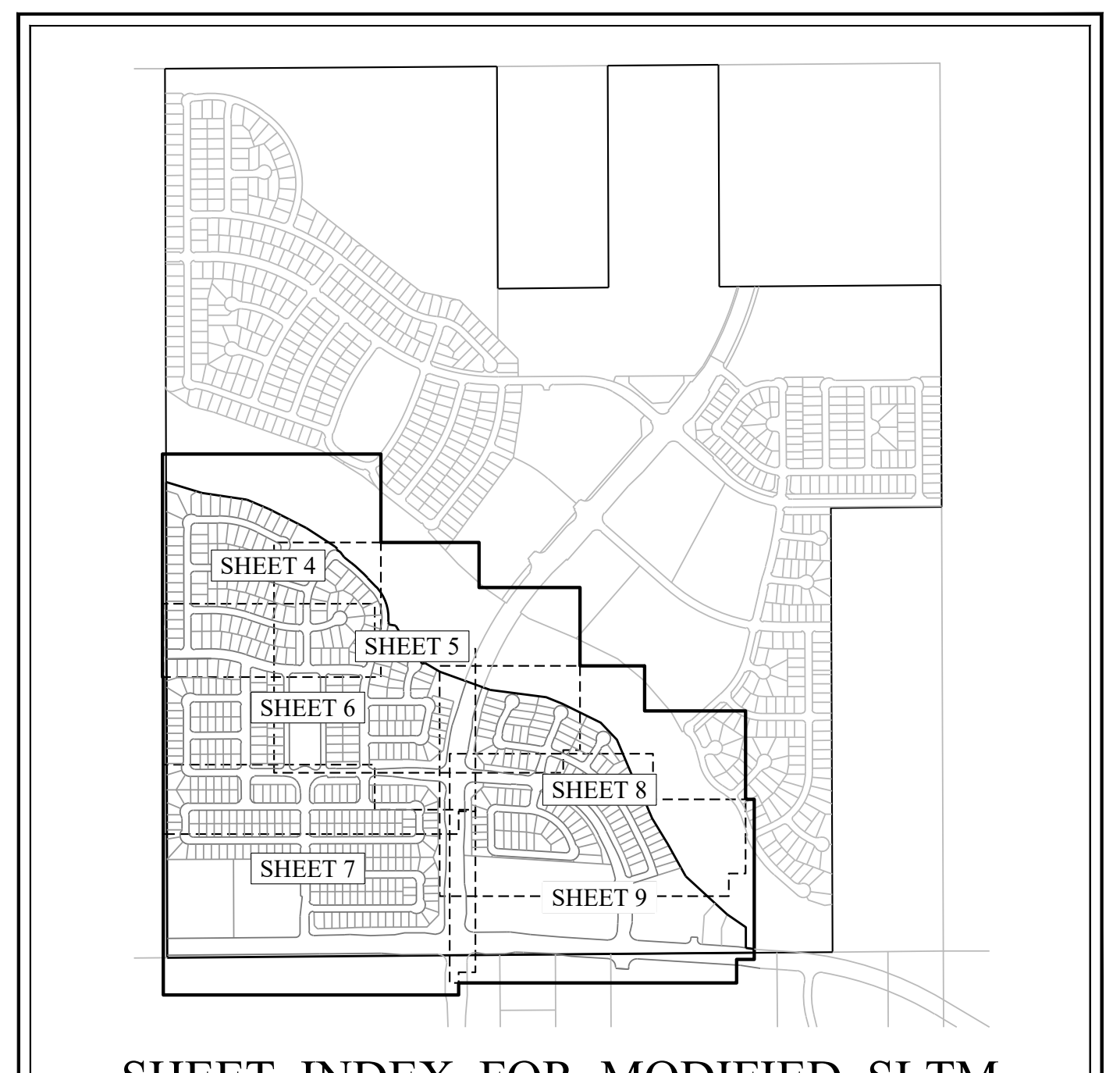
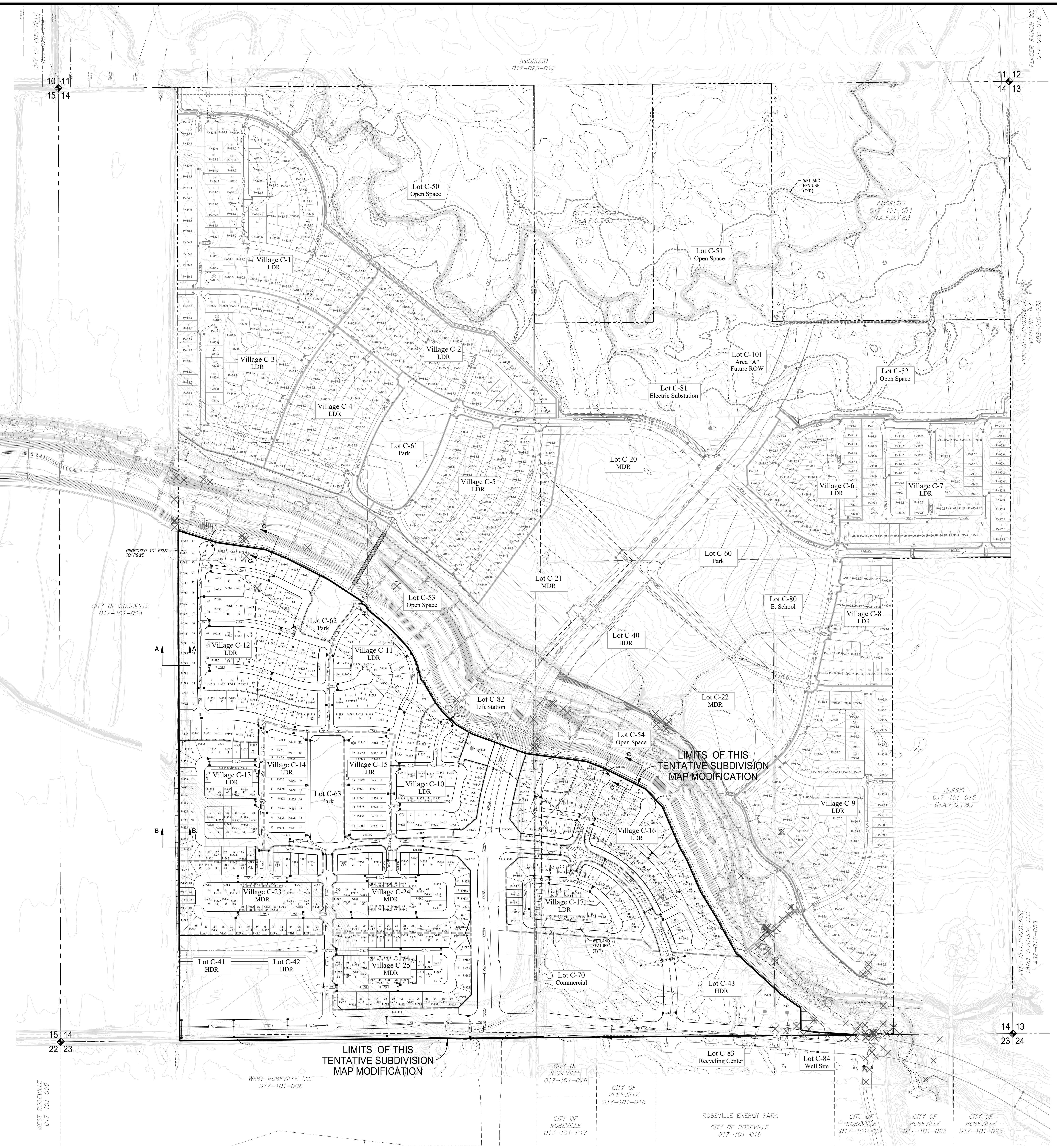
PC Exhibit D



SHEET INDEX FOR MODIFIED SLTM

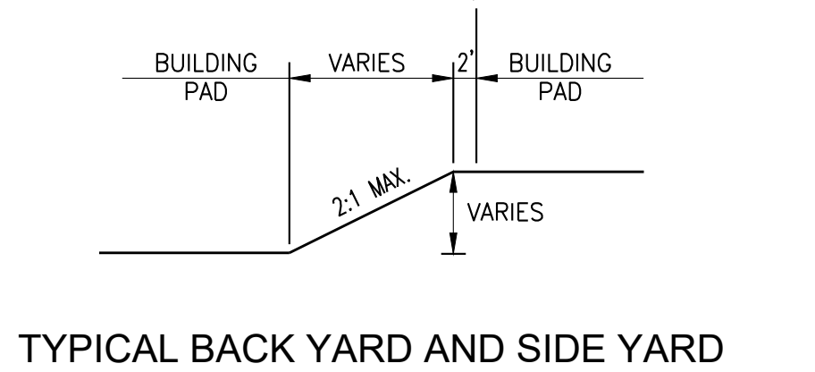
N.T.S.



TREE IMPACT SUMMARY

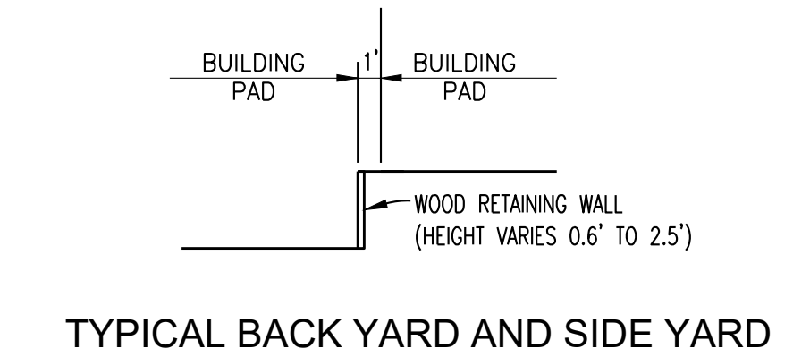
(FROM APPROVED SMALL LOT TENTATIVE SUBDIVISION MAP, DATED 6/17/2015, PL14-0522 ~ NO MODIFICATIONS.)

				TOTAL DBH REMOVAL (inches)			
TREE #	COMMON NAME	SPECIES	MULTI-STEMS (inches)	BY ARBORIST RECOMM.	BY BLUE OAKS BLVD. IMPROV. PROJECT	BY CREEKVIEW SLTM	DLR (feet)
64	VALLEY OAK	QUERCUS LOBATA				26	30
65	VALLEY OAK	QUERCUS LOBATA				13	17
66	VALLEY OAK	QUERCUS LOBATA	5, 6, 8			19	13
67	VALLEY OAK	QUERCUS LOBATA				22	24
154	BLUE OAK	QUERCUS DOUGLASII		32			43
211	BLUE OAK	QUERCUS DOUGLASII				37	42
212	BLUE OAK	QUERCUS DOUGLASII				42	48
213	VALLEY OAK	QUERCUS LOBATA				26	30
214	BLUE OAK	QUERCUS DOUGLASII				40	35
216	VALLEY OAK	QUERCUS LOBATA				18	26
233	VALLEY OAK	QUERCUS LOBATA		7			10
251	INTERIOR LIVE OAK	QUERCUS WISLIZENI				7	16
252	INTERIOR LIVE OAK	QUERCUS WISLIZENI	7, 7, 12, 13			39	28
253	INTERIOR LIVE OAK	QUERCUS WISLIZENI	4, 5			9	23
254	INTERIOR LIVE OAK	QUERCUS WISLIZENI	4, 8			12	24
255	VALLEY OAK	QUERCUS LOBATA				7	17
257	INTERIOR LIVE OAK	QUERCUS WISLIZENI	14, 14	28			28
261	VALLEY OAK	QUERCUS LOBATA				9	10
265	VALLEY OAK	QUERCUS LOBATA				8	10
266	VALLEY OAK	QUERCUS LOBATA	8, 8			16	13
267	VALLEY OAK	QUERCUS LOBATA	5, 9			14	12
285	VALLEY OAK	QUERCUS LOBATA				13	16
286	VALLEY OAK	QUERCUS LOBATA	13, 14			27	28
287	VALLEY OAK	QUERCUS LOBATA	9, 14			23	18
292	VALLEY OAK	QUERCUS LOBATA	15, 16		31		28
293	VALLEY OAK	QUERCUS LOBATA		14			19
295	VALLEY OAK	QUERCUS LOBATA		20			30
296	INTERIOR LIVE OAK	QUERCUS WISLIZENI	8, 8, 9, 9		34		24
297	VALLEY OAK	QUERCUS LOBATA				12	16
298	VALLEY OAK	QUERCUS LOBATA				12	16
299	INTERIOR LIVE OAK	QUERCUS WISLIZENI	6, 7			13	15
300	VALLEY OAK	QUERCUS LOBATA				14	16
301	INTERIOR LIVE OAK	QUERCUS WISLIZENI	6, 8		14		14
302	INTERIOR LIVE OAK	QUERCUS WISLIZENI	7, 8, 10		25		25
303	VALLEY OAK	QUERCUS LOBATA			6		12
304	INTERIOR LIVE OAK	QUERCUS WISLIZENI	6, 8		14		17
305	INTERIOR LIVE OAK	QUERCUS WISLIZENI	6, 8, 9		23		24
306	INTERIOR LIVE OAK	QUERCUS WISLIZENI			12		14
307	BLUE OAK	QUERCUS DOUGLASII	7, 8			15	13
309	VALLEY OAK	QUERCUS LOBATA		8			14
356	INTERIOR LIVE OAK	QUERCUS WISLIZENI		7			12
360	INTERIOR LIVE OAK	QUERCUS WISLIZENI		12			27
369	VALLEY OAK	QUERCUS LOBATA				25	26
413	VALLEY OAK	QUERCUS LOBATA				26	33
414	VALLEY OAK	QUERCUS LOBATA		29			36
415	VALLEY OAK	QUERCUS LOBATA				12	19
416	VALLEY OAK	QUERCUS LOBATA				26	29
417	VALLEY OAK	QUERCUS LOBATA		28			32
422	VALLEY OAK	QUERCUS LOBATA				26	30
424	VALLEY OAK	QUERCUS LOBATA	17, 19	36			32
425	VALLEY OAK	QUERCUS LOBATA		14			18
426	VALLEY OAK	QUERCUS LOBATA	9, 10, 12	31			20
427	VALLEY OAK	QUERCUS LOBATA				26	18
428	BLUE OAK	QUERCUS DOUGLASII		45			40
430	VALLEY OAK	QUERCUS LOBATA	9, 10			19	12
431	VALLEY OAK	QUERCUS LOBATA				18	20
434	VALLEY OAK	QUERCUS LOBATA	11, 14, 16	41			26
448	VALLEY OAK	QUERCUS LOBATA	6, 8			14	16
449	INTERIOR LIVE OAK	QUERCUS WISLIZENI		15			24
450	VALLEY OAK	QUERCUS LOBATA				29	32
451	VALLEY OAK	QUERCUS LOBATA				33	40
452	VALLEY OAK	QUERCUS LOBATA				14	12
453	VALLEY OAK	QUERCUS LOBATA				12	14
454	VALLEY OAK	QUERCUS LOBATA				8	12
455	VALLEY OAK	QUERCUS LOBATA				17	25
456	VALLEY OAK	QUERCUS LOBATA				12	16
458	VALLEY OAK	QUERCUS LOBATA				19	22
460	VALLEY OAK	QUERCUS LOBATA				9	11
461	VALLEY OAK	QUERCUS LOBATA			14		15
462	VALLEY OAK	QUERCUS LOBATA			8		13
463	INTERIOR LIVE OAK	QUERCUS WISLIZENI			6		12
464	INTERIOR LIVE OAK	QUERCUS WISLIZENI			10		12
465	VALLEY OAK	QUERCUS LOBATA			35		44
Total						**838**	



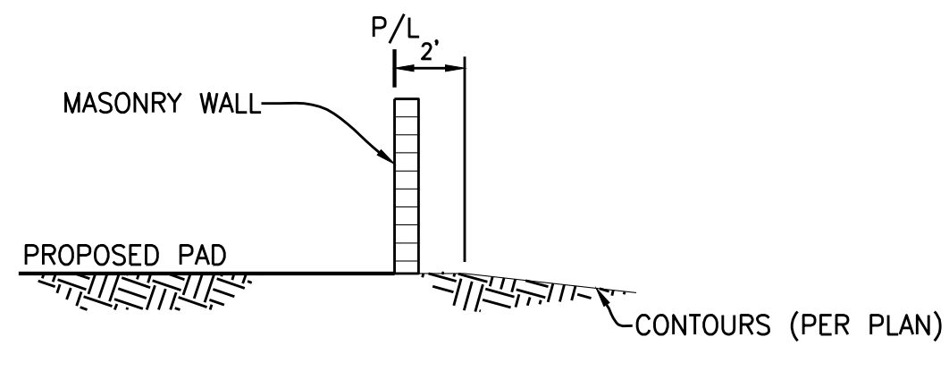
TYPICAL BACK YARD AND SIDE YARD SLOPE SECTION

N.T.S.



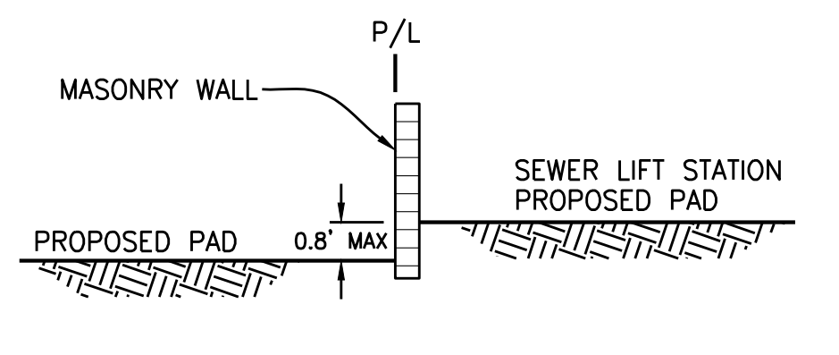
TYPICAL BACK YARD AND SIDE YARD RETAINING WALL SECTION

N.T.S.



HDR NORTH PROPERTY LINE (C-41, C-42)

N.T.S.



LIFT STATION PROPERTY LINE (C-82)

N.T.S.

LEGEND

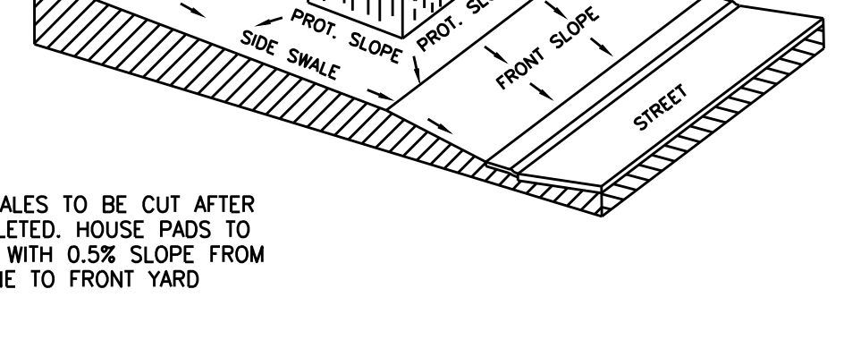
PROPOSED	DESCRIPTION	EXISTING
━━━━	STORM DRAIN PIPE	– – – – –
━━◉━━	STORM DRAIN MANHOLE	– – ◎ – –
■━━	DROP INLET	□– – –
P=XX.X	PAD GRADE	
▨	MASONRY WALL	
✕	OAK TREE REMOVAL	
⬅	OVERLAND RELEASE FOR DRAINAGE	
⤑ - - ‿	BMP TREATMENT SWALE	

NOTES

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
2. UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE.
3. THE PROPOSED WATER AND SEWER INFRASTRUCTURE LOCATION AND SIZES ARE SUBJECT TO CHANGE DURING FINAL DESIGN.
4. ANY OFFSITE GRADING SHALL REQUIRE RIGHT OF ENTRY FROM ADJOINING PROPERTY OWNER.

ESTIMATED EARTHWORK SUMMARY

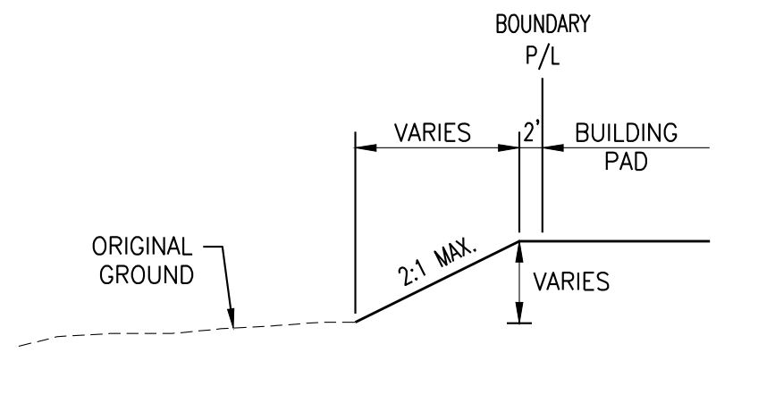
CUT:	1,094,000 c.y.
FILL:	937,200 c.y.
ADJ. FILL:	1,077,700 c.y.
NET CUT:	140,500 c.y.



NOTE: SIDEYARD SWALES TO BE CUT AFTER HOUSES ARE COMPLETED. HOUSE PADS TO BE ROUGH GRADED WITH 0.5% SLOPE FROM REAR PROPERTY LINE TO FRONT YARD HINGE LINE.

TYPICAL FINAL
LOT GRADING DETAIL

N.T.S.



EXTERIOR BOUNDARY SLOPE SECTION

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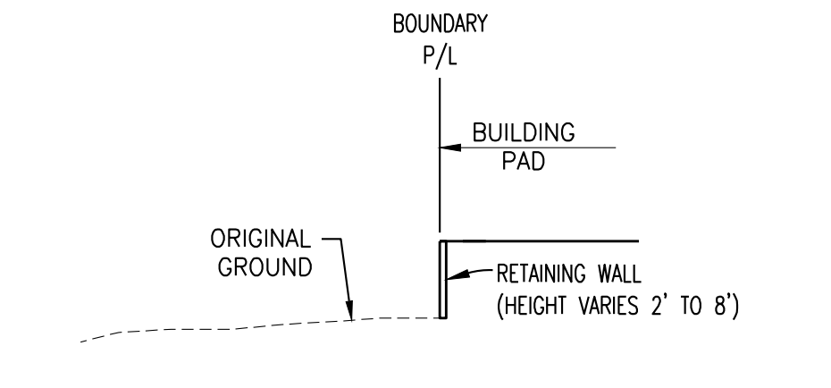

ALTERNATIVE EXTERIOR BOUNDARY RETAINING WALL SECTION

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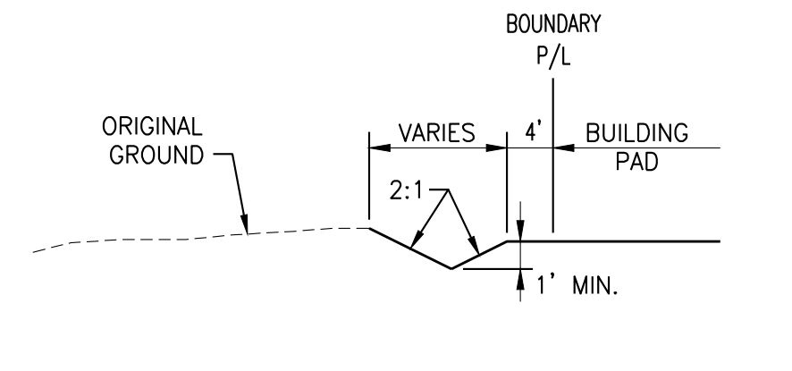

ALTERNATIVE EXTERIOR BOUNDARY SLOPE SECTION

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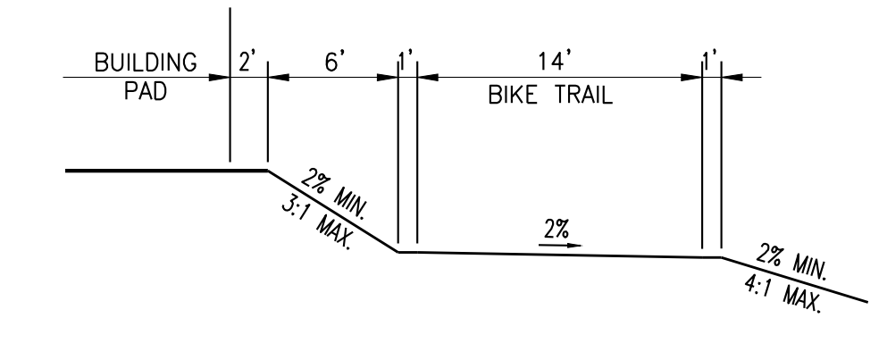
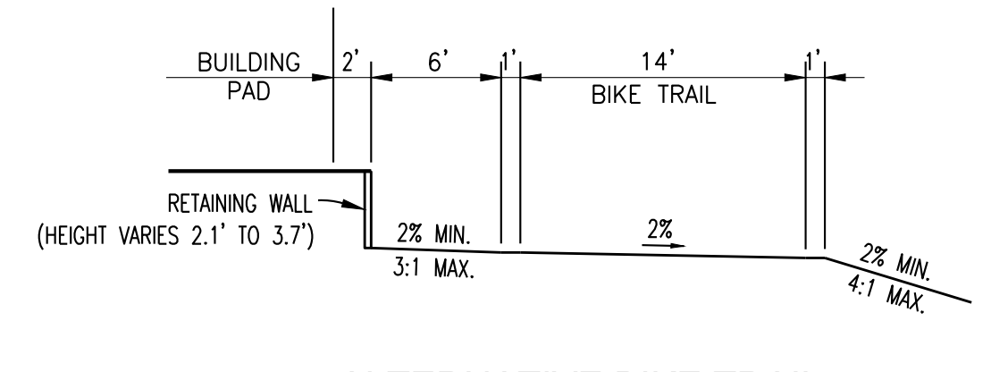


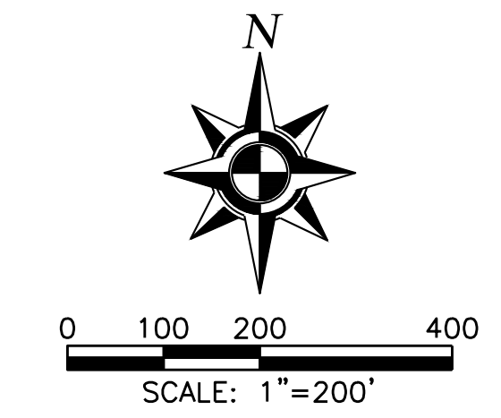
TYPICAL BIKE TRAIL SLOPE SECTION

N.T.S.



ALTERNATIVE BIKE TRAIL RETAINING WALL SECTION

N.T.S.



CONCEPTUAL GRADING & DRAINAGE
MODIFIED SMALL LOT
TENTATIVE SUBDIVISION MAP

CREEKVIEW

Scale: 1"= 200'

July 26, 2019

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

Sheet 3 of 9

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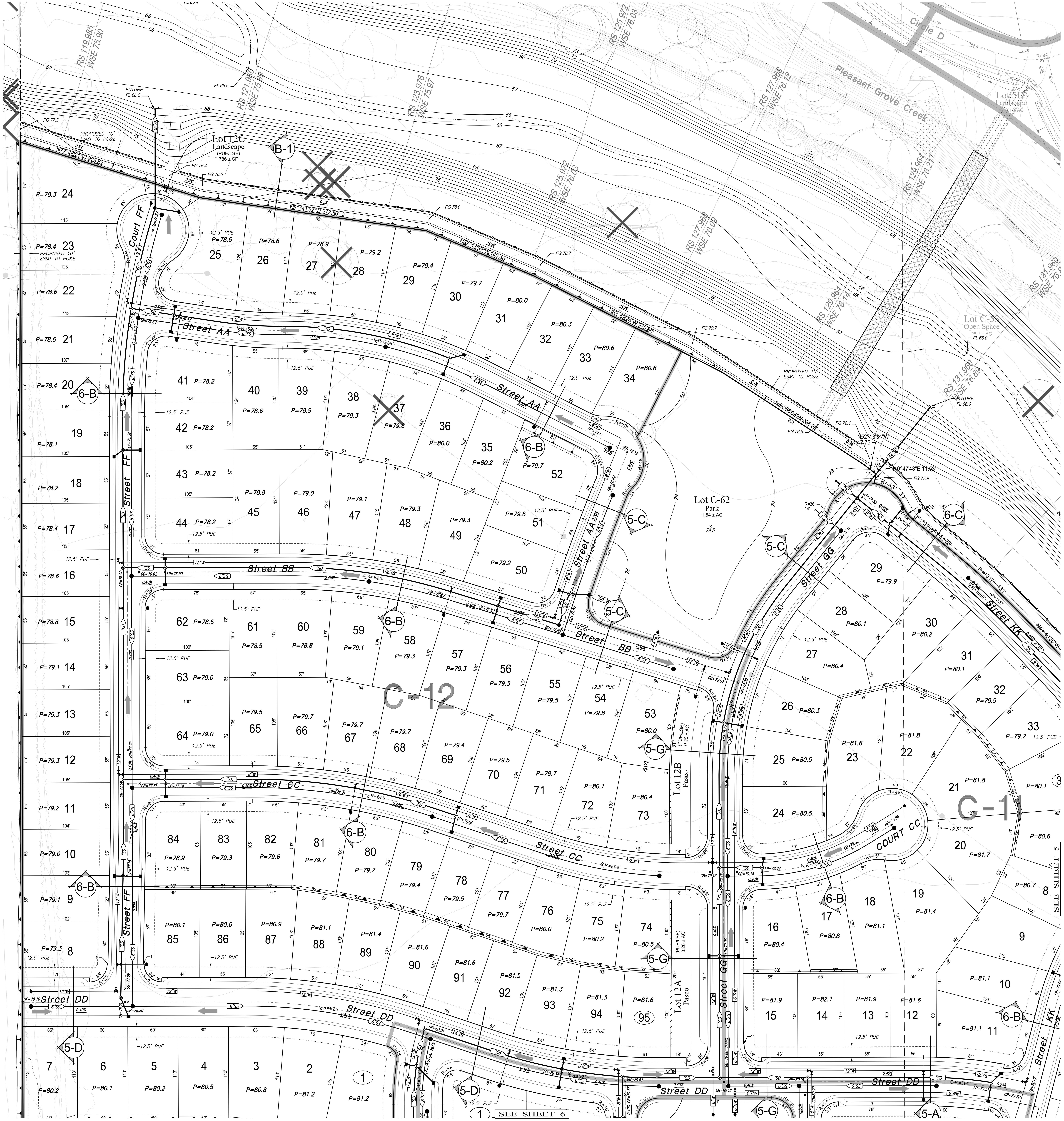
PC Exhibit D



LEGEND

PROPOSED	DESCRIPTION	EXISTING
SS	SANITARY SEWER PIPE	SS
●	SANITARY SEWER MANHOLE	○
W	WATER LINE	W
RW	RECYCLED WATER LINE	RW
⋈	GATE VALVE	⋈
	FIRE HYDRANT	
	BLOW-OFF VALVE	
SD	STORM DRAIN PIPE	SD
⊙	STORM DRAIN MANHOLE	
■	DROP INLET	
	PAD GRADE	
	MASONRY WALL	
✕	OAK TREE REMOVAL	
←	OVERLAND RELEASE FOR DRAINAGE	
	BMP TREATMENT SWALE	

CONCEPTUAL GRADING, DRAINAGE, & UTILITIES
MODIFIED SMALL LOT
TENTATIVE SUBDIVISION MAP
CREEKVIEW

Scale: 1"= 40'

July 26, 2019

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

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SECTION A-A
LIFT STATION PROPERTY LINE (C-82)

N.T.S.

LEGEND

PROPOSED	DESCRIPTION	EXISTING
SS	SANITARY SEWER PIPE	SS
	SANITARY SEWER MANHOLE	
W	WATER LINE	W
RW	RECYCLED WATER LINE	RW
	GATE VALVE	
	FIRE HYDRANT	
	BLOW-OFF VALVE	
SD	STORM DRAIN PIPE	SD
	STORM DRAIN MANHOLE	
	DROP INLET	
	PAD GRADE	
	MASONRY WALL	
	OAK TREE REMOVAL	
	OVERLAND RELEASE FOR DRAINAGE	
	BMP TREATMENT SWALE	

CONCEPTUAL GRADING, DRAINAGE, & UTILITIES
MODIFIED SMALL LOT
TENTATIVE SUBDIVISION MAP

CREEKVIEW

Scale: 1"= 40'
July 26, 2019

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

Sheet 5 of 9

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PC Exhibit D

LEGEND

PROPOSED	DESCRIPTION	EXISTING
SS	SANITARY SEWER PIPE	SS
	SANITARY SEWER MANHOLE	
W	WATER LINE	W
RW	RECYCLED WATER LINE	RW
	GATE VALVE	
	FIRE HYDRANT	
	BLOW-OFF VALVE	
SD	STORM DRAIN PIPE	SD
	STORM DRAIN MANHOLE	
	DROP INLET	
	PAD GRADE	
	MASONRY WALL	
✕	OAK TREE REMOVAL	
←	OVERLAND RELEASE FOR DRAINAGE	
	BMP TREATMENT SWALE	

N

0 20 40 80

SCALE: 1"=40'

CONCEPTUAL GRADING, DRAINAGE, & UTILITIES
MODIFIED SMALL LOT
TENTATIVE SUBDIVISION MAP

CREEKVIEW

Scale: 1"= 40'
July 26, 2019

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ENGINEERS PLANNERS SURVEYORS

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PC Exhibit D

CONCEPTUAL GRADING, DRAINAGE, & UTILITIES
MODIFIED SMALL LOT
TENTATIVE SUBDIVISION MAP

CREEKVIEW

Scale: 1"= 40'
July 26, 2019

MACKAY & SOMPS
ENGINEERS PLANNERS SURVEYORS

PC Exhibit D

LEGEND

PROPOSED	DESCRIPTION	EXISTING
SS	SANITARY SEWER PIPE	SS
	SANITARY SEWER MANHOLE	
W	WATER LINE	W
RW	RECYCLED WATER LINE	RW
	GATE VALVE	
	FIRE HYDRANT	
	BLOW-OFF VALVE	
SD	STORM DRAIN PIPE	SD
	STORM DRAIN MANHOLE	
	DROP INLET	
	PAD GRADE	
	MASONRY WALL	
✕	OAK TREE REMOVAL	
⬅	OVERLAND RELEASE FOR DRAINAGE	
	BMP TREATMENT SWALE	

N

0 100 200 400

SCALE: 1"=200'

CONCEPTUAL GRADING, DRAINAGE, & UTILITIES
SMALL LOT TENTATIVE SUBDIVISION MAP

CREEKVIEW

Scale: 1"= 200'

July 26, 2019

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ENGINEERS PLANNERS SURVEYORS

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PC Exhibit D

LEGEND

PROPOSED	DESCRIPTION	EXISTING
SS	SANITARY SEWER PIPE	SS
●	SANITARY SEWER MANHOLE	○
W	WATER LINE	W
RW	RECYCLED WATER LINE	RW
⋈	GATE VALVE	⋈
●	FIRE HYDRANT	○
●	BLOW-OFF VALVE	○
SD	STORM DRAIN PIPE	SD
◉	STORM DRAIN MANHOLE	◌
■	DROP INLET	□
	PAD GRADE	
▨	MASONRY WALL	
✕	OAK TREE REMOVAL	
←	OVERLAND RELEASE FOR DRAINAGE	
⇢	BMP TREATMENT SWALE	

N

0 100 200 400

SCALE: 1"=200'

CONCEPTUAL GRADING, DRAINAGE, & UTILITIES
SMALL LOT TENTATIVE SUBDIVISION MAP

CREEKVIEW

Scale: 1"= 200'
July 26, 2019

MACKAY & SOMPS
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