



AGENDA

August 23, 2018

PLANNING COMMISSION MEETING

7:00 p.m.

City Council Chambers
311 Vernon Street
Roseville, California

THE CITY OF ROSEVILLE WELCOMES YOUR PARTICIPATION

If an agenda item is open to public comment, such public comment shall be addressed to the chair of the meeting.

Public Comment - Speakers have three minutes under Public Comment to speak on issues that are not listed on the agenda and are within the City's jurisdiction. The Brown Act does not permit any action or discussion on items not listed on the agenda.

Consent Calendar - If applicable, the Consent Calendar consists of routine items that may be approved by one motion. Any person can remove an item from the Consent Calendar to be discussed separately.

Agenda Items - Speakers have five minutes to address items that are listed on the agenda.

Americans with Disabilities Act - Notify the City Clerk or Secretary at least 72 hours in advance if special assistance is required to participate in a meeting including the need of auxiliary aids or services.

Audio/Visual Presentations - If making an audio/visual presentation regarding an agenda item, presentation materials must be submitted to the City Clerk or Secretary at least 72 hours in advance. Call (916) 774-5397 with questions.

Roseville City Clerk 311 Vernon Street, Roseville, CA 916-774-5200 TDD 916-774-5220

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENTS**
5. **CONSENT CALENDAR**

5.1. Minutes of August 9, 2018

6. REQUESTS/PRESENTATIONS

6.1. WRSP PCL W-28 & W-29 - Westpark Village Center DRRS - 3101 Village Plaza Dr - File # PL18-0099

Request. The applicant requests approval of a Design Review Permit for a Residential Subdivision to review the architecture and home designs for 56 lots on parcels W-28 and W-29 of the Westpark Village Center.

Recommendation. Pass a Motion to take the following action:

A. Adopt the two (2) findings of fact and approve the Design Review Permit for Residential Subdivision subject to twenty-eight (28) conditions of approval.

Applicant: Ed Griffith, K. Hovnanian Homes. **Property Owner:** Michael Wyatt, K. Hovnanian Aspire at Village Center, LLC. (Shallow)

7. BOARD MEMBER / COMMISSIONER / STAFF REPORT

7.1. Election of Planning Commission Vice-Chair

8. ADJOURNMENT



PLANNING COMMISSION COMMUNICATION

Title: Minutes of August 9, 2018

Contact:

Meeting Date: 8/23/2018

Item #: 5.1.

ATTACHMENTS:

Description

Draft Minutes of 8/9/18



DRAFT MINUTES

August 9, 2018

PLANNING COMMISSION MEETING

7:00 p.m.

City Council Chambers

311 Vernon Street Roseville, California

1. CALL TO ORDER

Vice Chair Krafka called the meeting to order at 7:00 p.m.

2. ROLL CALL

Commissioner Brashears – Present

Commissioner Caporusso – Present

Commissioner Dohner – Present

Commissioner Jensen - Present

Commissioner Mendonsa – Present

Vice Chair Krafka – Present

Chair Houdesheldt – Absent, Excused

3. PLEDGE OF ALLEGIANCE

Commissioner Caporusso led those in attendance in the Pledge of Allegiance.

4. PUBLIC COMMENTS

Vice Chair Krafka opened the Public Comment. Hearing none, Vice Chair Krafka closed the Public Comment.

5. CONSENT CALENDAR

5.1. MINUTES OF JUNE 14, 2018

5.2. WRSP PCL W-15 – WESTPARK VILLAGE 15B DRRS – 3016 WELTON CI – FILE # PL18-0122.

5.3. INFILL PCL 240 – TARBIYA INSTITUTE – 1836 SIERRA GARDENS DR – FILE # PL17-0367.

MOTION

Motion by Commissioner Caporusso, seconded by Commissioner Brashears, to approve the Consent Calendar.

The motion passed with the following roll call vote:

Ayes: Brashears, Caporusso, Dohner, Jensen, Mendonsa, Krafka

Noes: None
Abstain: None

6. REQUESTS/PRESENTATIONS

6.1. INFILL PCL 25, 32B – EAST STREET SUBDIVISION – 415 EAST ST – FILE # PL17-0036.

Development Analyst, Wayne Wiley, presented the staff report and responded to questions.

Vice Chair Krafka opened the public hearing and invited comments from the applicant and/or audience.

Margaret Ozburn has concerns about the project.

- Removal of oak trees nearest the east entrance to the bike trail and trees in the flood zone.
- Requested a copy of the schematic showing trees.

Commissioner Comments:

- Like the project, appreciate space for the bike trail.
- Like to see development in the infill area.
- Thanks to staff for addressing the concerns of neighbors

Vice Chair Krafka closed the public hearing and asked for a motion.

MOTION

Commissioner Jensen made the motion, seconded by Commissioner Caporusso, to:

- A. Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
- B. Adopt the three (3) findings of fact and approve the Tentative Subdivision Map subject to seventy-nine (79) conditions of approval, condition #64 modified to read as follows: "All of that area within the regulatory floodplain shall be dedicated in fee to the City of Roseville. (Engineering)"; and,
- C. Adopt the two (2) findings of fact and approve the Tree Permit subject to seventeen (17) conditions of approval, condition #3 modified to read as follows: "The developer shall be responsible for the replacement of the total number of inches removed and proposed for removal. The total number of inches for this project is 337 inches. Mitigation must be provided in the way of payment of \$8,736.00, dedication of 5,050 square feet located at the rear of lots 3-10, and planting of nineteen (19) 15-gallon native and eighteen (18) 15-gallon non-native trees. (Planning)"

The motion passed with the following roll call vote:

Ayes: Brashears, Caporusso, Dohner, Jensen, Mendonsa, Krafka

Noes: None

Abstain: None

6.2. NERSP PCL 16 ROSEVILLE GOLFLAND EAST PARKING LOT – 1850 TAYLOR RD – FILE # PL16-0349.

Senior Planner, Derek Ogden, presented the staff report and responded to questions.

Vice Chair Krafka opened the public hearing and invited comments from the applicant and/or audience.

Fred Kinney, Roseville Golfland, Ltd. addressed the Commission and responded to questions. He stated he had received a copy of the staff report and was in agreement with staff's recommendation.

Commissioner Comments:

- Is the parking lot adjacent to Golfland a designated Park-n-Ride lot?
- Has the possibility of moving the Park-n-Ride lot to the proposed parking lot been looked into?
- What is to stop people from crossing the lanes of traffic onto the median?
- Appreciate the raised median which is similar to those found near the Shellito pool and the Lowe's entrance
- How will U-turns be made?
- Thank you to Roseville Golfland for contacting CalTrans about the possibility of "switching" parking lots.
- Thank you for addressing safety concerns in crossing Taylor.
- Will the newly install signal cause additional traffic back up on Taylor?
- Thank you to Fred Kinney for the investment into the City.

MOTION

Commissioner Caporusso made the motion, seconded by Commissioner Mendonsa, to:

- A. Adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program;
- B. Adopt the two (2) findings of fact for the Conditional Use Permit Modification and approve the Conditional Use Permit Modification subject to three (3) conditions of approval.
- C. Adopt the two (2) findings of fact for the Design Review Permit Modification and approve the Design Review Permit Modification subject to 80 conditions of approval.
- D. Adopt the two (2) findings of fact for the Tree Permit and approve the Tree Permit subject to 21 conditions of approval.
- E. Adopt the four (4) findings of fact for the Voluntary Merger and approve the Voluntary Merger subject to six (6) conditions of approval.

The motion passed with the following roll call vote:

Ayes: Brashears, Caporusso, Dohner, Jensen, Mendonsa, Krafka

Noes: None

Abstain: None

7. COMMISSIONER / STAFF REPORT

7.1 ELECTION OF PLANNING COMMISSION CHAIR

MOTION

Commissioner Caporusso made the motion, seconded by Commissioner Jensen, to appoint Commissioner Krafka as the Planning Commission Chair.

The motion passed with the following roll call vote:

Ayes: Brashears, Caporusso, Dohner, Jensen, Mendonsa, Krafka
Noes: None
Abstain: None

7.2 ELECTION OF DESIGN COMMITTEE REPRESENTATIVE AND ALTERNATE

MOTION

Commissioner Brashears made the motion, which was seconded by Commissioner Caporusso, to appoint Commissioner Mendonsa as the Design Committee Representative.

The motion passed with the following vote:

Ayes: Brashears, Caporusso, Dohner, Jensen, Mendonsa, Krafka
Noes: None
Abstain: None

MOTION

Commissioner Mendonsa made the motion, which was seconded by Commissioner Jensen, to appoint Commissioner Brashears as the Design Committee Alternate.

The motion passed with the following vote:

Ayes: Brashears, Caporusso, Dohner, Jensen, Mendonsa, Krafka
Noes: None
Abstain: None

Staff Reports:

- Staff extended welcomes to newly appointed Commissioner Dohner and Commissioner Jensen.
- As the Commission has requested, Commissioners will be called in a rotating order for their vote.

Commissioner Reports:

- Commissioners extended their welcome to newly appointed Commissioner Dohner and Commissioner Jensen.

8. ADJOURNMENT

Vice Chair Krafka asked for a motion to adjourn the meeting.

MOTION

Commissioner Brashears made the motion, seconded by Commissioner Mendonsa, to adjourn the meeting.

The motion passed unanimously at 7:45 p.m.



PLANNING COMMISSION COMMUNICATION

Title: WRSP PCL W-28 & W-29 - Westpark Village Center DRRS - 3101 Village Plaza Dr
- File # PL18-0099

Contact:

Meeting Date: 8/23/2018

Item #: 6.1.

ATTACHMENTS:

Description

Staff Report

Attachment 1 - RS/DS - VC Development Standards (MDR)

Exhibit A - Plans (Floor plans, Elevations, Landscape, Lot layout)

Exhibit B - Colors & Materials

ITEM 6.1: **DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION – WRSP PCL W-28 & W-29 – WESTPARK VILLAGE CENTER DRRS – 3101 VILLAGE PLAZA DRIVE – FILE #PL18-0099**

REQUEST

The applicant requests approval of a Design Review Permit for a Residential Subdivision to review the architecture and home designs for 56 lots on parcels W-28 and W-29 of the Westpark Village Center.

Applicant – Ed Griffith, K. Hovnanian Homes
Property Owner – Michael Wyatt, K. Hovnanian Aspire at Village Center, LLC

SUMMARY RECOMMENDATION

The Planning Division recommends that the Planning Commission take the following actions:

- A. Adopt the two (2) findings of fact and approve the Design Review Permit for Residential Subdivision subject to twenty-eight (28) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with all recommended conditions of approval.

BACKGROUND

The project site is located on parcels W-28 and W-29 of the West Roseville Specific Plan (WRSP) (Figure 1). The project site is 7.6 acres in size and is located within the Village Center area of the WRSP. Land uses in the 120-acre Village Center include medium and high density residential, community commercial, parks, and public/quasi-public uses. The residential portion of the Village Center is nearing completion, while some commercial and public/quasi-public parcels remain vacant.

Figure 1: Project Area



The Planning Commission and City Council approved an application for the Village Center in September 2017 (file #PL17-0058) that involved multiple entitlements including:

- A Tentative Parcel Map to merge and re-subdivide three existing parcels (W-32, W-33, and W-54) into five parcels (W-28, W-29, W-32, W-33, and W-54) and two right-of-way lots (Lot A and Lot B).
- A Rezone, General Plan Amendment and Specific Plan Amendment to rezone and modify the land use designations on the resultant parcels from commercial and park designations to commercial, park, and residential designations. The approval allowed rezoning 7.6 acres of the site from Community Commercial/Special Area-West Roseville (CC/SA-WR) to Small Lot Residential/Development Standards-Village Center (RS/DS-VC). This new zoning designation is located on the subject parcels W-28 and W-29. Parcel W-54 in its new configuration is zoned Parks & Recreation-Village Center (PR-VC) and the commercial properties on parcels W-32 and W-33 maintain a zoning designation of CC/SA-WR.
- Two Tentative Subdivision Maps to establish two small lot tentative maps to create 28 residential lots each on Parcel W-28 and Parcel W-29 for a total of 56 single-family residential units. The lots have a land use designation of Medium Density Residential (MDR) at 7.4 dwelling units per acre.

Figure 2 illustrates the conceptual site plan with commercial uses shown in red (parcels W-32 and W-33), MDR uses in yellow (parcels W-28 and W-29), and a three-acre park in green (Parcel W-54). On September 14, 2017, the Planning Commission approved a Design Review Permit to allow the development of a community care facility, Oakmont Senior Living, on Parcel W-32. This project is not yet constructed.

At this time, the applicant is requesting approval of a Design Review Permit for a Residential Subdivision (DRRS) to review the architecture and home designs for 56 detached single-family homes on parcels W-28 and W-29 of the Westpark Village Center. No modifications to the approved development standards are proposed.

SITE INFORMATION

Location: 3101 Village Plaza Drive, WRSP Village Center Parcel W-28 and Parcel W-29

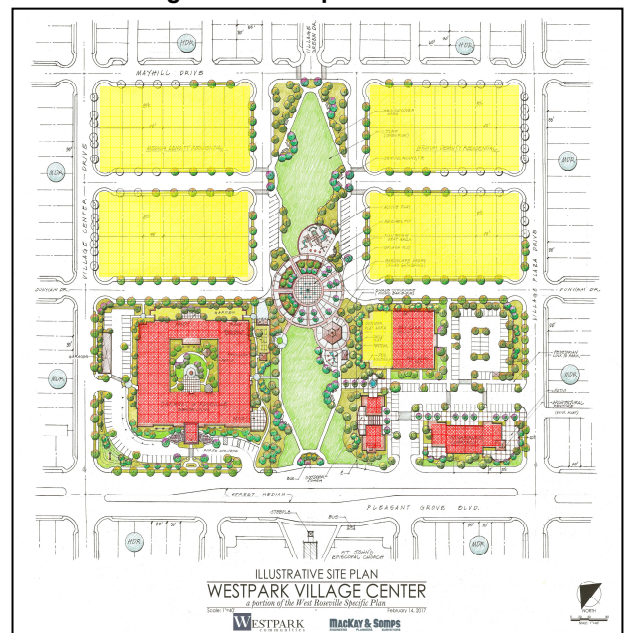
Total Size: 7.6 acres

Topography and Setting: The project site was previously rough graded and is relatively flat. The two subject parcels are separated by the future park parcel. Surrounding land uses are high density residential to the north, medium density residential to the east and west, and two future community commercial parcels to the south.

EVALUATION AND FINDINGS

Section 19.10.045 of the Zoning Ordinance specifies that a Design Review Permit is required for all compact residential development (attached or detached single-family units on land with a General Plan land use designation of Medium Density Residential or higher). Compact residential development

Figure 2: Conceptual Site Plan



products are more dense and urban in nature than is typical of the suburban setting, and Design Review gives staff the opportunity to examine the proposed design to determine compatibility with the surrounding community, and compliance with the intent of the Community Design Guidelines and other applicable design standards. Pursuant to Zoning Ordinance Section 19.78.060(l), the required Findings for a Design Review Permit for a Residential Subdivision are as follows:

- 1. The residential design, including the height, bulk, size and arrangement of buildings is harmonious with other buildings in the vicinity.***
- 2. The residential design is consistent with applicable design guidelines.***

This project is subject to the development standards of the City's Zoning Ordinance, the City's Community Design Guidelines (CDG), and the West Roseville Specific Plan (WRSP). The applicant has indicated that the WRSP Village Center development standards for the RS/DS lots would apply to the proposed homes and that no deviations to these standards are proposed. These standards are included in Attachment 1. The applicant submitted conceptual elevations showing architectural treatment, floor plans, landscape, and a typical lot layout exhibit (Exhibit A).

Plan Types: The project includes three plan types, all of which are two-story, ranging in size from 1,866 square feet to 2,244 square feet. Table 1 identifies the square footage and number of bedrooms for each plan type. The floor plans offer open concept living areas with a compact footprint to maximize the available rear yard space. All plans provide a covered porch, with the exception of Plan 3578 in the Spanish style, which provides a covered entry. All plans include a two-car garage and a minimum 20' long driveway to provide adequate space for vehicles to park within the driveway.

Table 1: Plan Type Features and Dimensions

Plan Type	Square Footage	Bedrooms
Plan 3578	1,866	3
Plan 3576	2,021	4
Plan 3574	2,244	4

Streetscape: Each of the three floor plans will be offered in one of three architectural styles—Spanish, Craftsman, and Italianate. All homes will be two-story, ranging in height from approximately 23 feet to 25 feet. Consistent with the RS/DS-VC development standards, architectural treatment will be applied to all elevations of the buildings. All elevations incorporate enhanced architectural design features, which include exterior shutters, decorative trim, varied roof forms, and building articulation. Overall, the project provides for a visually engaging and cohesive streetscape.

Figure 3: Sample Elevations



Color and Materials: Each of the three architectural styles will offer three to four color schemes consisting of earth tone shades, similar to the color schemes used in the surrounding subdivisions. Brick or stacked stone veneer is applied creatively to the elevations to add texture and interest to the façade. The unit designs include a range of decorative embellishments (i.e., shutters, corbels, and gables) and exterior finishes (i.e., stucco, tile, and stone), creating a diverse streetscape that provides visual interest. The proposed colors and materials are included as Exhibit B.

Landscape: The proposed landscape will include a mix of groundcovers, shrubs of varying heights, and shade and accent trees for the front yard. The selected landscape will provide a mix of colors and textures which will complement the streetscape and is consistent with the WRSP Landscape Guidelines and the City's Water Efficient Landscape Ordinance (WELo).

CONCLUSION

Staff has reviewed the development plans for Parcel W-28 and Parcel W-29 and found them to be consistent with the applicable standards and guidelines. In addition, the proposed designs are similar to other housing products located in the surrounding subdivisions, but will incorporate various design elements to create a unique identity consistent with the vision for the Village Center. As discussed above and with the following conditions, staff supports approval of the proposed project.

ENVIRONMENTAL DETERMINATION

Consistent with California Environmental Quality Act (CEQA) Guidelines Section 15164, regarding a previously certified and adopted Environmental Impact Report (EIR), an Addendum to the West Roseville Specific Plan EIR (SCH# 2002082057, certified January 9, 2004) was prepared as part of the WRSP Village Center project (file #PL17-0058, approved by City Council on September 6, 2017). The analysis in the Addendum covered future development of all proposed parcels, including Parcel W-28 and Parcel W-29. As part of the Addendum analysis, no new mitigation was identified and all existing mitigation from the WRSP EIR (SCH# 200208205, certified February 4, 2004) will be applied to the project as applicable. Thus, no additional environmental documentation is required.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. A notice of the public hearing was published on July 27, 2018 and distributed to all property owners within 300 feet of the site, and to the Roseville Coalition of Neighborhood Associations. The project was originally noticed for the August 9th Planning Commission hearing and was continued by the Planning Commission to August 23rd to give the applicant the opportunity to present the project to the community. The applicant presented the project to the Westpark Neighborhood Association and Fiddyment Farm Neighborhood Association on August 14, 2018. At this meeting, residents inquired about the plan types, colors and materials, and construction timeline. Overall, the project was well-received and the neighborhood was in support of the project.

RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

- A. Adopt the two (2) findings of fact as listed in the staff report and approve the **DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION – 3101 VILLAGE PLAZA DRIVE – WRSP PCL W-28 & W-29 – WESTPARK VILLAGE CENTER DRRS – FILE # PL18-0099** subject to twenty-eight (28) conditions of approval.

CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT FOR RESIDENTIAL SUBDIVISION (FILE # PL18-0099)

1. The development standards, unit designs and landscape plans for **WRSP Village Center W-28 and W-29** are approved as described in Attachment 1 and shown in Exhibits A—B, except as modified by these conditions of approval. (Planning)

2. This Design Review Permit approval shall be effectuated within a period of two (2) years from **August 23, 2018** and if not effectuated shall expire on **August 23, 2020**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **August 23, 2021**.
3. The landscape plan shall comply with the Landscape Guidelines for West Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning)
4. The project shall comply with all required environmental mitigation identified in the West Roseville Specific Plan EIR (SCH #2002082057, certified January 9, 2004) and subsequent Addendum to the WRSP Final EIR, and shall include all applicable mitigation measures as notes on the plans. (All Departments)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

5. The project Landscape Plans shall comply with the following:
 - a) The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines, backflow preventers, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, EUD, Electric, Public Works)
 - b) At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
6. All on-site external lighting shall be installed and directed to have no off-site glare. (Planning)
7. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code-CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)
8. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
9. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
10. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)
11. Testing of all fire systems shall be performed prior to opening the sales office for business. (Fire)
12. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 500' on center. (Fire)

13. Minimum fire flow is 1,500 gallons per minute with 20 lbs. residual pressure. The fire flow and residual pressure may be increased, as determined by the Fire Marshal, where the project utility lines will serve non-residential uses. Fire hydrants shall not be placed behind vehicle parking stall not viewable from the public street. Sheet 37. (Fire)
14. Framing construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)
15. If this project will be phased, the fire department requirements for access and circulation throughout shall be approved by the City for such proposal. Access road shall comply in accordance with the California Fire Code, 2016 with the City of Roseville's Amendments. A separate phasing plan shall be reviewed and approved by this department. (Fire)
16. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION AND PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

17. All electric metering shall be directly outside accessible. (Electric)
18. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

OTHER CONDITIONS OF APPROVAL:

19. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Building)
20. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Division Field Inspector at the time of or prior to the foundation inspection. (Building)
21. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)
22. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)
23. All alley loaded driveways shall have the address and street name of the designated unit as identified on the approved city lot maps. (Fire)
24. Signs are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
25. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed free condition; dead plant material shall be replaced immediately. All trees shall be

maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)

26. Fences and walls shall be consistent with the locations and treatments specified in the West Roseville Specific Plan Design Guidelines. (Planning)
27. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
28. Any relocation or modification to the existing utility facilities or other existing improvements required for the development of this subdivision shall be at the developer's expense. (Electric, Environmental Utilities, Engineering, Fire)

ATTACHMENT

1. RS/DS-VC Development Standards (MDR)

EXHIBITS

- A. Plans (Floor Plans, Elevations, Landscape, Lot Layout)
- B. Colors and Materials

<u>Note to Applicant and/or Developer:</u> Please contact Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.
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Table 10-4a: Village Center MDR Development Standards for RS/DS (Parcels W-28 & W-29)

RS/DS Development Standards (MDR)		
Product Type		
	Single Family with Attached Sidewalk ⁴	Single Family with Separated Sidewalk ^{1, 4}
Lot Size (minimum)		
Area, Interior Lot	3,600 sq. ft.	3,600 sq. ft. ¹
Area, Corner Lot	4,400 sq. ft.	4,000 sq. ft. ¹
Width, Interior	45 ft.	45 ft.
Width, Corner	55 ft.	50 ft.
Permitted Density (maximum per lot)		
Residential Density	1 dwelling; 1 second unit	1 dwelling; 1 second unit
Setbacks (minimum)		
Front ²	15 ft. to living space or side wall of garage; 12.5 ft. to porch 18 ft. min. driveway depth with roll- up garage	10 ft. to first-floor living space or side wall of garage 7.5 ft. to porch, but in no case may encroach into a PUE 15 ft. to second-floor living space 18 ft. min. driveway depth with roll up garage
Sides ² Interior Lots: Corner Lots:	5 ft. 5 ft. interior side 12.5 ft. street side on first floor 15 ft. street side on second floor	5 ft. 5 ft. interior side 10 ft. street side on first floor 13 ft. street side on second floor
Rear	10 ft. minimum with minimum usable open space of 700 s.f. or 500 s.f. where a usable front porch is provided ³	10 ft. minimum with minimum usable open space of 500 s.f. where a usable front porch is provided ³
Coverage (maximum)		
Site Coverage	None ³	None ³
Height (maximum)		
Height	35 ft.	35 ft.
Supplemental Design Standards		
1. Front Yard Stagger	None required, but optional per unit design	
2. Stagger for 3 rd Car Garages	2 ft. between 3 rd car bay and two-car garage	
3. Two-story unit mix	No limit	
4. Separation Between Second Story Elements	A minimum of 10 feet shall be provided between second story elements of adjacent two-story dwellings	
5. Building Exterior	Architectural treatment shall be applied to all elevations of a building. At a minimum, all doors, windows and other wall openings shall be trimmed consistent with the architectural style, consistent with the Compact Residential Design Guidelines provided in the City's adopted Community Design Guidelines. Panelized windows or other architectural treatment shall be used on all garage doors.	

1 Sidewalk separated from back of curb by 6-foot planter strip

2 Front setback (and side setback where adjacent to street) is measured from back of walk. Fence side yard setback is 5' from back of walk where facing a street. In the absence of a sidewalk, setback is measured from edge of right-of-way.

3 The rear and side yards may be utilized to meet the minimum usable open space provided the minimum dimension, measured perpendicular to the applicable rear or side yard is ten (10) feet. Maximum coverage is a function of lot size, required setbacks and usable open space. A minimum usable open space of 500 s.f. may be applied where a front porch is provided with minimum dimension of 6 ft. x 10 ft. exclusive of entry way.

4. Variations to the standards and other housing product types may be permitted through approval of a Design Review Permit for Residential Subdivisions (DRRS).

WESTPARK VILLAGE CENTER

Village Center W-28 AND W-29

ROSEVILLE, CA

City Approval

TABLE OF CONTENTS

PROJECT NARRATIVE

FLOOR PLANS & ELEVATIONS

LANDSCAPE TYPICAL

IMPROVEMENT PLANS & TENTATIVE MAPS

COLOR & MATERIALS PALETTE

TYPICAL SITE PLANS



PROJECT NARRATIVE

Westpark Village Center

Villages W28 & W29

(56) 45x85 Single Family (MDR) Lots

K. Hovnanian Homes is proposing the construction of 56 single-family homes on newly developed lots on the Village Center W28 and W29 Maps, in the Village Center Master plan area.

A fresh look has been taken to provide home designs that will appeal to the current market realities. These (3) new two story floor plans being proposed offer enhanced living features, generous open concept living areas with a compact footprint maximizing available rear yard space. We believe the combination of livability, function and design efficiency in these homes will provide a popular addition to the community.

With attention to the existing character and charm of the existing adjacent community, we have added windows, exterior shutters, masonry and trim enhancements to the originally proposed concepts. It has been decided to include these features on all lots (not just corners).

We feel that the homes proposed meet or exceed the requirements of the applicable design guidelines and will blend in nicely with the overall aesthetic character of the community.

No deviations are proposed in this application

City Approval

WESTPARK VILLAGE CENTER
PLANS & ELEVATIONS

SITE PLAN & DESIGN REVIEW | 3.16.18
K. HOVNANIAN HOMES | NORTHERN CALIFORNIA DIVISION

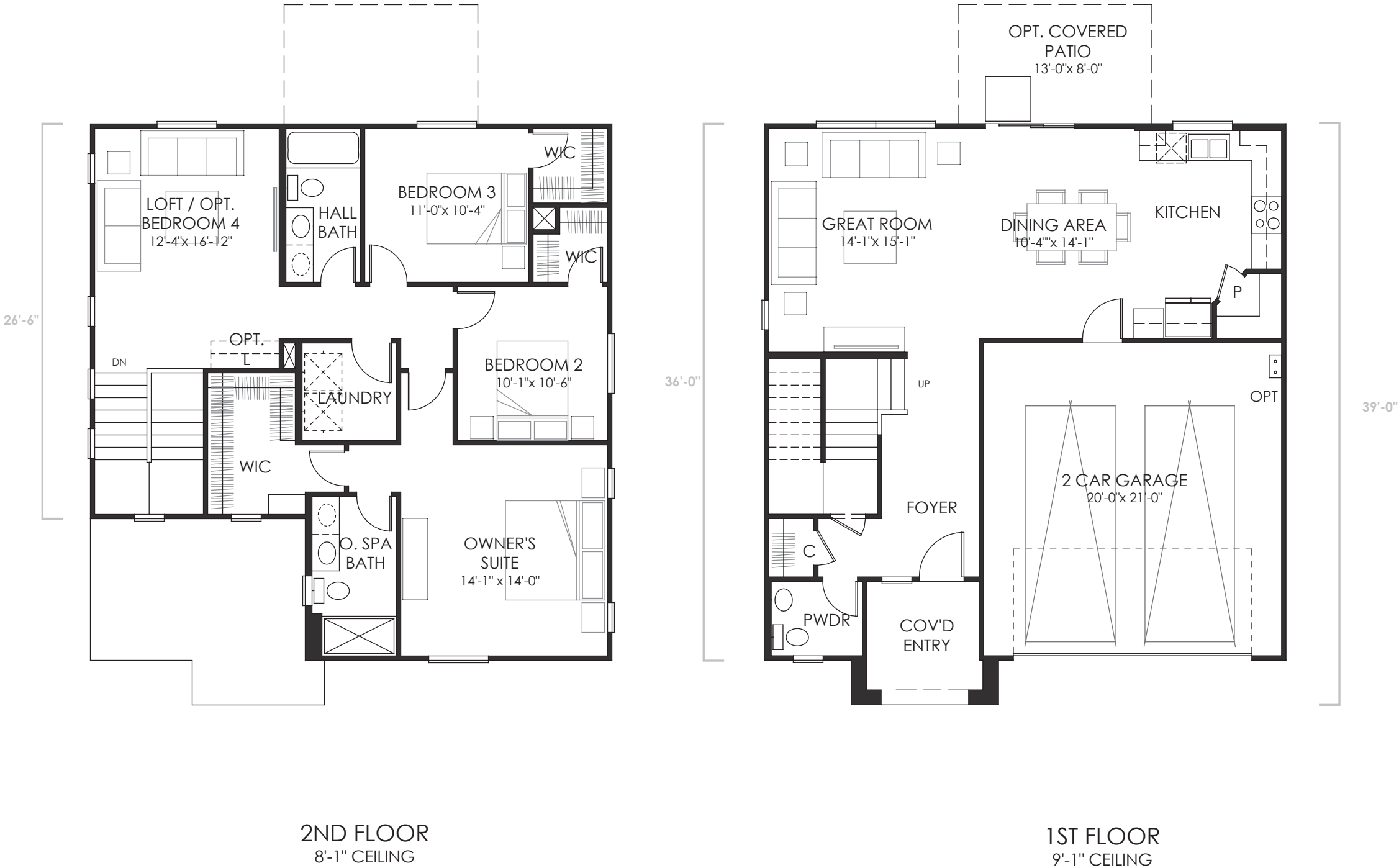


SERIES WIDTH
35'

LIV. SF: 1,866 SF
PLAN WIDTH: 35'
PLAN #: 3578
SCALE: 1/8" = 1'-0"
NAME: NA

VITAL STATS
BEDROOM 3
BATH 2.5
CAR 2
CEILING 9' | 8'

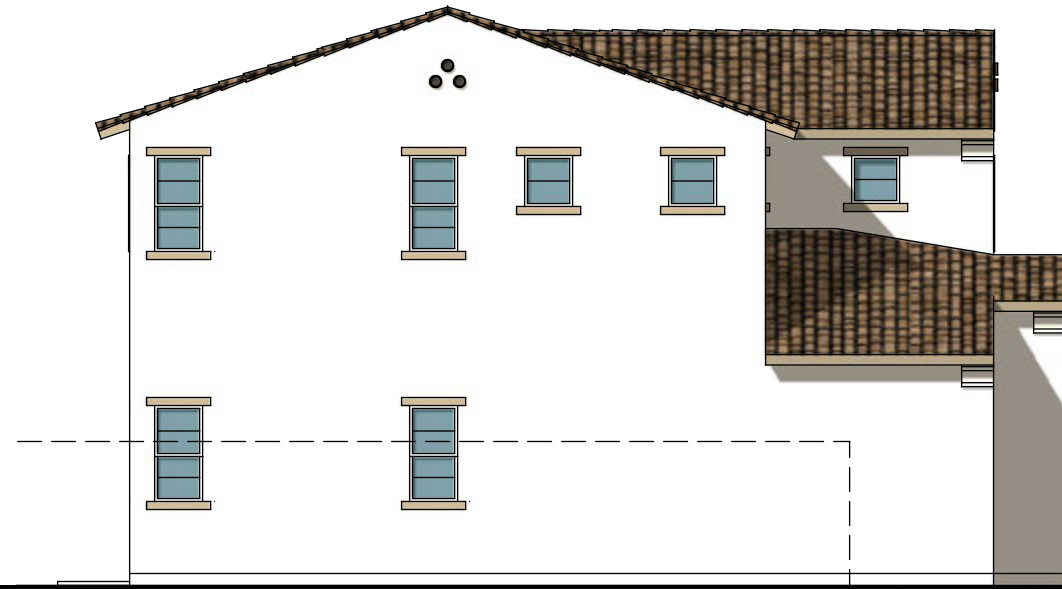
STATUS | CONCEPT
DATE - 11.30.2017
REV: 02.09.2018



A1

K. HOVNANIAN HOMES
WESTPARK VILLAGE CENTER
ROSEVILLE, CALIFORNIA

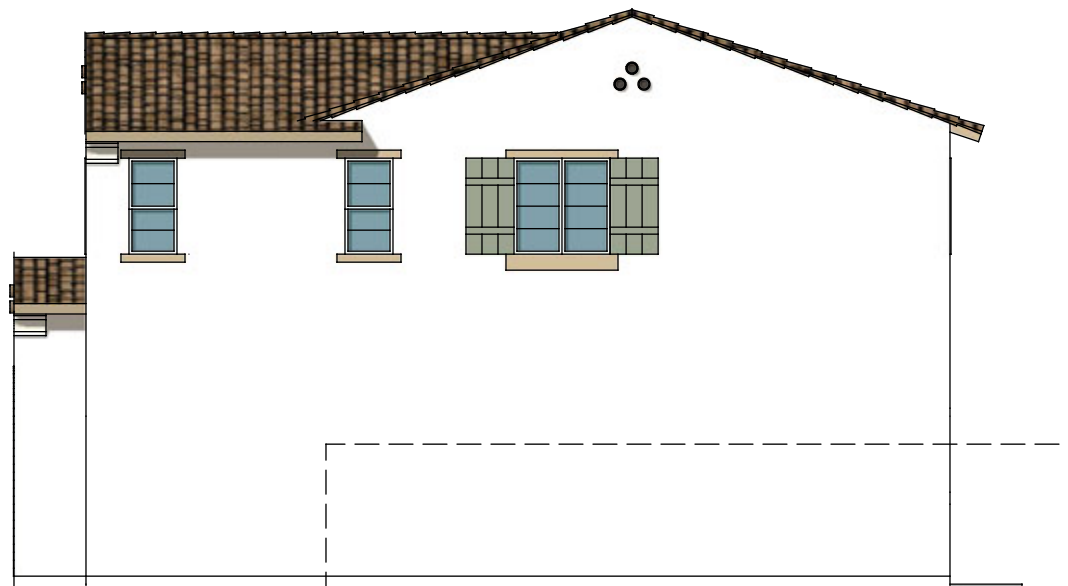
City Approval



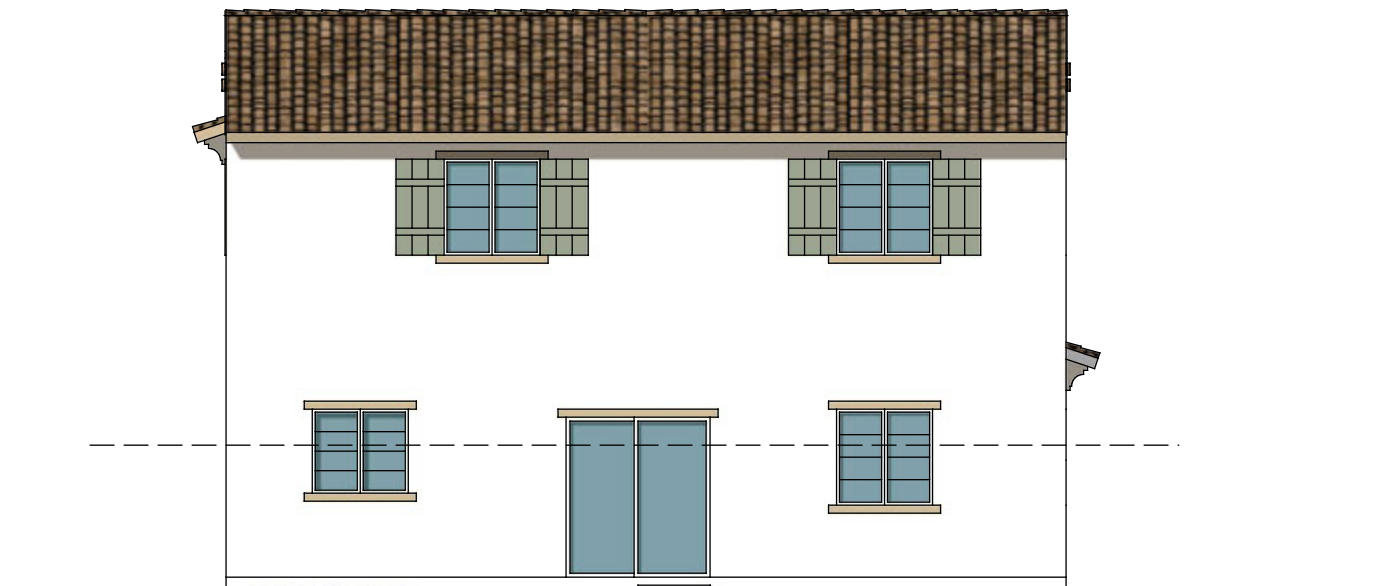
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

STYLE LEGEND

PROMINENT GABLES & CONCRETE 'S' TILE ROOF
DECORATIVE GABLE END DETAILING
DECORATIVE TILE & SHUTTERS
WINDOW TRIM AT ALL WINDOWS



PLAN 3578 | SPANISH ELEVATION 'D'
SCALE: 1/8"=1'-0"
DATE : 11.30.2017 REV: 05.11.2018

A1.1

K. HOVNANIAN HOMES
WESTPARK VILLAGE CENTER
ROSEVILLE, CALIFORNIA
05.14.2018 EG M/W

CITY APPROVAL





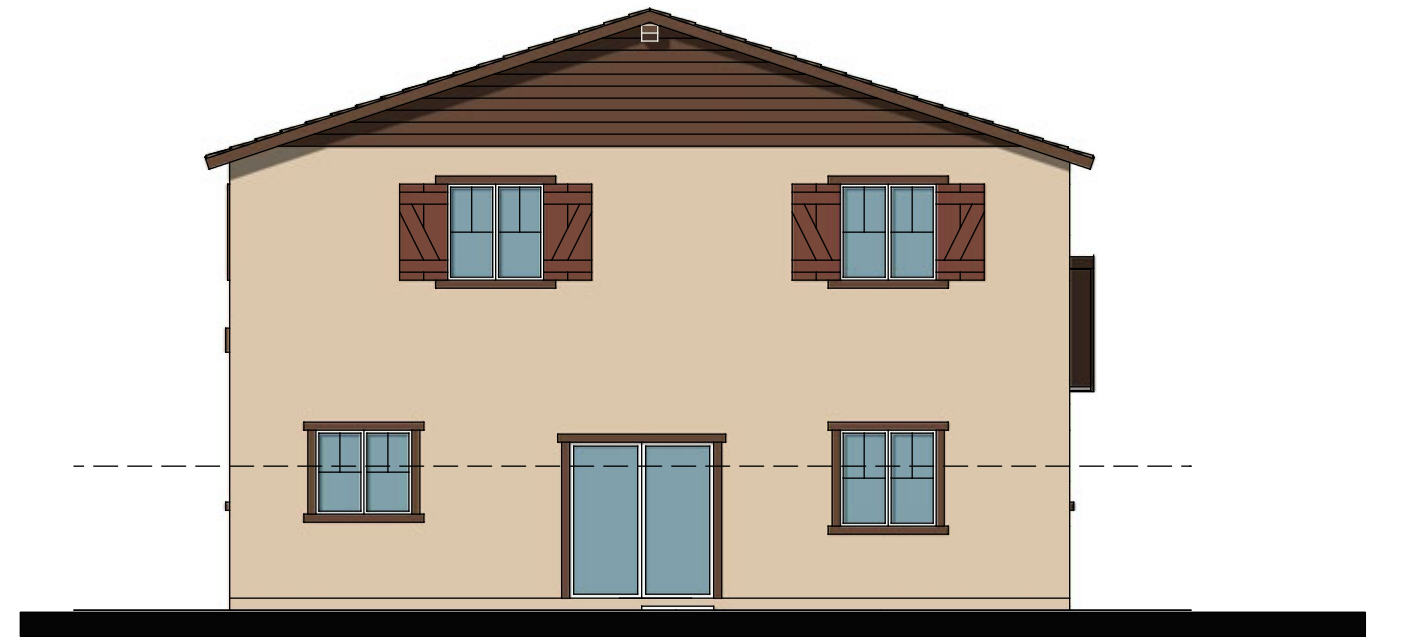
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

STYLE LEGEND

PROMINENT GABLES & CONCRETE 'FLAT' TILE ROOF
DECORATIVE CORBELS AND SIDING
DECORATIVE SHUTTERS & STONE / BRICK VENEER
WINDOW TRIM AT ALL WINDOWS



PLAN 3578 | CRAFTSMAN ELEVATION 'E'
SCALE: 1/8"=1'-0"
DATE : 11.30.2017 REV: 05.11.2018

A1.2

K. HOVNANIAN HOMES
WESTPARK VILLAGE CENTER
ROSEVILLE, CALIFORNIA
05.14.2018 EG M/W

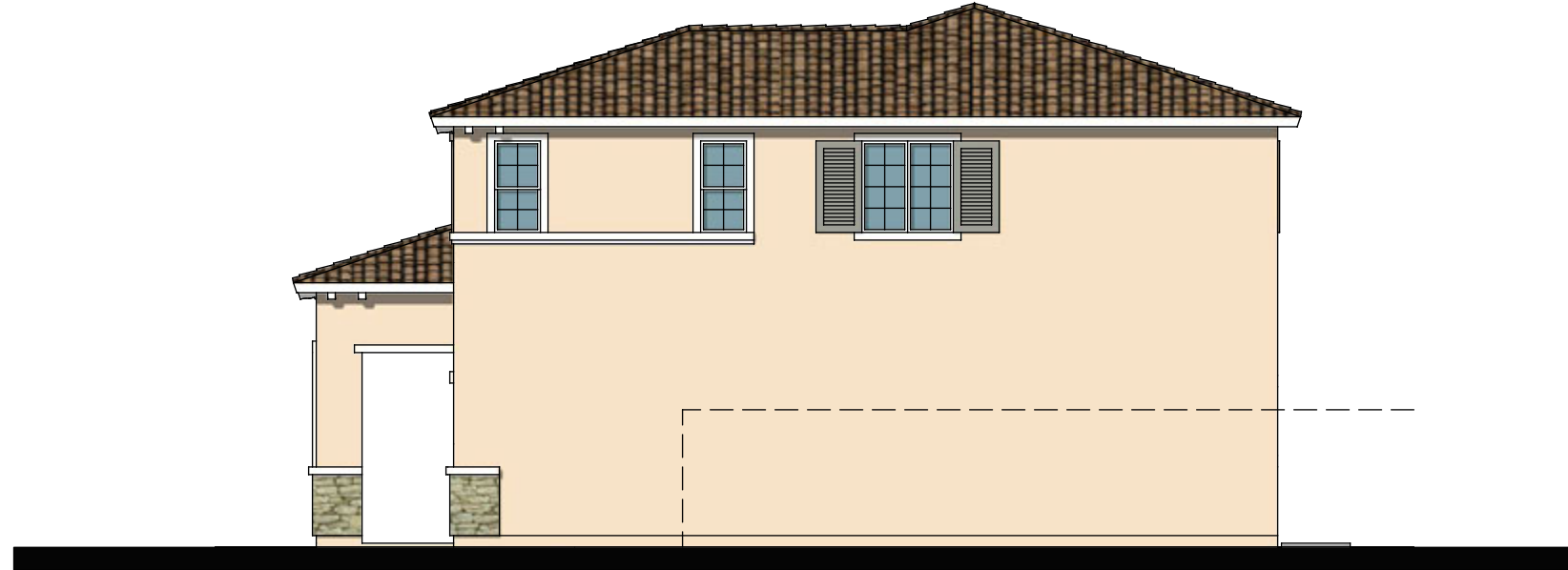
CITY APPROVAL



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

STYLE LEGEND

HIP ROOFS & CONCRETE 'S' TILE ROOF
DECORATIVE CORBELS AND SHUTTERS
DECORATIVE TRIM MOLDING & STONE / BRICK VENEER
WINDOW TRIM AT ALL WINDOWS



PLAN 3578 | ITALIANATE ELEVATION 'F'
SCALE: 1/8"=1'-0"
DATE : 11.30.2017 REV: 05.11.2018

A1.3

K. HOVNANIAN HOMES
WESTPARK VILLAGE CENTER
ROSEVILLE, CALIFORNIA
05.14.2018 EG M/W

CITY APPROVAL

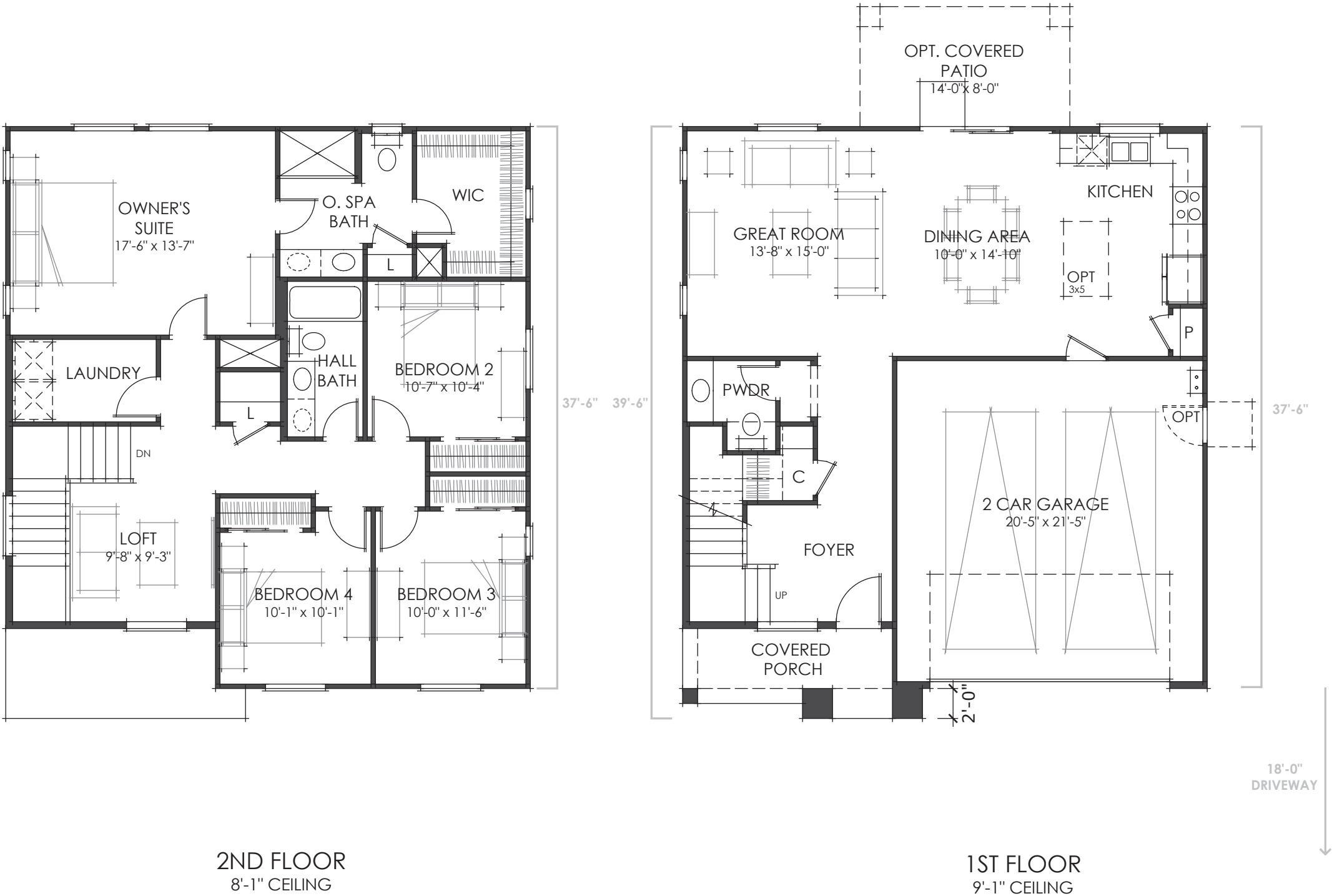


SERIES WIDTH
35'

LIV. SF: 2,021 SF
PLAN WIDTH: 35'
PLAN #: 3576
SCALE: 1/8" = 1'-0"
NAME: NA

VITAL STATS
BEDROOM 3
BATH 2.5
CAR 2
CEILING 9' | 8'

STATUS | CONCEPT
DATE - 11.30.2017
REV: 02.09.2018

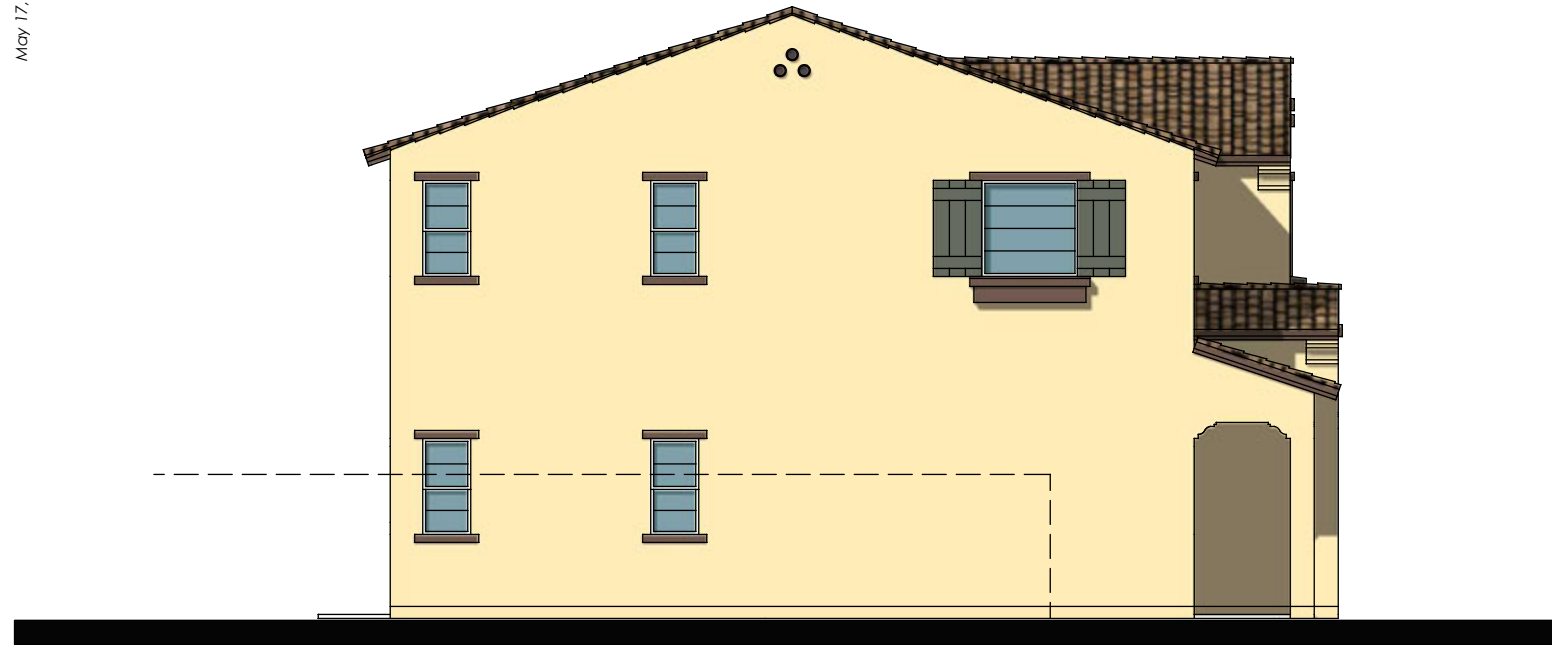


A2

K. HOVNANIAN HOMES
WESTPARK VILLAGE CENTER
ROSEVILLE, CALIFORNIA

City Approval

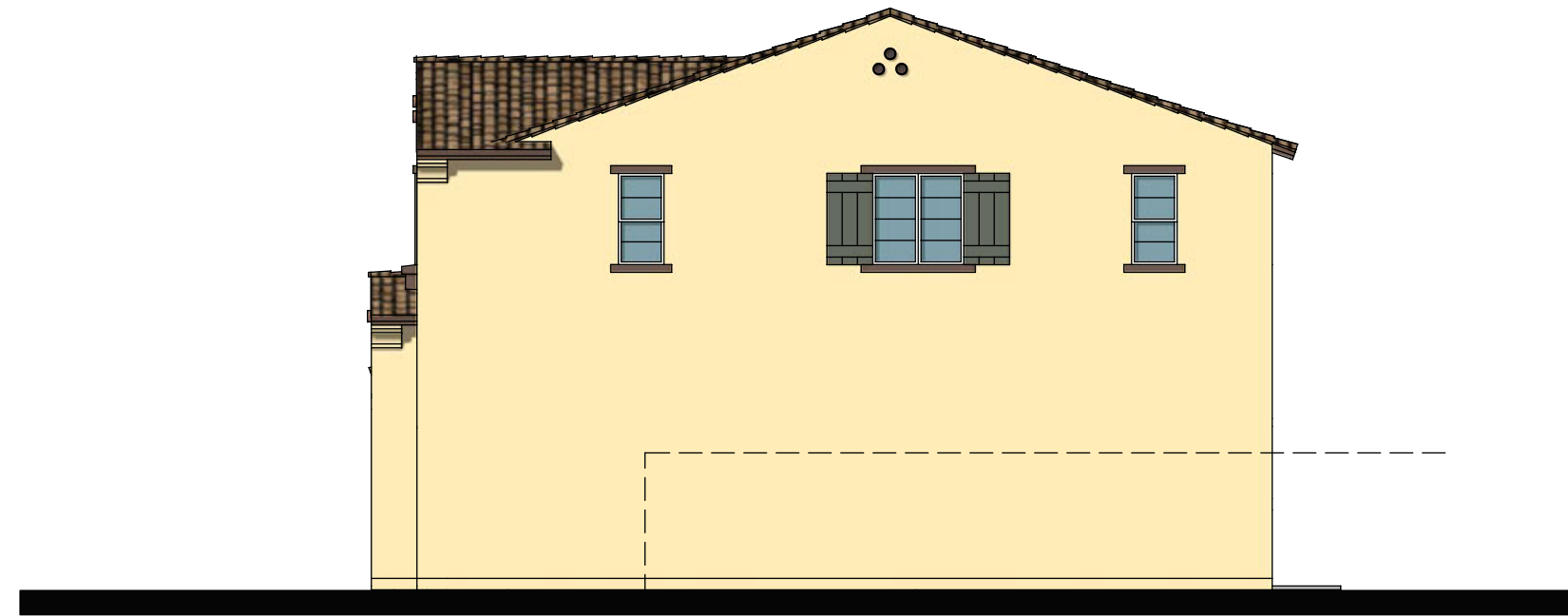




LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

STYLE LEGEND

PROMINENT GABLES & CONCRETE 'S' TILE ROOF
DECORATIVE GABLE END DETAILING
DECORATIVE TRIM & SHUTTERS
WINDOW TRIM AT ALL WINDOWS



PLAN 3576 | SPANISH ELEVATION 'D'
SCALE: 1/8"=1'-0"
DATE : 11.30.2017 REV: 05.11.2018

A2.1

K. HOVNANIAN HOMES
WESTPARK VILLAGE CENTER
ROSEVILLE, CALIFORNIA
05.14.2018 EG M/W

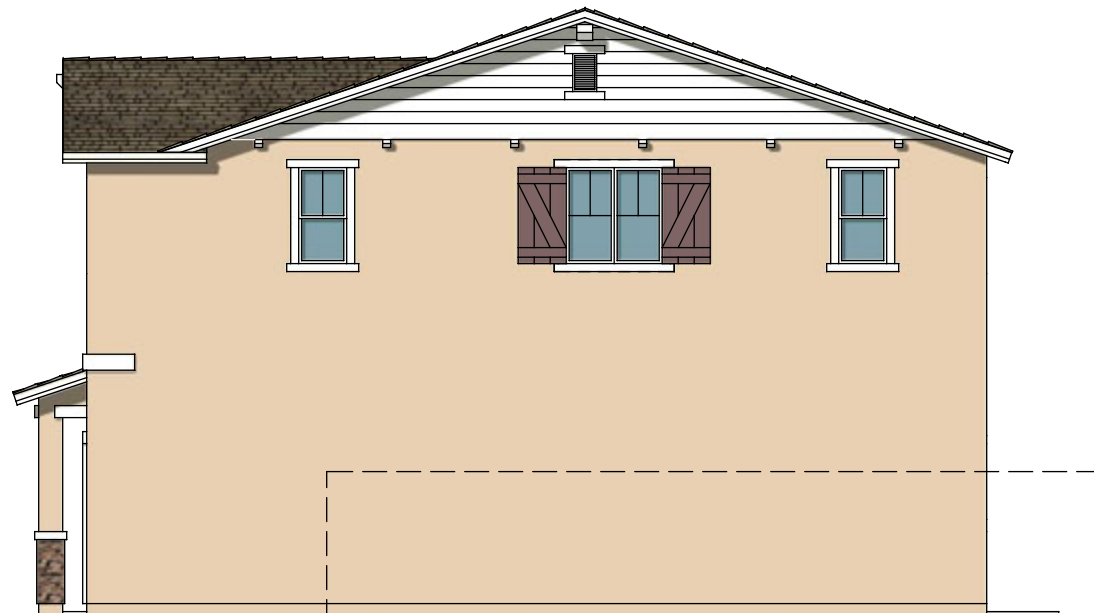
CITY APPROVAL



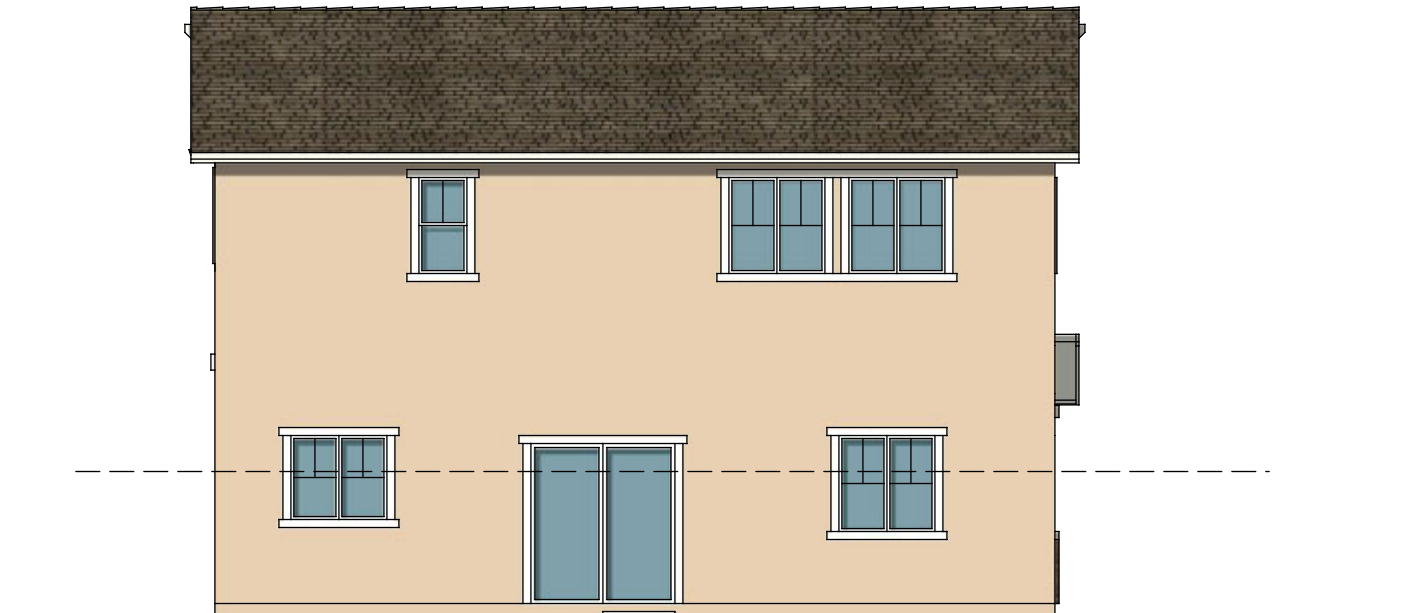
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

STYLE LEGEND

PROMINENT GABLES & CONCRETE 'FLAT' TILE ROOF
DECORATIVE CORBELS AND SIDING
DECORATIVE SHUTTERS & STONE / BRICK VENEER
WINDOW TRIM AT ALL WINDOWS



PLAN 3576 | CRAFTSMAN ELEVATION 'E'
SCALE: 1/8"=1'-0"
DATE : 11.30.2017 REV: 05.11.2018

A2.2

K. HOVNANIAN HOMES
WESTPARK VILLAGE CENTER
ROSEVILLE, CALIFORNIA
05.14.2018 EG M/W

CITY APPROVAL

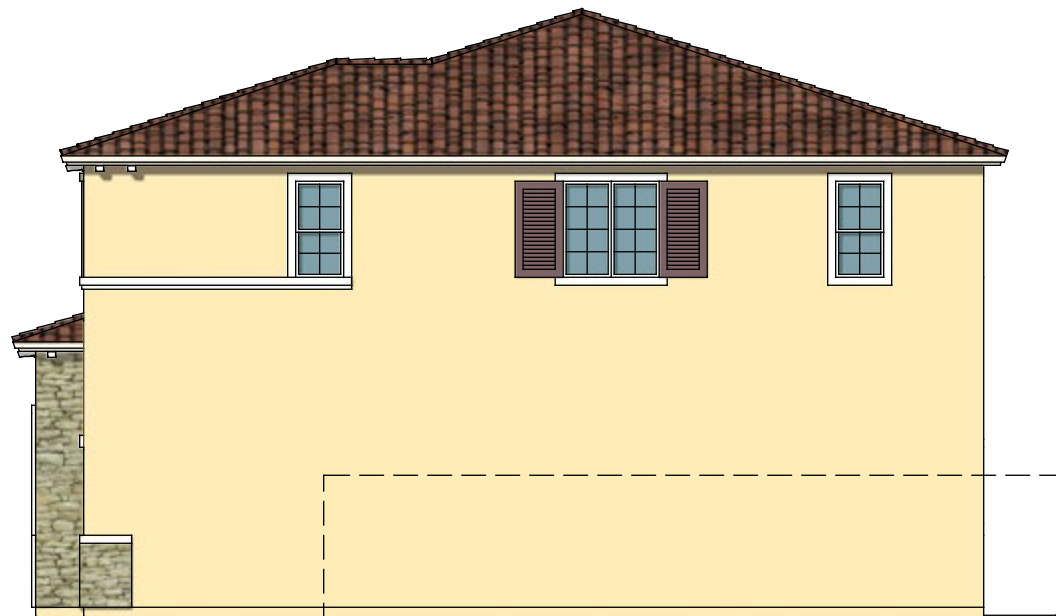




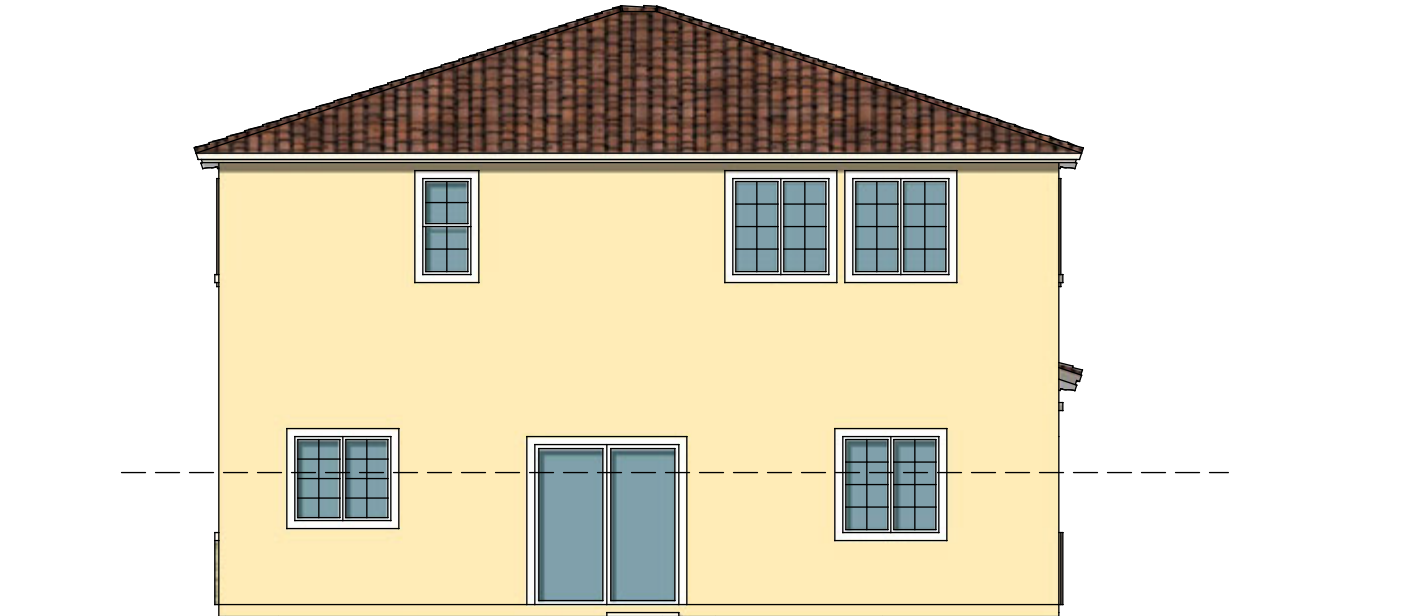
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

STYLE LEGEND

HIP ROOFS & CONCRETE 'S TILE ROOF
DECORATIVE CORBELS AND SHUTTERS
DECORATIVE TRIM MOLDING & STONE / BRICK VENEER
WINDOW TRIM AT ALL WINDOWS



PLAN 3576 | ITALIANATE ELEVATION 'F'
SCALE: 1/8"=1'-0"
DATE : 11.30.2017 REV: 05.11.2018

A2.3

K. HOVNANIAN HOMES
WESTPARK VILLAGE CENTER
ROSEVILLE, CALIFORNIA
05.14.2018 EG M/W

CITY APPROVAL

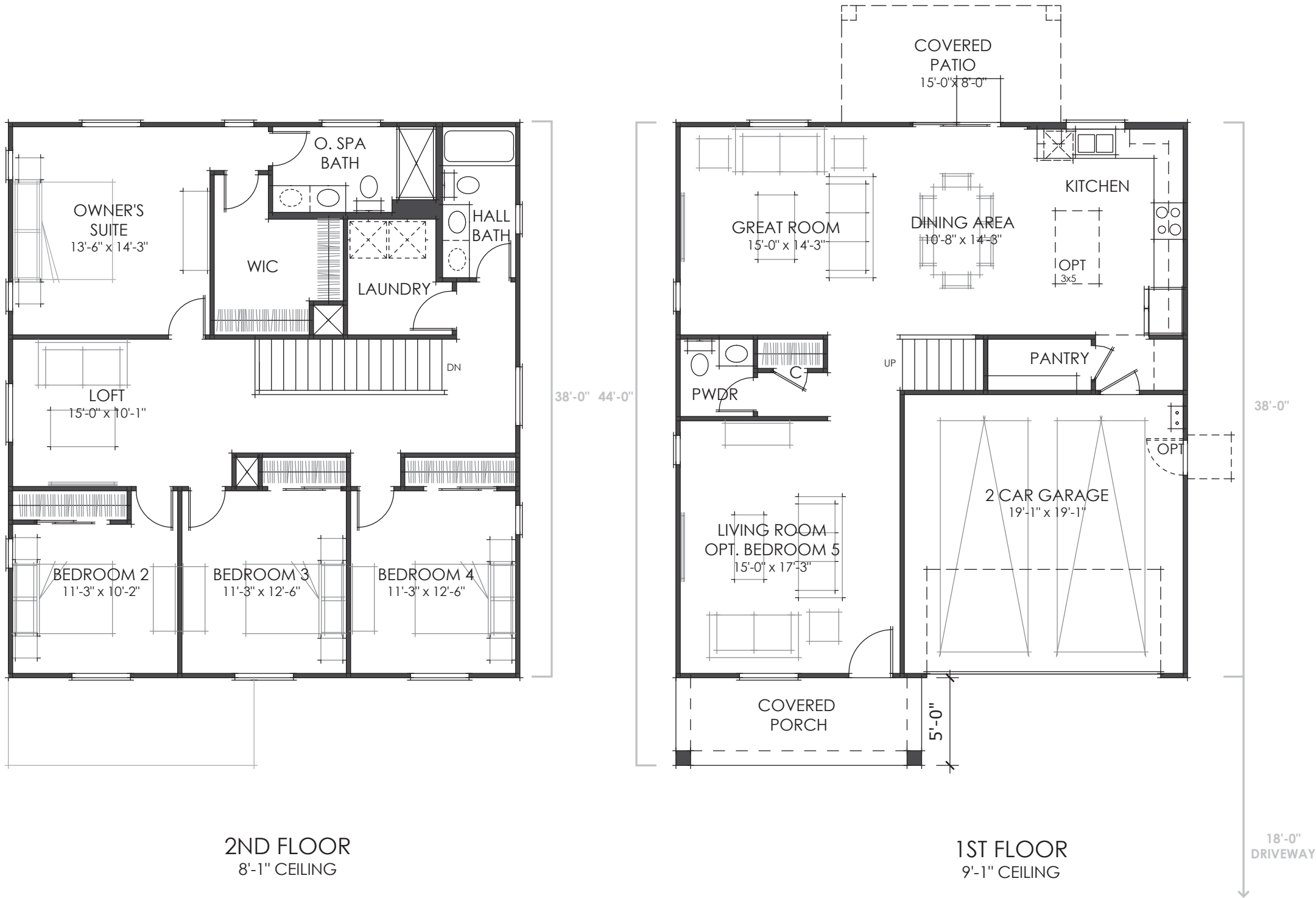


SERIES WIDTH
35'

LIV. SF: 2,244 SF
PLAN WIDTH: 35'
PLAN #: 3574
SCALE: 1/8" = 1'-0"
NAME: NA

VITAL STATS
BEDROOM 3
BATH 2.5
CAR 2
CEILING 9' | 8'

STATUS | CONCEPT
DATE - 11.30.2017
REV: 02.09.2018

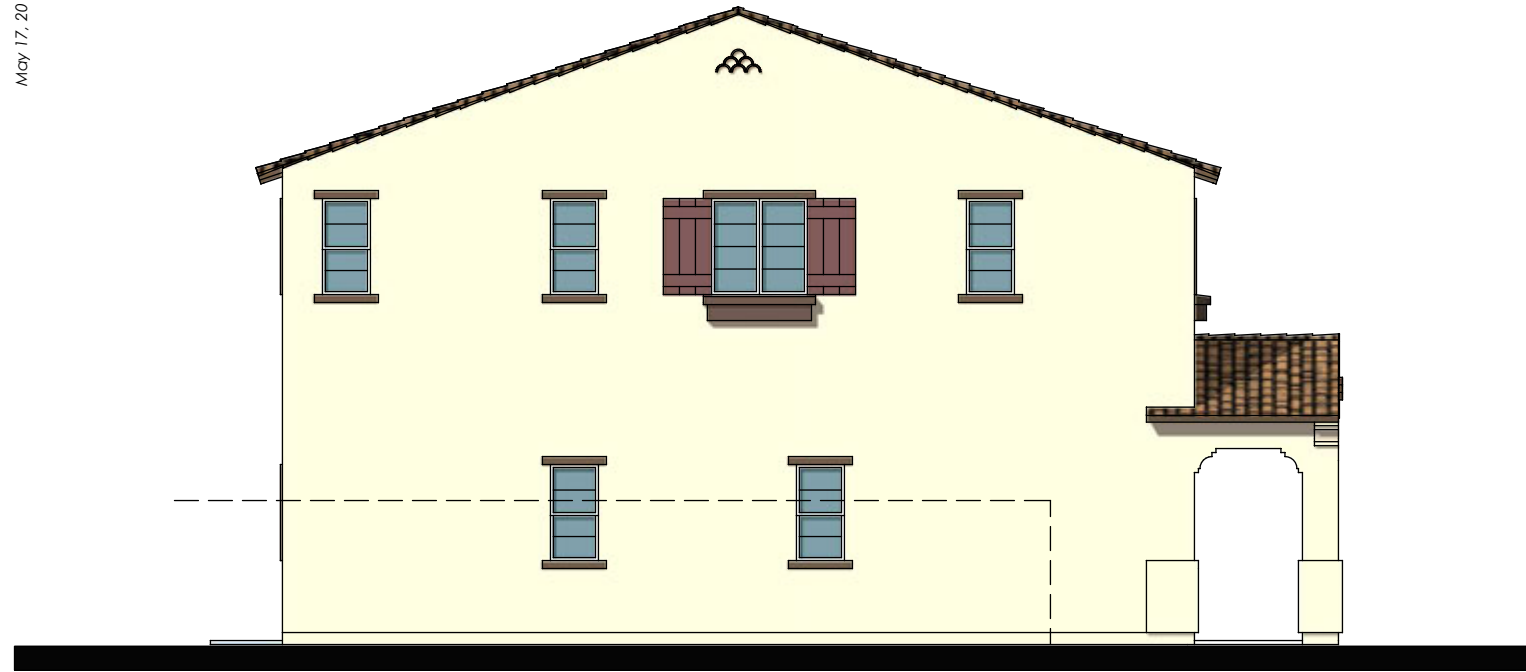


A3

K. HOVNANIAN HOMES
WESTPARK VILLAGE CENTER
ROSEVILLE, CALIFORNIA

City Approval

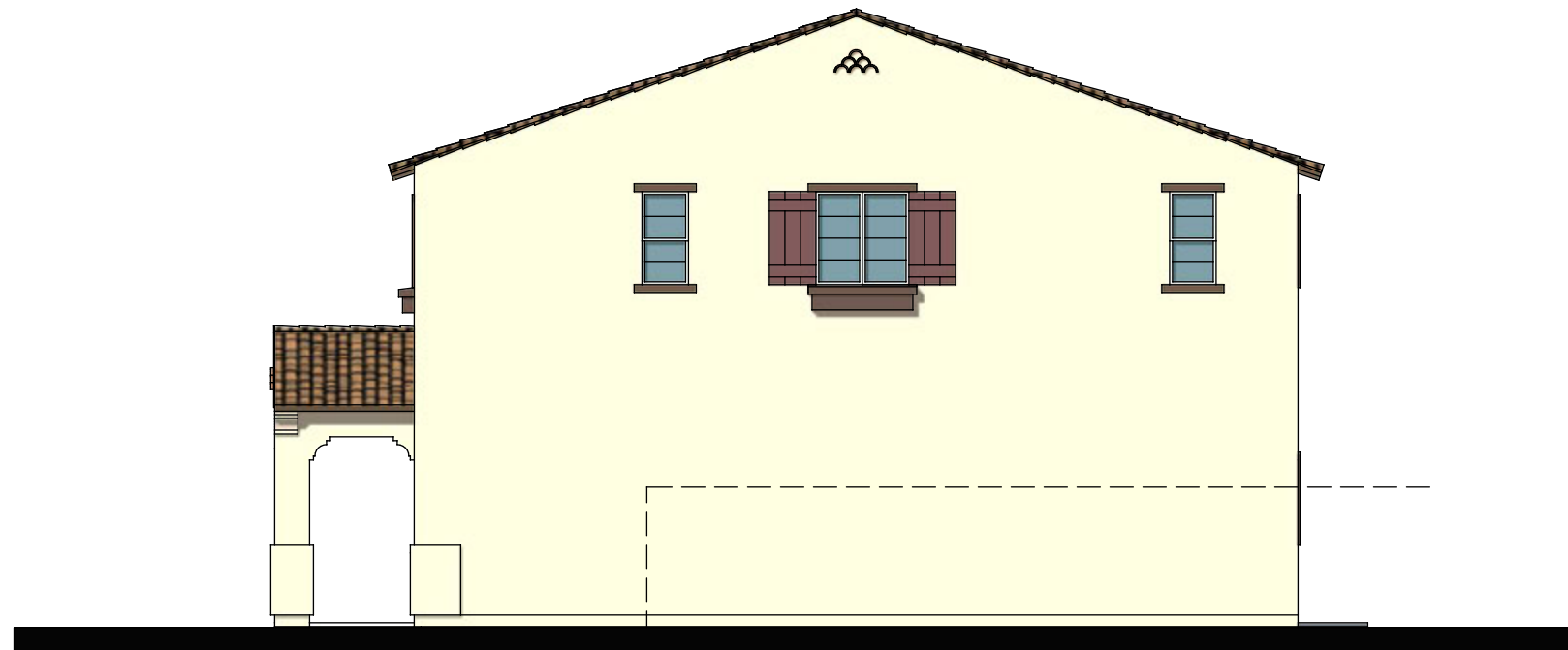




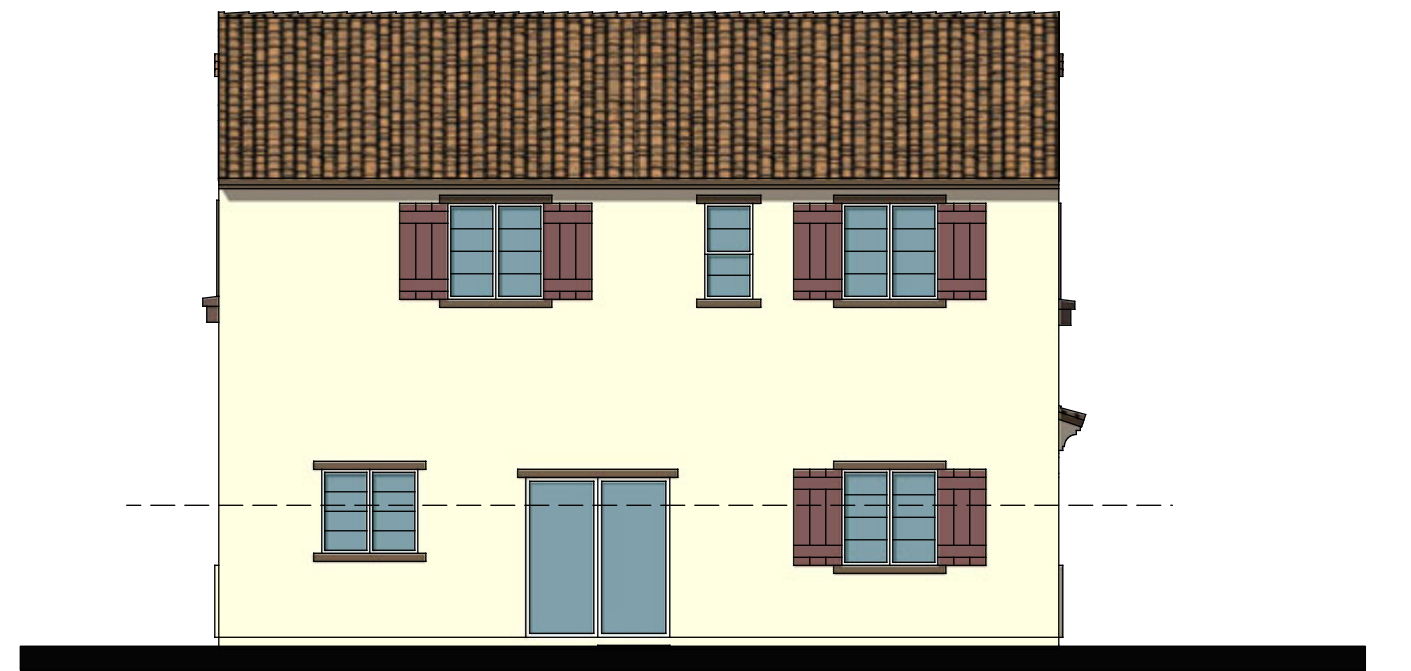
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

STYLE LEGEND

PROMINENT GABLES & CONCRETE 'S' TILE ROOF
DECORATIVE GABLE END DETAILING
DECORATIVE TRIM & SHUTTERS
WINDOW TRIM AT ALL WINDOWS



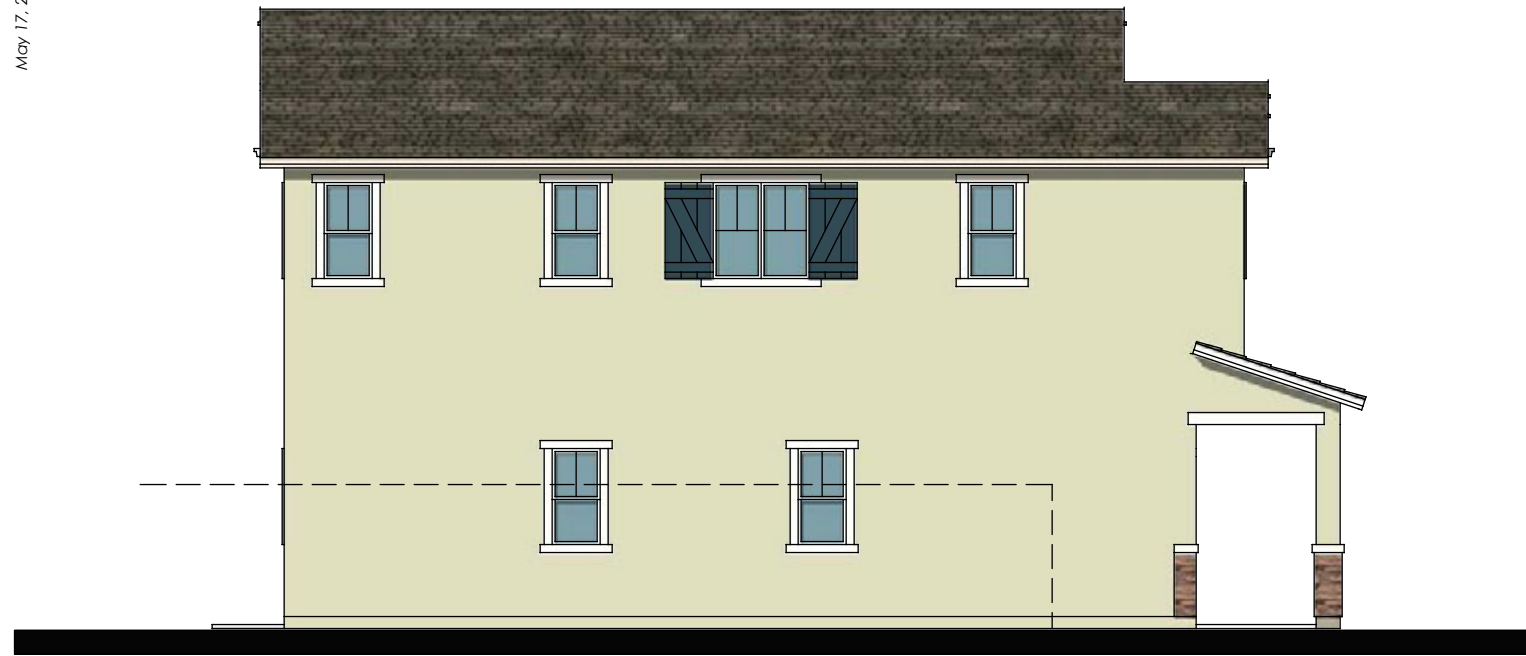
PLAN 3574 | SPANISH ELEVATION 'D'
SCALE: 1/8"=1'-0"
DATE : 11.30.2017 REV: 05.11.2018

A3.1

K. HOVNANIAN HOMES
WESTPARK VILLAGE CENTER
ROSEVILLE, CALIFORNIA
05.14.2018 EG M/W

CITY APPROVAL

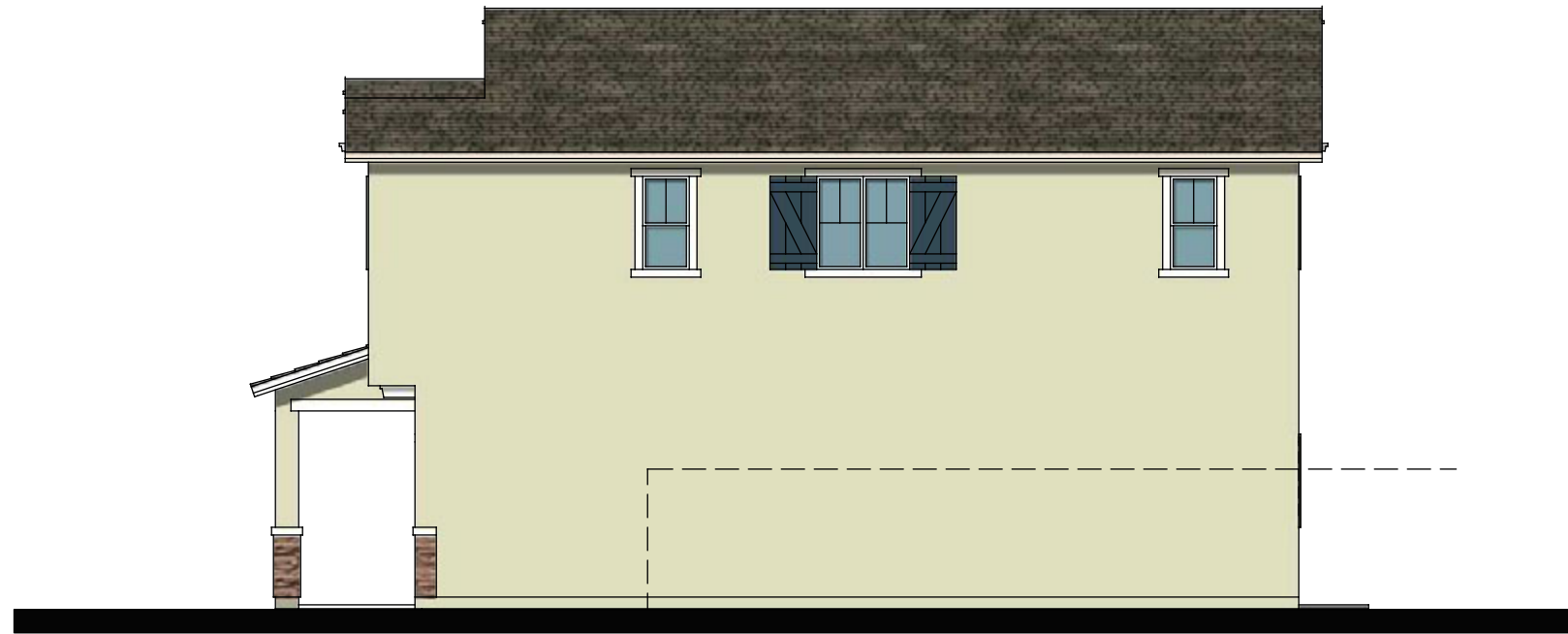




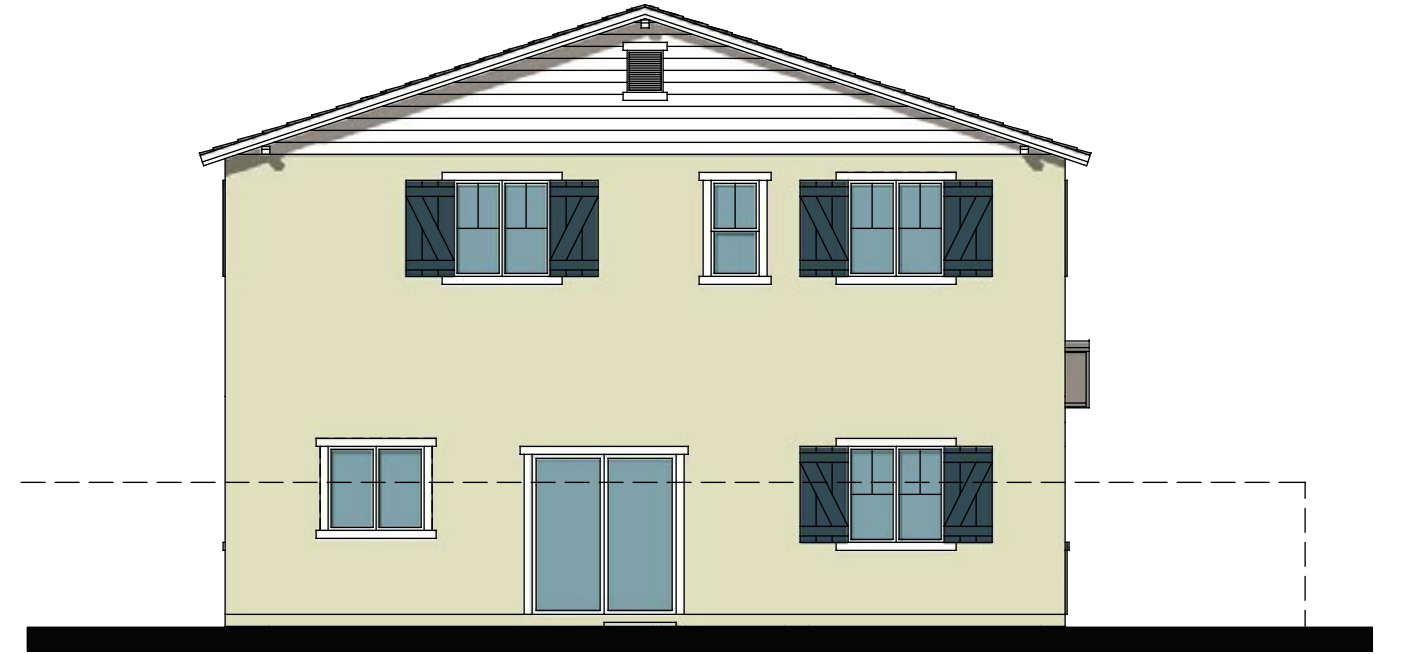
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

STYLE LEGEND

PROMINENT GABLES & CONCRETE 'FLAT' TILE ROOF
DECORATIVE CORBELS AND SIDING
DECORATIVE SHUTTERS & STONE / BRICK VENEER
WINDOW TRIM AT ALL WINDOWS



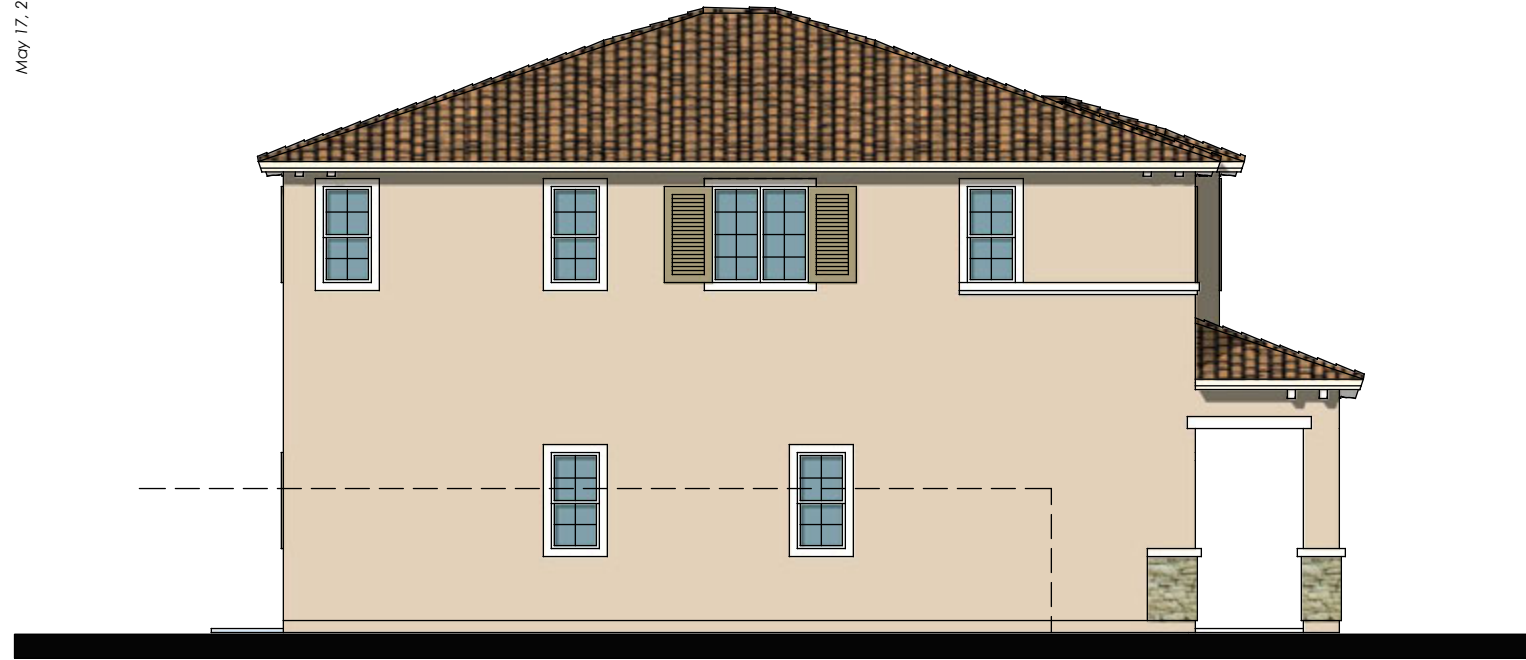
PLAN 3574 | CRAFTSMAN ELEVATION 'E'
SCALE: 1/8"=1'-0"
DATE : 11.30.2017 REV: 05.11.2018

A3.2

K. HOVNANIAN HOMES
WESTPARK VILLAGE CENTER
ROSEVILLE, CALIFORNIA
05.14.2018 EG M/W

CITY APPROVAL

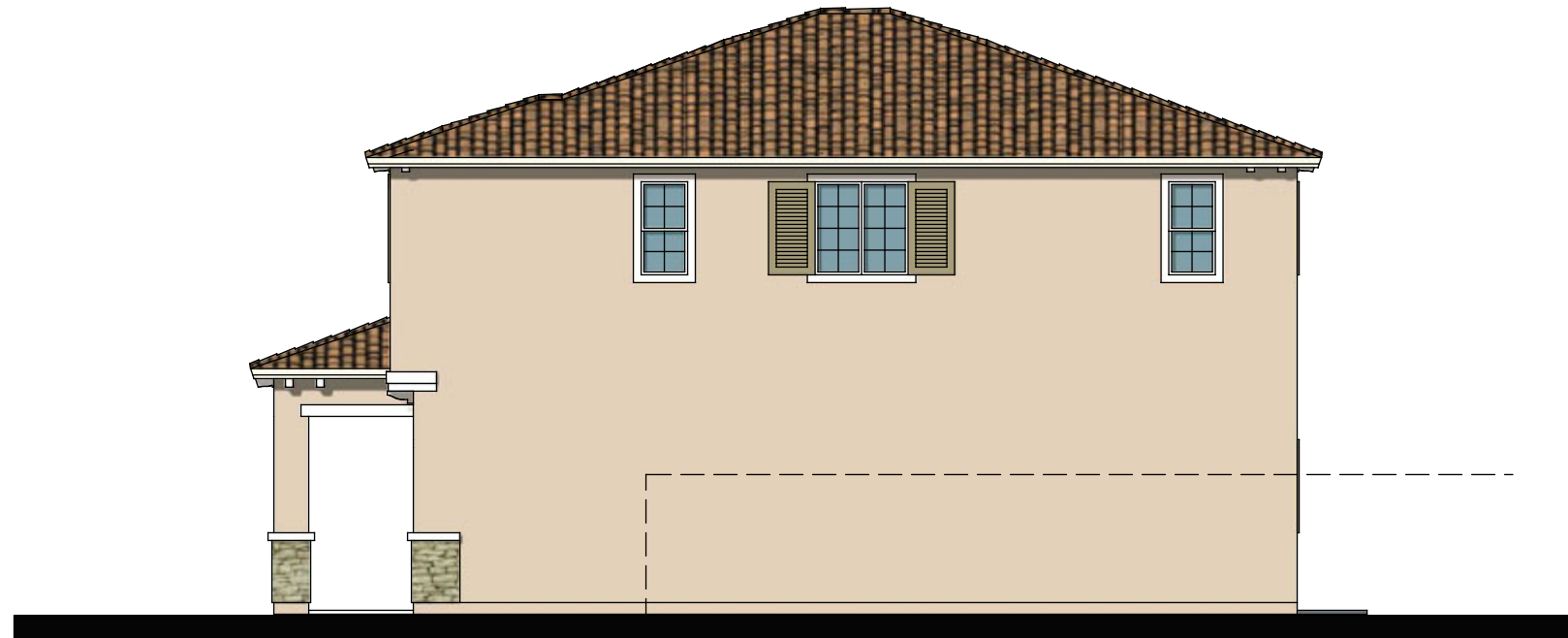
KHovnanian
Homes



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

STYLE LEGEND

HIP ROOFS & CONCRETE 'S TILE ROOF
DECORATIVE CORBELS AND SHUTTERS
DECORATIVE TRIM MOLDING & STONE / BRICK VENEER
WINDOW TRIM AT ALL WINDOWS



PLAN 3574 | ITALIANATE ELEVATION 'F'
SCALE: 1/8"=1'-0"
DATE : 11.30.2017 REV: 05.11.2018

A3.3

K. HOVNANIAN HOMES
WESTPARK VILLAGE CENTER
ROSEVILLE, CALIFORNIA
05.14.2018 EG M/W

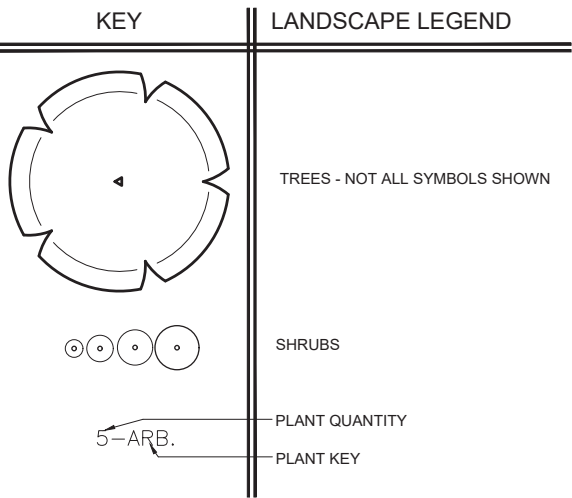
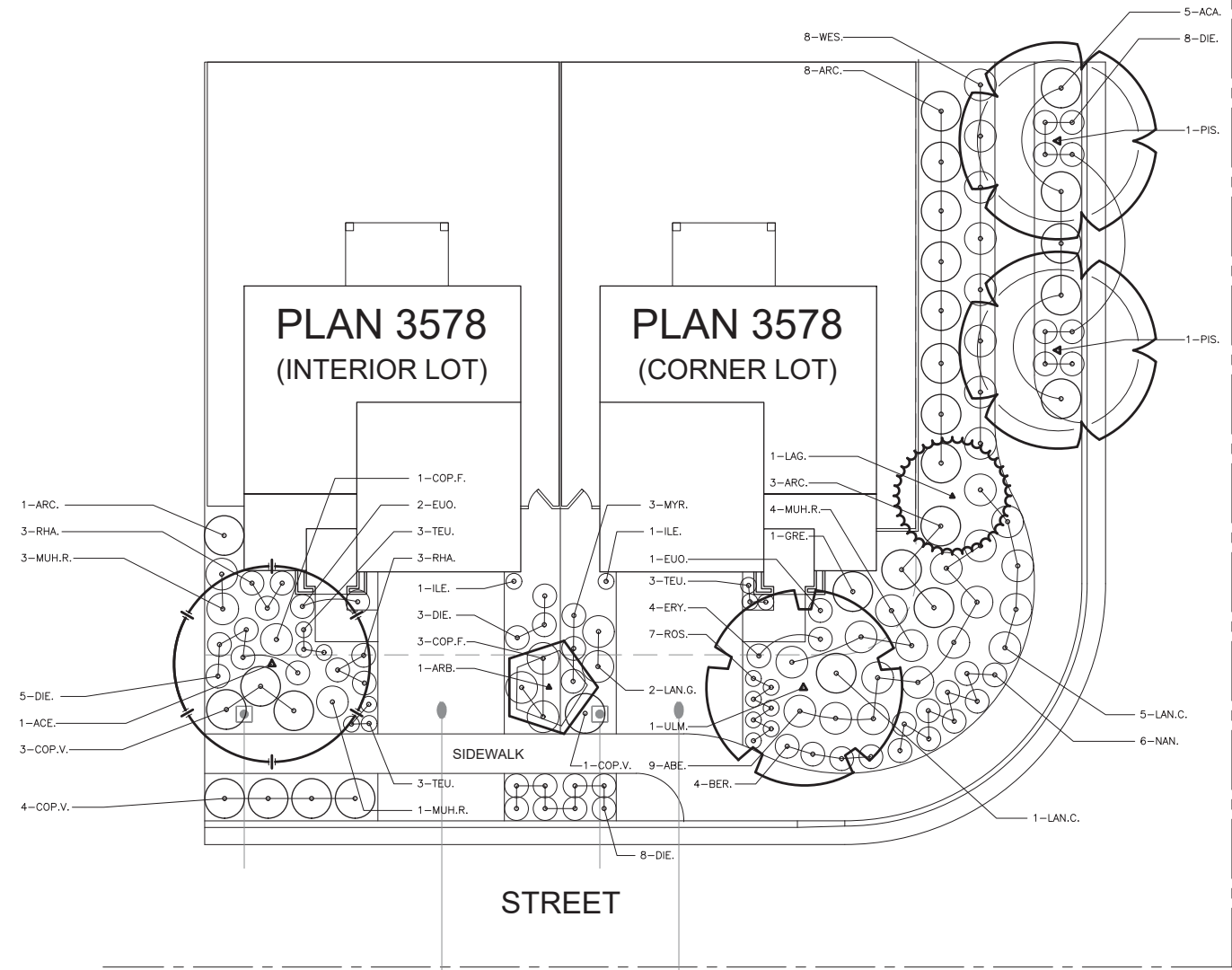
CITY APPROVAL



WESTPARK VILLAGE CENTER
LANDSCAPE TYPICAL

SITE PLAN & DESIGN REVIEW | 3.16.18
K. HOVNANIAN HOMES | NORTHERN CALIFORNIA DIVISION

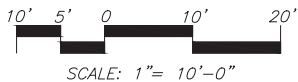




- LANDSCAPE PLANTING NOTES**
- ALL SHRUB AREAS SHALL BE COMPLETELY COVERED WITH A BARK MULCH TO BE DECORATIVE WALK-ON BARK. PROVIDE SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
 - FIELD ADJUST TREES AS NECESSARY TO MAINTAIN THE FOLLOWING MINIMUM CLEARANCES:
8 FEET CLEARANCE FROM SEWER OR WATER LINES.
5 FEET CLEARANCE FROM STORM DRAIN, JOINT TRENCH AND FIRE HYDRANTS
15 FEET FROM STREET LIGHTS
25 FEET FROM STOP SIGNS/STOP LIGHTS.
 - SEE SOIL TESTING NOTES FOR SOIL AMENDMENT AND FERTILIZER RATES.
 - TREES TO RECIEVE ROOTBARRIER IF PLANTED WITHIN 5' OF HARDSCAPE. SEE DETAIL ON SHEET LD.1 FOR MORE INFORMATION.
 - CERTIFICATION OF COMPLETION TO BE COMPLETED BY THE CONTRACTOR FOR EACH HOUSE INSTALLED AND EXCEEDS 500 SQ.FT. OF LANDSCAPE AREA. THE CERTIFICATION OF COMPLETION TO CONTAIN THE FOLLOWING INFORMATION:
A. DATE, PROJECT NAME, PROJECT APPLICANT NAME, TELEPHONE AND MAILING ADDRESS, PROJECT ADDRESS AND LOCATION, AND PROPERTY OWNER NAME, TELEPHONE AND MAILING ADDRESS.
B. CERTIFICATION BY LICENSED LANDSCAPE CONTRACTOR WHO INSTALLED THE LANDSCAPING AND IRRIGATION. WHERE SIGNIFICATE CHANGES ARE MADE IN THE FIELD DURING CONSTRUCTION "AS-BUILT" OR RECORD DRAWINGS SHALL BE INCLUDED. A COPY OF THE IRRIGATION PLAN OR RECORD DRAWING SHALL BE PLACED WITH THE IRRIGATION CONTROLLER.
C. IRRIGATION SCHEDULING PARAMETERS USED TO SET THE CONTROLLER.
D. LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE
E. IRRIGATION AUDIT REPORT.
F. SOILS ANALYSIS REPORT.
 - THE OWNERS SHALL BE RESPONSIBLE FOR ANY LANDSCAPE MAINTENANCE NEEDED DURING OWNERSHIPS.
 - IRRIGATION AUDIT SHALL BE CONDUCTED BY A THIRD PARTY IRRIGATION AUDITOR. LANDSCAPE AUDITS SHALL NOT BE CONDUCTED BY THE PERSON WHO DESIGNED THE LANDSCAPE OR INSTALLED THE LANDSCAPE. THE APPLICANT SHALL SUBMIT AN IRRIGATION AUDIT REPORT WITH THE CERTIFICATE OF COMPLETION TO THE LOCAL AGENCY THAT MAY INCLUDE, BUT IS NOT LIMITED TO: INSPECTION, SYSTEM TUNE-UP, SYSTEM TEST WITH DISTRIBUTION UNIFORMITY, REPORTING OVERSPRAY OR RUN OFF THAT CAUSES OVERLAND FLOW, AND PREPARATION OF AN IRRIGATION SCHEDULE, INCLUDING CONFIGURING IRRIGATION CONTROLLERS WITH APPLICATION RATE, SOIL TYPES, PLANT FACTORS, SLOPE, EXPOSURE AND OTHER FACTORS NECESSARY FOR ACCURATE PROGRAMMING.
 - LANDSCAPE PLANTING WILL BE IRRIGATED WITH DRIP IRRIGATION. IRRIGATION WATER WILL BE DOMESTIC WATER.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

LANDSCAPE ARCHITECT 3/15/18 DATE



PLAN 3578 (INTERIOR LOT) IRRIGATION HYDROZONE INFORMATION TABLE

STATION /HYDROZONE	PLANT WATER USE TYPE	PLANT FACTOR (PF)	HYDROZONE AREA (HA) (SQ.FT.)	PF X HA (SQ.FT.)	IRRIGATION EFFICIENCY	ETWU (GALLONS)
1	MEDIUM	0.6	40	24	0.81	928
2	LOW	0.3	784	235	0.81	9,091
		TOTAL AREA	824		ETWU TOTAL	10,019 GAL
ETo	50.5					
ESTIMATED TOTAL WATER USAGE (ETWU) = (ETo)(0.62)(PF)(HA)/IE = GAL/YEAR						
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) = (ETo)(0.62)[(0.55 x LA)+(0.45 x SLA)] = GAL/YEAR						
					MAWA TOTAL	14,190 GAL

PLAN 3578 (CORNER LOT) IRRIGATION HYDROZONE INFORMATION TABLE

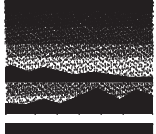
STATION /HYDROZONE	PLANT WATER USE TYPE	PLANT FACTOR (PF)	HYDROZONE AREA (HA) (SQ.FT.)	PF X HA (SQ.FT.)	IRRIGATION EFFICIENCY	ETWU (GALLONS)
1	MEDIUM	0.6	80	48	0.81	1,855
2	LOW	0.3	1928	578	0.81	22,358
		TOTAL AREA	2,008		ETWU TOTAL	24,213 GAL
ETo	50.5					
ESTIMATED TOTAL WATER USAGE (ETWU) = (ETo)(0.62)(PF)(HA)/IE = GAL/YEAR						
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) = (ETo)(0.62)[(0.55 x LA)+(0.45 x SLA)] = GAL/YEAR						
					MAWA TOTAL	34,579 GAL

MASTER PLANT MATERIAL LIST

WATER USE	SIZE	KEY	BOTANICAL NAME ... COMMON NAME	HxW
			SHADE TREE:	
MEDIUM	24" BOX	ACE.	ACER BEURGERIANUM ... TRIDENT MAPLE	30'X30'
LOW	24" BOX	PIS.	PISTACIA CHINENSIS ... CHINESE PISTACHE	35'X30'
MEDIUM	24" BOX	GIN.	GINKGO BILOBA 'AUTUMN GOLD' ... AUTUMN GOLD MAIDENHAIR TREE	50'X30'
			ACCENT TREE:	
LOW	15 G.C.	ARB.	ARBUTUS 'MARINA' ... MADRONE (STD)	20'X20'
LOW	15 G.C.	CER.	CERCOIS CANADENSIS 'OKLAHOMA' ... OKLAHOMA EASTERN REDBUD	18'X24'
MEDIUM	15 G.C.	LAG.	LAGERSTROEMIA INDICA ... PINK CRAPE MYRTLE	20'X20'
			SHRUBS:	
LOW	5 G.C.	ARC.	ARCTOSTAPHYLOS DENSIFLORA 'SUNSET' ... SUNSET MANZANITA	5'X6'
LOW	5 G.C.	ABE.	ABELIA 'KALEIDOSCOPE' ... KALEIDOSCOPE ABELIA	3'X3'
LOW	1 G.C.	ANI.	ANIGOZANTHOS 'PINK JOEY' ... KANGAROO PAW	2'X2'
MEDIUM	5 G.C.	BER.	BERBERIS THUNBERGII 'CRIMSON PYGMY' ... DWARF JAPANESE BARBERRY	2'X3'
LOW	5 G.C.	CAL.	CALLISTEMON VIMINALIS 'LITTLE JOHN' ... DWARF BOTTLE BRUSH	4'X3'
LOW	5 G.C.	CIS.	CISTUS HYBRIDUS ... WHITE ROCKROSE	3'X6'
LOW	5 G.C.	COP.F.	COPROSMA PETRIE 'FIREBURST' ... FIREBURST COPROSMA	4'X4'
LOW	5 G.C.	DIE.	DIETES VEGETA ... FORTNIGHT LILY	3'X4'
LOW	5 G.C.	ERY.	ERYSIMUM 'BOWLES MAUVE' ... BOWLES MAUVE WALLFLOWER	2'X1.5'
LOW	5 G.C.	EUO.	EUNOMYUS JAPONICUS 'AUROVARIEGATUS' ... GOLD SPOT EUONYMUS	8'X6'
LOW	5 G.C.	GRE.	GREVILLEA 'NOELII' ... GREVILLEA	4'X4.5'
MEDIUM	1 G.C.	HEM.	HEMEROCALLIS SPP. ... YELLOW EVERGREEN DAYLILY	2.5'X2.5'
MEDIUM	5 G.C.	ILE.	ILEX CRENATA 'SKY PENCIL' ... SKY PENCIL JAPANESE HOLLY	6'X3'
LOW	5 G.C.	LAN.C.	LANTANA CAMARA 'CARNIVAL' ... CARNIVAL LANTANA	4'X5'
LOW	5 G.C.	LAN.G.	LANTANA CAMARA 'GOLD MOUND' ... GOLD MOUND LANTANA	3'X4'
LOW	5 G.C.	LEU.	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' ... COMPACT TEXAS RANGER	4'X4'
LOW	5 G.C.	LOM.	LOMANDRA 'PLATINUM BEAUTY' ... DWARF MATT RUSH	3'X3'
LOW	5 G.C.	MUH.C.	MUHLENBERGIA CAPILLARIS 'PLUMTASTIC' ... PLUMTASTIC MUHLY	3'X3'
LOW	5 G.C.	MUH.R.	MUHLENBERGIA RIGENS ... DEER GRASS	5'X6'
LOW	5 G.C.	MYR.	MYRTUS COMMUNIS 'COMPACTA' ... MYRTLE	4'X4'
LOW	5 G.C.	NAN.	NANDINA DOMESTICA 'OBSESSION' ... OBSESSION HEAVENLY BAMBOO	4'X3'
LOW	5 G.C.	RHA.	RHAPHIOLEPIS INDICA 'BALLERINA' ... DWARF INDIA HAWTHORN	2.5'X4'
MEDIUM	2 G.C.	ROS.	ROSA DRIFT PINK ... PINK DRIFT ROSE	1.5'X2.5'
LOW	1 G.C.	TEU.	TELORUM CHAMAEDRYIS ... GERMANDER	1.5'X2.5'
LOW	5 G.C.	WES.	WESTRINGIA 'WYNABBIE HIGHLIGHT' ... AUSTRALIAN ROSEMARY	4'X4'
			GROUND COVER:	
LOW	1 G.C.	COP.V.	COPROSMA 'VISTA VERDE' ... VERDE VISTA COPROSMA	4'X4'
LOW	1 G.C.	ACA.	ACACIA REDOLENS 'DESSERT CARPET' ... PROSTRATE ACACIA	2'X12'

SOIL TESTING NOTES

- COORDINATE SOIL TESTING IN AN EXPEDITIOUS AND TIMELY MANNER AS REQUIRED FOR ON-SITE MATERIALS. RESPONSIBILITY OF CONTRACTING WITH A SOIL LABORATORY SHALL BE BORNE BY CONTRACTOR. COST OF SAMPLING AND TESTING SHALL BE INCLUDED IN CONTRACT PRICE. ONE SAMPLE PER SEVEN LOTS, OR APPROXIMATELY 15% IS REQUIRED. CONTRACTOR TO COLLECT SAMPLES IN THE PRESENCE OF OWNER'S REPRESENTATIVE. SAMPLES LOCATIONS TO BE IDENTIFIED ON PLAN.
- EACH SAMPLE SHALL BE SUBMITTED TO A LABORATORY. THE LABORATORY MUST BE APPROVED BY THE OWNER. SUBMIT SAMPLE SIZES AS REQUIRED BY LABORATORY.
- AS A MINIMUM, SOIL SAMPLES SHALL BE ANALYZED FOR: SOIL TEXTURE, INFILTRATION RATE, PERCENT OF ORGANIC MATTER, TOTAL SOLUBLE SALTS, PH, AMMONIA, PHOSPHATE, POTASSIUM, CALCIUM, MAGNESIUM, BORON, AND SODIUM LEVELS. LABORATORY TO PROVIDE APPRAISAL OF CHEMICAL PROPERTIES, INCLUDING PARTICLE SIZE AND RECOMMENDATIONS FOR TYPES AND QUANTITIES OF AMENDMENTS AND FERTILIZERS. CONTRACTOR TO ADVISE TESTING LAB THAT THE FOLLOWING AMENDMENTS ARE TO BE INCLUDED IN RECOMMENDATIONS: GRO-POWER PLUS (MINIMUM RATE OF 150 LBS/1000 SQ.FT.) AND 90% BARK BASE PRODUCT, 1/4 INCH SIZE, TREATED WITH NITROGEN, 1/2-0-0. (MINIMUM RATE OF 4 CY PER 1000 SQ.FT.)
- SOIL TEST RESULTS FROM THE MODEL HOMES MAY BE USED FOR THE PRODUCTION HOMES.



MTW group
LANDSCAPE ARCHITECTURE
AND PLANNING
10411 Old Placerville Road
Suite 205
Sacramento, CA 95827
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Peter D. Larimer C-5284

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REVISIONS

NO.	DESCRIPTION	DATE	REV'D

WESTPARK VILLAGE
CENTER
TYPICAL PRODUCTION
HOMES
ROSEVILLE, CALIFORNIA

DATE 3/15/18

JOB NO. 18-14

SHEET TITLE

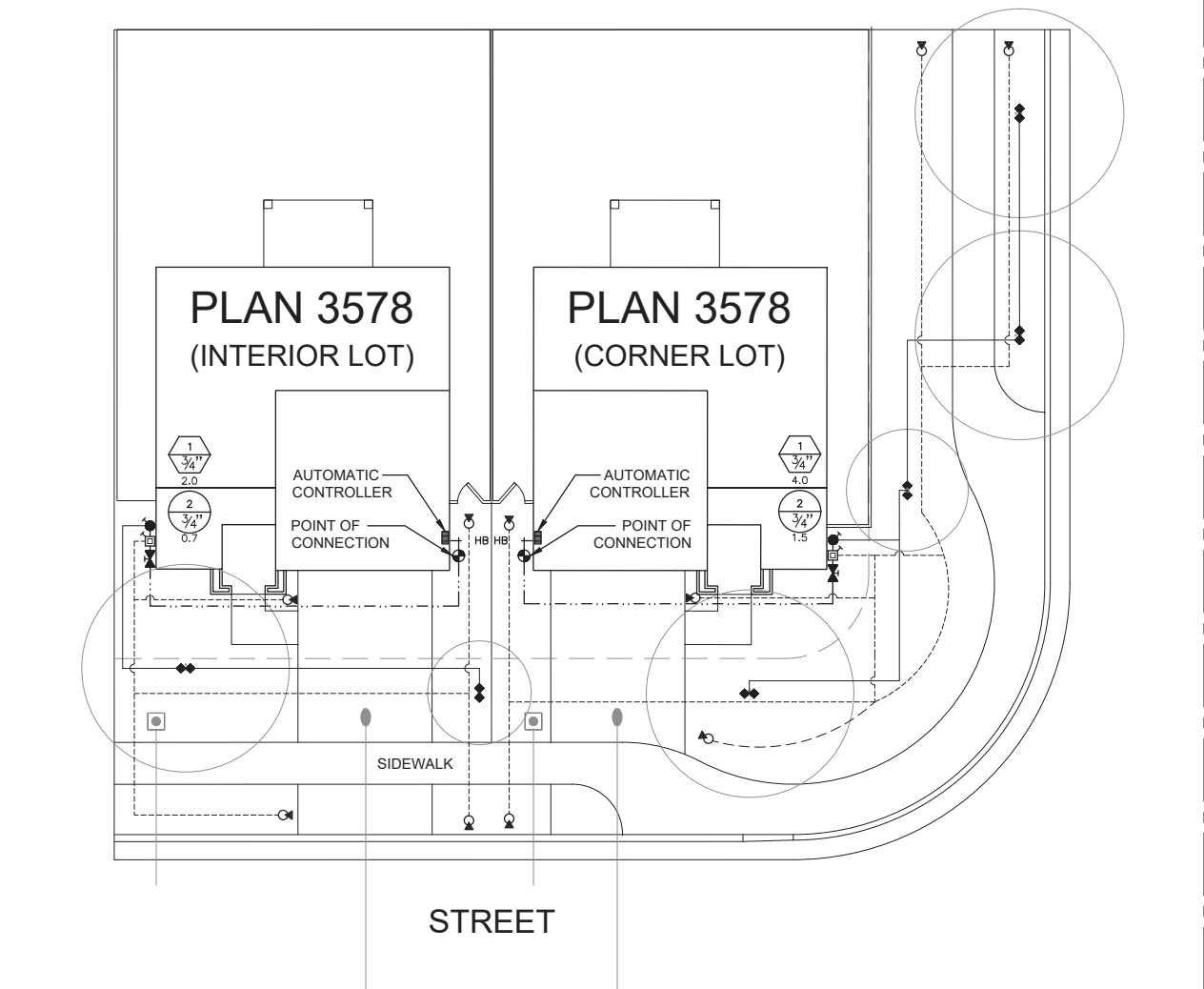
PLAN 3578
LANDSCAPE
PLAN

SHEET NO.

L1.1

SHEET 1 OF 8

CITY APPROVAL



KEY	LANDSCAPE IRRIGATION LEGEND
	AUTOMATIC CONTROLLER: RAINBIRD ESP-TM2 (4 STATION) WITH WIFI MODULE AND WR2 WIRELESS RAN/FREEZE SENSOR CONTROLLER - TM2-4-120V/LNKWIFI/WR2-RFC-48 COORDINATE 110V SERVICE AND POWER CONNECTION WITH ELECTRICAL SUB-CONTRACTOR.
	POINT OF CONNECTION (S): THESE SPRINKLER IRRIGATION SYSTEMS ARE DESIGNED TO OPERATE AT 38 PSI STATIC WATER PRESSURE AND 35 PSI DYNAMIC WATER PRESSURE AT THE POINT OF CONNECTION WITH A MAXIMUM FLOW AS SHOWN ON THE DRAWINGS.
	BALL VALVE: A.Y.MCDONALD 72032T, 1" BRASS BALL VALVE.
	PRESSURE MAIN LINE: TYPE: 1" SIZE, ASTM D1785, PVC SCH 40. TRENCH DEPTH: IN PLANTED AREAS: 24" MINIMUM COVER. UNDER PAVED AREAS: 24" MINIMUM COVER. PVC SCHEDULE 40 SLEEVES ARE REQUIRED FOR ALL PIPING UNDER PAVEMENT.
	AUTOMATIC CONTROL VALVE: RAINBIRD 075-ASVF SERIES
	LATERAL LINE: TYPE: PVC SCHEDULE 40, SOLVENT WELD ALL UNSIZED PIPE SHALL BE 3/4" SIZE. TRENCH DEPTH: IN PLANTED AREAS: BUBBLER HEADS: - 12" MINIMUM COVER. UNDER PAVED AREAS: 24" MINIMUM COVER. PVC SCHEDULE 40 SLEEVES ARE REQUIRED FOR ALL PIPING UNDER PAVEMENT.
	AUTOMATIC CONTROL DRIP IRRIGATION ANTI-SIPHON VALVE: RAINBIRD CONTROL ZONE KIT MODEL XACZ-075-PRF.
	DRIP LATERAL WITH FLUSH PLUG: 1/2" POLY DRIP TUBING. SEE DETAILS FOR EMITTER INSTALLATION. 1/2" POLY DRIP TUBING TO BE BURIED A MINIMUM DEPTH OF 6" BELOW GRADE. 1/4" DISTRIBUTION TUBING (NOT SHOWN) TO BE BURIED A MINIMUM DEPTH OF 3" BELOW GRADE. PVC SCHEDULE 40 SLEEVES ARE REQUIRED FOR ALL PIPING UNDER PAVEMENT.
	TREE BUBBLER HEAD: RAINBIRD: 1402 BUBBLER NOZZLE WITH INLINE CHECK VALVE.
	INDICATES CONTROL VALVE AND STATION NUMBER
	INDICATES CONTROL VALVE SIZE
	INDICATES GALLONS PER MINUTE

LANDSCAPE IRRIGATION NOTES

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- DESIGN PRESSURE SHOWN ON PLANS HAS BEEN FURNISHED BY WATER COMPANY OR WATER DISTRICT SERVING SITE. VERIFY PRESSURE ON-SITE PRIOR TO THE INSTALLATION OF ANY SPRINKLER IRRIGATION EQUIPMENT. IF THERE IS A DISCREPANCY, NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY IN WRITING SO ADJUSTMENTS CAN BE MADE BY LANDSCAPE ARCHITECT. FAILURE TO REPORT DISCREPANCIES AND CONTINUANCE OF WORK WILL RESULT IN ALL RE-DESIGN COSTS BEING CHARGED TO CONTRACTOR.
- DETERMINE LOCATION OF UNDERGROUND UTILITIES. DAMAGE CAUSED BY INSTALLATION OF THIS WORK SHALL BE REPAIRED TO SATISFACTION OF GOVERNING AGENCY OR OWNER AT NO ADDITIONAL COST TO THE CONTRACT.
- TESTING:
A. PRESSURE TEST ALL UNDERGROUND PIPING AS FOLLOWS:
MAIN LINE - AT STATIC PSI FOR 4 HOURS.
LATERAL LINES - AT STATIC PSI FOR 2 HOURS.
- LAYOUT ALL WORK PRIOR TO TRENCHING OPERATIONS TO DETERMINE IF MINOR MODIFICATIONS OR ADJUSTMENTS WILL BE REQUIRED.
- PROVIDE AND INSTALL AUTOMATIC CONTROLLER AND UF-14 CONTROL WIRE. ELECTRICAL SUBCONTRACTOR SHALL PROVIDE 110V SERVICE AND SERVICE HOOKUP FROM POWER SOURCE TO AUTOMATIC CONTROLLER.
- COORDINATE ALL WORK WITH OTHER TRADES SO PROGRESS OF WORK IS NOT INTERRUPTED AND CAN BE COMPLETED IN A TIMELY MANNER.

TYPICAL IRRIGATION SCHEDULE

IRR. TYPE	ESTABLISHMENT				MAINTENANCE			
	SPR	SUM	FAL	WIN	SPR	SUM	FAL	WIN
D	15/3	25/3	15/3	0/0	16/2	24/2	12/2	0/0

LENGTH OF ESTABLISHMENT TIME = 90 DAYS

X = MIN/DAY D = DRIP

Y = DAYS/WEEK

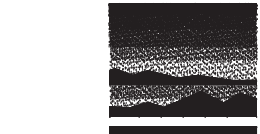
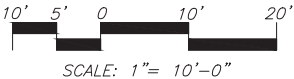
NOTES:

- SET CONTROLLER TIME TO PREVENT SURFACE RUNOFF ONTO ADJACENT SIDEWALKS/DRIVEWAY. IT MAY BE NECESSARY TO CYCLE AND SOAK IF RUNOFF OCCURS. APPLY WATER AT TWO OR MORE INTERVALS WITH AN HOUR IN BETWEEN WATERINGS.
- THIS TYPICAL IRRIGATION SCHEDULE IS APPROXIMATED. ACTUAL RUN TIMES MAY VARY DUE TO SITE CONDITIONS INCLUDING BUT NOT LIMITED TO PLANT DENSITY, MICROCLIMATES, SOIL TYPE, AND SLOPE. ADJUST RUN-TIMES TO ENSURE PLANT VIABILITY AND TO PREVENT OVER WATERING.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

LANDSCAPE ARCHITECT

3/15/18
DATE



MTW group

LANDSCAPE ARCHITECTURE
AND PLANNING
10411 Old Placerville Road
Suite 205
Sacramento, CA 95827
916 369-3990



Peter D. Larimer

C-5284

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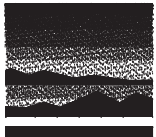
PLAN 3578
LANDSCAPE
IRRIGATION PLAN

SHEET NO.

L1.2

SHEET 2 OF 8

CITY APPROVAL



MTW *group*
LANDSCAPE ARCHITECTURE
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WESTPARK VILLAGE
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TYPICAL PRODUCTION
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ROSEVILLE, CALIFORNIA

DATE 3/15/18

JOB NO. 18-14

SHEET TITLE

PLAN 3576
LANDSCAPE
PLAN

SHEET NO.

L2.1

SHEET 3 OF 8

CITY APPROVAL

PLAN 3576 (INTERIOR LOT) IRRIGATION HYDROZONE INFORMATION TABLE

STATION /HYDROZONE	PLANT WATER USE TYPE	PLANT FACTOR (PF)	HYDROZONE AREA (HA) (SQ.FT.)	PF X HA (SQ.FT.)	IRRIGATION EFFICIENCY	ETWU (GALLONS)
1	MEDIUM	0.6	40	24	0.81	928
2	LOW	0.3	789	237	0.81	9,149
		TOTAL AREA	829		ETWU TOTAL	10,077 GAL
ET ₀	50.5					
ESTIMATED TOTAL WATER USAGE (ETWU) = (ET ₀)(0.62)(PF)(HA)/IE = GAL/YEAR						
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) = (ET ₀)(0.62)[(0.55 x LA)+(0.45 x SLA)] = GAL/YEAR						
MAWA TOTAL						14,276 GAL

PLAN 3576 (CORNER LOT) IRRIGATION HYDROZONE INFORMATION TABLE

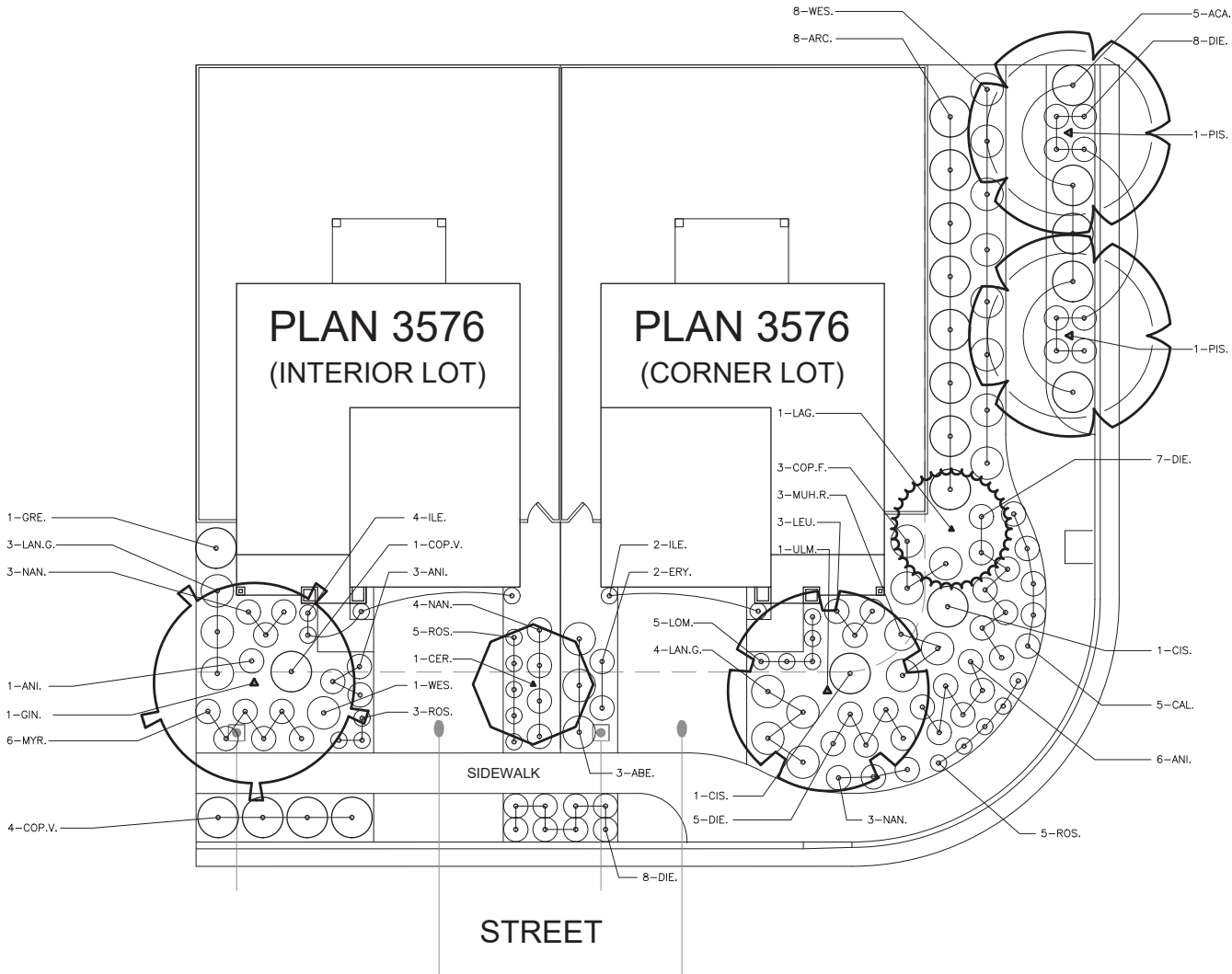
STATION /HYDROZONE	PLANT WATER USE TYPE	PLANT FACTOR (PF)	HYDROZONE AREA (HA) (SQ.FT.)	PF X HA (SQ.FT.)	IRRIGATION EFFICIENCY	ETWU (GALLONS)
1	MEDIUM	0.6	80	48	0.81	1,855
2	LOW	0.3	1953	586	0.81	22,648
		TOTAL AREA	2,033		ETWU TOTAL	24,503 GAL
ET ₀	50.5					
ESTIMATED TOTAL WATER USAGE (ETWU) = (ET ₀)(0.62)(PF)(HA)/IE = GAL/YEAR						
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) = (ET ₀)(0.62)[(0.55 x LA)+(0.45 x SLA)] = GAL/YEAR						
MAWA TOTAL						35,009 GAL

MASTER PLANT MATERIAL LIST

WATER USE	SIZE	KEY	BOTANICAL NAME ... COMMON NAME	HxW
SHADE TREE:				
MEDIUM	24" BOX	ACE.	ACER BEURGERIANUM ... TRIDENT MAPLE	30'X30'
LOW	24" BOX	PIS.	PISTACIA CHINENSIS ... CHINESE PISTACHE	35'X30'
MEDIUM	24" BOX	GIN.	GINKGO BILOBA 'AUTUMN GOLD' ... AUTUMN GOLD MAIDENHAIR TREE	50'X30'
ACCENT TREE:				
LOW	15 G.C.	ARB.	ARBUTUS 'MARINA' ... MADRONE (STD)	20'X20'
LOW	15 G.C.	CER.	CERCIS CANADENSIS 'OKLAHOMA' ... OKLAHOMA EASTERN REDBUD	18'X24'
MEDIUM	15 G.C.	LAG.	LAGERSTROEMIA INDICA ... PINK CRAPE MYRTLE	20'X20'
SHRUBS:				
LOW	5 G.C.	ARC.	ARCTOSTAPHYLOS DENSIFLORA 'SUNSET' ... SUNSET MANZANITA	5'X6'
LOW	5 G.C.	ABE.	ABELIA 'KALEIDOSCOPE' ... KALEIDOSCOPE ABELIA	3'X3'
LOW	1 G.C.	ANI.	ANIGOZANTHOS 'PINK JOEY' ... KANGAROO PAW	2'X2'
MEDIUM	5 G.C.	BER.	BERBERIS THUNBERGII 'CRIMSON PYGMY' ... DWARF JAPANESE BARBERRY	2'X3'
LOW	5 G.C.	CAL.	CALLISTEMON VIMINALIS 'LITTLE JOHN' ... DWARF BOTTLE BRUSH	4'X3'
LOW	5 G.C.	CIS.	CISTUS HYBRIDUS ... WHITE ROCKROSE	3'X6'
LOW	5 G.C.	COP.F.	COPROSMA PETRIE 'FIREBURST' ... FIREBURST COPROSMA	4'X4'
LOW	5 G.C.	DIE.	DIETES VEGETA ... FORTNIGHT LILY	3'X4'
LOW	5 G.C.	ERY.	ERYSIMUM 'BOWLES MAUVE' ... BOWLES MAUVE WALLFLOWER	2'X1.5'
LOW	5 G.C.	EUD.	EUNYMUS JAPONICUS 'AUROVARIEGATUS' ... GOLD SPOT EUONYMUS	8'X6'
LOW	5 G.C.	GRE.	GREVILLEA 'NOELII' ... GREVILLEA	4'X4.5'
MEDIUM	1 G.C.	HEM.	HEMEROCALLIS SPP. ... YELLOW EVERGREEN DAYLILY	2.5'X2.5'
MEDIUM	5 G.C.	ILE.	ILEX CRENATA 'SKY PENCIL' ... SKY PENCIL JAPANESE HOLLY	6'X3'
LOW	5 G.C.	LAN.C.	LANTANA CAMARA 'CARNIVAL' ... CARNIVAL LANTANA	4'X5'
LOW	5 G.C.	LAN.G.	LANTANA CAMARA 'GOLD MOUND' ... GOLD MOUND LANTANA	3'X4'
LOW	5 G.C.	LEU.	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' ... COMPACT TEXAS RANGER	4'X4'
LOW	5 G.C.	LOM.	LOMANDRA 'PLATINUM BEAUTY' ... DWARF MATT RUSH	3'X3'
LOW	5 G.C.	MUH.L.C.	MUHLENBERGIA CAPILLARIS 'PLUMTASTIC' ... PLUMTASTIC MUHLY	3'X3'
LOW	5 G.C.	MUH.R.	MUHLENBERGIA RIGENS ... DEER GRASS	5'X6'
LOW	5 G.C.	MYR.	MYRTUS COMMUNIS 'COMPACTA' ... MYRTLE	4'X4'
LOW	5 G.C.	NAN.	NANDINA DOMESTICA 'OBSESSION' ... OBSESSION HEAVENLY BAMBOO	4'X3'
LOW	5 G.C.	RHA.	RHAPHIOLEPIS INDICA 'BALLERINA' ... DWARF INDIA HAWTHORN	2.5'X4'
MEDIUM	2 G.C.	ROS.	ROSA DRIFT PINK ... PINK DRIFT ROSE	1.5'X2.5'
LOW	1 G.C.	TEU.	TEUCORIUM CHAMAEDRYS ... GERMANDER	1.5'X2.5'
LOW	5 G.C.	WES.	WESTRINGIA 'WYNABBIE HIGHLIGHT' ... AUSTRALIAN ROSEMARY	4'X4'
GROUNDCOVER:				
LOW	1 G.C.	COP.V.	COPROSMA 'VISTA VERDE' ... VERDE VISTA COPROSMA	4'X4'
LOW	1 G.C.	ACA.	ACACIA REDOLENS 'DESSERT CARPET' ... PROSTRATE ACACIA	2'X12'

SOIL TESTING NOTES

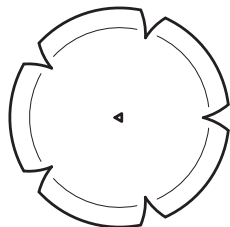
- COORDINATE SOIL TESTING IN AN EXPEDITIOUS AND TIMELY MANNER AS REQUIRED FOR ON-SITE MATERIALS. RESPONSIBILITY OF CONTRACTING WITH A SOIL LABORATORY SHALL BE BORNE BY CONTRACTOR. COST OF SAMPLING AND TESTING SHALL BE INCLUDED IN CONTRACT PRICE. ONE SAMPLE PER SEVEN LOTS, OR APPROXIMATELY 15% IS REQUIRED. CONTRACTOR TO COLLECT SAMPLES IN THE PRESENCE OF OWNER'S REPRESENTATIVE. SAMPLES LOCATIONS TO BE IDENTIFIED ON PLAN.
- EACH SAMPLE SHALL BE SUBMITTED TO A LABORATORY. THE LABORATORY MUST BE APPROVED BY THE OWNER. SUBMIT SAMPLE SIZES AS REQUIRED BY LABORATORY.
- AS A MINIMUM, SOIL SAMPLES SHALL BE ANALYZED FOR: SOIL TEXTURE, INFILTRATION RATE, PERCENT OF ORGANIC MATTER, TOTAL SOLUBLE SALTS, PH, AMMONIA, PHOSPHATE, POTASSIUM, CALCIUM, MAGNESIUM, BORON, AND SODIUM LEVELS. LABORATORY TO PROVIDE APPRAISAL OF CHEMICAL PROPERTIES, INCLUDING PARTICLE SIZE AND RECOMMENDATIONS FOR TYPES AND QUANTITIES OF AMENDMENTS AND FERTILIZERS. CONTRACTOR TO ADVISE TESTING LAB THAT THE FOLLOWING AMENDMENTS ARE TO BE INCLUDED IN RECOMMENDATIONS: GRO-POWER PLUS (MINIMUM RATE OF 150 LBS/1000 SQ.FT.) AND 90% BARK BASE PRODUCT, 1/4 INCH SIZE, TREATED WITH NITROGEN, 1/2-0-0. (MINIMUM RATE OF 4 CY PER 1000 SQ.FT.)
- SOIL TEST RESULTS FROM THE MODEL HOMES MAY BE USED FOR THE PRODUCTION HOMES.



STREET

KEY

LANDSCAPE LEGEND



TREES - NOT ALL SYMBOLS SHOWN



SHRUBS



PLANT QUANTITY



PLANT KEY

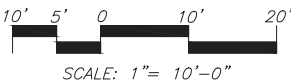
LANDSCAPE PLANTING NOTES

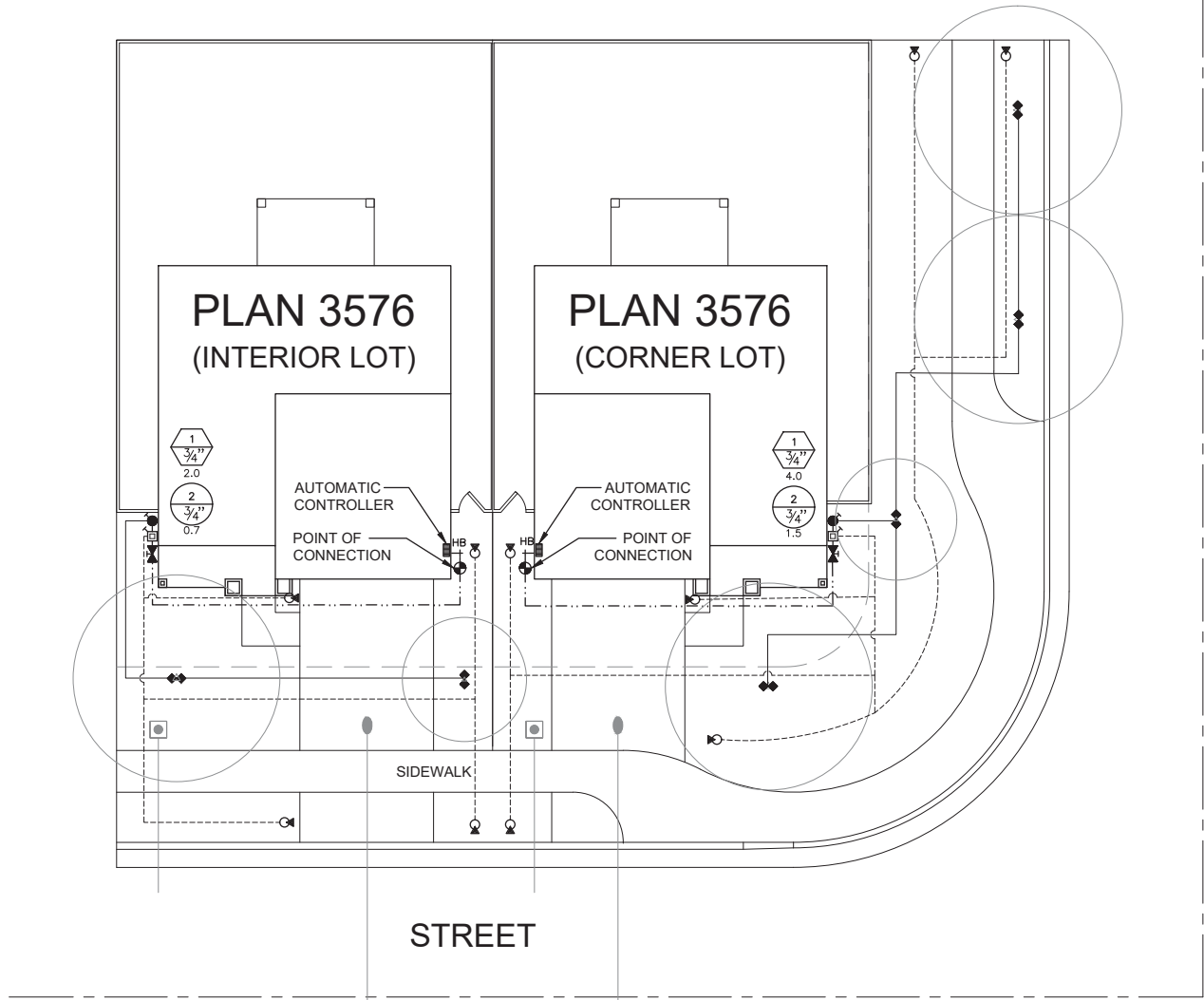
- ALL SHRUB AREAS SHALL BE COMPLETELY COVERED WITH A BARK MULCH TO BE DECORATIVE WALK-ON BARK. PROVIDE SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
- FIELD ADJUST TREES AS NECESSARY TO MAINTAIN THE FOLLOWING MINIMUM CLEARANCES:
8 FEET CLEARANCE FROM SEWER OR WATER LINES.
5 FEET CLEARANCE FROM STORM DRAIN, JOINT TRENCH AND FIRE HYDRANTS
15 FEET FROM STREET LIGHTS
25 FEET FROM STOP SIGNS/STOP LIGHTS.
- SEE SOIL TESTING NOTES FOR SOIL AMENDMENT AND FERTILIZER RATES.
- TREES TO RECIEVE ROOTBARRIER IF PLANTED WITHIN 5' OF HARDSCAPE. SEE DETAIL ON SHEET LD.1 FOR MORE INFORMATION.
- CERTIFICATION OF COMPLETION TO BE COMPLETED BY THE CONTRACTOR FOR EACH HOUSE INSTALLED AND EXCEEDS 500 SQ.FT. OF LANDSCAPE AREA. THE CERTIFICATION OF COMPLETION TO CONTAIN THE FOLLOWING INFORMATION:
A. DATE, PROJECT NAME, PROJECT APPLICANT NAME, TELEPHONE AND MAILING ADDRESS, PROJECT ADDRESS AND LOCATION, AND PROPERTY OWNER NAME, TELEPHONE AND MAILING ADDRESS.
B. CERTIFICATION BY LICENSED LANDSCAPE CONTRACTOR WHO INSTALLED THE LANDSCAPING AND IRRIGATION. WHERE SIGNIFICATE CHANGES ARE MADE IN THE FIELD DURING CONSTRUCTION "AS-BUILT" OR RECORD DRAWINGS SHALL BE INCLUDED. A COPY OF THE IRRIGATION PLAN OR RECORD DRAWING SHALL BE PLACED WITH THE IRRIGATION CONTROLLER.
C. IRRIGATION SCHEDULING PARAMETERS USED TO SET THE CONTROLLER.
D. LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE
E. IRRIGATION AUDIT REPORT.
F. SOILS ANALYSIS REPORT.
- THE OWNERS SHALL BE RESPONSIBLE FOR ANY LANDSCAPE MAINTENANCE NEEDED DURING OWNERSHIPS.
- IRRIGATION AUDIT SHALL BE CONDUCTED BY A THIRD PARTY IRRIGATION AUDITOR. LANDSCAPE AUDITS SHALL NOT BE CONDUCTED BY THE PERSON WHO DESIGNED THE LANDSCAPE OR INSTALLED THE LANDSCAPE. THE APPLICANT SHALL SUBMIT AN IRRIGATION AUDIT REPORT WITH THE CERTIFICATE OF COMPLETION TO THE LOCAL AGENCY THAT MAY INCLUDE, BUT IS NOT LIMITED TO: INSPECTION, SYSTEM TUNE-UP, SYSTEM TEST WITH DISTRIBUTION UNIFORMITY, REPORTING OVERSPRAY OR RUN OFF THAT CAUSES OVERLAND FLOW, AND PREPARATION OF AN IRRIGATION SCHEDULE, INCLUDING CONFIGURING IRRIGATION CONTROLLERS WITH APPLICATION RATE, SOIL TYPES, PLANT FACTORS, SLOPE, EXPOSURE AND OTHER FACTORS NECESSARY FOR ACCURATE PROGRAMMING.
- LANDSCAPE PLANTING WILL BE IRRIGATED WITH DRIP IRRIGATION. IRRIGATION WATER WILL BE DOMESTIC WATER.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

LANDSCAPE ARCHITECT

3/15/18
DATE





STREET

STREET

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	LATERAL LINE: TYPE: PVC SCHEDULE 40, SOLVENT WELD ALL UNSIZED PIPE SHALL BE 3/4" SIZE. TRENCH DEPTH: IN PLANTED AREAS: BUBBLER HEADS: — 12" MINIMUM COVER. UNDER PAVED AREAS: 24" MINIMUM COVER. PVC SCHEDULE 40 SLEEVES ARE REQUIRED FOR ALL PIPING UNDER PAVEMENT.
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	INDICATES CONTROL VALVE SIZE
	INDICATES GALLONS PER MINUTE

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- TESTING:
A. PRESSURE TEST ALL UNDERGROUND PIPING AS FOLLOWS:
MAIN LINE — AT STATIC PSI FOR 4 HOURS.
LATERAL LINES — AT STATIC PSI FOR 2 HOURS.
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- COORDINATE ALL WORK WITH OTHER TRADES SO PROGRESS OF WORK IS NOT INTERRUPTED AND CAN BE COMPLETED IN A TIMELY MANNER.

TYPICAL IRRIGATION SCHEDULE

IRR. TYPE	ESTABLISHMENT				MAINTENANCE			
	SPR	SUM	FAL	WIN	SPR	SUM	FAL	WIN
D	X/Y	X/Y	X/Y	X/Y	X/Y	X/Y	X/Y	X/Y
	15/3	25/3	15/3	0/0	16/2	24/2	12/2	0/0

LENGTH OF ESTABLISHMENT TIME = 90 DAYS

X = MIN/DAY D = DRIP

Y = DAYS/WEEK

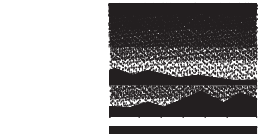
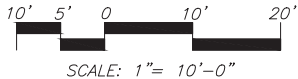
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- THIS TYPICAL IRRIGATION SCHEDULE IS APPROXIMATED. ACTUAL RUN TIMES MAY VARY DUE TO SITE CONDITIONS INCLUDING BUT NOT LIMITED TO PLANT DENSITY, MICROCLIMATES, SOIL TYPE, AND SLOPE. ADJUST RUN-TIMES TO ENSURE PLANT VIABILITY AND TO PREVENT OVER WATERING.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

LANDSCAPE ARCHITECT

3/15/18
DATE



MTW group

LANDSCAPE ARCHITECTURE
AND PLANNING
10411 Old Placerville Road
Suite 205
Sacramento, CA 95827
916 369-3990



Peter D. Larimer

C-5284

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REVISIONS

NO.	DESCRIPTION	DATE	REV'D

WESTPARK VILLAGE
CENTER
TYPICAL PRODUCTION
HOMES

ROSEVILLE, CALIFORNIA

DATE 3/15/18

JOB NO. 18-14

SHEET TITLE

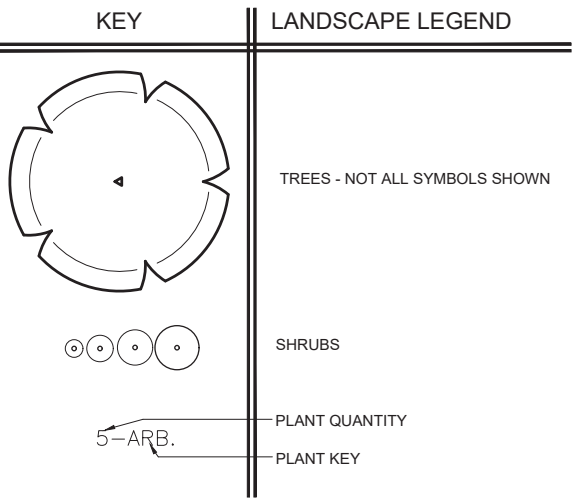
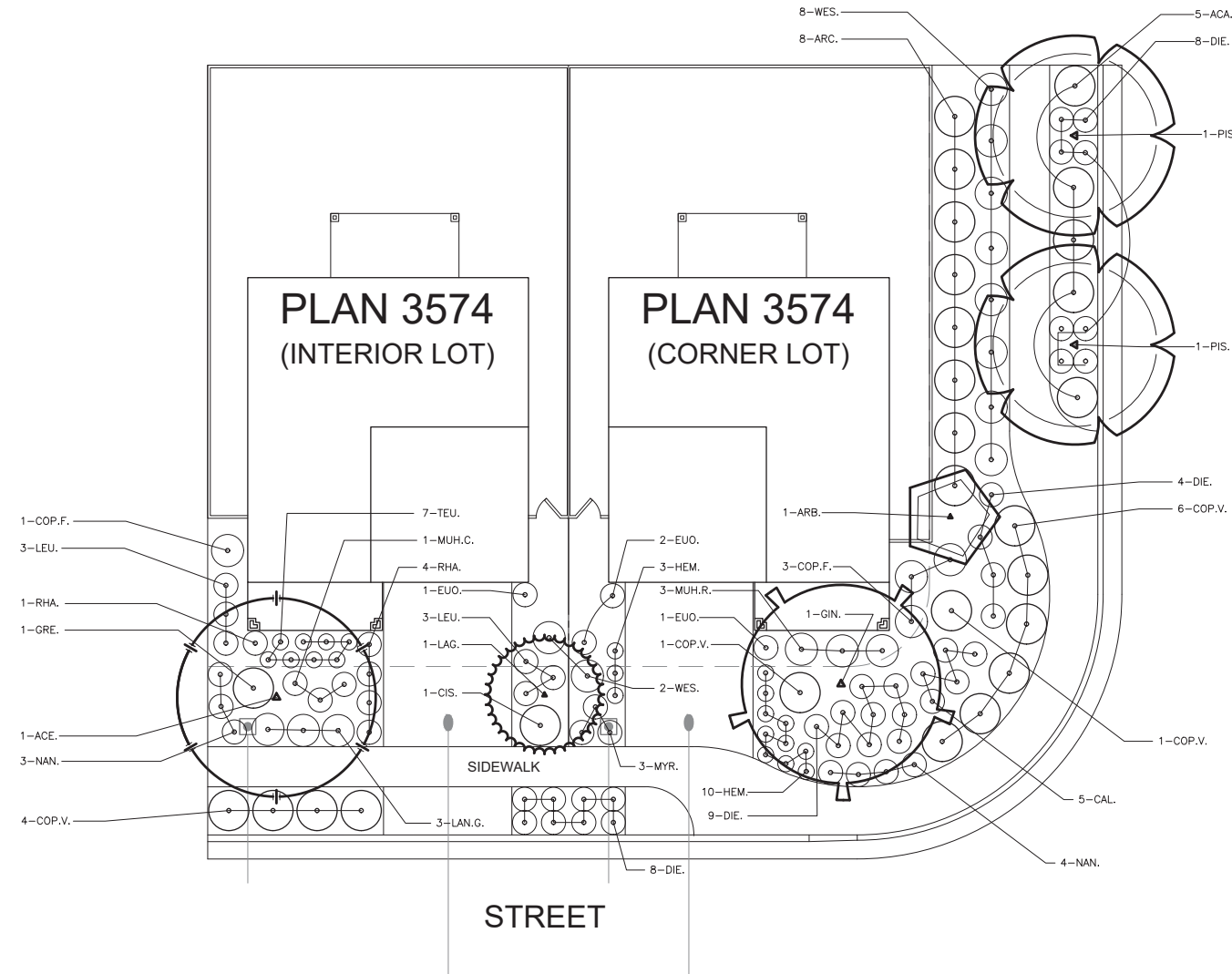
PLAN 3576
LANDSCAPE
IRRIGATION PLAN

SHEET NO.

L2.2

SHEET 4 OF 8

CITY APPROVAL



LANDSCAPE PLANTING NOTES

- ALL SHRUB AREAS SHALL BE COMPLETELY COVERED WITH A BARK MULCH TO BE DECORATIVE WALK-ON BARK. PROVIDE SAMPLE TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INSTALLATION.
- FIELD ADJUST TREES AS NECESSARY TO MAINTAIN THE FOLLOWING MINIMUM CLEARANCES:
8 FEET CLEARANCE FROM SEWER OR WATER LINES.
5 FEET CLEARANCE FROM STORM DRAIN, JOINT TRENCH AND FIRE HYDRANTS
15 FEET FROM STREET LIGHTS
25 FEET FROM STOP SIGNS/STOP LIGHTS.
- SEE SOIL TESTING NOTES FOR SOIL AMENDMENT AND FERTILIZER RATES.
- TREES TO RECIEVE ROOTBARRIER IF PLANTED WITHIN 5' OF HARDSCAPE. SEE DETAIL ON SHEET LD.1 FOR MORE INFORMATION.
- CERTIFICATION OF COMPLETION TO BE COMPLETED BY THE CONTRACTOR FOR EACH HOUSE INSTALLED AND EXCEEDS 500 SQ.FT. OF LANDSCAPE AREA. THE CERTIFICATION OF COMPLETION TO CONTAIN THE FOLLOWING INFORMATION:
A. DATE, PROJECT NAME, PROJECT APPLICANT NAME, TELEPHONE AND MAILING ADDRESS, PROJECT ADDRESS AND LOCATION, AND PROPERTY OWNER NAME, TELEPHONE AND MAILING ADDRESS.
B. CERTIFICATION BY LICENSED LANDSCAPE CONTRACTOR WHO INSTALLED THE LANDSCAPING AND IRRIGATION. WHERE SIGNIFICATE CHANGES ARE MADE IN THE FIELD DURING CONSTRUCTION "AS-BUILT" OR RECORD DRAWINGS SHALL BE INCLUDED. A COPY OF THE IRRIGATION PLAN OR RECORD DRAWING SHALL BE PLACED WITH THE IRRIGATION CONTROLLER.
C. IRRIGATION SCHEDULING PARAMETERS USED TO SET THE CONTROLLER.
D. LANDSCAPE AND IRRIGATION MAINTENANCE SCHEDULE
E. IRRIGATION AUDIT REPORT.
F. SOILS ANALYSIS REPORT.
- THE OWNERS SHALL BE RESPONSIBLE FOR ANY LANDSCAPE MAINTENANCE NEEDED DURING OWNERSHIPS.
- IRRIGATION AUDIT SHALL BE CONDUCTED BY A THIRD PARTY IRRIGATION AUDITOR. LANDSCAPE AUDITS SHALL NOT BE CONDUCTED BY THE PERSON WHO DESIGNED THE LANDSCAPE OR INSTALLED THE LANDSCAPE. THE APPLICANT SHALL SUBMIT AN IRRIGATION AUDIT REPORT WITH THE CERTIFICATE OF COMPLETION TO THE LOCAL AGENCY THAT MAY INCLUDE, BUT IS NOT LIMITED TO: INSPECTION, SYSTEM TUNE-UP, SYSTEM TEST WITH DISTRIBUTION UNIFORMITY, REPORTING OVERSPRAY OR RUN OFF THAT CAUSES OVERLAND FLOW, AND PREPARATION OF AN IRRIGATION SCHEDULE, INCLUDING CONFIGURING IRRIGATION CONTROLLERS WITH APPLICATION RATE, SOIL TYPES, PLANT FACTORS, SLOPE, EXPOSURE AND OTHER FACTORS NECESSARY FOR ACCURATE PROGRAMMING.
- LANDSCAPE PLANTING WILL BE IRRIGATED WITH DRIP IRRIGATION. IRRIGATION WATER WILL BE DOMESTIC WATER.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

LANDSCAPE ARCHITECT 3/15/18 DATE

10' 5' 0 10' 20'
SCALE: 1"= 10'-0"

PLAN 3574 (INTERIOR LOT) IRRIGATION HYDROZONE INFORMATION TABLE

STATION /HYDROZONE	PLANT WATER USE TYPE	PLANT FACTOR (PF)	HYDROZONE AREA (HA) (SQ.FT.)	PF X HA (SQ.FT.)	IRRIGATION EFFICIENCY	ETWU (GALLONS)
1	MEDIUM	0.6	40	24	0.81	928
2	LOW	0.3	747	224	0.81	8,662
		TOTAL AREA	787		ETWU TOTAL	9,590 GAL
ETo	50.5					
ESTIMATED TOTAL WATER USAGE (ETWU) = (ETo)(0.62)(PF)(HA)/E = GAL/YEAR						
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) = (ETo)(0.62)[(0.55 x LA)+(0.45 x SLA)] = GAL/YEAR						
					MAWA TOTAL	13,553 GAL

PLAN 3574 (CORNER LOT) IRRIGATION HYDROZONE INFORMATION TABLE

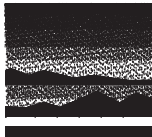
STATION /HYDROZONE	PLANT WATER USE TYPE	PLANT FACTOR (PF)	HYDROZONE AREA (HA) (SQ.FT.)	PF X HA (SQ.FT.)	IRRIGATION EFFICIENCY	ETWU (GALLONS)
1	MEDIUM	0.6	80	48	0.81	1,855
2	LOW	0.3	1,889	567	0.81	21,905
		TOTAL AREA	1,969		ETWU TOTAL	23,761 GAL
ETo	50.5					
ESTIMATED TOTAL WATER USAGE (ETWU) = (ETo)(0.62)(PF)(HA)/E = GAL/YEAR						
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) = (ETo)(0.62)[(0.55 x LA)+(0.45 x SLA)] = GAL/YEAR						
					MAWA TOTAL	33,907 GAL

MASTER PLANT MATERIAL LIST

WATER USE	SIZE	KEY	BOTANICAL NAME ... COMMON NAME	HxW
SHADE TREE:				
MEDIUM	24" BOX	ACE.	ACER BEURGERIANUM ... TRIDENT MAPLE	30'X30'
LOW	24" BOX	PIS.	PISTACIA CHINENSIS ... CHINESE PISTACHE	35'X30'
MEDIUM	24" BOX	GIN.	GINKGO BILOBA 'AUTUMN GOLD' ... AUTUMN GOLD MAIDENHAIR TREE	50'X30'
ACCENT TREE:				
LOW	15 G.C.	ARB.	ARBUTUS 'MARINA' ... MADRONE (STD)	20'X20'
LOW	15 G.C.	CER.	CERCIS CANADENSIS OKLAHOMA ... OKLAHOMA EASTERN REDBUD	18'X24'
MEDIUM	15 G.C.	LAG.	LAGERSTROEMIA INDICA ... PINK CRAPE MYRTLE	20'X20'
SHRUBS:				
LOW	5 G.C.	ARC.	ARCTOSTAPHYLOS DENSIFLORA 'SUNSET' ... SUNSET MANZANITA	5'X6'
LOW	5 G.C.	ABE.	ABELIA 'KALEIDOSCOPE' ... KALEIDOSCOPE ABELIA	3'X3'
LOW	1 G.C.	ANI.	ANIGOZANTHOS 'PINK JOEY' ... KANGAROO PAW	2'X2'
MEDIUM	5 G.C.	BER.	BERBERIS THUNDERGII 'CRIMSON PYGMY' ... DWARF JAPANESE BARBERRY	2'X3'
LOW	5 G.C.	CAL.	CALLISTEMON VIMINALIS 'LITTLE JOHN' ... DWARF BOTTLE BRUSH	4'X3'
LOW	5 G.C.	CIS.	CISTUS HYBRIDUS ... WHITE ROCKROSE	3'X6'
LOW	5 G.C.	COP.F.	COPROSMA PETRIE 'FIREBURST' ... FIREBURST COPROSMA	4'X4'
LOW	5 G.C.	DIE.	DIETES VEGETA ... FORTNIGHT LILY	3'X4'
LOW	5 G.C.	ERY.	ERYSIMUM 'BOWLES MAUVE' ... BOWLES MAUVE WALLFLOWER	2'X1.5'
LOW	5 G.C.	EUO.	EUONYMUS JAPONICUS 'AUREOVARIEGATUS' ... GOLD SPOT EUONYMUS	8'X6'
LOW	5 G.C.	GRE.	GREVILLEA 'NOELII' ... GREVILLEA	4'X4.5'
MEDIUM	1 G.C.	HEM.	HEMEROCALLIS SPP. ... YELLOW EVERGREEN DAYLILY	2.5'X2.5'
MEDIUM	5 G.C.	ILE.	ILEX CRENATA 'SKY PENCIL' ... SKY PENCIL JAPANESE HOLLY	8'X3'
LOW	5 G.C.	LAN.C.	LANTANA CAMARA 'CARNIVAL' ... CARNIVAL LANTANA	4'X5'
LOW	5 G.C.	LAN.G.	LANTANA CAMARA 'GOLD MOUND' ... GOLD MOUND LANTANA	3'X4'
LOW	5 G.C.	LEU.	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' ... COMPACT TEXAS RANGER	4'X4'
LOW	5 G.C.	LDM.	LOMANDRA 'PLATINUM BEAUTY' ... DWARF MATT RUSH	3'X3'
LOW	5 G.C.	MUH.C.	MUHLENBERGIA 'PLUMTASTIC' ... PLUMTASTIC MUHLY	3'X3'
LOW	5 G.C.	MUH.R.	MUHLENBERGIA RIGENS ... DEER GRASS	5'X6'
LOW	5 G.C.	MYR.	MYRTUS COMMUNIS 'COMPACTA' ... MYRTLE	4'X4'
LOW	5 G.C.	NAN.	NANDINA DOMESTICA 'OBSESSION' ... OBSESSION HEAVENLY BAMBOO	4'X3'
LOW	5 G.C.	RHA.	RHAPHIOLEPIS INDICA 'BALLERINA' ... DWARF INDIA HAWTHORN	2.5'X4'
MEDIUM	2 G.C.	ROS.	ROSA DRIFT PINK ... PINK DRIFT ROSE	1.5'X2.5'
LOW	1 G.C.	TEU.	TEUCRIUM CHAMAEDRIS ... GERMANDER	1.5'X2.5'
LOW	5 G.C.	WES.	WESTRINGIA 'WYNABBIE HIGHLIGHT' ... AUSTRALIAN ROSEMARY	4'X4'
GROUNDCOVER:				
LOW	1 G.C.	COP.V.	COPROSMA 'VISTA VERDE' ... VERDE VISTA COPROSMA	4'X4'
LOW	1 G.C.	ACA.	ACACIA REDOLENS 'DESSERT CARPET' ... PROSTRATE ACACIA	2'X12'

SOIL TESTING NOTES

- COORDINATE SOIL TESTING IN AN EXPEDITIOUS AND TIMELY MANNER AS REQUIRED FOR ON-SITE MATERIALS. RESPONSIBILITY OF CONTRACTING WITH A SOIL LABORATORY SHALL BE BORNE BY CONTRACTOR. COST OF SAMPLING AND TESTING SHALL BE INCLUDED IN CONTRACT PRICE. ONE SAMPLE PER SEVEN LOTS, OR APPROXIMATELY 15% IS REQUIRED. CONTRACTOR TO COLLECT SAMPLES IN THE PRESENCE OF OWNER'S REPRESENTATIVE. SAMPLES LOCATIONS TO BE IDENTIFIED ON PLAN.
- EACH SAMPLE SHALL BE SUBMITTED TO A LABORATORY. THE LABORATORY MUST BE APPROVED BY THE OWNER. SUBMIT SAMPLE SIZES AS REQUIRED BY LABORATORY.
- AS A MINIMUM, SOIL SAMPLES SHALL BE ANALYZED FOR: SOIL TEXTURE, INFILTRATION RATE, PERCENT OF ORGANIC MATTER, TOTAL SOLUBLE SALTS, PH, AMMONIA, PHOSPHATE, POTASSIUM, CALCIUM, MAGNESIUM, BORON, AND SODIUM LEVELS. LABORATORY TO PROVIDE APPRAISAL OF CHEMICAL PROPERTIES, INCLUDING PARTICLE SIZE AND RECOMMENDATIONS FOR TYPES AND QUANTITIES OF AMENDMENTS AND FERTILIZERS. CONTRACTOR TO ADVISE TESTING LAB THAT THE FOLLOWING AMENDMENTS ARE TO BE INCLUDED IN RECOMMENDATIONS: GRO-POWER PLUS (MINIMUM RATE OF 150 LBS/1000 SQ.FT.) AND 90% BARK BASE PRODUCT, 1/4 INCH SIZE, TREATED WITH NITROGEN, 1/2-0-0. (MINIMUM RATE OF 4 CY PER 1000 SQ.FT.)
- SOIL TEST RESULTS FROM THE MODEL HOMES MAY BE USED FOR THE PRODUCTION HOMES.



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WESTPARK VILLAGE
CENTER
TYPICAL PRODUCTION
HOMES
ROSEVILLE, CALIFORNIA

DATE 3/15/18

JOB NO. 18-14

SHEET TITLE

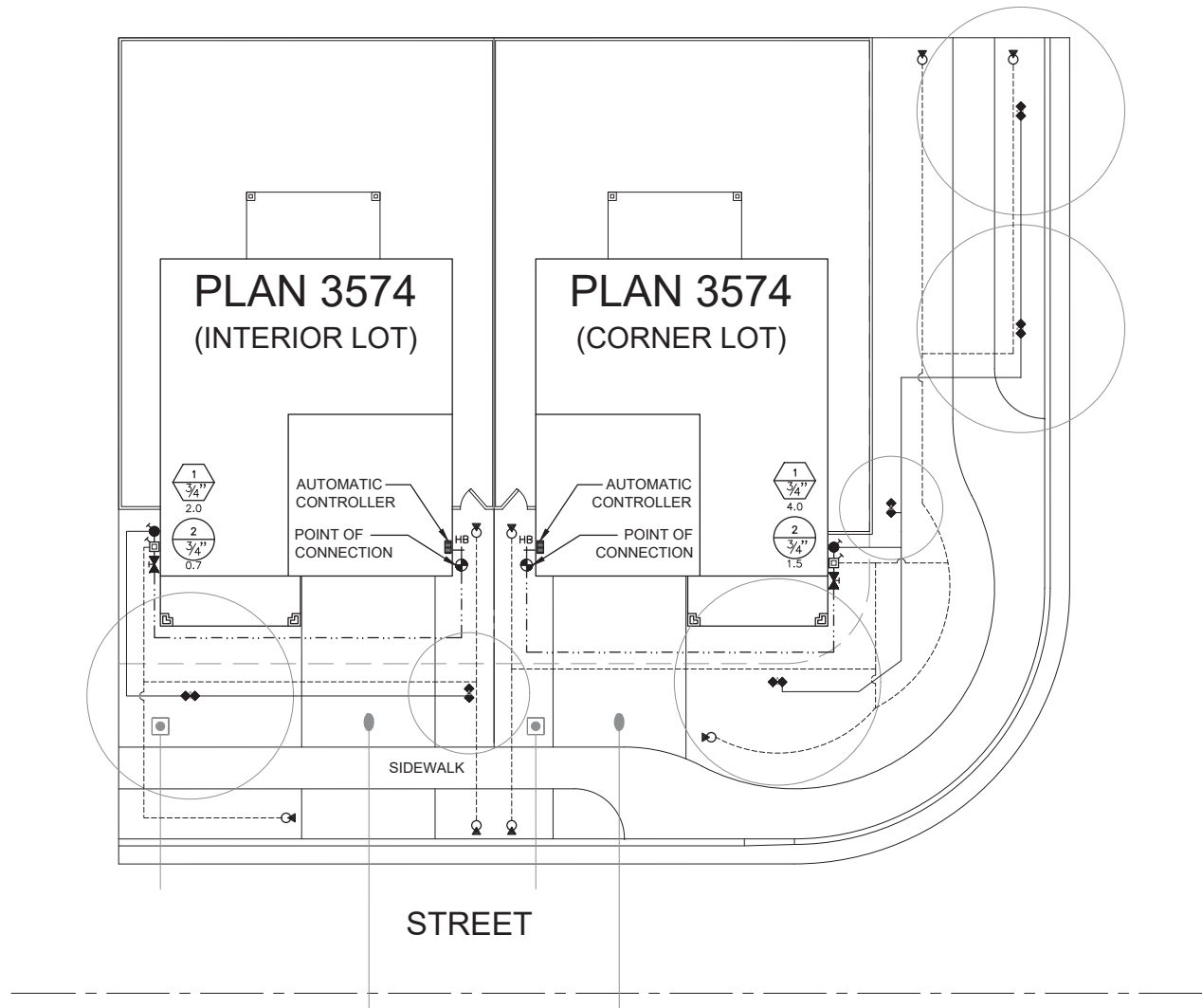
PLAN 3574
LANDSCAPE
PLAN

SHEET NO.

L3.1

SHEET 5 OF 8

CITY APPROVAL



STREET

KEY	LANDSCAPE IRRIGATION LEGEND
	AUTOMATIC CONTROLLER: RAINBIRD ESP-TM2 (4 STATION) WITH WIFI MODULE AND WR2 WIRELESS RAN/FREEZE SENSOR CONTROLLER - TM2-4-120V/LNKWIFI/WR2-RFC-48 COORDINATE 110V SERVICE AND POWER CONNECTION WITH ELECTRICAL SUB-CONTRACTOR.
	POINT OF CONNECTION (S): THESE SPRINKLER IRRIGATION SYSTEMS ARE DESIGNED TO OPERATE AT 38 PSI STATIC WATER PRESSURE AND 35 PSI DYNAMIC WATER PRESSURE AT THE POINT OF CONNECTION WITH A MAXIMUM FLOW AS SHOWN ON THE DRAWINGS.
	BALL VALVE: A.Y.MCDONALD 72032T, 1" BRASS BALL VALVE.
	PRESSURE MAIN LINE: TYPE: 1" SIZE, ASTM D1785, PVC SCH 40. TRENCH DEPTH: IN PLANTED AREAS: 24" MINIMUM COVER. UNDER PAVED AREAS: 24" MINIMUM COVER. PVC SCHEDULE 40 SLEEVES ARE REQUIRED FOR ALL PIPING UNDER PAVEMENT.
	AUTOMATIC CONTROL VALVE: RAINBIRD 075-ASVF SERIES
	LATERAL LINE: TYPE: PVC SCHEDULE 40, SOLVENT WELD ALL UNSIZED PIPE SHALL BE 3/4" SIZE. TRENCH DEPTH: IN PLANTED AREAS: BUBBLER HEADS: - 12" MINIMUM COVER. UNDER PAVED AREAS: 24" MINIMUM COVER. PVC SCHEDULE 40 SLEEVES ARE REQUIRED FOR ALL PIPING UNDER PAVEMENT.
	AUTOMATIC CONTROL DRIP IRRIGATION ANTI-SIPHON VALVE: RAINBIRD CONTROL ZONE KIT MODEL XACZ-075-PRF.
	DRIP LATERAL WITH FLUSH PLUG: 1/2" POLY DRIP TUBING. SEE DETAILS FOR EMITTER INSTALLATION. 1/2" POLY DRIP TUBING TO BE BURIED A MINIMUM DEPTH OF 6" BELOW GRADE. 1/4" DISTRIBUTION TUBING (NOT SHOWN) TO BE BURIED A MINIMUM DEPTH OF 3" BELOW GRADE. PVC SCHEDULE 40 SLEEVES ARE REQUIRED FOR ALL PIPING UNDER PAVEMENT.
	TREE BUBBLER HEAD: RAINBIRD: 1402 BUBBLER NOZZLE WITH INLINE CHECK VALVE.
	INDICATES CONTROL VALVE AND STATION NUMBER
	INDICATES CONTROL VALVE SIZE
	INDICATES GALLONS PER MINUTE

LANDSCAPE IRRIGATION NOTES

- COMPOSITE BASE SHEET: PROPOSED IMPROVEMENTS SHOWN ON DRAWINGS ARE SUPERIMPOSED ON A COMPOSITE BASE SHEET. THE COMPOSITE BASE SHEET IS A COMPILATION OF ARCHITECTURAL, ENGINEERING, AND OTHER DATA THAT IS PROVIDED. THE LANDSCAPE ARCHITECT SHALL NOT BE HELD LIABLE FOR CHANGES, INACCURACIES, OMISSIONS, OR ERRORS PERTAINING TO THE COMPOSITE BASE SHEET. CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THESE DOCUMENTS. ANY DISCREPANCIES NEED TO BE BROUGHT TO THE ATTENTION OF THE DESIGN TEAM AND RESOLVED PRIOR TO CONTINUATION OF WORK.
- DESIGN PRESSURE SHOWN ON PLANS HAS BEEN FURNISHED BY WATER COMPANY OR WATER DISTRICT SERVING SITE. VERIFY PRESSURE ON-SITE PRIOR TO THE INSTALLATION OF ANY SPRINKLER IRRIGATION EQUIPMENT. IF THERE IS A DISCREPANCY, NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY IN WRITING SO ADJUSTMENTS CAN BE MADE BY LANDSCAPE ARCHITECT. FAILURE TO REPORT DISCREPANCIES AND CONTINUANCE OF WORK WILL RESULT IN ALL RE-DESIGN COSTS BEING CHARGED TO CONTRACTOR.
- DETERMINE LOCATION OF UNDERGROUND UTILITIES. DAMAGE CAUSED BY INSTALLATION OF THIS WORK SHALL BE REPAIRED TO SATISFACTION OF GOVERNING AGENCY OR OWNER AT NO ADDITIONAL COST TO THE CONTRACT.
- TESTING:
A. PRESSURE TEST ALL UNDERGROUND PIPING AS FOLLOWS:
MAIN LINE - AT STATIC PSI FOR 4 HOURS.
LATERAL LINES - AT STATIC PSI FOR 2 HOURS.
- LAYOUT ALL WORK PRIOR TO TRENCHING OPERATIONS TO DETERMINE IF MINOR MODIFICATIONS OR ADJUSTMENTS WILL BE REQUIRED.
- PROVIDE AND INSTALL AUTOMATIC CONTROLLER AND UF-14 CONTROL WIRE. ELECTRICAL SUBCONTRACTOR SHALL PROVIDE 110V SERVICE AND SERVICE HOOKUP FROM POWER SOURCE TO AUTOMATIC CONTROLLER.
- COORDINATE ALL WORK WITH OTHER TRADES SO PROGRESS OF WORK IS NOT INTERRUPTED AND CAN BE COMPLETED IN A TIMELY MANNER.

TYPICAL IRRIGATION SCHEDULE

IRR. TYPE	ESTABLISHMENT				MAINTENANCE			
	SPR	SUM	FAL	WIN	SPR	SUM	FAL	WIN
D	15/3	25/3	15/3	0/0	16/2	24/2	12/2	0/0

LENGTH OF ESTABLISHMENT TIME = 90 DAYS

X = MIN/DAY D = DRIP

Y = DAYS/WEEK

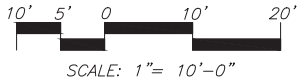
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LANDSCAPE ARCHITECT

3/15/18
DATE



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TYPICAL PRODUCTION
HOMES

ROSEVILLE, CALIFORNIA

DATE 3/15/18

JOB NO. 18-14

SHEET TITLE

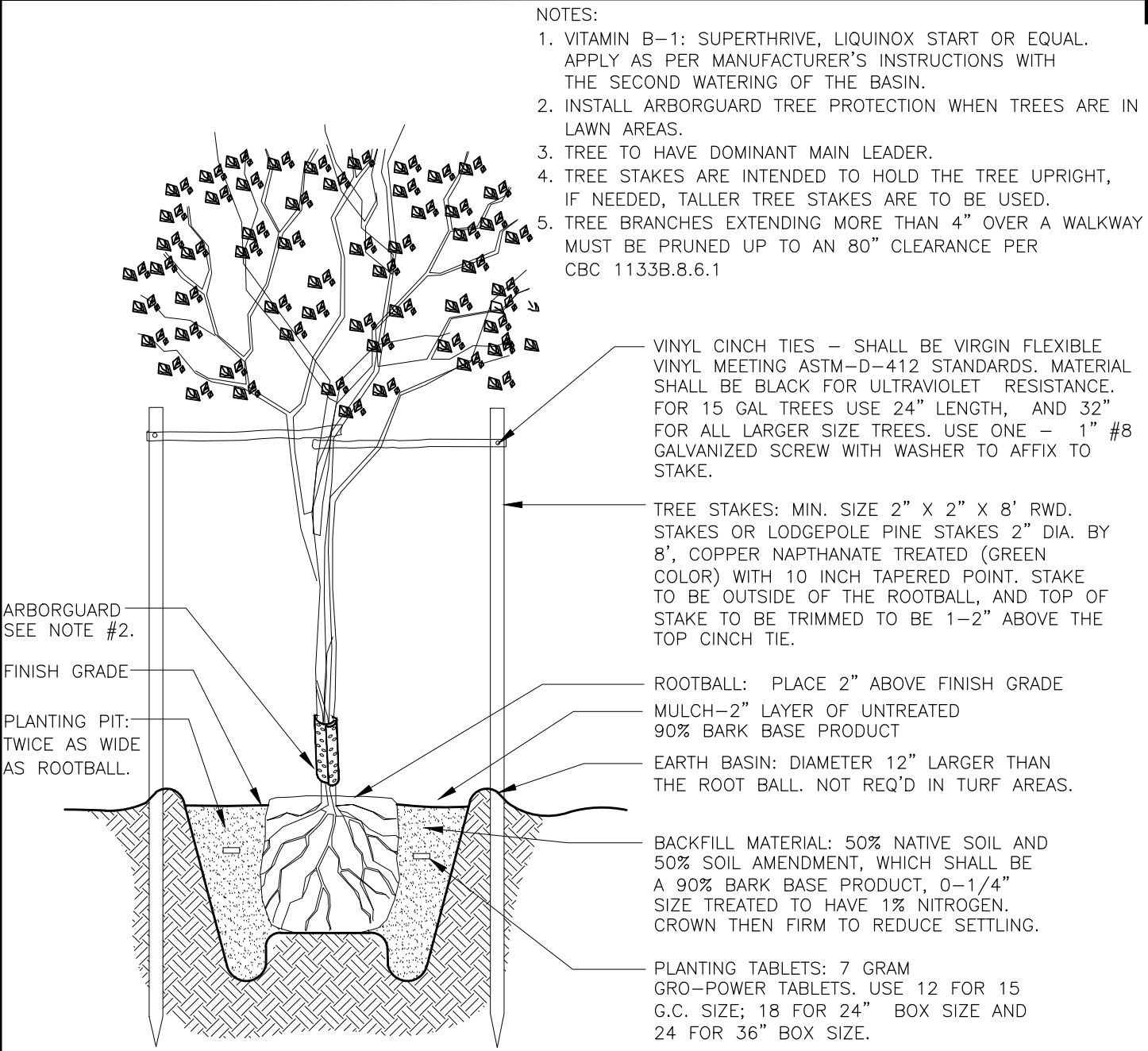
PLAN 3574
LANDSCAPE
IRRIGATION PLAN

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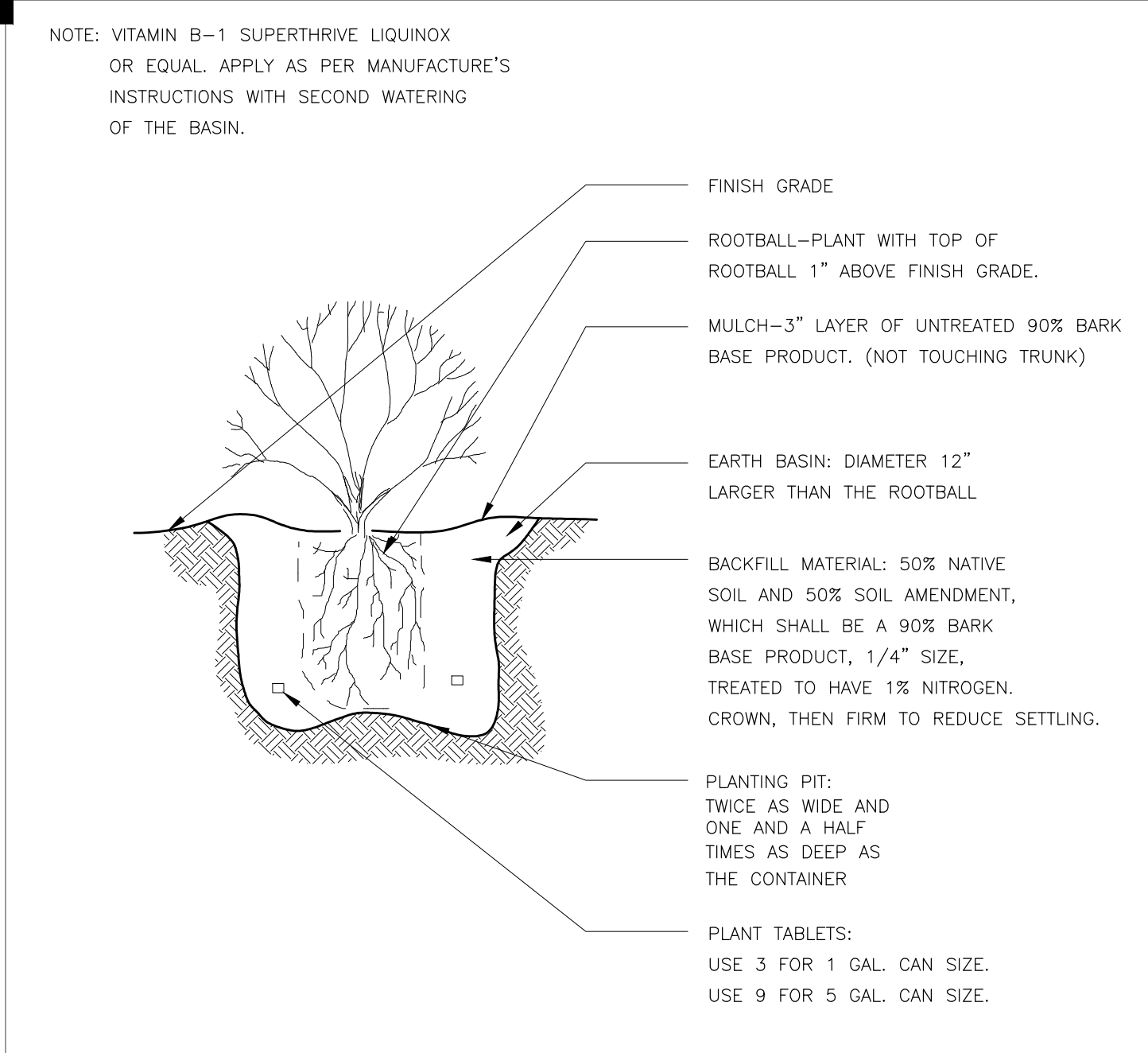
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SHEET 6 OF 8

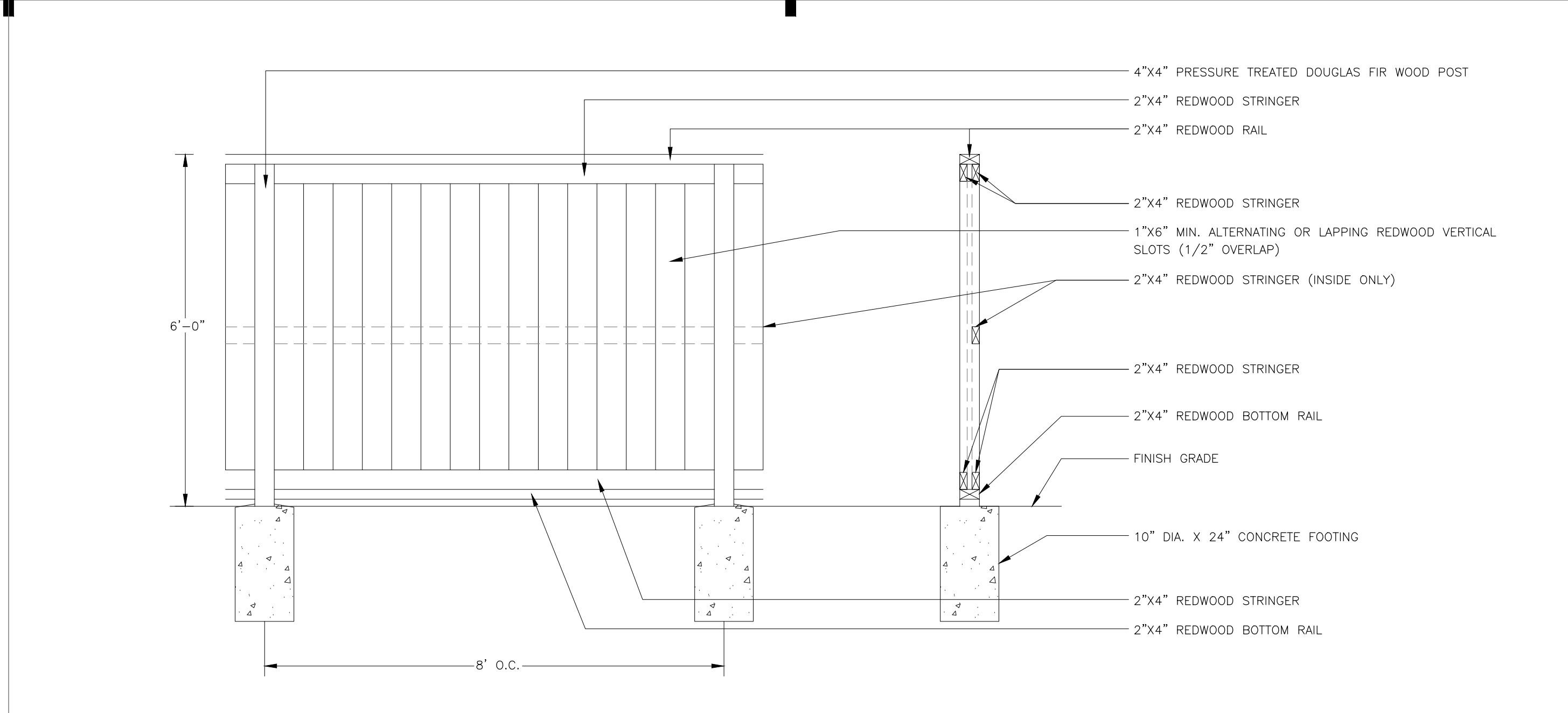
CITY APPROVAL



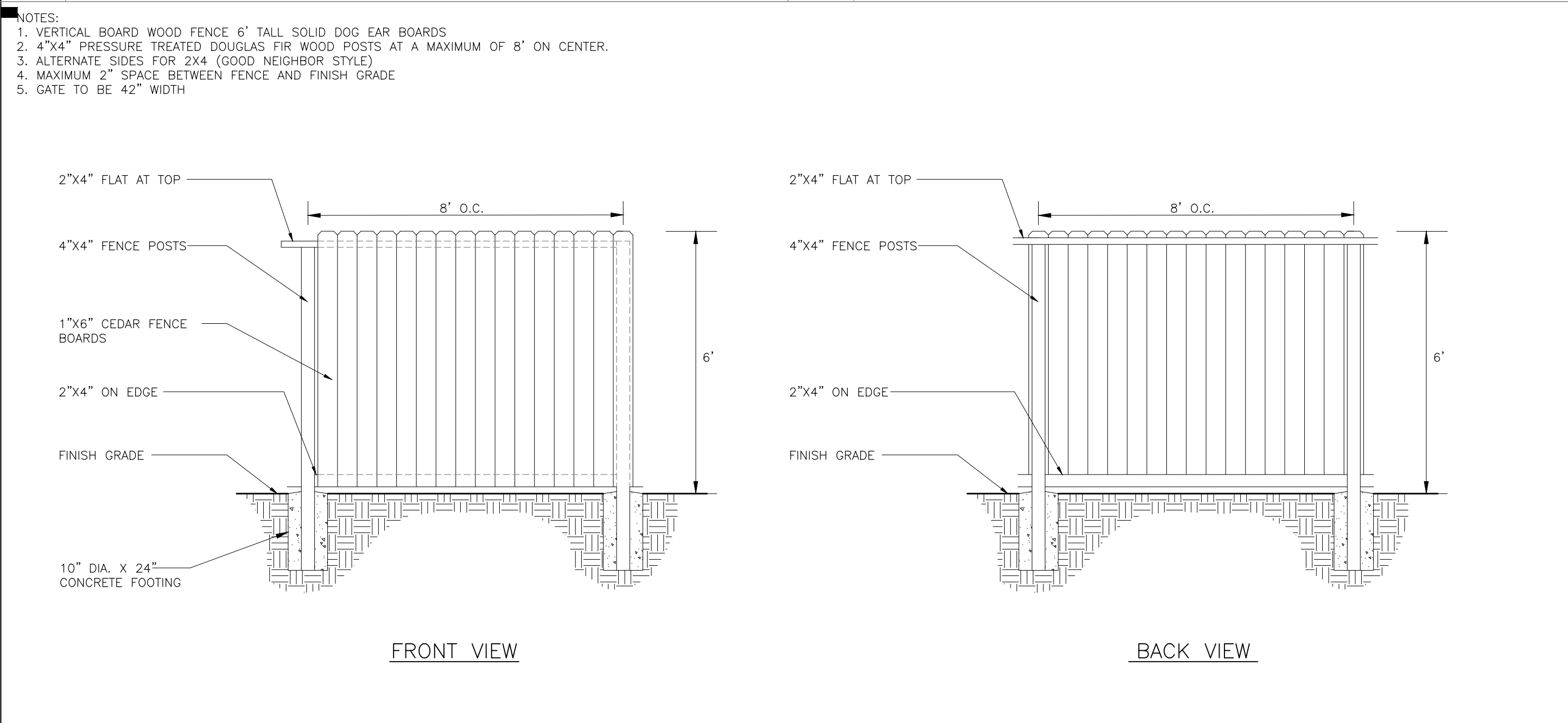
1 TREE PLANTING AND STAKING DETAIL



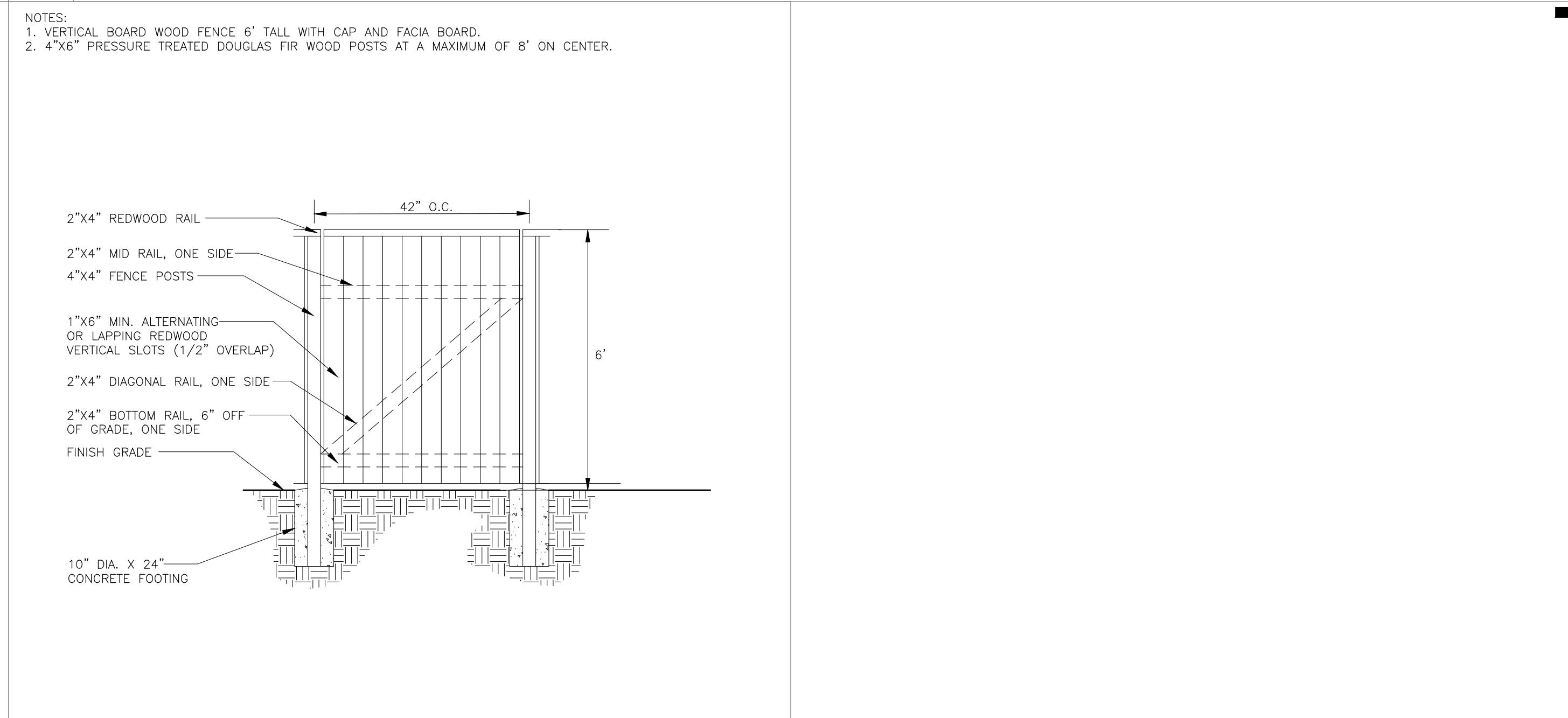
2 SHRUB PLANTING DETAIL



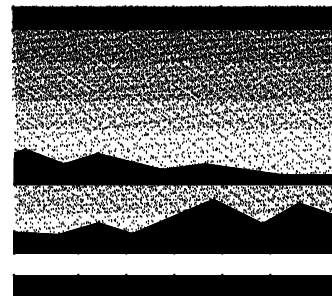
3 WOOD FENCE FACING STREETS DETAIL



4 GOOD NEIGHBOR WOOD FENCE DETAIL



5 WOOD FENCE GATE DETAIL



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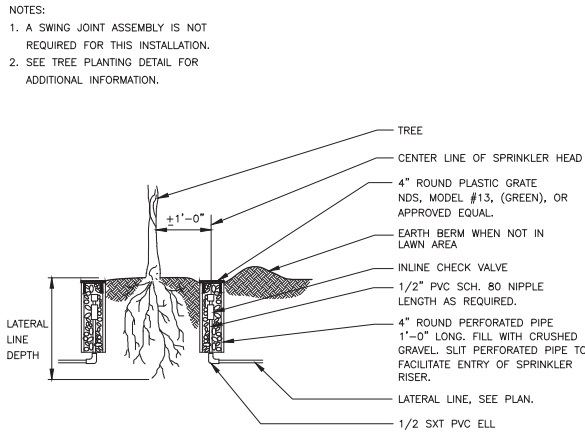
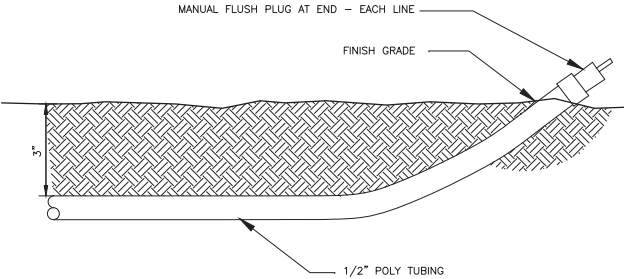
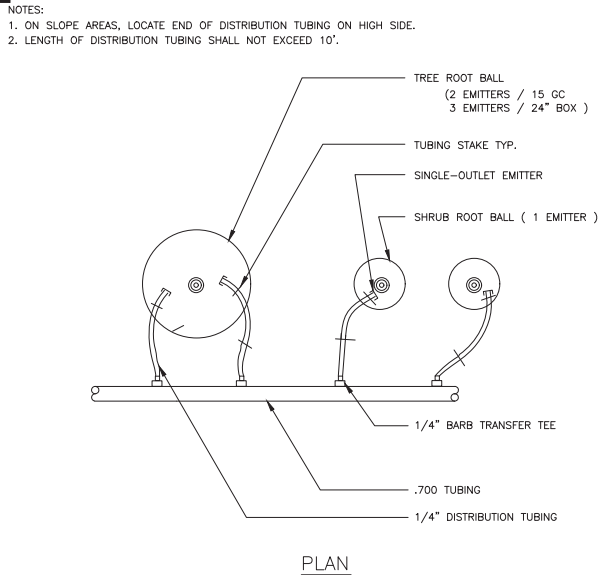
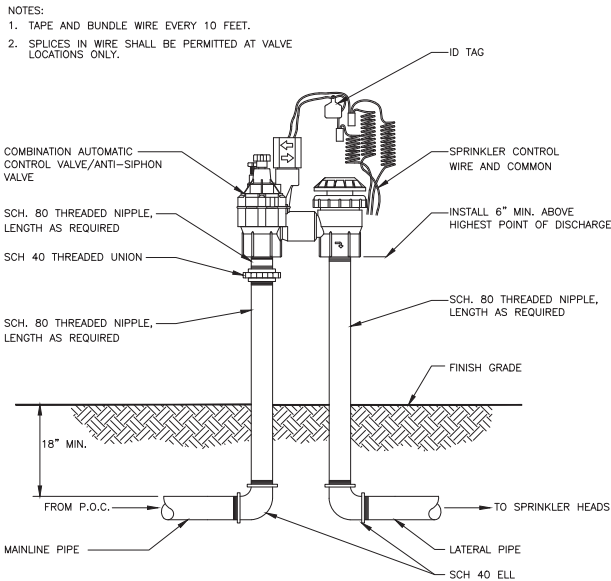
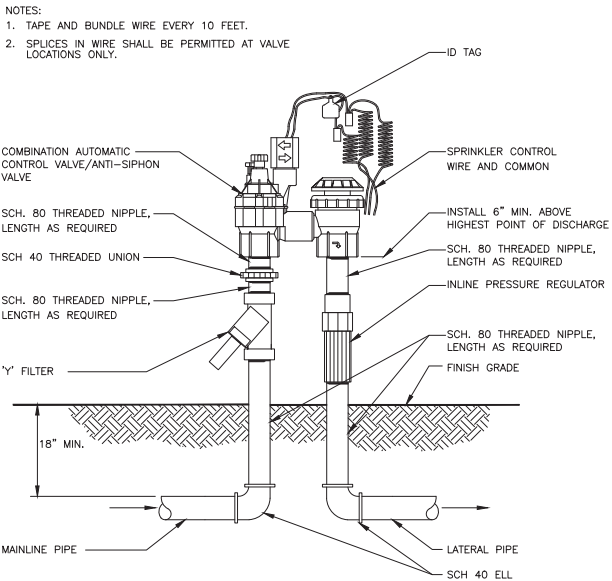
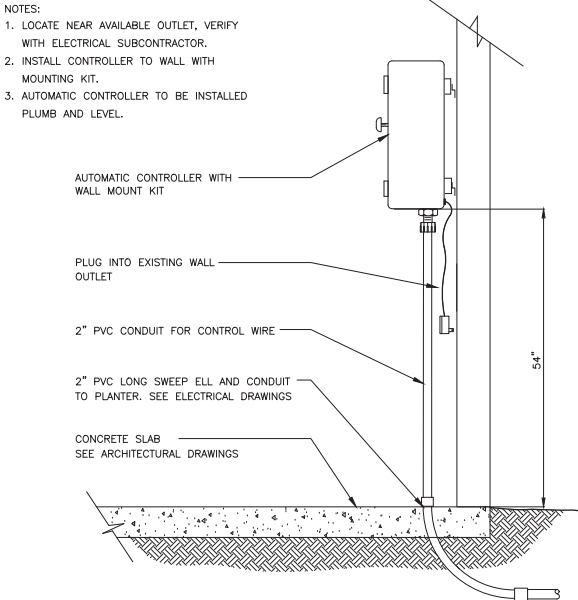
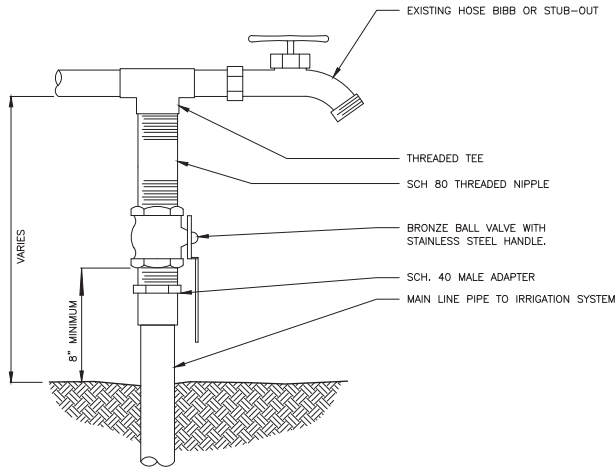
LANDSCAPE
PLANTING
DETAILS

SHEET NO.

LD.1

SHEET 7 OF 11

CITY APPROVAL



MTW *group*
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LANDSCAPE
IRRIGATION
DETAILS

SHEET NO.

LD.2

SHEET 8 OF 8

CITY APPROVAL

WESTPARK VILLAGE CENTER
IMPROPVEMENT PLANS & TENTATIVE MAPS

SITE PLAN & DESIGN REVIEW | 3.16.18
K. HOVNANIAN HOMES | NORTHERN CALIFORNIA DIVISION

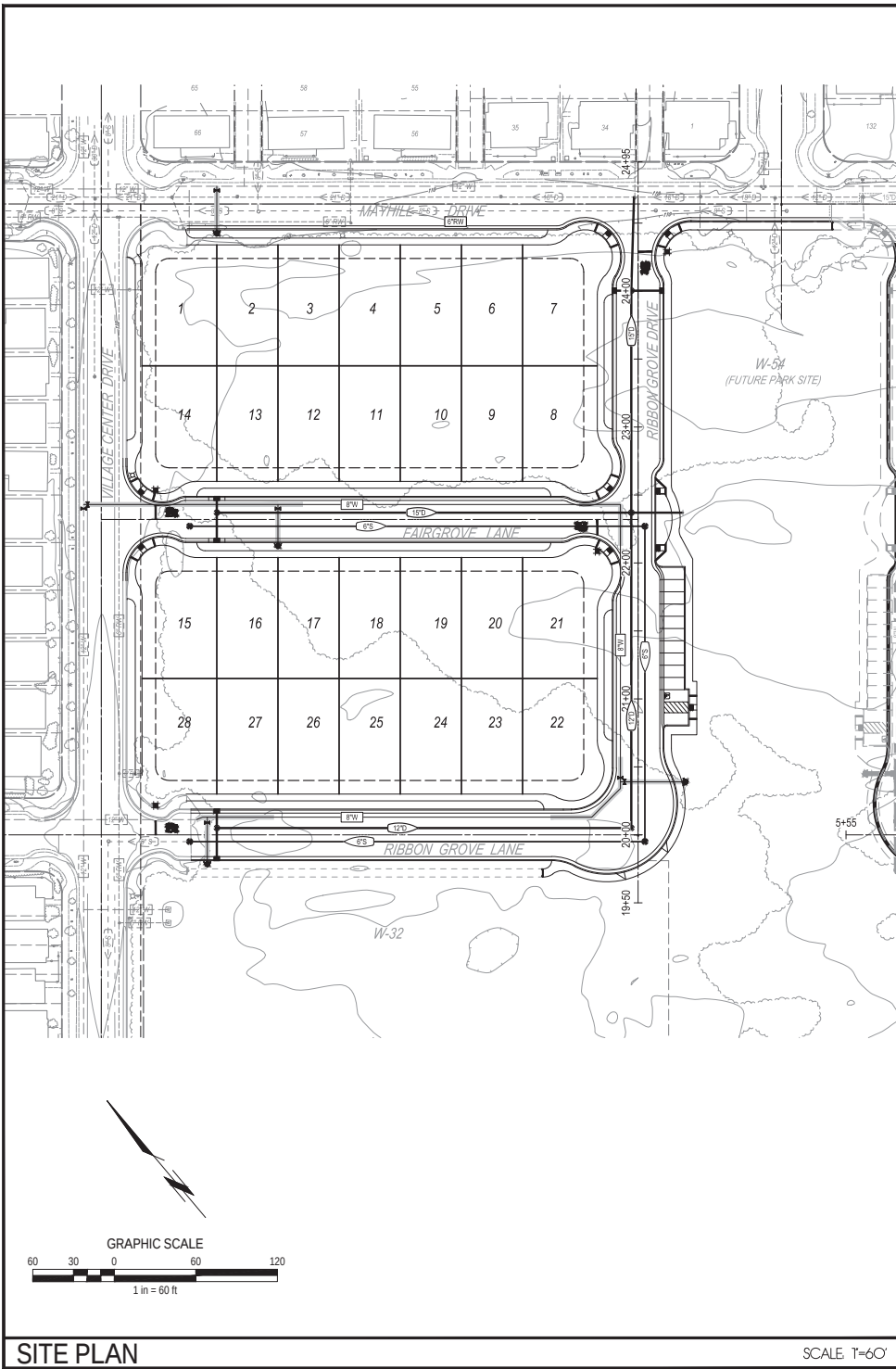
City Approval

SYMBOLS

EXISTING	PROPOSED	DESCRIPTION
		STORM DRAIN PIPE & SIZE
		SANITARY SEWER PIPE & SIZE
		DOMESTIC WATER PIPE & SIZE
		MANHOLE (STORM: CST DR-4) (SEWER: CST SS-2)
		DRAIN INLET-TYPE NOTED ON PLAN (TYPE 'C': CST DR-1)
		TEMP FIELD INLET
		CLEANOUT (CST SS-5)
		1" SERVICE LATERAL WITH METER BOX (CST W-5, CST W-10)
		CHECK VALVE
		GATE VALVE (CST W-16)
		REDUCER
		AIR/VACUUM RELEASE VALVE (CST W-12)
		BLOWOFF ASSEMBLY (CST W-4)
		FULLY RESTRAINED FIRE HYDRANT ASSEMBLY (CST W-13)
		RESTRAIN JOINTS LIMITS
		SEWER SERVICE (CST SS-4)
		SEWER SERVICE WITH BACKWATER VALVE (CST SS-5)
		CURB RAMP (CST ST-26, CST ST-27)
		STREET LIGHT W/LIGHT DISTRIBUTION PATTERN AS NOTED ON SHEET C700
		STREET SIGN
		STREET SIGN WITH STOP SIGN AND 12" STOP BAR
		SIGN
		MONUMENT (CST ST-36)
		FLOWLINE OF SWALE
		STANDARD WOOD FENCE
		ENHANCED WOOD FENCE
		OPEN VIEW FENCE
		POST & CABLE FENCE
		ENHANCED MASONRY WALL
		SILT FENCE
		GRAVEL FILTER BAG
		GRAVEL FILTER BAG DI PROTECTION
		EXISTING TREE
		REMOVE EXISTING TREE
		SLOPE BANK: TOP OF BANK TOE OF BANK
		F.F. = 111.50 FINISHED FLOOR ELEVATION
		PAD = 110.67 PAD GRADE ELEVATION
		DRIVEWAY LOCATION
		DETAIL REFERENCE: DETAIL IDENTIFICATION SHEET LOCATION
		SECTION REFERENCE: SECTION IDENTIFICATION SHEET LOCATION
		OVERLAND RELEASE

SYMBOLS

IMPROVEMENT PLANS FOR WestPark VILLAGE 28 CITY OF ROSEVILLE, CALIFORNIA



SITE PLAN

SCALE: T=60'

CIVIL SHEETS

- C1 COVER SHEET
- C2 GENERAL NOTES
- C3 SECTIONS
- C4 DETAILS
- C5 DEMOLITION PLAN
- C6 GRADING PLAN
- C7 PLAN & PROFILE - RIBBON GROVE LANE
- C8 PLAN & PROFILE - FAIRGROVE LANE
- C9 PLAN & PROFILE - MAYHILL DRIVE
- C10 UTILITY PLAN
- C11 WATER PLAN
- C12 SIGNAGE, STRIPING & STREET LIGHT PLAN
- C13 HORIZONTAL CONTROL PLAN

SHEET INDEX

NOTE:

1. UNLESS OTHERWISE APPROVED BY THE ENGINEERING DEPARTMENT, THE FINAL GRADING OF THE PROJECT SITE SHALL BE CONSTRUCTED TO ACCOMMODATE A MAXIMUM DRIVEWAY SLOPE OF 14% FOR EACH RESIDENTIAL LOT, AS MEASURED FROM THE BACK OF THE SIDEWALK TO THE GARAGE (18-FT SET BACK). IT WILL REMAIN THE RESPONSIBILITY OF THE BUILDERS/DEVELOPER TO DESIGN A HOUSE WHICH PROVIDES SUITABLE ACCESS TO THE PARCEL.

GENERAL NOTES

ESTIMATED RAW EXCAVATION 5,200 CY
ESTIMATED RAW FILL 2,790 CY

ESTIMATED EARTHWORK QUANTITIES

* BALANCED SITE : EXPORT TO W-54 PARK SITE ADJACENT.

APN PORTIONS OF 017-153-003, 017-153-004, AND 017-153-005
WDID NO. 5S31C382570

RECORD DRAWINGS NOTE

ALL INFORMATION SHOWN ON THESE PLANS HAS BEEN PREPARED BY, OR UNDER DIRECTION OF, THE UNDERSIGNED ENGINEER. ADJUSTMENTS MADE IN THE FIELD DURING CONSTRUCTION ARE INCLUDED HEREIN AND ARE BASED UPON FIELD OBSERVATIONS MADE UNDER THE DIRECTION OF OR BY THE UNDERSIGNED AND/OR INFORMATION RECEIVED FROM THE PROJECT OWNER, PROJECT CONTRACTORS, AND PUBLIC AGENCIES WHEN THE ENGINEER IS ADVISED IN WRITING OF SUCH CHANGE. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, CHANGES TO THESE PLANS NOT AUTHORIZED BY THE ENGINEER.

ENGINEER SIGNATURE (STAMP OR SEAL) DATE

LOCATION MAP

NO SCALE

CERTIFICATE OF COMPLIANCE:
HEREBY CERTIFY THAT THE GRADES SHOWN ON THESE PLANS AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS, HAVE BEEN CONSTRUCTED TO WITHIN 1/10TH OF ONE FOOT OF THEIR INDICATED ELEVATION FOR ALL LOT PADS AND IMPROVEMENTS SHOWN.

PROJECT ENGINEER PE NUMBER DATE

I HEREBY CERTIFY THAT THE PADS FOR THE FOLLOWING LOTS FOR THIS PROJECT HAVE BEEN TESTED FOR COMPACTION IN ACCORDANCE WITH GENERALLY ACCEPTED TEST METHODS AND BASED UPON THE RESULTS OF THESE TESTS THE COMPACTION OF SAID PADS CONFORMS TO THE RECOMMENDATIONS OF THIS PROJECTS GEOTECHNICAL REPORT: LOTS

I ALSO STATE THAT OUR FIRM OBSERVED THE GRADING OPERATION TO A SUFFICIENT EXTENT TO EVALUATE CONFORMANCE WITH THE PROJECTS GEOTECHNICAL REPORT AS APPROVED BY THE CITY, AND FURTHER STATE THAT BASED UPON OUR OBSERVATIONS, THE GRADING FOR THIS SUBDIVISION CONFORMS WITH THE RECOMMENDATIONS OF SAID SOIL REPORT.

GEOTECHNICAL ENGINEER PE NUMBER DATE

CERTIFICATE OF COMPLIANCE

OWNER/DEVELOPER:

K. HOVNANIAN HOMES
CONTACT: JOHN BULLER
3721 DOUGLAS BLVD., SUITE 150
ROSEVILLE, CALIFORNIA 95661
PHONE: (916) 945-5400
FAX: N/A

ENGINEER:

MORTON & PITALO, INC.
CONTACT: SCOTT PEDERSEN, P.E.
2870 GATEWAY OAKS DRIVE, SUITE 120
SACRAMENTO, CALIFORNIA 95833
PHONE: (916) 984-7621
FAX: (916) 984-9617

PROJECT CONTACTS

UTILITY	COMPANY & CONTACT		PHONE
U. S. A.	ROSEVILLE TELEPHONE	STEVE ADDIEGO	1-800-227-2600
TELEPHONE	PACIFIC GAS & ELECTRIC	MARY WESTFALL	786-4591
GAS	ROSEVILLE ELECTRIC	JOEY MCKINNEY	1-530-889-3134
ELECTRIC	ROSEVILLE FIRE DEPT	PATRICK CHEW	774-5691
FIRE	CITY OF ROSEVILLE	SEAN BIGLEY	774-5823
WATER	CITY OF ROSEVILLE	KEN GLOTZBACH	774-5750
SEWER	COMCAST CABLE	STEVE ABELIA	774-5750
CABLE T.V.	DEVELOPMENT SERVICES	ENGINEERING	830-6757
DRAINAGE			774-5339

UTILITY REPRESENTATIVES

CITY OF ROSEVILLE DEPARTMENT OF ENVIRONMENTAL UTILITIES	
APPROVED BY:	
PRINCIPAL ENGINEER	DATE
CITY OF ROSEVILLE DEPARTMENT OF DEVELOPMENT SERVICES	
APPROVED BY:	
CITY ENGINEER	DATE
ROSEVILLE PLANNING PROJECT NUMBER:	PL17-0058
DATE IMPROVEMENT COMPLETED:	

AGENCY APPROVALS

REVISIONS	NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.U.	DATE
△						
△						
△						
△						

SCALE:	BENCH MARK
HORIZ. 1" = N/A	ELEV=
VERT. 1" = N/A	

COMPUTED	MJC
DESIGNED	TA
DRAWN	TA
PROJ. ENGR.	SMP

MORTON & PITALO, INC.
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Folsom • Sacramento • Fresno
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IMPROVEMENT PLANS FOR WESTPARK - VILLAGE 28 COVER SHEET		DATE MAR. 15, 2018
CITY OF ROSEVILLE.	COUNTY OF PLACER.	CALIFORNIA
SHEET C1		OF 13

Doc: Y:\2017\17-0053-00 WESTPARK VILLAGE CENTER - RESIDENTIAL UNDERGROUND WORKING (W281) DWS\17-0053-00-02.DWG | Sheet: 03-15-18 10:38am MUE | Printed: 08/04/15 12:38pm SSM/TH

CITY OF ROSEVILLE PUBLIC IMPROVEMENT REQUIREMENTS

GENERAL NOTES

1.

ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THESE PLANS AND THE LATEST EDITION AND AMENDMENTS OF THE CITY OF ROSEVILLE DESIGN AND CONSTRUCTION STANDARDS.
2.

THE CITY OF ROSEVILLE IS A MEMBER OF THE UNDERGROUND SERVICE ALERT (U.S.A.) ONE-CALL SYSTEM. THE CONTRACTORS SHALL NOTIFY THE U.S.A. CENTER 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK BY CALLING 1-800-227-2600.
3.

THE CONTRACTOR SHALL MARK IN WHITE PAINT ALL AREAS TO BE EXCAVATED PRIOR TO CONTACTING U.S.A. ANY AREAS NOT MARKED WILL NOT BE SUBJECT TO U.S.A., AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM EXCAVATION.
4.

THE CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION OF THE NEW IMPROVEMENTS CONNECTING TO OR IN THE VICINITY OF THE SAME.
5.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MONUMENTS AND OTHER SURVEY MARKERS ON THE JOB SITE.
6.

THE CONTRACTOR SHALL PLACE BOXED SURVEY MONUMENTS WITH 1-1/2" BRONZE HEAD SET IN CONCRETE (STD. DWG. ST-36) AT LOCATIONS SHOWN ON THESE PLANS.
7.

A.C. SURFACE SHALL BE CUT TO A NEAT, STRAIGHT LINE PARALLEL WITH THE STREET CENTERLINE AND THE EXPOSED EDGE SHALL BE TACKED WITH EMULSION PRIOR TO PAVING. THE EXPOSED BASE MATERIAL SHALL BE GRADED, RE-COMPACTED, AND RESEALED PRIOR TO PAVING.
8.

ANY EXISTING CONCRETE SURFACE TO BE REMOVED SHALL BE SAW CUT TO A NEAT, STRAIGHT LINE.
9.

THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN THAT SHALL BE ACCEPTED BY THE ENGINEERING DIVISION OF PUBLIC WORKS BEFORE START OF WORK IN RIGHT-OF-WAY AND SHALL BE IN ACCORDANCE WITH CALIFORNIA MUTCD LATEST EDITION. AT LEAST ONE LANE IN EACH DIRECTION SHALL REMAIN OPEN TO TRAFFIC UNLESS OTHERWISE SHOWN ON THE PLANS. TRAFFIC CONTROL HOURS ARE SUBJECT TO LIMITATION BY THE CITY. TRAFFIC CONTROL WITH LANE CLOSURES THAT AFFECT TRAFFIC FLOW MAY REQUIRE NIGHT WORK. IF, AS A PART OF TRAFFIC CONTROL MEASURES, A ROADWAY CLOSURE HAS BEEN APPROVED, THE CONTRACTOR SHALL NOTIFY DEVELOPMENT SERVICES CONSTRUCTION INSPECTOR 72 HOURS IN ADVANCE OF SETTING UP THIS CLOSURE.
10.

CURB RAMPS CONFORMING TO ALL ADA AND TITLE 24 REQUIREMENTS SHALL BE PLACED AT ALL NEW STANDARD CURB RETURNS (STANDARD DRAWING ST-27) AND STANDARD TYPE A-7 DRIVEWAYS. WHERE EXISTING RAMPS DO NOT MEET CURRENT ADA AND TITLE 24 REQUIREMENTS, THE RAMPS SHALL BE UPGRADED IN CONFORMANCE WITH MINIMUM TITLE 24 REQUIREMENTS. WHERE EXISTING RAMPS DO NOT INCLUDE DETECTABLE WARNING PANELS (TRUNCATED DOMES), PANELS SHALL BE RETROFITTED PER THE CONSTRUCTION STANDARDS.
11.

DRAIN INLETS NOT WITHIN A PAVED AREA SHALL HAVE A 12" WIDE COLLAR OF 6" THICK P.C.C. OR 2" THICK A.C.
12.

PRIOR TO THE CERTIFICATE OF COMPLETION ON ALL SINGLE-FAMILY RESIDENTIAL SUBDIVISIONS, THE DEVELOPER SHALL SUBMIT A LETTER FROM THE POST OFFICE STATING THAT ITS REQUIREMENTS FOR MAILBOX CLUSTER PADS HAVE BEEN SATISFIED.
13.

ALL UNDERGROUND UTILITIES WITHIN EXISTING OR PROPOSED CITY OF ROSEVILLE EASEMENTS SHALL REQUIRE A MINIMUM OF 90% COMPACTION ON THE TRENCH BACKFILL. COMPACTION OF BACKFILL BY JETTING IS NOT PERMITTED IN CITY OF ROSEVILLE RIGHT OF WAY AND EASEMENT AREAS OR WITHIN DEDICATED RECLAIMED WATER, STORM, SEWER OR WATER EASEMENTS AND MAINS.
14.

THE CONTRACTOR SHALL CONDUCT A PRE-CONSTRUCTION MEETING ONE-WEEK PRIOR TO STARTING WORK. MEMBERS OF THE CITY OF ROSEVILLE DEVELOPMENT SERVICES DEPARTMENT, ENVIRONMENTAL UTILITIES DEPARTMENT AND ALL OTHER UTILITY REPRESENTATIVES SHALL BE NOTIFIED BY THE CONTRACTOR AS TO THE DATE AND LOCATION OF THE MEETING.
15.

PRIOR TO EXCAVATION OF TRENCHES 5 FEET OR DEEPER, THE CONTRACTOR SHALL SUBMIT TO THE DEVELOPMENT SERVICES DEPARTMENT OR ENVIRONMENTAL UTILITIES DEPARTMENT INSPECTOR A COPY OF THE COMPANY'S ANNUAL CALOSHIA TRENCING PERMIT AND A COPY OF THE COMPANY'S LETTER INFORMING CALOSHIA OF THE TIME THE TRENCING IS COMMENCING AND THE LOCATION OF THE WORK.
16.

ALL PAINTED TRAFFIC STRIPES, ARROWS, AND PAVEMENT MARKINGS SHALL BE CONSTRUCTED WITH THERMOPLASTIC MATERIAL TO THE SPECIFICATIONS SET FORTH IN CHAPTER 3 OF THE CALIFORNIA MUTCD LATEST EDITION, NON-REFLECTIVE PAVEMENT MARKERS SHALL CONSIST OF CERAMIC MARKERS ONLY CONFORMING TO CHAPTER 3 OF THE CALIFORNIA MUTCD LATEST EDITION.
17.

THE DEVELOPERS CONTRACTOR SHALL TAKE EXTREME CARE TO PROTECT EXISTING SITE AND ADJACENT IMPROVEMENTS FROM DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR MAKE REPLACEMENT OF ALL CRACKED AND OTHERWISE PRE-EXISTING DAMAGED PUBLIC IMPROVEMENTS ALONG THE FRONTAGE OF THE PROJECT SITE AND ANY DAMAGE RESULTING FROM CONSTRUCTION TO CURRENT CITY STANDARDS AND AT THEIR OWN EXPENSE. THE EXTENT OF THE REPAIRS SHALL BE DETERMINED BY THE DEVELOPMENT SERVICES CONSTRUCTION INSPECTOR AND SHALL BE COMPLETED PRIOR TO THE CITY ACCEPTANCE OF THE IMPROVEMENTS.
18.

WHERE COMBINATIONS OF SIDEWALK OR CURB AND GUTTER ARE PLACED CONTIGUOUS TO EXISTING, ALL ADJOINING EXISTING CONCRETE VERTICAL FACES SHALL BE DOWELED. ALL ABUTTING SIDEWALK ENDS SHALL BE DOWELED MID-SECTION VERTICALLY WITH TWO DOWELS FOR FOUR THROUGH SIX-FOOT WIDE SIDEWALK AND THREE DOWELS FOR WIDER SIDEWALK. ABUTTING CURB AND GUTTER ENDS SHALL BE DOWELED TWICE, 18 INCHES APART AT GUTTER PAN MID-SECTION. DOWEL CONNECTIONS OF LONGITUDINAL RUNS OF SIDEWALK TO BACK OF CURB SHALL BE THREE FEET ON CENTER. ALL DOWELS SHALL BE 16 INCHES LONG, GRADE 60, #4 REBAR PENETRATING FOUR INCHES. THE DOWEL HOLE SHALL BE 5/8-INCH DIAMETER AT A SLIGHT HORIZONTAL ANGLE FROM PERPENDICULAR. THE PENETRATING PORTION OF THE DOWEL AND THE ENTIRE (CLEANED) VERTICAL SURFACE OF THE ADJOINING, EXISTING CONCRETE SHALL BE THOROUGHLY COATED WITH STATE STANDARD TWO-PART EPOXY.
19.

WHEN SAWCUTTING WITHIN THE STREET FOR TRENCING OR OTHER PURPOSES, CONTRACTOR SHALL GRIND 1½" OF PAVEMENT BETWEEN THE LANE LINES (FROM LANE STRIPE TO LANE STRIPE) UPON COMPLETION OF THE SAWCUTTING AND OR TRENCING WORK. WHERE THE SAWCUTTING OCCURS BETWEEN THE CURB AND GUTTER AND NEAREST LANE STRIPE (INCLUDING BIKE LANES), THE SAME 1 ½" GRIND SHALL BE REQUIRED. CONTRACTOR TO PLACE A PETROMAT FABRIC OR APPROVED EQUAL BY THE CITY OF ROSEVILLE AND OVERLAY FROM LANE STRIPE TO LANE STRIPE, OR CURB TO LANE STRIPE AND RESTRIPE OR REPLACE ANY DELINEATORS REMOVED DURING THE GRIND.
20.

ALL PUBLICLY MAINTAINED STORM DRAIN ON PRIVATE PROPERTY SHALL BE A MINIMUM OF 12 INCHES IN DIAMETER AND SHALL BE RCP CL IV, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
21.

FOR RESIDENTIAL SUBDIVISIONS, UNLESS OTHERWISE APPROVED BY DEVELOPMENT SERVICES ENGINEERING, THE FINAL GRADING OF THE PROJECT SITE SHALL BE CONSTRUCTED TO ACCOMMODATE A MAXIMUM DRIVEWAY SLOPE OF 14% FOR EACH RESIDENTIAL LOT, AS MEASURED FROM THE BACK OF THE SIDEWALK TO THE GARAGE (20-FT SET BACK). IT WILL REMAIN THE RESPONSIBILITY OF THE BUILDERS/DEVELOPER TO DESIGN A HOUSE THAT PROVIDES SUITABLE ACCESS TO THE PARCEL.
22.

THE CONTRACTOR SHALL PLACE FILTER FABRIC BETWEEN THE INITIAL BEDDING AND BACKFILL AND THE TRENCH BACKFILL FOR SANITARY SEWERS DEPTH GREATER THAN 15 FEET MEASURED TO THE PIPE INVERT.

EROSION/SEDIMENT CONTROL NOTES

1.

THE STATE'S GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY (WQD 99-080-DWQ) REQUIRES THE PREPARATION OF A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR SITES WITH SOIL DISTURBANCES GREATER THAN OR EQUAL TO ONE ACRE, OR FROM SITES SMALLER THAN ONE ACRE IF THE CONSTRUCTION ACTIVITY IS PART OF A LARGER PLAN OF DEVELOPMENT OR SALE THAT DISTURBS ONE ACRE OR MORE. CONSTRUCTION ACTIVITY SHALL NOT COMMENCE, NOR A PRE-CONSTRUCTION MEETING PERMITTED TO BE SCHEDULED, PRIOR TO THE SWPPP BEING ACCEPTED BY THE CITY. FOR MORE INFORMATION SEE: [HTTP://WWW.ROSEVILLE.CA.US/EU/STORMWATER_MANAGEMENT](http://www.roseville.ca.us/eu/stormwater_management)
2.

THE PROJECT STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS INCORPORATED BY REFERENCE INTO THIS SET OF PLANS. THE SWPPP IS CONSIDERED A DYNAMIC DOCUMENT AND WILL CHANGE AS CONDITIONS WARRANT. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED AS SHOWN ON THESE PLANS.
3.

A COPY OF THE SWPPP SHALL BE KEPT AT THE PROJECT SITE AT ALL TIMES.
4.

ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED AS SPECIFIED IN THE SWPPP AND/OR AS DIRECTED BY CITY INSPECTOR.
5.

NO GRADING OR TRENCING, EXCEPT AS REQUIRED FOR EROSION OR SEDIMENT CONTROL, SHALL OCCUR WITHIN 35 FEET FROM THE CENTERLINE OF PERENNIAL AND INTERMITTENT DRAINAGE SWALES BETWEEN OCTOBER 15 AND APRIL 15 EXCEPT AS APPROVED BY THE DEPARTMENT OF FISH AND GAME.
6.

ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN ACCORDANCE WITH THE SWPPP.
7.

THE CONTRACTOR SHALL ESTABLISH A SPECIFIC SITE WITHIN THE DEVELOPMENT FOR MAINTENANCE AND STORAGE OF EQUIPMENT OR ANY OTHER ACTIVITY THAT MAY ADVERSELY CONTRIBUTE TO THE WATER QUALITY OF THE RUNOFF IN ACCORDANCE WITH THE SWPPP.

PIPE MATERIALS

ALL PIPE MATERIALS SHALL BE IN CONFORMANCE WITH THE CITY OF ROSEVILLE, DESIGN & CONSTRUCTION STANDARDS, DATED JANUARY 2013 INCLUDING THE 2014 ADDENDUM.

WATER MAINS (SECTION 81)

1.

POLYVINYL CHLORIDE (PVC) PRESSURE PIPE, AWWA C-900, CLASS 150
2.

DUCTILE IRON PIPE (DIP) ANSI/AWWA C-150/21.50

SEWER MAINS (SECTION 91)

VITRIFIED CLAY PIPE BELL AND SPIGOT (VCP), CONFORMING TO ASTM C700-C301, C828 STANDARDS

DRAIN PIPES (SECTION 101)

STORM DRAIN PIPE SHALL CONFORM TO THE FOLLOWING UNLESS OTHERWISE NOTED:

1.

CAST-IN-PLACE CONCRETE PIPE (CIP)-CONCRETE SHALL BE TYPE II MODIFIED PORTLAND CEMENT CONTENT OF THE MINOR CONCRETE SHALL NOT BE LESS THAN 550 POUNDS PER CUBIC YARD, WITH A MAXIMUM SIZE AGGREGATE NOT GREATER THAN ONE-INCH OR SMALLER THAN 3/8-INCH, AND SHALL CONFORM TO THE REQUIREMENTS OF SECTIONS 63 AND 90 OF THE CALTRANS STATE SPECIFICATIONS.
2.

HIGH DENSITY POLYETHYLENE PIPE (HDPE) PER SECTION 64 OF CALTRANS STANDARD SPECIFICATIONS.
3.

POLYVINYL CHLORIDE PIPE (PVC)

PIPE DIAMETER

ASTM DESIGNATION

12" THROUGH 15"

D3034, SDR-35

18" THROUGH 27"

F794, F2241, SDR-51

30" THROUGH 48"

F794
4.

PRECAST REINFORCED CONCRETE PIPE (RCP)-RCP SHALL CONFORM TO ASTM DESIGNATION C76 FOR CLASS I, II, III, IV OR V.
5.

STEEL REINFORCED HIGH DENSITY POLYETHYLENE PIPE (SRHDPE) SRHDPE SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM F2582 "STANDARD SPECIFICATION FOR STEEL REINFORCED THERMOPLASTIC RIBBED PIPE AND FITTINGS FOR NON-PRESSURE DRAINAGE AND SEWERAGE."
6.

DRAINAGE PIPE MATERIAL SHALL BE ANY OF THE ABOVE UNLESS OTHERWISE NOTED.

AIR QUALITY NOTES

THE FOLLOWING NOTES ARE PROVIDED AS REFERENCE TO APPLICABLE PLACER COUNTY AIR POLLUTION CONTROL DISTRICT ADOPTED RULES AND REGULATIONS. COMPLIANCE WITH ALL APPLICABLE APCD RULES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. AIR QUALITY RULES ARE ENFORCED SOLELY BY THE PLACER COUNTY AIR POLLUTION CONTROL DISTRICT.

1.

CONSTRUCTION EQUIPMENT EXHAUST EMISSIONS SHALL NOT EXCEED PLACER COUNTY APCD RULE 202 VISIBLE EMISSION LIMITATIONS. OPERATORS OF VEHICLES AND EQUIPMENT FOUND TO EXCEED OPACITY LIMITS ARE TO BE IMMEDIATELY NOTIFIED BY APCD TO CEASE OPERATIONS AND THE EQUIPMENT MUST BE REPAIRED WITHIN 72 HOURS. (BASED ON APCD RULE 202)
2.

THE CONTRACTOR SHALL SUSPEND ALL GRADING OPERATIONS WHEN FUGITIVE DUST EXCEEDS PLACER COUNTY APCD RULE 228 (FUGITIVE DUST) LIMITATIONS. THE PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING AN INDIVIDUAL WHO IS CARB-CERTIFIED TO PERFORM VISIBLE EMISSIONS EVALUATIONS (VEE). THIS INDIVIDUAL SHALL EVALUATE COMPLIANCE WITH RULE 228 ON A WEEKLY BASIS. IT IS TO BE NOTED THAT FUGITIVE DUST IS NOT TO EXCEED 40% OPACITY AND NOT GO BEYOND THE PROPERTY BOUNDARY AT ANY TIME. LIME OR OTHER DRYING AGENTS UTILIZED TO DRY OUT WET GRADING AREAS SHALL NOT EXCEED PLACER COUNTY APCD RULE 228 FUGITIVE DUST LIMITATIONS. OPERATORS OF VEHICLES AND EQUIPMENT FOUND TO EXCEED OPACITY LIMITS WILL BE NOTIFIED BY APCD AND THE EQUIPMENT MUST BE REPAIRED WITHIN 72 HOURS. ALL PROJECTS IN EXCESS OF 5 ACRES SHALL HAVE AN APPROVED DUST CONTROL PLAN FROM THE PLACER COUNTY AIR POLLUTION CONTROL DISTRICT. (BASED ON APCD RULE 228)
3.

DURING CONSTRUCTION, TRAFFIC SPEEDS ON ALL UNPAVED SURFACES SHALL BE LIMITED TO 15 MILES PER HOUR OR LESS. (BASED ON APCD RULE 228 / SECTION 401.2)
4.

DURING CONSTRUCTION, NO OPEN BURNING OF REMOVED VEGETATION SHALL BE ALLOWED UNLESS PERMITTED BY THE PCAPCD, ALL REMOVED VEGETATIVE MATERIAL SHALL BE EITHER CHIPPED ON SITE OR TAKEN TO AN APPROPRIATE RECYCLING SITE, OR IF A SITE IS NOT AVAILABLE, A LICENSED DISPOSAL SITE. (BASED ON APCD RULE 310)
5.

A PERSON SHALL NOT DISCHARGE INTO THE ATMOSPHERE VOLATILE ORGANIC COMPOUNDS (VOC'S) CAUSED BY THE USE OR MANUFACTURE OF CUTBACK OR EMULSIFIED ASPHALTS FOR PAVING, ROAD CONSTRUCTION OR ROAD MAINTENANCE, UNLESS SUCH MANUFACTURE OR USE COMPLIES WITH THE PROVISIONS RULE 217. (BASED ON APCD RULE 217).
6.

PROCESSES THAT DISCHARGE 2 POUNDS PER DAY OR MORE OF AIR CONTAMINANTS, AS DEFINED BY HEALTH AND SAFETY CODE SECTION 39013, TO THE ATMOSPHERE MAY REQUIRE A PERMIT. PERMITS MAY BE REQUIRED FOR BOTH CONSTRUCTION AND OPERATION. DEVELOPERS/CONTRACTORS SHOULD CONTACT THE DISTRICT PRIOR TO CONSTRUCTION AND OBTAIN ANY NECESSARY PERMITS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. (BASED ON THE CALIFORNIA HEALTH & SAFETY CODE SECTION 39013: [HTTP://WWW.LEGINFO.CA.GOV/CGI-BIN/DISPLAYCODE?SECTION=HSC&GROUP=-39001-40000&FILE=39010-39060](http://www.leginfo.ca.gov/cgi-bin/displaycode?section=HSC&GROUP=-39001-40000&FILE=39010-39060))

GRADING NOTES

1.

GRADING SHALL CONFORM TO APPENDIX CHAPTER 33 UBC, LATEST EDITION, AND TO THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEERING REPORT BY WALLACE-KUHL & ASSOCIATES INC., DATED FEB. 13, 2004 (WKA No. 5824.01), ENGINEERING DIV. FILE NO. (308-598) AND REPORT BY WALLACE-KUHL & ASSOCIATES INC., DATED OCT. 19, 2004 (WKA No. 5824.02), ENGINEERING DIV. FILE NO. (308-635)
2.

ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED AS SPECIFIED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR THIS PROJECT OR AS DETERMINED BY THE CITY INSPECTOR. THE SWPPP IS CONSIDERED A DYNAMIC DOCUMENT AND WILL CHANGE AS CONDITIONS WARRANT. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED AS SHOWN ON THE SWPPP PLAN.
3.

LOTS SHALL BE GRADED WITH A CONSTANT SLOPE ALONG THE FRONTAGE OF THE RIGHT-OF-WAY, FROM BUILDING SETBACK LINE TO BACK OF SIDEWALK. ALL TEMPORARY AND PERMANENT SLOPES STEEPER THAN 4:1 ALONG THIS FRONTAGE SHALL HAVE EROSION NETTING INSTALLED.
4.

ALL REAR LOT CORNER ELEVATIONS SHALL BE EQUAL TO OR GREATER THAN THE HIGHEST ADJACENT PAD GRADE UNLESS SPECIFICALLY SHOWN ON THESE PLANS AND APPROVED BY ENGINEERING DIVISION.
5.

NON-POTABLE WATER SHALL BE SPRAYED ON ALL EXPOSED EARTH SURFACES DURING CLEARING GRADING, EARTH MOVING, AND OTHER SITE PREPARATION ACTIVITIES. THE EXPOSED EARTH SHALL BE WATERED THROUGHOUT THE DAY TO MINIMIZE DUST.
6.

TARPAULINS OR OTHER EFFECTIVE COVERS SHALL BE USED ON ALL STOCKPILED EARTH MATERIAL AND ON HAUL TRUCKS TO MINIMIZE DUST.
7.

THE CITY SHALL HAVE THE AUTHORITY TO STOP ALL GRADING OPERATIONS, IF, IN OPINION OF CITY STAFF, INADEQUATE DUST CONTROL MEASURES ARE BEING PRACTICED OR EXCESSIVE WIND CONDITIONS CONTRIBUTE TO FUGITIVE DUST EMISSIONS.
8.

ADJACENT STREET FRONTAGES SHALL BE SWEEP AT LEAST ONCE A DAY TO REMOVE SILT AND OTHER DIRT WHICH IS EVIDENT FROM CONSTRUCTION ACTIVITIES. REFER TO SCHEDULES WITHIN SWPPP.
9.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING CONSTRUCTION VEHICLES LEAVING THE SITE ON A DAILY BASIS TO PREVENT DUST, SILT AND DIRT FROM BEING RELEASED OR TRACKED OFF-SITE. REFER TO SWPPP FOR SPECIFIC REQUIREMENTS.
10.

CONSTRUCTION SHALL STOP IF CULTURAL RESOURCES ARE SUSPECTED. IT IS POSSIBLE THAT PREVIOUS ACTIVITIES HAVE OBSCURED SURFACE EVIDENCE OF CULTURAL RESOURCES. IF SIGNS OF AN ARCHEOLOGICAL SITE, SUCH AS ANY UNUSUAL AMOUNTS OF STONE, BONE, OR SHELL, ARE UNCOVERED DURING GRADING OR OTHER CONSTRUCTION ACTIVITIES, WORK SHALL BE HALTED WITHIN 100 FEET OF THE FIND AND THE ROSEVILLE COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE NOTIFIED. A QUALIFIED ARCHEOLOGIST SHALL BE CONSULTED FOR AN ON-SITE EVALUATION. THE ARCHEOLOGIST MAY REQUIRE ADDITIONAL MITIGATION.
11.

SHOULD GRADING OPERATIONS UNCOVER HAZARDOUS MATERIALS, OR WHAT APPEARS TO BE HAZARDOUS MATERIALS, THE FIRE DEPARTMENT SHALL BE CONTACTED IMMEDIATELY AT (916) 774-5820. THE AREA, WHICH CONTAINS THE HAZARDOUS MATERIALS, SHALL BE MARKED OFF UNTIL AN INVESTIGATION BY A MEMBER OF THE FIRE DEPARTMENT IS CONDUCTED.
12.

GRADES SHOWN OUTSIDE OF THE PUBLIC RIGHT OF WAY WITHIN THE APPROVED GRADING PLAN ARE SUBJECT TO FURTHER REVIEW AND MODIFICATION BY THE BUILDING DIVISION FOR COMPLIANCE WITH THE UNIFORM BUILDING CODE AND STATE OF CALIFORNIA TITLE 24 HANDICAP ACCESSIBILITY REQUIREMENTS.
13.

THE CONTRACTOR/DEVELOPER IS EXPECTED TO COMPLY WITH THE FUGITIVE DUST CONTROL REQUIREMENTS FROM THE PLACER COUNTY AIR POLLUTION CONTROL DISTRICT: WWW.PLACER.CA.GOV/APCD
14.

CONTAMINATED SOIL - DEVELOPER AGREES TO PROPERLY ADHERE TO ALL THEN CURRENT STATE AND FEDERAL REQUIREMENTS WHEN ANY EVIDENCE OF TOXIC, HAZARDOUS OR CONTAMINATED SOILS ARE ENCOUNTERED DURING ANY AND ALL EXCAVATION OR GRADING OPERATIONS, AND TO INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OF ROSEVILLE, ITS OFFICERS, AGENTS AND EMPLOYEES, FROM ANY AND ALL LIABILITY, COSTS, CLAIMS, FEES, FINES, PENALTIES AND CLAIMS OF OR DAMAGE OF ANY TYPE WHATSOEVER. EXTRA COSTS FOR REMEDIATION AND/OR REMOVAL OF SOIL SHALL BE BOURN SOLELY BY THE DEVELOPER. THE PARTIES INTEND THAT THIS PROVISION BE BROADLY CONSTRUED.

FIRE DEPARTMENT NOTES

1.

PRIOR TO COMBUSTIBLE MATERIALS BEING BROUGHT TO THE SITE, FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED TO WITHIN 150 FEET OF ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF ANY STRUCTURES AND COMBUSTIBLE STORAGE PILES. FIRE APPARATUS ACCESS ROADS SHALL BE FULLY PAVED AND SHALL BE DESIGNED TO SUPPORT THE IMPOSED WEIGHT OF A FIRE APPARATUS (34 TONS GVW). ACCESS ROADS SHALL BE PROVIDED WITH A MINIMUM 20-FOOT ROADWAY WIDTH AND 13 FOOT 6-INCH VERTICAL CLEARANCE.
2.

CONSTRUCTION MATERIAL AND VEHICLES SHALL NOT OBSTRUCT FIRE APPARATUS ACCESS TO FIRE APPARATUS ROADS, FIRE HYDRANTS OR THE BUILDING.
3.

TEMPORARY ABOVE GROUND FUEL STORAGE TANKS MAY BE USED ON CONSTRUCTION SITES FOR DIESEL FUEL ONLY AND SHALL NOT EXCEED 1, 000-GALLON LIQUID CAPACITY. SUCH INSTALLATIONS SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE CITY FIRE CODE. A FIRE DEPARTMENT PERMIT SHALL BE OBTAINED PRIOR TO THE PLACEMENT OF SUCH TANKS ON THE SITE.
4.

THE STREET ADDRESS OF THE CONSTRUCTION SITE SHALL BE CLEARLY IDENTIFIED AT ALL ENTRANCES INTO THE PROJECT. SUCH NUMBERS SHALL BE CLEARLY VISIBLE FROM THE STREET FRONTING THE PROPERTY AND SHALL CONTRAST IN COLOR WITH THEIR BACKGROUND (MINIMUM 6-INCH LETTERING).
5.

FIRE SAFETY DURING CONSTRUCTION. ARTICLE 87 OF THE UNIFORM FIRE CODE REQUIRES CERTAIN SAFETY PROCEDURES TO BE FOLLOWED DURING NEW CONSTRUCTION AND REMODELS. THIS ARTICLE CONCERNS FIRE SAFETY IN THE FOLLOWING AREAS: ACCESS, WATER SUPPLY, EXTINGUISHERS, STANDPIPES, DEBRIS, MOTORIZED EQUIPMENT, HEATING DEVICES, SMOKING, CUTTING AND WELDING, FLAME PRODUCING EQUIPMENT, FLAMMABLE LIQUIDS, ASPHALT AND TAR KETTLES, TEMPORARY WIRING, EMERGENCY TELEPHONE MODIFICATION OF EXISTING SYSTEMS, EXITS, BURNING OF ANY MATERIAL, AND FIRE WATCH. IT IS YOUR RESPONSIBILITY TO BECOME FAMILIAR WITH THESE REQUIREMENTS AND SEE THAT ALL PERSONS ON THE JOB SITE COMPLY.
6.

THE BURNING OF COMBUSTIBLE CONSTRUCTION MATERIAL AND TRASH IS PROHIBITED.
7.

A MINIMUM 3-FOOT CLEAR SPACE SHALL BE PROVIDED AND MAINTAINED AROUND FIRE PROTECTION EQUIPMENT.
8.

AT ALL FIRE HYDRANT LOCATIONS, A BLUE REFLECTIVE PAVEMENT MARKER SHALL BE INSTALLED ONE FOOT OFF PAVED CENTERLINE OR MEDIAN ON THE HYDRANT SIDE OF THE ROADWAY.
9.

IF SITE SURVEY OR EARTH MOVING WORK RESULTS IN THE DISCOVERY OF HAZARDOUS MATERIALS IN CONTAINERS, OR WHAT APPEARS TO BE HAZARDOUS WASTES RELEASED INTO THE GROUND, THE CONTRACTOR OR APPLICANT SHALL IMMEDIATELY REPORT THE FINDING TO THE ROSEVILLE FIRE DEPARTMENT VIA PHONE AT (916) 774-5821. ALL SUSPECTED AREAS SHALL BE MARKED OFF WITH APPROVED SIGNAGE OR CAUTION TAPE UNTIL SUCH TIME THAT A REPRESENTATIVE FROM THE FIRE DEPARTMENT DETERMINES WHETHER THE RELEASE IS REPORTABLE OR NOT AND IF SITE REMEDIATION IS REQUIRED.
10.

THE REQUIRED MINIMUM FIRE FLOW FOR THE PROTECTION OF THE PROPOSED PROJECT IS 1,500 GALLONS PER MINUTE WITH 20 POUNDS PER SQUARE INCH RESIDUAL WATER PRESSURE REMAINING IN THE SYSTEM.
11.

FIRE HYDRANTS SHALL BE INSTALLED AND IN SERVICE CAPABLE OF PROVIDING THE REQUIRED FIRE FLOW PRIOR TO ANY COMBUSTIBLE CONSTRUCTION OR ON-SITE STORAGE OF COMBUSTIBLE MATERIALS.
12.

ALL FIRE HYDRANTS SHALL BE "BAGGED" OR OUT-OF-SERVICE UNTIL THE ABOVE FOUR (4) INSPECTIONS ARE COMPLETED.
13.

WATER SUPPLY CONTROL VALVES SHALL NOT BE CLOSED BY THE CONTRACTOR UPON ACCEPTANCE OF THE FIRE-FLOW TEST BY THE FIRE DEPARTMENT, UNLESS ENVIRONMENTAL UTILITIES AND THE FIRE DEPARTMENT ARE CONTACTED AND ADVISED OF THE CLOSURE.

ABBREVIATIONS

AB	AGGREGATE BASE	MAX	MAXIMUM
AC	ASPHALTIC CONCRETE	MIN	MINIMUM
APPRX	APPROXIMATE	ML	MATCH LINE
ARV	AIR RELEASE VALVE	MOD	MODIFIED
BC	BEGIN CURVE	NPS	NO PARKING SIGN
BVC	BEGIN VERTICAL CURVE	N.S.E.W	NORTH, SOUTH, EAST, WEST
BFV	BUTTERFLY VALVE	OH	OVERHEAD
BLDG	BUILDING	PAE	PUBLIC ACCESS EASEMENT
BM	BENCHMARK	PB	PULL BOX
BO	BLOW-OFF VALVE	PCC	PORTLAND CONCRETE CEMENT
BRW	FINISH GRADE @ BOTTOM OF RETAINING WALL	PG	PEDESTRIAN EASEMENT
		PE	PROJECTED GRADE
BW	FINISH GRADE @ BOTTOM OF WALL	POC	POINT OF CONNECTION
CB	CATCH BASIN	PV	POST INDICATOR VALVE
CJ	CONTROL JOINT	PVC	POINT INTERSECTION VERTICAL CURVE
CL, -C	CENTERLINE	PL, P/L	PROPERTY LINE
CGSW	CURB, BUTTER & SIDEWALK	PRC	POINT OF REVERSE CURVE
C&G	CURB & GUTTER	PRVC	POINT REVERSE VERTICAL CURVE
CMP	CORRUGATED METAL PIPE	PT	POINT OFTANGENCY
CMCNC	CONCRETE	PVC	POLYVINYL CHLORIDE
CONST	CONSTRUCT	PUE, P.U.E.	PUBLIC UTILITY EASEMENT
CONT	CONTINUE, CONTINUOUS	PVMT	PAVEMENT
COTG	CLEAN-OUT TO GRADE	RCP	REINFORCED CONCRETE PIPE
CR	CURB RETURN	R	RADIUS OR RIDGE
CRN	CROWN	RL	RESTRAIN LENGTH
DIA	DIAMETER	RT	RIGHT
DMH	DRAINAGE MANHOLE	RW	RECYCLED WATER
DI	DRAINAGE INLET	RW,ROW	RIGHT-OF-WAY
DTL	DETAIL	S	SEWER OR SLOPE
DWG	DRAWING	SF	SQUARE FEET
DWY	DRIVEWAY	SL	STREET LIGHT
EC	END CURVE	SMH	SEWER MANHOLE
EL, ELEV	ELEVATION	SRVC	SERVICE
EP	EDGE OF PAVEMENT	SS	SEWER SERVICE
EVA	EMERGENCY VEHICLE ACCESS	SSCO	SANITARY SEWER CLEAN-OUT
EVC	END VERTICAL CURVE	STA	STATION
(E), EX, EXIST	EXISTING	STD	STANDARD
FDC	FIRE DEPARTMENT CONNECTION	SG	SUBGRADE
FES	FLARED END SECTION	ST	STREET
FG	FINISH GRADE	SW	SIDEWALK
FH	FIRE HYDRANT	TB	TOP OF BANK
FL, -F	FLOW LINE	TBC	TOP BACK OF CURB
GB	GRADE BREAK	TBW	TOP BACK OF WALK
GFL	GUTTER FLOW LINE	TEMP	TEMPORARY
GR	GRATE	TOE	TOE OF SLOPE BANK
GV	GATE VALVE	TOP	TOP OF SLOPE BANK
H	EXPOSED WALL HEIGHT (FG)	TRANS	TRANSITION
HDPE	HIGH DENSITY POLYETHYLENE	TRW	FINISH GRADE @ TOP OF RETAINING WALL
HP	HIGH POINT		
INTX	INTERSECTION	TS	TRAFFIC SIGNAL
INV	INVERT	TW	FINISHED GRADE @ TOP OF WALL
IRR	IRRIGATION	TYP	TYPICAL
LAT	LATERAL	UG	UNDERGROUND
LE	LANDSCAPE EASEMENT	VAR	VARIES
LT	LEFT	VPRC	VERTICAL POINT OF REVERSE CURVE
LF	LINEAR FEET	VC	VERTICAL CURVE
LIP	LIP OF GUTTER PAN	W/	WITHOUT
LP	LOW POINT	W/O	WATER SERVICE
		WS	EXISTING GRADE ELEVATION
		(XX.XX)	

NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES)

1.

CONTRACTOR IS ADVISED THAT THE STATE OF CALIFORNIA HAS ADOPTED NATIONAL POLLUTION DISCHARGE ELIMINATION REQUIREMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CLEAN WATER ACT. THIS PROJECT IS SUBJECT TO ALL OF THE REQUIREMENTS CONTAINED IN THOSE ACTS. THE CONTRACTOR SHALL ABIDE BY ALL OF THE LAWS, ORDINANCES AND REGULATIONS ASSOCIATED WITH THE NPDES AND THE CLEAN WATER ACT.
2.

AS PART OF THE NPDES REQUIREMENTS, A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST BE DEVELOPED FOR THE PROJECT. AN OUTLINE OF THIS PLAN HAS BEEN DEVELOPED BY THE OWNER. THE CONTRACTOR SHALL COMPLETE THE SWPPP AND UPDATE IT AS NECESSARY THROUGHOUT CONSTRUCTION OF THE PROJECT. A COPY OF THE OUTLINE SWPPP IS AVAILABLE FROM THE OWNER.
3.

THE STORM WATER POLLUTION PREVENTION PLAN MUST BE MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION AND BE AVAILABLE AT THE CONSTRUCTION SITE. THE CONTRACTOR IS ADVISED THAT HE SHALL CONFORM TO THIS REQUIREMENT AND THAT HE SHALL IMPLEMENT ALL OF THE MEASURES REQUIRED BY THE STORM WATER POLLUTION PREVENTION PLAN, INCLUDING MAINTENANCE OF DILIGENT RECORD KEEPING AND LOGS AS REQUIRED BY THE SWPPP.
4.

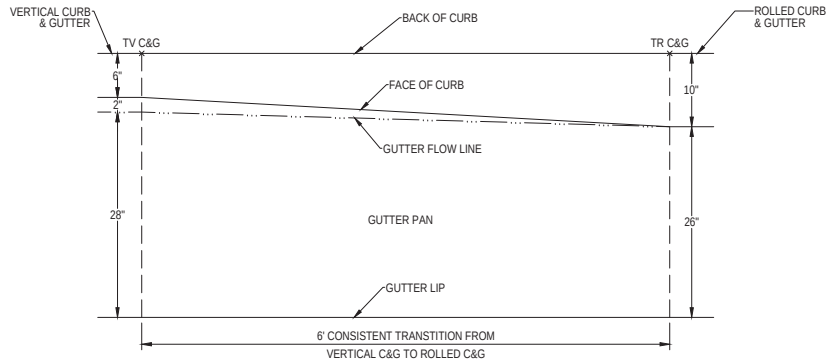
THE CONTRACTOR SHALL PROVIDE COPIES OF THE UPDATED STORM WATER POLLUTION PREVENTION PLAN TO THE OWNER PRIOR TO STARTING CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL PROVIDE COPIES OF HIS SWPPP RECORDS AND LOGS DURING THE COURSE OF CONSTRUCTION, ON A MONTHLY BASIS, TO THE OWNER. THE CONTRACTOR SHALL ALSO KEEP COPIES OF THESE RECORDS AND LOGS WITH THE SWPPP AT THE CONSTRUCTION SITE FOR POTENTIAL VIEWING BY THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD.

SWPPP NOTES

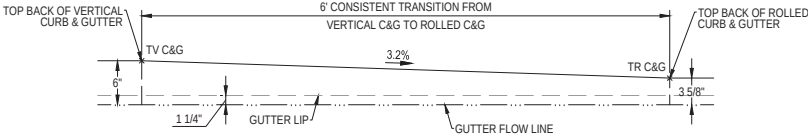
WDID: 5S31C382570
ANTICIPATED START DATE: MARCH 14, 2018
ANTICIPATED COMPLETION DATE: AUGUST 15, 2018
SIZE OF PROJECT (AC): 4.4
ESTIMATED DISTURBED SOIL AREA (AC): 4.4
NAME OF, AND DISTANCE TO, NEAREST BODY OF WATER/STREAMBED: DRY CREEK, 2.5 MI.

REVISIONS	△								SCALE:	BENCH MARK	COMPUTED	MJC			MORTON & PITALO, INC. CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING Folsom • Sacramento • Fresno 2870 Gateway Oaks Drive, Suite #120 Sacramento, CA 95833 phone: (916) 927-2400 survey email: staking@mpengr.com • web: www.mpengr.com	IMPROVEMENT PLANS FOR WESTPARK - VILLAGE 28 GENERAL NOTES	CITY OF ROSEVILLE, COUNTY OF PLACER, CALIFORNIA	DATE MAR. 15, 2018
	△								HORIZ. 1" = <u>N/A</u>	ELEV=	DESIGNED	TA						SHEET C2
	△										DRAWN	TA						OF
	△										PROJ. ENGR.	SMP						
	NO.	DESCRIPTION	APPD ENGR	DATE	APPD E.U.	DATE	VERT. 1" = <u>N/A</u>											

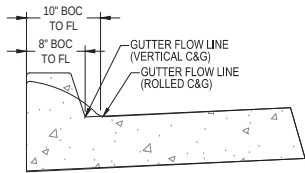




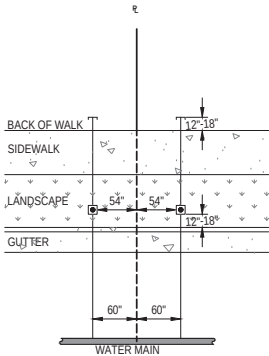
PLAN VIEW



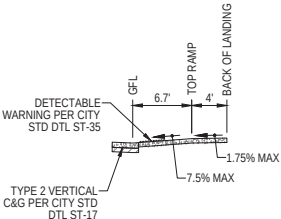
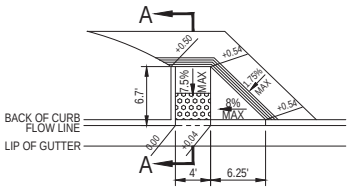
ELEVATION



4 VERTICAL C&G TO ROLLED C&G
TRANSITION NTS

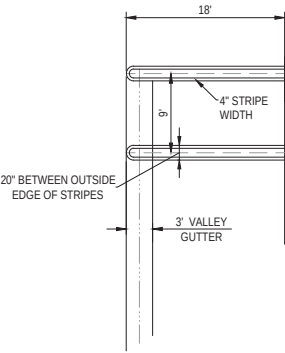


1 RESIDENTIAL WATER SERVICE DETAIL
PER CITY STANDARD DETAIL W-10 NTS



NOTE:
• REFER TO CITY STD DTL ST-17 FOR NOTES

2 PERPENDICULAR CURB RAMP
NTS



3 PARKING STALL STRIPING DETAIL
NTS

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SCALE:	BENCH MARK
HORIZ. 1" = N/A	ELEV=
VERT. 1" = N/A	

COMPUTED	MJC
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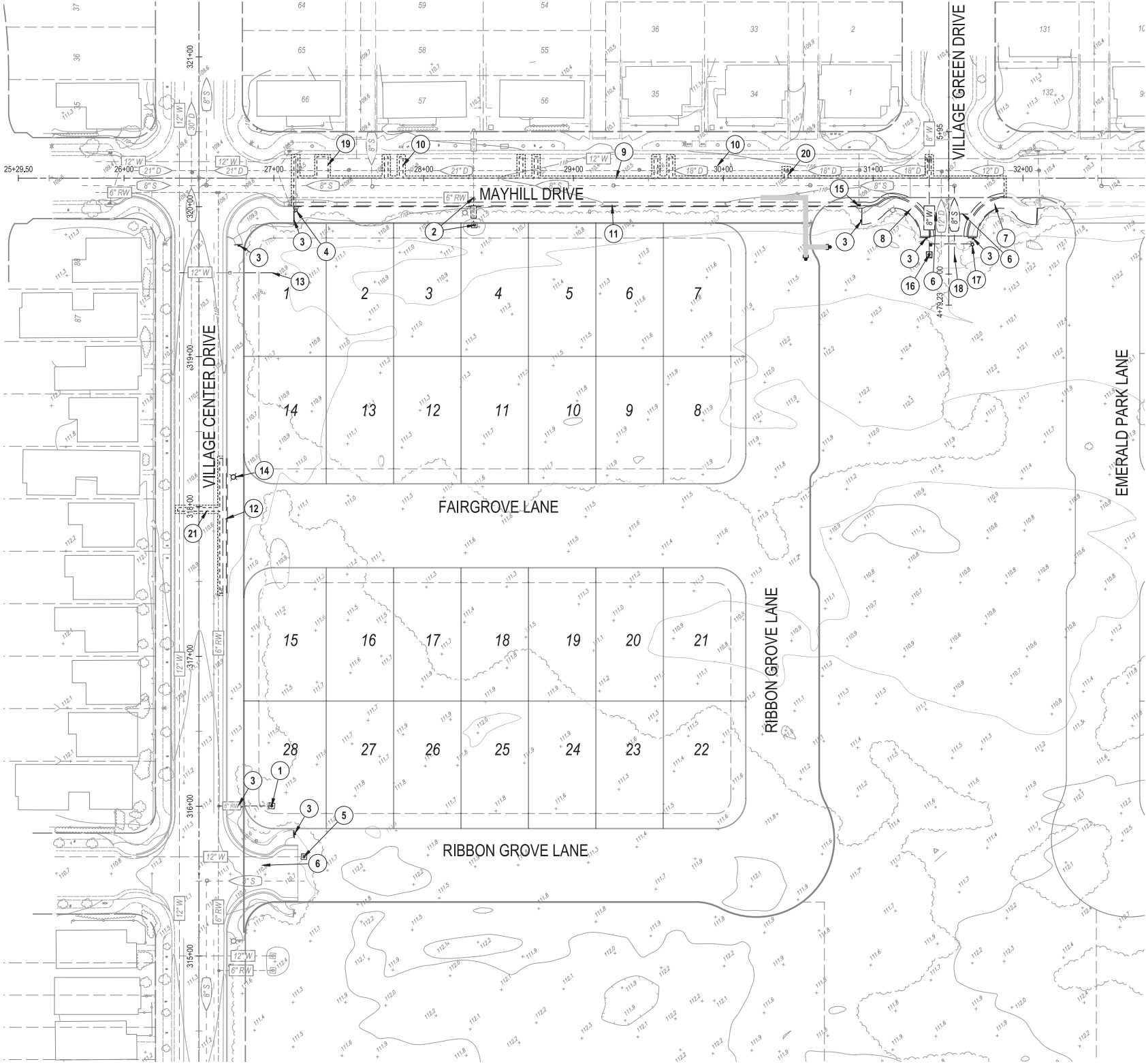
MORTON & PITALO, INC.
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IMPROVEMENT PLANS FOR
WESTPARK - VILLAGE 28
DETAILS

CITY OF ROSEVILLE, COUNTY OF PLACER, CALIFORNIA

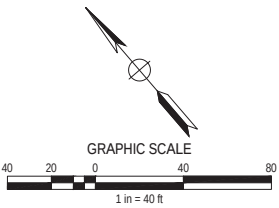
DATE	MAR. 15, 2018
SHEET	C4
OF	13

JOB NO. 17-0053-00



DEMOLITION KEYNOTES

- 1 VILLAGE CENTER DRIVE STA 316+00.00: REMOVE (E) 2" RW BO. REMOVE 19 LF OF RW PIPE FROM BO TO BACK OF WALK. CUT PIPE AT TEE & INSTALL BLIND FLANGE. ASPHALT TO BE REPAIRED PER CST TB-3. ABANDON IN-PLACE REMAINING PIPE.
- 2 MAYHILL DRIVE STA 28+33.40: REMOVE (E) 2" RW BO. REMOVE 18 LF OF RW PIPE TO TEE. CUT PIPE & INSTALL BLIND FLANGE TO (E) TEE AT MAIN.
- 3 REMOVE (E) TEMPORARY SIDEWALK BARRICADE.
- 4 MAYHILL DRIVE STA 27+14.71: REMOVE (E) FIRE HYDRANT. CUT PIPE & INSTALL BLIND FLANGE TO (E) TEE AT MAIN. ABANDON FH LATERAL IN-PLACE. FIRE HYDRANT TO BE RELOCATED TO LOT 1A LOT 2 PL. SEE SHEET C11 FOR RELOCATION DETAILS.
- 5 REMOVE (E) 2" WATER BO. SEE SHEET C8 FOR TIE-IN DETAILS.
- 6 REMOVE TEMPORARY K-RAIL STUB STREET ROAD BARRICADE. CONFORM (P) PAVEMENT (WHERE APPLICABLE) TO (E) ASPHALT TIE-IN PER ST-50.
- 7 REMOVE (E) SE BULBED CORNER (440 SF CONCRETE). TIE TO (E) CURB & GUTTER ON MAYHILL DRIVE AT STA 31+87.40.
- 8 REMOVE (E) SW BULBED CORNER (425 SF CONCRETE).
- 9 MAYHILL DRIVE STA 27+13.22 TO STA 31+87.40: SAWCUT LINE. SAWCUT MAYHILL DRIVE ALONG CENTERLINE. REMOVE 8050 SF ASPHALT. A 1.5" GRIND & OVERLAY SHALL EXTEND 18" FROM SAWCUT LINE.
- 10 SAWCUT LINE. SAWCUT ASPHALT FOR (P) LOT WATER SERVICE INSTALLATION, TYP (36 SF EACH). A 1.5" GRIND & OVERLAY SHALL EXTEND 18" FROM SAWCUT LINE.
- 11 MAYHILL DRIVE STA 27+13.22 TO STA 31+87.40: REMOVE 482 LF OF TYPE 2 CURB & GUTTER (INCLUDES BULBED CORNER CURB & GUTTER AT INTX OF MAYHILL DR. & VILLAGE GREEN DR.)
- 12 VILLAGE CENTER DRIVE STA 317+42.12 TO STA 318+32.12: REMOVE 90 LF OF TYPE 2 CURB & GUTTER. SAWCUT 2" OF (E) AC PAVEMENT FROM LIP OF GUTTER. GRIND & OVERLAY SHALL EXTEND 18" FROM SAWCUT LINE. ASPHALT TO BE REPAIRED PER CST TB-3. REPAVE TO MATCH (E) AC PAVEMENT.
- 13 VILLAGE CENTER DRIVE STA 319+55.94: REMOVE (E) 2" WATER BO. REMOVE 19 LF OF RW PIPE FROM BO TO BACK OF WALK. CUT PIPE & INSTALL BLIND FLANGE TO (E) TEE AT MAIN. ASPHALT TO BE REPAIRED PER CST TB-3. ABANDON IN-PLACE REMAINING PIPE.
- 14 VILLAGE CENTER DRIVE STA 318+19.68: RELOCATE STREET LIGHT TO BACK OF WALK.
- 15 MAYHILL DRIVE STA 30+90.54: REMOVE (E) STORM DRAIN INLET. PLUG (E) MANHOLE CONNECTION & ABANDON DI LATERAL PIPE IN-PLACE.
- 16 MAYHILL DRIVE STA 31+37.50: REMOVE (E) 2" WATER BO. REMOVE 64 LF OF 8" WATER PIPE FROM STUB TO TEE. INSTALL BLIND FLANGE TO (E) TEE AT MAIN. ASPHALT TO BE REPAIRED PER CST TB-3.
- 17 VILLAGE GREEN DRIVE STA 5+20.15: REMOVE (E) FIRE HYDRANT, LATERAL, & GATE VALVE.
- 18 MAYHILL DRIVE STA 31+55.50: REMOVE 46 LF OF 8" SEWER PIPE. INSTALL PLUG AT MANHOLE.
- 19 SAWCUT LINE. SAWCUT ASPHALT FOR (P) LOT WATER SERVICE AND FIRE HYDRANT INSTALLATION, 107 SF. A 1.5" GRIND & OVERLAY SHALL EXTEND 18" FROM SAWCUT LINE.
- 20 SAWCUT LINE. SAWCUT ASPHALT FOR (P) STORM DRAIN TIE IN, 16 SF. A 1.5" GRIND & OVERLAY SHALL EXTEND 18" FROM SAWCUT LINE.
- 21 SAWCUT LINE. SAWCUT ASPHALT FOR (P) WATER LINE TIE IN, 70 SF. A 1.5" GRIND & OVERLAY SHALL EXTEND 18" FROM SAWCUT LINE.



REVISIONS	▲					
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NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.U.	DATE	

SCALE:	BENCH MARK
HORIZ. 1" = 40'	ELEV=-
VERT. 1" = N/A	

COMPUTED	MJC
DESIGNED	TA
DRAWN	TA
PROJ. ENGR.	SMP



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IMPROVEMENT PLANS FOR
WESTPARK - VILLAGE 28
DEMOLITION PLAN

CITY OF ROSEVILLE, COUNTY OF PLACER, CALIFORNIA

DATE	MAR. 15, 2018
SHEET	C5
OF	13

JOB NO. 17-0053-00

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CWJ# 180091 EN 17-0713

APPROVED PLANS (03/15/18)

WESTPARK - VILLAGE 28

CONSTRUCTION KEYNOTES

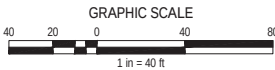
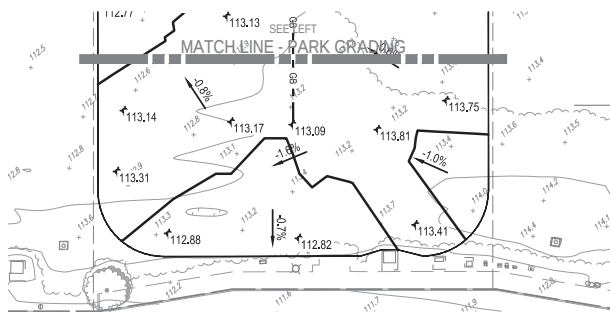
1. CONSTRUCT 5' WIDE DETACHED SIDEWALK (6" PCC OVER NATIVE SOIL AT 95% RELATIVE COMPACTION). REFER TO STD DTL ST-17 FOR ADDITIONAL INFORMATION.
2. SAWCUT LINE. SEE DEMOLITION PLAN (SHEET C6) FOR SAWCUT LIMITS. REPAVE STREET W/ MATCHING PAVEMENT SECTION. 1.5" GRIND & OVERLAY SHALL EXTEND 18" BEYOND SAWCUT LINE. CONFORM TO EXISTING STREET SECTION AT SAWCUT LIMITS PER CITY STD DTL ST-50. BACKFILL WATER SERVICE TRENCHES PER STD DTL TB-3.
3. INSTALL TYPE 2 CURB & GUTTER PER CITY STD DTL ST-17.
4. INSTALL TYPE 1 CURB & GUTTER PER CITY STD DTL ST-17.
5. INSTALL 36-INCH VALLEY GUTTER PER CITY STD DTL ST-18.
6. DRIVEWAY CENTERLINE STA 13+99.63. INSTALL "TYPE S" DRIVEWAY APRON PER CITY STD DTL ST-20.
7. INSTALL RESIDENTIAL BULBED CORNER PER CITY STD DTL ST-45. TYPE 1 CURB & GUTTER AND SIDEWALK SHALL BE 10" THICK "MINOR CONCRETE" PER CITY STD. INSTALL CASE "C" PEDESTRIAN CURB RAMP AT CENTER OF CURB RETURN PER CITY STD DTL ST-27.
* = STD RETURN AT CONFORM TO (E) CURB & GUTTER.
8. INSTALL 6" ATTACHED SIDEWALK (INCLUDES 0.5" CURB) PER CITY STD DTL ST-17.
9. INSTALL TYPE 1 BARRIER CURB PER CITY STD DTL ST-18.
10. INSTALL 6" TRANSITION FROM TYPE 1 ROLLED CURB TO TYPE 2 VERTICAL CURB PER DTL 4, SHEET C4.
11. CONFORM TO (E) CURB & GUTTER PER GENERAL NOTE 18 ON SHEET C2.
12. (E) CURB RAMP SHALL BE VERIFIED FOR COMPLIANCE PER GENERAL NOTE 10 ON SHEET C2.
13. CONFORM TO (E) SIDEWALK WIDTH PER GENERAL NOTE 10 ON SHEET C2.
14. INSTALL MOD PEDESTRIAN RAMP PER DTL 2, SHEET C4.
15. CONSTRUCT 6" WIDE DETACHED SIDEWALK (6" PCC OVER NATIVE SOIL AT 95% RELATIVE COMPACTION). REFER TO STD DTL ST-17 FOR ADDITIONAL INFORMATION.
16. INSTALL PEDESTRIAN CURB RAMP PER CITY STD DTL ST-26.

STOCKPILE NOTES

1. 4' MAXIMUM STOCKPILE HEIGHT.
2. 3:1 MAXIMUM SIDE SLOPES.
3. 30' MINIMUM STOCKPILE SETBACK FROM VILLAGE PLAZA DRIVE AND PLEASANT GROVE BLVD.
4. STOCKPILE EROSION CONTROL MEASURES PER THE PROJECT SWPPP.
5. THE STOCKPILE SHALL BE REMOVED FOR SUBSTANTIAL COMPLETION, PRIOR TO HOUSE BUILDING PERMITS GRANTED FOR PARCELS W28/W29 OR BY JULY 31, 2018.

PARK AREA ROUGH GRADING NOTES

1. FILL TO BE PLACED AND COMPACTED PER THE GEOTECHNICAL ENGINEERS RECOMMENDATIONS.
2. PARK AREA ROUGH GRADING TO BE CERTIFIED TO A TOLERANCE OF $\pm 0.5'$ OF GRADES SHOWN ON THESE PLANS PRIOR TO ACCEPTANCE BY THE CITY OF ROSEVILLE PARKS DEPARTMENT.



Doc: Y:\2017\17-0053-00 WESTPARK VILLAGE CENTER - RESIDENTIAL UNDERGRADING\W28\17-0053-00-03.DWG | Sheet: 03-14-18 11:12am MLEE | Printed: 03-14-18 11:12am MLEE

NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.U.	DATE

SCALE:	BENCH MARK
HORIZ. 1" = 40'	ELEV. =
VERT. 1" = N/A	

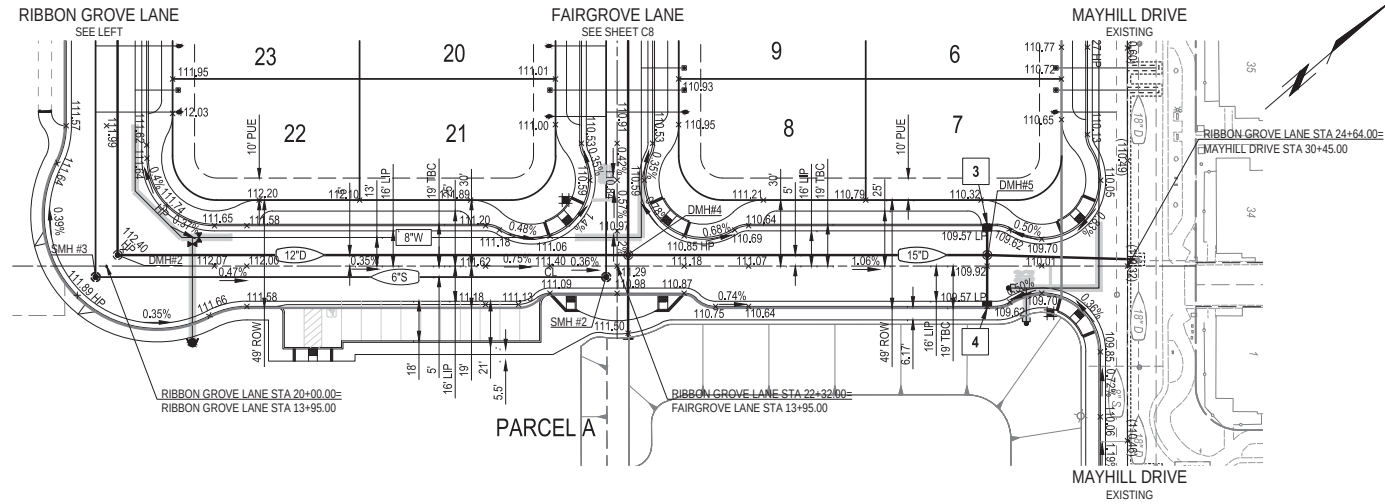
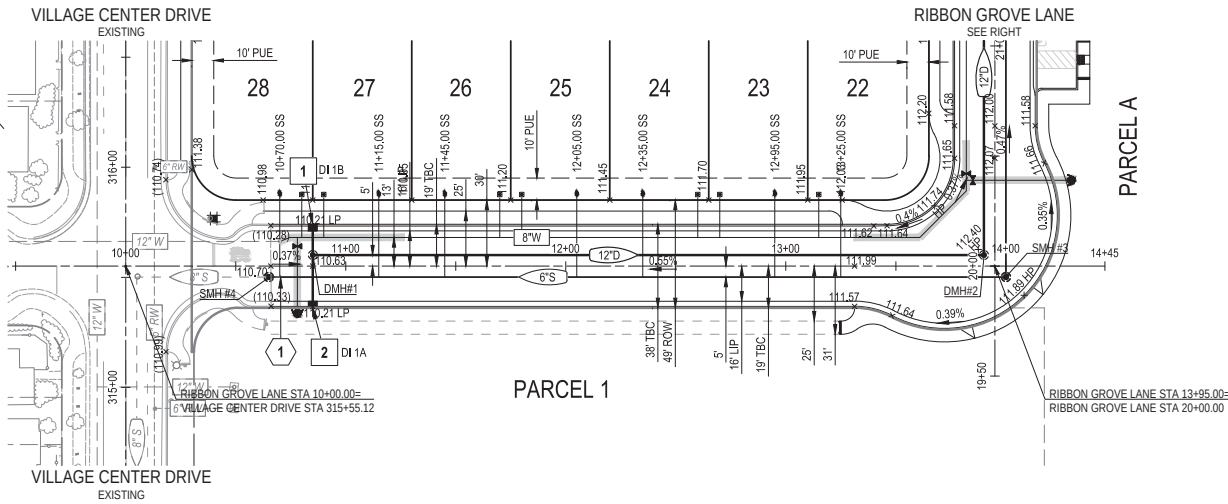
COMPUTED	MJC
DESIGNED	TA
DRAWN	TA
PROJ. ENGR.	SMP



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IMPROVEMENT PLANS FOR			DATE
WESTPARK - VILLAGE 28			MAR. 15, 2018
GRADING PLAN			SHEET
			C6
			OF
			13
CITY OF ROSEVILLE,	COUNTY OF PLACER,	CALIFORNIA	

Doc: Y:\2017\17-0053-00 WESTPARK VILLAGE CENTER - RESIDENTIAL UNDERGROUND WORKING (W281)0053-0053-00.DWG | Sheet: 03/15/18 10:53am MUEI | Project: 03/15/18 04:23pm MUEI



STORM DRAIN KEYNOTES

- 1 STA 10+85.00 (LT): INSTALL TYPE C DI PER CITY STD DR-1 WIDTL DR-20. GFL=110.21. GR=110.13. HGL10=108.11. 12" INV OUT=106.85. PLACE 11 LF 12" RCP CL III @ S=0.0273. 12" INV IN @ DMH=106.55.
- 2 STA 10+85.00 (RT): INSTALL TYPE C DI PER CITY STD DR-1 WIDTL DR-20. GFL=110.21. GR=110.13. HGL10=108.09. 12" INV OUT=106.72. PLACE 21 LF 12" RCP CL III @ S=0.010. 12" INV IN @ DMH=106.55.
- 3 STA 24+00.22 (LT): INSTALL TYPE C DI PER CITY STD DR-1 WIDTL DR-20. GFL=109.57. GR=109.49. HGL10=105.49. 12" INV OUT=104.49. PLACE 11 LF 12" RCP CL III @ S=0.0354. 12" INV IN @ DMH=104.10.
- 4 STA 24+00.22 (RT): INSTALL TYPE C DI PER CITY STD DR-1 WIDTL DR-20. GFL=109.57. GR=109.49. HGL10=105.49. 12" INV OUT=105.49. PLACE 21 LF 12" RCP CL III @ S=0.0662. 12" INV IN @ DMH=104.10.

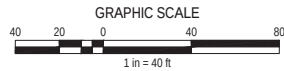
CONSTRUCTION KEYNOTES

- 1 TV AND AIR TEST SEWER STUB PRIOR TO CONNECTION. REPAIR IF DAMAGED AT CONTRACTOR'S EXPENSE. CONTRACTOR TO VERIFY EXISTING STUB LOCATION/ANGLE TO PROPOSED TIE-IN ALIGNMENT PRIOR TO CONNECTION. CONTRACTOR TO MATCH SEWER PIPE MATERIAL.

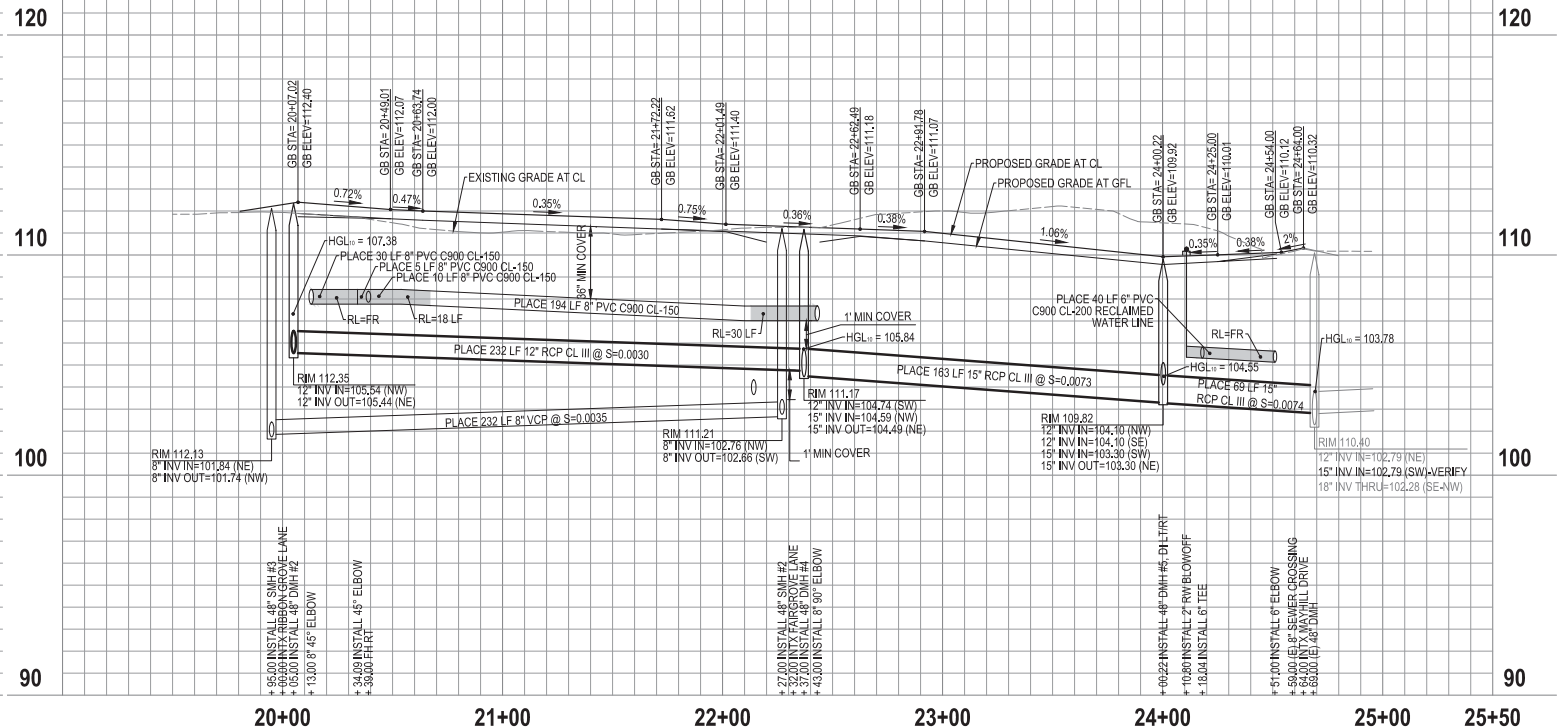
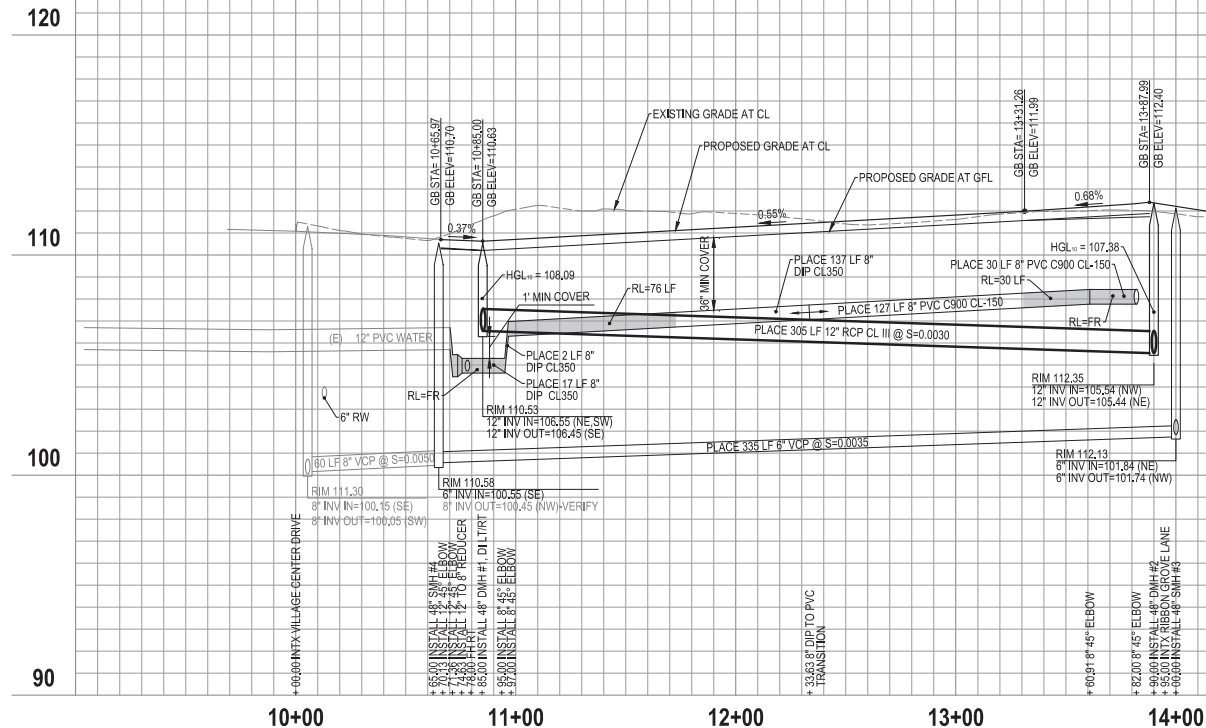
GENERAL NOTES

- 1 ALL POWER POLES, TRAFFIC SIGNAL LIGHTS / POLE, ELECTRICAL BOXES, ETC. TO BE REMOVED AND RELOCATED BY ROSEVILLE ELECTRIC.
- 2 CONTRACTOR TO VERIFY DEPTH & LOCATION OF ALL EXISTING UNDERGROUND UTILITIES & PIPES BEFORE CONSTRUCTION.

RIBBON GROVE LANE



EXISTING GRADE @ ROAD CL	111.08	110.82	110.70 EP	112.08	112.03	111.88	111.41	111.82	111.99	111.87	111.93	111.46	110.04	110.95	111.14	111.37	112.00	112.20	111.46	109.37	110.32 HP
PROPOSED GRADE @ RIGHT GFL				110.21 LP	110.29	110.57	110.84	111.12	111.40	111.57	111.65	111.89								108.57 LP	108.70 GB
PROPOSED GRADE @ LEFT GFL				110.21 LP	110.29	110.57	110.84	111.12	111.40	111.57	111.66	111.74								108.57 LP	108.70 GB
PROPOSED GRADE @ ROAD CL	110.70	110.63 LP	110.71		110.99	111.26	111.54	111.82	111.99	112.11	112.40	112.40 HP	112.07 GB	112.00 GB	111.87	111.70	111.62 GB	111.40 GB	111.23	111.18 GB	110.70 GB



REVISIONS	NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.U.	DATE
1						
2						
3						
4						

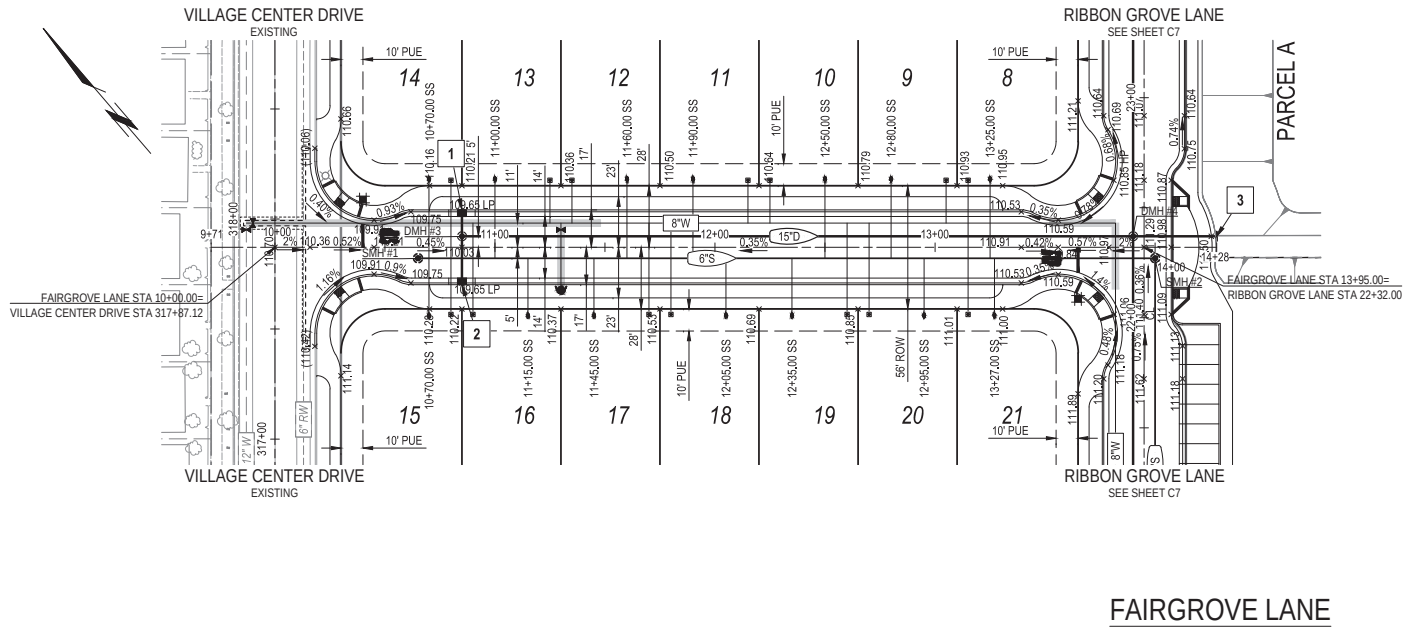
SCALE:	BENCH MARK
HORIZ. 1" = 40'	ELEV=
VERT. 1" = 4'	

COMPUTED	MJC
DESIGNED	TA
DRAWN	TA
PROJ. ENGR.	SMP

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IMPROVEMENT PLANS FOR
WESTPARK - VILLAGE 28
PLAN & PROFILE - RIBBON GROVE LANE
CITY OF ROSEVILLE, COUNTY OF PLACER, CALIFORNIA

DATE	MAR. 15, 2018
SHEET	C7
OF	13

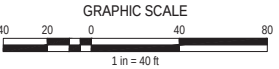


STORM DRAIN KEYNOTES

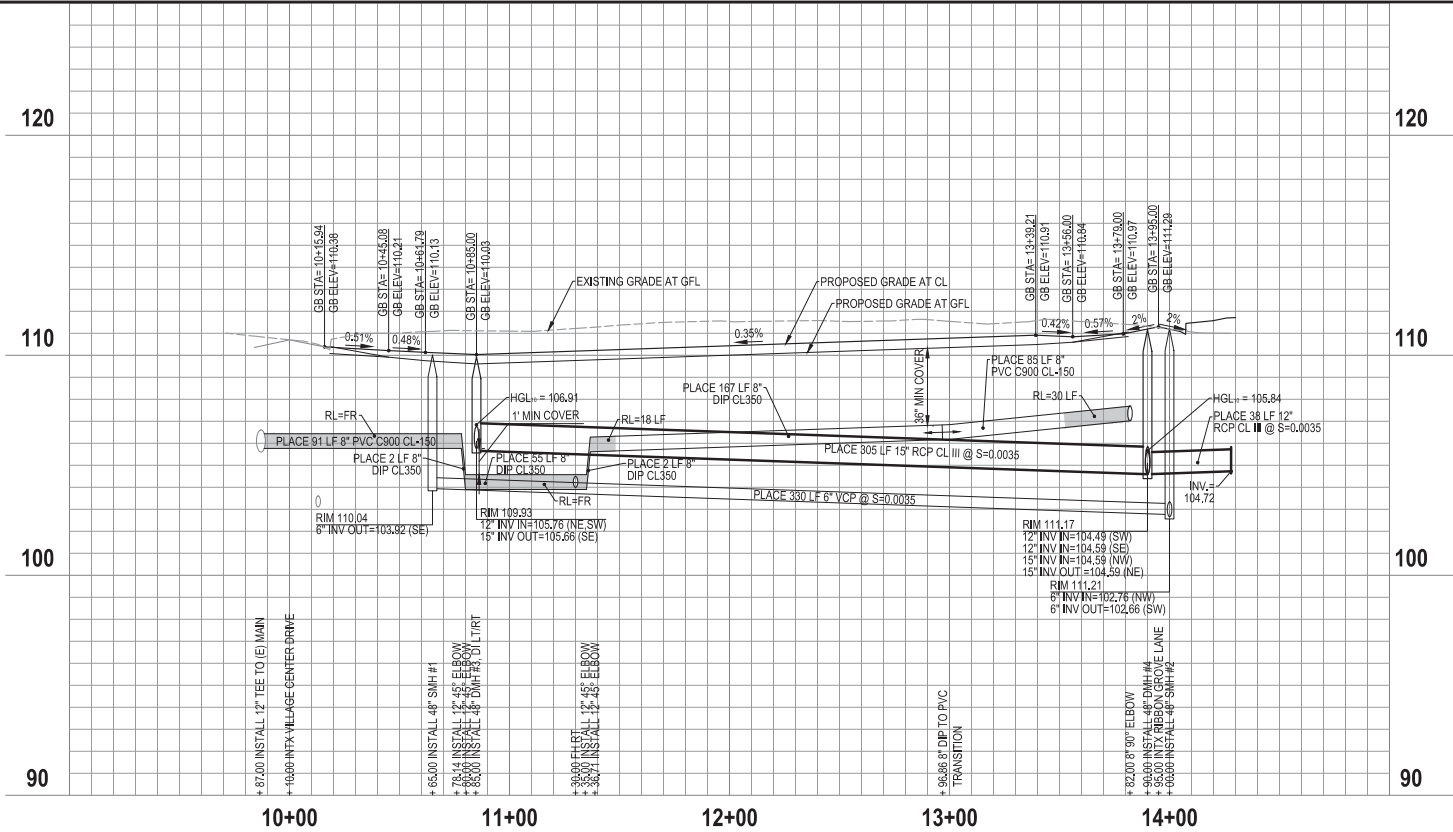
- 1 STA 10+85.00 (LT): INSTALL TYPE C DI PER CITY STD DR-1 WDTL DR-20. GFL=109.65. GR=109.57. HGL10=107.28. 12" INV OUT=106.28. PLACE 11 LF 12" RCP CL III @ S=0.0245. 12" INV IN @ DMH=106.01.
- 2 STA 10+85.00 (RT): INSTALL TYPE C DI PER CITY STD DR-1 WDTL DR-20. GFL=109.65. GR=109.57. HGL10=107.57. 12" INV OUT=106.57. PLACE 21 LF 12" RCP CL III @ S=0.0267. 12" INV IN @ DMH=106.01.
- 3 STA 14+28.00 (LT): CONSTRUCT BRICK AND MORTAR PLUG AT END AND MARK WITH POST. 12" INV OUT=104.72. PLACE 38 LF 12" RCP CL III @ S=0.0035. 12" INV IN @ DMH=104.59.

GENERAL NOTES

- 1 ALL POWER POLES, TRAFFIC SIGNAL LIGHTS / POLE, ELECTRICAL BOXES, ETC. TO BE REMOVED AND RELOCATED BY ROSEVILLE ELECTRIC.
- 2 CONTRACTOR TO VERIFY DEPTH & LOCATION OF ALL EXISTING UNDERGROUND UTILITIES & PIPES BEFORE CONSTRUCTION.



EXISTING GRADE @ ROAD CL	➡			110.70	110.36 EP		111.00		111.09		111.37		111.53		111.54		111.54		111.60		111.19
PROPOSED GRADE @ RIGHT GFL	➡				110.40		109.91 109.86	109.75	109.65 LP	109.70		109.87		110.05		110.22		110.39		110.53 110.57 110.59	111.00
PROPOSED GRADE @ LEFT GFL	➡			110.08			109.91 109.86	109.75	109.65 LP	109.70		109.87		110.05		110.22		110.39		110.53 110.57 110.59	110.92
PROPOSED GRADE @ ROAD CL	➡				110.38 GB		110.21 GB 111.19	110.13 GB	110.03 LP	110.08		110.25		110.43		111.60		110.77		110.91 GB 110.87 110.84 GB	110.97 GB 111.29 GB 111.19



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REVISIONS	NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.U.	DATE
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SCALE:	BENCH MARK
HORIZ. 1" = 40'	ELEV=
VERT. 1" = 4'	

COMPUTED	MJC
DESIGNED	TA
DRAWN	TA
PROJ. ENGR.	SMP



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IMPROVEMENT PLANS FOR			DATE
WESTPARK - VILLAGE 28			MAR. 15, 2018
PLAN & PROFILE - FAIRGROVE LANE			SHEET
			C8
			OF
			13

CITY OF ROSEVILLE, COUNTY OF PLACER, CALIFORNIA

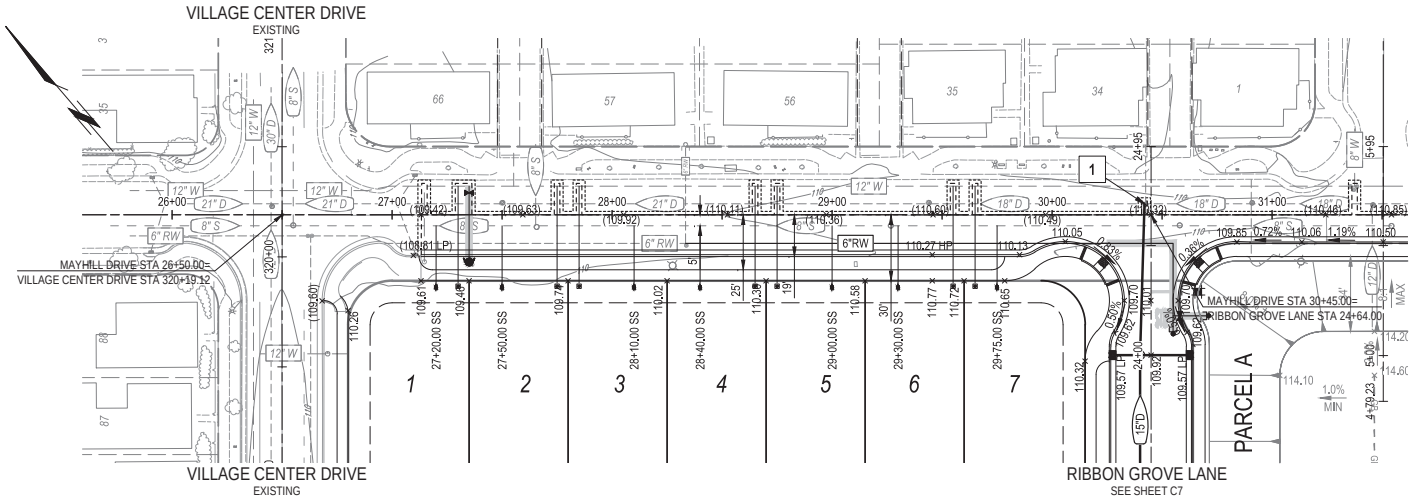
JOB NO. 17-0053-00

STORM DRAIN KEYNOTES

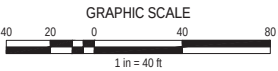
1 STA 30+42.00: CONNECT TO EXISTING 48" SDMH. SEE RIBBON GROVE PLAN & PROFILE SHEET C7.

GENERAL NOTES

- ALL POWER POLES, TRAFFIC SIGNAL LIGHTS / POLE, ELECTRICAL BOXES, ETC. TO BE REMOVED AND RELOCATED BY ROSEVILLE ELECTRIC.
- CONTRACTOR TO VERIFY DEPTH & LOCATION OF ALL EXISTING UNDERGROUND UTILITIES & PIPES BEFORE CONSTRUCTION.



MAYHILL DRIVE



EXISTING GRADE
@ ROAD CL



106.51 106.83 106.51 106.29 106.49 106.74 106.99 110.24 110.49 110.32 110.14

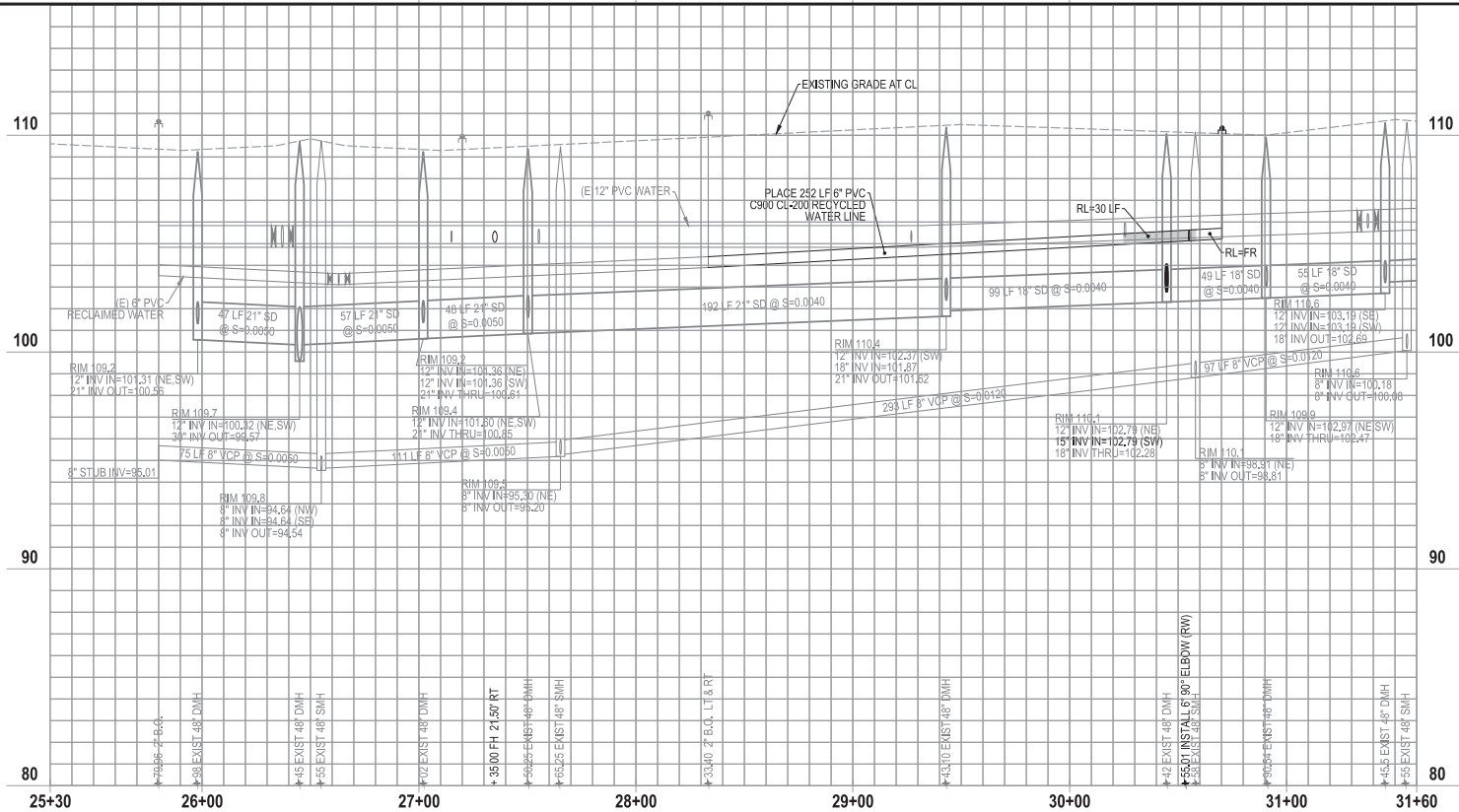
PROPOSED GRADE
@ RIGHT GFL



PROPOSED GRADE
@ LEFT GFL



PROPOSED GRADE
@ ROAD CL



NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.U.	DATE
1					
2					
3					
4					

SCALE:	BENCH MARK
HORIZ. 1" = 40'	ELEV=
VERT. 1" = 4'	

COMPUTED	MJC
DESIGNED	TA
DRAWN	TA
PROJ. ENGR.	SMP



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IMPROVEMENT PLANS FOR
WESTPARK - VILLAGE 28
PLAN & PROFILE - MAYHILL DRIVE

CITY OF ROSEVILLE, COUNTY OF PLACER, CALIFORNIA

DATE	MAR. 15, 2018
SHEET	C9
OF	13

JOB NO. 17-0053-00

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WESTPARK - VILLAGE 28

APPROVED PLANS (03/15/18)

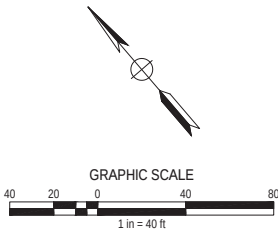
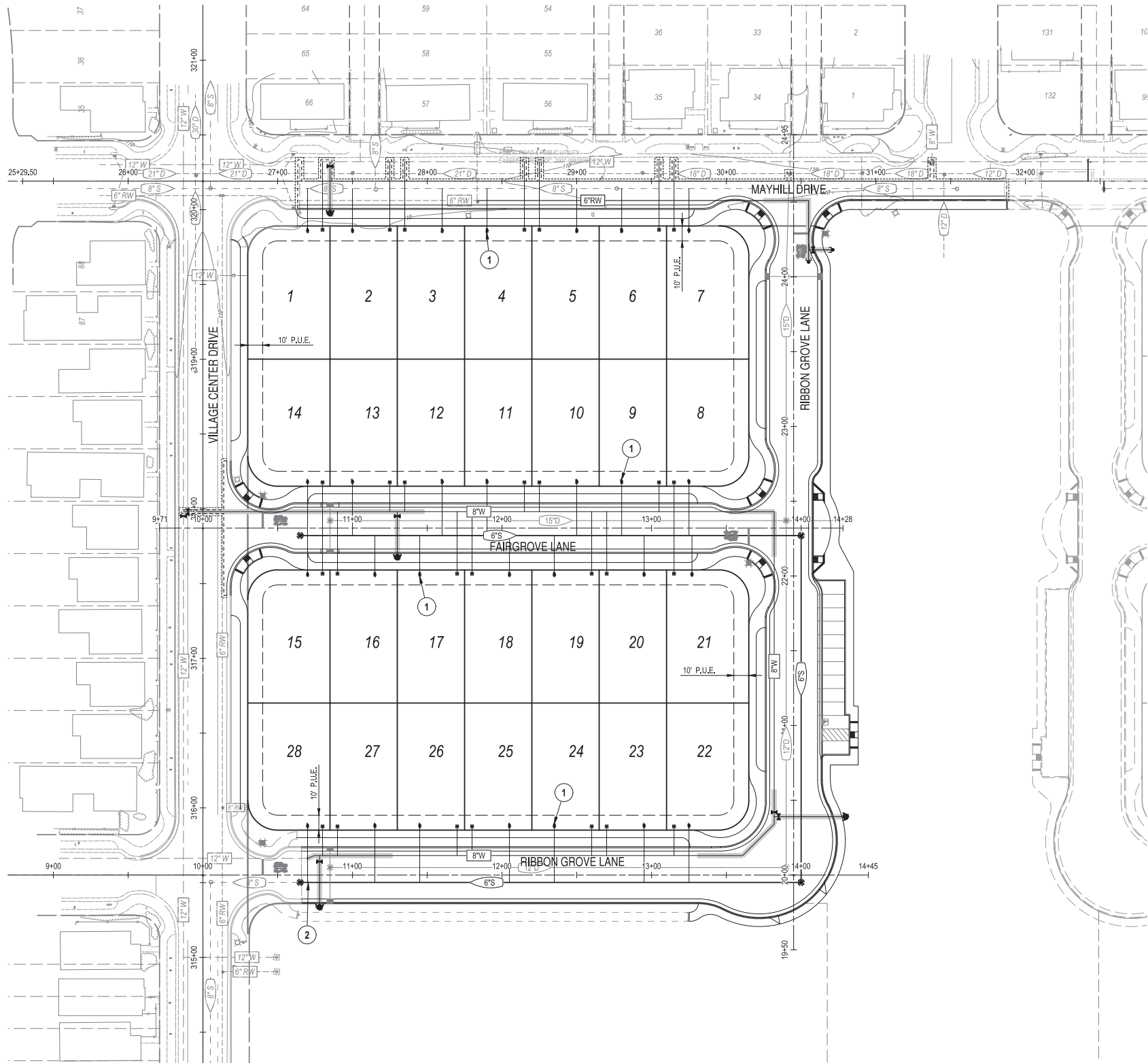
CWJ# 180091 EN 17-0713

UTILITY KEYNOTES

- 1 RESIDENTIAL SEWER SERVICE & CLEAN-OUT PER CITY STD. SS-4 & SS-5, (TYP).
- 2 RIBBON GROVE LANE STA 10+70.39. CONNECT TO (E) SEWER SYSTEM. SEE SHEET C7 FOR DETAILS.

GENERAL NOTES

1. REFER TO CITY OF ROSEVILLE TRENCH BACKFILL STANDARD DETAILS (TB-1 TO TB-5) FOR ALL STORM DRAIN, SEWER, & WATER INSTALLATIONS.
2. SEE PLAN & PROFILE SHEETS FOR PIPE DATA INFORMATION.
3. SEE WATER PLAN FOR SPECIFIC WATER NOTES & DETAILS.
4. REFER TO DETAIL "S" ON SHEET C4 FOR TYPICAL LOT UTILITY LAYOUT.
5. ALL BACKFLOW DEVICES SHALL BE TESTED AND APPROVED BY THE ENVIRONMENTAL UTILITIES DEPARTMENT PRIOR TO THE NOTICE OF COMPLETION FOR THE IMPROVEMENTS.



NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.U.	DATE

SCALE:	BENCH MARK
HORIZ. 1" = N/A	ELEV=
VERT. 1" = N/A	

COMPUTED	MJC
DESIGNED	TA
DRAWN	TA
PROJ. ENGR.	SMP



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IMPROVEMENT PLANS FOR
WESTPARK - VILLAGE 28
UTILITY PLAN

CITY OF ROSEVILLE, COUNTY OF PLACER, CALIFORNIA

DATE	MAR. 15, 2018
SHEET	C10
OF	13

JOB NO. 17-0053-00

IRRIGATION SLEEVE LEGEND

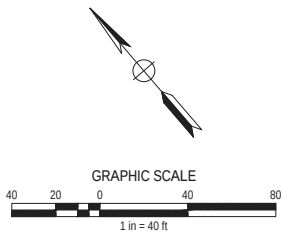
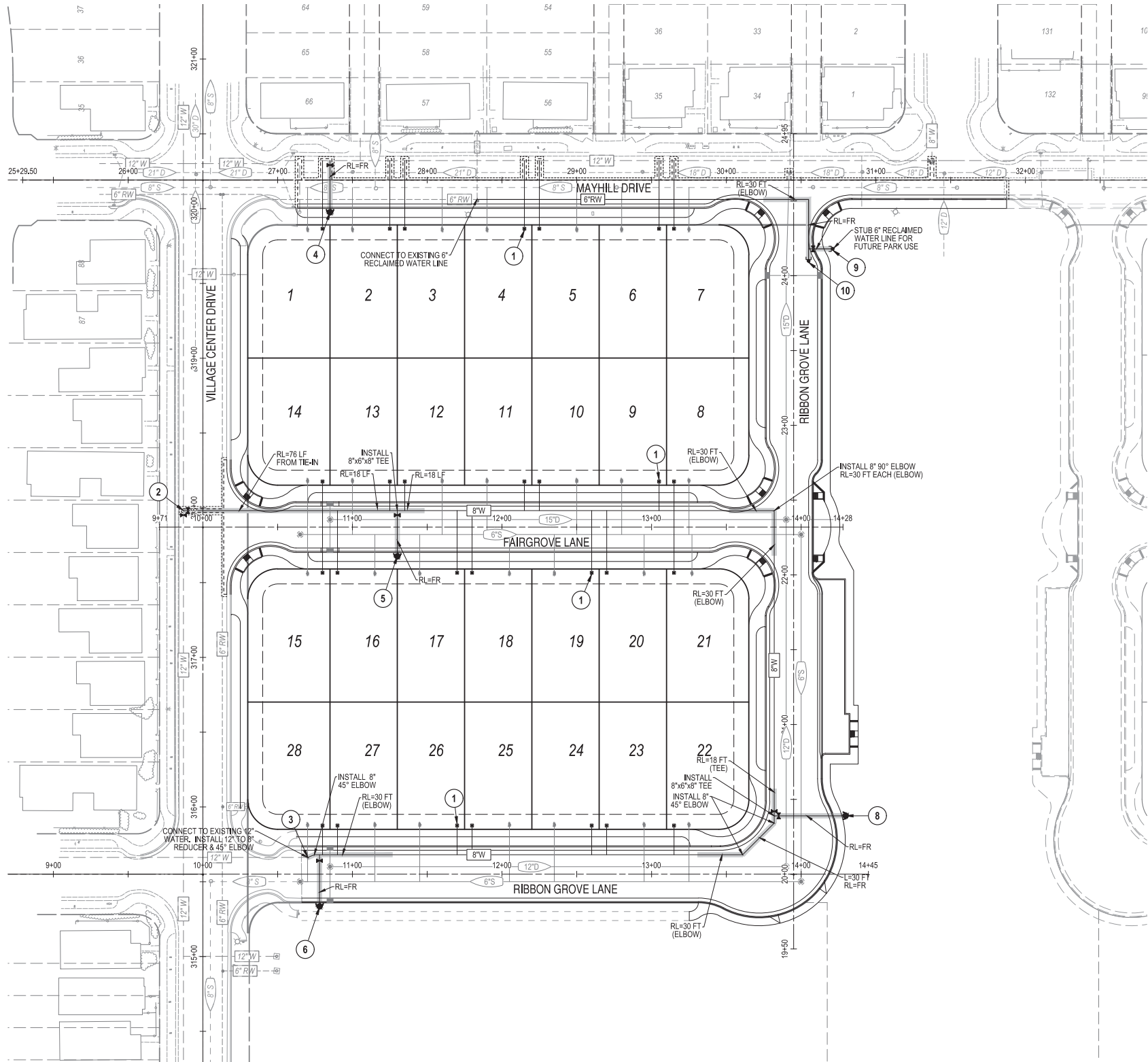
- IRRIGATION SLEEVE (6", 4" & 2")
IRRIGATION SLEEVE (6" & 4")
IRRIGATION SLEEVE (2" ONLY)

WATER KEYNOTES

- 1 RESIDENTIAL 1" SERVICE LINE PER CITY STD W-5 & W-10, (TYP).
2 FAIRGROVE LANE STA 9+87.00: CONNECT TO (E) WATER SYSTEM. INSTALL 12"x8"x12" TEE. SEE SHEET C8 FOR DETAILS.
3 RIBBON GROVE LANE STA 10+70.13: CONNECT TO (E) WATER SYSTEM. SEE SHEET C7 FOR DETAILS.
4 MAYHILL DRIVE STA 27+35.00: INSTALL FIRE HYDRANT ASSEMBLY PER CITY STD DTL W-13.
5 FAIRGROVE LANE STA 11+30.00: INSTALL FIRE HYDRANT ASSEMBLY PER CITY STD DTL W-13.
6 RIBBON GROVE LANE STA 10+78.00: INSTALL FIRE HYDRANT PER CITY STD DTL W-13.
7 CONNECT TO EXISTING 6" RECLAIMED WATER LINE.
8 RIBBON GROVE LANE STA 14+34.00: INSTALL FIRE HYDRANT PER CITY STD DTL W-13.
9 INSTALL 6" RECLAIMED WATER STUB W/2" BO PER CITY STD DTL RW-1.
10 INSTALL 2" RECLAIMED WATER BLOW OFF PER CITY STD DTL RW-1.

GENERAL NOTES

1. REFER TO CITY OF ROSEVILLE TRENCH BACKFILL STANDARD DETAILS (TB-1 TO TB-5) FOR ALL STORM DRAIN, SEWER, & WATER INSTALLATIONS.
2. SEE PLAN & PROFILE SHEETS FOR PIPE DATA INFORMATION.
3. REFER TO DETAIL "1" ON SHEET C4 FOR TYPICAL LOT UTILITY LAYOUT.
4. IRRIGATION SLEEVING LOCATIONS SHOWN FOR REFERENCE ONLY. REFER TO LANDSCAPE PLANS FOR INSTALLATION & COORDINATION.



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NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.U.	DATE
1					
2					
3					
4					

SCALE:	BENCH MARK
HORIZ. 1" = N/A	ELEV. =
VERT. 1" = N/A	

COMPUTED	MJC
DESIGNED	TA
DRAWN	TA
PROJ. ENGR.	SMP



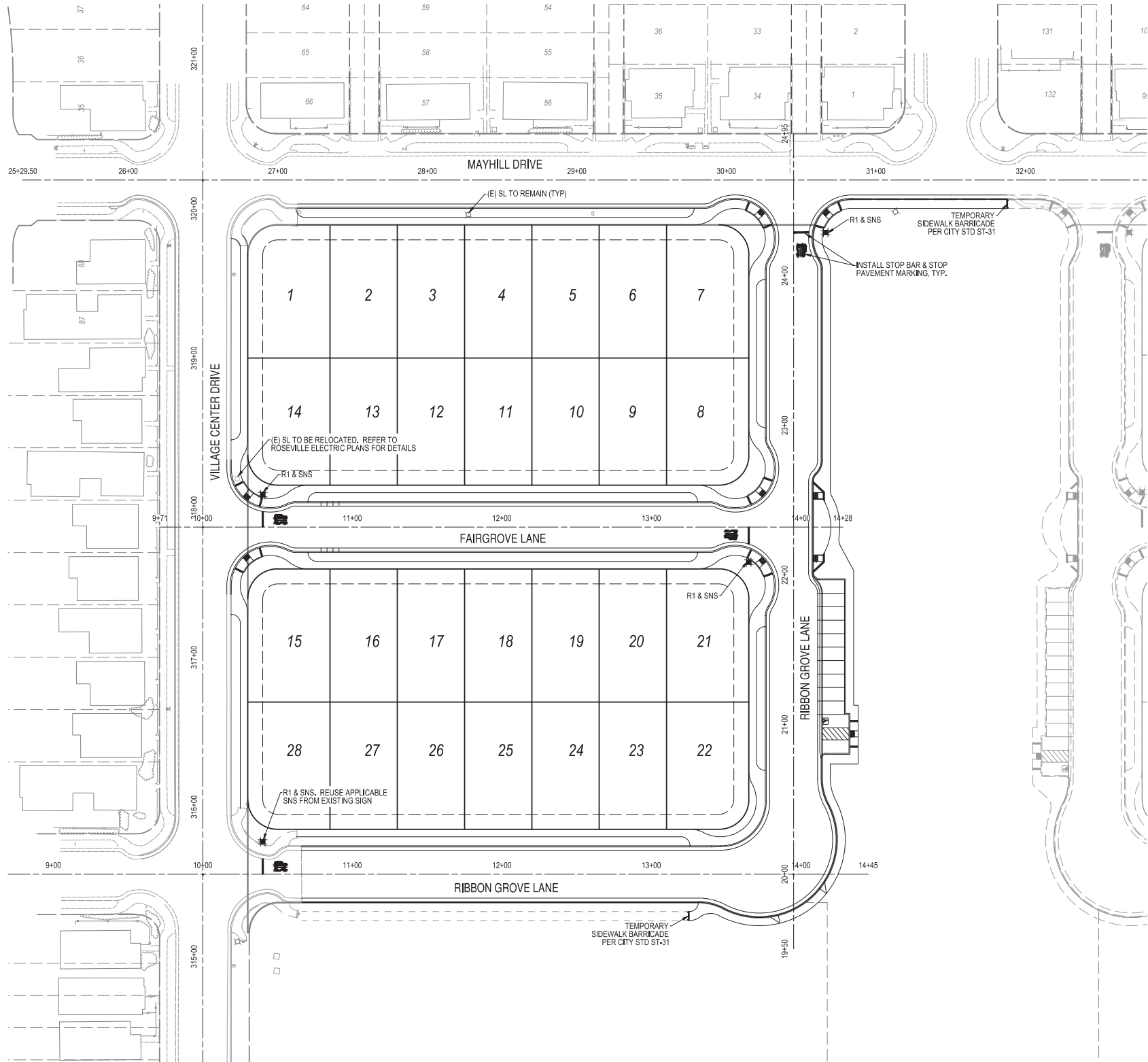
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IMPROVEMENT PLANS FOR
WESTPARK - VILLAGE 28
WATER PLAN

CITY OF ROSEVILLE, COUNTY OF PLACER, CALIFORNIA

DATE	MAR. 15, 2018
SHEET	C11
OF	13

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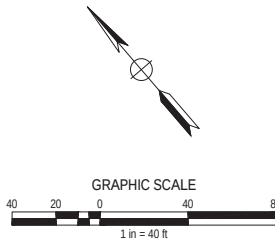


LEGEND:

- STOP BAR
- STOP MARKING
- R-1 STOP SIGN WITH STREET NAME SIGN (SNS) ON TOP PER STD DTL TS-17A
- R-21 (MPH) AND R-26 'NO PARKING ANYTIME' SIGN. SEE SPECIFIC LOCATION FOR SPEED.
- INSTALL TEMPORARY SIDEWALK BARRICADE PER STD DTL ST-31
- DRIVEWAY LOCATION
- CORNER SIGHT DISTANCE LINE
- FIRE TRUCK TURNING RADII (INNER R=30', OUTER R=50')

NOTES

- STREET NAME SIGNS (SNS) SHALL BE INSTALLED ACCORDING TO CITY OF ROSEVILLE STANDARDS.
- ALL SIGNAGE, STRIPING AND MARKINGS SHALL CONFORM TO THE CALIFORNIA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- ALL PERMANENT STRIPING AND PAVEMENT MARKINGS SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED. THERMOPLASTIC SHALL BE LEAD-FREE ORGANIC. CURB MARKINGS SHALL BE PAINT.
- ALL PARKING RESTRICTION SIGNS SHALL HAVE ENGINEERING GRADE REFLECTIVE SHEETING. ALL OTHER SIGNS SHALL HAVE DIAMOND GRADE REFLECTIVE SHEETING.
- SIGNS SHALL BE MOUNTED SO THAT THE BOTTOM OF THE SIGN IS AT LEAST SEVEN FEET FROM THE FINISHED GRADE IN AREAS WHERE PEDESTRIANS MAY BE PRESENT, EVEN IF THERE IS NO SIDEWALK.
- WHERE POSSIBLE, AT LEAST TWO FEET OF CLEARANCE SHOULD BE PROVIDED FROM CURB FACE TO EDGE OF SIGN.
- SIGNS SHALL BE INSTALLED ON STREET LIGHT POLES OR 4" GALVANIZED SQUARE TUBE POSTS WITH VANDAL-RESISTANT HARDWARE. THE POSTS SHALL BE SET IN CONCRETE. ONE OR MORE SIGN PANELS MOUNTED ON A SINGLE SIGN POST OR STREET LIGHT POLE SHALL BE COUNTED AS ONE ROADSIDE SIGN INSTALLATION UNLESS OTHERWISE NOTED.
- BLUE REFLECTIVE PAVEMENT MARKERS SHALL BE PLACED ACROSS FROM ALL FIRE HYDRANTS.



NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.U.	DATE

SCALE:
HORIZ. 1" = 40'
VERT. 1" = N/A

BENCH MARK
ELEV=

COMPUTED	MJC
DESIGNED	TA
DRAWN	TA
PROJ. ENGR.	SMP



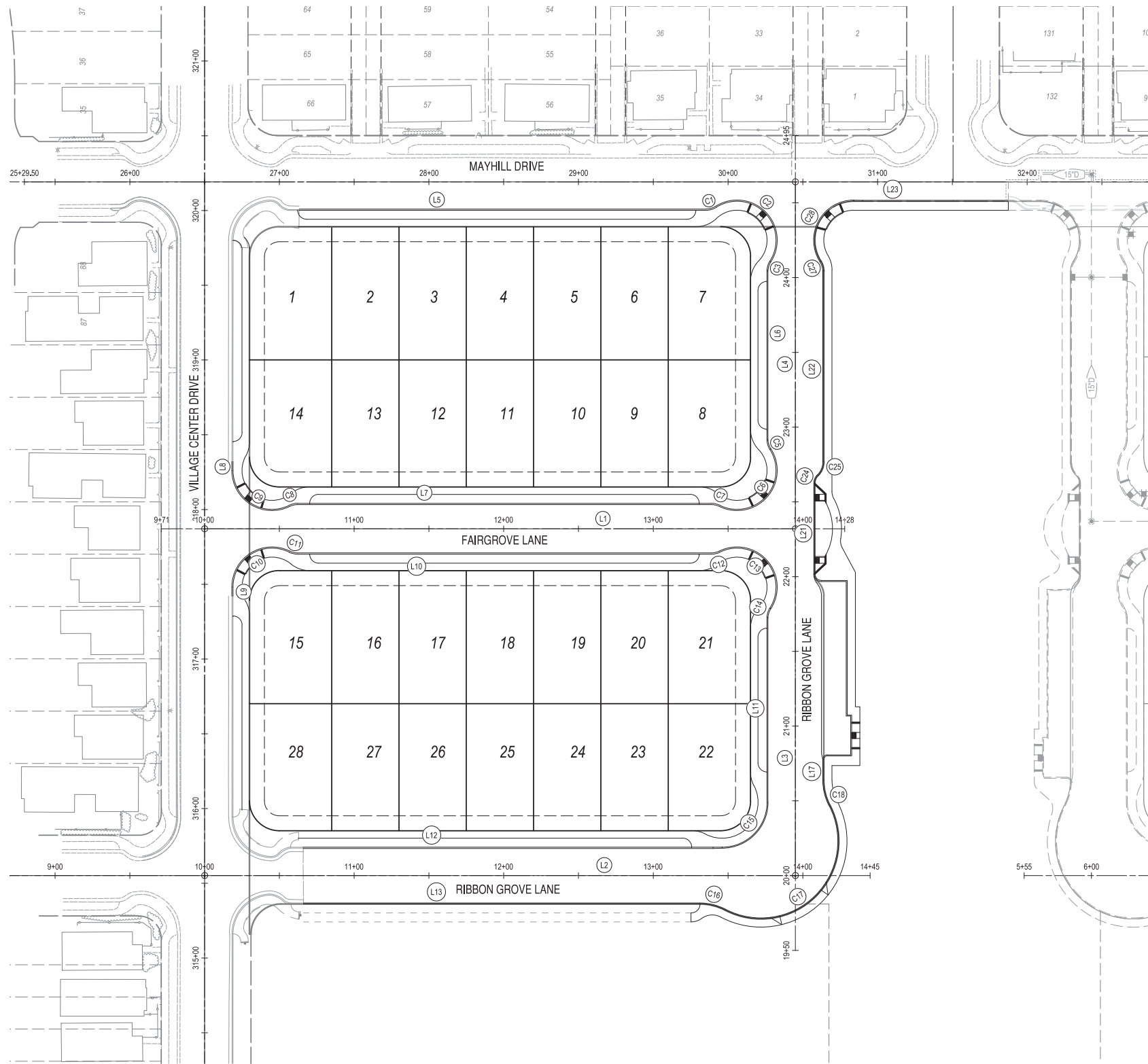
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IMPROVEMENT PLANS FOR			DATE
WESTPARK - VILLAGE 28			MAR. 15, 2018
SIGNAGE STRIPING & STREET LIGHT PLAN			SHEET
			C12
			OF
			13

CITY OF ROSEVILLE, COUNTY OF PLACER, CALIFORNIA

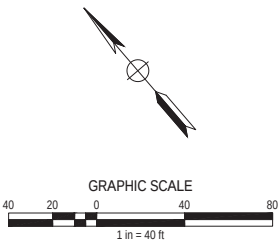
JOB NO. 17-0053-00

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CENTERLINE DATA TABLE					
NUMBER	LENGTH	DELTA	RADIUS	CHORD DIRECTION	CHORD LENGTH
L1	395.00	S49° 50' 57.00"E			
L2	395.00	S49° 50' 57.00"E			
L3	232.00	N40° 09' 13.49"E			
L4	232.00	N40° 09' 13.49"E			

BACK OF CURB DATA TABLE					
NUMBER	LENGTH	DELTA	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	7.31	32.20	13,000	S65° 57' 05"E	7.21
C2	70.07	154.41	26,000	S4° 50' 57"E	50.71
C3	7.31	32.20	13,000	S56° 15' 11"W	7.21
C5	7.31	32.20	13,000	S24° 02' 56"W	7.21
C6	67.33	148.38	26,000	N82° 08' 14"E	50.03
C7	5.94	26.18	13,000	S36° 45' 38"E	5.89
C8	5.94	26.18	13,000	S62° 56' 16"E	5.89
C9	52.72	116.18	26,000	S17° 56' 16"E	44.14
C10	52.72	116.18	26,000	N81° 45' 38"W	44.14
C11	5.94	26.18	13,000	S36° 45' 38"E	5.89
C12	5.94	26.18	13,000	N62° 56' 16"W	5.89
C13	67.33	148.38	26,000	N1° 50' 08"W	50.03
C14	7.31	32.20	13,000	N56° 15' 11"E	7.21
C15	47.12	90.00	30,000	N85° 09' 03"E	42.43
C16	17.33	27.58	36,000	S36° 03' 33"E	17.16
C17	131.74	145.16	52,000	N85° 09' 03"E	99.23
C18	17.33	27.58	36,000	N26° 21' 39"E	17.16
C24	5.57	45.57	7,000	N62° 56' 13"E	5.42
C25	10.36	45.66	13,000	N62° 53' 39"E	10.09
C27	7.31	32.20	13,000	N24° 02' 55"E	7.21
C28	55.45	122.20	26,000	N69° 02' 55"E	45.53
L1	395.00	S49° 50' 57.00"E			
L4	232.00	N40° 09' 13.49"E			
L5	271.99	S49° 50' 57.00"E			
L6	112.43	S40° 09' 03.00"W			
L7	276.59	S49° 50' 57.00"E			
L8	6.00	N40° 09' 03.90"E			
L9	6.00	S40° 09' 03.00"W			
L10	276.59	N49° 50' 57.00"W			
L11	123.22	N40° 09' 03.00"E			
L12	280.05	S49° 50' 57.01"E			
L13	265.15	S49° 50' 57.01"E			
L17	14.01	N40° 09' 52.29"E			
L21	60.74	N40° 08' 51.68"E			
L22	127.42	N40° 09' 03.00"E			
L23	66.50	S49° 50' 57.00"E			



REVISIONS				
NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.U.

SCALE:	
HORIZ. 1" =	40'
VERT. 1" =	N/A

BENCH MARK	
ELEV=	
COMPUTED	MJC
DESIGNED	TA
DRAWN	TA
PROJ. ENGR.	SMP



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IMPROVEMENT PLANS FOR			DATE
WESTPARK - VILLAGE 28			MAR. 15, 2018
HORIZONTAL CONTROL PLAN			SHEET
			C13
			OF
			13
CITY OF ROSEVILLE,	COUNTY OF PLACER,	CALIFORNIA	JOB NO. 17-0053-00

IMPROVEMENT PLANS FOR
WestPark
VILLAGE 29

EXISTING	PROPOSED	DESCRIPTION
		STORM DRAIN PIPE & SIZE
		SANITARY SEWER PIPE & SIZE
		DOMESTIC WATER PIPE & SIZE
		MANHOLE (STORM: CST DR-4) (SEWER: CST SS-2)
		DRAIN INLET-TYPE NOTED ON PLAN (TYPE 'C': CST DR-1)
		TEMP FIELD INLET
		CLEANOUT (CST SS-5)
		1" SERVICE LATERAL WITH METER BOX (CST W-5, CST W-10)
		CHECK VALVE
		GATE VALVE (CST W-16)
		REDUCER
		AIR/VACUUM RELEASE VALVE (CST W-12)
		BLOWOFF ASSEMBLY (CST W-4)
		FULLY RESTRAINED FIRE HYDRANT ASSEMBLY (CST W-13)
		RESTRAIN JOINTS LIMITS
		SEWER SERVICE (CST SS-4)
		SEWER SERVICE WITH BACKWATER VALVE (CST SS-5)
		CURB RAMP (CST ST-26, CST ST-27)
		STREET LIGHT W/LIGHT DISTRIBUTION PATTERN AS NOTED ON SHEET C700
		STREET SIGN
		STREET SIGN WITH STOP SIGN AND 12" STOP BAR
		SIGN
		MONUMENT (CST ST-36)
		FLOWLINE OF SWALE
		STANDARD WOOD FENCE
		ENHANCED WOOD FENCE
		OPEN VIEW FENCE
		POST & CABLE FENCE
		ENHANCED MASONRY WALL
		SILT FENCE
		GRAVEL FILTER BAG
		GRAVEL FILTER BAG DI PROTECTION
		EXISTING TREE
		REMOVE EXISTING TREE
		SLOPE BANK: TOP OF BANK TOE OF BANK
		F.F.= 111.50 — FINISHED FLOOR ELEVATION
		PAD= 110.67 — PAD GRADE ELEVATION
		DRIVEWAY LOCATION
		DETAIL REFERENCE: DETAIL IDENTIFICATION SHEET LOCATION
		SECTION REFERENCE: SECTION IDENTIFICATION SHEET LOCATION
		OVERLAND RELEASE

NO SCALE

CERTIFICATE OF COMPLIANCE:
I HEREBY CERTIFY THAT THE GRADES SHOWN ON THESE PLANS AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS
HAVE BEEN CONSTRUCTED TO WITHIN 1/10TH OF ONE FOOT OF THEIR INDICATED ELEVATION FOR ALL LOT PADS AND
IMPROVEMENTS SHOWN.

PROJECT ENGINEER	PE NUMBER	DATE
I HEREBY CERTIFY THAT THE PADS FOR THE FOLLOWING LOTS FOR THIS PROJECT HAVE BEEN TESTED FOR COMPACTION ACCORDANCE WITH GENERALLY ACCEPTED TEST METHODS AND BASED UPON THE RESULTS OF THESE TESTS THE COMPACTION OF SAID PADS CONFORMS TO THE RECOMMENDATIONS OF THIS PROJECTS GEOTECHNICAL REPORT: LOTS		

I ALSO STATE THAT OUR FIRM OBSERVED THE GRADING OPERATION TO A SUFFICIENT EXTENT TO EVALUATE CONFORMANCE WITH THE PROJECT'S GEOTECHNICAL REPORT AS APPROVED BY THE CITY, AND FURTHER STATE THAT BASED UPON OUR OBSERVATIONS, THE GRADING FOR THIS SUBDIVISION CONFORMS WITH THE RECOMMENDATIONS OF SAID SOIL REPORT.

GEOTECHNICAL ENGINEER	PE NUMBER	DATE
-----------------------	-----------	------

OWNER/DEVELOPER: **ENGINEER:**

K. HOVNIANIAN HOMES
CONTACT: JOHN BULLER
3721 DOUGLAS BLVD., SUITE 15
ROSEVILLE, CALIFORNIA 95661
PHONE: (916) 945-5400
FAX: N/A

MORTON & PITALO, INC.
CONTACT: SCOTT PEDERSEN, P.E.
2870 GATEWAY OAKS DRIVE, SUITE 120
SACRAMENTO, CALIFORNIA 95833
PHONE: (916) 984-7621
FAX: (916) 984-9617

UTILITY	COMPANY & CONTACT		PHONE
U. S. A.			1-800-227-2600
TELEPHONE	ROSEVILLE TELEPHONE	STEVE ADDIEGO	786-4591
GAS	PACIFIC GAS & ELECTRIC	MARY WESTFALL	1-530-889-3134
ELECTRIC	ROSEVILLE ELECTRIC	JOEY MCKINNEY	774-5691
FIRE	ROSEVILLE FIRE DEPT	PATRICK CHEW	774-5823
WATER	CITY OF ROSEVILLE	SEAN BIGLEY	774-5750
SEWER	CITY OF ROSEVILLE	KEN GLOTZBACH	774-5750
CABLE T.V.	COMCAST CABLE	STEVE ABELIA	830-6757
DRAINAGE	DEVELOPMENT SERVICES	ENGINEERING	774-5339

C1	COVER SHEET
C2	GENERAL NOTES
C3	SECTIONS
C4	DETAILS
C5	DEMOLITION PLAN
C6	GRADING PLAN
C7	PLAN & PROFILE - EMERALD PARK LANE
C8	PLAN & PROFILE - PARKMOOR LANE
C9	PLAN & PROFILE - MAYHILL DRIVE
C10	UTILITY PLAN
C11	WATER PLAN
C12	SIGNAGE, STRIPING & STREET LIGHT PLAN
C13	HORIZONTAL CONTROL PLAN

NOTE:

1. UNLESS OTHERWISE APPROVED BY THE ENGINEERING DEPARTMENT, THE FINAL GRADING OF THE PROJECT SITE SHALL BE CONSTRUCTED TO ACCOMMODATE A MAXIMUM DRIVEWAY SLOPE OF 14% FOR EACH RESIDENTIAL LOT, AS MEASURED FROM THE BACK OF THE SIDEWALK TO THE GARAGE (18-FT SET BACK). IT WILL REMAIN THE RESPONSIBILITY OF THE BUILDERS/DEVELOPER TO DESIGN A HOUSE WHICH PROVIDES SUITABLE ACCESS TO THE PARCEL.

ESTIMATED RAW EXCAVATION	8,360	CY
ESTIMATED RAW FILL	1,150	CY

ESTIMATED EARTHWORK QUANTITIES

* BALANCED SITE : EXPORT TO W-54 PARK SITE ADJACENT

APN PORTIONS OF 017-153-003, 017-153-004, AND 017-153-005
WDID NO. 5S31C382570

RECORD DRAWINGS NOTE

ALL INFORMATION SHOWN ON THESE PLANS HAS BEEN PREPARED BY, OR UNDER DIRECTION OF, THE UNDERSIGNED ENGINEER. ADJUSTMENTS MADE IN THE FIELD DURING CONSTRUCTION ARE INCLUDED HEREIN AND ARE BASED UPON FIELD OBSERVATIONS MADE UNDER THE DIRECTION OF OR BY THE UNDERSIGNED AND/OR INFORMATION RECEIVED FROM THE PROJECT OWNER, PROJECT CONTRACTORS, AND PUBLIC AGENCIES WHEN THE ENGINEER IS ADVISED IN WRITING OF SUCH CHANGE. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, CHANGES TO THESE PLANS NOT AUTHORIZED BY THE ENGINEER.

ENGINEER SIGNATURE _____ DATE _____
(STAMP OR SEAL)

IMPROVEMENT PLANS FOR WESTPARK - VILLAGE 29 COVER SHEET

CITY OF ROSEVILLE, COUNTY OF PLACER, CALIFORNIA

	DATE	MAR. 15, 2018
	SHEET	C1
	OF	13
	JOB NO.	17-0053-00

JOB NO. 17-0053-00

						SCALE:
△						
△						
△						HORIZ. 1" = <u> </u> N/A
△						
NO.	DESCRIPTION	APPD. ENG.	DATE	APPD. E.V.	DATE	VERT. 1" = <u> </u> N/A

SCALE:

HORIZ. 1" = N/A

VERT. 1" = _____ N/A

BENCH MARK

ELEV=

COMPUTED	MJC
----------	-----

DESIGNED	TA
----------	----

DRAWN	TA
-------	----

PROJ. ENGR.	SMP
-------------	-----



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CITY OF ROSEVILLE PUBLIC IMPROVEMENT REQUIREMENTS

GENERAL NOTES

1.

ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THESE PLANS AND THE LATEST EDITION AND AMENDMENTS OF THE CITY OF ROSEVILLE DESIGN AND CONSTRUCTION STANDARDS.
2.

THE CITY OF ROSEVILLE IS A MEMBER OF THE UNDERGROUND SERVICE ALERT (U.S.A.) ONE-CALL SYSTEM. THE CONTRACTORS SHALL NOTIFY THE U.S.A. CENTER 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK BY CALLING 1-800-227-2600.
3.

THE CONTRACTOR SHALL MARK IN WHITE PAINT ALL AREAS TO BE EXCAVATED PRIOR TO CONTACTING U.S.A. ANY AREAS NOT MARKED WILL NOT BE SUBJECT TO U.S.A., AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM EXCAVATION.
4.

THE CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION OF THE NEW IMPROVEMENTS CONNECTING TO OR IN THE VICINITY OF THE SAME.
5.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MONUMENTS AND OTHER SURVEY MARKERS ON THE JOB SITE.
6.

THE CONTRACTOR SHALL PLACE BOXED SURVEY MONUMENTS WITH 1-1/2" BRONZE HEAD SET IN CONCRETE (STD. DWG. ST-36) AT LOCATIONS SHOWN ON THESE PLANS.
7.

A.C. SURFACE SHALL BE CUT TO A NEAT, STRAIGHT LINE PARALLEL WITH THE STREET CENTERLINE AND THE EXPOSED EDGE SHALL BE TACKED WITH EMULSION PRIOR TO PAVING. THE EXPOSED BASE MATERIAL SHALL BE GRADED, RE-COMPACTED, AND RESEALED PRIOR TO PAVING.
8.

ANY EXISTING CONCRETE SURFACE TO BE REMOVED SHALL BE SAW CUT TO A NEAT, STRAIGHT LINE.
9.

THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN THAT SHALL BE ACCEPTED BY THE ENGINEERING DIVISION OF PUBLIC WORKS BEFORE START OF WORK IN RIGHT-OF-WAY AND SHALL BE IN ACCORDANCE WITH CALIFORNIA MUTCD LATEST EDITION. AT LEAST ONE LANE IN EACH DIRECTION SHALL REMAIN OPEN TO TRAFFIC UNLESS OTHERWISE SHOWN ON THE PLANS. TRAFFIC CONTROL HOURS ARE SUBJECT TO LIMITATION BY THE CITY. TRAFFIC CONTROL WITH LANE CLOSURES THAT AFFECT TRAFFIC FLOW MAY REQUIRE NIGHT WORK. IF, AS A PART OF TRAFFIC CONTROL MEASURES, A ROADWAY CLOSURE HAS BEEN APPROVED, THE CONTRACTOR SHALL NOTIFY DEVELOPMENT SERVICES CONSTRUCTION INSPECTOR 72 HOURS IN ADVANCE OF SETTING UP THIS CLOSURE.
10.

CURB RAMPS CONFORMING TO ALL ADA AND TITLE 24 REQUIREMENTS SHALL BE PLACED AT ALL NEW STANDARD CURB RETURNS (STANDARD DRAWING ST-27) AND STANDARD TYPE A-7 DRIVEWAYS. WHERE EXISTING RAMPS DO NOT MEET CURRENT ADA AND TITLE 24 REQUIREMENTS, THE RAMPS SHALL BE UPGRADED IN CONFORMANCE WITH MINIMUM TITLE 24 REQUIREMENTS. WHERE EXISTING RAMPS DO NOT INCLUDE DETECTABLE WARNING PANELS (TRUNCATED DOMES), PANELS SHALL BE RETROFITTED PER THE CONSTRUCTION STANDARDS.
11.

DRAIN INLETS NOT WITHIN A PAVED AREA SHALL HAVE A 12" WIDE COLLAR OF 6" THICK P.C.C. OR 2" THICK A.C.
12.

PRIOR TO THE CERTIFICATE OF COMPLETION ON ALL SINGLE-FAMILY RESIDENTIAL SUBDIVISIONS, THE DEVELOPER SHALL SUBMIT A LETTER FROM THE POST OFFICE STATING THAT ITS REQUIREMENTS FOR MAILBOX CLUSTER PADS HAVE BEEN SATISFIED.
13.

ALL UNDERGROUND UTILITIES WITHIN EXISTING OR PROPOSED CITY OF ROSEVILLE EASEMENTS SHALL REQUIRE A MINIMUM OF 90% COMPACTION ON THE TRENCH BACKFILL. COMPACTION OF BACKFILL BY JETTING IS NOT PERMITTED IN CITY OF ROSEVILLE RIGHT OF WAY AND EASEMENT AREAS OR WITHIN DEDICATED RECLAIMED WATER, STORM, SEWER OR WATER EASEMENTS AND MAINS.
14.

THE CONTRACTOR SHALL CONDUCT A PRE-CONSTRUCTION MEETING ONE-WEEK PRIOR TO STARTING WORK. MEMBERS OF THE CITY OF ROSEVILLE DEVELOPMENT SERVICES DEPARTMENT, ENVIRONMENTAL UTILITIES DEPARTMENT AND ALL OTHER UTILITY REPRESENTATIVES SHALL BE NOTIFIED BY THE CONTRACTOR AS TO THE DATE AND LOCATION OF THE MEETING.
15.

PRIOR TO EXCAVATION OF TRENCHES 5 FEET OR DEEPER, THE CONTRACTOR SHALL SUBMIT TO THE DEVELOPMENT SERVICES DEPARTMENT OR ENVIRONMENTAL UTILITIES DEPARTMENT INSPECTOR A COPY OF THE COMPANY'S ANNUAL CALOSHA TRENCHING PERMIT AND A COPY OF THE COMPANY'S LETTER INFORMING CALOSHA OF THE TIME THE TRENCHING IS COMMENCING AND THE LOCATION OF THE WORK.
16.

ALL PAINTED TRAFFIC STRIPES, ARROWS, AND PAVEMENT MARKINGS SHALL BE CONSTRUCTED WITH THERMOPLASTIC MATERIAL TO THE SPECIFICATIONS SET FORTH IN CHAPTER 3 OF THE CALIFORNIA MUTCD LATEST EDITION. NON-REFLECTIVE PAVEMENT MARKERS SHALL CONSIST OF CERAMIC MARKERS ONLY CONFORMING TO CHAPTER 3 OF THE CALIFORNIA MUTCD LATEST EDITION.
17.

THE DEVELOPERS CONTRACTOR SHALL TAKE EXTREME CARE TO PROTECT EXISTING SITE AND ADJACENT IMPROVEMENTS FROM DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR MAKE REPLACEMENT OF ALL CRACKED AND OTHERWISE PRE-EXISTING DAMAGED PUBLIC IMPROVEMENTS ALONG THE FRONTAGE OF THE PROJECT SITE AND ANY DAMAGE RESULTING FROM CONSTRUCTION TO CURRENT CITY STANDARDS AND AT THEIR OWN EXPENSE. THE EXTENT OF THE REPAIRS SHALL BE DETERMINED BY THE DEVELOPMENT SERVICES CONSTRUCTION INSPECTOR AND SHALL BE COMPLETED PRIOR TO THE CITY ACCEPTANCE OF THE IMPROVEMENTS.
18.

WHERE COMBINATIONS OF SIDEWALK OR CURB AND GUTTER ARE PLACED CONTIGUOUS TO EXISTING, ALL ADJOINING EXISTING CONCRETE VERTICAL FACES SHALL BE DOWELED. ALL ABUTTING SIDEWALK ENDS SHALL BE DOWELED MID-SECTION VERTICALLY WITH TWO DOWELS FOR FOUR THROUGH SIX-FOOT WIDE SIDEWALK AND THREE DOWELS FOR WIDER SIDEWALK. ABUTTING CURB AND GUTTER ENDS SHALL BE DOWELED TWICE, 18 INCHES APART AT GUTTER PAN MID-SECTION. DOWEL CONNECTIONS OF LONGITUDINAL RUNS OF SIDEWALK TO BACK OF CURB SHALL BE THREE FEET ON CENTER. ALL DOWELS SHALL BE 16 INCHES LONG, GRADE 60, #4 REBAR PENETRATING FOUR INCHES. THE DOWEL HOLE SHALL BE 5/8-INCH DIAMETER AT A SLIGHT HORIZONTAL ANGLE FROM PERPENDICULAR. THE PENETRATING PORTION OF THE DOWEL AND THE ENTIRE (CLEANED) VERTICAL SURFACE OF THE ADJOINING, EXISTING CONCRETE SHALL BE THOROUGHLY COATED WITH STATE STANDARD TWO-PART EPOXY.
19.

WHEN SAWCUTTING WITHIN THE STREET FOR TRENCHING OR OTHER PURPOSES, CONTRACTOR SHALL GRIND 1 1/2" OF PAVEMENT BETWEEN THE LANE LINES (FROM LANE STRIPE TO LANE STRIPE) UPON COMPLETION OF THE SAWCUTTING AND OR TRENCHING WORK. WHERE THE SAWCUTTING OCCURS BETWEEN THE CURB AND GUTTER AND NEAREST LANE STRIPE (INCLUDING BIKE LANES), THE SAME 1 1/2" GRIND SHALL BE REQUIRED. CONTRACTOR TO PLACE A PETROMAT FABRIC OR APPROVED EQUAL BY THE CITY OF ROSEVILLE AND OVERLAY FROM LANE STRIPE TO LANE STRIPE, OR CURB TO LANE STRIPE AND RESTRIPE OR REPLACE ANY DELINEATORS REMOVED DURING THE GRIND.
20.

ALL PUBLICLY MAINTAINED STORM DRAIN ON PRIVATE PROPERTY SHALL BE A MINIMUM OF 12 INCHES IN DIAMETER AND SHALL BE RCP CL IV, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
21.

FOR RESIDENTIAL SUBDIVISIONS, UNLESS OTHERWISE APPROVED BY DEVELOPMENT SERVICES ENGINEERING, THE FINAL GRADING OF THE PROJECT SITE SHALL BE CONSTRUCTED TO ACCOMMODATE A MAXIMUM DRIVEWAY SLOPE OF 14% FOR EACH RESIDENTIAL LOT, AS MEASURED FROM THE BACK OF THE SIDEWALK TO THE GARAGE (20-FT SET BACK). IT WILL REMAIN THE RESPONSIBILITY OF THE BUILDERS/DEVELOPER TO DESIGN A HOUSE THAT PROVIDES SUITABLE ACCESS TO THE PARCEL.
22.

THE CONTRACTOR SHALL PLACE FILTER FABRIC BETWEEN THE INITIAL BEDDING AND BACKFILL AND THE TRENCH BACKFILL FOR SANITARY SEWERS DEPTH GREATER THAN 15 FEET MEASURED TO THE PIPE INVERT.

EROSION/SEDIMENT CONTROL NOTES

1.

THE STATE'S GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY (WQD 99-080-DWQ) REQUIRES THE PREPARATION OF A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR SITES WITH SOIL DISTURBANCES GREATER THAN OR EQUAL TO ONE ACRE, OR FROM SITES SMALLER THAN ONE ACRE IF THE CONSTRUCTION ACTIVITY IS PART OF A LARGER PLAN OF DEVELOPMENT OR SALE THAT DISTURBS ONE ACRE OR MORE. CONSTRUCTION ACTIVITY SHALL NOT COMMENCE, NOR A PRE-CONSTRUCTED MEETING PERMITTED TO BE SCHEDULED, PRIOR TO THE SWPPP BEING ACCEPTED BY THE CITY. FOR MORE INFORMATION SEE: [HTTP://WWW.ROSEVILLE.CA.US/EU/STORMWATER_MANAGEMENT](http://www.roseville.ca.us/eu/stormwater_management)
2.

THE PROJECT STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS INCORPORATED BY REFERENCE INTO THIS SET OF PLANS. THE SWPPP IS CONSIDERED A DYNAMIC DOCUMENT AND WILL CHANGE AS CONDITIONS WARRANT. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED AS SHOWN ON THESE PLANS.
3.

A COPY OF THE SWPPP SHALL BE KEPT AT THE PROJECT SITE AT ALL TIMES.
4.

ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED AS SPECIFIED IN THE SWPPP AND/OR AS DIRECTED BY CITY INSPECTOR.
5.

NO GRADING OR TRENCHING, EXCEPT AS REQUIRED FOR EROSION OR SEDIMENT CONTROL, SHALL OCCUR WITHIN 35 FEET FROM THE CENTERLINE OF PERENNIAL AND INTERMITTENT DRAINAGE SWALES BETWEEN OCTOBER 15 AND APRIL 15 EXCEPT AS APPROVED BY THE DEPARTMENT OF FISH AND GAME.
6.

ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN ACCORDANCE WITH THE SWPPP.
7.

THE CONTRACTOR SHALL ESTABLISH A SPECIFIC SITE WITHIN THE DEVELOPMENT FOR MAINTENANCE AND STORAGE OF EQUIPMENT OR ANY OTHER ACTIVITY THAT MAY ADVERSELY CONTRIBUTE TO THE WATER QUALITY OF THE RUNOFF IN ACCORDANCE WITH THE SWPPP.

PIPE MATERIALS

ALL PIPE MATERIALS SHALL BE IN CONFORMANCE WITH THE CITY OF ROSEVILLE, DESIGN & CONSTRUCTION STANDARDS, DATED JANUARY 2013 INCLUDING THE 2014 ADDENDUM.

WATER MAINS (SECTION 81)

1.

POLYVINYL CHLORIDE (PVC) PRESSURE PIPE, AWWA C-900, CLASS 150
2.

DUCTILE IRON PIPE (DIP) ANSI/AWWA C-150/21.50

SEWER MAINS (SECTION 91)

VITRIFIED CLAY PIPE BELL AND SPIGOT (VCP), CONFORMING TO ASTM C700-C301, C828 STANDARDS

DRAIN PIPES (SECTION 101)

STORM DRAIN PIPE SHALL CONFORM TO THE FOLLOWING UNLESS OTHERWISE NOTED:

1.

CAST-IN-PLACE CONCRETE PIPE (CIP)-CONCRETE SHALL BE TYPE II MODIFIED PORTLAND CEMENT CONTENT OF THE MINOR CONCRETE SHALL NOT BE LESS THAN 550 POUNDS PER CUBIC YARD, WITH A MAXIMUM SIZE AGGREGATE NOT GREATER THAN ONE-INCH OR SMALLER THAN 3/8-INCH, AND SHALL CONFORM TO THE REQUIREMENTS OF SECTIONS 63 AND 90 OF THE CALTRANS STATE SPECIFICATIONS.
2.

HIGH DENSITY POLYETHYLENE PIPE (HDPE) PER SECTION 64 OF CALTRANS STANDARD SPECIFICATIONS.
3.

POLYVINYL CHLORIDE PIPE (PVC)

PIPE DIAMETER	ASTM DESIGNATION
12" THROUGH 15"	D3034, SDR-35
18" THROUGH 27"	F794, F2241, SDR-51
30" THROUGH 48"	F794
4.

PRECAST REINFORCED CONCRETE PIPE (RCP)-RCP SHALL CONFORM TO ASTM DESIGNATION C76 FOR CLASS I, II, III, IV OR V.
5.

STEEL REINFORCED HIGH DENSITY POLYETHYLENE PIPE (SRHDPE)-SRHDPE SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM F2562 "STANDARD SPECIFICATION FOR STEEL REINFORCED THERMOPLASTIC RIBBED PIPE AND FITTINGS FOR NON-PRESSURE DRAINAGE AND SEWERAGE."
6.

DRAINAGE PIPE MATERIAL SHALL BE ANY OF THE ABOVE UNLESS OTHERWISE NOTED.

AIR QUALITY NOTES

THE FOLLOWING NOTES ARE PROVIDED AS REFERENCE TO APPLICABLE PLACER COUNTY AIR POLLUTION CONTROL DISTRICT ADOPTED RULES AND REGULATIONS. COMPLIANCE WITH ALL APPLICABLE APCD RULES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. AIR QUALITY RULES ARE ENFORCED SOLELY BY THE PLACER COUNTY AIR POLLUTION CONTROL DISTRICT.

1.

CONSTRUCTION EQUIPMENT EXHAUST EMISSIONS SHALL NOT EXCEED PLACER COUNTY APCD RULE 202 VISIBLE EMISSION LIMITATIONS. OPERATORS OF VEHICLES AND EQUIPMENT FOUND TO EXCEED OPACITY LIMITS ARE TO BE IMMEDIATELY NOTIFIED BY APCD TO CEASE OPERATIONS AND THE EQUIPMENT MUST BE REPAIRED WITHIN 72 HOURS. (BASED ON APCD RULE 202)
2.

THE CONTRACTOR SHALL SUSPEND ALL GRADING OPERATIONS WHEN FUGITIVE DUST EXCEEDS PLACER COUNTY APCD RULE 228 (FUGITIVE DUST) LIMITATIONS. THE PRIME CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING AN INDIVIDUAL WHO IS CARB-CERTIFIED TO PERFORM VISIBLE EMISSIONS EVALUATIONS (VEE). THIS INDIVIDUAL SHALL EVALUATE COMPLIANCE WITH RULE 228 ON A WEEKLY BASIS. IT IS TO BE NOTED THAT FUGITIVE DUST IS NOT TO EXCEED 40% OPACITY AND NOT GO BEYOND THE PROPERTY BOUNDARY AT ANY TIME. LIME OR OTHER DRYING AGENTS UTILIZED TO DRY OUT WET GRADING AREAS SHALL NOT EXCEED PLACER COUNTY APCD RULE 228 FUGITIVE DUST LIMITATIONS. OPERATORS OF VEHICLES AND EQUIPMENT FOUND TO EXCEED OPACITY LIMITS WILL BE NOTIFIED BY APCD AND THE EQUIPMENT MUST BE REPAIRED WITHIN 72 HOURS. ALL PROJECTS IN EXCESS OF 5 ACRES SHALL HAVE AN APPROVED DUST CONTROL PLAN FROM THE PLACER COUNTY AIR POLLUTION CONTROL DISTRICT. (BASED ON APCD RULE 228)
3.

DURING CONSTRUCTION, TRAFFIC SPEEDS ON ALL UNPAVED SURFACES SHALL BE LIMITED TO 15 MILES PER HOUR OR LESS. (BASED ON APCD RULE 228 / SECTION 401.2)
4.

DURING CONSTRUCTION, NO OPEN BURNING OF REMOVED VEGETATION SHALL BE ALLOWED UNLESS PERMITTED BY THE PCAPCD. ALL REMOVED VEGETATIVE MATERIAL SHALL BE EITHER CHIPPED ON SITE OR TAKEN TO AN APPROPRIATE RECYCLING SITE, OR IF A SITE IS NOT AVAILABLE, A LICENSED DISPOSAL SITE. (BASED ON APCD RULE 310)
5.

A PERSON SHALL NOT DISCHARGE INTO THE ATMOSPHERE VOLATILE ORGANIC COMPOUNDS (VOC'S) CAUSED BY THE USE OR MANUFACTURE OF OUTBACK OR EMULSIFIED ASPHALTS FOR PAVING, ROAD CONSTRUCTION OR ROAD MAINTENANCE, UNLESS SUCH MANUFACTURE OR USE COMPLIES WITH THE PROVISIONS RULE 217. (BASED ON APCD RULE 217).
6.

PROCESSES THAT DISCHARGE 2 POUNDS PER DAY OR MORE OF AIR CONTAMINANTS, AS DEFINED BY HEALTH AND SAFETY CODE SECTION 39013, TO THE ATMOSPHERE MAY REQUIRE A PERMIT. PERMITS MAY BE REQUIRED FOR BOTH CONSTRUCTION AND OPERATION. DEVELOPERS/CONTRACTORS SHOULD CONTACT THE DISTRICT PRIOR TO CONSTRUCTION AND OBTAIN ANY NECESSARY PERMITS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. (BASED ON THE CALIFORNIA HEALTH & SAFETY CODE SECTION 39013. [HTTP://WWW.LEGINFO.CA.GOV/CGI-BIN/DISPLAYCODE?SECTION=HSC&GROUP=39001-40000&FILE=39010-39060](http://www.leginfo.ca.gov/cgi-bin/displays.asp?code=section&code=hsc&group=39001-40000&file=39010-39060)

GRADING NOTES

1.

GRADING SHALL CONFORM TO APPENDIX CHAPTER 33 UBC, LATEST EDITION, AND TO THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEERING REPORT BY WALLACE-KUHL & ASSOCIATES INC., DATED FEB. 13, 2004 (WKA NO. 5824.01), ENGINEERING DIV. FILE NO. (308-588) AND REPORT BY WALLACE-KUHL & ASSOCIATES INC., DATED OCT. 19, 2004 (WKA NO. 5824.02), ENGINEERING DIV. FILE NO. (308-635)
2.

ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED AS SPECIFIED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR THIS PROJECT OR AS DETERMINED BY THE CITY INSPECTOR. THE SWPPP IS CONSIDERED A DYNAMIC DOCUMENT AND WILL CHANGE AS CONDITIONS WARRANT. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED AS SHOWN ON THE SWPPP PLAN.
3.

LOTS SHALL BE GRADED WITH A CONSTANT SLOPE ALONG THE FRONTAGE OF THE RIGHT-OF-WAY, FROM BUILDING SETBACK LINE TO BACK OF SIDEWALK. ALL TEMPORARY AND PERMANENT SLOPES STEEPER THAN 4:1 ALONG THIS FRONTAGE SHALL HAVE EROSION NETTINGS INSTALLED.
4.

ALL REAR LOT CORNER ELEVATIONS SHALL BE EQUAL TO OR GREATER THAN THE HIGHEST ADJACENT PAD GRADE UNLESS SPECIFICALLY SHOWN ON THESE PLANS AND APPROVED BY ENGINEERING DIVISION.
5.

NON-POTABLE WATER SHALL BE SPRAYED ON ALL EXPOSED EARTH SURFACES DURING CLEARING GRADING, EARTH MOVING, AND OTHER SITE PREPARATION ACTIVITIES. THE EXPOSED EARTH SHALL BE WATERED THROUGHOUT THE DAY TO MINIMIZE DUST.
6.

TARPAULINS OR OTHER EFFECTIVE COVERS SHALL BE USED ON ALL STOCKPILED EARTH MATERIAL AND ON HAUL TRUCKS TO MINIMIZE DUST.
7.

THE CITY SHALL HAVE THE AUTHORITY TO STOP ALL GRADING OPERATIONS, IF, IN OPINION OF CITY STAFF, INADEQUATE DUST CONTROL MEASURES ARE BEING PRACTICED OR EXCESSIVE WIND CONDITIONS CONTRIBUTE TO FUGITIVE DUST EMISSIONS.
8.

ADJACENT STREET FRONTAGES SHALL BE SWEEP AT LEAST ONCE A DAY TO REMOVE SILT AND OTHER DIRT WHICH IS EVIDENT FROM CONSTRUCTION ACTIVITIES. REFER TO SCHEDULES WITHIN SWPPP.
9.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING CONSTRUCTION VEHICLES LEAVING THE SITE ON A DAILY BASIS TO PREVENT DUST, SILT AND DIRT FROM BEING RELEASED OR TRACKED OFFSITE. REFER TO SWPPP FOR SPECIFIC REQUIREMENTS.
10.

CONSTRUCTION SHALL STOP IF CULTURAL RESOURCES ARE SUSPECTED. IT IS POSSIBLE THAT PREVIOUS ACTIVITIES HAVE OBSCURED SURFACE EVIDENCE OF CULTURAL RESOURCES. IF SIGNS OF AN ARCHEOLOGICAL SITE, SUCH AS ANY UNUSUAL AMOUNTS OF STONE, BONE, OR SHELL, ARE UNCOVERED DURING GRADING OR OTHER CONSTRUCTION ACTIVITIES, WORK SHALL BE HALTED WITHIN 100 FEET OF THE FIND AND THE ROSEVILLE COMMUNITY DEVELOPMENT DEPARTMENT SHALL BE NOTIFIED. A QUALIFIED ARCHEOLOGIST SHALL BE CONSULTED FOR AN ON-SITE EVALUATION. THE ARCHEOLOGIST MAY REQUIRE ADDITIONAL MITIGATION.
11.

SHOULD GRADING OPERATIONS UNCOVER HAZARDOUS MATERIALS, OR WHAT APPEARS TO BE HAZARDOUS MATERIALS, THE FIRE DEPARTMENT SHALL BE CONTACTED IMMEDIATELY AT (916) 774-5820. THE AREA, WHICH CONTAINS THE HAZARDOUS MATERIALS, SHALL BE MARKED OFF UNTIL AN INVESTIGATION BY A MEMBER OF THE FIRE DEPARTMENT IS CONDUCTED.
12.

GRADES SHOWN OUTSIDE OF THE PUBLIC RIGHT OF WAY WITHIN THE APPROVED GRADING PLAN ARE SUBJECT TO FURTHER REVIEW AND MODIFICATION BY THE BUILDING DIVISION FOR COMPLIANCE WITH THE UNIFORM BUILDING CODE AND STATE OF CALIFORNIA TITLE 24 HANDICAP ACCESSIBILITY REQUIREMENTS.
13.

THE CONTRACTOR/DEVELOPER IS EXPECTED TO COMPLY WITH THE FUGITIVE DUST CONTROL REQUIREMENTS FROM THE PLACER COUNTY AIR POLLUTION CONTROL DISTRICT: [WWW.PLACER.CA.GOV/APCD](http://www.placer.ca.gov/apcd)
14.

CONTAMINATED SOIL - DEVELOPER AGREES TO PROPERLY ADHERE TO ALL THEN CURRENT STATE AND FEDERAL REQUIREMENTS WHEN ANY EVIDENCE OF TOXIC, HAZARDOUS OR CONTAMINATED SOILS ARE ENCOUNTERED DURING ANY AND ALL EXCAVATION OR GRADING OPERATIONS, AND TO INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OR ROSEVILLE, ITS OFFICERS, AGENTS AND EMPLOYEES, FROM ANY AND ALL LIABILITY, COSTS, CLAIMS, FEES, FINES, PENALTIES AND CLAIMS OF OR DAMAGE OF ANY TYPE WHATSOEVER. EXTRA COSTS FOR REMEDIATION AND/OR REMOVAL OF SOIL SHALL BE BOURN SOLELY BY THE DEVELOPER. THE PARTIES INTEND THAT THIS PROVISION BE BROADLY CONSTRUED.

FIRE DEPARTMENT NOTES

1.

PRIOR TO COMBUSTIBLE MATERIALS BEING BROUGHT TO THE SITE, FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED TO WITHIN 150 FEET OF ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF ANY STRUCTURES AND COMBUSTIBLE STORAGE PILES. FIRE APPARATUS ACCESS ROADS SHALL BE FULLY PAVED AND SHALL BE DESIGNED TO SUPPORT THE IMPOSED WEIGHT OF A FIRE APPARATUS (34 TONS GVW). ACCESS ROADS SHALL BE PROVIDED WITH A MINIMUM 20-FOOT ROADWAY WIDTH AND 13 FOOT 6-INCH VERTICAL CLEARANCE.
2.

CONSTRUCTION MATERIAL AND VEHICLES SHALL NOT OBSTRUCT FIRE APPARATUS ACCESS TO FIRE APPARATUS ROADS, FIRE HYDRANTS OR THE BUILDING.
3.

TEMPORARY ABOVE GROUND FUEL STORAGE TANKS MAY BE USED ON CONSTRUCTION SITES FOR DIESEL FUEL ONLY AND SHALL NOT EXCEED 1, 000-GALLON LIQUID CAPACITY. SUCH INSTALLATIONS SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE CITY FIRE CODE. A FIRE DEPARTMENT PERMIT SHALL BE OBTAINED PRIOR TO THE PLACEMENT OF SUCH TANKS ON THE SITE.
4.

THE STREET ADDRESS OF THE CONSTRUCTION SITE SHALL BE CLEARLY IDENTIFIED AT ALL ENTRANCES INTO THE PROJECT. SUCH NUMBERS SHALL BE CLEARLY VISIBLE FROM THE STREET FRONTING THE PROPERTY AND SHALL CONTRAST IN COLOR WITH THEIR BACKGROUND (MINIMUM 6-INCH LETTERING).
5.

FIRE SAFETY DURING CONSTRUCTION, ARTICLE 87 OF THE UNIFORM FIRE CODE REQUIRES CERTAIN SAFETY PROCEDURES TO BE FOLLOWED DURING NEW CONSTRUCTION AND REMODELS. THIS ARTICLE CONCERNS FIRE SAFETY IN THE FOLLOWING AREAS: ACCESS, WATER SUPPLY, EXTINGUISHERS, STANDPIPES, DEBRIS, MOTORIZED EQUIPMENT, HEATING DEVICES, SMOKING, CUTTING AND WELDING, FLAME PRODUCING EQUIPMENT, FLAMMABLE LIQUIDS, ASPHALT AND TAR KETTLES, TEMPORARY WIRING, EMERGENCY TELEPHONE MODIFICATION OF EXISTING SYSTEMS, EXITS, BURNING OF ANY MATERIAL, AND FIRE WATCH. IT IS YOUR RESPONSIBILITY TO BECOME FAMILIAR WITH THESE REQUIREMENTS AND SEE THAT ALL PERSONS ON THE JOB SITE COMPLY.
6.

THE BURNING OF COMBUSTIBLE CONSTRUCTION MATERIAL AND TRASH IS PROHIBITED.
7.

A MINIMUM 3-FOOT CLEAR SPACE SHALL BE PROVIDED AND MAINTAINED AROUND FIRE PROTECTION EQUIPMENT.
8.

AT ALL FIRE HYDRANT LOCATIONS, A BLUE REFLECTIVE PAVEMENT MARKER SHALL BE INSTALLED ONE FOOT OFF PAVED CENTERLINE OR MEDIAN ON THE HYDRANT SIDE OF THE ROADWAY.
9.

IF SITE SURVEY OR EARTH MOVING WORK RESULTS IN THE DISCOVERY OF HAZARDOUS MATERIALS IN CONTAINERS, OR WHAT APPEARS TO BE HAZARDOUS WASTES RELEASED INTO THE GROUND, THE CONTRACTOR OR APPLICANT SHALL IMMEDIATELY REPORT THE FINDING TO THE ROSEVILLE FIRE DEPARTMENT VIA PHONE AT (916) 774-5821. ALL SUSPECTED AREAS SHALL BE MARKED OFF WITH APPROVED SIGNAGE OR CAUTION TAPE UNTIL SUCH TIME THAT A REPRESENTATIVE FROM THE FIRE DEPARTMENT DETERMINES WHETHER THE RELEASE IS REPORTABLE OR NOT AND IF SITE REMEDIATION IS REQUIRED.
10.

THE REQUIRED MINIMUM FIRE FLOW FOR THE PROTECTION OF THE PROPOSED PROJECT IS 1,500 GALLONS PER MINUTE WITH 20 POUNDS PER SQUARE INCH RESIDUAL WATER PRESSURE REMAINING IN THE SYSTEM.
11.

FIRE HYDRANTS SHALL BE INSTALLED AND IN SERVICE CAPABLE OF PROVIDING THE REQUIRED FIRE FLOW PRIOR TO ANY COMBUSTIBLE CONSTRUCTION OR ON-SITE STORAGE OF COMBUSTIBLE MATERIALS.
12.

ALL FIRE HYDRANTS SHALL BE "BAGGED" OR OUT-OF-SERVICE UNTIL THE ABOVE FOUR (4) INSPECTIONS ARE COMPLETED.
13.

WATER SUPPLY CONTROL VALVES SHALL NOT BE CLOSED BY THE CONTRACTOR UPON ACCEPTANCE OF THE FIRE-FLOW TEST BY THE FIRE DEPARTMENT, UNLESS ENVIRONMENTAL UTILITIES AND THE FIRE DEPARTMENT ARE CONTACTED AND ADVISED OF THE CLOSURE.

ABBREVIATIONS

AB	AGGREGATE BASE	MAX	MAXIMUM
AC	ASPHALTIC CONCRETE	MIN	MINIMUM
APPRX	APPROXIMATE	ML	MATCH LINE
ARV	AIR RELEASE VALVE	MOD	MODIFIED
BC	BEGIN CURVE	NPS	NO PARKING SIGN
BVC	BEGIN VERTICAL CURVE	N.S.E.W	NORTH, SOUTH, EAST, WEST
BRV	BUTTERFLY VALVE	OH	OVERHEAD
BLDG	BUILDING	PAE	PUBLIC ACCESS EASEMENT
BM	BENCHMARK	PB	PULL BOX
BO	BLOW-OFF VALVE	PCC	PORTLAND CONCRETE CEMENT
BRW	FINISH GRADE @ BOTTOM OF RETAINING WALL	PE	PEDESTRIAN EASEMENT
BW	FINISH GRADE @ BOTTOM OF WALL	PG	PROJECTED GRADE
CB	CATCH BASIN	POC	POINT OF CONNECTION
CJ	CONTROL JOINT	PV	POST INDICATOR VALVE
CL, -C	CENTERLINE	PVC	POINT INTERSECTION VERTICAL CURVE
C&G	CURB, BUTTER & SIDEWALK	PL, PIL	PROPERTY LINE
C&G	CURB & GUTTER	PRC	POINT OF REVERSE CURVE
CMP	CORRUGATED METAL PIPE	PRVC	POINT REVERSE VERTICAL CURVE
CMC	CONCRETE	PT	POINT OF TANGENCY
CONST	CONSTRUCT	PVC	POLYVINYL CHLORIDE
CONT	CONTINUE, CONTINUOUS	PUE, P.U.E.	PUBLIC UTILITY EASEMENT
COTG	CLEAN-OUT TO GRADE	PWMT	PAVEMENT
CR	CURB RETURN	RCP	REINFORCED CONCRETE PIPE
CRN	CROWN	R	RADIUS OR RIDGE
DIA	DIAMETER	RL	RESTRAIN LENGTH
DMH	DRAINAGE MANHOLE	RT	RIGHT
DI	DRAINAGE INLET	RW	RECYCLED WATER
DTL	DETAIL	RW.ROW	RIGHT-OF-WAY
DWG	DRAWING	S	SEWER OR SLOPE
DWY	DRIVEWAY	SF	SQUARE FEET
EC	END CURVE	SL	STREET LIGHT
EL, ELEV	ELEVATION	SMH	SEWER MANHOLE
EP	EDGE OF PAVEMENT	SRVC	SERVICE
EVA	EMERGENCY VEHICLE ACCESS	SSC	SEWER SERVICE
EVC	END VERTICAL CURVE	SSCO	SANITARY SEWER CLEAN-OUT
(E), EX, EXIST	EXISTING	STA	STATION
FDC	FIRE DEPARTMENT CONNECTION	STD	STANDARD
FES	FLARED END SECTION	SG	SUBGRADE
FG	FINISH GRADE	ST	STREET
FH	FIRE HYDRANT	SW	SIDEWALK
FL, -F	FLOW LINE	TB	TOP OF BANK
GB	GRADE BREAK	TBC	TOP BACK OF CURB
GFL	GUTTER FLOW LINE	TBW	TOP BACK OF WALK
GR	GRATE	TEMP	TEMPORARY
GV	GATE VALVE	TOE	TOE OF SLOPE BANK
H	EXPOSED WALL HEIGHT (FG)	TOP	TOP OF SLOPE BANK
HDPE	HIGH DENSITY POLYETHYLENE	TRANS	TRANSITION
HP	HIGH POINT	TRW	FINISH GRADE @ TOP OF RETAINING WALL
INTX	INTERSECTION	TS	TRAFFIC SIGNAL
INVT	INVERT	TW	FINISHED GRADE @ TOP OF WALL
IRR	IRRIGATION	TYP	TYPICAL
LAT	LATERAL	UG	UNDERGROUND
LE	LANDSCAPE EASEMENT	VAR	VARIES
LT	LEFT	VPRC	VERTICAL POINT OF REVERSE CURVE
LF	LINEAR FEET	VC	VERTICAL CURVE
LIP	LIP OF GUTTER PAN	W/	WITH
LP	LOW POINT	W/O	WITHOUT
		WS	WATER SERVICE
		(XX,XX)	EXISTING GRADE ELEVATION

NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES)

1.

CONTRACTOR IS ADVISED THAT THE STATE OF CALIFORNIA HAS ADOPTED NATIONAL POLLUTION DISCHARGE ELIMINATION REQUIREMENTS IN ACCORDANCE WITH THE REQUIREMENTS OF THE CLEAN WATER ACT. THIS PROJECT IS SUBJECT TO ALL OF THE REQUIREMENTS CONTAINED IN THOSE ACTS. THE CONTRACTOR SHALL ABIDE BY ALL OF THE LAWS, ORDINANCES AND REGULATIONS ASSOCIATED WITH THE NPDES AND THE CLEAN WATER ACT.
2.

AS PART OF THE NPDES REQUIREMENTS, A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST BE DEVELOPED FOR THE PROJECT. AN OUTLINE OF THIS PLAN HAS BEEN DEVELOPED BY THE OWNER. THE CONTRACTOR SHALL COMPLETE THE SWPPP AND UPDATE IT AS NECESSARY THROUGHOUT CONSTRUCTION OF THE PROJECT. A COPY OF THE OUTLINE SWPPP IS AVAILABLE FROM THE OWNER.
3.

THE STORM WATER POLLUTION PREVENTION PLAN MUST BE MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION AND BE AVAILABLE AT THE CONSTRUCTION SITE. THE CONTRACTOR IS ADVISED THAT HE SHALL CONFORM TO THIS REQUIREMENT AND THAT HE SHALL IMPLEMENT ALL OF THE MEASURES REQUIRED BY THE STORM WATER POLLUTION PREVENTION PLAN, INCLUDING MAINTENANCE OF DILIGENT RECORD KEEPING AND LOGS AS REQUIRED BY THE SWPPP.
4.

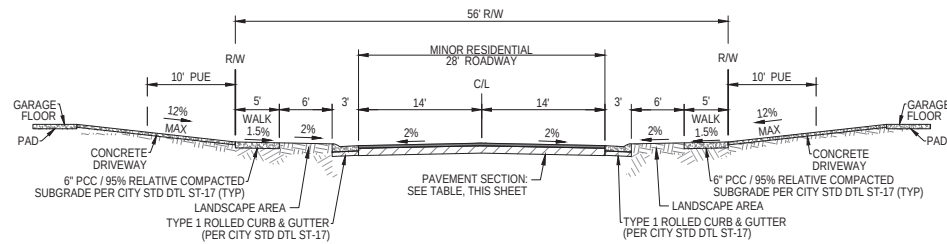
THE CONTRACTOR SHALL PROVIDE COPIES OF THE UPDATED STORM WATER POLLUTION PREVENTION PLAN TO THE OWNER PRIOR TO STARTING CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL PROVIDE COPIES OF HIS SWPPP RECORDS AND LOGS DURING THE COURSE OF CONSTRUCTION, ON A MONTHLY BASIS, TO THE OWNER. THE CONTRACTOR SHALL ALSO KEEP COPIES OF THESE RECORDS AND LOGS WITH THE SWPPP AT THE CONSTRUCTION SITE FOR POTENTIAL VIEWING BY THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD.

SWPPP NOTES

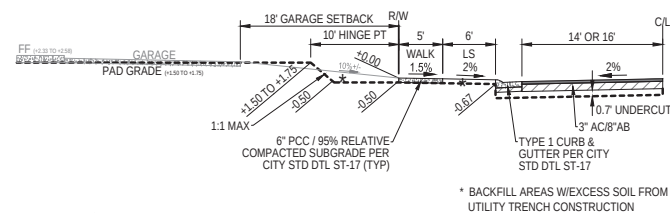
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ANTICIPATED COMPLETION DATE: AUGUST 15, 2018
SIZE OF PROJECT (AC): 4.4
ESTIMATED DISTURBED SOIL AREA (AC): 4.4
NAME OF, AND DISTANCE TO, NEAREST BODY OF WATER/STREAMBED: DRY CREEK, 2.5 MI.

REVISIONS	△									SCALE:	BENCH MARK	COMPUTED	MJC			MORTON & PITALO, INC. CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING Folsom • Sacramento • Fresno 2870 Gateway Oaks Drive, Suite #120 Sacramento, CA 95833 phone: (916) 927-2400 survey email: staging@mpengr.com • web: www.mpengr.com	IMPROVEMENT PLANS FOR WESTPARK - VILLAGE 29 GENERAL NOTES	CITY OF ROSEVILLE, COUNTY OF PLACER, CALIFORNIA	DATE
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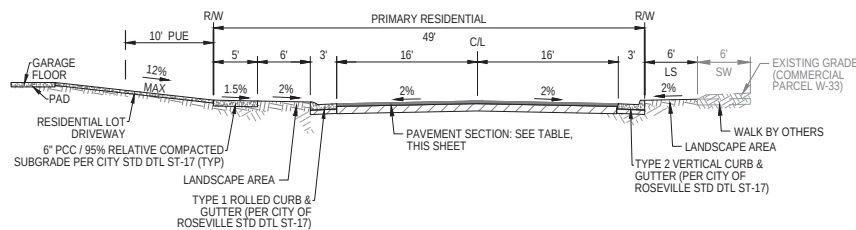
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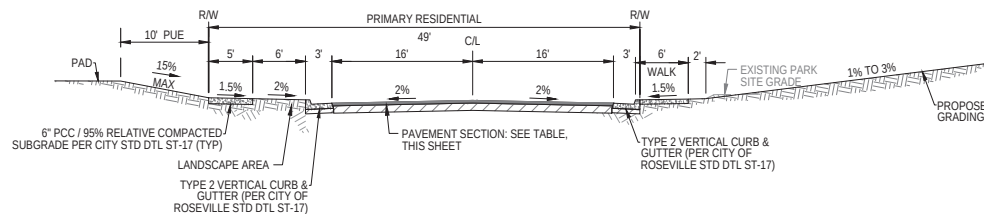
A PARKMOOR LANE
NTS



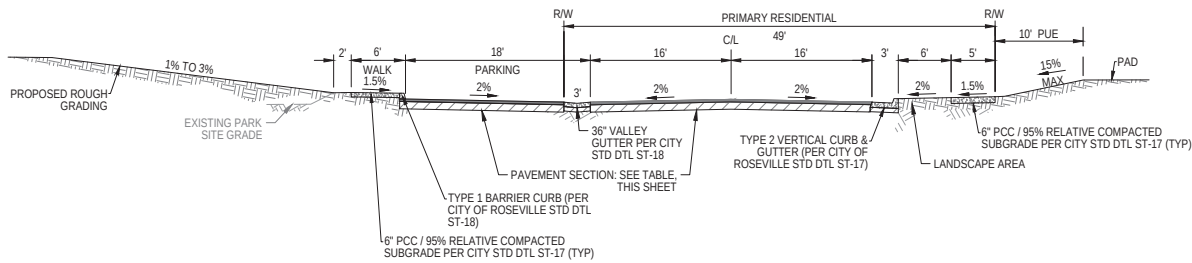
A.1 ROUGH GRADE SECTION
FAIRGROVE LANE
NTS



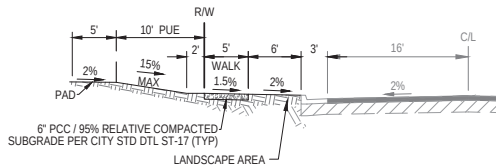
B EMERALD PARK DRIVE
WIDETACHED SIDEWALK
NTS



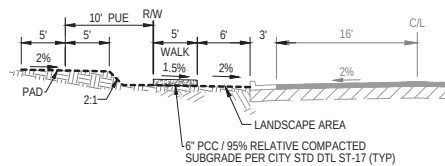
C EMERALD PARK DRIVE
WIDETACHED SIDEWALK
NTS



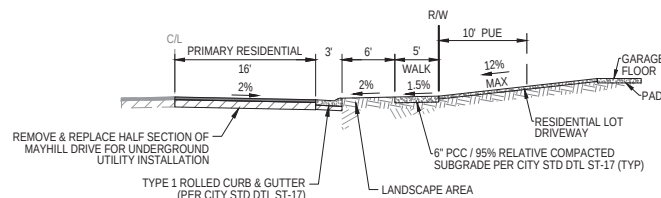
D EMERALD PARK LANE W/PARKING
NTS



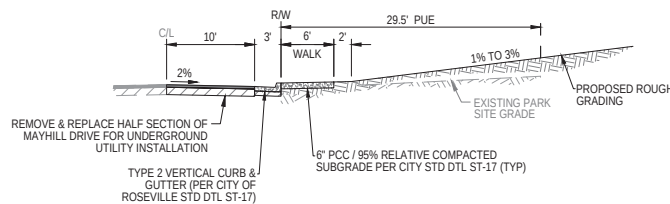
E SIDE YARD BOUNDARY (WEST)
VILLAGE PLAZA DRIVE
NTS



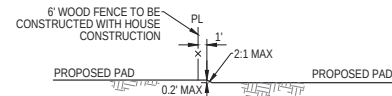
E.1 SIDE YARD CHOKER SECTION
VILLAGE PLAZA DRIVE
NTS



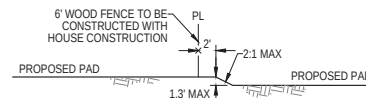
F BOUNDARY SECTION (NORTH)
MAYHILL DRIVE
NTS



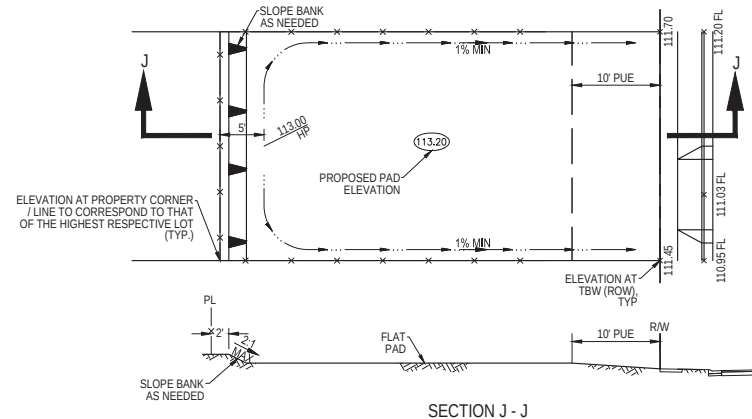
G PARK BOUNDARY SECTION
MAYHILL DRIVE
NTS



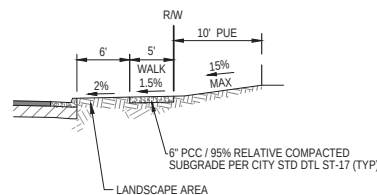
H TYPICAL INTERIOR LOT
SIDE YARD BOUNDARY CONDITION
NTS



I TYPICAL REAR LOT BOUNDARY
NTS



J TYPICAL REAR YARD BOUNDARY
NTS



K TYPICAL CORNER LOT SIDE YARD BOUNDARY
NTS

TYPICAL PAVEMENT SECTION

STREET TYPE	T1	PAVEMENT SECTION (UNTREATED SUBGRADE) R-VALUE = 20
MINOR RESIDENTIAL	6	3" AC, TYPE A 8" AB, CLASS 2
PRIMARY RESIDENTIAL	7	3.5" AC, TYPE A 10" AB, CLASS 2

- PAVEMENT NOTES:
- FINAL STREET SECTIONS TO BE DETERMINED BY THE 'R' VALUES TAKEN AT SUBGRADE.
 - 'R' VALUE SHALL BE VERIFIED BY THE GEOTECHNICAL ENGINEER PRIOR TO PREPARATION OF SUBGRADE.
 - SUBGRADE COMPACTED TO 95%.
 - FOR R-VALUE=10 PAVEMENT SECTIONS, CONTRACTOR TO SUBMIT CUT SHEET FOR PROPOSED GEOTEXTILE FABRIC OR OTHER APPROVED PRODUCT AND SHOW AS-INSTALLED FOR EACH AFFECTED ROADWAY SECTION.

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2					
3					
4					

SCALE:	BENCH MARK
HORIZ. 1" = N/A	ELEV. =
VERT. 1" = N/A	

COMPUTED	MJC
DESIGNED	TA
DRAWN	TA
PROJ. ENGR.	SMP



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phone: (916) 927-2400
survey email: staking@mpengr.com • web: www.mpengr.com

IMPROVEMENT PLANS FOR
WESTPARK - VILLAGE 29
SECTIONS

CITY OF ROSEVILLE, COUNTY OF PLACER, CALIFORNIA

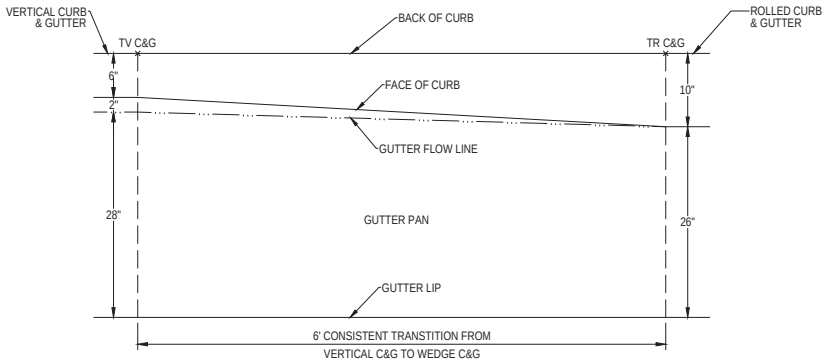
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SHEET	C3
OF	13

JOB NO. 17-0053-00

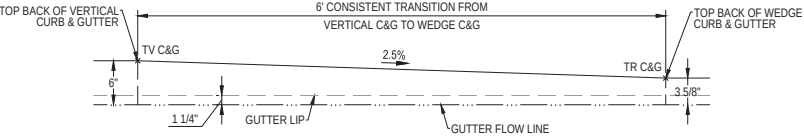
WESTPARK - VILLAGE 29

APPROVED PLANS (03/15/18)

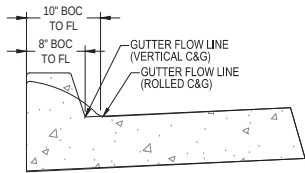
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PLAN VIEW



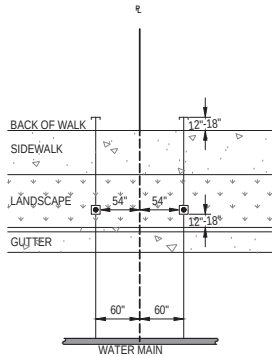
ELEVATION



4 VERTICAL C&G TO ROLLED C&G

TRANSITION

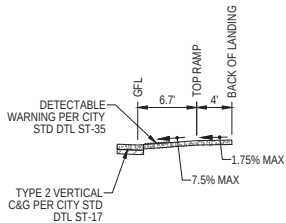
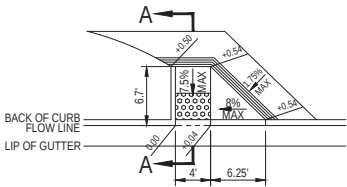
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1 RESIDENTIAL WATER SERVICE DETAIL

W-10

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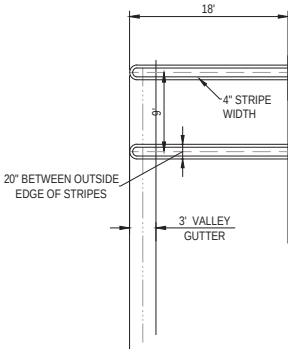


SECTION 'A-A'

NOTE:
• REFER TO CITY STD DTL ST-17 FOR NOTES

2 PERPENDICULAR CURB RAMP

NTS



3 PARKING STALL STRIPING DETAIL

NTS

D:\p\170013\0053-00 WESTPARK VILLAGE CENTER - RESIDENTIAL IMPROVEMENTS\DWG\170013\0053-00 WESTPARK VILLAGE CENTER - RESIDENTIAL IMPROVEMENTS.dwg | Sheet: 17-0053-00 | Date: 03/11/2018 10:03:30am | PLOT: 03/11/2018 10:03:30am | TADAMS

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SCALE:	BENCH MARK
HORIZ. 1" = N/A	ELEV=
VERT. 1" = N/A	

COMPUTED	MJC
DESIGNED	TA
DRAWN	TA
PROJ. ENGR.	SMP



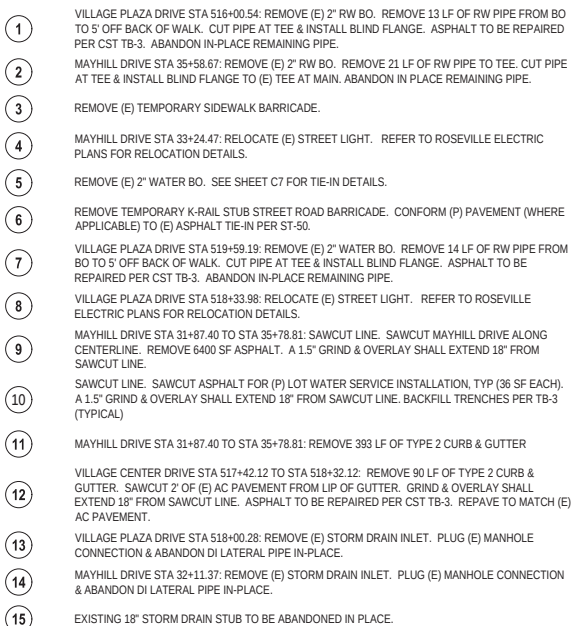
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IMPROVEMENT PLANS FOR
WESTPARK - VILLAGE 29
DETAILS

CITY OF ROSEVILLE, COUNTY OF PLACER, CALIFORNIA

DATE	MAR. 15, 2018
SHEET	C4
OF	13

JOB NO. 17-0053-00



REVISIONS	△								SCALE:
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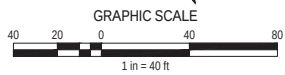
COMPUTED	MJC
DESIGNED	TA
DRAWN	TA
PROJ. ENGR.	SMP



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IMPROVEMENT PLANS FOR
WESTPARK - VILLAGE 29
DEMOLITION PLAN

DATE	MAR. 15, 2018
SHEET	C5
OF	13



STOCKPILE NOTES

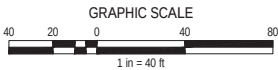
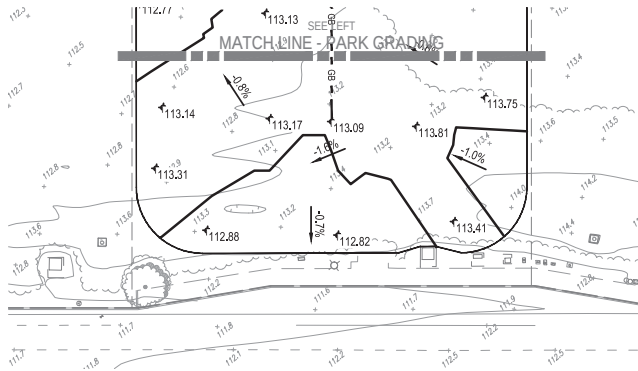
- 4' MAXIMUM STOCKPILE HEIGHT.
- 3:1 MAXIMUM SIDE SLOPES.
- 30' MINIMUM STOCKPILE SETBACK FROM VILLAGE PLAZA DRIVE AND PLEASANT GROVE BLVD.
- STOCKPILE EROSION CONTROL MEASURES PER THE PROJECT SWPPP.
- THE STOCKPILE SHALL BE REMOVED FOR SUBSTANTIAL COMPLETION, PRIOR TO HOUSE BUILDING PERMITS GRANTED FOR PARCELS W28W29 OR BY JULY 31, 2018.

PARK AREA ROUGH GRADING NOTES

- FILL TO BE PLACED AND COMPACTED PER THE GEOTECHNICAL ENGINEERS RECOMMENDATIONS.
- PARK AREA ROUGH GRADING TO BE CERTIFIED TO A TOLERANCE OF ± 0.5 OF GRADES SHOWN ON THESE PLANS PRIOR TO ACCEPTANCE BY THE CITY OF ROSEVILLE PARKS DEPARTMENT.

CONSTRUCTION KEYNOTES

- CONSTRUCT 5' WIDE DETACHED SIDEWALK (6" PCC OVER NATIVE SOIL AT 95% RELATIVE COMPACTION). REFER TO STD DTL ST-17 FOR ADDITIONAL INFORMATION.
- SAWCUT LINE. SEE DEMOLITION PLAN (SHEET C6) FOR SAWCUT LIMITS. REPAVE STREET WATCHING PAVEMENT SECTION. 1.5" GRIND & OVERLAY SHALL EXTEND 18" BEYOND SAWCUT LINE. CONFORM TO EXISTING STREET SECTION AT SAWCUT LIMITS PER CITY STD DTL ST-50.
- INSTALL TYPE 2 CURB & GUTTER PER CITY STD DTL ST-17.
- INSTALL TYPE 1 CURB & GUTTER PER CITY STD DTL ST-17.
- INSTALL 36-INCH VALLEY GUTTER PER CITY STD DTL ST-18.
- NOT USED
- INSTALL RESIDENTIAL BULBED CORNER PER CITY STD DTL ST-45. TYPE 1 CURB & GUTTER AND SIDEWALK SHALL BE 10" THICK "MINOR CONCRETE" PER CITY STD. INSTALL CASE "C" PEDESTRIAN CURB RAMP AT CENTER OF CURB RETURN PER CITY STD DTL ST-27.
*- STD RETURN AT CONFORM TO (E) CURB & GUTTER.
- INSTALL 6" ATTACHED SIDEWALK (INCLUDES 0.5' CURB) PER CITY STD DTL ST-17.
- INSTALL TYPE 1 BARRIER CURB PER CITY STD DTL ST-18.
- INSTALL 6" TRANSITION FROM TYPE 1 ROLLED CURB TO TYPE 2 VERTICAL CURB PER DTL 4, SHEET C4.
- CONFORM TO (E) CURB & GUTTER PER GENERAL NOTE 18 ON SHEET C2.
- (E) CURB RAMP SHALL BE VERIFIED FOR COMPLIANCE PER GENERAL NOTE 10 ON SHEET C2.
- CONFORM TO (E) SIDEWALK WIDTH PER GENERAL NOTE 10 ON SHEET C2.
- INSTALL MOD PEDESTRIAN RAMP PER DTL 2, SHEET C4.
- CONSTRUCT DETACHED SIDEWALK (6" PCC OVER NATIVE SOIL AT 95% RELATIVE COMPACTION). REFER TO STD DTL ST-17 FOR ADDITIONAL INFORMATION.
- INSTALL PEDESTRIAN CURB RAMP PER CITY STD DTL ST-26.
- FUTURE SIDEWALK LOCATION



Doc: Y:\2017\17-0053-00 WESTPARK VILLAGE CENTER - RESIDENTIAL UNDERGRADING\W29\17-0053-00-03.DWG | Sheet: 03-14-19 11:07am MLEE | Plot: 02-23-19 03:23pm MLEE

REVISIONS	NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.U.	DATE
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△						
△						
△						

SCALE:	BENCH MARK
HORIZ. 1" = 40'	ELEV=
VERT. 1" = N/A	

COMPUTED	MJC
DESIGNED	TA
DRAWN	TA
PROJ. ENGR.	SMP

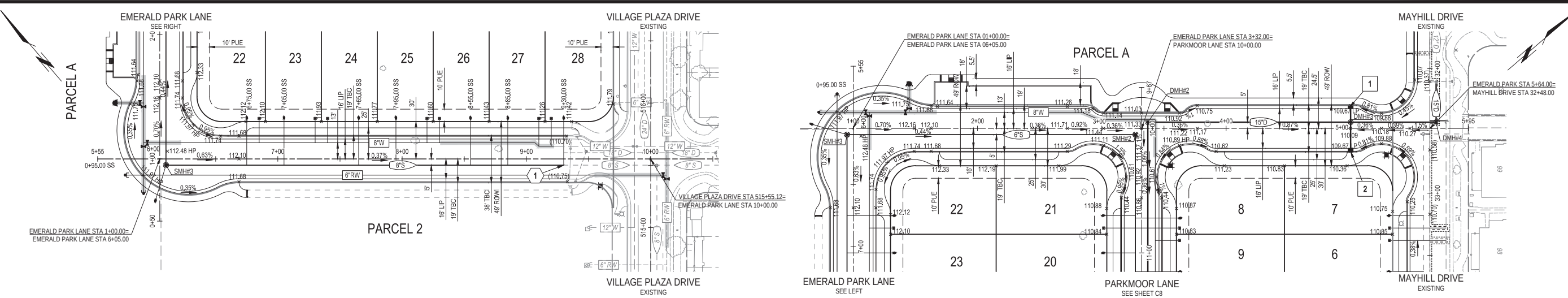


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IMPROVEMENT PLANS FOR
WESTPARK - VILLAGE 29
GRADING PLAN

CITY OF ROSEVILLE, COUNTY OF PLACER, CALIFORNIA

DATE	MAR. 15, 2018
SHEET	C6
OF	13



STORM DRAIN KEYNOTES

- 1 STA 5+00.21 (LT): INSTALL TYPE C DI PER CITY STD DR-1 WIDTL DR-20. GFL=109.67. GR=109.59. HGL10=105.59. 12" INV OUT=104.59. PLACE 11 LF 12" RCP CL III @ S=0.045. 12" INV IN @ DMH=104.00.
- 2 STA 10+85.00 (RT): INSTALL TYPE C DI PER CITY STD DR-1 WIDTL DR-20. GFL=109.67. GR=109.59. HGL10=105.59. 12" INV OUT=104.59. PLACE 21 LF 12" RCP CL III @ S=0.024. 12" INV IN @ DMH=104.00.

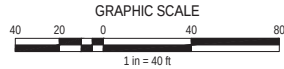
CONSTRUCTION KEYNOTES

- 1 TV AND AIR TEST SEWER STUB PRIOR TO CONNECTION. REPAIR IF DAMAGED AT CONTRACTOR'S EXPENSE. CONTRACTOR TO VERIFY EXISTING STUB LOCATION/ANGLE TO PROPOSED TIE-IN ALIGNMENT PRIOR TO CONNECTION. CONTRACTOR TO MATCH SEWER PIPE MATERIAL.

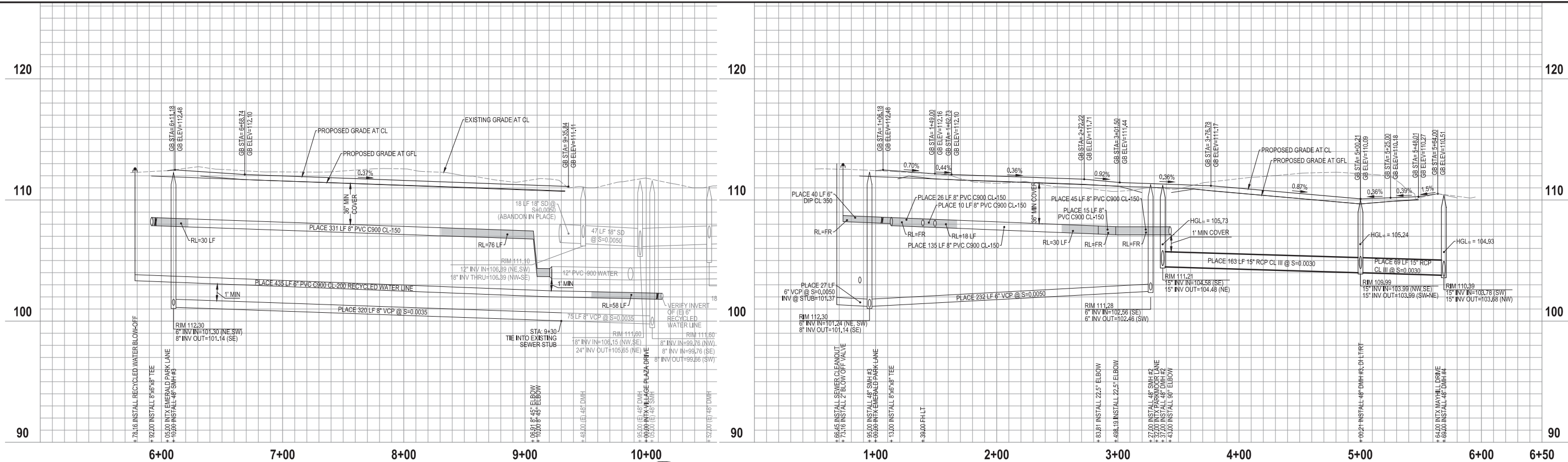
GENERAL NOTES

1. ALL POWER POLES, TRAFFIC SIGNAL LIGHTS / POLE, ELECTRICAL BOXES, ETC. TO BE REMOVED AND RELOCATED BY ROSEVILLE ELECTRIC.
2. CONTRACTOR TO VERIFY DEPTH & LOCATION OF ALL EXISTING UNDERGROUND UTILITIES & PIPES BEFORE CONSTRUCTION.

EMERALD PARK LANE



EXISTING GRADE @ ROAD CL	112.42	112.52	112.41	112.32	112.39	112.56	112.00	111.57	111.11	111.03	111.24	112.42	112.12	111.37	111.07	110.71	110.81	110.75	112.19	112.18	110.20
PROPOSED GRADE @ RIGHT GFL	111.57	111.74	111.68	111.57	111.40	111.22	111.05	110.87	110.70			111.74	111.97 HP	111.74 GB	111.28 GB	111.11 GB	110.61 GB	110.81 GB	110.55	110.11	109.67 LP
PROPOSED GRADE @ LEFT GFL	111.57	111.68	111.57	111.40	111.22	111.05	110.87	110.75	110.70			111.72	111.97 HP	111.72 GB	111.28 GB	111.14 GB	110.87 GB	110.75 GB	110.55	110.11	109.67 LP
PROPOSED GRADE @ ROAD CL	112.48	112.04	111.93	111.76	111.58	111.41	111.23	111.05	110.87	110.70	111.24	112.48 HP	112.16 GB	112.10 GB	111.97	111.79	111.71 GB	111.44 GB	111.27	111.17 GB	110.97



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REVISIONS					
NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.U.	DATE

SCALE:	
HORIZ. 1" =	40'
VERT. 1" =	4'

BENCH MARK	
ELEV=	

COMPUTED	MJC
DESIGNED	TA
DRAWN	TA
PROJ. ENGR.	SMP

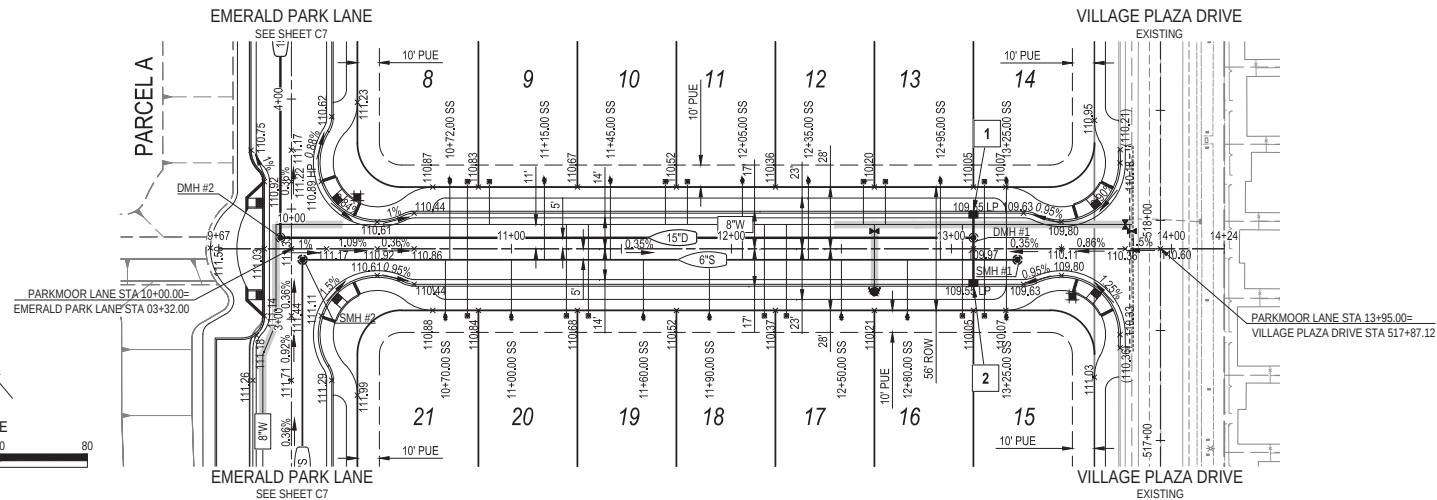
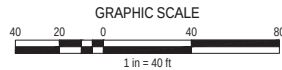


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IMPROVEMENT PLANS FOR
WESTPARK - VILLAGE 29
PLAN & PROFILE - EMERALD PARK LANE
CITY OF ROSEVILLE, COUNTY OF PLACER, CALIFORNIA

DATE	MAR. 15, 2018
SHEET	C7
OF	13

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STORM DRAIN KEYNOTES

- 1 STA 13+10.00 (LT): INSTALL TYPE C DI PER CITY STD DR-1 WIDTL DR-20. GFL=109.55. GR=109.47. HGL10=108.41. 12" INV OUT=105.67. PLACE 9 LF 12" RCP CL III @ S=0.0044. 12" INV IN @ DMH=105.63.
- 2 STA 13+10.00 (RT): INSTALL TYPE C DI PER CITY STD DR-1 WIDTL DR-20. GFL=109.55. GR=109.47. HGL10=108.43. 12" INV OUT=105.70. PLACE 19 LF 12" RCP CL III @ S=0.00368. 12" INV IN @ DMH=105.63.

GENERAL NOTES

- 1 ALL POWER POLES, TRAFFIC SIGNAL LIGHTS / POLE, ELECTRICAL BOXES, ETC. TO BE REMOVED AND RELOCATED BY ROSEVILLE ELECTRIC.
- 2 CONTRACTOR TO VERIFY DEPTH & LOCATION OF ALL EXISTING UNDERGROUND UTILITIES & PIPES BEFORE CONSTRUCTION.

EXISTING GRADE
@ ROAD CL



111.03 111.45 111.79 112.00 112.72 113.04 113.04 112.59 110.78 EP 110.55

PROPOSED GRADE
@ RIGHT GFL



110.42 110.51 110.50 110.44 110.27 110.07 109.88 109.88 109.49 109.45 LP 109.63 109.80 110.08 110.55

PROPOSED GRADE
@ LEFT GFL

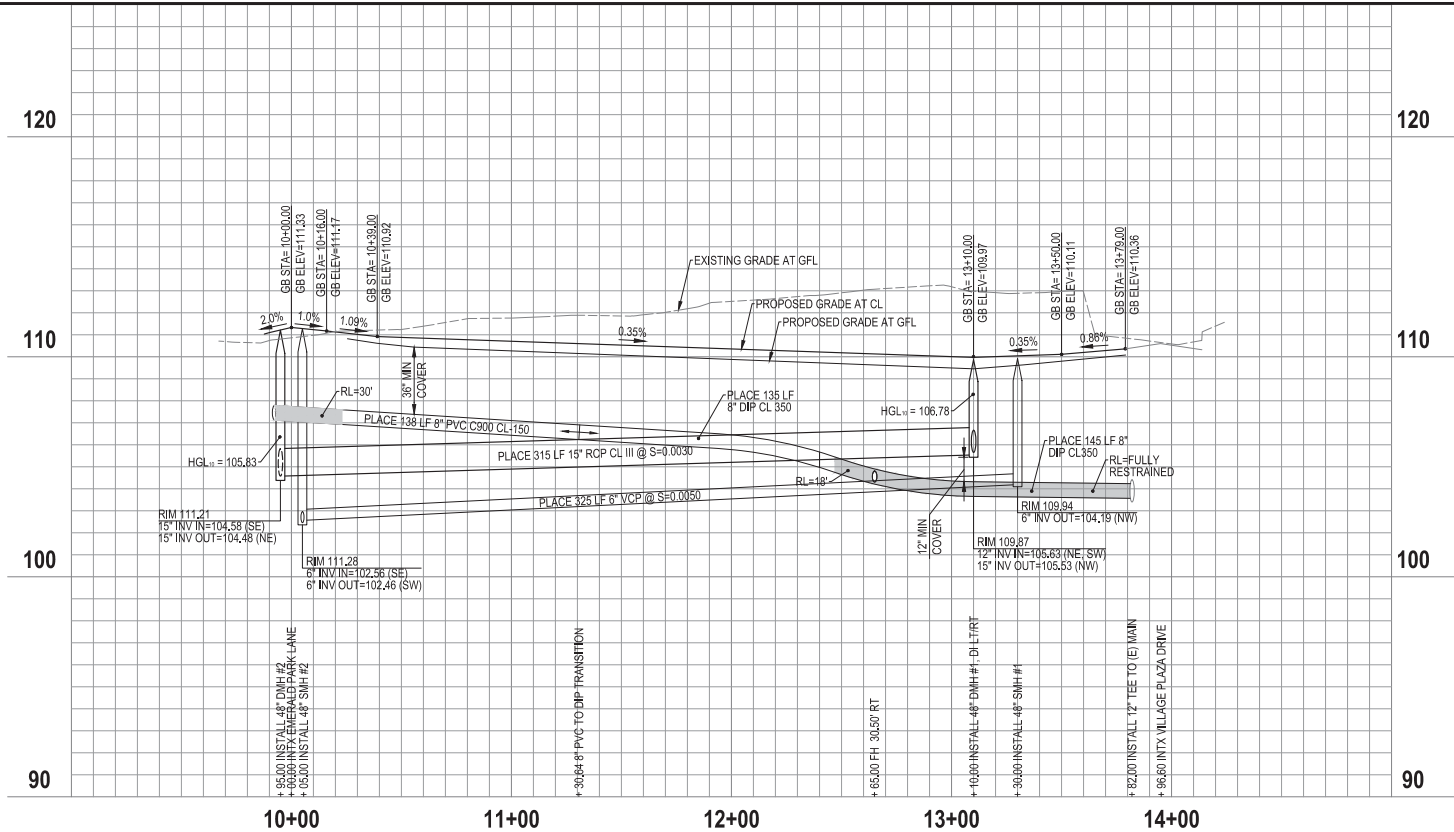


110.75 110.51 110.50 110.44 110.29 110.11 109.94 109.76 109.58 109.55 LP 109.63 109.80 110.08 110.55

PROPOSED GRADE
@ ROAD CL



111.03 111.35 GB 111.17 GB 110.92 GB 110.88 110.71 110.53 110.36 1110.18 110.01 109.97 LP 110.11 GB 110.36 GB



NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.U.	DATE
1					
2					
3					
4					

SCALE:	BENCH MARK
HORIZ. 1" = 40'	ELEV=
VERT. 1" = 4'	

COMPUTED	MJC
DESIGNED	TA
DRAWN	TA
PROJ. ENGR.	SMP

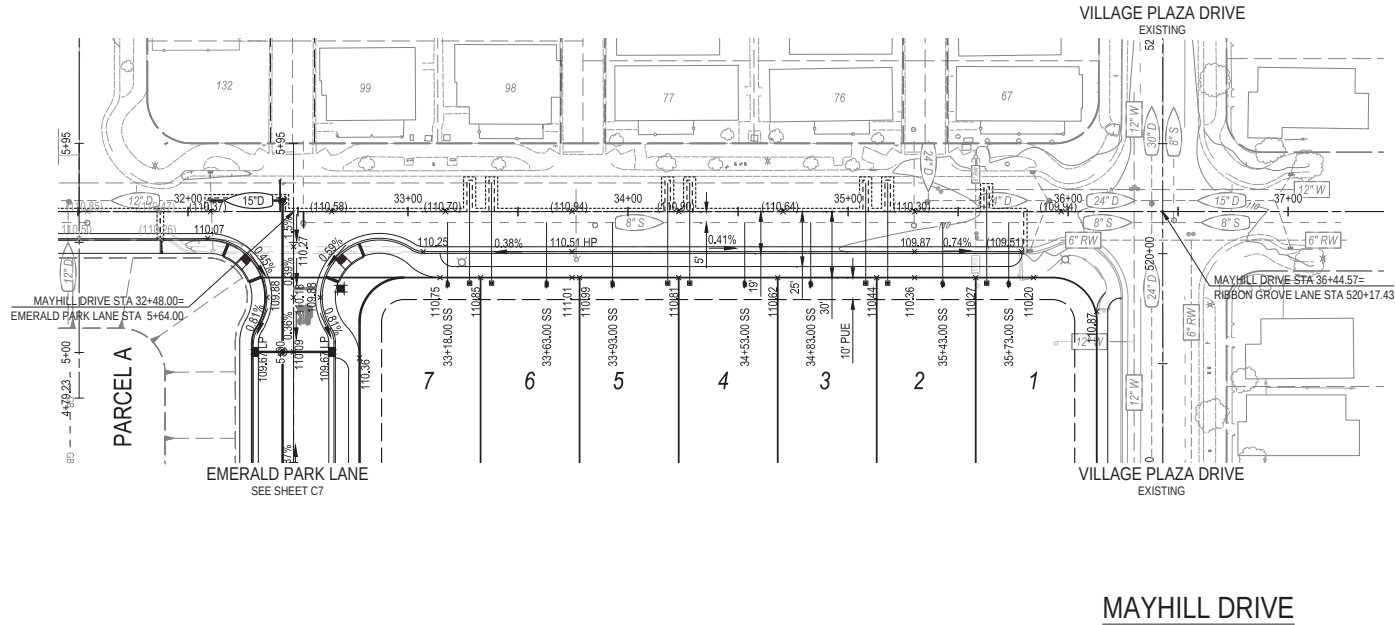


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IMPROVEMENT PLANS FOR
WESTPARK - VILLAGE 29
PLAN & PROFILE - PARKMOOR LANE
CITY OF ROSEVILLE, COUNTY OF PLACER, CALIFORNIA

DATE	MAR. 15, 2018
SHEET	C8
OF	13

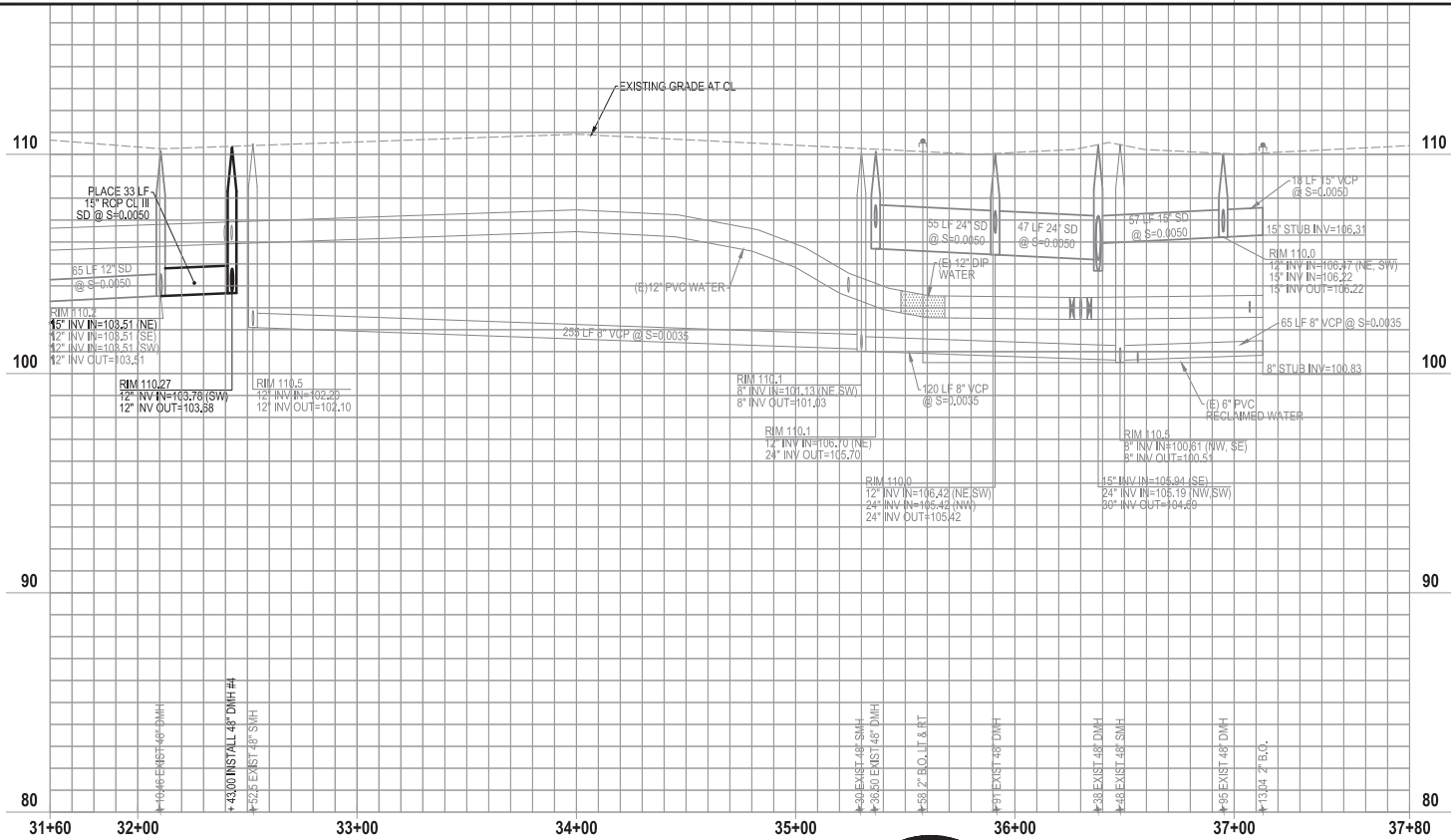
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GENERAL NOTES

- ALL POWER POLES, TRAFFIC SIGNAL LIGHTS / POLE, ELECTRICAL BOXES, ETC. TO BE REMOVED AND RELOCATED BY ROSEVILLE ELECTRIC.
- CONTRACTOR TO VERIFY DEPTH & LOCATION OF ALL EXISTING UNDERGROUND UTILITIES & PIPES BEFORE CONSTRUCTION.

- EXISTING GRADE
@ ROAD CL
- PROPOSED GRADE
@ RIGHT GFL
- PROPOSED GRADE
@ LEFT GFL
- PROPOSED GRADE
@ ROAD CL



NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.U.	DATE
1					
2					
3					
4					

SCALE:	BENCH MARK
HORIZ. 1" = 40'	ELEV=
VERT. 1" = 4'	

COMPUTED	MJC
DESIGNED	TA
DRAWN	TA
PROJ. ENGR.	SMP



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IMPROVEMENT PLANS FOR			DATE
WESTPARK - VILLAGE 29			MAR. 15, 2018
PLAN & PROFILE - MAYHILL DRIVE			SHEET
			C9
			OF
			13

CITY OF ROSEVILLE, COUNTY OF PLACER, CALIFORNIA

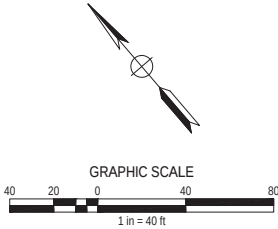
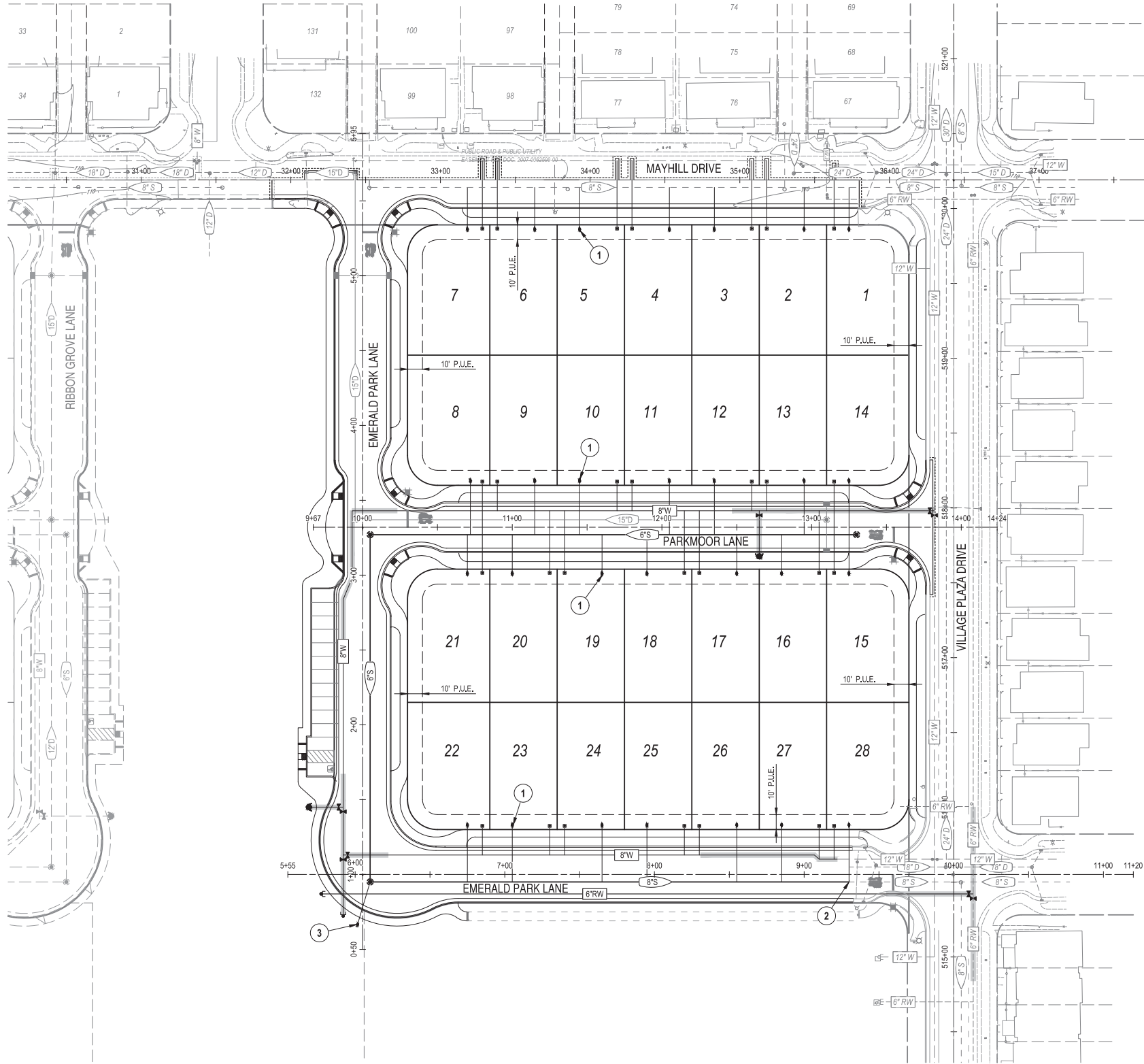
JOB NO. 17-0053-00

UTILITY KEYNOTES

- 1 RESIDENTIAL SEWER SERVICE & CLEAN-OUT PER CITY STD. SS-4 & SS-5, (TYP).
- 2 EMERALD PARK LANE STA 9+30.00: CONNECT TO (E) SEWER SYSTEM. SEE SHEET C8 FOR DETAILS.
- 3 INSTALL CLEAN-OUT PER CITY STD SS-5.

GENERAL NOTES

1. REFER TO CITY OF ROSEVILLE TRENCH BACKFILL STANDARD DETAILS (TB-1 TO TB-5) FOR ALL STORM DRAIN, SEWER, & WATER INSTALLATIONS.
2. SEE PLAN & PROFILE SHEETS FOR PIPE DATA INFORMATION.
3. SEE WATER PLAN FOR SPECIFIC WATER NOTES & DETAILS.
4. REFER TO DETAIL "S" ON SHEET C4 FOR TYPICAL LOT UTILITY LAYOUT.
5. ALL BACKFLOW DEVICES SHALL BE TESTED AND APPROVED BY THE ENVIRONMENTAL UTILITIES DEPARTMENT PRIOR TO THE NOTICE OF COMPLETION FOR THE IMPROVEMENTS.



NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.U.	DATE

SCALE:	BENCH MARK
HORIZ. 1" = 40'	ELEV=
VERT. 1" = N/A	

COMPUTED	MJC
DESIGNED	TA
DRAWN	TA
PROJ. ENGR.	SMP



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IMPROVEMENT PLANS FOR
WESTPARK - VILLAGE 29
UTILITY PLAN

CITY OF ROSEVILLE, COUNTY OF PLACER, CALIFORNIA

DATE	MAR. 15, 2018
SHEET	C10
OF	13

JOB NO. 17-0053-00

IRRIGATION SLEEVE LEGEND

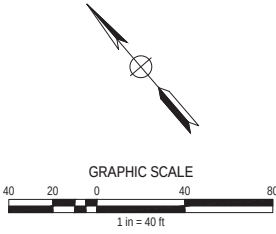
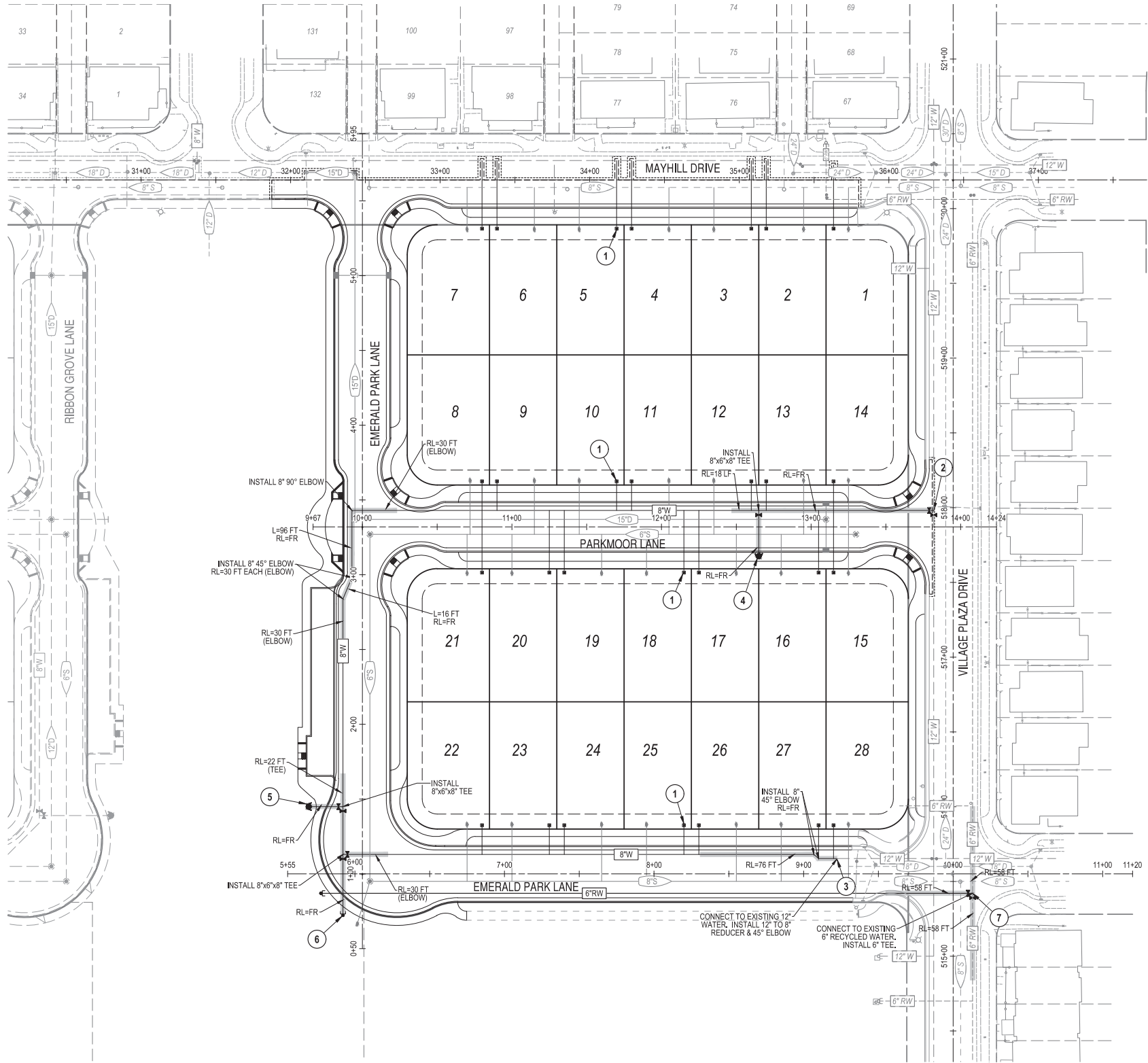
- IRRIGATION SLEEVE (6", 4" & 2")
IRRIGATION SLEEVE (6" & 4")
IRRIGATION SLEEVE (2" ONLY)

WATER KEYNOTES

- 1 RESIDENTIAL 1" SERVICE LINE PER CITY STD W-5 & W-10, (TYP).
2 PARKMOOR LANE STA 13+82.00: CONNECT TO (E) WATER SYSTEM. INSTALL 12"x8"x12" TEE. SEE SHEET C8 FOR DETAILS.
3 EMERALD PARK LANE STA 9+22.08: CONNECT TO (E) WATER SYSTEM. SEE SHEET C7 FOR DETAILS.
4 PARKMOOR LANE STA 12+65.00: INSTALL FIRE HYDRANT ASSEMBLY PER CITY STD DTL W-13.
5 EMERALD PARK LANE STA 1+45.00: INSTALL FIRE HYDRANT ASSEMBLY PER CITY STD DTL W-13.
6 EMERALD PARK LANE STA 5+92.00: INSTALL FULLY RESTRAINED DIP 6" WATER STUB W/2" BO PER CITY STD DTL W-4
7 EMERALD PARK LANE STA 10+13.00: CONNECT TO (E) RECYCLED WATER SYSTEM. INSTALL 6" TEE.

GENERAL NOTES

1. REFER TO CITY OF ROSEVILLE TRENCH BACKFILL STANDARD DETAILS (TB-1 TO TB-5) FOR ALL STORM DRAIN, SEWER, & WATER INSTALLATIONS.
2. SEE PLAN & PROFILE SHEETS FOR PIPE DATA INFORMATION.
3. REFER TO DETAIL "1" ON SHEET C4 FOR TYPICAL LOT UTILITY LAYOUT.
4. IRRIGATION SLEEVING LOCATIONS SHOWN FOR REFERENCE ONLY. REFER TO LANDSCAPE PLANS FOR INSTALLATION & COORDINATION.



NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.U.	DATE

SCALE:	BENCH MARK
HORIZ. 1" = 40'	ELEV=
VERT. 1" = N/A	

COMPUTED	MJC
DESIGNED	TA
DRAWN	TA
PROJ. ENGR.	SMP



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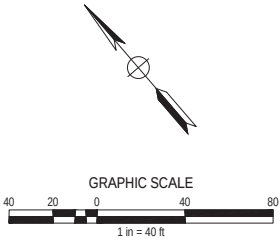
IMPROVEMENT PLANS FOR
WESTPARK - VILLAGE 29
WATER PLAN

CITY OF ROSEVILLE, COUNTY OF PLACER, CALIFORNIA

DATE	MAR. 15, 2018
SHEET	C11
OF	13



1. STREET NAME SIGNS (SNS) SHALL BE INSTALLED ACCORDING TO CITY OF ROSEVILLE STANDARDS.
2. ALL SIGNAGE, STRIPING AND MARKINGS SHALL CONFORM TO THE CALIFORNIA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
3. ALL CROSSWALKS SHALL BE 10 FEET IN WIDTH (MEASURED CENTER OF CROSSWALK LINE TO CENTER OF CROSSWALK LINE).
4. ALL PERMANENT STRIPING AND PAVEMENT MARKINGS SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED. THERMOPLASTIC SHALL BE LEAD-FREE ORGANIC. CURB MARKINGS SHALL BE PAINT.
5. ALL PARKING RESTRICTION SIGNS SHALL HAVE ENGINEERING GRADE REFLECTIVE SHEETING. ALL OTHER SIGNS SHALL HAVE DIAMOND GRADE REFLECTIVE SHEETING.
6. SIGNS SHALL BE MOUNTED SO THAT THE BOTTOM OF THE SIGN IS AT LEAST SEVEN FEET FROM THE FINISHED GRADE IN AREAS WHERE PEDESTRIANS MAY BE PRESENT, EVEN IF THERE IS NO SIDEWALK.
7. WHERE POSSIBLE, AT LEAST TWO FEET OF CLEARANCE SHOULD BE PROVIDED FROM CURB FACE TO EDGE OF SIGN.
8. SIGNS SHALL BE INSTALLED ON STREET LIGHT POLES OR 4" GALVANIZED SQUARE TUBE POSTS WITH VANDAL-RESISTANT HARDWARE. THE POSTS SHALL BE SET IN CONCRETE. ONE OR MORE SIGN PANELS MOUNTED ON A SINGLE SIGN POST ON STREET LIGHT POLE SHALL BE COUNTED AS ONE ROADSIDE SIGN INSTALLATION UNLESS OTHERWISE NOTED.
9. BLUE REFLECTIVE PAVEMENT MARKERS SHALL BE PLACED ACROSS FROM ALL FIRE HYDRANTS.



SCALE:
HORIZ. 1" = _____ 40'
VERT. 1" = _____ N/A

COMPUTED	MJC
DESIGNED	TA
DRAWN	TA
PROJ. ENGR.	SMP



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IMPROVEMENT PLANS FOR WESTPARK - VILLAGE 29 SIGNAGE STRIPING & STREET LIGHT PLAN

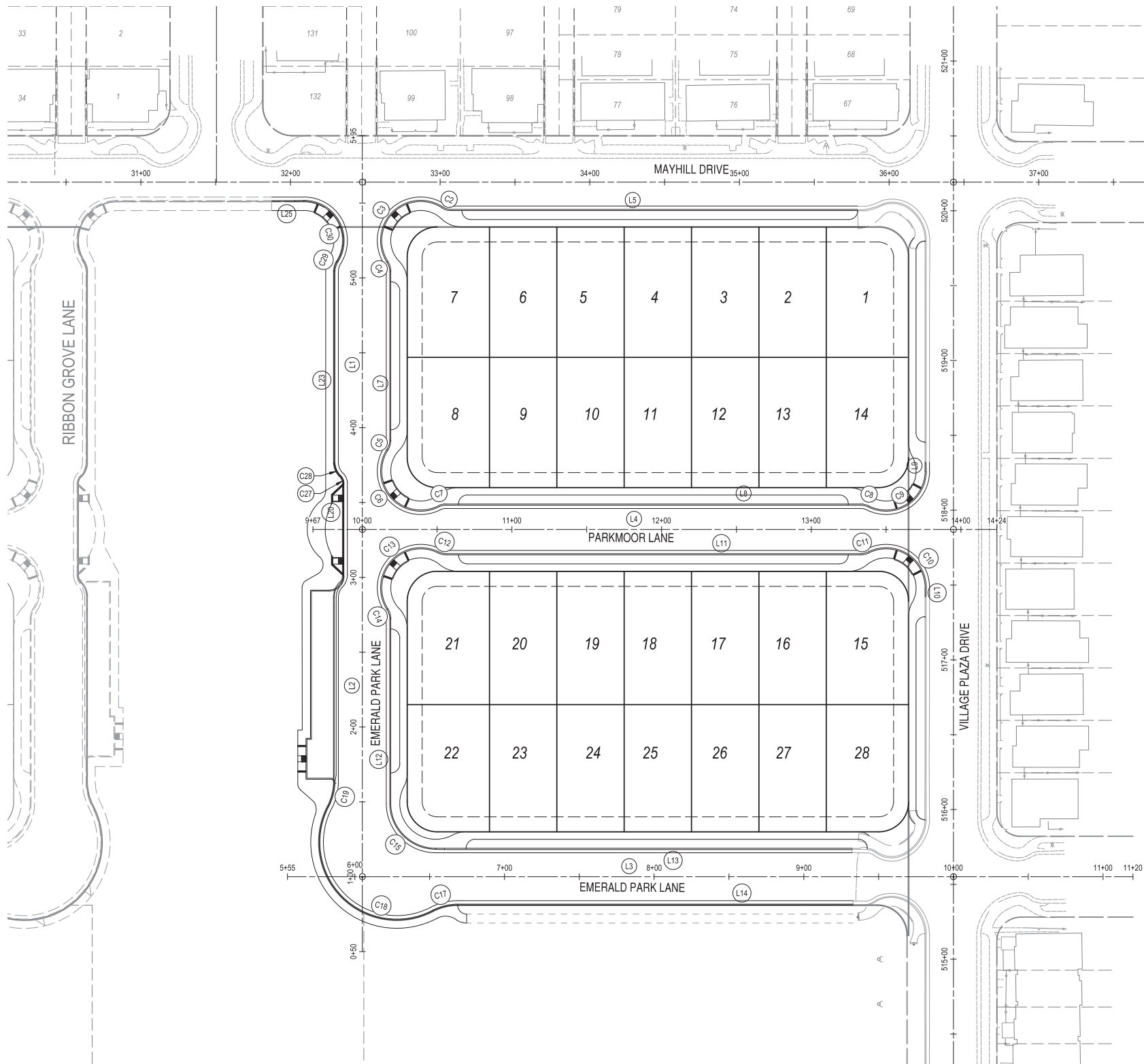
CITY OF ROSEVILLE, COUNTY OF PLACER, CALIFORNIA

DATE
MAR. 15, 2018

SHEET
C12

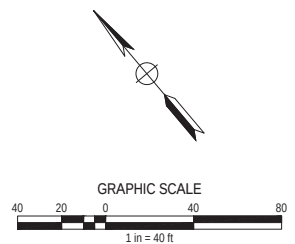
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CENTERLINE DATA TABLE					
NUMBER	LENGTH	DELTA	RADIUS	CHORD DIRECTION	CHORD LENGTH
L1	232.00	N40° 09' 03.01"E			
L2	232.00	N40° 09' 03.01"E			
L3	395.00	S49° 50' 56.99"E			
L4	395.00	S49° 50' 56.98"E			

BACK OF CURB DATA TABLE					
NUMBER	LENGTH	DELTA	RADIUS	CHORD DIRECTION	CHORD LENGTH
C2	5.86	33.56	10,000	S33° 04' 14"E	5.77
C3	70.88	155.76	26,000	N85° 49' 39"E	50.84
C4	7.31	32.20	13,000	N24° 02' 55"E	7.21
C5	7.31	32.20	13,000	N56° 15' 11"E	7.21
C6	67.83	149.47	26,000	N2° 22' 48"W	50.17
C7	4.76	27.27	10,000	S63° 28' 56"E	4.71
C8	5.94	26.18	13,000	S36° 45' 38"E	5.89
C9	52.72	116.18	26,000	S81° 45' 38"E	44.14
C10	52.72	116.18	26,000	S17° 56' 16"E	44.14
C11	5.94	26.18	13,000	S62° 56' 16"E	5.89
C12	5.94	26.18	13,000	S36° 45' 38"E	5.89
C13	67.33	148.38	26,000	N82° 08' 14"E	50.03
C14	7.31	32.20	13,000	N24° 02' 55"E	7.21
C15	47.12	90.00	30,000	N4° 50' 57"W	42.43
C17	17.33	27.58	36,000	S63° 38' 21"E	17.16
C18	131.74	145.16	52,000	S4° 50' 57"E	99.23
C19	16.33	25.99	36,000	S54° 44' 09"W	16.19
C27	5.57	45.57	7,000	N17° 21' 52"E	5.42
C28	10.34	45.57	13,000	N17° 21' 52"E	10.07
C29	7.31	32.20	13,000	N56° 15' 11"E	7.21
C30	55.45	122.20	26,000	N11° 15' 11"E	45.53
L1	232.00	N40° 09' 03.01"E			
L2	232.00	N40° 09' 03.01"E			
L3	395.00	S49° 50' 56.99"E			
L4	395.00	S49° 50' 56.98"E			
L5	271.93	S49° 50' 57.00"E			
L7	112.43	N40° 09' 03.01"E			
L8	277.30	S49° 50' 56.99"E			
L9	6.00	N40° 32' 25.95"E			
L10	6.00	S39° 54' 16.81"W			
L11	276.59	S49° 50' 56.99"E			
L12	123.22	N40° 09' 03.01"E			
L13	278.29	N49° 50' 56.99"W			
L14	264.23	S49° 50' 56.99"E			
L20	60.54	N40° 09' 03.02"E			
L23	127.44	N40° 09' 03.01"E			
L25	21.60	N49° 50' 57.00"W			



REVISIONS				
NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.U.

SCALE:	
HORIZ. 1" =	40'
VERT. 1" =	N/A

BENCH MARK	
ELEV=	
COMPUTED	MJC
DESIGNED	TA
DRAWN	TA
PROJ. ENGR.	SMP

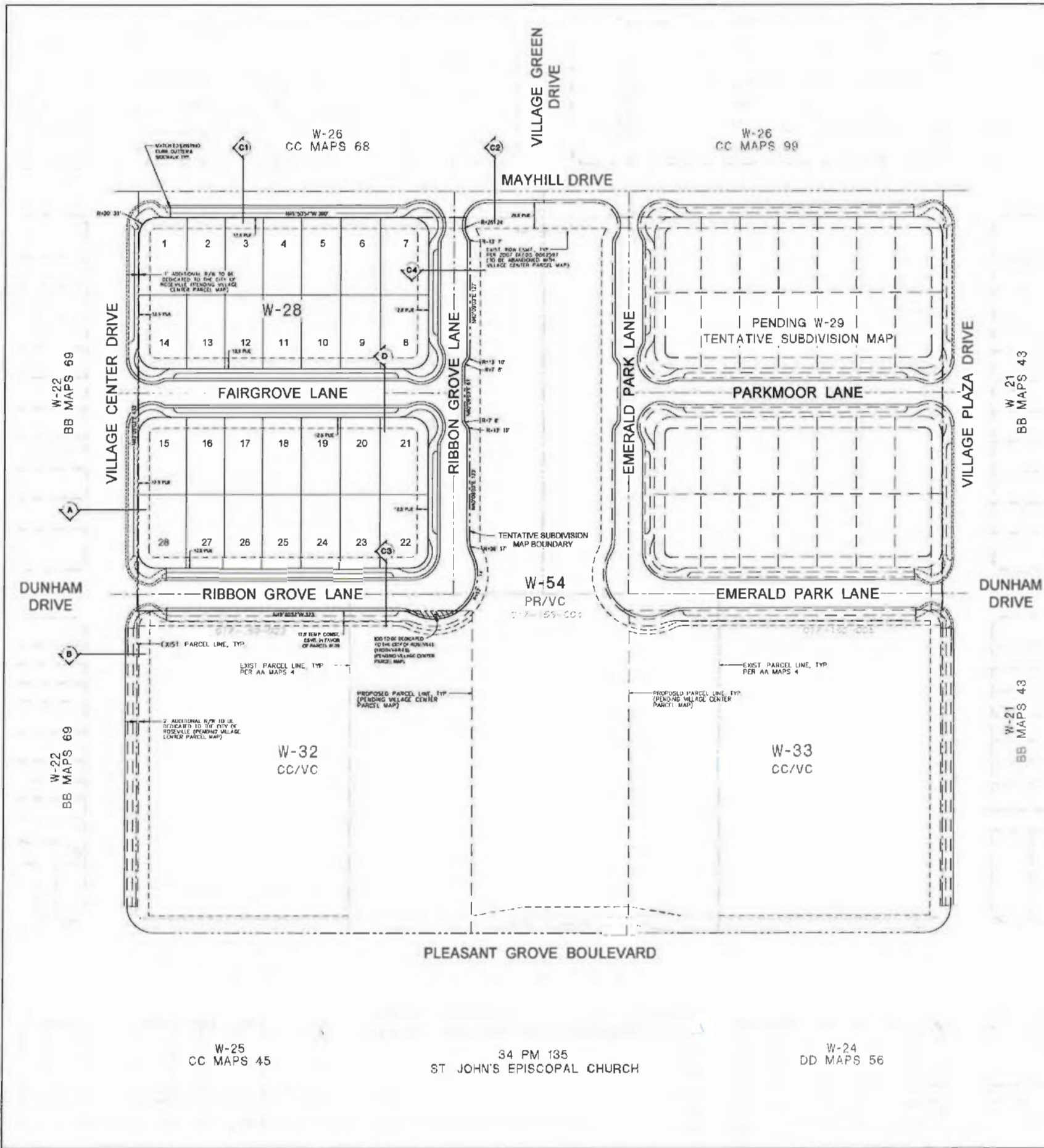


MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Folsom • Sacramento • Fresno
2870 Gateway Oaks Drive, Suite #120
Sacramento, CA 95833
phone: (916) 927-2400
survey email: staking@mpengr.com • web: www.mpengr.com

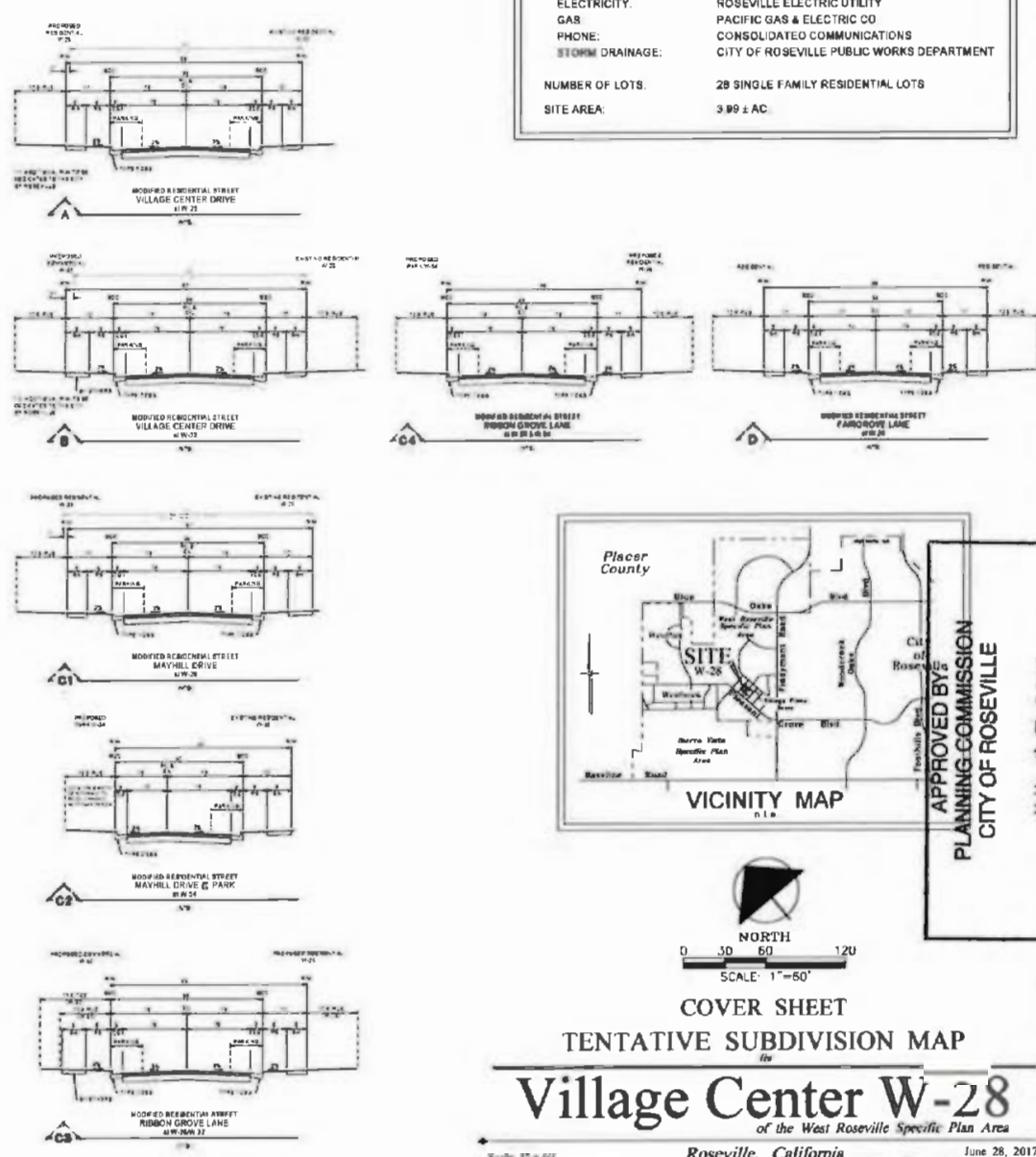
IMPROVEMENT PLANS FOR
WESTPARK - VILLAGE 29
HORIZONTAL CONTROL PLAN

CITY OF ROSEVILLE, COUNTY OF PLACER, CALIFORNIA

DATE	MAR. 15, 2018
SHEET	C13
OF	13



- ### TENTATIVE MAP NOTES
1. PROPERTY DESCRIPTION: LOTS 11, 12, AND 13, AS SHOWN AND DESIGNATED ON THE MAP ENTITLED "WESTPARK PHASE 1", FILED FOR RECORD OCTOBER 21, 2004, IN BOOK AA OF MAPS AT PAGE 4, PLACER COUNTY RECORDS. APN: 017-153-003, 017-153-004, & 017-153-005.
 2. LOT DIMENSIONS AND ACRES ARE APPROXIMATE AND ARE SUBJECT TO CHANGE.
 3. LOT LINES AND LOT AREAS MAY BE ADJUSTED AT THE TIME OF FINAL MAP(S). PREPARATION PROVIDED NO ADDITIONAL LOTS ARE CREATED, SUBJECT TO THE APPROVAL OF THE CITY OF ROSEVILLE.
 4. PURSUANT TO GOVERNMENT CODE SECTION 66463.1, THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS BASED UPON THIS TENTATIVE SUBDIVISION MAP. THE FILING OF A FINAL MAP ON A PORTION OF THIS TENTATIVE SUBDIVISION MAP SHALL NOT INVALIDATE ANY PART OF THIS TENTATIVE SUBDIVISION MAP.
 5. ADDITIONAL EASEMENTS TO ACCOMMODATE NEW PUBLIC UTILITY IMPROVEMENTS, ACCESS REQUIRED FOR PARCEL DEVELOPMENT, OR OTHER SIMILAR MAPPING REQUIREMENTS NEEDED TO ACCOMPLISH THE FINAL DESIGN, MAY BE ADDED PRIOR TO EACH FINAL PARCEL MAP BASED ON THIS TENTATIVE SUBDIVISION MAP.
 6. GRADING SHOWN ON THIS TENTATIVE SUBDIVISION MAP IS SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN.
 7. ALL UTILITY SYSTEMS ILLUSTRATED ON THIS TENTATIVE SUBDIVISION MAP ARE SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN WITH THE APPROVAL OF THE CITY OF ROSEVILLE.
 8. A PORTION OF RIBBON GROVE LANE, ADJACENT TO PARCEL W-32, SHALL BE DEDICATED AS AN JDD TO THE CITY OF ROSEVILLE WITH THE FIRST FINAL MAP.
 9. PARK ACRES ARE CALCULATED FROM BACK OF CURB (BOC), EXCEPT THAT ALONG RIBBON GROVE LANE, CREDITED PARK ACRES ARE CALCULATED FROM STREET CENTERLINE.
 10. A PORTION OF RIBBON GROVE LANE ADJACENT TO PARK PARCEL W-54 MAY BE CONVERTED FROM PARALLEL PARKING TO ANGLED PARKING.
 11. RESIDENTIAL BULBED INTERSECTIONS PER CITY OF ROSEVILLE STANDARD DETAIL ST-45.



PROJECT INFORMATION	
SITE DESCRIPTION:	A PORTION OF SECTION 25, TOWNSHIP 11 NORTH, RANGE 4 EAST, MERIDIAN 12 WEST, PLACER COUNTY, CALIFORNIA.
ASSESSORS PARCEL NO:	PORTIONS OF 017-153-003 AND 017-153-004
OWNER:	VC ROSEVILLE LLC 2443 FAIR CREEK DRIVE ROSEVILLE, CA 95625
APPLICANT/DEVELOPER:	VC ROSEVILLE LLC 1420 ROCKY RIDGE DRIVE, SUITE 205 ROSEVILLE, CA 95681 (916) 774-3400
ENGINEER:	MACKAY & SOMPS CIVIL ENGINEERS, INC 1552 EUREKA ROAD, SUITE 100 ROSEVILLE, CA 95681 (916) 773-1189
EXISTING USE:	VACANT
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
EXISTING ZONING:	CC/BA-WR, PR
PROPOSED ZONING:	RS/DS
EXISTING GENERAL PLAN DESIGNATION:	CCVC-20, PRVC
PROPOSED GENERAL PLAN DESIGNATION:	MDRVC
SERVICE PROVIDERS:	
PARK:	CITY OF ROSEVILLE PARKS & RECREATION DEPT.
FIRE:	ROSEVILLE FIRE DEPARTMENT
SCHOOL:	ROSEVILLE CITY SCHOOL DISTRICT ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT
WATER:	CITY OF ROSEVILLE ENVIRONMENTAL UTILITIES
SANITARY SEWER:	CITY OF ROSEVILLE ENVIRONMENTAL UTILITIES
ELECTRICITY:	ROSEVILLE ELECTRIC UTILITY
GAS:	PACIFIC GAS & ELECTRIC CO.
PHONE:	CONSOLIDATED COMMUNICATIONS
STORM DRAINAGE:	CITY OF ROSEVILLE PUBLIC WORKS DEPARTMENT
NUMBER OF LOTS:	28 SINGLE FAMILY RESIDENTIAL LOTS
SITE AREA:	3.99 ± AC.

APPROVED BY: *[Signature]*
PLANNING COMMISSION
CITY OF ROSEVILLE

JUL 27 2017

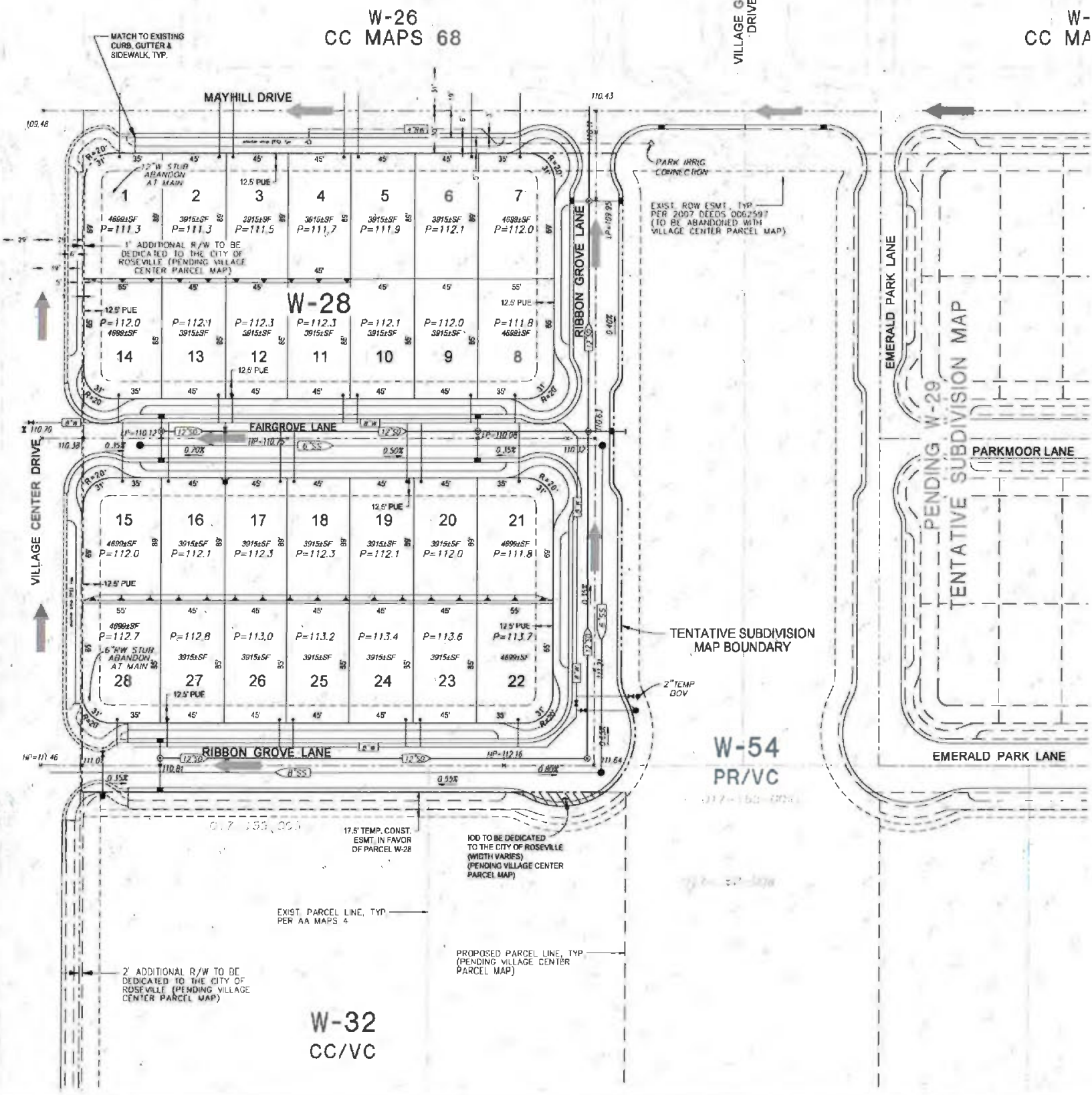
ATTEST: *[Signature]*

Scale: 1" = 60'

COVER SHEET
TENTATIVE SUBDIVISION MAP
Village Center W-28
of the West Roseville Specific Plan Area
Roseville, California
June 28, 2017

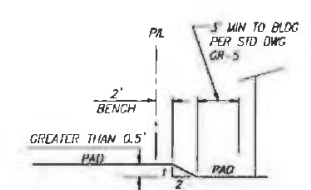
WESTPARK
MACKAY & SOMPS
PLANNING ENGINEERS

Sheet 1 of 2

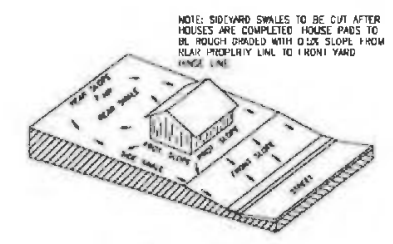


PROPOSED	DESCRIPTION	EXISTING
	SANITARY SEWER PIPE	
	SANITARY SEWER MANHOLE	
	WATER LINE	
	GATE VALVE	
	FIRE HYDRANT	
	BLOW-OFF VALVE	
	WATER SERVICE	
	RECYCLED WATER LINE	
	STORM DRAIN PIPE	
	STORM DRAIN MANHOLE	
	DROP INLET	
	PAD GRADE	
	TREE REMOVAL	
	OVERLAND RELEASE FOR DRAINAGE	

- NOTES:
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE
 - UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE
 - THE PROPOSED WATER AND SEWER INFRASTRUCTURE LOCATIONS AND SIZES ARE SUBJECT TO CHANGE DURING FINAL DESIGN
 - ANY OFFSITE GRADING SHALL REQUIRE RIGHT OF ENTRY FROM ADJOINING PROPERTY OWNER

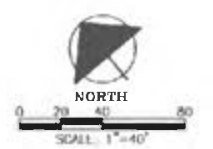


TYPICAL REAR LOT GRADING DETAIL
N.T.S.



TYPICAL FINAL LOT GRADING DETAIL
N.T.S.

ESTIMATED EARTHWORK SUMMARY	
CUT:	850 c.y.
FILL:	850 c.y.
EXCESS:	0 c.y.

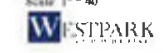


CONCEPTUAL GRADING, STORM DRAINAGE, SANITARY SEWER, & DOMESTIC WATER PLAN
TENTATIVE SUBDIVISION MAP

Village Center W-28

of the West Roseville Specific Plan Area

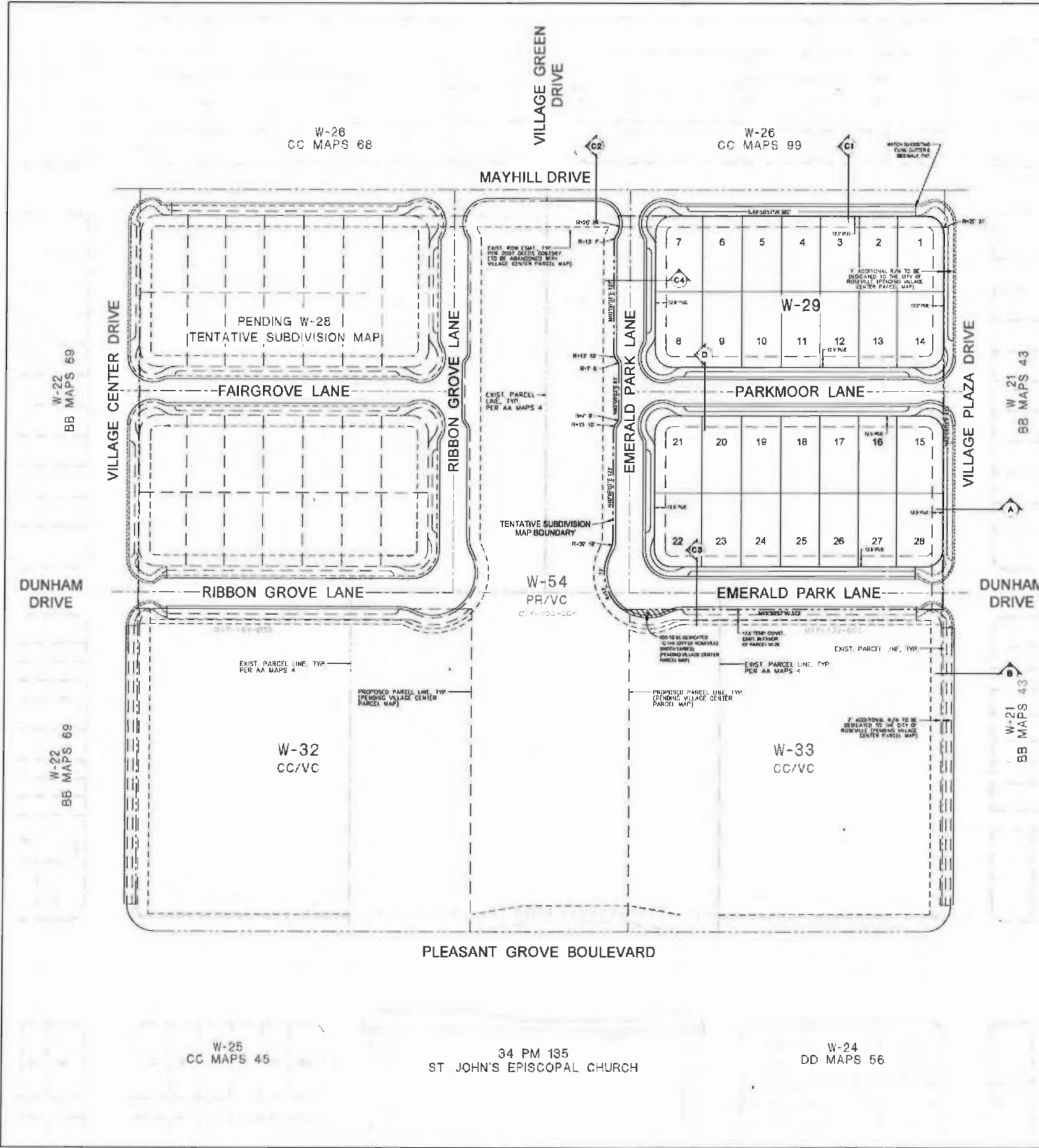
Scale: 1"=40' Roseville, California June 28, 2017



APPROVED BY:
PLANNING COMMISSION
CITY OF ROSEVILLE

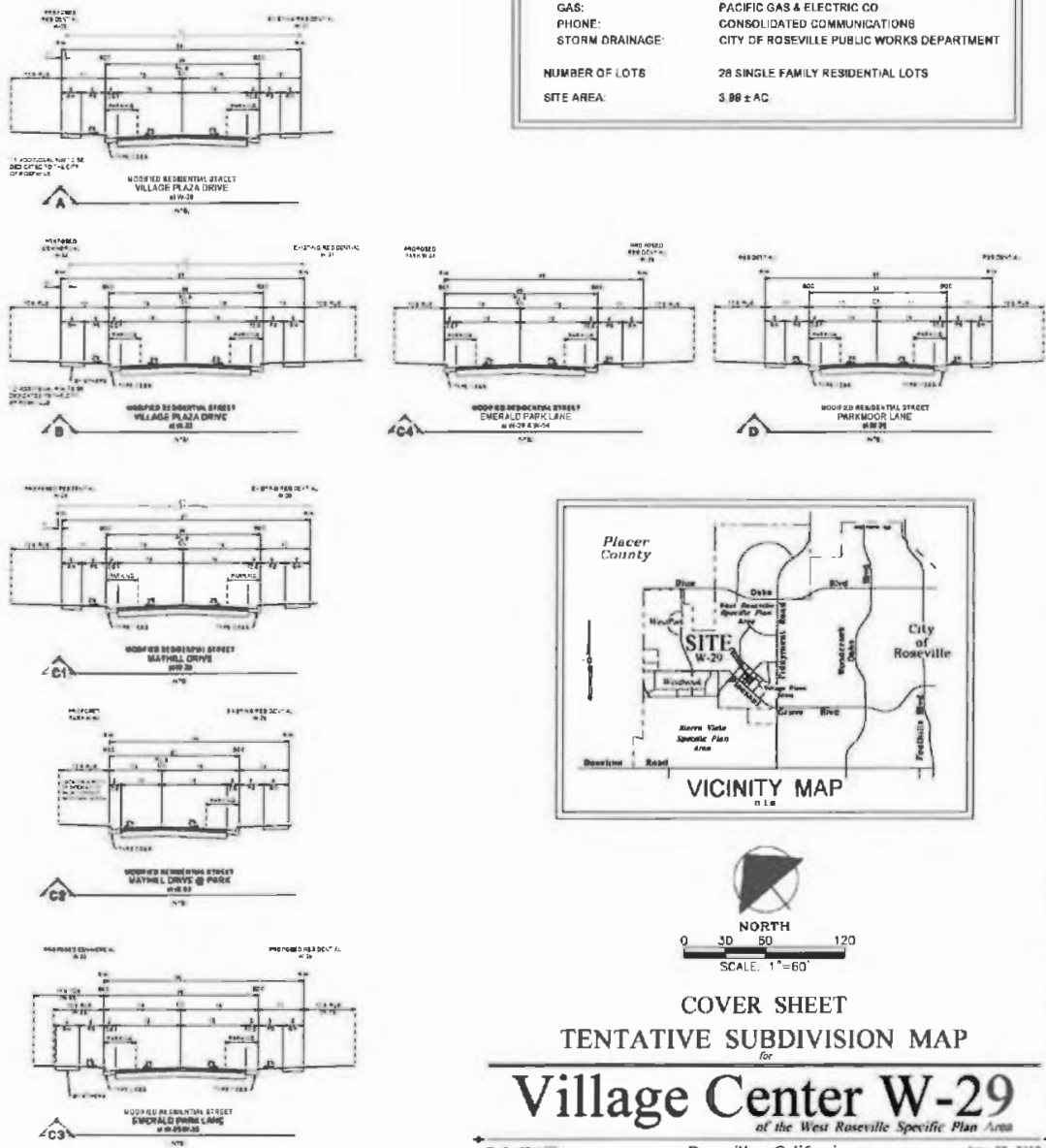
JUL 27 2017

ATTEST: *trans Stewart*



TENTATIVE MAP NOTES

1. PROPERTY DESCRIPTION: LOTS 11, 12, AND 13, AS SHOWN AND DESIGNATED ON THE MAP ENTITLED "WESTPARK PHASE 1", FILED FOR RECORD OCTOBER 21, 2004, IN BOOK AA OF MAPS AT PAGE 4, PLACER COUNTY RECORDS, APN: 017-153-004, 017-153-005, & 017-153-006.
2. LOT DIMENSIONS AND AREAS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE.
3. LOT LINES AND LOT AREAS MAY BE ADJUSTED AT THE TIME OF FINAL MAP(S) PREPARATION PROVIDED NO ADDITIONAL LOTS ARE CREATED, SUBJECT TO THE APPROVAL OF THE CITY OF ROSEVILLE.
4. PURSUANT TO GOVERNMENT CODE SECTION 66493.1, THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS BASED UPON THIS TENTATIVE SUBDIVISION MAP. THE FILING OF A FINAL MAP ON A PORTION OF THIS TENTATIVE SUBDIVISION MAP SHALL NOT INVALIDATE ANY PART OF THIS TENTATIVE SUBDIVISION MAP.
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7. ALL UTILITY SYSTEMS ILLUSTRATED ON THIS TENTATIVE SUBDIVISION MAP ARE SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN WITH THE APPROVAL OF THE CITY OF ROSEVILLE.
8. A PORTION OF EMERALD PARK LANE ADJACENT TO PARCEL W-33, SHALL BE DEDICATED AS AN 80' TO THE CITY OF ROSEVILLE WITH THE FIRST FINAL MAP.
9. PARK ACRES ARE CALCULATED FROM BACK OF CURB (BOC), EXCEPT THAT ALONG EMERALD PARK LANE, CREDITED PARK ACRES ARE CALCULATED FROM STREET CENTERLINE.
10. PORTIONS OF EMERALD PARK LANE ADJACENT TO PARK PARCEL W-54 MAY BE CONVERTED FROM PARALLEL PARKING TO ANGLED PARKING.
11. RESIDENTIAL BULBED INTERSECTIONS PER CITY OF ROSEVILLE STANDARD DETAIL ST-45.



PROJECT INFORMATION

SITE DESCRIPTION	A PORTION OF SECTION 25, TOWNSHIP 11 NORTH, RANGE 5 EAST, MDB&M
ASSESSORS PARCEL NO.	PORTIONS 017-153-004 AND -005
OWNER:	VC ROSEVILLE LLC 2443 FAIR OAKS BLVD., SUITE 326 SACRAMENTO, CA 95825
APPLICANT/DEVELOPER:	VC ROSEVILLE LLC 1420 ROCKY RIDGE DRIVE, SUITE 265 ROSEVILLE, CA 95681 (916) 774-3400
ENGINEER:	MACKEY & SOMPS CIVIL ENGINEERS, INC. 1552 EUREKA ROAD, SUITE 100 ROSEVILLE, CA 95681 (916) 773-1189
EXISTING USE	VACANT
PROPOSED USE	SINGLE FAMILY RESIDENTIAL,
EXISTING ZONING:	CC/SA-WR, PR
PROPOSED ZONING	R6/D6
EXISTING GENERAL PLAN DESIGNATION	CC/MC-2.9, PR/MC
PROPOSED GENERAL PLAN DESIGNATION:	MDR/MC
SERVICE PROVIDERS	
PARK:	CITY OF ROSEVILLE PARKS & RECREATION DEPT
FIRE:	ROSEVILLE FIRE DEPARTMENT
SCHOOL:	ROSEVILLE CITY SCHOOL DISTRICT ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT
WATER:	CITY OF ROSEVILLE ENVIRONMENTAL UTILITIES
SANITARY SEWER:	CITY OF ROSEVILLE ENVIRONMENTAL UTILITIES
ELECTRICITY:	ROSEVILLE ELECTRIC UTILITY
GAS:	PACIFIC GAS & ELECTRIC CO
PHONE:	CONSOLIDATED COMMUNICATIONS
STORM DRAINAGE:	CITY OF ROSEVILLE PUBLIC WORKS DEPARTMENT
NUMBER OF LOTS	28 SINGLE FAMILY RESIDENTIAL LOTS
SITE AREA:	3.88 ± AC.

APPROVED BY:
PLANNING COMMISSION
CITY OF ROSEVILLE

JUL 27 2017

ATTEST: *Travis Stewart*

COVER SHEET
TENTATIVE SUBDIVISION MAP
for
Village Center W-29
at the West Roseville Specific Plan Area
Roseville, California
June 28, 2017
Westpark
Mackay & Somp
Sheet 1 of 2

26
PS 68

VILLAGE GREEN
DRIVE

W-26
CC MAPS 99

MATCH TO EXISTING
CURB, GUTTER &
SIDEWALK, TYP.

MAYHILL DRIVE

VILLAGE PLAZA DRIVE

W-21
BB MAPS 43

W-33
CC/VC

W-54
PR/VC

PENDING W-28
TENTATIVE SUBDIVISION MAP

RIBBON GROVE LANE

EMERALD PARK LANE

PARKMOOR LANE

EMERALD PARK LANE

TENTATIVE SUBDIVISION
MAP BOUNDARY

APPROX. LOCATION OF SPOILS SITE
(4,750 C.Y.)

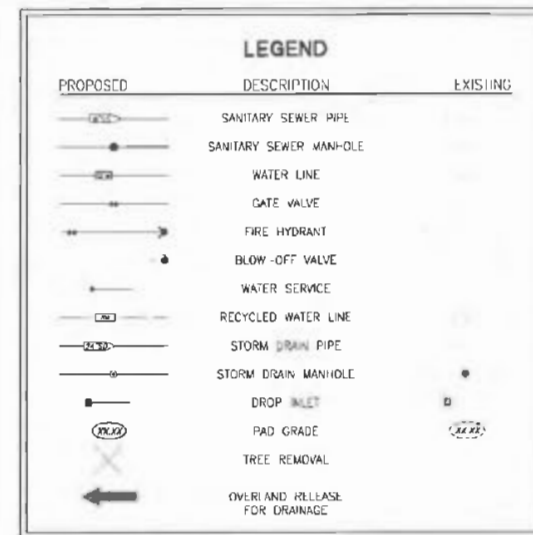
100 TO BE DEDICATED
TO THE CITY OF ROSEVILLE
(WIDTH VARIES)
(PENDING VILLAGE CENTER
PARCEL MAP)

12.5' TEMP. CONST.
ESENT. IN FAVOR
OF PARCEL W-29

EXIST. PARCEL LINE, TYP.
PER AA MAPS 4

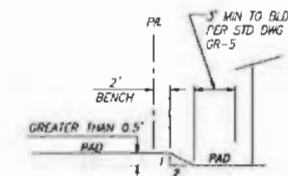
PROPOSED PARCEL LINE, TYP.
(PENDING VILLAGE CENTER
PARCEL MAP)

2' ADDITIONAL R/W TO BE
DEDICATED TO THE CITY OF
ROSEVILLE (PENDING VILLAGE
CENTER PARCEL MAP)

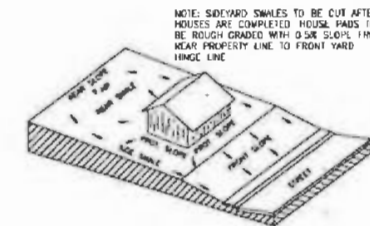


NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
2. UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE.
3. THE PROPOSED WATER AND SEWER INFRASTRUCTURE LOCATION AND SIZES ARE SUBJECT TO CHANGE DURING FINAL DESIGN.
4. ANY OFFSITE GRADING SHALL REQUIRE RIGHT OF ENTRY FROM ADJOINING PROPERTY OWNER.



**TYPICAL REAR
LOT GRADING DETAIL**
N.T.S.



**TYPICAL FINAL
LOT GRADING DETAIL**
N.T.S.

ESTIMATED EARTHWORK SUMMARY

CUT: 6,250 c.y.
FILL: 1,500 c.y.
EXCESS: 4,750 c.y.



CONCEPTUAL GRADING, STORM DRAINAGE,
SANITARY SEWER, & DOMESTIC WATER PLAN
TENTATIVE SUBDIVISION MAP

Village Center W-29
of the West Roseville Specific Plan Area

Scale 1" = 40'
WESTPARK

Roseville, California

June 29, 2017
MACKEY & SONS

Sheet 2 of 2
VC-W29-TSM-22 10/22/17

APPROVED BY:
PLANNING COMMISSION
CITY OF ROSEVILLE

JUL 27 2017

ATTEST: *MunStewart*

WESTPARK VILLAGE CENTER

COLOR & MATERIAL PALETTE

SITE PLAN & DESIGN REVIEW | 3.16.18
K. HOVNANIAN HOMES | NORTHERN CALIFORNIA DIVISION

City Approval

PLEASE REFER TO COLOR BINDERS

SITE PLAN & DESIGN REVIEW | 3.16.18

K. HOVNANIAN HOMES | NORTHERN CALIFORNIA DIVISION

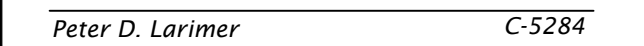
City Approval

WESTPARK VILLAGE CENTER

TYPICAL SITE PLANS

SITE PLAN & DESIGN REVIEW | 4.24.18
K. HOVNANIAN HOMES | NORTHERN CALIFORNIA DIVISION

City Approval

[illegible]

WESTPARK VILLAGE
CENTER
TYPICAL PRODUCTION
HOMES

ROSEVILLE, CALIFORNIA

DATE	4/24/18
JOB NO.	18-14
SHEET TITLE	

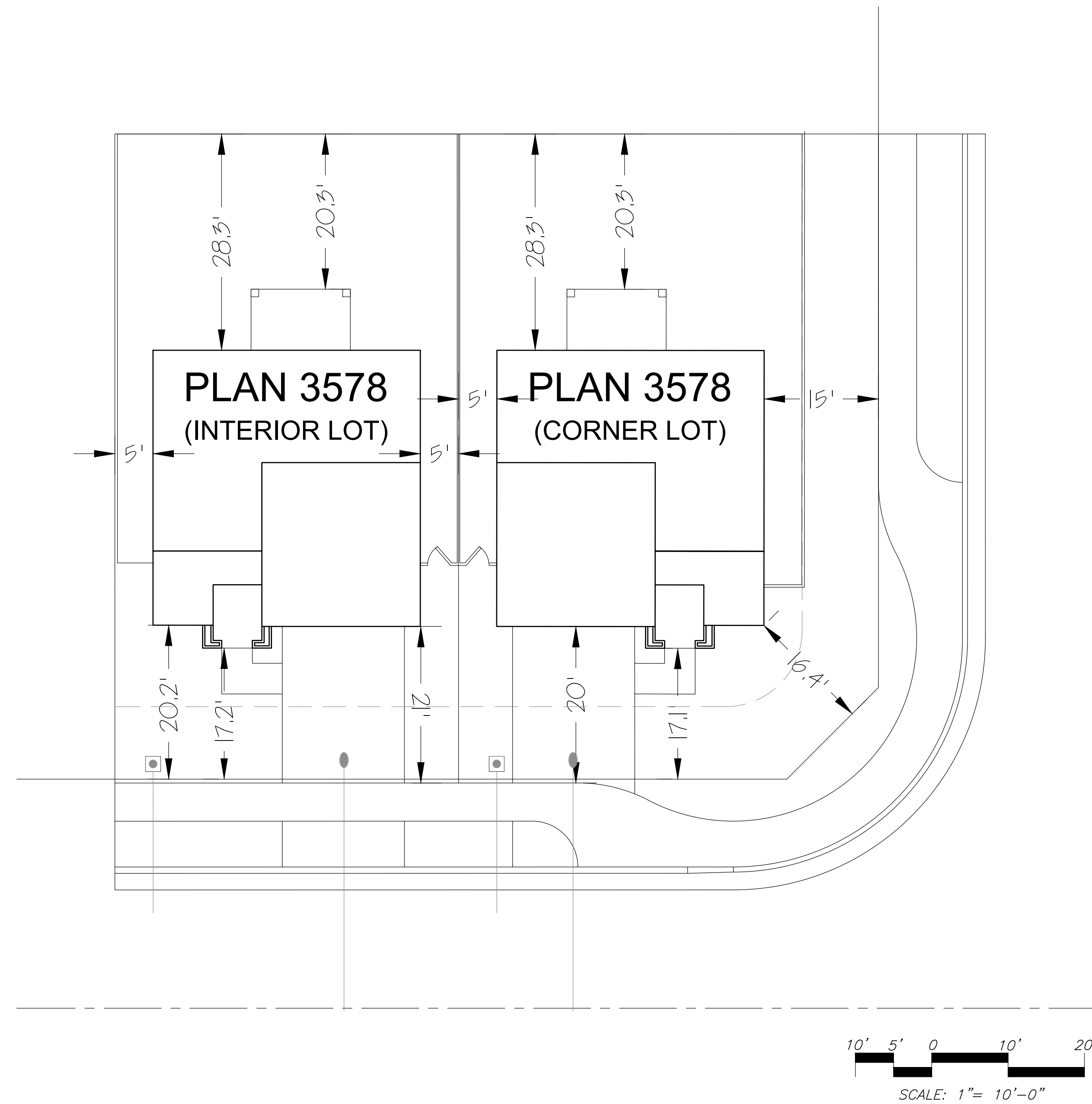
PLAN 3578
SITE
PLAN

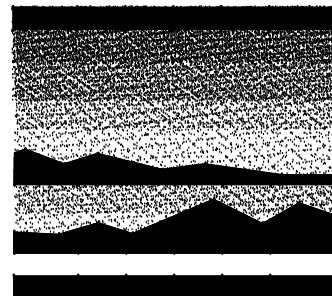
SHEET NO. _____

L0.1

SHEET 1 OF 3

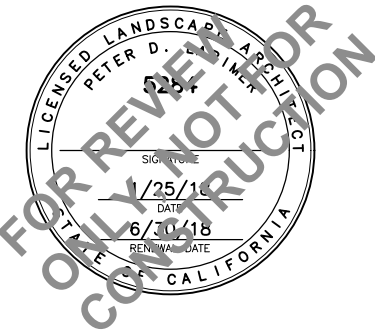
CITY APPROVAL





MTWgroup

LANDSCAPE ARCHITECTURE
AND PLANNING
10411 Old Placerville Road
Suite 205
Sacramento, CA 95827
916 369-3990



Peter D. Larimer C-5284

The Landscape Architects do not represent that these plans or the specifications in connection therewith are suitable, whether or not modified for any other site than the one for which they were specifically prepared. The Landscape Architects disclaim responsibility for these plans and specifications if they are used in whole or in part at any other site.

REVISIONS			
NO.	DESCRIPTION	DATE	REV'D

WESTPARK VILLAGE
CENTER
TYPICAL PRODUCTION
HOMES

ROSEVILLE, CALIFORNIA

DATE	4/24/18
JOB NO.	18-14
SHEET TITLE	

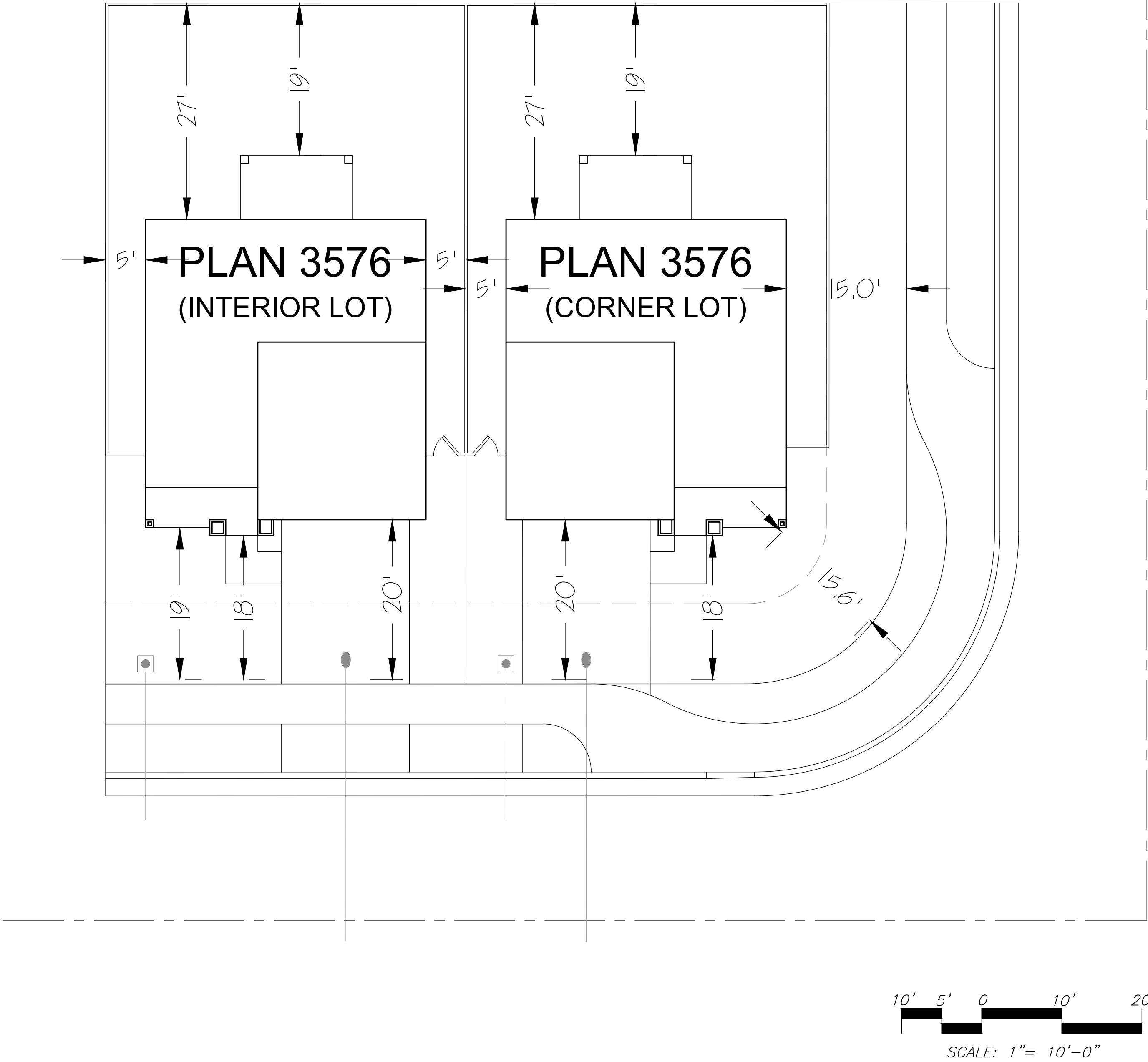
PLAN 3576
SITE
PLAN

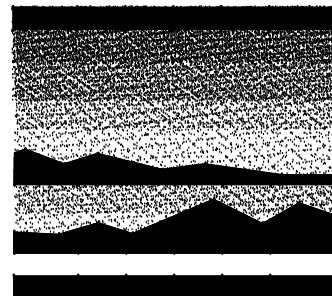
SHEET NO.

L0.2

SHEET 2 OF 3

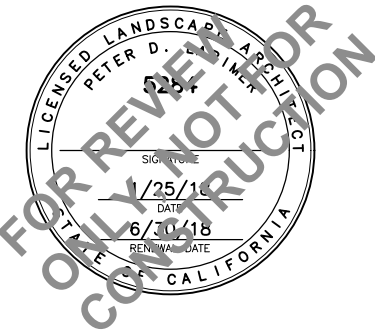
CITY APPROVAL





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LANDSCAPE ARCHITECTURE
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REVISIONS			
NO.	DESCRIPTION	DATE	REV'D

WESTPARK VILLAGE
CENTER
TYPICAL PRODUCTION
HOMES

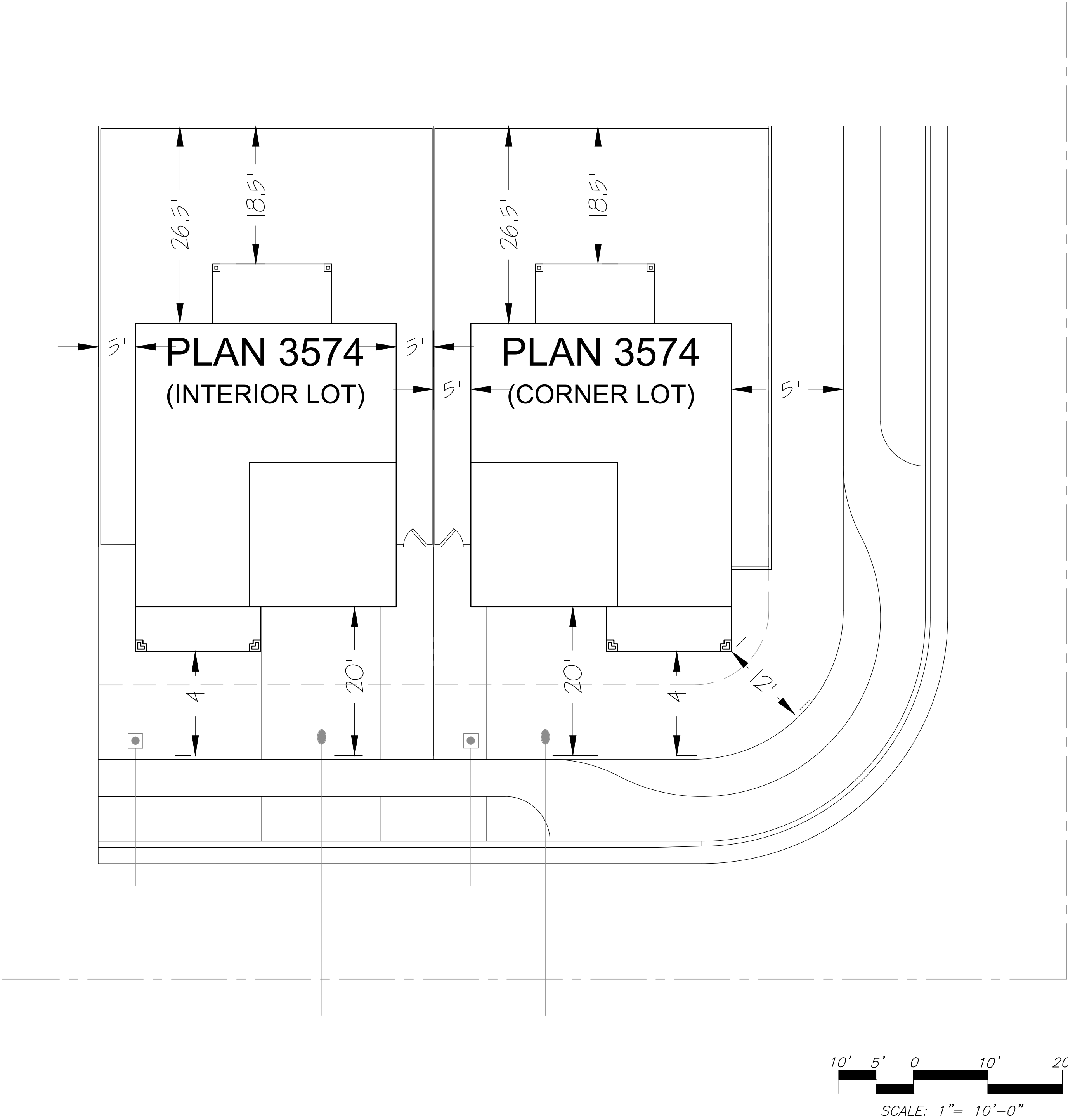
ROSEVILLE, CALIFORNIA

DATE	4/24/18
JOB NO.	18-14
SHEET TITLE	

PLAN 3574
SITE
PLAN

SHEET NO.
L0.3
SHEET 3 OF 3

CITY APPROVAL





Westpark Village Center

Date: 2/21/2018

Rev 1:

Rev 2:

Elevation Style	Color Scheme #	Body*	Stucco Trim	Gable Accent Color	Fascia	Finial & Select Front Trim	Prefab Pipe Vents	Entry / Shutters	Garage Door	Gutters (if occur)	Concrete Roof Tile		Veneer*	Decorative Tile**
	MFG:	Sherwin Williams	Sherwin Williams	Sherwin Williams	Sherwin Williams	Sherwin Williams	Sherwin Williams	Sherwin Williams	Sherwin Williams	NA	Eagle Roof Tile		Coronado	Dal Tile
	NOTE:										Barrel-Tile	Flat		

Spanish - D	1071	6140 Moderate White	2827 Col. Rev. Stone	NA	2827 Col. Rev. Stone	NA	7705 Wheat Penny	6186 Dried Thyme	2827 Col. Rev. Stone	NA	3646 Sunset Blend	NA	NA	Elev D Only Cobalt Blue
	1072	7529 Sand Beach	6083 Sable	NA	6083 Sable	NA	7705 Wheat Penny	7595 Sommelier	6083 Sable	NA	3645 Sunrise Blend	NA	NA	Elev D Only Vermillion Red
	1073	6121 Whole Wheat	7510 Chateau Brown	NA	7510 Chateau Brown	NA	7705 Wheat Penny	7749 Laurel Woods	7510 Chateau Brown	NA	3646 Sunset Blend	NA	NA	Elev D Only Vermillion Red
	1074	7540 Artisan Tan	6076 Turkish Coffee	NA	6076 Turkish Coffee	NA	7705 Wheat Penny	7604 Smoky Blue	6076 Turkish Coffee	NA	3636 Piedmont Blend	NA	NA	Elev D Only Vermillion Red

Craftsman - E	4070	7534 Outerbanks	7049 Nuance	7049 Nuance	7049 Nuance	NA	NA	7580 Carnelian	7049 Nuance	NA	NA	5502 Arcadia	Eastern Mtn Ledge Dakota Brown	NA
	4071	7037 Balanced Beige	7554 Steamed Milk	7554 Steamed Milk	7554 Steamed Milk	NA	NA	6174 Andiron	7554 Steamed Milk	NA	NA	5699 Charcoal Range	Eastern Mtn Ledge Brookside	NA
	4072	7549 Studio Taupe	6069 French Roast	6069 French Roast	6069 French Roast	NA	NA	6055 Fiery Brown	6069 French Roast	NA	NA	5689 Brown Range	Eastern Mtn Ledge Dakota Brown	NA
	4073	6164 Svelte Sage	7516 Kestrel White	7516 Kestrel White	7516 Kestrel White	NA	NA	6237 Dark Night	7516 Kestrel White	NA	NA	5687 Brown Gray Range	Eastern Mtn Ledge Brookside	NA

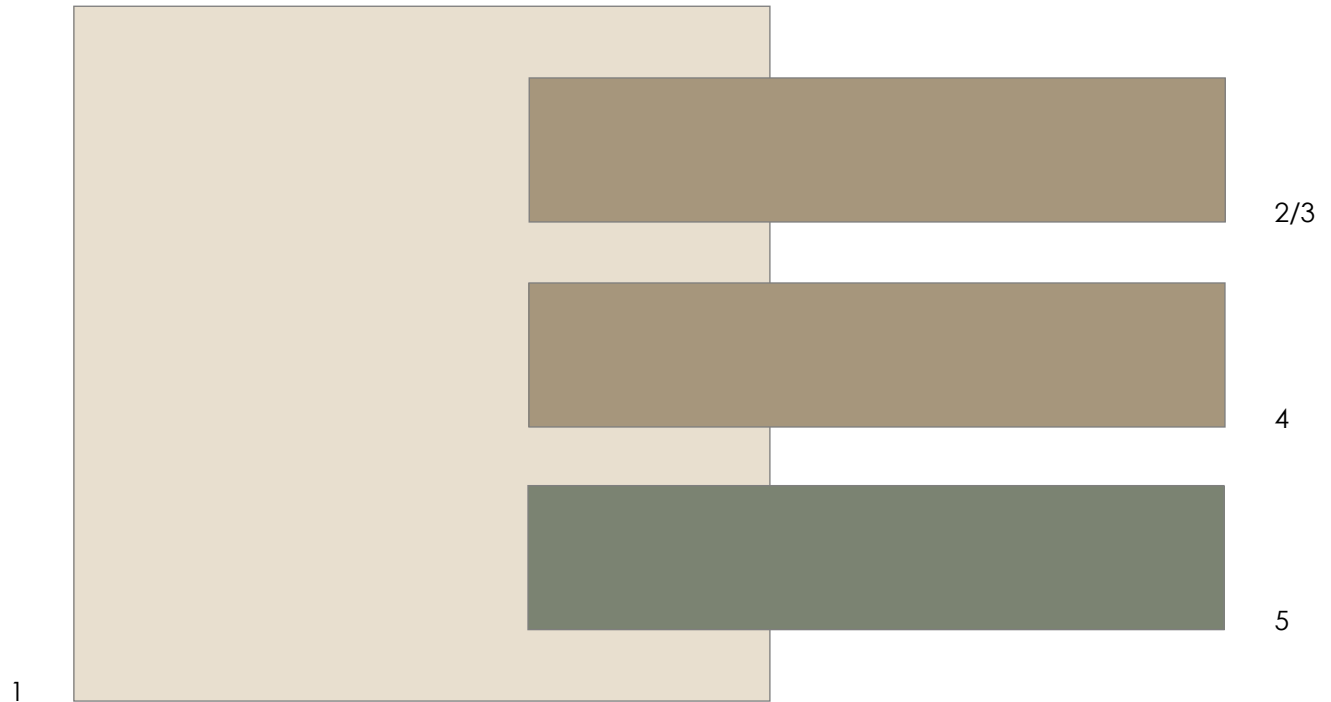
Italianate - F	6070	6121 Whole Wheat	7042 Shoji White	NA	7042 Shoji White	NA	NA	7580 Carnelian	7042 Shoji White	NA	3636 Piedmont Blend	NA	Sicilian Brick Ferrara	NA
	6071	7528 Windsor Greige	7551 Greek Villa	NA	7551 Greek Villa	NA	NA	7060 Attitude Gray	7551 Greek Villa	NA	3646 Sunset Blend	NA	Sicilian Brick Ferrara	NA
	6072	7507 Stone Lion	7554 Steamed Milk	NA	7554 Steamed Milk	NA	NA	7734 Olive Grove	7554 Steamed Milk	NA	3645 Sunrise Blend	NA	Sicilian Brick Marsala	NA

Please note that to gain an accurate representation of exterior paint colors they should be viewed in natural light, preferably outdoors.

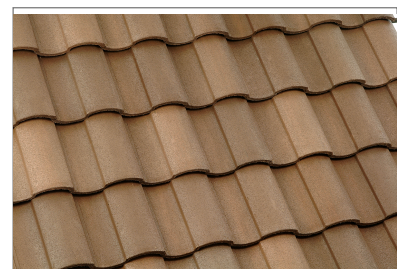
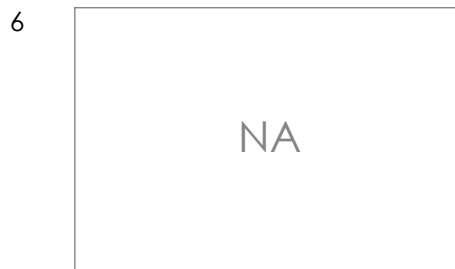
* All veneer stone grout to be gray

** Decorative tile grout to match stucco body color

SCHEME # 1071



- 1 Body
- 2 Trim
- 3 Fascia
- 4 Garage Door
- 5 Entry / Shutters
- 6 Veneer - Where Applicable
- 7 Roof Tile

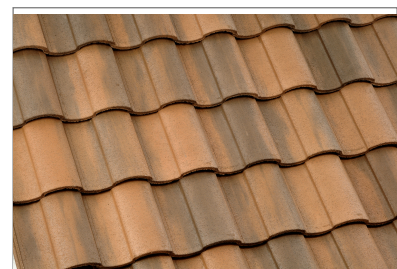
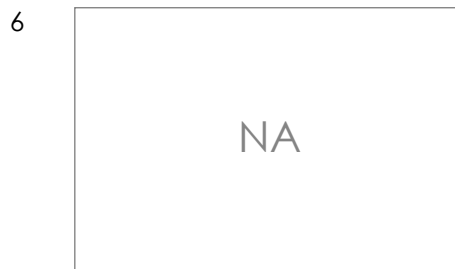


7

SCHEME # 1072



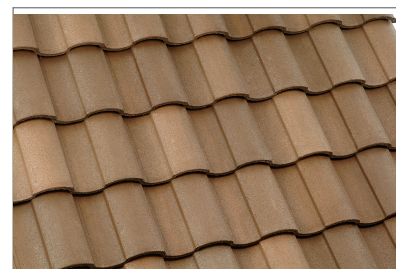
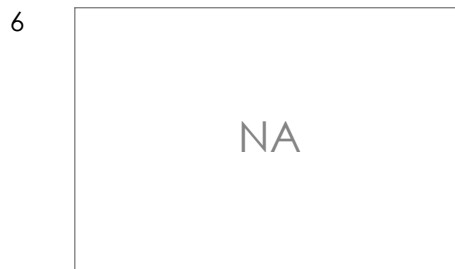
- 1 Body
- 2 Trim
- 3 Fascia
- 4 Garage Door
- 5 Entry / Shutters
- 6 Veneer - Where Applicable
- 7 Roof Tile



SCHEME # 1073



- 1 Body
- 2 Trim
- 3 Fascia
- 4 Garage Door
- 5 Entry / Shutters
- 6 Veneer - Where Applicable
- 7 Roof Tile

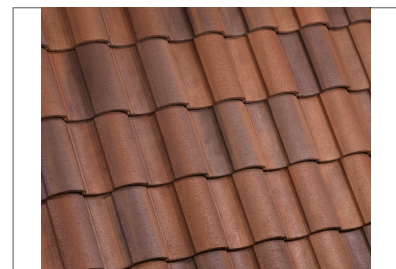
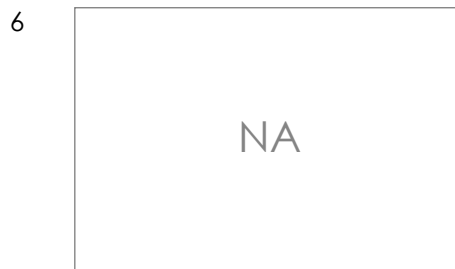


KHovnanian[®] Homes

SCHEME # 1074



- 1 Body
- 2 Trim
- 3 Fascia
- 4 Garage Door
- 5 Entry / Shutters
- 6 Veneer - Where Applicable
- 7 Roof Tile



KHovnanian[®] Homes

SCHEME # 4070

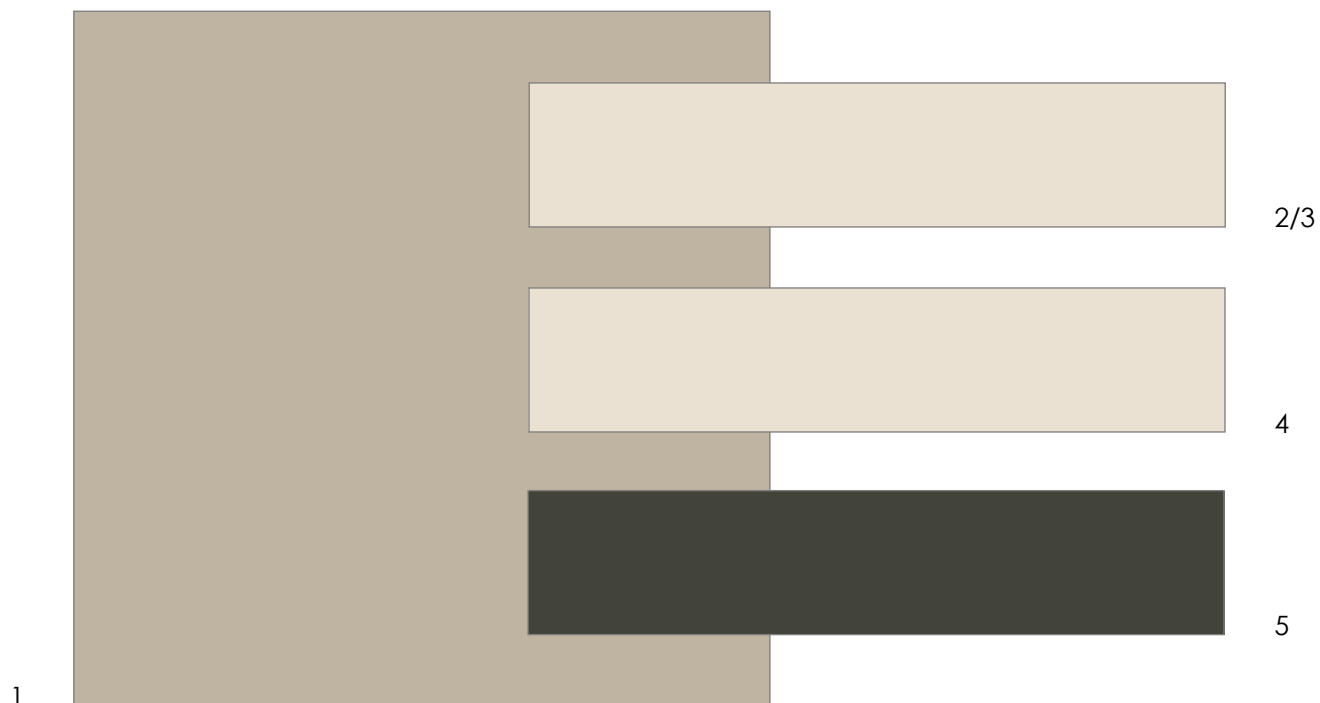


- 1 Body
- 2 Trim
- 3 Fascia
- 4 Garage Door
- 5 Entry / Shutters
- 6 Veneer - Where Applicable
- 7 Roof Tile



KHovnanian[®] Homes

SCHEME # 4071



- 1 Body
- 2 Trim
- 3 Fascia
- 4 Garage Door
- 5 Entry / Shutters
- 6 Veneer - Where Applicable
- 7 Roof Tile



KHovnanian[®] Homes

SCHEME # 4072



- 1 Body
- 2 Trim
- 3 Fascia
- 4 Garage Door
- 5 Entry / Shutters
- 6 Veneer - Where Applicable
- 7 Roof Tile



KHovnanian[®] Homes

SCHEME # 4073



- 1 Body
- 2 Trim
- 3 Fascia
- 4 Garage Door
- 5 Entry / Shutters
- 6 Veneer - Where Applicable
- 7 Roof Tile

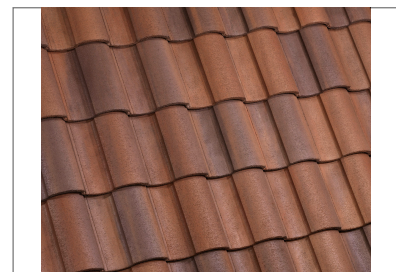


KHovnanian[®] Homes

SCHEME # 6070



- 1 Body
- 2 Trim
- 3 Fascia
- 4 Garage Door
- 5 Entry / Shutters
- 6 Veneer - Where Applicable
- 7 Roof Tile



KHovnanian[®] Homes

SCHEME # 6071

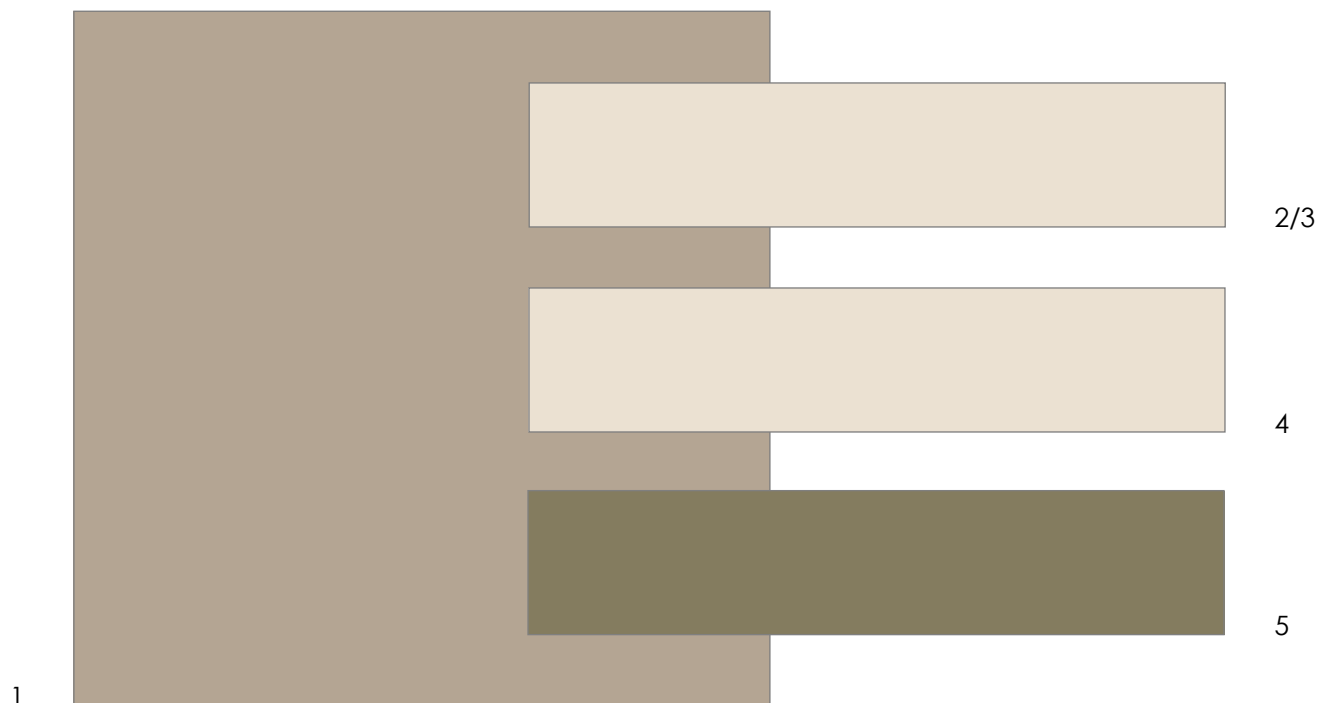


- 1 Body
- 2 Trim
- 3 Fascia
- 4 Garage Door
- 5 Entry / Shutters
- 6 Veneer - Where Applicable
- 7 Roof Tile



KHovnanian[®] *Homes*

SCHEME # 6072



- 1 Body
- 2 Trim
- 3 Fascia
- 4 Garage Door
- 5 Entry / Shutters
- 6 Veneer - Where Applicable
- 7 Roof Tile

