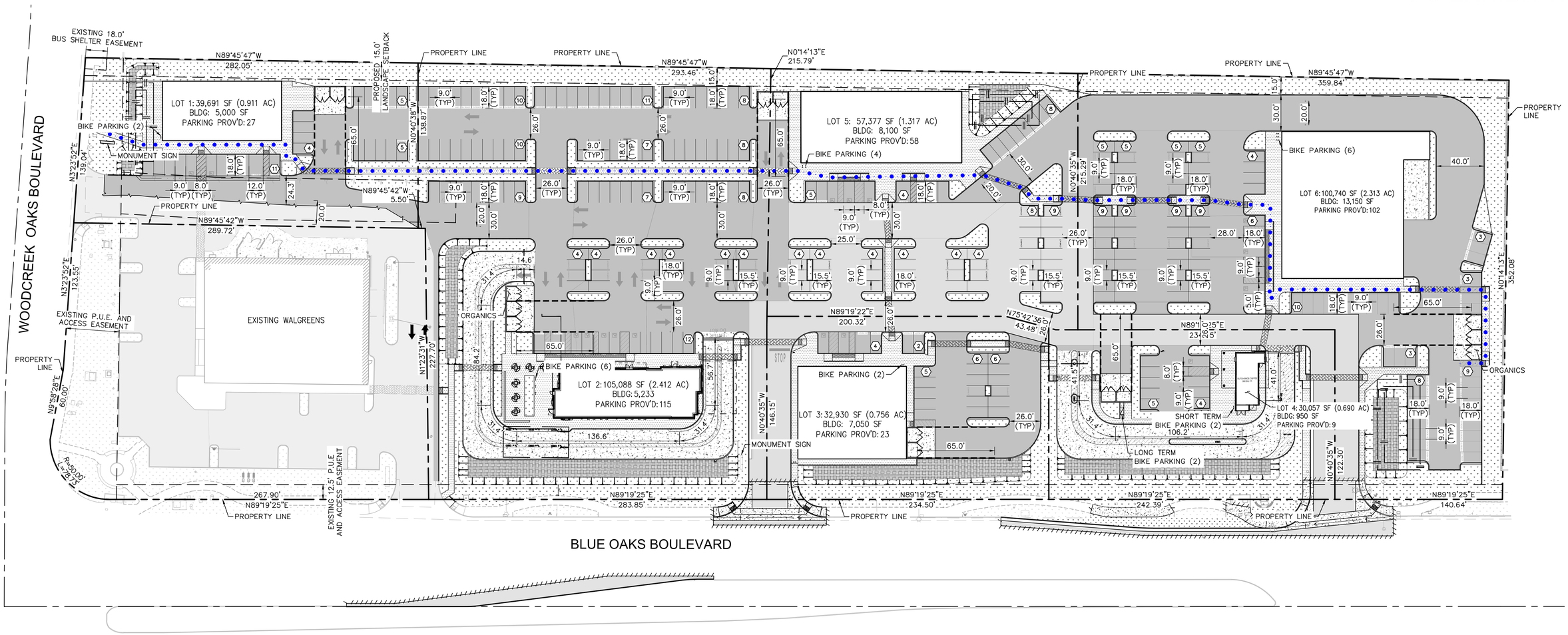
PC EXHIBIT H



LEGEND

- PROPERTY LINE
- APPROXIMATE CIVIL LIMIT OF WORK
- EASEMENT OR SETBACK LINE
- SETBACK LINE
- SAWCUT LINE
- CENTERLINE
- ACCESSIBLE ADA PATH OF TRAVEL (FOR REFERENCE ONLY, DO NOT PAINT)
- TRASH ENCLOSURE APPROACH (FOR REFERENCE ONLY, DO NOT PAINT)
- (XX) ROW PARKING COUNT
- PROPOSED ASPHALT CONCRETE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE
- STAMPED AND/OR COLORED CONCRETE ADA PATH OF TRAVEL
- PROPOSED LANDSCAPE AREA
- PROPOSED BIORETENTION OR FLOW-THROUGH PLANTER
- PROPOSED RIPRAP

ABBREVIATIONS

BLDG	– BULIDING	INV	– INVERT
C/L	– CENTERLINE	LP	– LOW POINT
CO	– CLEANOUT	MH	– MANHOLE
CONC.	– CONCRETE	N	– NORTH
DI	– DRAIN INLET	P/L	– PROPERTY LINE
E	– ELECTRIC OR EAST	R	– RIDGE OR RADIUS
ESMT	– EASEMENT	R/W	– RIGHT-OF-WAY
FF	– FINISHED FLOOR	S	– SOUTH
FG	– FINISHED GRADE	SD	– STORM DRAIN
FL	– FLOW LINE	SS	– SANITARY SEWER
FS	– FINISHED SURFACE	TC	– TOP OF CURB
FW	– FIRE WATER	VIF	– VERIFY IN FIELD
GB	– GRADE BREAK	W	– WATER OR WEST
HP	– HIGH POINT		

GENERAL NOTES

1. RETAIL CENTER WILL PROVIDE RECIPROCAL EASEMENTS BETWEEN THE LOTS FOR ACCESS, DRAINAGE, AND UTILITIES.
2. RETAIL CENTER WILL PROVIDE A SHARED PARKING AGREEMENT IN WHICH ONE TENANT CANNOT GET EXCLUSIVE PARKS ON ITS PARCEL.
3. PAVING MATERIAL OF THE WALKWAYS THROUGHOUT THE CENTER WILL BE CONSISTENT WITH THE ARCHITECTURAL TYPE OF THE CENTER. CENTER WILL PROVIDE STAMPED AND/OR COLORED CONCRETE OR PAVERS AS A DECORATIVE ACCENT THROUGHOUT THE CENTER TO PROVIDE A PATH OF TRAVEL FOR PEDESTRIANS.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

No.	REVISIONS	DATE	BY

Kimley»Horn
4637 CHABOT DRIVE, SUITE 350, PLEASANTON, CA 94588
PHONE: 925-398-4840 FAX: 925-398-4849
WWW.KIMLEY-HORN.COM

KHA PROJECT 097672126
DATE 02/17/2023
SCALE AS SHOWN
DESIGNED BY SAL
DRAWN BY CKC
CHECKED BY JAK

BLUE OAKS SHOPPING CENTER
1480 BLUE OAKS BOULEVARD
ROSEVILLE, CA 95747

NOT FOR CONSTRUCTION

PRELIMINARY ONSITE & OFFSITE IMPROVEMENTS EXHIBIT

SHEET NUMBER
EX1.0

X:\BAY-DFW\Chick-Fil-A\097672126 – CFA #5032 – Blue Oaks & Woodcreek Oaks (Roseville)\CAD\Exhibits\2022\1.28 – Overall Site Plan\EX1.0 PRELIMINARY OVERALL SITE PLAN.dwg
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