

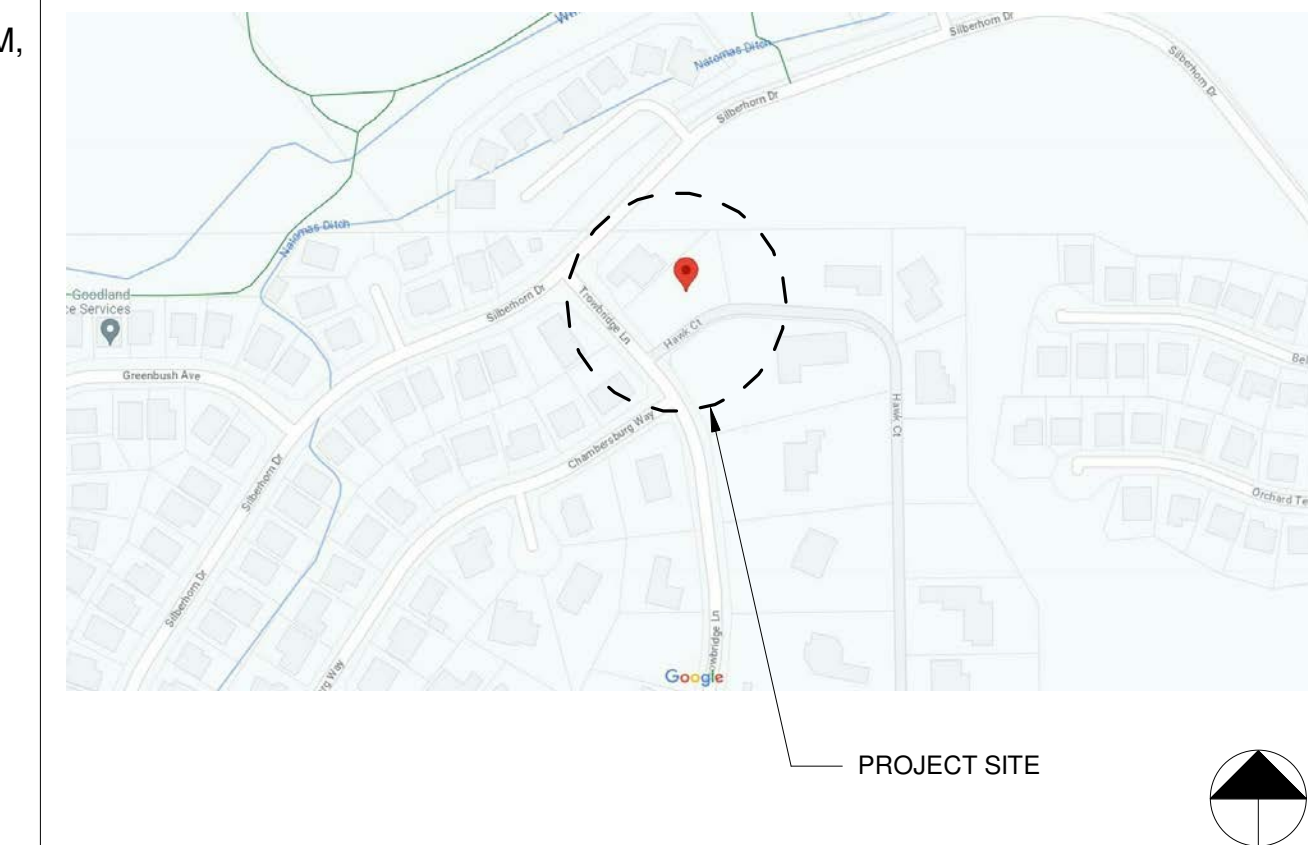
SITE PLAN & DESIGN REVIEW
28TH AUG, 2024

SINGLE FAMILY RESIDENCE + JADU + ADU

477 TROWBRIDGE LN,
FOLSOM, CA 95630



VICINITY MAP



PROJECT DATA

EXISTING SITE:
ACCESSOR'S PARCEL: 07109000450000
SITE ADDRESS: 477 TROWBRIDGE LN, FOLSOM, CA 95630, USA
JURISDICTION: COUNTY OF SACRAMENTO
COUNTY SUPERVISOR DISTRICT: PLAT OF WILLOW CREEK ESTATES SOUTH
USE ZONE: RD-3
TOTAL EXISTING SITE AREA: 19,286 SF
LOT NUMBER: 25

PROPOSED RESIDENCE:
OCCUPANCY GROUP & BUILDING USE: R-3
TYPE OF CONSTRUCTION: V
STORIES: 2
TOTAL PROPOSED BUILDING AREA: 5,170 SF RESIDENCE + 1,421 SF GARAGE + 1,795 SF BASEMENT + 168 SF BATH HOUSE

PROPOSED ADU:
OCCUPANCY GROUP & BUILDING USE: R-3
TYPE OF CONSTRUCTION: V
STORIES: 2
TOTAL PROPOSED BUILDING AREA: 992 SF + 578 SF Garage + 341 SF Basement

PROPOSED JADU:
OCCUPANCY GROUP & BUILDING USE: R-3
TYPE OF CONSTRUCTION: V
STORIES: 1
TOTAL PROPOSED BUILDING AREA: 500 SF + 279 SF Garage

LOT COVERAGE PERCENTAGE - 29%

APPLICABLE CODES

2022 CALIFORNIA ADMINISTRATIVE CODE
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA BUILDING ENERGY CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN BUILDING CODE

PROJECT TEAM

OWNER	MECH./ ELEC./PLUMB. ENGINEER
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ARCHITECT	SITE / CIVIL ENGINEER
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STRUCTURAL ENGINEER	GENERAL CONTRACTOR
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SHEET INDEX

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Seal:

Revision Notes:

Date	Description
23/09/07	Site Plan & Design Review
24/08/28	SPDR Comments

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COVER SHEET

Scale: As indicated

Date: 2024.09.16

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ABBREVIATIONS

ABBR	TERM
&	AND
@	AT
±	PLUS / MINUS
Ø	DIAMETER
°	DEGREE

1SRS	ONE-PART SILICONE RUBBER SEALANT
2PUMS	TWO-PART POLYURETHANE MODIFIED SEALANT
2PUS	TWO-PART POLYURETHANE SEALANT

A.W.I.	ARCHITECTURAL WOODWORKING INSTITUTE
ABV	ABOVE
ACOUS	ACOUSTICAL
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES ACT
ADU	ADJUSTIBLE
ADJ	ADJACENT
AFF	ABOVE FINISHED FLOOR
ALS	ACRYLIC LATEX SEALANT
ALUM	ALUMINUM
ANOD	ANODIZED
AP	ACCESS PANEL
ARCH	ARCHITECT
ASSEM	ASSEMBLY
AST	ASPHALT COMPOSITION TILES
AVG	AVERAGE

B	BALCONY
BC	BRICK COURSE
BD	BALCONY DRAIN
BITUM	BITUMINOUS
BKT	BRACKET
BLDG	BUILDING
BLT-IN	BUILT-IN
BM	BEAM
BOH	BACK OF HOUSE
BR	BRICK
BJR	BUILT-UP ROOF
BZ	BRONZE

CA	CONSTRUCTION ADMINISTRATOR
CAB	CABINET
CB	CATCH BASIN
CC	CEMENTITIOUS COATING
CCT	COVE CERAMIC TILE
CEM	CEMENT
CJ	CONTROL JOINT
CJF	CORK JOINT FILLER
CL	CENTRELINE
CLG	CEILING
CLO	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COLUM	COLUMN
CONC	CONCRETE
CONF	CONFERENCE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
CORR	CORRIDOR
CPT	CARPET
CS	CONCEALED SPLINE
CT	CERAMIC TILE
CTR	CENTER
CW	COLD WATER

D	DEPTH
DEMO	DEMOLITION
DIA	DIAMETER
DIM	DIMENSION
DISP	DISPENSER
DISPL	DISPOSAL
DN	DOWN
DP	DAMP PROOFING
DR	DOOR
DS	DOWNSPOUT
DTL	DETAIL
DW	DRYWALL
DWG	DRAWING

EA	EACH
EC	ELECTRICAL CONTRACTOR
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM

EXP	EXPANSION JOINT
ELEV	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EM	ENTRANCE MAT
ENCL	ENCLOSURE
ENG	ENGINEER
EPEJF	EXPANDED POLYETHYLENE JOINT FILLER SEALANT
EQ	EQUAL
EQUIP	EQUIPMENT
EST	ESTIMATE
EV	ELECTRIC VEHICLE
EVCSS	ELECTRIC VEHICLE CHARGING STATION
EWG	ELECTRICAL WATER CLOSET
EX	EXISTING
EXH	EXHAUST
EXP	EXPANSION
EXSB	EXTERIOR GRADE SOFFIT BOARD
EXTR	EXTERIOR

F&i	FURNISH AND INSTALL
FAB	FABRICATE
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FIN	FINISHED
FLG	FLOORING
FLR	FLOOR
FLUOR	FLUORESCENT
FND	FOUNDATION
FO	FACE OF
FP	FIREPROOFING
FIB	FIBER
FRT	FIRE RETARDANT TREATED (WOOD CONSTRUCTION)
FT	FOOT / FEET
FTG	FOOTING

G	GRANITE
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GD	GARAGE DRAIN
GDIS	GARBAGE DISPOSAL
GL	GLASS / GLAZING / GLAZE
GR	GRADE
GLT	GLITTER
GWB	GYPSSUM WALL BOARD
GYP	GYPSSUM

H	HIGH
HG	HANDICAPPED
HB	HOSE BIBB
HC	HOLLOW CORE
HD	HEAD
HDF	HIGH DENSITY FIBER BOARD
HDWR	HARDWARE
HM	HOLLOW METAL
HNGG	HOLLOW NEOPRENE COMPRESSION GASKET
HOLD	HOLD DIMENSION
HORIZ	HORIZONTAL
HP	HOLD POINT
HR	HOUR
HT	HEIGHT
HTH	HARD TROWEL, MOIST CURE AND HARDENER
HTS	HARD TROWEL, MOIST CURE AND SEALER
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
HW	HOT WATER
HWH	HOT WATER HEATER

ICE	ICE MAKER
ID	INSIDE DIAMETER
IN	INCH
INCAND	INCANDESCENT
INSUL	INSULATION
INT	INTERIOR

J-BOX	JUNCTION BOX
JAN	JANITOR
JC	JANITOR'S CLOSET
JST	JOIST
JT	JOINT
KD	KNOCKED DOWN

KE	KITCHEN EXHAUST
KIT	KITCHEN
KL	KNURLED LEVER (PUBLIC SIDE)
L	LENGTH
LAM	LAMINATE
LAV	LAVATORY
LBS	POUNDS
LEFV	LOW-EMITTING FUEL EFFICIENT VEHICLE
LIN	LINEAR
LT	LIGHT / LIGHTING

MACH	MACHINE
MAR	MARBLE
MAS	MASONRY
MAX	MAXIMUM
MC	Mechanical Contractor
MD	MEDIUM DENSITY FIBER BOARD
MDO	MEDIUM DENSITY OVERLAY
MECH	MECHANICAL
MEMB	MEMBRANE
MFG	MANUFACTURED
MFR	MANUFACTURER
MH	MANHOLE
MIL	MILLIMETER
MIN	MINIMUM
MIRR	MIRROR
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MRNG	MOLDED RESILIENT NEOPRENE GASKET
MTL	METAL
MULL	MULLION
MW	MICROWAVE
MW	METALLIC WATERPROOFING

NAP	NAPKIN
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE

OA	OUTSIDE AIR
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFF	OFFICE
OPG	OPENING
OPP	OPPOSITE
OZ	OUNCE
P	PAINT
PD	PLANTER DRAIN
PDR	POWDER
PH	PENTHOUSE
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLAS	PLASTIC
PLBG	PLUMBING
PLT	PLATE
PLYWD	PLYWOOD
POL	POLISHED
PP	PRECAST RAVERS
PPMC	POLYISOBUTYLENE / POLYBUTENE MASTIC COMPOUND
PSF	POUNDS PER SQUARE FOOT
PT	PRESSURE TREATED
PTD	PAINTED
RD	ROOF DRAIN
RECT	RECTANGULAR
REF	REFERENCE
REFRIG	REFRIGERATOR
REINF	REINFORCING
REQD	REQUIRED
REV	REVISION
RF	RESILIENT FLOORING
RF	ROOF
RL	RELOCATED
RLD	ROLLING DOOR
RM	ROOM

QTY	QUANTITY
R	RISER
R.	RADIUS
RB	RESILIENT BASE
RD	ROOF DRAIN
RECT	RECTANGULAR
REF	REFERENCE
REFRIG	REFRIGERATOR
REINF	REINFORCING
REQD	REQUIRED
REV	REVISION
RF	RESILIENT FLOORING
RF	ROOF
RL	RELOCATED
RLD	ROLLING DOOR
RM	ROOM

V	VINYL FABRIC
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VERIFY	VERIFY IN FIELD
VWC	VINYL WALL COVERING
W	WIDE / WIDTH
W	WITH
WO	WITHOUT
WC	WATER CLOSET
WD	WOOD
WDG	WDG ARCHITECTURE
WP	WATERPROOFING
WP/EM	WATERPROOF MEMBRANE
WPT	WORKING POINT
WRB	WATER RESISTIVE BARRIER
WRGB	WATER RESISTANT GYPSUM BOARD
WS	WET STACK
WT	WEIGHT
YD	YARD
YH	YARD HYDRANT

SYMBOLS

WALL SECTION INDICATOR	BUILDING SECTION INDICATOR
DETAIL INDICATOR	EXTERIOR ELEVATION INDICATOR
PLAN DETAIL INDICATOR	INTERIOR ELEVATION INDICATOR
WALL TYPE INDICATOR	DOOR NUMBER INDICATOR
WINDOW TYPE INDICATOR	FLOOR AND ROOF TAG INDICATOR
STOREFRONT TYPE INDICATOR	CEILING HEIGHT INDICATOR
MATERIAL CALLOUT INDICATOR	GRID BUBBLE - INDICATES COLUMN LINE OR DEMISING LINE
LEVEL INDICATOR	HANDICAPPED
DATUM POINT INDICATOR	ENTRANCE INDICATOR

LEGEND

	NEW PARTITION
	EXISTING PARTITION TO BE REMOVED
	BASE BUILDING / EXISTING PARTITION TO REMAIN
	BATT, THERMAL INSULATION OR SOUND ATTENUATION BLANKET AS DETAILED
	RIGID THERMAL INSULATION
	SEMI RIGID THERMAL INSULATION
	ALUMINUM
	BRASS
	BRICK
	CMU
	CONCRETE
	CONCRETE (PRECAST)
	GYPSUM BOARD
	POROUS FILL (STONE OR GRAVEL)
	STEEL
	STONE (NATURAL)
	WOOD (FINISHED)
	WOOD (ROUGH BLOCKING)

Revision Notes:

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23/09/07	Site Plan & Design Review
24/08/28	SPDR Comments

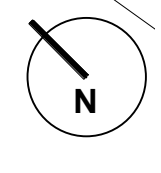
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GRADING PLAN

Scale:
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 2024.09.16

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#13



#12



#11



#10



#9



#8



#7



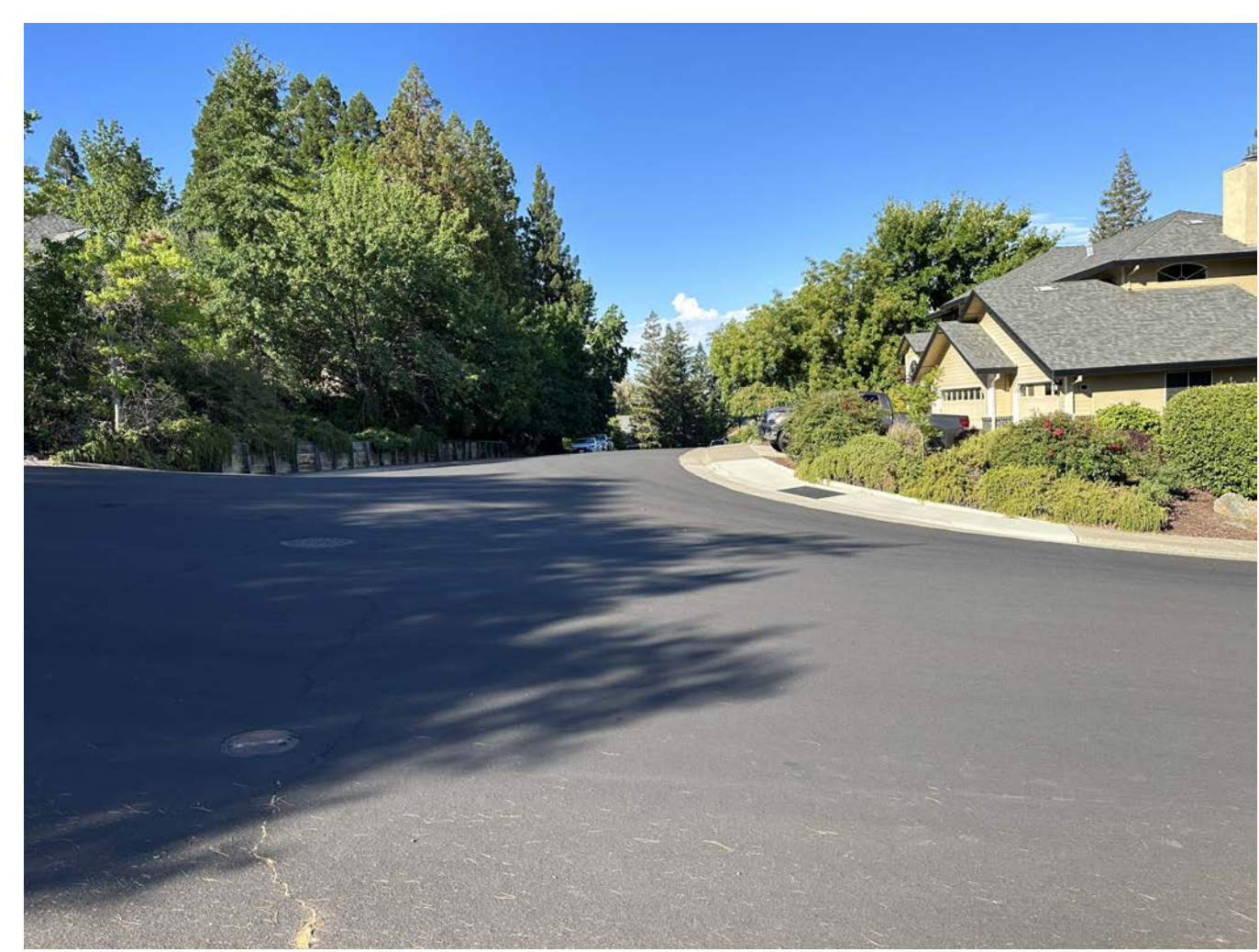
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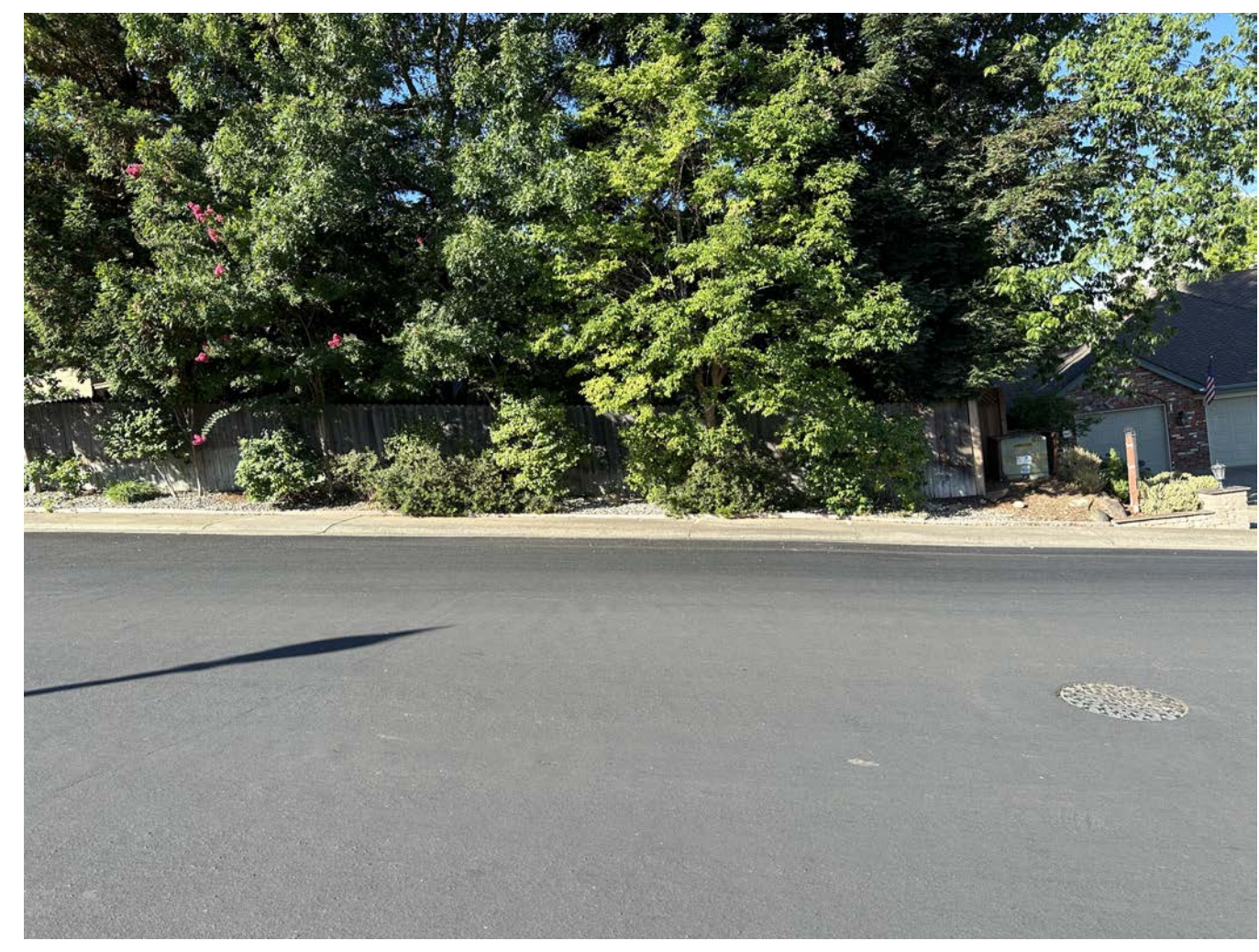
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#3



#2



#1



KEY PLAN

Project Name and Address:
477 TROWBRIDGE LN.
FOLSOM, CA 95630

Seal:

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Drawing Title:
**SITE
 PHOTOGRAPHS**

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

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Drawing Title:

SITE PLAN

Scale:

1" = 10'-0"

Date:

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Drawing Title:

LANDSCAPE PLAN

Scale: 1" = 10'-0"

Date: 2024.09.16

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A1.0b



TREE/SHRUB LINED PATHWAY TO THE BACKYARD



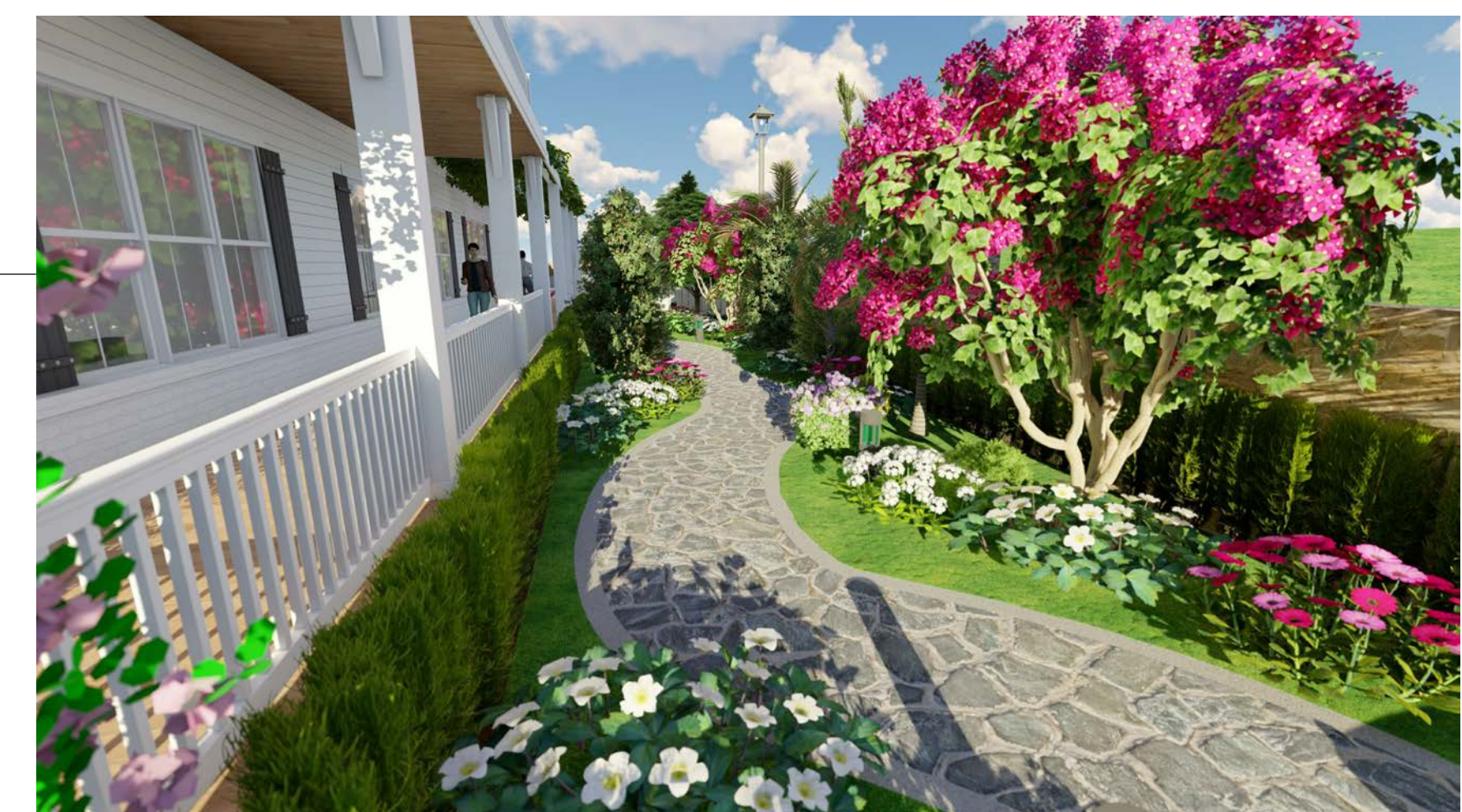
BASKETBALL AND PICKLE BALL COURT



TRELLIS ENTRANCE TO THE BACKYARD



IVY COVERED PERGOLA



TREE/SHRUB LINED PATHWAY TO THE BACKYARD



LAWN COVERED SITTING AREA



SWIMMING POOL WITH OUTDOOR KITCHEN AND DINING



DRIVEWAY WITH TREE/SHRUB LINED FENCE



FRONT DRIVEWAY WITH PERMEABLE PAVERS



1 LANDSCAPE PLAN

SCALE: 1" = 10'-0"



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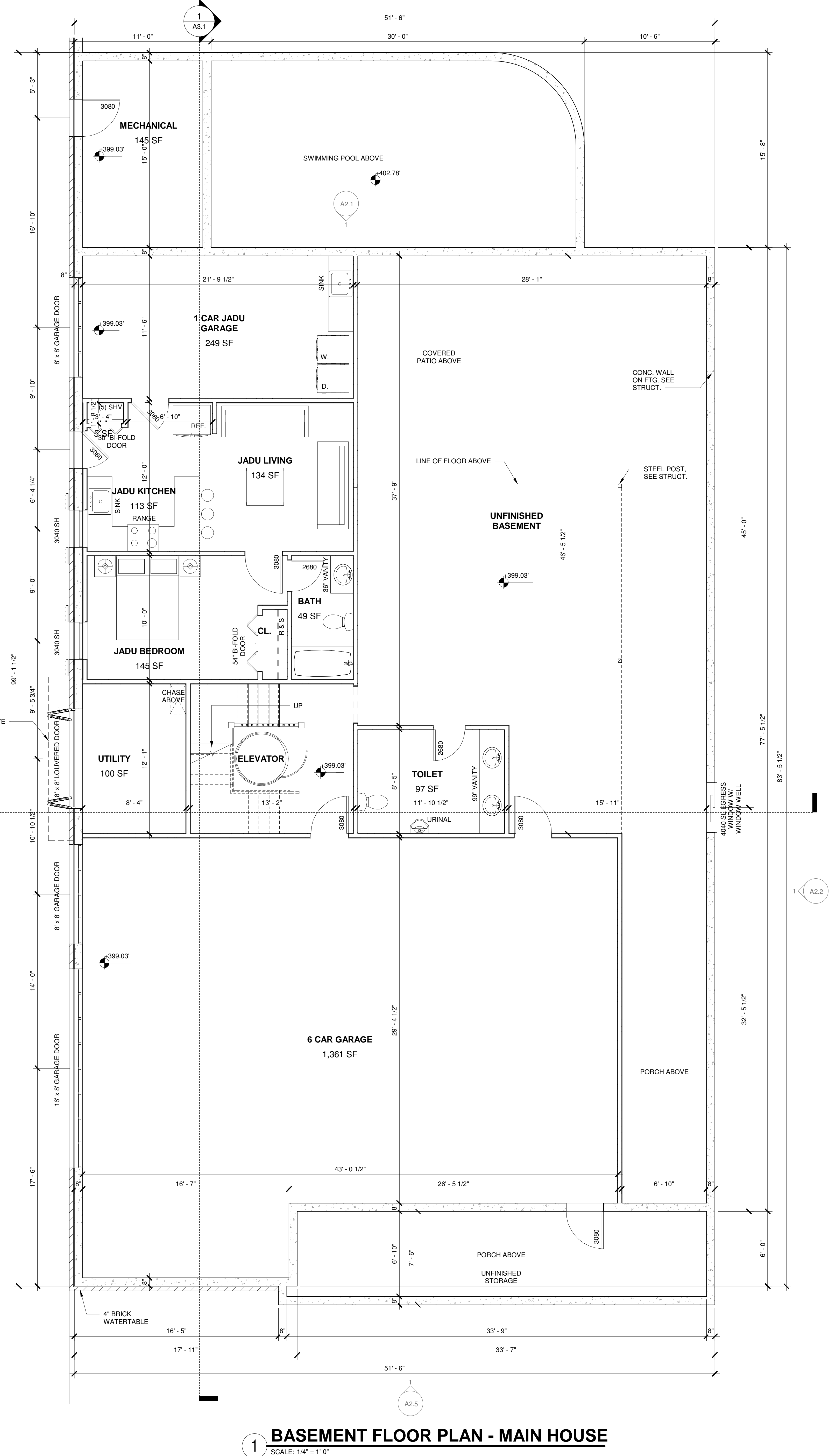
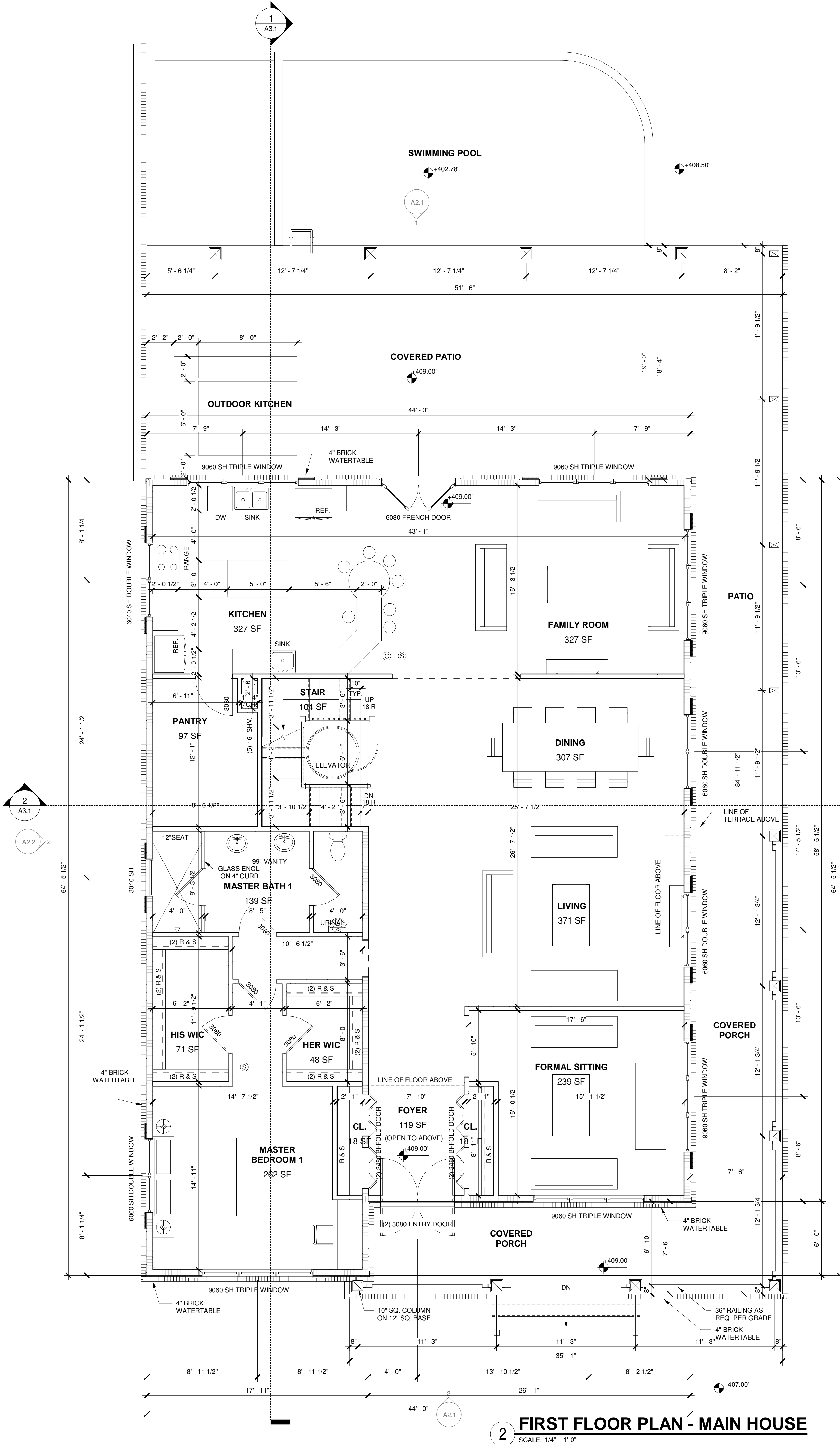
Drawing Title:

**BASEMENT &
 FIRST FLOOR PLAN - MAIN
 HOUSE**

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

Date: 2024.09.16

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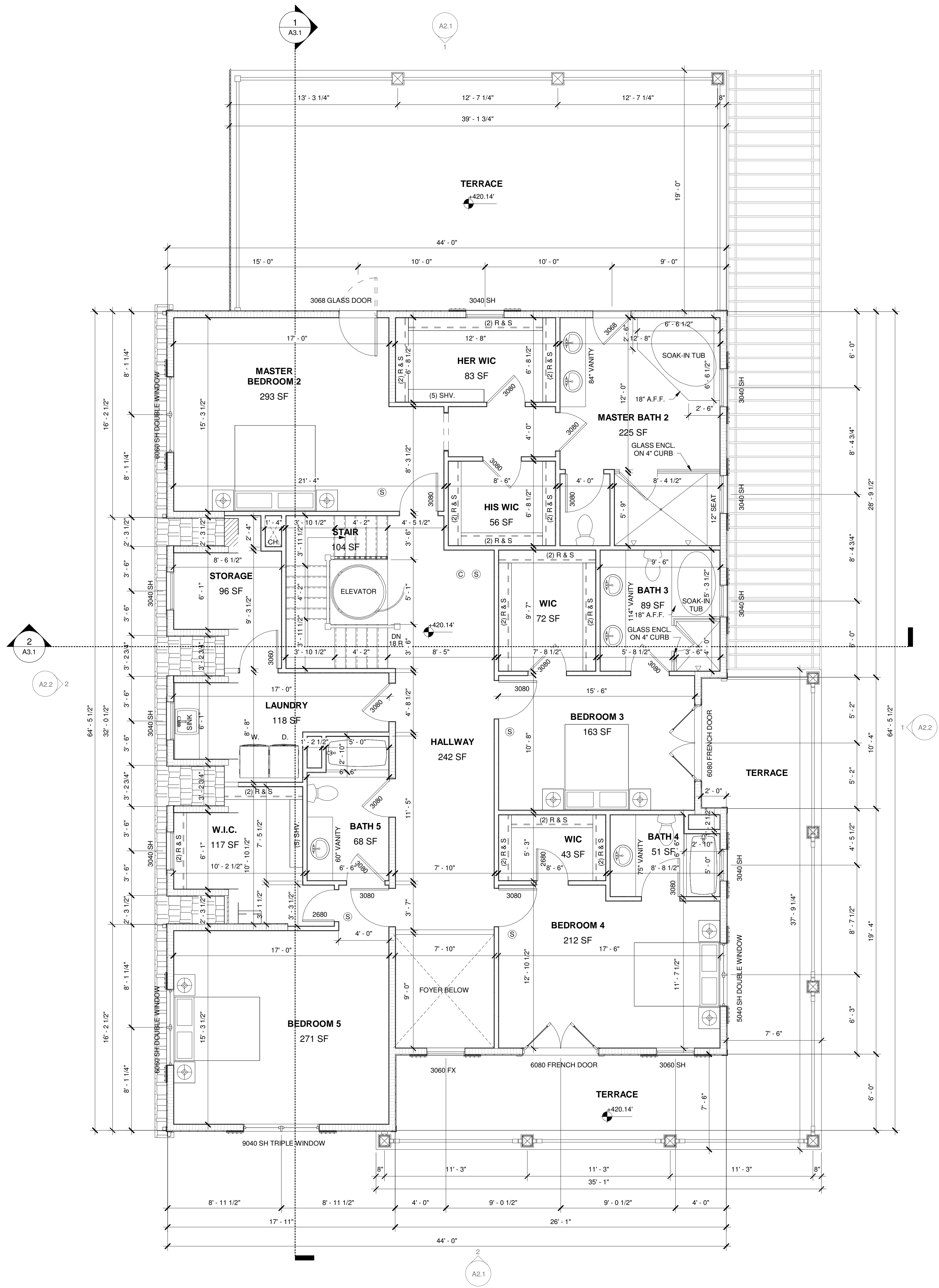
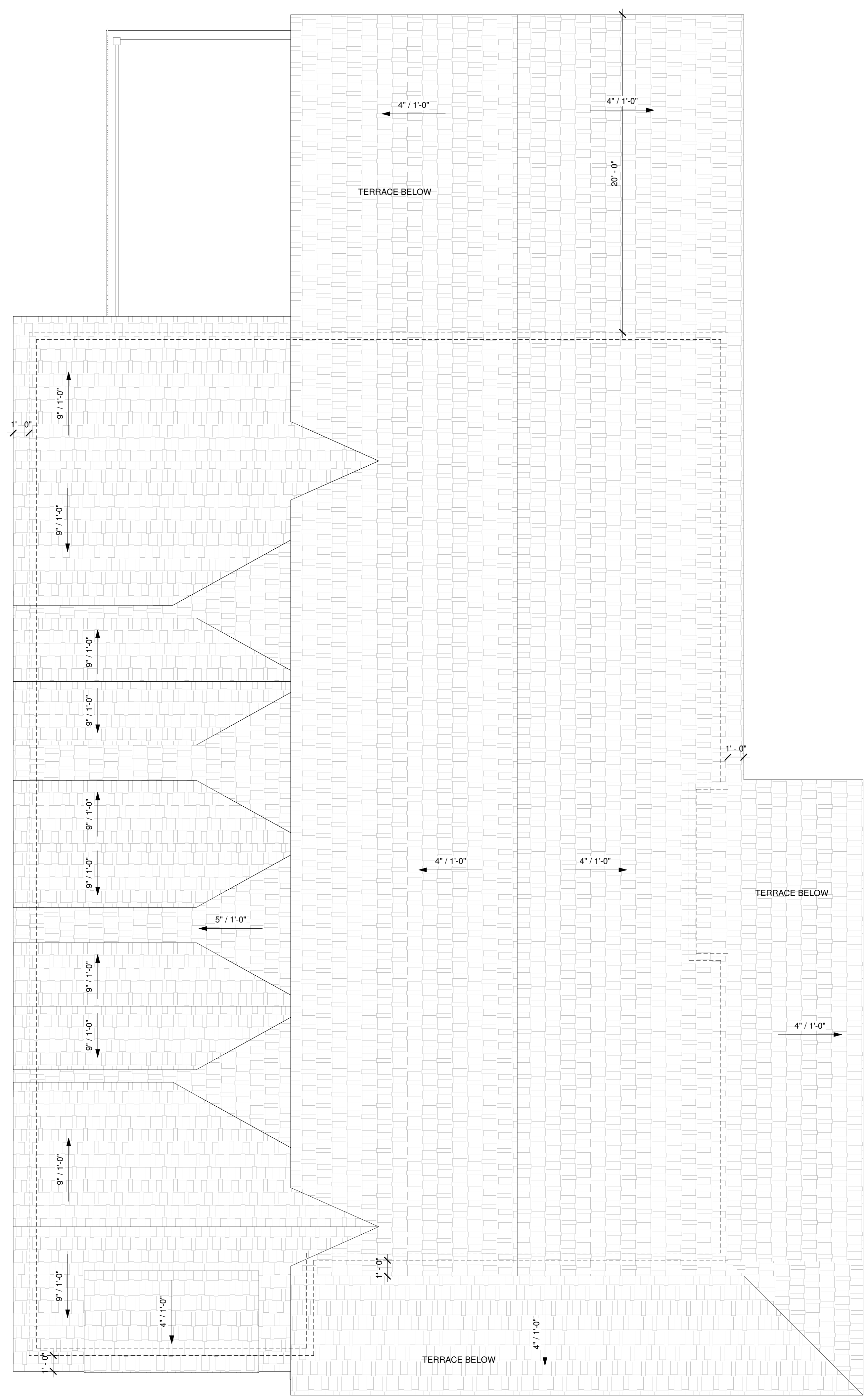
Drawing Title:
SECOND & ROOF FLOOR PLAN - MAIN HOUSE

Scale: **1/4" = 1'-0"**

Date: **2024.09.16**

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A1.2



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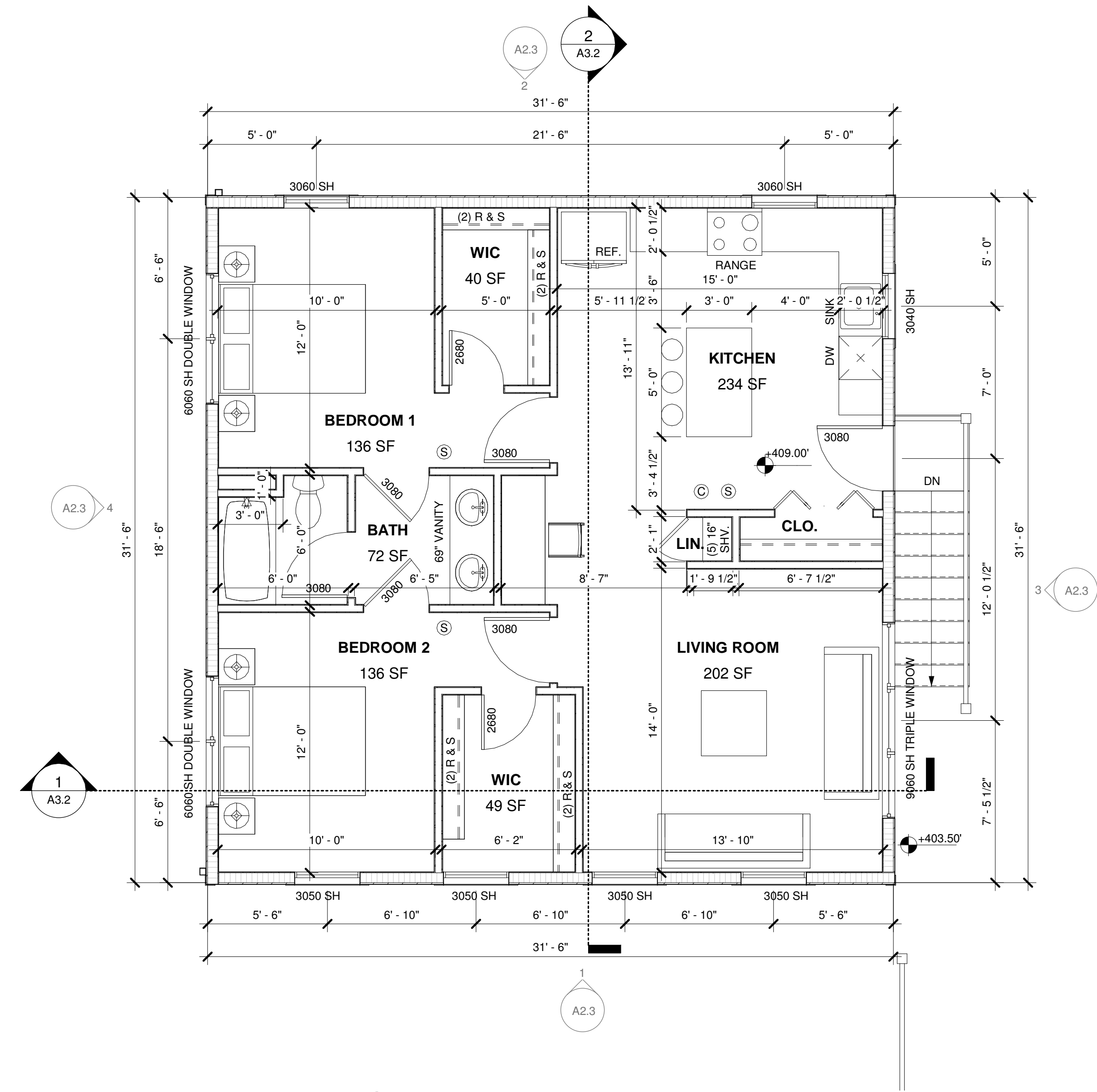
Drawing Title:

FLOOR PLANS & ROOF PLAN - ADU

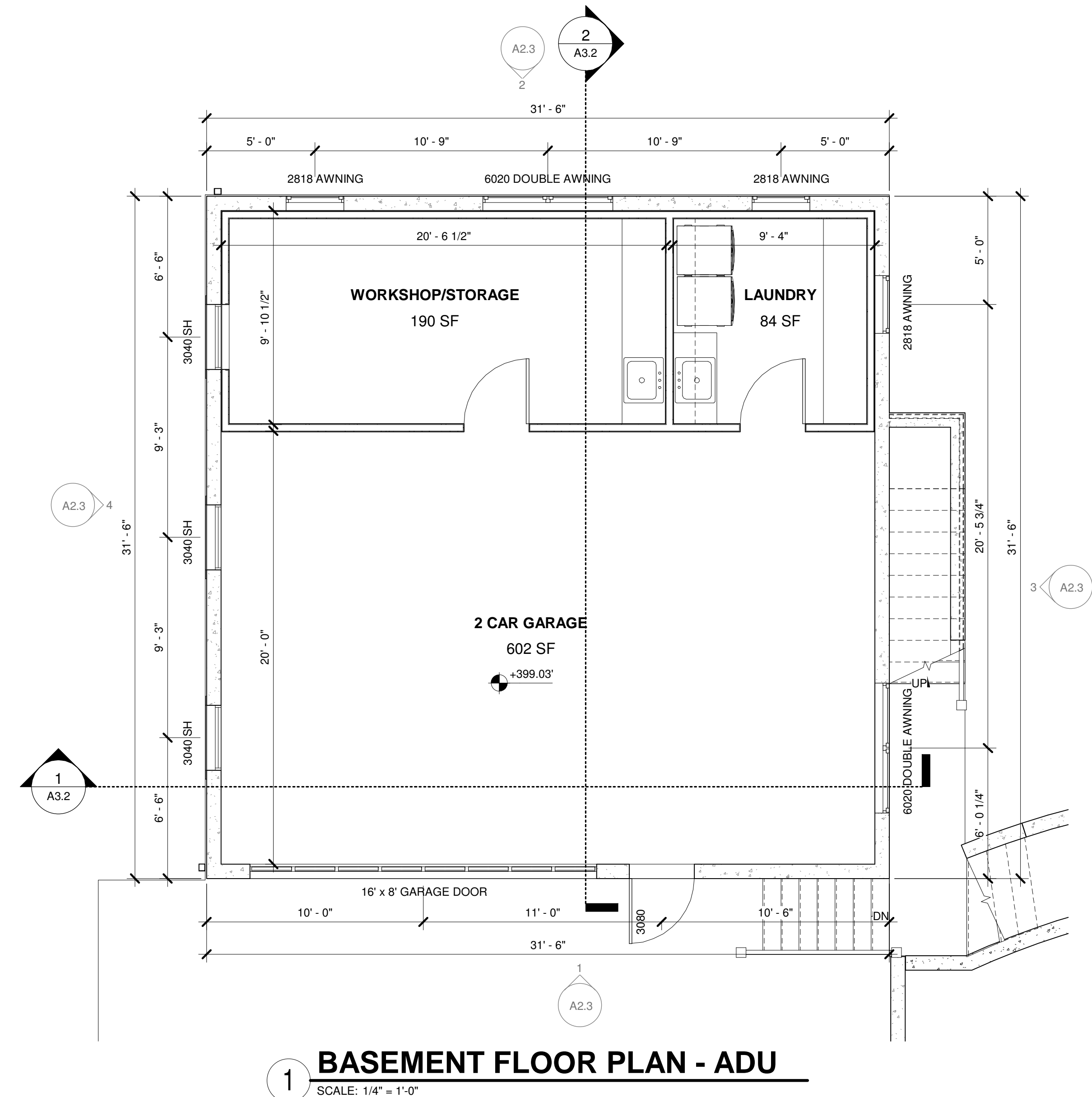
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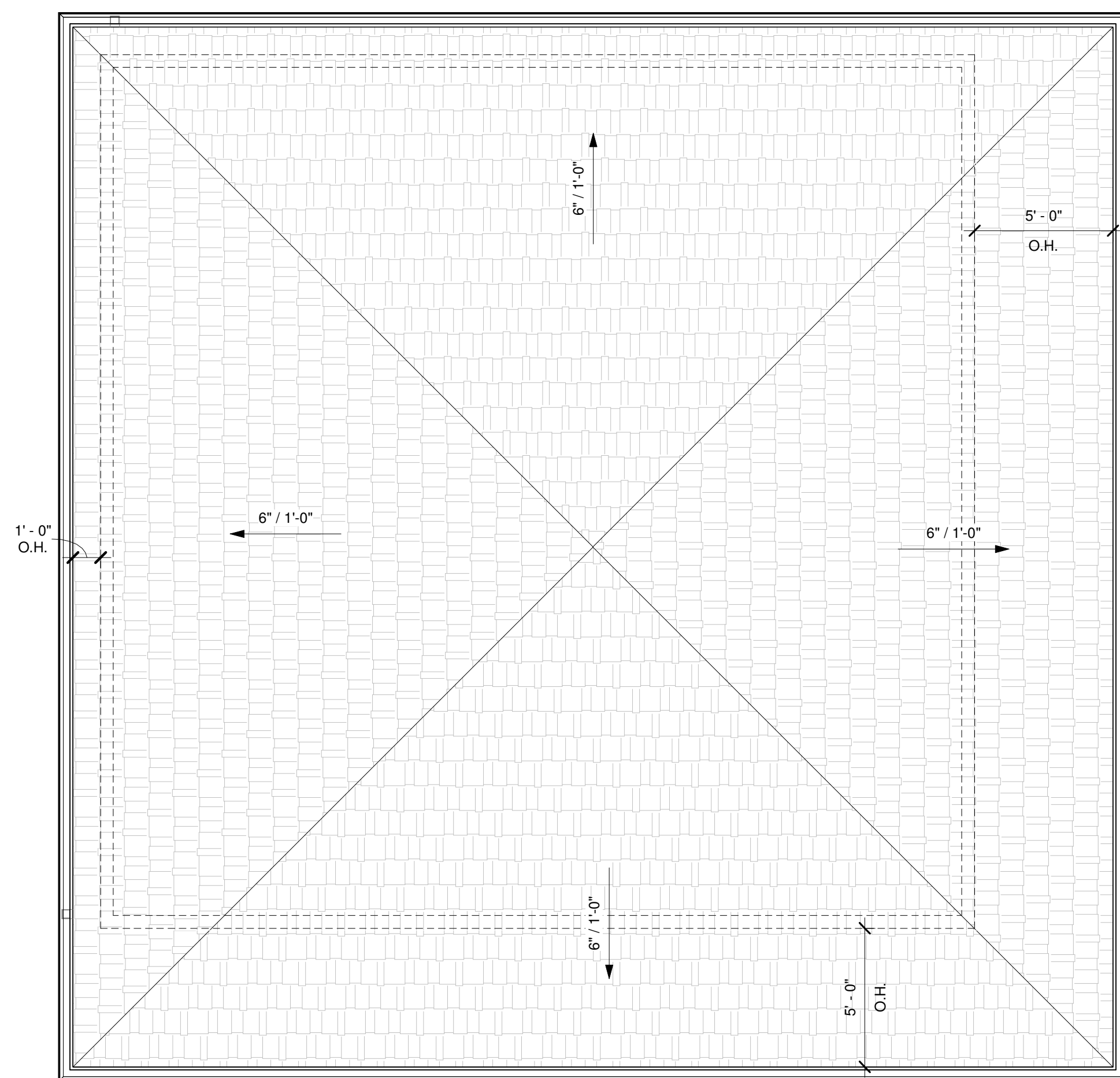
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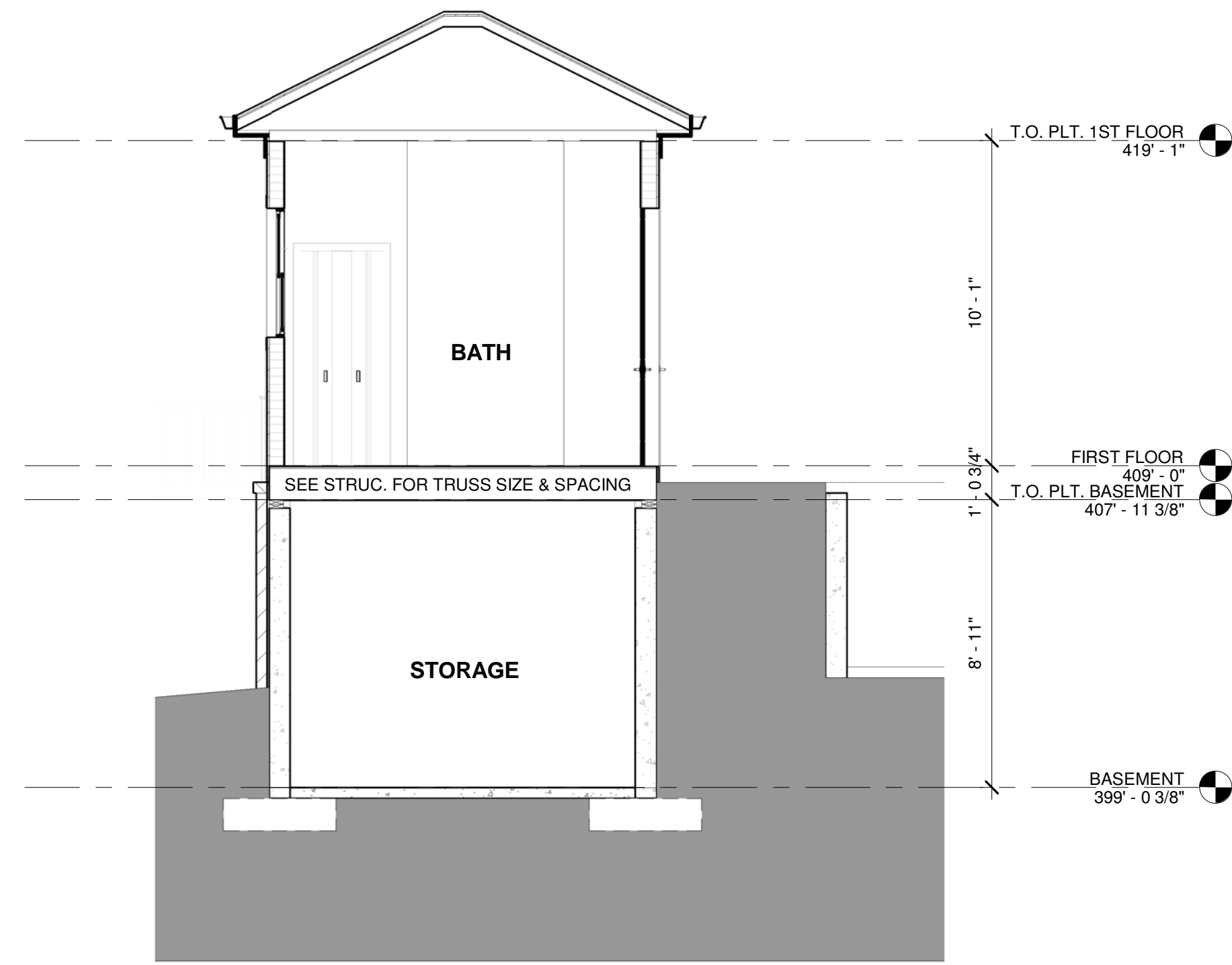
2 FIRST FLOOR PLAN - ADU
SCALE: 1/4" = 1'-0"



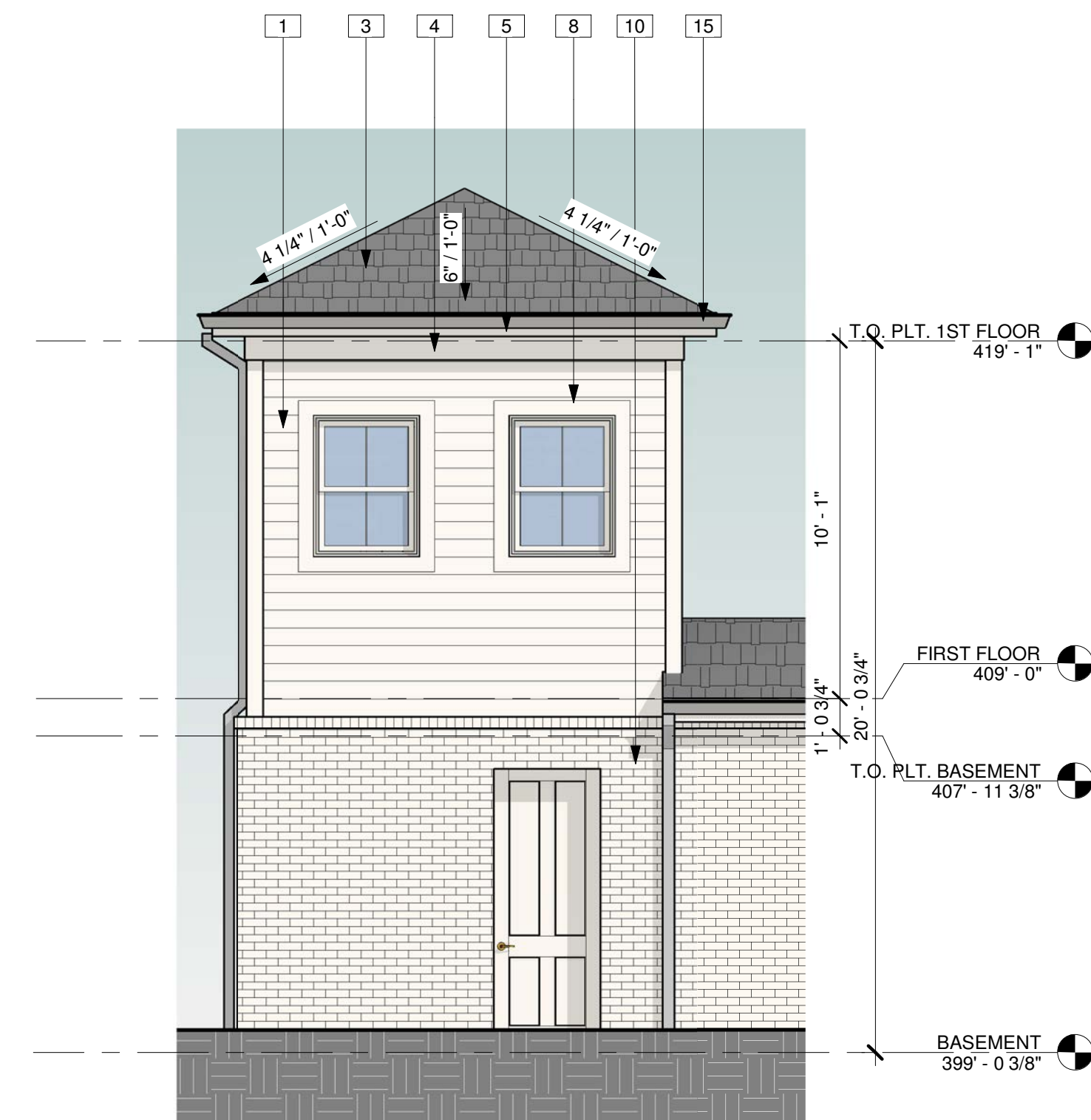
1 BASEMENT FLOOR PLAN - ADU
SCALE: 1/4" = 1'-0"



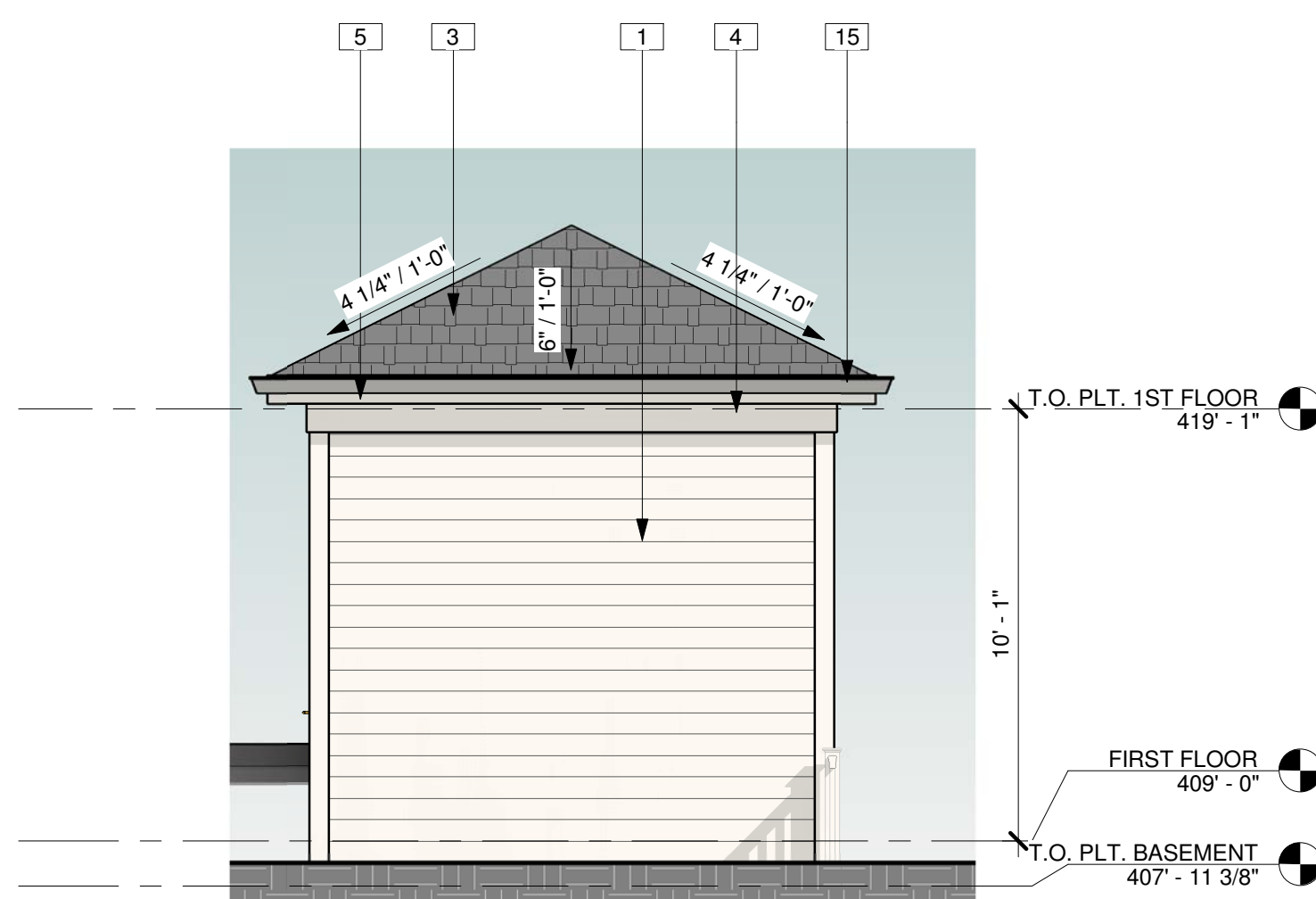
3 ROOF PLAN - ADU
SCALE: 1/4" = 1'-0"



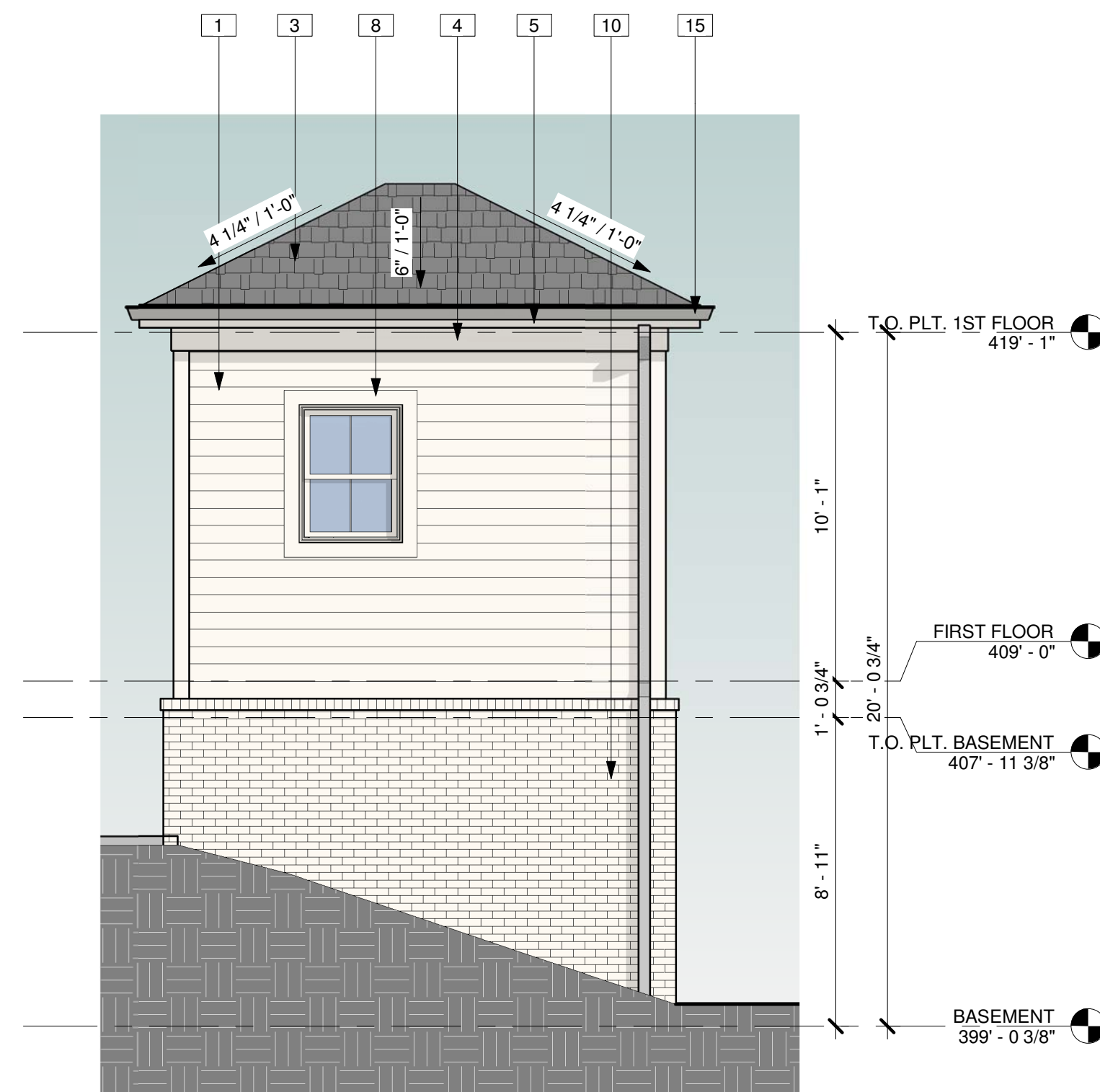
8 SECTION - BATH HOUSE
SCALE: 1/4" = 1'-0"



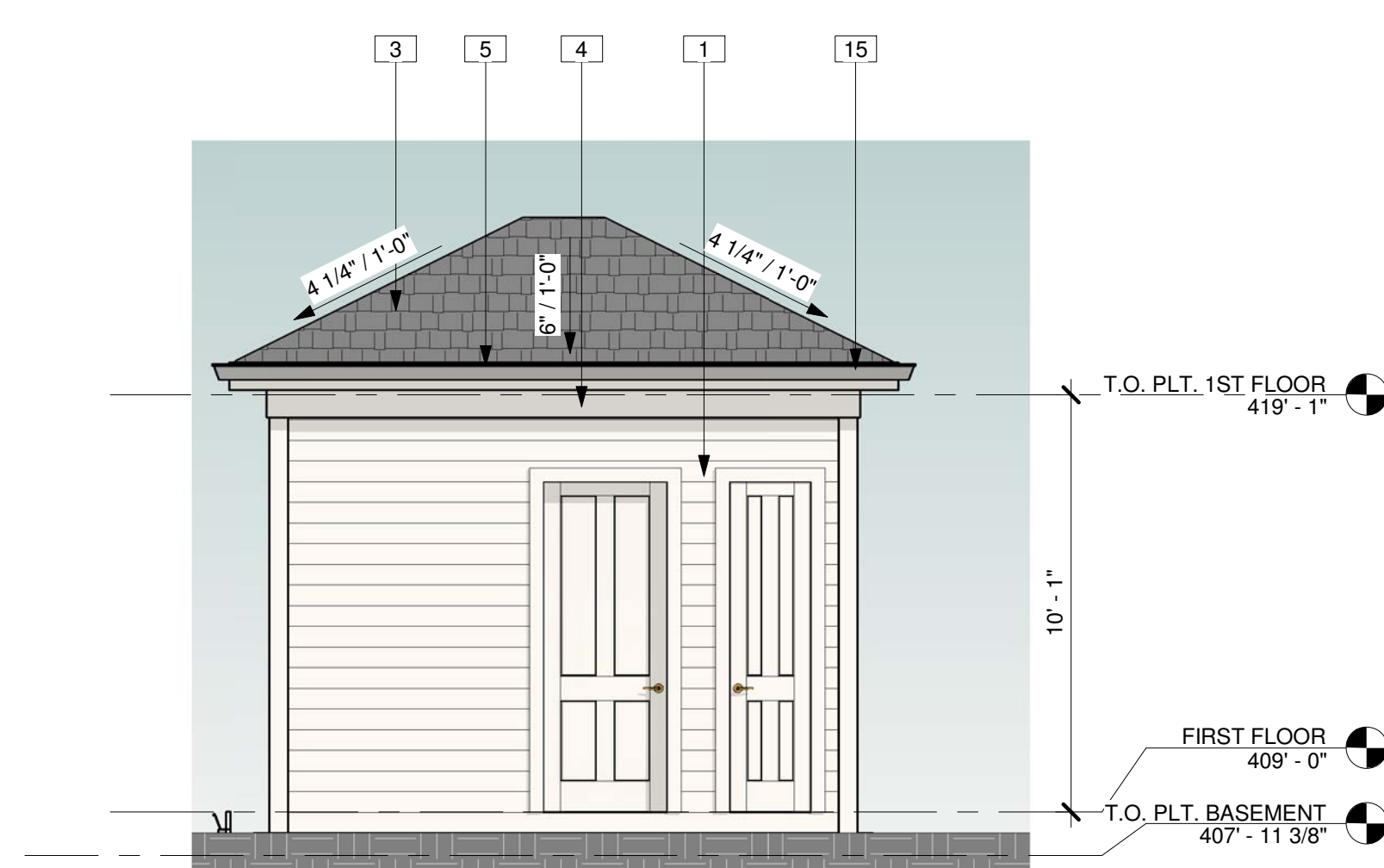
7 LEFT ELE - BATH HOUSE
SCALE: 1/4" = 1'-0"



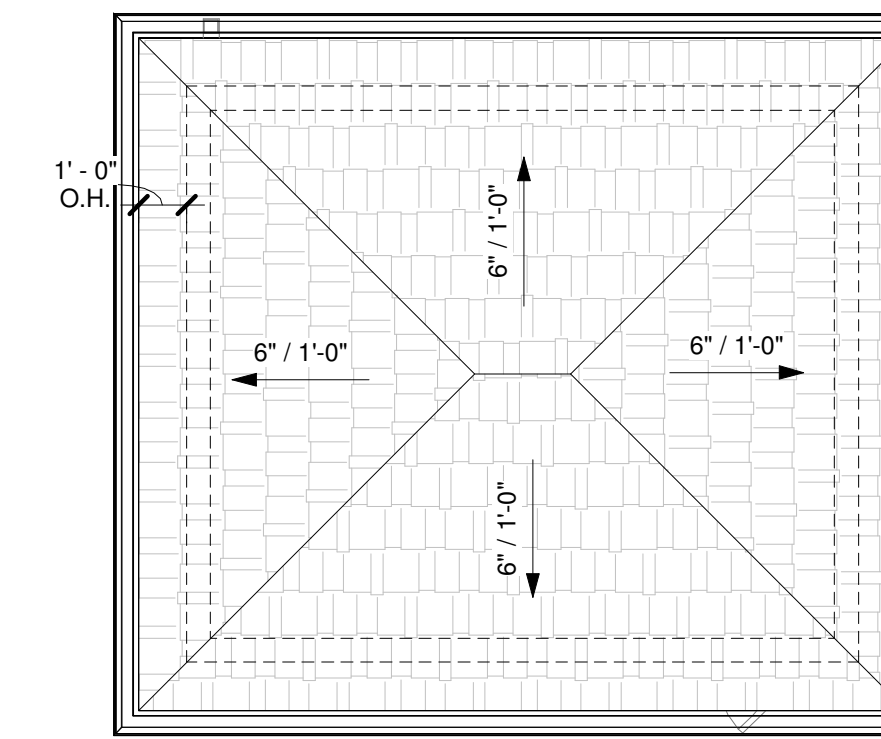
5 RIGHT ELE - BATH HOUSE
SCALE: 1/4" = 1'-0"



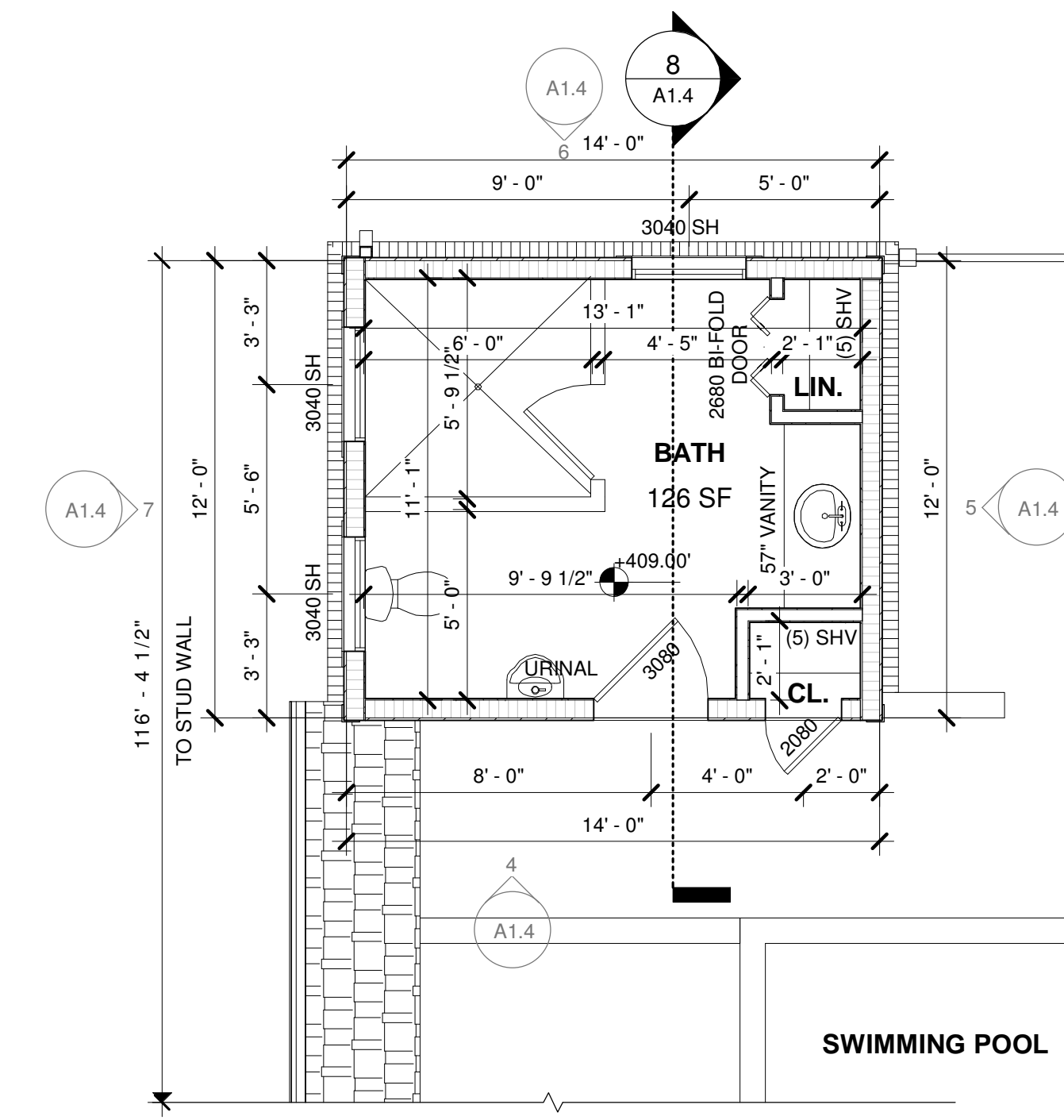
6 REAR ELE - BATH HOUSE
SCALE: 1/4" = 1'-0"



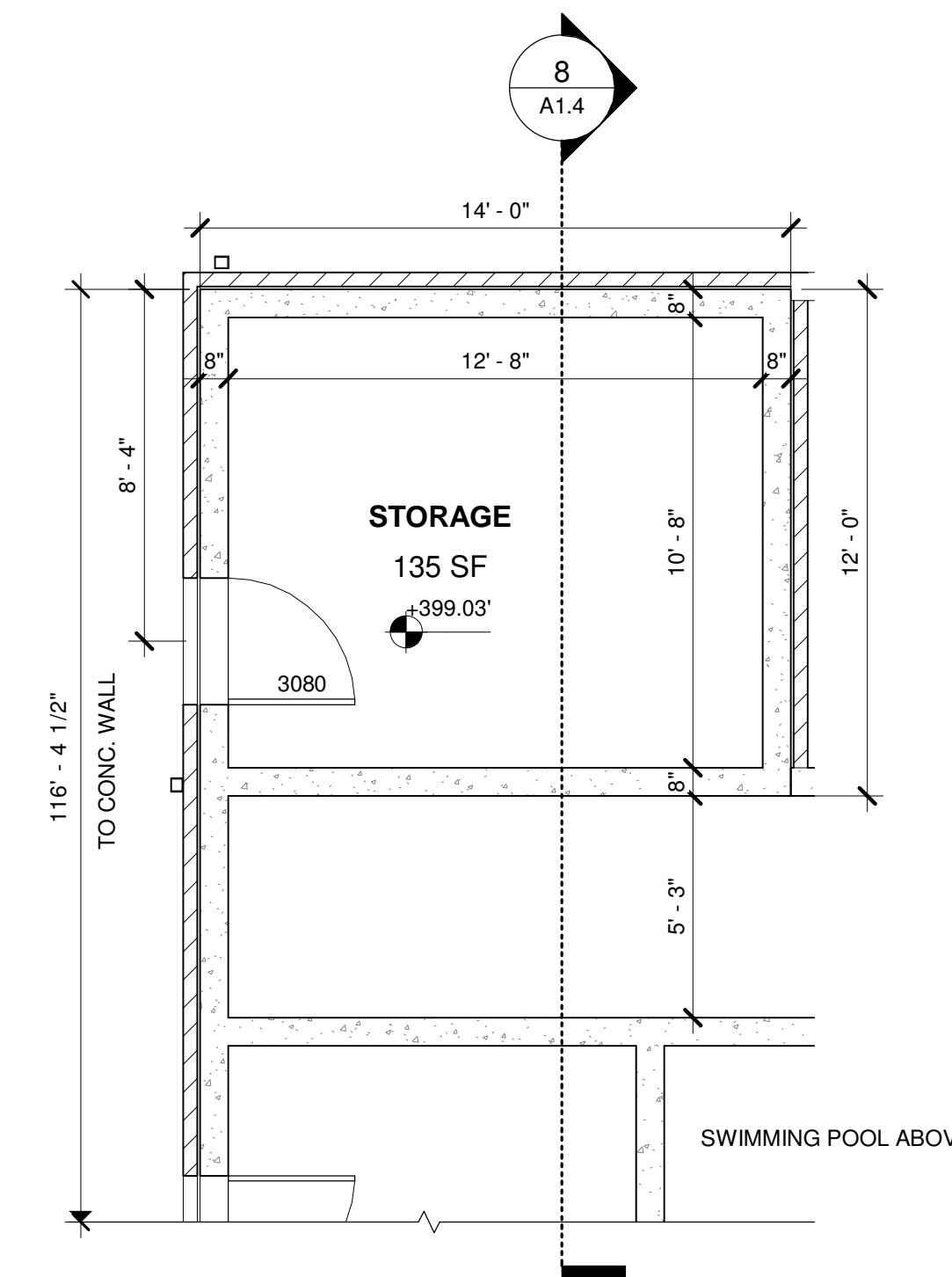
4 FRONT ELE - BATH HOUSE
SCALE: 1/4" = 1'-0"



3 ROOF PLAN - BATH HOUSE
SCALE: 1/4" = 1'-0"



2 FIRST FLOOR PLAN - BATH HOUSE
SCALE: 1/4" = 1'-0"



1 BASEMENT FLOOR PLAN - BATH HOUSE
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION SCHEDULE	
Material No.	Keynote
1	HORIZONTAL SIDING
2	VERTICAL SIDING
3	FIBERGLASS SHINGLES ON PRE-MANUFACTURED ROOF TRUSSES
4	5/4"x8" FRIEZE
5	5/4"x8" FASCIA
6	14" BOARD AND BATTEN SHUTTERS
7	12" x 12" SQUARE COLUMN
8	4" x 4" TRIM SURROUND
9	36" HIGH WHITE VINYL RAILING
10	BRICK VENEER
11	BRACKET
12	STUCCO
13	TRELLIS
14	LATTICE SCREEN
15	GUTTER



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info@pixelarchltd.com
www.pixelarchltd.com

Project Name and Address:
477 TROWBRIDGE LN.
FOLSOM, CA 95630

SITE PLAN AND DESIGN REVIEW

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Drawing Title:

**FLOOR PLANS,
ELEVATIONS &
SECTION - BATH
HOUSE**

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

Date: 2024.09.16

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EXTERIOR ELEVATION SCHEDULE	
Material No.	Keynote
1	HORIZONTAL SIDING
2	VERTICAL SIDING
3	FIBERGLASS SHINGLES ON PRE-MANUFACTURED ROOF TRUSSES
4	5/4"x8" FRIEZE
5	5/4"x8" FASCIA
6	14" BOARD AND BATTEN SHUTTERS
7	12" x 12" SQUARE COLUMN
8	4" x 4" TRIM SURROUND
9	36" HIGH WHITE VINYL RAILING
10	BRICK VENEER
11	BRACKET
12	STUCCO
13	TRELLIS
14	LATTICE SCREEN
15	GUTTER



2 FRONT ELEVATION - MAIN BUILDING
 SCALE: 1/4" = 1'-0"



1 REAR ELEVATION - MAIN BUILDING
 SCALE: 1/4" = 1'-0"

Project Name and Address:
477 TROWBRIDGE LN.
FOLSOM, CA 95630
 SITE PLAN AND DESIGN REVIEW

Seal:

Revision Notes:

Date	Description
23/09/07	Site Plan & Design Review
24/08/28	SPDR Comments

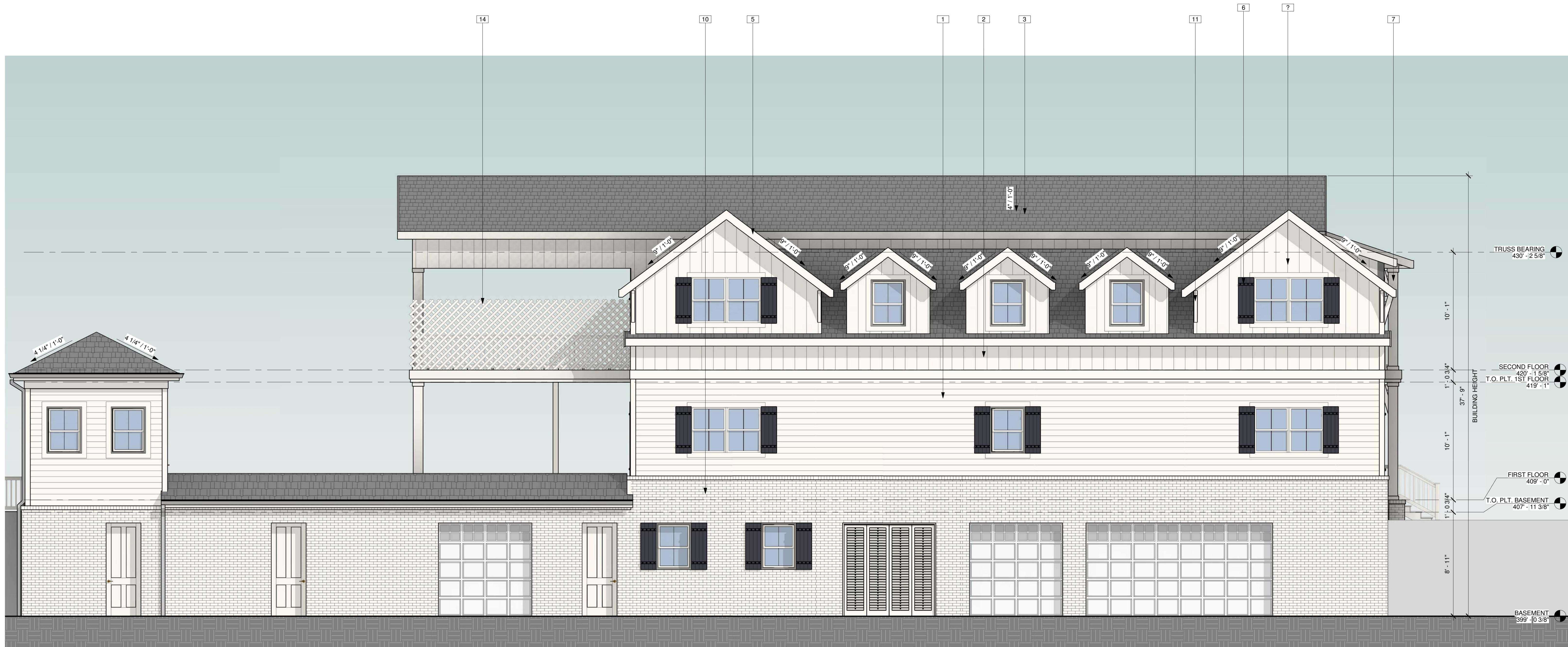
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Drawing Title:
FRONT AND REAR ELEVATIONS - MAIN HOUSE

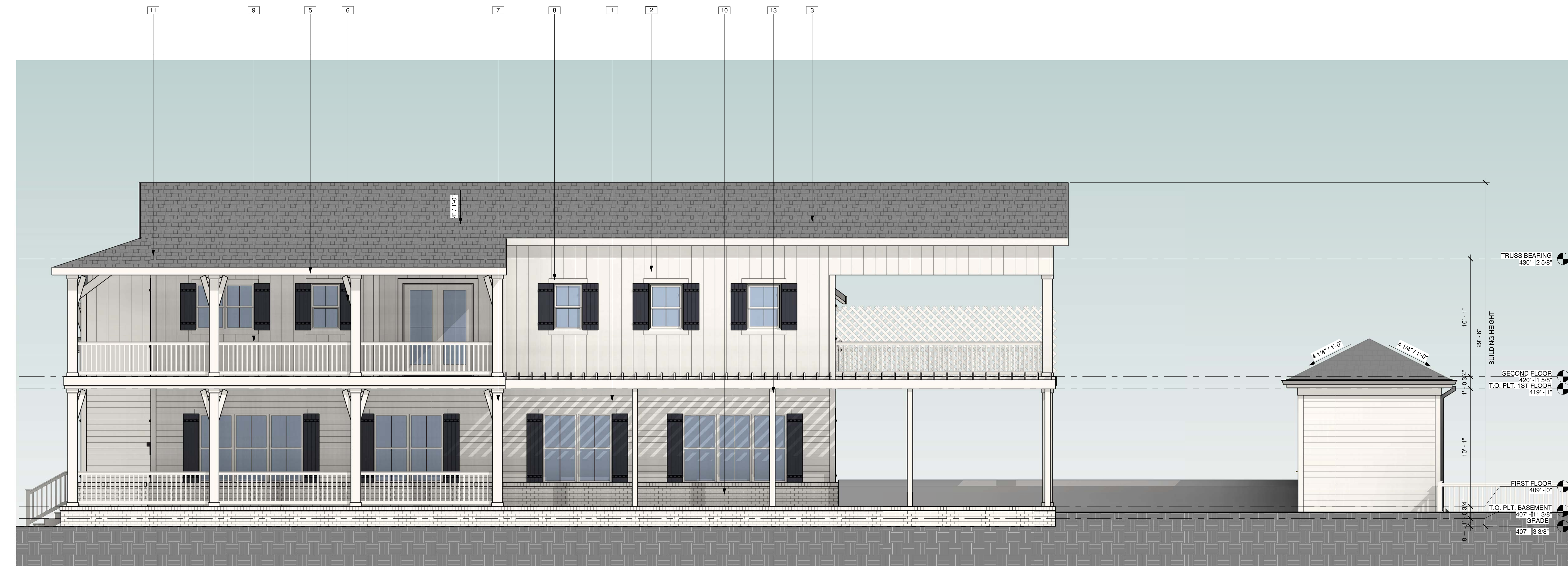
Scale: 1/4" = 1'-0"
 Date: 2024.09.16

Page No:
A2.1

Material No.	Keynote
1	HORIZONTAL SIDING
2	VERTICAL SIDING
3	FIBERGLASS SHINGLES ON PRE-MANUFACTURED ROOF TRUSSES
4	5/4"x8" FRIEZE
5	5/4"x8" FASCIA
6	14" BOARD AND BATTEN SHUTTERS
7	12" x 12" SQUARE COLUMN
8	4" x 4" TRIM SURROUND
9	36" HIGH WHITE VINYL RAILING
10	BRICK VENEER
11	BRACKET
12	STUCCO
13	TRELLIS
14	LATTICE SCREEN
15	GUTTER



2 WEST SIDE ELEVATION - MAIN BUILDING
SCALE: 1/4" = 1'-0"



1 EAST SIDE ELEVATION - MAIN BUILDING
SCALE: 1/4" = 1'-0"

Project Name and Address:
477 TROWBRIDGE LN.
FOLSOM, CA 95630

SITE PLAN AND DESIGN REVIEW

Seal:

Revision Notes:

Date	Description
23/09/07	Site Plan & Design Review
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Drawing Title:

RIGHT AND LEFT ELEVATIONS - MAIN HOUSE

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

Date: 2024.09.16

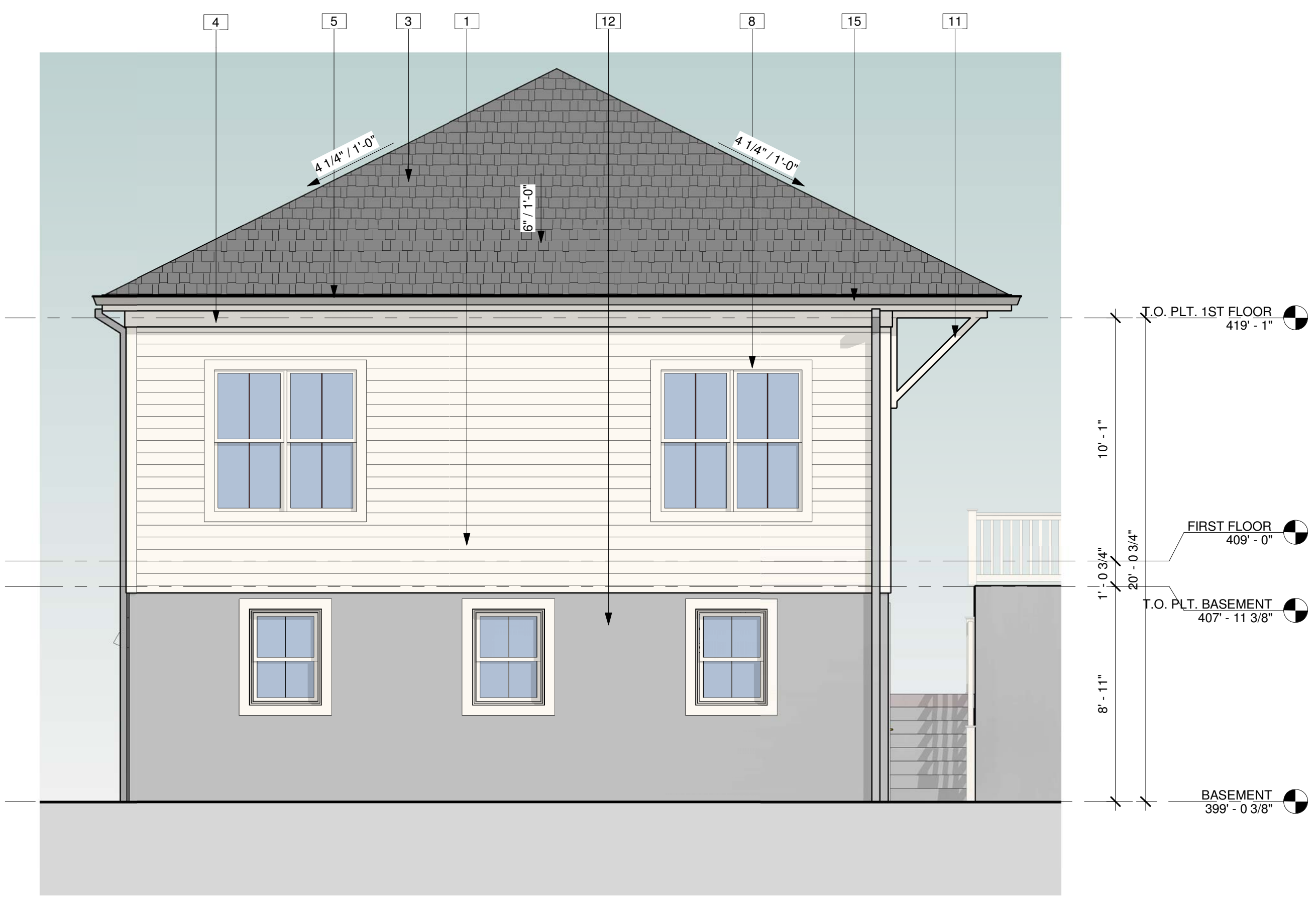
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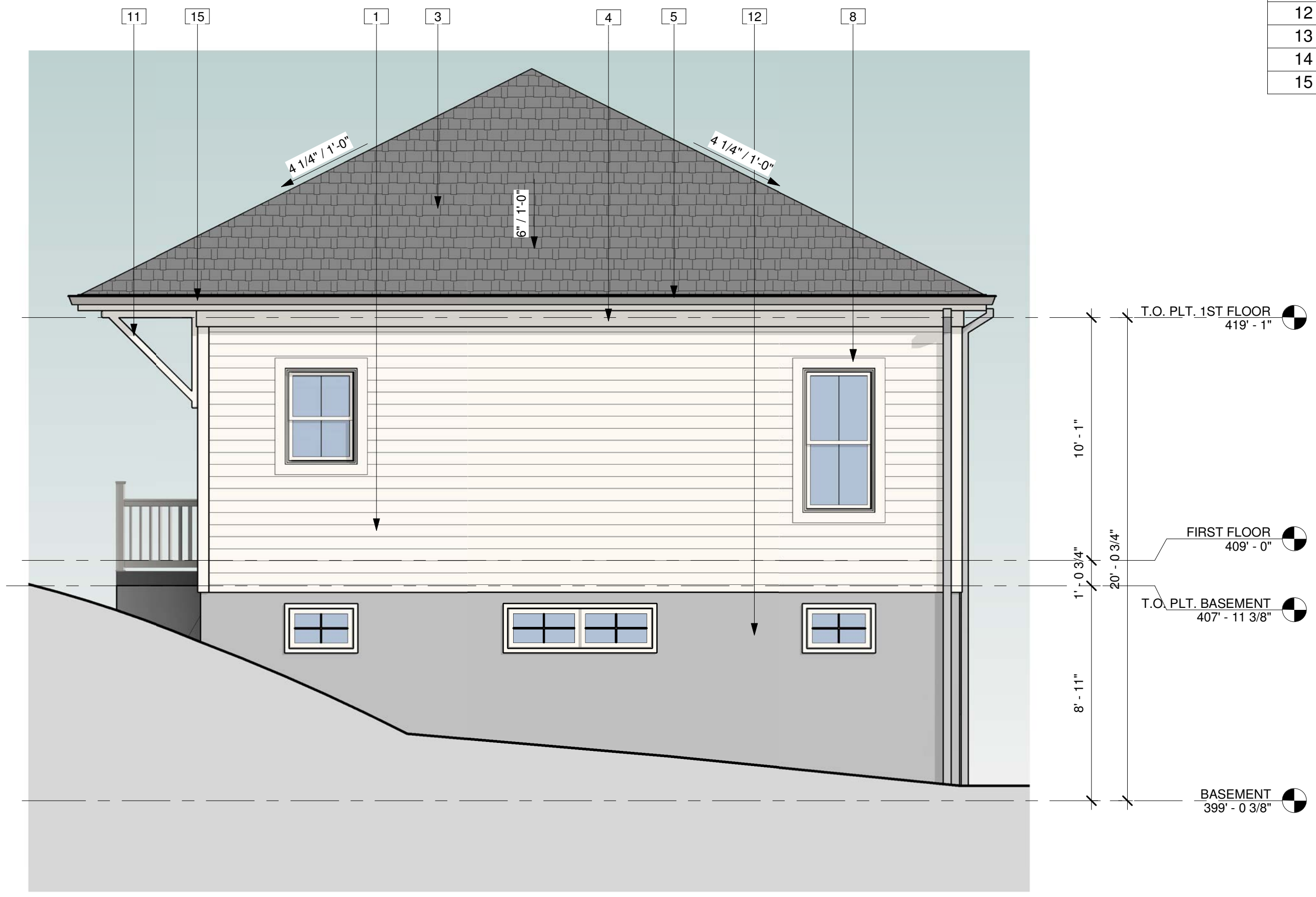
PLOT DATE: 11-20-2024 09:02:30

Material No.	Keynote
1	HORIZONTAL SIDING
2	VERTICAL SIDING
3	FIBERGLASS SHINGLES ON PRE-MANUFACTURED ROOF TRUSSES
4	5/4"x8" FRIEZE
5	5/4"x8" FASCIA
6	14" BOARD AND BATTEN SHUTTERS
7	12" x 12" SQUARE COLUMN
8	4" x 4" TRIM SURROUND
9	36" HIGH WHITE VINYL RAILING
10	BRICK VENEER
11	BRACKET
12	STUCCO
13	TRELLIS
14	LATTICE SCREEN
15	GUTTER

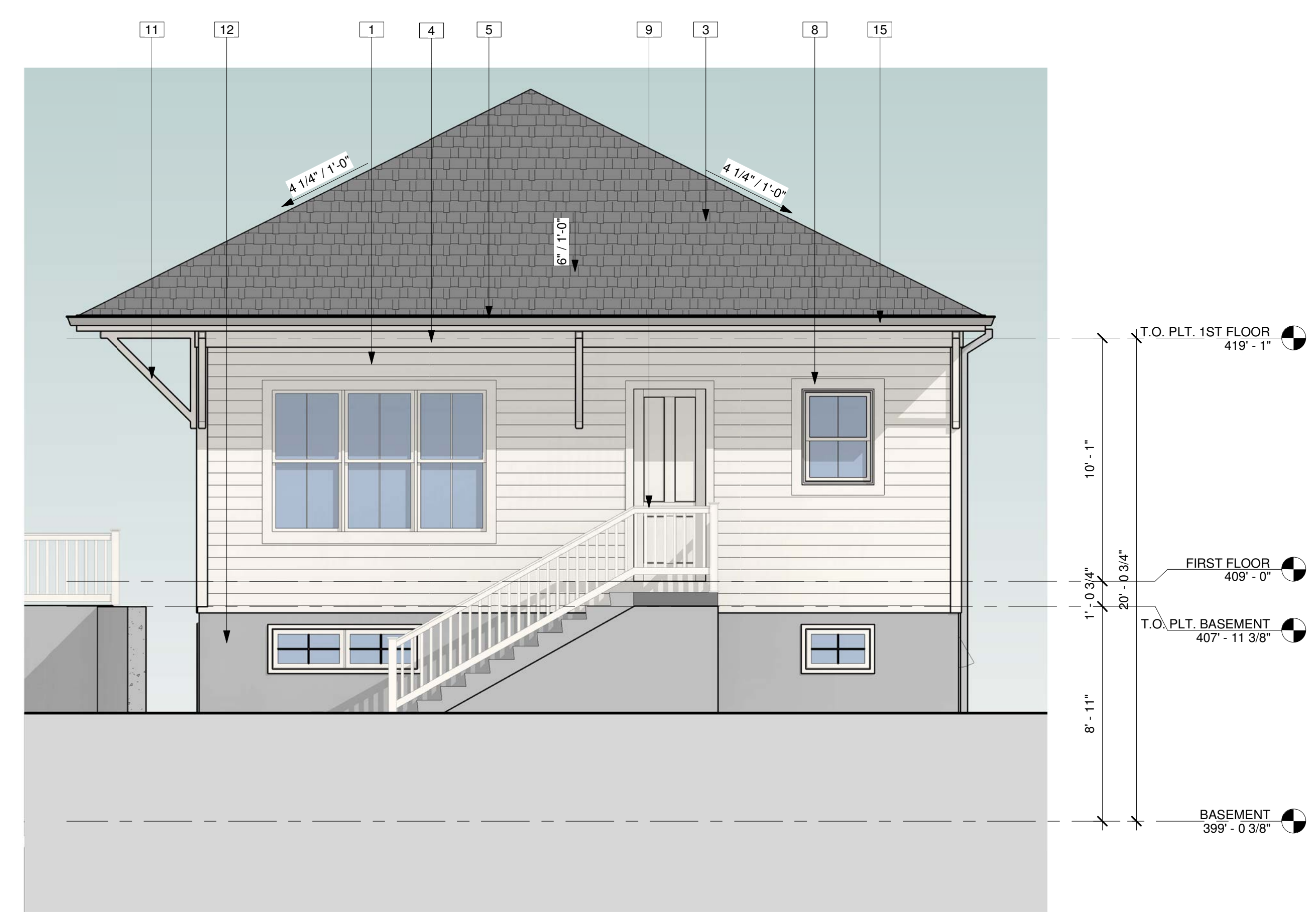
NOTE:
 ALL WINDOWS ON ADU LEFT AND REAR ELEVATIONS TO HAVE TRANSLUCENT GLAZING



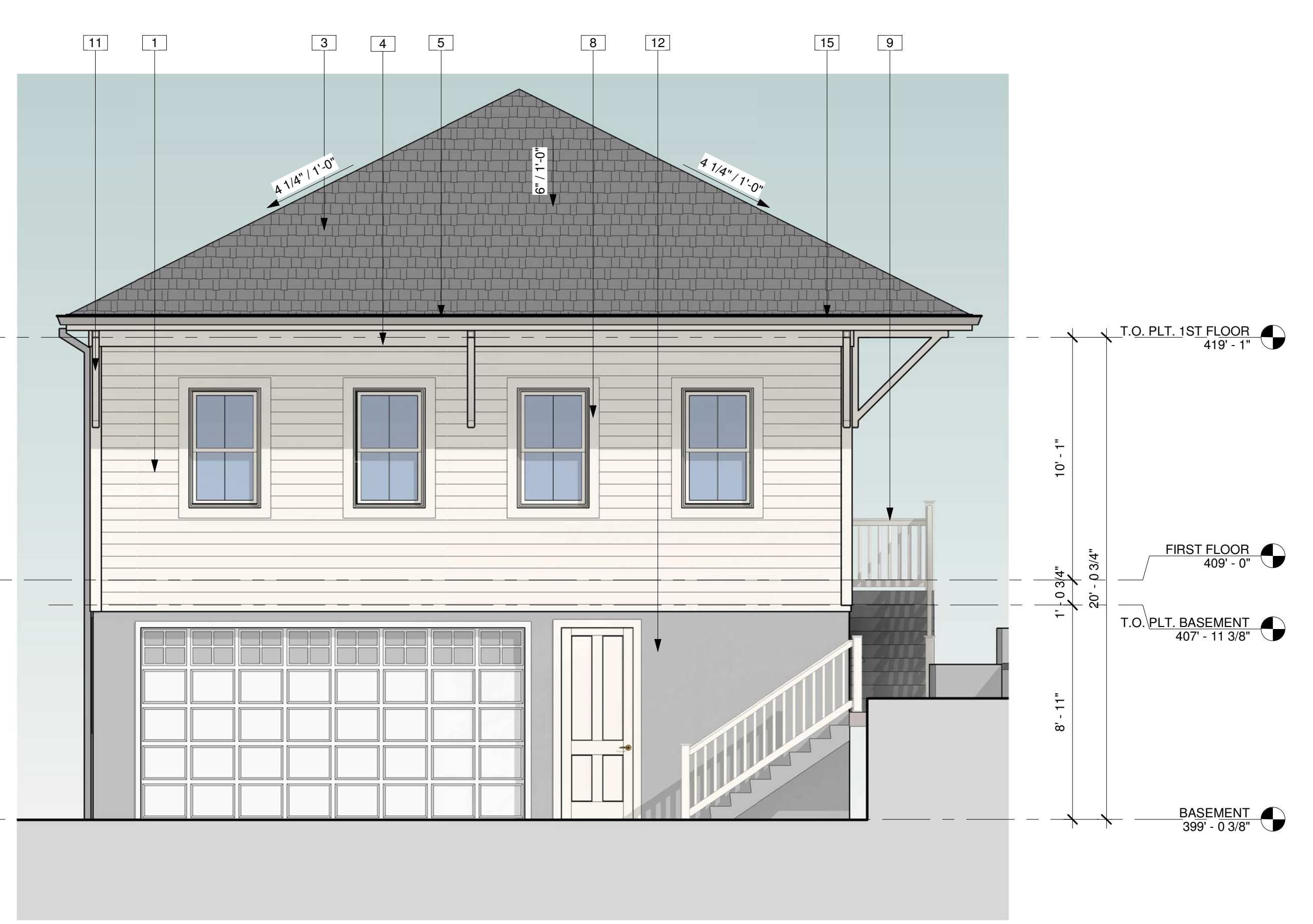
4 LEFT ELEVATION - ADU
 SCALE: 1/4" = 1'-0"



2 REAR ELEVATION - ADU
 SCALE: 1/4" = 1'-0"



3 RIGHT ELEVATION - ADU
 SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION - ADU
 SCALE: 1/4" = 1'-0"

Project Name and Address:
477 TROWBRIDGE LN.
FOLSOM, CA 95630
 SITE PLAN AND DESIGN REVIEW

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Drawing Title:
ELEVATIONS - ADU

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

Date: 2024.09.16

Page No:

NOTE:
THE COLORS AND MATERIALS LISTED HERE ARE TO BE USED FOR PRIMARY RESIDENCE, ADU AND BATH HOUSE

EXTERIOR ELEVATION SCHEDULE	
Material No.	Keynote
1	HORIZONTAL SIDING
2	VERTICAL SIDING
3	FIBERGLASS SHINGLES ON PRE-MANUFACTURED ROOF TRUSSES
4	5/4"x8" FRIEZE
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11	BRACKET
12	STUCCO
13	TRELLIS
14	LATTICE SCREEN
15	GUTTER



TRUSS BEARING
430' - 2 5/8"

SECOND FLOOR
420' - 1 5/8"
T.O. PLT. 1ST FLOOR
419' - 11"

FIRST FLOOR
409' - 0"
T.O. PLT. BASEMENT
407' - 11 3/8"

1 FRONT ELEVATION - MAIN HOUSE
SCALE: 1/4" = 1'-0"

Project Name and Address:
477 TROWBRIDGE LN.
FOLSOM, CA 95630
SITE PLAN AND DESIGN REVIEW

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Drawing Title:

MATERIAL BOARD

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

Date: 2024.09.16

Page No:

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1 HORIZONTAL SIDING
WHITE, LAP SIDING

2 VERTICAL SIDING
WHITE, BOARD AND BATTEN

3 SHINGLE ROOF
CHARCOAL GREY, ASPHALT

4 FRIEZE
WHITE BOARD

5 FASCIA
WHITE BOARD

6 WINDOW SHUTTERS
DARK GREY, SPANISH BOARD & BATTEN

7 DECK COLUMNS
12" WHITE PVC SQUARE COLUMN

8 TRIM SURROUND
WHITE TRIM

9 DECK RAILINGS
WHITE VINYL

10 BRICK VENEER
WHITE BRICK

Seal:

Revision Notes:

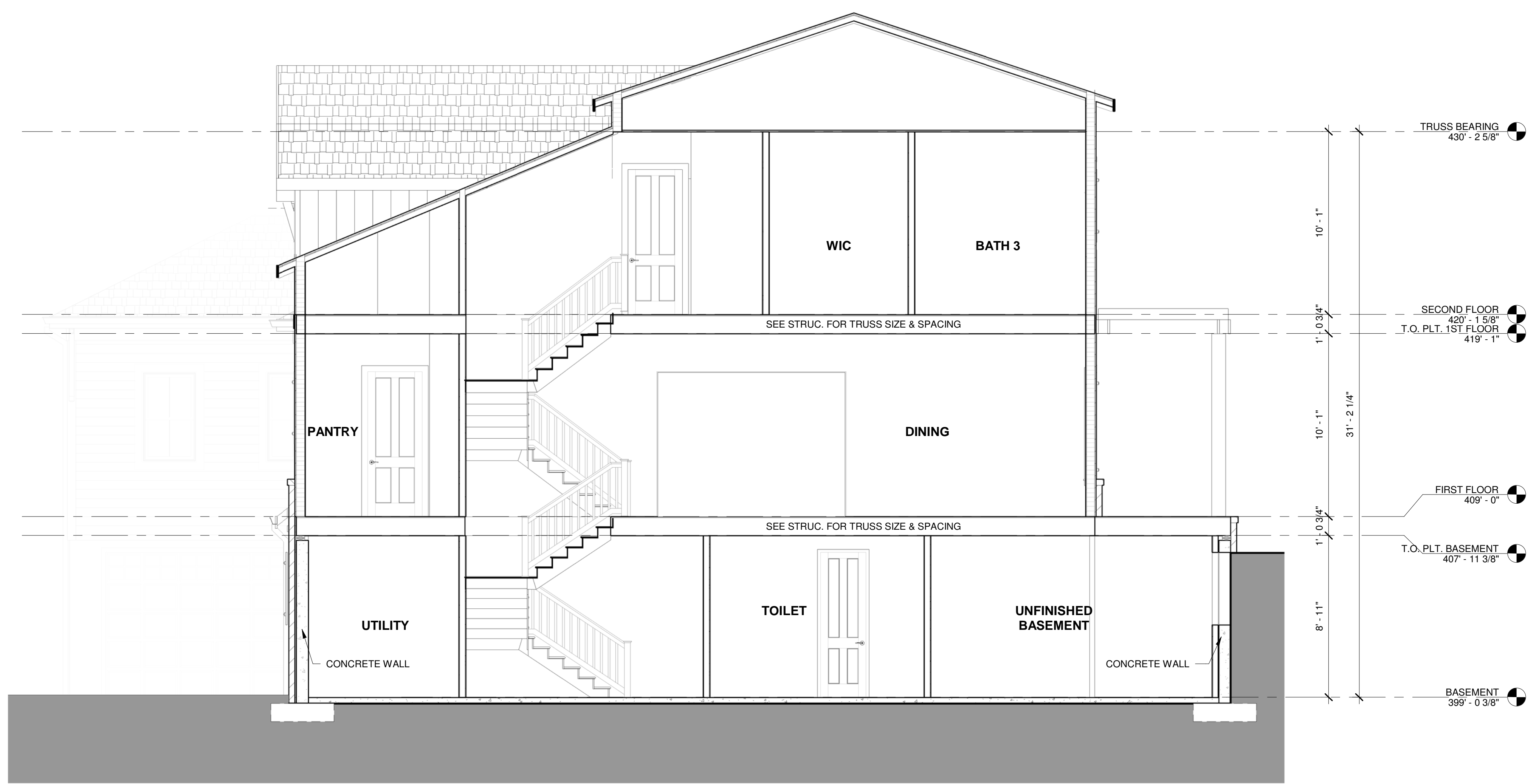
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23/09/07	Site Plan & Design Review
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Drawing Title:
**SECTIONS -
 MAIN HOUSE**

Scale: 1/4" = 1'-0"
 Date: 2024.09.16

Page No:
A3.1



2 SECTION 2 - MAIN HOUSE
 SCALE: 1/4" = 1'-0"



1 SECTION 1 - MAIN HOUSE
 SCALE: 1/4" = 1'-0"

Seal:

Revision Notes:

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23/09/07	Site Plan & Design Review
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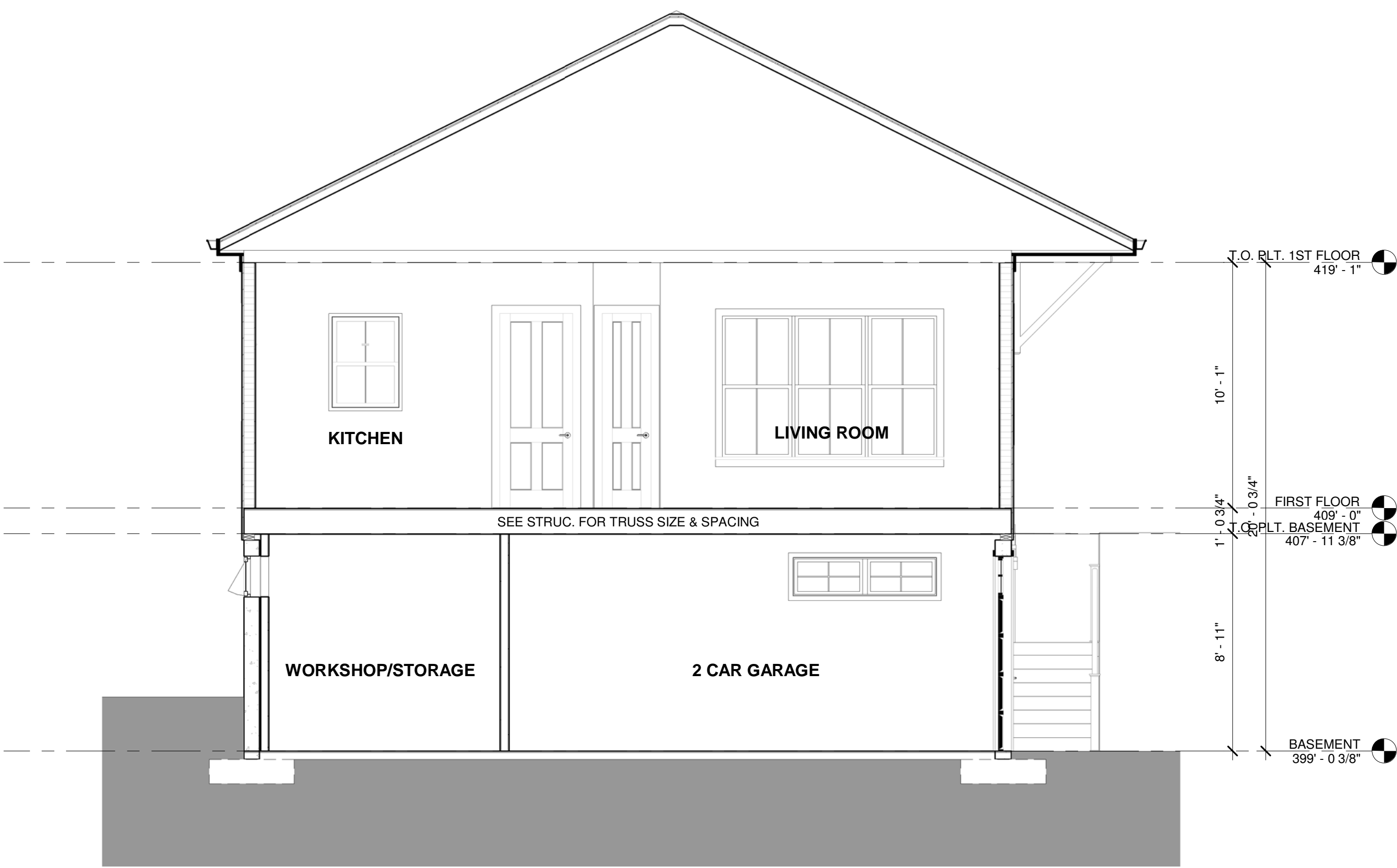
SECTIONS - ADU

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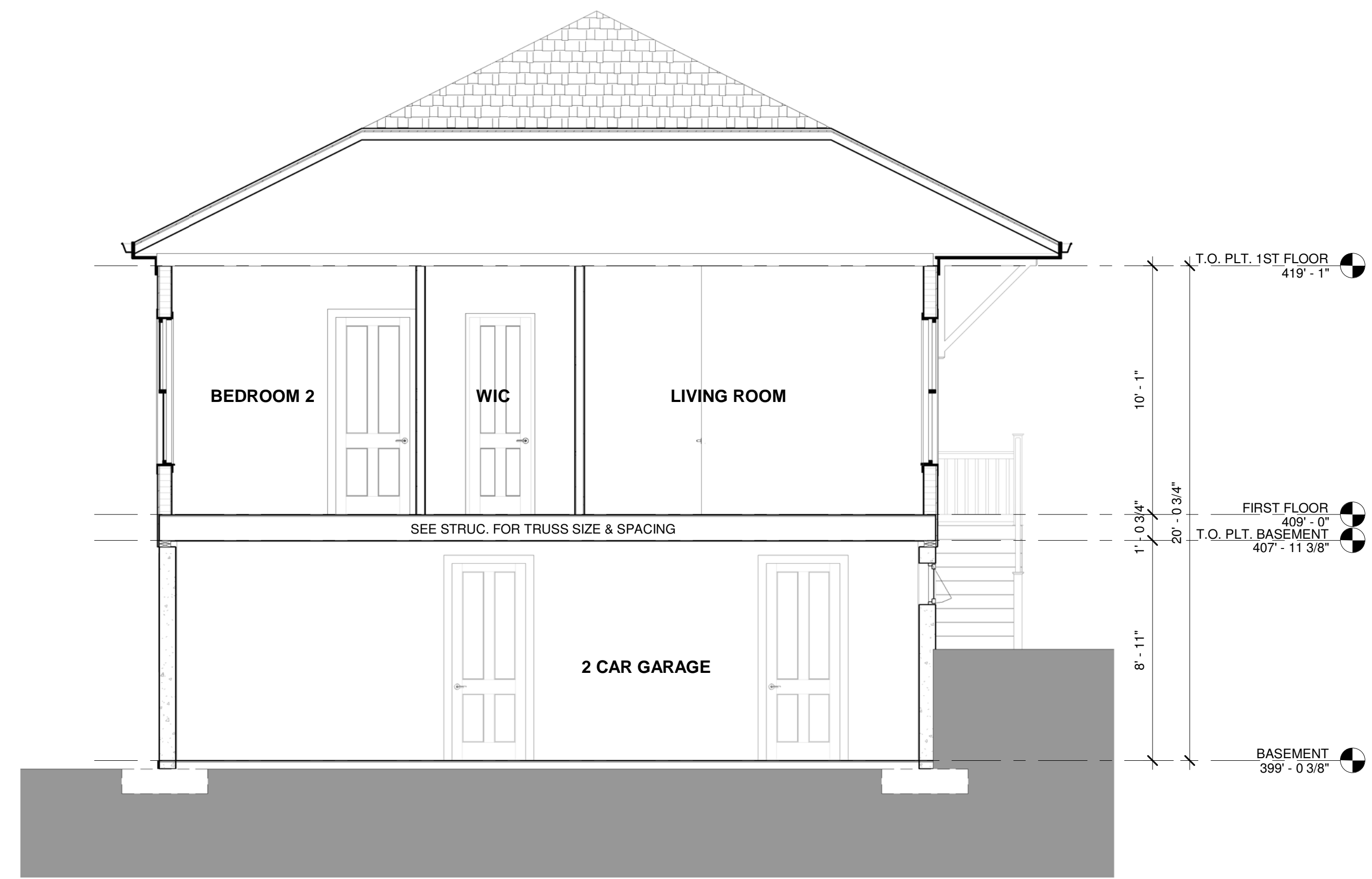
Date: 2024.09.16

Page No:

A3.2



2 SECTION 2 - ADU
SCALE: 1/4" = 1'-0"



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

TROWBRIDGE LN

477 TROWBRIDGE LN, FOLSOM, SACRAMENTO, CA 95630

PROJECT INFORMATION

ASSESSOR PARCEL # 07109000450000
 ADDRESS : 477 TROWBRIDGE LN
 POSTAL CITY, ZIP FOLSOM 95630
 JURISDICTION CITY OF FOLSOM
 ASSESSOR'S MAP BK.071, PG.090
 ASSESSOR LAND USE CODE IAEDFA
 ASSESSOR'S PROPERTY DESCRIPTION POR OF LOTS 25 & 26 IN WILLOW CREEK ESTATES SOUTH UNIT NO 8, BEG AT MOST S'LY COR OF SD LOT 25
 APPROX. PARCEL AREA 19298 SQ FT / 0.44 ACRES
 ZONING: R-1-ML (PD) - SINGLE FAMILY RESIDENTIAL - MEDIUM LOT/PLANNED DEVELOPMENT

PROPOSED RCFE BUILDING:

OCCUPANCY GROUP & BUILDING USE: R-2.1 (RCFE)
 TYPE OF CONSTRUCTION: V-A (AUTOMATIC SPRINKLERS)
 STORIES: 1
 TOTAL PROPOSED BUILDING AREA: 6,241 SF

PROPOSED ADU:
 OCCUPANCY GROUP & BUILDING USE: R-3
 TYPE OF CONSTRUCTION: V
 STORIES: 1
 TOTAL PROPOSED BUILDING AREA:

BUILDING CODE STANDARDS:

2022 PART 1 CALIFORNIA ADMINISTRATIVE CODE (CAC)
 2022 PART 2 CALIFORNIA BUILDING CODE (CBC)
 2022 PAET 2.5 CALIFORNIA RESIDENTIAL CODE (CRC)
 2022 PART 3 CALIFORNIA ELECTRICAL CODE (CEC)
 2022 PART 4 CALIFORNIA MECHANICAL CODE (CMC)
 2022 PART 5 CALIFORNIA PLUMBING CODE (CPC)
 2022 PART 6 CALIFORNIA ENERGY CODE (CEC)
 2022 PART 8 CALIFORNIA HISTORICAL BUILDING CODE (CHBC)
 2022 PART 9 CALIFORNIA FIRE CODE (CFC)
 2022 PART 10 CALIFORNIA EXISTING BUILDING CODE (CEBC)
 2022 PART 11 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC)
 2022 PART 12 CALIFORNIA REFERENCED STANDARD CODE (CFSC)
 CALIFORNIA UNIFORM RETAIL FOOD FACILITIES LAW
 CITY OF BAKERSFIELD MUNICIPAL CODE
 KERN COUNTY CODE OF ORDINANCES
 KERN COUNTY CONSTRUCTION GUIDELINES FOR FOOD FACILITIES

* SOME CODES MAY NOT APPLY IF WORK REGULATED BY SUCH CODES IS NOT WITHIN THE SCOPE OF THIS PROJECT.

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED PERMIT AND INSPECTIONS TO CONFORM WITH BUILDING AND FIRE CODES.

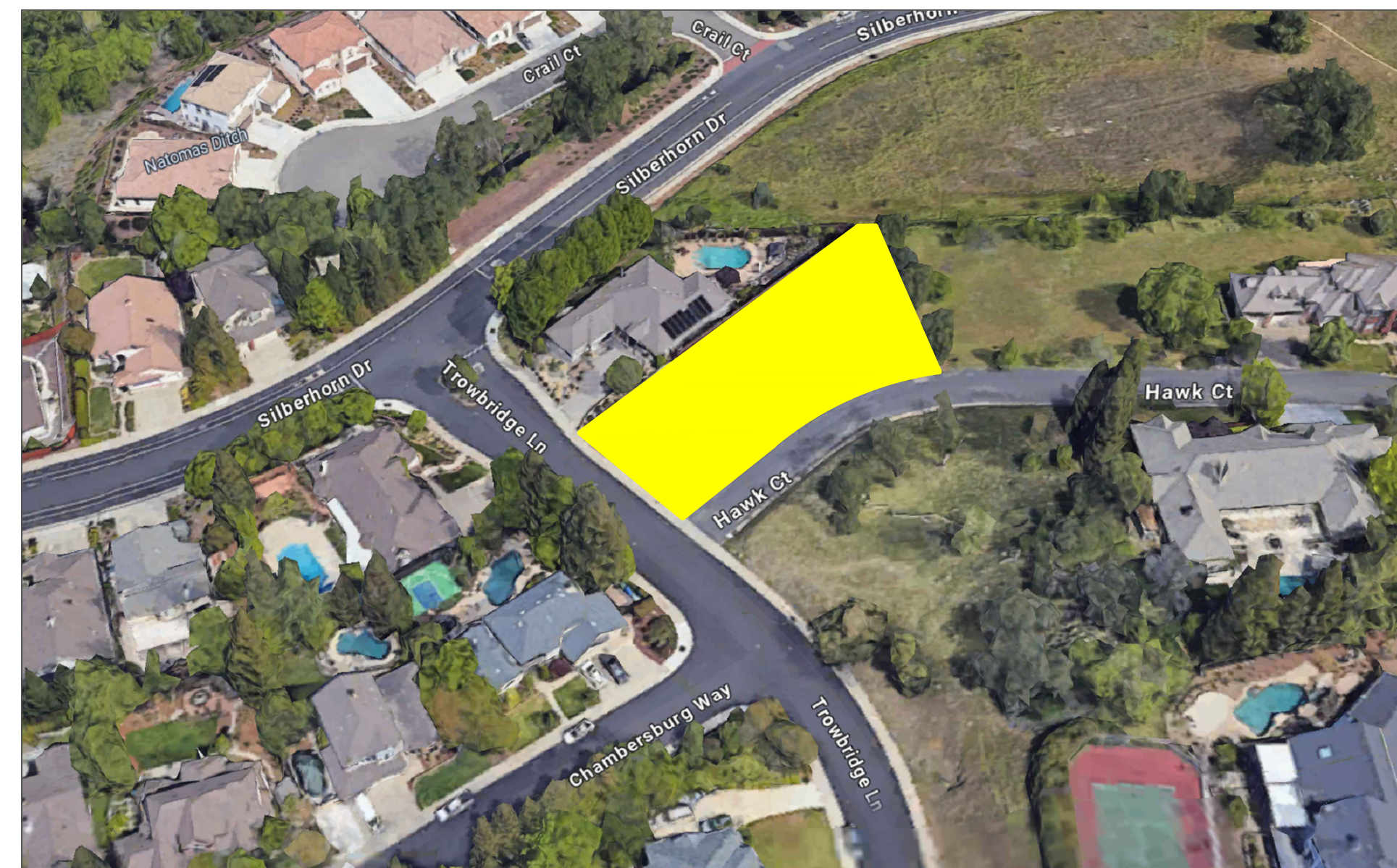
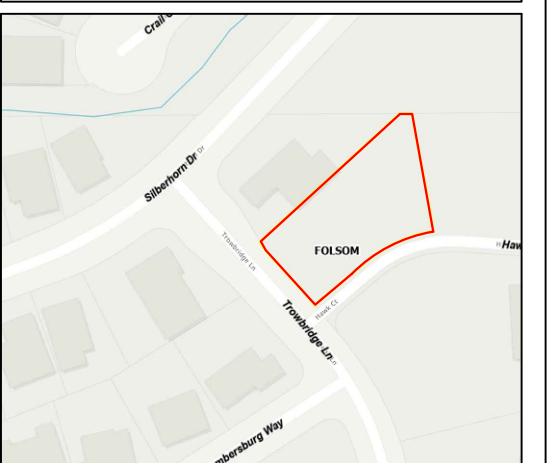
SHEET LIST

C1 GENERAL NOTES
 C2 EXISTING CONDITIONS
 C3 FLOOD MAP
 C4 EROSION & SEDIMENTATION CONTROL
 C5 STANDARD DETAILS FOR CONSTRUCTION BMPs
 C6 DRAINAGE PLAN
 C7 STORM WATER MANAGEMENT PLAN
 C8 GRADING PLAN
 C9 PAVING PLAN
 C10 WATER LINE PLAN
 C11 WATER & IRRIGATION STANDARD DETAILS
 C12 WASTE WATER LINE
 C13 WASTE WATER STANDARD DETAILS
 C14 SITE PLAN



PixelArch Ltd.

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 Laguna Hills, CA 92653
 Tel: (415) 316 7162
 info@pixelarchltd.com
 www.pixelarchltd.com



Project Name and Address:
477 TROWBRIDGE LN
477 TROWBRIDGE LN, FOLSOM, SACRAMENTO, CA 95630

Seal:

No.	Description	Date

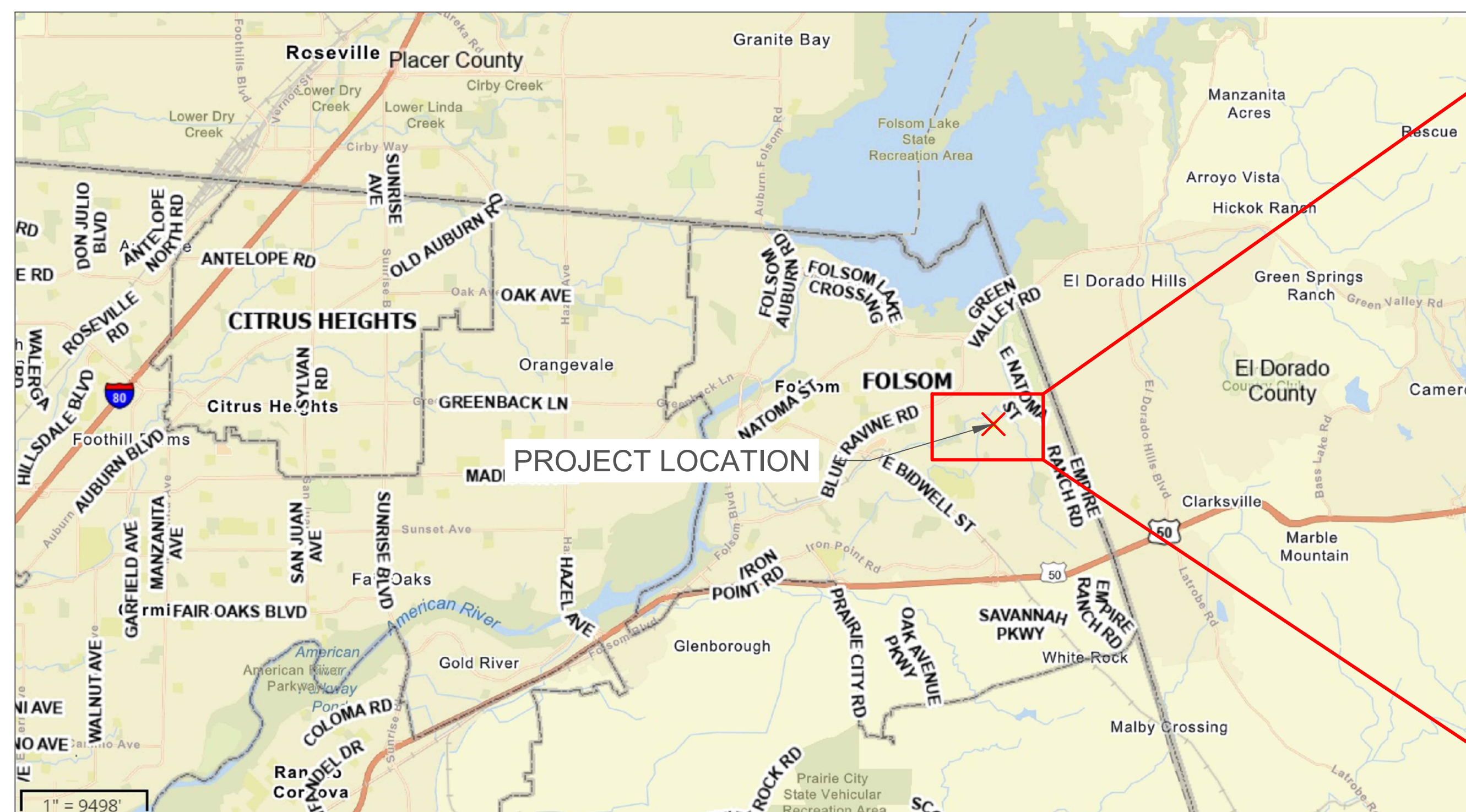
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COVER SHEET

Date:

Page No.



GENERAL NOTES:

1. ALL MATERIALS AND CONSTRUCT ION PROCEDURES WITHIN THE SCOPE OF THIS CONTRACT SHALL COMPLY WITH:
 - A. CURRENT CITY OF FOLSOM CA CONSTRUCTION SPECIFICATIONS AND STANDARDS AS OF THE DATE OF THIS CONTRACT.
 - B. THE MOST CURRENT EDITION OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION (CADOT) STANDARD SPECIFICATIONS.
 - C. THE ADOPTED EDITION OF THE STATE OF CALIFORNIA BUILDING CODES ALONG WITH THE SPECIFIC CODE MODIFICATIONS ADOPTED BY THE SACRAMENTO COUNTY.
2. CONTRACTOR SHALL PROCURE ALL PERMITS AND LICENSES, PAY ALL CHARGES, FEES, AND TAXES AND GIVE ALL NOTICES NECESSARY AND INCIDENTAL TO THE DUE AND LAWFUL PROSECUTION OF THE WORK.
3. ANY EXISTING OFF-SITE IMPROVEMENTS THAT ARE DAMAGED OR UNDERCUT BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE ENGINEER AND APPROVED BY THE OWNER OF THE EXISTING IMPROVEMENT AT THE CONTRACTOR'S EXPENSE (NO SEPARATE PAY ITEM).
4. WORK COMPLETED BY THE CONTRACTOR WHICH HAS NOT RECEIVED A WORK ORDER OR CONSENT OF THE OWNER OR ENGINEER WILL BE SUBJECT TO REMOVAL AND REPLACEMENT BY AND AT THE EXPENSE OF THE CONTRACTOR.
5. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL WASTE MATERIALS UPON PROJECT COMPLETION. THE CONTRACTOR SHALL NOT PLACE ANY WASTE MATERIAL IN ANY 100-YEAR FLOOD PLAIN WITHOUT FIRST OBTAINING AN APPROVED FLOOD PLAIN DEVELOPMENT PERMIT.
6. BARRICADES AND WARNING SIGNS SHALL CONFORM TO THE CADOT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) AND SHALL BE LOCATED TO PROVIDE MAXIMUM PROTECTION TO THE PUBLIC AS WELL AS CONSTRUCTION PERSONNEL AND EQUIPMENT WHILE PROVIDING CONTINUOUS TRAFFIC FLOW AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL DEVICES DURING CONSTRUCTION.
7. CONTRACTOR IS REQUIRED TO VERIFY PROJECT ELEVATIONS. THE TERM "MATCH EXISTING" SHALL BE UNDERSTOOD TO SIGNIFY BOTH HORIZONTAL AND VERTICAL ALIGNMENT.
8. WHEN MATCHING EXISTING PAVEMENTS, CURBS, DRIVES, AND WALKS, THEY SHALL BE SAW CUT FULL DEPTH AND REMOVED TO ALLOW FOR PROPOSED CONSTRUCTION. IF ANY EXISTING JOINT IS ENCOUNTERED, PRECAUTION SHALL BE TAKEN DURING REMOVAL OF CONCRETE SO AS NOT TO DAMAGE EXISTING DOWELS. ALL EXISTING DOWELS SHALL BE EXPOSED AND CLEANED.
9. ALL "COMPACTED SUBGRADE" SHALL CONSIST OF NATIVE MATERIAL SCARIFIED TO A MINIMUM DEB OF SIX INCHES AND COMPACTED TO 95% DENSITY ACCORDING TO ASTM D-698 AND TESTED BY ASTM D-2922.
10. ALL "FLEXIBLE BASE" SHALL BE TYPE "A", GRADE 1, COMPACTED TO 100% MODIFIED DENSITY AT A MOISTURE CONTENT BETWEEN -2 AND +3 OF OPTIMUM PERCENT MOISTURE ACCORDING TO ASTM D-1557 (MODIFIED PROCTOR) AND TESTED BY ASTM D-2922.
11. ASPHALT PAVEMENT SHALL BE THE TYPE SPECIFIED ON THE PLANS AND ACCORDING TO TxDOT "HOT MIX ASPHALT CONCRETE PAVEMENT".
12. PRIME COAT USING MC-30 AT A RATE OF 0.2 GALLONS PER SQUARE YARD SHALL BE PLACED OVER PREPARED BASE AT LEAST ONE DAY PRIOR TO LAYING ASPHALTIC CONCRETE PAVEMENT. ANY NECESSARY TACK COAT SHALL BE MC-30 AT 0.05 GALLONS PER SQUARE YARD.
13. CONCRETE SHALL BE CLASS "A" UNLESS OTHERWISE ON PLANS.
14. REINFORCING STEEL SHALL BE FROM NEW BILLET. ALL DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTER OF BARS EXCEPT WHEN REFERRING TO CLEARANCE.
15. ALL SAWED JOINTS SHALL BE SAWED WITHIN 24 HOURS OF POURING.
16. ORDINARY COMPACTION CONTROL IS REQUIRED ON THIS PROJECT.
17. ALL ROLLING FOR COMPACTION OF ASPHALTIC CONCRETE PAVEMENT SHALL BE COMPLETED BEFORE THE MIXTURE TEMPERATURE DROPS BELOW 175 DEG. (F).
18. CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO THE NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNERS AND THE ENGINEER AND HIS EMPLOYEES, PARTNERS, OFFICES, DIRECTORS, OR CONSULTANTS, HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, EXCEPTING FROM LIABILITY ARISING FROM SOLE NEGLIGENCE OF THE OWNER OR ENGINEER, ENGINEER'S DIRECTORS, OFFICERS, EMPLOYEES, OR CONSULTANTS.
19. ALL CMP (CORRUGATED METAL PIPE) USED ON THIS PROJECT SHALL HAVE A MANNING'S "N" VALUE OF 0.024, UNLESS OTHERWISE SHOWN ON PLANS.
20. ALL COST ASSOCIATED WITH THE REMOVAL, REPLACEMENT AND TESTING SHALL BE PAID BY THE CONTRACTOR.
21. ALL PVC SLEEVES SHALL BE INSTALLED THREE FEET (3') BELOW FINISHED GRADE AND ENDS SHALL BE MARKED SO THAT LOCATIONS OF SLEEVES CAN BE EASILY IDENTIFIED.

UTILITIES:

- LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HERE ARE APPROXIMATE ONLY. ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING UTILITIES ENCOUNTERED DURING CONSTRUCTION, INCLUDING THOSE NOT SHOWN ON THE DRAWINGS.
- ANY EXISTING UTILITIES, ON OR OFF THE SITE, THAT ARE DAMAGED OR UNDERCUT BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE ENGINEER AND APPROVED BY THE RESPECTIVE UTILITY COMPANY AT THE CONTRACTOR'S EXPENSE.
- DUE TO FEDERAL REGULATIONS TITLE 49, PART 192(8), GAS COMPANIES MUST MAINTAIN ACCESS TO GAS VALVES AT ALL TIMES. THE CONTRACTOR MUST PROTECT THE WORK AROUND ANY GAS VALVES THAT ARE IN THE PROJECT AREA. CONTRACTOR SHALL REFERENCE CITY UTILITIES PLANS FOR FINAL ELECTRICAL LINE DESIGNS AND LAYOUT.

SEWER NOTES:

1. THE CONTRACTOR SHALL MAINTAIN SERVICE TO EXISTING SANITARY SEWERS AT ALL TIMES DURING CONSTRUCTION.
2. A MINIMUM OF SIX INCHES (6") WASTEWATER PIPE AND FITTINGS (ASTM D3034 SDR 26) ARE REQUIRED ON ALL NEW INSTALLATION.
3. ALL RESIDENTIAL WASTEWATER SERVICE LATERALS SHALL BE EXTENDED TO THE PROPERTY LINE AND A CLEANOUT SHALL BE INSTALLED AT THE PROPERTY LINE. SERVICES TO LOTS WILL EXTEND THROUGH 10-FOOT (10') UTILITY EASEMENT.
4. SECONDARY BACKFILL OF SEWER LINES SHALL GENERALLY CONSIST OF MATERIALS REMOVED FROM THE TRENCH AND SHALL BE FREE FROM BRUSH, DEBRIS, AND TRASH, NO ROCKS OR STONES HAVING ANY DIMENSION LARGER THAN FOUR INCHES (4") AT THE LARGEST DIMENSION.
5. ALL SEWER PIPES SHALL HAVE COMPRESSION OR MECHANICAL JOINTS.
6. ALL MANHOLES SHALL BE CONSTRUCTED OF FOUR FOOT DIAMETER (4' 0") REINFORCED CONCRETE PIPE MEETING THE REQUIREMENTS OF ASTM SPECIFICATIONS C-478 OR POUR MONOLITHICALLY. CONCRETE RINGS SHALL BE USED TO ADJUST MANHOLE HEIGHTS TO MATCH EXISTING GRADE. MAXIMUM HEIGHT SHALL NOT EXCEED TWELVE INCHES (12"). CAST IRON FRAMES AND COVERS SHALL CONFORM TO ASTM SPECIFICATIONS A-4B CLASS 30.
7. MANHOLE RINGS AND COVERS SHALL WEIGH A MINIMUM OF 460 POUNDS. OUTSIDE DIAMETER OF THE LID SHALL BE THIRTY-TWO INCHES (32"). MANHOLES SHALL BE CONSTRUCTED OF OR LINED WITH A CORROSION MATERIAL RESISTANT MATERIAL. WHERE NEW CONSTRUCTION TIES INTO AN EXISTING MANHOLE, THE EXISTING MANHOLE MUST BE LINED, COATED, OR REPLACED WITH A CORROSION RESISTANT MATERIAL.
8. LIDS ARE TO BE SOLID WITH NO PICK HOLES.
9. MANHOLE COVERS SHALL BE MARKED "SANITARY SEWER". PIPE CONNECTIONS TO MANHOLES SHALL BE CORED AND WATER TIGHT MANHOLE CONNECTORS KOR-N-SEAL I & II OR EQUAL ASTM C.
10. ALL MANHOLES SHALL BE CONSTRUCTED SO THAT THE TOP OF THE RING IS 2" ABOVE THE SURROUNDING GROUND EXCEPT WHEN LOCATED IN PAVED AREAS. IN PAVED AREAS, THE MANHOLE RING SHALL BE FLUSH WITH PAVEMENT.
11. WASTEWATER PIPE CONNECTIONS TO MANHOLES SHALL BE MADE WATER TIGHT USING A GASKET AROUND THE PIPE. THE GASKET PIPE SHALL THEN BE GROUTED INTO PLACE, USING A STIFF MIX NON-SHRINK GROUT, VIA

12. KNOCKED OUT HOLES IN CONCRETE PIPE WALLS. STEPS SHALL NOT BE PROVIDED.
12. WASTEWATER LINES SHALL BE TESTED FROM MANHOLE TO MANHOLE.
13. IN AREAS WHERE A NEW WASTEWATER MANHOLE IS TO BE CONSTRUCTED OVER AN EXISTING WASTEWATER SYSTEM, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO TEST THE EXISTING MANHOLES BEFORE CONSTRUCTION. AFTER PROPOSED MANHOLE HAS BEEN BUILT, THE CONTRACTOR SHALL RE-TEST THE EXISTING SYSTEM TO THE SATISFACTION OF THE CONSTRUCTION INSPECTOR. (NO SEPARATE PAY ITEM).
14. WHERE THE MINIMUM NINE-FOOT (9') SEPARATION DISTANCE BETWEEN WASTEWATER LINES AND WATER LINES / MAINS CANNOT BE MAINTAINED, THE INSTALLATION OF WASTEWATER LINES SHALL BE IN STRICT ACCORDANCE WITH TCEQ REGULATIONS. THE WASTEWATER LINE SHALL BE CONSTRUCTED OF CAST IRON, DUCTILE IRON, OR PVC MEETING THE ASTM SPECIFICATION FOR BOTH PIPES AND JOINTS OF 150 PSI AND SHALL BE IN ACCORDANCE WITH 30 TAC 217. 53 (D)(3)(A)(I).
15. WATER JETTING THE BACKFILL WITHIN A STREET WILL NOT BE PERMITTED. SANITARY SEWER TRENCHES SUBJECT TO TRAFFIC SHALL CONFORM TO THE CITY CONSTRUCTION STANDARDS.
16. NO TESTING WILL BE PERFORMED PRIOR TO 30 DAYS FROM COMPLETE INSTALLATION OF THE SANITARY SEWER LINES. THE FOLLOWING SEQUENCE WILL BE STRICTLY ADHERED TO:
 - A. PULL MANDREL
 - B. PERFORM AIR TEST
 - C. CLEANING OF ANY DEBRIS
 - D. FLUSHING OF SYSTEM
 - E. TV INSPECTION (WITH IN 72 HOURS OF FLUSHING)
17. A MINIMUM OF THREE FEET (3') OF COVER IS TO BE MAINTAINED OVER THE SANITARY SEWER MAIN AND LATERALS AT SUBGRADE, OTHERWISE CONCRETE ENCASEMENT WILL BE REQUIRED.
18. CLEANOUTS SHALL BE PROVIDED AT THE END OF EACH LINE WHEN A MANHOLE IS NOT REQUIRED. A CI CLEANOUT CASTING ALAMO IRON WORKS NO. 813-45, OR APPROVED EQUAL SHALL BE USED.
19. EACH LOT OWNER SHALL BE RESPONSIBLE FOR VERIFYING THE DEPTH OF THE SEWER SERVICE STUB OUT, AND DETERMINE THE MINIMUM SERVICEABLE FINISHED FLOOR ELEVATION.
20. VERTICAL SEWER SERVICE STACKS SHALL BE REQUIRED WHERE THE TOP OF THE SEWER MAIN IS AT A DEPTH OF EIGHT FEET (8') OR GREATER, UNLESS SHOWN OTHERWISE ON PLANS.

WATER NOTES:

1. ALL WATER MAINS SHALL BE AWWA C900 (CLASS 150 OR GREATER), DR18.
2. WATER SERVICES SHALL BE TYPE "K" SOFT COPPER CONFORMING TO ASTM SPECIFICATION B-88t OR LATEST REVISION.
3. WATER MAIN SHALL HAVE A MINIMUM OF 36 INCHES OF COVER, EXCEPT THAT UNDER ROAD SIDE DITCHES AND ROAD CROSSING, ADDITIONAL COVER AND ENCASEMENT IS REQUIRED.
4. EACH UNIT WITHIN A DUPLEX, TRIPLEX, FOURPLEX, OR CONDOMINIUM SHALL BE PROVIDED WITH AN INDIVIDUAL WATER METER. A MASTER METER CAN BE CONSIDERED FOR SEPARATE BUILDINGS, HOWEVER, THOSE BUILDINGS MUST BE PLUMBED TO ALLOW SEPARATE METERS FOR FUTURE CONSIDERATION.
5. CONTRACTOR WILL KEEP THE AREA ON TOP OF AND AROUND THE WATER METER BOX FREE OF ALL OBJECTS AND DEBRIS.
6. SECONDARY BACKFILL OF WATER LINES SHALL GENERALLY CONSIST OF MATERIAL REMOVED FROM THE TRENCH AND SHALL BE FREE FROM BRUSH, DEBRIS AND TRASH OR STONES HAVING ANY DIMENSION LARGER THAN 4" INCHES AT THE LARGEST DIMENSION.
7. HYDROSTATIC TESTING IS DONE FROM VALVE TO VALVE.
8. NO METER BOXES TO BE SET IN DRIVEWAYS OR SIDEWALKS. ANY METER BOXES SET IN DRIVEWAYS OR SIDEWALKS WILL BE RELOCATED AT CONTRACTOR'S AND/OR DEVELOPER'S EXPENSE.
9. METER BOXES MUST BE SET AT THE PROPOSED GRADE. ANY METER BOXES THAT ARE NOT SET AT THE FINAL GRADE WILL BE ADJUSTED AT CONTRACTOR'S AND/OR DEVELOPER'S EXPENSE.
10. METER BOXES SHALL BE PLASTIC, WITH COVERS, BY DFW PLASTICS, INC. OR APPROVED EQUAL.
11. BRASS STOPS FOR CONNECTING TUBING TO SERVICE CLAMPS SHALL BE MUELLER OR APPROVED EQUAL WITH COMPRESSION BY CC THREAD FITTINGS.
12. TAPPING SADDLES SHALL BE MUELLER OR APPROVED EQUAL DOUBLE STRAP WITH CC THREAD.
13. CONTRACTOR SHALL PLACE TRACER WIRE ON TOP OF THE WATER MAINS. TRACER WIRE SHOULD RUN FROM VALVE TO VALVE AND EXIT AT THE VALVE BOX. THE TRACER WIRE SHOULD BE ATTACHED TO THE TOP OF THE PIPE USING TAPE. EXCESS WIRE SHOULD BE LEFT WITHIN VALVE BOXES TO BE PLACED WITHIN LID OF COVER.

CONSTRUCTION NOTES:

DRAINAGE NOTE

- DRAINAGE IMPROVEMENTS SUFFICIENT TO MITIGATE THE IMPACT OF CONSTRUCTION SHALL BE INSTALLED PRIOR TO ADDING IMPERVIOUS COVER.

UTILITY TRENCH COMPACTION

- ALL UTILITY TRENCH COMPACTION TESTS WITHIN THE STREET PAVEMENT SECTION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER'S GEO-TECHNICAL ENGINEER. FILL MATERIAL SHALL BE PLACED IN UNIFORM LAYERS NOT TO EXCEED TWELVE INCHES (12") LOOSE. EACH LAYER OF MATERIAL SHALL BE COMPACTED TO A MINIMUM 95% DENSITY AND TESTED FOR DENSITY AND MOISTURE.

CURB CUT

DUE TO CONSTRUCTION OF NEW RIGHT-OF-WAY CONSTRUCTION:

- SAWCUT EXISTING STREET AND MATCH TO NEW CONSTRUCTION.
- SAWCUT EXISTING CURB TO TIE INTO EXISTING CONSTRUCTION.

CONSTRUCTION STABILIZED ENTRANCE

- SAWCUT CURB FOR CONSTRUCTION ENTRANCE.
- STABILIZED CONSTRUCTION AREA SHALL BE CONSTRUCTED OF 3"x5" ROCK TO BE PLACED A MINIMUM LENGTH OF 25 FEET AND MAINTAINED SO THAT CONSTRUCTION DEBRIS DOES NOT FALL WITH IN THE CITY RIGHT-OF-WAY. RIGHT-OF-WAY MUST BE CLEARED FROM MUD, ROCKS, ETC. AT ALL TIMES.

SIGNING AND PAVEMENT MARKING NOTES

- THE CONTRACTOR SHALL FURNISH AND INSTALL ALL REGULATORY AND WARNING SIGNS, STREET NAME SIGNS AND SIGN MOUNTS IN ACCORDANCE WITH APPROVED ENGINEERING PLANS. THE CITY WILL INSPECT ALL SIGNS AT FINAL INSPECTION.
- THE CONTRACTOR SHALL INSTALL ALL PAVEMENT MARKINGS IN ACCORDANCE WITH APPROVED ENGINEERING PLANS. THE CONTRACTOR SHALL NOTIFY THE CITY AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO THE INSTALLATION OF ALL SEALER AND FINAL MARKINGS. THE CITY WILL INSPECT ALL MARKINGS AT FINAL APPLICATION.

MOUNTING

- THE WEDGE ANCHOR STEEL SYSTEM AND THIN-WALLED TUBING POST SHALL BE USED FOR SIGNS WITH UP TO 10 SQUARE FEET OF SIGN AREA. MATERIALS AND INSTALLATION SHOULD FOLLOW THE TxDOT TRAFFIC STANDARDS.
- THE TRIANGULAR SLIP BASE SYSTEM AND 10 BWG TUBING POST SHALL BE USED FOR SIGNS THAT HAVE 10 TO 16 SQUARE FEET OF SIGN AREA. MATERIALS AND INSTALLATION SHOULD FOLLOW THE CALTRANS TRAFFIC STANDARDS.
- OBJECT MARKERS MATERIALS AND INSTALLATION SHOULD FOLLOW THE CALTRANS TRAFFIC STANDARDS.

MATERIALS

- SIGN MATERIALS INCLUDING ALUMINUM SIGN BLANKS AND SIGN FACE MATERIALS SHOULD FOLLOW THE TxDOT TRAFFIC STANDARDS.

SEQUENCE OF CONSTRUCTION

1. INSTALL EROSION CONTROLS PER APPROVED PLAN.
2. TEMPORARY CONTROLS TO BE INSPECTED AND MAINTAINED WEEKLY AND PRIOR TO ANTICIPATED RAINFALL EVENTS, AND AFTER RAINFALL EVENTS, AS NEEDED. CONTRACTOR/OWNER SHALL PROVIDE A CONTACT NAME AND NUMBER FOR EROSION CONTROL ISSUES.

3. CONDUCT DEMOLITION ACTIVITIES, IF APPLICABLE.
4. CONSTRUCT DETENTION POND PER APPROVED PLAN.
5. CONDUCT GRADING ACTIVITY IN R.O.W. FOR STREET CONSTRUCTION.
6. CONDUCT TRENCHING ACTIVITY FOR WATER AND WASTEWATER IMPROVEMENTS.
7. RE-VEGETATE DISTURBED AREAS.
8. REMOVE EROSION CONTROLS (AS APPLICABLE) WITH COORDINATION OF OWNER REPRESENTATIVE AND ENGINEER.



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SACRAMENTO, CA 95630

Seal:

No.	Description	Date

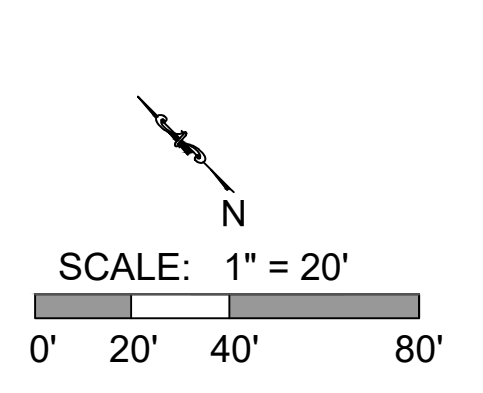
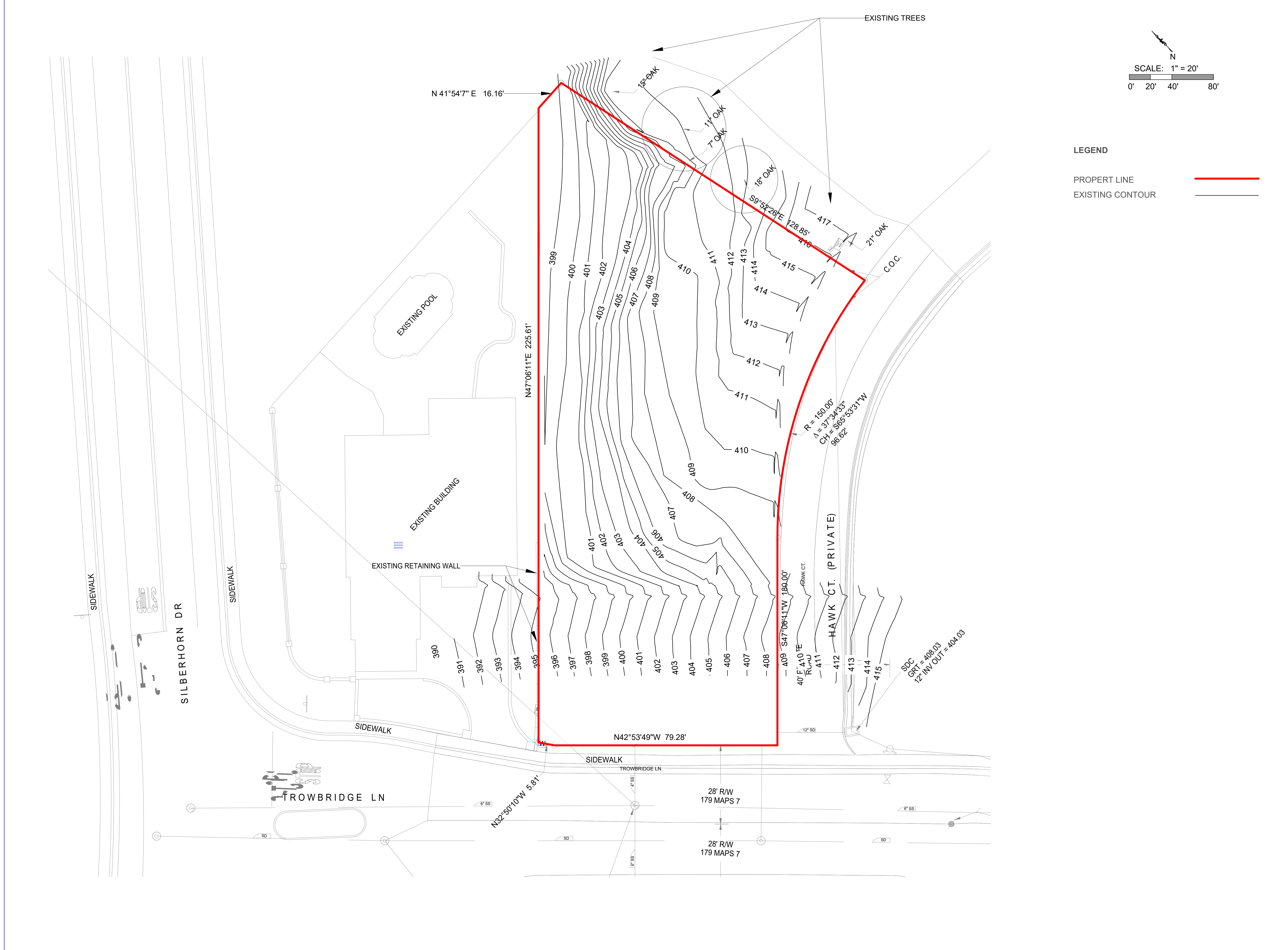
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C1
GENERAL NOTES

Date:

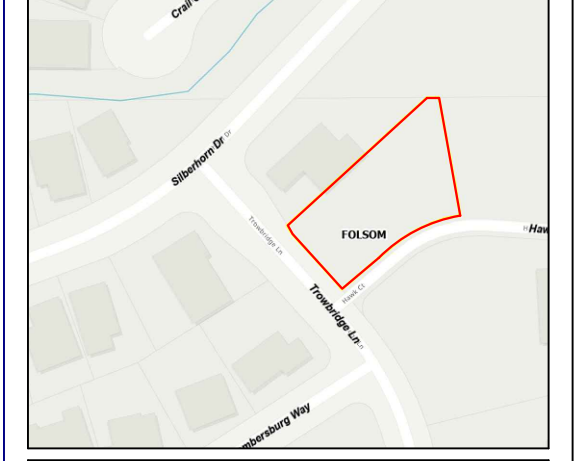
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LEGEND

PROPERT LINE	
EXISTING CONTOUR	

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EXISTING
CONDITIONS

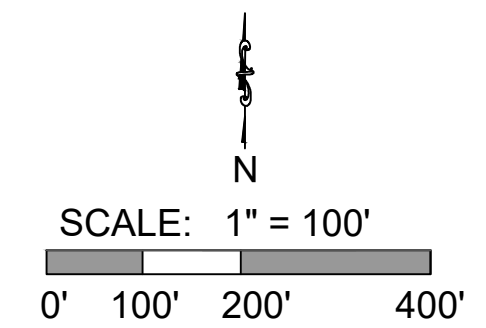
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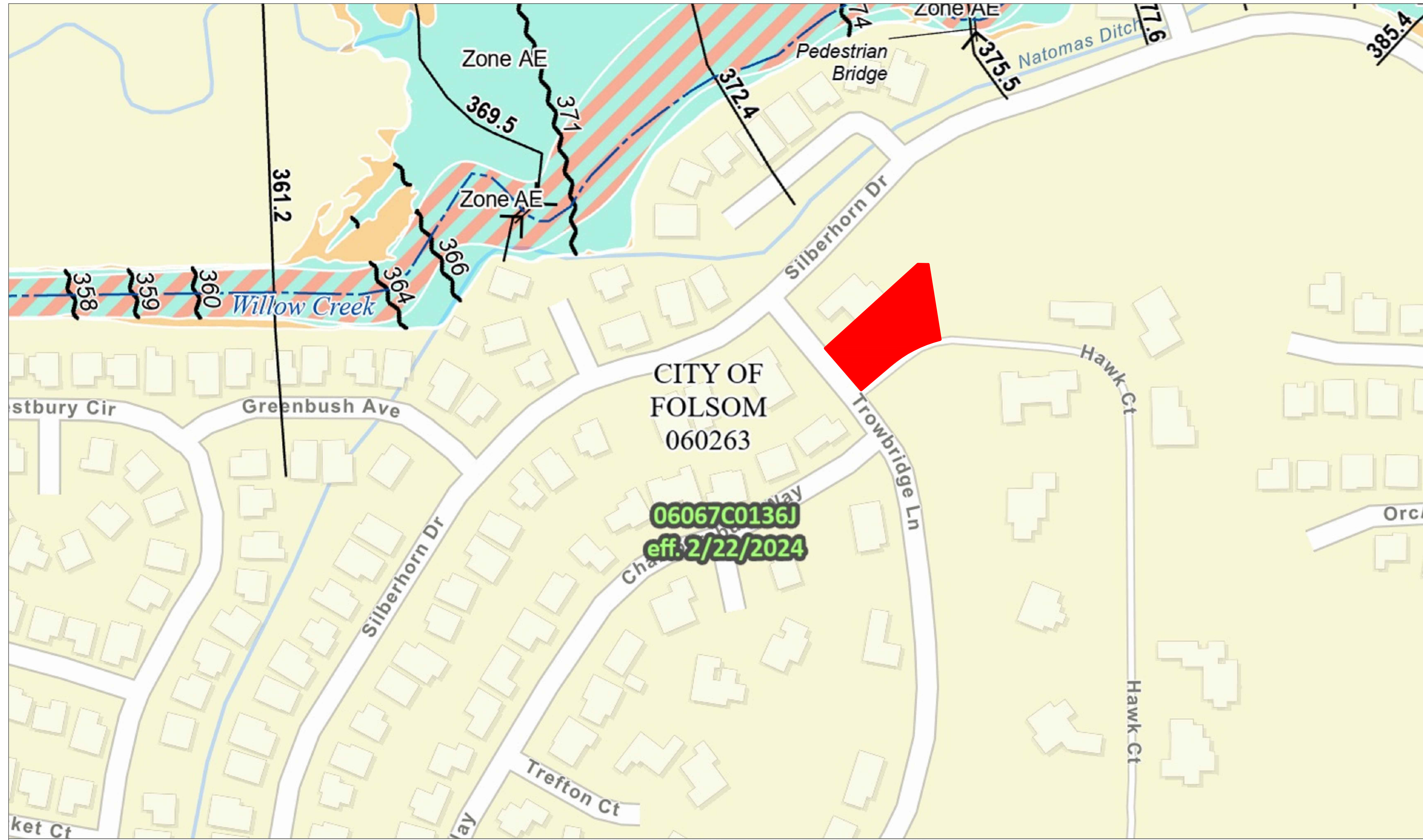
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LEGEND

PROPERT LINE



CITY OF FOLSOM
060263

06067C0136J
eff. 2/22/2024

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C3
FLOOD MAP

Date:

Page No.

PIN

- Approximate location based on user input and does not represent an authoritative property location

MAP PANELS

- Selected FloodMap Boundary
- Digital Data Available
- No Digital Data Available
- Unmapped

OTHER AREAS

- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D
- Otherwise Protected Area
- Coastal Barrier Resource System Area

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth
- Regulatory Floodway Zone AE, AO, AH, VE, AR

OTHER AREAS OF FLOOD HAZARD

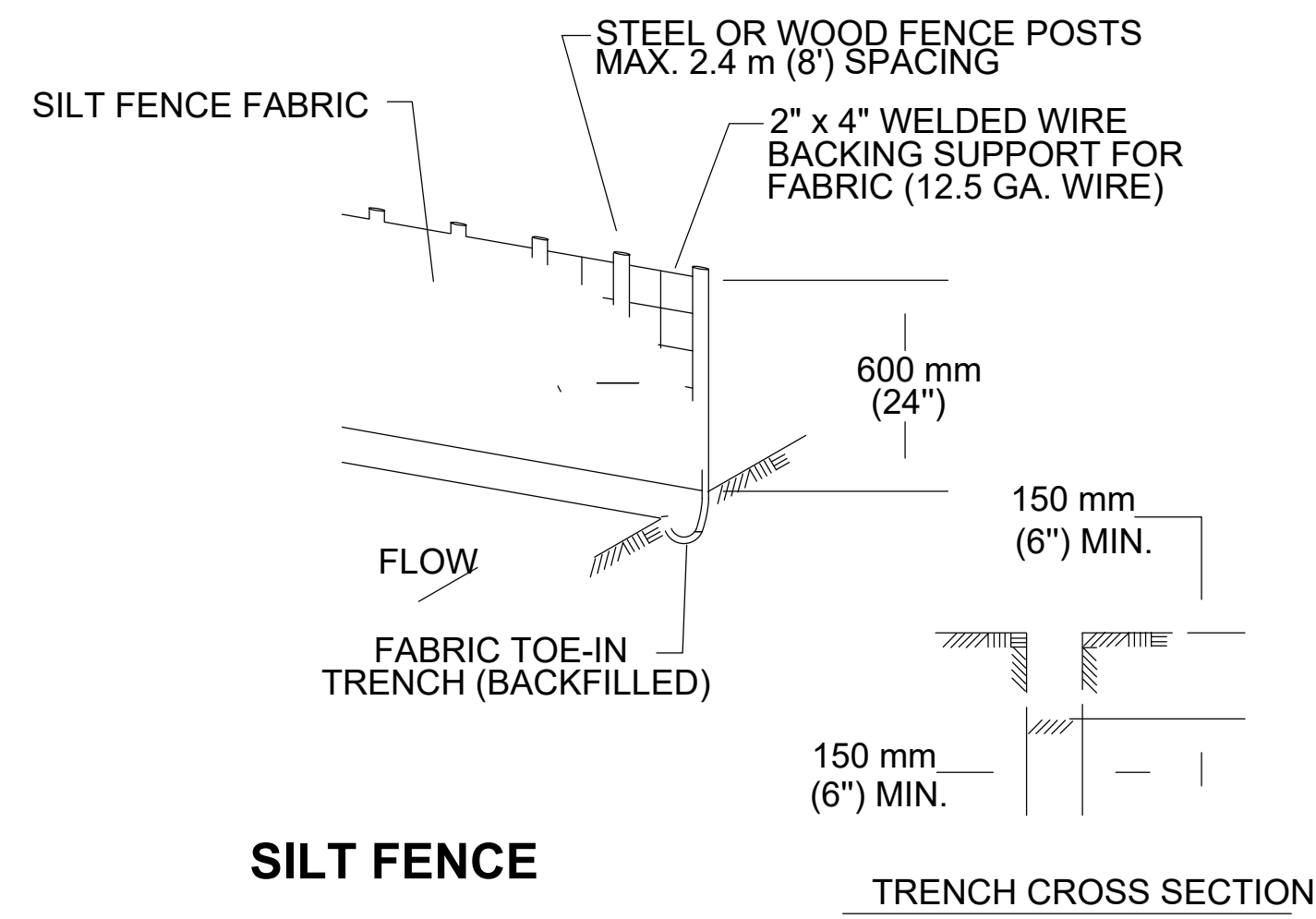
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

GENERAL STRUCTURES

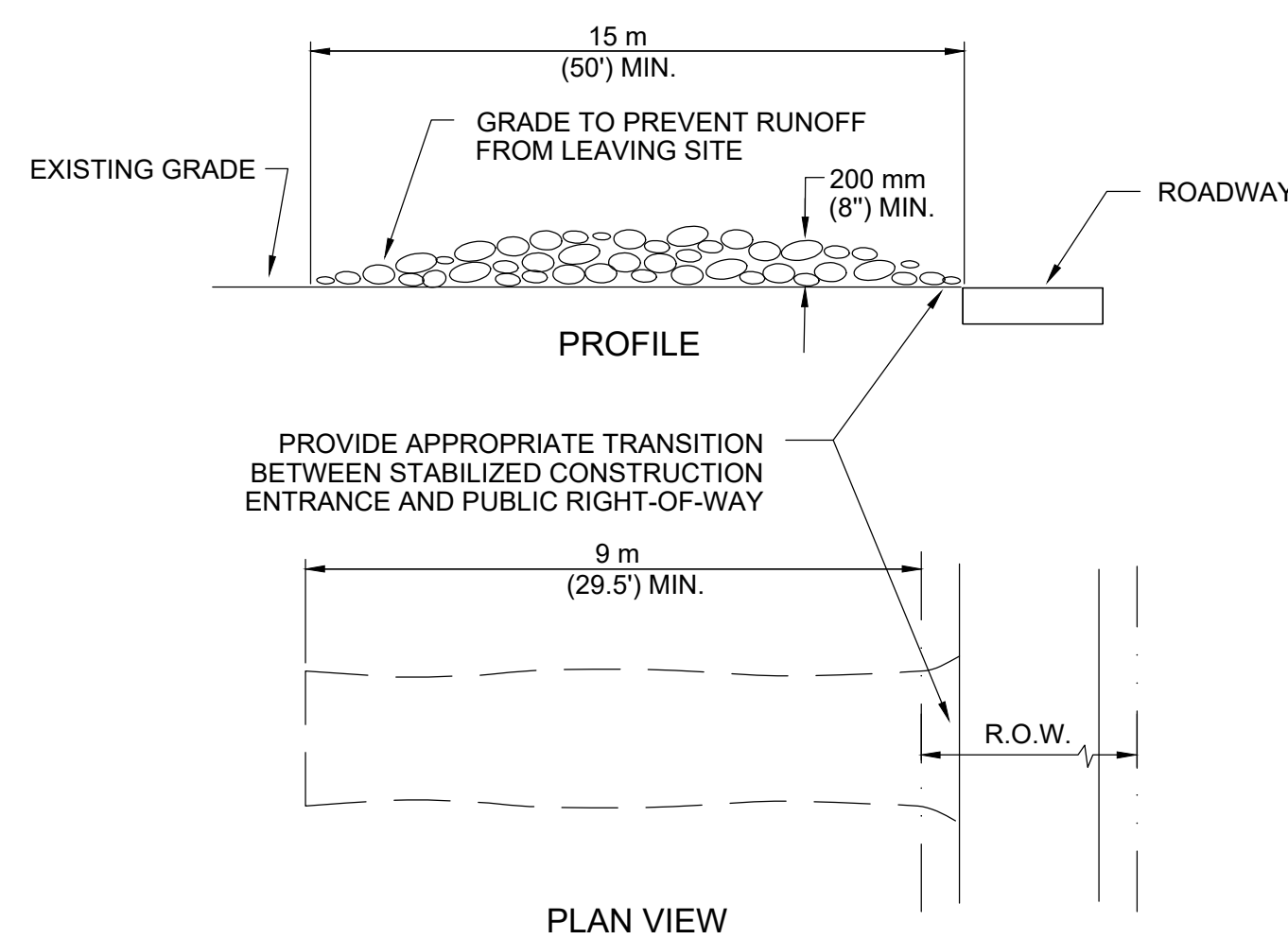
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall



SILT FENCE

TRENCH CROSS SECTION

1. STEEL OR WOOD POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF 300 mm (12 INCHES). IF WOOD POSTS CANNOT ACHIEVE 300 mm (12 inches) DEPTH, USE STEEL POSTS.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW.
3. THE TRENCH MUST BE A MINIMUM OF 150 mm (6 inches) DEEP AND 150 mm (6 inches) WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE FABRIC SHOULD BE SECURELY FASTENED TO EACH STEEL OR WOOD SUPPORT POST OR TO WOVEN WIRE, WHICH IS IN TURN ATTACHED TO THE STEEL OR WOOD FENCE POST.
5. INSPECTION SHALL BE MADE WEEKLY OR AFTER EACH RAINFALL EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF 150 mm (6 inches). THE SILT SHALL BE DISPOSED OF ON AN APPROVED SITE AND IN SUCH A MANNER THAT WILL NOT CONTRIBUTE TO ADDITIONAL SILTATION.



PLAN VIEW

1. STONE SIZE: 75-125 mm (3-5") OPEN GRADED ROCK.
2. LENGTH: AS EFFECTIVE BUT NOT LESS THAN 9 m (29.5').
3. THICKNESS: NOT LESS THAN 200 mm (8").
4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
5. WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE AND DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
6. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AS WELL AS REPAIR AND CLEAN OUT OF ANY MEASURE DEVICES USED TO TRAP SEDIMENT. ALL SEDIMENTS THAT IS SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
7. DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

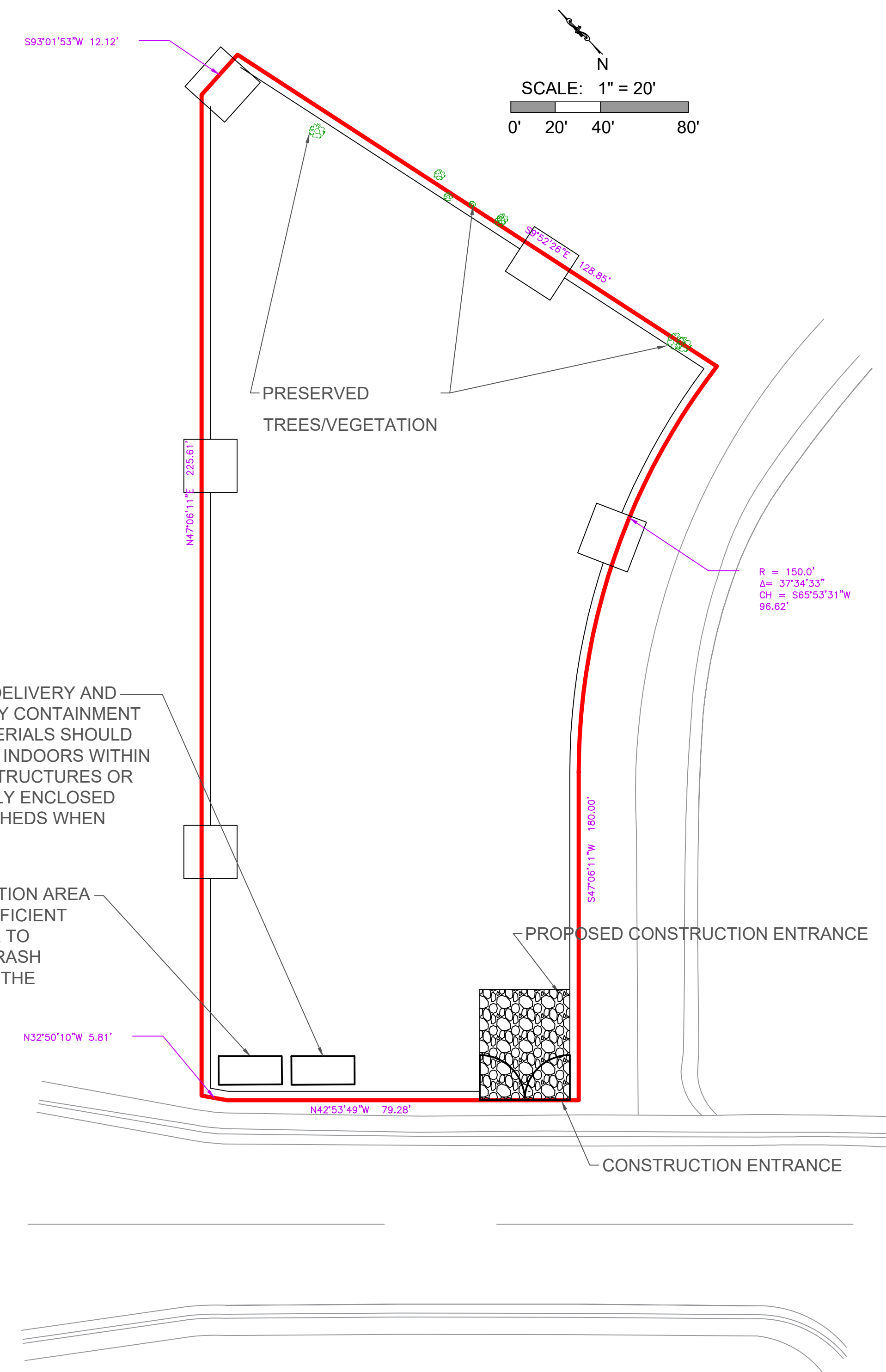
STABILIZED CONSTRUCTION ENTRANCE

EROSION / SEDIMENTATION CONTROL NOTES:

1. ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS MUST BE INSTALLED PRIOR TO CONSTRUCTION AND SHALL BE MAINTAINED DURING CONSTRUCTION BY THE CONTRACTOR. THE CONTRACTOR SHALL REMOVE THE CONTROLS WHEN VEGETATION IS ESTABLISHED AND THE CONSTRUCTION AREA IS STABILIZED. ADDITIONAL PROTECTION MAY BE REQUIRED IF EXCESSIVE SOLIDS ARE BEING DISCHARGED FROM THE SITE.
2. ALL TEMPORARY EROSION AND SEDIMENTATION CONTROLS SHALL BE REMOVED BY THE CONTRACTOR AT FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER / ENGINEER.
3. PLACEMENT OF TEMPORARY EROSION AND SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION PLANS. ACTUAL LOCATIONS MAY VARY SLIGHTLY FROM THE PLANS BUT WILL BE VERIFIED BY THE ENGINEER/INSPECTOR IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL INSPECT THE CONTROLS AT WEEKLY INTERVALS AND AFTER EVERY SIGNIFICANT RAINFALL TO ENSURE DISTURBANCE OF THE STRUCTURES HAS NOT OCCURRED. SEDIMENT DEPOSITED AFTER A RAINFALL SHALL BE REMOVED FROM THE SITE OR PLACED IN AN ENGINEER APPROVED DESIGNATED DISPOSAL AREA.
4. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT NO EROSION CONTROL MEASURES BLOCK THE DRAINAGE SYSTEM FROM WORKING AS DESIGNED.
5. SEDIMENTS FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE, USING STRUCTURAL DRAINAGE CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE, AND STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
6. CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE RETAINED ON SITE TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTIES BY WIND OR RUNOFF.
7. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES UNLESS TREATED TO REMOVE SEDIMENTS AND POLLUTANTS.
8. PROTECT SLOPES AND CHANNELS.
9. PROVIDE STORM DRAIN SYSTEM STENCILING AND SIGNAGE (IF APPLICABLE).
10. DIRECT SURFACE FLOW TO VEGETATED AREAS BEFORE DISCHARGE UNLESS THE DIVERSION WOULD RESULT IN SLOPE INSTABILITY.
11. PRESERVE EXISTING VEGETATION AT AREAS ON A SITE WHERE NO CONSTRUCTION ACTIVITY IS REQUIRED BY THE CONTRACT.
12. ON A YEAR-ROUND BASIS, TEMPORARY FENCING SHALL BE INSTALLED AT THE LIMITS CLEARING AND GRUBBING OPERATIONS AND OTHER SOIL-DISTURBING ACTIVITIES. THE TEMPORARY FENCING SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF CLEARING AND GRUBBING OPERATIONS AND OTHER SOIL-DISTURBING ACTIVITIES.
13. CLEARING AND GRUBBING OPERATIONS SHALL BE STAGED TO PRESERVE EXISTING VEGETATION.
14. PLACE THE SILT FENCES BELOW THE TOE OF EXPOSED AND ERODIBLE SLOPES, DOWN-SLOPE OF EXPOSED SOIL AREAS, AROUND TEMPORARY STOCKPILES, ALONG STREAMS AND CHANNELS, ALONG THE PERIMETER OF THE BUILDINGS.

LID CONTROL MEASURES

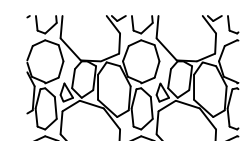
1. THE PROPOSED STORAGE AREA SHALL BE PAVED WITH PORTLAND CEMENT CONCRETE OR AN EQUIVALENT IMPERVIOUS SURFACE, CHEMICALLY-RESISTANT TO THE MATERIALS BEING STORED.
 - 1.1. NOTE: PLACE MATERIALS IN AN ENCLOSURE SUCH AS A SHED, CABINET, OR OTHER STRUCTURE THAT PREVENTS CONTACT WITH STORMWATER RUNOFF; OR COVER ENTIRE STORAGE AREA WITH A PERMANENT CANOPY, ROOF, OR AWNING TO PREVENT PRECIPITATION FROM MAKING DIRECT CONTACT WITH AND COLLECTING WITHIN THE STORAGE AREA.
 - 1.2. DIRECT STORMWATER RUNOFF FROM THE COVER AWAY FROM THE STORAGE AREA TO A STORMWATER RUNOFF DISPOSAL POINT THAT MEETS ALL APPLICABLE CODE, ORDINANCE, AND LID STANDARDS MANUAL REQUIREMENTS. FOR COVER STRUCTURES THAT DO NOT INCLUDE SIDEWALLS, INCLUDE A ROOF OVERHANG THAT EXTENDS BEYOND THE GRADE BREAK.
2. CONSTRUCT/PAVE OUTDOOR TRASH STORAGE AND WASTE HANDLING AREA WITH PORTLAND CEMENT CONCRETE OR AN EQUIVALENT IMPERVIOUS SURFACE
3. NO VEHICLE AND EQUIPMENT REPAIR/MAINTENANCE SHALL BE CONDUCTED AT THE SITE.
4. WASHING VEHICLES, EQUIPMENT, AND ACCESSORIES IN AREAS WHERE WASH WATER FLOWS ONTO THE GROUND IS PROHIBITED.
5. DO NOT ALLOW IRRIGATION RUNOFF FROM THE LANDSCAPED AREA TO DRAIN DIRECTLY TO STORM DRAIN SYSTEM. TH MINIMIZE USE OF FERTILIZER, PESTICIDES, AND HERBICIDES ON LANDSCAPED AREAS.



MATERIAL DELIVERY AND TEMPORARY CONTAINMENT AREA (MATERIALS SHOULD BE STORED INDOORS WITHIN EXISTING STRUCTURES OR COMPLETELY ENCLOSED STORAGE SHEDS WHEN FEASIBLE.)

WASTE COLLECTION AREA (PROVIDE A SUFFICIENT SIZE DUMPSTER TO CONTAIN THE TRASH GENERATED BY THE PROJECT.)

LEGEND

- PROPERT LINE ———
- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE 



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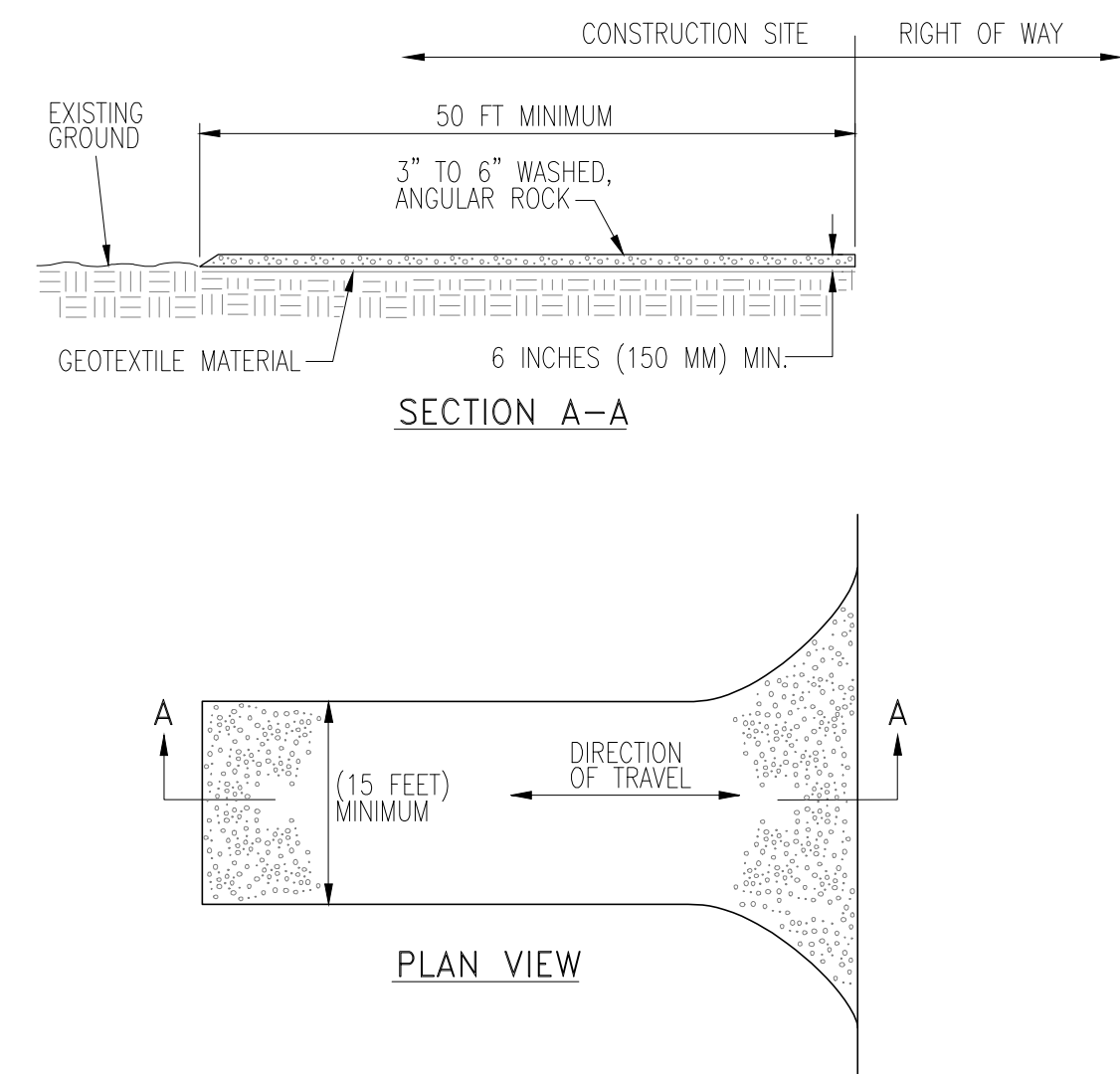
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DRAWING TITLE:
**C4
EROSION &
SEDIMENTATION
CONTROL & LID**

Date:

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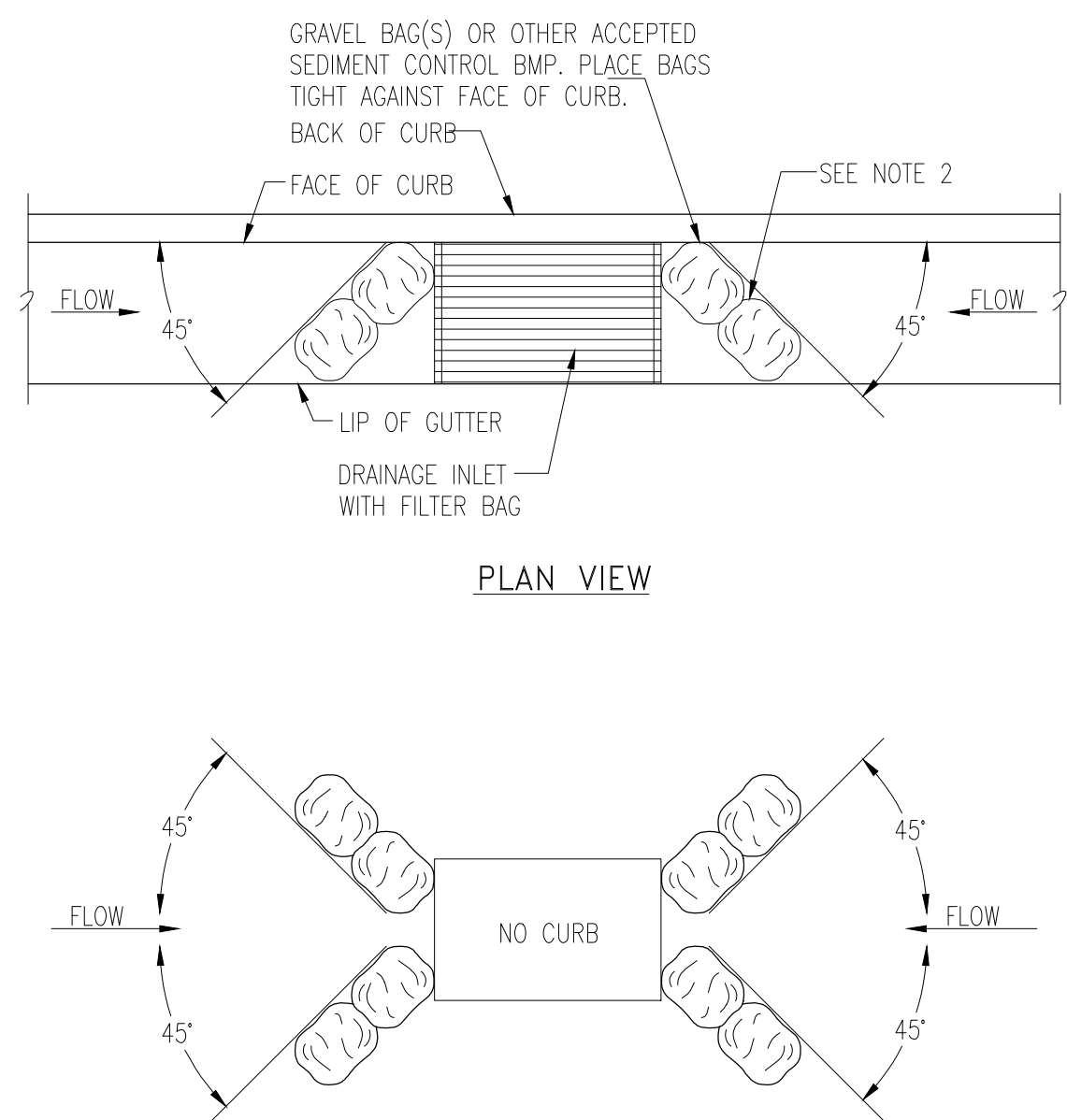
- NOTES:**
1. STABILIZED CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED OF 3\"/>

REV.	DATE	DESCRIPTION

CITY OF SACRAMENTO
DEPARTMENT OF UTILITIES

STABILIZED CONSTRUCTION
ENTRANCE

APPR'D BY: [Signature] NO SCALE
DATE: 3/12/20 DWG. NO. Q-10



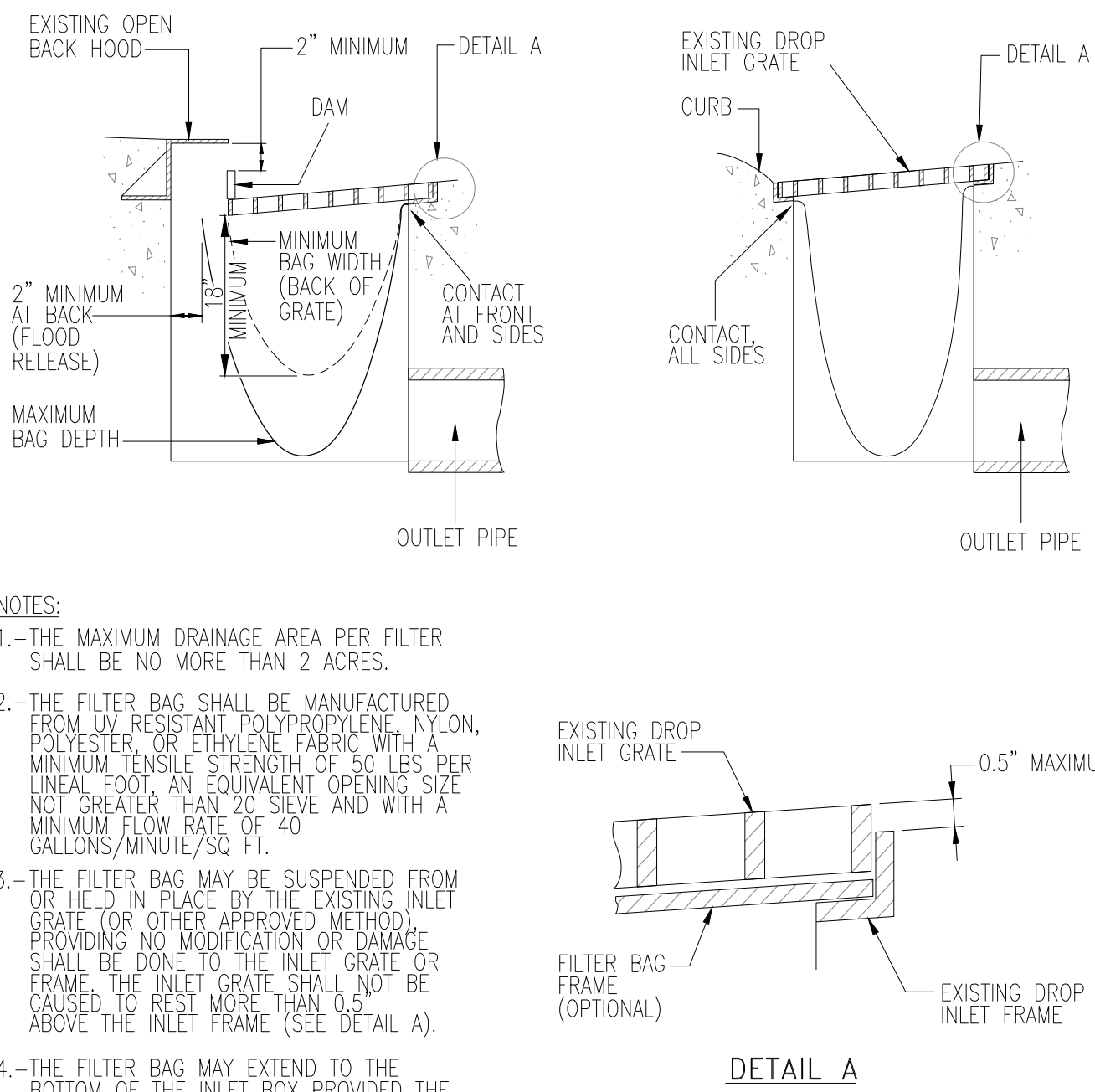
- NOTES:**
- 1.- SEDIMENT TRAPPED UPSTREAM OF SEDIMENT CONTROL BMP SHALL BE REMOVED WEEKLY AND PRIOR TO A RAINFALL EVENT.
 - 2.- PLACE BMP'S TIGHTLY TOGETHER AT JOINTS TO PREVENT OR MINIMIZE SEEPAGE AT JOINTS.
 - 3.- INLET SEDIMENT CONTROL MUST BE INSPECTED WEEKLY AND AFTER EACH STORM, AND REPAIRED OR REPLACED AS NEEDED.
 - 4.- INLET SEDIMENT CONTROL IS REQUIRED FOR ALL DI'S IN ADDITION TO A STORM DRAIN INLET FILTER BAG.

REV.	DATE	DESCRIPTION

CITY OF SACRAMENTO
DEPARTMENT OF UTILITIES

INLET SEDIMENT
CONTROL

APPR'D BY: [Signature] NO SCALE
DATE: 3/12/20 DWG. NO. Q-20



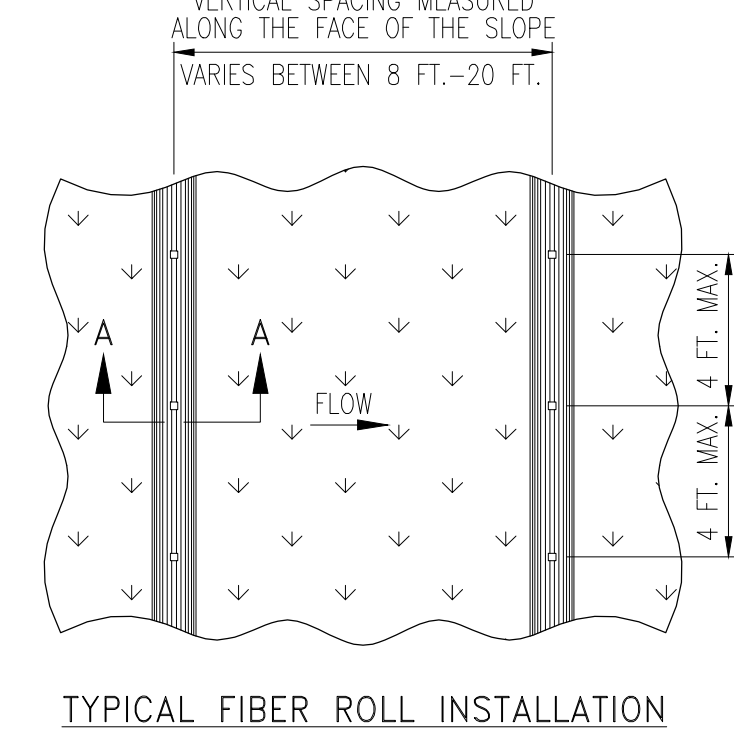
- NOTES:**
- 1.- THE MAXIMUM DRAINAGE AREA PER FILTER BAG SHALL BE NO MORE THAN 2 ACRES.
 - 2.- THE FILTER BAG SHALL BE MANUFACTURED FROM UV RESISTANT POLYPROPYLENE, NYLON, POLYESTER OR ETHYLENE FABRIC WITH A MINIMUM TENSILE STRENGTH OF 50 LBS PER LINEAL FOOT, AN EQUIVALENT OPENING SIZE NOT GREATER THAN 20 SIEVE AND WITH A MINIMUM FLOW RATE OF 40 GALLONS/MINUTE/SQ FT.
 - 3.- THE FILTER BAG MAY BE SUSPENDED FROM OR HELD IN PLACE BY THE EXISTING INLET GRATE (OR OTHER APPROVED METHOD) PROVIDING NO MODIFICATION OR DAMAGE SHALL BE DONE TO THE INLET GRATE OR FRAME. THE INLET GRATE SHALL NOT BE CAUSED TO REST MORE THAN 1/2\"/>

REV.	DATE	DESCRIPTION

CITY OF SACRAMENTO
DEPARTMENT OF UTILITIES

STORM DRAIN INLET
FILTER BAG

APPR'D BY: [Signature] NO SCALE
DATE: 3/12/20 DWG. NO. Q-30



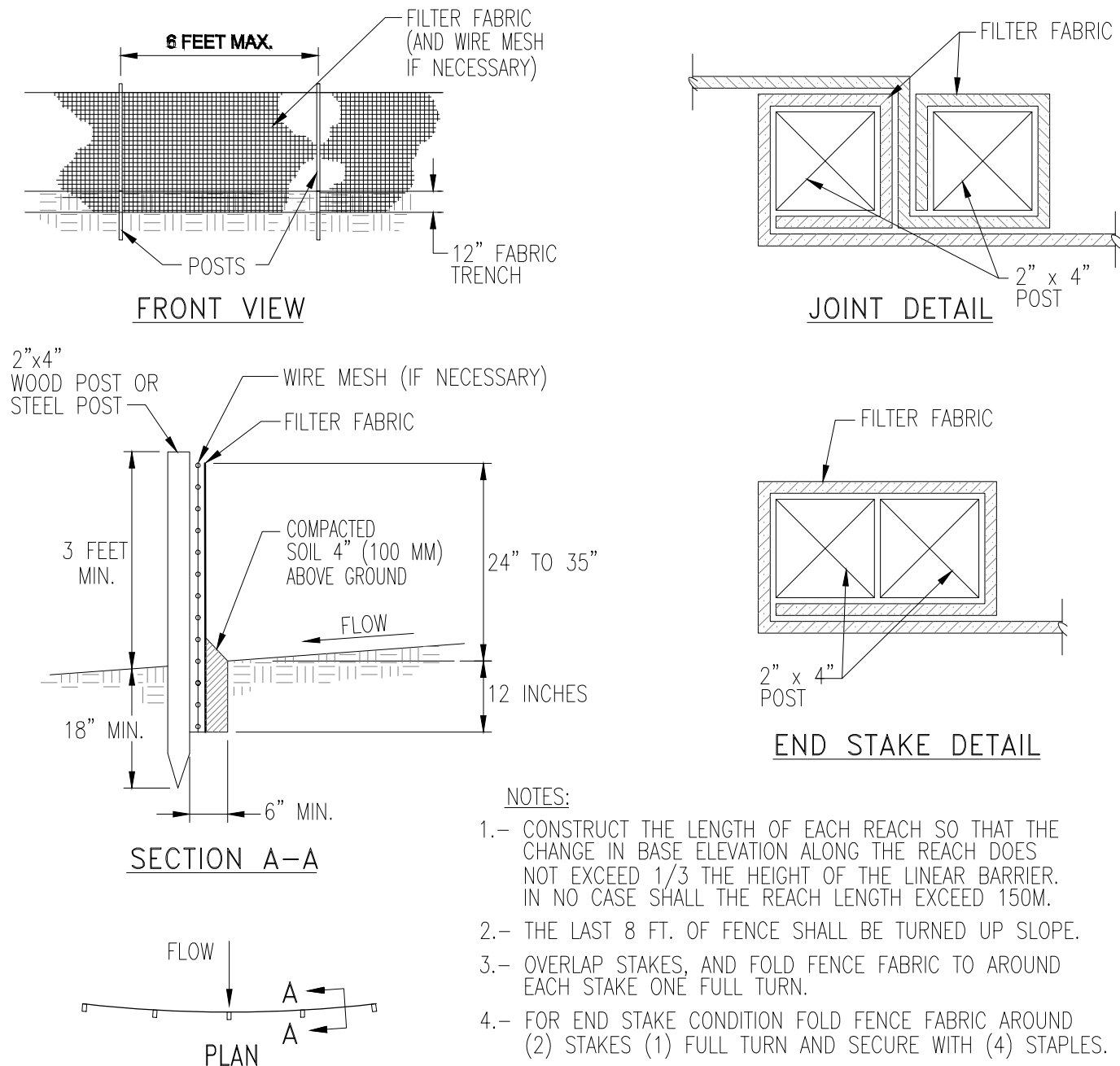
- NOTES:**
- 1.- INSTALL FIBER ROLLS IN A ROW ALONG A LEVEL CONTOUR.
 - 2.- AT ENDS OF A ROW TURN THE LAST TWO FEET UP SLOPE SLIGHTLY.
 - 3.- FIBER ROLLS SHALL BE BUTTED TIGHTLY AT THE JOINTS.
 - 4.- DO NOT OVERLAP JOINTS.
 - 5.- FIBER ROLLS SHALL BE INSPECTED WEEKLY AND AFTER STORMS, AND REPAIRED OR REPLACED AS NEEDED.

REV.	DATE	DESCRIPTION

CITY OF SACRAMENTO
DEPARTMENT OF UTILITIES

FIBER
ROLLS

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DATE: 3/12/20 DWG. NO. Q-40



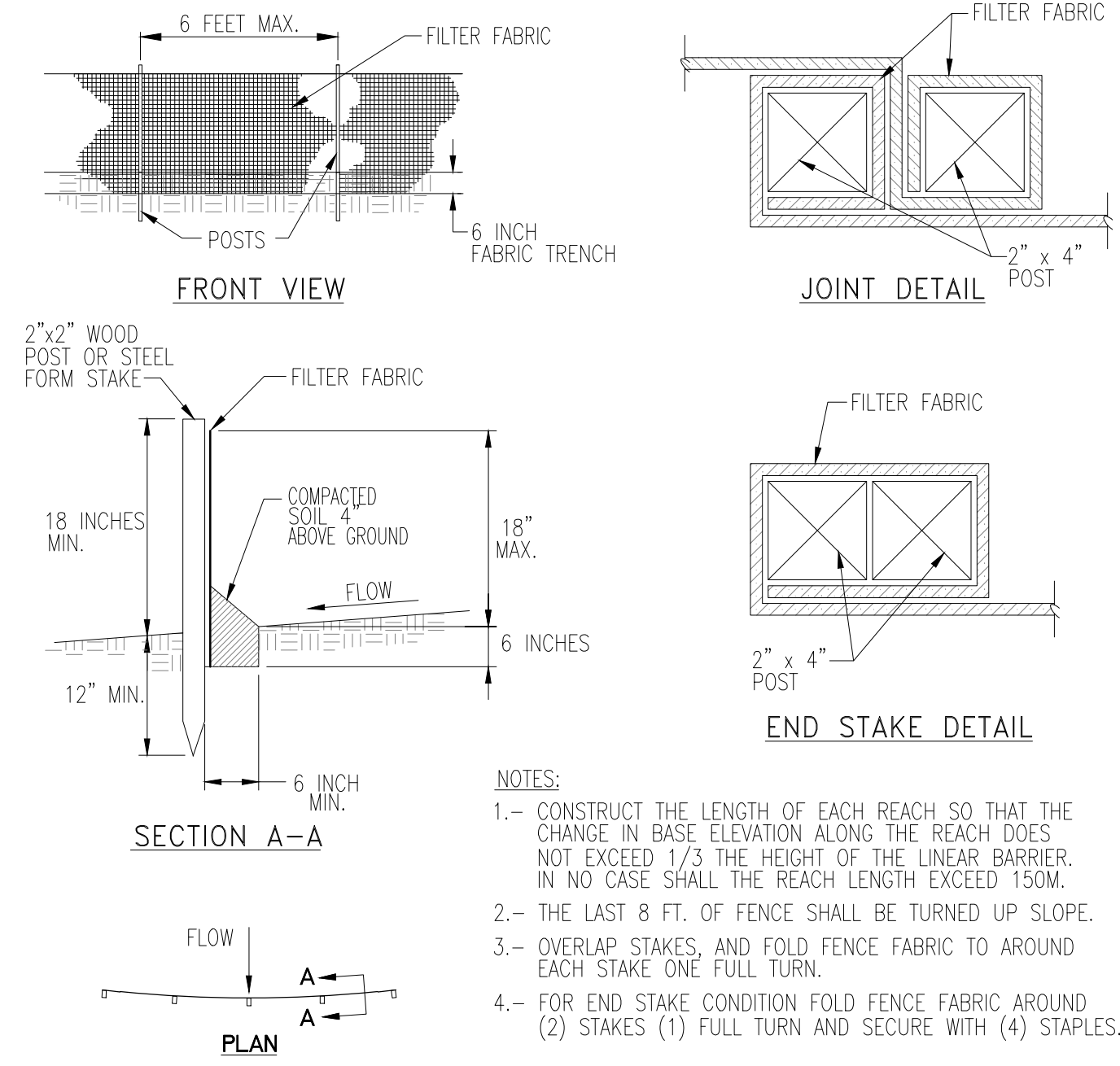
- NOTES:**
1. SILT FENCE SHALL BE CONSTRUCTED LONG ENOUGH TO EXTEND ACROSS THE EXPECTED FLOW PATH.
 2. FILTER FABRIC SHALL BE PROPYLENE, NYLON, POLYESTER OR ETHYLENE YARN WITH A MINIMUM TENSILE STRENGTH OF 50 LBS. PER LINEAR FOOT AT 20 PERCENT MAXIMUM ELONGATION AND CONTAINING ULTRAVIOLET INHIBITORS. FILTER FABRIC SHALL RETAIN A MINIMUM OF 85% OF THE SOIL, BY WEIGHT, BASED ON SIEVE ANALYSIS, BUT IS NOT FINER THAN AN EQUIVALENT OPENING SIZE OF 70. WHEN STANDARD STRENGTH FABRIC IS USED, A WIRE MESH SUPPORT SHALL BE SECURELY FASTENED TO THE UPSLOPE SIDE OF POSTS.
 3. SUPPORT POSTS SHALL BE A MINIMUM 3.5\"/>

REV.	DATE	DESCRIPTION

CITY OF SACRAMENTO
DEPARTMENT OF UTILITIES

SILT
FENCE-36"

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DATE: 3/12/20 DWG. NO. Q-50



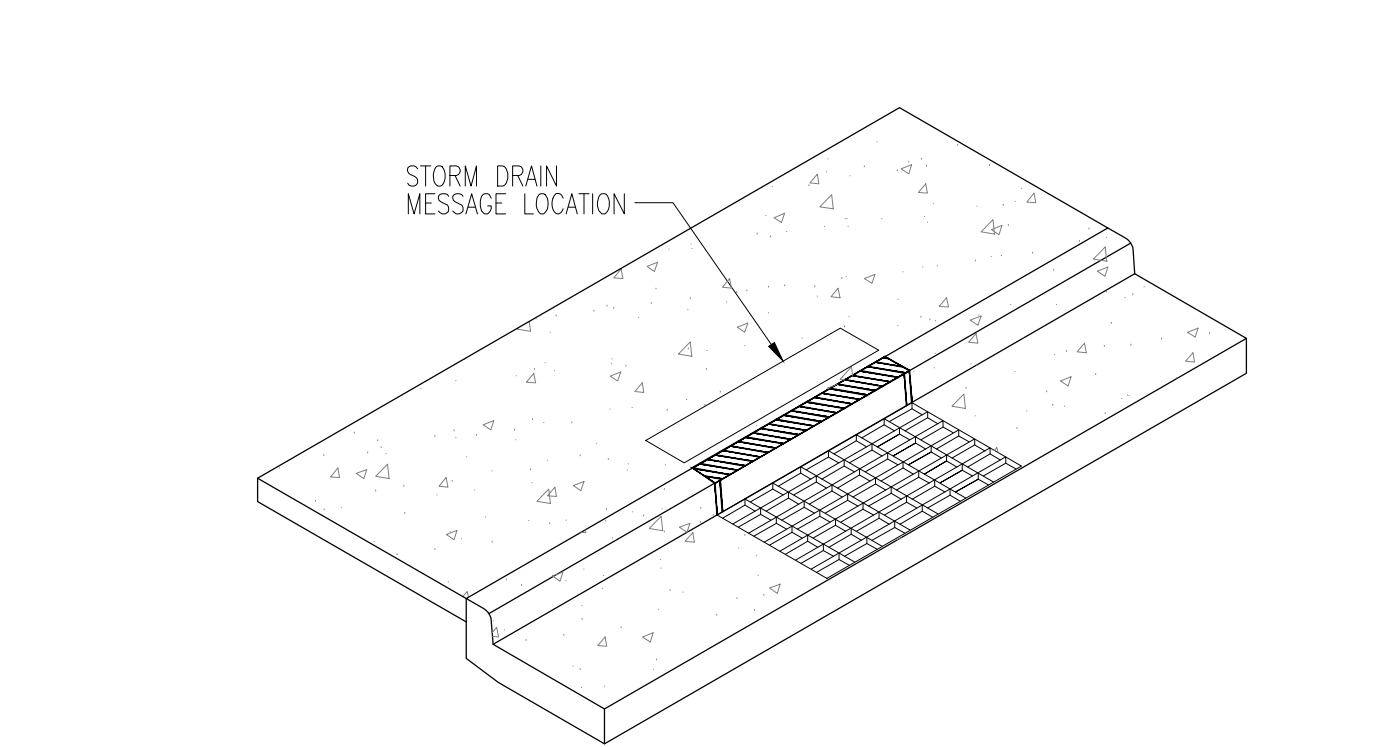
- NOTES:**
1. SILT FENCE SHALL BE CONSTRUCTED LONG ENOUGH TO EXTEND ACROSS THE EXPECTED FLOW PATH.
 2. FILTER FABRIC SHALL BE PROPYLENE, NYLON, POLYESTER OR ETHYLENE YARN WITH A MINIMUM TENSILE STRENGTH OF 50 LBS. PER LINEAR FOOT AT 20 PERCENT MAXIMUM ELONGATION AND CONTAINING ULTRAVIOLET INHIBITORS. FILTER FABRIC SHALL RETAIN A MINIMUM OF 85% OF THE SOIL, BY WEIGHT, BASED ON SIEVE ANALYSIS, BUT IS NOT FINER THAN AN EQUIVALENT OPENING SIZE OF 70. WHEN STANDARD STRENGTH FABRIC IS USED, A WIRE MESH SUPPORT SHALL BE SECURELY FASTENED TO THE UPSLOPE SIDE OF POSTS.
 3. SUPPORT POSTS SHALL BE A MINIMUM 24\"/>

REV.	DATE	DESCRIPTION

CITY OF SACRAMENTO
DEPARTMENT OF UTILITIES

SILT
FENCE-18"

APPR'D BY: [Signature] NO SCALE
DATE: 3/12/20 DWG. NO. Q-60



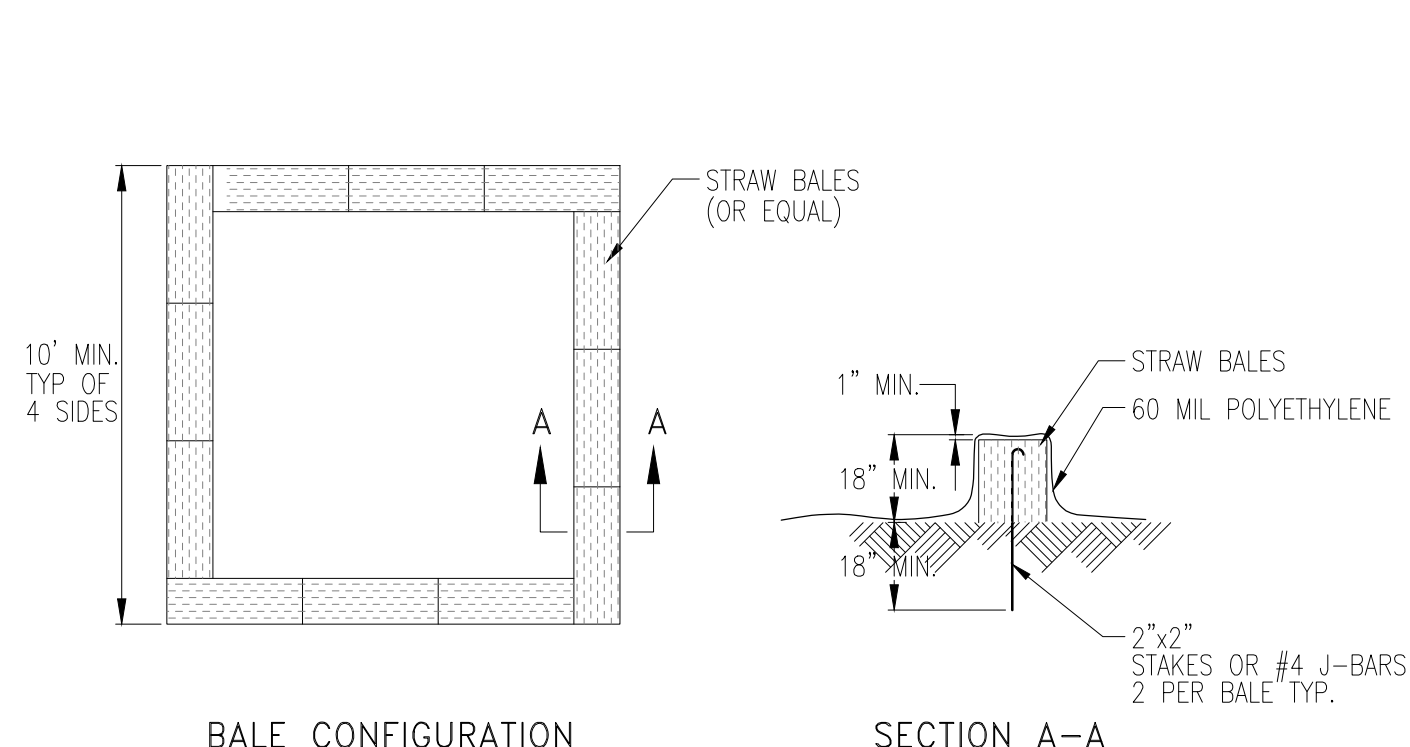
- NOTES:**
1. STORM DRAIN MESSAGE SHALL BE APPLIED IN SUCH A WAY AS TO PROVIDE A CLEAR, LEGIBLE IMAGE.
 2. STORM DRAIN MESSAGE SHALL BE PERMANENTLY APPLIED DURING THE CONSTRUCTION OF THE CURB AND GUTTER USING A METHOD APPROVED BY THE LOCAL AGENCY.
 3. FOR AREA DRAIN INLETS, STORM DRAIN MESSAGE SHALL BE PLACED ADJACENT AND PARALLEL TO THE LONG AXIS OF THE DRAIN.
 4. LETTERS SHALL BE 1-1/2\"/>

REV.	DATE	DESCRIPTION

CITY OF SACRAMENTO
DEPARTMENT OF UTILITIES

STORM DRAIN
MESSAGE LAYOUT

APPR'D BY: [Signature] NO SCALE
DATE: 3/12/20 DWG. NO. Q-70



- NOTES:**
- 1.- FACE SIGN TOWARD NEAREST STREET OR ACCESS POINT
 - 2.- CONCRETE WASHOUT SHALL BE LOCATED BEHIND CURB AND 50 FT. MINIMUM FROM DRAINAGE INLETS OR WATERCOURSES

REV.	DATE	DESCRIPTION

CITY OF SACRAMENTO
DEPARTMENT OF UTILITIES

CONCRETE
WASHOUT

APPR'D BY: [Signature] NO SCALE
DATE: 3/12/20 DWG. NO. Q-80



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Project Name and Address:
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477 TROWBRIDGE LN, FOLSOM,
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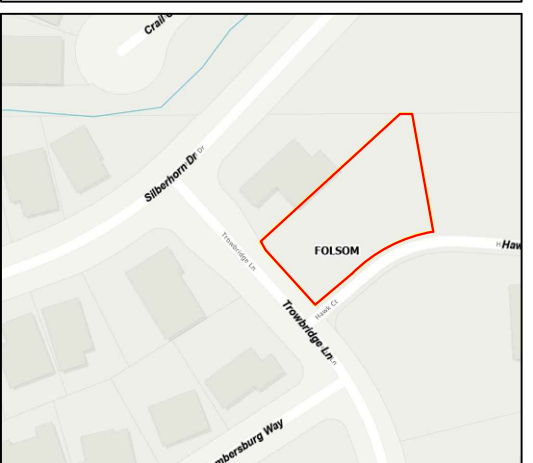
DRAWING TITLE:
C5
STANDARD
DETAILS FOR
CONSTRUCTION
BMPs

Date:
Page No.



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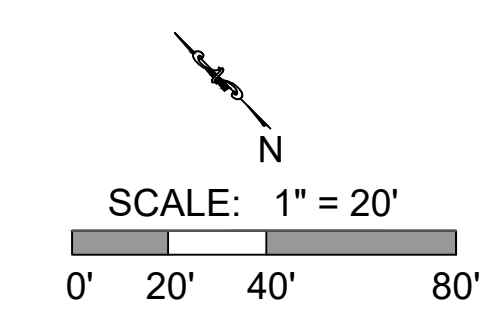
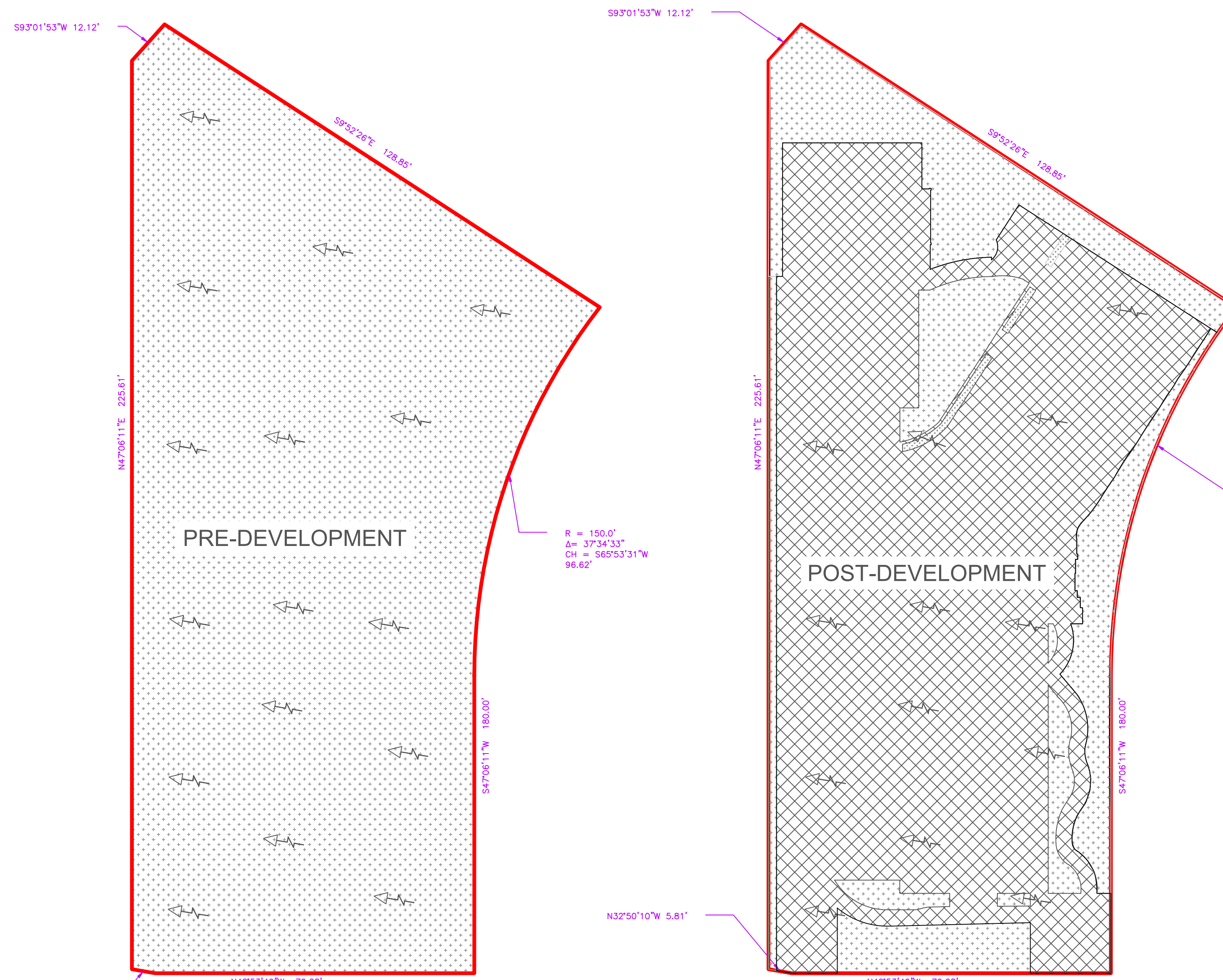
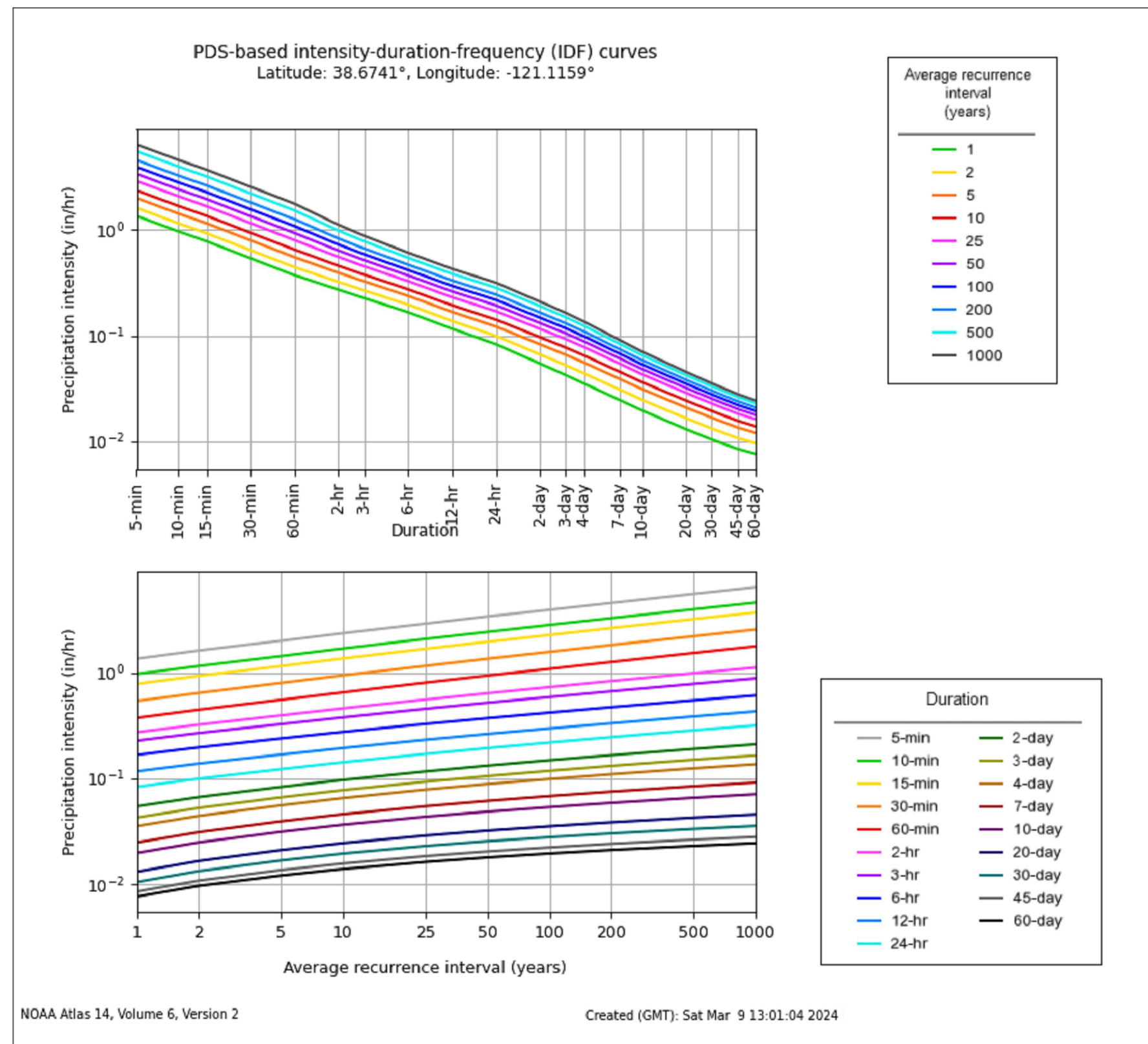
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C6 DRAINAGE PLAN

Date:

Page No.



LEGEND

- PROPERTY LINE
- IMPERVIOUS AREA
- PERVIOUS AREA
- SURFACE WATER FLOW

	SQ. FT.	PERCENTAGE
PERVIOUS AREA	19,304	100%
IMPERVIOUS AREA	0	0%
TOTAL SITE AREA	19,304	100%

	SQ. FT.	PERCENTAGE
PERVIOUS AREA	5,154	26.7%
IMPERVIOUS AREA	14,150	73.2%
TOTAL SITE AREA	19,304	100%

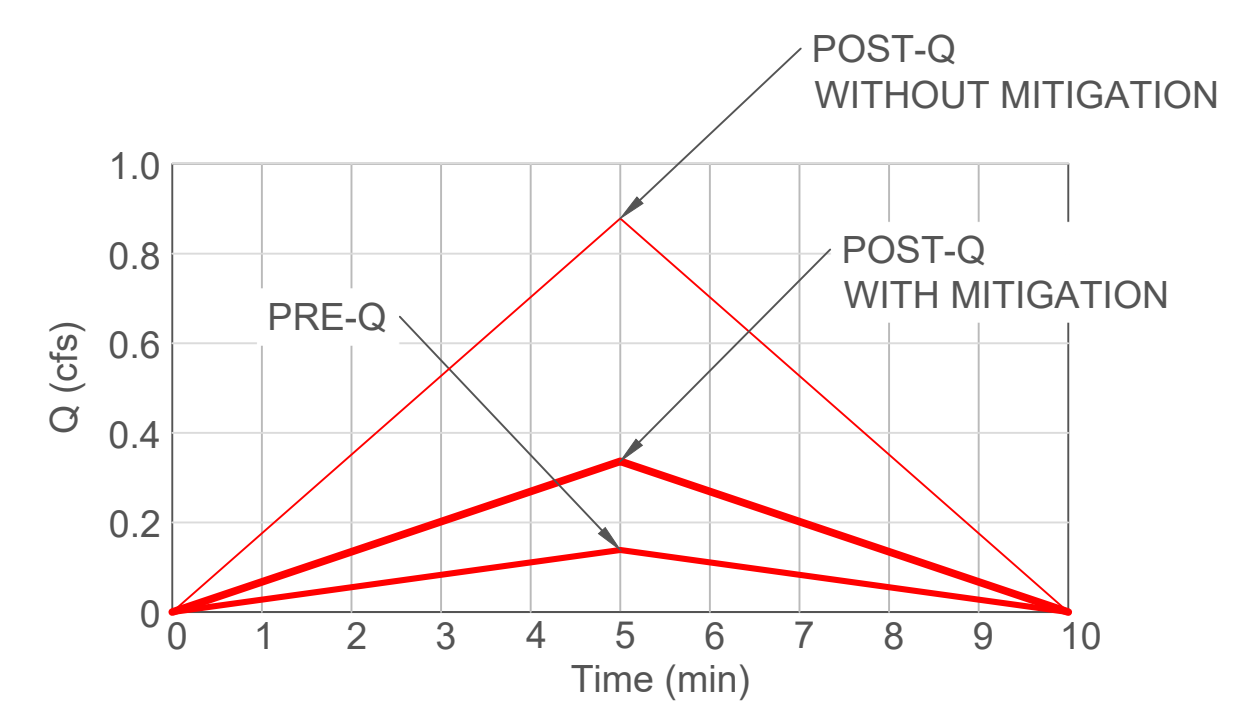
HYDROGRAPH REPORT

HYDROGRAPH TYPE:	RATIONAL	STORM FREQUENCY:	100-yr
CATCH BASIN AREA:	0.443 ac	TIME OF CONC. (T _C):	10 min
PRE-DEVELOP. PEAK FLOW:	0.138 cfs	POST-DEVELOP. WITHOUT MITIGATION:	0.778 cfs
POST-DEVELOP. WITH MITIGATION:	0.306 cfs	POST-DEVELOP. WITH MITIGATION:	0.306 cfs
RUNOFF VOLUME:	82.8 cu. ft.	POST-DEVELOP. WITHOUT MITIGATION:	466.8 cu. ft.
		POST-DEVELOP. WITH MITIGATION:	184 cu. ft.

	IMPERVIOUS AREA (ACRES - %)	PERVIOUS AREA (ACRES - %)	FLOW LENGTH (FT)	AVERAGE SLOPE (%)	WEIGHTED RUNOFF COEF.	PEAK RUNOFF (CFS) 5-YR	25-YR	100-YR
PRE-DEVELOPMENT	0.000 (0%)	0.443 (100%)	124	1.45	0.16	0.070	0.102	0.138
POST-DEVELOPMENT	0.349 (73.5%)	0.117 (26.5%)	124	1.45	0.64	0.393	0.575	0.778
DIFFERENCE						0.323	0.473	0.640

The peak flow is analyzed based on
5-YR Storm with rainfall intensity of 1.43 in/hr, 25-YR Storm with rainfall intensity of 2.09 in/hr, 100-YR Storm with rainfall intensity of 2.83 in/hr

Note: Participaton Intensity values are obtained from NOAA Atlas (https://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html).
Location information: Latitude: 38.6741° Longitude: -121.1159° Elevation: 408 ft





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Seal:

No.	Description	Date

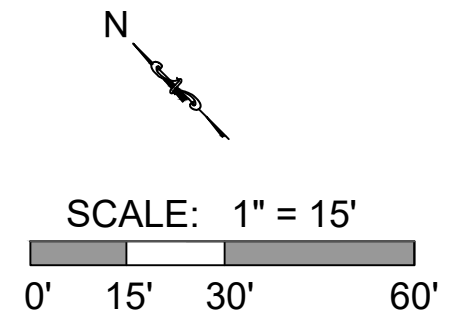
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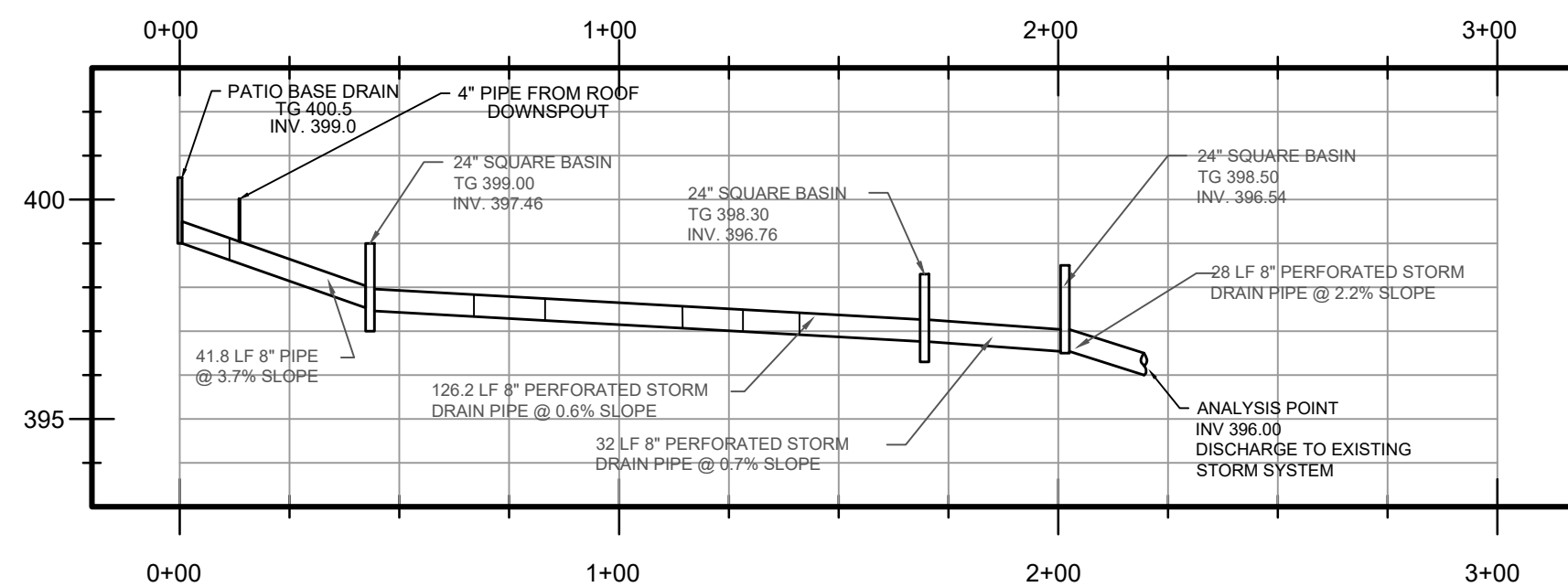
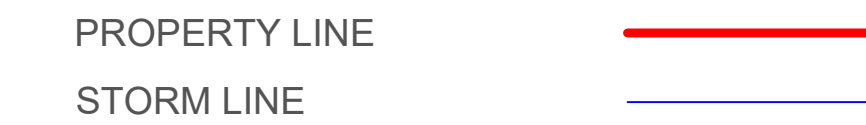
C7
STORM WATER
MANAGEMENT
PLAN

Date:

Page No.

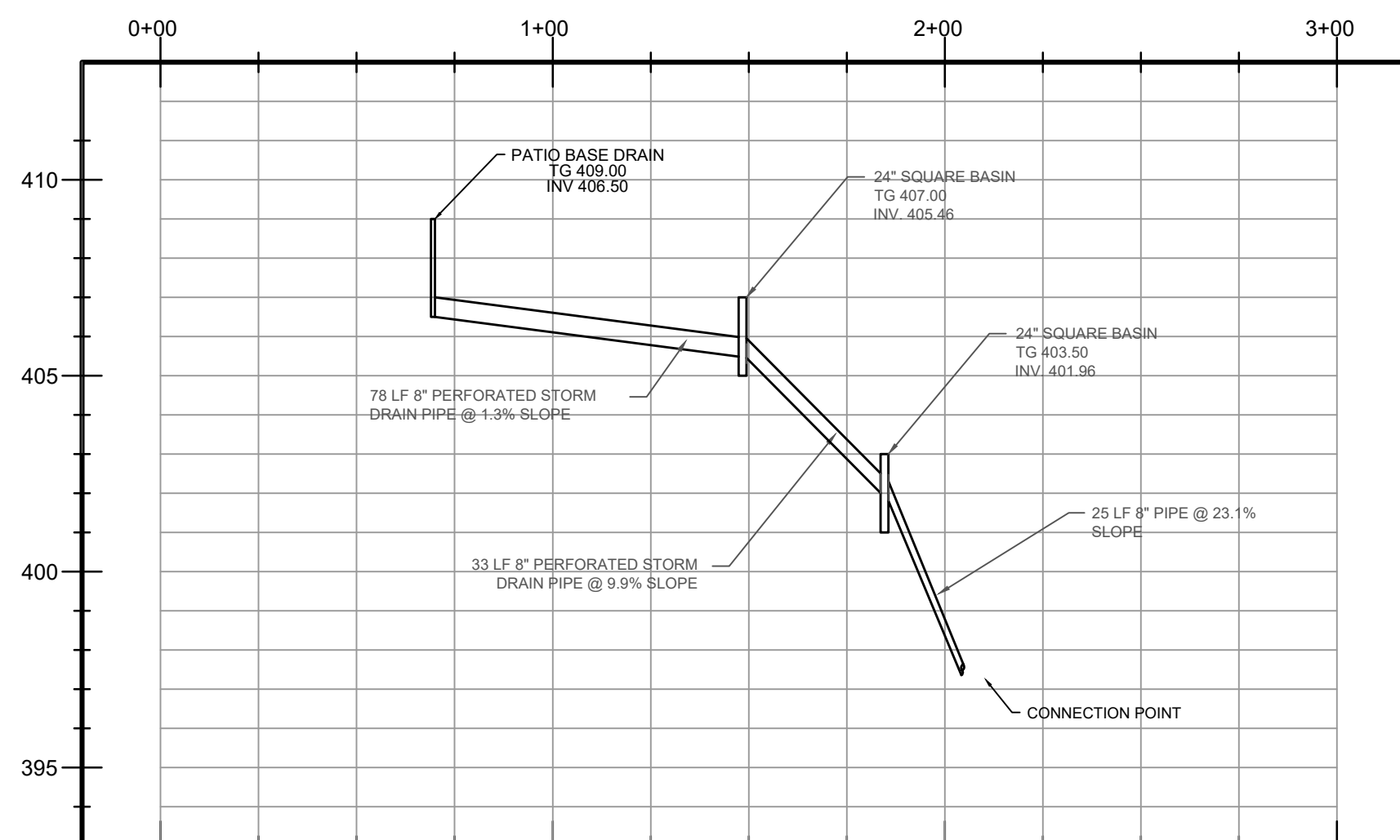


LEGEND



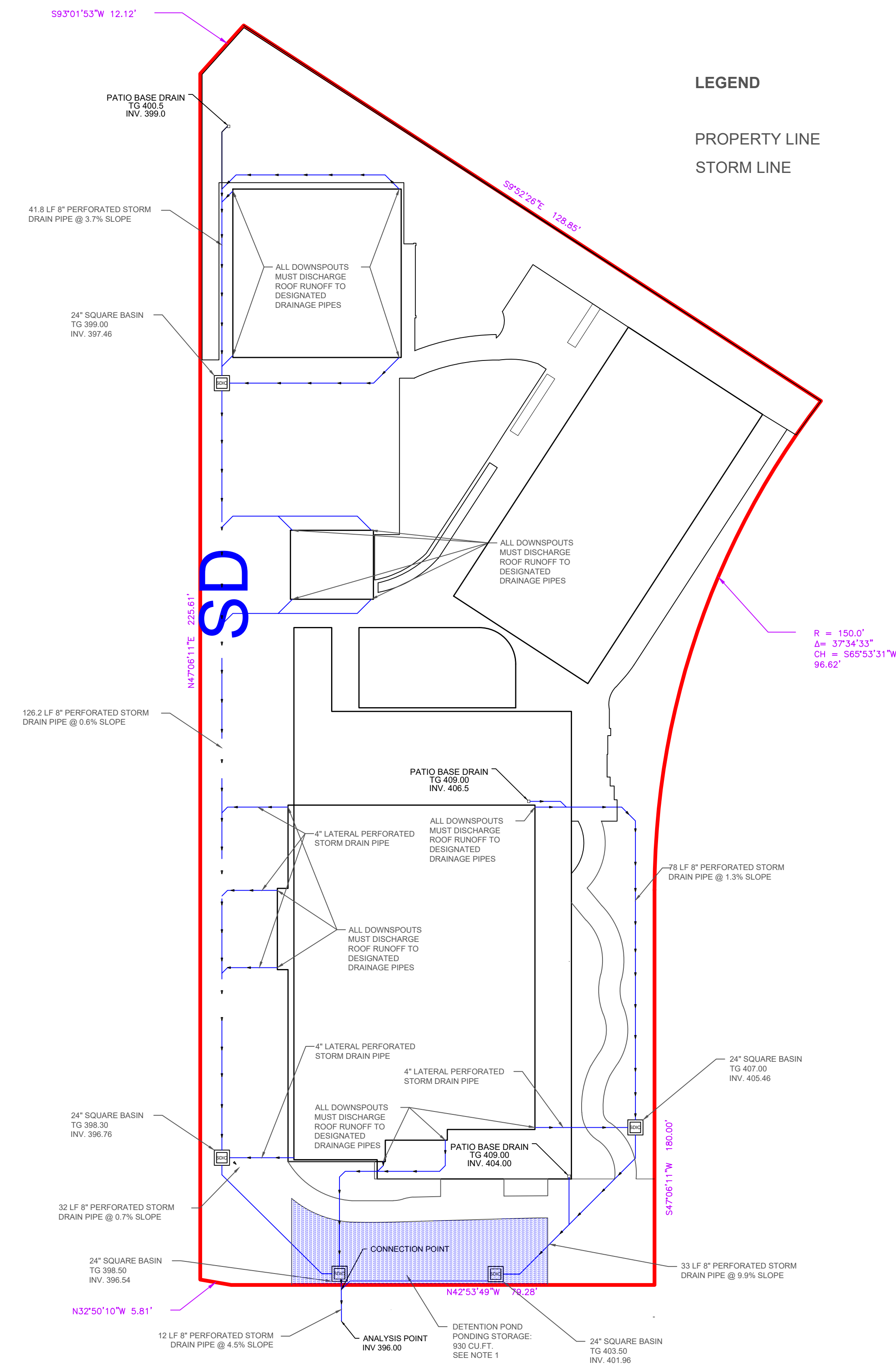
STORM DRAIN PROFILE (NORTHWEST SIDE)

HOR SCALE: 1" = 40'
VER SCALE: 1" = 4'



STORM DRAIN PROFILE (SOUTHEAST SIDE)

HOR SCALE: 1" = 40'
VER SCALE: 1" = 4'



NOTE 1: THE PROPOSED DETENTION POND HAS A VOLUME OF 930 CU.FT. ASSUMING A 35% VOID RATIO AFTER FILLING, THE EFFECTIVE STORAGE VOLUME FOR STORM WATER DETENTION IS ESTIMATED TO BE APPROXIMATELY 325.5 CU.FT. THE POST-DEVELOPMENT RUNOFF VOLUME FOR A 100-YEAR STORM IS 527 CU.FT. AFTER CONSIDERING MITIGATION MEASURES, THE RUNOFF VOLUME IS EXPECTED TO BE REDUCED TO 201.5 CU.FT.

DRAINAGE MITIGATION RESULTS -100(YEAR) Tc 10= MIN

	PEAK FLOW	RUN OFF-VOLUME
PRE-DEVELOPMENT	0.138 CFS	82.8 CU. FT.
POST-DEVELOPMENT(ANALYSIS POINT)	0.878 CFS	527 CU. FT.
POST-DEVELOPMENT WITH MITIGATION(ANALYSIS POINT)	0.336 CFS	201.5 CU.FT.

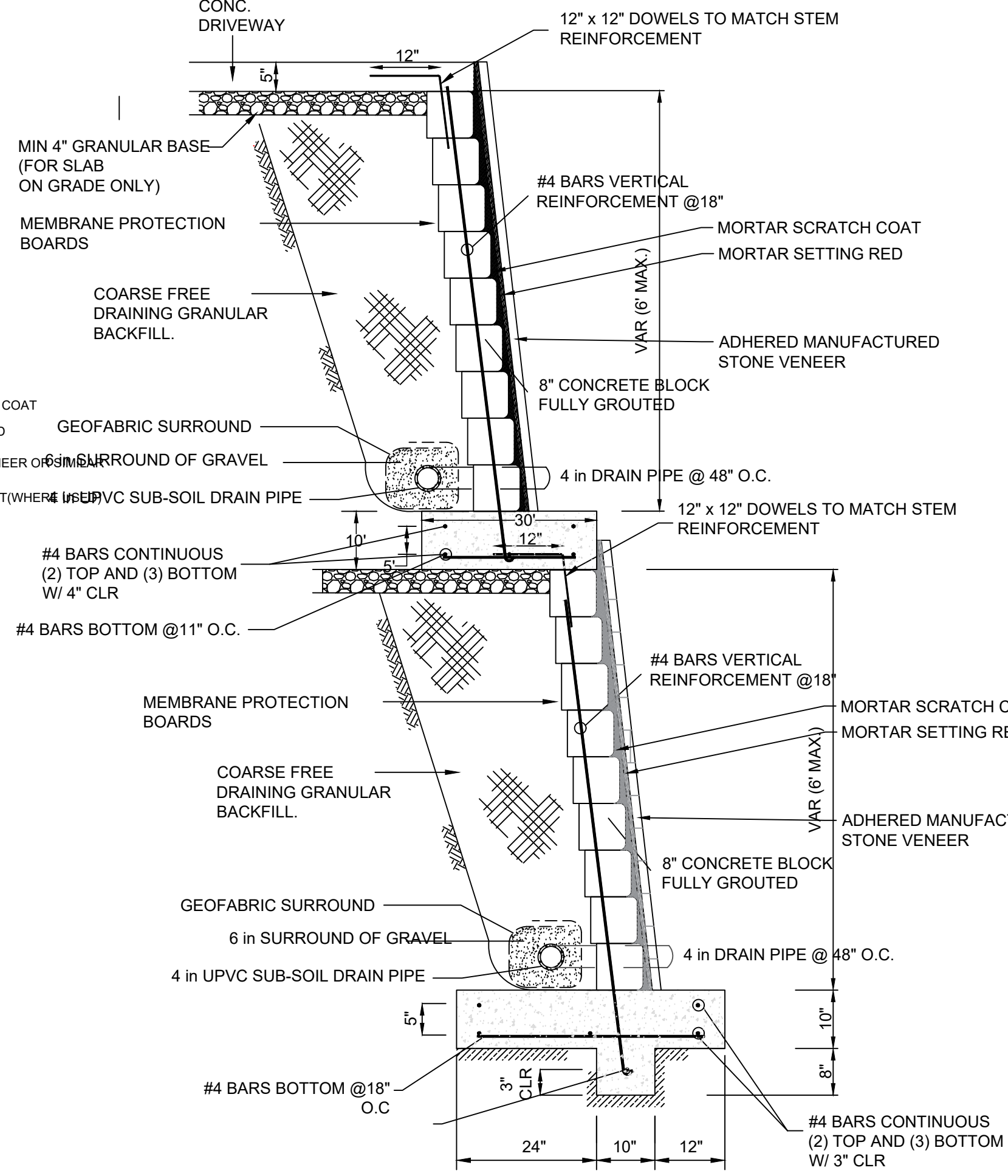
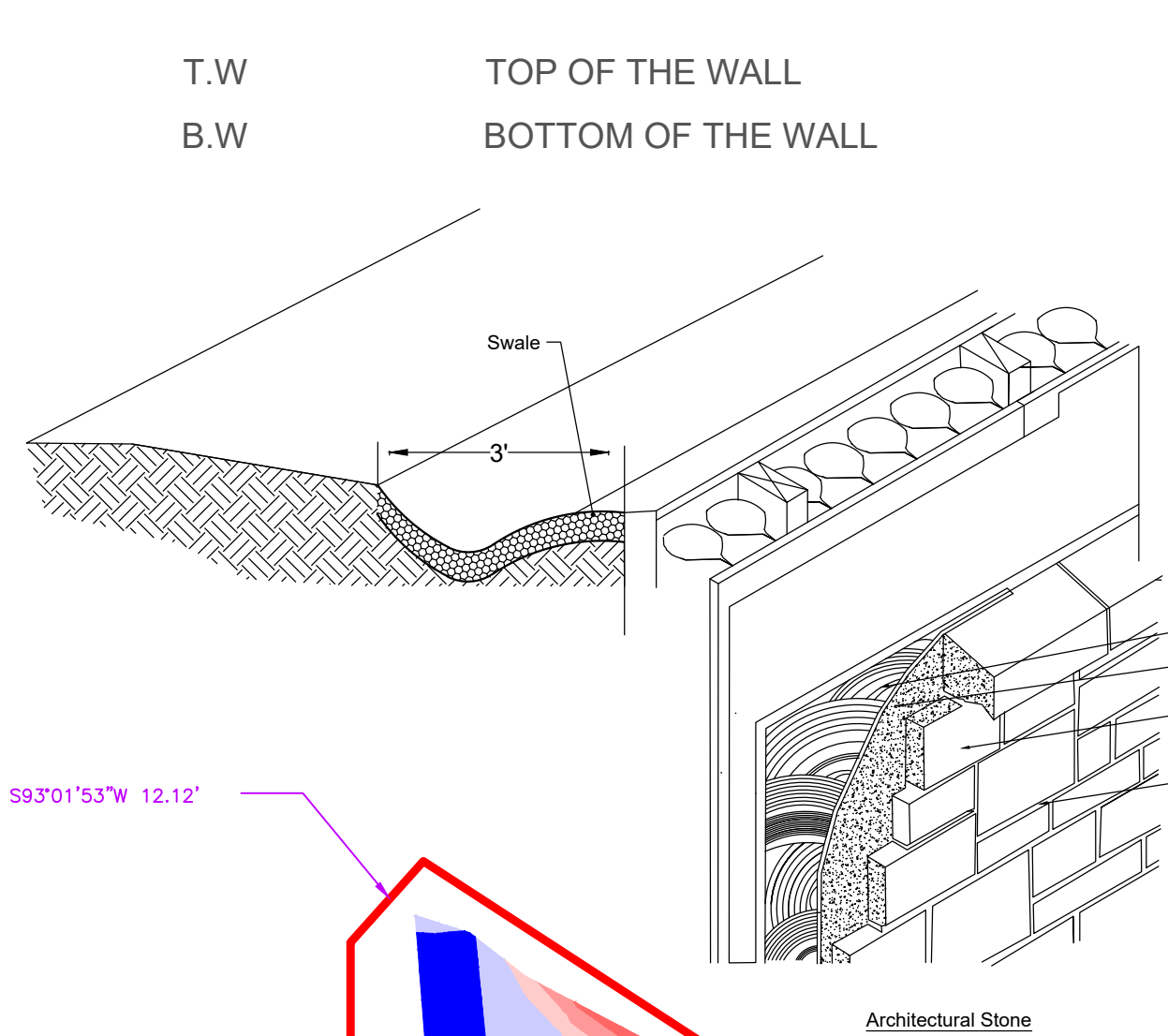


NOTES:

1. FINISHED GRADE OF SOILS SHALL BE A MINIMUM OF 6" BELOW CONCRETE SLAB PERIMETERS TO ENSURE PROPER DRAINAGE.
2. LOT FILLS TO BE PLACED IN ACCEPTANCE WITH THE REQUIREMENT FOUND ON THE GENERAL NOTES SHEET AND THE GEOTECHNICAL REPORT.
3. PITCH SIDEWALK TO MAINTAIN POSITIVE DRAINAGE. ALL SIDEWALKS AND ADA ACCESSIBLE ROUTES SHALL HAVE A MAXIMUM CROSS SLOPE OF 2%.
4. GRADING SHALL BE SLOPED TOWARDS ALL INLET OPENINGS IN SUCH A MANNER AS TO PREVENT "BIRD BATHING" IN FLAT AREAS.

KEY NOTE

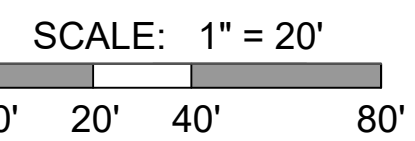
T.W TOP OF THE WALL
 B.W BOTTOM OF THE WALL



STAGGERED RETAINING WALL ABOVE 6 FEET

CUT AND FILL QUANTITIES

-11.00' < CUT < -4.00'	5,417 SQ.FT.	■
-4.00' < CUT < -2.00'	4,553 SQ.FT.	■
-2.00' < CUT < -1.00'	3,592 SQ.FT.	■
-1.00' < CUT < 0.00'	2,721 SQ.FT.	■
TOTAL CUT:	-2,144 C.Y.	
0.00' < FILL < 1.00'	1,110 SQ.FT.	■
1.00' < FILL < 8.00'	1,324 SQ.FT.	■
TOTAL FILL:	135 C.Y.	
NET CUT/FILL	-2009 C.Y. (CUT)	



LEGEND

- PROPERTY LINE
- EXISTING GRADE
- PROPOSED GRADE (MAJOR CONTOUR)
- PROPOSED GRADE (MINOR CONTOUR)
- RETAINING WALL
- TREE CANOPY



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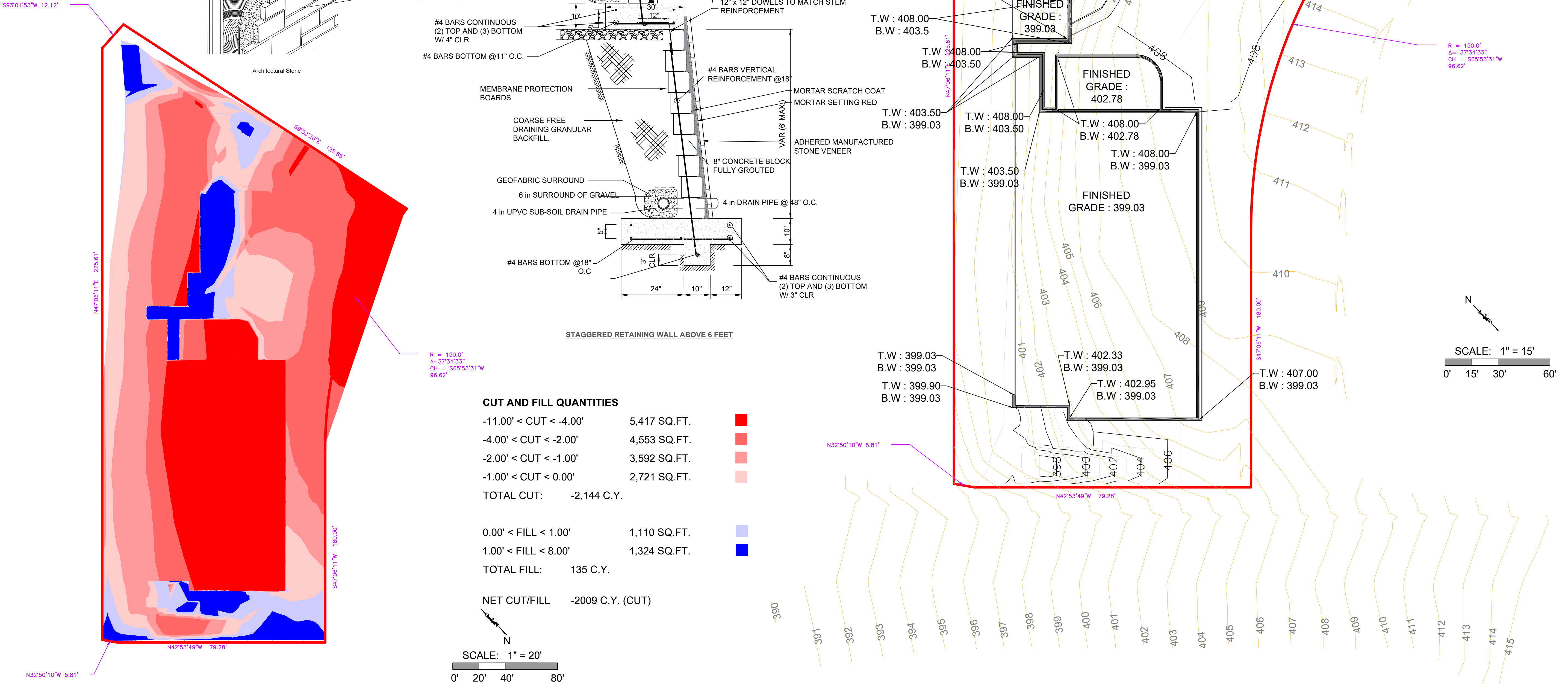
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C3 FLOOD MAP

Date:
 Page No.



REINFORCEMENT STEEL & FIBERMESH NOTES

1. ALL STEEL REINFORCING BARS SHALL BE NEW DOMESTIC DEFORMED BILLET STEEL CONFORMING TO ASTM A615, (#3 AND #4 = GRADE 40) (#5 AND LARGER - GRADE 60) ALL REINFORCEMENT SPECIFICALLY NOTED ON THE DRAWING AS BEING WELDED SHALL BE DOMESTIC STEEL CONFORMING TO ASTM A615, GRADE 40 OR DOMESTIC STEEL CONFORMING TO ASTM A706
2. DETAILING OF CONCRETE REINFORCEMENT AND ACCESSORIES SHALL BE IN ACCORDANCE WITH ACL 315.
3. ALL REINFORCEMENT BARS LAPS SHALL BE SPLICED A MINIMUM OF 40 BAR DIAMETERS.
4. ALL REINFORCING BARS SHALL BE #4 @ 24" O.C.E.W. UNLESS OTHERWISE NOTED
5. PROTECTION COVER OF REINFORCEMENT SHALL BE AS NOTED BELOW. CONCRETE PLACED AGAINST SOIL = 2 1/2 INCHES.
6. OWNER'S ALTERNATE - FIBERMESH CONCRETE MAY BE USED IN LIEU FOR REINFORCEMENT STEEL SPECIFIED IN THE CONCRETE AT THE THICKNESS INDICATED ON THE PLANS AT THE DUMPSTER AREA WHERE 8" CONCRETE IS SPECIFIED USE FIBERMESH #3 @ 24" O.C.E.W.
7. FIBERMESH FIBERS SHALL BE ADDED TO THE CONCRETE MIXTURE AT THE READY MIX BATCH PLANT AT A RATE OF 15 POUNDS PER CUBIC YARD (IF ALTERNATE IS USED).

JOINT NOTES

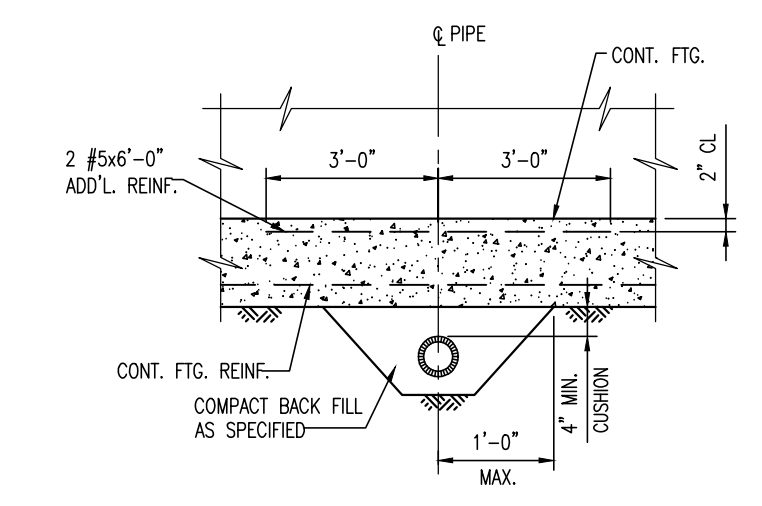
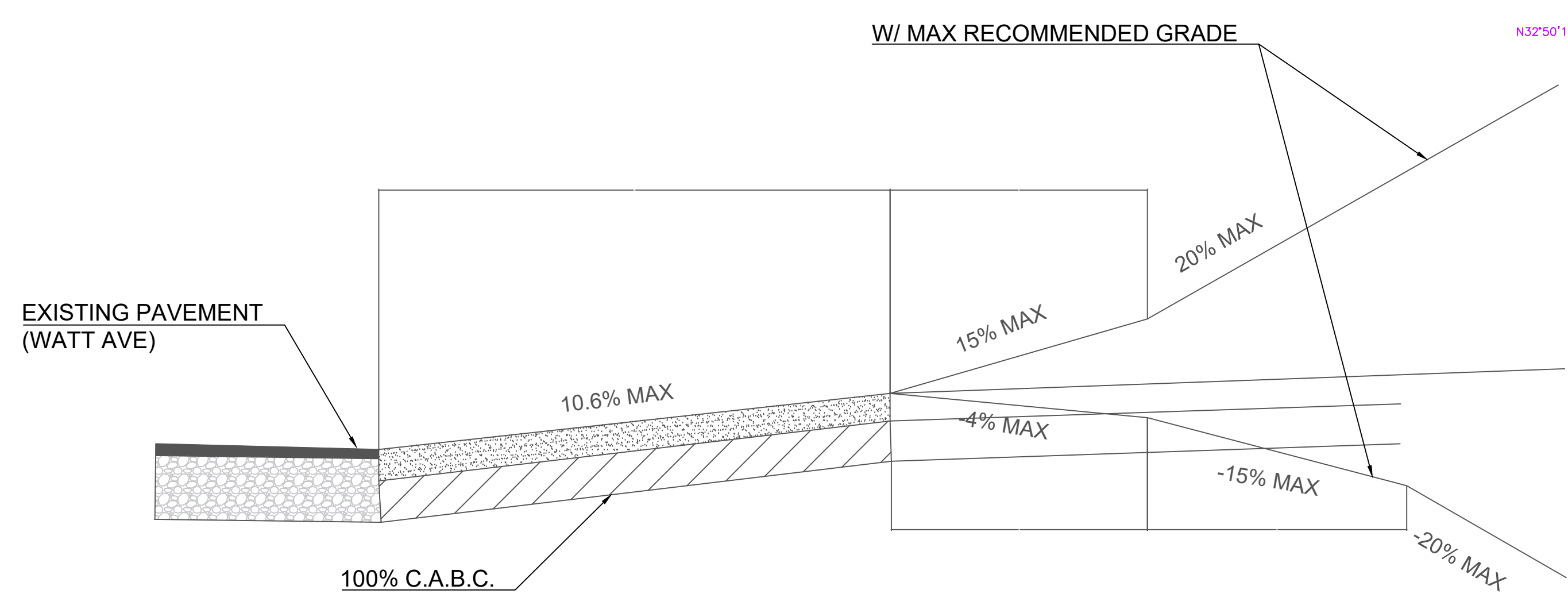
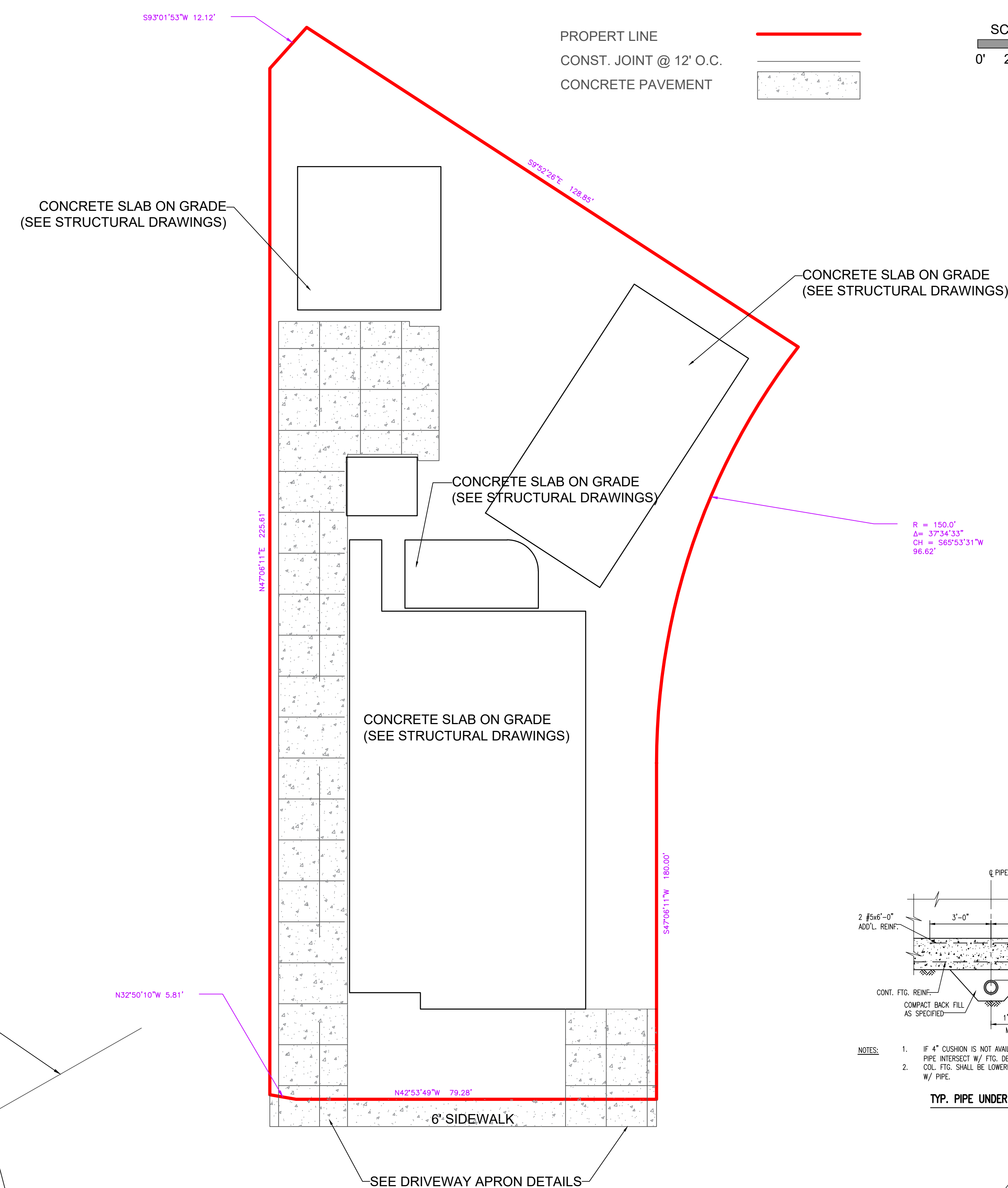
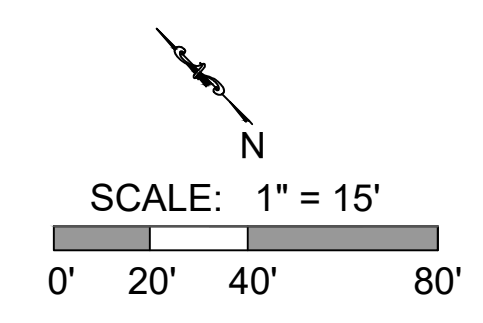
1. EXPANSION JOINTS AT APPROACHES SHALL BE CONSTRUCTED PER CITY ENGINEERING STANDARDS.
2. IF SAW JOINTS ARE INSTALLED, SAW JOINTS SHOULD BE DONE AS SOON AS CONCRETE HAS HARDENED BUT NOT WITHIN 12 HOURS OF POURING.

PRIVATE CONCRETE PAVING NOTES

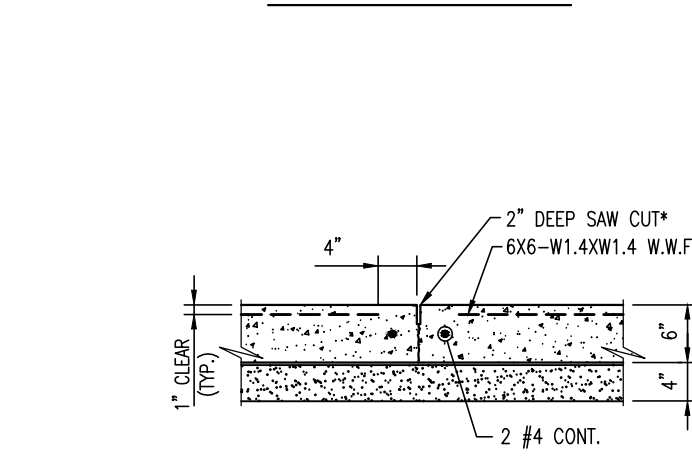
1. CONCRETE PAVEMENT SHALL CONFORM TO THE LATEST BUILDING CODE FOR REINFORCED CEMENT CONCRETE INSTITUTE (A.C.I. 318). IF THE FIBERMESH CONCRETE ALTERNATE IS USED, THE CONTRACTOR SHALL ADHERE STRICTLY TO THE MANUFACTURER'S RECOMMENDATIONS AS TO TYPE AND AMOUNT.
2. CONCRETE PAVING SHALL BE 8" THICK WITH 3000 PSI MIN AT 28 DAYS AND SHALL HAVE SAND AND GRAVEL OR CRUSHED STONE AGGREGATES TYPE 1 OR 11 PORTLAND CEMENT
3. MAXIMUM NOMINAL COARSE AGGREGATE SIZES FOR CONCRETE IN THE FOLLOWING AREAS SHALL BE: CONCRETE PAVING = 3/4 INCHES
4. CONCRETE SLUMPS SHALL BE 5 INCHES
5. CONCRETE EXPOSED TO WEATHER SHALL BE AIR EN TRAINED AS FOLLOWS:
 - A. 3/4 INCH NOMINAL AGGREGATE SIZE ----- 4% TO 6%
 - B. 1 INCH NOMINAL AGGREGATE SIZE ----- 3.5% TO 6.5%
 - C. 1 1/2 INCH NOMINAL AGGREGATE SIZE ----- 3% TO 6%
6. USE OF AIR ENTRAINMENT AND CORRESPONDING REDUCTION OF THE WATER CEMENT RATIO MUST FOLLOW NOTES ON MIX DESIGN.
7. CONCRETE APPROACH TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF DALLAS STANDARDS.
8. SLOPE OF H.C. RAMP DOWN AT ENTRANCE AND SIDE DISPLAY SHALL NOT EXCEED A SLOPE OF 1'/12'
9. ALL CONCRETE PAVEMENT TO HAVE A SUB BASE OF 6" THICK LIME STABILIZED SOIL TO BE COMPACTED TO MIN DENSITY OF 98% OF ASTM D-638.
10. THICKEN CONC. BY 2 INCHES IN LIEU OF LIME STABILIZED, IF APPROVED BY THE CITY.

LEGEND

- PROPERTY LINE
- CONST. JOINT @ 12' O.C.
- CONCRETE PAVEMENT



- NOTES:**
1. IF 4" CUSHION IS NOT AVAILABLE, USE TYP. PIPE INTERSECT W/ FTG. DETAIL ON THIS SHEET. CUL. FTG. SHALL BE LOWERED IF IT INTERSECTS W/ PIPE.
 2. TYP. PIPE UNDER FTG.



* SAWCUT SHALL BE CUT AFTER THE INITIAL SET OF THE CONCRETE (AS SOON AS THE SAW DOES NOT KICK COARSE AGGREGATE OUT OF THE SURFACE), BUT NOT MORE THAN 6 HOURS AFTER THE CONCRETE IS PLACED.

CONSTRUCTION JOINT DETAILS



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C9 PAVING PLAN

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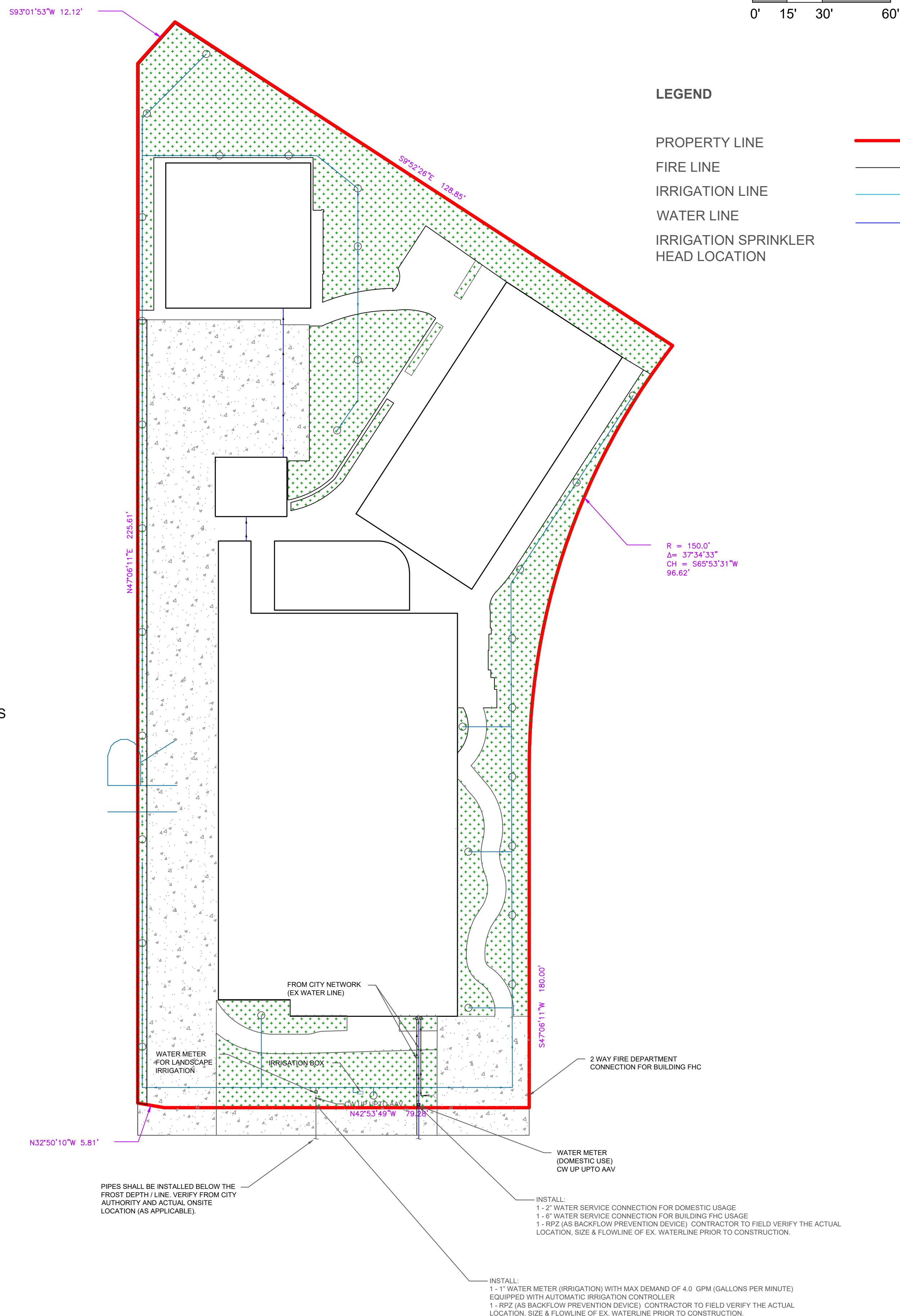
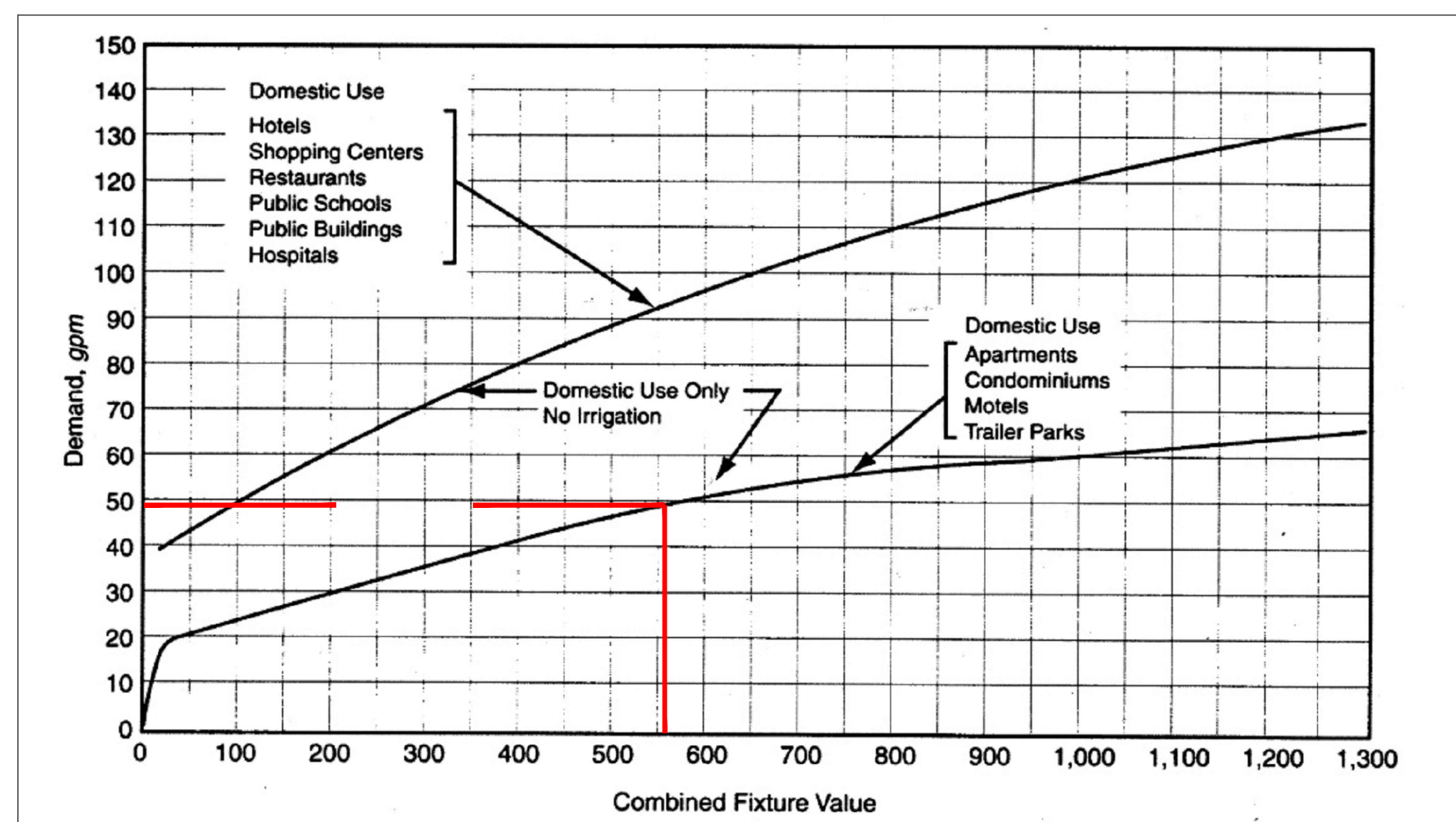
NOTES:

1. WATER & WASTEWATER CROSSINGS SHALL CONFORM TO TCEQ DESIGN CRITERIA.
2. ALL UTILITY MATERIAL & WORK SHALL CONFORM TO THE LATEST UNIFORM PLUMBING CODE AND CITY REQUIREMENTS.
3. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITY SIZES, MATERIALS & LOCATIONS.
4. ALL SERVICE LINES TO BE CONSTRUCTED TO WITHIN 1' OF LOT LINES.
5. SEE WASTEWATER STANDARD DETAILS.
6. WASTEWATER LINES TO BE PVC SDR-26.
7. MANHOLES WITH FOUR OR MORE PROPOSED LATERAL SERVICE LINE CONNECTIONS MUST HAVE THE HOLES FOR THE SERVICE LINES CONSTRUCTED BY THE MANHOLE MANUFACTURER.
8. WHERE WW SERVICES CONFLICT WITH DRIVEWAYS, WW SERVICES MAY BE ADJUSTED TO AVOID DRIVEWAY.
9. THE ENCASEMENT PIPE MUST MEET TCEQ REQUIREMENTS AND AT A MINIMUM BE CONSTRUCTED OF 150 PSI PRESSURE CLASS PIPE, SEALED AT BOTH ENDS WITH CEMENT GROUT OR A MANUFACTURED SEAL, BE TWO NOMINAL SIZES LARGER THAN THE WASTEWATER COLLECTION PIPE AND BE SUPPORTED BY SPACERS BETWEEN THE COLLECTION SYSTEM PIPE AND THE ENCASING PIPE AT A MINIMUM OF 5' INTERVALS.
10. 150 PSI PRESSURE CLASS PIPE FOR WASTEWATER MUST BE CONSTRUCTED PER TCEQ STANDARDS FOR WASTEWATER COLLECTION.
11. VERTICAL STACK FLOWLINES ARE CALLED OUT AT THE BEND OF THE TOP OF THE VERTICAL STACK.
12. ALL WASTEWATER MANHOLES TO BE WATER TIGHT UNLESS OTHERWISE NOTED.
13. ALL LATERALS TO BE CONSTRUCTED @ MIN. 2% SLOPE, UNLESS OTHERWISE NOTED.

Domestic Demand(Continuous)			
"Fixture Type (Standardized at 60 psi)"	"Fixture value @ 60 psi"	"Number of Fixtures"	"Total Fixture Value"
Bathtub	8	x 6	= 48
Bedpan Washers	10	x 3	= 30
Bidet	2	x 4	= 8
Faucet (kitchen sink)	2.2	x 8	= 17.6
Faucet (lavatory)	1.5	x 14	= 21.0
Shower Head (shower only)	2.5	x 4	= 10.0
Faucet (utility sink)	4	x 4	= 16
Urinal (flush valve)	35	x 3	= 105
Toilet Flush Valve	35	x 8	= 280
Dishwasher	2	x 2	= 4
Clothes Washer	6	x 3	= 18
TOTAL			557.6

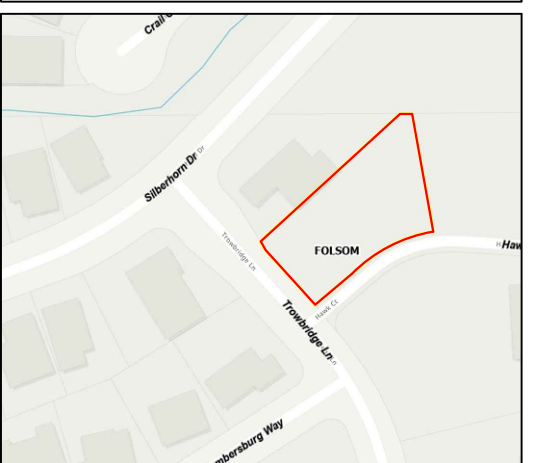
CALCULATIONS:

FOLLOWING THE GUIDELINES OUTLINED IN AWWA M22, THE RECOMMENDED FIXTURE VALUE TABLE IS UTILIZED TO DETERMINE THE TOTAL FIXTURE VALUE. THIS DETERMINATION IS BASED ON ASSUMING A PRESSURE OF 60 PSI, RESULTING IN A CALCULATED FIXTURE VALUE OF 600. BY REFERENCING THE FIXTURE VALUE AND EMPLOYING THE WATER FLOW DEMAND PER FIXTURE VALUE GRAPH, THE WATER FLOW DEMAND FOR THE BUILDING CAN BE ESTABLISHED. THE CALCULATED WATER FLOW DEMAND AMOUNTS TO 49 GALLONS PER MINUTE (GPM).



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WATER LINE PLAN

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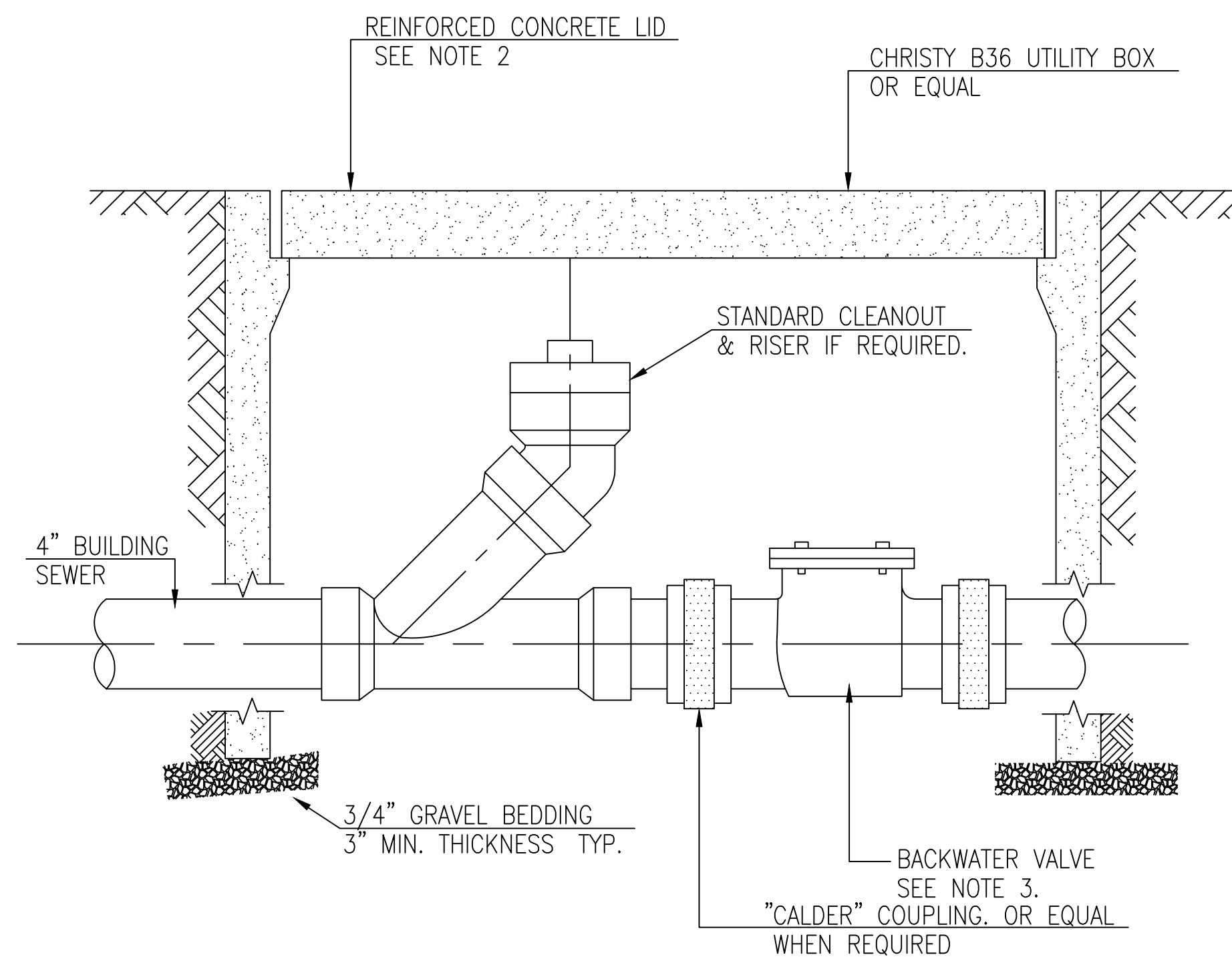
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DRAWING TITLE:
C11 WATER & IRRIGATION STANDARD DETAILS

Date:

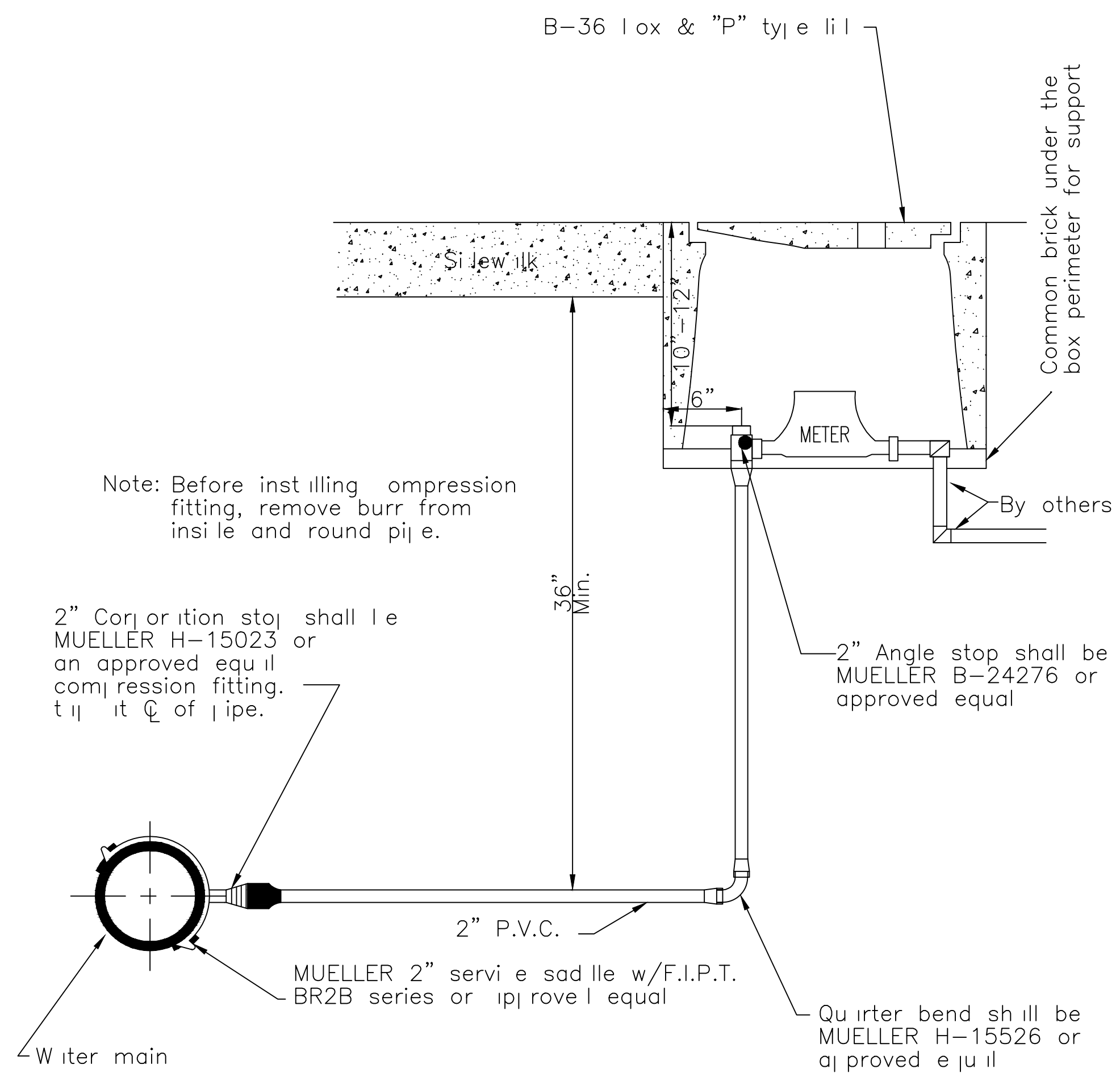
Page No.



NOTES:

- 1 THIS INSTALLATION IS REQUIRED WHEREVER THE LOWEST FINISHED FLOOR ELEVATION IS TWELVE (12) INCHES, OR LESS ABOVE THE TOP ELEVATION OF THE NEAREST UPSTREAM MANHOLE OR CLEANOUT.
- 2 IF THE LID IS SUBJECT TO VEHICULAR TRAFFIC, USE LID DESIGNED FOR H-20 TRAFFIC LOADINGS.
- 3 BACKWATER VALVE SHALL BE CAST IRON OR CAST BRONZE. VALVE SHALL BE APPROVED BY THE CITY ENGINEER.

BACKWATER CHECK VALVE INSTALLATION

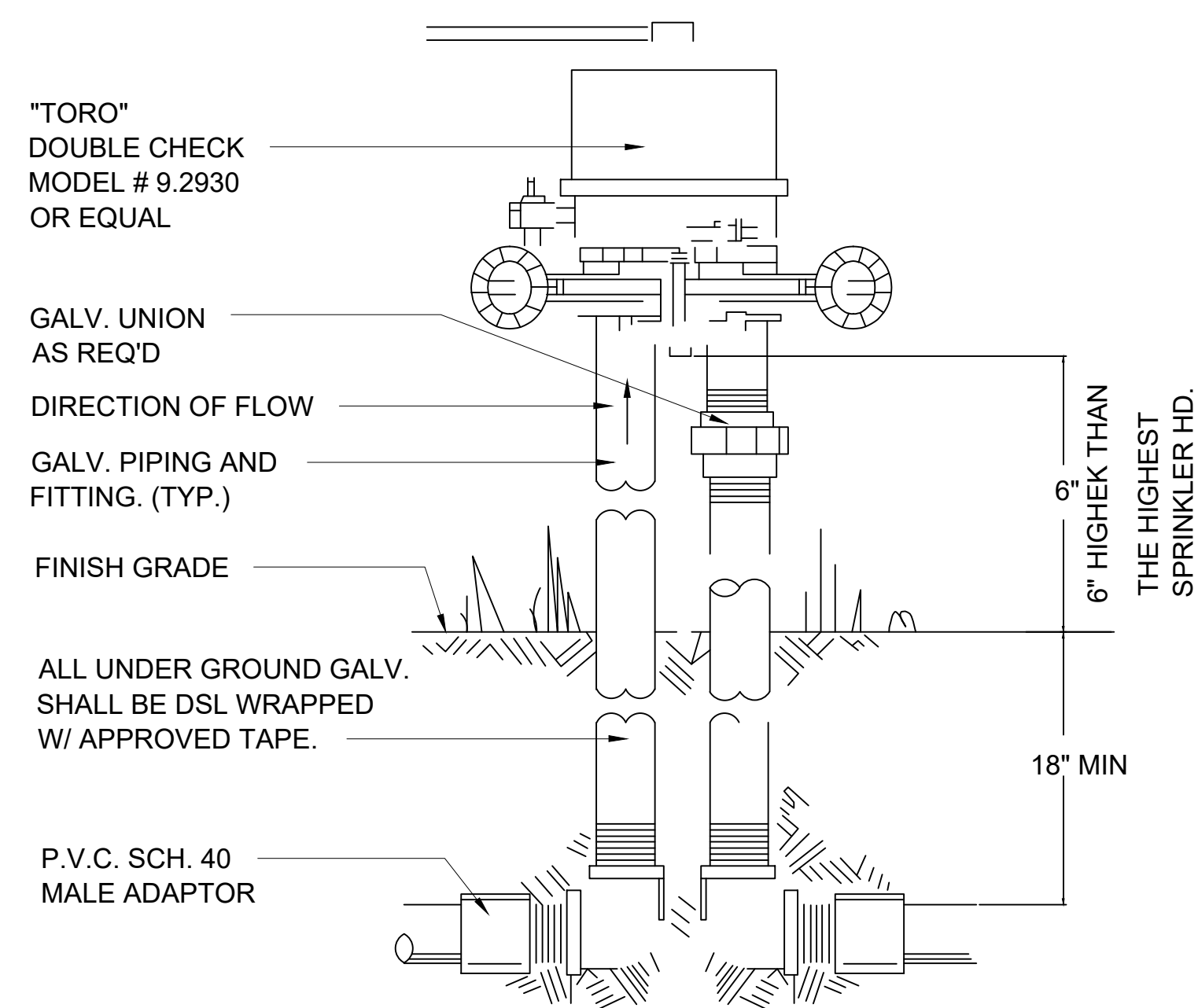


Note: Before installing compression fitting, remove burr from inside and round pipe.

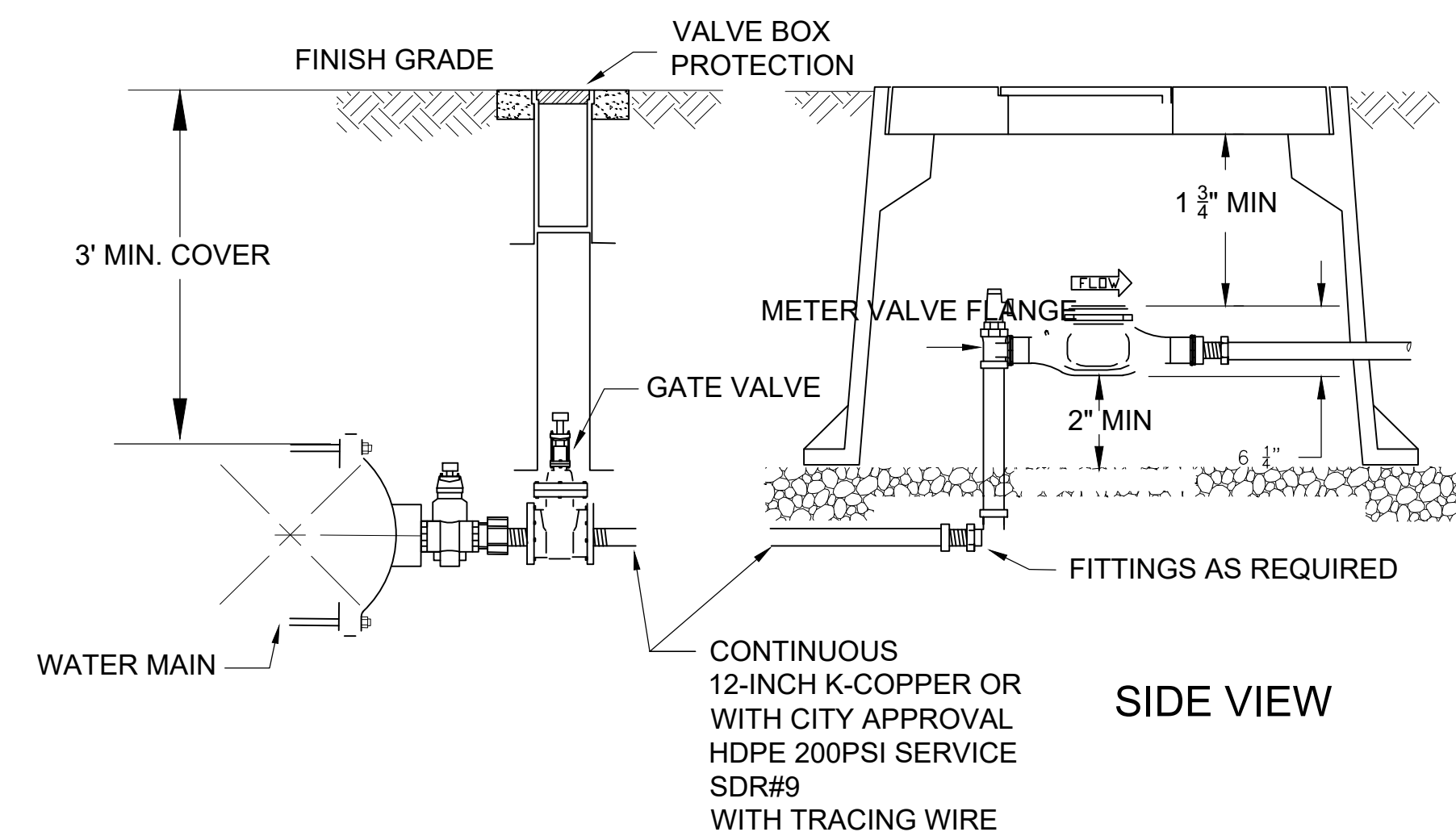
2" Corrosion stop shall be MUELLER H-15023 or an approved equivalent compression fitting. Tighten to 1/2 of pipe.

Water main

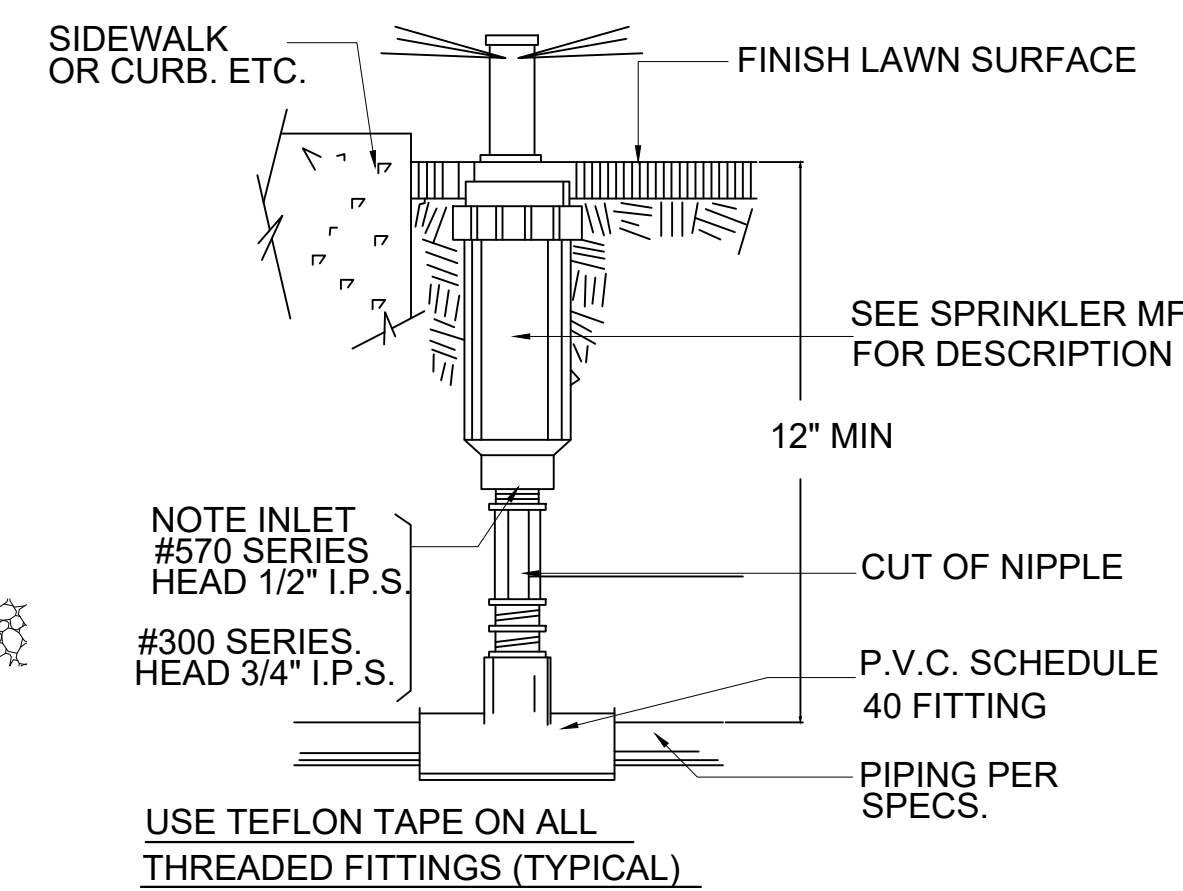
TYPICAL 2" SERVICE INSTALLATION



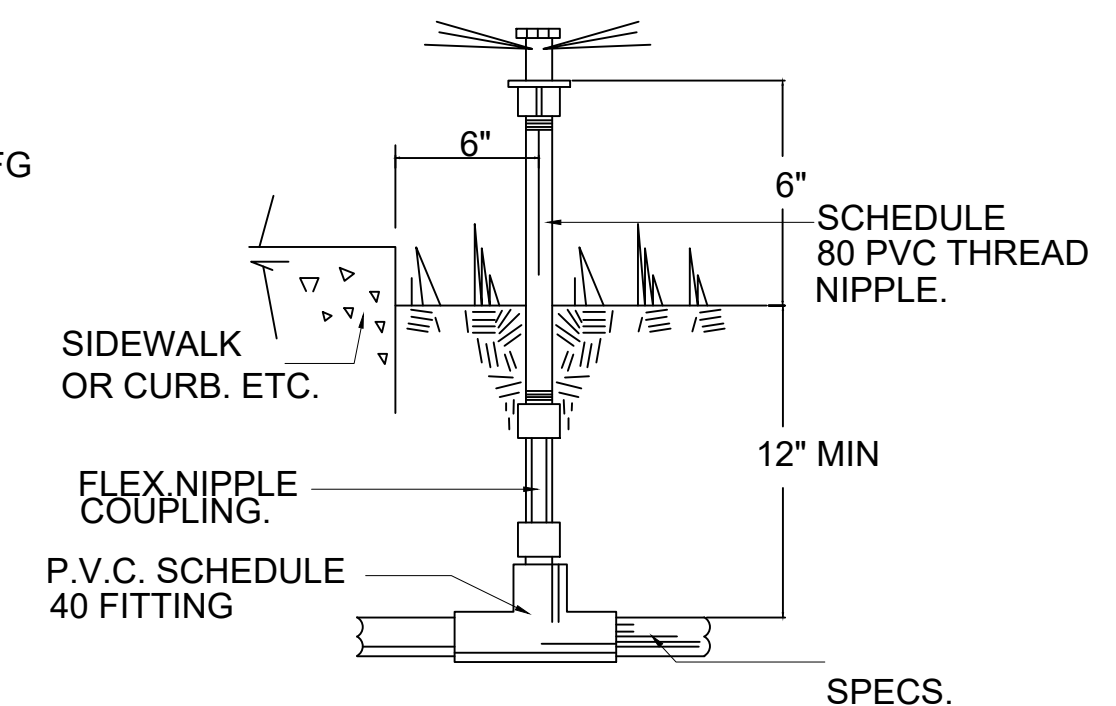
BACK FLOW PREVENT OR ASSEMBLY



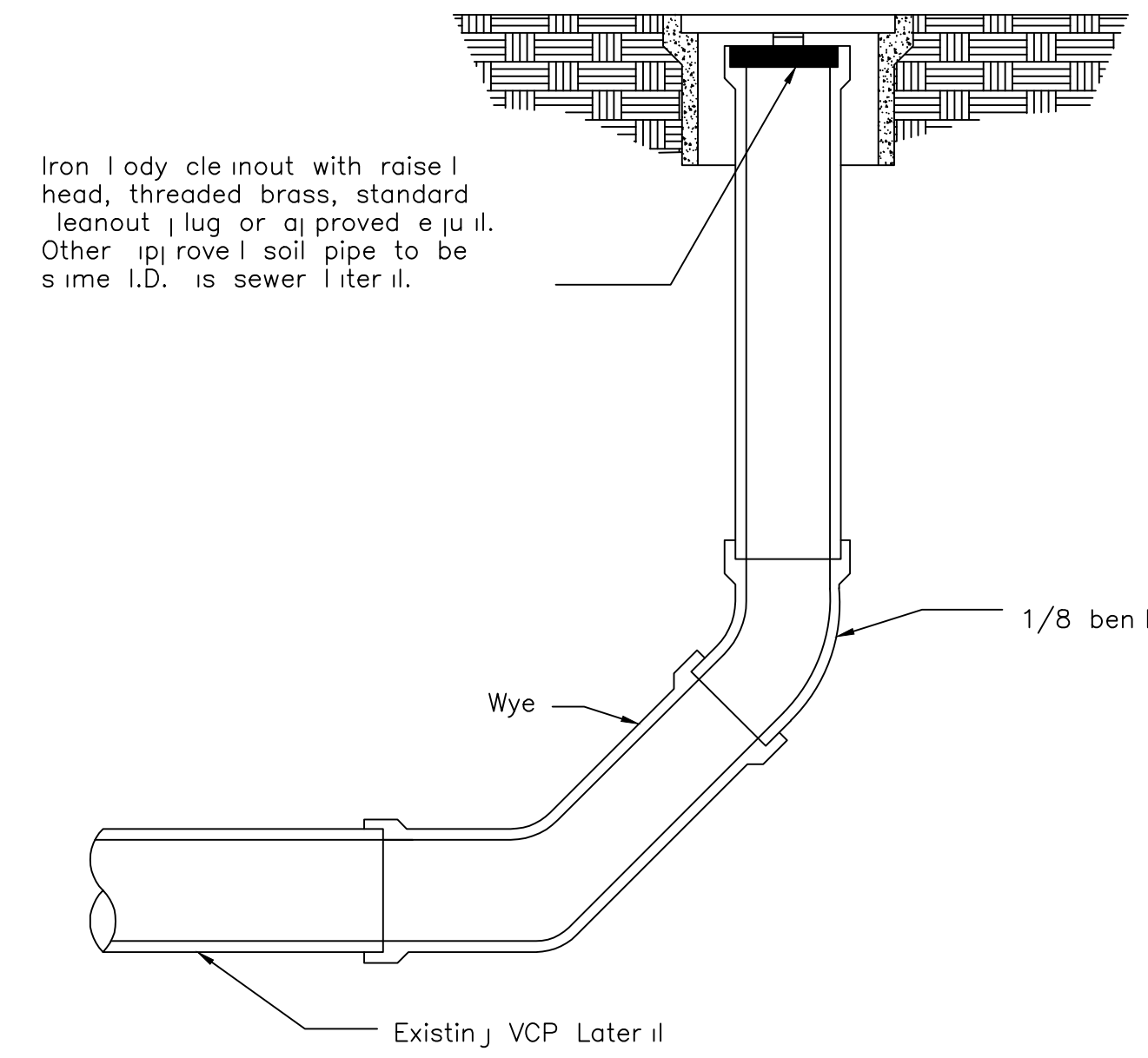
SIDE VIEW



POP-UP SPRINKLER HEAD



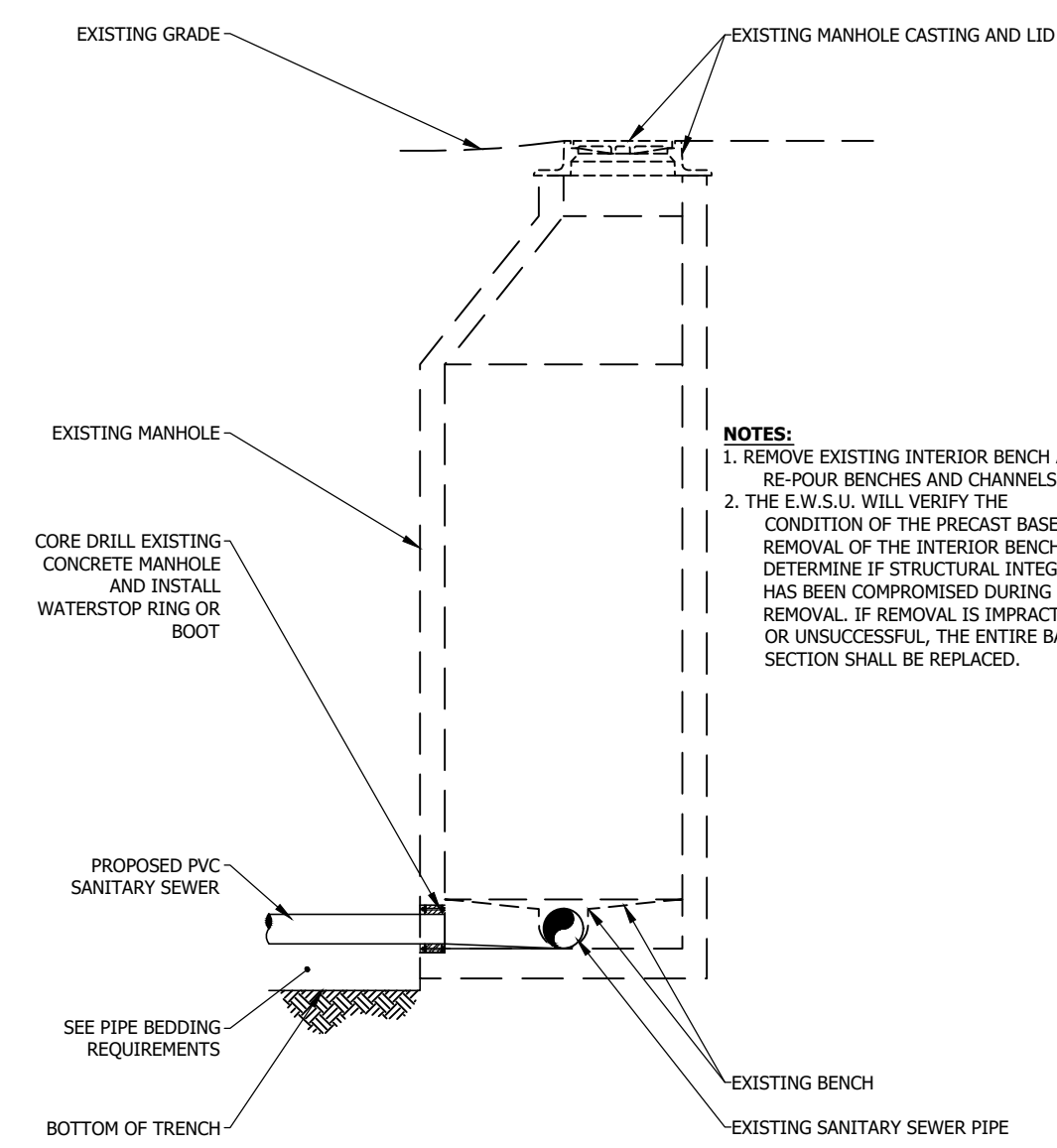
SHRUB SPRINKLER HEAD



NOTES:

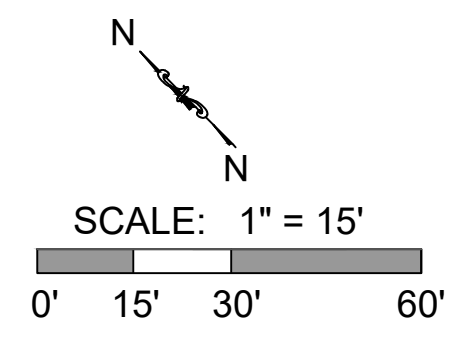
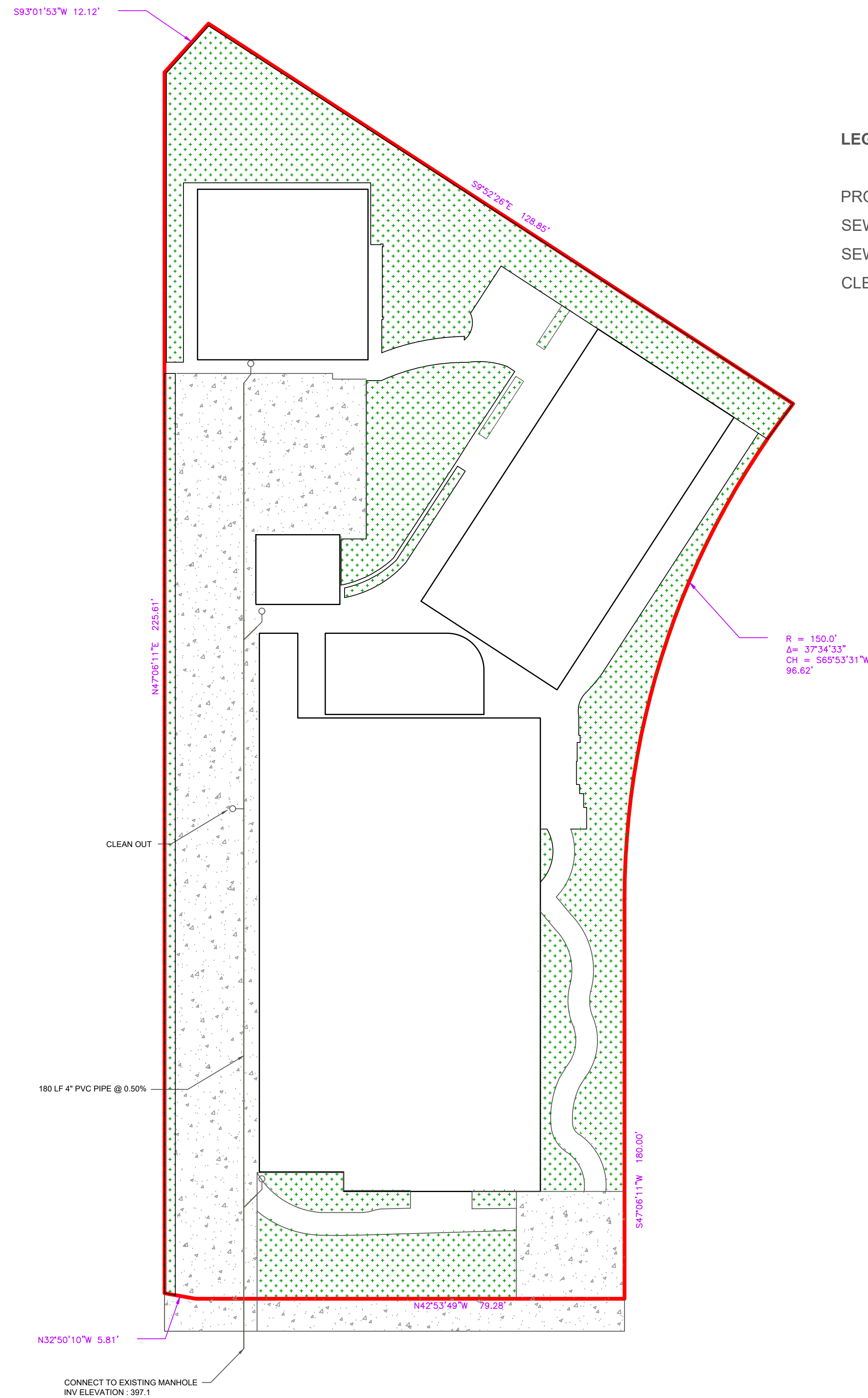
1. Box shall be Christy #VI sewer cleanout box. Lid shall be Christy P213 for 4" risers; 4F36 box and C230 lid for 6" risers; G12 box for 8" riser; or approved equivalents.
2. Backfill for cleanout shall be compacted by acceptable methods. Jetting is not permitted.
3. Cleanout maintenance and replacement of defective or broken parts shall be at the property owner's expense.
4. Locate Cleanout conveniently within City Right of Way.

SANITARY SEWER CLEANOUT



- NOTES:**
1. REMOVE EXISTING INTERIOR BENCH AND RE-POUR BENCHES AND CHANNELS.
 2. THE E.M.S.U. WILL VERIFY THE CONDITION OF THE PRECAST BASE AFTER REMOVAL OF THE INTERIOR BENCH TO DETERMINE IF STRUCTURAL INTEGRITY HAS BEEN COMPROMISED DURING REMOVAL. IF REMOVAL IS IMPRACTICAL OR UNSUCCESSFUL, THE ENTIRE BASE SECTION SHALL BE REPLACED.

NEW PIPE CONNECTION TO EXISTING MANHOLE



LEGEND

- PROPERTY LINE
- SEWER LINE
- SEWER SERVICE
- CLEAN OUT



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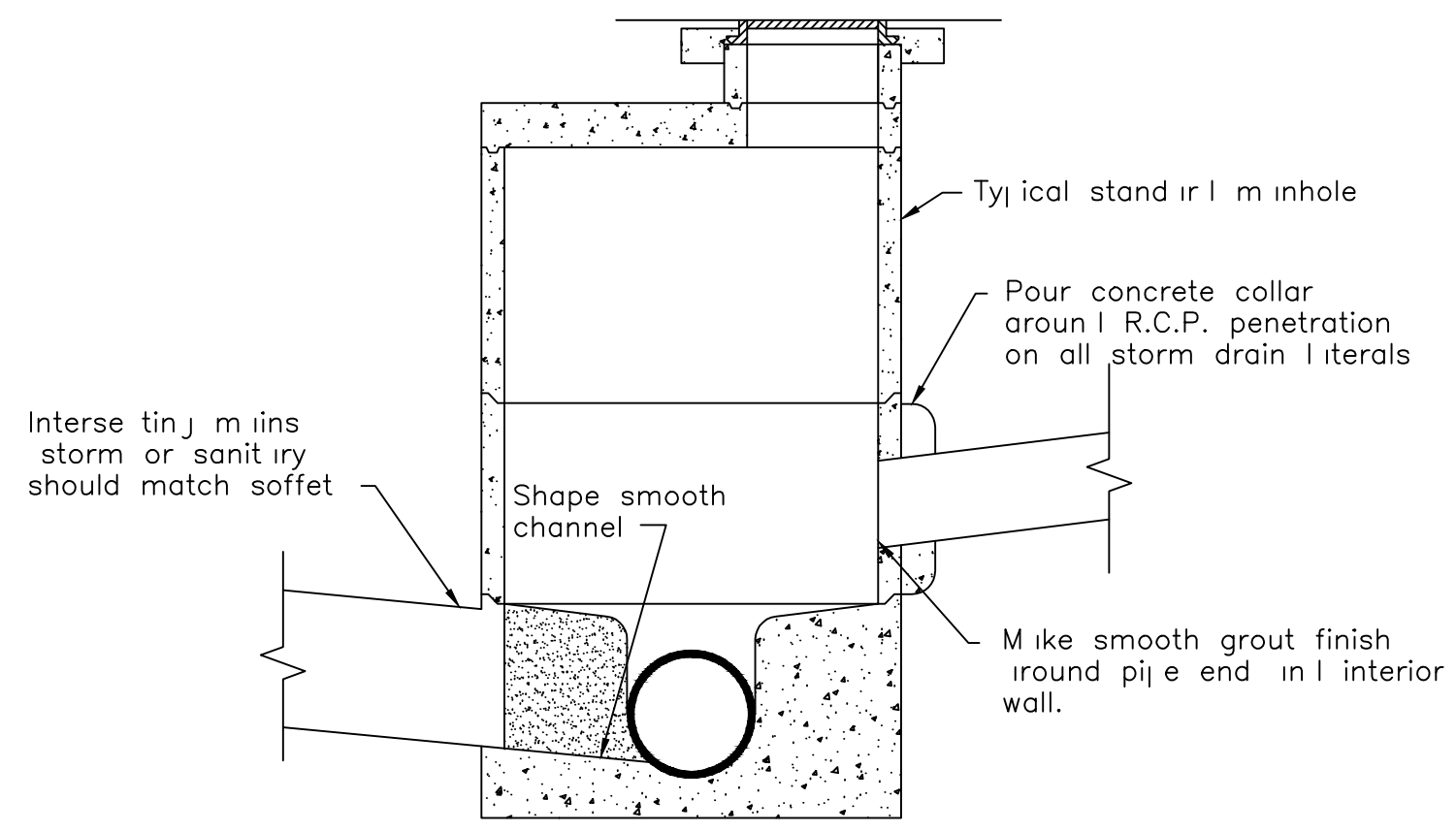
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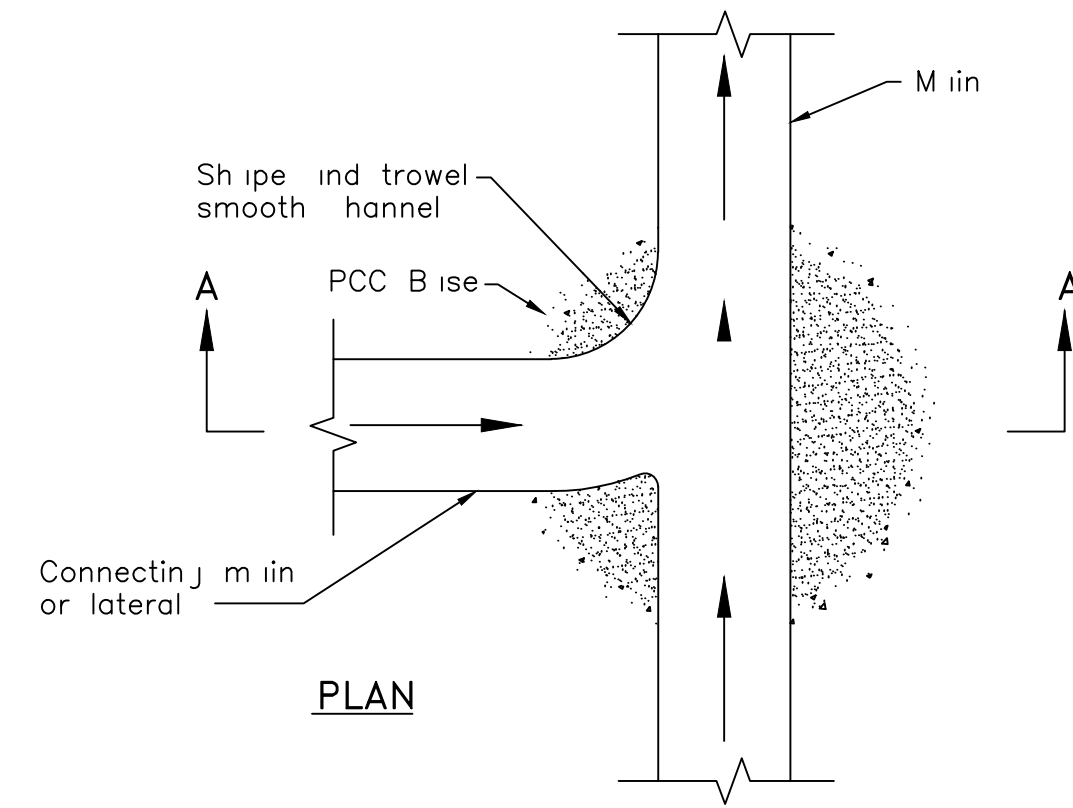
**C12
WASTE WATER
LINE**

Date:

Page No.

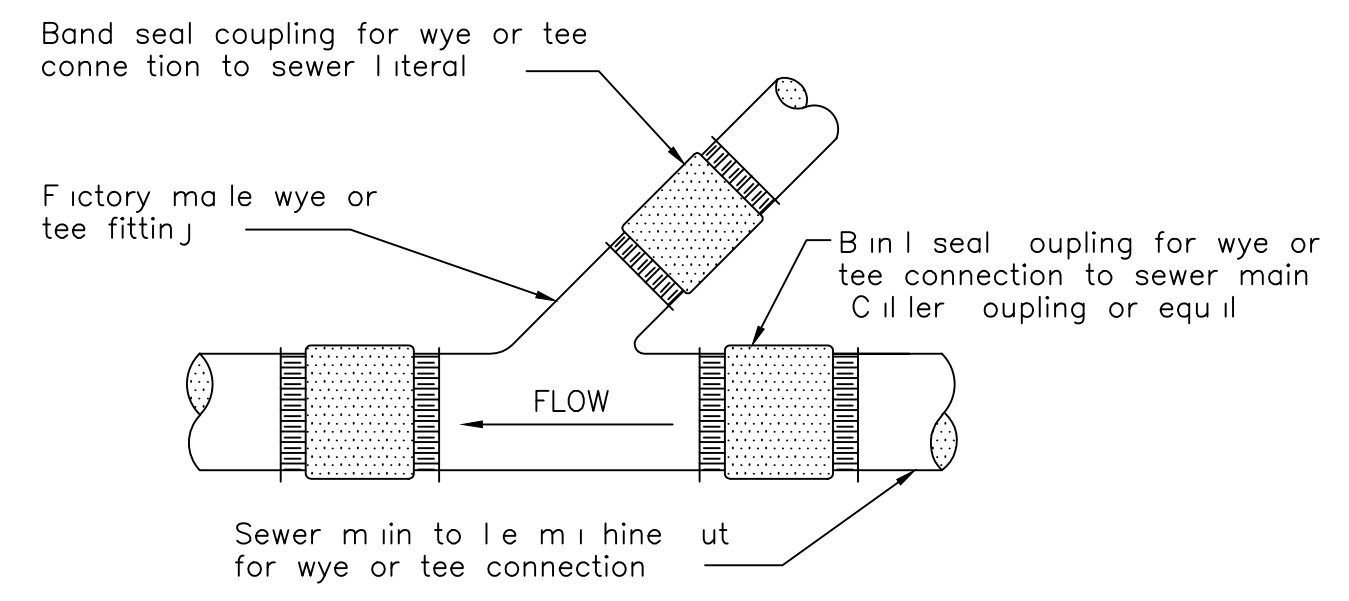


SECTION A-A

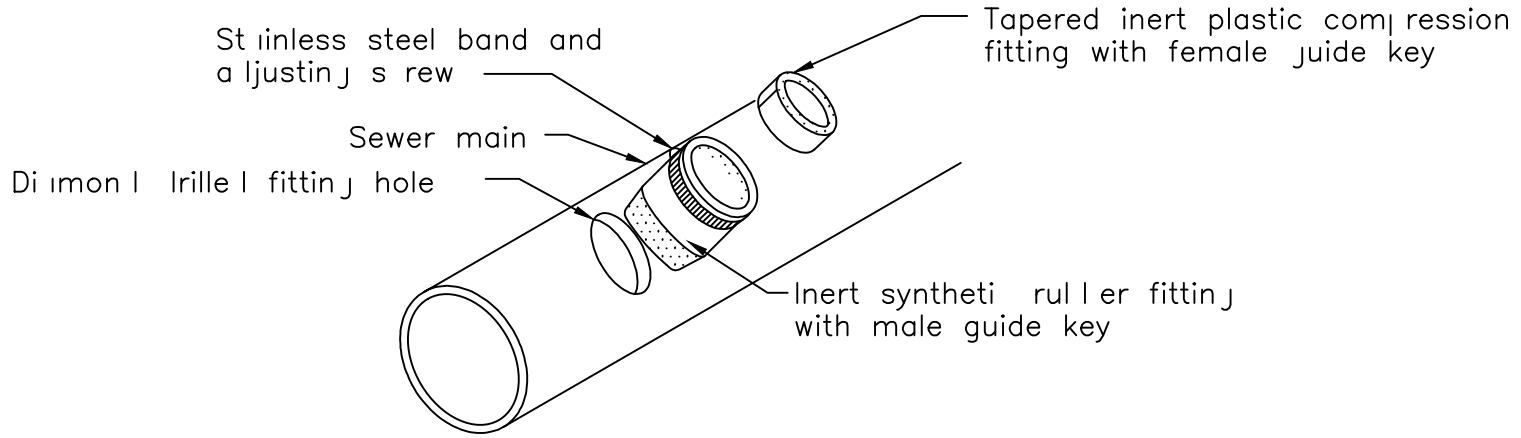


PLAN

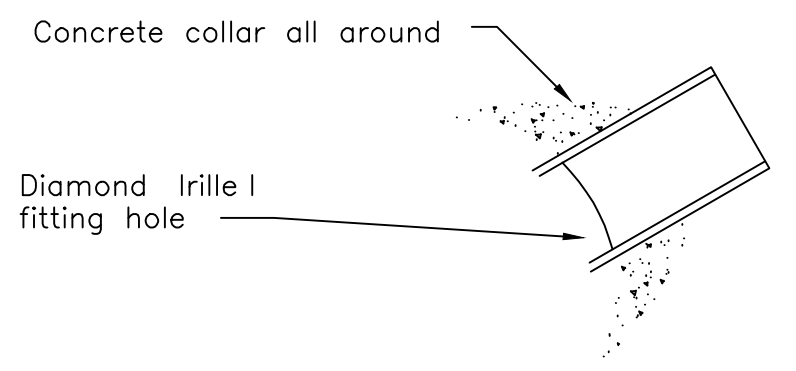
MANHOLE CONNECTION
 DETAIL



FACTORY MADE WYE OR TEE CONNECTION



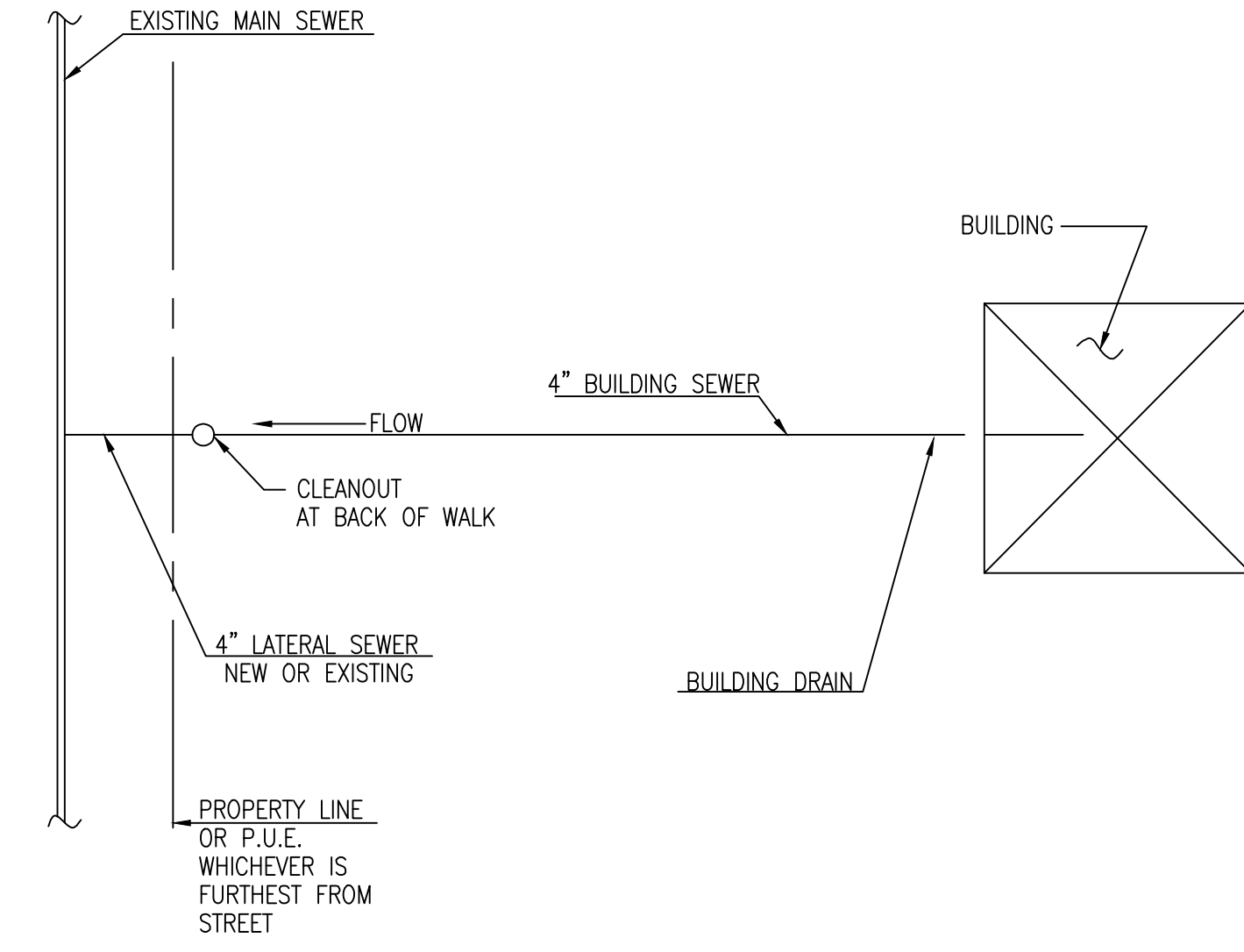
SYNTHETIC RUBBER WEDGE INSERT TEE
 (TAP-TITE OR APPROVED EQUAL)



RCP SEWER MAIN TAP

SIDE / SEWER LATERAL
 CONNECTION TO EXISTING
 MAINS

NOTE: WHERE BUILDING SEWERS ARE LOCATED UNDER DRIVEWAYS, CAST IRON OR DUCTILE IRON SEWER PIPE BE USED.



PLAN

TYPICAL SERVICE / SEWER
 CONNECTION DETAIL



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DRAWING TITLE:
C13
WASTE WATER
STANDARD
DETAILS

Date:

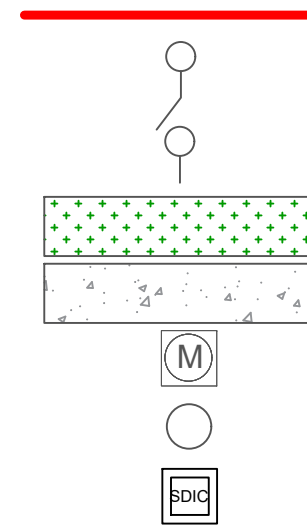
Page No.

SITE ANALYSIS

BUILDINGS:	6,395 SQ. FT.
LANDSCAPE:	5,099 SQ. FT.
DRIVEWAY:	3,232 SQ. FT.
OPEN SPACE:	2,322 SQ. FT.
POOL:	450 SQ.FT.
BASKETBALL COURT:	1,800 SQ.FT.
TOTAL	19,298 SQ. FT.

LEGEND

- PROPERTY LINE
- SEWER SERVICE
- CLEAN OUT
- LANDSCAPE
- DRIVEWAY PAVEMENT
- WATER METER
- IRRIGATION SPRINKLER
- STORM WATER CASH BASIN

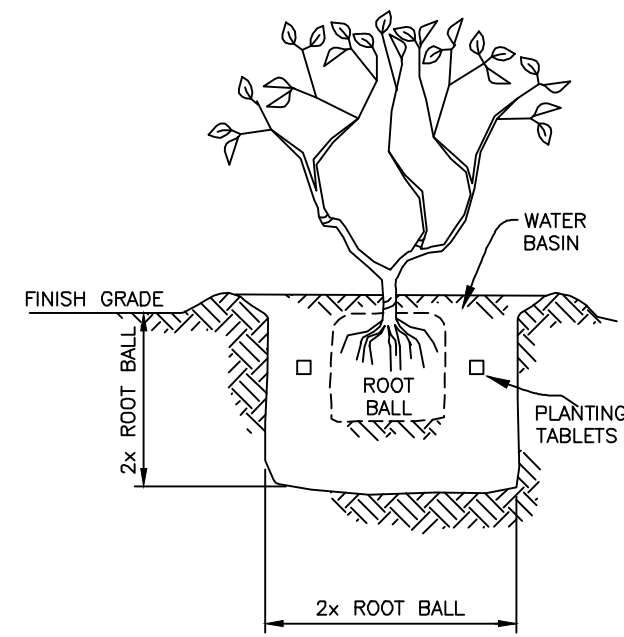


PLANTING TABLET (FERTI-TAB) SHALL BE PLACED BELOW FINISH GRADE NEAR ROOT FOUNDATION AT DEPTH & QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.

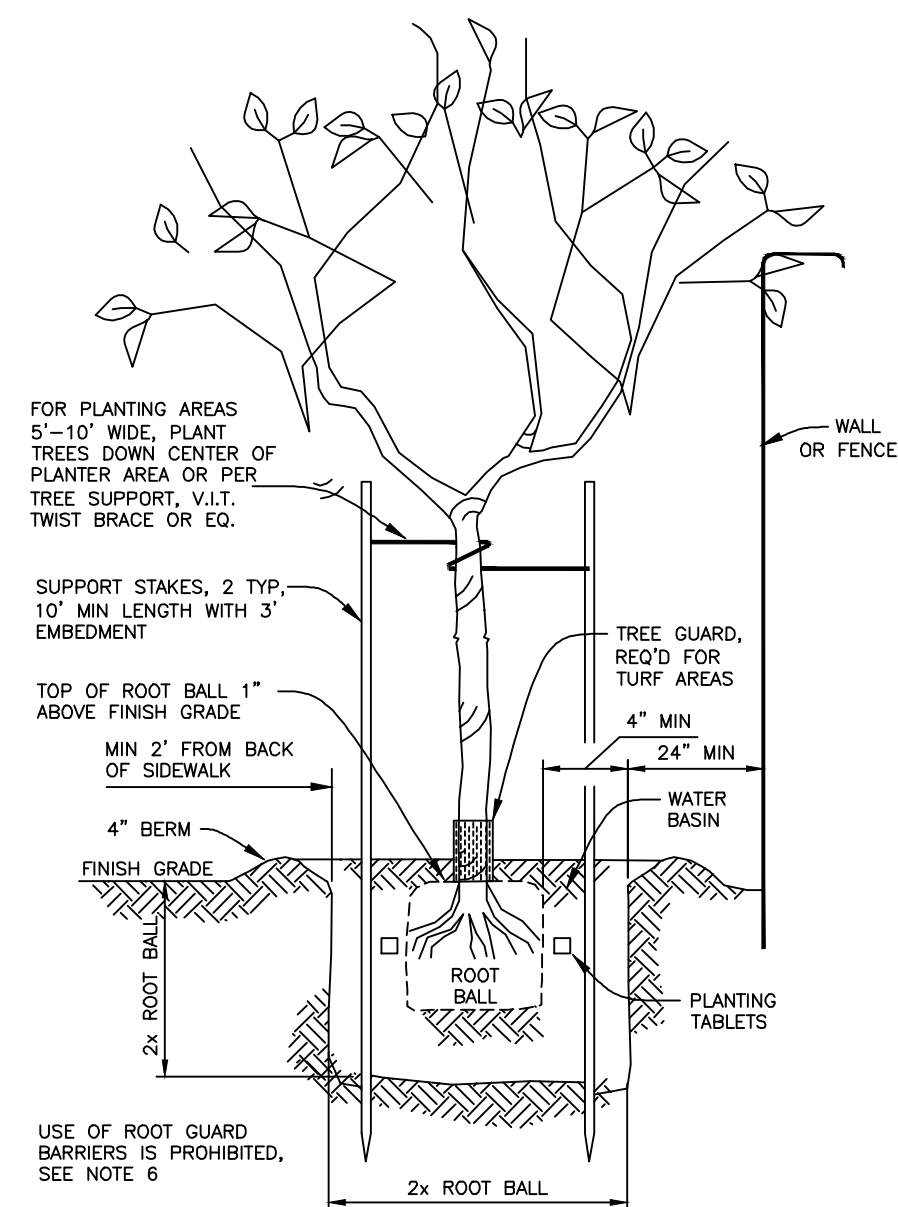
ALL LANDSCAPE INSTALLATION SHALL BE IN ACCORDANCE WITH CITY STANDARDS, MANUFACTURER'S RECOMMENDATION, SECTION 20 OF THE STANDARD SPECIFICATIONS AND AS DIRECTED BY THE CITY ENGINEER.

ALL MATERIALS USED SHALL BE NEW AND FREE FROM DEFECTS.

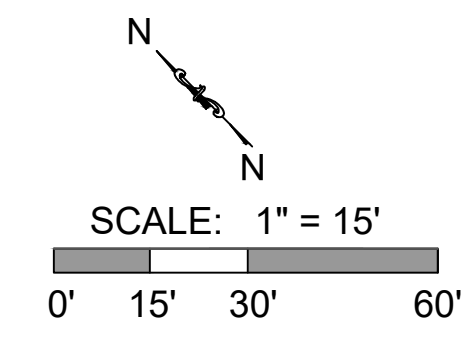
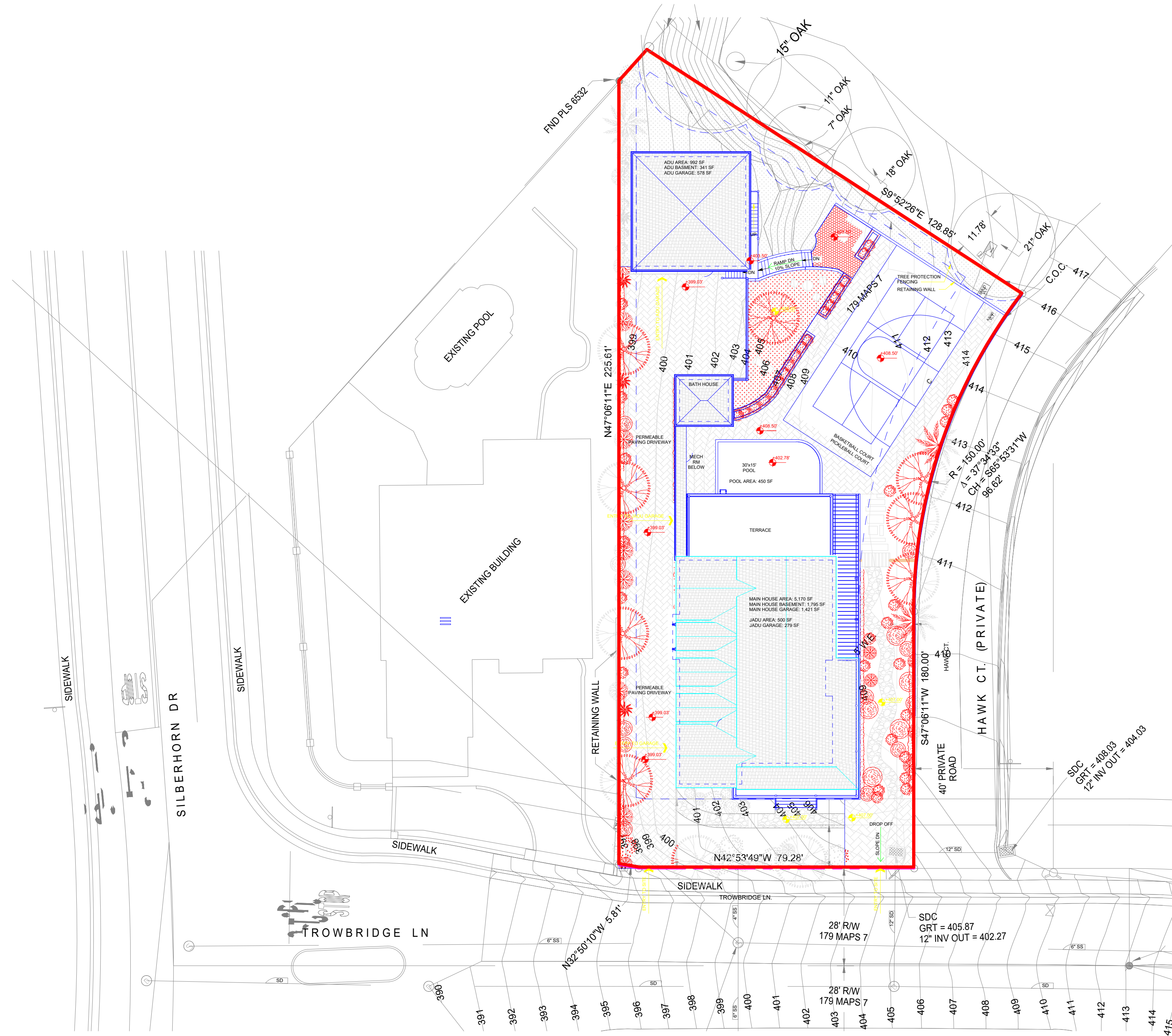
SEE APPROVED LANDSCAPE AND IRRIGATION PLANS FOR SPECIFIC MODEL NO., SIZE, QUANTITY, MANUFACTURERS AND PERFORMANCE OF THE VARIOUS ITEMS.



SHRUB PLANTING DETAIL



TREE PLANTING DETAIL



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C14 SITE PLAN

Date:

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