

LAND / PROPERTY FOR SALE

40 Acres

in

Placer County

The City of Roseville

California

Location:

4900 Phillip Road

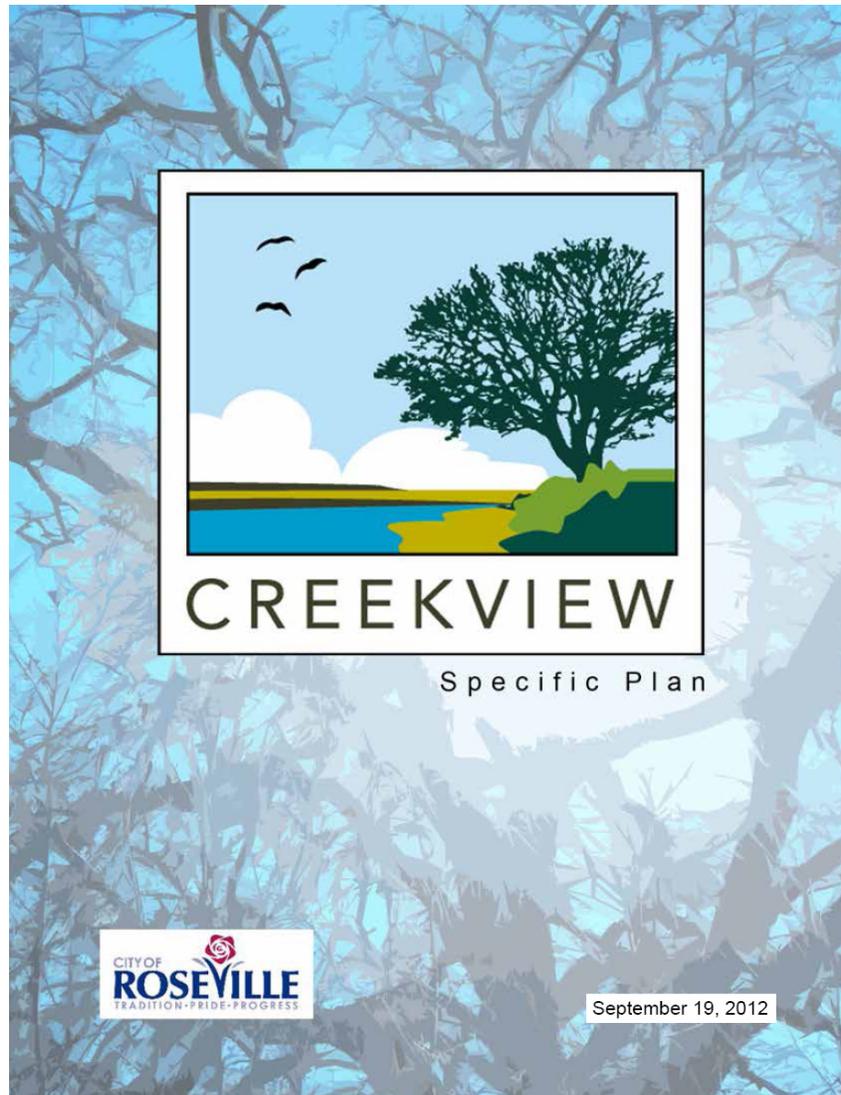
Roseville, CA 95747

For more information, please email:

info@roseville40.com

This Property is Designated as C-90 in the Creekview Specific Plan by the City of Roseville

https://www.roseville.ca.us/planning/major_development_projects/creekview_specific_plan/default.asp



<https://www.roseville.ca.us/civicax/filebank/blobdload.aspx?blobid=19224>

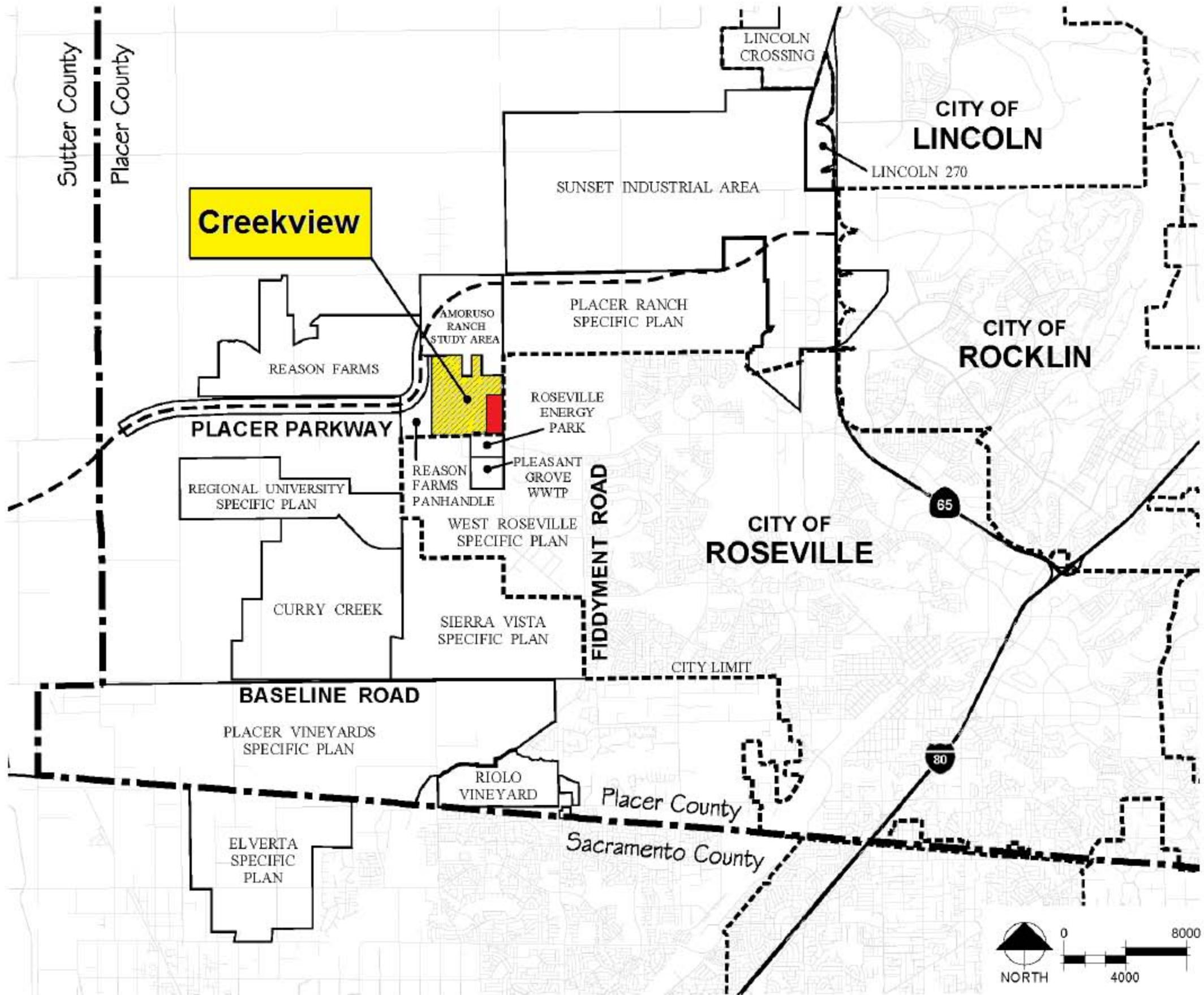


Figure 2-2: Plan Area Location

Figure 3.1: Community Form Elements

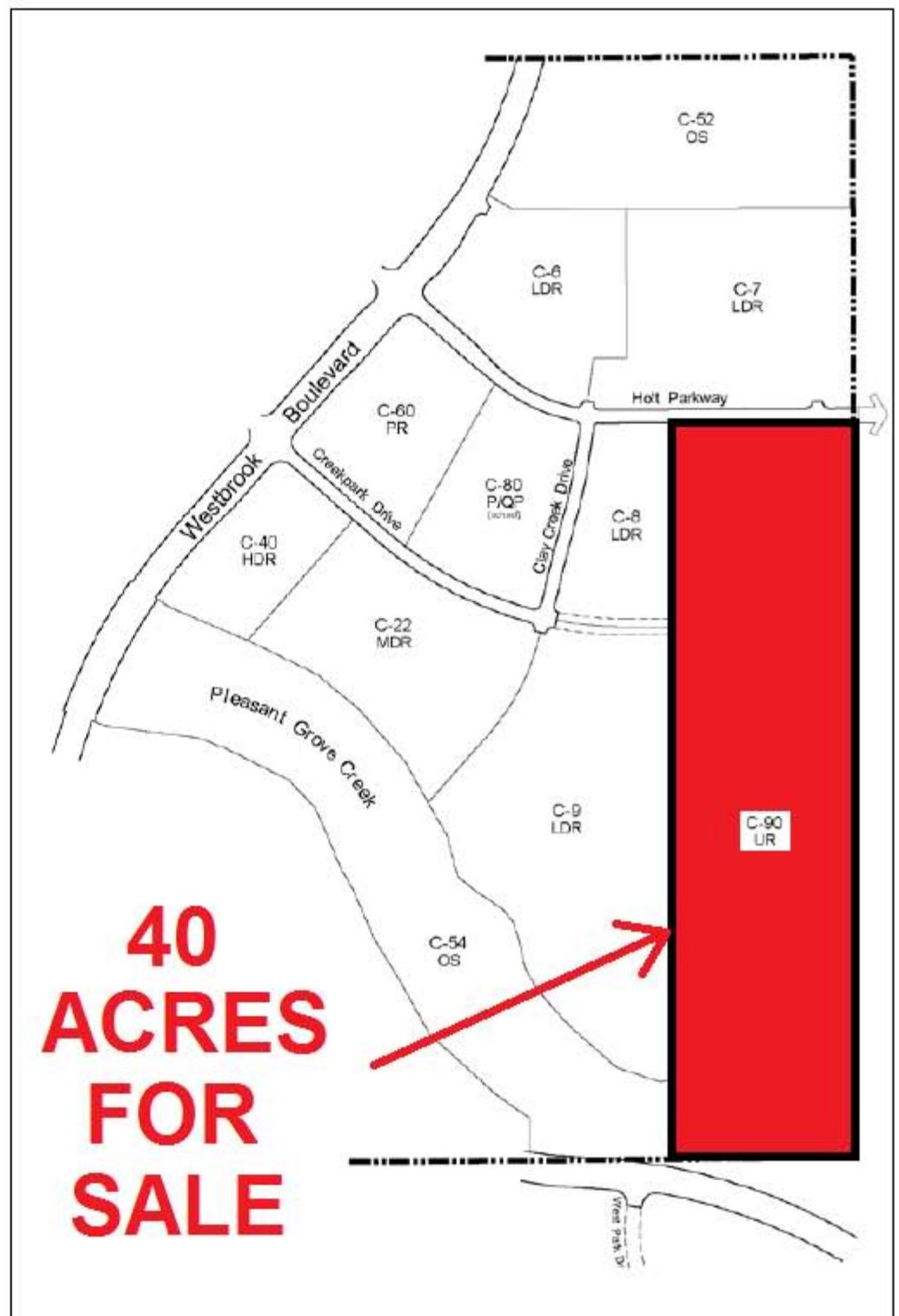


Northeast Quadrant

Most of the eastern portion of the CSP is included in the northeast quadrant. It is bordered by Westbrook Boulevard, Pleasant Grove Creek and the eastern edge of the CSP. The CSP is adjacent to residential uses in the Fiddymont portion of the WRSP and land uses in this area are designed to be compatible. The 39.9-acre Urban Reserve parcel (C-90) is the predominant use along the border of the CSP with Fiddymont and is anticipated to develop in the future with a mix of residential, open space and park uses.

The primary feature is the activity hub created by the elementary school (C-80) and neighborhood park (C-60). The circulation pattern is designed for efficiency as it relates to school and park-related traffic. Access to this portion of the CSP is available from Westbrook Boulevard and Holt Parkway, a limited access collector, which provides access from Fiddymont west to Westbrook Boulevard. Additional connections are made on residential streets.

The northern open space (Northern Preserve) and Pleasant Grove Creek bound this area on the north and south, respectively, and provide opportunities for views and access to open space. The intent is for some single-loaded streets to provide some public views of these open space areas.



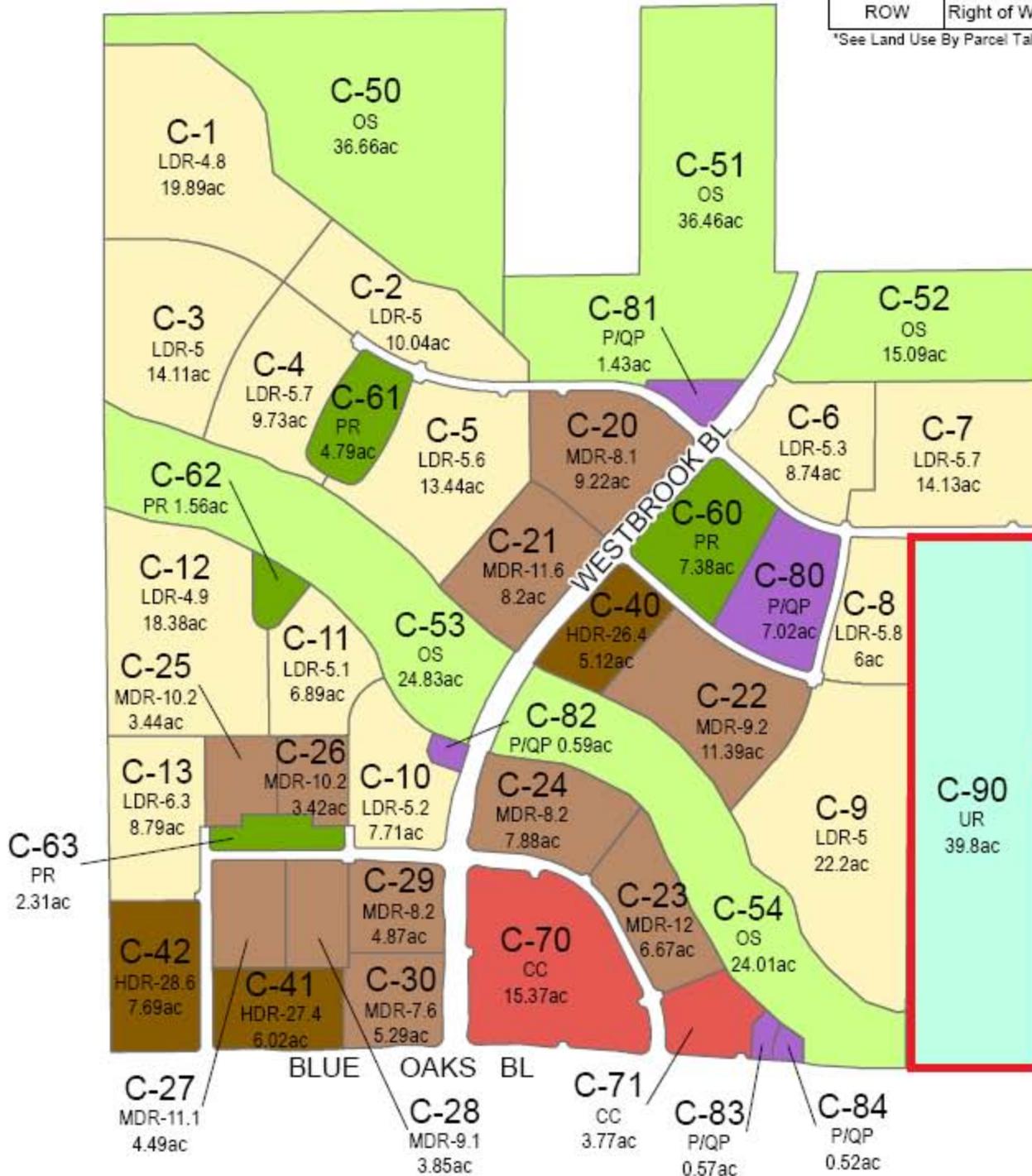
CREEKVIEW LAND USE PLAN

Figure 4-1

Land Use Designation		Acres
LDR	Residential	160.05
MDR	Residential	68.72
HDR	Residential	18.83
CC	Community Commercial	15.37
	Community Commercial / Business Professional	3.77
OS	Open Space	137.05
PR	Park	16.04
PQP	Recycling Center	0.57
	Electric Substation	1.43
	Elementary School	7.02
	Lift Station	0.59
	Well Site	0.52
	UR	Urban Reserve
ROW	Right of Way	32.1

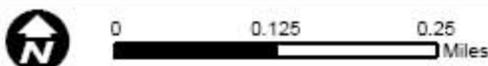
*See Land Use By Parcel Table for Units

Totals: 501.86



**40
ACRES
FOR
SALE**

Last Updated: February 1, 2014



CONSTRAINTS EXHIBIT

CREEK VIEW

CITY OF ROSEVILLE, CALIFORNIA
SEPTEMBER 14, 2005

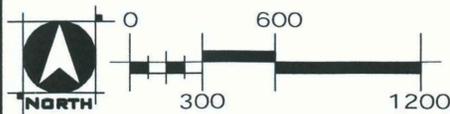


--- EXISTING 100 YR. FLOODPLAIN
--- PROPOSED 100 YR FLOODPLAIN IMPACT
SOURCE: PLEASANT GROVE CREEK LOWR
WOOD RODGERS-JUNE 2005

WETLANDS

■ - EPHEMERAL STREAM.	0.10 A.C.
■ - INTERMITTENT STREAM.	2.82 A.C.
■ - SEASONAL MARSH.	2.98 A.C.
■ - SEASONAL WETLAND.	19.75 A.C.
■ - VERNAL POOL.	5.45 A.C.
■ - WETLAND SWALE.	9.01 A.C.
● - EXISTING 12KV	
X - EXISTING TREES OUTSIDE FLOODPLAIN	

NOTE: 1. DEPICTED 100' WETLANDS BUFFER IS ILLUSTRATIVE, AND SUBJECT TO CHANGE, PENDING TOPOGRAPHIC MAP UPDATE.
2. 100 YEAR FLOOD PLAN SUBJECT TO CHANGE PENDING REASON FARMS DRAINAGE STUDY.

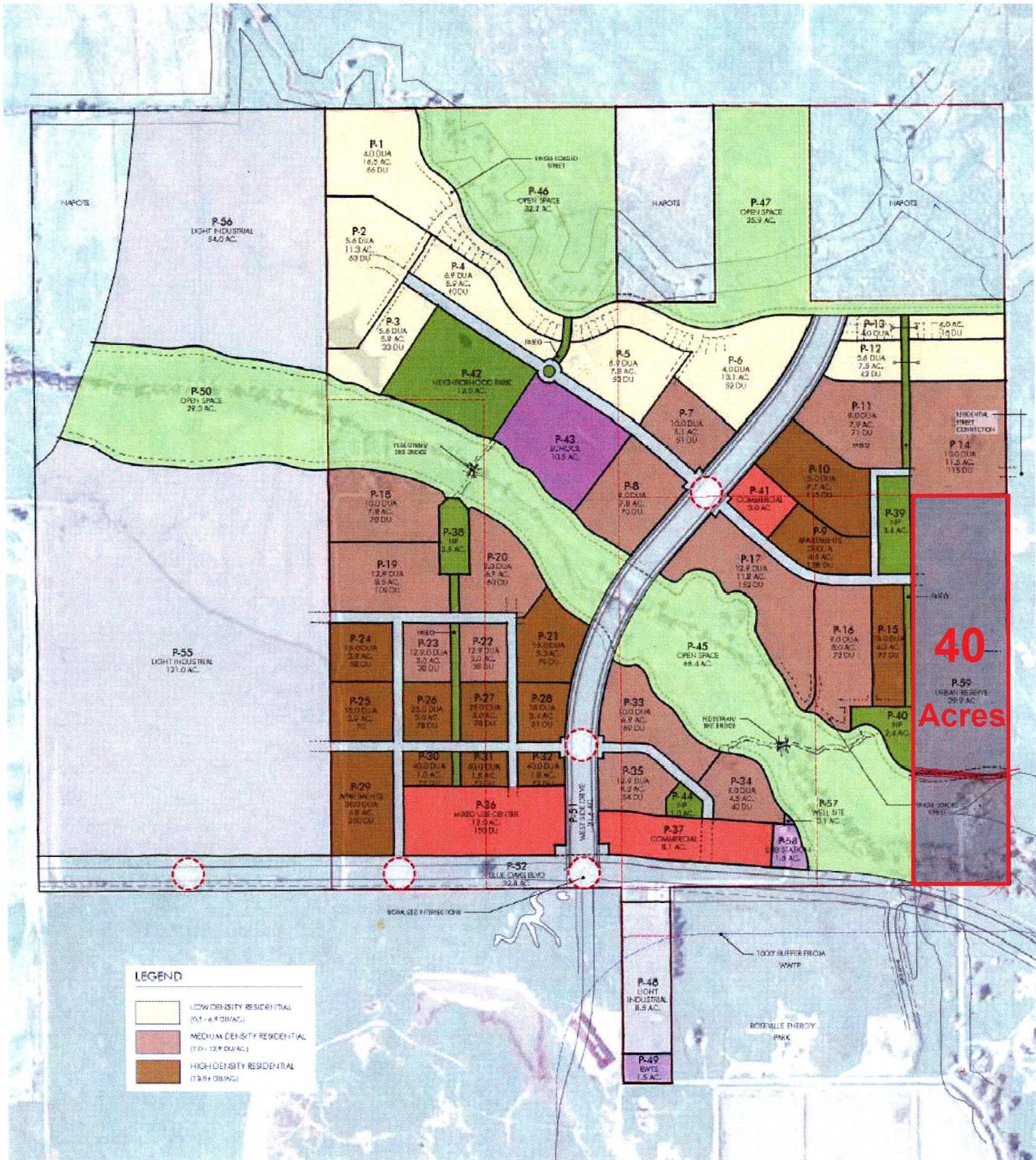


PRELIMINARY

NOTES
FOR CONCEPTUAL PLANNING PURPOSES ONLY. ACTUAL DIMENSIONS, ROAD ALIGNMENTS, AGENCES AND TRAILS WILL VARY WITH MORE ACCURATE MAPPING AND DESIGN.

WOOD RODGERS

ENGINEERING • PLANNING • MAPPING • SURVEYING
3301 G STREET, BLDG. 100-B, SACRAMENTO, CA 95816
PHONE: (916) 341-7760 FAX: (916) 341-7767



LAND USE PLAN CREEKVIEW



SCALE: 1" = 200.0'
JOB # 262.002



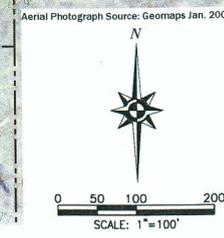
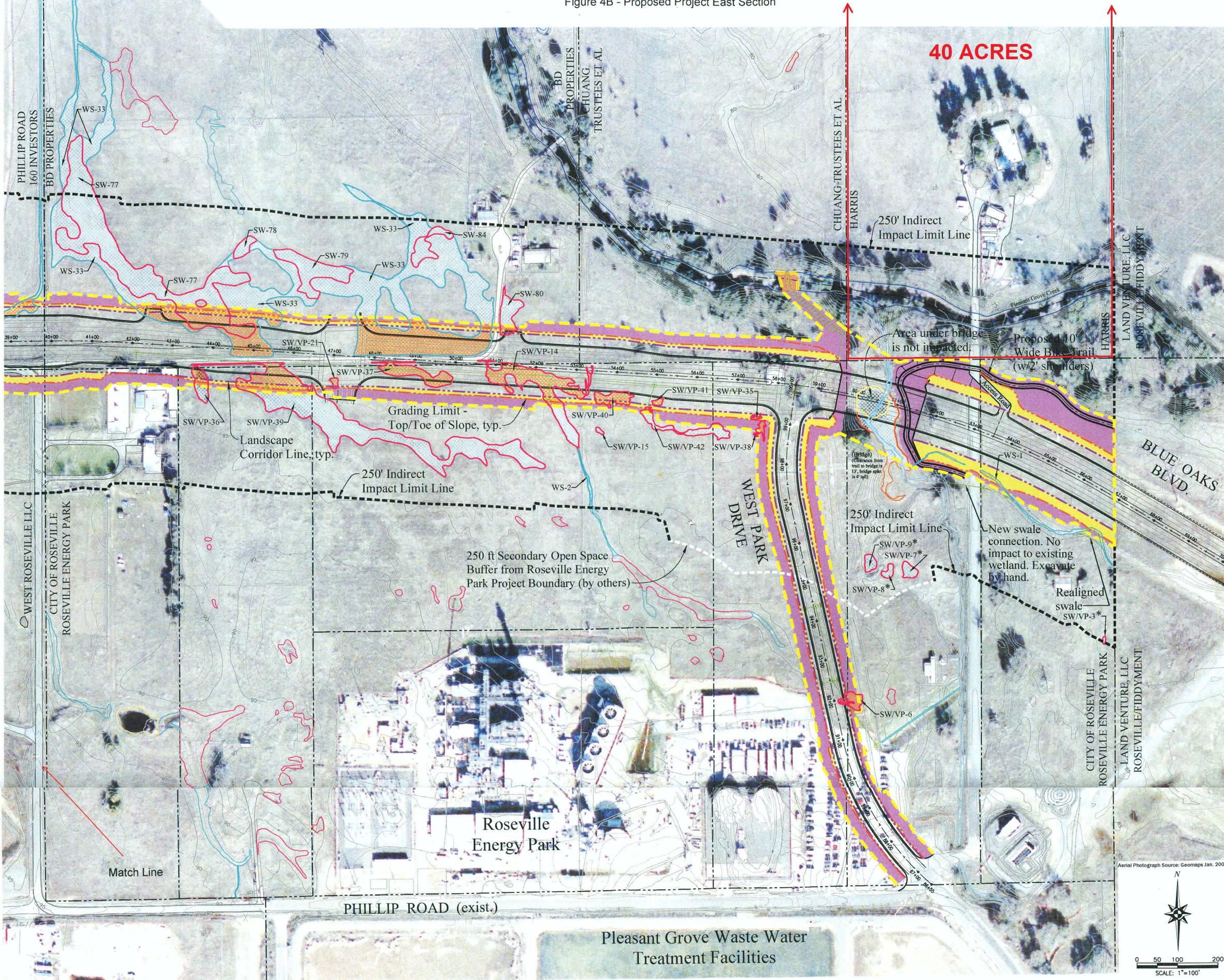
Feb 13, 2007

DARLING+GARDNER

1

10011 11/26/06
JGK:DJG
141.220.6413
141.220.1005

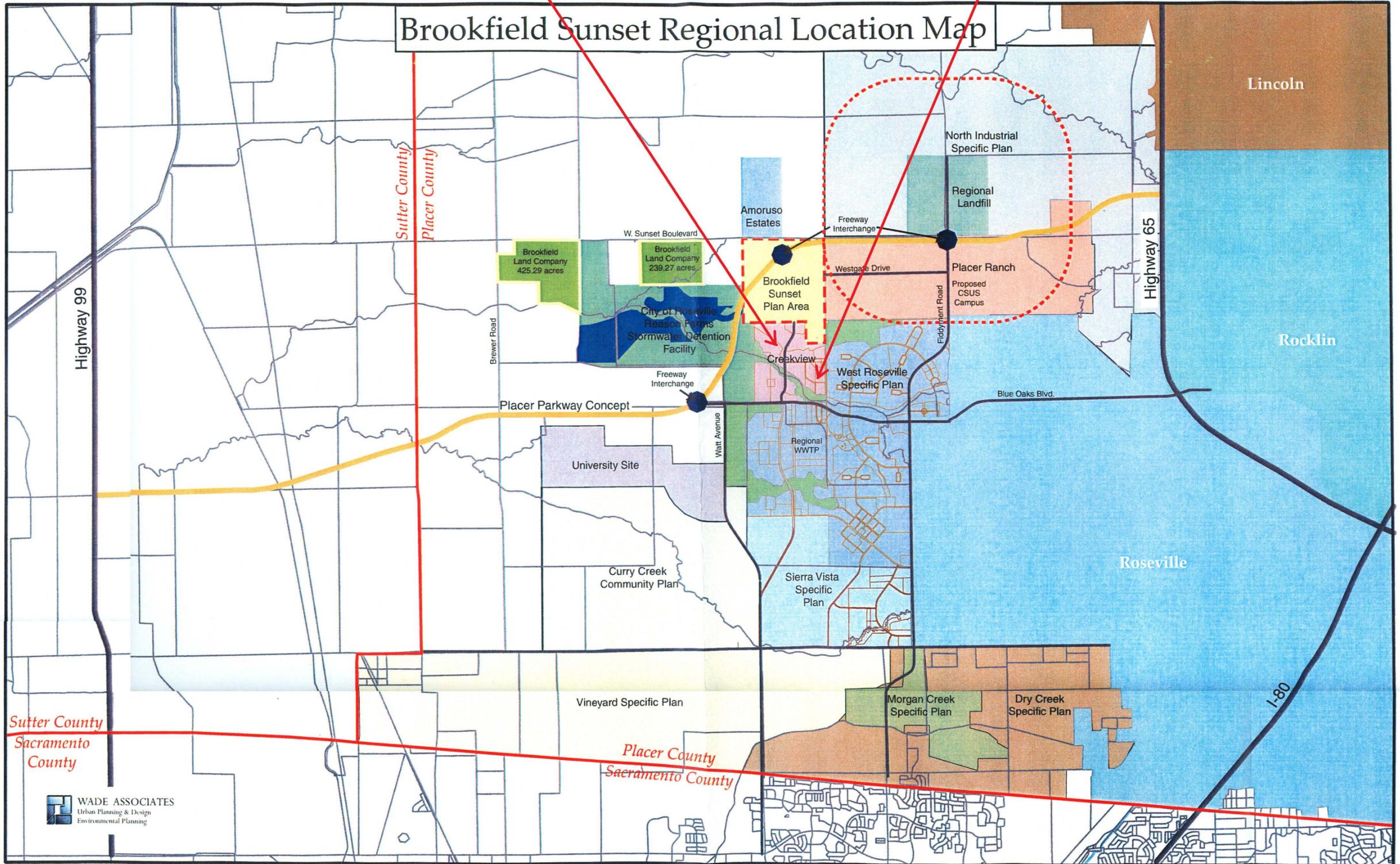
Figure 4B - Proposed Project East Section



CreekView

40 Acres

Brookfield Sunset Regional Location Map

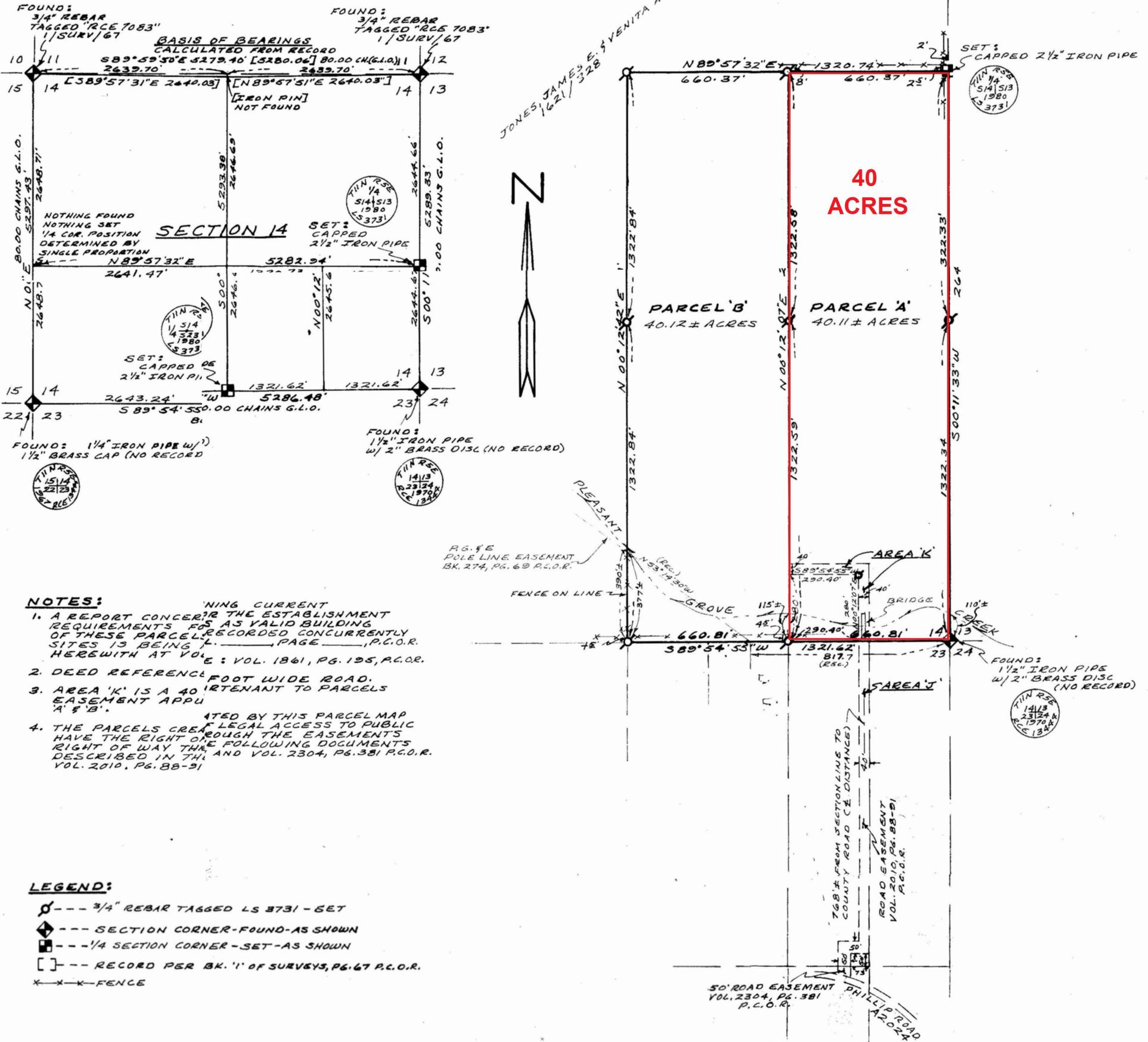


WADE ASSOCIATES
Urban Planning & Design
Environmental Planning

March 2006

PARCEL MAP 73578
THE EAST 1/2 OF THE SE 1/4
OF SECTION 14, T. 11 N., R. 5 E., M. D. B. & M.
COUNTY OF PLACER, CALIFORNIA
SEPTEMBER, 1980 SCALE: 1"=300'
JESSE DAVID STURDIVANT SURVEYOR

BOOK 1 SURVEYS, PAGE 67



- NOTES:**
- A REPORT CONCERNING THE ESTABLISHMENT OF REQUIREMENTS FOR AS VALID BUILDING OF THESE PARCELS RECORDED CONCURRENTLY WITH THIS PARCEL MAP, PAGE 102, P.C.O.R. HEREWITH AT VOL. 1861, PG. 195, P.C.O.R.
 - DEED REFERENCE FOOT WIDE ROAD.
 - AREA 'K' IS A 40' RTENANT TO PARCELS EASEMENT APPU 'A' & 'B'.
 - THE PARCELS CREATED BY THIS PARCEL MAP HAVE THE RIGHT OF LEGAL ACCESS TO PUBLIC THROUGH THE EASEMENTS RIGHT OF WAY THE FOLLOWING DOCUMENTS DESCRIBED IN THE AND VOL. 2304, PG. 381 P.C.O.R. VOL. 2010, PG. 88-91

- LEGEND:**
- --- 3/4" REBAR TAGGED LS 3731 - SET
 - ◆ --- SECTION CORNER - FOUND - AS SHOWN
 - ◊ --- 1/4 SECTION CORNER - SET - AS SHOWN
 - [] --- RECORD PER BK. '1' OF SURVEYS, PG. 67 P.C.O.R.
 - FENCE



BASIS OF BEARINGS:
 THE BASIS OF BEARINGS OF THIS SURVEY IS IDENTICAL TO THAT SHOWN ON THE MAP FILED IN BOOK '1' OF SURVEYS AT PAGE 67, OFFICIAL RECORDS OF PLACER COUNTY, AND WAS ESTABLISHED BY CALCULATION USING THE MONUMENTS SHOWN AS FOUND ON THE SOUTH LINE OF SECTION 11 (NORTH LINE OF SECTION 14) T. 11 N., R. 5 E., M. D. B. & M.

SURVEYOR'S CERTIFICATE:
 THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF CURTIS WATSON IN JANUARY 1980. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

COUNTY SURVEYOR'S CERTIFICATE:
 THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE.
 DATED: _____

 PLACER COUNTY SURVEYOR
 BY _____
 DEPUTY

COUNTY RECORDER'S CERTIFICATE:
 FILED THIS 10TH DAY OF DECEMBER, 1980 AT _____ M. IN BOOK 17 OF PARCEL MAPS AT PAGE 102 AT THE REQUEST OF JESSE DAVID STURDIVANT.
 FEE: _____
 FILE NO. _____

 PLACER COUNTY RECORDER
 BY _____
 DEPUTY

Jesse David Sturdivant
 JESSE DAVID STURDIVANT LS 3731

BOOK 17 OF PARCEL MAPS, PAGE 102

