

**LEGEND**

	PROPERTY LINE		PROPOSED ASPHALT CONCRETE
	APPROXIMATE CIVIL LIMIT OF WORK		PROPOSED CONCRETE SIDEWALK
	EASEMENT OR SETBACK LINE		PROPOSED HEAVY DUTY CONCRETE
	EXISTING WATER LINE		STAMPED AND/OR COLORED CONCRETE ADA PATH OF TRAVEL
	EXISTING SANITARY SEWER LINE		PROPOSED LANDSCAPE AREA
	EXISTING STORM DRAIN LINE		PROPOSED BIORETENTION OR FLOW-THROUGH PLANTER
	PROPOSED 2" DOMESTIC WATER LINE		PROPOSED RIPRAP
	PROPOSED 3" DOMESTIC WATER LINE		
	PROPOSED 6" SANITARY SEWER LINE		
	PROPOSED 8" SANITARY SEWER LINE		
	PROPOSED 6" FIRE WATER LINE		
	PROPOSED 10" FIRE WATER LINE		
	PROPOSED STORM DRAIN LINE		
	PROPOSED SANITARY SEWER CLEANOUT		
	PROPOSED STORM DRAIN INLET		
	PROPOSED STORM DRAIN MANHOLE		
	PROPOSED SANITARY SEWER MANHOLE		

**UTILITY NOTES**

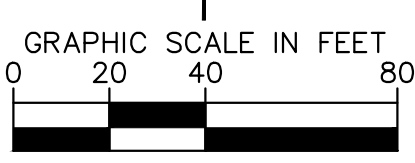
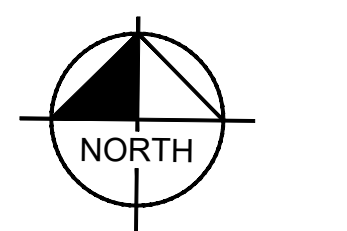
- ALL UTILITY PIPE LENGTHS ARE APPROXIMATE AND SHOWN FOR REFERENCE ONLY. PIPE LENGTHS ARE NOT SHOWN FOR BIDDING OR ESTIMATING PURPOSES.
- ALL DIMENSIONS ARE SHOWN FROM CENTER OF PIPE TO CENTER OF PIPE UNLESS OTHERWISE NOTED.

**EXISTING UTILITY NOTE**

EXISTING UTILITIES ARE SHOWN ON THESE PLANS AS THEY ARE BELIEVED TO EXIST BASED ON AVAILABLE RECORDS BY OTHERS. THE OWNER AND ENGINEER DO NOT ACCEPT RESPONSIBILITY FOR THEIR ACCURACY OR COMPLETENESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE, LOCATION, DEPTH, AND DIMENSION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UNDERGROUND SERVICE ALERT, POT-HOLING, AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATIONS OF UTILITIES AT ALL PROPOSED UTILITY CROSSINGS, AREAS OF EXCAVATION, AND WHERE CONSTRUCTION MAY BE AFFECTED BY THE LOCATION OR DEPTH OF THE UTILITY. DISCREPANCIES OR POTENTIAL CONFLICTS WITH PROPOSED IMPROVEMENTS MUST BE REPORTED TO AND RESOLVED BY THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

**ABBREVIATIONS**

BLDG	- BUILDING	HP	- HIGH POINT
C/L	- CENTERLINE	INV	- INVERT
CO	- CLEANOUT	LP	- LOW POINT
CONC.	- CONCRETE	MH	- MANHOLE
DI	- DRAIN INLET	N	- NORTH
E	- ELECTRIC OR EAST	P/L	- PROPERTY LINE
ESMT	- EASEMENT	R	- RIDGE OR RADIUS
FF	- FINISHED FLOOR	R/W	- RIGHT-OF-WAY
FG	- FINISHED GRADE	S	- SOUTH
FL	- FLOW LINE	SD	- STORM DRAIN
FS	- FINISHED SURFACE	SS	- SANITARY SEWER
FW	- FIRE WATER	TC	- TOP OF CURB
GB	- GRADE BREAK	VIF	- VERIFY IN FIELD
		W	- WATER OR WEST



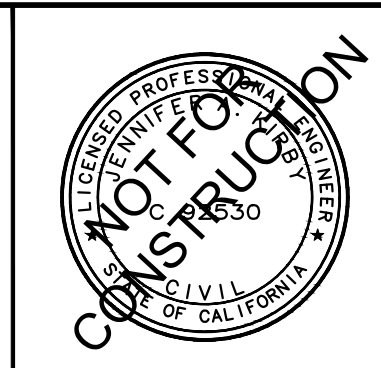
K:\BAY\_LDEV\chick-fr-a\097672126 - cto #2032 - Blue Oaks & Woodcreek Oaks (casavillo)\CAD Exhibits\entitlements\C2.0 PRELIMINARY UTILITY PLAN.dwg  
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KHA PROJECT	097672126
DATE	02/17/2023
SCALE	AS SHOWN
DESIGNED BY	SAL
DRAWN BY	OKC
CHECKED BY	JAK

**BLUE OAKS SHOPPING CENTER**  
1480 BLUE OAKS BOULEVARD  
ROSEVILLE, CA 95747



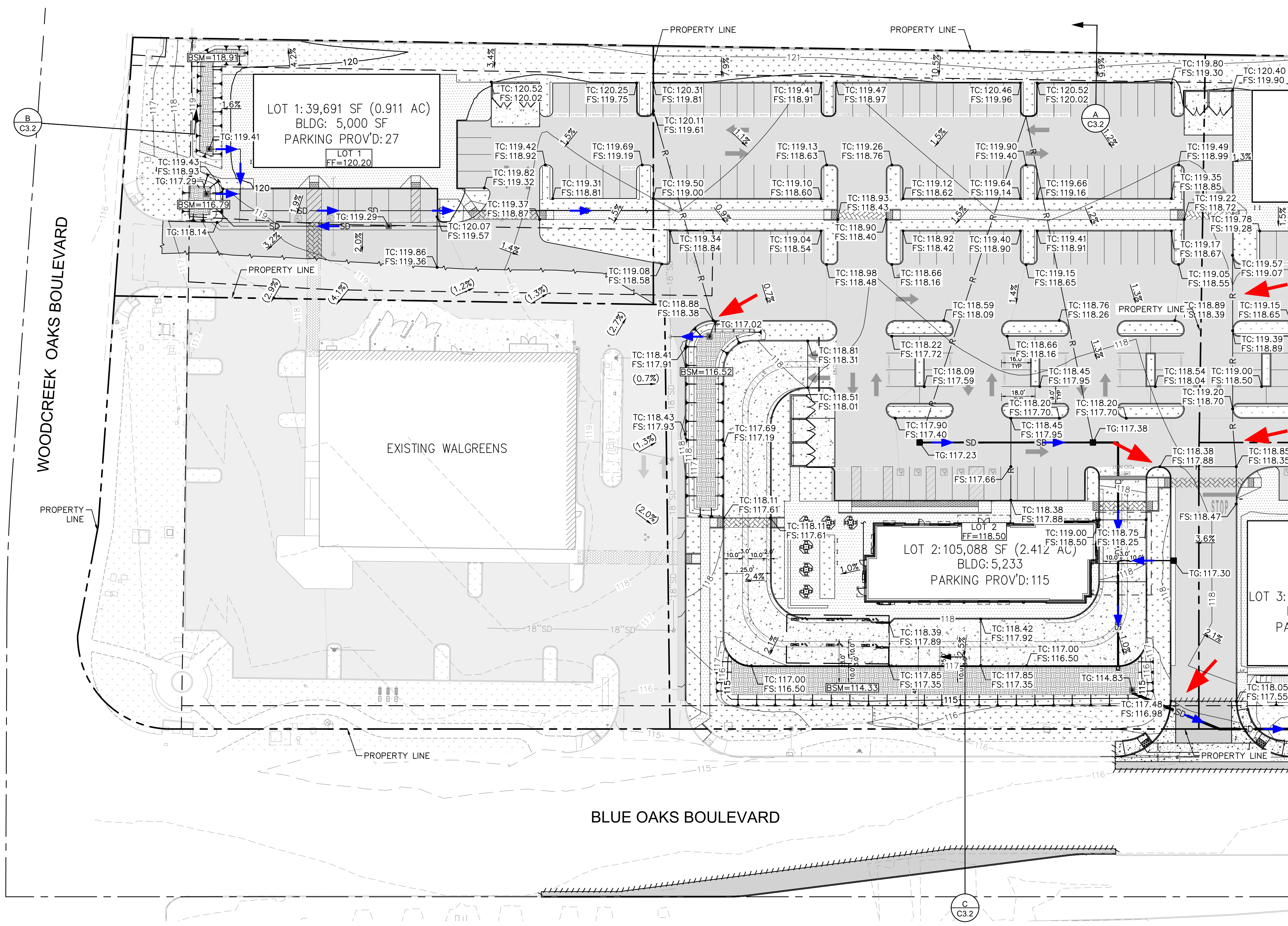
PRELIMINARY UTILITY PLAN

SHEET NUMBER

C2.0

No.	REVISIONS	DATE	BY

K:\BAY\_LDEV\check-ff-e-097672126-ctb\_#5032 - Blue Oaks & Woodcreek Oaks (casville)\CAD Exhibits\entitlements\C3.0 PRELIMINARY GRADING AND DRAINAGE PLAN.dwg  
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### LEGEND

- PROPERTY LINE
- APPROXIMATE CIVIL LIMIT OF WORK LINE
- CENTER LINE
- EASEMENT LINE
- SAWCUT LINE
- EXISTING STORM DRAIN LINE
- PROPOSED STORM DRAIN LINE
- FLOW LINE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- RIDGE LINE
- GRADE BREAK LINE
- POINT OF OVERLAND RELEASE
- STORM DRAIN FLOW ARROW
- SURFACE DRAINAGE ARROW
- PROPOSED SPOT GRADE
- EXISTING SPOT GRADE
- PROPOSED FLOW (DIRECTION AND SLOPE)
- PROPOSED ASPHALT CONCRETE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE
- STAMPED AND/OR COLORED CONCRETE ADA PATH OF TRAVEL
- PROPOSED LANDSCAPE AREA
- PROPOSED BIORETENTION OR FLOW-THROUGH PLANTER
- PROPOSED RIPRAP

### EXISTING UTILITY NOTE

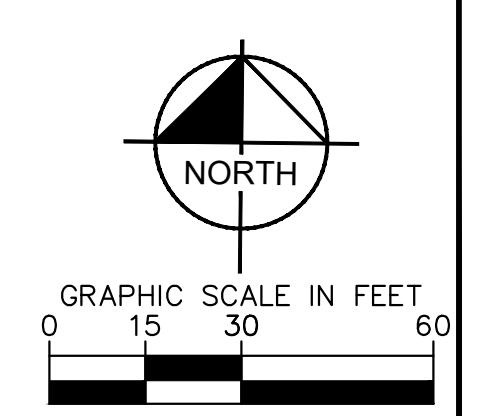
THE EXISTING UTILITIES SHOWN ON THE PLAN ARE BASED ON AVAILABLE RECORDS. THE CONTRACTOR MUST FIELD DETERMINE THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY CONSTRUCTION. REPORT DISCREPANCIES AND POTENTIAL CONFLICTS WITH PROPOSED UTILITIES TO ENGINEER PRIOR TO INSTALLATION OF ANY PIPING.

- ### GENERAL NOTES
- SITE GRADING AND DRAINAGE SYSTEM SHALL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS.
  - SURFACE WATER WILL DRAIN AWAY FROM THE BUILDING. WHERE PLAUSIBLE, GRADES SHALL FALL A MINIMUM OF 5% WITHIN THE FIRST 10 FEET (2% FOR IMPERVIOUS SURFACES) PER CGC SECTION 1804.4. SEE HEREON FOR CONSTRUCTION DETAILS.
  - CONTRACTOR TO VERIFY EXISTING SLOPES IN ADA STALLS ARE COMPLIANT, 2% MAXIMUM IN ANY DIRECTION.

### ABBREVIATIONS

BLDG	- BUILDING	HP	- HIGH POINT
C/L	- CENTERLINE	INV	- INVERT
CO	- CLEANOUT	LP	- LOW POINT
CONC.	- CONCRETE	MH	- MANHOLE
DI	- DRAIN INLET	N	- NORTH
E	- ELECTRIC OR EAST	P/L	- PROPERTY LINE
ESMT	- EASEMENT	R	- RIDGE OR RADIUS
FF	- FINISHED FLOOR	R/W	- RIGHT-OF-WAY
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FW	- FIRE WATER	TC	- TOP OF CURB
GB	- GRADE BREAK	VIF	- VERIFY IN FIELD
		W	- WATER OR WEST

SEE SHEET C4.1 FOR CONTINUATION



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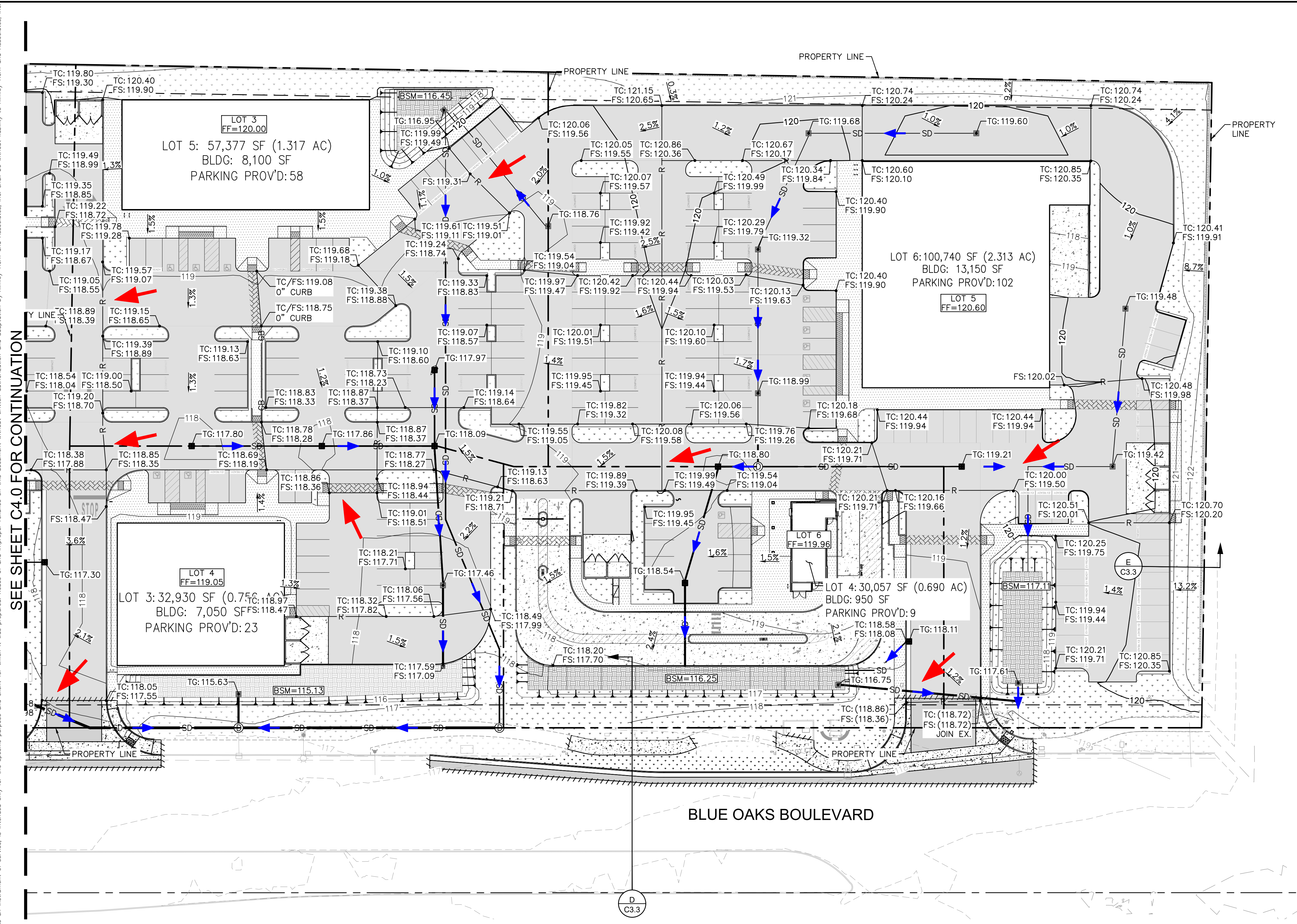
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1480 BLUE OAKS BOULEVARD  
ROSEVILLE, CA 95747



PRELIMINARY GRADING AND DRAINAGE PLAN

SHEET NUMBER  
**C3.0**

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- EASEMENT LINE
- SAWCUT LINE
- SD --- EXISTING STORM DRAIN LINE
- SD --- PROPOSED STORM DRAIN LINE
- FLOW LINE
- XXX --- PROPOSED CONTOUR
- EXISTING CONTOUR
- R --- RIDGE LINE
- GB --- GRADE BREAK LINE
- ← POINT OF OVERLAND RELEASE
- STORM DRAIN FLOW ARROW
- SURFACE DRAINAGE ARROW
- XXX TC  
XXX FS --- PROPOSED SPOT GRADE
- (XXX TC)  
(XXX FS) --- EXISTING SPOT GRADE
- X.X% --- PROPOSED FLOW (DIRECTION AND SLOPE)
- [Pattern] --- PROPOSED ASPHALT CONCRETE
- [Pattern] --- PROPOSED CONCRETE SIDEWALK
- [Pattern] --- PROPOSED HEAVY DUTY CONCRETE
- [Pattern] --- STAMPED AND/OR COLORED CONCRETE ADA PATH OF TRAVEL
- [Pattern] --- PROPOSED LANDSCAPE AREA
- [Pattern] --- PROPOSED BIORETENTION OR FLOW-THROUGH PLANTER
- [Pattern] --- PROPOSED RIPRAP

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**GENERAL NOTES**

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KHA PROJECT 097672126
DATE 02/17/2023
SCALE AS SHOWN
DESIGNED BY SAL
DRAWN BY OKC
CHECKED BY JAK

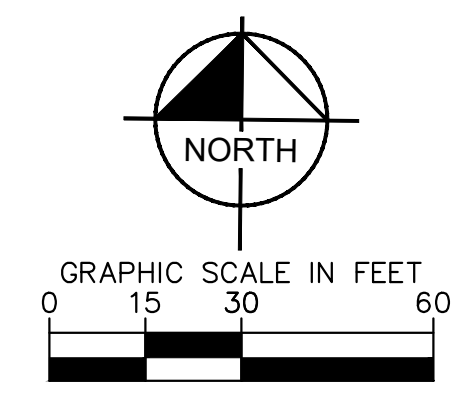
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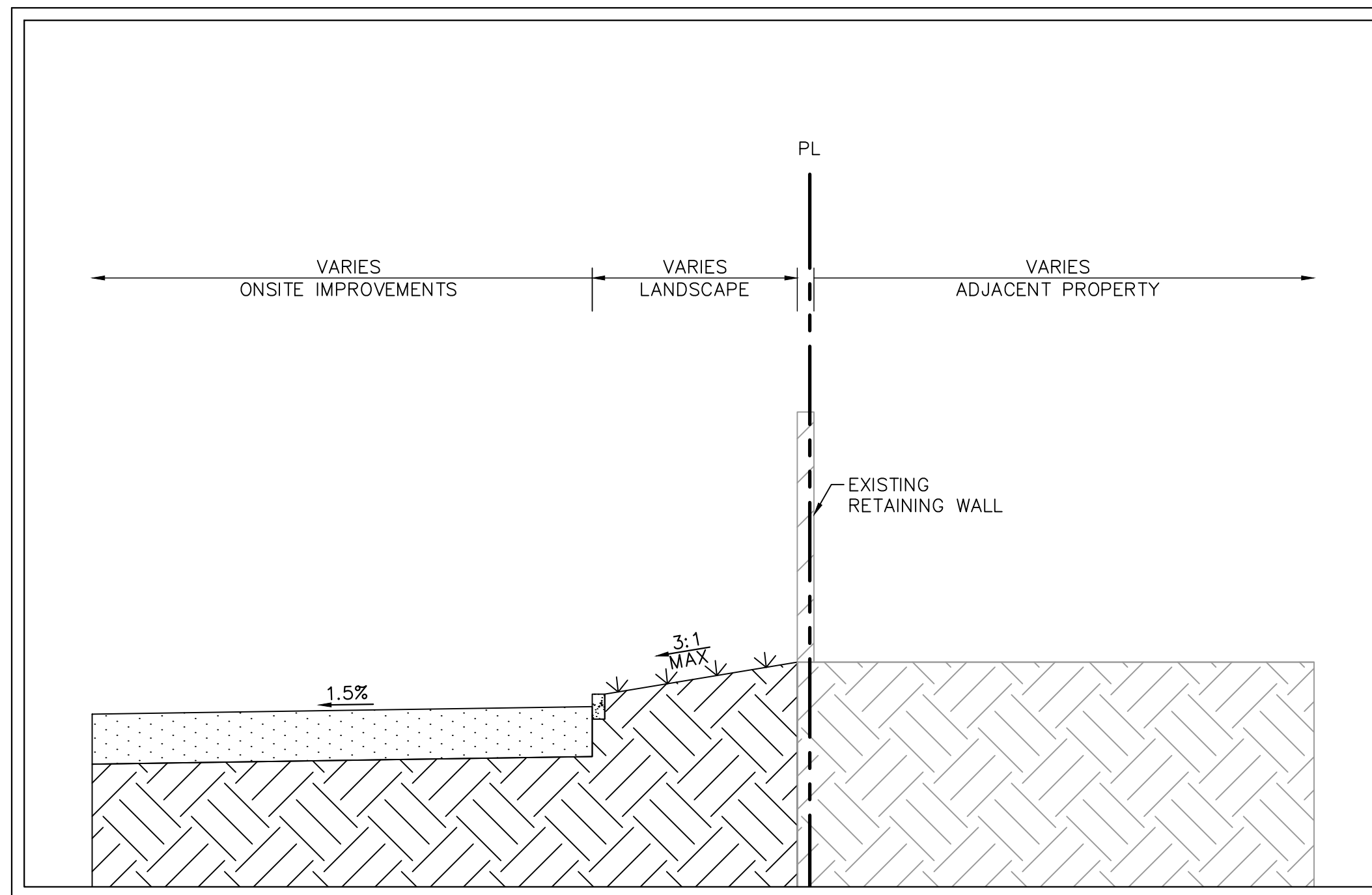


PRELIMINARY GRADING AND  
 DRAINAGE PLAN

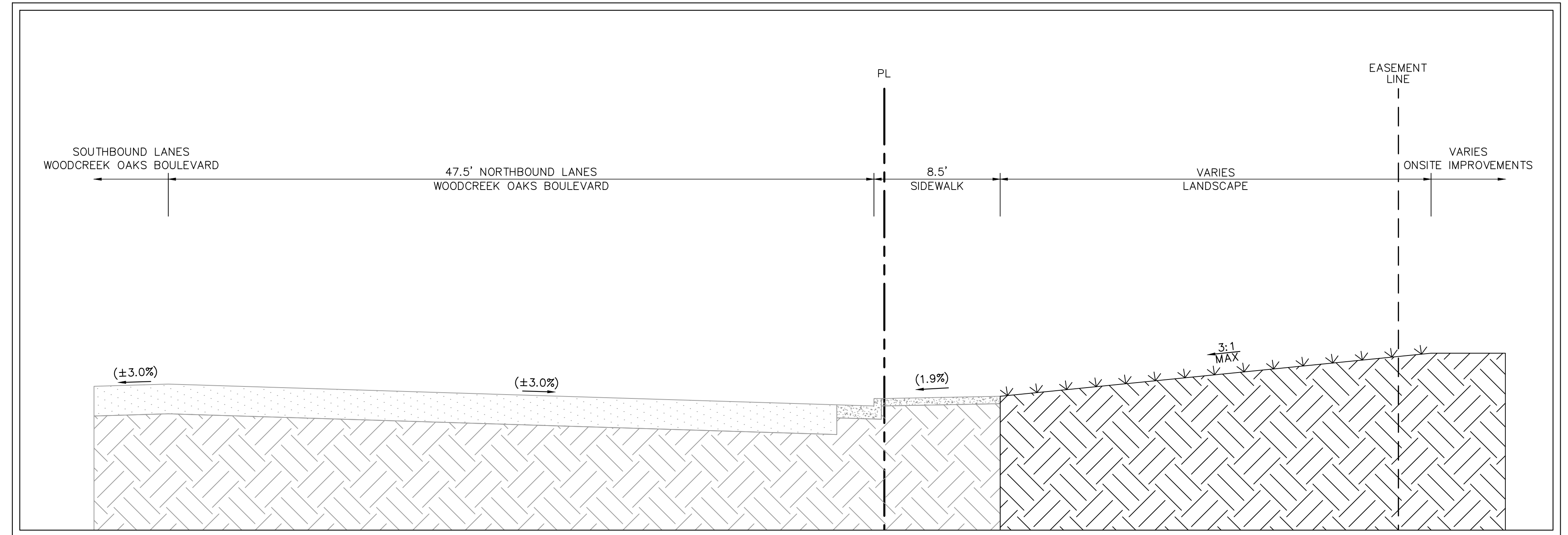
SHEET NUMBER  
**C3.1**



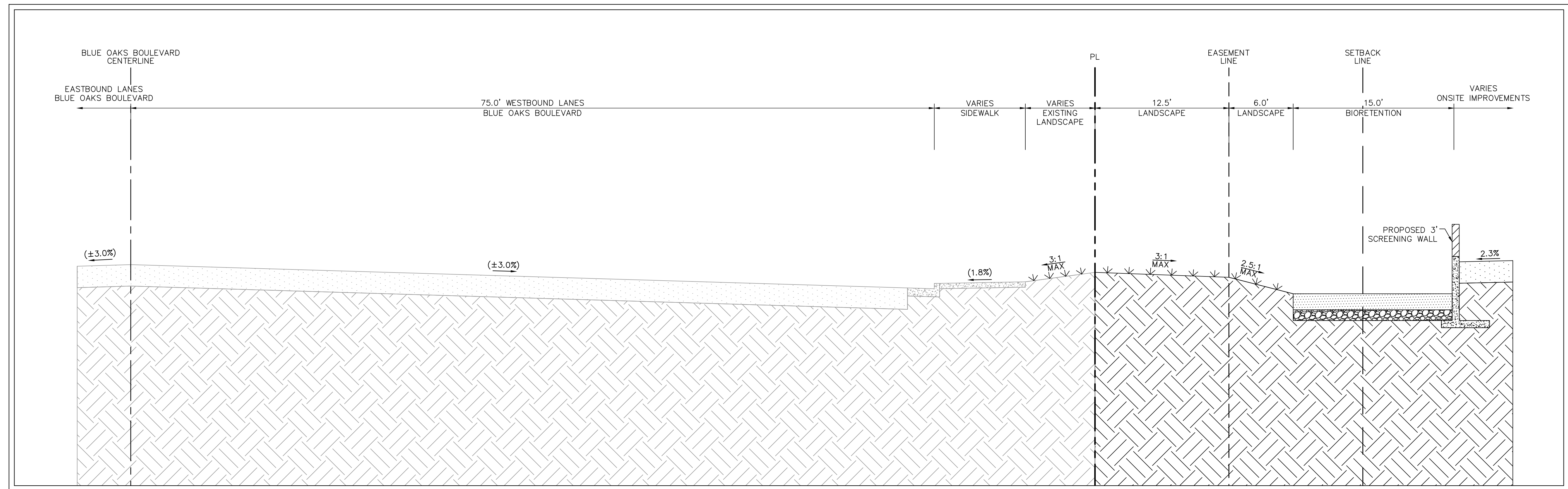
K:\BAY\_LDEV\chick-fr-a\097672126 - cto #5032 - blue oaks & woodcreek oaks (casaville)\CAD Exhibits\entitlements\C3.2 TYPICAL CROSS SECTIONS.dwg  
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**A**  
**C3.2** PROPOSED INTERNAL DRIVE TYPICAL SECTION  
 HORIZ: 1"=5'  
 VERT: 1"=5'



**B**  
**C3.2** PROPOSED WOODCREEK OAKS BOULEVARD TYPICAL SECTION  
 HORIZ: 1"=5'  
 VERT: 1"=5'

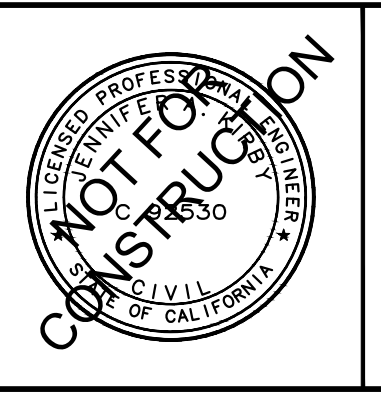


**C**  
**C3.2** PROPOSED BLUE OAKS BOULEVARD TYPICAL SECTION  
 HORIZ: 1"=5'  
 VERT: 1"=5'

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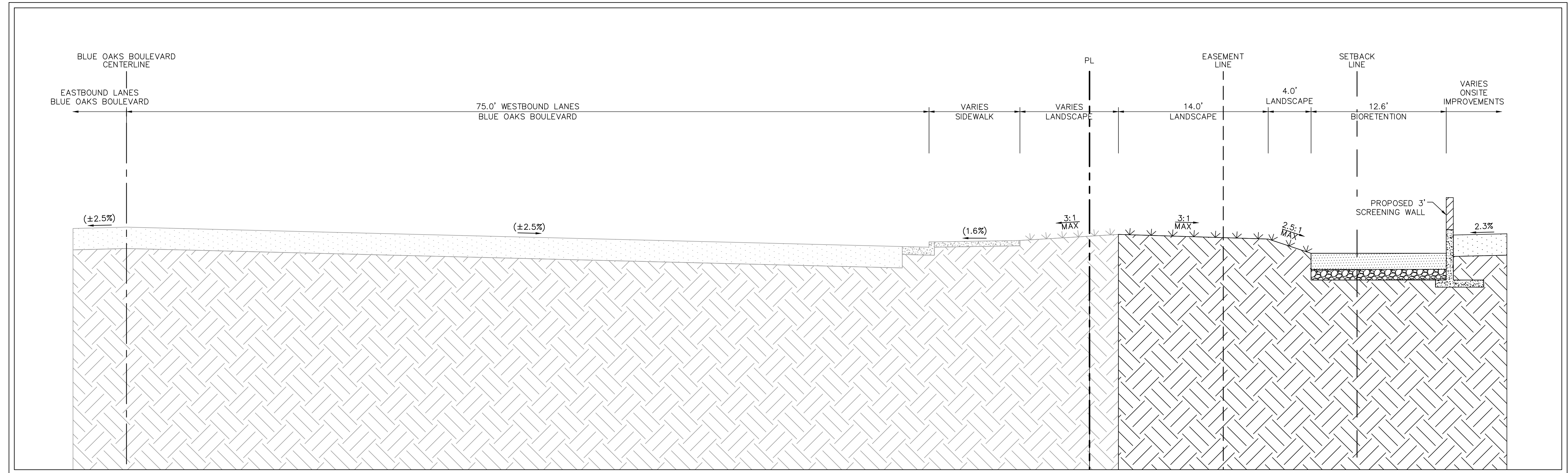
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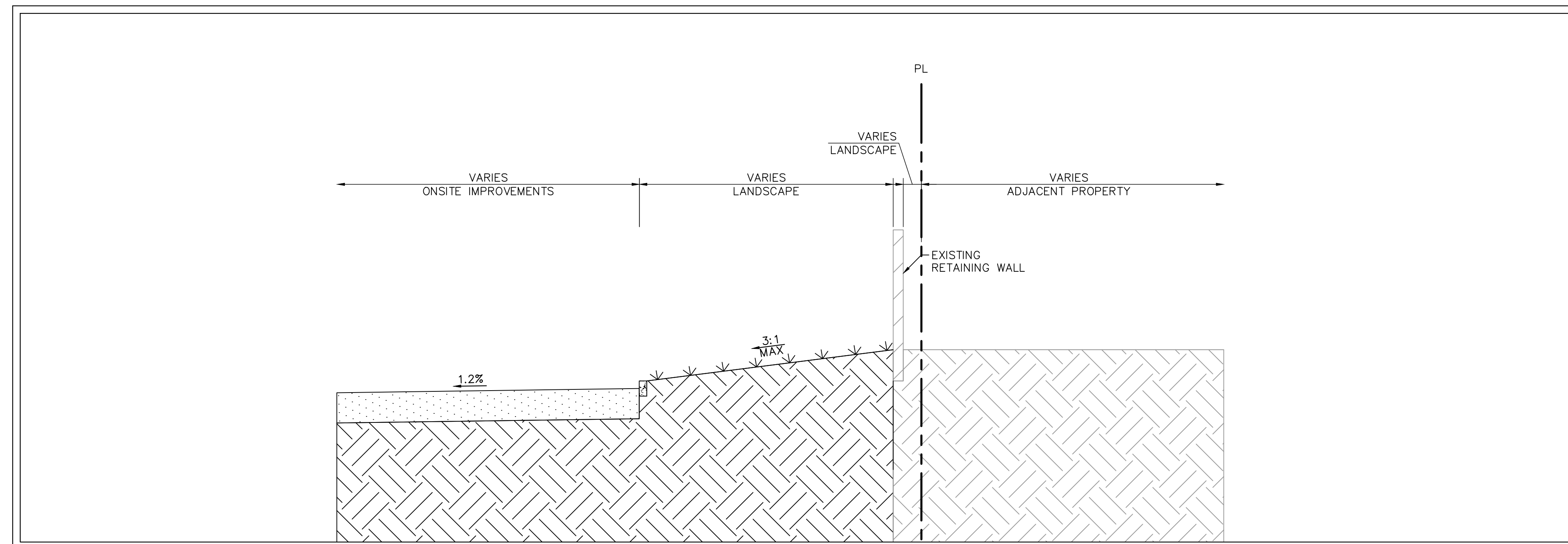
**TYPICAL CROSS SECTIONS**  
**C3.2**

SHEET NUMBER

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**D**  
 C3.3  
**PROPOSED BLUE OAKS BOULEVARD TYPICAL SECTION**  
 HORIZ: 1"=5'  
 VERT: 1"=5'



**E**  
 C3.3  
**PROPOSED INTERNAL DRIVE TYPICAL SECTION**  
 HORIZ: 1"=5'  
 VERT: 1"=5'

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TYPICAL CROSS SECTIONS  
 SHEET NUMBER  
**C3.3**