

Tentative Subdivision Map No. 3 of The Villages at Sierra Vista: VILLAGES FD-08, FD-10, FD-21 AND FD-23

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

City of Roseville,
Scale 1" = 200'

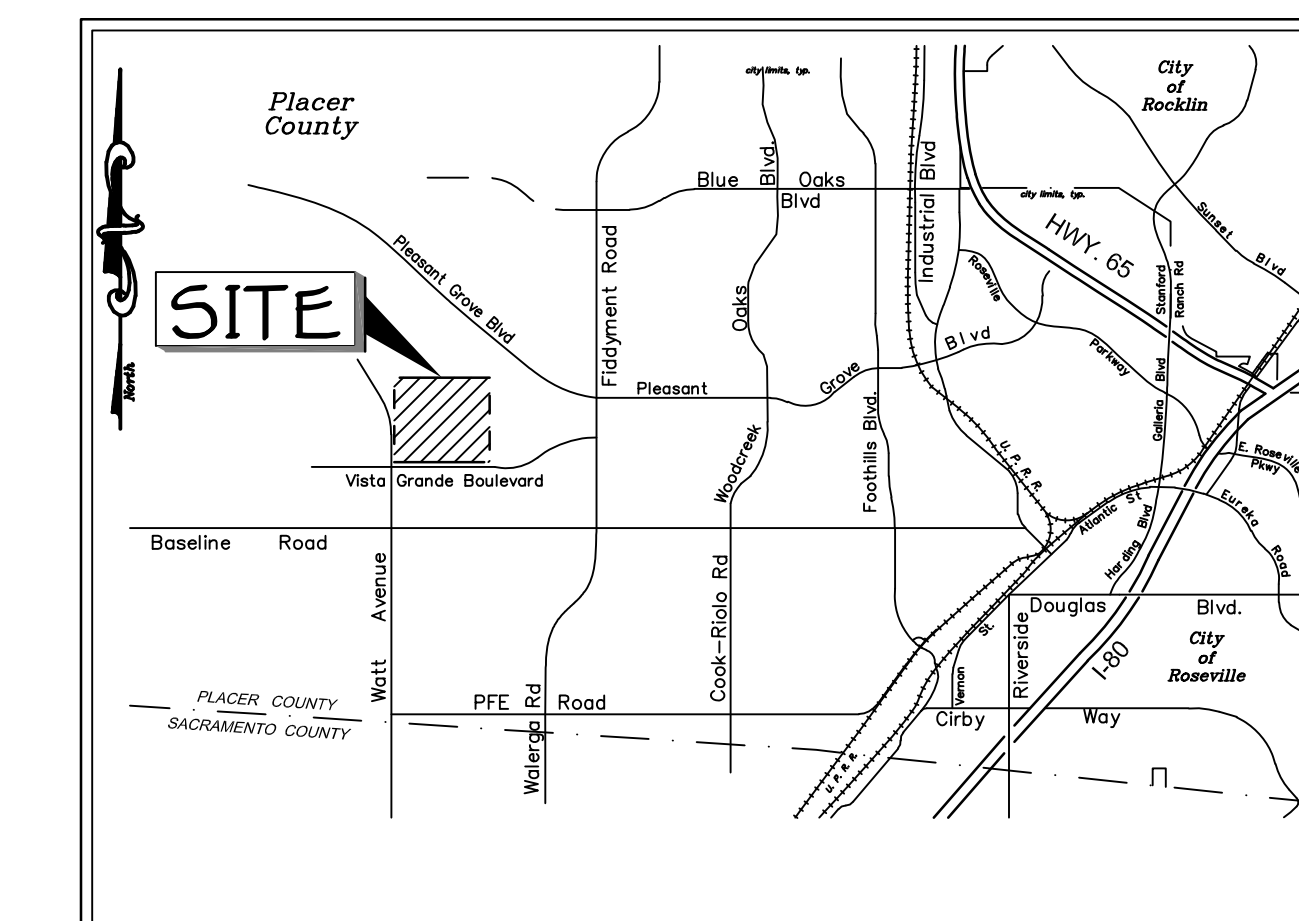
State of California
June 2020

Sheet 1 of 12

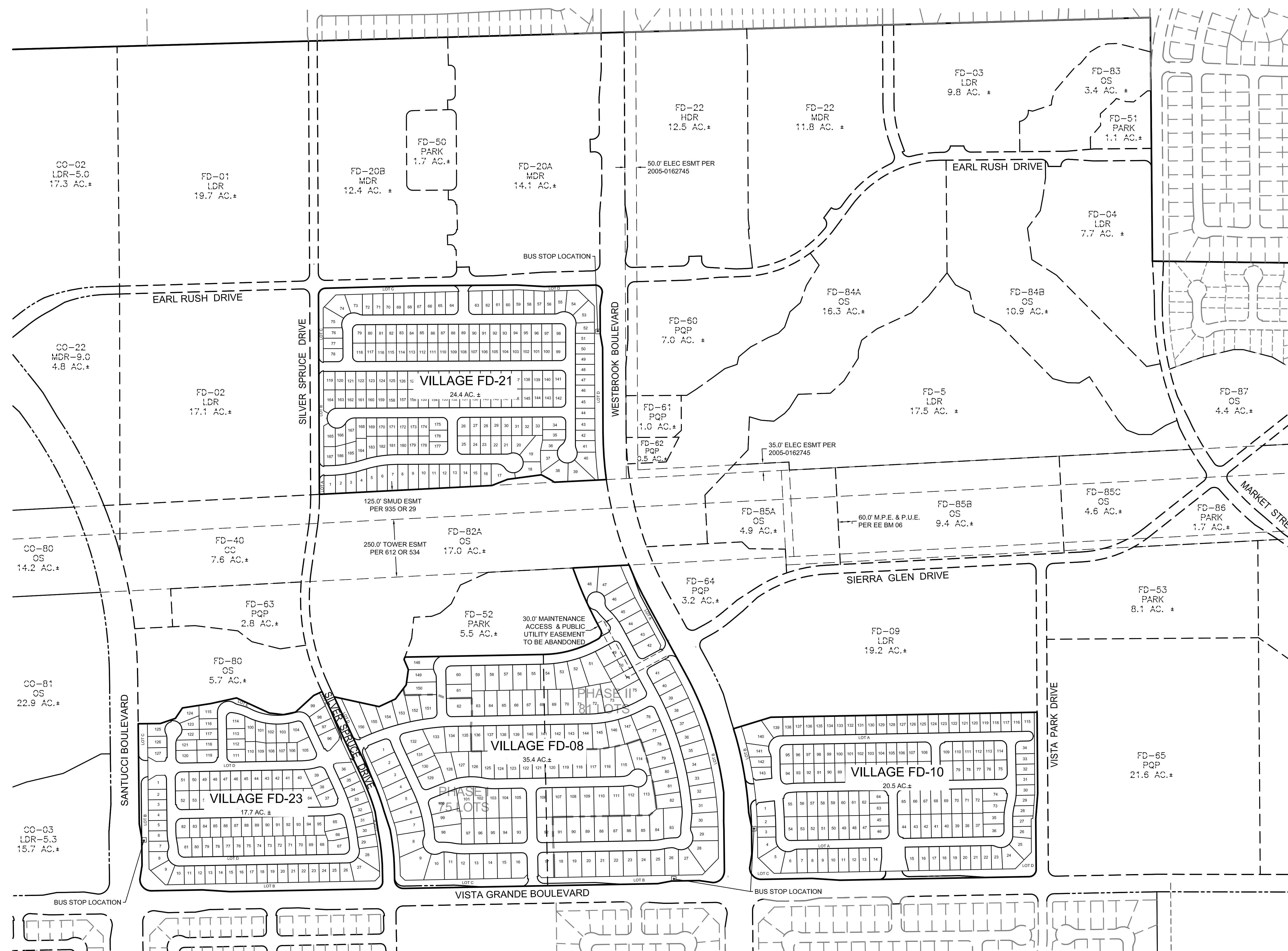
Project Address - 2520 Vista Grande Boulevard
File No. - PL20-0119

VILLAGE ANALYSIS:

VILLAGE	LAND USE	ZONING	ACRES	UNITS	MIN. LOT SIZE	CUT / FILL	DENSITY
FD-08	LDR (Residential)	RS/DS	35.4	156	55'x100' MIN.	65,150 / 65,150	4.4
FD-10	LDR (Residential)	RS/DS	20.5	143	45'x80' MIN.	51,700 / 44,500	7.0
FD-21	MDR (Residential)	RS/DS	24.4	187	45'x80'	34,965 / 43,765	7.7
FD-23	MDR (Residential)	RS/DS	17.7	127	45'x80'	24,150 / 22,550	7.2
TOTAL			98.0	613		175,965 / 175,965	



VICINITY MAP



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
6000 RUTLAND DRIVE, SUITE 19
CARMICHAEL, CALIFORNIA 95608
PH: (916) 331-4338

ASSESSOR'S PARCEL NUMBER:

498-020-016, 498-020-021, 498-020-022,
498-020-025 & 498-020-026

ACREAGE:

97.1 ACRES ±

PROPOSED IMPROVEMENTS:

AS REQUIRED BY THE CITY OF ROSEVILLE
DEPARTMENT OF PUBLIC WORKS

EXISTING USE:

VACANT LAND

SEWER:

CITY OF ROSEVILLE

WATER SUPPLY:

CITY OF ROSEVILLE

DRAINAGE:

CITY OF ROSEVILLE

FIRE PROTECTION:

CITY OF ROSEVILLE

SCHOOL DISTRICT:

ROSEVILLE SCHOOL DISTRICT

PARK DISTRICT:

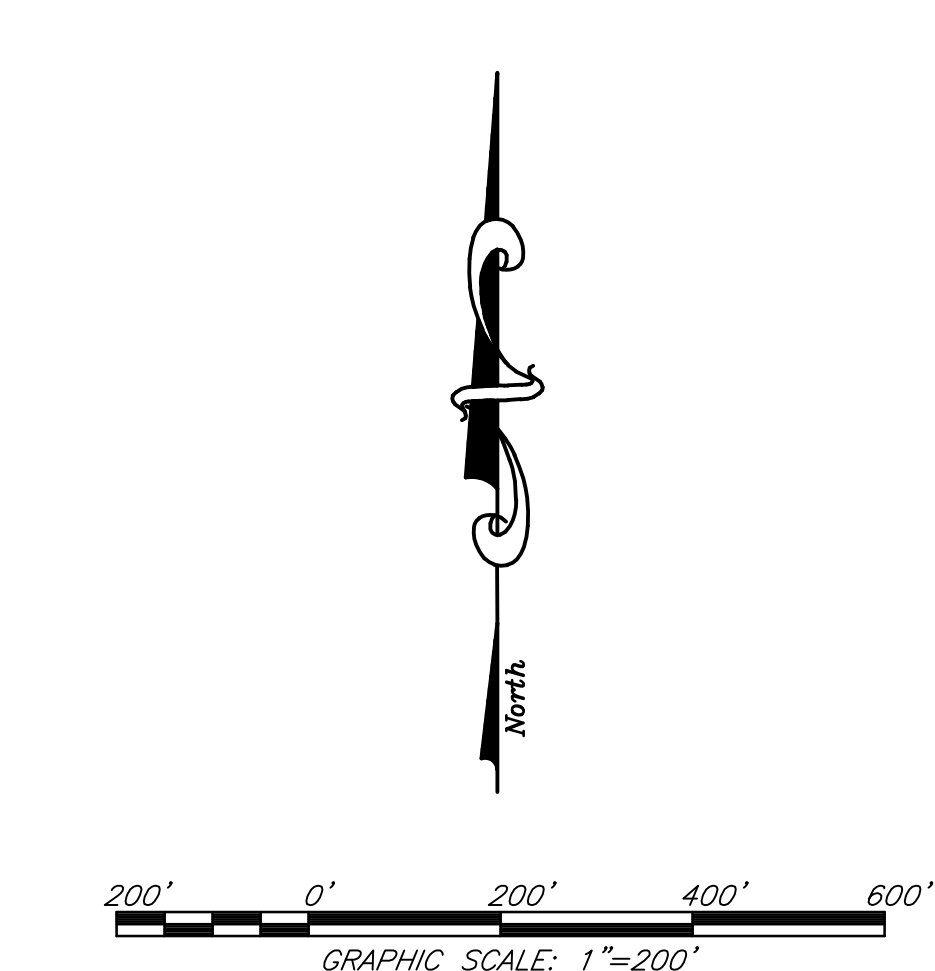
ROSEVILLE PARKS DISTRICT

GRADING 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	---(M.R.W.)---	---(M.R.W.)---
SKALE	---	---
CONTOUR	~(20')~	~(20')~
EDGE OF PAVEMENT	---	---
CURB, GUTTER & SIDEWALK	---	---
RIGHT-OF-WAY	---(R.O.W.)---	---(R.O.W.)---
CENTER LINE	---	---
PROPERTY LINE	---	---
SLOPE BANK	---	---
TOP BACK OF WALK ELEVATION	178.0	178.0
SPOT ELEVATION	175.0	222.50
PAD GRADE	---	221.0
DRAINAGE DIRECTION FLOW	---	---

LAND USE ANALYSIS:

PARCEL	GENERAL PLAN LAND USE	ZONING	ACRES/SPECIFIC PLAN	ACRES/TENTATIVE MAP	ALLOCATED UNITS	PROPOSED UNITS	AVAILABLE UNITS	DENSITY/SPECIFIC PLAN	DENSITY/TENTATIVE MAP
FD-08	LDR (Residential)	RS/DS	35.5	35.4	156	+6	+6	4.4	4.4
FD-10	LDR (Residential)	RS/DS	20.3	20.5	143	+7	+7	7.0	7.0
FD-21	MDR (Residential)	RS/DS	24.6	24.4	187	+10	+10	8.1	7.7
FD-23	MDR (Residential)	RS/DS	17.7	17.7	127	+16	+16	9.0	7.2
CO-21	MDR (Residential)	RS/DS	7.8	7.8	70	+8	+8	8.9	7.8
CO-22	MDR (Residential)	RS/DS	4.8	4.8	38	+5	+5	9.0	7.8
TOTALS			129.4	129.3	713	713	0		



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
6020 Rutland Drive, Suite 19 - Carmichael, CA 95608
(916) 331-4338 - fax (916) 331-4430 - office@bwengineers.com

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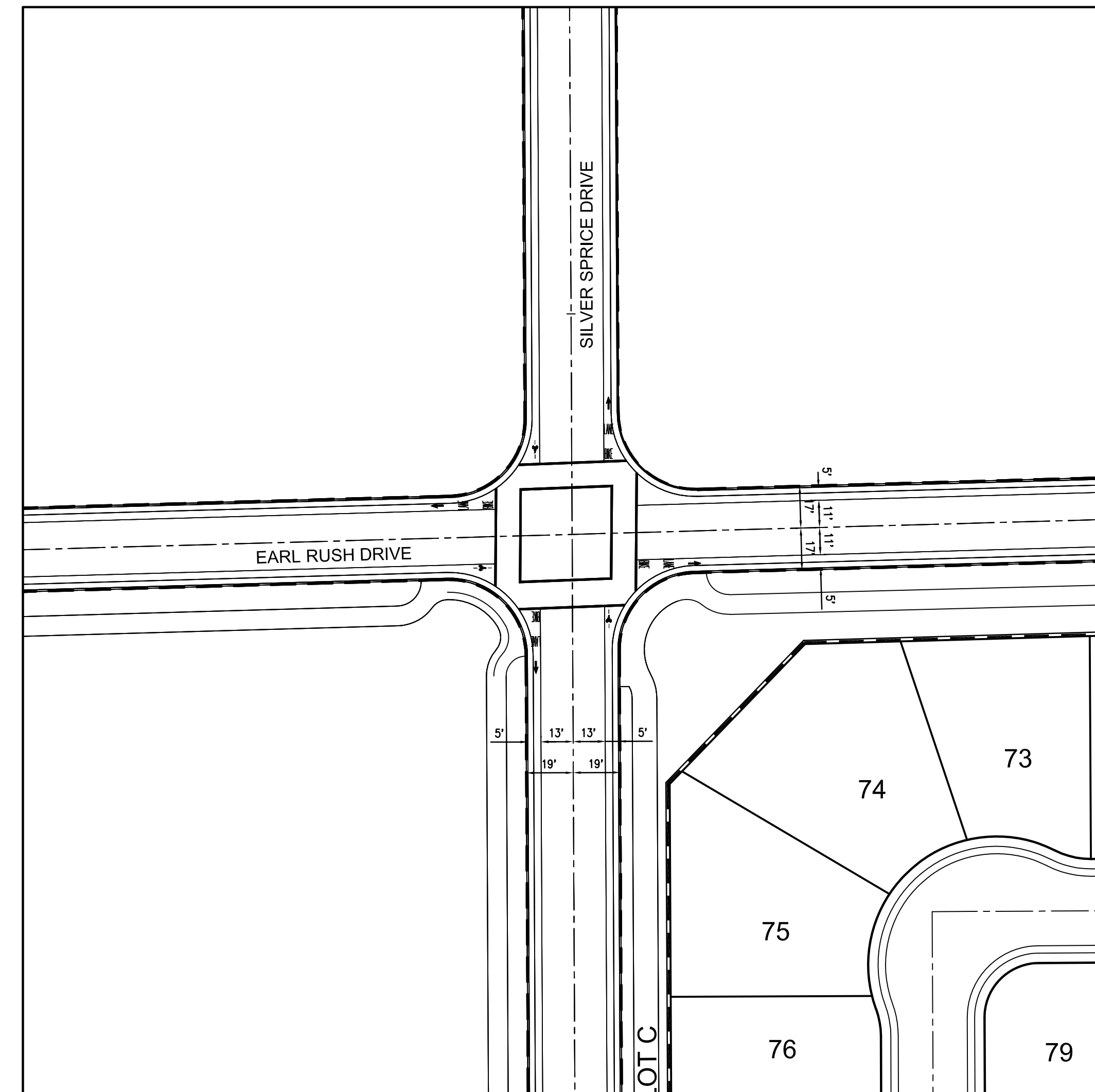
A PORTION OF SECTIONS 35 AND 36, T. 11 N., R. 5 E., M.D.M.

City of Roseville,
 Not to Scale

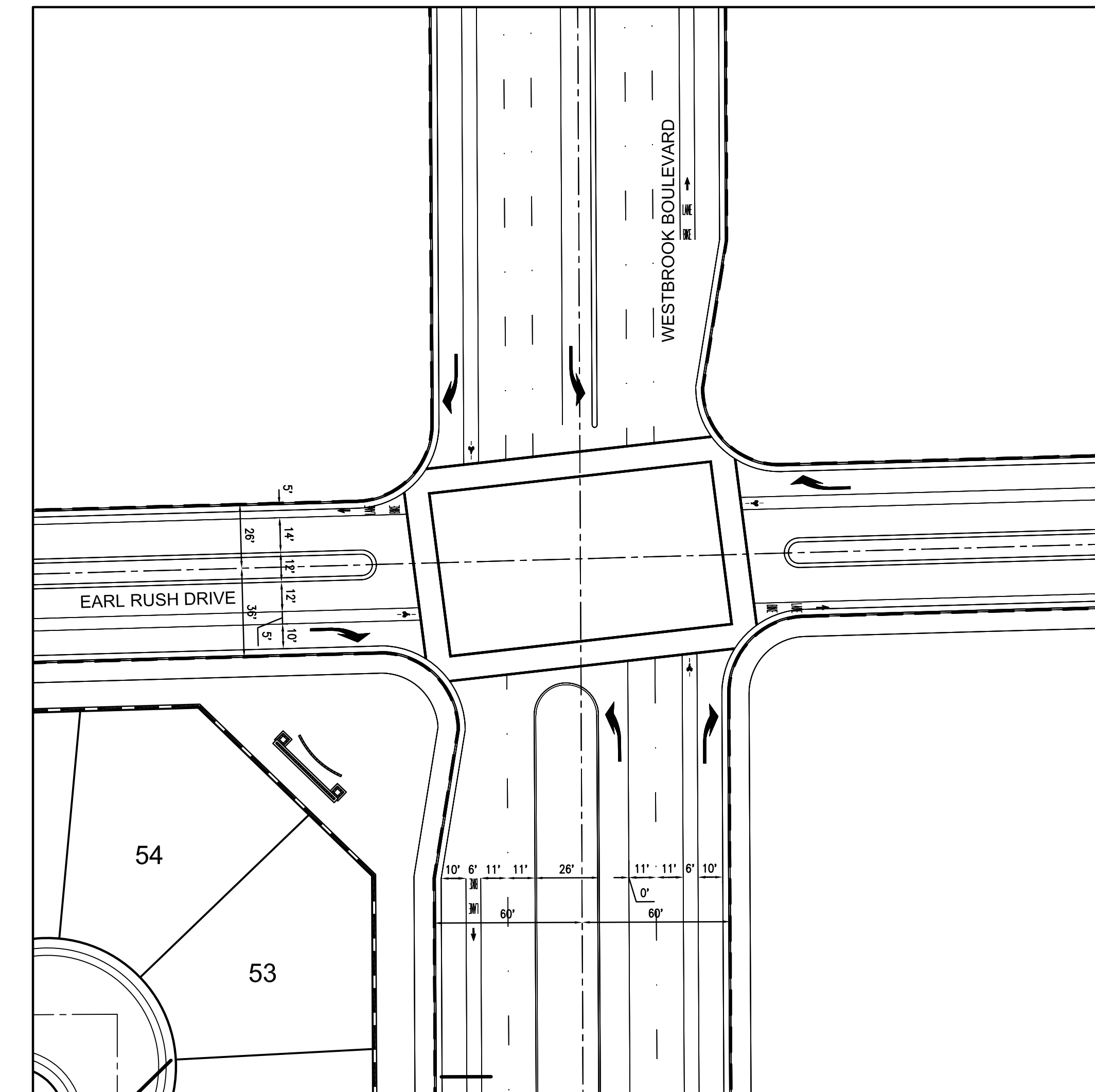
State of California
 May 2020

Sheet 2 of 12

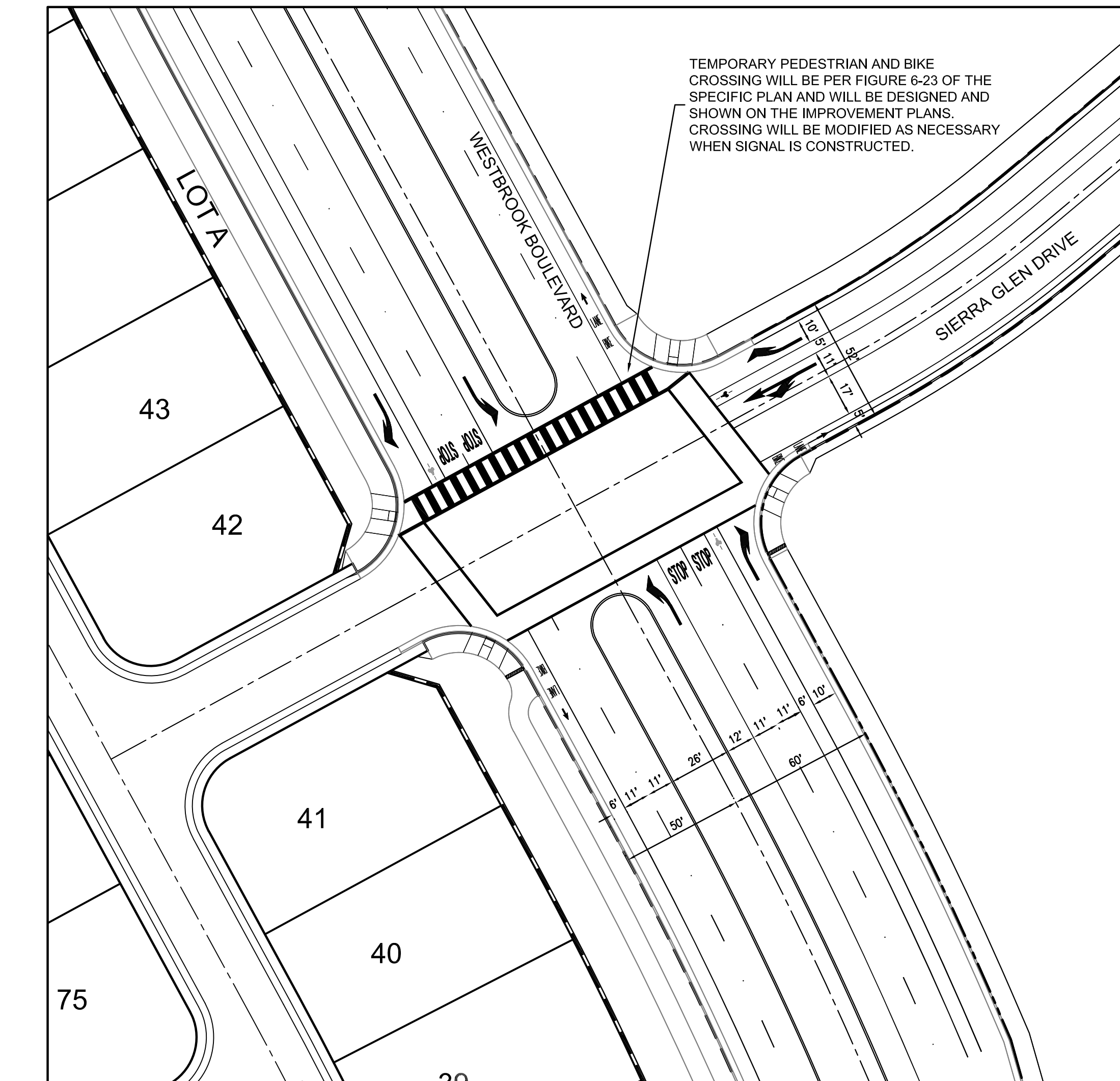
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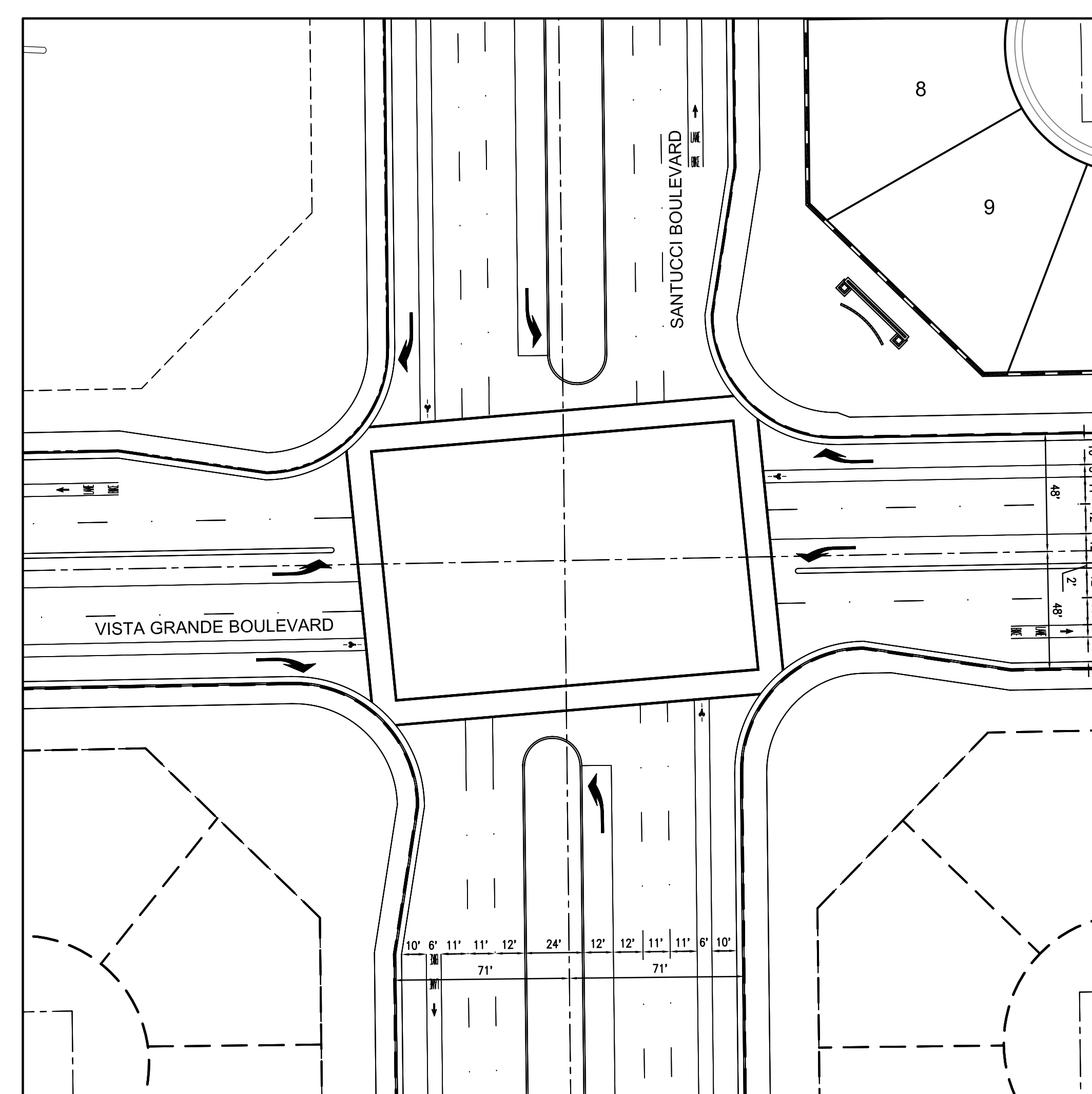
EARL RUSH DRIVE AND SILVER SPRUCE DRIVE



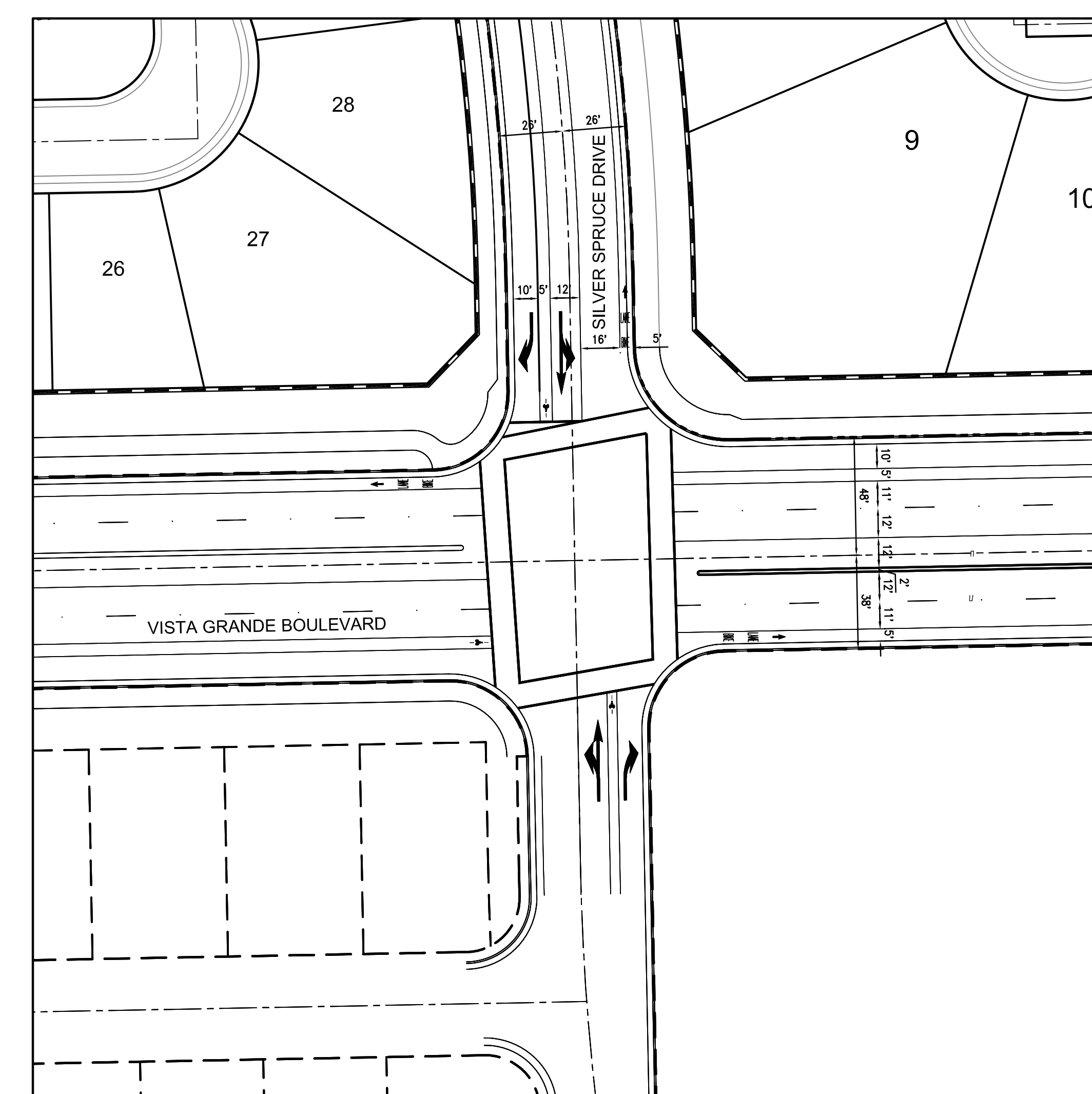
EARL RUSH DRIVE AND WESTBROOK BOULEVARD



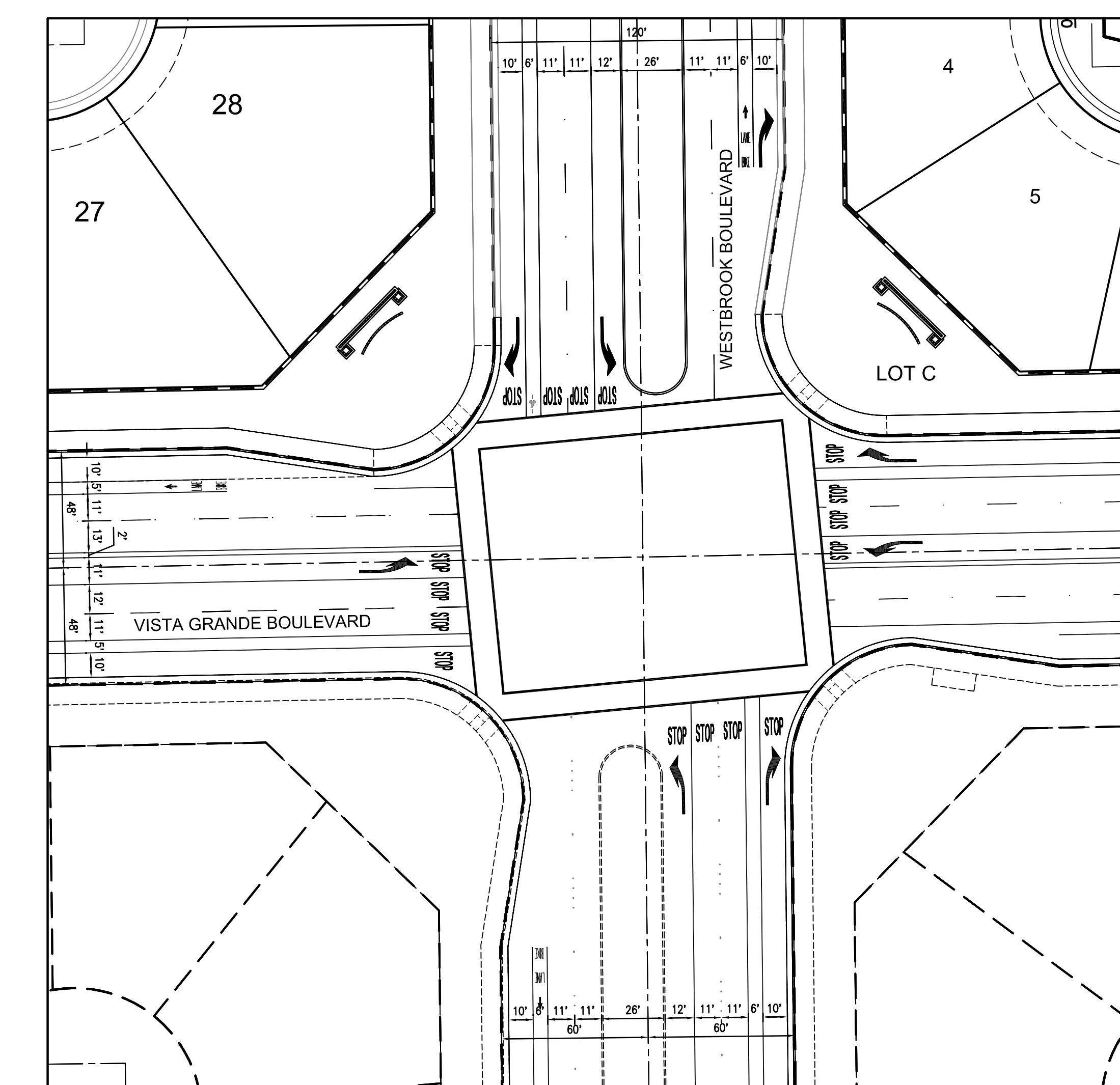
WESTBROOK BOULEVARD AND SIERRA GLEN DRIVE



VISTA GRANDE BOULEVARD AND SANTUCCI BOULEVARD



VISTA GRANDE BOULEVARD AND SILVER SPRUCE DRIVE



WESTBROOK BOULEVARD AND VISTA GRANDE BOULEVARD

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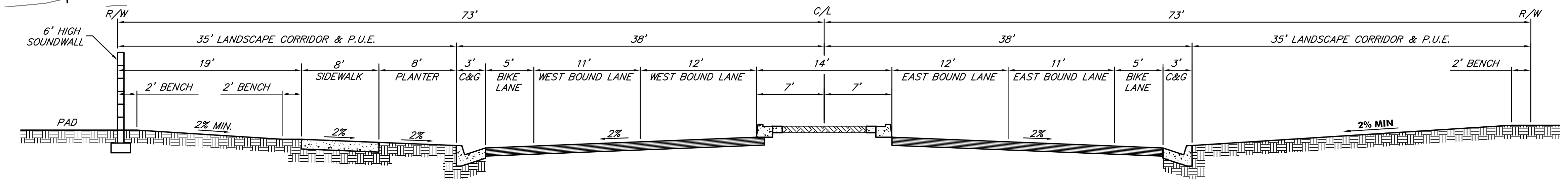
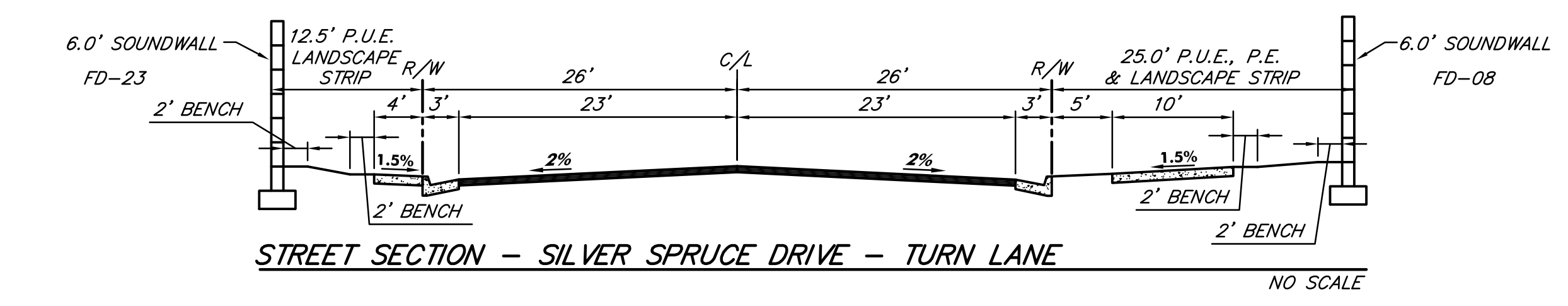
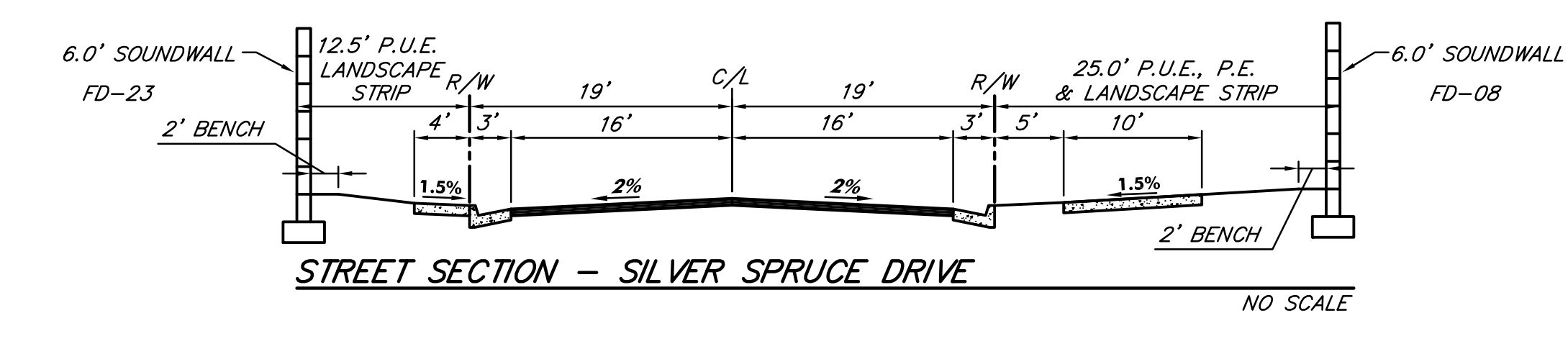
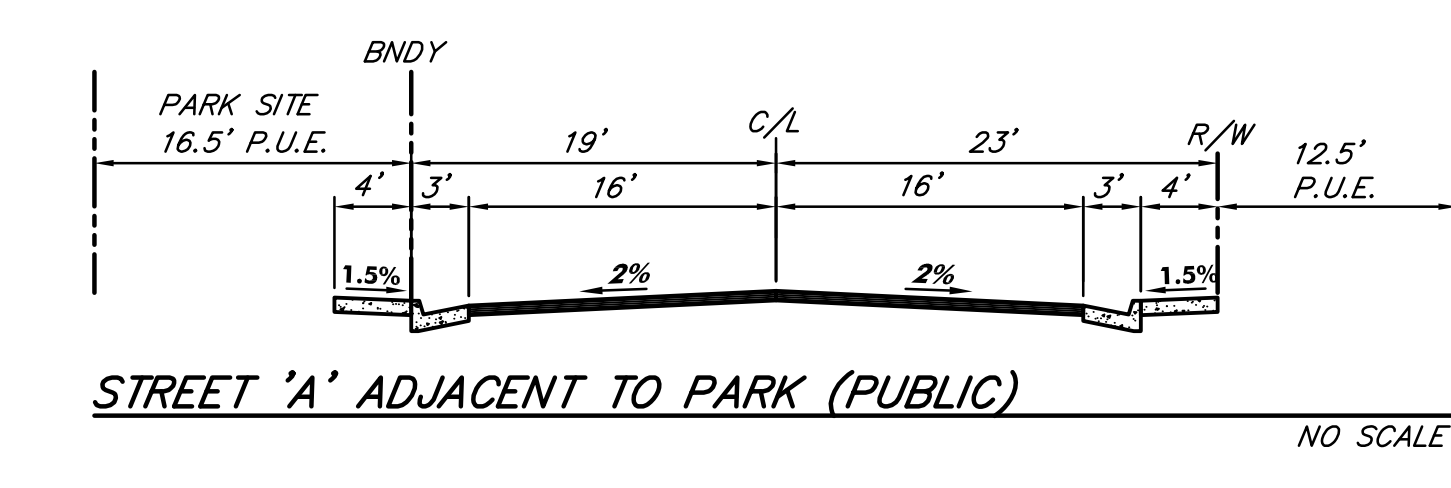
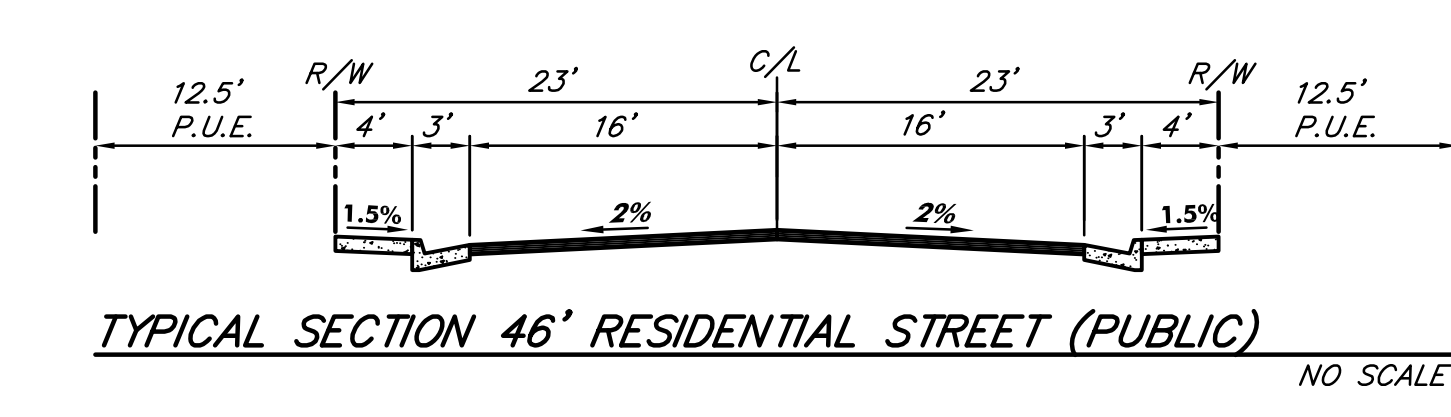
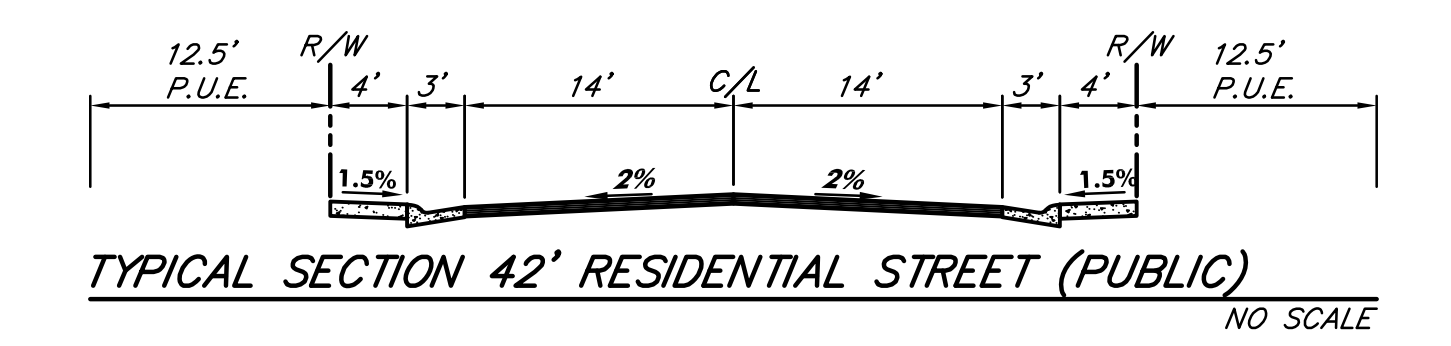
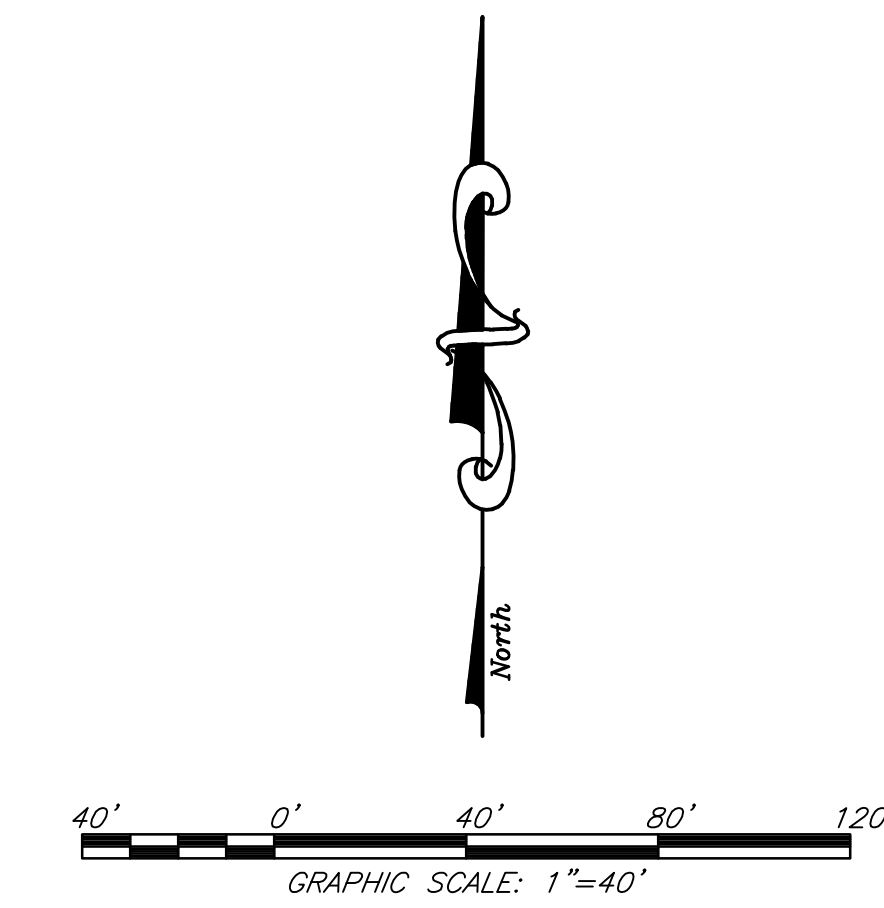
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City of Roseville,
 Scale 1" = 40'

State of California
 May 2020

Sheet 3 of 12

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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

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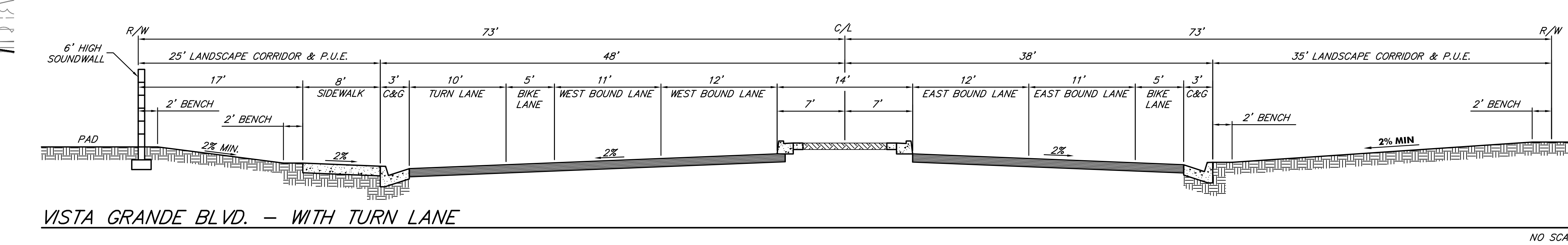
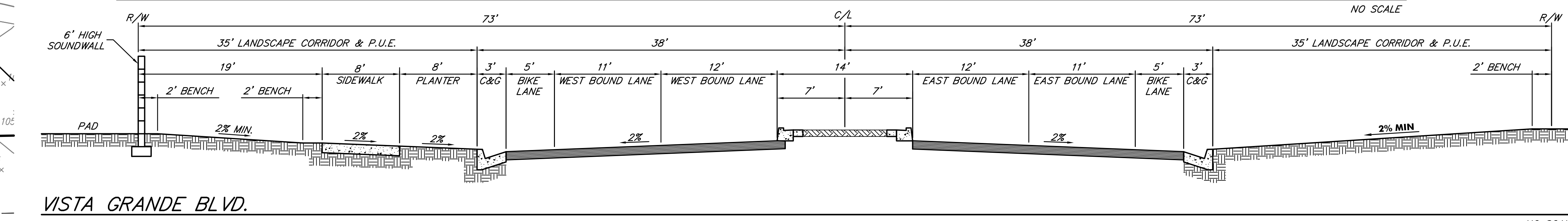
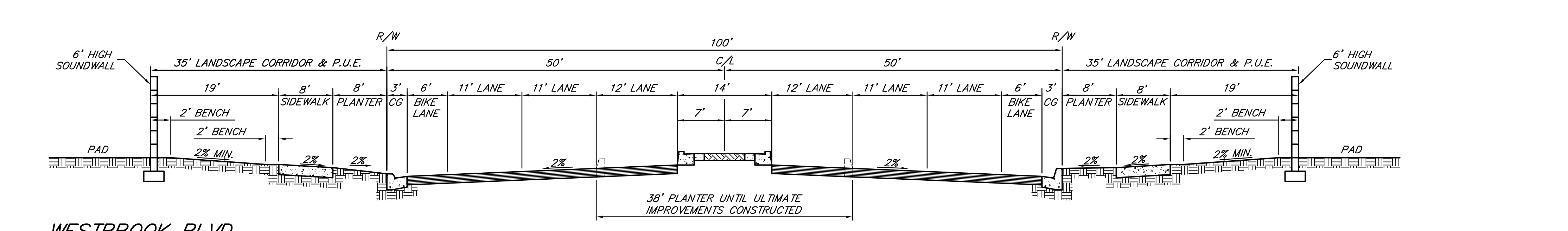
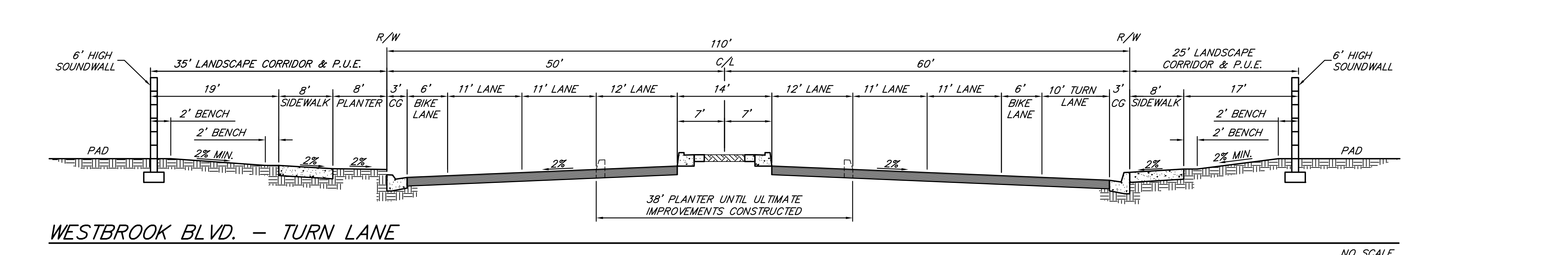
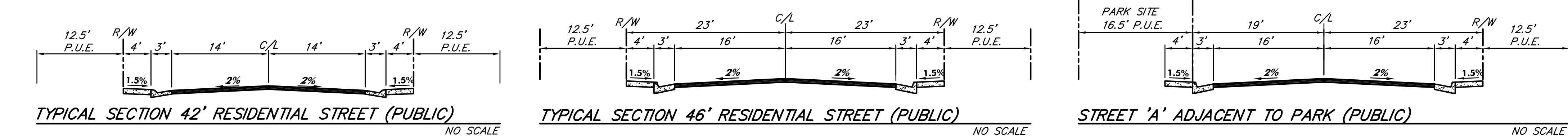
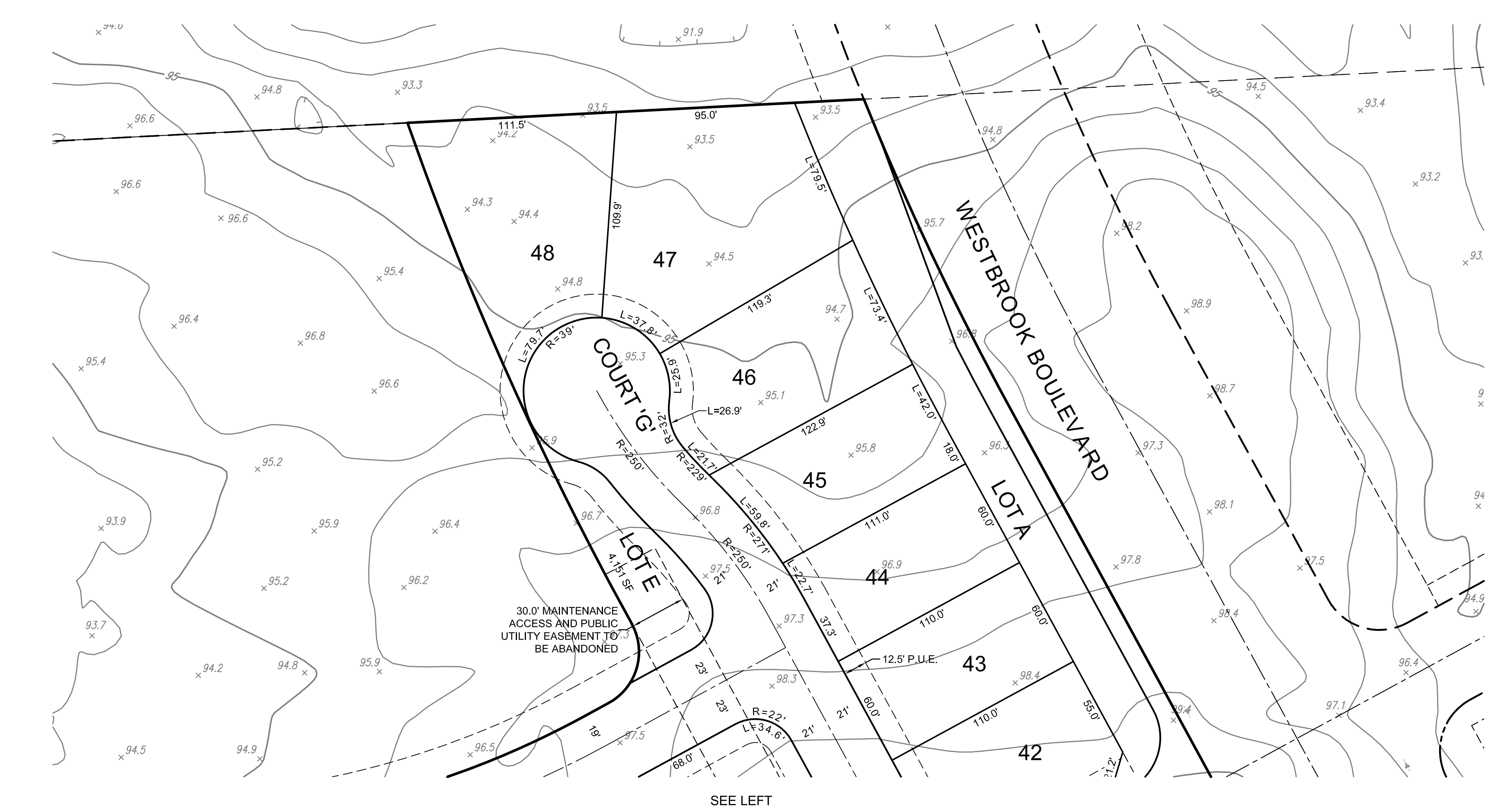
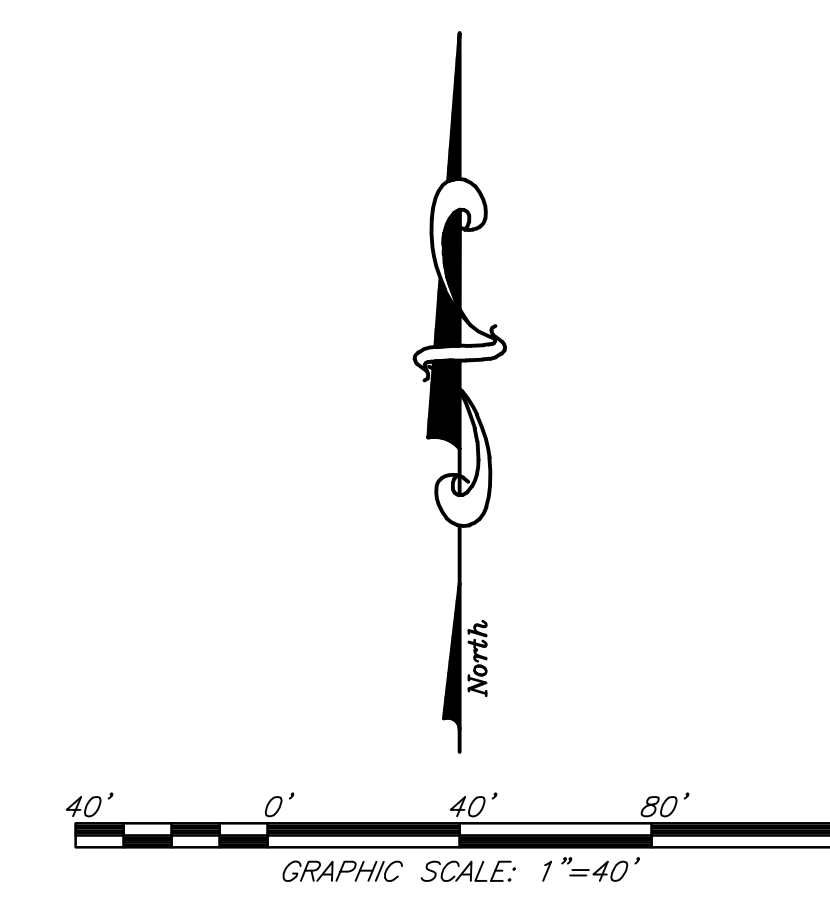
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 May 2020

Sheet 4 of 12

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- NOTES: LETTERED LOTS**
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 - LOT B PUBLIC LANDSCAPE STRIP TO BE DEDICATED TO CITY OF ROSEVILLE
 - LOT C PUBLIC LANDSCAPE STRIP TO BE DEDICATED TO CITY OF ROSEVILLE
 - LOT D PUBLIC LANDSCAPE STRIP TO BE DEDICATED TO CITY OF ROSEVILLE
 - LOT E SHALL BE GRANTED TO THE CITY OF ROSEVILLE AS AN ADDITION TO THE PARK

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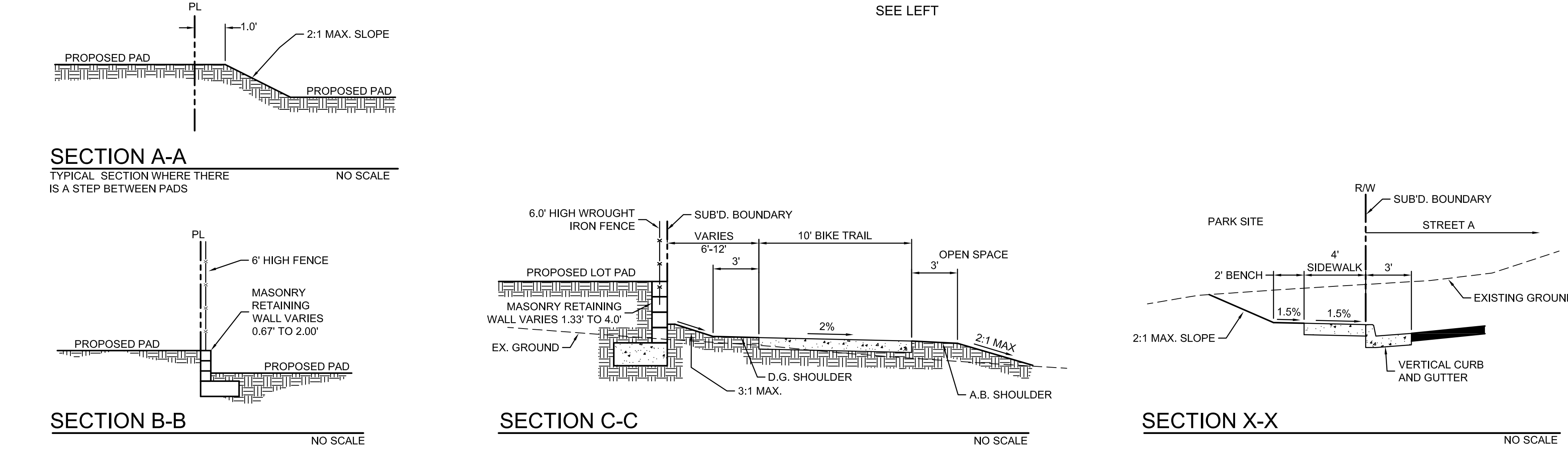
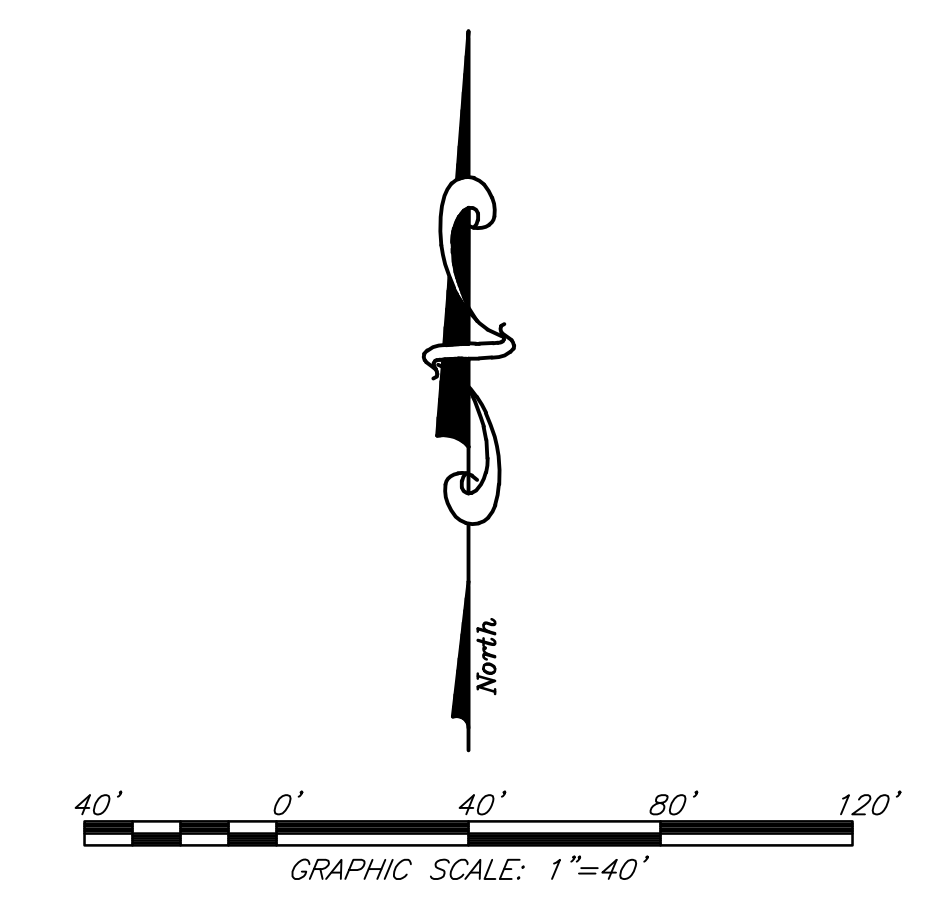
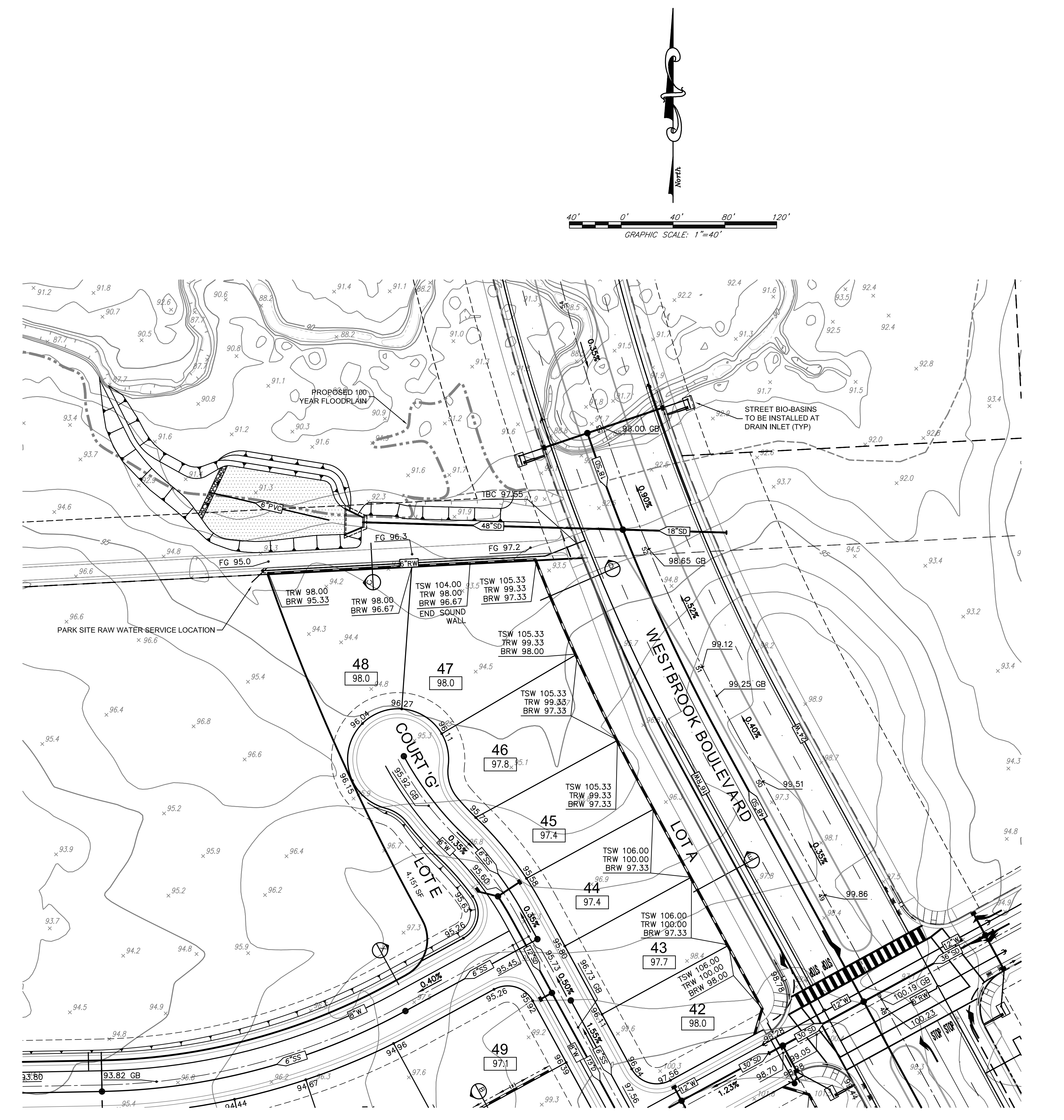
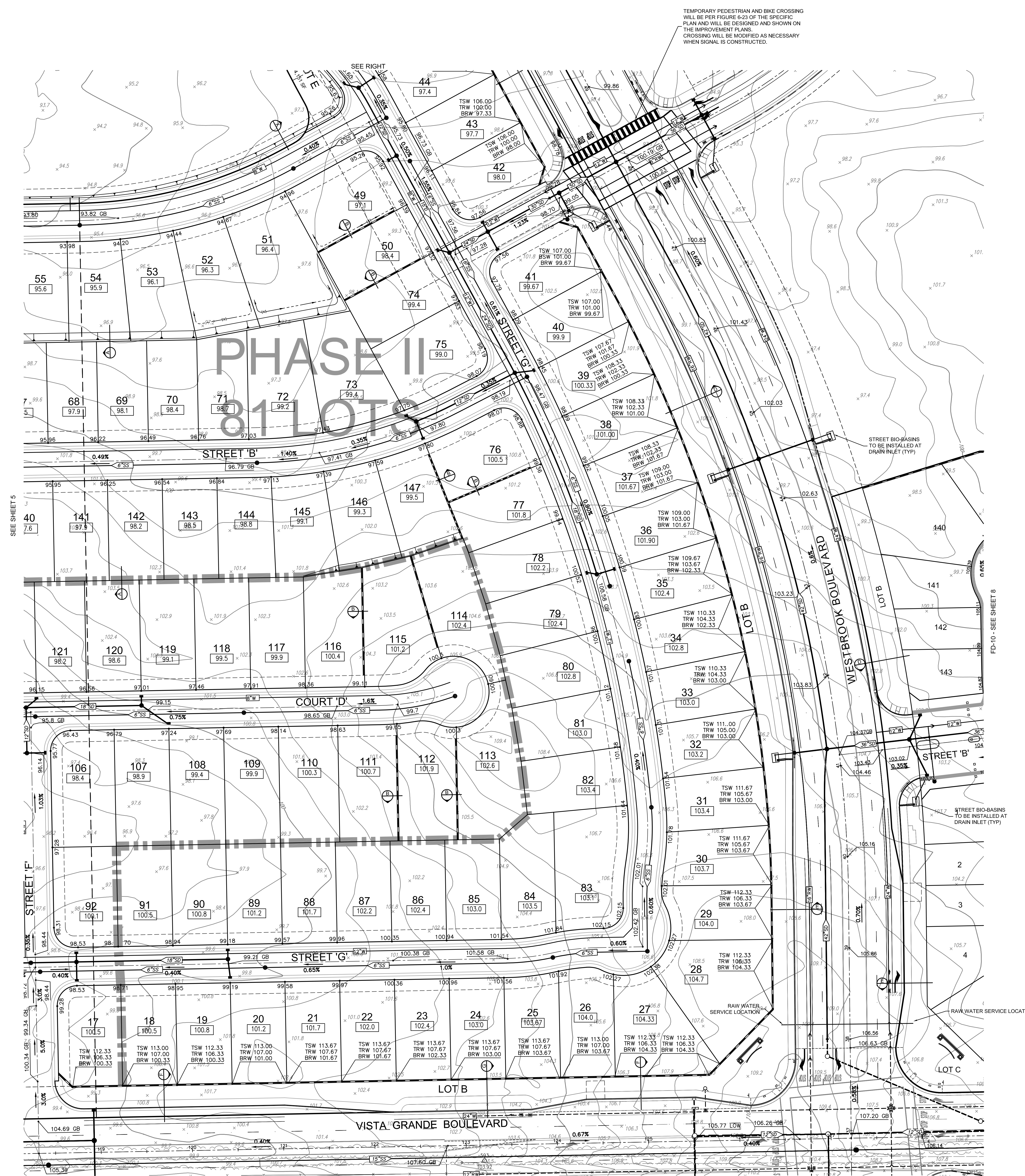
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State of California
 May 2020

Sheet 6 of 12

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Preliminary Grading and Utility Plan - FD-08

- 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
 - LOT D PUBLIC LANDSCAPE STRIP TO BE DEDICATED TO CITY OF ROSEVILLE

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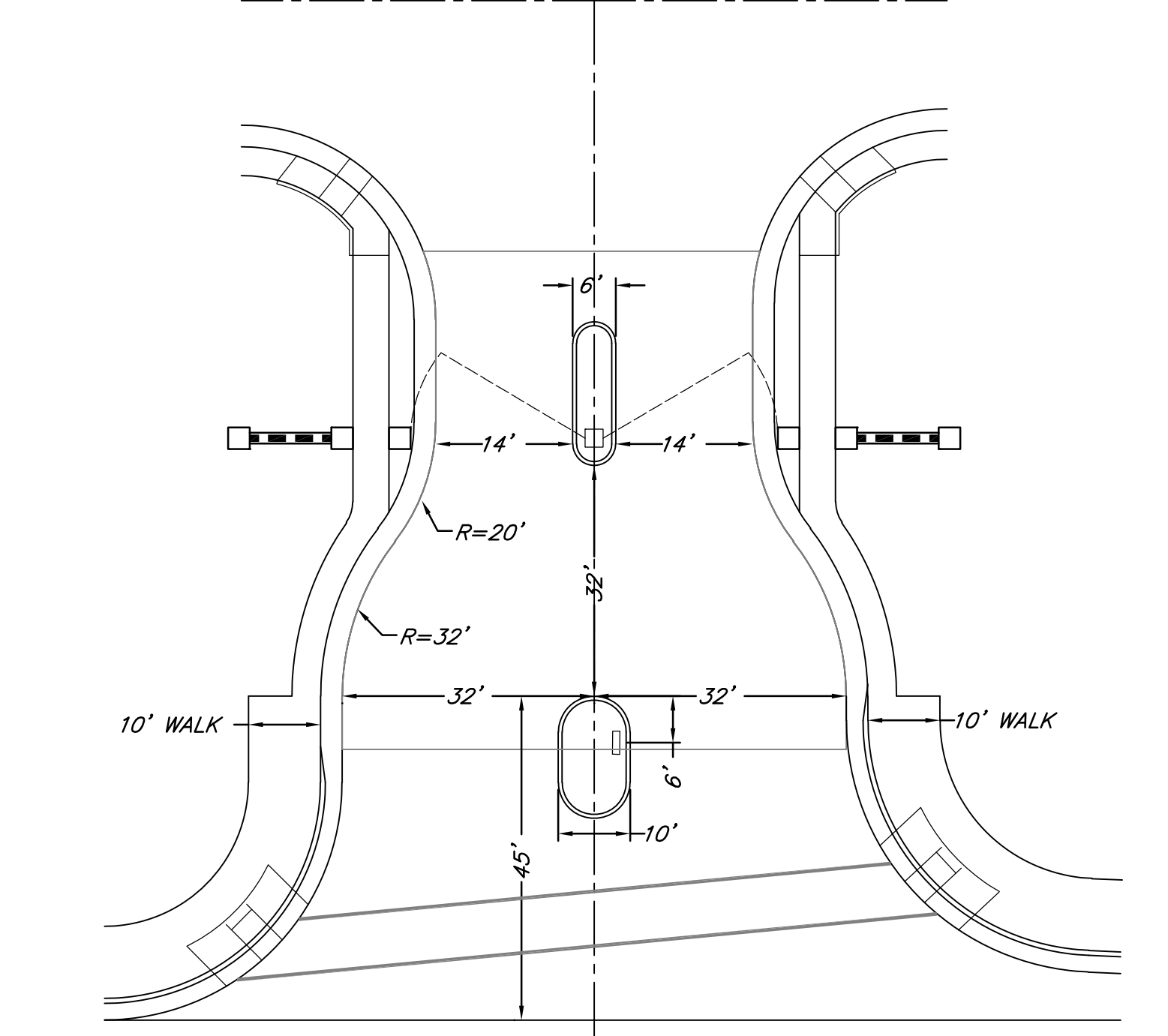
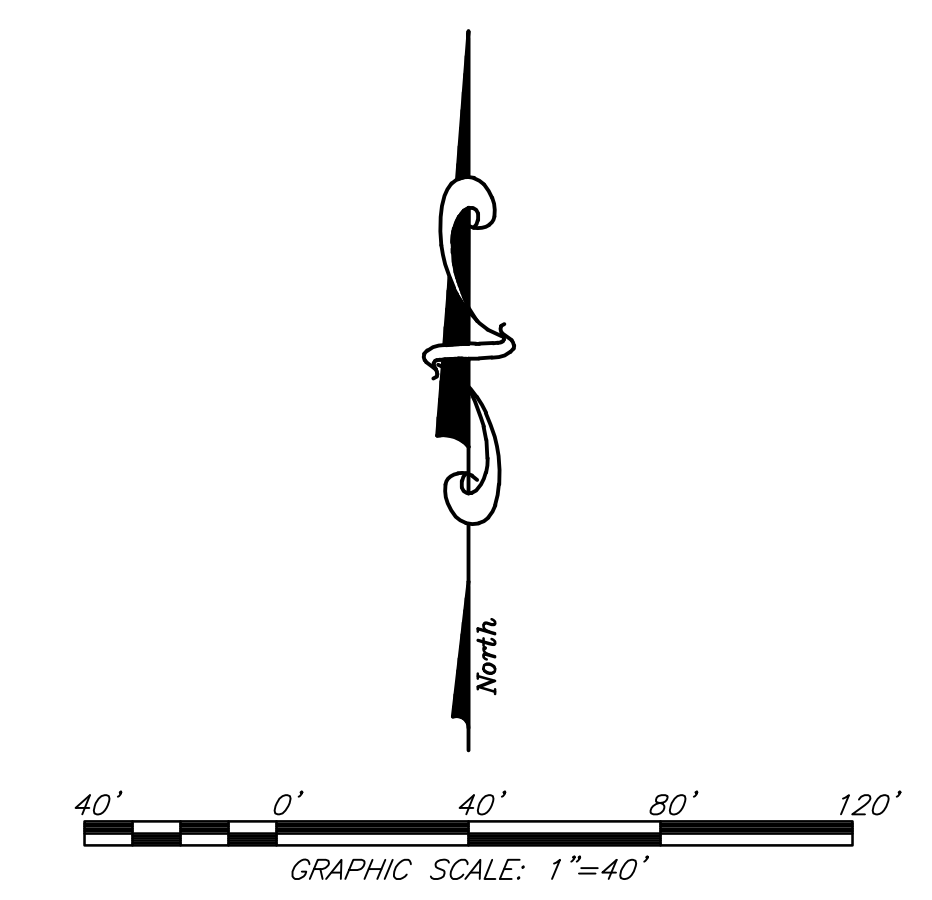
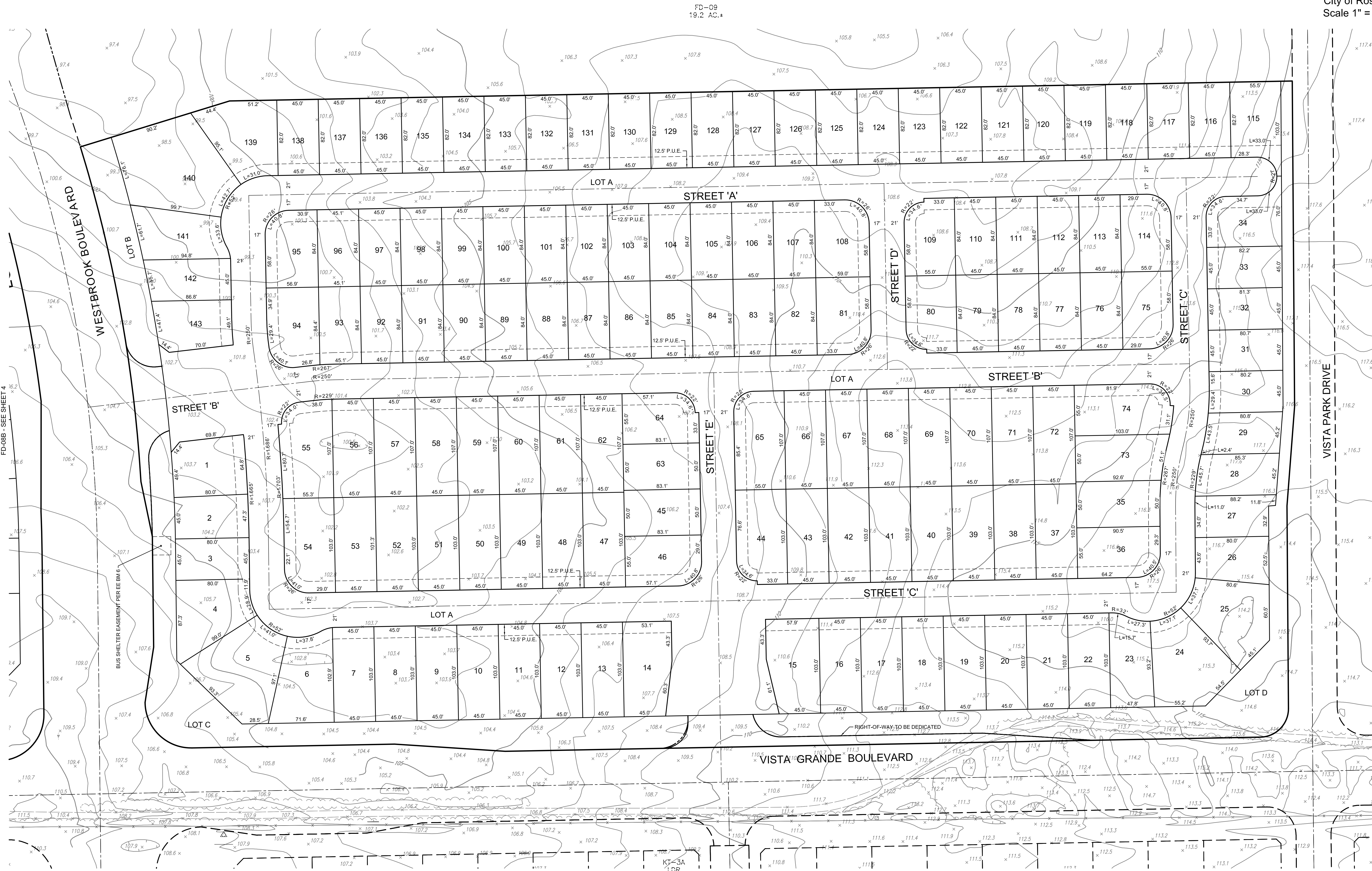
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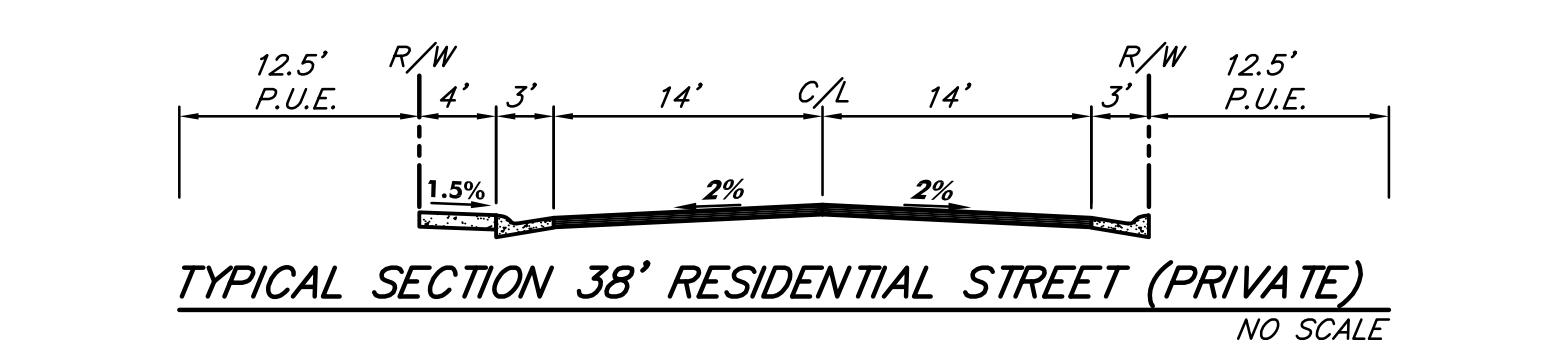
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Sheet 7 of 12

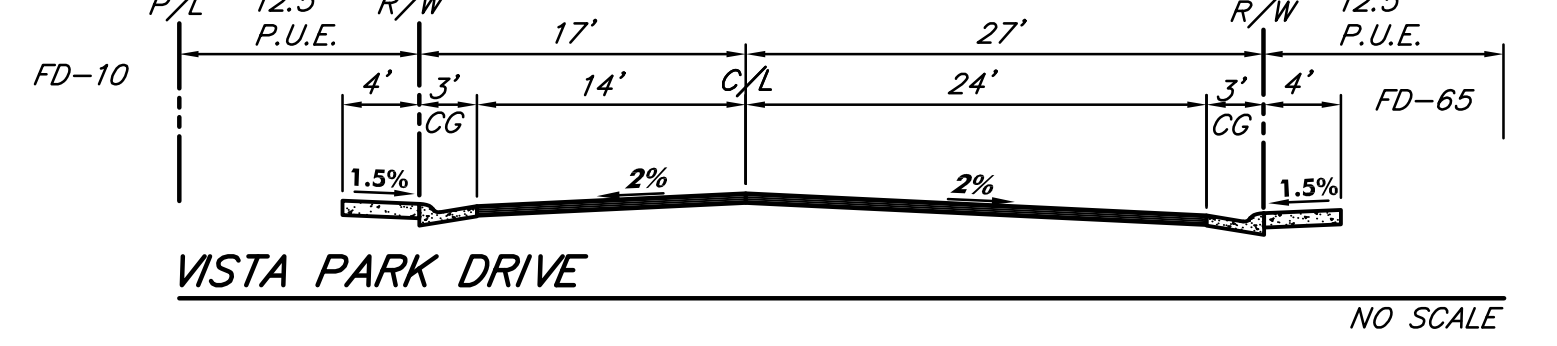
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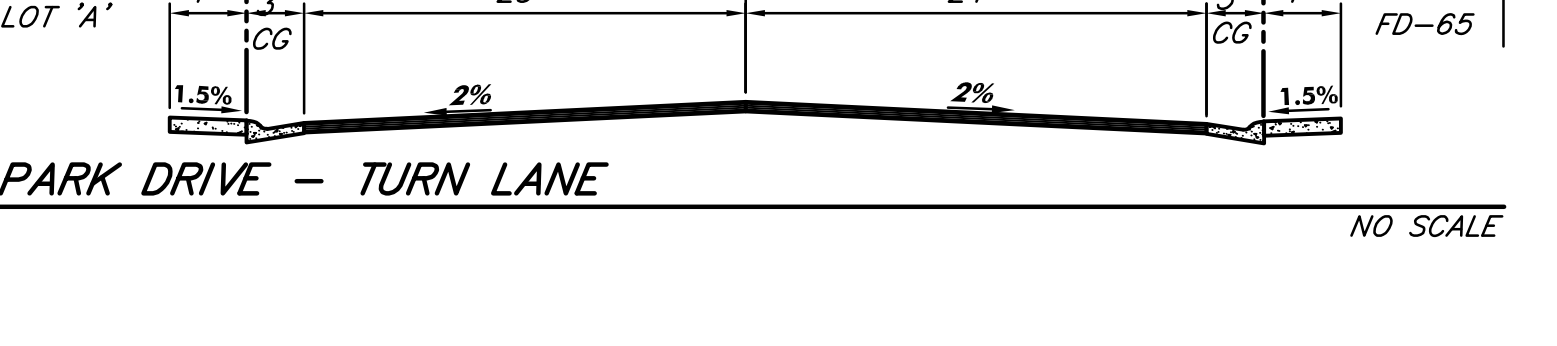
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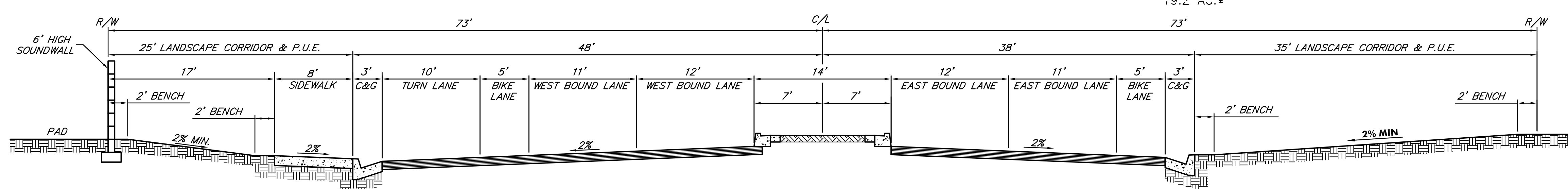
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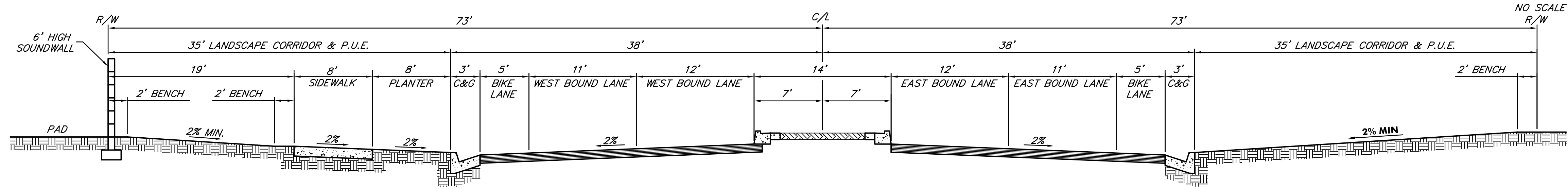
VISTA PARK DRIVE
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VISTA PARK DRIVE - TURN LANE
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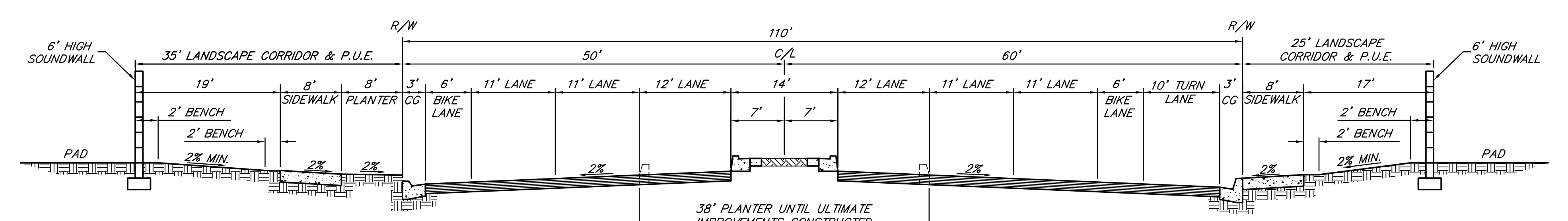


VISTA GRANDE BLVD. - WITH TURN LANE

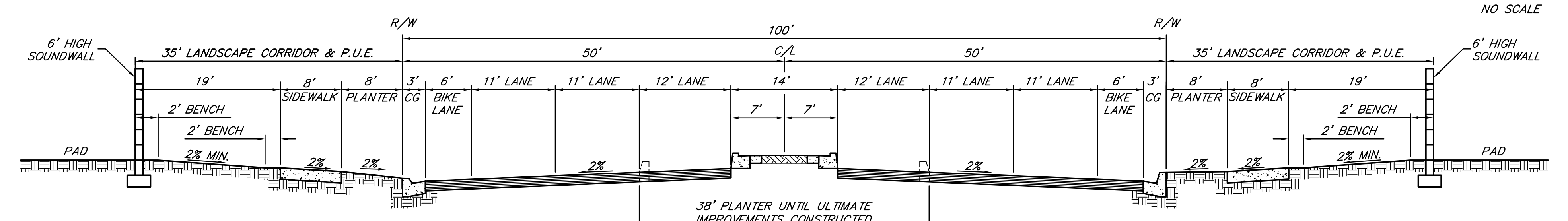


VISTA GRANDE BLVD.

Tentative Subdivision Map - FD-10



WESTBROOK BLVD. - TURN LANE



WESTBROOK BLVD.

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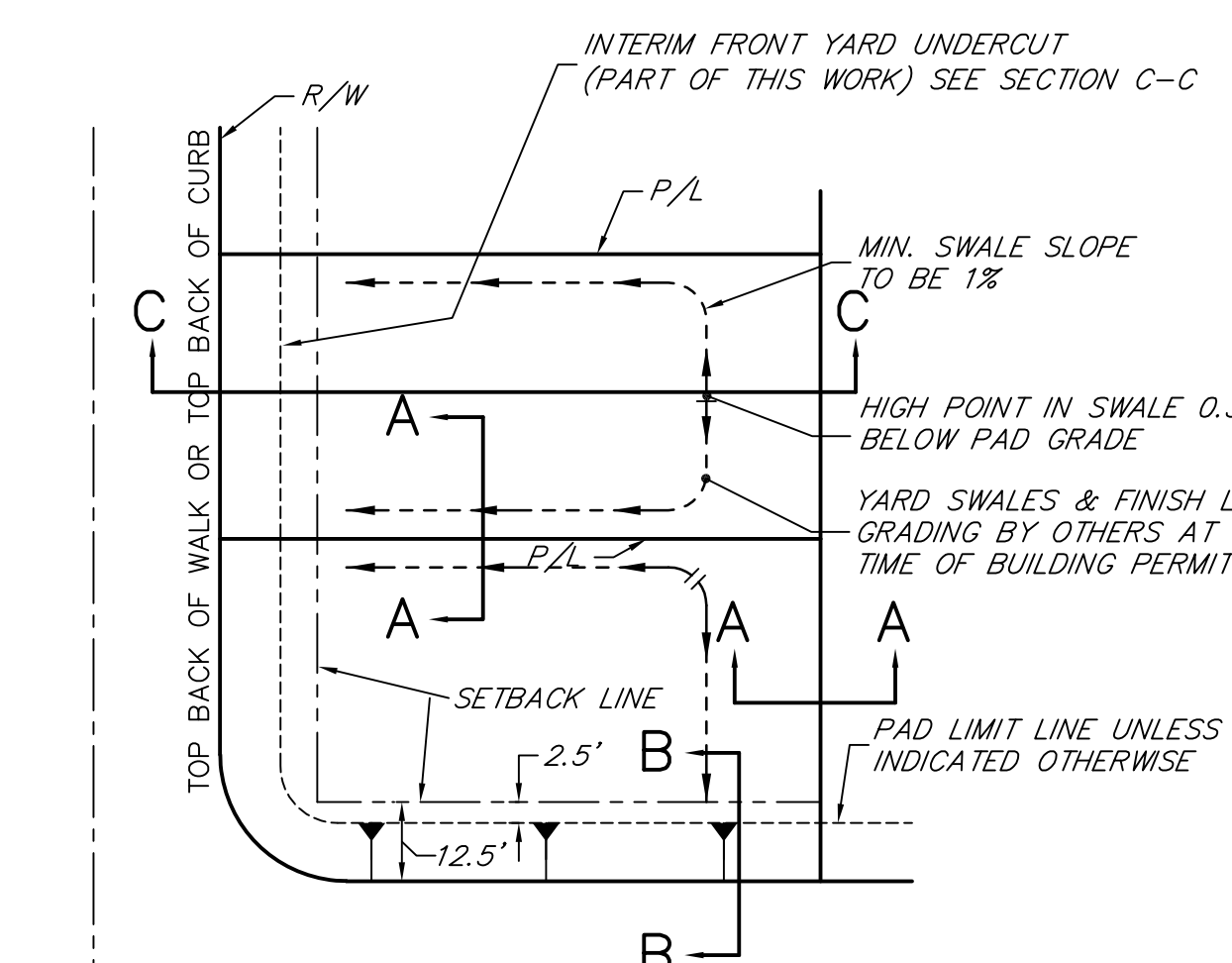
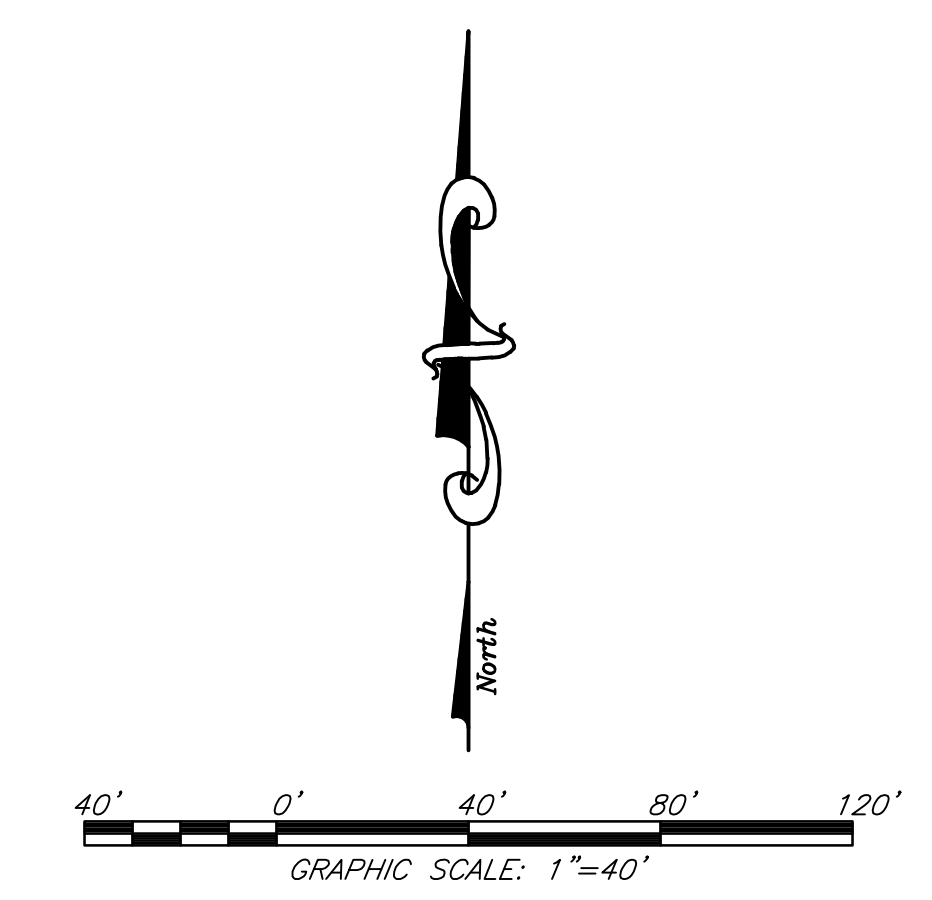
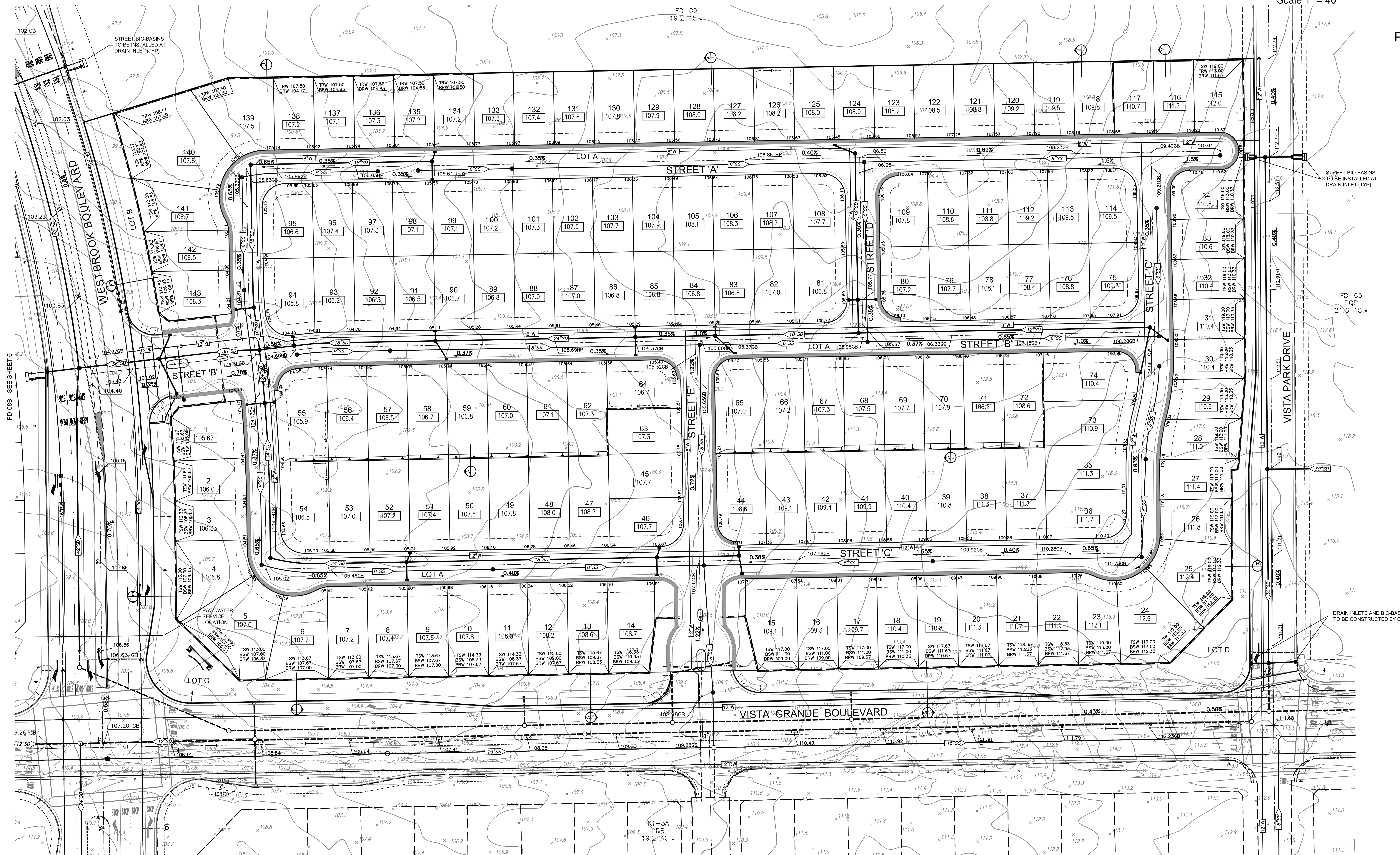
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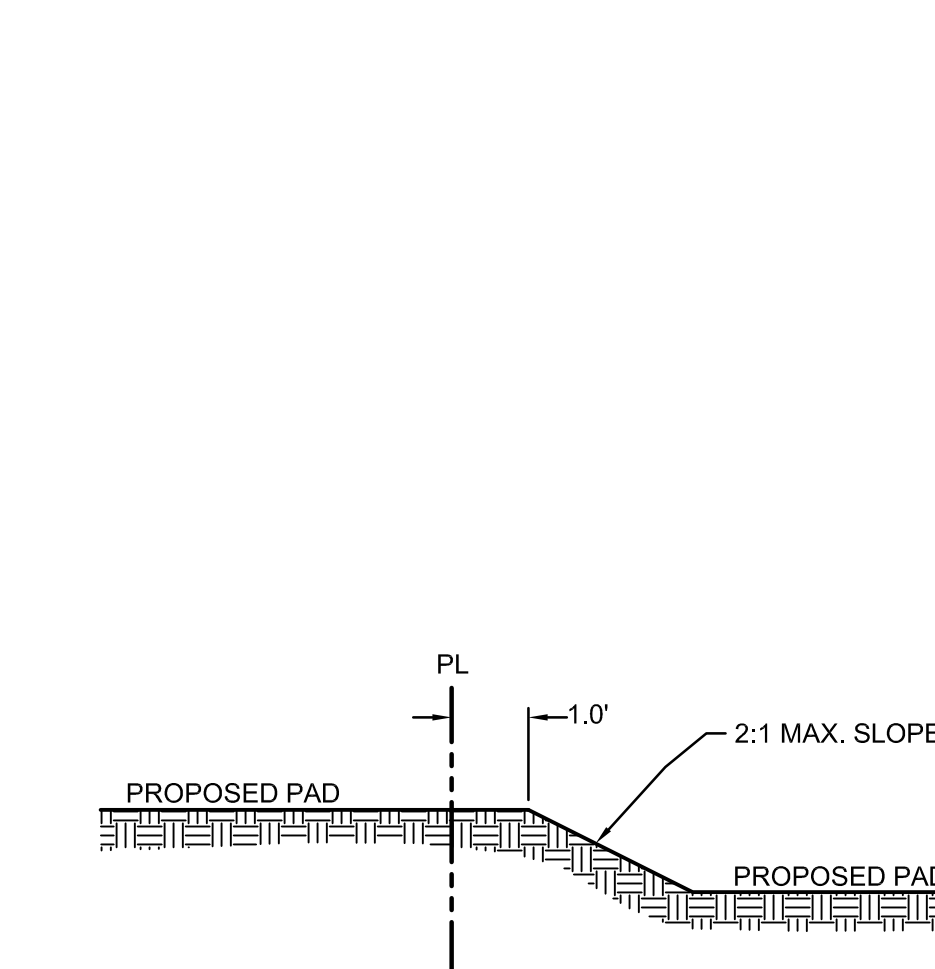
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Sheet 8 of 12

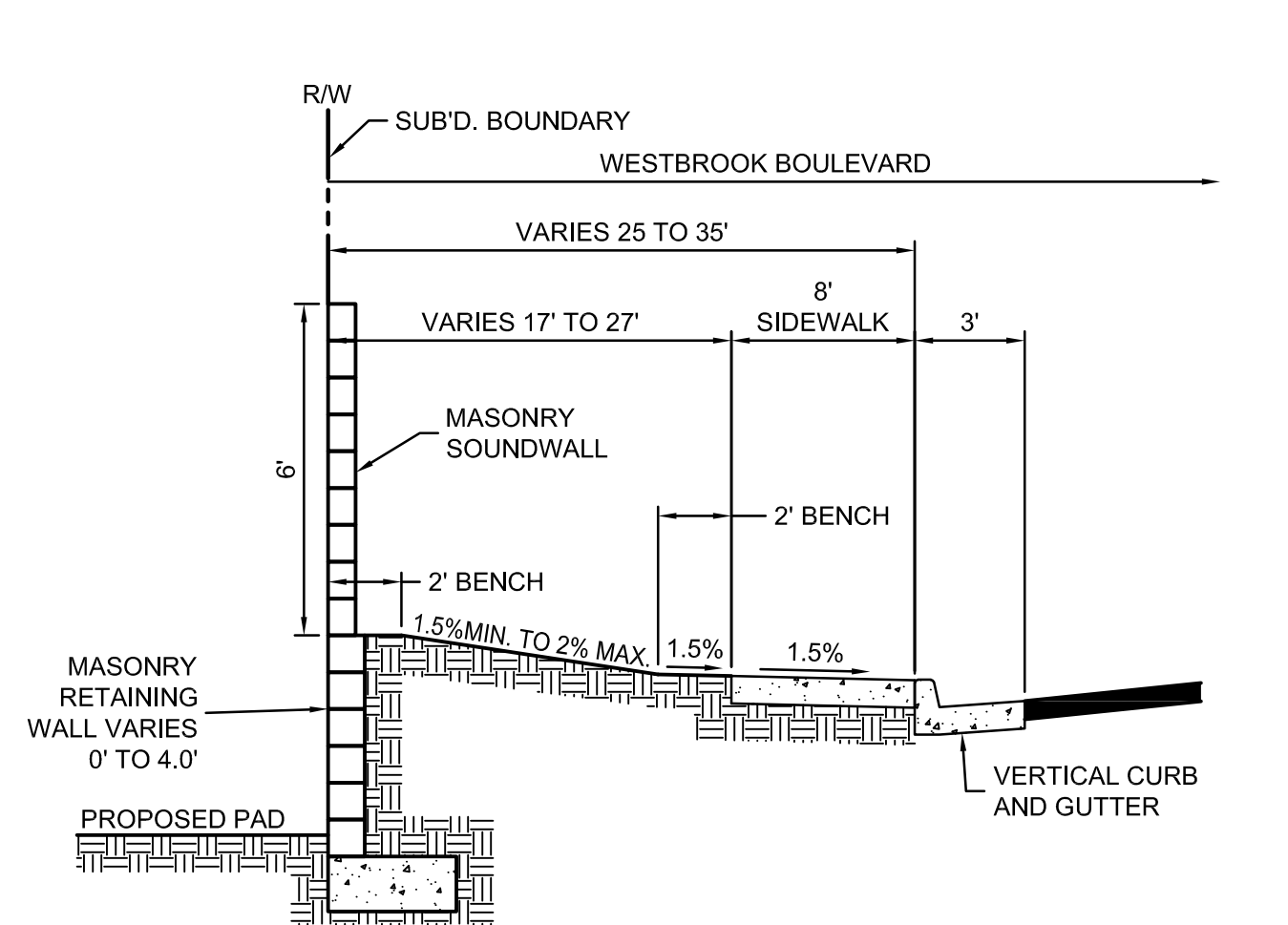
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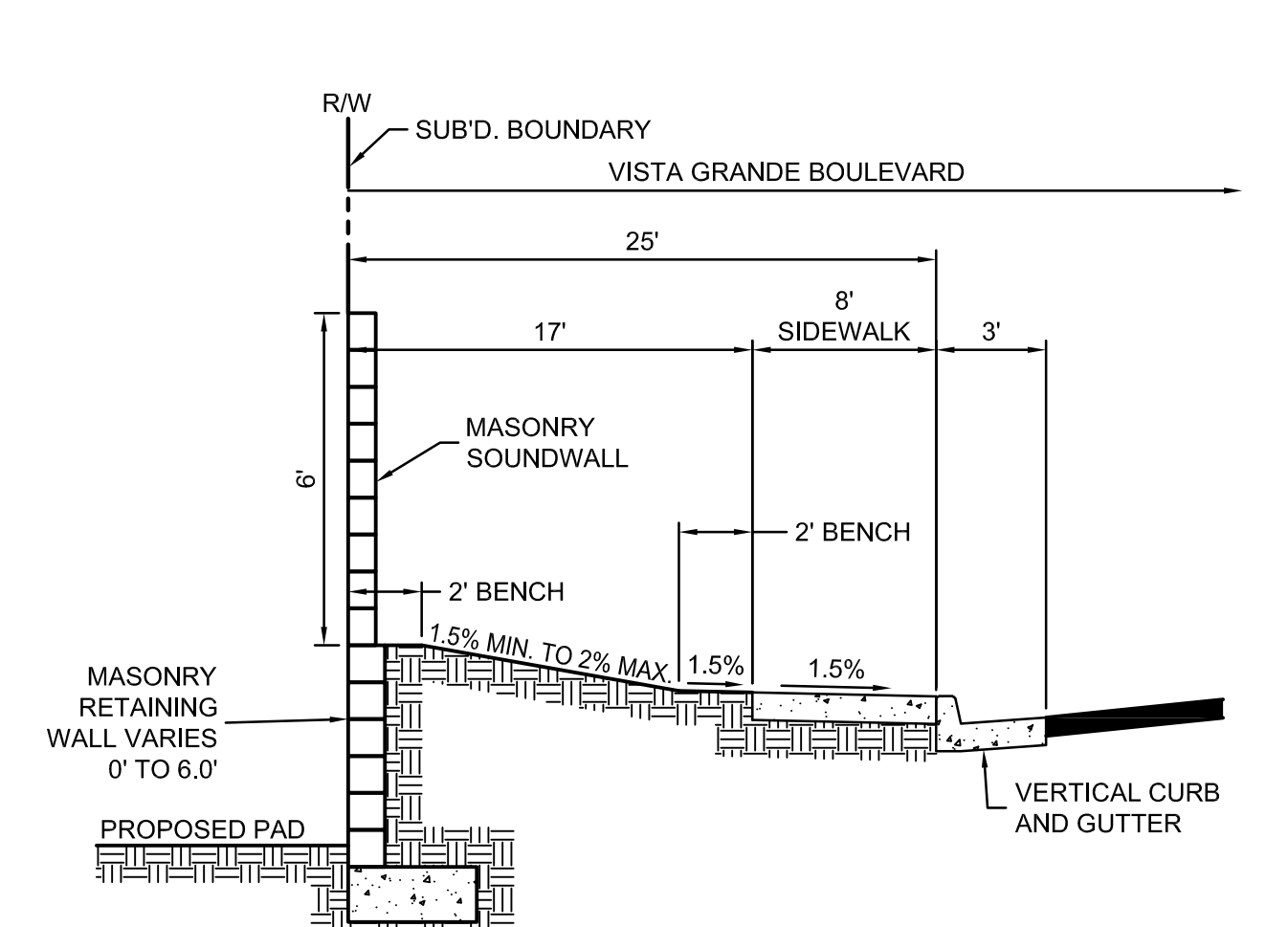
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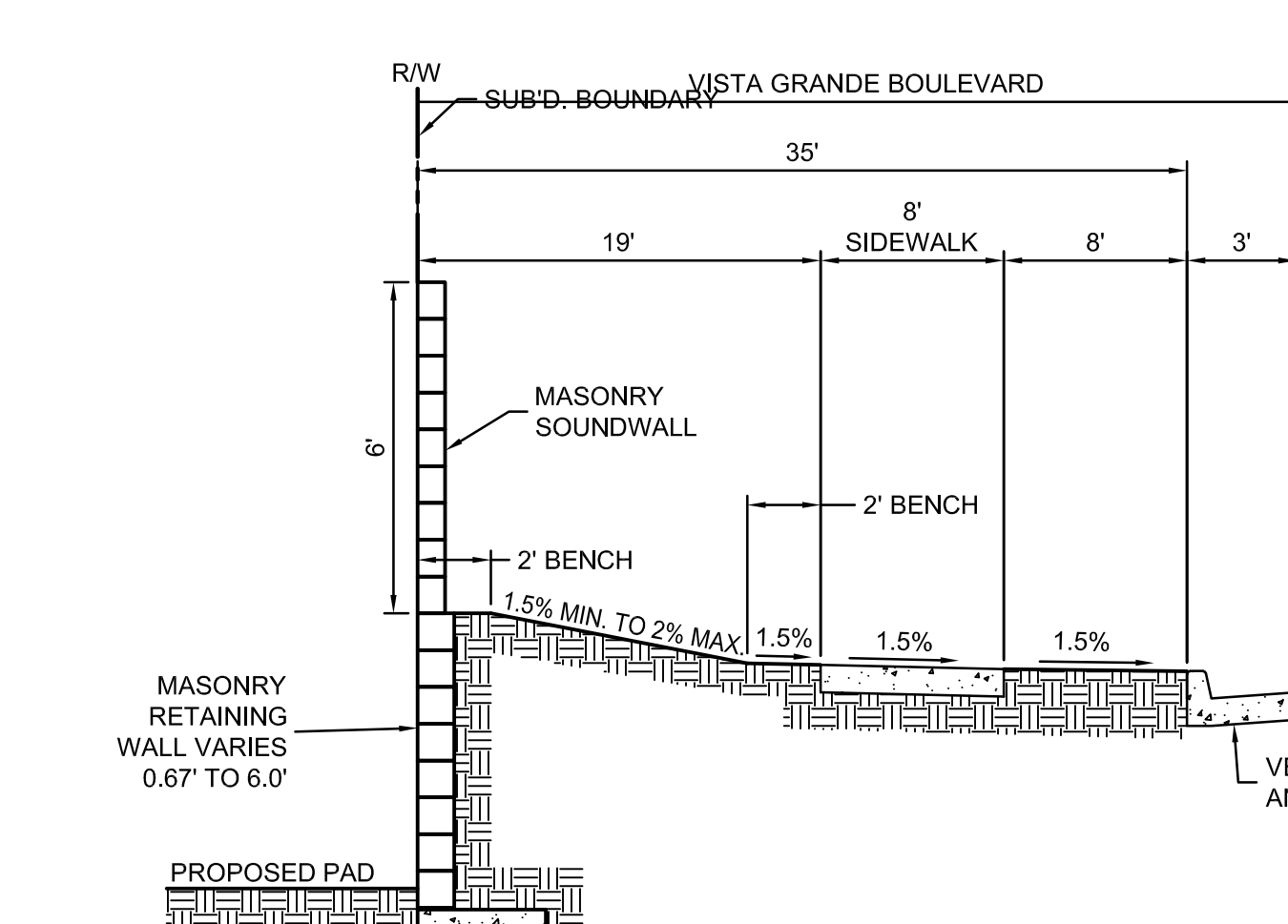
SECTION A-A
 TYPICAL SECTION WHERE THERE IS A STEP BETWEEN PADS.
 NO SCALE



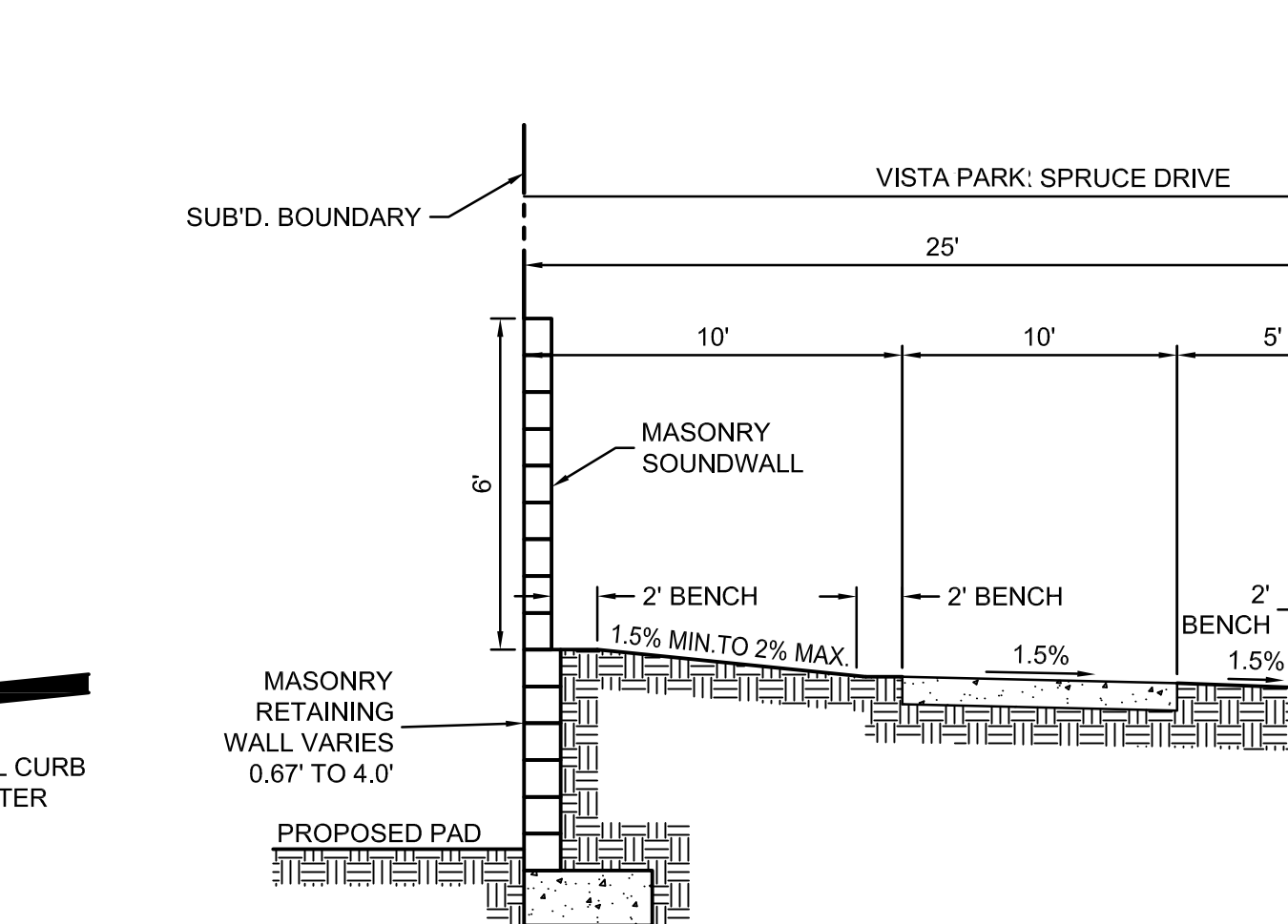
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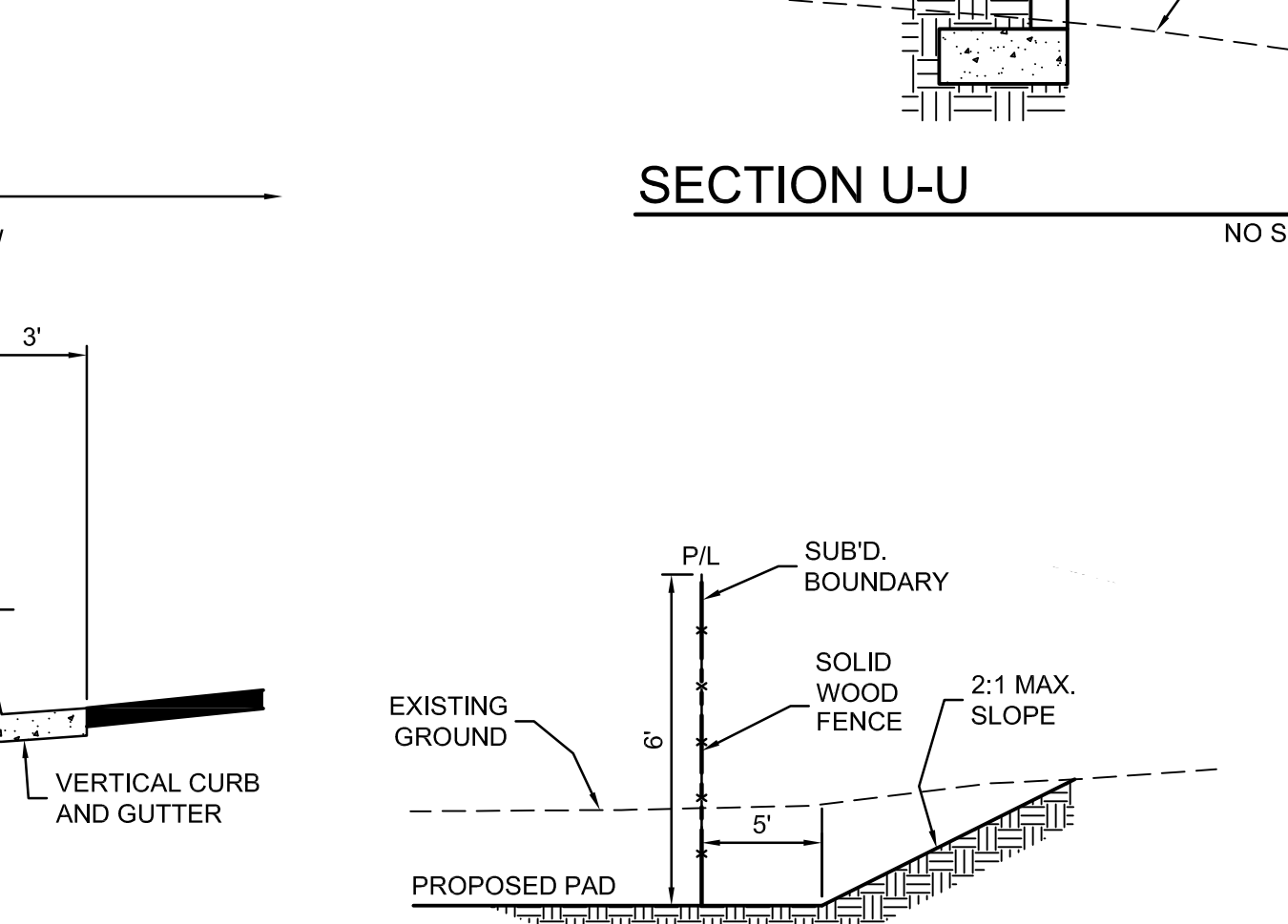
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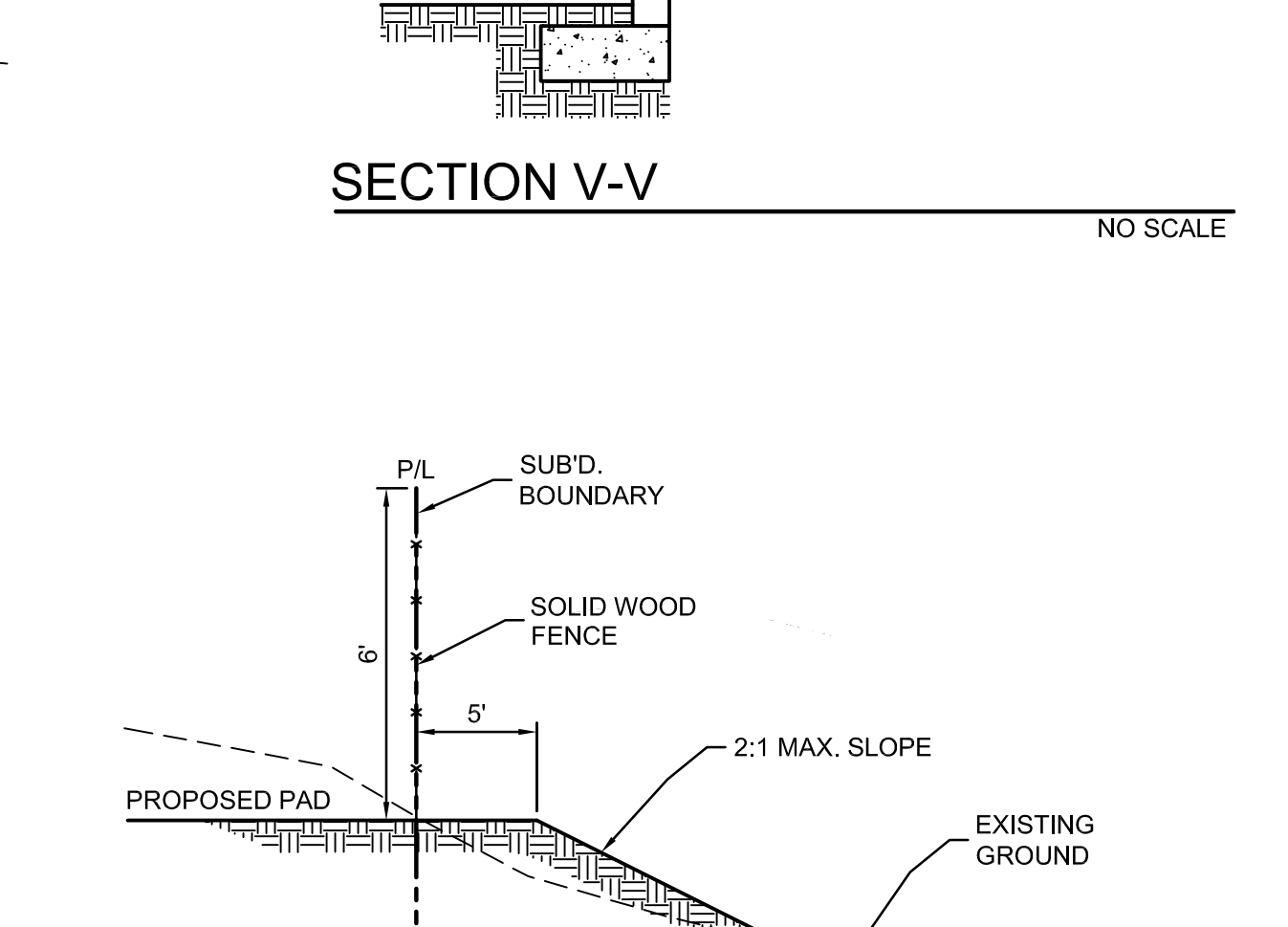
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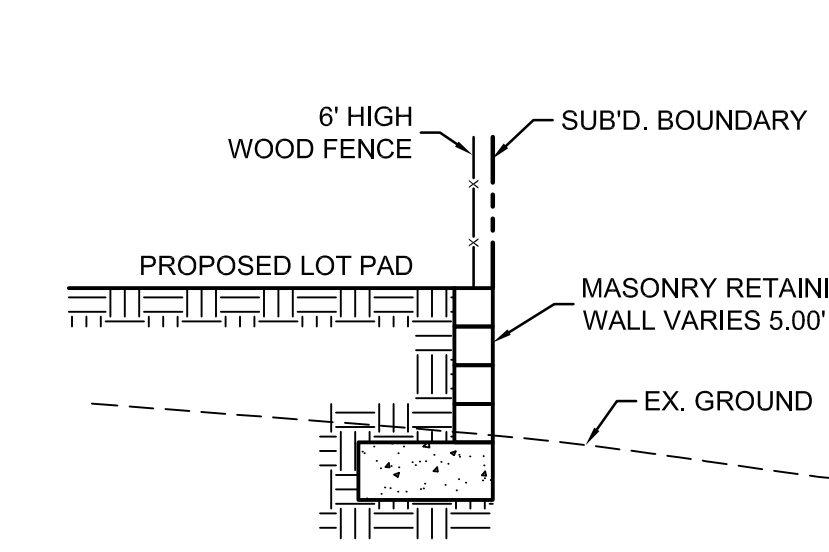
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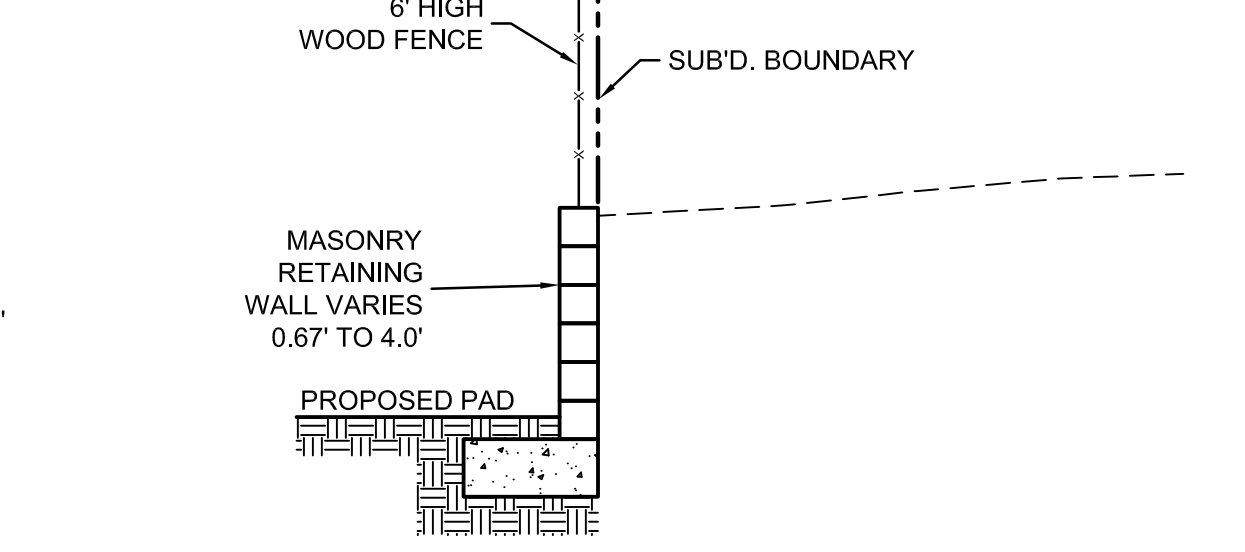
SECTION J-J
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SECTION K-K
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SECTION U-U
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SECTION V-V
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VILLAGES FD-08, FD-10, FD-21 AND FD-23

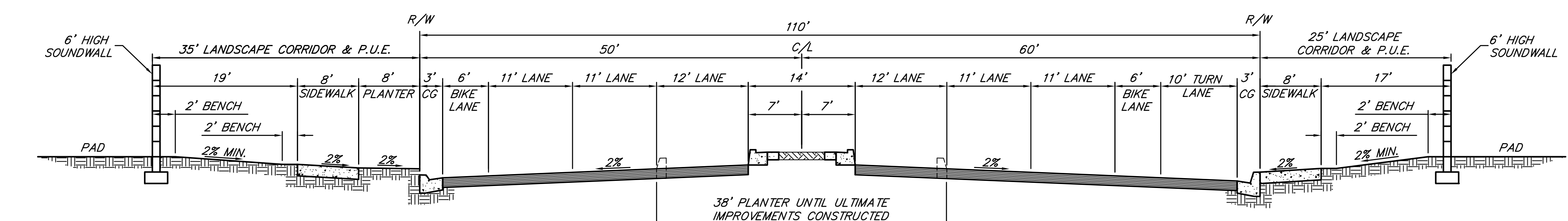
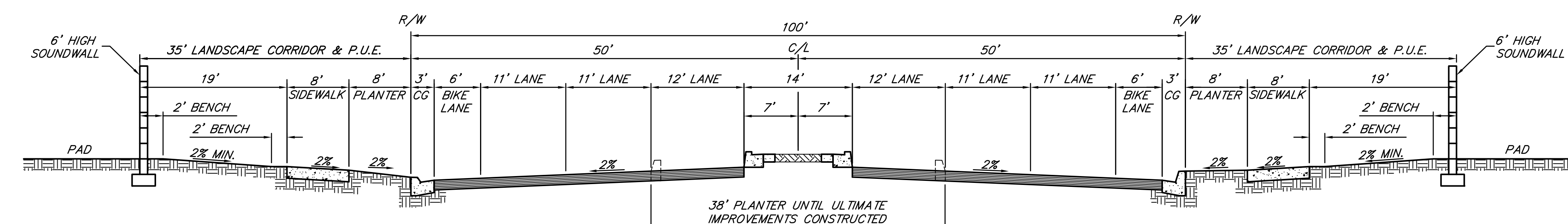
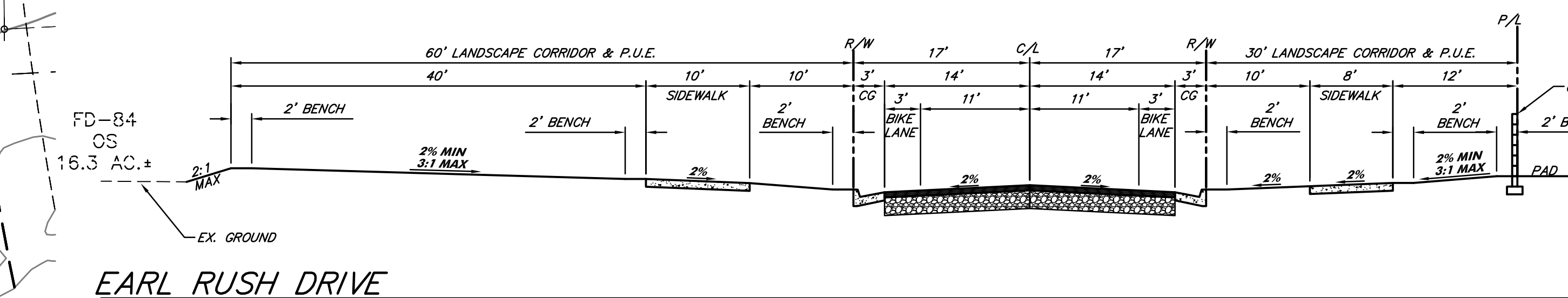
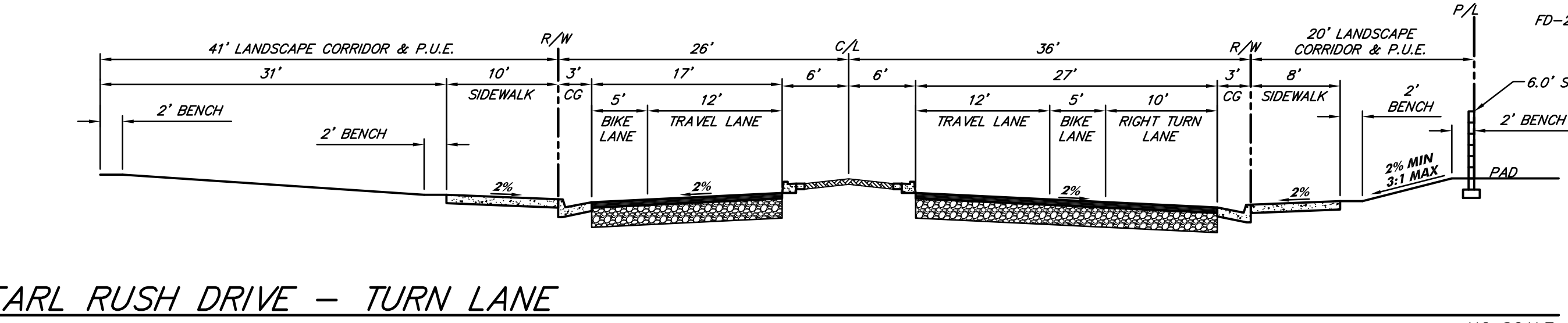
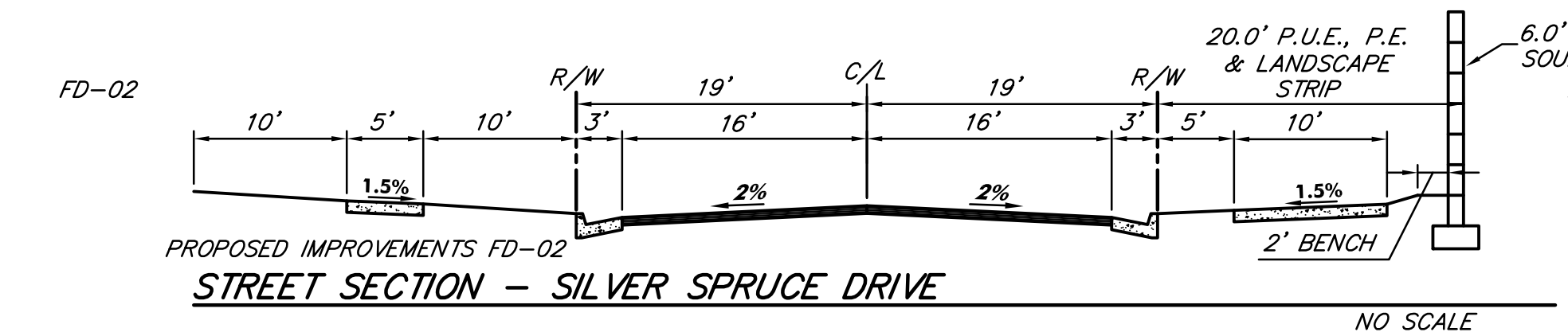
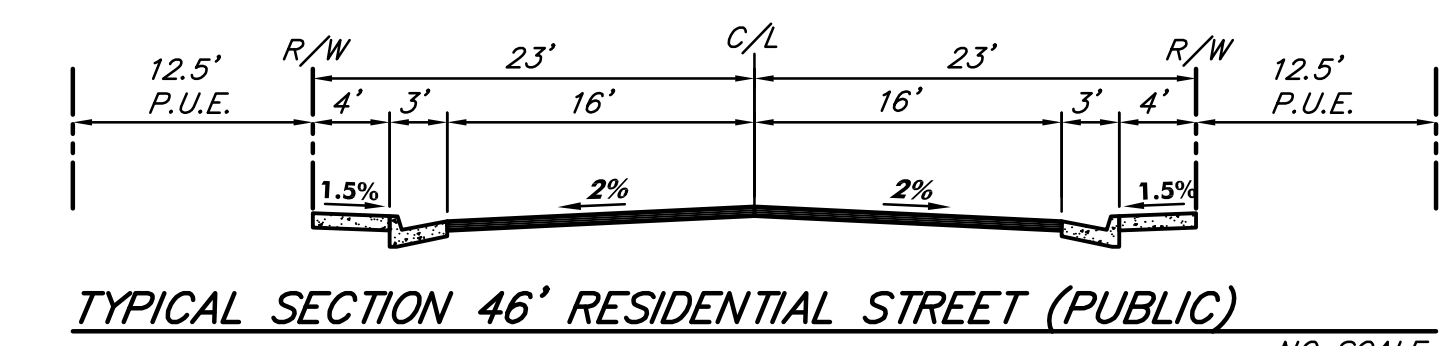
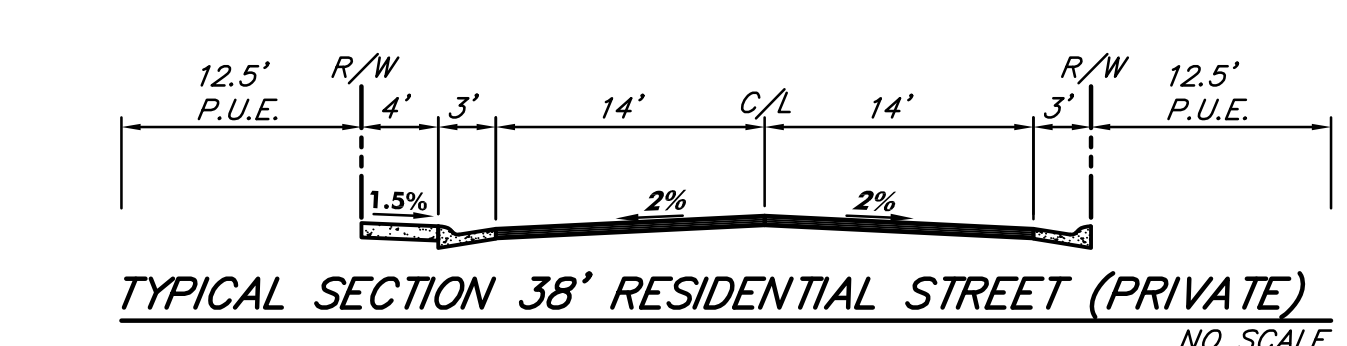
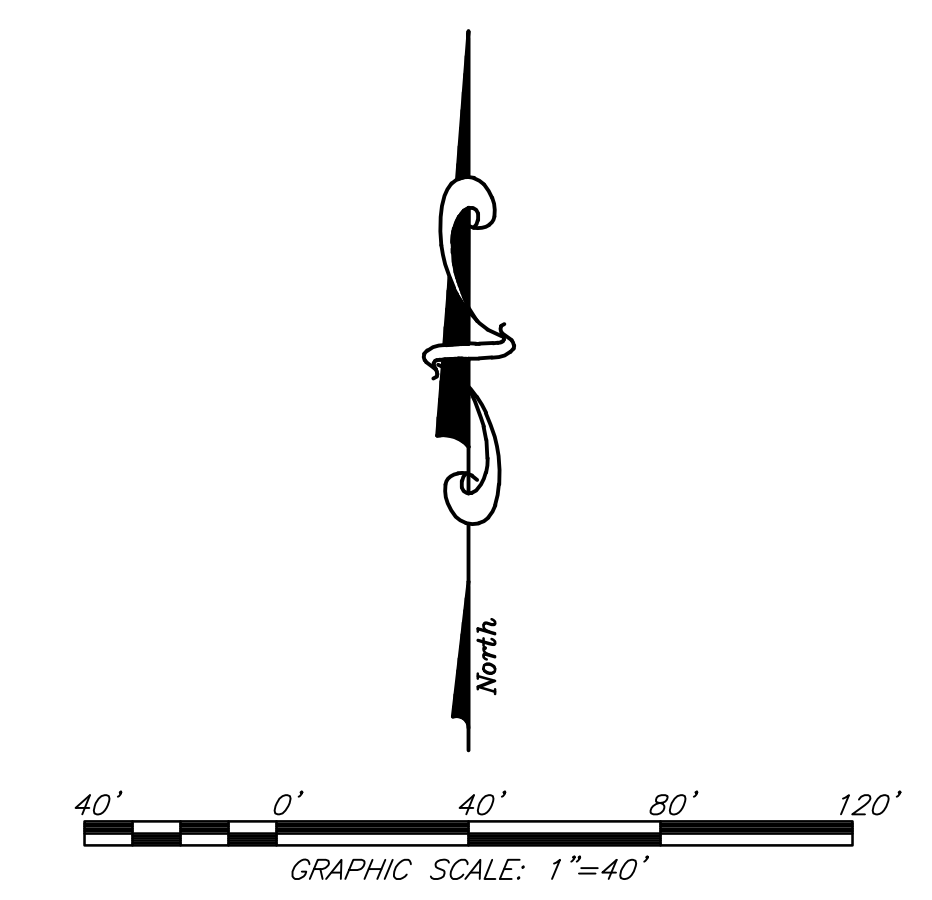
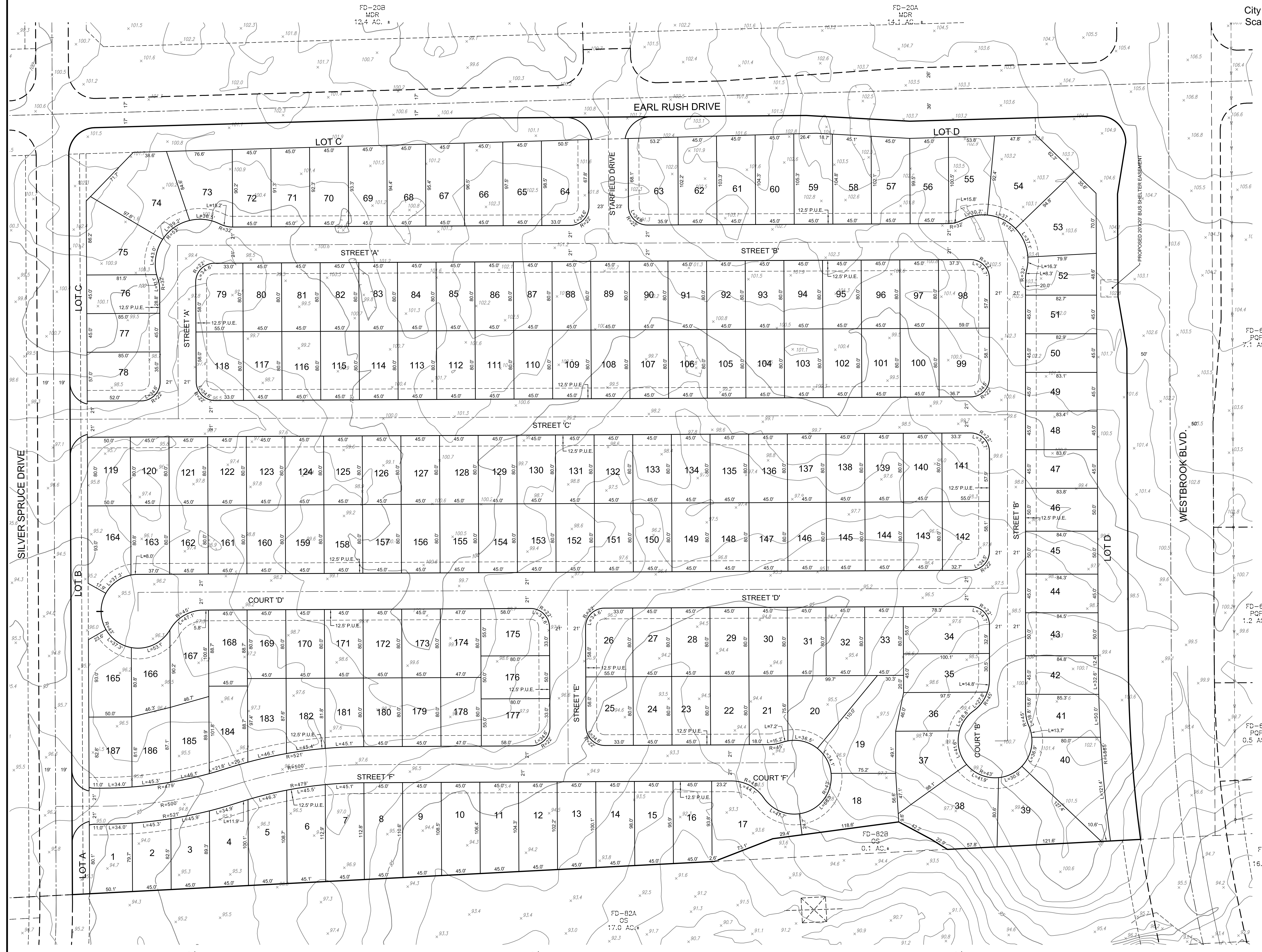
A PORTION OF SECTIONS 35 AND 36, T. 11 N., R. 5 E., M.D.M.

City of Roseville,
Scale 1" = 40'

State of California
May 2020

Sheet 9 of 12

Project Address - 2520 Vista Grande Boulevard
File No. - PL20-0119



VILLAGES FD-08, FD-10, FD-21 AND FD-23

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

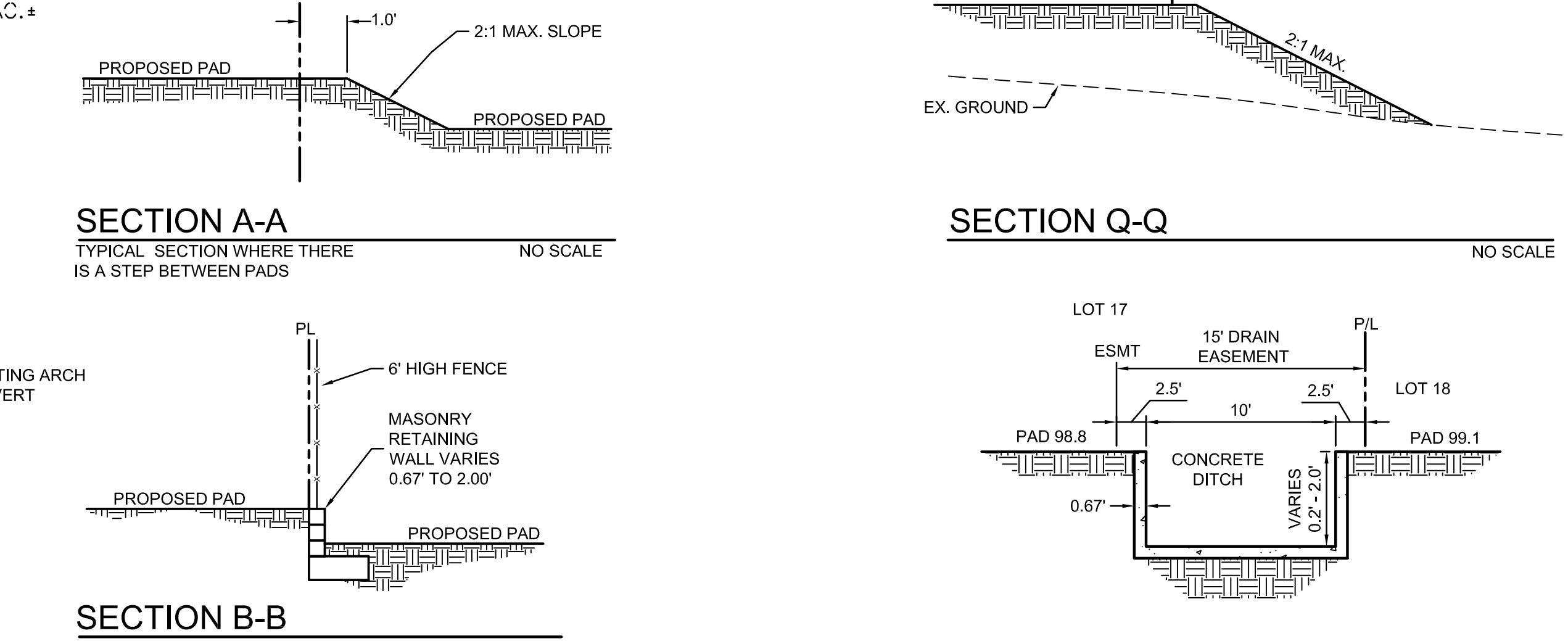
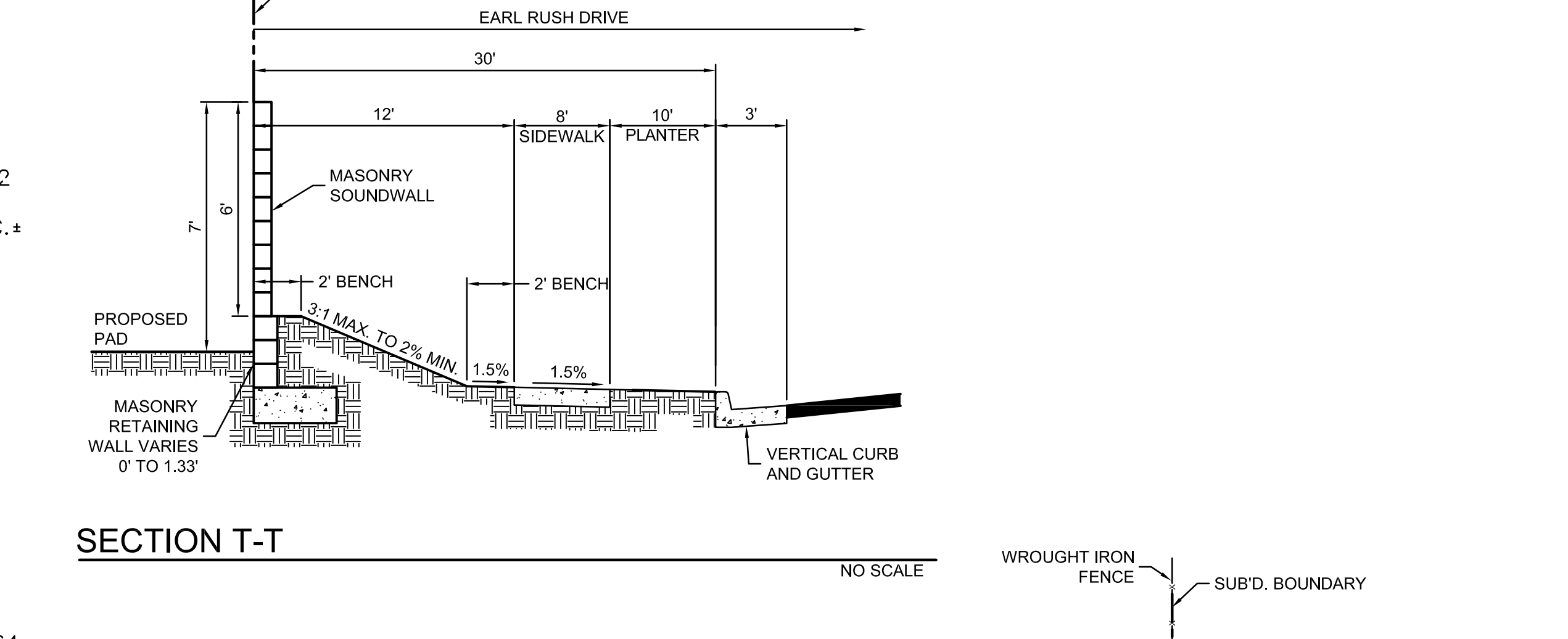
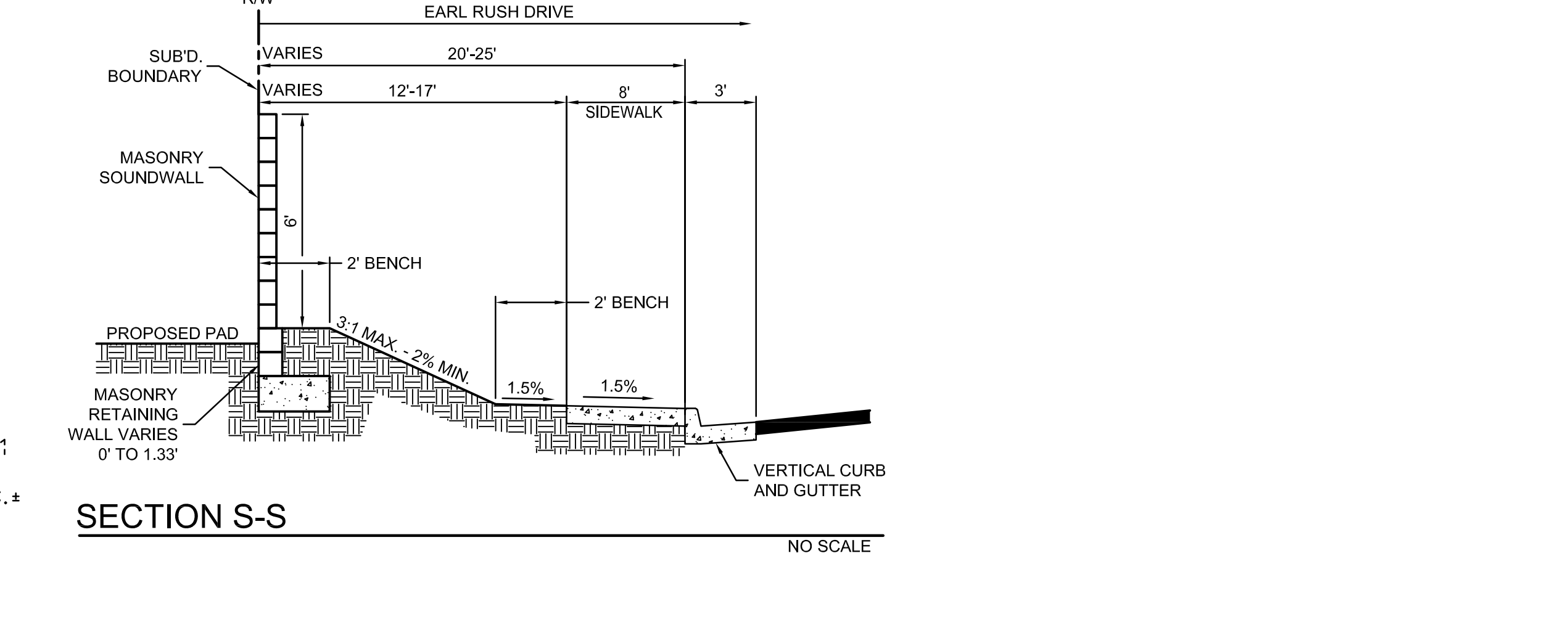
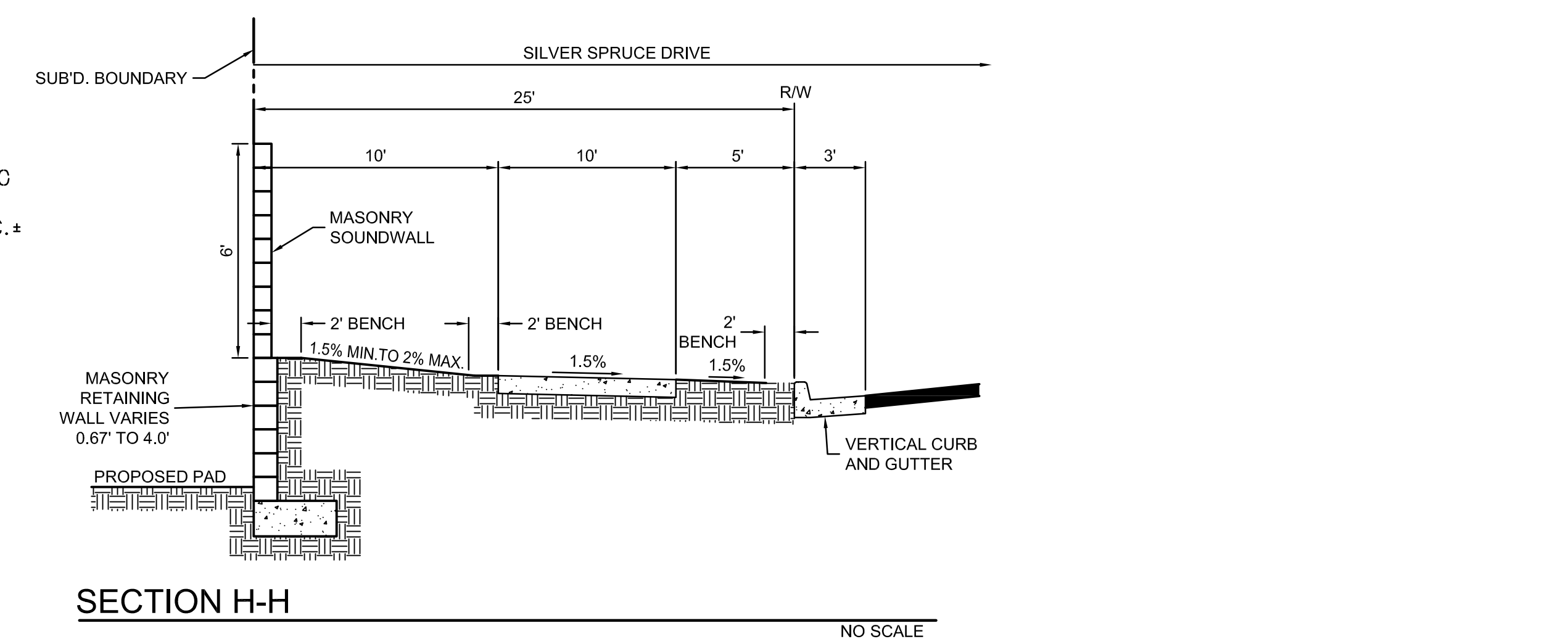
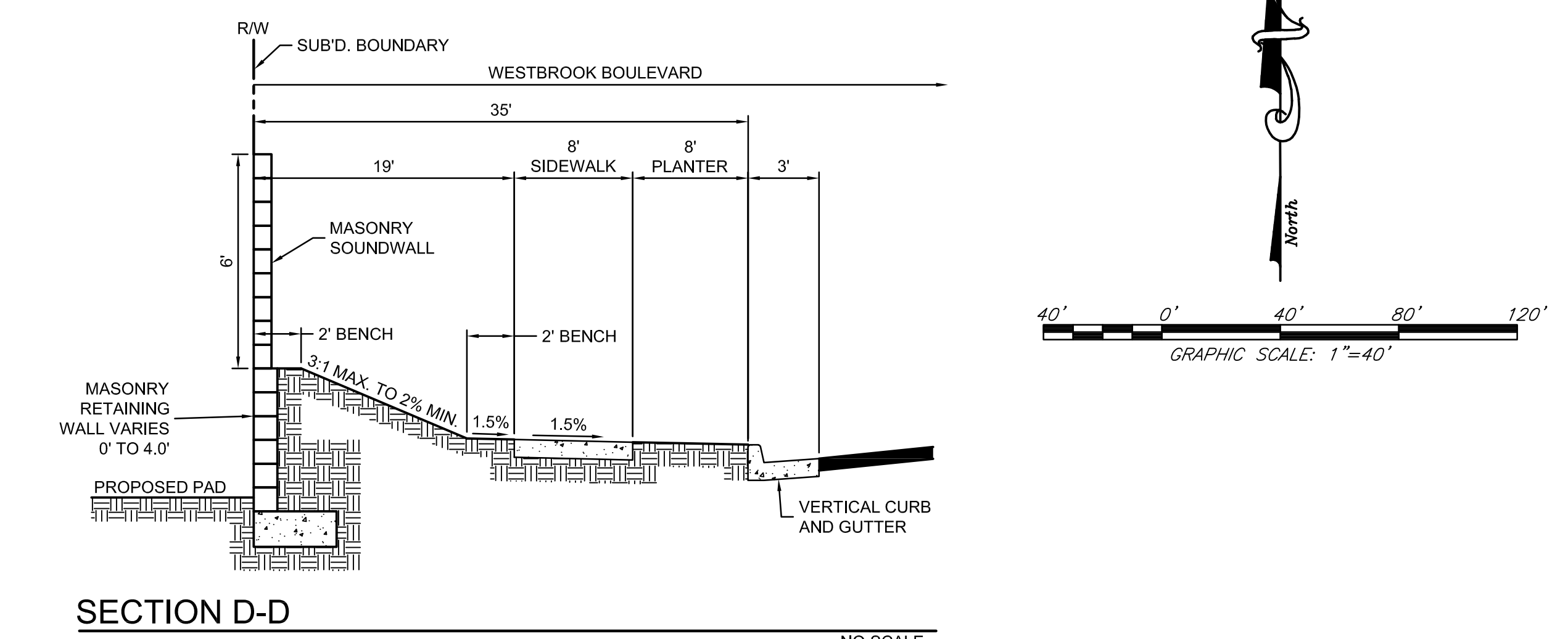
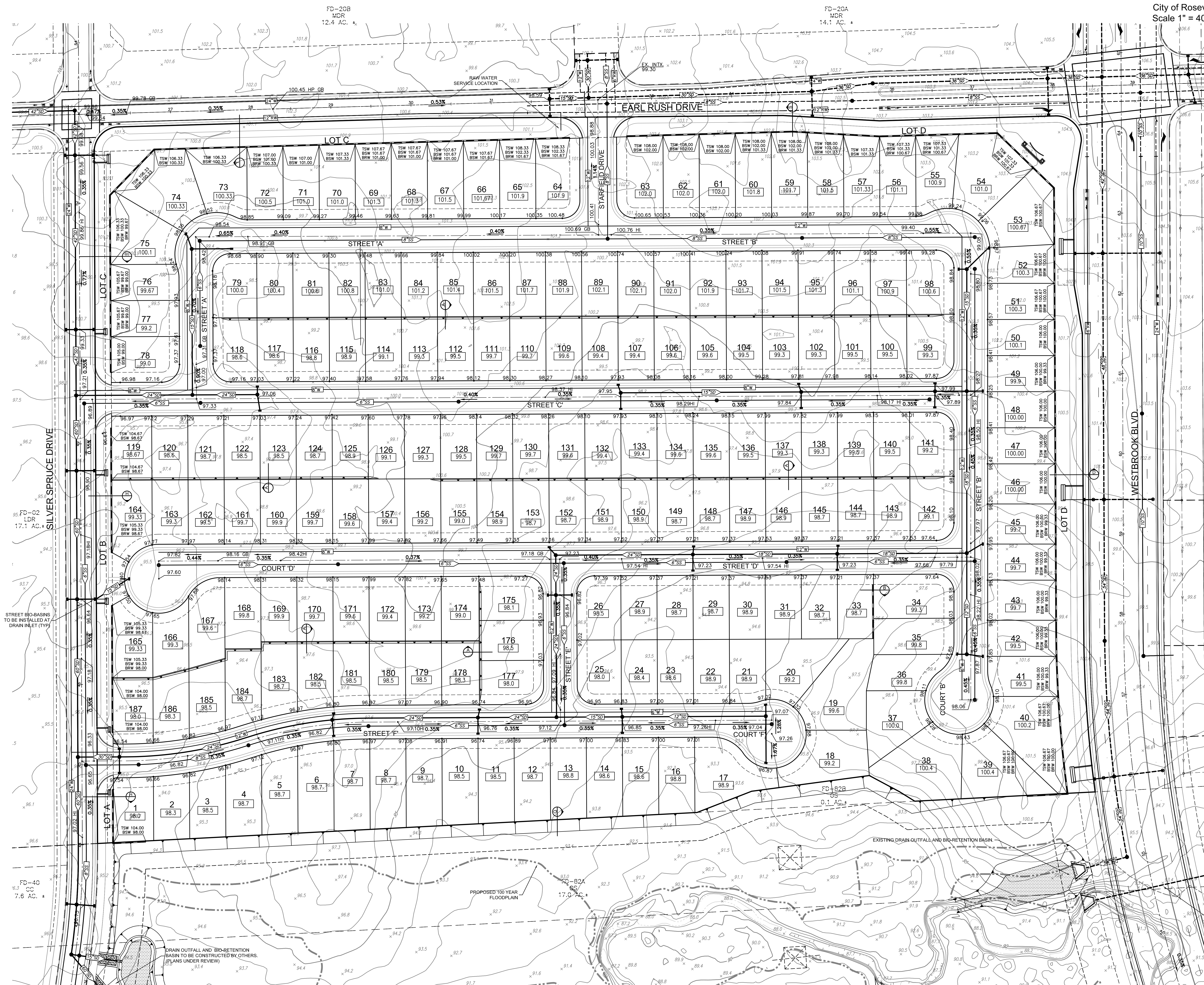
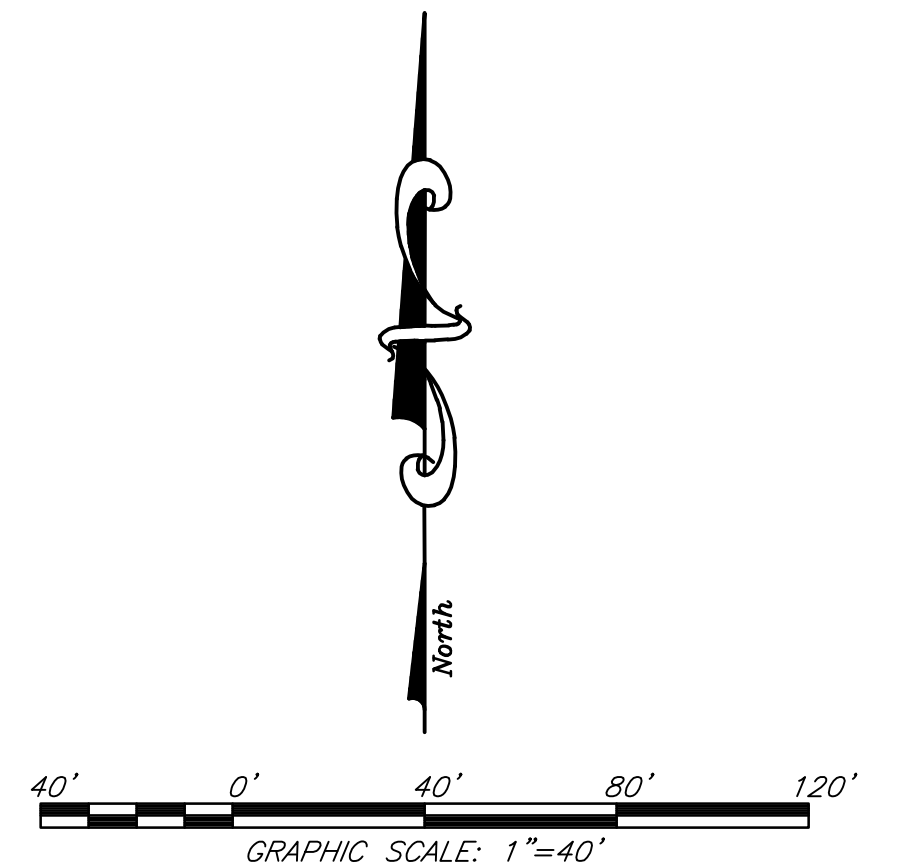
City of Roseville,
Scale 1" = 40'

State of California
May 2020

Tentative Subdivision Map No. 3 of The Villages at Sierra Vista:

Sheet 10 of 12

Project Address - 2520 Vista Grande Boulevard
File No. - PL20-0119



Preliminary Grading and Utility Plan - FD-21

JOB NO. 1840-010 - FD-21 - PRELIMINARY GRADING PLAN

- NOTES: LETTERED LOTS**
- LOT A PUBLIC LANDSCAPE STRIP TO BE DEDICATED IN FEE TO CITY OF ROSEVILLE
 - LOT B PUBLIC LANDSCAPE STRIP TO BE DEDICATED IN FEE TO CITY OF ROSEVILLE
 - LOT C PUBLIC LANDSCAPE STRIP TO BE DEDICATED IN FEE TO CITY OF ROSEVILLE
 - LOT D PRIVATE ROAD TO BE DEDICATED TO THE HOME OWNERS ASSOCIATION
 - LOT E SHALL BE DEDICATED TO THE CITY OF ROSEVILLE IN FEE AS OPEN SPACE

CO-B1
OS
22.9 AC. ±

CO-3
AC. ±

FD-B1
OS
5.5 AC. ±

VILLAGES FD-08, FD-10, FD-21 AND FD-23

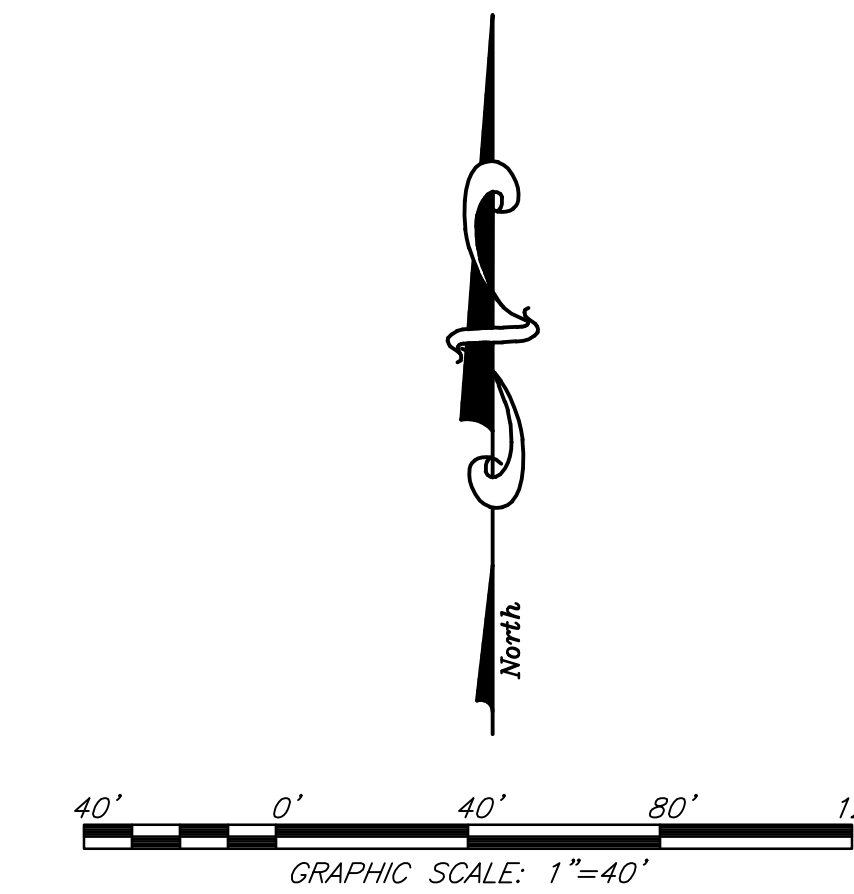
A PORTION OF SECTIONS 35 AND 36, T. 11 N., R. 5 E., M.D.M.

City of Roseville,
Scale 1" = 40'

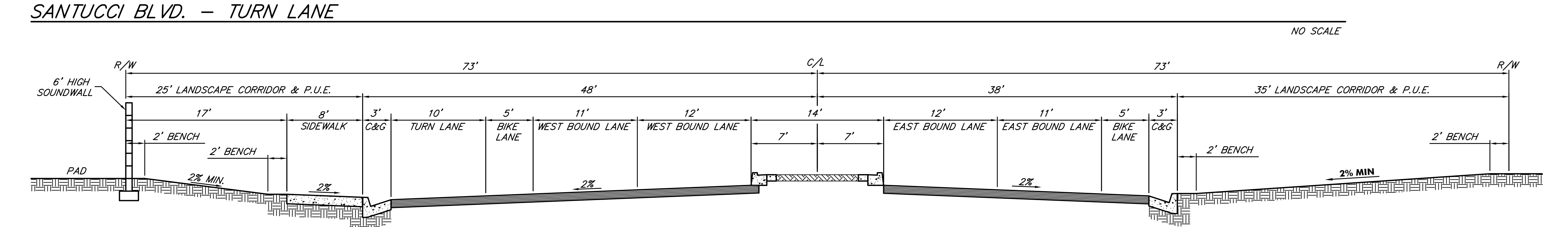
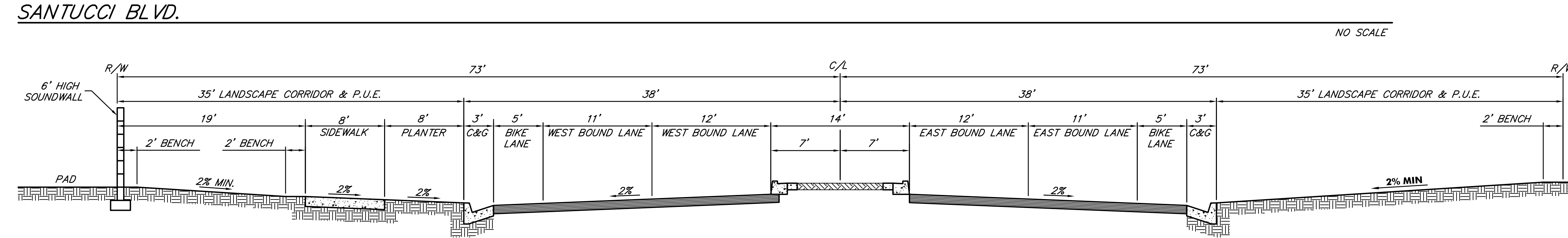
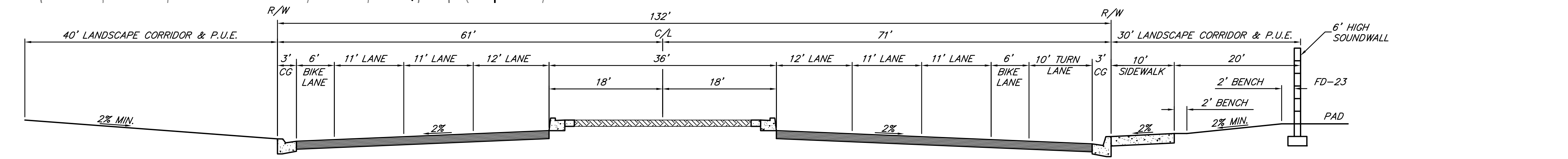
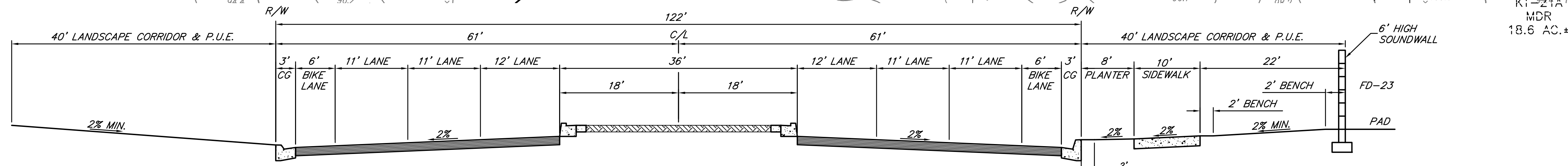
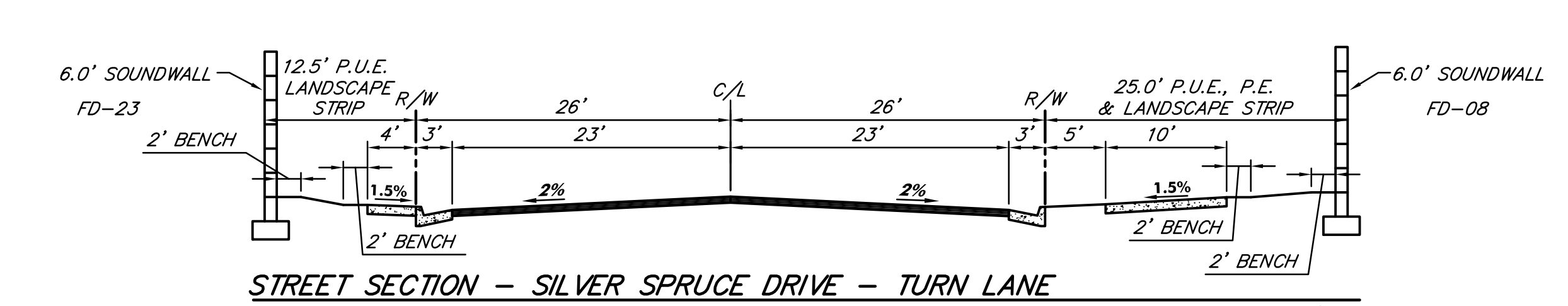
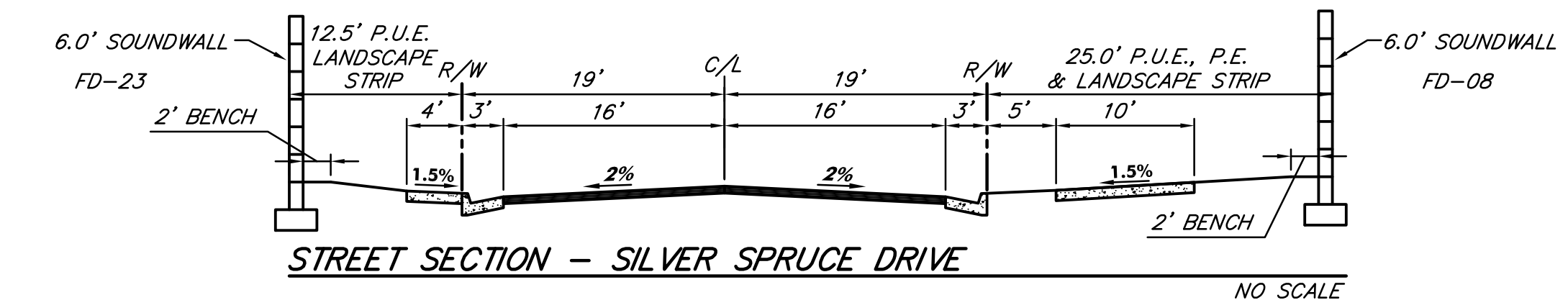
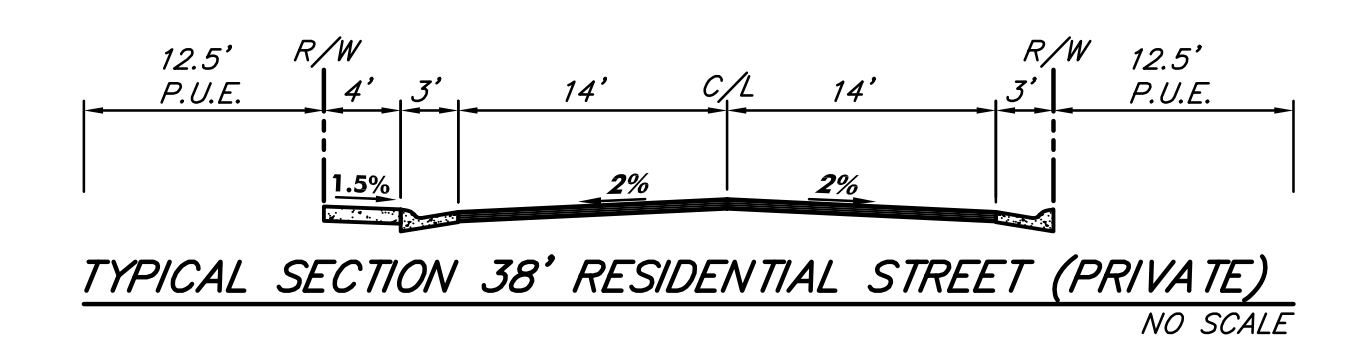
State of California
May 2020

Sheet 11 of 12

Project Address - 2520 Vista Grande Boulevard
File No. - PL20-0119



FD-08A
LDR
15.6 AC. ±



Tentative Subdivision Map No. 3 of The Villages at Sierra Vista:
VILLAGES FD-08, FD-10, FD-21 AND FD-23

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

City of Roseville,
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May 2020

Sheet 12 of 12

Project Address - 2520 Vista Grande Boulevard
File No. - PL20-0119

