

PROJECT DATA

CLIENT: COSTCO WHOLESALE
 999 LAKE DRIVE
 ISSAQUAH, WA 98027

PROJECT ADDRESS: NWC OF BASELINE RD & FIDDYMENT RD
 ROSEVILLE, CA

SITE DATA:

COSTCO SITE AREA: 25.68 ACRES (1,118,536 SF)

INCLUDES:
 WAREHOUSE PARCEL #18: 16.78 ACRES (730,834 SF)
 FUEL PARCEL #14: 3.17 ACRES (137,957 SF)
 CAR WASH PARCEL #23: 1.42 ACRES (62,014 SF)

OUTPARCEL #15: 1.50 ACRES (65,238 SF)
 OUTPARCEL #16: 1.41 ACRES (61,245 SF)
 OUTPARCEL #17: 1.41 ACRES (61,250 SF)

JURISDICTION: CITY OF ROSEVILLE
 ZONING: TO BE DETERMINED

SETBACKS:	REQUIRED	ACTUAL
FRONT:	TBD	FRONT: TBD
SIDE:	TBD	SIDE: TBD
REAR:	TBD	REAR: TBD

BUILDING DATA:

TOTAL BUILDING FOOTPRINT AREA: 160,873 SF

INCLUDES:
NET SALES FLOOR 152,722 SF
 NET FIRE DEPT ROOM 770 SF
 NET OPEN CANOPY 5,154 SF
 BUILDING ENVELOPE 2,227 SF

PARKING DATA:

TOTAL PARKING: 921 STALLS

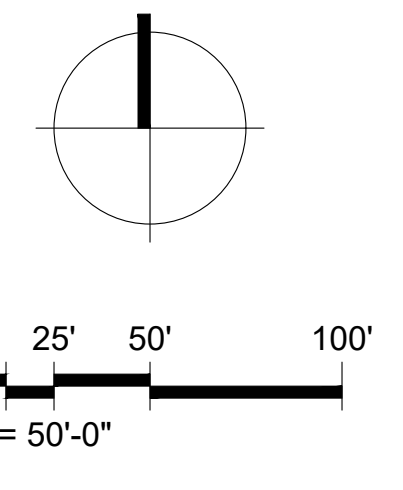
INCLUDES:
 10' WIDE STALLS 828 STALLS
 ACCESSIBLE STALLS 19 STALLS
 CLEAN AIR STALLS 74 STALLS

SHORT TERM BIKE STALLS 10 STALLS

NUMBER OF STALLS PER 1000 SF OF BUILDING AREA: 5.75 STALLS

NOTES:
 EXISTING CONDITIONS TO BE FIELD VERIFIED.

PROPOSED PARCEL LINES PER TENTATIVE MAP PREPARED BY MACKAY AND SOMPS



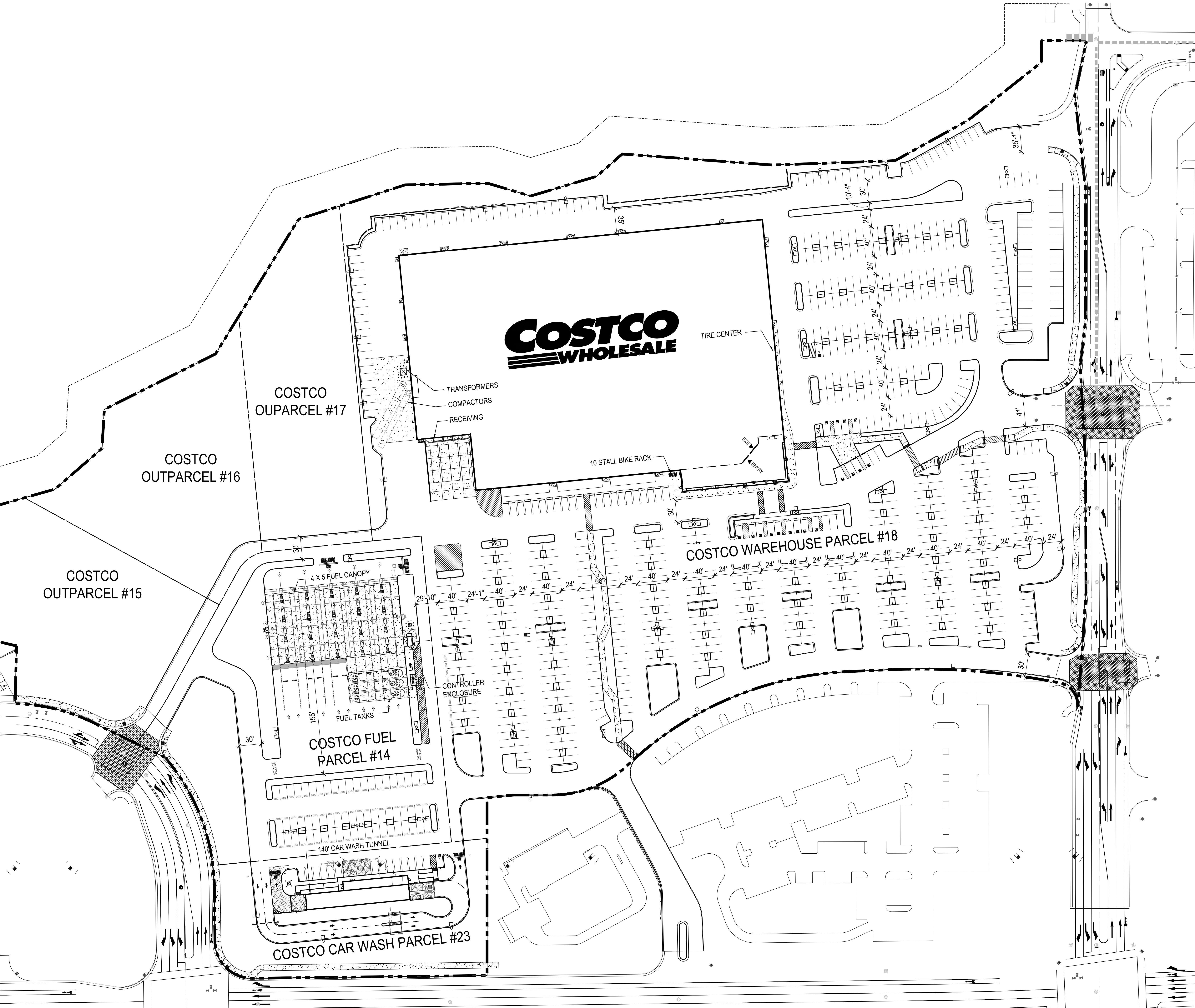
1101 Second Ave, Ste 100
 Seattle, WA 98101
 206 962 6500
 MG2.com



MARCH 28, 2023

PRELIMINARY SITE PLAN

P11-25



COSTCO WHOLESALE

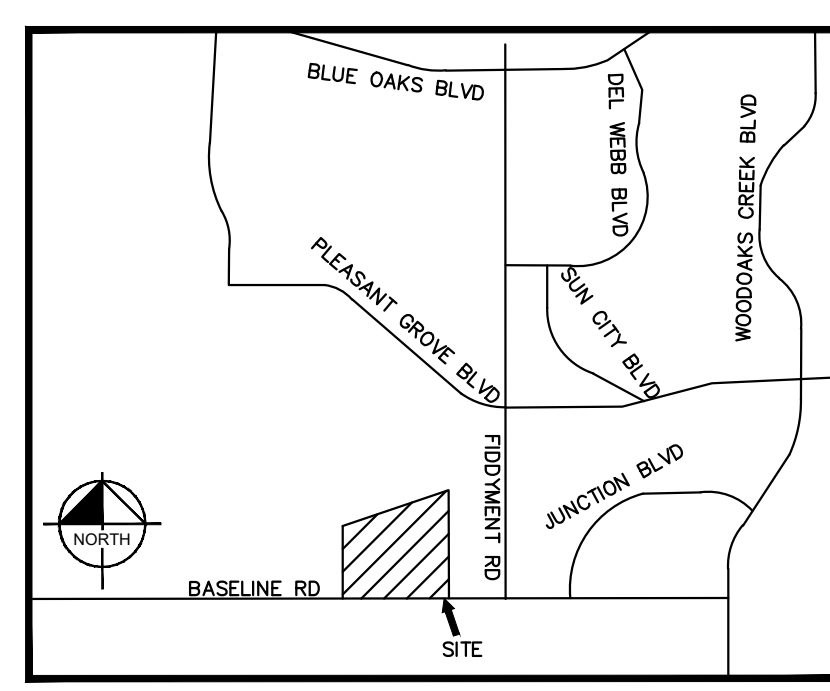
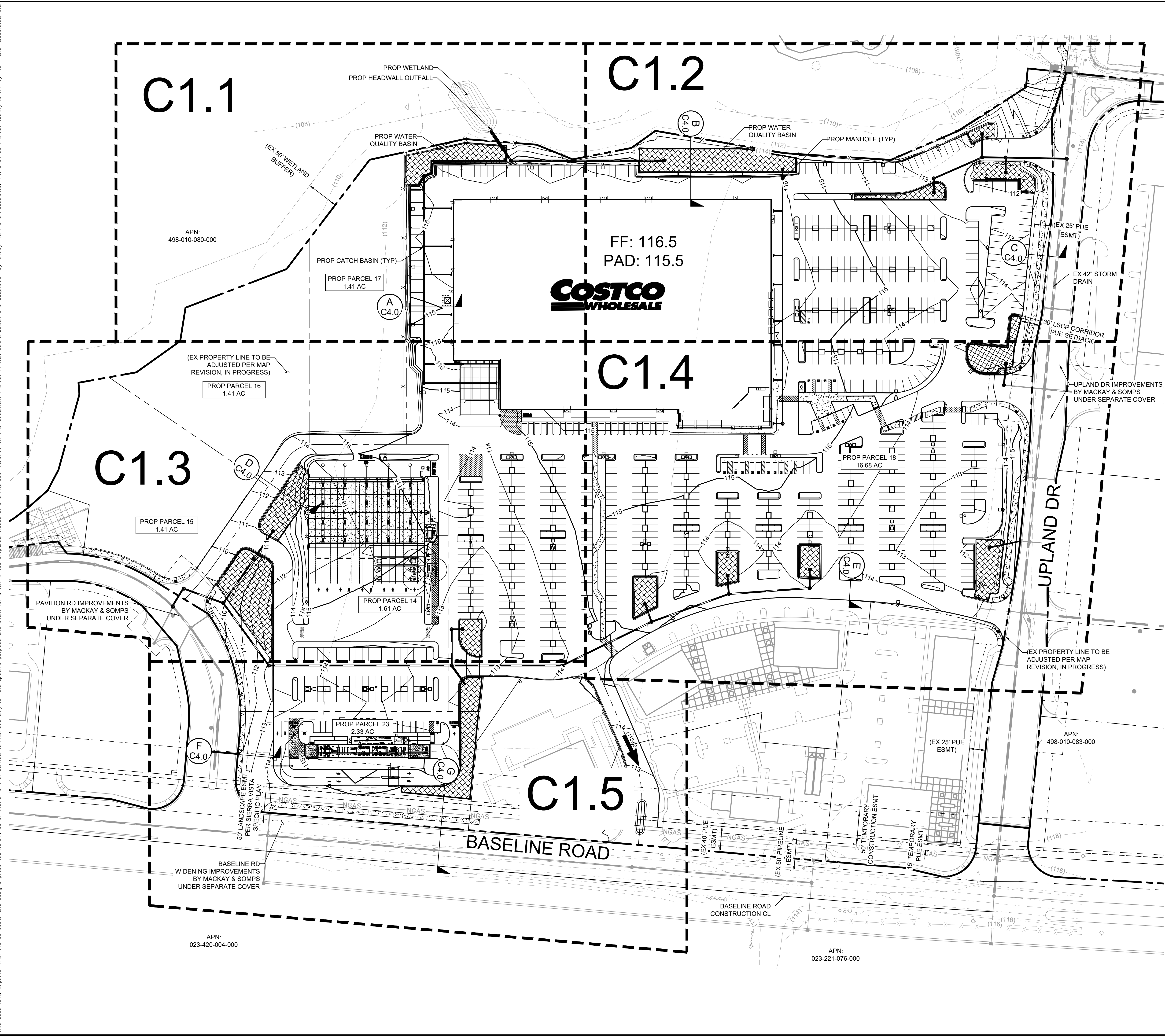
ROSEVILLE, CALIFORNIA

OVERALL SITE PLAN

MARCH 28, 2023

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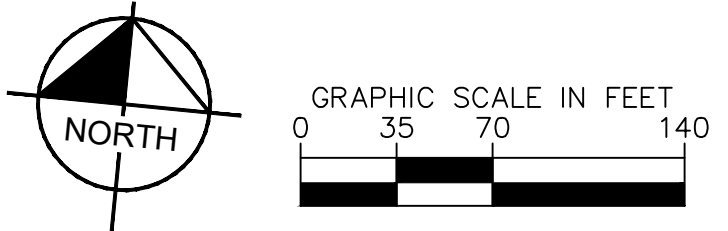
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LEGEND

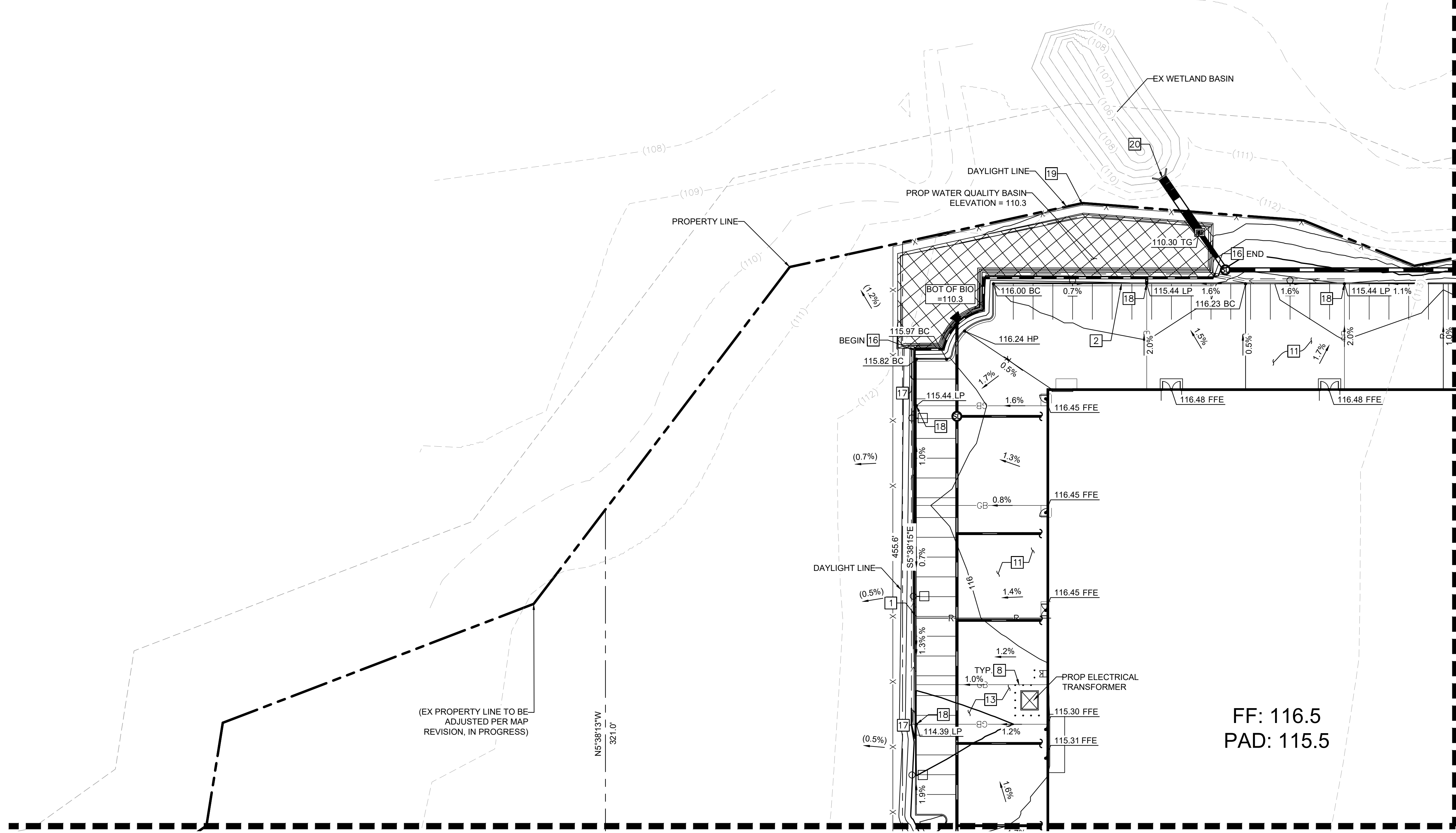
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[Symbol]	ADJUSTED PROPERTY LINES
[Symbol]	EASEMENTS AND SETBACKS
[Symbol]	CENTERLINE
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[Symbol]	CURB BY OTHERS
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[Symbol]	PROPOSED STORM DRAIN
[Symbol]	PROPOSED STORM MANHOLE
[Symbol]	PROPOSED STORM INLET
[Symbol]	PROPOSED BUBBLE UP
[Symbol]	PROPOSED BIORETENTION
[Symbol]	PROPOSED STORM HEADWALL
[Symbol]	PROPOSED ROOF DRAIN CONN.
[Symbol]	PROPOSED SIDEWALK CONCRETE
[Symbol]	PROPOSED STORM IMPROVEMENTS BY MACKAY & SOMPS UNDER SEPARATE COVER

- GENERAL NOTES**
- CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
 - ALL ELEVATIONS SHOWN DEPICT FINISH GRADE OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE, AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
 - MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
 - MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
 - MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.
 - PROJECT ELEVATIONS ARE BASED ON NAVD88 DATUM.
- STORM DRAIN NOTES**
- PROPOSED STORM DRAINAGE STRUCTURE, AND PIPES REFER TO STORM PLANS SHEETS C3.0-C3.5 FOR DETAILS.



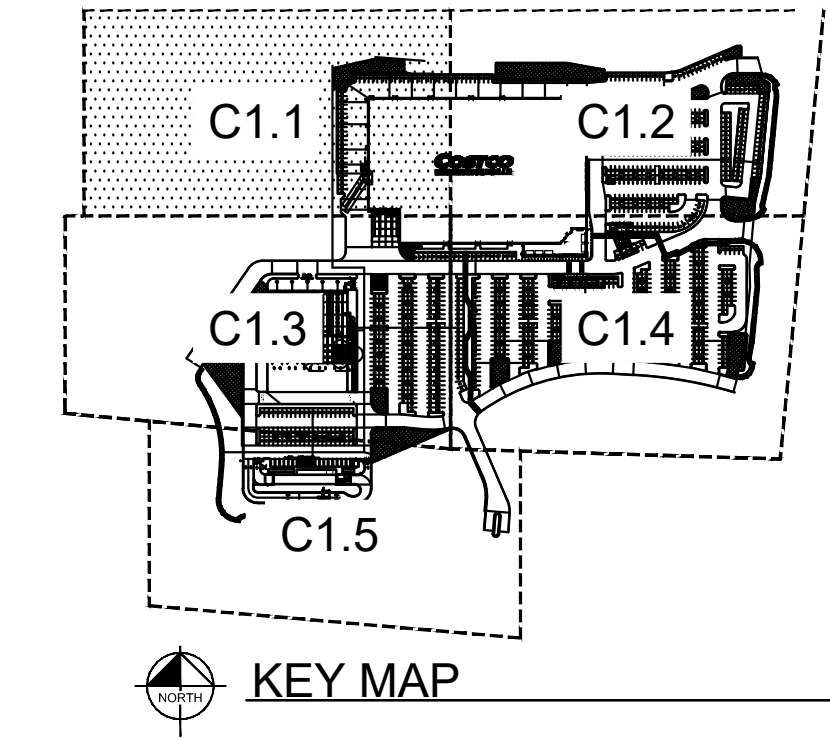
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No.	DATE	BY					
<p>NOT FOR CONSTRUCTION</p>	<p>SA DATE:</p>						
<p>OVERALL GRADING & DRAINAGE PLAN</p>	<p>ROSEVILLE, CA</p>						
<p>COSTCO WHOLESALE</p>	<p>PLACER COUNTY</p>						
<p>SHEET NUMBER</p> <p>C1.0</p>	<p>APN: 023-221-076-000</p>						

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MATCHLINE - SEE SHEET C1.3 - GRADING & DRAINAGE PLAN 3

MATCHLINE - SEE SHEET C1.2 - GRADING & DRAINAGE PLAN 2



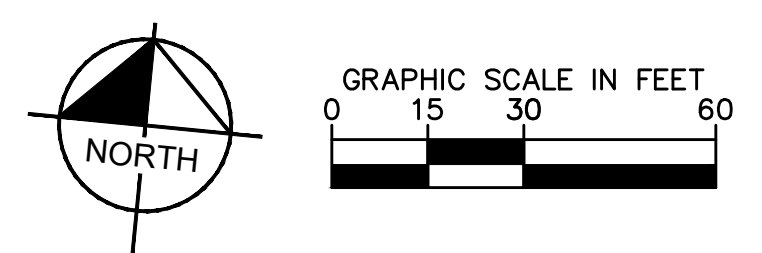
LEGEND

	PROJECT BOUNDARY
	ADJOINING PROPERTY LINES
	PROPOSED PARCEL LINES
	ADJUSTED PROPERTY LINES
	EASEMENTS AND SETBACKS
	CENTERLINE
	PROPOSED MAJOR CONTOUR
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	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
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	VALLEY LINE
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	PROPOSED CURB AND GUTTER
	CURB BY OTHERS
	PROPOSED LIGHT POLE
	PROPOSED RETAINING WALL
	PROPOSED STORM DRAIN
	PROPOSED STORM MANHOLE
	PROPOSED STORM INLET
	PROPOSED STORM HEADWALL
	PROPOSED ROOF DRAIN CONN.
	PROPOSED BUBBLE UP
	PROPOSED BIORETENTION

- CONSTRUCTION NOTES**
- 1 INSTALL VERTICAL CONCRETE CURB PER COSTCO STD DTL 10_06.
 - 2 INSTALL VERTICAL CONCRETE CURB AND GUTTER PER COSTCO STD DTL 08_17.
 - 8 PROPOSED BOLLARD PER COSTCO STD DTL 09_15.
 - 11 PROPOSED HEAVY DUTY ASPHALT CONCRETE PAVEMENT SECTION 5" ASPHALT CONCRETE ON 11" AGGREGATE BASE COURSE, PER TERRACON GEOTECHNICAL REPORT DATED 05/04/22.
 - 13 PROPOSED HEAVY DUTY CONCRETE PAVEMENT 6" PORTLAND CONCRETE CEMENT ON 8" AGGREGATE BASE COURSE, PER TERRACON GEOTECHNICAL REPORT DATED 05/04/22.
 - 16 INSTALL RETAINING WALL (5' MAX).
 - 17 INSTALL CONCRETE V-DITCH (2' WIDE).
 - 18 INSTALL VERTICAL CONCRETE CURB PER COSTCO STD DTL 10_06 WITH CURB OPENING.
 - 19 INSTALL POST AND CABLE FENCE. DETAIL TO BE PROVIDED WITH FINAL DESIGN.
 - 20 INSTALL END OF PIPE TREATMENT PER CITY OF ROSEVILLE STD DTL DR-10.

- GENERAL NOTES**
1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
 2. ALL ELEVATIONS SHOWN DEPICT FINISH GRADE OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE, AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
 3. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
 4. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
 5. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

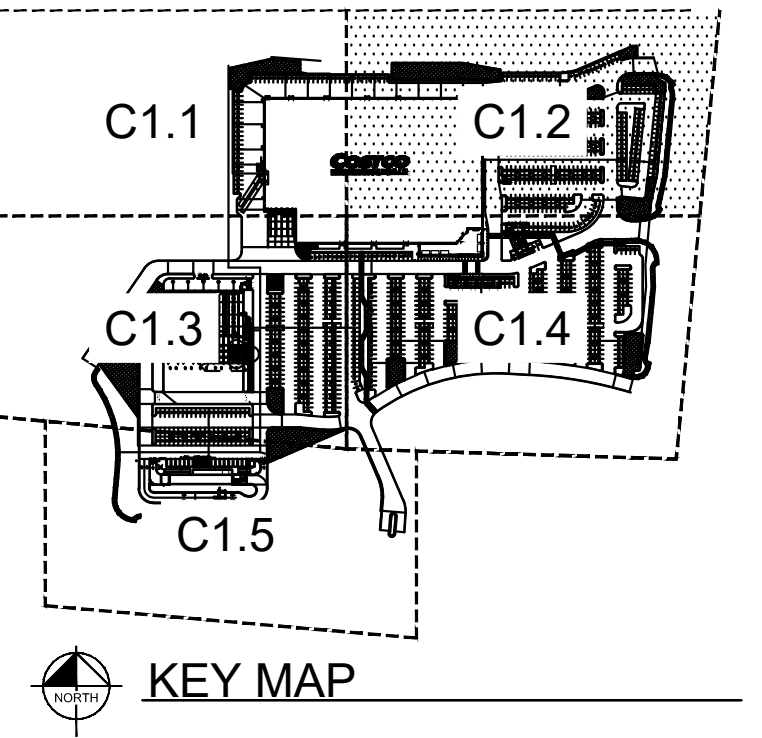
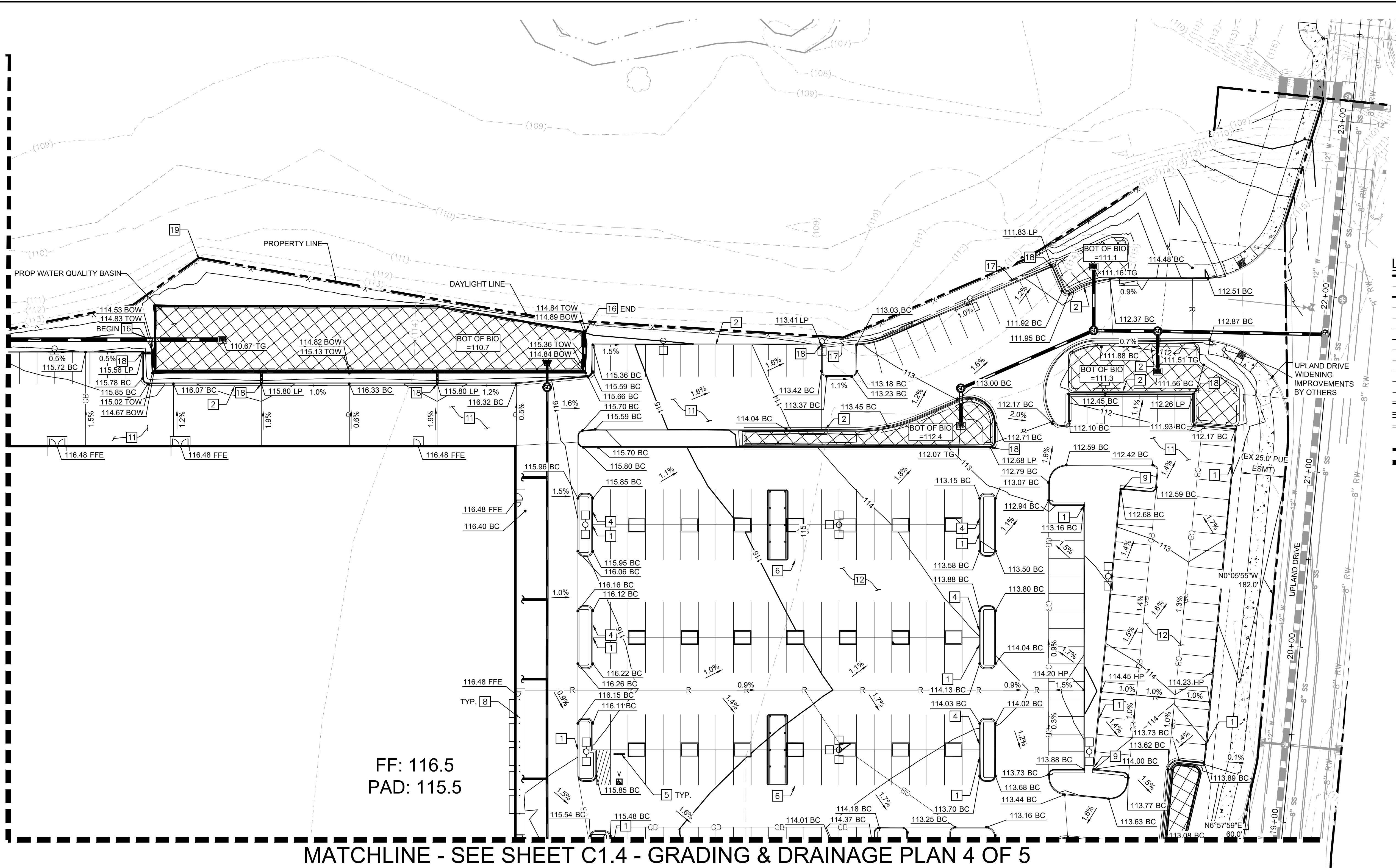
STORM DRAIN NOTES
 PROPOSED STORM DRAINAGE STRUCTURE, AND PIPES REFER TO STORM PLANS SHEETS C3.0-C3.5 FOR DETAILS.



<p>GRADING & DRAINAGE PLAN SHEET 1 OF 5</p>	<p>COSTCO WHOLESALE ROSEVILLE, CA</p>																																	
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<p>KHA PROJECT: 090013033 DATE: 03/27/2023 SCALE: AS SHOWN DESIGNED BY: DM DRAWN BY: MC CHECKED BY: SA</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	No.	DATE	BY																														
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<p>SHEET NUMBER C1.1</p>																																		

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MATCHLINE - SEE SHEET C1.1 - GRADING & DRAINAGE PLAN 1 OF 5



LEGEND

	PROJECT BOUNDARY
	ADJOINING PROPERTY LINES
	PROPOSED PARCEL LINES
	ADJUSTED PROPERTY LINES
	EASEMENTS AND SETBACKS
	CENTERLINE
	PROPOSED MAJOR CONTOUR
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	PROPOSED STORM MANHOLE
	PROPOSED STORM INLET
	SIDEWALK CONCRETE
	PROPOSED STORM HEADWALL
	PROPOSED ROOF DRAIN CONN.
	PROPOSED BUBBLE UP
	PROPOSED BIORETENTION

MATCHLINE - SEE SHEET C1.4 - GRADING & DRAINAGE PLAN 4 OF 5

FF: 116.5
PAD: 115.5

CONSTRUCTION NOTES

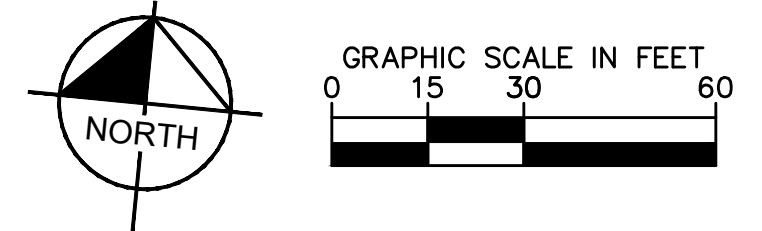
- | | |
|---|--|
| 1. INSTALL VERTICAL CONCRETE CURB PER COSTCO STD DTL 10_06. | 17. INSTALL CONCRETE V-DITCH (2' WIDE). |
| 2. INSTALL VERTICAL CONCRETE CURB AND GUTTER PER COSTCO STD DTL 08_17. | 18. INSTALL VERTICAL CONCRETE CURB PER COSTCO STD DTL 10_06 WITH CURB OPENING. |
| 4. PROPOSED END ISLAND CURB PER COSTCO STD DTL 08_16. | 19. INSTALL POST AND CABLE FENCE. DETAIL TO BE PROVIDED WITH FINAL DESIGN. |
| 5. INSTALL WHEEL STOP PER COSTCO STD DTL 08_20. | |
| 6. CART CORRAL PER COSTCO STD DTL 08_14. | |
| 8. PROPOSED BOLLARD PER COSTCO STD DTL 09_15. | |
| 9. PROPOSED CURB CUT PER COSTCO STD DTL 07_11. | |
| 11. PROPOSED HEAVY DUTY ASPHALT CONCRETE PAVEMENT SECTION 5" ASPHALT CONCRETE ON 11" AGGREGATE BASE COURSE, PER TERRACON GEOTECHNICAL REPORT DATED 05/04/22. | |
| 12. PROPOSED LIGHT DUTY ASPHALT CONCRETE PAVEMENT SECTION 5.5" ASPHALT CONCRETE ON 4" AGGREGATE BASE COURSE, PER TERRACON GEOTECHNICAL REPORT DATED 05/04/22. | |
| 16. INSTALL RETAINING WALL (5' MAX). | |

GENERAL NOTES

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- MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

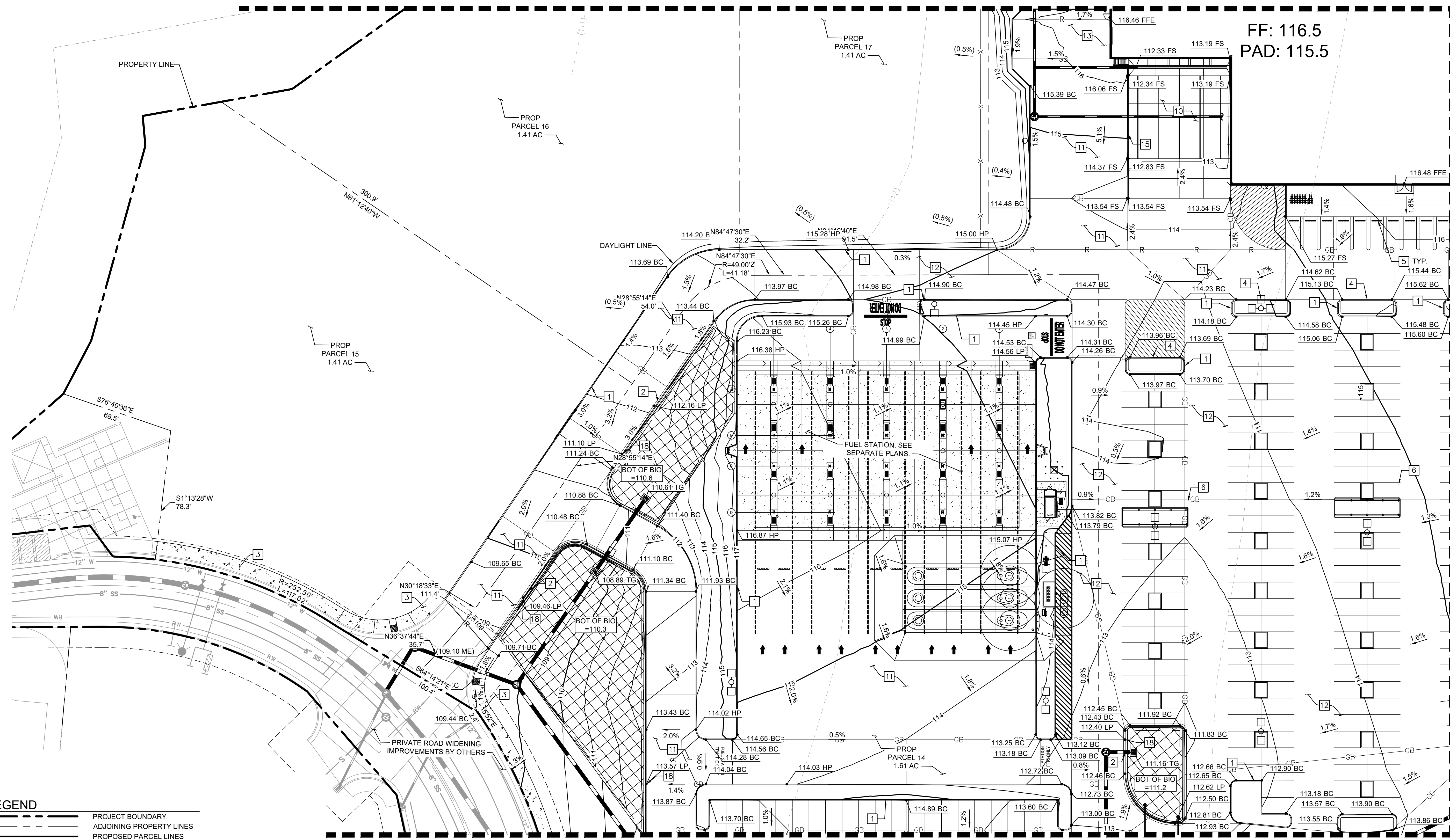
STORM DRAIN NOTES

PROPOSED STORM DRAINAGE STRUCTURE, AND PIPES REFER TO STORM PLANS SHEETS C3.0-C3.5 FOR DETAILS.



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<p>COSTCO ROSEVILLE</p> <p>PREPARED FOR COSTCO WHOLESALE</p> <p>ROSEVILLE, CA PLACER COUNTY</p>	<p>GRADING & DRAINAGE PLAN</p> <p>SHEET 2 OF 5</p>						
<p>KHA PROJECT: 090013033 DATE: 03/27/2023 SCALE: AS SHOWN DESIGNED BY: DM DRAWN BY: MC CHECKED BY: SA</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	DATE	BY			
No.	DATE	BY					
<p>SHEET NUMBER C1.2</p>							

MATCHLINE - SEE SHEET C1.1 - GRADING & DRAINAGE PLAN 1 OF 5

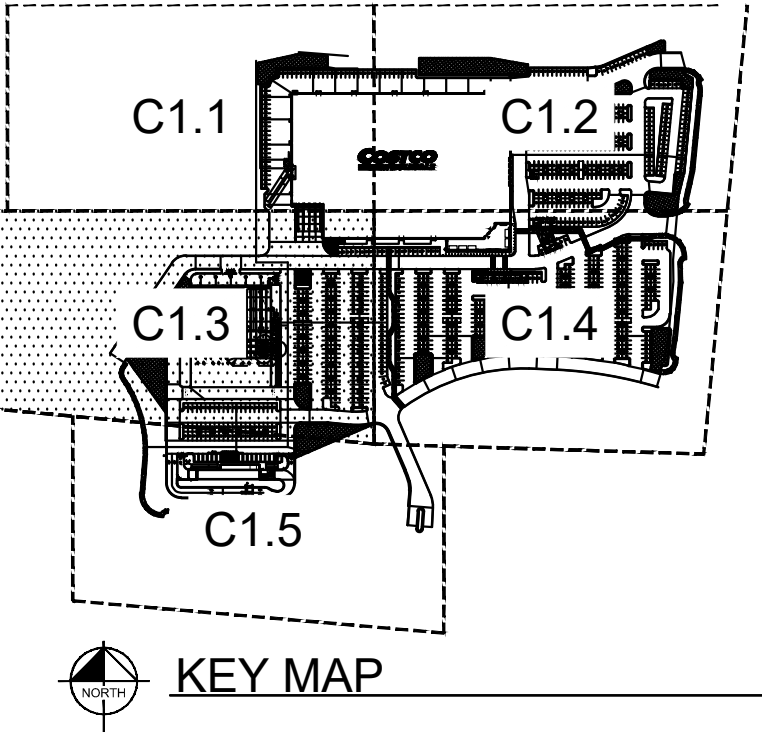


MATCHLINE - SEE SHEET C1.4 - GRADING & DRAINAGE PLAN 4 OF 5

MATCHLINE - SEE SHEET C1.5 - GRADING & DRAINAGE PLAN 5 OF 5

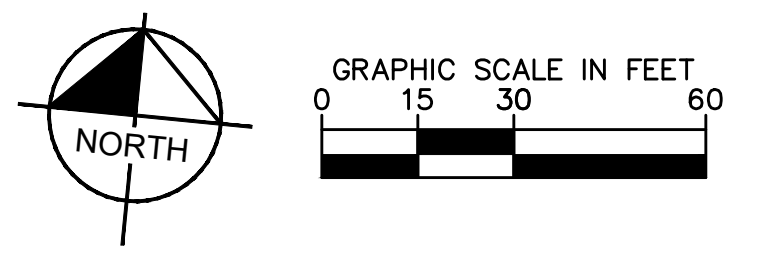
LEGEND

	PROJECT BOUNDARY
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	PROPOSED STORM MANHOLE
	PROPOSED STORM INLET
	SIDEWALK CONCRETE
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	PROPOSED BUBBLE UP
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- PROPOSED STORM DRAINAGE STRUCTURE, AND PIPES REFER TO STORM PLANS SHEETS C3.0-C3.5 FOR DETAILS.

- CONSTRUCTION NOTES**
- INSTALL VERTICAL CONCRETE CURB PER COSTCO STD DTL 10_06.
 - INSTALL VERTICAL CONCRETE CURB AND GUTTER PER COSTCO STD DTL 08_17.
 - CONSTRUCT CONCRETE SIDEWALK. 12" THICK OVER SUITABLE GRANULAR BASE PER TERRACON GEOTECHNICAL REPORT DATED 05/04/22.
 - PROPOSED END ISLAND CURB PER COSTCO STD DTL 08_16.
 - INSTALL WHEEL STOP PER COSTCO STD DTL 08_20.
 - CART CORRAL PER COSTCO STD DTL 08_14.
 - PROPOSED LOADING DOCK CONCRETE PAVEMENT PER TERRACON GEOTECHNICAL REPORT DATED 05/04/22.
 - PROPOSED HEAVY DUTY ASPHALT CONCRETE PAVEMENT SECTION 5" ASPHALT CONCRETE ON 11" AGGREGATE BASE COURSE, PER TERRACON GEOTECHNICAL REPORT DATED 05/04/22.
 - PROPOSED LIGHT DUTY ASPHALT CONCRETE PAVEMENT SECTION 5.5" ASPHALT CONCRETE ON 4" AGGREGATE BASE COURSE, PER TERRACON GEOTECHNICAL REPORT DATED 05/04/22.
 - PROPOSED HEAVY DUTY CONCRETE PAVEMENT 6" PORTLAND CONCRETE CEMENT ON 8" AGGREGATE BASE COURSE, PER TERRACON GEOTECHNICAL REPORT DATED 05/04/22.
 - PROPOSED LOADING DOCK RETAINING WALL.
 - INSTALL VERTICAL CONCRETE CURB PER COSTCO STD DTL 10_06 WITH CURB OPENING.



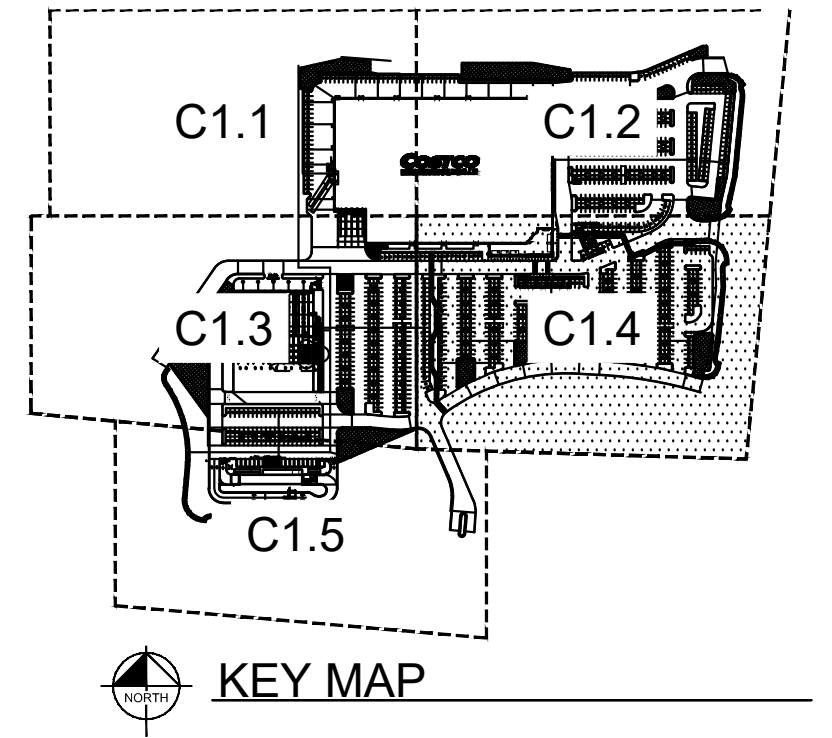
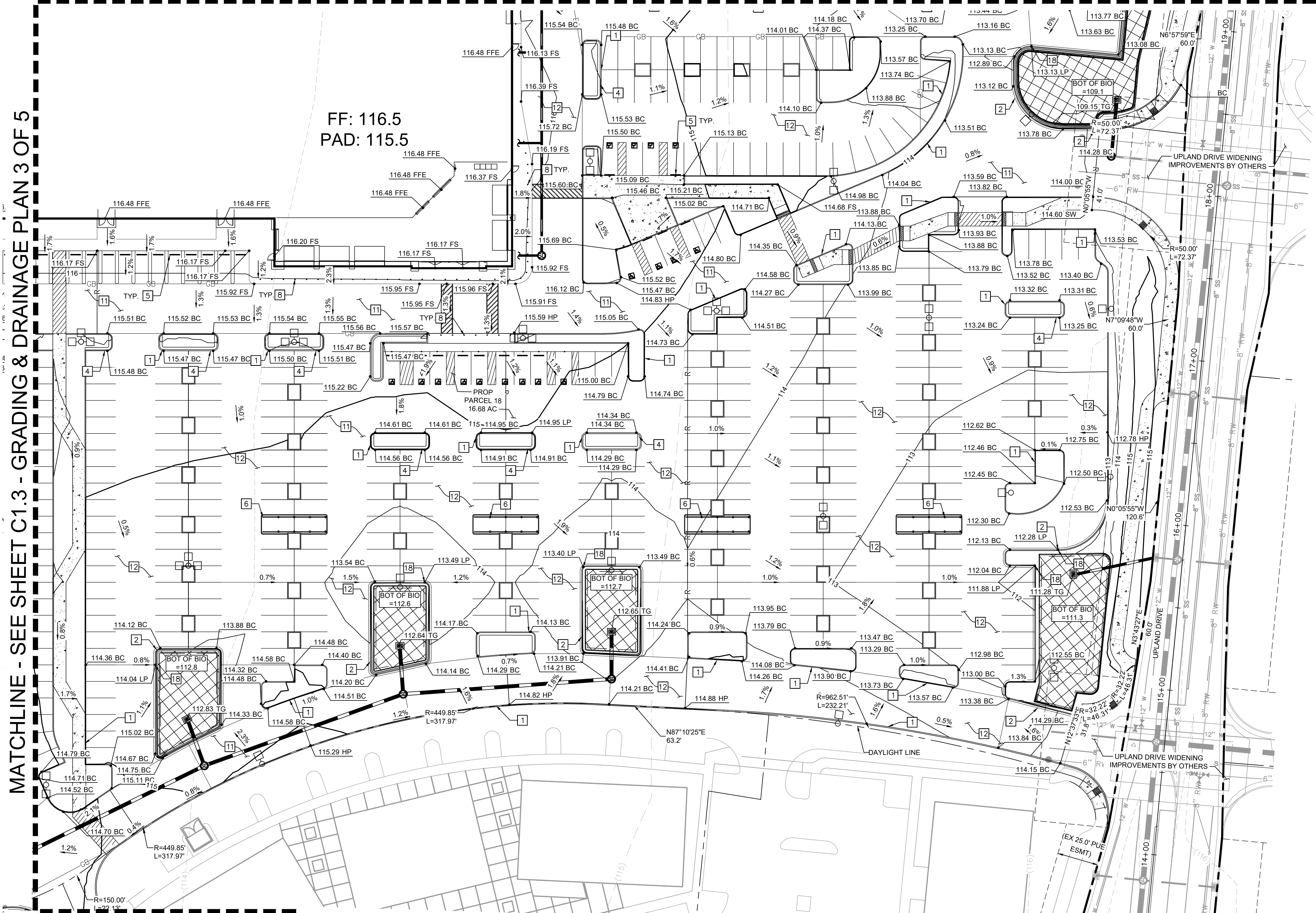
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	KHA PROJECT 090013033	DATE 03/27/2023
DESIGNED BY DM	DRAWN BY MC	CHECKED BY SA
PROJECT COSTCO WHOLESALE ROSEVILLE, CA	SHEET NUMBER C1.3	SHEET 3 OF 5

MATCHLINE - SEE SHEET C1.3 - GRADING & DRAINAGE PLAN 3 OF 5

MATCHLINE - SEE SHEET C1.5 - GRADING & DRAINAGE PLAN 5 OF 5

FF: 116.5
PAD: 115.5



LEGEND

	PROJECT BOUNDARY
	ADJOINING PROPERTY LINES
	PROPOSED PARCEL LINES
	ADJUSTED PROPERTY LINES
	EASEMENTS AND SETBACKS
	CENTERLINE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
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	PROPOSED STORM MANHOLE
	PROPOSED STORM INLET
	SIDEWALK CONCRETE
	PROPOSED STORM HEADWALL
	PROPOSED ROOF DRAIN CONN.
	PROPOSED BUBBLE UP
	PROPOSED BIORETENTION

CONSTRUCTION NOTES

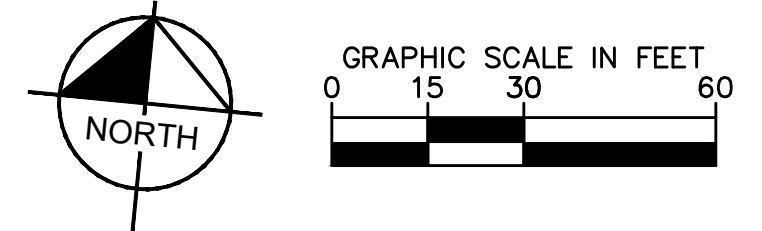
- | | |
|--|---|
| 1. INSTALL VERTICAL CONCRETE CURB PER COSTCO STD DTL 10_06. | 12. PROPOSED LIGHT DUTY ASPHALT CONCRETE PAVEMENT SECTION 5.5" ASPHALT CONCRETE ON 4" AGGREGATE BASE COURSE, PER TERRACON GEOTECHNICAL REPORT DATED 05/04/22. |
| 2. INSTALL VERTICAL CONCRETE CURB AND GUTTER PER COSTCO STD DTL 08_17. | 17. INSTALL CONCRETE V-DITCH (2' WIDE). |
| 4. PROPOSED END ISLAND CURB PER COSTCO STD DTL 08_16. | 18. INSTALL VERTICAL CONCRETE CURB PER COSTCO STD DTL 10_06 WITH CURB OPENING. |
| 5. INSTALL WHEEL STOP PER COSTCO STD DTL 08_20. | |
| 6. CART CORRAL PER COSTCO STD DTL 08_14. | |
| 8. PROPOSED BOLLARD PER COSTCO STD DTL 09_15. | |
| 11. PROPOSED HEAVY DUTY ASPHALT CONCRETE PAVEMENT SECTION 5" ASPHALT CONCRETE ON 11" AGGREGATE BASE COURSE, PER TERRACON GEOTECHNICAL REPORT DATED 05/04/22. | |

GENERAL NOTES

- CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK. ALL ELEVATIONS SHOWN DEPICT FINISH GRADE OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE, AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
- MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
- MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
- MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

STORM DRAIN NOTES

PROPOSED STORM DRAINAGE STRUCTURE, AND PIPES REFER TO STORM PLANS SHEETS C3.0-C3.5 FOR DETAILS.



Plotted By: Sheif, Aric Sheet: Sct:Kno_L0y0u1C1.4 March 27, 2023 04:01:36pm K:\SEA_Civil\SEA_DS\090013046 - Costco W Roseville CAD_PlanSheets\C1.1-CD-090013046.dwg This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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	No.	DATE	BY				
<p>PROFESSIONAL SEAL</p> <p>NOT FOR CONSTRUCTION</p>	<p>DATE: 03/27/2023</p> <p>SCALE: AS SHOWN</p> <p>DESIGNED BY: DM</p> <p>DRAWN BY: MC</p> <p>CHECKED BY: SA</p> <p>DATE: </p>						

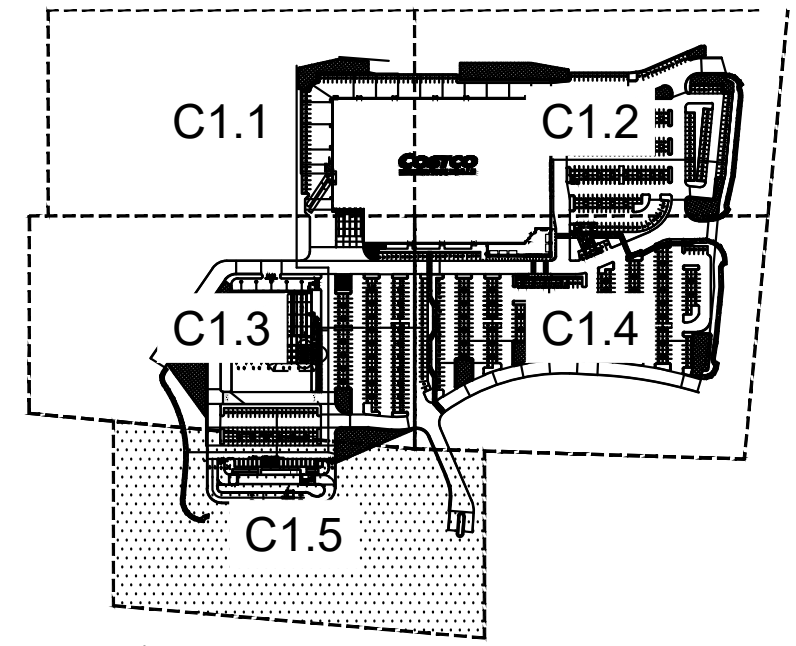
COSTCO ROSEVILLE

PREPARED FOR **COSTCO WHOLESALE**

ROSEVILLE, CA
PLACER COUNTY

SHEET NUMBER **C1.4**

Plotted By: Shihai, Arie Sheet: Sst:kha_L0\out\C1.5_March 27, 2023 04:01:45pm K:\SEA_Civil\SEA_DS\090013046 - Costco W Roseville CAD_PlanSheets\C1.1-CD-090013046.dwg
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LEGEND

	PROJECT BOUNDARY
	ADJOINING PROPERTY LINES
	PROPOSED PARCEL LINES
	ADJUSTED PROPERTY LINES
	EASEMENTS AND SETBACKS
	CENTERLINE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	RIDGELINE
	VALLEY LINE
	PROPOSED CURB
	PROPOSED CURB AND GUTTER
	CURB BY OTHERS
	PROPOSED LIGHT POLE
	PROPOSED RETAINING WALL
	PROPOSED STORM DRAIN
	PROPOSED STORM MANHOLE
	PROPOSED STORM INLET
	SIDEWALK CONCRETE
	PROPOSED STORM HEADWALL
	PROPOSED ROOF DRAIN CONN.
	PROPOSED BUBBLE UP
	PROPOSED BIORETENTION

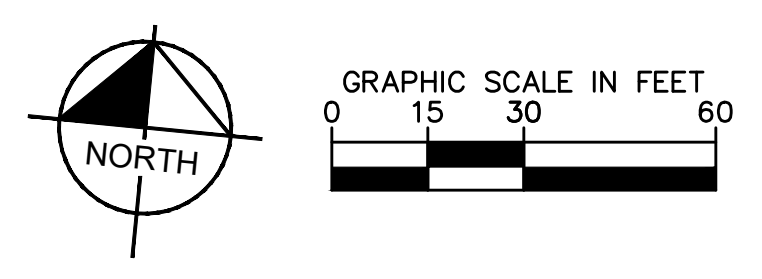
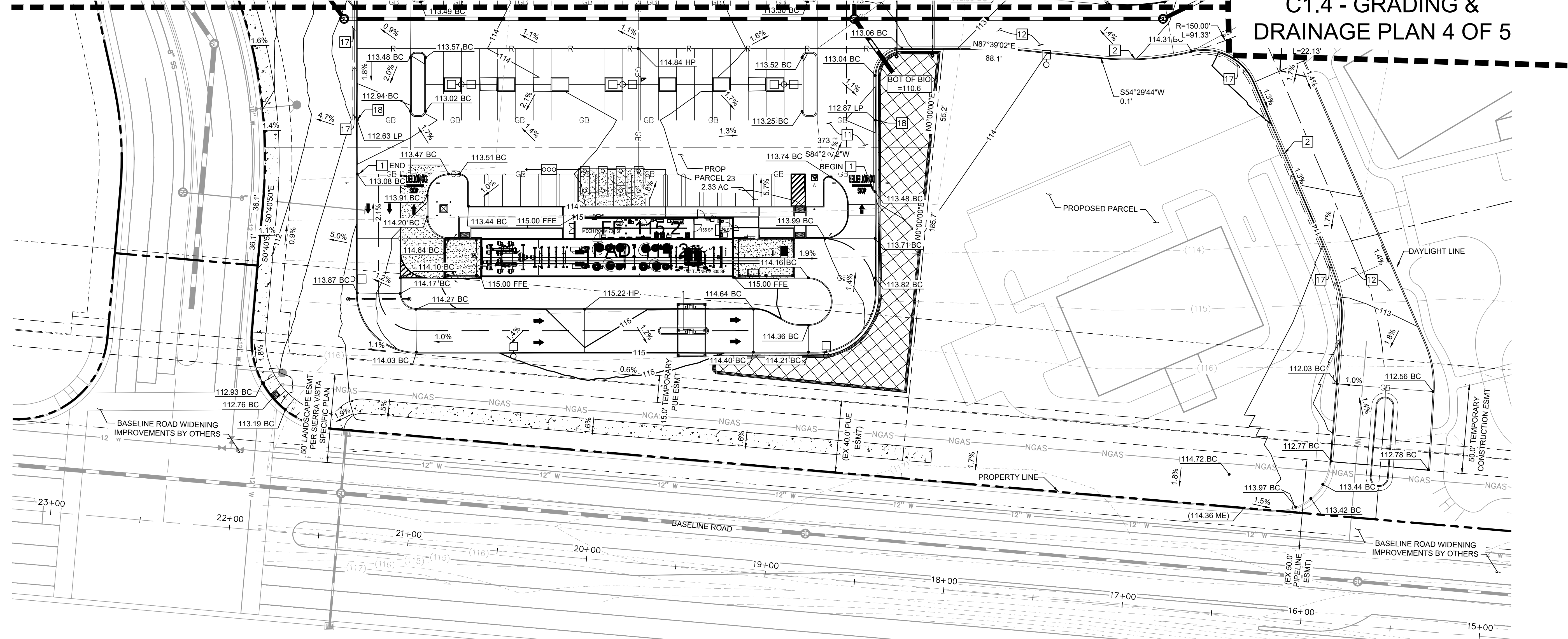
- GENERAL NOTES**
- CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
 - ALL ELEVATIONS SHOWN DEPICT FINISH GRADE OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE, AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
 - MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
 - MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
 - MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

STORM DRAIN NOTES
 PROPOSED STORM DRAINAGE STRUCTURE AND PIPES REFER TO STORM PLANS SHEETS C3.0-C3.5 FOR DETAILS.

- CONSTRUCTION NOTES**
- INSTALL VERTICAL CONCRETE CURB PER COSTCO STD DTL 10_06.
 - INSTALL VERTICAL CONCRETE CURB AND GUTTER PER COSTCO STD DTL 08_17.
 - PROPOSED HEAVY DUTY ASPHALT CONCRETE PAVEMENT SECTION 5" ASPHALT CONCRETE ON 11" AGGREGATE BASE COURSE, PER TERRACON GEOTECHNICAL REPORT DATED 05/04/22.
 - PROPOSED LIGHT DUTY ASPHALT CONCRETE PAVEMENT SECTION 5.5" ASPHALT CONCRETE ON 4" AGGREGATE BASE COURSE, PER TERRACON GEOTECHNICAL REPORT DATED 05/04/22.
 - INSTALL CONCRETE V-DITCH (2' WIDE).
 - INSTALL VERTICAL CONCRETE CURB PER COSTCO STD DTL 10_06 WITH CURB OPENING.

MATCHLINE - SEE SHEET C1.3 - GRADING & DRAINAGE PLAN 3 OF 5

MATCHLINE - SEE SHEET C1.4 - GRADING & DRAINAGE PLAN 4 OF 5



NO.	REVISIONS	DATE	BY

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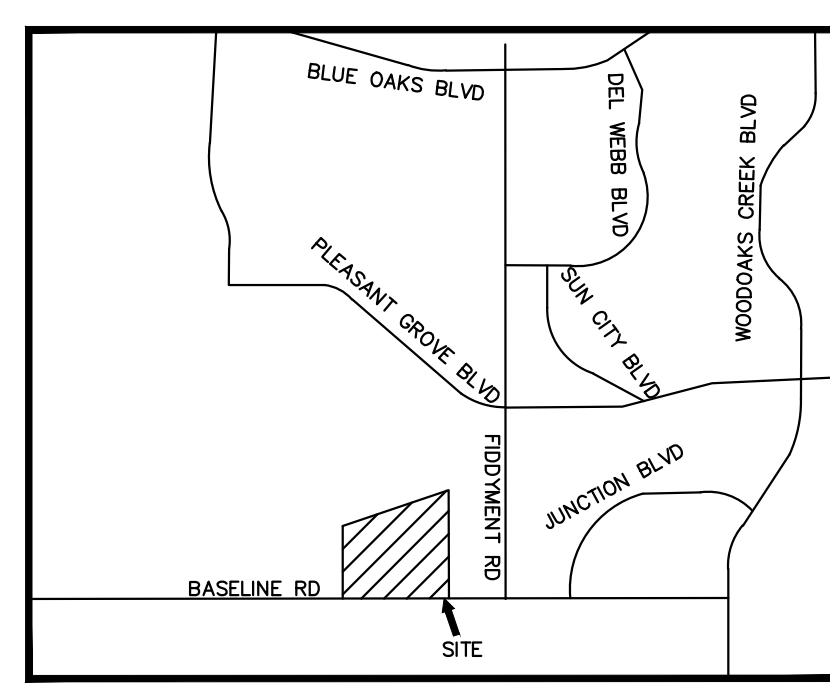
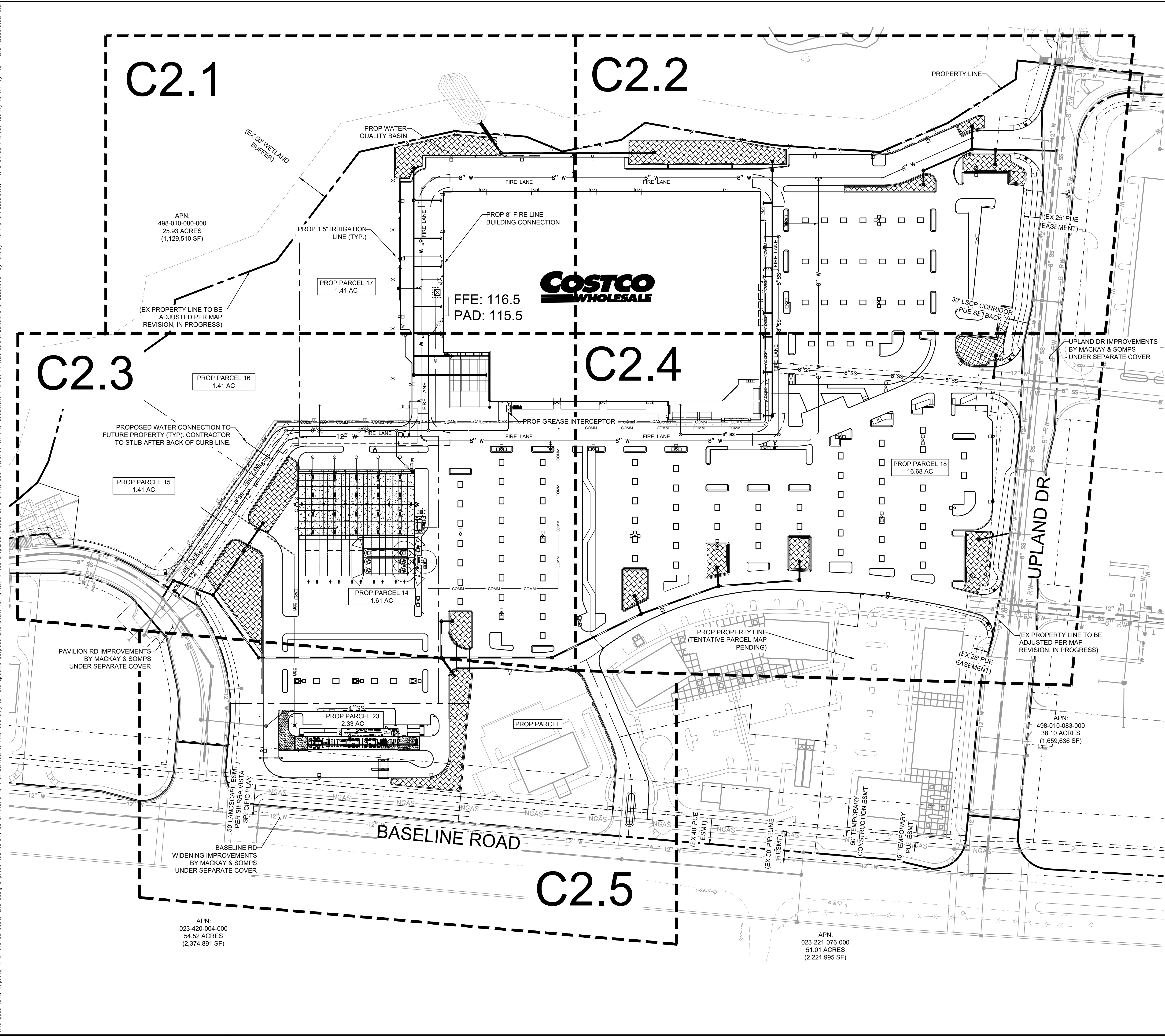
KHA PROJECT	090013033
DATE	03/27/2023
SCALE	AS SHOWN
DESIGNED BY	DM
DRAWN BY	MC
CHECKED BY	SA
DATE:	

GRADING & DRAINAGE PLAN
SHEET 5 OF 5

COSTCO ROSEVILLE
 PREPARED FOR
COSTCO WHOLESALE
 PLACER COUNTY ROSEVILLE, CA

SHEET NUMBER
C1.5

Plotted By: Shihai, Aris Sheet: Sst:kha_LayOut.CDD_03/27/2023 04:02:28pm K:\SEA-Civil\SEA_DS\090013046 - Costco W Roseville\CAD\PlanSheets\C2.0-OUT-090013046.dwg
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VICINITY MAP
N.T.S.

LEGEND

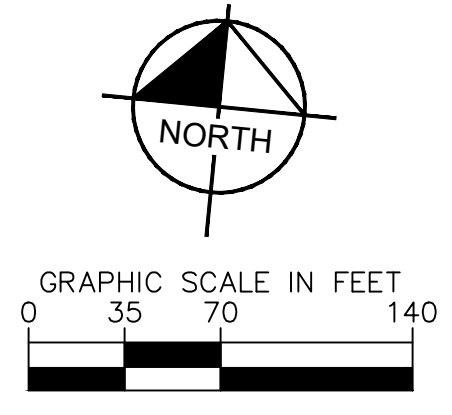
	PROJECT BOUNDARY
	ADJOINING PROPERTY LINES
	PROPOSED PARCEL LINES
	ADJUSTED PROPERTY LINES
	EASEMENTS AND SETBACKS
	CENTERLINE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PROPOSED CURB
	CURB BY OTHERS
	PROPOSED CURB AND GUTTER
	PROPOSED STORM DRAIN
	PROPOSED JOINT TRENCHING
	PROPOSED TELCO
	PROPOSED GAS LINE
	PROPOSED WATER LINE
	PROPOSED SEWER LINE
	PROPOSED UG POWER LINE
	PROPOSED LIGHT POLE
	PROPOSED STORM MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED STORM INLET
	PROPOSED STORM OUTFALL
	PROPOSED STORM HEADWALL
	POINT OF CONNECTION
	PROPOSED FIRE HYDRANT
	PROPOSED SEWER MANHOLE
	FIRE TRUCK ACCESS LANE

GENERAL NOTES

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- MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

STORM DRAIN NOTES

PROPOSED STORM DRAINAGE STRUCTURE, AND PIPES REFER TO STORM PLANS SHEETS C3.0-C3.5 FOR DETAILS.



NO.	REVISIONS	DATE	BY

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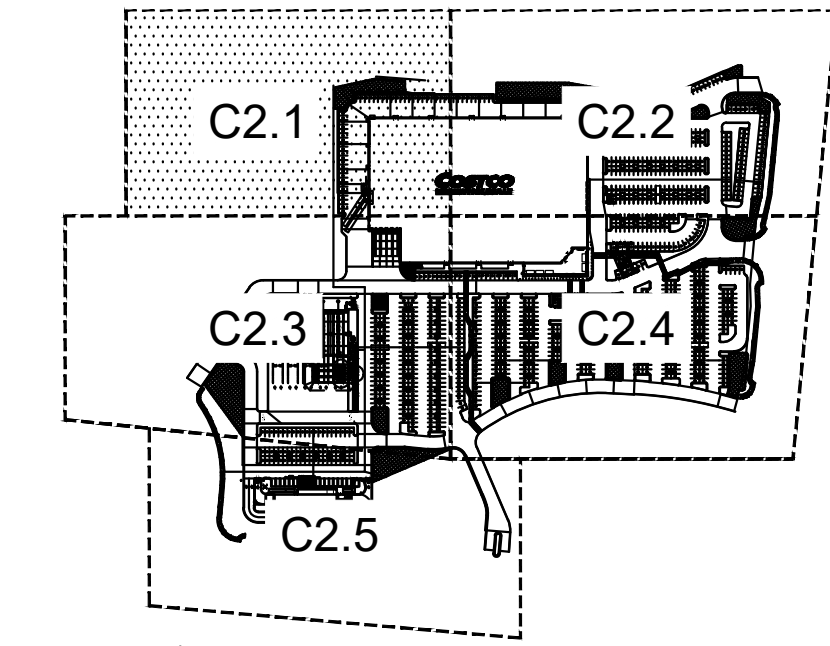
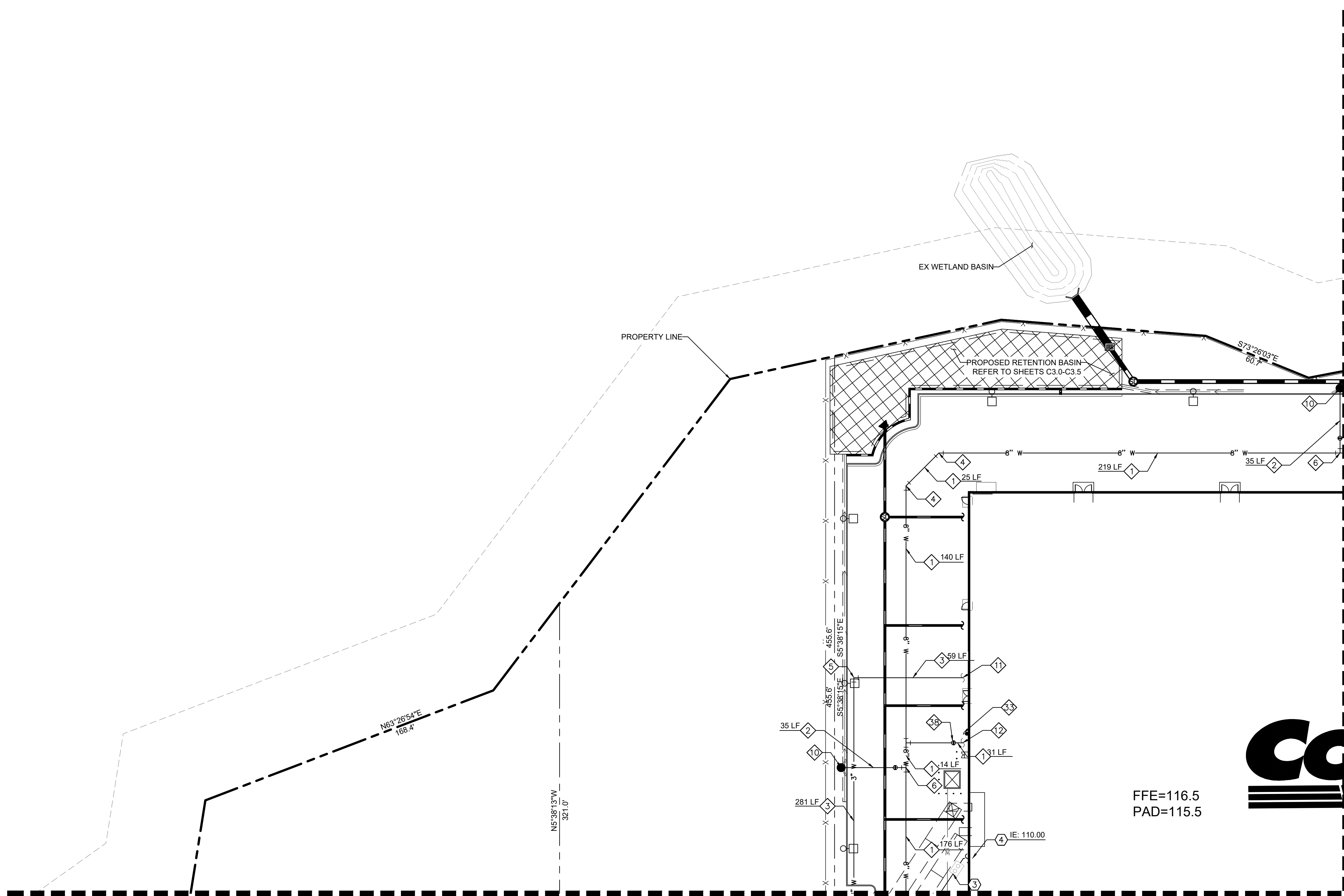
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NOT FOR CONSTRUCTION

KHA PROJECT	090013033
DATE	03/27/2023
SCALE	AS SHOWN
DESIGNED BY	DM
DRAWN BY	MC
CHECKED BY	SA
DATE:	

OVERALL UTILITY PLAN

COSTCO ROSEVILLE
 PREPARED FOR
COSTCO WHOLESALE
 ROSEVILLE, CA
 PLACER COUNTY

Plotted By: Shihai, Arie Sheet: Sht:kha_L0youtC2.1 March 27, 2023 04:03:02pm K:\SEA_Civil\SEA_DS\090013046 - Costco W Roseville\CAD\PlanSheets\C2.1-UT-090013046.dwg
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LEGEND

---	PROJECT BOUNDARY
- - -	ADJOINING PROPERTY LINES
---	PROPOSED PARCEL LINES
---	ADJUSTED PROPERTY LINES
---	EASEMENTS AND SETBACKS
---	CENTERLINE
---	PROPOSED MAJOR CONTOUR
XXX	PROPOSED MINOR CONTOUR
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	FIRE TRUCK ACCESS LANE
---	PROPOSED CURB
---	CURB BY OTHERS
---	PROPOSED CURB AND GUTTER
---	PROPOSED STORM DRAIN
---	PROPOSED JOINT TRENCHING
---	PROPOSED TELCOM
---	PROPOSED GAS LINE
---	PROPOSED WATER LINE
---	PROPOSED SEWER LINE
---	PROPOSED UG POWER LINE
---	PROPOSED LIGHT POLE
---	PROPOSED STORM MANHOLE
---	PROPOSED CATCH BASIN
---	PROPOSED STORM INLET
---	PROPOSED STORM OUTFALL
---	PROPOSED STORM HEADWALL
---	POINT OF CONNECTION
---	PROPOSED FIRE HYDRANT
---	PROPOSED SEWER MANHOLE

WATER NOTES

- ① INSTALL 8" WATER LINE WITH TRACER WIRE PER COR DEPARTMENT OF PUBLIC WORKS DETAIL W-8. TRENCH AND BACKFILL PER COR DEPARTMENT OF PUBLIC WORKS DETAIL W-1.
- ② INSTALL 6" FIRE LINE WITH TRACER WIRE. TRENCH AND BACKFILL.
- ③ INSTALL 3" WATER LINE WITH TRACER WIRE PER COR DEPARTMENT OF PUBLIC WORKS DETAIL W-8. TRENCH AND BACKFILL PER COR DEPARTMENT OF PUBLIC WORKS DETAIL W-1.
- ④ INSTALL 45 DEG BEND W/ RESTRAINT.
- ⑤ INSTALL 90 DEG BEND W/ RESTRAINT.
- ⑥ INSTALL 8"x8"x6" TEE W/ RESTRAINT. MATCH PIPE MATERIAL.
- ⑩ INSTALL FIRE HYDRANT WITH 6" GATE VALVE PER COR DEPARTMENT OF PUBLIC WORKS DETAIL W-13.
- ⑪ BUILDING DOMESTIC WATER POINT OF CONNECTION. BACKFLOW AND WATER METER LOCATED IN WAREHOUSE. REFER TO MEP PLANS FOR CONTINUATION.
- ⑫ BUILDING FIRE WATER POINT OF CONNECTION. REFER TO MEP PLANS FOR CONTINUATION OF WATER LINE INSIDE THE BUILDING.
- ⑬ INSTALL FIRE DEPARTMENT CONNECTION.
- ⑭ INSTALL POST INDICATOR VALVE.

SEWER NOTES

- ③ INSTALL GREASE INTERCEPTOR. REFER TO MEP PLANS FOR PRODUCT AND INVERT INFORMATION.
- ④ SANITARY SEWER POINT OF CONNECTION. REFER TO MEP PLANS FOR CONTINUATION.

STORM DRAIN NOTES

PROPOSED STORM DRAINAGE STRUCTURE, AND PIPES REFER TO STORM PLANS SHEETS C3.0-C3.5 FOR DETAILS.

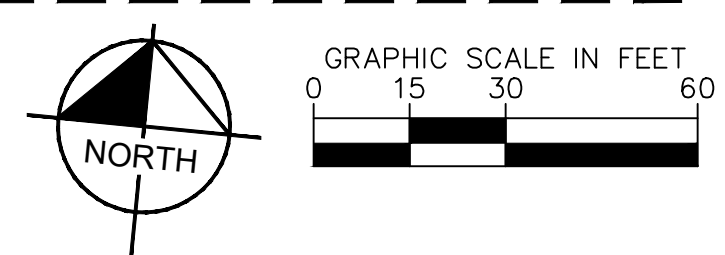
SANITARY/ WATER CROSSINGS

WATER MAIN AND SEWER MAIN CROSSINGS PER COR DEPARTMENT OF PUBLIC WORKS DETAIL W-39.

MATCHLINE - SEE SHEET C2.3 - UTILITY PLAN 3 OF 5

MATCHLINE - SEE SHEET C2.2 - UTILITY PLAN 2 OF 5

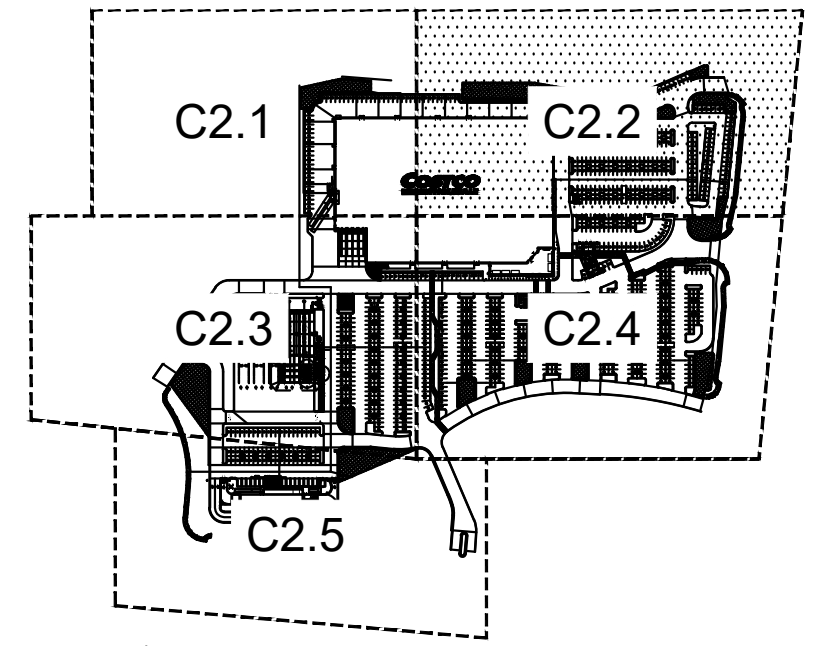
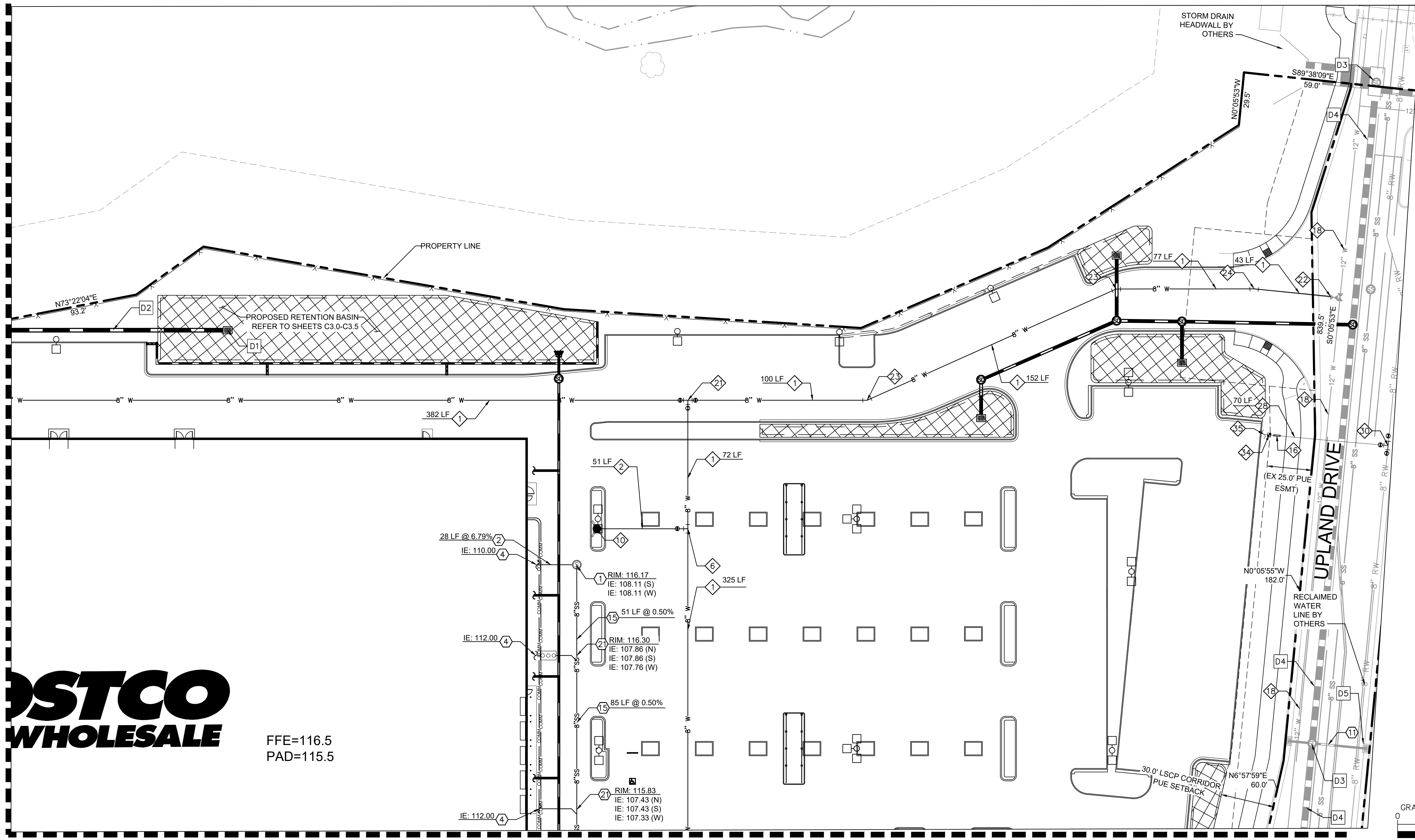
FFE=116.5
PAD=115.5



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	UTILITY PLAN SHEET 1 OF 5						
COSTCO ROSEVILLE PREPARED FOR COSTCO WHOLESALE PLACER COUNTY ROSEVILLE, CA	SHEET NUMBER C2.1						

Plotted By: Shih, Aric Sheet: Sct:kha_L0404C2.2 March 27, 2023 04:03:11pm K:\SEA_Civil\SEA_DS\090013046 - Costco W Roseville VAD_PlanSheets\C2.1-UT-090013046.dwg
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MATCHLINE - SEE SHEET C2.1 - UTILITY PLAN 1 OF 5



LEGEND

	PROJECT BOUNDARY
	ADJOINING PROPERTY LINES
	PROPOSED PARCEL LINES
	ADJUSTED PROPERTY LINES
	EASEMENTS AND SETBACKS
	CENTERLINE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	FIRE TRUCK ACCESS LANE
	PROPOSED CURB
	CURB BY OTHERS
	PROPOSED CURB AND GUTTER
	PROPOSED STORM DRAIN
	PROPOSED JOINT TRENCHING
	PROPOSED TELCOM
	PROPOSED GAS LINE
	PROPOSED WATER LINE
	PROPOSED SEWER LINE
	PROPOSED UG POWER LINE
	PROPOSED LIGHT POLE
	PROPOSED STORM MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED STORM INLET
	PROPOSED STORM OUTFALL
	PROPOSED STORM HEADWALL
	POINT OF CONNECTION
	PROPOSED FIRE HYDRANT
	PROPOSED SEWER MANHOLE

STCO WHOLESALE
 FFE=116.5
 PAD=115.5

MATCHLINE - SEE SHEET C2.4 - UTILITY PLAN 4 OF 5

WATER NOTES

- 1. INSTALL 8" WATER LINE WITH TRACER WIRE PER COR DEPARTMENT OF PUBLIC WORKS DETAIL W-8. TRENCH AND BACKFILL PER COR DEPARTMENT OF PUBLIC WORKS DETAIL W-1.
- 2. INSTALL 6" FIRE LINE WITH TRACER WIRE. TRENCH AND BACKFILL.
- 6. INSTALL 8"x8"x6" TEE W/ RESTRAINT. MATCH PIPE MATERIAL.
- 10. INSTALL FIRE HYDRANT WITH 6" GATE VALVE PER COR DEPARTMENT OF PUBLIC WORKS DETAIL W-13.
- 16. INSTALL BACKFLOW PREVENTION DEVICE.
- 18. PROPOSED 12" WATER LINE UNDER SEPARATE PACKAGE.
- 21. INSTALL 8"x8"x8" TEE W/ RESTRAINT AND GATE VALVES. MATCH PIPE MATERIAL.
- 22. CONNECT TO 12" WATER MAIN, PROPOSED UNDER SEPARATE PACKAGE.
- 23. INSTALL 22.5 DEG BEND W/ RESTRAINT.
- 24. INSTALL 11.25 DEG BEND W/ RESTRAINT.
- 25. INSTALL 1.5" WATER LINE FOR IRRIGATION. REFER TO MEP PLANS FOR CONTINUATION.
- 30. INSTALL 12"x12"x1.5" TEE W/ RESTRAINT AND GATE VALVES. MATCH PIPE MATERIAL.
- 34. INSTALL 2" IRRIGATION WATER METER.
- 35. INSTALL WATER STUB.

SEWER NOTES

- 1. INSTALL STANDARD 48 INCH SEWER MANHOLE, FRAME AND COVER PER COR DEPARTMENT OF PUBLIC WORKS DETAIL SS-2 RIM AND INVERT PER PLAN.
- 2. INSTALL 6" SANITARY SEWER LINE PER COR DEPARTMENT OF PUBLIC WORKS DETAIL SS-4. SLOPE AND LENGTH PER PLAN. TRENCH AND BACKFILL PER COR DEPARTMENT OF PUBLIC WORKS DETAIL SS-1.
- 4. SANITARY SEWER POINT OF CONNECTION. REFER TO MEP PLANS FOR CONTINUATION.
- 11. PROPOSED SEWER LINE UNDER SEPARATE PACKAGE.
- 15. INSTALL 8" SANITARY SEWER LINE PER COR DEPARTMENT OF PUBLIC WORKS DETAIL SS-4. SLOPE AND LENGTH PER PLAN. TRENCH AND BACKFILL PER COR DEPARTMENT OF PUBLIC WORKS DETAIL SS-1.
- 21. INSTALL 8" SEWER SERVICE CLEANOUT PER COR DEPARTMENT DETAIL SS-5.

CONSTRUCTION NOTES

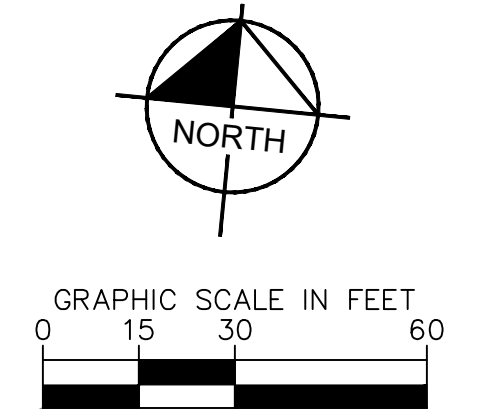
- D1. PROPOSED STORM DRAINAGE STRUCTURE, REFER TO STORM PLANS FOR DETAILS.
- D2. PROPOSED STORM DRAIN, REFER TO STORM PLANS FOR DETAILS.
- D3. PROPOSED STORM MANHOLE UNDER SEPARATE PACKAGE.
- D4. PROPOSED STORM DRAIN UNDER SEPARATE PACKAGE.
- D5. PROPOSED STORM CATCH BASIN UNDER SEPARATE PACKAGE.

STORM DRAIN NOTES

PROPOSED STORM DRAINAGE STRUCTURE, AND PIPES REFER TO STORM PLANS SHEETS C3.0-C3.5 FOR DETAILS.

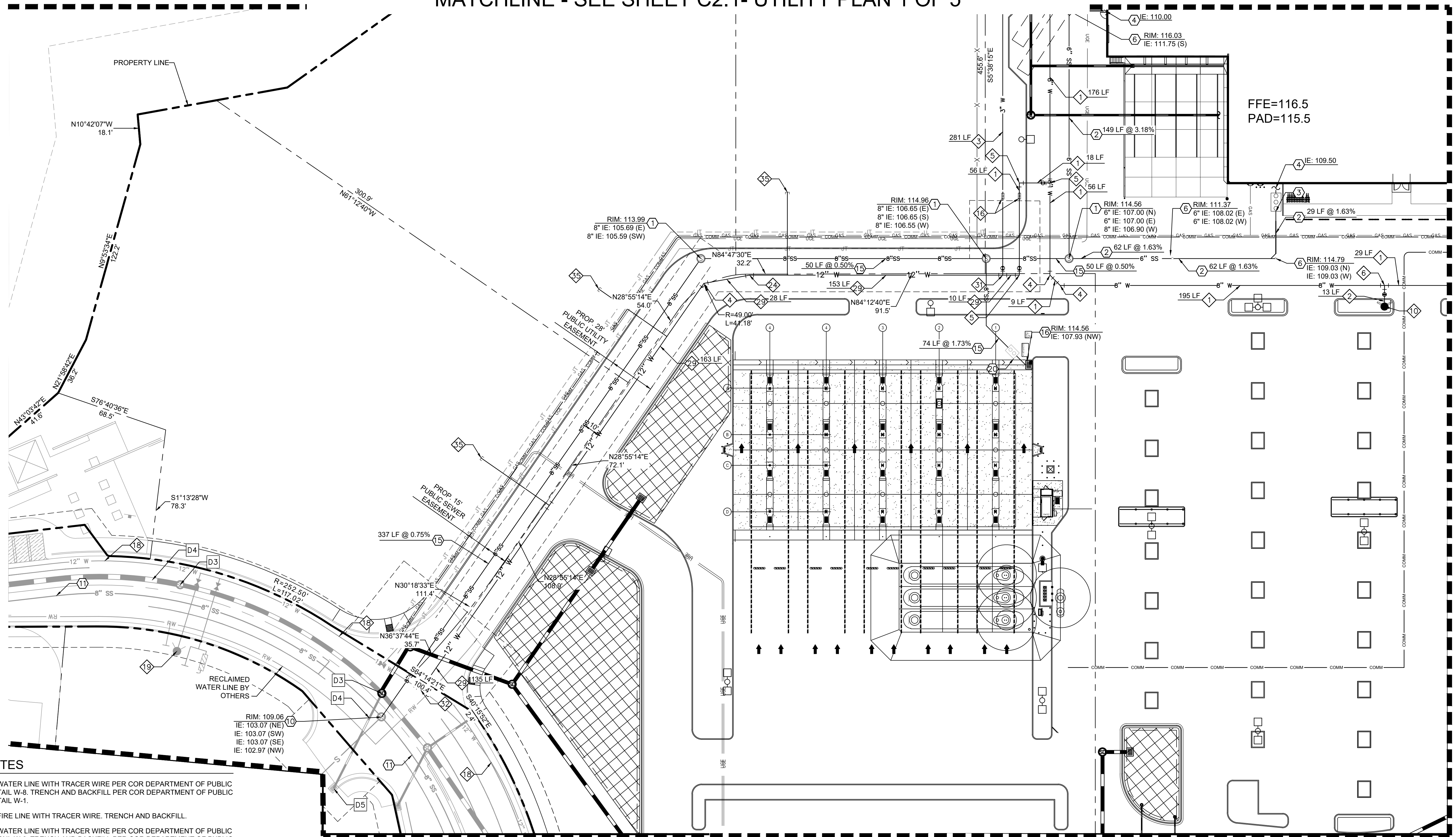
SANITARY/ WATER CROSSINGS

WATER MAIN AND SEWER MAIN CROSSINGS PER COR DEPARTMENT OF PUBLIC WORKS DETAIL W-39.



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KHA PROJECT 090013033 DATE 03/27/2023 SCALE AS SHOWN DESIGNED BY DM DRAWN BY MC CHECKED BY SA DATE:	LICENSED PROFESSIONAL NOT FOR CONSTRUCTION	UTILITY PLAN SHEET 2 OF 5
COSTCO ROSEVILLE PREPARED FOR COSTCO WHOLESALE ROSEVILLE, CA PLACER COUNTY	SHEET NUMBER C2.2	

MATCHLINE - SEE SHEET C2.1- UTILITY PLAN 1 OF 5



WATER NOTES

- 1. INSTALL 8" WATER LINE WITH TRACER WIRE PER COR DEPARTMENT OF PUBLIC WORKS DETAIL W-8. TRENCH AND BACKFILL PER COR DEPARTMENT OF PUBLIC WORKS DETAIL W-1.
- 2. INSTALL 6" FIRE LINE WITH TRACER WIRE. TRENCH AND BACKFILL.
- 3. INSTALL 3" WATER LINE WITH TRACER WIRE PER COR DEPARTMENT OF PUBLIC WORKS DETAIL W-8. TRENCH AND BACKFILL PER COR DEPARTMENT OF PUBLIC WORKS DETAIL W-1.
- 4. INSTALL 45 DEG BEND W/ RESTRAINT.
- 5. INSTALL 90 DEG BEND W/ RESTRAINT.
- 6. INSTALL 8"x8"x6" TEE W/ RESTRAINT. MATCH PIPE MATERIAL.
- 10. INSTALL FIRE HYDRANT WITH 6" GATE VALVE PER COR DEPARTMENT OF PUBLIC WORKS DETAIL W-13.
- 16. INSTALL BACKFLOW PREVENTION DEVICE.
- 18. PROPOSED 12" WATER LINE UNDER SEPARATE PACKAGE.
- 19. PROPOSED FIRE HYDRANT UNDER SEPARATE PACKAGE.
- 24. INSTALL 11.25 DEG BEND W/ RESTRAINT.
- 29. INSTALL 12" WATER LINE WITH TRACER WIRE PER COR DEPARTMENT OF PUBLIC WORKS DETAIL W-8. TRENCH AND BACKFILL PER COR DEPARTMENT OF PUBLIC WORKS DETAIL W-1.
- 31. INSTALL 12"x12"x3" TEE W/ RESTRAINT AND GATE VALVES. MATCH PIPE MATERIAL.
- 32. INSTALL 12"x12"x12" TEE W/ RESTRAINT. MATCH PIPE MATERIAL.
- 33. INSTALL WATER STUB.

LEGEND

	PROJECT BOUNDARY		PROPOSED STORM MANHOLE
	ADJOINING PROPERTY LINES		PROPOSED CATCH BASIN
	PROPOSED PARCEL LINES		PROPOSED STORM INLET
	ADJUSTED PROPERTY LINES		PROPOSED STORM OUTFALL
	EASEMENTS AND SETBACKS		POINT OF CONNECTION
	CENTERLINE		PROPOSED FIRE HYDRANT
	PROPOSED MAJOR CONTOUR		PROPOSED SEWER MANHOLE
	PROPOSED MINOR CONTOUR		
	EXISTING MAJOR CONTOUR		
	EXISTING MINOR CONTOUR		
	FIRE TRUCK ACCESS LANE		
	PROPOSED CURB		
	CURB BY OTHERS		
	PROPOSED CURB AND GUTTER		
	PROPOSED STORM DRAIN		
	PROPOSED JOINT TRENCHING		
	PROPOSED TELCOM		
	PROPOSED GAS LINE		
	PROPOSED WATER LINE		
	PROPOSED SEWER LINE		
	PROPOSED UG POWER LINE		
	PROPOSED LIGHT POLE		

MATCHLINE - SEE SHEET C2.5- UTILITY PLAN 5 OF 5

SEWER NOTES

- 1. INSTALL STANDARD 48 INCH SEWER MANHOLE, FRAME AND COVER PER COR DEPARTMENT OF PUBLIC WORKS DETAIL SS-2 RIM AND INVERT PER PLAN.
- 2. INSTALL 6" SANITARY SEWER LINE PER COR DEPARTMENT OF PUBLIC WORKS DETAIL SS-4. SLOPE AND LENGTH PER PLAN. TRENCH AND BACKFILL PER COR DEPARTMENT OF PUBLIC WORKS DETAIL SS-1.
- 3. INSTALL GREASE INTERCEPTOR. REFER TO MEP PLANS FOR PRODUCT AND INVERT INFORMATION.
- 4. SANITARY SEWER POINT OF CONNECTION. REFER TO MEP PLANS FOR CONTINUATION.
- 6. INSTALL 6" SEWER SERVICE CLEANOUT PER COR DEPARTMENT DETAIL SS-5.
- 10. PROPOSED SEWER MANHOLE UNDER SEPARATE PACKAGE.
- 11. PROPOSED SEWER LINE UNDER SEPARATE PACKAGE.
- 15. INSTALL 8" SANITARY SEWER LINE PER COR DEPARTMENT OF PUBLIC WORKS DETAIL SS-4. SLOPE AND LENGTH PER PLAN. TRENCH AND BACKFILL PER COR DEPARTMENT OF PUBLIC WORKS DETAIL SS-1.
- 16. INSTALL PRECAST DROP INLET EQUIPPED WITH SAFE DRAIN AND TRAFFIC RATED COVER.
- 20. INSTALL SAND/OIL SEPARATOR. REFER TO MEP PLANS FOR PRODUCT AND INVERT INFORMATION.

CONSTRUCTION NOTES

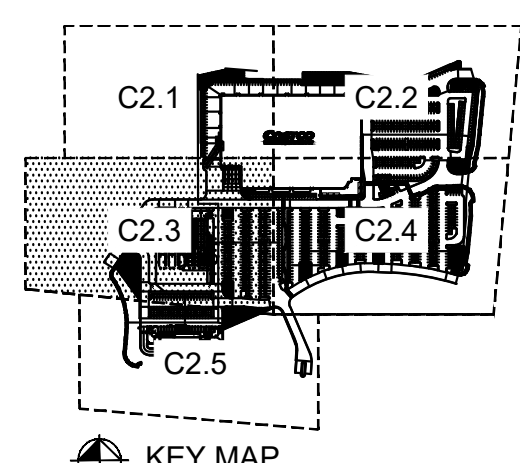
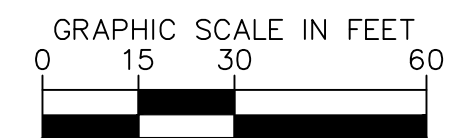
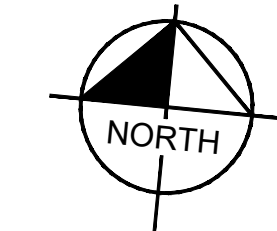
- D3. PROPOSED STORM MANHOLE UNDER SEPARATE PACKAGE.
- D4. PROPOSED STORM DRAIN UNDER SEPARATE PACKAGE.
- D5. PROPOSED STORM CATCH BASIN UNDER SEPARATE PACKAGE.

STORM DRAIN NOTES

PROPOSED STORM DRAINAGE STRUCTURE, AND PIPES REFER TO STORM PLANS SHEETS C3.0-C3.5 FOR DETAILS.

SANITARY/ WATER CROSSINGS

WATER MAIN AND SEWER MAIN CROSSINGS PER COR DEPARTMENT OF PUBLIC WORKS DETAIL W-39.



MATCHLINE - SEE SHEET C2.4- UTILITY PLAN 4 OF 5

Plotted By: Shihai, Arie Sheet: Sct:kno_L0youtC2.3_March 27, 2023 04:03:17pm K:\SEA_Civil\SEA_DS\090013046 - Costco_W_Roseville\CAD_PlanSheets\C2.1-UT-090013046.dwg
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KHA PROJECT	090013033
DATE	03/27/2023
SCALE	AS SHOWN
DESIGNED BY	DM
DRAWN BY	MC
CHECKED BY	SA
DATE:	

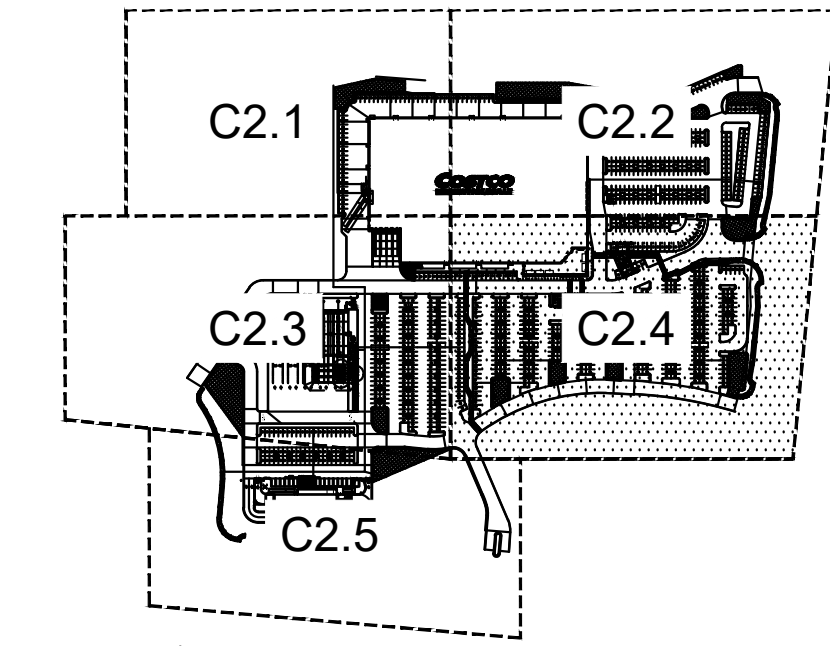
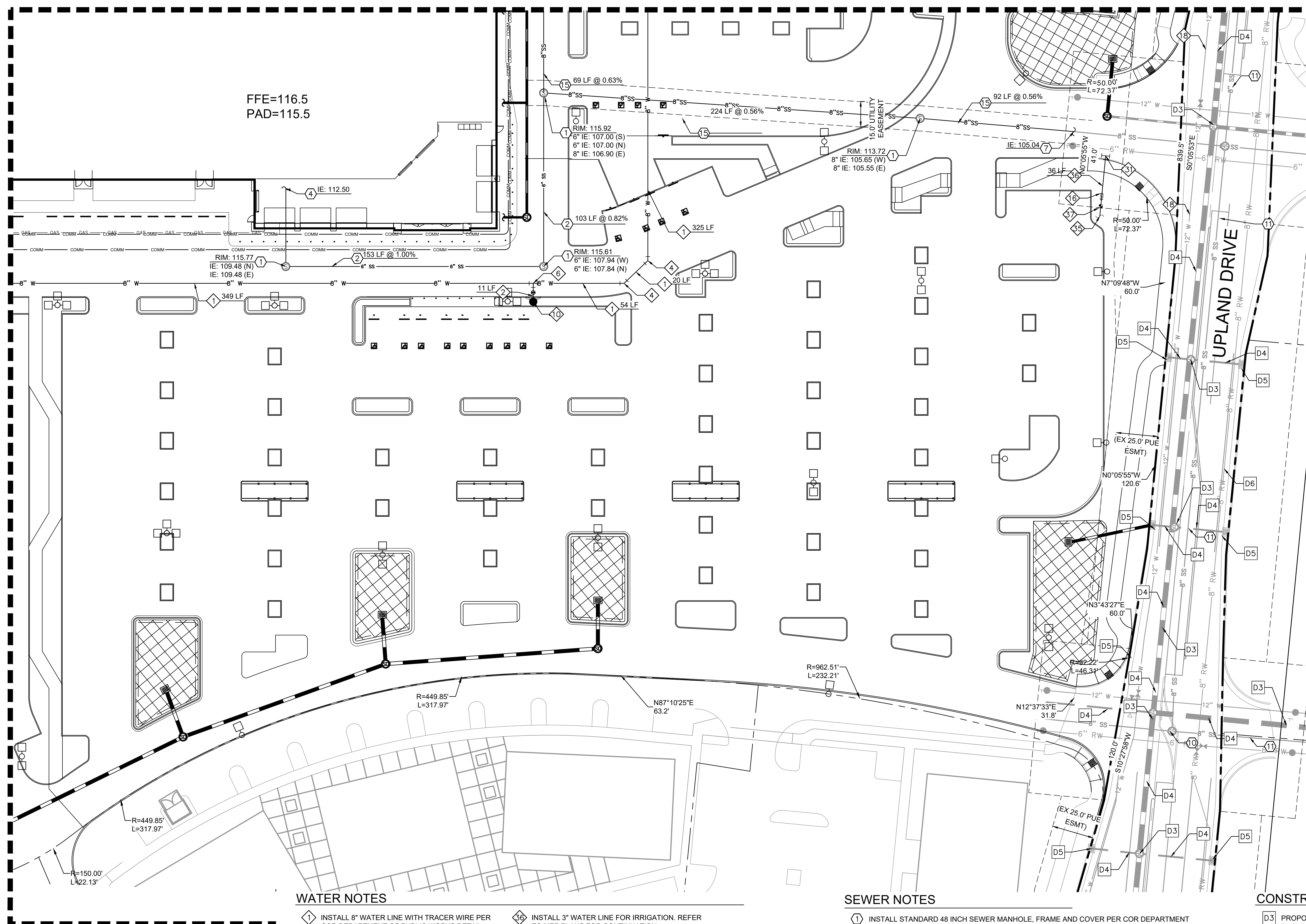
UTILITY PLAN
SHEET 3 OF 5

COSTCO
ROSEVILLE
 PREPARED FOR
COSTCO WHOLESALE
 ROSEVILLE, CA
 PLACER COUNTY

SHEET NUMBER
C2.3

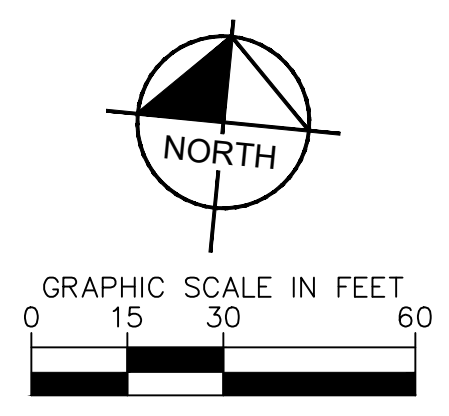
MATCHLINE - SEE SHEET C2.2- UTILITY PLAN 2 OF 5

MATCHLINE - SEE SHEET C2.3- UTILITY PLAN 3 OF 5



LEGEND

	PROJECT BOUNDARY
	ADJOINING PROPERTY LINES
	PROPOSED PARCEL LINES
	ADJUSTED PROPERTY LINES
	EASEMENTS AND SETBACKS
	CENTERLINE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	FIRE TRUCK ACCESS LANE
	PROPOSED CURB
	CURB BY OTHERS
	PROPOSED CURB AND GUTTER
	PROPOSED STORM DRAIN
	PROPOSED JOINT TRENCHING
	PROPOSED TELCOM
	PROPOSED GAS LINE
	PROPOSED WATER LINE
	PROPOSED SEWER LINE
	PROPOSED UG POWER LINE
	PROPOSED LIGHT POLE
	PROPOSED STORM MANHOLE
	PROPOSED CATCH BASIN
	PROPOSED STORM INLET
	PROPOSED STORM OUTFALL
	PROPOSED STORM HEADWALL
	POINT OF CONNECTION
	PROPOSED FIRE HYDRANT
	PROPOSED SEWER MANHOLE



MATCHLINE - SEE SHEET C2.5- UTILITY PLAN 5 OF 5

WATER NOTES

- ① INSTALL 8" WATER LINE WITH TRACER WIRE PER COR DEPARTMENT OF PUBLIC WORKS DETAIL W-8. TRENCH AND BACKFILL PER COR DEPARTMENT OF PUBLIC WORKS DETAIL W-1.
- ② INSTALL 6" FIRE LINE WITH TRACER WIRE. TRENCH AND BACKFILL.
- ④ INSTALL 45 DEG BEND W/ RESTRAINT.
- ⑥ INSTALL 8"x8"x6" TEE W/ RESTRAINT. MATCH PIPE MATERIAL.
- ⑩ INSTALL FIRE HYDRANT WITH 6" GATE VALVE PER COR DEPARTMENT OF PUBLIC WORKS DETAIL W-13.
- ⑫ INSTALL BACKFLOW PREVENTION DEVICE.
- ⑬ PROPOSED 12" WATER LINE UNDER SEPARATE PACKAGE.
- ⑮ INSTALL 12"x12"x3" TEE W/ RESTRAINT AND GATE VALVES. MATCH PIPE MATERIAL.
- ⑯ INSTALL WATER STUB.
- ⑰ INSTALL 3" WATER LINE FOR IRRIGATION. REFER TO MEP PLANS FOR CONTINUATION.
- ⑱ INSTALL 3" IRRIGATION WATER METER.

SEWER NOTES

- ① INSTALL STANDARD 48 INCH SEWER MANHOLE, FRAME AND COVER PER COR DEPARTMENT OF PUBLIC WORKS DETAIL SS-2 RIM AND INVERT PER PLAN.
- ② INSTALL 6" SANITARY SEWER LINE PER COR DEPARTMENT OF PUBLIC WORKS DETAIL SS-4. SLOPE AND LENGTH PER PLAN. TRENCH AND BACKFILL PER COR DEPARTMENT OF PUBLIC WORKS DETAIL SS-1.
- ④ SANITARY SEWER POINT OF CONNECTION. REFER TO MEP PLANS FOR CONTINUATION.
- ⑦ CONNECT TO SANITARY SEWER STUB CONNECTION. STUB TO BE CONSTRUCTED BY SEPARATE PLANS BY MACKAY AND SOMPS.
- ⑩ PROPOSED SEWER MANHOLE UNDER SEPARATE PACKAGE.
- ⑫ PROPOSED SEWER LINE UNDER SEPARATE PACKAGE.
- ⑮ INSTALL 8" SANITARY SEWER LINE PER COR DEPARTMENT OF PUBLIC WORKS DETAIL SS-4. SLOPE AND LENGTH PER PLAN. TRENCH AND BACKFILL PER COR DEPARTMENT OF PUBLIC WORKS DETAIL SS-1.

CONSTRUCTION NOTES

- ③ PROPOSED STORM MANHOLE UNDER SEPARATE PACKAGE.
- ④ PROPOSED STORM DRAIN UNDER SEPARATE PACKAGE.
- ⑤ PROPOSED STORM CATCH BASIN UNDER SEPARATE PACKAGE.
- ⑥ RECLAIMED WATER LINE BY OTHERS.

STORM DRAIN NOTES

PROPOSED STORM DRAINAGE STRUCTURE, AND PIPES REFER TO STORM PLANS SHEETS C3.0-C3.5 FOR DETAILS.

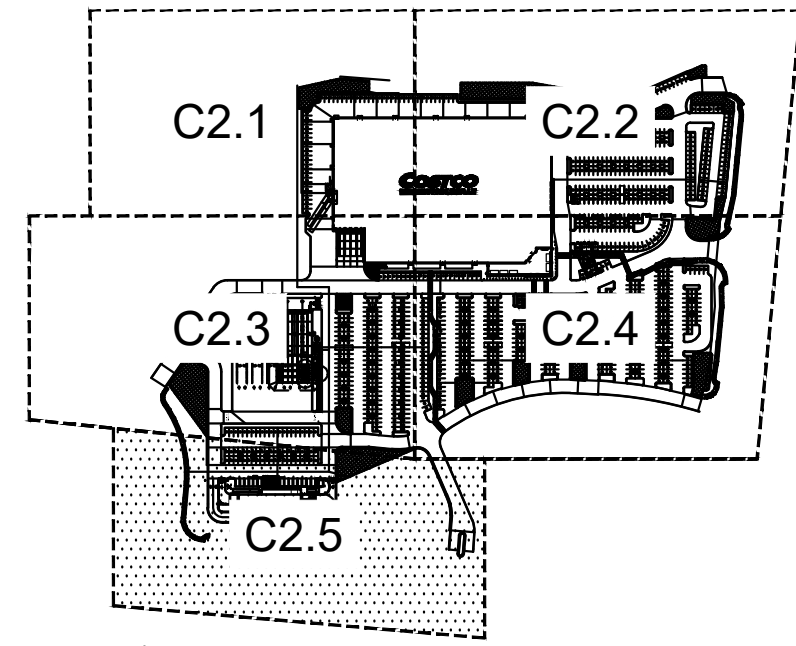
SANITARY/ WATER CROSSINGS

WATER MAIN AND SEWER MAIN CROSSINGS PER COR DEPARTMENT OF PUBLIC WORKS DETAIL W-39.

Plotted By: Shihai, Aric Sheet Set: KHA - L0401C2.4 - March 27, 2023 04:03:22pm K:\SEA-Civil\SEA_DS\090013046 - Costco W. Roseville\CAD\PlanSheets\C2.1-UT-090013046.dwg
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<p>UTILITY PLAN SHEET 4 OF 5</p>	<p>COSTCO ROSEVILLE PREPARED FOR COSTCO WHOLESALE ROSEVILLE, CA PLACER COUNTY</p>
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<p>KHA PROJECT 090013033 DATE 03/27/2023 SCALE AS SHOWN DRAWN BY DM CHECKED BY SA</p>	<p>REVISIONS No. DATE BY</p>
<p>NOT FOR CONSTRUCTION</p>	

Plotted By: Shihai, Arie Sheet: Sst:kha_LayoutC2.5 March 27, 2023 04:03:28pm K:\SEA_Civil\SEA_DS\090013046 - Costco W. Roseville\CAD\PlanSheets\C2.1-UT-090013046.dwg
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LEGEND

- PROJECT BOUNDARY
- ADJOINING PROPERTY LINES
- PROPOSED PARCEL LINES
- ADJUSTED PROPERTY LINES
- EASEMENTS AND SETBACKS CENTERLINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- FIRE TRUCK ACCESS LANE
- PROPOSED CURB
- CURB BY OTHERS
- PROPOSED CURB AND GUTTER
- PROPOSED STORM DRAIN
- PROPOSED JOINT TRENCHING
- PROPOSED TELCOM
- PROPOSED GAS LINE
- 8"W PROPOSED WATER LINE
- 8"SS PROPOSED SEWER LINE
- UGE PROPOSED UG POWER LINE
- PROPOSED LIGHT POLE
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED STORM INLET
- PROPOSED STORM OUTFALL

STORM DRAIN NOTES

PROPOSED STORM DRAINAGE STRUCTURE, AND PIPES REFER TO STORM PLANS SHEETS C3.0-C3.5 FOR DETAILS.

SANITARY/ WATER CROSSINGS

WATER MAIN AND SEWER MAIN CROSSINGS PER COR DEPARTMENT OF PUBLIC WORKS DETAIL W-39.

- POINT OF CONNECTION
- PROPOSED FIRE HYDRANT
- PROPOSED SEWER MANHOLE

WATER NOTES

- ① INSTALL 8" WATER LINE WITH TRACER WIRE PER COR DEPARTMENT OF PUBLIC WORKS DETAIL W-8. TRENCH AND BACKFILL PER COR DEPARTMENT OF PUBLIC WORKS DETAIL W-1.
- ④ INSTALL 12"X12"X8" TEE W/ RESTRAINT. MATCH PIPE MATERIAL.
- ⑧ PROPOSED 12" WATER LINE UNDER SEPARATE PACKAGE.
- ⑨ CARWASH DOMESTIC WATER POINT OF CONNECTION. WATER METER LOCATED IN WAREHOUSE. REFER TO MEP PLANS FOR CONTINUATION.

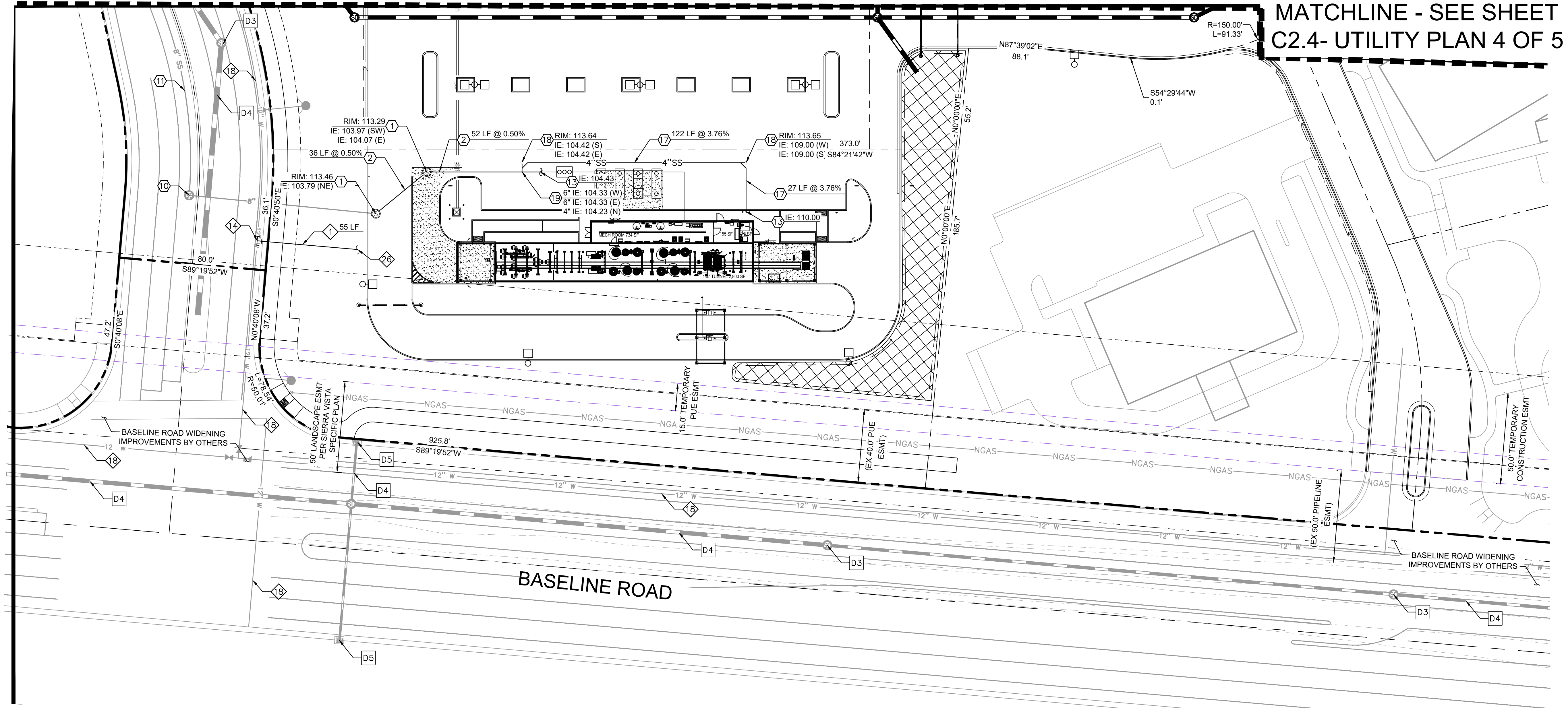
SEWER NOTES

- ① INSTALL STANDARD 48 INCH SEWER MANHOLE, FRAME AND COVER PER COR DEPARTMENT OF PUBLIC WORKS DETAIL SS-2 RIM AND INVERT PER PLAN.
- ② INSTALL 6" SANITARY SEWER LINE PER COR DEPARTMENT OF PUBLIC WORKS DETAIL SS-4. SLOPE AND LENGTH PER PLAN. TRENCH AND BACKFILL PER COR DEPARTMENT OF PUBLIC WORKS DETAIL SS-1.
- ⑩ PROPOSED SEWER MANHOLE UNDER SEPARATE PACKAGE.
- ⑪ PROPOSED SEWER LINE UNDER SEPARATE PACKAGE.
- ⑬ CAR WASH SANITARY SEWER POINT OF CONNECTION. REFER TO MEP PLANS FOR CONTINUATION.
- ⑰ INSTALL 4" SANITARY SEWER LINE PER COR DEPARTMENT OF PUBLIC WORKS DETAIL SS-4. SLOPE AND LENGTH PER PLAN. TRENCH AND BACKFILL PER COR DEPARTMENT OF PUBLIC WORKS DETAIL SS-1.
- ⑱ INSTALL 4" SEWER SERVICE CLEANOUT PER COR DEPARTMENT DETAIL SS-5.
- ⑲ INSTALL SANITARY SEWER WYE CONNECTION.

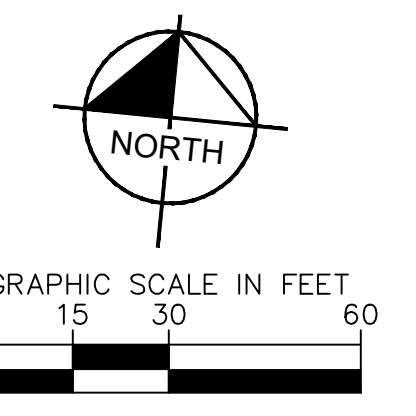
CONSTRUCTION NOTES

- D3 PROPOSED STORM MANHOLE UNDER SEPARATE PACKAGE.
- D4 PROPOSED STORM DRAIN UNDER SEPARATE PACKAGE.
- D5 PROPOSED STORM CATCH BASIN UNDER SEPARATE PACKAGE.

MATCHLINE - SEE SHEET C2.3- UTILITY PLAN 3 OF 5



MATCHLINE - SEE SHEET C2.4- UTILITY PLAN 4 OF 5



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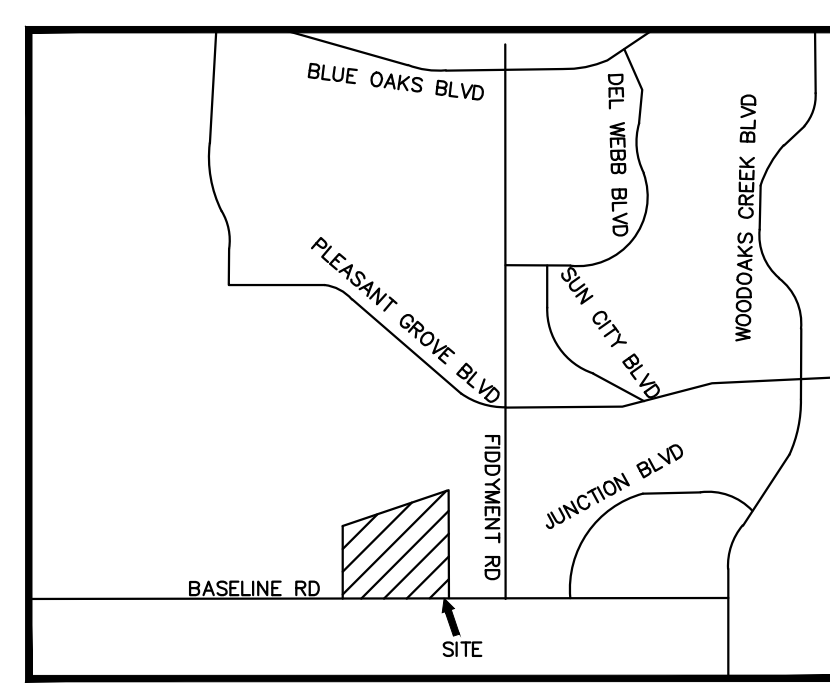
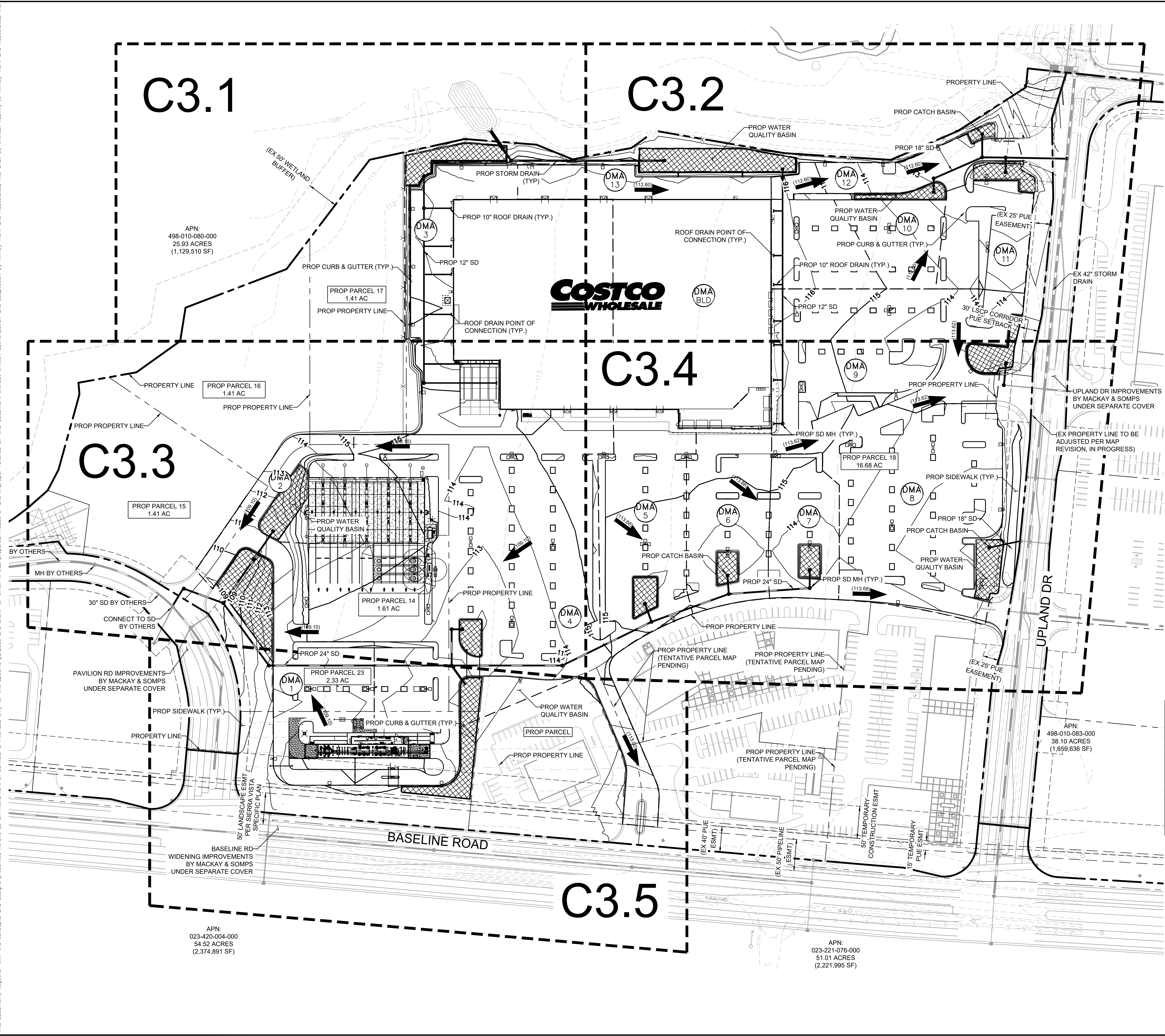
KHA PROJECT 090013033
 DATE 03/27/2023
 SCALE AS SHOWN
 DESIGNED BY DM
 DRAWN BY MC
 CHECKED BY SA DATE:

UTILITY PLAN SHEET 5 OF 5

COSTCO ROSEVILLE
 PREPARED FOR
COSTCO WHOLESALE
 ROSEVILLE, CA
 PLACER COUNTY

SHEET NUMBER
C2.5

Plotted By: Sheif, Aric Sheet: Sst:kno_Layout.CDD_03_27_2023_04:04:11pm K:\SEA_Civil\SEA_DS\090013046 - Costco W Roseville CAD_PlanSheets\C3.0-OSC-090013046.dwg
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VICINITY MAP
N.T.S.

LEGEND

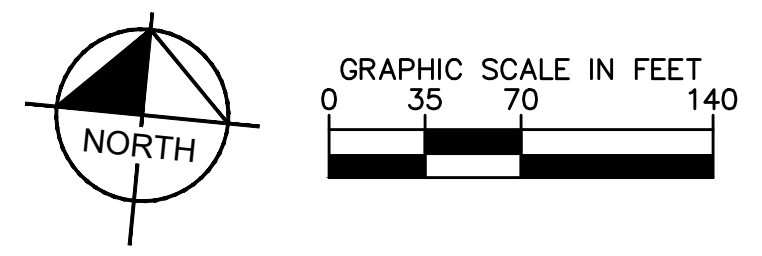
- PROJECT BOUNDARY
- ADJOINING PROPERTY LINES
- PROPOSED PARCEL LINES
- ADJUSTED PROPERTY LINES
- EASEMENTS AND SETBACKS
- CENTERLINE
- PROPOSED CURB
- PROPOSED CURB AND GUTTER
- CURB BY OTHERS
- PROPOSED RETAINING WALL
- PROPOSED LIGHT POLE
- PROPOSED STORM DRAIN
- PROPOSED FIRE HYDRANT
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- SIDEWALK CONCRETE
- PROPOSED STORM HEADWALL
- PROPOSED ROOF DRAIN CONN.
- PROPOSED BUBBLE UP
- PROPOSED BIORETENTION
- OVERFLOW RELEASE ARROW

GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL ELEVATIONS SHOWN DEPICT FINISH GRADE OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE, AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
3. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
4. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
5. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

DMA SUMMARY

DMA	Total Area (SF)	Roof (SF)	Impervious (SF)	Bioretention (SF)	Pervious (SF)
1	54971	0	38335	8700	7936
2	33381	18493	8175	4329	2384
3	125171	75000	43161	5293	2769
4	187713	0	174586	8039	5088
5	46865	0	43400	2029	1436
6	34975	0	31985	1560	1430
7	23478	0	20434	1595	1449
8	86648	0	78619	3575	4554
9	69950	0	60928	3504	5518
10	39683	0	35418	1717	2548
11	25273	0	18839	2669	3765
12	18532	0	19520	856	322
13	112595	78842	23636	8556	1561
TOTAL AREA	859235	172335	597036	52422	40660



NO.
REVISIONS
DATE

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REGISTERED PROFESSIONAL ENGINEER
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KHA PROJECT 090013033
DATE 03/27/2023
SCALE AS SHOWN
DESIGNED BY DM
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CHECKED BY SA
DATE:

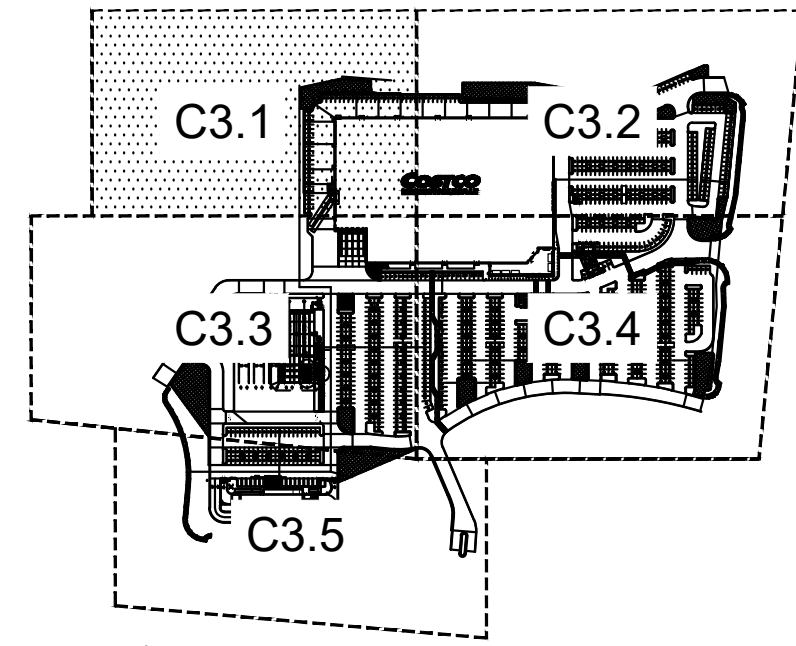
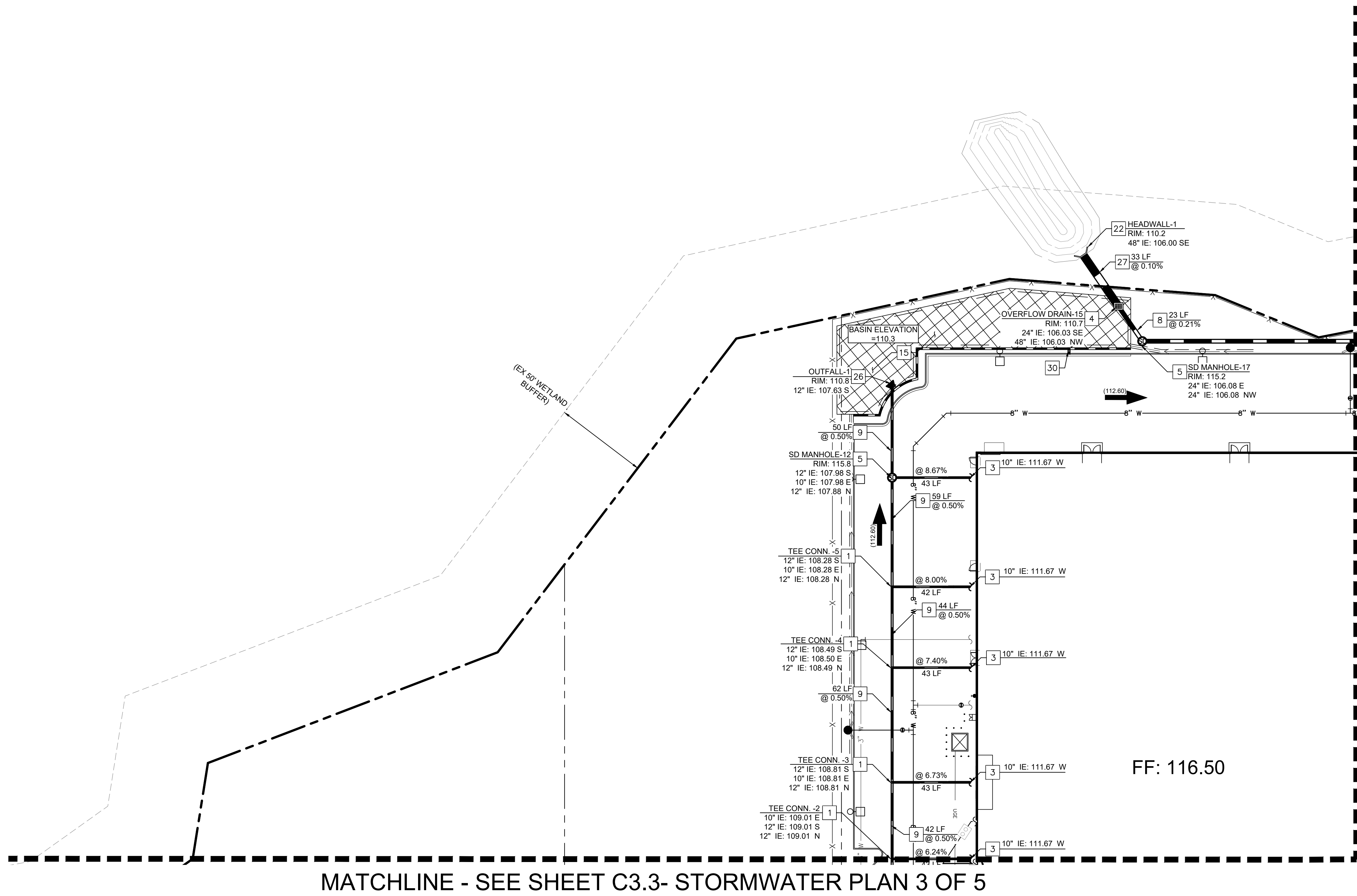
COSTCO ROSEVILLE PREPARED FOR COSTCO WHOLESALE

OVERALL STORMWATER PLAN

ROSEVILLE, CA

SHEET NUMBER
C3.0

Plotted By: Shihai, Arie Sheet: kha_L0yout.C3.1 March 27, 2023 04:04:54pm K:\SEA_Civil\SEA_DS\090013046 - Costco_W Roseville\CAD_PlanSheets\C3.1-SC-090013046.dwg
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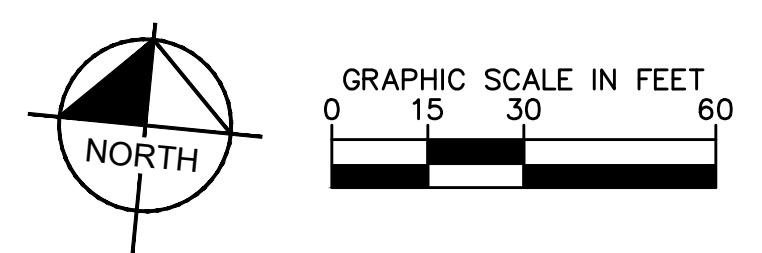


LEGEND

	PROJECT BOUNDARY
	ADJOINING PROPERTY LINES
	PROPOSED PARCEL LINES
	ADJUSTED PROPERTY LINES
	EASEMENTS AND SETBACKS
	CENTERLINE
	PROPOSED CURB
	PROPOSED CURB AND GUTTER
	CURB BY OTHERS
	PROPOSED RETAINING WALL
	PROPOSED STORM DRAIN
	PROPOSED FIRE HYDRANT
	PROPOSED STORM MANHOLE
	PROPOSED STORM INLET
	SIDEWALK CONCRETE
	PROPOSED STORM HEADWALL
	PROPOSED ROOF DRAIN CONN.
	PROPOSED BUBBLE UP
	PROPOSED BIORETENTION
	OVERFLOW RELEASE ARROW

- GENERAL NOTES**
1. STORM DRAIN PIPE TO BE HDPE SOLID WALL FUSION JOINTED, PER CITY OF ROSEVILLE STANDARD SPECIFICATION.
 2. STORM WATER UTILITY CROSSINGS INFORMATION TO BE PROVIDED APART OF FINAL DESIGN.

- STORMWATER NOTES**
- 1 INSTALL HDPE TEE CONNECTION. SEE PLAN FOR INVERT.
 - 3 CONNECT TO BUILDING 10" ROOF DRAIN LINE. REFER TO PLUMBING PLANS FOR CONTINUATION. SEE PLAN FOR INVERT.
 - 4 INSTALL PRECAST SQUARE STORM DRAIN INLET. SEE PLAN FOR SIZE, RIM, AND INV.
 - 5 INSTALL STORM DRAIN MANHOLE. SEE PLAN FOR RIM AND INV.
 - 8 INSTALL 24" HDPE STORM DRAIN PIPE. SEE PLAN FOR LENGTH AND SLOPE.
 - 9 INSTALL 12" HDPE STORM DRAIN PIPE. SEE PLAN FOR LENGTH AND SLOPE.
 - 14 CONNECT TO TRUCK DOCK. REFER TO PLUMBING PLANS FOR CONTINUATION. SEE PLAN FOR INVERT.
 - 15 INSTALL STORM WATER BIORETENTION BASIN PER COR DETAIL DR-23.
 - 16 INSTALL TRENCH DRAIN AND INLET. SEE PLAN FOR RIM AND INV.
 - 22 INSTALL U TYPE HEADWALL PER COR DETAIL DR-12.
 - 26 HEADWALL TO BIORETENTION BASIN.
 - 27 INSTALL 48" HDPE STORM DRAIN PIPE. SEE PLAN FOR LENGTH AND SLOPE.
 - 30 INSTALL 10" PERFORATED RETAINING WALL DRAIN.



No.	REVISIONS	BY	DATE

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KHA PROJECT 090013033
 DATE 03/27/2023
 SCALE AS SHOWN
 DESIGNED BY DM
 DRAWN BY MC
 CHECKED BY SA
 DATE:

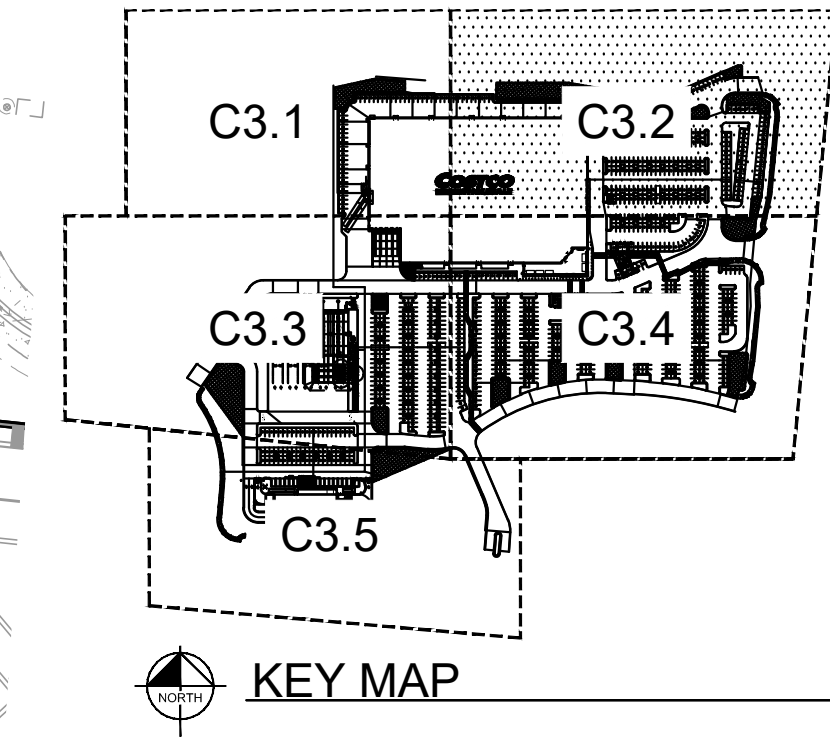
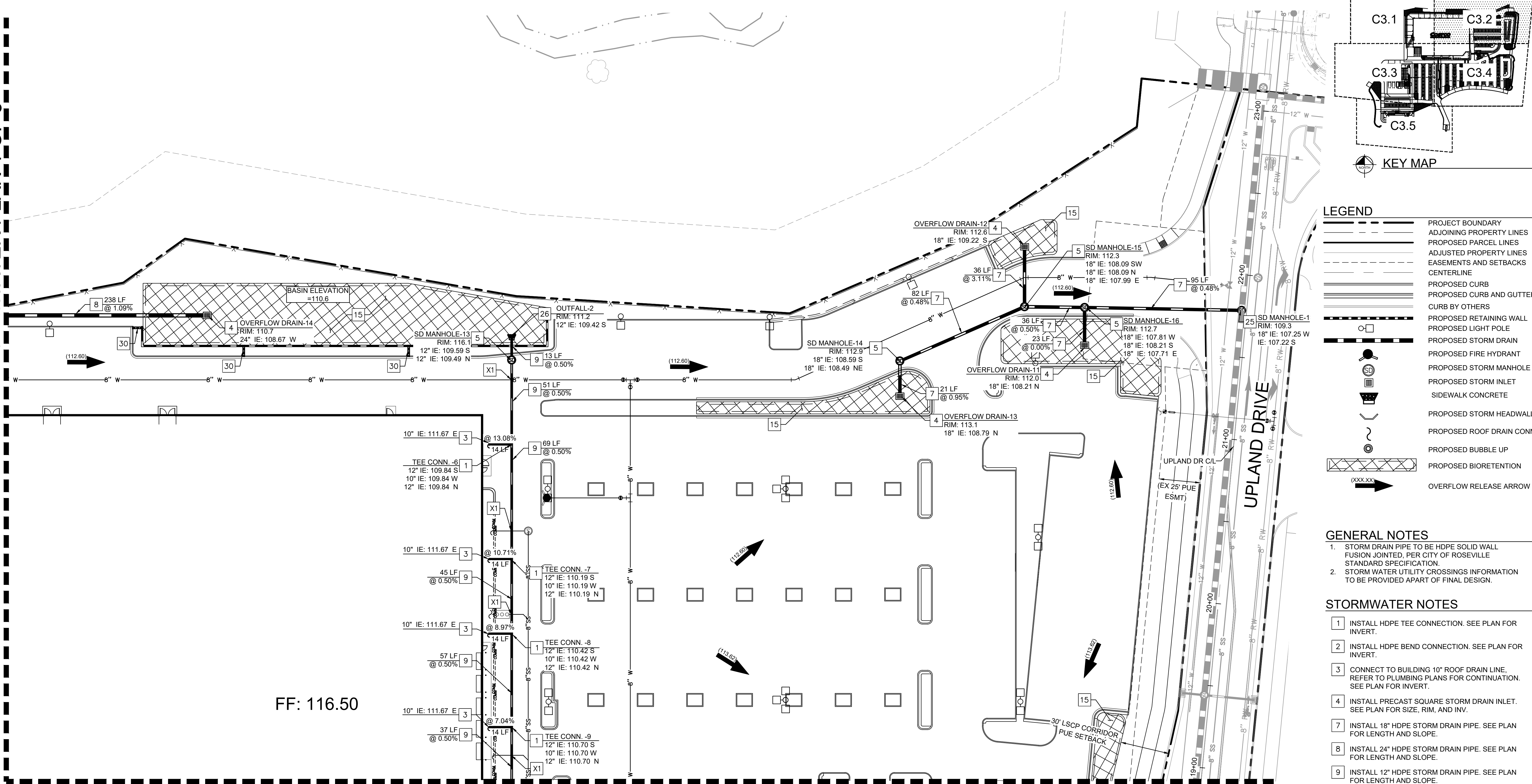
**STORMWATER PLAN
 SHEET 1 OF 5**

**COSTCO
 ROSEVILLE**
 PREPARED FOR
COSTCO WHOLESALE
 PLACER COUNTY ROSEVILLE, CA

SHEET NUMBER
C3.1

Plotted By: Shihai, Arie Sheet: kha_L04out.C3.2 March 27, 2023 04:04:57pm K:\SEA_Civil\SEA_DS\090013046 - Costco W. Roseville\CAD\PlanSheets\C3.1-SC-090013046.dwg K:\SEA_Civil\SEA_DS\090013046 - Costco W. Roseville\CAD\PlanSheets\C3.1-SC-090013046.dwg
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MATCHLINE - SEE SHEET C3.1- STORMWATER PLAN 1 OF 5



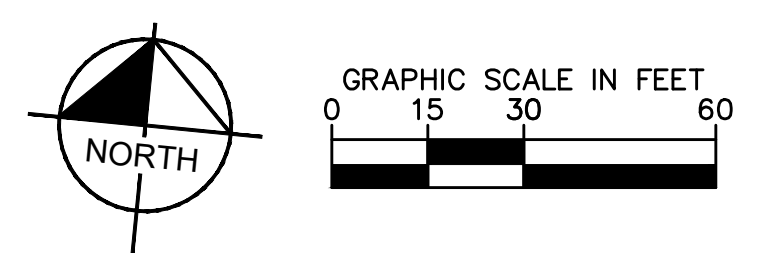
LEGEND

- PROJECT BOUNDARY
- ADJOINING PROPERTY LINES
- PROPOSED PARCEL LINES
- ADJUSTED PROPERTY LINES
- EASEMENTS AND SETBACKS
- CENTERLINE
- PROPOSED CURB
- PROPOSED CURB AND GUTTER
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- PROPOSED FIRE HYDRANT
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- SIDEWALK CONCRETE
- PROPOSED STORM HEADWALL
- PROPOSED ROOF DRAIN CONN.
- PROPOSED BUBBLE UP
- PROPOSED BIORETENTION
- OVERFLOW RELEASE ARROW

- GENERAL NOTES**
- STORM DRAIN PIPE TO BE HDPE SOLID WALL FUSION JOINTED, PER CITY OF ROSEVILLE STANDARD SPECIFICATION.
 - STORM WATER UTILITY CROSSINGS INFORMATION TO BE PROVIDED APART OF FINAL DESIGN.

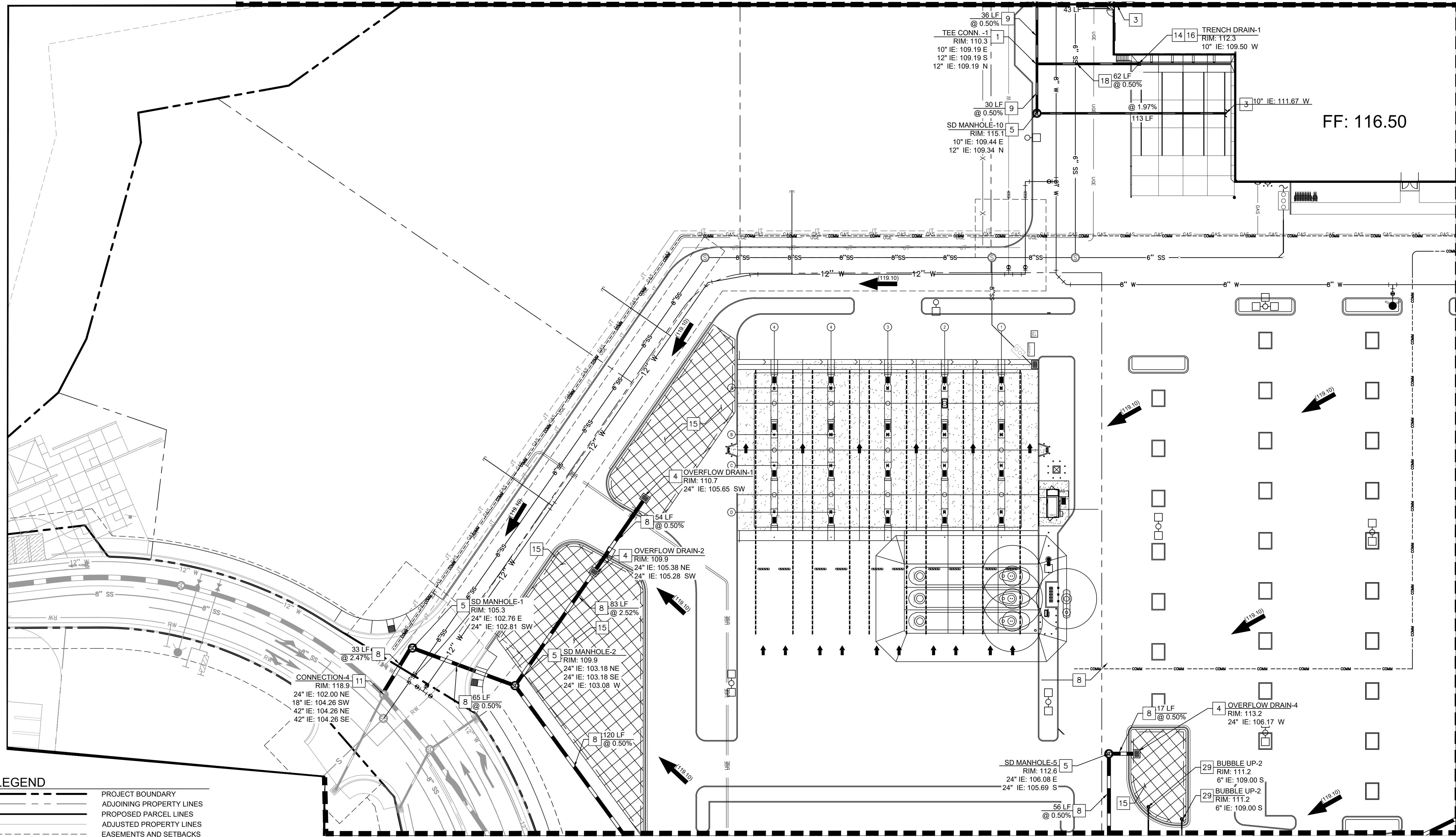
- STORMWATER NOTES**
- INSTALL HDPE TEE CONNECTION. SEE PLAN FOR INVERT.
 - INSTALL HDPE BEND CONNECTION. SEE PLAN FOR INVERT.
 - CONNECT TO BUILDING 10" ROOF DRAIN LINE. REFER TO PLUMBING PLANS FOR CONTINUATION. SEE PLAN FOR INVERT.
 - INSTALL PRECAST SQUARE STORM DRAIN INLET. SEE PLAN FOR SIZE, RIM, AND INV.
 - INSTALL 18" HDPE STORM DRAIN PIPE. SEE PLAN FOR LENGTH AND SLOPE.
 - INSTALL 24" HDPE STORM DRAIN PIPE. SEE PLAN FOR LENGTH AND SLOPE.
 - INSTALL 12" HDPE STORM DRAIN PIPE. SEE PLAN FOR LENGTH AND SLOPE.
 - INSTALL STORM WATER BIORETENTION BASIN PER COR DETAIL DR-23.
 - TIE INTO EXISTING STORM DRAIN.
 - HEADWALL TO BIORETENTION BASIN.
 - WET UTILITY CROSSING. MAINTAIN 2' MIN. VERTICAL SEPERATION. INVERT INFORMATION TO BE PROVIDED AT FINAL DESIGN.

MATCHLINE - SEE SHEET C3.4- STORMWATER PLAN 4 OF 5



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	No.	BY
<p>PROFESSIONAL SEAL</p> <p>NOT FOR CONSTRUCTION</p>	<p>KHA PROJECT: 090013033</p> <p>DATE: 03/27/2023</p> <p>SCALE: AS SHOWN</p> <p>DESIGNED BY: DM</p> <p>DRAWN BY: MC</p> <p>CHECKED BY: SA</p> <p>DATE:</p>	<p>STORMWATER PLAN</p> <p>SHEET 2 OF 5</p>
<p>COSTCO ROSEVILLE</p> <p>PREPARED FOR COSTCO WHOLESALE</p> <p>PLACER COUNTY ROSEVILLE, CA</p>	<p>SHEET NUMBER</p> <p>C3.2</p>	

MATCHLINE - SEE SHEET C3.1- STORMWATER PLAN 1 OF 5

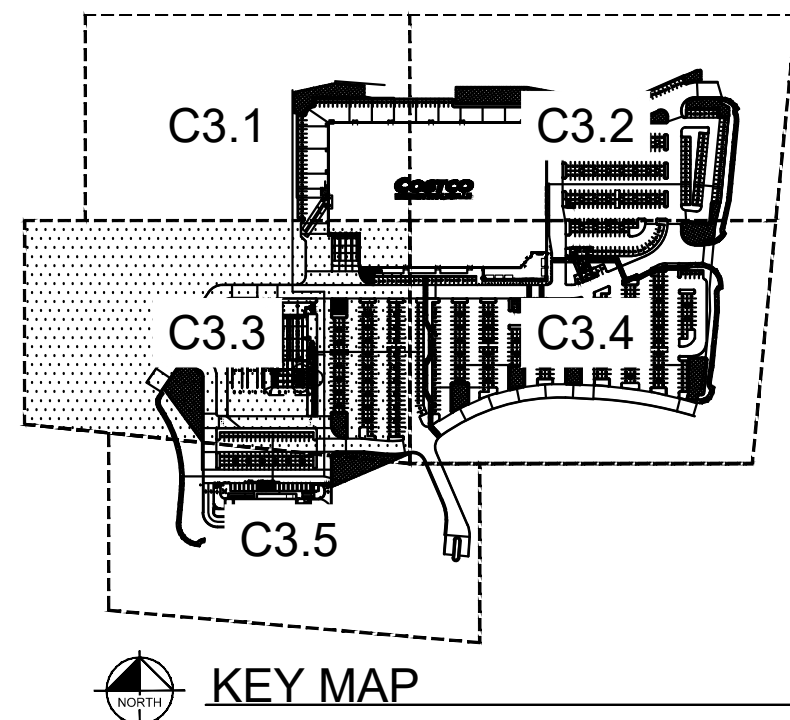


MATCHLINE - SEE SHEET C3.4- STORMWATER PLAN 4 OF 5

MATCHLINE - SEE SHEET C3.5- STORMWATER PLAN 5 OF 5

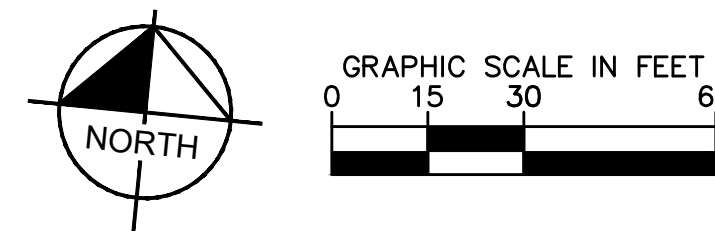
LEGEND

	PROJECT BOUNDARY
	ADJOINING PROPERTY LINES
	PROPOSED PARCEL LINES
	ADJUSTED PROPERTY LINES
	EASEMENTS AND SETBACKS
	CENTERLINE
	PROPOSED CURB
	PROPOSED CURB AND GUTTER
	CURB BY OTHERS
	PROPOSED RETAINING WALL
	PROPOSED LIGHT POLE
	PROPOSED STORM DRAIN
	PROPOSED FIRE HYDRANT
	PROPOSED STORM MANHOLE
	PROPOSED STORM INLET
	SIDEWALK CONCRETE
	PROPOSED STORM HEADWALL
	PROPOSED ROOF DRAIN CONN.
	PROPOSED BUBBLE UP
	PROPOSED BIORETENTION
	OVERFLOW RELEASE ARROW



STORMWATER NOTES

- INSTALL HDPE TEE CONNECTION. SEE PLAN FOR INVERT.
- INSTALL TRENCH DRAIN AND INLET. SEE PLAN FOR RIM AND INV.
- CONNECT TO BUILDING 10" ROOF DRAIN LINE. REFER TO PLUMBING PLANS FOR CONTINUATION. SEE PLAN FOR INVERT.
- INSTALL PRECAST SQUARE STORM DRAIN INLET. SEE PLAN FOR SIZE, RIM, AND INV.
- INSTALL STORM DRAIN MANHOLE. SEE PLAN FOR RIM AND INV.
- INSTALL 24" HDPE STORM DRAIN PIPE. SEE PLAN FOR LENGTH AND SLOPE.
- INSTALL 12" HDPE STORM DRAIN PIPE. SEE PLAN FOR LENGTH AND SLOPE.
- CONNECT TO EXISTING STORM DRAIN MANHOLE.
- CONNECT TO TRUCK DOCK. REFER TO PLUMBING PLANS FOR CONTINUATION. SEE PLAN FOR INVERT.
- INSTALL STORM WATER BIORETENTION BASIN PER COR DETAIL DR-23.
- INSTALL 10" HDPE STORM DRAIN PIPE. SEE PLAN FOR LENGTH. SLOPE TO BE PROVIDED WITH FINAL DESIGN.
- INSTALL BUBBLE UP TO HYDRAULICALLY CONNECT Bmps. SEE PLAN FOR RIM AND INV.



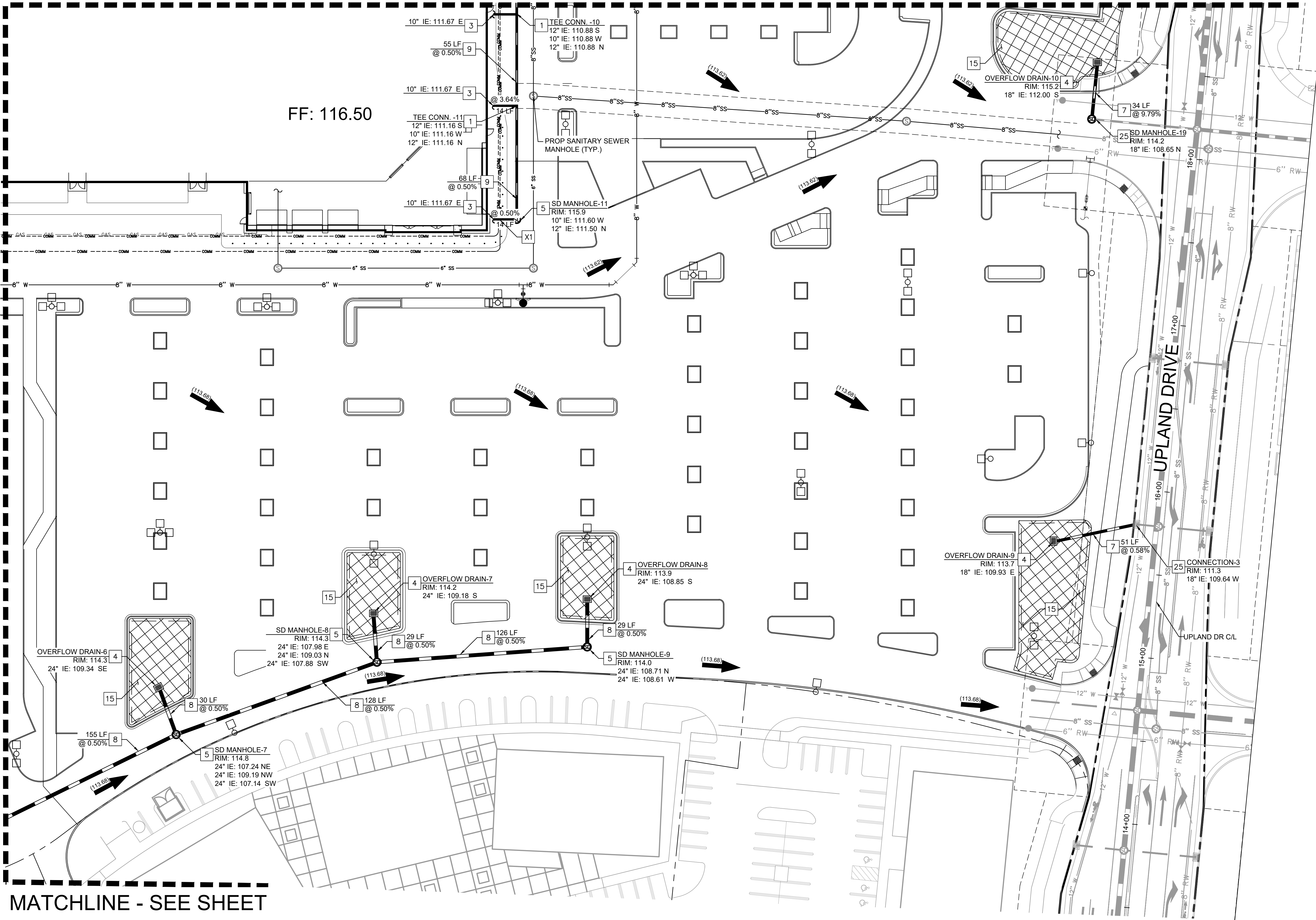
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		No.	BY
<p>STORMWATER PLAN SHEET 3 OF 5</p>		<p>NOT FOR CONSTRUCTION</p>	
<p>KHA PROJECT 090013033</p>	<p>DATE 03/27/2023</p>	<p>SCALE AS SHOWN DM</p>	<p>CHECKED BY SA</p>
<p>COSTCO ROSEVILLE PREPARED FOR COSTCO WHOLESALE ROSEVILLE, CA PLACER COUNTY</p>		<p>SHEET NUMBER C3.3</p>	

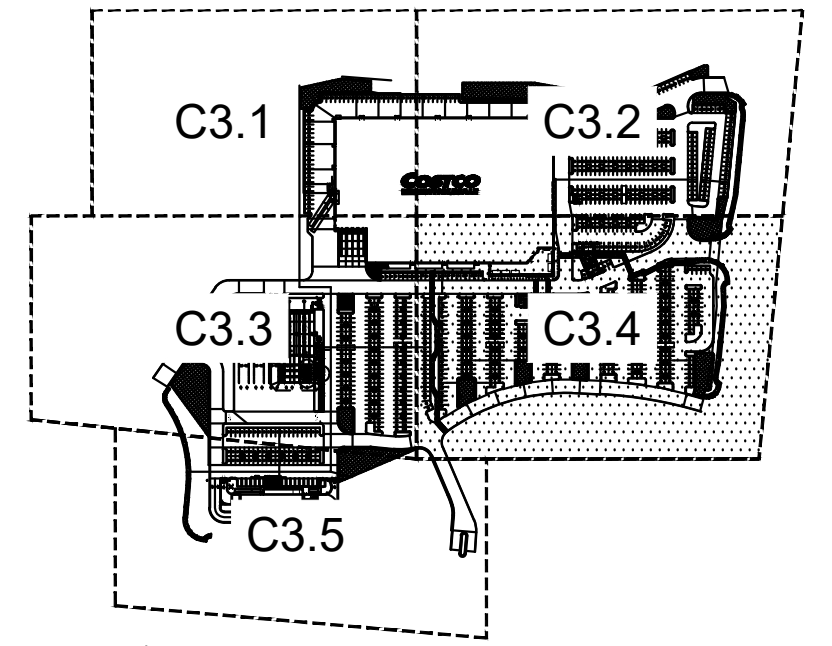
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MATCHLINE - SEE SHEET C3.3- STORMWATER PLAN 3 OF 5

MATCHLINE - SEE SHEET C3.2 - STORMWATER PLAN 2 OF 5



MATCHLINE - SEE SHEET C3.5- STORMWATER PLAN 5 OF 5



LEGEND

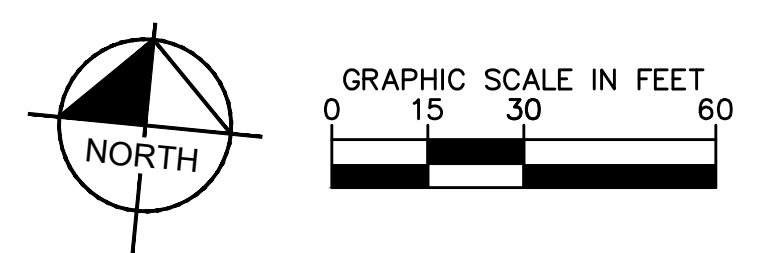
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- ADJOINING PROPERTY LINES
- PROPOSED PARCEL LINES
- ADJUSTED PROPERTY LINES
- EASEMENTS AND SETBACKS
- CENTERLINE
- PROPOSED CURB
- PROPOSED CURB AND GUTTER
- CURB BY OTHERS
- PROPOSED RETAINING WALL
- PROPOSED LIGHT POLE
- PROPOSED STORM DRAIN
- PROPOSED FIRE HYDRANT
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- SIDEWALK CONCRETE
- PROPOSED STORM HEADWALL
- PROPOSED ROOF DRAIN CONN.
- PROPOSED BUBBLE UP
- PROPOSED BIORETENTION
- OVERFLOW RELEASE ARROW

GENERAL NOTES

1. STORM DRAIN PIPE TO BE HDPE TEE CONNECTION. SEE PLAN FOR INVERT.
2. STORM WATER UTILITY CROSSINGS INFORMATION TO BE PROVIDED APART OF FINAL DESIGN.

STORMWATER NOTES

- 1 INSTALL HDPE TEE CONNECTION. SEE PLAN FOR INVERT.
- 3 CONNECT TO BUILDING 10" ROOF DRAIN LINE. REFER TO PLUMBING PLANS FOR CONTINUATION. SEE PLAN FOR INVERT.
- 4 INSTALL PRECAST SQUARE STORM DRAIN INLET. SEE PLAN FOR SIZE, RIM, AND INV.
- 5 INSTALL STORM DRAIN MANHOLE. SEE PLAN FOR RIM AND INV.
- 7 INSTALL 18" HDPE STORM DRAIN PIPE. SEE PLAN FOR LENGTH AND SLOPE.
- 8 INSTALL 24" HDPE STORM DRAIN PIPE. SEE PLAN FOR LENGTH AND SLOPE.
- 9 INSTALL 12" HDPE STORM DRAIN PIPE. SEE PLAN FOR LENGTH AND SLOPE.
- 15 INSTALL STORM WATER BIORETENTION BASIN PER COR DETAIL DR-23.
- 25 TIE INTO EXISTING STORM DRAIN.
- X1 WET UTILITY CROSSING. MAINTAIN 2' MIN. VERTICAL SEPERATION. INVERT INFORMATION TO BE PROVIDED AT FINAL DESIGN.



NO.	REVISIONS	DATE	BY

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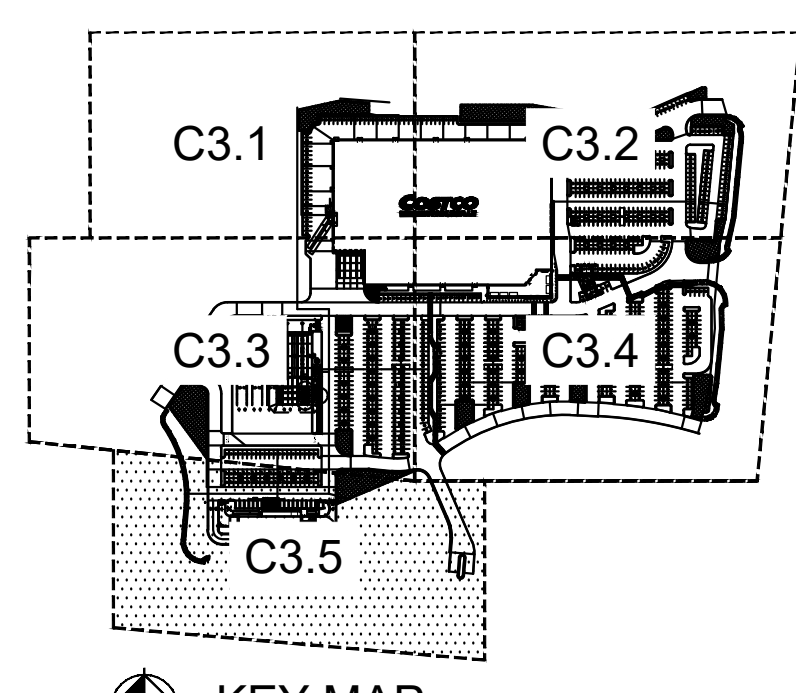
NOT FOR CONSTRUCTION
 KHA PROJECT 090013033
 DATE 03/27/2023
 SCALE AS SHOWN
 DESIGNED BY DM
 DRAWN BY MC
 CHECKED BY SA
 DATE:

STORMWATER PLAN
SHEET 4 OF 5

COSTCO
ROSEVILLE
 PREPARED FOR
COSTCO WHOLESAL
 ROSEVILLE, CA
 PLACER COUNTY

SHEET NUMBER
C3.4

Plotted By: Shihai, Arie Sheet: Sst:kha_Layout_C3.5 March 27, 2023 04:05:07pm K:\SEA_Civil\SEA_DS\090013046 - Costco W. Roseville\CAD\PlanSheets\C3.1-SC-090013046.dwg
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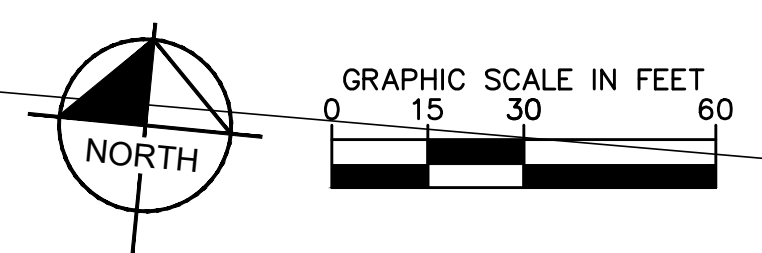
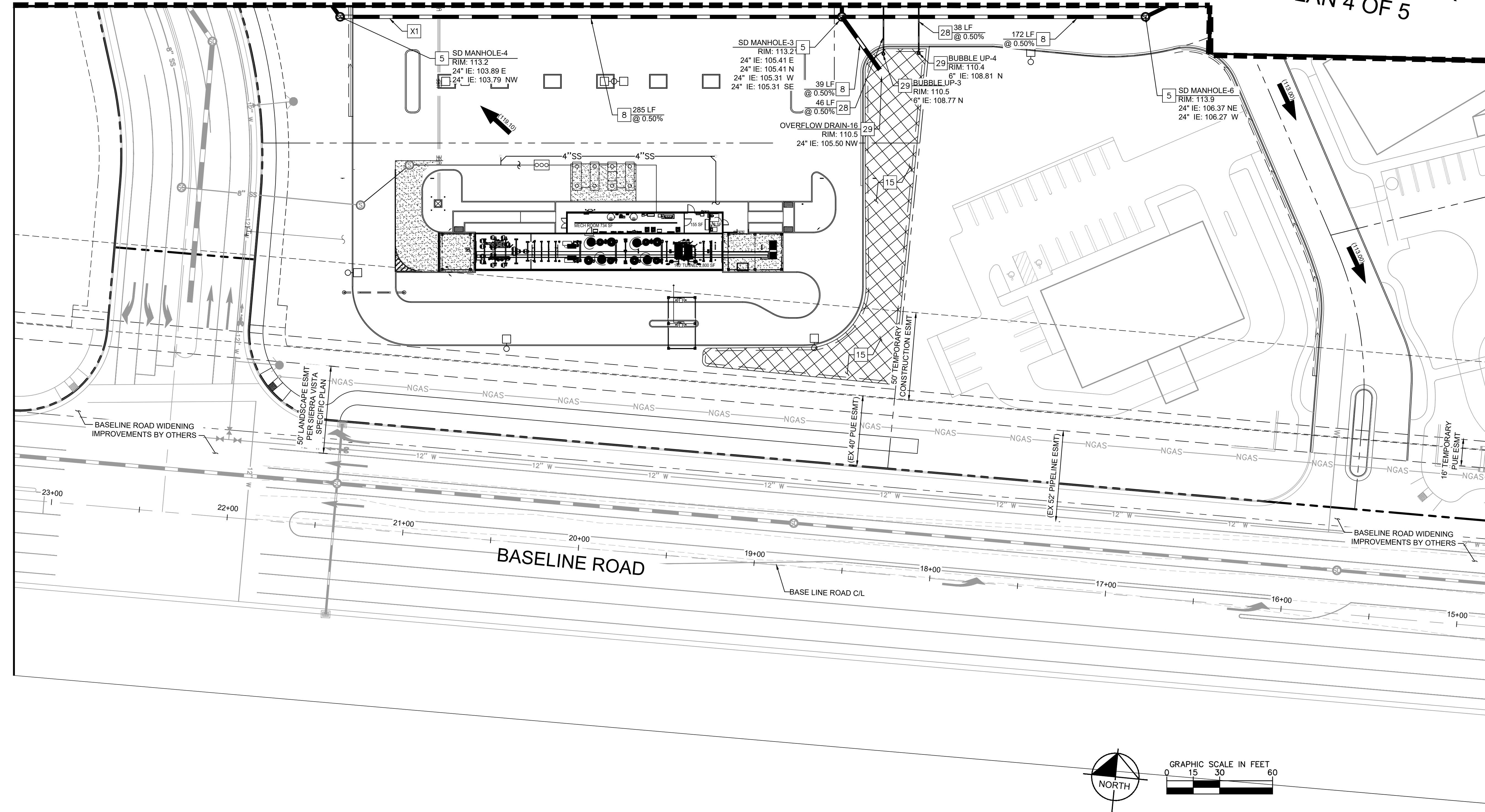
LEGEND

	PROJECT BOUNDARY
	ADJOINING PROPERTY LINES
	PROPOSED PARCEL LINES
	ADJUSTED PROPERTY LINES
	EASEMENTS AND SETBACKS CENTERLINE
	PROPOSED CURB
	PROPOSED CURB AND GUTTER
	CURB BY OTHERS
	PROPOSED RETAINING WALL
	PROPOSED LIGHT POLE
	PROPOSED STORM DRAIN
	PROPOSED FIRE HYDRANT
	PROPOSED STORM MANHOLE
	PROPOSED STORM INLET
	SIDEWALK CONCRETE
	PROPOSED STORM HEADWALL
	PROPOSED ROOF DRAIN CONN.
	PROPOSED BUBBLE UP
	PROPOSED BIORETENTION
	OVERFLOW RELEASE ARROW

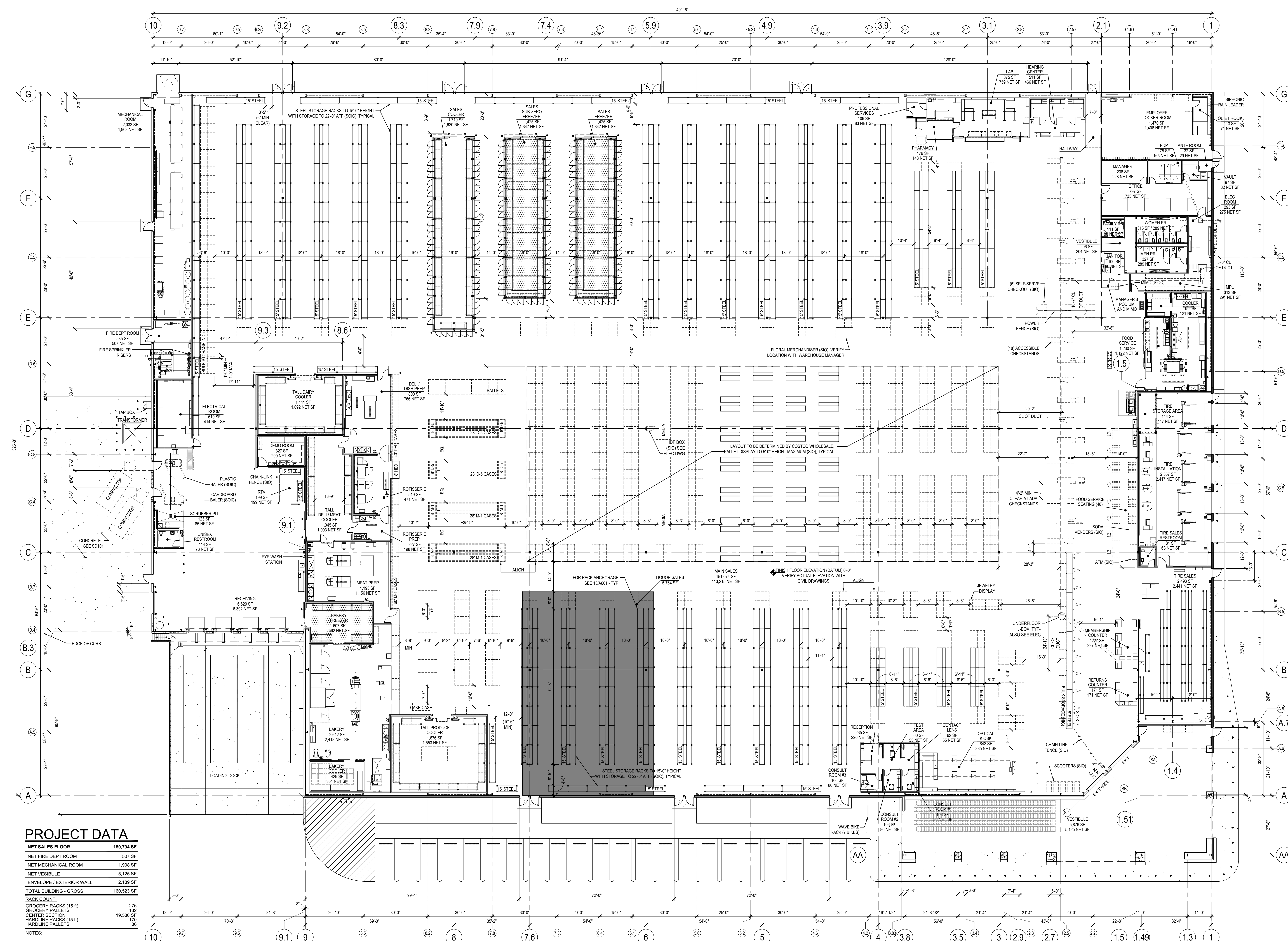
- GENERAL NOTES**
- STORM DRAIN PIPE TO BE HDPE SOLID WALL FUSION JOINTED, PER CITY OF ROSEVILLE STANDARD SPECIFICATION.
 - STORM WATER UTILITY CROSSINGS INFORMATION TO BE PROVIDED APART OF FINAL DESIGN.
- STORMWATER NOTES**
- INSTALL HDPE TEE CONNECTION. SEE PLAN FOR INVERT.
 - INSTALL STORM DRAIN MANHOLE. SEE PLAN FOR RIM AND INV.
 - INSTALL 24" HDPE STORM DRAIN PIPE. SEE PLAN FOR LENGTH AND SLOPE.
 - INSTALL STORM WATER BIORETENTION BASIN PER COR DETAIL DR-23.
 - INSTALL 6" HDPE STORM DRAIN PIPE. SEE PLAN FOR LENGTH AND SLOPE.
 - INSTALL BUBBLE UP TO HYDRAULICALLY CONNECT B.M.P.S. SEE PLAN FOR RIM AND INV.
 - WET UTILITY CROSSING. MAINTAIN 2' MIN. VERTICAL SEPERATION. INVERT INFORMATION TO BE PROVIDED AT FINAL DESIGN.

MATCHLINE - SEE SHEET C3.3- STORMWATER PLAN 3 OF 5

MATCHLINE - SEE SHEET C3.4- STORMWATER PLAN 4 OF 5



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<p>KHA PROJECT: 090013033 DATE: 03/27/2023 SCALE: AS SHOWN DESIGNED BY: DM DRAWN BY: MC CHECKED BY: SA</p>	<p>DATE: _____ BY: _____</p>
<p>STORMWATER PLAN SHEET 5 OF 5</p>	<p>COSTCO ROSEVILLE PREPARED FOR COSTCO WHOLESALE PLACER COUNTY ROSEVILLE, CA</p>
<p>SHEET NUMBER C3.5</p>	



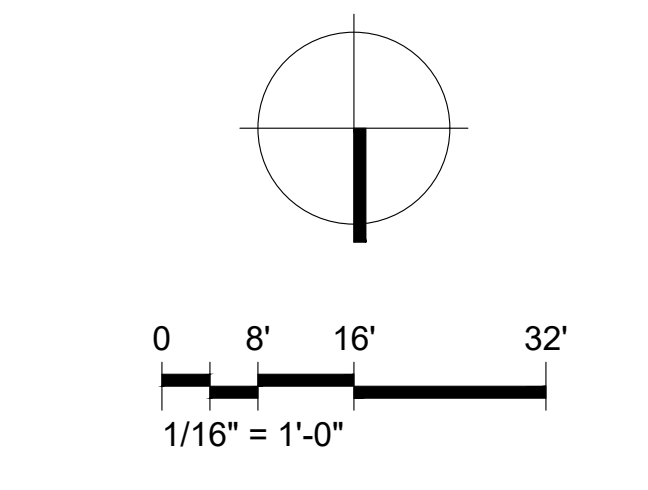
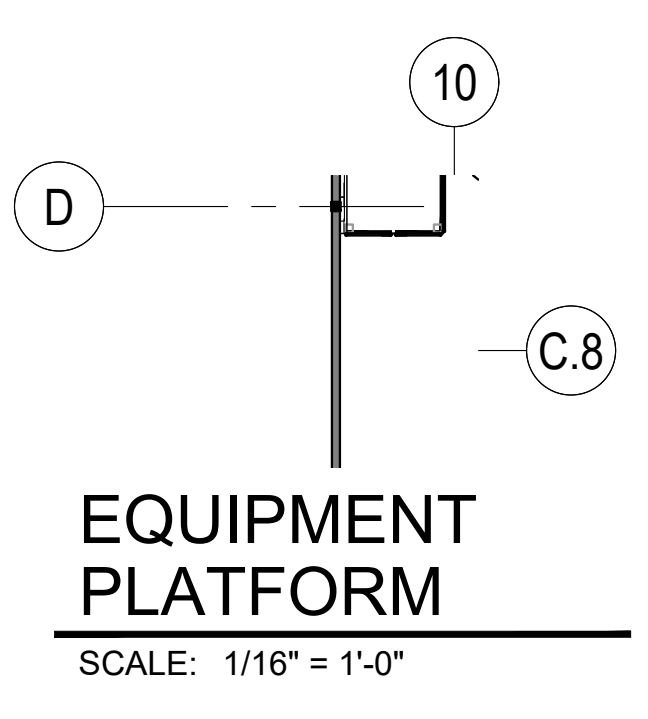
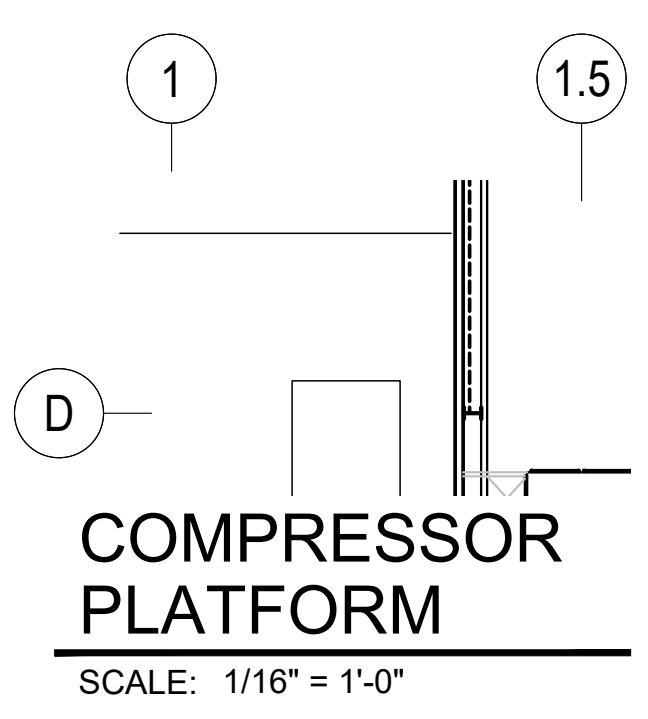
PROJECT DATA

NET SALES FLOOR	150,794 SF
NET FIRE DEPT ROOM	507 SF
NET MECHANICAL ROOM	1,908 SF
NET VESTIBULE	5,125 SF
ENVELOPE / EXTERIOR WALL	2,189 SF
TOTAL BUILDING - GROSS	160,523 SF

RACK COUNT:

GROCERY RACKS (15 ft)	276
GROCERY PALLET	132
CENTER SECTION	19,586 SF
HARDLINE RACKS (15 ft)	170
HARDLINE PALLET	36

NOTES:



1101 Second Ave. Ste 100
Seattle, WA 98101
206 962 6500
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AUGUST 5, 2022
CONCEPT FLOOR PLAN
DD21-02

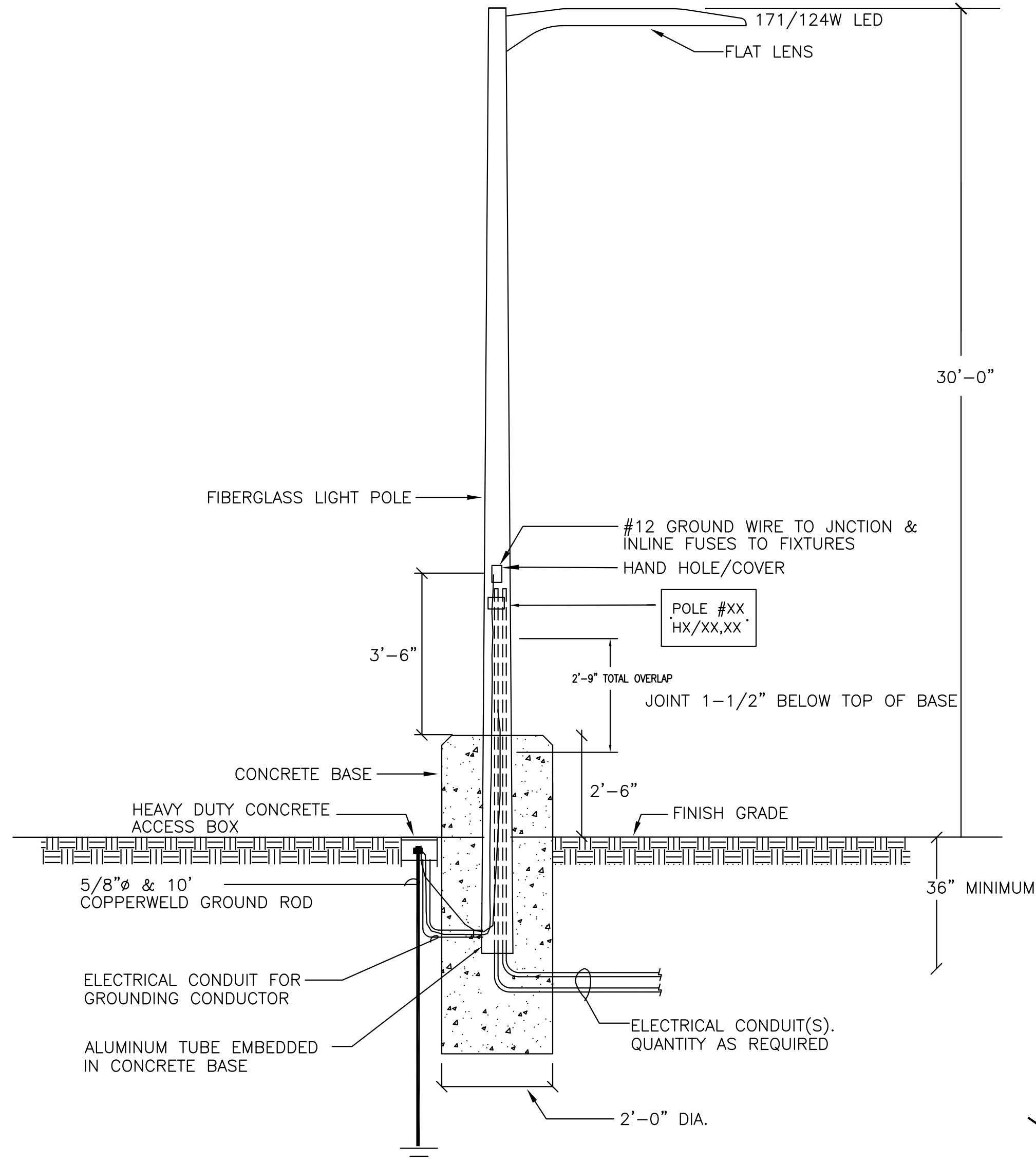
COSTCO WHOLESALE

ROSEVILLE, CA

CONCEPT FLOOR PLAN

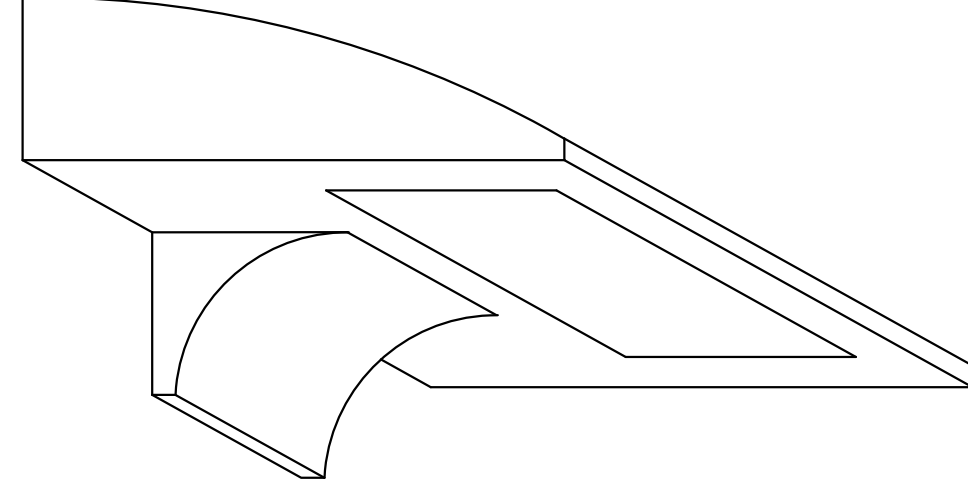
AUGUST 5, 2022

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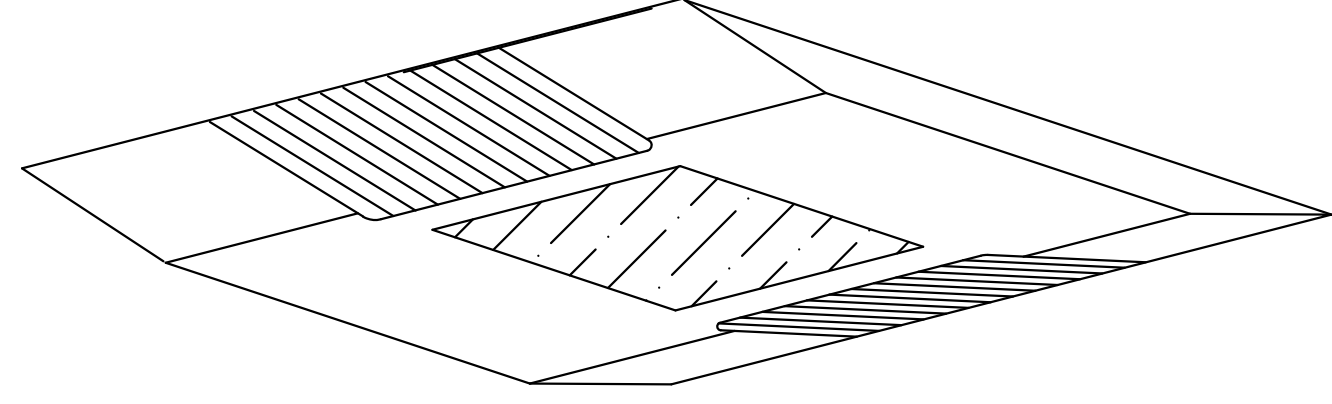


NOTE: PROVIDE CONCRETE J-BOX AS REQUIRED. THIS DETAIL IS FOR ELECTRICAL CONDUITS ROUTING ONLY. SEE STRUCTURAL DRAWINGS S0.2 FOR DETAILS.

POLE DETAIL
SCALE: NTS



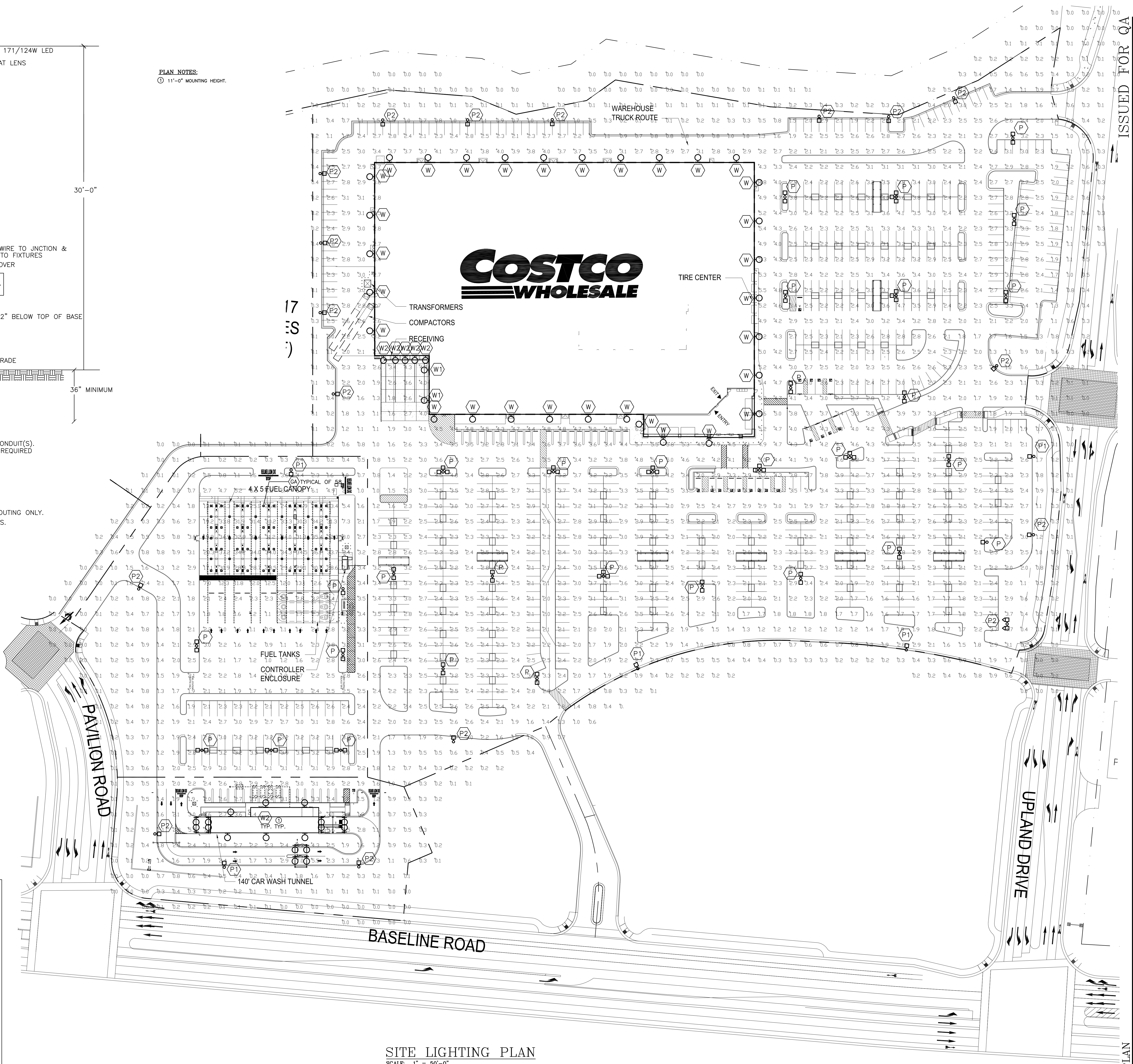
SCALE: NTS



NO SCALE

FIXTURE DESCRIPTION	
P	COOPER GALLEON GLEON-SA4B-740-U-5WQ-BZ, 171W TYPE 5 DISTRIBUTION. FIBERGLASS POLE 30'-0" ABOVE GRADE, WITH 2'-6" BASE.
P1	COOPER GALLEON GLEON-SA3B-740-U-SL3-HSS-BZ, 124W TYPE 3 DISTRIBUTION. FIBERGLASS POLE 30'-0" ABOVE GRADE, WITH 2'-6" BASE.
P2	COOPER GALLEON GLEON-SA3B-740-U-SL4-HSS-BZ, 124W TYPE 4 DISTRIBUTION. FIBERGLASS POLE 30'-0" ABOVE GRADE, WITH 2'-6" BASE.
W	LITHONIA DSXW2-LED-30C-700-40K-T2M-MVOLT-BZ 71W LED, 20' MOUNTING HEIGHT
W1	LITHONIA DSXW2-LED-30C-700-40K-T4M-MVOLT-BZ 71W LED, 20' MOUNTING HEIGHT
W2	LITHONIA DSXW2-LED-20C-350-40K-T4M-MVOLT-BZ 25W LED, 20' MOUNTING HEIGHT
GA	96W LED, SURFACE SYMETRIC DOWN LIGHT, FLAT LENS, 18" MOUNTING HEIGHT

PLAN NOTES:
① 11'-0" MOUNTING HEIGHT.



SITE LIGHTING PLAN
SCALE: 1" = 50'-0"

ISSUE DATE: AUGUST 2022
 REVISION DATE:
 CHECKED: ANT/AGM
 DRAWN: NY
 ARCHITECT REFERENCE NO:
 ARCHITECT: T.E., Inc.
 PROJECT NO: 22-639
 US PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE PRIOR WRITTEN CONSENT OF T.E., Inc.
 SITE PLAN
 DD PACKAGE
 WEST ROSEVILLE, CA

ISSUED FOR QA

T.E., Inc.
890 N. RIVERSIDE DRIVE
SUITE #200 98057
RENTON, WA 98057
PHONE: 425-970-3763
FAX: 425-970-3756

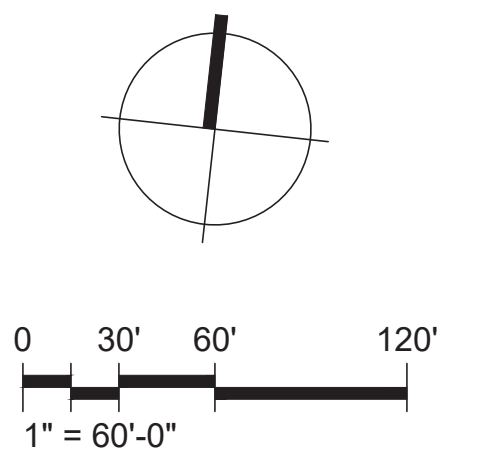
COSTCO WHOLESALE

SE-1



PLANT LEGEND

Symbol	Botanical / Common Name	Size	WUCOLS (Water Use Classification Of Landscape Species)	Comments
Trees				
	Acer rubrum x Freemanii 'Armstrong Gold' / Armstrong Gold Maple	15 gal.	M	Matched Standards.
	Lagerstroemia hyb. 'Dynamite' / Dynamite (Red) Crape Myrtle	24" box	L	Multi-branched. Matched in Size.
	Pinus elderica / Afghan Pine	24" box	L	Matched in Size.
	Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache	24" box	L	Matched Standards.
	Prunus pendula 'Plena Rosea' / Pink Weeping Flowering Cherry	24" box	M	Matched Standards.
	Quercus lobata / Valley Oak	24" box	L	Matched Standards.
	Quercus macrocarpa 'Urban Pinnacle' / Urban Pinnacle Oak	24" box	M	Matched Standards.
	Quercus virginiana 'Sky Climber' / Sky Climber Oak	15 gal.	L	Matched Standards.
	Quercus wislizenii / Interior Live Oak	24" box	L	Matched Standards.
	Ulmus parvifolia 'Drake' / Drake Chinese Elm	24" box	M	Matched Standards.
	Zelkova serrata 'Village Green' / Village Green Zelkova	24" box	M	Matched Standards.
Understory Planting Shrubs and Perennials				
	Diets vegeta / Forthright Lily	5 gal.	L	
	Elaeagnus pungens / Silverberry	15 gal.	L	
	Heteromeles arbutifolia / Toyon	15 gal.	L	
	Lomandra longifolia 'Breeze' / Breeze (Dwarf) Mat Rush	5 gal.	L	
	Olea europaea 'Little Ollie' / Little Ollie (Dwarf Olive)	15 gal.	L	
	Plumbago auriculata 'Monott' / Royal Cape Plumbago	15 gal.	L	
	Rhamnus alaternus 'John Edwards' / John Edwards Italian Buckthorn	15 gal.	L	
	Rhapiolepis indica 'Pink Dancer' / Pink Dancer Indian Hawthorn	5 gal.	L	
	Rosa 'Meigalpio' / Red Drift Rose	2 gal.	M	
	Rosa 'Meidrifora' / Coral Drift Rose	2 gal.	M	
Ornamental Grasses				
	Festuca mairei / Atlas Fescue	5 gal.	L	
	Muhlenbergia rigens / Deer Grass	5 gal.	L	
	Pennisetum alopecuroides 'Hameln' / Dwarf Fountain Grass	5 gal.	L	
Ground covers				
	Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Cotoneaster	5 gal.	L	
	Lantana x 'Sunburst' / Sunburst Spreading Lantana	5 gal.	L	
	Rosmarinus o. 'Collingwood Ingram' / Collingwood Ingram Rosemary	5 gal.	L	
Storm Water Treatment Planters				
	Quercus virginiana 'Sky Climber' / Sky Climber Oak	15 gal.	L	Matched Standards.
Perennials and Ornamental Grasses				
	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal.	L	
	Chondropetalum tectorum / Cape Rush	1 gal.	L	
	Epilobium septentrionale 'Select Mattole' / Select Mattole California Fuchsia	5 gal.	L	On slope embankments only.
	Juncus patens 'Elk Blue' / Elk Blue Gray Rush	1 gal.	L	
	Mimulus aurantiacus / Sticky Monkey Flower (Red)	5 gal.	L	On slope embankments only.
	Muhlenbergia rigens / Deer Grass	1 gal.	L	



LANDSCAPE DATA:

Shade Requirement:
 Required: 50% Parking lot shading at 15 years.
 Provided: 50.2%

WUCOLS LEGEND:

L Low Water Use
 M Moderate Water Use

IRRIGATION SYSTEM STATEMENT:

The irrigation system will be a water efficient low flow, point source system designed to provide adequate watering to support plant growth and ensure deeply rooted plant material while avoiding excess water application. The system will be programmable, allowing operation during late night and/or early morning hours, with multiple start times and cycles. The system will interface with a weather based sensor that will adjust the amount of water applied to the plant material based on daily weather conditions. Irrigation materials specified for the site will be selected on the basis of durability and ease of maintenance. Landscape irrigation will comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO). The irrigation design will ensure no overspray into the open space occurs.

NOTE:

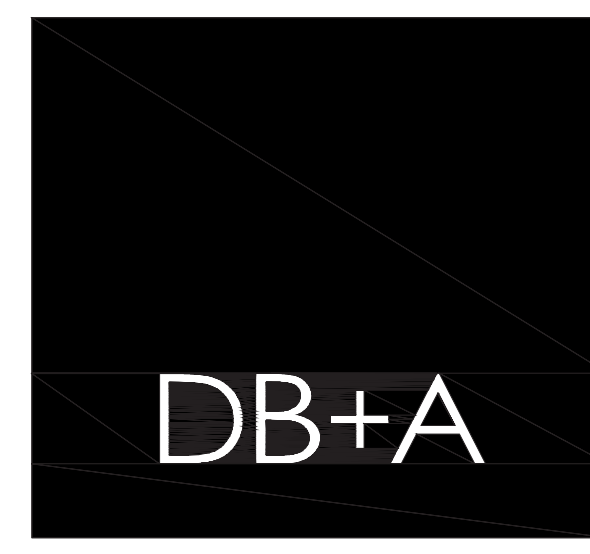
3/4" size decorative accent rock mulch will be specified in all planter areas, except within designated bioretention planters.

COSTCO WEST ROSEVILLE

PRELIMINARY LANDSCAPE PLAN

WEST ROSEVILLE, CALIFORNIA

MARCH 27, 2023

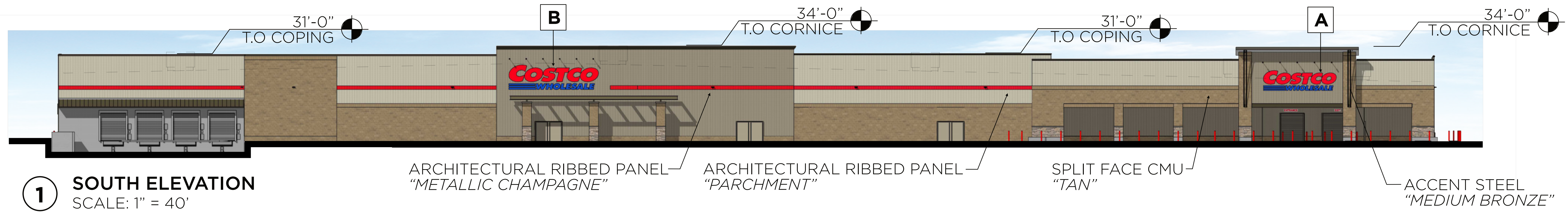


DAVID BABCOCK + ASSOCIATES
 ARCHITECTURE PLANNING LANDSCAPE
 3581 MT. DIABLO BLVD., SUITE 235
 LAFAYETTE, CALIFORNIA 94549
 T: 925.283.5070

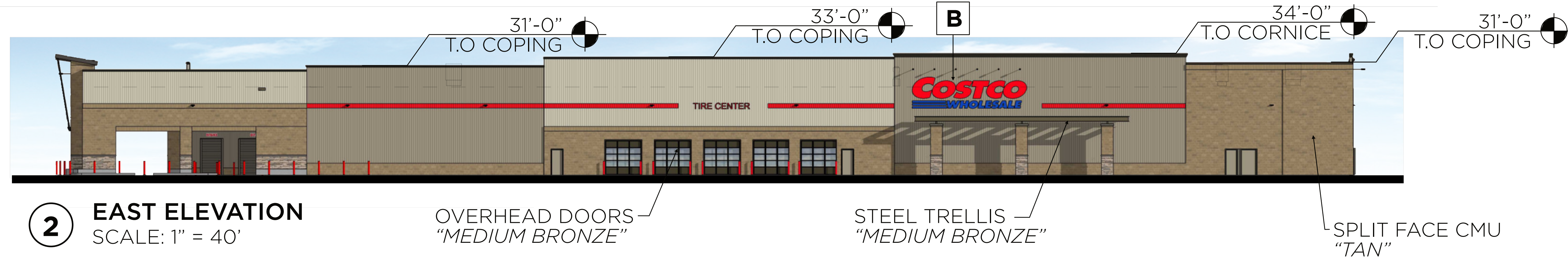
DBA # P.324
 MARCH 27, 2023

PRELIMINARY
 LANDSCAPE PLAN

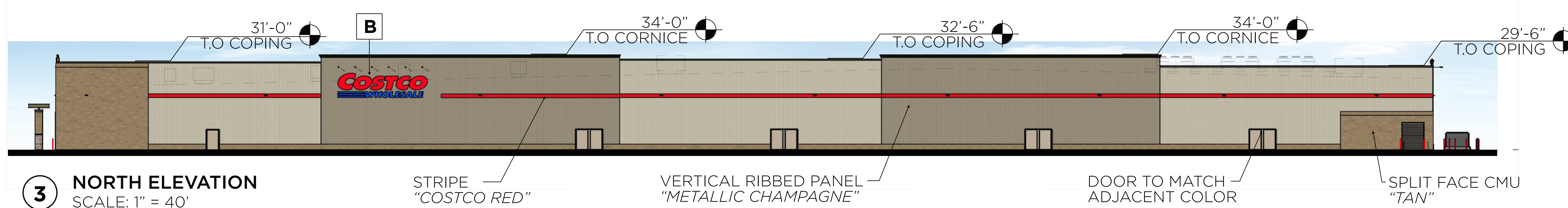
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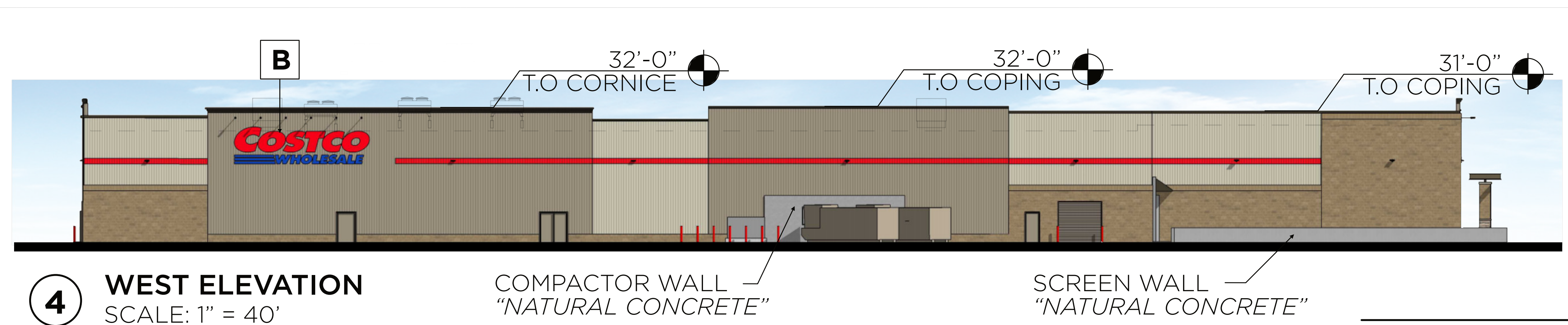
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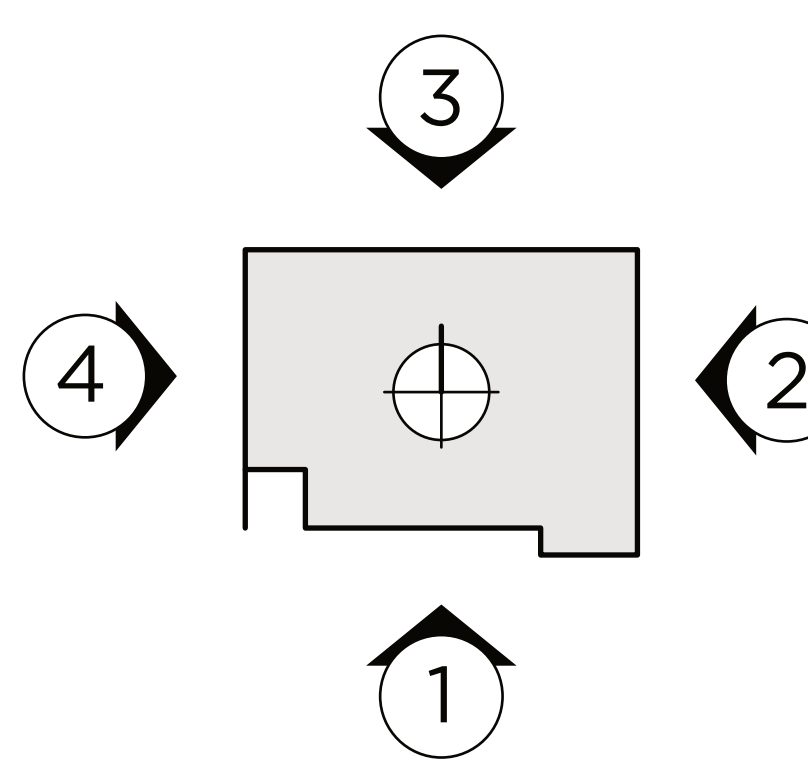
2 EAST ELEVATION
SCALE: 1" = 40'



3 NORTH ELEVATION
SCALE: 1" = 40'



4 WEST ELEVATION
SCALE: 1" = 40'



SIGN TABLE						
IDENTITY	QUANTITY	SIGN	SIZE	AREA (EACH)	TOTAL SF	
A	1	COSTCO WHOLESALE	5'-0" C	175 SF	175 SF	
B	4	COSTCO WHOLESALE	6'-0" C	280 SF	1,120 SF	
TOTAL SIGN AREA:					1,295 SF	



1101 Second Ave, Ste 100
Seattle, WA 98101
206 962 6500
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FEBRUARY 2, 2023
PROPOSED ELEVATIONS



COSTCO WHOLESALE

ROSEVILLE, CALIFORNIA

WAREHOUSE PERSPECTIVES

FEBRUARY 2, 2023

COSTCO
WHOLESALE
ROSEVILLE, CA

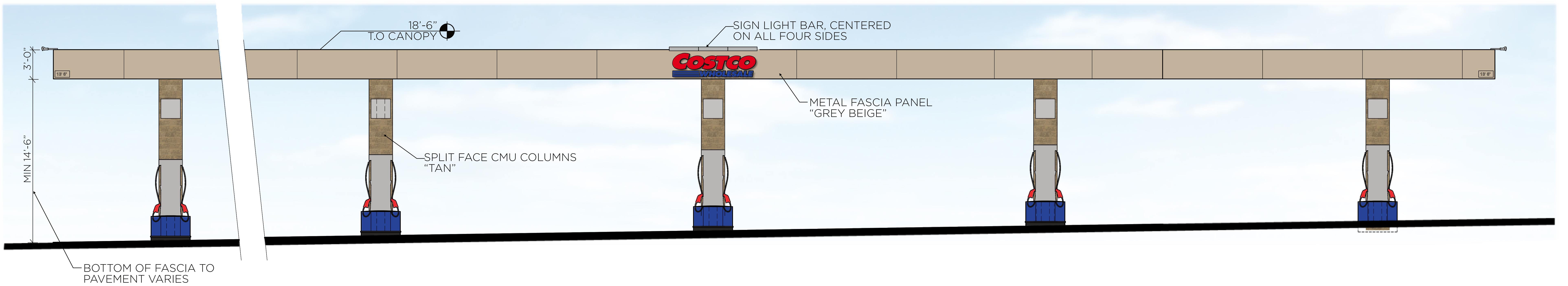
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FEBRUARY 2, 2023

WAREHOUSE
PERSPECTIVES

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1 EAST/ WEST ELEVATION
SCALE: 1/4" = 1'-0"

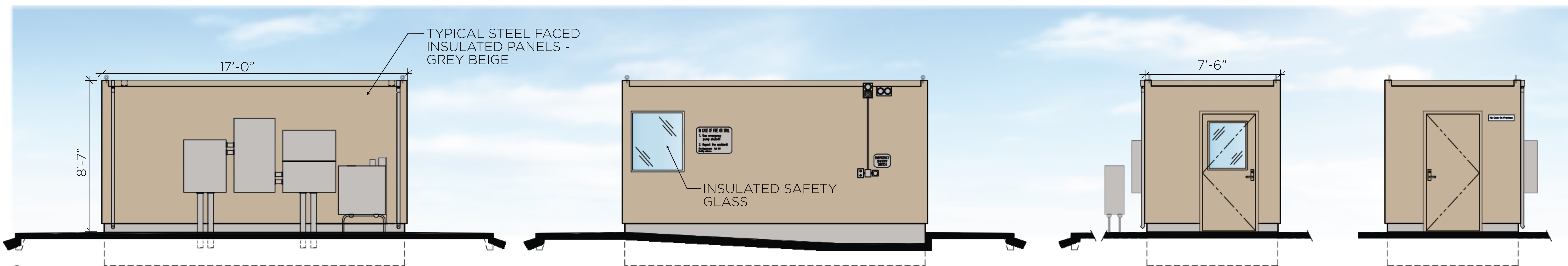


2 NORTH/ SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

SIGNAGE AREA TABULATION (CANOPY SIGNS)				
QTY	SIGN	SIZE	AREA (SF) EA	TOTAL SF
4	COSTCO WHOLESALE	2'-5 1/4" x 8'-0"	21 SF	84 SF
			TOTAL SIGNAGE AREA	84 SF



5 CANOPY SIGNS
SCALE: 1/4" = 1'-0"



4 CONTROLLER ENCLOSURE ELEVATIONS
SCALE: 1/4" = 1'-0"

COSTCO
WHOLESALE
ROSEVILLE, CA

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MARCH 22, 2023

PROPOSED FUEL
ELEVATIONS

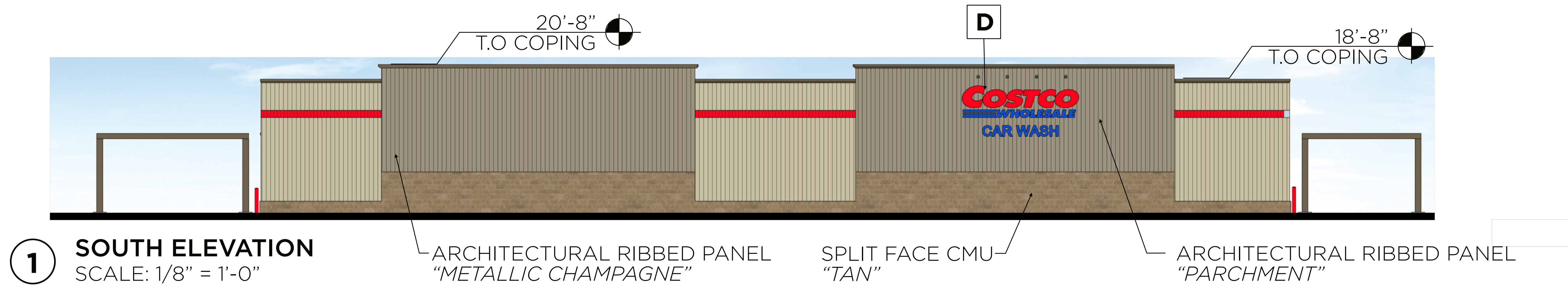
COSTCO WHOLESALE

ROSEVILLE, CALIFORNIA

PROPOSED FUEL ELEVATIONS

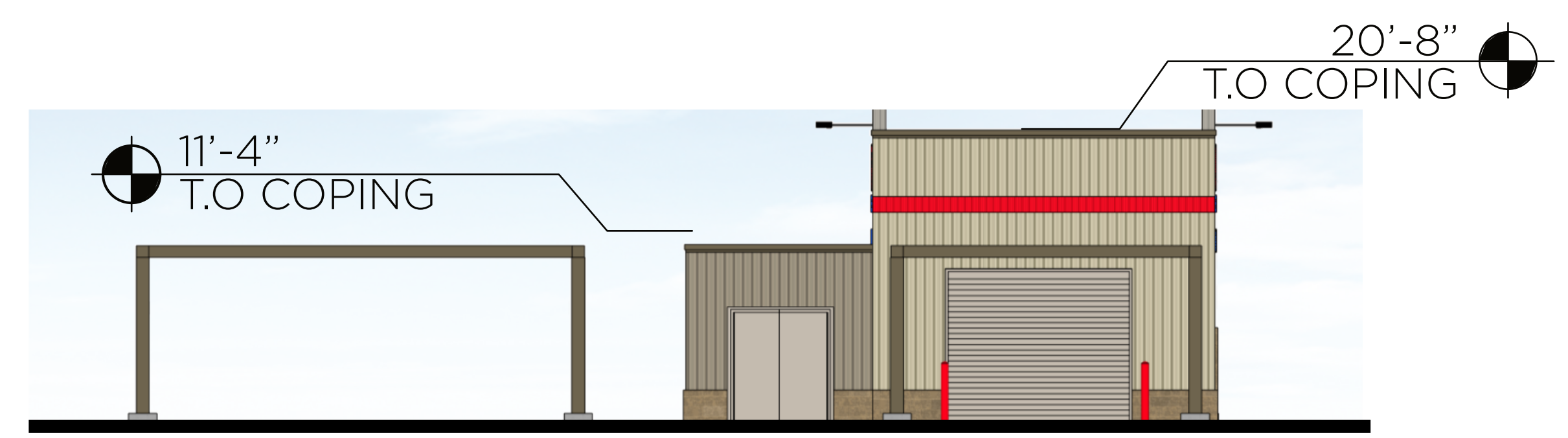
MARCH 22, 2023

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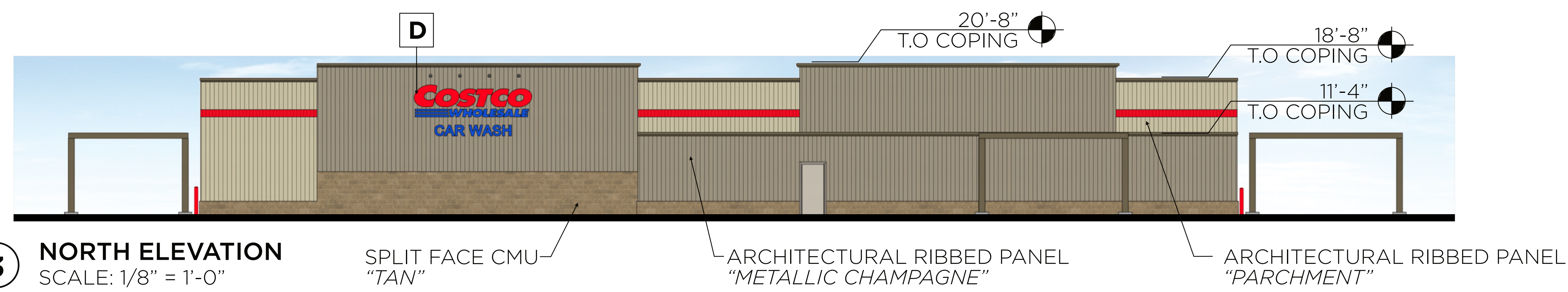


1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

ARCHITECTURAL RIBBED PANEL "METALLIC CHAMPAGNE" SPLIT FACE CMU "TAN" ARCHITECTURAL RIBBED PANEL "PARCHMENT"

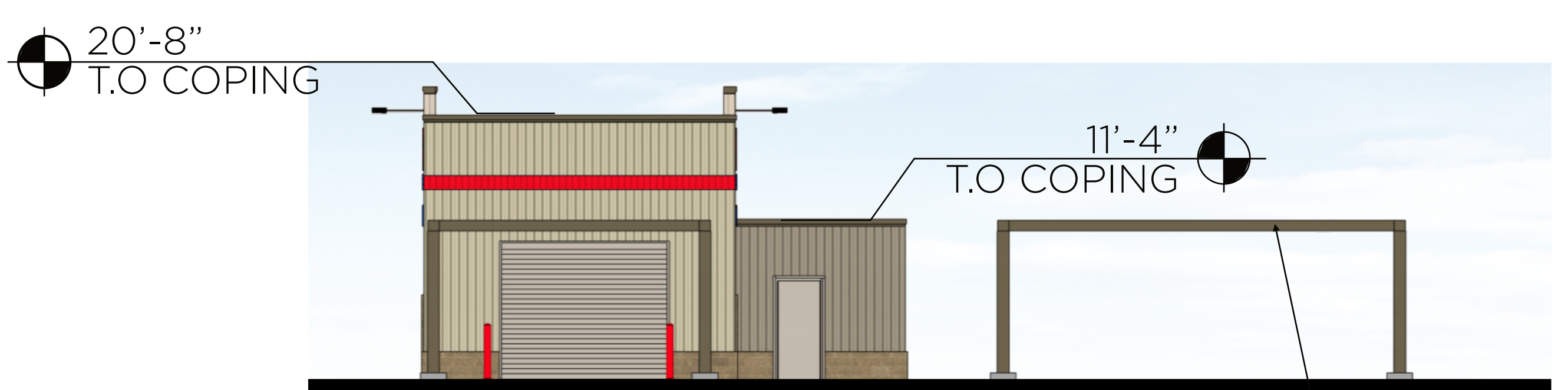


2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



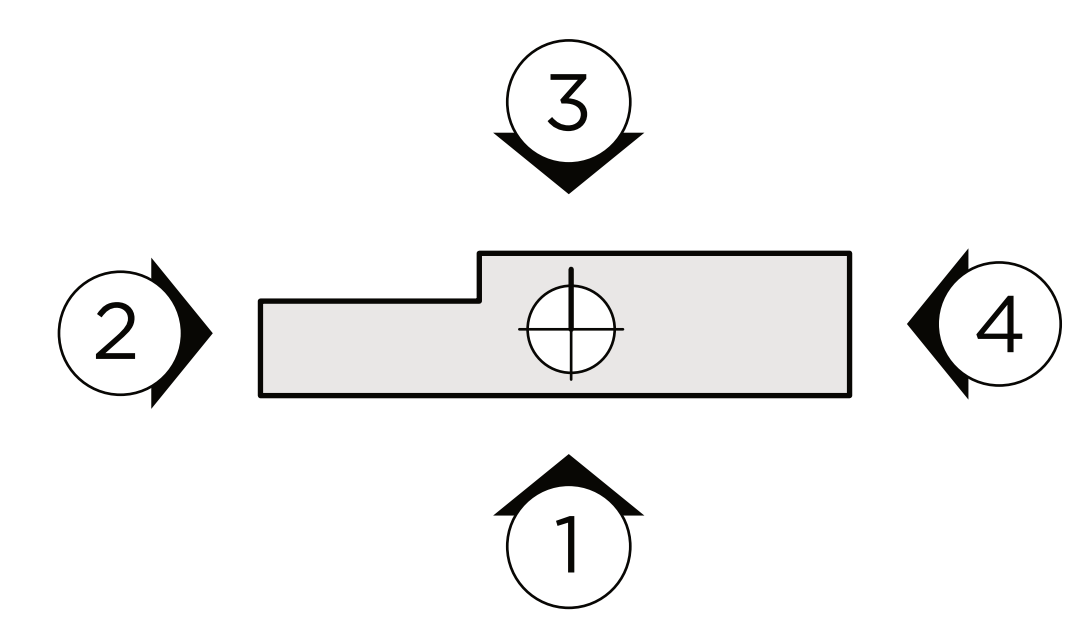
3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

SPLIT FACE CMU "TAN" ARCHITECTURAL RIBBED PANEL "METALLIC CHAMPAGNE" ARCHITECTURAL RIBBED PANEL "PARCHMENT"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

ACCENT STEEL CANOPIES "MEDIUM BRONZE"



5 SIGN PACKAGE

SIGN TABLE						
IDENTITY	QUANTITY	SIGN	SIZE	AREA (EACH)	TOTAL SF	
D	2	CAR WASH	18'-0" x 1'-9"	35 SF	35 SF	
TOTAL SIGN AREA:					35 SF	

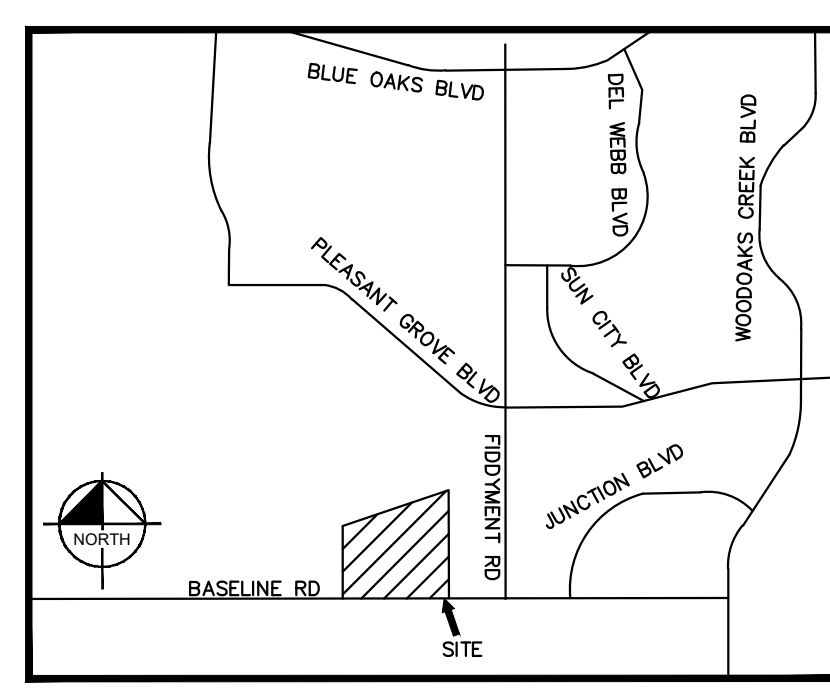
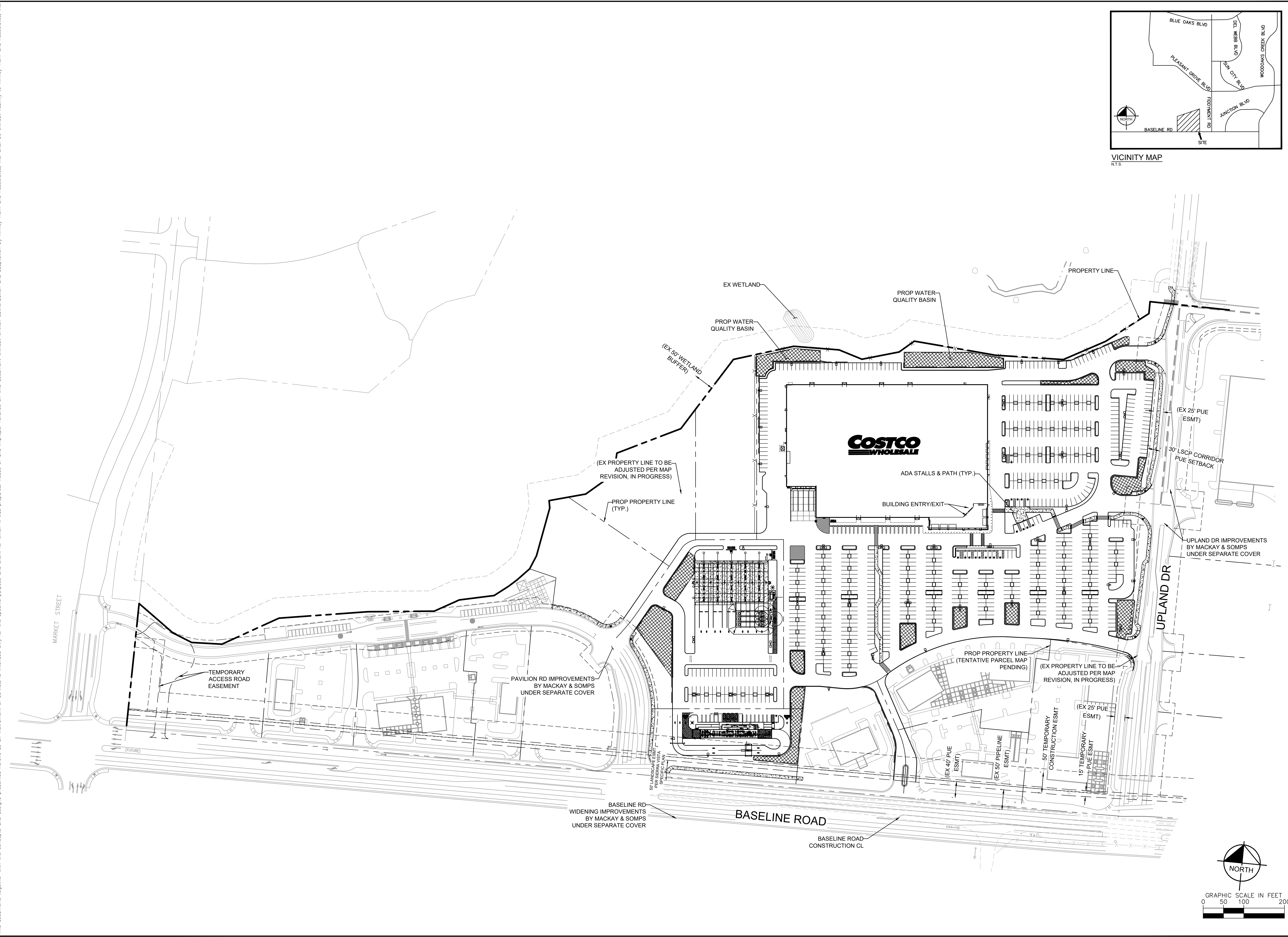


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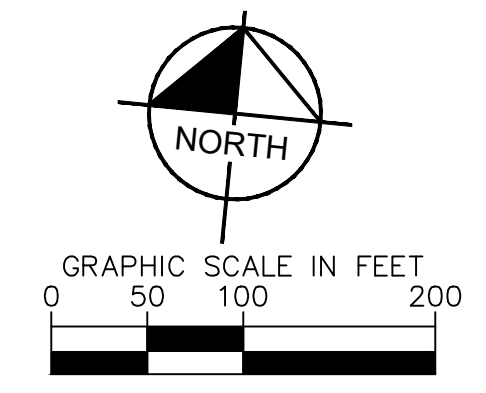


MARCH 22, 2023
PROPOSED CAR WASH ELEVATIONS

Plotted By: Shihai, Arie Sheet: kha_Layout.CDD_03_27_2023_04:00:13pm K:\SEA_Civil\SEA_DS\090013046 - Costco W Roseville\CAD_PlanSheets\SITE_PLAN-090013046.dwg
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VICINITY MAP
N.T.S.



No.	REVISIONS	DATE	BY

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 PHONE: 206-607-2600
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NOT FOR CONSTRUCTION

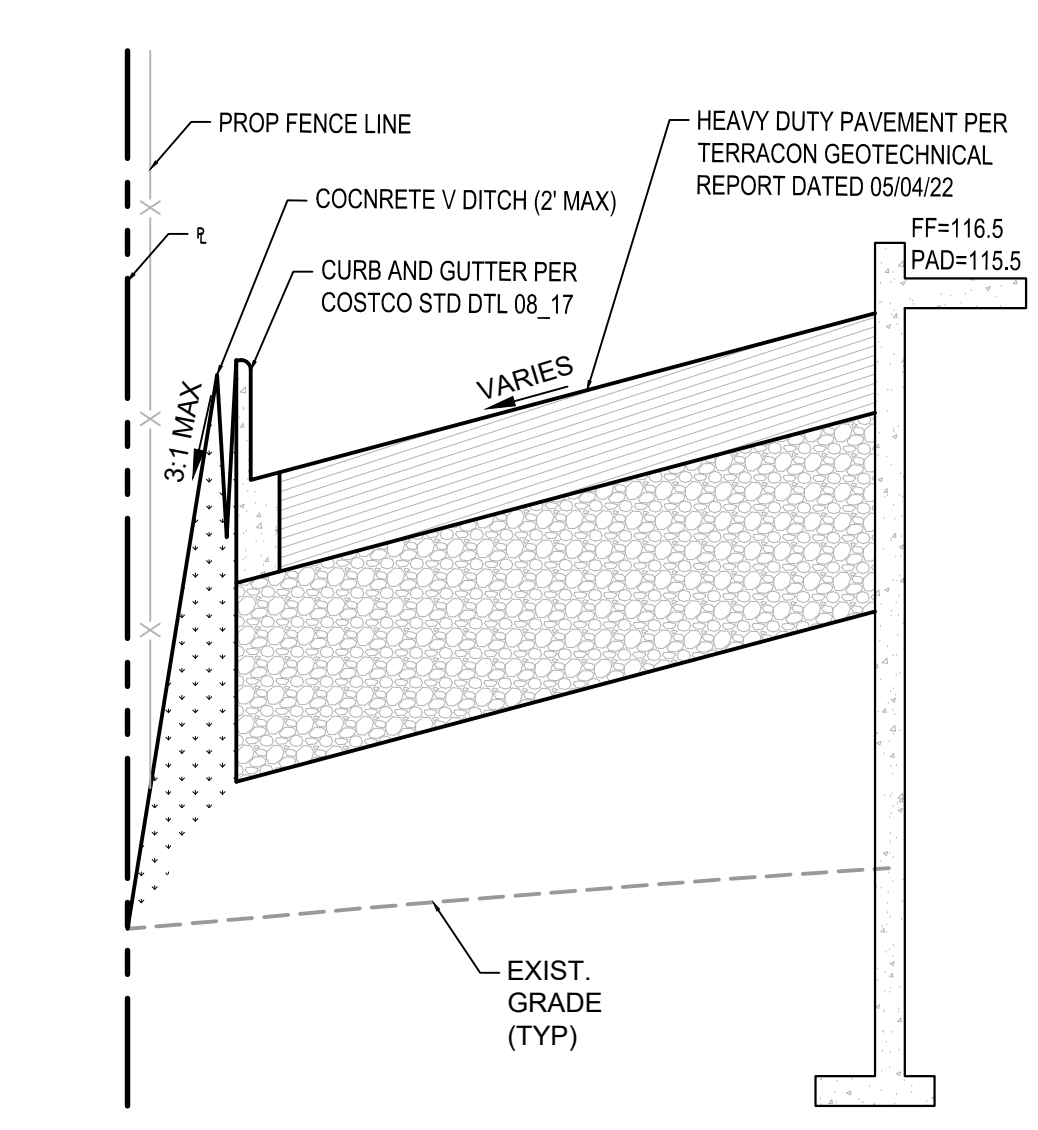
KHA PROJECT	090013033
DATE	03/27/2023
SCALE	AS SHOWN
DESIGNED BY	DM
DRAWN BY	MC
CHECKED BY	SA
DATE:	

OVERALL SITE PLAN

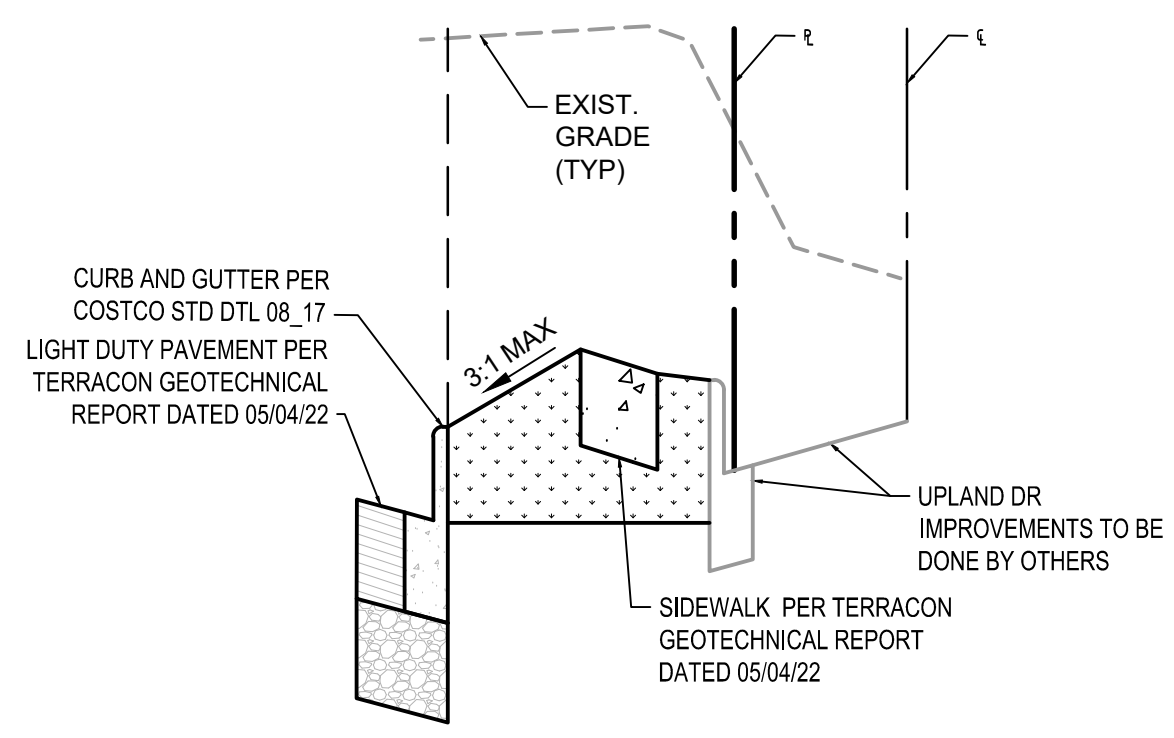
COSTCO ROSEVILLE
 PREPARED FOR
COSTCO WHOLESALE
 ROSEVILLE, CA
 PLACER COUNTY

SHEET NUMBER
C0.1

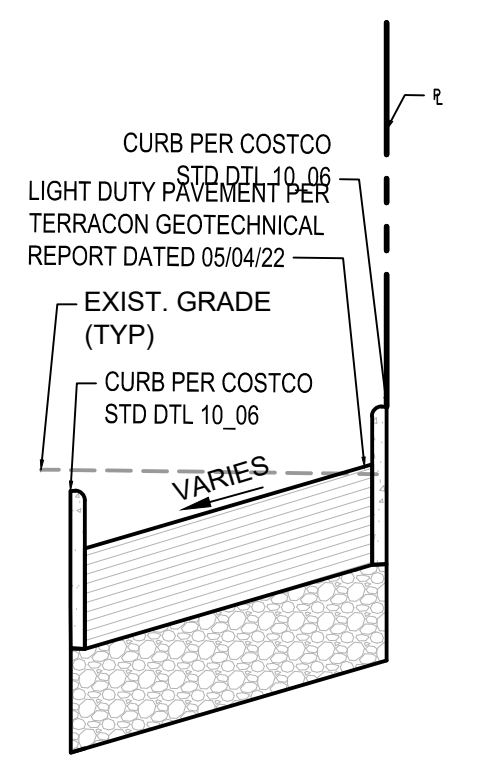
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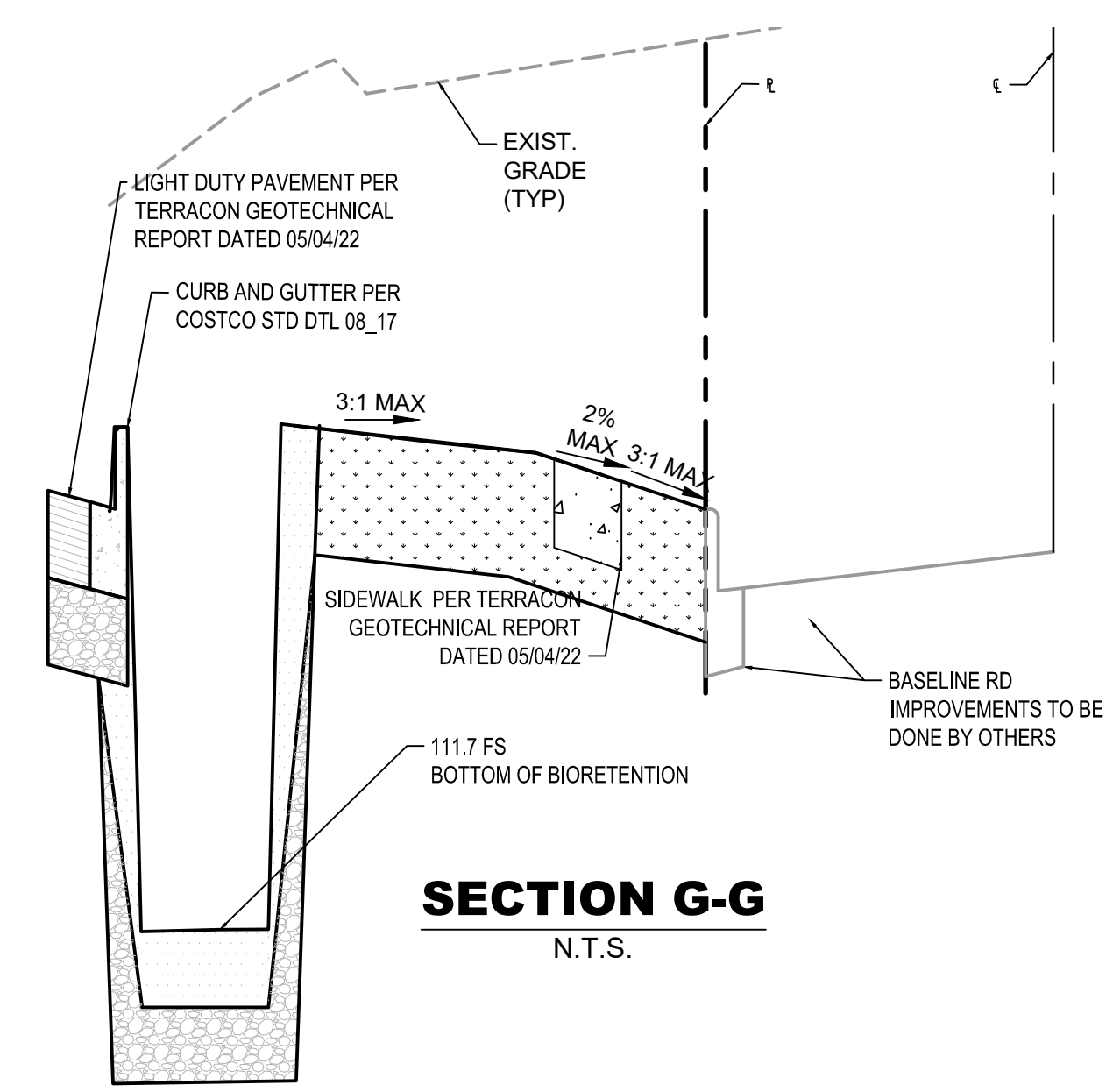
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N.T.S.



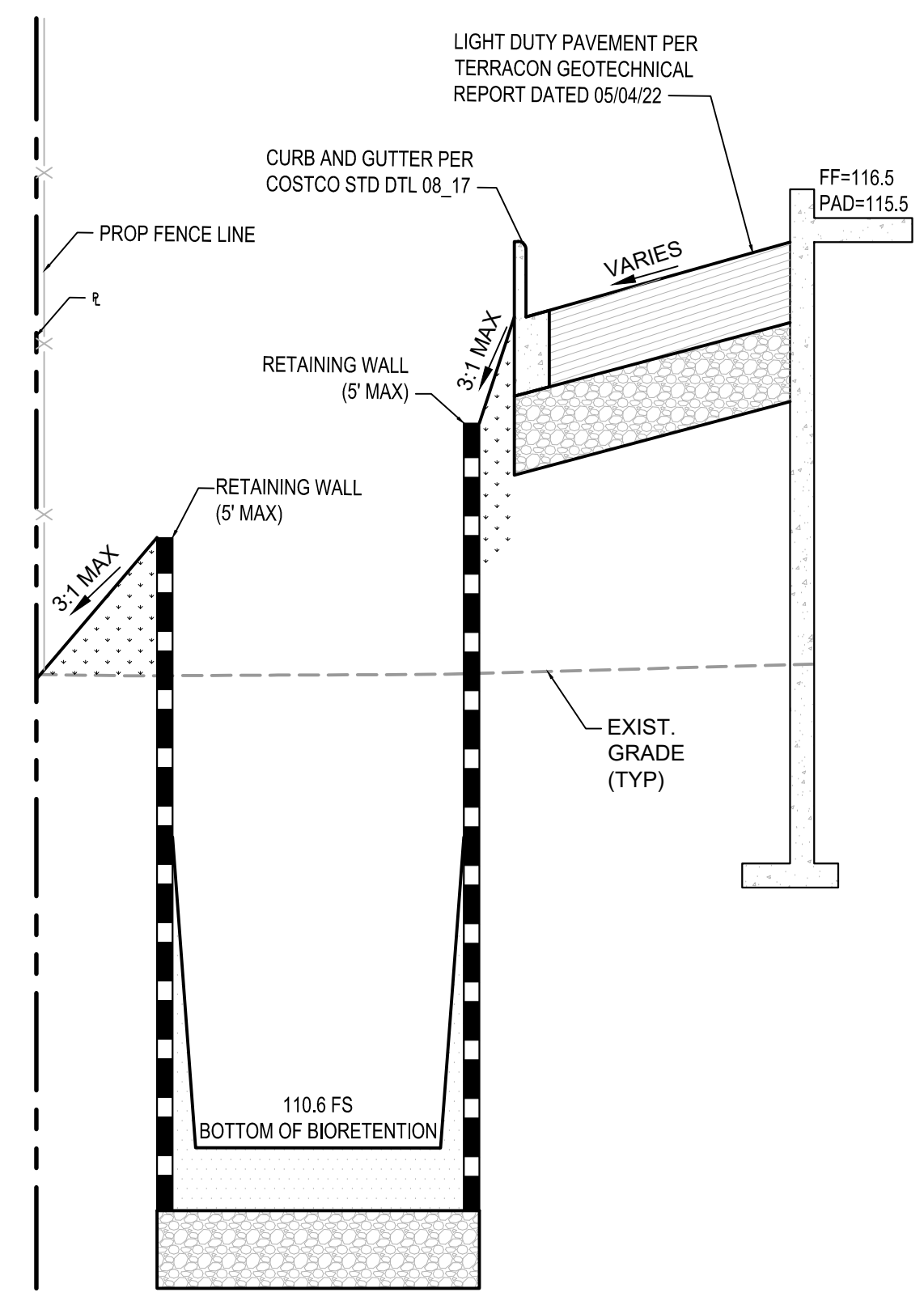
SECTION C-C
N.T.S.



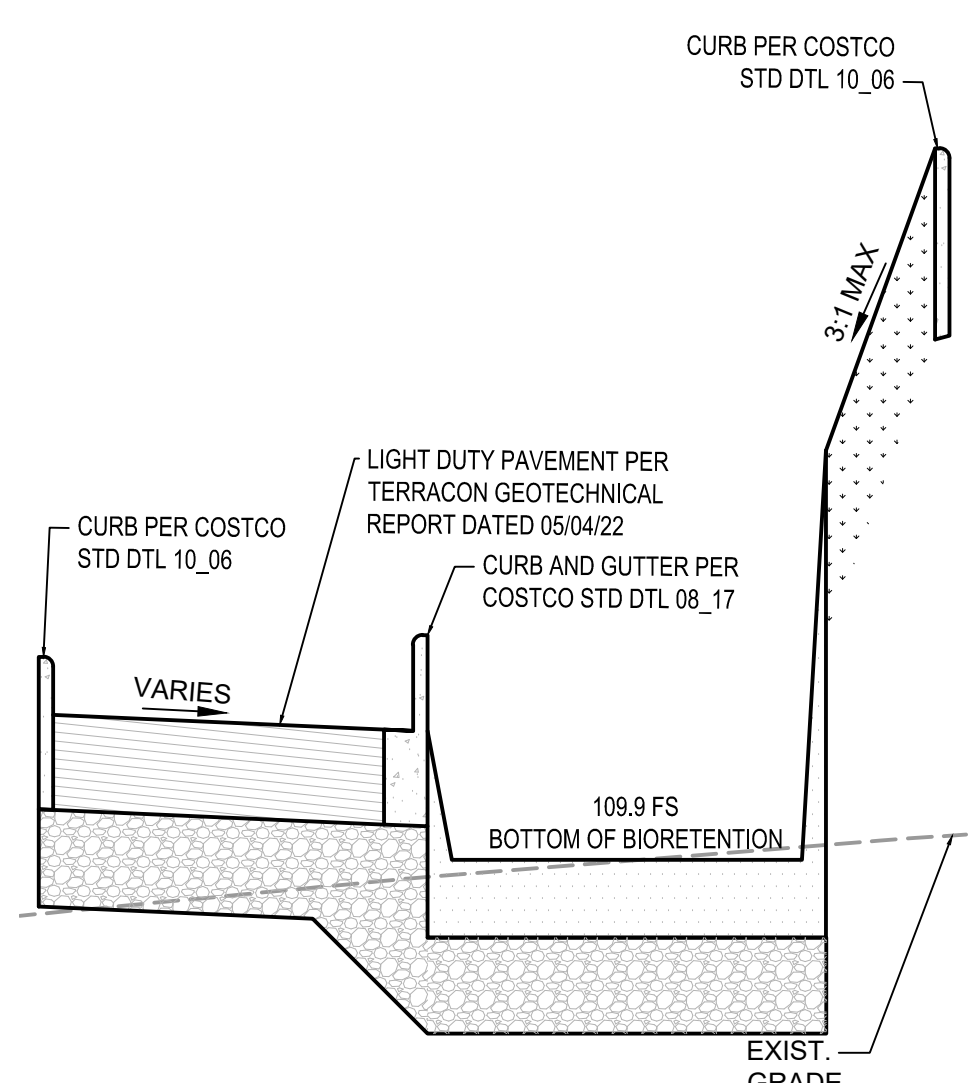
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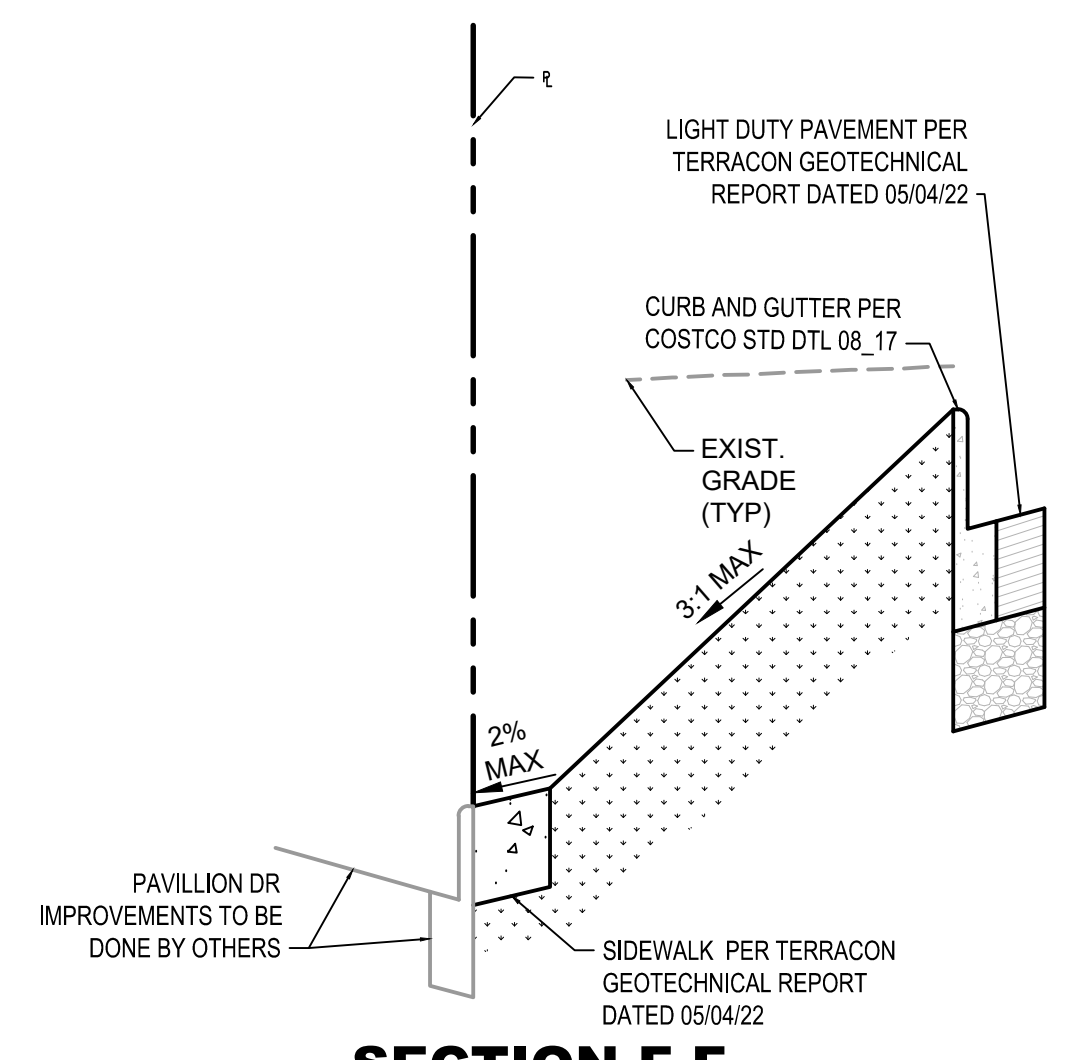
SECTION G-G
N.T.S.



SECTION B-B
N.T.S.



SECTION D-D
N.T.S.



SECTION F-F
N.T.S.

No.	REVISIONS	DATE	BY

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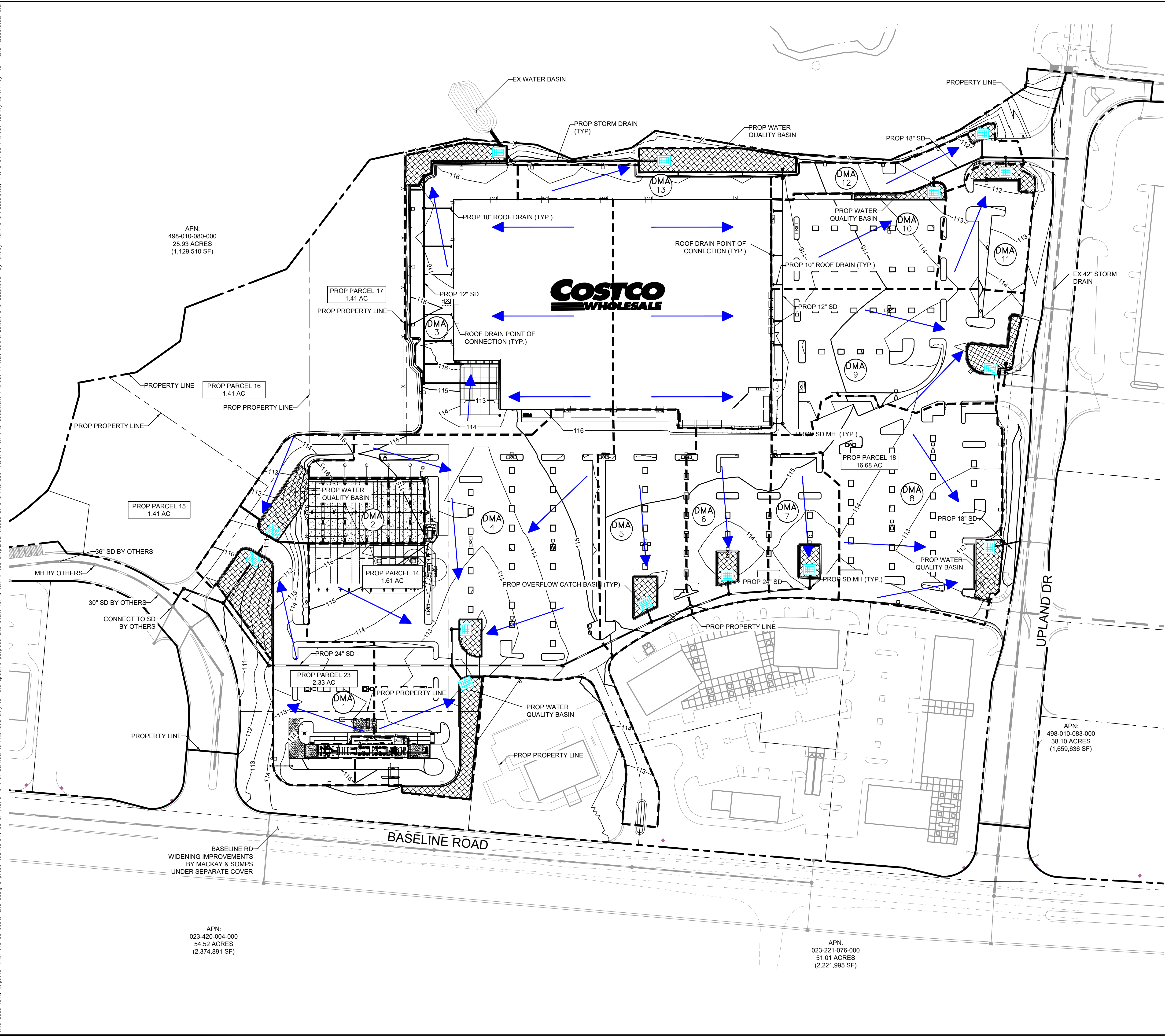
REGISTERED PROFESSIONAL
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KHA PROJECT	090013033
DATE	03/27/2023
SCALE	AS SHOWN
DESIGNED BY	DM
DRAWN BY	MC
CHECKED BY	SA
DATE:	

GRADING SECTIONS

COSTCO ROSEVILLE
 PREPARED FOR
COSTCO WHOLESALE
 PLACER COUNTY ROSEVILLE, CA

Plotted By: Shihai, Arie Sheet: Sst:kha_Layout:Proposed March 27, 2023 05:45:33pm. K:\SEA_Civil\SEA_DOS\090013046 - Costco W Roseville CAD Exhibits\2023-03-23 - Drainage Exhibits\Proposed-Exhibit-Drainage-090013046.dwg
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APN:
498-010-080-000
25.93 ACRES
(1,129,510 SF)

PROP PARCEL 15
1.41 AC

PROP PARCEL 16
1.41 AC

PROP PARCEL 17
1.41 AC

PROP PARCEL 14
1.61 AC

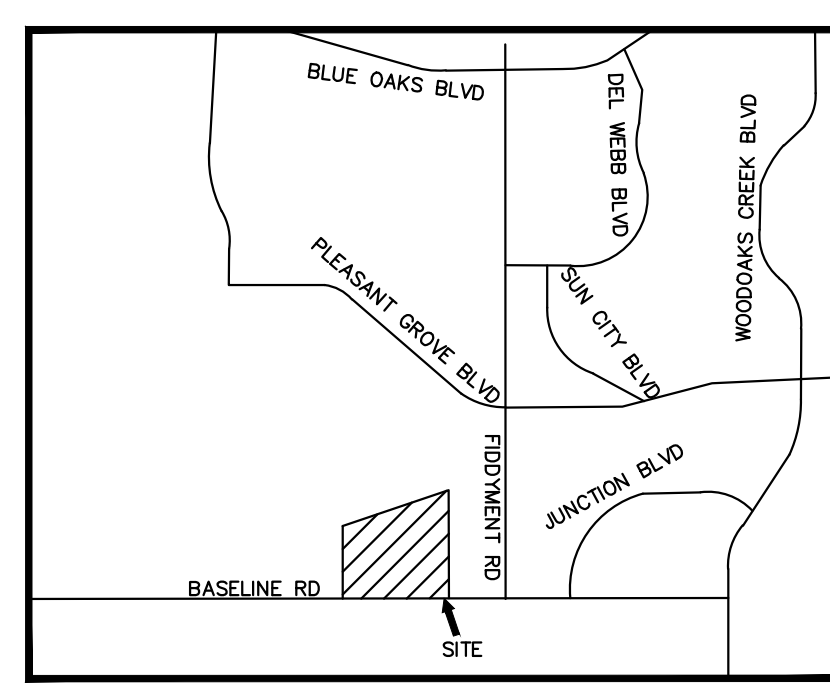
PROP PARCEL 23
2.33 AC

PROP PARCEL 18
16.68 AC

APN:
498-010-083-000
38.10 ACRES
(1,659,636 SF)

APN:
023-420-004-000
54.52 ACRES
(2,374,891 SF)

APN:
023-221-076-000
51.01 ACRES
(2,221,995 SF)

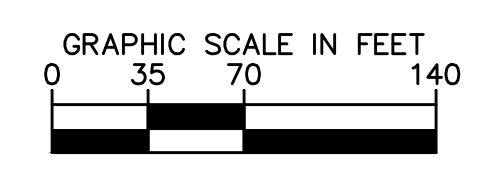
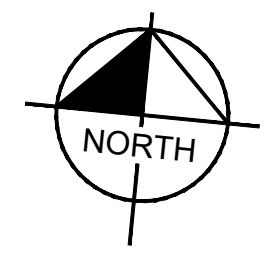


VICINITY MAP
N.T.S.

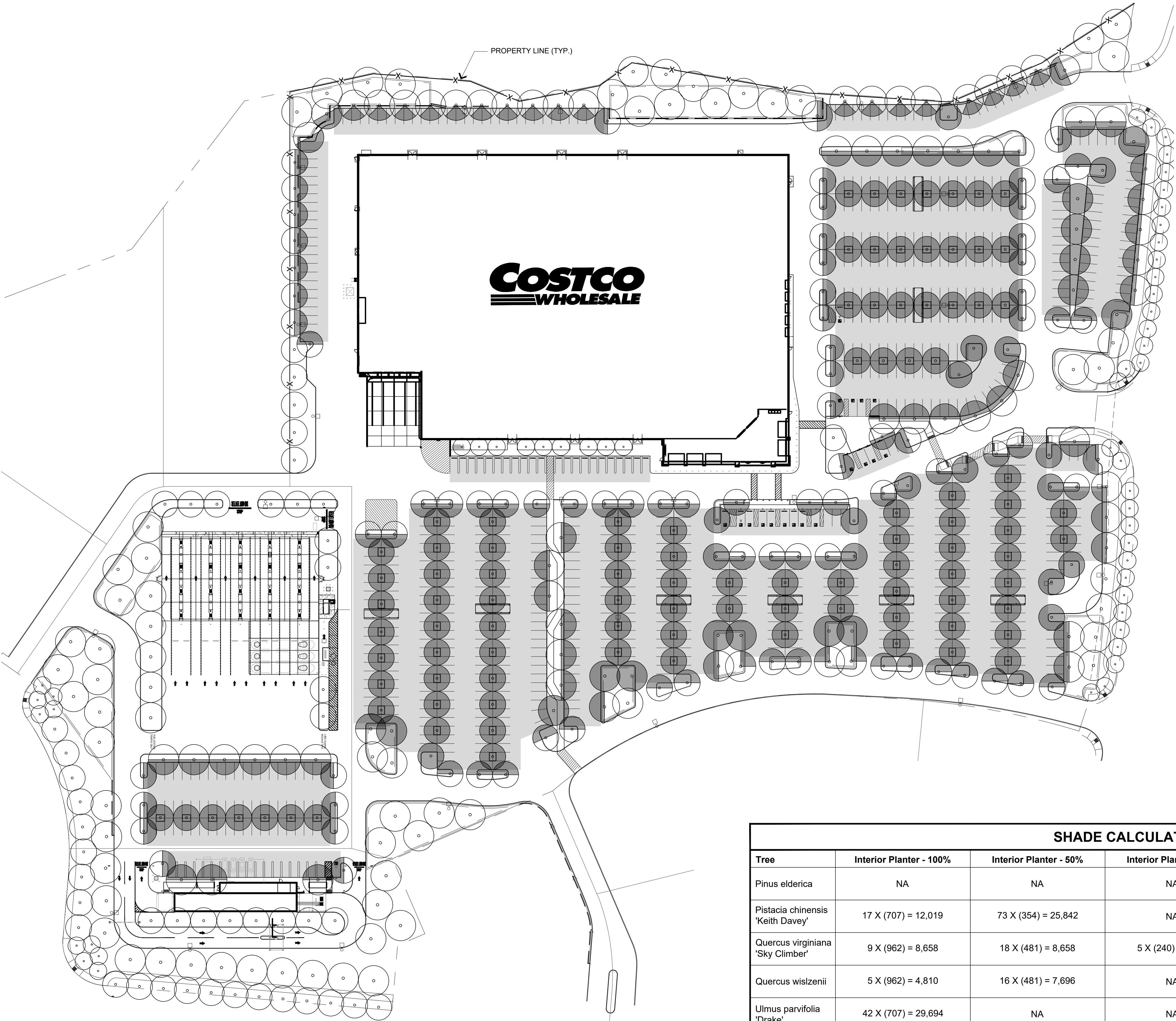
- LEGEND**
- PROJECT BOUNDARY
 - XXX--- PROPOSED MAJOR CONTOUR
 - XXX--- PROPOSED MINOR CONTOUR
 - - - - - DMA BOUNDARY
 - PROPOSED STORM PIPE
 - ⊙ PROPOSED STORM BUBBLE UP
 - ⊙ PROPOSED STORM MANHOLE
 - ⊙ PROPOSED STORM INLET
 - ▨ PROPOSED BIO RETENTION BASIN
 - FLOW ARROW

DMA SUMMARY

DMA	Total Area (SF)	Roof (SF)	Impervious (SF)	Bioretention (SF)	Pervious (SF)
1	54971	0	38335	8700	7936
2	33381	18493	8175	4329	2384
3	125171	75000	43161	5293	2769
4	187713	0	174586	8039	5088
5	46865	0	43400	2029	1436
6	34975	0	31985	1560	1430
7	23478	0	20434	1595	1449
8	86648	0	78619	3575	4454
9	69950	0	60928	3504	5518
10	39683	0	35418	1717	2548
11	25273	0	18839	2669	3765
12	18532	0	19520	856	322
13	112595	78842	23636	8556	1561
TOTAL AREA	859235	172335	597036	52422	40660

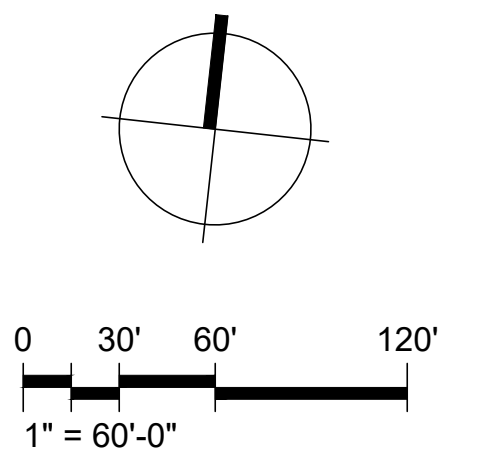


<p>© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 1000 2ND AVENUE, SUITE 3900, SEATTLE, WA 98104 PHONE: 206-607-2600 WWW.KIMLEY-HORN.COM</p>	KHA PROJECT 090013033	DATE 03/27/2023	SCALE AS SHOWN	DESIGNED BY DM	DRAWN BY MC	CHECKED BY SA
	NO.	REVISIONS	DATE	BY		
PROPOSED DRAINAGE EXHIBIT						
COSTCO ROSEVILLE PREPARED FOR COSTCO WHOLESALE ROSEVILLE, CA PLACER COUNTY						
EXHIBIT						



SHADE TOTALS	
PARKING AREA REQUIRED FOR SHADING:	304,328 S.F.
REQUIRED SHADE AREA @ 50%:	152,164 S.F.
SHADE AREA PROVIDED IN 15 YEARS:	152,634 S.F.
PERCENT SHADE PROVIDED IN 15 YEARS:	50.2%

- AREA OF PAVED SURFACE
- PARKING AREA SHADED BY TREE



SHADE CALCULATION						
Tree	Interior Planter - 100%	Interior Planter - 50%	Interior Planter - 25%	South, East, and West - 50%	Corner and North - 25%	
Pinus elderica	NA	NA	NA	7 X (354) = 2,478	NA	
Pistacia chinensis 'Keith Davey'	17 X (707) = 12,019	73 X (354) = 25,842	NA	NA	NA	
Quercus virginiana 'Sky Climber'	9 X (962) = 8,658	18 X (481) = 8,658	5 X (240) = 1,200	5 X (481) = 2,405	NA	
Quercus wislizenii	5 X (962) = 4,810	16 X (481) = 7,696	NA	8 X (481) = 3,848	18 X (240) = 4,320	
Ulmus parvifolia 'Drake'	42 X (707) = 29,694	NA	NA	NA	NA	
Zelkova serrata 'Village Green'	58 X (707) = 41,006	NA	NA	NA	NA	
Calculated Total	96,187 S.F.	42,196 S.F.	1,200 S.F.	8,731 S.F.	4,320 S.F.	TOTAL SHADE AREA 152,634 S.F.

COSTCO
WHOLESALE
WEST ROSEVILLE, CA

DB+A

DAVID BABCOCK + ASSOCIATES
ARCHITECTURE PLANNING LANDSCAPE
3581 MT. DIABLO BLVD., SUITE 235
LAFAYETTE, CALIFORNIA 94549
T: 925.283.5070

DBA # P.324
MARCH 27, 2023
PRELIMINARY
SHADING
CALCULATION
L-002

COSTCO WEST ROSEVILLE

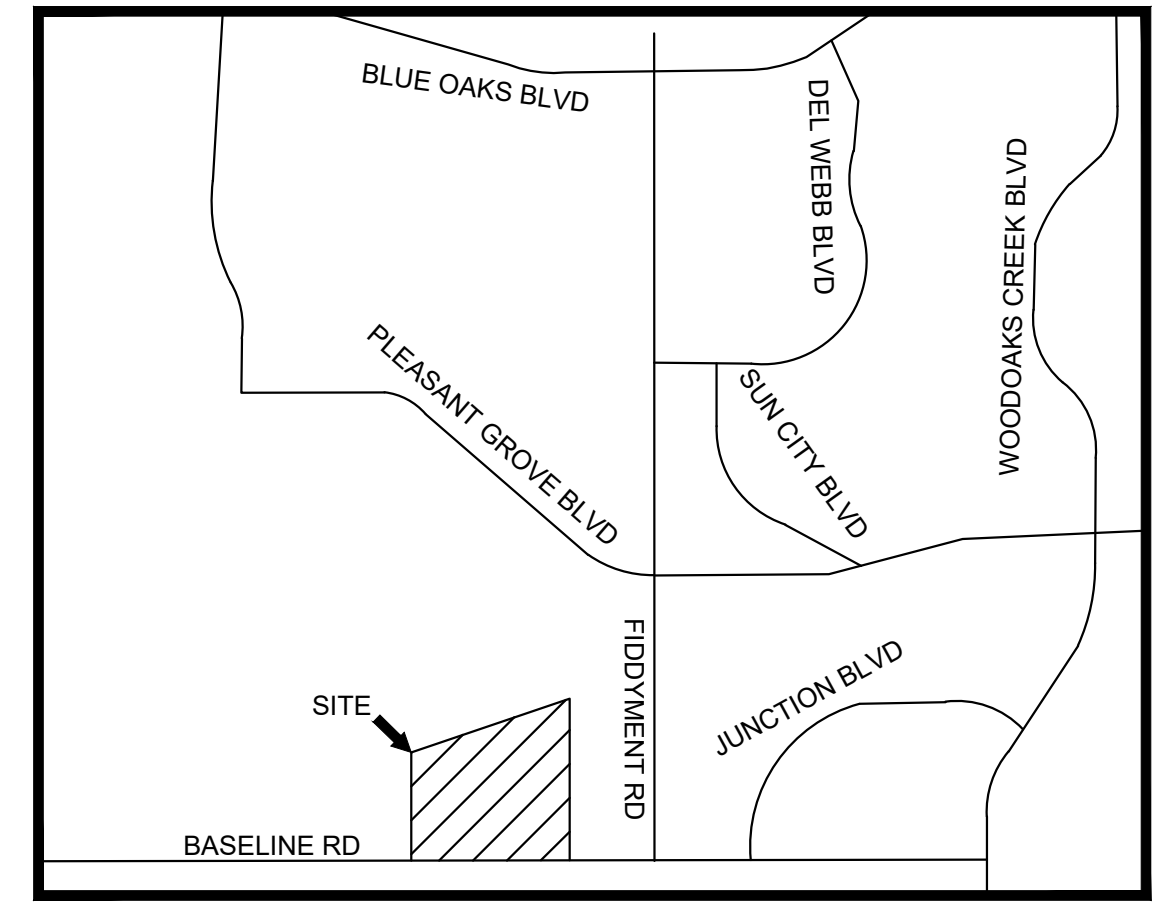
PRELIMINARY SHADING CALCULATION

WEST ROSEVILLE, CALIFORNIA

MARCH 27, 2023

COSTCO WHOLESAL BASELINE RD & FIDDYMENT RD

ROSEVILLE, CALIFORNIA
CITY OF ROSEVILLE, PLACER COUNTY, STATE OF CALIFORNIA



VICINITY MAP
N.T.S.

SHEET LIST TABLE	
Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	OVERALL SITE PLAN
C1.0	OVERALL GRADING & DRAINAGE PLAN
C1.1	GRADING & DRAINAGE PLAN SHEET 1 OF 5
C1.2	GRADING & DRAINAGE PLAN SHEET 2 OF 5
C1.3	GRADING & DRAINAGE PLAN SHEET 3 OF 5
C1.4	GRADING & DRAINAGE PLAN SHEET 4 OF 5
C1.5	GRADING & DRAINAGE PLAN SHEET 5 OF 5
C2.0	OVERALL UTILITY PLAN
C2.1	UTILITY PLAN SHEET 1 OF 5
C2.2	UTILITY PLAN SHEET 2 OF 5
C2.3	UTILITY PLAN SHEET 3 OF 5
C2.4	UTILITY PLAN SHEET 4 OF 5
C2.5	UTILITY PLAN SHEET 5 OF 5
C3.0	OVERALL STORMWATER PLAN
C3.1	STORMWATER PLAN SHEET 1 OF 5
C3.2	STORMWATER PLAN SHEET 2 OF 5
C3.3	STORMWATER PLAN SHEET 3 OF 5
C3.4	STORMWATER PLAN SHEET 4 OF 5
C3.5	STORMWATER PLAN SHEET 5 OF 5
C4.0	GRADING SECTIONS

ABBREVIATIONS

(X.XX)	EXISTING ELEVATION	PL	PROPERTY LINE
BC	BOTTOM OF CURB	POC	POINT OF CONNECTION
BD	BEND	PR	PROPOSED REINFORCED CONCRETE PIPE
BLDG	BUILDING	RCP	CONCRETE PIPE
BMP	BEST MANAGEMENT PRACTICES	RET	RETAINING WALL
BW	BACK OF WALK	RL	RIDGE LINE
CO	CLEAN OUT	RW	RIGHT OF WAY
CL	CENTERLINE	SD	STORM DRAIN
DW	DOMESTIC WATER	SF	SQUARE FEET
EG	EXISTING GRADE	SDWK	SIDEWALK
EP	EDGE OF PAVEMENT	STBK	SETBACK
ESMT	EASEMENT	STR	STRUCTURE
EX	EXISTING	SS	SANITARY SEWER
FF	FINISHED FLOOR ELEVATION	TC	TOP OF CURB
FG	FINISHED GRADE	TG	TOP OF GRATE
FH	FIRE HYDRANT	TP	TOP OF PAVEMENT
FL	FLOW LINE	TYP	TYPICAL
FS	FINISHED SURFACE	WQ	WATER QUALITY
FW	FIRE WATER		
GB	GRADE BREAK		
GL	GRID LINE		
HP	HIGH POINT		
IE	INVERT ELEVATION		
LP	LOW POINT		
LS	LANDSCAPE		
MH	MANHOLE		

PROPERTY DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCELS 6 & 7 AS SHOWN ON THAT "FINAL MAP OF SIERRA VISTA DF PROPERTIES, INC.," SAID MAP FILED FOR RECORD OCTOBER 29, 2020 IN BOOK FF OF MAPS, PAGE 21, PLACER COUNTY RECORDS.

EXCEPTING THEREFROM AN UNDIVIDED 50% OF ALL OIL, GAS HYDROCARBONS AND ANY OTHER MINERALS BELOW 500 FEET FROM THE SURFACE, WITHOUT RIGHT OF SURFACE ENTRY, AS RESERVED IN THE DEED FROM MABEL H. TYLER, EXECUTRIX RECORDED ON FEBRUARY 13, 1959, IN BOOK 786 OF OFFICIAL RECORDS, PAGE 33, PLACER COUNTY RECORDS.

FOR CONVEYANCING PURPOSES ONLY: APN 498-010-074, 498-010-081 AND 498-010-082

BASIS OF BEARING:

THE BEARINGS SHOWN HEREON ARE BASED ON STATIC GPS TIES TO TWO CONTINUOUS GPS STATIONS (CGPS) REFERRED TO AS "P276" AND "P275", BEING NORTH 15°38'05" EAST, BASED ON POSITIONS PUBLISHED IN THE CALIFORNIA SPATIAL REFERENCE CENTER.

CGPS STATION "P276"
NORTHING: 1,998,114.69
EASTING: 6,820,091.06

CGPS STATION "P275"
NORTHING: 1,879,888.07
EASTING: 6,787,004.40

DATUM STATEMENT
THE COORDINATES SHOWN HEREON ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83) ZONE II, RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 (2017.50 EPOCH GPS ADJUSTMENT)

ALL DISTANCES SHOWN ARE GROUND, UNLESS OTHERWISE NOTED. TO OBTAIN GRID, MULTIPLY GROUND DISTANCE BY A COMBINED FACTOR OF 0.99993026.

BENCHMARK:

CITY OF ROSEVILLE CITY BENCHMARK "BM 126"
ELEVATION: 120.150 FEET [DATUM: NAVD 88]
DESCRIPTION: "3-1/4" BRASS DISK STAMPED 2018 PLS 8278, LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF FIDDYMENT ROAD AND WESTLAKE DRIVE ON THE TOP OF CURB AT NORTH CURB RETURN"

ENGINEER

KIMLEY-HORN
1000 2ND AVE, SUITE 3900
SEATTLE, WA 98104
CONTACT: KIRK MYERS, PE
E: KIRK.MYERS@KIMLEY-HORN.COM
T: 206-207-4210

SURVEYOR

PBLA SURVEYING, INC.
981 CORPORATE CENTER DR, STE 150
POMONA, CA 91768
CONTACT: PETER E. WEILBACHER
T: 888-714-9642

FLOOD ZONE INFORMATION:

THE PROPERTY DESCRIBED ON THIS SURVEY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 060243, BEARING AN EFFECTIVE DATE OF 06/27/2022. ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SITE INFORMATION			
ADDRESS	NWC OF BASELINE RD & FIDDYMENT RD, ROSEVILLE, CA		
SITE JURISDICTION	CITY OF ROSEVILLE		
NUMBER OF EXISTING LOTS	2		
NUMBER OF PROPOSED LOTS	6		
PARCEL SUMMARY	SF	ACRES	
PARCEL (APN: 498-010-074, 498-010-081, AND 498-010-082)	867,147	19.9000	
ZONING INFORMATION			
LAND USE / ZONING	PLANNED DEVELOPMENT (PD)		
SETBACK	TBD		
LANDSCAPE BUFFER	TBD		
PROPOSED SITE AREA DISTRIBUTION			
AREA	SF	ACRES	%
BUILDING AREA	165,414	3.80	14.92
LANDSCAPE	380,189	8.73	34.29
PAVED AREA	563,044	12.93	50.79
TOTAL AREA	1,108,647	25.45	100.00
PARKING SUMMARY			
TOTAL PARKING	922		
10' WIDE STALLS	903		
ACCESSIBLE STALLS	19		

ESTIMATED EARTHWORK QUANTITIES

NOTE: THE EARTHWORK QUANTITIES BELOW ARE FOR PERMIT PURPOSES ONLY. THE CONTRACTOR IS NOT AUTHORIZED TO USE THE ESTIMATES HEREIN FOR BIDDING AND CONSTRUCTION PURPOSES WITHOUT THE EXPLICIT WRITTEN PERMISSION OF THE ENGINEER OF RECORD. NO REPRESENTATIONS OF SUCH QUANTITIES OR A BALANCED SITE CONDITION ARE MADE BY THE ENGINEER OF RECORD.

UNLESS EXPLICITLY STATED OTHERWISE HEREIN, THE BELOW QUANTITIES ARE APPROXIMATE, IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISHED GRADE. EXISTING GROUND IS DEFINED BY THE CONTOURS AND SPOT GRADES ON THE BASE SURVEY. PROPOSED FINISHED GRADE IS DEFINED AS THE FINAL GRADE AS INDICATED ON THE GRADING PLAN(S) AS FINISHED GROUND, FINISHED SURFACE, AND FINISHED FLOOR ELEVATIONS.

UNLESS EXPLICITLY STATED OTHERWISE HEREIN, THE BELOW GRADING QUANTITIES HAVE NOT BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO BULKING, CLEARING AND GRUBBING, SHRINKAGE, SUBSIDENCE, OVER-EXCAVATION AND RE-COMPACTION, AND CONSTRUCTION METHODS. NOR DO THEY ACCOUNT FOR THE THICKNESS OF PAVEMENT SECTIONS, STORMWATER QUALITY MEDIA SECTIONS, UTILITY PIPES, TRENCHING AND BEDDING MATERIALS, BUILDING OR WALL FOOTINGS, BUILDING SLAB THICKNESSES AND UNDERLYING BASE OR SAND LAYERS, REUSE OF PULVERIZED MATERIALS THAT WILL UNDERLIE NEW PAVEMENTS, ETC.

ANY OVEREXCAVATION AND RECOMPACTION DEPTHS AND VOLUMES, SHRINKAGE FACTORS, PAVEMENT SECTIONS, BUILDING PAD SECTIONS, AND BULKING FACTORS ARE BASED ON A SEPARATE GEOTECHNICAL REPORT. ANY BUILDING SLAB THICKNESSES ARE BASED ON THE SEPARATE BUILDING STRUCTURAL ENGINEERING PLANS. ANY UTILITY, STORMWATER MITIGATION, AND FOOTING SPOILS ARE BASED ON ESTIMATES PROVIDED BY THE OWNER OR CONTRACTOR.

ESTIMATED EARTHWORK RESULTS

RAW-CUT (CU. YD.)	23,500 CY
RAW-FILL (CU. YD.)	41,200 CY
RAW-NET FILL (CU. YD.)	17,700 CY

UTILITY PROVIDERS:

WATER:	PLACER COUNTY WATER AGENCY (DISTRICT 2)	530-823-4850
DRAINAGE:	CITY OF ROSEVILLE (ENVIRONMENTAL UTILITIES)	916-774-5770
SEWER:	CITY OF ROSEVILLE (ENVIRONMENTAL UTILITIES)	916-774-5770
ELECTRIC:	CITY OF ROSEVILLE (ROSEVILLE ELECTRIC)	916-797-8937
GAS:	PACIFIC GAS AND ELECTRIC CO.	800-743-5000
TELECOM:	COMCAST	800-934-6489
CABLE:	SUREWEST	916-675-6370

Kimley»Horn
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1000 2ND AVENUE, SUITE 3900, SEATTLE, WA 98104
PHONE: 206-607-2600
WWW.KIMLEY-HORN.COM

NOT FOR CONSTRUCTION

KHA PROJECT	090013033
DATE	03/27/2023
SCALE	AS SHOWN
DESIGNED BY	DM
DRAWN BY	MC
CHECKED BY	SA
DATE:	

COVER SHEET

COSTCO
ROSEVILLE
PREPARED FOR
COSTCO WHOLESAL
ROSEVILLE, CA
PLACER COUNTY

SHEET NUMBER
C0.0