



PLEASANT GROVE APARTMENTS

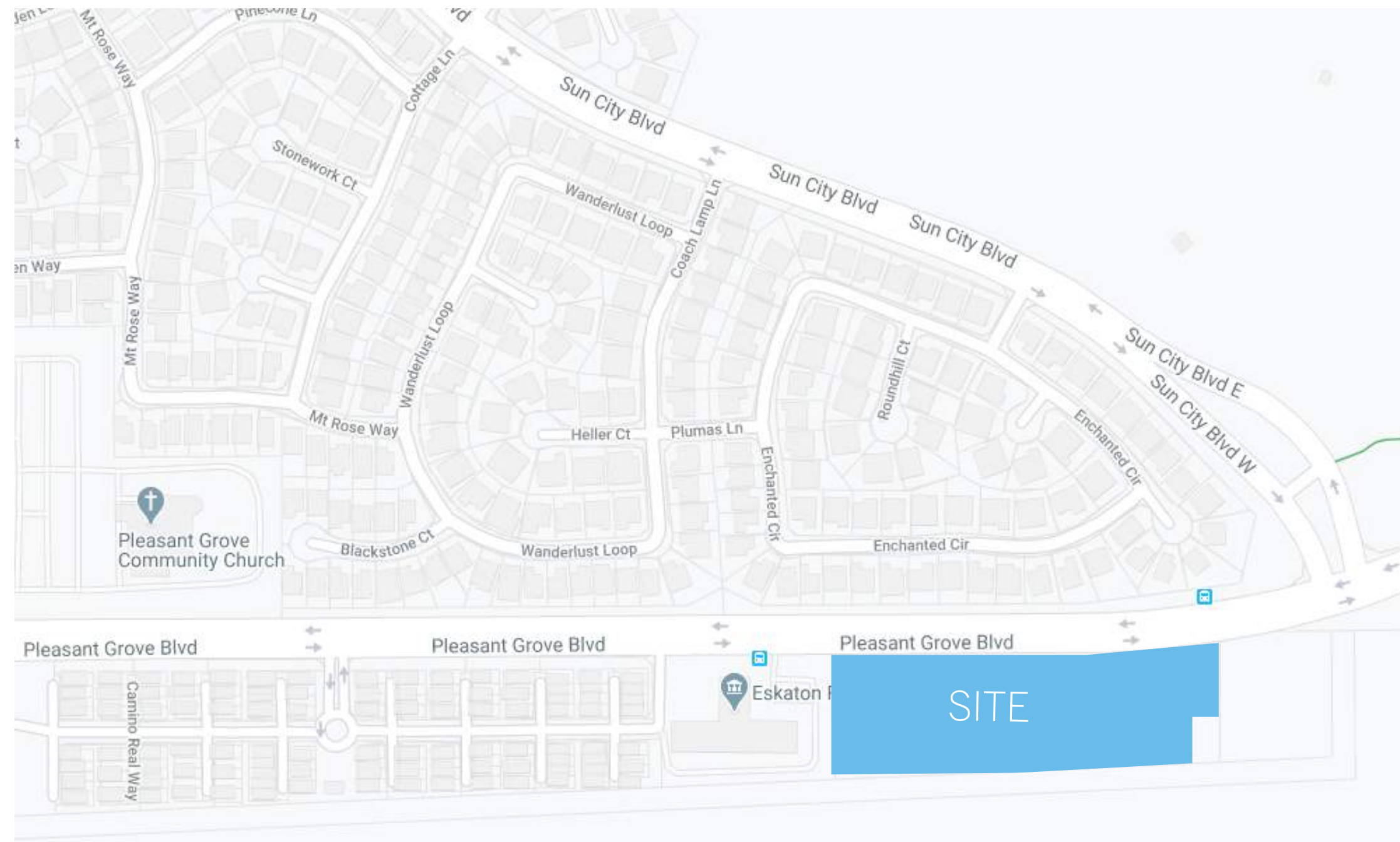
ROSEVILLE, CA

ENTITLEMENT SUBMITTAL

PROJECT NO. 866 - 0002

JANUARY 22, 2021

VICINITY MAP



PROJECT TEAM

OWNER:
MERCY HOUSING CALIFORNIA
2512 RIVER PLAZA DRIVE
SUITE 200
SACRAMENTO, CA 96833

ATTN: STEPHAN DAUES
PH: (916) 414-4440
EMAIL: SDAUES@MERCYHOUSING.ORG

ARCHITECT
LPAS ARCHITECTURE + DESIGN
2484 NATOMAS PARK DRIVE, SUITE 100
SACRAMENTO, CA 95833

ATTN: CHRIS KELLY
PH: (916) 443-0335
EMAIL: CKELLY@LPAS.COM

LANDSCAPE ARCHITECT
LPAS ARCHITECTURE + DESIGN
2484 NATOMAS PARK DRIVE, SUITE 100
SACRAMENTO, CA 95833

ATTN: MIKE MILLET
PH: (916) 443-0335
EMAIL: MMILLET@LPAS.COM

CIVIL
CUNNINGHAM ENGINEERING CORPORATION
2120 20TH STREET
SUITE 3
SACRAMENTO, CA 95818

ATTN: CHARLES KRAFKA
PH: (916) 455-2026
EMAIL: CHARLES@CECWEST.COM

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CIVIL

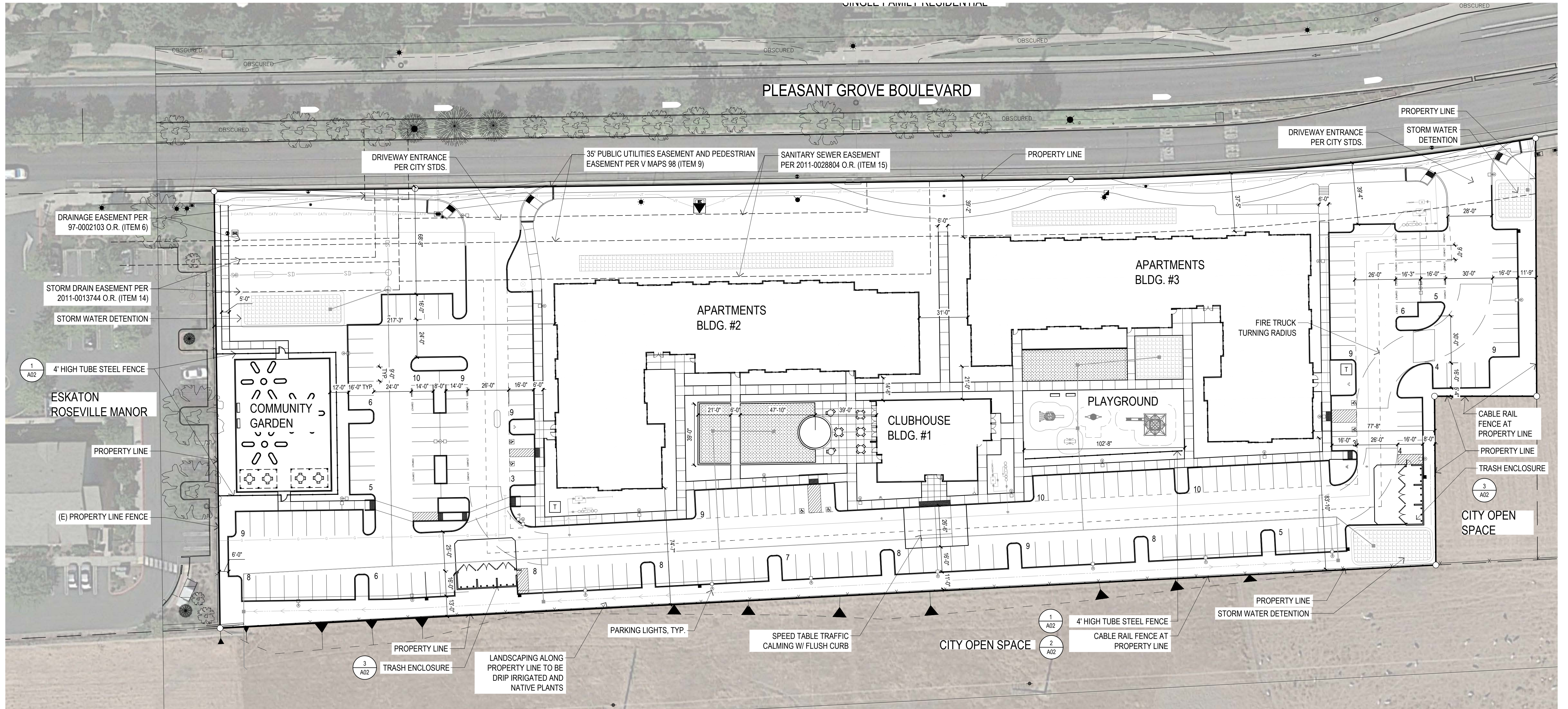
- C1 PRELIMINARY GRADING AND DRAINAGE EXHIBIT
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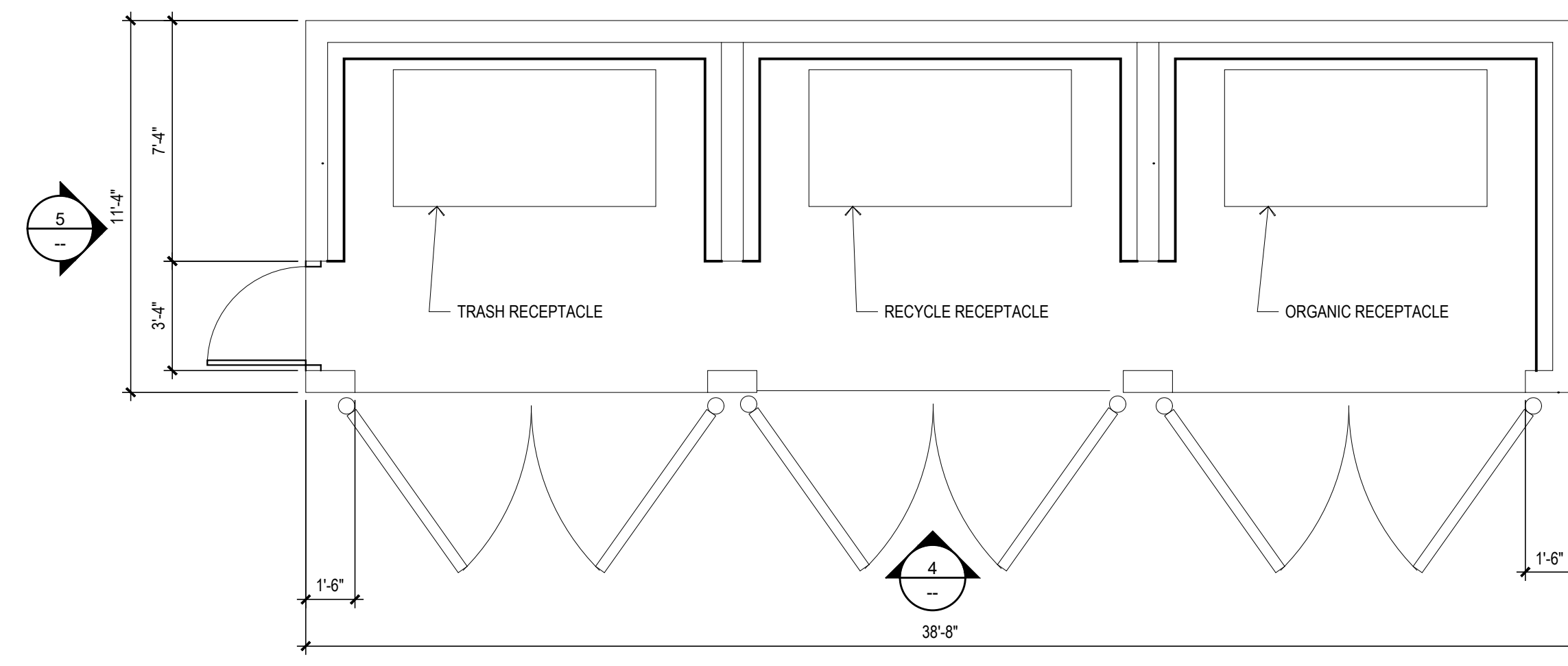




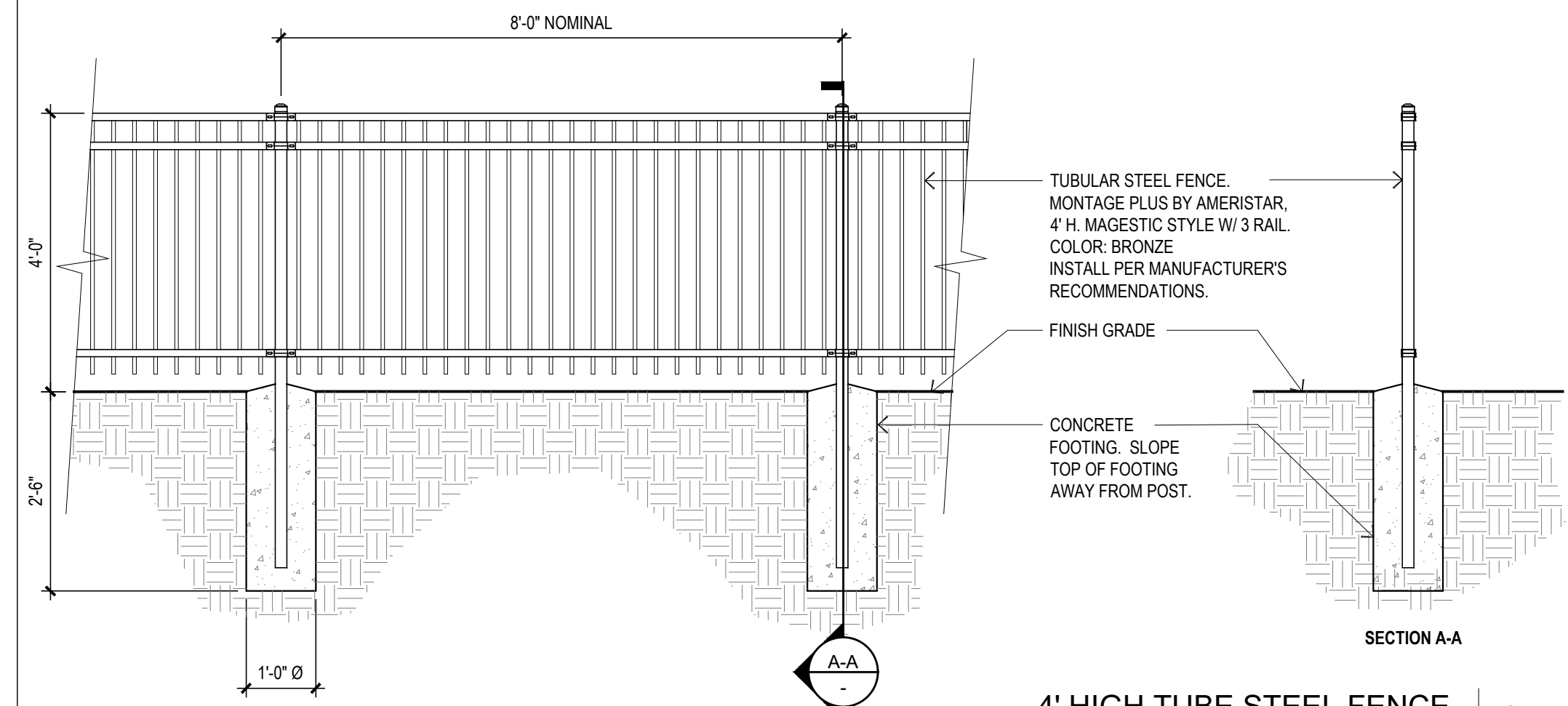


PROJECT DATA								
SITE AREA:		4.96 ACRES	216,058					
PROPOSED DENSITY:		19.8 DU/ACRE						
GENERAL PLAN:		HDR-19.8						
SPECIFIC PLAN:		NORTH ROSEVILLE SPECIFIC PLAN – PHASE 2						
ZONING:		R3/SA-NR						
DEVELOPMENT STANDARDS:								
SETBACKS:								
FRONT (STREET):		20 FT						
SIDES:		5 FT						
REAR:		10 FT						
LOT COVERAGE:		50%						
BUILDING HEIGHT:		45 FT						
NUMBER OF UNITS:		98						
UNIT TYPE			BLDG. 2	BLDG. 3	TOTAL	%	TOTAL NET SF	
A1	1 BDR / 1 BTH:	608 SF	15	15	30 UNITS	31%	18,240 NSF	
B1	2 BDR / 1 BTH:	850 SF	17	17	34 UNITS	35%	28,900 NSF	
C1	3 BDR / 2 BTH:	1,095 SF	9	15	24 UNITS	24%	26,280 NSF	
C1.1	3 BDR / 2 BTH:	1,095 SF	6	0	6 UNITS	6%	6,570 NSF	
C2	3 BDR / 2 BTH:	1,108 SF	2	2	4 UNITS	4%	4,432 NSF	
TOTAL UNITS:		861 AVE SF	47	47	98 UNITS	100%	84,422 NSF	
GROSS BUILDING AREAS:		BLDG. 1	BLDG. 2	BLDG. 3	TOTAL			
NET RENTABLE AREA:			42,211	42,211	84,422	SF		
BUILDING SUPPORT:			1,367	1,367	2,734	SF		
CIRCULATION:			6,757	6,748	13,505	SF		
AMENITY:		3,500	1,385	1,385	6,270	SF		
TOTAL GROSS AREA:		3,500	51,720	51,711	106,931	SF		
PARKING SUMMARY:								
PARKING REQUIRED:		1.50 SPACES / 1 BD				45 SPACES		
(CITY OF ROSEVILLE)		2.00 SPACES/2+ BD				136 SPACES		
		0.10 SPACES/UNIT				10 SPACES		
						<u>191 SPACES</u>		
PARKING PROVIDED:		1.95 SPACES / UNIT				191 SPACES		

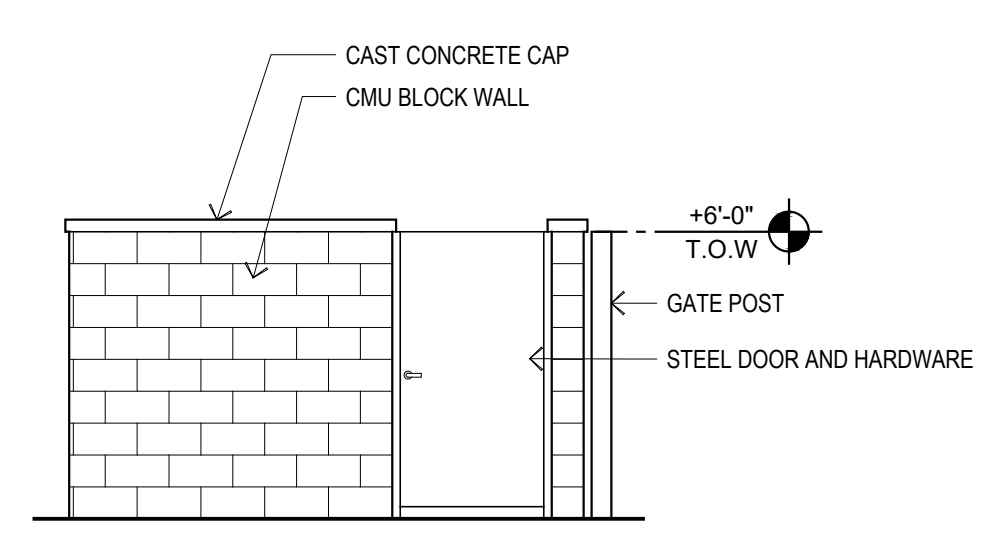




TRASH ENCLOSURE ENLARGED PLAN
2866-0002_sp SCALE: 1/4" = 1'-0" **3**

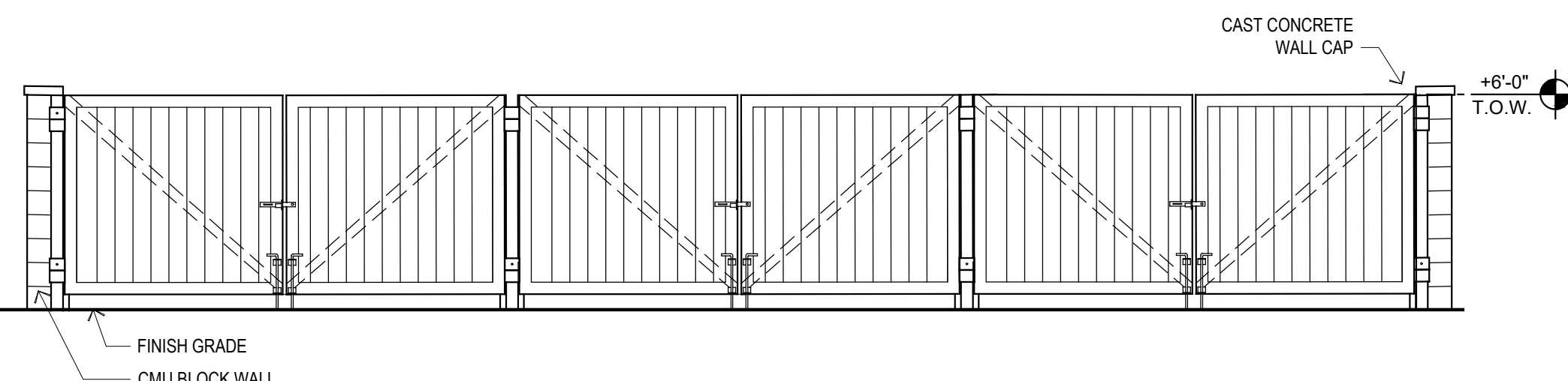


4' HIGH TUBE STEEL FENCE
2866-0002_sp 1/2" = 1'-0" **1**

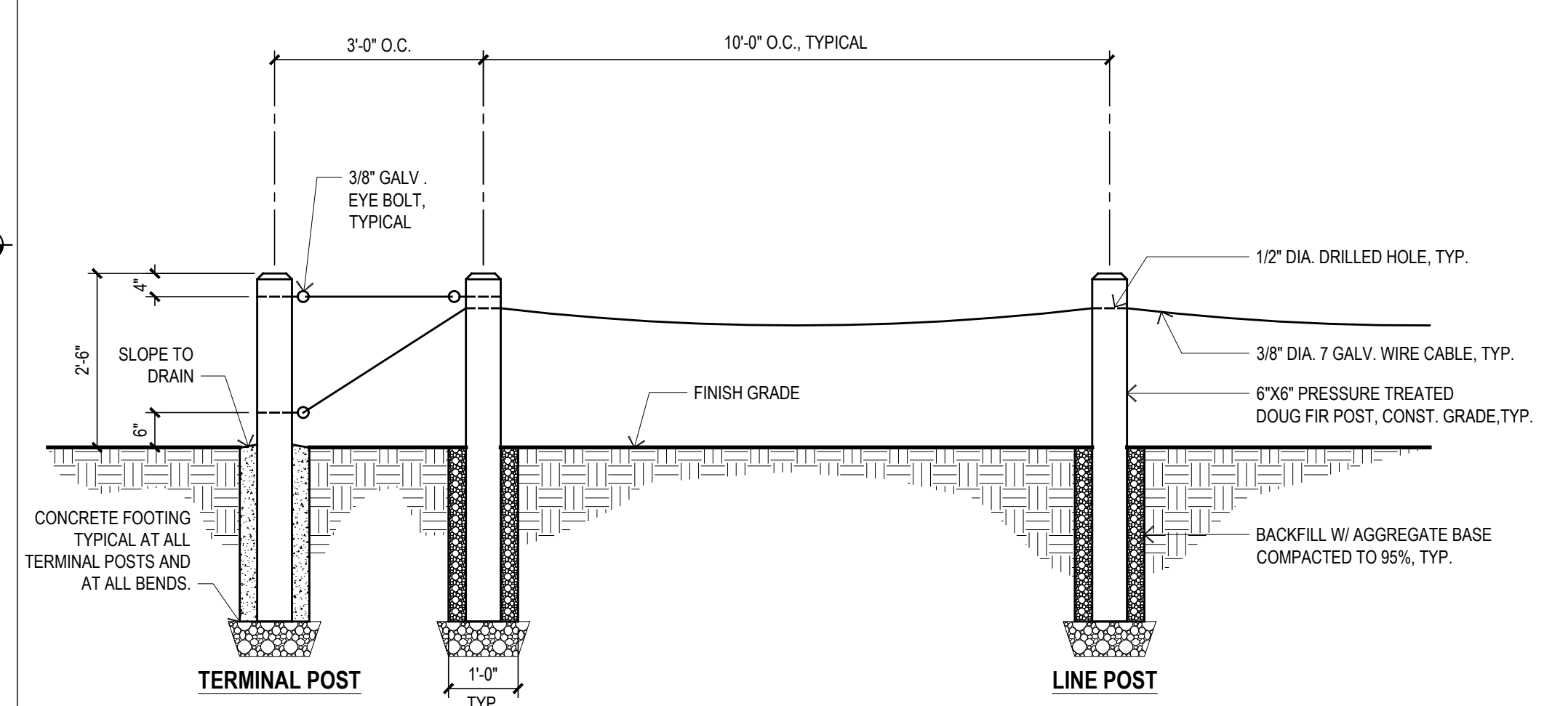


TRASH ENCLOSURE SIDE ELEVATION
2866-0002_sp SCALE: 1/4" = 1'-0" **5**

NOTE:
 ALL METAL TO BE PAINTED W/ TWO COATS PRIMER AND TWO COATS OF FINISH. ALL METAL FASTENERS TO BE GALVANIZED.



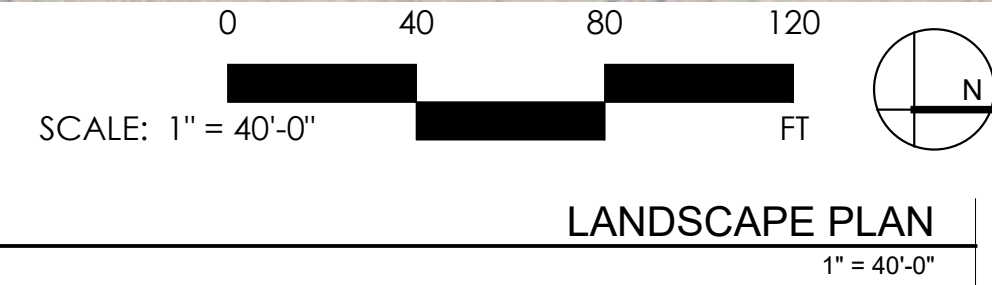
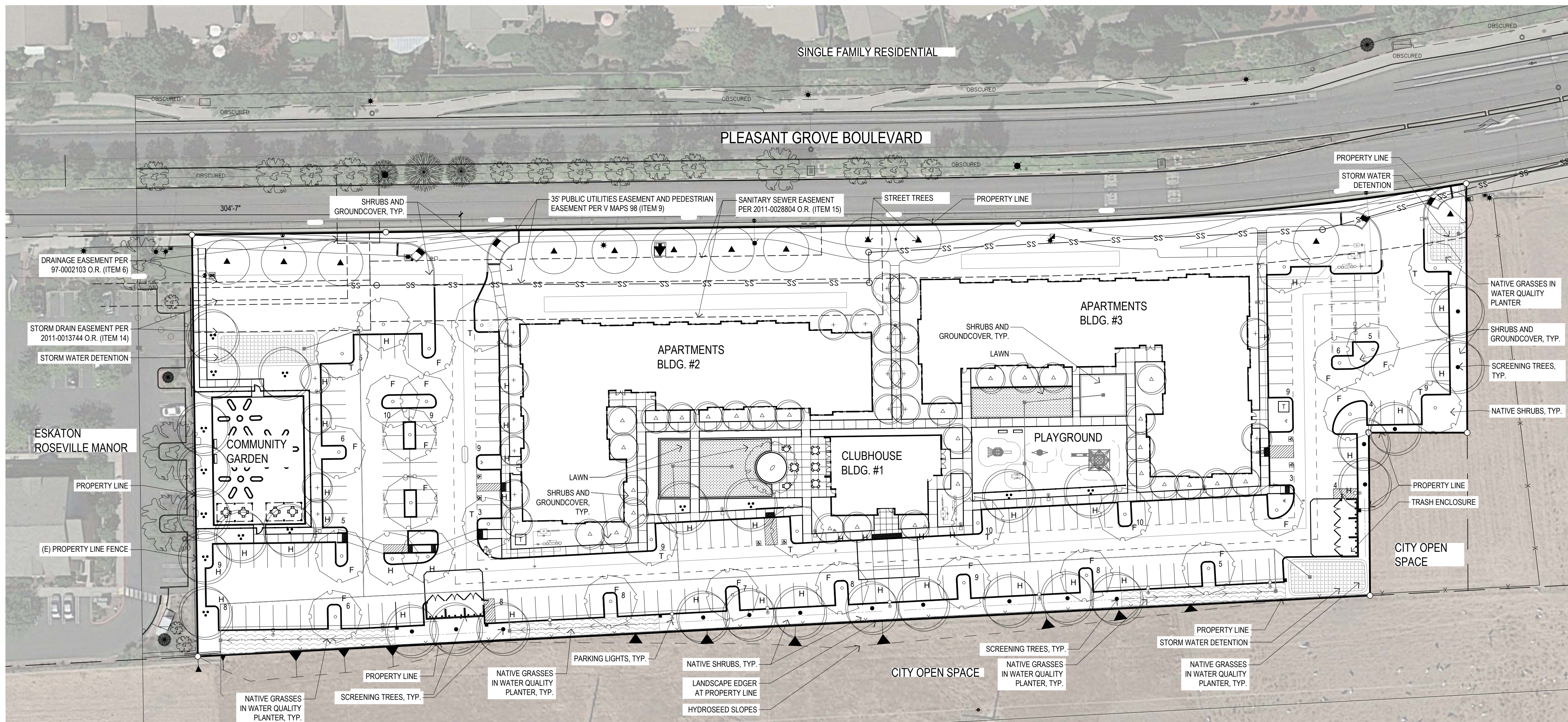
TRASH ENCLOSURE FRONT ELEVATION
2866-0002_sp SCALE: 1/4" = 1'-0" **4**



CABLE RAIL FENCE
2866-0002_sp 1/2" = 1'-0" **2**



SITE LIGHTING
2866-0002_sp NTS **6**



LANDSCAPE PLAN
1" = 40'-0"

SHRUBS	BOTANICAL / COMMON NAME	CONT	WATER USE
	Arctostaphylos x 'Emerald Carpet' Emerald Carpet Manzanita	2 gal	Low
	Callistemon viminalis 'Better John' Dwarf Weeping Bottle Brush	5 gal	Low
	Chondropetalum tectorum Cape Rush	5 gal	Med
	Cistus x 'Grayswood Pink' Rock Rose	5 gal	Low
	Dietes bicolor Fortnight Lily	5 gal	Low
	Festuca californica California Fescue	1 gal	Low
	Galvezia speciosa Island Bush Snapdragon	5 gal	Low
	Galvezia speciosa 'Firecracker' Bush Snapdragon	5 gal	Low
	Heuchera elegans Alum Root	1 gal	Low
	Juncus patens 'Elk Blue' Spreading Rush	5 gal	Med
	Kniphofia x 'Lemon Popsicle' Lemon Popsicle Dwarf Hot Poker	5 gal	Low
	Laurus nobilis Sweet Bay	5 gal	Med
	Leymus condensatus 'Canyon Prince' Canyon Prince Blue Rye	5 gal	Low
	Muhlenbergia rigens Deer Grass	5 gal	Low
	Pittosporum tenuifolium 'Golf Ball' Golf Ball Tawhiwhi	5 gal	Med
	Salvia spathacea Hummingbird Sage	5 gal	

Tree Species	Tree Size	Coverage	Qty	Area	Shade Total
<i>Platanus x acerifolia</i>	35'	Full	19	962	18,278
		Three-Qtrs	8	722	5,776
		Half	27	481	12,987
		Quarter	0	241	0
Total					37,041
<i>Lagerstroemia 'Natchez'</i> <i>Acer 'Bowhall'</i>	15'	Full	0	314	0
		Three-Qtrs	0	236	0
		Half	12	157	1,884
		Quarter	0	79	0
Total					1,884
Total Tree Shaded Area Provided					38,925
Total Carport Area Provided					0
Percent of Parking Shaded					60.3%
Total Parking Area					64,544

PARKING SHADE TREE CALCS
NTS

WATER EFFICIENT LANDSCAPE ORDINANCE:
"I have complied with the criteria of the Water Efficient Landscape Ordinance and applied such criteria for the efficient use of water in the landscape design plan."
Applicant Signature License Number Date

- LANDSCAPE NOTES:**
- ALL PLANTERS TO BE IRRIGATED USING IN-LINE SUBSURFACE DRIP TUBING EXCEPT FOR LAWN AREAS.
 - ALL SPRAY IRRIGATION TO BE LAID OUT TO AVOID OVER SPRAY.
 - ALL PLANTER TO BE TOP DRESSED WITH 3" OR MULCH EXCEPT FOR LAWN AREAS.
 - INSTALL TREE ROOT BARRIERS FOR TREES WITHIN 4'-0" OF CONCRETE PAVING OR CURB.

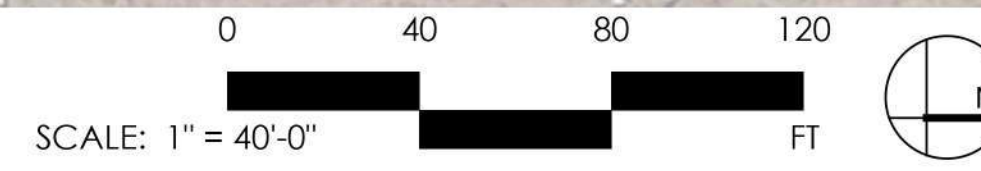
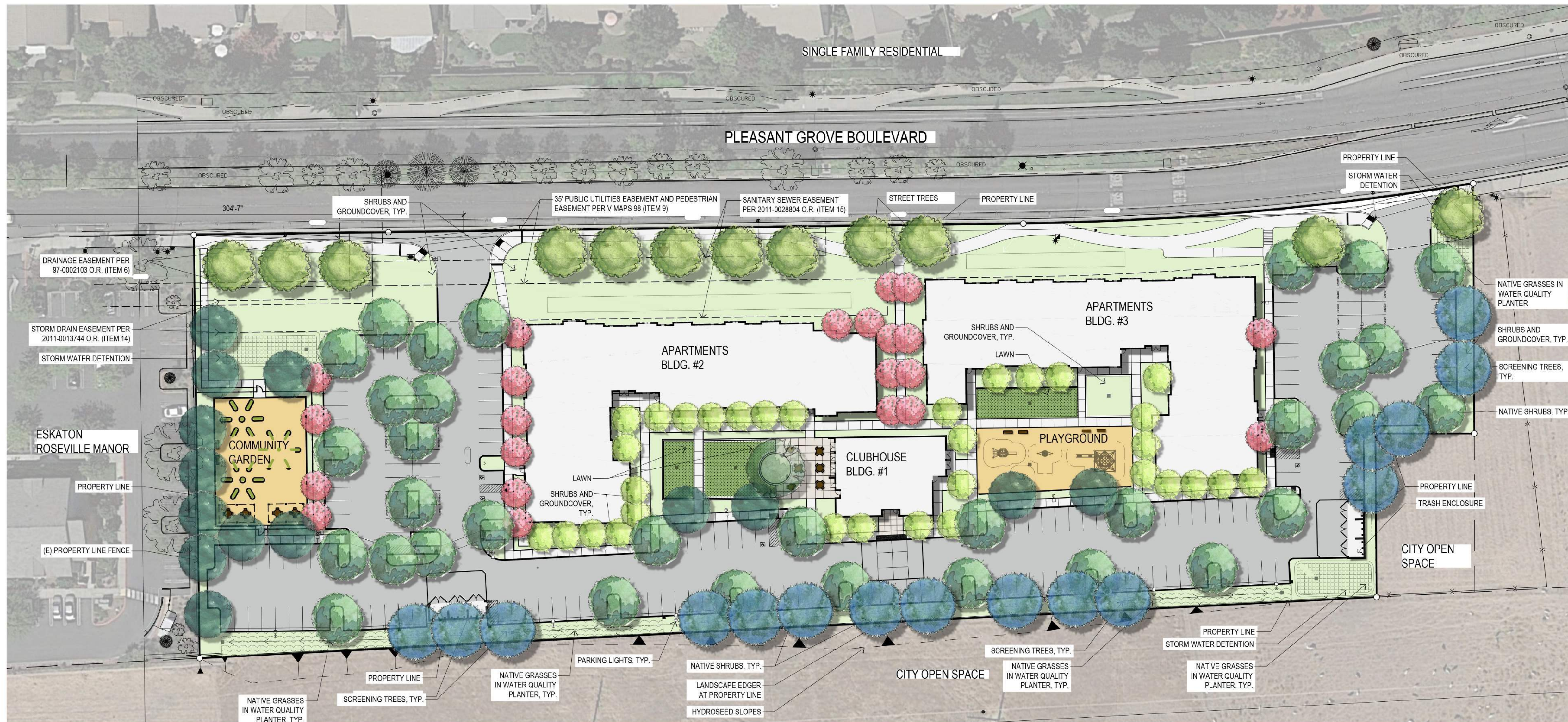
NOTES
NTS

TREES	BOTANICAL / COMMON NAME	CONT	WATER USE
	<i>Acer rubrum</i> 'Bowhall' Bowhall Maple	24"box	Med
	<i>Lagerstroemia x 'Natchez'</i> Crape Myrtle	24"box	Low
	<i>Pistacia chinensis</i> 'Kieth Davey' Kieth Davey Chinese Pistache	24"box	Low
	<i>Platanus x acerifolia</i> London Plane Tree	24"box	Low
	<i>Quercus lobata</i> Valley Oak	48"box	Low
	<i>Quercus wislizenii</i> Interior Live Oak	24"box	Low
	<i>Zelkova serrata</i> 'Green Vase' Green Vase Sawleaf Zelkova	24"box	Med

VINE	BOTANICAL / COMMON NAME	CONT	WATER USE
	<i>Parthenocissus tricuspidata</i> 'Veitchii' Boston Ivy	5 gal	Med

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	WATER USE	SPACING
	<i>Bulbine frutescens</i> 'Hallmark' Stalked Bulbine	1 gal	Low	36" o.c.
	<i>Dianella revoluta</i> 'DR5000' TM Little Rev Flax Lily	1 gal	Low	24" o.c.
	<i>Lomandra longifolia</i> 'Platinum Beauty' Variegated Dwarf Mat Grass	1 gal	Low	36" o.c.
	<i>Myoporum parvifolium</i> 'Pink' Traillina Mvooorum	1 gal	Low	3" o.c.

PLANTING SCHEDULE
NTS



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1" = 40'-0"

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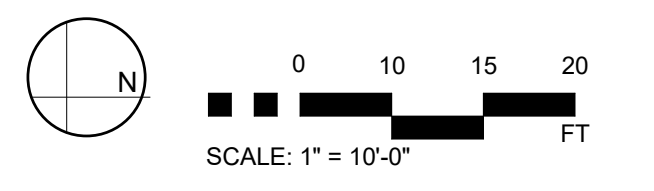
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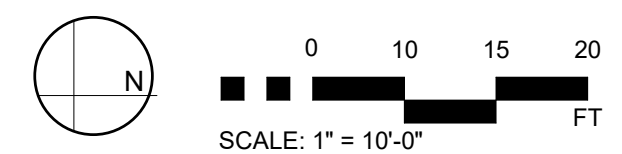


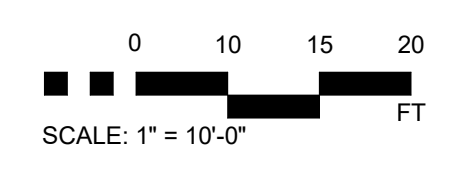
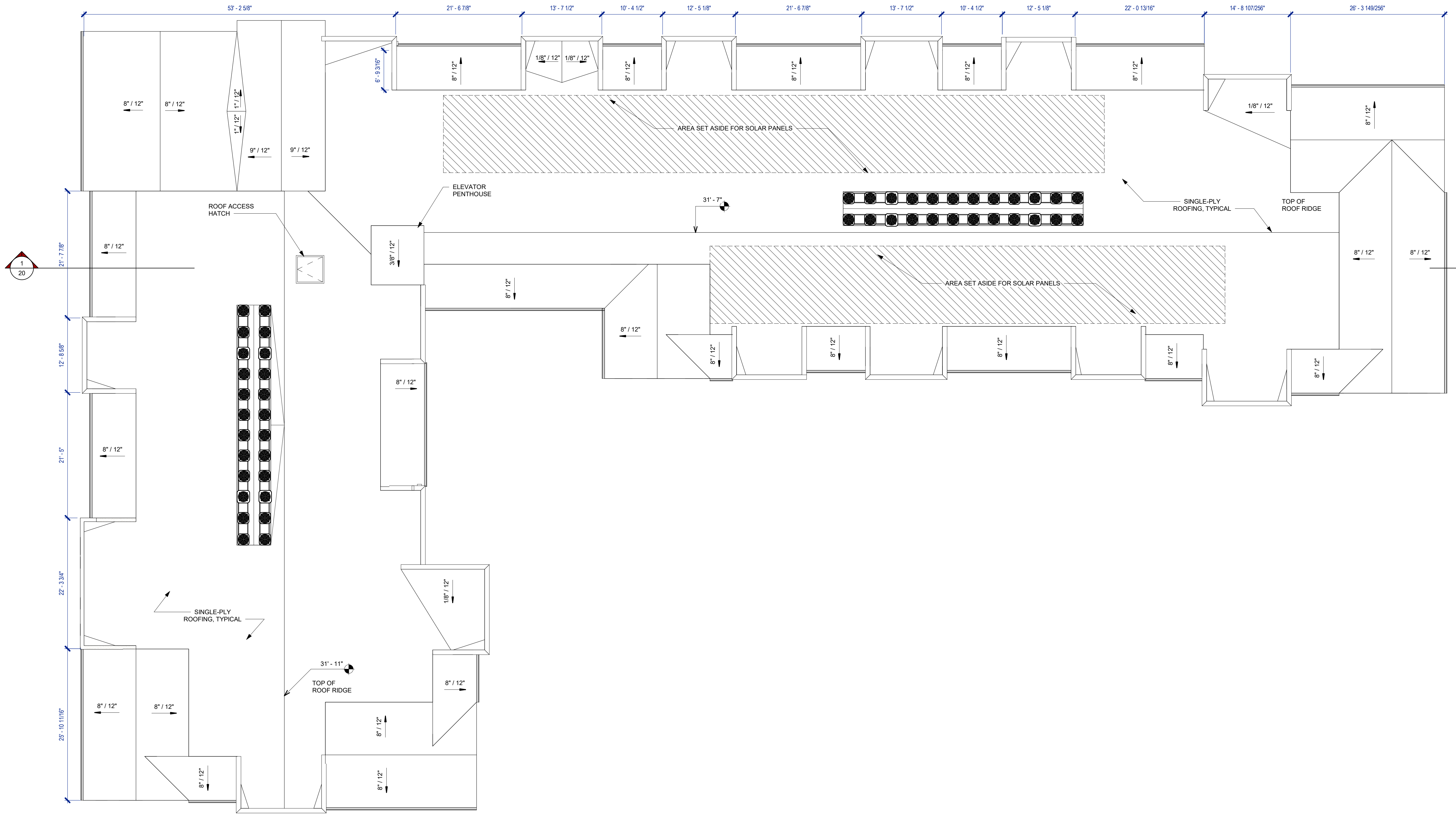
- 1 BEDROOM UNIT - A1
- 2 BEDROOM UNIT - B1
- 3 BEDROOM UNIT - C1, C1.1, C2
- COMMUNITY/SERVICES
- SUPPORT SPACE
- UTILITY
- CIRCULATION
- VERTICAL CIRCULATION

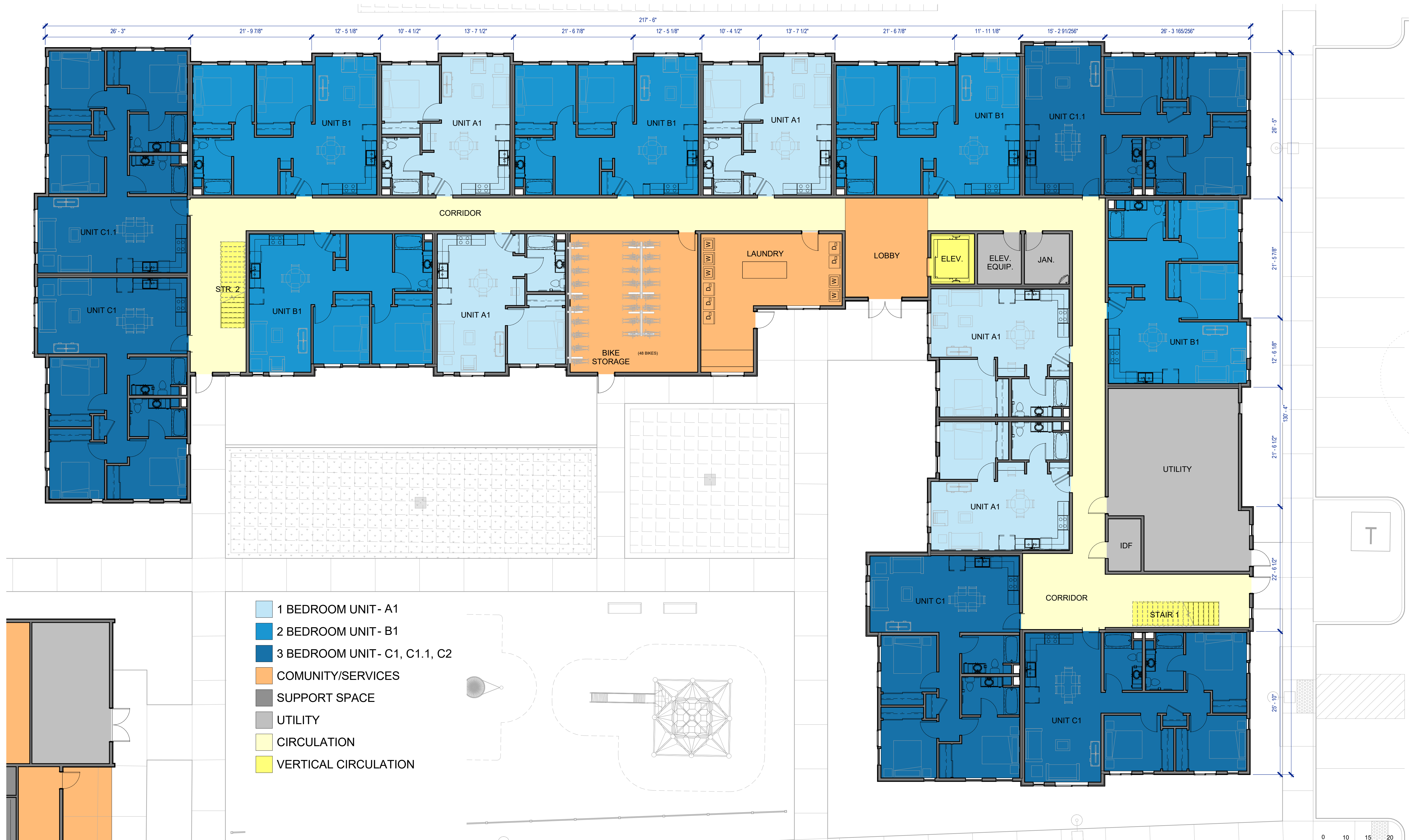


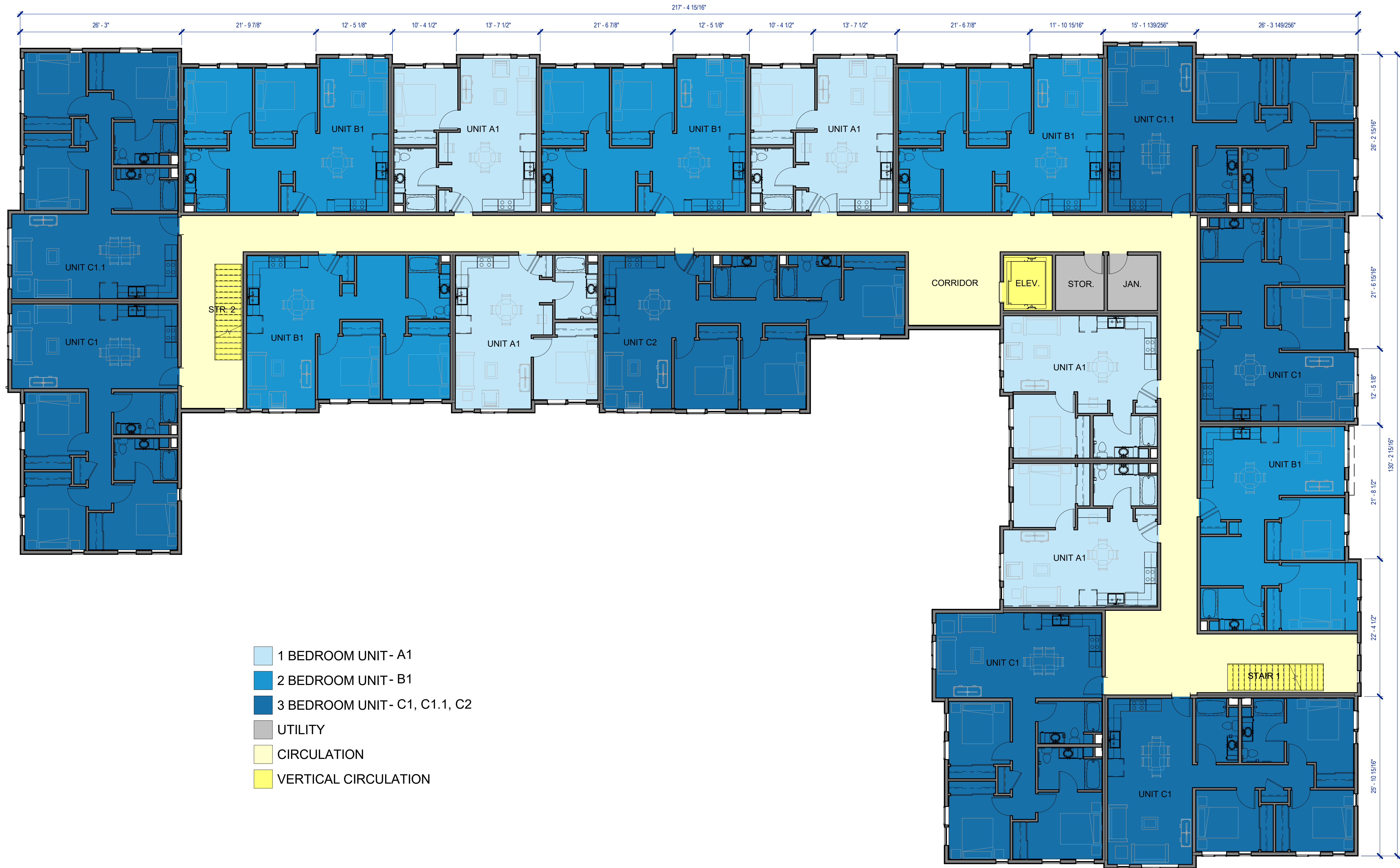


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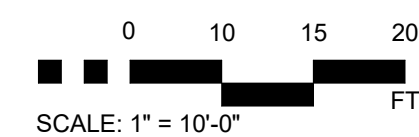






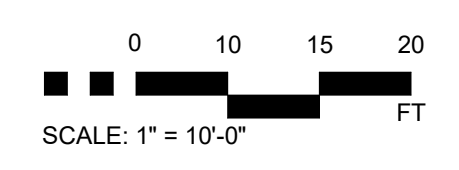


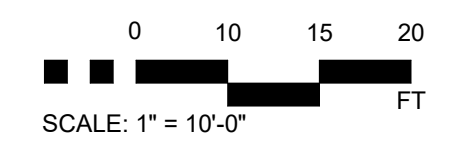
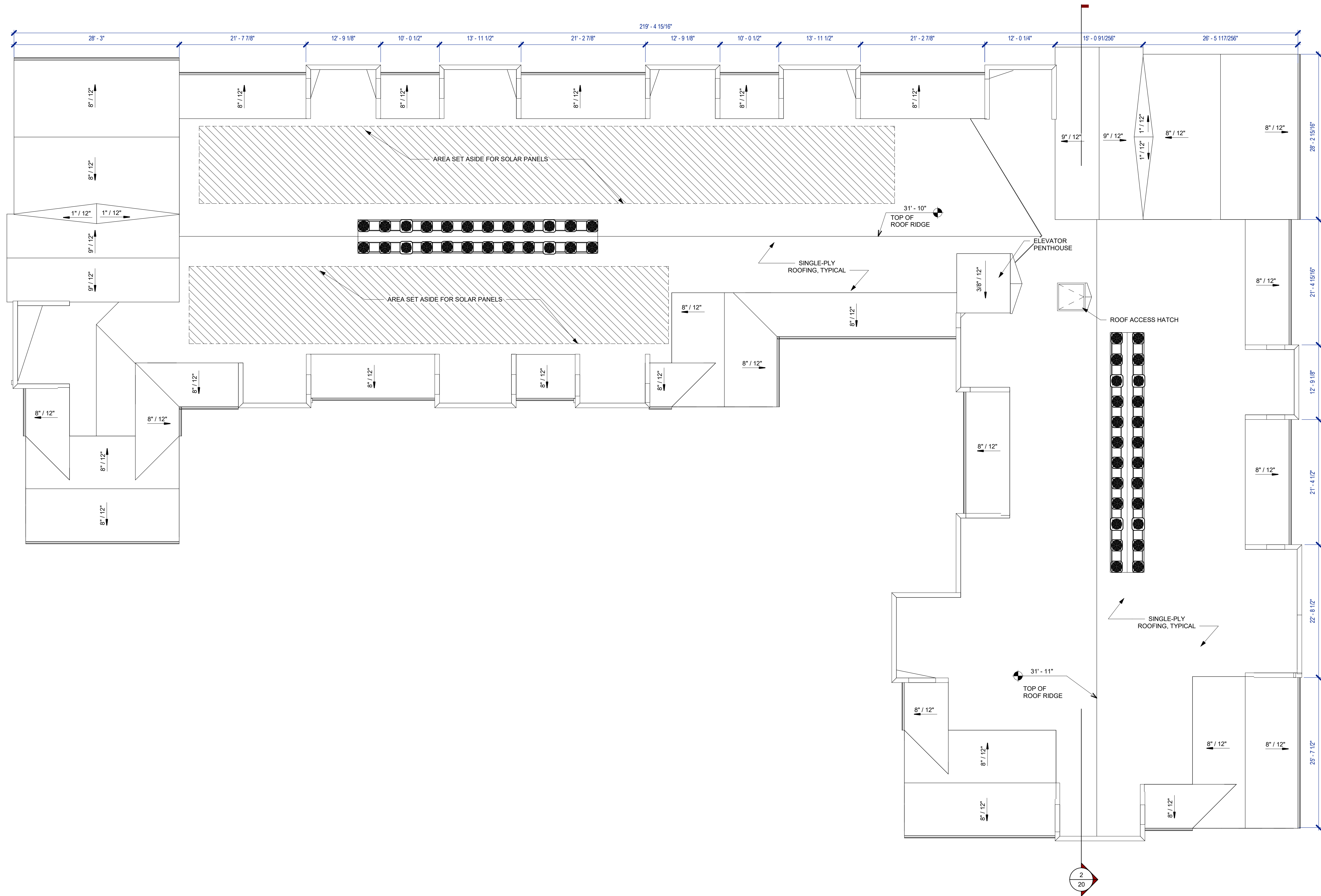
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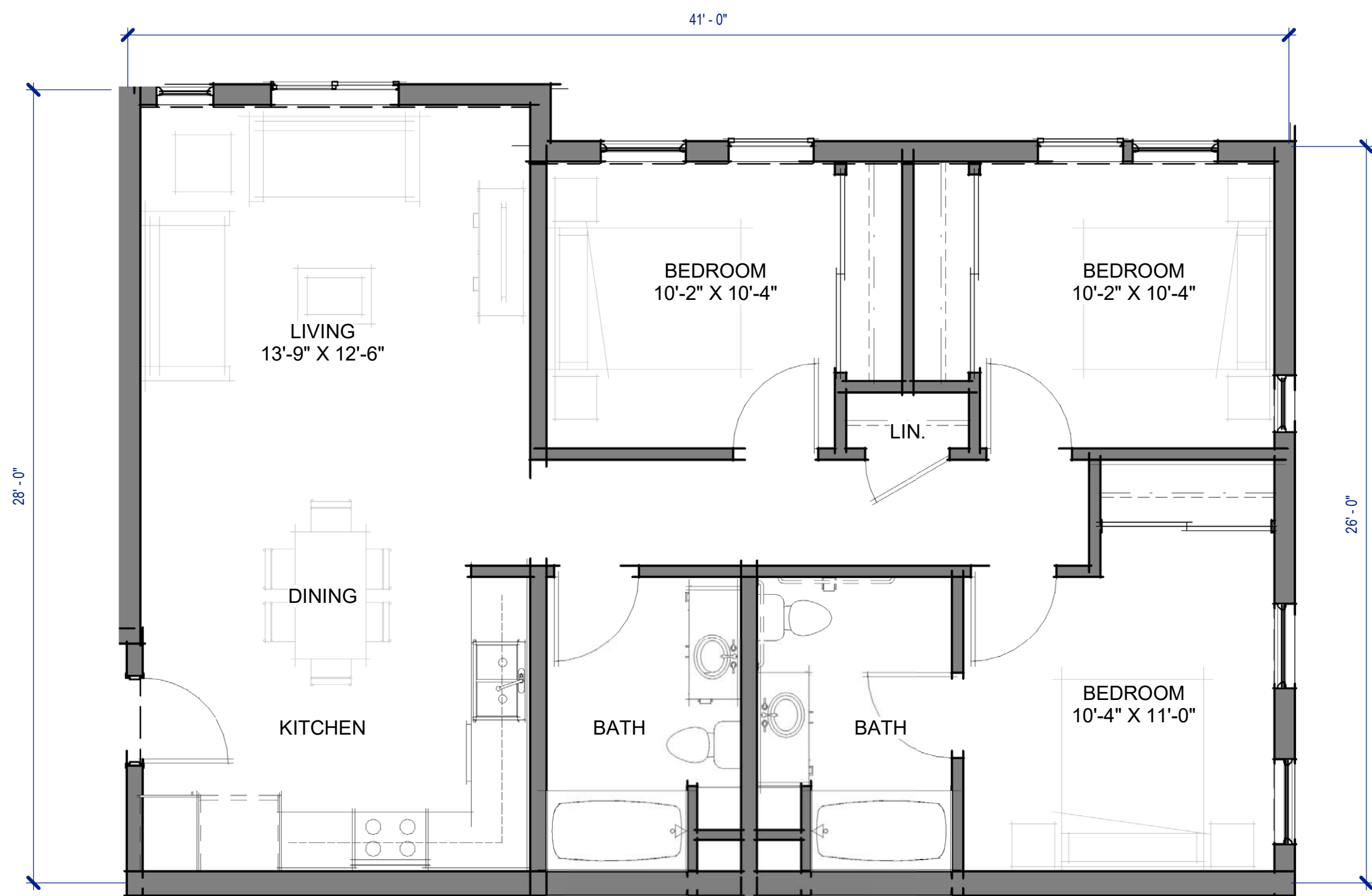




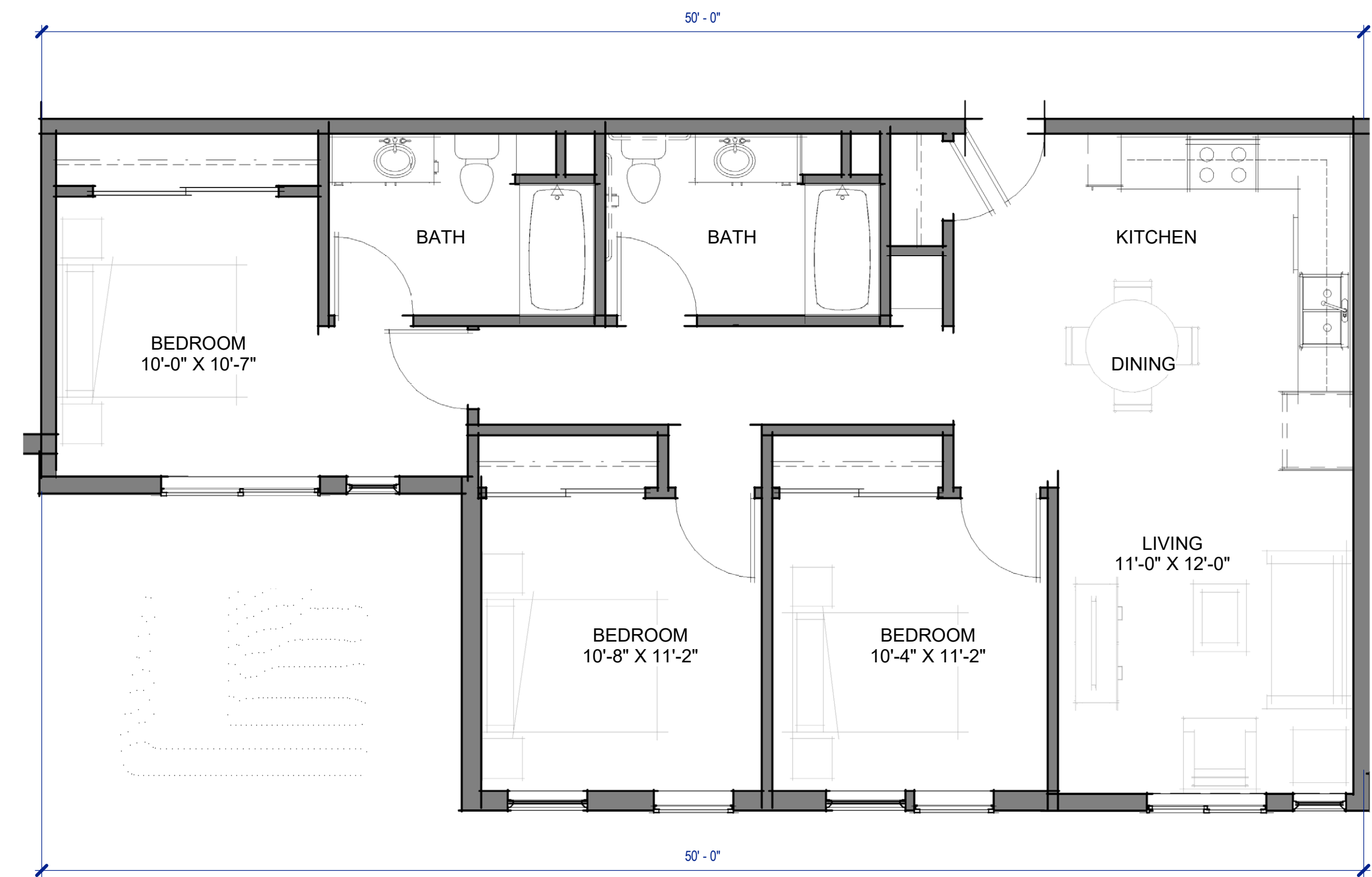
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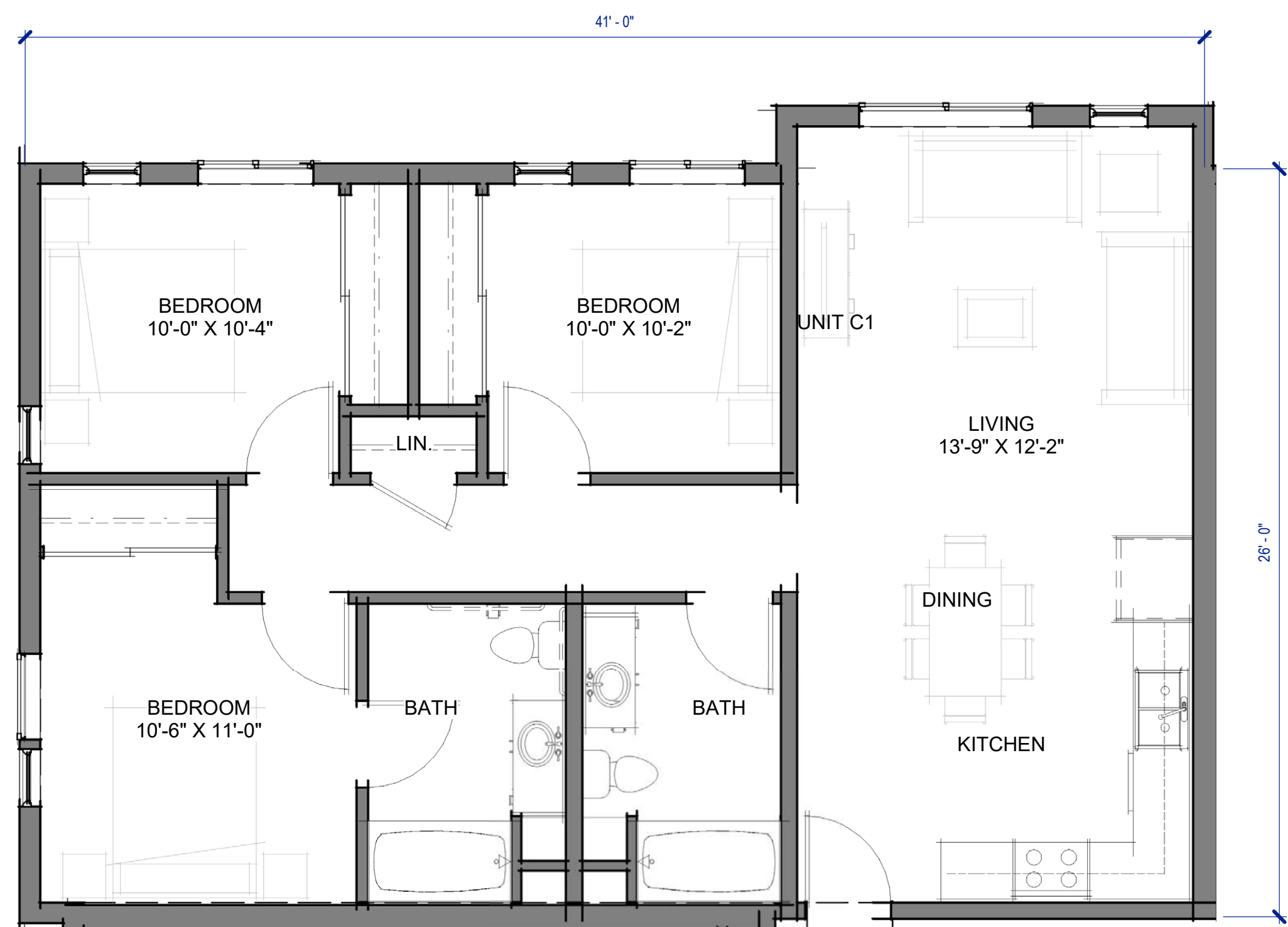




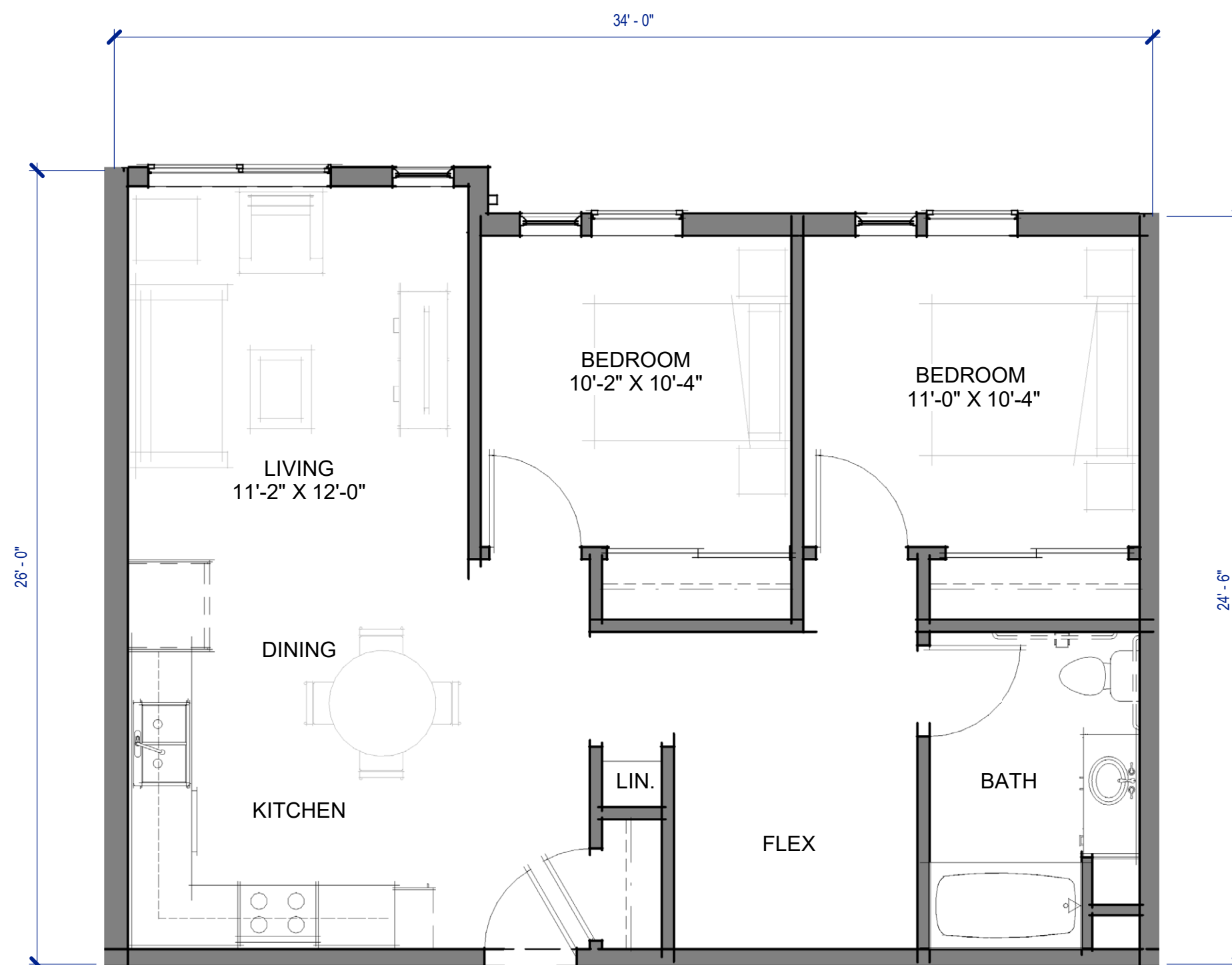
UNIT C1.1 (3 BEDRM.) - 1095 SF
1/4" = 1'-0" C1.1



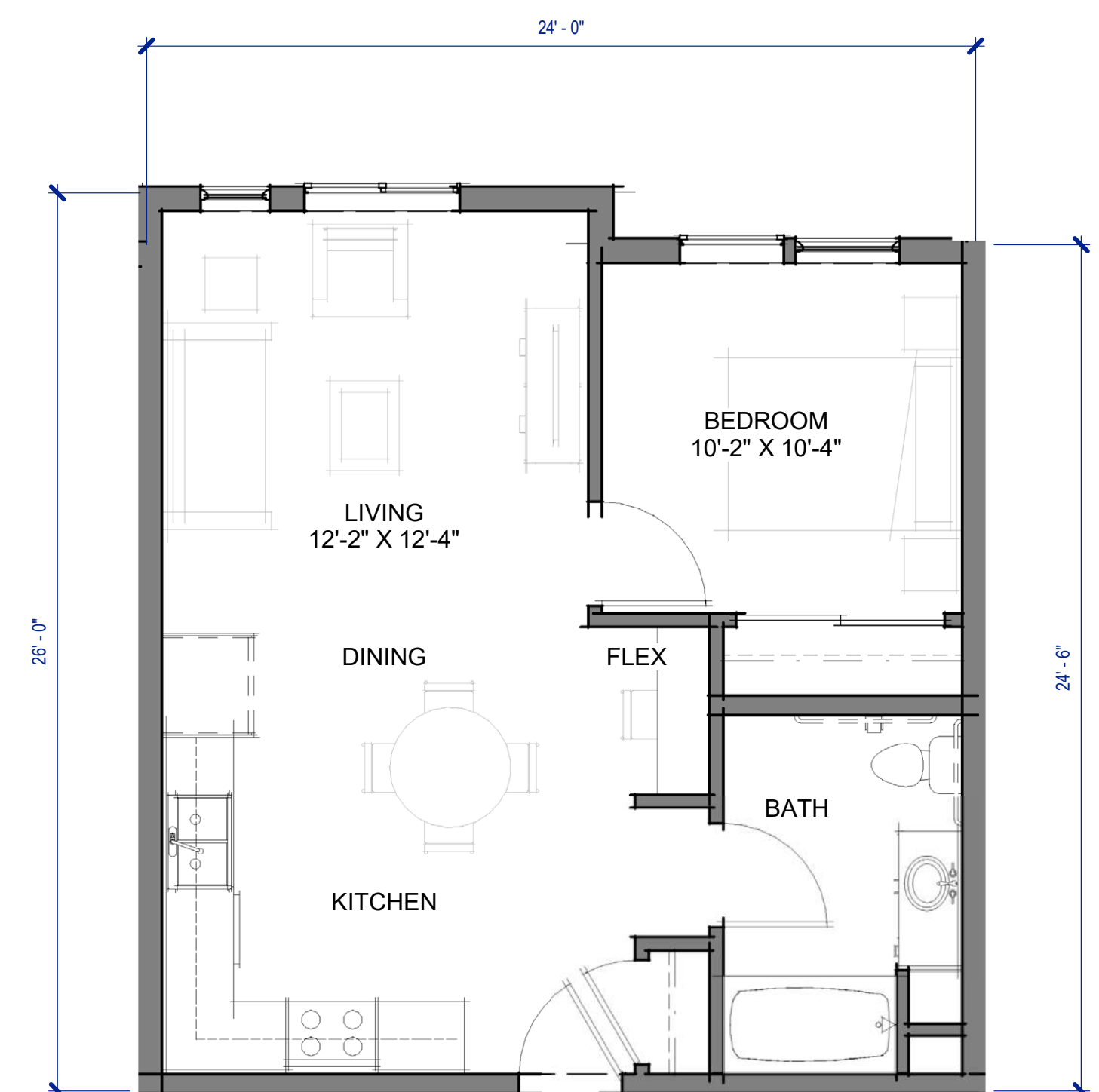
UNIT C2 (3 BEDRM.) - 1108 SF
1/4" = 1'-0" C2



UNIT C1 (3 BEDRM.) - 1095 SF
1/4" = 1'-0" C1



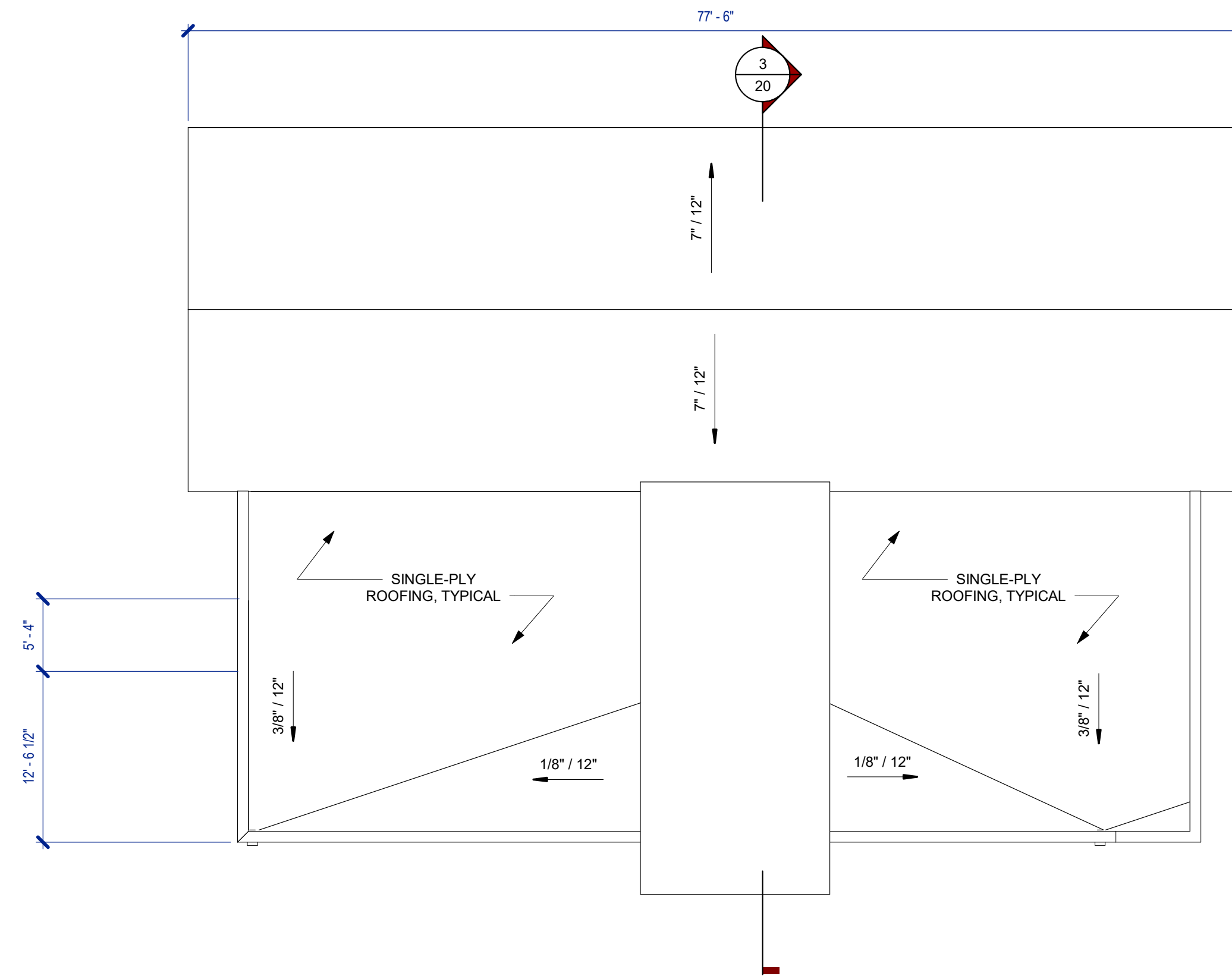
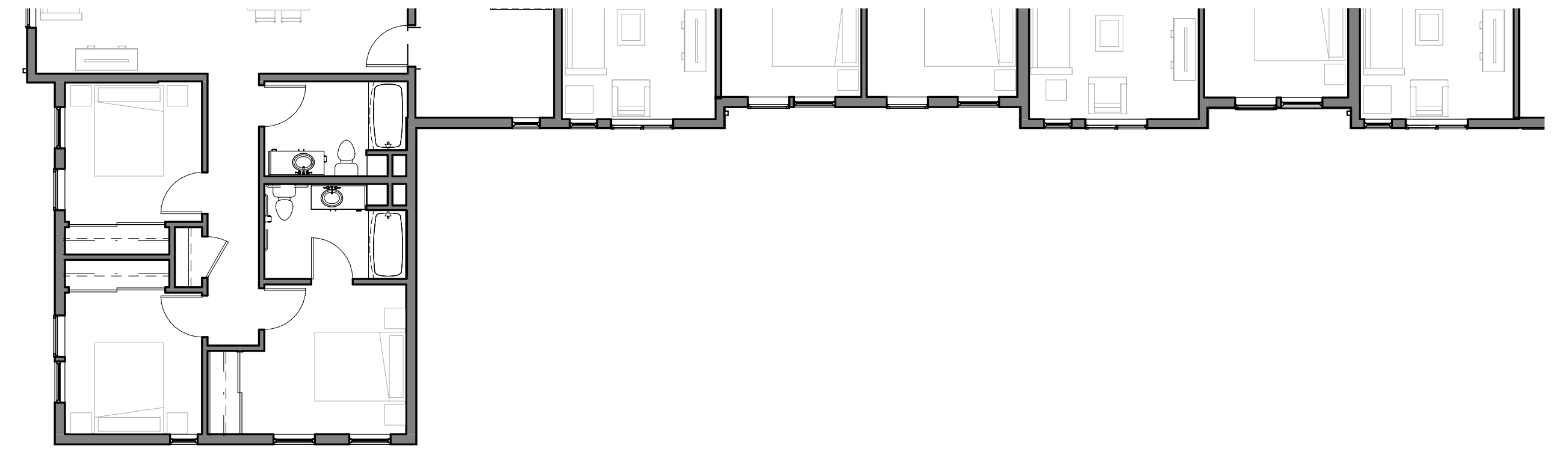
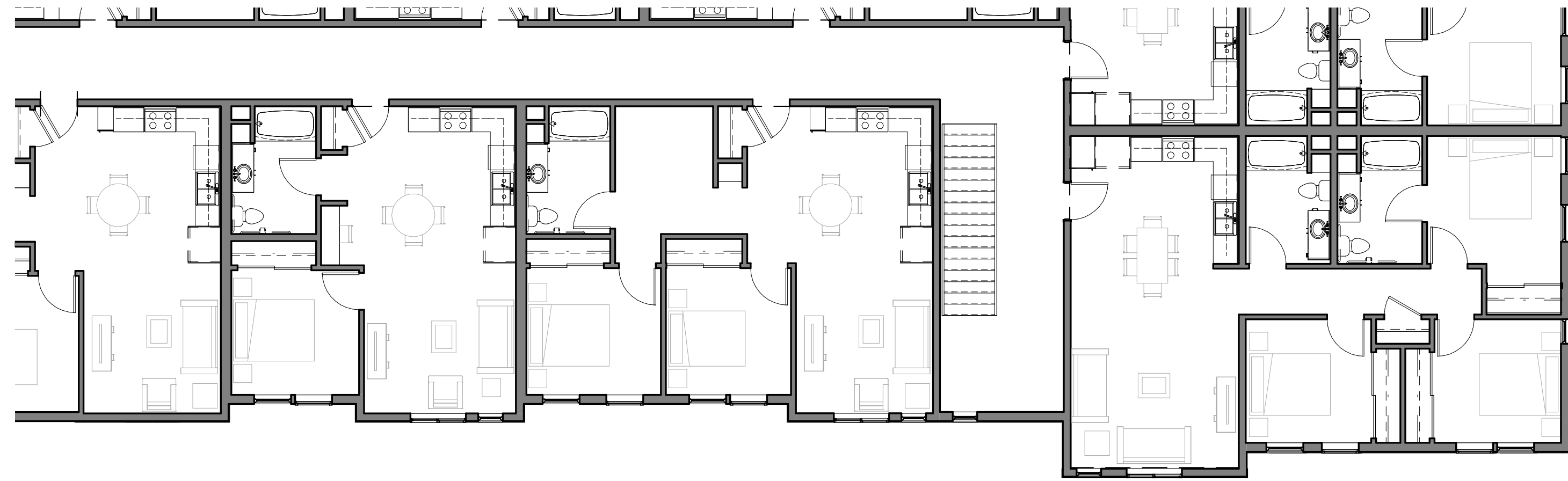
UNIT B1 (2 BEDRM.) - 850 SF
1/4" = 1'-0" B1



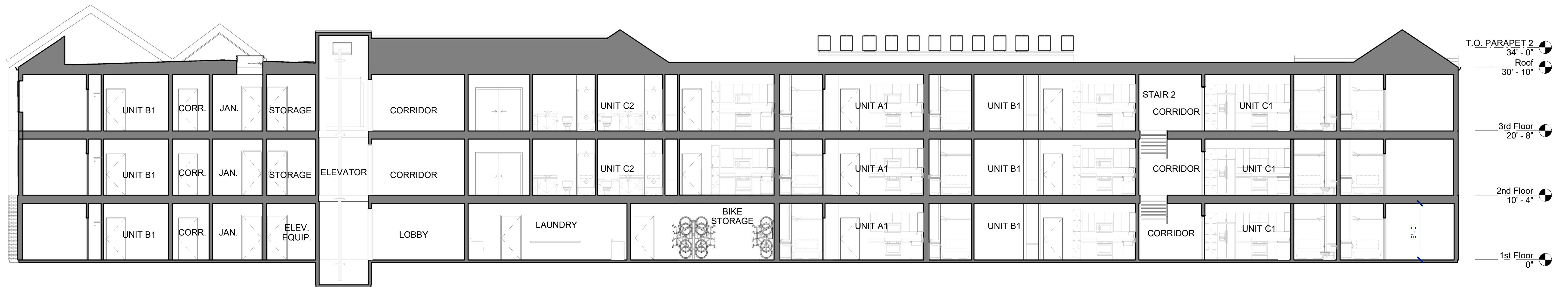
UNIT A1 (1 BEDRM.) - 608 SF
1/4" = 1'-0" A1



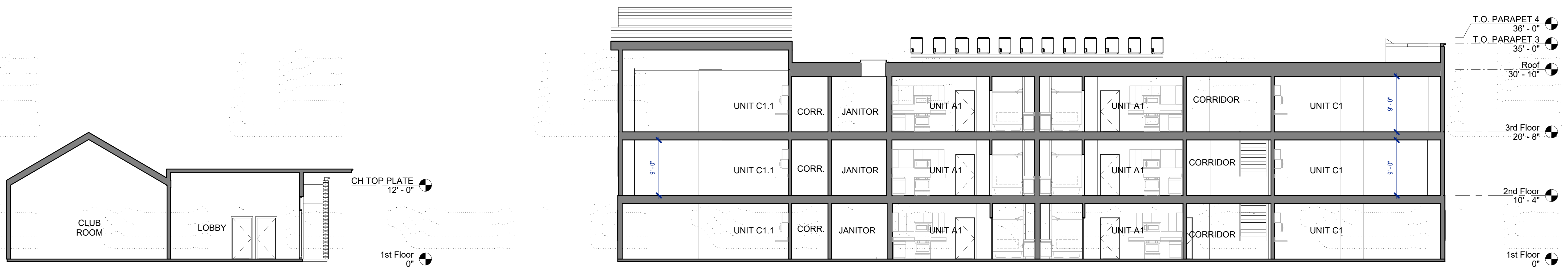
- 1 BEDROOM UNIT - A1
- 2 BEDROOM UNIT - B1
- 3 BEDROOM UNIT - C1, C1.1, C2
- COMUNITY/SERVICES
- SUPPORT SPACE
- UTILITY
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0 10 15 20
SCALE: 1" = 10'-0"
FT

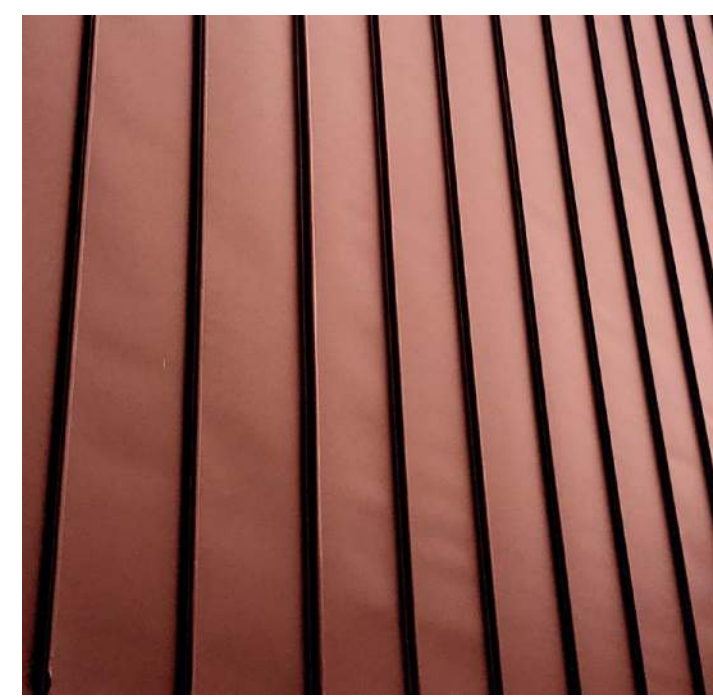
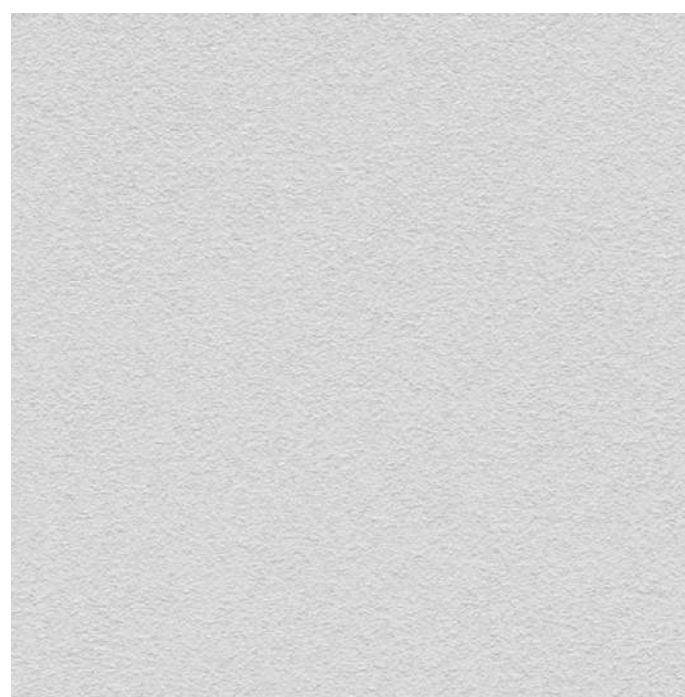


SECTION 1 | 1
1/8" = 1'-0"



SECTION 2 | 2
1/8" = 1'-0"

SECTION 3 | 3
1/8" = 1'-0"



1. WHITE PLASTER - DE6372 LACE VEIL

2. FIBER CEMENT LAPSIDING

3. METAL PANEL - AEP SPAN FLEX SERIES TERRA-COTTA

4. GREY ACCENT

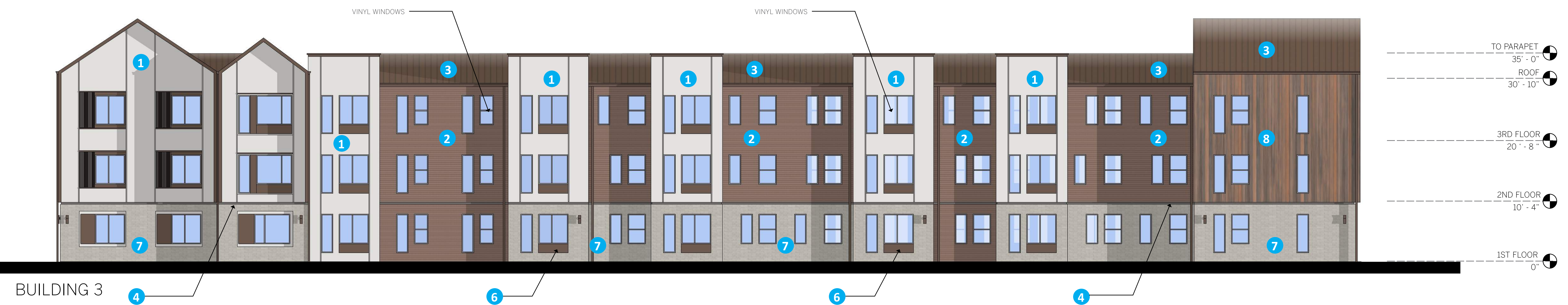
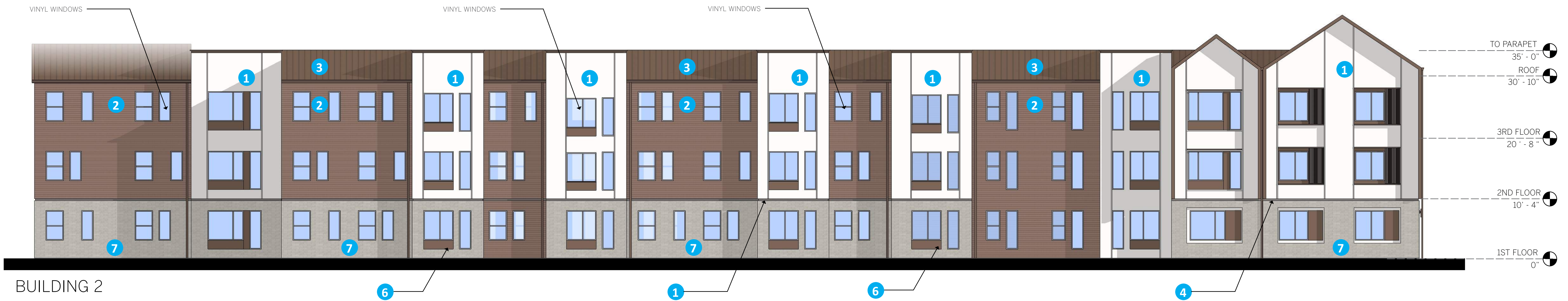
5. PLASTER FINISH

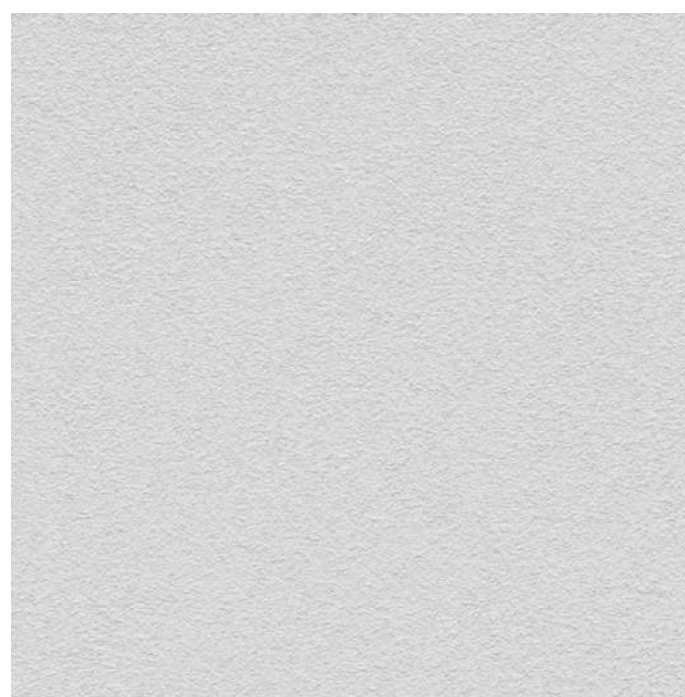
6. PAINT FINISH

7. THIN BRICK VENEER

8. FIBER CEMENT NICHHA - SPRUCE

OUTDOOR WALL SCONCE





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2. FIBER CEMENT LAPSIDING

3. METAL PANEL - AEP SPAN FLEX SERIES TERRA-COTTA

4. GREY ACCENT

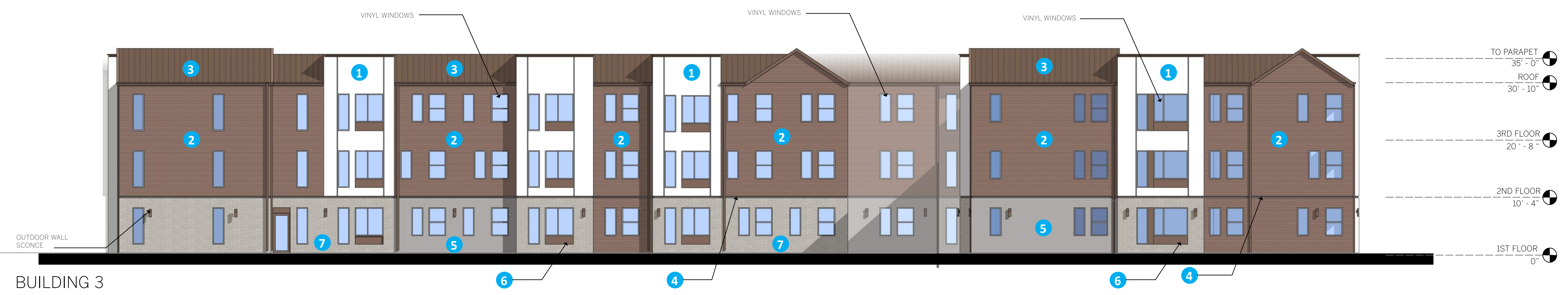
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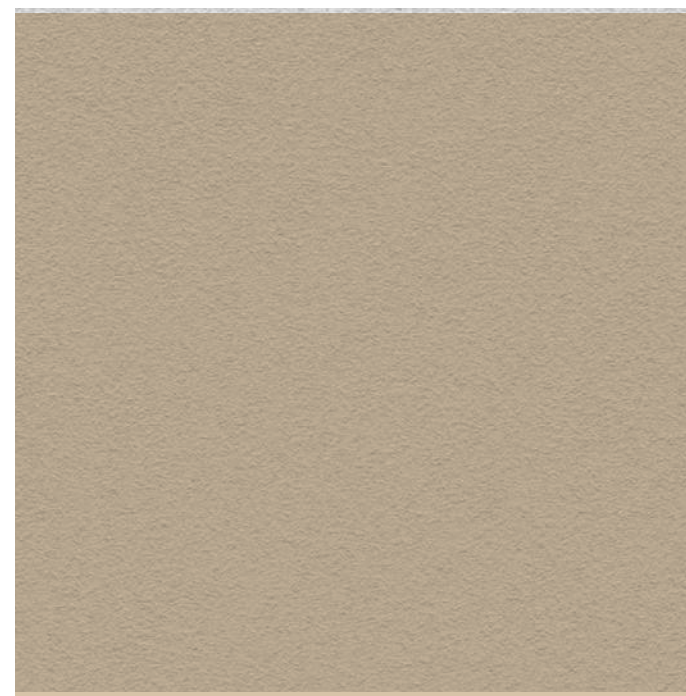
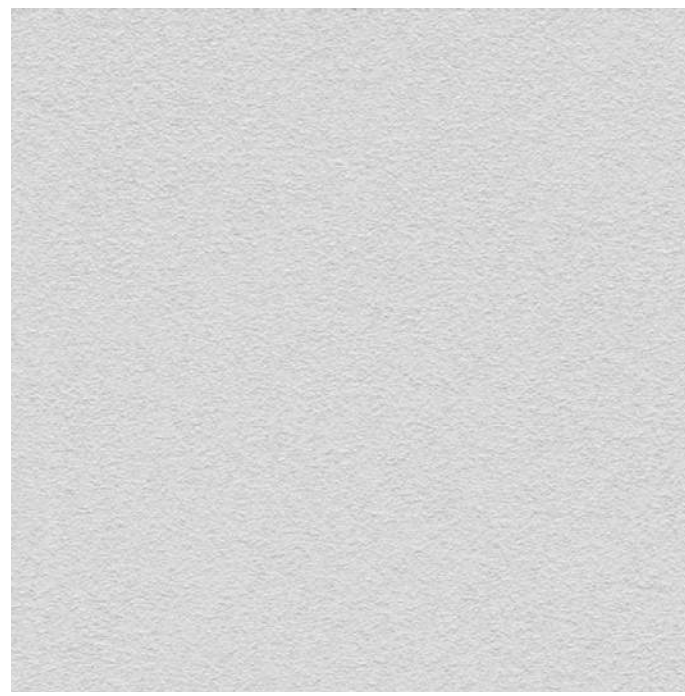
6. PAINT FINISH

7. THIN BRICK VENEER

8. FIBER CEMENT NICHHA - SPRUCE

OUTDOOR WALL SCONCE





1. WHITE PLASTER - DE6372 LACE VEIL

2. FIBER CEMENT LAPSIDING

3. METAL PANEL - AEP SPAN FLEX SERIES TERRA-COTTA

4. GREY ACCENT

5. PLASTER FINISH

6. PAINT FINISH

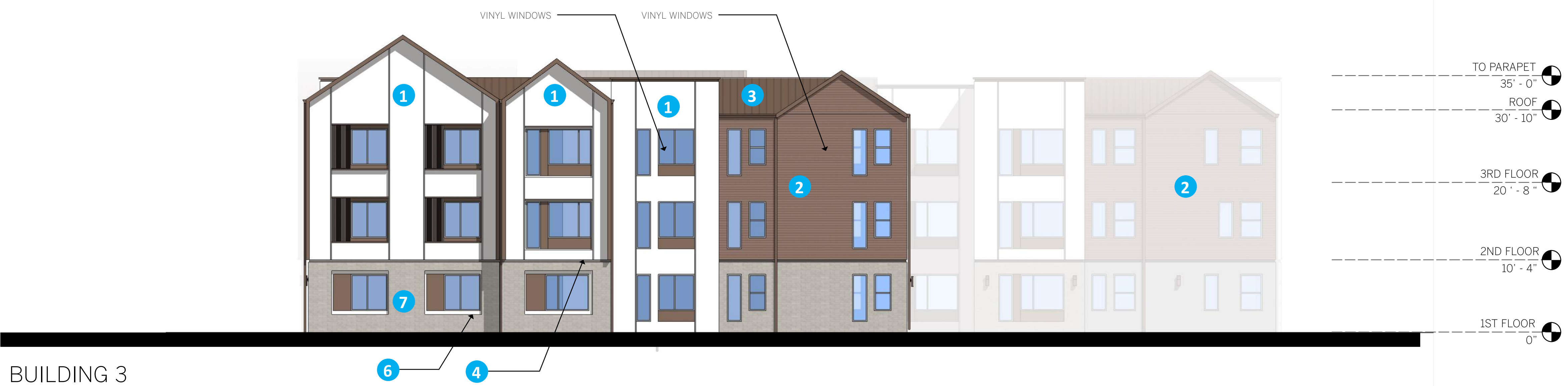
7. THIN BRICK VENEER

8. FIBER CEMENT NICHIIHA - SPRUCE

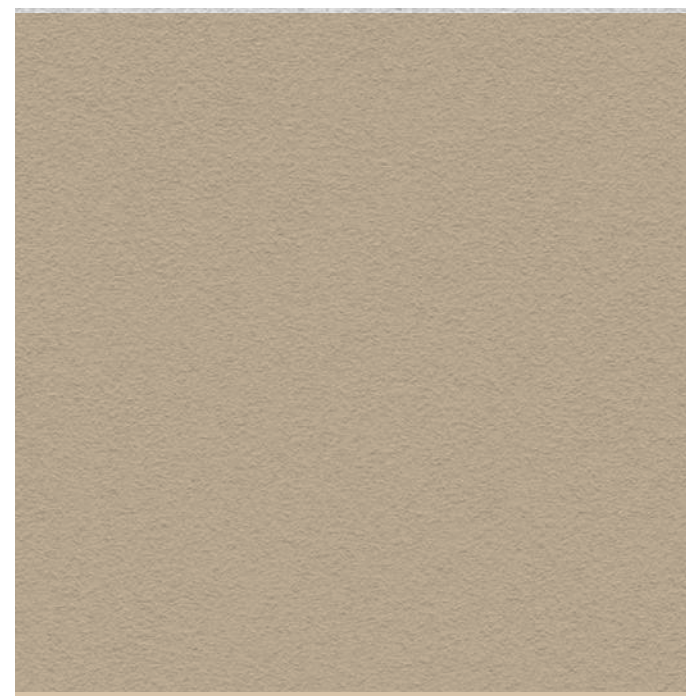
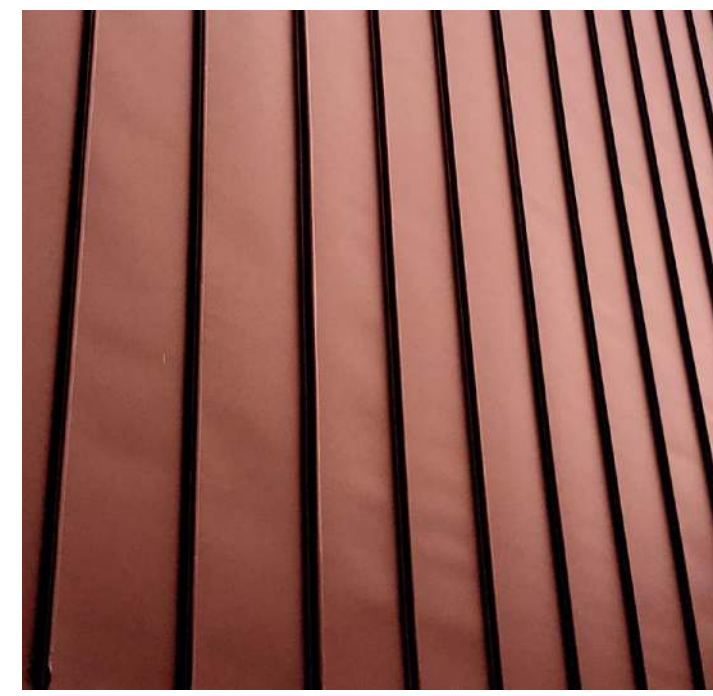
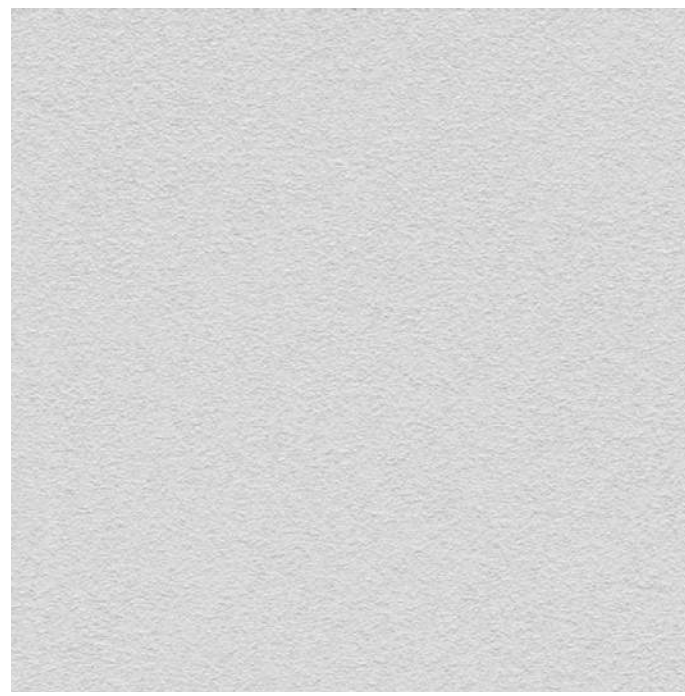
OUTDOOR WALL SCNCE



BUILDING 2



BUILDING 3



1. WHITE PLASTER - DE6372 LACE VEIL

2. FIBER CEMENT LAPSIDING

3. METAL PANEL - AEP SPAN FLEX SERIES TERRA-COTTA

4. GREY ACCENT

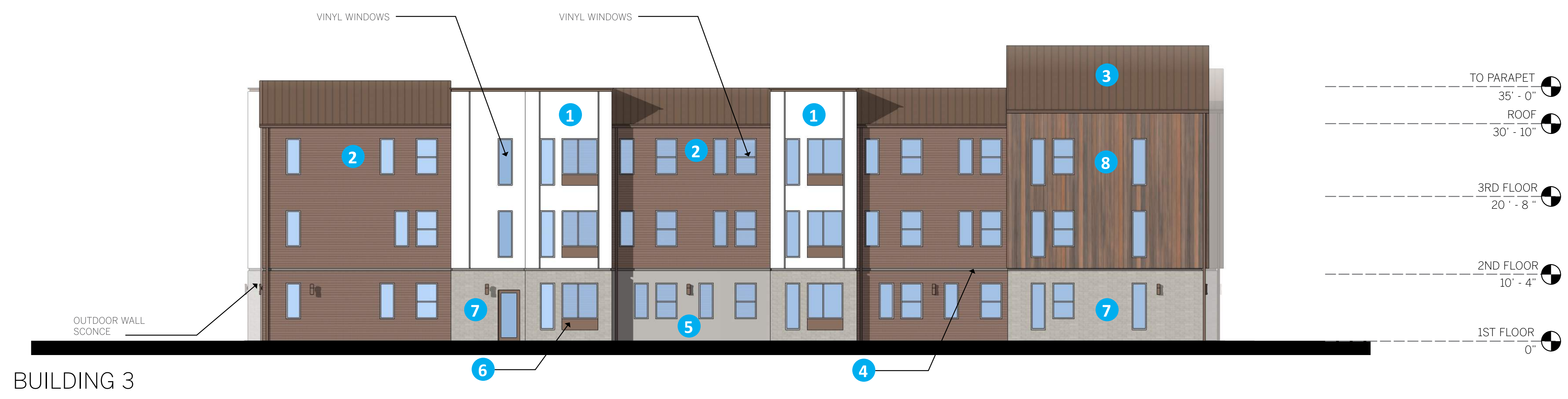
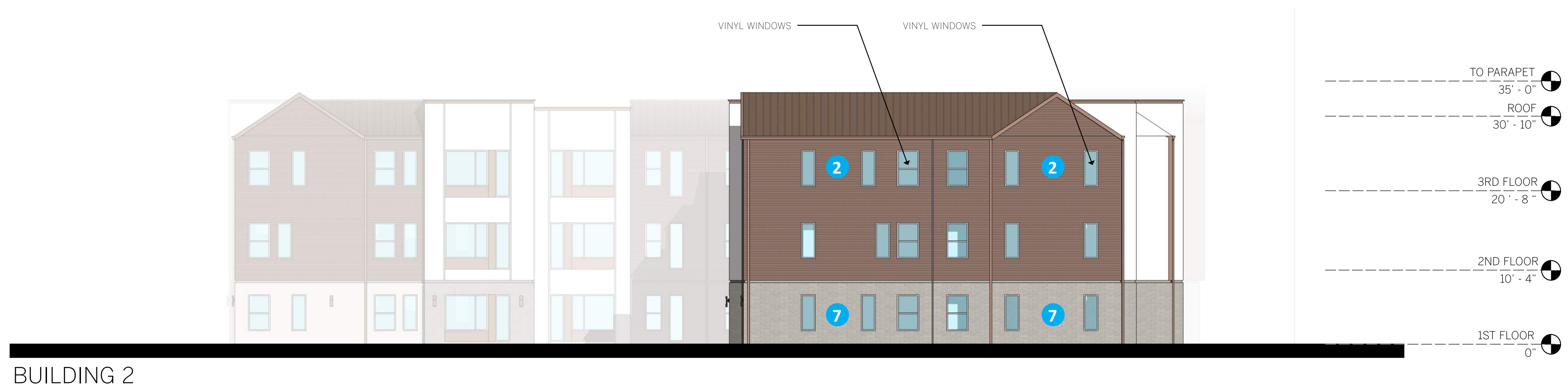
5. PLASTER FINISH

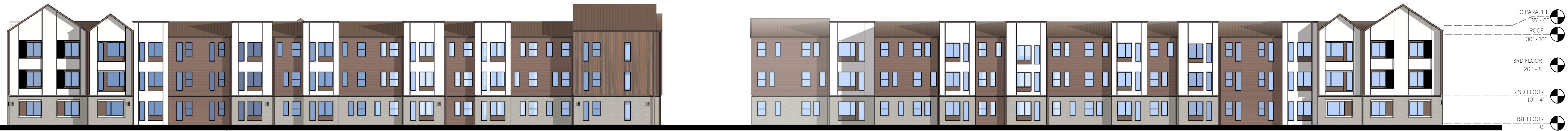
6. PAINT FINISH

7. THIN BRICK VENEER

8. FIBER CEMENT NICHIIHA - SPRUCE

OUTDOOR WALL SCNCE

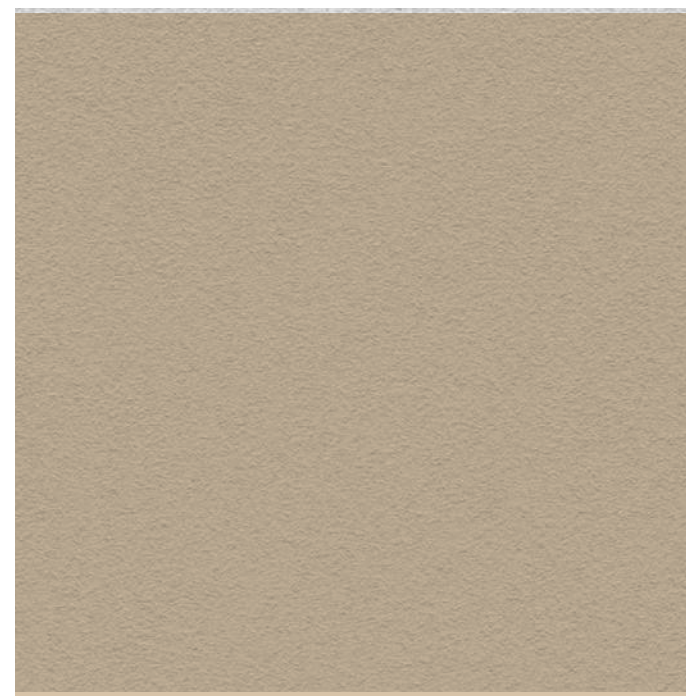
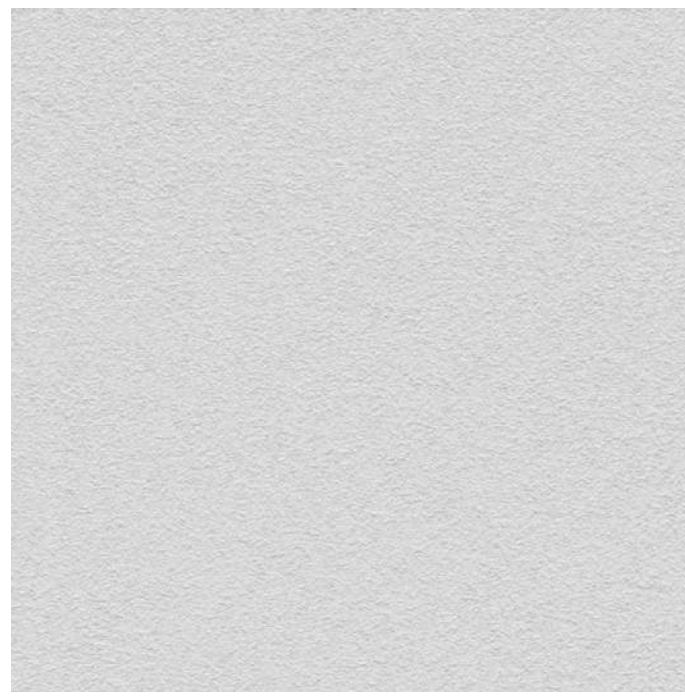




NORTH ELEVATION



SOUTH ELEVATION



1. WHITE PLASTER - DE6372 LACE VEIL

2. FIBER CEMENT LAPSIDING

3. METAL PANEL - AEP SPAN FLEX SERIES TERRA-COTTA

4. GREY ACCENT

5. PLASTER FINISH

6. PAINT FINISH

7. THIN BRICK VENEER

8. FIBER CEMENT NICHIIHA - SPRUCE

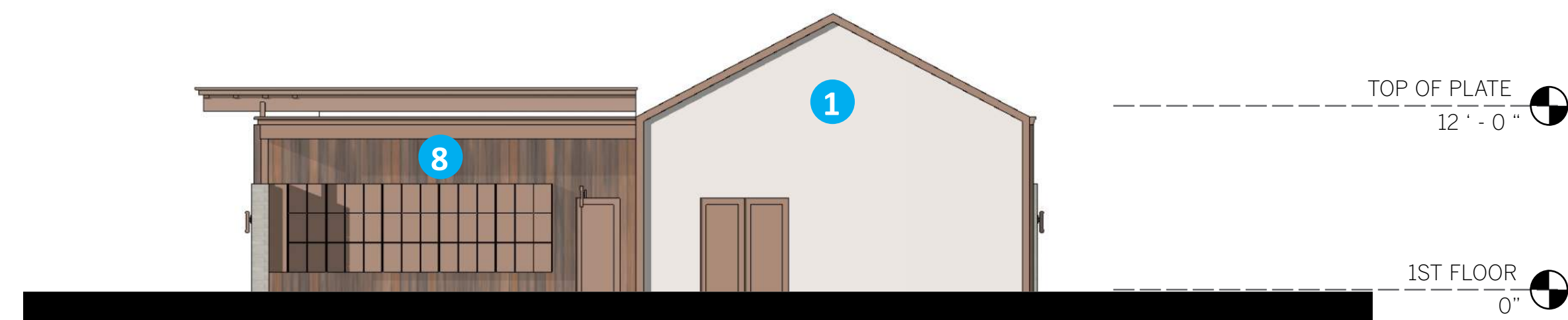
OUTDOOR WALL SCONCE



NORTH ELEVATION



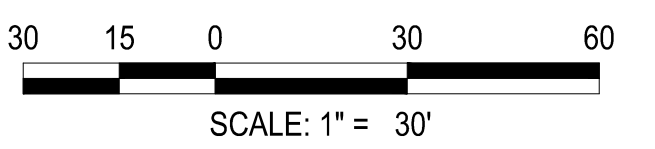
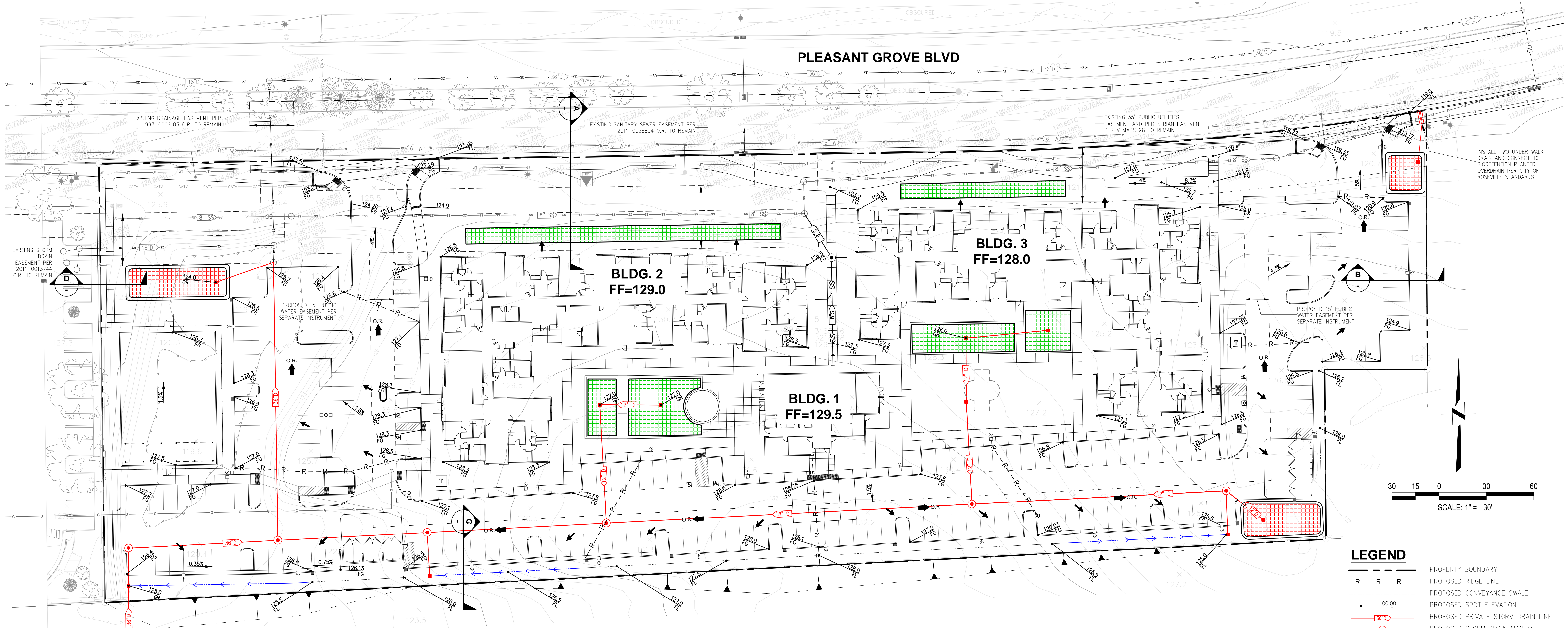
SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



- LEGEND**
- PROPERTY BOUNDARY
 - PROPOSED RIDGE LINE
 - PROPOSED CONVEYANCE SWALE
 - PROPOSED SPOT ELEVATION
 - PROPOSED PRIVATE STORM DRAIN LINE
 - PROPOSED STORM DRAIN MANHOLE
 - PROPOSED DRAIN INLET
 - PROPOSED SURFACE DRAINAGE DIRECTION
 - PROPOSED OVERLAND RELEASE ROUTE
 - PROPOSED CURB OPENING FOR DRAINAGE
 - EXISTING PUBLIC CABLE TV LINE
 - EXISTING GAS LINE
 - EXISTING CONTOUR
 - EXISTING EASEMENT
 - EXISTING PUBLIC SANITARY SEWER MAIN
 - EXISTING PUBLIC WATER MAIN
 - EXISTING JOINT TRENCH
 - EXISTING PUBLIC STORM DRAIN MAIN
 - EXISTING FIRE HYDRANT
 - EXISTING PUBLIC SEWER/STORM DRAIN MANHOLE
 - EXISTING TRANSFORMER
 - EXISTING PUBLIC STREET LIGHT
 - EXISTING PUBLIC PULL BOX
 - EXISTING TREE

SWQ BMP LEGEND

- VEGETATED SWALE
- SOIL QUALITY IMPROVEMENTS
- BIORETENTION PLANTER

CONCEPTUAL EARTHWORK QUANTITIES

CONCEPTUAL EARTHWORK QUANTITIES WERE PREPARED TO DEPICT CONCEPTUAL INFORMATION REQUIRED FOR THE ENTITLEMENT PROCESS. ACTUAL QUANTITIES WILL VARY FROM INFORMATION SHOWN HEREON AS THE DESIGN PROCESS PROGRESSES.

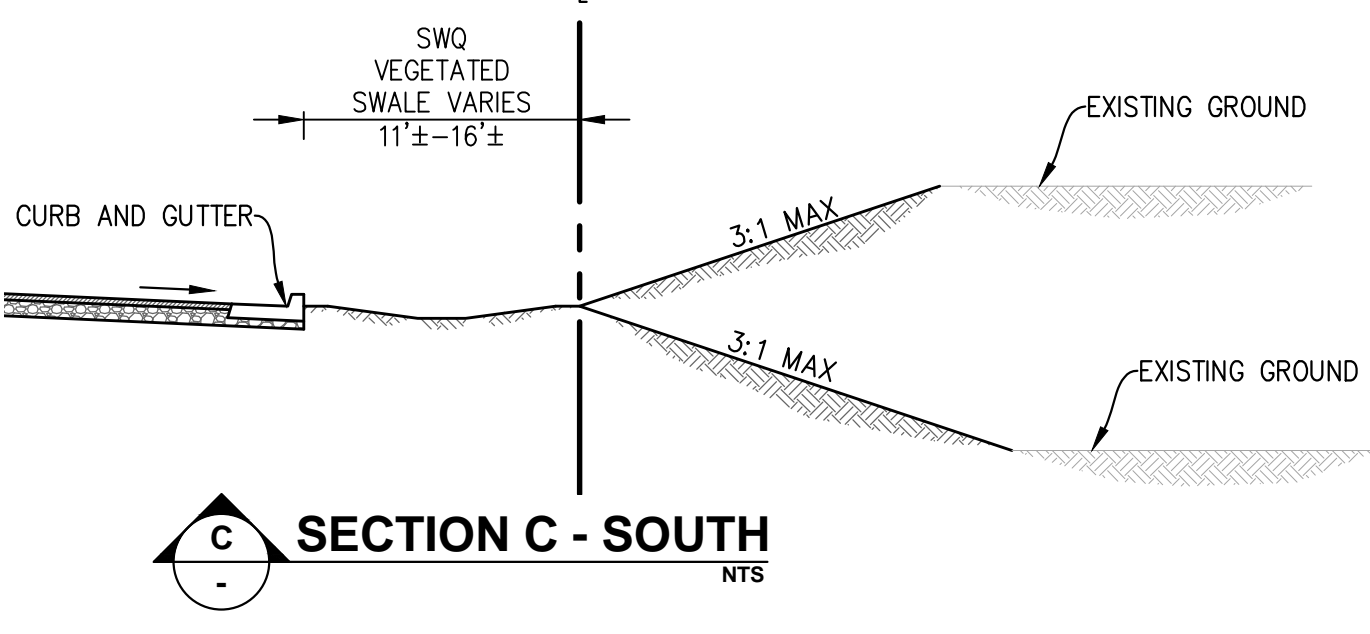
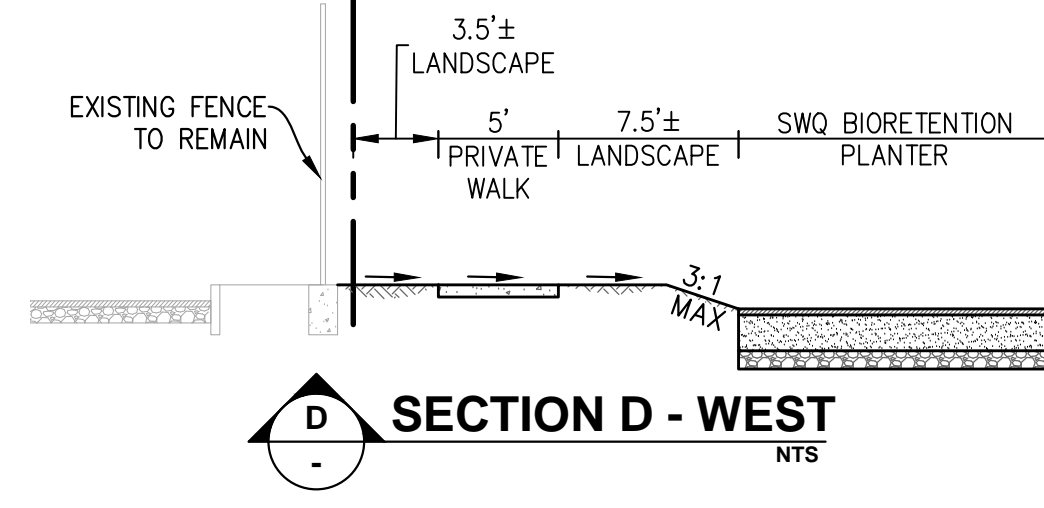
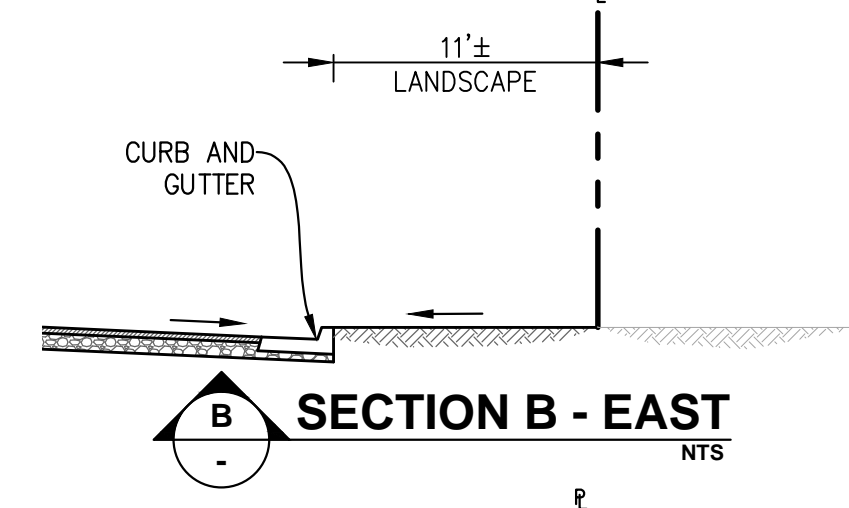
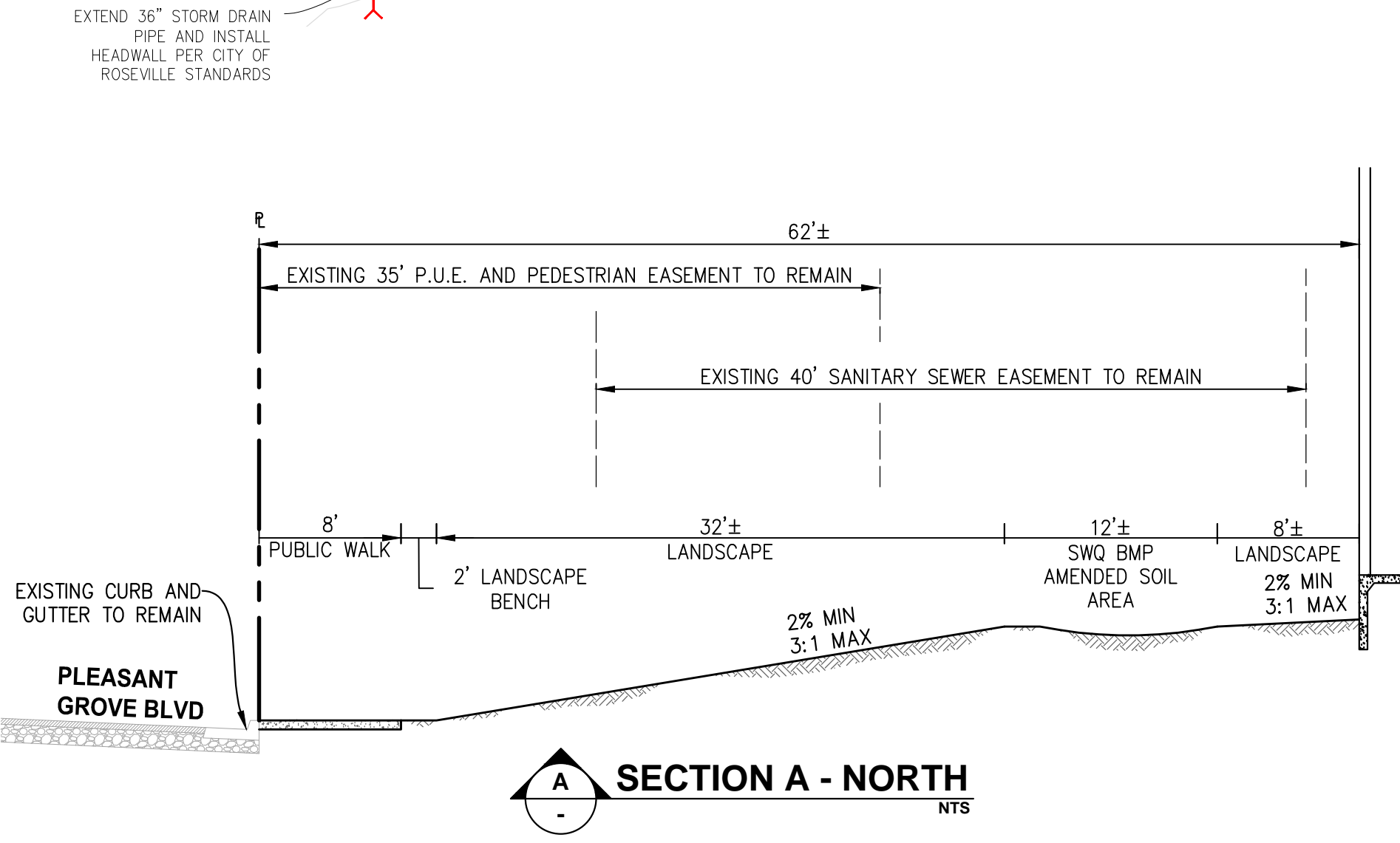
CUT:	5,640 CY
FILL:	6,170 CY
TOTAL:	530 CY FILL

BENCHMARK

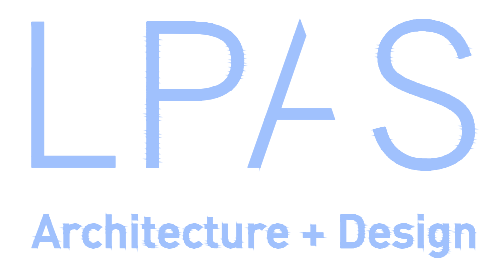
CITY OF ROSEVILLE DATUM:
 BM 70: 3-1/2" BRASS DISC STAMPED LS6046, DEC. 1995 BACK OF CURB NORTH SIDE OF PLEASANT GROVE BLVD., EAST END OF BRIDGE, EAST OF SUN CITY BLVD.
 EL. 122.082 FEET

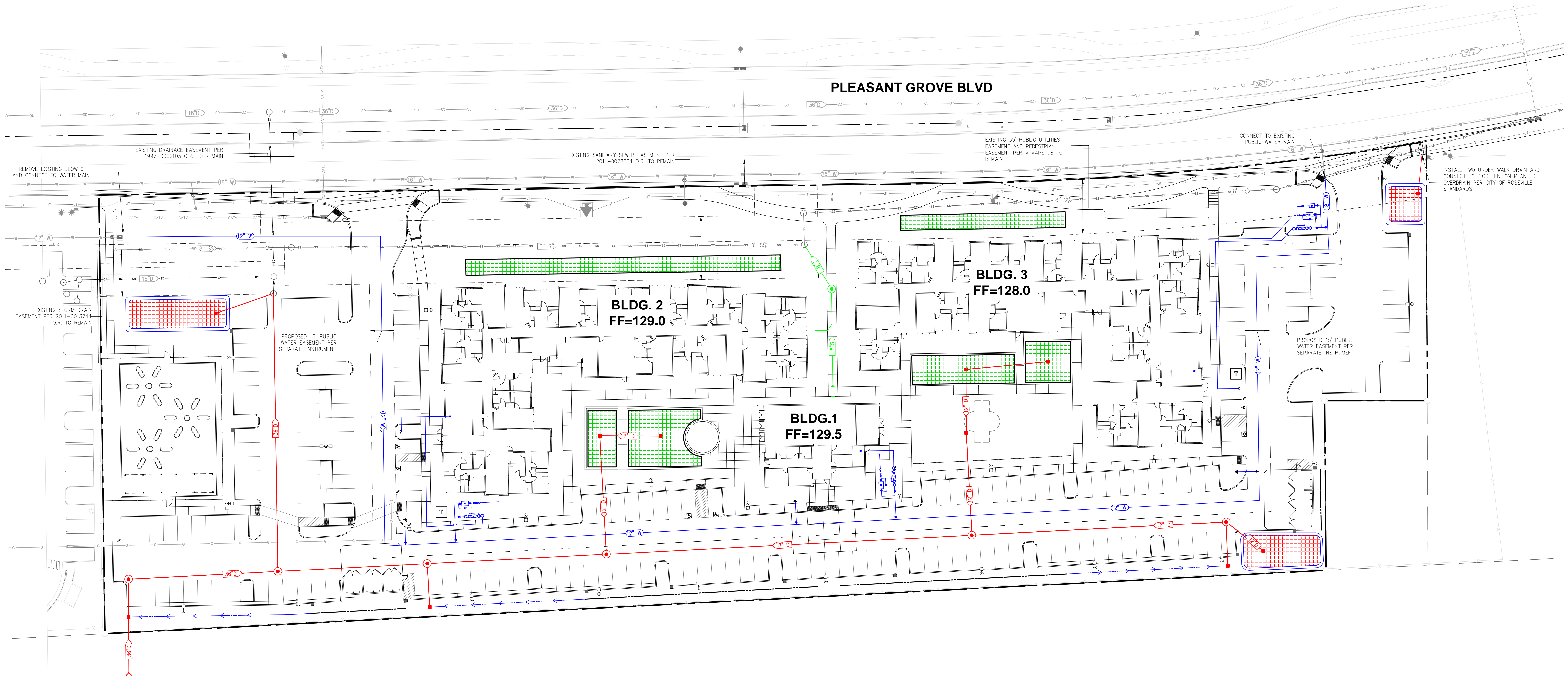
FLOOD ZONE

FLOOD ZONE X
 MAP NO. 06061C0938H
 DATED: 11/02/2018



PRELIMINARY GRADING AND DRAINAGE EXHIBIT





NOTES

1. THESE CONCEPTUAL GRADING, DRAINAGE AND UTILITY EXHIBITS WERE PREPARED TO DEPICT PROPOSED GRADING, DRAINAGE AND UTILITY CONCEPTS AS REQUIRED FOR THE ENTITLEMENT PROCESS. ACTUAL FINAL DESIGN MAY VARY FROM THAT SHOWN HEREON AS THE DESIGN PROCESS PROGRESSES.
2. THIS PLAN IS BASED ON THE PLEASANT GROVE MERCY HOUSING SITE PLAN PREPARED BY LPAS ARCHITECTURE AND DESIGN DATED JULY 2020.
3. PROPOSED ELEVATIONS, PIPE SIZES AND ALIGNMENTS SHOWN ARE ESTIMATES ONLY. ACTUAL FINAL DESIGN MAY CHANGE AS THE DESIGN PROCESS PROGRESSES.
4. EARTHWORK QUANTITIES PROVIDED ARE ESTIMATES ONLY. ACTUAL EARTHWORK QUANTITIES MAY CHANGE DURING FINAL DESIGN.
5. POST CONSTRUCTION STORM WATER QUALITY TREATMENT BMPs SHOWN HEREON ARE CONCEPTUAL. FINAL SIZE, LOCATION, LAYOUT AND TYPE MAY VARY FROM THAT SHOWN HEREON AS THE DESIGN PROCESS PROGRESSES.
6. BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY MORROW SURVEYING DATED MARCH 2020.
7. EXISTING UTILITY IMPROVEMENTS ARE BASED ON AVAILABLE AS-BUILT IMPROVEMENT PLANS AND AGENCY PROVIDED BASE UTILITY MAPS. ACTUAL SIZES, TYPES AND LOCATIONS MAY VARY FROM INFORMATION SHOWN HEREON.

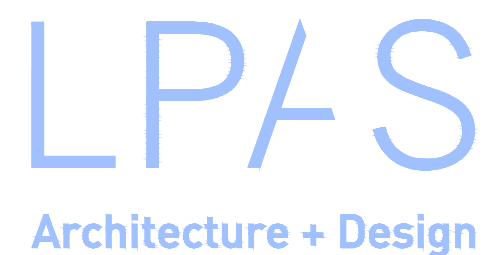
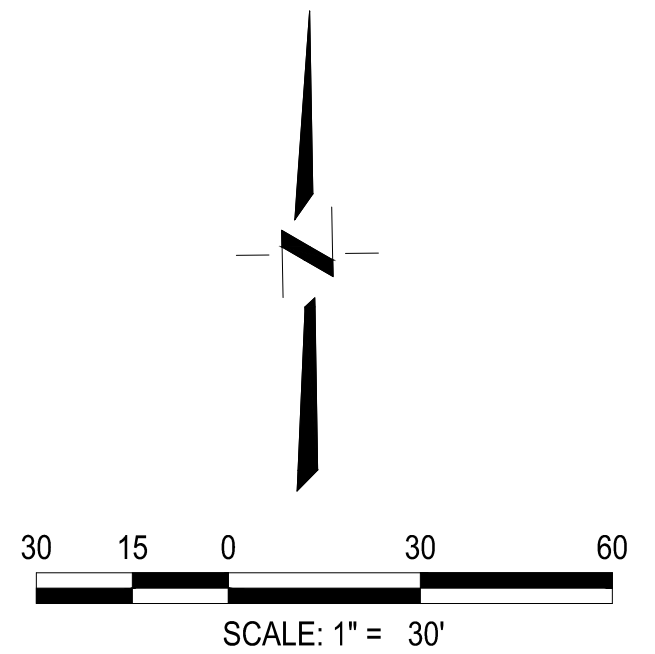
LEGEND

- PROPERTY BOUNDARY
- (12" W)--- PROPOSED PUBLIC WATER MAIN
- (36" D)--- PROPOSED PRIVATE STORM DRAIN LINE
- (8" S)--- PROPOSED PRIVATE SANITARY SEWER LINE
- PROPOSED CONVEYANCE SWALE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED PRIVATE WATER SERVICE WITH CHECK VALVE AND METER (PER CITY OF ROSEVILLE STANDARDS)
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION

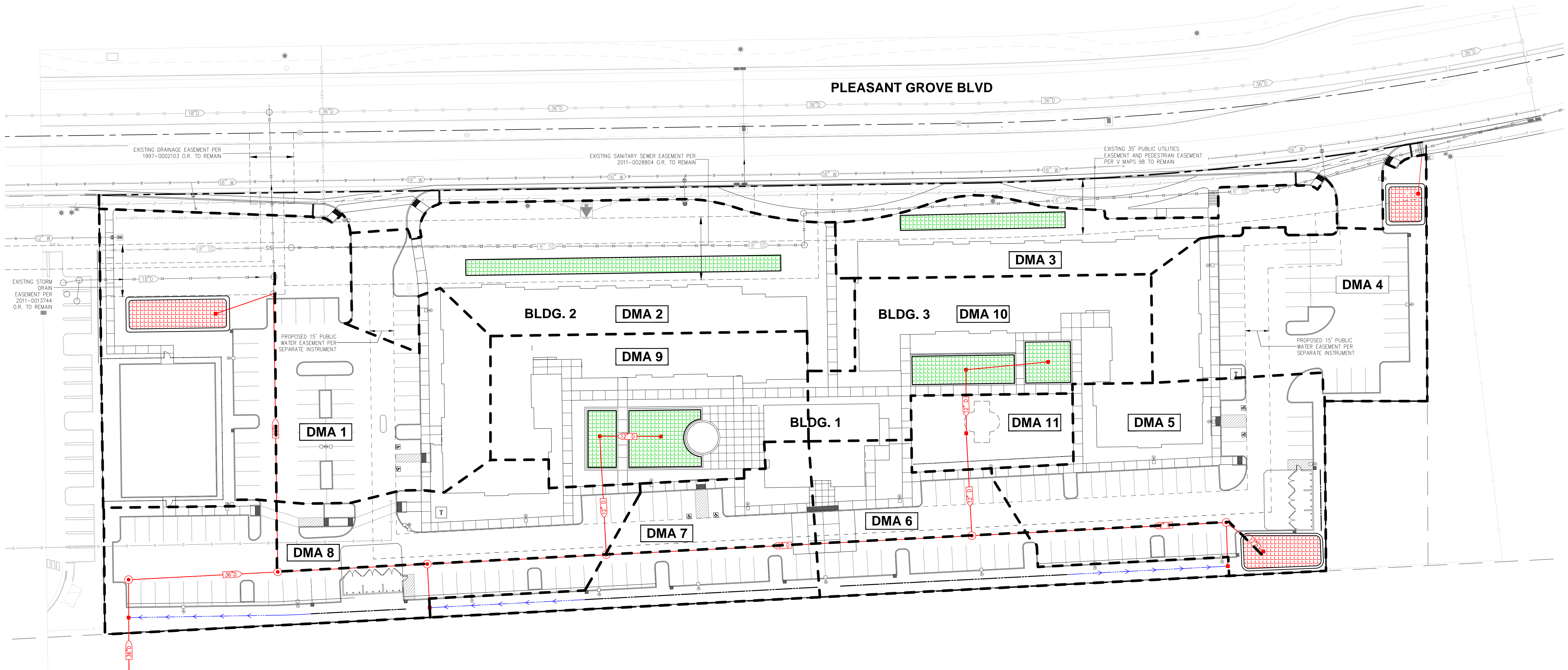
SWQ BMP LEGEND

- VEGETATED SWALE
- SOIL QUALITY IMPROVEMENT
- BIORETENTION PLANTER

- CATV---CATV--- EXISTING PUBLIC CABLE TV LINE
- G--- EXISTING GAS LINE
- E--- EXISTING EASEMENT
- SS--- EXISTING PUBLIC SANITARY SEWER MAIN
- W--- EXISTING PUBLIC WATER MAIN
- JT--- EXISTING JOINT TRENCH
- SD--- EXISTING PUBLIC STORM DRAIN MAIN
- EXISTING FIRE HYDRANT
- EXISTING PUBLIC SEWER MANHOLE
- EXISTING PUBLIC STORM DRAIN MANHOLE
- EXISTING TRANSFORMER
- EXISTING PUBLIC STREET LIGHT
- EXISTING PUBLIC BOX



PRELIMINARY UTILITY EXHIBIT



POST CONSTRUCTION STORMWATER QUALITY MEASURES

DRAINAGE MANAGEMENT AREA	TOTAL AREA (SF)	PERVIOUS AREA (SF)	TREATMENT MEASURES	REQUIRED BMP SIZING	PROVIDED BMP SIZING
DMA1	39,736	16,453	BIORETENTION POND	1,150 CF	1,955 CF
DMA2	23,582	15,806	SOIL QUALITY IMPROVEMENTS	1,100 SQFT	2,000 SQFT
DMA3	11,885	7,407	SOIL QUALITY IMPROVEMENTS	615 SQFT	1,000 SQFT
DMA4	17,587	3,907	BIORETENTION POND	928 CF	928 CF
DMA5	20,734	4,951	BIORETENTION POND	1,116 CF	1,439 CF
DMA6	13,098	4,183	VEGETATED SWALE	66 FEET	100 FEET
DMA7	12,025	4,195	VEGETATED SWALE	66 FEET	100 FEET
DMA8	25,034	8,702	VEGETATED SWALE	84 FEET	100 FEET
DMA9	17,733	6,142	SOIL QUALITY IMPROVEMENTS	1,600 SQFT	2,000 SQFT
DMA10	16,148	4,895	SOIL QUALITY IMPROVEMENTS	1,550 SQFT	1,910 SQFT
DMA11	4,800	-	PLAYGROUND - SELF TREATED	-	-
TOTAL	202,362	76,641			

LEGEND

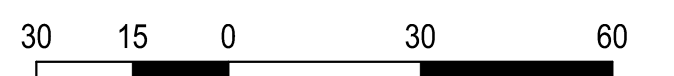
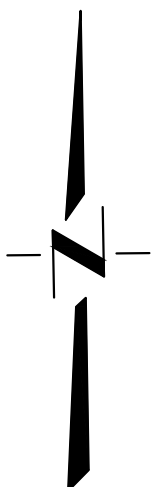
- PROPERTY BOUNDARY
- PROPOSED CONVEYANCE SWALE
- PROPOSED PRIVATE STORM DRAIN LINE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- CONCEPTUAL SHED AREA

SWQ BMP LEGEND

- VEGETATED SWALE
- SOIL QUALITY IMPROVEMENTS
- BIORETENTION PLANTER

NOTES

- THIS CONCEPTUAL PRELIMINARY STORMWATER QUALITY EXHIBIT WAS PREPARED TO DEPICT THE PROPOSED POST CONSTRUCTION STORMWATER QUALITY TREATMENT BMPs AS REQUIRED FOR THE ENTITLEMENT PROCESS. FINAL SIZE, LOCATION, LAYOUT AND TYPE MAY VARY FROM THAT SHOWN HEREON AS THE DESIGN PROCESS PROGRESSES.
- THIS PLAN IS BASED ON THE PLEASANT GROVE MERCY HOUSING SITE PLAN PREPARED BY LPAS ARCHITECTURE AND DESIGN DATED JULY 2020.
- BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY MORROW SURVEYING DATED MARCH 2020.



SCALE: 1" = 30'