

PRELIMINARY GRADING & DRAINAGE PLAN
THE PLAZA AT BLUE OAKS
1950 BLUE OAKS BLVD
FIDDYMENT F-31
ROSEVILLE, CA

GRADING SECTION
SCALE: 1" = 20'-0"
VERTICAL: 1:1

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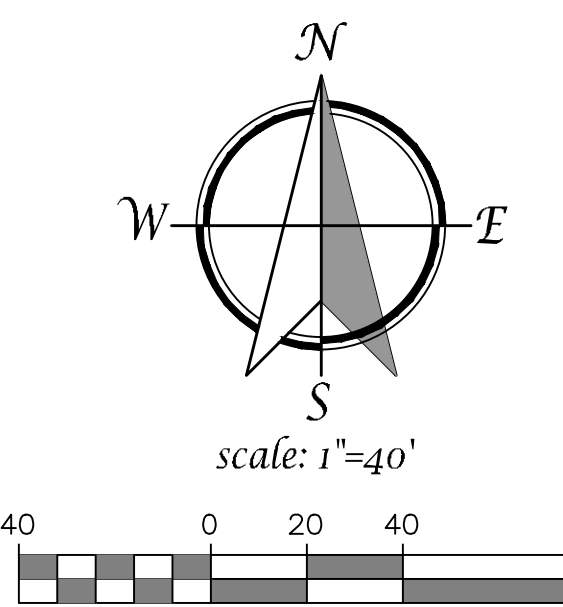
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SCALE: 1" = 20'-0"
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LEGEND		
DESCRIPTION	PROPOSED	EXISTING
DESIGN ELEVATION	130.0 FG	(98.0) FF
CONTOUR	99	99
STORM DRAIN	100	100
MANHOLE	●	●
DROP INLET	■	■
GRADE BREAK	≡	≡
OVERLAND RELEASE	→	→

FLOOD ZONE
ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD-PLAIN) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 06061C0394 F, DATED JUNE 8, 1998.

EARTHWORK
(FOLLOWING NUMBERS ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR THEIR OWN EARTH WORK QUANTITIES)
OUT: ±24,000 CUBIC YARDS
FILL: ±40,500 CUBIC YARDS
NET: ±16,500 CUBIC YARDS - IMPORT
THE ABOVE EARTHWORK ASSUMES 15% SHRINKAGE. PRIOR TO SITE CONSTRUCTION, CONTRACTOR SHALL PROVIDE CITY INSPECTOR THE LOCATION OF THE IMPORT (OR EXPORT) SITE AND THE ASSOCIATED GRADING PERMIT FOR THE CORRESPONDING SITE.

- GRADING NOTES**
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
 - THE PROPOSED UTILITIES AND INFRASTRUCTURE SHOWN ARE CONCEPTUAL ONLY AND ARE SUBJECT TO REVISION.
 - UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE.
 - THE EXISTING GROUND CONTOURS SHOWN ON THIS EXHIBIT REPRESENT THE EXISTING GRADE CONDITION AND ARE FOR PLANNING LEVEL STUDIES ONLY.
 - THE CONCEPTUAL GRADING PLAN IS BASED ON A CONCEPTUAL SITE PLAN AND IS SUBJECT TO CHANGE.
 - FINAL SITE DESIGN MAY ALTER THE GRADING AND EARTHWORK DESIGN SHOWN HEREON.

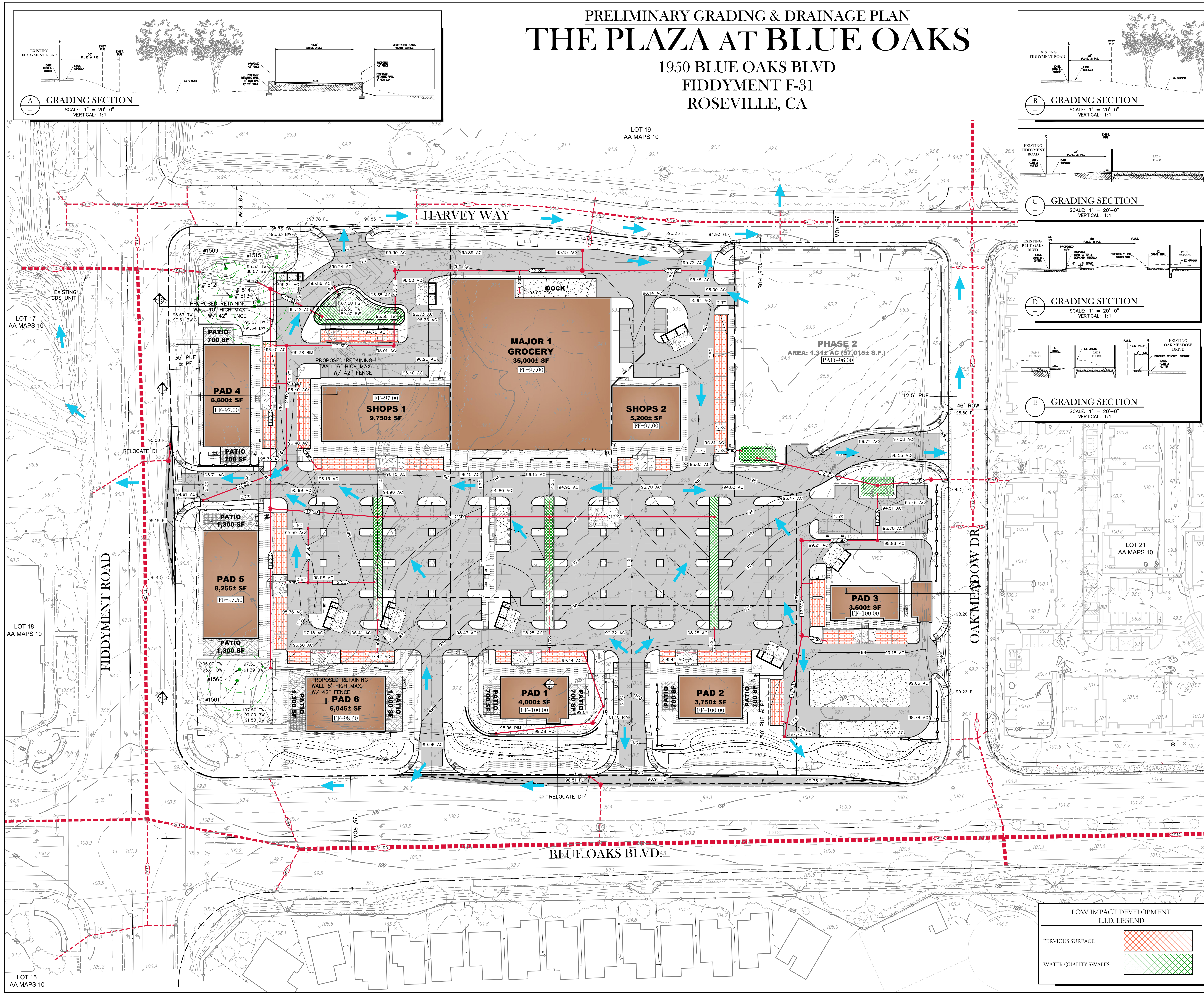


PRELIMINARY
GRADING & DRAINAGE PLAN
FEBRUARY 10, 2020

TSD ENGINEERING, INC.
expect more.
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Phone: (916) 608-0707
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SP-2

LOW IMPACT DEVELOPMENT L.I.D. LEGEND	
PERVIOUS SURFACE	
WATER QUALITY SWALES	



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