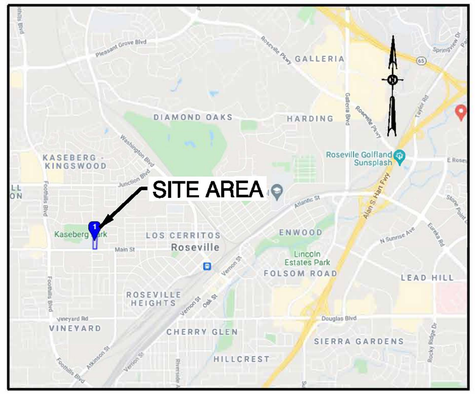
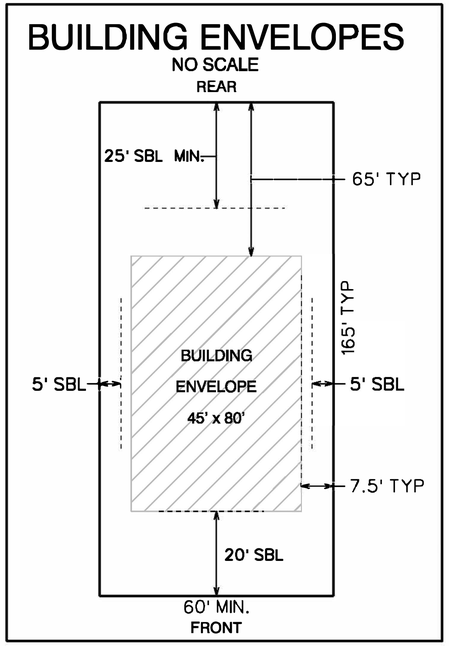
PC EXHIBIT B

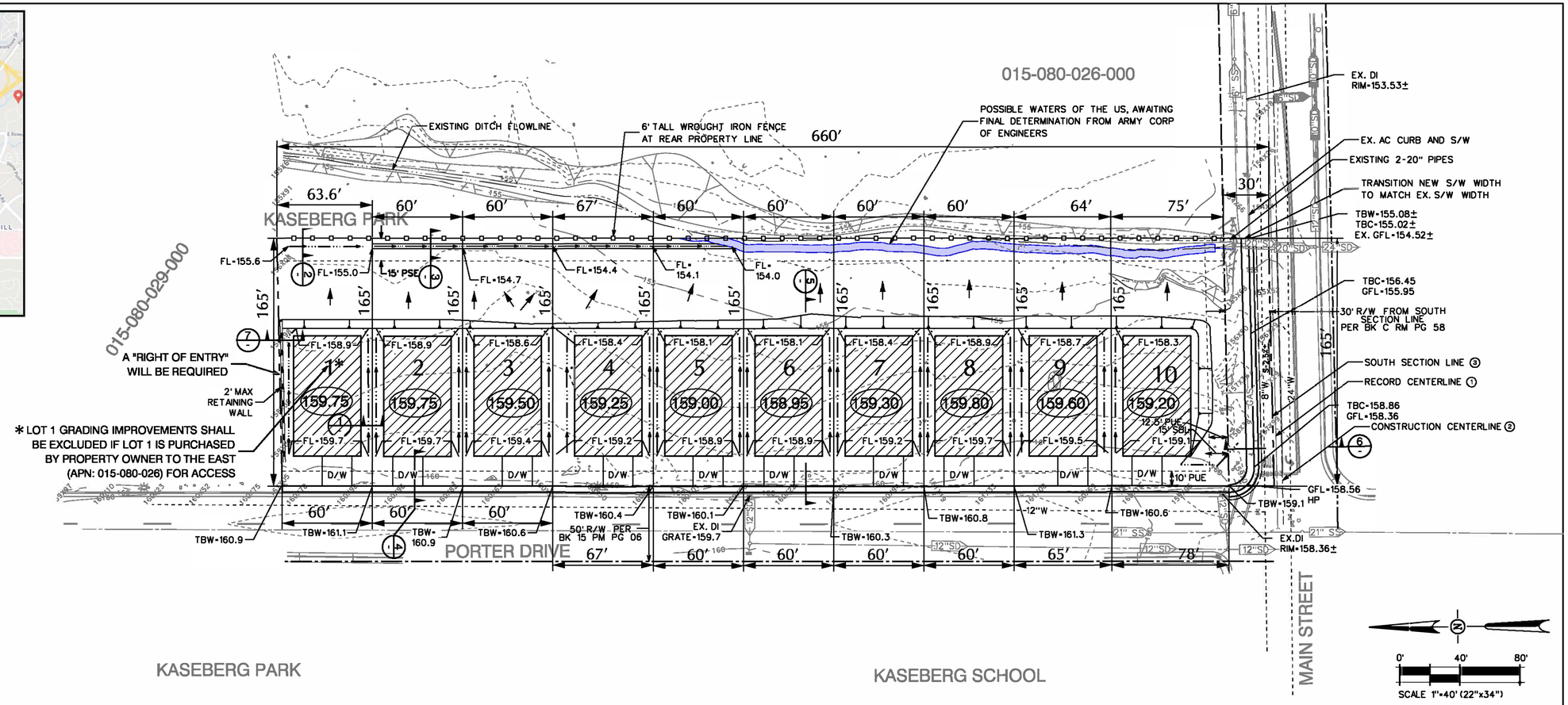


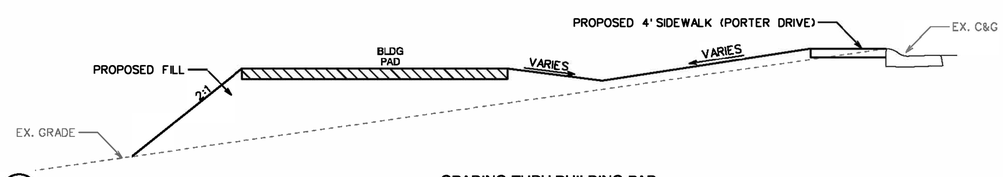
VICINITY MAP
NO SCALE

BUILDING ENVELOPES

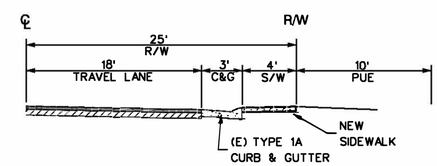
NO SCALE







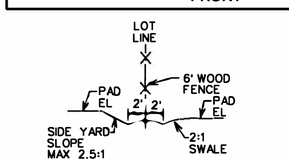
5 GRADING THRU BUILDING PAD
NO SCALE



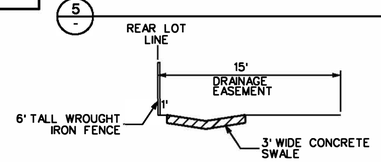
PORTER DRIVE - STREET SECTION
NO SCALE

LEGEND

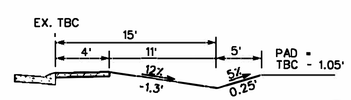
159.30	APPROX. PAD ELEVATION
	BUILDING PAD
	CONCRETE SWALE
	EARTHEN SWALE
	SHEET FLOW ARROW
	2:1 SLOPE
FL=155.5	FLOW LINE ELEVATION
TBW=155.5	TOP BACK OF WALK ELEVATION



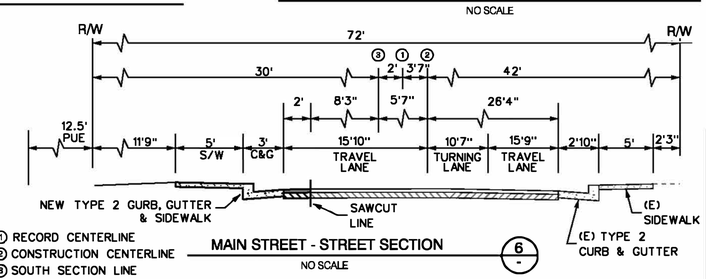
SIDE YARD SWALES 1
NO SCALE



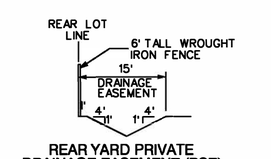
REAR YARD PRIVATE DRAINAGE EASEMENT (PSE) W/CONC. SWALE 3
NO SCALE



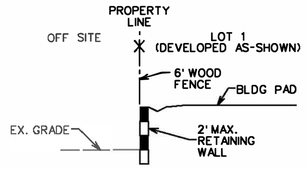
TYPICAL SECTION @ DRIVEWAY 4
NO SCALE



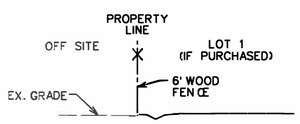
MAIN STREET - STREET SECTION 6
NO SCALE



REAR YARD PRIVATE DRAINAGE EASEMENT (PSE) W/EARTHEN SWALE 2
NO SCALE



SIDE YARD AT PROPERT LINE 7
NO SCALE



SIDE YARD AT PROPERT LINE (IF LOT 1 IS PURCHASED BY PROPERTY OWNER TO THE EAST) 7
NO SCALE

TENTATIVE MAP GRADING AND SITE PLAN

1028 MAIN STREET ROSEVILLE, CA 95678 _ APN: 015-080-030-000
EXISTING ZONING - R1 _ EXISTING LANDUSE DESIGNATION - LDR-4
NOVEMBER 07, 2022

OWNER/ DEVELOPER/APPLICANT
Chad Phillips
8227 Crestchire Cir
Orangevale, CA 95662
CONTACT: Chad Phillips
PHONE: (916)390-1476
EMAIL: Chad.remaxgold@gmail.com

ENGINEER/PLANNER/SURVEYOR
KASL Consulting Engineers
7777 Greenback ln #104
Citrus Heights, CA 95610
CONTACT: Jack Scroggs
PHONE: (916)722-1800
EMAIL: JScroggs@kasl.com

ASSESSORS PARCEL NUMBER
015-080-030-000

AREA
2.5±AC.

EXISTING ZONING
R1 _ LDR-4

PROPOSED ZONING
R1 _ LDR-4

ELECTRICITY
CITY OF ROSEVILLE

NATURAL GAS
PG&E

TELEPHONE
CONSOLIDATED COMMUNICATIONS

POLICE & FIRE PROTECTION
CITY OF ROSEVILLE

SCHOOL DISTRICT
ROSEVILLE CITY SCHOOL DISTRICT

PARKS & RECREATION
CITY OF ROSEVILLE

FILE: S:\6719-01 1028 Main Street\Tentative Map\TENT MAP GRAD.dgn
DATE: 11/8/2022