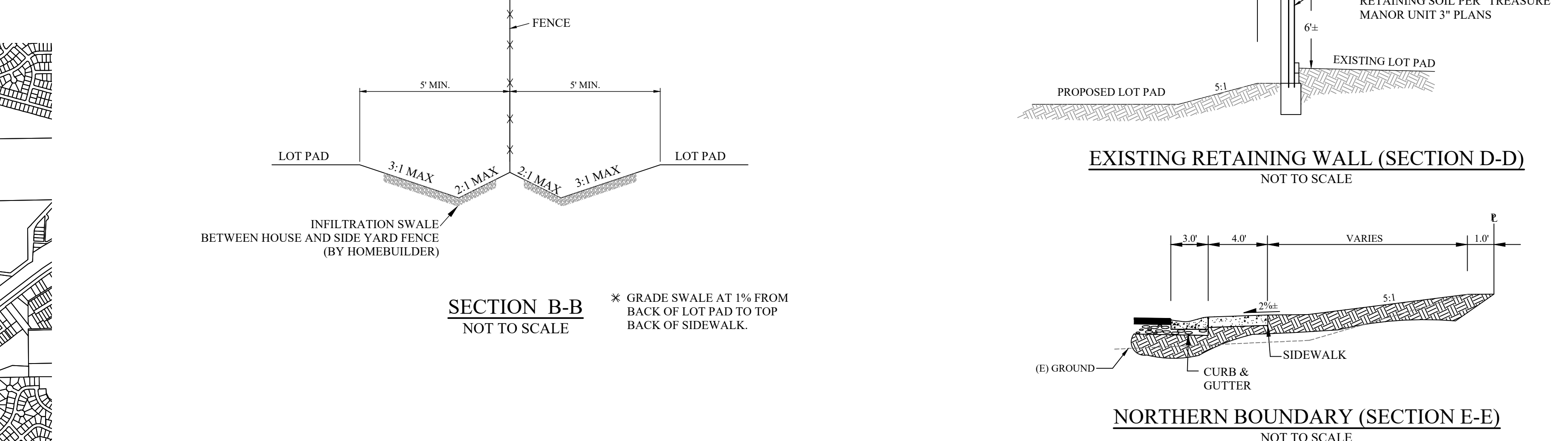
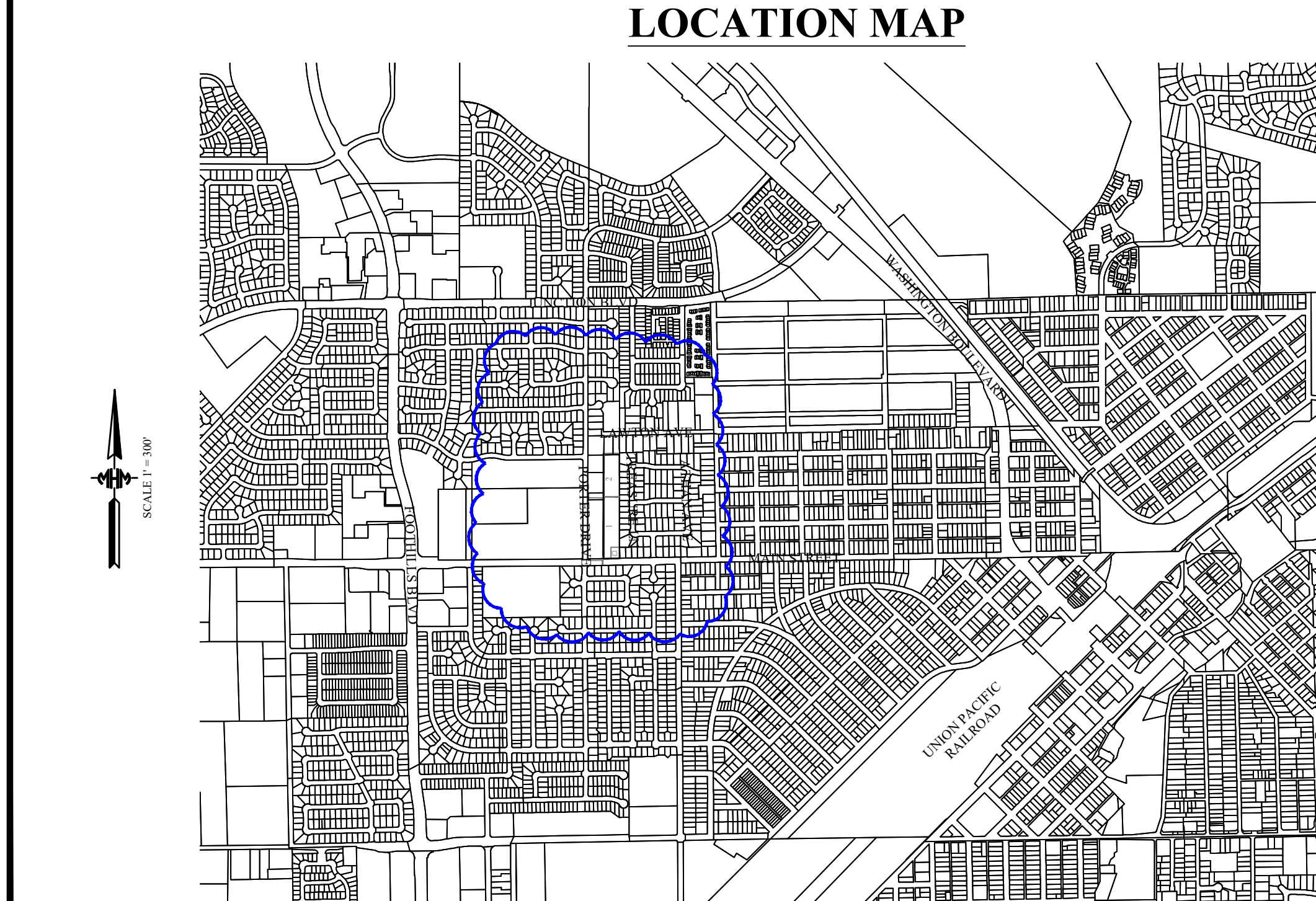
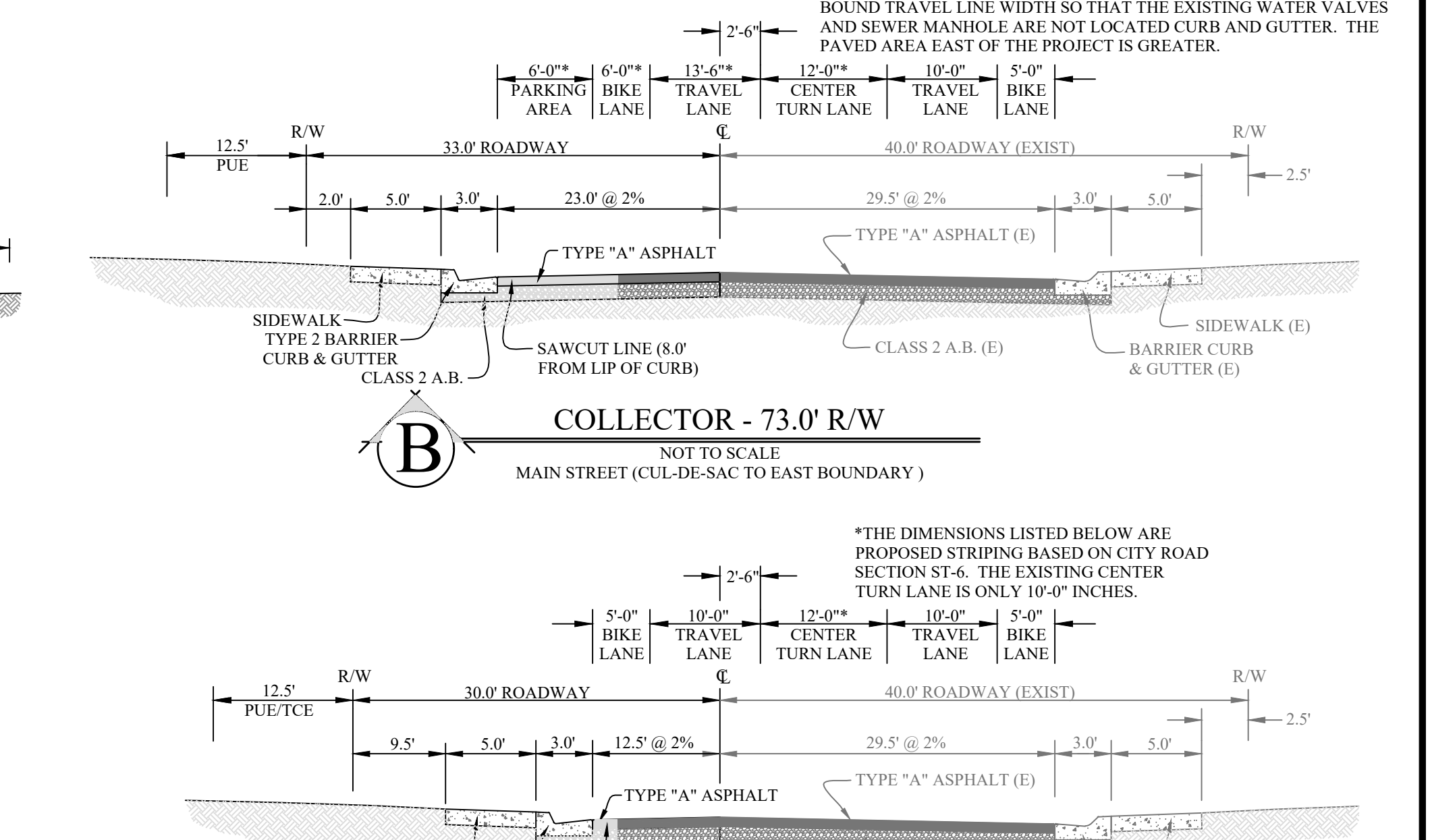
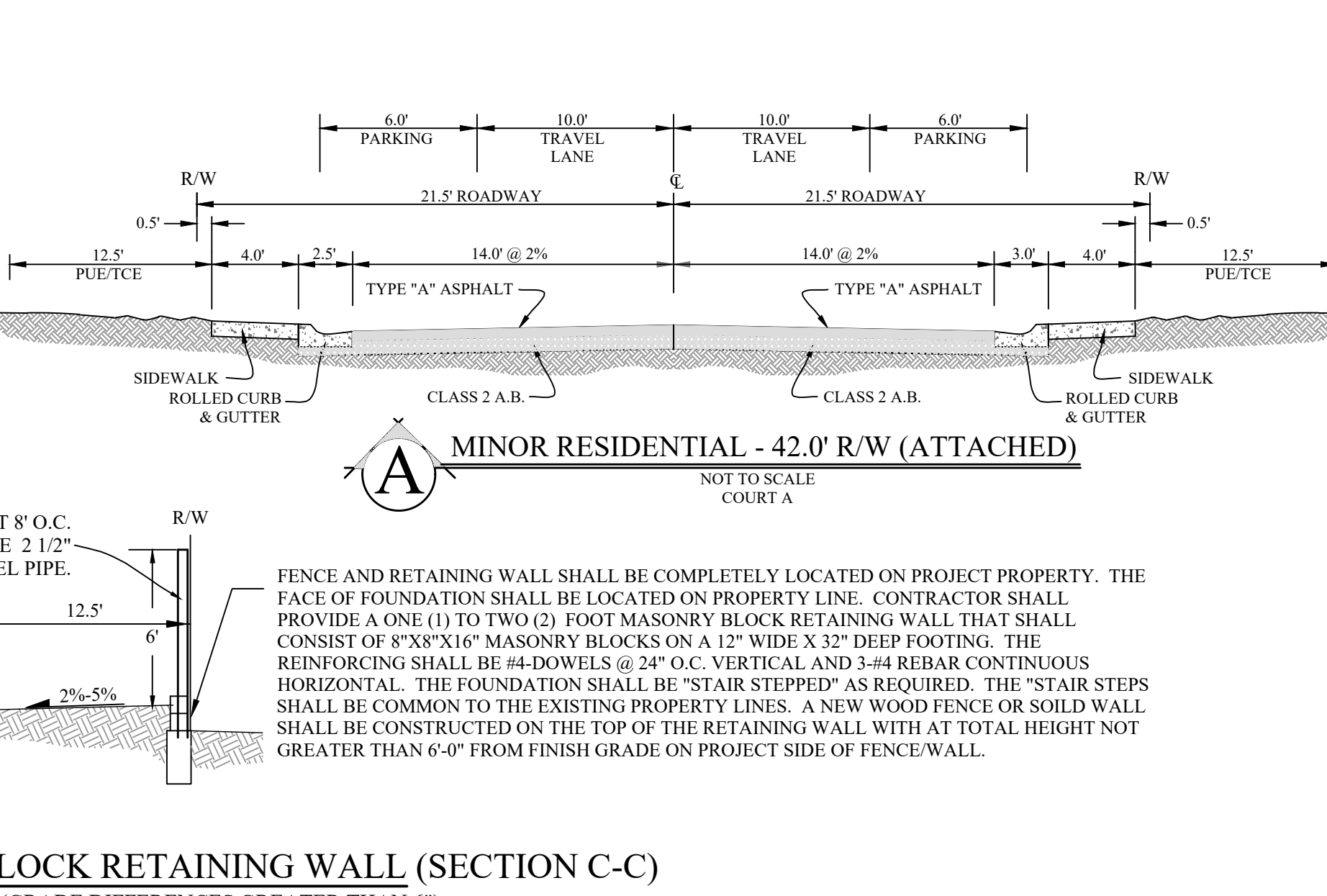
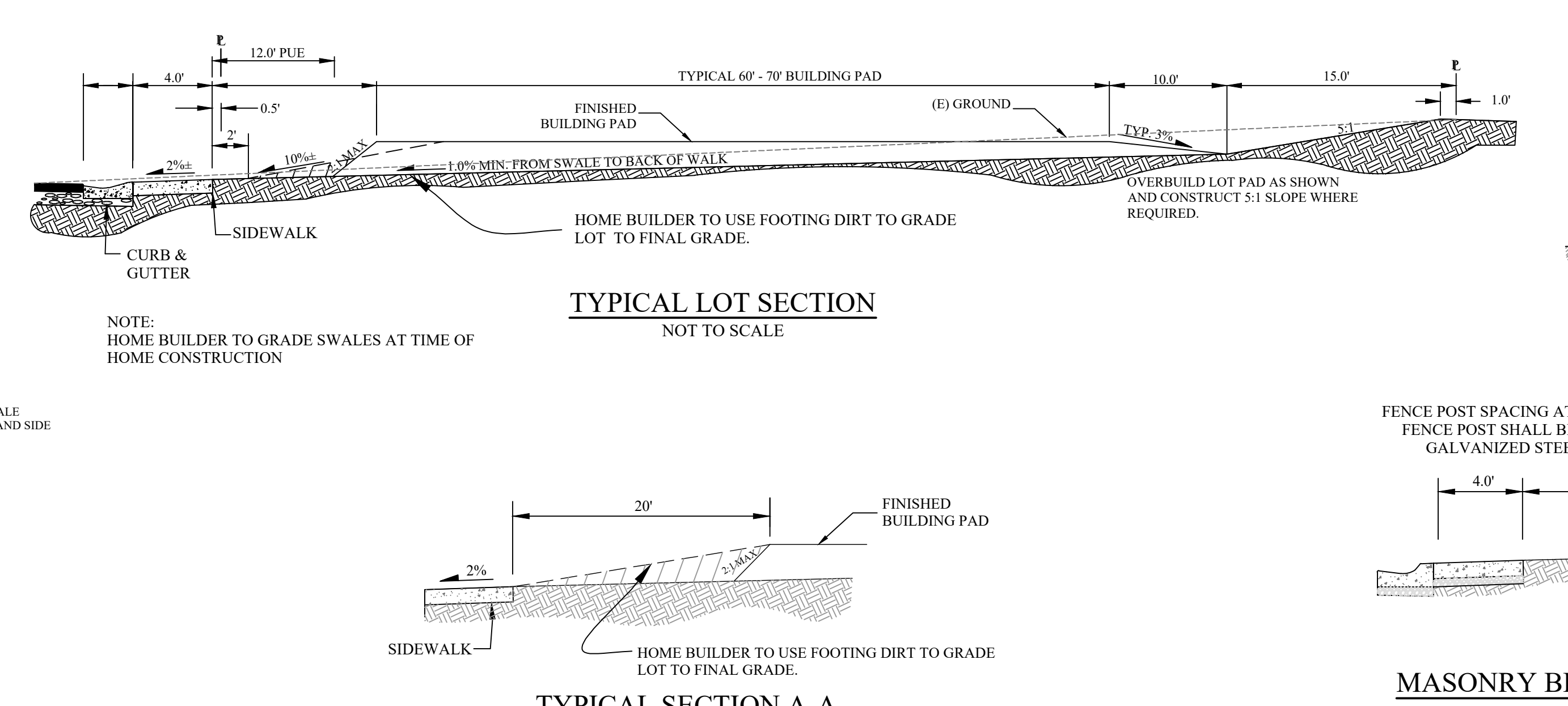
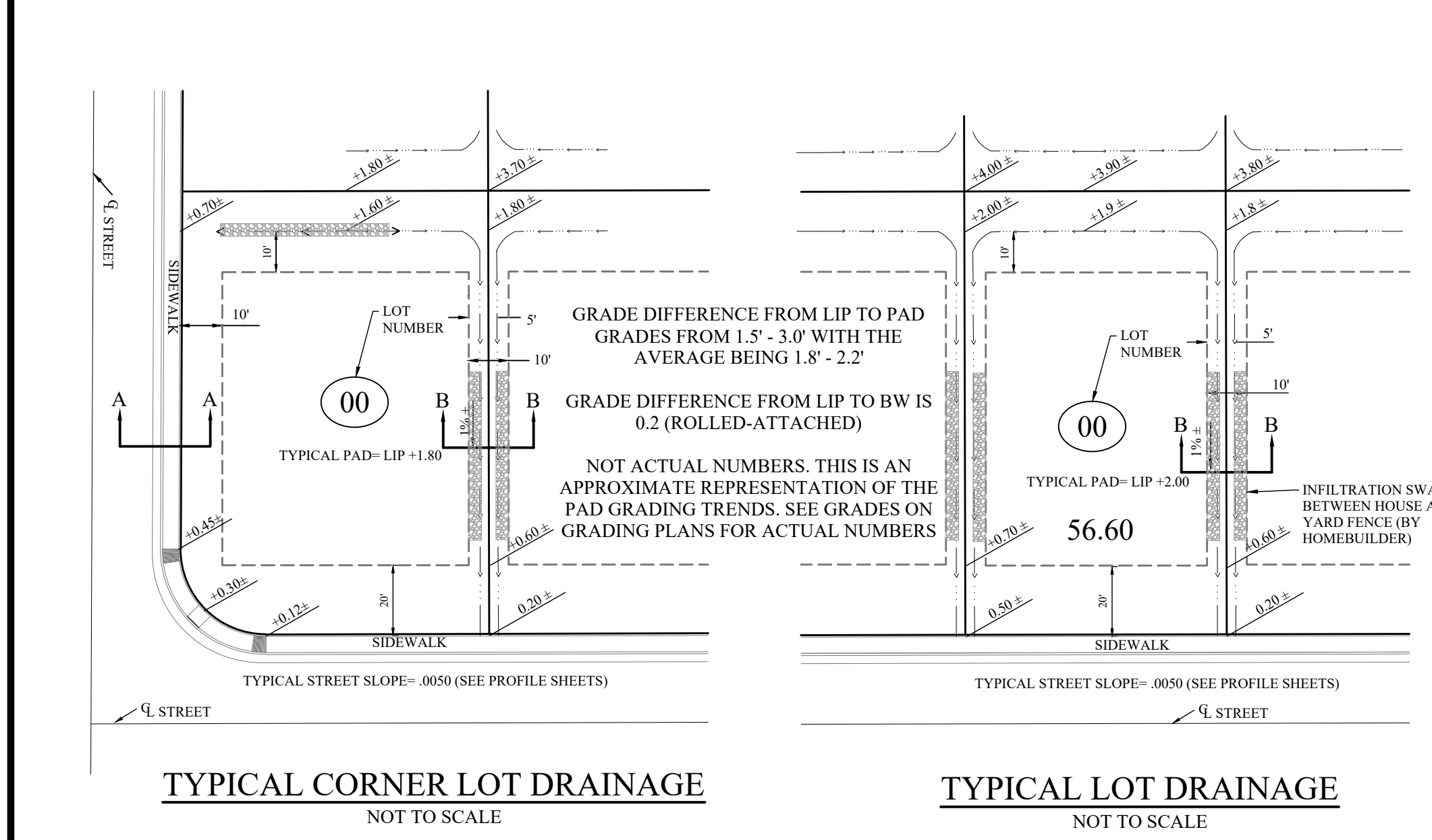


LEGEND

	EXISTING	PROPOSED
UTILITY POLE		
STREET LIGHT		
CONSTRUCTION CENTERLINE		
STORM DRAIN		
FENCE		
SLOPE		
SPOT ELEVATION		
CONTOUR LINE		
ASSESSOR'S PARCEL NO.		
PROPERTY LINE		
PUBLIC UTILITY EASMENT		
BUILDING		
DITCH FLOWLINE		
STORM SEWER DI		
TRANSITION BETWEEN ROLLED AND BARRIER CURB		

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 FIDDYDUM ROAD. THIS IS AN NGS "COMBINED" CONTROL POINT. THE PUBLISHED NAVD 88 ELEVATION FOR THIS CONTROL POINT IS 125.9 FEET WHICH CONVERTS (-2.47) TO 123.49 FEET FOR THE HISTORIC NGVD 29 DATUM.



TENTATIVE MAP GRADING AND SITE PLAN

OAKLEAF ESTATES (PL 23-0198) - APN: 015-080-026-000
 ZONING - R1, GENERAL PLAN DESIGNATION - LDR

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 FIRE DEPARTMENT
APPLICANT LENDCO LLC 710 THIRD STREET MARYSVILLE, CA 95901 CONTACT: SEAN MINARD, P.E., P.L.S. PHONE: (530) 743-1561	EXISTING GENERAL PLAN DESIGNATION LDR - LOW DENSITY RESIDENTIAL	LAW ENFORCEMENT CITY OF ROSEVILLE POLICE
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 PUBLIC WORKS
ASSESSOR'S PARCEL NO. APN 015-080-026 (4.10 AC)	EXISTING ZONING R-1	DOMESTIC WATER CITY OF ROSEVILLE PUBLIC WORKS
AREA OF TENTATIVE MAP 4.24 GROSS ACRE	PROPOSED ZONING R-1	STORM DRAINAGE CITY OF ROSEVILLE PUBLIC WORKS
	LEVEE PROTECTION LEVEE DISTRICT NO. 1 OF SUTTER COUNTY	ELECTRICITY PACIFIC GAS AND ELECTRIC
	ELEMENTARY SCHOOL DISTRICT ROSEVILLE CITY SCHOOL DISTRICT	NATURAL GAS (OPTIONAL) PACIFIC GAS AND ELECTRIC
	HIGH SCHOOL DISTRICT ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT	COMMUNICATION ROSEVILLE TELEPHONE AND COMCAST
	IRRIGATION DISTRICT NONE	CABLE (OPTIONAL) COMCAST

PORTER DRIVE

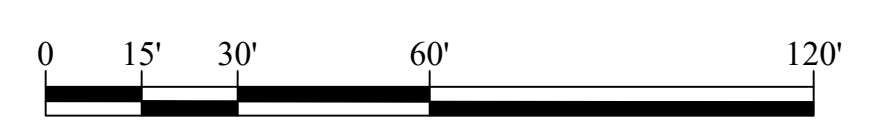
COURT A

TREASURE LANE

MAIN STREET

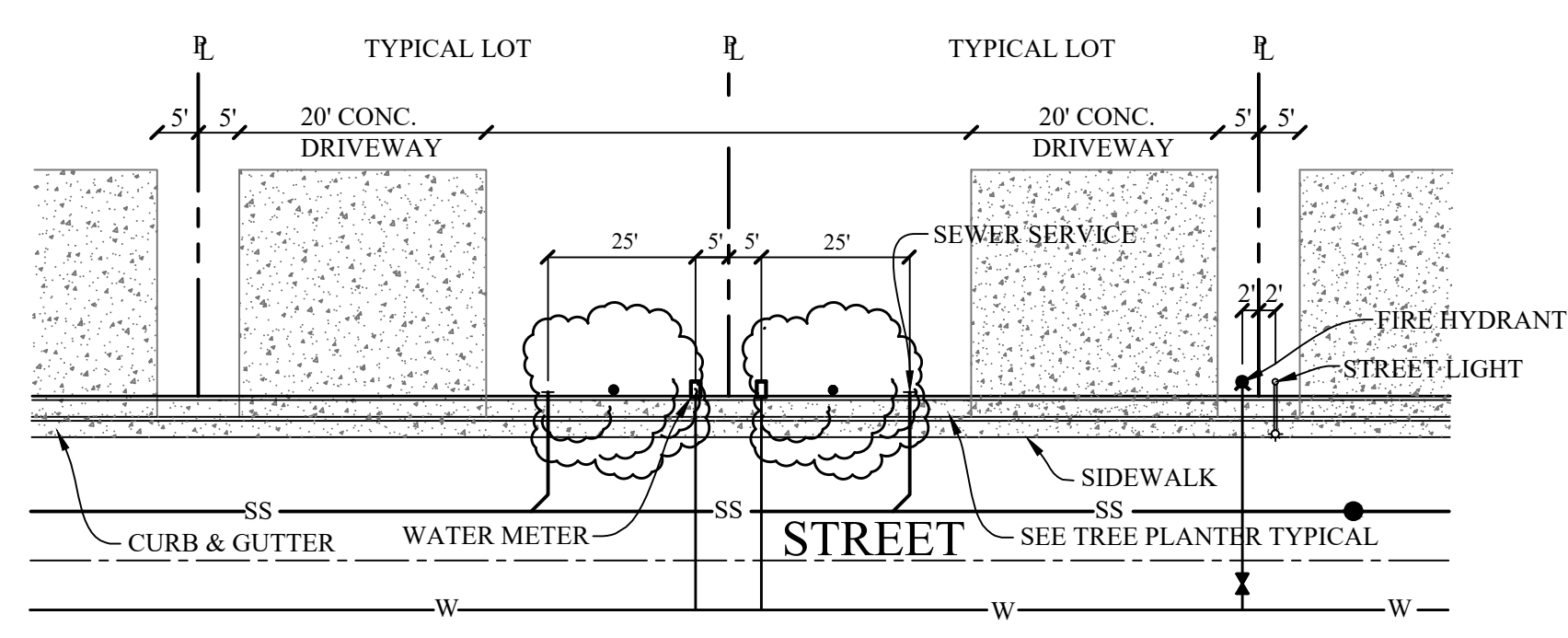
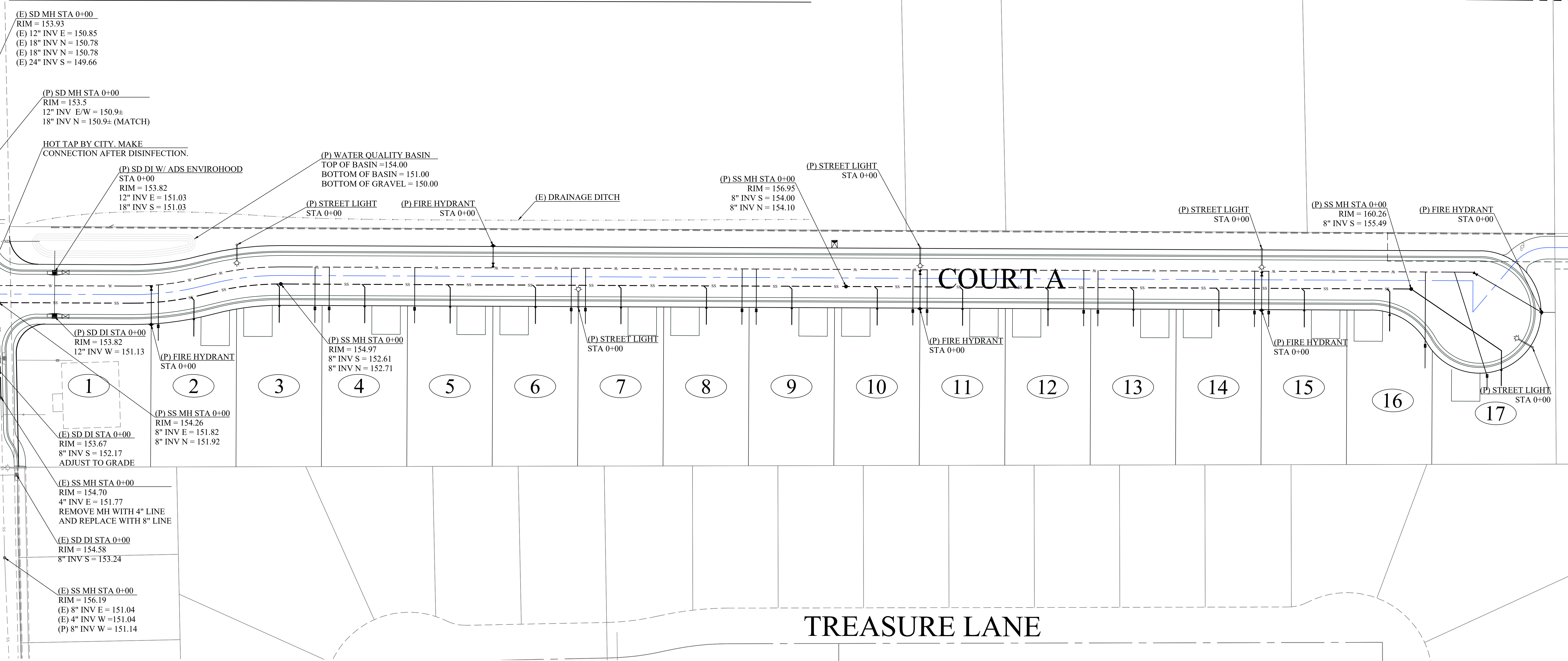


SCALE 1" = 30'

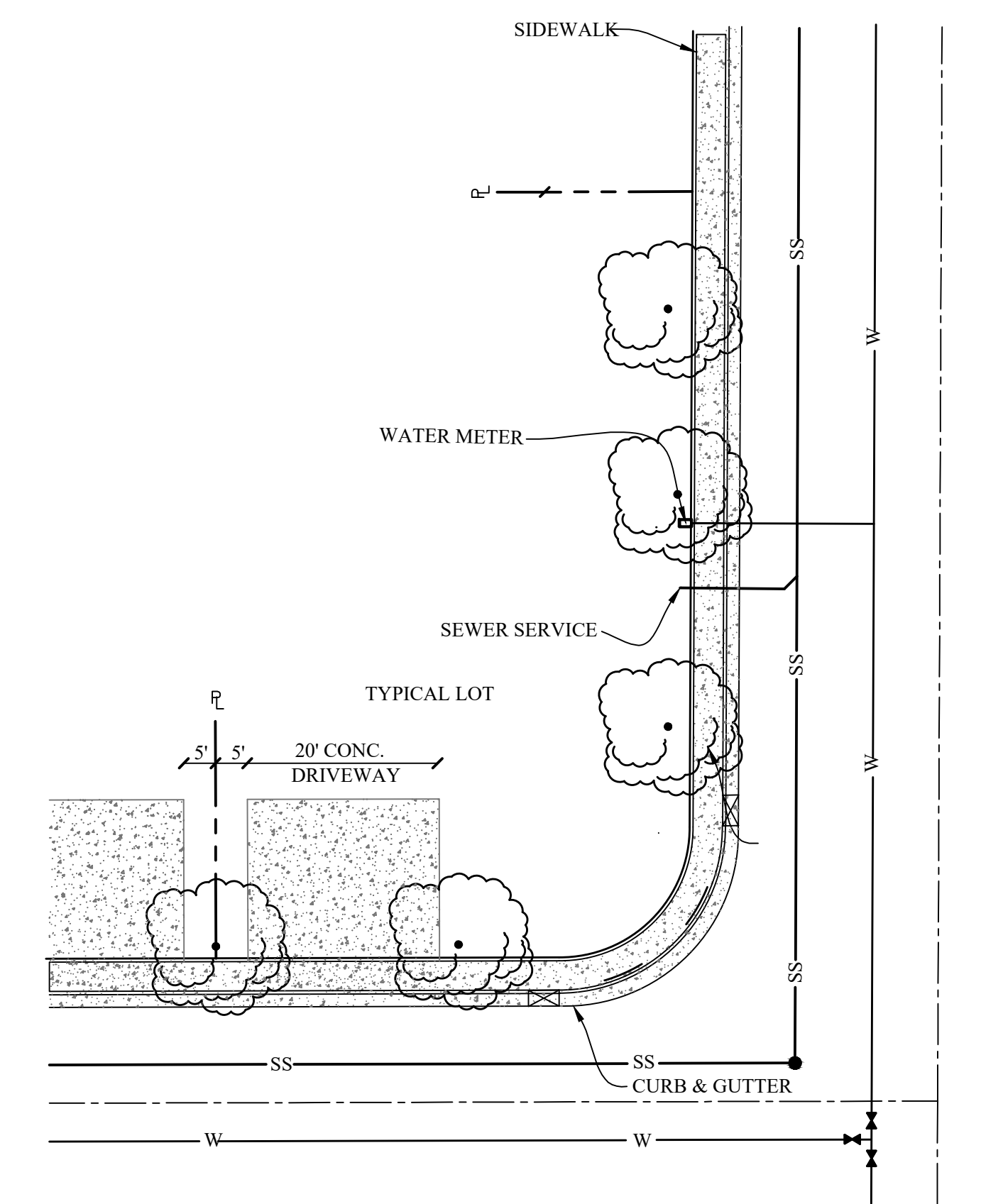


LEGEND

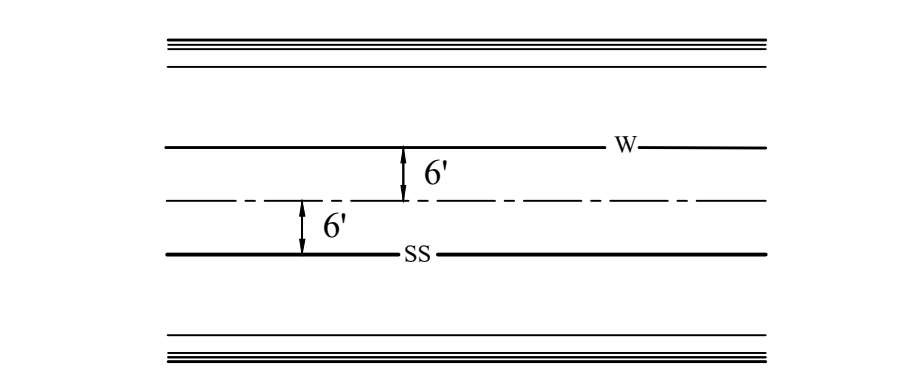
	EXISTING	PROPOSED
UTILITY POLE		
STREET LIGHT		
CONSTRUCTION CENTERLINE		
FENCE		
ASSESSOR'S PARCEL NO.		
PROPERTY LINE		
PUBLIC UTILITY EASEMENT		
BUILDING		
DITCH FLOWLINE		
TRANSITION BETWEEN ROLLED AND BARRIER CURB		
WATER SERVICE		
SEWER SERVICE		
POSTAL CBU		
FIRE HYDRANT		
STORM SEWER MANHOLE		
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		



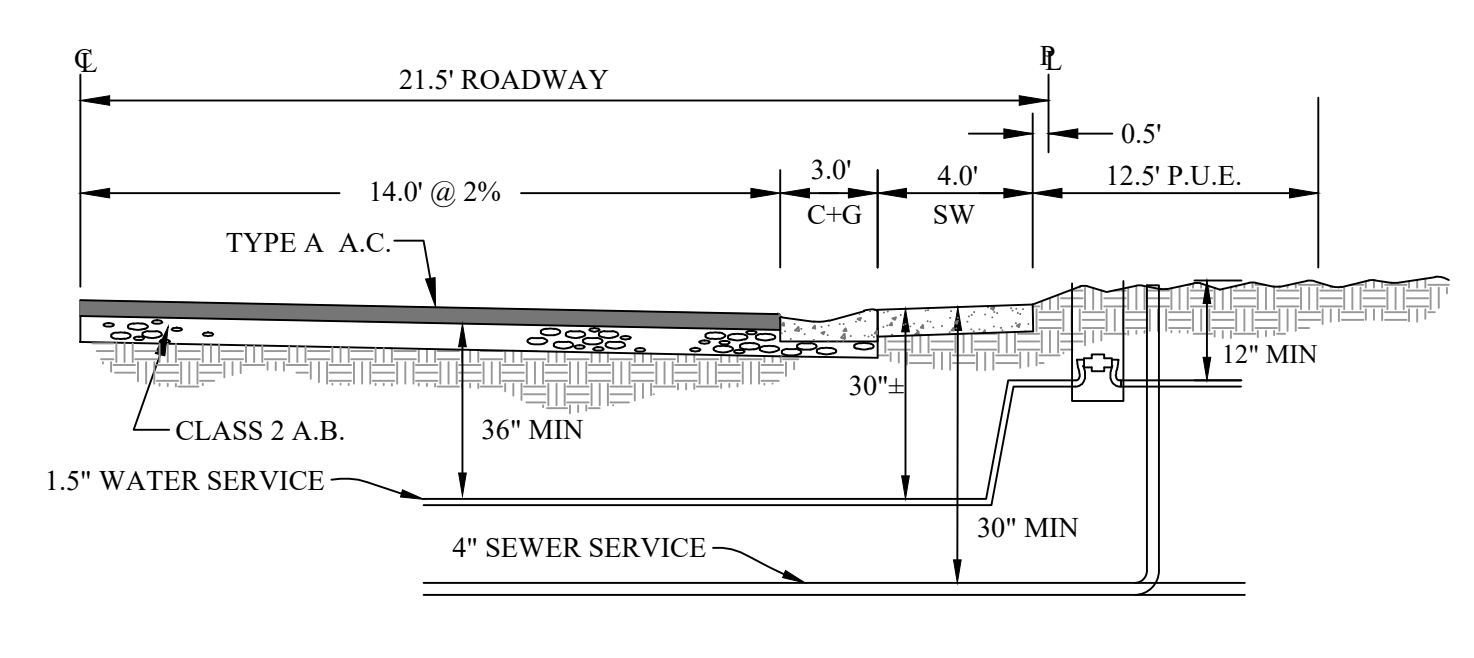
TYPICAL DRIVEWAY LAYOUT
N.T.S.
NOTE: STREET TREES SHALL NOT BE PLACED WITHIN FIFTEEN (15) FEET OF STREET LIGHTS.



TYPICAL CORNER LOT LAYOUT
N.T.S.
NOTE: STREET TREES SHALL NOT BE PLACED WITHIN FIFTEEN (15) FEET OF STREET LIGHTS.

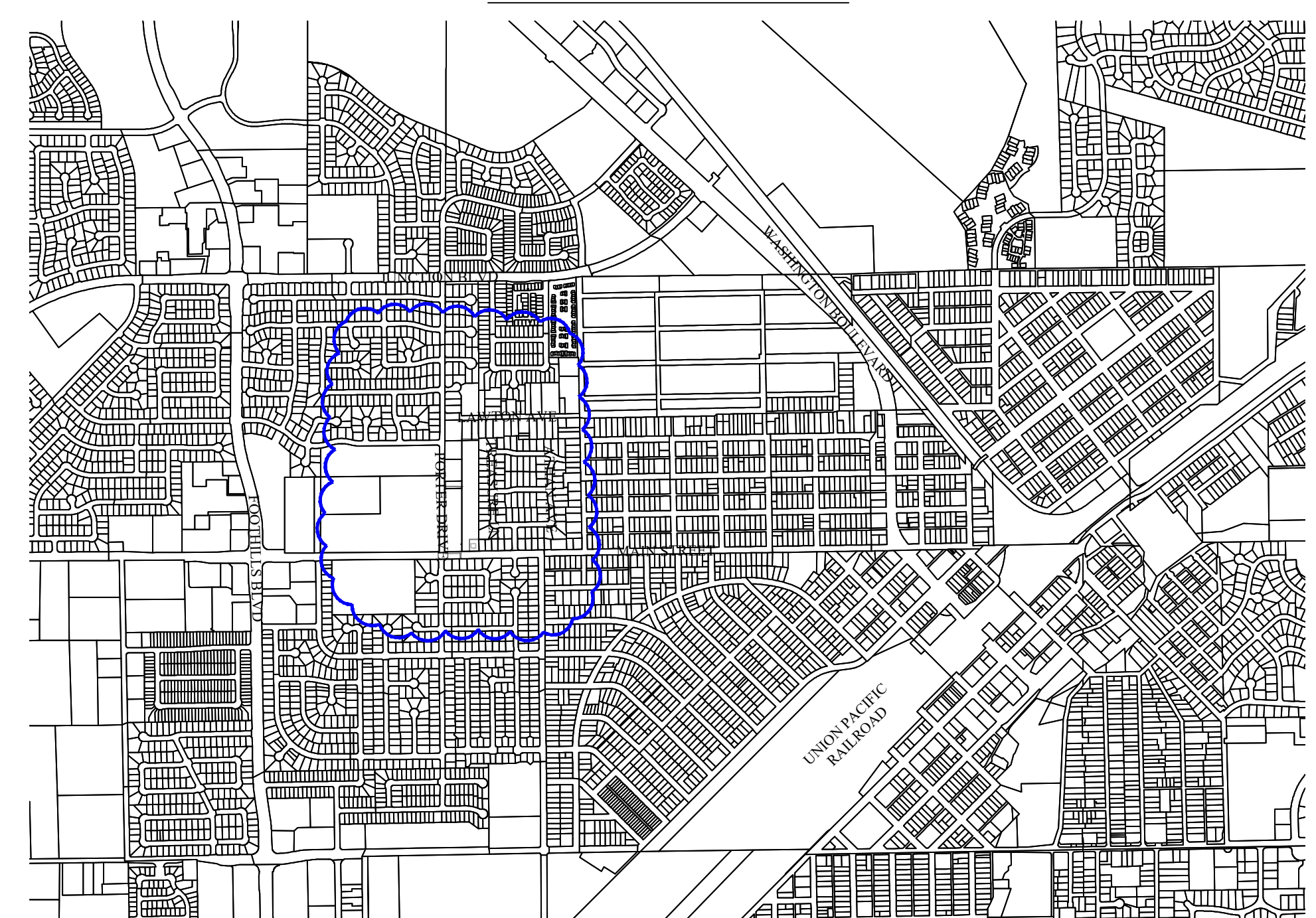


TYPICAL UTILITY MAIN LAYOUT
N.T.S.



COURT A
N.T.S.

LOCATION MAP



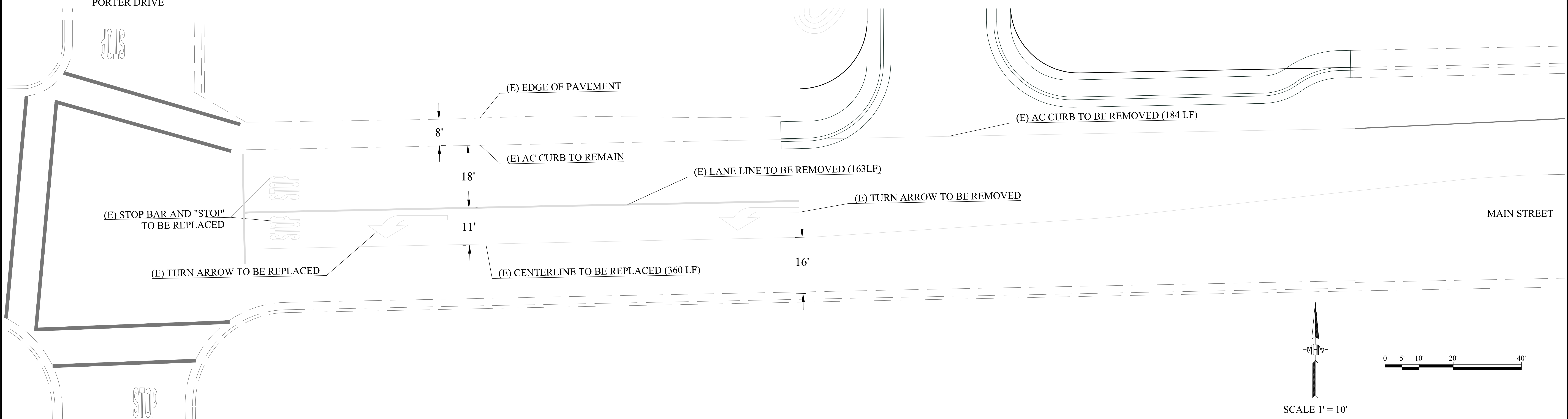
TENTATIVE MAP PRELIMINARY UTILITY PLAN

OAKLEAF ESTATES (TSTM PL23-0198) - APN: 015-080-026-000

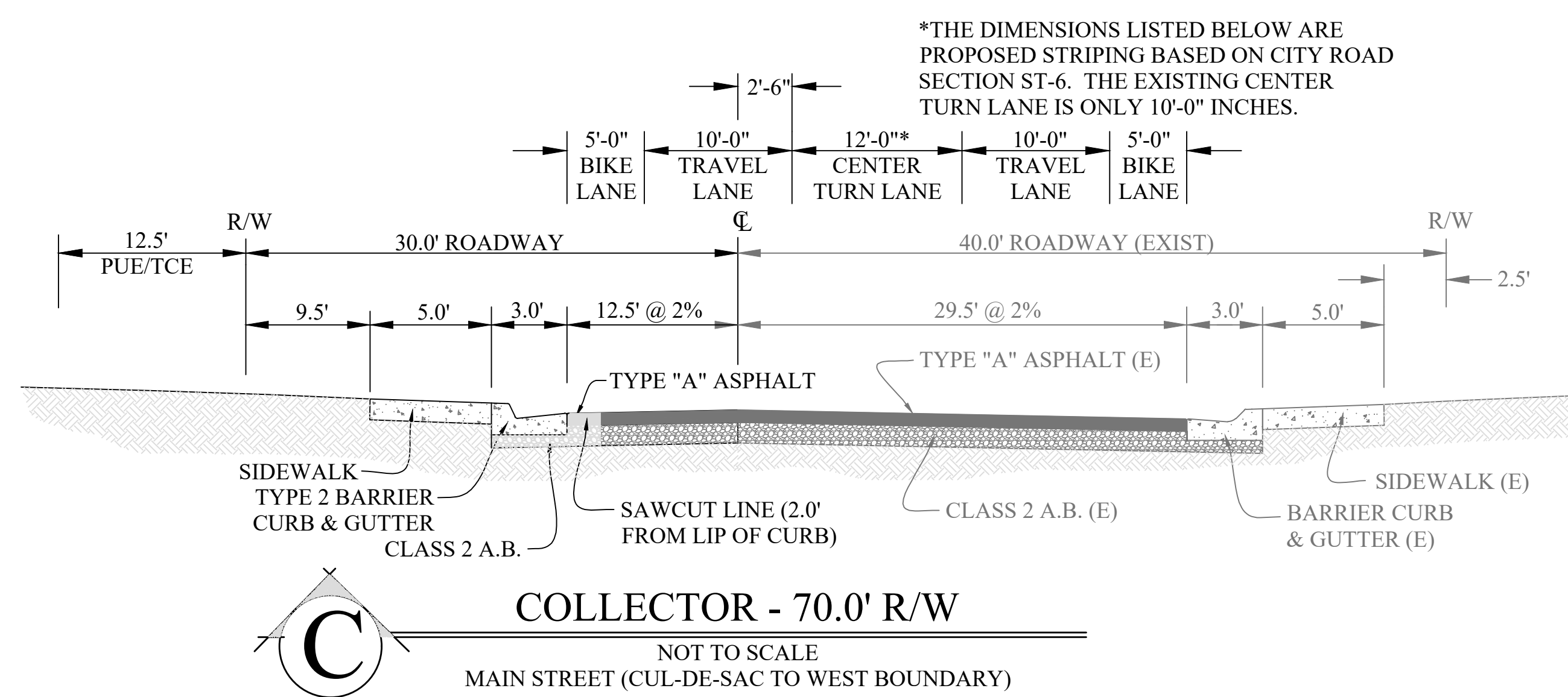
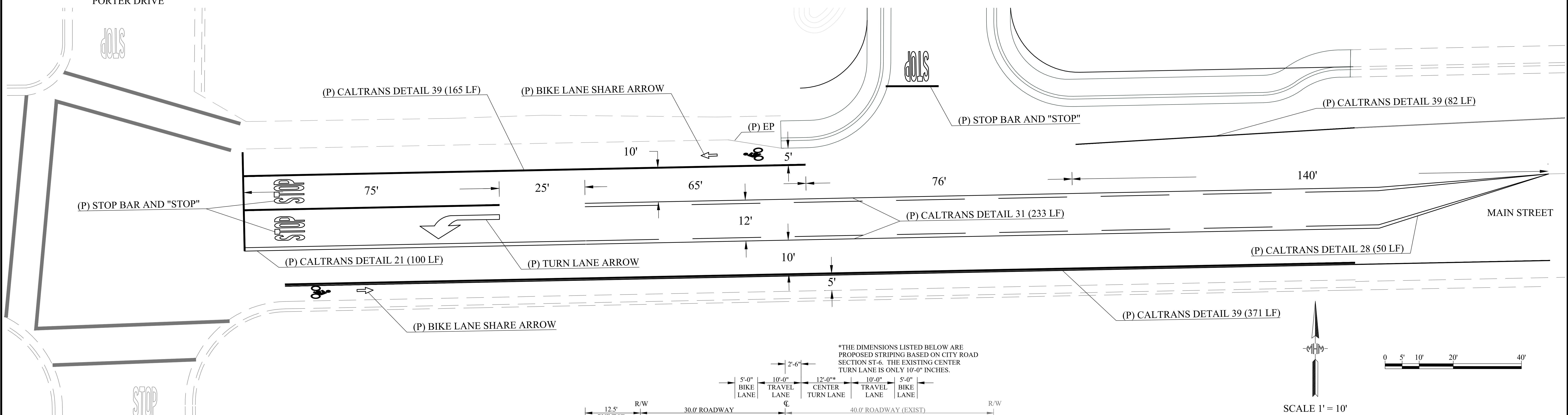
ZONING - R1, GENERAL PLAN DESIGNATION - LDR

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 FIRE DEPARTMENT
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 POLICE
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 PUBLIC WORKS
ASSESSOR'S PARCEL NO. APN 015-080-026 (4.10 AC)	EXISTING ZONING R-1	DOMESTIC WATER CITY OF ROSEVILLE PUBLIC WORKS
AREA OF TENTATIVE MAP 4.24 GROSS ACRE	PROPOSED ZONING R-1	STORM DRAINAGE CITY OF ROSEVILLE PUBLIC WORKS
	LEVEE PROTECTION LEVEE DISTRICT NO. 1 OF SUTTER COUNTY	ELECTRICITY PACIFIC GAS AND ELECTRIC
	ELEMENTARY SCHOOL DISTRICT ROSEVILLE CITY SCHOOL DISTRICT	NATURAL GAS (OPTIONAL) PACIFIC GAS AND ELECTRIC
	HIGH SCHOOL DISTRICT ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT	COMMUNICATION ROSEVILLE TELEPHONE AND COMCAST
	IRRIGATION DISTRICT NONE	CABLE (OPTIONAL) COMCAST

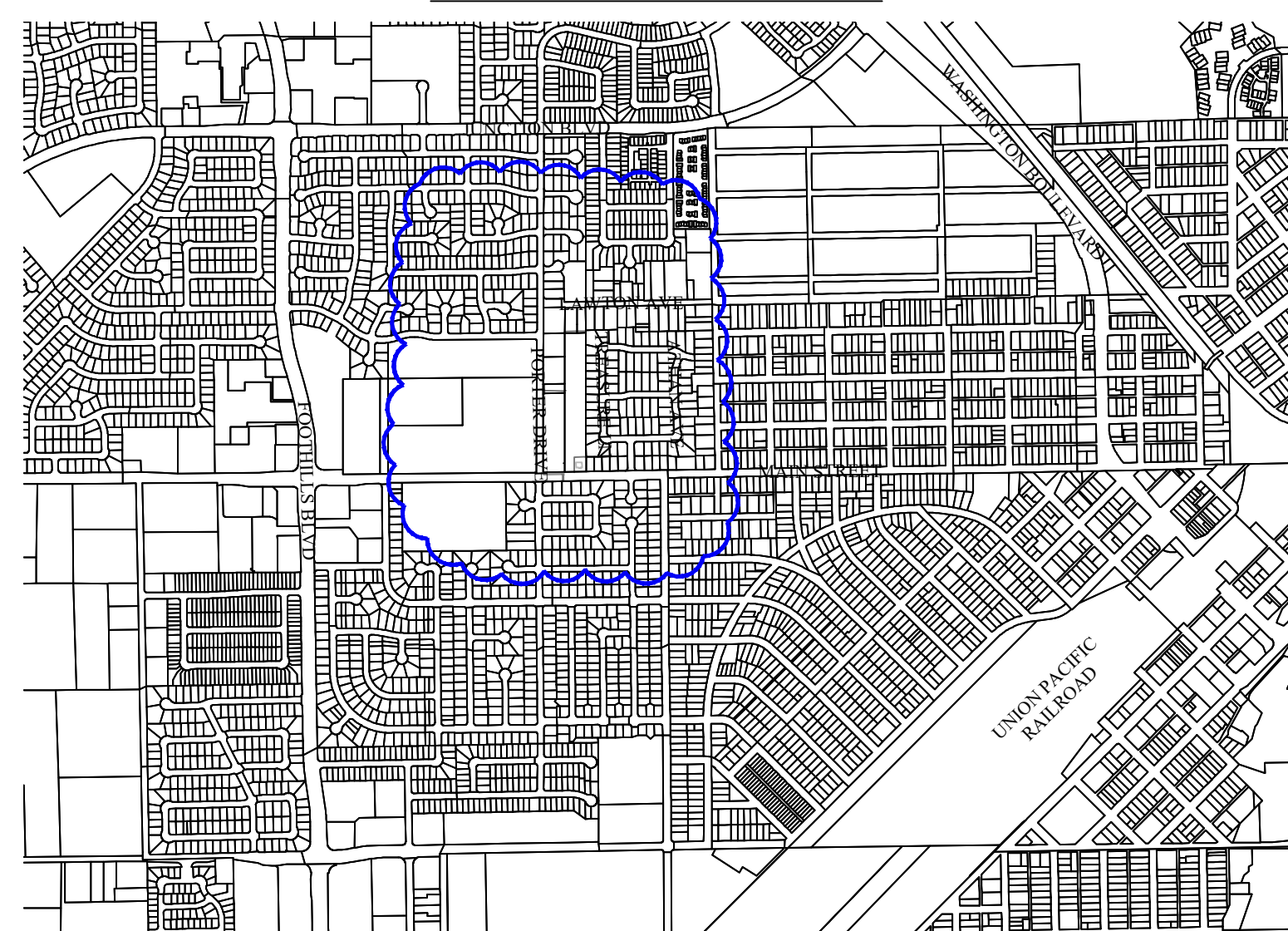
EXISTING PAVEMENT DELINEATION



PROPOSED PAVEMENT DELINEATION



LOCATION MAP



TENTATIVE MAP PRELIMINARY STRIPING PLAN

OAKLEAF ESTATES (TSTM PL23-0198) - APN: 015-080-026-000

ZONING - R1, GENERAL PLAN DESIGNATION - LDR

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

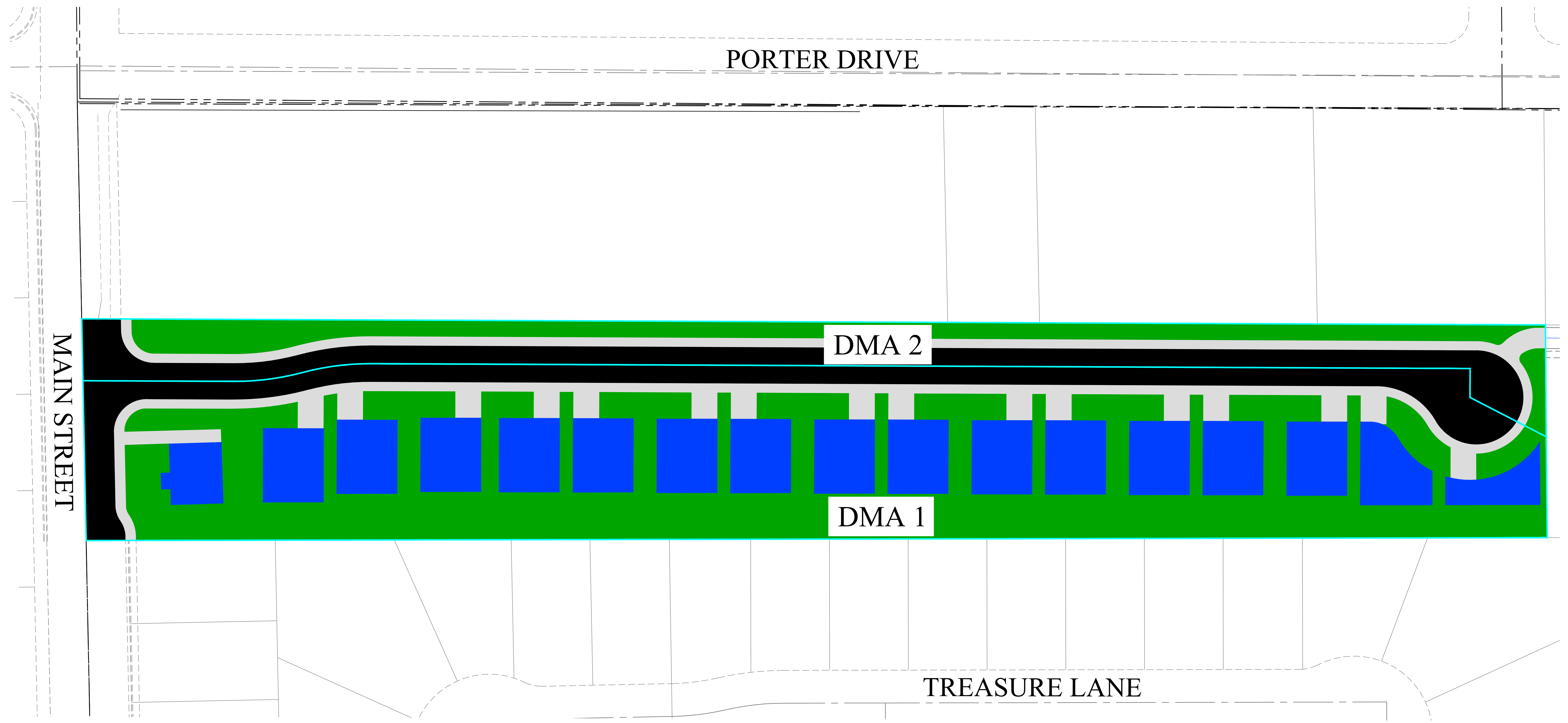
ENGINEER/SURVEYOR
MHM INCORPORATED
1204 E STREET, P.O. BOX B
MARYSVILLE, CA 95901
CONTACT: SEAN MINARD, P.E., P.L.S.
PHONE: (530) 742-6485

ASSESSOR'S PARCEL NO.
APN 015-080-026 (4.10 AC)

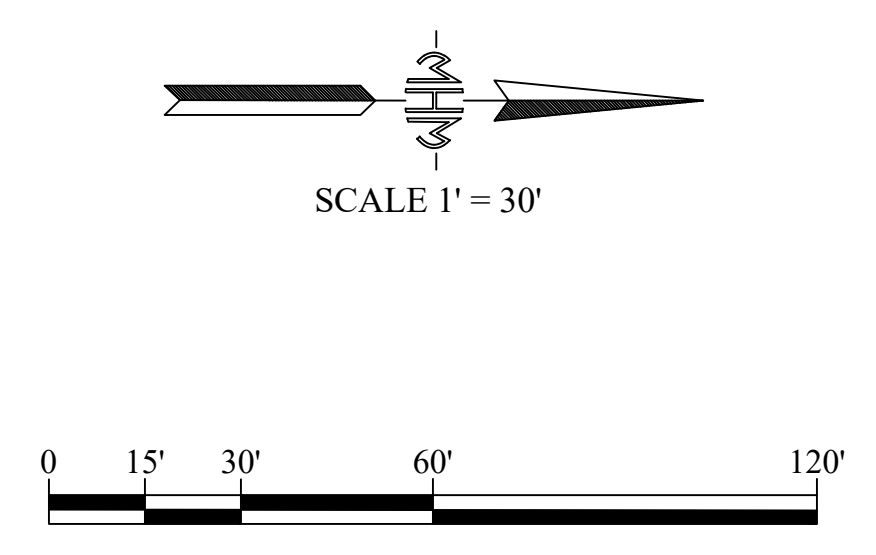
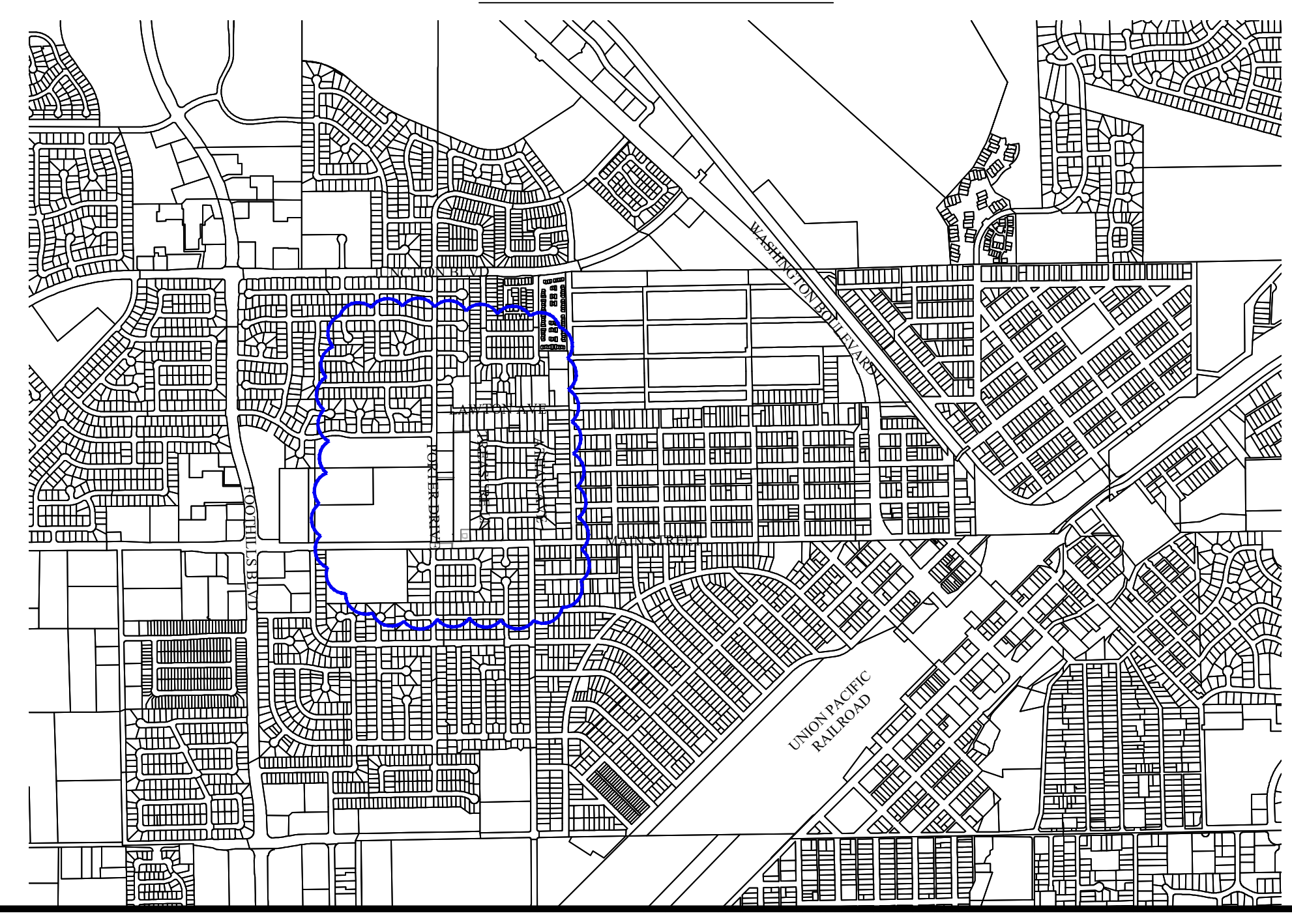
AREA OF TENTATIVE MAP
4.24 GROSS ACRE

PROJECT NOTES

EXISTING USE SINGLE FAMILY RESIDENTIAL	FIRE PROTECTION CITY OF ROSEVILLE FIRE DEPARTMENT
EXISTING GENERAL PLAN DESIGNATION LDR - LOW DENSITY RESIDENTIAL	LAW ENFORCEMENT CITY OF ROSEVILLE POLICE
PROPOSED GENERAL PLAN DESIGNATION LDR - LOW DENSITY RESIDENTIAL	SANITARY SEWER CITY OF ROSEVILLE PUBLIC WORKS
EXISTING ZONING R-1	DOMESTIC WATER CITY OF ROSEVILLE PUBLIC WORKS
PROPOSED ZONING R-1	STORM DRAINAGE CITY OF ROSEVILLE PUBLIC WORKS
LEVEE PROTECTION LEVEE DISTRICT NO. 1 OF SUTTER COUNTY	ELECTRICITY PACIFIC GAS AND ELECTRIC
ELEMENTARY SCHOOL DISTRICT ROSEVILLE CITY SCHOOL DISTRICT	NATURAL GAS (OPTIONAL) PACIFIC GAS AND ELECTRIC
HIGH SCHOOL DISTRICT ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT	COMMUNICATION ROSEVILLE TELEPHONE AND COMCAST
IRRIGATION DISTRICT NONE	CABLE (OPTIONAL) COMCAST



LOCATION MAP



LEGEND

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

TENTATIVE MAP PRELIMINARY DMA AREAS
OAKLEAF ESTATES (TSTM PL23-0198) - APN: 015-080-026-000
ZONING - R1, GENERAL PLAN DESIGNATION - LDR

<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 (4.10 AC)</p> <p>AREA OF TENTATIVE MAP 4.24 GROSS ACRE</p>	PROJECT NOTES	
	<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 LEVEE DISTRICT NO. 1 OF SUTTER COUNTY</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 FIRE DEPARTMENT</p> <p>LAW ENFORCEMENT CITY OF ROSEVILLE POLICE</p> <p>SANITARY SEWER CITY OF ROSEVILLE PUBLIC WORKS</p> <p>DOMESTIC WATER CITY OF ROSEVILLE PUBLIC WORKS</p> <p>STORM DRAINAGE CITY OF ROSEVILLE PUBLIC WORKS</p> <p>ELECTRICITY PACIFIC GAS AND ELECTRIC</p> <p>NATURAL GAS (OPTIONAL) PACIFIC GAS AND ELECTRIC</p> <p>COMMUNICATION ROSEVILLE TELEPHONE AND COMCAST DISTRICT</p> <p>CABLE (OPTIONAL) COMCAST</p>

LEGEND

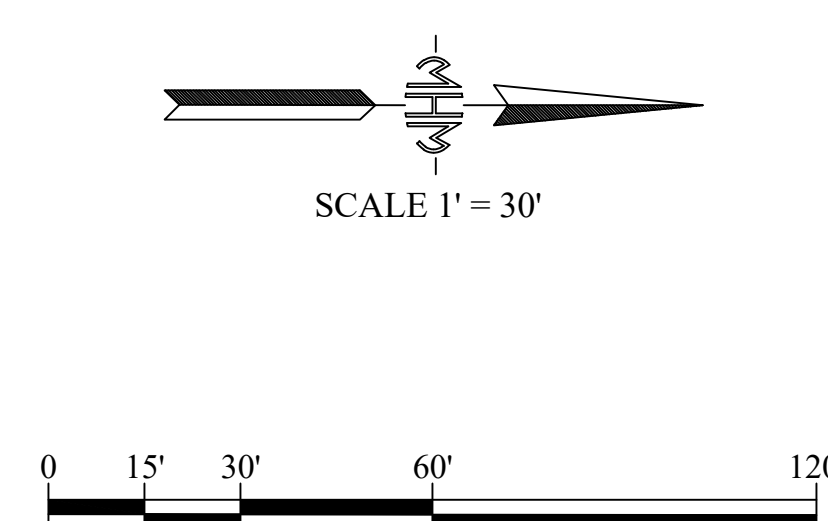
	TO REMAIN	PROPOSED REMOVAL
VALLEY OAK PER ARBORIST REPORT		
INTERIOR LIVE OAK PER ARBORIST REPORT		
TREE NUMBER PER ARBORIST REPORT	000	000

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

TREES TO BE REMOVED FOR ROAD SECTION
2, 4, 8, 13, 14, 27, 28, 29, 30, 31, 33, 34, 38, 40, 49, 50, 51, 52, 61, 62, 63, 64, 65, 67, 68, 69, 96, 143, 144, 163, 164, 165, 166, 167, 168, 169, 170

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

TOTAL DIAMETER AT BREAST HEIGHT TO BE REMOVED: 1,348"



TENTATIVE MAP TREE REMOVAL PLAN

OAKLEAF ESTATES (PL12-0198) - APN: 015-080-026-000
ZONING - R1, GENERAL PLAN DESIGNATION - LDR

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 FIRE DEPARTMENT
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 POLICE
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 PUBLIC WORKS
ASSESSOR'S PARCEL NO. APN 015-080-026 (4.10 AC)	EXISTING ZONING R-1	DOMESTIC WATER CITY OF ROSEVILLE PUBLIC WORKS
AREA OF TENTATIVE MAP 4.24 GROSS ACRE	PROPOSED ZONING R-1	STORM DRAINAGE CITY OF ROSEVILLE PUBLIC WORKS
	LEVEE PROTECTION LEVEE DISTRICT NO. 1 OF SUTTER COUNTY	ELECTRICITY PACIFIC GAS AND ELECTRIC
	ELEMENTARY SCHOOL DISTRICT ROSEVILLE CITY SCHOOL DISTRICT	NATURAL GAS (OPTIONAL) PACIFIC GAS AND ELECTRIC
	HIGH SCHOOL DISTRICT ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT	COMMUNICATION ROSEVILLE TELEPHONE AND COMCAST
	IRRIGATION DISTRICT NONE	CABLE (OPTIONAL) COMCAST