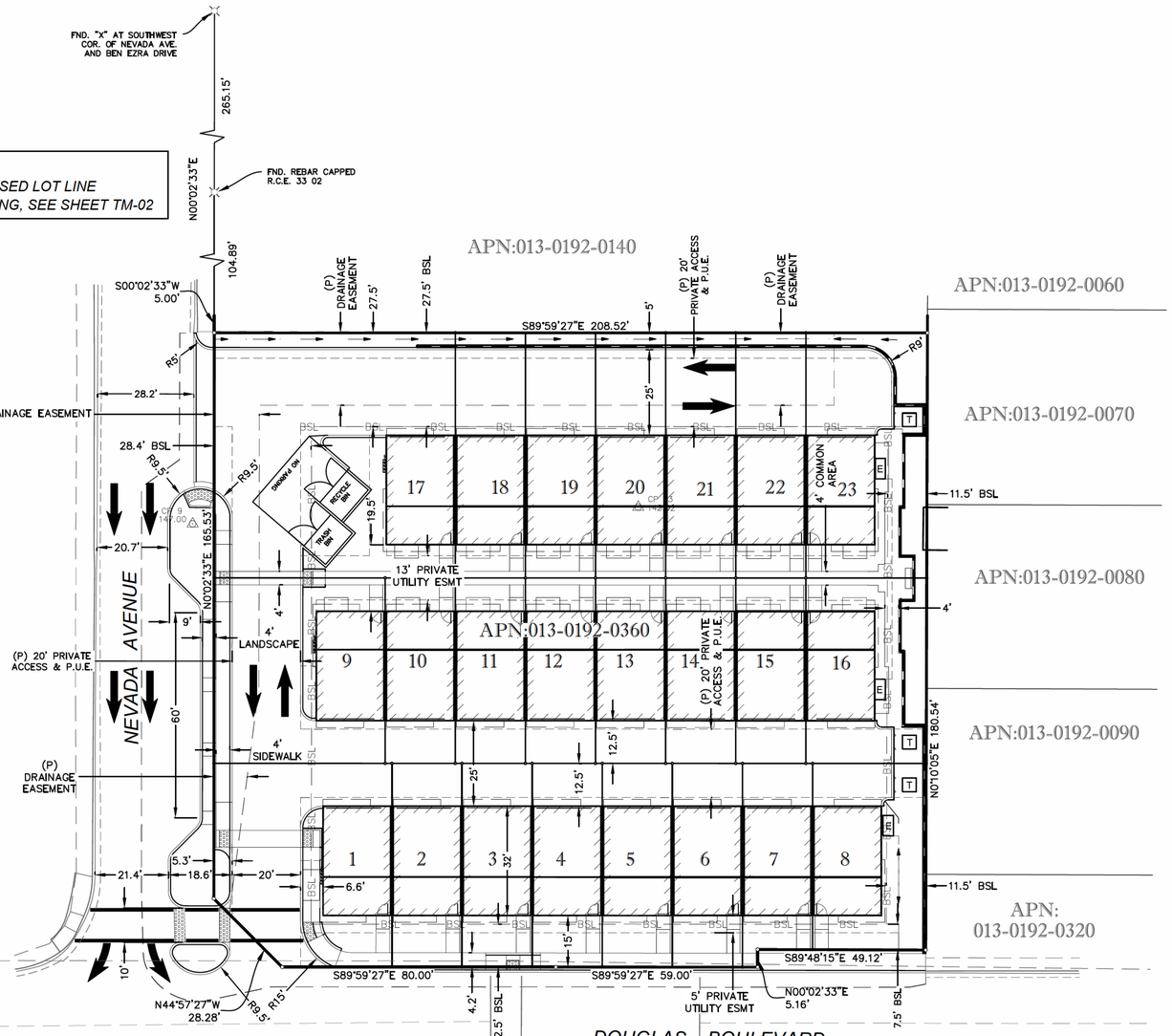
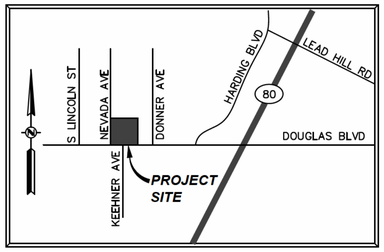
TENTATIVE SUBDIVISION MAP FOR:
ROSEVILLE OLD TOWN LOFTS
241 NEVADA AVENUE
ROSEVILLE, CA 95678
APN: 013-192-036-000

LEGEND

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE		
ROW		
EASEMENT		
LOT LINE		
CENTERLINE		
BUILDING SETBACK LINE		BSL
SW, CURB & GUTTER		
DITCH / FLOWLINE		
EP		
STORM DRAIN	XX"SD	XX"SD
SANITARY SEWER	XX"SS	XX"SS
WATER	XX"W	XX"W
GAS LINE	GAS	
SDMH		
DROP INLET		
SSMH		
SSCO		
FIRE HYDRANT		
WATER VALVE		
WATER METER	WM	WM
UTILITY POLE		
FENCE	X	X
RETAINING WALL		
BLOCK SCREEN WALL		
INDEX CONTOUR	25	25
INTERMEDIATE CONTOURS		
TREE & DRIP		REMOVAL
FINISHED FLOOR ELEVATION	FF: 123.00	FF: 123.00
BUILDING		

NOTE:
FOR PROPOSED LOT LINE DIMENSIONING, SEE SHEET TM-02





VICINITY MAP
NOT TO SCALE

PROPERTY INFORMATION

LOCATION: 241 NEVADA AVENUE, ROSEVILLE, CA		
APN: 013-0192-0360		
PROPERTY AREA: 0.89 AC (38,838 SF)		
EXISTING ZONE: R3	PROPOSED ZONE: R3/DS	
EXISTING USE: BUSINESS POTENTIAL	PROPOSED USE: SINGLE FAMILY HIGH DENSITY RESIDENTIAL	
ITEM	**REQUIREMENTS**	**PROVIDED**
SETBACKS (MIN) SEE CHAPTER 19.22 FOR SETBACKS		
FRONT SETBACK	N/A	7.50' MIN
SIDE SETBACK	N/A	11.50' MIN
SIDE (FRONTAGE) SETBACK	N/A	28.40' MIN
REAR SETBACK	N/A	27.50' MIN
SITE COVERAGE	50%	
HEIGHT LIMITS	45 FT	
REFERENCE IS MADE TO THE CITY OF ROSEVILLE ZONING ORDINANCE 19.10.030		

ABBREVIATIONS:

AC	ASPHALT CONCRETE	℄	PROPERTY LINE
DI	DROP INLET	PUE	PUBLIC UTILITY EASEMENT
BSL	BUILDING SETBACK LINE	(P)	PROPOSED
BW	BOTTOM WALL	SDMH	STORM DRAIN MANHOLE
CL	CENTERLINE	SSCO	SANITARY SEWER CLEANOUT
(E)	EXISTING	SSMH	SANITARY SEWER MANHOLE
EP	EDGE OF PAVEMENT	TBC	TOP BACK OF CURB
FL	FLOW LINE	TW	TOP OF WALL
GR	GRATE	UG	UNDERGROUND
INV	INVERT	WA	WATER
IRR	IRRIGATION	WM	WATER METER
OH	OVER HEAD POWER LINES		

811
Know what's **below.**
Call before you dig.
or (800) 227-2600

20 0 20 40
1 INCH = 20 FEET

SHEET INDEX:

CIVIL

TM-01	TENTATIVE SUBDIVISION MAP
TM-02	PRELIMINARY LOT LAYOUT PLAN
TM-03	EXISTING CONDITIONS AND TREE PRESERVATION PLAN
TM-04	PRELIMINARY GRADING, DRAINAGE & PAVING PLAN
TM-05	PRELIMINARY CROSS SECTIONS
TM-06	PRELIMINARY UTILITY PLAN
TM-07	PRELIMINARY POST CONSTRUCTION SWQCP
TM-08	FIRE FLOW EXHIBIT
TM-09	FIRE TRUCK TURNING RADII PLAN

PROPERTY OWNER / DEVELOPER:
C&P DEVELOPMENT
CONTACT: KARLTON CASTLES / ROBERT PEGOS
916-218-0728 / 916-764-4201

TOPOGRAPHIC SURVEY:
SURVEY BY RFE ENGINEERING, INC.
DATED: 08-20-2015

BASIS OF BEARINGS
THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON THE EAST RIGHT OF WAY LINE OF NEVADA AVENUE AS SHOWN ON THE PARCEL MAP FILED FOR RECORD IN BOOK 35 OF PARCEL MAPS, AT PAGE 19, THE BEARING OF WHICH IS N 00°02' 33" E AND WAS ESTABLISHED FROM RECORD MONUMENTS FOUND THEREON.

BENCHMARK:
THE BENCHMARK USED FOR THIS SURVEY WAS THE CITY OF ROSEVILLE BENCHMARK NO. 83, WHICH IS A 3 ½" BRASS DISC STAMPED "SEPT 97 LS 4519" LOCATED IN THE NORTHEAST CORNER OF THE DOUGLAS BLVD. BRIDGE OVER DRY CREEK.
ELEVATION = 142.237 (DATUM: CITY OF ROSEVILLE NGVD 1929)

FLOOD NOTE:
SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X", AREAS WITHIN ZONE "X" ARE DETERMINED TO BE OUTSIDE THE 0.2 ANNUAL CHANCE FLOOD PLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP COMMUNITY:
PANEL NO. 06061C0478
DATED: JUNE 8, 1998

PRELIMINARY TITLE REPORT:
CHICAGO TITLE COMPANY
TITLE NO. FSJP-8501800407-RV
DATED: JUNE 23, 2015
UPDATED: APRIL 13, 2018

ARBORIST REPORT:
ABACUS CONSULTING ARBORISTS
DATED: APRIL 07, 2018

PROPOSED LOT AREAS:
AS SHOWN ON SHEET TM-02

ENGINEER AND SURVEYOR:
RFE ENGINEERING, INC.
2260 DOUGLAS BLVD, SUITE 160
ROSEVILLE, CA 95661

JURISDICTION:
CITY OF ROSEVILLE

REFUSE:
CITY OF ROSEVILLE SOLID WASTE DIVISION
PH:916-774-5780

SCHOOL DISTRICT:
ROSEVILLE UNIFIED

UTILITY REPRESENTATIVES

UTILITY	UTILITY CO.	CONTACT	PHONE
U.S.A.			1-800-227-2600
TELEPHONE	ROSEVILLE TELEPHONE		(916) 786-1202
GAS	PACIFIC GAS & ELECTRIC		(916) 899-3269
ELECTRIC	ROSEVILLE ELECTRIC UTILITY	ANDREW KOTZ	(916) 746-1662
FIRE	ROSEVILLE FIRE DEPT.	PATRICK CHEW	(916) 774-5823
WATER & SEWER	CITY OF ROSEVILLE DEPT. OF ENVIRONMENTAL UTILITIES	DAVE SAMUELSON	(916) 774-5770
DRAINAGE	DEVELOPMENT SERVICES ENGINEERING	MATT TODD	(916) 774-5339
CABLE T.V.	SUREWEST		(916) 786-3232

NO.	REVISION	DATE	BY	APPR'D

BY	CHECK
DESIGN TSM	RFE
DRAWN TSM	RFE
QUANT.	

ORIGINAL SCALE IS IN INCHES (0 1 2)

PRELIMINARY NOT FOR CONSTRUCTION — REGISTERED PROFESSIONAL ENGINEER — CALIFORNIA

RFE ENGINEERING, INC
Civil Engineers • Planners • Surveyors
2260 Douglas Blvd., Suite 160, Roseville, CA 95661
Ph: 916-772-7800 Fax: 916-772-7804
www.RFEengineering.com

C&P DEVELOPMENT
CONTACT: KARLTON CASTLES / ROBERT PEGOS
916-218-0728 / 916-764-4201

ROSEVILLE OLD TOWN LOFTS
241 NEVADA AVENUE
ROSEVILLE, CA
TENTATIVE SUBDIVISION MAP

Drawing	Sheet
	TM-01
of	of Total 9

03-01-2019

Z:\2018 Projects\18019 1007 Douglas Tent Map\WORKING CAD\PRELIMINARY\TM-1 Preliminary Site Plan.dwg Mar 01, 2019-02:44 pm

RFE PROJECT 18019 – ROSEVILLE OLD TOWN LOFTS, 241 NEVADA AVENUE, ROSEVILLE, CA