



TREES MAY REQUIRE REMOVAL (2X). ARBORIST REVIEW OF OFF-SITE TREES IMPACTED BY OUTFALL SWALE TO BE PROVIDED PRIOR TO APPROVAL OF IMPROVEMENT PLANS.

LEGEND

- 12" D STORM DRAIN LINE & SIZE
- DROP INLET
- 6" S SANITARY SEWER GRAVITY LINE & SIZE
- 4" DW DOMESTIC WATER LINE
- 10" FW FIRE WATER LINE
- FIRE HYDRANT, BURY, AND GATE VALVE
- FIRE DEPARTMENT CONNECTION - COMPLETE WITH CHECK VALVE, CAPS, SIGN.
- PIV ASSEMBLY

NOTES

1. FINAL LAYOUT AND SIZE OF ONSITE UTILITIES WILL BE DETERMINED DURING IMPROVEMENT PLAN DESIGN PHASE.
2. ONSITE WATER MAINS ARE PUBLIC FACILITIES WHERE SHOWN WITHIN AN EASEMENT.
3. ONSITE STORM DRAINS ARE PRIVATE FACILITIES.
4. ONSITE SANITARY SEWER MAINS ARE PUBLIC FACILITIES WHERE SHOWN WITHIN AN EASEMENT.
5. THIS EXHIBIT IS FOR PRELIMINARY PLAN PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO DEVELOPMENT DURING THE IMPROVEMENT PLAN PHASE.
6. EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND WILL BE FURTHER VALIDATED AS THE DESIGN PROGRESSES TO IMPROVEMENT PLAN PHASE.
7. THE PROPOSED UTILITY LAYOUT AND SIZES SHOWN ARE CONCEPTUAL AND SUBJECT TO MODIFICATION AS DESIGN PROGRESSES TO IMPROVEMENT PLAN PHASE.

WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 231 Vernon Street
 Roseville, CA 95678
 Tel 916.341.7760
 Fax 916.341.7767

LPAS
 Architecture + Design

KF PROPERTIES

PRELIMINARY
 UTILITY PLAN

FIDDYMENT RANCH APTS.

PROJECT NO.1282-0003

ROSEVILLE, CA