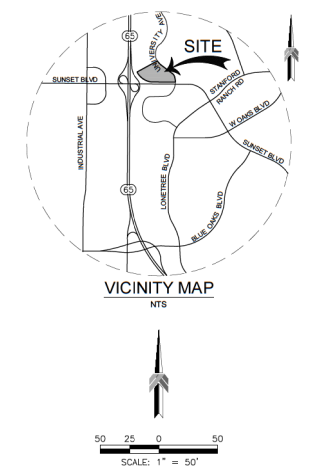


TENTATIVE PARCEL MAP
ESTIA AT ROCKLIN
 APN:017-276-007

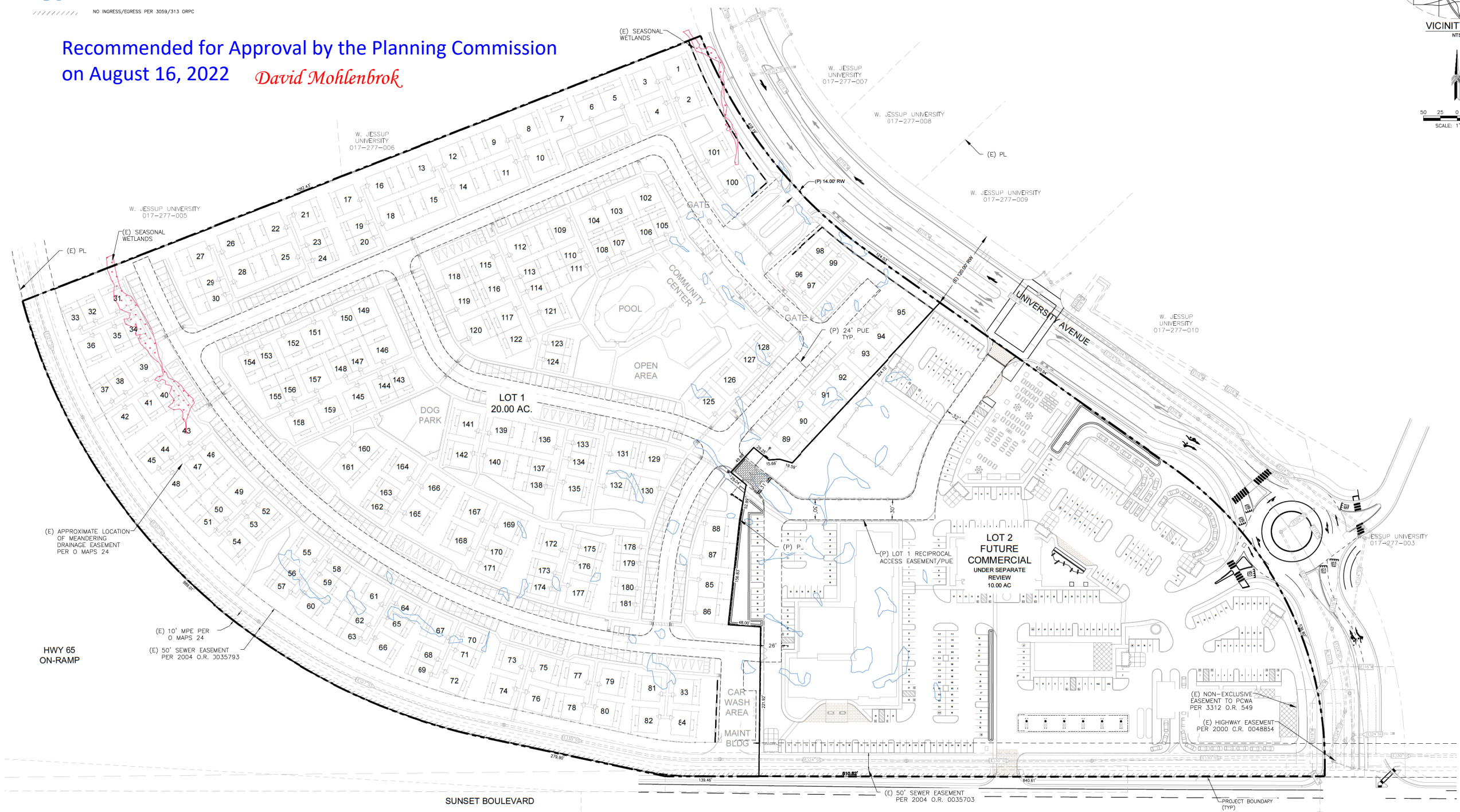
CITY OF ROCKLIN STATE OF CALIFORNIA
 AUGUST 2022

EXHIBIT A
DL2021-0004



- LEGEND:**
- BOUNDARY LINE
 - - - CENTERLINE
 - - - EASEMENT LINE
 - - - EXISTING PROPERTY LINE
 - - - PROPOSED LOT LINE
 - (P) PROPOSED
 - (E) EXISTING
 - AC ACRES
 - YR YEAR
 - MPE MULTI-PURPOSE EASEMENT
 - PUE PUBLIC UTILITY EASEMENT
 - SEASONAL WETLANDS
 - VERNAL POOLS
 - NO INGRESS/EGRESS PER 3099/313 ORPC

Recommended for Approval by the Planning Commission
 on August 16, 2022 *David Mohlenbrock*



ASSESSOR'S PARCEL NUMBER
 APN: 017-276-007 PLACER COUNTY

ARCHITECT
 BSB DESIGN, INC.
 1211 GOLD COUNTRY BLVD., STE 101
 COLTON, CA 95926
 916-941-0990

TOTAL AREA
 30.00 ACRES
100-YR FLOODPLAIN
 NONE

EXISTING ZONING
 PD-C
PROPOSED ZONING
 PD-C, PD-10

UTILITY INFORMATION SERVICE PROVIDERS

POLICE PROTECTION:	PLACER COUNTY SHERIFFS DEPARTMENT / CHP
FIRE PROTECTION:	ROCKLIN FIRE DEPARTMENT
SANITARY SEWER:	SPMUD
STORM DRAIN:	CITY OF ROCKLIN
DOMESTIC WATER:	PCWA
ELECTRICITY:	PG&E
TELEPHONE:	AT&T
GAS:	PG&E
CABLE:	WARRIORBROADBAND

GENERAL PLAN & GENERAL PLAN LAND USES
 EXISTING GENERAL PLAN LAND USE BP
 PROPOSED GENERAL PLAN LAND USE BP, MHR

- NOTES**
- SEE PRELIMINARY GRADING & DRAINAGE PLAN AND PRELIMINARY SITE PLAN FOR ADDITIONAL INFORMATION NOT SHOWN HEREON.
 - FOR CROSS SECTIONS AND WALL DETAILS, PLEASE SEE SHEET C4.0 & C4.1.
 - NO EXISTING TREES WITHIN THE PROJECT BOUNDARY.

TOTAL AREA OF WETLANDS TO BE IMPACTED
 0.89 ACRES
 *04 PERMIT UNDER REVIEW



TENTATIVE MAP STATEMENT
 I HEREBY STATE THAT THIS TENTATIVE MAP ACCURATELY DEPICTS THE LOCATION, WIDTH, TYPE AND RECORDING INFORMATION OF ALL RECORD EASEMENTS LISTED IN THE PRELIMINARY TITLE REPORT ISSUED BY OLD REPUBLIC TITLE COMPANY, DATED JANUARY 15, 2021. ALL EASEMENTS PROPOSED TO BE ABANDONED OR EXTINGUISHED ARE IDENTIFIED. EASEMENTS THAT CANNOT BE LOCATED FROM RECORD INFORMATION ARE LISTED IN THE NOTES.

JIM C. KOO, PLS 7629 EXP. 12-31-22 DATE

ENGINEER'S CERTIFICATE
 I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS ESTIA AT ROCKLIN HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY CITY OF ROCKLIN.

JURIS J. KING, RCE 79801 EXP. 9-30-22

