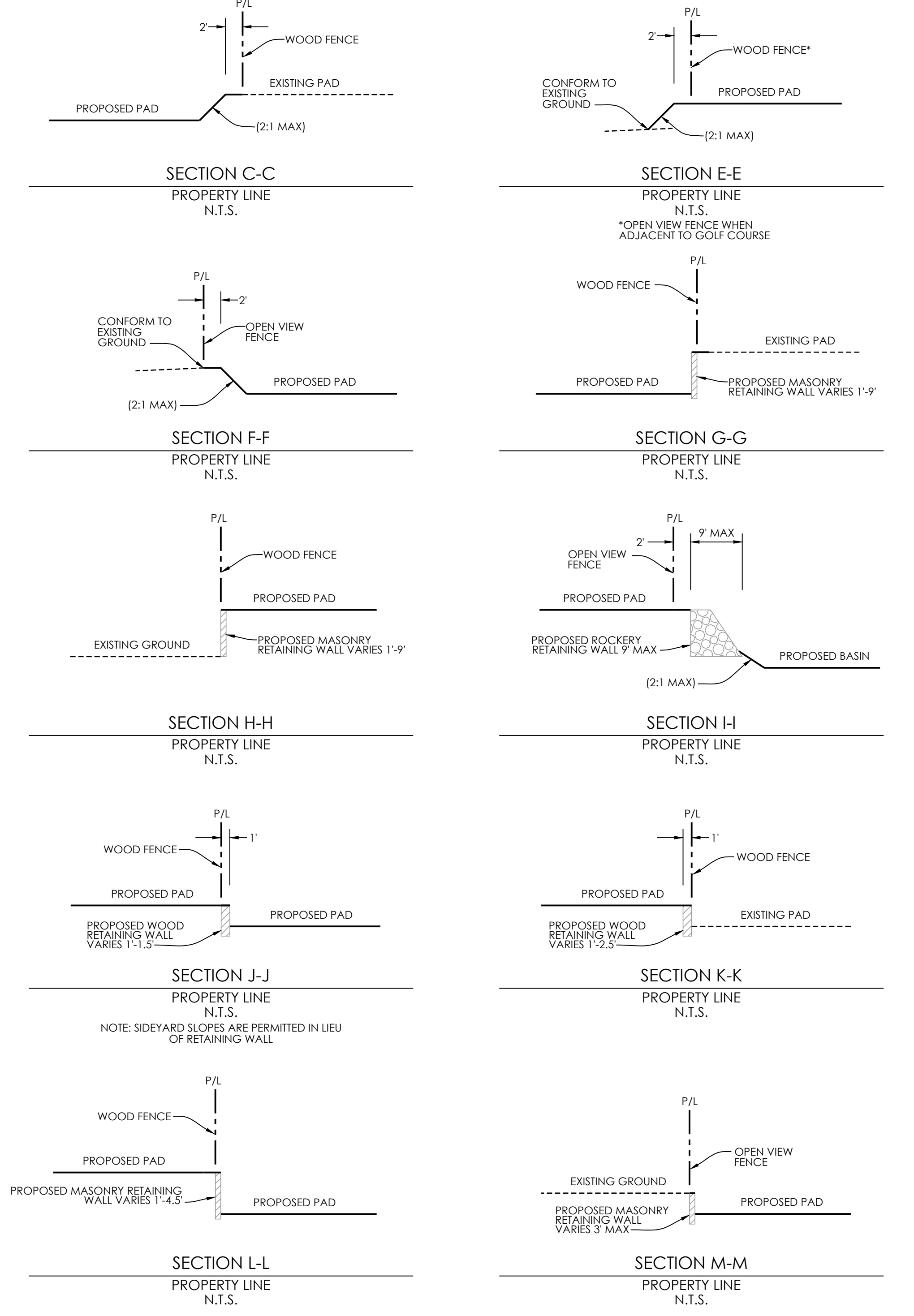


SEE SHEET 2



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	
	STORMWATER FACILITY	
	PAD GRADE	
	OVERLAND RELEASE FOR DRAINAGE	
	MASONRY RETAINING WALL	
	WOOD RETAINING WALL	
	ROCKERY RETAINING WALL	
	CLASS III (REAR DRAINING LOTS)	

- UTILITY NOTES**
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
 - UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE.
 - THE SIZE AND LOCATION OF PROPOSED WATER, RECYCLED WATER, SEWER, AND STORM DRAINAGE INFRASTRUCTURE IS SUBJECT TO CHANGE DURING FINAL DESIGN, SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF ROSEVILLE WITH IMPROVEMENT PLANS.
 - ANY OFFSITE GRADING SHALL REQUIRE RIGHT OF ENTRY FROM ADJOINING PROPERTY OWNERS. IF A RIGHT OF ENTRY CANNOT BE OBTAINED, RETAINING WALLS ALONG PROPERTY LINES ARE TO BE CONSTRUCTED AS SHOWN HEREON.
 - UNLESS OTHERWISE NOTED, ALL LOTS ARE TO HAVE CLASS 1 LOT DRAINAGE AS SUCH, 2% SWALES, YARD DRAINS, AND UNDERGROUND PIPE SYSTEMS WITH BUBBLE UPS SHALL BE IMPLEMENTED IN LIEU OF 1% MINIMUM SWALES. AN OVERLAND RELEASE TO THE STREET RIGHT-OF-WAY SHALL BE INCLUDED AS PART OF THE FINISHED LOT GRADING DESIGN TO PRECLUDE ANY FLOODING AGAINST FUTURE BUILDING FOUNDATION. POSITIVE DRAINAGE AWAY FROM THE BUILDING AT A SLOPE OF 5% MINIMUM SHALL BE PROVIDED, CONSISTENT WITH SECTION 2304.11 OF THE CALIFORNIA BLDG CODE.



ESTIMATED EARTHWORK SUMMARY

CUT:	23,000 c.y.
FILL:	65,000 c.y.
NET:	42,000 c.y.

CONCEPTUAL GRADING, DRAINAGE AND UTILITIES TENTATIVE SUBDIVISION MAP
SIERRA VIEW