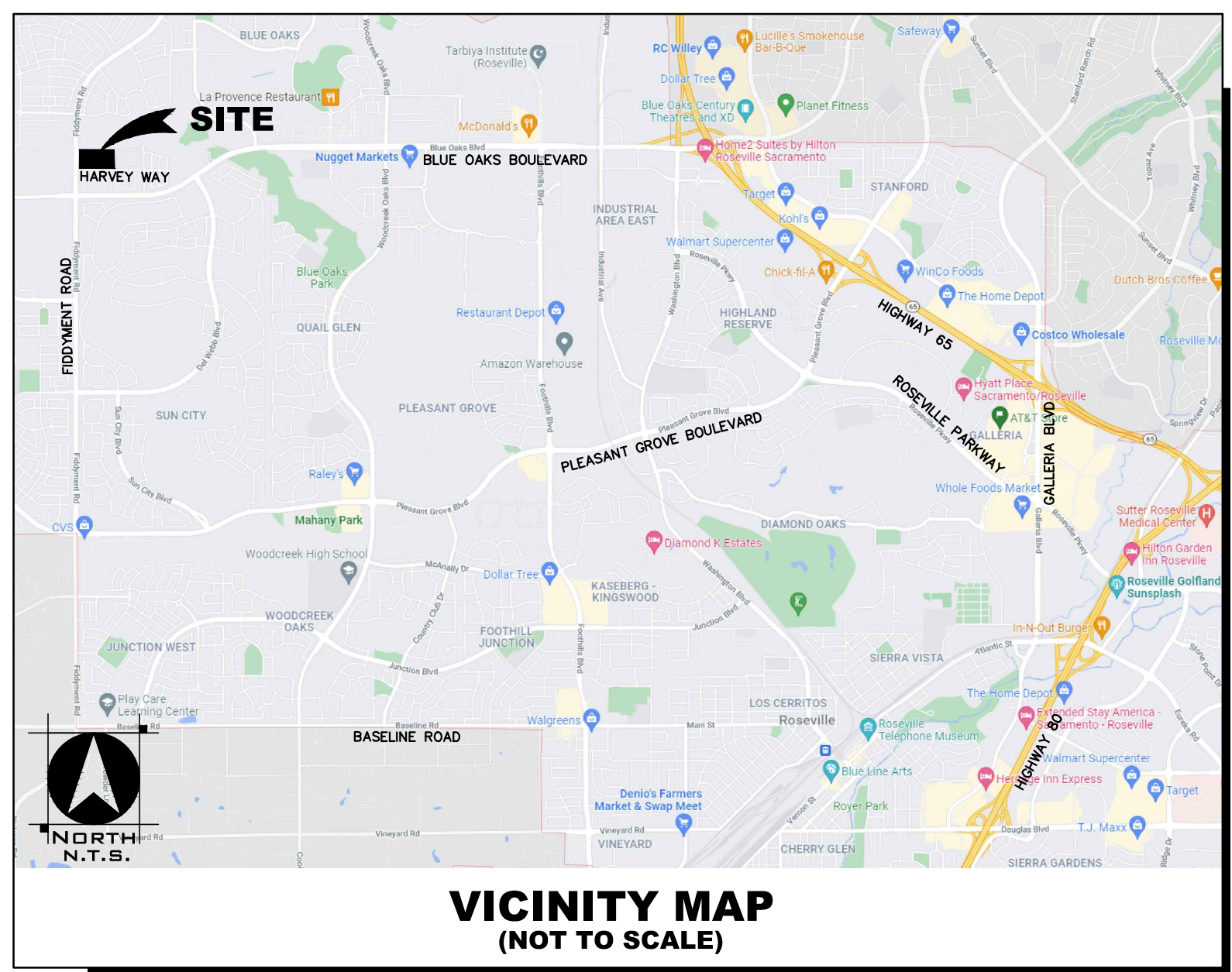


# TENTATIVE PARCEL MAP WRSP PARCEL F-22 CITY OF ROSEVILLE, CA



- GENERAL NOTES**
1. 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.
  2. PARCEL DIMENSIONS AND AREAS ARE APPROXIMATE.
  3. 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.
  4. 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.
  5. 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.
  6. 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

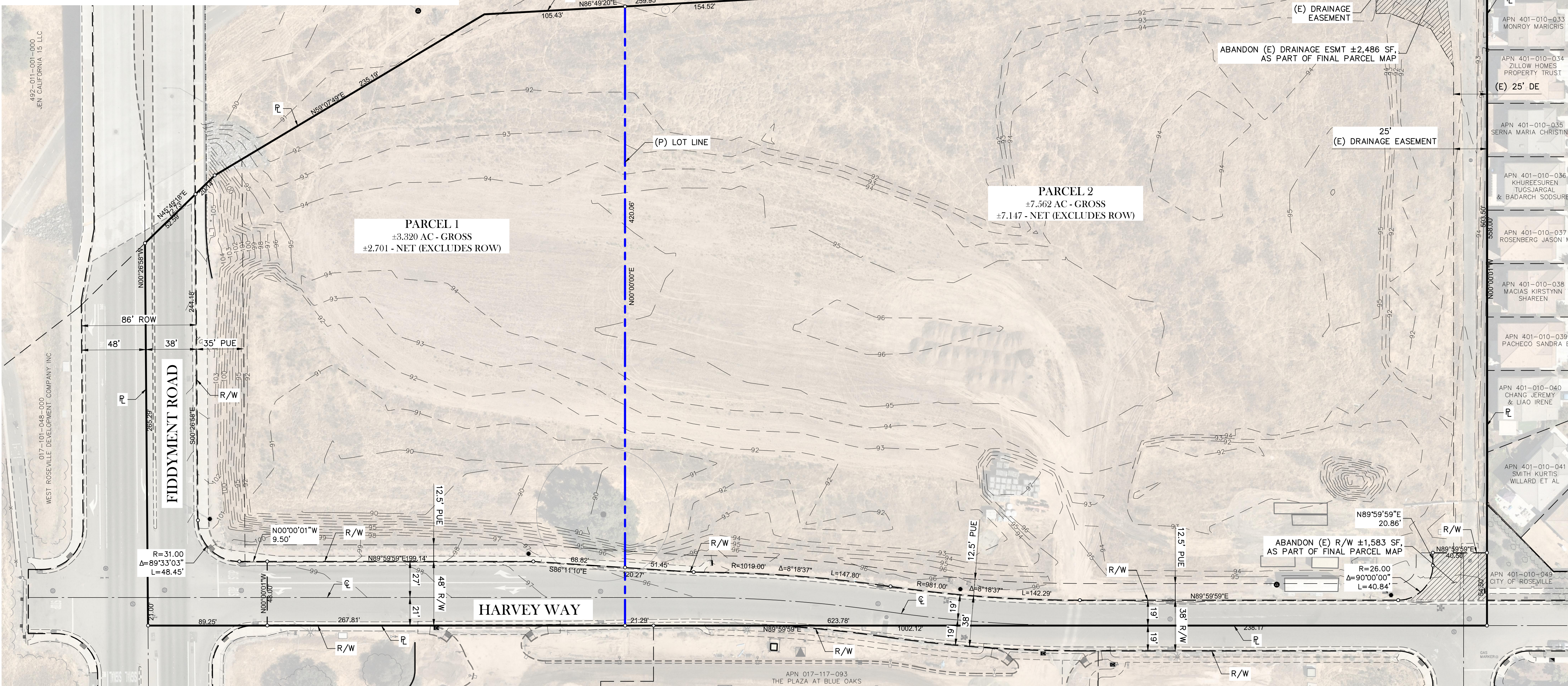
**NUMBER OF PARCELS**  
1 EXISTING PARCEL  
AREA:  
±10.882 AC - GROSS  
±9.848 AC - NET

**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

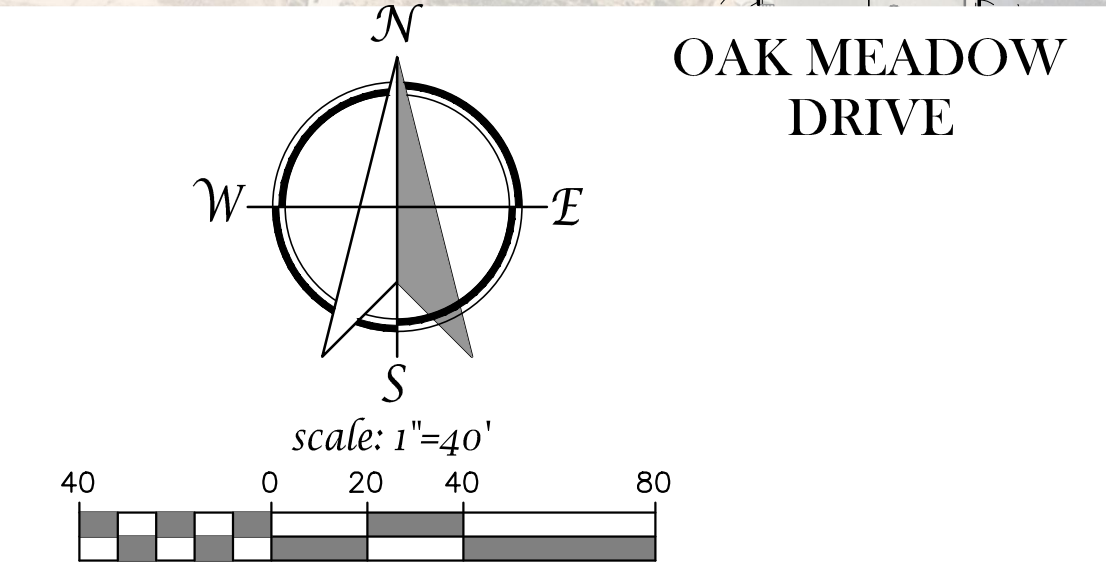
**POLICE DEPARTMENT**  
CITY OF ROSEVILLE (916) 774-5800

**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 FIDDYMMENT RD @ PLEASANT GROVE CREEK @ TOP OF CONCRETE RAILING.  
ELEVATION = 108.029 (NGVD29).

**BASIS OF BEARING**  
FINAL MAP OF FIDDYMMENT 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.

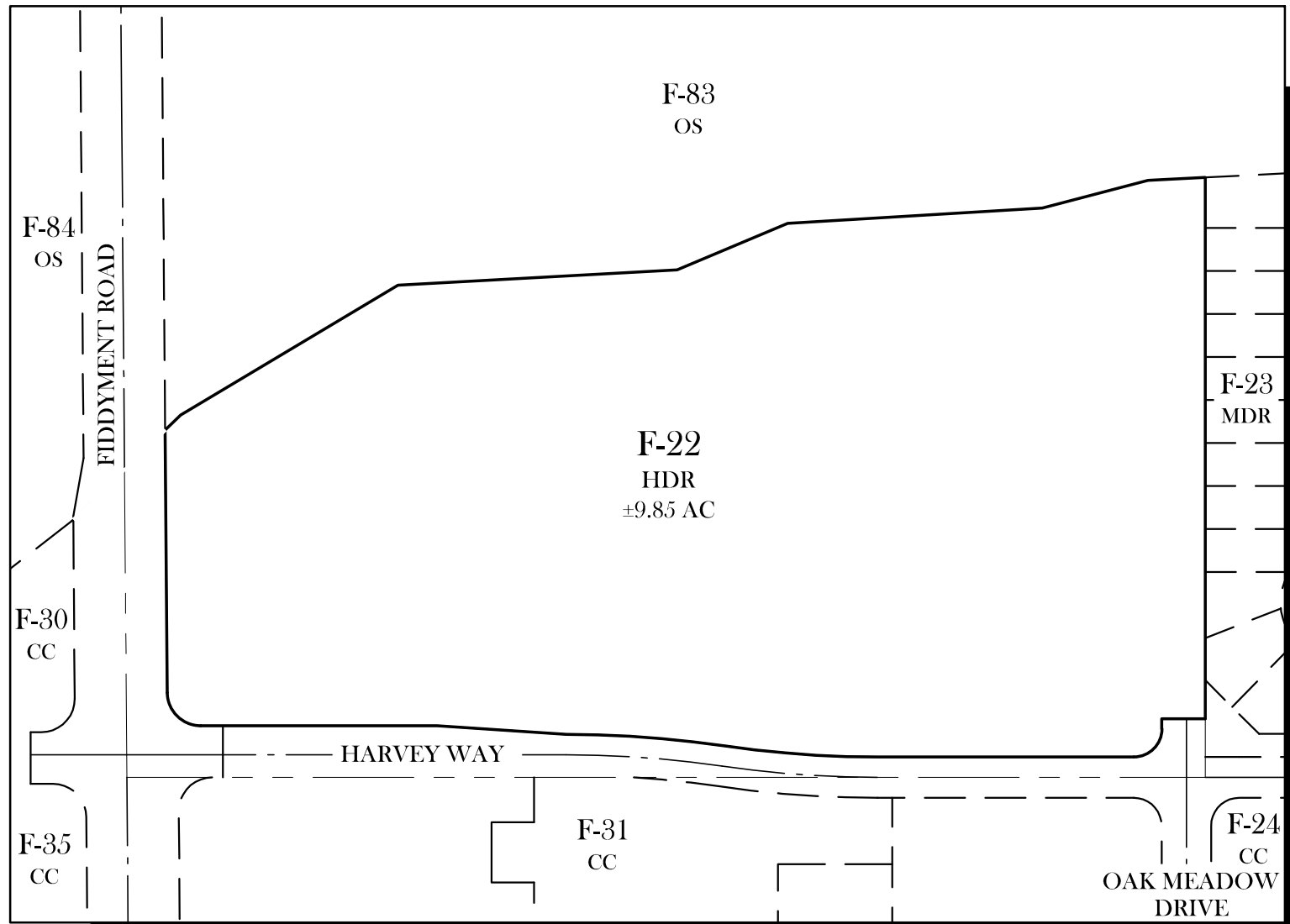


TENTATIVE PARCEL MAP  
AUGUST 2, 2022

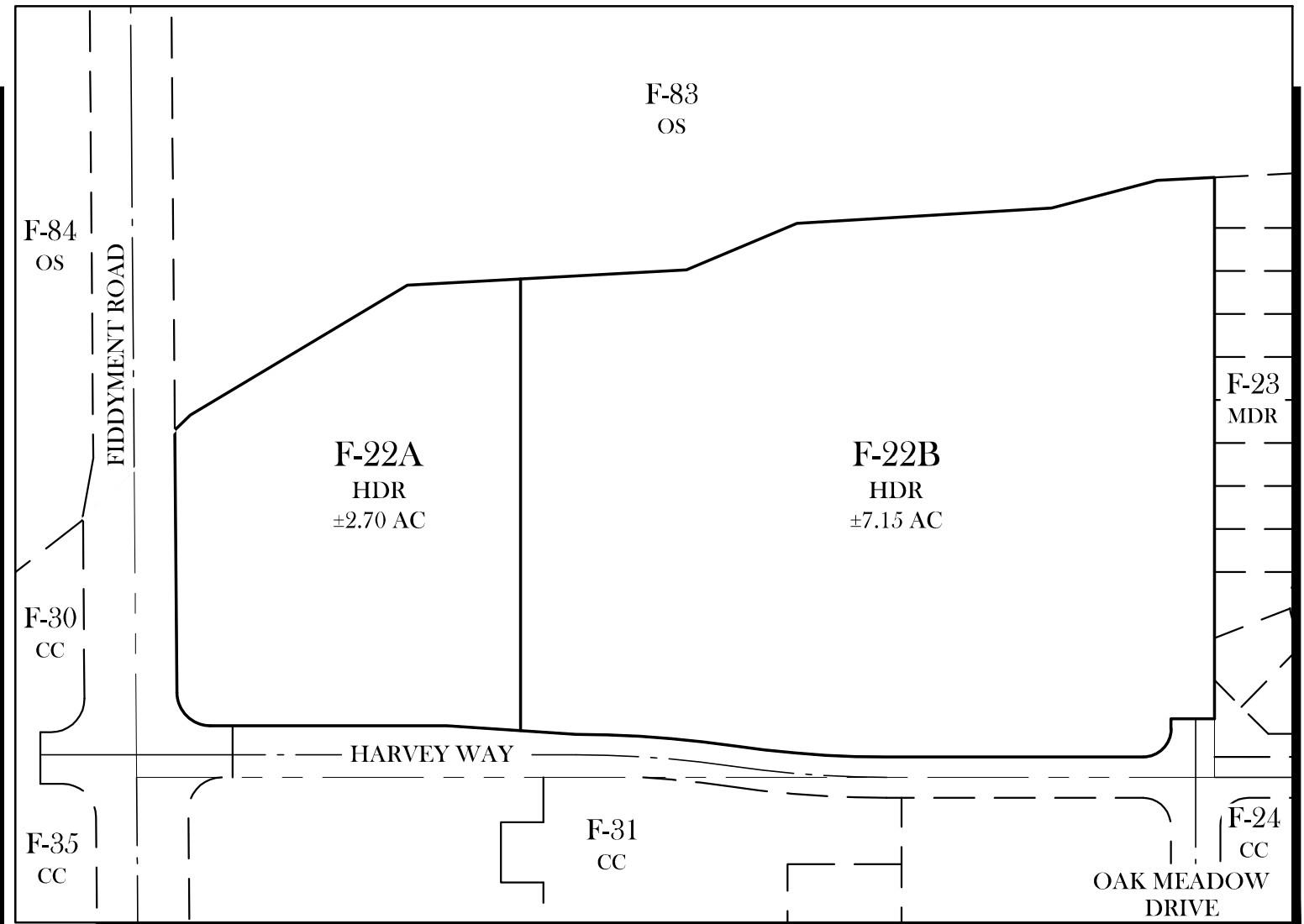
**TSD ENGINEERING, INC.**  
expect more.

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

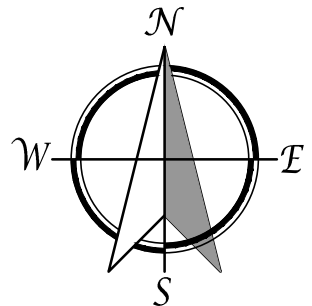
**SPECIFIC PLAN AMENDMENT  
CITY OF ROSEVILLE, CA**



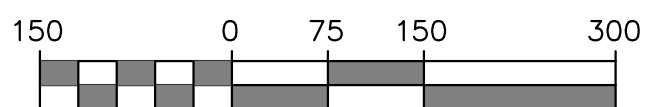
**EXISTING**



**PROPOSED**

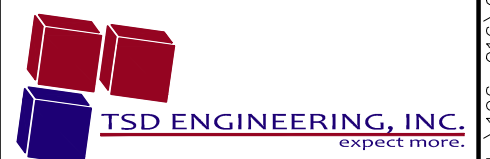


scale: 1"=150'



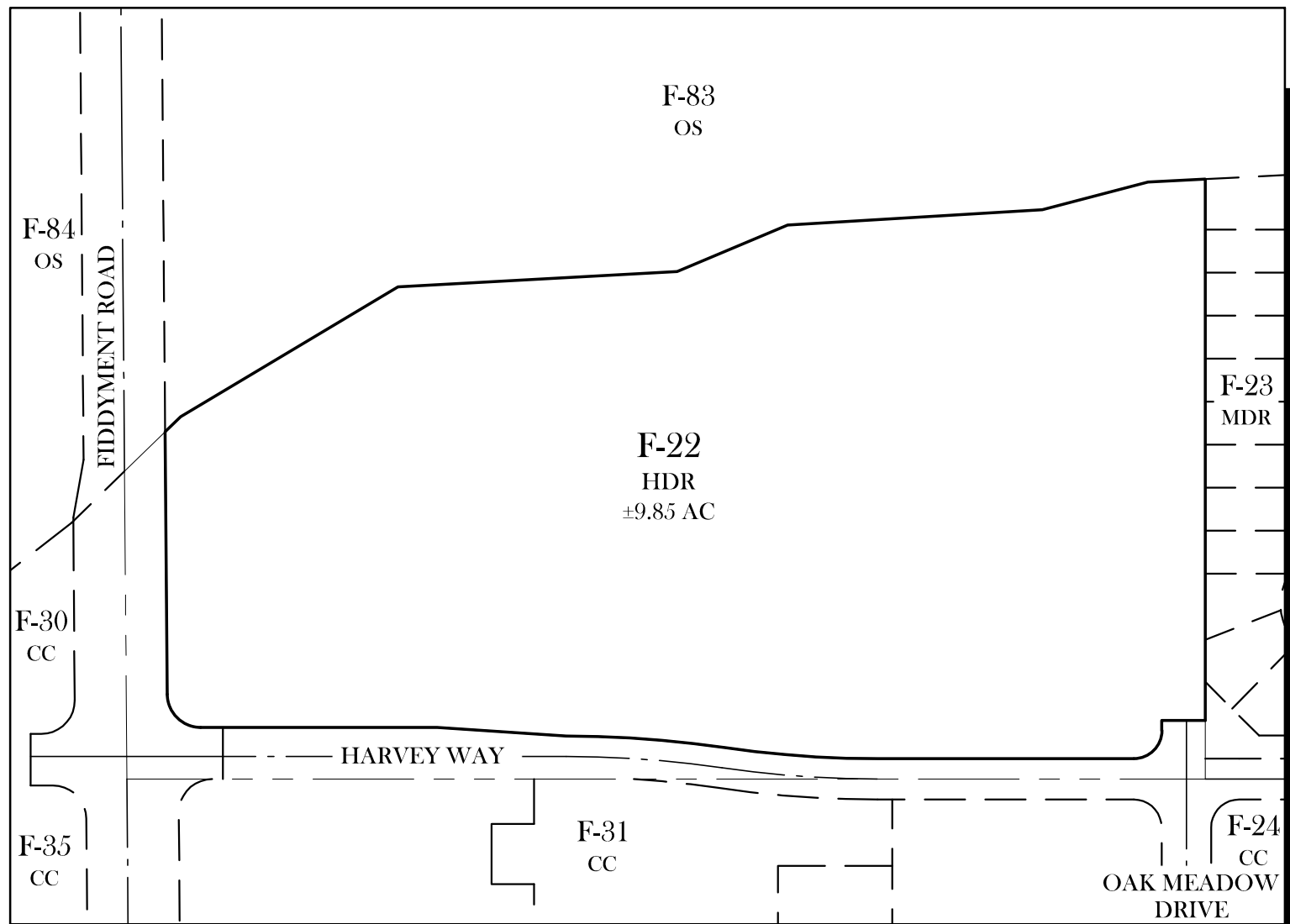
| PARCEL NO.    | LAND USE                 | EXISTING ACRES | PROPOSED ACRES |
|---------------|--------------------------|----------------|----------------|
| F-22          | HIGH DENSITY RESIDENTIAL | 9.85           | 0              |
| F-22A         | HIGH DENSITY RESIDENTIAL | 0              | 2.70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

SPECIFIC PLAN AMENDMENT  
JULY 25, 2022

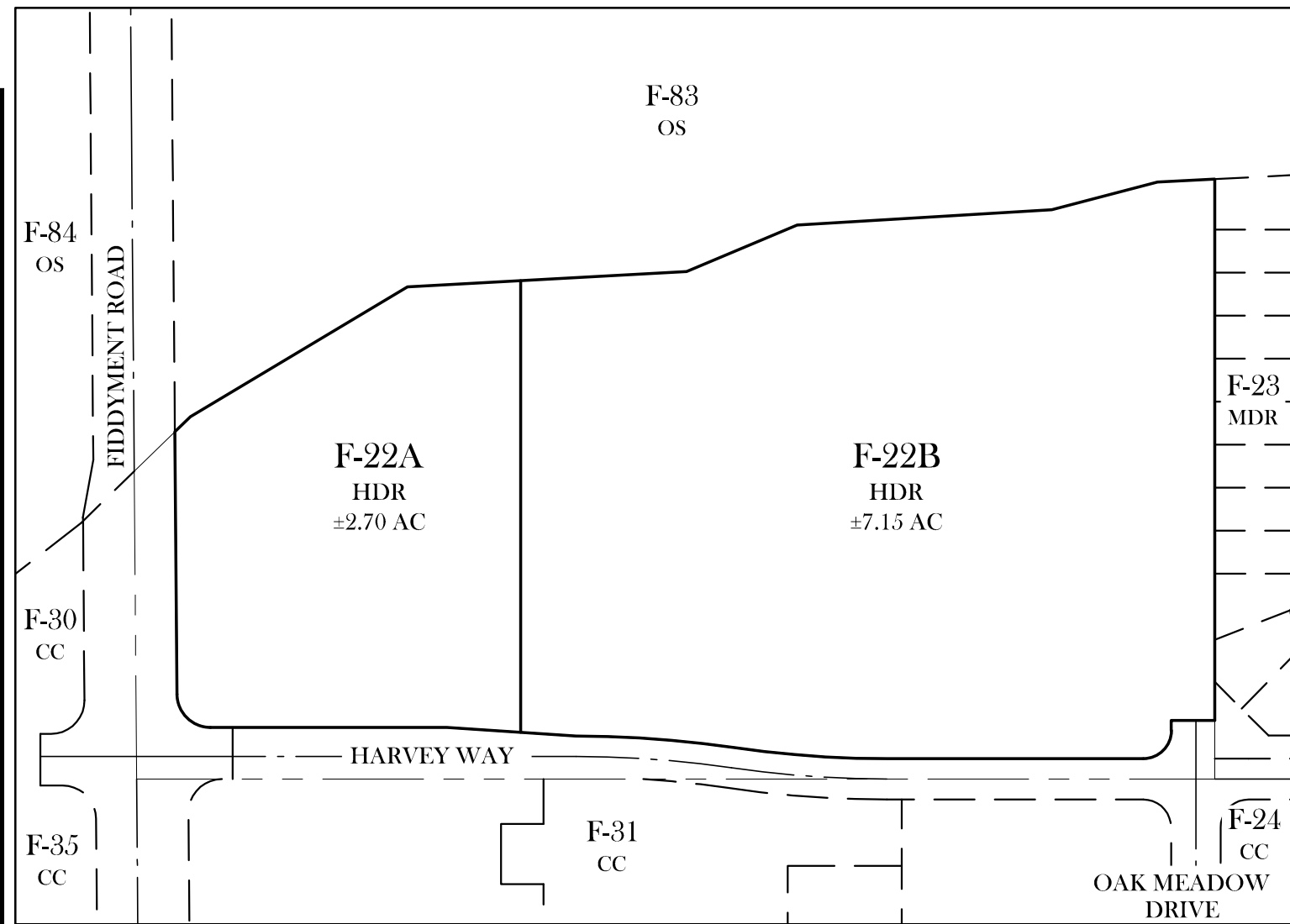


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Folsom, CA 95630  
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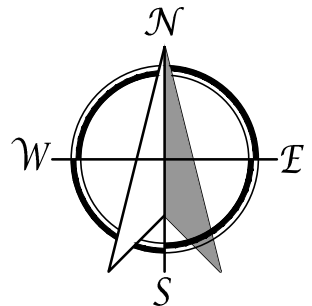
**TENTATIVE PARCEL MAP  
CITY OF ROSEVILLE, CA**



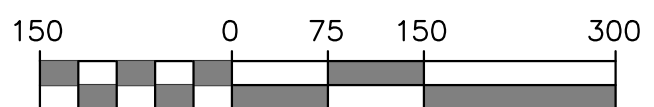
**EXISTING**



**PROPOSED**

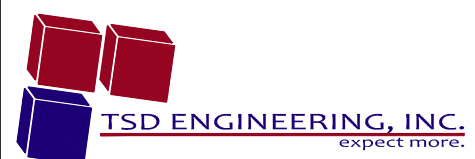


scale: 1"=150'



| PARCEL NO.    | LAND USE                 | EXISTING ACRES | PROPOSED ACRES |
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| <b>TOTALS</b> |                          | <b>9.85</b>    | <b>9.85</b>    |

TENTATIVE PARCEL MAP  
JULY 25, 2022



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

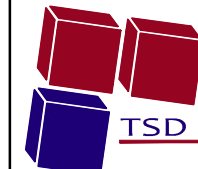
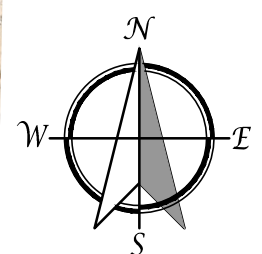
FIDDYMENT ROAD

HARVEY WAY

OAKBRIAR  
SUBDIVISION

THE PLAZA  
AT BLUE OAKS

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



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