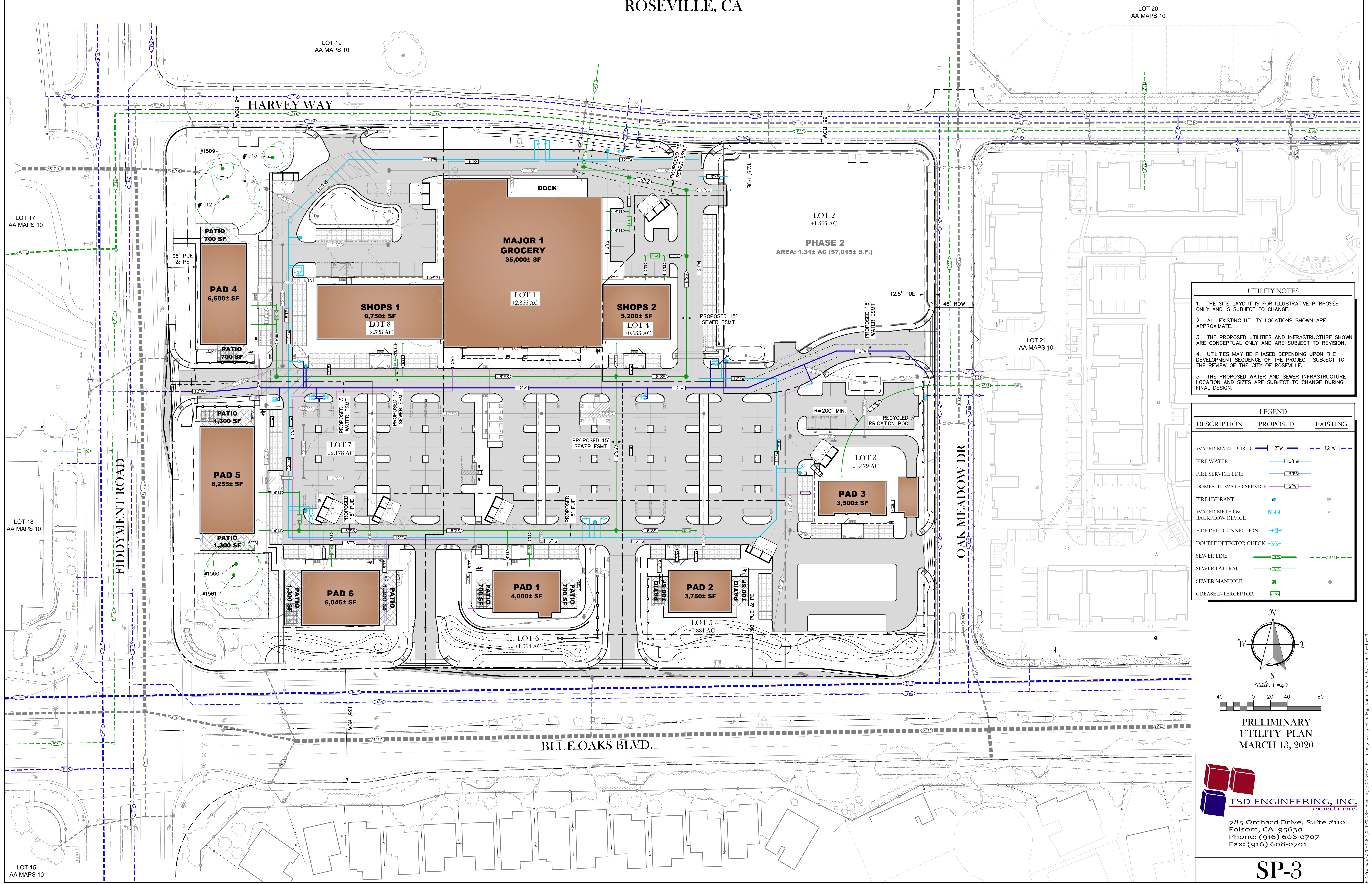


PRELIMINARY UTILITY PLAN THE PLAZA AT BLUE OAKS

1950 BLUE OAKS BLVD
FIDDYMENT F-31
ROSEVILLE, CA

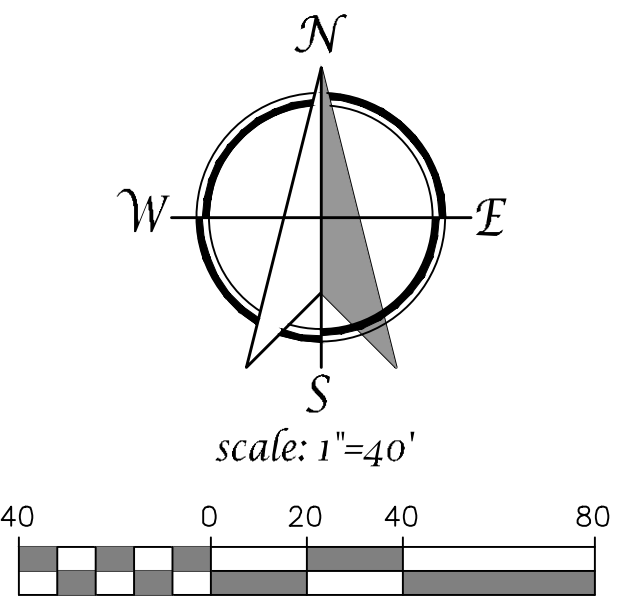
DC EXHIBIT D



- UTILITY NOTES**
1. THE SITE LAYOUT IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.
 2. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
 3. THE PROPOSED UTILITIES AND INFRASTRUCTURE SHOWN ARE CONCEPTUAL ONLY AND ARE SUBJECT TO REVISION.
 4. UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE.
 5. THE PROPOSED WATER AND SEWER INFRASTRUCTURE LOCATION AND SIZES ARE SUBJECT TO CHANGE DURING FINAL DESIGN.

LEGEND

DESCRIPTION	PROPOSED	EXISTING
WATER MAIN - PUBLIC		
FIRE WATER		
FIRE SERVICE LINE		
DOMESTIC WATER SERVICE		
FIRE HYDRANT		
WATER METER & BACKFLOW DEVICE		
FIRE DEPT CONNECTION		
DOUBLE DETECTOR CHECK		
SEWER LINE		
SEWER LATERAL		
SEWER MANHOLE		
GREASE INTERCEPTOR		



PRELIMINARY
UTILITY PLAN
MARCH 13, 2020

TSD ENGINEERING, INC.
expect more.

785 Orchard Drive, Suite #110
Folsom, CA 95630
Phone: (916) 608-0707
Fax: (916) 608-0701

SP-3

LOT 15
AA MAPS 10

LOT 18
AA MAPS 10

LOT 17
AA MAPS 10

LOT 19
AA MAPS 10

LOT 20
AA MAPS 10

LOT 21
AA MAPS 10

LOT 2
±1.569 AC

LOT 1
±2.866 AC

LOT 4
±0.655 AC

LOT 3
±1.479 AC

LOT 6
±1.064 AC

LOT 5
±0.881 AC

LOT 8
±2.328 AC

PATIO
1,300 SF

PATIO
700 SF

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MAJOR 1
GROCERY
35,000± SF

SHOPS 1
9,750± SF

SHOPS 2
5,200± SF

PAD 4
6,600± SF

PAD 5
8,255± SF

PAD 6
6,045± SF

PAD 1
4,000± SF

PAD 2
3,750± SF

PAD 3
3,500± SF

PHASE 2
AREA: 1.31± AC (57,015± S.F.)

BLUE OAKS BLVD.

HARVEY WAY

FIDDYMENT ROAD

OAK MEADOW DR

#1509

#1515

#1512

#1560

#1561

DOCK

R=200' MIN.

RECYCLED
IRRIGATION POC

PROPOSED 15'
SEWER ESMT

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