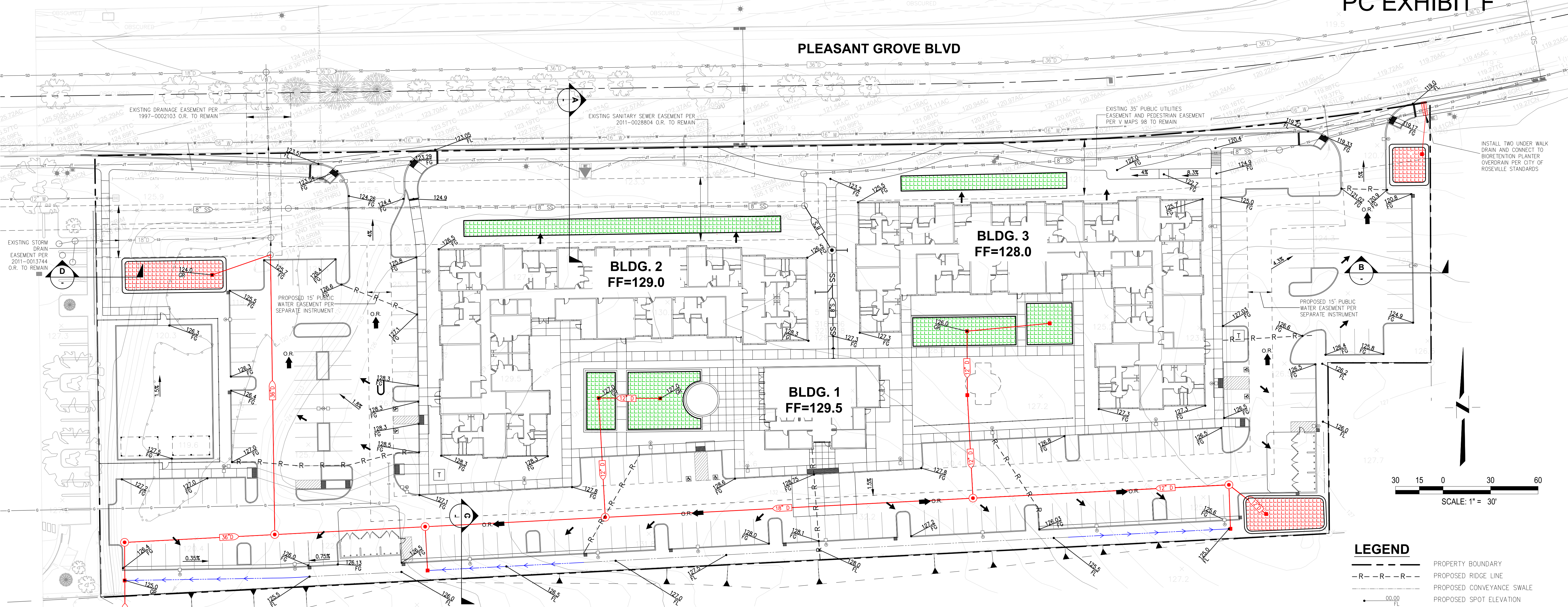


PLEASANT GROVE BLVD



- LEGEND**
- - - - - PROPERTY BOUNDARY
 - R - R - R - PROPOSED RIDGE LINE
 - - - - - PROPOSED CONVEYANCE SWALE
 - PROPOSED SPOT ELEVATION
 - (36" D)— PROPOSED PRIVATE STORM DRAIN LINE
 - PROPOSED STORM DRAIN MANHOLE
 - PROPOSED DRAIN INLET
 - PROPOSED SURFACE DRAINAGE DIRECTION
 - O.R. PROPOSED OVERLAND RELEASE ROUTE
 - PROPOSED CURB OPENING FOR DRAINAGE

SWQ BMP LEGEND

- VEGETATED SWALE
- SOIL QUALITY IMPROVEMENTS
- BIORETENTION PLANTER

CONCEPTUAL EARTHWORK QUANTITIES

CONCEPTUAL EARTHWORK QUANTITIES WERE PREPARED TO DEPICT CONCEPTUAL INFORMATION REQUIRED FOR THE ENTITLEMENT PROCESS. ACTUAL QUANTITIES WILL VARY FROM INFORMATION SHOWN HEREON AS THE DESIGN PROCESS PROGRESSES.

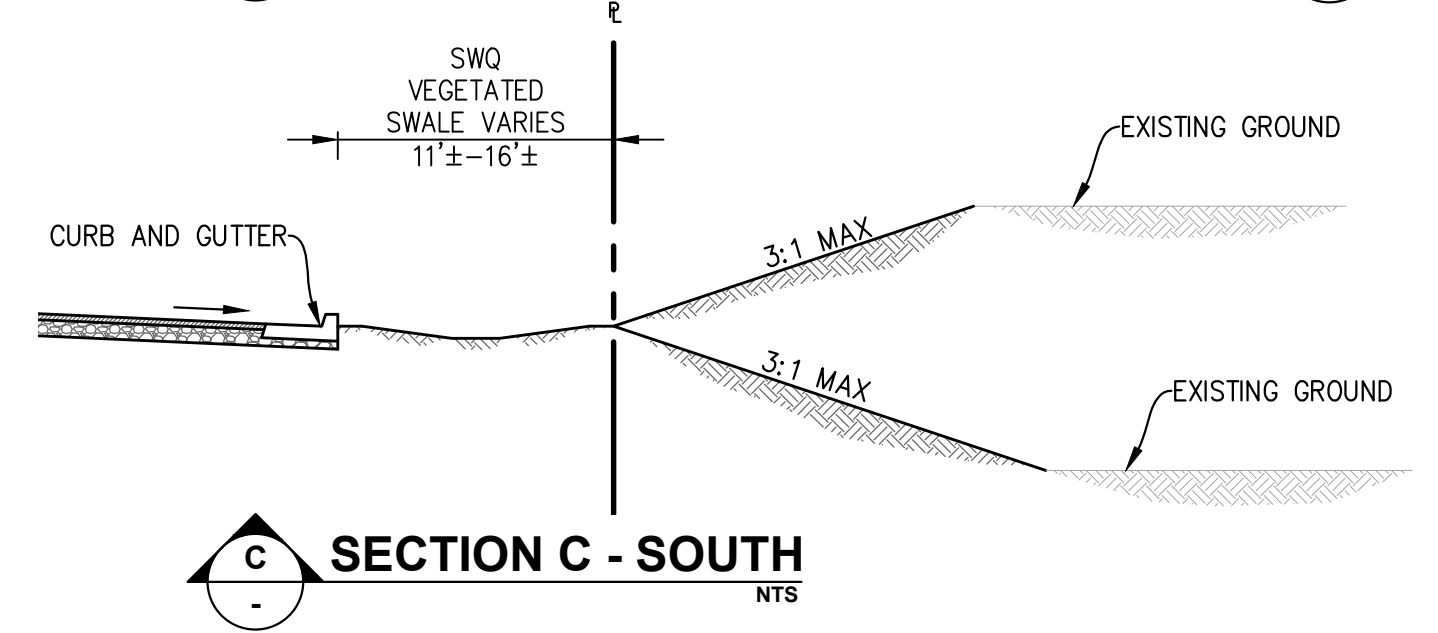
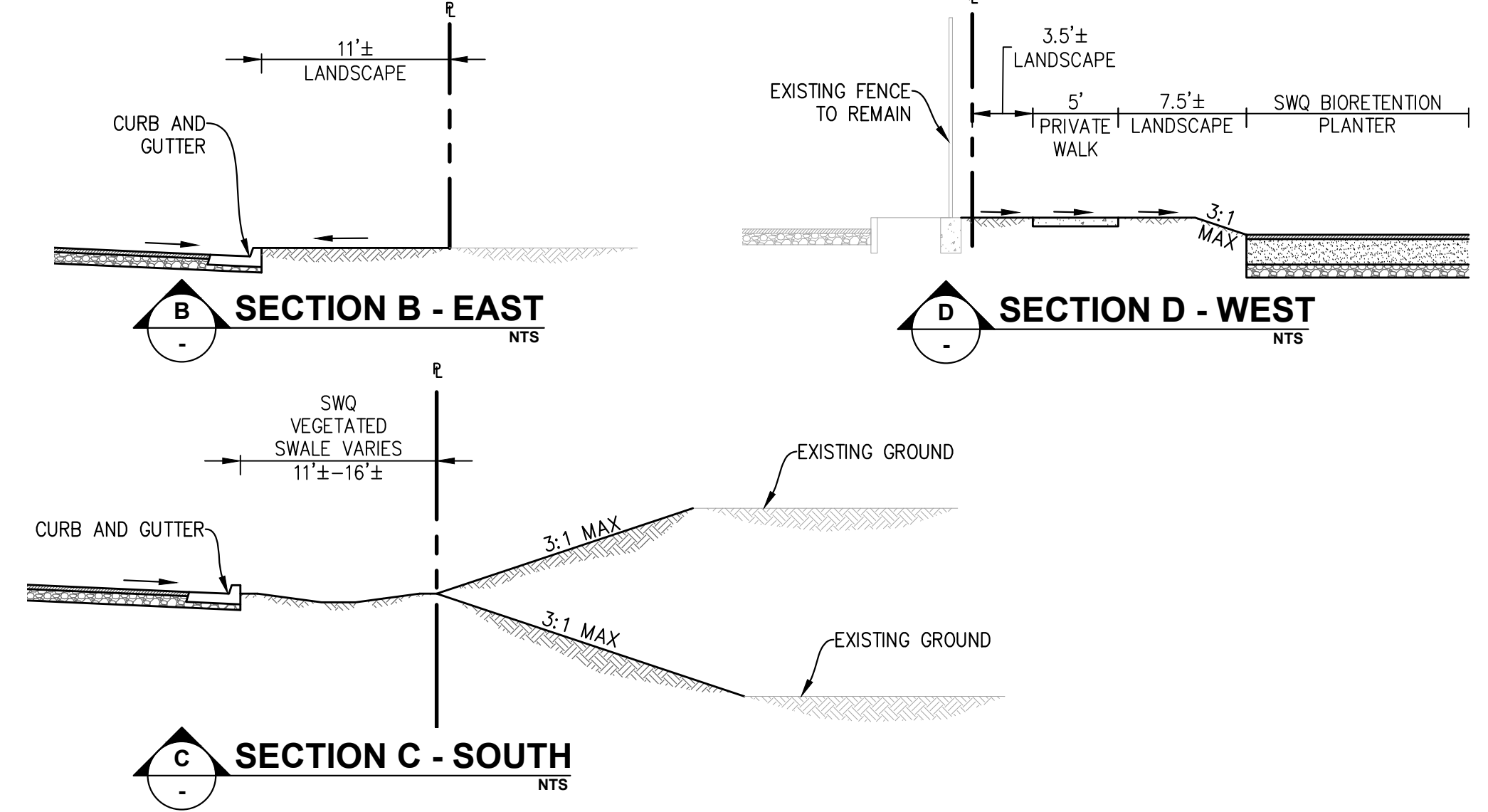
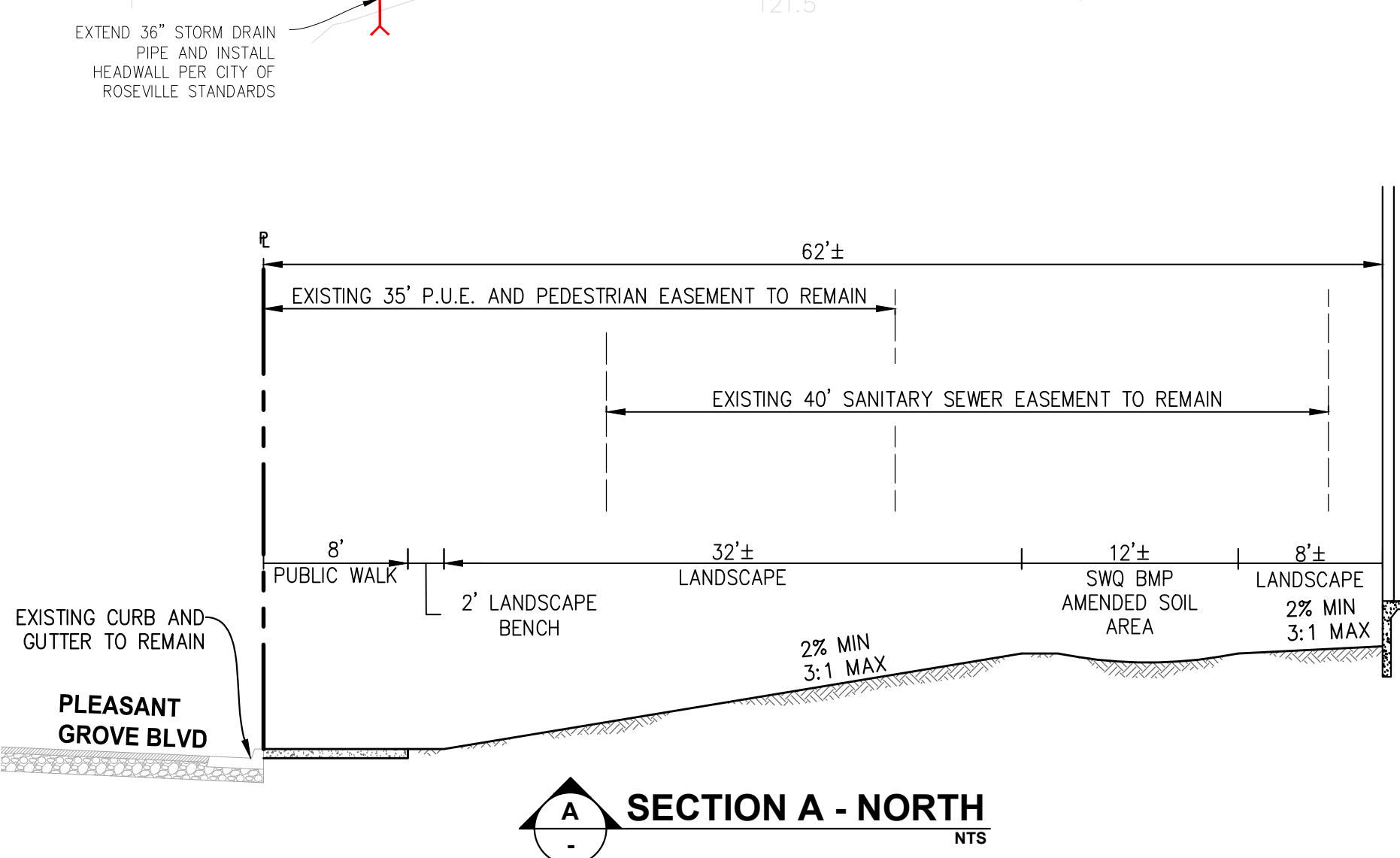
CUT: 5,640 CY
 FILL: 6,170 CY
 TOTAL: 530 CY FILL

BENCHMARK

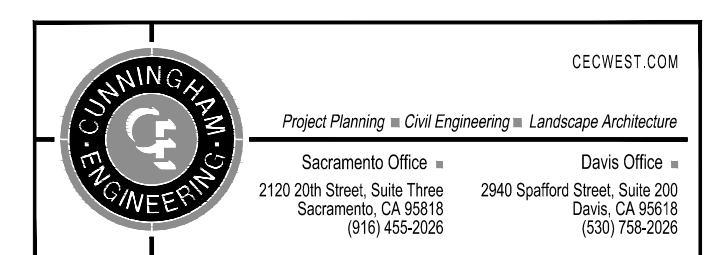
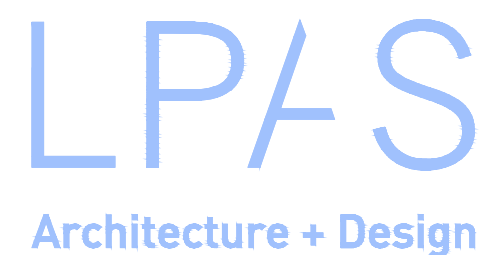
CITY OF ROSEVILLE DATUM:
 BM 70: 3-1/2" BRASS DISC STAMPED LS6046, DEC. 1995 BACK OF CURB NORTH SIDE OF PLEASANT GROVE BLVD., EAST END OF BRIDGE, EAST OF SUN CITY BLVD.
 EL. 122.082 FEET

FLOOD ZONE

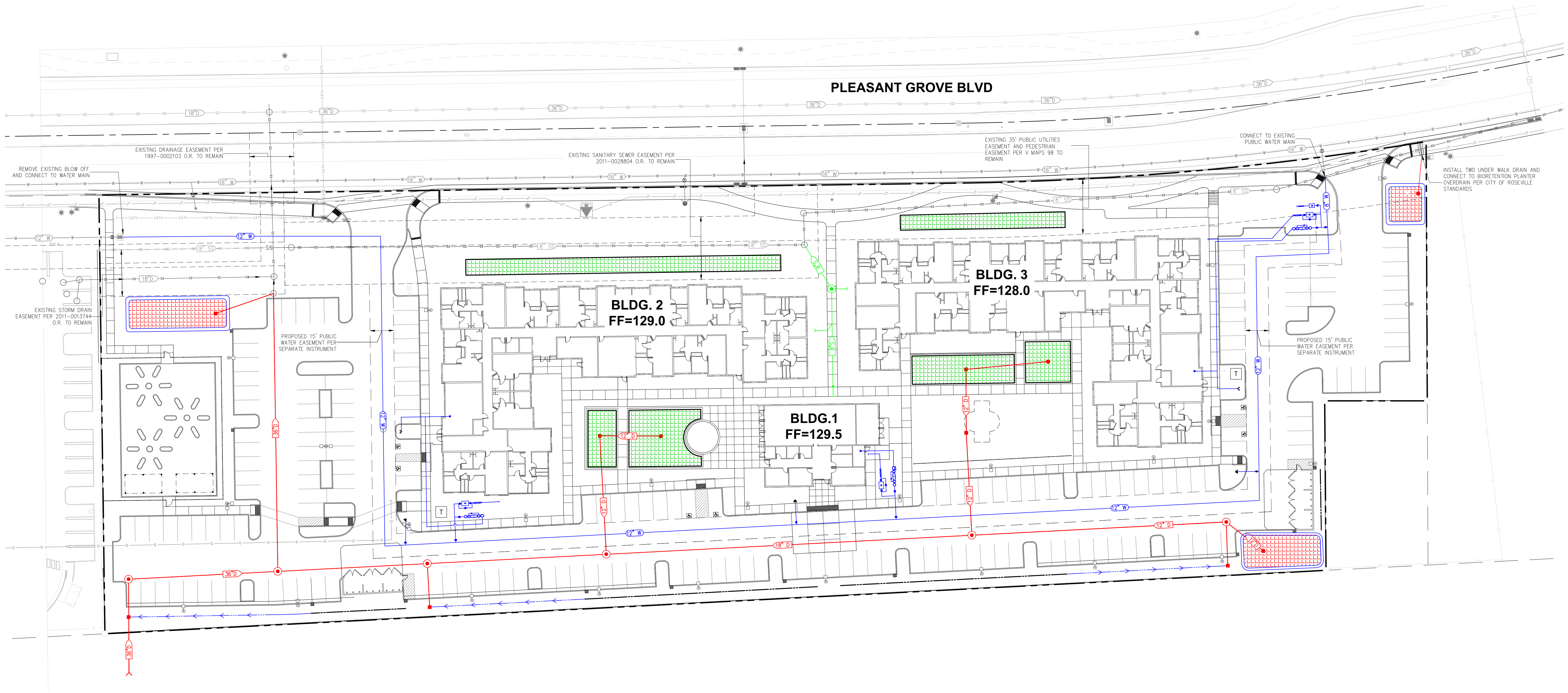
FLOOD ZONE X
 MAP NO. 06061C0938H
 DATED: 11/02/2018



PRELIMINARY GRADING AND DRAINAGE EXHIBIT



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NOTES

1. THESE CONCEPTUAL GRADING, DRAINAGE AND UTILITY EXHIBITS WERE PREPARED TO DEPICT PROPOSED GRADING, DRAINAGE AND UTILITY CONCEPTS AS REQUIRED FOR THE ENTITLEMENT PROCESS. ACTUAL FINAL DESIGN MAY VARY FROM THAT SHOWN HEREON AS THE DESIGN PROCESS PROGRESSES.
2. THIS PLAN IS BASED ON THE PLEASANT GROVE MERCY HOUSING SITE PLAN PREPARED BY LPAS ARCHITECTURE AND DESIGN DATED JULY 2020.
3. PROPOSED ELEVATIONS, PIPE SIZES AND ALIGNMENTS SHOWN ARE ESTIMATES ONLY. ACTUAL FINAL DESIGN MAY CHANGE AS THE DESIGN PROCESS PROGRESSES.
4. EARTHWORK QUANTITIES PROVIDED ARE ESTIMATES ONLY. ACTUAL EARTHWORK QUANTITIES MAY CHANGE DURING FINAL DESIGN.
5. POST CONSTRUCTION STORM WATER QUALITY TREATMENT BMPs SHOWN HEREON ARE CONCEPTUAL. FINAL SIZE, LOCATION, LAYOUT AND TYPE MAY VARY FROM THAT SHOWN HEREON AS THE DESIGN PROCESS PROGRESSES.
6. BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY MORROW SURVEYING DATED MARCH 2020.
7. EXISTING UTILITY IMPROVEMENTS ARE BASED ON AVAILABLE AS-BUILT IMPROVEMENT PLANS AND AGENCY PROVIDED BASE UTILITY MAPS. ACTUAL SIZES, TYPES AND LOCATIONS MAY VARY FROM INFORMATION SHOWN HEREON.

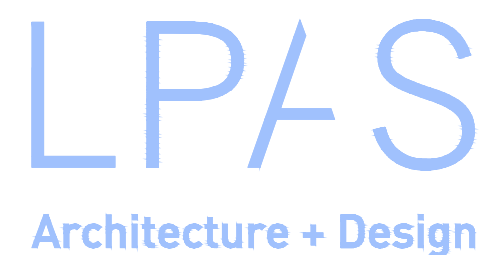
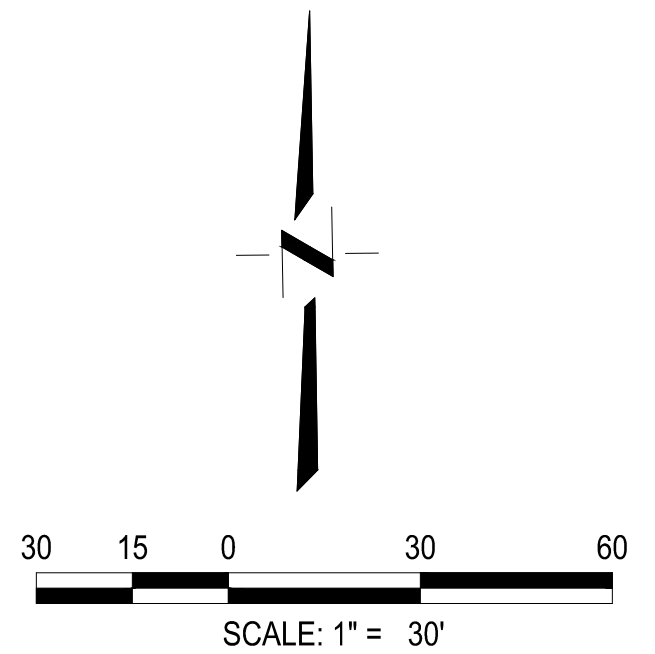
LEGEND

- PROPERTY BOUNDARY
- 12" W PROPOSED PUBLIC WATER MAIN
- 36" D PROPOSED PRIVATE STORM DRAIN LINE
- 8" S PROPOSED PRIVATE SANITARY SEWER LINE
- PROPOSED CONVEYANCE SWALE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED PRIVATE WATER SERVICE WITH CHECK VALVE AND METER (PER CITY OF ROSEVILLE STANDARDS)
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION

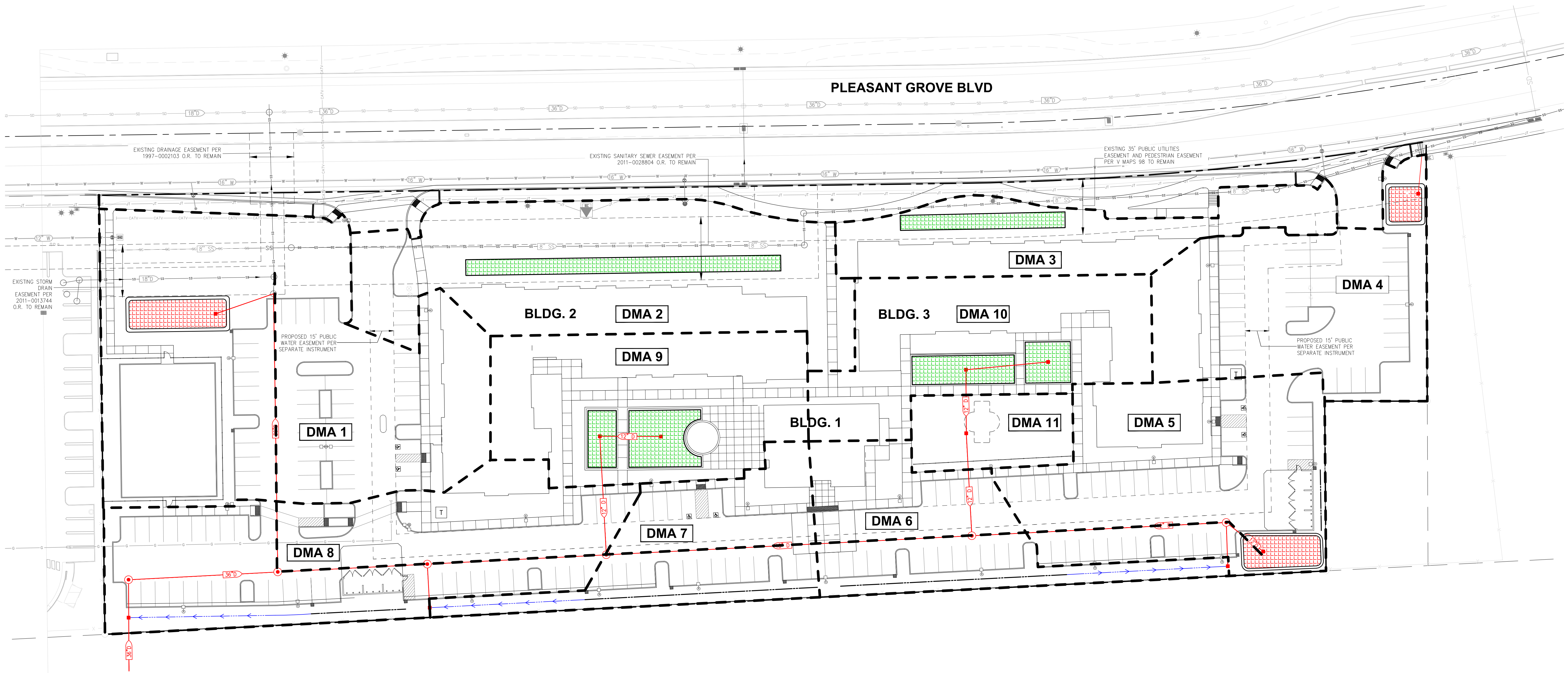
SWQ BMP LEGEND

- VEGETATED SWALE
- SOIL QUALITY IMPROVEMENT
- BIORETENTION PLANTER

- CATV--- CATV--- EXISTING PUBLIC CABLE TV LINE
- G--- G--- EXISTING GAS LINE
- E--- E--- EXISTING EASEMENT
- SS--- SS--- EXISTING PUBLIC SANITARY SEWER MAIN
- W--- W--- EXISTING PUBLIC WATER MAIN
- JT--- JT--- EXISTING JOINT TRENCH
- SD--- SD--- EXISTING PUBLIC STORM DRAIN MAIN
- EXISTING FIRE HYDRANT
- EXISTING PUBLIC SEWER MANHOLE
- EXISTING PUBLIC STORM DRAIN MANHOLE
- EXISTING TRANSFORMER
- EXISTING PUBLIC STREET LIGHT
- EXISTING PUBLIC BOX



PRELIMINARY UTILITY EXHIBIT



POST CONSTRUCTION STORMWATER QUALITY MEASURES

DRAINAGE MANAGEMENT AREA	TOTAL AREA (SF)	PERVIOUS AREA (SF)	TREATMENT MEASURES	REQUIRED BMP SIZING	PROVIDED BMP SIZING
DMA1	39,736	16,453	BIORETENTION POND	1,150 CF	1,955 CF
DMA2	23,582	15,806	SOIL QUALITY IMPROVEMENTS	1,100 SQFT	2,000 SQFT
DMA3	11,885	7,407	SOIL QUALITY IMPROVEMENTS	615 SQFT	1,000 SQFT
DMA4	17,587	3,907	BIORETENTION POND	928 CF	928 CF
DMA5	20,734	4,951	BIORETENTION POND	1,116 CF	1,439 CF
DMA6	13,098	4,183	VEGETATED SWALE	66 FEET	100 FEET
DMA7	12,025	4,195	VEGETATED SWALE	66 FEET	100 FEET
DMA8	25,034	8,702	VEGETATED SWALE	84 FEET	100 FEET
DMA9	17,733	6,142	SOIL QUALITY IMPROVEMENTS	1,600 SQFT	2,000 SQFT
DMA10	16,148	4,895	SOIL QUALITY IMPROVEMENTS	1,550 SQFT	1,910 SQFT
DMA11	4,800	-	PLAYGROUND - SELF TREATED	-	-
TOTAL	202,362	76,641			

LEGEND

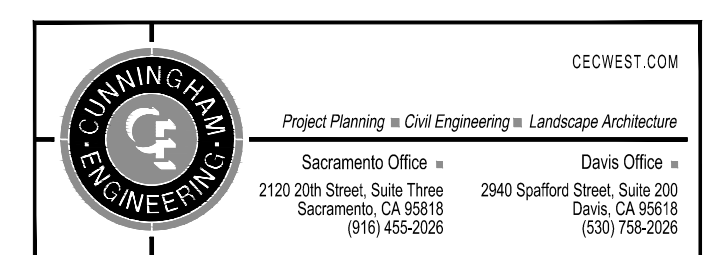
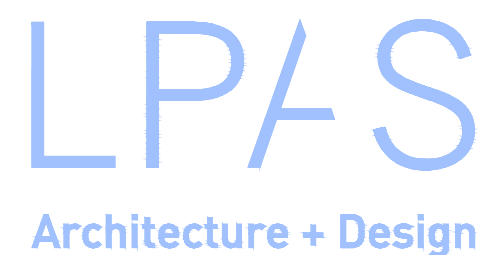
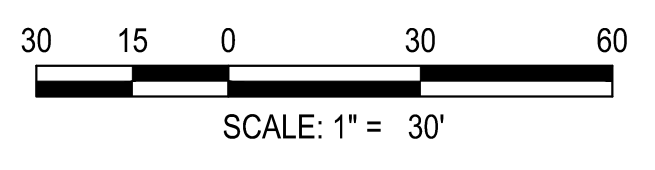
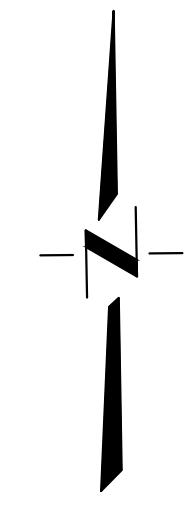
- PROPERTY BOUNDARY
- PROPOSED CONVEYANCE SWALE
- PROPOSED PRIVATE STORM DRAIN LINE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- CONCEPTUAL SHED AREA

SWQ BMP LEGEND

- VEGETATED SWALE
- SOIL QUALITY IMPROVEMENTS
- BIORETENTION PLANTER

NOTES

1. THIS CONCEPTUAL PRELIMINARY STORMWATER QUALITY EXHIBIT WAS PREPARED TO DEPICT THE PROPOSED POST CONSTRUCTION STORMWATER QUALITY TREATMENT BMPs AS REQUIRED FOR THE ENTITLEMENT PROCESS. FINAL SIZE, LOCATION, LAYOUT AND TYPE MAY VARY FROM THAT SHOWN HEREON AS THE DESIGN PROCESS PROGRESSES.
2. THIS PLAN IS BASED ON THE PLEASANT GROVE MERCY HOUSING SITE PLAN PREPARED BY LPAS ARCHITECTURE AND DESIGN DATED JULY 2020.
3. BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY MORROW SURVEYING DATED MARCH 2020.



PRELIMINARY STORMWATER QUALITY EXHIBIT