





PROJECT INFORMATION	
SITE DESCRIPTION:	A PORTION OF SECTION 25, TOWNSHIP 11 NORTH, RANGE 5 EAST, MDB&M
ASSESSORS PARCEL NO:	017-151-020, 017-153-004 AND 017-153-005
OWNER:	VC ROSEVILLE LLC 2443 FAIR OAKS BLVD., SUITE 326 SACRAMENTO, CA 95825
APPLICANT/DEVELOPER:	VC ROSEVILLE LLC 1420 ROCKY RIDGE DRIVE, SUITE 265 ROSEVILLE, CA 95661 (916) 774-3400
ENGINEER:	MACKAY & SOMPS CIVIL ENGINEERS, INC. 1552 EUREKA ROAD, SUITE 100 ROSEVILLE, CA 95661 (916) 773-1189
EXISTING USE: PROPOSED USE:	VACANT SINGLE FAMILY RESIDENTIAL, COMMUNITY COMMERCIAL, & PARK
EXISTING ZONING: PROPOSED ZONING:	CC/SA-WR, PR RS/DS, CC/SA-WR and PR
EXISTING GENERAL PLAN DESIGNATION:	CC/VC-2.9, PR/VC
PROPOSED GENERAL PLAN DESIGNATION:	MDR/VC, CC/VC and PR/VC
SERVICE PROVIDERS PARK: FIRE: SCHOOL:	CITY OF ROSEVILLE PARKS & RECREATION DEPT. ROSEVILLE FIRE DEPARTMENT ROSEVILLE CITY SCHOOL DISTRICT ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT
WATER: SANITARY SEWER: ELECTRICITY: GAS: PHONE: STORM DRAINAGE:	CITY OF ROSEVILLE ENVIROMENTAL UTILITIES CITY OF ROSEVILLE ENVIROMENTAL UTILITIES ROSEVILLE ELECTRIC UTILITY PACIFIC GAS & ELECTRIC CO. CONSOLIDATED COMMUNICATIONS CITY OF ROSEVILLE PUBLIC WORKS DEPARTMENT
NUMBER OF PARCELS:	4 + 3 MISCELLANEOUS LOT
SITE AREA:	18.36 ± AC.

PROPERTY DESCRIPTION

LOTS 11, 12 AND 13, AS SHOWN AND DESIGNATED ON THE MAP ENTITLED "WESTPARK PHASE 1", FILED FOR RECORD OCTOBER 12, 2004 IN BOOK AA OF MAPS AT PAGE 4, PLACER COUNTY RECORDS.

BASIS OF BEARING:

THE BASIS OF BEARINGS FOR THIS SITE IS THE FOUND CENTERLINE MONUMENTS OF VILLAGE PLAZA DRIVE AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "WESTPARK VILLAGE 21" FILED FOR RECORD ON NOVEMBER 4, 2006 IN BOOK BB MAPS, AT PAGE 43, PLACER COUNTY RECORDS. SAID CENTERLINE BEARS N40°09'03"E.

BENCHMARK

Scale: 1" = 100'

IDENTIFICATION NO.: B.M. 71 ELEVATION: 122.340 (NVGD 29) 3-1/2" BRASS DISK STAMPED LS6046, DEC. 1995 TOP OF CURB AND WEST OF D.I., NORTH SIDE OF PLEASANT GROVE BLVD. AT 900' EAST OF FIDDYMENT ROAD

