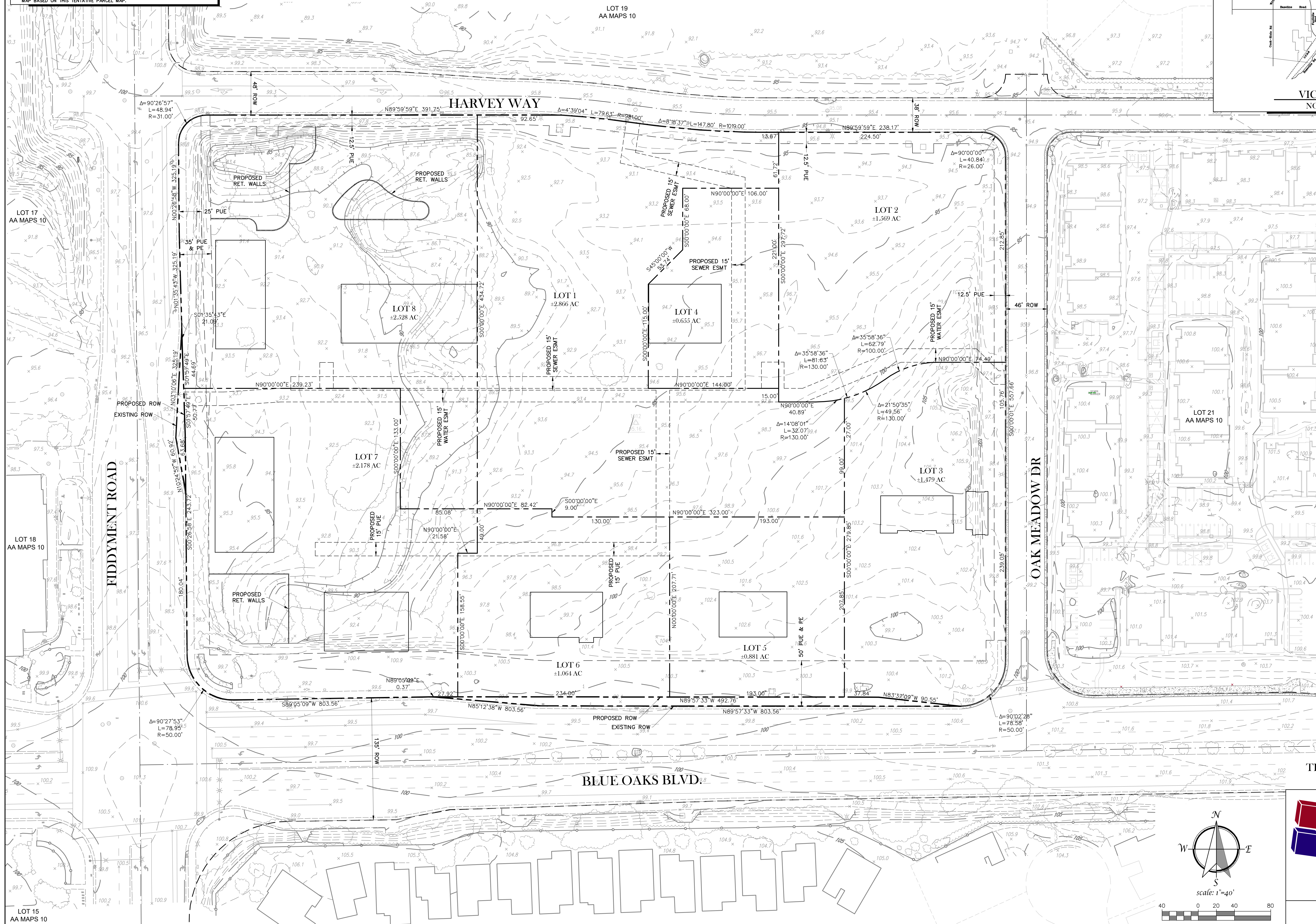
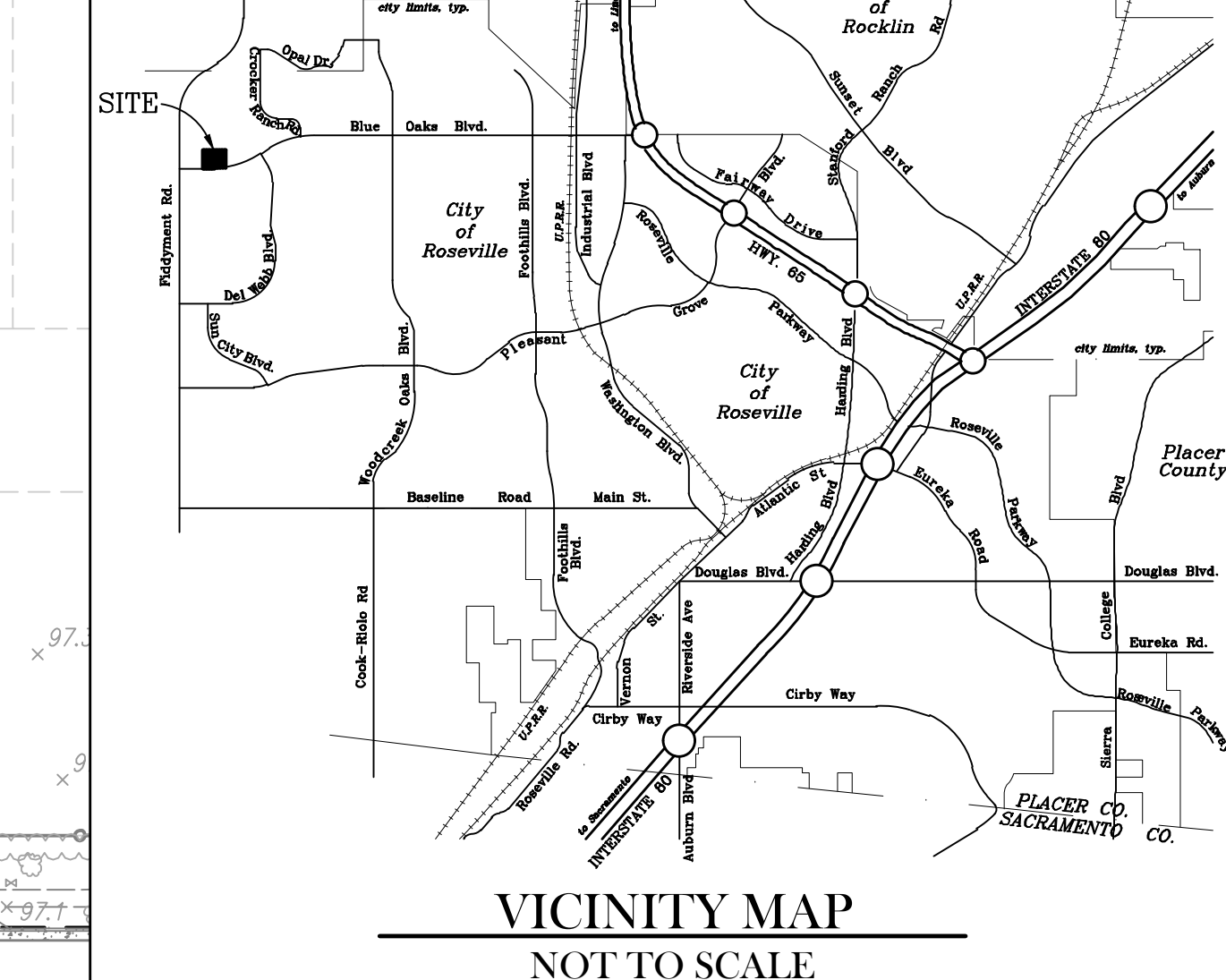


## TENTATIVE PARCEL MAP THE PLAZA AT BLUE OAKS 1950 BLUE OAKS BLVD FIDDYMENT F-31 ROSEVILLE, CA

- GENERAL NOTES**
1. THIS TENTATIVE PARCEL MAP SUBDIVIDES LOT 22 OF BOOK AA OF MAPS, AT PAGE 10, RECORDS OF PLACER COUNTY.
  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.
  5. THE EXTENT OF CONSTRUCTION OF PUBLIC STREETS MAY ALSO BE PHASED, SUBJECT TO THE APPROVAL OF THE CITY OF ROSEVILLE.
  6. 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.
  7. 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.
  8. 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 CO.  
4670 WILLOW ROAD, SUITE 200  
PLEASANTON, CA 94588  
ATTN: JOE ZAWIDSKI  
jzawidski@trnmail.com

**APPLICANT/DEVELOPER**  
FIDDYMENT F-31 RETAIL, LLC  
4670 WILLOW ROAD, SUITE 200  
PLEASANTON, CA 94588  
ATTN: JOE ZAWIDSKI  
jzawidski@trnmail.com

**ENGINEER**  
TSD ENGINEERING, INC  
785 ORCHARD DRIVE, SUITE 110  
FOLSOM, CA 95630  
ATTN: CASEY FEICKERT  
cfeickert@tsdeng.com

**PROPOSED USE**  
COMMERCIAL/RETAIL

**ZONING**  
CC - COMMUNITY COMMERCIAL

**NUMBER OF PARCELS**  
1 EXISTING PARCEL  
8 PROPOSED LOTS

**ASSESSORS PARCEL NO & AREA**  
APN: 017-117-093 AREA: ±13.35 AC

PROPOSED LOT	AREA
PROPOSED LOT 1	AREA: ±2.866 AC
PROPOSED LOT 2	AREA: ±1.569 AC
PROPOSED LOT 3	AREA: ±1.479 AC
PROPOSED LOT 4	AREA: ±0.655 AC
PROPOSED LOT 5	AREA: ±0.881 AC
PROPOSED LOT 6	AREA: ±1.064 AC
PROPOSED LOT 7	AREA: ±2.178 AC
PROPOSED LOT 8	AREA: ±2.528 AC

**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

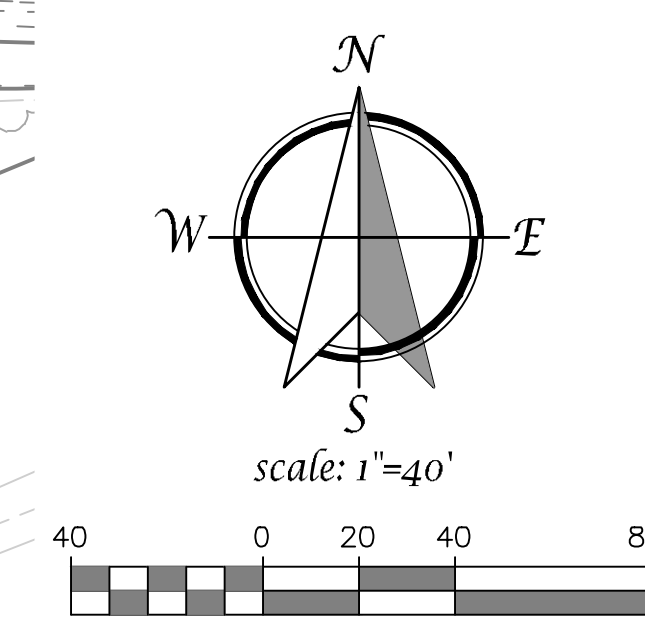
**POLICE DEPARTMENT**  
CITY OF ROSEVILLE (916) 774-5800

**FIRE DEPARTMENT**  
CITY OF ROSEVILLE (916) 774-5000

TENTATIVE PARCEL MAP  
MARCH 16, 2020

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

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Fax: (916) 608-0701



**TPM-1**