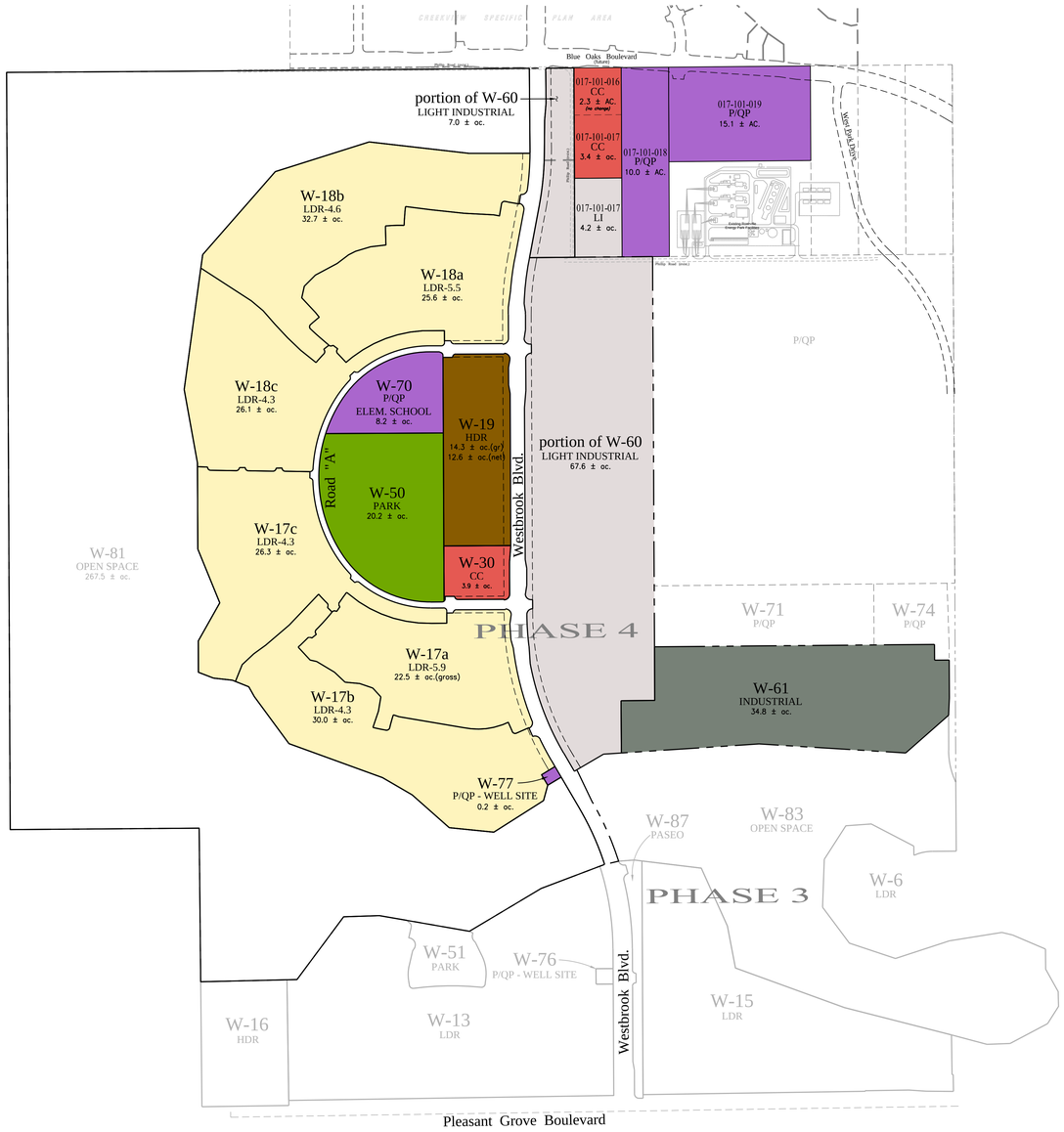
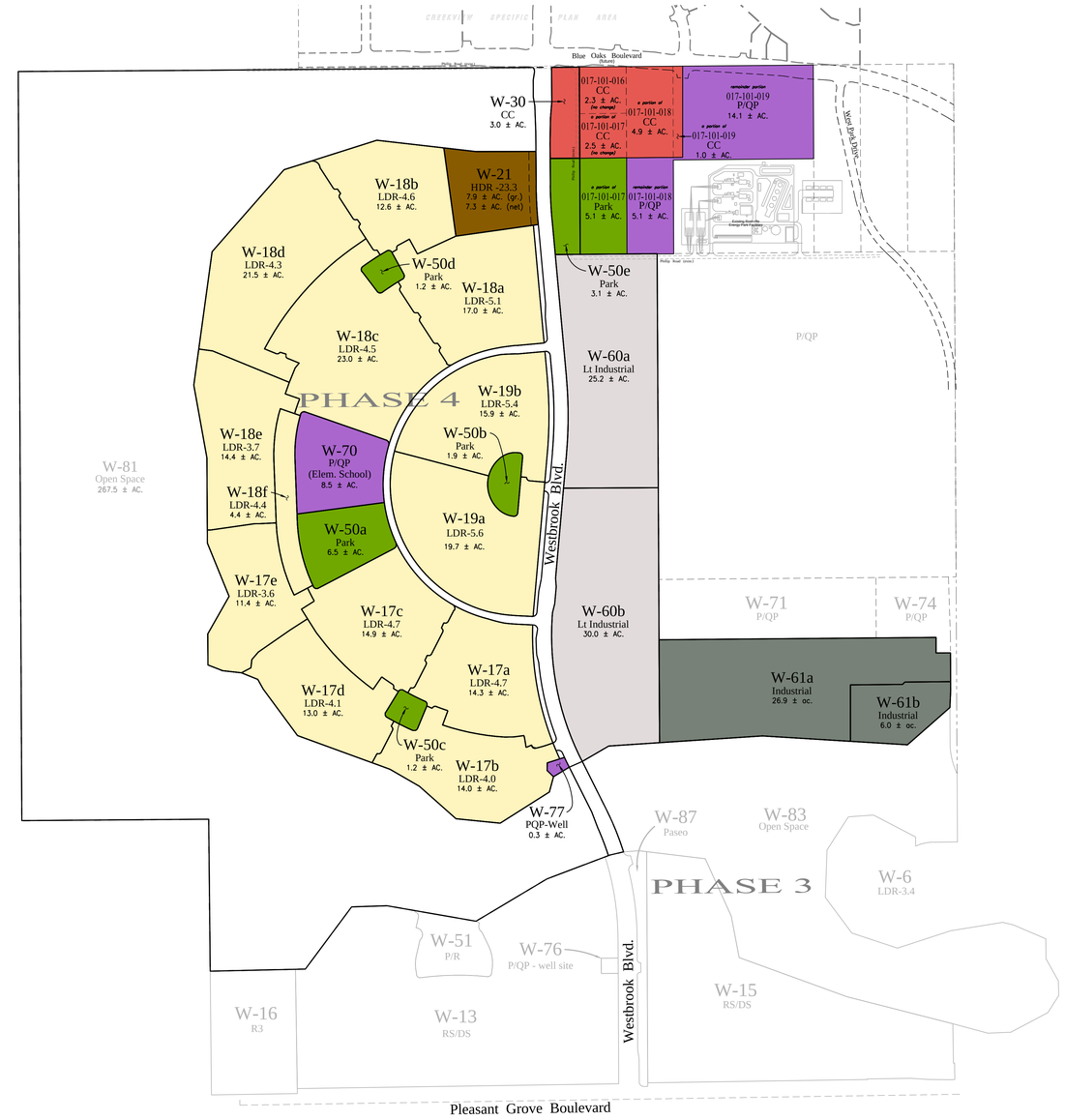


EXISTING GENERAL PLAN AND SPECIFIC PLAN



PROPOSED GENERAL PLAN AND SPECIFIC PLAN

LAND USE SUMMARY

Parcel No.	Land Use Designation	Acres (Gross)[1]	Acres (Net)	Density	Units
W-17a	LDR	22.5		5.9	132
W-17b	LDR	30.0		4.4	130
W-17c	LDR	26.3		4.3	113
W-18a	LDR	25.6		5.6	141
W-18b	LDR	32.7		4.7	152
W-18c	LDR	26.1		4.3	112
W-19	HDR	14.3	12.6	17.7	252
W-30	CC	3.9			
W-50	PARK	20.2 [3]			
W-60 (portion)	LIGHT INDUSTRIAL	7.0			
W-60 (portion)	LIGHT INDUSTRIAL	67.6			
W-61	INDUSTRIAL	34.8			
W-70	ELEM. SCHOOL	8.2 [3]			
W-77	WELL	0.2			
Mjr. Roads	–	18.9			
Sub-totals		338.3± AC.			1032
017-101-016	CC	2.3			
017-101-017 (portion)	CC	3.4			
017-101-017 (portion)	LI	10.0			
017-101-018	P/QP	15.1			
017-101-019	P/QP	4.2			
Sub-total		35.0 AC.			–
TOTALS		373.3± AC.			1032

1. Site acres and density calculations are rounded to the nearest tenth. Acres for parcels identified by Assessor's parcel number are from the Placer County Assessor's Maps.
2. Parcel W-19 is listed with both net and gross acres. Net acres represent the gross site area minus the landscape corridors along Westbrook Blvd. and Loop Road "A". Net acres are used for the puposes of calculating development densities.
3. School and park sites acres are calculated to future back of curb.

NORTH

0 200 400 800

GENERAL PLAN AMENDMENT & SPECIFIC PLAN AMENDMENT EXHIBIT

for a portion of the

West Roseville Specific Plan Area

WestPark

West Roseville, LLC • MacKay & Somps Civil Engineers, Inc.

Scale: 1" = 400' *Roseville, California* February 1, 2013

REVISED: May 16, 2013

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

LAND USE SUMMARY

Parcel No.	Land Use Designation	Acres	Density	Units
W-17a	LDR	14.3	4.7	66
W-17b	LDR	14.0	4.0	56
W-17c	LDR	14.9	4.7	69
W-17d	LDR	13.0	4.1	53
W-17e	LDR	11.4	3.6	41
W-18a	LDR	17.0	5.1	86
W-18b	LDR	12.6	4.6	57
W-18c	LDR	23.0	4.5	102
W-18d	LDR	21.5	4.3	92
W-18e	LDR	14.4	3.7	52
W-18f	LDR	4.4	4.4	19
W-19a	LDR	19.7	5.6	109
W-19b	LDR	15.9	5.4	85
W-21	HDR	7.9 (GROSS) (7.3 NET)	23.3	170
W-30	CC	3.0		
W-50a	PARK	6.5 [2]		
W-50b	PARK	1.9 [2]		
W-50c	PARK	1.2 [2]		
W-50d	PARK	1.2 [2]		
W-50e	PARK	3.1 [2]		
W-60a	LIGHT INDUSTRIAL	25.2		
W-60b	LIGNT INDUSTRIAL	30.0		
W-61a	INDUSTRIAL	26.9		
W-61b	INDUSTRIAL	6.0		
W-70	ELEM. SCHOOL	8.5		
W-77	WELL	0.3		
Mjr. Roads	–	20.5		
Sub-totals		338.3± AC.		1057 DU
017-101-016	CC	2.3		
017-101-017 (portion)	CC	2.5		
017-101-018 (portion)	CC	4.9		
017-101-019 (portion)	CC	1.0		
(Total CC)		(10.7)		
017-101-017 (portion)	PR	5.1		
017-101-016 (remainder)	P/QP (no change)	5.1		
017-101-017 (remainder)	P/QP (no change)	14.1		
(Total remainder)		(19.2)		
Sub-total		35.0 AC.		–
TOTALS		373.3± AC.		1057 DU

1. Site acres and density calculations are rounded to the nearest tenth. Acres for parcels identified by Assessor's parcel number are from the Placer County Assessor's Maps.
2. School and park sites acres are calculated to future back of curb.

Sheet 1 of 1

GPA/SPA EXHIBIT 18424.PH4