OWNER TENTATIVE MAP OLD ROSEVILLE, LLC **∠**SITE 1204 WOOD OAK COURT ROSEVILLE, CA 95747 **ENGINEER** THE BELVEDERE DRY CREEK RESIDENTIAL SUBDIVISION 200 Auburn Folsom Road, Ste. 201 T: (530) 272-8328 CITY OF ROSEVILLE STATE OF CALIFORNIA E: Info@King-Engineering-Inc.com **ARCHITECT** MAY 2020 HMA ARCHITECTURE 2330 E BIDWELL ST, FOLSOM, CA 95630 **LOT A USAGE CONTOUR INTERVAL** THE LOT A - COMMON AREA PARCEL HAS THE FOLLOWING USAGE: DOUGLAS BLVD INGRESS/EGRESS, ACCESS EASEMENT, PUBLIC UTILITY CONTOUR INTERVAL = 1 FOOT EASEMENT, LANDSCAPE EASEMENT, AND DRAINAGE EASEMENT. MAINTENANCE ENTITY FOR LOT A IS THE HOMEOWNERS **SOURCE OF TOPOGRAPHY** ASSOCIATION (HOA). **VICINITY MAP** CENTERPOINT ENGINEERING **EXISTING USES** NTS 1217 PLEASANT GROVE BLVD ROSEVILLE, CA 95678 AREA (SF) %COVERAGE 916-773-4006 **LEGEND** 510 LINCOLN ST (VACANT, COMMERCIAL) 22,173 52.0 502 LINCOLN ST (RES) 23.4 10,000 **BENCHMARK ESMT EASEMENT** 430 LINCOLN ST (RES) 10,500 24.6 TYP **TYPICAL** 100.0 CITY OF ROSEVILLE BENCHMARK NO. 9: 3-1/4" BRASS DISK IN TOP ACCESS EASEMENT TREE TO BE REMOVED **PROPOSED USES** OF CURB AT DRAIN INLET WEST SIDE OF WASHINGTON BLVD. APPROXIMATELY 80' SOUTH OF ALL AMERICAN CITY BLVD. PUE PUBLIC UTILITY EASEMENT WQB WATER QUALITY BASIN NO. LOTS AREA (SF) %COVERAGE **ELEVATION = 162.418** 17,091 LE RESIDENTIAL (RES) 40.1 LANDSCAPE EASEMENT 12+00 13+00 LOT A (REMAINDER) CENTERLINE (C/L) & STATION 25,582 **BASIS OF BEARING** 59.9 DRAINAGE EASEMENT TOTAL 42,673 100.0 2% DIRECTION OF FLOW AND SLOPE THE SOUTH LINE OF THE PROPERTY SURVEYED ON "RECORD OF **BOUNDARY LINE STANDARDS** SURVEY #1405" RECORDED IN BOOK 11 OF SURVEYS AT PAGE 103, BETWEEN THE MONUMENTS SHOWN HEREON AS FOUND AND CENTERLINE TREE LABEL WITH TAG # ALLOWABLE BUILD TO LINE 0-10 FEET TAKEN AS NORTH 89°51'11" WEST. PROPOSED BUILD TO LINE 6 INCHES EASEMENT LINE ALLOWABLE SIDE SETBACK 0 FEET **EXISTING SPOT ELEVATION SECTION, TOWNSHIP and RANGE** 0 FEET PROPOSED SIDE SETBACK **EXISTING PROPERTY LINE** 166.60 ALLOWABLE REAR SETBACK 0 FEET PROPOSED SPOT ELEVATION SECTION 34. TOWNSHIP 11 NORTH, RANGE 6 EAST MDB&M **EXISTING LOT LINE** PROPOSED REAR SETBACK 0 FEET ____120___ 4 STORY/60 FEET CONTOUR MAXIMUM HEIGHT PROPOSED LOT LINE **ASSESSOR'S PARCEL NUMBERS** PROPOSED HEIGHT 4 STORY/±47 FEET TRANSFORMER CL CENTERLINE MINIMUM DENSITY 16 UNITS/ACRE APN(S): 011-147-003, 011-147-012 AND 011-147-014 MAXIMUM DENSITY 32 UNITS/ACRE STREET LIGHT CMU **CONCRETE MASONRY UNIT** PROPOSED DENSITY 18.4 UNITS/ACRE **EXISTING ZONING** WATER FIRE HYDRANT ASSEMBLY (FH) **EXISTING** (E) DATE OF PREPARATION HD/SA-DT - SPECIFIC PLAN DISTRICT, DOWNTOWN SPECIFIC PLAN, DT-4 WATER METER (WM) EG **EXISTING GROUND ELEVATION** EXISTING USE: RESIDENTIAL (RES) AND COMMERCIAL/ SINGLE FAMILY APRIL, 2020 WATER GATE VALVE, END OF MAIN 2" BLOW-OFF FF FINISHED FLOOR ELEVATION **PROPOSED ZONING** MINIMUM LOT AREA -__8"₩_-WATER LINE (W) FG FINISHED GROUND ELEVATION SPECIFIC PLAN DISTRICT, DOWNTOWN SPECIFIC PLAN, DT-4 918 SQUARE FEET SANITARY SEWER CLEANOUT (SSCO) **GRADE BREAK UTILITY INFORMATION** SANITARY SEWER LINE (SS) PROPOSED (P) CONTACT PHONE SANITARY SEWER MANHOLE (SMH) PROVIDERS SERVICE PROPERTY LINE SEWER: CITY OF ROSEVILLE MATTHEW TODD 916-774-5562 STORM DRAIN LINE WATER: CITY OF ROSEVILLE MATTHEW TODD 916-774-5562 **RADIUS** CITY OF ROSEVILLE RECYCLED WATER: MATTHEW TODD 916-774-5562 (D) STORM DRAIN MANHOLE (DMH) RIM ELEVATION DRAINAGE: CITY OF ROSEVILLE MATTHEW TODD 916-774-5562 **ELECTRIC**: 916-774-5616 ROSEVILLE ELECTRIC RICK CORAL (170.00)RIGHT OF WAY PAD ELEVATION ROW MIKE WILLIAMS 530-537-4006 GAS: PG&E CONSOLIDATED COMMUNICATIONS TELEPHONE: **TONY NOLASCO** 916-786-1212 916-830-6743 TELECOM: COMCAST **GARY ABELIA** SCHOOL DISTRICT: ROSEVILLE CITY SCHOOL DISTRICT CITY OF ROSEVILLE SOLID WASTE DIVISION POLICE PROTECTION: CITY OF ROSEVILLE FIRE PROTECTION: CITY OF ROSEVILLE APN 013-250-005 SITE ADDRESS UNION PACIFIC RAILROAD COMPANY (E) PUBLIC PARKING 510 LINCOLN STREET APN 011-147-015 <u>61</u> CITY OF ROSEVILLE BOULEVARD SCALE: 1" = 20'(P) TRASH ÈNCLOSURES **NOTES:** SEE SHEET 2 FOR GRADING AND DRAINAGE **INFORMATION** 2. SEE SHEET 3 FOR UTILITY INFORMATION (E) COMMERCIAL DRIVEWAY CONNECTION (P) 1/5' ESMT FROM CITY /-(E) PL (P) 20' AE (E) 20' PUBLIC STREET, ALLEY OR ROAD ESMT PER 28' DRIVEWAY ENTRANCE TO CITY DRIVE ENTRANCE 263 O.R. 406 18' TYP LOT A 25,582 SF APN 011-147-014 INGRESS/EGRESS, `─(E) PL AE, PUE, LE, (E) CROSSWALK **FUTURE** (E) PL CITY PARKING (P) 20' PUE LOT 1 918 SF 24.0' – 0.5' MIN, TYP∖ APN 011-147-001 LOT 2 918 SF MOOSE LODGE (E) BUILDING (E) 30' ROW LOT 3 918 SF – 1.0' MIN, TYP [≡] (E) PL FRONT DOOR, TYP -R = 50.5∕-(E) PL LOT 16 STRE APN 011-147-003 (P) 20' PUE LINCOLN GARAGE, TYP LOT 15

(E) STRIPED PARKING STALL, TYP APN 011-147-006 RICHARD RYAN (E) EDGE OF (E) PARKING LOT PAVEMENT, TYP (E) SIDEWALK, TYP

-(P) PERVIOUS PAVERS

(P) 20' PUE

24.5

`−(E) PL

(P) 20' PUE

23.1'

LOT 14

LOT 13 918 SF

LOT 12-918 SF

LOT 11 918 SF

1.0' MIN, TYP 🗕

(E) PL

9' TYP

LOT 17 _1,059 SF_

APN 011-147-012 6

LOT 10 1,058 SF

LOT 18× _1,059 SF ,4

LÓT 9 1,058 SF

1.0' MIN, TYP -

LOT 5 918 SF

LOT 6 918 SF

LOT 7

LOT 8 918 SF

(E) TRASH

ENCLOSURE

GUTTER

27.0

(P) 20' PUE

APN 013-250-025 UNION PACIFIC RAILROAD COMPANY

-(P) 8' CMU SOUND WALL

– 0.5' MIN, TYP

(E)CL STRIPING,

GROVE STREET

(E) VERTICAL CURB AND GUTTER, TYP

SHEET 1 OF 3