

LEGENDS:

— R — R — R — R —	EDGE LINE
A.D	AREA DRAIN
F.S	FINISH SURFACE ELEVATION
H.P.	HIGH POINT
F.G	FINISH GRADE ELEVATION
INV.	INVERT ELEVATION
TSP.	TOP OF THE STEP
+ 162.21	EXISTING ELEVATION
TC:162.21	PROPOSED ELEVATION
[Shaded Area]	NEW CONCRETE SIDEWALK AND DRIVEWAY

NOTES:

- 1- INSTALL AREA DRAIN.
 - 2- CONSTRUCT EARTH SWALES.
 - 3- INSTALL UNDER WALK DRAIN PER CITY'S DETAIL ST-42.
 - 4- INSTALL 6" (MIN) CURB @ PROPERTY LINE. HEIGHT OF CURBS VARIES.
 - 5- INSTALL SANITARY SEWER CLEANOUTS.
 - 6- REMOVE THE EXISTING DRIVEWAY & CONSTRUCT CURB/GUTTER AND SIDEWALK PER CITY'S STD. & SPEC.
 - 7- SAWCUT (1" MIN FROM LIP OF GUTTER), REMOVE AND REPLACE THE EXISTING AC W/FULL DEPTH AC, MATCH THE EXISTING.
 - 8- REMOVE THE EXISTING CUR/GUTTER SIDEWALK, AND CONSTRUCT DRIVE WAY PER CITY'S STD. & SPEC.
 - 9- REMOVE & REPLACE THE EXISTING SIDEWALK FROM NEAREST JOINT PER CITY'S STD. & SPEC. MATCH THE EXISTING.
 - 10- REMOVE & REPLACE THE EXISTING CURB/GUTTER FROM NEAREST JOINT MATCH THE EXISTING.
- 1- CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITY LINES PRIOR TO CONSTRUCTION.
 2- POTHOLE & VERIFY LOCATION OF WATER LINE AND SANITARY SEWER LINE PRIOR TO CONSTRUCTION.







EARTH WORK QUANTITIES

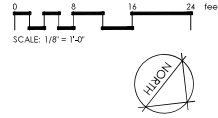
FILL	7,80 CUBIC YARD
CUT	1,80 CUBIC YARD
IMPORT	6,20 CUBIC YARD

THE EARTHWORK QUANTITIES ARE ESTIMATED. THE CONTRACTOR SHALL VERIFY PRIOR TO BIDDING THE PROJECT. NO ADDITIONAL PAYMENTS ARE ALLOWED AFTER ACCEPTING THE BID BY THE OWNER.

SHEET	C-10	PROJECT	21-2592
	OF		
UTILITY AND GRADING PLAN		ROSEVILLE PLACER COUNTY CALIFORNIA	
CADELL RESIDENCE		123 CIRCUIT DR.	
ams		ASSOCIATES, INC. PLANNING ENGINEERING SURVEYING	
801 YONACO VALLEY ROAD		WALKER CREEK, CA 94606	
925-943-2777		925-943-2777	
DATE:	03-29-22	REV. #	BY
SCALE:	1"=10'	DATE	
DESIGNED:	AMS	CHECKED:	AMS
DRAWN:	AMS	CHECKED:	AMS
FILE PATH:	Z:\2022\21-2592\123 CIRCUIT DR. ROSEVILLE CALIF.DWG		

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	
	3	Lagerstroemia indica x taurica / Muskogee / Muskogee Crape Myrtle	15 gal	Low	
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	
	6	Callistemon viminalis 'Better Jahn' / Weeping Bottlebrush	5 gal	Low	
	67	Lomandra longifolia 'Baby Breeze' / Dwarf Mat Rush	1 gal	Low	
	3	Phormium x 'Dark Delight' / Dark Delight Purple Flax	5 gal	Low	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT	WUCOLS	SPACING
	86 sf	Decomposed Granite 'grey' / Granite Fines	N/A		
	18	Myoporum parvifolium / Trailing Myoporum	1 gal	Low	48" o.c.
	51 sf	Rock Mulch river rock / Rock Mulch	N/A		



LANDSCAPE/ PLANTING NOTES

- Landscape area is approximately 585 SF, therefore resulting in MWLD prescriptive compliance review.
- All new landscape/planting areas shall receive a uniform 3" layer of organic mulch, shredded bark (Guerilla bark) is not an acceptable mulch.
- Contractor shall incorporate organic compost at a minimum rate of 4 CY/100 SF, tilled into the soil to a minimum 4" depth. Compost shall be applied/steered at a rate need to achieve 25% total organic matter in soil.
- All new trees planted within 5' of pavement or a structure shall have root barriers.
- Preserve and protect all existing trees and plants (to remain) to the fullest extent possible.
- All new tree and shrub plant material shall be irrigated with drip irrigation and a smart controller. Landscape Plans will comply with City of Roseville water conservation standards.

LANDSCAPE DOCUMENTATION CHECKLIST

Per City of Roseville Water Efficient Landscape Ordinance

- Project Information
- Date: 10-18-22
- Application Fee: Fee Block and Certificate of completion for contact information
- Project Address: See Title Block
- Total landscape area is 585 SF
- Project Type: Residential
- Water Supply: City of Roseville (Potable)
- Contact List: See 8.5 x 11" Certificate of Completion form.
- Applicant Signature and date: See Landscape Statement, this sheet.

Water Efficient Landscape Worksheet

HYDROZONE/PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIG. METHOD	IRRIG. EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (SQ. FT.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREA					87	-	0 GAL.
NO WATER USE PLANTS	-	-	-	-		-	0 GAL.
LOW WATER USE PLANTS	.3	DRIP	.81	.37	498	184	5,955 GAL.
MODERATE WATER USE PLANTS	.5	DRIP	.81	.62	-	-	0 GAL.
TOTALS					(A) 585	(B) 184	ETWU Total 5,955 GAL.

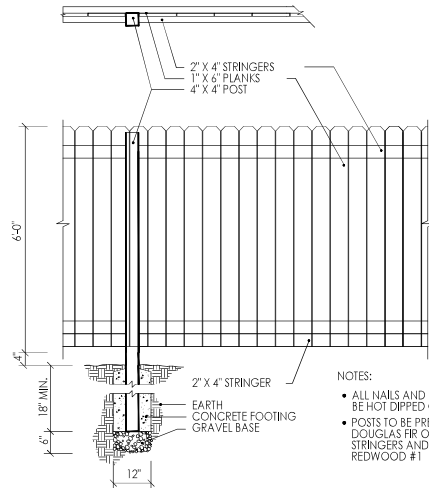
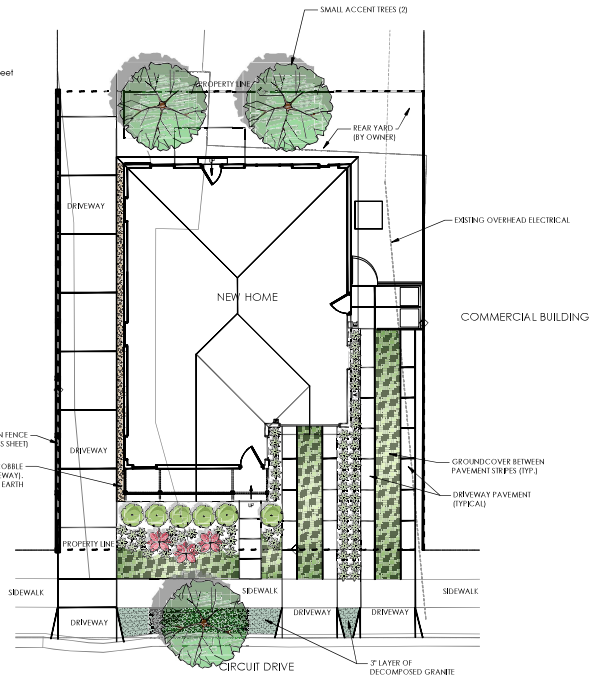
Maximum Applied Water Allowance (MAWA): $MAWA = \frac{ETWU}{(5.2)} \times \frac{(Conversion\ factor)}{(1.42)} = \frac{(585 \times .37)}{(5.2)} \times \frac{(1)}{(1.42)} = 7.35 \text{ GALLONS}$

Estimated Total Water use (ETWU): $ETWU = \frac{ETAF}{(5.2)} \times \frac{(Conversion\ factor)}{(1.42)} \times (Landscape\ Area) = \frac{(184)}{(5.2)} \times \frac{(1)}{(1.42)} \times 585 = 5,955 \text{ GALLONS}$

ETAF Calculations

Regular Landscape Areas	Total ETAF x Area	(B) 184
Total Area	(A) 585	
Average ETAF	(B / A) .31	

Note:
1. Average ETAF for Regular Landscape Areas must be below .35 for residential areas and .45 for non-residential areas.



- NOTES:**
- ALL NAILS AND HARDWARE TO BE HOT DIPPED GALVANIZED
 - POSTS TO BE PRESSURE TREATED DOUGLAS FIR OR REDWOOD
 - STRINGERS AND PLANKS TO BE REDWOOD #1

COMPLIANCE STATEMENT

I have complied with the criteria of the water use ordinance and applied them accordingly for the efficient use of water in the landscape design plan.

Padmay Deccalon

10-18-22

1 SOLID PANEL WOOD FENCE

NTS



OLIVE STREET
LANDSCAPE ARCHITECTURE
P.O. Box 2083
Folsom, CA 95632
707-206-0910
OliveStreetLandscape.com
rod@olivestreetlandscape.com

Rev	Date	Description	Designed	Drawn	Checked

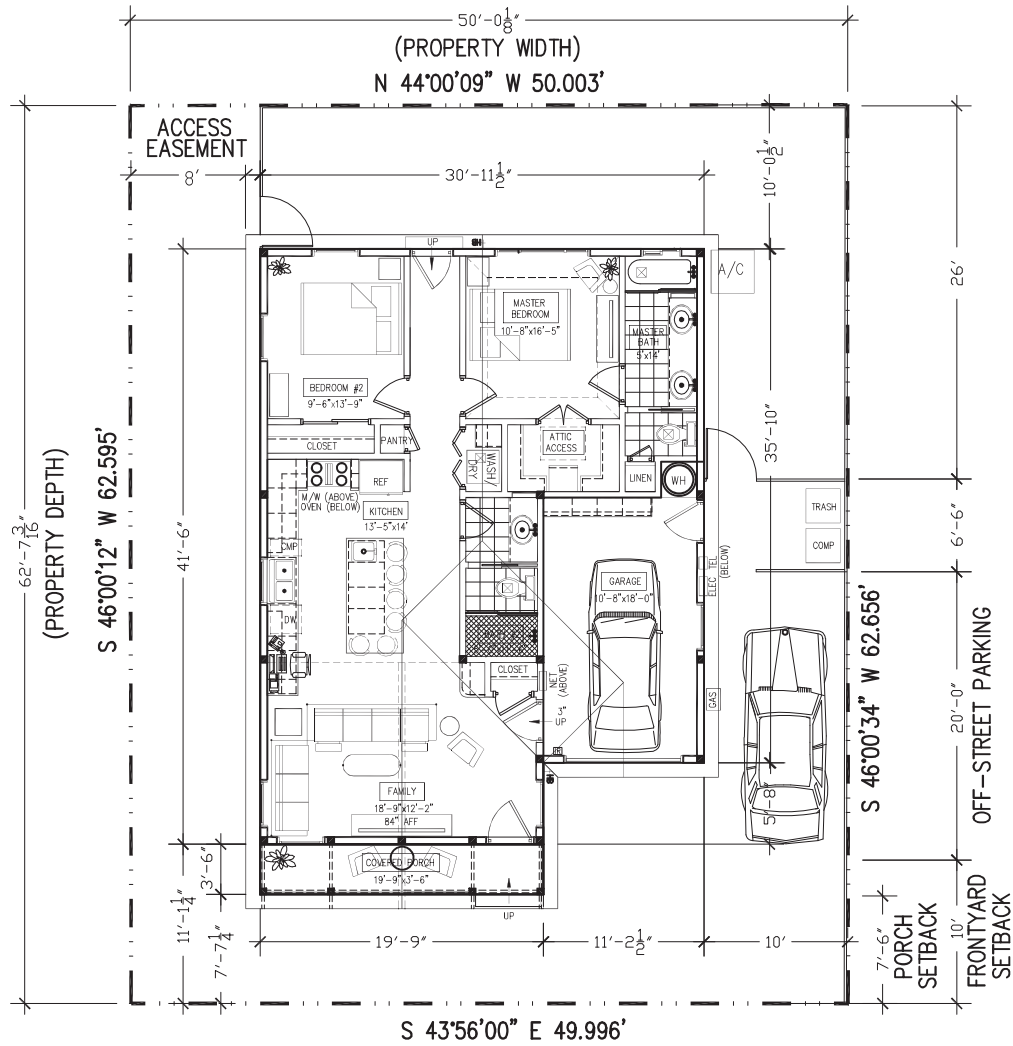
123 CIRCUIT DRIVE
LANDSCAPE PLAN

Town Of
ROSEVILLE
County Of
PLACER
State Of
CALIFORNIA

Prepared Under the Direction of



Sheet	Scale	Date	Project Number	Plan File
L1	1"=6'	10/18/22	-	-



CADELL RESIDENCE

(SINGLE STORY DWELLING)

123 CIRCUIT DR.,
ROSEVILLE, CA 95678

ZONING

CURRENT ZONING: GENERAL COMMERCIAL (GC)
PROPOSED ZONING STANDARDS: RESIDENTIAL (R1)

SUMMARY

LOT AREA: 3,131 SF
FLOOR AREA: 1,006 SF
FOOTPRINT (INC PORCH/GARAGE): 1,290 SF
TOTAL LOT COVERAGE: 41.20 %

TOTAL LANDSCAPE AREA: 1,022 SF
TOTAL LANDSCAPE COVERAGE: 32.65%

FRONTYARD LANDSCAPE AREA: 268 SF
FRONTYARD HARDSCAPE AREA: 184 SF
PORCH AREA (W/IN FY SETBACK): 48 SF
TOTAL FRONTYARD SETBACK AREA: 500 SF
FRONTYARD HARDSCAPE COVERAGE: 46.40% (<50%)

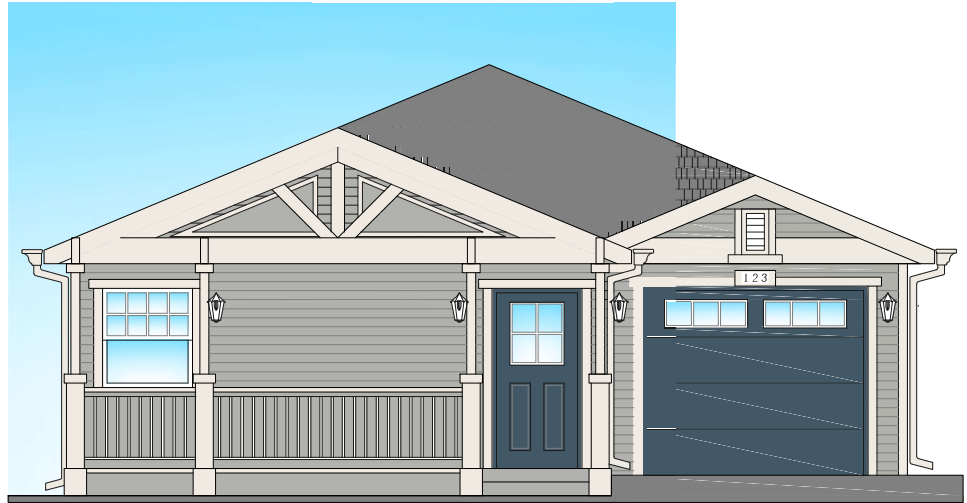
OFF-STREET PARKING REQUIRED: 2
OFF-STREET PARKING PROVIDED: 2



SCALE: 1/4" = 1'-0"

DATE	BY	DESCRIPTION
12/15/22	MSC	PLANNING DEPARTMENT CUP COMMENTS AND SUBMITTAL
12/15/22	MSC	PLANNING DEPARTMENT CUP COMMENTS AND SUBMITTAL
7/15/22	MSC	PLANNING DEPARTMENT CUP 1ST SUBMITTAL
2/7/22	M/A	PRELIMINARY

TITLE	CADELL RESIDENCE (PL #PL22-0212)
SHEET NO.	A101
DATE	2/7/22
SCALE	1/4" = 1'-0"
PROJECT	123 CIRCUIT DR., ROSEVILLE, CA 95678
DATE	2/7/22
SCALE	1/4"
PROJECT	123 CIRCUIT DR., ROSEVILLE, CA 95678



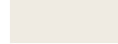
COLOR WEST ELEVATION

COLORS

GRAY BODY PAINT COLOR: KELLY MOORE 116 PLYMOUTH GRAY
 R6B - 111, 117, 112



WHITE TRIM PAINT COLOR: KELLY MOORE 46 ACOUSTIC WHITE
 R6B - 240, 235, 228



ACCENT PAINT COLOR: KELLY MOORE 306 NIGHT SKY
 R6B - 66, 88, 102



BLACK ROOFING COLOR: OVENS CORNING DURATION COOL
 "NIGHT SKY"



SHEET NO.	TITLE	DRAWN BY	DATE	DATE	DESCRIPTION
				DATE	DESCRIPTION
A103	CADELL RESIDENCE SINGLE STORY DWELLING UNIT DESCRIPTION: WALLS WOOD ROOF FINISHES	PROJ. NO.	DATE REVISION	7/15/22	PLANNING DEPARTMENT CIP 1ST SUBMITAL
				7/15/22	PLANNING DEPARTMENT CIP 1ST SUBMITAL
ELEVATIONS	SITE ID	PROJECT	DATE	7/15/22	DESCRIPTION
				7/21/22	DESCRIPTION
				11.25	CIRCUIT DR., ROSEVILLE, CA 95678

TOPOGRAPHIC MAP

123 CIRCUIT DRIVE
 CITY OF ROSEVILLE, COUNTY OF PLACER
 CALIFORNIA
 APN: 012-152-022
 EAST 1/2 LOT 17, BLOCK 12
 B MAPS 43
 0.072 AC. ± / 3,3131 SQ. FT.

REV NO	REVISION DESCRIPTION	DATE	BY

123 CIRCUIT DRIVE
 TOPOGRAPHIC MAP
 A.P.N.: 012-152-022
 CITY OF ROSEVILLE, COUNTY OF PLACER,
 CALIFORNIA

SGI COMPANIES
 SGI (USA) SURVEYING GROUP, INC.
 2001 Foothill Blvd., Suite 170
 Roseville, CA 95678
 916-402-1100
 www.sgi.com/pnlsk.html

LEGEND

- IC —— MAJOR CONTOUR
- MC —— MINOR CONTOUR
- E —— EASEMENT
- × 39.45 GRADE ELEVATIONS
- DIMENSION POINT
- NOTHING FOUND, NOTHING SET
- FOUND MONUMENT AS NOTED
- R —— RIGHT-OF-WAY
- P —— PROPERTY LINE
- F —— FENCE
- OH —— OVERHEAD POWER LINE
- SS —— SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- GATE VALVE
- FIRE HYDRANT
- CONTROL POINT
- WATER METER
- TREE
- PINE TREE
- ASPHALT CONCRETE
- AIR CONDITIONING
- ACRES
- BUILDING
- CONCRETE
- CL CENTERLINE
- DWY DRIVEWAY
- EP EDGE OF PAVEMENT
- GS GROUND SHOT
- HWY HIGHWAY
- LIP LIP OF GUTTER
- MAG MAG NAIL
- POR PORTION
- RW RIGHT-OF-WAY
- SW SIDEWALK
- SQ. FT. SQUARE FEET
- TC TOP OF CURB

BENCHMARK:

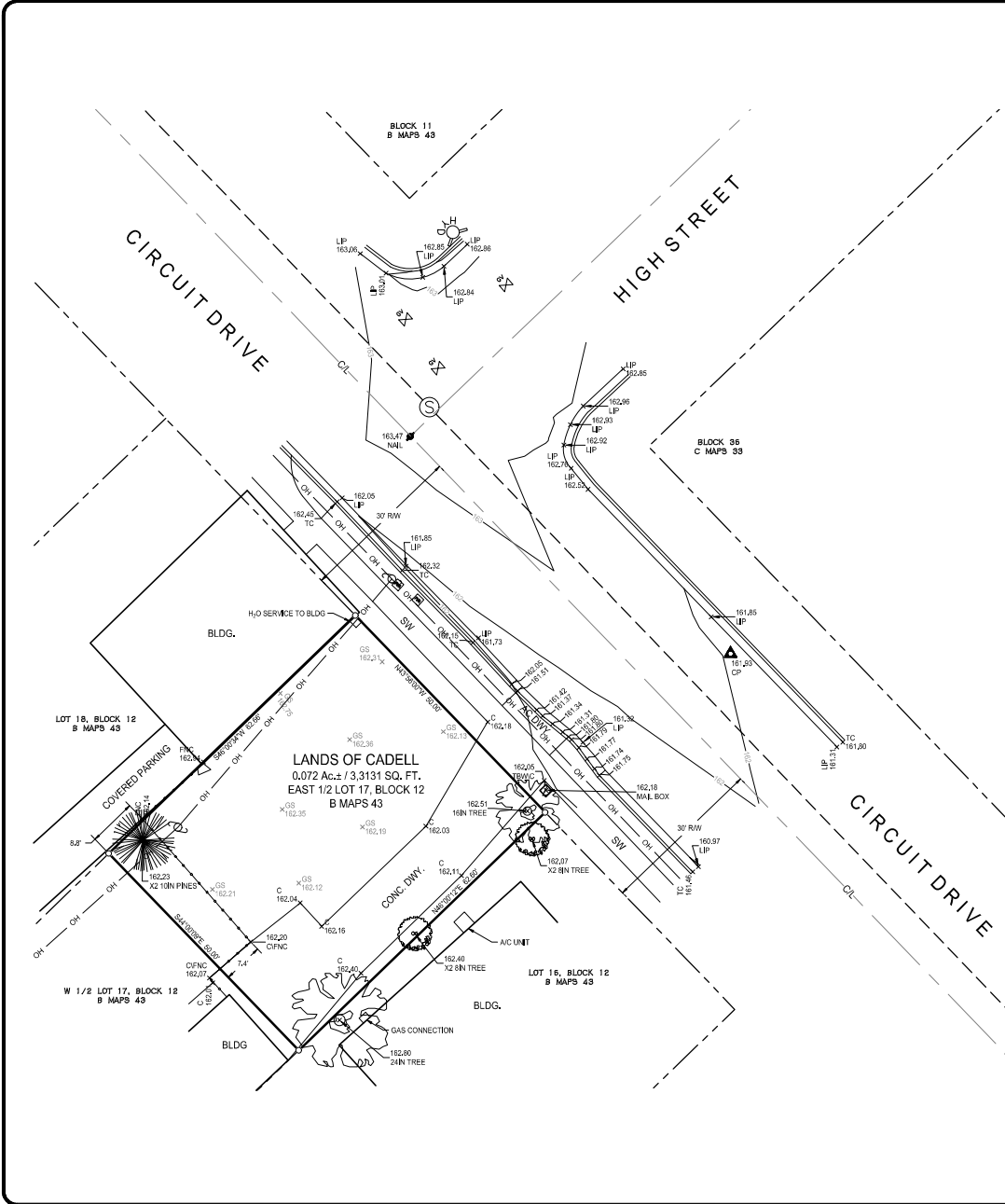
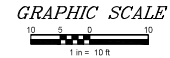
BM ID: BM 133
 ELEV. = 165.73' (NAVD 88)
 3 1/4" BRASS DISK STAMPED 2018 PLS 8278, LOCATED ON TOP OF WEST HEADWALL ON VERNON STREET AT ENTRANCE OF WALKWAY TO HISTORIC OLD TOWN, SOUTHEAST OF 316 VERNON STREET, (10/2018)

BASIS OF BEARINGS:

THE BASIS OF BEARING OF THIS MAP IS IDENTICAL TO THAT CERTAIN RECORD OF SURVEY NO. 3153, FILED IN BOOK 21 OF SURVEYS, AT PAGE 81, OFFICIAL PLACER COUNTY RECORDS, AS ESTABLISHED BETWEEN MONUMENTS SHOWN HEREON AS FOUND MARKING THE CENTER LINE OF CIRCUIT DRIVE. THE BEARING OF SAID CENTER LINE IS S43°57'08"E.

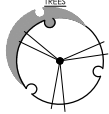






NOTE:

A RECORD OF SURVEY AFFECTING THIS PROPERTY HAS BEEN SUBMITTED AND IS AWAITING APPROVAL AS OF THE DATE OF THIS TOPOGRAPHIC MAP. PROPERTY LINE MAY SHIFT BASED ON THE FINAL APPROVED RECORD OF SURVEY.



L:\DDDC\123CIRCUITDRIVE\Survey\022_3048_TOPO.dwg | SAVED: 2 March 2021

PLANT SCHEDULE

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TOTALS						(A) 585	(B) 184
ETWU Total							5,955 GAL.

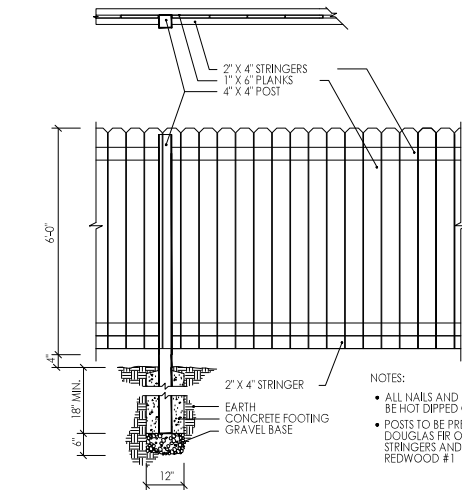
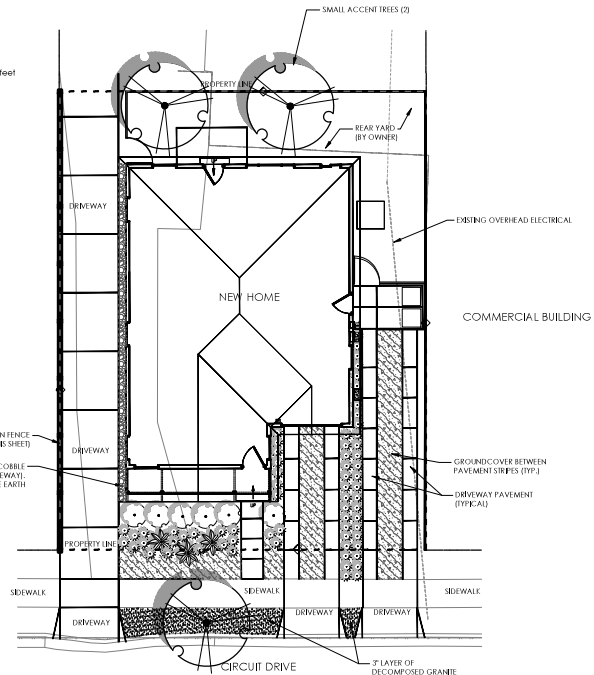
Maximum Applied Water Allowance (MAWA): $MAWA = \frac{(Eo)}{(5.2)} \times (\text{Conversion factor}) \times ((ETAF) \times (\text{Landscape Area})) + ((L) \times (TA)) \times (SA)$
 $= \frac{(5.955)}{(5.2)} \times (1.42) \times (184) + (1.35) \times (87) = 10,413 \text{ GALLONS}$

Estimated Total Water use (ETWU): $ETWU = \frac{(Eo)}{(5.2)} \times (\text{Conversion factor}) \times ((ETAF) \times (\text{Area}))$
 $= \frac{(5.955)}{(5.2)} \times (1.42) \times (184) = 5,955 \text{ GALLONS}$

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	(B) 184
Total Area	(A) 585
Average ETAF	(B / A) .31

Note:
1. Average ETAF for Regular Landscape Areas must be below .55 for residential areas and .45 for non-residential areas.



- NOTES:**
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COMPLIANCE STATEMENT

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Fedmy Deccalon

10-18-22

1 SOLID PANEL WOOD FENCE

NTS



OLIVE STREET
LANDSCAPE ARCHITECTURE
P.O. Box 2083
Petaluma CA 94952
707-266-9910
OliveStreetLandscape.com
rod@olivestreetlandscape.com

Rev	Date	Description	Design	Drawn	Checked

123 CIRCUIT DRIVE
LANDSCAPE PLAN

Town Of
ROSEVILLE
County Of
PLACER
State Of
CALIFORNIA

Prepared Under the Direction of



Sheet	L1
Scale	1"=8'
Date	10/18/22
Project Number	-
Plan File	-