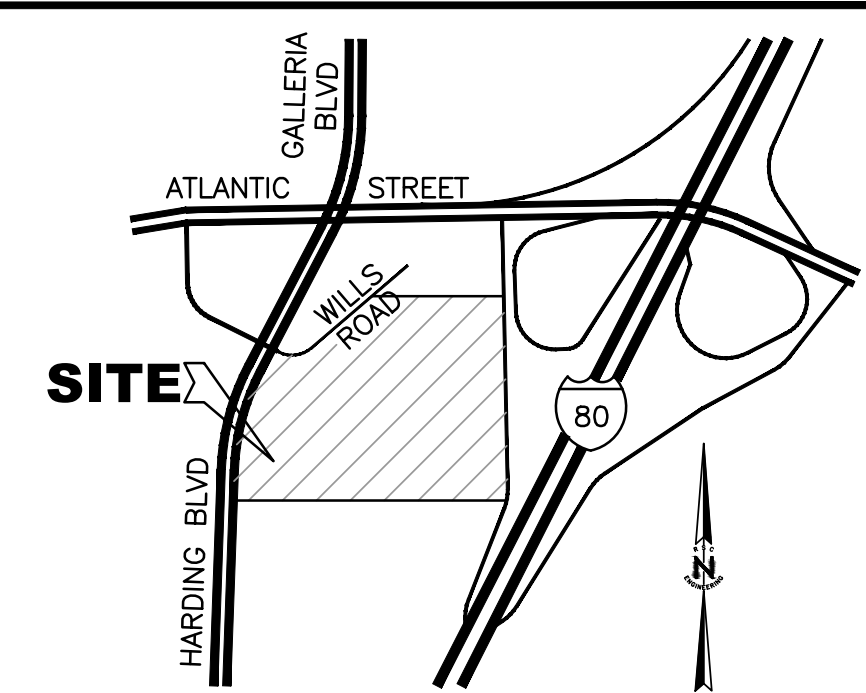


AMERCO REAL ESTATE COMPANY



VICINITY MAP
NOT TO SCALE

OWNER :

AMERCO REAL ESTATE COMPANY
2727 N. CENTRAL AVE 9N
PHOENIX, CA 85004

APPLICANT :

RSC ENGINEERING, INC.
1420 ROCKY RIDGE DR, SUITE 150
ROSEVILLE, CA 95661
Attn: TIFFANY WILSON
(916) 788-2884

APN

015-130-020 & 021
015-140-004 & 007
015-150-002, 012, 022, 023, 024 & 025

LAND USE

INDUSTRIAL

ZONING

M2 - GENERAL INDUSTRIAL
FW - FLOODWAY

ACREAGE

6.74± AC (M2)
6.99± AC (FLOODWAY)

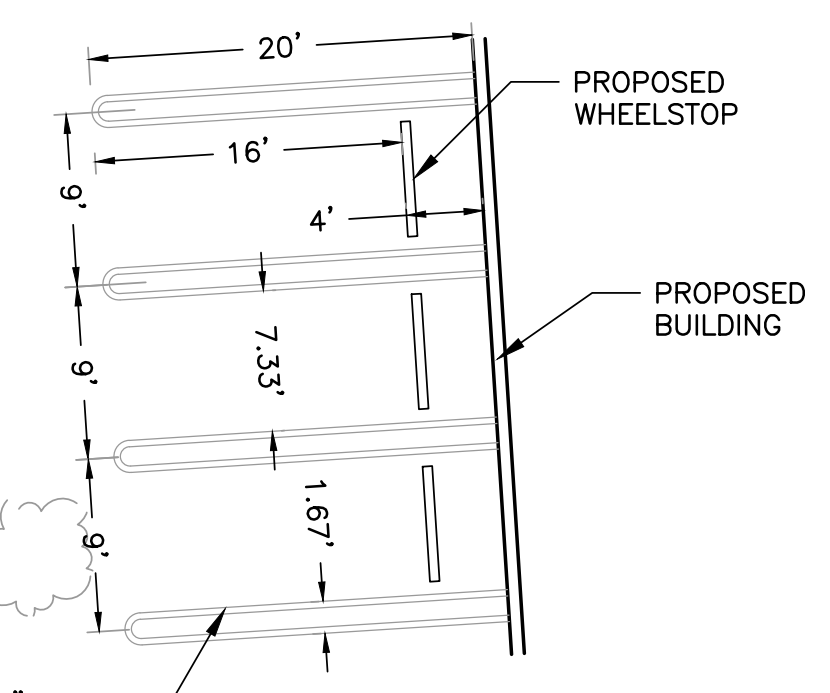
BUILDING AREA

PROPOSED 3 STORY BUILDING (BUILDING A) 122,724 S.F.
PROPOSED 1 STORY BUILDING (BUILDING B) 29,073 S.F.

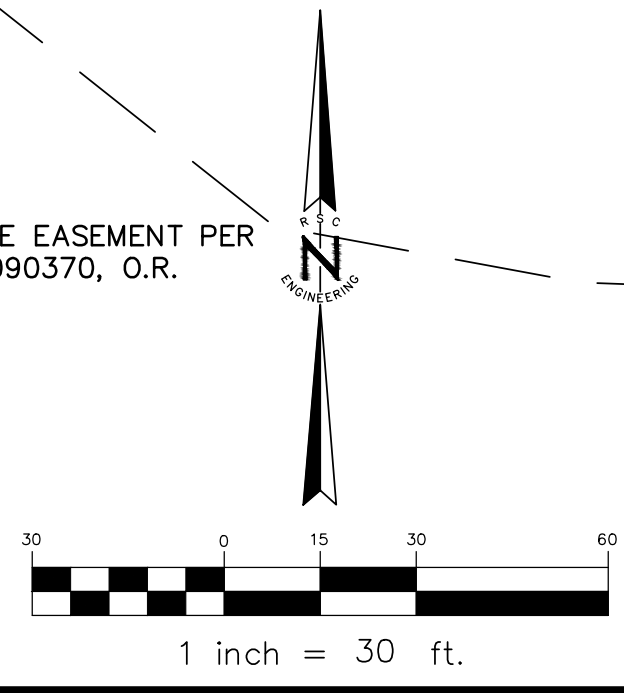
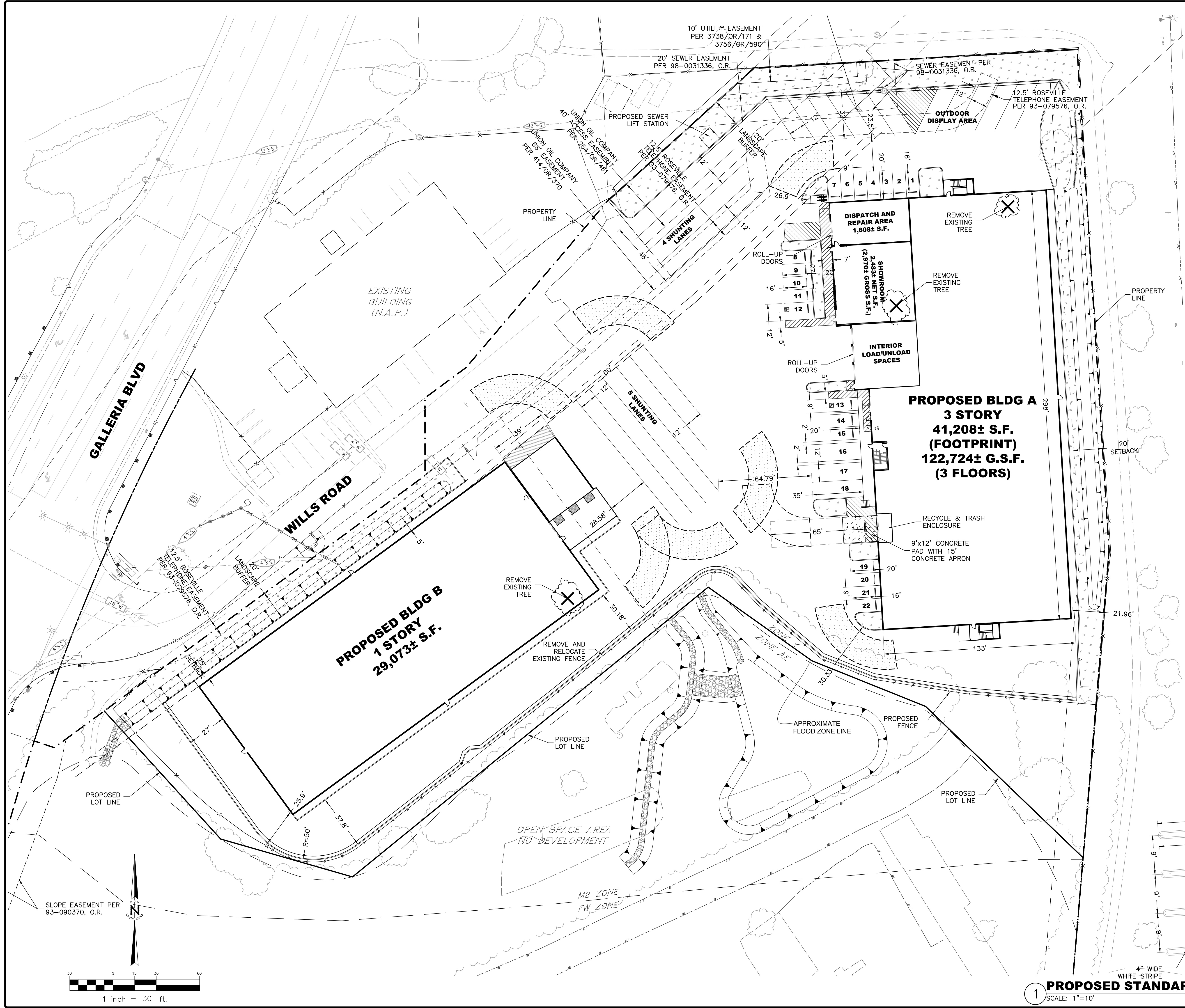
TOTAL: 151,797 S.F.

PARKING REQUIRED

STORAGE: 6 (4 STALLS PLUS 2 MANAGER STALLS)
RETAIL: 10 (1 /300 SF)
DISPLAY: 6 (1 /1,000 SF)
TOTAL: 22 STALLS



1 PROPOSED STANDARD PARKING DETAIL
SCALE: 1"=10'



REV	DATE	DESCRIPTION

REV	DATE	DESCRIPTION

RSC ENGINEERING
1420 Rocky Ridge Dr., Suite 150
Roseville, CA 95661
Ph: 916.788.2884 Fax: 916.788.4408

PROJECT NO:	172-001
DRAWN BY:	RSC Eng
CHECKED BY:	RSC Eng
DESIGNED BY:	RSC Eng

**PRELIMINARY SITE PLAN
U-HAUL MOVING & STORAGE
OF ROSEVILLE**
111 WILLS ROAD
ROSEVILLE, CA 95678

SHEET TITLE
**PRELIMINARY
SITE PLAN**

SHEET NO.
SP1
1 OF 11

LEGEND

- Flow-through planter/ bioretention area
- Landscaping
- Approximate limits of proposed pavement or pavement reconstruction

EARTHWORK QUANTITIES

CUT: 6,400 CY
 FILL: 1,150 CY
 NET: 5,250 CY EXPORT

NOTES:
 • EARTHWORK VOLUMES ABOVE ARE RAW NUMBERS AND DO NOT ACCOUNT FOR SHRINKAGE OR EXPANSION OF SOILS.
 • THE CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK CALCULATIONS.

BENCHMARK

CITY OF ROSEVILLE "BM 80" - ELEV=160.422 (NGVD29)
 A 3-1/4" BRASS DISK STAMPED SEPT 97 LS 4519 DRY CREEK AT HARDING BLVD. NE CORNER OF BRIDGE AT BACK OF SIDEWALK

REV	DATE	DESCRIPTION



RSC ENGINEERING
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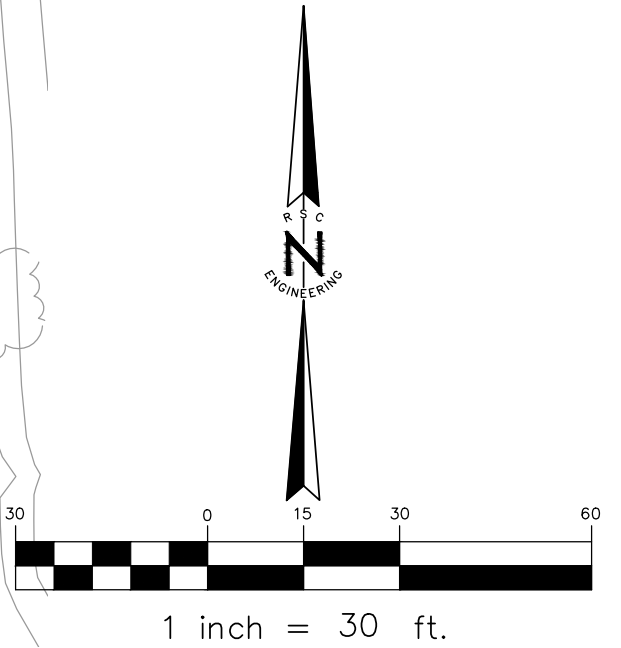
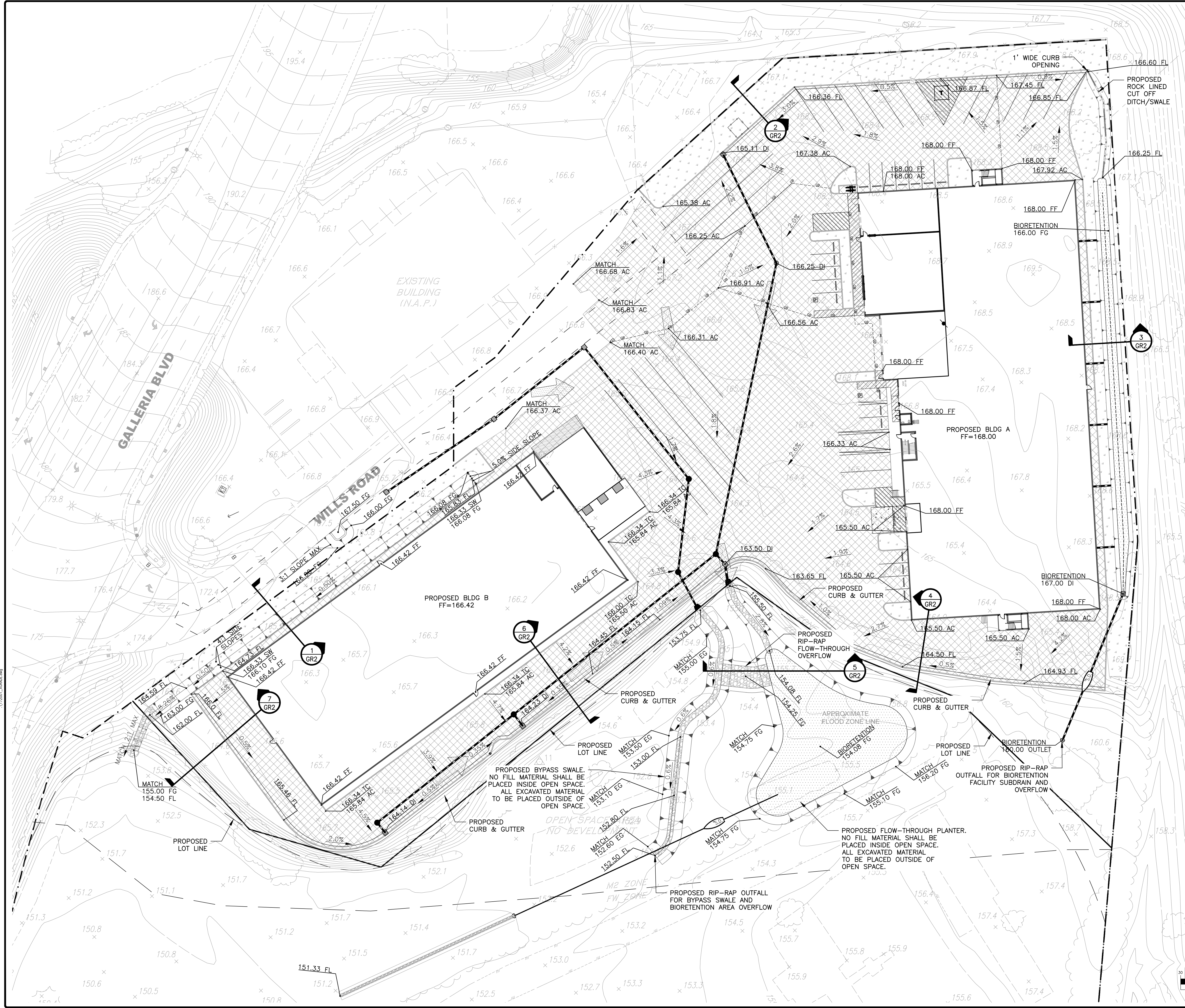
**PRELIMINARY SITE PLAN
 U-HAUL MOVING & STORAGE
 OF ROSEVILLE**

111 WILLS ROAD
 ROSEVILLE, CA 95678

SHEET TITLE
PRELIMINARY GRADING PLAN

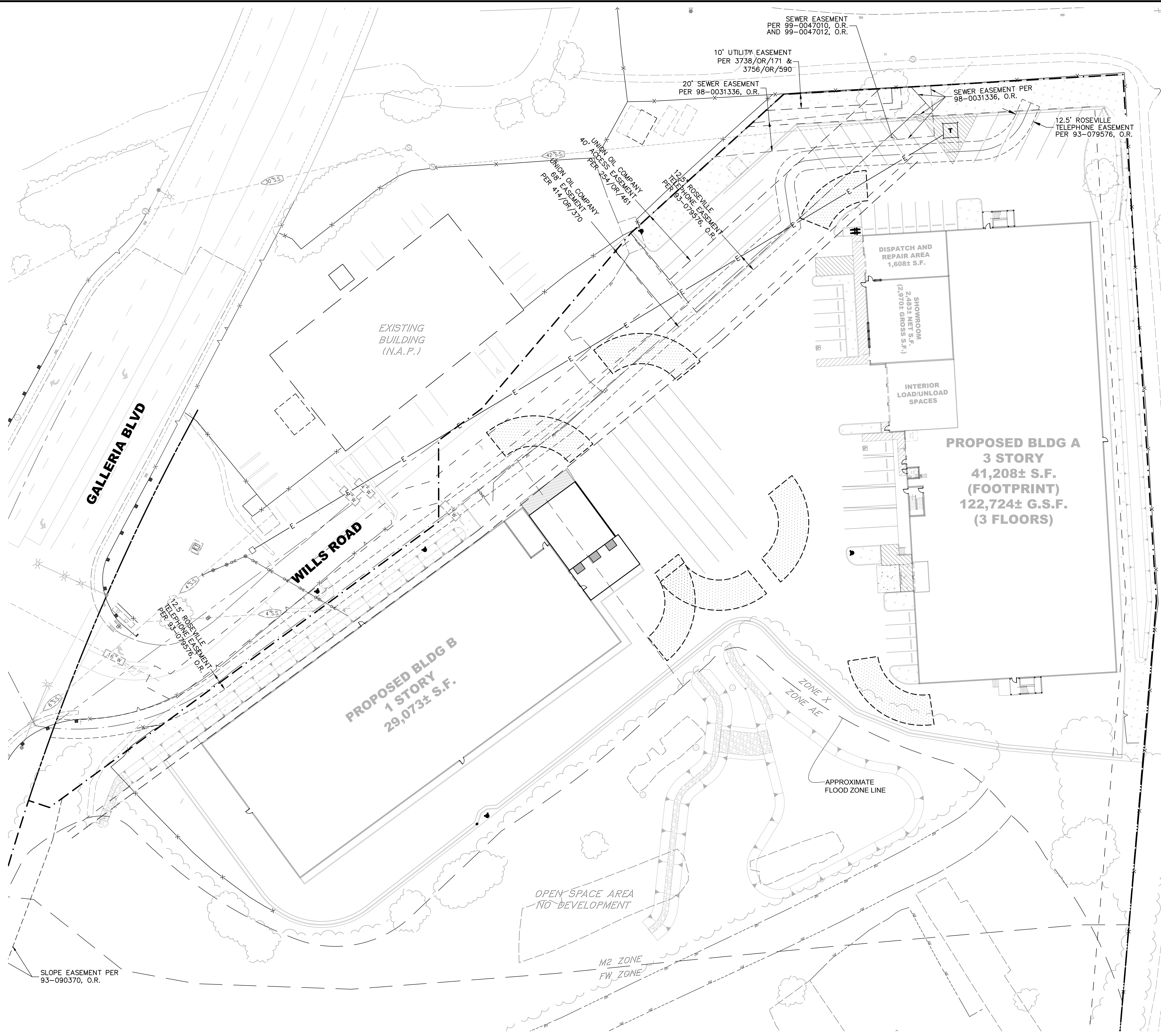
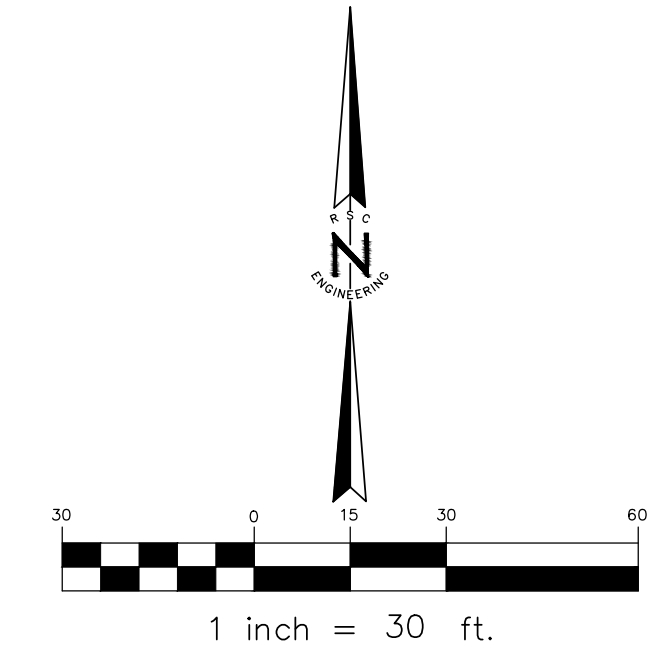
SHEET NO.
GR1
 3 OF 11

DATE: MARCH 1, 2021



CITY OF ROSEVILLE APPROVAL

DATE: 1/12/2021 11:00 AM
 PROJECT: 172-001
 DRAWN BY: RSC Eng
 CHECKED BY: RSC Eng
 DESIGNED BY: RSC Eng



PROPOSED BLDG A
3 STORY
41,208± S.F. (FOOTPRINT)
122,724± G.S.F. (3 FLOORS)

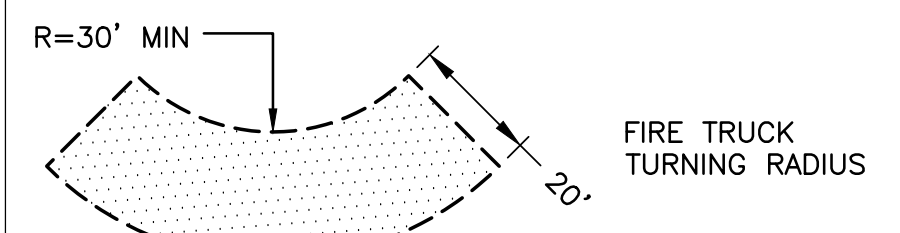
PROPOSED BLDG B
1 STORY
29,073± S.F.

EXISTING BUILDING (N.A.P.)

GALLERIA BLVD

WILLS ROAD

LEGEND



REV	DATE	DESCRIPTION

RSC ENGINEERING
 1420 Rocky Ridge Dr., Suite 150
 Roseville, CA 95661
 Ph: 916.788.2884 Fax: 916.788.4408

PROJECT NO:	172-001
DRAWN BY:	RSC Eng
CHECKED BY:	RSC Eng
DESIGNED BY:	RSC Eng

**PRELIMINARY SITE PLAN
U-HAUL MOVING & STORAGE
OF ROSEVILLE**

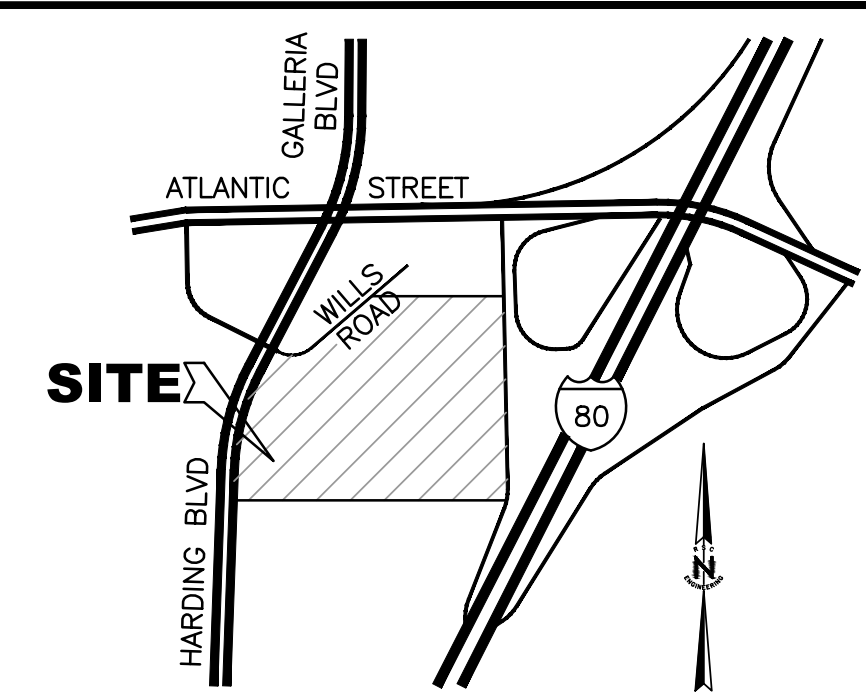
111 WILLS ROAD
ROSEVILLE, CA 95678

SHEET TITLE
FIRE ACCESS PLAN

SHEET NO.
FA1
7 OF 11

DRAWING: FA172-001 (Preliminary) (03/01/2021) - JJA
 USER: JJA
 PLOT DATE: Mar 01, 2021 11:28:03 AM
 PLOT FILE: C:\Users\jja\Documents\172001 - JJA.dwg

AMERCO REAL ESTATE COMPANY



VICINITY MAP NOT TO SCALE

OWNER :

AMERCO REAL ESTATE COMPANY 2727 N. CENTRAL AVE 9N PHOENIX, CA 85004

APPLICANT :

RSC ENGINEERING, INC. 1420 ROCKY RIDGE DR., SUITE 150 ROSEVILLE, CA 95661 ATTN: TIFFANY WILSON (916) 788-2884

APN

PORTION OF 015-140-007 015-150-002, 024 & 025 PORTION OF 015-150-023

LAND USE

INDUSTRIAL

ZONING

M2 - GENERAL INDUSTRIAL FW - FLOODWAY

EXISTING ACREAGE

Table with 2 columns: Parcel Number and Acreage. Rows include Parcel 1 (10.071± AC), Parcel 2 (0.161± AC), Parcel 3 (1.255± AC), Parcel 4 (0.942± AC), Parcel 5 (0.514± AC), Parcel 6 (0.200± AC), Parcel 7 (0.200± AC), Parcel 8 (0.344± AC), and a TOTAL of 13.688± AC.

PROPOSED ACREAGE

Table with 2 columns: Parcel Number and Acreage. Rows include Parcel 1 (8.690± AC), Parcel 2 (3.088± AC), Parcel 3 (1.396± AC), Parcel 5 (0.514± AC), and a TOTAL of 13.688± AC.

LEGEND

- EXISTING BOUNDARY LINE
--- EXISTING PARCEL LINE TO REMAIN
--- EXISTING PARCEL LINE TO BE REMOVED
--- PROPOSED PARCEL LINE
--- EXISTING EASEMENTS

NOTES:

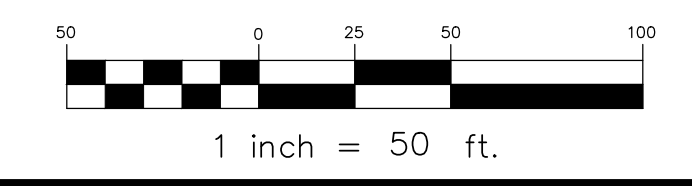
- 1. ZONES X (AREAS OF MINIMAL FLOOD HAZARDS) AND AE (FLOODWAY FRINGE AND FLOODWAY) PER FIRM MAP NO. 06061C0944H, DATED 11/02/2018
2. TREES ARE LOCATED ON SITE.
3. TREES ARE PROPOSED TO BE REMOVED.
4. EXISTING STRUCTURES LOCATED ON SITE.
5. ONE (1) EXISTING STRUCTURE PROPOSED TO BE REMOVED.
6. FORMER ENVIRONMENTAL WELL EQUIPMENT HAS BEEN REMOVED.
7. EXISTING MONITORING WELLS MAY REMAIN.
8. NO KNOWN WATER WELLS ON PROPERTY.
9. THIS MAP MAY RECORD IN PHASES.
10. WILLS ROAD IS A PUBLIC STREET THAT EXTENDS PARTIALLY INTO THE PROPERTY.
11. ADJACENT PROPERTY TO THE NORTH SHARES ACCESS TO WILLS ROAD.
12. SURVEY INFORMATION PROVIDED BY SITELINE SURVEYING, DATED 05/08/2017
13. SEE GR1 FOR ALL GRADING INFORMATION; SEE UT1 FOR ALL UTILITY INFORMATION
14. RECIPROCAL ACCESS AND DRAINAGE EASEMENTS WILL BE REQUIRED.

UTILITY PROVIDERS:

- WATER: ROSEVILLE ENVIRONMENTAL UTILITIES
SEWER: ROSEVILLE ENVIRONMENTAL UTILITIES
DRAINAGE: ROSEVILLE ENVIRONMENTAL UTILITIES
FIRE: ROSEVILLE FIRE DEPARTMENT
ELECTRIC: ROSEVILLE ELECTRIC
GAS: PG&E

BENCHMARK

CITY OF ROSEVILLE "BM 80" - ELEV=160.422 (NGVD29)
A 3-1/4" BRASS DISK STAMPED SEPT 97 LS 4519 DRY CREEK AT HARDING BLVD. NE CORNER OF BRIDGE AT BACK OF SIDEWALK



1 inch = 50 ft.

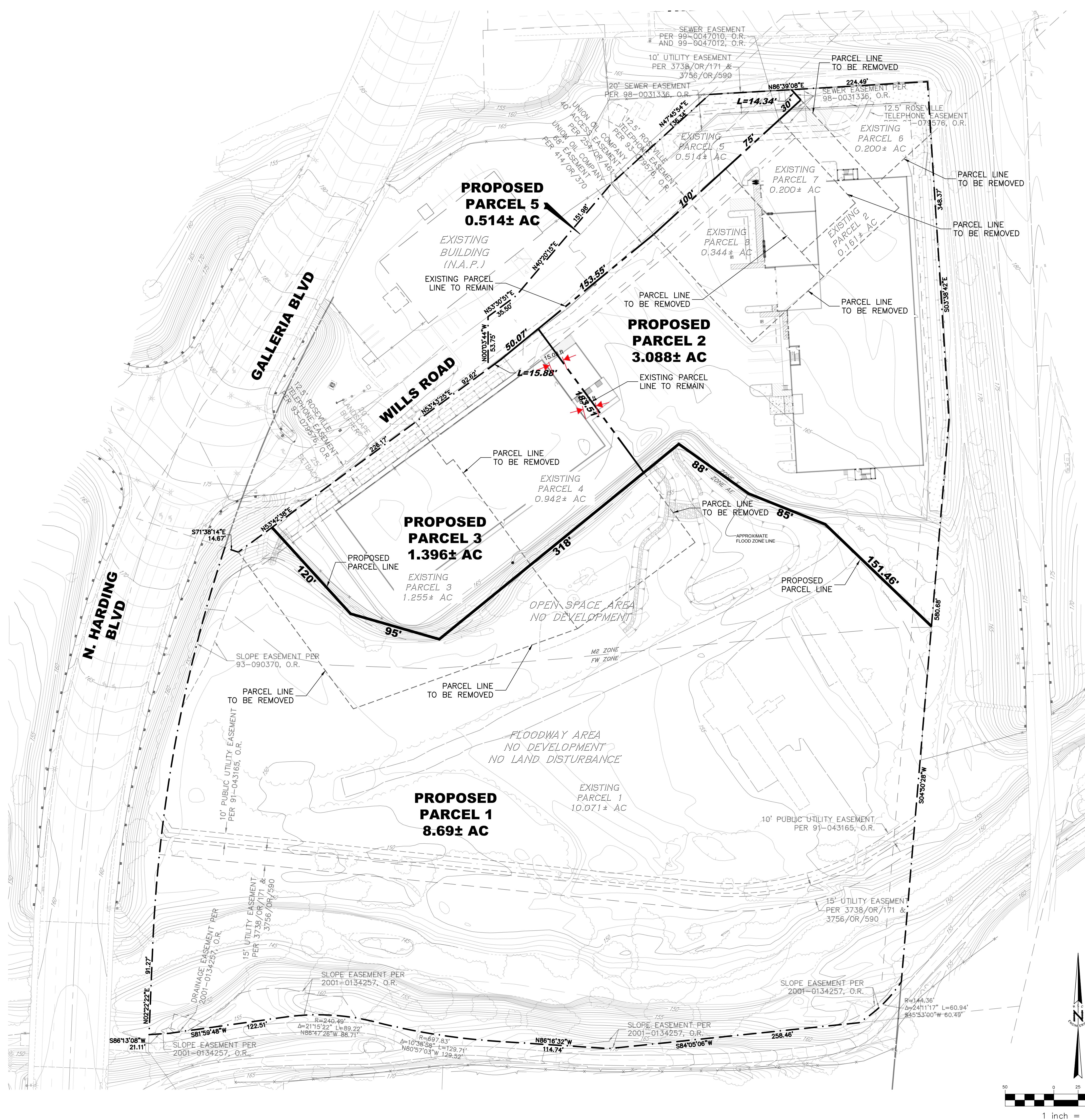
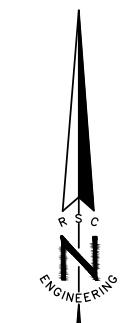
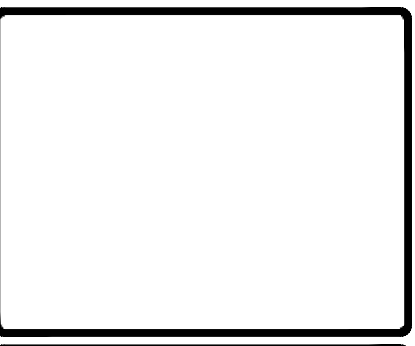


Table with columns: REV, DATE, DESCRIPTION. It contains several rows for revision tracking.



RSC ENGINEERING 1420 Rocky Ridge Dr., Suite 150 Roseville, CA 95661 Ph: 916.788.2884 Fax: 916.788.4408

PROJECT NO: 172-001
DRAWN BY: RSC Eng
CHECKED BY: RSC Eng
DESIGNED BY: RSC Eng

PRELIMINARY SITE PLAN U-HAUL MOVING & STORAGE OF ROSEVILLE 111 WILLS ROAD ROSEVILLE, CA 95678

SHEET TITLE TENTATIVE PARCEL MAP

SHEET NO. TM1 11 OF 11

CITY OF ROSEVILLE APPROVAL DATE: MARCH 1, 2021

Vertical text on the left margin: DATE: 01-21-2021, USER: RSC/ENG, PLOT DATE: 01-21-2021, FILE: 172001_TML.dwg, PLOT DATE: 01-21-2021, USER: RSC/ENG, PLOT DATE: 01-21-2021