

OWNER / APPLICANT

BBC ROSEVILLE OAKS, LLC
CONTACT: STEPHEN DES JARDINS
130 DIAMOND CREEK PLACE
ROSEVILLE, CALIFORNIA 95747
PHONE: (916) 786-8158

UTILITY PROVIDERS

WATER: CITY OF ROSEVILLE
WASTES: CITY OF ROSEVILLE
GAS: PG&E
ELECTRIC: ROSEVILLE ELECTRIC
TELEPHONE: ROSEVILLE TELEPHONE
CABLE TV: COMCAST

SERVICE PROVIDERS

SCHOOL DISTRICT: ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT
ROSEVILLE ELEMENTARY SCHOOL DISTRICT
FIRE PROTECTION: CITY OF ROSEVILLE
POLICE PROTECTION: CITY OF ROSEVILLE
STORM DRAINAGE: CITY OF ROSEVILLE
SOLID WASTE: CITY OF ROSEVILLE

PROJECT INFORMATION

ASSESSOR PARCEL NUMBERS 482-420-004, 005, 006, 007 & 008

USE: VACANT
EXISTING ZONING: CC/SA-NR
PROPOSED ZONING: RS/D5-NR
EXISTING GENERAL PLAN: CC
PROPOSED GENERAL PLAN: HDR

PROPOSED PARCELS

DENSITY: 13.0
OFF-SITE (STREET) PARKING: 36 (LOT A)
ON-SITE (STREET) PARKING: 2
ON-SITE PARKING: 2 PER DWELLING
TOTAL PARKING PROVIDED: 152

EXISTING # ACRES
EXISTING PARCELS 5 6.27 ± AC

PROPOSED # ACRES
PROPOSED RESIDENTIAL LOTS 57 4.39 ± AC

PROJECT INFORMATION

ENGINEER / PLANNER

MORTON PITALO, INC.
2870 GATEWAY OAKS DR., SUITE #120
SACRAMENTO, CA 95833
CONTACT: SCOTT PEDERSEN / KEN TOPPER
PHONE: (916) 984-7621
EMAIL: SPEDERSEN@MPENGR.COM
KTOPPER@MPENGR.COM

- THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
- MINOR MODIFICATION MAY BE MADE TO LOT LINES AT FINAL MAP.
- FOR PRELIMINARY PLANNING PURPOSES ONLY, BOUNDARY, TOPO, EASEMENTS AND SITE CONDITIONS TO BE VERIFIED PRIOR TO FINAL MAP AND ENGINEERING.
- PURSUANT TO GOVERNMENT CODE SECTION 66456.1 THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS BASED UPON THIS TENTATIVE MAP. THE FILING OF A FINAL MAP ON A PORTION OF THIS TENTATIVE MAP SHALL NOT INVALIDATE ANY PART OF THIS TENTATIVE MAP, INCLUDING THE AUTHORITY OF THE LOCAL AGENCY TO IMPOSE REASONABLE CONDITIONS RELATING TO THE FILING OF MULTIPLE FINAL MAPS.
- ALL UTILITY SYSTEMS ILLUSTRATED ON THE TENTATIVE MAP ARE SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN.
- GRADING SHOWN ON THIS TENTATIVE MAP ILLUSTRATES A GENERAL GRADING CONCEPT AND IS SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN.
- LOTS A & B ARE TO BE RETAINED BY BBC DIAMOND CREEK, LLC.
- LOT C IS TO BE OWNED BY HOA & INCLUDE PRIVATE DE & PE, AS WELL AS PUE.
- LOT D IS TO BE RETAINED BY BBC DIAMOND CREEK, LLC. AND INCLUDE PRIVATE DE & PE
- LOT E IS TO BE DEDICATED TO CITY OF ROSEVILLE AS RIGHT-OF-WAY.
- PURSUANT TO SECTION 66445 (J) OF THE GOVERNMENT CODE, THE FOLLOWING EASEMENTS ARE PROPOSED TO BE ABANDONED:
 - 35' PUE ADJACENT TO PARKSIDE WAY
 - 40' PUE AT LOT 3
 - 12.5' PUE & PE ADJACENT TO MC CLOUD WAY
 - 18' PUE AT LOTS 42 & 56
 - 40' PE ADJACENT TO PARKSIDE WAY
- PUBLIC UTILITY EASEMENTS OVER, ON, UNDER AND ACROSS THE LAND DESIGNATED ON THESE PLANS AS "PUE" FOR THE INSTALLATION AND MAINTENANCE OF ANY AND ALL UTILITY SERVICE FACILITIES INCLUDING BUT NOT LIMITED TO POLES, WIRES, AND CONDUITS FOR ELECTRICAL, TELEPHONE, TELEVISION, GAS, SANITARY, AND WATER SERVICES, AND ALL APPURTENANCES THERE TO TOGETHER WITH THE RIGHT TO CONSTRUCT, PLACE, TRAFFIC CONTROL, AND TRIM AND REMOVE TREES AND VEGETATION.
- ALL PRIVATE ALLEYS IDENTIFIED AS "PLACE" SHALL INCLUDE PUE, DE, PE, AE & SHALL BE MAINTAINED BY THE HOA.

NOTES

LOTS:	AREA	LAND USE
A	3.49 ± AC (152,024 ± SF)	RESIDENTIAL COMMERCIAL (BBC DIAMOND CREEK LLC.)
B	0.12 ± AC (5,245 ± SF)	COMMERCIAL-GEOTHERMAL FACILITY (BBC DIAMOND CREEK LLC.)
C	0.03 ± AC (1,368 ± SF)	RESIDENTIAL-DRAINAGE / WATER QUALITY (HOA)
D	0.09 ± AC (4,025 ± SF)	COMMERCIAL-DRAINAGE / WATER QUALITY (BBC DIAMOND CREEK LLC.)
E	0.12 ± AC (5,357 ± SF)	FUTURE RIGHT-OF-WAY (CITY OF ROSEVILLE)
LOTS (57)	4.39 ± AC	RESIDENTIAL
STREET R/W	0.26 ± AC	PUBLIC R/W (CITY)
TOTAL AREA:	8.27 ± AC	

LOTTING

PUE PUBLIC UTILITY EASEMENT
PE PEDESTRIAN EASEMENT
DE DRAINAGE EASEMENT

ABBREVIATIONS

PC Exhibit D



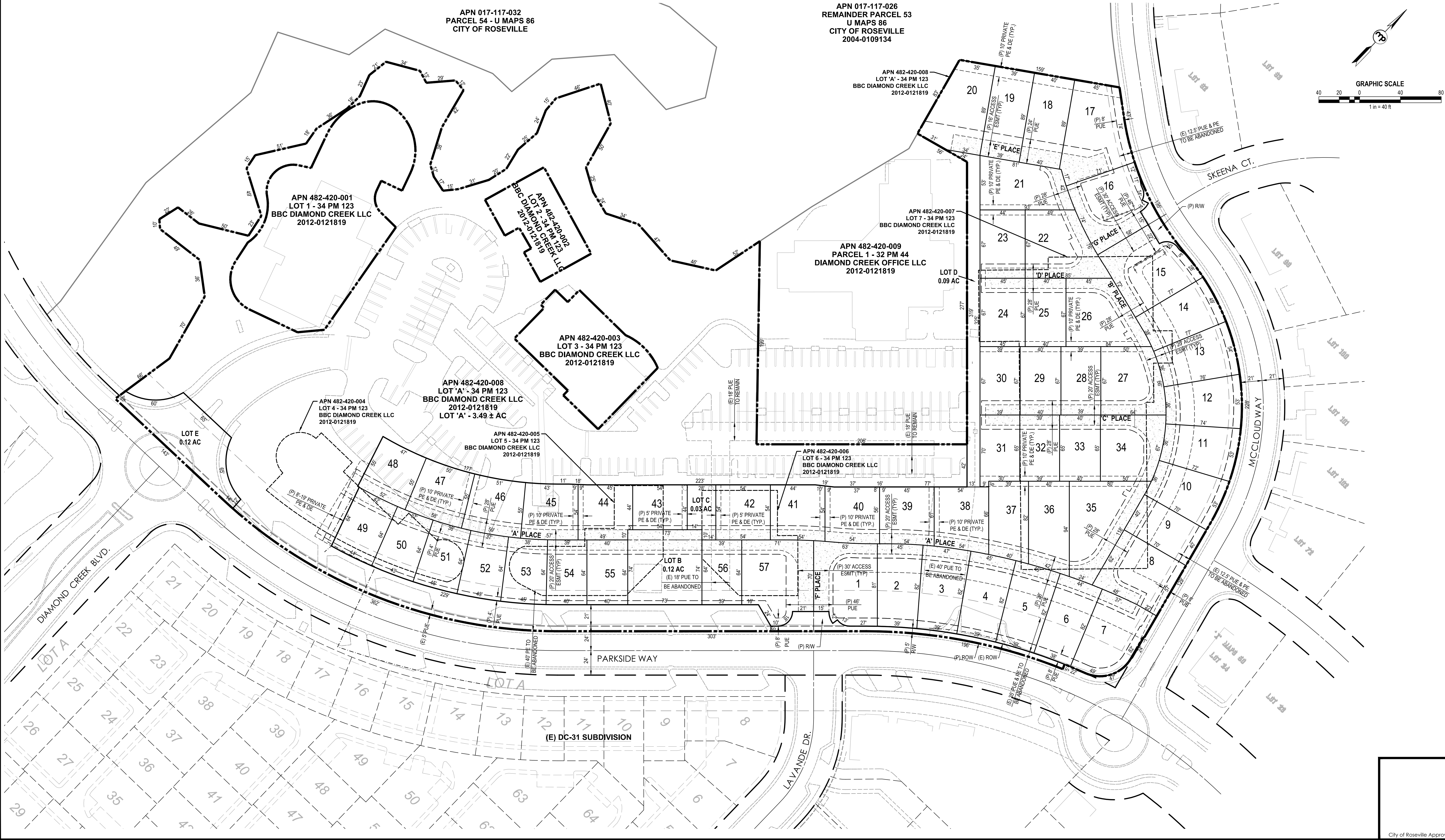
MORTON & PITALO, INC.
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CONSULTANT

APPROVALS

TENTATIVE SUBDIVISION MAP DIAMOND CREEK - DC 30 & 33 SHEET 1 OF 4

A MERGER AND RE-SUBDIVISION OF LOTS 4, 5, 6, 7 AND LOT 'A' OF 34 PM 123



NO DATE DESCRIPTION
REVISIONS
BENCH MARK

COMPUTED BY MC
DESIGNED BY KT
DRAWN BY SPTA
PROJECT ENGINEER GJB

PROJECT

DIAMOND CREEK DC 30 & 33

ROSEVILLE, CA

DRAWING

TENTATIVE SUBDIVISION MAP

DATE AUGUST 31, 2018
SCALE 1" = 40'
JOB NUMBER 14-0071-01

SHEET 1
OF 4

City of Roseville Approval

NOT FOR CONSTRUCTION