

# PRELIMINARY SITE PLAN PARCEL W20 COFFEE SHOP

# PC EXHIBIT H

LOT 15 OF WESTPARK PHASE 1 LARGE LOT MAP  
AA MAPS 4

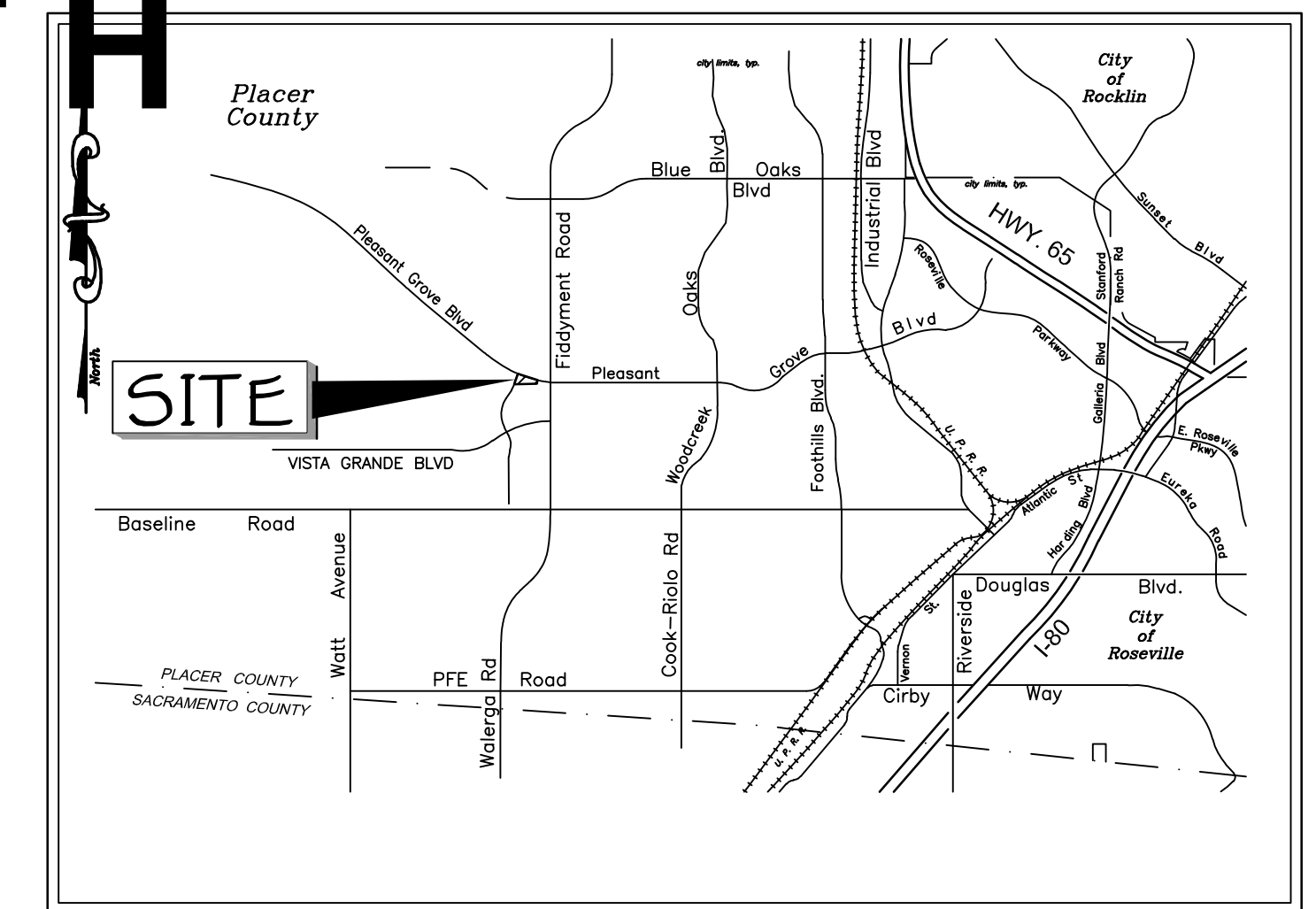
City of Roseville, State of California

OCTOBER, 2020

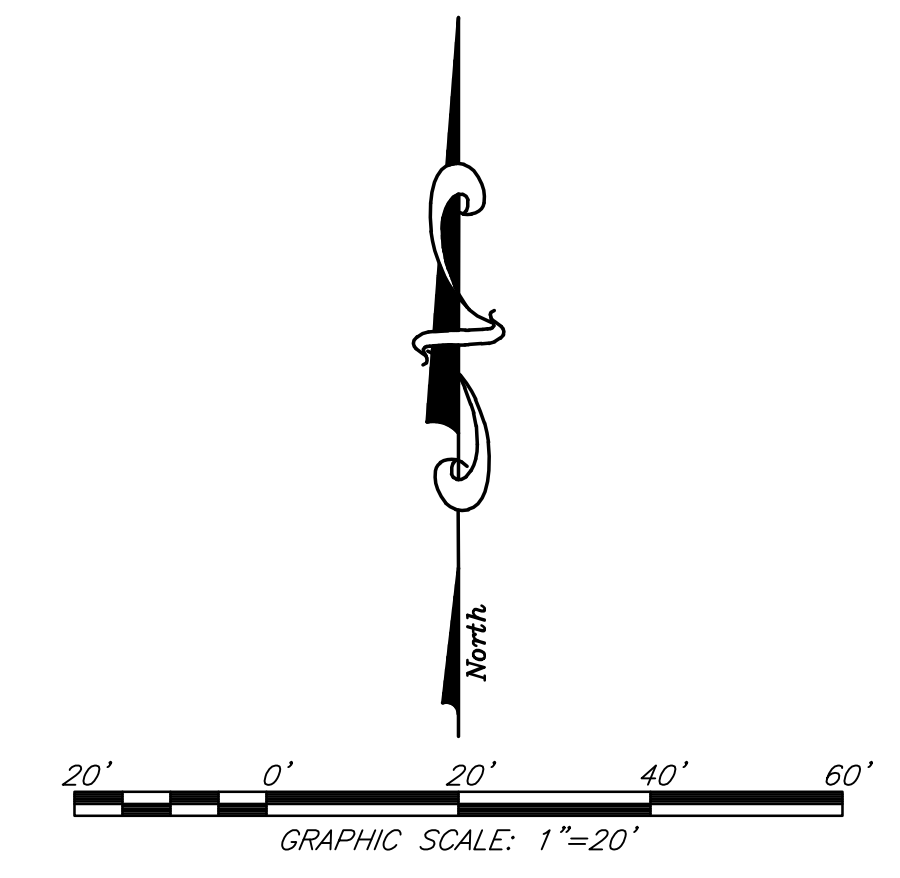
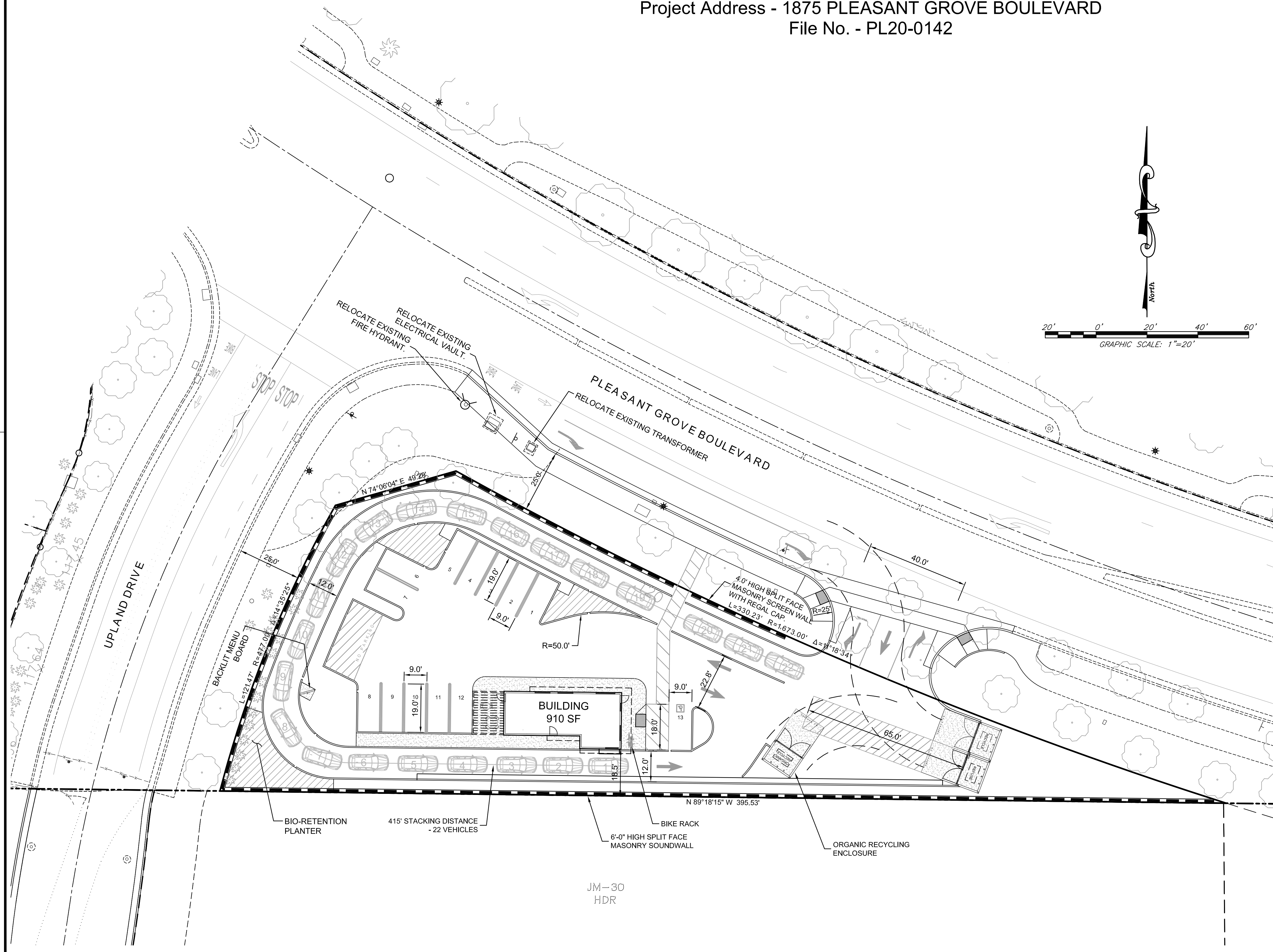
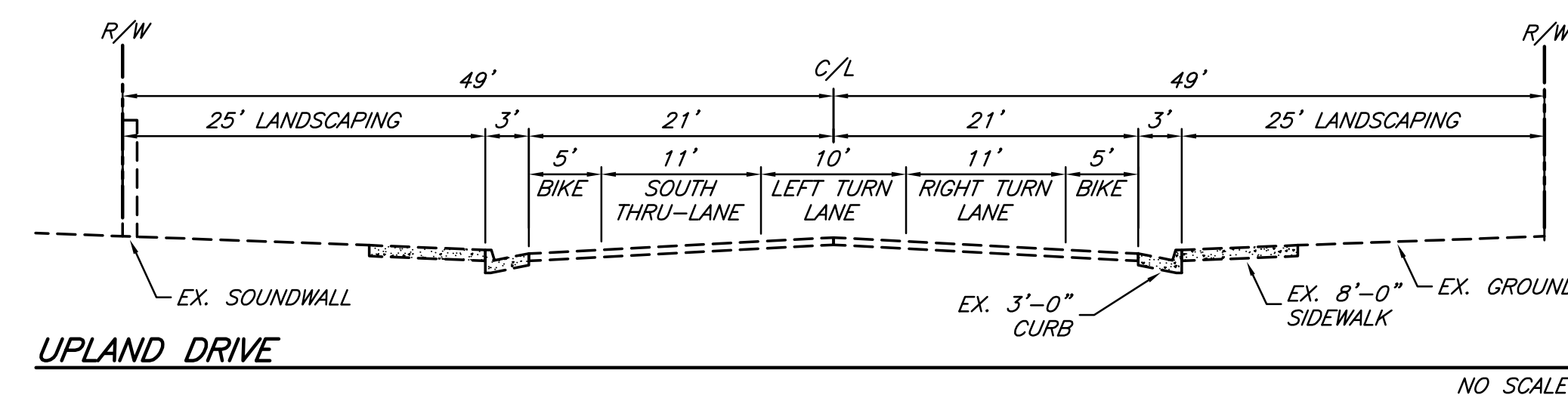
## BAKER WILLIAMS ENGINEERING GROUP

Project Address - 1875 PLEASANT GROVE BOULEVARD

File No. - PL20-0142



VICINITY MAP



**BUILDING SIZE**  
910 SQUARE FEET

**PARKING:**  
PARKING REQUIRED: 9 (1 STALL PER 100 S.F.)  
PARKING PROVIDED: 13

**OWNER:**  
PULTE HOME COMPANY, LLC  
4511 WILLOW ROAD  
PLEASANTON, CA 94588  
PH. (949) 279-9409

**DEVELOPER:**  
MOURIER INVESTMENTS, LLC  
1430 BLUE OAKS BOULEVARD, SUITE 190  
ROSEVILLE, CA 95747  
PH. (916) 969-2842

**ENGINEER:**  
BAKER-WILLIAMS ENGINEERING GROUP  
6020 RUTLAND DRIVE, SUITE 19  
CARMICHAEL, CALIFORNIA 95608  
PH. (916) 331-4336

**ASSESSOR'S PARCEL NUMBER:**  
017-152-018

**ACREAGE:**  
0.597 ACRES 26,788 S.F.

**PROPOSED IMPROVEMENTS:**  
AS REQUIRED BY THE CITY OF ROSEVILLE  
DEPARTMENT OF PUBLIC WORKS

**PROPOSED USE:**  
DRIVE-THRU COFFEE SHOP

**EXISTING USE:**  
VACANT LAND

**EXISTING GENERAL PLAN:**  
LDR

**PROPOSED GENERAL PLAN:**  
CC

**EXISTING SPECIFIC PLAN:**  
LDR

**PROPOSED SPECIFIC PLAN:**  
CC

**EXISTING ZONING:**  
R10S

**PROPOSED ZONING:**  
CC

**SEWER:**  
CITY OF ROSEVILLE

**WATER SUPPLY:**  
CITY OF ROSEVILLE

**DRAINAGE:**  
CITY OF ROSEVILLE

**FIRE PROTECTION:**  
CITY OF ROSEVILLE

**SCHOOL DISTRICT:**  
ROSEVILLE SCHOOL DISTRICT

**PARK DISTRICT:**  
ROSEVILLE PARKS DISTRICT

**BW** BAKER-WILLIAMS ENGINEERING GROUP  
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(916) 331-4336 ~ fax (916) 331-4430 ~ office@bwengineers.com ~ www.bwengineers.com

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2001012-W-20-PREL SITE PLAN