



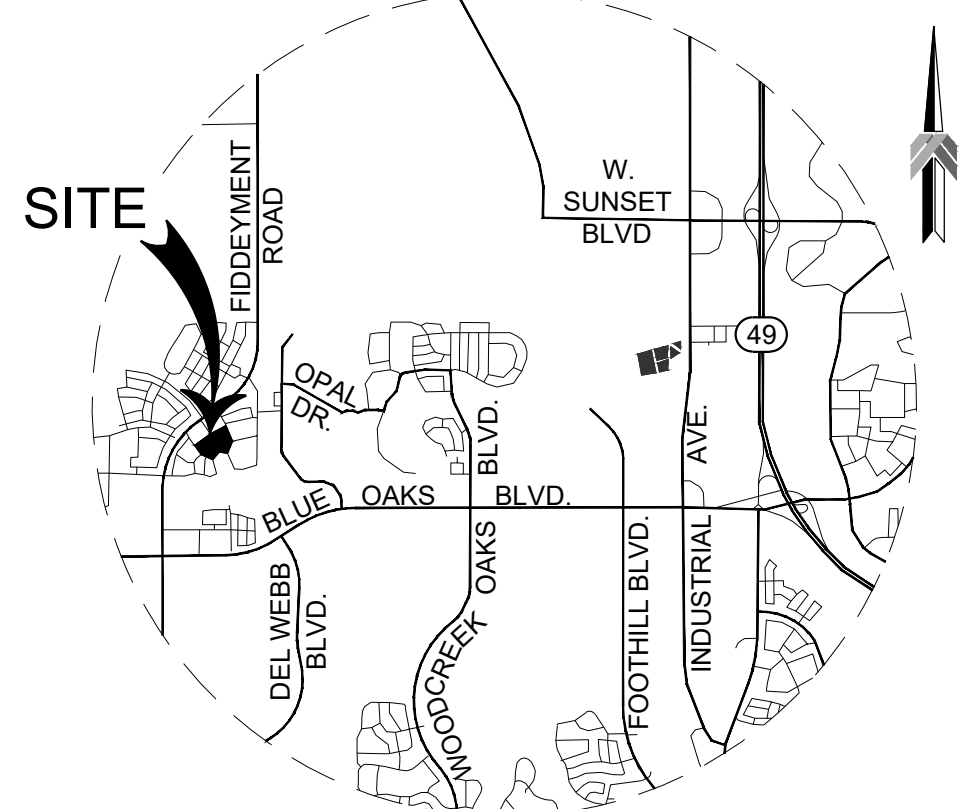
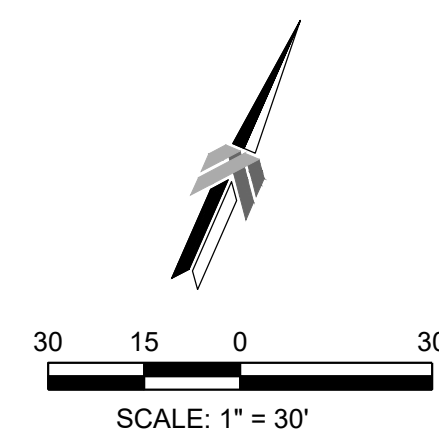
200 Auburn Folsom Road, Ste. 201  
Auburn, California 95603  
T: (530) 272-4328  
E: info@King-Engineering-Inc.com

**SITE PLAN**

**FIDDYMENT RANCH  
PHASE 2 - F25**

CITY OF ROSEVILLE STATE OF CALIFORNIA

MAY 2021



VICINITY MAP  
NTS

LEGEND					
DE	DRAINAGE EASEMENT	D	SOLID WASTE DUMPSTER	⦿	WATER FIRE HYDRANT ASSEMBLY (FH)
ESMT	EASEMENT	⦿	STREET LIGHT	▼	AIR RELEASE VALVE (ARV)
EVA	EMERGENCY VEHICLE ACCESS	▨	ASPHALT PAVING	⊕	BLOW OFF VALVE (BOV)
HE	HIGHWAY EASEMENT	▨	CONCRETE	⊕	WATER VALVE
LE	LANDSCAPE EASEMENT	▨	LANDSCAPE	⊕	STORM DRAIN MANHOLE (DMH)
MPE	MULTI PURPOSE EASEMENT	▨	COURTYARD	⊕	SANITARY SEWER MANHOLE (SMH)
MPT	MULTI PURPOSE TRAIL EASEMENT	▨	BUILDING	⊕	TRANSFORMER
PE	PEDESTRIAN EASEMENT	▨	GARAGE	▬	
PUE	PUBLIC UTILITY EASEMENT	▨	GRASSCRETE	▬	
SDE	SLOPE AND DRAINAGE EASEMENT	▨	ACCESSIBLE PATH OF TRAVEL		
(E)	EXISTING				
(P)	PROPOSED				
PL	PROPERTY LINE				



**SITE INFORMATION**

OWNER: CRP/VDH FIDDYMENT RANCH BUNGALOWS OWNER, L.L.C  
APN: 492-013-005 PLACER COUNTY  
SITE ACREAGE: 4.94 ACRES  
PLAN TYPE 1 TOTAL = 24  
PLAN TYPE 2 TOTAL = 24  
PLAN TYPE 3 TOTAL = 22  
PLAN TYPE 4 TOTAL = 23

**EXISTING ZONING**

R3

**PROPOSED ZONING**

R3

**PARKING SUMMARY**

REQUIRED: 2+ BEDROOMS = 2 PER UNIT  
10+ UNITS = 1 GUEST SPACE FOR EVERY 10 UNITS  
PROPOSED: 2 GARAGE SPACES X 73 UNITS = 146 SPACES  
2 CARPORT SPACES X 20 UNITS = 40 SPACES  
COVERED RESIDENT SPACES = 186  
UNCOVERED GUEST SPACES = 12  
TOTAL SPACES = 198  
NUMBER OF REGULAR SPACES = 191  
NUMBER OF COMPACT SPACES = 3  
NUMBER OF ELECTRIC VEHICLE SPACES = 4  
NOTE: SEE TYPICAL PARKING STALL STRIPING DETAIL ON THE DETAIL SHEET.

**PROJECT ENGINEER**

KING ENGINEERING  
200 AUBURN FOLSOM ROAD, STE 201  
AUBURN, CA 95603

**PROJECT ARCHITECT**

BASSENIAN LAGONI  
2031 ORCHARD DRIVE, STE 100  
NEWPORT BEACH, CA 92660

**PROJECT LANDSCAPE ARCHITECT**

WOOD RODGERS, INC  
3301 C STREET, BLDG 100-B  
SACRAMENTO, CA 95816

**CONSTRUCTION NOTES**

- 30" CURB PAINTED YELLOW, DIAL-A-RIDE PICK UP & DROP OFF.
- "PASSENGER LOADING ONLY" SIGN CALTRANS R25C (CA)
- 8' WIDE LEVEL LANDING.



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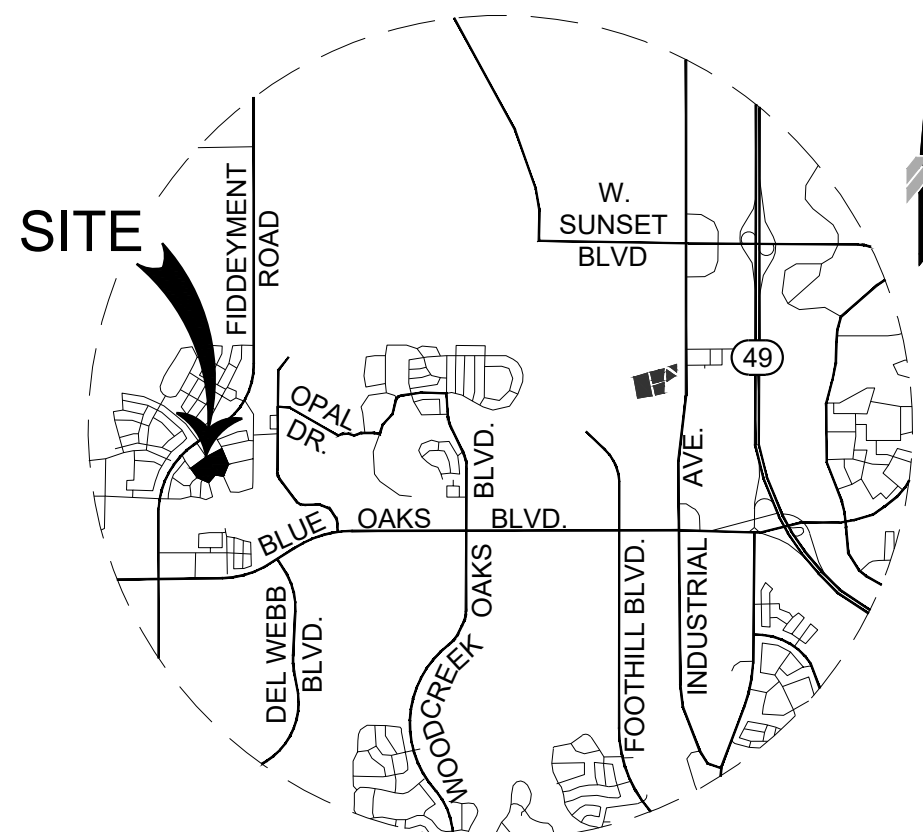
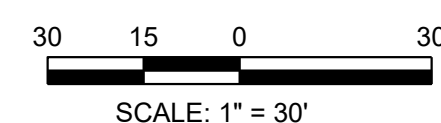
**SITE PLAN**

**FIDDYMENT RANCH**

**PHASE 2 - F26**

CITY OF ROSEVILLE STATE OF CALIFORNIA

MAY 2021



VICINITY MAP

LEGEND					
DE	DRAINAGE EASEMENT	D	SOLID WASTE DUMPSTER	⊙	WATER FIRE HYDRANT ASSEMBLY (FH)
ESMT	EASEMENT	⊙	STREET LIGHT	▼	AIR RELEASE VALVE (ARV)
EVA	EMERGENCY VEHICLE ACCESS	▨	ASPHALT PAVING	⊕	BLOW OFF VALVE (BOV)
HE	HIGHWAY EASEMENT	▨	CONCRETE	⊕	WATER VALVE
LE	LANDSCAPE EASEMENT	▨	LANDSCAPE	⊕	STORM DRAIN MANHOLE (DMH)
MPE	MULTI PURPOSE EASEMENT	▨	COURTYARD	⊕	SANITARY SEWER MANHOLE (SMH)
MPT	MULTI PURPOSE TRAIL EASEMENT	▨	BUILDING	⊕	TRANSFORMER
PE	PEDESTRIAN EASEMENT	▨	GARAGE	---	
PUE	PUBLIC UTILITY EASEMENT	▨	GRASSCRETE		
SDE	SLOPE AND DRAINAGE EASEMENT	▨	ACCESSIBLE PATH OF TRAVEL		
(E)	EXISTING				
(P)	PROPOSED				
PL	PROPERTY LINE				



**SITE INFORMATION**  
OWNER: CRP/VDH FIDDYMENT RANCH BUNGALOWS OWNER, L.L.C.  
APN: 492-013-003 PLACER COUNTY  
SITE ACREAGE: 5.04 ACRES

PLAN TYPE 1 TOTAL = 24  
PLAN TYPE 2 TOTAL = 24  
PLAN TYPE 3 TOTAL = 23  
PLAN TYPE 4 TOTAL = 25

**EXISTING ZONING**  
R3

**PROPOSED ZONING**  
R3

**PARKING SUMMARY**  
REQUIRED: 2+ BEDROOMS = 2 PER UNIT  
10+ UNITS = 1 GUEST SPACE FOR EVERY 10 UNITS

PROPOSED: 2 GARAGE SPACES X 74 UNITS = 148 SPACES  
2 CARPORT SPACES X 22 UNITS = 44 SPACES

COVERED RESIDENT SPACES = 192  
UNCOVERED GUEST SPACES = 14  
TOTAL SPACES = 206

NUMBER OF REGULAR SPACES = 202  
NUMBER OF COMPACT SPACES = 2  
NUMBER OF ELECTRIC VEHICLE SPACES = 2

NOTE: SEE TYPICAL PARKING STALL STRIPING DETAIL ON THE DETAIL SHEET.

**PROJECT ENGINEER**  
KING ENGINEERING  
200 AUBURN FOLSOM ROAD, STE 201  
AUBURN, CA 95603

**PROJECT ARCHITECT**  
BASSENIAN LAGONI  
2031 ORCHARD DRIVE, STE 100  
NEWPORT BEACH, CA 92660

**PROJECT LANDSCAPE ARCHITECT**  
WOOD RODGERS, INC  
3301 C STREET, BLDG 100-B  
SACRAMENTO, CA 95816

- CONSTRUCTION NOTES**
- 30" CURB PAINTED YELLOW, DIAL-A-RIDE PICK UP & DROP OFF.
  - \*PASSENGER LOADING ONLY\* SIGN CALTRANS R25C (CA)
  - 8' WIDE LEVEL LANDING.

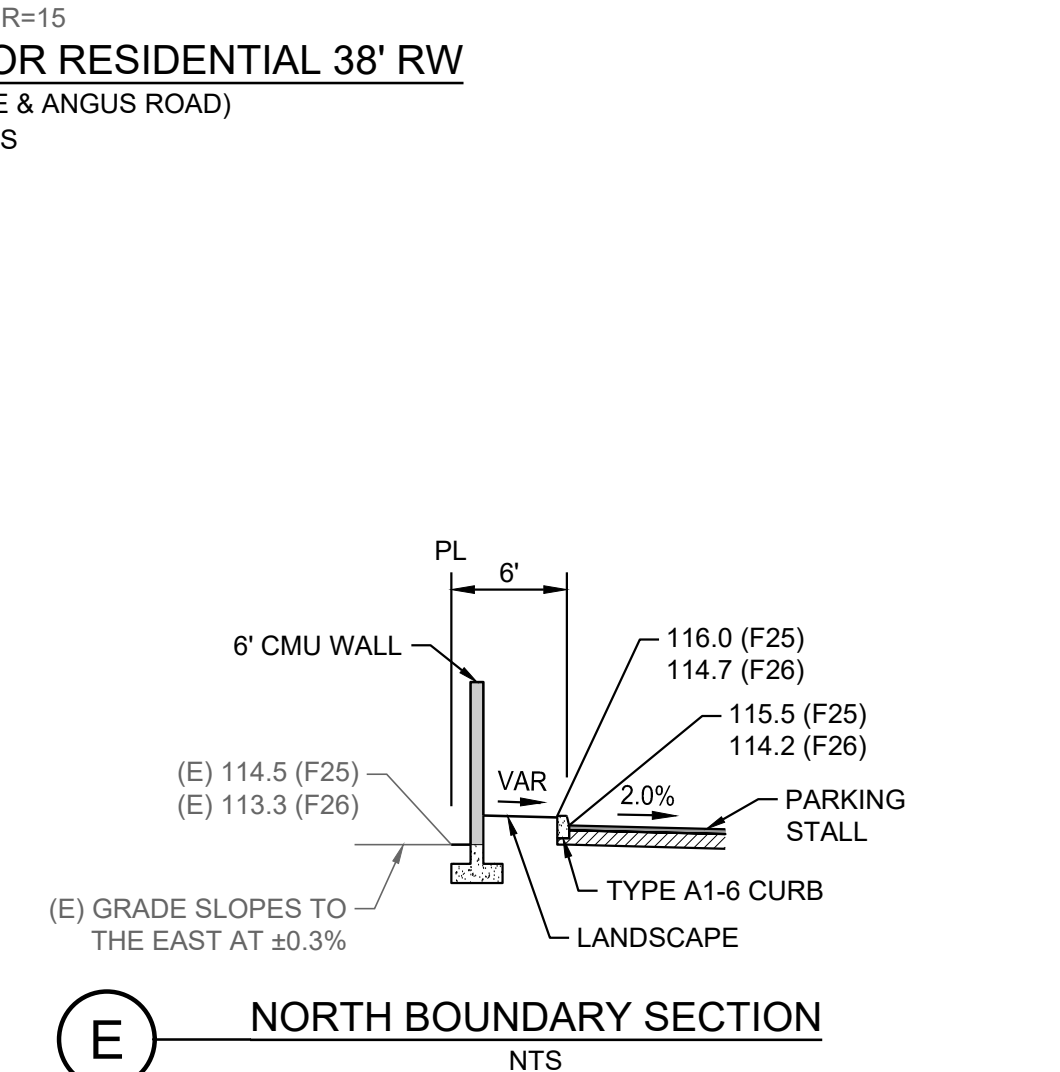
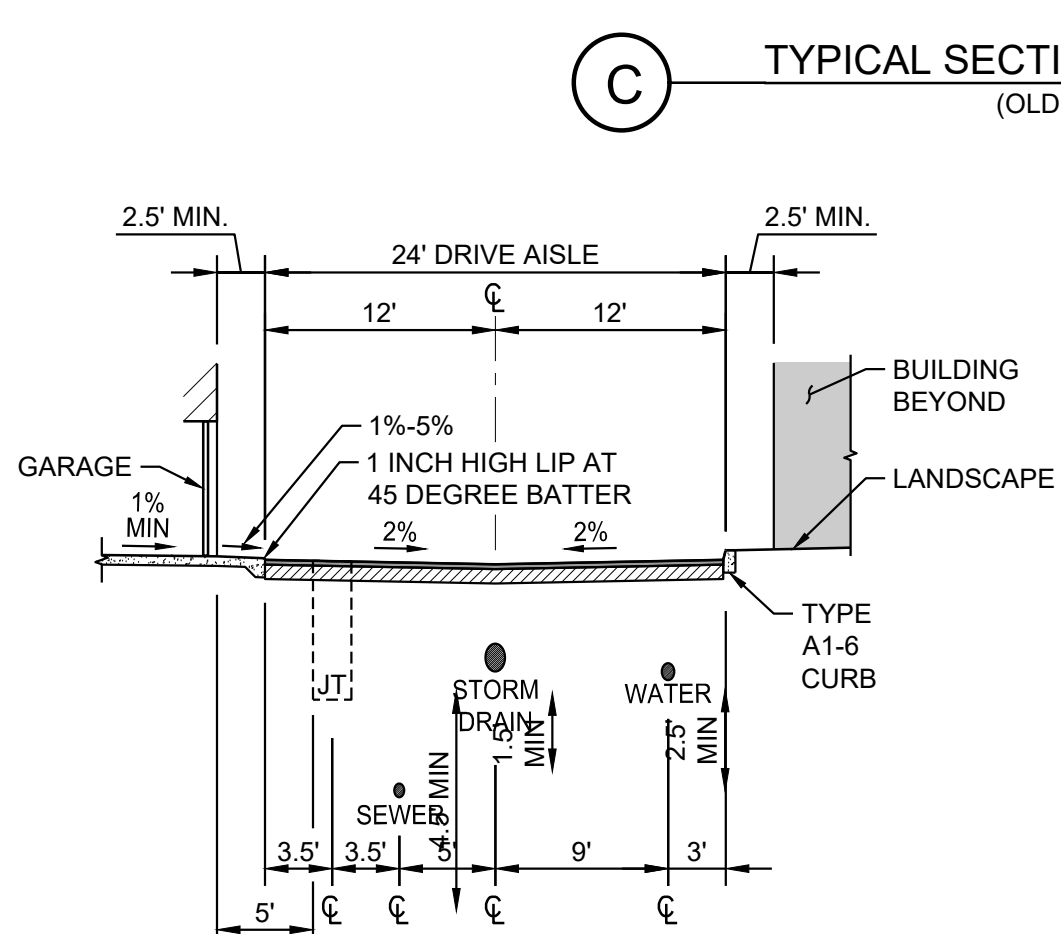
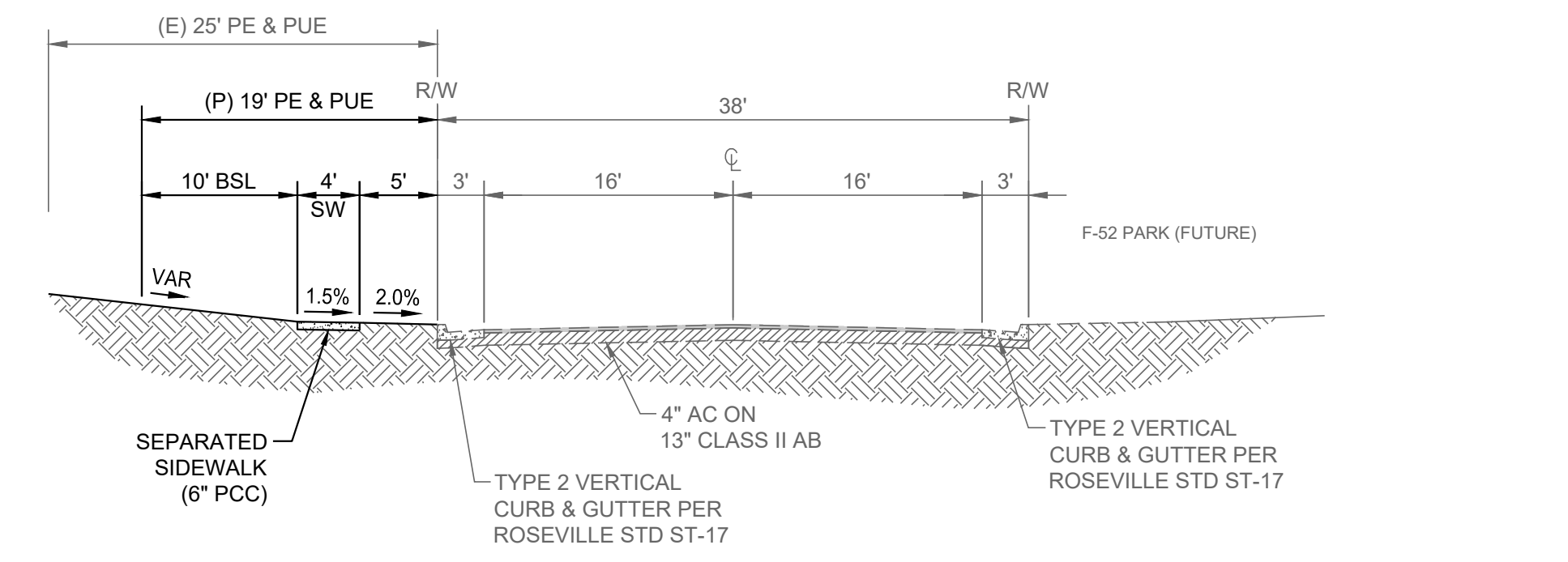
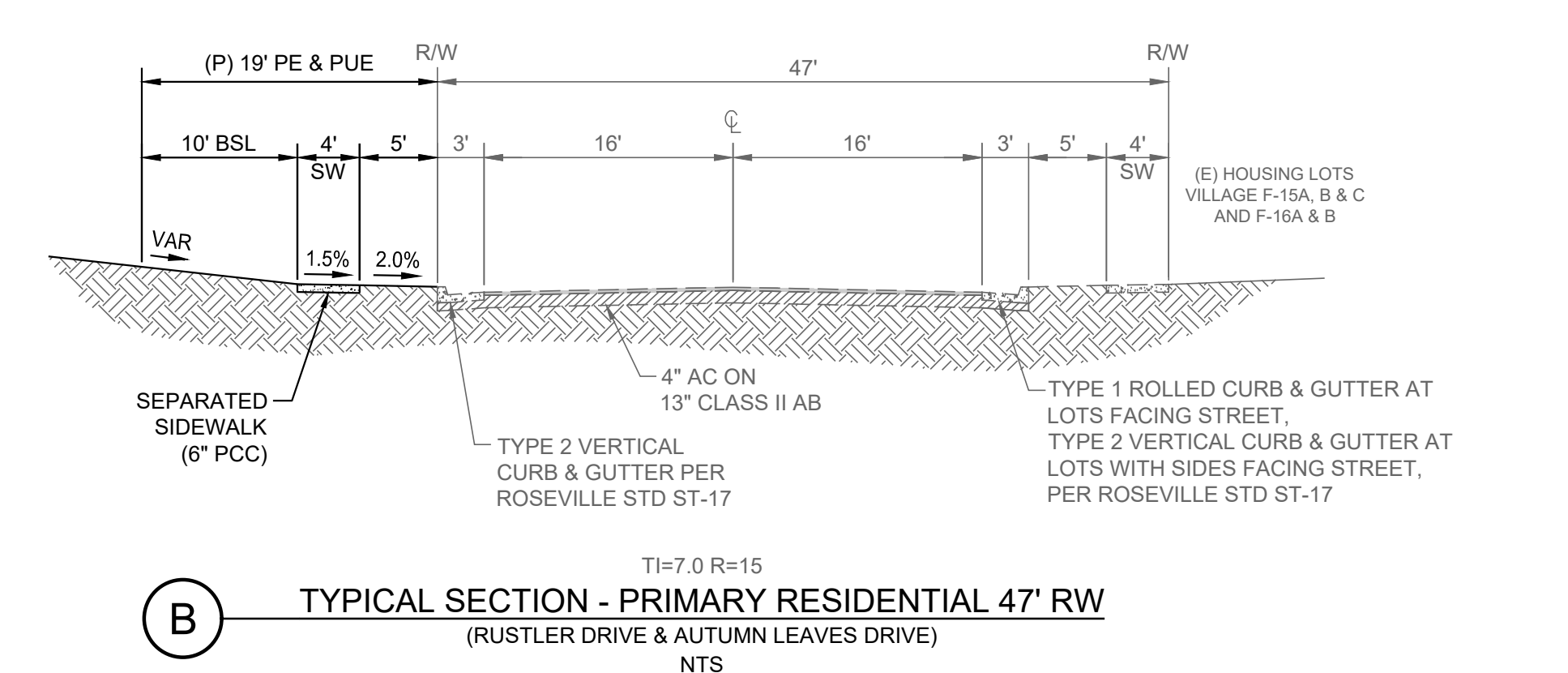
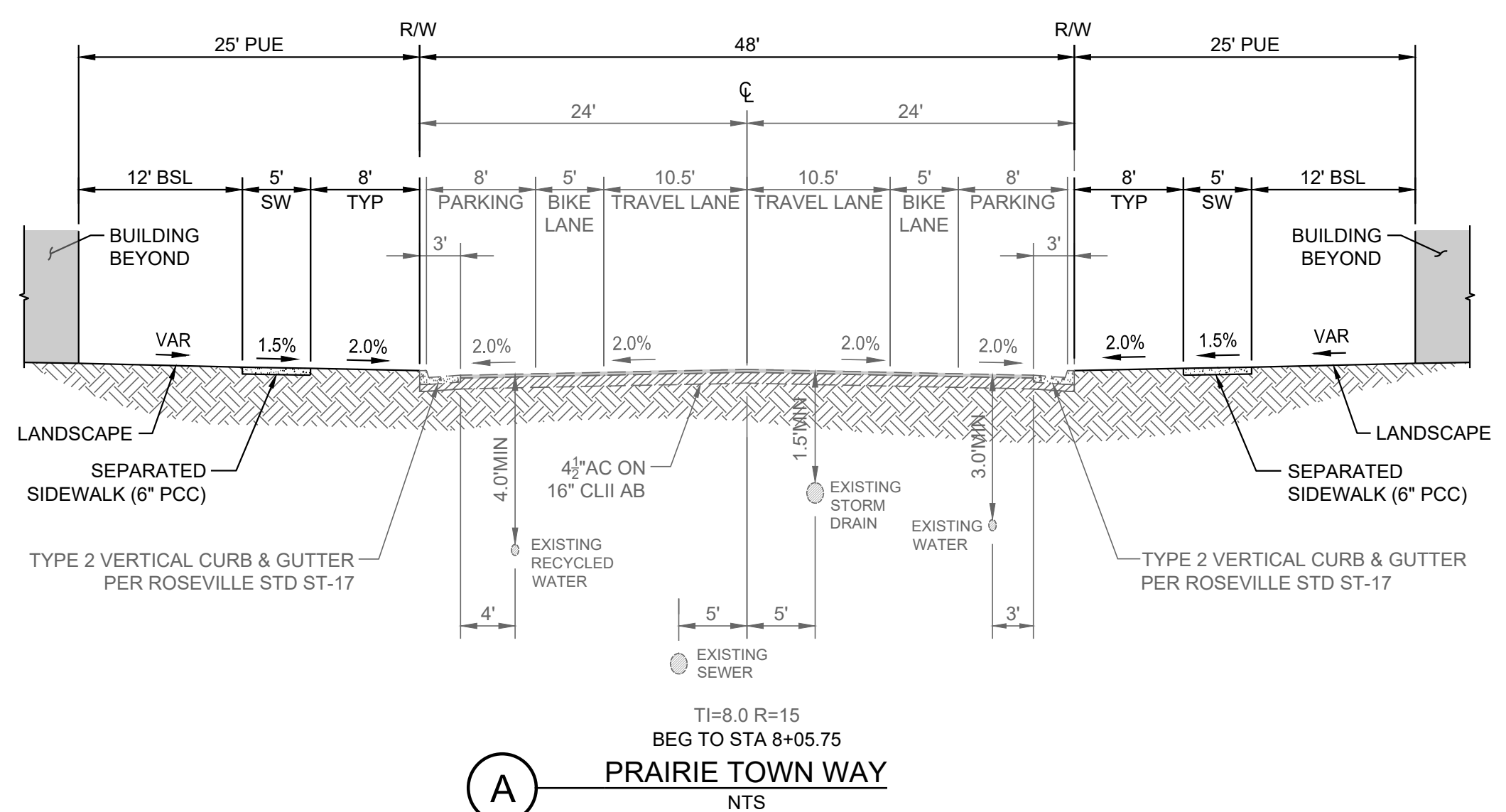
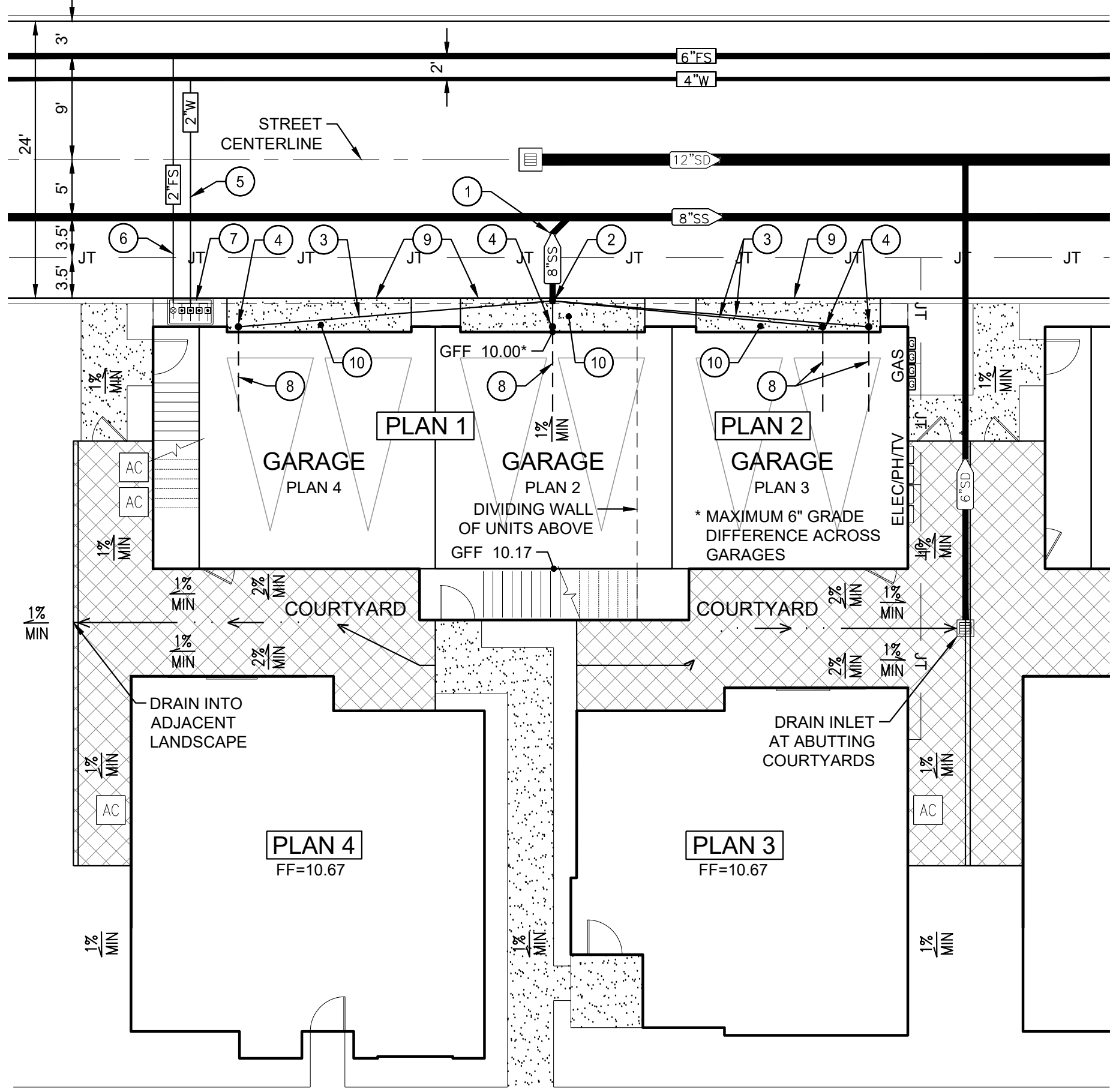


# PRELIMINARY PLAN DETAILS

## FIDDYMENT RANCH

### PHASE 2 - F25 & F26

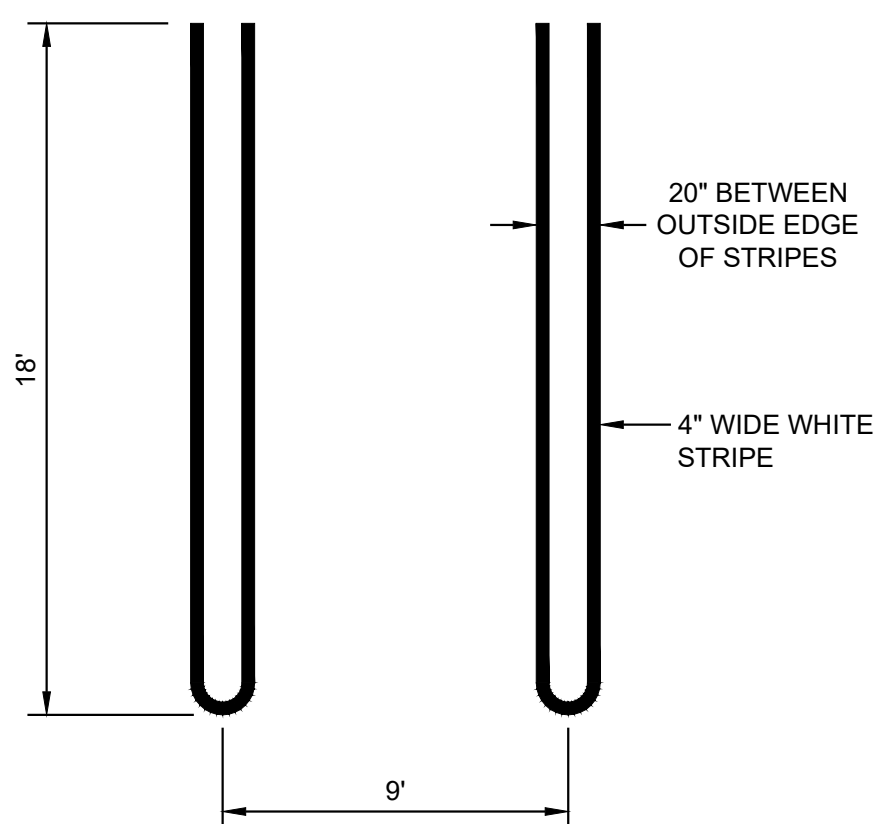
CITY OF ROSEVILLE STATE OF CALIFORNIA  
MARCH 2021



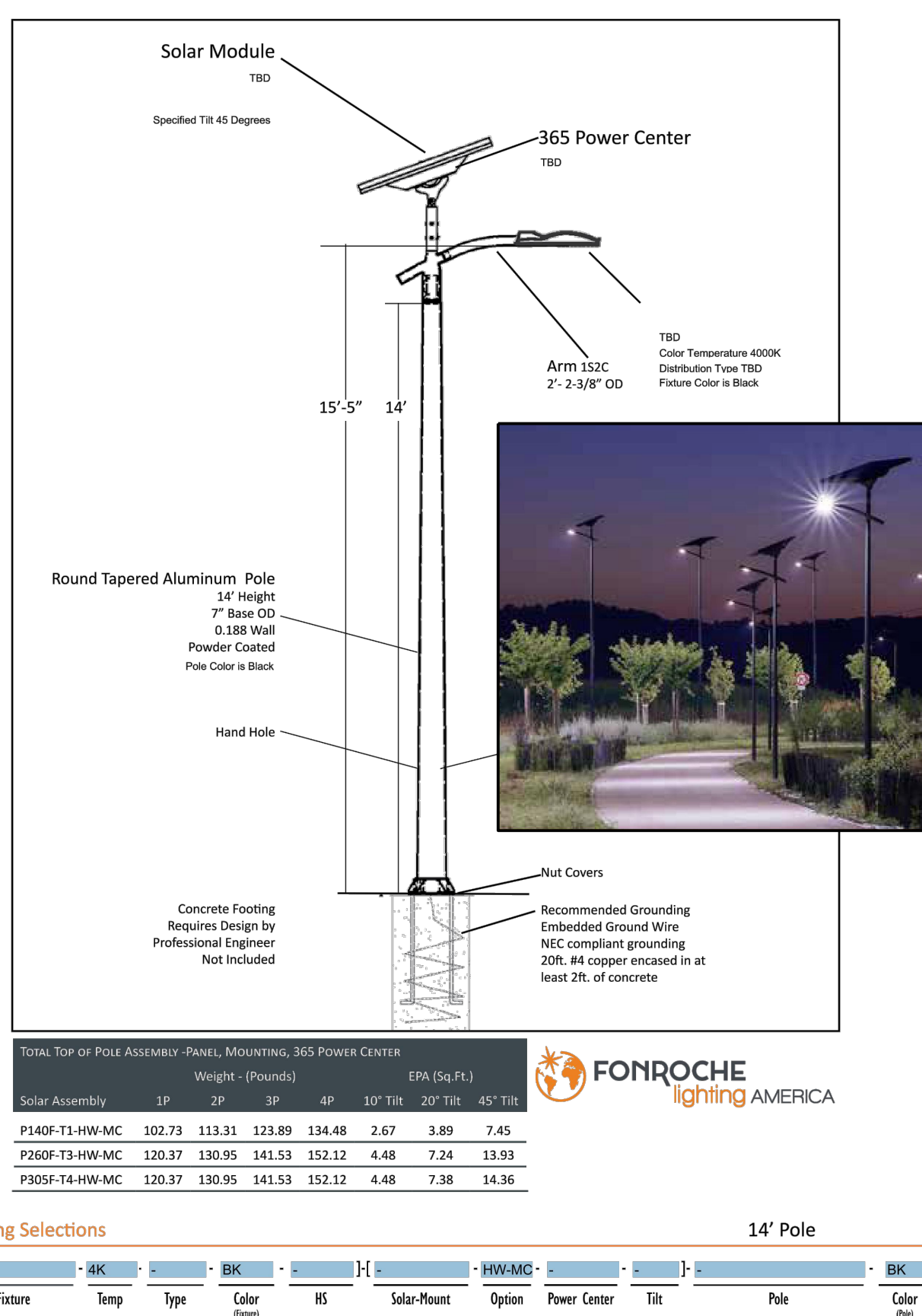
**CONSTRUCTION NOTES**

- ① 6"SS INVERT ELEVATION PER PLAN.
- ② 6" SS CLEANOUT. SEE DETAIL B.
- ③ 4" PVC SDR 26 @ S=0.02 MIN.
- ④ 4" SS CLEANOUT PER ROSEVILLE PLATE SS-5.
- ⑤ 2" DOMESTIC WATER SERVICE.
- ⑥ 2" FIRE SERVICE.
- ⑦ WATER MANIFOLD W/ (4) 1" WATER METER SIMILAR TO ROSEVILLE PLATE W-5, AND 1 1/2" FIRE SERVICE LINE & VALVE IN A B44 BOX.
- ⑧ PRIVATE SEWER SERVICE LATERAL BY HOME BUILDER.
- ⑨ 1 INCH HIGH LIP AT 45 DEGREE BATTER.
- ⑩ 1.0% MINIMUM TO 5.0% MAXIMUM SLOPE TO ALLEY

TYPICAL BUNGALOW UTILITY SERVICES & GRADING  
SCALE: 1"=10'



TYPICAL PARKING STALL STRIPING  
NTS



ALLEY POLE LIGHTING

Linear  
FluxStream sealed strip

Day-Brite / CFI FluxStream LED sealed strip is a high performing luminaire delivering smooth diffuse light ideal for light industrial, commercial and residential applications with the unparalleled energy efficiency of Philips LED lighting.

**Ordering guide**

Series	Length (feet)	Lumens (nominal)	Color temp. (K)	Voltage	Drive	Options
FXK	4' length	40L 4000 lumens 80L 8000 lumens	3000K 5000K	120V 277V	UNV Universal voltage DIM+ 120-277V DIM- 120-277V	Factory wired Philips EcoLine integral emergency pack Nominal 7000m 120-277V motion detector, factory installed on end cap (DM/DM+) 120-277V motion detector, factory installed on end cap (DM/DM+) IP65 rated protection from water and dust Factory wired 1/8\"/>

**General notes**

- Many luminaire components, such as reflectors, refractors, lenses, sockets, lampholders, and LEDs are made from various types of plastics which can be adversely affected by airborne contaminants. If sulfur based chemicals, petroleum based products, cleaning solutions, or other contaminants are expected in the intended area of use, consult factory for compatibility.

**MADRID**

Catalog #	Type

Description	Date

**ARM MOUNT**

**Standard Features**

Material: Painted steel, Standard Powdercoat Finish, White Acrylic Lens, 1/2\"/>

**LED Features**

LEDs: ARB LED ALU-AR-VW-30LED array to be mounted onto an Aluminum MPCB Board configured to the proper wattage. The LED array will be centered within the Lens area and mounted on a white aluminum reflector plate.

**Driver**

SC programmed electronic high power factor ballast, multi-voltage 120V/277V. Lamps not included.

**Options\***

Contact Evergreen Lighting for complete photometrics.

**Fluorescent Features**

Ballast: SC programmed electronic high power factor ballast, multi-voltage 120V/277V. Lamps not included.

**Finishes**

Ballast: Architectural Bronze (AB), Textured Gold (TG), Textured Bronze (TB), Metallic Nickel (MN), Matte Black (MB), Textured White (TW), Satin Brass (SB), Matte White (MW), Copper Venetian (CV), Chrome (CR), Glass White (GW), Oil Rubbed Bronze (ORB), Metallic Grey (MG)

**Options\***

Emergency (E3AR) Special Lens Photocell (PC) Incandescent Lamp Source Size Modifications Vandal Proof Enclosure (VPE)

Part #	Lamp/Watts	Lumens	A	B	C	Fluorescent Features
MAD2103Q	13Q	800	18	9	10 3/4	Ballast
MAD2105T	26T	1800	18	9	10 3/4	Ballast
MAD2204Q	2-13Q	1800	18	9	10 3/4	Ballast
MAD2205	26Q	1800	18	9	10 3/4	Ballast
MAD2111	3Q	2200	20 1/2	10	12	Ballast
MAD2304Q	2-13Q	1800	20 1/2	10	12	Ballast
MAD2306	2-26Q	3600	20 1/2	10	12	Ballast
MAD2322	42T	3200	20 1/2	10	12	Ballast
MAD2106L	6LED	800	18	9	10 3/4	Ballast
MAD2110L	10LED	1000	18	9	10 3/4	Ballast
MAD2212L	12LED	1200	18	9	10 3/4	Ballast
MAD2220L	20LED	2000	20 1/2	10	12	Ballast
MAD2324L	24LED	2400	20 1/2	10	12	Ballast
MAD2340L	40LED	4000	20 1/2	10	12	Ballast
DARK SKY	9LED	900	18	9	10 3/4	Ballast
MAD2108LS	15LED	1500	18	9	10 3/4	Ballast
MAD2320LS	20LED	2000	20 1/2	10	12	Ballast

Evergreen Lighting  
1379 Ridgeway Street, Pomona, CA 91768  
Ph: 909-865-5599 Fax: 909-865-9539  
www.evergreenlighting.com

\*Consult Factory

MADE IN CALIFORNIA

BUILDING MOUNTED LIGHTING