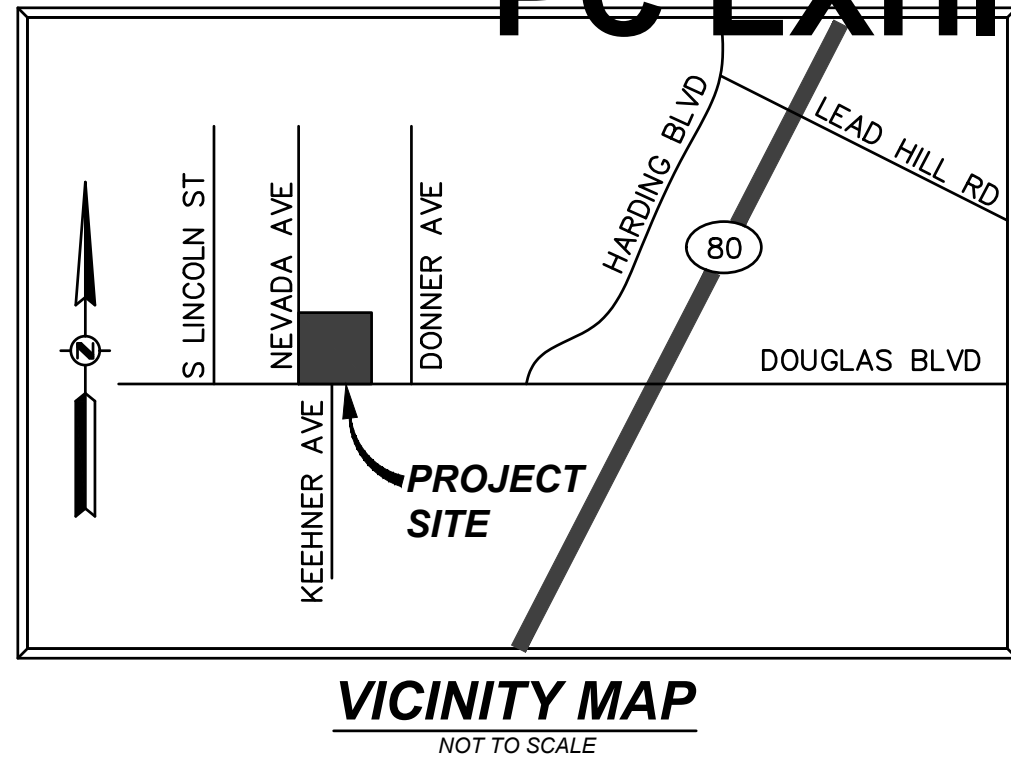


TENTATIVE SUBDIVISION MAP FOR:
ROSEVILLE OLD TOWN LOFTS
241 NEVADA AVENUE
ROSEVILLE, CA 95678
APN: 013-192-036-000



SHEET INDEX:

CIVIL	
TM-01	TENTATIVE SUBDIVISION MAP
TM-02	PRELIMINARY LOT LAYOUT PLAN
TM-03	EXISTING CONDITIONS AND TREE PRESERVATION PLAN
TM-04	PRELIMINARY GRADING, DRAINAGE & PAVING PLAN
TM-05	PRELIMINARY CROSS SECTIONS
TM-06	PRELIMINARY UTILITY PLAN
TM-07	PRELIMINARY POST CONSTRUCTION SWQCP
TM-08	FIRE FLOW EXHIBIT
TM-09	FIRE TRUCK TURNING RADII PLAN

PROPERTY OWNER / DEVELOPER:

C&P DEVELOPMENT
CONTACT: KARLTON CASTLES / ROBERT PEGOS
916-218-0728 / 916-764-4201

TOPOGRAPHIC SURVEY:

SURVEY BY RFE ENGINEERING, INC.
DATED: 08-20-2015
BASIS OF BEARINGS
THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON THE EAST RIGHT OF WAY LINE OF NEVADA AVENUE AS SHOWN ON THE PARCEL MAP FILED FOR RECORD IN BOOK 35 OF PARCEL MAPS, AT PAGE 19, THE BEARING OF WHICH IS N 00°02' 33" E AND WAS ESTABLISHED FROM RECORD MONUMENTS FOUND THEREON.

BENCHMARK:

THE BENCHMARK USED FOR THIS SURVEY WAS THE CITY OF ROSEVILLE BENCHMARK NO. 83, WHICH IS A 3 1/2" BRASS DISC STAMPED "SEPT 97 LS 4519" LOCATED IN THE NORTHEAST CORNER OF THE DOUGLAS BLVD. BRIDGE OVER DRY CREEK.
ELEVATION = 142.237 (DATUM: CITY OF ROSEVILLE NGVD 1929)

FLOOD NOTE:

SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X", AREAS WITHIN ZONE "X" ARE DETERMINED TO BE OUTSIDE THE 0.2 ANNUAL CHANCE FLOOD PLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP COMMUNITY:
PANEL NO. 06061C0478
DATED: JUNE 8, 1998

PRELIMINARY TITLE REPORT:

CHICAGO TITLE COMPANY
TITLE NO. FSJP-8501800407-RV
DATED: JUNE 23, 2015
UPDATED: APRIL 13, 2018

ARBORIST REPORT:

ABACUS CONSULTING ARBORISTS
DATED: APRIL 07, 2018

PROPOSED LOT AREAS:

AS SHOWN ON SHEET TM-02

ENGINEER AND SURVEYOR:

RFE ENGINEERING, INC.
2260 DOUGLAS BLVD, SUITE 160
ROSEVILLE, CA 95661

JURISDICTION:

CITY OF ROSEVILLE

REFUSE:

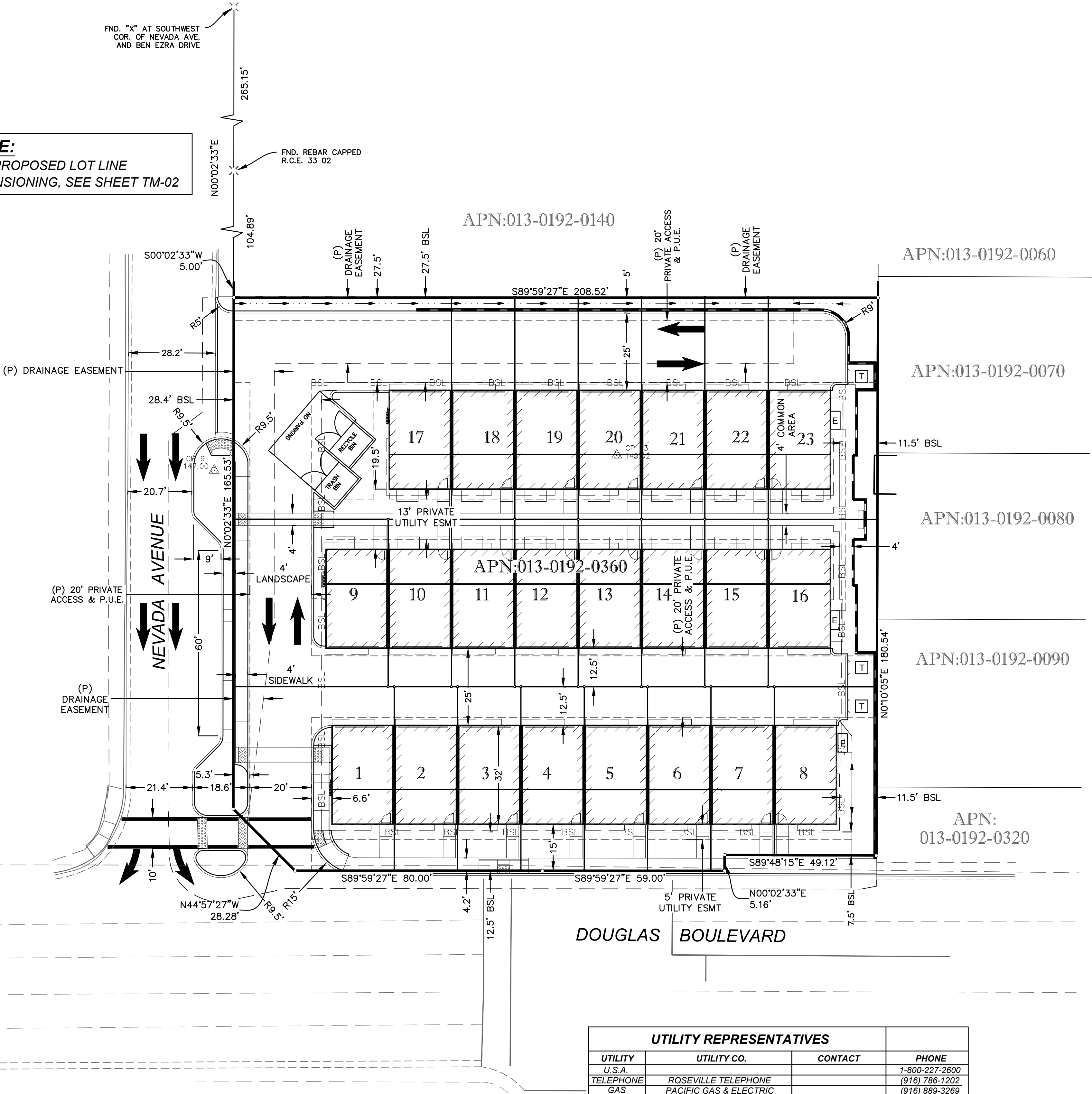
CITY OF ROSEVILLE SOLID WASTE DIVISION
PH: 916-774-5780

SCHOOL DISTRICT:

ROSEVILLE UNIFIED

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE	---	---
ROW	---	---
EASEMENT	---	---
LOT LINE	---	---
CENTERLINE	---	---
BUILDING SETBACK LINE	---	---
SW, CURB & GUTTER	---	---
DITCH / FLOWLINE	---	---
EP	---	---
STORM DRAIN	XX"SD	XX"SD
SANITARY SEWER	XX"SS	XX"SS
WATER	XX"W	XX"W
GAS LINE	GAS	GAS
SDMH	SDMH	SDMH
DROP INLET	DI	DI
SSMH	SSMH	SSMH
SSCO	SSCO	SSCO
FIRE HYDRANT	FH	FH
WATER VALVE	WV	WV
WATER METER	WM	WM
UTILITY POLE	UP	UP
FENCE	F	F
RETAINING WALL	RW	RW
BLOCK SCREEN WALL	BSW	BSW
INDEX CONTOUR	IC	IC
INTERMEDIATE CONTOURS	IC	IC
TREE & DRIP	TD	TD
FINISHED FLOOR ELEVATION	FF: 123.00	FF: 123.00
BUILDING	B	B

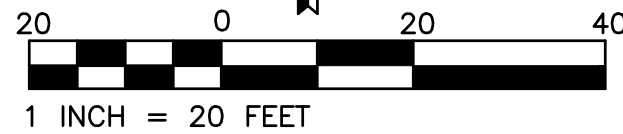
NOTE:
FOR PROPOSED LOT LINE
DIMENSIONING, SEE SHEET TM-02



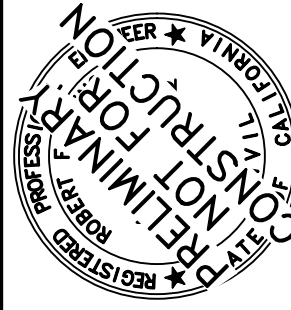
PROPERTY INFORMATION		
LOCATION: 241 NEVADA AVENUE, ROSEVILLE, CA		
APN: 013-0192-0360		
PROPERTY AREA: 0.89 AC (38,838 SF)		
EXISTING ZONE: R3	PROPOSED ZONE: R3/DS	
EXISTING USE: BUSINESS POTENTIAL	PROPOSED USE: SINGLE FAMILY HIGH DENSITY RESIDENTIAL	
ITEM	REQUIREMENTS	PROVIDED
SETBACKS (MIN) SEE CHAPTER 19.22 FOR SETBACKS		
FRONT SETBACK	N/A	7.50' MIN
SIDE SETBACK	N/A	11.50' MIN
SIDE (FRONTAGE) SETBACK	N/A	28.40' MIN
REAR SETBACK	N/A	27.50' MIN
SITE COVERAGE	50%	
HEIGHT LIMITS	45 FT	
REFERENCE IS MADE TO THE CITY OF ROSEVILLE ZONING ORDINANCE 19.10.030		

ABBREVIATIONS:

AC	ASPHALT CONCRETE	ℙ	PROPERTY LINE
DI	DROP INLET	PUE	PUBLIC UTILITY EASEMENT
BSL	BUILDING SETBACK LINE	(P)	PROPOSED
BW	BOTTOM WALL	SDMH	STORM DRAIN MANHOLE
CL	CENTERLINE	SSCO	SANITARY SEWER CLEANOUT
(E)	EXISTING	SSMH	SANITARY SEWER MANHOLE
EP	EDGE OF PAVEMENT	TBC	TOP BACK OF CURB
FL	FLOW LINE	TW	TOP OF WALL
GR	GRATE	UG	UNDERGROUND
INV	INVERT	WA	WATER
IRR	IRRIGATION	WM	WATER METER
OH	OVER HEAD POWER LINES		



UTILITY REPRESENTATIVES			
UTILITY	UTILITY CO.	CONTACT	PHONE
U.S.A.			1-800-227-2600
TELEPHONE	ROSEVILLE TELEPHONE		(916) 786-1202
GAS	PACIFIC GAS & ELECTRIC		(916) 889-3269
ELECTRIC	ROSEVILLE ELECTRIC UTILITY	ANDREW KOTZ	(916) 746-1662
FIRE	ROSEVILLE FIRE DEPT.	PATRICK CHEW	(916) 774-5823
WATER & SEWER	CITY OF ROSEVILLE DEPT. OF ENVIRONMENTAL UTILITIES	DAVE SAMUELSON	(916) 774-5770
DRAINAGE	DEVELOPMENT SERVICES ENGINEERING	MATT TODD	(916) 774-5339
CABLE T.V.	SUREWEST		(916) 786-3232



C&P DEVELOPMENT
CONTACT: KARLTON CASTLES / ROBERT PEGOS
916-218-0728 / 916-764-4201

ROSEVILLE OLD TOWN LOFTS
241 NEVADA AVENUE
ROSEVILLE, CA
TENTATIVE SUBDIVISION MAP

Drawing	Sheet
of	TM-01
of	Total
	9
04-02-2019	