



CONSULTANT



## KEYNOTES

- 1 TRASH ENCLOSURE
- 2 35' WIDE TYPE A-7 DRIVEWAY ENTRANCE/EXIT
- 3 PROPOSED FENCING
- 4 ACCESSIBILITY RAMP
- 5 7' SOUNDWALL

ZONING:

EXISTING:	High Density Residential (HDR)
PROPOSED:	High Density Residential (HDR)

BUILDING FLOOR AREA:

6-PLEX (10):	4,708 sf
8-PLEX (3):	6,258 sf
10-PLEX (8):	7,808 sf
29-PLEX (8):	13,400 sf
CLUBHOUSE:	6,247 sf
POOL BLDG:	1,381 sf
<b>TOTAL:</b>	<b>243,209 sf</b>

BUILDING SQUARE FOOTAGE:

TOTAL RESIDENTIAL:	653,415 sf
TOTAL CLUBHOUSE:	10,636 sf

MAX. BUILDING HEIGHT:

6-PLEX:	36 feet
8-PLEX:	36 feet
10-PLEX:	36 feet
29-PLEX:	41 feet
CLUBHOUSE:	34 feet 6 inches
POOL BLDG:	19 feet 8 inches

REQUIRED \*:

RESIDENT:	699 spaces	
GUEST:	40 spaces	Double Striped
TOTAL:	<b>739 spaces</b>	

PROVIDED

<b>OVERALL:</b>		
GARAGE:	432 garages	
OPEN:	312 spaces	Double Striped
<b>GARAGE:</b>	<b>744 spaces</b>	

**CO-23 (Phase 1)**

GARAGE: 192 garages  
OPEN: 160 spaces Double Striped  
**352 spaces**

**CO-22 (Phase 2)**

GARAGE:	240 garages	
OPEN:	152 spaces	Double Striped
	<b>392 spaces</b>	

\*: parking per code:  
1.5 spaces/unit (1 bed) (1 covered/unit)  
2.0 spaces/unit (2 & 3 bed) (1 covered/unit)  
1 space per 10 units Guest parking

NO	DATE	DESCRIPTION
REVISIONS		
BENCHMARK		

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PROJECT ENGINEER

PROJECT

### ENTITLEMENT PLANS FOR

**CAMPUS OAKS  
PCL CO-22 & CO-23  
4101 & 4301 HP WAY**

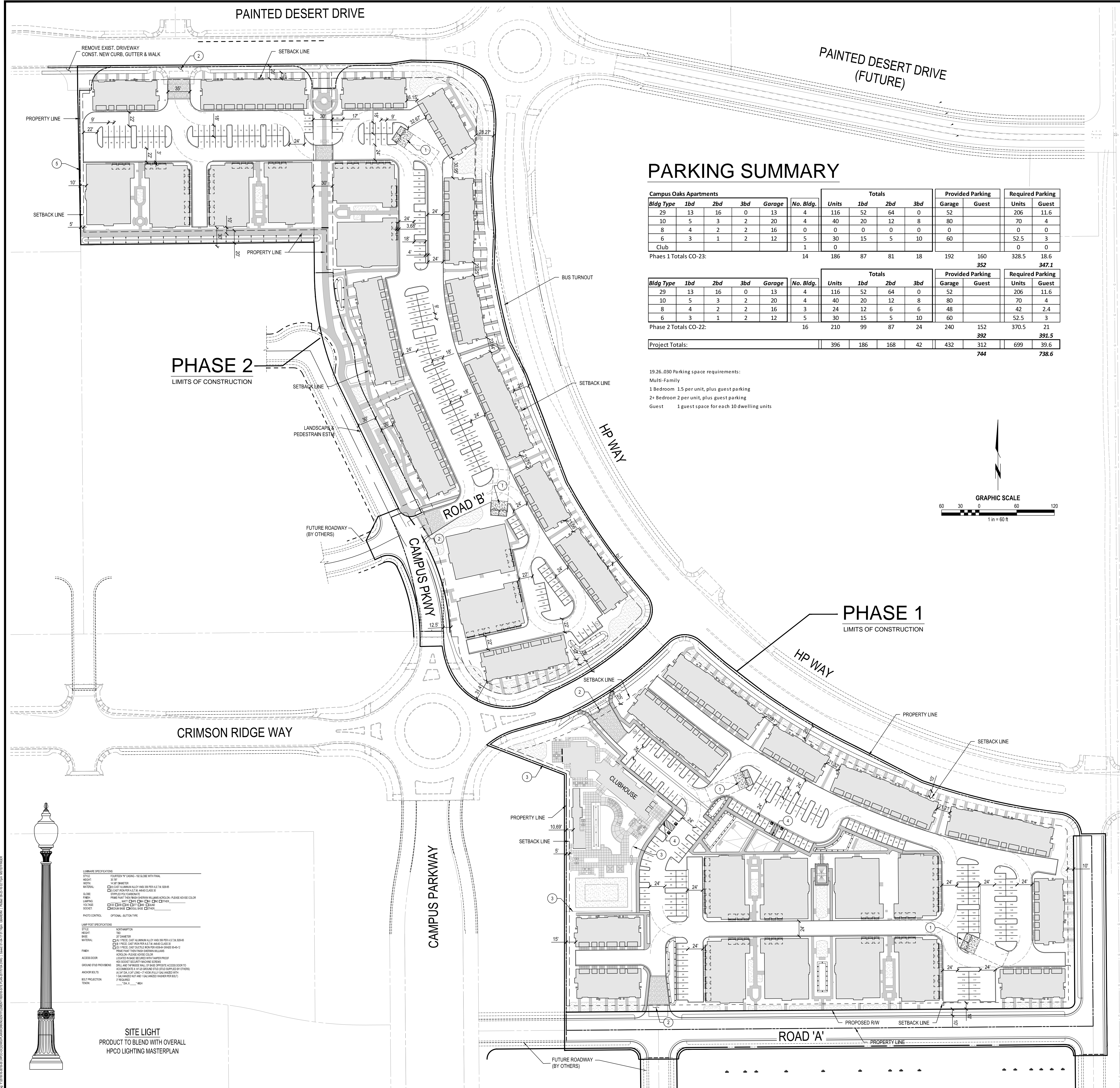
ROSEVILLE, CA

DRAWING

## SITE PLAN

DATE	JANUARY 6, 2017	SHEET	1
SCALE	H: 1"=60'		
JOB NUMBER	16-0018-00	OF	5

4101 &amp; 4301 HWAY (PL 16-0331)







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## APPROVALS

NO	DATE	DESCRIPTION
REVISIONS		
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NTITLEMENT PLANS FOR

**CAMPUS OAKS  
PCL CO-22 & CO-23  
4101 & 4301 HP WAY**

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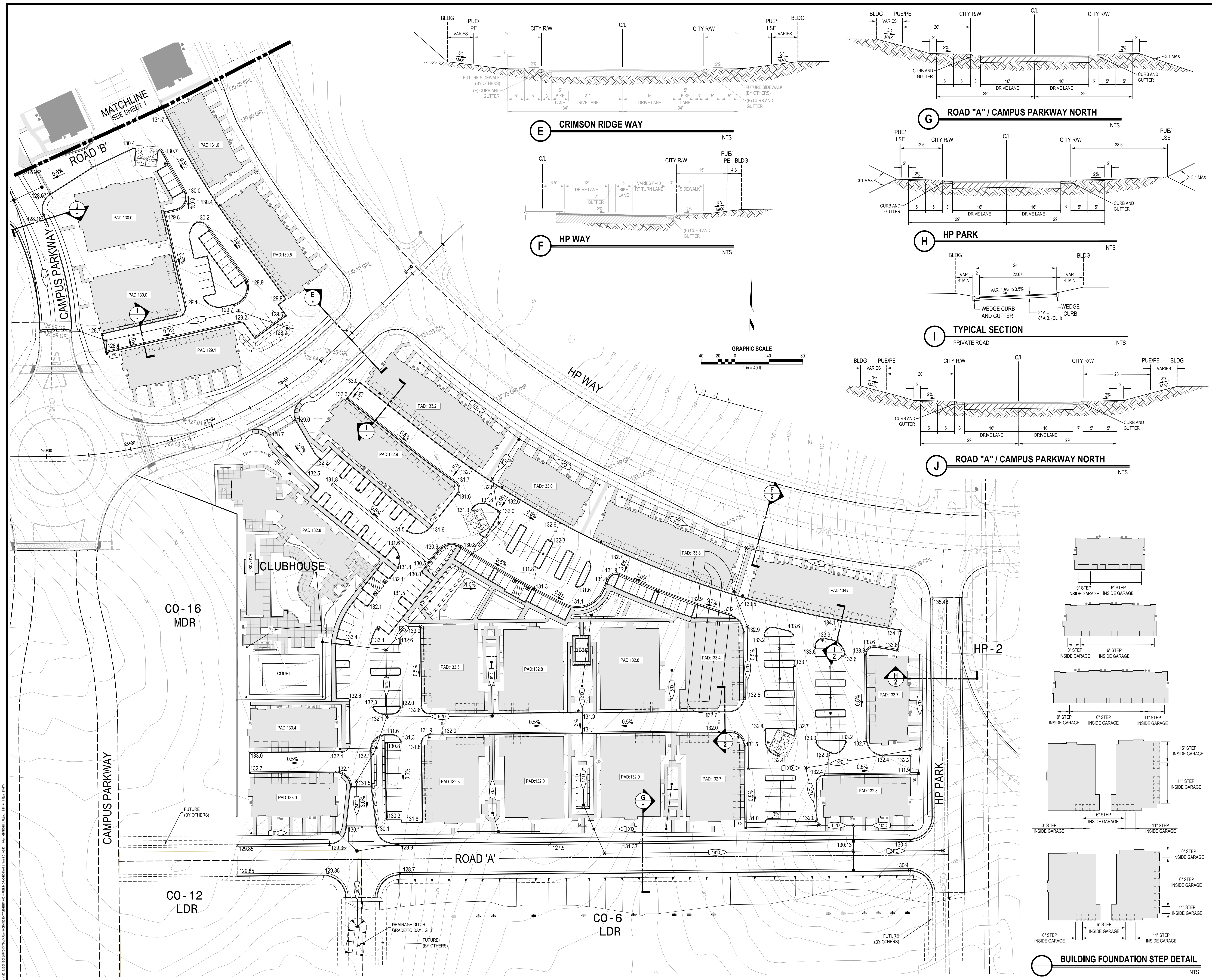
# PRELIMINARY GRADING PLAN

DATE	JANUARY 6, 2017	SH
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**G-02**

16-0018-00

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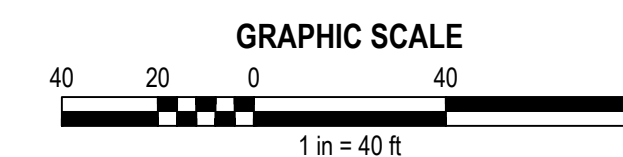




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APPROVALS



### GRADING LEGEND

ABBREVIATIONS:	
BW	FG AT BOTTOM OF WALL
C	CONCRETE
CL	CENTERLINE
FG	FINISHED GRADE
FL	FLOWLINE
GB	GRADE BREAK
GFL	GUTTER FLOWLINE
GR	INLET GRATE
HP	HIGH POINT
P	PAVEMENT
R	RIDGE
SW	SIDEWALK
TC	TOP OF CURB
TF	TOP OF FOOTING
TW	FG AT TOP OF WALL

### SYMBOLS:

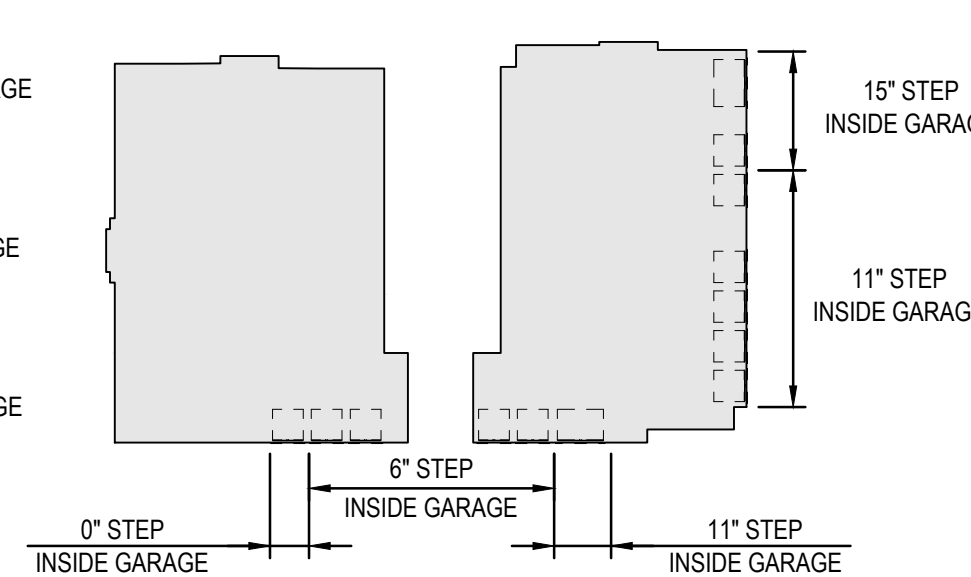
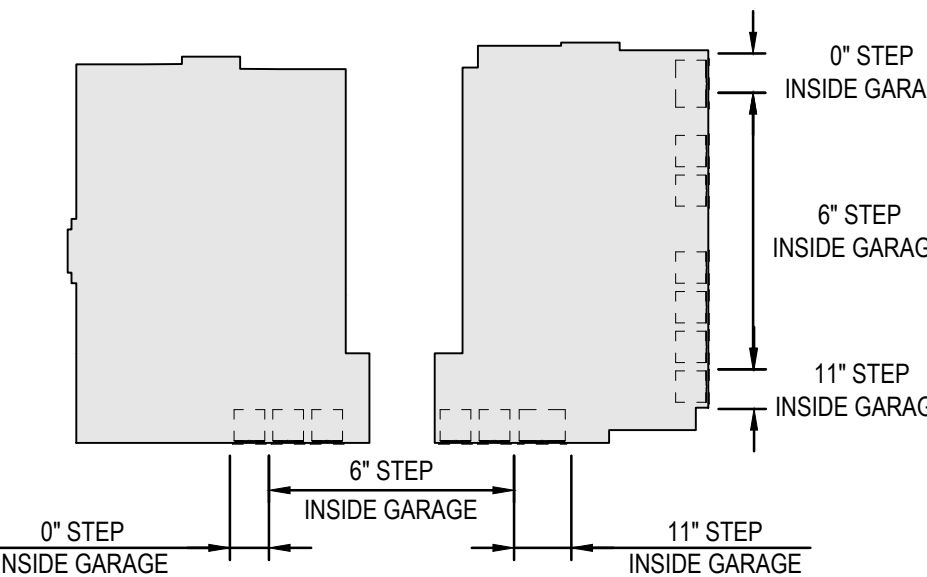
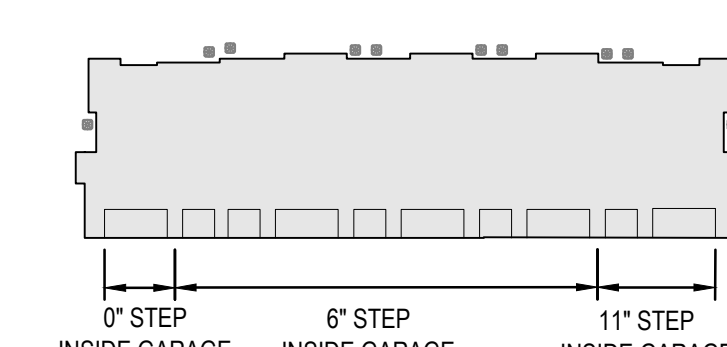
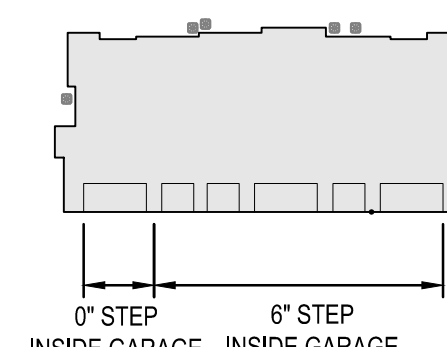
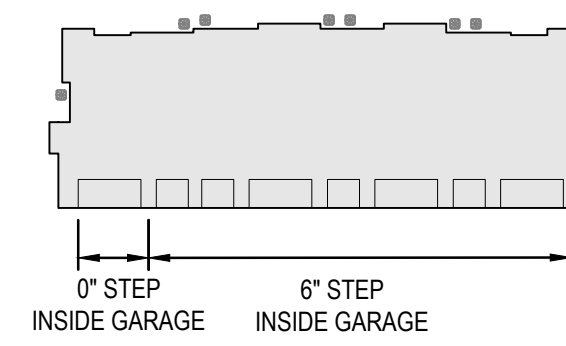
EXISTING	PROPOSED	DESCRIPTION
---	---	BOUNDARY LINE
---	---	EASEMENT LINE
---	---	RIGHT OF WAY LINE
---	---	RIDGE OR GRADE BREAK
---	---	DIRECTION OF DRAINAGE
---	---	FLOWLINE OF SWALE
---	---	GRAVITY BLOCK RETAINING WALL
---	---	FENCE
---	---	STORM DRAIN PIPE & SIZE
---	---	MANHOLE
---	---	DRAIN INLET-TYPE NOTED ON PLAN
---	---	ELEVATION CALLOUTS
---	---	SLOPE BANK: TOP OF BANK
---	---	TOE OF BANK
---	---	DETAIL REFERENCE: SHEET LOCATION
---	---	SECTION REFERENCE: SHEET LOCATION

### NOTE:

- 1 RW AND P.U.E. TO BE ABANDONED.

ESTIMATED EARTHWORK QUANTITIES	
CUT TO FILL:	35,650 CY
IMPORT:	3,500 CY

MATCHLINE  
SEE SHEET 2



### BUILDING FOUNDATION STEP DETAIL

NTS

ENTITLEMENT PLANS FOR  
**CAMPUS OAKS**  
**PCL CO-22 & CO-23**  
**4101 & 4301 HP WAY**

ROSEVILLE, CA

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**PRELIMINARY  
GRADING PLAN**

DATE JANUARY 6, 2017

SCALE H: 1"=40'

JOB NUMBER 16-0018-00

SHEET

**G-01**

OF

5

4101 & 4301 H WAY (PL 16-0331)





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## APPROVALS

NO	DATE	DESCRIPTION
VISIONS		
ANCH MARK		

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ENTITLEMENT PLANS FOR

**CAMPUS OAKS**  
**CL CO-22 & CO-23**  
**01 & 4301 HP WAY**

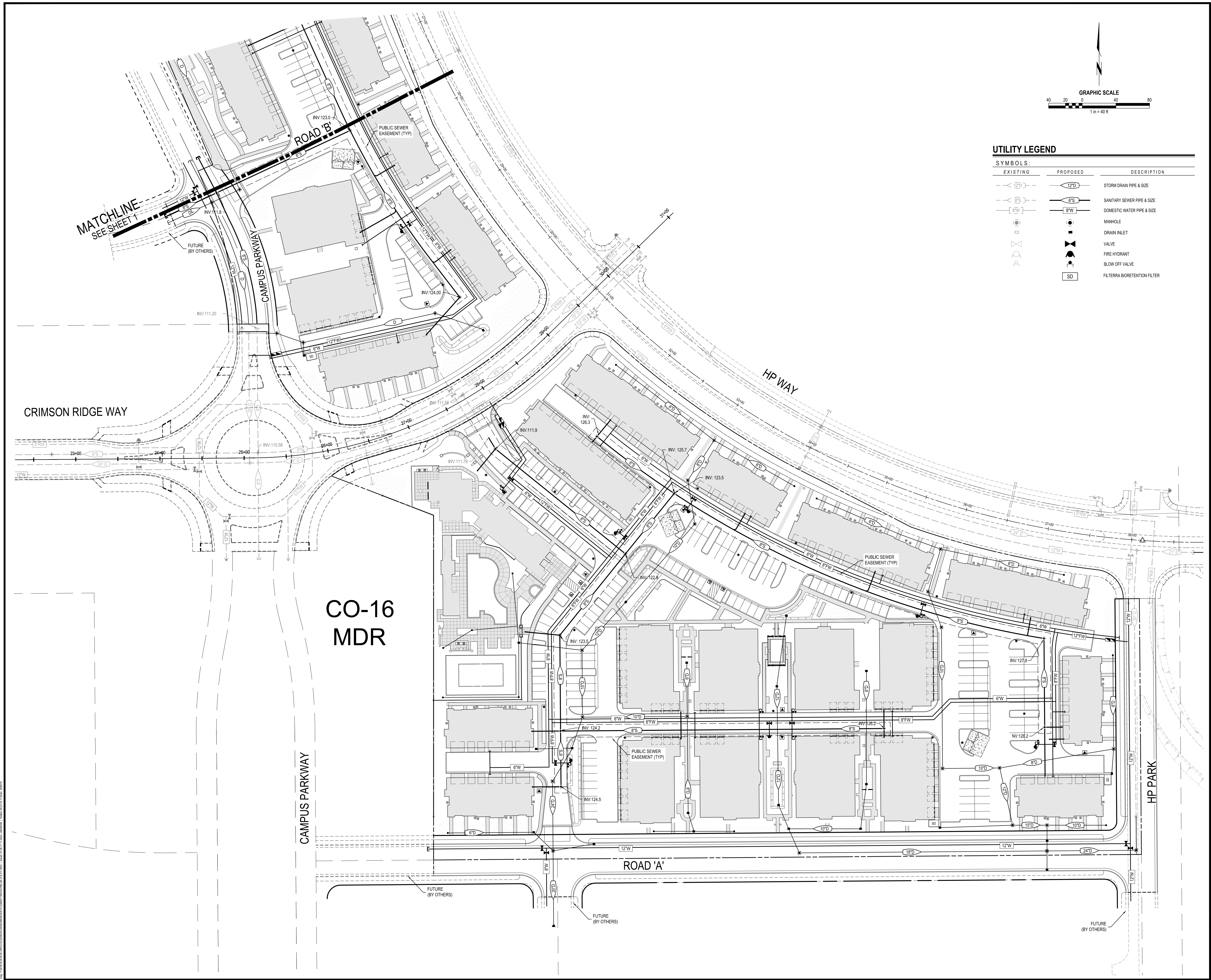
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# PRELIMINARY UTILITY PLAN AREA 1

DATE	JANUARY 6, 2017	SHEET	U-01
SCALE	H: 1"=40'		
JOB NUMBER	16-0018-00	OF	5

**4101 & 4301 H WAY (PL 16-0331)**







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### NTITLEMENT PLANS FOR

## CAMPUS OAKS

**PCL CO-22 & CO-23**  
**4101 & 4301 HP WAY**

ROSEVILLE, CA

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# PRELIMINARY UTILITY PLAN

## AREA 2

DATE	JANUARY 6, 2017
SCALE	H: 1"=40'
JOB NUMBER	16-0018-00

ET

**U-02**

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02 PLAN 4101 & 4301 H WAY (PL 16-0331)

