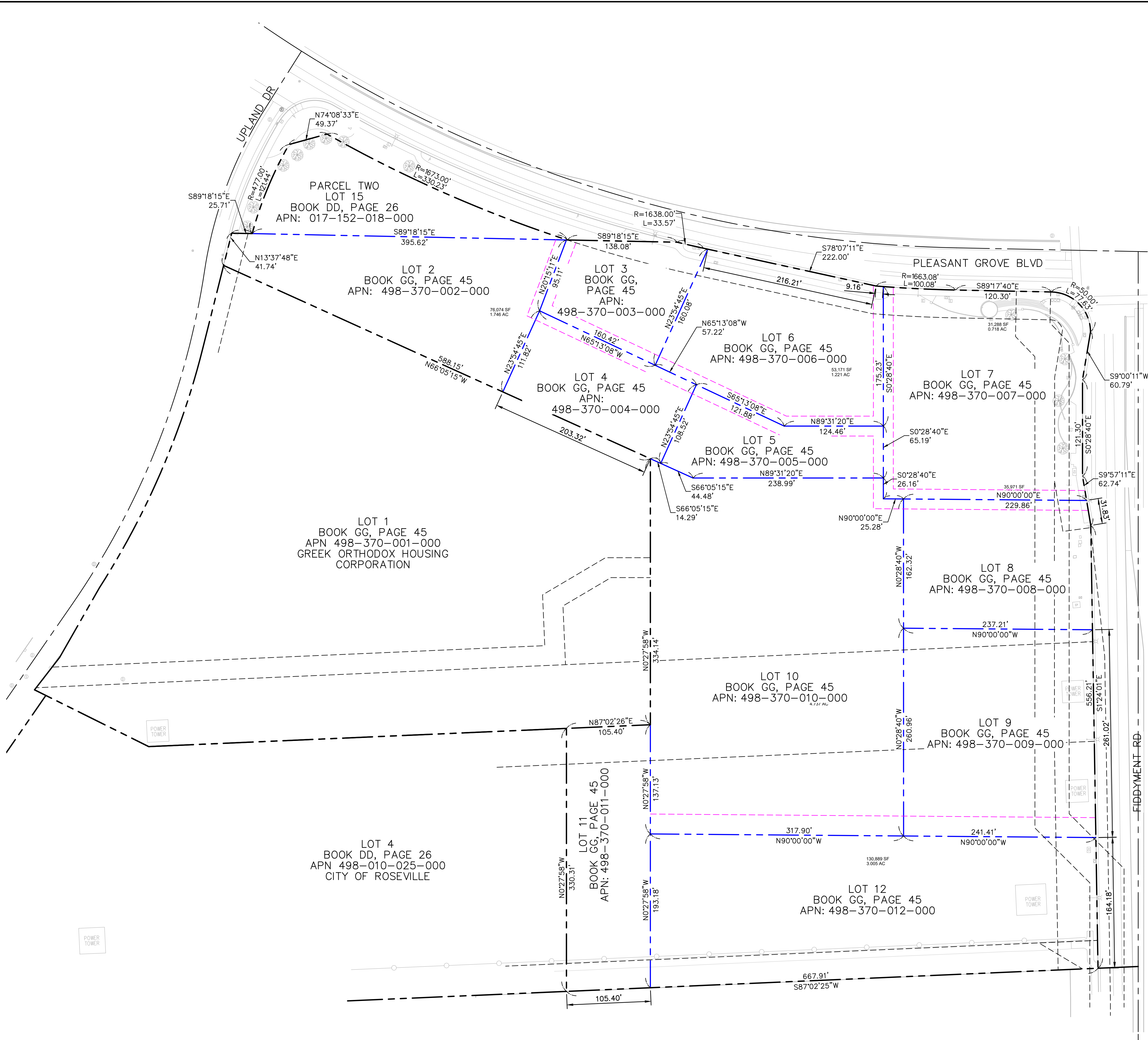
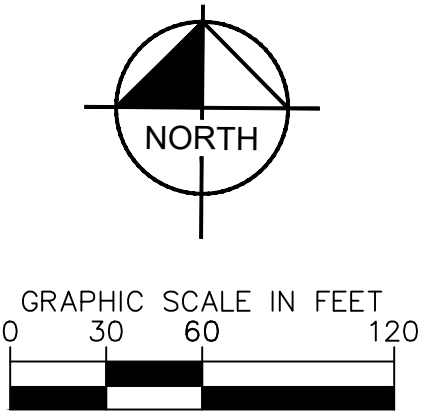


Printed By: Svaraski, Polr. Sheet Set: K:\BAY_LDEV\197901001 - Roseville Retail Center (JAK)\CAD\Plan\Sheet\Tentative Subdivision Map\C2.0 - EXISTING CONDITION.dwg
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Review of and improper reliance on this document without written authorization and adoption by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



- LEGEND**
- SURVEYED PROPERTY LINE
 - SURVEYED PROPERTY LINE TO BE ABANDONED
 - EXISTING EASEMENT OF RECORD
 - EASEMENT TO BE VACATED
 - CENTERLINE

- GENERAL NOTES**
- ALL IMPROVEMENTS SHALL CONFORM TO THE CITY OF ROSEVILLE STANDARDS, DETAILS, AND SPECIFICATIONS.
 - SEE SHEETS C2.1 AND C2.2 FOR EXISTING EASEMENTS OF RECORD.
 - SEE SHEETS C2.1 AND C2.2 FOR EXISTING ELEVATIONS.
 - ALL EASEMENTS THAT ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLAN.



SIERRA VIEW SHOPPING CENTER		OVERALL EXISTING LOT LINES		KHA PROJECT 197901001		LIMLEY PROFESSIONAL		Kimley»Horn		©2026 KIMLEY-HORN AND ASSOCIATES, INC. 4637 CHABOT DR #300, PLEASANTON, CA 94588 PHONE: 925-388-4940 WWW.KIMLEY-HORN.COM		No.		REVISIONS		DATE	
SWC OF FIDDYMMENT RD & PLEASANT GROVE BLVD ROSEVILLE, CA 95747				DATE 6/12/2026		NOT FOR CONSTRUCTION		KHA PROJECT 197901001		LIMLEY PROFESSIONAL							
				SCALE AS SHOWN		REGISTERED PROFESSIONAL ENGINEER BROOKS BADGER No. 42475 CIVIL STATE OF CALIFORNIA		DATE		JAK		CHECKED		PSS		DRAWN	
				DESIGNED													
				PSS													



Call before you dig.

LICENSED PROFESSIONAL

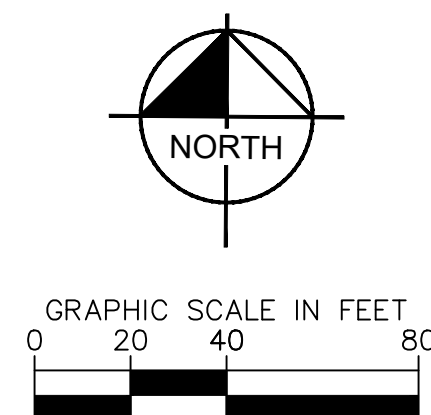
REGISTERED PROFESSIONAL
BROOKS BADLEY
No. 4247
CIVIL
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

DATE:

EXISTING LOT LINES

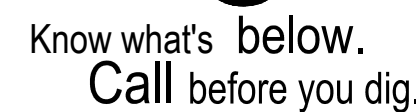
SHEET NUMBER
C2.1
3 OF 23



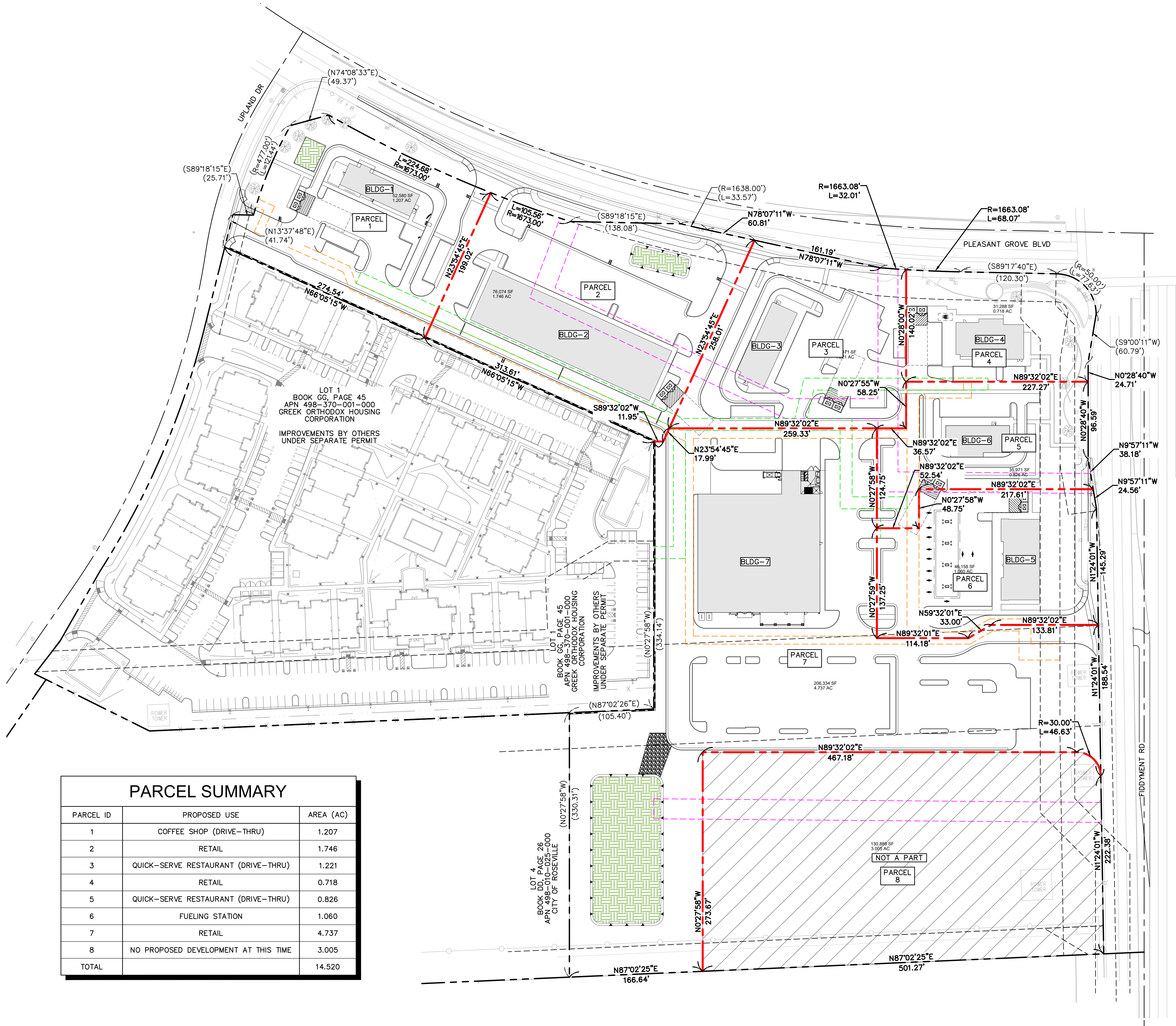
	SURVEYED PROPERTY LINE
	SURVEYED PROPERTY LINE TO BE ABANDONED
	EXISTING EASEMENT OF RECORD
	EASEMENT TO BE VACATED
	CENTERLINE
	EASEMENT ID
	EXISTING CONTOUR
	EXISTING RUNOFF DIRECTION

1. ALL IMPROVEMENTS SHALL CONFORM TO THE CITY OF ROSEVILLE STANDARDS, DETAILS, AND SPECIFICATIONS.
2. EXISTING CONTOURS SHOWN AT 2' INTERVALS.
3. ALL EASEMENTS ARE TO REMAIN UNLESS OTHERWISE NOTED ON PLAN.

15	TOWER EASEMENT BOOK 612 PAGE 534
16	SMUD EASEMENT BOOK 935 PAGE 29
17	POWERLINE EASEMENT INSTR. NO. 1997-0062790
21	PUBLIC UTILITY EASEMENT INSTR. NO. 2004-0144844
22	LANDSCAPE EASEMENT INSTR. NO. 2004-0144845
25	GAS PIPELINE EASEMENT INSTR. NO. 2006-0113622
30	PUBLIC UTILITY EASEMENT INSTR. NO. 2012-62887
31	BUS SHELTER EASEMENT PLAT DD PAGE 26
32	MAINTENANCE ACCESS, PRIVATE ACCESS, AND PRIVATE UTILITY EASEMENT BOOK GG PAGE 45



SHEET NUMBER C2.2 4 OF 23	SIERRA VIEW SHOPPING CENTER SWC OF FIDDYMENT RD & PLEASANT GROVE BLVD ROSEVILLE, CA 95747	EXISTING LOT LINES	KHA PROJECT 197901001	LICENSED PROFESSIONAL 	Kimley»Horn ©2026 KIMLEY-HORN AND ASSOCIATES, INC. 4837 CHABOT DR #300, PLEASANTON, CA 94588 PHONE: 925-398-4840 WWW.KIMLEY-HORN.COM	No.	REVISIONS	DATE
			DATE 6/12/2026	SCALE AS SHOWN				



PARCEL SUMMARY		
PARCEL ID	PROPOSED USE	AREA (AC)
1	COFFEE SHOP (DRIVE-THRU)	1.207
2	RETAIL	1.746
3	QUICK-SERVE RESTAURANT (DRIVE-THRU)	1.221
4	RETAIL	0.718
5	QUICK-SERVE RESTAURANT (DRIVE-THRU)	0.826
6	FUELING STATION	1.060
7	RETAIL	4.737
8	NO PROPOSED DEVELOPMENT AT THIS TIME	3.005
TOTAL		14.520

LEGEND

- SURVEYED PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING EASEMENT
- EASEMENT TO BE VACATED
- PROPOSED PUBLIC EASEMENT
- PROPOSED PRIVATE EASEMENT
- CENTERLINE
- PROPOSED BIORETENTION
- BASIN SLOPE
- PROPOSED BEARING AND DISTANCE
- SURVEYED BEARING AND DISTANCE

GENERAL NOTES

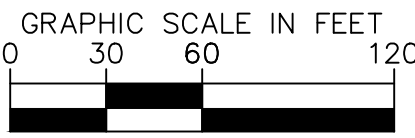
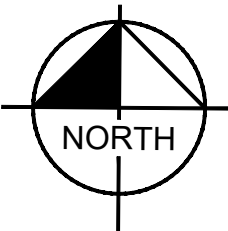
- ALL IMPROVEMENTS SHALL CONFORM TO THE CITY OF ROSEVILLE STANDARDS, DETAILS, AND SPECIFICATIONS.
- SEE SHEETS C3.1 AND C3.2 FOR PROPOSED EASEMENTS.
- SEE SHEETS C3.1 AND C3.2 FOR EXISTING AND PROPOSED ELEVATIONS.

ESTIMATED EARTHWORK QUANTITIES

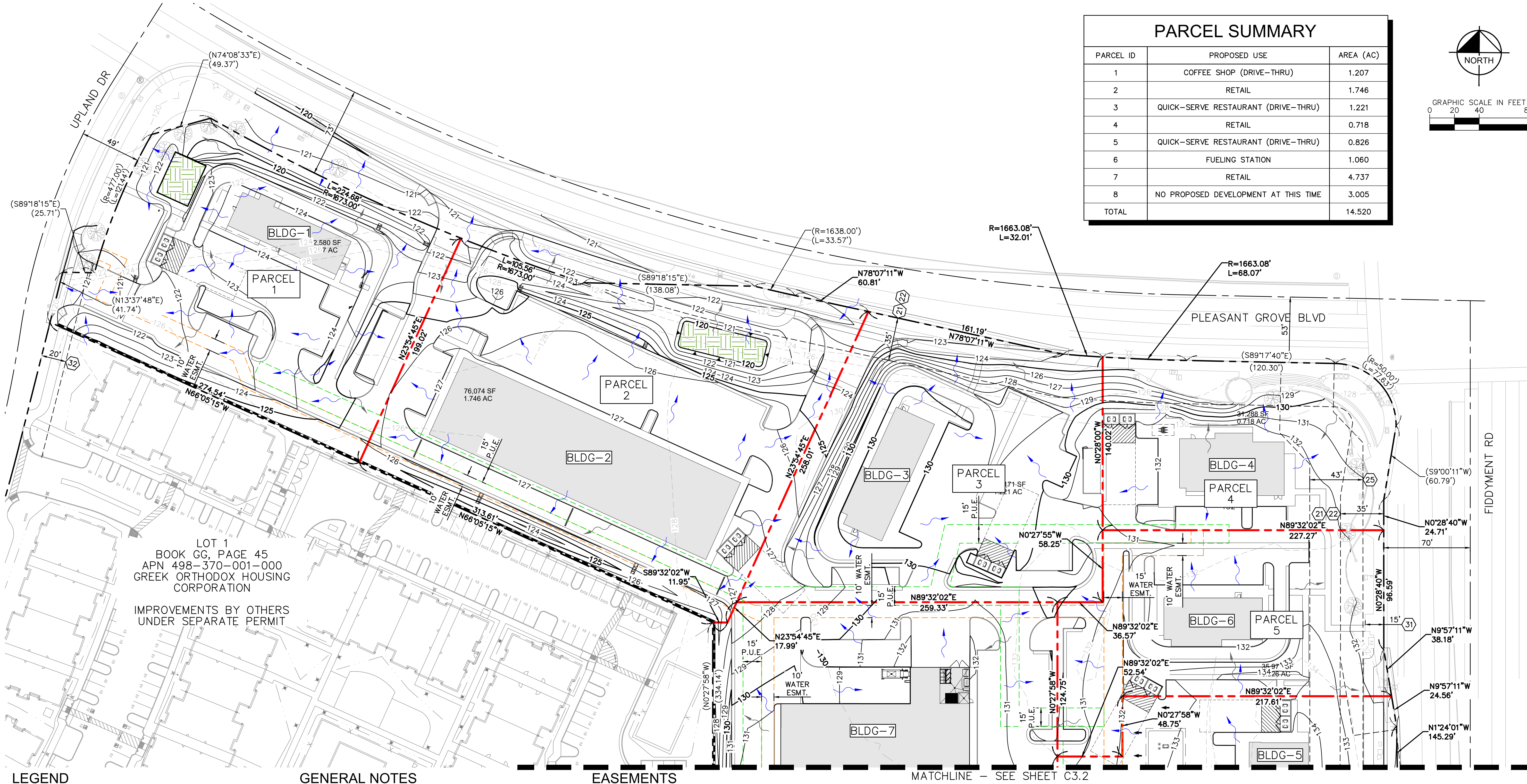
CUT: 18,000± CY
FILL: 9,500± CY
NET: 8,500± CY (CUT)

NOTE: THE ABOVE QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISHED GRADE. EXISTING GROUND IS DEFINED BY THE TOPOGRAPHIC SURVEY PROVIDED BY AZCA ENGINEERING, LLC, DATED 03/23/2025 AND RECEIVED ON 06/11/2025. PROPOSED FINISHED GRADE IS DEFINED AS THE FINAL GRADE AS INDICATED ON THE GRADING PLAN(S).

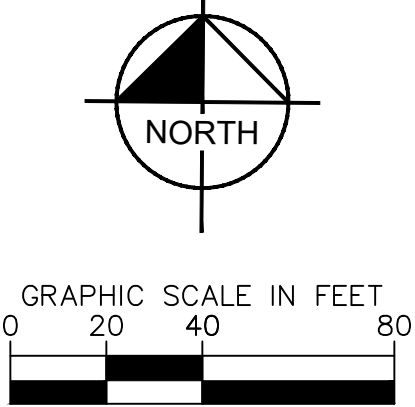
THE EARTHWORK QUANTITIES ABOVE ARE FOR PRELIMINARY PURPOSES ONLY. THEY HAVE NOT BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO BULKING, CLEARING AND GRUBBING, SHRINKAGE, OVER-EXCAVATION AND RE-COMPACTION, AND CONSTRUCTION METHODS. NOR DO THEY ACCOUNT FOR THE THICKNESS OF PAVEMENT SECTIONS, FOOTINGS, SLABS, REUSE OF PULVERIZED MATERIALS THAT WILL UNDERLIE NEW PAVEMENTS, ETC. THE CONTRACTOR SHALL RELY ON THEIR OWN EARTHWORK ESTIMATES FOR BIDDING PURPOSES. ALL GRADING ACTIVITIES SHALL CONFORM WITH THE PROJECT GEOTECHNICAL REPORT.



KIMLEY-HORN		DATE	
197901001			
6/12/2026			
SCALE AS SHOWN			
DESIGNED			
DRAWN			
CHECKED			
JAK			
DATE			
OVERALL PROPOSED LOT LINES			
SIERRA VIEW SHOPPING CENTER			
SVC OF FIDDMONT RD & PLEASANT GROVE BLVD ROSEVILLE, CA 95747			
SHEET NUMBER C3.0 5 OF 23			



PARCEL SUMMARY		
PARCEL ID	PROPOSED USE	AREA (AC)
1	COFFEE SHOP (DRIVE-THRU)	1.207
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TOTAL		14.520



LOT 1
BOOK GG, PAGE 45
APN 498-370-001-000
GREEK ORTHODOX HOUSING CORPORATION

IMPROVEMENTS BY OTHERS
UNDER SEPARATE PERMIT

LEGEND	
	SURVEYED PROPERTY LINE
	PROPOSED PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED PUBLIC EASEMENT
	PROPOSED PRIVATE EASEMENT
	CENTERLINE
	PROPOSED BIORETENTION
	EASEMENT
	BASIN SLOPE
	PROPOSED CONTOUR
	EXISTING CONTOUR
	PROPOSED FLOW DIRECTION
	EXISTING FLOW DIRECTION
	PROPOSED BEARING AND DISTANCE
	SURVEYED BEARING AND DISTANCE

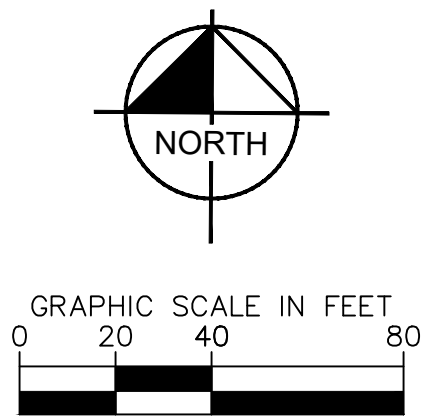
- GENERAL NOTES**
- ALL IMPROVEMENTS SHALL CONFORM TO THE CITY OF ROSEVILLE STANDARDS, DETAILS, AND SPECIFICATIONS.
 - SEE SHEETS C4.0 AND C4.1 FOR STORM WATER RUNOFF COLLECTION LAYOUT, UNDERGROUND CONVEYANCE LAYOUT, AND CONNECTION TO THE PUBLIC SYSTEM.
 - SEE SHEETS C4.0 AND C4.1 FOR UNDERGROUND WATER AND SEWER LAYOUT AND CONNECTION TO THE PUBLIC SYSTEM.
 - EXISTING CONTOURS SHOWN ON 2' INTERVALS.
 - PROPOSED CONTOURS SHOWN ON 1' INTERVALS.

- EASEMENTS**
- 15 TOWER EASEMENT
BOOK 612 PAGE 534
 - 16 SMUD EASEMENT
BOOK 935 PAGE 29
 - 17 POWERLINE EASEMENT
INSTR. NO. 1997-0062790
 - 21 PUBLIC UTILITY EASEMENT
INSTR. NO. 2004-0144844
 - 22 LANDSCAPE EASEMENT
INSTR. NO. 2004-0144845
 - 25 GAS PIPELINE EASEMENT
INSTR. NO. 2006-0113622
 - 30 PUBLIC UTILITY EASEMENT
INSTR. NO. 2012-62887
 - 31 BUS SHELTER EASEMENT
PLAT DD PAGE 26
 - 32 MAINTENANCE ACCESS, PRIVATE ACCESS, AND PRIVATE UTILITY EASEMENT
BOOK GG PAGE 45

BUILDING SUMMARY			
BUILDING ID	PROPOSED USE	SQUARE FOOTAGE	PRELIMINARY FFE
BLDG-1	COFFEE SHOP (DRIVE-THRU)	3,000	124.50
BLDG-2	RETAIL	16,472	127.50
BLDG-3	QUICK-SERVE RESTAURANT (DRIVE-THRU)	3,736	130.50
BLDG-4	RETAIL	3,745	132.50
BLDG-5	FUELING STATION	4,700	134.50
BLDG-6	QUICK-SERVE RESTAURANT (DRIVE-THRU)	3,015	132.50
BLDG-7	RETAIL	23,272	132.00
TOTAL		58,210	



DATE		REVISIONS		No.	
©2026 KIMLEY-HORN AND ASSOCIATES, INC. 4637 CHABOT DR #300, PLEASANTON, CA 94588 PHONE: 925-388-4940 WWW.KIMLEY-HORN.COM					
KHA PROJECT	197501001	DATE	6/12/2026	SCALE AS SHOWN	
DESIGNED	PSS	DRAWN	PSS	CHECKED	JAK
PROPOSED LOT LINES					
SIERRA VIEW SHOPPING CENTER SWC OF FIDDYMENT RD & PLEASANT GROVE BLVD ROSEVILLE, CA 95747					
SHEET NUMBER C3.1 6 OF 23					

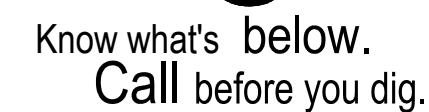


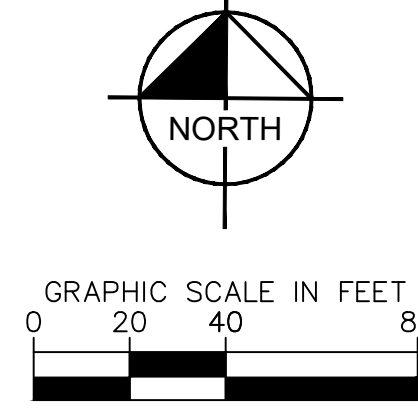
	SURVEYED PROPERTY LINE
	PROPOSED PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED PUBLIC EASEMENT
	PROPOSED PRIVATE EASEMENT
	CENTERLINE
	PROPOSED BIORETENTION
	EASEMENT
	BASIN SLOPE
	PROPOSED CONTOUR
	EXISTING CONTOUR
	PROPOSED FLOW DIRECTION
	EXISTING FLOW DIRECTION
222.00' N78°07'11"W	PROPOSED BEARING AND DISTANCE
(222.00') (N78°07'11"W)	SURVEYED BEARING AND DISTANCE

1. ALL IMPROVEMENTS SHALL CONFORM TO THE CITY OF ROSEVILLE STANDARDS, DETAILS, AND SPECIFICATIONS.
2. SEE SHEETS C4.0 AND C4.1 FOR STORM WATER RUNOFF COLLECTION LAYOUT, UNDERGROUND CONVEYANCE LAYOUT, AND CONNECTION TO THE PUBLIC SYSTEM.
3. SEE SHEETS C4.0 AND C4.1 FOR UNDERGROUND WATER AND SEWER LAYOUT AND CONNECTION TO THE PUBLIC SYSTEM.

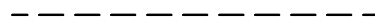
15	TOWER EASEMENT BOOK 612 PAGE 534
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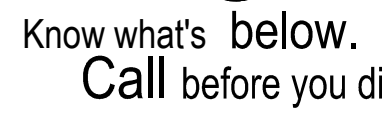
LEGEND

	SURVEYED PROPERTY LINE
	PROPOSED PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED PUBLIC EASEMENT
	PROPOSED PRIVATE EASEMENT
	PROPOSED STORM DRAIN PIPE
	EXISTING STORM DRAIN PIPE
	PROPOSED STORM DRAIN MANHOLE
	EXISTING STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN INLET
	EXISTING STORM DRAIN INLET
	PROPOSED SANITARY SEWER PIPE
	EXISTING SANITARY SEWER PIPE
	PROPOSED SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER MANHOLE
	PROPOSED WATER PIPE
	EXISTING WATER PIPE
	PROPOSED FIRE WATER PIPE
	PROPOSED FIRE HYDRANT
	PROPOSED BIORETENTION

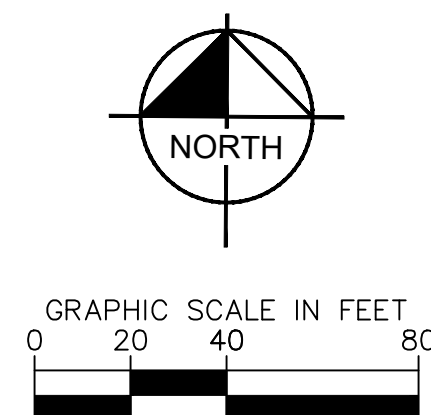
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TOTAL		58,210	



SHEET NUMBER	SIERRA VIEW SHOPPING CENTER	SEWER AND WATER PLAN	KIMLEY HORN KHA PROJECT 197901001 DATE 6/12/2026 SCALE AS SHOWN DESIGNED PSS DRAWN PSS CHECKED JAK	LICENSED PROFESSIONAL  DATE:	Kimley»Horn ©2026 KIMLEY-HORN AND ASSOCIATES, INC. 4637 CHABOT DR #300, PLEASANTON, CA 94588 PHONE: 925-398-4840 WWW.KIMLEY-HORN.COM	No.	REVISIONS	DATE
C4.0 8 OF 23								



	SURVEYED PROPERTY LINE
	PROPOSED LOT LINE
	EXISTING EASEMENT
	PROPOSED PUBLIC EASEMENT
	PROPOSED PRIVATE EASEMENT
	PROPOSED STORM DRAIN PIPE
	EXISTING STORM DRAIN PIPE
	PROPOSED STORM DRAIN MANHOLE
	EXISTING STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN INLET
	EXISTING STORM DRAIN INLET
	PROPOSED SANITARY SEWER PIPE
	EXISTING SANITARY SEWER PIPE
	PROPOSED SANITARY SEWER MANHOLE
	EXISTING SANITARY SEWER MANHOLE
	PROPOSED WATER PIPE
	EXISTING WATER PIPE
	PROPOSED FIRE WATER PIPE
	PROPOSED FIRE HYDRANT
	PROPOSED BIORETENTION

1. ALL IMPROVEMENTS SHALL CONFORM TO THE CITY OF ROSEVILLE STANDARDS, DETAILS, AND SPECIFICATIONS.
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Know what's below.
Call before you dig.

[illegible]