

PRELIMINARY UTILITY PLAN PARCEL W20 COFFEE SHOP

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

City of Roseville,

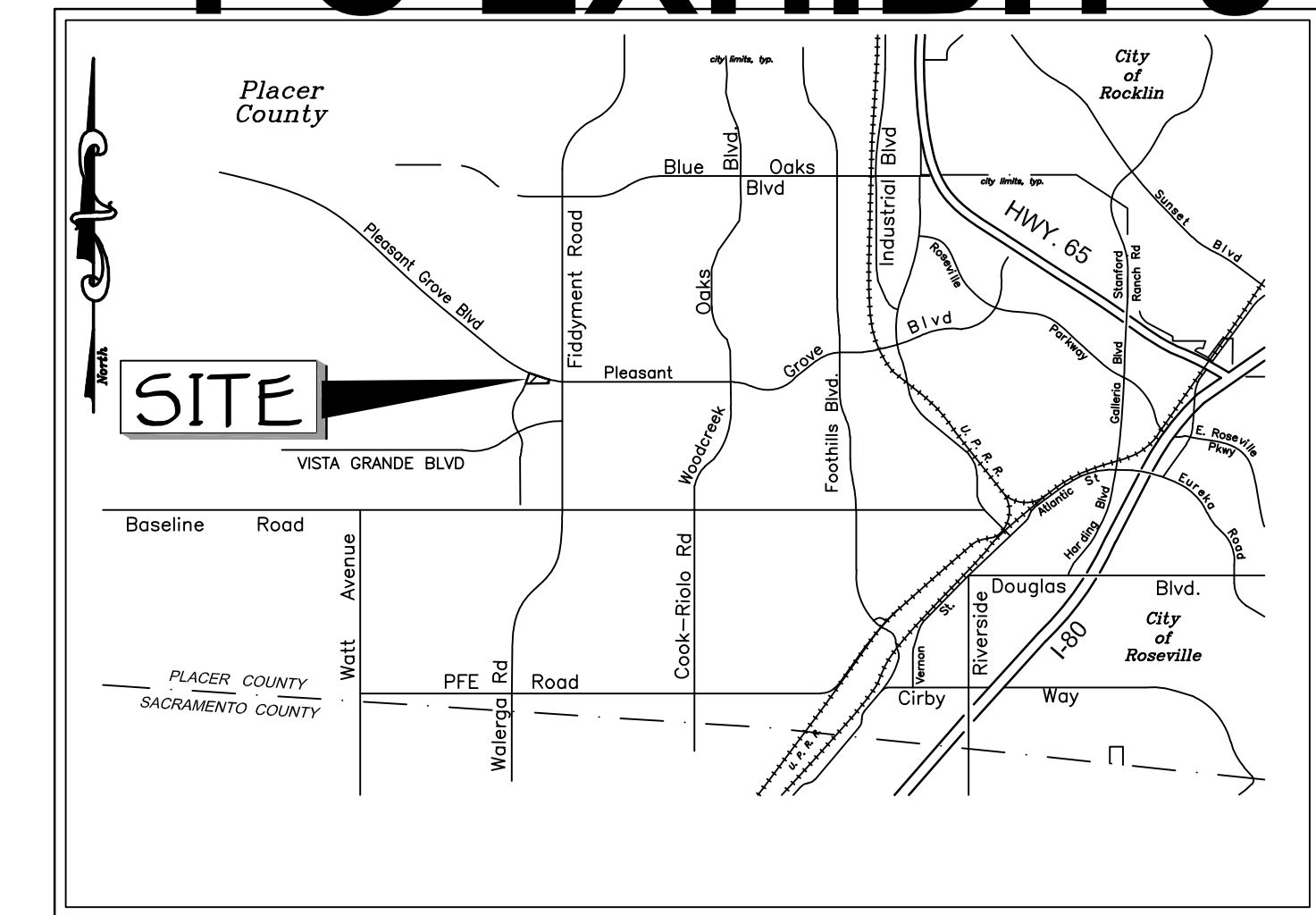
State of California

OCTOBER, 2020

BAKER WILLIAMS ENGINEERING GROUP

Project Address - 1875 PLEASANT GROVE BOULEVARD

File No. - PL20-0142



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:

R1DS

PROPOSED ZONING:

CC

SEWER:

CITY OF ROSEVILLE

WATER SUPPLY:

CITY OF ROSEVILLE

DRAINAGE:

CITY OF ROSEVILLE

FIRE PROTECTION:

CITY OF ROSEVILLE

SCHOOL DISTRICT:

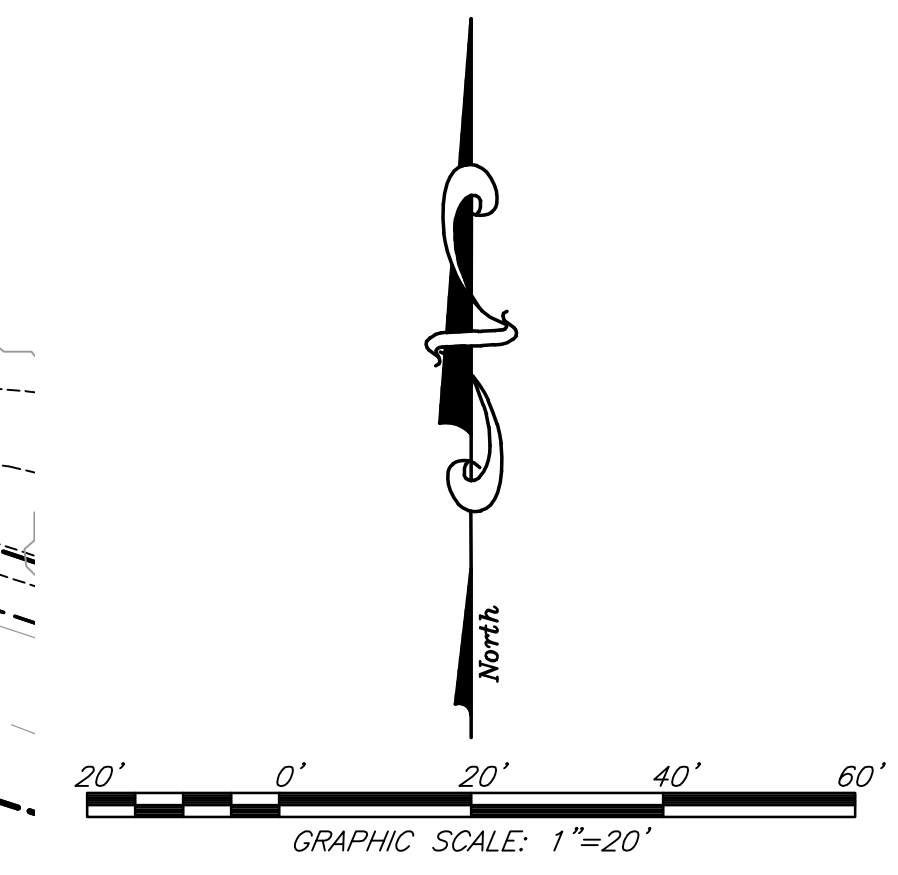
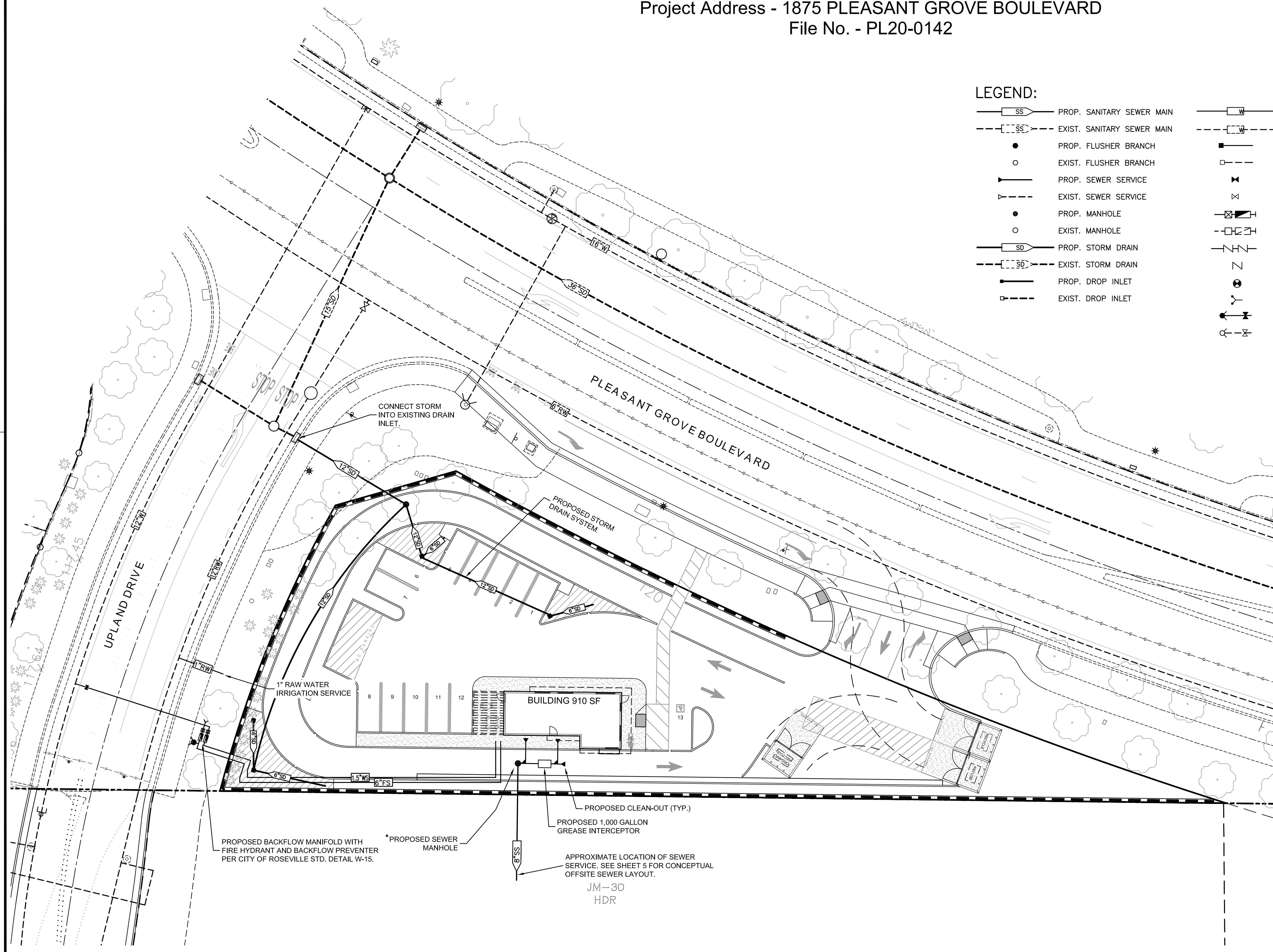
ROSEVILLE SCHOOL DISTRICT

PARK DISTRICT:

ROSEVILLE PARKS DISTRICT

LEGEND:

	PROP. SANITARY SEWER MAIN		PROP. WATER MAIN
	EXIST. SANITARY SEWER MAIN		EXIST. WATER MAIN
	PROP. FLUSHER BRANCH		PROP. WATER SERVICE
	EXIST. FLUSHER BRANCH		EXIST. WATER SERVICE
	PROP. SEWER SERVICE		PROP. WATER VALVE
	EXIST. SEWER SERVICE		EXIST. WATER VALVE
	PROP. MANHOLE		PROP. WATER METER AND REDUCED PRESSURE DEVICE
	EXIST. MANHOLE		EXIST. WATER METER AND REDUCED PRESSURE DEVICE
	PROP. STORM DRAIN		PROP. DOUBLE DETECTOR CHECK VALVE
	EXIST. STORM DRAIN		PROP. CHECK VALVE
	PROP. DROP INLET		PROP. POST INDICATOR VALVE
	EXIST. DROP INLET		PROP. FIRE DEPARTMENT CONNECTION
			PROP. FIRE HYDRANT ASSEMBLY
			EXIST. FIRE HYDRANT ASSEMBLY



BW BAKER-WILLIAMS ENGINEERING GROUP
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