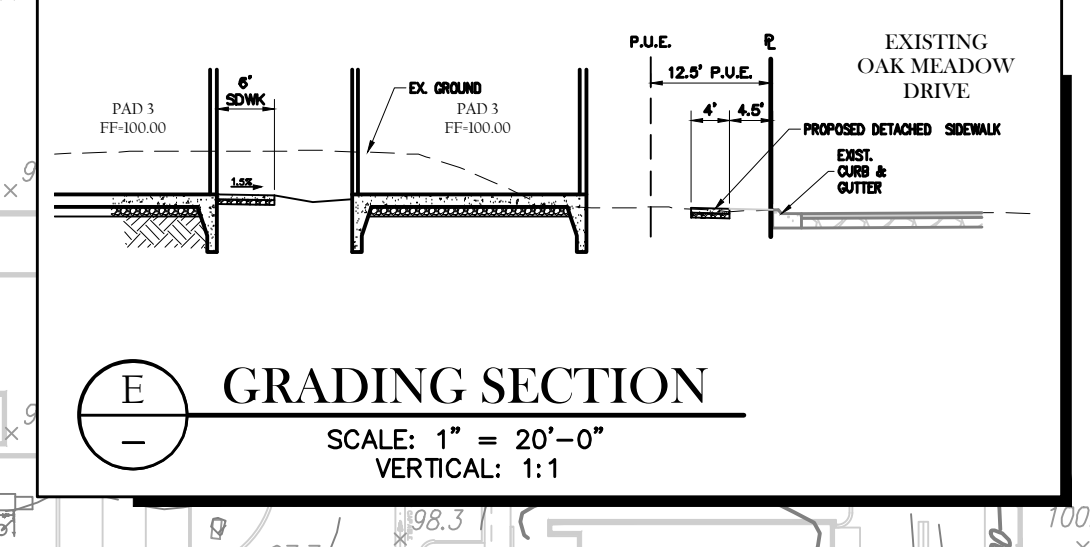
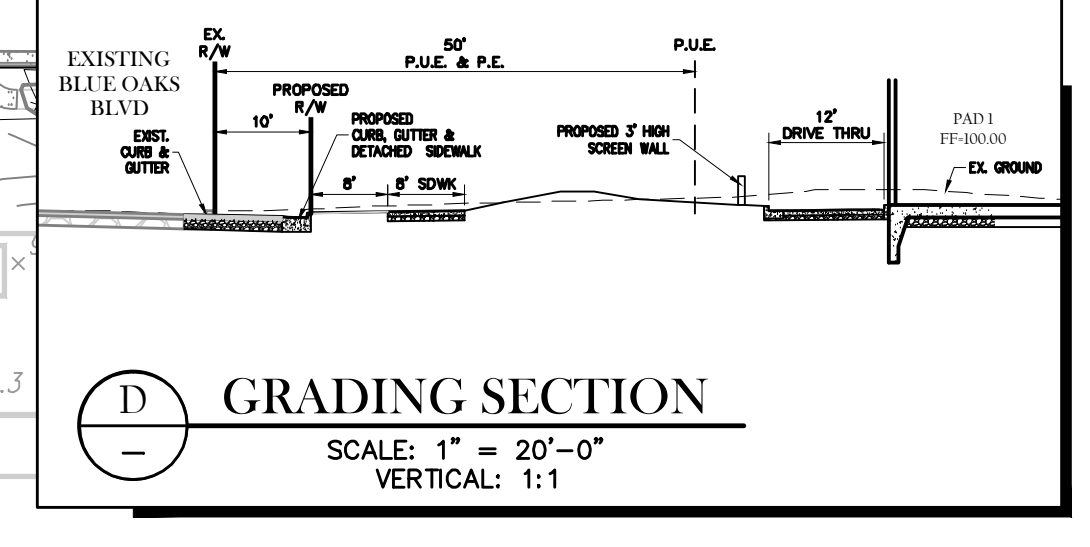
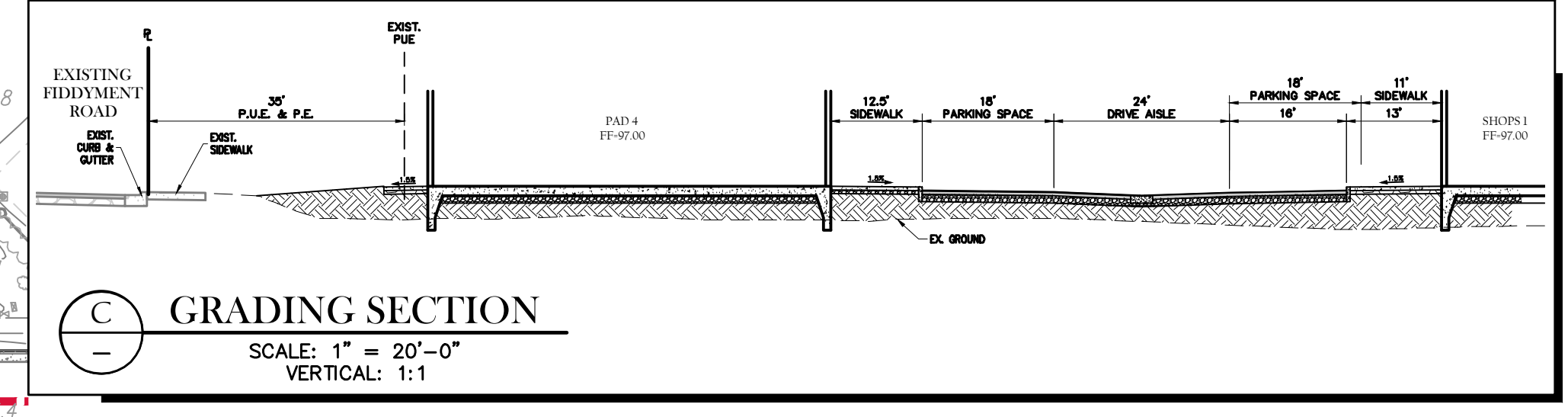
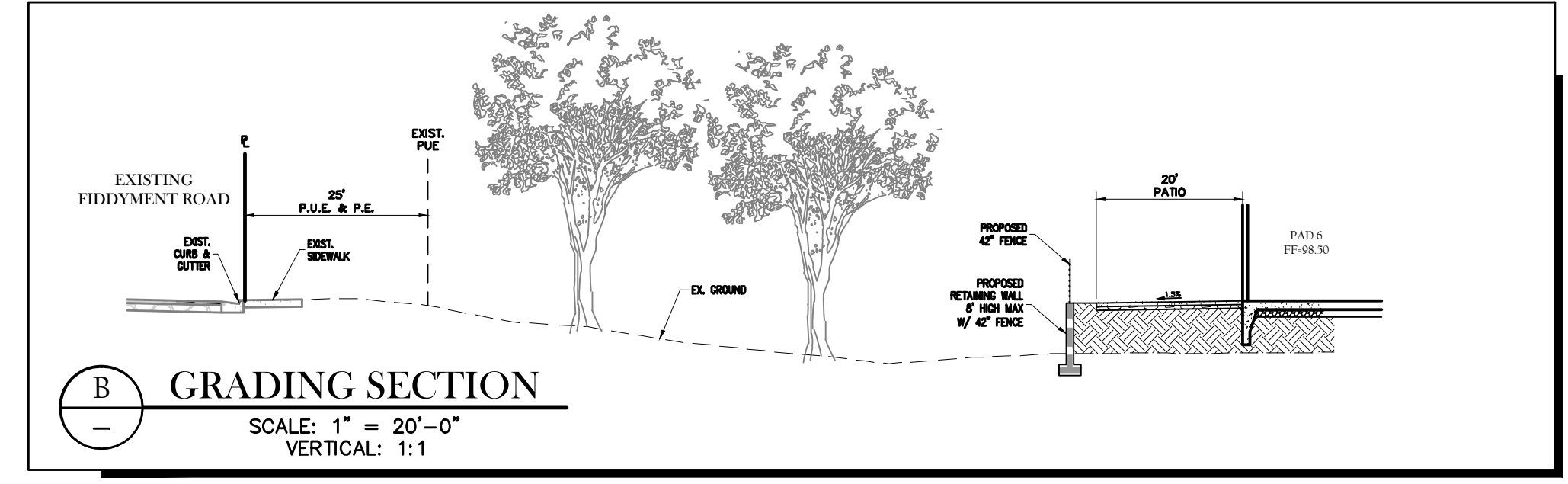
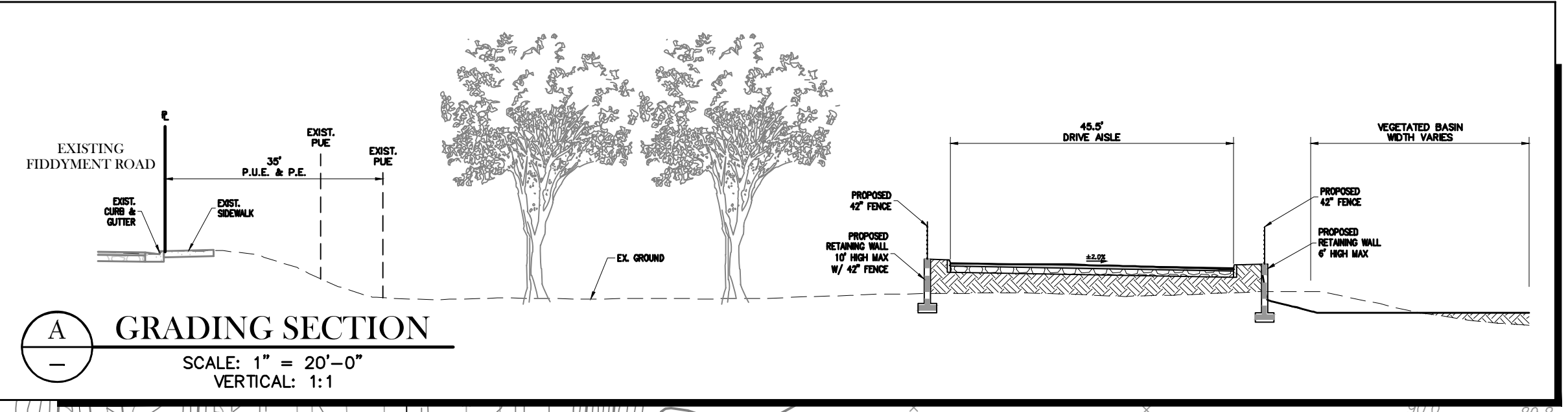


PRELIMINARY GRADING & DRAINAGE PLAN  
**THE PLAZA AT BLUE OAKS**  
 1950 BLUE OAKS BLVD  
 FIDDYMENT F-31  
 ROSEVILLE, CA



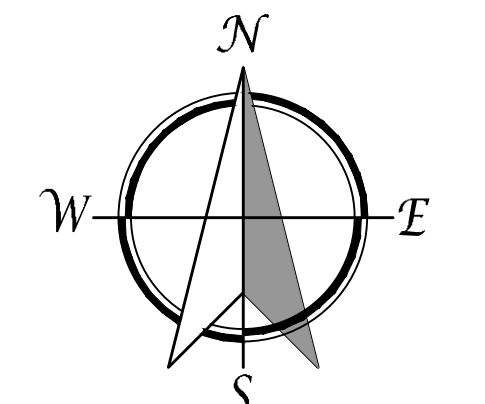
**LEGEND**

DESCRIPTION	PROPOSED	EXISTING
DESIGN ELEVATION	130.0 FG	(98.0) FF
CONTOUR	99	99
STORM DRAIN	100	100
MANHOLE	100	100
DROP INLET	100	100
GRADE BREAK	100	100
OVERLAND RELEASE	100	100

**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  
 MARCH 16, 2020

**TSD ENGINEERING, INC.**  
 expect more.  
 785 Orchard Drive, Suite #110  
 Folsom, CA 95630  
 Phone: (916) 608-0707  
 Fax: (916) 608-0701

**LOW IMPACT DEVELOPMENT  
 L.I.D. LEGEND**

PERVIOUS SURFACE	
WATER QUALITY SWALES	

