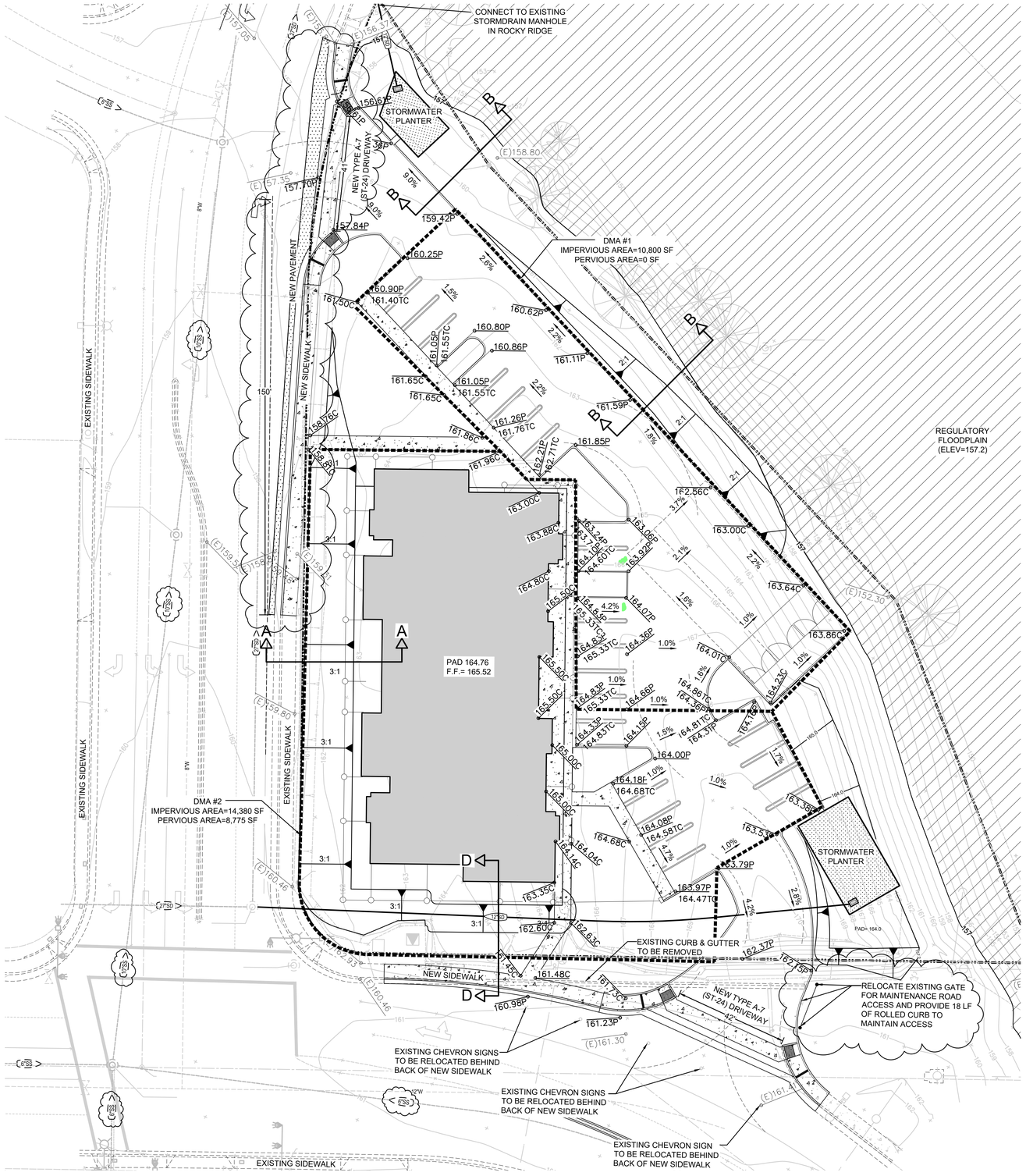
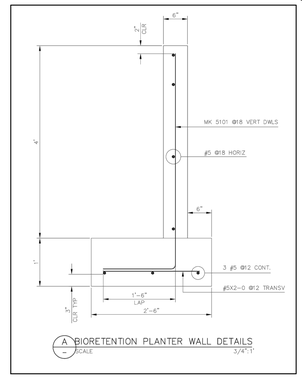
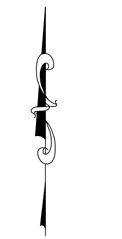
PC Exhibit M



PRELIMINARY GRADING & DRAINAGE PLAN

SCALE: 1'= 20'

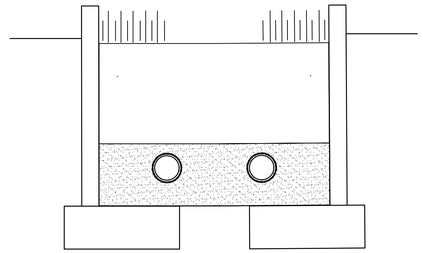




BAR SCALE

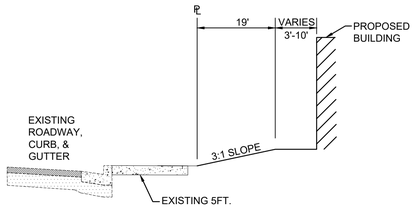
0 10 20 40

(IN FEET)
1 inch = 20 feet



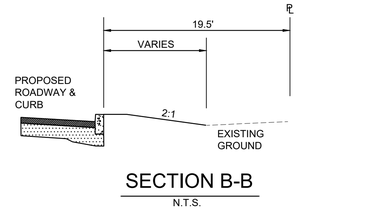
TYPICAL STORMWATER PLANTER DETAIL

N.T.S.



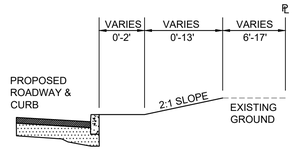
SECTION A-A

N.T.S.



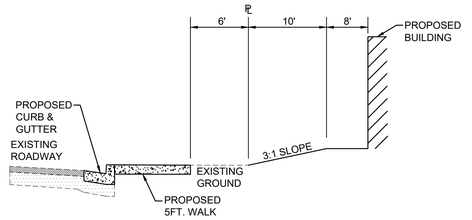
SECTION B-B

N.T.S.



SECTION C-C

N.T.S.



SECTION D-D

N.T.S.

100-YEAR WATER SURFACE ELEVATION REQUIREMENTS:

PER FEMA FLOOD INSURANCE STUDY 06061CV003A, THE BASE FLOOD ELEVATION (BFE) OF THIS SITE IS 157.2.

THE PAD ELEVATION FOR PROPOSED BUILDINGS ON THIS SITE IS REQUIRED TO BE SET AT A MINIMUM OF 2 FEET ABOVE THE BFE (159.2). THE PROPOSED BUILDING FOR THIS PROJECT IS SET AT ELEVATION 167.78, THUS SATISFYING THE MINIMUM PAD ELEVATION REQUIREMENT.

ALL PARKING LOTS AND STORAGE AREAS ARE REQUIRED TO BE NO MORE THAN 1.5 FEET BELOW THE BFE. ALL PARKING LOT AND STORAGE GRADES ARE SET AT A MINIMUM OF 158.00, THUS SATISFYING THIS REQUIREMENT.

ALL GRADES SHOWN ON THIS PLAN ARE ON NAVD 88 DATUM.

NOTE: EMERGENCY VEHICLE ACCESS SHALL BE DESIGNED PER CITY OF ROSEVILLE FIRE DEPARTMENT FIRE & LIFE SAFETY STANDARDS.

LEGEND:

- 12" D — EXISTING DRAIN LINE
- 12" D — NEW DRAIN INLET ON NEW DRAIN LINE
- 26.62(E) — EXISTING PAVEMENT GRADE
- 26.62P — PROPOSED PAVEMENT GRADE
- 26.62FL — PROPOSED GUTTER FLOWLINE GRADE
- 26.62C — PROPOSED CONCRETE GRADE
- PROPOSED CURB&GUTTER
- PROPOSED POURED IN PLACE CURB

PEABODY TSUMURA ENGINEERING

REGISTERED PROFESSIONAL ENGINEER — R. PEABODY — No. C51080 Exp. 9-30-25 — CIVIL — STATE OF CALIFORNIA

CLIENT

PROJECT TITLE

Rocky Ridge Apartments

1995 ROCKY RIDGE DR.
ROSEVILLE
CALIFORNIA

SHEET TITLE

PRELIMINARY GRADING & DRAINAGE PLAN

DELTA	REVISION	DATE:

DRAWN/CHK BY: MT / RP

DATE: 4/28/2025

JOB NO.: 0420.006

SHEET NUMBER

G.1