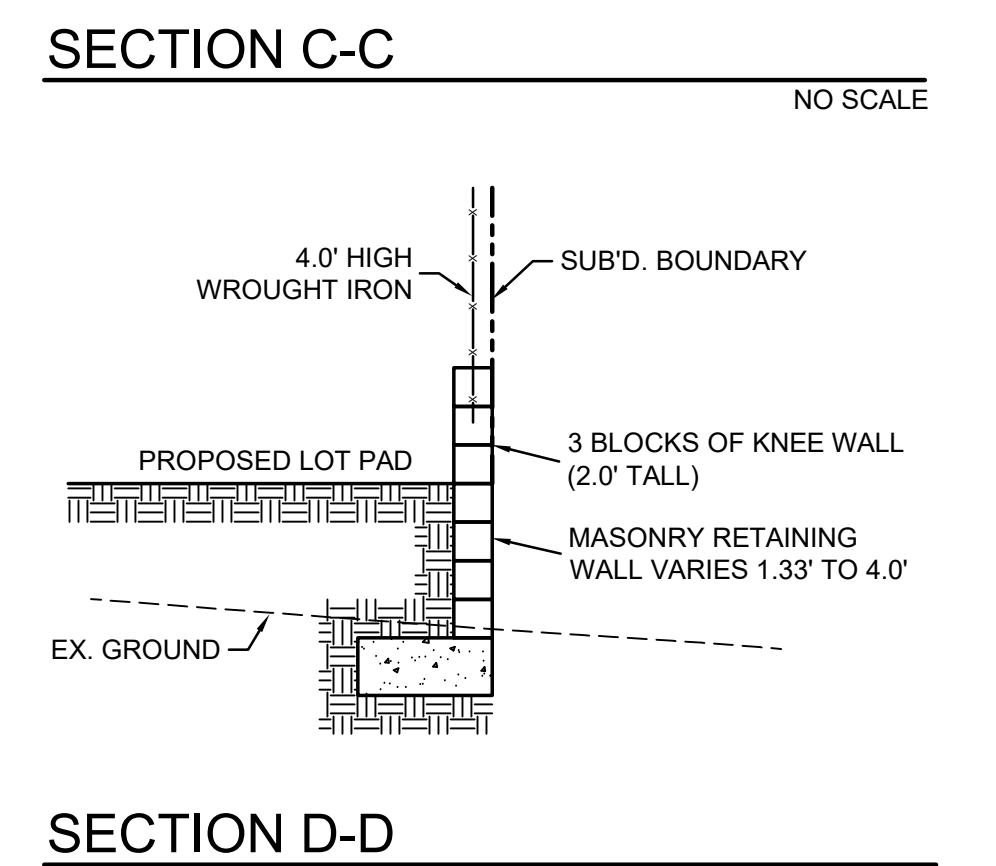
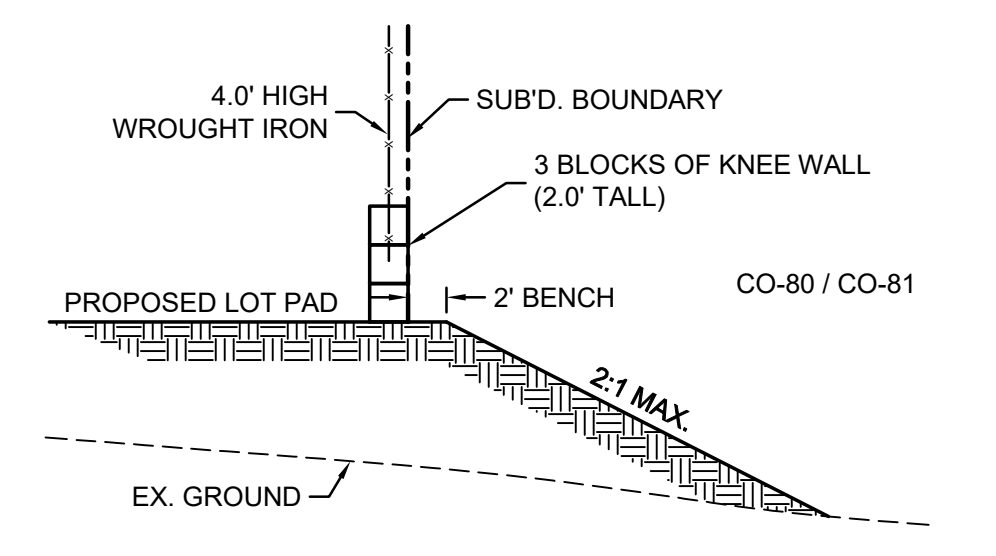
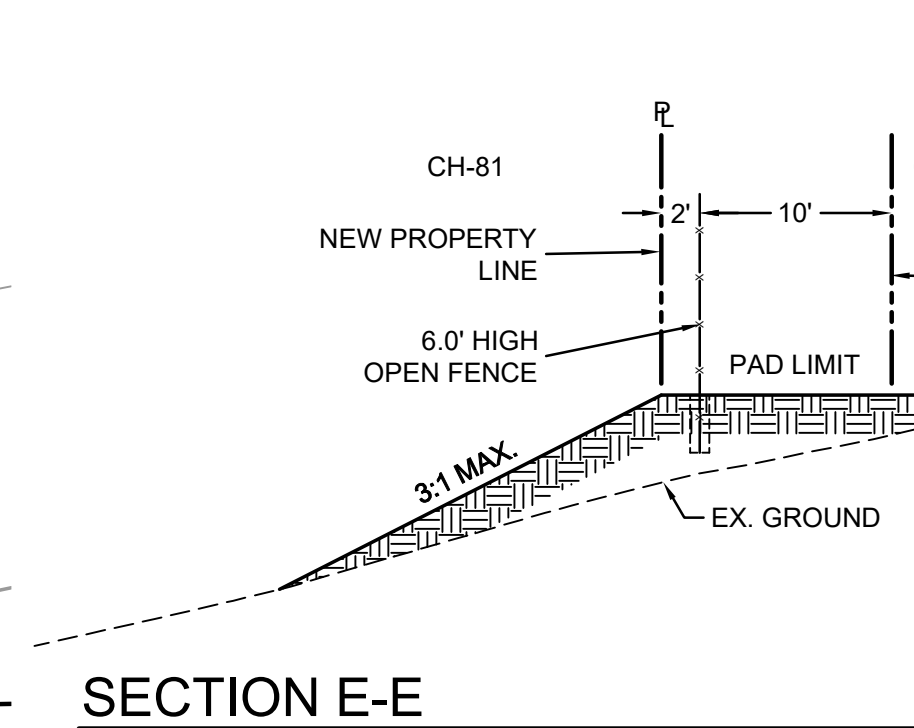
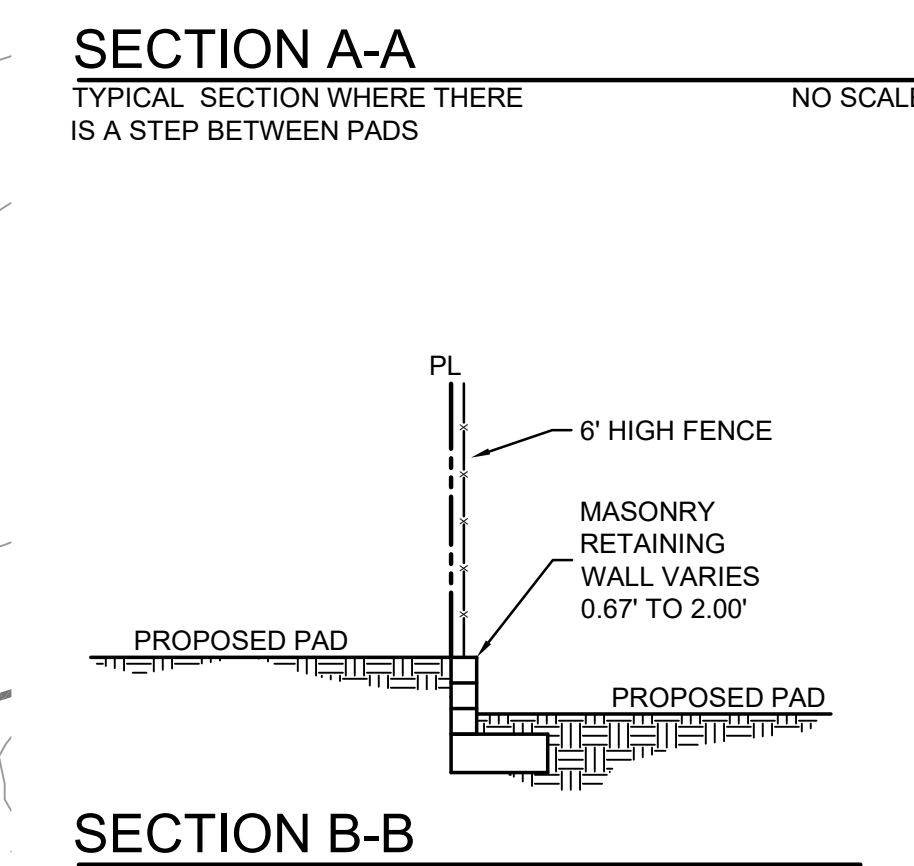
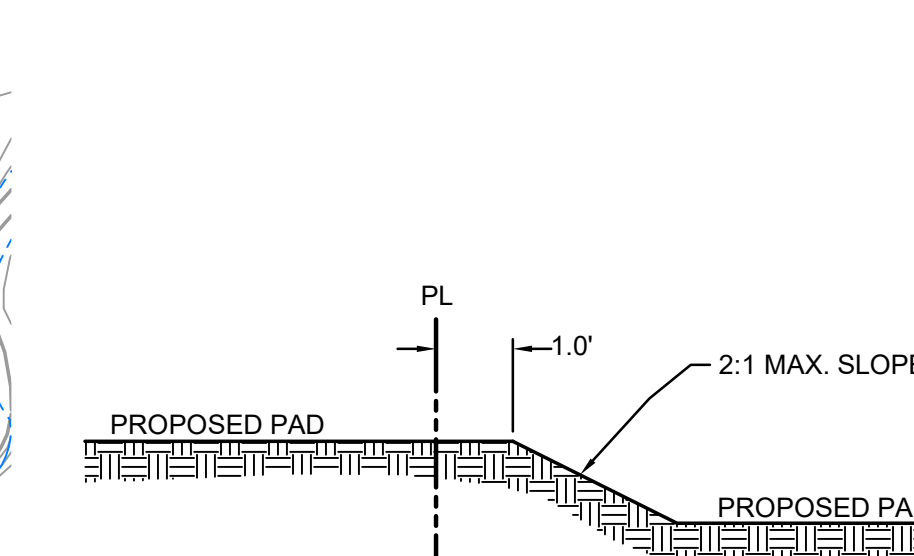
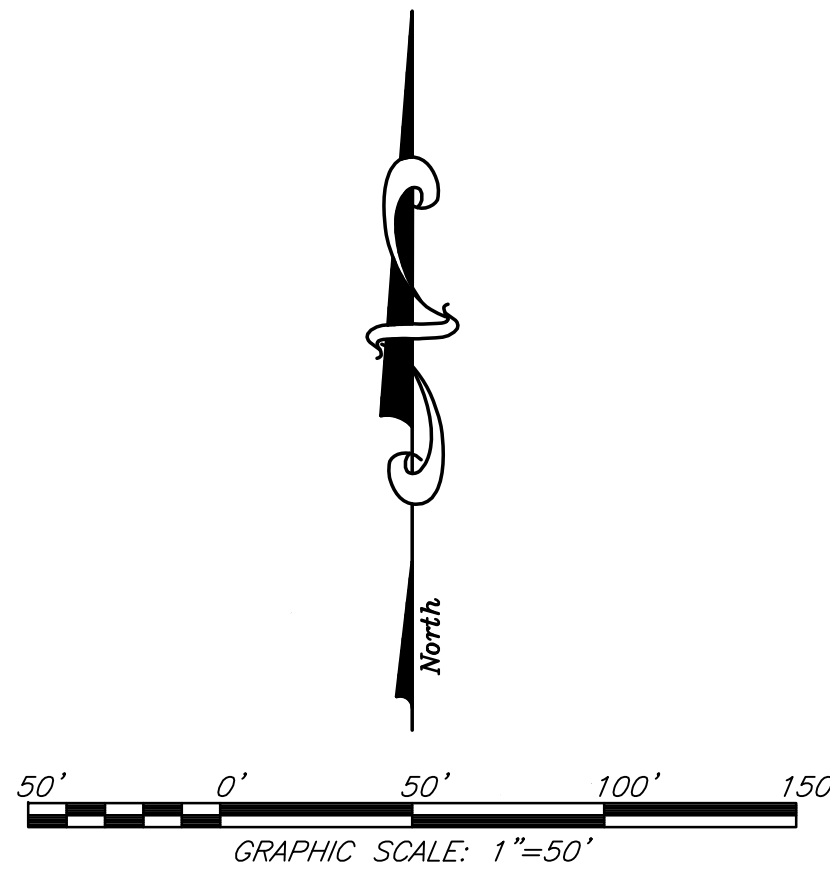
A PORTION OF SECTIONS 35 AND 36, T. 11 N., R. 5 E., M.D.M.

City of Roseville,
Scale 1" = 50'

State of California
August, 2025

Sheet 9 of 11

Project Address - 2700 Vista Grande Boulevard



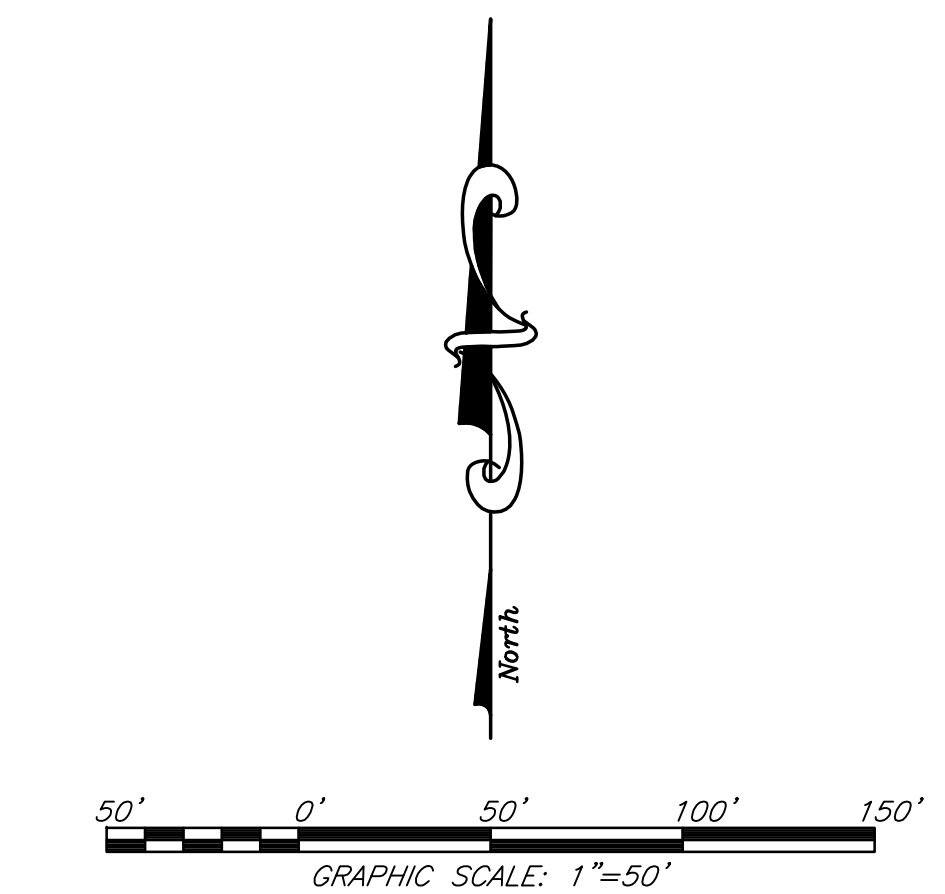
VILLAGE CO-21

A PORTION OF SECTIONS 35 AND 36, T. 11 N., R. 5 E., M.D.M.

City of Roseville, State of California
Scale 1" = 50' August, 2025

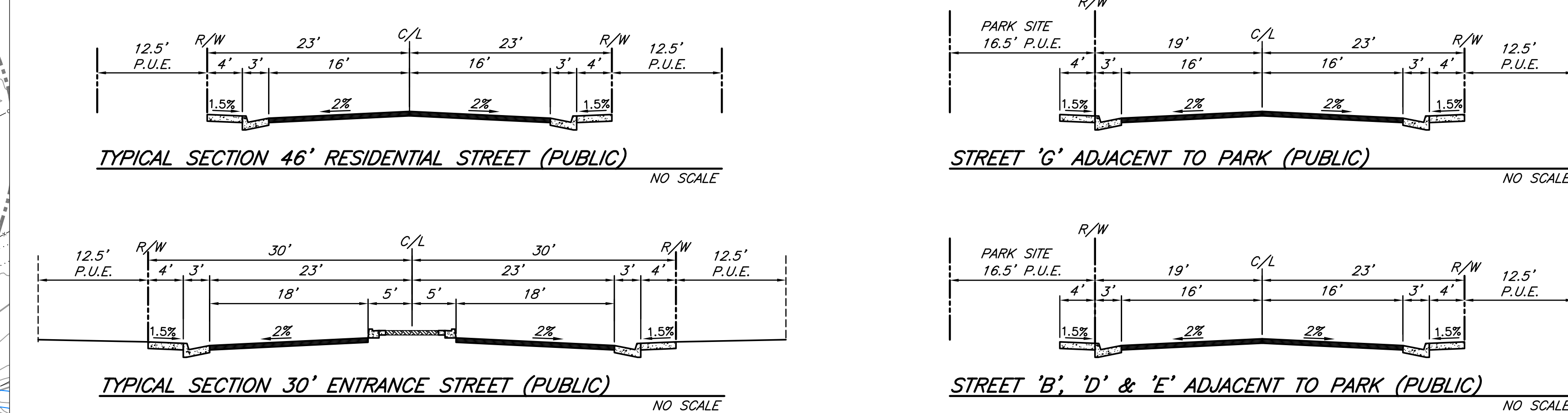
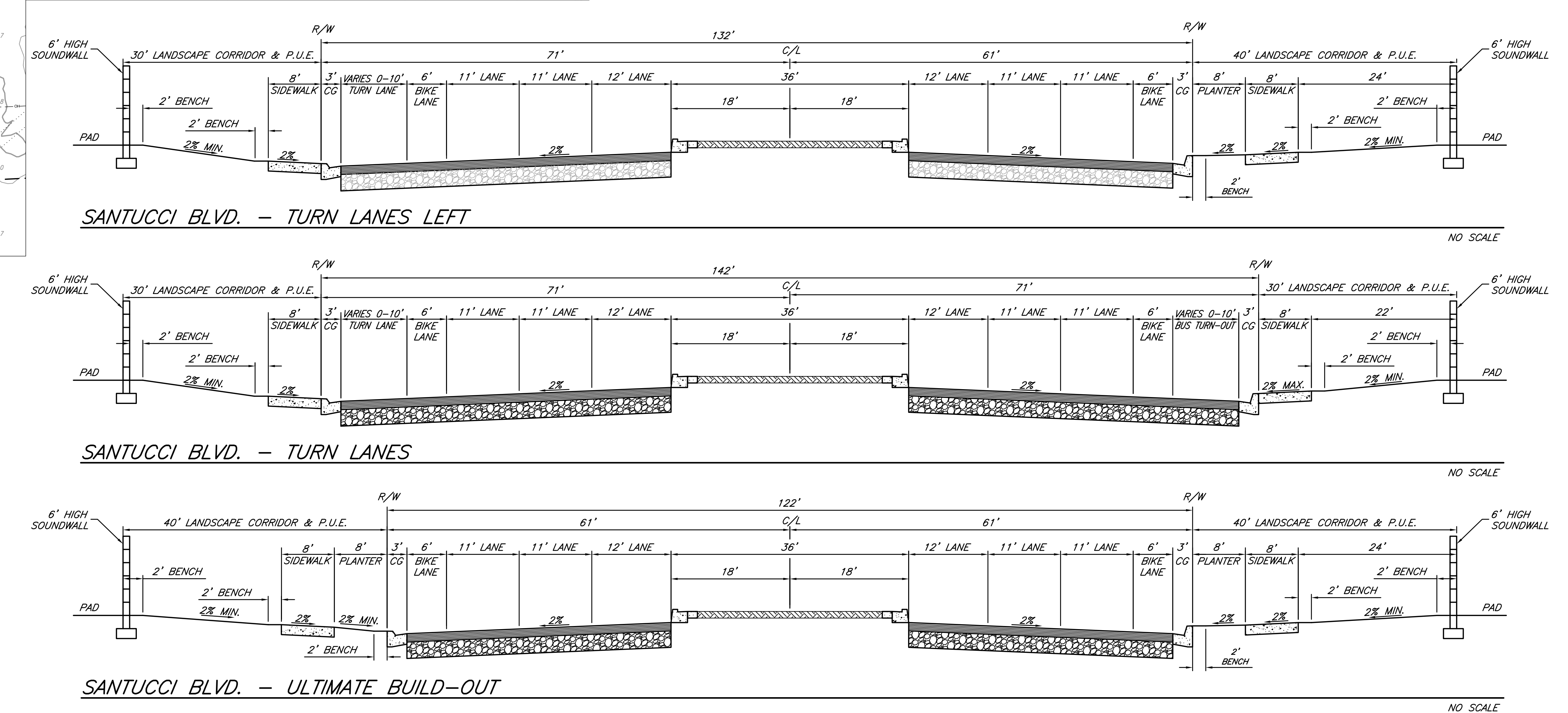
Sheet 10 of 11

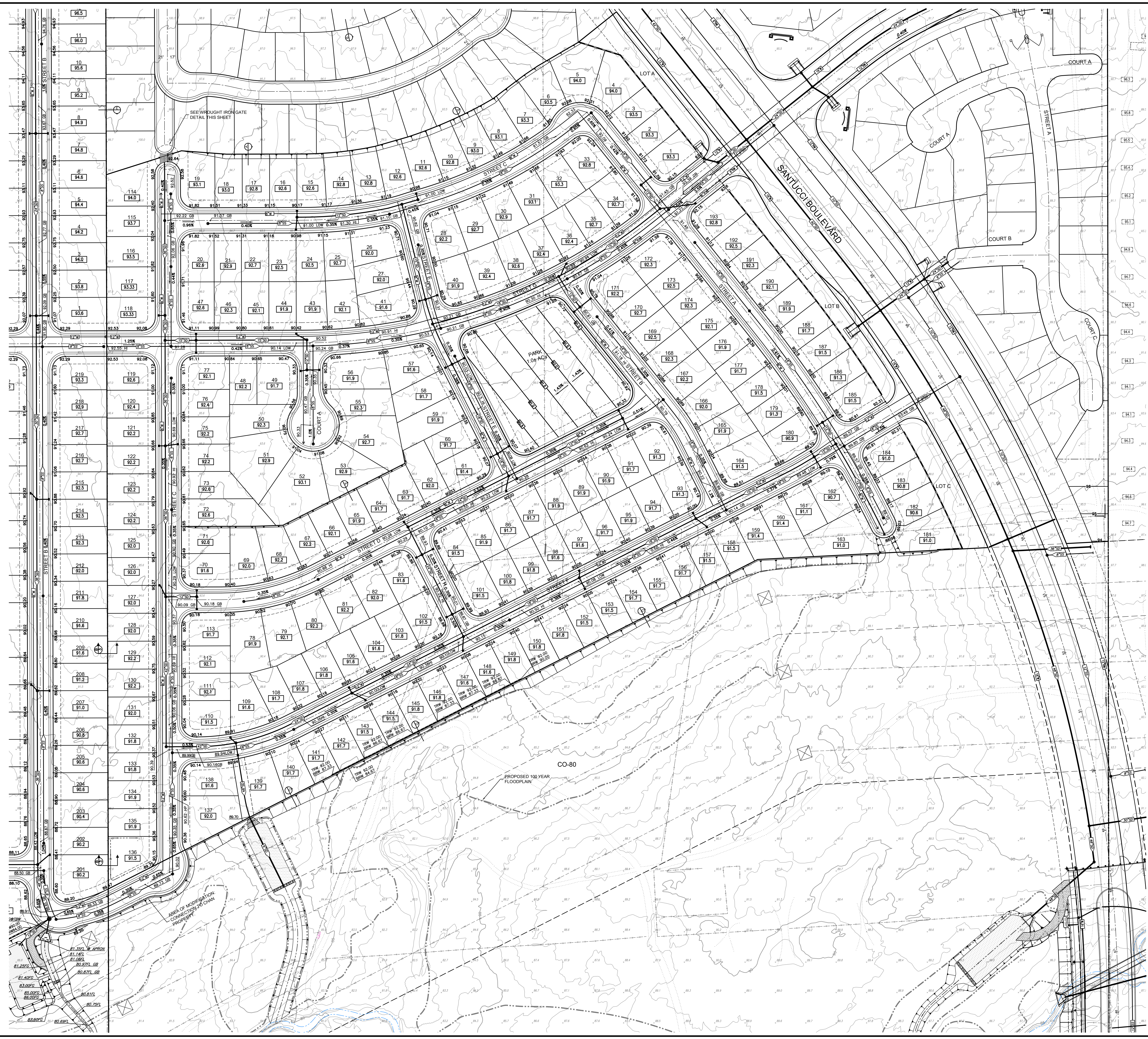
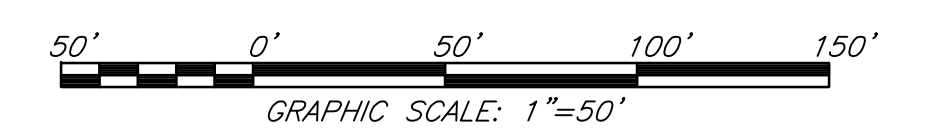
Project Address - 3801 Santucci Boulevard



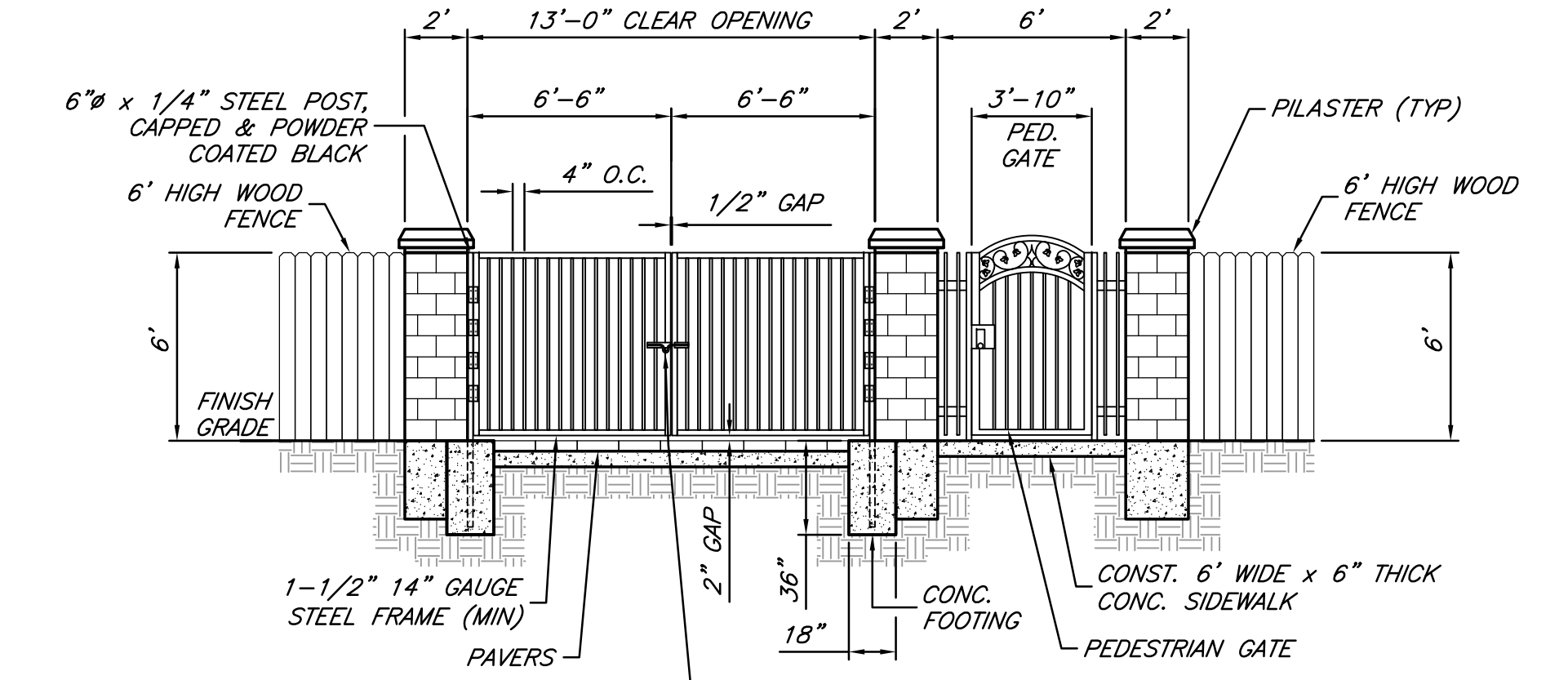
NOTES: LETTERED LOTS

- LOT A PUBLIC LANDSCAPE STRIP TO BE DEDICATED TO CITY OF ROSEVILLE
- LOT B PUBLIC LANDSCAPE STRIP TO BE DEDICATED TO CITY OF ROSEVILLE
- LOT C PUBLIC LANDSCAPE STRIP TO BE DEDICATED TO CITY OF ROSEVILLE





- NOTES**
1. ALL WELDS DONE IN THE FIELD MUST BE PRIMED W/ OIL BASED METAL PRIMERS AND RECEIVE A MINIMUM OF 2 COATS OF A RUST INHIBITED OIL BASED GLOSS COATING TO MATCH POWDER COATED FINISH.
 2. ALL GATE FRAME PARTS TO BE TUBULAR STEEL, GRIND SMOOTH ALL WELDS.
 3. ALL EXPOSED METAL SHALL HAVE BLACK POWDER COATED FINISH.



WROUGHT IRON GATE DETAIL
NOT TO SCALE

