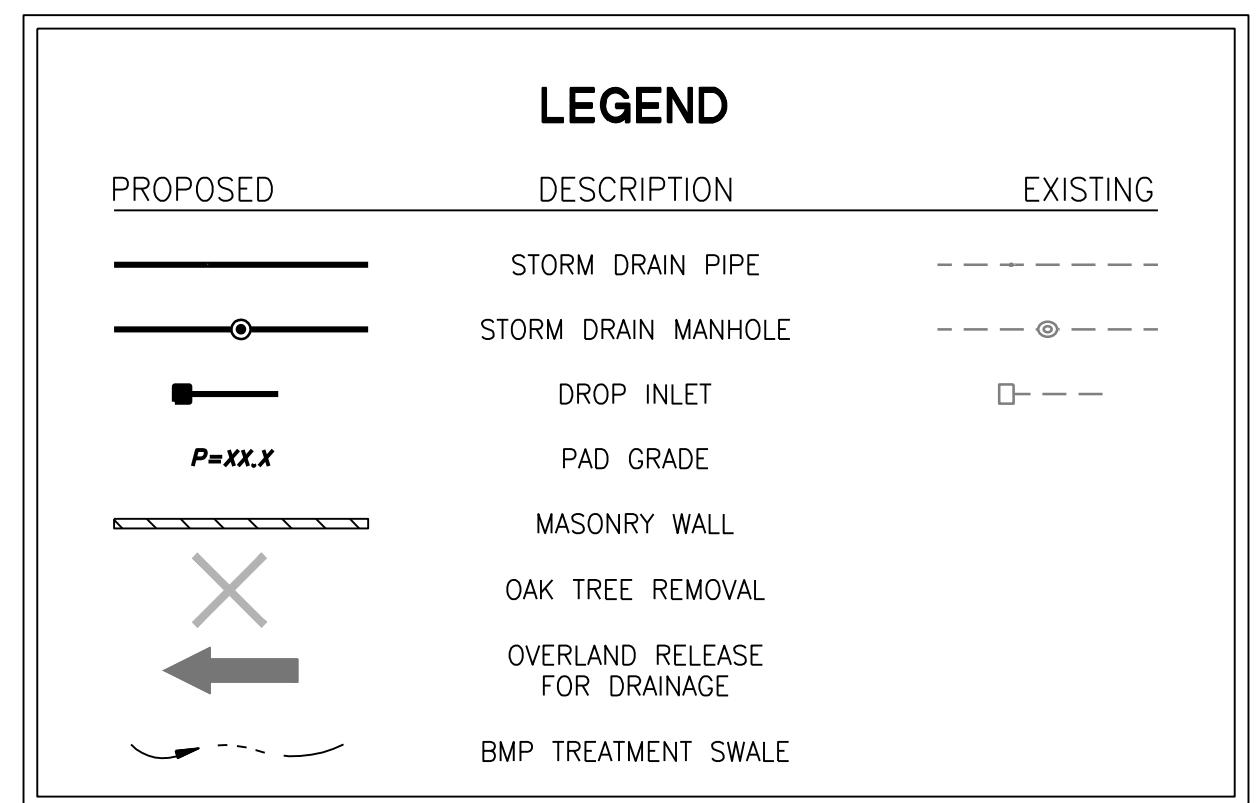
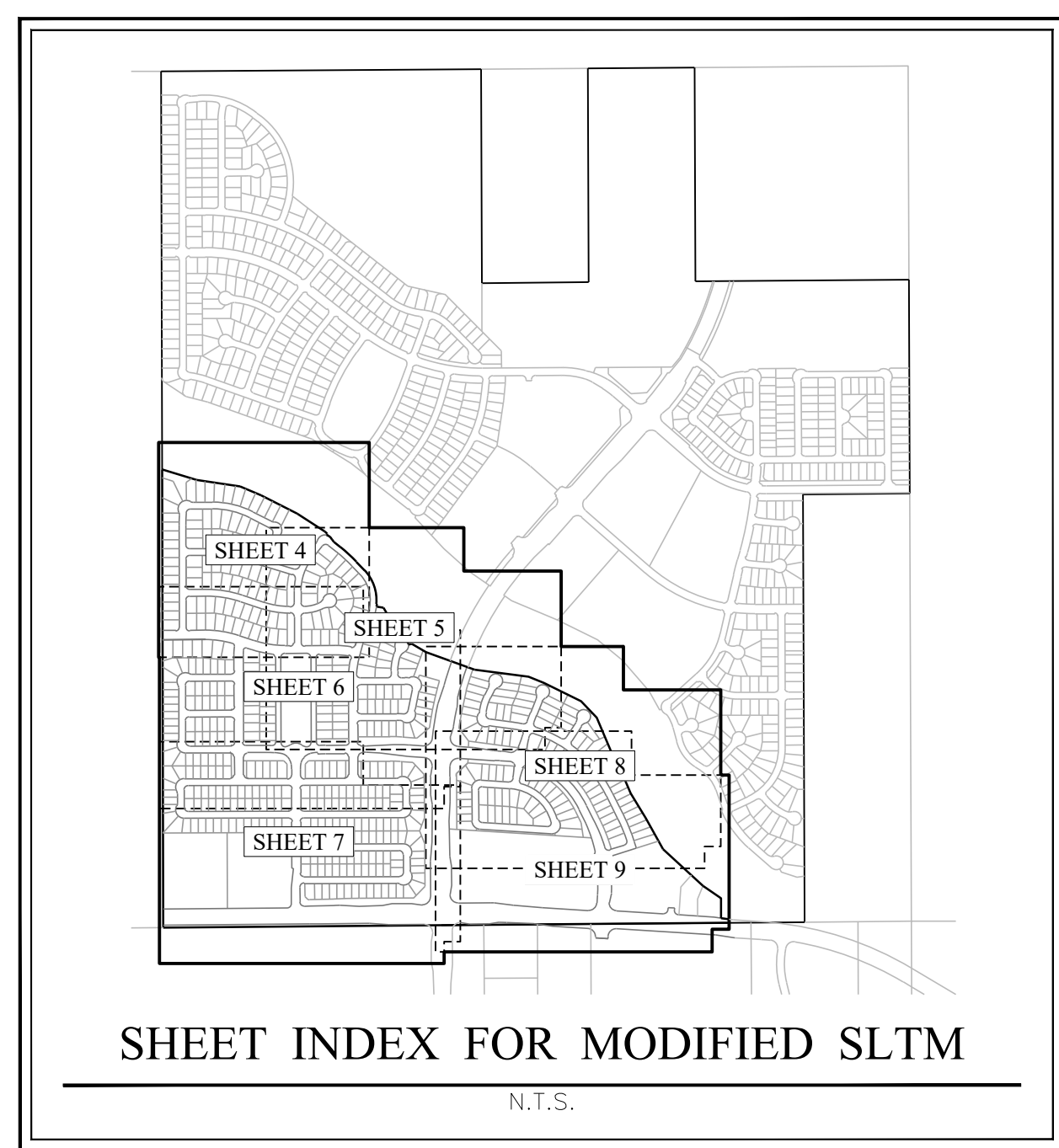
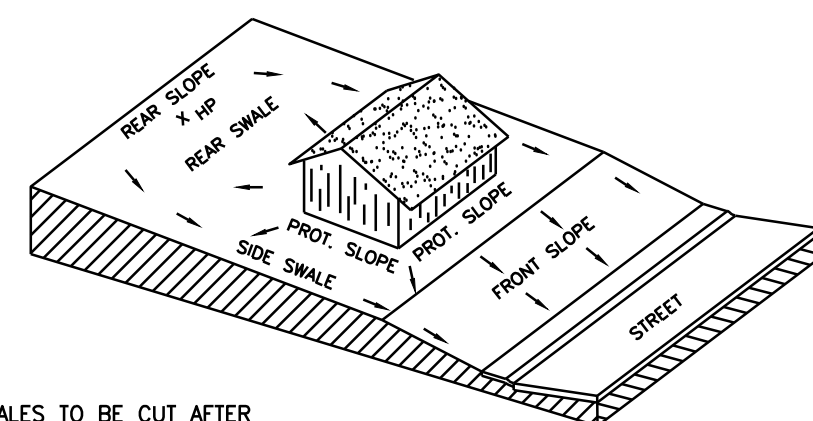




- NOTES**
1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
 2. UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE.
 3. THE PROPOSED WATER AND SEWER INFRASTRUCTURE LOCATION AND SIZES ARE SUBJECT TO CHANGE DURING FINAL 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.



TYPICAL FINAL LOT GRADING DETAIL
N.T.S.

EXTERIOR BOUNDARY SLOPE SECTION
N.T.S.

ALTERNATIVE EXTERIOR BOUNDARY RETAINING WALL SECTION
N.T.S.

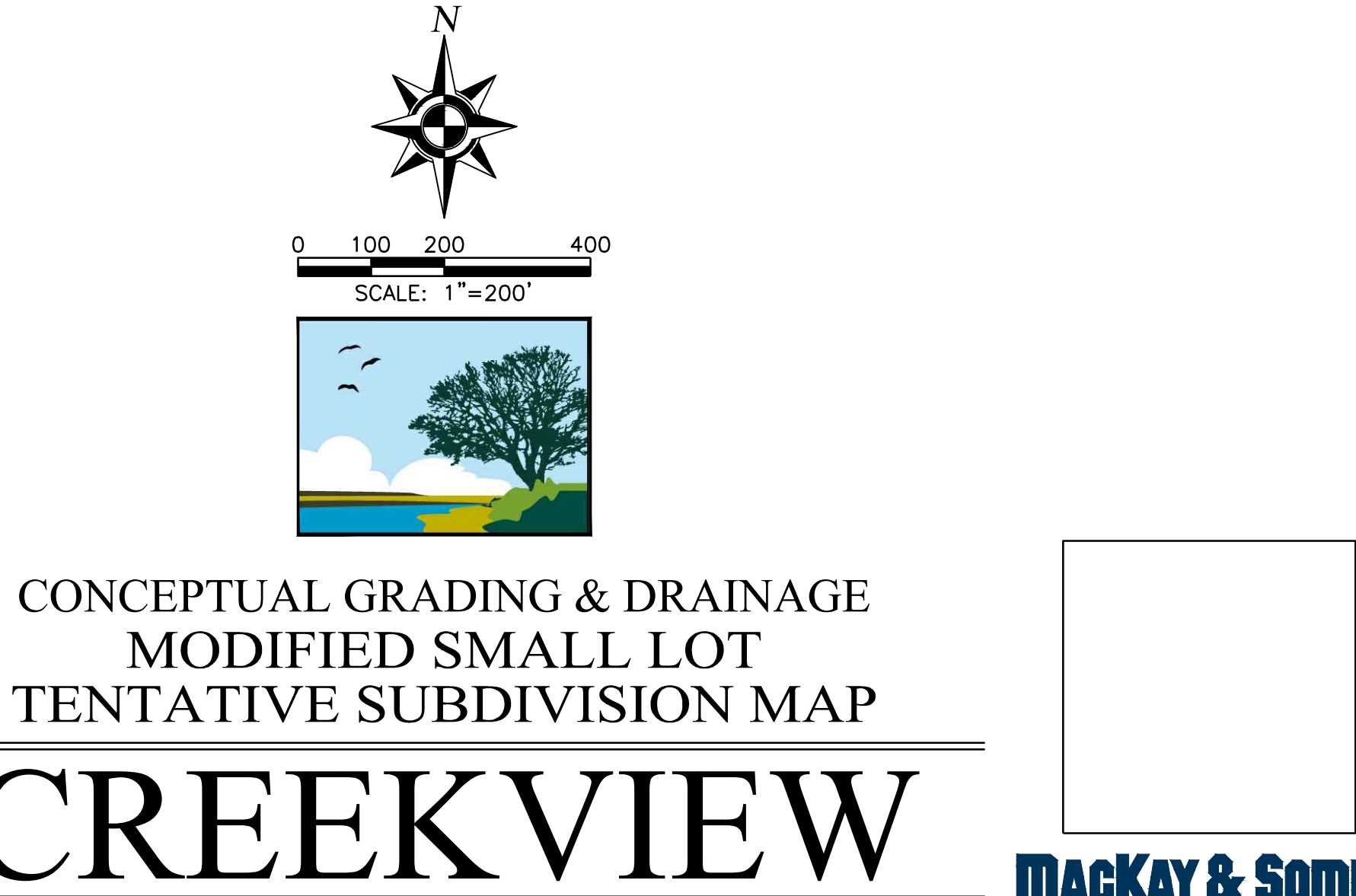
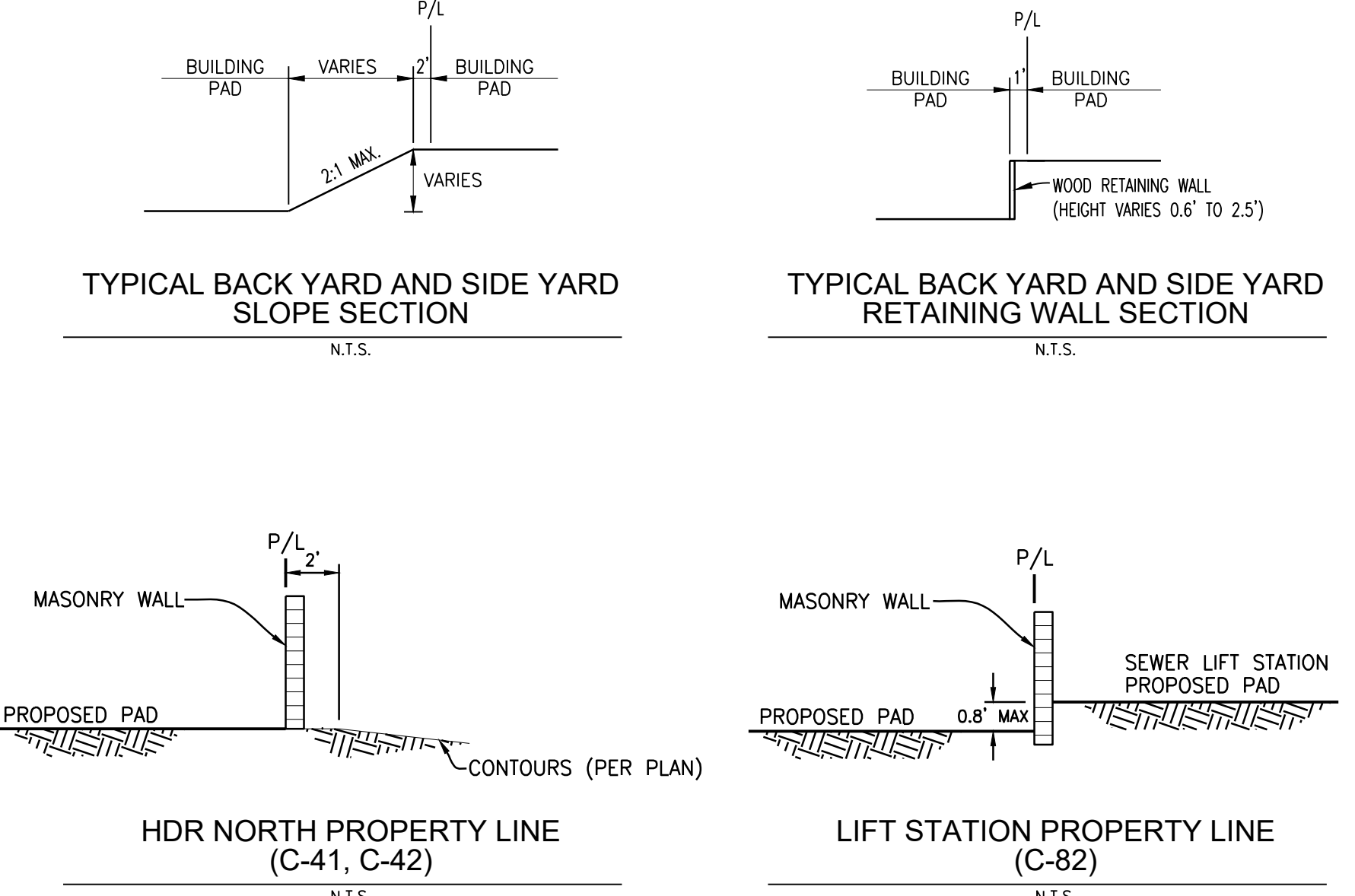
ALTERNATIVE EXTERIOR BOUNDARY SLOPE SECTION
N.T.S.

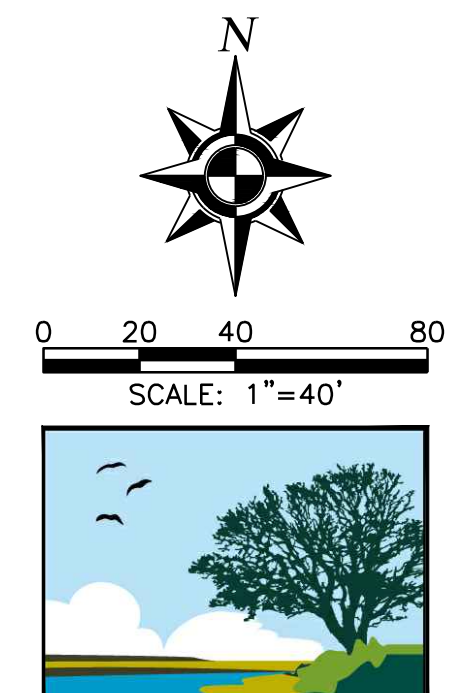
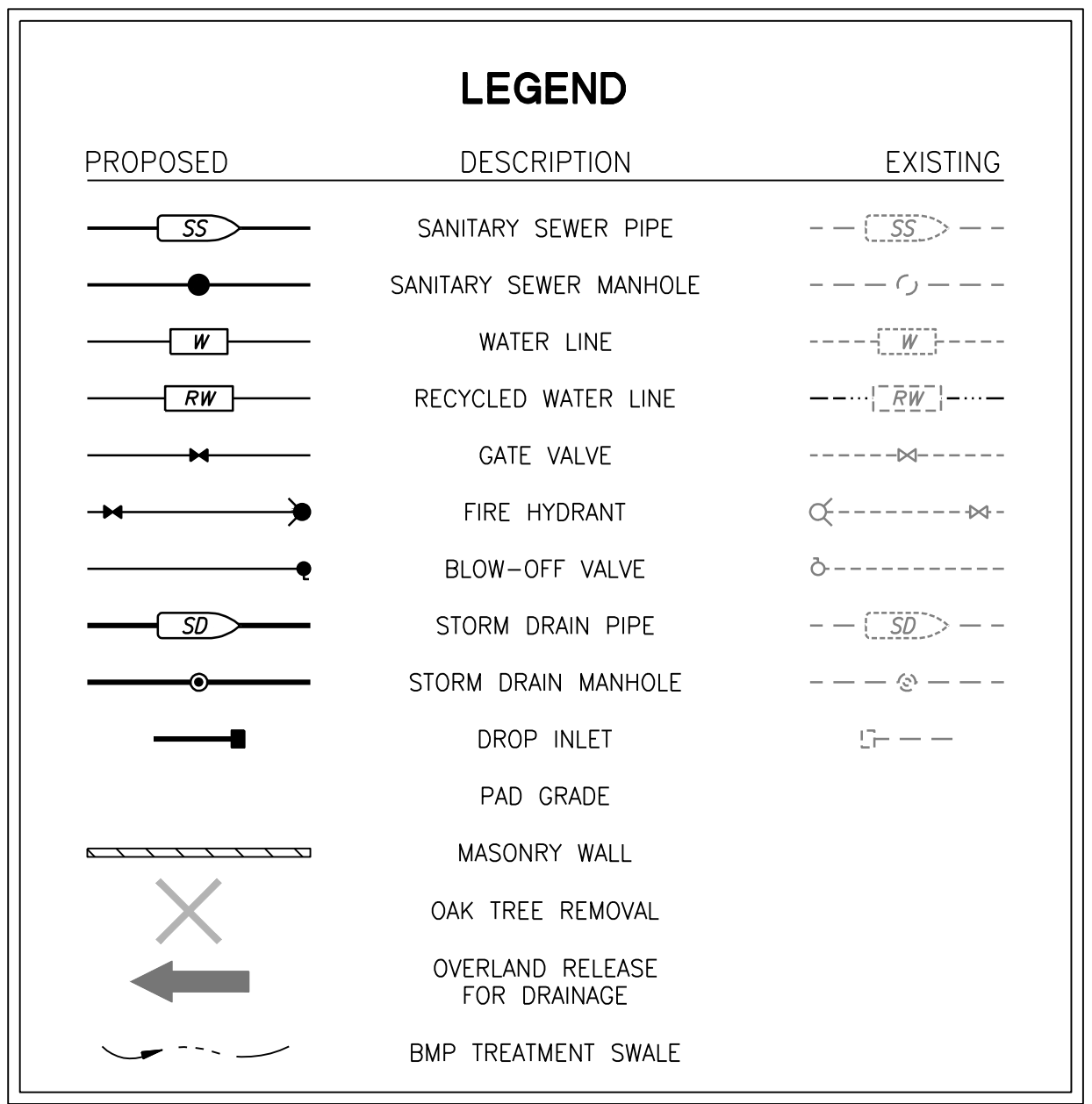
TYPICAL BIKE TRAIL SLOPE SECTION
N.T.S.

ALTERNATIVE BIKE TRAIL RETAINING WALL SECTION
N.T.S.

TREE IMPACT SUMMARY
(FROM APPROVED SMALL LOT TENTATIVE SUBDIVISION MAP, DATED 6/17/2015, PL14-0322 - NO MODIFICATIONS.)

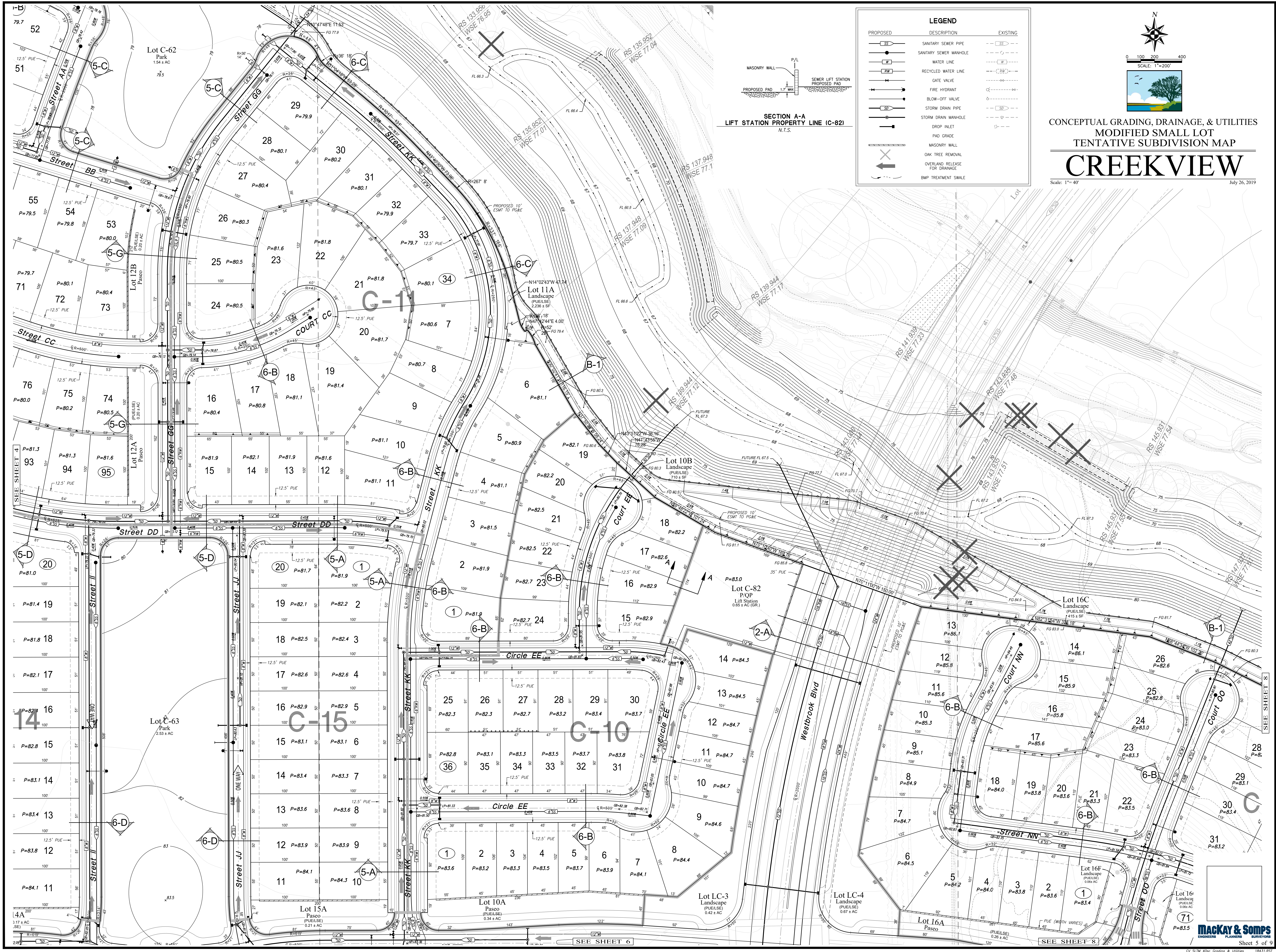
TOTAL DBH REMOVAL (Inches)						
TREE #	COMMON NAME	SPECIES	MULTI-STEMS (Inches)	BY ARBORIST RECOMM.	BY BLUE OAKS BLVD. IMPROV. PROJECT	BY CREEKVIEW SLTM
66	VALLEY OAK	QUERCUS LOBATA				26
65	VALLEY OAK	QUERCUS LOBATA				13
66	VALLEY OAK	QUERCUS LOBATA	5, 6, 8			19
67	VALLEY OAK	QUERCUS LOBATA				22
154	BLUE OAK	QUERCUS DOUGLASSII		32		43
211	BLUE OAK	QUERCUS DOUGLASSII				37
212	BLUE OAK	QUERCUS DOUGLASSII				42
213	VALLEY OAK	QUERCUS LOBATA				28
214	BLUE OAK	QUERCUS DOUGLASSII				40
216	VALLEY OAK	QUERCUS LOBATA				18
233	VALLEY OAK	QUERCUS LOBATA		7		10
251	INTERIOR LIVE OAK	QUERCUS WISLIZENI				7
252	INTERIOR LIVE OAK	QUERCUS WISLIZENI	7, 7, 12, 13			39
253	INTERIOR LIVE OAK	QUERCUS WISLIZENI	4, 5			8
254	INTERIOR LIVE OAK	QUERCUS WISLIZENI	4, 8			12
255	VALLEY OAK	QUERCUS LOBATA				7
257	INTERIOR LIVE OAK	QUERCUS WISLIZENI	14, 14	28		28
261	VALLEY OAK	QUERCUS LOBATA				9
265	VALLEY OAK	QUERCUS LOBATA				8
266	VALLEY OAK	QUERCUS LOBATA	8, 8			16
267	VALLEY OAK	QUERCUS LOBATA	5, 9			14
285	VALLEY OAK	QUERCUS LOBATA				13
286	VALLEY OAK	QUERCUS LOBATA	13, 14			27
287	VALLEY OAK	QUERCUS LOBATA	9, 14			23
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	6, 8, 9, 9		34	24
297	VALLEY OAK	QUERCUS LOBATA				12
298	VALLEY OAK	QUERCUS LOBATA				12
299	INTERIOR LIVE OAK	QUERCUS WISLIZENI	6, 7			13
300	VALLEY OAK	QUERCUS LOBATA				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 DOUGLASSII	7, 8		12	15
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
413	VALLEY OAK	QUERCUS LOBATA				26
414	VALLEY OAK	QUERCUS LOBATA			29	36
415	VALLEY OAK	QUERCUS LOBATA				12
416	VALLEY OAK	QUERCUS LOBATA				26
417	VALLEY OAK	QUERCUS LOBATA		28		32
422	VALLEY OAK	QUERCUS LOBATA				26
424	VALLEY OAK	QUERCUS LOBATA	17, 19		36	30
425	VALLEY OAK	QUERCUS LOBATA			14	18
426	VALLEY OAK	QUERCUS LOBATA	9, 10, 12		31	20
427	VALLEY OAK	QUERCUS LOBATA				26
428	BLUE OAK	QUERCUS DOUGLASSII		45		40
430	VALLEY OAK	QUERCUS LOBATA	9, 10			19
431	VALLEY OAK	QUERCUS LOBATA				18
434	VALLEY OAK	QUERCUS LOBATA	11, 14, 16		41	26
440	VALLEY OAK	QUERCUS LOBATA	6, 8			14
449	INTERIOR LIVE OAK	QUERCUS WISLIZENI		15		24
450	VALLEY OAK	QUERCUS LOBATA				29
451	VALLEY OAK	QUERCUS LOBATA				33
452	VALLEY OAK	QUERCUS LOBATA				14
453	VALLEY OAK	QUERCUS LOBATA				12
454	VALLEY OAK	QUERCUS LOBATA				8
455	VALLEY OAK	QUERCUS LOBATA				17
456	VALLEY OAK	QUERCUS LOBATA				12
458	VALLEY OAK	QUERCUS LOBATA				19
460	VALLEY OAK	QUERCUS LOBATA				9
461	VALLEY OAK	QUERCUS LOBATA				15
462	VALLEY OAK	QUERCUS LOBATA		14		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





CREEKVIEW

Sheet 4 of 9

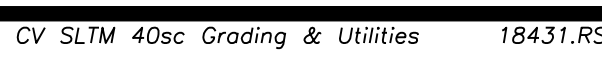


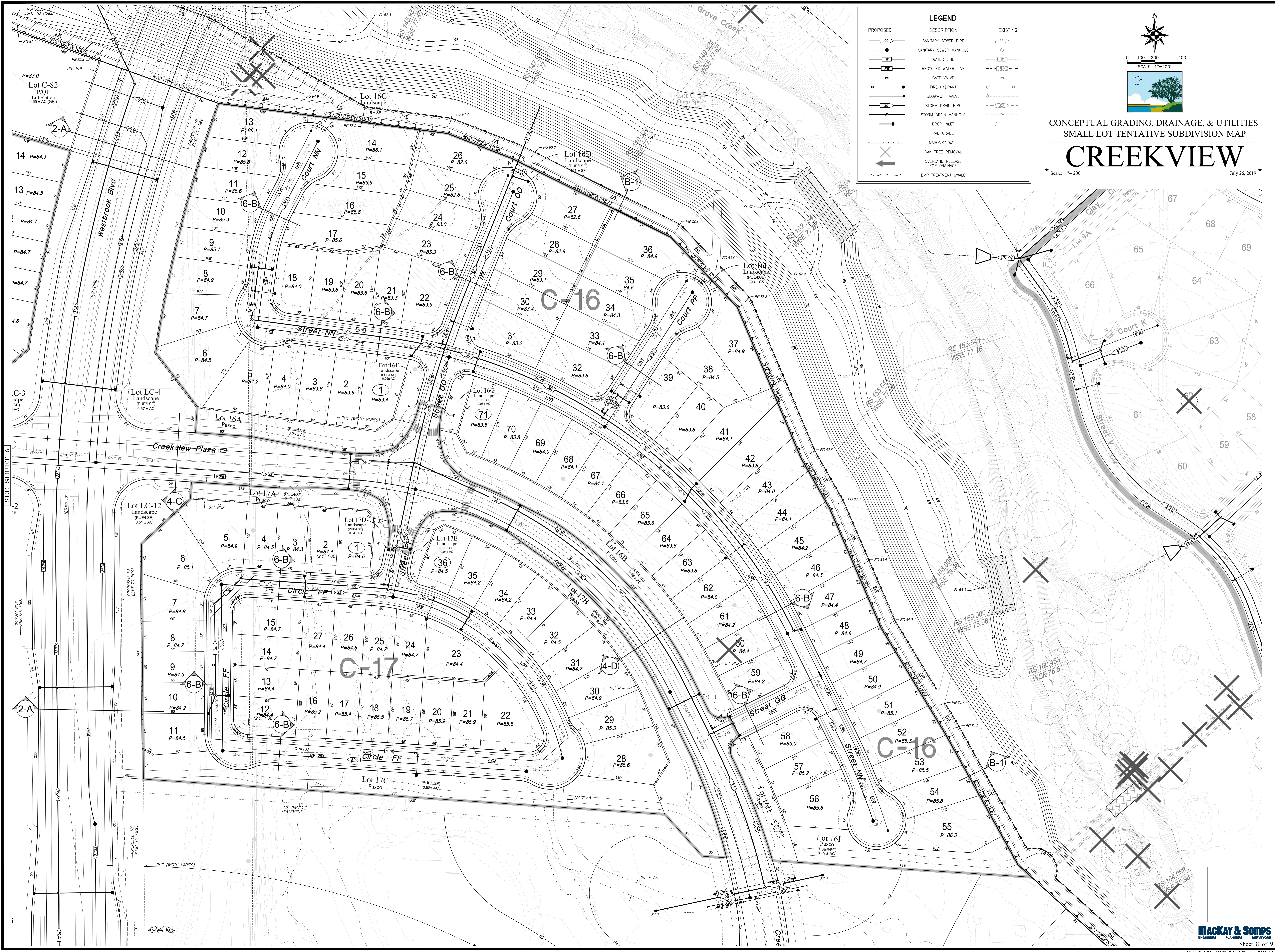
CREEK VIEW

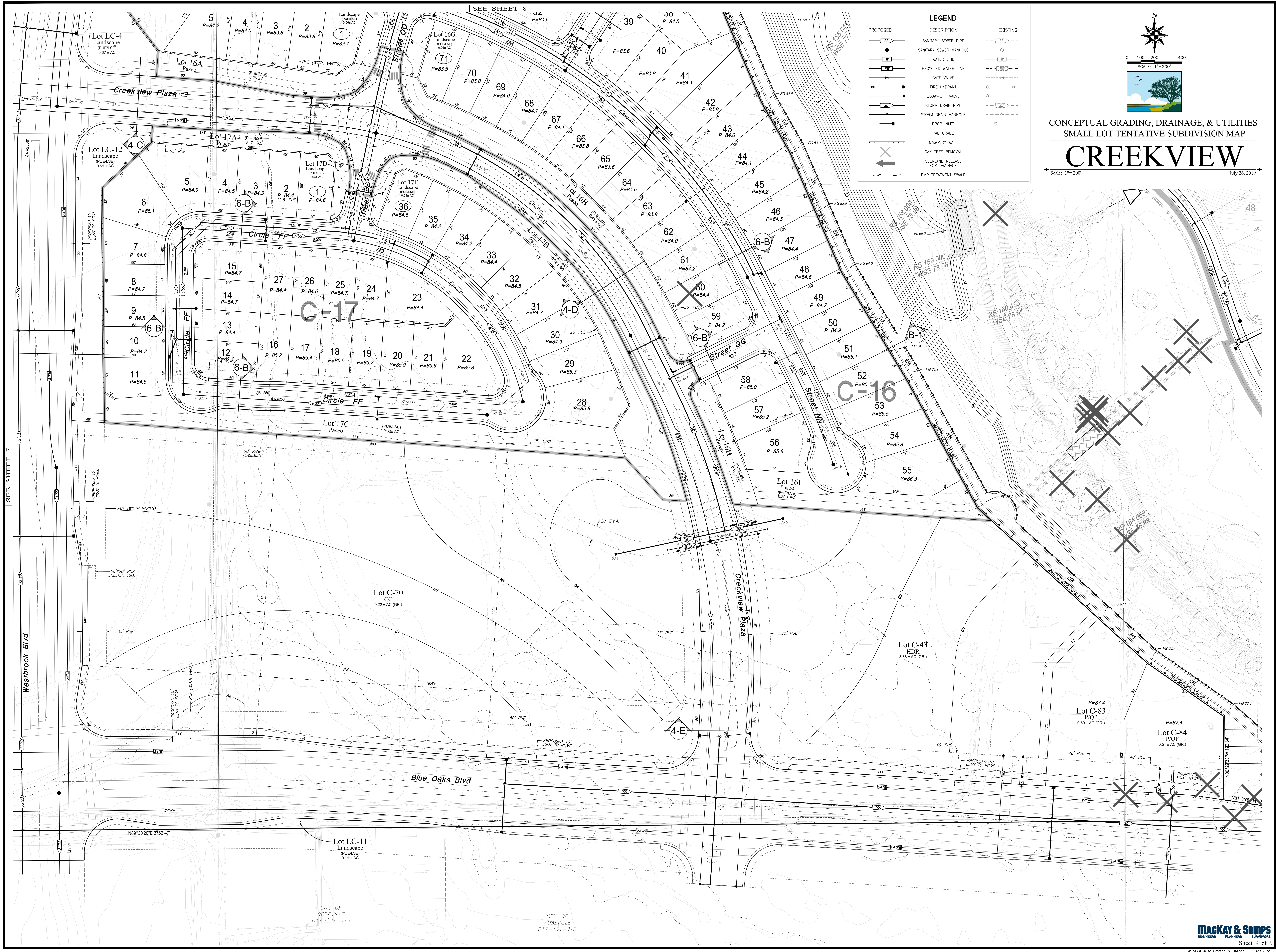
Scale: 1"= 40' July 26, 2019

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



Scale: 1"= 40' July 26, 2019





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

0 100 200 400
SCALE: 1"=200'

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

CREEKVIEW

Scale: 1"=200' July 26, 2019

SEE SHEET 7

SEE SHEET 8

CV 5/17/2014 40pc Grading & Utilities 18431.RST
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7-25-2019