



PARCEL 6
35 P.M. 72

PARCEL 4
35 P.M. 72

PARCEL 5
35 P.M. 72

RESULTANT PARCEL A
13.181 ACRES±

PARCEL 4
28 P.M. 109

BENCHMARK
CITY B.M. 45 EL=146.073

3-1/4" BRASS DISC STAMPED L.S. 5614, FEB 1993, TOP OF CURB WEST SIDE OF D.I. AT SE CORNER OF WASHINGTON BLVD./ROSEVILLE PARKWAY AT NE END OF CURB RETURN.

REVISED MODIFIED STAGE I
AND STAGE II INTAKE SET:
08-01-22

PROJECT INFORMATION

OWNER	SURVEYOR
HARSH INVESTMENT PROPERTIES-II, LLC CONTACT: RYAN SCHERA 1121 SW SALMON STREET, SUITE 500 PORTLAND, OR 97205 PHONE: (503) 973-0258 EMAIL: RYANS@SCHNITZERPROPERTIES.COM	MORTON PITALO, INC. 800 COOLIDGE DRIVE, SUITE #140 FOLSOM, CA 95630 CONTACT: MICHAEL CHIARA PHONE: (916) 927-2400 EMAIL: MCHIARA@MPENGR.COM

UTILITY PROVIDERS	SERVICE PROVIDERS
WATER: CITY OF ROSEVILLE GAS: PG&E ELECTRIC: ROSEVILLE ELECTRIC TELEPHONE: ROSEVILLE TELEPHONE CABLE TV: COMCAST	SCHOOL DISTRICT: ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT ROSEVILLE ELEMENTARY SCHOOL DISTRICT FIRE PROTECTION: CITY OF ROSEVILLE POLICE PROTECTION: CITY OF ROSEVILLE STORM DRAINAGE: CITY OF ROSEVILLE SOLID WASTE: CITY OF ROSEVILLE

PROJECT INFORMATION	
ASSESSOR PARCEL NUMBER	017-123-083, 017-123-084
USE:	VACANT
ZONING:	M2 - NORTH INDUSTRIAL
GENERAL PLAN:	IND



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 WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SCALE:	COMPUTED:	MJC
HORIZ. 1" = 40'	DRAWN:	MJC
VERT. 1" = N/A	CHECKED:	MJC

mp **MORTON & PITALO, INC.**
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SITE PLAN LOT MERGER PARCELS 4 & 5 EE MAPS 82 CITY OF ROSEVILLE, CALIFORNIA	DATE FEBRUARY 2022
	SHEET 1
	OF 1

