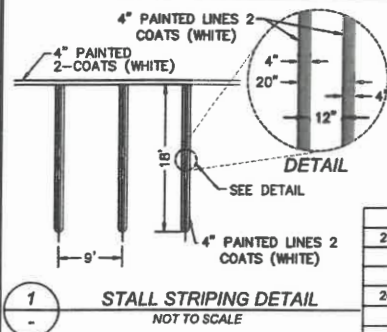
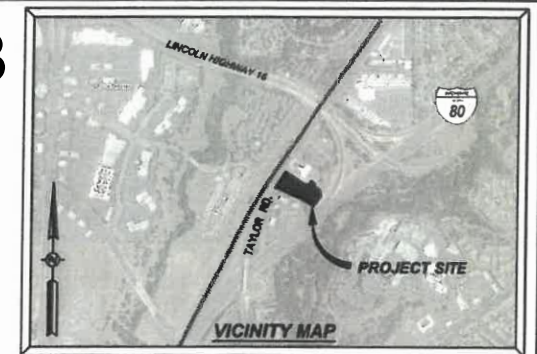


ELITE TOWING SITE PLAN

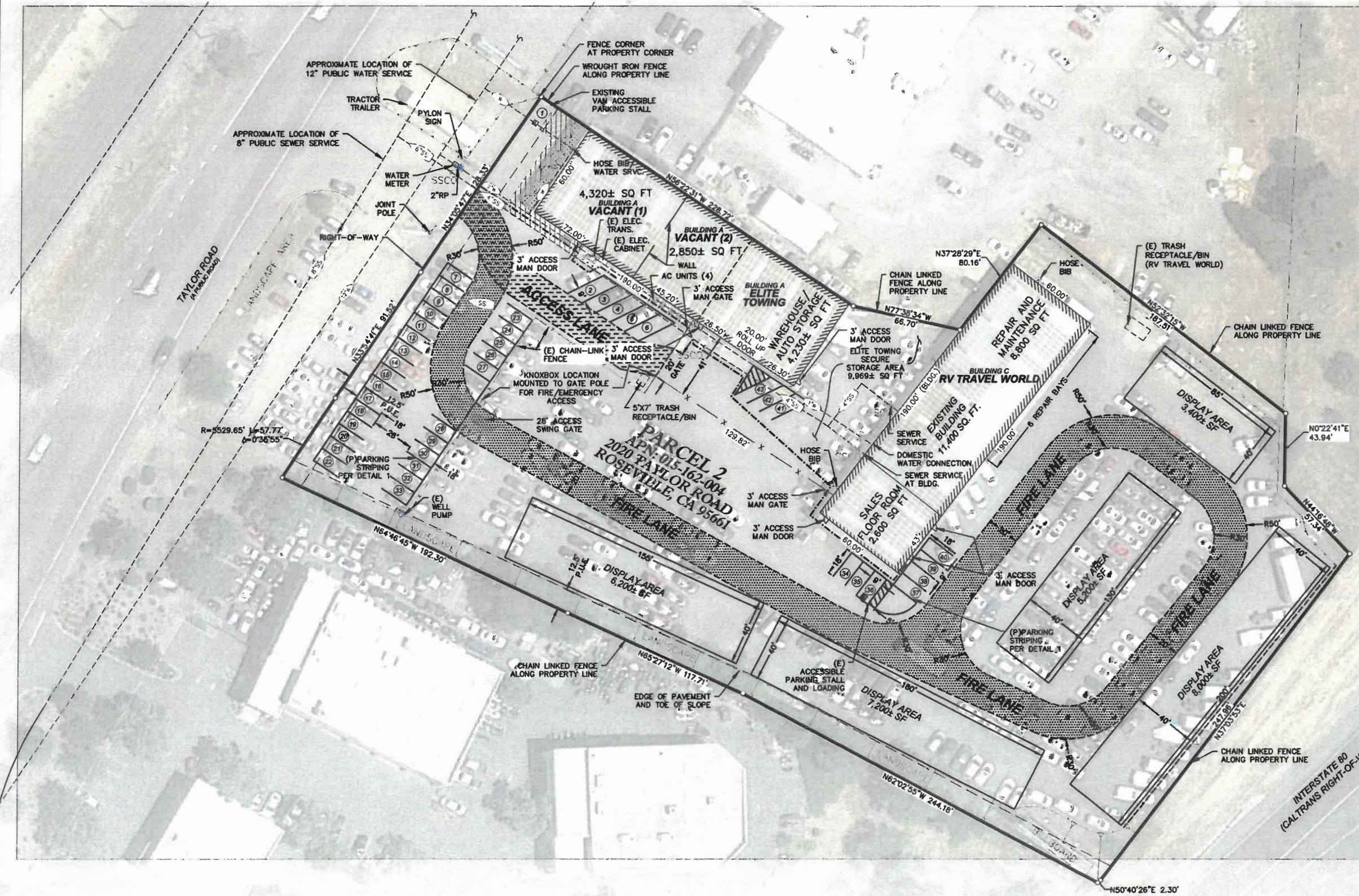
2020 TAYLOR ROAD
ROSEVILLE, CA 95661
APN: 015-162-004-000

PC EXHIBIT B



REQUIRED PARKING

Address	TENANT	Use	Sq.Ft.	Parking Ratio	Required
2020 Taylor Rd - Building A	VACANT AREA (1)	Commercial Space	4,320	1/1000	5
	VACANT AREA (2)	Commercial Space	2,850	1/1000	3
	ELITE TOWING	Warehouse & Storage	4,230	1/1000	5
2020 Taylor Rd - Building C	RV Travel World	Vehicle Sales	32,600	1/1000	33
		Repair & Maintenance (6 Bays)	8,800	1/400 plus 1 per bay	23
Total					69



AREA OF PARCEL:
3.59± ACRES

JURISDICTION:
CITY OF ROSEVILLE

ZONING:
MP INDUSTRIAL / BUSINESS PARK

SETBACKS: FRONT (PRIMARY FRONTAGE) = 150'
FRONT (OTHER) = 50'
SIDE = 50'
REAR = 0'

FIRE DISTRICT:
ROSEVILLE CITY FIRE
C/O JEFF ANGLIA

INFORMATION NOTE:
BOUNDARY AND EASEMENT DATA FROM 24 PM 14 AERIAL IMAGE FROM GOOGLE EARTH.

LAND USE:
RV TRAVEL WORLD
2020 TAYLOR ROAD, BUILDING C
ROSEVILLE, CA 95678

USED FOR: RECREATIONAL VEHICLE AND TRAILER SALES, REPAIR, SERVICE, AND MAINTENANCE OF RECREATIONAL VEHICLES (RVs) AND TRAILERS. SERVICE BAYS ARE USED FOR COSMETIC AND WARRANTY WORK (NO MECHANICAL WORK) SCHEDULED BY APPOINTMENT.

HOURS OF OPERATION: 8:00 am - 6:00 pm MON - SAT.
NUMBER OF EMPLOYEES: 15
NUMBER OF RVs ON DISPLAY: 65
OUTDOOR RV DISPLAY AREA: 30,000 SF
OFFICE SALES AREA: 2,600 SF
NUMBER OF SERVICE BAYS: 6

ELITE TOWING
2020 TAYLOR ROAD, BUILDING A
ROSEVILLE, CA 95678

USE: PORTION FOR WAREHOUSE AND STORAGE FACILITIES AND A PORTION FOR COMMERCIAL SALES AND/OR SERVICES

FIRE ACCESS NOTES:
1. THE REQUIRED FIRE DEPARTMENT ACCESS WITH A TURNING RADIUS OF 30' AND 50' SHALL BE CONTINUOUS WITHOUT INTERRUPTION TO TYPICAL DRIVING PATTERNS.
2. A KNOXBOX HAS BEEN ORDERED AND WILL BE MOUNTED TO THE GATE POST FOR THE NORTHWESTERLY 28 FOOT SWING GATE AND FOR THE SOUTHEASTERLY 20 FOOT GATE FOR FIRE AND EMERGENCY ACCESS.

UTILITY NOTE:
EXISTING UTILITY INFORMATION WAS GATHERED FROM OBSERVABLE EVIDENCE NOTED ON A SITE VISIT AND RECORD INFORMATION PROVIDED BY CITY OF ROSEVILLE.

PARKING:
REQUIRED: 69 STALLS (SEE REQUIRED PARKING TABLE)
PROVIDED: 43 STALLS (PARKING REDUCTION REQUESTED)

LEGEND

DESCRIPTION	EXISTING
PROPERTY LINE	---
WATER LINE	W
SEWER LINE	SS
PAVEMENT EDGE	---
REDUCED PRESSURE BACKFLOW PREVENTER	RP
UTILITY POLE	U
FENCE	X X
BUILDING	---
DOOR	---
GRADE SLOPE	---
PATH OF TRAVEL	---



DATE	BY	REVISION	NO.	CHECK	BY	DESIGN	DRAWN	QUANT.	BY	DATE	APPROVED

2200 Douglas Blvd., Suite 100, Roseville, CA 95661
PH: 916-772-7300 | www.cwecorp.com

ELITE TOWING
JAMIE CODERO
5650 66th AVENUE
SACRAMENTO, CA 95823
PH: 916-952-1872
CELL: 916-257-8625

ELITE TOWING
2020 TAYLOR ROAD
ROSEVILLE, CA 95678

SITE PLAN

Drawing	Sheet
1	1
of	of
Total	Total
2	2

DATE: 07-09-2025

W:\2017 Projects\17125_2020 Taylor Rd\WORKING CAD\CL SITE PLAN.dwg, Jul 10, 2025 - 09:15 am

CWE PROJECT 17125 - 2020 TAYLOR ROAD, ROSEVILLE, CA 95678