

OWNER
 OLD ROSEVILLE, LLC
 1204 WOOD OAK COURT
 ROSEVILLE, CA 95747



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 Auburn, California 95603 E: info@King-Engineering-inc.com

ARCHITECT
 HMA ARCHITECTURE
 2330 E BIDWELL ST, FOLSOM, CA 95630

CONTOUR INTERVAL
 CONTOUR INTERVAL = 1 FOOT

SOURCE OF TOPOGRAPHY
 CENTERPOINT ENGINEERING
 1217 PLEASANT GROVE BLVD
 ROSEVILLE, CA 95678
 916-773-4006

BENCHMARK
 CITY OF ROSEVILLE BENCHMARK NO. 9: 3-1/4" BRASS DISK IN TOP OF CURB AT DRAIN INLET WEST SIDE OF WASHINGTON BLVD. APPROXIMATELY 80' SOUTH OF ALL AMERICAN CITY BLVD. ELEVATION = 162.418

BASIS OF BEARING
 THE SOUTH LINE OF THE PROPERTY SURVEYED ON "RECORD OF SURVEY #1405" RECORDED IN BOOK 11 OF SURVEYS AT PAGE 103, BETWEEN THE MONUMENTS SHOWN HEREON AS FOUND AND TAKEN AS NORTH 89°51'11" WEST.

SECTION, TOWNSHIP and RANGE
 SECTION 34, TOWNSHIP 11 NORTH, RANGE 6 EAST MDB&M

ASSESSOR'S PARCEL NUMBERS
 APN(S): 011-147-003, 011-147-012 AND 011-147-014

EXISTING ZONING
 HD/SA-DT - SPECIFIC PLAN DISTRICT, DOWNTOWN SPECIFIC PLAN, DT-4
 EXISTING USE: RESIDENTIAL (RES) AND COMMERCIAL/ SINGLE FAMILY

PROPOSED ZONING
 SPECIFIC PLAN DISTRICT, DOWNTOWN SPECIFIC PLAN, DT-4

UTILITY INFORMATION

SERVICE:	PROVIDERS	CONTACT	PHONE
SEWER:	CITY OF ROSEVILLE	MATTHEW TODD	916-774-5562
WATER:	CITY OF ROSEVILLE	MATTHEW TODD	916-774-5562
RECYCLED WATER:	CITY OF ROSEVILLE	MATTHEW TODD	916-774-5562
DRAINAGE:	CITY OF ROSEVILLE	MATTHEW TODD	916-774-5562
ELECTRIC:	ROSEVILLE ELECTRIC	RICK CORAL	916-774-5616
GAS:	PG&E	MIKE WILLIAMS	530-537-4006
TELEPHONE:	CONSOLIDATED COMMUNICATIONS	TONY NOLASCO	916-786-1212
TELECOM:	COMCAST	GARY ABELIA	916-830-6743
SCHOOL DISTRICT:	ROSEVILLE CITY SCHOOL DISTRICT		
REFUSE:	CITY OF ROSEVILLE SOLID WASTE DIVISION		
POLICE PROTECTION:	CITY OF ROSEVILLE		
FIRE PROTECTION:	CITY OF ROSEVILLE		

SITE ADDRESS

510 LINCOLN STREET

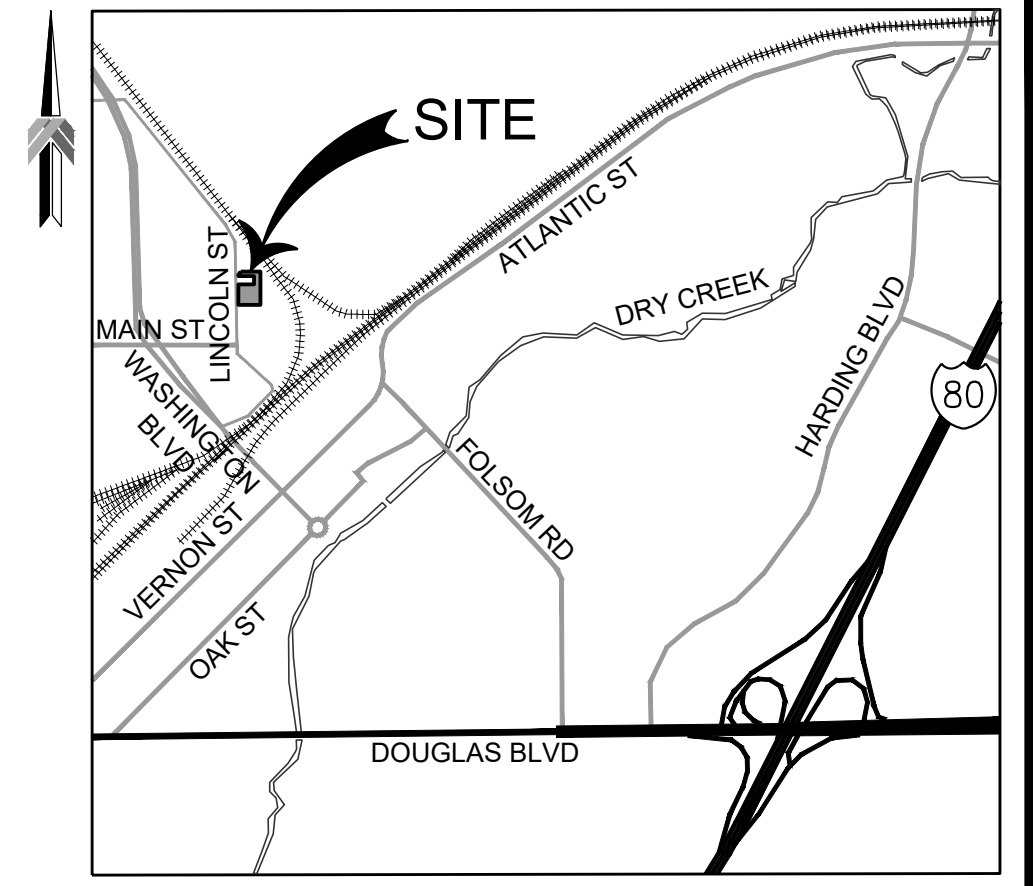
NOTES:

- SEE SHEET 2 FOR GRADING AND DRAINAGE INFORMATION
- SEE SHEET 3 FOR UTILITY INFORMATION

TENTATIVE MAP

THE BELVEDERE
 RESIDENTIAL SUBDIVISION

CITY OF ROSEVILLE STATE OF CALIFORNIA
 MAY 2020



VICINITY MAP
 NTS

LOT A USAGE

THE LOT A - COMMON AREA PARCEL HAS THE FOLLOWING USAGE: INGRESS/EGRESS, ACCESS EASEMENT, PUBLIC UTILITY EASEMENT, LANDSCAPE EASEMENT, AND DRAINAGE EASEMENT. MAINTENANCE ENTITY FOR LOT A IS THE HOMEOWNERS ASSOCIATION (HOA).

EXISTING USES

ADDRESS	AREA (SF)	%COVERAGE
510 LINCOLN ST (VACANT, COMMERCIAL)	22,173	52.0
502 LINCOLN ST (RES)	10,000	23.4
430 LINCOLN ST (RES)	10,500	24.6
TOTAL	42,673	100.0

PROPOSED USES

TYPE	NO. LOTS	AREA (SF)	%COVERAGE
RESIDENTIAL (RES)	18	17,091	40.1
LOT A (REMAINDER)	1	25,582	59.9
TOTAL		42,673	100.0

STANDARDS

ALLOWABLE BUILD TO LINE	0-10 FEET
PROPOSED BUILD TO LINE	6 INCHES
ALLOWABLE SIDE SETBACK	0 FEET
PROPOSED SIDE SETBACK	0 FEET
ALLOWABLE REAR SETBACK	0 FEET
PROPOSED REAR SETBACK	0 FEET
MAXIMUM HEIGHT	4 STORY/60 FEET
PROPOSED HEIGHT	4 STORY/47 FEET
MINIMUM DENSITY	16 UNITS/ACRE
MAXIMUM DENSITY	32 UNITS/ACRE
PROPOSED DENSITY	18.4 UNITS/ACRE

DATE OF PREPARATION

APRIL, 2020

MINIMUM LOT AREA

918 SQUARE FEET

LEGEND

ESMT	EASEMENT	TYP	TYPICAL
AE	ACCESS EASEMENT	X	TREE TO BE REMOVED
PUE	PUBLIC UTILITY EASEMENT	WQB	WATER QUALITY BASIN
LE	LANDSCAPE EASEMENT	12+00 13+00	CENTERLINE (C/L) & STATION
DE	DRAINAGE EASEMENT	2%	DIRECTION OF FLOW AND SLOPE
---	BOUNDARY LINE	TREE TAG#	TREE LABEL WITH TAG #
---	CENTERLINE	+166.5	EXISTING SPOT ELEVATION
---	EASEMENT LINE	166.60	PROPOSED SPOT ELEVATION
---	EXISTING PROPERTY LINE	120	CONTOUR
---	EXISTING LOT LINE	▲	TRANSFORMER
---	PROPOSED LOT LINE	☀	STREET LIGHT
CL	CENTERLINE	⊕	WATER FIRE HYDRANT ASSEMBLY (FH)
CMU	CONCRETE MASONRY UNIT	⊗	WATER METER (WM)
(E)	EXISTING	⊕	WATER GATE VALVE, END OF MAIN 2" BLOW-OFF
EG	EXISTING GROUND ELEVATION	8" W	WATER LINE (W)
FF	FINISHED FLOOR ELEVATION	6" SS	SANITARY SEWER CLEANOUT (SSCO)
FG	FINISHED GROUND ELEVATION	18" SS	SANITARY SEWER LINE (SS)
GB	GRADE BREAK	⊙	SANITARY SEWER MANHOLE (SMH)
(P)	PROPOSED	18" SD	STORM DRAIN LINE
PL	PROPERTY LINE	⊙	STORM DRAIN MANHOLE (DMH)
R	RADIUS	170.00	PAD ELEVATION
RIM	RIM ELEVATION		
ROW	RIGHT OF WAY		

