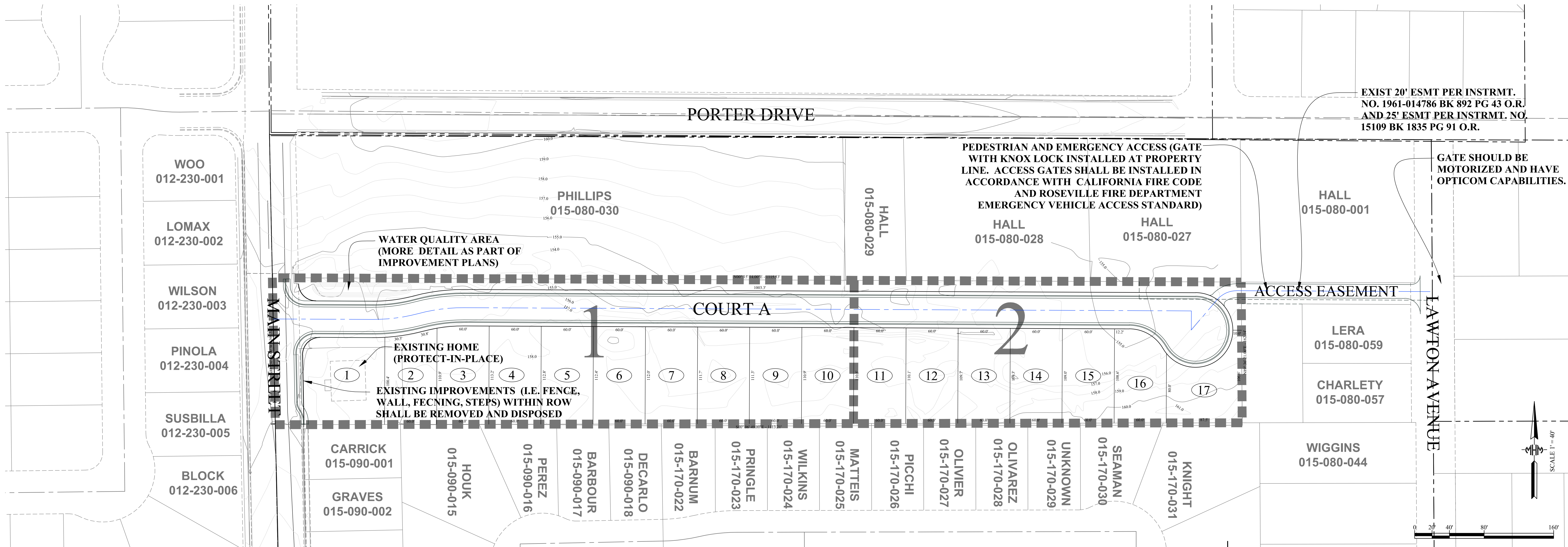


# TENTATIVE SUBDIVISION MAP OAKLEAF ESTATES (TSTM PL23-0198)

1010 MAIN STREET, ROSEVILLE, CALIFORNIA  
JULY 26, 2023 (REVISED JANUARY 29, 2024)



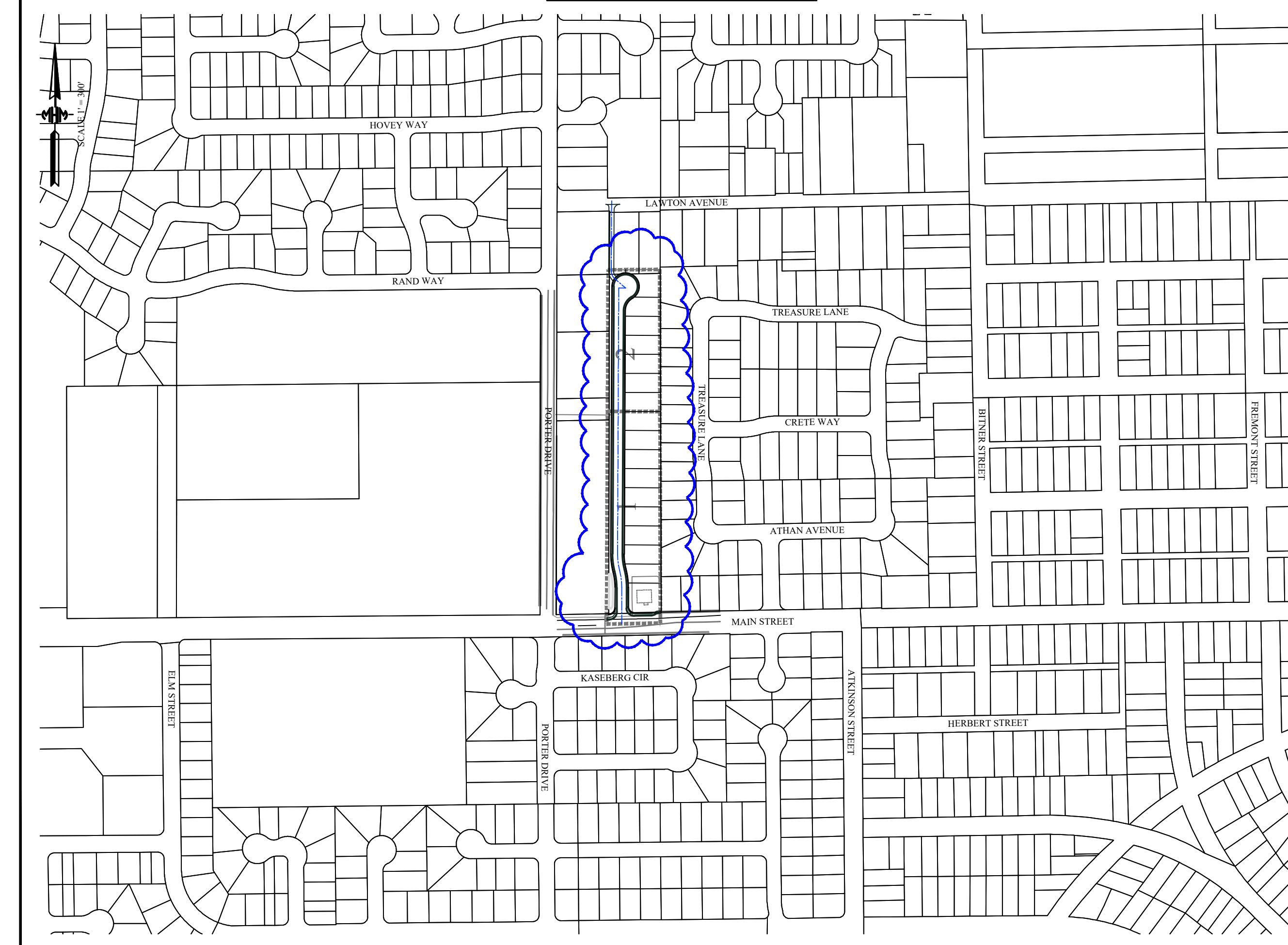
### PROJECT NOTES

<p><b>OWNER</b> LENDCO LLC 710 THIRD STREET MARYSVILLE, CA 95901 CONTACT: DAVID LANZA PHONE: (530) 743-1561</p> <p><b>APPLICANT</b> LENDCO LLC 710 THIRD STREET MARYSVILLE, CA 95901 CONTACT: DAVID LANZA PHONE: (530) 743-1561</p> <p><b>ENGINEER/SURVEYOR</b> MHM INCORPORATED 1204 E STREET, P.O. BOX B MARYSVILLE, CA 95901 CONTACT: SEAN MINARD, P.E., P.L.S. PHONE: (530) 742-6485</p> <p><b>ASSESSOR'S PARCEL NO.</b> APN 015-080-026 (4.24 AC)</p> <p><b>AREA OF TENTATIVE MAP</b> 4.24 GROSS ACRE</p>	<p><b>EXISTING USE</b> SINGLE FAMILY RESIDENTIAL</p> <p><b>EXISTING GENERAL PLAN DESIGNATION</b> LDR - LOW DENSITY RESIDENTIAL</p> <p><b>PROPOSED GENERAL PLAN DESIGNATION</b> LDR - LOW DENSITY RESIDENTIAL</p> <p><b>EXISTING ZONING</b> R-1</p> <p><b>PROPOSED ZONING</b> R-1</p> <p><b>LEVEE PROTECTION DISTRICT</b> PLACER COUNTY FLOOD CONTROL &amp; WATER CONSERVATION DISTRICT BOARD</p> <p><b>ELEMENTARY SCHOOL DISTRICT</b> ROSEVILLE CITY SCHOOL DISTRICT</p> <p><b>HIGH SCHOOL DISTRICT</b> ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT</p> <p><b>IRRIGATION DISTRICT</b> NONE</p>	<p><b>FIRE PROTECTION</b> CITY OF ROSEVILLE</p> <p><b>LAW ENFORCEMENT</b> CITY OF ROSEVILLE</p> <p><b>SANITARY SEWER</b> CITY OF ROSEVILLE</p> <p><b>DOMESTIC AND RECYCLED WATER</b> CITY OF ROSEVILLE</p> <p><b>STORM DRAINAGE</b> CITY OF ROSEVILLE</p> <p><b>ELECTRICITY</b> CITY OF ROSEVILLE</p> <p><b>NATURAL GAS (OPTIONAL)</b> PACIFIC GAS AND ELECTRIC</p> <p><b>COMMUNICATION</b> AT&amp;T AND CONSOLIDATED COMMUNICATIONS</p> <p><b>CABLE (OPTIONAL)</b> COMCAST AND CONSOLIDATED COMMUNICATIONS</p>
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### GENERAL NOTES:

- SUBDIVIDER RESERVES THE RIGHT TO PHASE DEVELOPMENT AND FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1 (A) OF THE SUBDIVISION MAP ACT. THIS PROJECT COULD BE 1 TO 3 PHASES.
- A 12.5 FOOT PUBLIC UTILITY EASEMENT (PUE) AND TEMPORARY CONSTRUCTION EASEMENT (TCE) SHALL BE PROVIDED ON ALL STREETS BEHIND SIDEWALK. ADJACENT TO CUL-DE-SAC BULBS THE PUBLIC UTILITY EASEMENT (PUE) SHALL BE 10 FEET BEHIND SIDEWALK UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.
- THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY, ACTUAL DIMENSIONS, ROAD ALIGNMENTS, ACREAGE, AND YIELDS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
- THIS IS AN APPLICATION FOR A TENTATIVE SUBDIVISION MAP.
- VILLAGE NUMBERING IS FOR IDENTIFICATION PURPOSES ONLY AND DOES NOT INDICATE PHASING ORDER OF DEVELOPMENT. ULTIMATE DEVELOPMENT PHASING WILL BE ORDERLY AND WILL BE DETERMINED AT FINAL MAP AND/OR IMPROVEMENT PLAN STAGE. TWO POTENTIAL PHASING ARE SHOWN BUT DEVELOPER RESERVES RIGHT TO RECORD WITH MORE OR LESS.
- ALL EXISTING STRUCTURES, SEPTIC TANKS, AND WELLS TO BE REMOVED OR DESTROYED PRIOR TO CONSTRUCTION.
- STREET TREES SHALL BE PLANTED PURSUANT TO CITY OF ROSEVILLE STANDARDS. ADDITIONAL DETAIL SHALL BE PROVIDED ON THE IMPROVEMENT PLANS.
- THE INSTALLATION ACCESS GATES AT END OF CUL-DE-SAC SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE AND THE ROSEVILLE FIRE DEPARTMENT EMERGENCY VEHICLE ACCESS STANDARD. PRIOR TO FINAL APPROVAL OF THE IMPROVEMENT, AN ACCEPTANCE TEST OF THE ACCESS SYSTEM SHALL BE WITNESSED BY THE FIRE & LIFE SAFETY DIVISION.
- OWNERS, APPLICANT, ENGINEER, AND SURVEYOR SHALL RECEIVE ANY COMMUNICATIONS AND/OR NOTICES RELATED TO THIS PROJECT. MHM INC, SEAN MINARD, IS THE ENGINEER AND SURVEYOR OF RECORD FOR THE TENTATIVE MAP.

### LOCATION MAP



### LAND USE SUMMARY

<b>LOT SUMMARY*</b>			
VILLAGE NO. 1 =	10 LOTS	2.56 AC	3.9 DU/AC
VILLAGE NO. 2 =	07 LOTS	1.68 AC	4.2 DU/AC
<b>TOTAL =</b>	<b>17 LOTS</b>	<b>4.24 AC</b>	<b>4.0 DU/AC</b>

- \* DENSITIES INCLUDE MAIN STREET ROW TO BE DEDICATED.
- \*\* THE EXISTING 20 FOOT AND 25 FOOT EASEMENT TO LAWTON AVENUE IS NOT INCLUDED IN THE ACREAGE. THIS SHALL BE USED FOR EMERGENCY ACCESS AND CONTROLLED WITH GATE WITH KNOX LOCK SYSTEM. PEDESTRIAN ACCESS WILL BE ALLOWED TO PROVIDE ACCESS ON LOCAL STREETS TO SCHOOL.

**CITY OF ROSEVILLE APPROVAL:**  
THE CITY OF ROSEVILLE PLANNING COMMISSION HAS CONSIDERED AND APPROVED RESOLUTION 24-03X APPROVING TENTATIVE SUBDIVISION MAP NO. PL23-0198 DURING THE PLANNING COMMISSION MEETING ON \_\_\_\_\_, 2024.

CITY OF ROSEVILLE \_\_\_\_\_ DATE: \_\_\_\_\_

### LEGAL DESCRIPTION (FROM PRELIMINARY TITLE REPORT):

REAL PROPERTY IN THE CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL ONE:  
LOT 6, AS SHOWN ON THE MAP ENTITLED "HILL AND ATKINS SUBURBAN TRACT", FILED MAY 7, 1912, IN THE OFFICE OF THE PLACER COUNTY RECORDER, CALIFORNIA, IN BOOK "C" OF MAPS, AT PAGE 58, PLACER COUNTY RECORDS.  
EXCEPTING THEREFROM THE WEST 165 FEET THEREOF.  
ALSO EXCEPTING THEREFROM THE NORTH 220 FEET THEREOF.

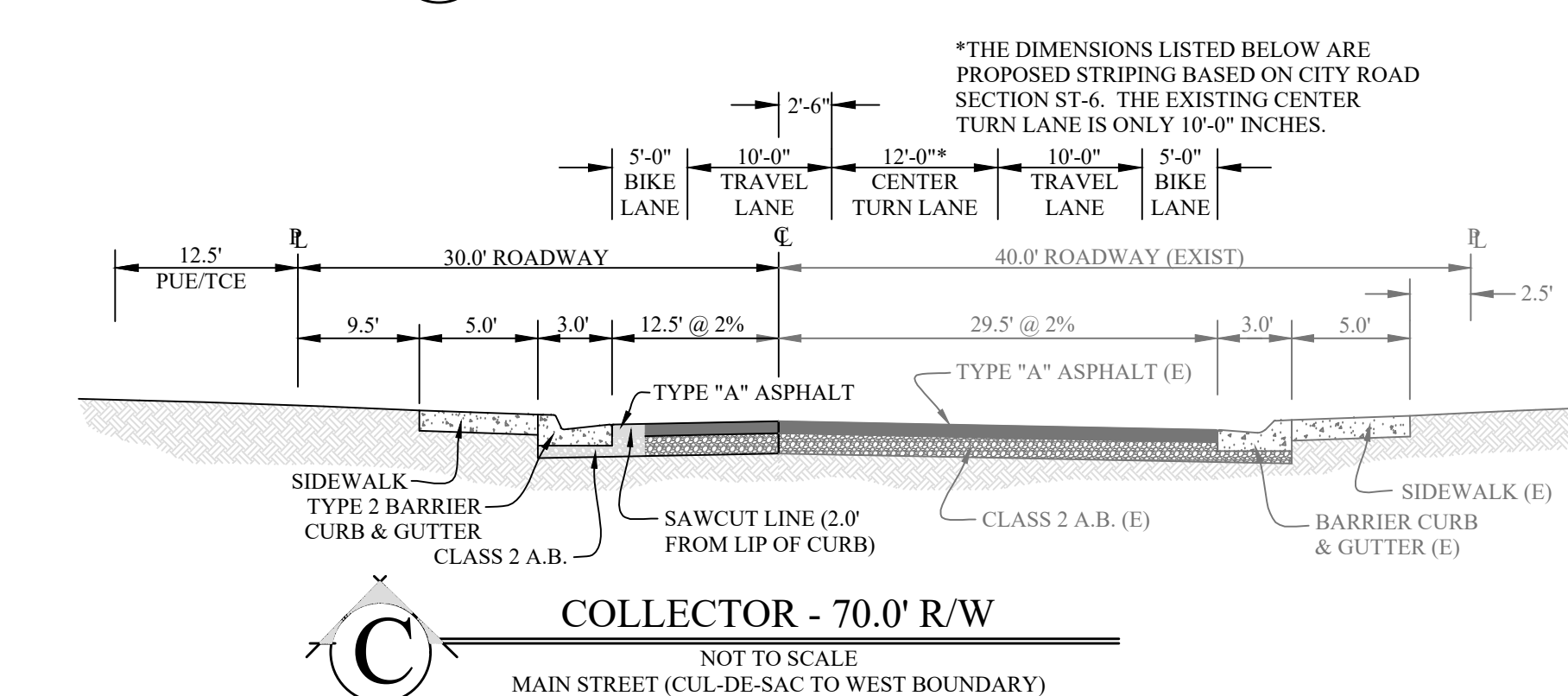
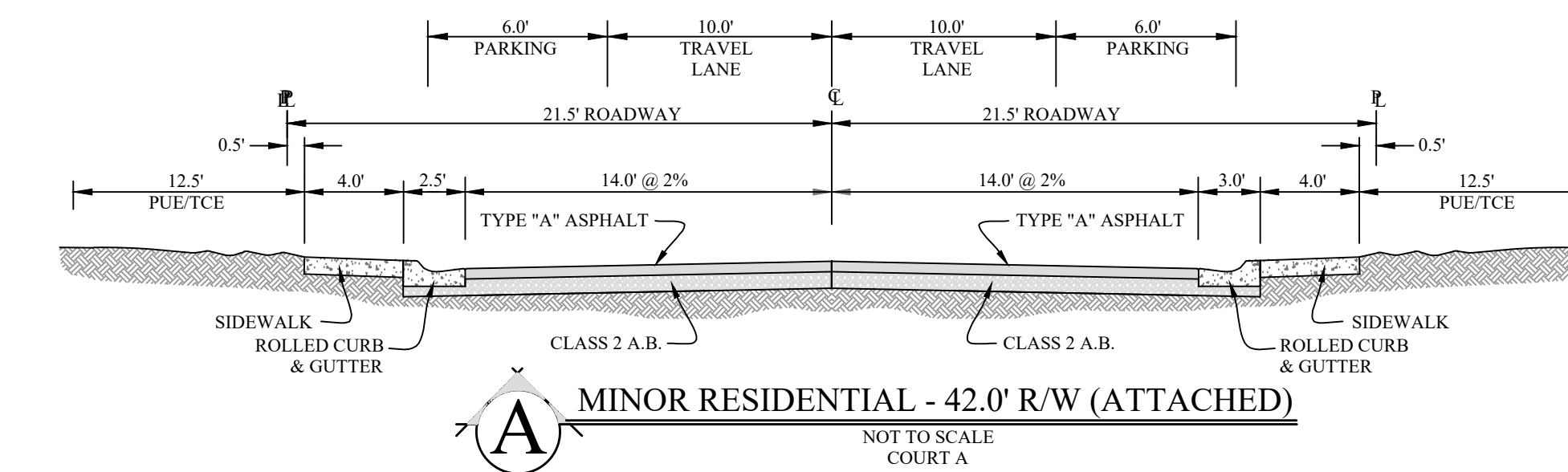
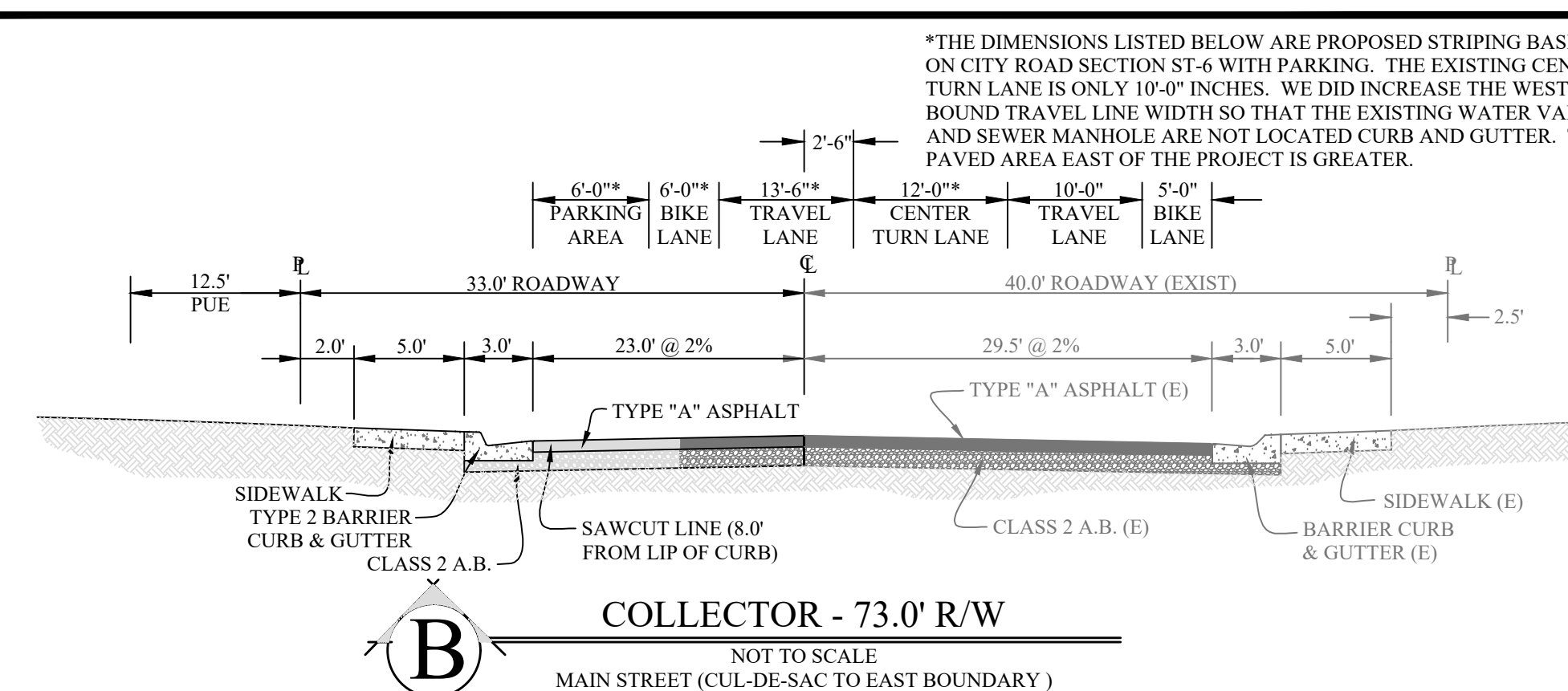
PARCEL TWO:  
AN EASEMENT FOR RIGHT OF WAY PURPOSES OVER AND ACROSS THE WESTERLY 25 FEET OF THE FOLLOWING DESCRIBED PROPERTY:  
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PARCEL THREE:  
AN EASEMENT FOR ROADWAY AND PUBLIC UTILITY PURPOSES OVER THE EAST 20 FEET OF THE WEST 165 FEET OF THE NORTH 1/2 ACRES OF THE HILL AND ATKINS SUBURBAN TRACT AS PER MAP FILED MAY 7TH, 1912 IN BOOK "C" OF MAPS, PAGE 58, AS CONVEYED IN THE DEED RECORDED SEPTEMBER 25, 1961 IN BOOK 892, PAGE 44 OF OFFICIAL RECORDS.

APN: 015-080-026

**SURVEYORS STATEMENT:**  
I HEREBY STATE THAT ALL EASEMENTS OF RECORD ARE SHOWN AND LABELED PER PRELIMINARY TITLE REPORT BY FIRST AMERICAN TITLE COMPANY ORDER NUMBER 5102-703506 DATED SEPTEMBER 22, 2023.

SEAN MINARD, P.E. 52593, P.L.S. 8397



2 INDICATES PROPOSED PHASE

**M.H.M.**  
ENGINEERS & SURVEYORS SINCE 1892

1204 E STREET, P.O. BOX B MARYSVILLE, CA 95901 TEL: 530.742.6485 FAX: 530.742.5639

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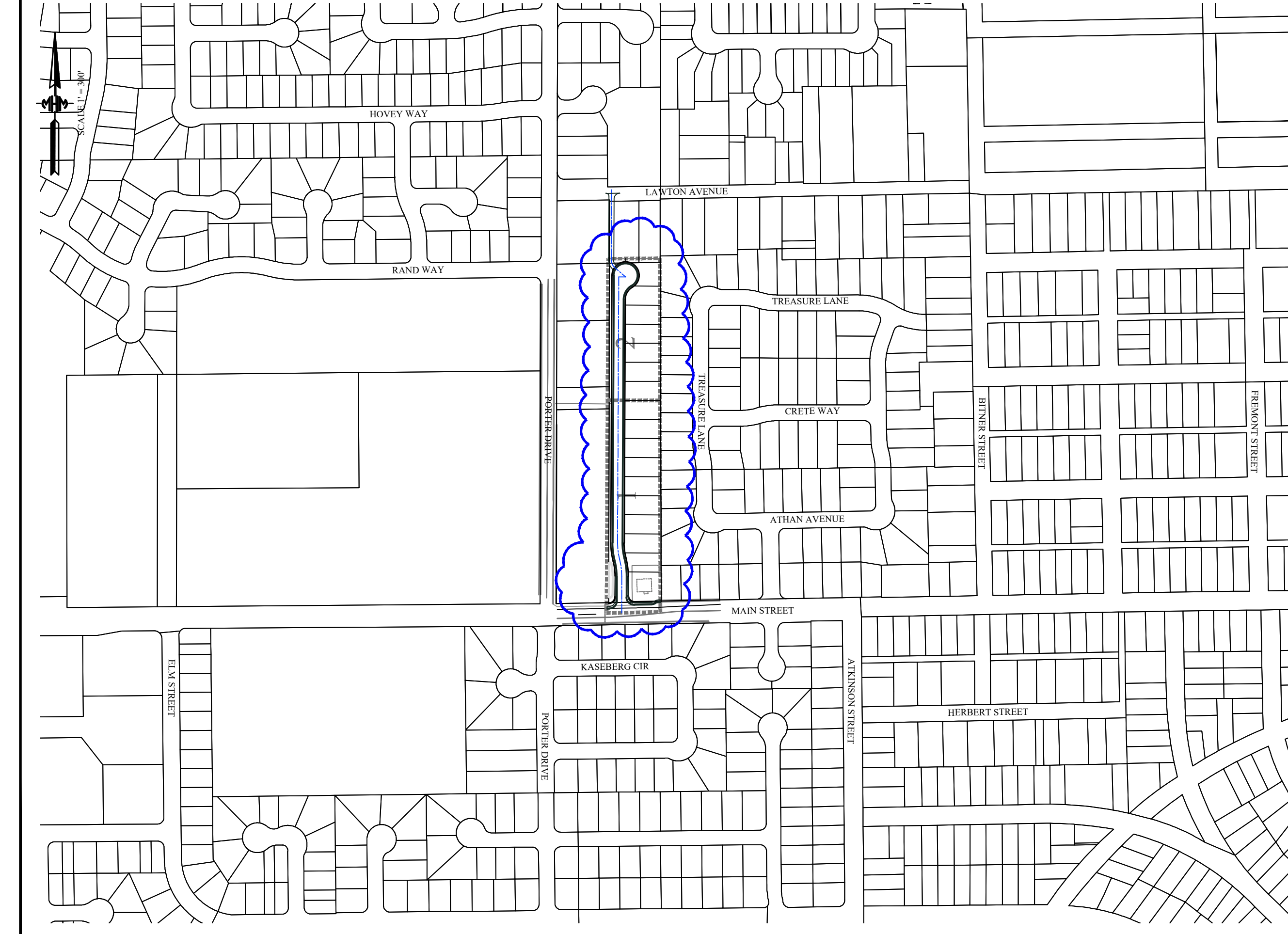
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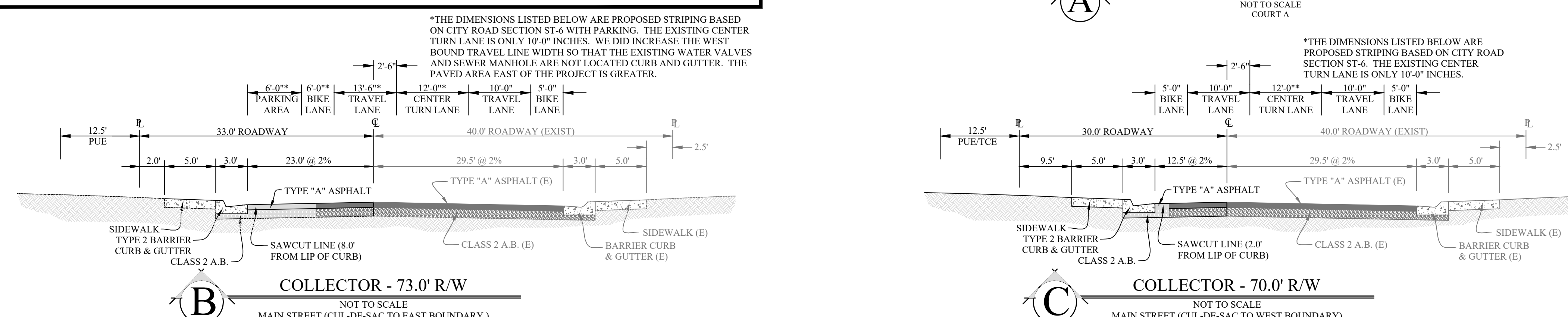
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