

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.

DESCRIPTION	PROPOSED	EXISTING
WATER MAIN		
FIRE SERVICE LINE		
FIRE HYDRANT		
WATER METER & BACKFLOW DEVICE		
FIRE DEPT CONNECTION		
SEWER LINE		
SEWER LATERAL		
SEWER MANHOLE		
SEWER CLEANOUT		
STORM DRAIN		
STORM DRAIN MANHOLE		
DROP INLET		

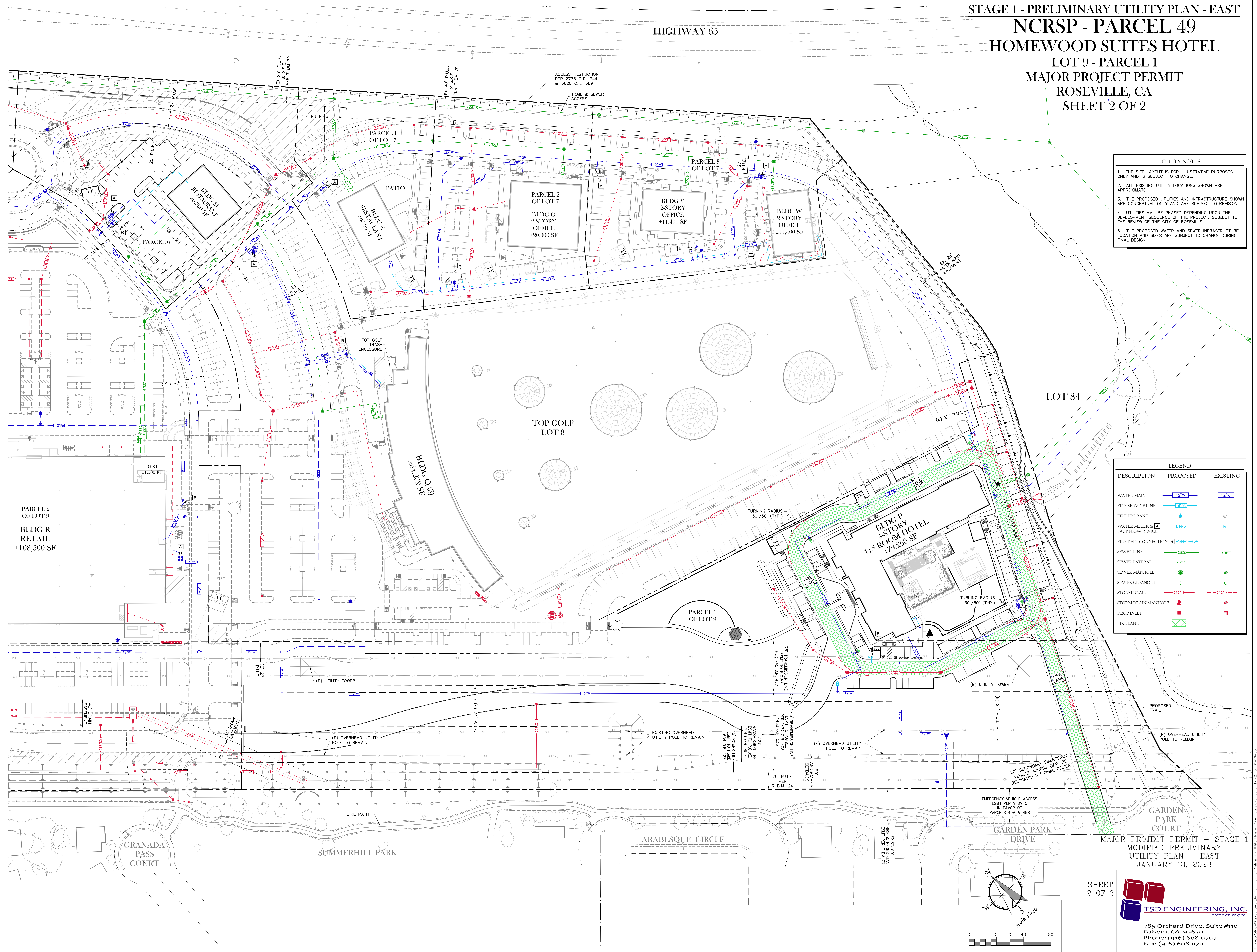
MAJOR PROJECT PERMIT - STAGE 1
 MODIFIED PRELIMINARY
 UTILITY PLAN - WEST
 JANUARY 13, 2023

SHEET
 1 OF 2

TSD ENGINEERING, INC.
 expect more

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

STAGE 1 - PRELIMINARY UTILITY PLAN - EAST
NCRSP - PARCEL 49
HOMWOOD SUITES HOTEL
 LOT 9 - PARCEL 1
 MAJOR PROJECT PERMIT
 ROSEVILLE, CA
 SHEET 2 OF 2



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LEGEND

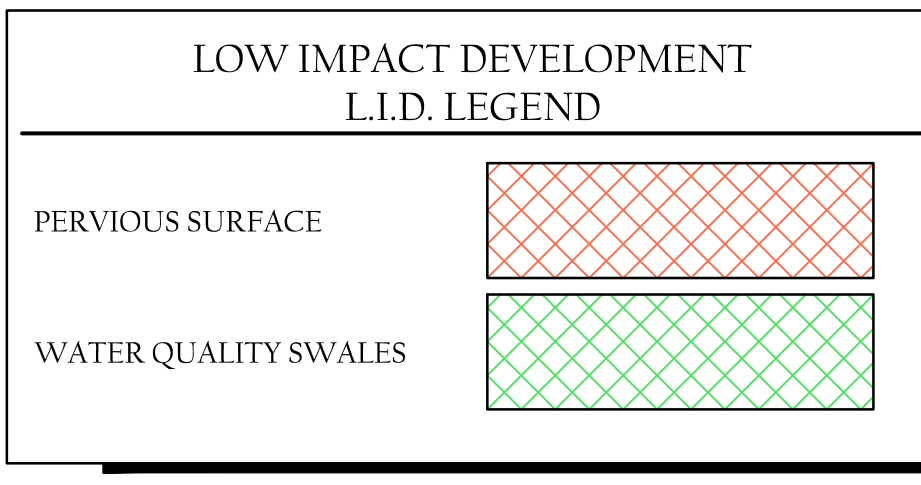
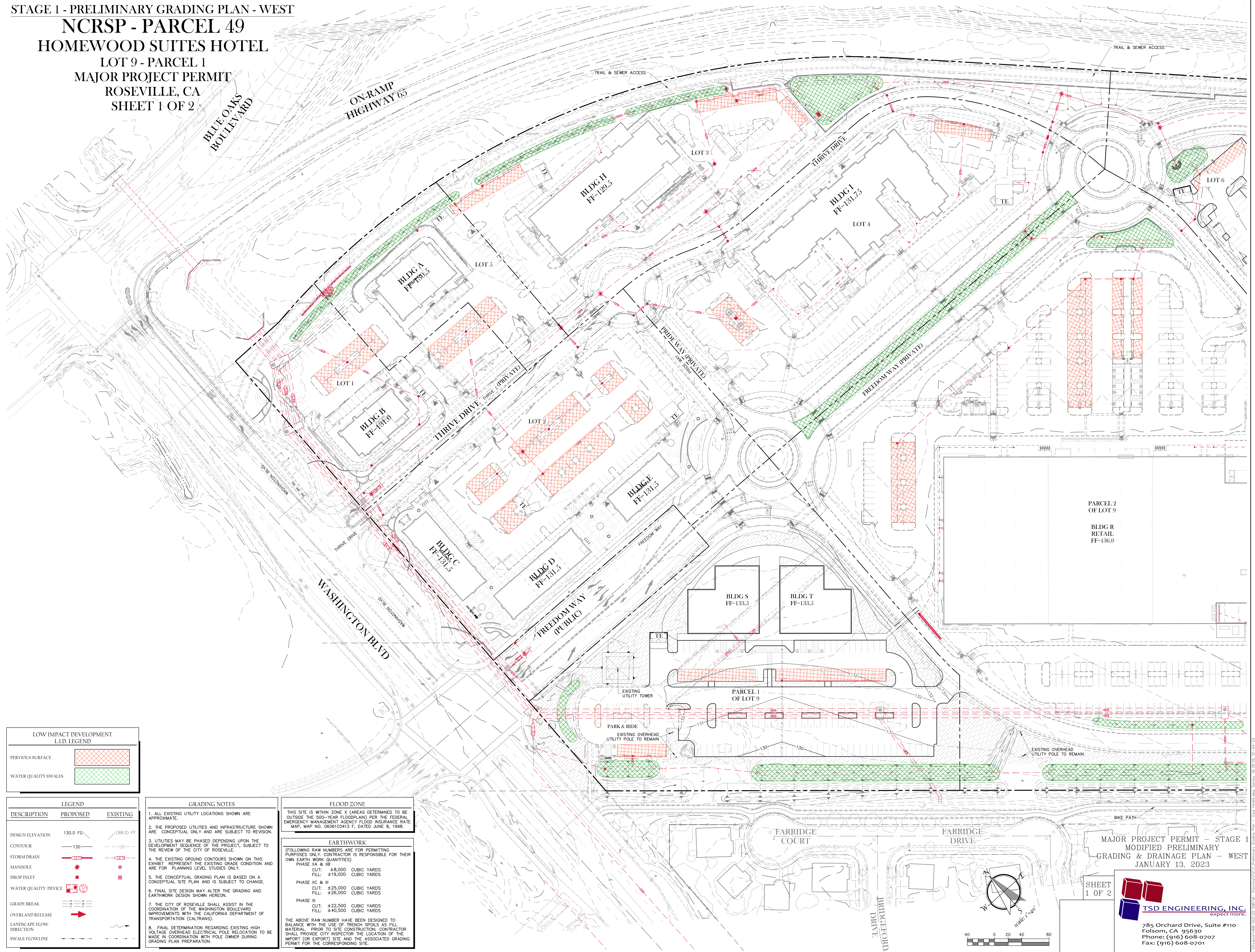
DESCRIPTION	PROPOSED	EXISTING
WATER MAIN	12" W	12" W
FIRE SERVICE LINE	6" FS	
FIRE HYDRANT	+	+
WATER METER & BACKFLOW DEVICE	M & B	
FIRE DEPT CONNECTION	FD & C	
SEWER LINE	18" S	18" S
SEWER LATERAL	12" S	12" S
SEWER MANHOLE	●	●
SEWER CLEANOUT	○	○
STORM DRAIN	18" SD	18" SD
STORM DRAIN MANHOLE	●	●
DROP INLET	■	■
FIRE LANE	▨	

MAJOR PROJECT PERMIT - STAGE 1
 MODIFIED PRELIMINARY
 UTILITY PLAN - EAST
 JANUARY 13, 2023

SHEET 2 OF 2

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STAGE 1 - PRELIMINARY GRADING PLAN - WEST
NCRSP - PARCEL 49
HOMEWOOD SUITES HOTEL
 LOT 9 - PARCEL 1
 MAJOR PROJECT PERMIT
 ROSEVILLE, CA
 SHEET 1 OF 2



DESCRIPTION	PROPOSED	EXISTING
DESIGN ELEVATION	130.0 FG	(98.0) FF
CONTOUR		
STORM DRAIN		
MANHOLE		
DROP INLET		
WATER QUALITY DEVICE		
GRADE BREAK		
OVERLAND RELEASE		
LANDSCAPE FLOW DIRECTION		
SWALE FLOWLINE		

- GRADING NOTES**
1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
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 3. UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE.
 4. THE EXISTING GROUND CONTOURS SHOWN ON THIS EXHIBIT REPRESENT THE EXISTING GRADE CONDITION AND ARE FOR PLANNING LEVEL STUDIES ONLY.
 5. THE CONCEPTUAL GRADING PLAN IS BASED ON A CONCEPTUAL SITE PLAN AND IS SUBJECT TO CHANGE.
 6. FINAL SITE DESIGN MAY ALTER THE GRADING AND EARTHWORK DESIGN SHOWN HEREON.
 7. THE CITY OF ROSEVILLE SHALL ASSIST IN THE COORDINATION OF THE WASHINGTON BOULEVARD IMPROVEMENTS WITH THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS).
 8. FINAL DETERMINATION REGARDING EXISTING HIGH VOLTAGE OVERHEAD ELECTRICAL POLE RELOCATION TO BE MADE IN COORDINATION WITH POLE OWNER DURING GRADING PLAN PREPARATION.

FLOOD ZONE

THIS SITE IS WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 060610413 F, DATED JUNE 8, 1998.

EARTHWORK
 (FOLLOWING RAW NUMBERS ARE FOR PERMITTING PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR THEIR OWN EARTH WORK QUANTITIES)

PHASE IIA & IIB	CUT: ±8,000 CUBIC YARDS
	FILL: ±19,000 CUBIC YARDS
PHASE IIC & III	CUT: ±25,000 CUBIC YARDS
	FILL: ±26,000 CUBIC YARDS
PHASE III	CUT: ±22,500 CUBIC YARDS
	FILL: ±40,500 CUBIC YARDS

THE ABOVE RAW NUMBER HAVE BEEN DESIGNED TO BALANCE WITH THE USE OF TRENCH SPOILS AS FILL MATERIAL. PRIOR TO SITE CONSTRUCTION, CONTRACTOR SHALL PROVIDE CITY INSPECTOR THE LOCATION OF THE IMPORT (OR EXPORT) SITE AND THE ASSOCIATED GRADING PERMIT FOR THE CORRESPONDING SITE.

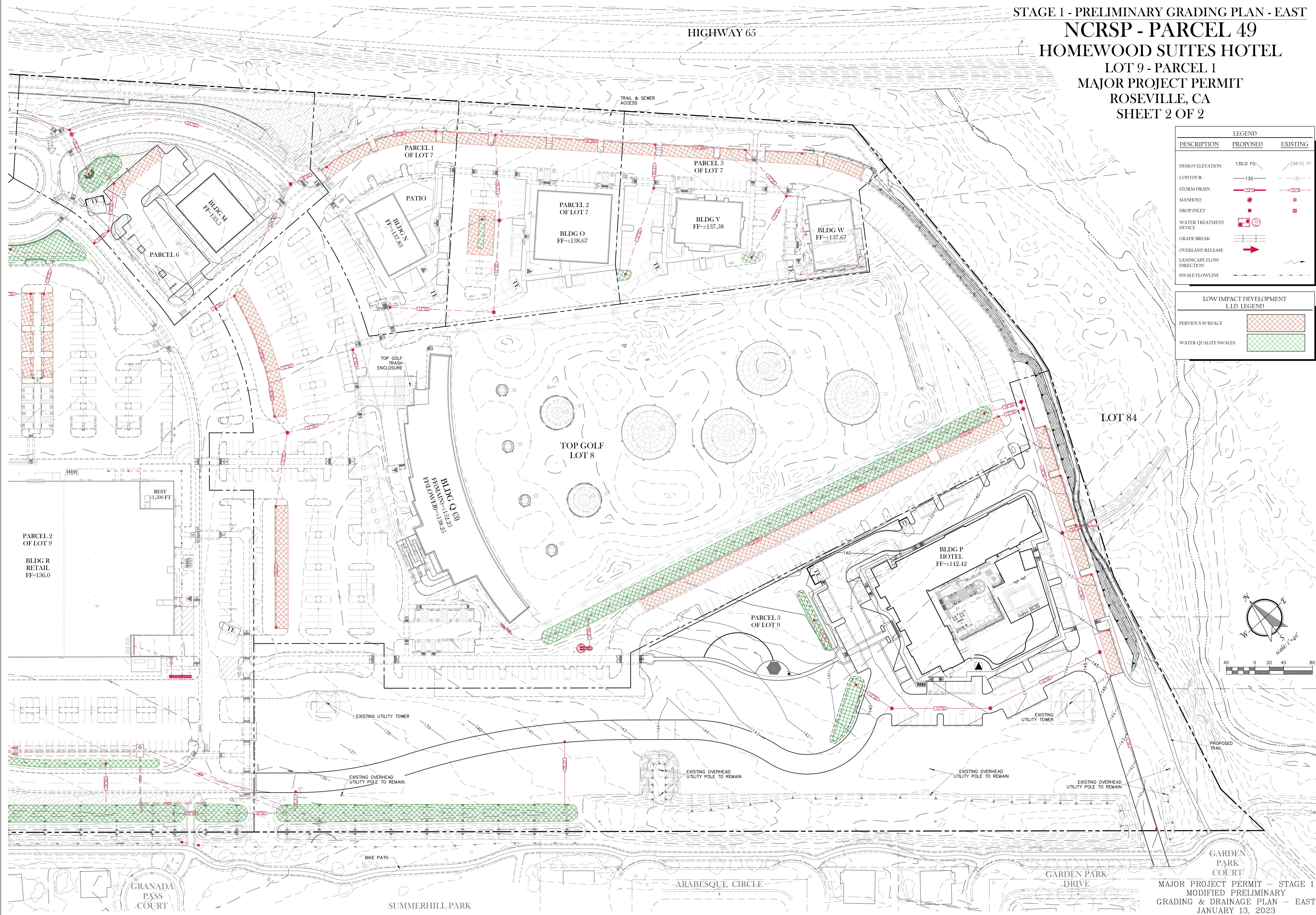
MAJOR PROJECT PERMIT - STAGE 1
 MODIFIED PRELIMINARY
 GRADING & DRAINAGE PLAN - WEST
 JANUARY 13, 2023

SHEET 1 OF 2

TS&D ENGINEERING, INC.
 expect more.

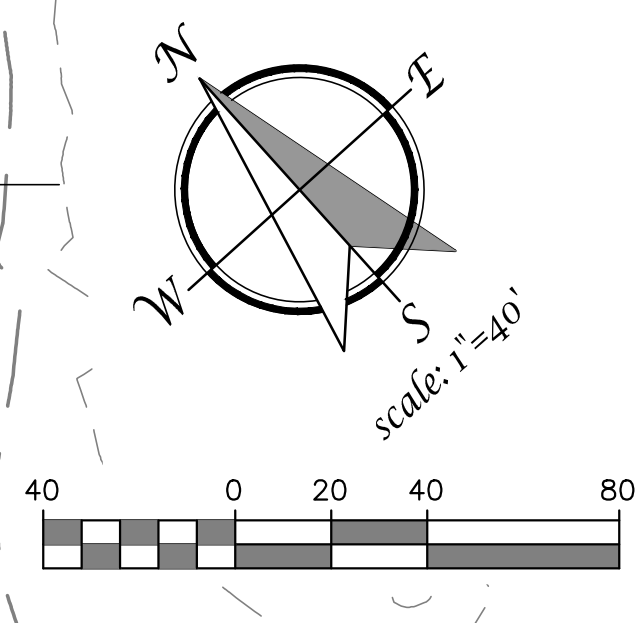
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STAGE 1 - PRELIMINARY GRADING PLAN - EAST
NCRSP - PARCEL 49
HOMESIDE SUITES HOTEL
 LOT 9 - PARCEL 1
 MAJOR PROJECT PERMIT
 ROSEVILLE, CA
 SHEET 2 OF 2



DESCRIPTION	LEGEND	
	PROPOSED	EXISTING
DESIGN ELEVATION	130.0 FG	(98.0) FF
CONTOUR	— 130 —	- - 130 - -
STORM DRAIN	— 12.75 —	- - 12.75 - -
MANHOLE	●	●
DROP INLET	■	■
WATER TREATMENT DEVICE	⊕	⊕
GRADE BREAK	≡≡≡	≡≡≡
OVERLAND RELEASE	➔	➔
LANDSCAPE FLOW DIRECTION	➔	➔
SWALE FLOWLINE	—	—

LOW IMPACT DEVELOPMENT L.L.D. LEGEND	
PERVIOUS SURFACE	[Red Hatched Box]
WATER QUALITY SWALES	[Green Hatched Box]



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 GRADING & DRAINAGE PLAN - EAST
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