

**RESPONSE TO 1ST ROUND
OBJECTIVE DESIGN STANDARDS COMMENTS**

- Rental Housing Agreement is being finalized between Suzanne Acrell (Housing Analyst) and Sam Stamas and could be on the agenda for the City Council Meeting on Aug. 6th.
- Solar Metering – it has been proposed to create nine meters for nine buildings.
- Secondary access now 30' in width.
- Throat depth at driveways is now a minimum of 50'.
- Dial-A-Ride parking in front of Building 1 provides a 27' long space. A bench will be provided under the Community building porch entry.
- Revised Building numbers as requested and eliminated the apartment addressing. (note that sheet #8 eliminated)
- Architectural style and colors - we have not used this particular style and exterior scheme previously and have no pictures. The style and colors are common in the Mediterranean along the Costa Brava in Spain and in Italy.

**RESPONSE TO 2ND ROUND
OBJECTIVE DESIGN STANDARDS COMMENTS**

- 3 exterior colors/materials required on all sides of the buildings. Note that stone facing was added to the Left and Right (end) Elevations of each building. The changes are shown on the following Sheets 2 & 3.

Parking spaces have been modified as follows:

247 total spaces provided
40% OR 100 EV "ready" and 10% OR 25 EVCS spaces

PROJECT INFORMATION

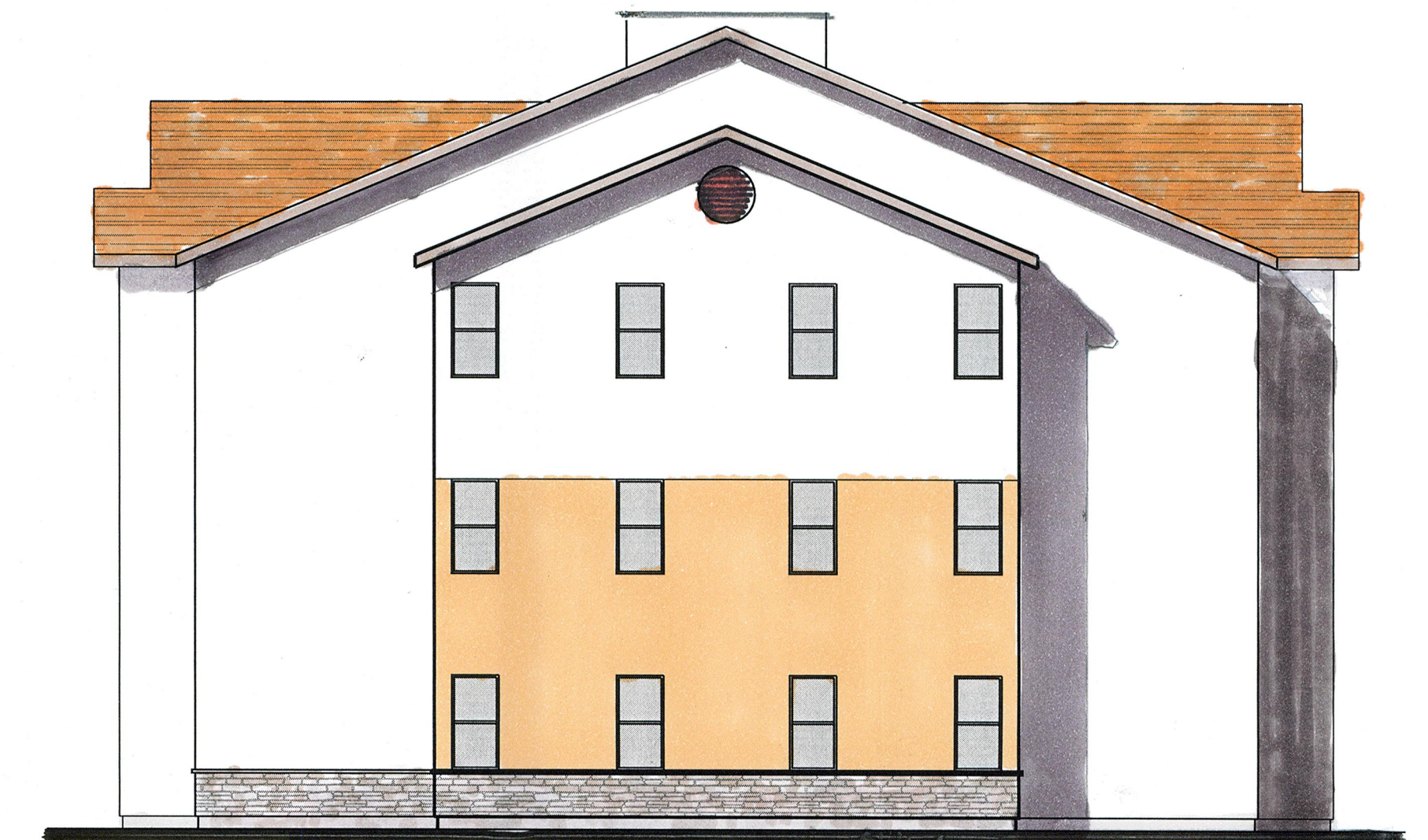
NEW CONSTRUCTION OF EIGHT 3 STORY BUILDINGS CONTAINING 192 UNITS, A ONE STORY COMMUNITY BUILDING WITH A LEASING OFFICE AND ASSOCIATED PARKING/SITE IMPROVEMENTS

GENERAL PLAN DESIGNATION	HDR	
ALLOWABLE DENSITY	30 UNITS PER ACRE	
SITE AREA	NET	5.879 ACRES
	SMUD EASEMENT	1.294 ACRES
	TOTAL	7.173 ACRES
UNITS ALLOWED	30 X 5.879 =	176
UNITS PROPOSED W/ DENSITY BONUS	192 (32.658 UNITS PER ACRE NET) or 9% DENSITY BONUS	
ZONE	R-3	
ASSESSORS PARCEL	498-370-001	
UNIT MIX		
	48 ONE BEDROOM @ 625 S.F.	25%
	96 TWO BEDROOM @ 808 S.F.	50%
	48 THREE BEDROOM @ 1065 S.F.	25%
	192 UNITS TOTAL	100%
BUILDING AREAS		
BLDGs. 2B, 3A, 4A, 5B, 6A, 7A, 8B & 9B	14,988 S.F. EACH	
TOTAL APARTMENT CONDITIONED AREA	119,904 S.F.	
COMMUNITY BUILDING 1C	3,415 S.F.	
PARKING REQUIRED PER CITY OF ROSEVILLE		
	1 FOR EA. ONE BEDROOM	48
	1.5 FOR EA. TWO BEDROOM	144
	1.5 FOR EA. THREE BEDROOM	72
		264
GUEST PARKING NOT REQUIRED PER STATE OF CA NOTE: LENDER MAY HAVE HIGHER PARKING REQUIREMENTS		

Architect Borges Architectural Group Adam Lehner 1478 Stone Point Dr. Ste 350 916 782-7200	Civil Engineering CWE CORPORATION Tony McCreary amccreary@cwecorp.com 916 772-7800	PROJECT TEAM Owner/Applicant/Developer KORONI L.L.C. Zachary Stamas Sam Stamas sstamas@surewest.net 916 765-3684 Stamas Corp. Director of Construction Rick Eaton R.D.Eaton@outlook.com 530 401-8942	Structural Engineering HARRIS & SLOAN Michael Buck mbuck@harrisandsloan.com 916 921-2441	Joint Trench APEX UTILITY CONSULTANTS Jordan Horn jordan@apexutilityconsultants.com 916 417-7062
Planning/Design Robert South, Architect robertsouth06@gmail.com 415 488-3504	Mechanical/Electrical/Plumbing OPTIMIZED ENERGY Ethan Fellersen esf@orfinc.com Alex Batista amb@orfinc.com 916 435-6906		Landscape Architecture YAMASAKI LANDSCAPE ARCHITECTURE Brian Pantiga brian@yamasaki-la.com 530 885-0040	Geotechnical Engineering YOUNGDDAHL CONSULTING Ian T. Kitamura 916 933-0633

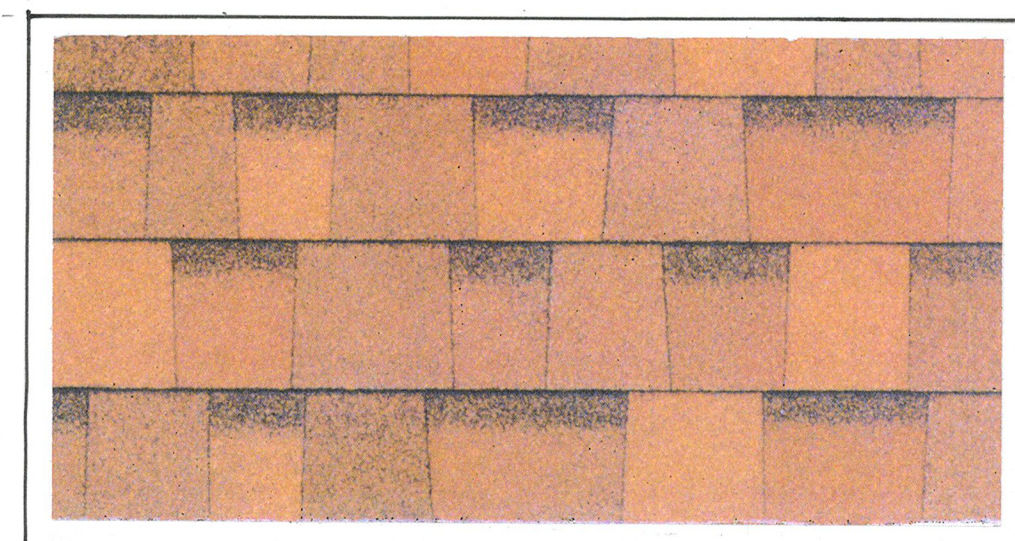


ENHANCED (STREET VIEW) REAR ELEVATION
 BUILDINGS 9A (8B REVERSE) & APPLIES TO ENTRY ELEVATION OF 2A & 3B
 1/8" = 1' - 0"

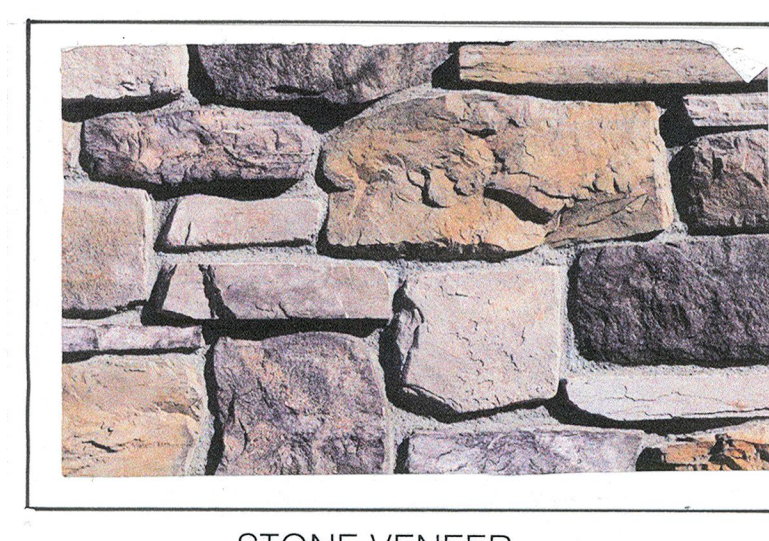


ENHANCED (ENTRY VIEW) LEFT ELEVATION
 BUILDING 9A

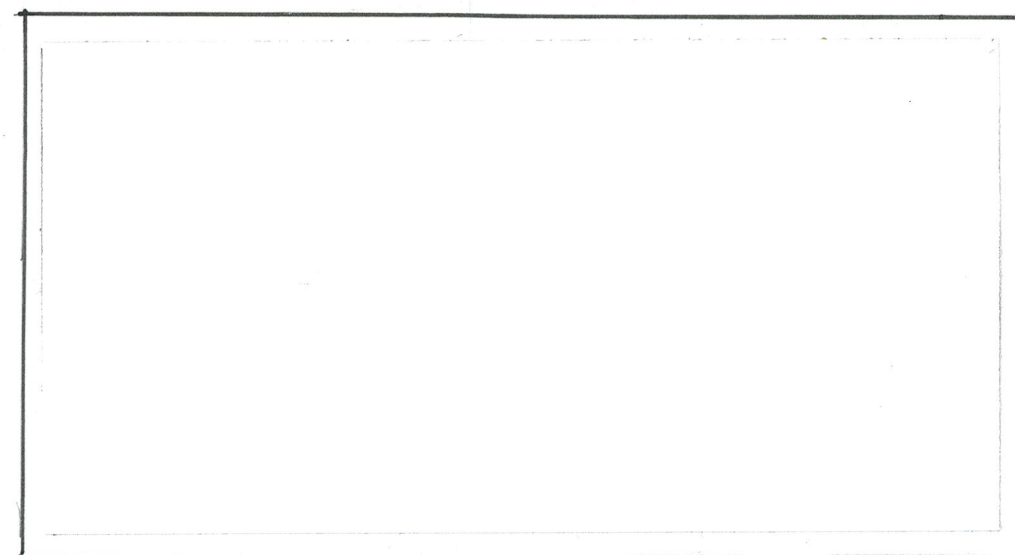
Colors/Materials



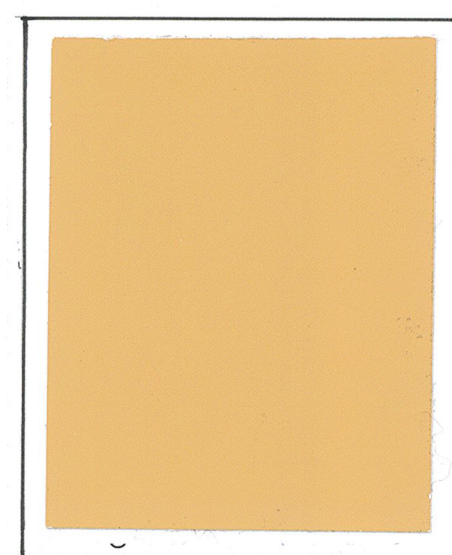
ROOF
 Owens Corning Duration
 Composition Shingles



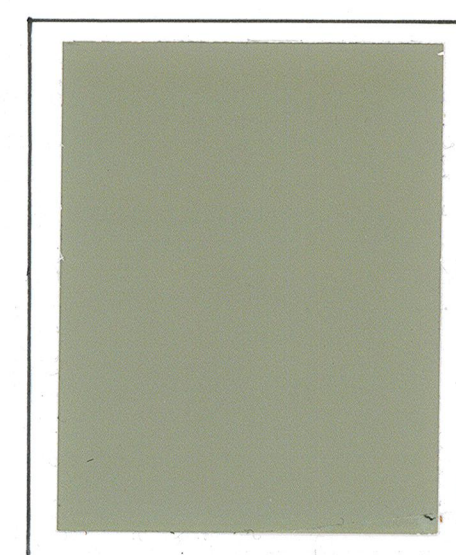
STONE VENEER
 Eldorado Stone
 Catania



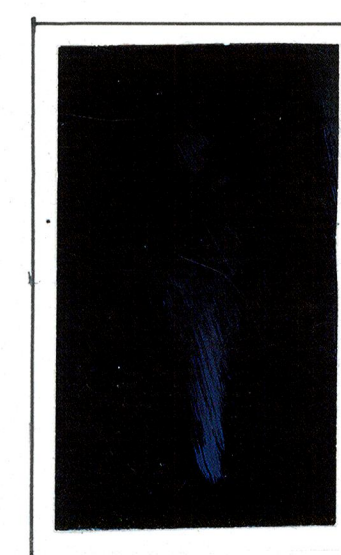
STUCCO BODY
 Sherwin Williams SW7757
 High Reflective White



STUCCO ACCENT
 SW2853
 New Colonial Yellow

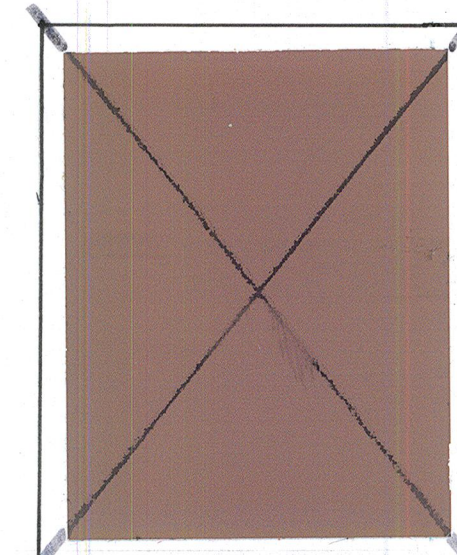


FASCIA/GUTTERS
 ENTRY DOORS SW2853
 Tanglewood



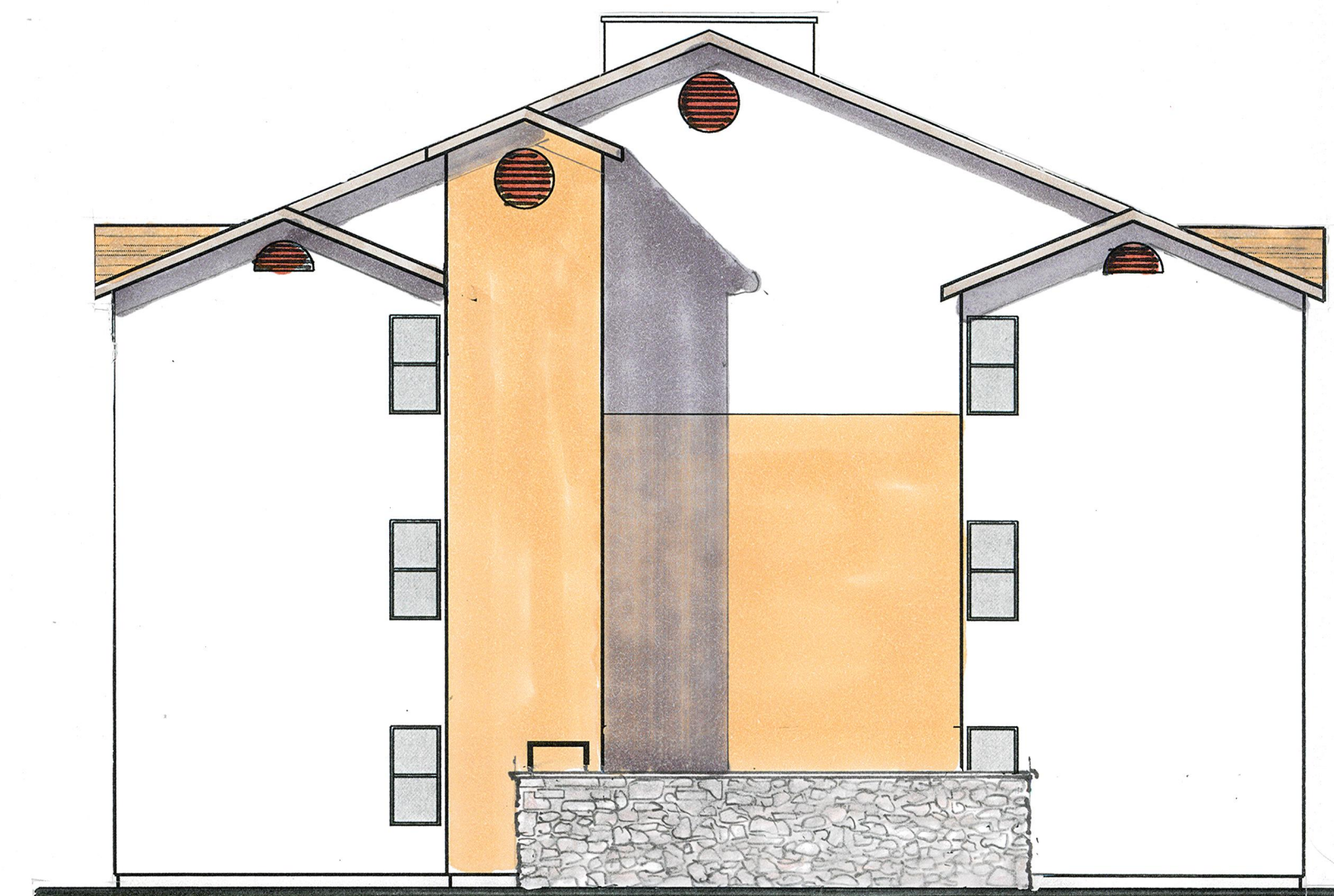
RAILINGS/FENCE/
 GATES Flat Black

VINYL WINDOWS
 Milgard or equal U = 0.27
 Black frames

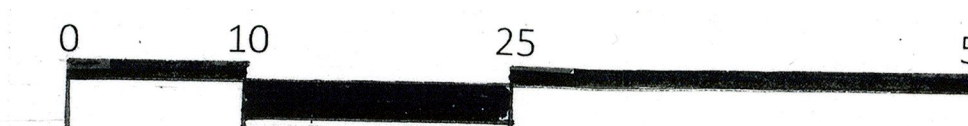


COMPOSITE PANEL
 Patio screens, Outdoor
 WPC Fence, Teak

OMIT



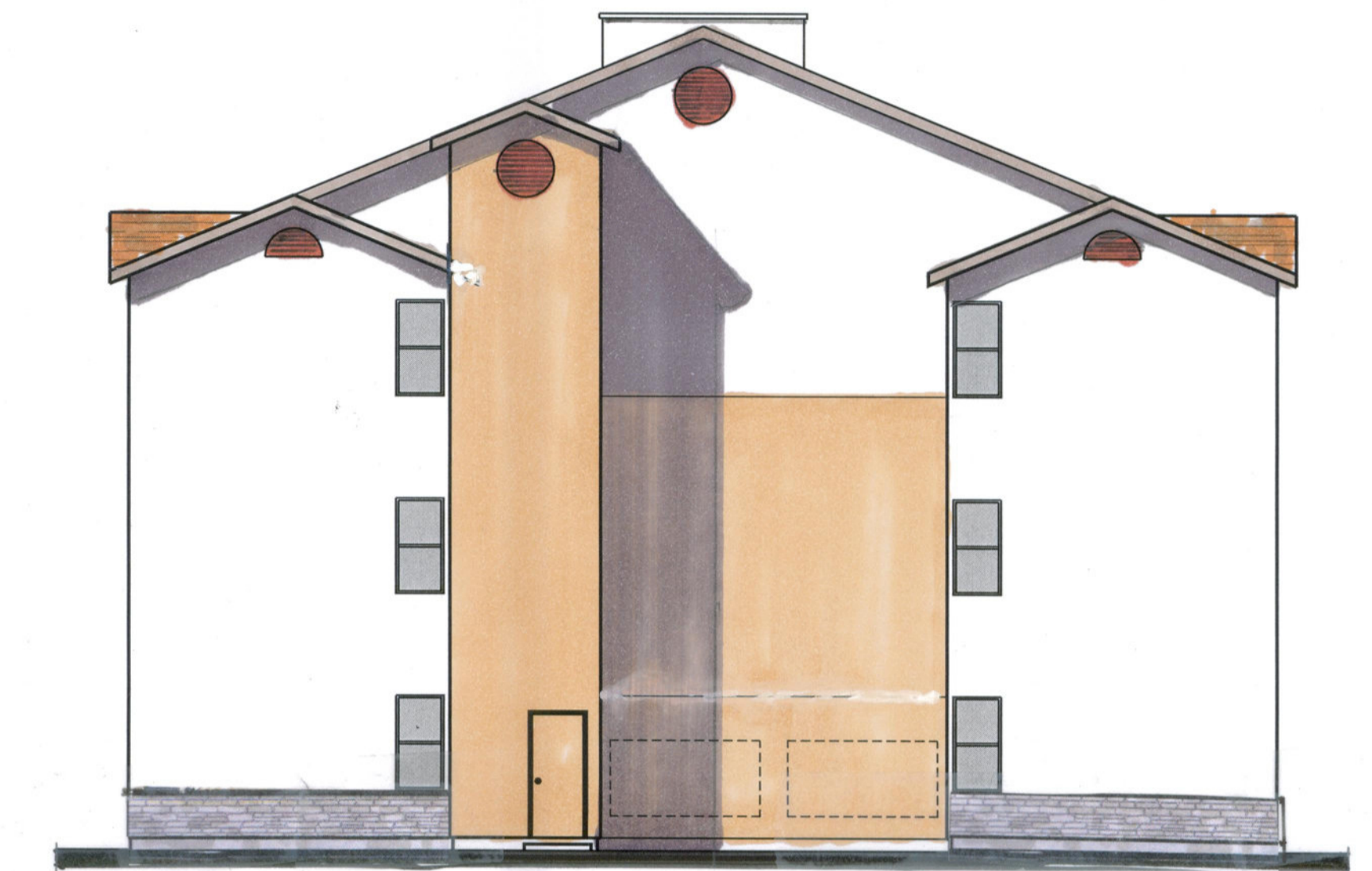
ENHANCED (STREET VIEW) LEFT ELEVATION
 BUILDING 7B
 1/8" = 1' - 0"



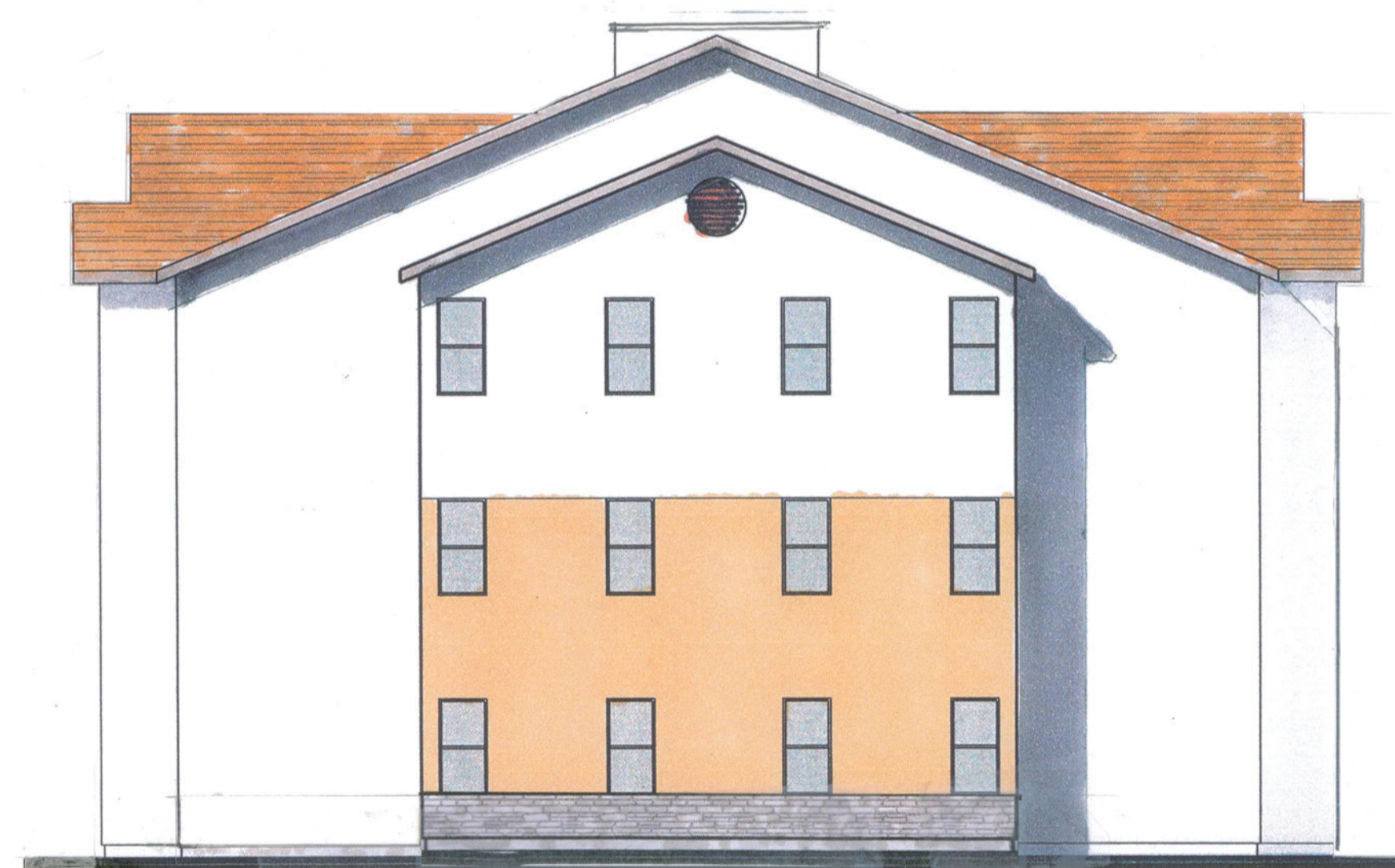


STANDARD ENTRY ELEVATION
 BUILDINGS 2A, 4A, 9A (3B, 5B, 6B, 7B, 8B REVERSE)

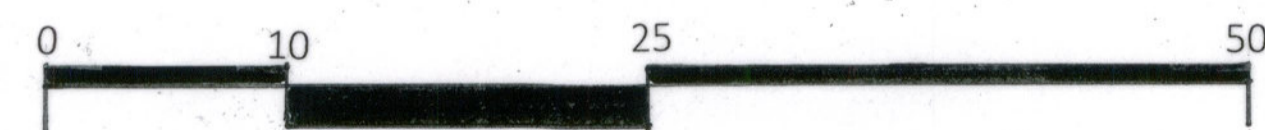
BUILDING/UNIT I.D.



STANDARD RIGHT ELEVATION
 BUILDINGS 2A, 4A, 9A 3B, 5B, 6B, 8B



STANDARD LEFT ELEVATION
 BUILDINGS 2A, 4A, 3B, 5B, 6B, 7B, 8B



SITE PLAN KEY NOTES: #

1. PROPERTY LINE
2. BUILDING NUMBER / TYPE
3. *D* DISABLED UNIT @ 1ST FLOOR, TYPICAL OF 4 UNITS
4. *H* HEARING & VISUALLY IMPAIRED UNIT @ 1ST FLOOR, TYPICAL OF 2 UNITS.
5. NO STONE
6. 6" MASONRY UTILITY SCREEN WALL (ENHANCED MATERIALS)
7. SIDE OF BUILDING WITH ENHANCED EXTERIOR MATERIALS
8. TOT LOT, SEE LANDSCAPING DRAWINGS
9. TYPICAL ACCESSIBLE PARKING SPACES. SEE SHEET A1.5
10. CONCRETE WALKS/ HARDSCAPE ACCESSIBLE ROUTES SHALL BE CONTINUOUS SURFACE NOT INTERRUPTED BY CHANGES IN LEVEL NOT EXCEEDING 1/4" AND A MIN. WIDTH OF AT LEAST 4' SHALL BE MAINTAINED (INCLUDING WALKWAYS IN FRONT OF PARKING STALLS). SLOPE SHALL NOT EXCEED 2% IN ANY DIRECTION
11. NEW 8' WIDE PUBLIC SIDEWALK. SEE CIVIL DRAWINGS
12. NEW LIGHTED MONUMENT SIGN. SEE LANDSCAPE DRAWINGS
13. ASPHALT CONCRETE PARKING AND DRIVE AISLES. SEE CIVIL DRAWINGS
14. 6" CURB PAINTED RED W/ WHITE LETTERS "NO PARKING FIRE LANE" AT APPROXIMATELY 25' INTERVALS. SEE FIRE ACCESS PLAN
15. STRIPPED ACCESSIBLE CROSSWALK/ LOADING AISLE 5' WIDE WITH 4" STRIPES
16. STANDARD SIZE PARKING SPACE 9'-0" X 18'-0" LONG INCLUDING 24" OVERHANG
17. COMPACT PARKING SPACE 9'-0" X 16'-0" LONG INCLUDING 24" OVERHANG
18. SIGN AT EACH ENTRANCE *UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING PLACARDS OR SPECIAL LICENSE PLATES ISSUED TO PERSONS WITH DISABILITIES WILL BE TOWED AT OWNERS EXPENSE. TOWED VEHICLES MAY BE RECLAIMED BY TELEPHONING XXX-XXX-XXXX. CONTRACTOR IS RESPONSIBLE TO COORDINATE W/ SIGN COMPANY TO SELECT A TOWING COMPANY.
19. ELECTRICAL TRANSFORMER
20. ELECTRICAL EQUIPMENT / METER BANKS. SEE ELECTRICAL DRAWINGS
21. FIRE CONTROL ROOM & FIRE RISER AT EACH RESIDENTIAL BUILDING
22. *PARK-IT* BIKE RACK, BLACK POWDER COATED, 5 BIKE CAPACITY. SEE SHEET A1.5
23. 5 METAL FENCE & GATES *FenceWire* PINNACLE. SEE SHEET A1.5
24. 4X7' MOTORCYCLE PARKING SPACE
25. 20' FRONT & REAR SETBACK
26. 5' SIDE SETBACK
27. TRASH / RECYCLE ENCLOSURE W/ 65' CLEAR APPROACH. SEE SHEET A1.5
28. ASSUMED PROPERTY LINE
29. PROPERTY LINE WALL. SIM. 9/A1.5
30. DIAL-A-RIDE PARKING, 27 FEET LONG
31. PICKLE BALL COURT, SEE LANDSCAPE
32. FENCED DOG PARK, SEE LANDSCAPE
33. BASKETBALL COURT, SEE LANDSCAPE
34. POOL EQUIPMENT ENCLOSURE. SIM. 9/A1.5

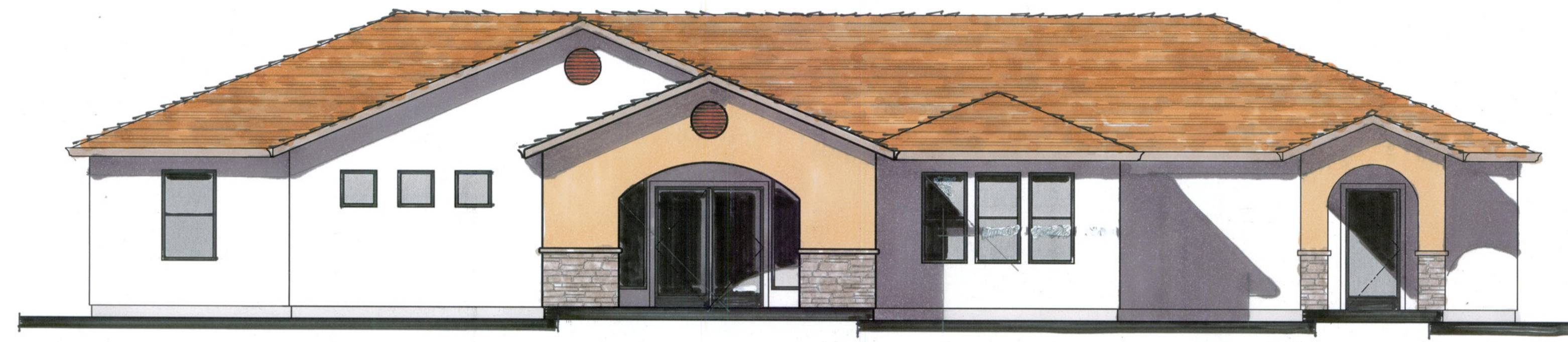


ARCHITECTURAL SITE PLAN
1" = 30'

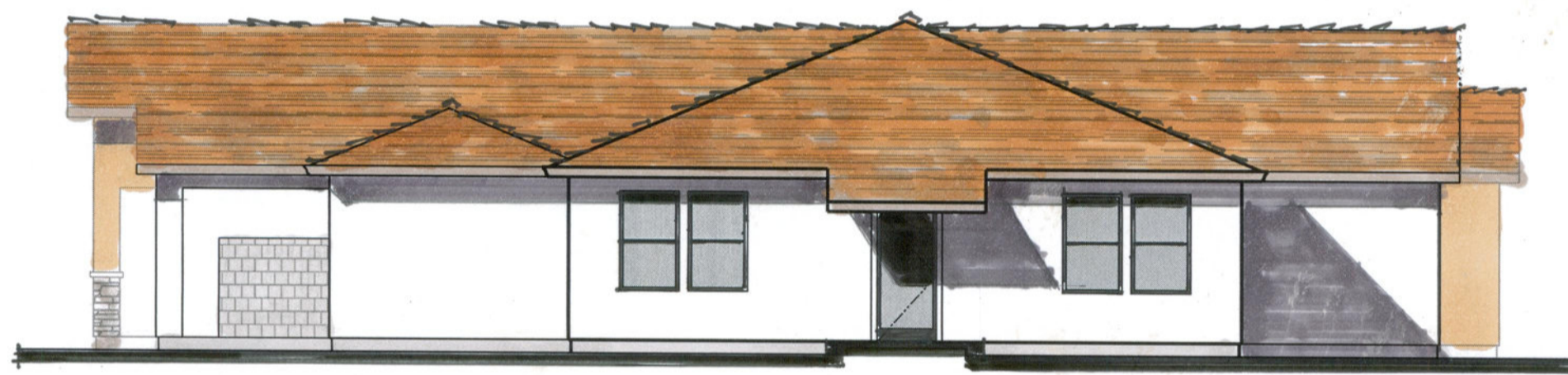
SIERRA VISTA
APARTMENTS
OBJECTIVE DESIGN SUBMITTAL

Sheet 4 of 8
Revised
JULY 14, 2025

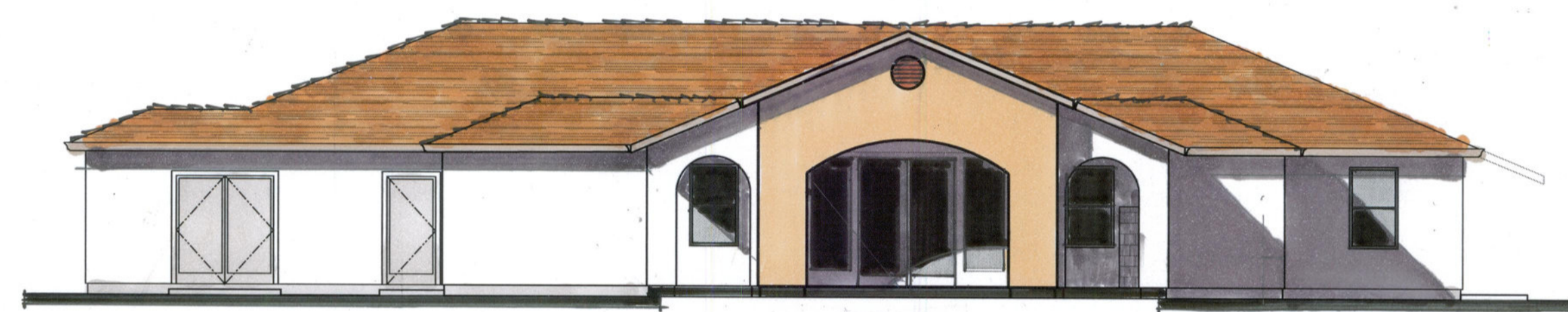
Revised 8/1/2025



ENTRY ELEVATION
3/16" = 1' - 0"



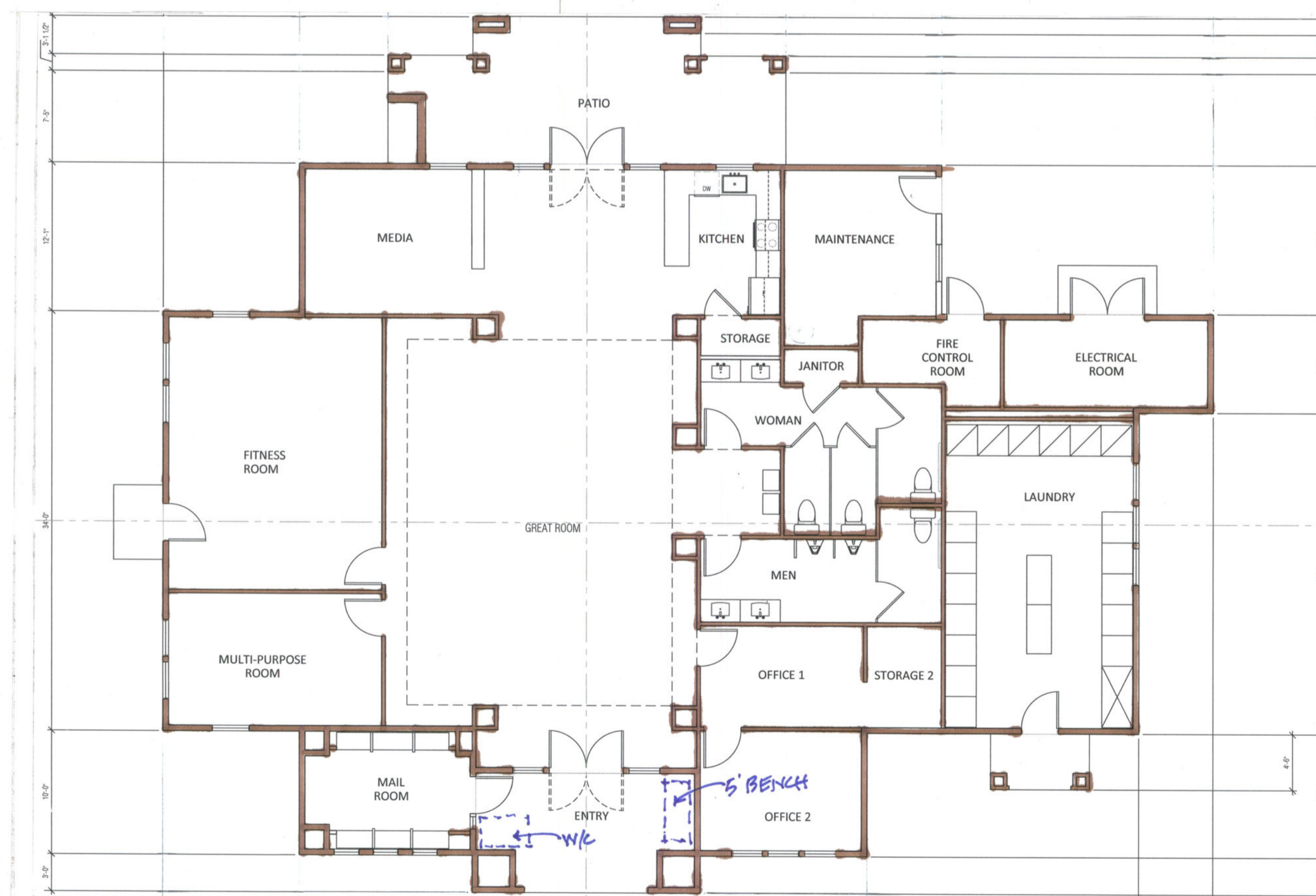
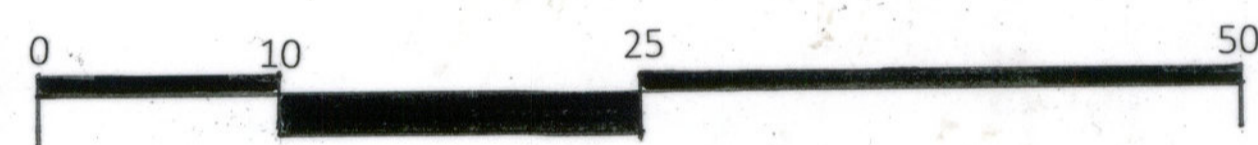
LEFT ELEVATION
1/8" = 1' - 0"



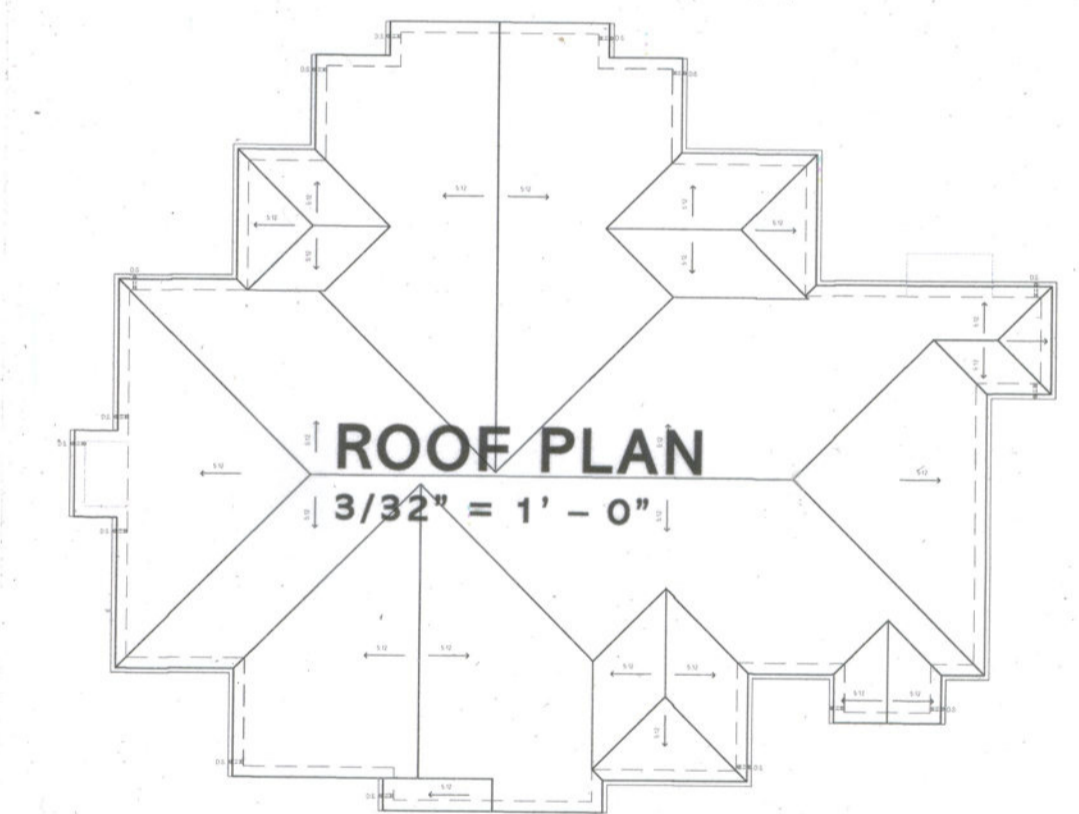
REAR ELEVATION
1/8" = 1' - 0"



RIGHT ELEVATION
1/8" = 1' - 0"

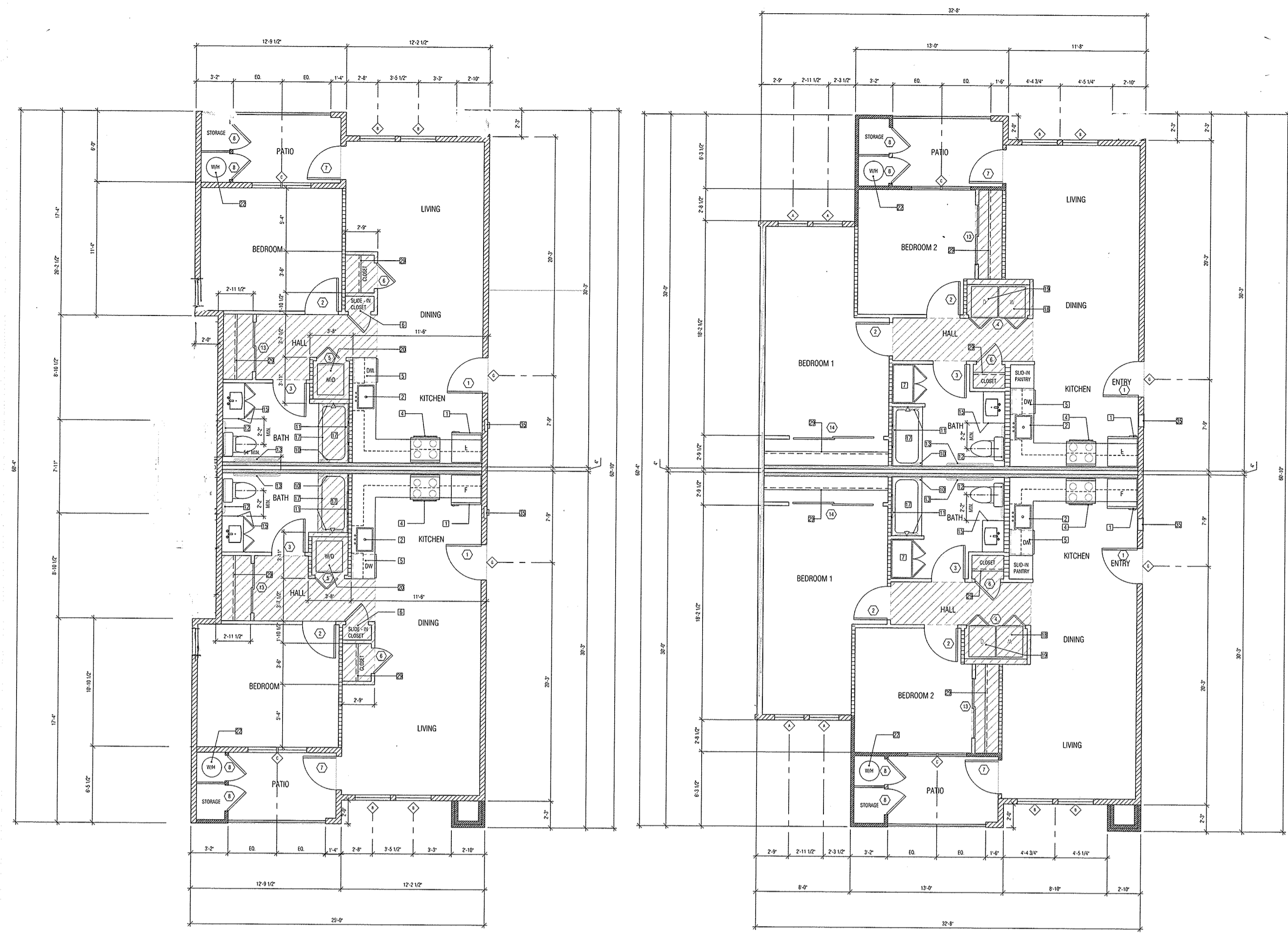


FLOOR PLAN
1/8" = 1' - 0"

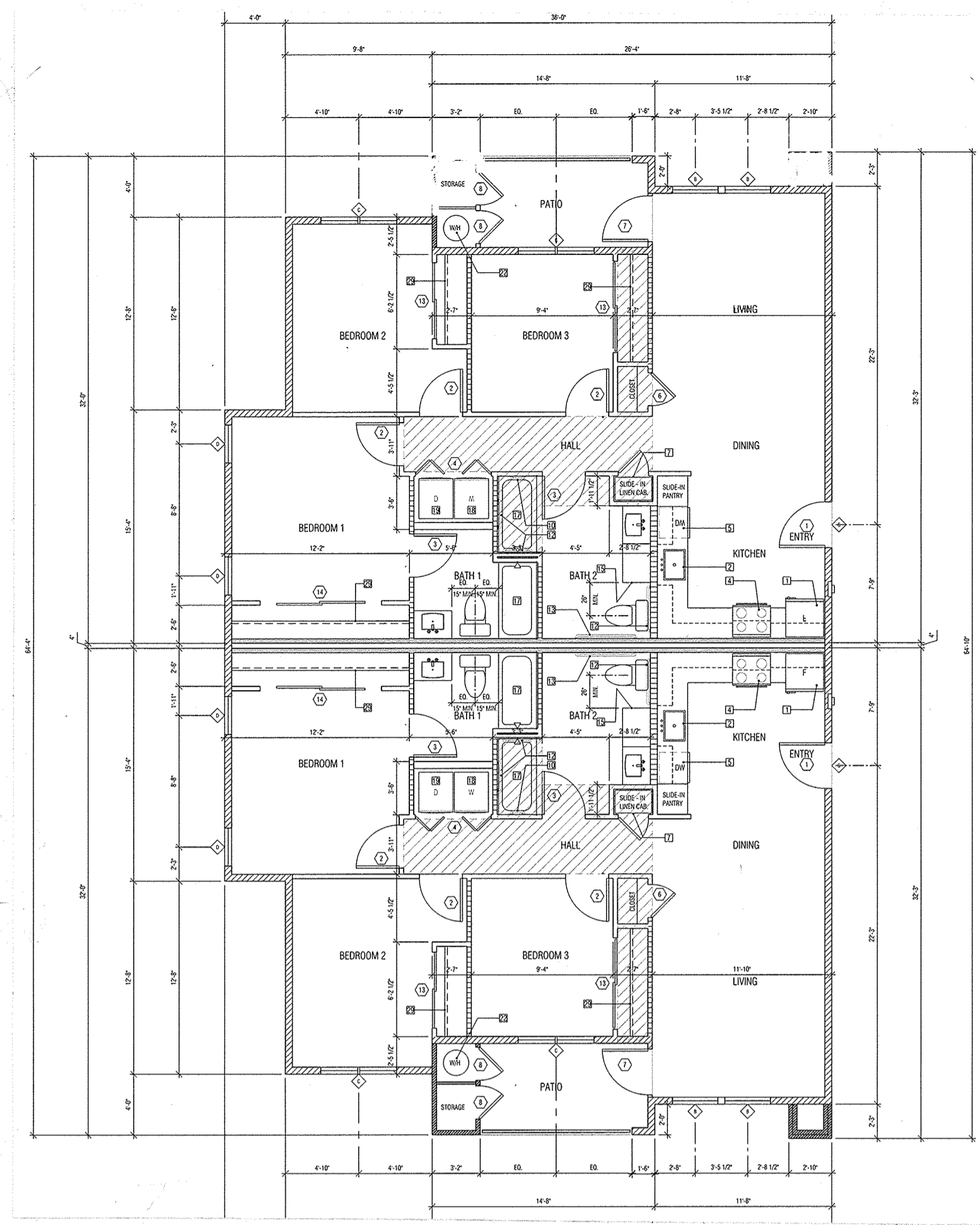


COMMUNITY BUILDING 1C

SIERRA VISTA
APARTMENTS
OBJECTIVE DESIGN SUBMITTAL



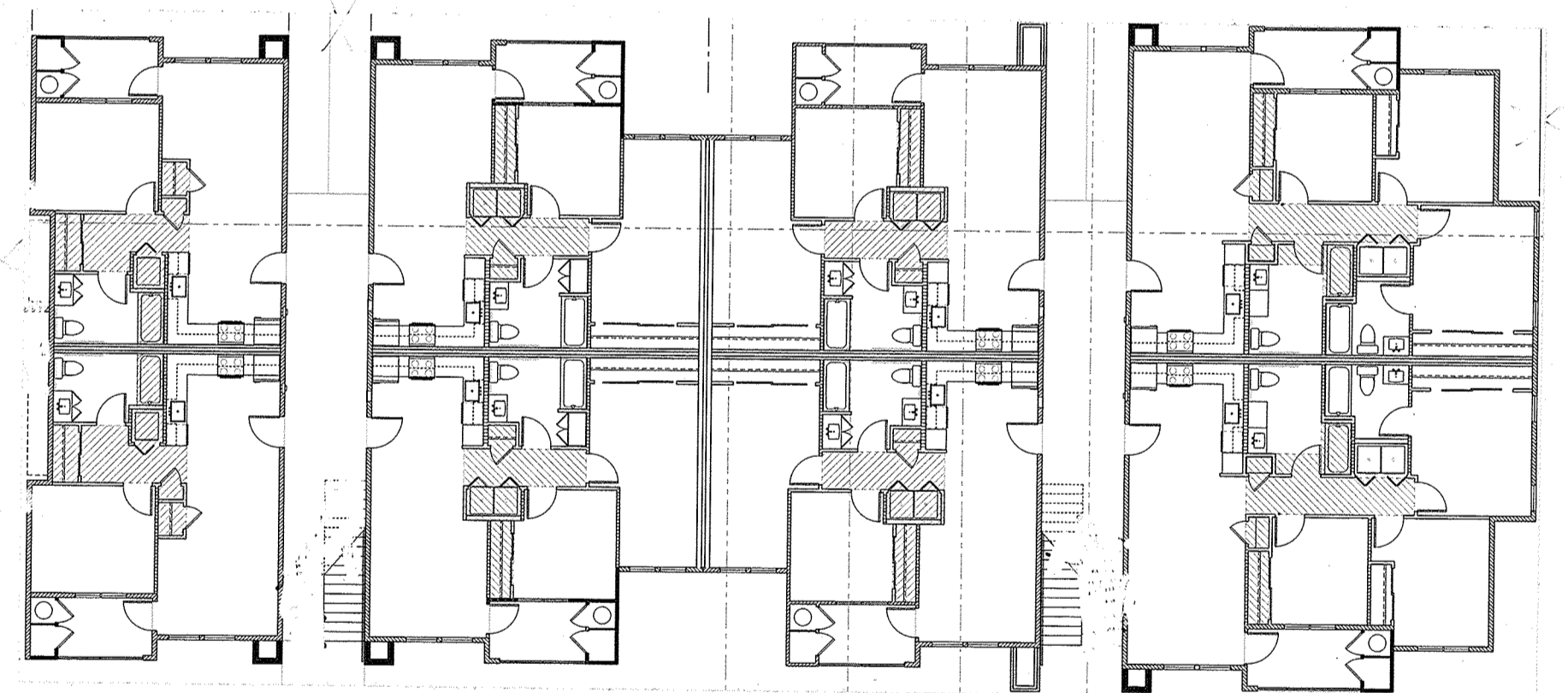
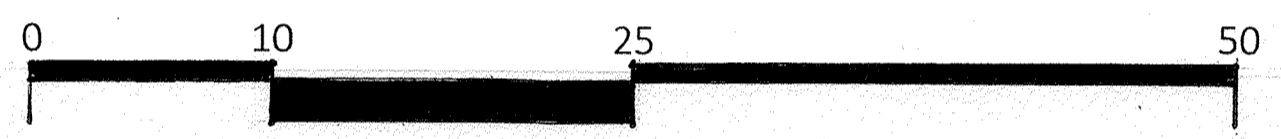
TYP. UNIT PLANS
1/8" = 1' - 0"



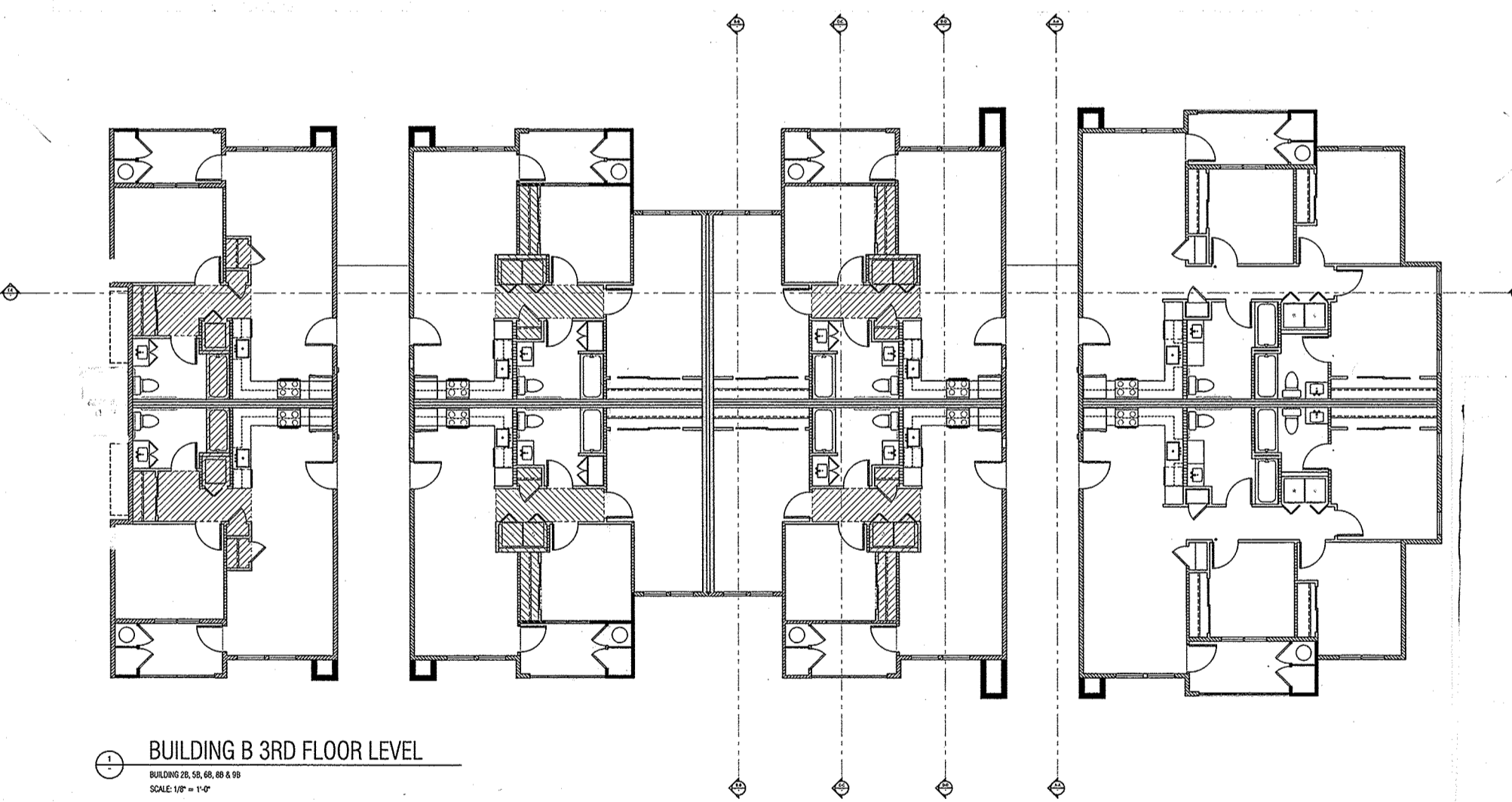
1BD/1BA FLOOR PLAN - 2ND FLOOR **625 S.F.**
SCALE 1/8" = 1'-0"

2BD/2BA FLOOR PLAN 2ND FLOOR **808 S.F.**
SCALE 1/8" = 1'-0"

3BD/2BA FLOOR PLAN - 1ST FLOOR ACCESSIBLE **1065 S.F.**
SCALE 1/8" = 1'-0"



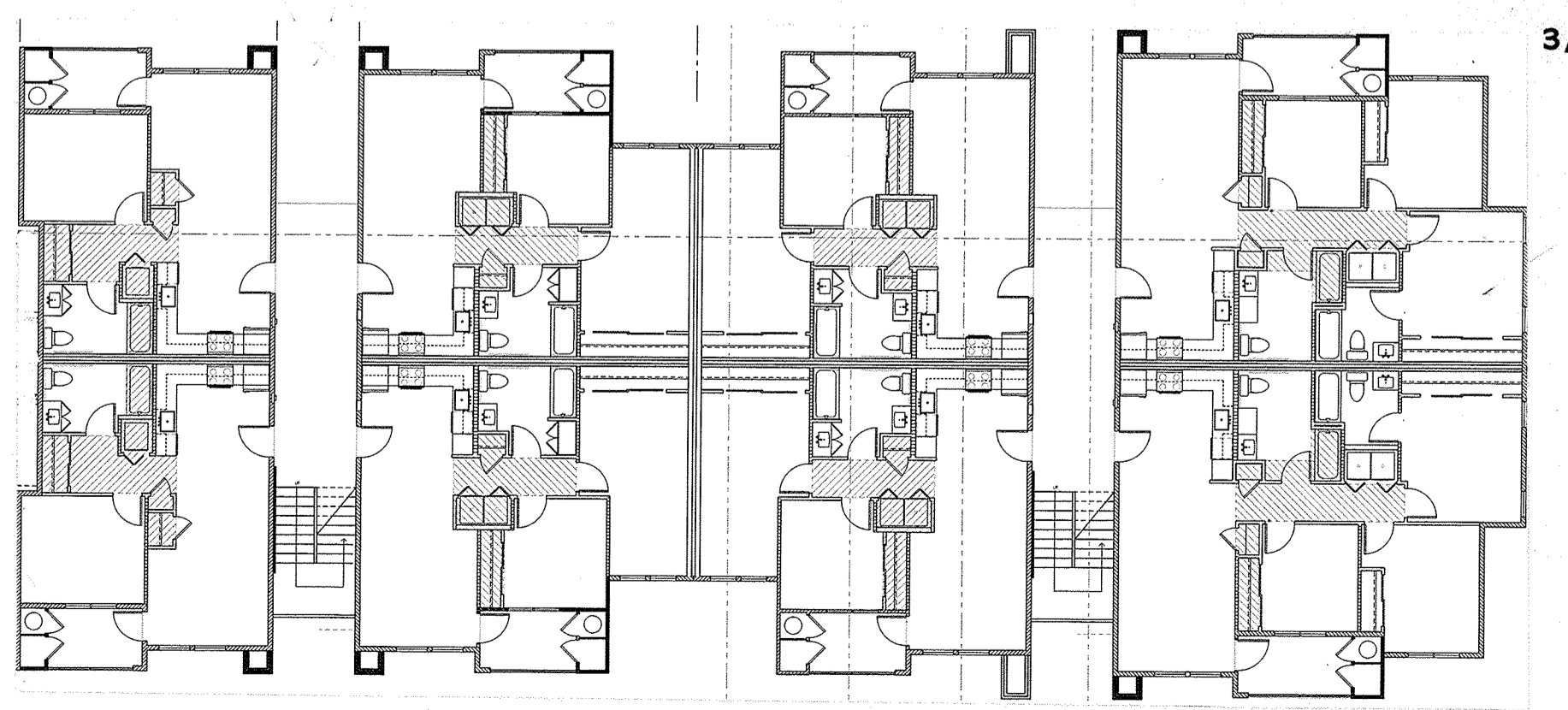
BUILDING B 1ST FLOOR ACCESSIBLE LEVEL
SCALE 1/8" = 1'-0"



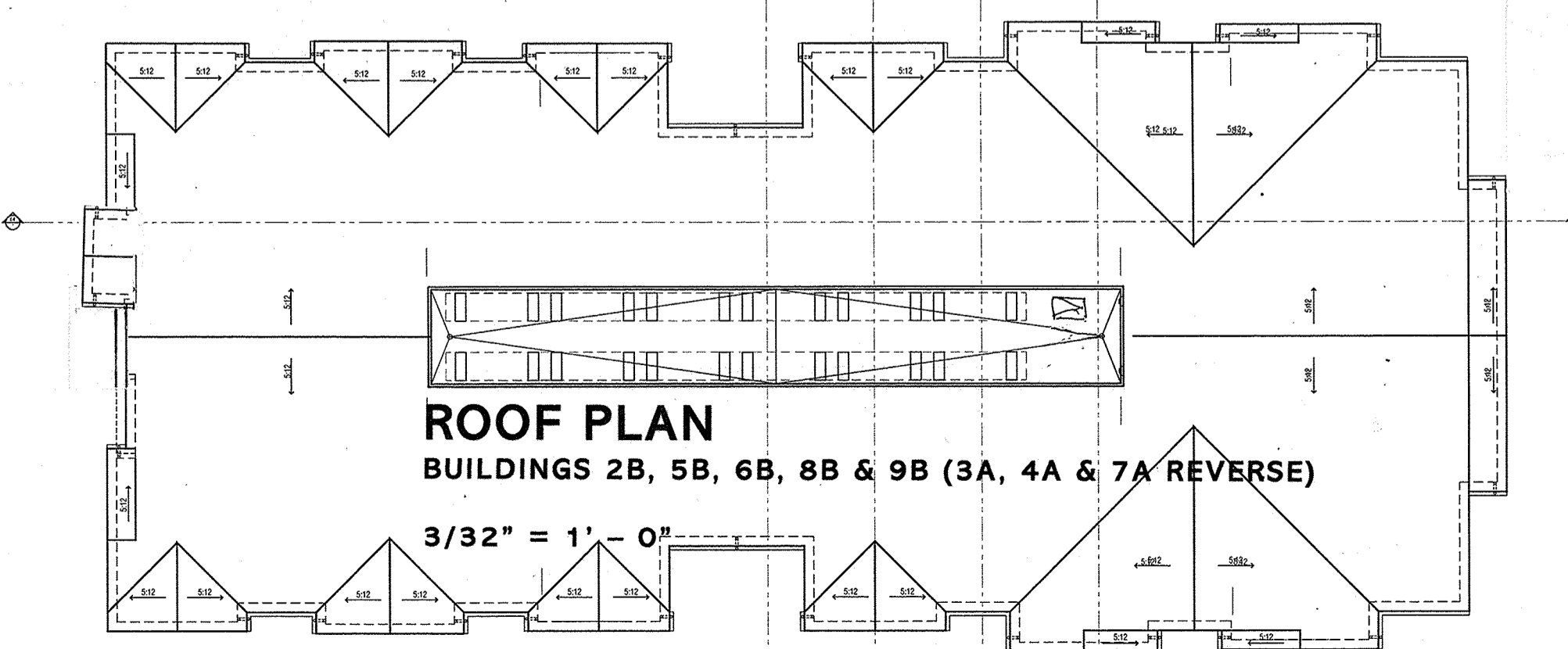
BUILDING B 3RD FLOOR LEVEL
SCALE 1/8" = 1'-0"

BUILDING PLANS
BUILDINGS 2B, 5B, 6B, 8B & 9B (3A, 4A & 7A REVERSE)

3/32" = 1' - 0"



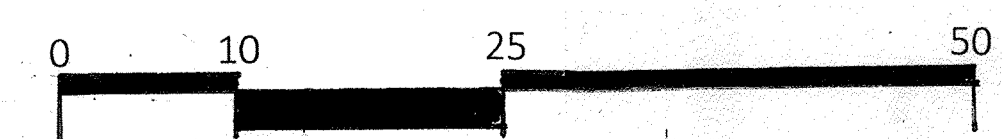
BUILDING B 2ND FLOOR
SCALE 1/8" = 1'-0"

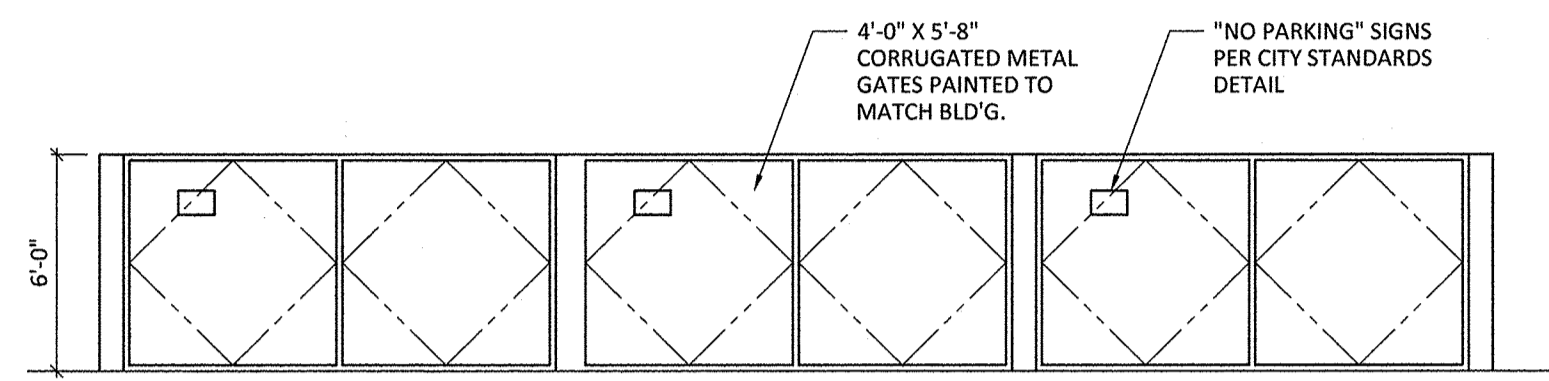


ROOF PLAN
BUILDINGS 2B, 5B, 6B, 8B & 9B (3A, 4A & 7A REVERSE)

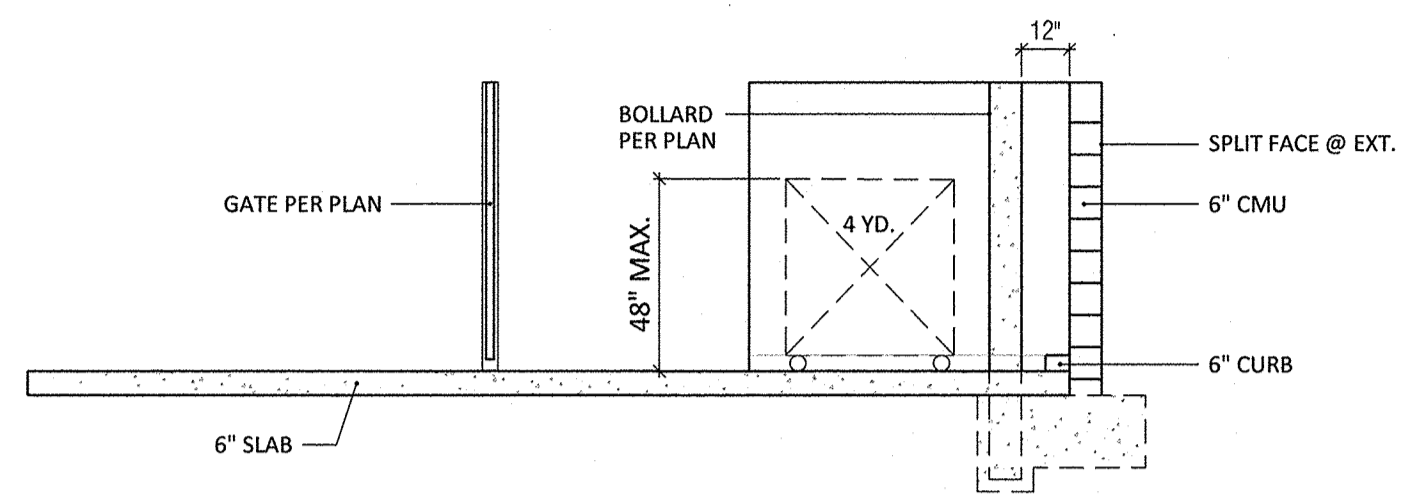
3/32" = 1' - 0"

ROOF PLAN BUILDING B
SCALE 1/8" = 1'-0"

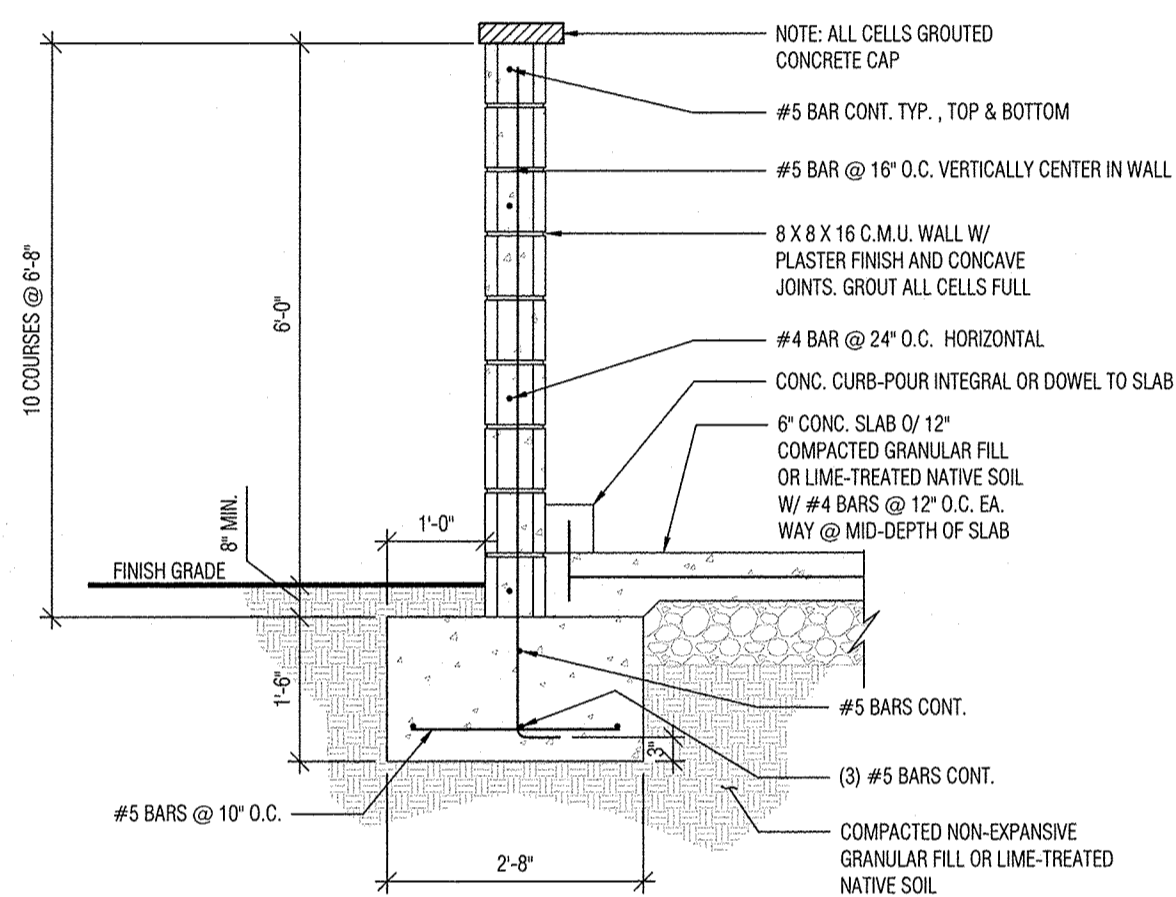




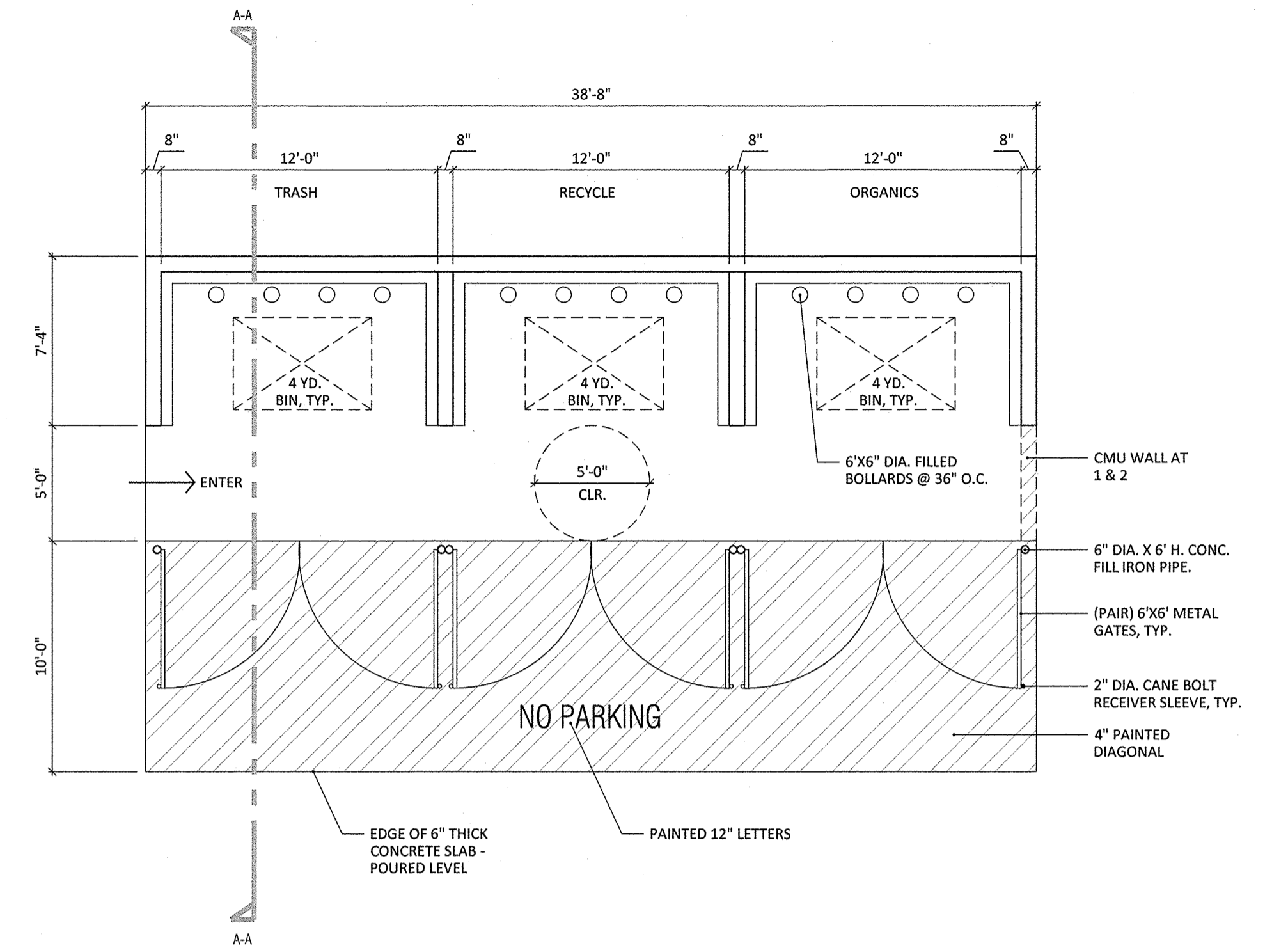
1 TRASH ENCLOSURE ELEVATION 3/16" = 1'-0"



2 TRASH ENCLOSURE SECTION 1/4" = 1'-0"



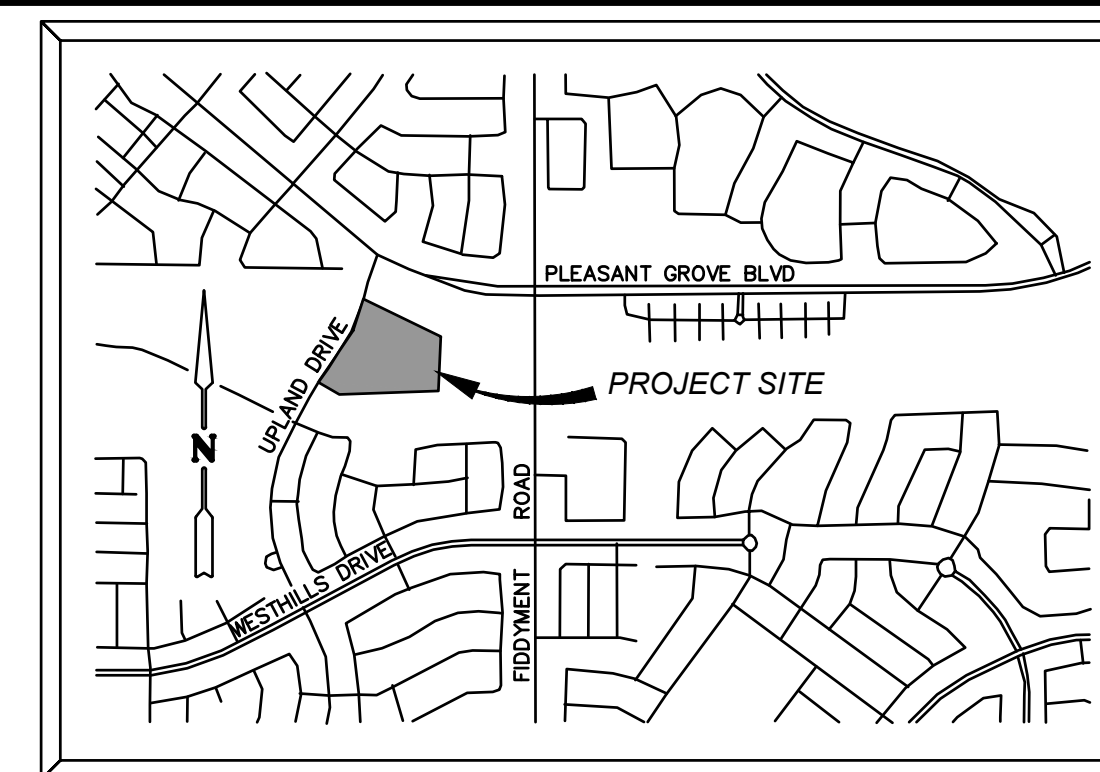
3 TRASH ENCLOSURE WALL 1/2" = 1'-0"



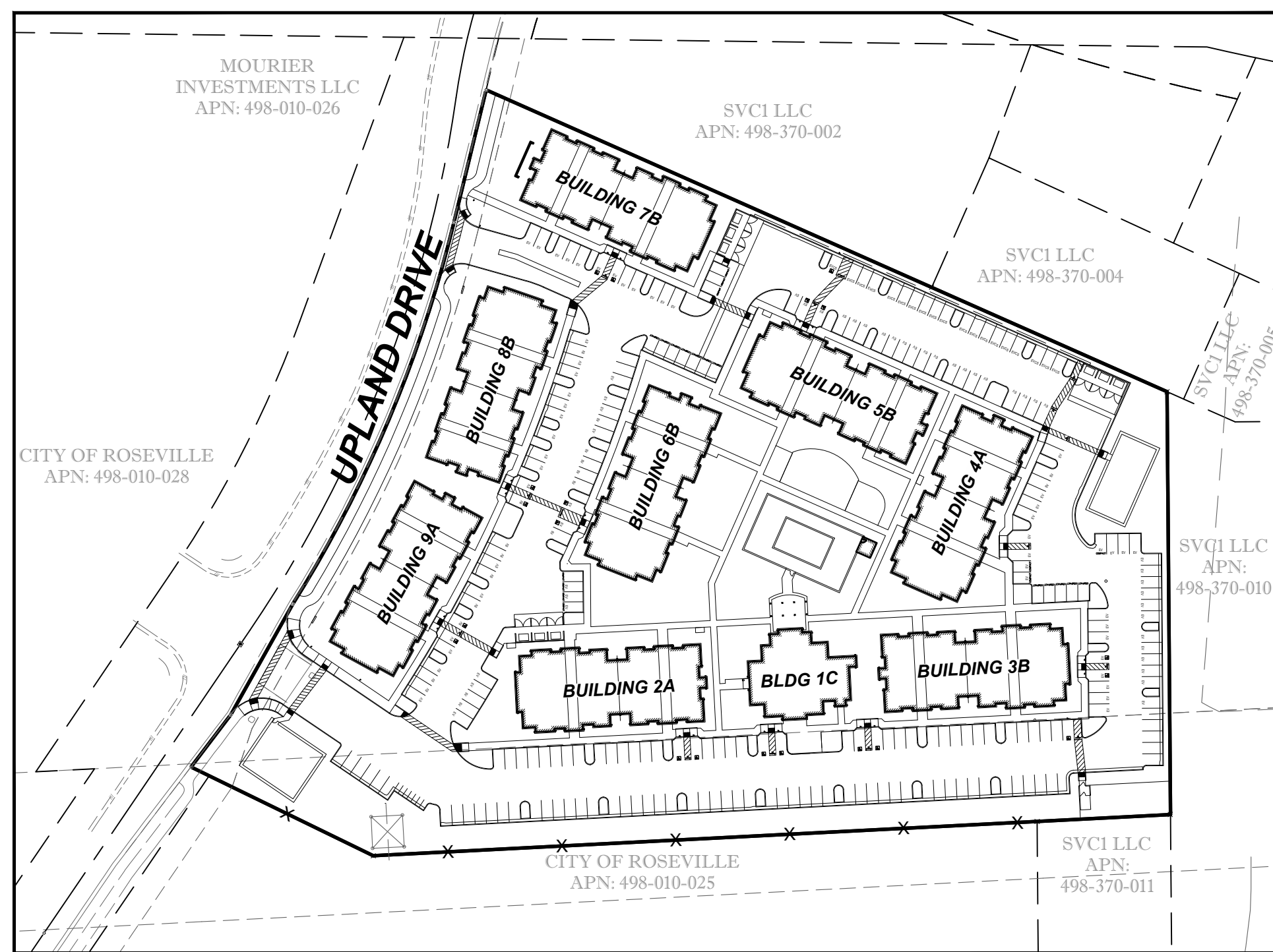
4 TRASH ENCLOSURE PLAN 3/16" = 1'-0"

CIVIL SITE IMPROVEMENT PLANS FOR SIERRA VISTA APARTMENTS

4950 UPLAND DRIVE
ROSEVILLE, CA 95747
APN: 498-370-001



VICINITY MAP
NOT TO SCALE



SHEET INDEX:

- C1 TITLE SHEET
- C2.1 GENERAL NOTES
- C2.2 AGENCY GENERAL NOTES
- C3 EXISTING CONDITIONS
- C4 DEMOLITION PLAN
- C5.1 HORIZONTAL CONTROL PLAN 1
- C5.2 HORIZONTAL CONTROL PLAN 2
- C6.1 GRADING, DRAINAGE, & PAVING PLAN 1
- C6.2 GRADING, DRAINAGE, & PAVING PLAN 2
- C6.3 GRADING, DRAINAGE, & PAVING PLAN 3
- C6.4 GRADING, DRAINAGE, & PAVING PLAN 4
- C6.5 DETAILED GRADING
- C7 CROSS SECTIONS
- C8.1 WATER & SANITARY SEWER PLAN 1
- C8.2 WATER & SANITARY SEWER PLAN 2
- C8.3 WATER & SANITARY SEWER PLAN 3
- C8.4 WATER & SANITARY SEWER PLAN 4
- C8.5 DETAILED WATER & SANITARY SEWER PLAN
- C9.1 PUBLIC UTILITY PLAN & PROFILE STA. 9+90 - 16+00
- C9.2 PUBLIC UTILITY PLAN & PROFILE STA. 15+30 - 22+50
- C10 SIGNING AND STRIPING PLAN
- C11 EROSION & SEDIMENT CONTROL PLAN
- C12 EROSION & SEDIMENT CONTROL NOTES & DETAILS
- C13.1 CONSTRUCTION DETAILS 1
- C13.2 CONSTRUCTION DETAILS 2
- C13.3 CONSTRUCTION DETAILS 3
- C13.4 CONSTRUCTION DETAILS 4
- C14 FIRE ACCESS EXHIBIT

DESCRIPTION	EXISTING	PROPOSED
PROPERTY LINE	---	---
ROW	---	---
EASEMENT	---	---
LOT LINE	---	---
CENTERLINE	---	---
SW, CURB & GUTTER	---	---
DITCH / FLOWLINE	---	---
EP	---	---
STORM DRAIN	XX*SD	XX*SD
SANITARY SEWER	XX*SS	XX*SS
WATER LINE	XX*W	XX*W
DOMESTIC WATER	XX*DW	XX*DW
FIRE SERVICE	XX*FS	XX*FS
GAS LINE	XX*G	XX*G
SDMH	⊙	⊙
DRAINAGE INLET	□	□
CULVERT WITH FES	---	---
DIRECTION OF SURFACE FLOW	---	---
OVERLAND RELEASE PATH	---	---
SSMH	⊙	⊙
SSCO	⊙	⊙
FIRE HYDRANT	⊙	⊙
PIV	⊙	⊙
FDC	⊙	⊙
WATER VALVE	⊙	⊙
WATER METER	⊙	⊙
CONCENTRIC REDUCER	---	---
BACKFLOW PREVENTION ASSEMBLY	---	---
REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY	---	---
AIR RELEASE VALVE	---	---
BLOW OFF ASSEMBLY	---	---
PIPE CAP	---	---
GAS VALVE	---	---
TELEPHONE MH	---	---
UTILITY POLE	---	---
UTILITY POLE WITH LIGHT	---	---
STREET LIGHT	---	---
SITE LIGHT	---	---
JUNCTION/PULL BOX	---	---
MONUMENT WELL	---	---
BOLLARD	---	---
SIGN	---	---
FENCE	---	---
RETAINING WALL	---	---
BLOCK WALL	---	---
MAJOR CONTOUR	---	---
MINOR CONTOUR	---	---
GRADE BREAK LINE	---	---
TREE & DRIP	---	REMOVAL
CONTROL POINT	100 PK	100.00 PK
FINISH FLOOR ELEVATION	FF: 123.00	FF: 123.00
SPOT ELEVATION (ASPHALT CONCRETE)	X 157.01 AC	13.34 AC
MATCH (E) GRADE ELEVATION	---	13.61 AC MATCH (E)
TRUNCATED DOMES	---	---
BUILDING	---	---

UTILITY	UTILITY CO.	REPRESENTATIVE	PHONE
TELECOMM	CONSOLIDATED COMMUNICATIONS INC	HANK BRAZ	(916) 786-1783
GAS	PG&E	ENGINEERING	(877) 743-7782
ELECTRIC	CITY OF ROSEVILLE ELECTRIC	ENGINEERING	(916) 746-1601
FIRE	ROSEVILLE FIRE DEPARTMENT	MICHAEL BRADLEY	(916) 774-5800
WATER & SEWER	CITY OF ROSEVILLE DEPT. OF ENVIRONMENTAL UTILITIES	ENGINEERING	(916) 774-5752
DRAINAGE	DEVELOPMENT SERVICES ENGINEERING	DEVELOPMENT SERVICES ENGINEERING	(916) 774-5339
U.S.A.	UNDERGROUND SERVICE ALERT		1-800-642-2444

ITEM	REQUIREMENTS	PROVIDED
MINIMUM FRONT SETBACK	20'	33.49'
MINIMUM SIDE SETBACK	5'	5.31'
MINIMUM REAR SETBACK	20'	77.54'
MAXIMUM BUILDING HEIGHT	45' FOR APARTMENT 60' FOR COMMUNITY BUILDING / OFFICE	43' FOR APARTMENT 20' FOR COMMUNITY BUILDING / OFFICE
PROPERTY AREA:	7.17 AC GROSS 5.08 AC NET	



Know what's below.
Call before you dig.
or (800) 642-2444

ABBREVIATIONS:

AB	AGGREGATE BASE	HDPE	HIGH DENSITY POLYETHYLENE	SWCT	SAWCUT
AC	ASPHALT CONCRETE	HORIZ	HORIZONTAL	SW	SIDEWALK OR SOUTHWEST
ARV	AIR RELEASE VALVE	HP	HIGH POINT	STA	STATION
BC	BEGIN CURVE	IBR	IN-BUILDING RISER	TC	TOP OF CURB
BCR	BEGIN CURVE RETURN	IRR	IRRIGATION	TP	TOP OF PAVEMENT
BLDG	BUILDING	INV	INVERT	TS	TOP OF SIDEWALK
BOC	BACK OF CURB	I.E.	INVERT ELEVATION	TW	TOP OF WALL
BOV	BLOW OFF VALVE	JP	JOINT POLE	UNO	UNLESS NOTED OTHERWISE
BSW	BACK-OF-SIDEWALK	L	LENGTH	W	WATER
BVC	BEGIN VERTICAL CURVE	LF	LINEAL FEET	WV	WATER VALVE
BW	BOTTOM OF WALL	LIP	LIP OF GUTTER	WM	WATER METER
CAB	CABINET	LP	LOW POINT	WWF	WELDED WIRE FABRIC
CONC	CONCRETE	LT	LEFT TURN OR LEFT	VCP	VITRIFIED CLAY PIPE
C&G	CURB & GUTTER	MAX	MAXIMUM	VERT	VERTICAL
CG&S	CURB, GUTTER & SIDEWALK	MH	MAINTENANCE HOLE	VIF	VERIFY-IN-FIELD
CH	CHORD	MIN	MINIMUM		
CL	CENTERLINE	NE	NORTHEAST		
CMP	CORRUGATED METAL PIPE	NW	NORTHWEST		
CR	CURB RETURN	OC	ON CENTER		
CTV	CABLE TV	OH	OVERHEAD		
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY	OHT&E	OVERHEAD TELEPHONE & ELECTRIC		
DI	DRAIN / DROP INLET	OMP	OPEN METAL PIPE		
DIP	DUCTILE IRON PIPE	(P)	PROPOSED		
DS	DOWN SPOUT	PCC	PORTLAND CEMENT CONCRETE OR POINT OF COMPOUND CURVE		
(E)	EXISTING	PG	PROFILE GRADE		
EC	END CURVE	PIV	POST INDICATOR VALVE		
ECR	END CURB RETURN	PL	PROPERTY LINE		
EP	EDGE OF PAVEMENT	POC	POINT OF CONNECTION		
ETW	EDGE OF TRAVELED WAY	PRC	POINT OF REVERSE CURVE		
EVC	END OF VERTICAL CURVE	PT	POINT OF TANGENCY		
FDC	FIRE DEPARTMENT CONNECTION	PUE	PUBLIC UTILITY EASEMENT		
FF	FINISH FLOOR	PVI	POINT OF VERTICAL INTERSECTION		
FG	FINISHED GROUND	RC	RELATIVE COMPACTION		
FGBW	FINISHED GROUND @ BOT. WALL	RCP	REINFORCED CONCRETE PIPE		
FGTW	FINISHED GROUND @ TOP OF WALL	ROW	RIGHT-OF-WAY		
FR	FIRE HYDRANT	RT	RIGHT TURN OR RIGHT		
FL	FLOW LINE	RPPA	REDUCED PRESSURE PRINCIPLE ASSEMBLY		
FOC	FACE OF CURB	RW	RETAINING WALL		
FP	FINISH PAVEMENT	SASD	SACRAMENTO AREA SEWER DISTRICT		
FS	FIRE SPRINKLER	SDMH	STORM DRAIN MANHOLE		
GB	GRADE BREAK	SD	STORM DRAIN		
GR	GRATE ELEVATION	SE	SOUTHEAST		
GV	GATE VALVE	SS	SANITARY SEWER		
GWV	GROSS VEHICLE WEIGHT	SSCO	SANITARY SEWER CLEAN OUT		
HC	HANDICAP	SSMH	SANITARY SEWER MANHOLE		
HCR	HANDICAP RAMP				

ITEM	REQUIREMENTS	PROVIDED
BUILDING SIZE	36,000 SF PER APARTMENT BUILDING 24,000 SF FOR COMMUNITY BUILDING / OFFICE	15,054 SF PER APARTMENT BUILDING 3,500 SF FOR COMMUNITY BUILDING / OFFICE
PARKING REQUIRED	1 FOR EACH 1-BEDROOM: 48 1.5 FOR EACH 2-BEDROOM: 144 1.5 FOR EACH 3-BEDROOM: 72 EV CHARGING SPACES PER 4,106.4.2.2 @ 8%: 12 EV-CAPABLE SPACES PER 4,106.4.2.1: 20	279 SPACES
MINIMUM PARKING DIMENSIONS	9' X 18' STANDARD* 9' X 16' COMPACT*	10' X 16' STANDARD: 1 SPACE 9' X 16' STANDARD: 104 SPACES 10' X 14' STANDARD: 1 SPACE 9' X 14' COMPACT: 14 SPACES 8' X 16' COMPACT: 5 SPACES 8' X 14' COMPACT: 2 SPACES 4' X 7' COMPACT: 7 SPACES 9' X 16' EV STANDARD: 98 SPACES 9' X 16' EVCS STANDARD: 26 SPACES 9' X 14' EV COMPACT: 2 SPACES TOTAL: 280 SPACES
MIN. DRIVEWAY WIDTH	26'	26'
ACCESSIBLE SPACES	ACCESSIBLE PARKING PER 11B-233 @ 5%: 10	9' X 16' STANDARD ACCESSIBLE: 5 SPACES 9' X 16' EV STANDARD ACCESSIBLE: 12 SPACES 9' X 16' EVCS STANDARD ACCESSIBLE: 2 SPACES TOTAL: 19 SPACES

TOTAL DISTURBED AREA:	6.80 AC
RAW EARTHWORK SUMMARY	
CUT:	4,730 CY
FILL:	6,550 CY
NET:	1,820 CY (IMPORT)

NOTICE TO CONTRACTOR - ORDER OF WORK:
PRIOR TO THE START OF ANY CIVIL WORK, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES BY POT-HOLING AT ALL POINTS OF POTENTIAL CONFLICT WITH PROPOSED UTILITIES OR PROPOSED POINTS OF CONNECTION WITH EXISTING UTILITIES. IF THE ACTUAL LOCATIONS OF THE EXISTING UTILITIES FOUND IN THE FIELD ARE DIFFERENT FROM WHAT IS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL CONTACT CWE IMMEDIATELY AND PROVIDE THE ACTUAL LOCATION INFORMATION. CWE WILL VERIFY IF THERE ARE ANY CONFLICTS WITH THE IMPROVEMENTS AND WILL PROVIDE MODIFICATIONS TO THE DESIGN TO MITIGATE THE CONFLICTS IF ANY CONFLICTS EXIST.

NOTICE TO CONTRACTOR - SWPPP
THIS PROJECT HAS AN APPROVED STATE GENERAL CONSTRUCTION PERMIT AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP).

WDDID # XXXXXXXXXX
CONTRACTOR IS RESPONSIBLE TO HIRE A STATE CERTIFIED QSP (QUALIFIED SWPPP PRACTITIONER) TO OVERSEE IMPLEMENTATION OF THE SWPPP PRIOR TO START OF CONSTRUCTION. ALL REQUIRED INSPECTIONS, TRAINING AND REQUIRED TESTING AND REPORTING SHALL BE OVERSEEN BY THE QSP.
THE FINAL APPROVED SWPPP SHALL BE KEPT ON THE CONSTRUCTION SITE DURING CONSTRUCTION AND MAINTAINED BY THE QSP.
CONTRACTOR SHALL SEND THE FINAL SWPPP WITH ALL INSPECTION, TESTING, AMENDMENTS, REPORTS AND OTHER DOCUMENTATION TO THE OWNER ONCE CONSTRUCTION HAS BEEN COMPLETED AND THE NOTICE OF TERMINATION SUBMITTED.
CONTRACTOR SHALL HAVE A PRE-CONSTRUCTION MEETING AND INCLUDE THE QSP AND CIVIL ENGINEER IN THE MEETING, EITHER ON-SITE OR VIA TELEPHONE CONFERENCE.

UTILITY NOTE:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

TOPOGRAPHIC SURVEY:
FIELD SURVEY BY: CWE
FIELD SURVEY DATED: 8/15/2024

BENCHMARK:
THE BENCHMARK FOR THIS SURVEY IS A FOUND ALUMINUM SURVEY DISK SET IN THE CONCRETE SIDEWALK, NORTHEAST CORNER OF THE INTERSECTION OF BASELINE ROAD AND FIDDYDENT ROAD, DESIGNATED BASEFID; PID: DR8019
ELEVATION: 125.80' (ADJUSTED), (NAD 83)

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS A LINE BETWEEN FOUND A 3/4" IRON PIPE TAGGED LST820 AND A FOUND 1-1/2" ALUMINUM DISK STAMPED LST820, ALONG THE SOUTH LINE OF LOT 1 AS SHOWN HEREON, BEING SOUTH 87° 02' 20" WEST.

JURISDICTION: CITY OF ROSEVILLE
ZONING: R3 - MULTI-FAMILY HOUSING

FLOOD PLAIN:
SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X". AREAS WITHIN ZONE "X" ARE DETERMINED TO BE OUTSIDE THE 0.2 ANNUAL CHANCE FLOOD PLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO.: 06061C0938H
DATED: 11/02/18

GEOTECHNICAL REPORT:
REPORT BY: YOUNGDAHL PROJECT NO.: E13171.048 DATED: 12-19-2024

PROPERTY OWNER:
GREEK ORTHODOX HOUSING CORPORATION
4120 DOUGLAS BOULEVARD, SUITE 306-511
GRANITE BAY, CA 95746

PROPERTY DEVELOPER:
STAMAS CORP.
3007 DOUGLAS BOULEVARD, SUITE 170
ROSEVILLE, CA 95661
CONTACT: SAM STAMAS
PH: (916) 783-0330

- BUILDING INFO:**
- OCCUPANCY TYPE: R-2 FOR APARTMENTS & A-3 / B FOR COMMUNITY BUILDING / OFFICE
 - CONSTRUCTION TYPE: VA SM FOR APARTMENTS & VB S1 FOR COMMUNITY BUILDING / OFFICE
 - GROSS S.F. OF BUILDING: 120,432 SF FOR APARTMENTS & 3,500 SF FOR COMMUNITY BUILDING / OFFICE
 - BUILDINGS ARE SPRINKLERED
 - MAXIMUM BUILDING HEIGHT: 43' FOR APARTMENTS & 20' FOR COMMUNITY BUILDING / OFFICE
- APPLICABLE CODES:
2022 CALIFORNIA BUILDING CODE (CBC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA ENERGY CODE (CEC T-24)
2022 CALIFORNIA FIRE CODE (FC)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC)

CITY OF ROSEVILLE
DEPT. OF DEVELOPMENT SERVICES

ACCEPTED BY: _____ DATE: _____

CITY ENGINEER _____ DATE: _____

APPROVED BY: _____ DATE: _____

ROSEVILLE FIRE DEPARTMENT _____ DATE: _____

APPROVED BY: _____ DATE: _____

CITY OF ROSEVILLE DEPARTMENT OF ENVIRONMENTAL UTILITIES _____ DATE: _____

NOT FOR CONSTRUCTION
 SHEET
C1
 1 of 28
 10-23-2025

SIERRA VISTA APARTMENTS
 4950 UPLAND DRIVE
 ROSEVILLE, CA 95747

STAMAS CORP.
 3007 DOUGLAS BLVD, STE 170
 ROSEVILLE, CA 95661
 CONTACT: SAM STAMAS
 PH: (916) 783-0330

CITY OF ROSEVILLE
 DEPT. OF DEVELOPMENT SERVICES

W:\2024 Projects\24102 Sierra Vista Apartments\WORKING CAD\CT-TITLE SHEET-E24102.dwg Oct 24, 2025-11:32 am

PROJECT GENERAL NOTES:

- 1. THE EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS IS FROM A TOPOGRAPHIC SURVEY PLAN PREPARED BY CWE AND REFERENCED ON SHEET C1. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS, ESPECIALLY POINTS OF CONNECTION TO EXISTING FACILITIES FOR ALL IMPROVEMENTS PRIOR TO CONSTRUCTION OF APPLICABLE FACILITIES. CONTRACTOR SHALL NOTIFY CWE IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS DISCOVERED.
2. THE CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXEMPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF ENGINEER.
3. EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED AND SHEETED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT ALL EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE. ANY DAMAGE RESULTING FROM A LACK OF ADEQUATE SHORING, BRACING AND SHEETING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HE SHALL AFFECT NECESSARY REPAIRS OR RECONSTRUCTION AT HIS OWN EXPENSE. WHERE THE EXCAVATION FOR A CONDUIT TRENCH, AND/OR STRUCTURE IS FIVE FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL PROVIDE ADEQUATE SHEETING, SHORING AND BRACING OR EQUIVALENT METHOD, FOR THE PROTECTION OF LIFE, OR LIMB, WHICH SHALL CONFORM TO THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL ALWAYS COMPLY WITH OSHA REQUIREMENTS.
4. OWNER WILL OBTAIN THE GENERAL BUILDING PERMIT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY ADDITIONAL PERMITS NECESSARY TO PERFORM THE WORK SHOWN ON THESE PLANS FROM THE APPROPRIATE AGENCIES.
5. THE CONTRACTOR SHALL TAKE EFFECTIVE ACTION TO PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM HIS FAILURE TO DO SO.
6. THE CONTRACTOR SHALL PROVIDE FOR INGRESS AND EGRESS FOR PRIVATE PROPERTY ADJACENT TO WORK THROUGHOUT THE PERIOD OF CONSTRUCTION. TRAFFIC MOVEMENT SHALL BE MAINTAINED AT ALL TIMES. IF TRAFFIC CONTROL PROCEDURES ARE DEEMED NECESSARY, THE CONTRACTOR SHALL CONFORM TO THE "WATCH HANDBOOK" AND CALTRANS TRAFFIC MANUAL. CITY/COUNTY ENGINEERS APPROVAL IS REQUIRED PRIOR TO ANY DETOURING, DISRUPTION, OR INTERRUPTION OF THE NORMAL TRAFFIC FLOW.
7. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR FURNISHING, INSTALLING, AND MAINTAINING ALL WARNING SIGNS AND DEVICES NECESSARY TO SAFEGUARD THE GENERAL PUBLIC AND THE WORK, AND PROVIDE FOR THE PROPER AND SAFE ROUTING OF ALL VEHICULAR AND PEDESTRIAN TRAFFIC DURING THE PERFORMANCE OF THE WORK. THE REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO THE NORMAL WORKING HOURS.
8. THE CONTRACTOR SHALL POST EMERGENCY TELEPHONE NUMBERS FOR POLICE, FIRE, AMBULANCE, AND THOSE AGENCIES RESPONSIBLE FOR MAINTENANCE OF UTILITIES IN THE VICINITY OF THE JOBSITE.
9. ANY EXTRA CONSTRUCTION STAKING NECESSITATED SOLELY BY THE CONTRACTOR'S NEGLIGENCE WILL BE CHARGED TO THE CONTRACTOR ON A TIME AND MATERIAL BASIS, AND PAID FOR BY THE CONTRACTOR.
10. STATIONING HEREON IS ALONG STREET CENTERLINE UNLESS OTHERWISE SHOWN OR INDICATED.
11. ALL RETURN RADII AND CURB DATA ARE TO BOTTOM FACE OF CURB.
12. ALL QUANTITIES AND PAY ITEMS ARE AND WILL BE BASED ON HORIZONTAL MEASUREMENTS.
13. LENGTHS OF SANITARY SEWERS AND STORM DRAINS ARE HORIZONTAL DISTANCES FROM CENTER TO CENTER OF STRUCTURES, ROUNDED OFF TO THE NEAREST FOOT.
14. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED ON FACILITIES IDENTIFIED BY THE TOPOGRAPHIC SURVEY AND UPON RECORD INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF DESIGN AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AT LEAST 2 WORKING DAYS IN ADVANCE OF CONSTRUCTION TO FIELD LOCATE UTILITIES. CALL UNDERGROUND SERVICE ALERT (U.S.A.), AT 800-642-2444. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED AND MERGED IN THE CONTRACT UNIT PRICE.
15. ALL EXISTING UTILITIES AND IMPROVEMENTS THAT BECOME DAMAGED DURING CONSTRUCTION SHALL BE COMPLETELY RESTORED TO THE SATISFACTION OF THE APPLICABLE AGENCY ENGINEER, AT THE CONTRACTOR'S SOLE EXPENSE.
16. ANY RELOCATION OF PUBLIC UTILITIES SHALL BE CONDUCTED IN ACCORDANCE WITH ANY AND ALL REQUIREMENTS OF THE UTILITY COMPANY INCLUDING FEES, BONDS, PERMITS AND WORKING CONDITIONS, ETC. THIS WORK SHALL BE DONE AT NO EXPENSE TO THE UTILITY COMPANY. THE OWNER SHALL PAY THE COST OF ALL SUCH RELOCATION WORK INCLUDING FEES, BONDS, PERMITS, ETC.
17. IF ARCHAEOLOGICAL MATERIALS ARE UNCOVERED DURING GRADING, TRENCHING OR OTHER EXCAVATION, EARTHWORK WITHIN 100 FEET OF THESE MATERIALS SHALL BE STOPPED UNTIL A PROFESSIONAL ARCHAEOLOGIST WHO IS CERTIFIED BY THE SOCIETY OF CALIFORNIA ARCHAEOLOGY (SCA) AND/OR THE SOCIETY OF PROFESSIONAL ARCHAEOLOGY (SOPA) HAS HAD AN OPPORTUNITY TO EVALUATE THE SIGNIFICANCE OF THE FIND AND SUGGEST APPROPRIATE MITIGATION MEASURES, IF THEY ARE DEEMED NECESSARY.
18. CWE DOES NOT SPECIFY NOR RECOMMEND THE USE OR INSTALLATION OF ANY MATERIAL OR EQUIPMENT WHICH IS MADE FROM, OR WHICH CONTAINS ASBESTOS FOR USE IN THE CONSTRUCTION OF THESE IMPROVEMENTS. ANY PARTY INSTALLING OR USING SUCH MATERIAL OR EQUIPMENT SHALL BE SOLELY RESPONSIBLE FOR ALL INJURIES, DAMAGE OR LIABILITIES, OF ANY KIND, CAUSED BY THE USE OF SUCH MATERIALS OR EQUIPMENT. THE PROVISIONS OF THIS NOTE SHALL APPLY UNLESS THEY ARE EXPRESSLY WAIVED IN WRITING BY OWNER AND CWE.
19. SHOULD IT APPEAR THAT THE WORK TO BE DONE OR ANY MATTER RELATIVE THERETO IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT CWE, AT (916) 772-7800 FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.
20. CONTRACTOR SHALL PROVIDE PROTECTIVE FENCING AROUND EXISTING TREES TO REMAIN. SEE OTHER NOTES ON THESE PLANS. PROJECT CONDITIONS OF APPROVAL, AND SPECIFIC JURISDICTIONAL REQUIREMENTS FOR SUCH FENCING.

PROJECT GENERAL NOTES (CONT.):

- 21. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT REFERENCED ON SHEET C1.
22. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL REGULATIONS, LAWS AND ORDINANCES, INCLUDING ALLOWABLE CONSTRUCTION HOURS, CONSTRUCTION NOISE NEAR RESIDENCES, DUST CONTROL AND EROSION CONTROL.
23. THE CONTRACTOR SHALL BE RESPONSIBLE TO REVIEW ALL CONTRACT DOCUMENTS INCLUDING ALL PLANS AND SPECIFICATIONS PREPARED BY OTHER DISCIPLINES FOR THIS PROJECT PRIOR TO THE START OF CONSTRUCTION. SUCH REVIEW SHALL BE CONTINUOUS THROUGHOUT THE CONSTRUCTION PROCESS. ANYTIME THAT A CONFLICT BETWEEN SUCH PLANS AND SPECIFICATIONS IS IDENTIFIED, THE CONTRACTOR SHALL CONTACT CWE AND OTHER APPLICABLE DISCIPLINES TO REQUEST A VERIFICATION OF THE DESIGN REQUIREMENTS AND A RESOLUTION TO SUCH CONFLICTS PRIOR TO CONSTRUCTION OF SUCH FACILITIES.
24. BEFORE EXECUTION OF ANY WORK, THE CONTRACTOR SHALL EXAMINE ACTUAL JOB CONDITIONS AND REPORT TO CWE AND OWNER ANY ERROR, OMISSION, OR DISCREPANCY AFFECTING WORK. UPON COMMENCING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPORTING ANY AND ALL CONFLICTS, ERRORS, OMISSIONS, ETC. TO CWE IMMEDIATELY UPON DISCOVERY. IF SO DIRECTED BY THE ENGINEER OR CITY/COUNTY ENGINEER, THE CONTRACTOR SHALL STOP WORK UNTIL MITIGATION CAN BE MADE. ANY COST INCURRED RESULTING FROM THE CONTRACTOR'S FAILURE TO STOP WORK AS DIRECTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
25. THE CONTRACTOR SHALL PROVIDE THE CIVIL ENGINEER "AS BUILT" DRAWINGS AT PROJECT COMPLETION. THE CONTRACTOR SHALL PROVIDE ONE COMPLETE ACCURATE SET OF RECORD CHANGES. THE CHANGES SHALL BE PLACED ON A CLEAN SET OF PROJECT DRAWINGS IN RED, AND GIVEN TO THE ENGINEER AT JOB COMPLETION.
26. THE ENGINEERS ESTIMATE OF QUANTITIES IS FOR DESIGN REFERENCE ONLY. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING THE QUANTITIES FOR BID AND FIELD INSTALLATION. ALL CALCULATED EARTHWORK QUANTITIES FURNISHED FOR THIS PROJECT ARE APPROXIMATE. THE QUANTITIES HEREIN WERE CALCULATED TO FINISHED ROUGH GRADE AND EXISTING GROUND. THE ACTUAL MATERIALS MOVED ARE VARIABLE DEPENDENT UPON THE CONTRACTOR'S METHOD OF OPERATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FOR ANY EXCESS OR SHORTAGE OF EARTH MATERIAL FOR THIS PROJECT AND NO ADDITIONAL PAYMENT WILL BE MADE.
27. THESE DRAWINGS ARE FOR THIS SPECIFIC PROJECT AND NO OTHER USE IS AUTHORIZED. CWE DISCLAIMS ALL RESPONSIBILITY FOR CONSTRUCTION BEYOND WHAT IS SPECIFICALLY DESIGNED OR DETAILED HEREIN.
28. THE CONTRACTOR SHALL TAKE CARE TO PROTECT THE EXISTING SITE AND ADJACENT IMPROVEMENTS FROM DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM THE CONSTRUCTION AND SHALL REPAIR OR MAKE REPLACEMENT TO CURRENT CITY/COUNTY STANDARDS. ALL SUCH WORK SHALL BE AT THE CONTRACTOR'S OWN EXPENSE. THE CONTRACTOR SHALL PERFORM THESE REPAIRS AND REMOVE ALL TRASH AND CONSTRUCTION DEBRIS AS DIRECTED BY CWE OR THE CITY/COUNTY ENGINEER.
29. THE AGENCY, CITY/COUNTY ENGINEER, OWNER OR CWE MAY REQUIRE THE CONTRACTOR TO UNCOVER ANY IMPROVEMENTS THAT HAVE BEEN COMPLETED WITHOUT PROPER INSPECTION AND/OR APPROVAL. IF THE INSTALLATION IS FOUND NOT TO MEET APPLICABLE STANDARDS OR PREVIOUSLY APPROVED ALTERNATIVES SHOWN ON THE PLANS, THE CONTRACTOR MAY BE REQUIRED TO REMOVE AND REPLACE SUCH IMPROVEMENTS AT HIS OWN EXPENSE.
30. THE CONTRACTOR IS RESPONSIBLE FOR PRESERVATION AND PROTECTION OF EXISTING SURVEY AND PROPERTY CORNER MONUMENTS THAT EXIST AT THE TIME OF CONSTRUCTION IN THE AREA WHERE CONSTRUCTION ACTIVITIES OCCUR. MONUMENTS DISTURBED, OR LOST, DUE TO CONSTRUCTION ACTIVITIES WILL REQUIRE THAT THE CONTRACTOR HAVE THEM REPLACED, IN KIND, BY A LICENSED CALIFORNIA LAND SURVEYOR, WHO WILL BE REQUIRED TO FILE WITH THE COUNTY EITHER A CORNER RECORD OR A RECORD OF SURVEY, WHICHEVER WILL MEET THE REQUIREMENTS OF THE LAND SURVEYOR'S ACT, SECTION 8711(B).

GENERAL PAVING NOTES:

CONTRACTOR SHALL CONSTRUCT PROJECT PAVING PER THE FOLLOWING PAVING SPECIFICATIONS AND REQUIREMENTS OUTLINED IN THE PROJECT SPECIFIC GEOTECHNICAL REPORT WHEN MORE RESTRICTIVE. FOR ALL IMPROVEMENTS WITH PUBLIC RIGHTS-OF-WAY TO BE MAINTAINED BY THE APPLICABLE AGENCY, UNLESS OTHERWISE NOTED ON THESE PLANS, CONTRACTOR SHALL CONSTRUCT PAVING IMPROVEMENTS PER THE APPLICABLE AGENCY STANDARDS.

SUBGRADE AND BASE PREPARATION

- 1. A UNIFORM SUBGRADE AT THE CORRECT ELEVATION AND PROPER PREPARATION OF THE SUBGRADE IS ESSENTIAL FOR OPTIMUM LONG-TERM PERFORMANCE OF THE CONCRETE PAVING. SUBGRADE SHALL BE EXCAVATED OR FILLED WITH SUITABLE MATERIAL TO PRODUCE THE REQUIRED SUBGRADE ELEVATIONS. SAND CUSHIONS SHALL NOT BE USED AS A CONSTRUCTION EXPEDIENT IN LIEU OF PROPER SUBGRADE PREPARATION. WHEN SUBGRADE IS SHAPED, LARGE EMBEDDED OBJECTS SHALL BE REMOVED AND THE TOP 12-INCHES OF SOIL SHALL BE THOROUGHLY MOISTURE CONDITIONED TO THE OPTIMUM MOISTURE CONTENT AND UNIFORMLY COMPACTED TO 95% RELATIVE COMPACTION. THE UPPER 12-INCHES OF SOIL SHALL BE THOROUGHLY MOISTURE CONDITIONED TO THE OPTIMUM MOISTURE CONTENT AND UNIFORMLY COMPACTED TO 95% RELATIVE COMPACTION FOR ALL STRUCTURAL SECTIONS SPECIFIED ON THESE PLANS. ALL UNSUITABLE SOIL SHALL BE REMOVED AND REPLACED WITH AN ACCEPTABLE ENGINEERED FILL.
2. CLASS 2 AGGREGATE BASE SHALL BE UNIFORM IN DEPTH AND COMPACTED TO 95% RELATIVE COMPACTION.
3. ACCEPTABLE TOLERANCES FOR FINE GRADING OF THE SUBGRADE AND AGGREGATE BASE ARE NO MORE THAN 1/4-INCH ABOVE OR 1/2-INCH BELOW THE DESIGN GRADE.

CONCRETE PAVING

(REFERENCE ACI 330R-01)

- 4. PORTLAND CEMENT CONCRETE (PCC):
• MINIMUM COMPRESSIVE STRENGTH:
•• TRAFFIC RATED CONCRETE = 4,000 PSI IN 28 DAYS
•• PEDESTRIAN RATED CONCRETE = 3,000 PSI IN 28 DAYS
• SLUMP: 3" TO 4"
• AIR ENTRAINMENT: SEE TABLE BELOW
• AGGREGATE: MAXIMUM 3/4 - INCH CRUSHED (ROUGH-TEXTURED, ANGULAR-SHAPED)
• ADMIXTURES CONTAINING CHLORIDES AND SULFIDES ARE NOT ACCEPTABLE.

GENERAL PAVING NOTES (CONT.):

RECOMMENDED AVERAGE AIR-CONTENT FOR AIR ENTRAINMENT (REF ACI 330R-01 TABLE 3.1)

Table with 5 columns: NORMAL MAXIMUM SIZE AGGREGATE (INCHES), TYPICAL AIR CONTENTS OF NON-AIR-ENTRAINED CONCRETE (%), and RECOMMENDED AVERAGE AIR CONTENT FOR AIR-ENTRAINED CONCRETE (%) with sub-columns for MILD EXPOSURE, MODERATE EXPOSURE, and SEVERE EXPOSURE.

- 5. REINFORCING STEEL, IF SPECIFIED ON THE PLANS, SHALL BE CHAIRED AND LOCATED MID-SLAB DEPTH. REINFORCEMENT AND SPACING SHALL BE AS SPECIFIED ON THE PAVING PLAN. DEFORMED REINFORCEMENT SHALL BE GRADE 60 STEEL.
6. HEAVY DUTY TRAFFIC RATED PCC SLABS SHALL BE CONSTRUCTED WITH THICKENED EDGES, AT LEAST 0.2 x SLAB THICKNESS OR 2-INCH MINIMUM, PLUS THE SPECIFIED SLAB THICKNESS AND TAPERED 3-FOOT WIDE MEASURED HORIZONTALLY FROM THE PERIMETER OF THE SLAB.
7. FORMS SHALL BE STRAIGHT, FREE FROM WARPING, AND STRONG ENOUGH TO RESIST THE LATERAL PRESSURE OF THE CONCRETE. A FORM RELEASE AGENT SHALL BE APPLIED TO EASE STRIPPING.
8. CONCRETE SHALL BE PLACED CONTINUOUSLY AS CLOSE AS POSSIBLE TO ITS FINAL POSITION AND BE CONSOLIDATED.
9. IMMEDIATELY FOLLOWING STRIKE-OFF, THE SURFACE SHALL BE LEVELED WITH A BULLFLOAT OR A SCRAPING STRAIGHTEDGE. THE SURFACE SHALL NOT BE FINISHED MORE THAN NECESSARY TO REMOVE IRREGULARITIES. ALL EDGES, TOOLED JOINTS, AND ISOLATION JOINTS SHALL BE ROUNDED TO THE SPECIFIED RADIUS WITH APPROPRIATE TOOLS. THE USE OF HAND OR POWER FLOATS AND TROWELS IS NOT NECESSARY AND IS NOT RECOMMENDED.
10. AS SOON AS THE FINISHED CONCRETE HAS SET SUFFICIENTLY TO MAINTAIN A TEXTURE AND NO BLEED WATER REMAINS ON THE SURFACE, THE SURFACE CAN BE DRAGGED WITH A SHORT LENGTH OF DAMP BURLAP OR OTHER MATERIAL SUCH AS SYNTHETIC TURF CARPETING. AS AN ALTERNATIVE, THE SURFACE CAN BE BROOMED TO DEVELOP A SKID-RESISTANCE SURFACE AND UNIFORM APPEARANCE. SEE ARCHITECTURAL PLANS FOR ADDITIONAL SPECIAL CONCRETE FINISH REQUIREMENTS AND JOINT PATTERN REQUIREMENTS. UNLESS OTHERWISE SPECIFIED ON THE ARCHITECT'S PLANS, ALL CONCRETE SHALL HAVE A LIGHT BROOM FINISH.
11. THE CONCRETE SHALL BE PROTECTED FROM DAMAGE DURING THE CURING PROCESS.
12. CURING:
• COLD TEMPERATURES - CONCRETE SHALL BE PROTECTED FROM FREEZING FOR AT LEAST 5-DAYS AFTER PLACEMENT. FOR FORECAST TEMPERATURES AROUND 25 TO 32 DEGREES FAHRENHEIT THE CONCRETE SHALL BE COVERED WITH POLYETHYLENE SHEETING. FOR COLDER TEMPERATURES, TWO SHEETS OF POLYETHYLENE SEPARATED BY 12-INCHES OF STRAW OR A SIMILAR DEGREE OF INSULATION.
• WARM TEMPERATURES - WET CURING OR LIQUID MEMBRANE-FORMING CURING COMPOUND SHALL BE INITIATED IMMEDIATELY AFTER FINISHING IN SUNNY, WINDY, AND WARM CONDITIONS.
• CONTRACTOR SHALL HAVE ENOUGH PLASTIC SHEETING AVAILABLE ON THE PROJECT SITE TO COMPLETELY COVER ANY SURFACES THAT MAY BE DAMAGED IN THE EVENT OF RAIN. THERE SHALL ALSO BE ADEQUATE WEIGHTS AVAILABLE TO KEEP THE PLASTIC SHEETING FROM BLOWING AWAY. FOR CONCRETE ON A SLOPE, DIVERSION SHALL BE PROVIDED FOR POTENTIAL RUN-ON TO PROTECT FROM WATER ABOVE WASHING ACROSS THE SURFACE.

CONCRETE JOINTS:

ISOLATION / EXPANSION JOINTS:

CONSTRUCT WHERE PCC MEETS FIXED FOUNDATIONS SUCH AS COLUMNS, BUILDING FOUNDATIONS, WALLS, MANHOLES, DRAIN INLETS, UTILITY BOXES, DRAINAGE STRUCTURES, EXISTING ISLANDS, LIGHT STANDARDS, EXISTING APPROACH PAVEMENTS, ETC. ALL STRUCTURAL TUBING, PIPING, ETC. THAT EXTENDS UP THROUGH THE PCC SLAB SHALL BE WRAPPED WITH TWO LAYERS OF BUILDING PAPER OR ISOLATION JOINT MATERIAL TO BREAK BOND WITH PCC SLAB.

EXPANSION JOINT MATERIAL = 1/2 - INCH FELT EXPANSION FIBER BOARD, OR APPROVED EQUIVALENT. FULL DEPTH OF PCC WIDTH = 3/4 - INCH RADIUS = 1/4 - INCH

EXPANSION JOINT TO BE GREENSTREAK PAVING CAP SEAL OR APPROVED SEALANT IF SPECIFIED ON THE PLAN.

CONTRACTION CONTROL JOINTS HAND TOOLED OR SAWCUT

JOINT IS A SAW CUT, TROWEL CUT, OR PLASTIC OR HARDBOARD PREFORMED STRIP TO BE A MINIMUM OF ONE QUARTER THE DEPTH OF THE SLAB THICKNESS AND NO LESS THAN 1-INCH. THIS JOINT PROVIDES A WEAK PLANE IN THE SLAB WHERE CRACKING CAN OCCUR. MAXIMUM SPACING FOR 3/4 - INCH MAXIMUM AGGREGATE IS 2 x SLAB THICKNESS (DEPTH) IN FEET (I.E. A 4-INCH SLAB WITH 3" MAXIMUM AGGREGATE SHALL HAVE A MAXIMUM SPACING OF 8-FEET). MAXIMUM SPACING FOR AGGREGATE GREATER THAN 3/4 - INCH SHALL BE 2.5 x SLAB THICKNESS IN FEET (I.E. A 4-INCH SLAB WITH AGGREGATE GREATER THAN 3" SHALL HAVE A MAXIMUM SPACING OF 10-FEET). IN NO CASE SHALL SPACING BE GREATER THAN 15 - FEET.

PLACE CONTRACTION CONTROL JOINTS IN CURBS AND IN CURB AND GUTTER AT INTERVALS NO MORE THAN 10-FEET WHEN NOT ABUTTING CONCRETE PAVING OR SIDEWALK. WHERE CURBS ARE ABUTTING CONCRETE PAVEMENT OR SIDEWALK, JOINTS IN CURBS SHALL ALIGN WITH JOINTS IN PAVEMENT OR SIDEWALK. THE DEPTH OF THE JOINT SHALL BE NO LESS THAN 1 1/2".

Table with 4 columns: SLAB THICKNESS (INCHES), JOINT DEPTH (INCHES), JOINT TROWEL RADIUS (INCHES), and MAXIMUM JOINT SPACING (FEET) (EACH DIRECTION).

TOOLING OR EARLY-ENTRY DRY-CUT SAW JOINTS ARE DESIRED TO PLACE JOINTS BEFORE DEVELOPMENT OF TENSILE STRESSES THAT ARE GREAT ENOUGH TO INITIATE CRACKING, THUS INCREASING THE PROBABILITY OF CRACKS FORMING AT THE JOINT. CONTRACTION JOINT PATTERNS SHOULD DIVIDE PAVEMENTS INTO APPROXIMATELY SQUARES. THE LENGTH OF A PANEL SHOULD NOT BE MORE THAN 25% GREATER THAN ITS WIDTH.

GENERAL PAVING NOTES (CONT.):

CONSTRUCTION JOINTS

CONSTRUCTION JOINTS ARE STOPPING PLACES IN THE PROCESS OF CONSTRUCTION

BUTT TYPE CONSTRUCTION JOINT WITH DOWEL SMOOTH STEEL DOWEL BAR COATED TO PREVENT BOND MINIMUM 1-FOOT LONG - 6-INCHES IN EACH SIDE OF JOINT EDGE EACH SIDE WITH 1/8-INCH RADIUS.

DOWELS SHALL BE PLACED A MINIMUM OF 12-INCHES AWAY FROM ANY JOINT INTERSECTION.

PREVENT BOND OF CONCRETE AT JOINT OR EXTEND REBAR 1' MINIMUM BEYOND INITIAL SECTION TO TIE IN SECONDARY SECTION.

ALL NEW PCC PAVING SHALL BE TIED INTO EXISTING WITH 1/2-INCH STEEL DOWEL @ 12-INCHES O.C. EPOXY INTO EXISTING. DOWELS SHALL NOT BE WITHIN 12-INCHES OF EDGE OF CONCRETE OR JOINT INTERSECTION. EDGE NEW PCC WITH 1/8-INCH RADIUS AT JOINT.

SCORE JOINTS - HAND TROWELED FOR AESTHETICS ONLY. SEE ARCHITECTURAL PLANS FOR PATTERN IF NOT SPECIFIED ON CIVIL PLANS - FIT ALL OTHER CONTRACTION AND CONSTRUCTION JOINTS INTO THIS PATTERN.

- 14. ALL ISOLATION / EXPANSION JOINTS SHALL BE CAPPED WITH GREENSTREAK G-SEAL PAVING CAP SEAL PROFILE #610 OR #628 AS APPROPRIATE FOR USE.
15. ALL CONTRACTION CONTROL AND CONSTRUCTION JOINTS SHALL BE SEALED WITH SIKAFLEX SELF-LEVELING SEALANT (COLOR TO MATCH CONCRETE) OR APPROVED EQUIVALENT. JOINT WALLS AND ALL SURFACES TO WHICH THE SEALING MATERIAL IS TO ADHERE SHALL BE SURFACE DRY FOR AT LEAST THREE HOURS PRIOR TO SEALING. THE SURFACE OF THE SEALING COMPOUND SHALL BE A MAXIMUM OF 1/8-INCH BELOW THE LEVEL OF THE PCC SLAB SURFACE.
16. CONTRACTOR SHALL TAKE PRECAUTIONS TO REDUCE RAPID LOSS OF MOISTURE FROM THE CONCRETE AND REDUCE PLASTIC SHRINKAGE CRACKING. PRIOR TO PLACEMENT, DURING PLACEMENT AND UP TO 5-DAYS AFTER PLACEMENT AND FINISHING OF THE CONCRETE.
17. SEE ARCHITECTURAL PLANS FOR ADDITIONAL SPECIAL CONCRETE FINISH REQUIREMENTS AND JOINT PATTERN REQUIREMENTS. UNLESS OTHERWISE SPECIFIED ON THE ARCHITECT'S PLANS, ALL CONCRETE SHALL HAVE A LIGHT BROOM FINISH.

ASPHALT PAVING

(REFERENCE CALTRANS STANDARD SPECIFICATIONS SECTION 39)

- 18. ALL ASPHALT SHALL MEET CALTRANS TYPE A HMA SPECIFICATIONS.

- 19. FOR ASPHALT PAVEMENT THICKNESSES PLACED IN ONE SINGLE LIFT, THE GRADATION REQUIREMENTS SHALL BE AS FOLLOWS:

Table with 2 columns: TYPE A HMA PAVEMENT THICKNESS and GRADATION.

- 20. FOR PAVEMENT THICKNESS IN EXCESS OF 0.30 FEET, PAVEMENT SHALL BE PLACED IN MULTIPLE LIFTS NOT LESS THAN 0.15 FEET. WHEN PLACING ASPHALT IN LIFTS, THE TABLE BELOW IS APPLICABLE:

Table with 2 columns: TYPE A HMA LIFT THICKNESS and GRADATION.

- 21. APPLY A TACK COAT BEFORE PLACING A SUBSEQUENT LIFT.

DUST MITIGATION NOTES:

- 1. ENCLOSE, COVER OR WATER ALL SOIL PILES TWICE DAILY.
2. WATER EXPOSED SOIL WITH ADEQUATE FREQUENCY TO KEEP SOIL MOIST AT ALL TIMES.
3. WATER ALL HAUL ROADS TWICE DAILY.
4. MAINTAIN AT LEAST TWO (2) FEET OF FREEBOARD ON TRUCKS WHEN HAULING LOADS.
5. MAINTAIN CONSTRUCTION EQUIPMENT (STATIONARY AND MOBILE) IN OPTIMUM RUNNING CONDITION.

CITY OF ROSEVILLE
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2 of 28
10-23-2025

Professional Engineer Seal: No. C90888, RELIANCE ENGINEERING, NOT FOR CONSTRUCTION, CITY OF CALIFORNIA.

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SIERRA VISTA APARTMENTS
4950 UPLAND DRIVE
ROSEVILLE, CA 95747
GENERAL NOTES

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CW-PROJECT R24102 - SIERRA VISTA APARTMENTS - 4950 UPLAND DRIVE, ROSEVILLE, CA 95747

CITY OF ROSEVILLE GENERAL NOTES:

- 1. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THESE PLANS AND THE LATEST EDITION AND AMENDMENTS OF THE CITY OF ROSEVILLE DESIGN AND CONSTRUCTION STANDARDS.
2. THE CITY OF ROSEVILLE IS A MEMBER OF THE UNDERGROUND SERVICE ALERT (U.S.A.) ONE-CALL SYSTEM. THE CONTRACTORS SHALL NOTIFY THE U.S.A. CENTER 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK BY CALLING 1-800-227-2600.
3. THE CONTRACTOR SHALL MARK IN WHITE PAINT ALL AREAS TO BE EXCAVATED PRIOR TO CONTACTING U.S.A. ANY AREAS NOT MARKED WILL NOT BE SUBJECT TO U.S.A. AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM EXCAVATION.
4. THE CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION OF THE NEW IMPROVEMENTS CONNECTING TO OR IN THE VICINITY OF THE SAME.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MONUMENTS AND OTHER SURVEY MARKERS ON THE JOB SITE.
6. THE CONTRACTOR SHALL PLACE BOXED SURVEY MONUMENTS WITH 1-1/2" BRONZE HEADS SET IN CONCRETE (STD. DWG. ST-36) AT LOCATIONS SHOWN ON THESE PLANS.
7. A.C. SURFACE SHALL BE CUT TO A NEAT, STRAIGHT LINE PARALLEL WITH THE STREET CENTERLINE AND THE EXPOSED EDGE SHALL BE TACKED WITH EMULSION PRIOR TO PAVING. THE EXPOSED BASE MATERIAL SHALL BE GRADED, RE-COMPACTED, AND RESEALED PRIOR TO PAVING.
8. ANY EXISTING CONCRETE SURFACE TO BE REMOVED SHALL BE SAW CUT TO A NEAT, STRAIGHT LINE.
9. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN THAT SHALL BE ACCEPTED BY THE ENGINEERING DIVISION OF PUBLIC WORKS BEFORE START OF WORK IN RIGHT-OF-WAY AND SHALL BE IN ACCORDANCE WITH CALIFORNIA MUTCD LATEST EDITION. AT LEAST ONE LANE IN EACH DIRECTION SHALL REMAIN OPEN TO TRAFFIC UNLESS OTHERWISE SHOWN ON THE PLANS. TRAFFIC CONTROL HOURS ARE SUBJECT TO LIMITATION BY THE CITY. TRAFFIC CONTROL WITH LANE CLOSURES THAT AFFECT TRAFFIC FLOW MAY REQUIRE NIGHT WORK. IF AS A PART OF TRAFFIC CONTROL MEASURES, A ROADWAY CLOSURE HAS BEEN APPROVED, THE CONTRACTOR SHALL NOTIFY DEVELOPMENT SERVICES CONSTRUCTION INSPECTOR 72 HOURS IN ADVANCE OF SETTING UP THIS CLOSURE.
10. CURB RAMPS CONFORMING TO ALL ADA AND TITLE 24 REQUIREMENTS SHALL BE PLACED AT ALL NEW STANDARD CURB RETURNS (STANDARD DRAWING ST-27) AND STANDARD TYPE A-7 DRIVEWAYS. WHERE EXISTING RAMPS DO NOT MEET CURRENT DEVELOPMENT SERVICES ENGINEERING LAND DEVELOPMENT 311 Vernon Street, Roseville, CA 95678 (916) 774-5339 ADA AND TITLE 24 REQUIREMENTS, THE RAMPS SHALL BE UPGRADED IN CONFORMANCE WITH MINIMUM TITLE 24 REQUIREMENTS. WHERE EXISTING RAMPS DO NOT INCLUDE DETECTABLE WARNING PANELS (TRUNCATED DOMES), PANELS SHALL BE RETROFITTED PER THE CONSTRUCTION STANDARDS.
11. DRAIN INLETS NOT WITHIN A PAVED AREA SHALL HAVE A 12" WIDE COLLAR OF 6" THICK P.C.C. OR 2" THICK A.C.
12. PRIOR TO THE CERTIFICATE OF COMPLETION ON ALL SINGLE-FAMILY RESIDENTIAL SUBDIVISIONS, THE DEVELOPER SHALL SUBMIT A LETTER FROM THE POST OFFICE STATING THAT ITS REQUIREMENTS FOR MAILBOX CLUSTER PADS HAVE BEEN SATISFIED.
13. ALL UNDERGROUND UTILITIES WITHIN EXISTING OR PROPOSED CITY OF ROSEVILLE EASEMENTS SHALL REQUIRE A MINIMUM OF 90% COMPACTION ON THE TRENCH BACKFILL. COMPACTION OF BACKFILL BY JETTING IS NOT PERMITTED IN CITY OF ROSEVILLE RIGHT OF WAY AND EASEMENT AREAS OR WITHIN DEDICATED RECLAIMED WATER, STORM, SEWER OR WATER EASEMENTS AND MAINS.
14. THE CONTRACTOR SHALL CONDUCT A PRE-CONSTRUCTION MEETING ONE-WEEK PRIOR TO STARTING WORK. MEMBERS OF THE CITY OF ROSEVILLE DEVELOPMENT SERVICES DEPARTMENT, ENVIRONMENTAL UTILITIES DEPARTMENT AND ALL OTHER UTILITY REPRESENTATIVES SHALL BE NOTIFIED BY THE CONTRACTOR AS TO THE DATE AND LOCATION OF THE MEETING.
15. PRIOR TO EXCAVATION OF TRENCHES 5 FEET OR DEEPER, THE CONTRACTOR SHALL SUBMIT TO THE DEVELOPMENT SERVICES DEPARTMENT OR ENVIRONMENTAL UTILITIES DEPARTMENT INSPECTOR A COPY OF THE COMPANY'S ANNUAL CALOSHIA TRENCHING PERMIT AND A COPY OF THE COMPANY'S LETTER INFORMING CALOSHIA OF THE TIME THE TRENCHING IS COMMENCING AND THE LOCATION OF THE WORK.
16. ALL PAINTED TRAFFIC STRIPES, ARROWS, AND PAVEMENT MARKINGS SHALL BE CONSTRUCTED WITH THERMOPLASTIC MATERIAL TO THE SPECIFICATIONS SET FORTH IN CHAPTER 3 OF THE CALIFORNIA MUTCD LATEST EDITION. NON-REFLECTIVE PAVEMENT MARKERS SHALL CONSIST OF CERAMIC MARKERS ONLY CONFORMING TO CHAPTER 3 OF THE CALIFORNIA MUTCD LATEST EDITION.
17. THE DEVELOPERS CONTRACTOR SHALL TAKE EXTREME CARE TO PROTECT EXISTING SITE AND ADJACENT IMPROVEMENTS FROM DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR MAKE REPLACEMENT OF ALL CRACKED AND OTHERWISE PRE-EXISTING DAMAGED PUBLIC IMPROVEMENTS ALONG THE FRONTAGE OF THE PROJECT SITE AND ANY DAMAGE RESULTING FROM CONSTRUCTION TO CURRENT CITY STANDARDS AND AT THEIR OWN EXPENSE. THE EXTENT OF THE REPAIRS SHALL BE DETERMINED BY THE DEVELOPMENT SERVICES CONSTRUCTION INSPECTOR AND SHALL BE COMPLETED PRIOR TO THE CITY ACCEPTANCE OF THE IMPROVEMENTS.
18. WHERE COMBINATIONS OF SIDEWALK OR CURB AND GUTTER ARE PLACED CONTIGUOUS TO EXISTING, ALL ADJOINING EXISTING CONCRETE VERTICAL FACES SHALL BE DOWELED. ALL ABUTTING SIDEWALK ENDS SHALL BE DOWELED MID-SECTION VERTICALLY WITH TWO DOWELS FOR FOUR THROUGH SIX-FOOT WIDE SIDEWALK AND THREE DOWELS FOR WIDER SIDEWALK ABUTTING CURB AND GUTTER ENDS SHALL BE DOWELED TWICE, 18 INCHES APART AT GUTTER PAN MID-SECTION. DOWEL CONNECTIONS OF LONGITUDINAL RUNS OF SIDEWALK TO BACK OF CURB SHALL BE THREE FEET ON CENTER. ALL DOWELS SHALL BE 16 INCHES LONG, GRADE 60; #4 REBAR PENETRATING FOUR INCHES. THE DOWEL HOLE SHALL BE 5/8-INCH DIAMETER AT A SLIGHT HORIZONTAL ANGLE FROM PERPENDICULAR. THE PENETRATING PORTION OF THE DOWEL AND THE ENTIRE (CLEANED) VERTICAL SURFACE OF THE ADJOINING, EXISTING CONCRETE SHALL BE THOROUGHLY COATED WITH STATE STANDARD TWO-PART EPOXY.
19. WHEN SAWCUTTING WITHIN THE STREET FOR TRENCHING OR OTHER PURPOSES, CONTRACTOR SHALL GRIND 1/2" OF PAVEMENT BETWEEN THE LANE LINES (FRONT LANE STRIPE TO LANE STRIPE) UPON COMPLETION OF THE SAWCUTTING AND OR TRENCHING WORK. WHERE THE SAWCUTTING OCCURS BETWEEN THE CURB AND GUTTER AND NEAREST LANE STRIPE (INCLUDING BIKE LANES), THE SAME 1/2" GRIND SHALL BE REQUIRED. CONTRACTOR TO PLACE A PETROMAT FABRIC OR APPROVED EQUAL BY THE CITY OF ROSEVILLE AND OVERLAY FROM LANE STRIPE TO LANE STRIPE, OR CURB TO LANE STRIPE AND RESTRIPE OR REPLACE ANY DELINEATORS REMOVED DURING THE GRIND.
20. ALL PUBLICLY MAINTAINED STORM DRAIN ON PRIVATE PROPERTY SHALL BE A MINIMUM OF 12 INCHES IN DIAMETER AND SHALL BE RCP CL IV, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

CITY OF ROSEVILLE GENERAL NOTES (CONTINUED):

- 21. FOR RESIDENTIAL SUBDIVISIONS, UNLESS OTHERWISE APPROVED BY DEVELOPMENT SERVICES ENGINEERING, THE FINAL GRADING OF THE PROJECT SITE SHALL BE CONSTRUCTED TO ACCOMMODATE A MAXIMUM DRIVEWAY SLOPE OF 14% FOR EACH RESIDENTIAL LOT. AS MEASURED FROM THE BACK OF THE SIDEWALK TO THE GARAGE (20-FT SET BACK), IT WILL REMAIN THE RESPONSIBILITY OF THE BUILDERS/DEVELOPER TO DESIGN A HOUSE THAT PROVIDES SUITABLE ACCESS TO THE PARCEL.
22. THE CONTRACTOR SHALL PLACE FILTER FABRIC BETWEEN THE INITIAL BEDDING AND BACKFILL AND THE TRENCH BACKFILL FOR SANITARY SEWERS DEPTH GREATER THAN 15 FEET MEASURED TO THE PIPE INVERT.
CITY OF ROSEVILLE GRADING NOTES:
1. GRADING SHALL CONFORM TO APPENDIX CHAPTER 33 UBC, LATEST EDITION, AND TO THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEERING REPORT BY YOUNGDAHL (PROJECT NO. E13171.048).
2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED AS SPECIFIED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR THIS PROJECT OR AS DETERMINED BY THE CITY INSPECTOR. THE SWPPP IS CONSIDERED A DYNAMIC DOCUMENT AND WILL CHANGE AS CONDITIONS WARRANT. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED AS SHOWN ON THE SWPPP PLAN.
3. LOTS SHALL BE GRADED WITH A CONSTANT SLOPE ALONG THE FRONTAGE OF THE RIGHT-OF-WAY, FROM BUILDING SETBACK LINE TO BACK OF SIDEWALK. ALL TEMPORARY AND PERMANENT SLOPES STEEPER THAN 4:1 ALONG THIS FRONTAGE SHALL HAVE EROSION NETTING INSTALLED.
4. ALL REAR LOT CORNER ELEVATIONS SHALL BE EQUAL TO OR GREATER THAN THE HIGHEST ADJACENT PAD GRADE UNLESS SPECIFICALLY SHOWN ON THESE PLANS AND APPROVED BY ENGINEERING DIVISION.
5. NON-POTABLE WATER SHALL BE SPRAYED ON ALL EXPOSED EARTH SURFACES DURING CLEARING GRADING, EARTH MOVING, AND OTHER SITE PREPARATION ACTIVITIES. THE EXPOSED EARTH SHALL BE WATERED THROUGHOUT THE DAY TO MINIMIZE DUST.
6. TARPAULINS OR OTHER EFFECTIVE COVERS SHALL BE USED ON ALL STOCKPILED EARTH MATERIAL AND ON HAUL TRUCKS TO MINIMIZE DUST.
7. THE CITY SHALL HAVE THE AUTHORITY TO STOP ALL GRADING OPERATIONS, IF, IN OPINION OF CITY STAFF, INADEQUATE DUST CONTROL MEASURES ARE BEING PRACTICED OR EXCESSIVE WIND CONDITIONS CONTRIBUTE TO FUGITIVE DUST EMISSIONS.
8. ADJACENT STREET FRONTAGES SHALL BE SWEEP AT LEAST ONCE A DAY TO REMOVE SILT AND OTHER DIRT WHICH IS EVIDENT FROM CONSTRUCTION ACTIVITIES. REFER TO SCHEDULES WITHIN SWPPP.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING CONSTRUCTION VEHICLES LEAVING THE SITE ON A DAILY BASIS TO PREVENT DUST, SILT AND DIRT FROM BEING RELEASED OR TRACKED OFFSITE. REFER TO SWPPP FOR SPECIFIC REQUIREMENTS.
10. CONSTRUCTION SHALL STOP IF CULTURAL RESOURCES ARE SUSPECTED. IT IS POSSIBLE THAT PREVIOUS ACTIVITIES HAVE OBSCURED SURFACE EVIDENCE OF CULTURAL RESOURCES. IF SIGNS OF AN ARCHEOLOGICAL SITE, SUCH AS ANY UNUSUAL AMOUNTS OF STONE, BONE, OR SHELL, ARE UNCOVERED DURING GRADING OR OTHER CONSTRUCTION ACTIVITIES, WORK SHALL BE HALTED WITHIN 100 FEET OF DEVELOPMENT SERVICES ENGINEERING LAND DEVELOPMENT 311 Vernon Street Roseville, CA 95678 (916) 774-5339 THE FIND AND THE ROSEVILLE COMMUNITY DEVELOPMENT SHALL BE NOTIFIED. A QUALIFIED ARCHEOLOGIST SHALL BE CONSULTED FOR AN ON-SITE EVALUATION. THE ARCHEOLOGIST MAY REQUIRE ADDITIONAL MITIGATION.
11. SHOULD GRADING OPERATIONS UNCOVER HAZARDOUS MATERIALS, OR WHAT APPEARS TO BE HAZARDOUS MATERIALS, THE FIRE DEPARTMENT SHALL BE CONTACTED IMMEDIATELY AT (916) 774-5820. THE AREA, WHICH CONTAINS THE HAZARDOUS MATERIALS, SHALL BE MARKED OFF UNTIL AN INVESTIGATION BY A MEMBER OF THE FIRE DEPARTMENT IS CONDUCTED.
12. GRADES SHOWN OUTSIDE OF THE PUBLIC RIGHT OF WAY WITHIN THE APPROVED GRADING PLAN ARE SUBJECT TO FURTHER REVIEW AND MODIFICATION BY THE BUILDING DIVISION FOR COMPLIANCE WITH THE UNIFORM BUILDING CODE AND STATE OF CALIFORNIA TITLE 24 HANDICAP ACCESSIBILITY REQUIREMENTS.
13. THE CONTRACTOR/DEVELOPER IS EXPECTED TO COMPLY WITH THE FUGITIVE DUST CONTROL REQUIREMENTS FROM THE PLACER COUNTY AIR POLLUTION CONTROL DISTRICT. WWW.PLACER.CA.GOV/APCD
14. CONTAMINATED SOIL - DEVELOPER AGREES TO PROPERLY ADHERE TO ALL THEN CURRENT STATE AND FEDERAL REQUIREMENTS WHEN ANY EVIDENCE OF TOXIC, HAZARDOUS OR CONTAMINATED SOILS ARE ENCOUNTERED DURING ANY AND ALL EXCAVATION OR GRADING OPERATIONS, AND TO INDEMNIFY, DEFEND AND HOLD HARMLESS THE CITY OF ROSEVILLE, ITS OFFICERS, AGENTS AND EMPLOYEES, FROM ANY AND ALL LIABILITY COSTS, CLAIMS, FEES, FINES, PENALTIES AND CLAIMS OF OR DAMAGE OF ANY TYPE WHATSOEVER. EXTRA COSTS FOR REMEDIATION AND/OR REMOVAL OF SOIL SHALL BE BOURN SOLELY BY THE DEVELOPER. THE PARTIES INTEND THAT THIS PROVISION BE BROADLY CONSTRUED.

CITY OF ROSEVILLE EROSION/SEDIMENT NOTES:

- 1. THE STATE'S GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY (WQD 99-080-DWQ) REQUIRES THE PREPARATION OF A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR SITES WITH SOIL DISTURBANCES GREATER THAN OR EQUAL TO ONE ACRE, OR FROM SITES SMALLER THAN ONE ACRE IF THE CONSTRUCTION ACTIVITY IS PART OF A LARGER PLAN OF DEVELOPMENT OR SALE THAT DISTURBS ONE ACRE OR MORE. CONSTRUCTION ACTIVITY SHALL NOT COMMENCE, NOR A PRE-CONSTRUCTION MEETING PERMITTED TO BE SCHEDULED, PRIOR TO THE SWPPP BEING ACCEPTED BY THE CITY. FOR MORE INFORMATION SEE: http://www.roseville.ca.us/eu/stormwater_management
2. THE PROJECT STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IS INCORPORATED BY REFERENCE INTO THIS SET OF PLANS. THE SWPPP IS CONSIDERED A DYNAMIC DOCUMENT AND WILL CHANGE AS CONDITIONS WARRANT. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED AS SHOWN ON THESE PLANS.
3. A COPY OF THE SWPPP SHALL BE KEPT AT THE PROJECT SITE AT ALL TIMES.
4. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED AS SPECIFIED IN THE SWPPP AND/OR AS DIRECTED BY CITY INSPECTOR.
5. NO GRADING OR TRENCHING, EXCEPT AS REQUIRED FOR EROSION OR SEDIMENT CONTROL, SHALL OCCUR WITHIN 35 FEET FROM THE CENTERLINE OF PERENNIAL AND INTERMITTENT DRAINAGE SWALES BETWEEN OCTOBER 15 AND APRIL 15 EXCEPT AS APPROVED BY THE DEPARTMENT OF FISH AND GAME.
6. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN ACCORDANCE WITH THE SWPPP.
7. THE CONTRACTOR SHALL ESTABLISH A SPECIFIC SITE WITHIN THE DEVELOPMENT FOR MAINTENANCE AND STORAGE OF EQUIPMENT OR ANY OTHER ACTIVITY THAT MAY ADVERSELY CONTRIBUTE TO THE WATER QUALITY OF THE RUNOFF IN ACCORDANCE WITH THE SWPPP.

CITY OF ROSEVILLE FIRE DEPARTMENT NOTES FOR RESIDENTIAL SITES:

- 1. PRIOR TO COMBUSTIBLE MATERIALS BEING BROUGHT TO THE SITE, FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED TO WITHIN 150 FEET OF ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF ANY STRUCTURES AND COMBUSTIBLE STORAGE PILES. FIRE APPARATUS ACCESS ROADS SHALL BE FULLY PAVED AND SHALL BE DESIGNED TO SUPPORT THE IMPOSED WEIGHT OF A FIRE APPARATUS (34 TONS GVW). ACCESS ROADS SHALL BE PROVIDED WITH A MINIMUM 20-FOOT ROADWAY WIDTH AND 13 FOOT 6-INCH VERTICAL CLEARANCE.
2. CONSTRUCTION MATERIAL AND VEHICLES SHALL NOT OBSTRUCT FIRE APPARATUS ACCESS TO FIRE APPARATUS ROADS, FIRE HYDRANTS OR THE BUILDING.
3. TEMPORARY ABOVE GROUND FUEL STORAGE TANKS MAY BE USED ON CONSTRUCTION SITES FOR DIESEL FUEL ONLY AND SHALL NOT EXCEED 1,000-GALLON LIQUID CAPACITY. SUCH INSTALLATIONS SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE CITY FIRE CODE. A FIRE DEPARTMENT PERMIT SHALL BE OBTAINED PRIOR TO THE PLACEMENT OF SUCH TANKS ON THE SITE.
4. THE STREET ADDRESS OF THE CONSTRUCTION SITE SHALL BE CLEARLY IDENTIFIED AT ALL ENTRANCES INTO THE PROJECT. SUCH NUMBERS SHALL BE CLEARLY VISIBLE FROM THE STREET FRONTING THE PROPERTY AND SHALL CONTRAST IN COLOR WITH THEIR BACKGROUND (MINIMUM 6-INCH LETTERING).
5. FIRE SAFETY DURING CONSTRUCTION, CHAPTER 33 OF THE CALIFORNIA FIRE CODE REQUIRES CERTAIN SAFETY PROCEDURES TO BE FOLLOWED DURING NEW CONSTRUCTION AND REMODELS. THIS ARTICLE CONCERNS FIRE SAFETY IN THE FOLLOWING AREAS: ACCESS, WATER SUPPLY, EXTINGUISHERS, STANDPIPES, DEBRIS, MOTORIZED EQUIPMENT; HEATING DEVICES, SMOKING, CUTTING AND WELDING, FLAME PRODUCING EQUIPMENT, FLAMMABLE LIQUIDS, ASPHALT AND TAR KETKETS, TEMPORARY WIRING, EMERGENCY TELEPHONE MODIFICATION OF EXISTING SYSTEMS, EXITS, BURNING OF ANY MATERIAL, AND FIRE WATCH. IT IS YOUR RESPONSIBILITY TO BECOME FAMILIAR WITH THESE REQUIREMENTS AND SEE THAT ALL PERSONS ON THE JOB SITE COMPLY.
6. THE BURNING OF COMBUSTIBLE CONSTRUCTION MATERIAL AND TRASH IS PROHIBITED.
7. A MINIMUM 3-FOOT CLEAR SPACE SHALL BE PROVIDED AND MAINTAINED AROUND FIRE PROTECTION EQUIPMENT.
8. AT ALL FIRE HYDRANT LOCATIONS, A BLUE REFLECTIVE PAVEMENT MARKER SHALL BE INSTALLED ONE FOOT OFF PAVED CENTERLINE OR MEDIAN ON THE HYDRANT SIDE OF THE ROADWAY.
9. IF SITE SURVEY OR EARTH MOVING WORK RESULTS IN THE DISCOVERY OF HAZARDOUS MATERIALS IN CONTAINERS, OR WHAT APPEARS TO BE HAZARDOUS WASTES RELEASED INTO THE GROUND, THE CONTRACTOR OR APPLICANT SHALL IMMEDIATELY REPORT THE FINDING TO THE ROSEVILLE FIRE DEPARTMENT VIA PHONE AT (916) 774-5800. ALL SUSPECTED AREAS SHALL BE MARKED OFF WITH APPROVED SIGNAGE OR CAUTION TAPE UNTIL SUCH TIME THAT A REPRESENTATIVE FROM THE FIRE DEPARTMENT DETERMINES WHETHER THE RELEASE IS REPORTABLE OR NOT AND IF SITE REMEDIATION IS REQUIRED.
10. THE REQUIRED MINIMUM FIRE FLOW FOR THE PROTECTION OF THE PROPOSED PROJECT IS 1,500 GALLONS PER MINUTE WITH 20 POUNDS PER SQUARE INCH RESIDUAL WATER PRESSURE REMAINING IN THE SYSTEM.
11. FIRE HYDRANTS SHALL BE INSTALLED AND IN SERVICE CAPABLE OF PROVIDING THE REQUIRED FIRE FLOW PRIOR TO ANY COMBUSTIBLE CONSTRUCTION OR ON-SITE STORAGE OF COMBUSTIBLE MATERIALS.
12. ALL FIRE HYDRANTS SHALL BE "BAGGED" OR OUT-OF-SERVICE UNTIL THE ABOVE FOUR (4) INSPECTIONS ARE COMPLETED.
13. WATER SUPPLY CONTROL VALVES SHALL NOT BE CLOSED BY THE CONTRACTOR UPON ACCEPTANCE OF THE FIRE-FLOW TEST BY THE FIRE DEPARTMENT, UNLESS ENVIRONMENTAL UTILITIES AND THE FIRE DEPARTMENT ARE CONTACTED AND ADVISED OF THE CLOSURE.
14. TESTING OF ALL FIRE SYSTEMS SHALL BE PERFORMED PRIOR TO THE SALES OFFICE CAN BE OPENED FOR BUSINESS.
15. FRAMING CONSTRUCTION CANNOT COMMERCE UNTIL ACCESS ROADS AND PUBLIC FIRE HYDRANTS ARE APPROVED BY THE FIRE DEPARTMENT.
16. IF THIS PROJECT WILL BE PHASED, THE FIRE DEPARTMENT REQUIREMENTS FOR ACCESS AND CIRCULATION THROUGHOUT SHALL BE APPROVED BY THE CITY FOR SUCH PROPOSAL. ACCESS ROAD SHALL COMPLY IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE AND THE CITY OF ROSEVILLE'S AMENDMENTS. A SEPARATE PHASING PLAN SHALL BE REVIEWED AND APPROVED BY THIS DEPARTMENT.

CITY OF ROSEVILLE RECYCLED WATER SPECIAL ONSITE IRRIGATION NOTES:

- 1. THE INSTALLATION OF THE RECYCLED WATER SYSTEM SHALL CONFORM TO THE REGULATIONS FOR THE CONSTRUCTION OF RECYCLED WATER SYSTEMS WITHIN THE CITY OF ROSEVILLE AND THE ACCOMPANYING PLANS AND SPECIFICATIONS.
2. ALL ON-SITE RECYCLED AND POTABLE WATER PIPING INSTALLED ON THIS PROJECT SHALL BE IDENTIFIED IN ACCORDANCE WITH THE CITY OF ROSEVILLE CONSTRUCTION STANDARDS FOR RECYCLED WATER INFRASTRUCTURE AND THE IRRIGATION SPECIFICATIONS.
3. CITY OF ROSEVILLE ENVIRONMENTAL UTILITIES DEPARTMENT SHALL BE NOTIFIED TWO DAYS PRIOR TO THE START OF CONSTRUCTION AT (916) 774-5750 AND EACH WORKDAY THEREAFTER UNTIL COMPLETION OF PROJECT FOR COMMERCIAL IRRIGATION SYSTEMS. CITY OF ROSEVILLE PARKS DEPARTMENT SHALL BE NOTIFIED TWO DAYS PRIOR TO THE START OF CONSTRUCTION AT (916) 746-1758 FOR LANDSCAPE CORRIDORS AND PARKS. A PRE-CONSTRUCTION MATERIALS INSPECTION MUST BE ARRANGED PRIOR TO THE START OF CONSTRUCTION.
4. NO FACILITY IS TO BE BACKFILLED UNTIL INSPECTED BY THE CITY OF ROSEVILLE ENVIRONMENTAL UTILITIES DEPARTMENT AND/OR PARKS DEPARTMENT INSPECTOR.
5. ALL RECYCLED WATER INFRASTRUCTURE, BOTH ON-SITE AND OFF-SITE SHALL BE INSPECTED BY CITY OF ROSEVILLE ENVIRONMENTAL UTILITIES AND/OR PARKS DEPARTMENT FOR INSPECTION OF RECYCLED WATER SYSTEM CONTACT ENVIRONMENTAL UTILITIES AT 774-5750 FORTY-EIGHT (48) HOURS IN ADVANCE. POINTS OF INSPECTION ARE:
A. PRE-CONSTRUCTION MATERIALS INSPECTION.
B. IRRIGATION SYSTEM INSTALLATION BEFORE LINES ARE COVERED.
C. PRESSURE TESTING.
D. SYSTEM CROSS CONNECTION CONTROL TEST.
E. SYSTEM COVERAGE TEST.
6. ALL RECYCLED WATER PIPING SHALL BE PURPLE COLORED PVC UNLESS OTHERWISE SPECIFIED WHERE PURPLE PVC IS NOT USED, PIPE SHALL BE IDENTIFIED (MARKED) IN ACCORDANCE WITH THE CITY OF ROSEVILLE CONSTRUCTION STANDARDS.
7. MARKING ON THE PURPLE COLORED PVC PIPE SHALL INCLUDE THE FOLLOWING: "CAUTION: RECYCLED WATER - DO NOT DRINK". NOMINAL PIPE SIZE. PVC-1120. PRESSURE RATING IN POUNDS PER SQUARE INCH AT 73 DEGREES. ASTM DESIGNATIONS SUCH AS 1785, 2241, 1672, 3139. PRINTING SHALL BE PLACED CONTINUOUSLY ON TWO SIDES OF THE PIPE.

CITY OF ROSEVILLE RECYCLED WATER SPECIAL ONSITE IRRIGATION NOTES (CONTINUED):

- 8. ALL RECYCLED WATER SPRINKLER CONTROL VALVES, VALVE RISERS, SPRINKLER RISERS, AND SWING JOINTS SHALL BE TAGGED WITH IDENTIFICATION TAGS OR ADHESIVE LABELS.
A. TAGS SHALL BE WEATHERPROOF PLASTIC, 3" x 4", PURPLE COLOR WITH THE WORDS "WARNING: RECYCLED WATER - DO NOT DRINK" IMPRINTED ON ONE SIDE, AND "AGUA IMPURA - NO TOMAR" ON THE OTHER SIDE. IMPRINTING SHALL BE PERMANENT AND BLACK IN COLOR. USE TAGS AS MANUFACTURED BY T. CHRISTY ENTERPRISES OR APPROVED EQUAL.
B. ONE TAG SHALL BE ATTACHED TO EACH VALVE AS FOLLOWS:
B.A. ATTACH TO VALVE STEM DIRECTLY OR WITH PLASTIC TIE-WRAP, OR
B.B. ATTACH TO SOLENOID WIRE DIRECTLY OR WITH PLASTIC TIE-WRAP.
C. RECYCLED WATER WARNING LABELS OR STICKERS THAT ARE CONSISTENT WITH CITY OF ROSEVILLE CONSTRUCTION STANDARDS FOR RECYCLED WATER INFRASTRUCTURE AND THE IRRIGATION SPECIFICATIONS MUST BE ATTACHED TO ALL PIPING NOT IN COMPLIANCE.
D. ALL SPRINKLER HEADS MUST BE DESIGNED FOR RECYCLED WATER USAGE, WITH PURPLE RECYCLED WATER WARNING CAPS.
E. SPRINKLER RISERS AND SWING JOINTS SHALL BE IDENTIFIED WITH PURPLE ADHESIVE 3" x 3" LABELS. EACH LABEL SHALL STATE "RECYCLED WATER - DO NOT DRINK" IN ENGLISH AND SPANISH.
9. ALL RECYCLED WATER CONTROL VALVE BOXES SHALL BE PURPLE AND HAVE A WARNING LABEL PERMANENTLY MOLDED INTO OR AFFIXED ONTO THE LID WITH RIVETS, BOLTS, ETC. WARNING LABELS SHALL BE CONSTRUCTED OF A PURPLE WEATHERPROOF MATERIAL WITH THE WARNING PERMANENTLY STAMPED OR MOLDED INTO THE LABEL. THE WARNING SHALL CONTAIN THE FOLLOWING INFORMATION:
A. "NON-POTABLE" OR "RECYCLED WATER".
B. "DO NOT DRINK" IN ENGLISH AND SPANISH.
10. RECYCLED WATER QUICK COUPLING VALVES SHALL HAVE A PURPLE RUBBER OR VINYL COVER. THE COVER SHALL BE OF A LOCKING TYPE AND HAVE A WARNING PERMANENTLY STAMPED OR MOLDED AS FOLLOWS: "RECYCLED WATER- DO NOT DRINK" IN ENGLISH AND SPANISH.
11. PLASTIC WARNING TAPE SHALL BE USED ON ALL POTABLE WATER PIPING, POTABLE WATER WARNING TAPE SHALL BE A MINIMUM OF 3 INCHES WIDE AND SHALL RUN CONTINUOUSLY FOR THE ENTIRE LENGTH OF EACH LINE. THE TAPE SHALL BE ATTACHED TO THE TOP OF THE PIPE WITH NYLON TIE-WRAP BANNED AROUND THE WARNING TAPE AND THE PIPE EVERY FIVE FEET ON CENTER. WARNING TAPE FOR THE POTABLE WATER PIPING SHALL BE BLUE IN COLOR WITH WORDS "CAUTION: POTABLE WATER LINE BURIED BELOW" IMPRINTED IN MINIMUM 1-INCH HIGH LETTERS. BLACK IN COLOR. IMPRINTING SHALL BE CONTINUOUS AND PERMANENT.
12. ALL PRESSURE MAIN LINE PIPING FROM THE RECYCLED WATER SYSTEM SHALL BE INSTALLED TO MAINTAIN 10 FEET MINIMUM HORIZONTAL SEPARATION FROM ALL POTABLE WATER PIPING, WHERE RECYCLED AND POTABLE WATER PRESSURE MAIN LINE PIPING CROSS, THE RECYCLED WATER PIPING SHALL BE INSTALLED 12" BELOW THE POTABLE WATER PIPING OD TO OD. WHERE THE RECYCLED WATER PRESSURE MAIN LINE MUST PASS ABOVE POTABLE WATER PIPING, THE RECYCLED WATER PIPING SHALL BE INSTALLED IN A CLASS 200 PURPLE COLORED PVC SLEEVE WHICH EXTENDS A MINIMUM OF FIVE FEET ON EITHER SIDE OF THE POTABLE WATER PIPING. A 12" VERTICAL SEPARATION OD TO OD MUST BE MAINTAINED. CONVENTIONAL (WHITE) PVC PIPE MAY BE USED FOR SLEEVING MATERIAL IF IT IS TAPED WITH THREE-INCH WIDE PURPLE WARNING TAPE, WHICH READS "RECYCLED WATER- DO NOT DRINK".
13. ALL PRESSURE MAIN LINE PIPING FROM THE RECYCLED WATER SYSTEM SHALL BE INSTALLED TO MAINTAIN A TEN FOOT MINIMUM HORIZONTAL SEPARATION FROM ALL SANITARY SEWER LINES, WHERE RECYCLED AND SEWER CROSS, THE RECYCLED WATER PIPING SHALL BE INSTALLED A MINIMUM OF ONE FOOT ABOVE SEWER.
14. FOR ON-SITE RECLAIMED WATER PIPING, THE MINIMUM DEPTH FROM FINISH GRADE TO TOP OF PIPE SHALL BE AS FOLLOWS:
A. INTERMITTENT PRESSURE LINES (ALL SIZES).....12"
B. CONSTANT PRESSURE LINES 2.5" AND SMALLER.....18"
C. CONSTANT PRESSURE LINES 3" AND LARGER.....24"
15. PRESSURE AND CROSS CONNECTION TESTING FOR ON-SITE RECYCLED WATER SYSTEMS
A. ALL TESTING OF RECYCLED WATER SYSTEMS MUST BE PERFORMED UTILIZING A POTABLE WATER SOURCE VIA A CONSTRUCTION WATER CONNECTION PER CITY OF ROSEVILLE CONSTRUCTION STANDARDS. NO RECYCLED WATER MAY ENTER A RECYCLED WATER SYSTEM UNTIL ALL TESTING IS SUCCESSFULLY COMPLETED.
B. THE SOURCE OF POTABLE WATER USED FOR TESTING MUST HAVE A METER AND AN APPROVED BACK FLOW PREVENTION DEVICE. THESE CAN BE OBTAINED THROUGH THE CITY OF ROSEVILLE.
C. THE CONTRACTOR SHALL PROVIDE A MEANS TO PLUMB IN PRESSURE AND CROSS CONNECTION TESTING APPARATUS AT THE POINT OF HIGHEST ELEVATION, FOR BOTH POTABLE AND CONSTANT PRESSURE RECYCLED WATER SYSTEMS.
D. THE CONSTANT PRESSURE RECYCLED WATER SYSTEM INCLUDING ALL APPURTENANCES SHALL BE TESTED AT 125 PSI AT HIGHEST POINT OF ELEVATION FOR 1 HOUR WITH NO DETECTABLE LEAKAGE.
E. PRESSURE TESTING MUST BE SUCCESSFULLY COMPLETED PRIOR TO CROSS CONNECTION TESTING.
F. THE RECYCLED WATER SYSTEM SHALL BE TESTED FOR CROSS-CONNECTION IN ACCORDANCE WITH THE PLUMBING CODE APPENDIX P PRIOR TO USE. FOR PROJECTS BEING PERFORMED IN PHASES, A CROSS CONNECTION TEST SHALL BE PERFORMED ON EACH PHASE INDEPENDENTLY, BEFORE IT IS PUT INTO SERVICE. THE POTABLE WATER SOURCE USED FOR TESTING EACH PHASE MUST BE INDEPENDENT OF OTHER PREVIOUSLY COMPLETED PHASES.
G. AT THE TIME A CROSS CONNECTION TEST IS TO BE PERFORMED, CONSTRUCTION ON BOTH THE POTABLE AND THE RECYCLED WATER SYSTEMS BEING TESTED MUST BE COMPLETE, AND BOTH SYSTEMS FULLY OPERATIONAL AND FUNCTIONING AS DESIGNED.
H. CROSS CONNECTION TESTING SHALL BE PERFORMED ON THE SYSTEM BY CITY FORCES WITH THE ASSISTANCE OF THE CONTRACTOR. THE TEST WILL BE COORDINATED THROUGH THE ENVIRONMENTAL UTILITIES OR PARKS DEPARTMENT INSPECTOR. FORTY-EIGHT (48) HOURS NOTICE IS REQUIRED BEFORE THE TEST, DEPENDING ON THE COMPLEXITY OF THE SITE, A PRELIMINARY FIELD MEET MAY ALSO BE REQUIRED.
16. COVERAGE TEST
A. ADJUST SPRAY HEADS TO ELIMINATE OVERSPRAY ONTO NATIVE OAK AREAS AND INTO AREAS NOT UNDER THE CONTROL OF THE CUSTOMER. FOR EXAMPLE: POOL DECKS, PRIVATE PATIOS, STREETS AND SIDEWALKS.
17. METER INSTALLATION: ONCE THE ON-SITE RECYCLED WATER SYSTEM HAS BEEN PROPERLY INSPECTED AND PASSED PRESSURE AND CROSS CONNECTION TESTING, A METER MAY BE INSTALLED. THE METER MUST BE PURCHASED FROM THE CITY OF ROSEVILLE AND INSTALLED BY CITY FORCES. COORDINATE METER PURCHASE AND INSTALLATION WITH THE ENVIRONMENTAL UTILITIES OR PARKS DEPARTMENT INSPECTOR.
18. NO CONNECTION SHALL BE MADE TO THE CITY'S EXISTING RECYCLED WATER SYSTEM UNTIL THE NEW FACILITIES HAVE BEEN SUCCESSFULLY PRESSURE AND CROSS CONNECTION TESTED. TAPS TO THE EXISTING RECYCLED SYSTEM WILL BE MADE BY CITY FORCES ONLY.
19. FAILURE TO COMPLY WITH ANY OR ALL OF THE ABOVE GUIDELINES VIOLATES THE CITY OF ROSEVILLE DESIGN AND CONSTRUCTION STANDARDS FOR RECYCLED WATER INFRASTRUCTURE AND WILL RESULT IN TERMINATION OF SERVICE UNTIL THE APPROPRIATE CORRECTIVE STEPS HAVE BEEN TAKEN.

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CITY OF ROSEVILLE

Professional Engineer Seal for Sam Stamas, No. C09885, State of California. Agency General Notes for Sierra Vista Apartments, 4950 Upland Drive, Roseville, CA 95747. Stamas Corp., 3007 Douglas Blvd, Ste 170, Roseville, CA 95661. Contact: Sam Stamas, PH: (916) 783-0330. NOT FOR CONSTRUCTION. Sheet C2.2, 3 of 28, 10-23-2025.

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UTILITY NOTE:
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

NOTICE TO CONTRACTOR - ORDER OF WORK:
 PRIOR TO THE START OF ANY CIVIL WORK, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES BY POT-HOLING AT ALL POINTS OF POTENTIAL CONFLICT WITH PROPOSED UTILITIES OR PROPOSED POINTS OF CONNECTION WITH EXISTING UTILITIES. IF THE ACTUAL LOCATIONS OF THE EXISTING UTILITIES FOUND IN THE FIELD ARE DIFFERENT FROM WHAT IS SHOWN ON THESE PLANS, THE CONTRACTOR SHALL CONTACT CWE IMMEDIATELY AND PROVIDE THE ACTUAL LOCATION INFORMATION. CWE WILL VERIFY IF THERE ARE ANY CONFLICTS WITH THE IMPROVEMENTS AND WILL PROVIDE MODIFICATIONS TO THE DESIGN TO MITIGATE THE CONFLICTS IF ANY CONFLICTS EXIST.

NOTE:
 REFER TO TITLE SHEET C1 FOR THE PROJECT FLOOD ZONE, BASIS OF BEARING, AND PROJECT DATUM.

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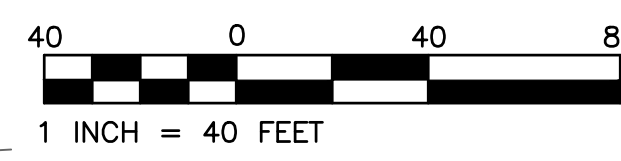
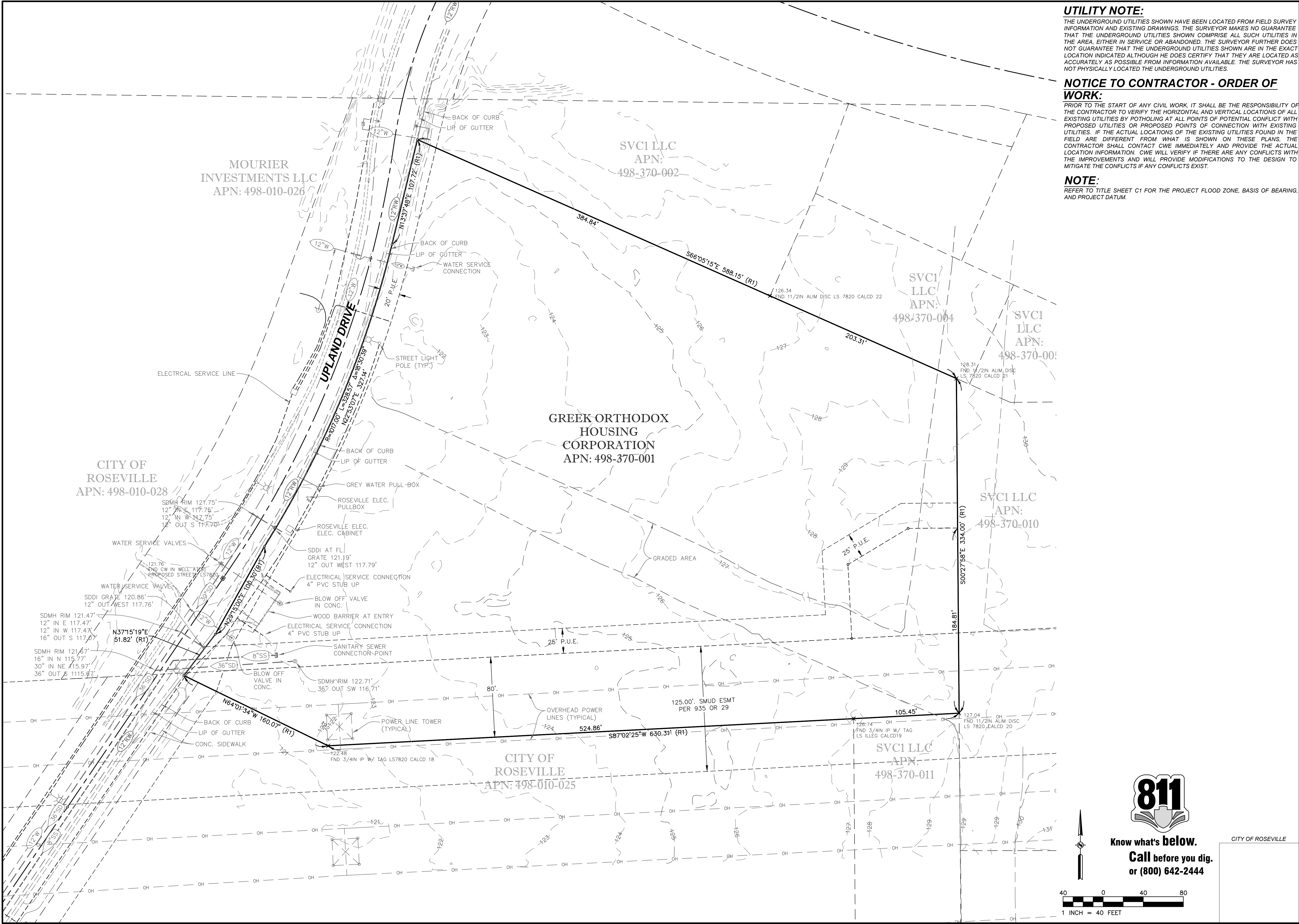


STAMAS CORP.
 3007 DOUGLAS BLVD, STE 170
 ROSEVILLE, CA 95661
 CONTACT: SAM STAMAS
 PH: (916) 783-0330

SIERRA VISTA APARTMENTS
 4950 UPLAND DRIVE
 ROSEVILLE, CA 95747

EXISTING CONDITIONS

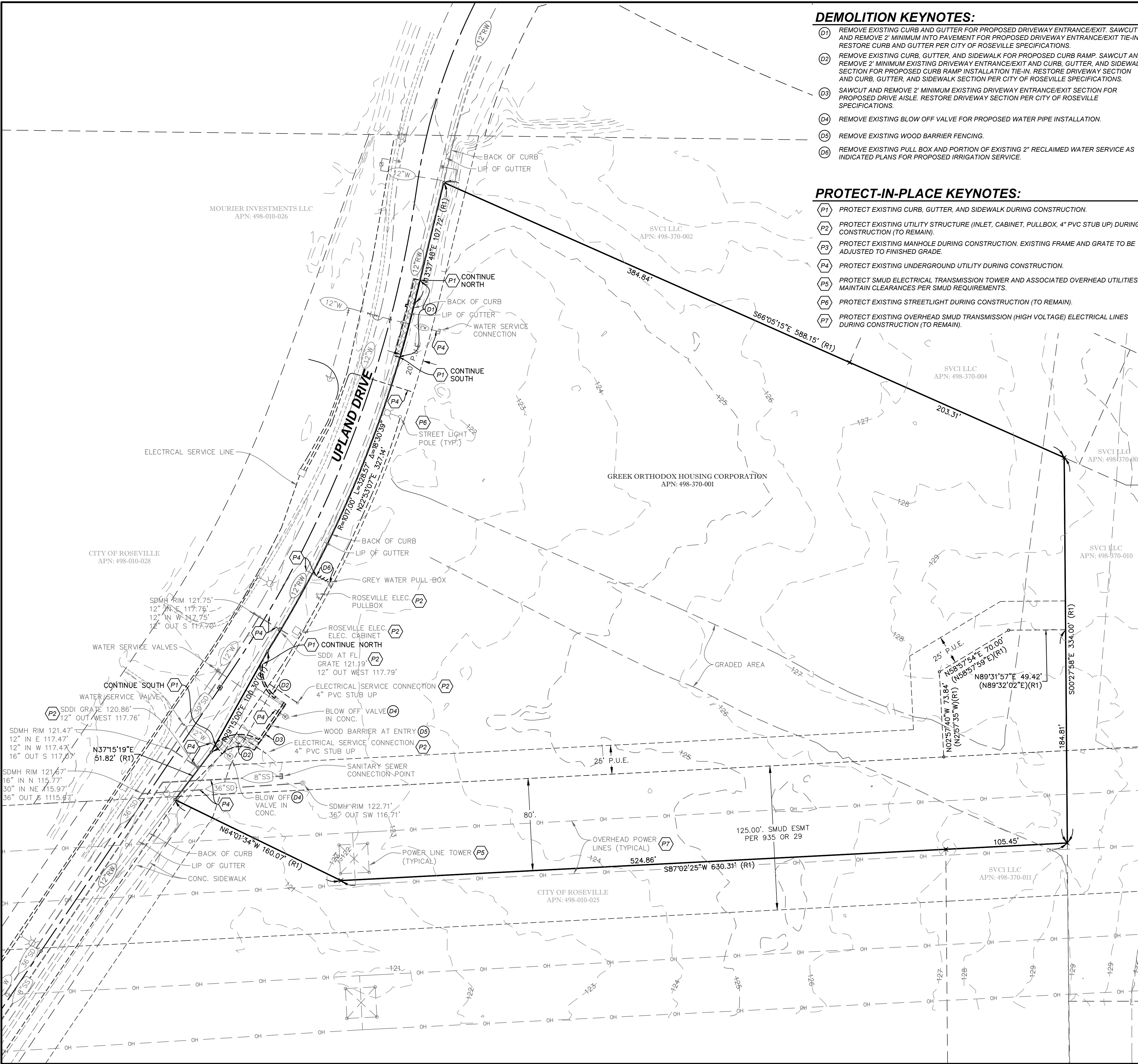
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CITY OF ROSEVILLE

CWE PROJECT R24102 - SIERRA VISTA APARTMENTS - 4950 UPLAND DRIVE, ROSEVILLE, CA 95747

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DEMOLITION KEYNOTES:

- (D1) REMOVE EXISTING CURB AND GUTTER FOR PROPOSED DRIVEWAY ENTRANCE/EXIT. SAWCUT AND REMOVE 2' MINIMUM INTO PAVEMENT FOR PROPOSED DRIVEWAY ENTRANCE/EXIT TIE-IN. RESTORE CURB AND GUTTER PER CITY OF ROSEVILLE SPECIFICATIONS.
- (D2) REMOVE EXISTING CURB, GUTTER, AND SIDEWALK FOR PROPOSED CURB RAMP. SAWCUT AND REMOVE 2' MINIMUM EXISTING DRIVEWAY ENTRANCE/EXIT AND CURB, GUTTER, AND SIDEWALK SECTION FOR PROPOSED CURB RAMP INSTALLATION TIE-IN. RESTORE DRIVEWAY SECTION AND CURB, GUTTER, AND SIDEWALK SECTION PER CITY OF ROSEVILLE SPECIFICATIONS.
- (D3) SAWCUT AND REMOVE 2' MINIMUM EXISTING DRIVEWAY ENTRANCE/EXIT SECTION FOR PROPOSED DRIVE AISLE. RESTORE DRIVEWAY SECTION PER CITY OF ROSEVILLE SPECIFICATIONS.
- (D4) REMOVE EXISTING BLOW OFF VALVE FOR PROPOSED WATER PIPE INSTALLATION.
- (D5) REMOVE EXISTING WOOD BARRIER FENCING.
- (D6) REMOVE EXISTING PULL BOX AND PORTION OF EXISTING 2" RECLAIMED WATER SERVICE AS INDICATED PLANS FOR PROPOSED IRRIGATION SERVICE.

PROTECT-IN-PLACE KEYNOTES:

- (P1) PROTECT EXISTING CURB, GUTTER, AND SIDEWALK DURING CONSTRUCTION.
- (P2) PROTECT EXISTING UTILITY STRUCTURE (INLET, CABINET, PULLBOX, 4" PVC STUB UP) DURING CONSTRUCTION (TO REMAIN).
- (P3) PROTECT EXISTING MANHOLE DURING CONSTRUCTION. EXISTING FRAME AND GRATE TO BE ADJUSTED TO FINISHED GRADE.
- (P4) PROTECT EXISTING UNDERGROUND UTILITY DURING CONSTRUCTION.
- (P5) PROTECT SMUD ELECTRICAL TRANSMISSION TOWER AND ASSOCIATED OVERHEAD UTILITIES. MAINTAIN CLEARANCES PER SMUD REQUIREMENTS.
- (P6) PROTECT EXISTING STREETLIGHT DURING CONSTRUCTION (TO REMAIN).
- (P7) PROTECT EXISTING OVERHEAD SMUD TRANSMISSION (HIGH VOLTAGE) ELECTRICAL LINES DURING CONSTRUCTION (TO REMAIN).

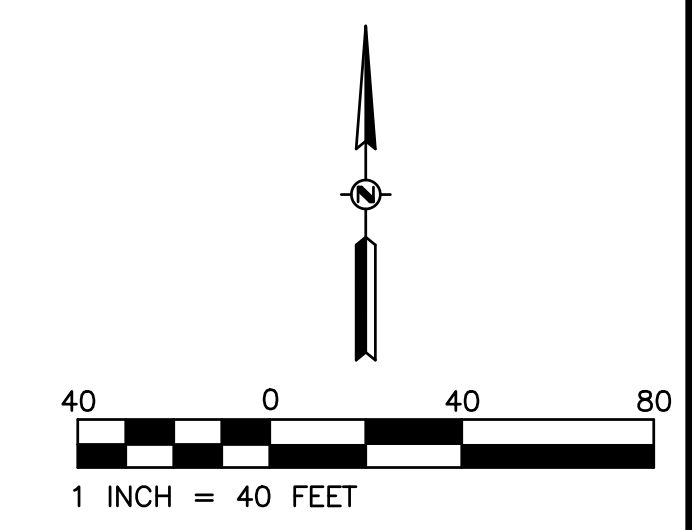
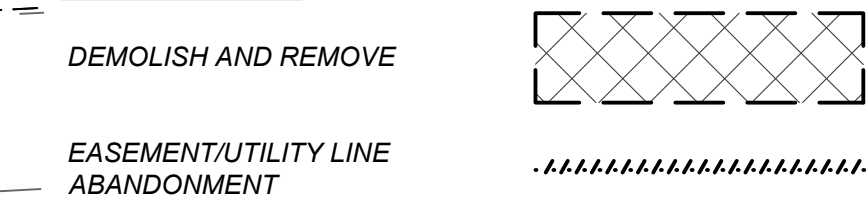
DEMOLITION PLAN NOTES:

1. SAWCUT AND REMOVE EXISTING ASPHALT PAVEMENT AND PORTLAND CEMENT CONCRETE SIDEWALKS AND CURB AND GUTTERS WITHIN THE LIMITS OF DEMOLITION. ENGINEER SHALL VERIFY LIMITS OF DEMOLITION. PROTECT EXISTING PAVEMENTS AND IMPROVEMENTS TO REMAIN.
2. THE DISPOSAL OF ALL DEBRIS IS THE RESPONSIBILITY OF THE CONTRACTOR AND IT SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE CITY, COUNTY, STATE AND FEDERAL REGULATIONS. ANY PERMITS REQUIRED FOR SUCH DISPOSAL ARE THE RESPONSIBILITY OF THE CONTRACTOR.
3. SAWCUT ASPHALT 2' MIN FROM (E) CURB, (P) CURB OR AS OTHERWISE SHOWN ON PLANS.
4. ALL EXISTING STRIPING AND MARKINGS TO BE REMOVED SHALL BE REMOVED BY WET SANDBLASTING OR GRINDING. PAVEMENT LEGENDS AND ARROWS THAT ARE REMOVED SHALL BE REMOVED IN A BLOCK PATTERN. ALL STRIPING AND MARKING REMOVAL AREAS SHALL BE TREATED WITH AN APPROVED PAVEMENT SEALER.
5. REMOVE EXISTING VEGETATION, MULCH, IRRIGATION, AND OTHER AS REQUIRED IN AREA OF PROJECT IMPROVEMENTS. CAP AND RELOCATE IRRIGATION AS NEEDED. SEE LANDSCAPE PLANS.
6. EXISTING FACILITIES (e.g. IRRIGATION, ELECTRICAL) TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. SEE APPLICABLE LANDSCAPE, ELECTRICAL AND ARCHITECTURAL PLANS.
7. REMOVE EXISTING PCC TO LIMITS SHOWN. SAWCUT AT EXISTING SCORE AND/OR EXPANSION JOINTS WHEN POSSIBLE.
8. ANY WORK IN THE CITY ROW SHALL REQUIRE A TRAFFIC CONTROL PLAN PRIOR TO THE ISSUANCE OF ANY PERMIT.
9. ANY PAVEMENT CUT AND REPAIR WITHIN THE CITY ROW SHALL BE REPAIRED PER CITY STANDARDS.
10. THE CONTRACTOR SHALL COMPLY WITH PROVISIONS OF THE SAFETY AND HEALTH REGULATION FOR CONSTRUCTION, PROMULGATED BY THE SECRETARY OF LABOR UNDER SECTION 107 OF THE CONTRACT WORK HOURS AND SAFETY STANDARDS ACT (40 USC 327 ET SEQ.) AS SET FORTH IN TITLE 29, C.F.R., CALIFORNIA, AND THE REGULATIONS ISSUED THEREUNDER. COMPLIANCE SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY.
11. THE CONTRACTOR SHALL COMPLY WITH CURRENT CALIFORNIA FIRE CODE (CFC), CALIFORNIA CODE OF REGULATIONS, (CCR) TITLE 24, PART 9, ARTICLE 97 - FIRE SAFETY DURING CONSTRUCTION ALTERATION OR DEMOLITION OF A BUILDING, SECTION 8706 - FIRE SAFETY DURING DEMOLITION.
12. CONTRACTOR SHALL PREPARE A DEMOLITION PLAN SCHEDULE TO IDENTIFY THE SEQUENCE OF SUCH WORK AND SUPPORTING DOCUMENTATION INCLUDING A RECYCLING PLAN, ANTICIPATED HAZARDOUS MATERIALS AND ABATEMENT PROCEDURES, NAME AND CERTIFICATION FOR THE INTENDED DISPOSAL AND/OR RECYCLING FACILITIES, AND DEMOLITION SAFETY PLAN. CONTRACTOR SHALL SCHEDULE ALL WORK TO COINCIDE WITH NEW CONSTRUCTION, MOVING AND FACILITY OCCUPANCY. DEMOLITION PLAN SHALL BE ACCEPTED BY THE OWNER PRIOR TO COMMENCING DEMOLITION WORK OF EXISTING STRUCTURES.
13. THE CONTRACTOR SHALL PROVIDE 72 HOUR NOTICE TO THE OWNER AND ANY AFFECTED UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY DEMOLITION ACTIVITIES.
14. EXISTING UTILITIES: LOCATE, IDENTIFY, DISCONNECT AND SEAL OR CAP OFF INDICATED UTILITIES TO BE DEMOLISHED.
15. PROTECT EXISTING LANDSCAPING AND IRRIGATION MATERIALS, APPURTENANCES, AND STRUCTURES WHICH ARE NOT TO BE DEMOLISHED. PROVIDE TEMPORARY IRRIGATION TO LANDSCAPING WHEN IRRIGATION SUPPLY IS DISRUPTED DURING CONSTRUCTION.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING MOVEMENT OR SETTLEMENT OF ADJACENT STRUCTURES, AND PROTECTION OF ADJACENT UNDERGROUND UTILITIES. CONTRACTOR SHALL PROVIDE BRACING AND SHORING WHEN REQUIRED.
17. EXISTING UTILITIES TO BE REMOVED: DEMOLISH AND REMOVE EXISTING BELOW GRADE UTILITIES UNLESS OTHERWISE NOTED.
18. REMOVE MATERIALS TO BE RE-INSTALLED OR RETAINED IN MANNER TO PREVENT DAMAGE. STORE AND PROTECT.
19. BACKFILL OPEN PITS AND HOLES CAUSED AS A RESULT OF DEMOLITION WITH EXCESS SOIL ON SITE PER RECOMMENDATIONS CONTAINED IN THE SOILS REPORT FOR BACKFILL MATERIAL.
20. UNIFORMLY ROUGH GRADE AND COMPACT AREAS AFFECTED BY DEMOLITION TO MAINTAIN SITE GRADES AND CONTOURS.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF CONSTRUCTION AREA AND PROTECTION OF PUBLIC SAFETY DURING ALL TIMES DURING DEMOLITION WORK.
22. HAZARDOUS MATERIALS:
 - A. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS, PROCEDURES, AND ABATEMENT SPECIFICATIONS FOR THE SAFE REMOVAL OF HAZARDOUS WASTE MATERIALS.
 - B. IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB. NOTIFY ENGINEER & ARCHITECT.
 - C. CONFORM TO APPLICABLE REGULATORY PROCEDURES WHEN DISCOVERING HAZARDOUS OR CONTAMINATED MATERIALS.

NOTES:

1. SEE NOTICE TO CONTRACTOR ON SHEET C1 FOR POTHOLING RECOMMENDATIONS.
2. GEOTECHNICAL RECOMMENDATIONS FOR SITE WORK SHALL BE IMPLEMENTED. SEE SHEET C1 FOR GEOTECHNICAL REPORT INFORMATION.

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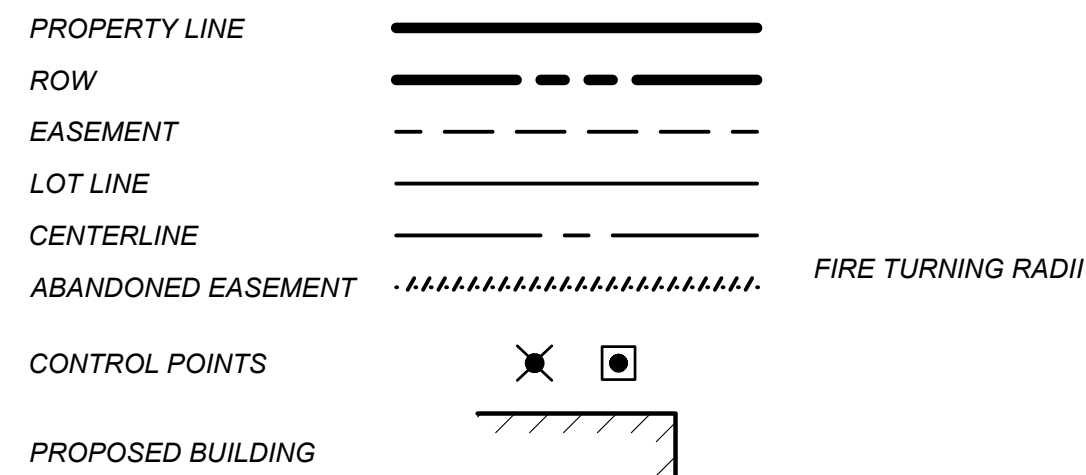


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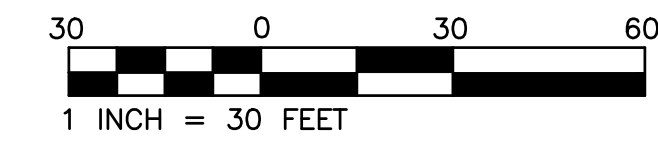
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SIERRA VISTA APARTMENTS 4950 UPLAND DRIVE ROSEVILLE, CA 95747 DEMOLITION PLAN													
Sheet C4 5 of 28 10-23-2025													

CME PROJECT R24102 - SIERRA VISTA APARTMENTS - 4950 UPLAND DRIVE, ROSEVILLE, CA 95747

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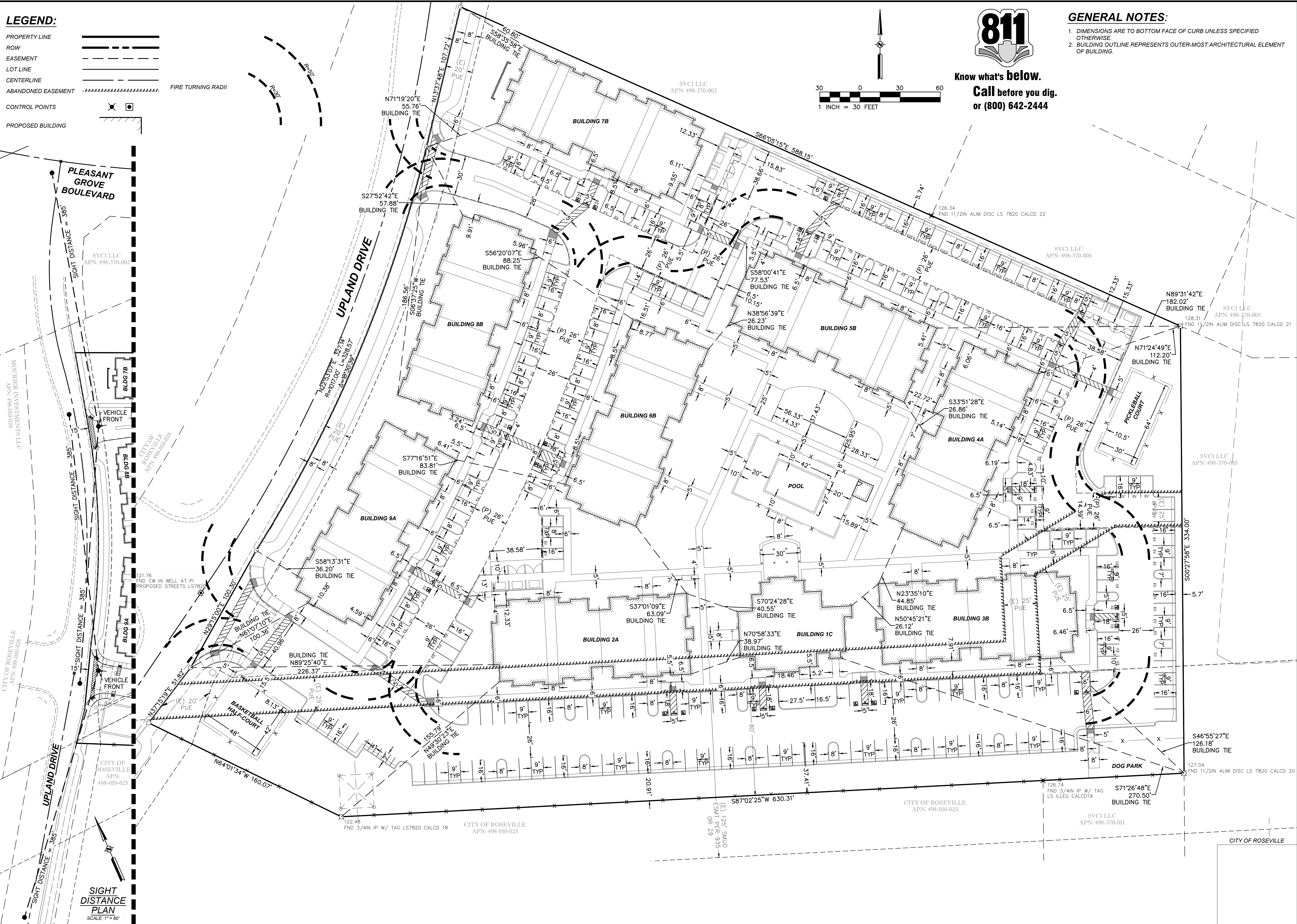


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GENERAL NOTES:

- DIMENSIONS ARE TO BOTTOM FACE OF CURB UNLESS SPECIFIED OTHERWISE.
- BUILDING OUTLINE REPRESENTS OUTER-MOST ARCHITECTURAL ELEMENT OF BUILDING.



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SIERRA VISTA APARTMENTS
4950 UPLAND DRIVE
ROSEVILLE, CA 95747
HORIZONTAL CONTROL PLAN 1

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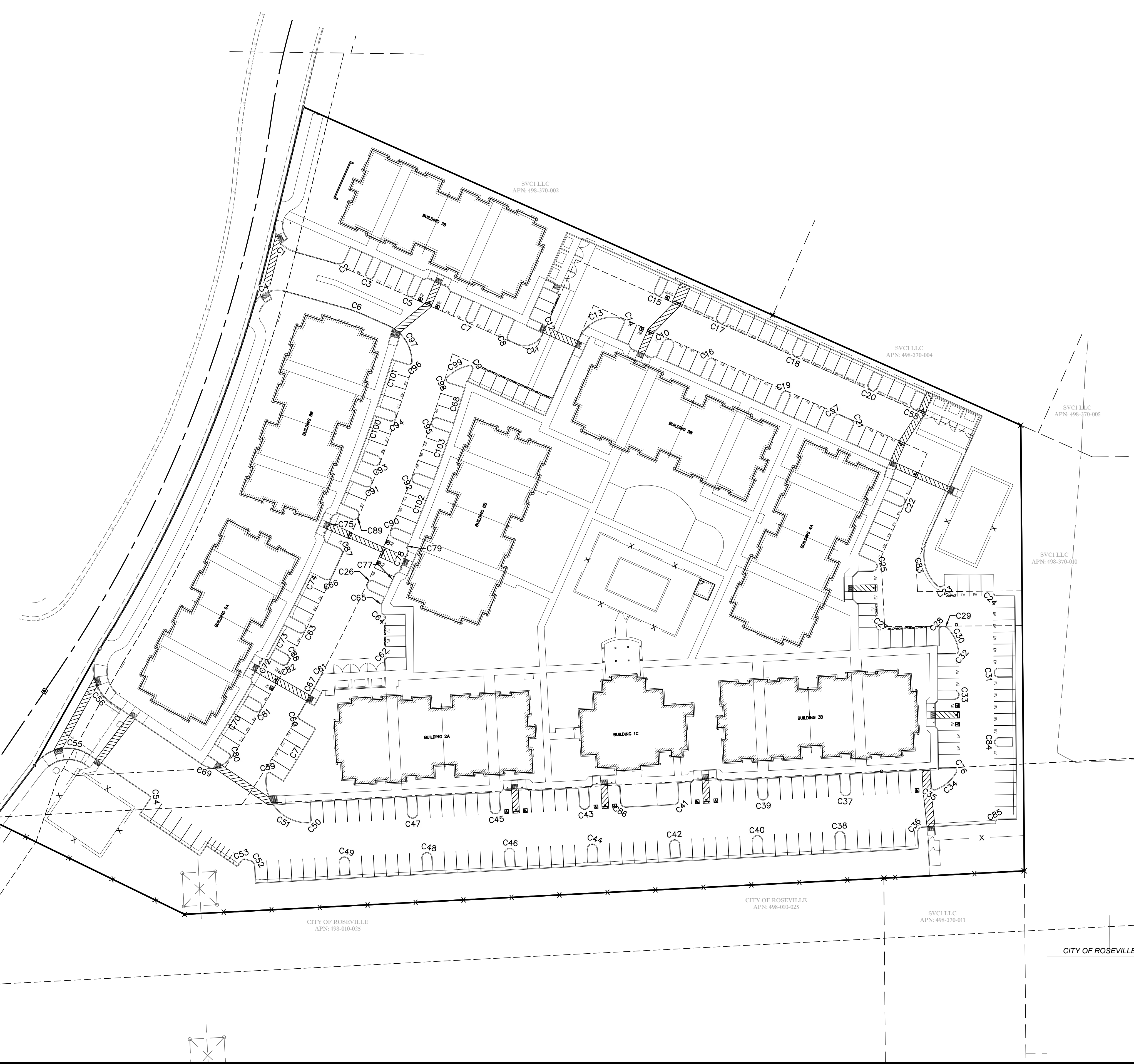
CWE PROJECT R24102 - SIERRA VISTA APARTMENTS - 4950 UPLAND DRIVE, ROSEVILLE, CA 95747

CURVE TABLE

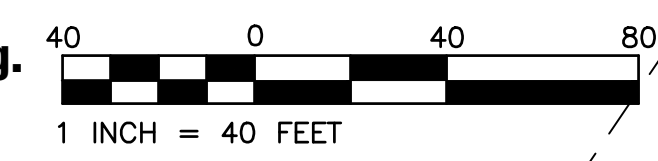
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	30.72'	20.00'	87°59'41"	N30°18'06"W	27.78'
C2	7.14'	5.00'	81°47'15"	S64°48'26"W	6.55'
C3	9.42'	3.00'	180°00'00"	S66°05'15"E	6.00'
C4	31.17'	20.00'	89°17'53"	S61°03'08"W	28.11'
C5	11.00'	3.50'	180°00'06"	S66°05'15"E	7.00'
C6	14.33'	100.00'	8°12'41"	N70°11'35"W	14.32'
C7	11.00'	3.50'	180°00'10"	S66°05'15"E	7.00'
C8	4.71'	3.00'	90°00'00"	N21°05'15"W	4.24'
C9	5.43'	2.50'	124°32'58"	N38°21'44"W	4.43'
C10	14.14'	4.50'	180°00'00"	N66°05'15"W	9.00'
C11	23.56'	15.00'	89°59'54"	N68°54'45"E	21.21'
C12	4.71'	3.00'	90°00'00"	N21°05'15"W	4.24'
C13	39.19'	27.00'	83°09'18"	S65°29'24"W	35.84'
C14	4.23'	2.50'	96°50'42"	N24°30'36"W	3.74'
C15	11.00'	3.50'	180°00'00"	S66°05'13"E	7.00'
C16	5.50'	3.50'	90°00'00"	S68°54'45"W	4.95'
C17	12.57'	4.00'	180°00'00"	N66°05'15"W	8.00'
C18	12.57'	4.00'	180°00'00"	N66°05'15"W	8.00'
C19	5.50'	3.50'	90°00'00"	S68°54'45"W	4.95'
C20	12.57'	4.00'	180°00'00"	N66°05'15"W	8.00'
C21	5.50'	3.50'	90°00'00"	N21°05'15"W	4.95'
C22	12.57'	4.00'	179°59'52"	N23°54'45"E	8.00'
C23	8.06'	3.50'	132°01'18"	N65°32'41"E	6.40'
C24	3.93'	2.50'	90°00'00"	S45°27'58"E	3.54'
C25	10.86'	4.00'	155°37'17"	N11°43'24"E	7.82'
C26	6.27'	4.00'	89°48'13"	S69°46'22"W	5.65'
C27	3.93'	2.50'	90°00'00"	N45°27'58"W	3.54'
C28	3.14'	2.00'	90°00'00"	S44°32'02"W	2.83'
C29	1.89'	2.50'	43°12'53"	N68°51'32"W	1.84'
C30	19.46'	27.50'	40°32'22"	N26°58'54"W	19.05'
C31	5.50'	3.50'	90°00'00"	S45°27'58"E	4.95'
C32	4.20'	2.50'	96°14'45"	N41°24'40"E	3.72'
C33	11.00'	3.50'	180°00'00"	N00°27'58"W	7.00'
C34	20.70'	29.50'	40°12'24"	N50°20'55"E	20.28'
C35	4.65'	2.50'	106°35'18"	S56°15'14"E	4.01'
C36	6.28'	4.00'	90°00'00"	N42°02'25"E	5.66'
C37	6.28'	4.00'	90°00'00"	S47°57'35"E	5.66'
C38	6.28'	4.00'	90°00'00"	S47°57'35"E	5.66'
C39	6.28'	4.00'	90°00'00"	S47°57'35"E	5.66'
C40	6.28'	4.00'	90°00'00"	S47°57'35"E	5.66'
C41	6.28'	4.00'	90°00'00"	N42°02'25"E	5.66'
C42	6.28'	4.00'	90°00'00"	S47°57'35"E	5.66'
C43	6.28'	4.00'	90°00'00"	N42°02'25"E	5.66'
C44	6.28'	4.00'	90°00'00"	S47°57'35"E	5.66'
C45	6.28'	4.00'	90°00'00"	N42°02'25"E	5.66'
C46	6.28'	4.00'	90°00'00"	S47°57'35"E	5.66'
C47	6.28'	4.00'	90°00'00"	S47°57'35"E	5.66'
C48	6.28'	4.00'	90°00'00"	S47°57'35"E	5.66'
C49	6.28'	4.00'	90°00'00"	S47°57'35"E	5.66'
C50	4.03'	2.50'	92°20'13"	N43°12'32"E	3.61'
C51	54.29'	31.50'	98°45'19"	S41°14'42"E	47.82'
C52	6.40'	5.00'	73°18'17"	N39°36'39"W	5.97'
C53	3.64'	3.00'	69°35'38"	S68°56'31"W	3.42'
C54	3.93'	2.50'	90°00'00"	S10°51'13"E	3.54'
C55	38.50'	30.00'	73°31'51"	S87°22'51"W	35.91'
C56	33.83'	30.00'	64°36'10"	S23°33'08"E	32.06'
C57	5.50'	3.50'	90°00'00"	N68°54'45"E	4.95'
C58	12.57'	4.00'	180°00'00"	S66°05'15"E	8.00'

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C59	5.00'	2.50'	114°30'38"	S65°23'17"W	4.21'
C60	4.70'	3.00'	89°51'12"	S14°38'01"E	4.24'
C61	3.06'	3.00'	58°23'51"	S57°50'30"W	2.93'
C62	4.04'	2.50'	92°29'37"	N43°17'14"E	3.61'
C63	6.30'	4.00'	90°12'04"	N17°39'48"W	5.67'
C64	3.93'	2.50'	90°00'00"	S45°27'58"E	3.54'
C65	1.12'	2.50'	25°46'49"	N12°25'23"E	1.12'
C66	6.30'	4.00'	90°12'04"	N70°18'26"E	5.67'
C67	33.70'	1170.01'	1°39'00"	S29°28'05"W	33.69'
C68	28.38'	1186.51'	1°22'14"	N17°35'59"E	28.38'
C69	24.88'	15.00'	95°01'58"	S76°37'48"W	22.12'
C70	53.96'	1128.01'	2°44'28"	N31°30'14"E	53.96'
C71	45.62'	1186.01'	2°12'13"	S31°32'29"W	45.61'
C72	17.11'	1126.01'	0°52'14"	N29°35'53"E	17.11'
C73	27.96'	1128.01'	1°25'13"	N28°21'10"E	27.96'
C74	36.00'	1128.01'	1°49'43"	N26°19'19"E	36.00'
C75	17.11'	1126.01'	0°52'14"	N23°30'10"E	17.11'
C76	5.27'	2.50'	120°42'41"	N30°06'38"W	4.35'
C77	11.78'	1186.01'	0°34'10"	N24°23'28"E	11.78'
C78	17.00'	1188.01'	0°49'12"	N23°35'55"E	17.00'
C79	2.66'	1186.00'	0°07'43"	N23°01'34"E	2.66'
C80	3.76'	2.50'	86°14'21"	S14°00'22"E	3.42'
C81	6.30'	4.00'	90°12'01"	N75°56'42"E	5.67'
C82	6.30'	4.00'	90°12'04"	N73°54'49"E	5.67'
C83	38.52'	30.50'	72°21'25"	S12°15'58"E	36.01'
C84	11.00'	3.50'	180°00'00"	S00°27'58"E	7.00'
C85	4.71'	3.00'	90°00'00"	S44°32'02"W	4.24'
C86	6.28'	4.00'	90°00'00"	S47°57'35"E	5.66'
C87	6.30'	4.00'	90°12'04"	N20°48'45"W	5.67'
C88	6.30'	4.00'	90°12'04"	N16°20'33"W	5.67'
C89	6.30'	4.00'	90°12'04"	N67°49'06"E	5.67'
C90	6.27'	4.00'	89°48'17"	N67°40'04"E	5.65'
C91	6.30'	4.00'	90°12'05"	N66°29'52"E	5.67'
C92	6.27'	4.00'	89°48'17"	N24°17'25"W	5.65'
C93	6.30'	4.00'	90°12'01"	N65°38'01"E	5.67'
C94	6.30'	4.00'	90°12'01"	N63°51'21"E	5.67'
C95	5.49'	3.50'	89°48'17"	N26°26'42"W	4.94'
C96	4.69'	2.50'	107°29'37"	N52°58'30"E	4.03'
C97	34.20'	30.00'	65°18'57"	N33°25'47"W	32.38'
C98	5.10'	2.50'	116°50'52"	S14°38'15"E	4.26'
C99	19.56'	31.50'	35°34'35"	S61°34'29"W	19.25'
C100	44.00'	1128.01'	2°14'06"	N20°04'27"E	44.00'
C101	36.00'	1128.01'	1°49'43"	N17°38'10"E	36.00'
C102	36.49'	1186.01'	1°45'47"	N21°41'19"E	36.49'



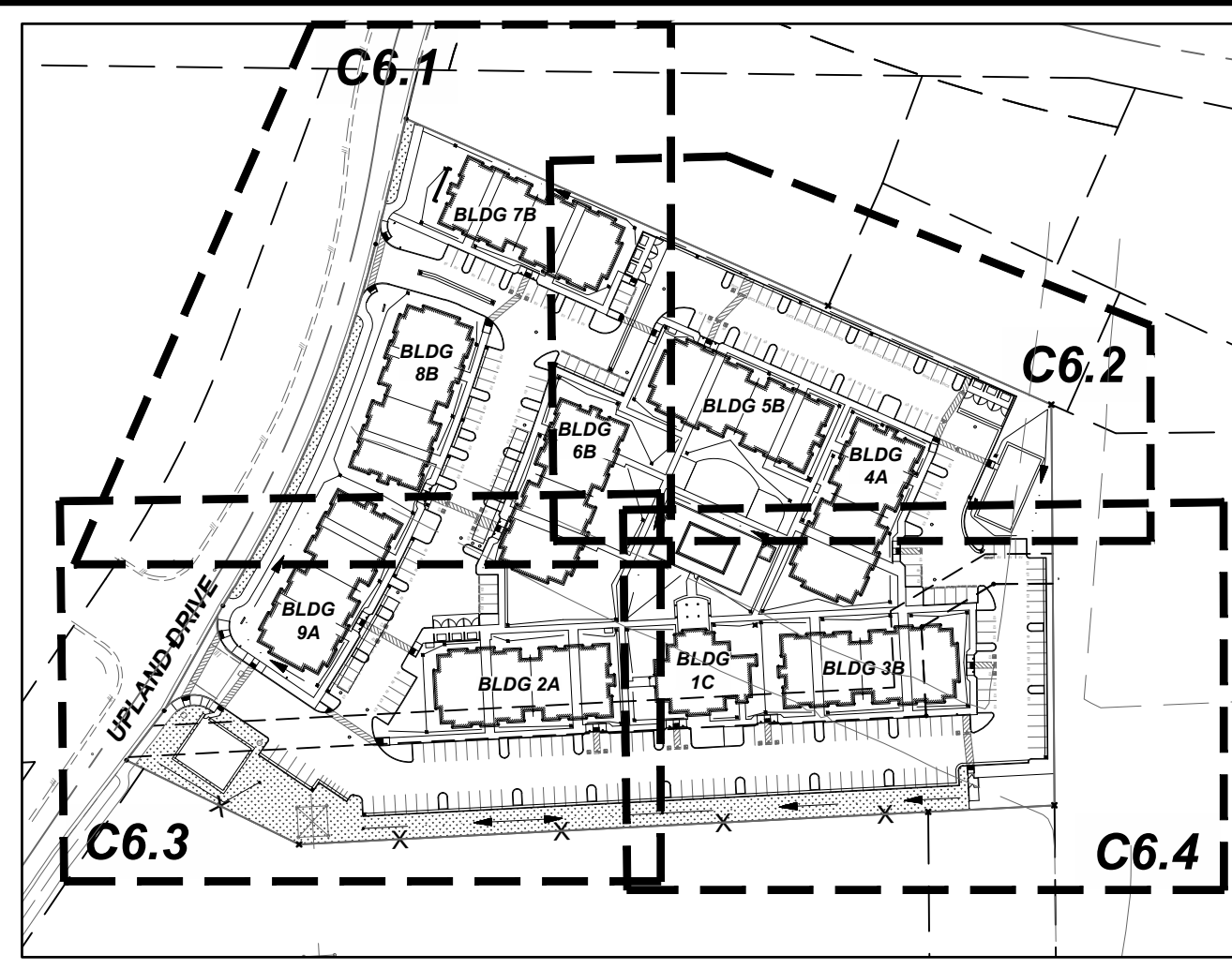
Know what's below.
Call before you dig.
or (800) 642-2444



	DESIGN	GA	TSM	CHECK NO.	BY	DATE	APPROVD
	DRAWN	GA	TSM	REVISION	BY	DATE	
QUANT.			0		ORIGINAL SCALE IS IN INCHES		
NOT FOR CONSTRUCTION							
STAMAS CORP. 3007 DOUGLAS BLVD, STE 170 ROSEVILLE, CA 95661 CONTACT: SAM STAMAS PH: (916) 783-0330							
SIERRA VISTA APARTMENTS 4950 UPLAND DRIVE ROSEVILLE, CA 95747 HORIZONTAL CONTROL PLAN 2							
Sheet C5.2 7 of 28 10-23-2025							

W:\2024\Projects\R24102_Sierra Vista Apartments\WORKING\CAD\C5-HORIZ_CONTROL-R24102.dwg Oct. 24, 2025--11:32: am

CWE PROJECT R24102 - SIERRA VISTA APARTMENTS - 4950 UPLAND DRIVE, ROSEVILLE, CA 95747

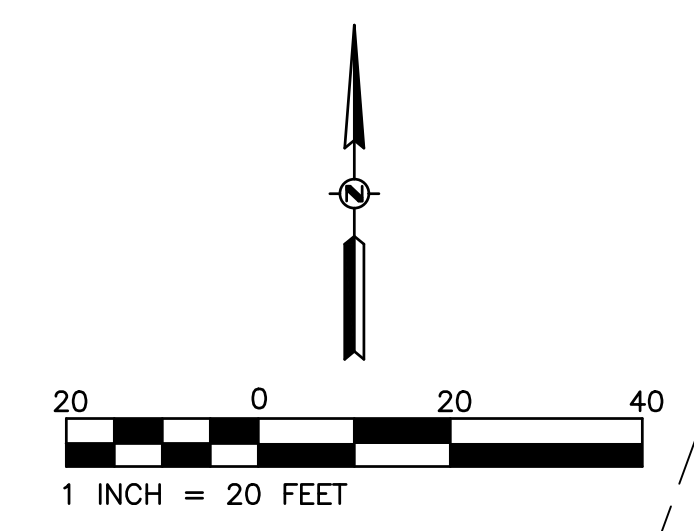


KEY MAP
SCALE: 1"=150'

PIPE #	SIZE	LENGTH	MATERIAL	SLOPE
SD7	18"	34 LF	HDPE	0.50%
SD8	18"	31 LF	HDPE	0.50%
SD9	12"	44 LF	HDPE	0.50%
SD10	12"	33 LF	HDPE	0.50%
SD11	12"	64 LF	HDPE	0.50%
SD12	12"	38 LF	HDPE	0.50%
SD13	12"	65 LF	HDPE	0.50%
SD22	12"	14 LF	HDPE	0.50%
SD23	12"	68 LF	HDPE	0.50%
SD24	6"	9 LF	HDPE	0.50%
SD25	6"	9 LF	HDPE	0.50%
SD26	6"	20 LF	HDPE	0.50%
SD27	12"	42 LF	HDPE	0.50%
SD28	6"	49 LF	HDPE	0.50%
SD29	6"	21 LF	HDPE	1.05%
SD30	6"	49 LF	HDPE	0.50%
SD40	18"	11 LF	HDPE	-7.23%
SD41	18"	3 LF	HDPE	0.50%
SD42	24"	3 LF	HDPE	0.50%
SD67	12"	38 LF	HDPE	0.50%
SD68	6"	37 LF	HDPE	0.50%
SD90	18"	5 LF	HDPE	0.47%
SD91	18"	57 LF	HDPE	0.50%
SD92	18"	61 LF	HDPE	0.50%
SD93	12"	10 LF	HDPE	0.50%
SD94	12"	66 LF	HDPE	0.50%
SD100	6"	9 LF	HDPE	0.50%
SD101	6"	11 LF	HDPE	2.33%
SD102	6"	15 LF	HDPE	1.64%
SD103	12"	23 LF	RCP	0.38%
SD104	6"	55 LF	HDPE	0.50%
SD105	6"	31 LF	HDPE	0.50%
SD106	6"	59 LF	HDPE	0.50%
SD107	6"	57 LF	HDPE	0.50%

GENERAL NOTE:

PRIOR TO THE COMMENCEMENT OF GRADING OPERATIONS, THE CONTRACTOR SHALL IDENTIFY THE SITE WHERE THE BORROW EARTHEN MATERIAL SHALL BE IMPORTED. IF THE BORROW SITE IS WITHIN THE CITY OF ROSEVILLE, THE CONTRACTOR SHALL PRODUCE A REPORT ISSUED BY A GEOTECHNICAL ENGINEER TO VERIFY THAT THE EXPORTED MATERIALS ARE SUITABLE FOR THE INTENDED FILL, AND SHALL SHOW PROOF OF ALL APPROVED GRADING PLANS. HAUL ROUTES TO BE USED SHALL BE SPECIFIED.

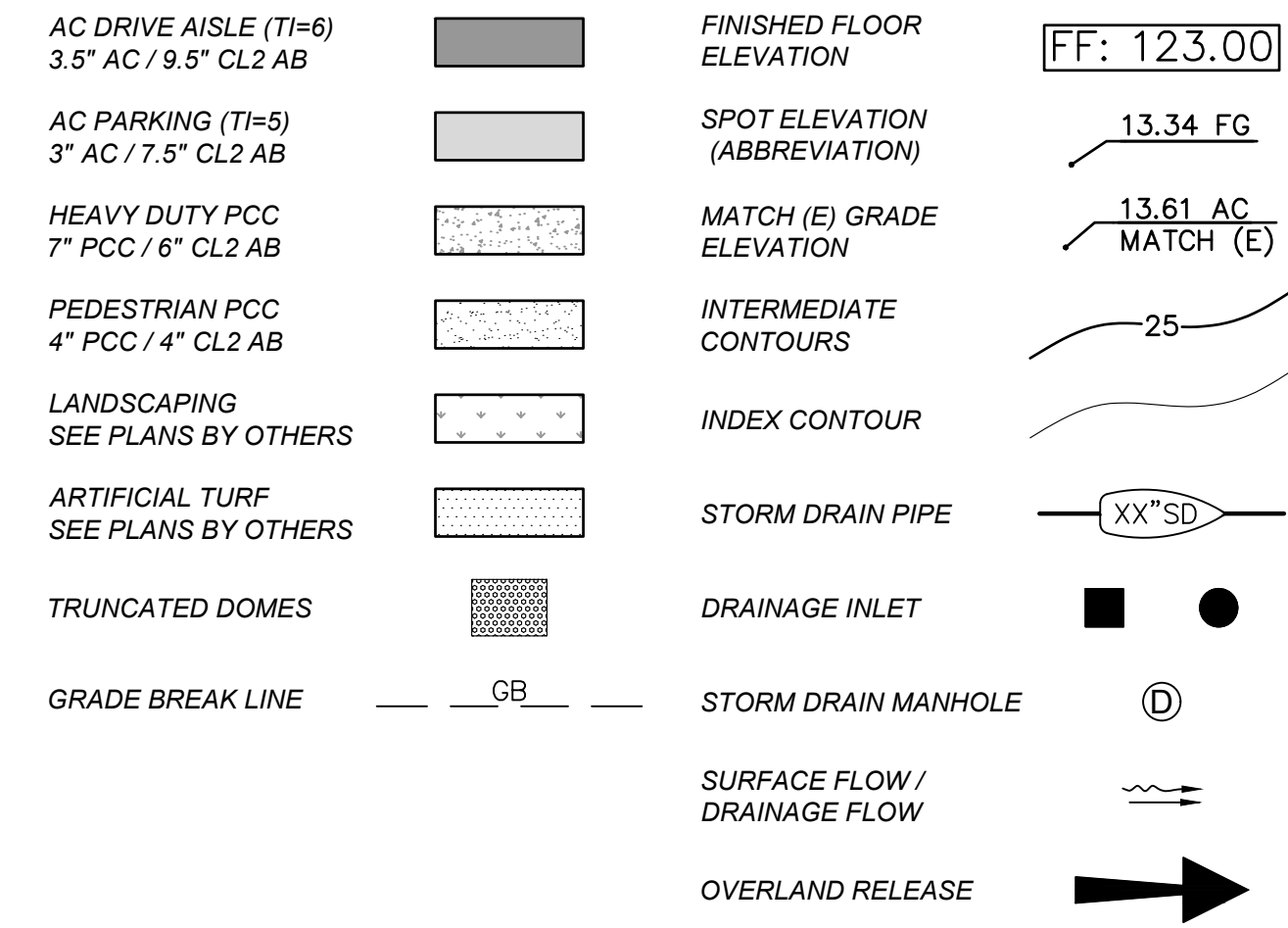


SEE SHEET C9 FOR PUBLIC SEWER, WATER, & STORM DRAIN INSTALLATION WITHIN THE NEW P.U.E.

GENERAL GRADING AND DRAINAGE NOTES:

- ALL VALVES, MANHOLES, CLEANOUTS, D/S, PULLBOXES, ETC. WITHIN LIMITS OF CONSTRUCTION TO BE ADJUSTED TO FINISH GRADE AS NEEDED.
- GRADING, PAVING, AND EARTHWORK SHALL BE IN ACCORDANCE WITH PROJECT GEOTECHNICAL REPORT AS LISTED ON SHEET C1.
- VERIFY ALL UTILITY LOCATIONS, PIPE ELEVATIONS, ETC. PRIOR TO CONSTRUCTION.
- THE ACCESSIBLE PATH OF TRAVEL SHALL SLOPE AT 5% MAX IN THE DIRECTION OF TRAVEL AND 2% MAX CROSS-SLOPE, PER CBC 11B-403 (UNLESS RAMPS ARE PROPOSED), WHERE THE ACCESSIBLE ROUTE MAKES A 90 DEGREE TURN, THE INTERMEDIATE CORNER SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION. RAMPS SHALL NOT BE GREATER THAN 8.33%.
- ALL ADA ACCESSIBLE PARKING SPACES SHALL HAVE SLOPES LESS THAN 2% IN ANY DIRECTION.
- SITE LIGHT LOCATIONS SHOWN FOR REFERENCE ONLY. VERIFY LOCATIONS WITH SITE ELECTRICAL PLANS.
- WARNING - SMUD 230 KV / 69 KV OVERHEAD TRANSMISSION LINES ARE LIVE - ELECTROCUTION POTENTIAL. PROJECT OWNER AND/OR CONTRACTOR SHALL TAKE ALL APPROPRIATE SAFETY MEASURES WHEN WORKING IN PROXIMITY TO ELECTRIC SUPPLY LINES. THIS INCLUDES COMPLIANCE WITH OSHA MINIMUM APPROACH DISTANCES TO ELECTRIC SUPPLY LINES AND THE PLACEMENT OF JOB SITE WARNING SIGNAGE. ON-SITE SMUD INSPECTION IS REQUIRED WHEN EXCAVATION WORK IS WITHIN 25 FEET OF ANY SMUD TRANSMISSION LINE STRUCTURE. CONTRACTOR SHALL CONTACT SMUD AT (916) 732-4990 TO SCHEDULE INSPECTION. 72-HOUR ADVANCE NOTICE IS REQUIRED. PROJECT OWNER AND/OR CONTRACTOR SHALL PROTECT SMUD FACILITIES DURING CONSTRUCTION AND NOTIFY SMUD IMMEDIATELY IF FACILITIES ARE DAMAGED.

LEGEND:



CONSTRUCTION KEYNOTES:

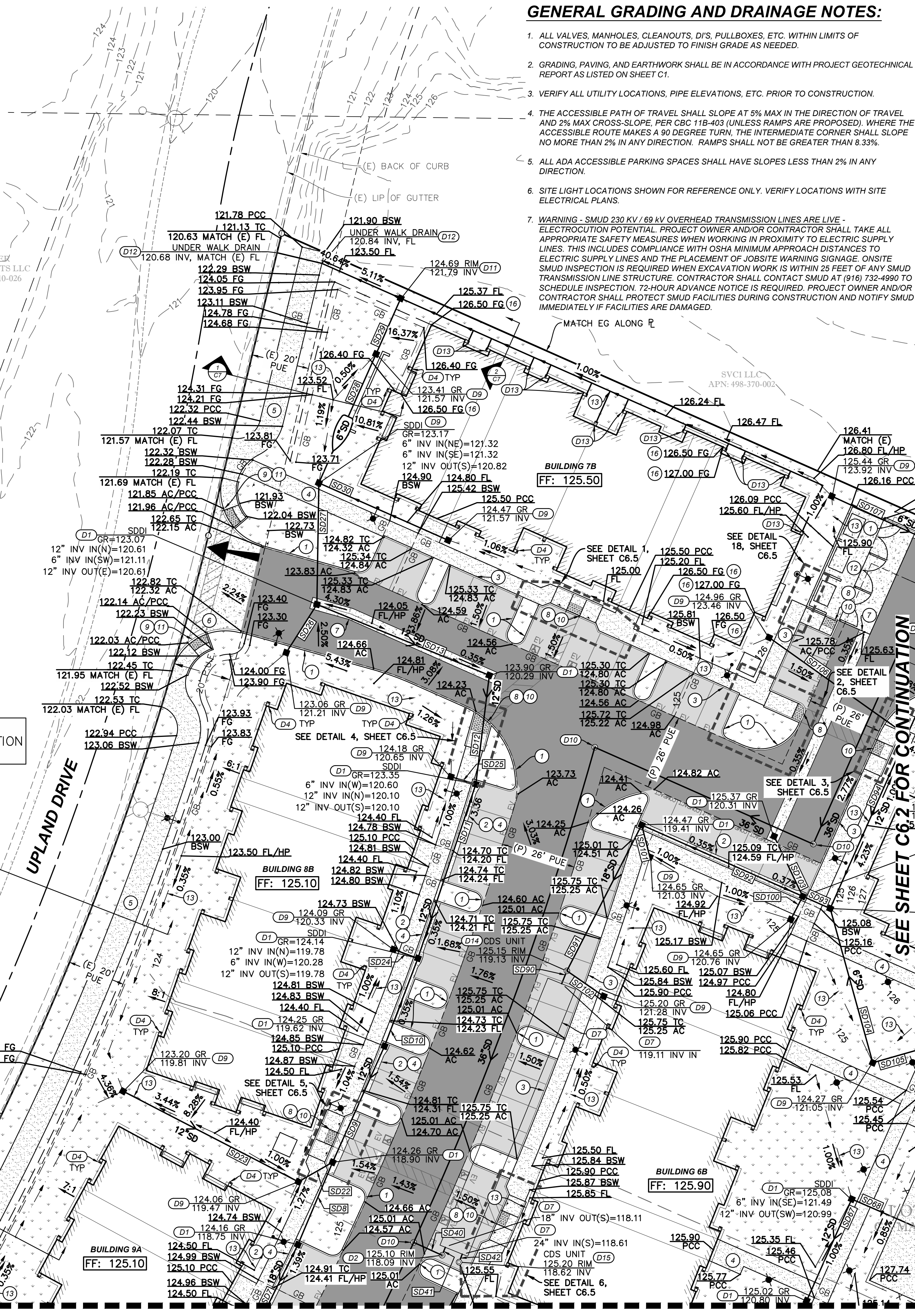
- CONSTRUCT ONSITE CONCRETE BARRIER CURB PER DETAIL 7, SHEET C13.1.
- CONSTRUCT ONSITE CONCRETE CURB & GUTTER PER DETAIL 8, SHEET C13.1.
- CONSTRUCT ONSITE MONOLITHIC CONCRETE CURB AND SIDEWALK PER DETAIL 1, SHEET C13.2.
- CONSTRUCT ONSITE CONCRETE SIDEWALK PER DETAIL 2, SHEET C13.2.
- CONSTRUCT DETACHED SIDEWALK PER CITY OF ROSEVILLE STANDARD ST-7.
- CONSTRUCT TYPE A-7 DRIVEWAY PER CITY OF ROSEVILLE, STANDARD ST-22.
- CONSTRUCT ONSITE 4'-WIDE REINFORCED CONCRETE VALLEY GUTTER PER DETAIL 3, SHEET C13.2.
- CONSTRUCT ONSITE ACCESSIBLE RAMP (FLARED, PERPENDICULAR, FLUSH PAN, COMBINATION) PER DETAILS 4-7, SHEET C13.2.
- CONSTRUCT CASE "C" PEDESTRIAN CURB RAMP AND TIE IN DETACHED SIDEWALK PER CITY OF ROSEVILLE STANDARD ST-27.
- PLACE ONSITE CAST-IN-PLACE TRUNCATED DOME RAMP PER DETAIL 8, SHEET C13.2.
- PLACE DETECTABLE WARNING (TRUNCATED DOME PANEL) PER CITY OF ROSEVILLE STANDARD ST-35.
- CONSTRUCT TRASH ENCLOSURE WITH REINFORCED CONCRETE APRON PER ARCHITECTURAL PLANS.
- CONSTRUCT DRAINAGE SWALE PER DETAIL 9, SHEET C13.2. SEE "FL" CALLOUTS FOR FLOW LINE ELEVATIONS.
- CONSTRUCT FENCE PER ARCHITECTURAL PLANS AND DETAILS.
- CONSTRUCT GATE PER ARCHITECTURAL PLANS AND DETAILS.
- INSTALL ELEVATED STORMWALL PER STRUCTURAL PLANS AND DETAILS.
- INSTALL PICKLEBALL COURT PER ARCHITECTURAL PLANS AND DETAILS.
- INSTALL BASKETBALL HALF COURT PER ARCHITECTURAL PLANS AND DETAILS.
- INSTALL DOG PARK PER ARCHITECTURAL PLANS AND DETAILS.

DRAINAGE KEYNOTES:

- INSTALL 24" NYLOPLAST DRAIN BASIN (OR APPROVED EQUIVALENT), INVERT ELEVATIONS (INV. IE) AS SHOWN PER PLAN. STRUCTURE AND GRATE FRAME SHALL WITHSTAND MINIMUM H-20 LOADING IN VEHICULAR AREAS. DRAIN BASIN WITH CURB & GUTTER SHALL BE 2' x 2' INLETS WITH STANDARD GRATE ORIENTATION. DOME GRATE TO BE USED IN LANDSCAPE AREAS.
- INSTALL JENSEN PRECAST STORM DRAIN MANHOLE (OR APPROVED EQUIVALENT), INVERT ELEVATIONS (INV. IE) SHOWN ON PLAN.
- CORE DRILL AND CONNECT INTO EXISTING STORM DRAIN MANHOLE WITH NEW 30" STORM DRAIN LINE. VERIFY ALL INVERT ELEVATIONS PRIOR TO CONNECTION. MORTAR AND FINISH CONCRETE PER CITY OF ROSEVILLE SPECIFICATIONS.
- INSTALL SPLASH BLOCK / RIP RAP AT ROOF DOWNSPOUT PER ARCHITECTURAL PLAN DETAILS. ROOF DOWNSPOUT LOCATIONS PER ARCHITECT.
- INSTALL 30" STORM DRAIN PIPE UP TO PROPERTY LINE. PLACE PLUG INSIDE PIPE FOR FUTURE CONTINUATION.
- INSTALL CONTECH CDS STORMWATER TREATMENT UNIT MODEL CDS2015-4-C PER DETAIL 1, SHEET C13.4.
- INSTALL ADS STORMTECH MODEL MC-7200 CHAMBERS PER DETAIL 1, SHEET C13.3.
- INSTALL ZURN Z886 TRENCH DRAIN. INSTALL BOTTOM OUTLET AND CONNECT INTO 12" STORM DRAIN PIPING WITH INVERT AS SHOWN PER PLAN.
- INSTALL 12" NYLOPLAST DRAIN BASIN (OR APPROVED EQUIVALENT), INVERT ELEVATIONS (INV. IE) AS SHOWN PER PLAN. STRUCTURE AND GRATE FRAME SHALL WITHSTAND MINIMUM H-20 LOADING IN VEHICULAR AREAS. DOME GRATE TO BE USED IN LANDSCAPE AREAS.
- INSTALL 48" STORM DRAIN MANHOLE PER CITY OF ROSEVILLE STANDARD DR-4.
- INSTALL 12" NYLOPLAST JUNCTION BOX (OR APPROVED EQUIVALENT), INVERT ELEVATIONS (INV. IE) AS SHOWN PER PLAN.
- INSTALL UNDER WALK DRAIN PER CITY OF ROSEVILLE STANDARD ST-42.
- APPROXIMATE 4" DOWNSPOUT LOCATION PER DETAIL 10, SHEET C13.2. ROOF DOWNSPOUT TO CONNECT TO STORM DRAIN SYSTEM. SEE ARCHITECTURAL PLANS FOR BUILDING POINT OF CONNECTION.
- INSTALL CONTECH CDS STORMWATER TREATMENT UNIT MODEL CDS2015-4-C PER DETAIL 2, SHEET C13.4.
- INSTALL CONTECH CDS STORMWATER TREATMENT UNIT MODEL CDS2015-4-C PER DETAIL 3, SHEET C13.4.

NOTE: ALL STORM DRAIN MATERIAL TO BE HDPE.

CITY OF ROSEVILLE



SEE SHEET C6.2 FOR CONTINUATION



Know what's below.
Call before you dig.
or (800) 642-2444

SEE SHEET C6.3 FOR CONTINUATION

NOT FOR CONSTRUCTION

BY	CHECK	NO.	DATE	APPROVED
GA	TSM			
DESIGN	GA	TSM		
DRAWN	GA	QUANT.		

STAMAS CORP.
 3007 DOUGLAS BLVD, STE 170
 ROSEVILLE, CA 95661
 CONTACT: SAM STAMAS
 PH: (916) 783-0330

SIERRA VISTA APARTMENTS
 4950 UPLAND DRIVE
 ROSEVILLE, CA 95747
GRADING, DRAINAGE, & PAVING PLAN 1

Sheet
C6.1
8 of 28
10-23-2025

WA: 2024 Projects\24102 Sierra Vista Apartments Working CAD_CB-GRADING PLAN-R24102.dwg Oct 24, 2025-11:33 am
 MOOREHEAD INVESTMENTS LLC APN: 498-010-026
 CITY OF ROSEVILLE APN: 498-010-028
 SIERRA VISTA APARTMENTS - 4950 UPLAND DRIVE, ROSEVILLE, CA 95747

STORM DRAIN PIPE TABLE				
PIPE #	SIZE	LENGTH	MATERIAL	SLOPE
SD67	12"	38 LF	HDPE	0.50%
SD68	6"	37 LF	HDPE	0.50%
SD74	6"	83 LF	HDPE	0.50%
SD75	6"	20 LF	HDPE	0.50%
SD80	12"	55 LF	HDPE	0.50%
SD81	12"	49 LF	HDPE	0.50%
SD82	12"	5 LF	HDPE	0.50%
SD83	12"	43 LF	HDPE	0.50%
SD84	12"	41 LF	HDPE	0.50%
SD92	18"	61 LF	HDPE	0.50%
SD93	12"	10 LF	HDPE	0.50%
SD94	12"	66 LF	HDPE	0.50%
SD95	12"	65 LF	HDPE	0.50%
SD96	12"	94 LF	HDPE	0.50%
SD97	12"	65 LF	HDPE	0.50%
SD100	6"	9 LF	HDPE	0.50%
SD101	6"	11 LF	HDPE	2.33%
SD103	12"	23 LF	RCP	0.38%
SD104	6"	55 LF	HDPE	0.50%
SD105	6"	31 LF	HDPE	0.50%
SD106	6"	59 LF	HDPE	0.50%
SD107	6"	57 LF	HDPE	0.50%
SD108	6"	65 LF	HDPE	0.50%
SD109	6"	66 LF	HDPE	0.50%
SD110	6"	12 LF	HDPE	0.50%
SD111	6"	40 LF	HDPE	0.50%
SD112	6"	27 LF	HDPE	0.50%

- DRAINAGE KEYNOTES:**
- (D1) INSTALL 24" NYLOPLAST DRAIN BASIN (OR APPROVED EQUIVALENT), INVERT ELEVATIONS (INV. IE) AS SHOWN PER PLAN. STRUCTURE AND GRATE FRAME SHALL WITHSTAND MINIMUM H-20 LOADING IN VEHICULAR AREAS. DRAIN BASINS WITHIN CURB & GUTTER SHALL BE 2' x 2' INLETS WITH STANDARD GRATE ORIENTATION. DOME GRATE TO BE USED IN LANDSCAPE AREAS.
 - (D2) INSTALL JENSEN PRECAST STORM DRAIN MANHOLE (OR APPROVED EQUIVALENT), INVERT ELEVATIONS (INV. IE) SHOWN ON PLAN.
 - (D3) CORE DRILL AND CONNECT INTO EXISTING STORM DRAIN MANHOLE WITH NEW 30" STORM DRAIN LINE. VERIFY ALL INVERT ELEVATIONS PRIOR TO CONNECTION. MORTAR AND FINISH CONCRETE PER CITY OF ROSEVILLE SPECIFICATIONS.
 - (D4) INSTALL SPLASH BLOCK / RIP RAP AT ROOF DOWNSPOUT PER ARCHITECTURAL PLAN DETAILS. ROOF DOWNSPOUT LOCATIONS PER ARCHITECT.
 - (D5) INSTALL 30" STORM DRAIN PIPE UP TO PROPERTY LINE. PLACE PLUG INSIDE PIPE FOR FUTURE CONTINUATION.
 - (D6) INSTALL CONTECH CDS STORMWATER TREATMENT UNIT MODEL CDS2015-4-C PER DETAIL 1, SHEET C13.4.
 - (D7) INSTALL ADS STORMTECH MODEL MC-7200 CHAMBERS PER DETAIL 1, SHEET C13.3.
 - (D8) INSTALL ZURN Z886 TRENCH DRAIN. INSTALL BOTTOM OUTLET AND CONNECT INTO 12" STORM DRAIN PIPING WITH INVERT AS SHOWN PER PLAN.
 - (D9) INSTALL 12" NYLOPLAST DRAIN BASIN (OR APPROVED EQUIVALENT), INVERT ELEVATIONS (INV. IE) AS SHOWN PER PLAN. STRUCTURE AND GRATE FRAME SHALL WITHSTAND MINIMUM H-20 LOADING IN VEHICULAR AREAS. DOME GRATE TO BE USED IN LANDSCAPE AREAS.
 - (D10) INSTALL 48" STORM DRAIN MANHOLE PER CITY OF ROSEVILLE STANDARD DR-4.
 - (D11) INSTALL 12" NYLOPLAST JUNCTION BOX (OR APPROVED EQUIVALENT), INVERT ELEVATIONS (INV. IE) AS SHOWN PER PLAN.
 - (D12) INSTALL UNDER WALK DRAIN PER CITY OF ROSEVILLE STANDARD ST-42.
 - (D13) APPROXIMATE 4" DOWNSPOUT LOCATION PER DETAIL 10, SHEET C13.2. ROOF DOWNSPOUT TO CONNECT TO STORM DRAIN SYSTEM. SEE ARCHITECTURAL PLANS FOR BUILDING POINT OF CONNECTION.
 - (D14) INSTALL CONTECH CDS STORMWATER TREATMENT UNIT MODEL CDS2015-4-C PER DETAIL 2, SHEET C13.4.
 - (D15) INSTALL CONTECH CDS STORMWATER TREATMENT UNIT MODEL CDS2015-4-C PER DETAIL 3, SHEET C13.4.
- NOTE:** ALL STORM DRAIN MATERIAL TO BE HDPE.

GENERAL NOTE:

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SEE SHEET C9 FOR PUBLIC SEWER, WATER, & STORM DRAIN INSTALLATION WITHIN THE NEW P.U.E.

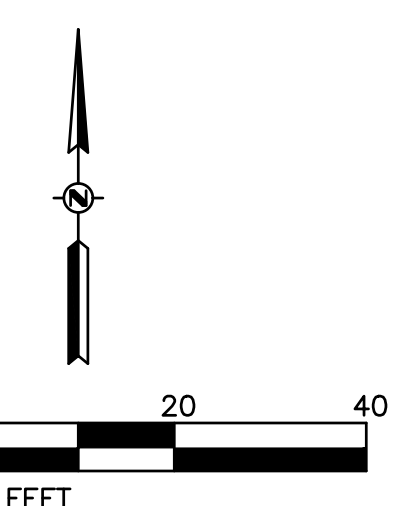
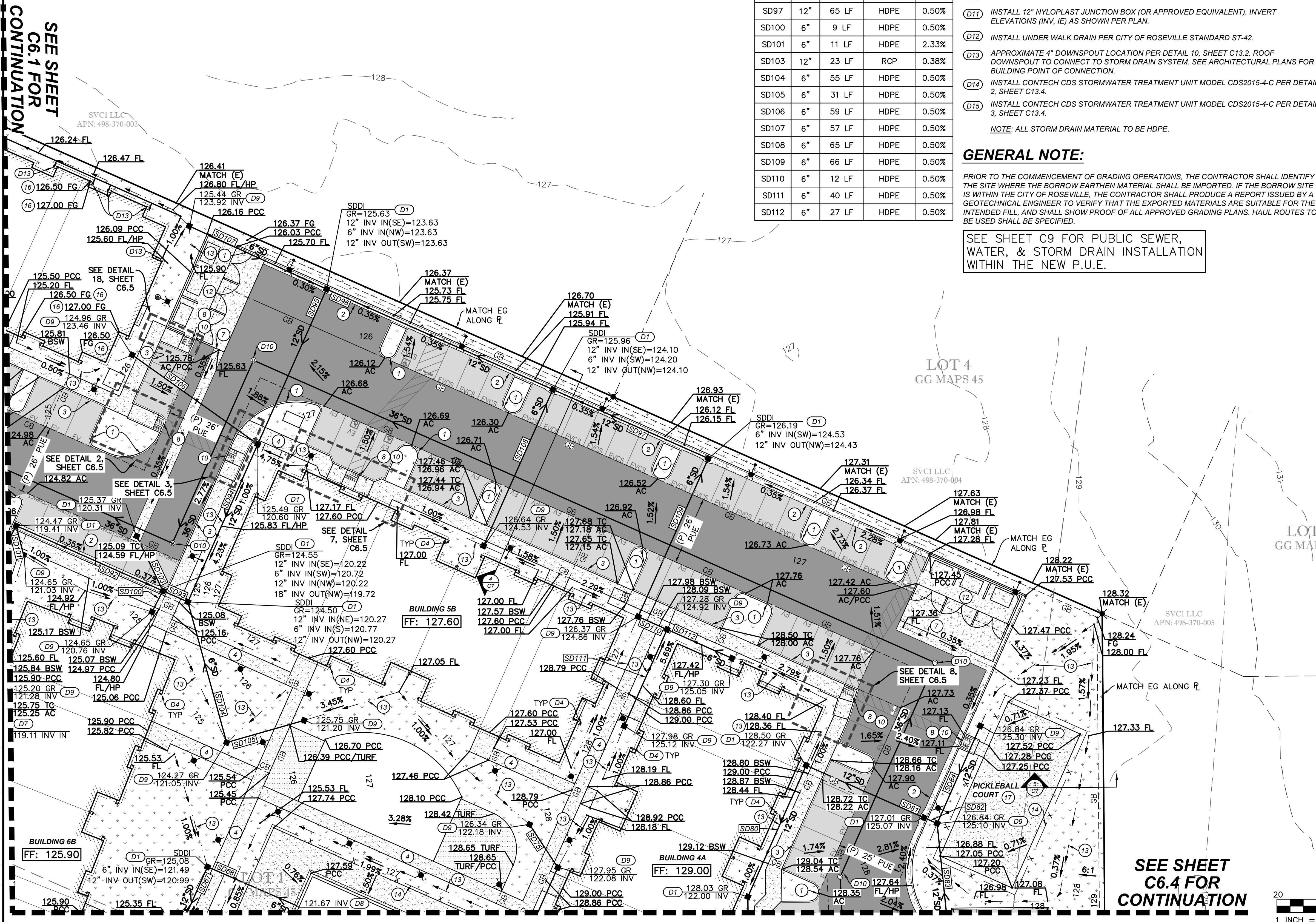
LEGEND:

AC DRIVE AISLE (TI=6) 3.5" AC / 9.5" CL2 AB		FINISHED FLOOR ELEVATION	FF: 123.00
AC PARKING (TI=5) 3" AC / 7.5" CL2 AB		SPOT ELEVATION (ABBREVIATION)	13.34 FG
HEAVY DUTY PCC 7" PCC / 6" CL2 AB		MATCH (E) GRADE ELEVATION	13.61 AC MATCH (E)
PEDESTRIAN PCC 4" PCC / 4" CL2 AB		INTERMEDIATE CONTOURS	25
LANDSCAPING SEE PLANS BY OTHERS		INDEX CONTOUR	
ARTIFICIAL TURF SEE PLANS BY OTHERS		STORM DRAIN PIPE	XX"SD
TRUNCATED DOMES		DRAINAGE INLET	
GRADE BREAK LINE	GB	STORM DRAIN MANHOLE	
		SURFACE FLOW / DRAINAGE FLOW	
		OVERLAND RELEASE	

- CONSTRUCTION KEYNOTES:**
- 1 CONSTRUCT ONSITE CONCRETE BARRIER CURB PER DETAIL 7, SHEET C13.1.
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 - 6 CONSTRUCT TYPE A-7 DRIVEWAY PER CITY OF ROSEVILLE, STANDARD ST-22.
 - 7 CONSTRUCT ONSITE 4"-WIDE REINFORCED CONCRETE VALLEY GUTTER PER DETAIL 3, SHEET C13.2.
 - 8 CONSTRUCT ONSITE ACCESSIBLE RAMP (FLARED, PERPENDICULAR, FLUSH PAN, COMBINATION) PER DETAILS 4-7, SHEET C13.2.
 - 9 CONSTRUCT CASE "C" PEDESTRIAN CURB RAMP AND TIE IN DETACHED SIDEWALK PER CITY OF ROSEVILLE STANDARD ST-27.
 - 10 PLACE ONSITE CAST-IN-PLACE TRUNCATED DOMES PER DETAIL 8, SHEET C13.2.
 - 11 PLACE DETECTABLE WARNING (TRUNCATED DOME PANEL) PER CITY OF ROSEVILLE STANDARD ST-35.
 - 12 CONSTRUCT TRASH ENCLOSURE WITH REINFORCED CONCRETE APRON PER ARCHITECTURAL PLANS.
 - 13 CONSTRUCT DRAINAGE SWALE PER DETAIL 9, SHEET C13.2. SEE "FL" CALLOUTS FOR FLOW LINE ELEVATIONS.
 - 14 CONSTRUCT FENCE PER ARCHITECTURAL PLANS AND DETAILS.
 - 15 CONSTRUCT GATE PER ARCHITECTURAL PLANS AND DETAILS.
 - 16 INSTALL ELEVATED STORMWALL PER STRUCTURAL PLANS AND DETAILS.
 - 17 INSTALL PICKLEBALL COURT PER ARCHITECTURAL PLANS AND DETAILS.
 - 18 INSTALL BASKETBALL HALF COURT PER ARCHITECTURAL PLANS AND DETAILS.
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- GENERAL GRADING AND DRAINAGE NOTES:**
1. ALL VALVES, MANHOLES, CLEANOUTS, DIS, PULLBOXES, ETC. WITHIN LIMITS OF CONSTRUCTION TO BE ADJUSTED TO FINISH GRADE AS NEEDED.
 2. GRADING, PAVING, AND EARTHWORK SHALL BE IN ACCORDANCE WITH PROJECT GEOTECHNICAL REPORT AS LISTED ON SHEET C1.
 3. VERIFY ALL UTILITY LOCATIONS, PIPE ELEVATIONS, ETC. PRIOR TO CONSTRUCTION.
 4. THE ACCESSIBLE PATH OF TRAVEL SHALL SLOPE AT 5% MAX IN THE DIRECTION OF TRAVEL AND 2% MAX CROSS-SLOPE, PER CBC 118-403 (UNLESS RAMPS ARE PROPOSED), WHERE THE ACCESSIBLE ROUTE MAKES A 90 DEGREE TURN, THE INTERMEDIATE CORNER SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION. RAMPS SHALL NOT BE GREATER THAN 8.33%.
 5. ALL ADA ACCESSIBLE PARKING SPACES SHALL HAVE SLOPES LESS THAN 2% IN ANY DIRECTION.
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SEE SHEET C6.1 FOR CONTINUATION



811
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DRAWN	GA	TSM		
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STAMAS CORP.
3007 DOUGLAS BLVD, STE 170
ROSEVILLE, CA 95661
CONTACT: SAM STAMAS
PH: (916) 783-0330

SIERRA VISTA APARTMENTS
4950 UPLAND DRIVE
ROSEVILLE, CA 95747
GRADING, DRAINAGE, & PAVING PLAN 2

Sheet
C6.2
9 of 28
10-23-2025

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GENERAL NOTE:

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STORM DRAIN PIPE TABLE					STORM DRAIN PIPE TABLE				
PIPE #	SIZE	LENGTH	MATERIAL	SLOPE	PIPE #	SIZE	LENGTH	MATERIAL	SLOPE
SD1	18"	26 LF	HDPE	-0.43%	SD46	12"	20 LF	HDPE	0.50%
SD2	18"	3 LF	HDPE	0.50%	SD47	12"	65 LF	HDPE	0.50%
SD3	18"	7 LF	HDPE	1.74%	SD48	18"	83 LF	HDPE	0.20%
SD4	18"	9 LF	HDPE	0.50%	SD49	18"	91 LF	HDPE	0.52%
SD5	18"	101 LF	HDPE	0.50%	SD50	18"	9 LF	HDPE	0.50%
SD6	18"	10 LF	HDPE	0.50%	SD60	18"	48 LF	HDPE	0.20%
SD7	18"	34 LF	HDPE	0.50%	SD61	18"	247 LF	HDPE	0.20%
SD8	18"	31 LF	HDPE	0.50%	SD62	12"	78 LF	HDPE	0.50%
SD20	6"	10 LF	HDPE	0.50%	SD63	12"	42 LF	HDPE	0.50%
SD21	6"	9 LF	HDPE	0.50%	SD64	12"	11 LF	HDPE	0.50%
SD22	12"	14 LF	HDPE	0.50%	SD65	12"	9 LF	HDPE	0.50%
SD23	12"	68 LF	HDPE	0.50%	SD66	12"	48 LF	HDPE	0.50%
SD40	18"	11 LF	HDPE	-7.23%	SD67	12"	38 LF	HDPE	0.50%
SD41	18"	3 LF	HDPE	0.50%	SD68	6"	37 LF	HDPE	0.50%
SD42	24"	3 LF	HDPE	0.50%	SD69	12"	9 LF	HDPE	0.50%
SD43	24"	70 LF	HDPE	0.50%	SD113	8"	33 LF	PVC	1.00%
SD44	24"	14 LF	HDPE	0.50%	SD114	12"	12 LF	PVC	0.50%
SD45	12"	53 LF	HDPE	0.50%					

GENERAL GRADING AND DRAINAGE NOTES:

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SEE SHEET C9 FOR PUBLIC SEWER, WATER, & STORM DRAIN INSTALLATION WITHIN THE NEW P.U.E.

LEGEND:

AC DRIVE AISLE (T=6) 3.5" AC / 9.5" CL2 AB		FINISHED FLOOR ELEVATION	FF: 123.00
AC PARKING (T=5) 3" AC / 7.5" CL2 AB		SPOT ELEVATION (ABBREVIATION)	13.34 FG
HEAVY DUTY PCC 7" PCC / 6" CL2 AB		MATCH (E) GRADE ELEVATION	13.61 AC MATCH (E)
PEDESTRIAN PCC 4" PCC / 4" CL2 AB		INTERMEDIATE CONTOURS	25
LANDSCAPING SEE PLANS BY OTHERS		INDEX CONTOUR	
ARTIFICIAL TURF SEE PLANS BY OTHERS		STORM DRAIN PIPE	XX"SD
TRUNCATED DOMES		DRAINAGE INLET	
GRADE BREAK LINE	GB	STORM DRAIN MANHOLE	
		SURFACE FLOW / DRAINAGE FLOW	
		OVERLAND RELEASE	

CONSTRUCTION KEYNOTES:

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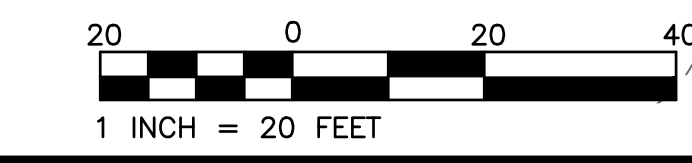
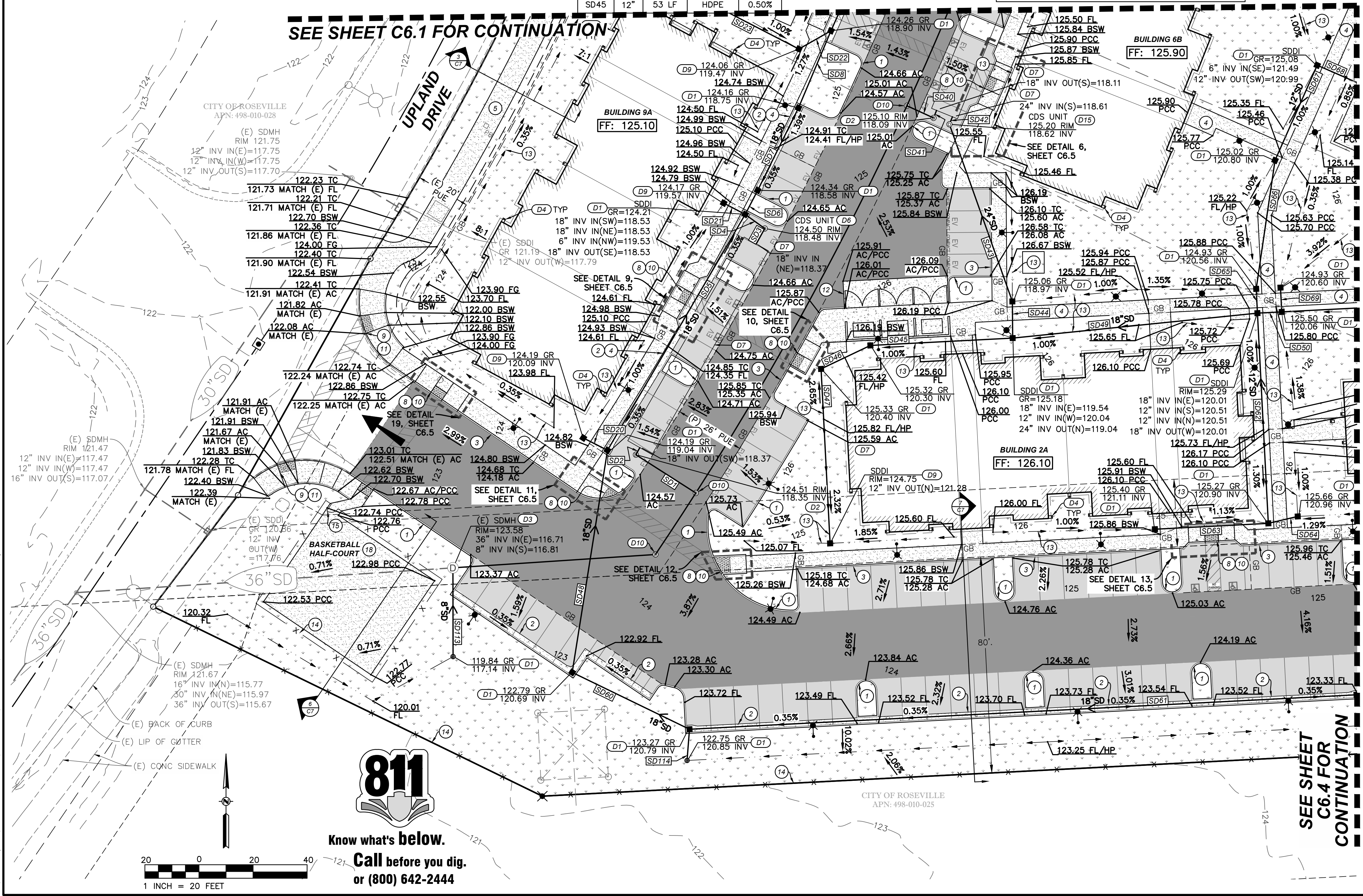
DRAINAGE KEYNOTES:

- INSTALL 24" NYLOPLAST DRAIN BASIN (OR APPROVED EQUIVALENT), INVERT ELEVATIONS (INV. IE) AS SHOWN PER PLAN. STRUCTURE AND GRATE FRAME SHALL WITHSTAND MINIMUM H-20 LOADING IN VEHICULAR AREAS. DRAIN BASIN WITH CURB & GUTTER SHALL BE 2' x 2' INLETS WITH STANDARD GRATE ORIENTATION. DOME GRATE TO BE USED IN LANDSCAPE AREAS.
- INSTALL JENSEN PRECAST STORM DRAIN MANHOLE (OR APPROVED EQUIVALENT), INVERT ELEVATIONS (INV. IE) SHOWN ON PLAN.
- CORE DRILL AND CONNECT INTO EXISTING STORM DRAIN MANHOLE WITH NEW 30" STORM DRAIN LINE. VERIFY ALL INVERT ELEVATIONS PRIOR TO CONNECTION. MORTAR AND FINISH CONCRETE PER CITY OF ROSEVILLE SPECIFICATIONS.
- INSTALL SPLASH BLOCK / RIP RAP AT ROOF DOWNSPOUT PER ARCHITECTURAL PLAN DETAILS. ROOF DOWNSPOUT LOCATIONS PER ARCHITECT.
- INSTALL 30" STORM DRAIN PIPE UP TO PROPERTY LINE. PLACE PLUG INSIDE PIPE FOR FUTURE CONNECTION.
- INSTALL CONTECH CDS STORMWATER TREATMENT UNIT MODEL CDS2015-4-C PER DETAIL 1, SHEET C13.4.
- INSTALL ADS STORMTECH MODEL MC-7200 CHAMBERS PER DETAIL 1, SHEET C13.3.
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- INSTALL 12" NYLOPLAST JOINT BOX (OR APPROVED EQUIVALENT), INVERT ELEVATIONS (INV. IE) AS SHOWN PER PLAN.
- INSTALL UNDER WALK DRAIN PER CITY OF ROSEVILLE STANDARD ST-42.
- APPROXIMATE 4" DOWNSPOUT LOCATION PER DETAIL 10, SHEET C13.2. ROOF DOWNSPOUT TO CONNECT TO STORM DRAIN SYSTEM. SEE ARCHITECTURAL PLANS FOR BUILDING POINT OF CONNECTION.
- INSTALL CONTECH CDS STORMWATER TREATMENT UNIT MODEL CDS2015-4-C PER DETAIL 2, SHEET C13.4.
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NOTE: ALL STORM DRAIN MATERIAL TO BE HDPE.

SEE SHEET C6.1 FOR CONTINUATION

SEE SHEET C6.4 FOR CONTINUATION



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 3007 DOUGLAS BLVD, STE 170
 ROSEVILLE, CA 95661
 CONTACT: SAM STAMAS
 PH: (916) 783-0330

SIERRA VISTA APARTMENTS
 4950 UPLAND DRIVE
 ROSEVILLE, CA 95747
GRADING, DRAINAGE, & PAVING PLAN 3

SHEET
C6.3
 10 of 28
 10-23-2025

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GENERAL NOTE:

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STORM DRAIN PIPE TABLE

PIPE #	SIZE	LENGTH	MATERIAL	SLOPE
SD51	18"	72 LF	HDPE	0.50%
SD52	18"	39 LF	HDPE	0.50%
SD53	12"	51 LF	HDPE	0.50%
SD54	12"	57 LF	HDPE	0.50%
SD55	12"	17 LF	HDPE	0.50%
SD56	12"	47 LF	HDPE	0.50%
SD57	12"	77 LF	HDPE	0.50%
SD58	12"	78 LF	HDPE	0.50%
SD64	12"	11 LF	HDPE	0.50%
SD67	12"	38 LF	HDPE	0.50%
SD68	6"	37 LF	HDPE	0.50%
SD69	12"	9 LF	HDPE	0.50%
SD70	12"	75 LF	HDPE	0.50%
SD71	6"	24 LF	HDPE	0.50%
SD72	6"	52 LF	HDPE	0.50%
SD73	12"	10 LF	HDPE	0.50%
SD74	6"	83 LF	HDPE	0.50%

STORM DRAIN PIPE TABLE

PIPE #	SIZE	LENGTH	MATERIAL	SLOPE
SD76	6"	10 LF	HDPE	0.50%
SD77	6"	39 LF	HDPE	0.50%
SD78	12"	12 LF	HDPE	0.50%
SD79	12"	57 LF	HDPE	0.50%
SD83	12"	43 LF	HDPE	0.50%
SD115	12"	12 LF	PVC	0.50%

GENERAL GRADING AND DRAINAGE NOTES:

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HEAVY DUTY PCC 7" PCC / 6' CL2 AB		MATCH (E) GRADE ELEVATION	13.61 AC MATCH (E)
PEDESTRIAN PCC 4" PCC / 4' CL2 AB		INTERMEDIATE CONTOURS	25
LANDSCAPING SEE PLANS BY OTHERS		INDEX CONTOUR	
ARTIFICIAL TURF SEE PLANS BY OTHERS		STORM DRAIN PIPE	XX"SD
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CONSTRUCTION KEYNOTES:

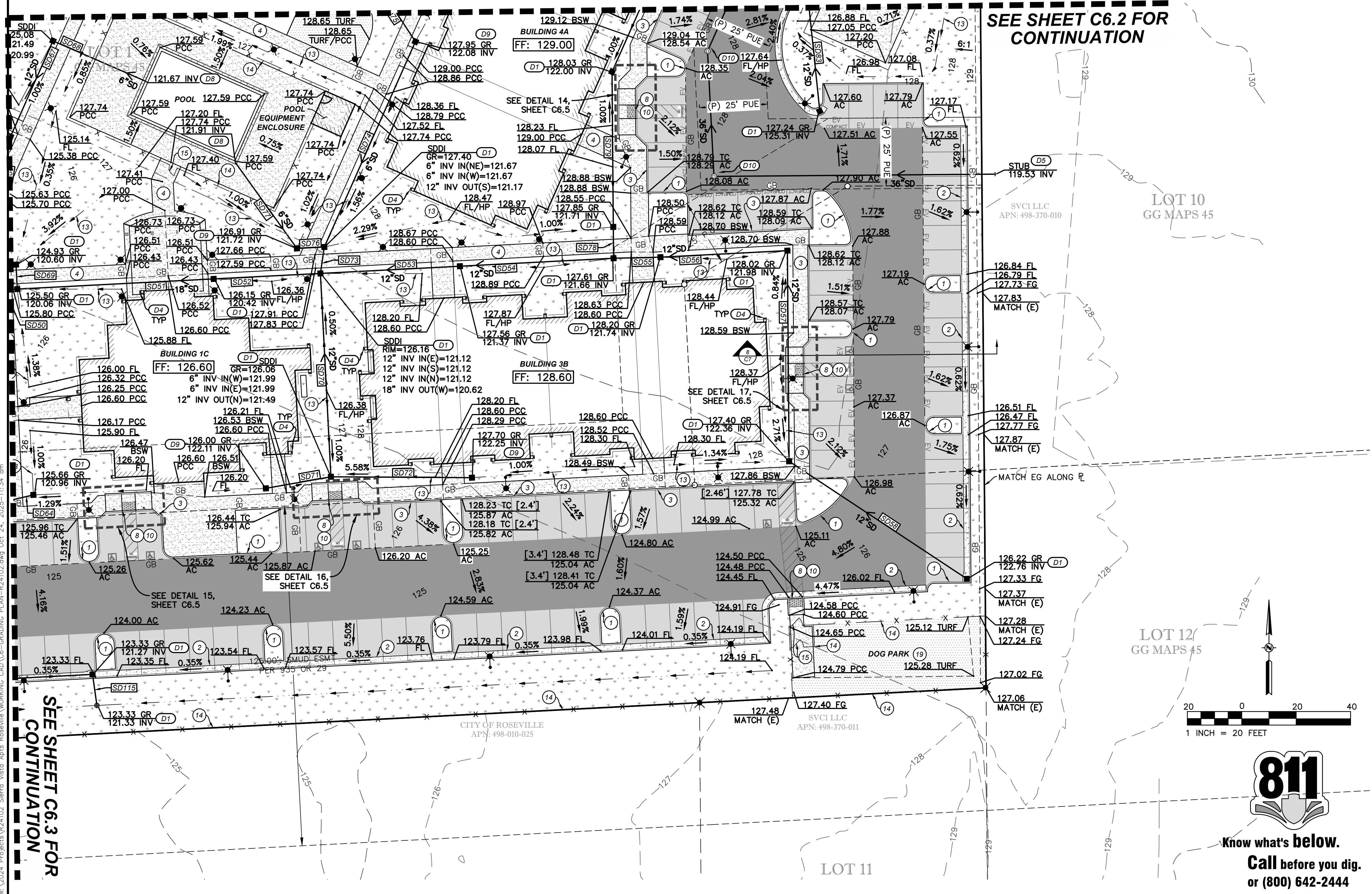
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- CONSTRUCT GATE PER ARCHITECTURAL PLANS AND DETAILS.
- INSTALL ELEVATED STORMWALL PER STRUCTURAL PLANS AND DETAILS.
- INSTALL PICKLEBALL COURT PER ARCHITECTURAL PLANS AND DETAILS.
- INSTALL BASKETBALL HALF COURT PER ARCHITECTURAL PLANS AND DETAILS.
- INSTALL DOG PARK PER ARCHITECTURAL PLANS AND DETAILS.

DRAINAGE KEYNOTES:

- INSTALL 24" NYLOPLAST DRAIN BASIN (OR APPROVED EQUIVALENT), INVERT ELEVATIONS (INV. IE) AS SHOWN PER PLAN. STRUCTURE AND GRATE FRAME SHALL WITHSTAND MINIMUM H-20 LOADING IN VEHICULAR AREAS. DRAIN BASINS WITHIN CURB & GUTTER SHALL BE 2' x 2' INLETS WITH STANDARD GRATE ORIENTATION. DOME GRATE TO BE USED IN LANDSCAPE AREAS.
- INSTALL JENSEN PRECAST STORM DRAIN MANHOLE (OR APPROVED EQUIVALENT), INVERT ELEVATIONS (INV. IE) SHOWN ON PLAN.
- CORE DRILL AND CONNECT INTO EXISTING STORM DRAIN MANHOLE WITH NEW 30" STORM DRAIN LINE. VERIFY ALL INVERT ELEVATIONS PRIOR TO CONNECTION. MORTAR AND FINISH CONCRETE PER CITY OF ROSEVILLE SPECIFICATIONS.
- INSTALL SPLASH BLOCK / RIP RAP AT ROOF DOWNSPOUT PER ARCHITECTURAL PLAN DETAILS. ROOF DOWNSPOUT LOCATIONS PER ARCHITECT.
- INSTALL 30" STORM DRAIN PIPE UP TO PROPERTY LINE. PLACE PLUG INSIDE PIPE FOR FUTURE CONTINUATION.
- INSTALL CONTECH CDS STORMWATER TREATMENT UNIT MODEL CDS2015-4-C PER DETAIL 1, SHEET C13.4.
- INSTALL ADS STORMTECH MODEL MC-7200 CHAMBERS PER DETAIL 1, SHEET C13.3.
- INSTALL ZURN Z886 TRENCH DRAIN. INSTALL BOTTOM OUTLET AND CONNECT INTO 12" STORM DRAIN PIPING WITH INVERT AS SHOWN PER PLAN.
- INSTALL 12" NYLOPLAST DRAIN BASIN (OR APPROVED EQUIVALENT), INVERT ELEVATIONS (INV. IE) AS SHOWN PER PLAN. STRUCTURE AND GRATE FRAME SHALL WITHSTAND MINIMUM H-20 LOADING IN VEHICULAR AREAS. DOME GRATE TO BE USED IN LANDSCAPE AREAS.
- INSTALL 48" STORM DRAIN MANHOLE PER CITY OF ROSEVILLE STANDARD DR-4.
- INSTALL 12" NYLOPLAST JUNCTION BOX (OR APPROVED EQUIVALENT), INVERT ELEVATIONS (INV. IE) AS SHOWN PER PLAN.
- INSTALL UNDER WALK DRAIN PER CITY OF ROSEVILLE STANDARD ST-42.
- APPROXIMATE 4" DOWNSPOUT LOCATION PER DETAIL 10, SHEET C13.2. ROOF DOWNSPOUT TO CONNECT TO STORM DRAIN SYSTEM. SEE ARCHITECTURAL PLANS FOR BUILDING POINT OF CONNECTION.
- INSTALL CONTECH CDS STORMWATER TREATMENT UNIT MODEL CDS2015-4-C PER DETAIL 2, SHEET C13.4.
- INSTALL CONTECH CDS STORMWATER TREATMENT UNIT MODEL CDS2015-4-C PER DETAIL 3, SHEET C13.4.

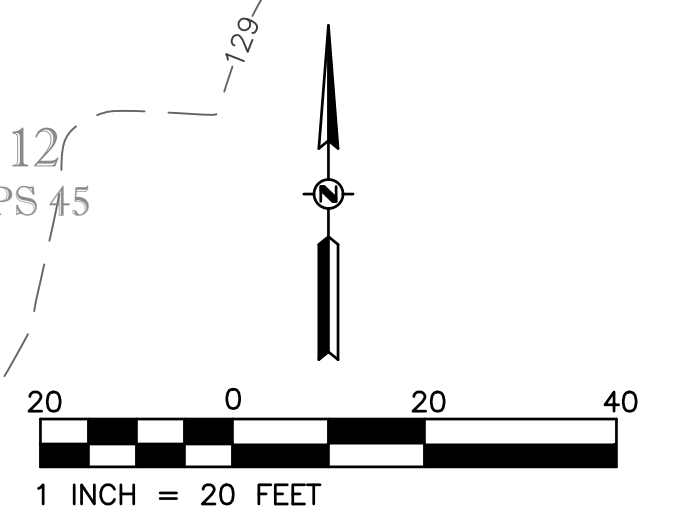
NOTE: ALL STORM DRAIN MATERIAL TO BE HDPE.

CITY OF ROSEVILLE



SEE SHEET C6.2 FOR CONTINUATION

SEE SHEET C6.3 FOR CONTINUATION

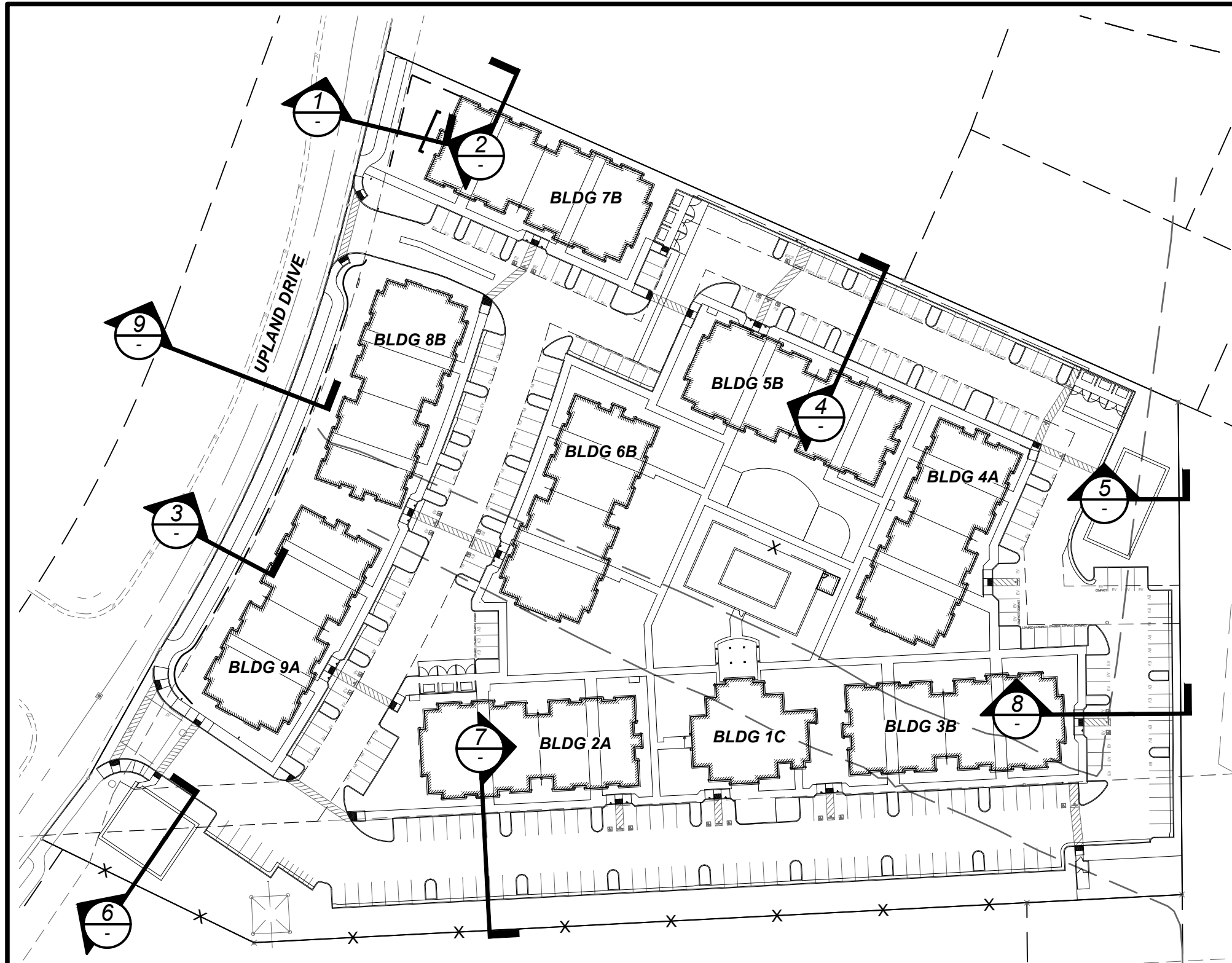


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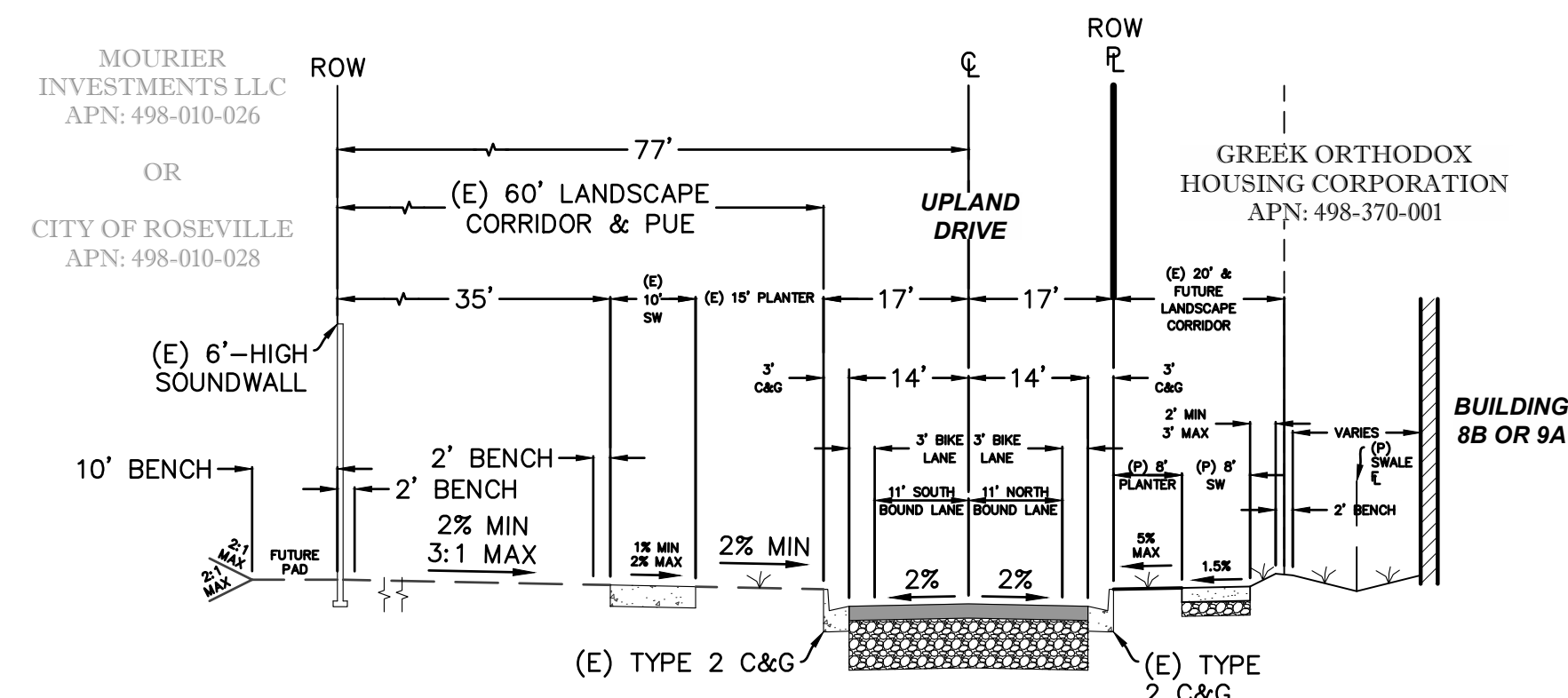
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<p>0 ORIGINAL SCALE IS IN INCHES</p>	<p>1</p>	<p>2</p>	<p>2</p>
<p>STAMAS CORP. 3007 DOUGLAS BLVD, STE 170 ROSEVILLE, CA 95661 CONTACT: SAM STAMAS PH: (916) 783-0330</p>	<p>SIERRA VISTA APARTMENTS 4950 UPLAND DRIVE ROSEVILLE, CA 95747 GRADING, DRAINAGE, & PAVING PLAN 4</p>	<p>Sheet C6.4 11 of 28 10-23-2025</p>	<p>CWE PROJECT R24102 - SIERRA VISTA APARTMENTS - 4950 UPLAND DRIVE, ROSEVILLE, CA 95747</p>

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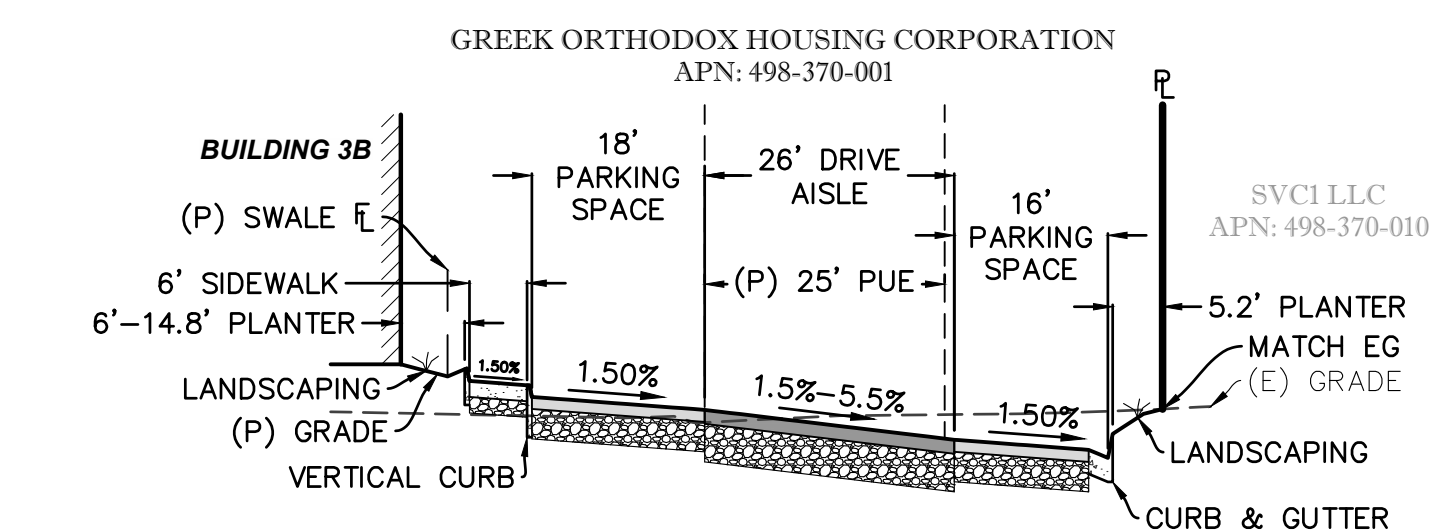


SITE PLAN
SCALE: 1" = 80'

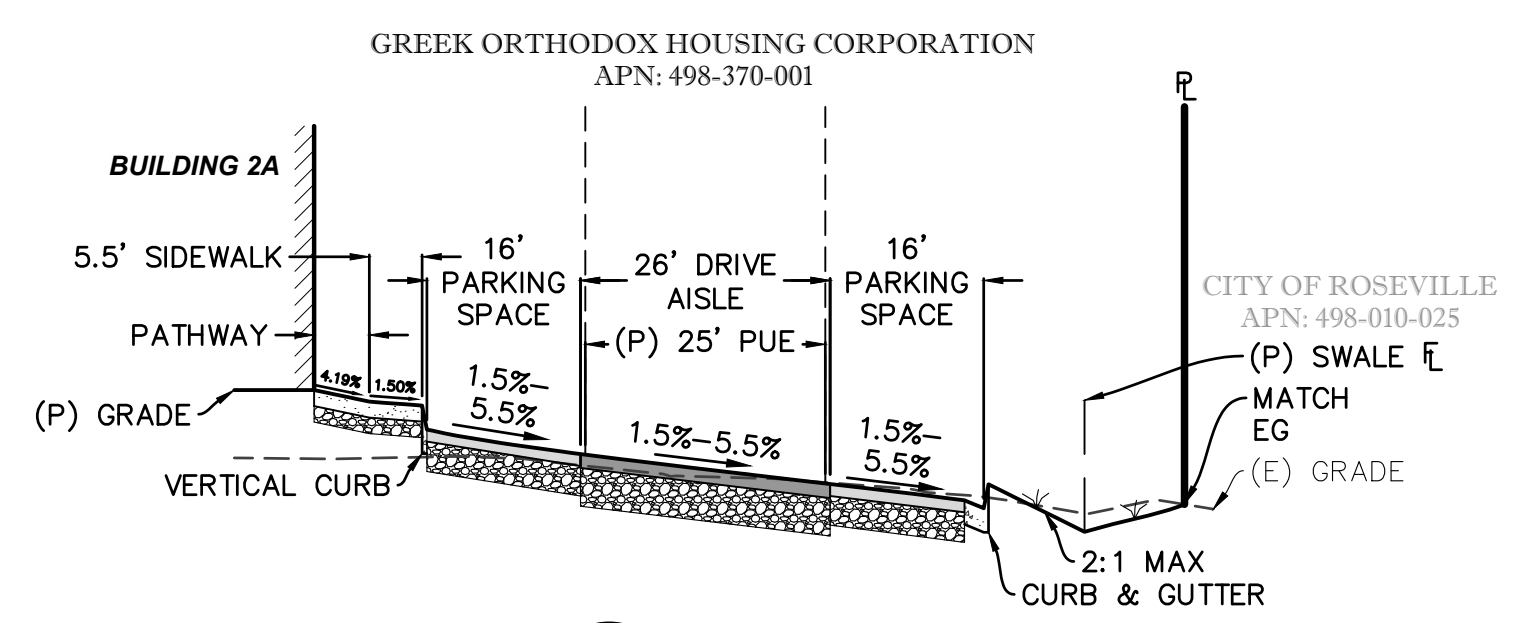


NOTE: SEE SHEET 6, CROSS SECTION UPLAND DRIVE, STA. 107+70.21 - 108+76.95 (LEFT) & STA. 107+70.21 - 109+21.99 (RIGHT) ON IMPROVEMENT PLANS FOR SIERRA VISTA CFD - PHASE 6A, PREPARED BY BAKER-WILLIAMS ENGINEERING GROUP, JOB NO. 12-11-74, AND DATED JUNE 2014, FOR FURTHER INFORMATION ON EXISTING IMPROVEMENTS.

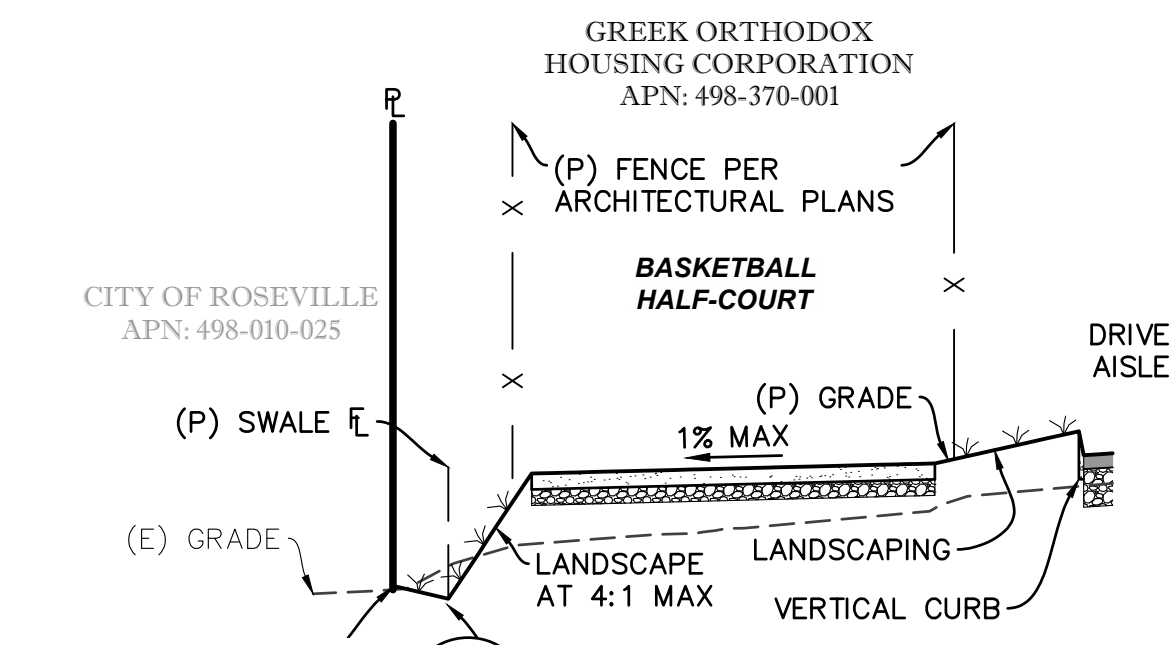
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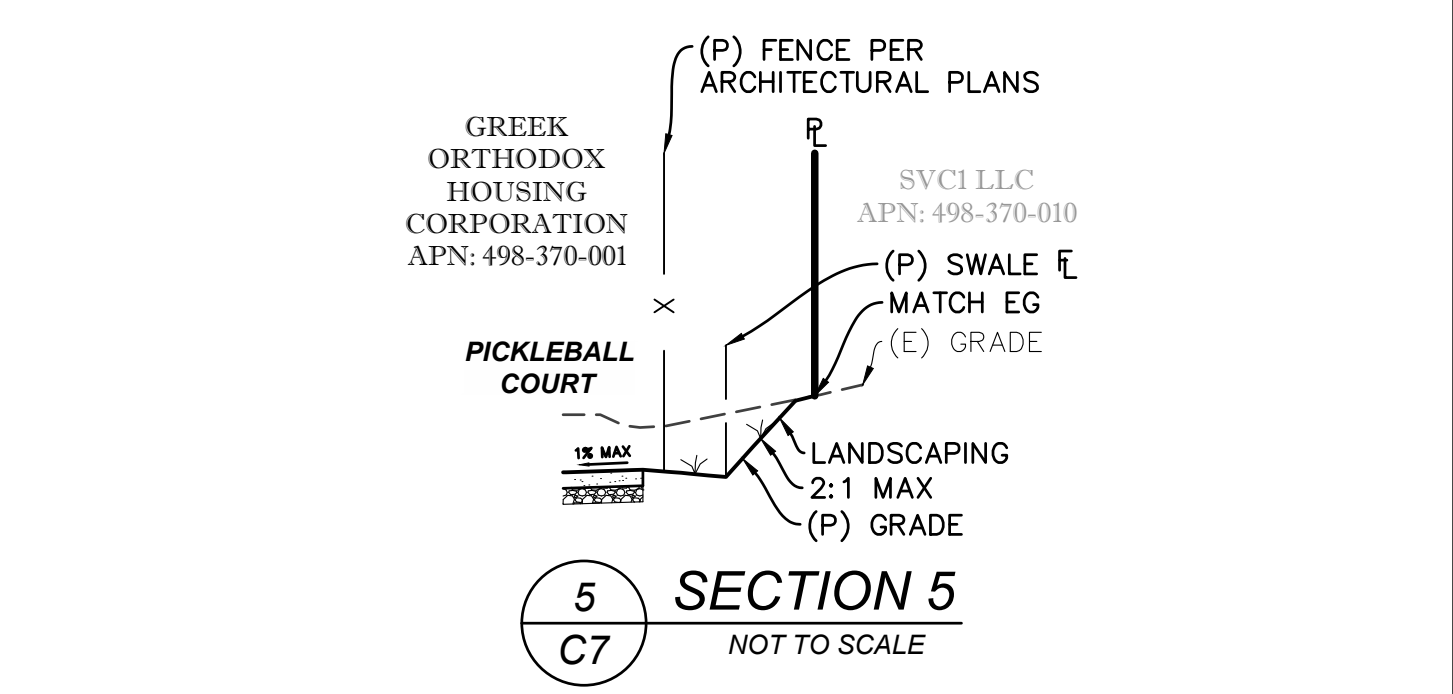
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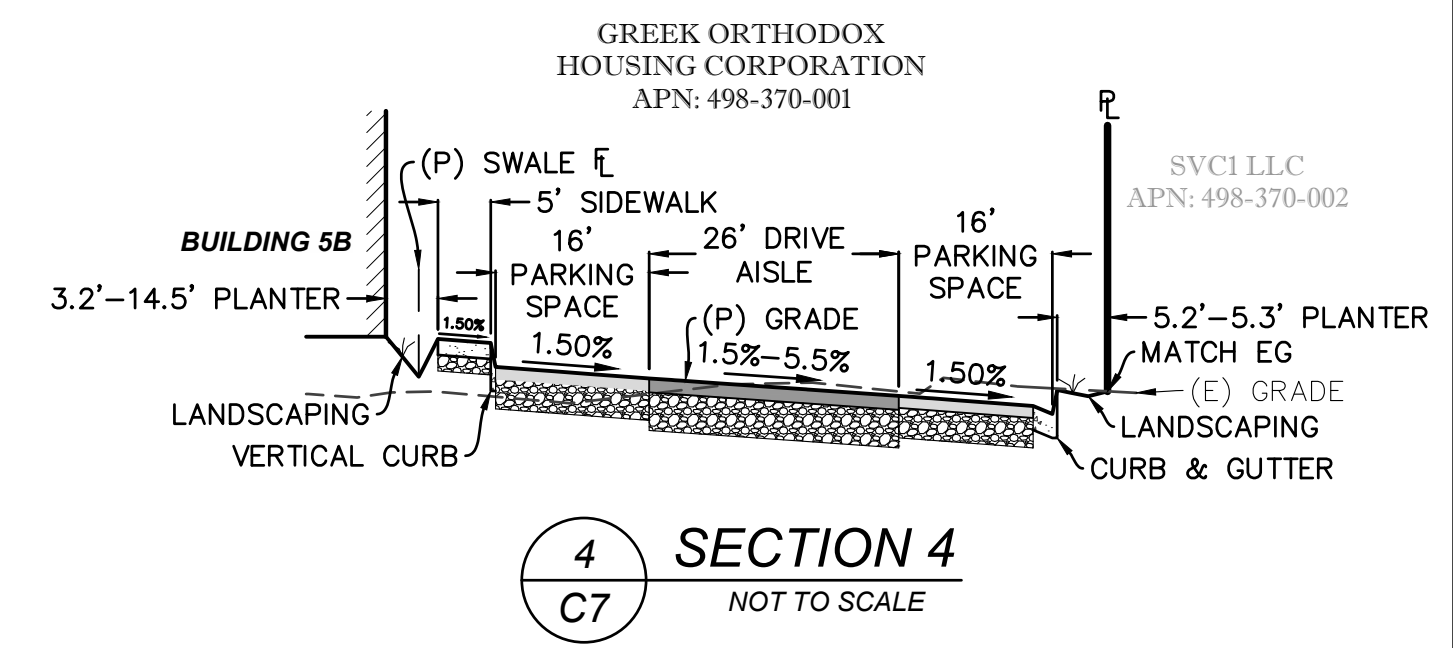
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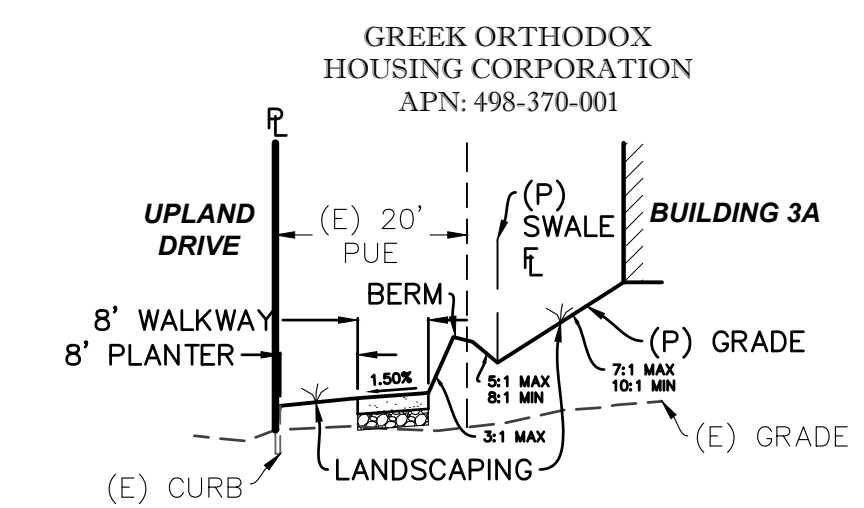
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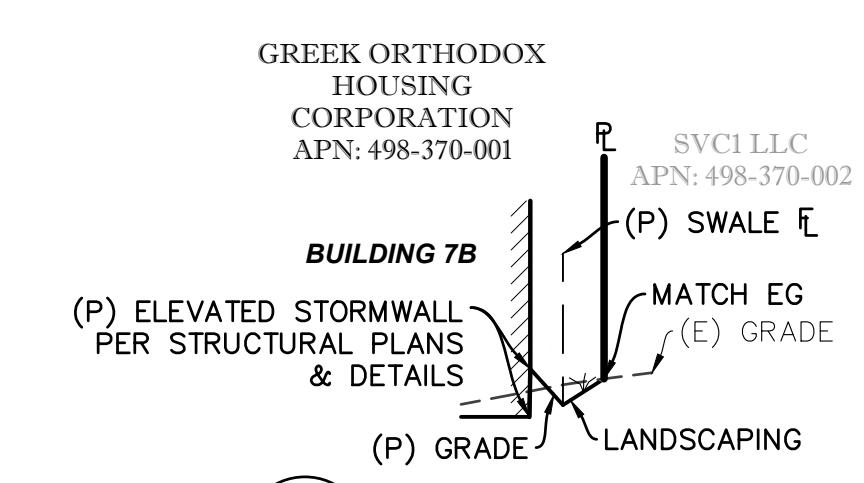
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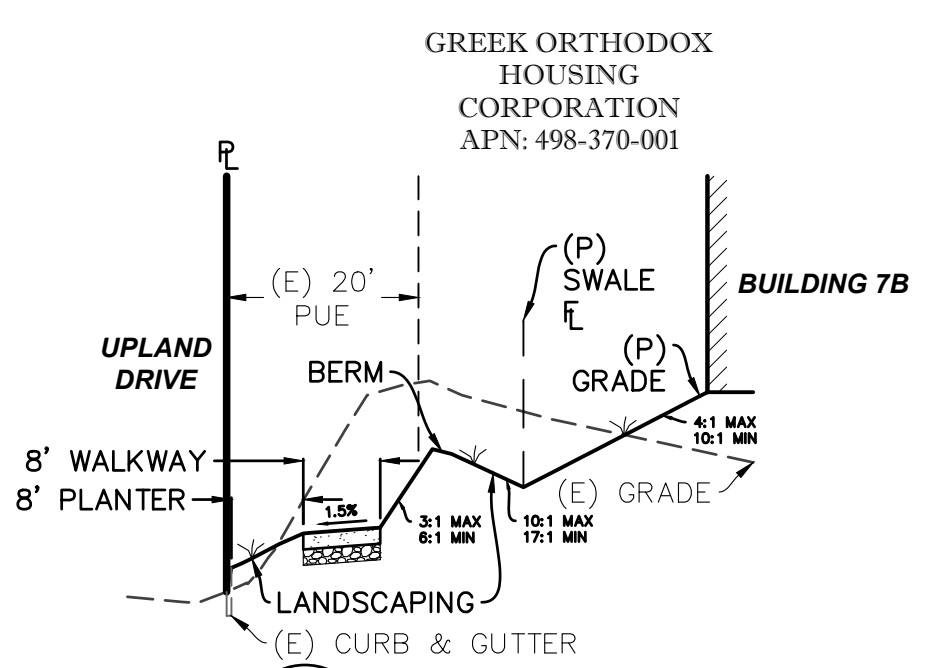
4 SECTION 4
C7 NOT TO SCALE



3 SECTION 3
C7 NOT TO SCALE



2 SECTION 2
C7 NOT TO SCALE



1 SECTION 1
C7 NOT TO SCALE

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STAMAS CORP.
3007 DOUGLAS BLVD, STE 170
ROSEVILLE, CA 95661
CONTACT: SAM STAMAS
PH: (916) 783-0330

SIERRA VISTA APARTMENTS
4950 UPLAND DRIVE
ROSEVILLE, CA 95747

CROSS SECTIONS

Sheet
C7
13 of 28
10-23-2025

CWE PROJECT R24102 - SIERRA VISTA APARTMENTS - 4950 UPLAND DRIVE, ROSEVILLE, CA 95747

UTILITY GENERAL NOTES:

- CONTRACTOR TO VERIFY LOCATIONS OF UTILITY POINTS OF CONNECTION AT BUILDING WITH THE BUILDING PLANS PRIOR TO CONSTRUCTION.
- ALL SEWER MATERIALS AND INSTALLATION OF PUBLIC SEWER FACILITIES SHALL BE IN ACCORDANCE WITH CITY OF ROSEVILLE STANDARDS.
- THE CONTRACTOR SHALL POTHOLE AND VERIFY THE DEPTH OF ALL EXISTING UTILITIES PRIOR TO THE INSTALLATION OF PROPOSED UTILITIES. ANY UNANTICIPATED CONFLICTS SHALL BE REDESIGNED PRIOR TO BEGINNING WORK.
- ALL TRENCHING FOR WATER AND SEWER UTILITIES SHALL COMPLY WITH CITY OF ROSEVILLE. TRENCH RESTORATION CONSTRUCTED PER CITY OF ROSEVILLE SPECIFICATIONS.
- WATER LINES TO BE INSTALLED WITH 36" MINIMUM COVER.
- SITE LIGHT LOCATIONS SHOWN FOR REFERENCE ONLY. VERIFY LOCATIONS WITH SITE ELECTRICAL PLANS.
- WATER LINES TO CROSS ABOVE SANITARY SEWER OR STORM DRAIN PIPES WITH MINIMUM 12" CLEAR FROM OUTER DIAMETER OF PIPE.
- ALL WATER MATERIALS AND INSTALLATION OF PUBLIC WATER FACILITIES SHALL BE IN ACCORDANCE WITH CITY OF ROSEVILLE STANDARDS.
- INSTALL CONCRETE THRUST BLOCKS PER PLACER COUNTY WATER AGENCY DETAIL S111 ON ALL PIPE BENDS/FITTINGS 4" AND LARGER.
- WARNING - SMUD 230 KV / 69 KV OVERHEAD TRANSMISSION LINES ARE LIVE - ELECTROCUTION POTENTIAL. PROJECT OWNER AND/OR CONTRACTOR SHALL TAKE ALL APPROPRIATE SAFETY MEASURES WHEN WORKING IN PROXIMITY TO ELECTRIC SUPPLY LINES. THIS INCLUDES COMPLIANCE WITH OSHA MINIMUM APPROACH DISTANCES TO ELECTRIC SUPPLY LINES AND THE PLACEMENT OF JOBSITE WARNING SIGNAGE. ONSITE SMUD INSPECTION IS REQUIRED WHEN EXCAVATION WORK IS WITHIN 25 FEET OF ANY SMUD TRANSMISSION LINE STRUCTURE. CONTRACTOR SHALL CONTACT SMUD AT (916) 732-4990 TO SCHEDULE INSPECTION. 72-HOUR ADVANCE NOTICE IS REQUIRED. PROJECT OWNER AND/OR CONTRACTOR SHALL PROTECT SMUD FACILITIES DURING CONSTRUCTION AND NOTIFY SMUD IMMEDIATELY IF FACILITIES ARE DAMAGED.

SANITARY SEWER PIPE TABLE

PIPE #	SIZE	LENGTH	MATERIAL	SLOPE
SS34	6"	34 LF	VCP	2.00%
SS35	6"	17 LF	VCP	2.00%
SS36	6"	6 LF	VCP	114.25%

UTILITY CROSSINGS

CROSSING #	TOP PIPE		BOTTOM PIPE		VERTICAL CLEARANCE (FT)
	DESCRIPTION	BOTTOM ELEVATION (FT)	DESCRIPTION	TOP ELEVATION (FT)	
X24	6" SD	123.23	8" SS	113.16	10.07
X25	6" SD	123.20	36" SD	121.26	1.94

LEGEND

DESCRIPTION	EXISTING	PROPOSED
SANITARY SEWER	XX"SS	XX"SS
WATER	XX"W	XX"W
FIRE SERVICE	XX"FS	XX"FS
STORM DRAIN	XX"SD	XX"SD
SSMH		
SSCO		
FIRE HYDRANT		
PIV		
FDC		
WATER VALVE		
WATER METER		
CONCENTRIC REDUCER		
REDUCED PRINCIPAL PRESSURE ASSEMBLY		
REDUCED PRESSURE BACKFLOW PREVENTER		
STREET LIGHT		
FITTINGS		
EASEMENT ABANDONMENT		

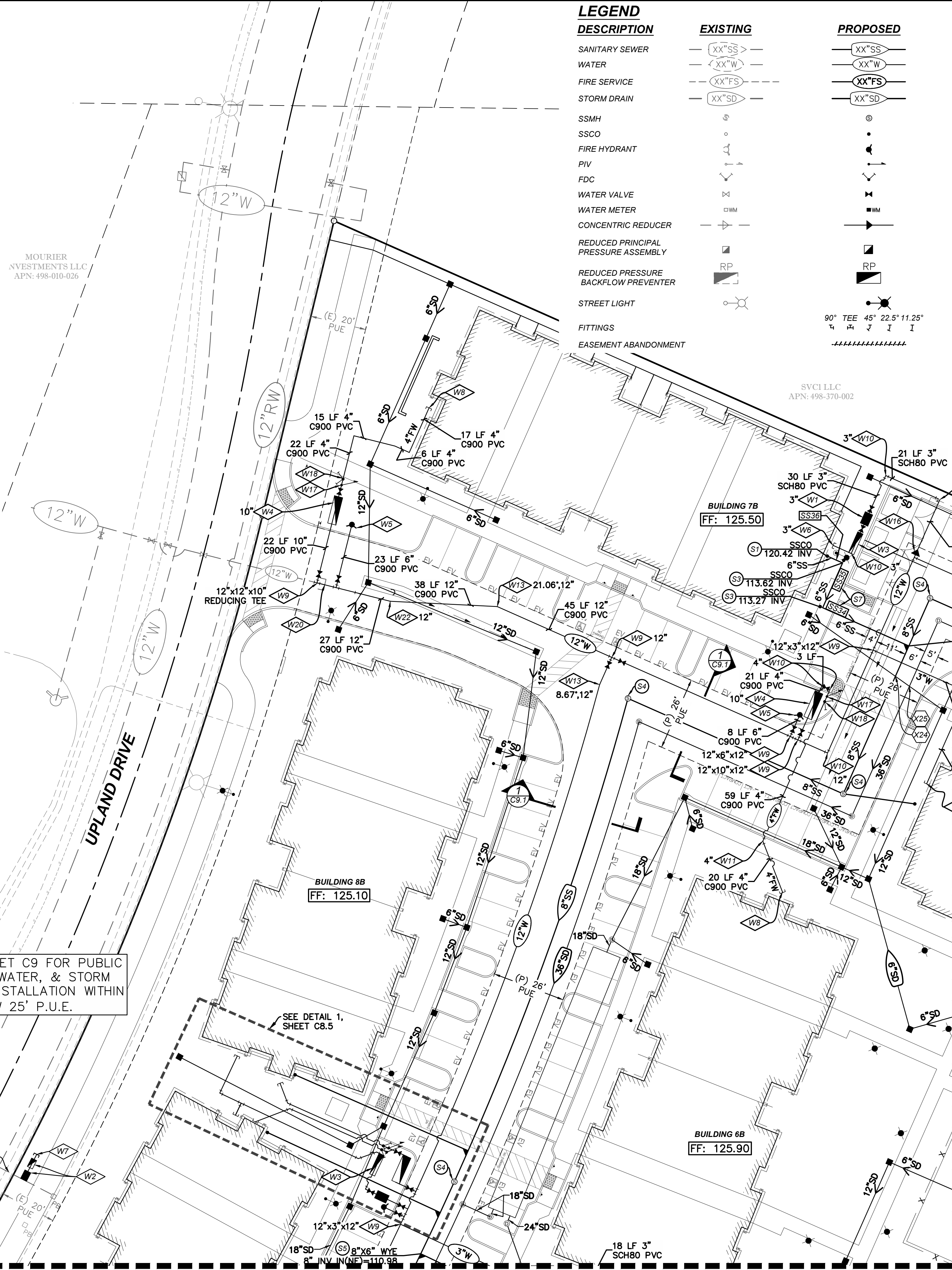
SANITARY SEWER CONSTRUCTION KEYNOTES:

- BUILDING SANITARY SEWER POINT OF CONNECTION. INSTALL TWO-WAY CLEANOUT PER LATEST UPC. CONTRACTOR TO VERIFY WITH PLUMBING AND ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
- CONNECT PROPOSED 8" SANITARY SEWER MAIN TO EXISTING 8" SANITARY SEWER MAIN. THE EXISTING SANITARY SEWER STUB MUST UNDERGO CCTV INSPECTION AND AIR TESTING PRIOR TO CONNECTION TO VERIFY SIZE, LOCATION, AND INVERT OF PROPOSED PIPE CONNECTION PRIOR TO CONSTRUCTION. REMOVE EXISTING STUB AND CONNECT TO PROPOSED SEWER LINE. ANY DAMAGE FOUND SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- INSTALL CLEANOUT-TO-GRADE (COTG) PER LATEST CPC. INVERT ELEVATIONS (INV, IE) SHOWN ON PLAN.
- INSTALL SANITARY SEWER MANHOLE (SSMH) PER CITY OF ROSEVILLE STANDARD SS-2. VERIFY SIZE, LOCATION, AND INVERT ELEVATIONS OF PIPE CONNECTION(S) PRIOR TO CONSTRUCTION. IF DIFFERENT FROM WHAT IS SHOWN ON PLANS, CONTACT ENGINEER. TRENCH RESTORATION PER CITY OF ROSEVILLE STANDARD SS-1.
- INSTALL WYE FITTING. INVERT ELEVATIONS (INV, IE) AND SIZE SHOWN ON PLAN.
- INSTALL SANITARY SEWER MANHOLE WITH INSIDE DROP CONNECTION PER CITY OF ROSEVILLE STANDARD DETAILS SS-2 AND SS-12.
- SANITARY SEWER PIPE IN EXCESS OF 15' DEPTH SHALL BE DUCTILE IRON. SERVICE WYES IN EXCESS OF 12' DEPTH SHALL BE REINFORCED CONCRETE.

WATER CONSTRUCTION KEYNOTES:

- INSTALL 3" RP DEVICE PER CITY OF ROSEVILLE STD. DTL. W-8.
- INSTALL 2" IRRIGATION SERVICE WITH 2" WATER METER AND 2" REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ROSEVILLE STANDARD W-7.
- INSTALL 6" REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ROSEVILLE STANDARD W-8.
- INSTALL DOUBLE DETECTOR CHECK VALVE FOR PROPOSED FIRE SERVICE PER CITY OF ROSEVILLE STANDARD W-3. SIZE SPECIFIED ON PLAN.
- INSTALL FIRE HYDRANT ASSEMBLY PER CITY OF ROSEVILLE STANDARD W-13 WITH 6" GATE VALVE AND BOX PER CITY OF ROSEVILLE STANDARD W-16.
- POINT OF CONNECTION TO BUILDING FOR DOMESTIC WATER SERVICE. SIZE SPECIFIED ON PLAN. SEE PLUMBING PLANS FOR CONTINUATION.
- POINT OF CONNECTION FOR 2" IRRIGATION SERVICE. SEE LANDSCAPING PLANS FOR CONTINUATION.
- POINT OF CONNECTION TO BUILDING FOR 4" FIRE SERVICE CONNECTION. SIZE SPECIFIED ON PLAN. SEE SPRINKLER PLANS BY OTHERS FOR CONTINUATION.
- INSTALL TEE. SIZE SPECIFIED ON PLAN.
- INSTALL 90° FITTING. SIZE SPECIFIED ON PLAN.
- INSTALL 45° FITTING. SIZE SPECIFIED ON PLAN.
- INSTALL 22.5° FITTING. SIZE SPECIFIED ON PLAN.
- INSTALL FITTING. PIPE SIZE AND ANGLE SPECIFIED ON PLAN.
- INSTALL 6" BLOW OFF VALVE PER CITY OF ROSEVILLE STANDARDS.
- INSTALL 12"x3" REDUCER FITTING ASSEMBLY.
- INSTALL 4" POST INDICATOR VALVE PER CITY OF ROSEVILLE STANDARDS.
- INSTALL 4" FIRE DEPARTMENT CONNECTION PER CITY OF ROSEVILLE STANDARDS.
- REMOVE EXISTING BLOW OFF VALVE AND CONNECT TO PROPOSED WATER LINE.
- REMOVE EXISTING STUB AND CONNECT TO PROPOSED WATER LINE.
- INSTALL 45° BENDS IN THE VERTICAL POSITION TO RAISE 10" FIRE WATER LINE TO 36" BELOW FINISHED GRADE.
- INSTALL 11.25° FITTING. SIZE SPECIFIED ON PLAN.
- INSTALL CROSS FITTING. SIZE SPECIFIED ON PLAN.
- INSTALL 2" WATER SERVICE AND WATER METER PER CITY OF ROSEVILLE STANDARD W-7.
- INSTALL 2" REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ROSEVILLE STANDARD W-8.

WATER NOTES:
 1.) WATER PIPE SIZES 4" - 12" SHALL BE C-900 PVC.
 2.) WATER PIPE SIZES <4" SHALL BE SCHEDULE 80 PVC.



SEE SHEET C9 FOR PUBLIC SEWER, WATER, & STORM DRAIN INSTALLATION WITHIN THE NEW 25' P.U.E.

SEE DETAIL 1, SHEET C8.5

SEE SHEET C8.3 FOR CONTINUATION

SEE SHEET C8.2 FOR CONTINUATION



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DESIGN: [] DRAWN: [] QUANT.: []

ORIGINAL SCALE: 1/8" = 1'-0"

REGISTERED PROFESSIONAL ENGINEER
 No. C90888
 PRELIMINARY
 NOT FOR CONSTRUCTION
 OF CALIFORNIA

STAMAS CORP.
 3007 DOUGLAS BLVD, STE 170
 ROSEVILLE, CA 95661
 CONTACT: SAM STAMAS
 PH: (916) 783-0330

SIERRA VISTA APARTMENTS
 4950 UPLAND DRIVE
 ROSEVILLE, CA 95747
WATER & SANITARY SEWER PLAN 1

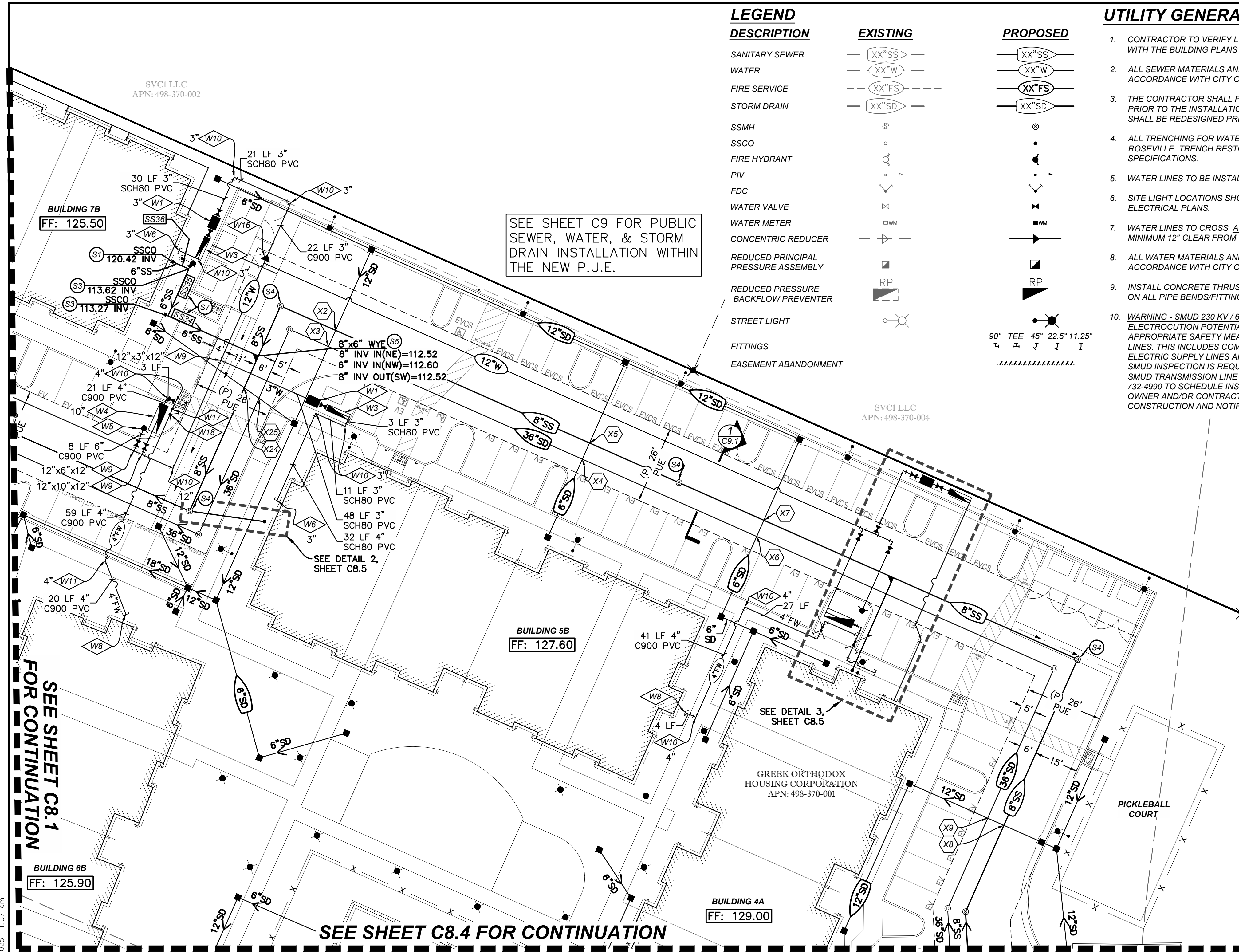
CITY OF ROSEVILLE

Sheet
C8.1
 14 of 28
 10-23-2025

CWE PROJECT R24102 - SIERRA VISTA APARTMENTS - 4950 UPLAND DRIVE, ROSEVILLE, CA 95747

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LEGEND

DESCRIPTION	EXISTING	PROPOSED
SANITARY SEWER	XX"SS	XX"SS
WATER	XX"W	XX"W
FIRE SERVICE	XX"FS	XX"FS
STORM DRAIN	XX"SD	XX"SD
SSMH	SSMH	SSMH
SSCO	SSCO	SSCO
FIRE HYDRANT	FIRE HYDRANT	FIRE HYDRANT
PIV	PIV	PIV
FDC	FDC	FDC
WATER VALVE	WATER VALVE	WATER VALVE
WATER METER	WATER METER	WATER METER
CONCENTRIC REDUCER	CONCENTRIC REDUCER	CONCENTRIC REDUCER
REDUCED PRINCIPAL PRESSURE ASSEMBLY	REDUCED PRINCIPAL PRESSURE ASSEMBLY	REDUCED PRINCIPAL PRESSURE ASSEMBLY
REDUCED PRESSURE BACKFLOW PREVENTER	REDUCED PRESSURE BACKFLOW PREVENTER	REDUCED PRESSURE BACKFLOW PREVENTER
STREET LIGHT	STREET LIGHT	STREET LIGHT
FITTINGS	FITTINGS	FITTINGS
EASEMENT ABANDONMENT	EASEMENT ABANDONMENT	EASEMENT ABANDONMENT

UTILITY GENERAL NOTES:

- CONTRACTOR TO VERIFY LOCATIONS OF UTILITY POINTS OF CONNECTION AT BUILDING WITH THE BUILDING PLANS PRIOR TO CONSTRUCTION.
- ALL SEWER MATERIALS AND INSTALLATION OF PUBLIC SEWER FACILITIES SHALL BE IN ACCORDANCE WITH CITY OF ROSEVILLE STANDARDS.
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- ALL TRENCHING FOR WATER AND SEWER UTILITIES SHALL COMPLY WITH CITY OF ROSEVILLE. TRENCH RESTORATION CONSTRUCTED PER CITY OF ROSEVILLE SPECIFICATIONS.
- WATER LINES TO BE INSTALLED WITH 36" MINIMUM COVER.
- SITE LIGHT LOCATIONS SHOWN FOR REFERENCE ONLY. VERIFY LOCATIONS WITH SITE ELECTRICAL PLANS.
- WATER LINES TO CROSS ABOVE SANITARY SEWER OR STORM DRAIN PIPES WITH MINIMUM 12" CLEAR FROM OUTER DIAMETER OF PIPE.
- ALL WATER MATERIALS AND INSTALLATION OF PUBLIC WATER FACILITIES SHALL BE IN ACCORDANCE WITH CITY OF ROSEVILLE STANDARDS.
- INSTALL CONCRETE THRUST BLOCKS PER PLACER COUNTY WATER AGENCY DETAIL S111 ON ALL PIPE BENDS/FITTINGS 4" AND LARGER.
- WARNING - SMUD 230 KV / 69 KV OVERHEAD TRANSMISSION LINES ARE LIVE - ELECTROCUTION POTENTIAL. PROJECT OWNER AND/OR CONTRACTOR SHALL TAKE ALL APPROPRIATE SAFETY MEASURES WHEN WORKING IN PROXIMITY TO ELECTRIC SUPPLY LINES. THIS INCLUDES COMPLIANCE WITH OSHA MINIMUM APPROACH DISTANCES TO ELECTRIC SUPPLY LINES AND THE PLACEMENT OF JOBSITE WARNING SIGNAGE. ONSITE SMUD INSPECTION IS REQUIRED WHEN EXCAVATION WORK IS WITHIN 25 FEET OF ANY SMUD TRANSMISSION LINE STRUCTURE. CONTRACTOR SHALL CONTACT SMUD AT (916) 732-4990 TO SCHEDULE INSPECTION. 72-HOUR ADVANCE NOTICE IS REQUIRED. PROJECT OWNER AND/OR CONTRACTOR SHALL PROTECT SMUD FACILITIES DURING CONSTRUCTION AND NOTIFY SMUD IMMEDIATELY IF FACILITIES ARE DAMAGED.

SANITARY SEWER CONSTRUCTION KEYNOTES:

- BUILDING SANITARY SEWER POINT OF CONNECTION. INSTALL TWO-WAY CLEANOUT PER LATEST UPC. CONTRACTOR TO VERIFY WITH PLUMBING AND ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
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- INSTALL CLEANOUT-TO-GRADE (COTG) PER LATEST CPC. INVERT ELEVATIONS (INV, IE) SHOWN ON PLAN.
- INSTALL SANITARY SEWER MANHOLE (SSMH) PER CITY OF ROSEVILLE STANDARD SS-2. VERIFY SIZE, LOCATION, AND INVERT ELEVATIONS OF PIPE CONNECTION(S) PRIOR TO CONSTRUCTION. IF DIFFERENT FROM WHAT IS SHOWN ON PLANS, CONTACT ENGINEER. TRENCH RESTORATION PER CITY OF ROSEVILLE STANDARD SS-1.
- INSTALL WYE FITTING. INVERT ELEVATIONS (INV, IE) AND SIZE SHOWN ON PLAN.
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- SANITARY SEWER PIPE IN EXCESS OF 15' DEPTH SHALL BE DUCTILE IRON. SERVICE WYES IN EXCESS OF 12' DEPTH SHALL BE REINFORCED CONCRETE.

WATER CONSTRUCTION KEYNOTES:

- INSTALL 3" RP DEVICE PER CITY OF ROSEVILLE STD. DTL. W-8.
 - INSTALL 2" IRRIGATION SERVICE WITH 2" WATER METER AND 2" REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ROSEVILLE STANDARD W-7.
 - INSTALL 6" REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ROSEVILLE STANDARD W-8.
 - INSTALL DOUBLE DETECTOR CHECK VALVE FOR PROPOSED FIRE SERVICE PER CITY OF ROSEVILLE STANDARD W-3. SIZE SPECIFIED ON PLAN.
 - INSTALL FIRE HYDRANT ASSEMBLY PER CITY OF ROSEVILLE STANDARD W-13 WITH 6" GATE VALVE AND BOX PER CITY OF ROSEVILLE STANDARD W-16.
 - POINT OF CONNECTION TO BUILDING FOR DOMESTIC WATER SERVICE. SIZE SPECIFIED ON PLAN. SEE PLUMBING PLANS FOR CONTINUATION.
 - POINT OF CONNECTION FOR 2" IRRIGATION SERVICE. SEE LANDSCAPING PLANS FOR CONTINUATION.
 - POINT OF CONNECTION TO BUILDING FOR 4" FIRE SERVICE CONNECTION. SIZE SPECIFIED ON PLAN. SEE SPRINKLER PLANS BY OTHERS FOR CONTINUATION.
 - INSTALL TEE. SIZE SPECIFIED ON PLAN.
 - INSTALL 90° FITTING. SIZE SPECIFIED ON PLAN.
 - INSTALL 45° FITTING. SIZE SPECIFIED ON PLAN.
 - INSTALL 22.5° FITTING. SIZE SPECIFIED ON PLAN.
 - INSTALL FITTING. PIPE SIZE AND ANGLE SPECIFIED ON PLAN.
 - INSTALL 6" BLOW OFF VALVE PER CITY OF ROSEVILLE STANDARDS.
 - INSTALL 12"x3" REDUCER FITTING ASSEMBLY.
 - INSTALL 4" POST INDICATOR VALVE PER CITY OF ROSEVILLE STANDARDS.
 - INSTALL 4" FIRE DEPARTMENT CONNECTION PER CITY OF ROSEVILLE STANDARDS.
 - REMOVE EXISTING BLOW OFF VALVE AND CONNECT TO PROPOSED WATER LINE.
 - REMOVE EXISTING STUB AND CONNECT TO PROPOSED WATER LINE.
 - INSTALL 45° BENDS IN THE VERTICAL POSITION TO RAISE 10" FIRE WATER LINE TO 36" BELOW FINISHED GRADE.
 - INSTALL 11.25° FITTING. SIZE SPECIFIED ON PLAN.
 - INSTALL CROSS FITTING. SIZE SPECIFIED ON PLAN.
 - INSTALL 2" WATER SERVICE AND WATER METER PER CITY OF ROSEVILLE STANDARD W-7.
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- WATER NOTES:
 1.) WATER PIPE SIZES 4" - 12" SHALL BE C-900 PVC.
 2.) WATER PIPE SIZES <4" SHALL BE SCHEDULE 80 PVC.

SEE SHEET C8.1 FOR CONTINUATION

SEE SHEET C8.4 FOR CONTINUATION

SANITARY SEWER PIPE TABLE

PIPE #	SIZE	LENGTH	MATERIAL	SLOPE
SS34	6"	34 LF	VCP	2.00%
SS35	6"	17 LF	VCP	2.00%
SS36	6"	6 LF	VCP	114.25%

UTILITY CROSSINGS

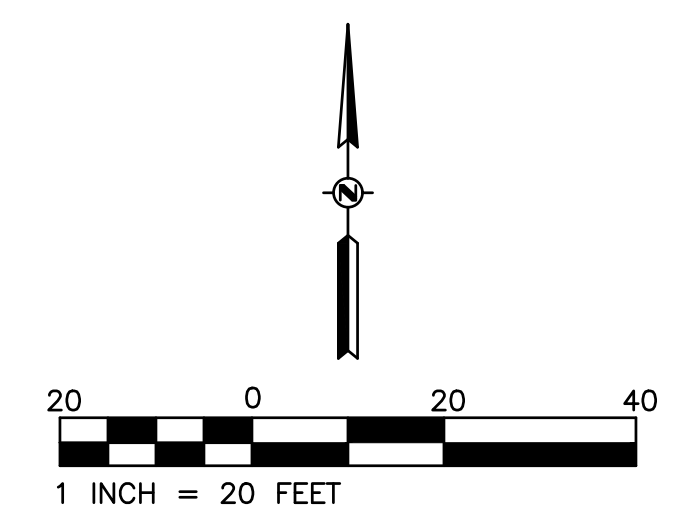
CROSSING #	TOP PIPE		BOTTOM PIPE		VERTICAL CLEARANCE (FT)
	DESCRIPTION	BOTTOM ELEVATION (FT)	DESCRIPTION	TOP ELEVATION (FT)	
X2	12" SD	123.43	8" SS	113.44	9.99
X3	12" SD	123.40	36" SD	121.36	2.04
X4	6" SD	124.35	36" SD	121.60	2.75
X5	6" SD	124.32	8" SS	113.77	10.55
X6	6" SD	124.67	36" SD	121.76	2.91
X7	6" SD	124.64	8" SS	114.61	10.03
X8	12" SD	124.95	8" SS	114.82	10.13
X9	12" SD	124.92	36" SD	122.17	2.75

NOT FOR CONSTRUCTION

SIERRA VISTA APARTMENTS
 4950 UPLAND DRIVE
 ROSEVILLE, CA 95747
WATER & SANITARY SEWER PLAN 2

STAMAS CORP.
 3007 DOUGLAS BLVD, STE 170
 ROSEVILLE, CA 95661
 CONTACT: SAM STAMAS
 PH: (916) 783-0330

SHEET
C8.2
 15 OF 28
 10-23-2025



Know what's below.
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CITY OF ROSEVILLE

SEE SHEET C8.1 FOR CONTINUATION

SEE SHEET C8.4 FOR CONTINUATION

CITY OF ROSEVILLE
APN: 498-010-028

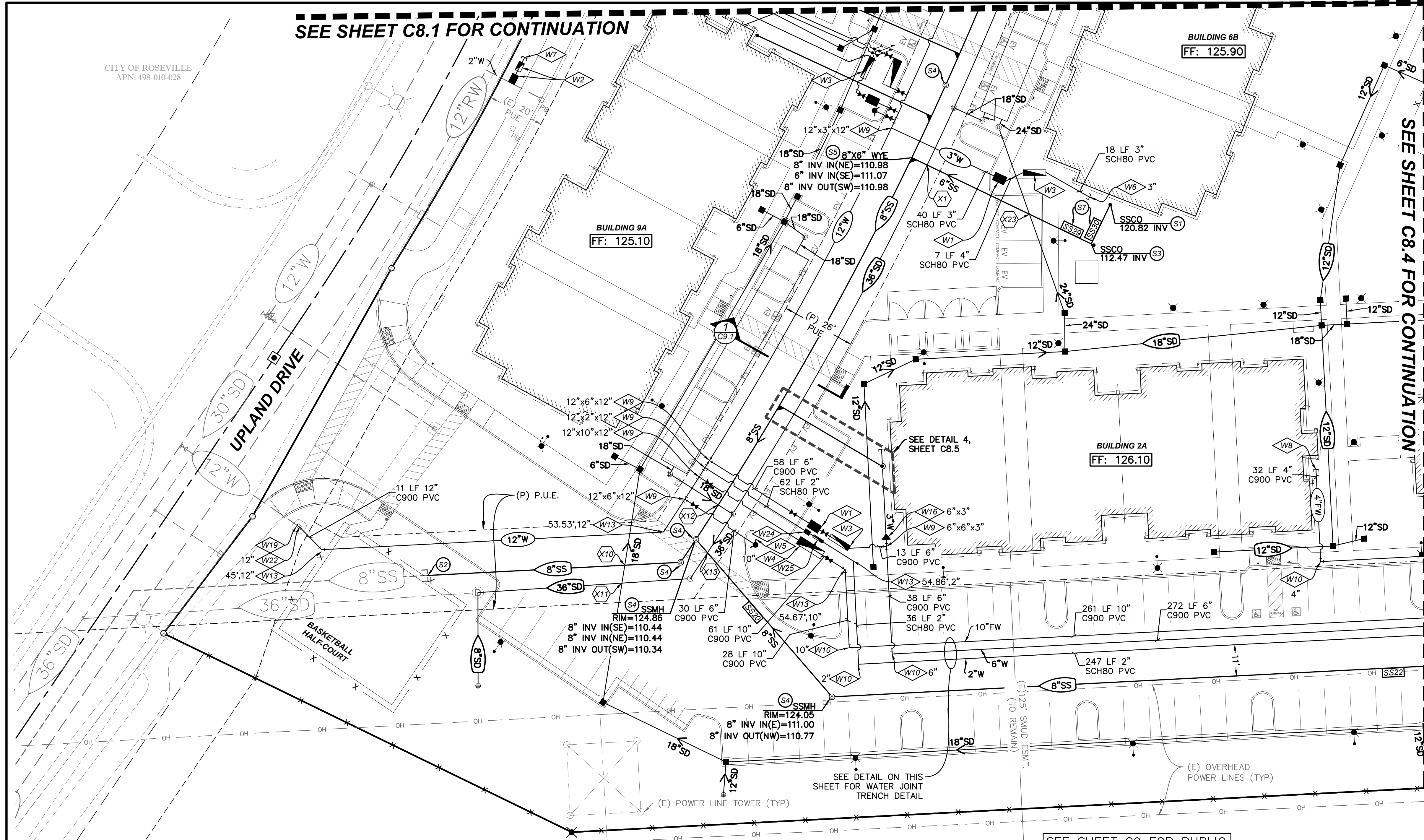
SANITARY SEWER CONSTRUCTION KEYNOTES:

- (S1) BUILDING SANITARY SEWER POINT OF CONNECTION. INSTALL TWO-WAY CLEANOUT PER LATEST UPC. CONTRACTOR TO VERIFY WITH PLUMBING AND ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
- (S2) CONNECT PROPOSED 8" SANITARY SEWER MAIN TO EXISTING 8" SANITARY SEWER MAIN. THE EXISTING SANITARY SEWER STUB MUST UNDERGO CCTV INSPECTION AND AIR TESTING PRIOR TO CONNECTION TO VERIFY SIZE, LOCATION, AND INVERT OF PROPOSED PIPE CONNECTION PRIOR TO CONSTRUCTION. REMOVE EXISTING STUB AND CONNECT TO PROPOSED SEWER LINE. ANY DAMAGE FOUND SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- (S3) INSTALL CLEANOUT-TO-GRADE (COTG) PER LATEST CPC. INVERT ELEVATIONS (INV, IE) SHOWN ON PLAN.
- (S4) INSTALL SANITARY SEWER MANHOLE (SSMH) PER CITY OF ROSEVILLE STANDARD SS-2. VERIFY SIZE, LOCATION, AND INVERT ELEVATIONS OF PIPE CONNECTION(S) PRIOR TO CONSTRUCTION. IF DIFFERENT FROM WHAT IS SHOWN ON PLANS, CONTACT ENGINEER. TRENCH RESTORATION PER CITY OF ROSEVILLE STANDARD SS-1.
- (S5) INSTALL WYE FITTING. INVERT ELEVATIONS (INV, IE) AND SIZE SHOWN ON PLAN.
- (S6) INSTALL SANITARY SEWER MANHOLE WITH INSIDE DROP CONNECTION PER CITY OF ROSEVILLE STANDARD DETAILS SS-2 AND SS-12.
- (S7) SANITARY SEWER PIPE IN EXCESS OF 15' DEPTH SHALL BE DUCTILE IRON. SERVICE WYES IN EXCESS OF 12' DEPTH SHALL BE REINFORCED CONCRETE.

WATER CONSTRUCTION KEYNOTES:

- (W1) INSTALL 3" RP DEVICE PER CITY OF ROSEVILLE STD. DTL. W-8.
- (W2) INSTALL 2" IRRIGATION SERVICE WITH 2" WATER METER AND 2" REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ROSEVILLE STANDARD W-7.
- (W3) INSTALL 6" REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ROSEVILLE STANDARD W-8.
- (W4) INSTALL DOUBLE DETECTOR CHECK VALVE FOR PROPOSED FIRE SERVICE PER CITY OF ROSEVILLE STANDARD W-3. SIZE SPECIFIED ON PLAN.
- (W5) INSTALL FIRE HYDRANT ASSEMBLY PER CITY OF ROSEVILLE STANDARD W-13 WITH 6" GATE VALVE AND BOX PER CITY OF ROSEVILLE STANDARD W-16.
- (W6) POINT OF CONNECTION TO BUILDING FOR DOMESTIC WATER SERVICE. SIZE SPECIFIED ON PLAN. SEE PLUMBING PLANS FOR CONTINUATION.
- (W7) POINT OF CONNECTION FOR 2" IRRIGATION SERVICE. SEE LANDSCAPING PLANS FOR CONTINUATION.
- (W8) POINT OF CONNECTION TO BUILDING FOR 4" FIRE SERVICE CONNECTION. SIZE SPECIFIED ON PLAN. SEE SPRINKLER PLANS BY OTHERS FOR CONTINUATION.
- (W9) INSTALL TEE. SIZE SPECIFIED ON PLAN.
- (W10) INSTALL 90° FITTING. SIZE SPECIFIED ON PLAN.
- (W11) INSTALL 45° FITTING. SIZE SPECIFIED ON PLAN.
- (W12) INSTALL 22.5° FITTING. SIZE SPECIFIED ON PLAN.
- (W13) INSTALL FITTING. PIPE SIZE AND ANGLE SPECIFIED ON PLAN.
- (W15) INSTALL 6" BLOW OFF VALVE PER CITY OF ROSEVILLE STANDARDS.
- (W16) INSTALL 12"x3" REDUCER FITTING ASSEMBLY.
- (W17) INSTALL 4" POST INDICATOR VALVE PER CITY OF ROSEVILLE STANDARDS.
- (W18) INSTALL 4" FIRE DEPARTMENT CONNECTION PER CITY OF ROSEVILLE STANDARDS.
- (W19) REMOVE EXISTING BLOW OFF VALVE AND CONNECT TO PROPOSED WATER LINE.
- (W20) REMOVE EXISTING STUB AND CONNECT TO PROPOSED WATER LINE.
- (W21) INSTALL 45° BENDS IN THE VERTICAL POSITION TO RAISE 10" FIRE WATER LINE TO 36" BELOW FINISHED GRADE.
- (W22) INSTALL 11.25° FITTING. SIZE SPECIFIED ON PLAN.
- (W23) INSTALL CROSS FITTING. SIZE SPECIFIED ON PLAN.
- (W24) INSTALL 2" WATER SERVICE AND WATER METER PER CITY OF ROSEVILLE STANDARD W-7.
- (W25) INSTALL 2" REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ROSEVILLE STANDARD W-8.

WATER NOTES:
1.) WATER PIPE SIZES 4" - 12" SHALL BE C-900 PVC.
2.) WATER PIPE SIZES <4" SHALL BE SCHEDULE 80 PVC.



CITY OF ROSEVILLE
APN: 498-010-025

SEE SHEET C9 FOR PUBLIC SEWER, WATER, & STORM DRAIN INSTALLATION WITHIN THE NEW P.U.E.

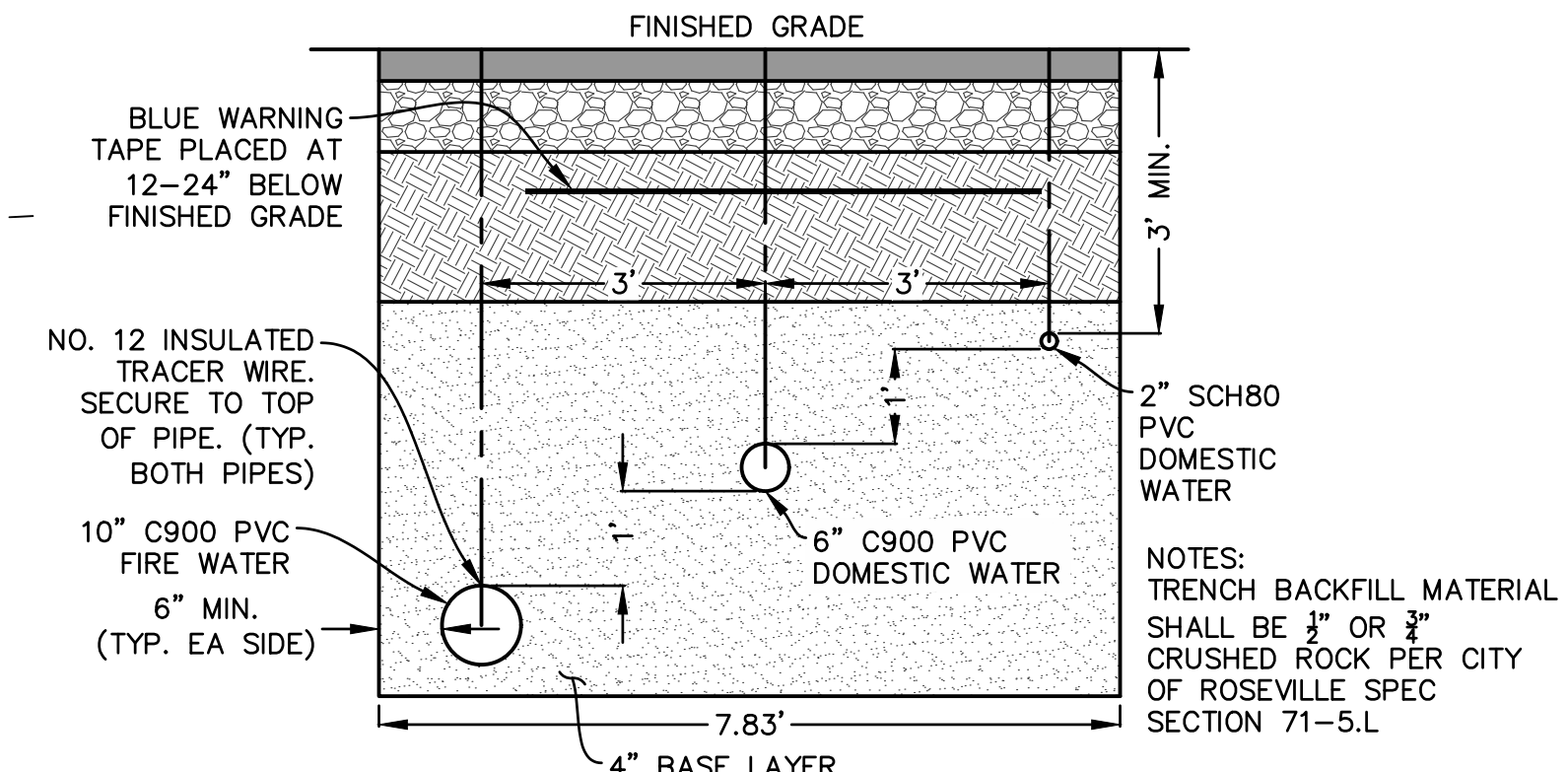
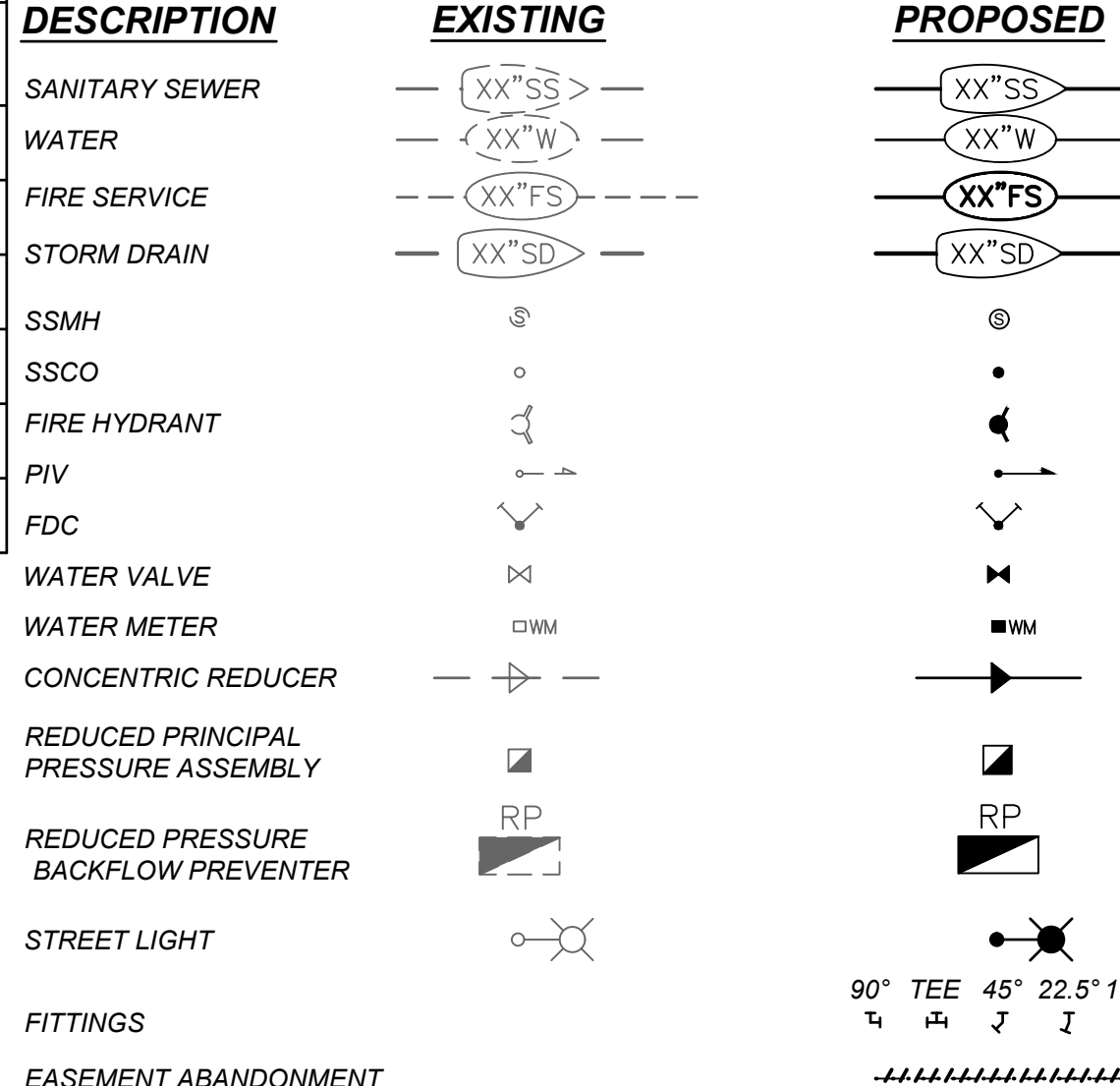
UTILITY GENERAL NOTES:

1. CONTRACTOR TO VERIFY LOCATIONS OF UTILITY POINTS OF CONNECTION AT BUILDING WITH THE BUILDING PLANS PRIOR TO CONSTRUCTION.
2. ALL SEWER MATERIALS AND INSTALLATION OF PUBLIC SEWER FACILITIES SHALL BE IN ACCORDANCE WITH CITY OF ROSEVILLE STANDARDS.
3. THE CONTRACTOR SHALL POTHOLE AND VERIFY THE DEPTH OF ALL EXISTING UTILITIES PRIOR TO THE INSTALLATION OF PROPOSED UTILITIES. ANY UNANTICIPATED CONFLICTS SHALL BE REDESIGNED PRIOR TO BEGINNING WORK.
4. ALL TRENCHING FOR WATER AND SEWER UTILITIES SHALL COMPLY WITH CITY OF ROSEVILLE. TRENCH RESTORATION CONSTRUCTED PER CITY OF ROSEVILLE SPECIFICATIONS.
5. WATER LINES TO BE INSTALLED WITH 36" MINIMUM COVER.
6. SITE LIGHT LOCATIONS SHOWN FOR REFERENCE ONLY. VERIFY LOCATIONS WITH SITE ELECTRICAL PLANS.
7. WATER LINES TO CROSS ABOVE SANITARY SEWER OR STORM DRAIN PIPES WITH MINIMUM 12" CLEAR FROM OUTER DIAMETER OF PIPE.
8. ALL WATER MATERIALS AND INSTALLATION OF PUBLIC WATER FACILITIES SHALL BE IN ACCORDANCE WITH CITY OF ROSEVILLE STANDARDS.
9. INSTALL CONCRETE THRUST BLOCKS PER PLACER COUNTY WATER AGENCY DETAIL S111 ON ALL PIPE BENDS/FITTINGS 4" AND LARGER.
10. WARNING - SMUD 230 KV / 69 KV OVERHEAD TRANSMISSION LINES ARE LIVE - ELECTROCUTION POTENTIAL. PROJECT OWNER AND/OR CONTRACTOR SHALL TAKE ALL APPROPRIATE SAFETY MEASURES WHEN WORKING IN PROXIMITY TO ELECTRIC SUPPLY LINES. THIS INCLUDES COMPLIANCE WITH OSHA MINIMUM APPROACH DISTANCES TO ELECTRIC SUPPLY LINES AND THE PLACEMENT OF JOBSITE WARNING SIGNAGE. ONSITE SMUD INSPECTION IS REQUIRED WHEN EXCAVATION WORK IS WITHIN 25 FEET OF ANY SMUD TRANSMISSION LINE STRUCTURE. CONTRACTOR SHALL CONTACT SMUD AT (916) 732-4990 TO SCHEDULE INSPECTION. 72-HOUR ADVANCE NOTICE IS REQUIRED. PROJECT OWNER AND/OR CONTRACTOR SHALL PROTECT SMUD FACILITIES DURING CONSTRUCTION AND NOTIFY SMUD IMMEDIATELY IF FACILITIES ARE DAMAGED.

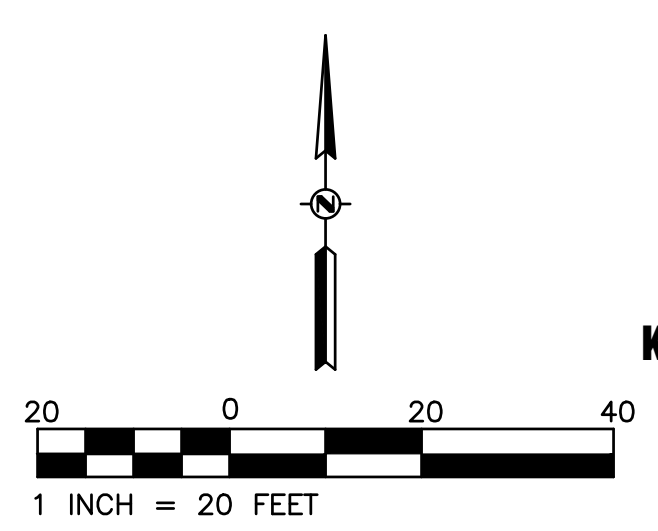
UTILITY CROSSINGS					
CROSSING #	TOP PIPE		BOTTOM PIPE		VERTICAL CLEARANCE (FT)
	DESCRIPTION	BOTTOM ELEVATION (FT)	DESCRIPTION	TOP ELEVATION (FT)	
(X1)	36" SD	117.22	6" SS	111.70	5.52
(X10)	18" SD	120.54	8" SS	110.83	9.71
(X11)	18" SD	120.55	36" SD	119.93	0.62
(X12)	18" SD	118.32	8" SS	111.18	7.14
(X13)	36" SD	116.83	8" SS	111.16	5.67
(X23)	24" SD	118.71	6" SS	112.50	6.21

SANITARY SEWER PIPE TABLE				
PIPE #	SIZE	LENGTH	MATERIAL	SLOPE
SS20	8"	73 LF	VCP	0.45%
SS22	8"	261 LF	VCP	0.50%
SS29	6"	70 LF	VCP	2.00%
SS30	6"	15 LF	VCP	54.21%

LEGEND



JOINT WATER TRENCH DETAIL
NOT TO SCALE



CITY OF ROSEVILLE

NOT FOR CONSTRUCTION

STAMAS CORP.
3007 DOUGLAS BLVD, STE 170
ROSEVILLE, CA 95661
CONTACT: SAM STAMAS
PH: (916) 783-0330

SIERRA VISTA APARTMENTS
4950 UPLAND DRIVE
ROSEVILLE, CA 95747
WATER & SANITARY SEWER PLAN 3

Sheet
C8.3
16 of 28
10-23-2025

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SANITARY SEWER CONSTRUCTION KEYNOTES:

- (S1) BUILDING SANITARY SEWER POINT OF CONNECTION. INSTALL TWO-WAY CLEANOUT PER LATEST UPC. CONTRACTOR TO VERIFY WITH PLUMBING AND ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
- (S2) CONNECT PROPOSED 8" SANITARY SEWER MAIN TO EXISTING 8" SANITARY SEWER MAIN. THE EXISTING SANITARY SEWER STUB MUST UNDERGO CCTV INSPECTION AND AIR TESTING PRIOR TO CONNECTION TO VERIFY SIZE, LOCATION, AND INVERT OF PROPOSED PIPE CONNECTION PRIOR TO CONSTRUCTION. REMOVE EXISTING STUB AND CONNECT TO PROPOSED SEWER LINE. ANY DAMAGE FOUND SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- (S3) INSTALL CLEANOUT-TO-GRADE (COTG) PER LATEST CPC. INVERT ELEVATIONS (INV, IE) SHOWN ON PLAN.
- (S4) INSTALL SANITARY SEWER MANHOLE (SSMH) PER CITY OF ROSEVILLE STANDARD SS-2. VERIFY SIZE, LOCATION, AND INVERT ELEVATIONS OF PIPE CONNECTION(S) PRIOR TO CONSTRUCTION. IF DIFFERENT FROM WHAT IS SHOWN ON PLANS, CONTACT ENGINEER. TRENCH RESTORATION PER CITY OF ROSEVILLE STANDARD SS-1.
- (S5) INSTALL WYE FITTING. INVERT ELEVATIONS (INV, IE) AND SIZE SHOWN ON PLAN.
- (S6) INSTALL SANITARY SEWER MANHOLE WITH INSIDE DROP CONNECTION PER CITY OF ROSEVILLE STANDARD DETAILS SS-2 AND SS-12.
- (S7) SANITARY SEWER PIPE IN EXCESS OF 15' DEPTH SHALL BE DUCTILE IRON. SERVICE WYES IN EXCESS OF 12' DEPTH SHALL BE REINFORCED CONCRETE.

WATER CONSTRUCTION KEYNOTES:

- (W1) INSTALL 3" RP DEVICE PER CITY OF ROSEVILLE STD. DTL. W-8.
- (W2) INSTALL 2" IRRIGATION SERVICE WITH 2" WATER METER AND 2" REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ROSEVILLE STANDARD W-7.
- (W3) INSTALL 6" REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ROSEVILLE STANDARD W-8.
- (W4) INSTALL DOUBLE DETECTOR CHECK VALVE FOR PROPOSED FIRE SERVICE PER CITY OF ROSEVILLE STANDARD W-3. SIZE SPECIFIED ON PLAN.
- (W5) INSTALL FIRE HYDRANT ASSEMBLY PER CITY OF ROSEVILLE STANDARD W-13 WITH 6" GATE VALVE AND BOX PER CITY OF ROSEVILLE STANDARD W-16.
- (W6) POINT OF CONNECTION TO BUILDING FOR DOMESTIC WATER SERVICE. SIZE SPECIFIED ON PLAN. SEE PLUMBING PLANS FOR CONTINUATION.
- (W7) POINT OF CONNECTION FOR 2" IRRIGATION SERVICE. SEE LANDSCAPING PLANS FOR CONTINUATION.
- (W8) POINT OF CONNECTION TO BUILDING FOR 4" FIRE SERVICE CONNECTION. SIZE SPECIFIED ON PLAN. SEE SPRINKLER PLANS BY OTHERS FOR CONTINUATION.
- (W9) INSTALL TEE. SIZE SPECIFIED ON PLAN.
- (W10) INSTALL 90° FITTING. SIZE SPECIFIED ON PLAN.
- (W11) INSTALL 45° FITTING. SIZE SPECIFIED ON PLAN.
- (W12) INSTALL 22.5° FITTING. SIZE SPECIFIED ON PLAN.
- (W13) INSTALL FITTING. PIPE SIZE AND ANGLE SPECIFIED ON PLAN.
- (W15) INSTALL 6" BLOW OFF VALVE PER CITY OF ROSEVILLE STANDARDS.
- (W16) INSTALL 12"x3" REDUCER FITTING ASSEMBLY.
- (W17) INSTALL 4" POST INDICATOR VALVE PER CITY OF ROSEVILLE STANDARDS.
- (W18) INSTALL 4" FIRE DEPARTMENT CONNECTION PER CITY OF ROSEVILLE STANDARDS.
- (W19) REMOVE EXISTING BLOW OFF VALVE AND CONNECT TO PROPOSED WATER LINE.
- (W20) REMOVE EXISTING STUB AND CONNECT TO PROPOSED WATER LINE.
- (W21) INSTALL 45° BENDS IN THE VERTICAL POSITION TO RAISE 10" FIRE WATER LINE TO 36" BELOW FINISHED GRADE.
- (W22) INSTALL 11.25° FITTING. SIZE SPECIFIED ON PLAN.
- (W23) INSTALL CROSS FITTING. SIZE SPECIFIED ON PLAN.
- (W24) INSTALL 2" WATER SERVICE AND WATER METER PER CITY OF ROSEVILLE STANDARD W-7.
- (W25) INSTALL 2" REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ROSEVILLE STANDARD W-8.

WATER NOTES:
 1.) WATER PIPE SIZES 4" - 12" SHALL BE C-900 PVC.
 2.) WATER PIPE SIZES <4" SHALL BE SCHEDULE 80 PVC.

SANITARY SEWER PIPE TABLE

PIPE #	SIZE	LENGTH	MATERIAL	SLOPE
SS23	8"	45 LF	VCP	0.50%
SS25	6"	80 LF	VCP	1.86%
SS27	6"	5 LF	VCP	176.85%

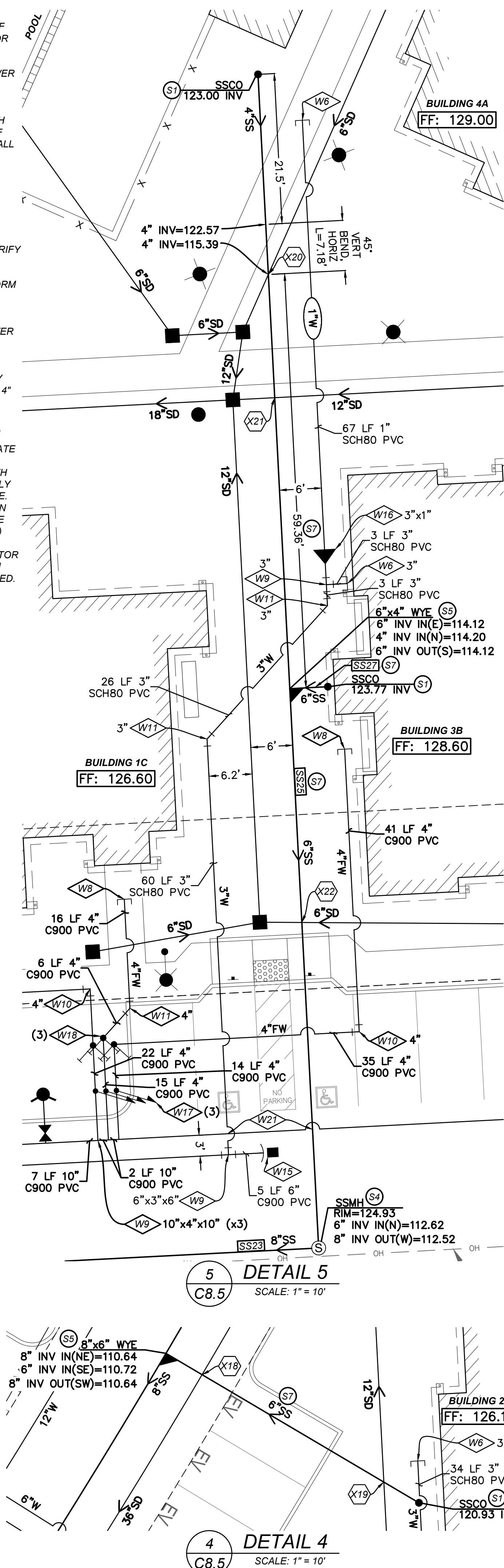
UTILITY CROSSINGS

CROSSING #	TOP PIPE		BOTTOM PIPE		VERTICAL CLEARANCE (FT)
	DESCRIPTION	BOTTOM ELEVATION (FT)	DESCRIPTION	TOP ELEVATION (FT)	
(X14)	12" SD	119.37	6" SS	112.44	6.93
(X15)	18" SD	118.74	6" SS	112.25	6.49
(X16)	36" SD	117.96	6" SS	112.96	5.00
(X17)	12" SD	120.37	6" SS	119.37	1.00
(X18)	36" SD	116.97	6" SS	112.69	4.28
(X19)	12" SD	121.03	6" SS	120.03	1.00
(X20)	6" SD	121.67	4" SS	115.74	5.93
(X21)	12" SD	121.10	4" SS	115.38	5.72
(X22)	6" SD	121.98	6" SS	114.01	7.97
(X26)	36" SD	118.69	6" SS	114.30	4.39

SEE SHEET C9 FOR PUBLIC SEWER, WATER, & STORM DRAIN INSTALLATION WITHIN THE NEW P.U.E.

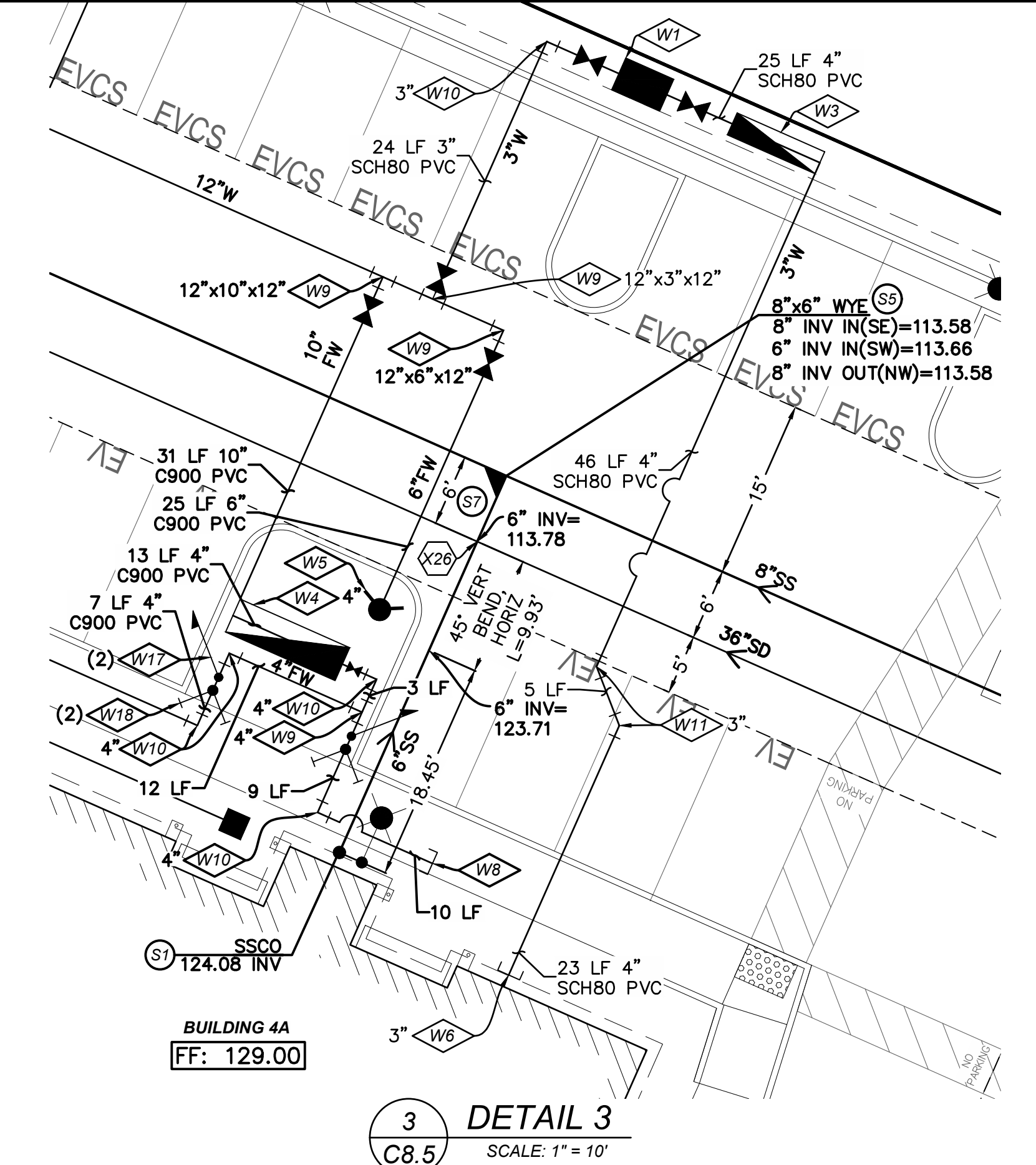
UTILITY GENERAL NOTES:

- 1. CONTRACTOR TO VERIFY LOCATIONS OF UTILITY POINTS OF CONNECTION AT BUILDING WITH THE BUILDING PLANS PRIOR TO CONSTRUCTION.
- 2. ALL SEWER MATERIALS AND INSTALLATION OF PUBLIC SEWER FACILITIES SHALL BE IN ACCORDANCE WITH CITY OF ROSEVILLE STANDARDS.
- 3. THE CONTRACTOR SHALL POTHOLE AND VERIFY THE DEPTH OF ALL EXISTING UTILITIES PRIOR TO THE INSTALLATION OF PROPOSED UTILITIES. ANY UNANTICIPATED CONFLICTS SHALL BE REDESIGNED PRIOR TO BEGINNING WORK.
- 4. ALL TRENCHING FOR WATER AND SEWER UTILITIES SHALL COMPLY WITH CITY OF ROSEVILLE. TRENCH RESTORATION CONSTRUCTED PER CITY OF ROSEVILLE SPECIFICATIONS.
- 5. WATER LINES TO BE INSTALLED WITH 36" MINIMUM COVER.
- 6. SITE LIGHT LOCATIONS SHOWN FOR REFERENCE ONLY. VERIFY LOCATIONS WITH SITE ELECTRICAL PLANS.
- 7. WATER LINES TO CROSS ABOVE SANITARY SEWER OR STORM DRAIN PIPES WITH MINIMUM 12" CLEAR FROM OUTER DIAMETER OF PIPE.
- 8. ALL WATER MATERIALS AND INSTALLATION OF PUBLIC WATER FACILITIES SHALL BE IN ACCORDANCE WITH CITY OF ROSEVILLE STANDARDS.
- 9. INSTALL CONCRETE THRUST BLOCKS PER PLACER COUNTY WATER AGENCY DETAIL S111 ON ALL PIPE BENDS/FITTINGS 4" AND LARGER.
- 10. WARNING - SMUD 230 KV / 69 KV OVERHEAD TRANSMISSION LINES ARE LIVE - ELECTROCUTION POTENTIAL. PROJECT OWNER AND/OR CONTRACTOR SHALL TAKE ALL APPROPRIATE SAFETY MEASURES WHEN WORKING IN PROXIMITY TO ELECTRIC SUPPLY LINES. THIS INCLUDES COMPLIANCE WITH OSHA MINIMUM APPROACH DISTANCES TO ELECTRIC SUPPLY LINES AND THE PLACEMENT OF JOBSITE WARNING SIGNAGE. ONSITE SMUD INSPECTION IS REQUIRED WHEN EXCAVATION WORK IS WITHIN 25 FEET OF ANY SMUD TRANSMISSION LINE STRUCTURE. CONTRACTOR SHALL CONTACT SMUD AT (916) 732-4990 TO SCHEDULE INSPECTION. 72-HOUR ADVANCE NOTICE IS REQUIRED. PROJECT OWNER AND/OR CONTRACTOR SHALL PROTECT SMUD FACILITIES DURING CONSTRUCTION AND NOTIFY SMUD IMMEDIATELY IF FACILITIES ARE DAMAGED.

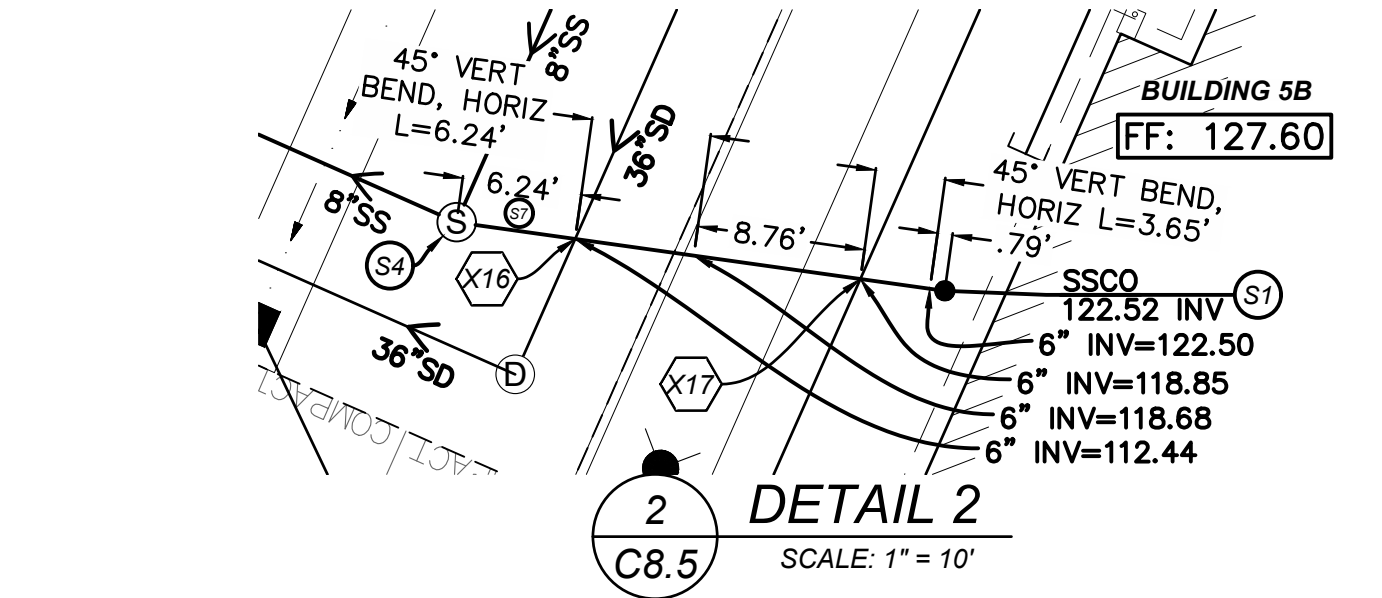


5 DETAIL 5
SCALE: 1" = 10"

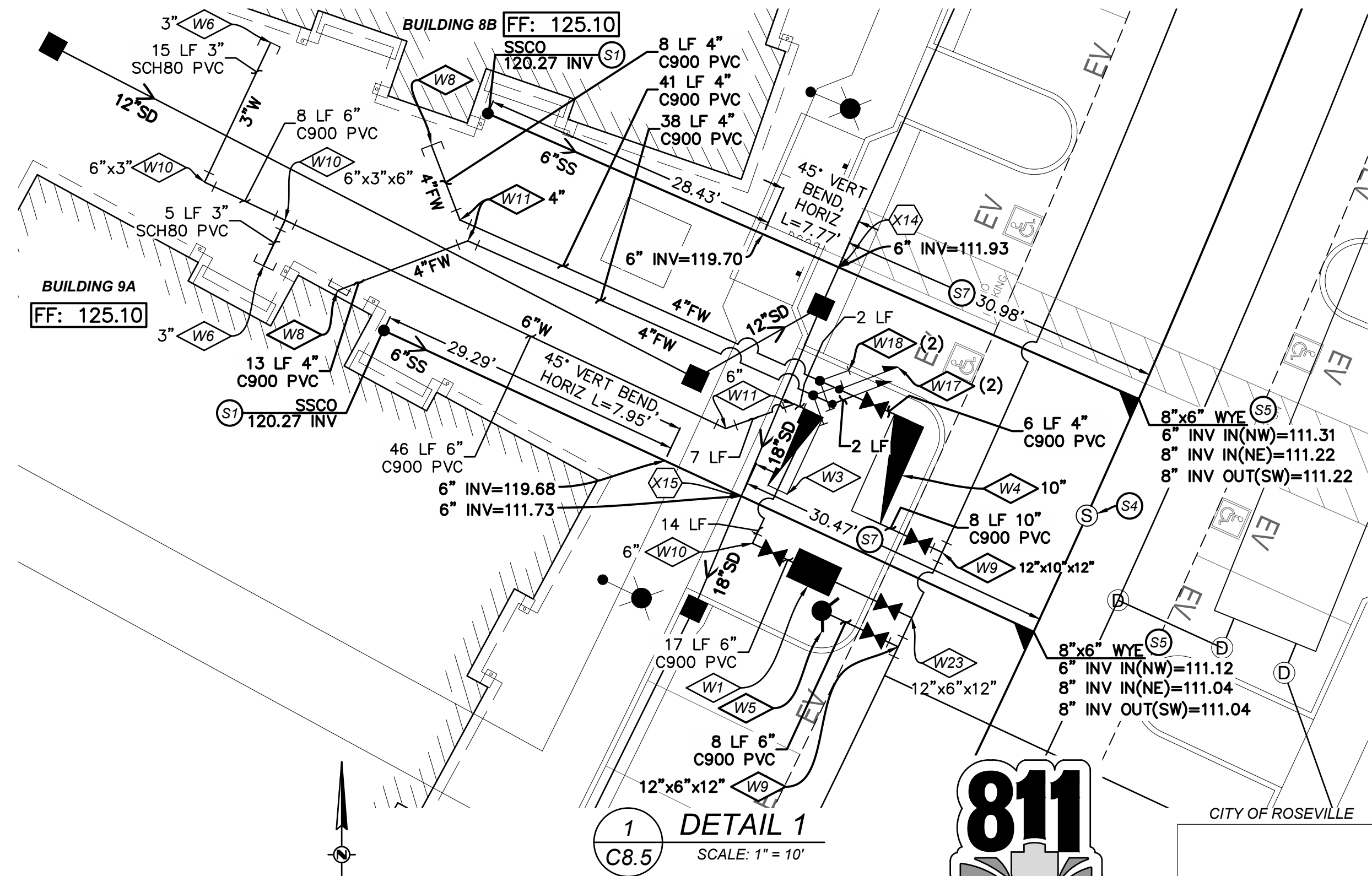
4 DETAIL 4
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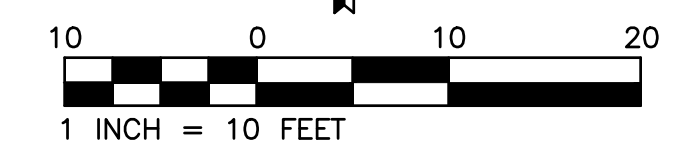
3 DETAIL 3
SCALE: 1" = 10"



2 DETAIL 2
SCALE: 1" = 10"



1 DETAIL 1
SCALE: 1" = 10"



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 or (800) 642-2444

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 DESIGN: [] GA: [] TSM: []
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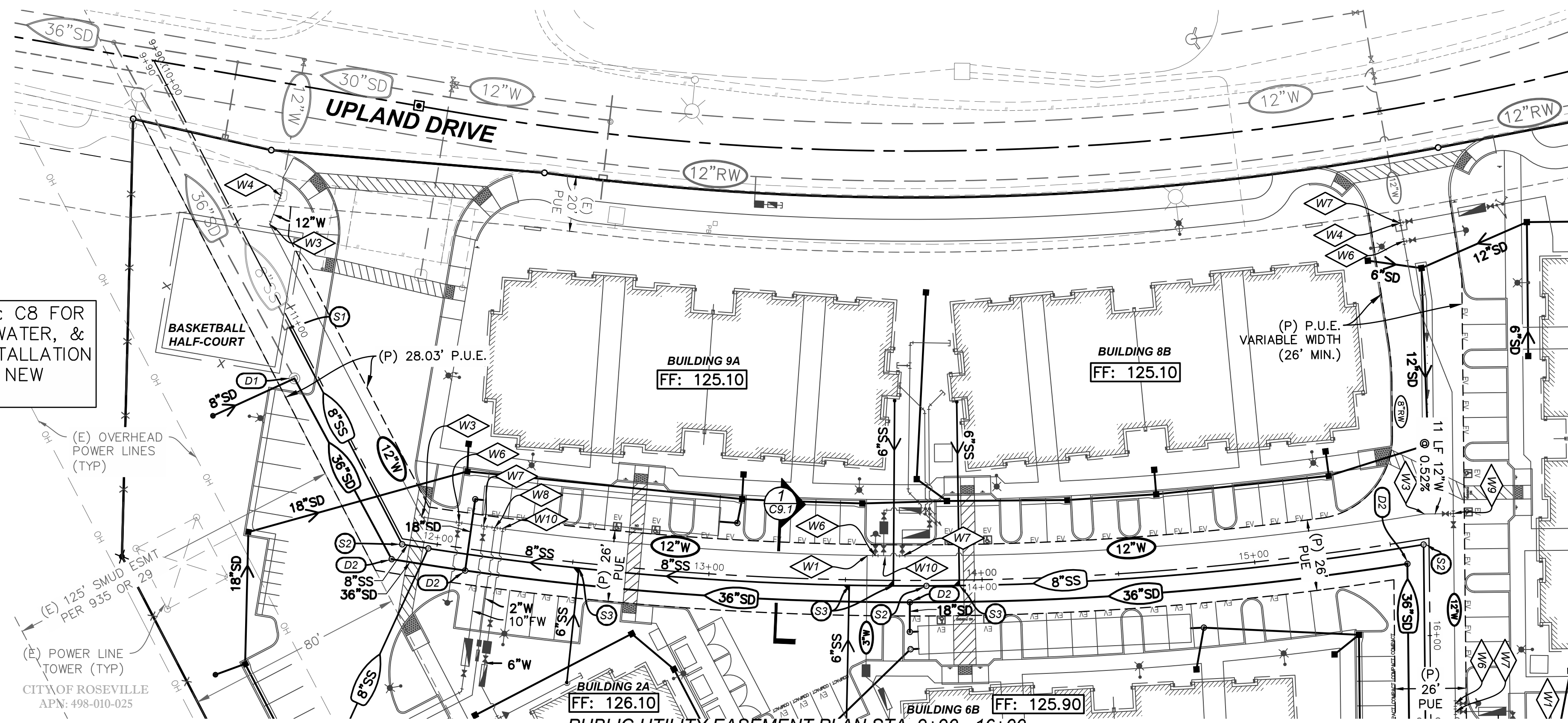
STAMAS CORP.
 3007 DOUGLAS BLVD. STE 170
 ROSEVILLE, CA 95661
 CONTACT: SAM STAMAS
 PH: (916) 783-0330

SIERRA VISTA APARTMENTS
 4950 UPLAND DRIVE
 ROSEVILLE, CA 95747
DETAILED WATER & SANITARY SEWER PLAN

SHEET
C8.5
 18 of 28
 10-23-2025

CME PROJECT R24102 - SIERRA VISTA APARTMENTS - 4950 UPLAND DRIVE, ROSEVILLE, CA 95747

SEE SHEETS C6 & C8 FOR PRIVATE SEWER, WATER, & STORM DRAIN INSTALLATION BRANCHING FROM NEW P.U.E. MAINLINES.



STORM DRAIN KEYNOTES:

- (D1) CORE DRILL AND CONNECT INTO EXISTING STORM DRAIN MANHOLE WITH NEW 30" STORM DRAIN LINE. VERIFY ALL INVERT ELEVATIONS PRIOR TO CONNECTION. MORTAR AND FINISH CONCRETE PER CITY OF ROSEVILLE SPECIFICATIONS. ADJUST FRAME AND GRATE TO FINISHED GRADE.
 - (D2) INSTALL 48" STORM DRAIN MANHOLE PER CITY OF ROSEVILLE STANDARD DR-4. INVERT ELEVATIONS (INV. IE) SHOWN ON PROFILE.
 - (D3) INSTALL 30" PLUG FOR FUTURE STORM DRAIN CONNECTION. PLACE STAKE AT PLUG LOCATION.
- NOTE: ALL STORM DRAIN MATERIAL TO BE HDPE OR APPROVED EQUIVALENT.

SANITARY SEWER CONSTRUCTION KEYNOTES:

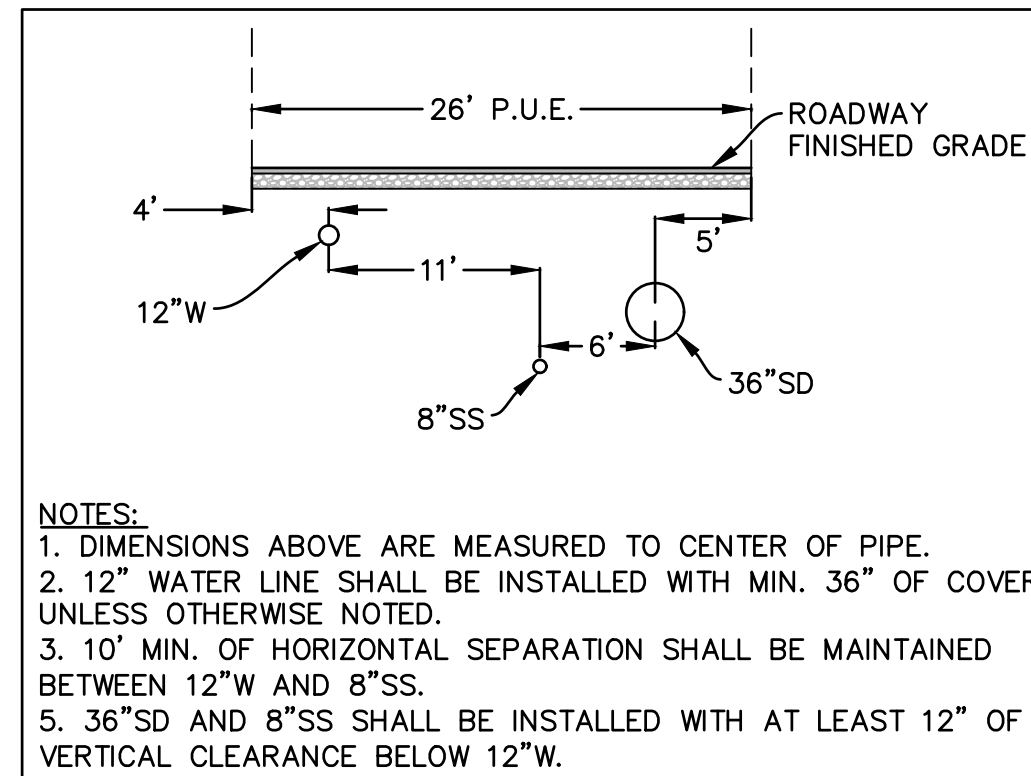
- (S1) CONNECT PROPOSED 8" SANITARY SEWER MAIN TO EXISTING 8" SANITARY SEWER MAIN. THE EXISTING SANITARY SEWER STUB MUST UNDERGO CCTV INSPECTION AND AIR TESTING PRIOR TO CONNECTION TO VERIFY SIZE, LOCATION, AND INVERT OF PROPOSED PIPE CONNECTION PRIOR TO CONSTRUCTION. REMOVE EXISTING STUB AND CONNECT TO PROPOSED SEWER LINE. ANY DAMAGE FOUND SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- (S2) INSTALL SANITARY SEWER MANHOLE (SSMH) PER CITY OF ROSEVILLE STANDARD SS-2. VERIFY SIZE, LOCATION, AND INVERT ELEVATIONS OF PIPE CONNECTION(S) PRIOR TO CONSTRUCTION. IF DIFFERENT FROM WHAT IS SHOWN ON PLANS, CONTACT ENGINEER. TRENCH RESTORATION PER CITY OF ROSEVILLE STANDARD SS-1.
- (S3) INSTALL WYE FITTING. INVERT ELEVATIONS (INV. IE) AND SIZE SHOWN ON C8 SHEETS.
- (S4) PLUG END OF NEW 8" SEWER MAIN 5' BEYOND PROPERTY LINE FOR FUTURE CONTINUATION. SEE PROFILE FOR INVERT ELEVATION.

WATER CONSTRUCTION KEYNOTES:

- (W1) INSTALL 3" WATER SERVICE AND METER PER CITY OF ROSEVILLE STD. DTL. W-29.
- (W2) INSTALL 90° ELBOW. SEE PLAN FOR SIZE.
- (W3) INSTALL FITTING. SEE PLAN FOR SIZE.
- (W4) REMOVE EXISTING BLOW-OFF VALVE AND CONNECT TO EXISTING 12" MAIN WITH NEW 12" MAIN PER CITY OF ROSEVILLE STDS.
- (W5) NOT USED.
- (W6) INSTALL FIRE HYDRANT SERVICE AND ASSEMBLY PER CITY OF ROSEVILLE STD. DTL. W-13.
- (W7) INSTALL 12"x12"x10" REDUCING TEE AND 10" GATE VALVE FOR 10" FIRE SPRINKLER SERVICE.
- (W8) INSTALL 2" WATER SERVICE AND METER PER CITY OF ROSEVILLE STD. DTL. W-7.
- (W9) INSTALL 12" TEE.
- (W10) INSTALL 6" WATER SERVICE AND METER PER CITY OF ROSEVILLE STD. DTL. W-29.

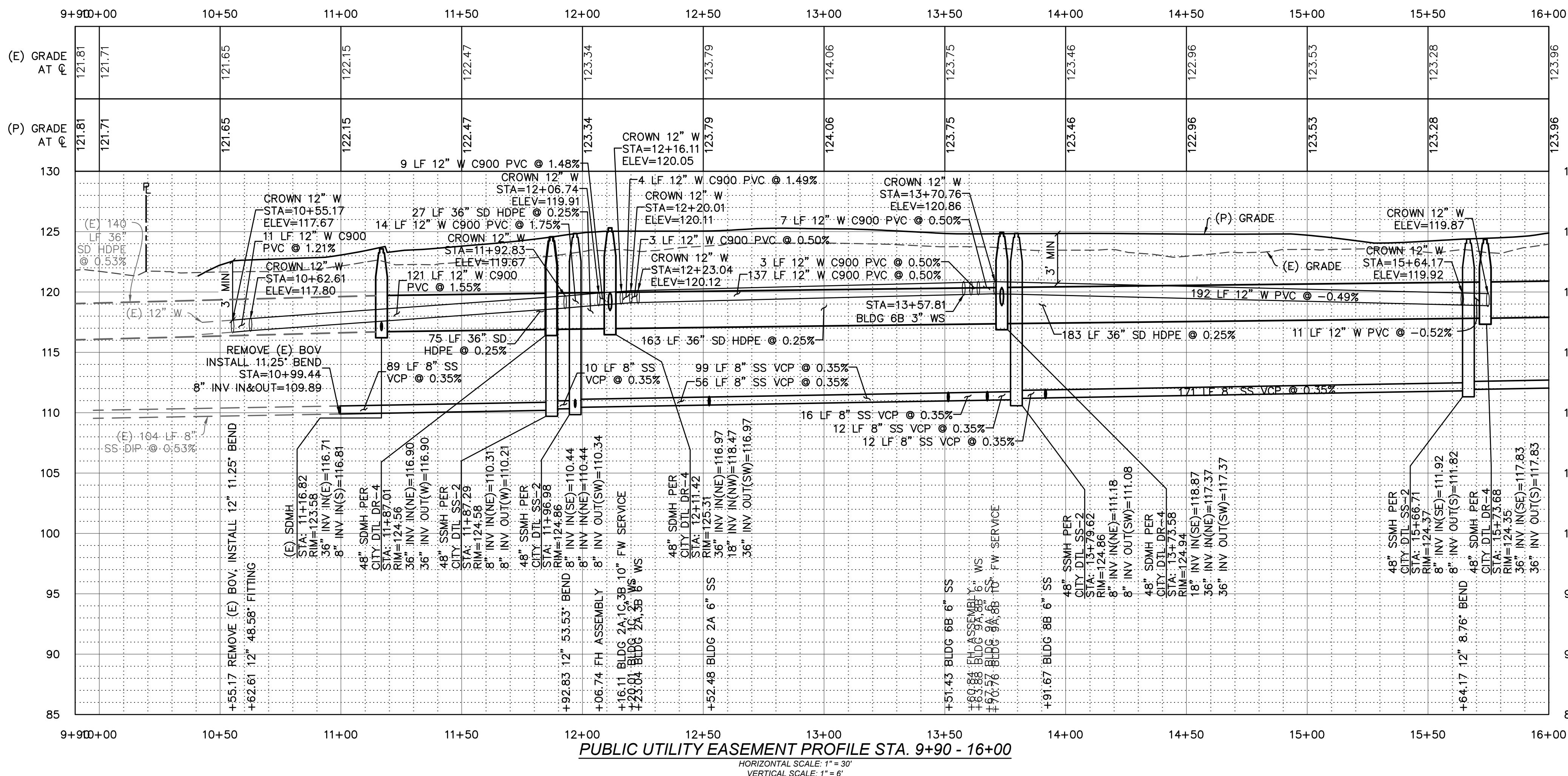
UTILITY GENERAL NOTES:

1. ALL PUBLIC SEWER, STORM DRAIN, AND WATER MATERIALS AND INSTALLATION OF PUBLIC SEWER, STORM DRAIN, AND WATER FACILITIES SHALL BE IN ACCORDANCE WITH CITY OF ROSEVILLE STANDARDS.
2. THE CONTRACTOR SHALL POTHOLE AND VERIFY THE DEPTH OF ALL EXISTING UTILITIES PRIOR TO THE INSTALLATION OF PROPOSED UTILITIES. ANY UNANTICIPATED CONFLICTS SHALL BE REDESIGNED PRIOR TO BEGINNING WORK.
3. ALL PUBLIC SEWER MAINS SHALL BE CONSTRUCTED WITH VCP. PRIVATE SEWER SHALL BE SDR-35 PVC OR APPROVED EQUAL.
4. ALL PUBLIC STORM DRAIN MAINS SHALL BE TYPE "S" HDPE WITH WATER TIGHT CONNECTIONS.
5. ALL PUBLIC DOMESTIC WATER MAIN PIPING SHALL BE C900 PVC, CLASS 150 MIN. UNLESS OTHERWISE NOTED.

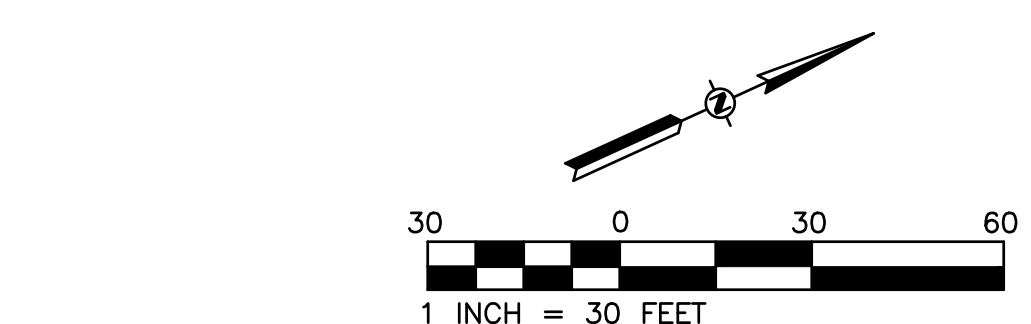


- NOTES:
1. DIMENSIONS ABOVE ARE MEASURED TO CENTER OF PIPE.
 2. 12" WATER LINE SHALL BE INSTALLED WITH MIN. 36" OF COVER UNLESS OTHERWISE NOTED.
 3. 10' MIN. OF HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN 12"W AND 8"SS.
 5. 36"SD AND 8"SS SHALL BE INSTALLED WITH AT LEAST 12" OF VERTICAL CLEARANCE BELOW 12"W.

1 PUBLIC UTILITY SECTION 1
NOT TO SCALE



PUBLIC UTILITY EASEMENT PROFILE STA. 9+90 - 16+00
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 6'



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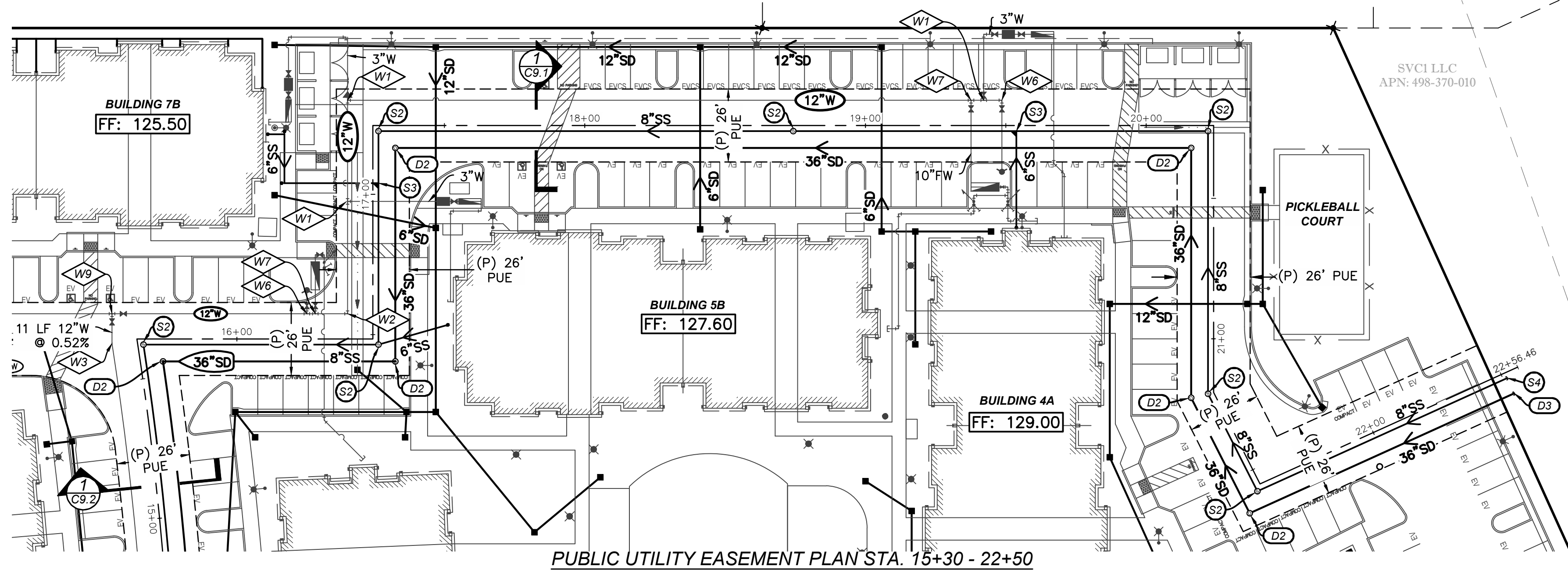
STAMAS CORP.
3007 DOUGLAS BLVD, STE 170
ROSEVILLE, CA 95661
CONTACT: SAM STAMAS
PH: (916) 783-0330

SIERRA VISTA APARTMENTS
4950 UPLAND DRIVE
ROSEVILLE, CA 95747
PUBLIC UTILITY PLAN &
PROFILE STA. 9+90 - 16+00

CITY OF ROSEVILLE

Sheet
C9.1
19 of 28
10-23-2025

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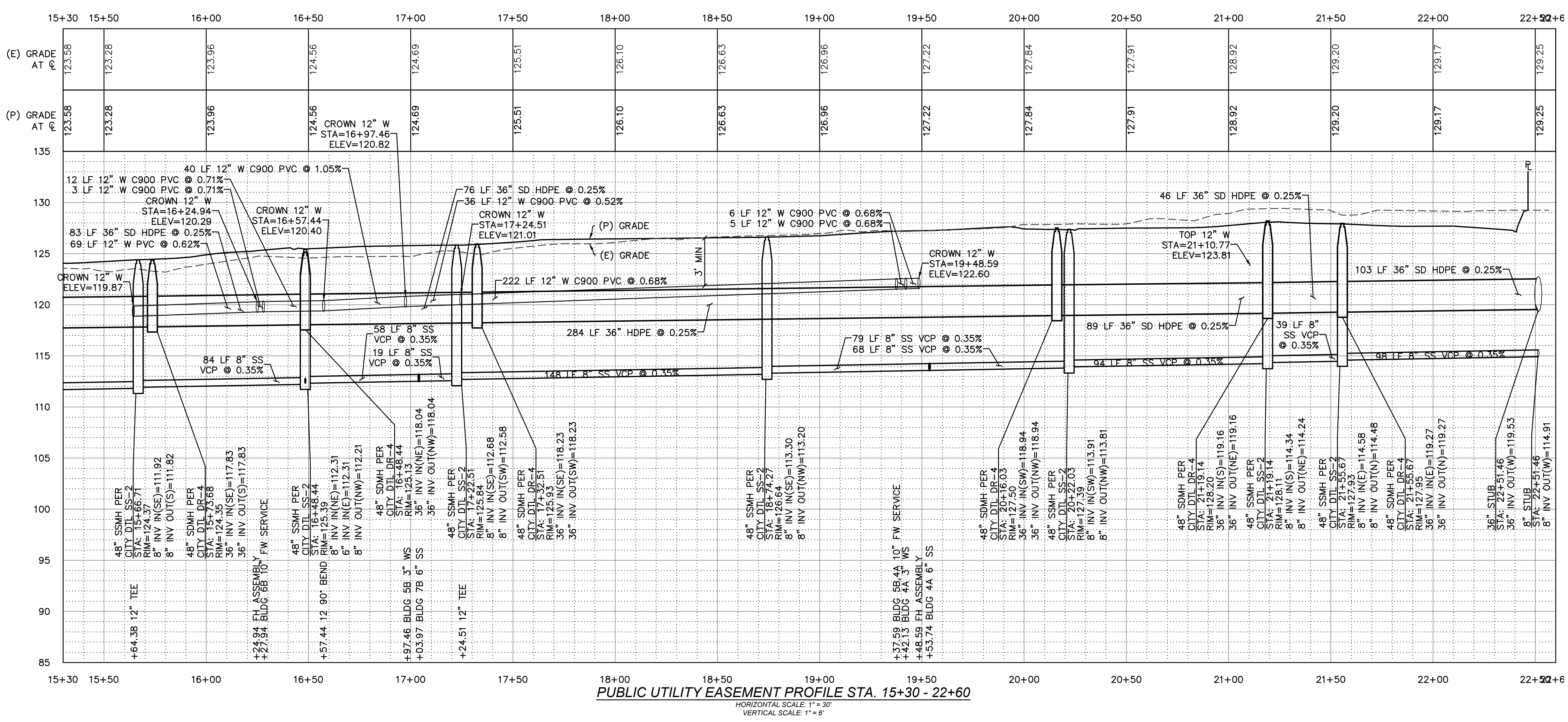
SEE SHEETS C6 & C8 FOR PRIVATE SEWER, WATER, & STORM DRAIN INSTALLATION BRANCHING FROM NEW P.U.E. MAINLINES.

- STORM DRAIN KEYNOTES:**
- (D1) CORE DRILL AND CONNECT INTO EXISTING STORM DRAIN MANHOLE WITH NEW 30" STORM DRAIN LINE. VERIFY ALL INVERT ELEVATIONS PRIOR TO CONNECTION. MORTAR AND FINISH CONCRETE PER CITY OF ROSEVILLE SPECIFICATIONS. ADJUST FRAME AND GRATE TO FINISHED GRADE.
 - (D2) INSTALL 48" STORM DRAIN MANHOLE PER CITY OF ROSEVILLE STANDARD DR-4. INVERT ELEVATIONS (INV. IE) SHOWN ON PROFILE.
 - (D3) INSTALL 30" PLUG FOR FUTURE STORM DRAIN CONNECTION. PLACE STAKE AT PLUG LOCATION.
- NOTE: ALL STORM DRAIN MATERIAL TO BE HDPE OR APPROVED EQUIVALENT.

- SANITARY SEWER CONSTRUCTION KEYNOTES:**
- (S1) CONNECT PROPOSED 8" SANITARY SEWER MAIN TO EXISTING 8" SANITARY SEWER MAIN. THE EXISTING SANITARY SEWER STUB MUST UNDERGO CCTV INSPECTION AND AIR TESTING PRIOR TO CONNECTION TO VERIFY SIZE, LOCATION, AND INVERT OF PROPOSED PIPE CONNECTION PRIOR TO CONSTRUCTION. REMOVE EXISTING STUB AND CONNECT TO PROPOSED SEWER LINE. ANY DAMAGE FOUND SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
 - (S2) INSTALL SANITARY SEWER MANHOLE (SSMH) PER CITY OF ROSEVILLE STANDARD SS-2. VERIFY SIZE, LOCATION, AND INVERT ELEVATIONS OF PIPE CONNECTION(S) PRIOR TO CONSTRUCTION. IF DIFFERENT FROM WHAT IS SHOWN ON PLANS, CONTACT ENGINEER. TRENCH RESTORATION PER CITY OF ROSEVILLE STANDARD SS-1.
 - (S3) INSTALL WYE FITTING. INVERT ELEVATIONS (INV. IE) AND SIZE SHOWN ON C8 SHEETS.
 - (S4) PLUG END OF NEW 8" SEWER MAIN 5' BEYOND PROPERTY LINE FOR FUTURE CONTINUATION. SEE PROFILE FOR INVERT ELEVATION.

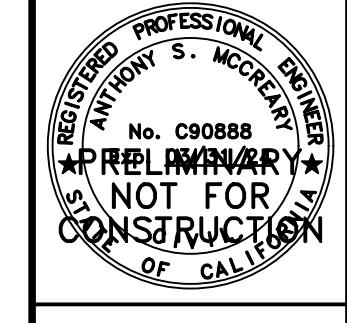
- WATER CONSTRUCTION KEYNOTES:**
- (W1) INSTALL 3" WATER SERVICE AND METER PER CITY OF ROSEVILLE STD. DTL. W-29.
 - (W2) INSTALL 90° ELBOW. SEE PLAN FOR SIZE.
 - (W3) INSTALL FITTING. SEE PLAN FOR SIZE.
 - (W4) REMOVE EXISTING BLOW-OFF VALVE AND CONNECT TO EXISTING 12" MAIN WITH NEW 12" MAIN PER CITY OF ROSEVILLE STD.
 - (W5) NOT USED.
 - (W6) INSTALL FIRE HYDRANT SERVICE AND ASSEMBLY PER CITY OF ROSEVILLE STD. DTL. W-13.
 - (W7) INSTALL 12"x12"x10" REDUCING TEE AND 10" GATE VALVE FOR 10" FIRE SPRINKLER SERVICE.
 - (W8) INSTALL 2" WATER SERVICE AND METER PER CITY OF ROSEVILLE STD. DTL. W-7.
 - (W9) INSTALL 12" TEE.
 - (W10) INSTALL 6" WATER SERVICE AND METER PER CITY OF ROSEVILLE STD. DTL. W-29.

- UTILITY GENERAL NOTES:**
1. ALL PUBLIC SEWER, STORM DRAIN, AND WATER MATERIALS AND INSTALLATION OF PUBLIC SEWER, STORM DRAIN, AND WATER FACILITIES SHALL BE IN ACCORDANCE WITH CITY OF ROSEVILLE STANDARDS.
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 5. ALL PUBLIC DOMESTIC WATER MAIN PIPING SHALL BE C900 PVC, CLASS 150 MIN, UNLESS OTHERWISE NOTED.



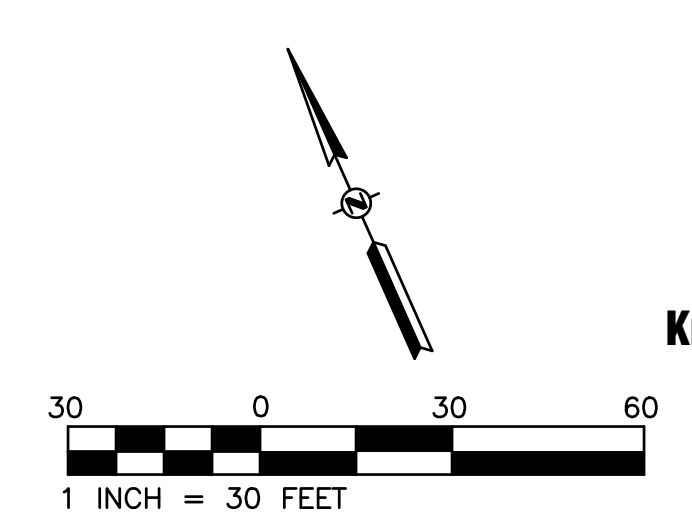
PUBLIC UTILITY EASEMENT PROFILE STA. 15+30 - 22+50
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 6'

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PUBLIC UTILITY PLAN & PROFILE STA. 15+30 - 22+50



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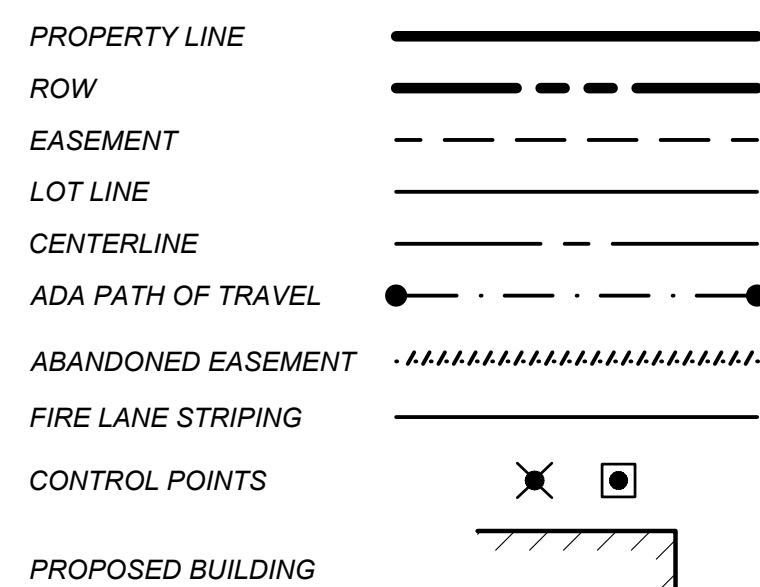
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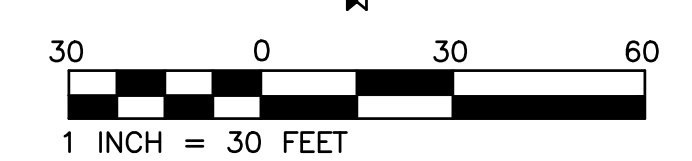
SIGNING & STRIPING KEYNOTES:

- 1 PLACE ACCESSIBLE SITE ENTRANCE SIGN PER DETAILS 1 AND 2, SHEET C13.1 AND POST PER DETAIL 3, SHEET C13.1.
- 2 PLACE ACCESSIBLE PARKING SIGN WITH "VAN" ACCESSIBLE SIGN PER DETAIL 2, SHEET C13.1 AND POST PER DETAIL 3, SHEET C13.1.
- 3 PAINT 4"-WIDE STRIPES IN PARKING STALLS WITH 2 COATS WHITE. SEE DETAIL 4, SHEET C13.1.
- 4 PAINT FIRE LANE MARKING PER DETAIL 5, SHEET C13.1.
- 5 PAINT ACCESSIBLE PARKING SYMBOL PER CALTRANS STANDARD A24C, CURRENT EDITION.
- 6 PAINT ACCESSIBLE PARKING STRIPING PER CALTRANS STANDARD A24E AND A90A, CURRENT EDITION.
- 7 PAINT CROSSWALK CROSSHATCH AT 36" O.C. WITH STENCIL PER DETAIL 6, SHEET 13.1.
- 8 PAINT 12"-TALL "EV" STENCIL WITH 2 COATS WHITE. UNDERGROUND CONDUIT TO BE INSTALLED TO PARKING STALL FOR FUTURE EV CHARGING STATION. SEE PLANS BY OTHERS FOR DETAILS.
- 9 PAINT 12"-TALL "EVCS" STENCIL WITH 2 COATS WHITE. UNDERGROUND CONDUIT TO BE INSTALLED TO PARKING STALL FOR FUTURE EV CHARGING STATION. SEE PLANS BY OTHERS FOR DETAILS.
- 10 PAINT 12"-TALL "COMPACT" STENCIL WITH 2 COATS WHITE. SEE DETAIL 4, SHEET C13.1.
- 11 INSTALL CA MUTCD 30"x30" R1-1 SIGN AND POST PER DETAIL 3, SHEET C12.1.
- 12 INSTALL SIGN PER ARCHITECTURAL PLAN DETAILS.

LEGEND:



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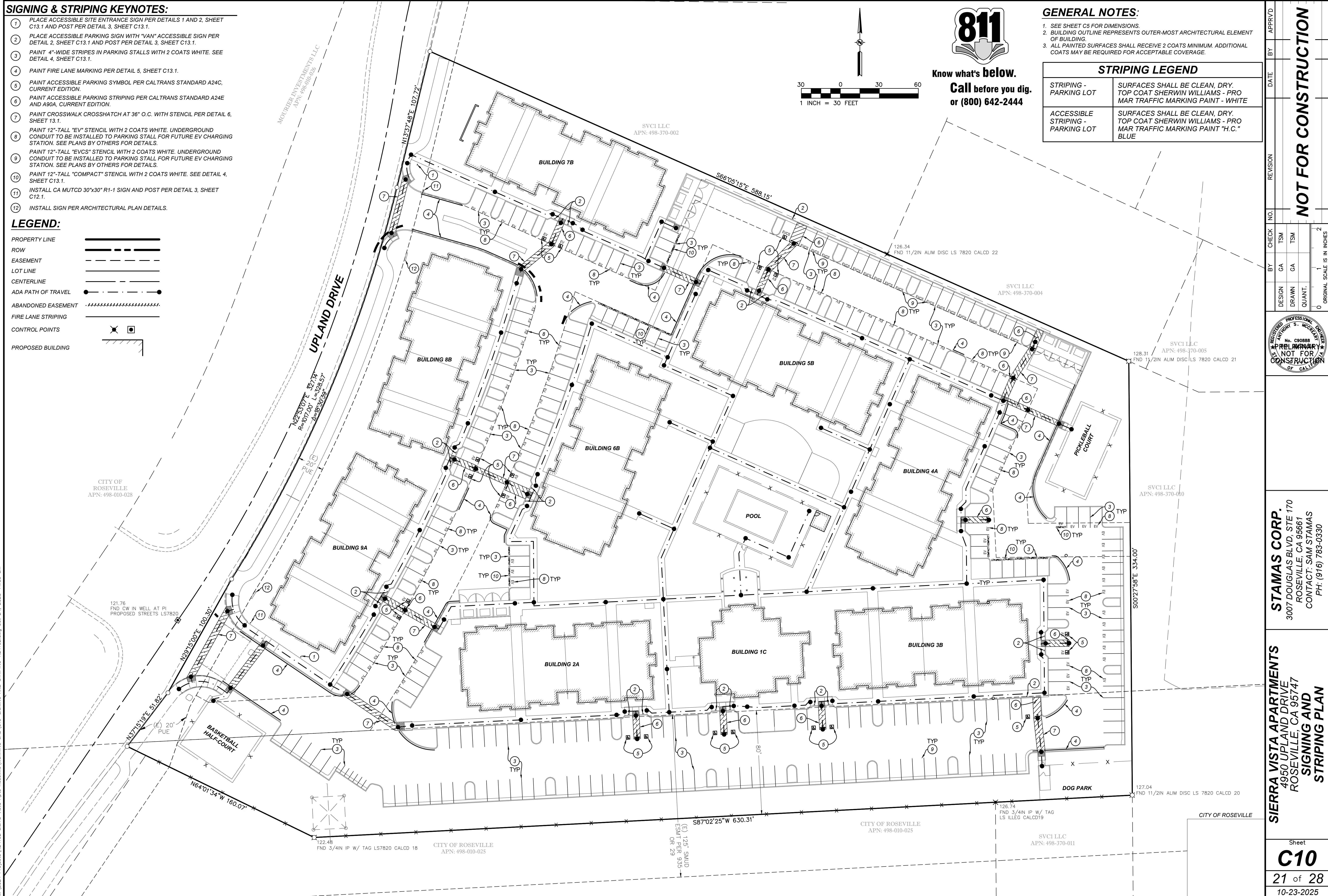


GENERAL NOTES:

1. SEE SHEET C5 FOR DIMENSIONS.
2. BUILDING OUTLINE REPRESENTS OUTER-MOST ARCHITECTURAL ELEMENT OF BUILDING.
3. ALL PAINTED SURFACES SHALL RECEIVE 2 COATS MINIMUM. ADDITIONAL COATS MAY BE REQUIRED FOR ACCEPTABLE COVERAGE.

STRIPING LEGEND

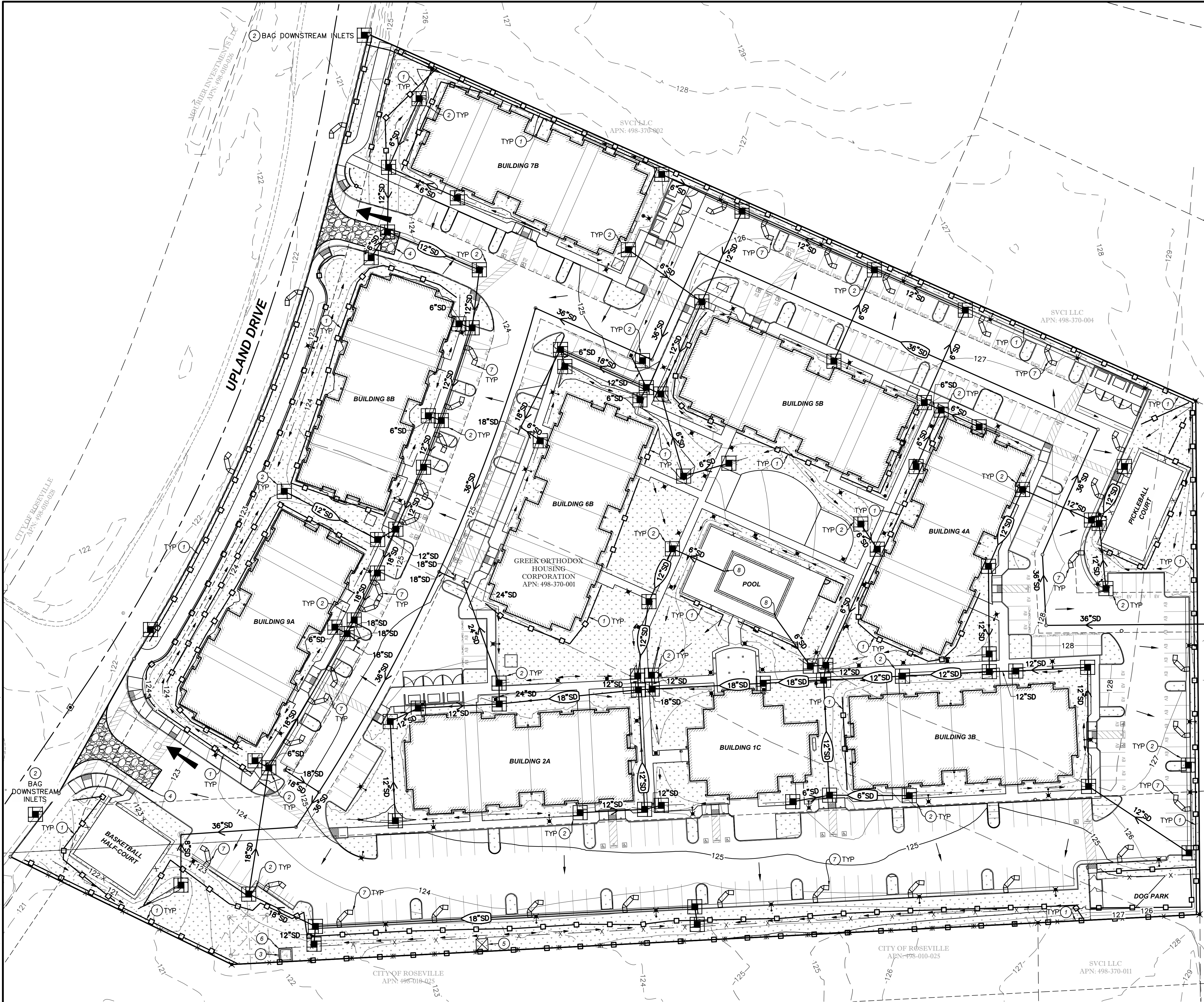
STRIPING - PARKING LOT	SURFACES SHALL BE CLEAN, DRY. TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT - WHITE
ACCESSIBLE STRIPING - PARKING LOT	SURFACES SHALL BE CLEAN, DRY. TOP COAT SHERWIN WILLIAMS - PRO MAR TRAFFIC MARKING PAINT "H.C." BLUE



	<p>STAMAS CORP. 3007 DOUGLAS BLVD, STE 170 ROSEVILLE, CA 95661 CONTACT: SAM STAMAS PH: (916) 783-0330</p>	<p>SIERRA VISTA APARTMENTS 4950 UPLAND DRIVE ROSEVILLE, CA 95747</p> <p>SIGNING AND STRIPING PLAN</p>
<p>Sheet C10 21 of 28 10-23-2025</p>	<p>NOT FOR CONSTRUCTION</p>	<p>APPROVED</p>

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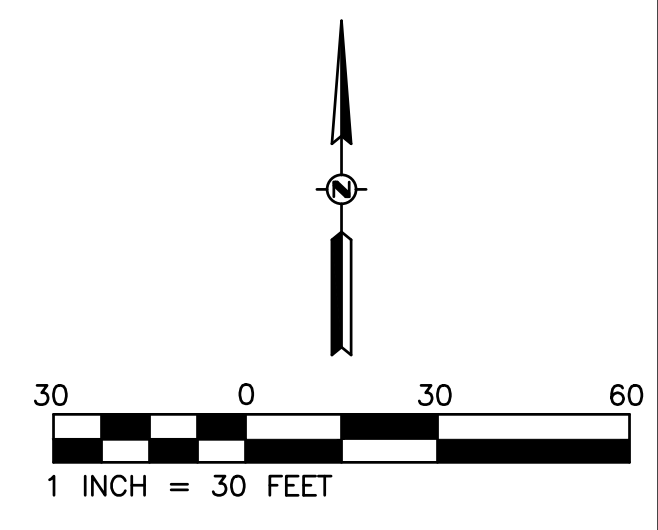
- TEMPORARY STAGING AREA FENCE
- FIBER ROLL
- FINISHED GRADE SURFACE FLOW
- CONCRETE WASHOUT
- PORTABLE TOILET
- GRAVEL BAG AND INLET FILTER
- GRAVEL BAG ALONG GUTTER
- TEMPORARY CONSTRUCTION SITE ENTRANCE/EXIT
- OVERLAND RELEASE

CONSTRUCTION KEYNOTES:

- 1 PLACE FIBER ROLL PER DETAIL 1, SHEET C11. REF. CASQA BMP SE-5.
 - 2 INSTALL STORM DRAIN SEDIMENT BARRIER AND INLET FILTER PER DETAILS 2 AND 3, SHEET C11. REF. CASQA BMP SE-10.
 - 3 CONSTRUCT CONCRETE WASHOUT PER DETAIL 5, SHEET C11 (OR USE APPROVED EQUIVALENT). REF. CASQA BMP WM-8.
 - 4 CONSTRUCT TEMPORARY CONSTRUCTION ENTRANCE / EXIT PER DETAIL 4, SHEET C11. REF. CASQA BMP TC-1.
 - 5 PLACE PORTABLE TOILET(S) FOR USE DURING CONSTRUCTION. LOCATE 50' MIN FROM STORM DRAIN INLETS AND ANCHOR TO PREVENT OVERTURNING. REF. CASQA BMP WM-9.
 - 6 STAGING AREA, MATERIAL STORAGE, TEMPORARY STOCKPILE STORAGE AREA, FUELING AREA.
 - 7 PLACE GRAVEL BAGS IN GUTTER PER DETAIL 6, SHEET C11.
 - 8 PLUG BOTTOM OUTLET FOR TRENCH DRAIN DURING CONSTRUCTION TO AVOID HAVING SEDIMENT OR CONTAMINANTS CAPTURED IN THE TRENCH DRAIN FROM FLOWING INTO ONSITE STORM DRAIN. REMOVE PLUG, SEDIMENT, AND CONTAMINANTS FROM TRENCH DRAIN PRIOR TO COMPLETION OF CONSTRUCTION.
- NOTE:
1. PROJECT QSP TO DETERMINE SPECIFIC LOCATIONS AND BMPs EMPLOYED FOR EROSION AND SEDIMENT CONTROL. EITHER NOT SHOWN ON PLAN OR IN ADDITION TO PLAN (AS NEEDED). HYDROSEEDING (PER CASQA MANUAL) OF PERMANENTLY EXPOSED SOIL AND EROSION CONTROL BLANKETS TO BE USED IN COMBINATION (AS REQUIRED) DURING CONSTRUCTION TO PREVENT EROSION.

TOTAL AREA DISTURBED: 6.80 ACRES

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REGISTERED PROFESSIONAL ENGINEER

ANTHONY S. MCCREARY

No. C90888

PRELIMINARY

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STATE OF CALIFORNIA

STAMAS CORP.

3007 DOUGLAS BLVD, STE 170
ROSEVILLE, CA 95661
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SIERRA VISTA APARTMENTS

4950 UPLAND DRIVE
ROSEVILLE, CA 95747

EROSION & SEDIMENT CONTROL PLAN

Sheet

C11

7 of 28

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CWE PROJECT R24102 - SIERRA VISTA APARTMENTS - 4950 UPLAND DRIVE, ROSEVILLE, CA 95747

EROSION AND SEDIMENT CONTROL NOTES:

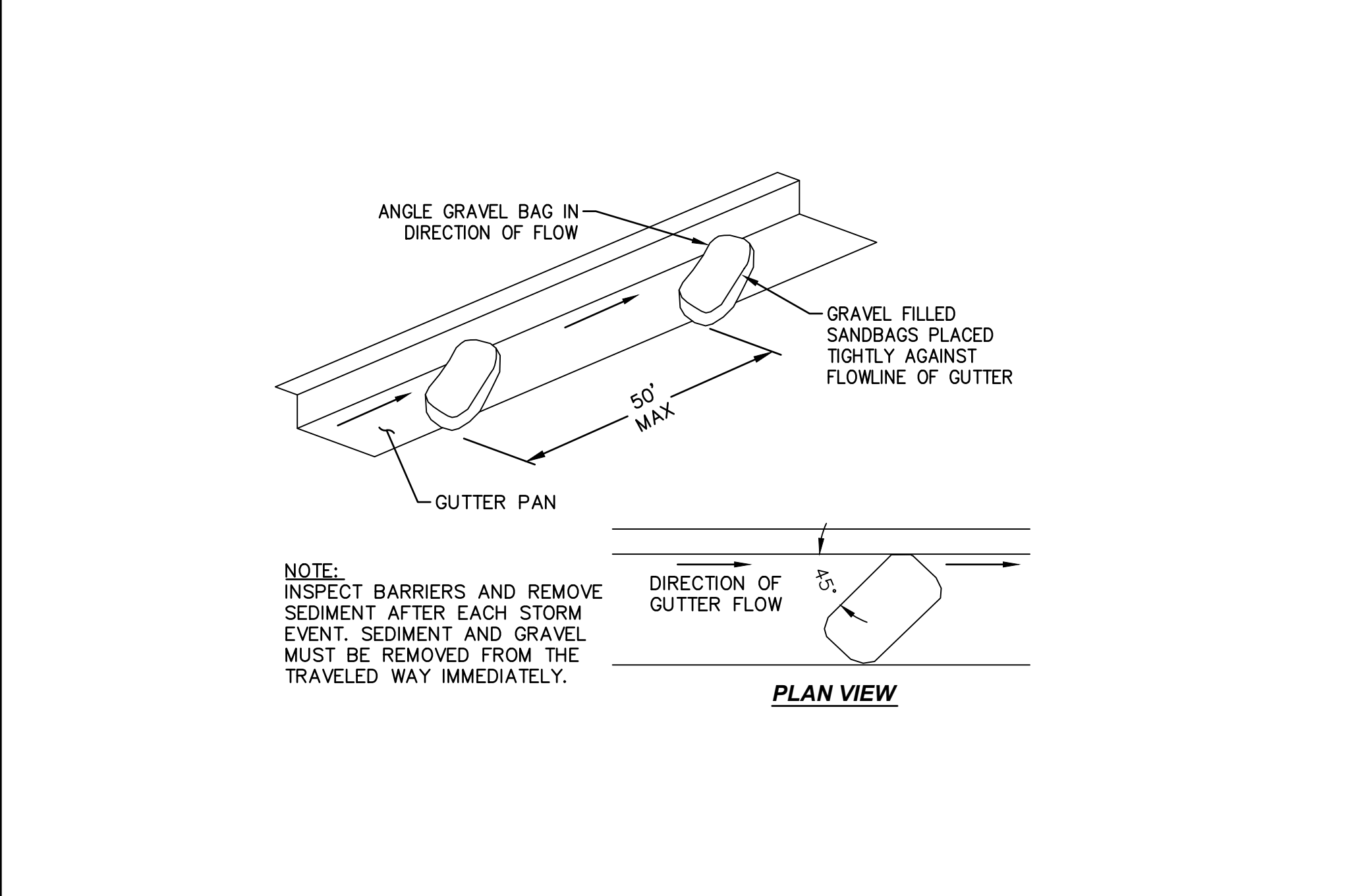
- THE CONTRACTOR SHALL FOLLOW ALL JURISDICTIONAL GUIDELINES FOR GRADING AND THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN OR STATED ON THESE PLANS.
- CONTRACTOR MUST ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM. CONTRACTOR SHALL HAVE ALL EROSION AND SEDIMENT CONTROL MEASURES IN PLACE FOR THE WINTER MONTHS PRIOR TO OCTOBER 1.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE DEPARTMENT OF UTILITIES.
- THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD SUBJECT TO THE APPROVAL OF OR AT THE DIRECTION OF A REPRESENTATIVE OF THE DEPARTMENT OF UTILITIES.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CHECKED BEFORE AND AFTER ALL STORMS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY.
- CONTRACTOR SHALL MAINTAIN A LOG AT THE SITE OF ALL INSPECTIONS OR MAINTENANCE OF BMPS, AS WELL AS, ANY CORRECTIVE CHANGES TO THE BMPS OR EROSION AND SEDIMENT CONTROL PLAN.
- IN AREAS WHERE SOIL WILL BE EXPOSED LONGER THAN 14 DAYS, CONTRACTOR SHALL STABILIZE EXPOSED SOILS WITH HYDROSEEDING OR OTHER EQUIVALENT METHOD. CONTRACTOR SHALL ENSURE NO AREAS WILL BE LEFT EXPOSED OVER THE WINTER SEASON.
- THE CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF GRADING. LOCATION OF THE ENTRANCE MAY BE ADJUSTED BY THE CONTRACTOR TO FACILITATE GRADING OPERATIONS. ALL CONSTRUCTION TRAFFIC ENTERING THE PAVED ROAD MUST CROSS THE STABILIZED CONSTRUCTION ENTRANCE. THE STABILIZED CONSTRUCTION ENTRANCE SHALL REMAIN IN PLACE UNTIL THE ROAD BASE ROCK COURSE IS COMPLETED.
- ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE SWEEPED AT THE END OF EACH WORKING DAY OR AS NECESSARY.
- CONTRACTOR SHALL PLACE GRAVEL BAG BARRIERS AROUND ALL NEW DRAINAGE STRUCTURE OPENINGS IMMEDIATELY AFTER THE STRUCTURE OPENING IS CONSTRUCTED. THESE GRAVEL BAG BARRIERS SHALL BE MAINTAINED AND REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETED.
- SOIL STOCKPILE SHALL BE SURROUNDED BY STRAW WATTLE. CONTRACTOR SHALL COVER STOCKPILE WHEN NOT IN USE.

- CONTRACTOR SHALL IMPLEMENT HOUSEKEEPING PRACTICES AS FOLLOWS:
 - SOLID WASTE MANAGEMENT: PROVIDE DESIGNATED WASTE COLLECTION AREAS AND CONTAINERS. ARRANGE FOR REGULAR REMOVAL AND DISPOSAL. CLEAR SITE OF TRASH INCLUDING ORGANIC DEBRIS, PACKAGING MATERIALS, SCRAP OR SURPLUS BUILDING MATERIALS AND DOMESTIC WASTE DAILY.
 - MATERIAL DELIVERY AND STORAGE: PROVIDE A DESIGNATED MATERIAL STORAGE AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING. STORE MATERIAL ON PALLETS AND PROVIDE COVERING FOR SOLUBLE MATERIALS. RELOCATE STORAGE AREA INTO BUILDING SHELL WHEN POSSIBLE. INSPECT AREA WEEKLY.
 - CONCRETE WASTE: PROVIDE A DESIGNATED AREA FOR A TEMPORARY PIT TO BE USED FOR CONCRETE TRUCK WASH-OUT. DISPOSE OF HARDENED CONCRETE OFFSITE. AT NO TIME SHALL A CONCRETE TRUCK DUMP ITS WASTE AND CLEAN ITS TRUCK INTO THE CITY STORM DRAINS VIA CURB AND GUTTER. INSPECT DAILY TO CONTROL RUNOFF, AND WEEKLY FOR REMOVAL OF HARDENED CONCRETE.
 - PAINT AND PAINTING SUPPLIES: PROVIDE INSTRUCTION TO EMPLOYEES AND SUBCONTRACTORS REGARDING REDUCTION OF POLLUTANTS INCLUDING MATERIAL STORAGE, USE, AND CLEAN UP. INSPECT SITE WEEKLY FOR EVIDENCE OF IMPROPER DISPOSAL.
 - VEHICLE FUELING, MAINTENANCE AND CLEANING: PROVIDE A DESIGNATED FUELING AREA WITH SECONDARY CONTAINMENT SUCH AS BERMING. DO NOT ALLOW MOBILE FUELING OF EQUIPMENT. PROVIDE EQUIPMENT WITH DRIP PANS. RESTRICT ON-SITE MAINTENANCE AND CLEANING OF EQUIPMENT TO A MINIMUM. INSPECT AREA WEEKLY.
 - HAZARDOUS WASTE MANAGEMENT: PREVENT THE DISCHARGE OF POLLUTANTS FROM HAZARDOUS WASTES TO THE DRAINAGE SYSTEM THROUGH PROPER MATERIAL USE, WASTE DISPOSAL AND TRAINING OF EMPLOYEES. HAZARDOUS WASTE PRODUCTS COMMONLY FOUND ON-SITE INCLUDE BUT ARE NOT LIMITED TO PAINTS & SOLVENTS, PETROLEUM PRODUCTS, FERTILIZERS, HERBICIDES & PESTICIDES, SOIL STABILIZATION STABILIZATION PRODUCTS, ASPHALT PRODUCTS AND CONCRETE CURING PRODUCTS.
- THE FOLLOWING SOIL WIND EROSION CONTROL (DUST CONTROL) METHODS ARE PROPOSED AS PART OF THESE IMPROVEMENT PLANS:
 - WATER THE SOIL OF THE SITE AND THE ADJACENT STREETS BEING USED IN CONNECTION WITH SOIL DISTURBANCE OPERATIONS ON THE SITE IN ACCORDANCE WITH CALTRANS STANDARDS.
 - COVER EXPOSED SOIL WITH GRAVEL OR ROCK LANDSCAPING.
 - COVER EXPOSED SOIL WITH ORGANIC MULCHES, SPRINKLER IRRIGATED.
 - IRRIGATE GRASSES.
 - MAINTAIN LANDSCAPE VEGETATION.
- REFER TO THE PROJECT SWPPP FOR ADDITIONAL EROSION AND SEDIMENT CONTROL REQUIREMENTS AND RECOMMENDATIONS.

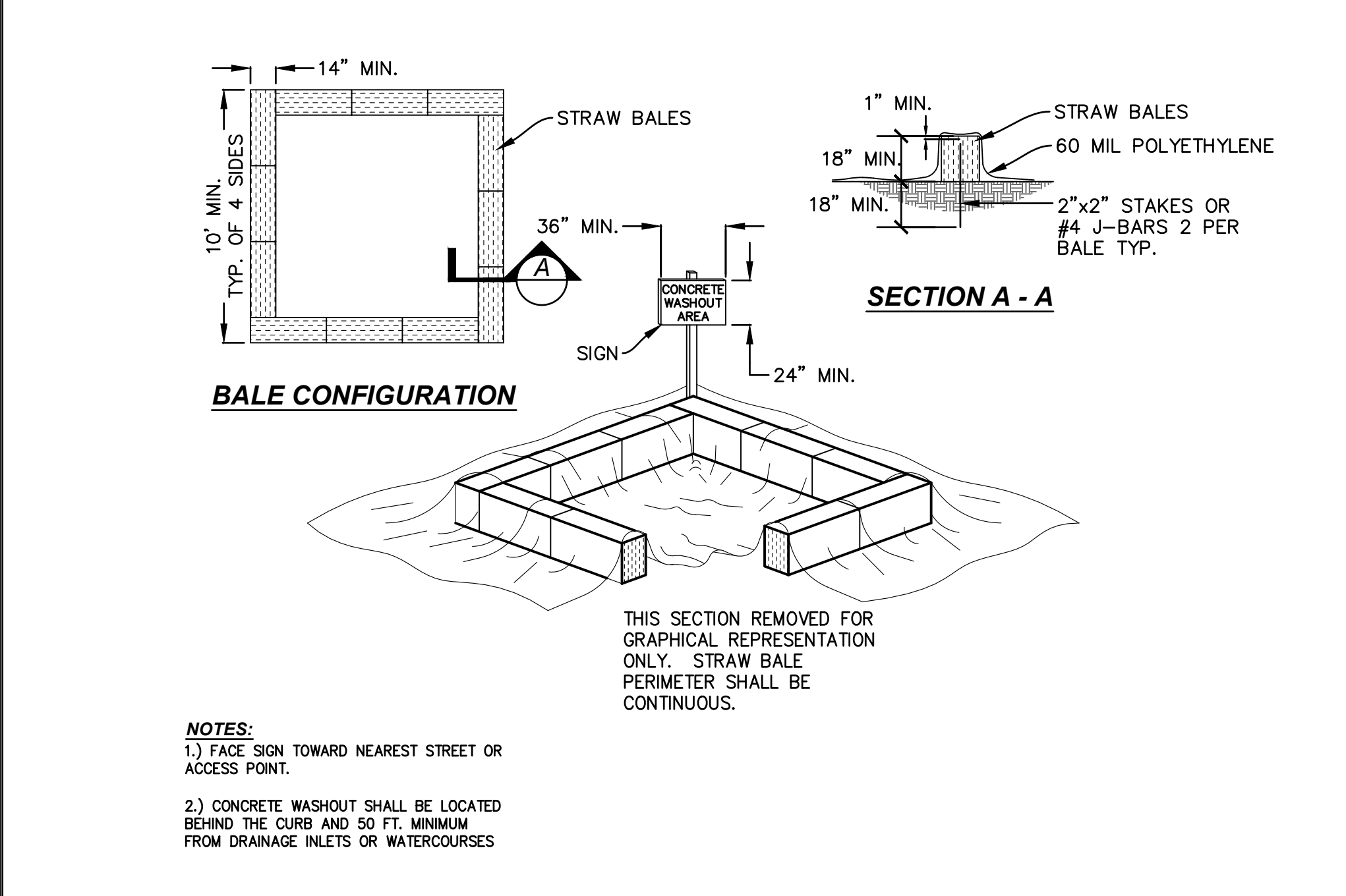
PHASE OF CONSTRUCTION	(WET SEASON)					(WET AND DRY SEASON)							
	HYDRO-SEEDING	STRAW MULCHING & TACKIFIER	PRESERVATION OF EXISTING VEGETATION	SOIL BINDERS	FIBER ROLLS	OUTLET PROTECTION	STORM DRAIN INLET PROTECTION	DEWATERING	STABILIZED CONSTRUCTION ENTRANCE	MATERIAL & WASTE DISPOSAL LOCATION	CONCRETE WASHOUT	DUST CONTROL	SEDIMENT TRAP
PRE-GRADING			●		●		●		●	●			●
CUT AND FILL QUANTITIES	●	●		●				●				●	●
UNDERGROUND WORK												●	●
STORM DRAIN IMPROVEMENTS						●					●	●	●
CURB & GUTTER							●					●	●
STREET IMPROVEMENTS					●							●	●
POST CONSTRUCTION	●	●	●									●	●

NOTES:
 1. ALL EROSION BMPS SHALL BE IN PLACE PRIOR TO STORM EVENTS AND IN ACCORDANCE WITH THE LATEST EDITION OF SECTION II OF THE IMPROVEMENT STANDARDS AND THE CALIFORNIA STORM WATER HANDBOOK.
 2. MAINTAIN BMPS AS NECESSARY.

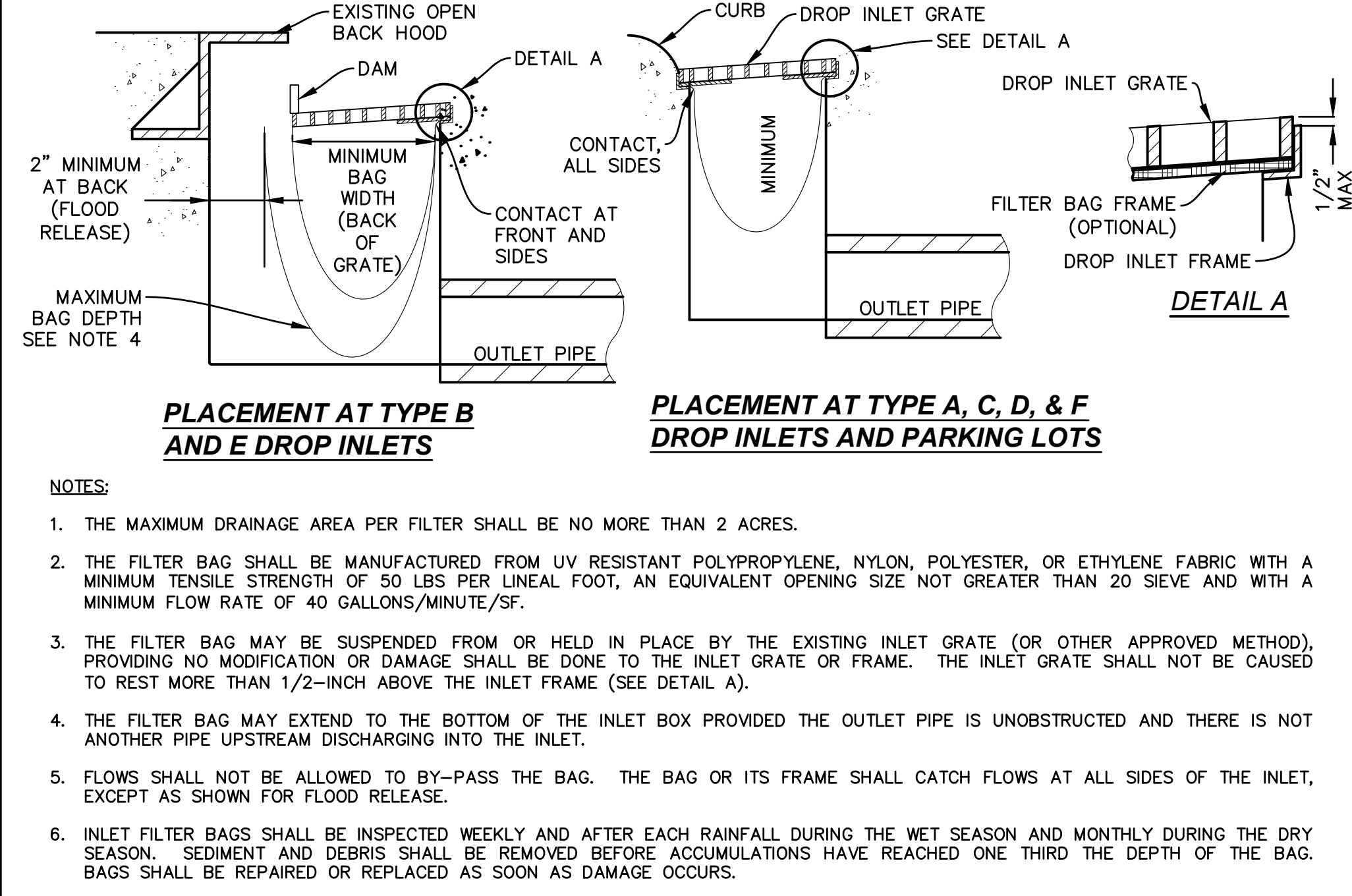
8 NTS EROSION AND SEDIMENT CONTROL NOTES



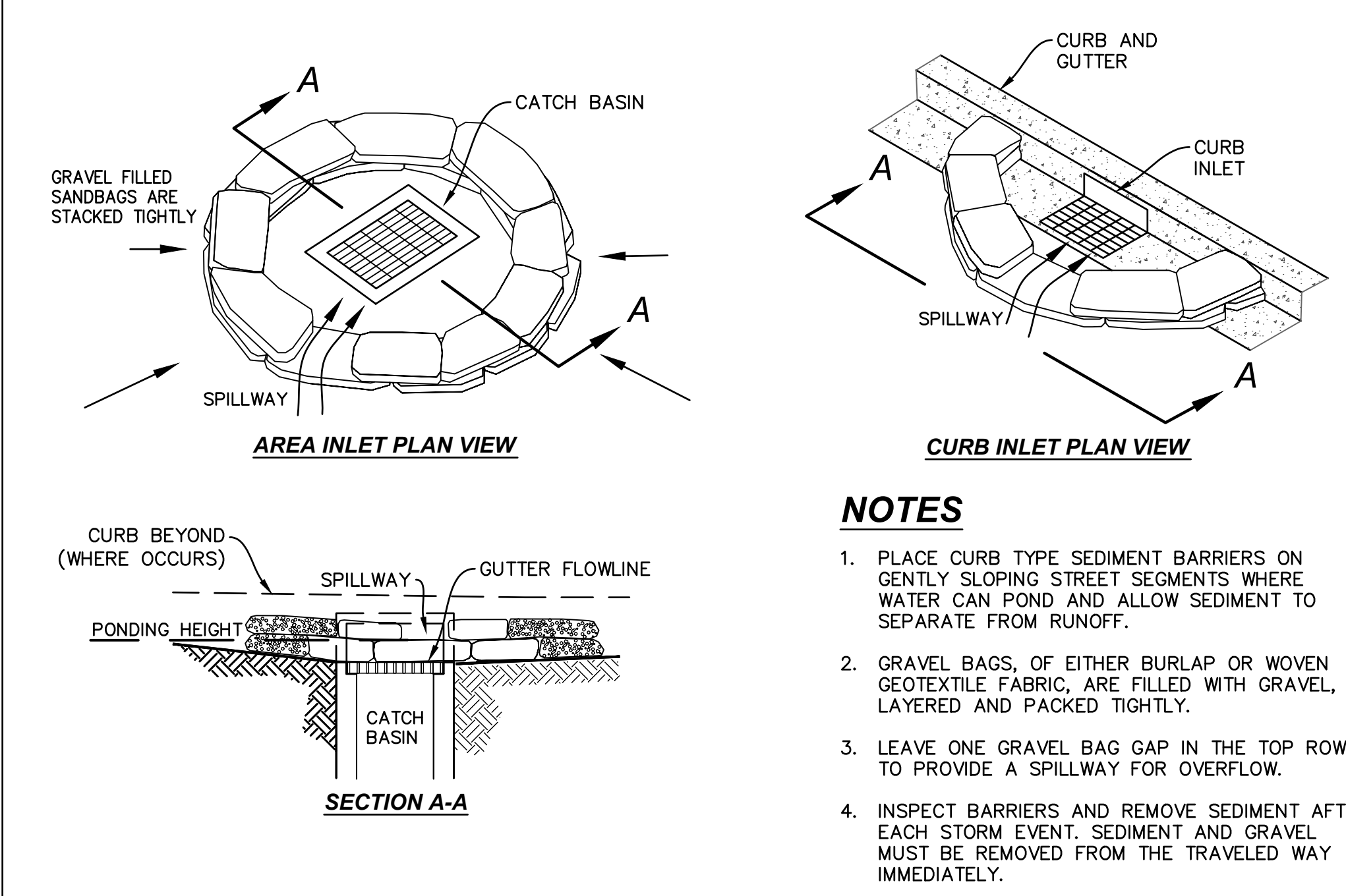
7 NTS EROSION AND SEDIMENT CONTROL IMPLEMENTATION



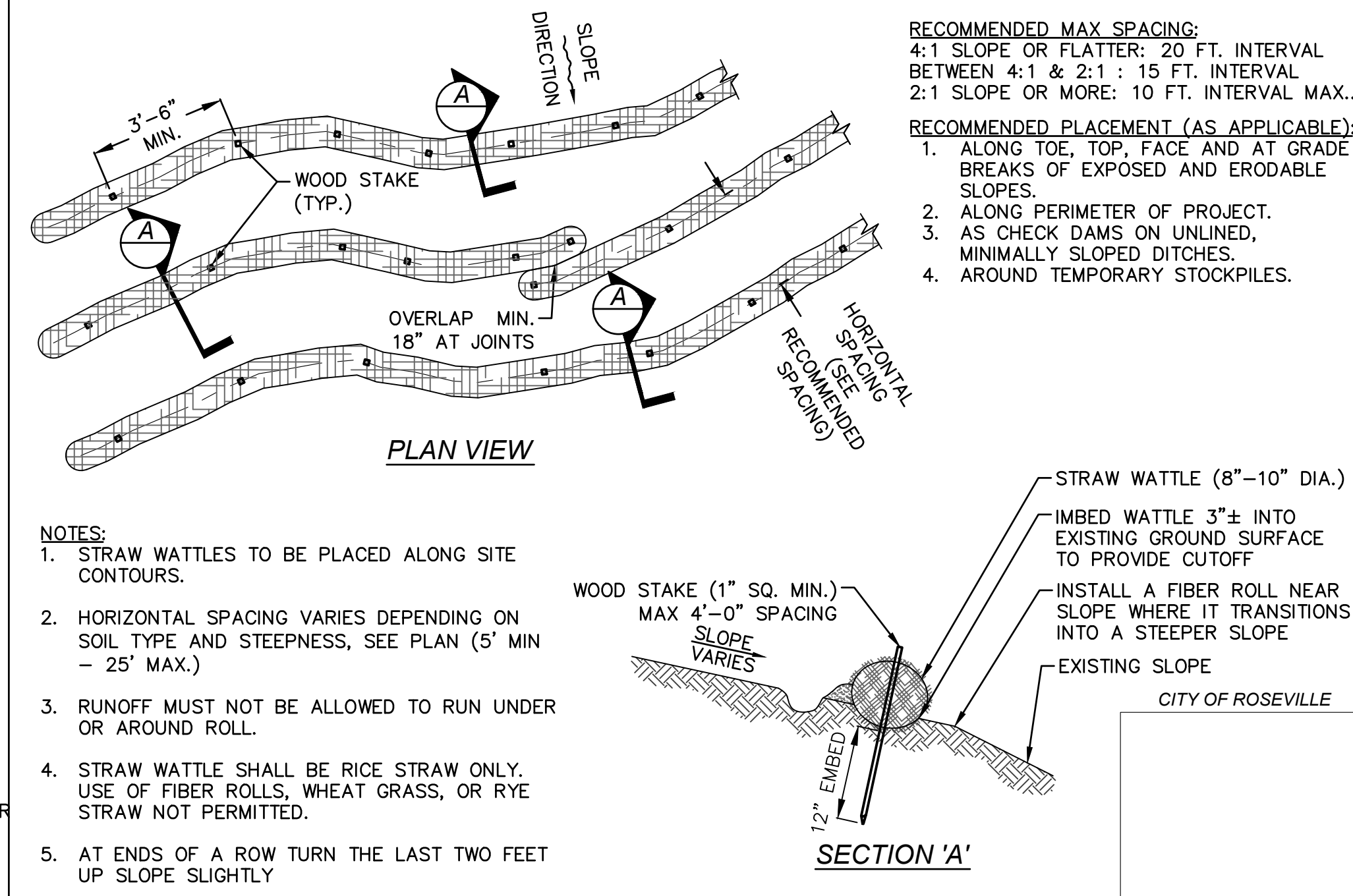
6 NTS GRAVEL BAG IN GUTTER



5 NTS CONCRETE WASHOUT



4 NTS CONSTRUCTION ENTRANCE



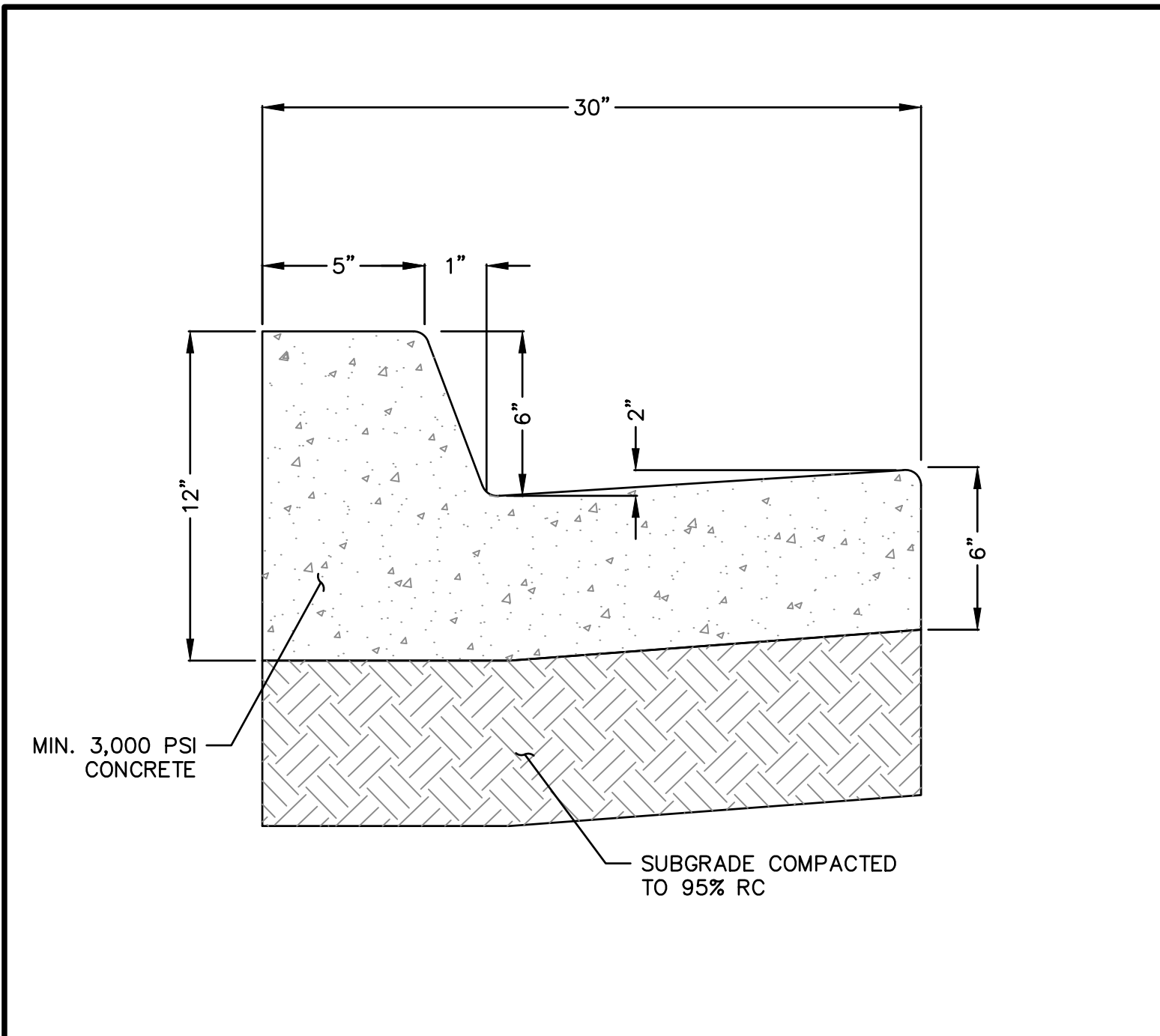
3 NTS INLET PROTECTION DETAIL

2 NTS GRAVEL BAGS AT INLET

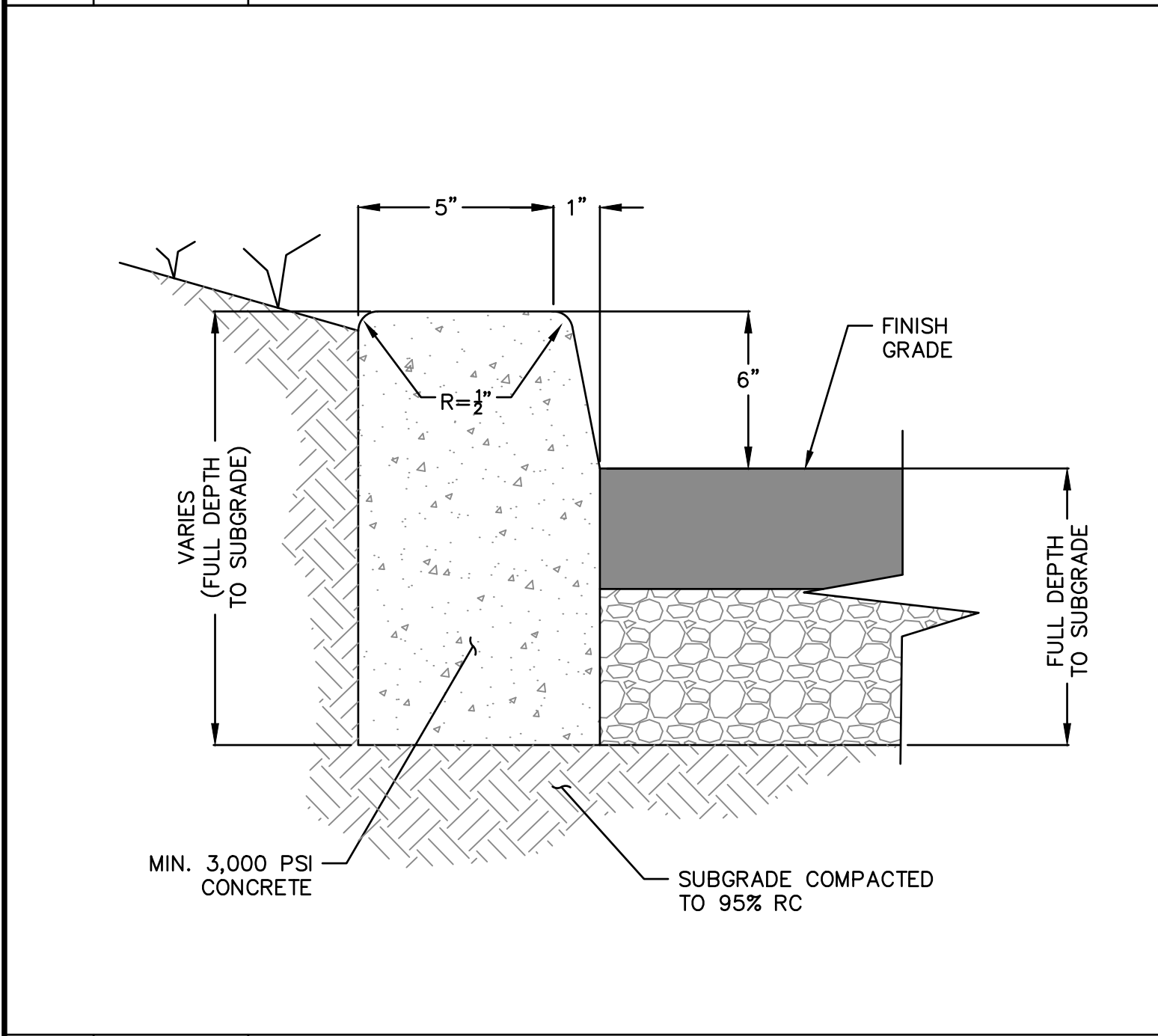
1 NTS FIBER ROLL

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EROSION & SEDIMENT CONTROL NOTES & DETAILS
 Sheet **C12**
 23 of 28
 10-23-2025
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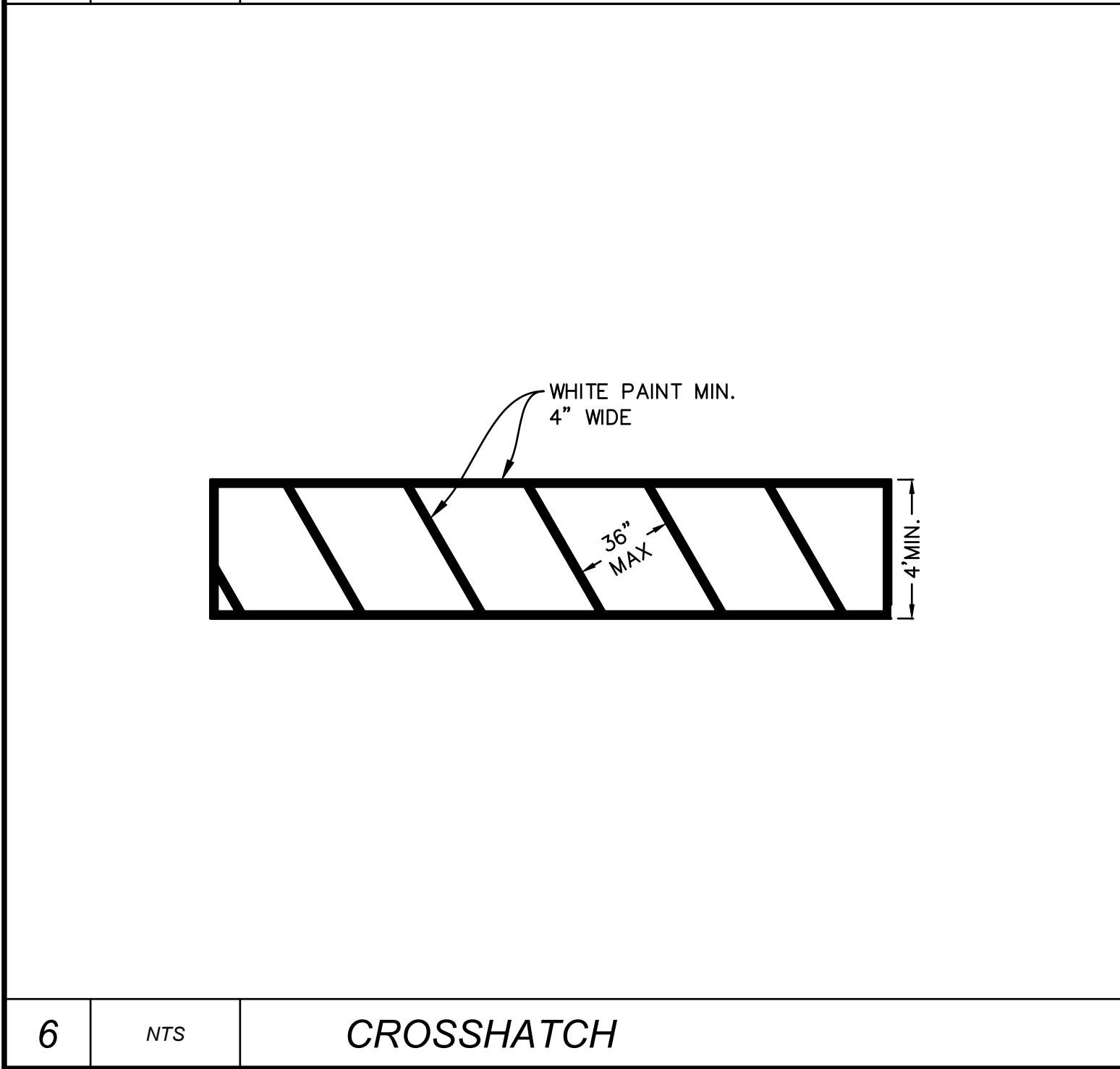
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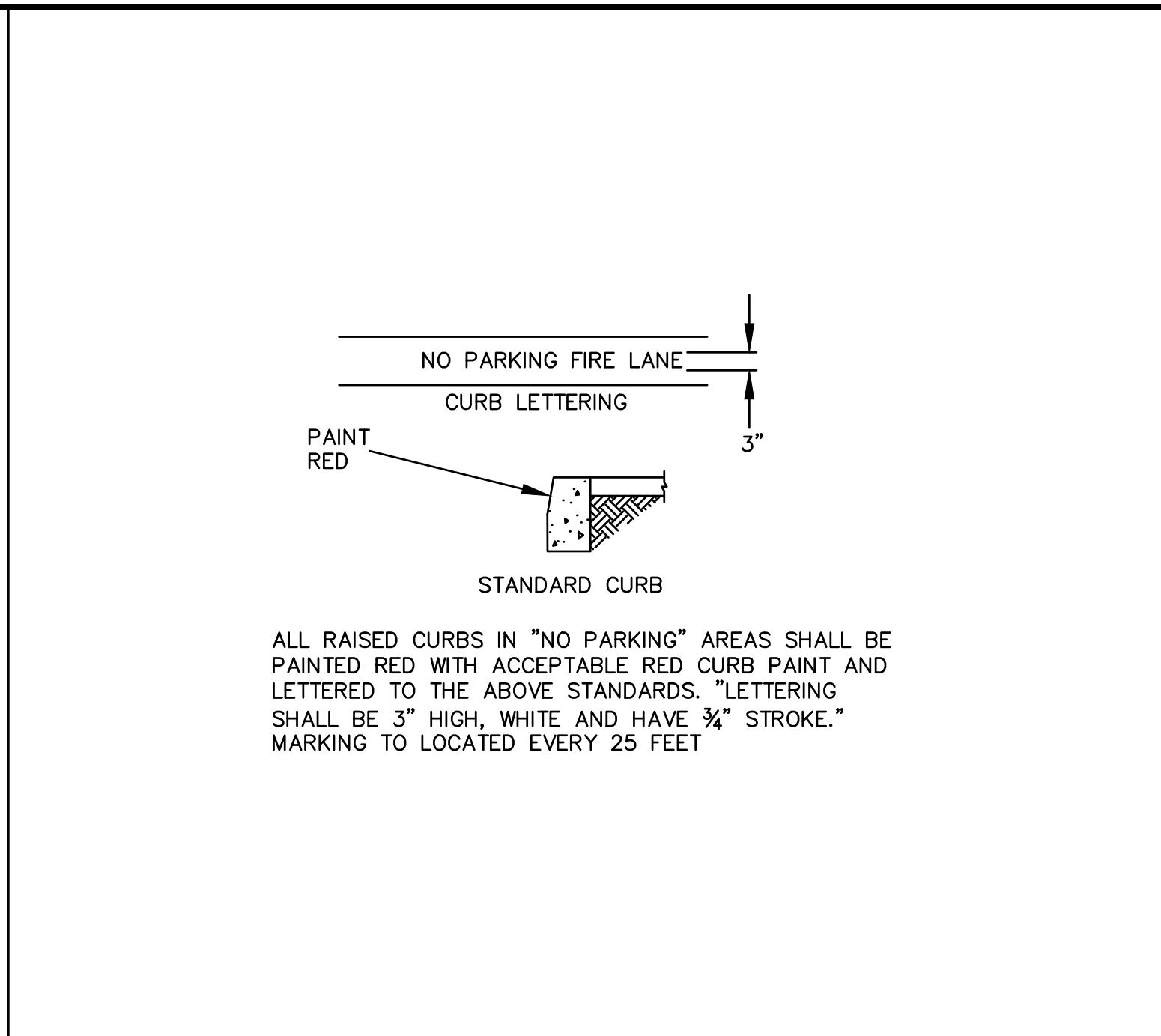
8 NTS CURB AND GUTTER



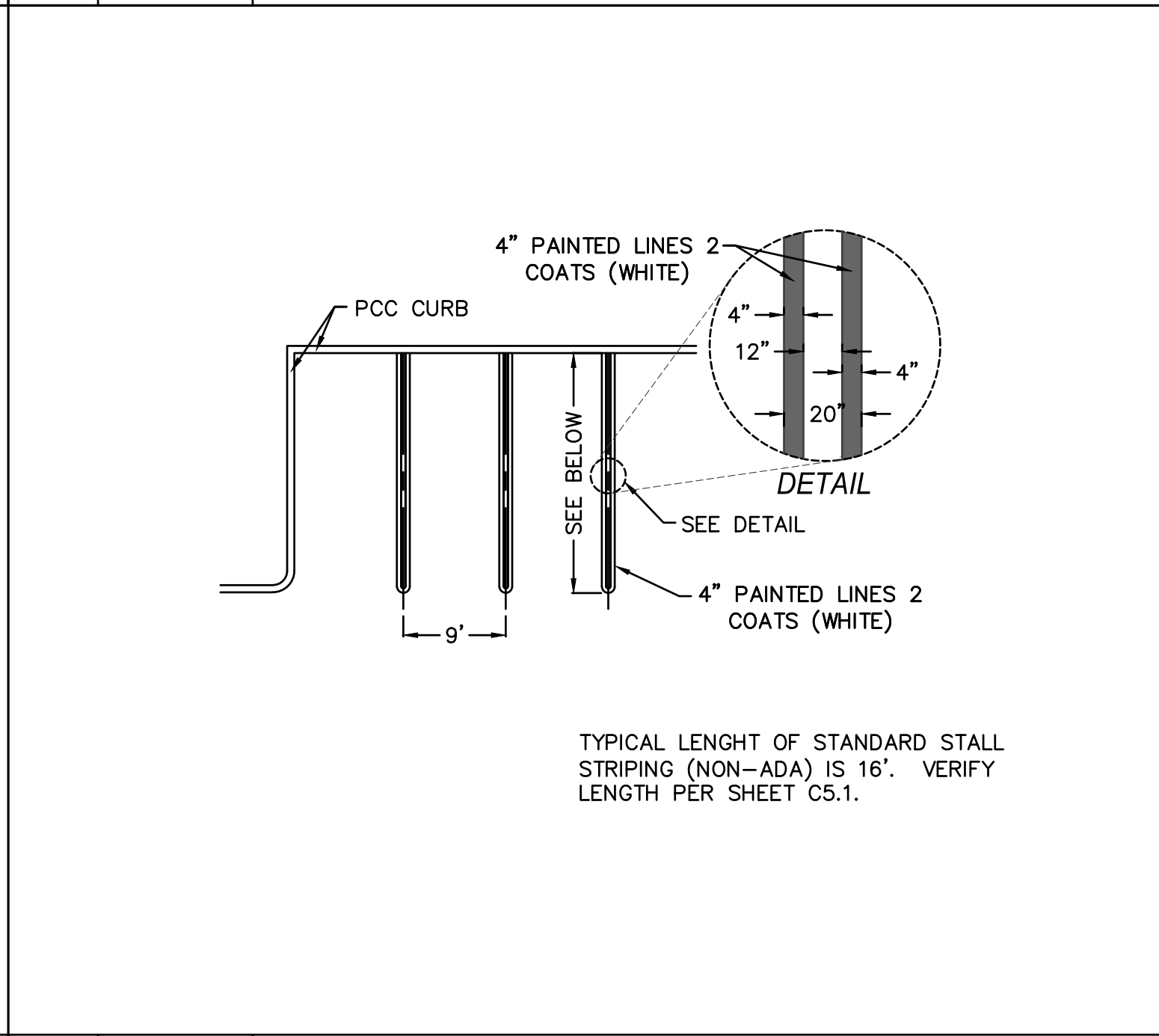
7 NTS BARRIER CURB



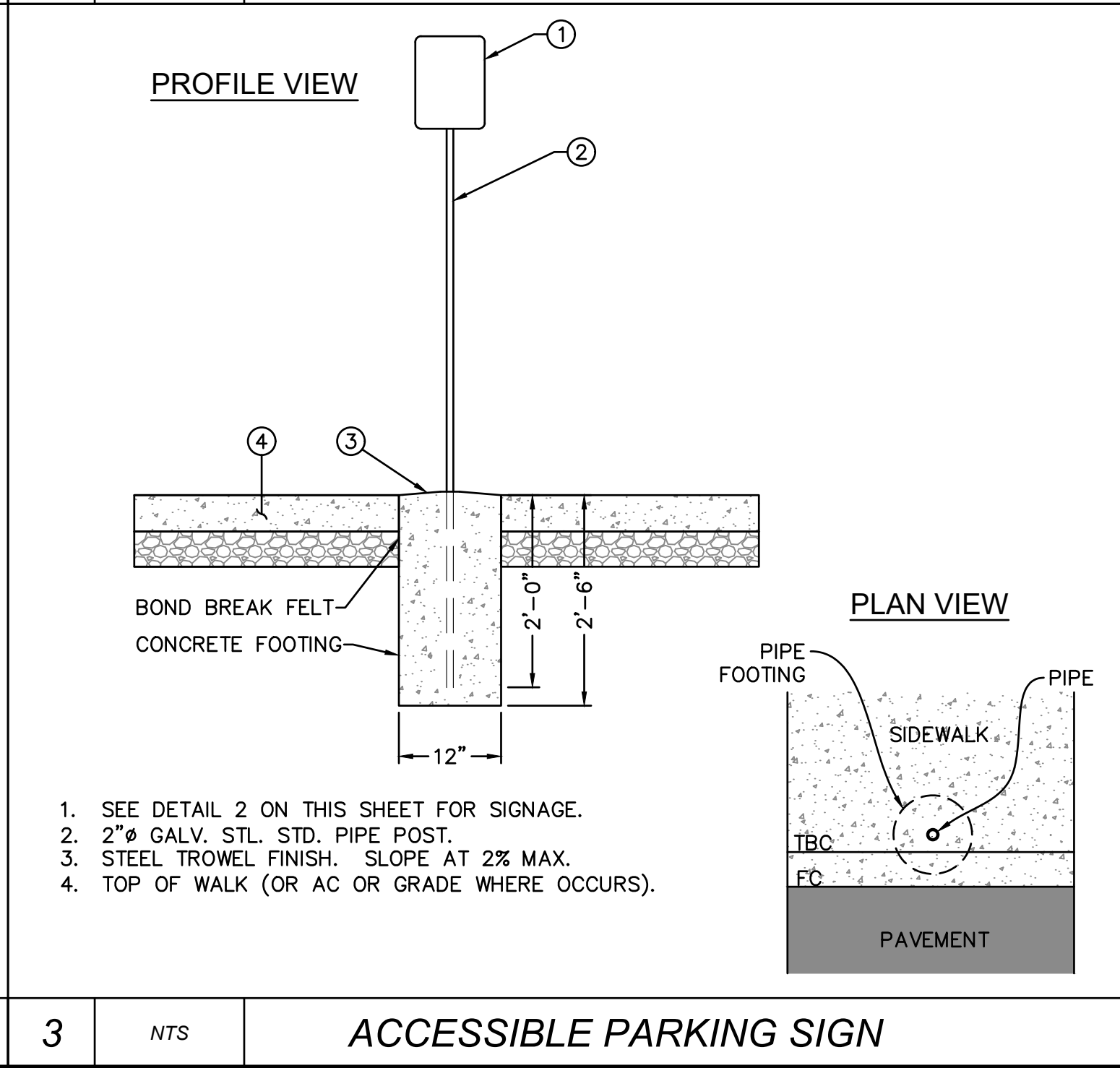
6 NTS CROSSHATCH



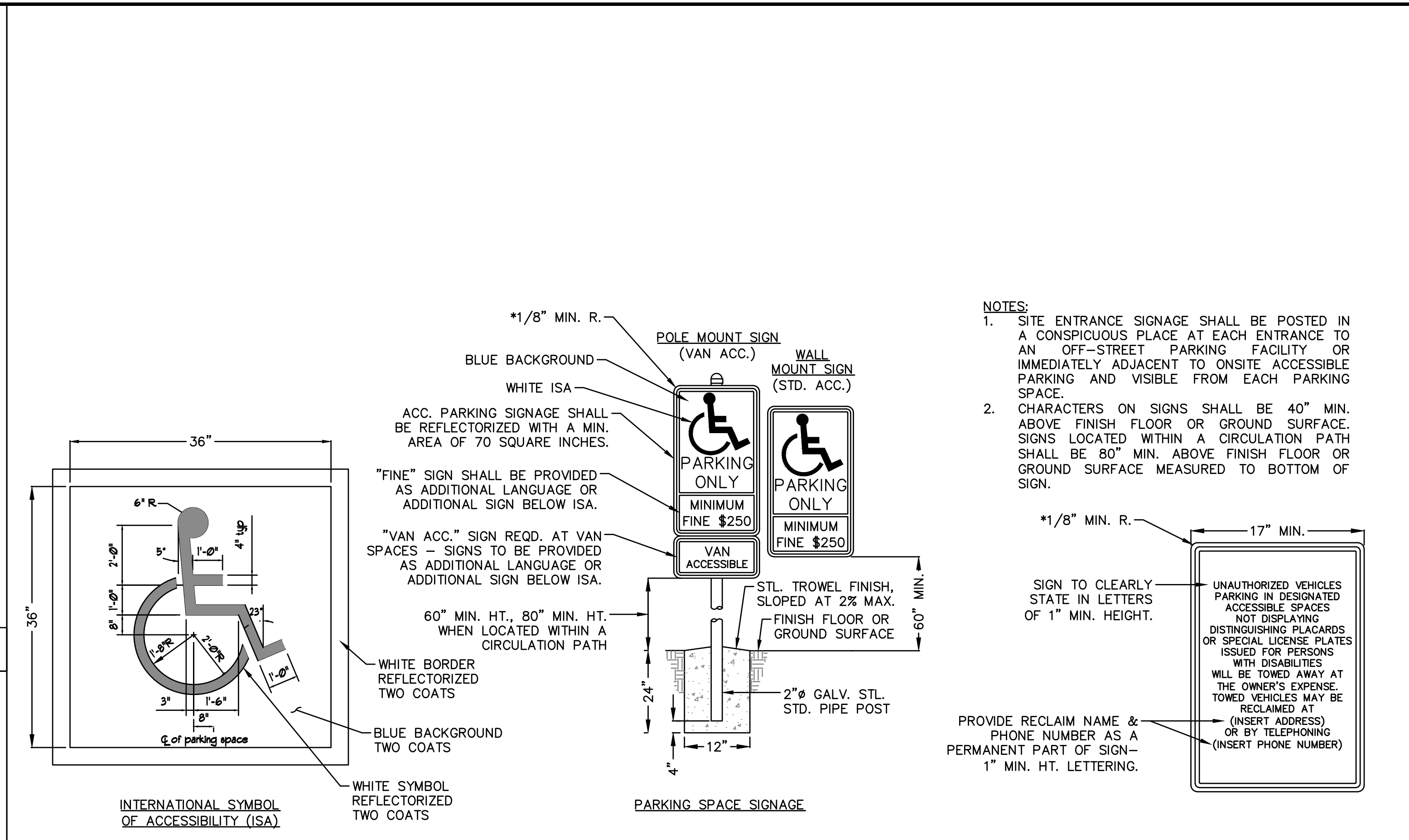
5 NTS CURB MARKING FIRE LANE



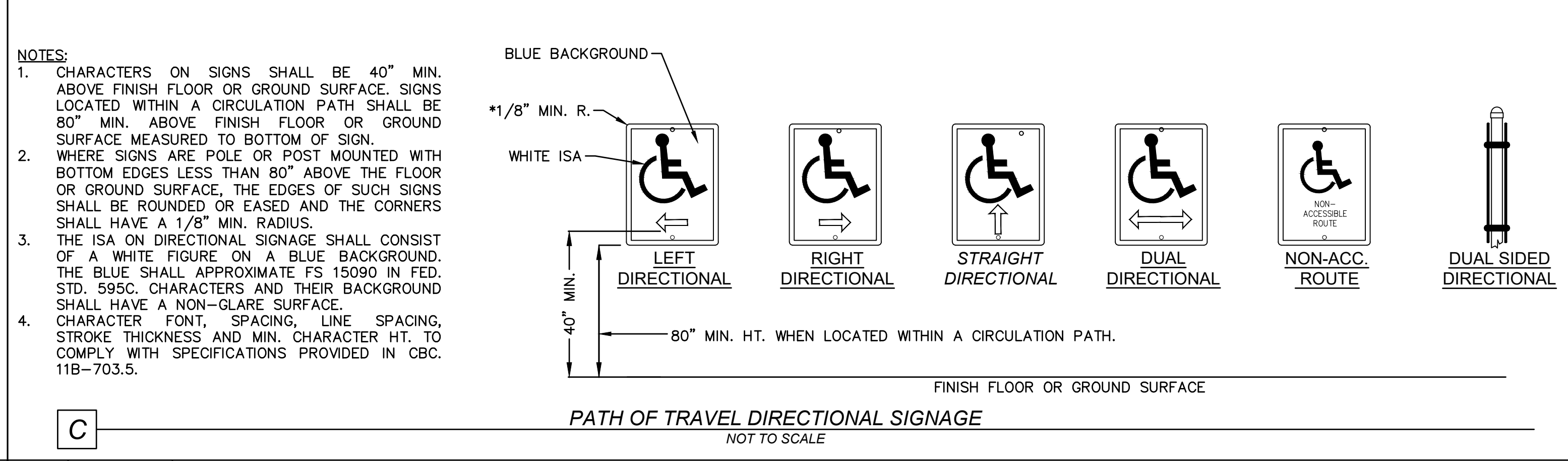
4 NTS STALL STRIPING



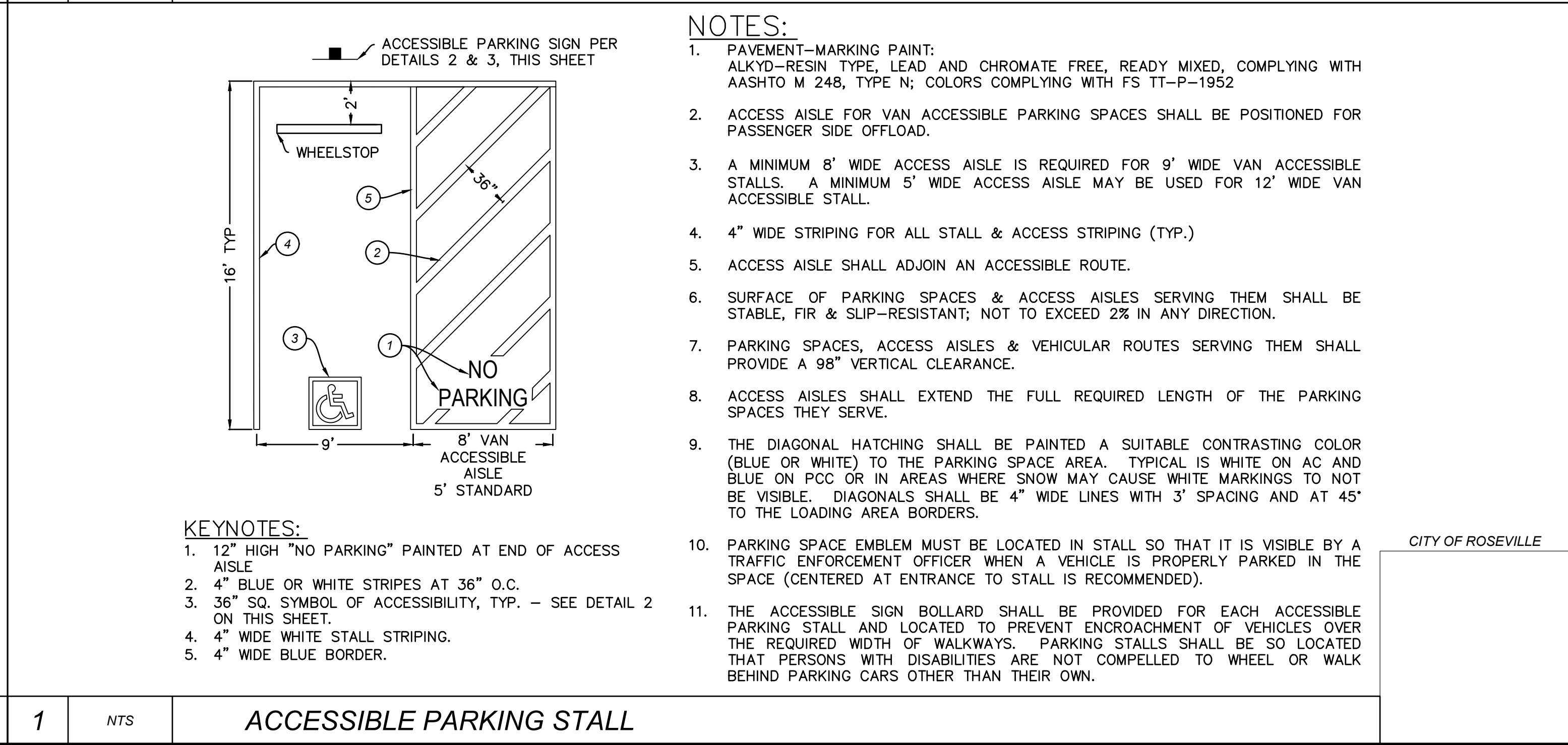
3 NTS ACCESSIBLE PARKING SIGN



A ACCESSIBLE PARKING STALL NOT TO SCALE



B SITE ENTRANCE SIGN NOT TO SCALE



2 NTS ACCESSIBILITY SIGNAGE



1 NTS ACCESSIBLE PARKING STALL

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REVISION	NO.	DESCRIPTION
CHECK	NO.	BY
DESIGN	GA	TSM
DRAWN	GA	TSM
QUANT.		
ORIGINAL SCALE IS IN INCHES		

NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
No. C90882
PRELIMINARY
NOT FOR CONSTRUCTION
OF CALIFORNIA

STAMAS CORP.
3007 DOUGLAS BLVD. STE 170
ROSEVILLE, CA 95661
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SIERRA VISTA APARTMENTS
4950 UPLAND DRIVE
ROSEVILLE, CA 95747

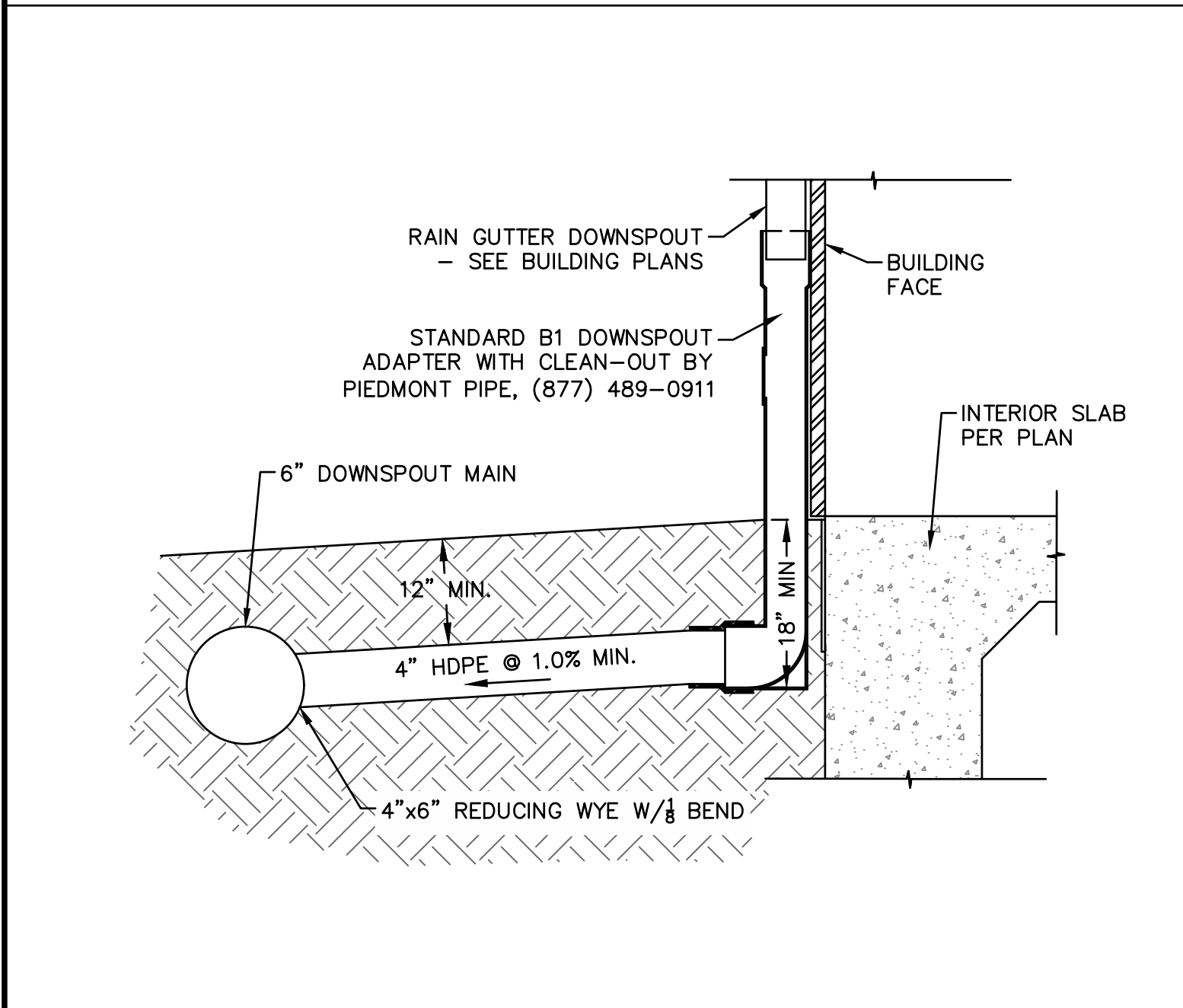
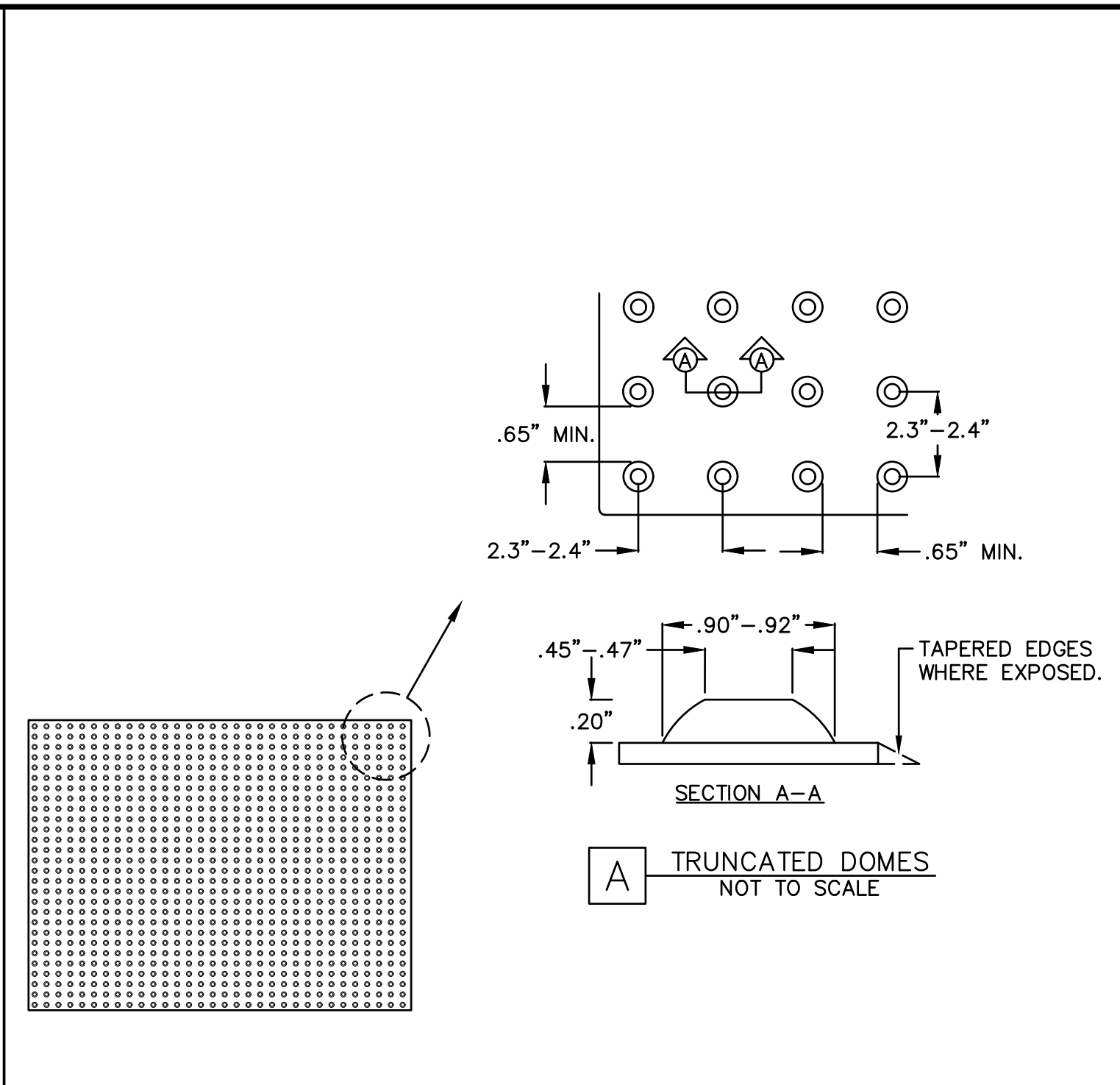
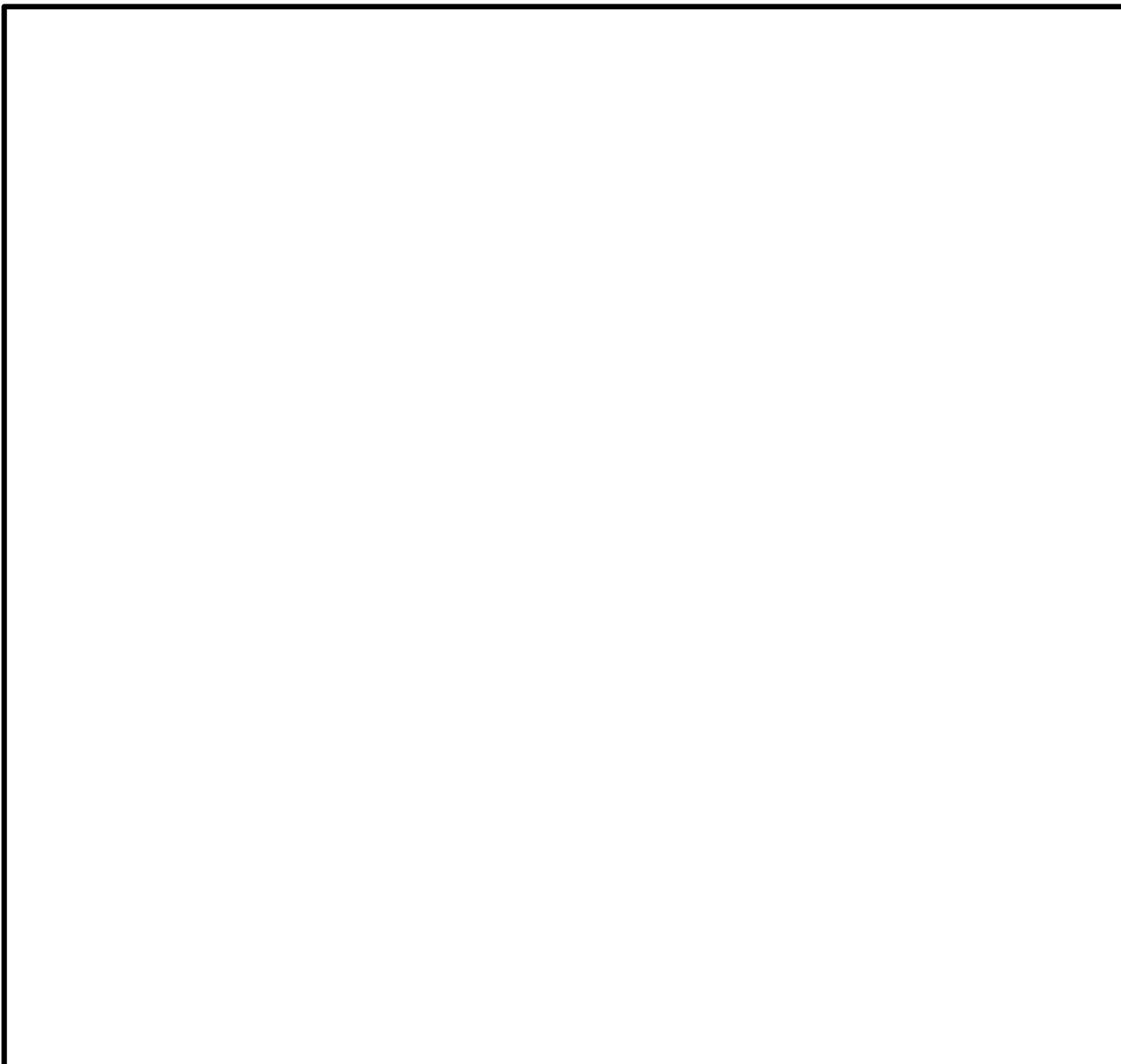
CONSTRUCTION DETAILS 1

CITY OF ROSEVILLE

Sheet
C13.1
24 of 28
10-23-2025

CWE PROJECT R24102 - SIERRA VISTA APARTMENTS - 4950 UPLAND DRIVE, ROSEVILLE, CA 95747

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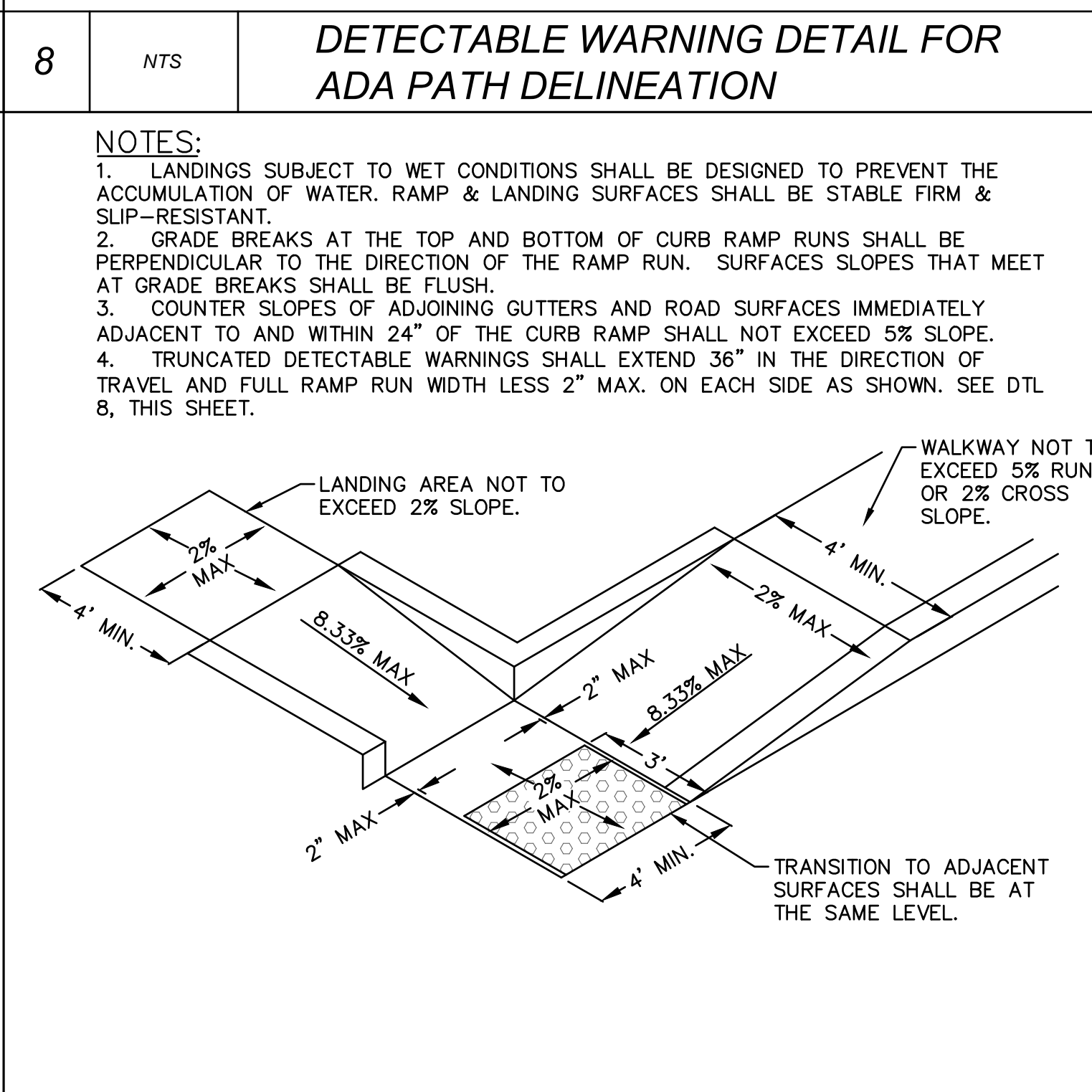
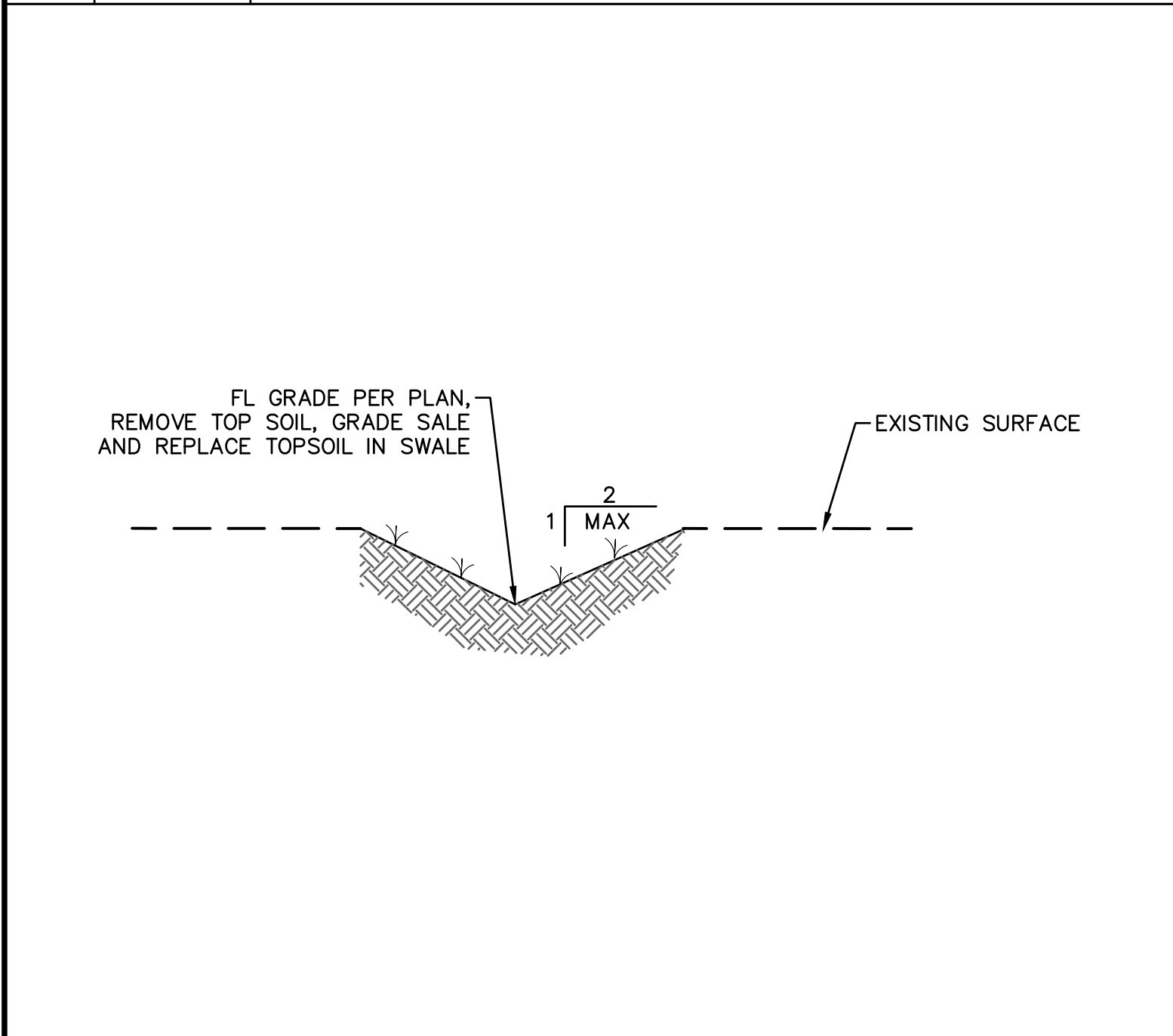
NOTE: ONLY DSA-AC APPROVED DETECTABLE WARNING PRODUCTS SHALL BE INSTALLED.

NOTE: DETECTABLE WARNINGS AT CURB RAMPS SHALL EXTEND THE FULL WIDTH OF THE RAMP RUN LESS 2" MAX. ON EACH SIDE & 36" IN THE DIRECTION OF TRAVEL, EXCLUDING ANY FLARED SIDES. ON PARALLEL CURB RAMPS, DETECTABLE WARNINGS SHALL BE PLACED ON THE TURNING SPACE AT THE FLUSH TRANSITION WITH VEHICULAR WAY.

NOTES:

- ALL TRUNCATED DOMES TO BE WET SET IN CONC. & FLUSH WITH ADJOINING SURFACES, UNLESS OTHERWISE STATED ON PLANS. ABRUPT CHANGES IN LEVEL TO ADJACENT SURFACES SHALL NOT EXCEED 1/4" VERTICAL HT. WITHOUT EDGE TREATMENT; LEVEL CHANGES BETWEEN 1/4" - 1/2" MUST BE BEVELED WITH A MAX. GRADIENT OF 1:2.
- TRUNCATED DOMES ON A DETECTABLE WARNING SURFACE SHALL BE ARRANGED IN A SQUARE GRID. WHEN INSTALLED IN A RADIAL PATTERN, TRUNCATED DOMES SHALL HAVE A CENTER-TO-CENTER SPACING OF 1.6" TO 2.4".
- DETECTABLE WARNINGS AT HAZARDOUS VEHICULAR AREAS SHALL BE YELLOW AND APPROXIMATE FS 33538 OF FEDERAL STD. 595C. DETECTABLE WARNINGS AT OTHER LOCATIONS SHALL PROVIDE A 70% MIN. VISUAL CONTRAST WITH ADJACENT WALKING SURFACES. THE MATERIAL USED TO PROVIDE VISUAL CONTRAST SHALL BE AN INTEGRAL PART OF THE SURFACE.
- DETECTABLE WARNING SURFACES SHALL DIFFER FROM ADJOINING SURFACES IN RESILIENCY OR SOUND-ON-CANE CONTACT AT ALL LOCATIONS EXCEPT CURB RAMPS, ISLANDS & CUT-THROUGH MEDIANS.
- IF A WALK CROSSES OR ADJOINS A VEHICULAR WAY, AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILINGS OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND VEHICULAR AREAS, THE BOUNDARY BETWEEN THE AREAS SHALL BE DEFINED BY A CONTINUOUS DETECTABLE WARNING COMPLYING WITH SECTIONS 11B-705.1.1 AND 11B-705.1.2.5

10 NTS ROOF DOWNSPOUT CONNECTION TO UNDERGROUND STORM DRAIN

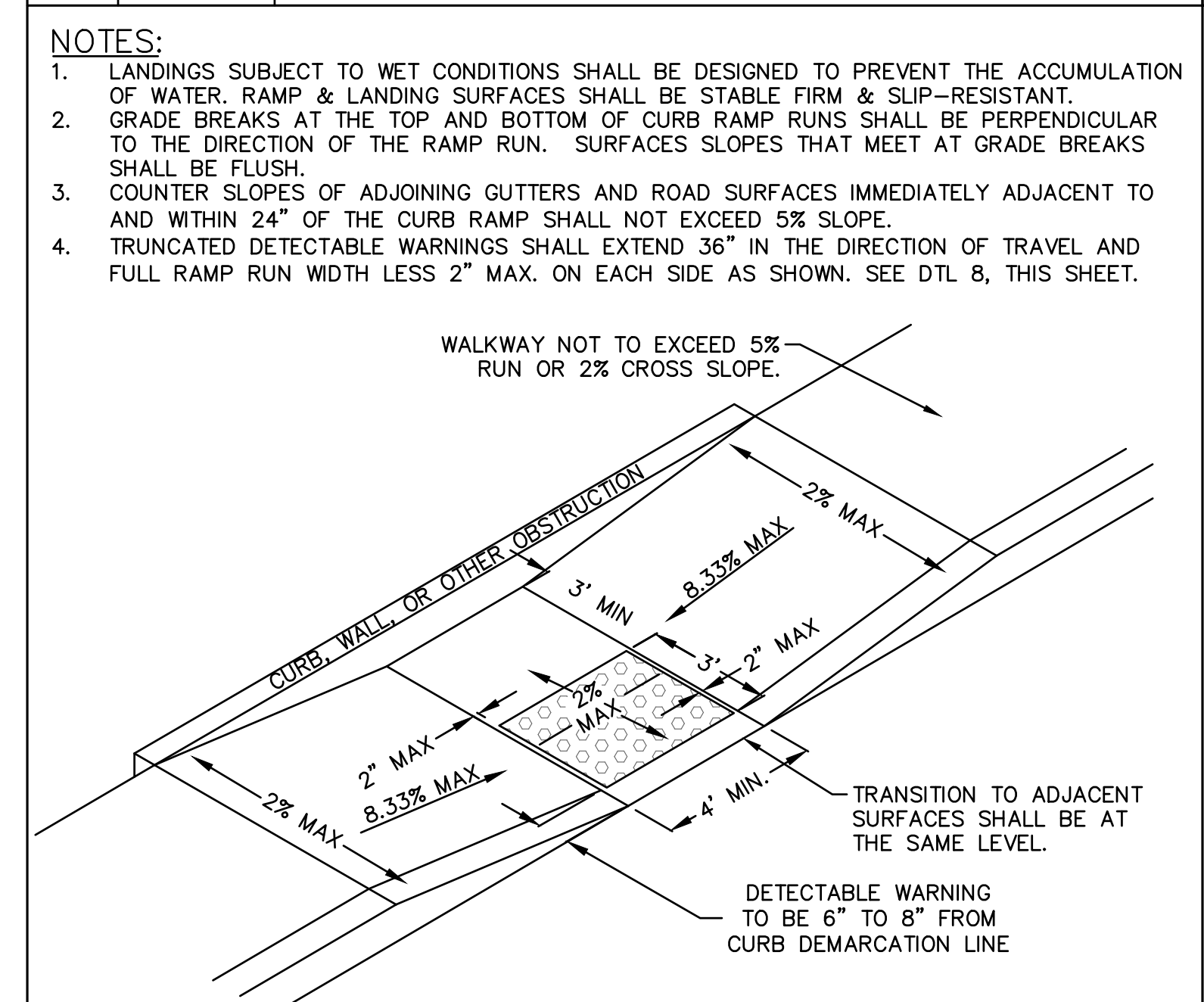


7 NTS COMBINATION CURB RAMP

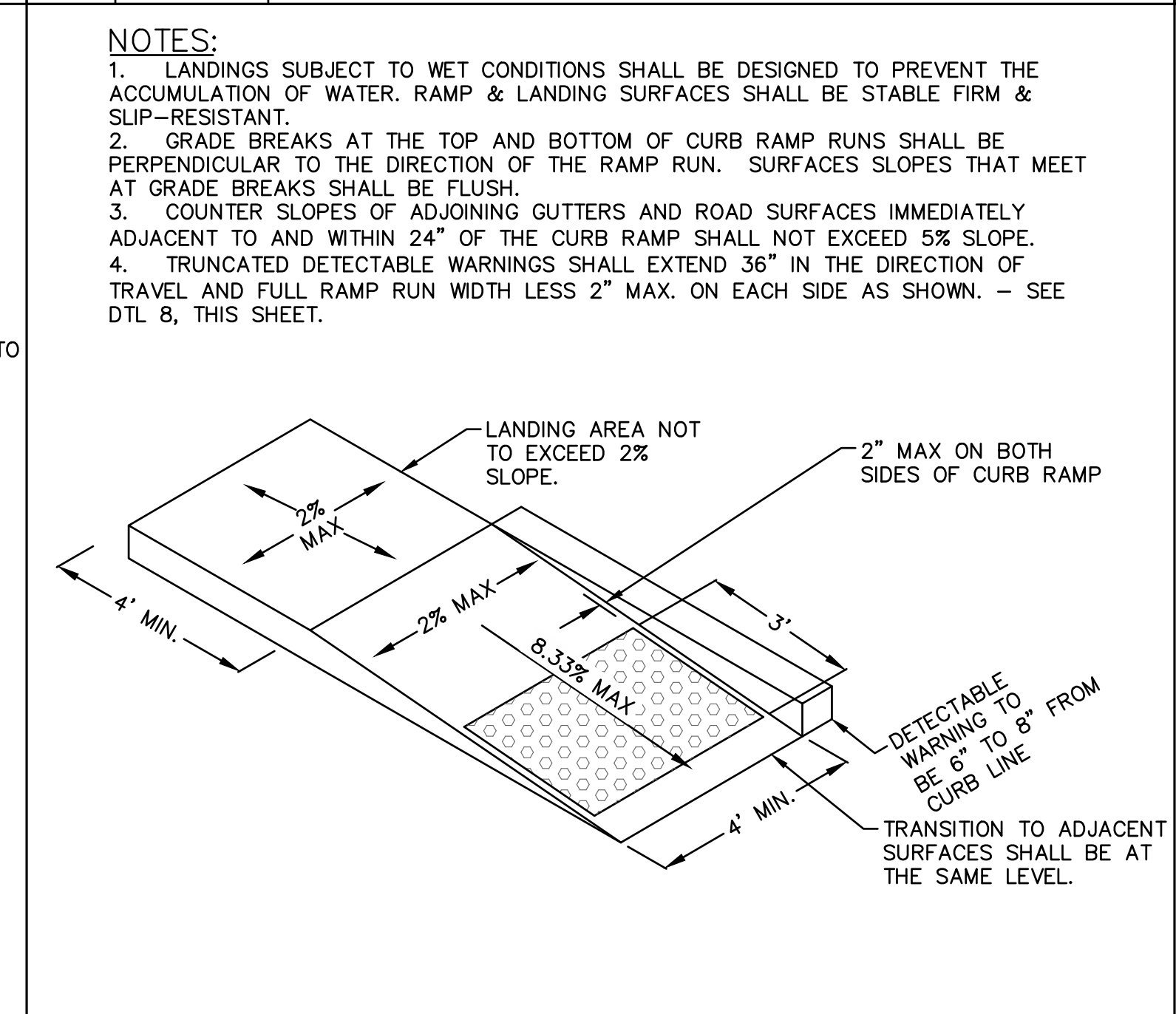
9 NTS DRAINAGE SWALE

NOTES:

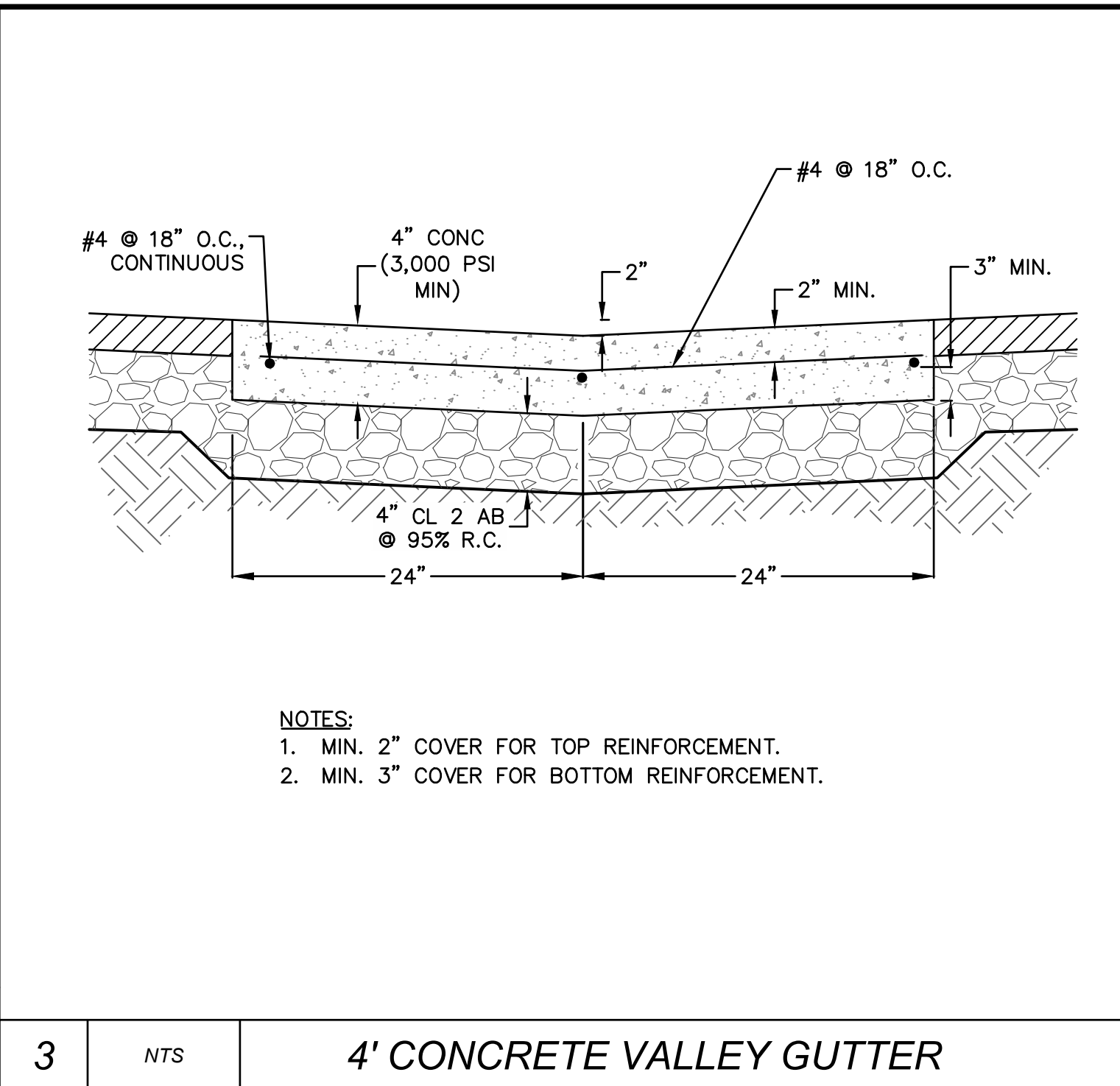
- LANDINGS SUBJECT TO WET CONDITIONS SHALL BE DESIGNED TO PREVENT THE ACCUMULATION OF WATER. RAMP & LANDING SURFACES SHALL BE STABLE FIRM & SLIP-RESISTANT.
- GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. SURFACES SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
- COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO AND WITHIN 24" OF THE CURB RAMP SHALL NOT EXCEED 5% SLOPE.
- TRUNCATED DETECTABLE WARNINGS SHALL EXTEND 36" IN THE DIRECTION OF TRAVEL AND FULL RAMP RUN WIDTH LESS 2" MAX. ON EACH SIDE AS SHOWN. SEE DTL 8, THIS SHEET.



6 NTS ONE-SIDED PARALLEL FLUSH PAN CURB RAMP



4 NTS PERPENDICULAR CURB RAMP



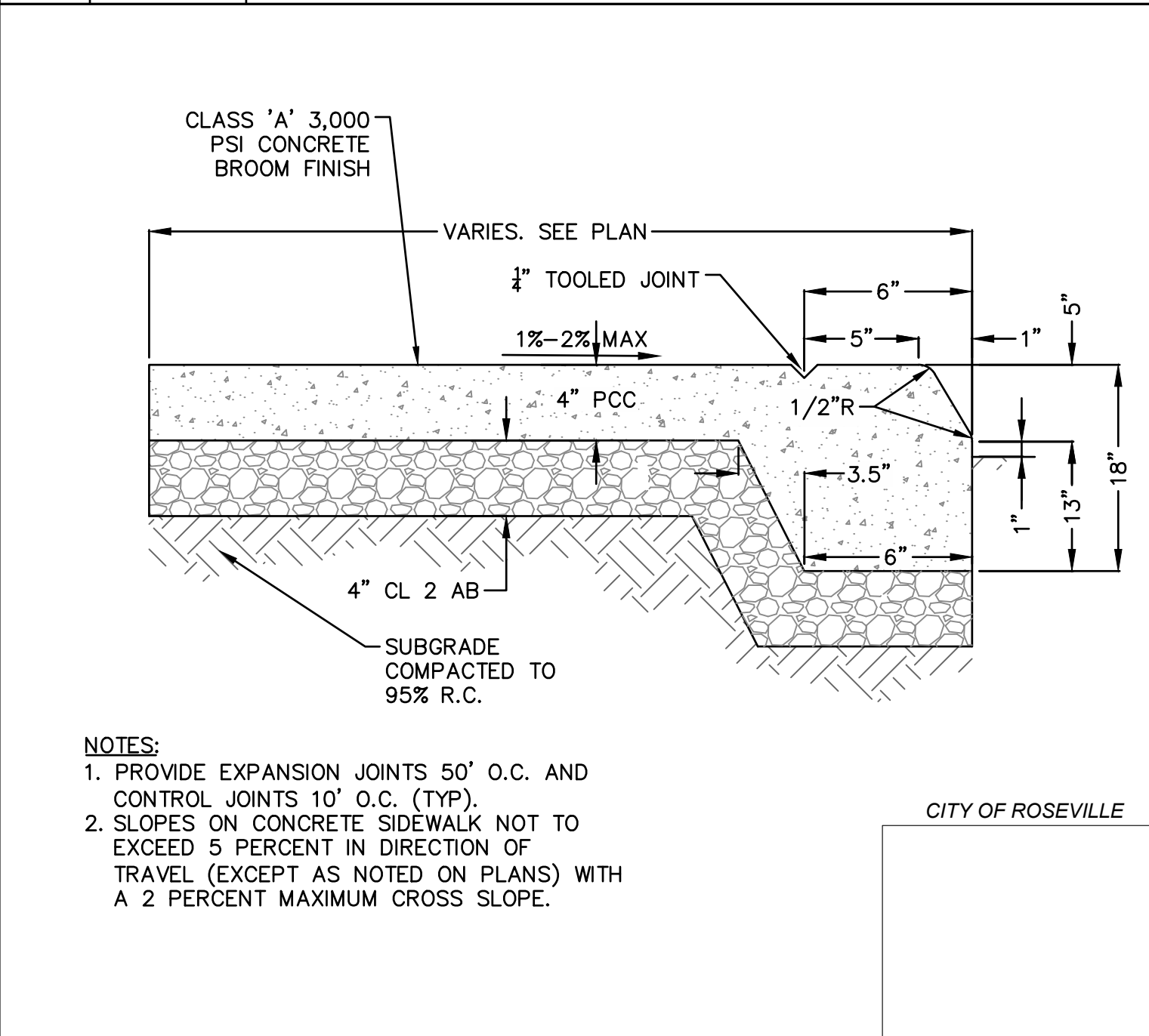
NOTES:

- MIN. 2" COVER FOR TOP REINFORCEMENT.
- MIN. 3" COVER FOR BOTTOM REINFORCEMENT.

NOTES:

- DISTANCE BETWEEN SCORE LINES NOT TO EXCEED 10' IN LONGITUDINAL & TRANSVERSE DIRECTION IN SIDEWALK.
- 1/4" TRANSVERSE EXPANSION JOINTS AT 50' INTERVAL FOR SIDEWALK.

3 NTS 4' CONCRETE VALLEY GUTTER



2 NTS ONSITE CONCRETE WALK

NOTES:

- LANDINGS SUBJECT TO WET CONDITIONS SHALL BE DESIGNED TO PREVENT THE ACCUMULATION OF WATER. RAMP & LANDING SURFACES SHALL BE STABLE FIRM & SLIP-RESISTANT.
- GRADE BREAKS AT THE TOP AND BOTTOM OF CURB RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. SURFACES SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
- COUNTER SLOPES OF ADJOINING GUTTERS AND ROAD SURFACES IMMEDIATELY ADJACENT TO AND WITHIN 24" OF THE CURB RAMP SHALL NOT EXCEED 5% SLOPE.
- TRUNCATED DETECTABLE WARNINGS SHALL EXTEND 36" IN THE DIRECTION OF TRAVEL AND FULL RAMP RUN WIDTH LESS 2" MAX. ON EACH SIDE AS SHOWN. - SEE DTL 8, THIS SHEET.

NOTES:

- PROVIDE EXPANSION JOINTS 50' O.C. AND CONTROL JOINTS 10' O.C. (TYP).
- SLOPES ON CONCRETE SIDEWALK NOT TO EXCEED 5 PERCENT IN DIRECTION OF TRAVEL (EXCEPT AS NOTED ON PLANS) WITH A 2 PERCENT MAXIMUM CROSS SLOPE.

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BY	GA	TSM
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DRAWN	QUANT.	
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NOT FOR CONSTRUCTION

REGISTERED PROFESSIONAL ENGINEER
No. C90888
PRELIMINARY
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SIERRA VISTA APARTMENTS
4950 UPLAND DRIVE
ROSEVILLE, CA 95747

CONSTRUCTION DETAILS 1

Sheet
C13.2
25 of 28
10-23-2025

CITY OF ROSEVILLE

PROJECT INFORMATION	
ENGINEERED PRODUCT MANAGER	
ADS SALES REP	
PROJECT NO.	



SIERRA VISTA APARTMENTS

ROSEVILLE, CA, USA

MC-7200 STORMTECH CHAMBER SPECIFICATIONS

- CHAMBERS SHALL BE STORMTECH MC-7200.
- CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101.
- CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNSTRUCTURED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
- THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
- CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2727, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (<1 MIN) ASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) ASHTO DESIGN TRUCK.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LB/FT². THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND 9) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
- ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
 - THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
 - THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.85 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD, THE MINIMUM REQUIRED BY ASTM F2727 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
 - THE TEST DERIVED GREEN MODULUS AS SPECIFIED IN ASTM F2727 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
- CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.
- MANIFOLD SIZE TO BE DETERMINED BY SITE DESIGN ENGINEER. SEE TECH NOTE #6.32 FOR MANIFOLD SIZING GUIDANCE. DUE TO THE ADAPTATION OF THE CHAMBER TO THE SITE AND DESIGN CONSTRAINTS, IT MAY BE NECESSARY TO CUT AND COUPLE ADDITIONAL PIPE TO STANDARD MANIFOLD COMPONENTS IN THE FIELD.
- ADS DOES NOT DESIGN OR PROVIDE MEMBRANE LINER SYSTEMS, TO MINIMIZE THE LEAKAGE POTENTIAL OF LINER SYSTEMS, THE MEMBRANE LINER SYSTEM SHOULD BE DESIGNED BY A KNOWLEDGEABLE GEOTECHNICAL PROFESSIONAL AND INSTALLED BY A QUALIFIED CONTRACTOR.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-7200 CHAMBER SYSTEM

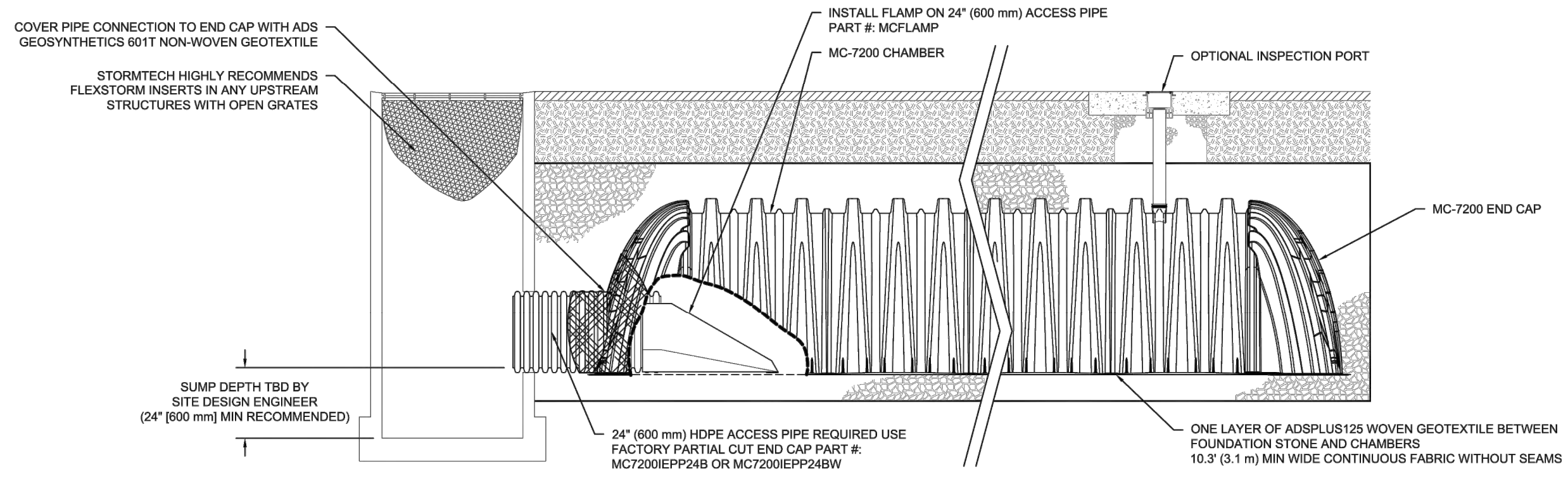
- STORMTECH MC-7200 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLERS.
- STORMTECH MC-7200 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-7200 CONSTRUCTION GUIDE".
- CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
 - STONE SHOOTER LOCATED OFF THE CHAMBER BED.
 - BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
 - BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
- THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
- JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
- MAINTAIN MINIMUM - 9" (230 mm) SPACING BETWEEN THE CHAMBER ROWS.
- INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
- EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE OR RECYCLED CONCRETE, AASHTO M43 #3, 467, 5, 56, OR 57.
- STONE SHALL BE BROUGHT UP EVENLY AROUND CHAMBERS SO AS NOT TO DISTORT THE CHAMBER SHAPE. STONE DEPTHS SHOULD NEVER DIFFER BY MORE THAN 12" (300 mm) BETWEEN ADJACENT CHAMBER ROWS.
- STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
- THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIAL BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
- ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUINOUS.

NOTES FOR CONSTRUCTION EQUIPMENT

- STORMTECH MC-7200 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-7200 CONSTRUCTION GUIDE".
- THE USE OF EQUIPMENT OVER MC-7200 CHAMBERS IS LIMITED:
 - NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
 - NO RUBBER Tired LOADERS, DUMP TRUCK, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-7200 CONSTRUCTION GUIDE".
 - WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-7200 CONSTRUCTION GUIDE".
- FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY.

CONTACT STORMTECH AT 1-800-821-6710 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.



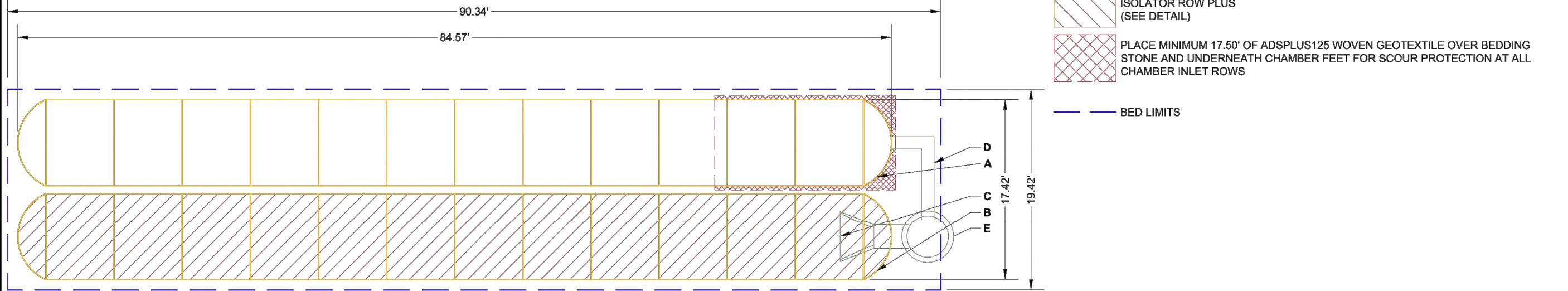
INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- INSPECTION PORTS (IF PRESENT)
 - REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
 - REMOVE AND CLEAN FLEXSTORM FILTER IF INSTALLED
 - USING A FLASHLIGHT AND STADA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
 - LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
 - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- B. ALL ISOLATOR PLUS ROWS
- REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
 - USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
 - MIRRORS OR POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
 - FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
 - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
 - APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
 - VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH CHAMBER.

NOTES

- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
- CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

PROPOSED LAYOUT		CONCEPTUAL ELEVATIONS:		PART TYPE		ITEM ON LAYOUT		DESCRIPTION		*INVERT ABOVE BASE OF CHAMBER	
24	STORMTECH MC-7200 CHAMBERS	MAXIMUM ALLOWABLE GRADE (TOP OF PAVEMENT/UNPAVED):	12.70	A	12" TOP PARTIAL CUT END CAP, PART #: MC7200EPP12T / TYP OF ALL 12" TOP CONNECTIONS						35.69"
4	STORMTECH MC-7200 END CAPS	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	8.20	B	24" BOTTOM PARTIAL CUT END CAP, PART #: MC7200EPP24B / TYP OF ALL 24" BOTTOM CONNECTIONS AND ISOLATOR PLUS ROWS						2.28"
12	STONE ABOVE (IN)	MINIMUM ALLOWABLE GRADE (UNPAVED WITH TRAFFIC):	7.70	C	CONCRETE STRUCTURE						
9	STONE BELOW (IN)	MINIMUM ALLOWABLE GRADE (TOP OF RIGID CONCRETE PAVEMENT):	7.70	D	FLAMPS						
40	STONE VOID	MINIMUM ALLOWABLE GRADE (BASE OF FLEXIBLE PAVEMENT):	6.70	E	12" x 12" TOP MANIFOLD, ADS 117						
		TOP OF STONE:									
7364	INSTALLED SYSTEM VOLUME (CF) (PERIMETER STONE INCLUDED)	TOP OF MC-7200 CHAMBERS:	5.70								
		COVER STONE INCLUDED:	5.70								
		12" x 12" TOP MANIFOLD INVERT:	0.94								
		24" ISOLATOR ROW PLUS INVERT:	0.94								
1754	SYSTEM AREA (SF)	BOTTOM OF MC-7200 CHAMBER:	0.00								
219.5	SYSTEM PERIMETER (ft)	BOTTOM OF STONE:	0.00								



NOTES: THE SITE DESIGN ENGINEER MUST REVIEW ELEVATIONS AND IF NECESSARY ADJUST GRADING TO ENSURE THE CHAMBER COVER REQUIREMENTS ARE MET. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR A LOCATION MATERIALS WHEN PLACED AND COMPACTION IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.

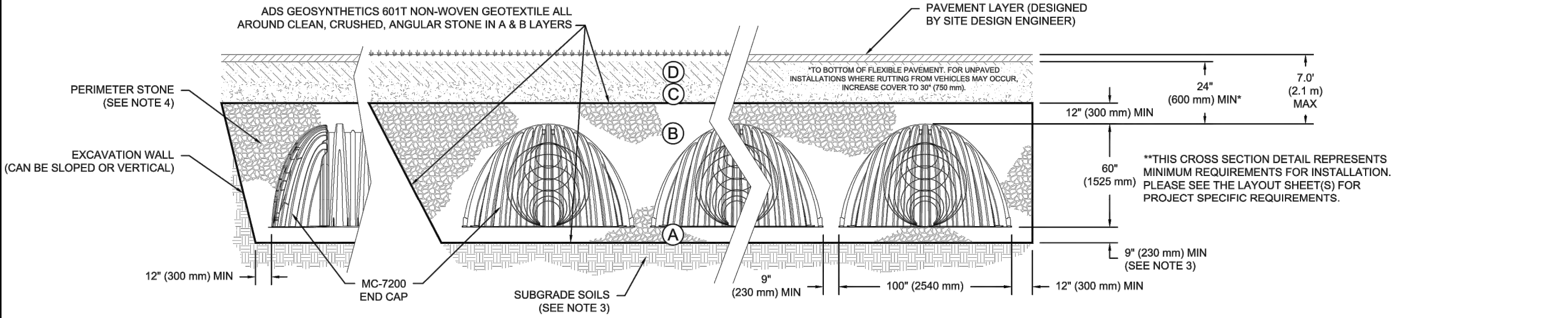
WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.

ONCE LAYER 'C' IS PLACED, ANY SOIL MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.

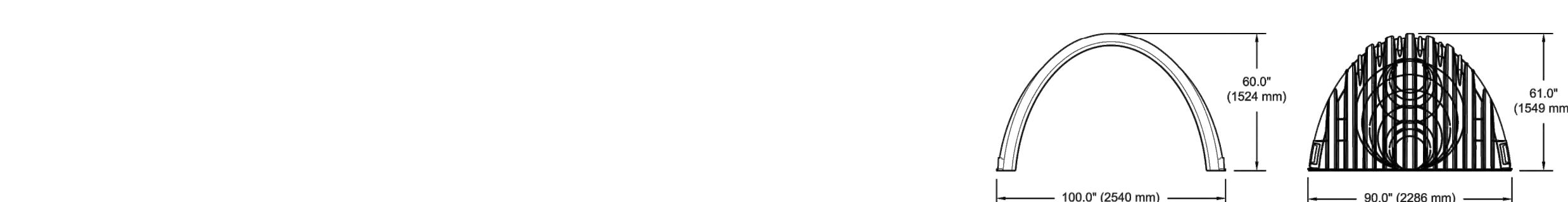
WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	FINAL FILL: FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	INITIAL FILL: FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M148 ¹ A-1, A-2, A-3 OR AASHTO M43 ² 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL, AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	EMBEDMENT STONE: FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43 ² 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	FOUNDATION STONE: FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43 ² 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. ^{2,3}

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR A LOCATION MATERIALS WHEN PLACED AND COMPACTION IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOIL MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE MATERIALS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.
5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".



- NOTES:**
- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101
 - MC-7200 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2727 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS"
 - THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
 - PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
 - REQUIREMENTS FOR HANDLING AND INSTALLATION:
 - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
 - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
 - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LB/FT². THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND 8) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.



NOMINAL CHAMBER SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	100.0" X 60.0" X 79.1" (2540 mm X 1524 mm X 2010 mm)
CHAMBER STORAGE	175.9 CUBIC FEET (4.96 m ³)
MINIMUM INSTALLED STORAGE*	297.5 CUBIC FEET (8.36 m ³)
WEIGHT (NOMINAL)	205 lbs. (92.9 kg)

NOMINAL END CAP SPECIFICATIONS

SIZE (W X H X INSTALLED LENGTH)	90.0" X 61.0" X 32.8" (2286 mm X 1549 mm X 833 mm)
END CAP STORAGE	39.8 CUBIC FEET (1.12 m ³)
MINIMUM INSTALLED STORAGE*	115.3 CUBIC FEET (3.26 m ³)
WEIGHT (NOMINAL)	90 lbs. (40.8 kg)

*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION AND BETWEEN CHAMBERS, 12" (305 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

PARTIAL CUT HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B" PARTIAL CUT HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T" END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

PART #	STUB	B	C
MC7200EPP06T	6" (150 mm)	42.54" (1081 mm)	—
MC7200EPP06B	—	—	0.86" (22 mm)
MC7200EPP08T	8" (200 mm)	40.50" (1029 mm)	—
MC7200EPP08B	—	—	1.01" (26 mm)
MC7200EPP10T	10" (250 mm)	38.37" (975 mm)	—
MC7200EPP10B	—	—	1.33" (34 mm)
MC7200EPP12T	12" (300 mm)	35.69" (907 mm)	—
MC7200EPP12B	—	—	1.55" (39 mm)
MC7200EPP15T	15" (375 mm)	32.72" (831 mm)	—
MC7200EPP15B	—	—	1.70" (43 mm)
MC7200EPP18T	18" (450 mm)	29.36" (746 mm)	—
MC7200EPP18W	—	—	1.97" (50 mm)
MC7200EPP24W	24" (600 mm)	23.05" (585 mm)	—
MC7200EPP24B	—	—	2.26" (57 mm)
MC7200EPP30W	30" (750 mm)	—	2.95" (75 mm)
MC7200EPP30B	—	—	3.25" (83 mm)
MC7200EPP36W	36" (900 mm)	—	3.55" (90 mm)
MC7200EPP42W	42" (1050 mm)	—	—

NOTE: ALL DIMENSIONS ARE NOMINAL.

CUSTOM PREFABRICATED INVERTS ARE AVAILABLE UPON REQUEST. INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-7200 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

BY	CHECK NO.	DATE	BY	APPR'D
DESIGN	GA		TSM	
DRAWN	GA		TSM	
QUANT.				
ORIGINAL SCALE IS IN INCHES				
NOT FOR CONSTRUCTION				
STAMAS CORP. 3007 DOUGLAS BLVD, STE 170 ROSEVILLE, CA 95661 CONTACT: SAM STAMAS PH: (916) 783-0330				
SIERRA VISTA APARTMENTS 4950 UPLAND DRIVE ROSEVILLE, CA 95747 CONSTRUCTION DETAILS 3				
CITY OF ROSEVILLE				
Sheet C13.3 26 of 28 10-23-2025				

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CDS2015-4-C DESIGN NOTES

CDS2015-4-C STANDARD CONFIGURATION IS SHOWN.
FOR NJDEP PROJECTS, PLEASE CONTACT YOUR LOCAL CONTECH REPRESENTATIVE FOR APPROVED CONFIGURATIONS.

PLAN VIEW B-B
NOT TO SCALE.

ELEVATION A-A
NOT TO SCALE.

FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

SITE SPECIFIC DATA REQUIREMENTS			
STRUCTURE ID	DMA 2S		
WATER QUALITY FLOW RATE (CFS OR L/s)	0.7		
PEAK FLOW RATE (CFS OR L/s)	10		
RETURN PERIOD OF PEAK FLOW (YRS)	10		
SCREEN APERTURE (2400 OR 4700)	4700		
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	118.62	HDPE	24"
INLET PIPE 2	*	*	*
OUTLET PIPE	118.62	HDPE	24"
RIM ELEVATION	125.20'		
ANTI-FLOTATION BALLAST	WIDTH	HEIGHT	
	*	*	

NOTES/SPECIAL REQUIREMENTS:
* PER ENGINEER OF RECORD

GENERAL NOTES

- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
- CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
- STRUCTURE SHALL MEET AASHTO H20 LOAD RATING, ASSUMING EARTH COVER OF 0'-2", AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M308 AND BE CAST WITH THE CONTECH LOGO.
- IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
- CDS STRUCTURE SHALL BE PRECAST CONCRETE CONFORMING TO ASTM C-478 AND AASHTO LOAD FACTOR DESIGN METHOD.

INSTALLATION NOTES

- ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
- CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE CDS MANHOLE STRUCTURE.
- CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
- CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
- CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

ENGINEERED SOLUTIONS LLC
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9025 Centre Pointe Dr., Suite 400, West Chester, OH 45389
800-338-1122 513-645-7000 513-645-7993 FAX

Sierra Vista Apartments - Roseville, CA
CDS2015-4-C
ONLINE CDS
STANDARD DETAIL

2 NTS **CDS2015-4-C TREATMENT UNIT DMA-2S**

CDS2015-4-C DESIGN NOTES

CDS2015-4-C STANDARD CONFIGURATION IS SHOWN.
FOR NJDEP PROJECTS, PLEASE CONTACT YOUR LOCAL CONTECH REPRESENTATIVE FOR APPROVED CONFIGURATIONS.

PLAN VIEW B-B
NOT TO SCALE.

ELEVATION A-A
NOT TO SCALE.

FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

SITE SPECIFIC DATA REQUIREMENTS			
STRUCTURE ID	DMA 1		
WATER QUALITY FLOW RATE (CFS OR L/s)	0.7		
PEAK FLOW RATE (CFS OR L/s)	10		
RETURN PERIOD OF PEAK FLOW (YRS)	10		
SCREEN APERTURE (2400 OR 4700)	4700		
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	118.49	HDPE	18"
INLET PIPE 2	*	*	*
OUTLET PIPE	118.49	HDPE	18"
RIM ELEVATION	124.50'		
ANTI-FLOTATION BALLAST	WIDTH	HEIGHT	
	*	*	

NOTES/SPECIAL REQUIREMENTS:
* PER ENGINEER OF RECORD

GENERAL NOTES

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- FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
- CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
- STRUCTURE SHALL MEET AASHTO H20 LOAD RATING, ASSUMING EARTH COVER OF 0'-2", AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M308 AND BE CAST WITH THE CONTECH LOGO.
- IF REQUIRED, PVC HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING MAINTENANCE CLEANING.
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INSTALLATION NOTES

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- CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
- CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
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Sierra Vista Apartments - Roseville, CA
CDS2015-4-C
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STANDARD DETAIL

1 NTS **CDS2015-4-C TREATMENT UNIT DMA-1**

CDS2015-4-C DESIGN NOTES

CDS2015-4-C STANDARD CONFIGURATION IS SHOWN.
FOR NJDEP PROJECTS, PLEASE CONTACT YOUR LOCAL CONTECH REPRESENTATIVE FOR APPROVED CONFIGURATIONS.

PLAN VIEW B-B
NOT TO SCALE.

ELEVATION A-A
NOT TO SCALE.

FRAME AND COVER
(DIAMETER VARIES)
NOT TO SCALE

SITE SPECIFIC DATA REQUIREMENTS			
STRUCTURE ID	DMA 2N		
WATER QUALITY FLOW RATE (CFS OR L/s)	0.7		
PEAK FLOW RATE (CFS OR L/s)	10		
RETURN PERIOD OF PEAK FLOW (YRS)	10		
SCREEN APERTURE (2400 OR 4700)	4700		
PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE 1	119.13'	HDPE	18"
INLET PIPE 2	*	*	*
OUTLET PIPE	119.13'	HDPE	18"
RIM ELEVATION	125.15'		
ANTI-FLOTATION BALLAST	WIDTH	HEIGHT	
	*	*	

NOTES/SPECIAL REQUIREMENTS:
* PER ENGINEER OF RECORD

GENERAL NOTES

- CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
- FOR SITE SPECIFIC DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHT, PLEASE CONTACT YOUR CONTECH ENGINEERED SOLUTIONS LLC REPRESENTATIVE. www.contechES.com
- CDS WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
- STRUCTURE SHALL MEET AASHTO H20 LOAD RATING, ASSUMING EARTH COVER OF 0'-2", AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M308 AND BE CAST WITH THE CONTECH LOGO.
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- CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL STRUCTURE SECTIONS AND ASSEMBLE STRUCTURE.
- CONTRACTOR TO PROVIDE, INSTALL, AND GROUT INLET AND OUTLET PIPE(S). MATCH PIPE INVERTS WITH ELEVATIONS SHOWN. ALL PIPE CENTERLINES TO MATCH PIPE OPENING CENTERLINES.
- CONTRACTOR TO TAKE APPROPRIATE MEASURES TO ASSURE UNIT IS WATER TIGHT, HOLDING WATER TO FLOWLINE INVERT MINIMUM. IT IS SUGGESTED THAT ALL JOINTS BELOW PIPE INVERTS ARE GROUTED.

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800-338-1122 513-645-7000 513-645-7993 FAX

Sierra Vista Apartments - Roseville, CA
CDS2015-4-C
ONLINE CDS
STANDARD DETAIL

2 NTS **CDS2015-4-C TREATMENT UNIT DMA-2N**

BY: _____ DATE: _____ REVISION: _____ CHECK NO.: _____

DESIGN: _____ DRAWN: _____ QUANT.: _____

TSM: _____ TSM: _____

BY: _____

APPROVED: _____

NOT FOR CONSTRUCTION

ORIGINAL SCALE IS IN INCHES

1 2

REGISTERED PROFESSIONAL ENGINEER
No. C90885
PRELIMINARY
NOT FOR CONSTRUCTION
OF CALIFORNIA

STAMAS CORP.
3007 DOUGLAS BLVD, STE 170
ROSEVILLE, CA 95661
CONTACT: SAM STAMAS
PH: (916) 783-0330

SIERRA VISTA APARTMENTS
4950 UPLAND DRIVE
ROSEVILLE, CA 95747

CONSTRUCTION DETAILS 4

Sheet
C13.4
27 of 28
10-23-2025

CITY OF ROSEVILLE

CONE PROJECT R24102 - SIERRA VISTA APARTMENTS - 4950 UPLAND DRIVE, ROSEVILLE, CA 95747

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LEGEND:
FIRE AERIAL APPARATUS ACCESS ROUTE (26' WIDE)

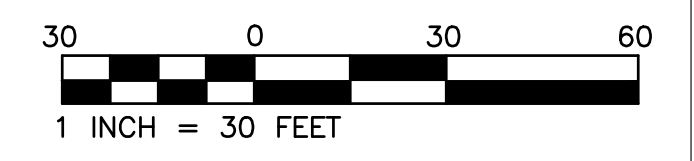
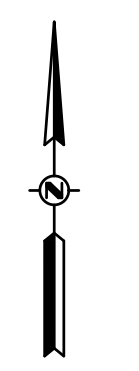
FIRE TURNING RADI

NOTES:

- SEE SHEET C10 FOR FIRE CURB MARKING IDENTIFICATION.
- SIGNAGE FOR THE FDCs AND PIVs SHALL BE PROVIDED INDICATING THE APPROPRIATE BUILDING SERVED. SIGNAGE SHALL MEET CITY OF ROSEVILLE STANDARDS.
- ONSITE FIRE LOOP IS PRIVATE.



Know what's below.
Call before you dig,
or (800) 642-2444



BY	CHECK	NO.	REVISION	DATE	BY	APPRVD
GA	TSM					
DESIGN	GA					
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NOT FOR CONSTRUCTION

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3007 DOUGLAS BLVD, STE 170
ROSEVILLE, CA 95661
CONTACT: SAM STAMAS
PH: (916) 783-0330

SIERRA VISTA APARTMENTS
4950 UPLAND DRIVE
ROSEVILLE, CA 95747
FIRE ACCESS EXHIBIT

Sheet
C14
28 of 28
10-23-2025

CITY OF ROSEVILLE

CWE PROJECT R24102 - SIERRA VISTA APARTMENTS - 4950 UPLAND DRIVE, ROSEVILLE, CA 95747

SIERRA VISTA APARTMENTS

CITY OF ROSEVILLE, CALIFORNIA

Landscape Development Plans

PLANTING NOTES

- Installing Contractor shall verify quantities and areas to be planted prior to start of job. Notify Landscape Architect of any discrepancies prior to starting work.
- All planting areas shall be completely free of trash, debris, rocks, and construction materials larger than 2", and shall be brought to finish grade before planting begins. Finish grade shall be 2" below surface of walks, curbs, and paved areas in planting areas where bark is to be installed. Grades shall be flush at catch basins. Surfaces shall be sloped with regard to drainage requirements so that water does not puddle or stand.
- If additional soil is required, it shall be approved loam as similar to the existing soil as possible, free of debris and noxious weeds. Prior to placing additional soil, disc or scarify the sub-grade to a depth of at least 8" to permit bonding to the sub-grade. Spread and rototill a one inch layer of new soil, then proceed to place remaining soil and establish finish grade.
- Landscape contractor must conduct a soils test to determine amendment quantities. For bid purposes, assume the following soil preparation for all planting areas: Apply nitrified wood product amendment at a minimum rate of 6 cubic yards per 1000 sq. ft. and commercial fertilizer (16-16-16 NPK or equal) at a rate of 30 lbs. per 1000 sq.ft. for shrub and ground cover areas, 20 lbs. per 1000 sq.ft. for lawn areas. Rototill to a depth of 6" to 10". Compact and settle all areas by application of heavy irrigation to a minimum depth of 12".
- Concrete headers shall be installed between all lawn and shrub/ground cover areas. Install per plans and details provided.
- All plants shall be top quality nursery stock, free of disease and insect pests. Plants shall be normal size for container, vigorous, and true to name and variety. Plant holes shall be the same depth as the root ball, and three times the width for shrubs and four times the width for trees, see details.
- Backfill for the plant holes shall be existing soil which has been previously amended. Apply Osmocote Controlled Release Formula fertilizer (18-6-12, 4 month formula) per manufacturer's recommendations.
- When planted, crown of plant shall be 1-1/2" above finish grade. Prepare a water basin by forming a soil ring at least 3" high and as wide around the outer edge of the new plant hole. Water thoroughly to eliminate air pockets.
- Upon completion of planting all containerized material, rake all shrub and ground cover areas to smooth grade, leaving watering basins intact. Prior to placement of bark mulch, all shrub and ground cover areas shall be treated with a pre-emergent herbicide (Ronstar or equal) per manufacturer's directions. Contractor to verify with manufacturer that pre-emergent will not adversely affect plant health.
- Place a 3" layer of "Walk-On" fir bark mulch, or approved equal, in all shrub and ground cover areas. Shredded redwood "Gorilla Hair" is not acceptable.
- Ground cover plants shall be planted in straight rows and evenly triangularly spaced at intervals noted in plant legend. Plant each rooted plant with its proportionate amount of rooting soil in a manner that will insure minimum disturbance of the root system.
- For trees that require staking, use two 2" diameter treated lodgpole stakes set at minimum of 12" into undisturbed subgrade below the root ball. Place ties and stakes only to the level which will hold the tree upright; proper height is 6" above the point where the tree will snap to an upright position by itself if the top is pulled to one side as if wind loaded and then released. Ties shall be cinch-tie flexible vinyl (or equal) nailed to stake with galvanized nails, see details.
- Sod lawns: After soil preparation, carefully smooth all surfaces and roll to expose depressions and irregularities. Regrade as necessary. Lay first strip of sod slabs along a straight line. Butt joints tightly, do not overlap edges. For remaining strips, stagger joints much as laying bricks. Use a sharp knife to cut sod to fit curves, edges, sprinkler heads, etc. When a conveniently large area has been sodded, water lightly to prevent drying. After laying all sod, roll lightly to eliminate irregularities and to form good contact between sod and soil. Water thoroughly; soil should be moistened at least 8 inches deep. Repeat sprinkling at regular intervals to keep sod moist at all times until rooted. After sod is established, decrease frequency and increase amount of water per application as necessary.
- Contractor shall furnish all labor, material, equipment, and services required to maintain the landscape in an attractive condition as specified herein for a period of 90 days after final acceptance by Owner. Maintenance Period shall commence after all planting and related work has been completed in accordance with Plans and Notes. A prime requirement is that all lawn areas shall show an even, healthy stand of grass which shall have been mown at least twice. Any materials found to be dead, missing, or in poor condition during the Maintenance Period shall be replaced within 10 days of written notification by the Owner. Contractor shall not be held responsible for damage arising from acts of God, vandalism, theft, or negligence by Owner during the Maintenance Period.

IRRIGATION NOTES

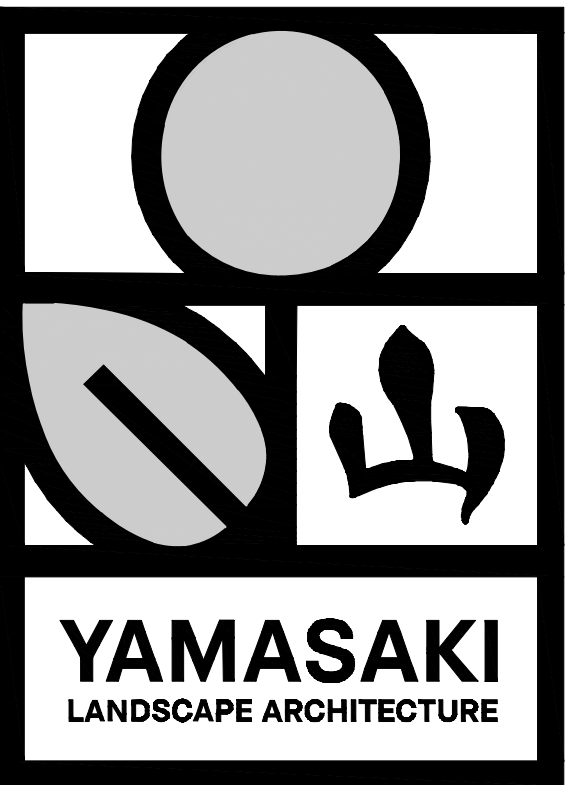
- Installing Contractor shall verify all dimensions and areas prior to start of job. Intent is for full coverage of planting. Notify Landscape Architect of any discrepancies prior to trenching.
- Plan is diagrammatic and not intended to show exact locations of piping and valves. Install valves and piping in landscape areas wherever possible. Install valves near curbs and sidewalks whenever possible. Sprinkler head spacings are shown accurately and shall be installed as indicated by the center of the symbol. Contractor is responsible for pipe sizing the irrigation system correctly.
- All materials shall be new and in perfect condition. No deviations from the specifications will be allowed without prior written approval of Landscape Architect.
- Mainline shall be SCH 40 PVC or CL315 at a minimum depth of 18" below finish grade. Lateral lines shall be SCH 40 PVC at a minimum depth of 12" below grade. Use only the solvent supplied and recommended by the pipe manufacturer to make plastic pipe joints. Allow 15 minutes set-up curing time before moving or handling, and 24 hour curing time before water is placed in PVC pipe. Center load pipe with a small amount of backfill to prevent arching and whipping under pressure.
- Where more than one pipe is installed in a trench, place pipe side by side at a minimum of 2" apart. Where soil conditions are rocky, place a 4" layer of fine material on bottom of trench prior to installation of pipe.
- All valves shall be installed in Carson poly-plastic valve boxes with flush covers, or approved equal. Remote control valves shall be installed in Carson 1419 12" depth standard rectangular valve boxes; Drip zone remote control valves with filters and PRVs shall be installed in Carson 1220 12" depth jumbo rectangular valve boxes; Ball valves shall be installed in Carson 0011 10" diameter round valve boxes. Top of valve boxes shall be 1" above finish grade.
- Install pop-up shrub heads and lawn spray heads 2" from curbs and walks.
- Securely mount controller as directed by manufacturer. Complete all electrical connections to controller. All control wire shall be #14 U.L. direct burial. Taped and bundled every 20'. Place at a minimum depth of 18", installing in common trenches with mainline whenever possible. Where wire crosses paving, encase wire in a SCH 40 PVC sleeve. Run one extra wire, of a different color, to the last valve on each mainline leg, looping the wire through each valve box and label for future use.
- At valves, both wires shall be brought into valve box and shall have an excess loop of 24" before being spliced into the solenoid pigtails using Pentite connectors.
- After valves have been installed, test all mainlines for leaks at full line pressure for a period of 2 hours with couplings exposed and pipe sections center loaded. Before testing, fill line with water for at least 24 hours. Provisions shall be made for thoroughly bleeding the line of air and debris. Correct all defects and retest.
- All excavations shall be backfilled with fine material to 4" above crown of pipe and tamped; then fill with earth and tamp. All trenches shall be left flush with adjoining grade and in a firm unyielding condition. Any subsequent settling shall be corrected by the Contractor.
- Install systems without spray nozzles, drip emitters or rotor heads. Flush and operate each valve system at full pressure until all debris is removed. Install spray nozzles, drip emitters and rotor heads.
- Test to determine that all sprinklers function according to manufacturer's data and give full coverage according to intent of drawing. Replace and adjust as necessary. Additional heads shall be provided by the Contractor to cover areas shown to be deficient by test.
- Contractor shall set initial program for the controller. Contractor shall provide Owner with the instruction manual and demonstrate its operation to the Owner.
- Contractor shall guarantee all parts and labor for one year with exception of damage caused by vandalism, theft, adverse natural conditions, or anything beyond the control of the Contractor.

GENERAL NOTES

- Landscape areas not covered with live material shall be covered with a 3" "Walk-On" fir bark mulch layer.
- Provide a minimum three foot clearance around all fire protection equipment and associated landscape apparatus.
- Landscape contractor shall provide protection for all concrete surfaces when installing landscape materials. Staining of concrete from dirt, tire marks and damaged curbs will not be permitted. All damaged surfaces shall be cleaned or replaced.
- Landscape contractor shall coordinate and install the sleeving and stubbing for irrigation crossing parking lots and paved areas.
- Landscape contractor shall grade all landscape areas 2% min. to drain to the street. Landscape contractor is responsible to provide positive drainage away from all buildings. All planters and planter islands should be crowned to prevent standing water.
- Root barriers are required in all locations where trees are placed closer than 48" from curbs, sidewalks, concrete or asphalt refer to detail for specification and installation.
- Quantities found in the plant legend are for contractor convenience. In the event that the quantities in the legend differ from those found on the plans, the quantities found on the plans will take precedence.

DRAWING INDEX

L0.1 - COVER SHEET	L2.8 - IRRIGATION DETAILS
L1.1 - HARDSCAPE PLAN A	L3.1 - PLANTING PLAN A
L1.2 - HARDSCAPE PLAN B	L3.2 - PLANTING PLAN B
L1.3 - HARDSCAPE PLAN C	L3.3 - PLANTING PLAN C
L1.4 - HARDSCAPE PLAN D	L3.4 - PLANTING PLAN D
L1.5 - HARDSCAPE ENLARGEMENTS	L3.5 - PLANTING LEGEND
L1.6 - HARDSCAPE ENLARGEMENTS	L3.6 - PLANTING DETAILS
L1.7 - HARDSCAPE ENLARGEMENTS & DETAILS	
L2.1 - IRRIGATION PLAN A	
L2.2 - IRRIGATION PLAN B	
L2.3 - IRRIGATION PLAN C	
L2.4 - IRRIGATION PLAN D	
L2.5 - HYDROZONE PLAN	
L2.6 - IRRIGATION CALCULATIONS	
L2.7 - IRRIGATION DETAILS	



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LANDSCAPE DEVELOPMENT PLANS

SIERRA VISTA APARTMENTS

STREET ADDRESS
ROSEVILLE, CALIFORNIA

Client/Subconsultant

Project Mgr: TVZ

Drawn By: BJP

Scale: NTS

Date: 03/31/2025

File Name: SV-CV

No.	Date	Revision
△	XXXXXXXX	X

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Seal



Sheet Title

COVER SHEET

Sheet No

L0.1

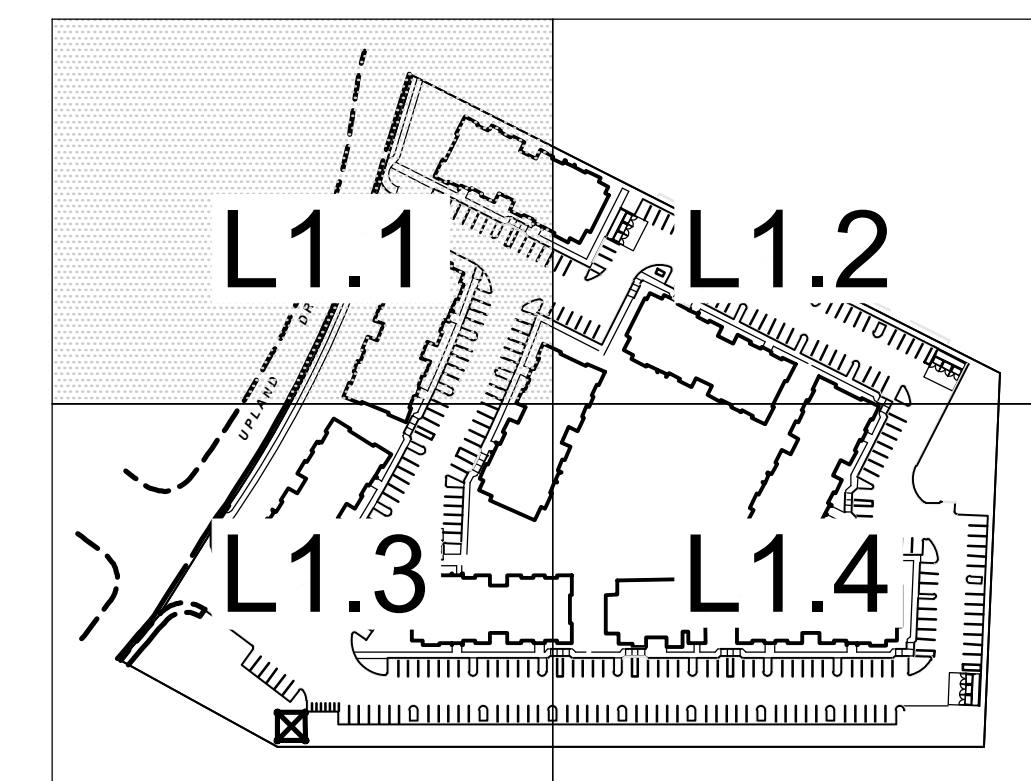
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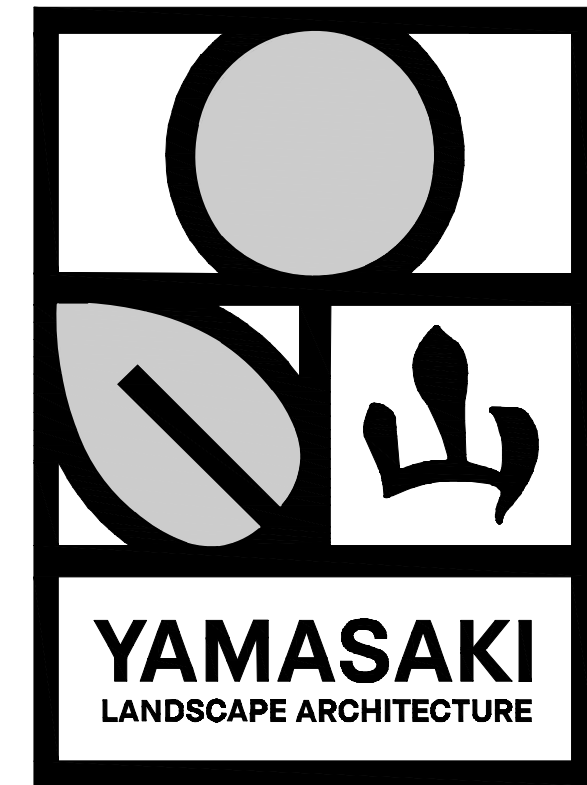
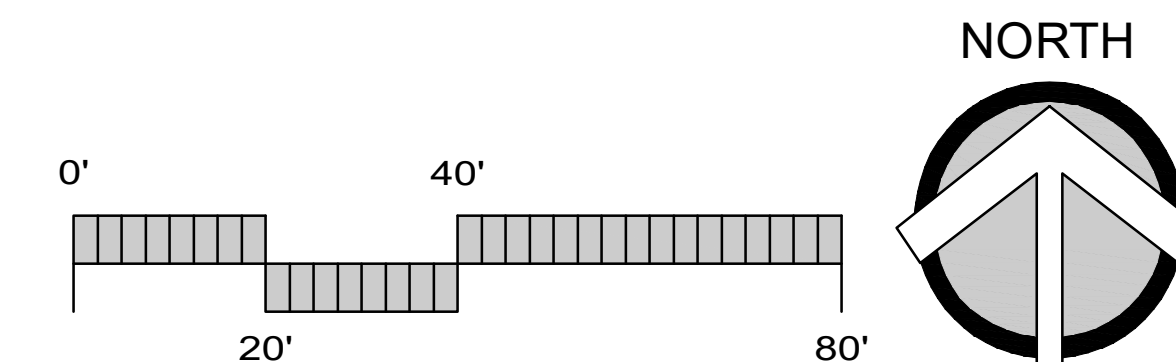


PARTIAL SITE PLAN

Scale: 1" = 20'-0"



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ROSEVILLE, CALIFORNIA

Client/Subconsultant

Project Mgr: TVZ

Drawn By: bjp

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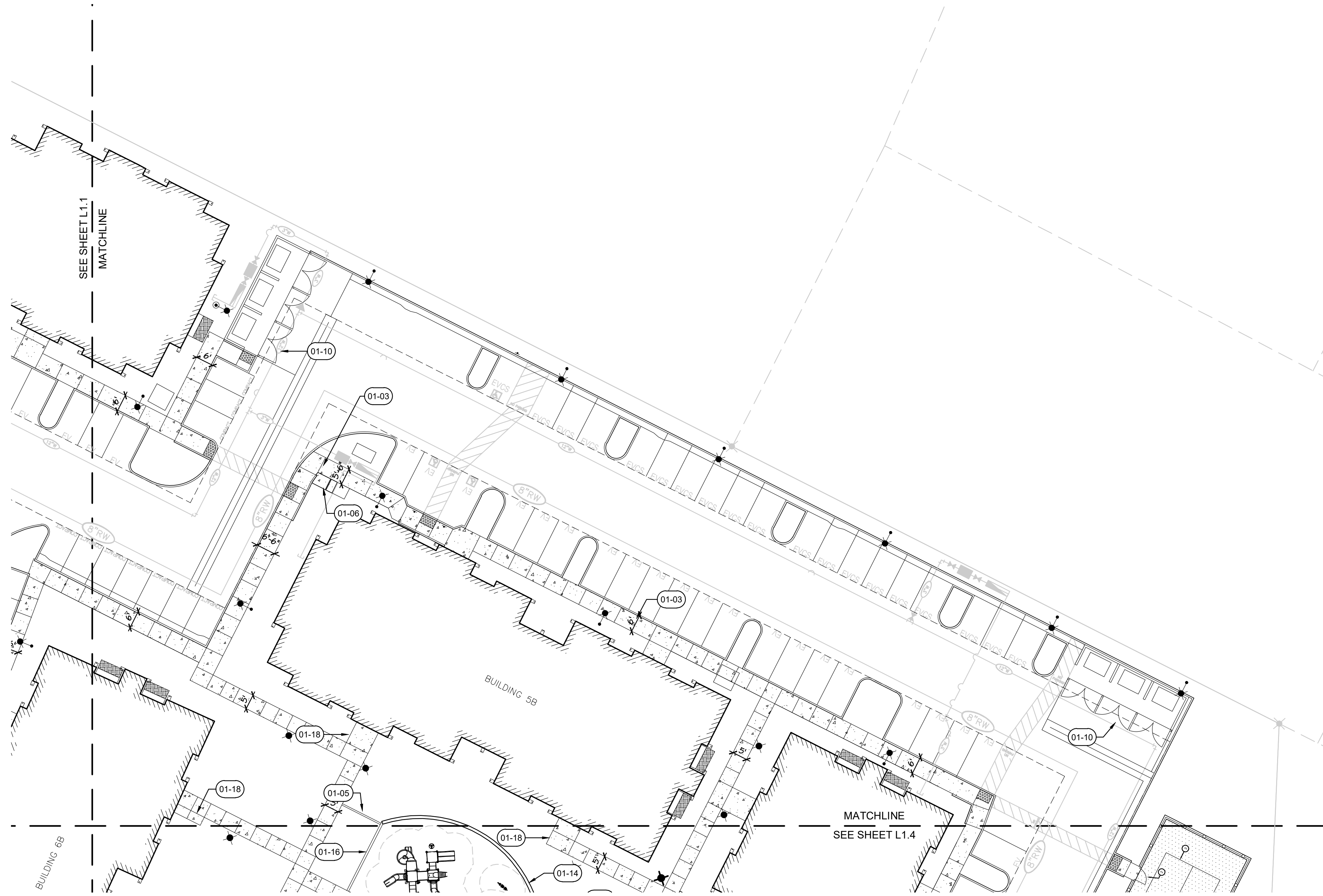


Sheet Title

HARDSCAPE PLAN A

Sheet No

L1.1

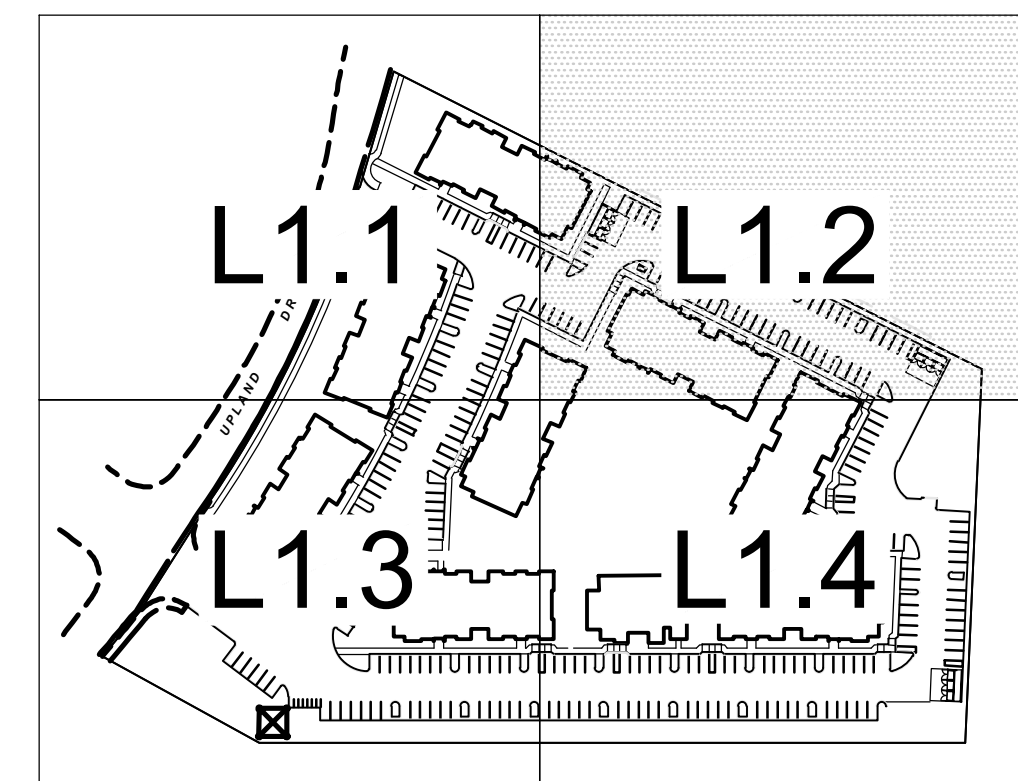


○ PARTIAL SITE PLAN

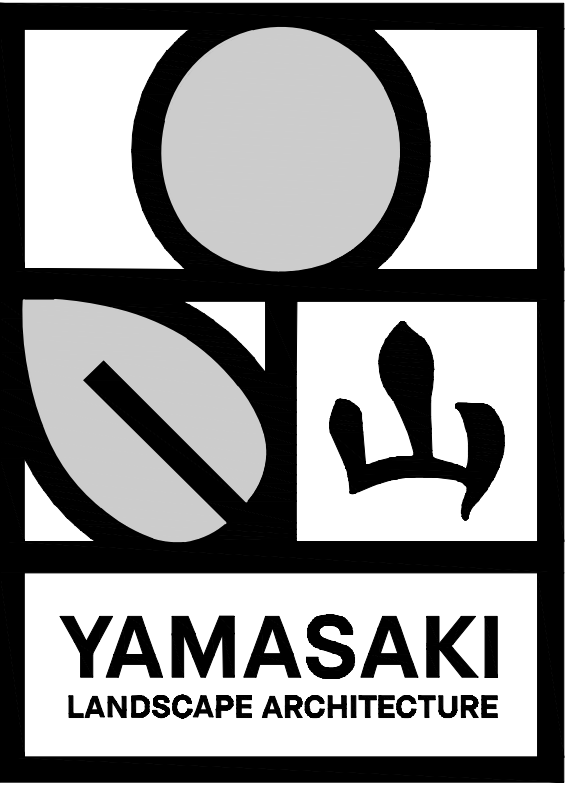
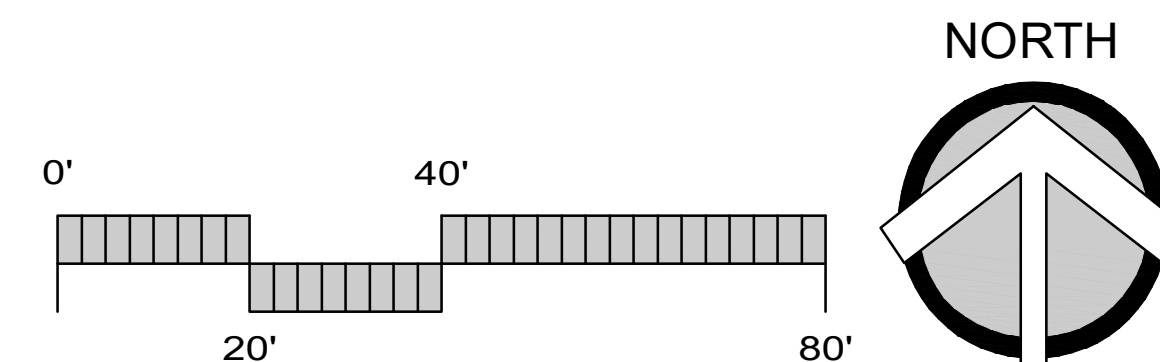
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STREET ADDRESS
ROSEVILLE, CALIFORNIA

Client/Subconsultant

Project Mgr: TVZ

Drawn By: BJP

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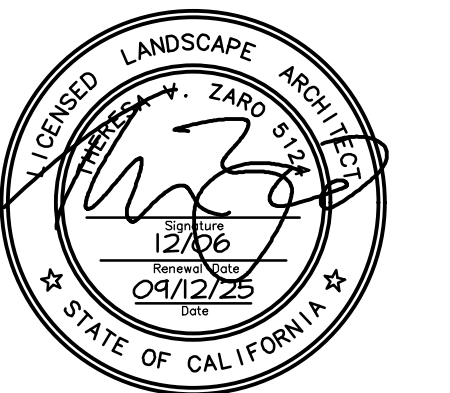
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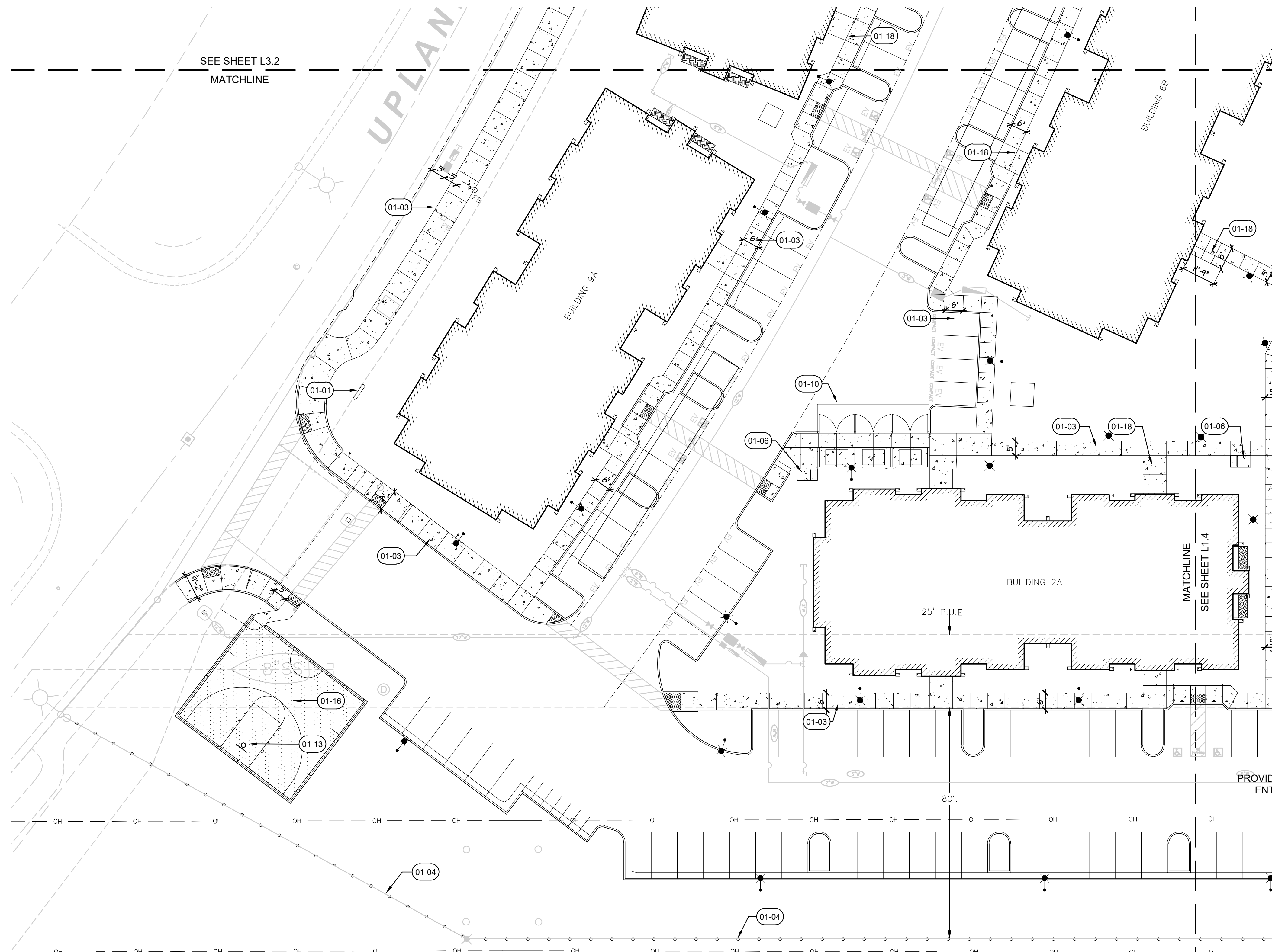


Sheet Title

HARDSCAPE PLAN B

Sheet No

L1.2

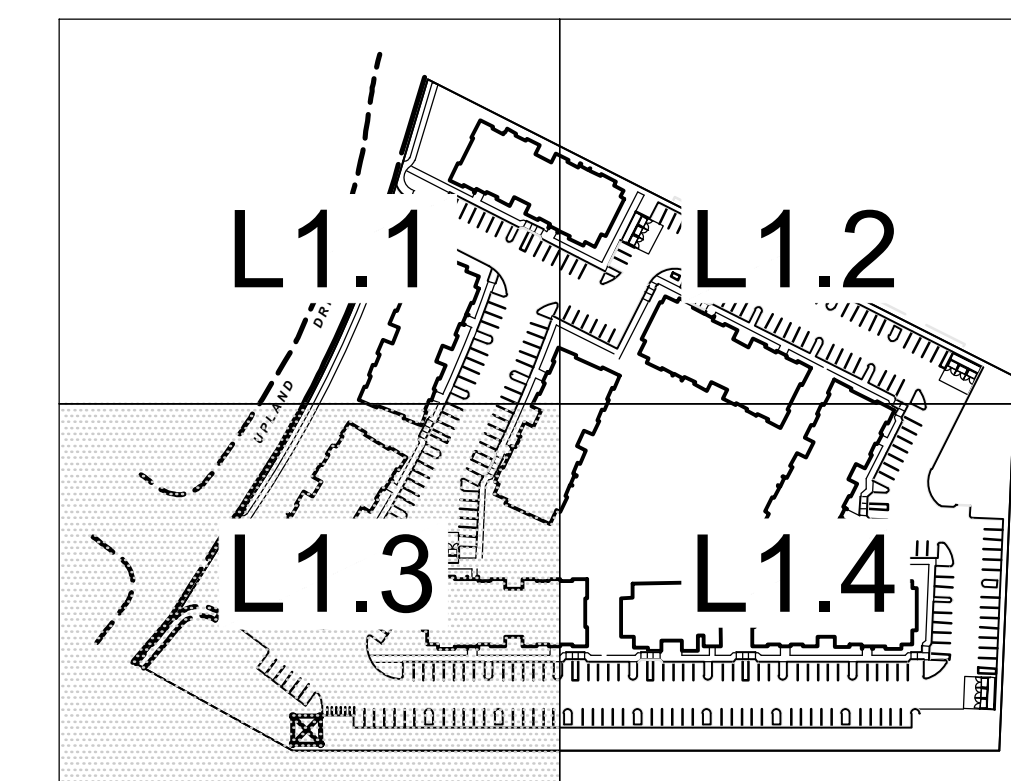


PARTIAL SITE PLAN

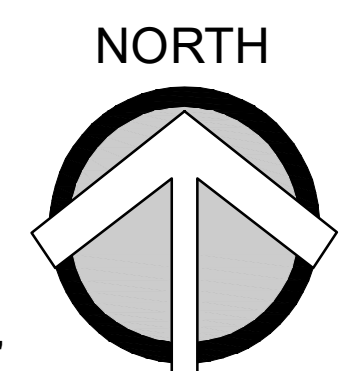
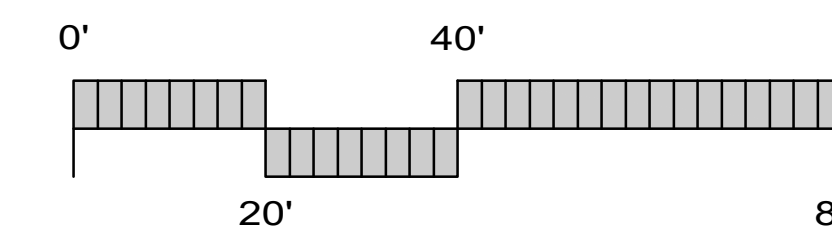
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STREET ADDRESS
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Client/Subconsultant

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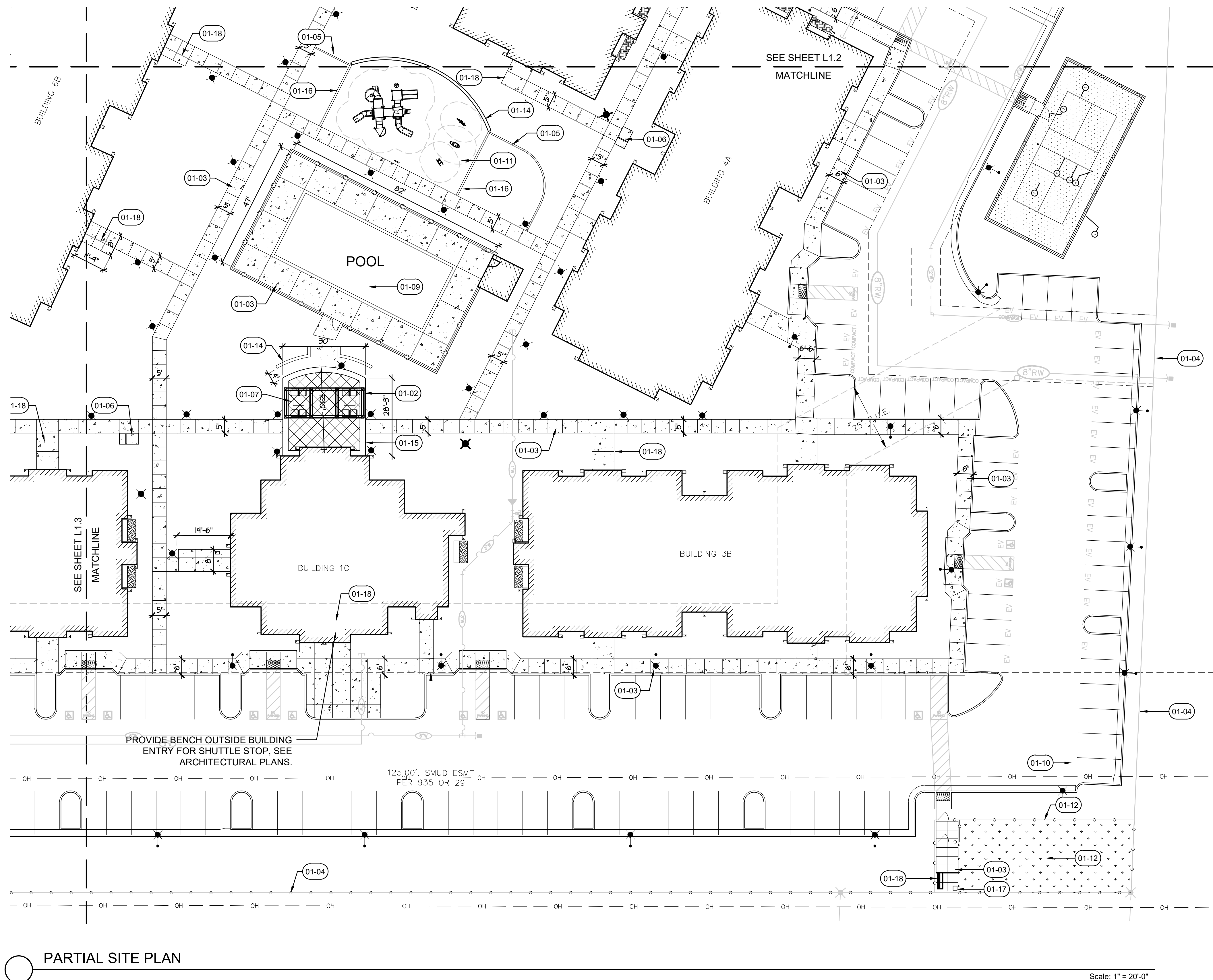
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HARDSCAPE PLAN C

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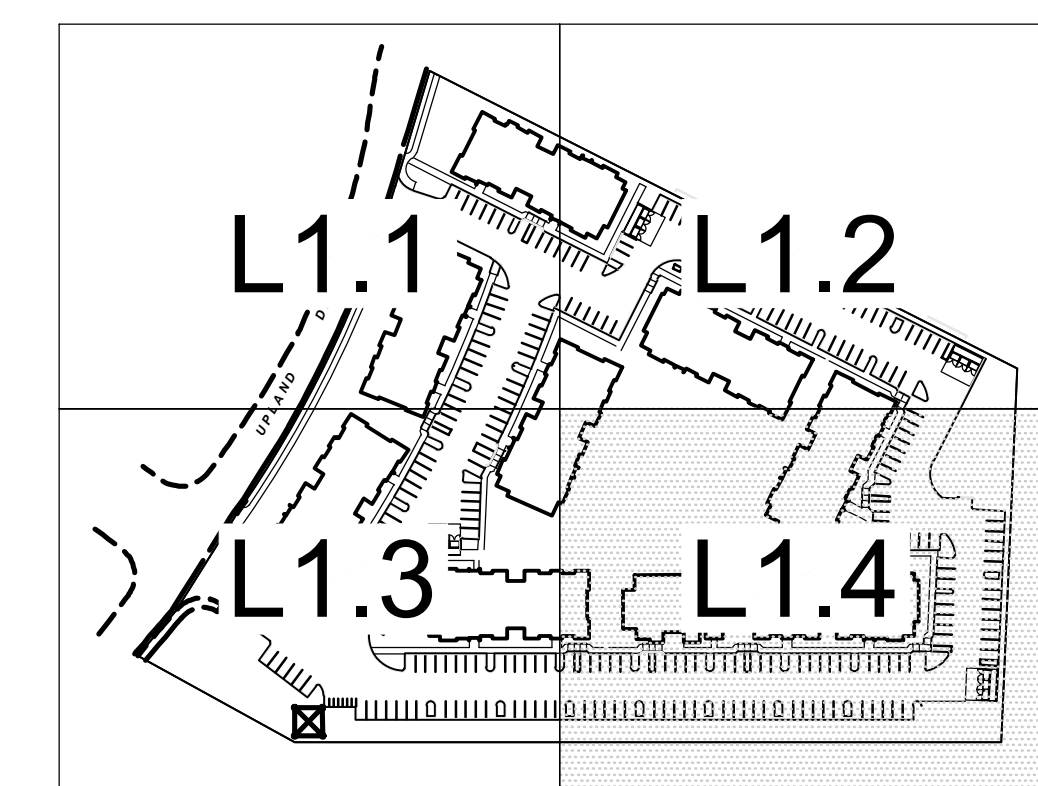
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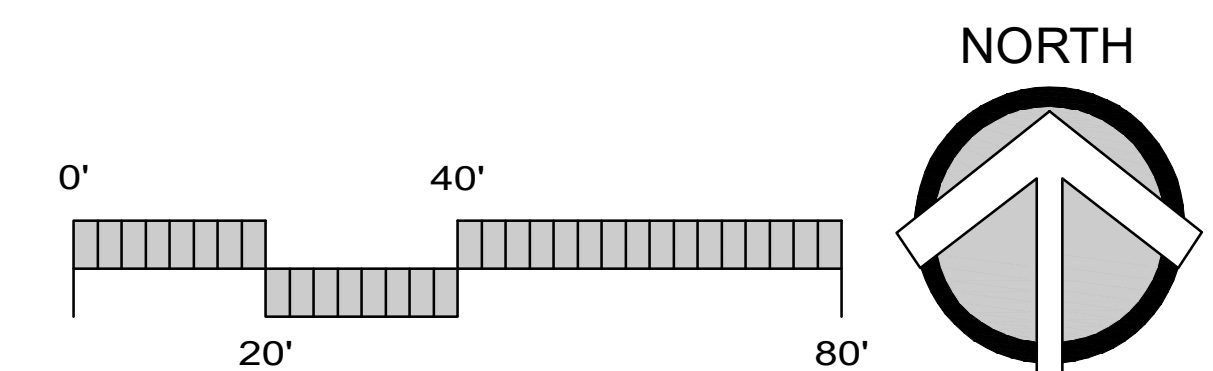


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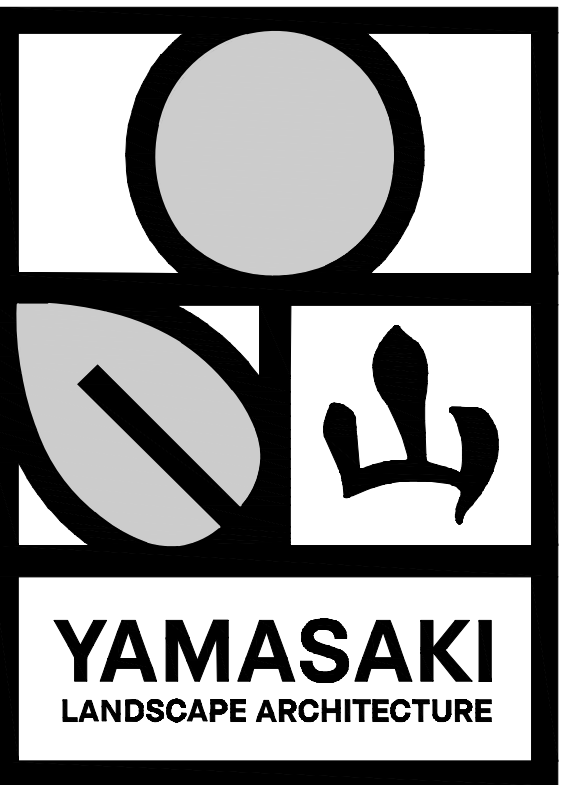
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HARDSCAPE PLAN D

Sheet No

L1.4

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Scale: AS NOTED

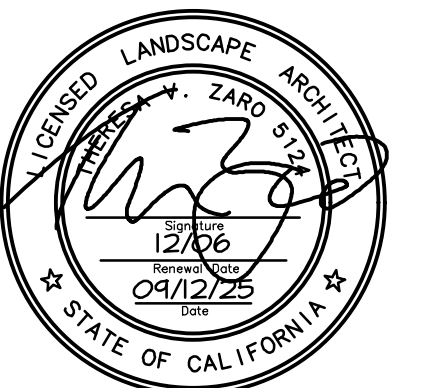
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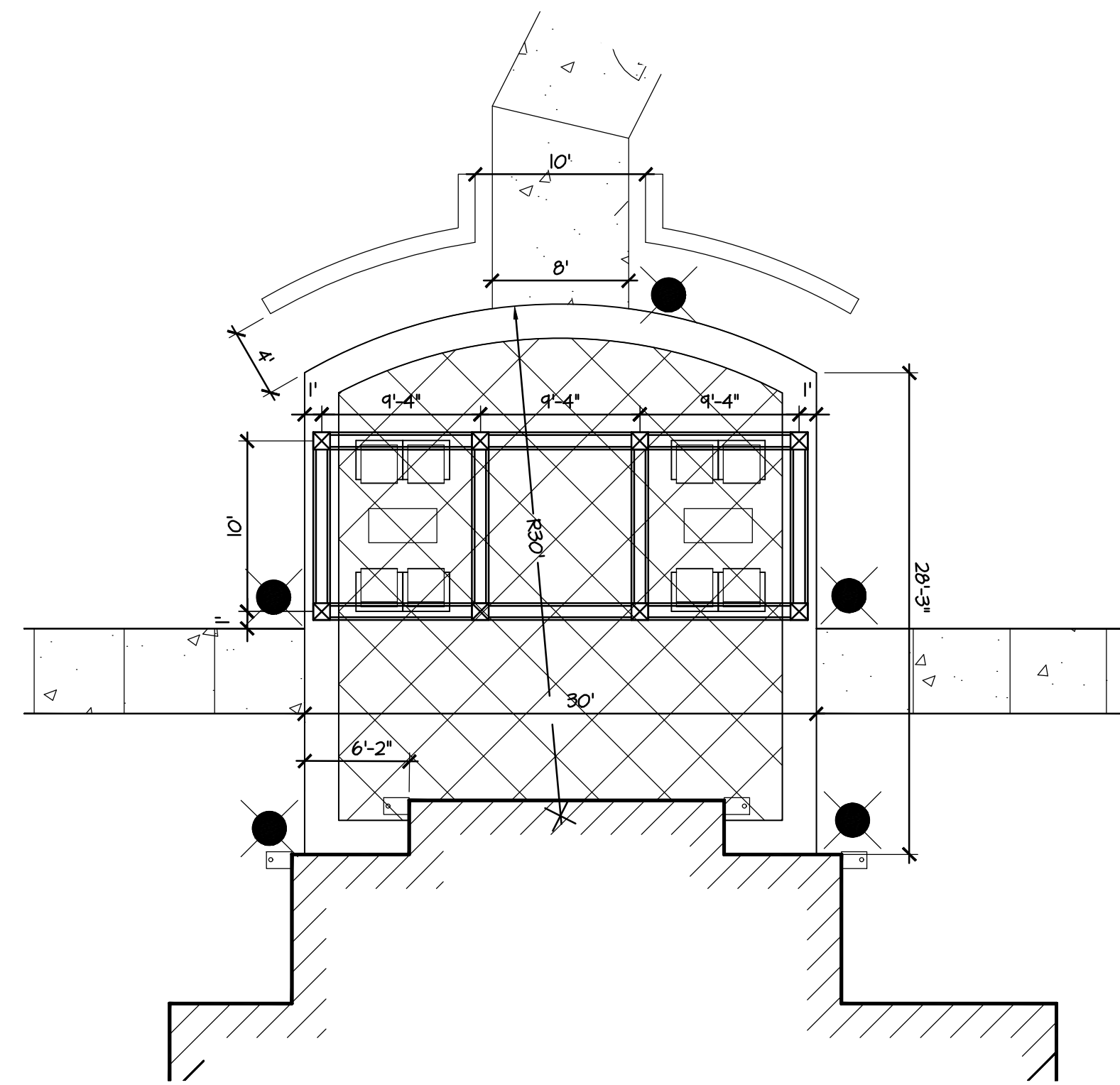


Sheet Title

**HARDSCAPE
ENLARGEMENTS**

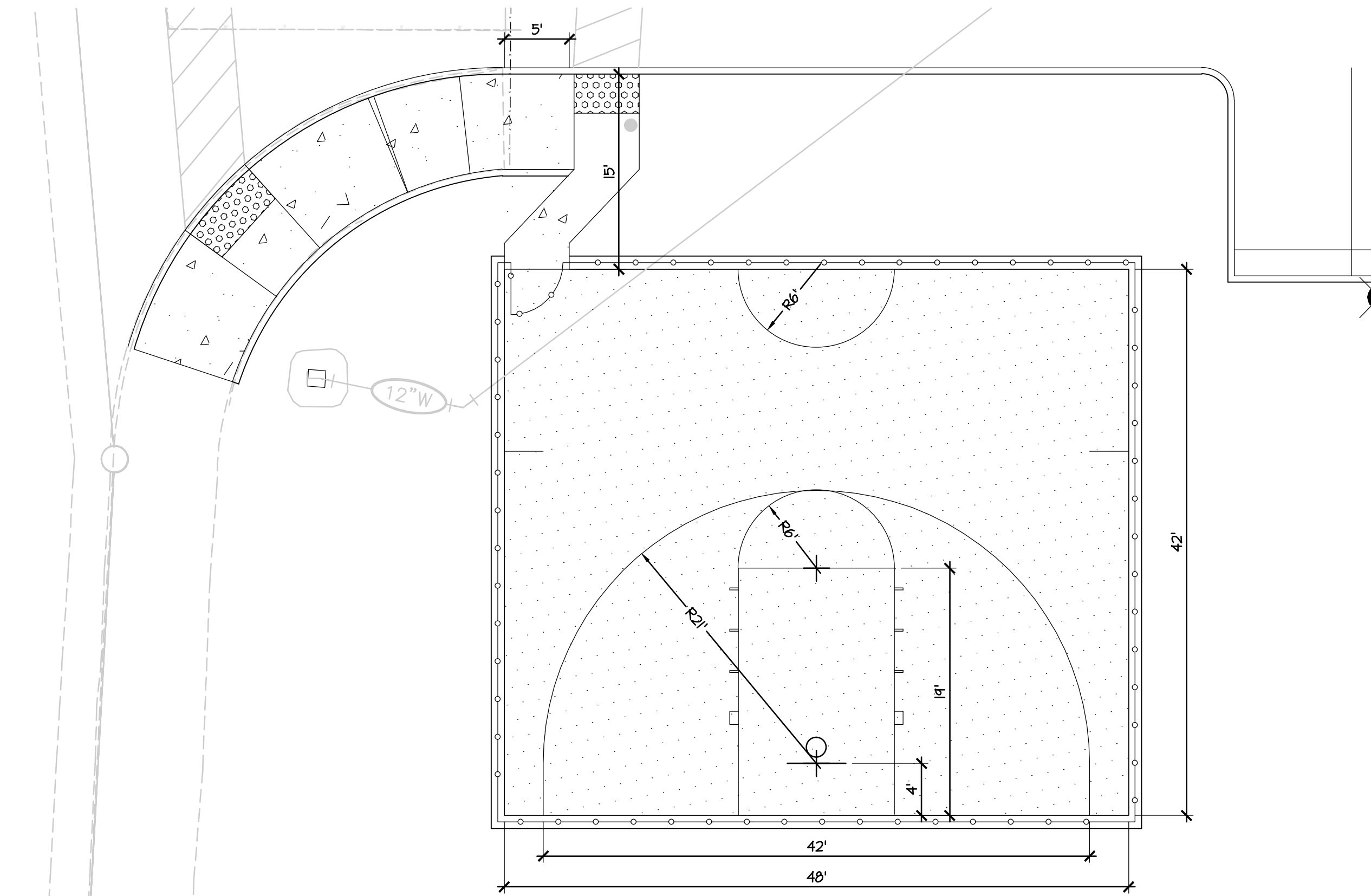
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L1.5



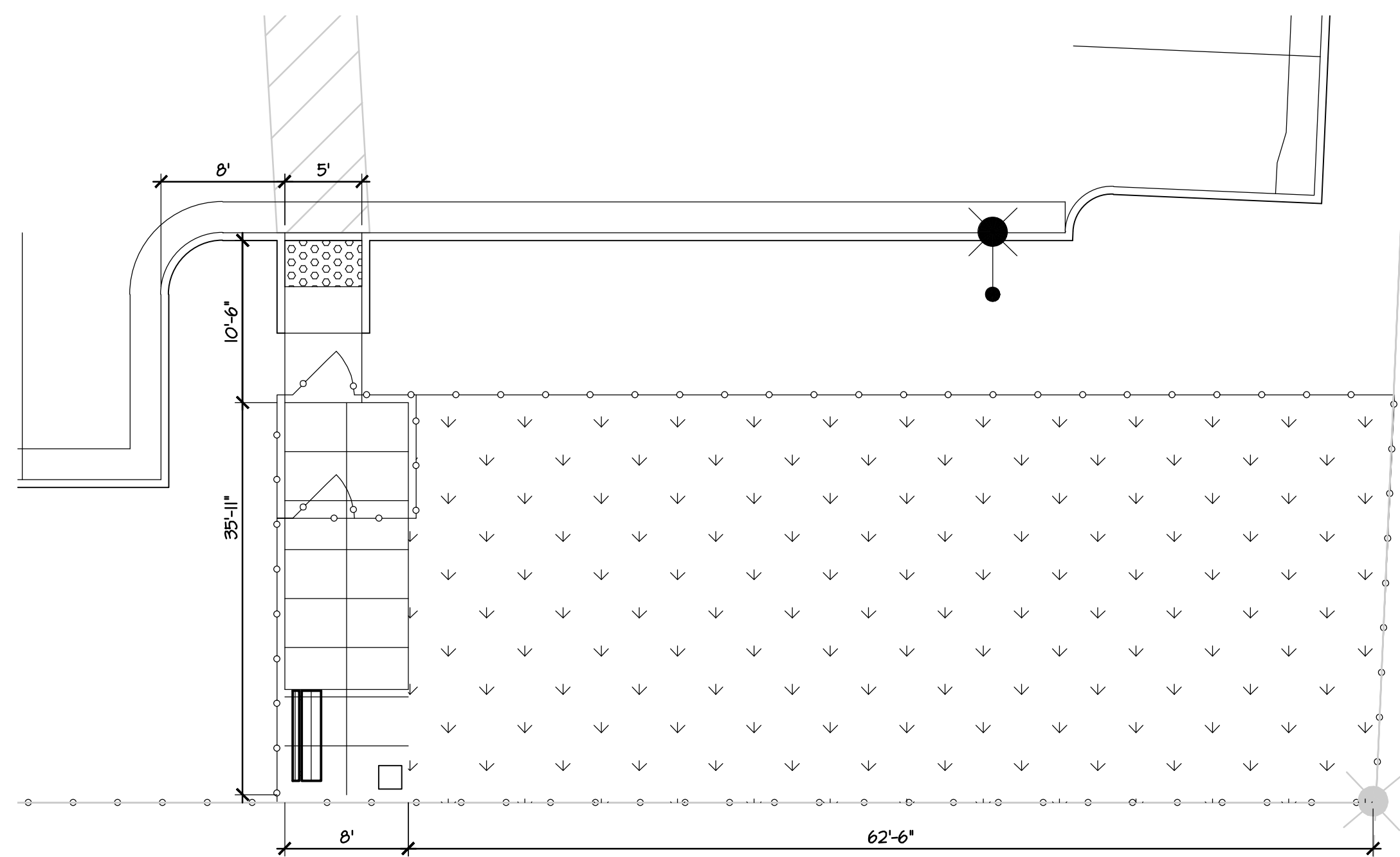
○ CLUBHOUSE PATIO ENLARGEMENT

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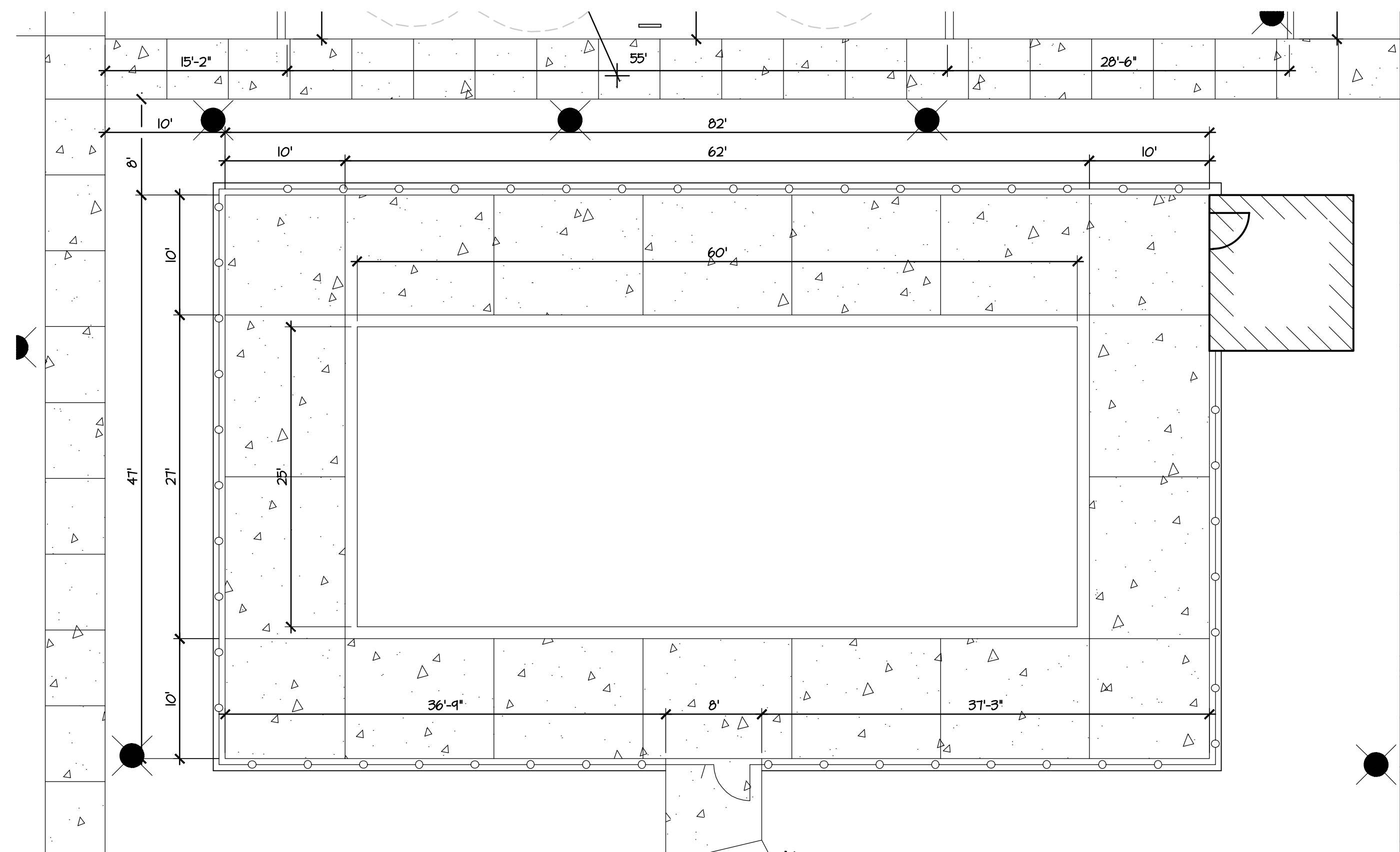
○ BASKETBALL HALF COURT ENLARGEMENT

Scale: 1/8" = 1'-0"



○ DOG PARK ENLARGEMENT

Scale: 1/8" = 1'-0"



○ POOL ENLARGEMENT

Scale: 1/8" = 1'-0"

PICKLEBALL SPECIFICATIONS

PERIMETER CURBING

- a. Curbs shall be 12" wide x 8" deep with two #4 bar continuous. Place score joints 10' on center. See detail "A" & "B" Sheet L502.

BASE

- a. Base material shall be 5" thick.
 b. Base material shall be class II base, base shall be placed in 3" lift or less.
 c. Base to be compacted between 90 percent and 95 percent. Tolerance to be .5" in 10 feet.

ASPHALT COURT

- a. Asphalt to be placed in two lifts. 1st lift to be 1.5" of 3/4" hot asphalt. Roll and compact as per industry standards. Lift 2 shall be placed in a thickness of 1" aggregate to be 3/8" or 1/2", roll and compact as per industry standards. Tolerance to be 1/4" in 10 feet.

FENCING

- a. 9 gauge finish 2" mesh tennis court wire by Builders Fence Company, National Fence Company, or equal. Fence to be black vinyl coated.
 b. Posts shall be round 3" schedule 40 and set in the middle of the concrete containment curb. Footing: 18" dia. x 42" deep.
 c. Top rail and corner bracing to be 1 5/8" schedule 40.
 d. Tension wire to be 6 gauge coiled vinyl coated.
 e. Gate: provide 8' x 4' gate openings. Gates to be 1 5/8" O.D. schedule 40. Hinges to be standard sizes, hatches to be fork type. Concrete footings to be 12" round by 42 inches deep, concrete compressive strength 2,000 psi in 28 days. Fill hole 2" above grade.
 f. Locate posts at equal distance spacing, not exceeding 10 foot centers.
 g. Stretch fence fabric taut. Secure fabric at terminals with galvanized tension bars and tension bands at not more than 15 inches on center; top rails and line posts at not more than 15 inches on center with 12 gauge vinyl coated ties.
 h. All fence posts, rails and related hardware will be vinyl washed, then electrostatically painted Black using polyurethane. Approved products to be ASTAFFon, Carboline, Devon or equal.
 i. Position bottom of chain link fence approximately 1/2" - 1" above ground at each post.

WINDSCREEN

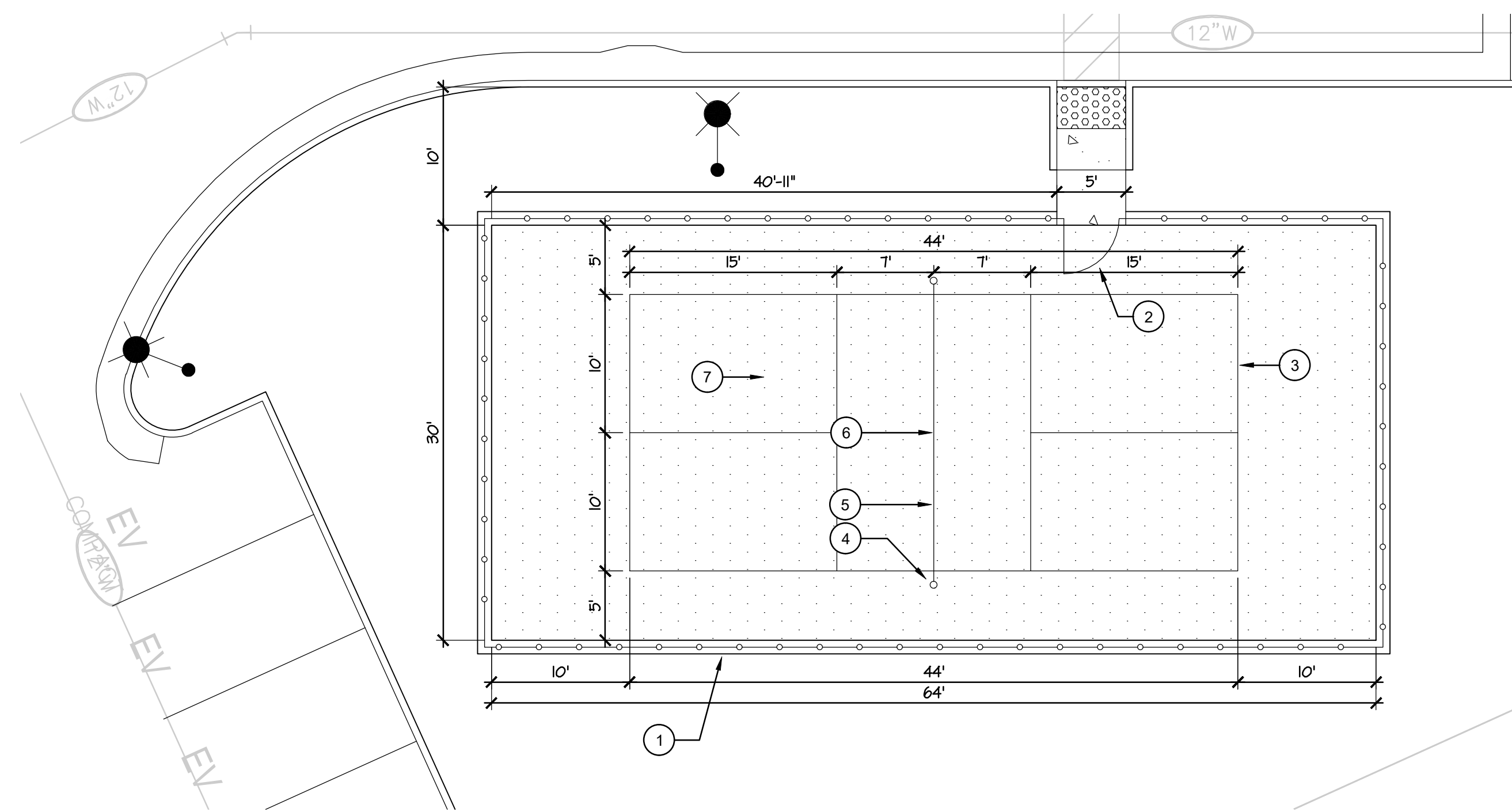
- a. Open mesh leno polypropylene in 9' heights on all 10' perimeter fencing. All hems shall be reinforced and should have two rows of stitching. Grommets shall be no. 2 or no. 3 solid brass, 12" on center on the sides, 18" on center top, middle and bottom. Install windscreen on fence using black heavy gage zip ties through each grommet. Color to be Dark Green.

SURFACING

- a. Surfacing shall consist of flood test, patching, black resurfacer coat and two color coats followed by lines.
 b. Concrete areas to be coated shall be cured for minimum of 14 days.
 c. Approved products: Plexipave. Color to be US Open Blue inner court surrounded by US Open Green outer court.
 d. Flood test courts on a warm sunny day, allow court to drain, wait one hour. Patch any low spots that cover a nickel using Court Patch Binder patch mix.
 e. Material shall be thoroughly mixed with a mechanical mixer so the material is of uniform consistency.
 f. Surfacing shall be applied per manufacturer specifications by a manufacture approved applicator.
 g. Textured white lines shall be marked in accordance with the rules of the United States Tennis Assoc. Lines shall be pre bled using a diluted solution of Court Patch Binder or seal a line.
 h. Material will not be applied if the surface is damp or rain in imminent.

PICKLEBALL NETS, AND POLES

- a. Net posts shall be set in sleeves, net post footings shall be per manufacturer recommendation. Pickleball net posts to be set 22 feet apart with center strap ground anchor set in a 12" x 12" footing flush with the court and parallel with the net line.



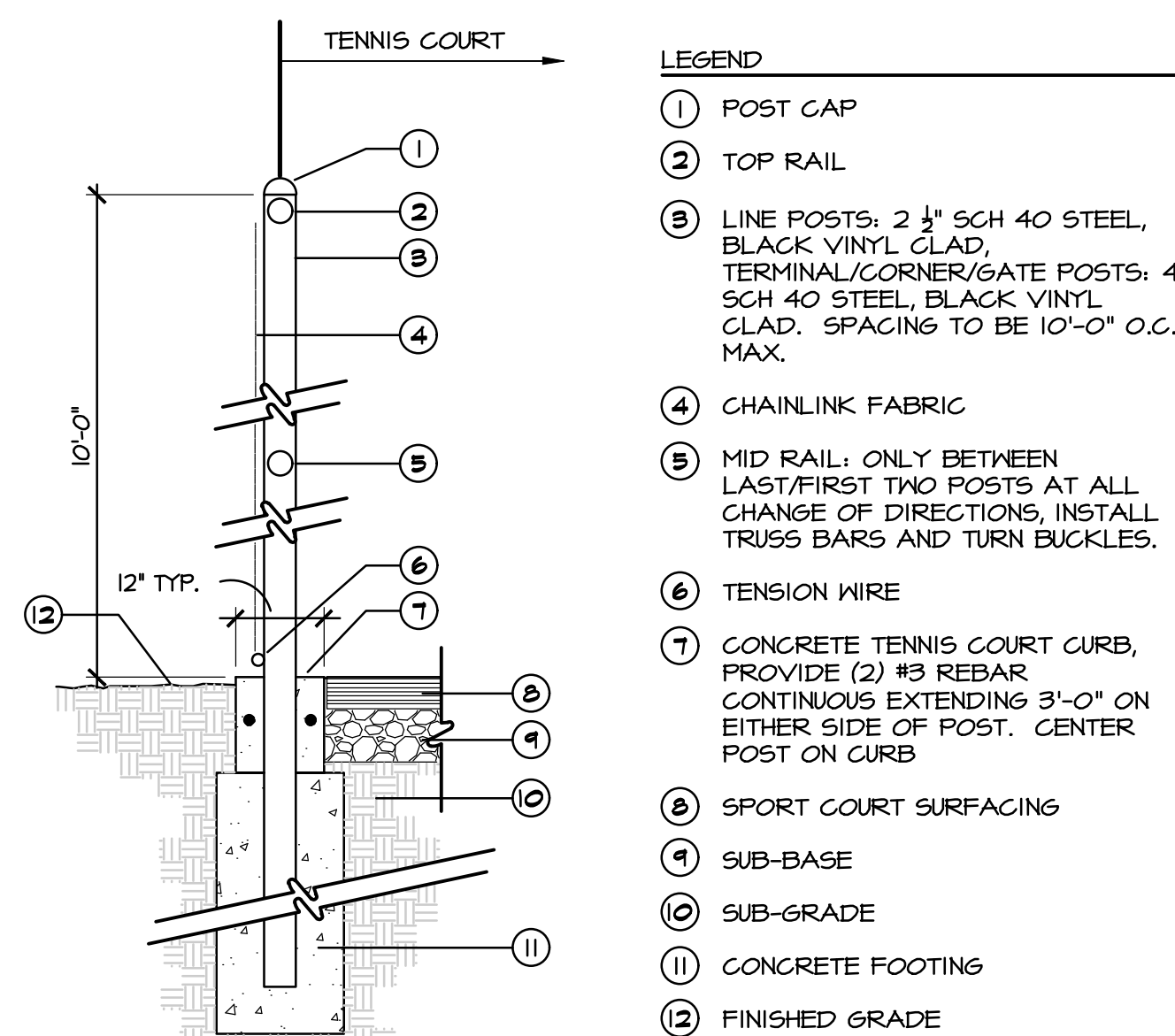
SHEET NOTES

CODE	DESCRIPTION
①	12" WIDE CONTAINMENT CURB W/10' HIGH FENCE AND WINDSCREEN CENTERED ON CURB.
②	4' WIDE GATE
③	12" WIDE STRIPING
④	NET POLE
⑤	NET
⑥	NET ANCHOR
⑦	ASPHALT

PICKLEBALL COURT ENLARGEMENT

SCALE: 1/8"=1'-0"

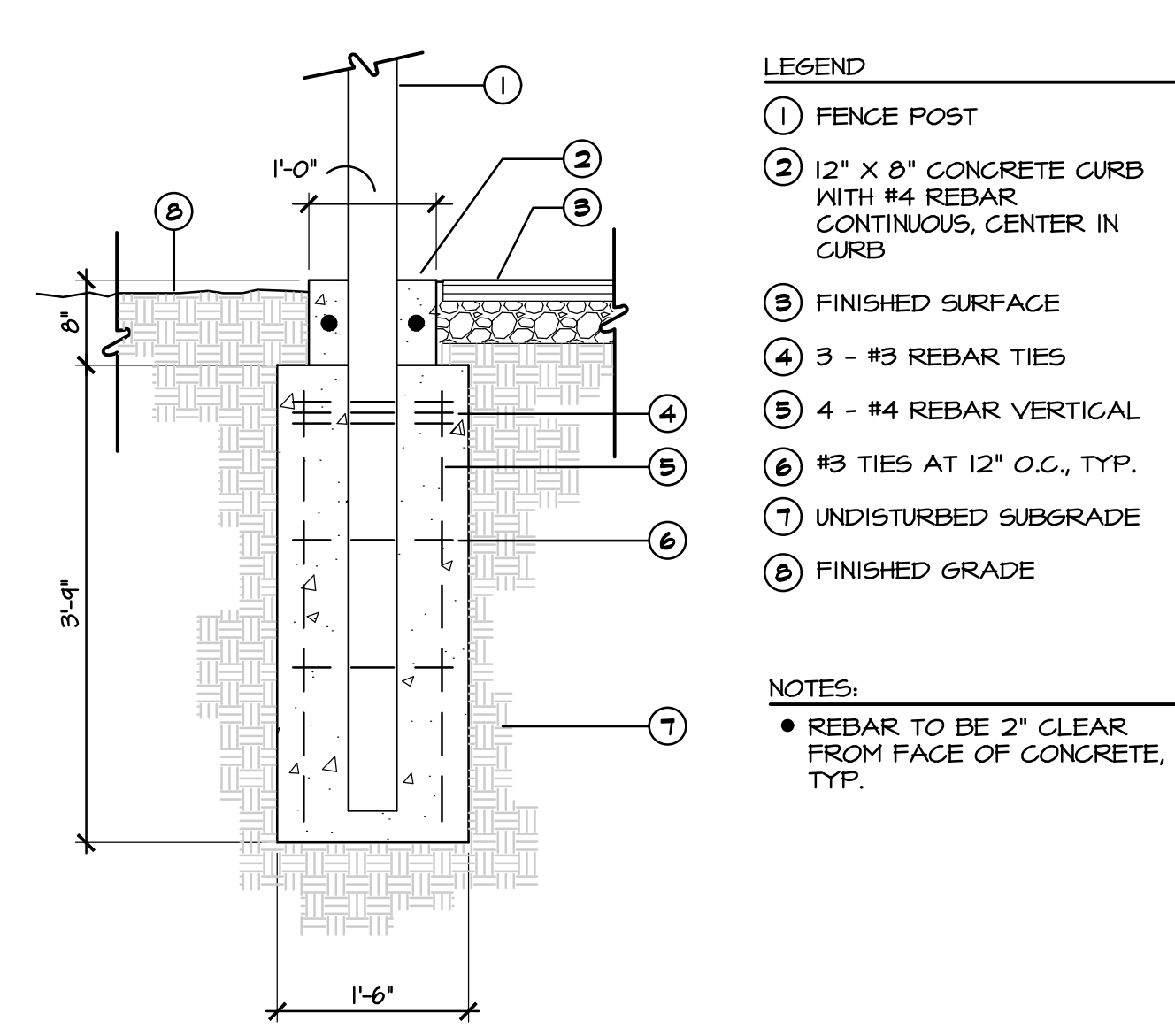
(A)



SPORT COURT PERIMETER FENCE

SCALE: 1/2" = 1'-0"

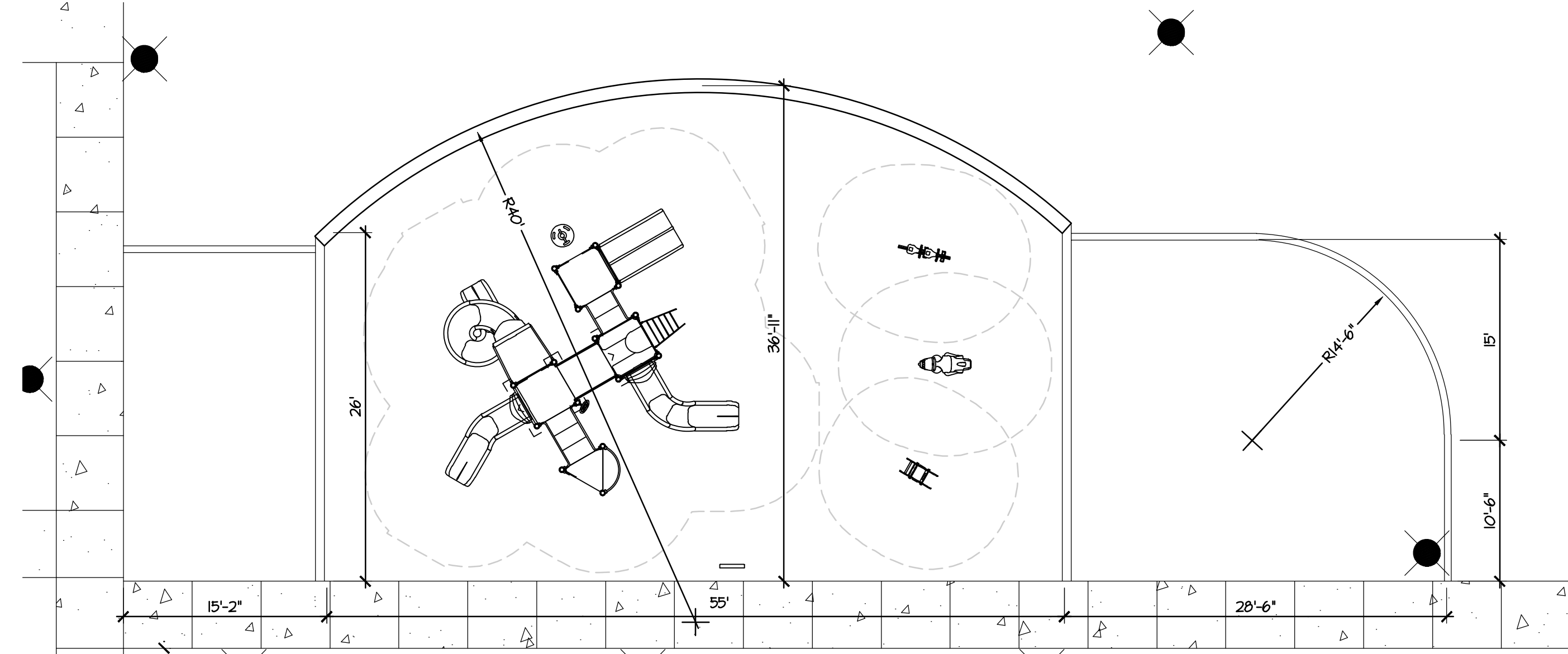
(B)



SPORT COURT PERIMETER FENCE FOOTING

SCALE: 3/4" = 1'-0"

(C)



TOT LOT PLAYGROUND ENLARGEMENT

SCALE: 1/8"=1'-0"

(D)



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LANDSCAPE ARCHITECTURE

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LANDSCAPE DEVELOPMENT PLANS

SIERRA VISTA APARTMENTS

STREET ADDRESS
ROSEVILLE, CALIFORNIA

Client/Subconsultant

Project Mgr: TVZ

Drawn By: BJP

Scale: AS NOTED

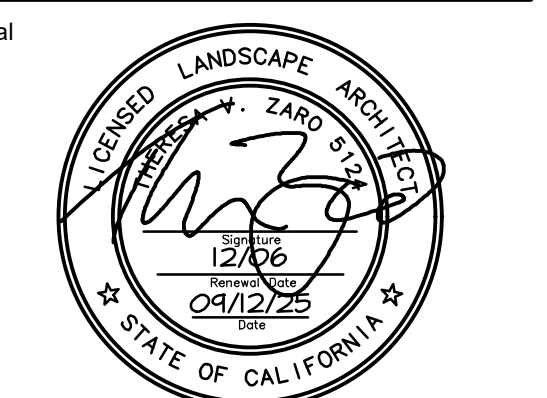
Date: 03/31/2025

File Name: SV-HS

No.	Date	Revision
△	XXXXXXXX	X

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Seal

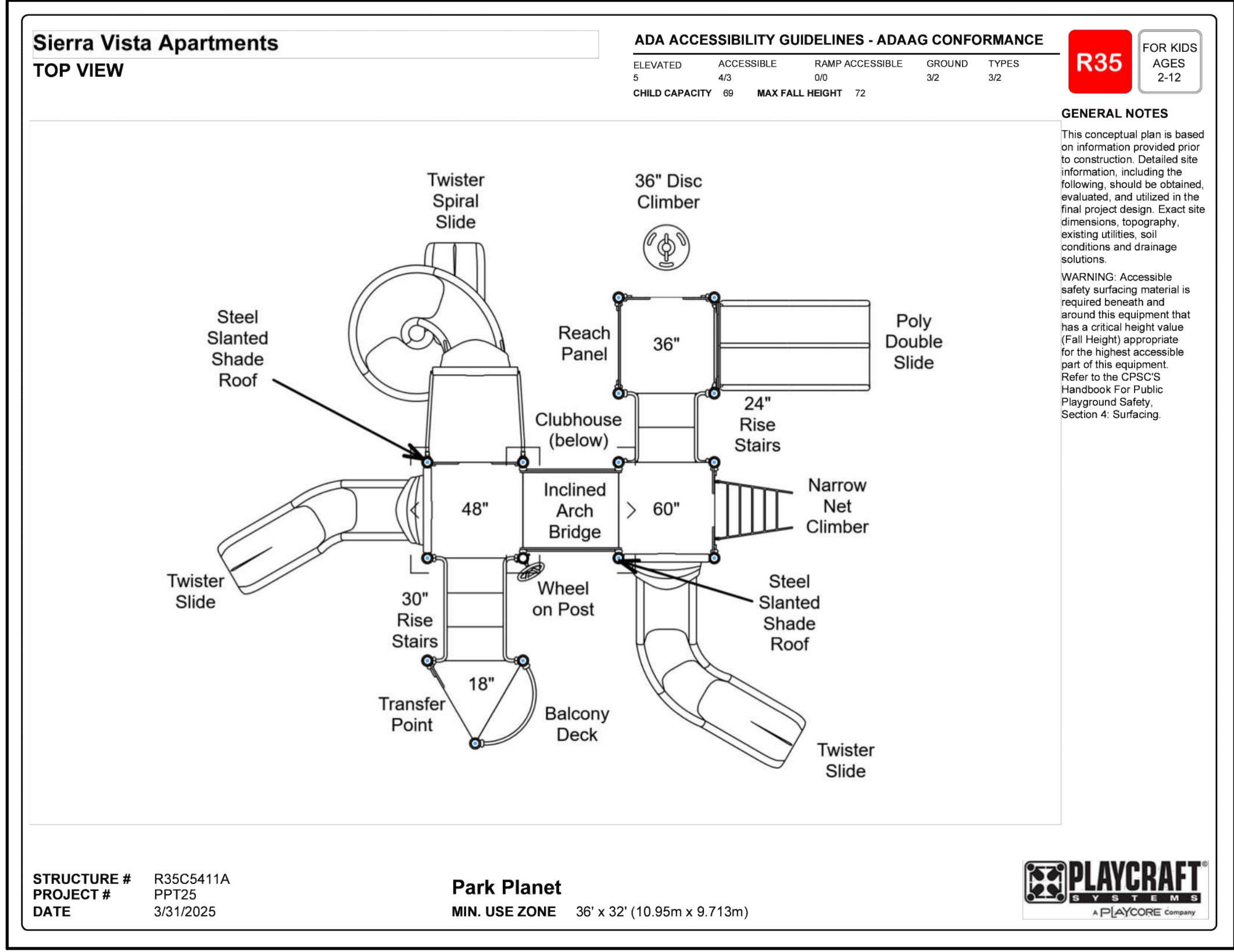


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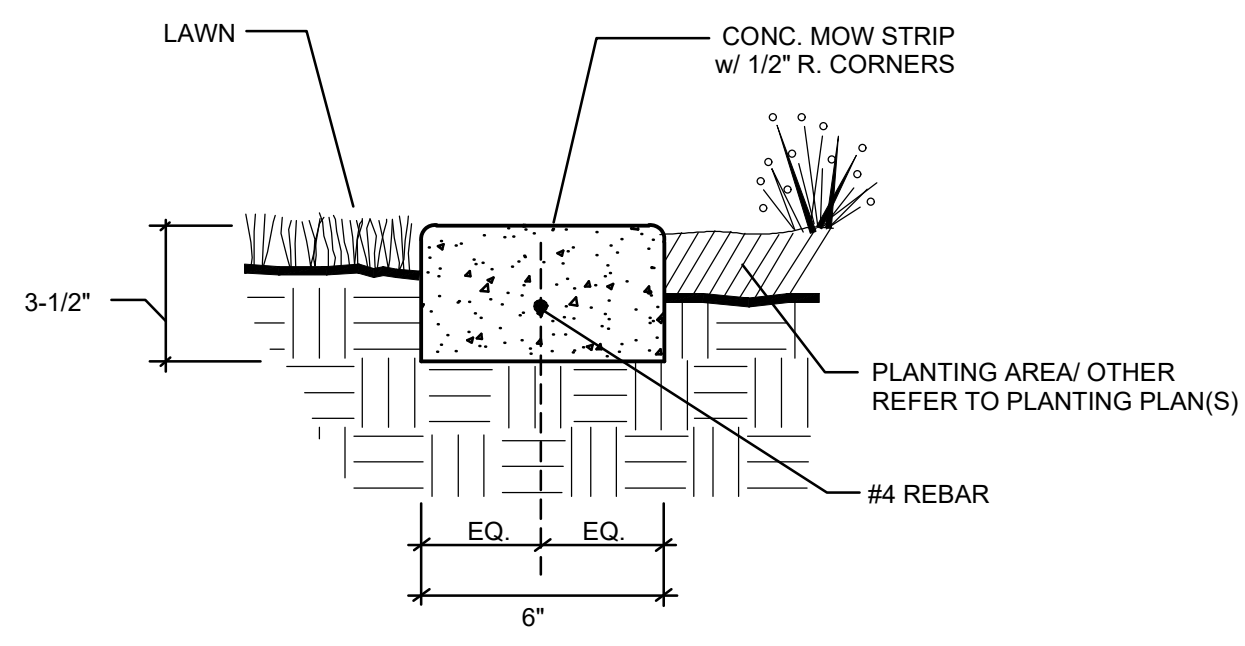
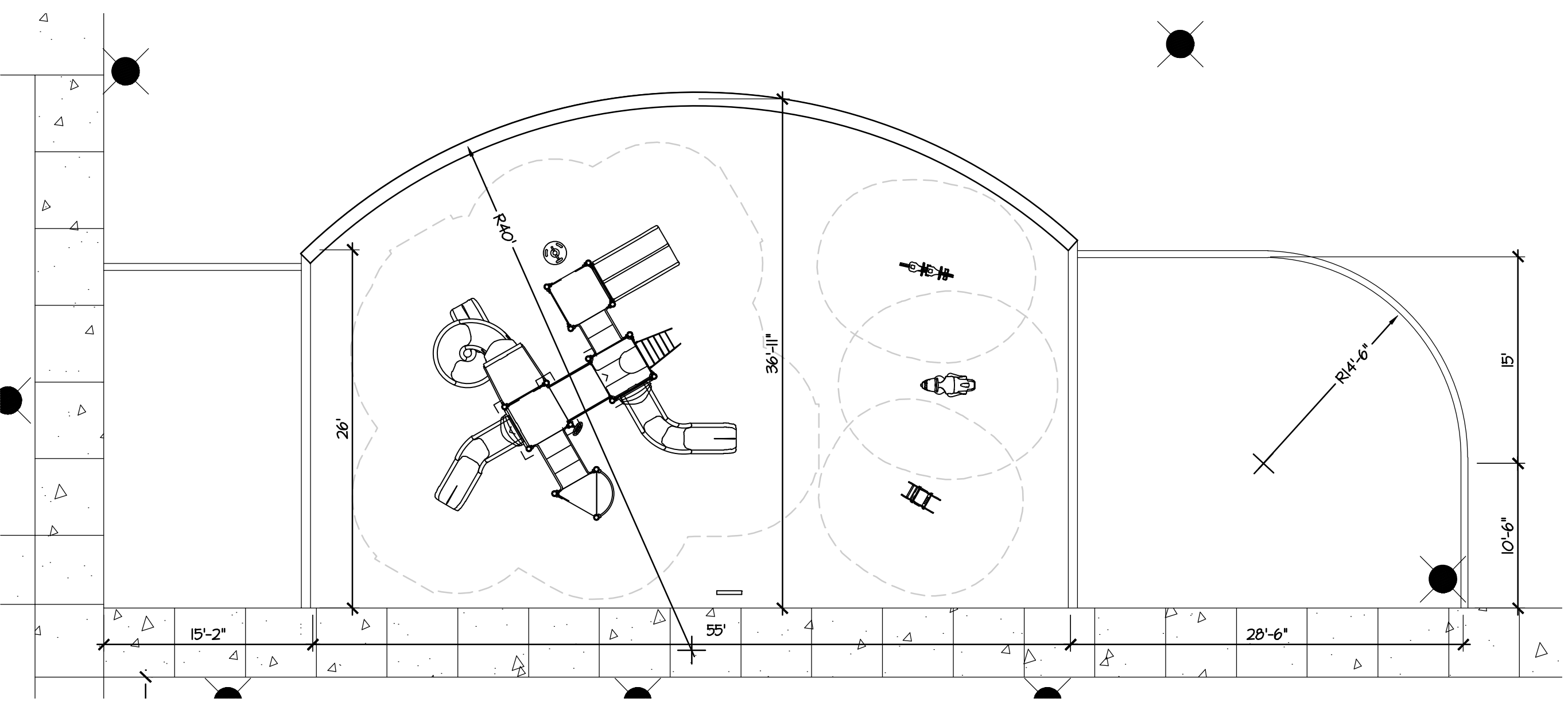
HARDSCAPE ENLARGEMENTS

Sheet No

L1.6

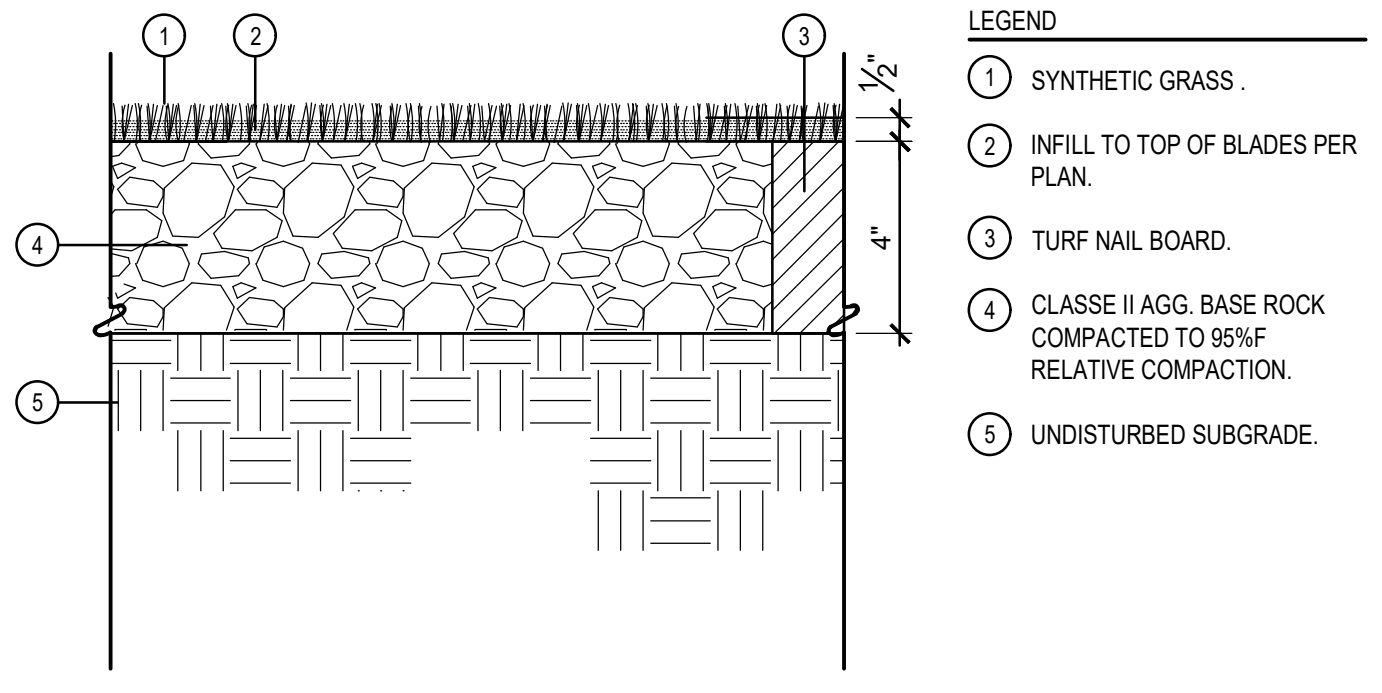


TOT LOT PLAYGROUND SPEC SHEET (A)
SCALE: N.T.S.



NOTE

- PLACE 1/2" WIDE PRE-FORMED FIBER EXPANSION JOINTS AT 15' O.C.
- IF EXTRUDED USE FIBER MESH. IF Poured IN PLACE USE #4 REBAR CONTINUOUS IN MIDDLE OF MOW STRIP
- MOW STRIP SHALL BE FLUSH WITH ADJOINING PAVEMENT
- CONCRETE TO BE CLASS A



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LANDSCAPE DEVELOPMENT PLANS

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Client/Subconsultant

Project Mgr: TVZ

Drawn By: BJP

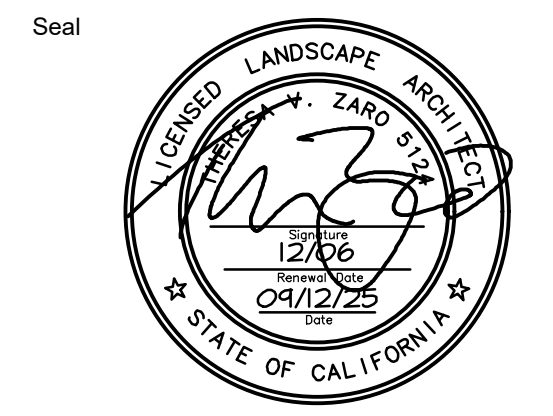
Scale: AS NOTED

Date: 03/31/2025

File Name: SV-HS

No.	Date	Revision
△	XXXXXXXX	X

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Sheet Title

HARDSCAPE ENLARGEMENTS

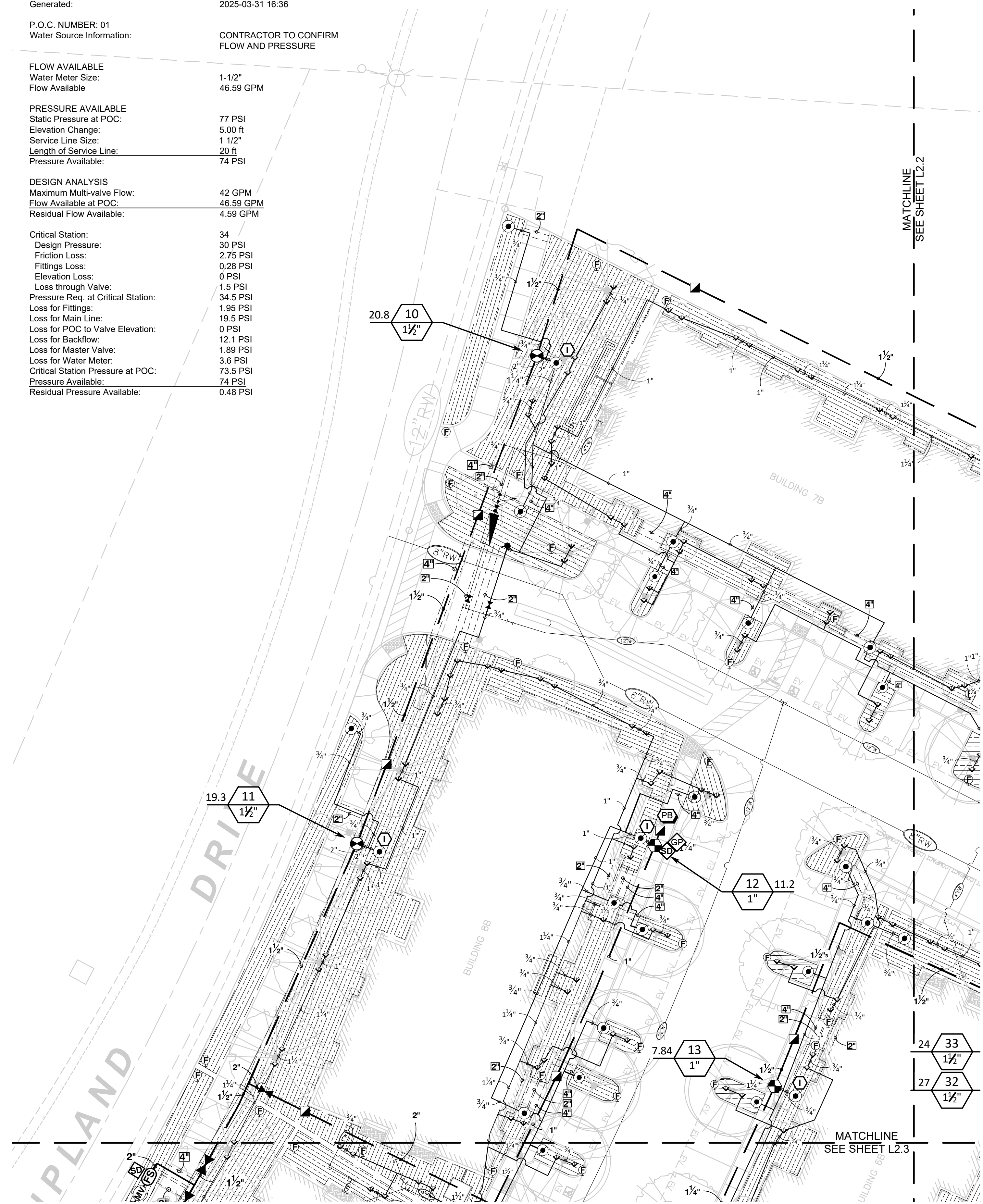
Sheet No

L1.7

S:\Projects\Sierra Vista Apartments\DWG\LA\HSC\LA-HS-01.dwg, 3/31/2025, 6:45 PM, by: Brian Pennington

CRITICAL ANALYSIS

Generated:	2025-03-31 16:36
P.O.C. NUMBER: 01	
Water Source Information:	CONTRACTOR TO CONFIRM FLOW AND PRESSURE
FLOW AVAILABLE	
Water Meter Size:	1-1/2"
Flow Available:	46.59 GPM
PRESSURE AVAILABLE	
Static Pressure at POC:	77 PSI
Elevation Change:	5.00 ft
Service Line Size:	1 1/2"
Length of Service Line:	20 ft
Pressure Available:	74 PSI
DESIGN ANALYSIS	
Maximum Multi-valve Flow:	42 GPM
Flow Available at POC:	46.59 GPM
Residual Flow Available:	4.59 GPM
Critical Station:	34
Design Pressure:	30 PSI
Fricton Loss:	2.75 PSI
Fittings Loss:	0.28 PSI
Elevation Loss:	0 PSI
Loss through Valve:	1.5 PSI
Pressure Req. at Critical Station:	34.5 PSI
Loss for Fittings:	1.95 PSI
Loss for Main Line:	19.5 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	12.1 PSI
Loss for Master Valve:	1.89 PSI
Loss for Water Meter:	3.6 PSI
Critical Station Pressure at POC:	73.5 PSI
Pressure Available:	74 PSI
Residual Pressure Available:	0.48 PSI



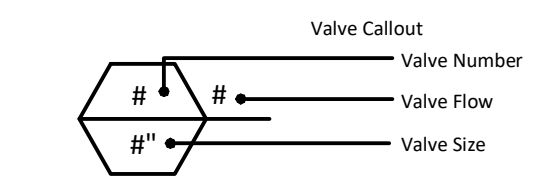
PARTIAL SITE PLAN

Scale: 1" = 20'-0"

IRRIGATION SCHEDULE

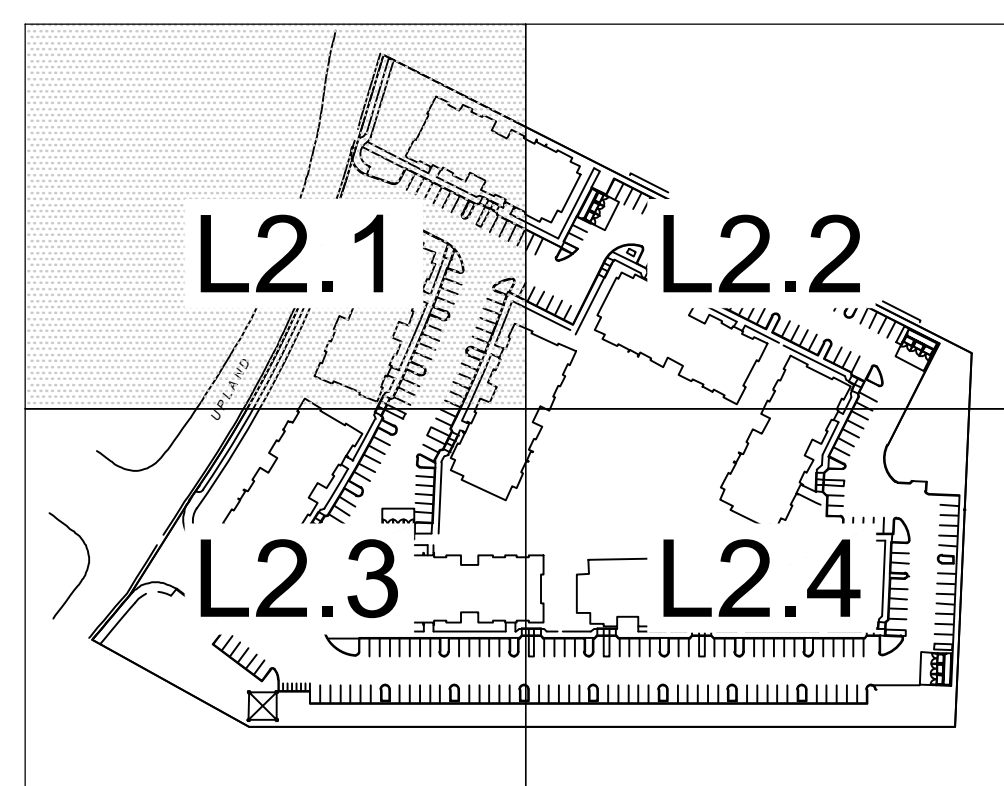
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
	Hunter ICD-100 Single Station Decoder w/Surge Suppression and Ground Wire. To be installed on Universal Decoder Stake Kit (DECSTAKE10).	30
	Hunter ICD-SEN 2-input sensor decoder with surge suppression and ground wire. To be installed on Universal Decoder Stake Kit (DECSTAKE10).	30
	Hunter WSS Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket.	30
	Hunter PCB-R Flood Bubbler, 1/2in. FIPT. With Purple Cap for Reclaimed Water Use.	20
	Pipe Transition Point PVC-Ploy Pipe transition point.	
	Netafim TLFV-1 Automatic Flush Valve, with Insert Inlet and purple irrigation box.	
	Hunter ECO-ID-12-R ECO-ID: 1/2in. FPT connection with 15 psi - 100 psi operating pressure. Specify with Hunter SJ swing joint. Reclaimed.	
	Area to Receive Dripline Netafim TLHCVXR-053-18-NP Techline HCVR Pressure Compensating Landscape Dripline with Check Valve and Anti-Siphon feature. For Reclaimed Water only. 0.53 GPH emitters at 18" O.C. Dripline laterals spaced at 18" apart, with emitters offset for triangular pattern. 17mm.	25
	Hunter ICV-151-XL Drip Control Zone Kit. 1-1/2" ICV Globe Valve with 1" HY100 filter system. Flow Range: 20 GPM to 60 GPM. 120 mesh stainless steel screen. 1-1/2" inlet x single 2" outlet and purple irrigation box.	
	Hunter ICV-G 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use, with purple irrigation box.	
	Hunter ICZ Drip Control Zone Kit. 1" ICV Globe Valve with 1" HY100 filter system. Flow Range: 2 GPM to 20 GPM. 150 mesh stainless steel screen with purple irrigation box.	
	Hunter HQ-44LRC-R Quick coupler valve, purple rubber locking cover for reclaimed water use, red brass and stainless steel, with 1in. NPT inlet, 2-piece body.	
	Nibco T-113 Class 125 bronze gate shut off valve with wheel handle, same size as mainline pipe diameter at valve location. Size Range - 1/4in. - 3in. with purple irrigation box.	
	Superior 3200 1-1/2" Normally Closed Brass Master Valve that Provides Dirty Water Protection and No Minimum Flow Feature, which ensures reliable opening and closing of the valve in extreme high or low flow scenarios. Available in 3/4in., 1in., 1-1/2in., 2in., 2-1/2in. and 3in. with non-potable handle.	
	Backflow Preventer 1-1/2" Reduced Pressure Backflow Preventer, see Civil plans for installation.	
	Hunter A2C-75D-SS 75-Station Decoder controller in a stainless steel wall mount enclosure.	

	Creative Sensor Technology FSI-T10-001 1in. PVC tee type flow sensor w/socket ends, custom mounting tee and ultra-lightweight impeller enhances low flow measurement. 2 wire digital frequency output compatible w/all irrigation controllers except Hydrawise. See below. Flow range: .86 GPM - 52 GPM.
	10" Round Valve Box - 2 Wire Pull Box Location for 3'-4" of 2 Wire. Control Valve Wire - Contractor to coil in valve box. Treat wire ends per manufacturers recommendations.
	36" Grounding Plate Install grounding plate as per manufacturers recommendations 10' from controller and every 1,000 IF OR 12TH DECODER along two wire path and at end of all two wire path runs. Contact Hunter for additional information.
	Water Meter 1-1/2" See Civil plans for meter installation.
	Irrigation Lateral Line: PVC Schedule 40-NP
	Irrigation Mainline: PVC Schedule 40-NP
	Pipe Sleeve: PVC Schedule 40



NOTES

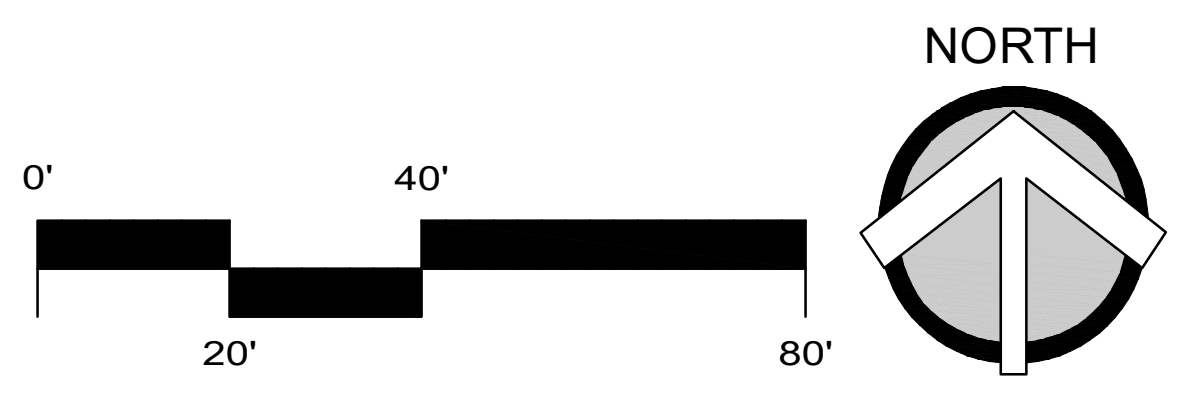
- Irrigation design is based on a maximum demand 42 (gpm) and minimum operating pressure 77 (psi) as indicated in the critical analyses. Landscape contractor shall test and verify pressure and flow prior to starting job and notify landscape architect immediately if water and pressure flows do not meet these minimum requirements. If available pressure does not meet the minimum operating pressure, a booster pump may need to be installed. landscape contractor shall contact landscape architect for booster pump specifications.
- Irrigation plan is diagrammatic; install irrigation valves and pipe in planters whenever possible.



VICINITY MAP

THE PROJECT COMPLIES WITH THE CRITERIA OF THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE. THE GUIDELINES HAVE BEEN APPLIED FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION PLAN"

SIGNATURE _____ DATE 03/31/25



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LANDSCAPE DEVELOPMENT PLANS

SIERRA VISTA APARTMENTS

STREET ADDRESS
ROSEVILLE, CALIFORNIA

Client/Subconsultant

Project Mgr: TVZ

Drawn By: JRD

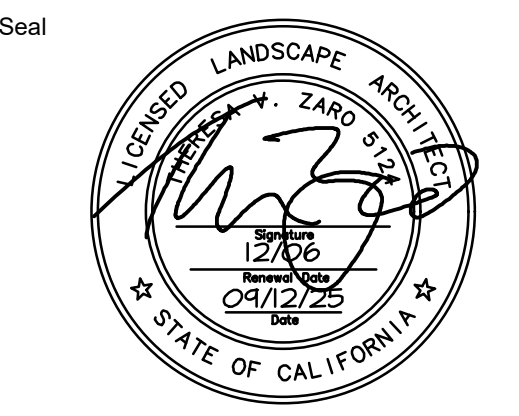
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No.	Date	Revision
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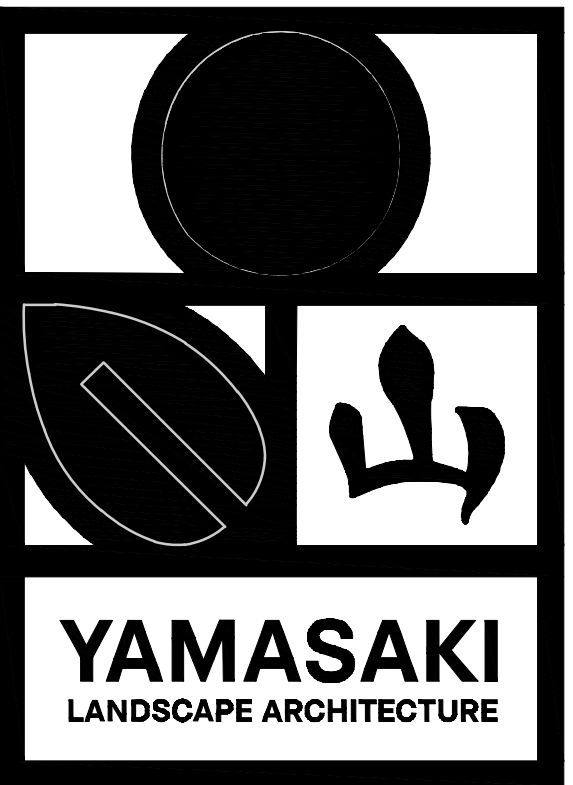


Sheet Title

IRRIGATION PLAN A

Sheet No

L2.1



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LANDSCAPE DEVELOPMENT PLANS

**SIERRA VISTA
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STREET ADDRESS
ROSEVILLE, CALIFORNIA

Client/Subconsultant

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Scale: 1"=20'-0"

Date: 03/31/2025

File Name: SV-IR

No.	Date	Revision
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Seal



Sheet Title

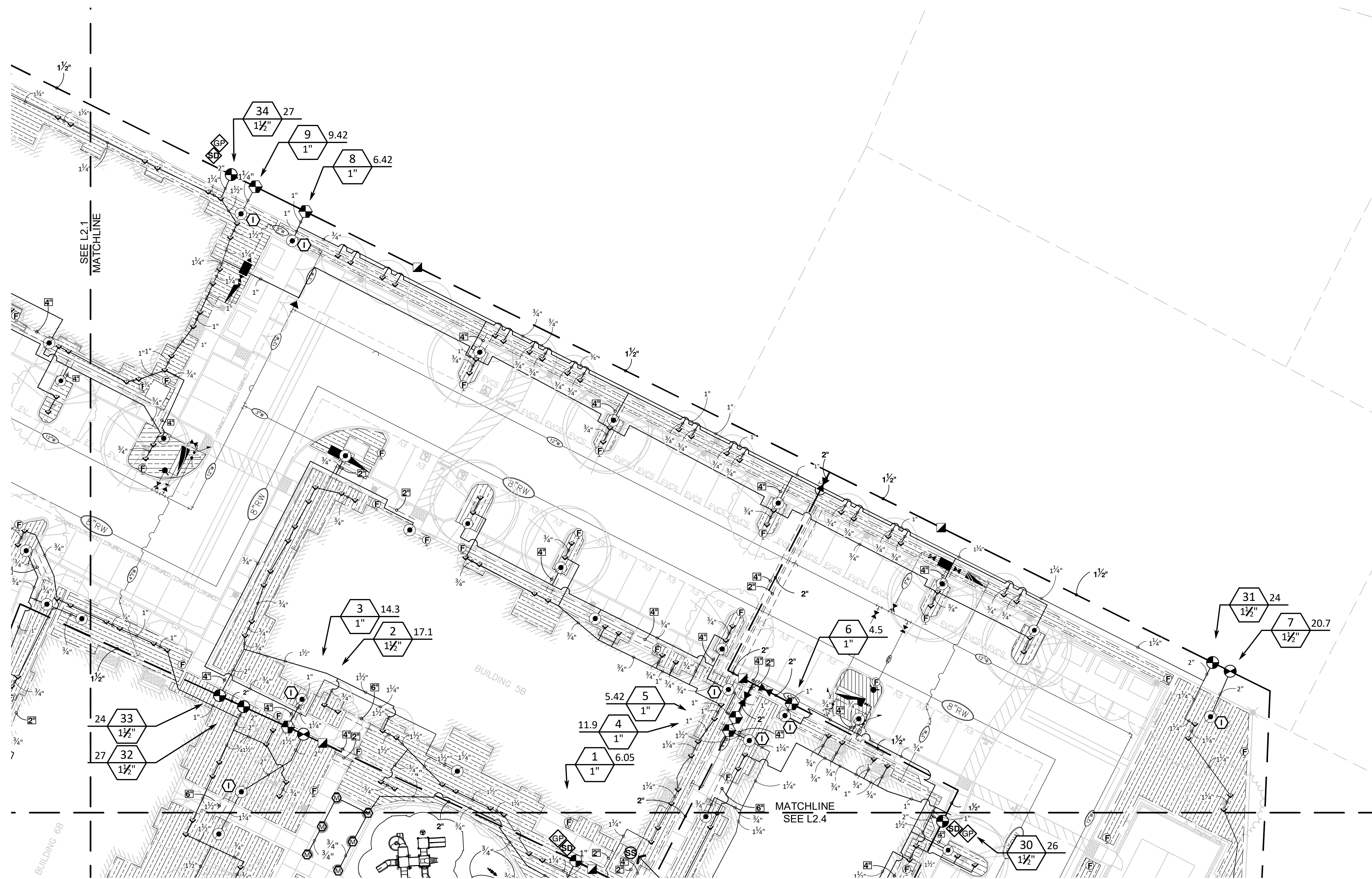
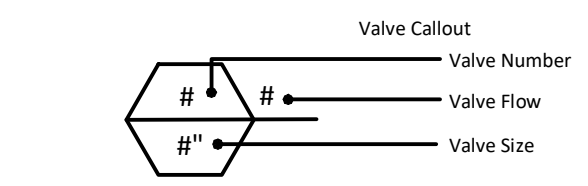
IRRIGATION PLAN B

Sheet No

L2.2

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL
	Hunter MP1000 PROS-06-PRS30-CV-F-R
	Hunter MP2000 PROS-06-PRS30-CV-F-R
	Hunter PCB-R
SYMBOL	MANUFACTURER/MODEL
	Pipe Transition Point
	Netafim TLFV-1
	Hunter ECO-ID-12-R
	Area to Receive Dripline Netafim TLHCVXR-053-18-NP
SYMBOL	MANUFACTURER/MODEL
	Hunter ICV-151-XL
	Hunter ICV-G
	Hunter ICZ
	Hunter HQ-44LRC-R
	Nibco T-113
	Superior 3200 1-1/2"
	Backflow Preventer 1-1/2"
	Hunter A2C-75D-SS
	Hunter ICD-100
	Hunter ICD-SEN
	Hunter WSS
	Creative Sensor Technology FSI-T10-001
	10" Round Valve Box - 2 Wire
	36" Grounding Plate
	Water Meter 1-1/2"
	Irrigation Lateral Line: PVC Schedule 40-NP
	Irrigation Mainline: PVC Schedule 40-NP
	Pipe Sleeve: PVC Schedule 40



PARTIAL SITE PLAN

Scale: 1" = 20'-0"

PIPE SIZING SCHEDULE

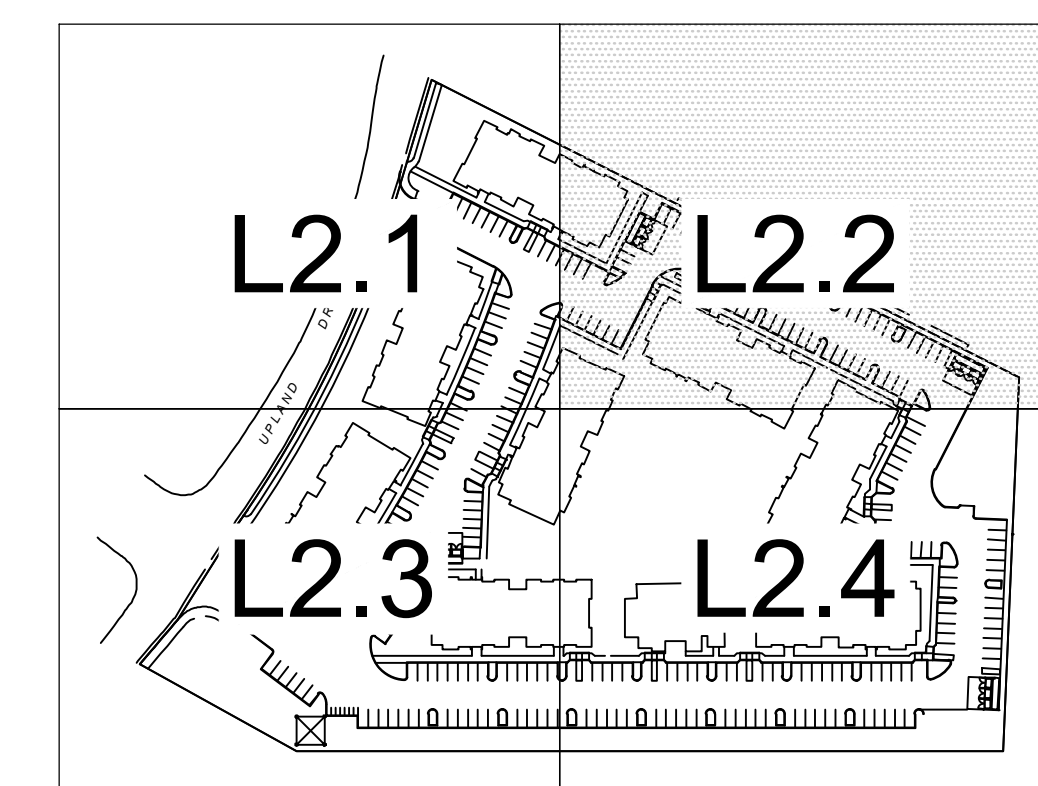
PVC TYPE	SCH 40	CLASS 315	CLASS 200
PIPE SIZE	MAX. GPM	MAX. GPM	MAX. GPM
3/4"	8	-	-
1"	13	-	-
1-1/4"	22	-	-
1-1/2"	30	-	-
2"	50	-	-
2-1/2"	-	73	-
3"	-	109	-
4"	-	-	200
6"	-	-	425

- ALL MAINLINE PIPE SHALL BE MINIMUM 1".
- ALL LATERAL LINE PIPE SHALL BE MINIMUM 3/4".
- ALL PIPE 2" AND SMALLER SHALL BE SCH 40 PVC.
- ALL PIPE 2-1/2" TO 3" SHALL BE GASKETED CLASS 315 PVC WITH MECHANICAL JOINT RESTRAINTS.
- ALL PIPE 4" AND GREATER SHALL BE GASKETED CLASS 200 PVC WITH MECHANICAL JOINT RESTRAINTS AND DUCTILE IRON FITTINGS.

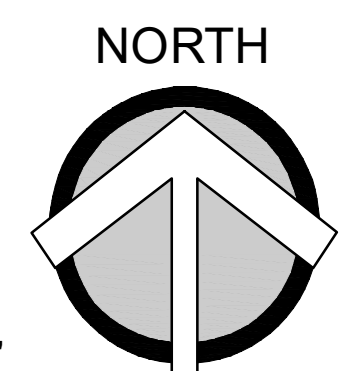
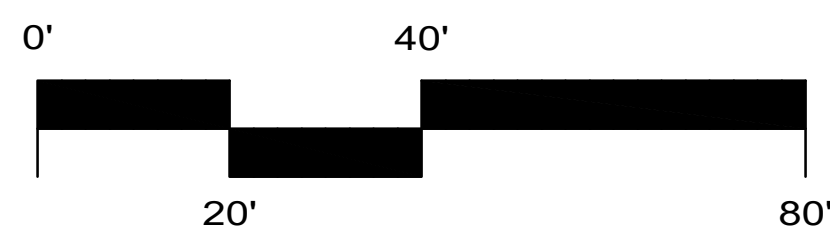
SLEEVING SCHEDULE

PIPE SIZE OR # OF WIRES	REQUIRED SLEEVE SIZE
3/4", 1"	1-2" SLEEVE
1-1/4", 1-1/2", 2", 2-1/2"	1-4" SLEEVE
3", 4"	1-6" SLEEVE
6"	1-12" SLEEVE
1-25 CONTROL WIRES	1-2" SLEEVE
26-50 CONTROL WIRES	2-2" SLEEVES

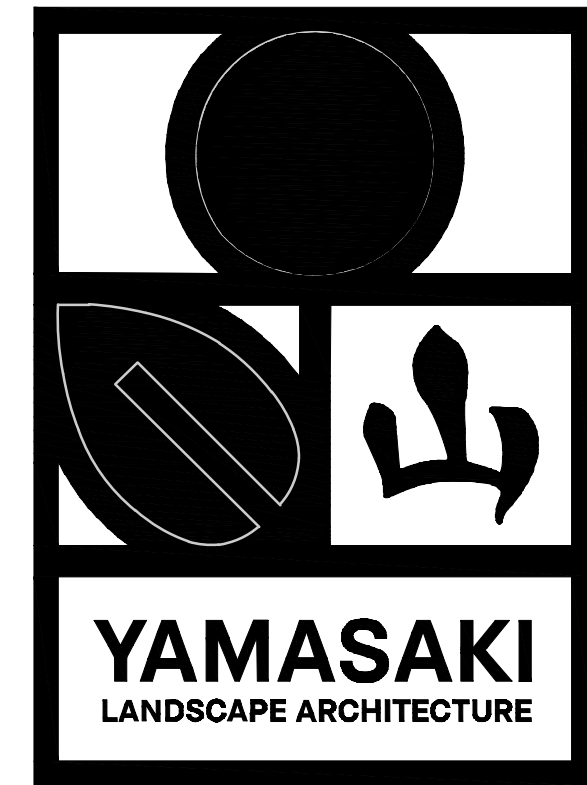
- ALL SLEEVES SHALL BE SCH 40 PVC.
- ALL PIPE AND CONTROL WIRES SHALL BE INSTALLED IN SEPARATE SLEEVES UNDER PAVED AREAS, SIZE AS INDICATED ABOVE.
- SLEEVES SHALL EXTEND AT LEAST 12" BEYOND THE EDGE OF THE PAVEMENT.



VICINITY MAP



S:\Projects\Sierra Vista Apartments\DWG\CD\SV-IR.dwg, L2.2, 11-Sep-2025, 6:46 PM, JRD: Bioron Print03



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LANDSCAPE DEVELOPMENT PLANS

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Client/Subconsultant

Project Mgr: TVZ

Drawn By: JRD

Scale: 1"=20'-0"

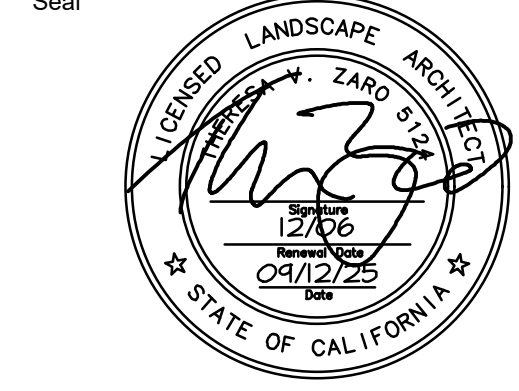
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No.	Date	Revision
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Seal



Sheet Title

IRRIGATION PLAN D

Sheet No

L2.4

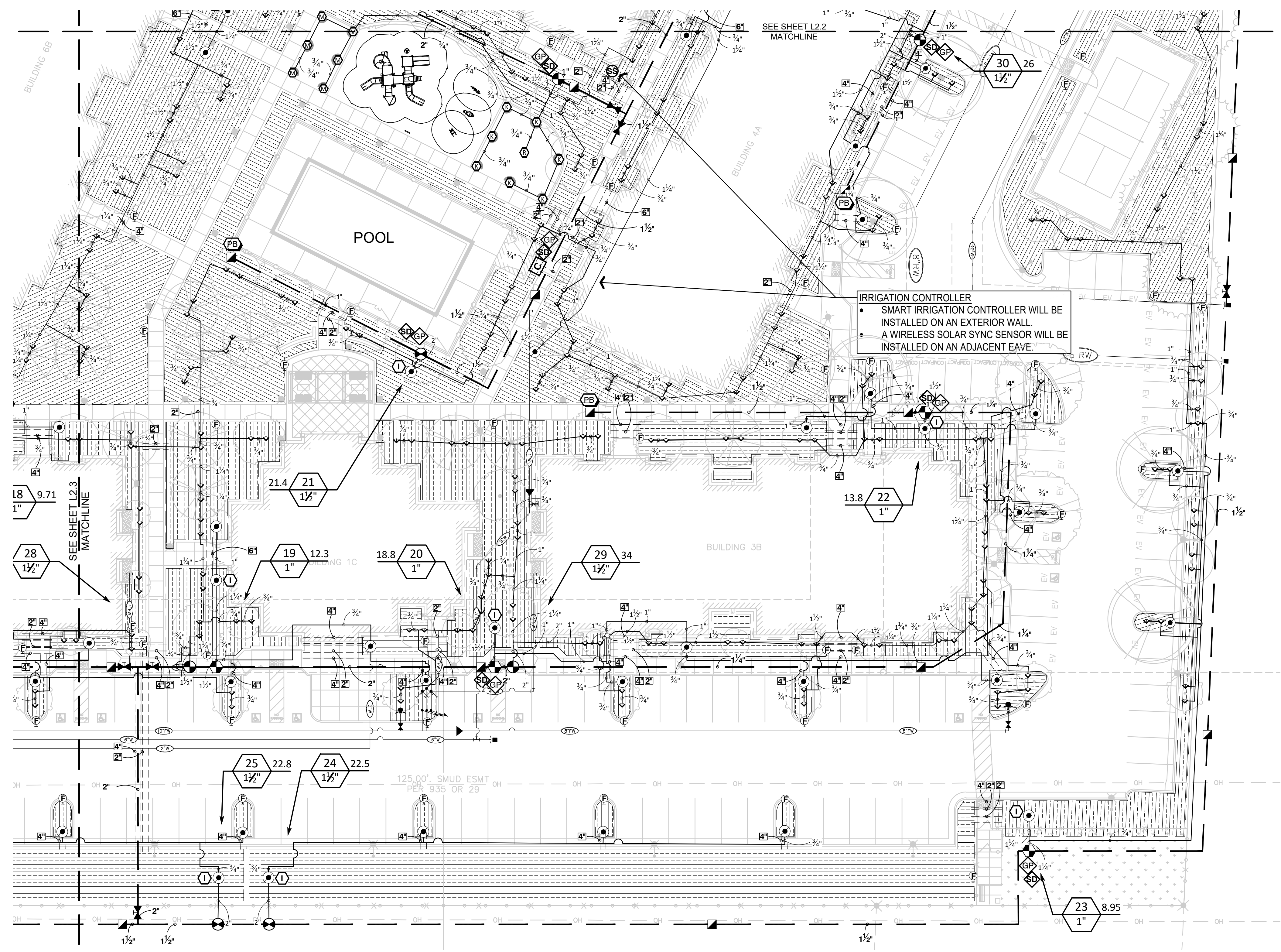
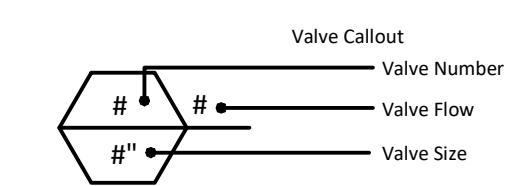
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL
⊗ ⊙ ⊗	Hunter MP1000 PROS-06-PRS30-CV-F-R
⊗ ⊙ ⊗	Hunter MP2000 PROS-06-PRS30-CV-F-R
▽ 25 50 10 20	Hunter PCB-R

SYMBOL	MANUFACTURER/MODEL
●	Pipe Transition Point
⊕	Netafim TLFV-1
Ⓛ	Hunter ECO-ID-12-R
▨	Area to Receive Dripline Netafim TLHCVXR-053-18-NP

SYMBOL	MANUFACTURER/MODEL
⊕	Hunter ICV-151-XL
⊕	Hunter ICV-G
⊕	Hunter ICZ
⊕	Hunter HQ-44LRC-R
⊕	Nibco T-113
⊕	Superior 3200 1-1/2"
⊕	Backflow Preventer 1-1/2"
⊕	Hunter A2C-75D-SS
⊕	Hunter ICD-100
⊕	Hunter ICD-SEN
⊕	Hunter WSS
⊕	Creative Sensor Technology FSI-T10-001
⊕	10" Round Valve Box - 2 Wire
⊕	36" Grounding Plate
⊕	Water Meter 1-1/2"

—	Irrigation Lateral Line: PVC Schedule 40-NP
---	Irrigation Mainline: PVC Schedule 40-NP
---	Pipe Sleeve: PVC Schedule 40



IRRIGATION CONTROLLER
• SMART IRRIGATION CONTROLLER WILL BE INSTALLED ON AN EXTERIOR WALL.
• A WIRELESS SOLAR SYNC SENSOR WILL BE INSTALLED ON AN ADJACENT EAVE.

PARTIAL SITE PLAN

PIPE SIZING SCHEDULE

PIPE SIZE	SCH 40 MAX. GPM	CLASS 315 MAX. GPM	CLASS 200 MAX. GPM
3/4"	8	-	-
1"	13	-	-
1-1/4"	22	-	-
1-1/2"	30	-	-
2"	50	-	-
2-1/2"	-	73	-
3"	-	109	-
4"	-	-	200
6"	-	-	425

- ALL MAINLINE PIPE SHALL BE MINIMUM 1".
- ALL LATERAL LINE PIPE SHALL BE MINIMUM 3/4".
- ALL PIPE 2" AND SMALLER SHALL BE SCH 40 PVC.
- ALL PIPE 2-1/2" TO 3" SHALL BE GASKETED CLASS 315 PVC WITH MECHANICAL JOINT RESTRAINTS.
- ALL PIPE 4" AND GREATER SHALL BE GASKETED CLASS 200 PVC WITH MECHANICAL JOINT RESTRAINTS AND DUCTILE IRON FITTINGS.

SLEEVING SCHEDULE

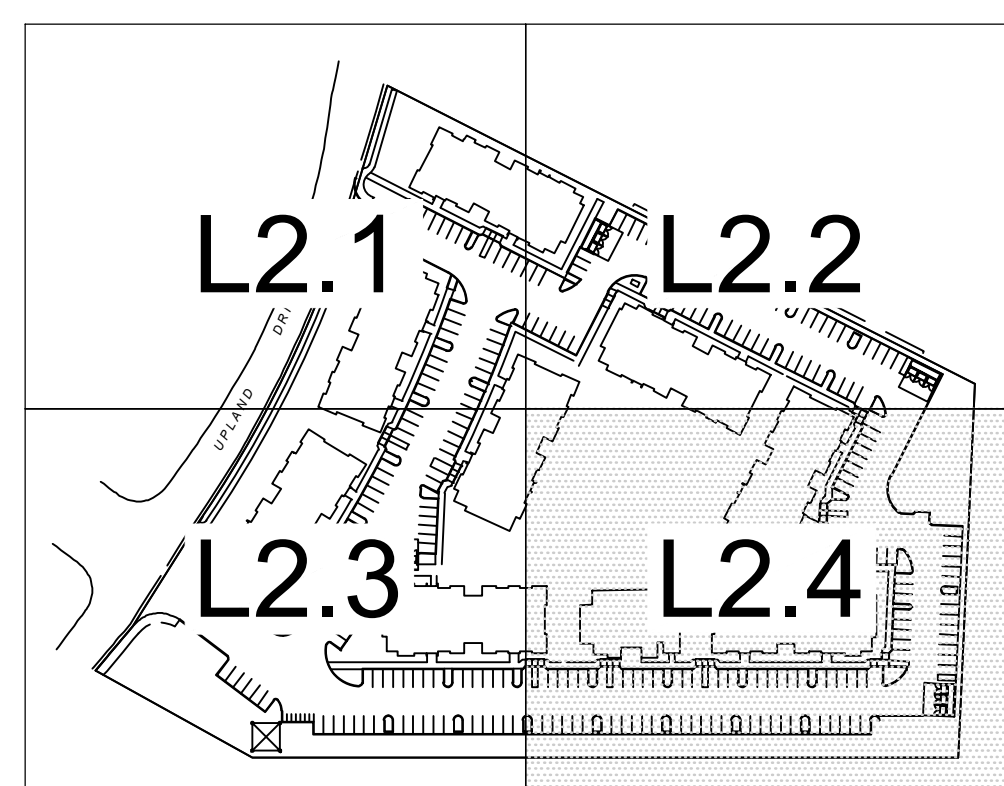
PIPE SIZE OR # OF WIRES	REQUIRED SLEEVE SIZE
3/4", 1"	1-2" SLEEVE
1-1/4", 1-1/2", 2", 2-1/2"	1-4" SLEEVE
3", 4"	1-6" SLEEVE
6"	1-12" SLEEVE
1-25 CONTROL WIRES	1-2" SLEEVE
26-50 CONTROL WIRES	2-2" SLEEVES

- ALL SLEEVES SHALL BE SCH 40 PVC.
- ALL PIPE AND CONTROL WIRES SHALL BE INSTALLED IN SEPARATE SLEEVES UNDER PAVED AREAS, SIZE AS INDICATED ABOVE.
- SLEEVES SHALL EXTEND AT LEAST 12" BEYOND THE EDGE OF THE PAVEMENT.

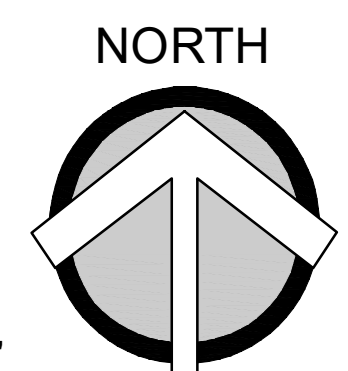
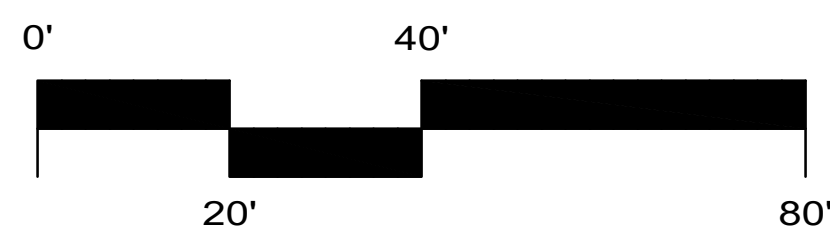
NOTES

- IRRIGATION DESIGN IS BASED ON A MAXIMUM DEMAND 42 (GPM) AND MINIMUM OPERATING PRESSURE 77 (PSI) AS INDICATED IN THE CRITICAL ANALYSES. LANDSCAPE CONTRACTOR SHALL TEST AND VERIFY PRESSURE AND FLOW PRIOR TO STARTING JOB AND NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF WATER AND PRESSURE FLOWS DO NOT MEET THESE MINIMUM REQUIREMENTS. IF AVAILABLE PRESSURE DOES NOT MEET THE MINIMUM OPERATING PRESSURE, A BOOSTER PUMP MAY NEED TO BE INSTALLED. LANDSCAPE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR BOOSTER PUMP SPECIFICATIONS.
- IRRIGATION PLAN IS DIAGRAMMATIC; INSTALL IRRIGATION VALVES AND PIPE IN PLANTERS WHENEVER POSSIBLE.

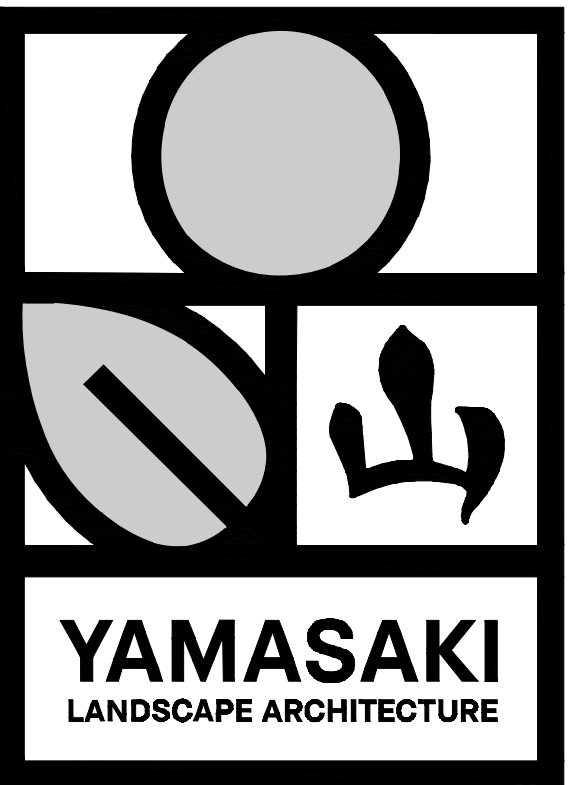
Scale: 1" = 20'-0"



VICINITY MAP



S:\Projects\Sierra Vista Apartments\DWG\CD\SV-IR-053-L2.4.L1.dwg, 03/31/2025, 6:46 PM, User: Brian, Plotting



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LANDSCAPE DEVELOPMENT PLANS

**SIERRA VISTA
APARTMENTS**

STREET ADDRESS
ROSEVILLE, CALIFORNIA

Client/Subconsultant

Project Mgr: TVZ

Drawn By: JRD

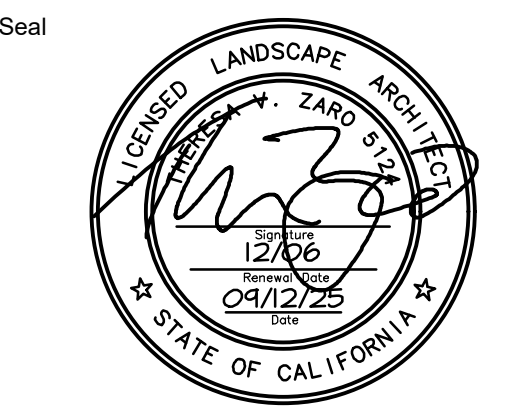
Scale: 1"=30'-0"

Date: 03/31/2025

File Name: SV-HZ

No.	Date	Revision
1	XX/XX/XXXX	X

These drawings are instruments of service and are the property of Yamasaki Landscape Architecture. All designs and other information on the drawings are for the use on the specified project and shall not be used otherwise without the express written permission of Yamasaki Landscape Architecture.



Sheet Title

HYDROZONE PLAN

Sheet No

L2.5

NOTES

- IRRIGATION DESIGN IS BASED ON A MAXIMUM DEMAND 42 (GPM) AND MINIMUM OPERATING PRESSURE 77 (PSI) AS INDICATED IN THE CRITICAL ANALYSES. LANDSCAPE CONTRACTOR SHALL TEST AND VERIFY PRESSURE AND FLOW PRIOR TO STARTING JOB AND NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF WATER AND PRESSURE FLOWS DO NOT MEET THESE MINIMUM REQUIREMENTS. IF AVAILABLE PRESSURE DOES NOT MEET THE MINIMUM OPERATING PRESSURE, A BOOSTER PUMP MAY NEED TO BE INSTALLED. LANDSCAPE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR BOOSTER PUMP SPECIFICATIONS.
- IRRIGATION PLAN IS DIAGRAMMATIC; INSTALL IRRIGATION VALVES AND PIPE IN PLANTERS WHENEVER POSSIBLE.

COLOR ZONE LAYOUT

WATER USE CLASSIFICATION	IRRIGATION ZONE	AREA IN SQUARE FEET
HIGH WATER USE	Pool # 1	2,514 SF
MEDIUM WATER USE	2 - 5, & 14, 27 - 36	15,132 SF
LOW WATER USE	6 - 13, 15 - 26	70,144 SF
SLA	Na-	(0 SF)
		97,550 SF = TOTAL

SEE SHEET L2.6 FOR WATER USE CALCULATIONS

IRRIGATION POINT OF CONNECTION

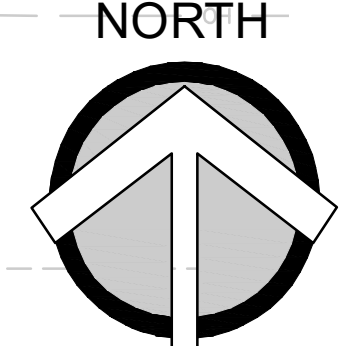
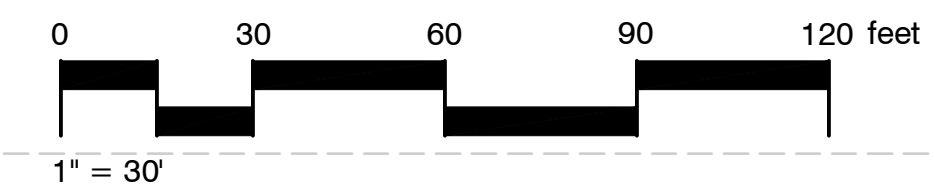
- CONNECT TO NON-POTABLE WATER SUPPLY PROVIDED BY CIVIL
- CONFIRM BACKFLOW PREVENTER EXISTS
- INSTALL (N) MASTER VALVE
- INSTALL (N) FLOW SENSOR

IRRIGATION CONTROLLER

- SMART IRRIGATION CONTROLLER WILL BE INSTALLED ON AN EXTERIOR WALL.
- A WIRELESS SOLAR SYNC SENSOR WILL BE INSTALLED ON AN ADJACENT EAVE.

THE PROJECT COMPLIES WITH THE CRITERIA OF THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE. THE GUIDELINES HAVE BEEN APPLIED FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION PLAN"

ADD HOSE BIB FOR WASH DOWN.



S:\Projects\Sierra Vista Apartments\DWG\CD\SV-HZ.dwg L2.5(1).dwg Sep. 2025 6:46 PM by: Brian Pentigo



Irrigation Division
Irrigation Audit Services (CLIA)
LEED Certified Landscape Design
AB1881 Compliance Documentation

PROJECT INFORMATION

Project Name: Sierra Vista Apartments Date: 7/28/2025

Project Contact: Applicant: Yamasaki Landscape Architecture
1223 High Street, Auburn, CA 95603
(530) 885-0040
Contact: Jeff Ambrosia
Owner: _____
Project Address: _____
Roseville, CA

Project Type: New Private Project
Local Water Purveyor: City of Roseville
Water Supply: Potable Water

Total Landscape Area: 97,550 s.f.
Maximum Applied Water Allowance: 1,420,699 gallons
Estimated Total Water Use: 1,144,603 gallons

Document Check List:
 Project Information
 Water Efficient Landscape Worksheet
 Soil Management Report
 Landscape Design Plan
 Irrigation Design Plan
 Grading Design Plan

Applicant Signature: _____ Date: 7/28/2025

"I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package."



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Water Efficient Landscape Worksheet
Section A: Hydrozone Information Sheet

Zone or Valve #	Irrigation Method	Area (Sq.Ft.)	% of Landscape Area
1	Rotary Stream	1,014	1%
2-5,14	Drip	15,132	16%
6-13,15-26	Drip	70,144	72%
27	Bubbler	600	1%
28	Bubbler	960	1%
29	Bubbler	1,360	1%
30	Bubbler	1,040	1%
31	Bubbler	960	1%
32	Bubbler	1,080	1%
33	Bubbler	960	1%
34	Bubbler	1,040	1%
35	Bubbler	1,280	1%
36	Bubbler	480	0%
pool		1,500	2%
		Total Area (Sq.Ft.)	Total (%)
		97,550	100%

Total Landscape Area: _____



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Water Efficient Landscape Worksheet
Section B: Water Budget Calculation

Maximum Applied Water Allowance (MAWA)

Project ETo City: Roseville

MAWA = (ETo) (0.62) [(0.45 x LA) + (0.55 x SLA)]

Insert: Where:
MAWA = Maximum Applied Water Allowance (gallons per year)
ETo = Reference Evapotranspiration (inches per year)
0.45 = ET Adjustment Factor (ETAF)(AB 1881 Dec 1, 2015)
LA = Landscape Area includes Special Landscape Area (Sq.Ft.)
0.62 = Conversion Factor (to gallons per Sq.Ft.)
SLA = Special Landscape Area (Sq.Ft.)
0.55 = The additional ET Adjustment Factor for SLA (1.0-0.45=0.55)

MAWA = 52.20 (0.62) [(0.45x 97,550) + (0.55x 0)]
Maximum Applied Water Allowance: 1,420,699 Gal. / Yr



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Water Efficient Landscape Worksheet
Section B: Water Budget Calculation

Estimated Total Water Use (ETWU)

Valve / Hydrozone	Plant Water Use	Plant Factor (PF)	IE	ETAF (PF/IE)	Area (HA) (Sq.Ft.)	ETAF x Area	Estimated Total Water Use
1	High (H)	0.8	0.75	1.07	1,014	1,082	35,005
2-5,14	Moderate (M)	0.5	0.81	0.62	15,132	9,341	302,304
6-13,15-26	Low (L)	0.2	0.81	0.25	70,144	17,320	560,528
27	Moderate (M)	0.5	0.81	0.62	600	370	11,987
28	Moderate (M)	0.5	0.81	0.62	960	593	19,179
29	Moderate (M)	0.5	0.81	0.62	1,360	840	27,170
30	Moderate (M)	0.5	0.81	0.62	1,040	642	20,777
31	Moderate (M)	0.5	0.81	0.62	960	593	19,179
32	Moderate (M)	0.5	0.81	0.62	1,080	667	21,576
33	Moderate (M)	0.5	0.81	0.62	960	593	19,179
34	Moderate (M)	0.5	0.81	0.62	1,040	642	20,777
35	Moderate (M)	0.5	0.81	0.62	1,280	790	25,572
36	Moderate (M)	0.5	0.81	0.62	480	296	9,589
Pool	High (H)	0.8	0.75	1.07	1,500	1,600	51,782
Total				SUM	97,550	35,367	1,144,603
Special Landscape Areas							
	High (H)	0.8	0.75	1.00		0	0
				1.00		0	0
Total SLA				SUM	0	0	0

ETWU = (ETo)(0.62)x(PF x HA + SLA)
IE
Project Eto: 52.2
Regular Landscape ETWU: 1,144,603
Average ETAF: 0.36
SLA ETWU: 0
Site-wide ETAF: 0.36
Max Applied Water Allowance: 1,420,699 Estimated Total Water Use: 1,144,603

MWEL CALCULATIONS

HYDROZONE INFORMATION				CONTROLLER SCHEDULE																									
VALVE NUMBER	LANDSCAPE ZONE (K-K-K-K-K-K)	VEGETATION TYPE	IRRIGATION METHOD	PRECIPITATION RATE (INCHES)	ESTABLISHMENT PERIOD								ESTABLISHED PERIOD																
					MINUTES PER RUN TIME RUN TIMES PER DAY DAYS PER WEEK				MINUTES PER RUN TIME RUN TIMES PER DAY DAYS PER WEEK				MINUTES PER RUN TIME RUN TIMES PER DAY DAYS PER WEEK				MINUTES PER RUN TIME RUN TIMES PER DAY DAYS PER WEEK												
					SPRING	SUMMER	FALL	WINTER	SPRING	SUMMER	FALL	WINTER	SPRING	SUMMER	FALL	WINTER	SPRING	SUMMER	FALL	WINTER									
1	0.96	COOL TURF	ROTARY NOZZLE	0.45	61	1	4	58	1	7	61	1	4	73	1	1	81	1	2	67	1	4	81	1	2	49	1	1	
2	0.5	SHRUBS	DRIP	0.38	75	1	2	83	1	3	75	1	2	45	1	1	100	1	1	83	1	2	100	1	1	30	1	1	
3	0.5	SHRUBS	DRIP	0.38	75	1	2	83	1	3	75	1	2	45	1	1	100	1	1	83	1	2	100	1	1	30	1	1	
4	0.5	SHRUBS	DRIP	0.38	75	1	2	83	1	3	75	1	2	45	1	1	100	1	1	83	1	2	100	1	1	30	1	1	
5	0.5	SHRUBS	DRIP	0.38	75	1	2	83	1	3	75	1	2	45	1	1	100	1	1	83	1	2	100	1	1	30	1	1	
6	0.2	SHRUBS	DRIP	0.38	30	1	2	33	1	3	30	1	2	18	1	1	40	1	1	33	1	2	40	1	1	12	1	1	
7	0.2	SHRUBS	DRIP	0.38	30	1	2	33	1	3	30	1	2	18	1	1	40	1	1	33	1	2	40	1	1	12	1	1	
8	0.2	SHRUBS	DRIP	0.38	30	1	2	33	1	3	30	1	2	18	1	1	40	1	1	33	1	2	40	1	1	12	1	1	
9	0.2	SHRUBS	DRIP	0.38	30	1	2	33	1	3	30	1	2	18	1	1	40	1	1	33	1	2	40	1	1	12	1	1	
10	0.2	SHRUBS	DRIP	0.38	30	1	2	33	1	3	30	1	2	18	1	1	40	1	1	33	1	2	40	1	1	12	1	1	
11	0.2	SHRUBS	DRIP	0.38	30	1	2	33	1	3	30	1	2	18	1	1	40	1	1	33	1	2	40	1	1	12	1	1	
12	0.2	SHRUBS	DRIP	0.38	30	1	2	33	1	3	30	1	2	18	1	1	40	1	1	33	1	2	40	1	1	12	1	1	
13	0.2	SHRUBS	DRIP	0.38	30	1	2	33	1	3	30	1	2	18	1	1	40	1	1	33	1	2	40	1	1	12	1	1	
14	0.5	SHRUBS	DRIP	0.38	75	1	2	83	1	3	75	1	2	45	1	1	100	1	1	83	1	2	100	1	1	30	1	1	
15	0.2	SHRUBS	DRIP	0.38	30	1	2	33	1	3	30	1	2	18	1	1	40	1	1	33	1	2	40	1	1	12	1	1	
16	0.2	SHRUBS	DRIP	0.38	30	1	2	33	1	3	30	1	2	18	1	1	40	1	1	33	1	2	40	1	1	12	1	1	
17	0.2	SHRUBS	DRIP	0.38	30	1	2	33	1	3	30	1	2	18	1	1	40	1	1	33	1	2	40	1	1	12	1	1	
18	0.2	SHRUBS	DRIP	0.38	30	1	2	33	1	3	30	1	2	18	1	1	40	1	1	33	1	2	40	1	1	12	1	1	
19	0.2	SHRUBS	DRIP	0.38	30	1	2	33	1	3	30	1	2	18	1	1	40	1	1	33	1	2	40	1	1	12	1	1	
20	0.2	SHRUBS	DRIP	0.38	30	1	2	33	1	3	30	1	2	18	1	1	40	1	1	33	1	2	40	1	1	12	1	1	
21	0.2	SHRUBS	DRIP	0.38	30	1	2	33	1	3	30	1	2	18	1	1	40	1	1	33	1	2	40	1	1	12	1	1	
22	0.2	SHRUBS	DRIP	0.38	30	1	2	33	1	3	30	1	2	9	1	2	40	1	1	33	1	2	40	1	1	12	1	1	
23	0.2	SHRUBS	DRIP	0.38	30	1	2	33	1	3	30	1	2	18	1	1	40	1	1	33	1	2	40	1	1	12	1	1	
24	0.2	SHRUBS	DRIP	0.38	30	1	2	33	1	3	30	1	2	18	1	1	40	1	1	33	1	2	40	1	1	12	1	1	
25	0.2	SHRUBS	DRIP	0.38	30	1	2	33	1	3	30	1	2	18	1	1	40	1	1	33	1	2	40	1	1	12	1	1	
26	0.2	SHRUBS	DRIP	0.38	30	1	2	33	1	3	30	1	2	18	1	1	40	1	1	33	1	2	40	1	1	12	1	1	
27	0.5	TREES	BUBBLER	0.38	50	1	3	62	1	4	50	1	3	45	1	1	50	1	2	55	1	3	50	1	2	30	1	1	
28	0.5	TREES	BUBBLER	1.7	11	1	3	14	1	4	11	1	3	10	1	1	11	1	2	12	1	3	11	1	2	7	1	1	
29	0.5	TREES	BUBBLER	1.7	11	1	3	14	1	4	11	1	3	10	1	1	11	1	2	12	1	3	11	1	2	7	1	1	
30	0.5	TREES	BUBBLER	1.7	11	1	3	14	1	4	11	1	3	10	1	1	11	1	2	12	1	3	11	1	2	7	1	1	
31	0.5	TREES	BUBBLER	1.7	11	1	3	14	1	4	11	1	3	10	1	1	11	1	2	12	1	3	11	1	2	7	1	1	
32	0.5	TREES	BUBBLER	1.7	11	1	3	14	1	4	11	1	3	10	1	1	11	1	2	12	1	3	11	1	2	7	1	1	
33	0.5	TREES	BUBBLER	1.7	11	1	3	14	1	4	11	1	3	10	1	1	11	1	2	12	1	3	11	1	2	7	1	1	
34	0.5	TREES	BUBBLER	1.7	11	1	3	14	1	4	11	1	3	10	1	1	11	1	2	12	1	3	11	1	2	7	1	1	
35	0.5	TREES	BUBBLER	1.7	11	1	3	14	1	4	11	1	3	10	1	1	11	1	2	12	1	3	11	1	2	7	1	1	
36	0.5	TREES	BUBBLER	1.7	11	1	3	14	1	4	11	1	3	10	1	1	11	1	2	12	1	3	11	1	2	7	1	1	
TOTAL RUN TIME (HOURS)					19.8		22.0		19.8		13.1		25.6		21.9		25.6		8.8										

IRRIGATION SCHEDULE



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LANDSCAPE DEVELOPMENT PLANS

SIERRA VISTA APARTMENTS

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Client/Subconsultant

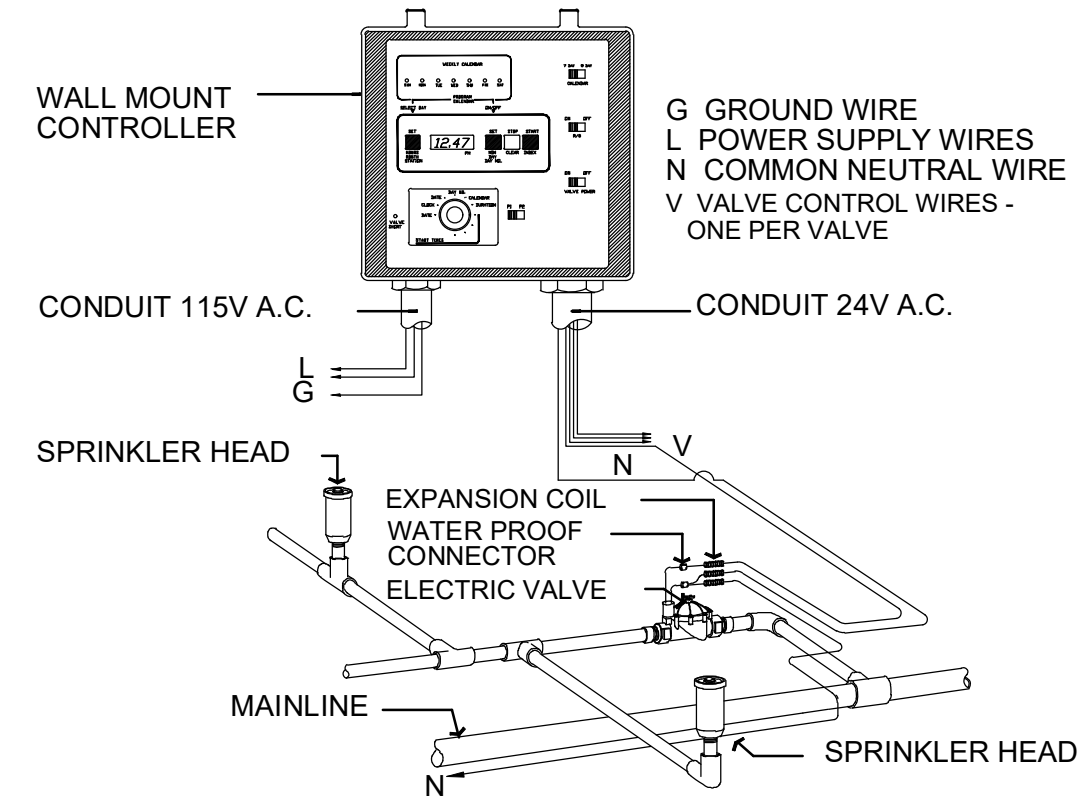
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Drawn By: JRD

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Date: 03/31/2025

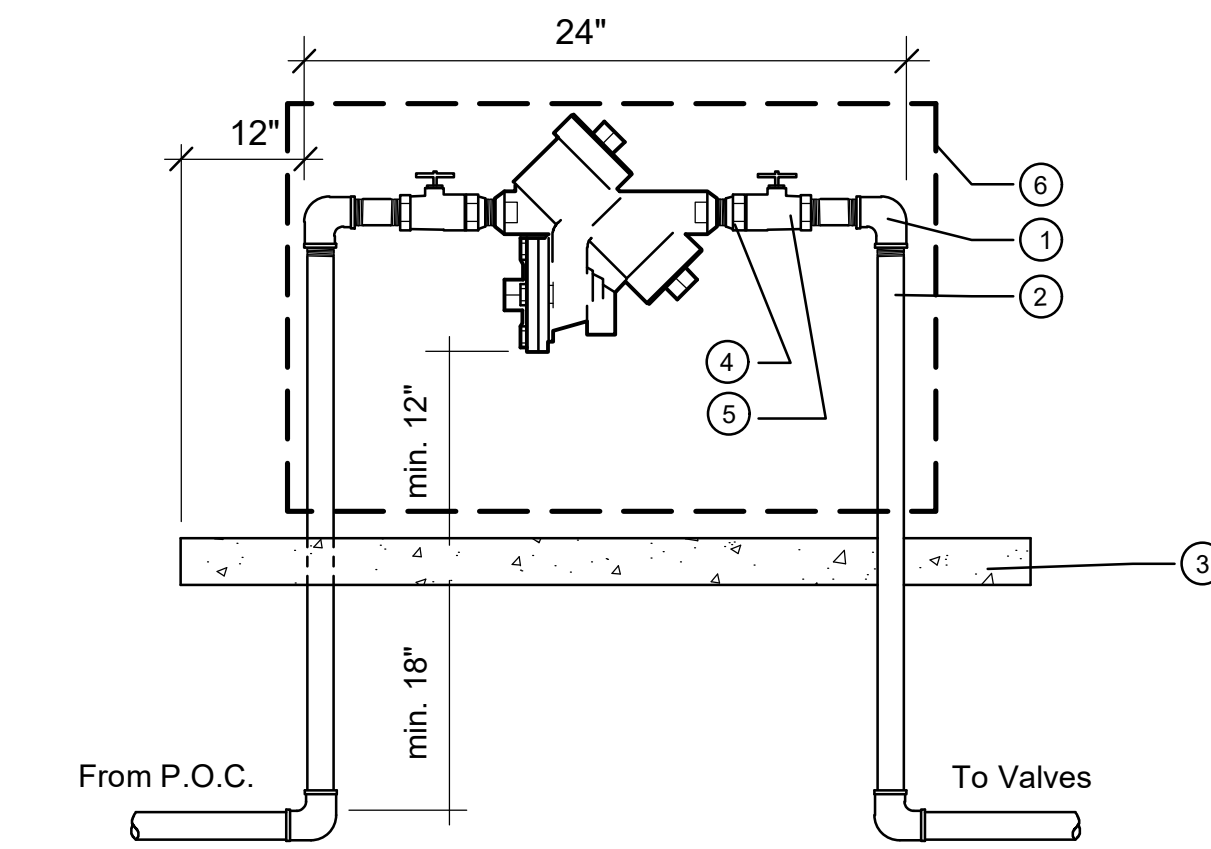
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NOTE:
MOUNT CONTROLLER TO WALL STUDS WITH FOUR EACH 3/8" X 3" MINIMUM GALVANIZED LAG SCREWS, IMBED 2" MIN.

CONTROLLER INSTALLATION

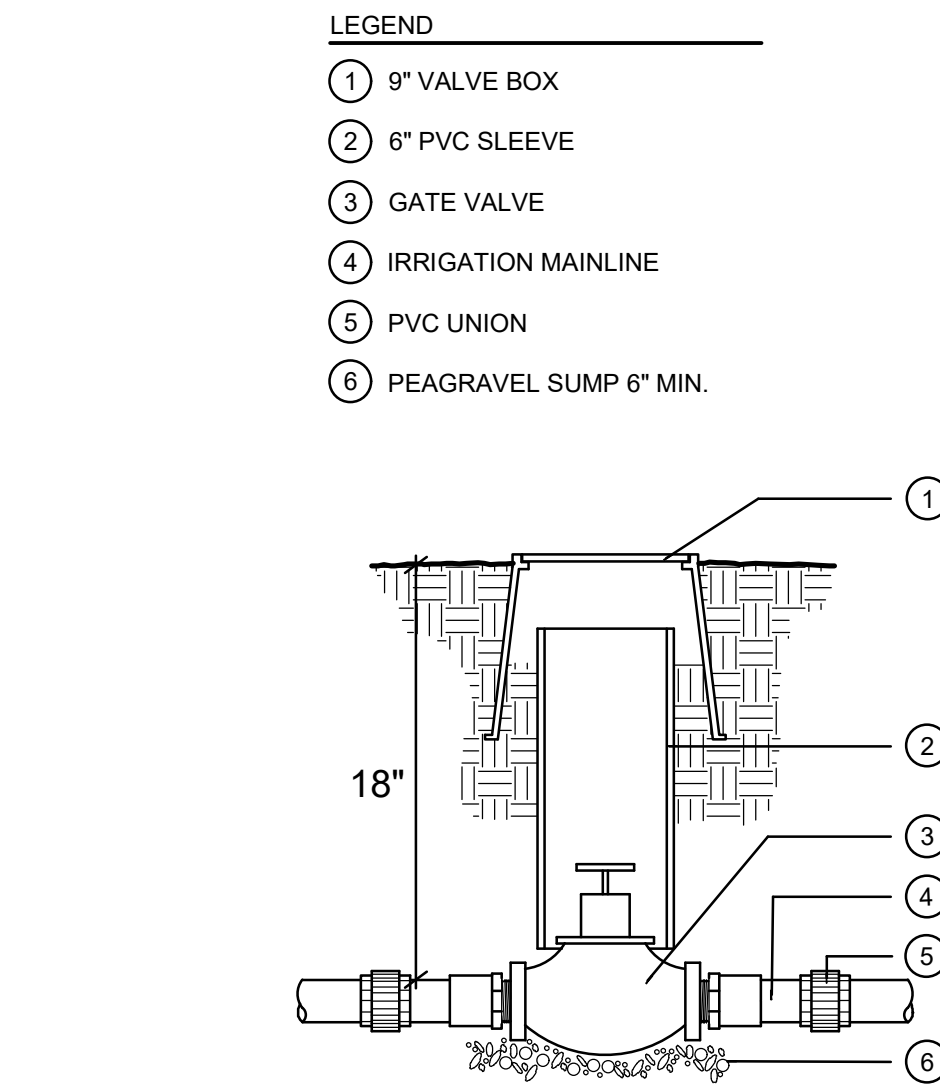
CTRL1 SCALE: N.T.S. A



- LEGEND
- 1 COPPER ELL
 - 2 TYPE K COPPER PIPE
 - 3 24"x48"x4" CONCRETE SLAB
 - 4 UNION
 - 5 BRASS GATE VALVE
 - 6 GREEN POLAR BLANKET OR EQUAL

BACKFLOW PREVENTER

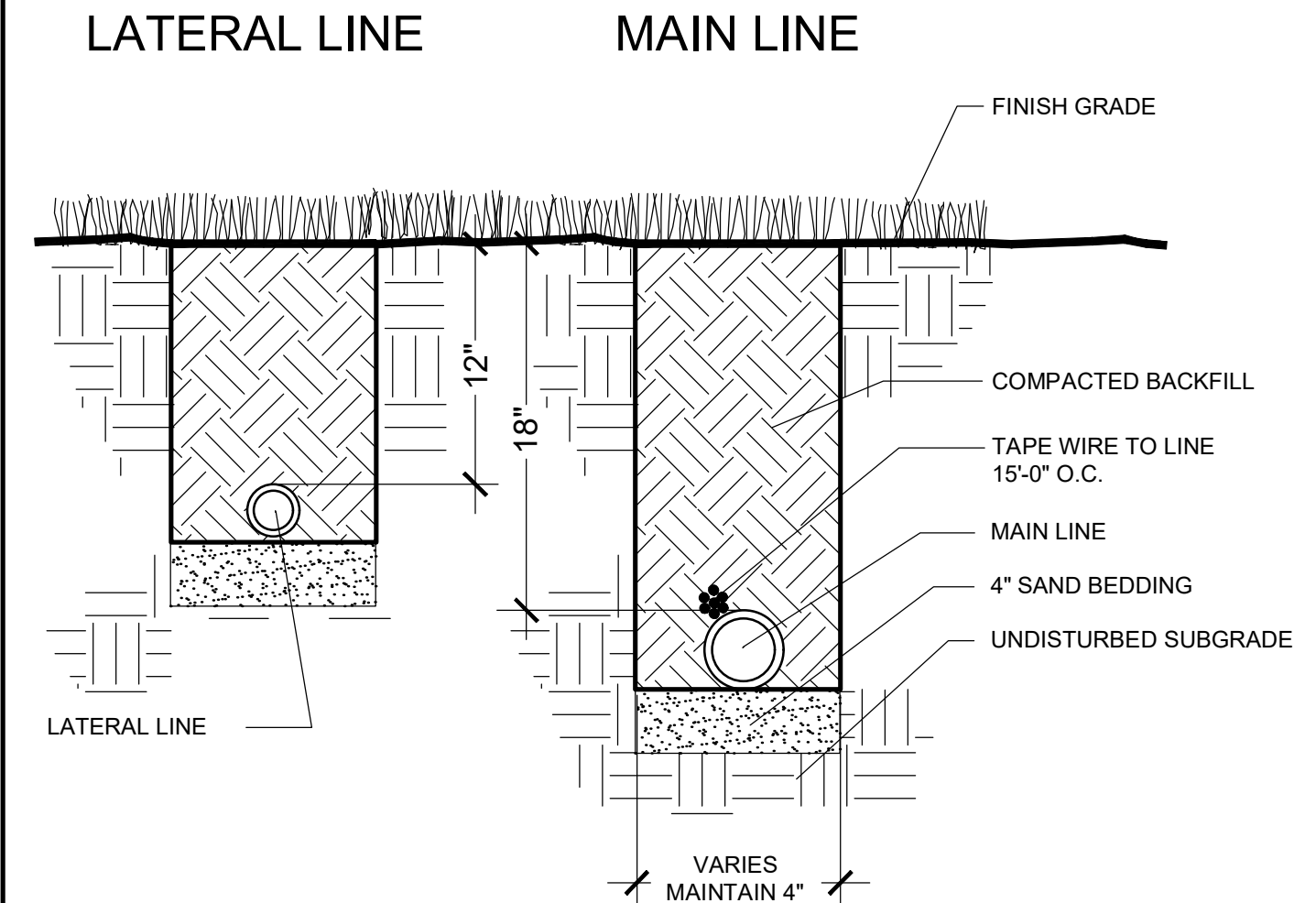
IRR-BCKFLW SCALE: N.T.S. B



- LEGEND
- 1 9" VALVE BOX
 - 2 6" PVC SLEEVE
 - 3 GATE VALVE
 - 4 IRRIGATION MAINLINE
 - 5 PVC UNION
 - 6 PEAGRAVEL SUMP 6" MIN.

GATE VALVE

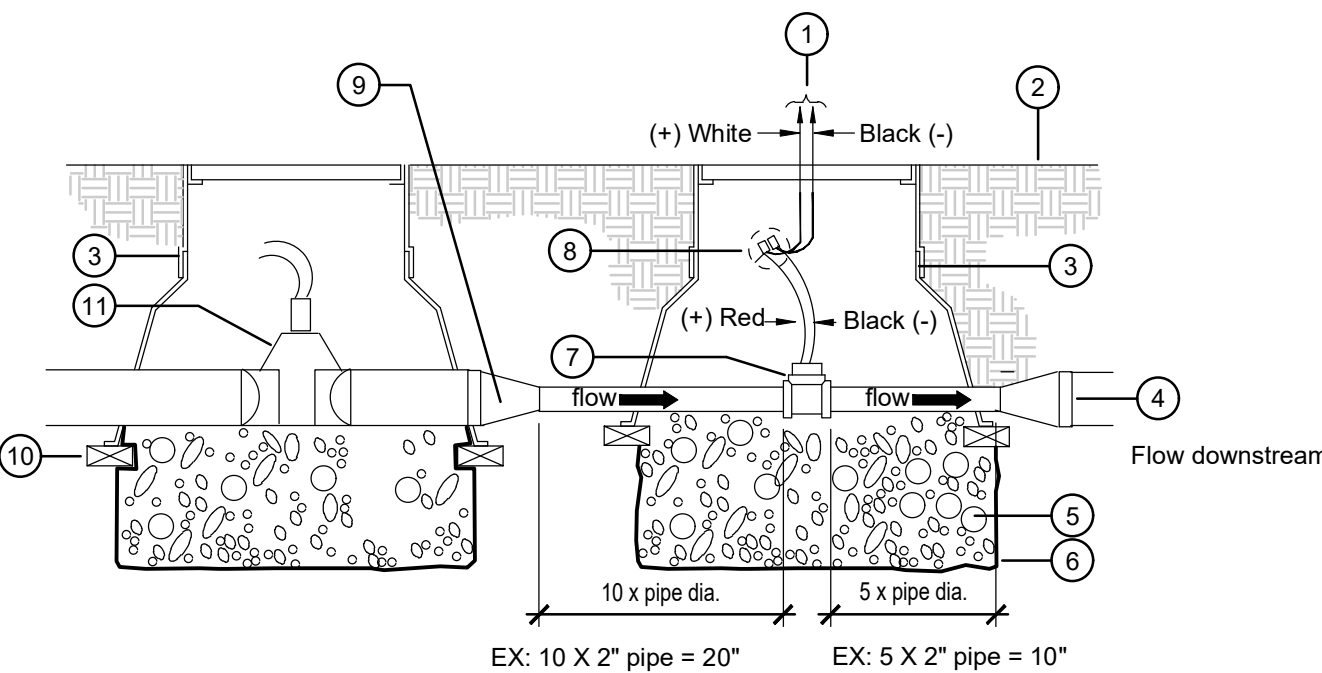
VLV-GATE SCALE: N.T.S. C



NOTE: DO NOT STACK PIPE ON TOP OF OTHER PIPE.

IRRIGATION TRENCH

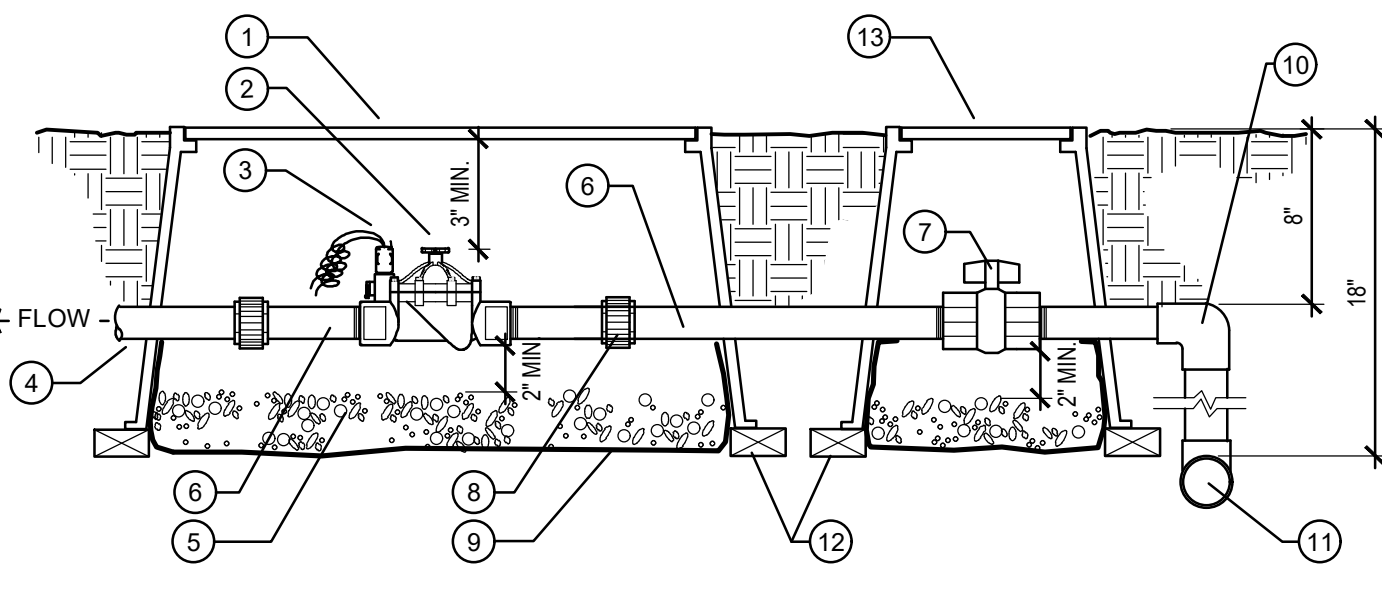
TRNCH1 SCALE: N.T.S. D



- LEGEND
- 1 SENSOR CABLE - TWO #20 FOIL SHIELD W/DRAIN; BLACK JACKET, DIRECT BURIAL. BLACK, WHITE. ALLOW 2' OF EXTRA CABLE.
 - 2 FINISHED GRADE OR SURFACE.
 - 3 VALVE BOX WITH EXTENSIONS AS REQUIRED.
 - 4 FITTING OR REDUCING COUPLING AT DISTANCE EQUAL TO 5 X PIPE DIAMETER FROM FLOW SENSOR.
 - 5 3/4" PEA GRAVEL SUMP, 6" DEEP.
 - 6 FILTER FABRIC.
 - 7 FLOW SENSOR BODY.
 - 8 WATERPROOF CONNECTIONS * NOTE POLARITY ON SENSOR TO SENSOR CABLE HOOKUP.
 - 9 FITTING OR REDUCING COUPLING AT DISTANCE EQUAL TO 10 X PIPE DIAMETER FROM FLOW SENSOR.
 - 10 STANDARD BRICK.
 - 11 MASTER VALVE.
- NOTES:
- * NOTE: FLOW SENSOR MUST BE INSTALLED WITH INSERT (TOP) POSITIONED VERTICALLY AND BODY (TEE) POSITIONED HORIZONTALLY.
 - * NOTE: FLOW SENSOR CABLE MUST BE RUN IN 1" PVC CONDUIT FROM FLOW SENSOR TO CONTROLLER ENCLOSURE.
 - * NOTE: CONTRACTOR TO FOLLOW ALL MASTER VALVE AND FLOW SENSOR COMPANIES' DETAILS AND INSTALLATION PROCEDURES FOR INSTALLATION.

FLOW SENSOR/MASTER VALVE

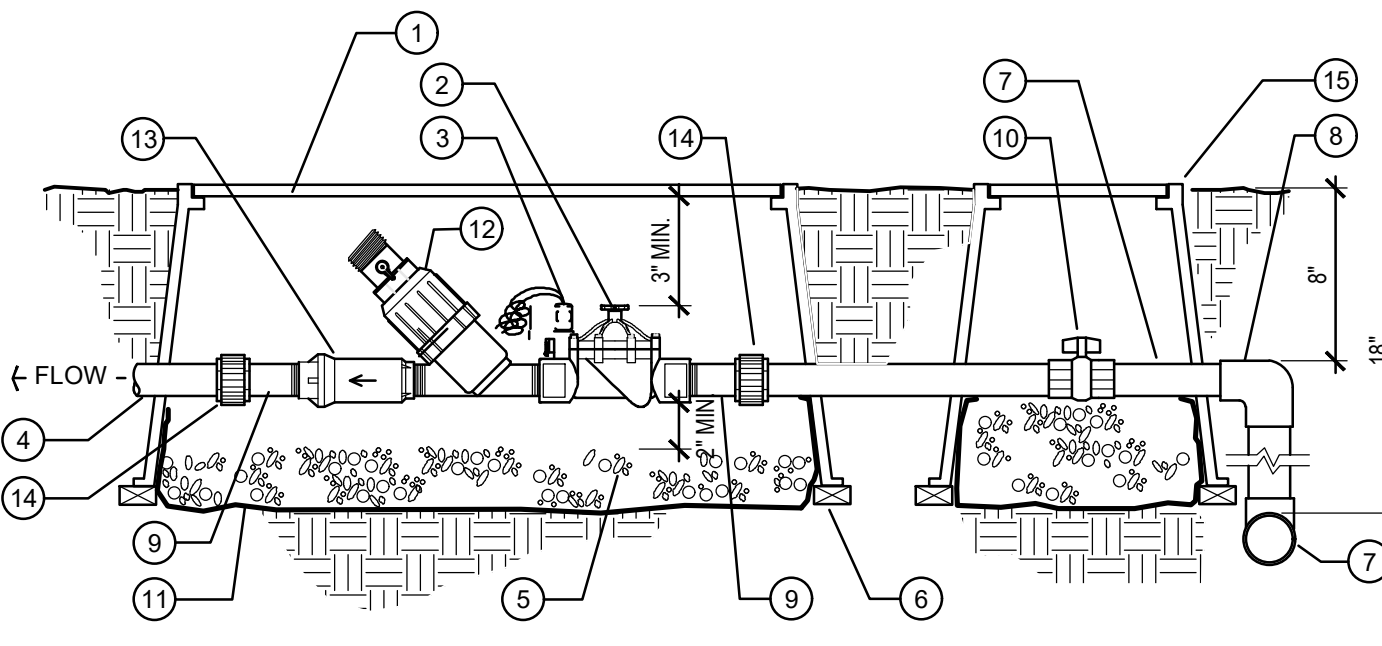
FLW-SENS-MST-VLV SCALE: N.T.S. E



- LEGEND
- 1 JUMBO RECTANGULAR VALVE BOX (15"x21")
 - 2 REMOTE CONTROL VALVE
 - 3 SOLENOID
 - 4 PVC LATERAL
 - 5 6" PEA GRAVEL SUMP
 - 6 PVC SCH 80 TOE NIPPLE, TYP.
 - 7 PVC BALL VALVE
 - 8 SCH. 80 PVC UNION, TYP.
 - 9 FILTER FABRIC
 - 10 SCH. 80 ST ELL
 - 11 PVC MAIN LINE
 - 12 STANDARD BRICK (3 1/2"x2 1/2"x8")
 - 13 10" ROUND VALVE BOX
- NOTES:
- USE TEFLON TAPE ON ALL THREADED MANIFOLD COMPONENTS
 - USE A PVC BALL VALVE WITH EVERY VALVE OR MANIFOLD OF VALVES.
 - LINE SUMP WITH FILTER FABRIC AND LEAVE EXPOSED ABOVE GRAVEL 2" MIN.

REMOTE CONTROL VALVE

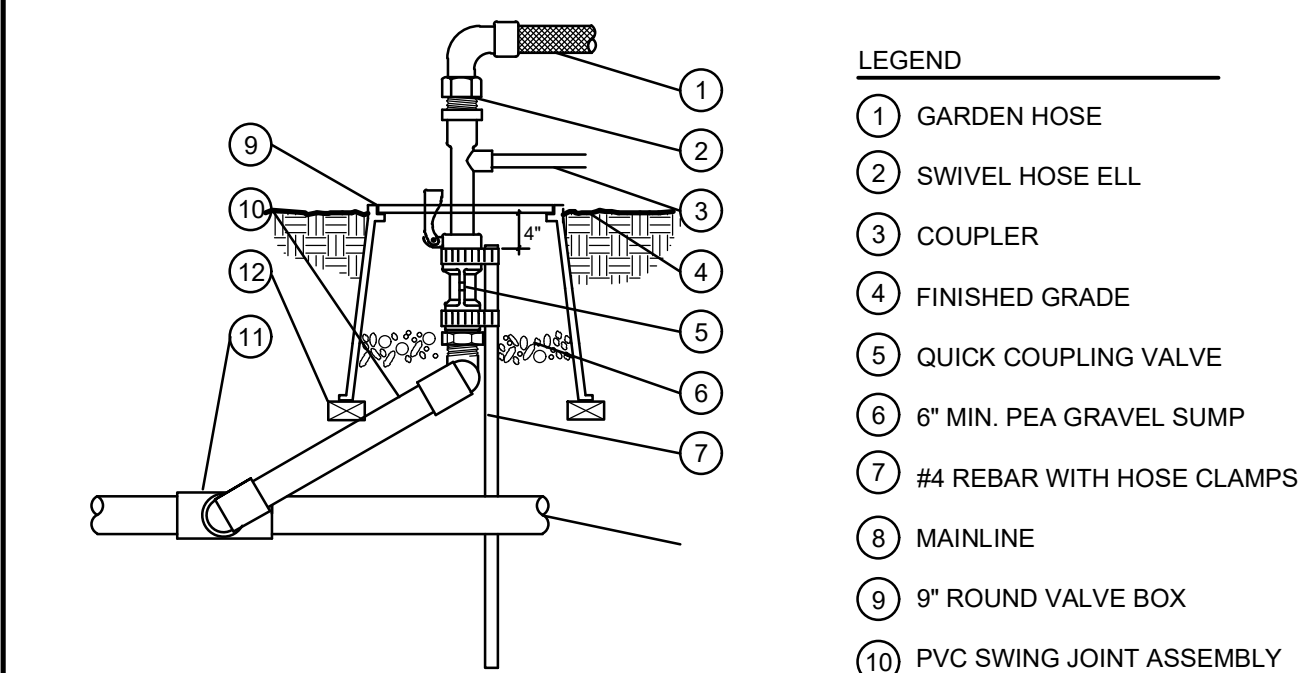
VLV-RMT-2 SCALE: N.T.S. F



- LEGEND
- 1 RECTANGULAR VALVE BOX
 - 2 REMOTE CONTROL VALVE
 - 3 SOLENOID
 - 4 PVC LATERAL
 - 5 6" PEA GRAVEL SUMP
 - 6 STANDARD BRICK (3 1/2"x2 1/2"x8")
 - 7 PVC MAINLINE
 - 8 PVC ELL
 - 9 SCH. 80 PVC TOE NIPPLE
 - 10 PVC BALL VALVE
 - 11 FILTER FABRIC
 - 12 FILTER
 - 13 PRESSURE REGULATOR
 - 14 SCH. 80 PVC UNION, TYP.
 - 15 10" ROUND VALVE BOX
- NOTES:
- 3/4" - 1" VALVES, USE 15"x21" VALVE BOX
 - 1 1/2" VALVE, USE 17"x30" VALVE BOX
 - USE TEFLON TAPE ON ALL THREADED MANIFOLD COMPONENTS
 - USE A PVC BALL VALVE WITH EVERY VALVE
 - LINE SUMP WITH FILTER FABRIC AND LEAVE EXPOSED OVER GRAVEL 2" MIN.

REMOTE CONTROL VALVE FOR DRIP

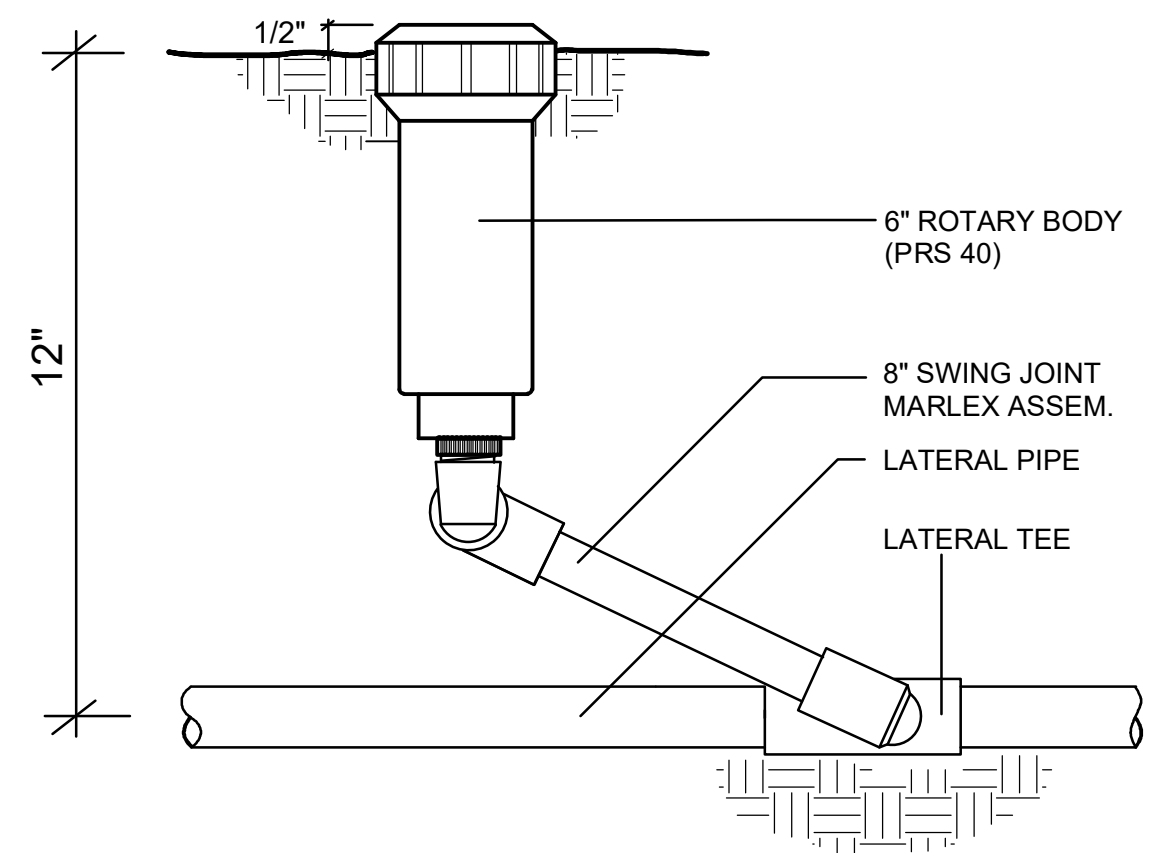
VLV-PRVF-2 SCALE: N.T.S. G



- LEGEND
- 1 GARDEN HOSE
 - 2 SWIVEL HOSE ELL
 - 3 COUPLER
 - 4 FINISHED GRADE
 - 5 QUICK COUPLING VALVE
 - 6 6" MIN. PEA GRAVEL SUMP
 - 7 #4 REBAR WITH HOSE CLAMPS
 - 8 MAINLINE
 - 9 9" ROUND VALVE BOX
 - 10 PVC SWING JOINT ASSEMBLY
 - 11 TEE
 - 12 STANDARD BRICK, 3 REQUIRED.

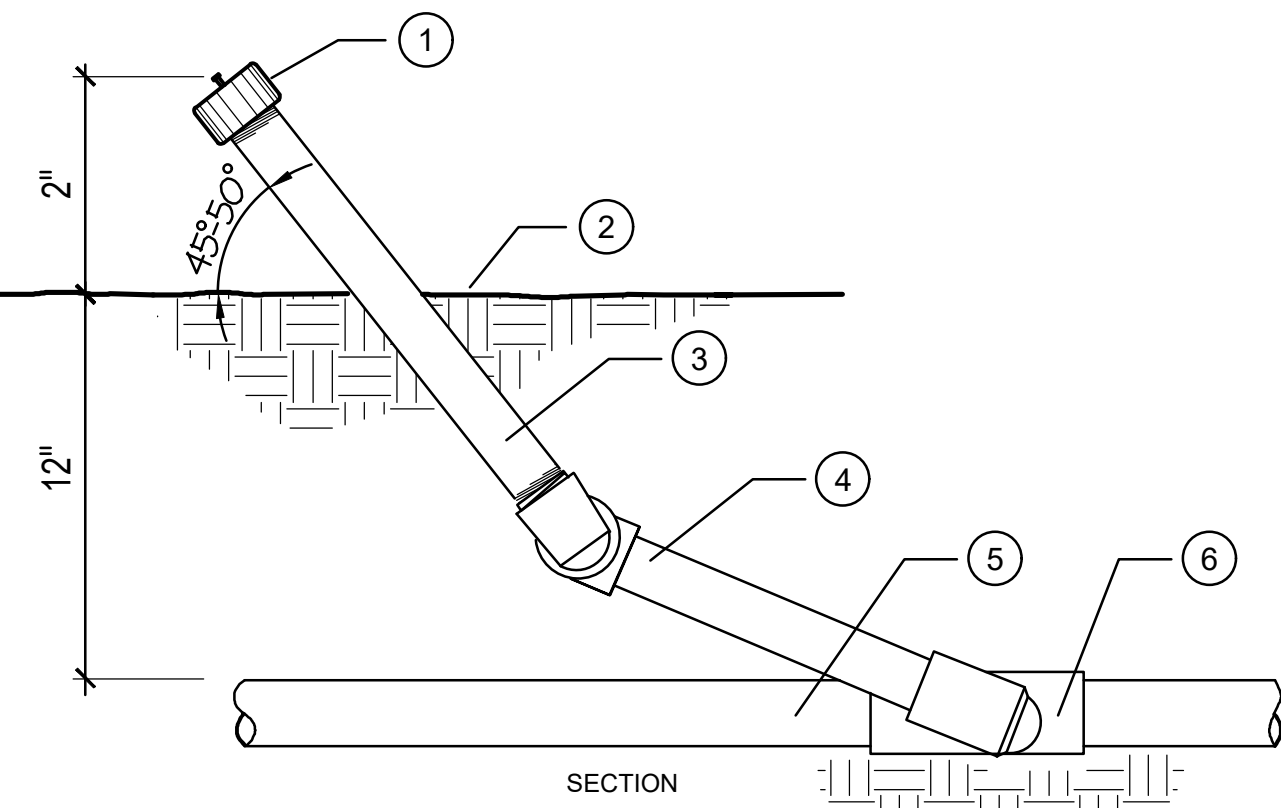
QUICK COUPLING VALVE

VLV-QKCPV SCALE: N.T.S. H



6" POP-UP ROTARY NOZZLE

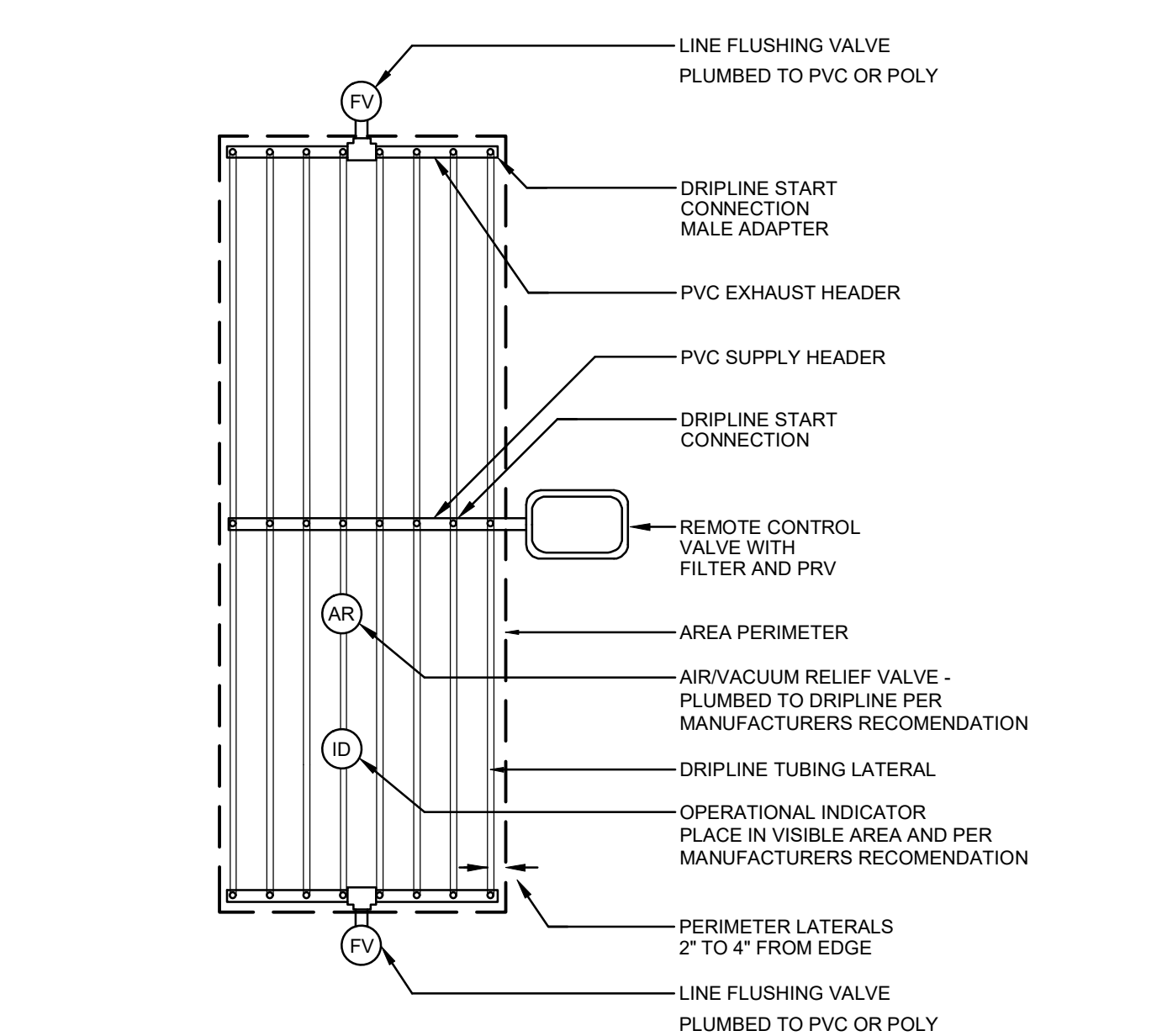
HDS-0.5 SCALE: N.T.S. I



- LEGEND
- 1 ADJUSTABLE FLOOD BUBBLER - INSTALLED AT AN ANGLE (45 DEGREES - 50 DEGREES)
 - 2 FINISHED GRADE
 - 3 SCH 80 RISER
 - 4 12" SWING JOINT MARLEX ASSEMBLY
 - 5 LATERAL PIPE
 - 6 LATERAL TEE

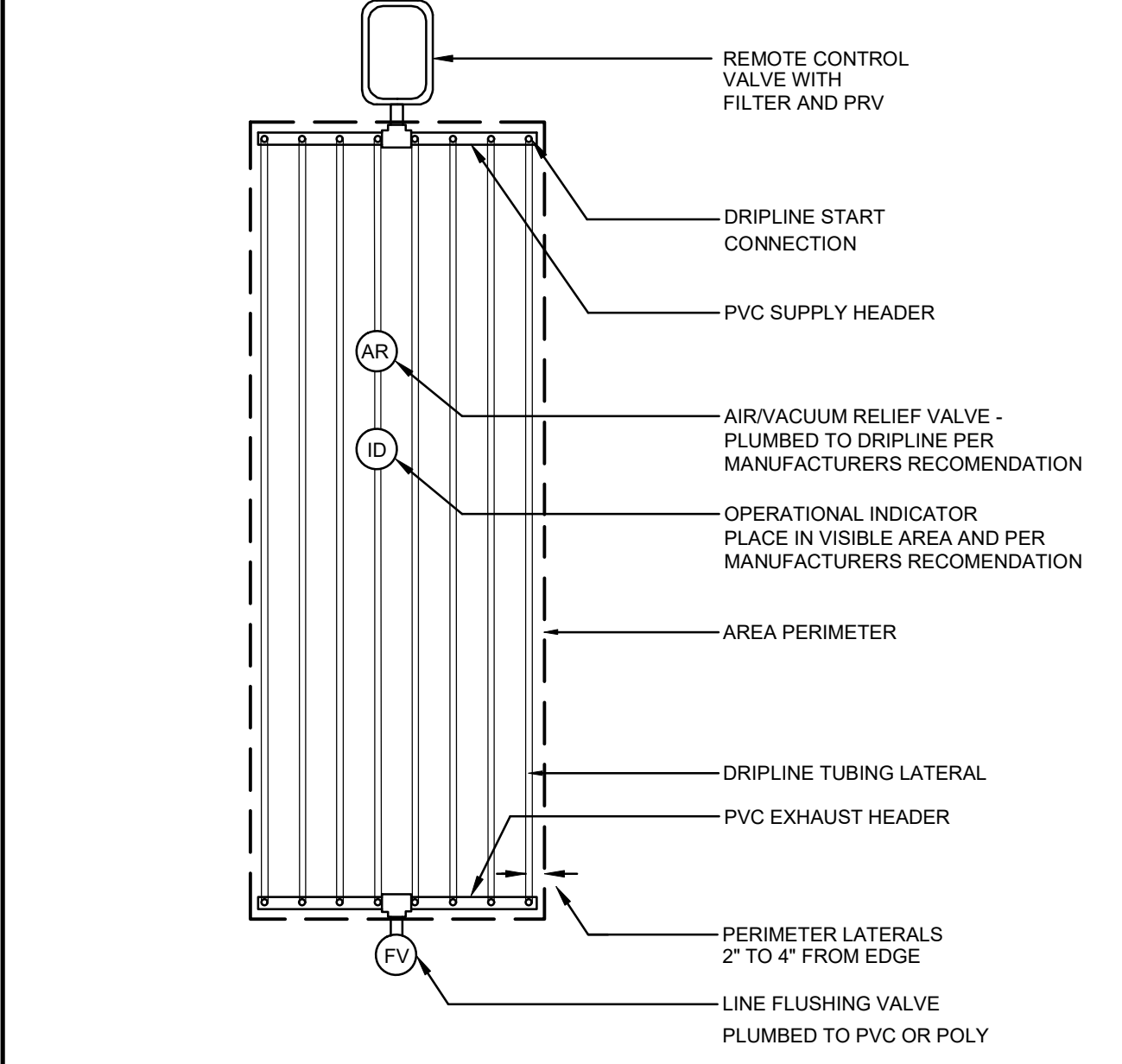
TREE BUBBLER

BBLR-1 at angle SCALE: N.T.S. J



DRIPLINE LAYOUT - CENTER FEED

DRP-MID LAY SCALE: N.T.S. K



DRIPLINE LAYOUT - END FEED

DRP-END LAY SCALE: N.T.S. L



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LANDSCAPE ARCHITECTURE

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LANDSCAPE DEVELOPMENT PLANS

SIERRA VISTA
APARTMENTS

STREET ADDRESS
ROSEVILLE, CALIFORNIA

Client/Subconsultant

Project Mgr: TVZ

Drawn By: JRD

Scale: NTS

Date: 03/31/2025

File Name: SV-IRDT

No. Date Revision

1 XXXXXXXX X

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Seal



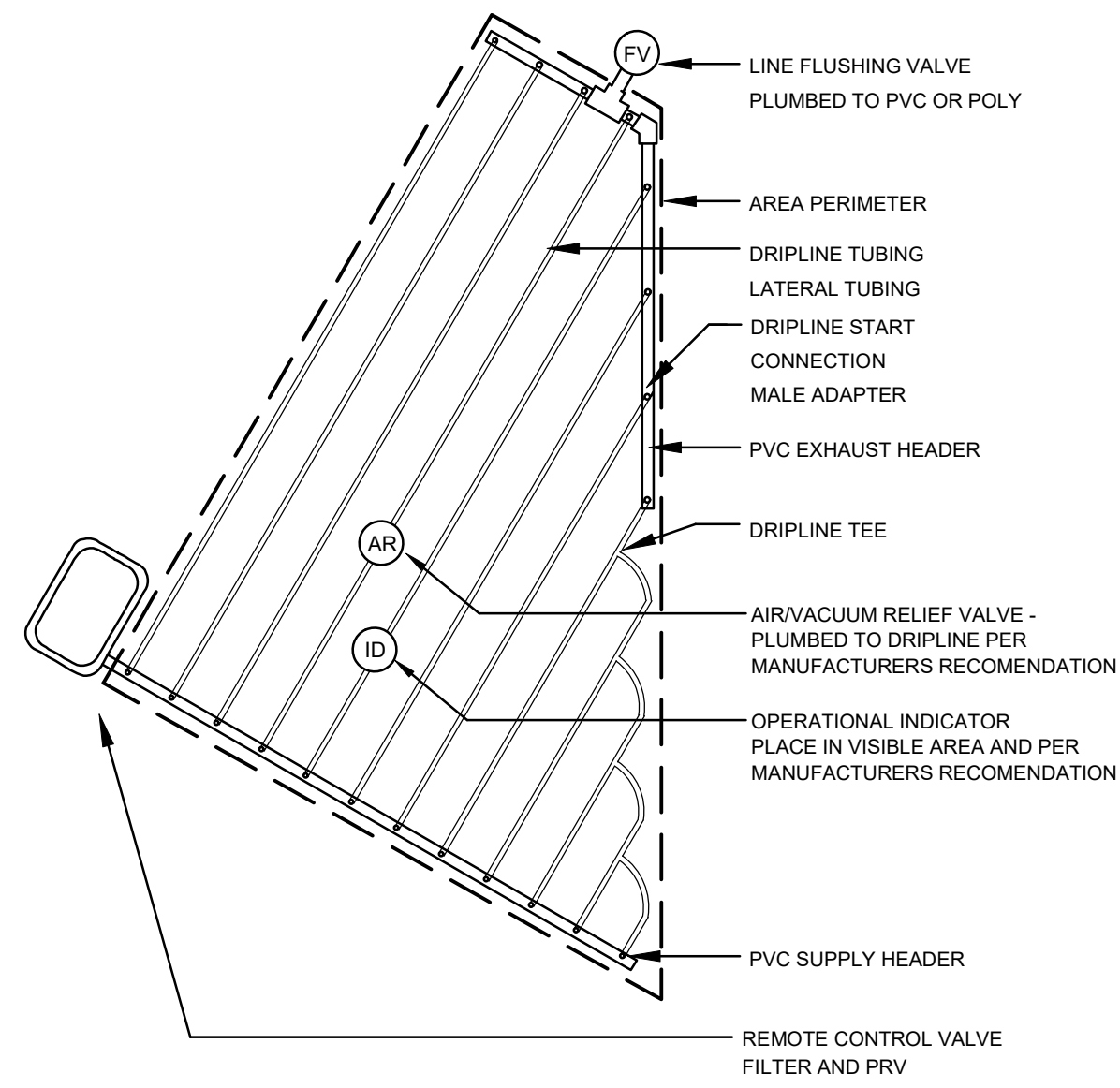
Sheet Title

IRRIGATION DETAILS

Sheet No

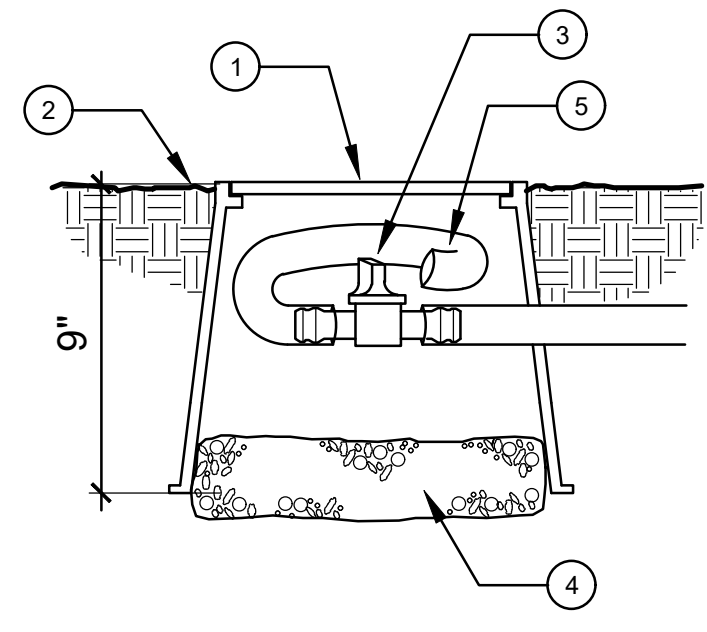
L2.7

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DRIPLINE IRREGULAR AREAS LAYOUT

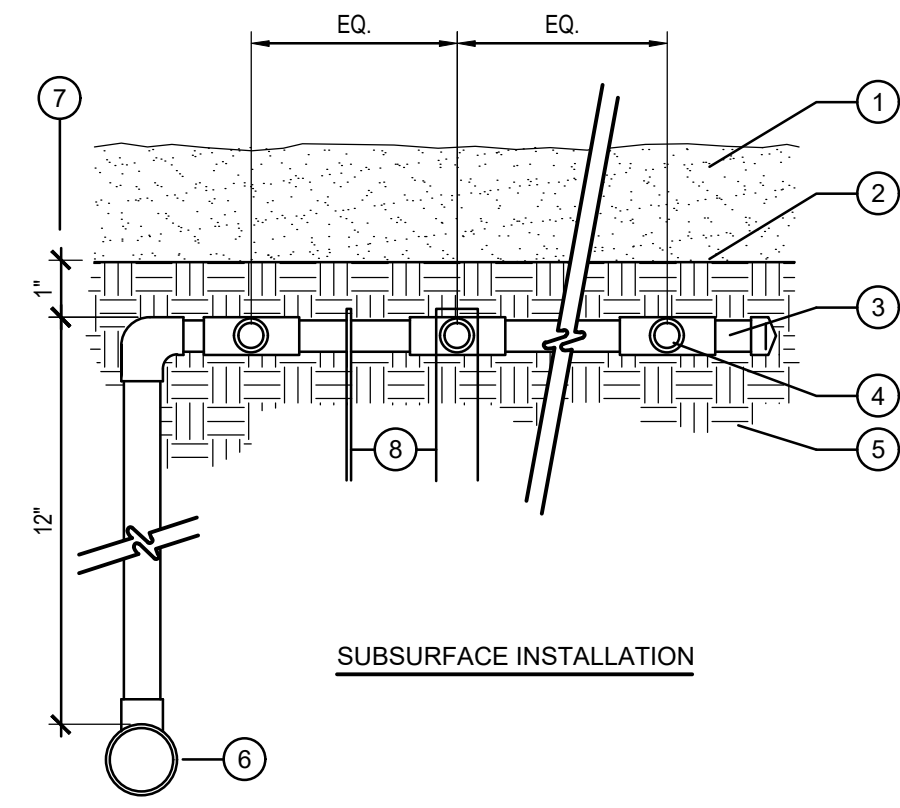
NTFM-IRR SCALE: N.T.S. **A**



- LEGEND**
- 1 6" ROUND VALVE BOX
 - 2 FINISH GRADE
 - 3 MANUAL LINE FLUSHING VALVE
 - 4 4" DEEP PEA GRAVEL SUMP
 - 5 18" OF BLANK DRIP TUBING
- NOTES:**
- USE TEFLON TAPE ON ALL THREADED MANIFOLD COMPONENTS
 - LINE SUMP WITH FILTER FABRIC AND LEAVE EXPOSED OVER GRAVEL 2" MIN.

FLUSH VALVE

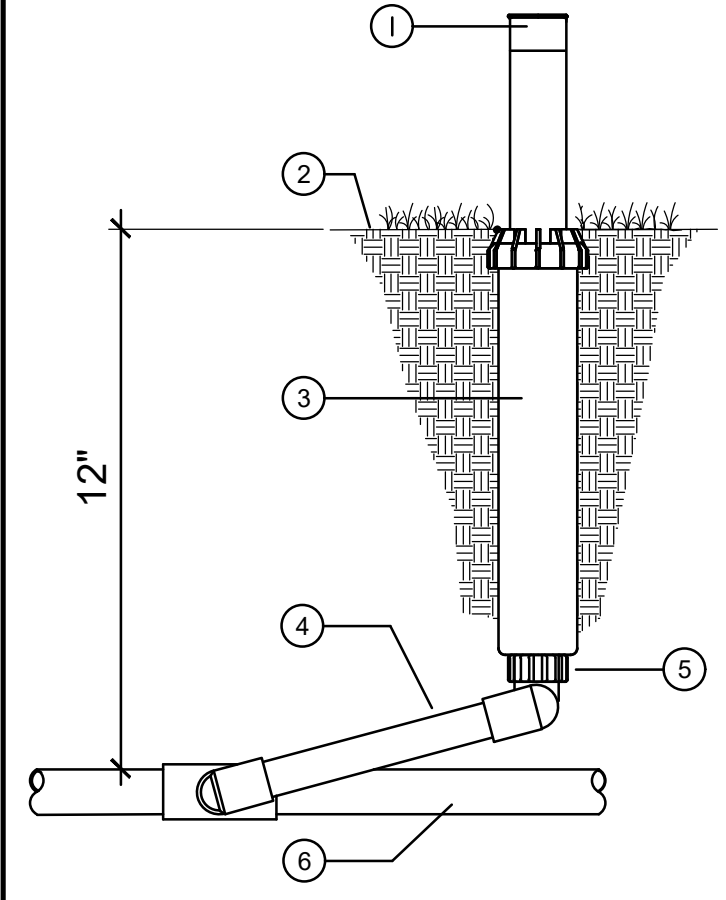
VLV-FLSH-MAN SCALE: N.T.S. **B**



- LEGEND**
- 1 MULCH
 - 2 FINISHED GRADE
 - 3 HEADER
 - 4 DRIPLINE, SEE PLANS FOR SPACING
 - 5 SUBGRADE
 - 6 SUPPLY LATERAL
 - 7 DRIPLINE DEPTH
 - 8 STAPLES
- NOTES:**
- CHOOSE HEADER STYLE BASED ON FLOW AND HEADER LAYOUT REQUIREMENTS.
 - STAPLES ARE REQUIRED AT ALL BLANK TUBING HEADERS AND DRIPLINE, PER MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.
 - STAPLES ARE NOT REQUIRED ON PCV HEADERS.

SUBSURFACE HEADER & DRIPLINE INSTALLATION

NTFM-DPTH SCALE: N.T.S. **C**



- LEGEND**
- 1 CAP GLUED TO STEM
 - 2 GRADE
 - 3 12" POP-UP SPRAY BODY
 - 4 SWING JOINT
 - 5 TEFLON TAPE FOR ALL THREADED CONNECTIONS.
 - 6 IRRIGATION SUPPLY PIPE OR DRIP LINE.
- NOTES:**
- INSTALL IN MULCH BED.
 - TO BE PLACED AT THE FARTHEST POINT ON EACH ZONE. IF A ZONE SPLITS PLACE ONE ON EACH SPLIT.
 - DO NOT INSTALL WITHIN 5' OF A CURB.

OPERATION MONITOR

OPR-MON SCALE: N.T.S. **D**

SLEEVING SCHEDULE

PIPE SIZE OR # OF WIRES	REQUIRED SLEEVE SIZE
3/4", 1"	1-2" SLEEVE
1-1/4", 1-1/2", 2", 2-1/2"	1-4" SLEEVE
3", 4"	1-6" SLEEVE
6"	1-12" SLEEVE
1-25 CONTROL WIRES	1-2" SLEEVE
26-50 CONTROL WIRES	2-2" SLEEVES

1. ALL SLEEVES SHALL BE SCH 40 PVC.
2. ALL PIPE AND CONTROL WIRES SHALL BE INSTALLED IN SEPARATE SLEEVES UNDER PAVED AREAS, SIZE AS INDICATED ABOVE.
3. SLEEVES SHALL EXTEND AT LEAST 12" BEYOND THE EDGE OF THE PAVEMENT.

PIPE SIZING SCHEDULE

PVC TYPE	SCH 40	CLASS 315	CLASS 200
PIPE SIZE	MAX. GPM	MAX. GPM	MAX. GPM
3/4"	8	-	-
1"	13	-	-
1-1/4"	22	-	-
1-1/2"	30	-	-
2"	50	-	-
2-1/2"	-	73	-
3"	-	109	-
4"	-	-	200
6"	-	-	425

1. ALL MAINLINE PIPE SHALL BE MINIMUM 1".
2. ALL LATERAL LINE PIPE SHALL BE MINIMUM 3/4".
3. ALL PIPE 2" AND SMALLER SHALL BE SCH 40 PVC.
4. ALL PIPE 2-1/2" TO 3" SHALL BE GASKETED CLASS 315 PVC WITH MECHANICAL JOINT RESTRAINTS.
5. ALL PIPE 4" AND GREATER SHALL BE GASKETED CLASS 200 PVC WITH MECHANICAL JOINT RESTRAINTS AND DUCTILE IRON FITTINGS.

E



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LANDSCAPE DEVELOPMENT PLANS

**SIERRA VISTA
APARTMENTS**

STREET ADDRESS
ROSEVILLE, CALIFORNIA

Client/Subconsultant

Project Mgr: TVZ

Drawn By: JRD

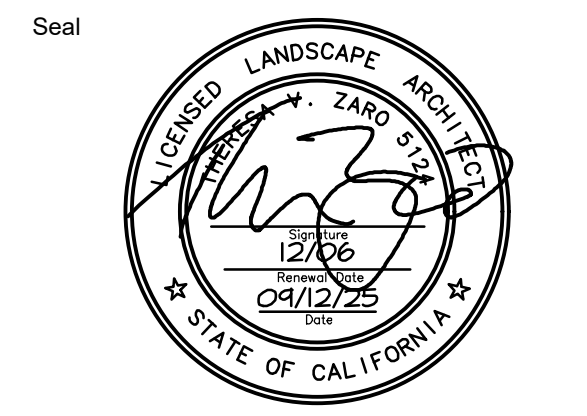
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Date: 03/31/2025

File Name: SV-IRDT

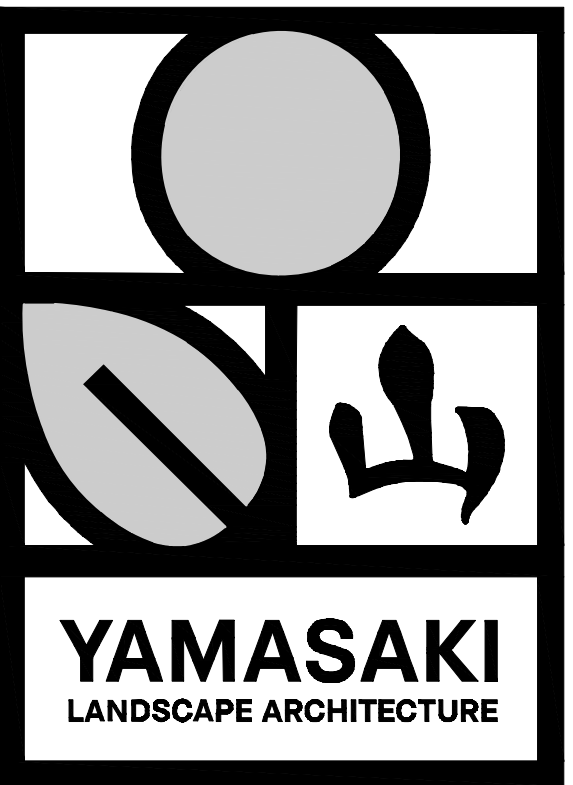
No.	Date	Revision
1	XXXX/XXXX	X

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Sheet Title
IRRIGATION DETAILS

Sheet No
L2.8



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LANDSCAPE DEVELOPMENT PLANS

**SIERRA VISTA
APARTMENTS**

STREET ADDRESS
ROSEVILLE, CALIFORNIA

Client/Subconsultant

Project Mgr: TVZ

Drawn By: BJP

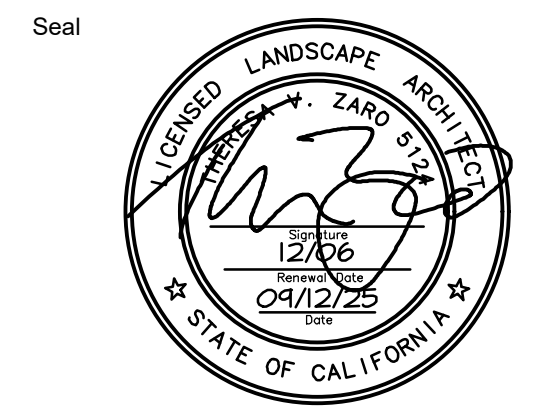
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Date: 03/31/2025

File Name: SV-PL

No.	Date	Revision
▲	XXXXXXXX	X

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Seal

Sheet Title

PLANTING PLAN A

Sheet No

L3.1

PLANT SCHEDULE

SYMBOL	COMMON NAME
TREES	
	Armstrong Red Maple
	Canary Island Pine
	European Hackberry
	Hearts of Gold Eastern Redbud
	Karpick Red Maple
	Keith Davey Chinese Pistache
	Majestic Beauty® Indian Hawthorn
	Majestic Beauty® Southern Magnolia
	Muskogee Crape Myrtle
	Purple Pony Purple-leaf Plum
	Red Tip Photinia
	Sargent Crabapple
SHRUBS	
	Bright 'N Tight Carolina Laurel
	California Fuchsia
	Cast Iron Plant
	Cleveland Sage
	Common Myrtle
	Compact Oregon Grape
	Dwarf Weeping Bottlebrush

	Dwarf Yedda Hawthorne Standard
	Fortnight Lily
	Furman's Red Salvia
	Germander
	Grevillea
	Heavenly Bamboo
	Island Bush Snapdragon
	John Dourley Manzanita
	Morning Glory
	Orchid Rockrose
	Rosemary
	Sageleaf Rockrose
GRASSES	
	Deer Grass
	Feather Reed Grass
	Oriental Fountain Grass

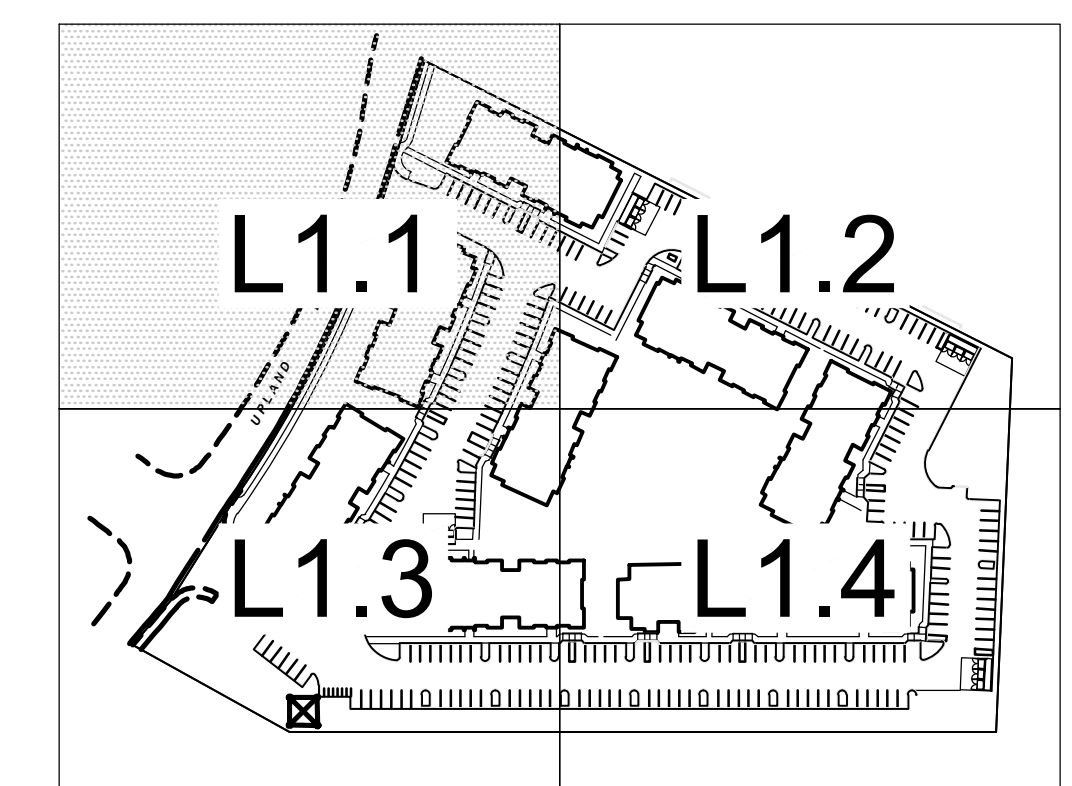
GROUND COVERS	
	3" Depth 'Walk-On' Mulch
	Bank Catclaw
	Bearberry Cotoneaster
	Creeping Snowberry
	Purple Trailing Lantana

SOD	
	Fescue blend

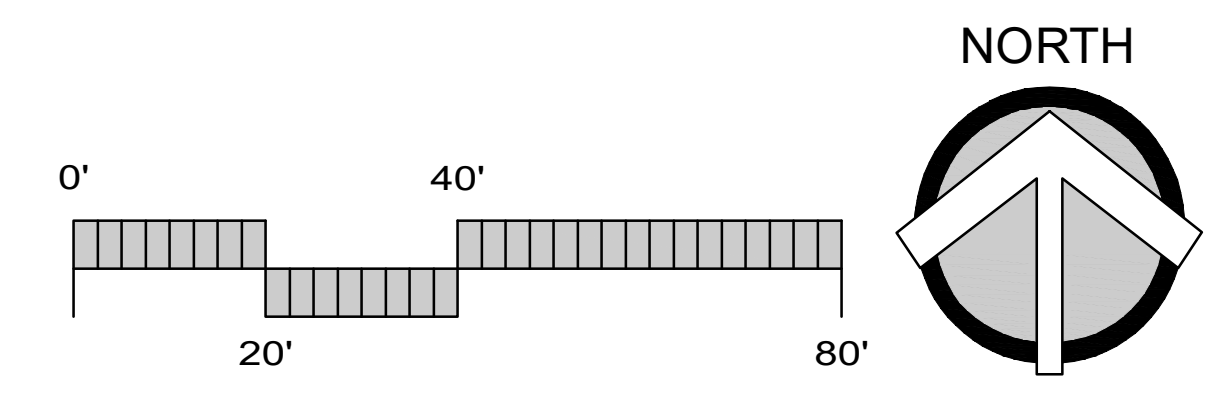
NOTE:
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THE PROJECT COMPLIES WITH THE CRITERIA OF THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE. THE GUIDELINES HAVE BEEN APPLIED FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN"

SIGNATURE DATE 03/25/21



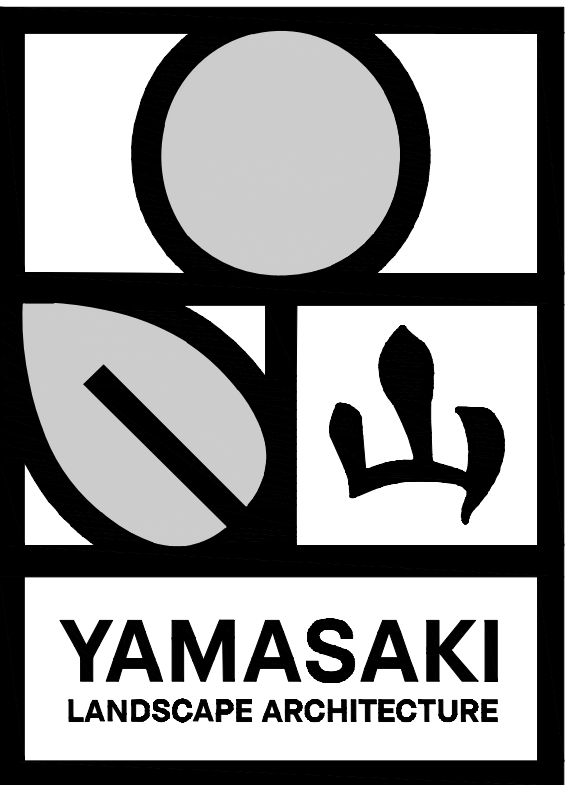
VICINITY MAP



PARTIAL SITE PLAN

Scale: 1" = 20'-0"

S:\Projects\Sierra Vista Apartments\DWG\CD\SV-PL-03-25-21.dwg, Sep 2025, 6:46 PM, by: Brian Pennington



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LANDSCAPE DEVELOPMENT PLANS

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STREET ADDRESS
ROSEVILLE, CALIFORNIA

Client/Subconsultant

Project Mgr: TVZ

Drawn By: BJP

Scale: 1"=20'-0"

Date: 03/31/2025

File Name: SV-PL

No.	Date	Revision
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Sheet Title

PLANTING PLAN B

Sheet No

L3.2

PLANT SCHEDULE

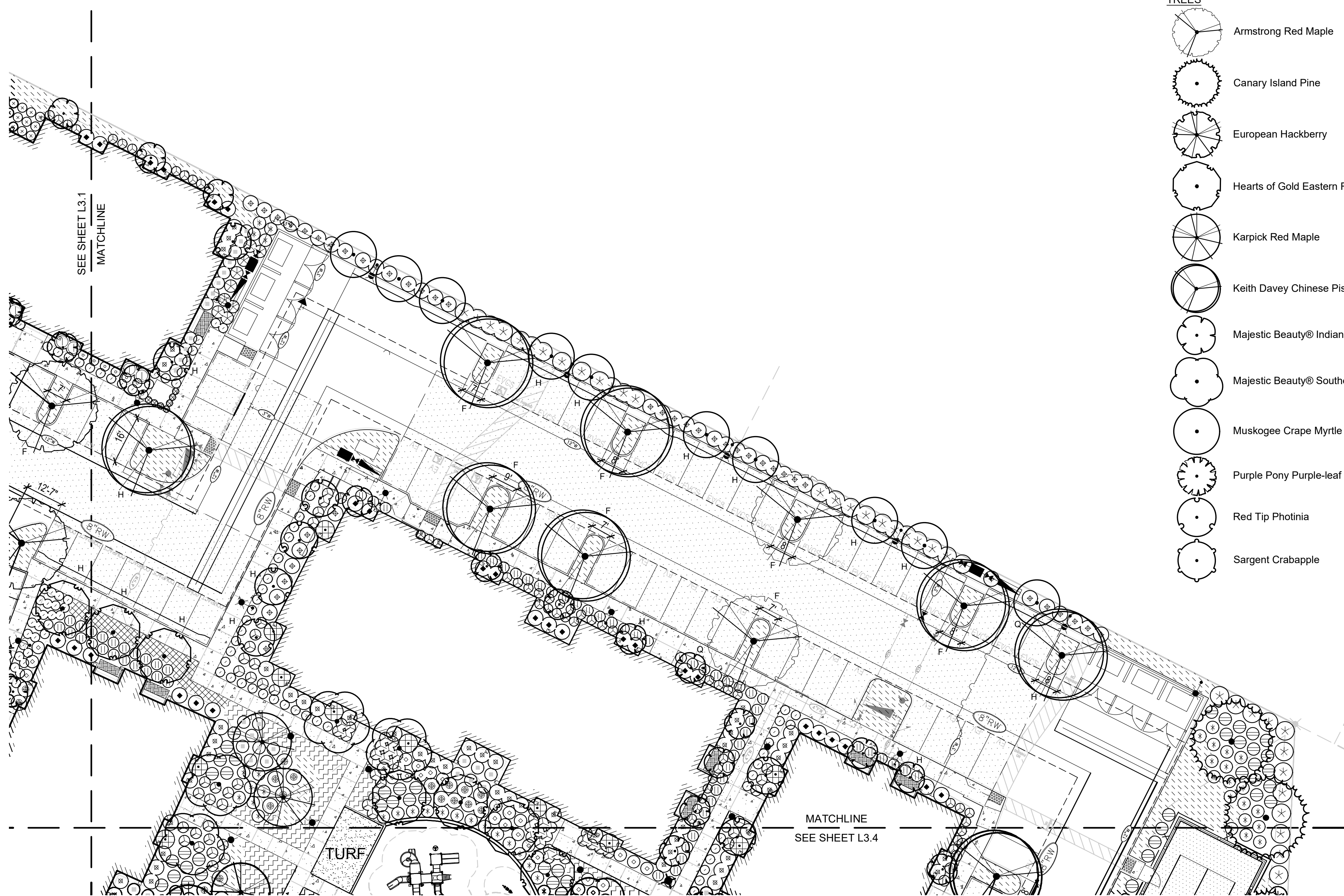
SYMBOL	COMMON NAME
TREES	
	Armstrong Red Maple
	Canary Island Pine
	European Hackberry
	Hearts of Gold Eastern Redbud
	Karpick Red Maple
	Keith Davey Chinese Pistache
	Majestic Beauty® Indian Hawthorn
	Majestic Beauty® Southern Magnolia
	Muskogee Crape Myrtle
	Purple Pony Purple-leaf Plum
	Red Tip Photinia
	Sargent Crabapple

SYMBOL	COMMON NAME
SHRUBS	
	Bright 'N Tight Carolina Laurel
	California Fuchsia
	Cast Iron Plant
	Cleveland Sage
	Common Myrtle
	Compact Oregon Grape
	Dwarf Weeping Bottlebrush
	Dwarf Yedda Hawthorne Standard
	Fortnight Lily
	Furman's Red Salvia
	Germander
	Grevillea
	Heavenly Bamboo
	Island Bush Snapdragon
	John Dourley Manzanita
	Morning Glory
	Orchid Rockrose
	Rosemary
	Sageleaf Rockrose

SYMBOL	COMMON NAME
GRASSES	
	Deer Grass
	Feather Reed Grass
	Oriental Fountain Grass

SYMBOL	COMMON NAME
GROUND COVERS	
	3" Depth "Walk-On" Mulch
	Bank Catclaw
	Bearberry Cotoneaster
	Creeping Snowberry
	Purple Trailing Lantana

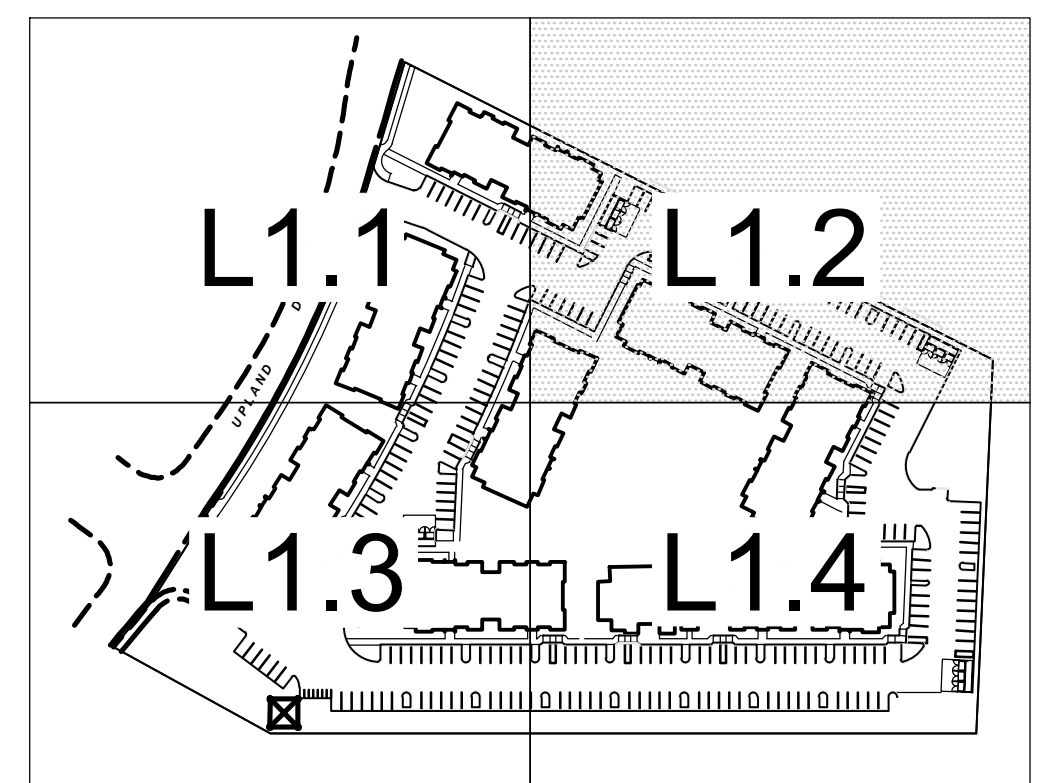
SYMBOL	COMMON NAME
SOD	
	Fescue blend



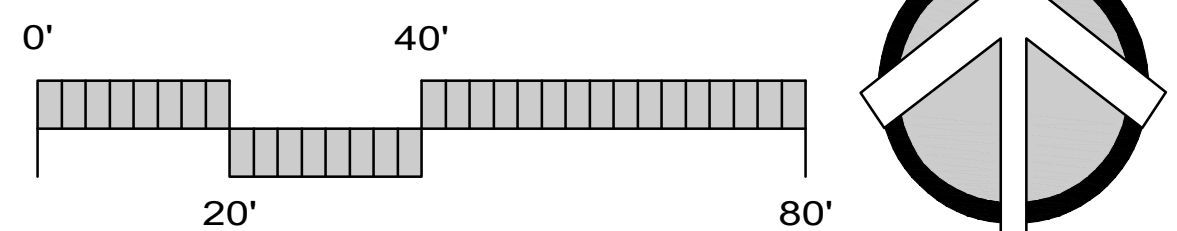
PARTIAL SITE PLAN

Scale: 1" = 20'-0"

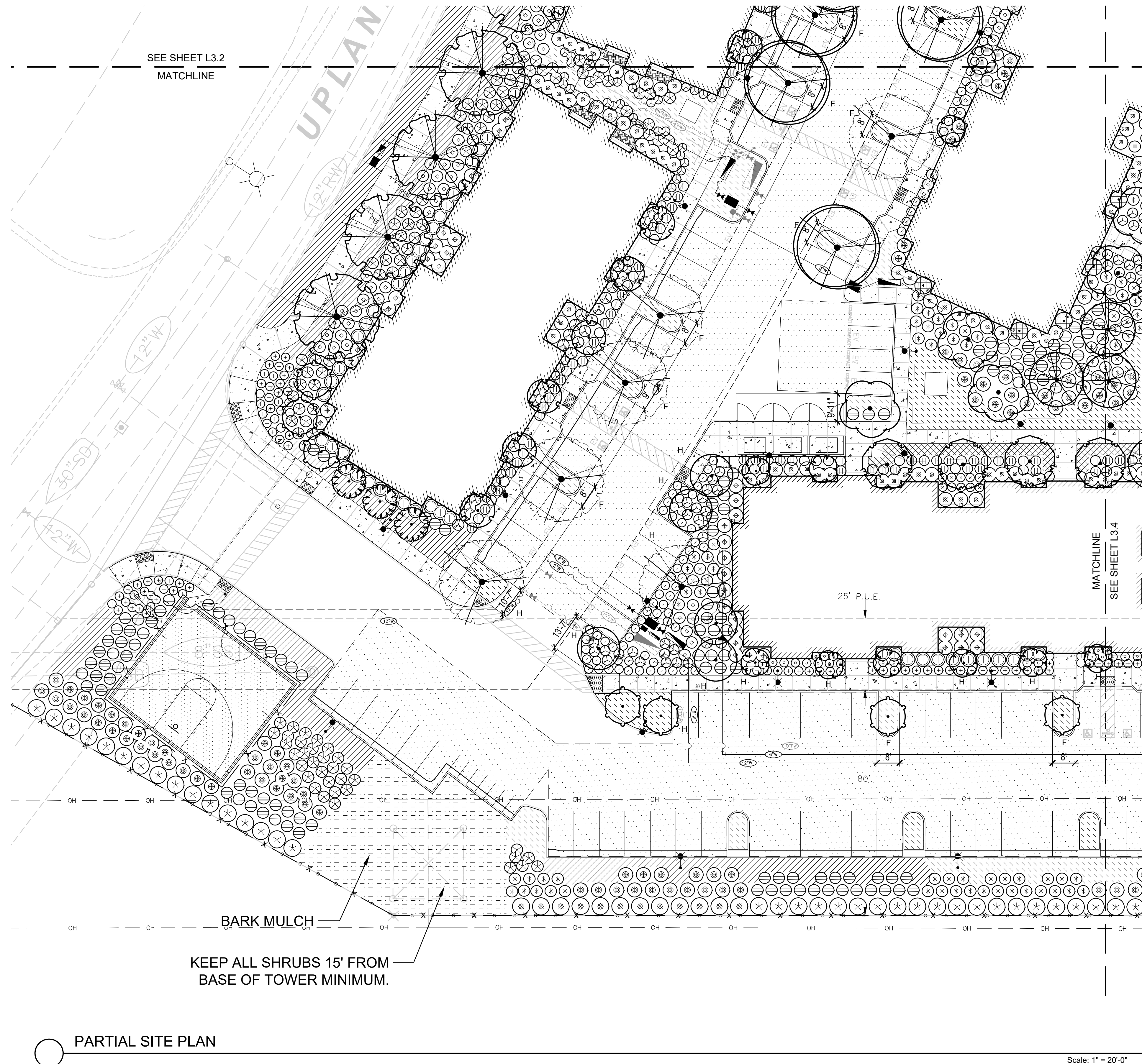
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VICINITY MAP NORTH



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PLANT SCHEDULE

SYMBOL	COMMON NAME
TREES	
	Dwarf Yedda Hawthorne Standard
	Fortnight Lily
	Furman's Red Salvia
	Germander
	Grevillea
	Heavenly Bamboo
	Island Bush Snapdragon
	John Dourley Manzanita
	Morning Glory
	Orchid Rockrose
	Rosemary
	Sageleaf Rockrose
GRASSES	
	Deer Grass
	Feather Reed Grass
	Oriental Fountain Grass
GROUND COVERS	
	3" Depth 'Walk-On' Mulch
	Bank Catclaw
	Bearberry Cotoneaster
	Creeping Snowberry
	Purple Trailing Lantana
SOD	
	Fescue blend
SHRUBS	
	Bright 'N Tight Carolina Laurel
	California Fuchsia
	Cast Iron Plant
	Cleveland Sage
	Common Myrtle
	Compact Oregon Grape
	Dwarf Weeping Bottlebrush



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LANDSCAPE DEVELOPMENT PLANS

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Client/Subconsultant

Project Mgr: TVZ

Drawn By: BJP

Scale: 1"=20'-0"

Date: 03/31/2025

File Name: SV-PL

No.	Date	Revision
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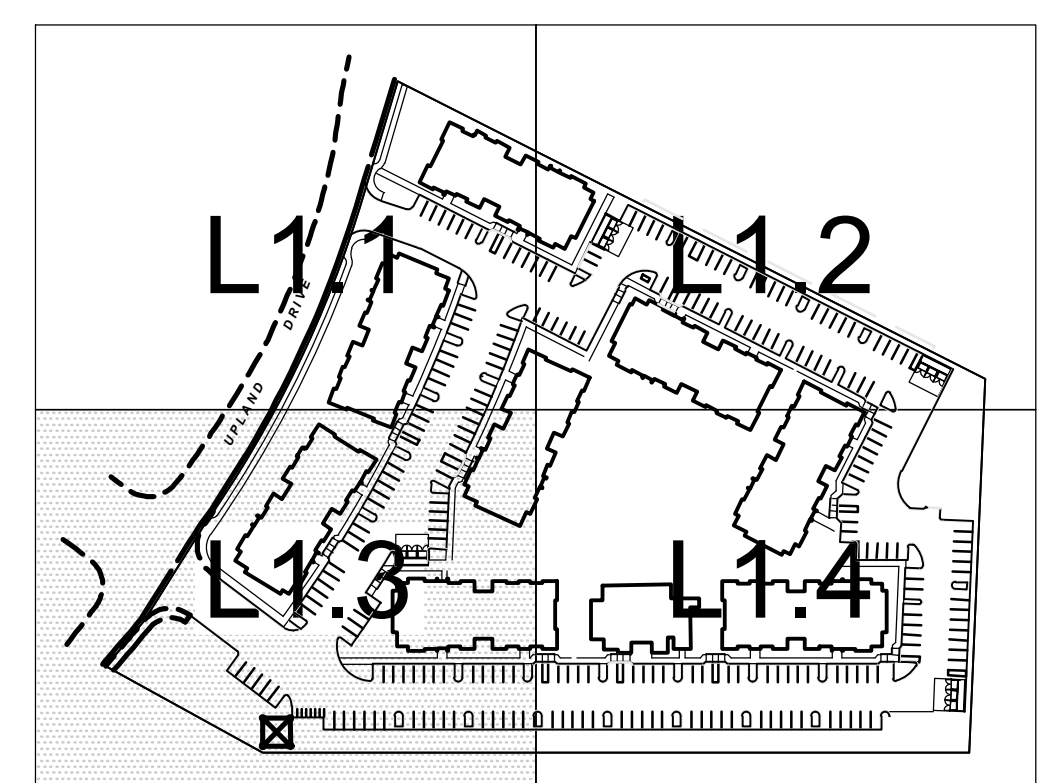


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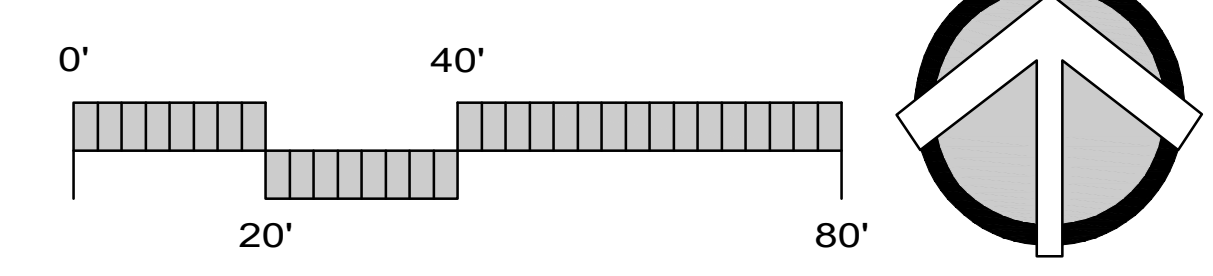
PLANTING PLAN C

Sheet No

L3.3

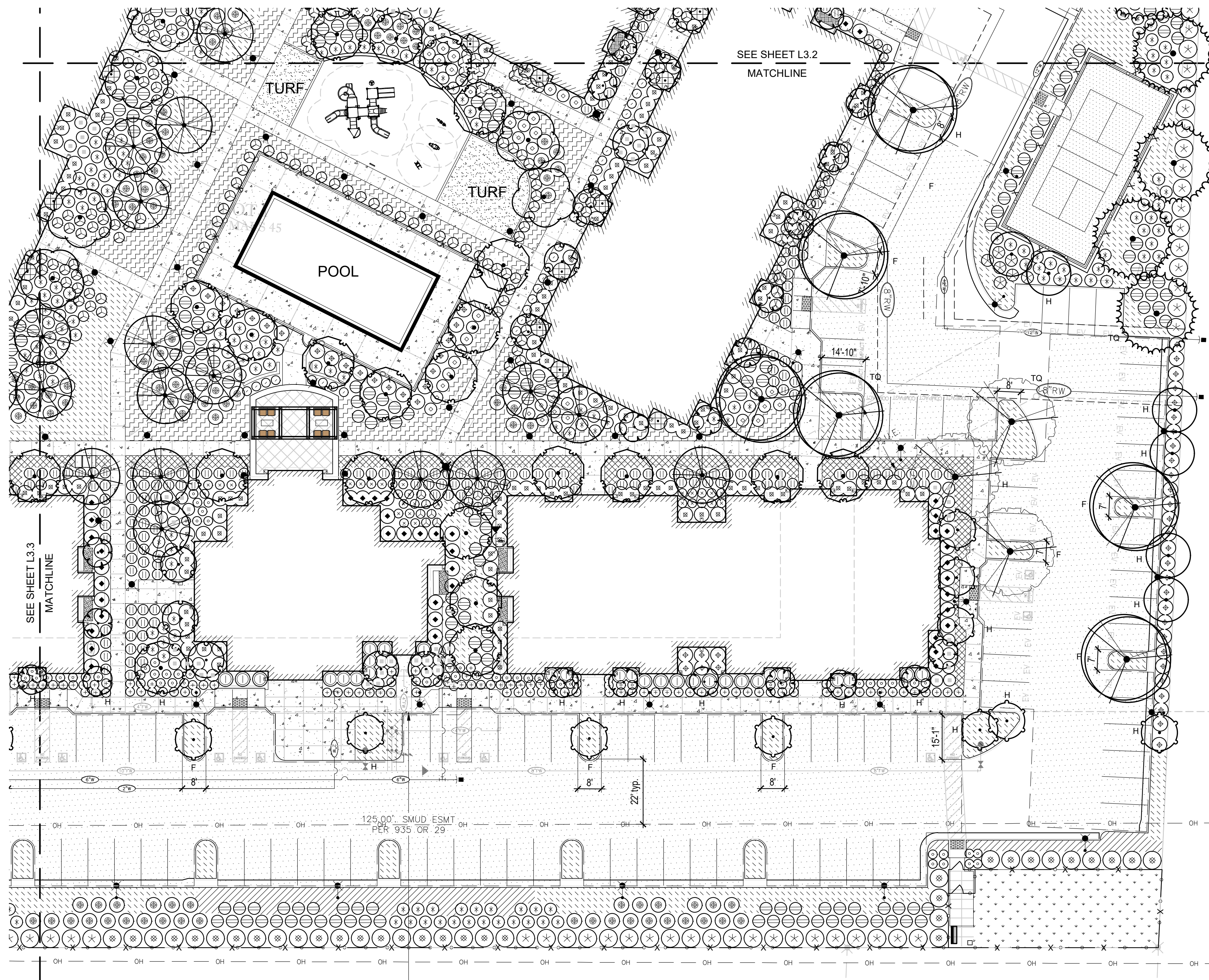


VICINITY MAP NORTH



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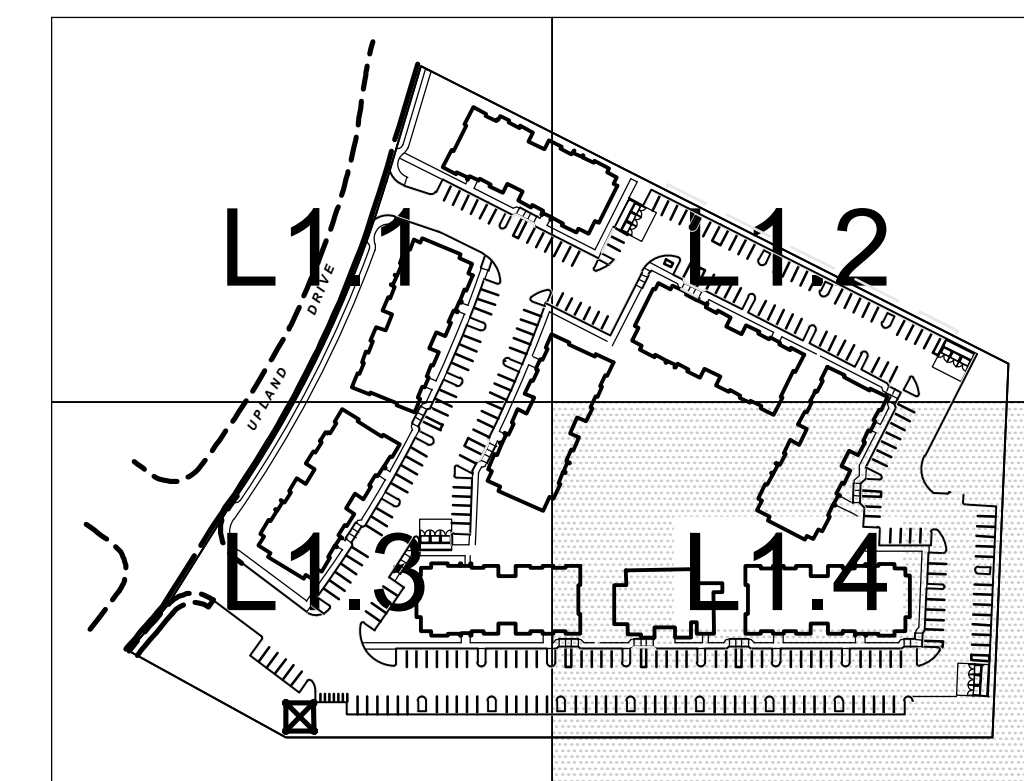
PLANT SCHEDULE

SYMBOL	COMMON NAME	SYMBOL	COMMON NAME
TREES			
	Armstrong Red Maple		Dwarf Yedda Hawthorne Standard
	Canary Island Pine		Fortnight Lily
	European Hackberry		Furman's Red Salvia
	Hearts of Gold Eastern Redbud		Germander
	Karpick Red Maple		Grevillea
	Keith Davey Chinese Pistache		Heavenly Bamboo
	Majestic Beauty® Indian Hawthorn		Island Bush Snapdragon
	Majestic Beauty® Southern Magnolia		John Dourley Manzanita
	Muskogee Crape Myrtle		Morning Glory
	Purple Pony Purple-leaf Plum		Orchid Rockrose
	Red Tip Photinia		Rosemary
	Sargent Crabapple		Sageleaf Rockrose
GRASSES			
	Bright 'N Tight Carolina Laurel		Deer Grass
	California Fuchsia		Feather Reed Grass
	Cast Iron Plant		Oriental Fountain Grass
	Cleveland Sage	GROUND COVERS	
	Common Myrtle		3" Depth 'Walk-On' Mulch
	Compact Oregon Grape		Bank Catclaw
	Dwarf Weeping Bottlebrush		Bearberry Cotoneaster
			Creeping Snowberry
			Purple Trailing Lantana
		SOD	
			Fescue blend

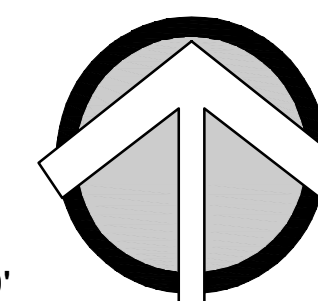
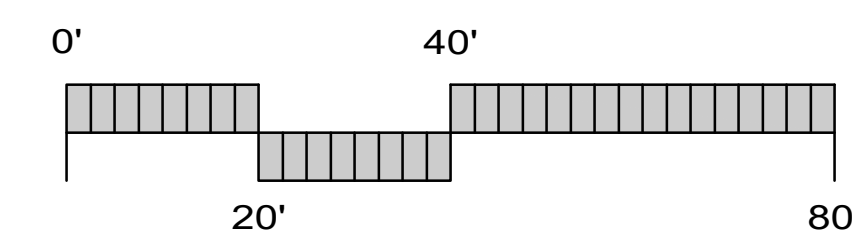
PARTIAL SITE PLAN

Scale: 1" = 20'-0"

NOTE:
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VICINITY MAP NORTH



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Project Mgr: TVZ

Drawn By: BJP

Scale: 1"=20'-0"

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Seal



Sheet Title

PLANTING PLAN D

Sheet No

L3.4

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	H X W	WATER USE
TREES							
	ACE ARM	17	Acer rubrum 'Armstrong'	Armstrong Red Maple	15 gal	60' x 35'	MED
	ACE KAR	19	Acer rubrum 'Karpick'	Karpick Red Maple	15 gal	60' x 20'	MED
	CEL AUS	11	Celtis australis	European Hackberry	24" box	60'x35'	MED
	CER HEA	30	Cercis canadensis 'Hearts of Gold'	Hearts of Gold Eastern Redbud	24" box	15' x 15'	MED
	LAG MUS	21	Lagerstroemia indica 'Muskogee'	Muskogee Crape Myrtle	24" box	12'x12'	LOW
	MAG MAJ	11	Magnolia grandiflora 'Monlia'	Majestic Beauty® Southern Magnolia	24" box	35'x20'	MED
	MAL SAR	25	Malus sargentii	Sargent Crabapple	15 gal	12'x12'	MED
	PHO FRA	29	Photinia x fraseri Standard	Red Tip Photinia	15 gal	12'x12'	MED
	PIN CAN	5	Pinus canariensis	Canary Island Pine	15 gal	60'x20'	LOW
	PIS KEI	19	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache	24" box	60'x35'	LOW
	PRU PUR	3	Prunus cerasifera 'Purple Pony'	Purple Pony Purple-leaf Plum	15 gal	12'x12'	LOW
	RHA MAJ	52	Rhapiolepis x 'Montic'	Majestic Beauty® Indian Hawthorn	15 gal	10' x 10'	LOW
SHRUBS							
	ARC DOU	45	Arctostaphylos x 'John Dourley'	John Dourley Manzanita	5 gal	5' x 6'	LOW
	ASP ELA	53	Aspidistra elatior	Cast Iron Plant	5 gal	3' x 3'	LOW
	CAL VIM	138	Callistemon viminalis 'Little John'	Dwarf Weeping Bottlebrush	5 gal	3' x 4'	LOW
	CIS PRO	171	Cistus salvifolius 'Prostratus'	Sageleaf Rockrose	5 gal		LOW
	CIS PUR	164	Cistus x purpureus	Orchid Rockrose	5 gal	5' x 5'	LOW
	CON MAU	225	Convolvulus mauritanicus	Morning Glory	5 gal	1' x 4'	LOW

	CON MAU	225	Convolvulus mauritanicus	Morning Glory	5 gal	1'x4'	LOW
	DIE BIC	86	Dietes bicolor	Fortnight Lily	1 gal	3'x3'	LOW
	GAL SPE	74	Galvezia speciosa	Island Bush Snapdragon	5 gal	4'x5'	LOW
	GRE NOE	104	Grevillea x 'Noellii'	Grevillea	5 gal	5'x5'	LOW
	MAH COM	381	Mahonia aquifolium 'Compacta'	Compact Oregon Grape	5 gal	2'x4'	LOW
	MYR COM	86	Myrtus communis	Common Myrtle	5 gal	5'x5'	LOW
	NAN GUL	179	Nandina domestica 'Gulf Stream' TM	Heavenly Bamboo	5 gal	3'x2'	LOW
	PRU BRI	21	Prunus caroliniana 'Bright 'N Tight' TM	Bright 'N Tight Carolina Laurel	15 gal	6'x8'	MED
	RHA DWA	215	Rhapiolepis umbellata 'Minor'	Dwarf Yedda Hawthorne Standard	5 gal	4'x5'	LOW
	ROS COL	231	Rosmarinus officinalis 'Collingwood Ingram'	Rosemary	5 gal	3'x4'	LOW
	SAL WIN	126	Salvia clevelandii 'Winifred Gillman'	Cleveland Sage	5 gal	4'x6'	LOW
	SAL FUR	77	Salvia greggii 'Furmans Red'	Furman's Red Salvia	5 gal	4'x4'	LOW
	TEU CHA	7	Teucrium chamaedrys	Germander	1 gal	1'x2'	LOW
	ZAU ROU	276	Zauschneria californica 'Route 66'	California Fuchsia	1 gal	1.5'x2.5'	LOW

GRASSES

	CAL KAR	196	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	5 gal	3' x 4'	LOW
	MUH RIG	304	Muhlenbergia rigens	Deer Grass	1 gal		LOW
	PEN ORI	227	Pennisetum orientale	Oriental Fountain Grass	1 gal		LOW

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	H X W	WATER USE	SPACING
--------	------	-----	----------------	-------------	------	-------	-----------	---------

GROUND COVERS

	ACA LOW	258	Acacia redolens 'Lowboy'	Bank Catclaw	1 gal	1'x6'	LOW	72" o.c.
	BARK	2,874 sf	Bark Mulch	3" Depth 'Walk-On' Mulch				
	COT BEA	264	Cotoneaster dammeri 'Coral Beauty'	Bearberry Cotoneaster	1 gal	1'x8'	LOW	96" o.c.
	LAN PUR	512	Lantana montevidensis	Purple Trailing Lantana	1 gal	1'x3'	LOW	36" o.c.
	SYM MOL	241	Symphoricarpos mollis	Creeping Snowberry	1 gal	1'x3'	LOW	36" o.c.

SOD

	TUR BOL	1,009 sf	Turf Sod Bolero Plus	Fescue blend	sod		HIGH	
--	---------	----------	----------------------	--------------	-----	--	------	--

PARKING LOT SHADE CALCULATION

TREE-SYMBOL	Count	PERCENT-SHADE	SHADE-AREA	TOTAL
CED-DED	1	25%	240	240
CER-HEA	6	50%	157	942
LAG-NAT	15	50%	157	2355
LAG-NAT	1	25%	79	79
MAG MAJ	1	50%	246	246
MAL-SAR	6	50%	157	942
MAL-SAR	5	100%	314	1570
PHO-RAJ	6	50%	157	942
PLA-ACE	1	50%	481	481
RHA-MAJ	16	50%	157	2512
RHA-MAJ	1	25%	79	79
ZEL-VIL	7	50%	481	3367
ZEL-VIL	26	100%	962	25012
ZEL-VIL	3	75%	722	2166
TOTAL PAVED AREA	78,215 SF		TOTAL	40933
SHADE REQUIRED	39,107 SF			
SHADE PROVIDED	40,933 SF			
PERCENT SHADE	52%			



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LANDSCAPE DEVELOPMENT PLANS

SIERRA VISTA
APARTMENTS

STREET ADDRESS
ROSEVILLE, CALIFORNIA

Client/Subconsultant

Project Mgr: TVZ

Drawn By: BJP

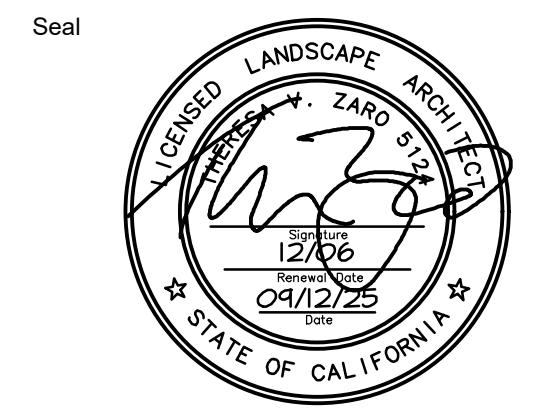
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Date: 03/31/2025

File Name: SV-PL

No.	Date	Revision
1	XXXXXXXX	X

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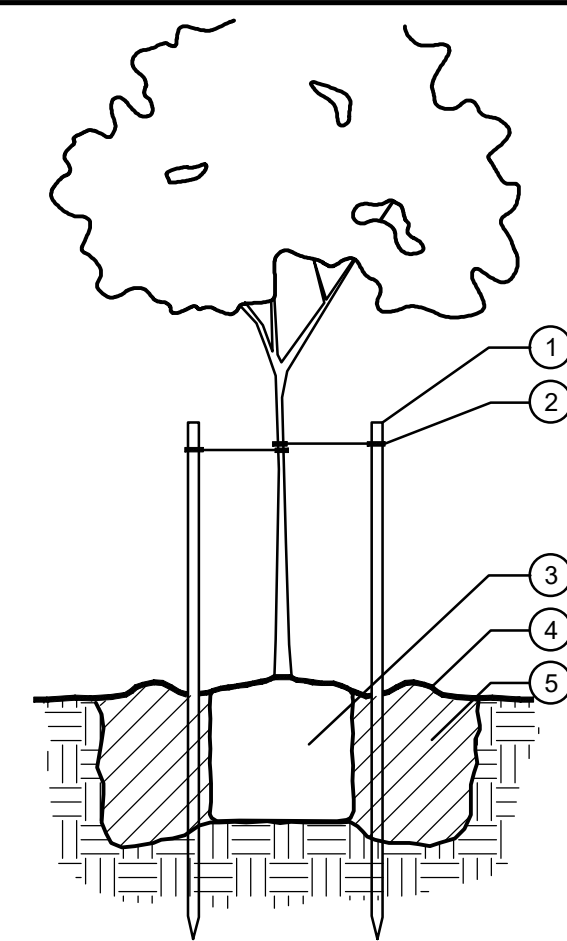


Sheet Title

PLANTING LEGEND

Sheet No

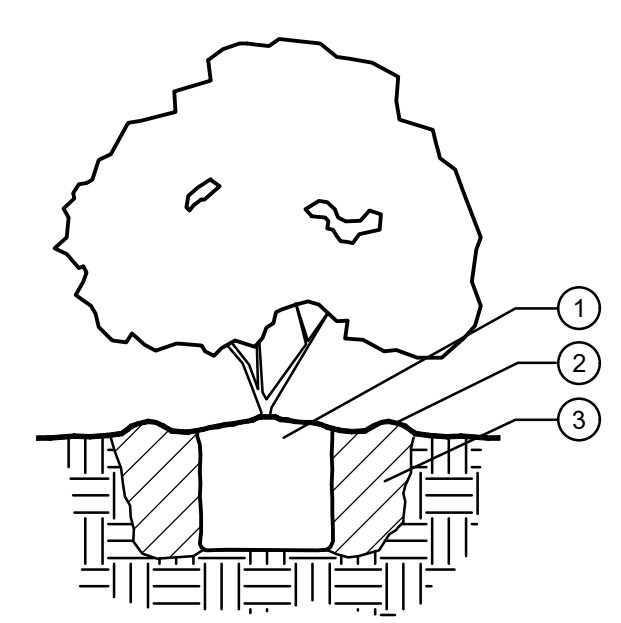
L3.5



- LEGEND**
- ① TREE STAKE
 - ② TREE TIE
 - ③ ROOTBALL
 - ④ SOIL RING
 - ⑤ AMENDED BACKFILL

- NOTES:**
- WIDTH OF HOLE SHALL BE 3 TIMES THE WIDTH OF THE ROOTBALL
 - DEPTH OF THE HOLE SHALL BE HEIGHT OF THE ROOTBALL WITH 1 1/2" OF TOP OF ROOTBALL HIGHER THAN SURROUNDING FINISH GRADE
 - CUT TREE STAKES WITHIN 2" OF TIES
 - WATER BACKFILL HEAVILY TO REDUCE AIR POCKETS
 - REMOVE NURSERY STAKE PRIOR TO THE END OF THE MAINTENANCE PERIOD
 - MAINTAIN A MINIMUM DISTANCE OF 18" BETWEEN EDGE OF LAWN AND TRUNK OF TREE(S)

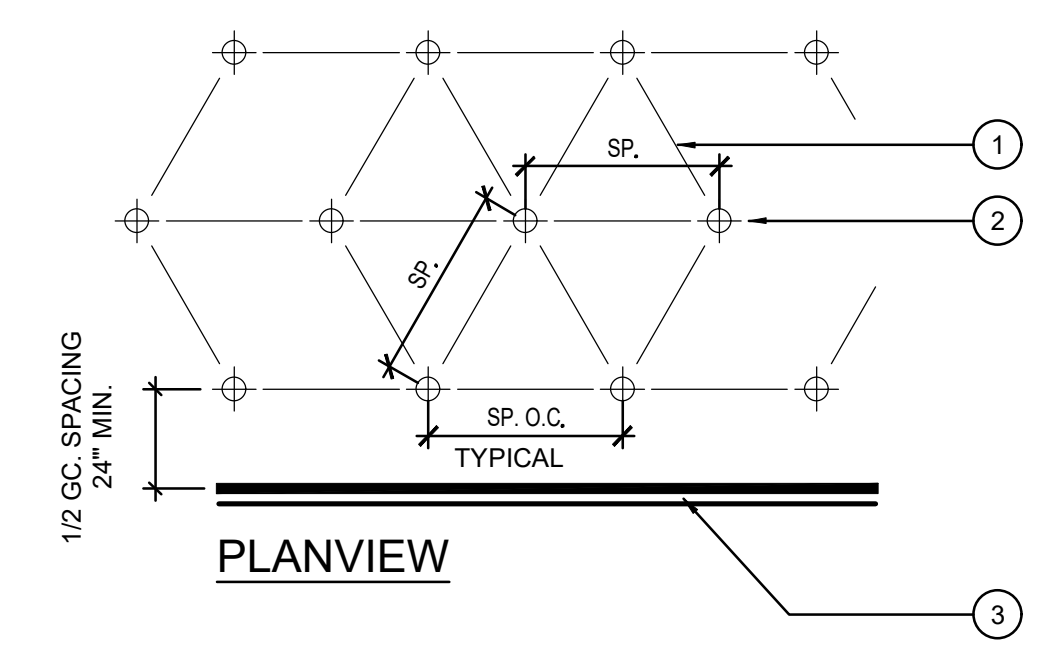
TREE PLANTING AND STAKING **A**
 PLT-TREE1 SCALE: N.T.S.



- LEGEND**
- ① ROOTBALL
 - ② SOIL RING
 - ③ AMENDED BACKFILL

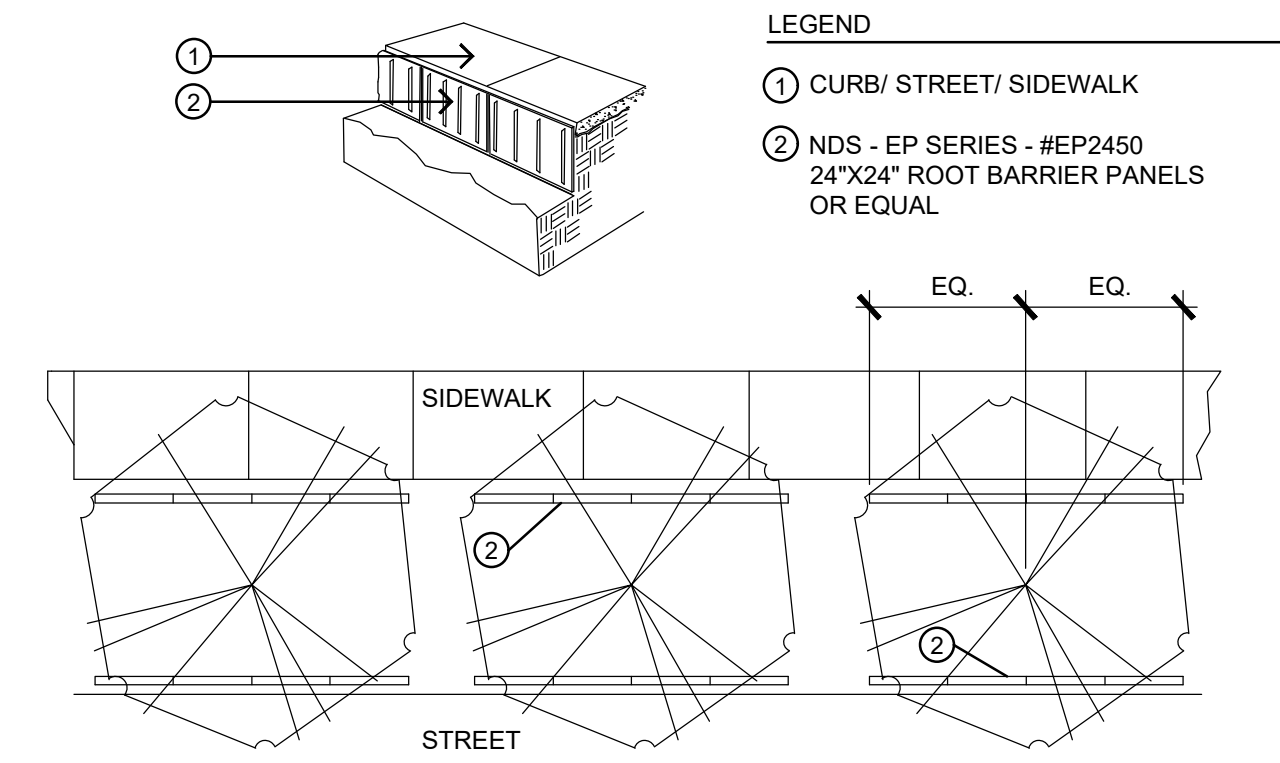
- NOTES:**
- WIDTH OF HOLE SHALL BE 3 TIMES THE WIDTH OF THE ROOTBALL
 - DEPTH OF THE HOLE SHALL BE DEPTH OF THE ROOTBALL WITH 1 1/2" OF TOP OF ROOTBALL HIGHER THAN SURROUNDING FINISH GRADE
 - WATER BACKFILL HEAVILY TO REDUCE AIR POCKETS

SHRUB PLANTING **B**
 PLT-SHRB1 SCALE: N.T.S.



- LEGEND**
- ① GROUNDCOVER SPACING PER PLANT SCHEDULE.
 - ② GROUNDCOVER CENTERS.
 - ③ WALL, WALK OR EDGE OF GROUNDCOVER PLANTING.

GROUNDCOVER PLANTING **C**
 PLT-GRDCVR SCALE: N.T.S.



- LEGEND**
- ① CURB/ STREET/ SIDEWALK
 - ② NDS - EP SERIES - #EP2450 24"x24" ROOT BARRIER PANELS OR EQUAL

- NOTES:**
- INSTALL (4) 24" PANELS ON EACH SIDE OF TREE
 - CENTER THE PANELS ON TRUNK OF TREE
 - ROOT BARRIERS ARE REQUIRED IN ALL LOCATIONS WHERE TREES ARE PLACED CLOSER THAN 48" FROM CURBS, SIDEWALKS, CONCRETE OR ASPHALT, AND WHERE SHOWN ON PLANS.
 - SET TOP OF ROOT BARRIER 4" BELOW TOP OF WALK OR CURB, OR 2" BELOW FINISHED GRADE, WHICHEVER IS LOWER.

TREE ROOT BARRIER **D**
 PLT-BARR SCALE: N.T.S.

NOT USED

NOT USED

NOT USED

NOT USED

NOT USED

NOT USED

NOT USED

NOT USED



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Seal



Sheet Title

PLANTING DETAILS

Sheet No

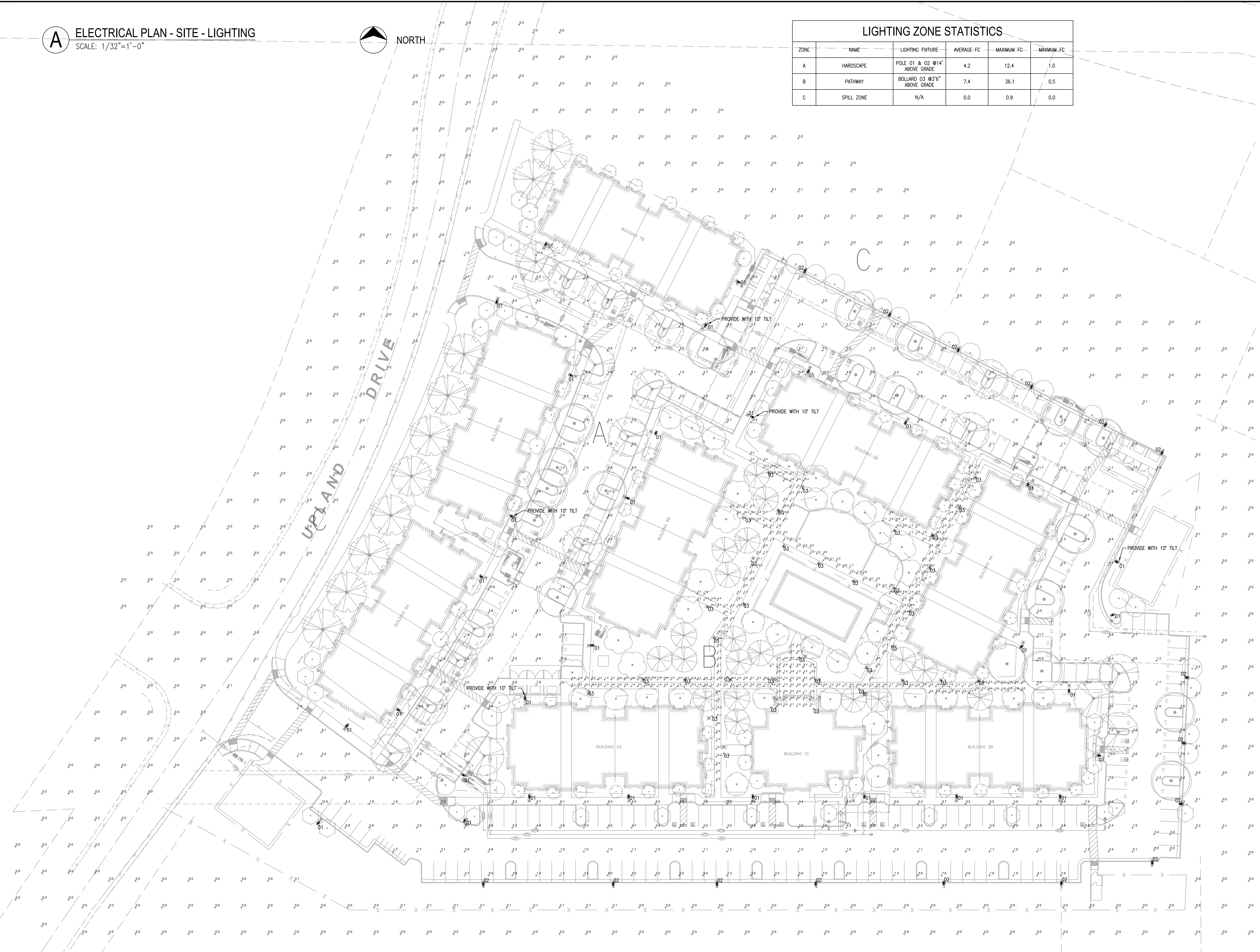
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S:\Projects\Sierra Vista Apartments\DWG\SV-DT-PL-PLANTING\LA\11 Sep 2025 6:46 PM by: Brian Pennington

A ELECTRICAL PLAN - SITE - LIGHTING
SCALE: 1/32"=1'-0"



LIGHTING ZONE STATISTICS					
ZONE	NAME	LIGHTING FIXTURE	AVERAGE FC	MAXIMUM FC	MINIMUM FC
A	HARDSCAPE	POLE 01 & 02 @14' ABOVE GRADE	4.2	12.4	1.0
B	PATHWAY	BOLLARD 03 @3'6" ABOVE GRADE	7.4	36.1	0.5
C	SPILL ZONE	N/A	0.0	0.9	0.0



DATE SIGNED 07-31-25

SIERRA VISTA APARTMENTS
UPLAND DRIVE
ROSEVILLE, CA.

ISSUED FOR	DATE
PERMIT	07-31-25
PROJECT NUMBER	24351

SHEET TITLE
**ELECTRICAL PLAN -
SITE -
PHOTOMETRIC**

SHEET NO.
E2.3