

PRELIMINARY GRADING PLAN PARCEL W20 COFFEE SHOP

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

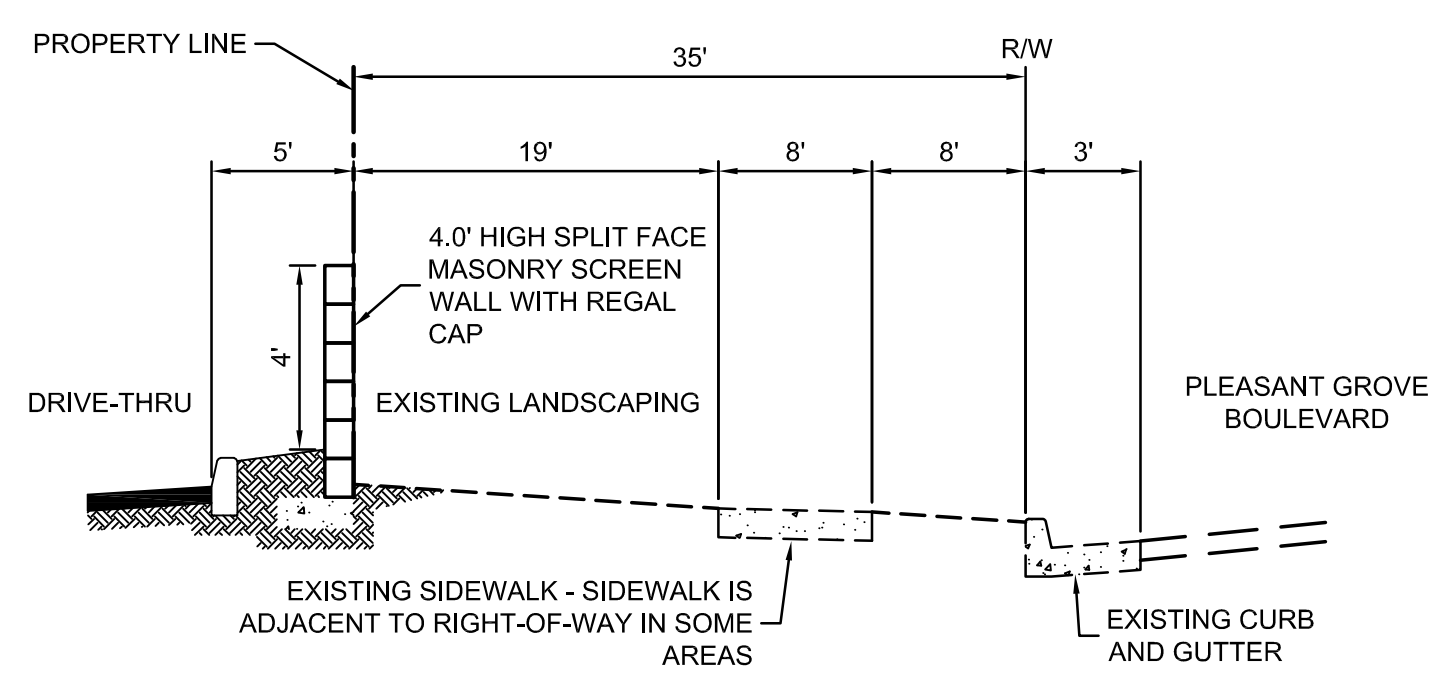
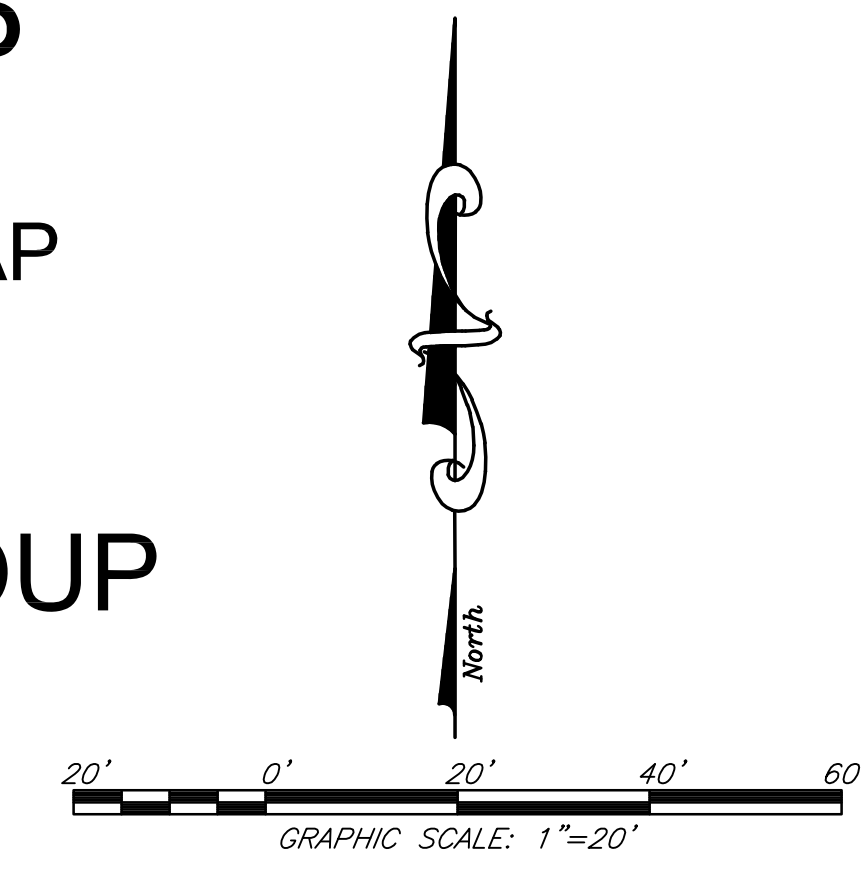
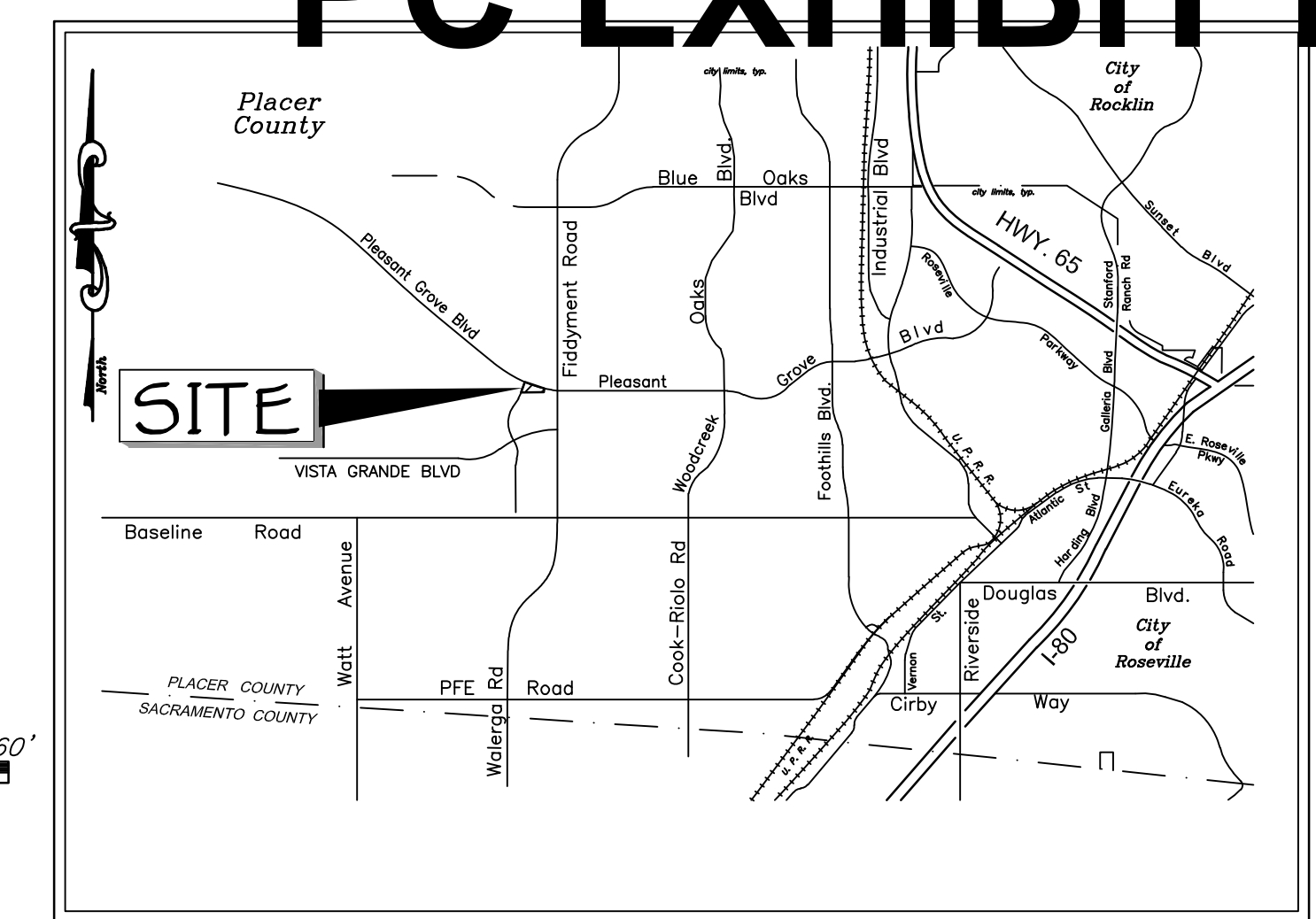
City of Roseville, State of California

OCTOBER, 2020

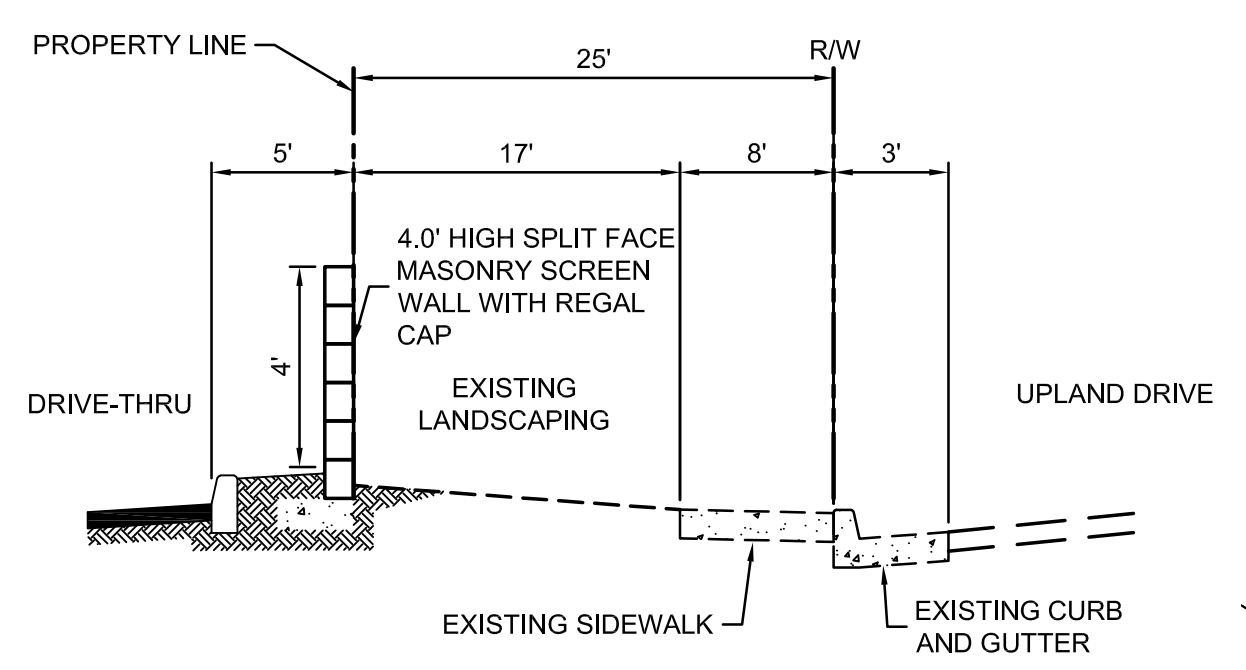
BAKER WILLIAMS ENGINEERING GROUP

Project Address - 1875 PLEASANT GROVE BOULEVARD

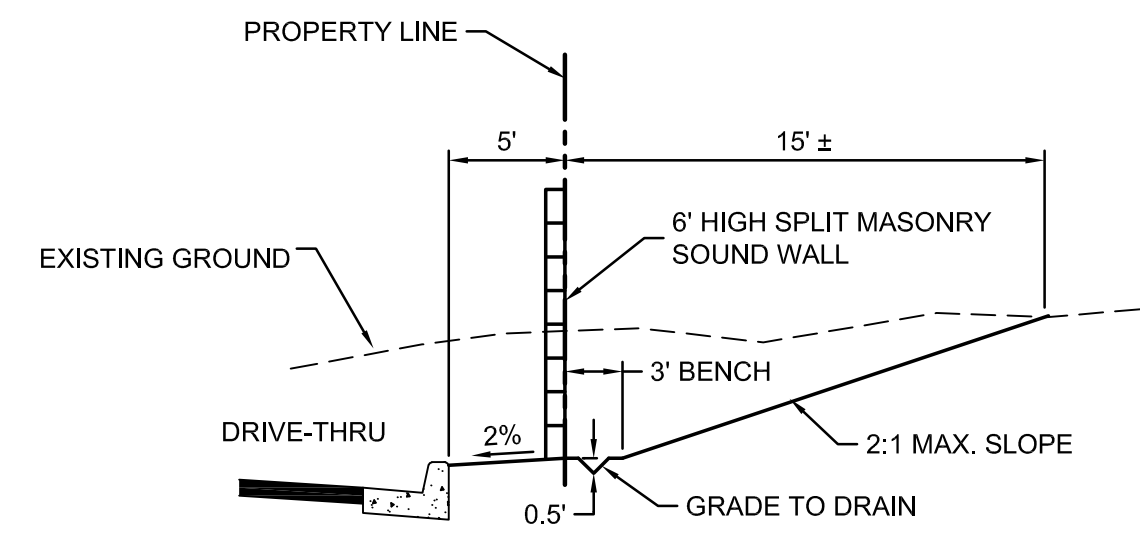
File No. - PL20-0142



SECTION A-A
NO SCALE

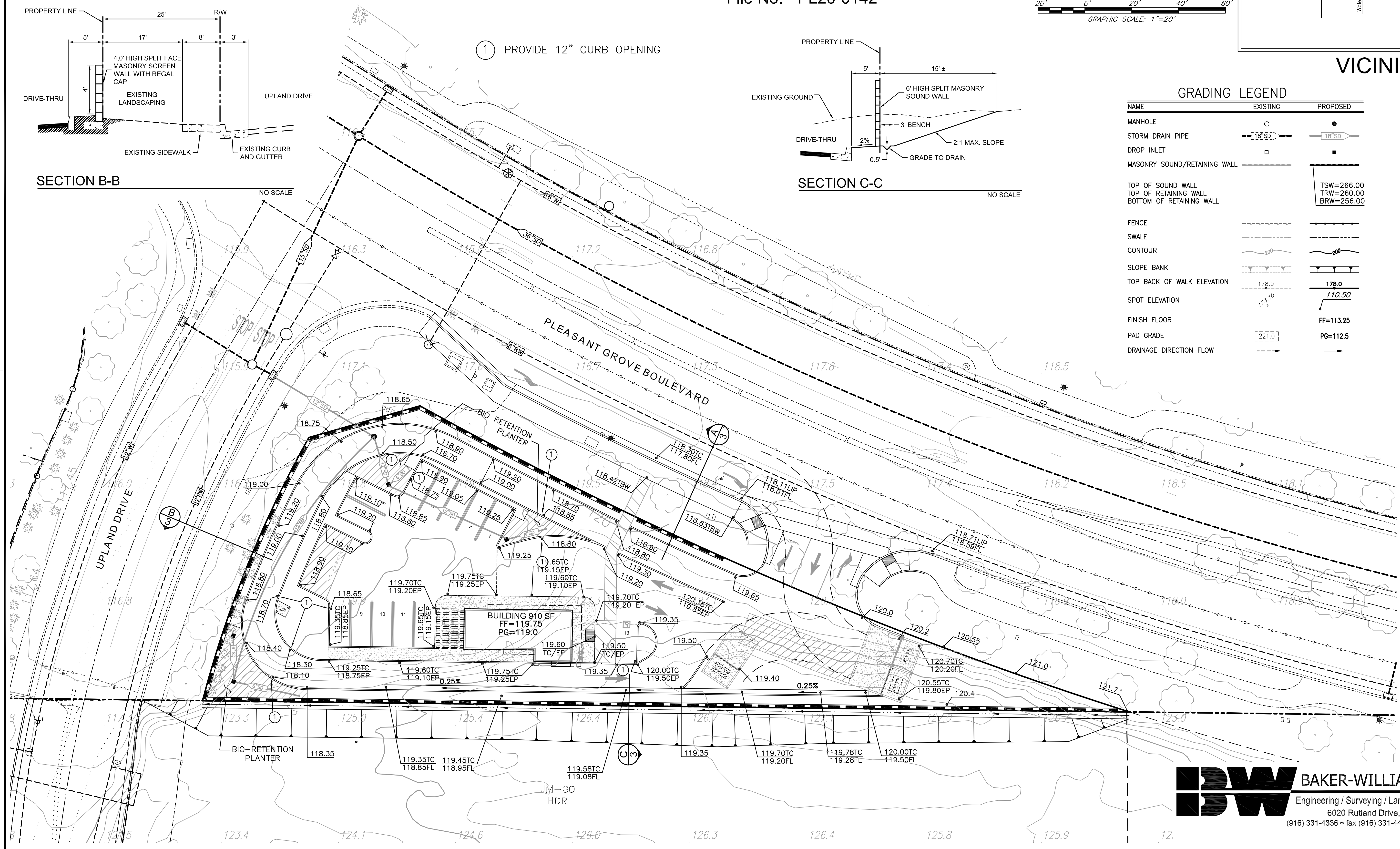


SECTION B-B
NO SCALE



SECTION C-C
NO SCALE

① PROVIDE 12" CURB OPENING



GRADING LEGEND		
NAME	EXISTING	PROPOSED
MANHOLE	○	●
STORM DRAIN PIPE	—○—○—	—●—●—
DROP INLET	□	■
MASONRY SOUND/RETAINING WALL	—	—
TOP OF SOUND WALL		TSW=266.00
TOP OF RETAINING WALL		TRW=260.00
BOTTOM OF RETAINING WALL		BRW=256.00
FENCE	—	—
SWALE	—	—
CONTOUR	—	—
SLOPE BANK	—	—
TOP BACK OF WALK ELEVATION	178.0	178.0
SPOT ELEVATION	173.10	110.50
FINISH FLOOR		FF=113.25
PAD GRADE	221.0	PG=112.5
DRAINAGE DIRECTION FLOW	→	→

VICINITY MAP

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

TOTAL AREA = 26,005 SF
PERVIOUS AREA = 6,300 SF

BW BAKER-WILLIAMS ENGINEERING GROUP
Engineering / Surveying / Land Planning / Entitlement Processing / GPS Services
6020 Rutland Drive, Suite 19 ~ Carmichael CA 95608
(916) 331-4336 ~ fax (916) 331-4430 ~ office@bwilliams.com ~ www.bwilliams.com

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