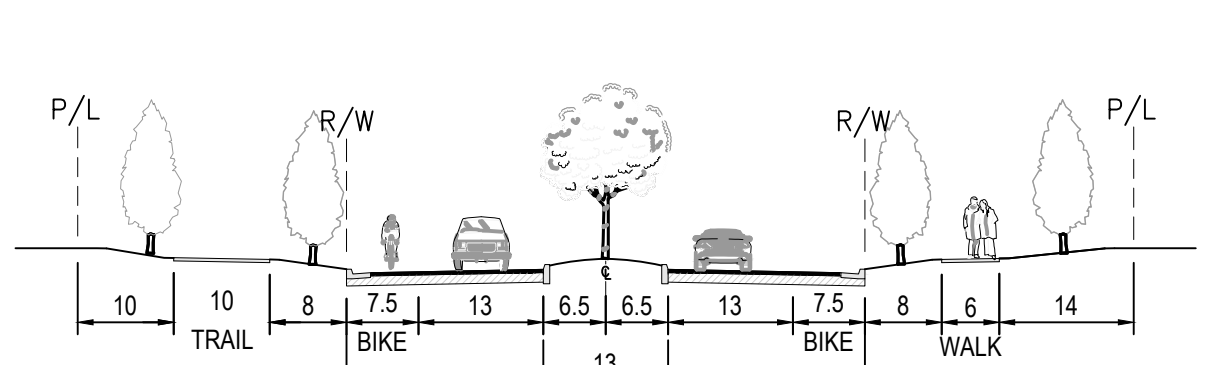
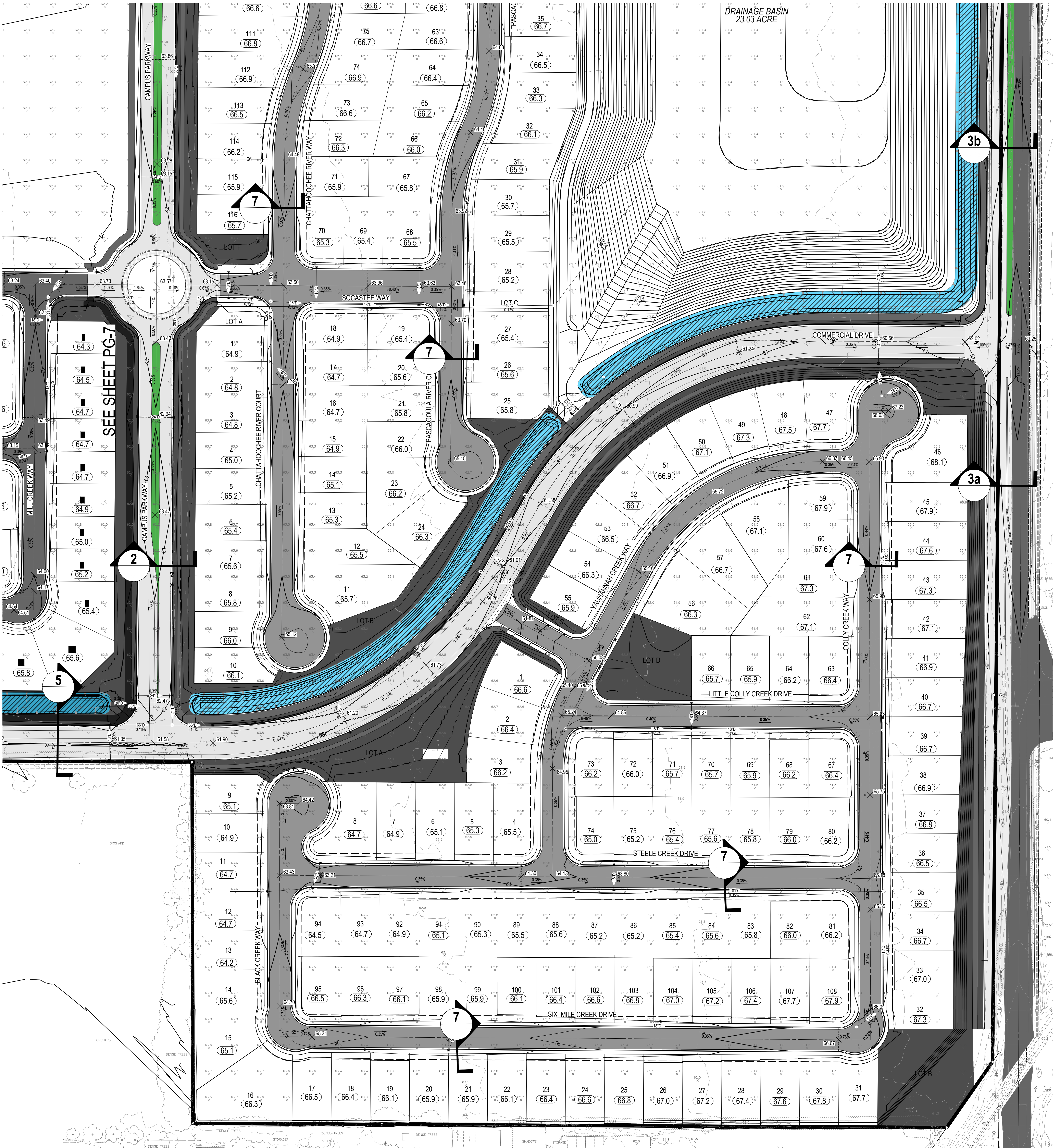
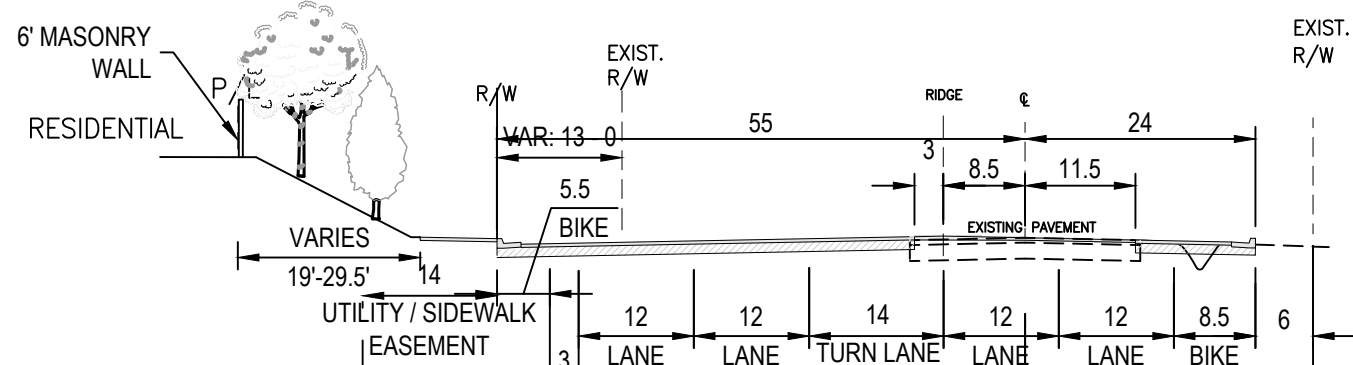


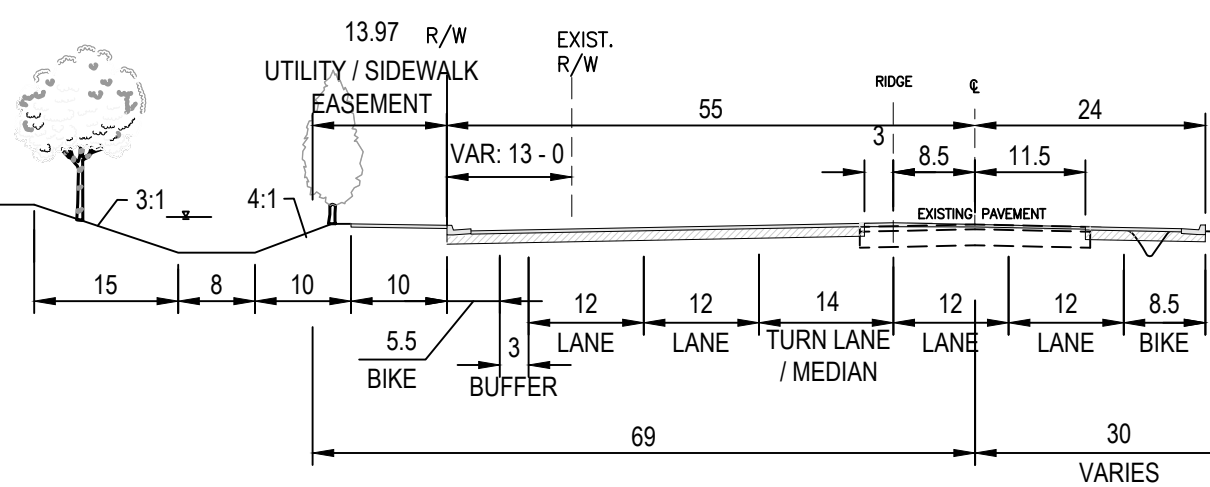
VILLAGE 2
SEE SHEET PG-2



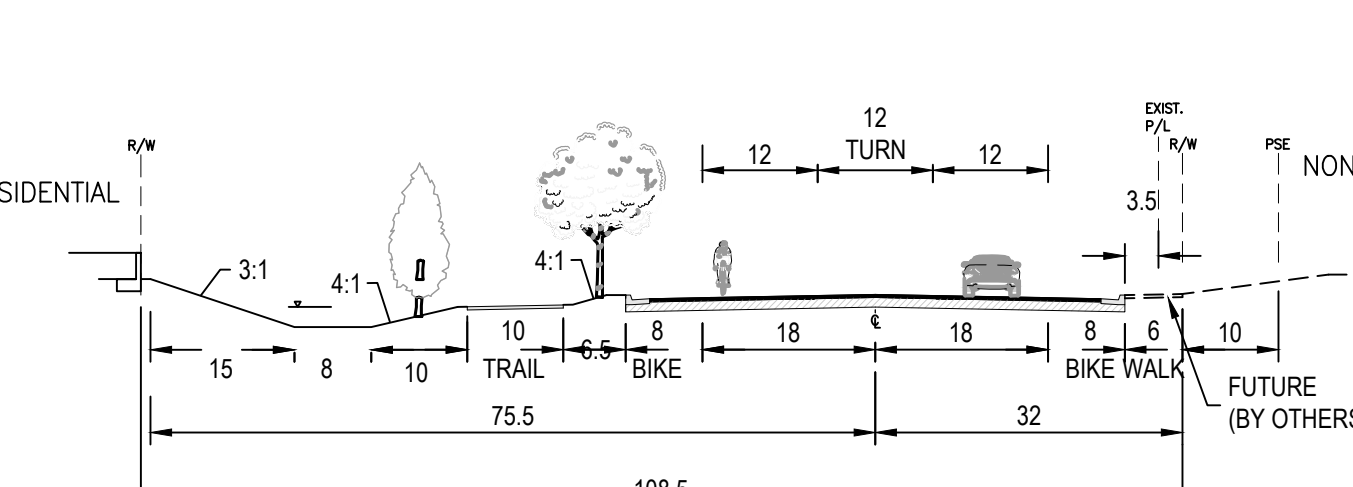
2 MAJOR COLLECTOR LANDSCAPING BOTH SIDES NTS



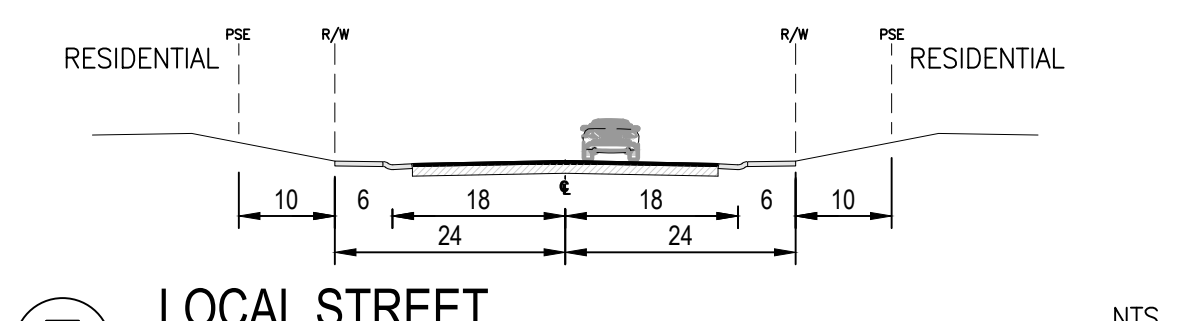
3a PEDRICK ROAD MODIFIED ARTERIAL TO EXISTING NTS



3b PEDRICK ROAD MODIFIED ARTERIAL TO EXISTING NTS



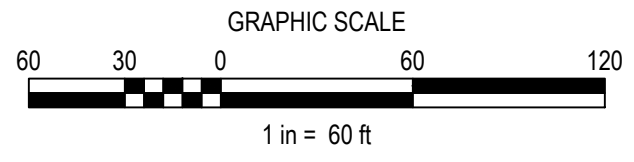
5 COMMERCIAL DRIVE COLLECTOR ROADWAY NTS



7 LOCAL STREET NTS

LEGEND

SYMBOLS:	PROPOSED	DESCRIPTION
		EXISTING / PROPOSED
		STORM DRAIN PIPE & SIZE
		MANHOLE
		STORM DRAIN INLET
		RIDGE OR GRADE BREAK
		DIRECTION OF DRAINAGE
		FLOWLINE OF SWALE



SCALE: 1" = 60'
HORIZ. 1" =
VERT. 1" =

BENCH MARK
7.2" METAL DISC STAMPED "00, 0.M. 19-25"
(LOCATED IN TOP OF S.E. END OF S.W. CONCRETE
HEADWALL OF CULVERT ACROSS THE SPUR, S.W.
APPROXIMATELY 1/4 MILE FROM CENTER
PLACERVILLE ROAD, N.E. OF OLD STATE CULVERT
APPROXIMATELY 1/4 MILE S.W. OF MILEPOST 17.0
APPROXIMATELY 0.45 MILES N.W. OF U.S. ROUTE 50
(R.R. CULVERT BUILT IN 1916)

COMPUTED
DESIGNED
DRAWN
PROJ. ENGR.

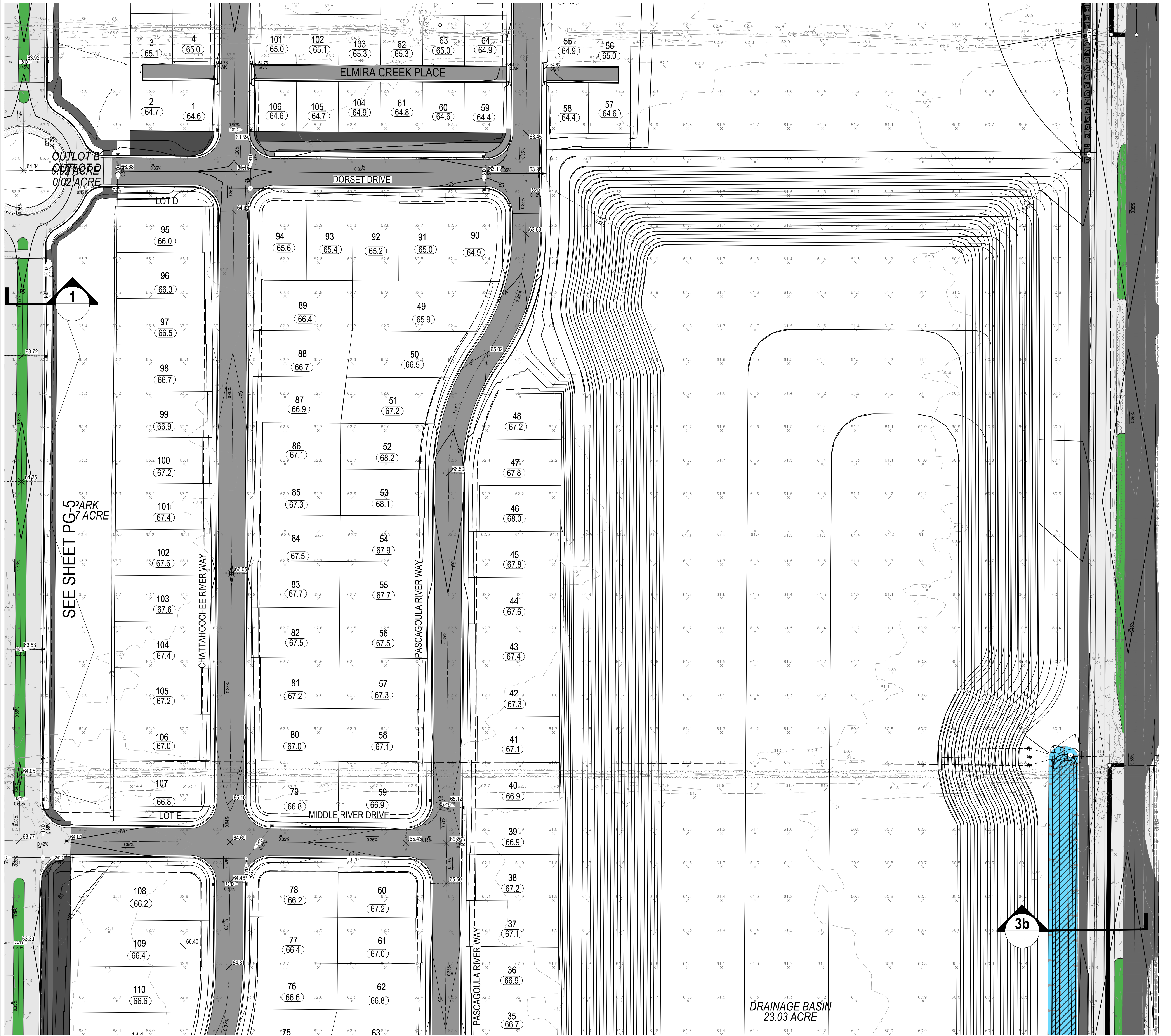


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MAGNA PARCEL-DIXON
VILLAGE 1 - PRELIMINARY GRADING

DATE: 2/20/2025
SHEET: PG-1
OF: 8

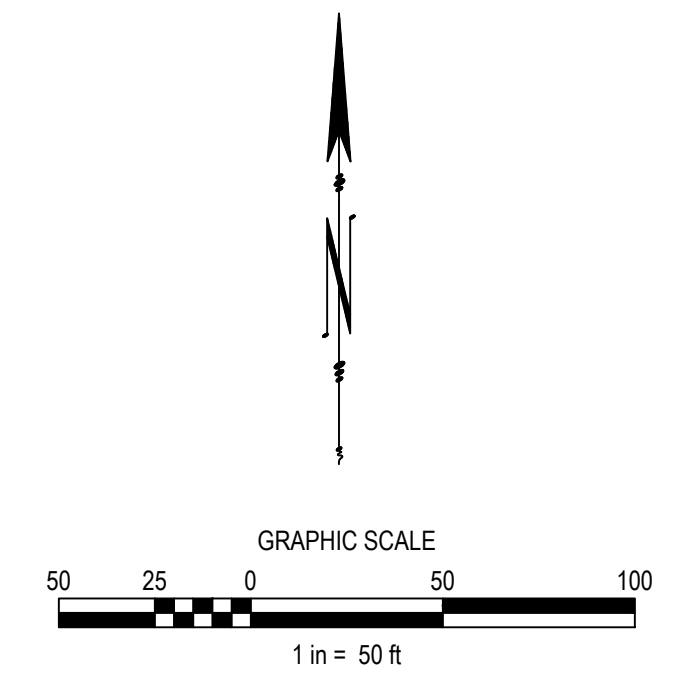
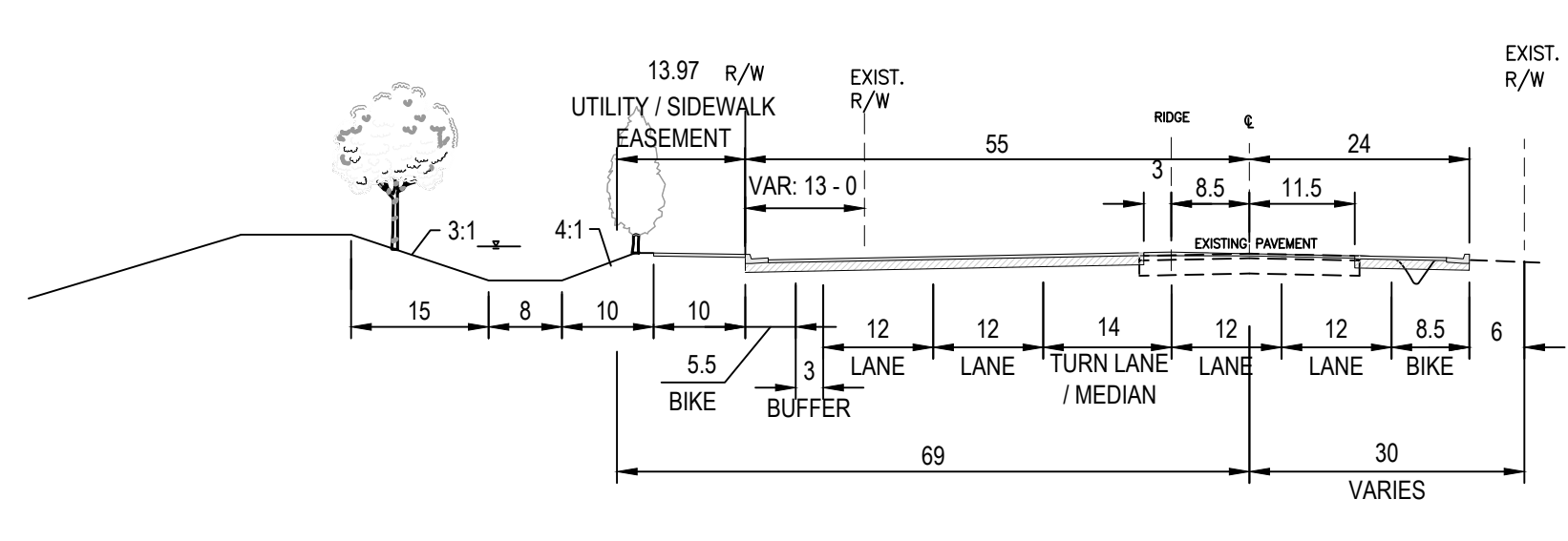
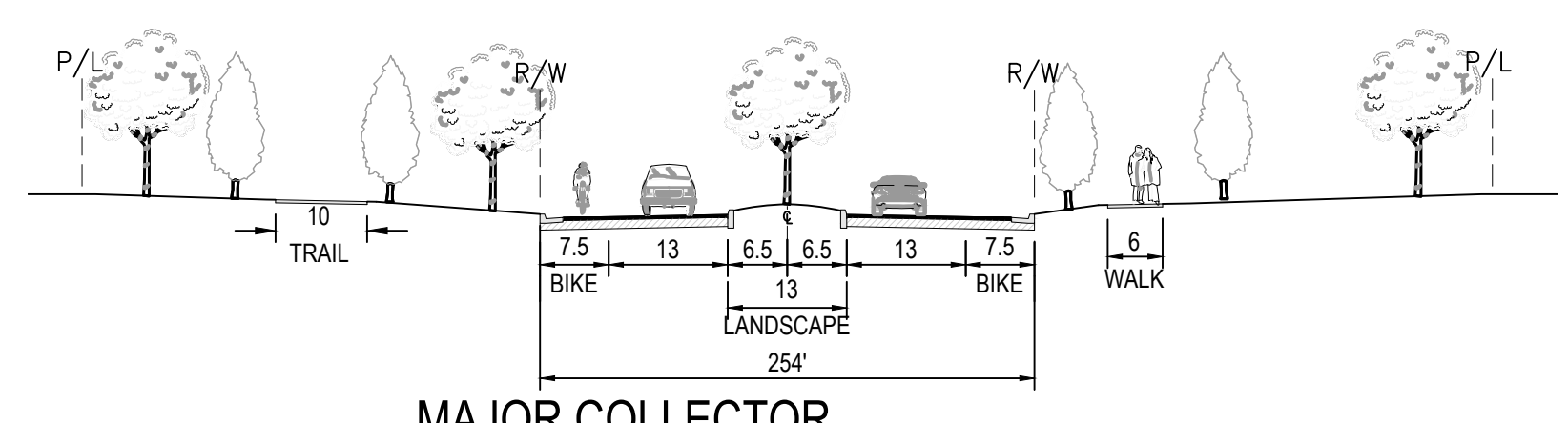
VILLAGE 3
SEE SHEET PG-3



VILLAGE 1
SEE SHEET PG-1

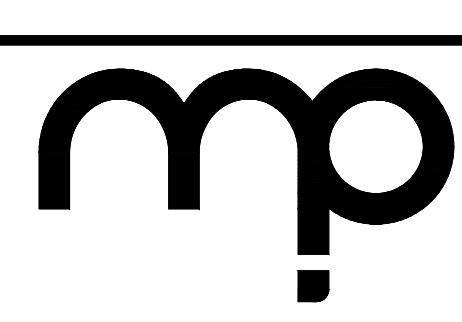
LEGEND

SYMBOLS:	EXISTING	PROPOSED	DESCRIPTION
			STORM DRAIN PIPE & SIZE
			MANHOLE
			STORM DRAIN INLET
			RIDGE OR GRADE BREAK
			DIRECTION OF DRAINAGE
			FLOWLINE OF SWALE



SCALE: 1" = 50'	BENCH MARK 7/8" METAL DISC STAMPED "00, 01M, 19-25" (LOCATED IN TOP OF S.E. END OF S.W. CONCRETE HEADWALL OF CULVERT ACROSS THE SPUR, 5 APPROXIMATELY 50' N.E. OF CENTER OF PLACERVILLE ROAD, N.E. OF OLD STATE CULVERT APPROXIMATELY 150' S.W. OF MILEPOST 118 & APPROXIMATELY 0.45 MILES N.W. OF U.S. ROUTE 50 (R.R. CULVERT BUILT IN 1916))
HORIZ. 1" =	
VERT. 1" =	

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THE CAMPUS @ DIXON
VILLAGE 2 - PRELIMINARY GRADING

DATE	2/20/2025
SHEET	PG-2
OF	8

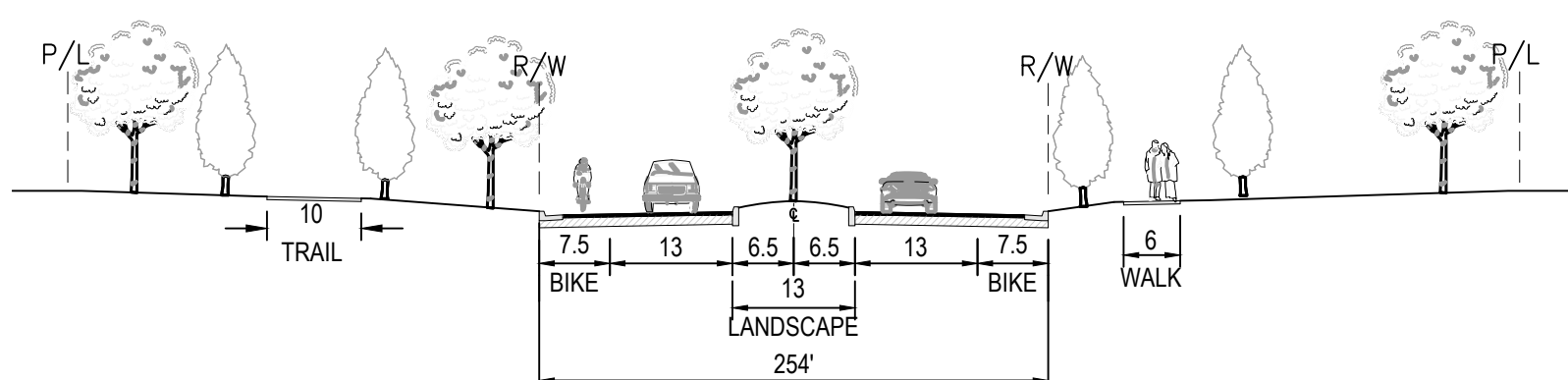
SEE SHEET PG-8



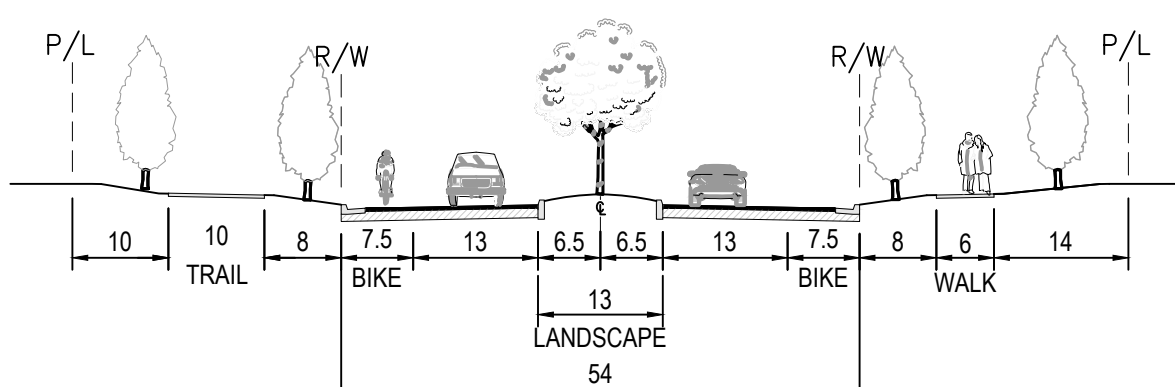
VILLAGE 2
SEE SHEET PG-2

LEGEND

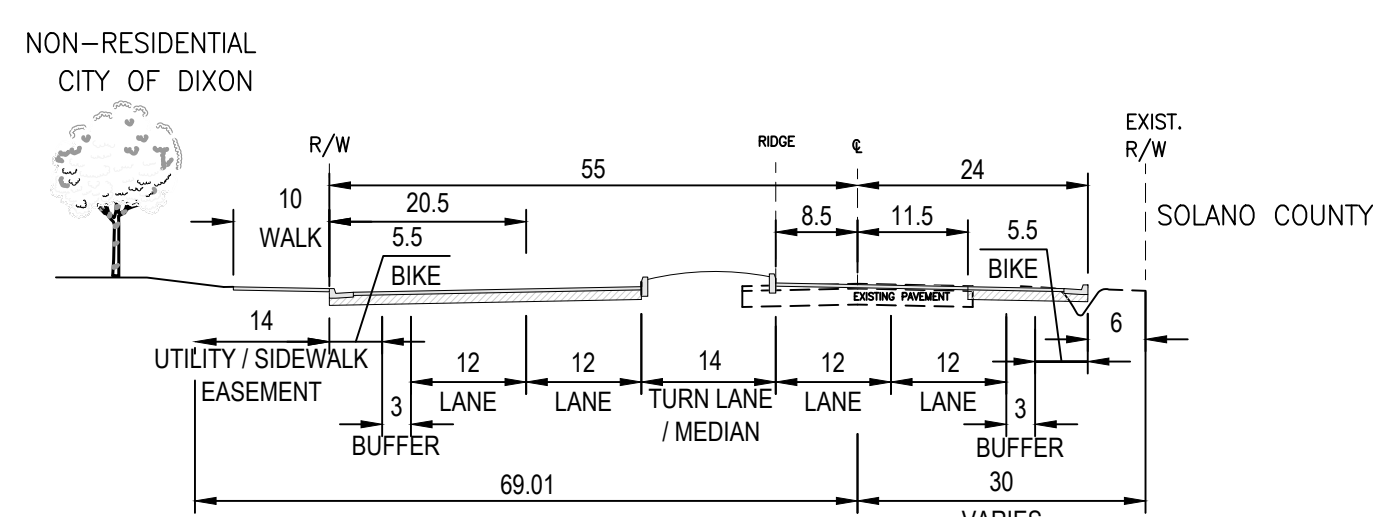
SYMBOLS:	EXISTING	PROPOSED	DESCRIPTION
			STORM DRAIN PIPE & SIZE
			MANHOLE
			STORM DRAIN INLET
			RIDGE OR GRADE BREAK
			DIRECTION OF DRAINAGE
			FLOWLINE OF SWALE



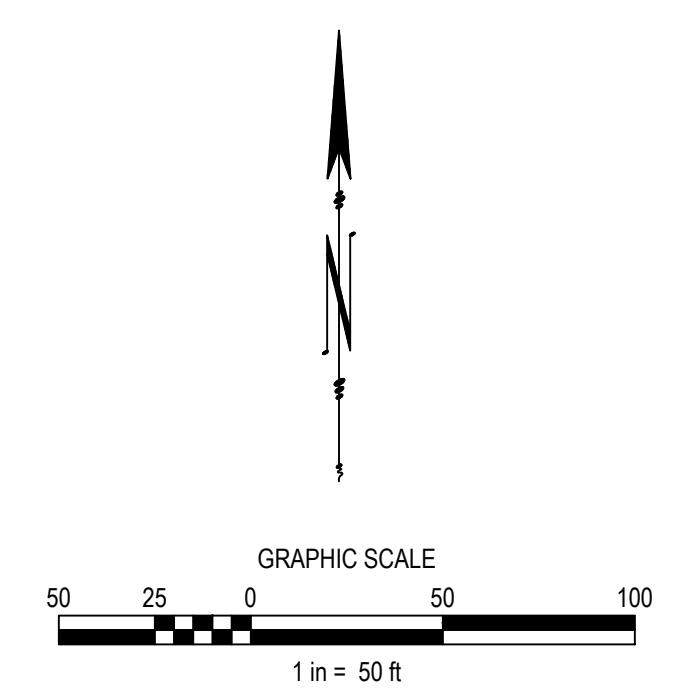
1 MAJOR COLLECTOR ADJACENT TO LINEAR PARK NTS



2 MAJOR COLLECTOR LANDSCAPING BOTH SIDES NTS



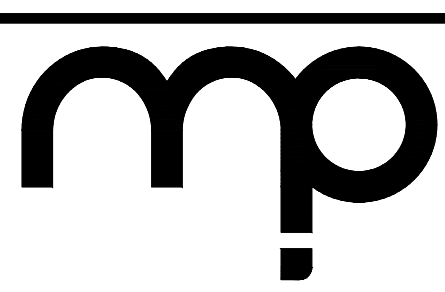
3c PEDRICK ROAD MODIFIED ARTERIAL TO EXISTING NTS



SCALE: 1" = 50'
HORIZ. 1" =
VERT. 1" =

BENCH MARK
7/8" METAL DISC STAMPED "00, BM, 19-25"
(LOCATED IN TOP OF S.E. END OF S.W. CONCRETE
HEADWALL OF CULVERT ACROSS THE SPUR, 5
APPROXIMATELY 50' N.E. OF CENTER OF
PLACERVILLE ROAD, N.E. OF OLD STATE CULVERT
APR-20, 35 PAGES N.W. OF MILEPOST 118.2
APPROXIMATELY 0.45 MILES N.W. OF U.S. ROUTE 50
(R.R. CULVERT BUILT IN 1916)

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THE CAMPUS @ DIXON
VILLAGE 3 - PRELIMINARY GRADING

DATE: 2/20/2025
SHEET: PG0-3
OF: 8

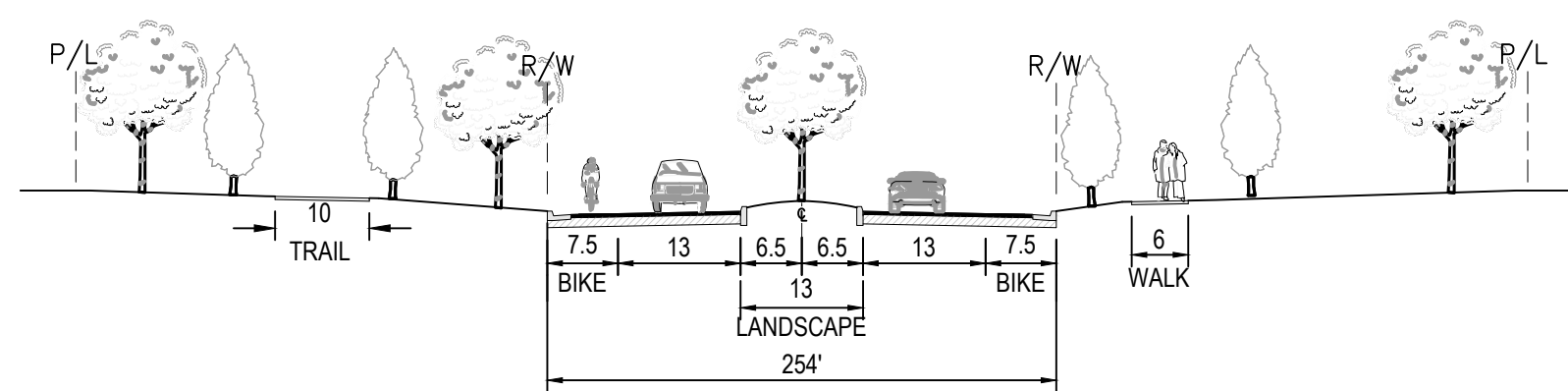
SEE SHEET PG-7



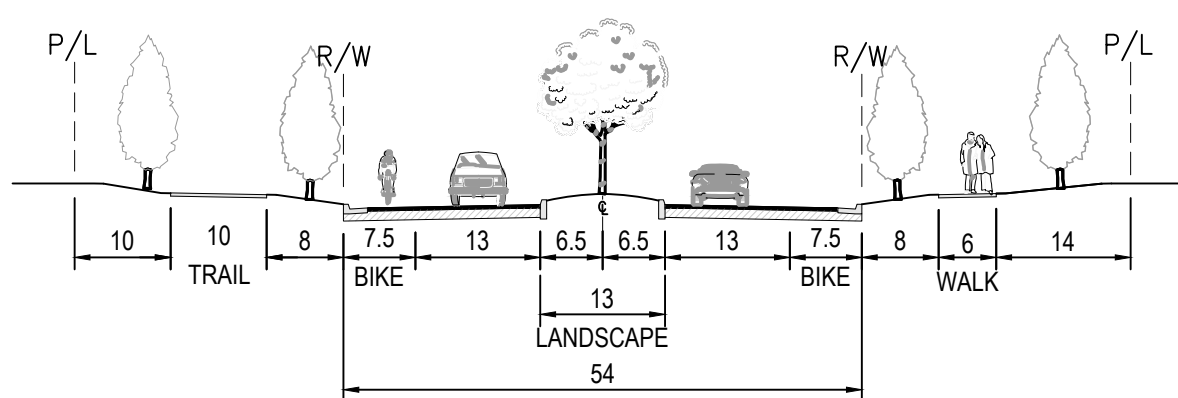
VILLAGE 6
SEE SHEET PG-5

LEGEND

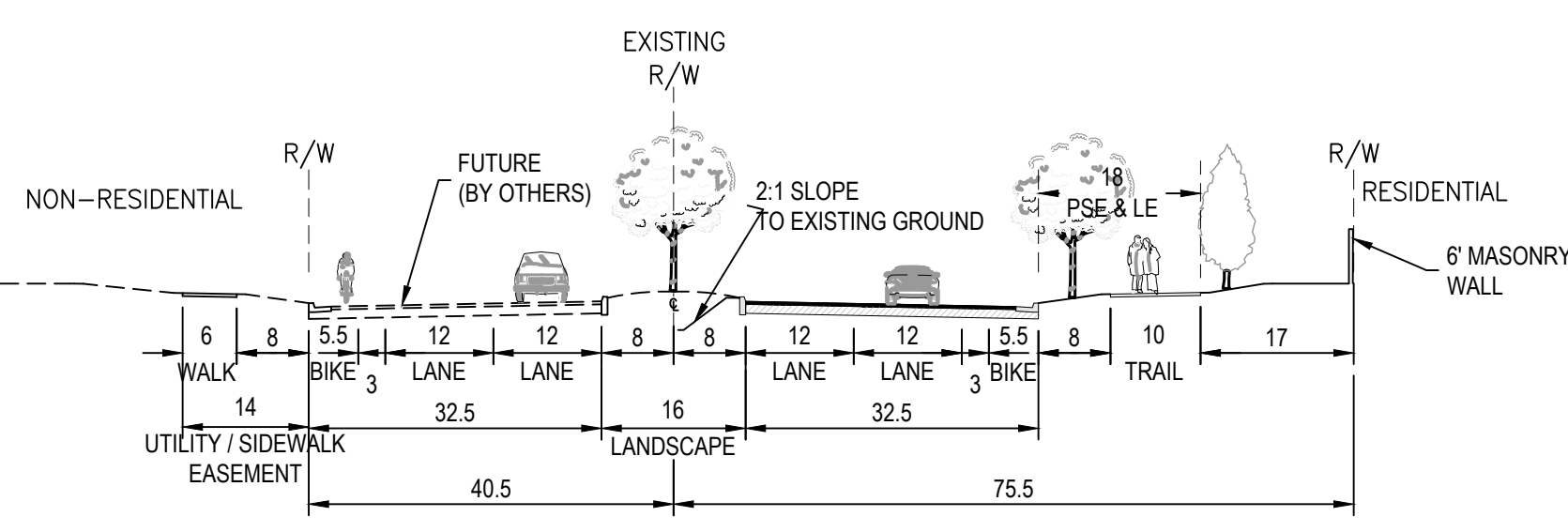
EXISTING	PROPOSED	DESCRIPTION
		STORM DRAIN PIPE & SIZE
		MANHOLE
		STORM DRAIN INLET
		RIDGE OR GRADE BREAK
		DIRECTION OF DRAINAGE
		FLOWLINE OF SWALE



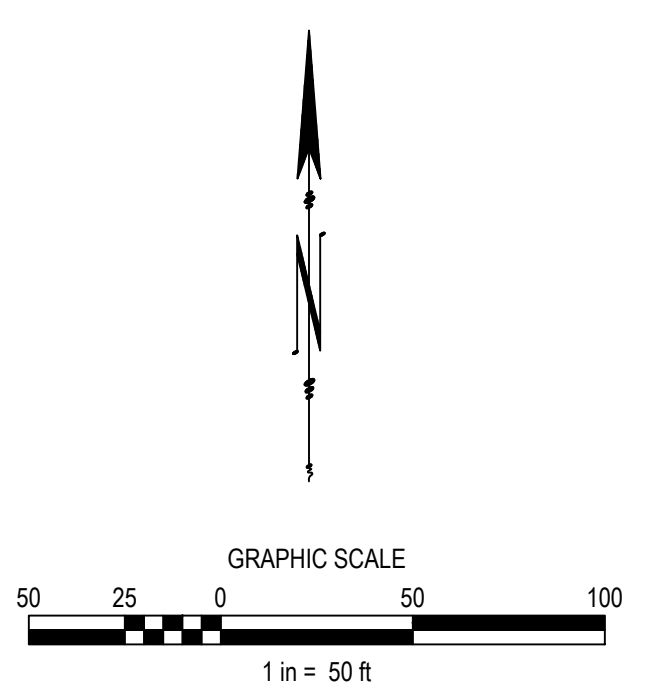
1 MAJOR COLLECTOR
ADJACENT TO LINEAR PARK NTS



2 MAJOR COLLECTOR
LANDSCAPING BOTH SIDES NTS



4b PROFESSIONAL DRIVE
4-LANE ARTERIAL NTS



SCALE: 1" = 50'	BENCH MARK 7/8" METAL DISC-STAMPED "00, D.M. 19-35" (LOCATED IN TOP OF S.E. END OF S.W. CONCRETE HEADWALL OF CULVERT ACROSS THE SPUR, 5 APPROXIMATELY 50' N.E. OF CENTER OF PLACERVILLE ROAD, N.E. OF OLD STATE CULVERT APPROXIMATELY 1/4 MILE S.W. OF MILEPOST 118.2 APPROXIMATELY 0.45 MILES N.W. OF U.S. ROUTE 50 (R.R. CULVERT BUILT IN 1916))
HORIZ. 1" =	
VERT. 1" =	

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THE CAMPUS @ DIXON
VILLAGE 4 & 5 - PRELIMINARY GRADING

DATE	2/20/2025
SHEET	PG-4
OF	8

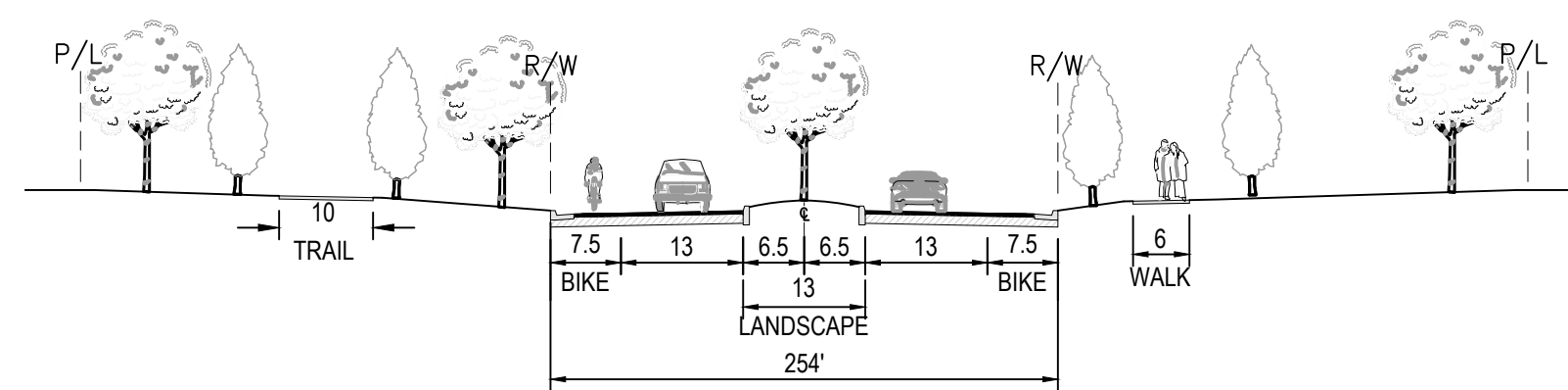
VILLAGE 4 & 5
SEE SHEET PG-4



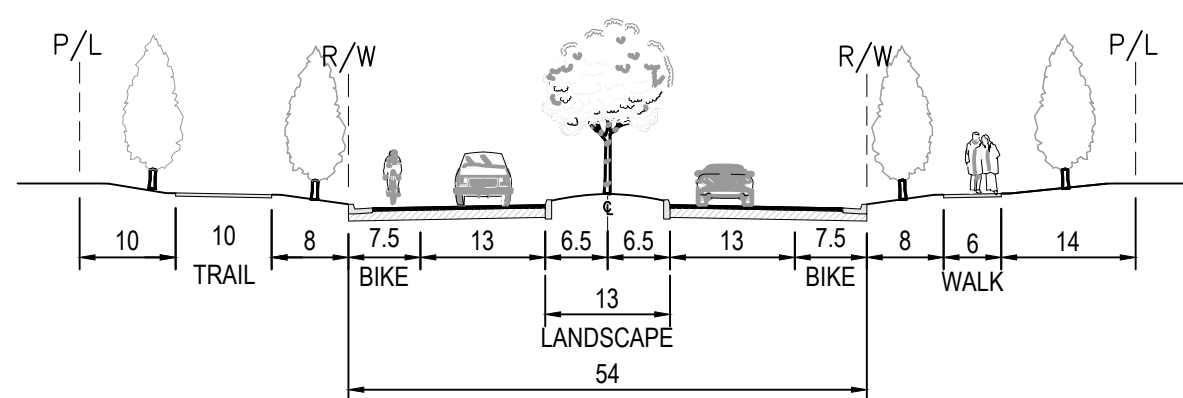
VILLAGE 7 & 8
SEE SHEET PG-6

LEGEND

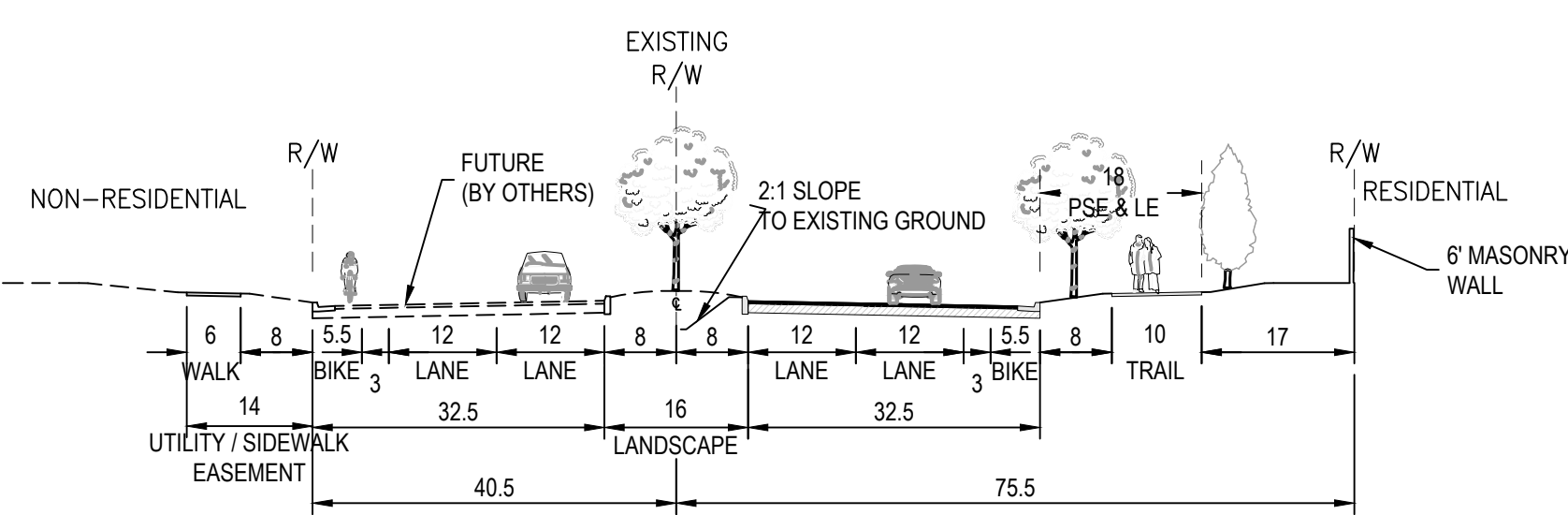
SYMBOLS:	EXISTING	PROPOSED	DESCRIPTION
			STORM DRAIN PIPE & SIZE
			MANHOLE
			STORM DRAIN INLET
			RIDGE OR GRADE BREAK
			DIRECTION OF DRAINAGE
			FLOWLINE OF SWALE



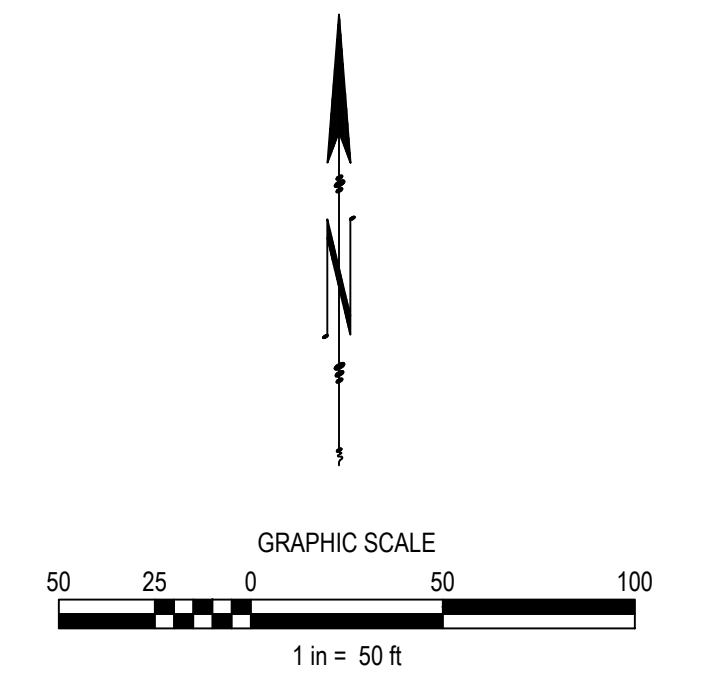
1 MAJOR COLLECTOR
ADJACENT TO LINEAR PARK NTS



2 MAJOR COLLECTOR
LANDSCAPING BOTH SIDES NTS



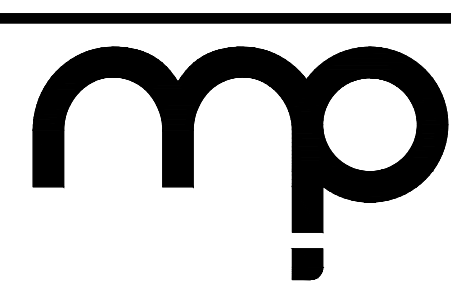
4b PROFESSIONAL DRIVE
4-LANE ARTERIAL NTS



SCALE: 1" = 50'
HORIZ. 1" =
VERT. 1" =

BENCH MARK
7/8" METAL DISC STAMPED "00, D.M. 19-35"
(LOCATED IN TOP OF S.E. END OF S.W. CONCRETE
HEADWALL OF CULVERT ACROSS THE SPUR, 5
PACES S.W. OF CENTER OF TRACKS,
APPROXIMATELY 50' N.E. OF CENTER OF
PLACERVILLE ROAD, N.E. OF OLD STATE CULVERT
APR-50, 35 PACES N.W. OF MILEPOST 118.4,
APPROXIMATELY 0.45 MILES N.W. OF U.S. ROUTE 50
(R.R. CULVERT BUILT IN 1916))

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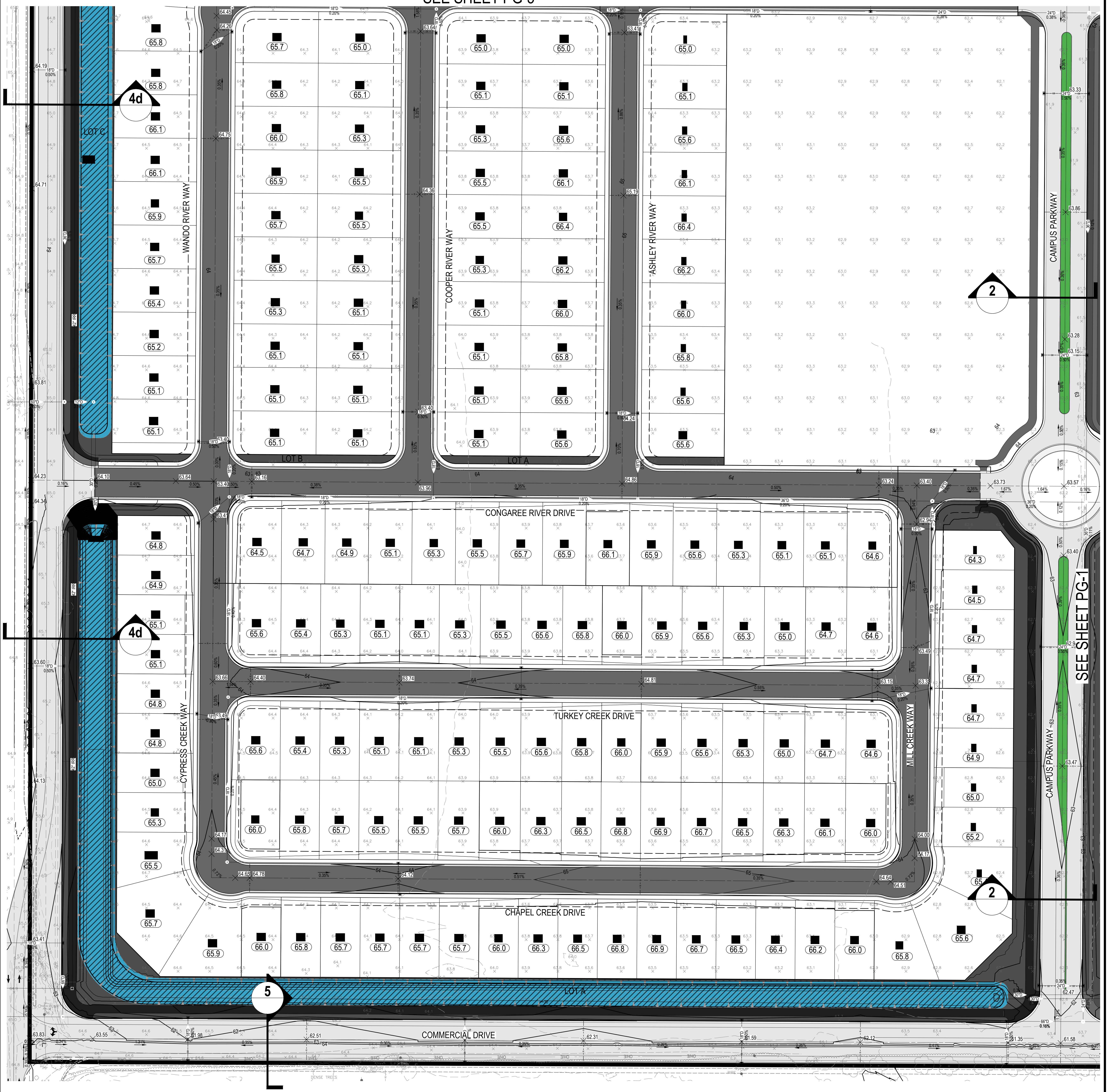


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MAGNA PARCEL-DIXON
VILLAGE 6 - PRELIMINARY GRADING

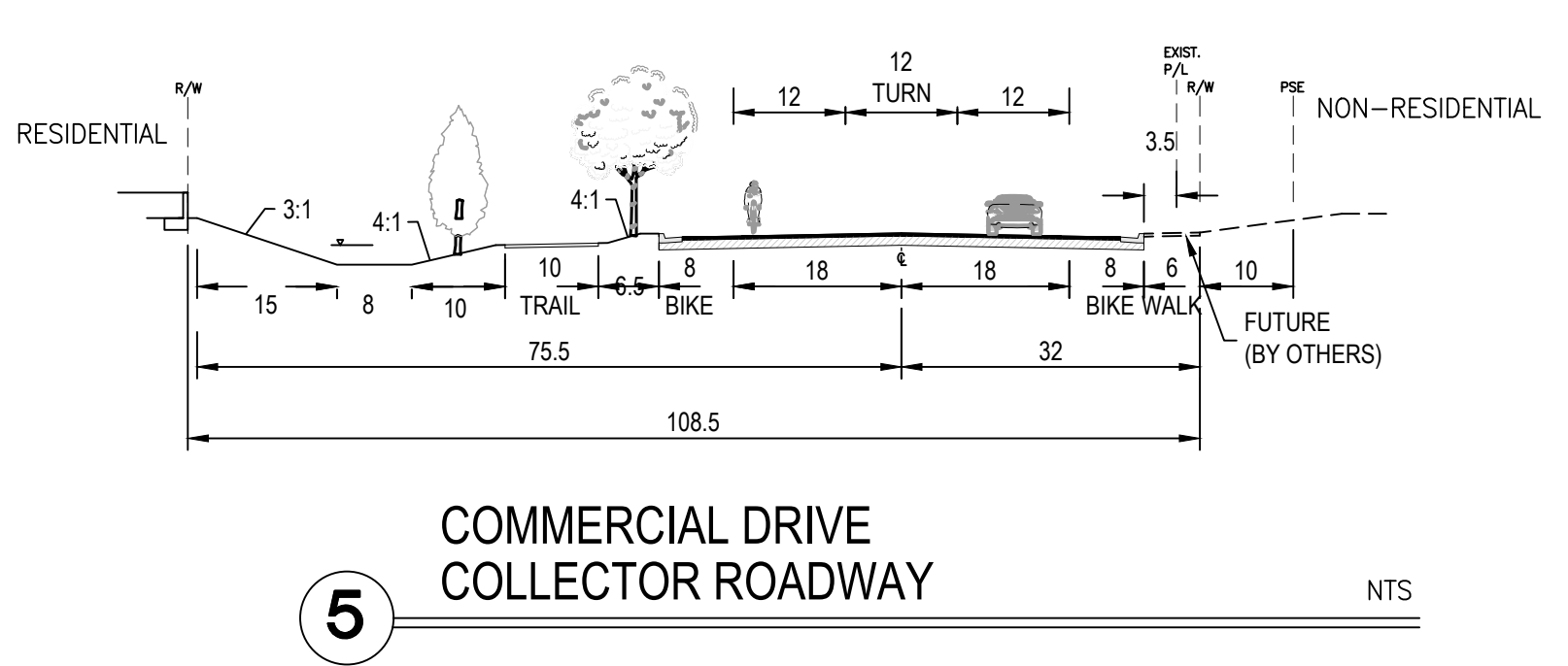
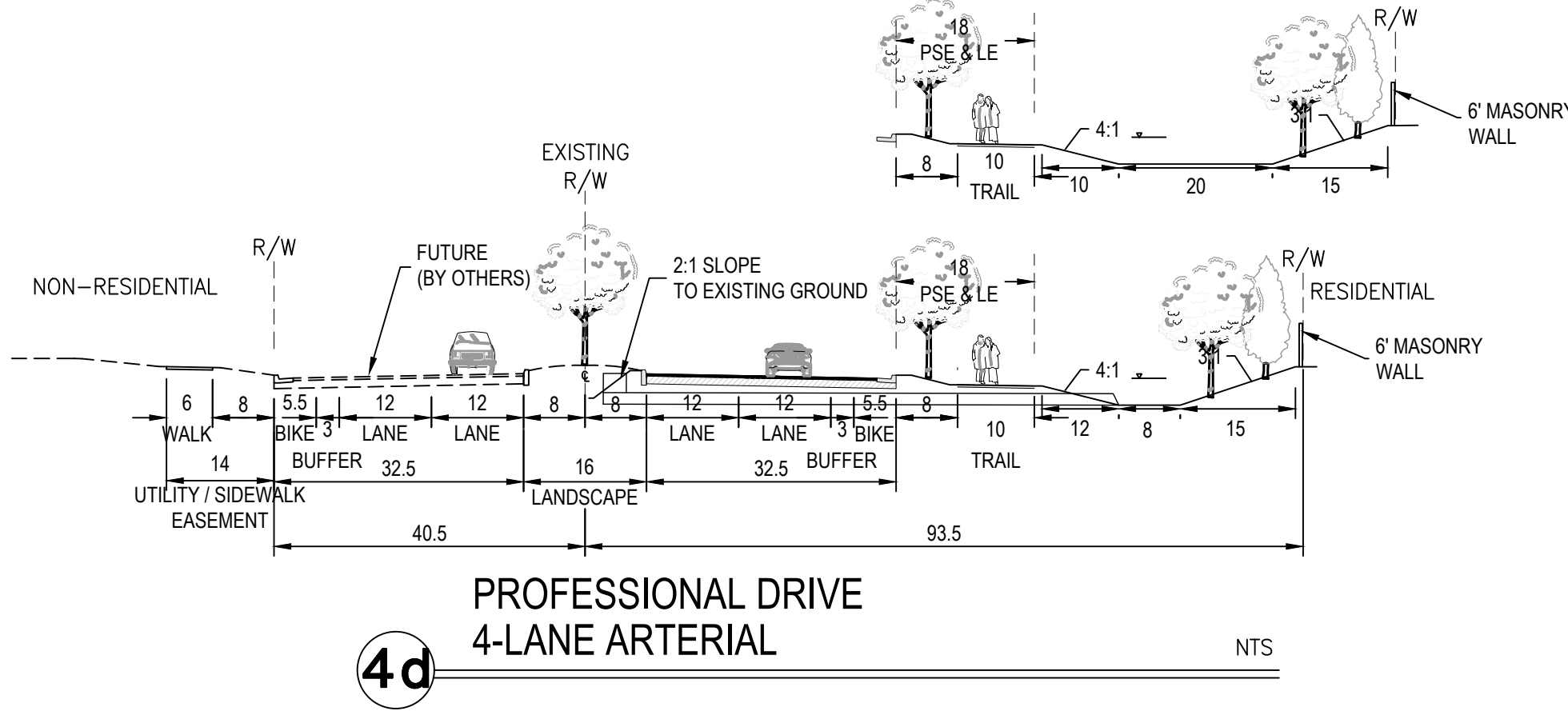
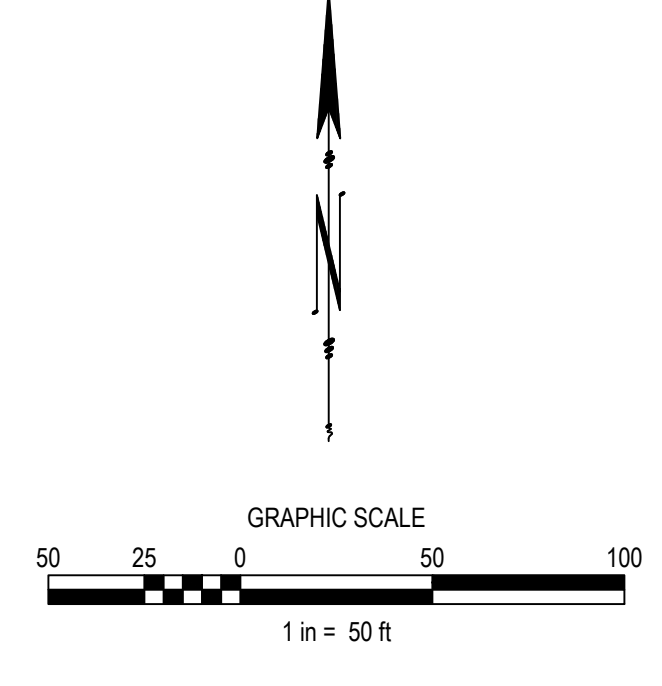
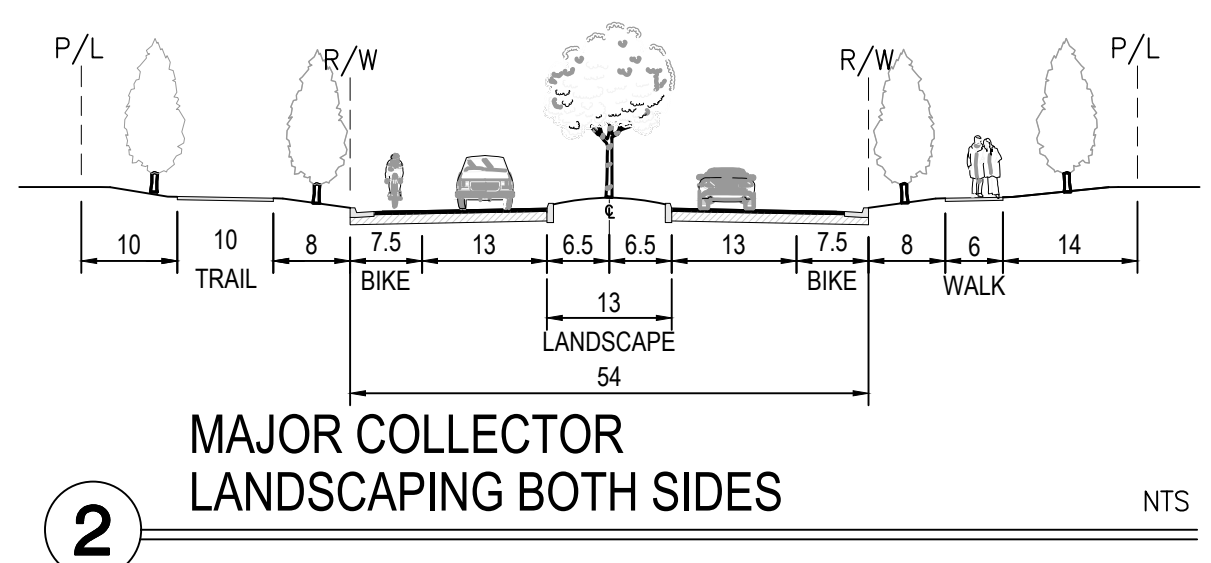
DATE
2/20/2025
SHEET
PG-5
OF
8

VILLAGE 6
SEE SHEET PG-5



LEGEND

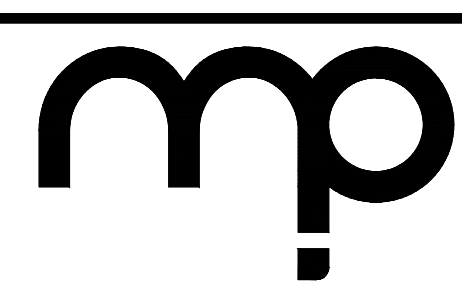
SYMBOLS:	EXISTING	PROPOSED	DESCRIPTION
			STORM DRAIN PIPE & SIZE
			MANHOLE
			STORM DRAIN INLET
			RIDGE OR GRADE BREAK
			DIRECTION OF DRAINAGE
			FLOWLINE OF SWALE



SCALE: 1" = 50'
HORIZ. 1" =
VERT. 1" =

BENCH MARK
7/8" METAL DISC STAMPED "00, 04, 19-25"
(LOCATED IN TOP OF S.E. END OF S.W. CONCRETE
HEADWALL OF CULVERT ACROSS THE SPUR, 5
APPROXIMATELY 50' N.E. OF CENTER OF
PLACERVILLE ROAD, N.E. OF OLD STATE CULVERT
APPROXIMATELY 15' PACE S.W. OF MILEPOST 118.2
APPROXIMATELY 0.45 MILES N.W. OF U.S. ROUTE 50
(R.R. CULVERT BUILT IN 1916))

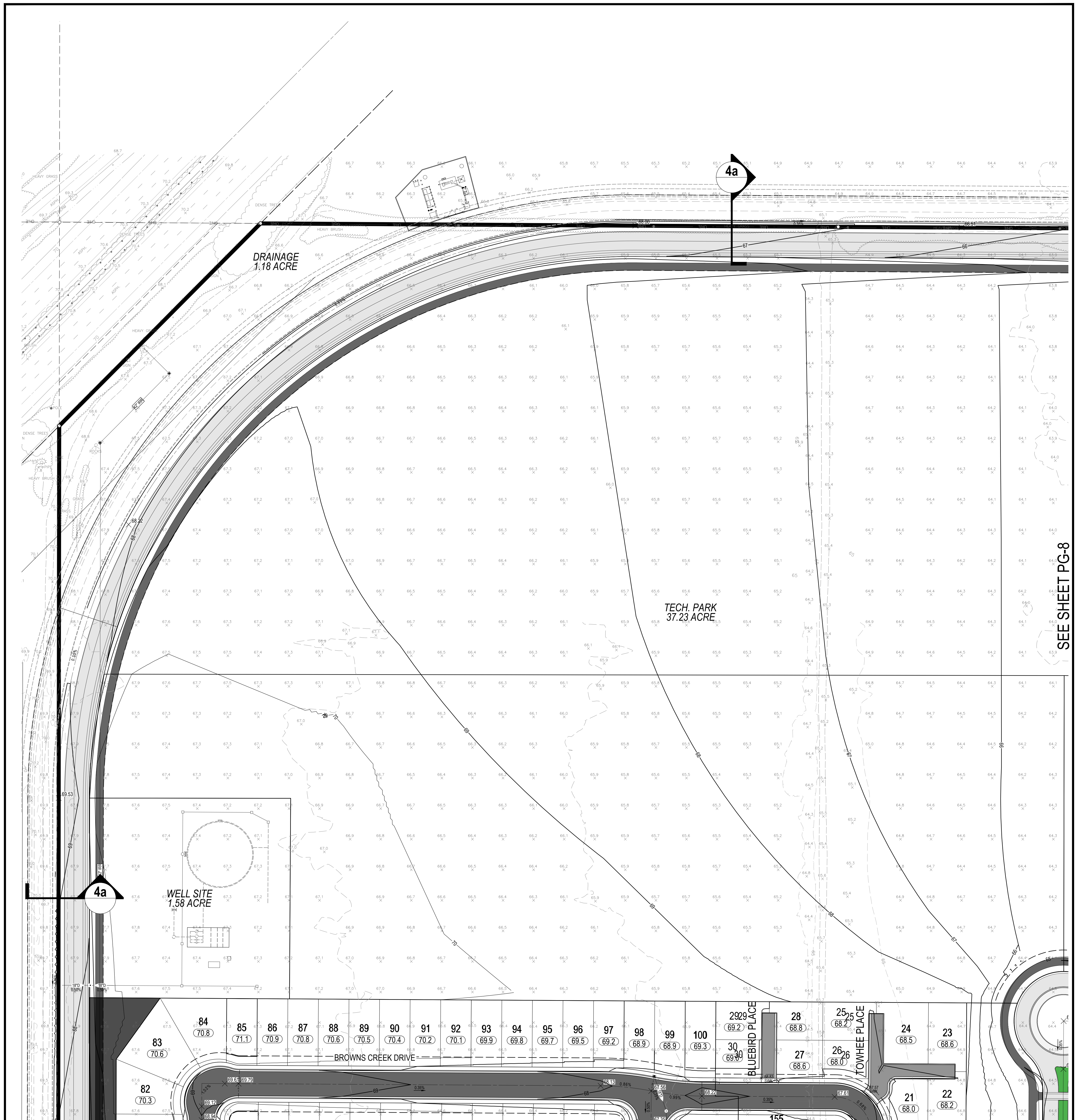
COMPUTED
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MAGNA PARCEL-DIXON
VILLAGE 7 & 8 - PRELIMINARY GRADING

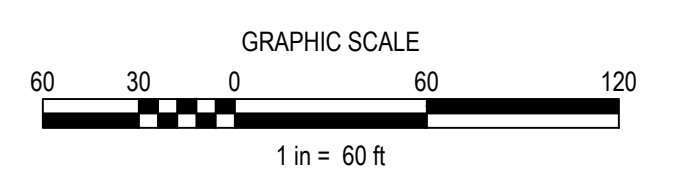
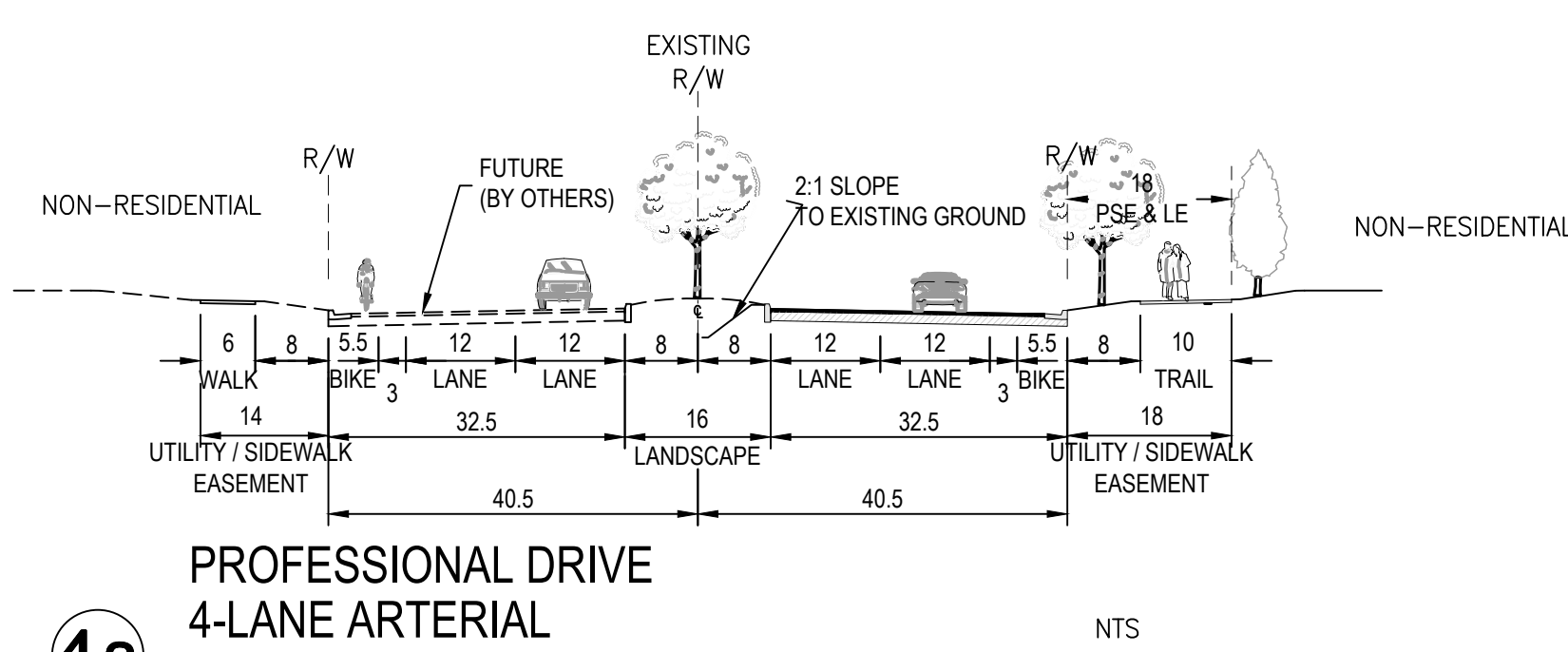
DATE: 2/20/2025
SHEET: PG-6
OF: 8



**VILLAGE 4 & 5
SEE SHEET PG-4**

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		STORM DRAIN PIPE & SIZE
		MANHOLE
		STORM DRAIN INLET
		RIDGE OR GRADE BREAK
		DIRECTION OF DRAINAGE
		FLOWLINE OF SWALE



SEE SHEET PG-8

SCALE: 1" = 60'
HORIZ. 1" =
VERT. 1" =

BENCH MARK
7/8" METAL DISC STAMPED "00, 0.M. 19-35"
(LOCATED IN TOP OF S.E. END OF S.W. CONCRETE
HEADWALL OF CULVERT ACROSS THE SPUR, 5
APPROXIMATELY 50' N.E. OF CENTER OF
PLACERVILLE ROAD, N.E. OF OLD STATE CULVERT
APPROX. 35 PAGES N.W. OF MILEPOST 111 &
APPROXIMATELY 0.45 MILES N.W. OF U.S. ROUTE 50
(R.R. CULVERT BUILT IN 1916))

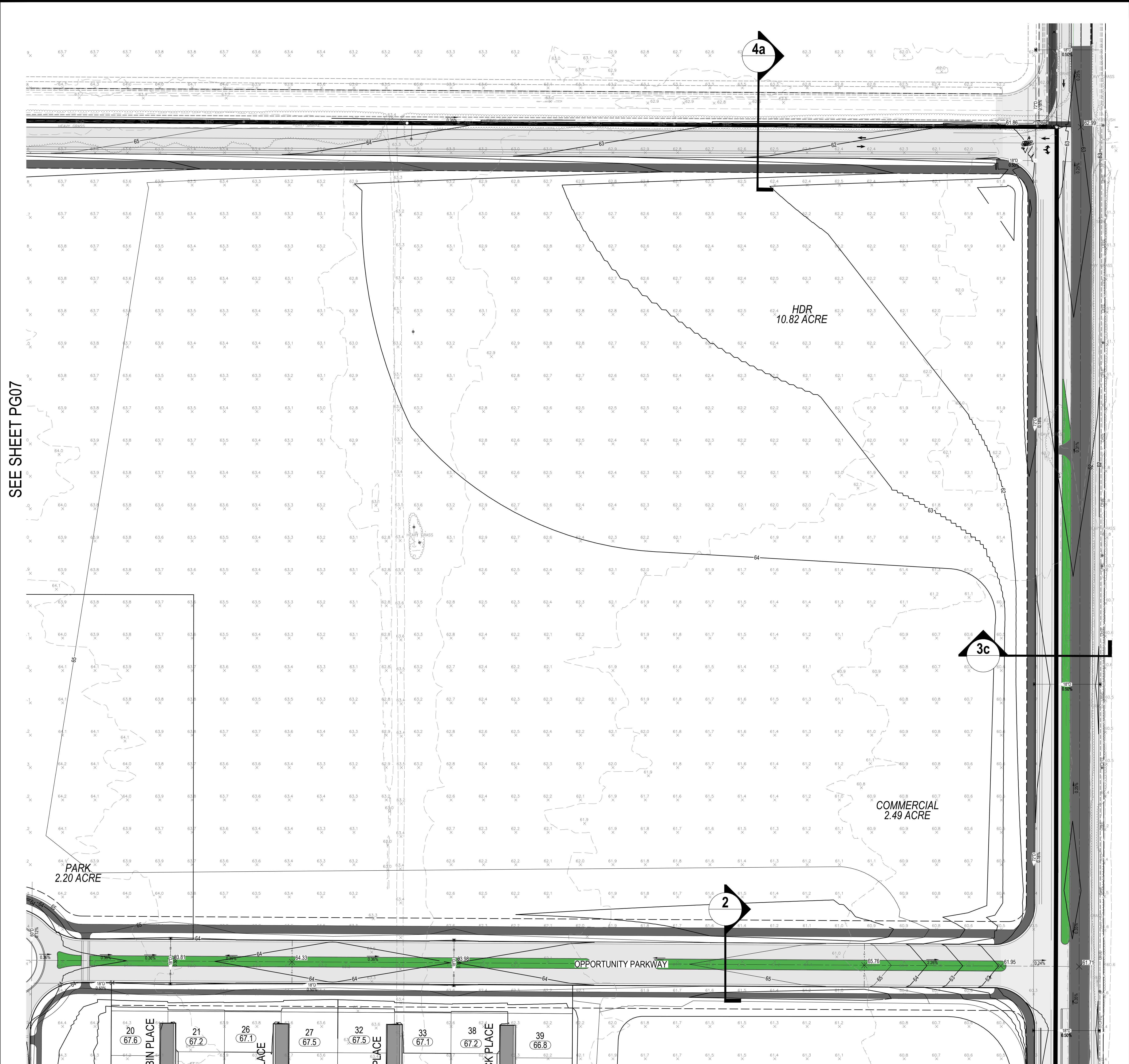
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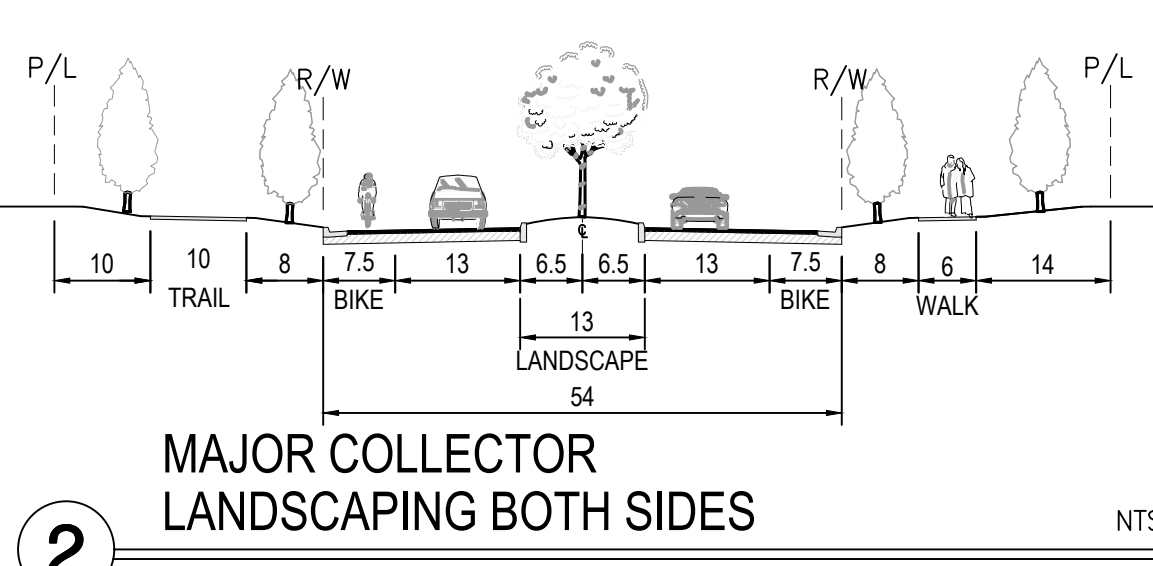
THE CAMPUS @ DIXON
MIXED USE - PRELIMINARY GRADING

DATE
2/20/2025
SHEET
PG-7
OF
8



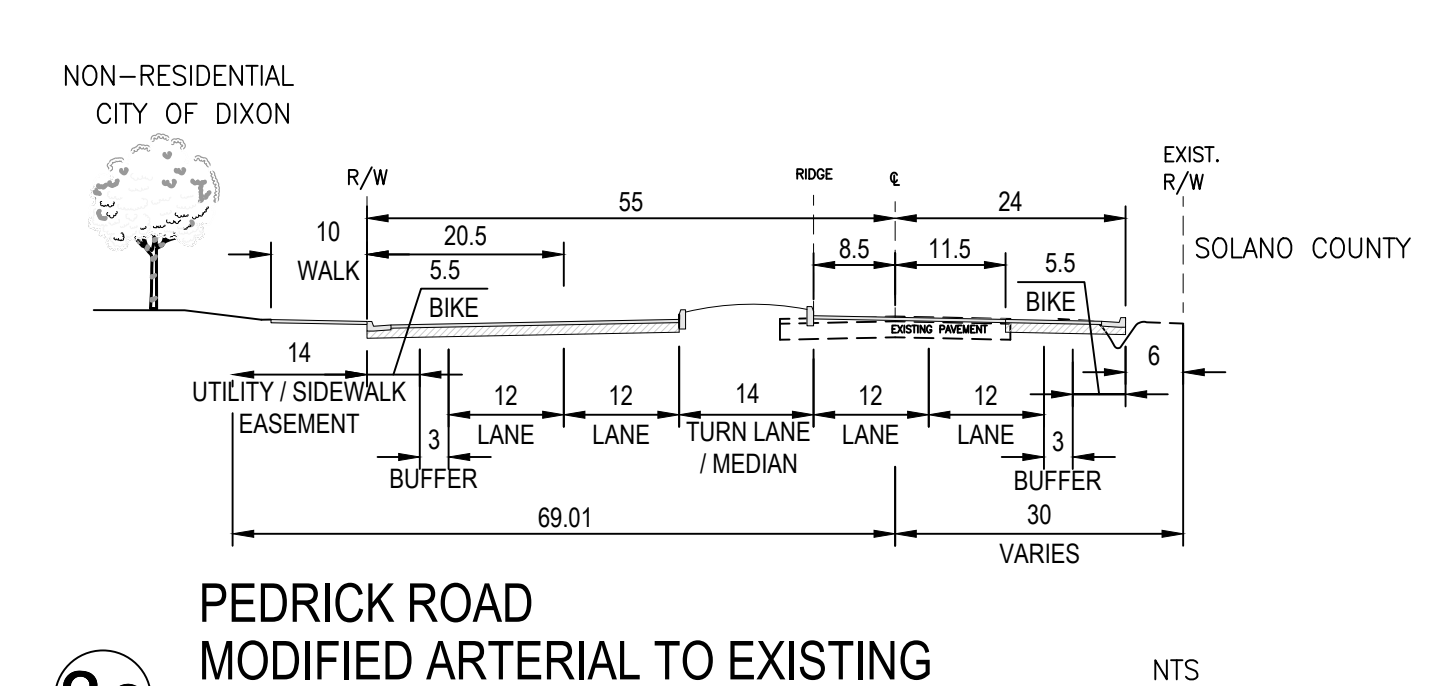
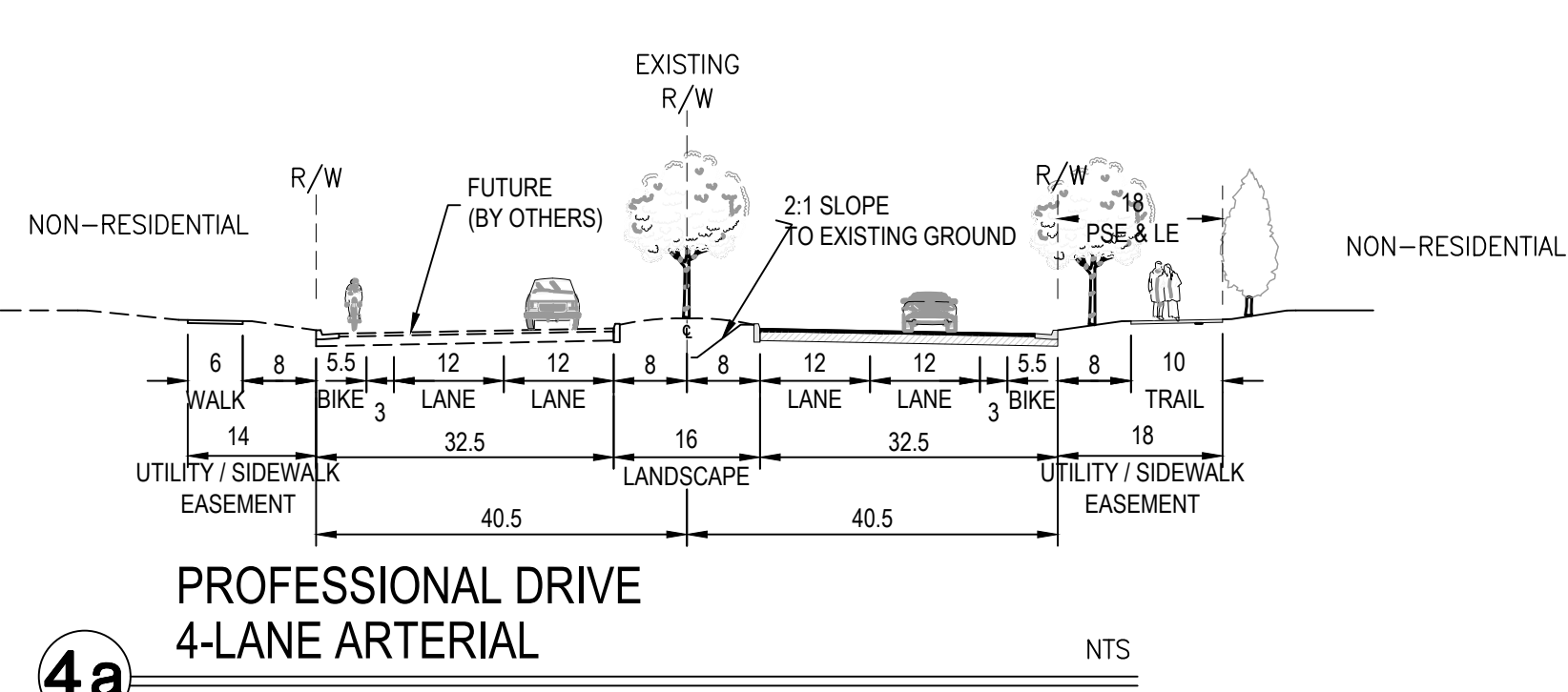
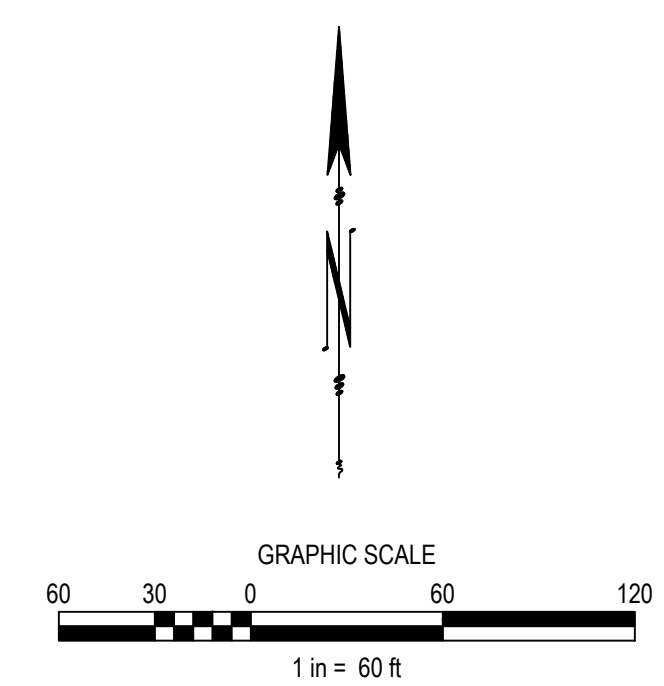
SEE SHEET PG07

VILLAGE 3
SEE SHEET PG04



SYMBOLS:

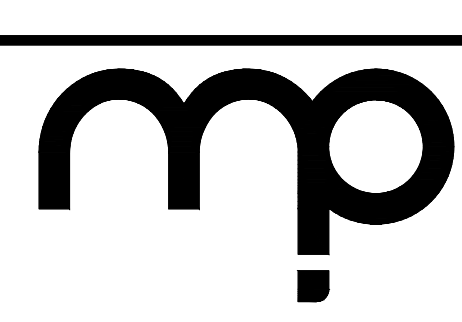
EXISTING	PROPOSED	DESCRIPTION
		STORM DRAIN PIPE & SIZE
		MANHOLE
		STORM DRAIN INLET
		RIDGE OR GRADE BREAK
		DIRECTION OF DRAINAGE
		FLOWLINE OF SWALE



SCALE: 1" = 60'
HORIZ. 1" =
VERT. 1" =

BENCH MARK
7/8" METAL DISC-STAMPED "00, D.M. 19-35"
(LOCATED IN TOP OF S.E. END OF S.W. CONCRETE
HEADWALL OF CULVERT ACROSS THE SPUR, 5
APPROXIMATELY 50' N.E. OF CENTER OF
PLACERVILLE ROAD, N.E. OF OLD STATE CULVERT
APPROX. 15' PACE S.W. OF MILEPOST 118.4
APPROXIMATELY 0.45 MILES N.W. OF U.S. ROUTE 50
(R.R. CULVERT BUILT IN 1916))

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THE CAMPUS @ DIXON
MIXED USE - PRELIMINARY GRADING

DATE
2/20/2025
SHEET
PG-8
OF
8