



200 Auburn Folsom Road, Ste. 201
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PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN

FIDDYMENT RANCH

PHASE 2 - F25

APN:492-013-005

CITY OF ROSEVILLE STATE OF CALIFORNIA

MAY 2021



30 15 0 30
SCALE: 1" = 30'

ESTIMATED EARTHWORK

5939± CY EXCAVATION (INCLUDING FOOTINGS & UTILITIES)
3253± CY EMBANKMENT
2036± CY NET EXPORT

NOTE:
10-15% ASSUMED FOR SHRINK LOSS AND SETTLEMENT.
QUANTITIES ARE PRELIMINARY AND SUBJECT TO CHANGE.

TOTAL PROJECT AREA OF DISTURBANCE

239,067 SF

NOTES:

1. ALL GRADES ARE TOP OF ASPHALT UNLESS OTHERWISE NOTED.



- CONSTRUCTION NOTES**
- 1 CASE "C" CURB RAMP PER CALTRANS STD PLAN RSP A88A.
 - 2 CASE "F" CURB RAMP PER CALTRANS STD PLAN RSP A88A.
 - 3 INTERNAL CONCRETE WALK. 5.0% MAXIMUM SLOPE IN TRAVEL DIRECTION & 2.0% MAXIMUM CROSS SLOPE. TYPICAL.
 - 4 TYPICAL BUNGALOW UTILITY SERVICES & GRADING - SEE DETAIL SHEET.
 - 5 TYPICAL ALLEY SECTION - SEE SECTION D, DETAIL SHEET.
 - 6 PRAIRIE TOWN WAY SECTION - SEE SECTION A, DETAIL SHEET.
 - 7 TYPICAL PRIMARY RESIDENTIAL STREET SECTION - SEE SECTION B, DETAIL SHEET.
 - 8 TYPICAL MINOR RESIDENTIAL STREET SECTION - SEE SECTION C, DETAIL SHEET.
 - 9 NORTHERN BOUNDARY SECTION - SEE SECTION E, DETAIL SHEET.
 - 10 WATER METER AND MANIFOLD, TYPICAL FOR EACH LOT.
 - 11 FIRE DOUBLE DETECTOR CHECK.
 - 12 MASTER DOMESTIC COMPOUND METER AND BACKFLOW



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PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN

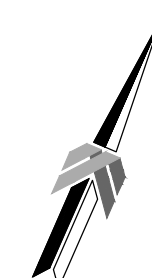
FIDDYMENT RANCH

PHASE 2 - F26

APN:492-013-003

CITY OF ROSEVILLE STATE OF CALIFORNIA

MAY 2021



30 15 0 30
SCALE: 1" = 30'

ESTIMATED EARTHWORK

6,699± CY EXCAVATION (INCLUDING FOOTINGS & UTILITIES)
1,195± CY EMBANKMENT
5,265± CY NET EXPORT

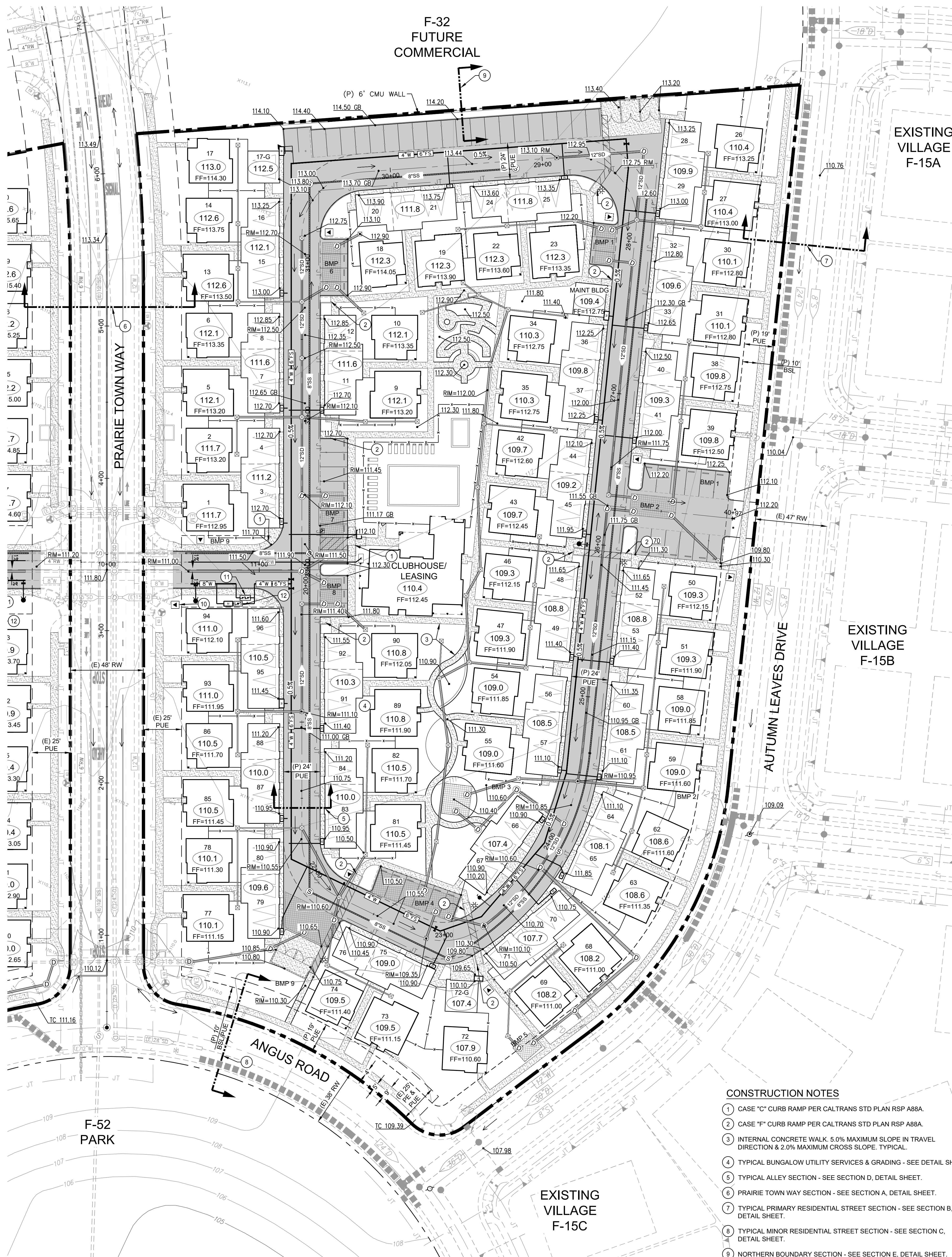
NOTE:
10-15% ASSUMED FOR SHRINK LOSS AND SETTLEMENT.
QUANTITIES ARE PRELIMINARY AND SUBJECT TO CHANGE.

TOTAL PROJECT AREA OF DISTURBANCE F-26

243,921 SF

NOTES:

- 1. ALL GRADES ARE TOP OF ASPHALT UNLESS OTHERWISE NOTED.



CONSTRUCTION NOTES

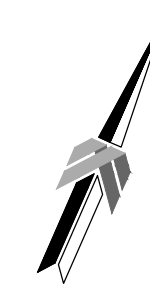
- 1 CASE "C" CURB RAMP PER CALTRANS STD PLAN RSP A88A.
- 2 CASE "F" CURB RAMP PER CALTRANS STD PLAN RSP A88A.
- 3 INTERNAL CONCRETE WALK. 5.0% MAXIMUM SLOPE IN TRAVEL DIRECTION & 2.0% MAXIMUM CROSS SLOPE. TYPICAL.
- 4 TYPICAL BUNGALOW UTILITY SERVICES & GRADING - SEE DETAIL SHEET.
- 5 TYPICAL ALLEY SECTION - SEE SECTION D, DETAIL SHEET.
- 6 PRAIRIE TOWN WAY SECTION - SEE SECTION A, DETAIL SHEET.
- 7 TYPICAL PRIMARY RESIDENTIAL STREET SECTION - SEE SECTION B, DETAIL SHEET.
- 8 TYPICAL MINOR RESIDENTIAL STREET SECTION - SEE SECTION C, DETAIL SHEET.
- 9 NORTHERN BOUNDARY SECTION - SEE SECTION E, DETAIL SHEET.
- 10 ELECTRICAL TRANSFORMER.
- 11 FIRE DOUBLE DETECTOR CHECK.
- 12 MASTER DOMESTIC COMPOUND METER AND BACKFLOW



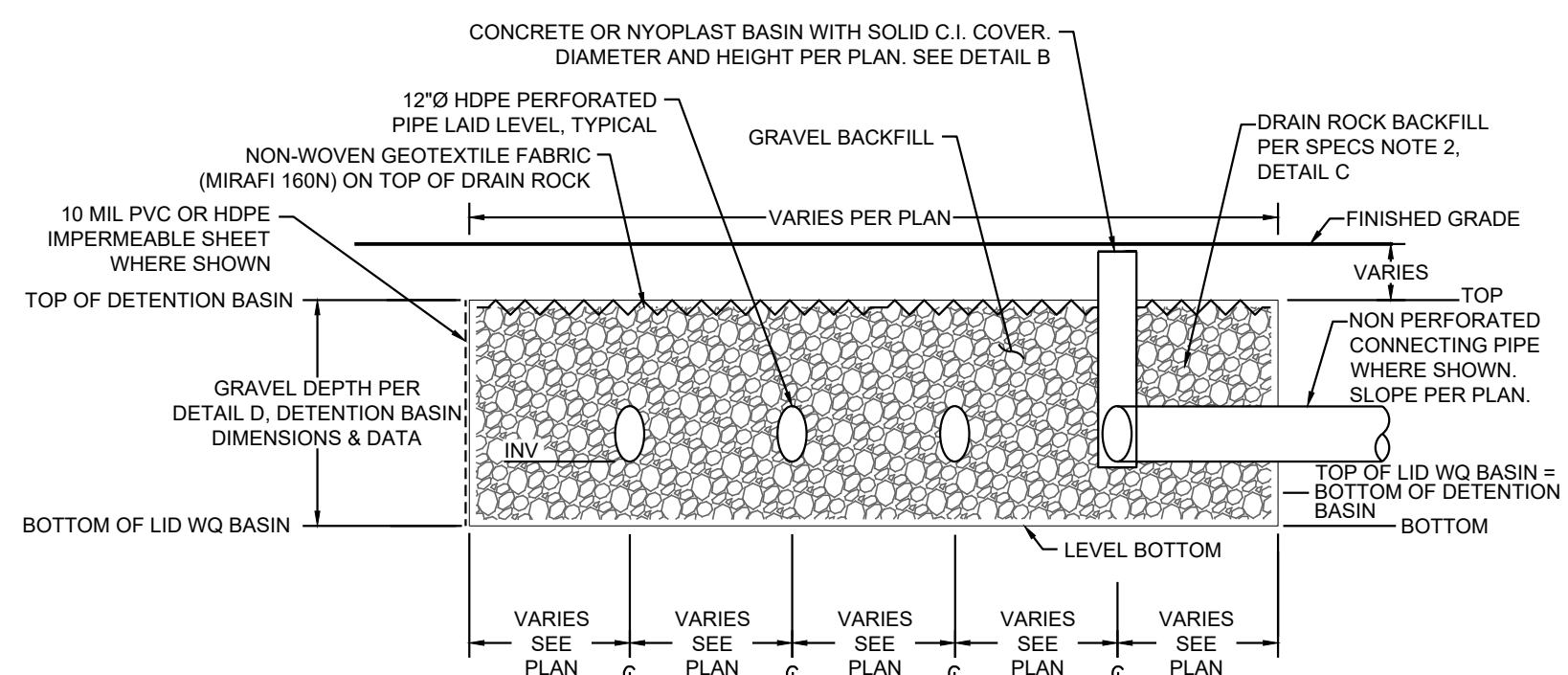
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PRELIMINARY PLAN DETAILS
FIDDYMENT RANCH
PHASE 2 - F25 & F26

CITY OF ROSEVILLE STATE OF CALIFORNIA
MAY 2021



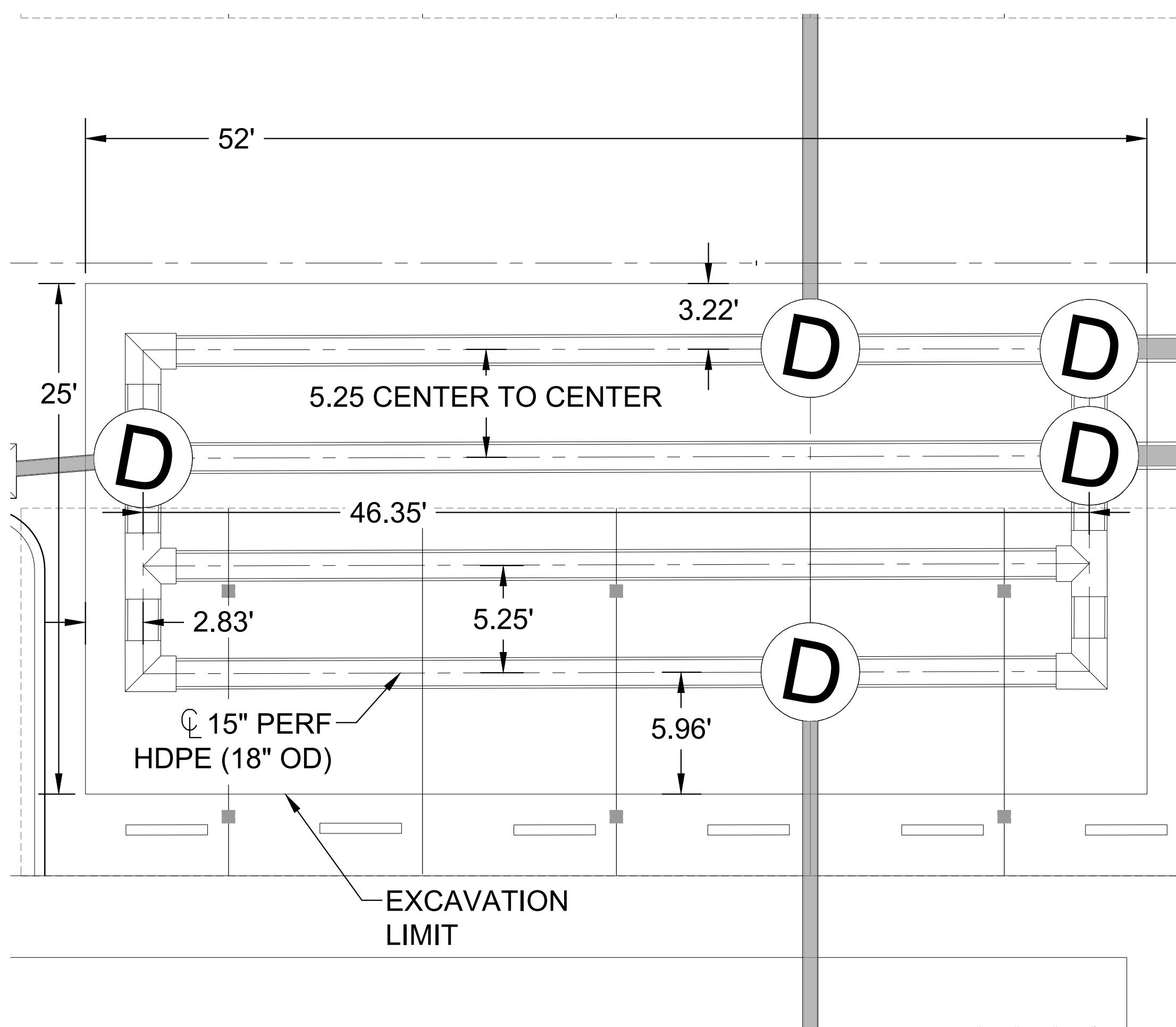
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SCALE: 1" = 5'



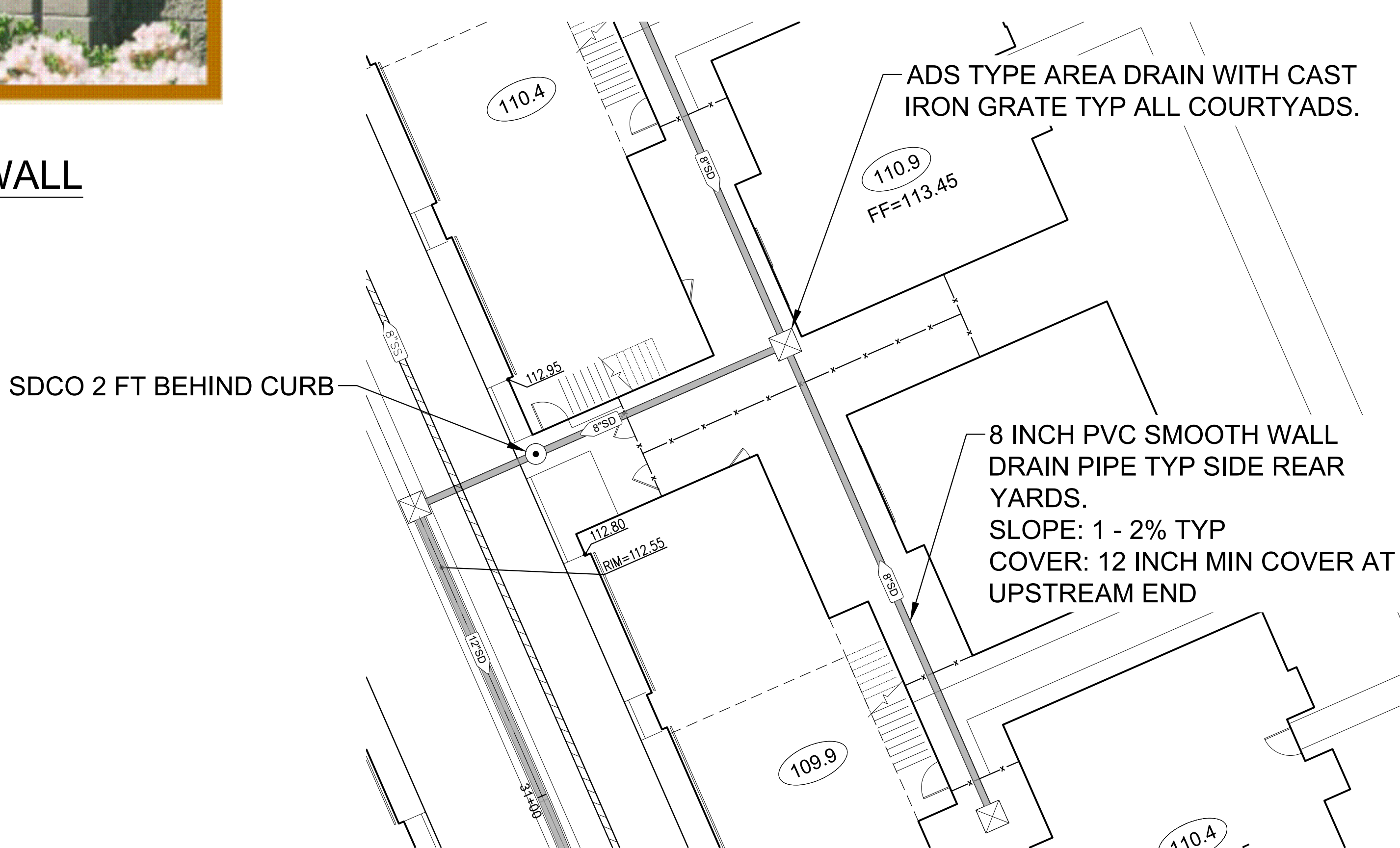
(A) DETENTION BASIN TYPICAL SECTION
NTS



(C) PROTO II CMU WALL



(B) DETENTION BASIN PLAN VIEW



(D) TYPICAL AREA DRAIN DETAIL