

OWNER :

SAFEWAY, INC.
5918 STONERIDGE MALL ROAD
PLEASANTON, CA 94588
ATTN: TODD PARADIS

DEVELOPER :

WEST ROSEVILLE ASSOCIATES, LLC
1420 ROCKY RIDGE DRIVE, SUITE 170
NEWPORT BEACH, CA 92660
ATTN: JEFF WOOD

APPLICANT :

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

APN

017-162-010
017-162-049

GENERAL PLAN DESIGNATION

CC (COMMUNITY COMMERCIAL)

ZONING

CC/SA
(COMMUNITY COMMERCIAL/SPECIAL AREA)

EXISTING ACREAGE

PARCEL 1: 8.188± AC
PARCEL 2: 0.626± AC
TOTAL: 8.815± AC

PROPOSED ACREAGE (NET)

PARCEL 1: 4.984± AC
PARCEL 2: 0.895± AC
PARCEL 3: 1.076± AC
PARCEL 4: 1.667± AC
TOTAL: 8.622± AC

PROPOSED ACREAGE (GROSS)

PARCEL 1: 5.008± AC
PARCEL 2: 0.971± AC
PARCEL 3: 1.076± AC
PARCEL 4: 1.759± AC
TOTAL: 8.815± AC

UTILITY PROVIDERS:

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

LEGEND

- EXISTING BOUNDARY LINE
- - - EXISTING PARCEL LINE TO BE REMOVED
- PROPOSED PARCEL LINE
- - - PROPOSED RIGHT OF WAY
- - - EXISTING EASEMENTS
- ✕ EXISTING TREES TO BE REMOVED (9 TOTAL)

NOTES

1. A RECIPROCAL ACCESS AND UTILITY EASEMENT FOR ALL PARCELS WILL BE RECORDED CONCURRENT WITH THE MAP.

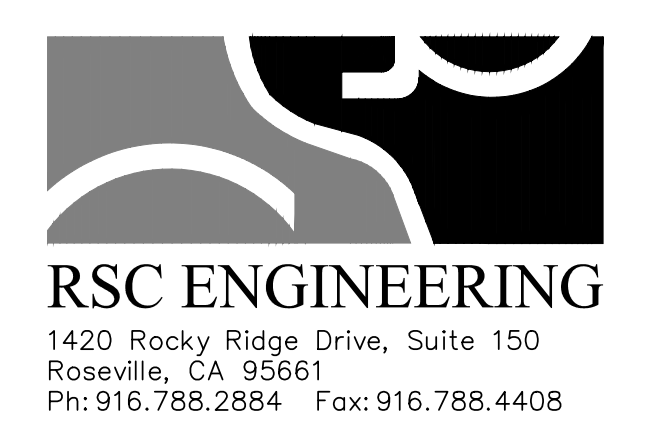
BENCHMARK

ELEVATIONS ARE BASED ON CITY OF ROSEVILLE BENCHMARK NO. 71. A 3 1/2" BRASS DISC STAMPED "LS6046, DEC. 1995" SET IN THE TOP BACK OF CURB AND WEST OF A DRAIN INLET, NORTH SIDE OF PLEASANT GROVE BLVD. +\ - 900' EAST OF FIDDYMENT ROAD. ELEVATION = 122.34'

TENTATIVE MAP
WEST ROSEVILLE MARKETPLACE
1798 PLEASANT GROVE BLVD., ROSEVILLE, CA

TM1

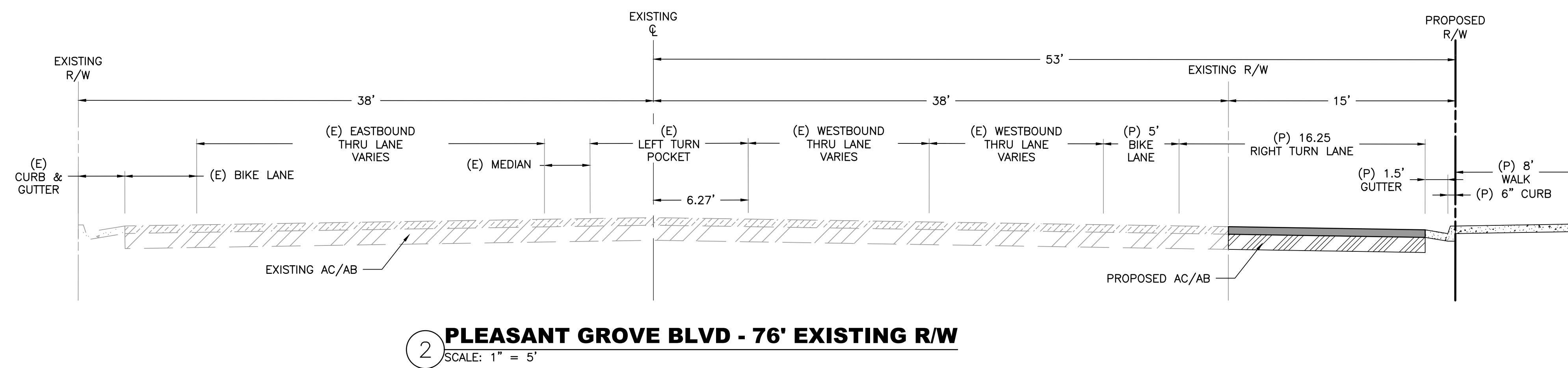
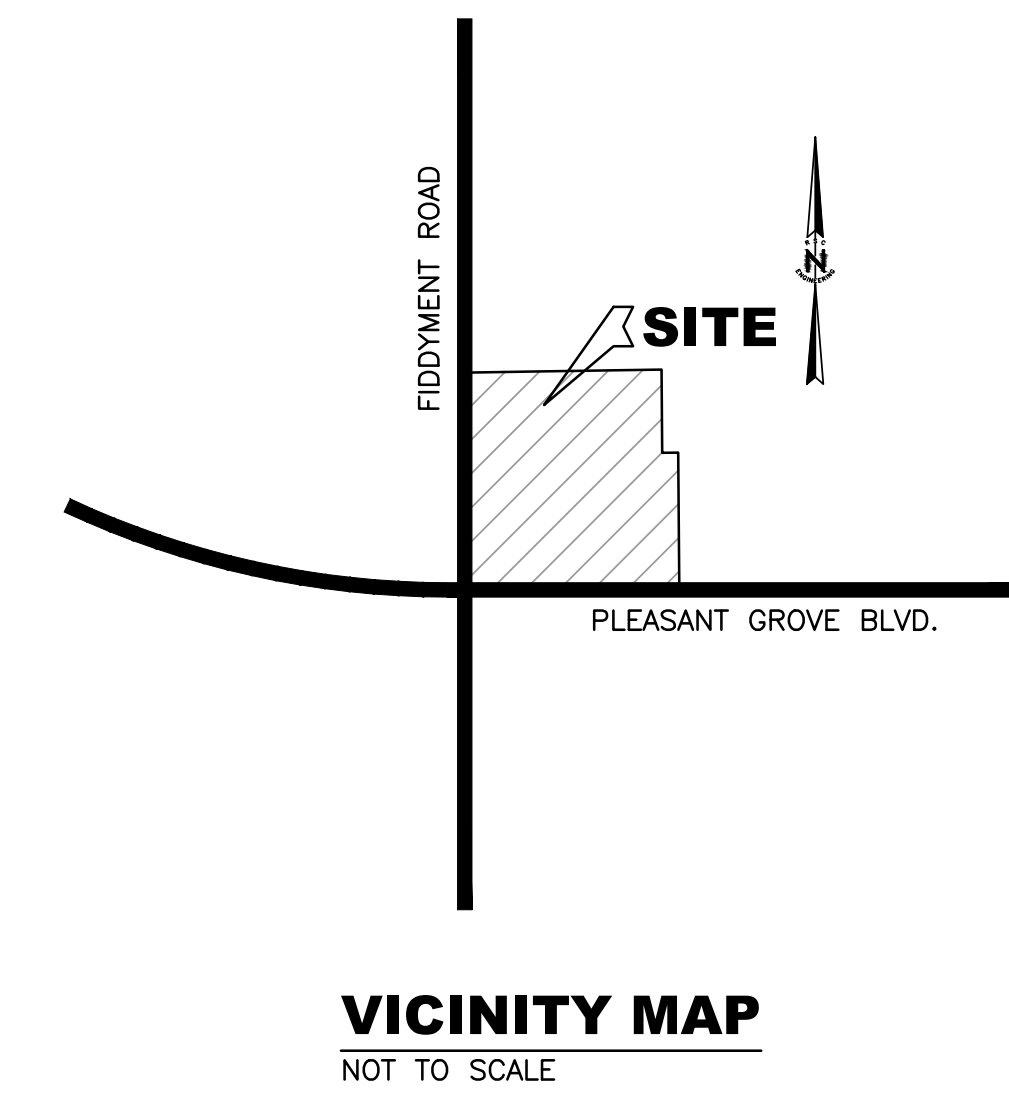
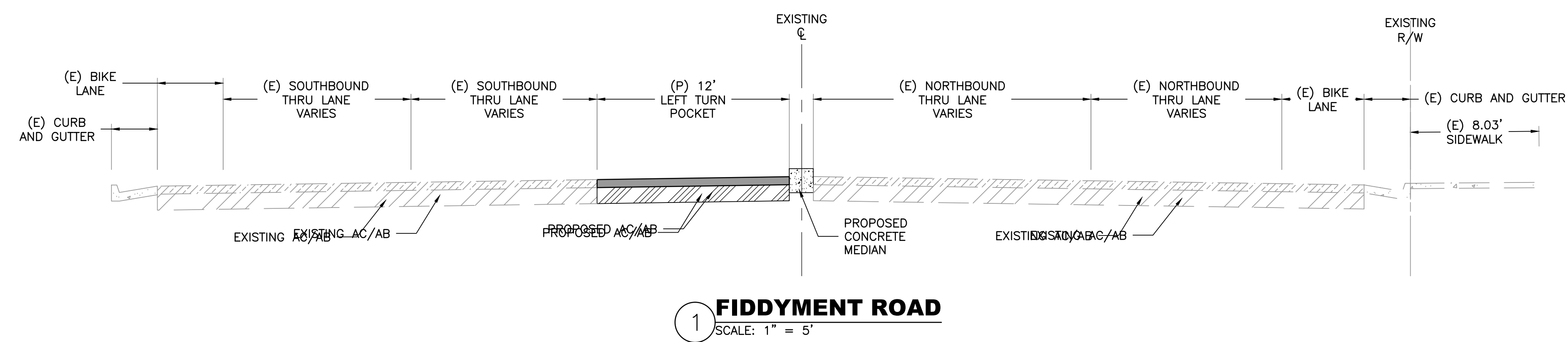
RSC JOB #: 277-001
DATE: 07/22/2022



NADEL STUDIO ONE, INC.
1990 S. BUNDY DR., SUITE 400
LOS ANGELES, CA 90025
T: 310.826.2100 F: 310.826.0182
WWW.NADELARC.COM



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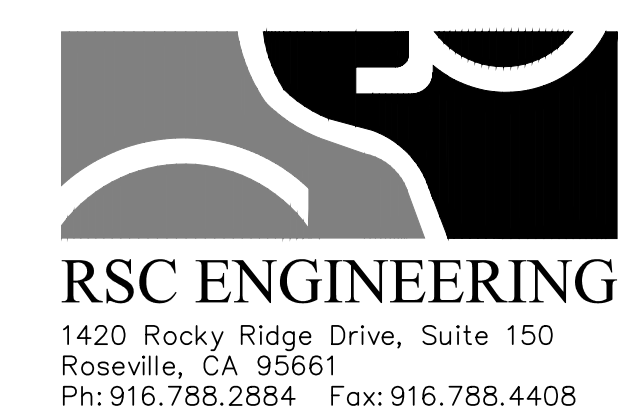


CITY OF ROSEVILLE APPROVAL

TENTATIVE MAP - SECTIONS
WEST ROSEVILLE MARKETPLACE
1798 PLEASANT GROVE BLVD., ROSEVILLE, CA

TM2

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