

### EASEMENT NOTES

- 4 EASEMENT FOR PUBLIC UTILITY AND RIGHTS AS SHOWN ON BOOK 18 OF PARCEL MAPS, PAGE 54 PLACER COUNTY RECORDS
- 5 EASEMENT GRANTED TO CITY OF ROSEVILLE FOR ROAD AND PUBLIC UTILITIES AS GRANTED ON MAY 15, 1984 IN BOOK 2693, PAGE 892, OF OFFICIAL RECORDS.
- 6 THE EFFECT OF "RESOLUTION NO. 92-266, RECORDED SEPTEMBER 21, 1992, INSTRUMENT NO. 92-71717, OF OFFICIAL RECORDS WHICH PURPORTS TO PARTIALLY ABANDON SAID EASEMENT(S) LAST SHOWN ABOVE.
- 6 EASEMENT GRANTED TO CITY OF ROSEVILLE FOR SLOPES AS GRANTED ON OCTOBER 11, 1984 IN BOOK 2742, PAGE 286, OF OFFICIAL RECORDS
- 8 EASEMENT GRANTED TO CITY OF ROSEVILLE FOR WATER PIPE LINES AS GRANTED ON DECEMBER 2, 1992 IN 92-92512 OF OFFICIAL RECORDS
- 9 EASEMENT EXECUTED BY J.M. CENTERPOINTE, INC GRANTED ON NOVEMBER 3, 1994 PER RECORDING NO. 94-77140 OF OFFICIAL RECORDS.
- 10 EASEMENT EXECUTED FOR RECIPROCAL ACCESS AND PARKING AGREEMENT BY JOHN S. FIDDYMENT, TRUSTEE OF THE FIDDCO TRUST GRANTED ON JULY 25, 1997 PER RECORDING NO. 97-43310 OF OFFICIAL RECORDS.
- 11 EASEMENT EXECUTED BY JOHN S. FIDDYMENT, TRUSTEE OF THE FIDDCO TRUST GRANTED ON JULY 25, 1997 PER RECORDING NO. 97-43311 OF OFFICIAL RECORDS..
- 12 EASEMENT GRANTED TO CITY OF ROSEVILLE FOR PUBLIC UTILITIES AS GRANTED ON JANUARY 9, 1998 IN RECORDING NO. 98-1197 OF OFFICIAL RECORDS.
- 14 PUBLIC RIGHT OF WAY EASEMENT AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT BOOK 31 OF PARCEL MAPS PAGE 24 PLACER COUNTY RECORDS.

### LEGEND

- PROPERTY LINE
- - - RIGHT-OF-WAY
- - - EASEMENT
- - - CENTER LINE
- ▬ CIVIL LIMITS OF WORK
- SS PROPOSED SEWER LINE
- W PROPOSED WATER LINE
- SD PROPOSED STORM DRAIN
- SS EXISTING SEWER LINE
- W EXISTING WATER LINE
- SD EXISTING STORM DRAIN
- Standard Duty Concrete Pavement
- Heavy Duty Concrete Pavement
- Proposed Landscape Area
- Black Heavy Duty Concrete Pavement
- Detectable Warnings

### EXISTING UTILITY NOTE

1. THE 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.
2. ALL SHUT DOWN OF EXISTING WATER MAIN TO BE DONE BY AND COORDINATED WITH THE CITY UTILITY DIVISION. CONTRACTOR SHALL NOTIFY ALL AFFECTED WATER USERS 72 HOURS IN ADVANCE OF SHUT DOWN.

### DOMESTIC WATER

- W1 EXISTING WATER METER TO REMAIN.
- W2 CONNECT INTO EXISTING BACKFLOW PREVENTOR. GENERAL CONTRACTOR TO COORDINATE CONNECTION WITH CITY OF ROSEVILLE WATER DEPARTMENT.
- W3 INSTALL 2" DOMESTIC WATER PIPE SERVICE.
- W4 INSTALL 45' DOMESTIC WATER BEND.
- W5 BUILDING POINT OF CONNECTION (5-FT FROM BUILDING FACE). REFER TO PLUMBING PLANS FOR CONTINUATION.
- W6 INSTALL FIRE HYDRANT.

### IRRIGATION WATER

- IR1 EXISTING WATER METER TO REMAIN.
- IR2 CONNECT INTO EXISTING BACKFLOW PREVENTOR. GENERAL CONTRACTOR TO COORDINATE CONNECTION WITH CITY OF ROSEVILLE WATER DEPARTMENT.
- IR3 INSTALL 1.5" PVC SCH40 IRRIGATION WATER PIPE. REFER TO IRRIGATION PLANS FOR CONTINUATION.

### SANITARY SEWER

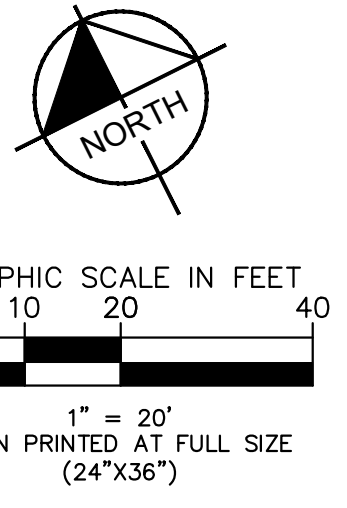
- S1 CONNECT TO EXISTING SEWER LATERAL AT EXISTING MANHOLE. GENERAL CONTRACTOR TO COORDINATE WITH CITY OF ROSEVILLE WATER DEPARTMENT PRIOR TO CONNECTION. CONTRACTOR TO POTHOLE AND VERIFY LOCATION OF SEWER LATERAL PRIOR TO TRENCHING AND SEWER INSTALLATION. IF DISCREPANCIES ARE FOUND, NOTIFY ENGINEER FOR FURTHER DIRECTION.
- S2 INSTALL 6" VCP SEWER AT MINIMUM 1.0% SLOPE. TRENCH AND BACKFILL PER DETAIL 5, SHEET 14.
- S3 INSTALL 8" VCP SEWER AT MINIMUM 1.0% SLOPE. TRENCH AND BACKFILL PER DETAIL 5, SHEET 14.
- S4 INSTALL SEWER CLEANOUT PER CITY OF ROSEVILLE SEWER SERVICE CLEANOUT STANDARD DETAIL SS-5.
- S5 BUILDING POINT OF CONNECTION. REFER TO PLUMBING PLANS FOR CONTINUATION.
- S6 INSTALL CLARIFIER. REFER TO MEP PLANS FOR MORE INFORMATION.
- S7 INSTALL 6" VCP 45' SEWER BEND.
- S8 INSTALL SEWER MANHOLE PER CITY OF ROSEVILLE SEWER MANHOLE STANDARD DETAIL SS-2 AND SS-3.

### DRAINAGE

- D1 INSTALL ROOF DRAIN DOWNSPOUT TO PIPE PER DETAIL 7, SHEET 13.
- D2 INSTALL 24" BY 24" NYLOPLAST CATCH BASIN WITH FLEXSTORM INSERTS AND NO DUMPING STENCIL PER DETAILS ON SHEET 13 AND 14.
- D3 INSTALL 12" HDPE STORM DRAIN PIPE.
- D4 INSTALL 12" HDPE 45' BEND.
- D5 CONNECT TO EXISTING STORM DRAIN LINE.
- D6 INSTALL 12" STORM DRAIN CLEANOUT.
- D7 INSTALL CONTECH PEAK DIVERSION STORMFILTER PER DETAIL ON SHEET 14.
- D8 INSTALL 12" HDPE WYE.
- D9 INSTALL 18" HDPE STORM DRAIN PIPE.
- D10 INSTALL 18" HDPE 45' BEND.

### ELECTRICAL

- E1 ELECTRICAL TRANSFORMER.



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REVISIONS				
SHT.	DESCRIPTION	DATE	BY	APRD

CITY OF ROSEVILLE  
DEPARTMENT OF DEVELOPMENT SERVICES

ACCEPTED BY: \_\_\_\_\_

CITY ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

SEAL - ENGINEER

**Kimley»Horn**

3801 UNIVERSITY AVE, SUITE 300  
RIVERSIDE, CA 92501  
PHONE: (951) 543-9868  
WWW.KIMLEY-HORN.COM

PREPARED UNDER THE SUPERVISION OF: \_\_\_\_\_ DESIGNED BY: JY CHECKED BY: XO

R.C.E. NO.: 94675 DATE: 7/18/2024

LETICIA ALVAREZ, PE

CITY OF ROSEVILLE  
DEVELOPMENT SERVICES DEPARTMENT

QUICK QUACK CAR WASH #26-651  
300 NORTH SUNRISE AVENUE  
PRELIMINARY UTILITY PLAN

SHEET NO.

9  
9 of 16

PROJECT NO: