

TUTTLE DR

GATE WAY

TAMARACK DR

LUPINE CT

BUCKEYE DR

MANZANITA DR

SIERRA MEADOWS DR

TIMOTHY LN

RACE TRACK CIR

RACE TRACK WAY

RACETRACK RD

ROBINSON WAY

WYERS ST

TENTATIVE SUBDIVISION MAP

PROPOSED 10 LOT SUBDIVISION

SD2014-0006

CITY OF ROCKLIN, CALIFORNIA

FEBRUARY 2015

OWNER/DEVELOPER: PRAXIS PROPERTIES LLC
5701 LONETREE BLVD., STE. 102
ROCKLIN, CA. 95765
RON SMITH - 916-257-0802

OWNER: MARSHA CONWILL
1117 ARLINGTON BOULEVARD
EL CERRITO, CA 94530
510 - 237 - 2286

ENGINEER: STURGIS ENGINEERING INC.
900 FITZROY COURT
ROSEVILLE, CA. 95747
916-215-9377
TERRY C. STURGIS RCE 30909 - CA

GEOLOGICAL CONSULTANT: GULARTE & ASSOC.
1049 NICHOLS COURT
ROCKLIN, CA 95765
916-626-5577

ARBORIST: STEGAN CONSULTING ARBORIST
6299 HORSHOE BAR ROAD
LOOMIS, CA. 95650
916-652-3840

BIOLOGIST: BURLESON CONSULTING INC.
950 GLENN DRIVE, STE. 245
FOLSOM, CA. 95630
916-984-4651

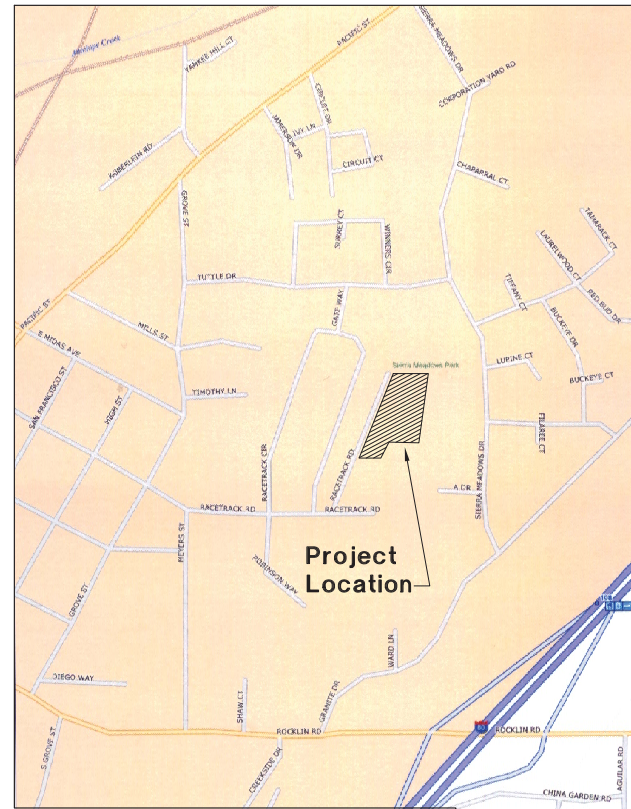
ASSESSOR'S PARCEL # 045-090-003 & 004

PROJECT GROSS ACREAGE: 3.77 ACRES
GENERAL PLAN DESIGNATION - MEDIUM DENSITY RESIDENTIAL
ZONING : R1-6

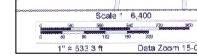
EXISTING USE: 1 SINGLE FAMILY RESIDENCE
PROPOSED USE: 10 SINGLE FAMILY RESIDENCES

LOT DATA: SMALLEST LOT = 11,431 SQ.FT.
LARGEST LOT = 19,565 SQ.FT.
AVERAGE LOT = 15,018Q.FT.

WATER SUPPLY: PLACER COUNTY WATER AGENCY
SEWER: SOUTH PLACER MUNICIPAL UTILITY DISTRICT
GAS AND ELECTRICITY: PACIFIC GAS AND ELECTRIC
GARBAGE : RECOLOGY AUBURN PLACER
TELEPHONE: AT&T
CABLE AND TELEPHONE: WAVE BROADBAND
DSL AND TELEPHONE: CONSOLIDATED COMMUNICATIONS (CCI)
SCHOOL: ROCKLIN UNIFIED SCHOOL DISTRICT



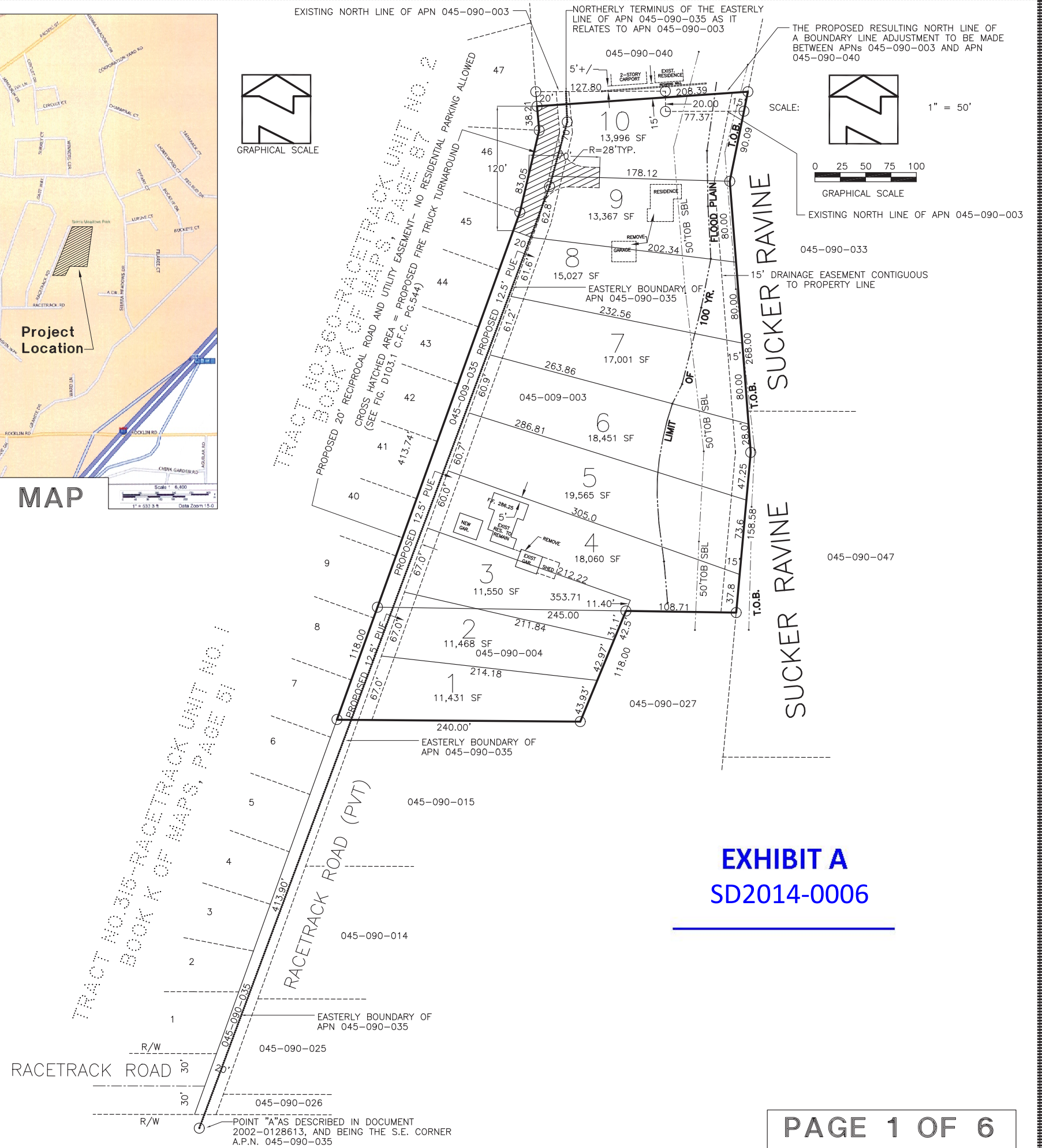
VICINITY MAP

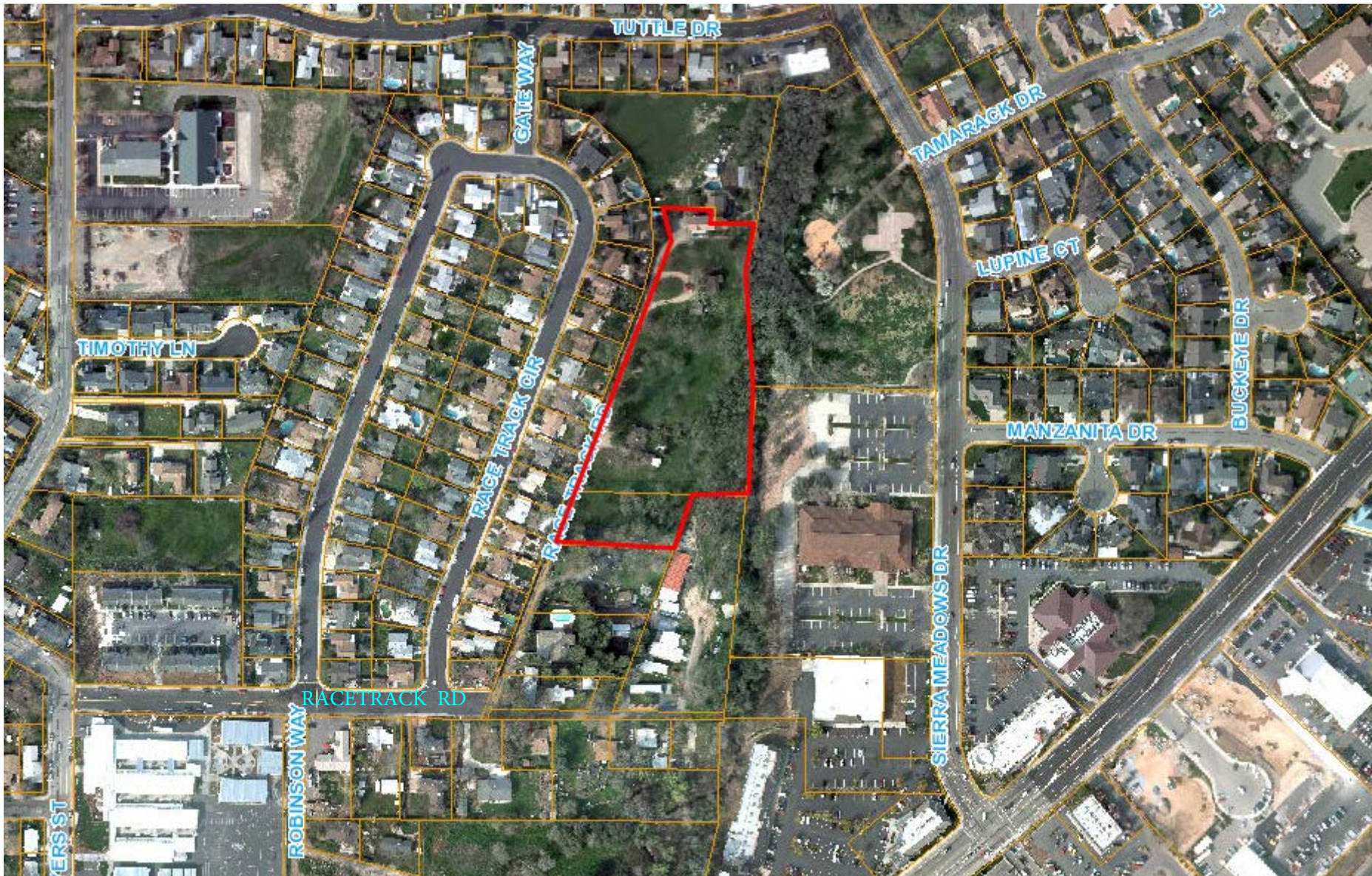


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NOTE:
A.P.N. 045-090-035 IS SHOWN ON THIS SHEET IN DETAIL AND TO DEMONSTRATE THAT IT FALLS ENTIRELY WITHIN THE PROPOSED 20' ROAD RIGHT OF WAY AND THE CONTIGUOUS 12.5' PROPOSED PUBLIC UTILITY EASEMENT. THIS PARCEL IS IDENTIFIED IN PLACER COUNTY RECORDED DOCUMENT NO. 2002-0128613. THE ROAD THAT SERVES THIS PROPERTY, AND THE UNDERGROUND SEWER, AND WATER, AND THE OVERHEAD TELEPHONE AND ELECTRICAL LINES HAVE BEEN IN "OPEN AND NOTORIOUS" USE FOR A TIME DURATION EXCEEDING 7 YEARS, AND THE ROAD, AND THE UNDERGROUND SEWER, WATER, AND OVERHEAD TELEPHONE AND ELECTRICAL LINES, AND THE POLES THAT SUPPORT THEM ARE CONSIDERED TO HAVE ACQUIRED A "PRESCRIPTIVE RIGHT" TO CONTINUE AS BEFORE, WITHOUT CONCLUSIVE DOCUMENTATION THAT THE ROAD HAS BEEN CLOSED TO ALL TRAFFIC, BOTH DIRECTIONS, FOR A PERIOD OF ATLEAST 24 HOURS ANNUALLY FOR A MINIMUM OF SEVEN CONSECUTIVE YEARS. FUTURE UTILITIES, AND APPURTENANCES THERETO WILL DILIBERATELY BE PLACED OUTSIDE A.P.N. 045-090-035 SUCH THAT IT WILL HAVE NO EFFECT UPON THE COMPLETION OF THIS SUBDIVISION. APN 045-090-035 IS ONLY SHOWN ON PAGE 1 AND PAGE 2 OF THIS SUBMITTAL FOR CLARITY.





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