

OFFSITE SEWER EXHIBIT PARCEL W20 COFFEE SHOP

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

City of Roseville,

State of California

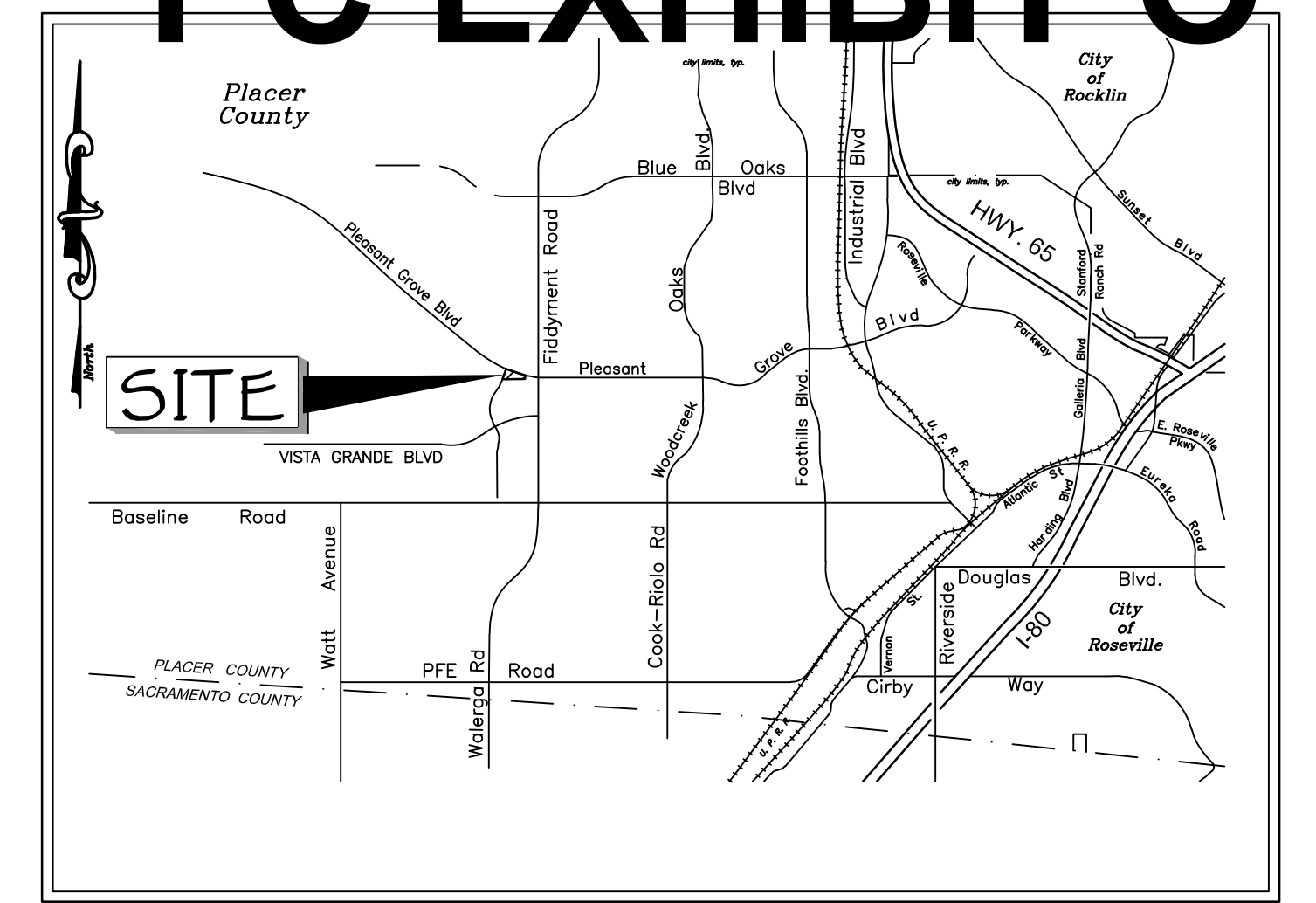
DECEMBER, 2020

BAKER WILLIAMS ENGINEERING GROUP

Project Address - 1875 PLEASANT GROVE BOULEVARD

File No. - PL20-0142

PC EXHIBIT O



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:
R10DS

PROPOSED ZONING:
CC

SEWER:
CITY OF ROSEVILLE

WATER SUPPLY:
CITY OF ROSEVILLE

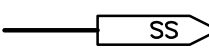
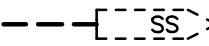



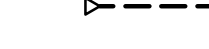


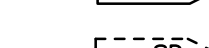


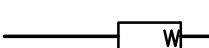
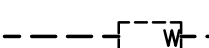

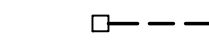



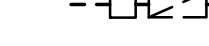




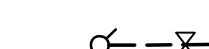


DRAINAGE:
CITY OF ROSEVILLE

FIRE PROTECTION:
CITY OF ROSEVILLE

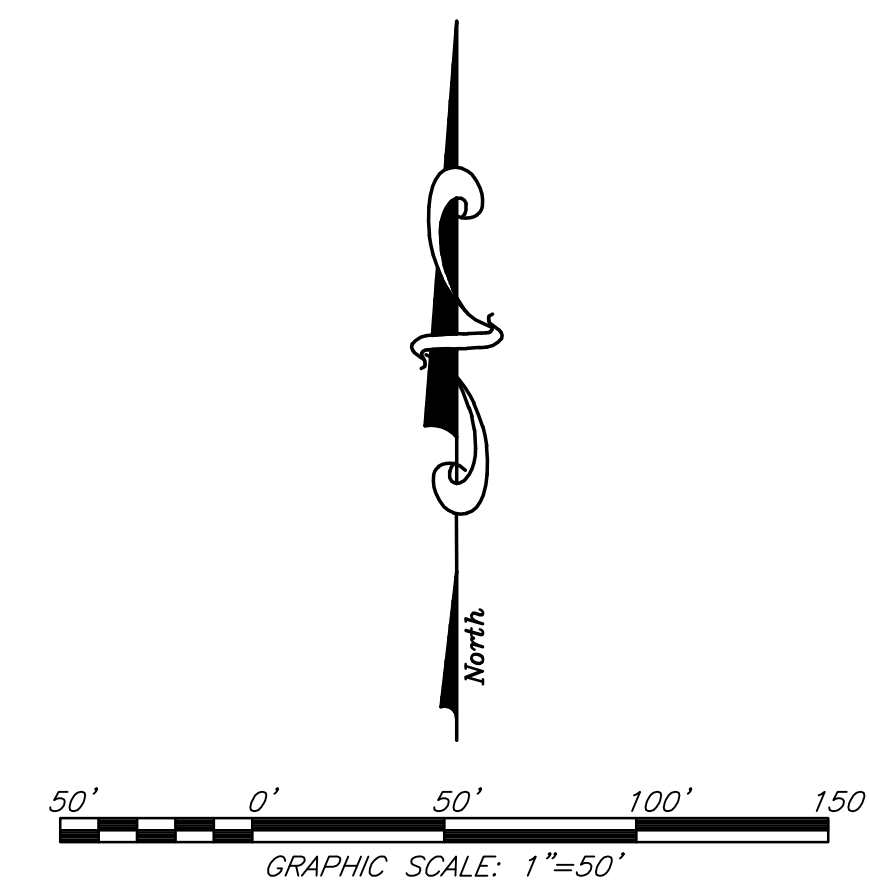
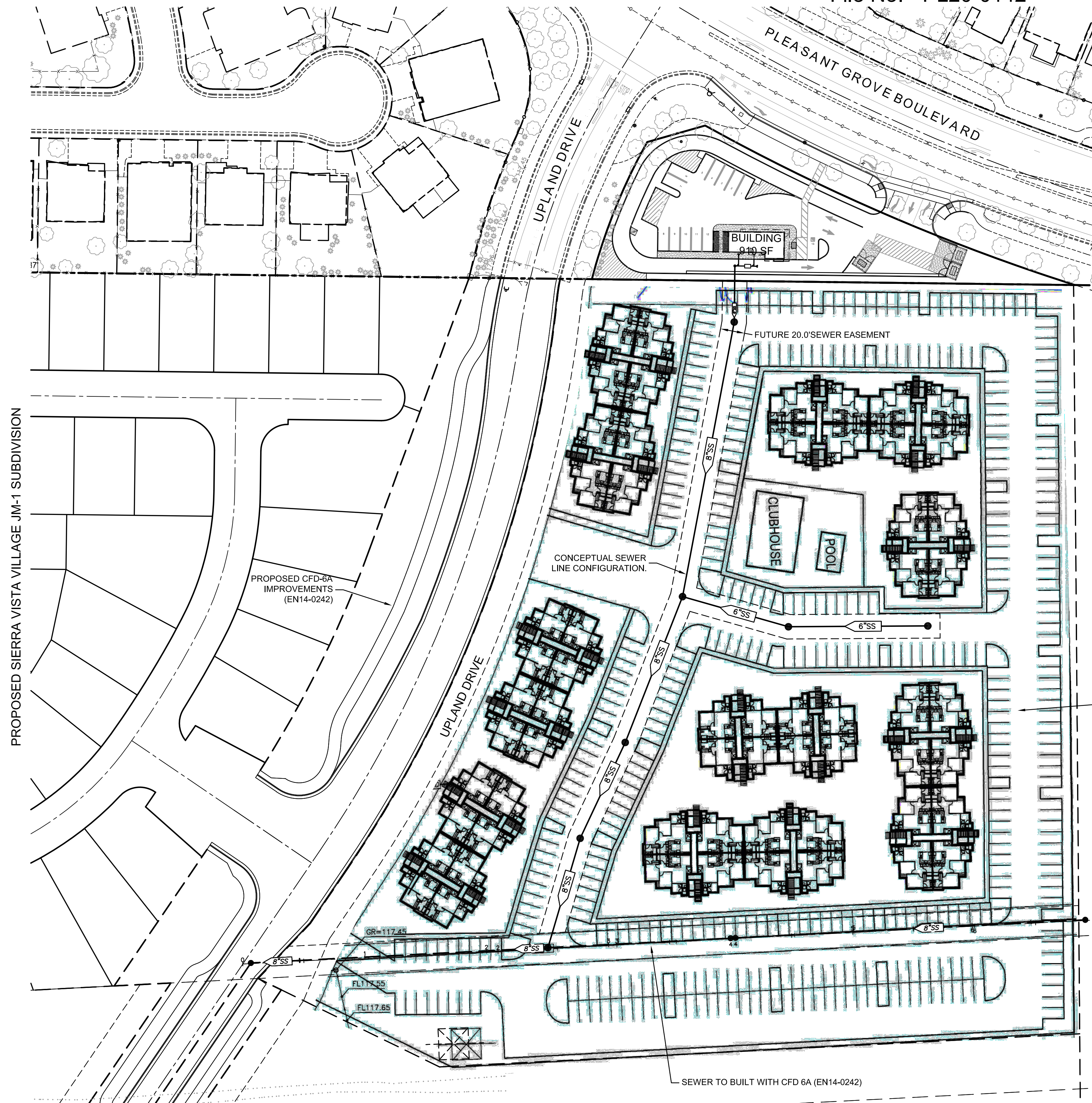
SCHOOL DISTRICT:
ROSEVILLE SCHOOL DISTRICT

PARK DISTRICT:
ROSEVILLE PARKS DISTRICT

LEGEND:

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

CONCEPTUAL MULTI-FAMILY SITE PLAN



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