

APN: 070-00111-010
PORTION OF SECTION 5, TOWNSHIP 10 NORTH, RANGE 7 EAST, M.D.B.&M.
603 SUTTER STREET
CITY OF FOLSOM, SACRAMENTO COUNTY, STATE OF CALIFORNIA 95630



FLOOD PLAIN:
1. PER THE FEMA FLOOD RATE MAP NO. 06067C0116H, DATED AUGUST 16, 2012, THE PARCEL IS IN ZONE "X" (OUTSIDE OF THE 100 YEAR FLOOD PLAIN)

BENCHMARK:

COUNTY OF SACRAMENTO BENCHMARK U15-23
NGVD 29 ELEVATION 158.93

STANDARD BRONZE DISC STAMPED "U.S.C.&G.S. B.M. Z-855 1949" LOCATED AT THE SOUTHWEST CORNER OF THE GREENBACK LANE BRIDGE ACROSS THE AMERICAN RIVER IN THE TOP OF A 9' BY 10' ROCK OUTCROP APPROXIMATELY 41 FEET WEST OF THE SOUTHWEST WING WALL, 54' WEST OF THE CENTERLINE OF GREENBACK LANE AND ABOUT 10 FEET LOWER THAN THE ROAD.

BASIS OF BEARINGS:

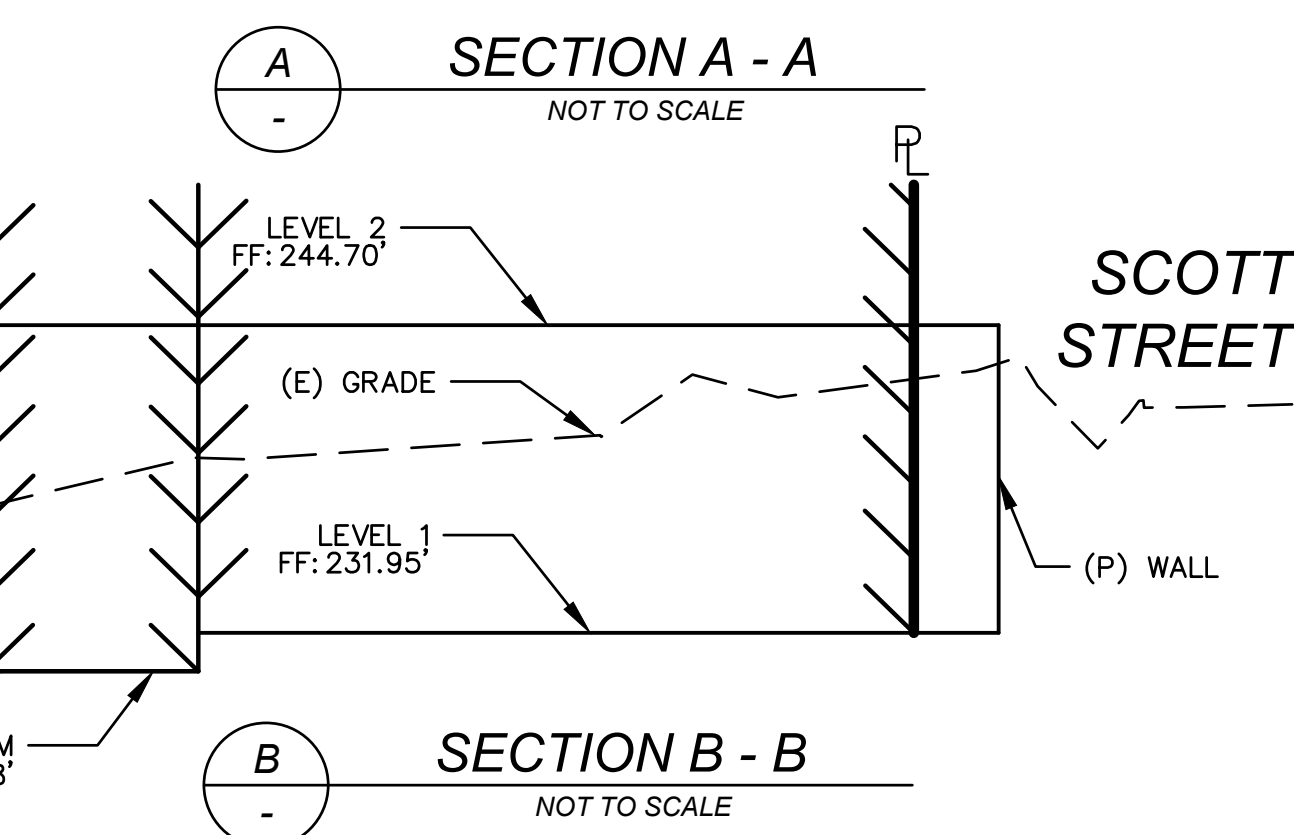
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF SUTTER STREET AS SHOWN ON THE MAPS 56 RS 9 AND 38 PM 20, THE BEARING OF WHICH IS N 53° 05' 31" E, AND WAS ESTABLISHED FROM STREET IMPROVEMENTS AND MONUMENTS FOUND ON SAID MAPS.

OWNER:
CEDRUS HOLDINGS LIMITED PARTNERSHIP
604 SUTTER ST, STE 250
FOLSOM, CA 95630

ENGINEER & SURVEYOR
CWE-RFE (FORMERLY RFE ENGINEERING, INC.)
2260 DOUGLAS BLVD., SUITE 160
ROSEVILLE, CA 95661
PH. (916) 772-7800

UNDERGROUND UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



603 SUTTER STREET APN: 00-00111-010 FOLSOM, CA 95630		OWNER: CEDRUS HOLDINGS LIMITED PARTNERSHIP 604 SUTTER STREET, SUITE 250 FOLSOM, CA 95630		 2280 Douglas Blvd, Suite 100, Roseville, CA 95661 Ph: 916-772-7800 www.cwecorp.com				NO. _____ REVISION _____ DATE _____ BY _____ APPROVD _____	
Drawing _____ of _____	Sheet _____ of Total _____ 2	08/12/2022							

LEGEND	EXISTING	PROPOSED
PROPERTY LINE		
ROW		
OVERHEAD ELEC & TELEPHONE		
LOT LINE		
CENTERLINE		
SW, CURB & GUTTER		
EDGE OF PAVEMENT		
STORM DRAIN		
SANITARY SEWER		
WATER		
GAS LINE		
SDMH		
DROP INLET		
SSMH		
FIRE HYDRANT		
WATER VALVE		
WATER METER		
PIV		
FDC		
REDUCED PRESSURE BACKFLOW PREVENTER		
BOLLARD		
UTILITY POLE		
STREET LIGHT		
FENCE		
RETAINING WALL		
BLOCK WALL		
INDEX CONTOUR		
INTERMEDIATE CONTOURS		
TREE & TAG NO.*		
CONTROL POINT		
5/8 REBAR LS 6013		
PK & WASHER LS 6013		
FINISH FLOOR ELEVATION		
SPOT ELEVATION (ASPHALT CONCRETE)		
BUILDING		
NEW ASPHALT PAVING		
NEW PCC PAVING		
NEW LANDSCAPING		

APN: 070-0111-009
GOOTEE CYNTHIA & JAMES
MICHAEL & PATRICIA

(E) BUILDING

APN: 070-0111-010

APN: 070-0111-011
FUENTES, BENJAMIN
& MARSH MARIE E

EXISTING USE:

COMMERCIAL

PROPOSED USE:

PROPOSED IMPROVEMENTS:
AS REQUIRED BY THE DEPARTMENT OF PUBLIC WORKS

EXISTING ZONING:
HISTORIC DISTRICT

GENERAL PLAN:
COMMERCIAL

WATER SUPPLY:

**PROPOSED NUMBER OF OFFICE
AND RETAIL UNITS:**

SEWER:
CITY OF FOLSOM

DRAINAGE:
CITY OF FOL SOM

FIRE PROTECTION:
CITY OF FOLSOM

SCHOOL DISTRICT:
FOLSOM-CORDOVA UNIFIED

PARK DISTRICT:
CITY OF FOLSOM

ASSESSOR'S PARCEL NUMBER:
070-00111-010

*SEE ARBORIST REPORT BY CALTLC DATED JULY 14, 2022

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Drawing		of		Sheet		C2		of		Total		2		0		ORIGINAL SCALE IS IN INCHES		2	
08/12/2022																			
PROJECT 19018 - 603 SUTTER STREET, FOLSOM, CA 95630																			