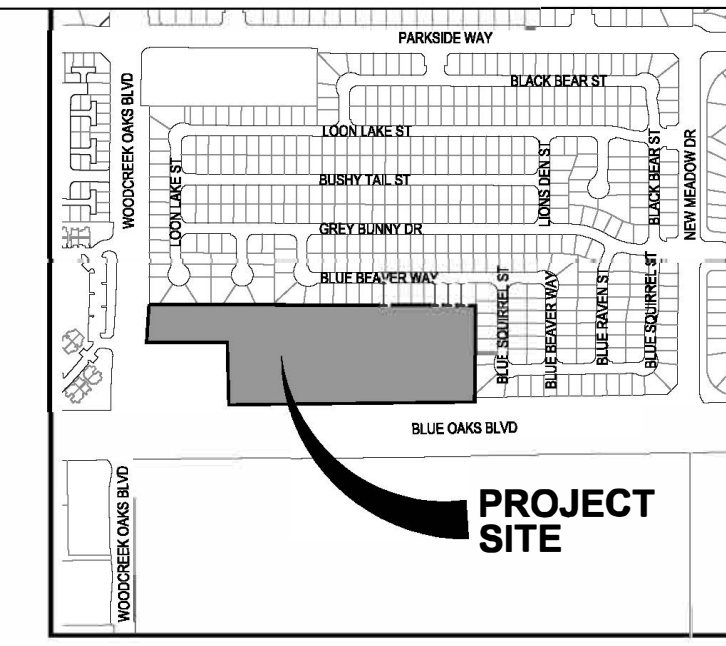
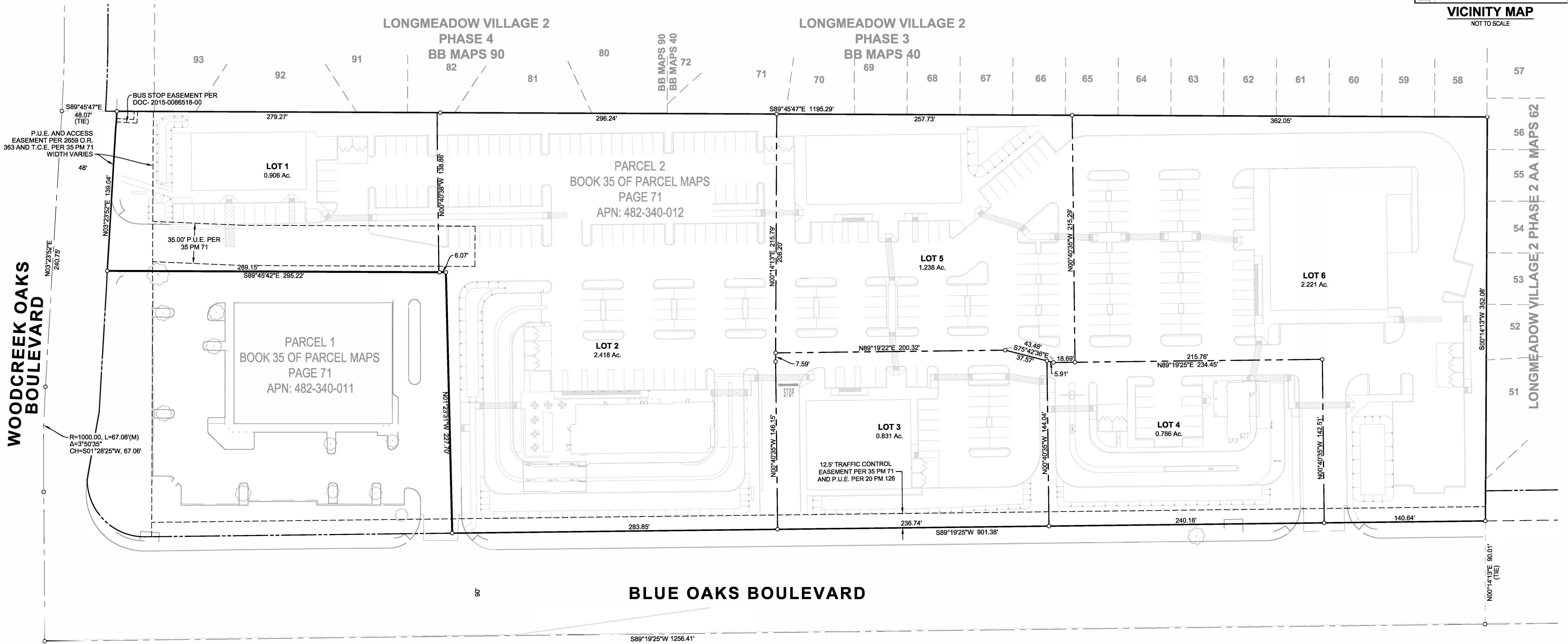


TENTATIVE SUBDIVISION MAP FOR BLUE OAKS RETAIL CENTER PHASE 2

CITY OF ROSEVILLE PLACER COUNTY CALIFORNIA
CUNNINGHAM ENGINEERING
FEBRUARY 2023



VICINITY MAP
NOT TO SCALE



OWNER
ROSEVILLE BLUE OAKS PARTNERS, LLC
A DELAWARE LIMITED LIABILITY COMPANY
30 EAST 23rd STREET, 10th FLOOR
NEW YORK, NY 10010
(917) 688-4020

APN
482-340-012

ZONING
COMMUNITY COMMERCIAL / SPECIAL AREA (CC/SA)

CIVIL ENGINEER
CUNNINGHAM ENGINEERING
2120 20th STREET, SUITE 3
SACRAMENTO, CALIFORNIA 95818
(916) 455-2026

AREA
8.40± Ac
6 LOTS

SPECIFIC PLAN:
NORTH INDUSTRIAL
SPECIFIC PLAN AREA

ARCHITECT
BORGES ARCHITECTURAL GROUP
1478 STONE POINT DRIVE, SUITE 350
ROSEVILLE, CALIFORNIA 95661
(916) 782-7200

LAND USE
COMMUNITY COMMERCIAL (CC)

BASIS OF BEARINGS
THE CENTERLINE OF BLUE OAKS BOULEVARD PER BOOK AA PAGE 28

BENCHMARK
CITY OF ROSEVILLE BM96, 3-1/4" BRASS DISC STAMPED "SEPTEMBER 2000 LS5978" AT THE TOP OF CURB 1 FOOT SOUTH OF D.I. AT THE SW CORNER OF THE INTX. OF BLUE OAKS BLVD. & WOODCREEK OAKS BLVD. EL=114.97' (NAVD88)

FLOOD ZONE
ZONE X: PER MAP NO. 06061C0937H DATED NOVEMBER 2, 2018.

- NOTES:**
- THIS MAP WAS PREPARED UNDER THE DIRECTION OF CHARLES W. CUNNINGHAM, RCE 30339.
 - ALL INFORMATION ON THIS MAP IS DEEMED TO BE OF A PRELIMINARY NATURE, AND IS NOT TO BE RELIED ON FOR SURVEY OR PROPERTY LINE INFORMATION.
 - THE EXISTING BOUNDARY AND TOPOGRAPHY INFORMATION IS BASED ON A FIELD SURVEY PERFORMED MORROW SURVEYING, DATED FEBRUARY 2022.
 - THIS SUBDIVISION IS A SUBDIVISION OF PARCEL 2 AS SHOWN ON THE PARCEL MAP OF "BLUE OAKS RETAIL CENTER", FILED OCTOBER 10, 2014 IN BOOK 35 OF PARCEL MAPS PAGE 71, PLACER COUNTY RECORDS.
 - THE PROPOSED SITE IMPROVEMENTS ARE BASED ON A SITE PLAN PREPARED BY KIMLEY-HORN DATED JUNE 2022.
 - THE SUM OF THE PARTS OF A LINE OR CURVE MAY NOT EQUAL THE WHOLE LENGTH DUE TO ROUNDING OF DISTANCES.
 - OWNER SHALL PREPARE AND RECORD PRIVATE RECIPROCAL EASEMENTS BETWEEN LOTS FOR ACCESS, DRAINAGE AND UTILITIES PRIOR TO THE SALE OR OWNERSHIP TRANSFER OF ANY LOT.
 - OWNER RESERVES THE RIGHT TO FILE FINAL MAPS IN PHASES.

LEGEND

	SUBDIVISION BOUNDARY
	NEW LOT LINE
	EXISTING EASEMENT
	PROPOSED SITE IMPROVEMENTS
	PROPOSED BUILDING WALL
	ADJACENT PROPERTY LINE
	EXISTING STREET CENTERLINE

DISTRICTS

SEWER	CITY OF ROSEVILLE
WATER	CITY OF ROSEVILLE
STORM DRAIN	CITY OF ROSEVILLE
ELECTRIC	CITY OF ROSEVILLE
GAS	PG&E
SCHOOL DISTRICT	ROSEVILLE CITY SCHOOL DISTRICT
FIRE DISTRICT	CITY OF ROSEVILLE FIRE DISTRICT
PARK DISTRICT	CITY OF ROSEVILLE

SCALE IN FEET

SHEET 1 OF 1