

PRELIMINARY SITE IMPROVEMENT PLANS FOR 2021 LENDELL LANE

ROSEVILLE, CA 95747
APN: 473-100-045

DC EXHIBIT A



VICINITY MAP
NOT TO SCALE

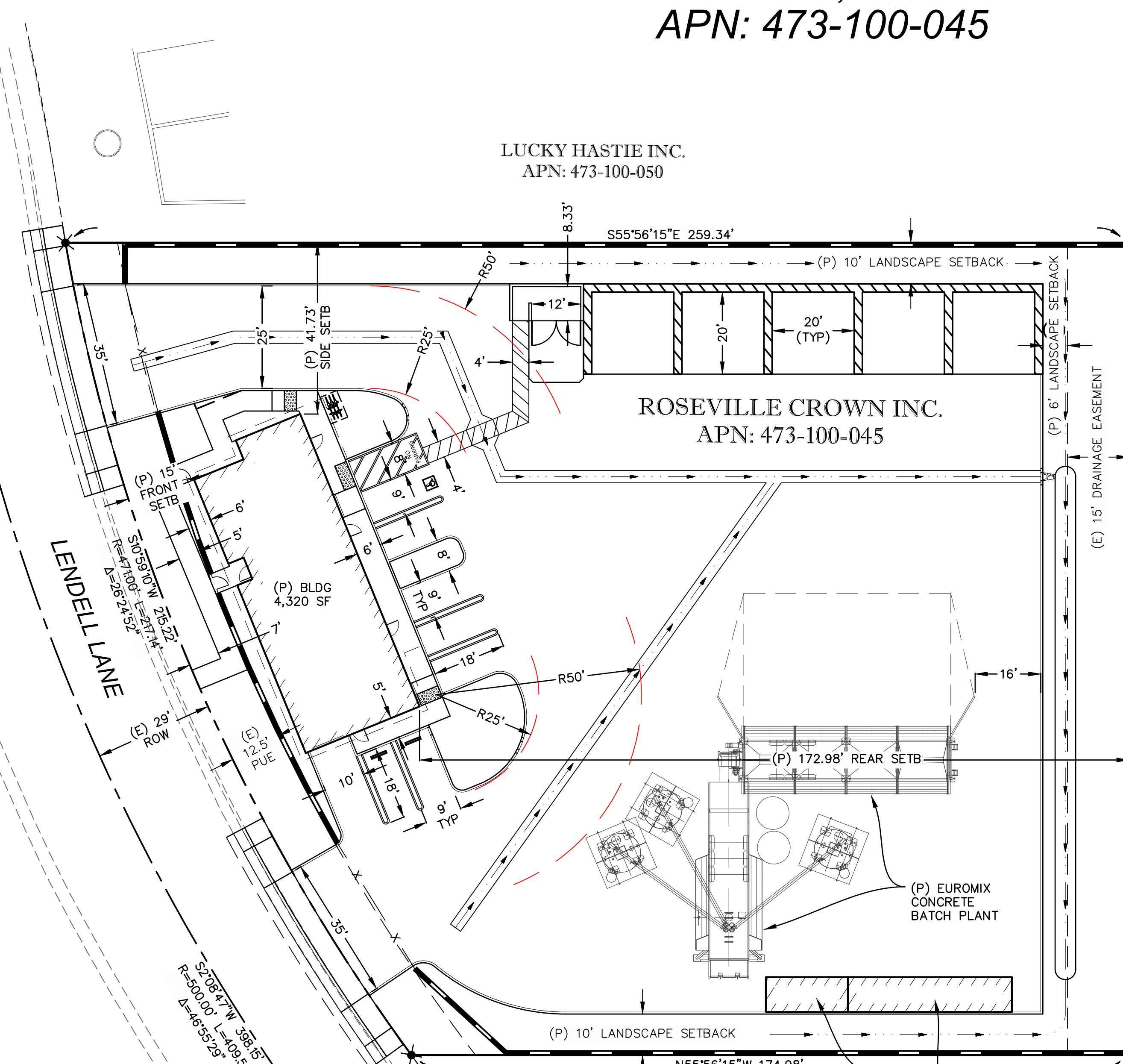
PRIETO RICARDO &
PRIETO MARY LOU
APN: 473-100-019

LUCKY HASTIE INC.
APN: 473-100-050

ROSEVILLE CROWN INC.
APN: 473-100-045

M & MVR PROPERTIES LLC
APN: 473-100-018

MAINLAND WEST PROPERTIES INC.
APN: 473-100-044



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PROPERTY OWNER / DEVELOPER:

ROSEVILLE LANDSCAPE MATERIAL
1801 PFE ROAD
ROSEVILLE, CA 95747
CONTACT: BALDWIN SINGH GILL
PH: (916) 709-6619

JURISDICTION:

CITY OF ROSEVILLE

ZONING:

EXISTING: M2 - GENERAL INDUSTRIAL
PROPOSED: M2 - GENERAL INDUSTRIAL (NO CHANGE)

TOPOGRAPHIC SURVEY:

FIELD SURVEY BY: CWE
FIELD SURVEY DATED: 7/27/2023
SUPPLEMENTAL FIELD SURVEY DATED: 8/2/2023

BENCHMARK:

THE BENCHMARK USED FOR THIS SURVEY WAS THE CITY OF ROSEVILLE BENCHMARK NO. 86, WHICH IS A 3 1/4" BRASS DISK STAMPED "2018 PLS 8278", LOCATED ON THE SIDEWALK OF ATKINSON STREET AT THE NORTHWEST CORNER OF THE BRIDGE4 OVER DRY CREEK.

ELEVATION = 129.20 (NAVD 88 DATUM)

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF LENDELL LANE AS SHOWN ON THAT CERTAIN MAP OF "MARCH ROAD INDUSTRIAL PARK", FILED FOR RECORD IN BOOK CC OF MAPS AT PAGE 9, AND WAS ESTABLISHED BY THE CENTERLINE MONUMENTS FOUND AT THE NORTHERLY AND SOUTHERLY END OF THE CURVE LABELED AS "R=500", NORTH 02° 08' 47" EAST 398.18 FEET" ON SAID MAP.

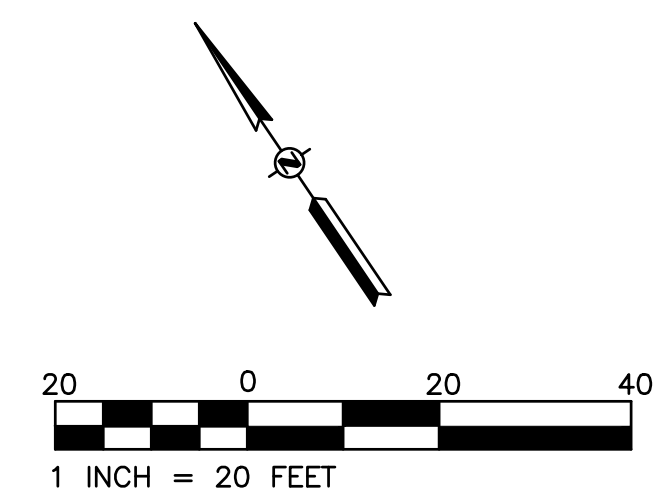
FLOOD PLAIN:

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.: 06061C1027H DATED: 11/02/2018

UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

UTILITY CONTACT INFORMATION			
UTILITY	UTILITY CO.	REPRESENTATIVE	PHONE
GAS	PACIFIC GAS & ELECTRIC	-	(916) 889-3269
ELECTRIC	ROSEVILLE ELECTRIC UTILITY	JOSEPH MCKINNEY	(916) 774-5691
FIRE	ROSEVILLE FIRE DEPARTMENT	JASON RIZZI	(916) 774-5802
WATER & SEWER	CITY OF ROSEVILLE DEPT. OF ENVIRONMENTAL UTILITIES	DAVE SAMUELSON	(916) 774-5442
COMMUNICATIONS	CONSOLIDATED COMMUNICATIONS	MIKE SMUIN	(800) 720-1682
	COMCAST	-	(888) 824-8219
DRAINAGE	DEVELOPMENT SERVICES ENGINEERING	JACK VAROZZA	(916) 746-1344
U.S.A.	UNDERGROUND SERVICE ALERT	-	(800) 642-2444



811
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ABBREVIATIONS:

- | | | |
|-------------------------------------|------------------------------------|--|
| AB AGGREGATE BASE | FH FIRE HYDRANT | PL PROPERTY LINE |
| AC ASPHALT CONCRETE | FL FLOW LINE | POC POINT OF CONNECTION |
| ARV AIR RELEASE VALVE | FOC FACE OF CURB | PRC POINT OF REVERSE CURVE |
| BC BEGIN CURVE | FP FINISH PAVEMENT | PT POINT OF TANGENCY |
| BCR BEGIN CURVE RETURN | FS FIRE SPRINKLER | PUE PUBLIC UTILITY EASEMENT |
| BLDG BUILDING | GB GRADE BREAK | PVI POINT OF VERTICAL INTERSECTION |
| BOC BACK OF CURB | GR GRATE ELEVATION | RC REDUCED PRESSURE PRINCIPLE ASSEMBLY |
| BOW BACK-OF-WALK | GV GATE VALVE | RCP REINFORCED CONCRETE PIPE |
| BVC BEGIN VERTICAL CURVE | GWV GROSS VEHICLE WEIGHT | ROW RIGHT-OF-WAY |
| BW BOTTOM OF WALL | HC HANDICAP | RT RIGHT TURN OR RIGHT |
| CAB CABINET | HCR HANDICAP RAMP | RPPA REDUCED PRESSURE PRINCIPLE ASSEMBLY |
| CONC CONCRETE | HDPE HIGH DENSITY POLYETHYLENE | RW RETAINING WALL |
| C&S CURB & GUTTER | HP HIGH POINT | S&SD SACRAMENTO AREA SEWER DISTRICT |
| CG&S CURB, GUTTER & SIDEWALK | IRR IRRIGATION | SDMH STORM DRAIN MANHOLE |
| CH CHORD | INV INVERT | SD STORM DRAIN |
| CL CENTERLINE | I.E. INVERT ELEVATION | SE SOUTHEAST |
| CMP CORRUGATED METAL PIPE | JP JOINT POLE | SETB SETBACK |
| CR CURB RETURN | L LENGTH | SS SANITARY SEWER |
| CTV CABLE TV | LF LINEAL FEET | SSCO SANITARY SEWER CLEAN OUT |
| DCDA DOUBLE CHECK DETECTOR ASSEMBLY | LIP LIP OF GUTTER | SSMH SANITARY SEWER MANHOLE |
| DI DRAIN / DROP INLET | LP LOW POINT | SWCT SAWCUT |
| DIP DUCTILE IRON PIPE | LT LEFT TURN OR LEFT | SW SOUTHWEST |
| DS DOWN SPOUT | MAX MAXIMUM | SWLK SIDEWALK |
| DW DOMESTIC WATER | MH MAINTENANCE HOLE | STA STATION |
| (E) EXISTING | MIN MINIMUM | TC TOP OF CURB |
| EC END CURVE | NE NORTHEAST | TP TOP OF PAVEMENT |
| ECR END CURB RETURN | NW NORTHWEST | TS TOP OF SIDEWALK |
| EP EDGE OF PAVEMENT | OC ON CENTER | TW TOP OF WALL |
| ETW EDGE OF TRAVELED WAY | OH OVERHEAD | UNO UNLESS NOTED OTHERWISE |
| EVC END OF VERTICAL CURVE | OH&E OVERHEAD TELEPHONE & ELECTRIC | W WATER |
| FDC FIRE DEPARTMENT CONNECTION | OMP OPEN METAL PIPE | WV WATER VALVE |
| FF FINISH FLOOR | (P) PROPOSED | WM WATER METER |
| FG FINISHED GROUND | PCC PORTLAND CEMENT CONCRETE | WWF WELDED WIRE FABRIC |
| FGBW FINISHED GROUND @ BOT. WALL | OR POINT OF COMPOUND CURVE | VCP VITRIFIED CLAY PIPE |
| FGTW FINISHED GROUND @ TOP OF WALL | PG PROFILE GRADE | VIF VERIFY-IN-FIELD |
| | PIV POST INDICATOR VALVE | |

PARKING INFORMATION

ITEM	REQUIREMENTS	PROVIDED
BUILDING SIZE	-	4,320 SF
PARKING REQUIRED	1 PER 1,000 SF OF BLDG + 2 FOR CARETAKER UNIT = 5 + 2 = 7 SPACES	7 SPACES
MINIMUM PARKING DIMENSIONS	9' X 18'	9' X 18'
MIN. DRIVEWAY WIDTH	24'	25'
ACCESSIBLE SPACES	1 SPACE	1 SPACE

*PARKING STANDARDS PER THE CITY OF ROSEVILLE MUNICIPAL CODE

DEVELOPMENT STANDARDS

EXISTING GENERAL PLAN: INFILL AREA SPECIFIC PLAN
ZONE: M2 - GENERAL INDUSTRIAL
USE: INDUSTRIAL

ITEM	REQUIREMENTS	PROVIDED
MINIMUM FRONT SETBACK	15'	15'
MINIMUM SIDE SETBACK	5'	41.73'
MINIMUM REAR SETBACK	0'	172.98'
MAXIMUM BUILDING HEIGHT	50'	25'

PROPERTY AREA: 1.028 AC GROSS
1.028 AC NET
*REFERENCE IS MADE TO THE CITY OF ROSEVILLE MUNICIPAL CODE

DESCRIPTION	LEGEND	
	EXISTING	PROPOSED
PROPERTY LINE	---	---
ROW	---	---
EASEMENT	---	---
LOT LINE	---	---
CENTERLINE	---	---
SW, CURB & GUTTER	---	---
DITCH / FLOWLINE	---	---
EP	---	---
STORM DRAIN	XX"SD	XX"SD
SANITARY SEWER	XX"SS	XX"SS
WATER LINE	XX"W	XX"W
DOMESTIC WATER	XX"DW	XX"DW
FIRE SERVICE	XX"FS	XX"FS
GAS LINE	XX"G	XX"G
SDMH	---	---
DRAINAGE INLET	---	---
CULVERT WITH FES	---	---
DIRECTION OF SURFACE FLOW	---	---
OVERLAND RELEASE PATH	---	---
SSMH	---	---
SSCO	---	---
FIRE HYDRANT	---	---
PIV	---	---
FDC	---	---
WATER VALVE	---	---
WATER METER	---	---
CONCENTRIC REDUCER	---	---
BACKFLOW PREVENTION ASSEMBLY	---	---
REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY	---	---
AIR RELEASE VALVE	---	---
BLOW OFF ASSEMBLY	---	---
PIPE CAP	---	---
GAS VALVE	---	---
TELEPHONE MH	---	---
UTILITY POLE	---	---
UTILITY POLE WITH LIGHT	---	---
STREET LIGHT	---	---
SITE LIGHT	---	---
JUNCTION/PULL BOX	---	---
MONUMENT WELL	---	---
BOLLARD	---	---
SIGN	---	---
FENCE	---	---
RETAINING WALL	---	---
BLOCK WALL	---	---
MAJOR CONTOUR	---	---
MINOR CONTOUR	---	---
GRADE BREAK LINE	---	---
TREE & DRIP	---	REMOVAL
CONTROL POINT	100 PK	100.00 PK
FINISH FLOOR ELEVATION	FF: 123.00	FF: 123.00
SPOT ELEVATION (ASPHALT CONCRETE)	X 157.01 AC	13.34 AC
MATCH (E) GRADE ELEVATION	---	13.61 AC MATCH (E)
TRUNCATED DOMES	---	---
BUILDING	---	---
HEAVY DUTY AC	---	---
LIGHT DUTY AC	---	---
HEAVY DUTY PCC	---	---
LIGHT DUTY PCC	---	---
LANDSCAPING	---	---
FIRE TURNING RADIUS	---	---

NOT FOR CONSTRUCTION

PROFESSIONAL SEAL

2021 LENDELL LANE
ROSEVILLE, CA 95747
APN: 473-100-045
PRELIMINARY SITE PLAN

ROSEVILLE LANDSCAPE MATERIAL
1801 PFE ROAD
ROSEVILLE, CA 95747
CONTACT: BALDWIN SINGH GILL
PH: (916) 709-6619

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10/31/2025

10/31/2025 Projects\2021-2025\2021 LenDELL Ln Roseville\WORKING CAD\01 SITE PLAN.dwg Oct-31-2025 04:14 pm