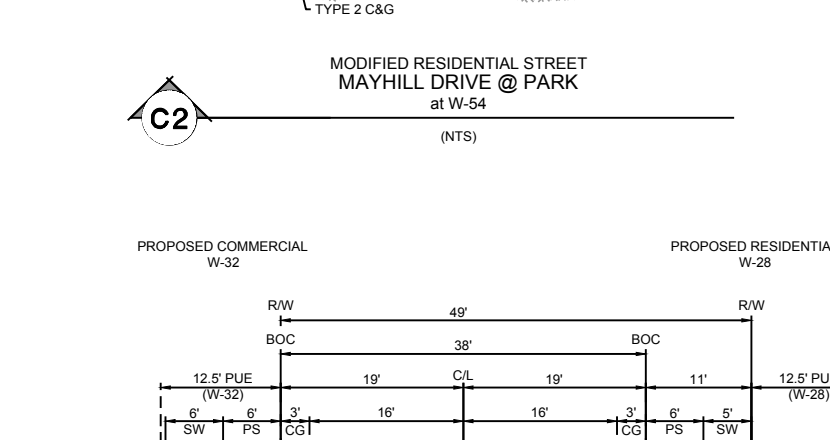
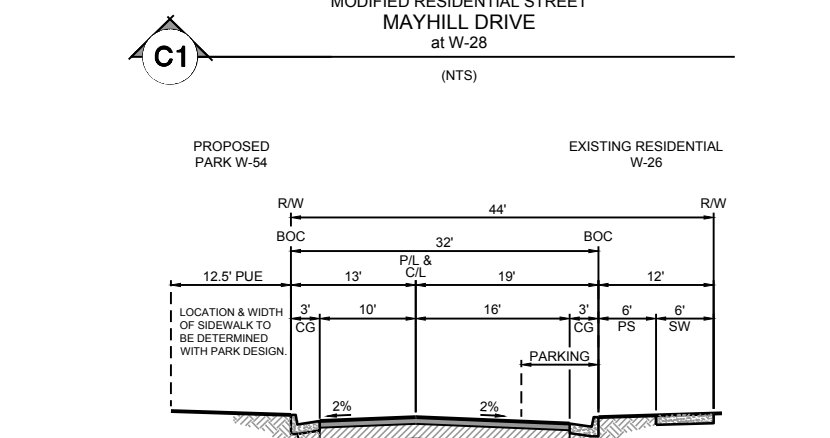
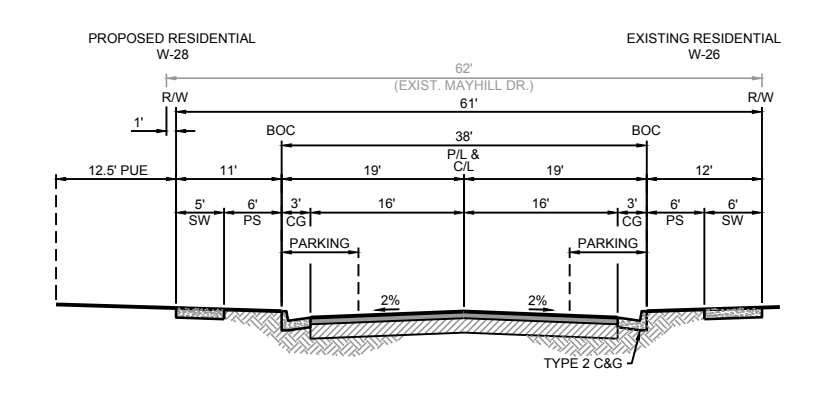
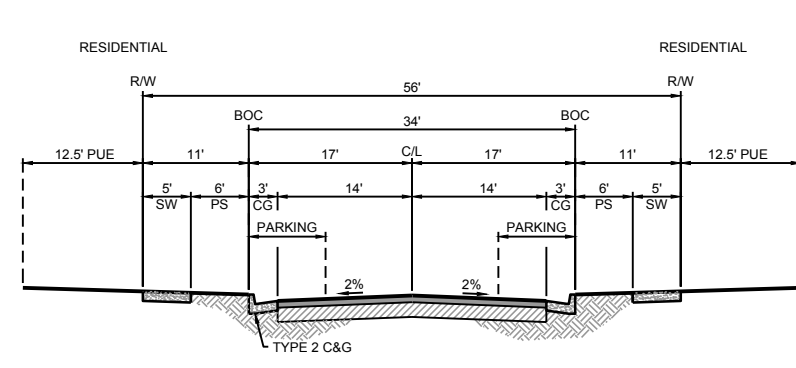
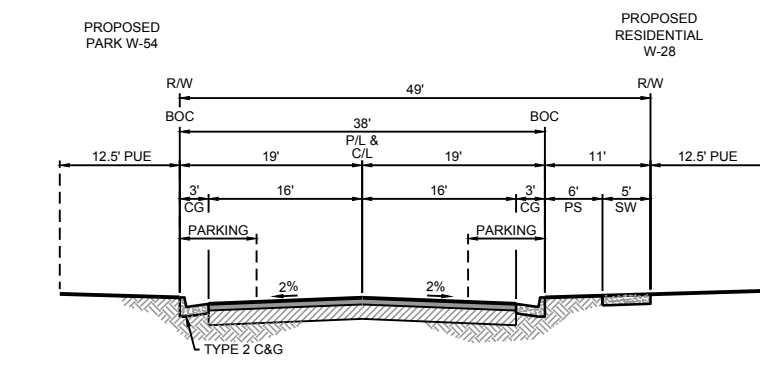
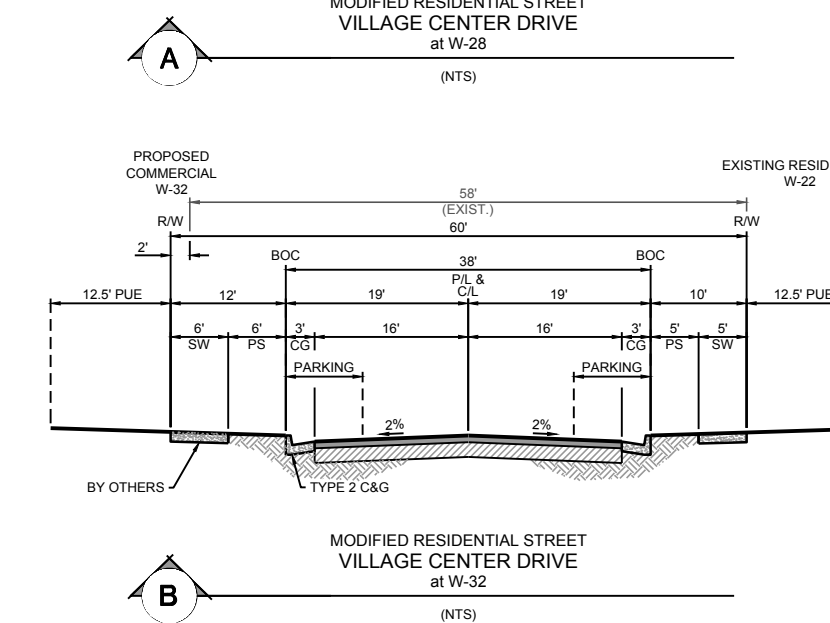
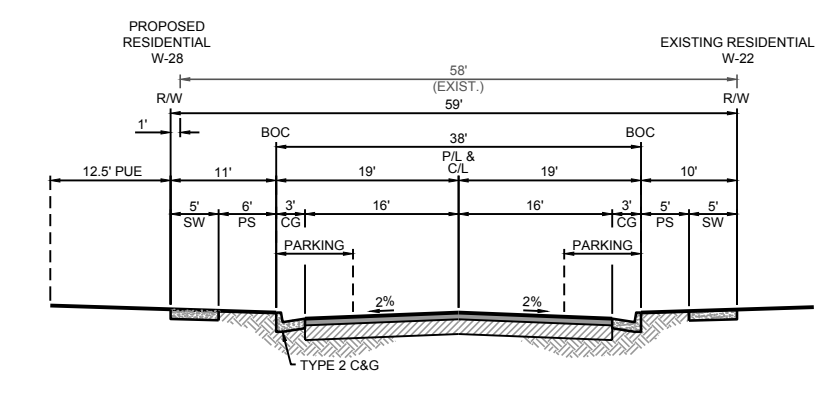
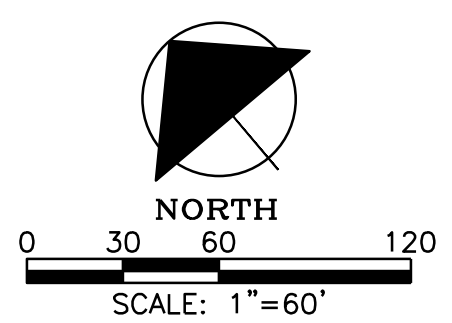
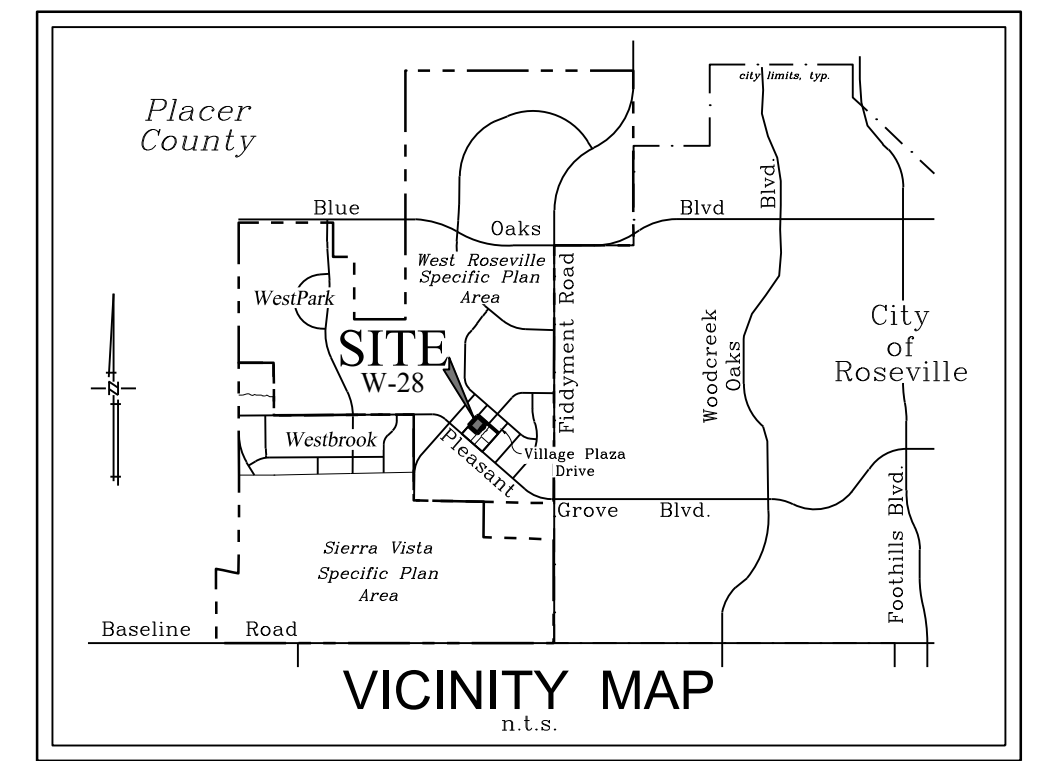


TENTATIVE MAP NOTES

- PROPERTY DESCRIPTION: LOTS 11, 12, AND 13, AS SHOWN AND DESIGNATED ON THE MAP ENTITLED "WESTPARK PHASE 1", FILED FOR RECORD OCTOBER 21, 2004, IN BOOK AA OF MAPS AT PAGE 4, PLACER COUNTY RECORDS. APN: 017-153-003, 017-153-004, & 017-153-005.
- LOT DIMENSIONS AND ACREAGES ARE APPROXIMATE AND ARE SUBJECT TO CHANGE.
- LOT LINES AND LOT AREAS MAY BE ADJUSTED AT THE TIME OF FINAL MAP(S) PREPARATION PROVIDED NO ADDITIONAL LOTS ARE CREATED, SUBJECT TO THE APPROVAL OF THE CITY OF ROSEVILLE.
- PURSUANT TO GOVERNMENT CODE SECTION 66463.1, THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS BASED UPON THIS TENTATIVE SUBDIVISION MAP. THE FILING OF A FINAL MAP ON A PORTION OF THIS TENTATIVE SUBDIVISION MAP SHALL NOT INVALIDATE ANY PART OF THIS TENTATIVE SUBDIVISION MAP.
- ADDITIONAL 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 PARCEL MAP BASED ON THIS TENTATIVE SUBDIVISION MAP.
- GRADING SHOWN ON THIS TENTATIVE SUBDIVISION MAP IS SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN.
- ALL UTILITY SYSTEMS ILLUSTRATED ON THIS TENTATIVE SUBDIVISION MAP ARE SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN WITH THE APPROVAL OF THE CITY OF ROSEVILLE.
- A PORTION OF RIBBON GROVE LANE, ADJACENT TO PARCEL W-32, SHALL BE DEDICATED AS AN IOD TO THE CITY OF ROSEVILLE WITH THE FIRST FINAL MAP.
- PARK ACRES ARE CALCULATED FROM BACK OF CURB (BOC), EXCEPT THAT ALONG RIBBON GROVE LANE, CREDITED PARK ACRES ARE CALCULATED FROM STREET CENTERLINE.
- A PORTION OF RIBBON GROVE LANE ADJACENT TO PARK PARCEL W-54 MAY BE CONVERTED FROM PARALLEL PARKING TO ANGLED PARKING.
- RESIDENTIAL BULBED INTERSECTIONS PER CITY OF ROSEVILLE STANDARD DETAIL ST-45.

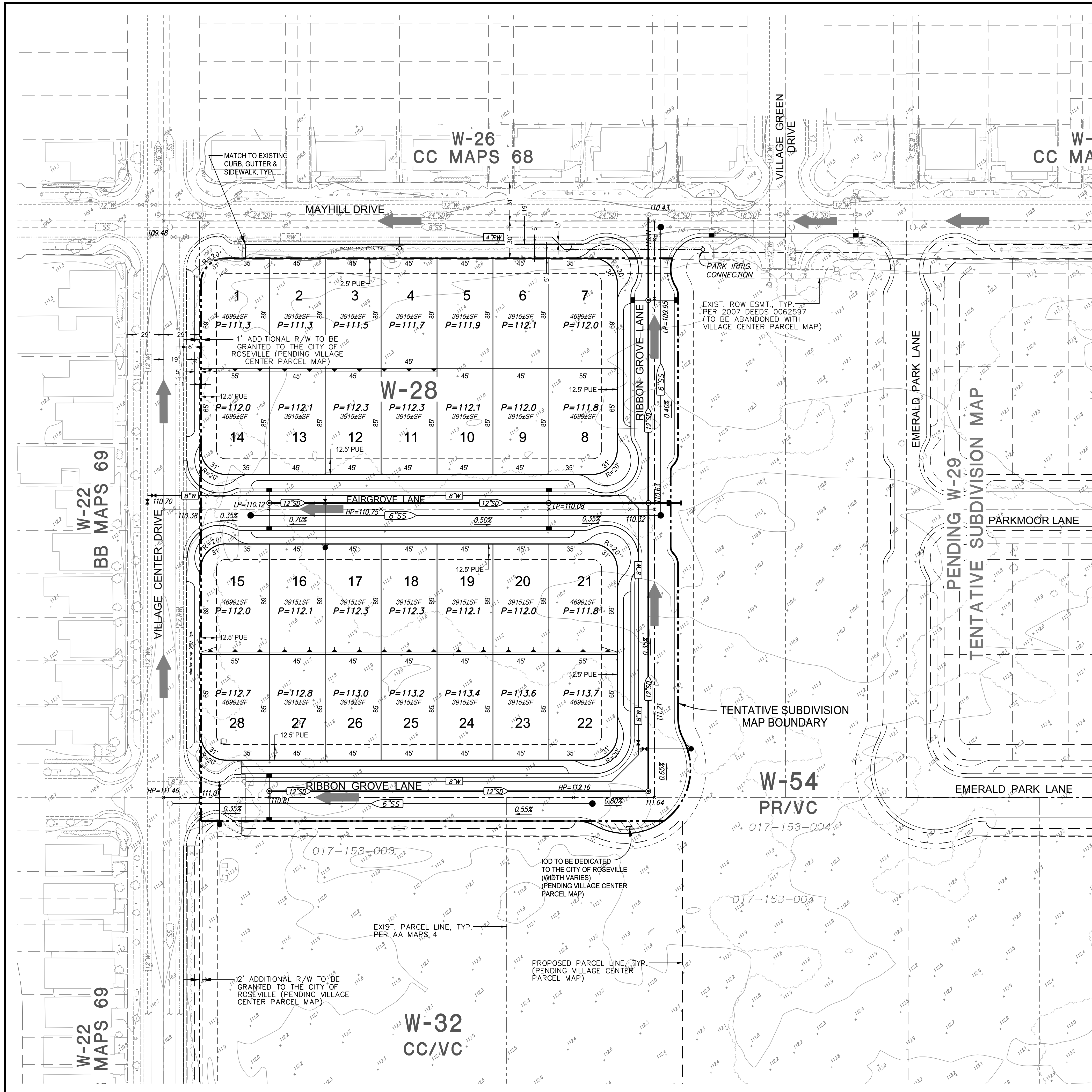


PROJECT INFORMATION	
SITE DESCRIPTION:	A PORTION OF SECTION 25, TOWNSHIP 11 NORTH, RANGE 5 EAST, MDB&M
ASSESSORS PARCEL NO.:	PORTIONS OF 017-153-003 AND -004
OWNER:	VC ROSEVILLE LLC 2443 FAIR OAKS BLVD., SUITE 326 SACRAMENTO, CA 95825
APPLICANT/DEVELOPER:	VC ROSEVILLE LLC 1420 ROCKY RIDGE DRIVE, SUITE 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:	VACANT
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
EXISTING ZONING:	CC/SA-WR, PR
PROPOSED ZONING:	RS/DS
EXISTING GENERAL PLAN DESIGNATION:	CC/VC-2.9, PR/VC
PROPOSED GENERAL PLAN DESIGNATION:	MDR/VC
SERVICE PROVIDERS	
PARK:	CITY OF ROSEVILLE PARKS & RECREATION DEPT.
FIRE:	ROSEVILLE FIRE DEPARTMENT
SCHOOL:	ROSEVILLE CITY SCHOOL DISTRICT ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT
WATER:	CITY OF ROSEVILLE ENVIRONMENTAL UTILITIES
SANITARY SEWER:	CITY OF ROSEVILLE ENVIRONMENTAL UTILITIES
ELECTRICITY:	ROSEVILLE ELECTRIC UTILITY
GAS:	PACIFIC GAS & ELECTRIC CO.
PHONE:	CONSOLIDATED COMMUNICATIONS
STORM DRAINAGE:	ROSEVILLE DEVELOPMENT SERVICES
NUMBER OF LOTS:	28 SINGLE FAMILY RESIDENTIAL LOTS
SITE AREA:	3.99 ± AC.



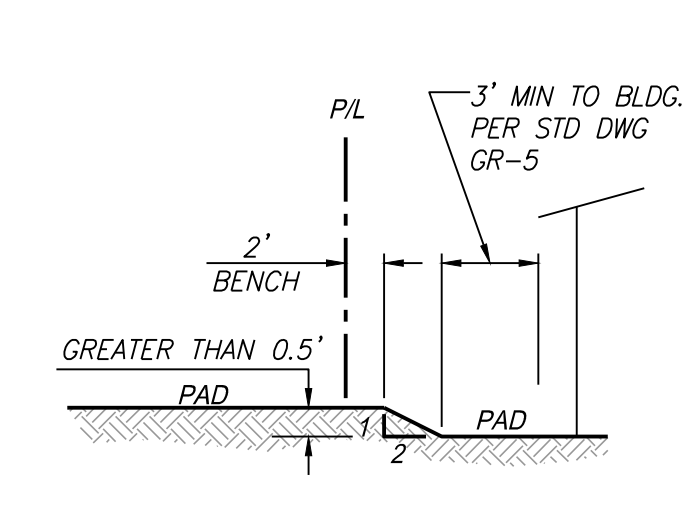
COVER SHEET
TENTATIVE SUBDIVISION MAP
for
Village Center W-28
of the West Roseville Specific Plan Area

Scale: 1" = 60'
Roseville, California
WESTPARK
MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS
May 26, 2017
Sheet 1 of 2

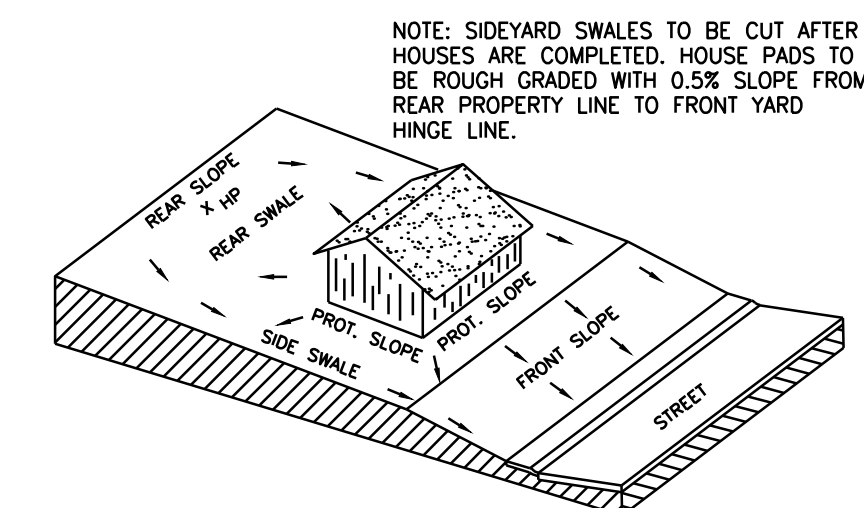


PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER PIPE	
	SANITARY SEWER MANHOLE	
	WATER LINE	
	GATE VALVE	
	FIRE HYDRANT	
	BLOW-OFF VALVE	
	RECYCLED WATER LINE	
	STORM DRAIN PIPE	
	STORM DRAIN MANHOLE	
	DROP INLET	
	PAD GRADE	
	TREE REMOVAL	
	OVERLAND RELEASE FOR DRAINAGE	

- NOTES:
1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
 2. UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE.
 3. THE PROPOSED WATER AND SEWER INFRASTRUCTURE LOCATION AND SIZES ARE SUBJECT TO CHANGE DURING FINAL DESIGN.
 4. ANY OFFSITE GRADING SHALL REQUIRE RIGHT OF ENTRY FROM ADJOINING PROPERTY OWNER.

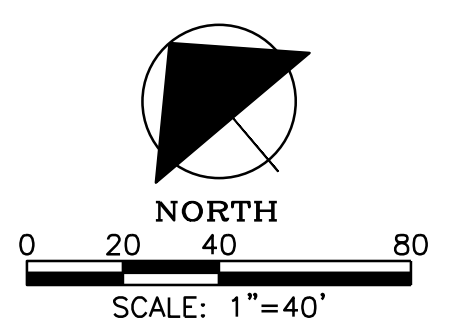


TYPICAL REAR LOT GRADING DETAIL
N.T.S.



TYPICAL FINAL LOT GRADING DETAIL
N.T.S.

ESTIMATED EARTHWORK SUMMARY	
CUT:	850 c.y.
FILL:	850 c.y.
EXCESS:	0 c.y.



CONCEPTUAL GRADING, STORM DRAINAGE, SANITARY SEWER, & DOMESTIC WATER PLAN
TENTATIVE SUBDIVISION MAP

Village Center W-28

of the West Roseville Specific Plan Area

Scale: 1" = 40'
Roseville, California
WESTPARK COMMUNITIES
MACKAY & SOMPS SURVEYORS PLANNERS