

CROFTWOOD PHASE 4
(CROWNE POINT PHASE 1 UNIT 4)

SD-88-05/SPU-91-04
 BEING A SUBDIVISION OF LOT 'A'
 OF "CROWNE POINT PHASE 1 UNIT 3B"
 FILED FOR RECORD IN BOOK DD OF MAPS, AT PAGE 80
 BEING A PORTION OF SECTION 16, T.11N., R.7E. M.D.M.
 CITY OF ROCKLIN, PLACER COUNTY, CALIFORNIA
 OCTOBER 2022

CENTERPOINT ENGINEERING, INC.

4230 ROCKLIN ROAD SUITE 200
 ROCKLIN, CALIFORNIA 95677

CITY OF ROCKLIN – LOCAL AGENCY
 INFORMATION SHEET

THE ADDITIONAL INFORMATION SHOWN ON THIS SHEET IS FOR INFORMATIONAL
 PURPOSES AS REQUIRED BY SECTION 66434.2 OF THE SUBDIVISION MAP ACT, AS
 AMENDED, AND LOCAL ORDINANCE.

THE INFORMATION SHOWN DESCRIBES CONDITIONS AS OF THE DATE OF FILING. IT IS
 NOT INTENDED TO AFFECT RECORD TITLE INTEREST. THE INFORMATION IS DERIVED
 FROM PUBLIC RECORDS OR REPORTS AND DOES NOT IMPLY THE CORRECTNESS OR
 SUFFICIENCY OF THOSE RECORDS OR REPORTS BY THE PREPARER OF THIS
 ADDITIONAL INFORMATION SHEET.

NOTES:

- 1) ALL NUMBERED LOTS ARE IN A HAZARDOUS FIRE AREA AND SUBJECT TO ROCKLIN MUNICIPAL CODE SECTION 15.94.120 (UNIFORM FIRE CODE SECTION 11.210) REQUIRING FIRE RETARDANT ROOF COVERINGS.
- 2) ANY BUILDING CONSTRUCTED ON ANY LOT WITHIN THE FLOOD PLAIN MAY REQUIRE FLOOD ZONE APPROVAL FROM THE CITY ENGINEER.
- 3) THE FINISHED FLOOR ELEVATION OF EACH LOT HAS A FINISHED FLOOR ELEVATION AT LEAST TWO (2) FEET ABOVE THE NEAREST 100-YEAR FLOODPLAIN ELEVATION.
- 4) THE HOMEOWNERS' ASSOCIATION SHALL BE PROHIBITED FROM CONVERTING ANY EMERGENCY ACCESS ROAD TO A PERMANENT ROAD FOR DAILY THROUGH TRAFFIC. A RESTRICTIVE COVENANT TO THIS EFFECT HAS BEEN FILED AS DOCUMENT NO. 2006-0048293.
- 5) ONLY ACCESSORY STRUCTURES SUCH AS PORCHES, SWIMMING POOLS, AND SHEDS SHALL BE ALLOWED WITHIN THE 20' PRIMARY STRUCTURE SETBACK AREA LOCATED PARALLEL TO THE BOUNDARY OF THE OPEN SPACES OF LOTS "M" AND "N". ENCROACHMENT INTO THE PRIMARY STRUCTURE SETBACK AREA MUST BE APPROVED BY THE PLANNING DEPARTMENT AND BUILDING DEPARTMENT.

