

PC EXHIBIT F

AUBURN BLVD

ORLANDO AVE

LOUIS LANE

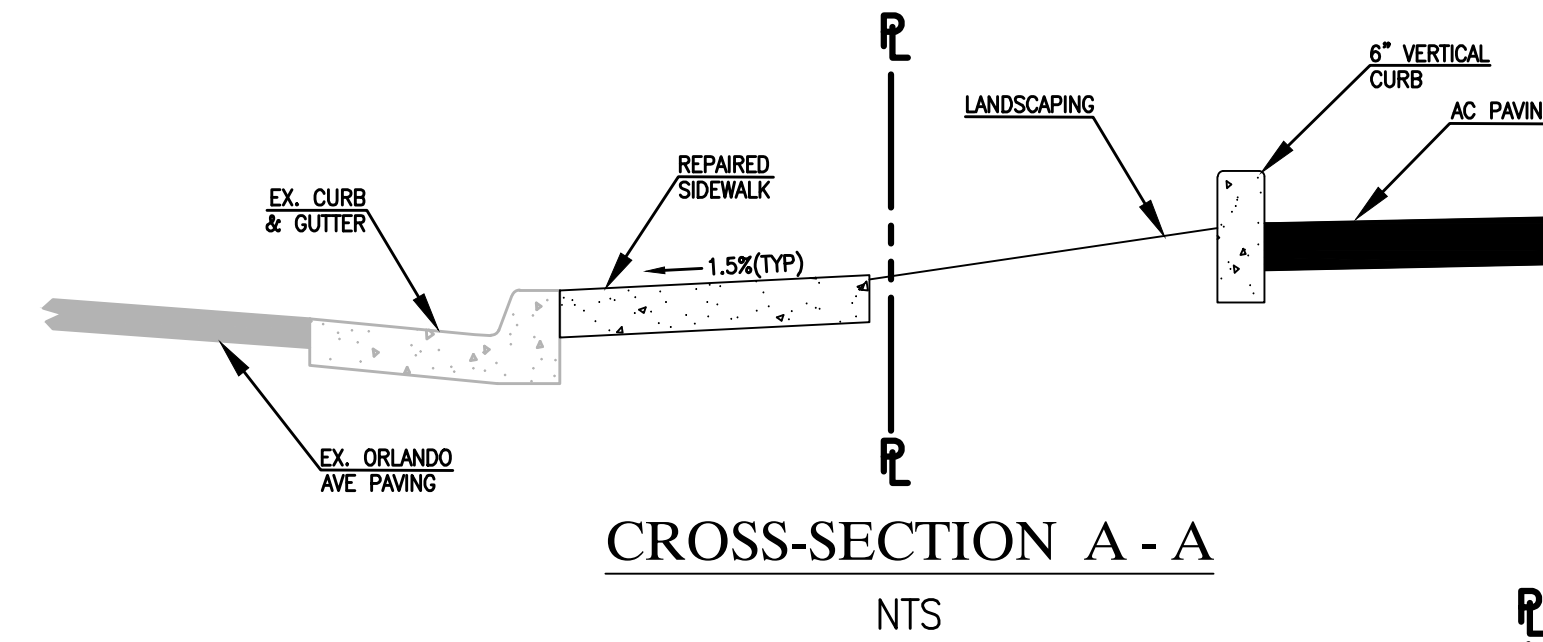
ORLANDO AVE

OFFSITE IMPROVEMENT NOTES:

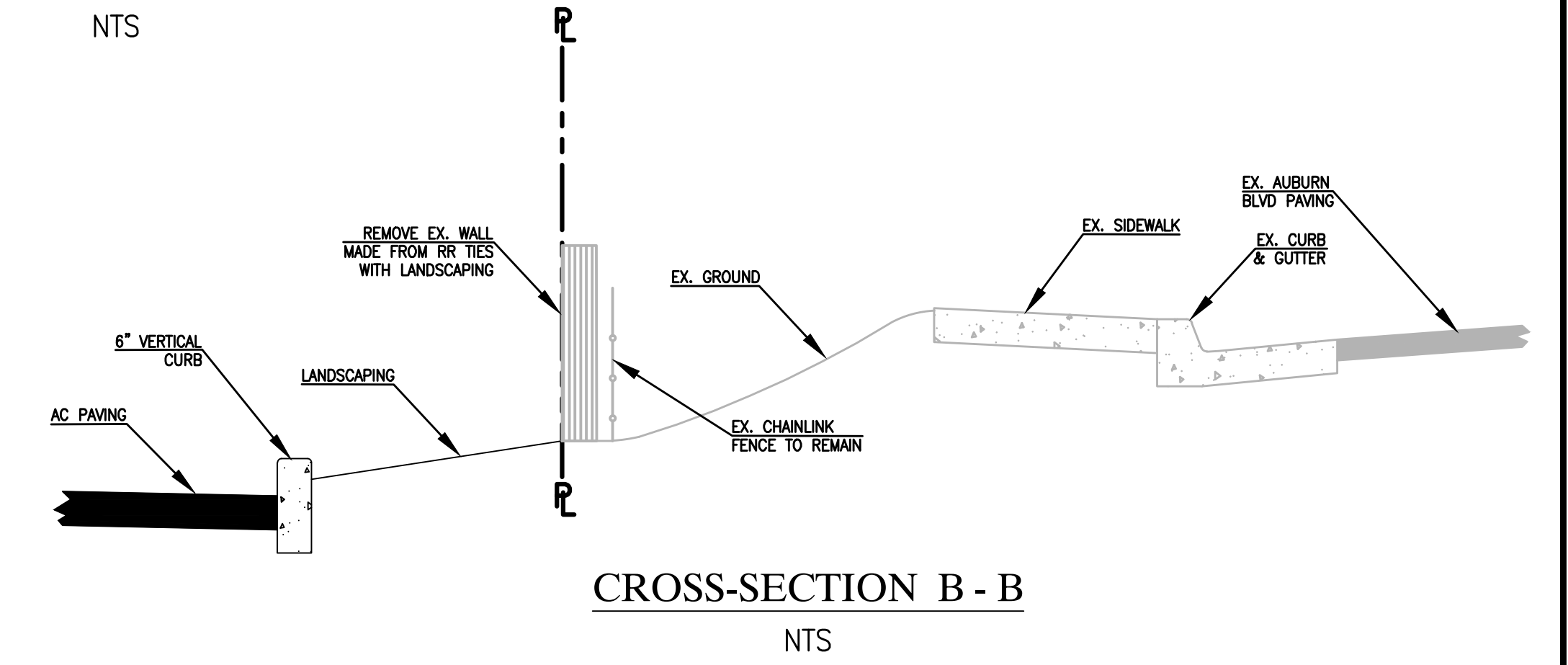
- (A) REMOVE EXISTING DRIVEWAY AND CONSTRUCT TYPE 'S' DRIVEWAY.
- (B) REMOVE AND REPLACE ANY EXISTING BROKEN OR DAMAGED SIDEWALK TO THE NEAREST COLD JOINT.

ONSITE IMPROVEMENT NOTES:

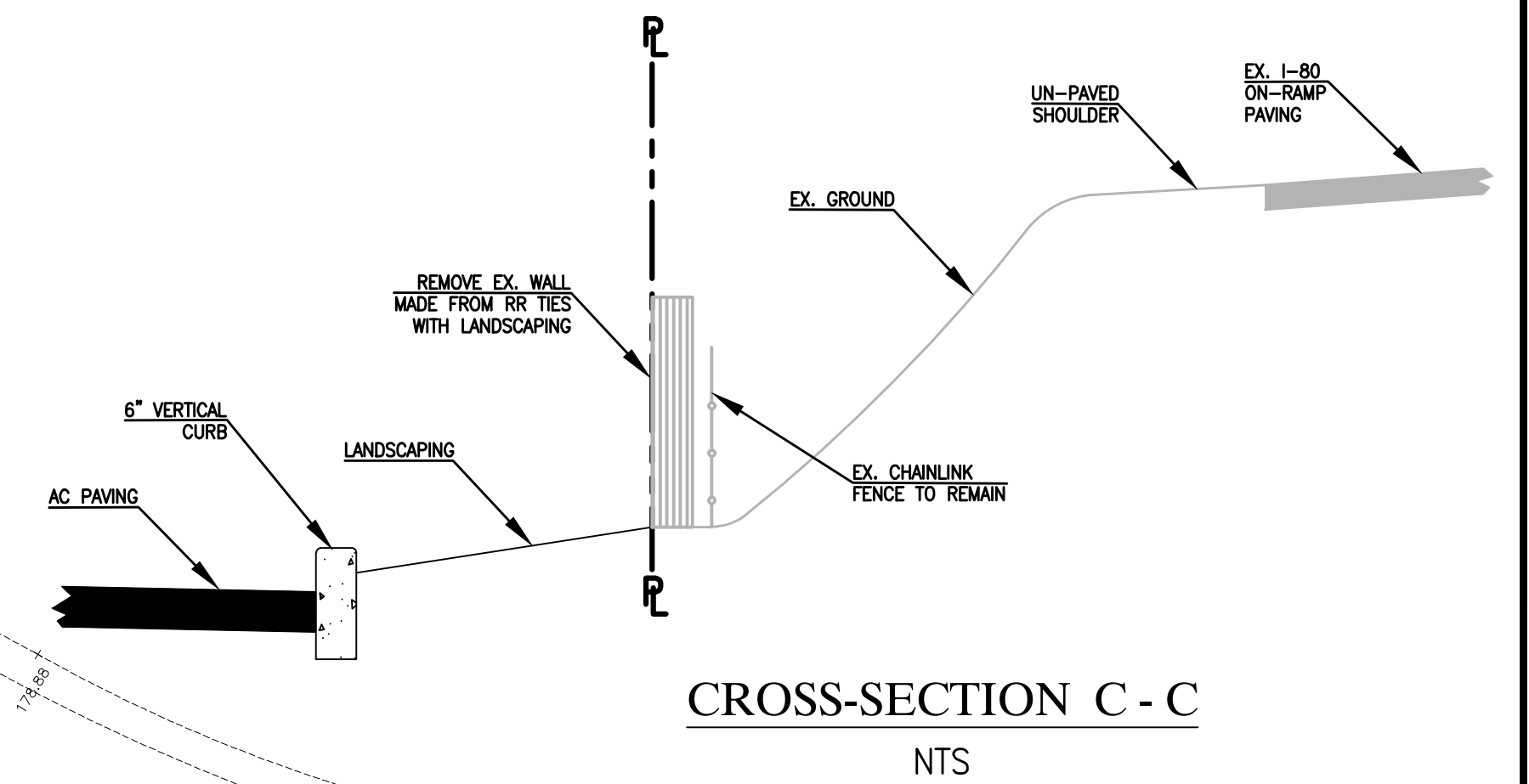
- ① PLACE AC PAVING.
- ② PLACE PCC SLAB
- ③ PLACE PCC SIDEWALK. MAXIMUM 5% SLOPE IN DIRECTION OF TRAVEL AND MAXIMUM 2% CROSS-SLOPE.
- ④ PLACE 6" VERTICAL CURB.
- ⑤ ADA ACCESSIBLE PARKING. MAXIMUM SLOPE IN ALL DIRECTIONS OF 2%.
- ⑥ CONSTRUCT 2' CURB OPENING.
- ⑦ CONSTRUCT BUILDING WITH FINISH FLOOR AS SHOWN.
- ⑧ CONSTRUCT 2' WIDE VALLEY GUTTER AT DRIVEWAY ENTRANCE.
- ⑨ CONSTRUCT BIORETENTION PLANTER.



CROSS-SECTION A - A
NTS

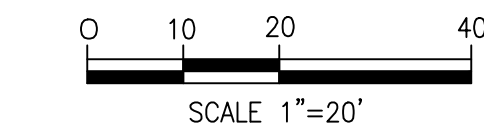


CROSS-SECTION B - B
NTS



CROSS-SECTION C - C
NTS

CROSS-SECTION D - D
NTS



BENCHMARK ELEV. _____

FIELD BOOK NO. _____ PG. _____

STUKAM CONSULTING ENGINEERS, INC.
11344 COLOMA RD. SUITE 235C
GOLD RIVER, CALIFORNIA 95670
(916) 858-8241 PHONE (916) 988-6316 FAX

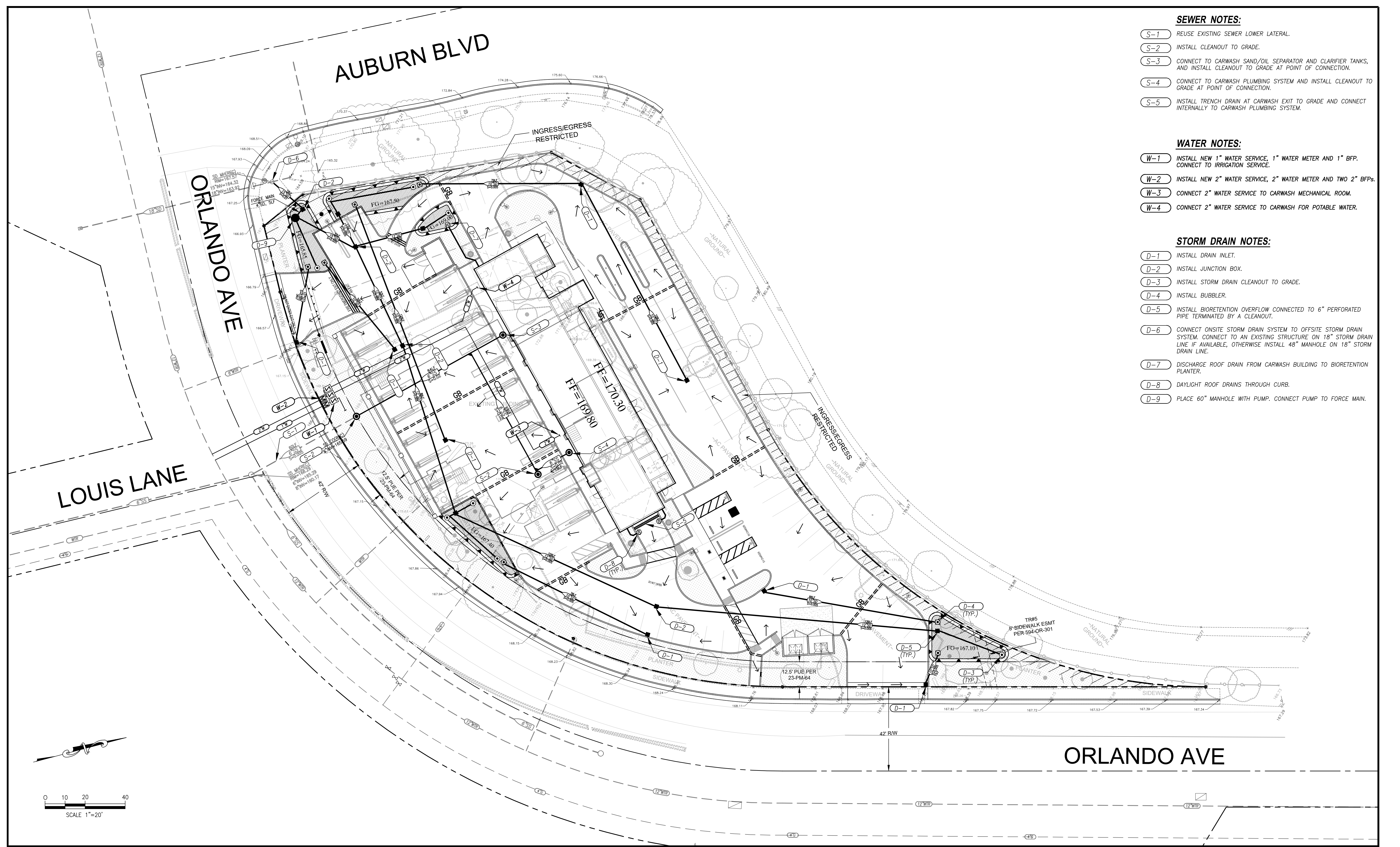
DESIGNED:	FTS	SCALE:	1"=20'
DRAWN:	FTS		
CHECKED:	FTS		
SUBMITTED:	FAREED T. SIDDIQUI	RCE:	56122



NO	REVISION	APPROVAL BY:	DATE

PRELIMINARY GRADING PLAN
1100 ORLANDO AVENUE
CARWASH
APN: 471-060-060
PLACER COUNTY
CITY OF ROSEVILLE

DATE: 1/30/23
SHEET
C1
OF **3**



- SEWER NOTES:**
- (S-1) REUSE EXISTING SEWER LOWER LATERAL.
 - (S-2) INSTALL CLEANOUT TO GRADE.
 - (S-3) CONNECT TO CARWASH SAND/OIL SEPARATOR AND CLARIFIER TANKS, AND INSTALL CLEANOUT TO GRADE AT POINT OF CONNECTION.
 - (S-4) CONNECT TO CARWASH PLUMBING SYSTEM AND INSTALL CLEANOUT TO GRADE AT POINT OF CONNECTION.
 - (S-5) INSTALL TRENCH DRAIN AT CARWASH EXIT TO GRADE AND CONNECT INTERNALLY TO CARWASH PLUMBING SYSTEM.

- WATER NOTES:**
- (W-1) INSTALL NEW 1" WATER SERVICE, 1" WATER METER AND 1" BFP. CONNECT TO IRRIGATION SERVICE.
 - (W-2) INSTALL NEW 2" WATER SERVICE, 2" WATER METER AND TWO 2" BFPs.
 - (W-3) CONNECT 2" WATER SERVICE TO CARWASH MECHANICAL ROOM.
 - (W-4) CONNECT 2" WATER SERVICE TO CARWASH FOR POTABLE WATER.

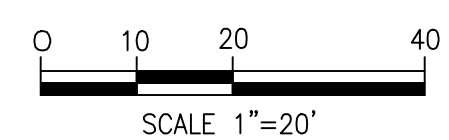
- STORM DRAIN NOTES:**
- (D-1) INSTALL DRAIN INLET.
 - (D-2) INSTALL JUNCTION BOX.
 - (D-3) INSTALL STORM DRAIN CLEANOUT TO GRADE.
 - (D-4) INSTALL BUBBLER.
 - (D-5) INSTALL BIORETENTION OVERFLOW CONNECTED TO 6" PERFORATED PIPE TERMINATED BY A CLEANOUT.
 - (D-6) CONNECT ONSITE STORM DRAIN SYSTEM TO OFFSITE STORM DRAIN SYSTEM. CONNECT TO AN EXISTING STRUCTURE ON 18" STORM DRAIN LINE IF AVAILABLE, OTHERWISE INSTALL 48" MANHOLE ON 18" STORM DRAIN LINE.
 - (D-7) DISCHARGE ROOF DRAIN FROM CARWASH BUILDING TO BIORETENTION PLANTER.
 - (D-8) DAYLIGHT ROOF DRAINS THROUGH CURB.
 - (D-9) PLACE 60" MANHOLE WITH PUMP. CONNECT PUMP TO FORCE MAIN.

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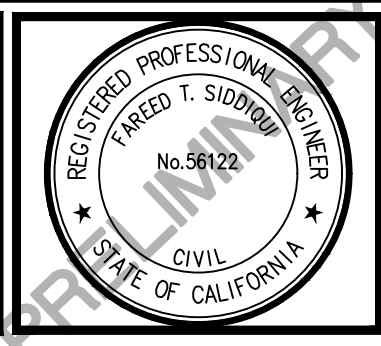
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