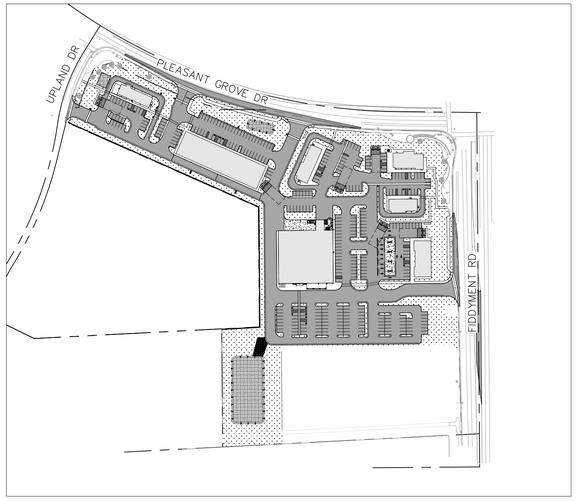
DESIGN REVIEW PERMIT PLANS
FOR

SIERRA VIEW SHOPPING CENTER

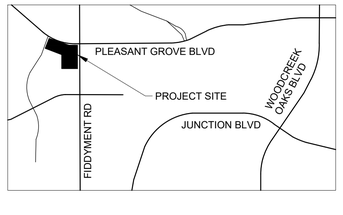
SWC OF FIDDYMENT RD & PLEASANT GROVE BLVD, ROSEVILLE, CA 95747



SITE MAP

GRAPHIC SCALE IN FEET
0 100 200 400

NORTH



VICINITY MAP

ROSEVILLE, CA

PROJECT TEAM

DEVELOPER
WARBERG DEAL 18 LP
EMAIL: ALEXIS@WARBERGPARTNERS.COM
CONTACT: ALEXIS DE WARREN

DEVELOPER
NESS EXPRESS HOLDINGS, LLC.
12001 BELLA ITALIA DR, SUITE 300
FORT WORTH, TX 76126
PHONE: (602) 717-9089
CONTACT: JOE DECKER

ENGINEER
KIMLEY-HORN & ASSOCIATES, INC.
4637 CHABOT DRIVE #300
PLEASANTON, CA 94588

CONTACT: BROOKS BADDELEY, PE
EMAIL: BROOKS.BADDELEY@KIMLEY-HORN.COM
PHONE: (916) 571-1004

CONTACT: JENNIFER KIRBY, PE
EMAIL: JENNIFER.KIRBY@KIMLEY-HORN.COM
PHONE: (669) 800-4168

SURVEYOR
AZCA ENGINEERING, LLC.
1405 E. MARYMONT CIRCLE
FLAGSTAFF, AZ 86004
PHONE: (928) 853-1590
CONTACT: LAWRENCE WILSON

SITE INFORMATION

SITE ADDRESS:	SWC OF FIDDYMENT RD AND PLEASANT GROVE BLVD ROSEVILLE, CA 95747
APN:	498-370-002-000 THROUGH 498-370-012-000; 017-152-018-000
TOTAL SITE AREA:	±11.3 AC
CIVIL IMPROVEMENT AREA:	±11.1 AC
ZONING CLASSIFICATION:	COMMUNITY COMMERCIAL – SPECIAL AREA (CC/SA)
EXISTING USE:	UNDEVELOPED
PROPOSED USE:	SHOPPING CENTER
COMBINED BUILDING AREA:	58,210 SF

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.

UTILITY NOTE

KIMLEY-HORN & ASSOCIATES TAKES NO RESPONSIBILITY FOR EXISTING UTILITIES SHOWN HEREIN. THE EXISTING UTILITIES SHOWN ARE BASED ON INFORMATION PROVIDED BY OTHERS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE AND VERIFY INVERTS OF EXISTING UTILITIES WITHIN THE VICINITY OF CONSTRUCTION ACTIVITIES. IF A CONFLICT IS FOUND TO EXIST, THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT ENGINEER, PROJECT ARCHITECT(S), AND THE OWNER IMMEDIATELY.

SHEET INDEX TABLE

SHEET NUMBER	SHEET TITLE
C1.0	COVER SHEET
C1.1	NOTES
C1.2	PUBLIC NOTES
C2.0	OVERALL SITE PLAN
C2.1	PRELIMINARY PARKING & SITE PLAN
C2.2	PRELIMINARY PARKING & SITE PLAN
C3.0	OVERALL WET UTILITY PLAN
C3.1	PRELIMINARY WET UTILITY PLAN
C3.2	PRELIMINARY WET UTILITY PLAN
C4.0	OVERALL GRADING PLAN
C4.1	PRELIMINARY GRADING & DRAINAGE PLAN
C4.2	PRELIMINARY GRADING & DRAINAGE PLAN
C4.3	PRELIMINARY PROPERTY CROSS SECTIONS
C4.4	PRELIMINARY PROPERTY CROSS SECTIONS
C5.0	PRELIMINARY STORMWATER CONTROL PLAN
C6.0	TENTATIVE SUBDIVISION MAP LOT LINE EXHIBIT
E1.0	PHOTOMETRIC PLAN
E1.1	PHOTOMETRIC PLAN
E1.2	PHOTOMETRIC DETAILS
E1.3	TITLE 24 COMPLIANCE
L1	OVERALL LANDSCAPE AND PARKING LOT SHADE PLAN
L2	LANDSCAPE PLAN
L3	LANDSCAPE PLAN

UTILITY REPRESENTATIVES

UTILITY	COMPANY	CONTACT	PHONE
GAS	P.G. & E.		(530) 889-3147
ELECTRICITY	ROSEVILLE ELECTRIC	JEFF WILCOX	(916) 746-1661
TELEPHONE	CONSOLIDATED COMMUNICATIONS		(844) 968-7224
WATER	CITY OF ROSEVILLE	ENVIRONMENTAL UTILITIES	(916) 774-5750
SEWER	CITY OF ROSEVILLE	ENVIRONMENTAL UTILITIES	(916) 774-5750
DRAINAGE	CITY OF ROSEVILLE	DEVELOPMENT SERVICES	(916) 774-5339
T.V. CABLE	COMCAST		(916) 786-8443
FIRE	ROSEVILLE FIRE DEPT.	MICHAEL BRADLEY	(916) 774-5800

NOTICE TO CONTRACTOR

KIMLEY-HORN AND ASSOCIATES INC. HAS NOT BEEN RETAINED BY THE OWNER (WARBERG DEAL 18 LP) TO PROVIDE AS BUILT SERVICES OR CERTIFICATIONS. THE CONTRACTOR SHALL PROVIDE APPROPRIATE PROFESSIONALS (INCLUDING AN ENGINEER) TO PROVIDE ALL NECESSARY AS BUILT INFORMATION TO ENABLE ALL FINAL PERMITS, INSPECTIONS, SIGN-OFFS AND CERTIFICATES TO BE ISSUED BY ALL NECESSARY JURISDICTIONS AND UTILITY COMPANIES.

BASIS OF BEARING

THE BEARING OF N0°27'58"W ALONG THE CENTERLINE OF FIDDYMENT ROAD AS SHOWN ON MAP FILED IN BOOK GG OF MAPS, PAGE 45, PLACER COUNTY RECORDS.

VERTICAL DATUM

CITY OF ROSEVILLE BENCH MARK #125, ELEVATION = 126.60 FEET (NAVD 88) 3-1/4" BRASS DISK STAMPED 2018 PLS 8278, LOCATED ON THE SOUTH SIDE OF PLEASANT GROVE BLVD., APPROX. 300 FEET EAST OF THE CENTERLINE OF FIDDYMENT ROAD AT THE TOP OF CURB WITHIN THE BUS TURNOUT.

LEGAL DESCRIPTION

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF PLACER, CITY OF ROSEVILLE, DESCRIBED AS FOLLOWS:

PARCEL ONE:
LOTS 2 THROUGH 12, INCLUSIVE, AS SHOWN ON THE MAP ENTITLED "SIERRA VISTA PARCELS JM-30 AND JM-41", WHICH MAP WAS FILED FOR RECORD ON DECEMBER 20, 2022, IN BOOK GG OF MAPS, PAGE 45, PLACER COUNTY RECORDS.
APN: 498-370-002-000 THROUGH 498-370-012-000

PARCEL TWO:
ALL THAT REAL PROPERTY SITUATED IN THE CITY OF ROSEVILLE, COUNTY OF PLACER, STATE OF CALIFORNIA, LOCATED IN SECTION 25, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN AND BEING ALL OF LOT 15 AS SHOWN ON THE FINAL MAP OF "PLAT OF WESTPARK PHASE 1", FILED FOR RECORD ON OCTOBER 21, 2004, IN BOOK AA OF MAPS, AT PAGE 4, OFFICIAL RECORDS OF PLACER COUNTY.
APN: 017-152-018-000

THE PROPERTY SURVEYED IS THE SAME AS DESCRIBED IN THE TITLE COMMITMENT FROM PLACER TITLE COMPANY, COMMITMENT NO. P-655352, AND AN EFFECTIVE DATE OF JANUARY 22, 2025.

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

FLOOD ZONE

ZONE: X
DEFINITION: AREA OF MINIMAL FLOOD HAZARD
MAP NUMBER: 06061C0938H
COMMUNITY: CITY OF ROSEVILLE
MAP REVISED: NOVEMBER 2, 2018

Know what's below. Call before you dig.

No.	REVISIONS	DATE

Kimley»Horn
©2026 KIMLEY-HORN AND ASSOCIATES, INC.
4637 CHABOT DR #300, PLEASANTON, CA 94588
PHONE: 925-398-4840
WWW.KIMLEY-HORN.COM

LICENSED PROFESSIONAL
REGISTERED PROFESSIONAL ENGINEER BROOKS BADDELEY No. 23247 CIVIL STATE OF CALIFORNIA
NOT FOR CONSTRUCTION
DATE:

KHA PROJECT 197901001	DATE 6/12/2026	SCALE AS SHOWN	DESIGNED PSS
		DRAWN PSS	CHECKED JAK

COVER SHEET

SIERRA VIEW SHOPPING CENTER
SWC OF FIDDYMENT RD & PLEASANT GROVE BLVD
ROSEVILLE, CA 95747

SHEET NUMBER
C1.0
1 OF 23

Plotted By:Szarecki, Piotr Sheet Set:Kha Layout:COVER July 06, 2026 08:35:48am K:\BAY_LDEV\197901001 - Roseville Retail Center (JAK)\CAD\PlanSheets\C1.0 - CVENOTES.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

ENGINEER'S NOTES

1. CONTRACTOR SHALL BE IN RECEIPT OF OFFICIAL CITY APPROVED PLANS PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL NOTIFY THE DEVELOPMENT SERVICES DEPARTMENT AND ALL UTILITY COMPANIES INVOLVED IN THE DEVELOPMENT AT LEAST 48 HOURS PRIOR TO BEGINNING OF WORK.
3. CONTRACTOR SHALL NOTIFY "UNDERGROUND SERVICE ALERT" AND HAVE CONSTRUCTION AREA MARKED AT LEAST TWO WORKING DAYS PRIOR TO ANY DIGGING.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MONUMENTS AND/OR SURVEY MONUMENTS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING HIS OPERATION ENTIRELY OUTSIDE OF ANY PROHIBITED AREA. THESE AREAS SHALL BE CLEARLY DELINEATED IN THE FIELD PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY AT ALL TIMES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES, LANDSCAPE, AND IMPROVEMENTS IN PLACE UNLESS OTHERWISE NOTED ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE TO RESTORE ALL UTILITIES, LANDSCAPE, AND IMPROVEMENTS TO THEIR ORIGINAL CONDITION AND WORKING ORDER IF AFFECTED BY THE CONSTRUCTION ACTIVITIES.
8. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY FIELD CONDITIONS OR DISCREPANCIES WITH THE PROPOSED IMPROVEMENTS PRIOR TO COMMENCING WITH WORK IN THAT AREA.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY AND PAVEMENT ELEVATIONS, LOCATIONS AND CONNECTION LOCATIONS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES THAT WOULD AFFECT THE PROPOSED IMPROVEMENTS PRIOR TO COMMENCING WITH WORK.
10. THRUST BLOCKS SHALL NOT BE USED TO RESTRAIN SECTIONS OF WATER OR RECYCLED WATER LINES EXCEPT IN THE CASE OF HYDRANT RUNS AND DEAD ENDS WHERE THEY SHOULD BE INSTALLED IN ADDITION TO MECHANICAL JOINT RESTRAINTS AS A REDUNDANT FEATURE.
11. PRIOR TO THE COMMENCEMENT OF GRADING OPERATIONS, THE CONTRACTOR SHALL IDENTIFY THE SITE WHERE THE EXCESS/BORROW EARTHEN MATERIAL SHALL BE IMPORTED/DEPOSITED. IF THE BORROW/DEPOSIT SITE IS WITHIN THE CITY OF ROSEVILLE, THE CONTRACTOR SHALL PRODUCE A REPORT ISSUED BY A GEOTECHNICAL ENGINEER TO VERIFY THAT THE EARTHEN MATERIALS ARE SUITABLE FOR THE INTENDED FILL, AND SHALL SHOW PROOF OF ALL APPROVED GRADING PLANS. HAUL ROUTES TO BE USED SHALL BE SPECIFIED.
12. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL HAVE THE EXISTING DRY UTILITIES POT HOLED FOR VERIFICATION OF LOCATION AND DEPTH. AT SUCH TIME, POT HOLE DATA SHALL BE PROVIDED TO THE ENGINEER FOR DETERMINATION OF ADEQUATE CLEARANCE AND SEPARATION.
13. IN ACCORDANCE WITH THE CITY'S NOISE ORDINANCE, THE HOURS OF PROJECT CONSTRUCTION SHALL BE LIMITED TO THE FOLLOWING: 7:00 A.M. TO 7:00 P.M. (MONDAY THROUGH FRIDAY) 8:00 A.M. TO 8:00 P.M. (SATURDAY, SUNDAY, AND HOLIDAYS).
14. OFFSITE IMPROVEMENTS UNDER SEPARATE PERMIT EN24-0246.

DESIGN ENGINEER NOTES

1. THE TERM "DESIGN ENGINEER" USED HEREIN SHALL MEAN THE ENGINEER WHO HAS SIGNED AND SEALED HIS/HER RESPECTIVE PLAN SHEETS AND IS IN RESPONSIBLE CHARGE OF THE ENGINEERING DESIGN ON THOSE SHEETS. THE TERM "CONTRACTOR" USED HEREIN SHALL MEAN ANY GENERAL CONTRACTOR OR SUBCONTRACTOR USING THESE PLANS.
2. THE DESIGN ENGINEER SHALL NOT PROVIDE, OBSERVE, COMMENT ON NOR ENFORCE ANY SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, IMPLEMENT, AND MAINTAIN ALL SAFETY MEASURES AND SHALL BE SOLELY RESPONSIBLE FOR ALL REQUIRED SAFETY MEASURES, PROCEDURES AND PROGRAMS AND COMPLYING WITH ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS. THE CONTRACTOR AGREES THAT SHE/HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
3. THE DESIGN ENGINEER SHALL HAVE NO RESPONSIBILITY FOR ANY OF THE CONTRACTOR'S MEANS AND METHODS OF CONSTRUCTION, TECHNIQUES, EQUIPMENT CHOICE AND USAGE, SEQUENCE, SCHEDULE, SAFETY PROGRAMS, OR SAFETY PRACTICES, NOR SHALL THE DESIGN ENGINEER HAVE ANY AUTHORITY OR RESPONSIBILITY FOR JOBSITE SAFETY AND LIABILITY OF THE CONTRACTOR. THE DESIGN ENGINEER IS NOT RESPONSIBLE FOR DIRECTING, IMPLICITLY OR EXPLICITLY ANY SUCH CHANGES AND THE CONTRACTOR ASSUMES ALL RISK OF UNDERTAKING ANY SUCH CHANGES.
4. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE DESIGN ENGINEER AND OWNER, THEIR OFFICERS, AGENTS AND EMPLOYEES, HARMLESS FROM ANY AND ALL CLAIMS, DEMANDS, JUDGMENTS, LOSS, DAMAGES, COSTS, EXPENSES, FEES OR LIABILITY WHATSOEVER TO DIRECT OR STOP THE WORK OF ANY CONTRACTOR.
5. ANY CHANGES MADE BY THE CONTRACTOR TO THE CONTRACTUALLY AGREED UPON SCOPE, SCHEDULE AND/OR FEES OR ANY CHANGES IN EXPRESS WRITTEN AUTHORIZATION OF THE OWNER, IS TEVER, REAL OR ALLEGED, IN CONNECTION WITH, IN WHOLE OR IN PART, DIRECTLY OR INDIRECTLY, THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE OR CONCURRENT NEGLIGENCE OF THE OWNER OR THE DESIGN ENGINEER.
6. IF THERE ARE ANY QUESTIONS REGARDING THESE PLANS, THE CONTRACTOR SHALL ISSUE A RFI IN WRITING FROM THE DESIGN ENGINEER AND THE OWNER, REQUESTING A CLARIFICATION BEFORE PERFORMING ANY RELATED OR IMPACTED WORK. ANY ELECTRONIC FILES ARE PROVIDED ONLY FOR THE CONVENIENCE OF THE RECEIVING PARTY AND ARE INTENDED SOLELY FOR THE EXCLUSIVE USE BY THAT PARTY FOR THE PURPOSES EXPRESSLY AUTHORIZED. IN ACCORDANCE WITH STANDARD INDUSTRY PRACTICE, ONLY PRINTED COPIES OF DOCUMENTS DESIGNATED AS "ISSUED FOR CONSTRUCTION", OR EQUIVALENT DESIGNATION, MAY BE RELIED UPON.
7. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PREPARING ITS BID, IN WHOLE AND IN PART, BASED UPON THE DESIGN SHOWN ON THESE PLANS. THE CONTRACTOR IS NOT AUTHORIZED TO USE ANY QUANTITIES SHOWN ON THESE PLANS WITHOUT THE EXPLICIT WRITTEN PERMISSION OF THE ENGINEER OF RECORD. THE DESIGN ENGINEER MAKES NO WARRANTY OR REPRESENTATION AS TO THE SUITABILITY OF ANY INFORMATION SHOWN HEREON FOR DETERMINING A CONTRACTOR BID.
8. ANYTHING MENTIONED IN THE SPECIFICATIONS, IF ANY, AND NOT SHOWN ON THE DRAWINGS, OR SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS, SHALL BE OF LIKE EFFECT AS IF SHOWN OR MENTIONED IN BOTH.
9. THE EXISTENCE, LOCATION, TYPE, CONDITION AND SIZE OF UNDERGROUND UTILITIES, FACILITIES OR STRUCTURES ("FACILITIES") SHOWN ON THESE PLANS WAS OBTAINED FROM A SEARCH OF READILY AVAILABLE RECORDS, OR AS PROVIDED BY OTHERS. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID INFORMATION. THE CONTRACTOR SHALL CONFIRM SAID INFORMATION BY FIELD MEASUREMENTS, OBSERVATIONS AND WHATEVER MEANS NECESSARY, PRIOR TO CONSTRUCTION. THE CONTRACTOR WILL IMMEDIATELY INFORM THE DESIGN ENGINEER IN WRITING IF ANY DISCREPANCIES OR CONFLICTING INFORMATION IS FOUND. THE CONTRACTOR SHALL PROTECT THE FACILITIES SHOWN HEREON AND ANY OTHERS NOT OF RECORD OR NOT SHOWN ON THESE PLANS, AS NEEDED. ALL DAMAGES THERETO CAUSED BY THE CONTRACTOR SHALL BE REPAIRED TO THE APPROPRIATE SPECIFICATIONS AND STANDARDS AT THE SOLE EXPENSE OF THE CONTRACTOR.
10. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS AND LOCATE EXISTING UNDERGROUND FACILITIES AS NEEDED, SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS TO PLANS IF REVISIONS ARE NECESSARY, DUE TO THE ACTUAL LOCATION, SIZE, TYPE, OR CONDITION OF EXISTING FACILITIES DIFFERING FROM WHAT IS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ALL SUCH FACILITIES WHETHER NOTED ON THESE PLANS OR NOT. THE DESIGN ENGINEER ASSUMES NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING FACILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ANY DAMAGE TO THE EXISTING IMPROVEMENTS AND REPLACEMENT TO THE SATISFACTION OF THE OWNER AND/OR AUTHORITY HAVING JURISDICTION AS NEEDED.
11. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO STARTING WORK ADJACENT TO, ABOVE OR BELOW THEIR FACILITIES AND SHALL COORDINATE ALL WORK WITH UTILITY COMPANY REPRESENTATIVES.
12. THE CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED GRADING ELEMENTS BEFORE THE START OF CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER OF ANY DISCREPANCIES.
13. UNLESS EXPLICITLY STATED OTHERWISE HEREIN, THE EARTHWORK QUANTITIES SHOWN ON THESE PLANS ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISHED GRADE. EXISTING GROUND IS DEFINED BY THE CONTOURS AND SPOT GRADES ON THE BASE SURVEY; PROPOSED FINISHED GRADE IS DEFINED AS THE FINAL GRADE AS INDICATED ON THE GRADING PLAN(S) AS FINISHED GROUND, FINISHED SURFACE, AND FINISHED FLOOR ELEVATIONS. NO REPRESENTATIONS OF SUCH QUANTITIES OR A BALANCED SITE CONDITION ARE MADE BY THE ENGINEER OF RECORD. THE EARTHWORK QUANTITIES SHOWN ON THESE PLANS ARE FOR PERMITTING PURPOSES ONLY. UNLESS EXPLICITLY STATED OTHERWISE HEREIN, THE EARTHWORK NOT INCLUDE SHRINKAGE, SUBSIDENCE, OVER-EXCAVATION AND RE-COMPACTION, AND CONSTRUCTION METHODS. NOR DO THEY ACCOUNT FOR THE THICKNESS OF PAVEMENT SECTIONS, STORMWATER QUALITY MEDIA SECTIONS, UTILITY PIPES, TRENCHING AND BEDDING MATERIALS, BUILDING OR WALL FOOTINGS, BUILDING SLABS THICKNESSES AND UNDERLYING BASE OR SAND LAYERS, REUSE OF PULVERIZED MATERIALS THAT WILL UNDERLIE PAVEMENTS, ETC. THE CONTRACTOR IS NOT AUTHORIZED TO USE THE ESTIMATES HEREIN FOR BIDDING AND CONSTRUCTION PURPOSES WITHOUT THE EXPLICIT WRITTEN PERMISSION OF THE ENGINEER OF RECORD

DESIGN ENGINEER NOTES (CONT.)

14. PROPOSED BUILDING PAD ELEVATIONS, IF SHOWN, ARE BASED ON INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. CONTRACTOR SHALL CONFIRM SLAB STRUCTURAL SECTION THICKNESSES AND PAD PREPARATION REQUIREMENTS PRIOR TO GRADING FINISHED PADS.
15. THE CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL AND ALL OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. SHOULD DISCREPANCIES OR CONFLICTING INFORMATION BE FOUND ON ANY PLANS, OR IN ANY SPECIFICATIONS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND DESIGN ENGINEER IN WRITING BEFORE PROCEEDING WITH THE WORK IN QUESTION.
16. THE PROPOSED BUILDING FOOTPRINT(S) AND OTHER STRUCTURE FOOTPRINTS SHOWN IN THESE PLANS WERE PROVIDED TO THE DESIGN ENGINEER BY THE PROJECT ARCHITECT AT THE TIME OF PREPARATION OF THESE PLANS. THE DESIGN ENGINEER MAKES NO REPRESENTATION AS TO THE ACCURACY OF THESE FOOTPRINTS AND THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFIRMING WITH THE RELEVANT DESIGN TEAM PROFESSIONALS, AND USING THE FINAL, CORRECT VERSION OF THE FOOTPRINTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFIRMING THE STRUCTURE'S FINAL POSITION ON THE SITE BASED UPON THE FINAL ARCHITECTURAL FOOTPRINT, CIVIL PLANS, SURVEY AND ANY OTHER RELEVANT DOCUMENTS. ANY DIFFERENCES FOUND SHALL BE IMMEDIATELY REPORTED TO THE DESIGN ENGINEER AND OWNER/PROJECT ARCHITECT.
17. THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO PROTECT THE PROJECT PROPERTY FROM ANY EROSION AND SILTATION THAT RESULT FROM CONTRACTOR OPERATIONS, BY APPROPRIATE MEANS, OR BY SPECIFIC MEANS DESCRIBED IN THE PROJECT'S PLANS, SPECIFICATIONS OR STORM WATER POLLUTION PREVENTION REPORT, UNTIL SUCH TIME THAT THE PROJECT IS COMPLETED AND ACCEPTED FOR MAINTENANCE BY WHOMEVER IS TO BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE AND THE AGENCY HAVING JURISDICTION. THE CONTRACTOR SHALL REMAIN OPEN TO RESPONSIBILITY TO DIRECT THE CONTRACTOR REGARDING THE MEANS AND METHODS OF STORMWATER POLLUTION PREVENTION, SEQUENCE, OR SCHEDULE.
18. ALL SHOP DRAWINGS, RFIS AND ANY OTHER DOCUMENTS THAT REQUIRE DESIGN ENGINEER REVIEW SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF CONSTRUCTION OF THAT ITEM, TO ALLOW ADEQUATE REVIEW, COORDINATION AND RESPONSE. SAID DOCUMENTS ARE NOT A DIRECTION FROM THE DESIGN ENGINEER TO MODIFY THE CONTRACTOR'S SCOPE, SCHEDULE OR PRICE, AND THE CONTRACTOR WARRANTS TO NOT TO USE THEM AS SUCH.
19. THE CONTRACTOR SHALL ENSURE APPROPRIATE LICENSED PROFESSIONALS HAVE BEEN RETAINED BY THE CONTRACTOR TO PROVIDE ANY/ALL REQUIRED PROJECT CERTIFICATIONS AS MAY BE REQUIRED BY ANY AUTHORITY HAVING JURISDICTION. THE DESIGN ENGINEER WILL NOT PROVIDE ANY PROJECT CERTIFICATIONS UNLESS SPECIFICALLY RETAINED BY THE OWNER TO PROVIDE LIMITED SERVICES.
20. CONTRACTOR SHALL RETAIN A LICENSED SURVEYOR TO DOCUMENT ALL CHANGES TO THE APPROVED CONSTRUCTION DOCUMENTS DURING CONSTRUCTION. THE LICENSED SURVEYOR SHALL PREPARE A SIGNED AND SEALED "AS-BUILT" DRAWING UPON COMPLETION OF CONSTRUCTION. THE DESIGN ENGINEER IS NOT RESPONSIBLE FOR THE PREPARATION IN THE WHOLE OR IN PART OF THE "AS-BUILT" DRAWINGS.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MONUMENTATION AND BENCHMARKS WHICH WILL BE DISTURBED OR DESTROYED BY CONSTRUCTION. SUCH POINTS SHALL BE REFERENCED AND REPLACED WITH APPROPRIATE MONUMENTATION BY A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING, A CORNER RECORD OR RECORD OF SURVEY, AS APPROPRIATE, SHALL BE FILED BY THE LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER AS REQUIRED BY THE MOST CURRENT VERSION OF THE LAND SURVEYORS ACT.

ENGINEER'S GRADING NOTES

1. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
2. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS TO NEARBY STORM DRAIN CATCH BASIN/RETENTION BASIN FOR ALL NATURAL AND PAVED AREAS.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORD OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL BLUESTAKE AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
4. ALL CUT OR FILL SLOPES SHALL BE 3:1 OR FLATTER UNLESS OTHERWISE NOTED.
5. SHOWN GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
6. PROPOSED GRADE CONTOUR INTERVALS SHOWN AT 1 FOOT INTERVALS.
7. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
8. THE CONTRACTOR SHALL ADHERE TO ALL TERMS & CONDITIONS AS OUTLINED IN THE GENERAL AZPDES PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
9. CONTRACTOR IS RESPONSIBLE FOR VERIFYING HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
10. TOPOGRAPHY INFORMATION WAS TAKEN FROM SURVEY DATED MARCH 23, 2025, BY AZCA ENGINEERING, LLC. CONTRACTOR SHALL REVIEW AND ACCEPT TOPOGRAPHIC INFORMATION PRIOR TO BEGINNING WORK. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THE CONTRACTOR SHALL HAVE MADE, AT THEIR OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER AND ENGINEER FOR REVIEW PRIOR TO INITIATING WORK.CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTED TO SAME.
11. THE CONTRACTOR SHALL SALVAGE, STRIP, REMOVE, OR PROTECT IN PLACE (AS APPLICABLE) ALL EXISTING TREES, FILLS, STRUCTURES, UNDERGROUND UTILITIES OR OBSTRUCTIONS, VEGETATION, ORGANIC TOPSOIL, DEBRIS, AND ANY OTHER DELETERIOUS MATERIALS FROM THE PROPOSED BUILDING AND PAVEMENT AREAS. ALL EXPOSED SURFACES SHOULD BE FREE OF MOUNDS AND DEPRESSIONS THAT COULD PREVENT UNIFORM COMPACTION.
12. ALL PROPOSED ELEVATIONS ARE TO FINISHED SURFACE.
13. PROPOSED ELEVATIONS AND CONTOURS REPRESENT PAVEMENT SURFACE ELEVATION, UNLESS OTHERWISE STATED.
14. ADD 0.5 FEET TO PROPOSED ELEVATIONS FOR TOP OF CURB ELEVATION, UNLESS OTHERWISE NOTED.
15. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY ELEVATION DISCREPANCIES DISCOVERED DURING CONSTRUCTION. ANY DEMOLITION AND REWORK ASSOCIATED WITH ELEVATION DISCREPANCIES NOT REPORTED TO THE ENGINEER, SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR.

CITY OF ROSEVILLE: PUBLIC IMPROVEMENTS REQUIREMENTS

GENERAL

1. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THESE PLANS AND THE LATEST EDITION AND AMENDMENTS OF THE CITY OF ROSEVILLE DESIGN AND CONSTRUCTION STANDARDS.
2. THE CITY OF ROSEVILLE IS A MEMBER OF THE UNDERGROUND SERVICE ALERT (U.S.A.) ONE-CALL SYSTEM. THE CONTRACTORS SHALL NOTIFY THE U.S.A. CENTER 48 HOURS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK BY CALLING 1-800-227-2600.
3. THE CONTRACTOR SHALL MARK IN WHITE PAINT ALL AREAS TO BE EXCAVATED PRIOR TO CONTACTING U.S.A. ANY AREAS NOT MARKED WILL NOT BE SUBJECT TO U.S.A., AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM EXCAVATION.
4. THE CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION OF THE NEW IMPROVEMENTS CONNECTING TO OR IN THE VICINITY OF THE SAME.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MONUMENTS AND OTHER SURVEY MARKERS ON THE JOB SITE.
6. THE CONTRACTOR SHALL PLACE BOXED SURVEY MONUMENTS WITH 1-1/2" BRONZE HEAD SET IN CONCRETE (STD. DWG. ST-36) AT LOCATIONS SHOWN ON THESE PLANS.
7. A.C. SURFACE SHALL BE CUT TO A NEAT, STRAIGHT LINE PARALLEL WITH THE STREET CENTERLINE AND THE EXPOSED SURFACE SHALL BE TACKED WITH EMULSION PRIOR TO PAVING. THE EXPOSED BASE MATERIAL SHALL BE GRADED, RE-COMPACTED, AND RESEALED PRIOR TO PAVING.
8. ANY EXISTING CONCRETE SURFACE TO BE REMOVED SHALL BE SAW CUT TO A NEAT, STRAIGHT LINE.
9. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN THAT SHALL BE ACCEPTED BY THE ENGINEERING DIVISION OF PUBLIC WORKS BEFORE START OF WORK IN RIGHT-OF-WAY AND SHALL BE IN ACCORDANCE WITH CALIFORNIA MUTCD LATEST EDITION. TO A LEAST ONE LANE IN EACH DIRECTION SHALL REMAIN OPEN TO TRAFFIC UNLESS OTHERWISE SHOWN ON THE PLANS. TRAFFIC CONTROL HOURS ARE SUBJECT TO LIMITATION BY THE CITY. TRAFFIC CONTROL WITH LANE CLOSURES THAT AFFECT TRAFFIC FLOW MAY REQUIRE NIGHT WORK. IF, AS A PART OF TRAFFIC CONTROL MEASURES, A ROADWAY CLOSURE HAS BEEN APPROVED, THE CONTRACTOR SHALL NOTIFY EMERGENCY SERVICES CONSTRUCTION INSPECTOR 72 HOURS IN ADVANCE OF SETTING UP THIS CLOSURE.
10. CURB RAMPS CONFORMING TO ALL ADA AND TITLE 24 REQUIREMENTS SHALL BE PLACED AT ALL NEW STANDARD CURB RETURNS (STANDARD DRAWING ST-27) AND STANDARD CUL-DE-SACS. WHERE EXISTING CURB RAMPS DO NOT MEET CURRENT ADA AND TITLE 24 REQUIREMENTS, THE RAMPS SHALL BE UPGRADED IN CONFORMANCE WITH MINIMUM TITLE 24 REQUIREMENTS. WHERE EXISTING RAMPS DO NOT INCLUDE DETECTABLE WARNING SURFACE DOMES), PANELS SHALL BE RETROFITTED PER THE CONSTRUCTION STANDARDS.
11. DRAIN INLETS NOT WITHIN A PAVED AREA SHALL HAVE A 12" WIDE COLLAR OF 6" THICK P.C.C. OR 2" THICK A.C.
12. PRIOR TO THE CERTIFICATE OF COMPLETION ON ALL SINGLE-FAMILY RESIDENTIAL SUBDIVISIONS, THE APPLICANT SHALL SUBMIT A LETTER FROM THE POST OFFICE STATING THAT ITS REQUIREMENTS FOR MAILBOX CLUSTER PADS HAVE BEEN SATISFIED.
13. ALL UNDERGROUND UTILITIES WITHIN EXISTING OR PROPOSED CITY OF ROSEVILLE EASEMENTS SHALL REQUIRE A MINIMUM OF 90% COMPACTION ON THE TRENCH BACKFILL. COMPACTION OF BACKFILL BY JETTING IS NOT PERMITTED IN CITY OF ROSEVILLE RIGHT OF WAY AND EASEMENT AREAS OR WITHIN DEDICATED RECLAIMED WATER, STORM SEWER OR AIR EASEMENTS AND PUBLIC UTILITY EASEMENTS.
14. THE CONTRACTOR SHALL CONDUCT A PRE-CONSTRUCTION MEETING ONE-WEEK PRIOR TO STARTING WORK. MEMBERS OF THE CITY OF ROSEVILLE DEVELOPMENT SERVICES DEPARTMENT, ENVIRONMENTAL UTILITIES DEPARTMENT AND ALL OTHER UTILITY REPRESENTATIVES SHALL BE NOTIFIED BY THE CONTRACTOR AS TO THE DATE AND LOCATION OF THE MEETING.
15. PRIOR TO EXCAVATION OF TRENCHES 5 FEET OR DEEPER, THE CONTRACTOR SHALL SUBMIT TO THE DEVELOPMENT SERVICES DEPARTMENT OR ENVIRONMENTAL UTILITIES DEPARTMENT INSPECTOR A COPY OF THE COMPANY'S ANNUAL CALOSHA TRENCHING PERMIT AND A COPY OF THE COMPANY'S LETTER INFORMING CALOSHA OF THE TIME THE TRENCHING IS COMMENCING AND THE LOCATION OF THE WORK.
16. ALL PAINTED TRAFFIC STRIPES, ARROWS, AND PAVEMENT MARKINGS SHALL BE CONSTRUCTED WITH THERMOPLASTIC MATERIAL TO THE SPECIFICATIONS SET FORTH IN CHAPTER 3 OF THE CALIFORNIA MUTCD LATEST EDITION. NON-REFLECTIVE PAVEMENT MARKERS SHALL CONSIST OF CERAMIC MARKERS ONLY CONFORMING TO CHAPTER 3 OF THE CALIFORNIA MUTCD LATEST EDITION.
17. THE DEVELOPERS CONTRACTOR SHALL TAKE EXTREME CARE TO PROTECT EXISTING SITE AND ADJACENT IMPROVEMENTS FROM DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR MAKE REPLACEMENT OF ALL CRACKED AND OTHERWISE PRE-EXISTING DAMAGED PUBLIC IMPROVEMENTS ALONG THE FRONTAGE OF THE PROJECT SITE AND ANY DAMAGE RESULTING FROM CONSTRUCTION TO CURRENT CITY STANDARDS AND AT THEIR OWN EXPENSE. THE EXTENT OF THE REPAIRS SHALL BE DETERMINED BY THE DEVELOPMENT SERVICES CONSTRUCTION INSPECTOR AND SHALL BE COMPLETED PRIOR TO THE CITY ACCEPTANCE OF THE IMPROVEMENTS.
18. WHERE COMBINATIONS OF SIDEWALK OR CURB AND GUTTER ARE PLACED CONTIGUOUS TO EXISTING, ALL ADJOINING EXISTING CONCRETE VERTICAL FACES SHALL BE DOWELED. ALL ABUTTING SIDEWALK ENDS SHALL BE DOWELED MID-SECTION VERTICALLY WITH TWO DOWELS FOR FOUR THROUGH SIX-FOOT WIDE SIDEWALK AND THREE DOWELS FOR WIDER SIDEWALK. ABUTTING CURB AND GUTTER ENDS SHALL BE DOWELED TWICE, 18 INCHES APART AT GUTTER PAN MID-SECTION. DOWEL CONNECTIONS OF LONGITUDINAL RUNS OF SIDEWALK TO BACK OF CURB SHALL BE THREE FEET ON CENTER. ALL DOWELS SHALL BE 16 INCHES LONG, GRADE 60; #4 REBAR PENETRATING FOUR INCHES. THE DOWEL HOLE SHALL BE 5/8-INCH DIAMETER AT A SLIGHT HORIZONTAL ANGLE FROM PERPENDICULAR. THE PENETRATING PORTION OF THE DOWEL IN THE ENTIRE (CLEANED) VERTICAL SURFACE OF THE ADJOINING, EXISTING CONCRETE SHALL BE THOROUGHLY COATED WITH STATE STANDARD "NON-EXPANDING" EPOXY.
19. WHEN SAWCUTTING WITHIN THE STREET FOR TRENCHING OR OTHER PURPOSES, CONTRACTOR SHALL GRIND 1½" OF PAVEMENT BETWEEN THE LANE LINES (FROM LANE STRIPE TO LANE STRIPE) UPON COMPLETION OF THE SAWCUTTING AND OR TRENCHING. THE SAWCUT AND GRIND SHALL BE BEYOND THE CURB AND GUTTER AND NEAREST LANE STRIPE (INCLUDING BIKE LANES), THE SAME 1 ½" GRIND SHALL BE REQUIRED. CONTRACTOR TO PLACE A PETROMAT FABRIC OR APPROVED EQUAL BY THE CITY OF ROSEVILLE OVER THE ENTIRE GRIND LANE STRIPE TO LANE STRIPE, OR CURB TO LANE STRIPE AND RESTRIPE OR REPLACE ANY DELINEATORS REMOVED DURING THE GRIND.
20. ALL PUBLICLY MAINTAINED STORM DRAIN ON PRIVATE PROPERTY SHALL BE A MINIMUM OF 12 INCHES IN DIAMETER AND SHALL BE RCP CL IV, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
21. FOR RESIDENTIAL SUBDIVISIONS, UNLESS OTHERWISE APPROVED BY DEVELOPMENT SERVICES ENGINEERING, THE FINAL GRADING OF THE PROJECT SITE SHALL BE CONSTRUCTED TO ACCOMMODATE A DRIVEWAY SLOPE OF 14% OR LESS FOR EACH RESIDENTIAL LOT, AS MEASURED FROM THE BACK OF THE SIDEWALK TO THE GARAGE (20-FT SET BACK). IT WILL REMAIN THE RESPONSIBILITY OF THE BUILDERS/DEVELOPER TO DESIGN A HOUSE THAT PROVIDES SUITABLE ACCESS TO THE PARCEL.
22. THE CONTRACTOR SHALL PLACE FILTER FABRIC BETWEEN THE INITIAL BEDDING AND BACKFILL AND THE FENCE BACKFILL FOR SANITARY SEWERS DEPTH GREATER THAN 15 FEET MEASURED TO THE PIPE INVERT.

GRADING

1. GRADING SHALL CONFORM TO APPENDIX CHAPTER 33 UBC, LATEST EDITION, AND TO THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEERING REPORT WHEN ONE IS AVAILABLE.
2. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED AS SPECIFIED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR THIS PROJECT OR AS DETERMINED BY THE CITY INSPECTOR. THE SWPPP IS CONSIDERED A DYNAMIC DOCUMENT AND WILL CHANGE AS CONDITIONS WARRANT. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES WILL BE CONSTRUCTED AS SHOWN ON THE SWPPP PLAN.
3. LOTS SHALL BE GRADED WITH A CONSTANT SLOPE ALONG THE FRONTAGE OF THE RIGHT-OF-WAY, FROM BUILDING SETBACK LINE TO BACK OF SIDEWALK. ALL TEMPORARY AND PERMANENT SLOPES STEEPER THAN 4:1 ALONG THIS FRONTAGE SHALL

CITY OF ROSEVILLE: PUBLIC MITIGATION MEASURES NOTES

BIO–1 WETLAND AVOIDANCE MEASURES:
IN ORDER TO AVOID DIRECT IMPACTS TO THE SEASONAL WETLAND AND WETLAND SWALE THESE FEATURES SHALL BE COMPLETELY AVOIDED AND THE MEASURES BELOW SHALL BE IMPLEMENTED AND INCLUDED ON GRADING AND IMPROVEMENT PLANS. NO GRADING OR EARTH MOVING ACTIVITIES SHALL OCCUR WITHIN THE SETBACKS IDENTIFIED BELOW UNTIL ALL REGULATORY PERMITS HAVE BEEN ACQUIRED AS DETAILED IN MITIGATION MEASURE BIO 5.

- SETBACKS OF AT LEAST 10 FEET FROM THE WETLANDS WILL BE SET TO DEMARCATE WHERE NO DEVELOPMENT WILL OCCUR.
- NO GRADING, SITE CONSTRUCTION, OR OTHER DISTURBANCE WITHIN 10 FEET OF ANY AQUATIC FEATURE WILL OCCUR AT ANY TIME. DISTURBANCE WITHIN, BUT MORE THAN 10 FEET FROM, THE ABOVE–MENTIONED SETBACKS WILL NOT OCCUR UNTIL SILT FENCING, FIBER ROLLS, OR OTHER SIMILAR BMP IS INSTALLED AT LEAST 10 FEET AWAY AND ALONG THE PERIMETER OF THE ENCROACHED FEATURE.
- GRADED AREAS WILL BE COVERED WITH STRAW, MATS, NATURAL WOOD CHIPS WITH NO ARTIFICIAL DYES OR PRESERVATIVES, OR OTHER EROSION CONTROL MEASURE WITHIN 72 HOURS.
- NO NUTRIENTS, PESTICIDES, FUEL, OR OTHER POTENTIAL POLLUTANTS WILL BE USED WITHIN 50 FEET OF ANY AQUATIC RESOURCE.
- NO MACHINERY WILL OPERATE CLOSER THAN 15 FEET FROM AN AQUATIC RESOURCE. REQUIRED GRADING BETWEEN 10 AND 15 FEET FROM THE RESOURCE WILL BE CONDUCTED USING ONLY HAND TOOLS.
- MACHINERY OPERATING BETWEEN 15 AND 25 FEET FROM AN INTERMITTENT DRAINAGE, OR BETWEEN 25 AND 50 FEET FROM A PERENNIAL DRAINAGE, WILL BE CHECKED DAILY FOR FUEL OIL DISCHARGE AND MOVED OUTSIDE THESE SETBACKS IF DISCHARGE IS FOUND.
- NO GRADING WILL OCCUR WITHIN AQUATIC RESOURCES SETBACKS FOR AFTER 14 DAYS FOLLOWING A STORM EVENT OR 14 DAYS BEFORE THE NEXT ANTICIPATED STORM EVENT.
- DURING CONSTRUCTION, THE CONSTRUCTION CREW SHALL CONDUCT DAILY CLEAN–UPS EFFORTS TO RID THE AREA OF TRASH AND DEBRIS.
- A QUALIFIED BIOLOGIST WILL MONITOR ALL CONSTRUCTION TO ENSURE THAT NO RESOURCE VIOLATIONS RELATED TO THE U.S. CLEAN WATER ACT (CWA), THE CALIFORNIA PORTER COLOGNE ACT (PCA), OR CALIFORNIA FISH AND GAME CODE (FGC) OCCUR.

BIO–2 PRE–CONSTRUCTION SURVEY FOR SPECIAL STATUS PLANT SPECIES:
PRIOR TO GRADING OR IMPROVEMENT PLAN APPROVAL A QUALIFIED BOTANIST SHALL CONDUCT A BOTANICAL SURVEY FOR SPECIAL STATUS PLANT SPECIES WITHIN HABITATS ON THE SITE THAT MAY INCLUDE SPECIAL STATUS PLANT SPECIES WITH THE POTENTIAL TO OCCUR ON THE SITE.

IT SHOULD BE NOTED THAT WEATHER CONDITIONS DURING ANY GIVEN SURVEY YEAR MAY REQUIRE SURVEYS TO BE CONDUCTED EARLIER OR LATER IN THE TYPICAL BLOOMING PERIOD IN ORDER TO CONDUCT THE SURVEY DURING THE APPROPRIATE WEATHER CONDITIONS FOR THE SURVEY YEAR. THIS TIMING MAY RESULT IN THE NEED TO CONDUCT MORE THAN ONE ROUND OF PLANT SURVEYS TO ADEQUATELY SURVEY FOR THE POTENTIALLY OCCURRING SPECIAL–STATUS
PLANT SPECIES. THE RESULTS OF THESE SURVEYS SHOULD BE DOCUMENTED IN A LETTER REPORT TO THE CITY OF ROSEVILLE.

IF NO SPECIAL–STATUS PLANTS ARE OBSERVED DURING THE RECOMMENDED BOTANICAL SURVEYS, NO ADDITIONAL MEASURES ARE RECOMMENDED. IF ANY OF THE NON–LISTED
SPECIAL–STATUS PLANTS ARE IDENTIFIED WITHIN AREAS OF POTENTIAL CONSTRUCTION DISTURBANCE, THE PLANTS AND/OR THE SEED BANK SHOULD BE TRANSPLANTED TO SUITABLE
HABITAT NEAR THE PROJECT SITE SINCE THE ENTIRE SITE IS SLATED FOR DEVELOPMENT. A QUALIFIED BIOLOGIST SHOULD PREPARE AN AVOIDANCE AND MITIGATION PLAN DETAILING
PROTECTION AND AVOIDANCE MEASURES, TRANSPLANTING PROCEDURES, SUCCESS CRITERIA, AND LONG–TERM MONITORING PROTOCOLS. IN ADDITION, A PRE–CONSTRUCTION WORKER AWARENESS TRAINING SHOULD BE CONDUCTED ALERTING WORKERS TO THE PRESENCE OF AND PROTECTIONS FOR
SPECIAL–STATUS PLANTS IN THE VICINITY OF THE WORK AREA.

IF ANY STATE–LISTED PLANTS OCCUR WITHIN THE PROJECT FOOTPRINT, AN INCIDENTAL TAKE PERMIT (ITP) WOULD BE REQUIRED FROM THE CDFW IF TOTAL AVOIDANCE IS NOT ACHIEVABLE.

BIO–3 PRE–CONSTRUCTION NESTING SURVEY:
MIGRATORY BIRDS AND OTHER BIRDS OF PREY, PROTECTED UNDER 50 CFR 10 OF THE MBTA AND/OR SECTION 3503 OF THE CALIFORNIA FISH AND GAME CODE, HAVE THE POTENTIAL TO NEST WITHIN THE TREES ON AND ADJACENT TO THE SITE. GROUND–DISTURBING ACTIVITIES AND/OR VEGETATION CLEARING OPERATIONS, INCLUDING REMOVAL OF TREES AND SHRUBS, SHALL BE COMPLETED BETWEEN SEPTEMBER 1 TO FEBRUARY 14, IF FEASIBLE. IF GROUND–DISTURBING ACTIVITIES AND/OR VEGETATION REMOVAL
BEGINS DURING THE NESTING SEASON (FEBRUARY 15 TO AUGUST 31), THE DEVELOPER SHALL HAVE A QUALIFIED BIOLOGIST CONDUCT A PRE–CONSTRUCTION SURVEY FOR ACTIVE NESTS WITHIN 300 FEET OF THE PROJECT SITE. THE PRE–CONSTRUCTION SURVEY WILL BE CONDUCTED WITHIN 14 DAYS PRIOR TO COMMENCEMENT OF GROUND–DISTURBING ACTIVITIES AND/OR VEGETATION REMOVAL. THE BIOLOGIST SHALL PROVIDE A BRIEF WRITTEN REPORT (INCLUDING THE DATE, TIME OF SURVEY, SURVEY METHOD, NAME OF SURVEYOR, AND SURVEY RESULTS) TO CITY PLANNING PRIOR TO ANY GROUND–DISTURBING ACTIVITY OR VEGETATION REMOVAL. IF THE PRE–CONSTRUCTION SURVEY SHOWS THAT THERE IS NO EVIDENCE OF ACTIVE NESTS, NO ADDITIONAL MEASURES ARE
REQUIRED. IF CONSTRUCTION DOES NOT COMMENCE WITHIN 14 DAYS OF THE PRE–CONSTRUCTION SURVEY, OR HALTS FOR MORE THAN 14 DAYS, AN ADDITIONAL PRE–CONSTRUCTION SURVEY SHALL BE REQUIRED.

IF ANY ACTIVE NESTS ARE LOCATED WITHIN THE VICINITY OF THE PROPOSED PROJECT THE QUALIFIED BIOLOGIST SHALL DELINEATE AN APPROPRIATE BUFFER ZONE, SUBJECT TO APPROVAL OF CITY PLANNING AND IN CONSULTATION WITH ANY OTHER APPROPRIATE AGENCIES, WITH CONSTRUCTION
TAPE OR PIN FLAGS AND MAINTAIN THE BUFFER ZONE UNTIL THE END OF THE BREEDING SEASON OR THE YOUNG HAVE FLEDGED. BUFFER ZONES ARE TYPICALLY 100 FEET FOR MIGRATORY BIRD NESTS AND 250 FEET FOR RAPTOR NESTS. IF ACTIVE NESTS ARE FOUND ONSITE, A QUALIFIED BIOLOGIST SHALL MONITOR NESTS WEEKLY DURING CONSTRUCTION TO ENSURE ACTIVITIES ARE NOT CAUSING NESTING DISTURBANCE.

CUL–1 INADVERTENT DISCOVERIES:
THE FOLLOWING MEASURE IS INTENDED TO ADDRESS INADVERTENT DISCOVERIES OF POTENTIAL TRIBAL CULTURAL RESOURCES (TCR'S), ARCHAEOLOGICAL, OR CULTURAL RESOURCES DURING A PROJECT'S GROUND DISTURBING ACTIVITIES.

- IF ANY TCRS ARE DISCOVERED DURING GROUND DISTURBING CONSTRUCTION ACTIVITIES, ALL WORK SHALL CEASE WITHIN 100 FEET OF THE FIND. THE APPROPRIATE TRIBAL REPRESENTATIVES FROM CULTURALLY AFFILIATED TRIBES SHALL BE IMMEDIATELY NOTIFIED.
- WORK AT THE DISCOVERY LOCATION CANNOT RESUME UNTIL IT IS DETERMINED, IN CONSULTATION WITH CULTURALLY AFFILIATED TRIBES, THAT THE FIND IS NOT A TCR, OR THAT THE FIND IS A TCR AND ALL NECESSARY INVESTIGATION AND EVALUATION OF THE DISCOVERY UNDER THE REQUIREMENTS OF THE CEQA, INCLUDING AB 52, HAS BEEN SATISFIED. PRESERVATION IN PLACE IS THE PREFERRED ALTERNATIVE UNDER CEQA AND UAIC PROTOCOLS, AND EVERY EFFORT MUST BE MADE TO PRESERVE THE RESOURCES IN PLACE, INCLUDING THROUGH PROJECT REDESIGN.
- THE CONTRACTOR SHALL IMPLEMENT ANY MEASURES DEEMED BY THE CEQA LEAD AGENCY TO BE NECESSARY AND FEASIBLE TO PRESERVE IN PLACE, AVOID, OR MINIMIZE IMPACTS TO THE RESOURCE, INCLUDING, BUT NOT LIMITED TO, FACILITATING THE APPROPRIATE TRIBAL TREATMENT OF THE FIND, AS NECESSARY.

TCR–1 NATIVE AMERICAN TRIBAL MONITORING:
THE FOLLOWING MITIGATION MEASURE IS INTENDED TO MINIMIZE IMPACTS TO EXISTING OR PREVIOUSLY UNDISCOVERED TRIBAL CULTURAL RESOURCES (TCRS) AT THE EARLIEST POSSIBLE TIME DURING PROJECT–RELATED EARTHMOVING ACTIVITIES. PRIOR TO APPROVAL OF GRADING OR IMPROVEMENT PLANS THE APPLICANT SHALL PROVIDE TO THE CITY DOCUMENTATION OF AN AGREEMENT BETWEEN THE DEVELOPER AND UAIC SHOWING THE FOLLOWING:
1. UAIC SHALL PROVIDE DOCUMENTATION, TO THE SATISFACTION OF THE DEVELOPER, SHOWING THAT THE TRIBAL MONITOR MEETS THE DEVELOPER'S JOB–SITE SAFETY REQUIREMENTS.
2. CONSULTING TRIBES SHALL BE CONTACTED AT LEAST TWO WEEKS PRIOR TO PROJECT GROUND–DISTURBING ACTIVITIES IN ORDER TO RETAIN THE SERVICES OF A PAID TRIBAL MONITOR/S. THE DURATION OF THE MONITORING AND CONSTRUCTION SCHEDULE SHALL BE DETERMINED AT THIS TIME.
3. IN ORDER TO TRACK THE STATUS OF MITIGATION MEASURE IMPLEMENTATION, FIELD–MONITORING ACTIVITIES WILL BE DOCUMENTED ON A TRIBAL MONITOR LOG. THE TOTAL TIME COMMITMENT OF THE TRIBAL MONITOR WILL VARY DEPENDING ON THE INTENSITY AND LOCATION OF CONSTRUCTION AND THE SENSITIVITY OF THE AREA, INCLUDING THE NUMBER OF FINDS.
4. A PAID TRIBAL MONITOR/S FROM TRADITIONALLY AND CULTURALLY AFFILIATED NATIVE AMERICAN TRIBES WILL MONITOR THE VEGETATION GRUBBING, STRIPPING, GRADING, OR OTHER GROUND–DISTURBING ACTIVITIES IN THE PROJECT AREA. THE TRIBAL MONITOR/S SHALL WEAR THE APPROPRIATE SAFETY EQUIPMENT.
5. NATIVE AMERICAN REPRESENTATIVES AND TRIBAL MONITORS ACT AS REPRESENTATIVE OF THEIR TRIBAL GOVERNMENT AND HAVE THE AUTHORITY TO IDENTIFY SITES OR OBJECTS OF CULTURAL VALUE TO NATIVE AMERICANS AND RECOMMEND APPROPRIATE TREATMENT OF SUCH

CITY OF ROSEVILLE: PUBLIC MITIGATION MEASURES NOTES (CONT.)

SITES OR OBJECTS.
NATIVE AMERICAN MONITORS OR THEIR REPRESENTATIVES HAVE THE AUTHORITY TO REQUEST THAT WORK BE TEMPORARILY STOPPED, DIVERTED, OR SLOWED WITHIN 100 FEET OF THE DIRECT IMPACT AREA IF SITES OR OBJECTS OF SIGNIFICANCE ARE IDENTIFIED. ONLY A NATIVE AMERICAN MONITOR OR REPRESENTATIVE FROM A CULTURALLY AFFILIATED TRIBE CAN RECOMMEND APPROPRIATE TREATMENT AND FINAL DISPOSITION OF TCRS.

MM 4.4–1 DUST AND CONSTRUCTION CONTROL MEASURES
IN ACCORDANCE WITH THE PCAPCD, THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE RULES AND REGULATIONS AS LISTED ABOVE (E.G., RULE 202, 218 AND 228). IN ADDITION, AT THE TIME OF TENTATIVE MAP THE APPLICANT(S) SHALL IMPLEMENT A MINIMUM OF FIVE (5) OF THE FOLLOWING MEASURES UNLESS SUPERSEDED BY STATE OR OTHER MORE STRINGENT STANDARDS:

THE FOLLOWING MITIGATION MEASURES SHALL BE IMPLEMENTED TO REDUCE SHORT–TERM CONSTRUCTION–RELATED AIR QUALITY IMPACTS. IN ADDITION, DUST CONTROL MEASURES ARE REQUIRED TO BE IMPLEMENTED BY ALL PROJECTS IN ACCORDANCE WITH THE CITY OF ROSEVILLE GRADING ORDINANCE, AND THE PCAPCD FUGITIVE DUST RULE 228.

APPLICANT SHALL SUBMIT TO PCAPCD A CONSTRUCTION EMISSION / DUST CONTROL PLAN WITHIN 30 DAYS PRIOR TO GROUNDBREAKING. IF THE PCAPCD DOES NOT RESPOND WITHIN 20 DAYS, THE PLAN SHALL BE CONSIDERED APPROVED. THE PLAN MUST ADDRESS THE MINIMUM REQUIREMENTS FOUND IN SECTION 300 AND 400 OF DISTRICT RULE 228, FUGITIVE DUST (WWW.PLACER.CA.GOV/AIRPOLLUTION/AIRPOLUT.HTM). THE APPLICANT SHALL KEEP A HARD OR ELECTRONIC COPY OF RULE 228, FUGITIVE DUST ON–SITE FOR REFERENCE.
THE CONSTRUCTION EMISSION/DUST CONTROL PLAN SHALL INCLUDE A COMPREHENSIVE INVENTORY (I.E. MAKE, MODEL, YEAR, EMISSION RATING) OF ALL HEAVY–DUTY OFF–ROAD EQUIPMENT (50 HORSEPOWER (HP) OF GREATER) THAT WILL BE USED AN AGGREGATE OF 40 OR MORE HOURS FOR THE CONSTRUCTION PROJECT. IF ANY NEW EQUIPMENT IS ADDED AFTER SUBMISSION OF THE INVENTORY, THE PRIME CONTRACTOR SHALL THE PRIME CONTRACTOR SHALL CONTACT THE APCD PRIOR TO THE NEW EQUIPMENT BEING UTILIZED. THE PROJECT REPRESENTATIVE SHALL PROVIDE PCAPCD WITH THE ANTICIPATED CONSTRUCTION TIMELINE INCLUDING START DATE, AND NAME AND PHONE NUMBER OF THE PROJECT MANAGER AND ON–SITE FOREMAN. THE PLAN SHALL DEMONSTRATE THAT THE HEAVY–DUTY (> 50 HP) OFF–ROAD VEHICLES TO BE USED IN THE CONSTRUCTION PROJECT, INCLUDING OWNED, LEASED AND SUBCONTRACTOR VEHICLES, WILL ACHIEVE A PROJECT WIDE FLEET–AVERAGE 20% NOX REDUCTION AND 45%PARTICULATE REDUCTION COMPARED TO THE MOST RECENT ARB FLEET AVERAGE. PCAPCD SHALL BE CONTACTED FOR AVERAGE FLEET EMISSION DATA. ACCEPTABLE OPTIONS FOR REDUCING EMISSIONS MAY INCLUDE USE OF LATE MODEL ENGINES, LOW–EMISSION DIESEL PRODUCTS,ALTERNATIVE FUELS, ENGINE RETROFIT TECHNOLOGY, AFTER TREATMENT PRODUCTS, AND/OR OTHER OPTIONS AS THEY BECOME AVAILABLE. CONTRACTORS CAN ACCESS THE SACRAMENTO METROPOLITAN AIR QUALITY MANAGEMENT DISTRICT'S WEB SITE TO DETERMINE IF THEIR OFF–ROAD FLEET MEETS THE REQUIREMENTS LISTED IN THIS MEASURE
(HTTP: //WWW.AIRQUALITY.ORG/CEQA/CONSTRUCTION_MITIGATION_CALCULATOR.XLS).

THE FOLLOWING MEASURES ARE ALSO INCLUDED TO REDUCE CONSTRUCTION–RELATED ROG, NOX, PM10, AND PM2.5 EMISSIONS:

- ALL CONSTRUCTION EQUIPMENT SHALL BE MAINTAINED IN GOOD OPERATING CONDITION. CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION EQUIPMENT IS BEING PROPERLY SERVICED AND MAINTAINED AS PER THE MANUFACTURER'S SPECIFICATIONS. MAINTENANCE RECORDS SHALL BE AVAILABLE AT THE CONSTRUCTION SITE FOR VERIFICATION. THIS MEASURE WILL REDUCE COMBUSTION EMISSIONS OF ALL CRITERIA AIR POLLUTANTS.
- PRIOR TO THE ISSUANCE OF ANY GRADING PERMITS, ALL APPLICANTS SHALL SUBMIT CONSTRUCTION PLANS DENOTING THE PROPOSED SCHEDULE AND PROJECTED EQUIPMENT USE. CONSTRUCTION CONTRACTORS SHALL PROVIDE EVIDENCE THAT LOW EMISSION MOBILE CONSTRUCTION WILL BE USED, OR THAT THEIR USE WAS INVESTIGATED AND FOUND TO BE INFEASIBLE FOR THE PROJECT. LOW EMISSION EQUIPMENT IS DEFINED AS MEETING THE CALIFORNIA AIR RESOURCES BOARD'S TIER III STANDARDS. CONTRACTORS SHALL ALSO CONFORM TO ANY CONSTRUCTION MEASURES IMPOSED BY THE PCAPCD AS WELL AS CITY PLANNING STAFF. THIS MEASURE WILL PRIMARILY REDUCE ROG, NOX, PM10, AND PM2.5 EXHAUST EMISSIONS.
- PAINTS AND COATING SHALL BE APPLIED EITHER BY HAND OR BY HIGH VOLUME, LOW–PRESSURE SPRAY. THIS MEASURE WILL REDUCE EVAPORATIVE ROG EMISSIONS.
- ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING MEASURES TO REDUCE FUGITIVE DUST RELATED EMISSIONS OF PM10 AND PM2.5:
  - MAINTAIN A MINIMUM 24–INCH FREEBOARD ON SOIL HAUL TRUCKS OR COVER LOADS USING TARPS OR OTHER SUITABLE MEANS.
  - SUSPEND GRADING OPERATIONS DURING HIGH WINDS (GREATER THAN 15 MPH).
  - SWEEP STREETS AS NECESSARY IF SILT IS CARRIED OFF–SITE TO ADJACENT PUBLIC THOROUGHFARES OR OCCURS AS A RESULT OF HAULING.
  - DISPOSE OF SURPLUS EXCAVATED MATERIAL IN ACCORDANCE WITH LOCAL ORDINANCES AND USE SOUND ENGINEERING PRACTICES.
  - SCHEDULE ACTIVITIES TO MINIMIZE THE AMOUNTS OF EXPOSED EXCAVATED SOIL DURING AND AFTER THE END OF WORK PERIODS.
  - PHASE GRADING INTO SMALLER AREAS TO PREVENT THE SUSCEPTIBILITY OF LARGER AREAS TO EROSION OVER EXTENDED PERIODS OF TIME;
  - PAVE OR APPLY GRAVEL TO ANY ON–SITE HAUL ROADS.
  - REESTABLISH GROUND COVER ON THE CONSTRUCTION SITE THROUGH SEEDING AND WATER.
  - CLEAN EARTH MOVING CONSTRUCTION EQUIPMENT WITH WATER OR SWEEP CLEAN, ONCE PER DAY, OR AS ECESSARY (E.G., WHEN MOVING ONSITE), CONSISTENT WITH NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM BEST MANAGEMENT PRACTICES AND THE ROSEVILLE GRADING ORDINANCE. WATER SHALL BE APPLIED TO CONTROL DUST AS NEEDED TO PREVENT DUST IMPACTS OFFSITE. OPERATIONAL WATER TRUCK(S), SHALL BE ON–SITE, AS REQUIRED, TO CONTROL FUGITIVE DUST. CONSTRUCTION VEHICLES LEAVING THE SITE SHALL BE CLEANED, AS NEEDED, TO PREVENT DUST, SILT, MUD, AND DIRT FROM BEING RELEASED OR TRACKED OFFSITE.
  - SPREAD SOIL BINDERS ON UNPAVED ROADS AND EMPLOYEE/EQUIPMENT PARKING AREAS. SOIL BINDERS SHALL BE NON–TOXIC IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. APPLY APPROVED CHEMICAL SOIL STABILIZERS, OR VEGETATED MATS, ETC. ACCORDING TO MANUFACTURERS' SPECIFICATIONS, TO ALL–INACTIVE CONSTRUCTION AREAS (PREVIOUSLY GRADED AREAS WHICH REMAIN INACTIVE FOR 96 HOURS).
  - MINIMIZE DIESEL IDLING TIME TO A MAXIMUM OF FIVE MINUTES.
  - UTILIZE EXISTING POWER SOURCES (E.G., POWER POLES) OR CLEAN FUEL GENERATORS RATHER THAN TEMPORARY DIESEL POWER GENERATORS, IF FEASIBLE.
  - AN APPLICANT REPRESENTATIVE, ARB–CERTIFIED TO PERFORM VISIBLE EMISSIONS EVALUATIONS (VEE), SHALL ROUTINELY (I.E., ONCE PER WEEK) EVALUATE PROJECT RELATED OFF–ROAD AND HEAVY–DUTY ON–ROAD EQUIPMENT EMISSIONS FOR COMPLIANCE WITH THIS REQUIREMENT FOR PROJECTS GRADING MORE THAN 20 ACRES IN SIZE, REGARDLESS OF HOW MANY ACRES ARE TO BE DISTURBED DAILY.
  - CONSTRUCTION EQUIPMENT EXHAUST EMISSIONS SHALL NOT EXCEED THE PCAPCD VISIBLE EMISSIONS RULE 202. FUGITIVE DUST IS NOT TO EXCEED 40% OPACITY AND NOT GO BEYOND PROPERTY BOUNDARY AT ANY TIME. OPERATORS OF VEHICLES AND EQUIPMENT FOUND TO EXCEED OPACITY LIMITS ARE TO BE IMMEDIATELY NOTIFIED AND THE EQUIPMENT MUST BE REPAIRED WITHIN 72 HOURS.

THE FOLLOWING MEASURES WILL BE REQUIRED:
1. INCLUDE THE FOLLOWING STANDARD NOTE ON THE IMPROVEMENT/GRADING PLAN: IF REQUIRED BY THE PUBLIC WORKS DEPARTMENT, THE CONTRACTOR SHALL HOLD A PRE–CONSTRUCTION MEETING PRIOR TO GRADING ACTIVITIES. THE CONTRACTOR SHALL INVITE THE PLACER COUNTY APCD TO THE PRE–CONSTRUCTION MEETING IN ORDER TO DISCUSS THE CONSTRUCTION EMISSION/DUST CONTROL PLAN WITH EMPLOYEES AND/OR CONTRACTORS.

2. PRIOR TO BUILDING PERMIT APPROVAL, THE APPLICANT SHALL SHOW, ON THE PLANS SUBMITTED TO THE BUILDING DEPARTMENT, THAT ELECTRICAL OUTLETS SHALL BE INSTALLED ON THE EXTERIOR WALLS OF BOTH THE FRONT AND BACK OF ALL RESIDENCES OR ALL COMMERCIAL BUILDINGS TO PROMOTE THE USE OF ELECTRIC LANDSCAPE MAINTENANCE EQUIPMENT.

3. PRIOR TO BUILDING PERMIT APPROVAL, THE APPLICANT SHALL SHOW, ON THE PLANS SUBMITTED TO THE BUILDING DEPARTMENT, PROVISIONS FOR CONSTRUCTION OF NEW RESIDENCES, AND WHERE NATURAL GAS IS AVAILABLE, THE INSTALLATION OF A GAS OUTLET FOR USE WITH OUTDOOR COOKING APPLIANCES, SUCH AS A GAS BARBECUE OR OUTDOOR RECREATIONAL FIRE PITS.

CITY OF ROSEVILLE: PUBLIC MITIGATION MEASURES NOTES (CONT.)

4. PRIOR TO BUILDING PERMIT APPROVAL, IN ACCORDANCE WITH DISTRICT RULE 225, ONLY U.S. EPA PHASE II CERTIFIED WOOD BURNING DEVICES SHALL BE ALLOWED IN SINGLE–FAMILY RESIDENCES. THE EMISSION POTENTIAL FROM EACH RESIDENCE SHALL NOT EXCEED A CUMULATIVE TOTAL OF 7.5 GRAMS PER HOUR FOR ALL DEVICES. MASONRY FIREPLACES SHALL HAVE EITHER AN EPA CERTIFIED PHASE II WOOD BURNING DEVICE OR SHALL BE A U.L. LISTED DECORATIVE GAS APPLIANCE. (RULE 225)

5. WOOD BURNING OR PELLET APPLIANCES SHALL NOT BE PERMITTED IN MULTI–FAMILY DEVELOPMENTS. ONLY NATURAL GAS OR PROPANE FIRED FIREPLACE APPLIANCES ARE PERMITTED. THESE APPLIANCES SHALL BE CLEARLY DELINEATED ON THE FLOOR PLANS SUBMITTED IN CONJUNCTION WITH THE BUILDING PERMIT APPLICATION. (RULE 225 / SECTION 302.2)
6. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL SHOW THAT ALL FLAT ROOFS WITH PARAPETS SHALL INCLUDE A WHITE OR SILVER CAP SHEET TO REDUCE ENERGY DEMANDS.

7. DIESEL TRUCKS SHALL BE PROHIBITED FROM IDLING MORE THAN FIVE MINUTES. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE APPLICANT SHALL SHOW THAT ALL TRUCK LOADING AND UNLOADING DOCKS SHALL BE EQUIPPED WITH ONE 110/208 VOLT POWER OUTLET FOR EVERY TWO DOCK DOORS. DIESEL TRUCKS IDLING FOR MORE THAN FIVE MINUTES SHALL BE REQUIRED TO CONNECT TO THE 110/208 VOLT POWER TO RUN ANY AUXILIARY EQUIPMENT. 2'X3' SIGNAGE WHICH INDICATES "DIESEL ENGINE IDLING LIMITED TO A MAXIMUM OF 5 MINUTES" SHALL BE SHOWN ON THE BUILDING ELEVATIONS AND SHALL BE SUBMITTED TO THE PLACER COUNTY APCD PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR THE PROJECT.

8. PRIOR TO APPROVAL OF IMPROVEMENT PLANS, AN ENFORCEMENT PLAN SHALL BE ESTABLISHED, AND SUBMITTED TO THE APCD FOR REVIEW, IN ORDER TO EVALUATE PROJECT–RELATED ON–AND–OFF– ROAD HEAVY–DUTY VEHICLE ENGINE EMISSION OPACITIES ON A WEEKLY BASIS, USING STANDARDS AS DEFINED IN CALIFORNIA CODE OF REGULATIONS, TITLE 13, SECTIONS 2180 – 2194. AN ENVIRONMENTAL COORDINATOR, HIRED BY THE PRIME CONTRACTOR OR PROPERTY OWNER, AND WHO IS CARB–CERTIFIED TO PERFORM VISIBLE EMISSIONS EVALUATIONS (VEE), SHALL ROUTINELY EVALUATE PROJECT RELATED OFF–ROAD AND HEAVY DUTY ON–ROAD EQUIPMENT EMISSIONS FOR COMPLIANCE WITH THIS REQUIREMENT. OPERATORS OF VEHICLES AND EQUIPMENT FOUND TO EXCEED OPACITY LIMITS WILL BE NOTIFIED BY APCD AND THE EQUIPMENT MUST BE REPAIRED WITHIN 72 HOURS. (CALIFORNIA CODE OF REGULATIONS, TITLE 13, SECTIONS 2180 – 2194)

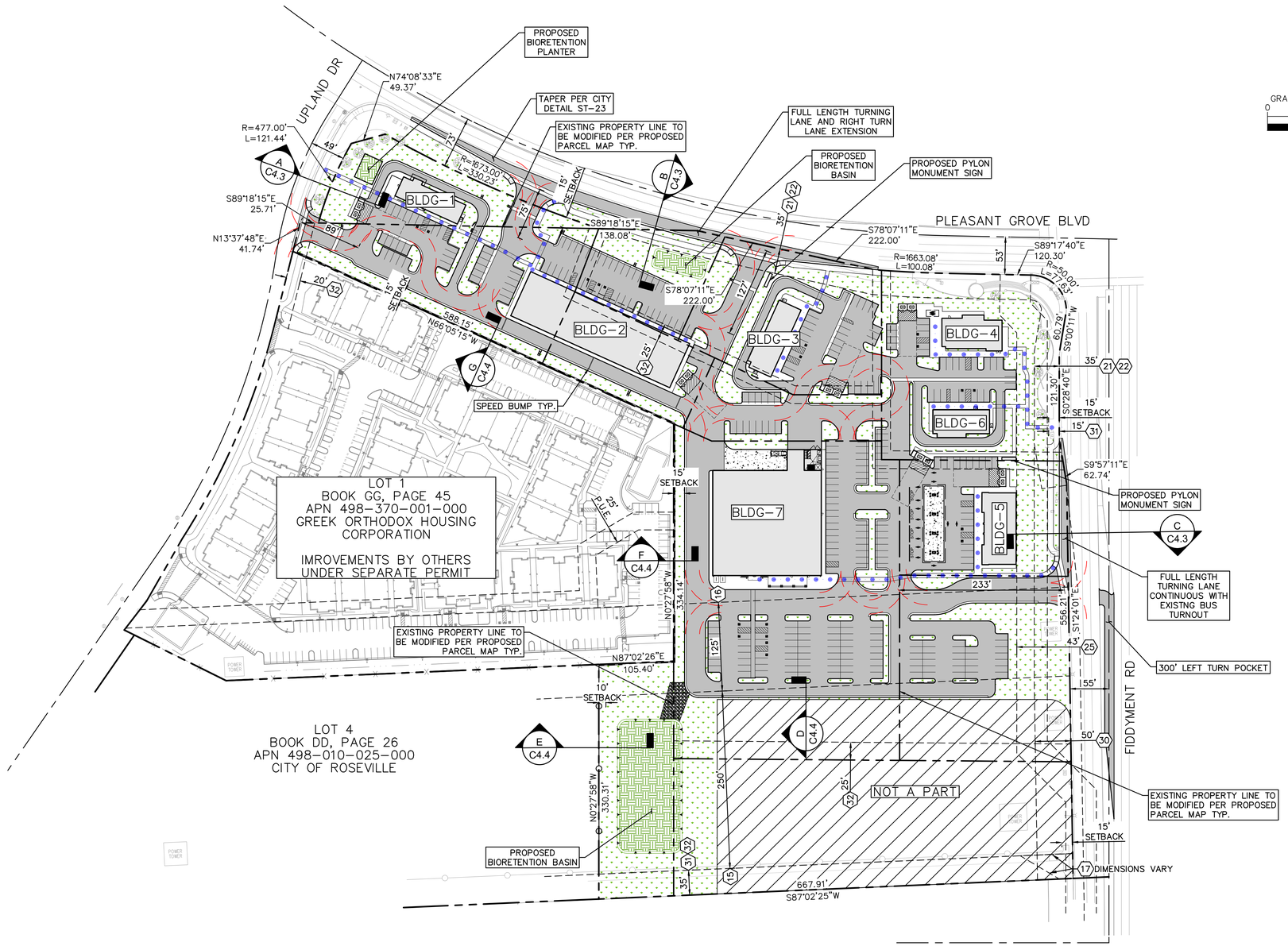
THE PROJECT SHALL COMPLY WITH ALL APPLICABLE PLACER COUNTY AIR POLLUTION CONTROL DISTRICT RULES AND REGULATIONS, AND SHALL OBTAIN APPLICABLE PERMITS AND/OR CLEARANCES FROM THE DISTRICT PRIOR TO THE START OF CONSTRUCTION.
ALL ON–SITE DIESEL USE CARB ULTRA–LOW SULFUR DIESEL FUEL FOR ALL DIESEL–POWERED EQUIPMENT. IN ADDITION, LOW SULFUR FUEL SHALL BE UTILIZED FOR ALL STATIONARY EQUIPMENT. (CALIFORNIA STANDARDS FOR MOTOR VEHICLE DIESEL FUEL, TITLE 13, ARTICLE 4.8, CHAPTER 9, CALIFORNIA CODE OF REGULATIONS).
PROCESSES THAT DISCHARGE 2 POUNDS PER DAY OR MORE OF AIR CONTAMINANTS, AS DEFINED BY HEALTH AND SAFETY CODE SECTION 39013, TO THE ATMOSPHERE MAY REQUIRE A PERMIT. PERMITS ARE REQUIRED FOR BOTH CONSTRUCTION AND OPERATION. DEVELOPERS/CONTRACTORS SHOULD CONTACT THE DISTRICT PRIOR TO CONSTRUCTION AND OBTAIN ANY NECESSARY PERMITS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. (RULE 501)
PURSUANT TO THE PLACER COUNTY AIR POLLUTION CONTROL DISTRICT RULE 501, GENERAL PERMIT REQUIREMENTS, THE PROPOSED PROJECT MAY NEED A PERMIT FROM THE DISTRICT PRIOR TO CONSTRUCTION. IN GENERAL, ANY ENGINE GREATER THAN 50 BRAKE HORSEPOWER OR ANY BOILER WITH HEAT GREATER THAN 1,000,000 BTU PER HOUR SHALL REQUIRE A PERMIT ISSUED BY THE DISTRICT. (RULE 501)
ALL ON–SITE STATIONARY EQUIPMENT WHICH IS CLASSIFIED AS 50 HP OR GREATER SHALL EITHER OBTAIN A STATE ISSUED PORTABLE EQUIPMENT PERMIT OR A PLACER COUNTY APCD ISSUED PORTABLE EQUIPMENT PERMIT. (CALIFORNIA PORTABLE EQUIPMENT REGISTRATION PROGRAM, SECTION 2452).
THE CONTRACTOR SHALL UTILIZE EXISTING POWER SOURCES (E.G., POWER POLES) OR CLEAN FUEL GENERATORS RATHER THAN TEMPORARY DIESEL POWER GENERATORS IF FEASIBLE.
DURING CONSTRUCTION, THE CONTRACTOR SHALL MINIMIZE IDLING TIME TO A MAXIMUM OF 5 MINUTES FOR ALL DIESEL POWERED EQUIPMENT. DURING CONSTRUCTION, TRAFFIC SPEEDS ON ALL UNPAVED SURFACES SHALL BE LIMITED TO 15 MILES PER HOUR OR LESS. (RULE 228 / SECTION 401.2)

MM 4.5–1 AIR QUALITY MEASURES
IMPLEMENTATION OF THE AIR QUALITY MITIGATION MEASURES LISTED IN SECTION 4.3 AIR QUALITY WOULD REDUCE OPERATIONAL AND CONSTRUCTION–RELATED EMISSIONS OF CRITERIA AIR POLLUTANTS AND PRECURSORS, AND WOULD ALSO ACT TO REDUCE GHG EMISSIONS ASSOCIATED WITH PROJECT CONSTRUCTION AND OPERATION. MITIGATION MEASURE 4.4–1 FOUND IN THE AIR QUALITY SECTION OF THIS EIR, IS RELEVANT TO IMPACT 4.5–1 BECAUSE BOTH EMISSIONS ASSOCIATED WITH THE PROPOSED PROJECT. CERTAIN MEASURES WOULD ALREADY BE COMPONENTS OF THE PROJECT (I.E., SPECIFIC PLAN POLICIES, DESIGN GUIDELINES AND STANDARDS), AND/OR WOULD BE APPLIED CONSISTENT WITH THE CITY'S GENERAL PLAN POLICIES, ADDRESSING GHG EMISSIONS AND CLIMATE CHANGE, BUT ARE PROVIDED HERE FOR PURPOSES OF COMPLETENESS.

MM 4.6–1 CONSTRUCTION NOISE REDUCTION
CONSTRUCTION ACTIVITIES SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF ROSEVILLE NOISE ORDINANCE.
LOCATE FIXED CONSTRUCTION EQUIPMENT SUCH AS COMPRESSORS AND GENERATORS AS FAR AS POSSIBLE FROM SENSITIVE RECEPTORS. SHROUD OR SHIELD ALL IMPACT TOOLS, AND MUFFLE OR SHIELD ALL IN–TAKE AND EXHAUST PORTS ON POWER CONSTRUCTION EQUIPMENT.
DESIGNATE A CONSTRUCTION DISTURBANCE COORDINATOR AND CONSPICUOUSLY POST THE CONSTRUCTION CONTACT INFORMATION AROUND THE PROJECT SITE AND IN ADJACENT PUBLIC SPACES. THE DISTURBANCE COORDINATOR WILL RECEIVE ALL PUBLIC COMPLAINTS ABOUT CONSTRUCTION NOISE DISTURBANCES, AND WILL BE RESPONSIBLE FOR DETERMINING THE CAUSE OF THE COMPLAINT, AND IMPLEMENTING ANY FEASIBLE MEASURES TO BE TAKEN TO ALLEVIATE THE PROBLEM.
WELL DRILLING SHALL OCCUR PRIOR TO CONSTRUCTION OF THE ADJACENT SUBDIVISION, TO THE EXTENT FEASIBLE. IF CONSTRUCTION TIMING FOR THE WELLS OCCURS AFTER SUBDIVISION CONSTRUCTION, THEN MEASURES TO REDUCE NOISE SHALL INCLUDE; HANGING FLEXIBLE SOUND CONTROL CURTAINS AROUND THE DRILLING APPARATUS, AND THE DRILL RIG, TO THE DEGREE FEASIBLE, AS DETERMINED BY THE ENVIRONMENTAL UTILITIES DIRECTOR, IF LOCATED WITHIN 1,000–FEET OF AN OCCUPIED RESIDENCE.

MM 4.8–3 AVOID NESTING SITES
TO ENSURE THAT FULLY PROTECTED BIRD AND RAPTOR SPECIES ARE NOT INJURED OR DISTURBED BY CONSTRUCTION IN THE VICINITY OF NESTING HABITAT, THE PROJECT APPLICANT SHALL IMPLEMENT THE FOLLOWING MEASURES:

RAPTORS
A) WHEN FEASIBLE, ALL TREE REMOVAL SHALL OCCUR BETWEEN AUGUST 30TH AND FEBRUARY 15TH TO AVOID THE BREEDING SEASON OF ANY RAPTOR S



NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

LEGEND

- PROPERTY LINE
- EASEMENT
- CENTERLINE
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED LANDSCAPING
- PROPOSED BIORETENTION
- PROPOSED CONCRETE SIDEWALK
- (#) ROW PARKING SPACE COUNT
- R=30' / R=50' FIRE TRUCK TURN RADII
- ADA PATH OF TRAVEL
- (#) EASEMENT (SEE SHEET C1.0)

GENERAL NOTES

1. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. PROPOSED ADA PARKING SPACES ARE DESIGNED WITH A MAXIMUM 1.5% SLOPE IN ALL DIRECTIONS. CONTRACTOR TO ENSURE SLOPE DOES NOT EXCEED 2.0% IN ANY DIRECTION.
3. PROPOSED SIDEWALK/ADA ROUTES ARE DESIGNED WITH A MAXIMUM 1.5% CROSS SLOPE AND A MAXIMUM 4.5% LONGITUDINAL SLOPE. CONTRACTOR TO ENSURE CROSS SLOPE DOES NOT EXCEED 2.0% AND LONGITUDINAL SLOPE DOES NOT EXCEED 5.0%.
4. CONTRACTOR SHALL VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN, AND NOTIFY ENGINEER IMMEDIATELY IF DISCREPANCIES ARE PRESENT.
5. CONTRACTOR TO PROTECT IN PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
6. ANY EXISTING STRUCTURE, IMPROVEMENT, OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
7. ALL IMPROVEMENTS SHALL CONFORM TO THE CITY OF ROSEVILLE STANDARDS, DETAILS, AND SPECIFICATIONS.
8. ALL PARKING SPACES ARE 18' X 9' UNLESS OTHERWISE NOTED. PER CITY OF ROSEVILLE, PARKING SPACES CAN BE REDUCED TO 16' X 9' IF VEHICLES CAN OVERHAND LANDSCAPE AREAS AND IF IT INCREASES THE TOTAL AMOUNT OF LANDSCAPING PROVIDED.
9. SEE SHEETS C2.1 & C2.2 FOR ADA AND EV PARKING LOCATIONS.
10. ALL TENANT SPACES WITH A FIRE AREA OF 3,600 SF OR GREATER SHALL BE EQUIPPED WITH A FIRE SPRINKLER SYSTEM AND FIRE ALARM SYSTEM IN ACCORDANCE WITH ROSEVILLE FIRE DEPARTMENT STANDARDS.
11. ALL PROPOSED BUILDINGS ARE UNDER 30' IN HEIGHT; AERIAL APPARATUS ACCESS PER CFC 503.1.1 IS NOT REQUIRED.
12. OWNER SHALL PREPARE AND RECORD PRIVATE RECIPROCAL EASEMENTS AND AGREEMENTS BETWEEN LOTS FOR ACCESS, DRAINAGE, UTILITIES, AND CONSTRUCTION PRIOR TO THE SALE OR OWNERSHIP TRANSFER OF ANY LOT.

PROPERTY BOUNDARY NOTE

THE EXISTING DEVELOPMENT AREA IS MADE UP OF TWELVE (12) EXISTING PARCELS. THESE PARCELS ARE SHOWN ON THIS SHEET FOR REFERENCE. A PROPOSED TENTATIVE SUBDIVISION MAP IS IN PROCESS AND IS INCLUDED AS A PART OF THIS PLANNING SUBMITTAL (PL25-0496). THE PROPOSED MAP WILL PRESENT NEW PARCEL BOUNDARIES THAT DO NOT INTERFERE WITH THE BUILDINGS OR OTHER SITE DEVELOPMENT FEATURES. FOR EASE OF STAFF PLANNING REVIEW, THE INTERIOR PROPERTY LINES ARE NOT SHOWN THROUGHOUT THE REST OF THE DESIGN REVIEW PERMIT PACKAGE. EXCEPTION: PROPOSED SUBDIVISION LOT LINES ARE INCLUDED ON SHEETS C3.0, C4.0, AND C6.0 FOR REFERENCE ONLY.

OVERALL PARKING TABLE

PARKING TYPE	REQUIRED	PROVIDED
TOTAL	261	327
TOTAL ADA	16	19
VAN ADA	7	8
EV CAPABLE (INCLUDING EVCS)	70	70
EV CHARGING STATIONS (EVCS)	44	44
VAN ACCESSIBLE EVCS	7	7
STANDARD ACCESSIBLE EVCS	2	2
AMBULATORY EVCS	0	0

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
BLDG-1	COFFEE SHOP (DRIVE-THRU)	3,000
BLDG-2	RETAIL	16,742
BLDG-3	QUICK-SERVE RESTAURANT (DRIVE-THRU)	3,736
BLDG-4	RETAIL	3,745
BLDG-5	FUELING STATION	4,700
BLDG-6	QUICK-SERVE RESTAURANT (DRIVE-THRU)	3,015
BLDG-7	RETAIL	23,272
TOTAL		58,210

REQUIRED PARKING

BUILDING USE	FLOOR AREA (SF)	STALL RATIO	STALLS REQUIRED	PROPOSED
COFFEE SHOP (DRIVE-THRU)	3,000	1 PER 100 SF	30	30
RETAIL	16,742	1 PER 300 SF	56	56
RESTAURANT (DRIVE-THRU)	3,736	1 PER 100 SF	38	39
RETAIL	3,745	1 PER 300 SF	13	13
GAS STATION	4,700	1 PER 300 SF	16	18
RESTAURANT (DRIVE-THRU)	3,015	1 PER 100 SF	30	30
RETAIL	23,272	1 PER 300 SF	78	141
TOTAL:			261	327

NOTES:
1. THE NUMBER OF THE REQUIRED PARKING STALLS IS BASED ON CHAPTER 19.26 OF THE CITY OF ROSEVILLE CODE OF ORDINANCES.
2. THE NUMBER OF THE REQUIRED ADA PARKING STALLS IS BASED ON CHAPTER 11B-208.2 OF THE 2025 CALIFORNIA BUILDING CODE.
3. THE NUMBER OF THE REQUIRED EV CAPABLE AND EVCS PARKING STALLS IS BASED ON CHAPTER 5 OF THE 2025 CALFORNIA GREEN BUILDING STANDARDS CODE.
4. THE NUMBER OF THE REQUIRED ACCESSIBLE EV CHARGING STATIONS IS BASED ON CHAPTER 11B-228.3 OF THE 2025 CALIFORNIA BUILDING CODE.
5. PARKING REQUIREMENTS ARE ANALYZED FOR EACH PROPOSED LOT AND THE SUM OF THE REQUIRED PARKING SPACES IS SHOWN IN THE OVERALL PARKING TABLE. EACH LOT HAS THE ADEQUATE NUMBER OF ADA, EV CAPABLE, EV CHARGING, AND ACCESSIBLE EV CHARGING STALLS.

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No.	REVISIONS	DATE

Kimley»Horn
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4637 CHABOT DR #300, PLEASANTON, CA 94588
PHONE: 925-398-4840
WWW.KIMLEY-HORN.COM

LICENSED PROFESSIONAL ENGINEER — REGISTERED PROFESSIONAL ENGINEER — BROOKS BAZ — No. 93247 — CIVIL — STATE OF CALIFORNIA — NOT FOR CONSTRUCTION

KHA PROJECT	197901001
DATE	6/12/2026
SCALE	AS SHOWN
DESIGNED	PSS
DRAWN	PSS
CHECKED	JAK

OVERALL SITE PLAN

SIERRA VIEW SHOPPING CENTER
SWC OF FIDDYMENT RD & PLEASANT GROVE BLVD
ROSEVILLE, CA 95747

SHEET NUMBER
C2.0
4 OF 23

Plotted By:Szarecki, Piotr Sheet Set:Kha Layout:C2.0 July 06, 2026 08:36:06am K:\BAY_LDEV\197901001 - Roseville Retail Center (JAK)\CAD\PlanSheets\C2.0 - PRELIMINARY SITE & PARKING PLAN.dwg
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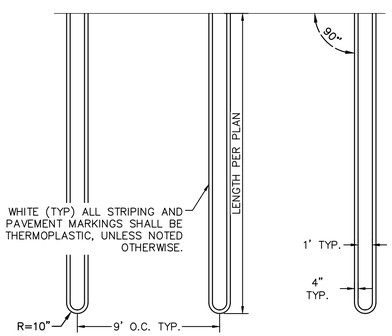


LEGEND

- PROPERTY LINE
- EASEMENT
- CENTERLINE
- FLOW LINE (VALLEY GUTTER/SWALE)
- CMU SCREEN WALL
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED LANDSCAPING
- PROPOSED BIORETENTION
- PROPOSED CONCRETE SIDEWALK
- (#) ROW PARKING SPACE COUNT
- R=30' / R=50' FIRE TRUCK TURN RADII
- ADA PATH OF TRAVEL
- EV CAPABLE (NO EVSE)
- EV CHARGING STATION (WITH EVSE)
- STANDARD ADA PARKING
- VAN ADA PARKING
- (#) EASEMENT (SEE SHEET C1.0)

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7. PARKING STRIPING PER DETAIL 1 SHOWN HEREON.
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ALL PARKING SPACES SHALL BE DELINEATED AND SEPARATED BY A PAINTED DIVIDER (DOUBLE STRIPE) AS SHOWN ON THE TYPICAL STALL ILLUSTRATION. THE STRIPES SHALL BE A FOUR-INCH SOLID LINE PAINTED WHITE IN COLOR. THE USE OF GRAPHICS OR TEXT IN OR AROUND THE STRIPING IS PROHIBITED. THE STRIPING SHALL BE MAINTAINED IN A CLEAR AND VISIBLE MANNER.

1 PARKING STRIPING DETAIL

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No.	REVISIONS	DATE

Kimley»Horn
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LICENSED PROFESSIONAL
REGISTERED PROFESSIONAL ENGINEER BROOKS BAZLEY EXP. 12/31/2027 CIVIL STATE OF CALIFORNIA
NOT FOR CONSTRUCTION
DATE:

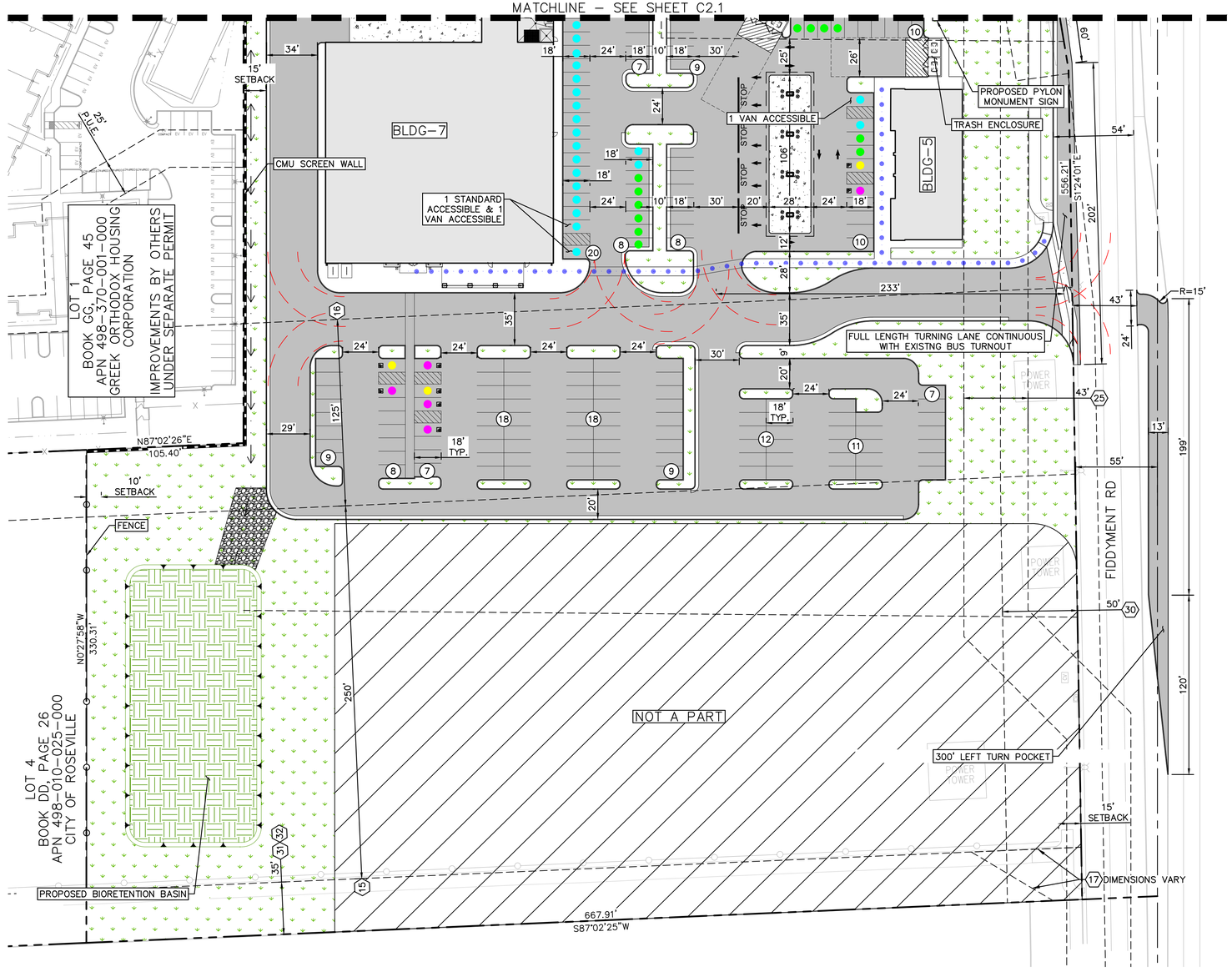
KHA PROJECT	DATE	SCALE AS SHOWN	DESIGNED	DRAWN	CHECKED
197901001	6/12/2026		PSS	PSS	JAK

PRELIMINARY PARKING & SITE PLAN

SIERRA VIEW SHOPPING CENTER
SWC OF FIDDYMENT RD & PLEASANT GROVE BLVD
ROSEVILLE, CA 95747

SHEET NUMBER
C2.1
5 OF 23

Plotted By:Szarecki, Piotr Sheet Set:Kha Layout:C2.1 July 06, 2026 08:36:08am K:\BAY_LDEV\197901001 - Roseville Retail Center (JAK)\CAD\PlanSheets\C2.0 - PRELIMINARY SITE & PARKING PLAN.dwg
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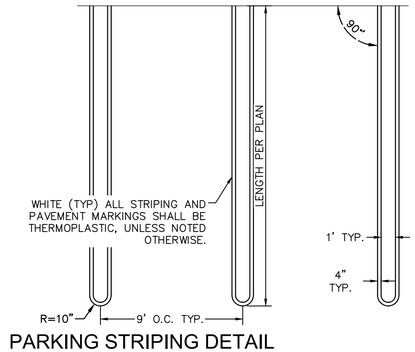


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GENERAL NOTES

1. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. PROPOSED ADA PARKING SPACES ARE DESIGNED WITH A MAXIMUM 1.5% SLOPE IN ALL DIRECTIONS. CONTRACTOR TO ENSURE SLOPE DOES NOT EXCEED 2.0% IN ANY DIRECTION.
3. PROPOSED SIDEWALK/ADA ROUTES ARE DESIGNED WITH A MAXIMUM 1.5% CROSS SLOPE AND A MAXIMUM 4.5% LONGITUDINAL SLOPE. CONTRACTOR TO ENSURE CROSS SLOPE DOES NOT EXCEED 2.0% AND LONGITUDINAL SLOPE DOES NOT EXCEED 5.0%.
4. CONTRACTOR SHALL VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN, AND NOTIFY ENGINEER IMMEDIATELY IF DISCREPANCIES ARE PRESENT.
5. CONTRACTOR TO PROTECT IN PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
6. ANY EXISTING STRUCTURE, IMPROVEMENT, OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
7. PARKING STRIPING PER DETAIL 1 SHOWN HEREON.
8. ALL IMPROVEMENTS SHALL CONFORM TO THE CITY OF ROSEVILLE STANDARDS, DETAILS, AND SPECIFICATIONS.
9. ALL PARKING SPACES ARE 18' X 9' UNLESS OTHERWISE NOTED. PER CITY OF ROSEVILLE, PARKING SPACES CAN BE REDUCED TO 16' X 9' IF VEHICLES CAN OVERHAND LANDSCAPE AREAS AND IF IT INCREASES THE TOTAL AMOUNT OF LANDSCAPING PROVIDED.
10. ALL TENANT SPACES WITH A FIRE AREA OF 3,600 SF OR GREATER SHALL BE EQUIPPED WITH A FIRE SPRINKLER SYSTEM AND FIRE ALARM SYSTEM IN ACCORDANCE WITH ROSEVILLE FIRE DEPARTMENT STANDARDS.
11. ALL PROPOSED BUILDINGS ARE UNDER 30' IN HEIGHT; AERIAL APPARATUS ACCESS PER CFC 503.1.1 IS NOT REQUIRED.
12. OWNER SHALL PREPARE AND RECORD PRIVATE RECIPROCAL EASEMENTS AND AGREEMENTS BETWEEN LOTS FOR ACCESS, DRAINAGE, UTILITIES, AND CONSTRUCTION PRIOR TO THE SALE OR OWNERSHIP TRANSFER OF ANY LOT.



1 PARKING STRIPING DETAIL

ALL PARKING SPACES SHALL BE DELINEATED AND SEPARATED BY A PAINTED DIVIDER (DOUBLE STRIPE) AS SHOWN ON THE TYPICAL STALL ILLUSTRATION. THE STRIPES SHALL BE A FOUR-INCH SOLID LINE PAINTED WHITE IN COLOR. THE USE OF GRAPHICS OR TEXT IN OR AROUND THE STRIPING IS PROHIBITED. THE STRIPING SHALL BE MAINTAINED IN A CLEAR AND VISIBLE MANNER.

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No.	REVISIONS	DATE

Kimley»Horn
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4637 CHABOT DR #300, PLEASANTON, CA 94588
PHONE: 925-398-4840
WWW.KIMLEY-HORN.COM

LICENSED PROFESSIONAL
REGISTERED PROFESSIONAL ENGINEER BROOKS BAZ No. 32247 CIVIL STATE OF CALIFORNIA
NOT FOR CONSTRUCTION

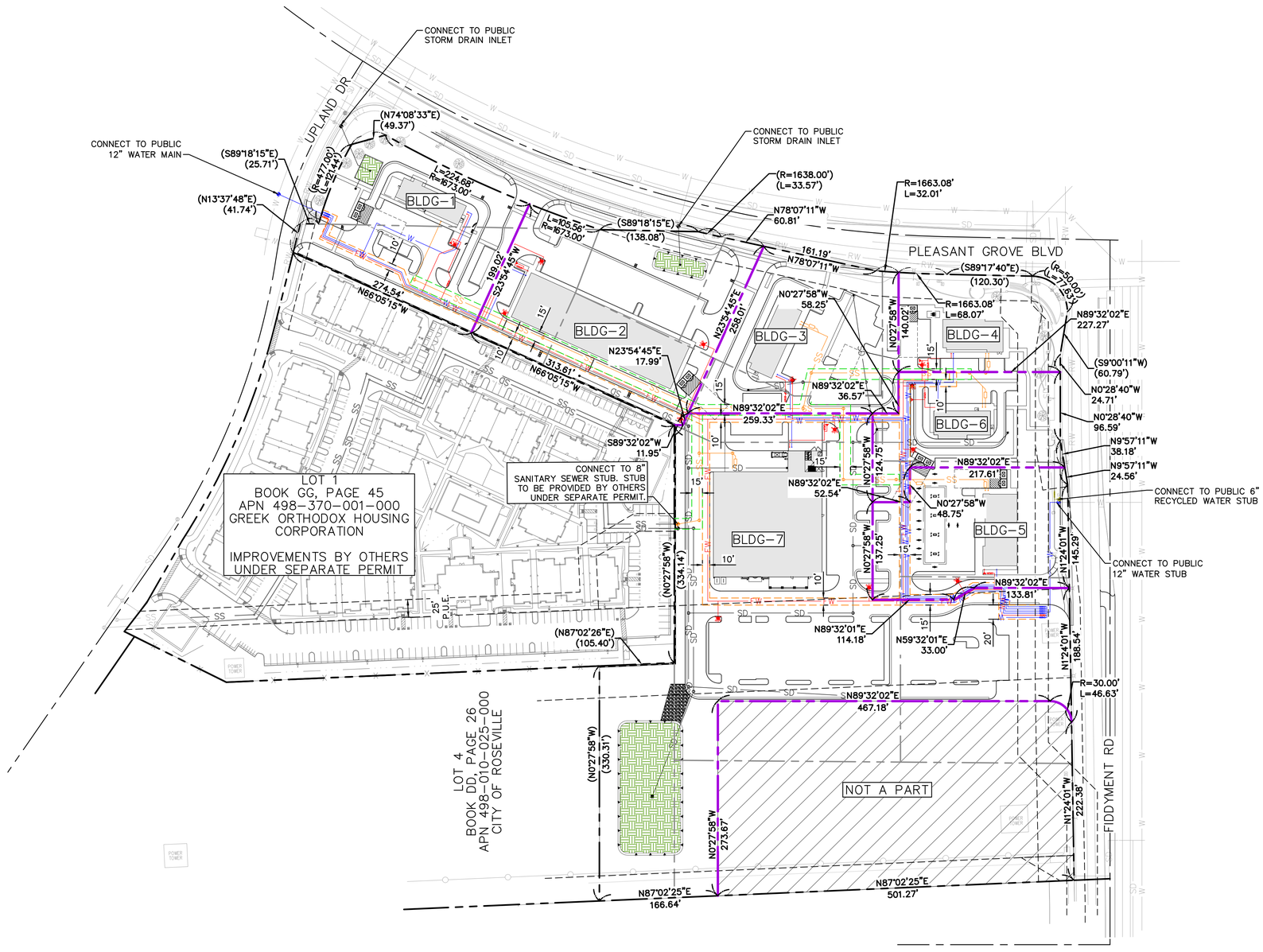
KHA PROJECT	197901001		
DATE	6/12/2026		
SCALE AS SHOWN	DESIGNED	PSS	
	DRAWN	PSS	
	CHECKED	JAK	

PRELIMINARY PARKING & SITE PLAN

SIERRA VIEW SHOPPING CENTER
SWC OF FIDDYMENT RD & PLEASANT GROVE BLVD
ROSEVILLE, CA 95747

SHEET NUMBER
C2.2
6 OF 23

Plotted By: Szarecki, Piotr Sheet Set: Kha Layout: C2.2 July 06, 2026 08:36:13am K:\BAY_LDEV\197901001 - Roseville Retail Center (JAK)\CAD\PlanSheets\C2.0 - PRELIMINARY SITE & PARKING PLAN.dwg
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NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

LEGEND

- SURVEYED PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPERTY LINE TO BE ABANDONED
- 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
- 222.00' N78°07'11"W — PROPOSED BEARING AND DISTANCE
- (222.00') (N78°07'11"W) — SURVEYED BEARING AND DISTANCE
- PROPOSED UTILITY POC TO PUBLIC

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE CITY OF ROSEVILLE STANDARDS, DETAILS, AND SPECIFICATIONS.
2. SEE SHEETS C4.1 AND C4.2 FOR STORM WATER RUNOFF COLLECTION LAYOUT, UNDERGROUND CONVEYANCE LAYOUT AND CONNECTION TO THE PUBLIC SYSTEM.
3. SEE SHEETS C3.1 AND C3.2 FOR UNDERGROUND UTILITY SIZES AND GRAVITY FLOW DIRECTIONS.
4. OWNER SHALL PREPARE AND RECORD PRIVATE RECIPROCAL EASEMENTS AND AGREEMENTS BETWEEN LOTS FOR ACCESS, DRAINAGE, UTILITIES, AND CONSTRUCTION PRIOR TO THE SALE OR OWNERSHIP TRANSFER OF ANY LOT.

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LICENSED PROFESSIONAL
REGISTERED PROFESSIONAL ENGINEER BROOKS BAZ EXP. 12/31/2027 CIVIL STATE OF CALIFORNIA
NOT FOR CONSTRUCTION
DATE:

KHA PROJECT 197901001

DATE	6/12/2026
SCALE	AS SHOWN
DESIGNED	PSS
DRAWN	PSS
CHECKED	JAK

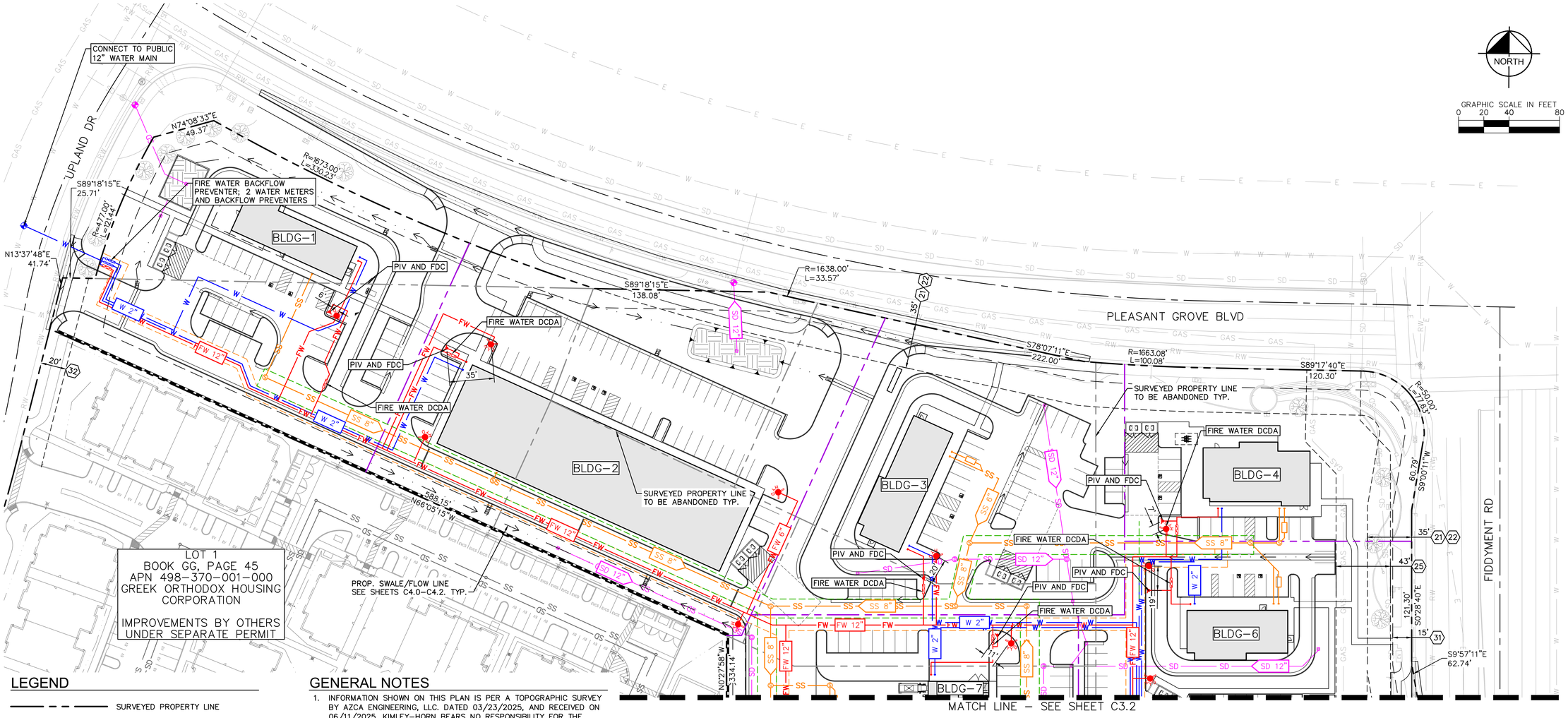
OVERALL WET UTILITY PLAN

SIERRA VIEW SHOPPING CENTER

SWC OF FIDDYMENT RD & PLEASANT GROVE BLVD
ROSEVILLE, CA 95747

SHEET NUMBER
C3.0
7 OF 23

Plotted By:Szarenski, Piotr Sheet Set:Kha Layout:C4.0 July 06, 2026 08:36:30am K:\BAY_LDEV\197901001 - Roseville Retail Center (JAK)\CAD\PlanSheets\C3.0 - OVERALL UTILITY PLAN.dwg
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LEGEND

- SURVEYED PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPERTY LINE TO BE ABANDONED
- EXISTING EASEMENT
- PROPOSED PUBLIC EASEMENT
- PROPOSED PRIVATE EASEMENT
- CENTERLINE
- PROPOSED STORM DRAIN PIPE
- EXISTING STORM DRAIN PIPE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- PROPOSED SANITARY SEWER PIPE
- EXISTING SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED WATER PIPE
- PROPOSED WATER METER AND BACKFLOW PREVENTER
- EXISTING WATER PIPE
- PROPOSED FIRE WATER PIPE
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE WATER BACKFLOW PREVENTER/DCDA, FDC
- EXISTING FIRE HYDRANT
- PROPOSED UTILITY POC TO PUBLIC

GENERAL NOTES

1. INFORMATION SHOWN ON THIS PLAN IS PER A TOPOGRAPHIC SURVEY BY AZCA ENGINEERING, LLC. DATED 03/23/2025, AND RECEIVED ON 06/11/2025. KIMLEY-HORN BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN HEREON.
2. CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON PLANS.
3. CONTRACTOR TO PROTECT-IN-PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
4. ANY EXISTING STRUCTURE, IMPROVEMENT, OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
5. CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING UNDERGROUND UTILITIES BEFORE CONSTRUCTION AND PROTECT-IN-PLACE UNLESS OTHERWISE NOTED ON THE PLANS.
6. ALL PROPOSED WATER LINES ARE ASSUMED TO BE 2".
7. PROPOSED FIRE WATER MAIN LINES ARE ASSUMED TO BE 10", BUILDING AND HYDRANT SERVICE LINES ARE ASSUMED TO BE 6".
8. PROPOSED SANITARY SEWER MAIN LINES ARE ASSUMED TO BE 8", SERVICE LINES ARE ASSUMED TO BE 6".
9. PROPOSED DOMESTIC WATER SERVICE LINES ARE ASSUMED TO BE 2".
10. SEE SHEETS C4.1 AND C4.2 FOR PROPOSED STORM DRAIN INFORMATION.
11. OWNER SHALL PREPARE AND RECORD PRIVATE RECIPROCAL EASEMENTS AND AGREEMENTS BETWEEN LOTS FOR ACCESS, DRAINAGE, UTILITIES, AND CONSTRUCTION PRIOR TO THE SALE OR OWNERSHIP TRANSFER OF ANY LOT.

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PHONE: 925-398-4840
WWW.KIMLEY-HORN.COM

LICENSED PROFESSIONAL
REGISTERED PROFESSIONAL ENGINEER BROOKS BAILEY No. C 94247 CIVIL STATE OF CALIFORNIA
NOT FOR CONSTRUCTION
DATE:

KHA PROJECT	197901001
DATE	6/12/2026
SCALE	AS SHOWN
DESIGNED	PSS
DRAWN	PSS
CHECKED	JAK

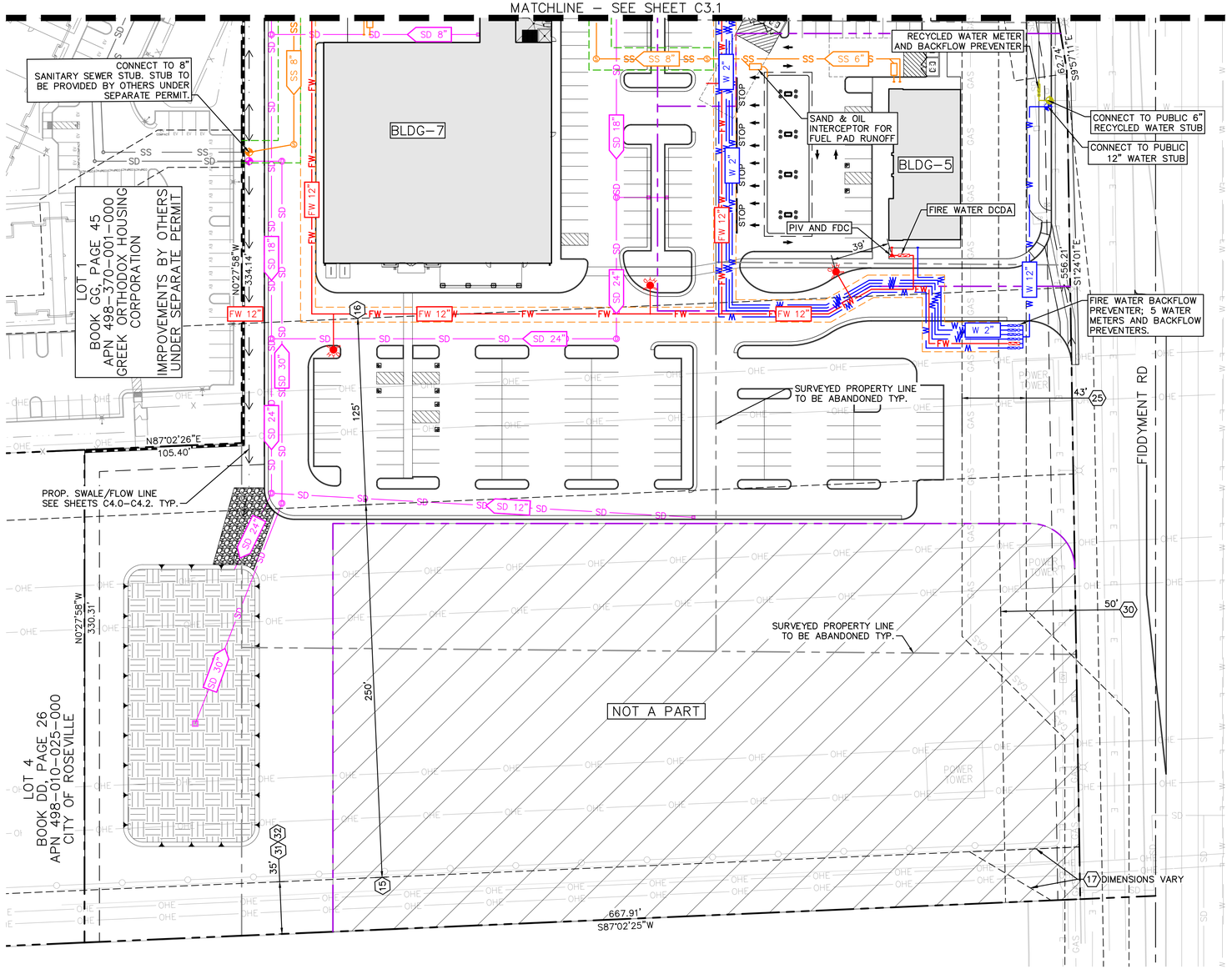
PRELIMINARY WET UTILITY PLAN

SIERRA VIEW SHOPPING CENTER
SWC OF FIDDYMENT RD & PLEASANT GROVE BLVD
ROSEVILLE, CA 95747

SHEET NUMBER
C3.1
8 OF 23

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NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- SURVEYED PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPERTY LINE TO BE ABANDONED
- EXISTING EASEMENT
- PROPOSED PUBLIC EASEMENT
- PROPOSED PRIVATE EASEMENT
- CENTERLINE
- PROPOSED STORM DRAIN PIPE
- EXISTING STORM DRAIN PIPE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- PROPOSED SANITARY SEWER PIPE
- EXISTING SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED WATER PIPE
- PROPOSED WATER METER AND BACKFLOW PREVENTER
- EXISTING WATER PIPE
- PROPOSED FIRE WATER PIPE
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE WATER BACKFLOW PREVENTER/DCDA, FDC
- EXISTING FIRE HYDRANT
- UTILITY POC TO PUBLIC

GENERAL NOTES

1. INFORMATION SHOWN ON THIS PLAN IS PER A TOPOGRAPHIC SURVEY BY AZCA ENGINEERING, LLC. DATED 03/23/2025, AND RECEIVED ON 06/11/2025. KIMLEY–HORN BEARS NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION SHOWN HEREON.
2. CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON PLANS.
3. CONTRACTOR TO PROTECT–IN–PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
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5. CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING UNDERGROUND UTILITIES BEFORE CONSTRUCTION AND PROTECT–IN–PLACE UNLESS OTHERWISE NOTED ON THE PLANS.
6. ALL PROPOSED WATER LINES ARE ASSUMED TO BE 2".
7. PROPOSED FIRE WATER MAIN LINES ARE ASSUMED TO BE 12", BUILDING AND HYDRANT SERVICE LINES ARE ASSUMED TO BE 6".
8. PROPOSED SANITARY SEWER MAIN LINES ARE ASSUMED TO BE 8", SERVICE LINES ARE ASSUMED TO BE 6".
9. PROPOSED DOMESTIC WATER SERVICE LINES ARE ASSUMED TO BE 2".
10. SEE SHEETS C4.1 AND C4.2 FOR PROPOSED STORM DRAIN INFORMATION.
11. OWNER SHALL PREPARE AND RECORD PRIVATE RECIPROCAL EASEMENTS AND AGREEMENTS BETWEEN LOTS FOR ACCESS, DRAINAGE, UTILITIES, AND CONSTRUCTION PRIOR TO THE SALE OR OWNERSHIP TRANSFER OF ANY LOT.

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LICENSED PROFESSIONAL
REGISTERED PROFESSIONAL ENGINEER BRIAN COOKS BAO No. 32247 CIVIL STATE OF CALIFORNIA
NOT FOR CONSTRUCTION
DATE:

KHA PROJECT 197901001			
DATE 6/12/2026	SCALE AS SHOWN	PSS	
	DESIGNED	PSS	
	DRAWN	JAK	
	CHECKED		

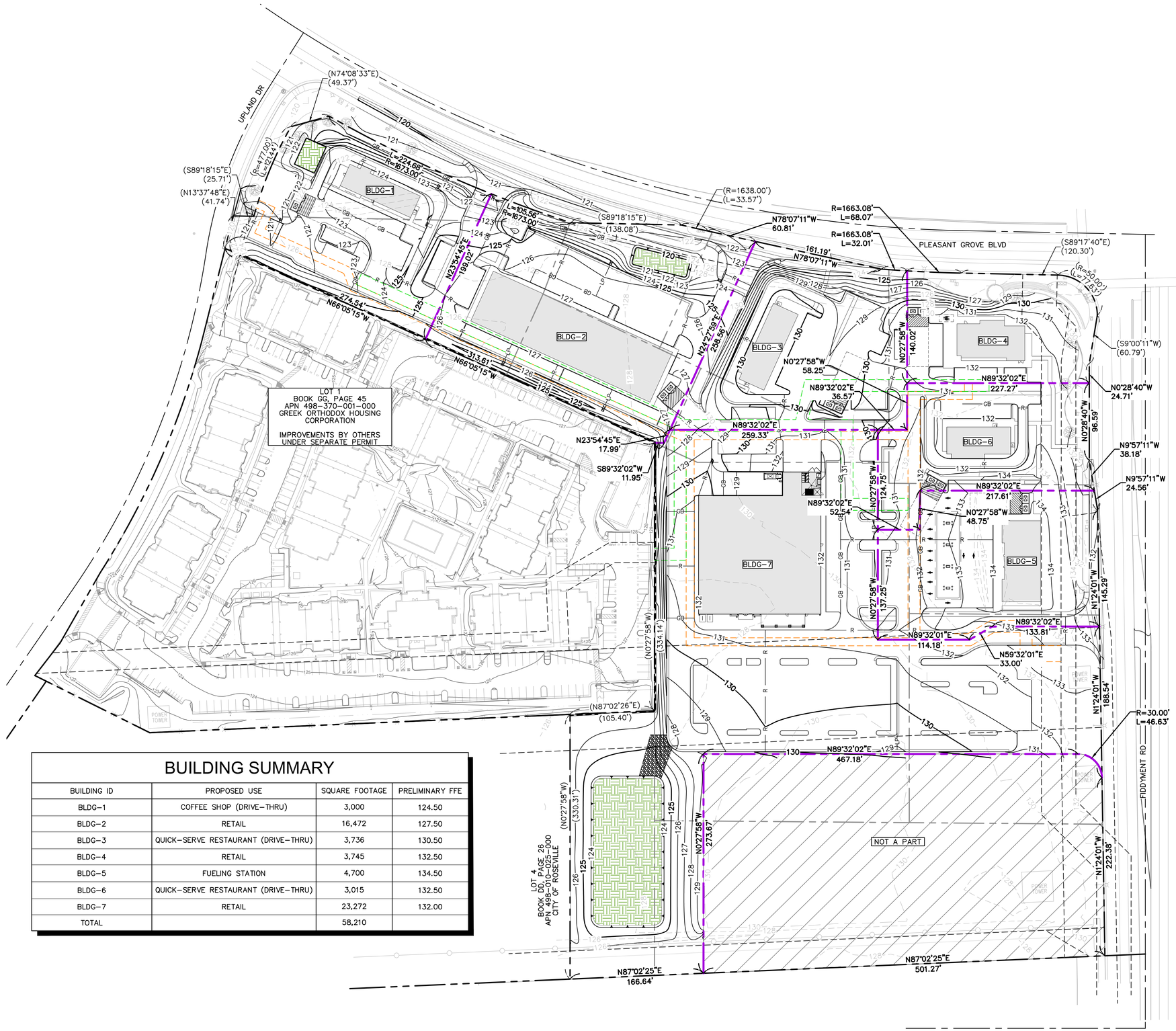
PRELIMINARY WET UTILITY PLAN

SIERRA VIEW SHOPPING CENTER

SWC OF FIDDYMENT RD & PLEASANT GROVE BLVD
ROSEVILLE, CA 95747

SHEET NUMBER
C3.2
9 OF 23

Plotted By:Szarecki, Piotr Sheet Set:Kha Layout:C3.1 July 06, 2026 08:36:47am K:\BAY_LDEV\197901001 - Roseville Retail Center (JAK)\CAD\PlanSheets\C3.0 - PRELIMINARY UTILITY PLAN.dwg
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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	

LEGEND

- SURVEYED PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPERTY LINE TO BE ABANDONED
- EXISTING EASEMENT
- PROPOSED PUBLIC EASEMENT
- PROPOSED PRIVATE EASEMENT
- CENTERLINE
- PROPOSED BIORETENTION
- BASIN SLOPE
- 222.00' N78°07'11"W — PROPOSED BEARING AND DISTANCE
- (222.00') (N78°07'11"W) — SURVEYED BEARING AND DISTANCE
- BASIN SLOPE
- 71 — PROPOSED CONTOUR
- 71 — EXISTING CONTOUR
- 71 — PROPOSED CONTOUR BY OTHERS
- GB GB — GRADE BREAK LINE
- R R — RIDGE LINE
- LP LP LP — LOW POINT LINE

GENERAL NOTES

1. ALL IMPROVEMENTS SHALL CONFORM TO THE CITY OF ROSEVILLE STANDARDS, DETAILS, AND SPECIFICATIONS.
2. SEE SHEETS C4.1 AND C4.2 FOR ELEVATION SPOT SHOTS.
3. SEE SHEETS C4.1 AND C4.2 FOR PROPOSED STORM DRAIN LAYOUT AND INFORMATION.
4. PROPOSED CONTOURS ARE SHOWN AT 1' INTERVALS.
5. EXISTING CONTOURS ARE SHOWN AT 2' INTERVALS.
6. ADA ACCESSIBLE PARKING SPACES ARE DESIGNED WITH A MAXIMUM 1.5% SLOPE IN ALL DIRECTIONS. CONTRACTOR TO ENSURE SLOPE DOES NOT EXCEED 2.0% IN ANY DIRECTION.
7. PROPOSED SIDEWALK/ADA ROUTES ARE DESIGNED WITH A MAXIMUM 1.5% CROSS SLOPE AND A MAXIMUM 4.5% LONGITUDINAL SLOPE. CONTRACTOR TO ENSURE CROSS SLOPE DOES NOT EXCEED 2.0% AND LONGITUDINAL SLOPE DOES NOT EXCEED 5.0%
8. EXISTING GROUND IS DEFINED BY THE TOPOGRAPHIC SURVEY BY AZCA ENGINEERING, INC. DATED 03/23/2025, AND RECEIVED ON 06/11/2025.

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.

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

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LICENSED PROFESSIONAL
REGISTERED PROFESSIONAL ENGINEER BROOKS BAZ No. C 94247 CIVIL STATE OF CALIFORNIA
NOT FOR CONSTRUCTION

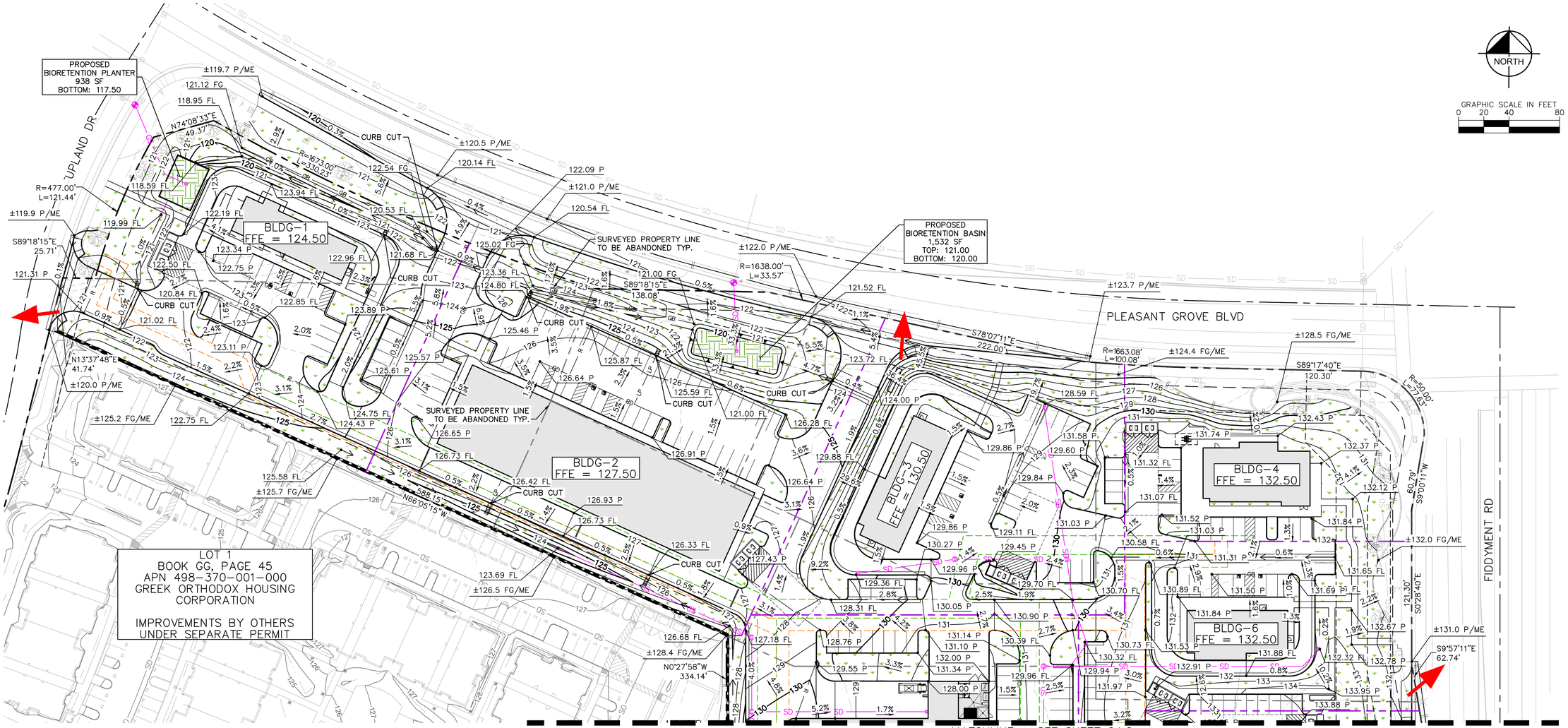
KHA PROJECT	197901001
DATE	6/12/2026
SCALE	AS SHOWN
DESIGNED	PSS
DRAWN	PSS
CHECKED	JAK
DATE:	

OVERALL GRADING PLAN

SIERRA VIEW SHOPPING CENTER
SWC OF FIDDYMENT RD & PLEASANT GROVE BLVD
ROSEVILLE, CA 95747

SHEET NUMBER
C4.0
10 OF 23

Plotted By:Szarnicki, Piotr Sheet Set:Kha Layout:C3.0 July 09, 2026 08:37:02am K:\BAY_LDEV\197901001 - Roseville Retail Center (JAK)\CAD\PlanSheets\C4.0 - OVERALL GRADING PLAN.dwg
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LEGEND

- SURVEYED PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPERTY LINE TO BE ABANDONED
- EXISTING EASEMENT
- PROPOSED PUBLIC EASEMENT
- PROPOSED PRIVATE EASEMENT
- CENTERLINE
- 180.50 P — PROPOSED ELEVATION
- 180.50 P — EXISTING ELEVATION
- 1.5% — PROPOSED SLOPE
- 1.5% — EXISTING SLOPE
- 71 — PROPOSED CONTOUR
- 70 — EXISTING CONTOUR
- 71 — PROPOSED CONTOUR BY OTHERS
- LIMITS OF GRADING/MATCH EXISTING
- GB — GRADE BREAK LINE
- R — RIDGE LINE
- LP — LOW POINT LINE
- FLOW LINE (VALLEY GUTTER/SWALE)
- SD — PROPOSED STORM DRAIN PIPE
- SD — EXISTING STORM DRAIN PIPE
- PROPOSED STORM DRAIN MANHOLE
- EXISTING STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- EXISTING STORM DRAIN INLET
- PROPOSED LANDSCAPING
- PROPOSED BIORETENTION
- OVERLAND RELEASE
- UTILITY POC TO PUBLIC

GRADING NOTES

1. ALL SPOT ELEVATIONS REFLECT TOP OF PAVEMENT UNLESS OTHERWISE INDICATED. ADD 0.5' TO PAVEMENT (P) ELEVATIONS FOR TOP OF CURB ELEVATIONS FOR VERTICAL CURBS AND CURB AND GUTTER.
2. CONTRACTOR SHALL VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN, AND NOTIFY ENGINEER IMMEDIATELY IF DISCREPANCIES ARE PRESENT.
3. ALL SPOT ELEVATIONS ARE MATCH EXISTING (ME), FINISHED GRADE PAVEMENT (P), FINISHED FLOOR (FF), OR SIDEWALK (SW) UNLESS OTHERWISE NOTED.
4. CONTRACTOR TO PROTECT IN PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
5. ANY EXISTING STRUCTURE, IMPROVEMENT, OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
6. CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING UNDERGROUND UTILITIES BEFORE CONSTRUCTION AND PROTECT IN PLACE UNLESS NOTED ON THE PLANS.
7. ADA ACCESSIBLE PARKING SPACES ARE DESIGNED WITH A MAXIMUM 1.5% SLOPE IN ALL DIRECTIONS. CONTRACTOR TO ENSURE SLOPE DOES NOT EXCEED 2.0% IN ANY DIRECTION.
8. PROPOSED SIDEWALK/ADA ROUTES ARE DESIGNED WITH A MAXIMUM 1.5% CROSS SLOPE AND A MAXIMUM 4.5% LONGITUDINAL SLOPE. CONTRACTOR TO ENSURE CROSS SLOPE DOES NOT EXCEED 2.0% AND LONGITUDINAL SLOPE DOES NOT EXCEED 5.0%
9. EXISTING GROUND IS DEFINED BY THE TOPOGRAPHIC SURVEY BY AZCA ENGINEERING, INC. DATED 03/25/2025, AND RECEIVED ON 06/11/2025.
10. EXISTING CONTOURS ARE SHOWN AT 2' INTERVALS AND PROPOSED CONTOURS ARE SHOWN AT 1' INTERVALS.
11. OWNER SHALL PREPARE AND RECORD PRIVATE RECIPROCAL EASEMENTS AND AGREEMENTS BETWEEN LOTS FOR ACCESS, DRAINAGE, UTILITIES, AND CONSTRUCTION PRIOR TO THE SALE OR OWNERSHIP TRANSFER OF ANY LOT.

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	

ESTIMATED EARTHWORK QUANTITIES

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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.

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No.	REVISIONS	DATE

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PHONE: 925-398-4840
WWW.KIMLEY-HORN.COM

LICENSED PROFESSIONAL

REGISTERED PROFESSIONAL ENGINEER — BROOKS BAO — No. C 93247 — CIVIL — STATE OF CALIFORNIA — NOT FOR CONSTRUCTION

KHA PROJECT	DATE	SCALE AS SHOWN	DESIGNED	DRAWN	CHECKED
197901001	6/12/2026		PSS	PSS	JAK

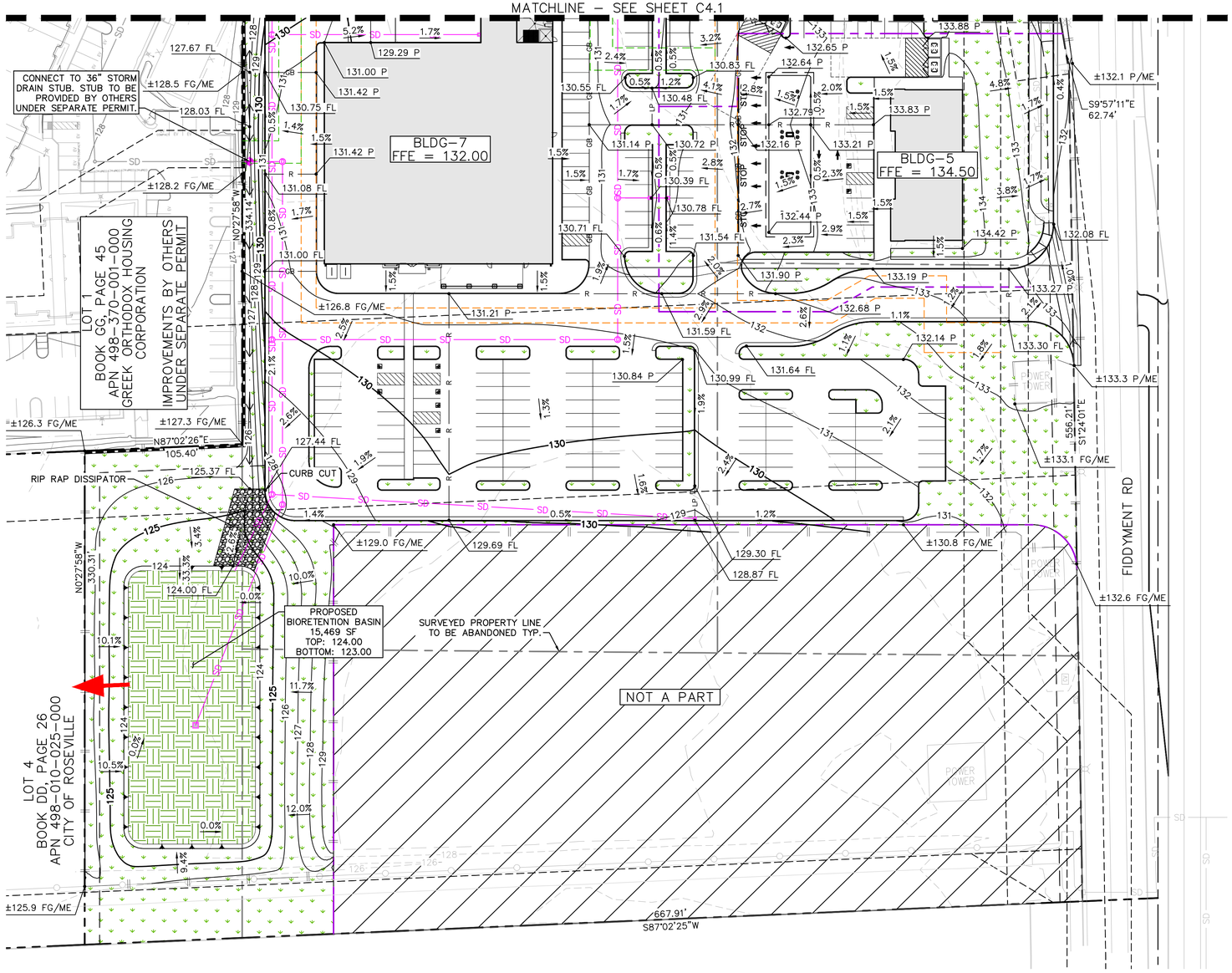
PRELIMINARY GRADING & DRAINAGE PLAN

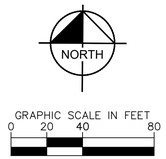
SIERRA VIEW SHOPPING CENTER

SWC OF FIDDYMENT RD & PLEASANT GROVE BLVD
ROSEVILLE, CA 95747

SHEET NUMBER
C4.1
11 OF 23

Plotted By:Szarecki, Piotr Sheet Set:Kha Layout:C4.0 July 06, 2026 08:37:17am K:\BAY_LDEV\197901001 - Roseville Retail Center (JAX)\CAD\PlanSheets\C4.0 - PRELIMINARY GRADING & DRAINAGE PLAN.dwg
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LEGEND

- SURVEYED PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPERTY LINE TO BE ABANDONED
- EXISTING EASEMENT
- PROPOSED PUBLIC EASEMENT
- PROPOSED PRIVATE EASEMENT
- CENTERLINE
- 180.50 P — PROPOSED ELEVATION
- 180.50 P — EXISTING ELEVATION
- 1.5% — PROPOSED SLOPE
- 1.5% — EXISTING SLOPE
- 71 — PROPOSED CONTOUR
- 70 — EXISTING CONTOUR
- 71 — PROPOSED CONTOUR BY OTHERS
- LIMITS OF GRADING/MATCH EXISTING
- GB — GRADE BREAK LINE
- R — RIDGE LINE
- LP — LOW POINT LINE
- FLOW LINE (VALLEY GUTTER/SWALE)
- SD — PROPOSED STORM DRAIN PIPE
- SD — EXISTING STORM DRAIN PIPE
- PROPOSED STORM DRAIN MANHOLE
- EXISTING STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- EXISTING STORM DRAIN INLET
- PROPOSED LANDSCAPING
- PROPOSED BIORETENTION
- OVERLAND RELEASE
- UTILITY POC TO PUBLIC

GRADING NOTES

1. ALL SPOT ELEVATIONS REFLECT TOP OF PAVEMENT UNLESS OTHERWISE INDICATED. ADD 0.5' TO PAVEMENT (P) ELEVATIONS FOR TOP OF CURB ELEVATIONS FOR VERTICAL CURBS AND CURB AND GUTTER.
2. CONTRACTOR SHALL VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN, AND NOTIFY ENGINEER IMMEDIATELY IF DISCREPANCIES ARE PRESENT.
3. ALL SPOT ELEVATIONS ARE MATCH EXISTING (ME), FINISHED GRADE PAVEMENT (P), FINISHED FLOOR (FF), OR SIDEWALK (SW) UNLESS OTHERWISE NOTED.
4. CONTRACTOR TO PROTECT IN PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
5. ANY EXISTING STRUCTURE, IMPROVEMENT, OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
6. CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING UNDERGROUND UTILITIES BEFORE CONSTRUCTION AND PROTECT IN PLACE UNLESS NOTED ON THE PLANS.
7. ADA ACCESSIBLE PARKING SPACES ARE DESIGNED WITH A MAXIMUM 1.5% SLOPE IN ALL DIRECTIONS. CONTRACTOR TO ENSURE SLOPE DOES NOT EXCEED 2.0% IN ANY DIRECTION.
8. PROPOSED SIDEWALK/ADA ROUTES ARE DESIGNED WITH A MAXIMUM 1.5% CROSS SLOPE AND A MAXIMUM 4.5% LONGITUDINAL SLOPE. CONTRACTOR TO ENSURE CROSS SLOPE DOES NOT EXCEED 2.0% AND LONGITUDINAL SLOPE DOES NOT EXCEED 5.0%
9. EXISTING GROUND IS DEFINED BY THE TOPOGRAPHIC SURVEY BY AZCA ENGINEERING, INC. DATED 03/23/2025, AND RECEIVED ON 06/11/2025.
10. EXISTING CONTOURS ARE SHOWN AT 2' INTERVALS AND PROPOSED CONTOURS ARE SHOWN AT 1' INTERVALS.
11. OWNER SHALL PREPARE AND RECORD PRIVATE RECIPROCAL EASEMENTS AND AGREEMENTS BETWEEN LOTS FOR ACCESS, DRAINAGE, UTILITIES, AND CONSTRUCTION PRIOR TO THE SALE OR OWNERSHIP TRANSFER OF ANY LOT.

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	

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).

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LICENSED PROFESSIONAL
REGISTERED PROFESSIONAL ENGINEER BRIAN COOKS BAO No. 93247 CIVIL STATE OF CALIFORNIA
NOT FOR CONSTRUCTION

KHA PROJECT	197901001
DATE	6/12/2026
SCALE AS SHOWN	
DESIGNED	PSS
DRAWN	PSS
CHECKED	JAK

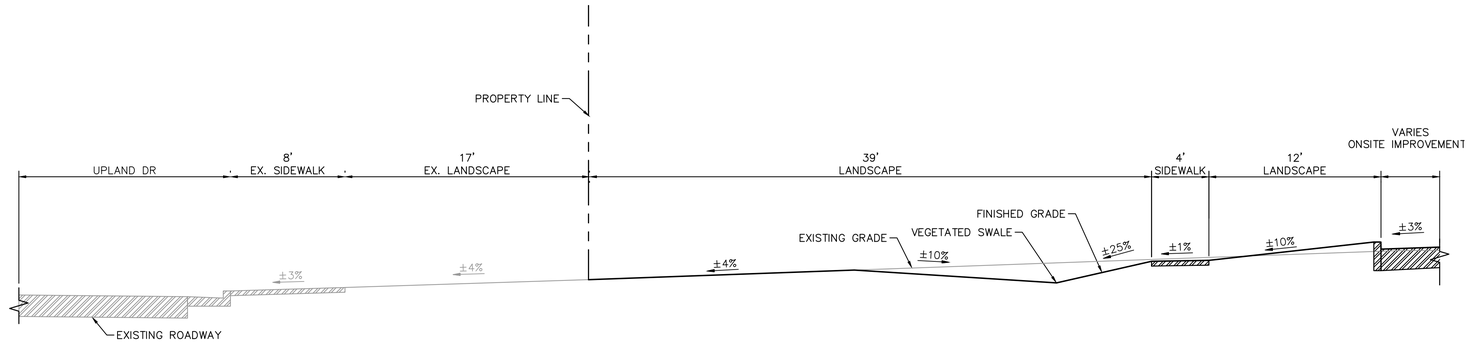
PRELIMINARY GRADING & DRAINAGE PLAN

SIERRA VIEW SHOPPING CENTER

SWC OF FIDDYMENT RD & PLEASANT GROVE BLVD
ROSEVILLE, CA 95747

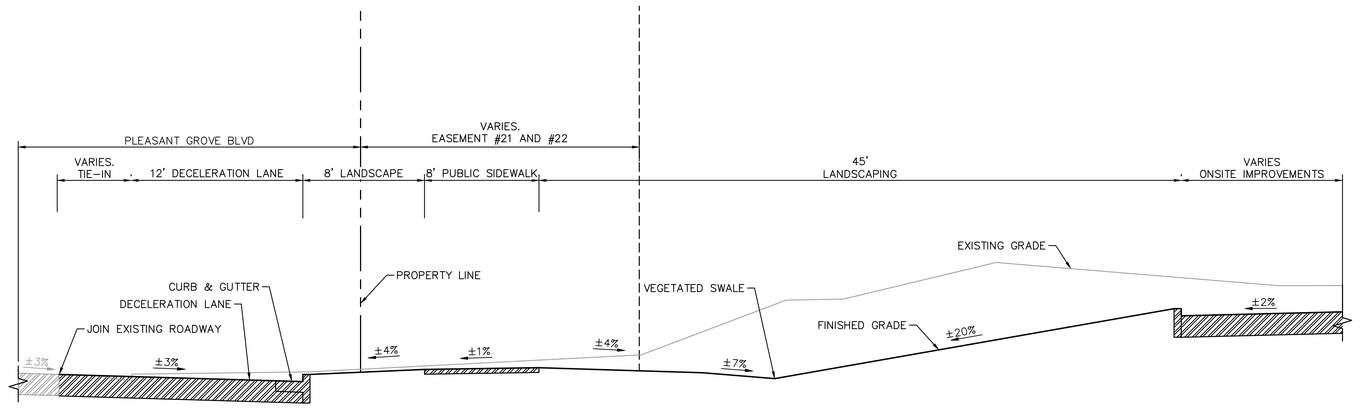
SHEET NUMBER
C4.2
12 OF 23

Plotted By:Szarecki, Piotr Sheet Set:Kha Layout:C4.1 July 09, 2026 08:37:20am K:\BAY_LDEV\197901001 - Roseville Retail Center (JAK)\CAD\PlanSheets\C4.0 - PRELIMINARY GRADING & DRAINAGE PLAN.dwg
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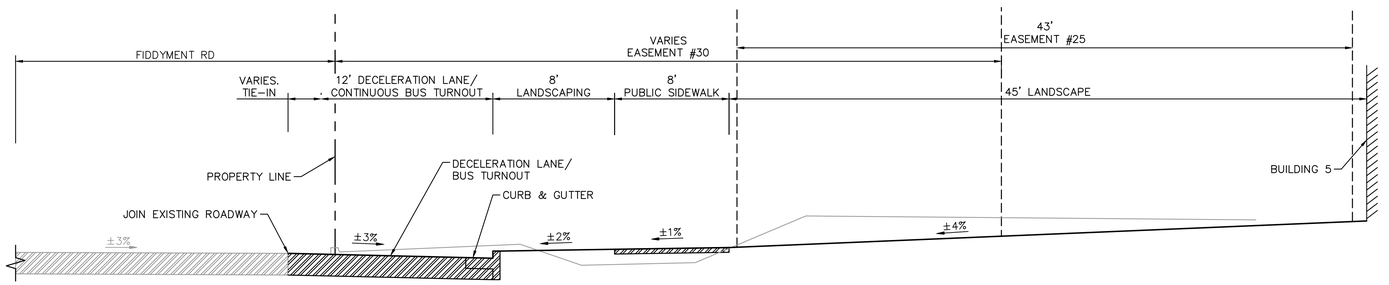
SECTION A

N.T.S.



SECTION B

N.T.S.



SECTION C

N.T.S.

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LICENSED PROFESSIONAL
REGISTERED PROFESSIONAL ENGINEER
HAROLD BROOKS BAZ
No. 93247
CIVIL
STATE OF CALIFORNIA
NOT FOR CONSTRUCTION

KHA PROJECT	197901001
DATE	6/12/2026
SCALE AS SHOWN	
DESIGNED	PSS
DRAWN	PSS
CHECKED	JAK
DATE:	

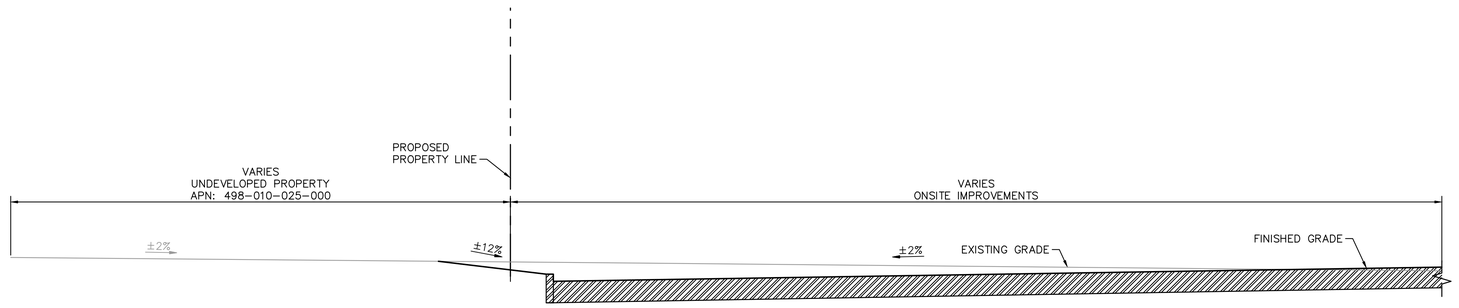
PRELIMINARY PROPERTY CROSS SECTIONS

SIERRA VIEW SHOPPING CENTER

SWC OF FIDDYMENT RD & PLEASANT GROVE BLVD
ROSEVILLE, CA 95747

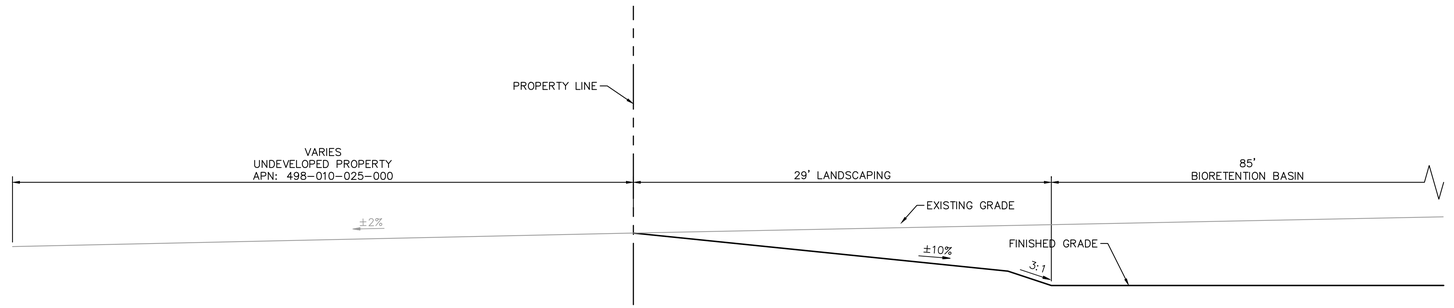
SHEET NUMBER
C4.3
13 OF 23

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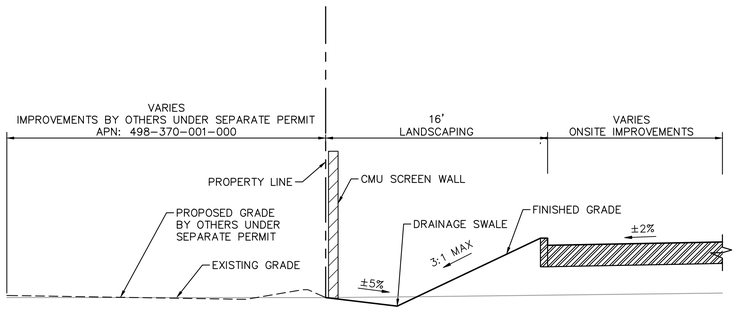


NOTE: A RIGHT OF ENTRY IS REQUIRED.

SECTION D
N.T.S.

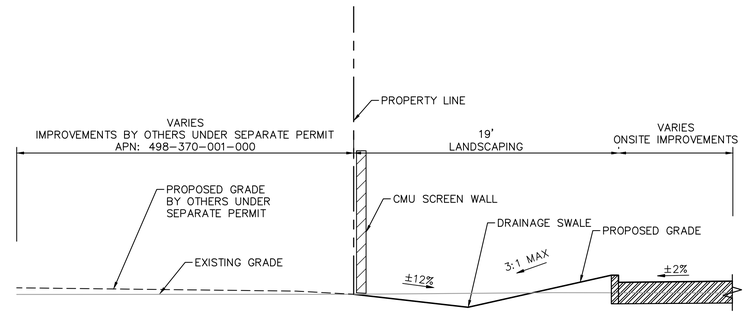


SECTION E
N.T.S.



NOTE: A RIGHT OF ENTRY IS REQUIRED.

SECTION F
N.T.S.



NOTE: A RIGHT OF ENTRY IS REQUIRED.

SECTION G
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NOT FOR CONSTRUCTION

KHA PROJECT	197901001
DATE	6/12/2026
SCALE	AS SHOWN
DESIGNED	PSS
DRAWN	PSS
CHECKED	JAK
DATE:	

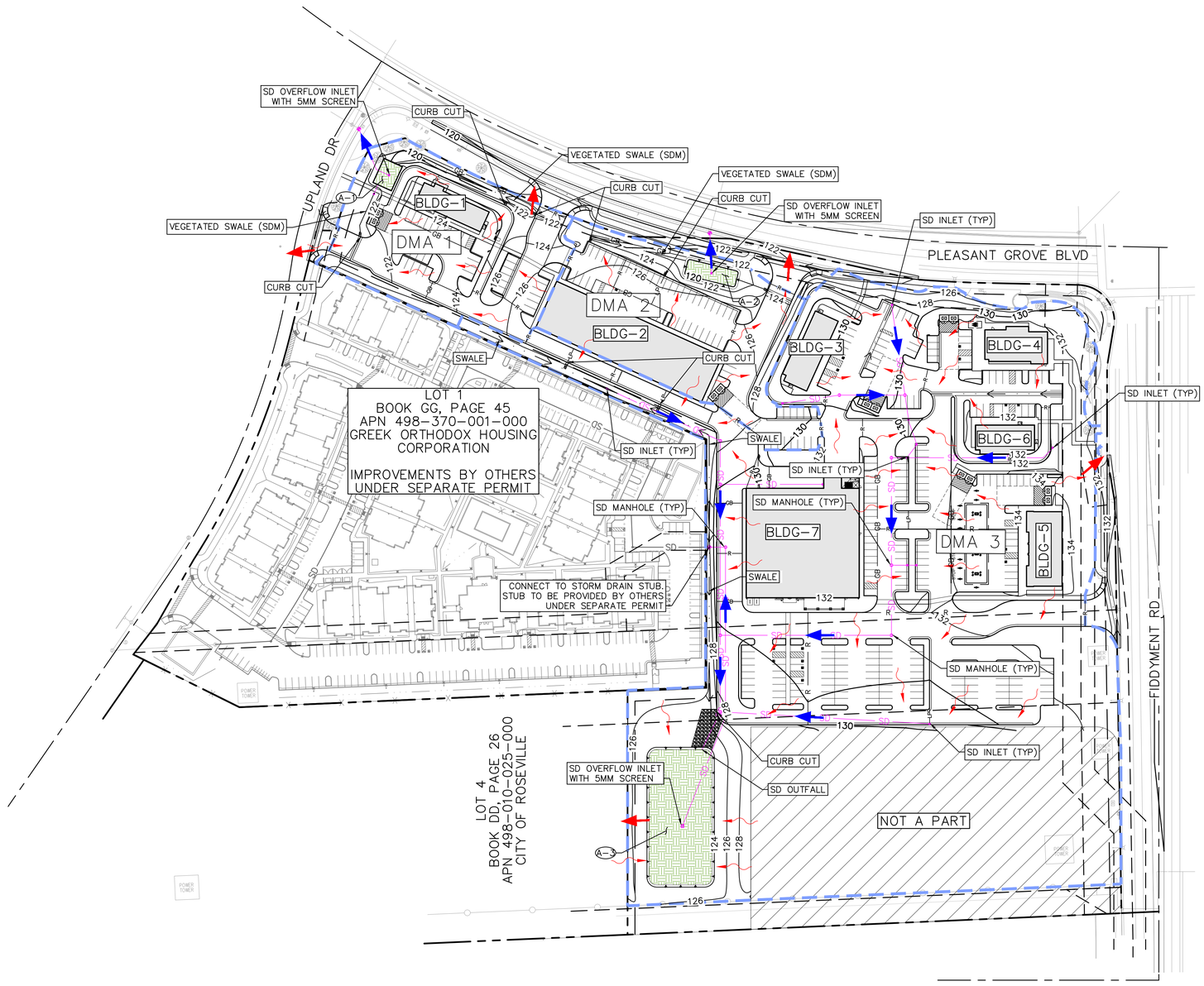
PRELIMINARY PROPERTY CROSS SECTIONS

SIERRA VIEW SHOPPING CENTER

SWC OF FIDDYMENT RD & PLEASANT GROVE BLVD
ROSEVILLE, CA 95747

SHEET NUMBER
C4.4
14 OF 23

Plotted By:Szarecki, Piotr Sheet Set:Kha Layout:C4.3 July 06, 2026 08:37:36am K:\BAY_LDEV\197901001 - Roseville Retail Center (JAK)\CAD\PlanSheets\C4.2 - PRELIMINARY PROPERTY CROSS SECTIONS.dwg
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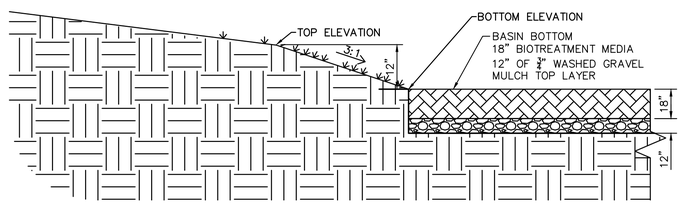
LEGEND

- PROPERTY LINE
- EASEMENT
- CENTERLINE
- DMA BOUNDARY
- PROPOSED STORM DRAIN PIPE
- EXISTING STORM DRAIN PIPE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- PROPOSED DIRECTION OF FLOW
- PIPE FLOW DIRECTION
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED FLOW LINE/SWALE
- OVERLAND RELEASE
- BMP ID
- PROPOSED BIORETENTION
- STORM DRAIN POC TO PUBLIC
- GRADE BREAK LINE
- RIDGE LINE
- LOW POINT LINE

STORM WATER QUALITY NOTES

1. SEE STORM WATER QUALITY NARRATIVE DATED 06/12/2026 INCLUDED WITH THIS SUBMITTAL FOR ADDITIONAL INFORMATION.
2. ALL PROPOSED IMPROVEMENTS SHALL COMPLY WITH THE LATEST EDITION OF CITY OF ROSEVILLE STANDARDS AND SPECIFICATIONS.
3. PROJECT SHALL COMPLY WITH THE STORM WATER QUALITY REQUIREMENTS PRESENTED IN THE WEST PLACER STORM WATER QUALITY DESIGN MANUAL.
4. FULL TRASH CAPTURE IS PROPOSED AT EACH STORM DRAIN INLET AND OVERFLOW.
5. THE PROJECT PROPOSES TREE PLANTING AND PRESERVATION AS A LID SITE DESIGN MEASURE. REFER TO FORM 3-4 AND LANDSCAPE PLANS FOR MORE INFORMATION.
6. REFER TO FORM 3-4 FOR VEGETATED SWALE VOLUME REDUCTION AND EFFECTIVE TREATED IMPERVIOUS AREA.
7. OWNER SHALL PREPARE AND RECORD PRIVATE RECIPROCAL EASEMENTS AND AGREEMENTS BETWEEN LOTS FOR ACCESS, DRAINAGE, UTILITIES, AND CONSTRUCTION PRIOR TO THE SALE OR OWNERSHIP TRANSFER OF ANY LOT.
8. STORM WATER QUALITY CALCULATIONS AND BMP SIZING CALCULATIONS ASSUME 20% PERVIOUS COVER, WHICH IS THE MINIMUM PERVIOUS COVER REQUIRED BY THE CITY. THE ACTUAL PERVIOUS COVER IS GREATER.
9. BMP A-3 IS SIZED AND DESIGNED TO TREAT THE REMAINDER PARCEL TO THE SOUTH OF THE PROPOSED DEVELOPMENT (DESIGNATED AS "NOT A PART") ASSUMING 80% IMPERVIOUS COVER.

DMA #	BMP ID	TOTAL DRAINAGE AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	BMP PROVIDED	BMP AREA (SF)	WATER QUALITY FLOW (CFS)	WATER QUALITY VOLUME (CF)	WATER QUALITY FLOW PROVIDED (CFS)	WATER QUALITY VOLUME PROVIDED (CF)
1	A-1	61,771	49,417	12,354	FLOW-THRU PLANTER	938	0.085	–	0.109	–
2	A-2	62805	50,244	12,561	DETENTION BASIN	1,532	–	1,806	–	2,060
3	A-3	514,577	411,662	102,915	DETENTION BASIN	15,469	–	20,553	–	20,806



TYPICAL BASIN CROSS SECTION DETAIL

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

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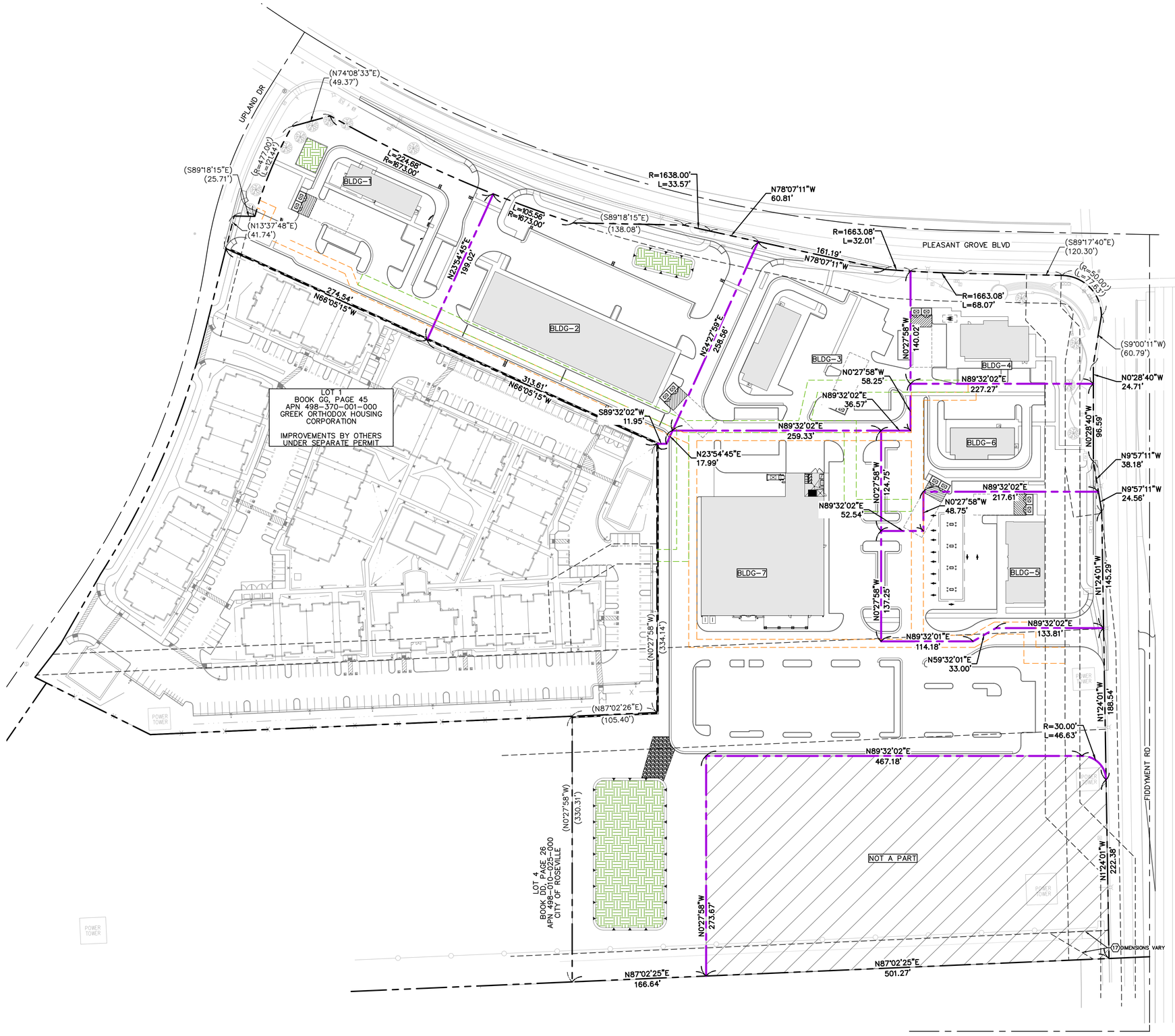
KHA PROJECT	197901001
DATE	6/12/2026
SCALE AS SHOWN	
DESIGNED	PSS
DRAWN	PSS
CHECKED	JAK
DATE:	

PRELIMINARY STORMWATER CONTROL PLAN

SIERRA VIEW SHOPPING CENTER
SWC OF FIDDYMENT RD & PLEASANT GROVE BLVD
ROSEVILLE, CA 95747

SHEET NUMBER
C5.0
15 OF 23

Plotted By:Szarecki, Piotr Sheet Set:Kha Layout:C5.0 July 06, 2026 08:37:49am K:\BAY_LDEV\197901001 - Roseville Retail Center (JAK)\CAD\PlanSheets\C5.0 - PRELIMINARY STORMWATER CONTROL PLAN.dwg
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LEGEND

- SURVEYED PROPERTY LINE
- PROPOSED PROPERTY LINE
- EASEMENT TO REMAIN
- PROPOSED PUBLIC EASEMENT
- PROPOSED PRIVATE EASEMENT
- CENTERLINE
- PROPOSED BIORETENTION
- BASIN SLOPE
- 222.00' N78°07'11"W — PROPOSED BEARING AND DISTANCE
- (222.00') (N78°07'11"W) — SURVEYED BEARING AND DISTANCE

GENERAL NOTES

1. THIS EXHIBIT IS INCLUDED FOR REFERENCE ONLY. REFER TO THE TENTATIVE SUBDIVISION MAP PLAN DATED 04/15/2026 INCLUDED WITH THIS PLANNING APPLICATION FOR PROPOSED SUBDIVISION LOT LINES AND ADDITIONAL INFORMATION.
2. OWNER SHALL PREPARE AND RECORD PRIVATE RECIPROCAL EASEMENTS AND AGREEMENTS BETWEEN LOTS FOR ACCESS, DRAINAGE, UTILITIES, AND CONSTRUCTION PRIOR TO THE SALE OR OWNERSHIP TRANSFER OF ANY LOT.

GRAPHIC SCALE IN FEET
0 30 60 120

NORTH

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LICENSED PROFESSIONAL
REGISTERED PROFESSIONAL ENGINEER
HAROLD BROOKS BAZ
No. 93247
CIVIL
STATE OF CALIFORNIA
NOT FOR CONSTRUCTION

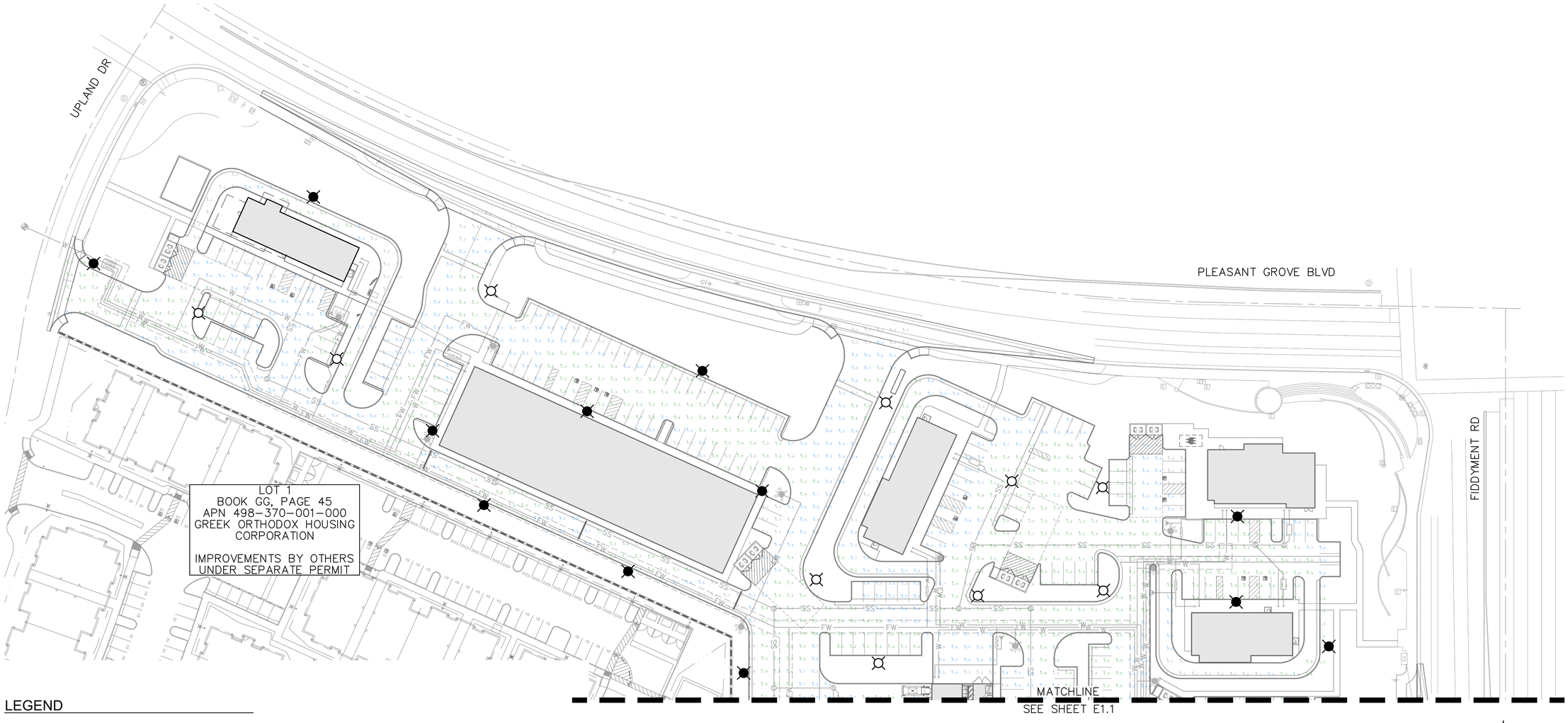
KHA PROJECT	197901001
DATE	6/12/2026
SCALE AS SHOWN	
DESIGNED	PSS
DRAWN	PSS
CHECKED	JAK

TENTATIVE SUBDIVISION MAP LOT LINE EXHIBIT

SIERRA VIEW SHOPPING CENTER
SWC OF FIDDYMENT RD & PLEASANT GROVE BLVD
ROSEVILLE, CA 95747

SHEET NUMBER
C6.0
16 OF 23

Plotted By: Szarecki, Piotr Sheet Set: Kha Layout: C3.0 July 06, 2026 08:38:09am K:\BAY_LDEV\197901001 - Roseville Retail Center (JAK)\CAD\PlanSheets\C6.0 - TSDM Exhibit.dwg
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LEGEND

- PROPERTY LINE
- EASEMENT
- LUMINAIRE (TYPE 3 DISTRIBUTION)
- LUMINAIRE (TYPE 5 DISTRIBUTION)

VALUE RANGES KEY

0.0 - 0.19 | 0.20 - 0.39 | 0.40 - 0.79 | 0.80 - 100

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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LICENSED PROFESSIONAL ENGINEER — ERIC A. KARNEY — No. 90704 — REGISTERED PROFESSIONAL ENGINEER — STATE OF CALIFORNIA — CIVIL

DATE:

KHA PROJECT	197901001
DATE	6/12/2026
SCALE	AS SHOWN
DESIGNED	JTK
DRAWN	EGV
CHECKED	SAR

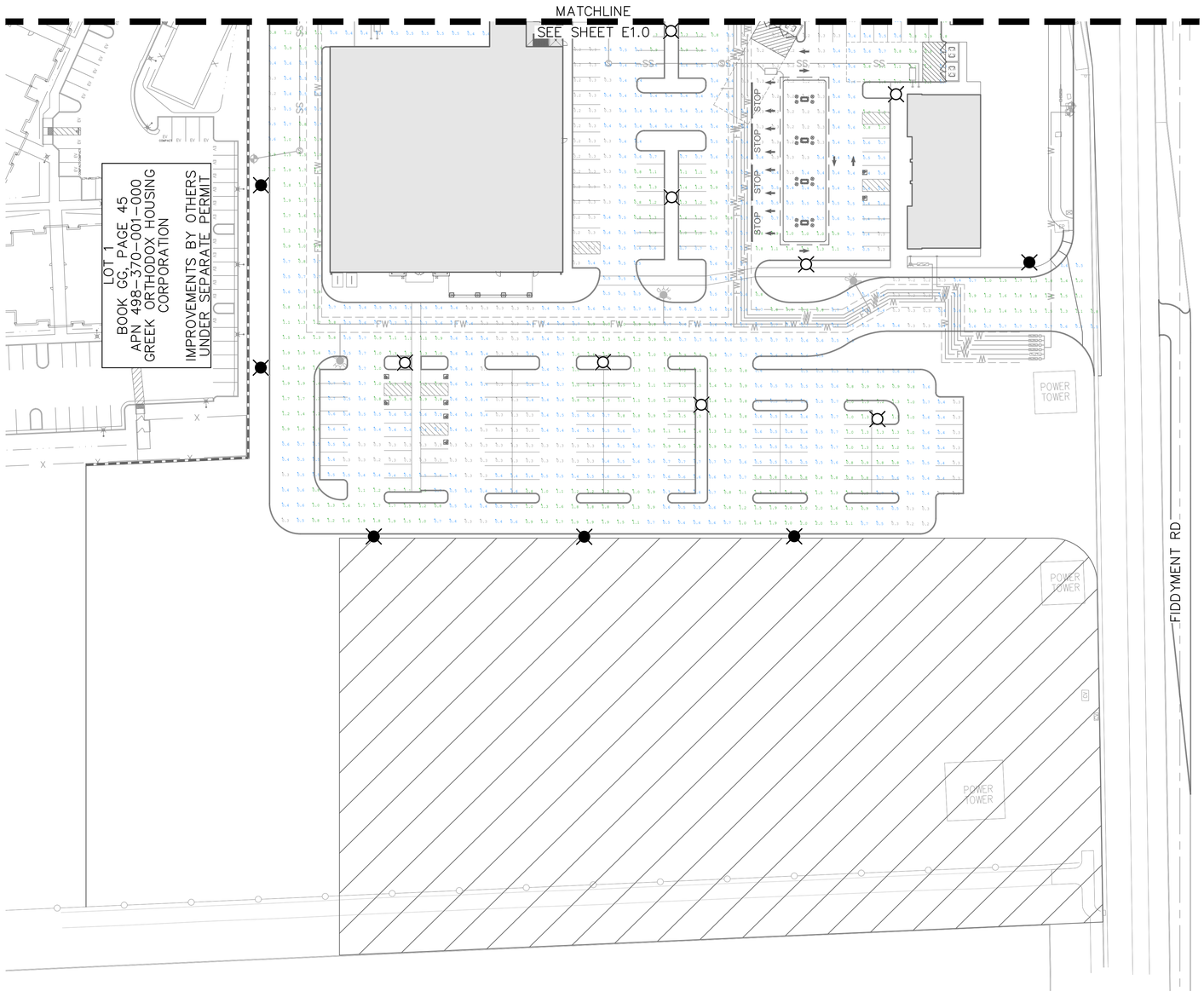
PHOTOMETRIC PLAN

SIERRA VIEW SHOPPING CENTER

SWC OF FIDDYMENT RD & PLEASANT GROVE BLVD
ROSEVILLE, CA 95747

SHEET NUMBER
E1.0
17 OF 23

Plotted By:Szarecki, Piotr Sheet Set:Kha Layout:E1.0 July 06, 2026 08:38:33am K:\BAY_LDEV\197901001 - Roseville Retail Center (JAK)\CAD\PlanSheets\E1.0 PHOTOMETRIC PLAN.dwg
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LEGEND

- PROPERTY LINE
- EASEMENT
- LUMINAIRE (TYPE 3 DISTRIBUTION)
- LUMINAIRE (TYPE 5 DISTRIBUTION)

VALUE RANGES KEY

0.0 - 0.19 | 0.20 - 0.39 | 0.40 - 0.79 | 0.80 - 100

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

Know what's below.
Call before you dig.

No.	REVISIONS	DATE

Kimley»Horn
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4637 CHABOT DR #300, PLEASANTON, CA 94588
PHONE: 925-398-4840
WWW.KIMLEY-HORN.COM

LICENSED PROFESSIONAL ENGINEER — STEVE A. KRAHENBUHL — No. 90704 — REGISTERED PROFESSIONAL ENGINEER — STATE OF CALIFORNIA — DATE:

KHA PROJECT	197901001
DATE	6/12/2026
SCALE	AS SHOWN
DESIGNED	JTK
DRAWN	EQV
CHECKED	SAR

PHOTOMETRIC PLAN

SIERRA VIEW
SHOPPING CENTER

SWC OF FIDDYMENT RD &
PLEASANT GROVE BLVD
ROSEVILLE, CA 95747

SHEET NUMBER
E1.1
18 OF 23

Plotted By:Szarecki, Piotr Sheet Set:Kha Layout:E1.1 July 06, 2026 08:38:36am K:\BAY_LDEV\197901001 - Roseville Retail Center (JMK)\CAD\PlanSheets\E1.0 PHOTOMETRIC PLAN.dwg
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CALCULATION SUMMARY						
CALCULATION ZONE	RECOMMENDED CRITERIA		PROPOSED CALCULATION			
	MIN LUM**	MAX/MIN*	MAX	AVG	MIN	MAX/MIN
PARKING LOT	0.20	20:1	2.60	0.79	0.20	13.00

NOTE: ALL MINIMUM AND MAXIMUM VALUES ARE MEASURED IN UNITS OF FOOTCANDLES (FC)
* VALUES BELOW MEET THE REQUIREMENT
** VALUES ABOVE MEET THE REQUIREMENT

LUMINAIRE SCHEDULE										
LEGEND	MODEL	DISTRIBUTION	LUMEN OUTPUT	COLOR TEMPERATURE	MOUNTING HEIGHT	WATTAGE	VOLTAGE	BUG RATING	MAST ARM	QUANTITY
	SLM-LED-09L-SIL-3-40-70CR-IL	TYPE 3	9,743	4000K	25'	62	120-277V	B1-U0-G2	N/A	18
	SLM-LED-09L-SIL-5W-40-70CRI	TYPE 5	9,450	4000K	25'	62	120-277V	B3-U0-G2	N/A	18

Catalog # : _____ Project : _____ Type : _____
Prepared By: _____ Date : _____

Slice Medium (SLM)

Outdoor LED Area Light

IP66 IK08



OVERVIEW	
Lumen Package	9,000 - 55,000
Wattage Range	62 - 436
Efficacy Range (LPW)	114 - 162
Weight lbs(kg)	27 (12.2)
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction
- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 33 lbs in carton.

Optical System
- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated seal.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3,4, 5W, FT, FTA, AM, and LC/RC.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- Zero uplight.
- Available in 5000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANS C78.377. Also Available in Phospho Converted Amber with Peak intensity at 610nm.
- 70 or 80CRI Minimum.
- Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control.

Electrical
- High-performance driver features overvoltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) input 50/60 Hz or optional High Voltage (347-480 VAC).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L and 48L lumen packages rated to +40°C. 55L lumen package rate to +35°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls
- Optional integral passive infrared Bluetooth® motion sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7.

Installation
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional B3 drill pattern. (See drawing in poles section)

Warranty
- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings
- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- Dark Sky compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applicationsapplicationsare qualified.
- IK08 rated luminaire per IEC 66262 mechanical impact code.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- Patented Silicone Optics (US Patent NO. 10,816,165 B2)

Slice Medium Outdoor LED Area Light

Type : _____

Have questions? Call us at (800) 436-7800

Back to Quick Links

ORDERING GUIDE

TYPICAL ORDER EXAMPLE: SLM LED 36L SIL FTA UNV DIM 50 70CRI ALSCS04 BRZ IL

Prefix	Light Source	Lumen Package	Lens	Distribution	Orientation[1]	Voltage
SLM - Slice Medium	LED	9L - 9,000 lms 12L - 12,000 lms 18L - 18,000 lms 24L - 24,000 lms 30L - 30,000 lms 36L - 36,000 lms 42L - 42,000 lms 48L - 48,000 lms 55L - 55,000 lms Custom Lumen Packages[2]	SIL - Silicone	2 - Type 2 3 - Type 3 4 - Type 4 5W - Type 5 Wide FT - Forward Throw FTA - Forward Throw Automotive AM - Automotive Merchandise LC - Left Corner RC - Right Corner	(blank) - standard (no rotation) L - Optics rotated left 90° R - Optics rotated right 90°	UNV - Universal Voltage (120-277V) HV - High Voltage (347-480V)

Driver	Color Temperature	Color Rendering	Controls	Finish	Options
DIM - 0-10v Dimming (10-100%)	50 - 5,000 CCT 40 - 4,000 CCT 35 - 3,500 CCT (80 CRI only) 30 - 3,000 CCT 27 - 2,700 CCT (80 CRI only) AMB - Phosphor Converted Amber[3]	70CRI - 70 CRI 80CRI - 80 CRI	(Blank) - None **Wireless Controls System** ALSC - AirLink Synapsa Control System[4] ALSCS02 - AirLink Synapsa Control System with 1-2-20' Motion Sensor[4] ALSCS04 - AirLink Synapsa Control System with 20-40' Motion Sensor[4] ALBMS18 - AirLink Blue Long Range Wireless Motion & Photo Sensor Controller (9-24' mounting height)[4] ALBMS28 - AirLink Blue Long Range Wireless Motion & Photo Sensor Controller (25-40' mounting height)[4] **Stand-Alone Controls** CCE - 0-10V Dimming leads extended to housing exterior CR7P - 7 Pin Control Receptacle ANSI C136.41[4] IMSBT2 - Integral Bluetooth® Motion and Photocell Sensor (9-24' MH)[4] IMSBT4 - Integral Bluetooth® Motion and Photocell Sensor (25-40' MH)[4] **Button Type Photocells** PCL120 - 120V PCUNV-277 - 208 -277V PCS47 - 347V	BLK - Black BRZ - Dark Bronze GMG - Gun Metal Gray GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White	(Blank) - None IH - Integral half Louver (Moderate Spill Light Cutoff)[5] IL - Integral Louver (Sharp Spill Light Cutoff)[5]

Need more information? Click here for our glossary

Have additional questions? Call us at (800) 436-7800

ACCESSORY ORDERING INFORMATION[6]

CONTROLS ACCESSORIES	
Description	Order Number
Twist Lock Photocell (120V) for use with CR7P	122514
Twist Lock Photocell (208-277) for use with CR7P	122515
Twist Lock Photocell (347V) for use with CR7P	122516
Twist Lock Photocell (480V) for use with CR7P	122580
AirLink 5 Pin Twist Lock Controller	661409
AirLink 7 Pin Twist Lock Controller	661410
Shorting Cap for use with CR7P	141528

MOUNTING ACCESSORIES[7]	
Description	Order Number
Round Pole Adapter (3" Round/Tapered Poles)	4082751LR
Round Pole Adapter (4" Round Poles)	379907LR
Round Pole Adapter (5" Round Poles)	379906LR
BS to BS Adapter	800686BLK

FUSING OPTIONS[8]	
Single Fusing (120V)	See Fusing Accessory Guide
Single Fusing (277V)	
Double Fusing (208V, 240V)	
Double Fusing (480V)	
Double Fusing (347V)	

EXTERNAL SHIELDING OPTIONS	
3" External Shield	See Shielding Guide
6" External Shield	

1. Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not SLI listed.
2. Not available on "Low" CRI distribution. E not available with LCRC distributions.
3. Motion sensors are field configurable via an app that can be downloaded from your smartphone's native app store. See controls section for more details.
4. Control device or shorting cap must be ordered separately. See Accessory Ordering Information.
5. Accessories are shipped separately and field installed.
6. "CCP" denotes Black, Dark Bronze, or White finishes.
7. Fusing must be located in hand hole of pole. See Fusing Accessory Guide for compatibility.
8. Only available in 9L, 12L, 18L & 24L Lumen Packages. Consult factory for lead time and availability.
9. Not available with CR, Lumen Package when 347-480V is specified.

Slice Medium Outdoor LED Area Light

Type : _____

Have questions? Call us at (800) 436-7800

Back to Quick Links

PERFORMANCE

DELIVERED LUMENS*

Lumen Package	Distribution	CRI	3000K CCT			4000K CCT			5000K CCT			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
9L	2	70	9411	149	B2-U0-G2	9681	152	B2-U0-G2	9665	152	B2-U0-G2	62
	3		9548	152	B2-U0-G2	9741	155	B2-U0-G2	9743	155	B2-U0-G2	
	4		9063	144	B1-U0-G1	9636	153	B1-U0-G1	9451	150	B1-U0-G1	
	5W		9261	147	B1-U0-G2	9450	150	B1-U0-G2	9458	150	B1-U0-G2	
	FT		9464	150	B2-U0-G2	9657	153	B2-U0-G2	9657	153	B2-U0-G2	
	FTA		9551	151	B2-U0-G2	9735	154	B2-U0-G2	9735	154	B2-U0-G2	
	AM		9649	153	B2-U0-G1	9845	156	B2-U0-G1	9845	156	B2-U0-G1	
	LC/RC		9469	144	B1-U0-G2	9535	153	B2-U0-G2	9333	150	B1-U0-G2	
12L	2	70	12551	147	B1-U0-G2	12788	150	B1-U0-G2	12788	150	B1-U0-G2	85
	3		12754	150	B2-U0-G2	12974	153	B2-U0-G2	12974	153	B2-U0-G2	
	4		12055	142	B2-U0-G1	12857	151	B2-U0-G1	12545	148	B2-U0-G1	
	5W		12355	145	B1-U0-G2	12560	148	B1-U0-G2	12564	148	B1-U0-G2	
	FT		12605	148	B2-U0-G2	12861	151	B2-U0-G2	12861	151	B2-U0-G2	
	FTA		12692	149	B3-U0-G2	12950	152	B3-U0-G2	12950	152	B3-U0-G2	
	AM		12848	151	B3-U0-G1	13111	154	B3-U0-G1	13111	154	B3-U0-G1	
	LC/RC		12903	137	B2-U0-G3	12836	145	B2-U0-G3	12787	142	B2-U0-G3	
18L	2	70	18421	136	B3-U0-G3	18797	139	B3-U0-G3	18797	139	B3-U0-G3	135
	3		18691	138	B3-U0-G3	19072	141	B3-U0-G3	19072	141	B3-U0-G3	
	4		17703	132	B2-U0-G4	18908	140	B2-U0-G4	18506	137	B2-U0-G4	
	5W		18128	134	B4-U0-G2	18498	137	B4-U0-G2	18498	137	B4-U0-G2	
	FT		18526	137	B3-U0-G3	18904	140	B3-U0-G3	18904	140	B3-U0-G3	
	FTA		18656	138	B3-U0-G3	19037	141	B3-U0-G3	19037	141	B3-U0-G3	
	AM		18886	140	B3-U0-G2	19273	143	B3-U0-G2	19273	143	B3-U0-G2	
	LC/RC		17559	131	B2-U0-G3	18670	139	B2-U0-G3	18273	136	B2-U0-G3	
24L	2	70	23561	145	B4-U0-G3	24506	152	B4-U0-G3	24414	152	B4-U0-G3	161
	3		23998	149	B3-U0-G3	25274	156	B3-U0-G3	25079	156	B3-U0-G3	
	4		24006	152	B3-U0-G3	25672	159	B3-U0-G3	25062	159	B3-U0-G3	
	5W		23798	148	B5-U0-G3	24953	155	B5-U0-G3	24859	154	B5-U0-G3	
	FT		24059	149	B3-U0-G3	25258	157	B3-U0-G3	25145	156	B3-U0-G3	
	FTA		23079	143	B3-U0-G3	24210	150	B4-U0-G3	24139	150	B4-U0-G3	
	AM		24052	149	B5-U0-G2	25229	157	B5-U0-G2	25134	156	B5-U0-G2	
	LC/RC		24053	153	B3-U0-G4	25122	159	B3-U0-G4	25122	159	B3-U0-G4	
30L	2	70	29494	138	B4-U0-G3	30808	145	B4-U0-G3	30791	145	B4-U0-G3	215
	3		30268	142	B5-U0-G4	31751	149	B5-U0-G4	31611	149	B5-U0-G4	
	4		30609	144	B5-U0-G3	32079	151	B5-U0-G3	32066	151	B5-U0-G3	
	5W		30002	141	B5-U0-G3	31472	148	B5-U0-G3	31351	147	B5-U0-G3	
	FT		30545	142	B4-U0-G4	31852	149	B4-U0-G4	31712	149	B4-U0-G4	
	FTA		29209	137	B4-U0-G4	30355	143	B4-U0-G4	30420	143	B4-U0-G4	
	AM		30554	142	B4-U0-G3	31820	149	B4-U0-G3	31700	149	B4-U0-G3	
	LC/RC		30450	143	B3-U0-G5	31891	150	B3-U0-G5	31891	150	B3-U0-G5	
36L	2	70	34121	134	B4-U0-G3	35795	140	B4-U0-G3	35660	140	B4-U0-G3	255
	3		35053	137	B4-U0-G4	36773	144	B4-U0-G4	36632	144	B4-U0-G4	
	4		35454	139	B5-U0-G5	37314	146	B5-U0-G5	37199	145	B5-U0-G5	
	5W		34785	136	B5-U0-G4	36488	143	B5-U0-G4	36351	142	B5-U0-G4	
	FT		35342	138	B4-U0-G4	36864	145	B4-U0-G4	36725	144	B4-U0-G4	
	FTA		33721	132	B4-U0-G4	35063	139	B4-U0-G4	35270	138	B4-U0-G4	
	AM		35330	138	B4-U0-G3	36851	145	B4-U0-G3	36712	144	B4-U0-G3	
	LC/RC		35207	138	B3-U0-G5	36897	145	B3-U0-G5	36897	145	B3-U0-G5	
42L	2	70	39966	127	B5-U0-G4	41675	134	B5-U0-G4	41767	135	B5-U0-G4	314
	3		41056	131	B4-U0-G3	43084	137	B4-U0-G3	42905	137	B4-U0-G3	
	4		41258	132	B5-U0-G3	43511	139	B4-U0-G5	43494	139	B4-U0-G5	
	5W		40986	130	B5-U0-G4	43690	136	B5-U0-G4	43529	135	B5-U0-G4	
	FT		41301	131	B4-U0-G4	43178	138	B4-U0-G4	43035	137	B4-U0-G4	
	FTA		39484	126	B4-U0-G4	41459	132	B5-U0-G4	41263	131	B5-U0-G4	
	AM		41186	131	B4-U0-G3	43262	137	B4-U0-G3	43000	137	B4-U0-G3	
	LC/RC		41275	131	B5-U0-G5	43426	137	B5-U0-G5	43258	137	B5-U0-G5	
48L	2	70	44590	121	B5-U0-G4	46565	127	B5-U0-G4	46389	126	B5-U0-G4	367
	5		45525	124	B4-U0-G5	47547	130	B4-U0-G5	47367	129	B4-U0-G5	
	4		45996	125	B4-U0-G5	48204	131	B4-U0-G5	48186	131	B4-U0-G5	
	5W		45902	123	B5-U0-G4	47875	129	B5-U0-G4	47782	129	B5-U0-G4	
	FT		44799	122	B4-U0-G5	46994	128	B4-U0-G5	46837	128	B4-U0-G5	
	FTA		44590	121	B5-U0-G4	46775	127	B5-U0-G4	46599	128	B5-U0-G4	
	AM		46310	126	B4-U0-G5	48579	132	B4-U0-G5	48396	132	B4-U0-G5	
	LC/RC		45726	125	B4-U0-G5	47921	131	B4-U0-G5	47921	131	B4-U0-G5	

Slice Medium Outdoor LED Area Light

Type : _____

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Back to Quick Links

PERFORMANCE (CONT.)

DELIVERED LUMENS*

Lumen Package	Distribution	CRI	3000K CCT			4000K CCT			5000K CCT			Wattage
			Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
55L	2	70	49585	114	B5-U0-G4	52852	139	B5-U0-G4	51816	139	B5-U0-G4	436
	3		50054	117	B4-U0-G5	53470	123	B4-U0-G5	53229	122	B4-U0-G5	
	4		50544	116	B4-U0-G5	52970	121	B4-U0-G5	52950	121	B4-U0-G5	
	5W		50487	116	B5-U0-G4	52661	121	B5-U0-G4	52761	121	B5-U0-G4	
	FT		51064	117	B4-U0-G5	53566	123	B4-U0-G5	53364	122	B4-U0-G5	
	FTA		49984	112	B5-U0-G4	51384	118	B5-U0-G4	52192	117	B5-U0-G4	
	AM		51045	117	B4-U0-G5	53548	123	B4-U0-G5	53544	122	B4-U0-G5	
	LC/RC		50247	116	B4-U0-G5	52659	121	B4-U0-G5	52659	121	B4-U0-G5	

LUMEN SCALING FACTOR		
70CRI - 80CRI	3000K 70CRI - 3500K 80CRI	3000K 70CRI - 2700K 80CRI
0.93	1.00	0.86

ELECTRICAL DATA (AMPS) - 2700K/3000K/3500K/4000K/5000K*

Lumens	120V	208V	240V	277V	347V	480V
9L	0.52	0.30	0.26	0.22	0.18	0.13
12L	0.73	0.41	0.35	0.31	0.24	0.18
18L	1.13	0.65	0.56	0.49	0.39	0.28
24L	1.54	0.77	0.67	0.58	0.46	0.34
30L	1.78	1.02	0.89	0.77	0.61	0.44
36L	2.13	1.23	1.06	0.92	0.73	0.53
42L	2.62	1.51	1.31	1.13	0.90	0.65
48L	3.06	1.76	1.53	1.32	1.06	0.76
55L	3.65	2.10	1.82	1.57	1.26	0.91

RECOMMENDED LUMEN MAINTENANCE (0-25°C)

Ambient	Initial	25K	50K	75K	100K
9L - 18L	100%	97%	93%	90%	86%
24L - 48L	100%	95%	89%	84%	79%
55L	100%	93%	82%	74%	67%

RECOMMENDED LUMEN MAINTENANCE* (40°C)

Ambient	Initial	25K	50K	75K	100K
9L - 18L	100%	97%	92%	88%	84%
24L - 48L	100%	94%	87%	80%	74%
55L	100%	91%	78%	68%	59%

RECOMMENDED LUMEN MAINTENANCE* (50°C)

Ambient	Initial	25K	50K	75K	100K
9L - 18L	100%	96%	91%	87%	83%
24L - 48L	100%	93%	84%	77%	71%
55L	100%	89%	74%	62%	52%

*Electrical data at 25°C (77°). Actual wattage may differ by +/-10%.
*LEDs are frequently updated therefore values are nominal.

1. Lumen maintenance values at 25C are calculated per TM-21 based on LM-80 data and in-situ testing.
2. In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times the IESNA LM-80-08 total test duration for the device under testing.
3. In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times the IESNA LM-80-08 total test duration for the device under testing.

DELIVERED LUMENS*

Lumen Package	Distribution	Phosphor Converted Amber (Peak 610nm)			Wattage
		Delivered Lumens	Efficacy	BUG Rating	
9L	2	5681	80	B2-U0-G2	74
	5	6088	82	B1-U0-G2	
	5W	5471	74	B3-U0-G2	
	FT	5800	79	B1-U0-G2	
	FTA	5924	81	B1-U0-G1	
	AM	5995	81	B1-U0-G2	
12L	2	7130	74	B2-U0-G2	102
	5	7289	76	B1-U0-G2	
	5W	7045	69	B3-U0-G2	
	FT	7470	73	B2-U0-G2	
	FTA	7628	75	B2-U0-G2	
	AM	7720	76	B1-U0-G1	
18L	2	9311	69	B2-U0-G2	135
	5	9562	71	B2-U0-G2	
	5W	8712	65	B3-U0-G2	
	FT	9257	68	B2-U0-G2	
	FTA	9433	70	B2-U0-G2	
	AM	9546	71	B2-U0-G1	
24L	2	11955	65	B2-U0-G2	175
	5	12273	64	B2-U0-G2	
	5W	10240	59	B3-U0-G2	
	FT	10867	62	B2-U0-G2	
	FTA	11097	65	B2-U0-G2	
	AM	11230	64	B2-U0-G1	

ELECTRICAL DATA - Phosphor Converted Amber (AMPS)*

Lumens	120V	208V	240V	277V	347V	480V
9L	0.62	0.36	0.31	0.27	0.21	0.15
12L	0.85	0.50	0.43	0.38	0.30	0.22
18L	1.15	0.65	0.56	0.49	0.39	0.28
24L	1.47	0.85	0.73	0.64	0.51	0.37

Plotted By:Szarecki, Piotr Sheet Set:Kha Layout:E1.2 July 06, 2026 08:38:30am K:\BAY_LIDEV\159790001 - Roseville Retail Center (JAK)\CAD\PlanSheets\E1.0 PHOTOMETRIC PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

No.	REVISIONS	DATE

Kimley»Horn
©2026 KIMLEY-HORN AND ASSOCIATES, INC.
4637 CHABOT DR #300, PLEASANTON, CA 94588
PHONE: 925-398-4840
WWW.KIMLEY-HORN.COM

LICENSED PROFESSIONAL ENGINEER — REGISTERED — No. 20604 — STATE OF CALIFORNIA — JAMES A. KAHNEY — NO FOR CONSTRUCTION — 06/12/26

KHA PROJECT	159790001
DATE	6/12/2026
SCALE AS SHOWN	
DESIGNED	JTK
DRAWN	EQV
CHECKED	SAR
DATE:	

PHOTOMETRIC DETAILS

SIERRA VIEW SHOPPING CENTER
SWC OF FIDDYMENT RD & PLEASANT GROVE BLVD
ROSEVILLE, CA 95747

811 Know what's below. Call before you dig.

SHEET NUMBER
E1.2
19 OF 23

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: Roseville Retail Center	(Page 1 of 8)
Project Address:	Date Prepared: 2026-04-14T17:57:44-04:00

This document is used to demonstrate compliance with requirements in §110.9, §130.0, §130.2, §140.7, and §141.0(b)2L for outdoor lighting scopes using the prescriptive path for nonresidential and hotel/motel occupancies. It is also used to document compliance with requirements in §160.5, §170.2(e)6, §180.1(a) and §180.2(b)4Biv for outdoor lighting scopes using the prescriptive path for multifamily and mixed-use occupancies. Multifamily include dormitory and senior living facilities.

A. GENERAL INFORMATION

01	Project Location (city)	Roseville			
02	Climate Zone	11	04	Total Illuminated Hardscape Area (ft²)	467000
03	Outdoor Lighting Zone per Title 24 Part 1 §10.114 or as designated by Authority Having Jurisdiction (AHJ):				
☐	LZ-0 Very Low - Undeveloped Parkland	☒ LZ-2; Moderate - Urban Clusters		☐ LZ-4: High - Must be reviewed by CA Energy Commission for Approval	
☐	LZ-1: Low - Rural Areas	☐ LZ-3: Moderately High - Urban Areas			
05	Occupancy Types within Project				
● Restaurant ● Retail					

B. PROJECT SCOPE

This table includes outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.7 / §170.2(e)6 or §141.0(b)2L / § 180.2(b)4Biv for alterations.

My Project Consists of:

01	02
☒ New Lighting System	Must Comply with Allowances from §140.7 / §170.2(e)6
☐ Altered Lighting System	Is your alteration increasing the connected lighting load (Watts)? ⓘ Yes ⓘ No

03	04	05
% of Existing Luminaires Being Altered[1]	Sum Total of Luminaires Being Added or Altered	Calculation Method
☐ < 10% ☐ >= 10% and < 50% ☐ >= 50%		

Please proceed to Table F, Outdoor Lighting Fixture Schedule to define the project's luminaires.

[1] *FOOTNOTES: % of Existing Luminaires Being Altered = (Sum Total of Luminaires Being Added or Altered / Existing Luminaires within the Scope of the Permit Application) x 100.*

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: Roseville Retail Center	(Page 2 of 8)
	Date Prepared: 2026-04-14T17:57:44-04:00

C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables F through N. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D Exceptional Conditions for guidance or see applicable Table referenced below.

Calculations of Total Allowed Lighting Power (Watts) §140.7 / §170.2(e)6 or §141.0(b)2L / § 180.2(b)4Biv | **Compliance Results**

01		02		03		04		05		06		07		08		09
General Hardscape Allowance §140.7(d)1 / §170.2(e)6 (See Table I)	*	Per Application §140.7(d)2 / §170.2(e)6 (See Table J)	*	Sales Frontage §140.7(d)2 (See Table K)	+	Ornamental §140.7(d)2 / §170.2(e)6 (See Table L)	+	Per Specific Area §140.7(d)2 / §170.2(e)6 (See Table M)	OR	Existing Power Allowance §141.0(b)2L / § 180.2(b)4Biv (See Table N)	=	**Total Allowed** (Watts)	≥	**Total Actual** (Watts)		**07 must be >= 08**
9,577	*	---	*	---	+	---	+	---	OR	---	=	9,577	≥	2,232		COMPLIES
Shielding Compliance (See Table G for Details):																COMPLIES
Controls Compliance (See Table H for Details):																COMPLIES

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with unedittable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: Roseville Retail Center	(Page 3 of 8)
	Date Prepared: 2026-04-14T17:57:44-04:00

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

For new or altered lighting systems demonstrating compliance with §140.7 / §170.2(e)6 all new luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application are included in the Table below. For altered lighting systems using the Existing Power method per §141.0(b)2L only new luminaires being installed and replacement luminaires being installed as part of the project scope are included (ie, existing luminaires remaining or existing luminaires being moved are not included). Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H. and are not included here. All other multifamily outdoor lighting is included here.

Designed Wattage:

01	02		03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description		Watts per luminaire[1, 2]	How is Wattage determined	Total Number Luminaires [2]	Luminaire Status[3]	Excluded per §140.7(a) / §170.2(e)6A	Design Watts	Cutoff Req. > 6,200 initial lumen output §130.2(b) / §160.5(c)1 [4]	Field Inspector	
										Pass	Fail
SLM-LED-09L-5L-3-40-70CR-IL	Slice Medium Area Light Type 5	☐ Linear	62	Mfr. Spec	18	New	☐	1,116	Provided	☐	☐
SLM-LED-09L-5L-5W-40-70CRI	Slice Medium Area Light Type 5	☐ Linear	62	Mfr. Spec	18	New	☐	1,116	Provided	☐	☐
							Total Design Watts:	2232			

* NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.
EX: luminaire is lighting a statue; EXCEPTION 2 to §130.2(b)

[1] *FOOTNOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per §130.0(c) / §160.5(b)*

[2] *For linear luminaires, wattage should be indicated as W/ft instead of Watts/luminaire. Total linear feet should be indicated in column 05 instead of number of luminaires.*

[3] *Select "New" for new luminaires in a new outdoor lighting project, or for added luminaires in an alteration. Select "Altered" for replacement luminaires in an alteration. Select "Existing to Remain" for existing luminaires within the project scope that are not being altered and are remaining. Select "Existing Reinstalled" for existing luminaires which are being removed and reinstalled as part of the project scope.*

[4] *Compliance with mandatory shielding requirements is required for luminaires with initial lumen output >= 6,200 unless exempted by §130.2(b)/ §160.5(c)*

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: Roseville Retail Center	(Page 4 of 8)
	Date Prepared: 2026-04-14T17:57:44-04:00

G. SHIELDING REQUIREMENTS (BUG)

This table includes fixtures of >=6,200 initial lumens indicated on Table F as needing to comply with Shielding Requirements. Maximum lumens can be found in Title 24, Part 11, Section 5.106.8.

01	02	03		04	05	06		07	08	09		10	11	12
		Backlight Rating[1]				Uplight Rating[1]				Glare Rating (Lumens)[2]				Field Inspector
Name or Item Tag	Complete Luminaire Description	Mounting Height[1]	Max Allowable Backlight Rating [1]	Backlight Rating Per Design	Lighting type	Max Allowable Uplight Rating [1]	Uplight Rating Per Design			Mounting Height[1]	Max Allowable Glare Rating [1]	Glare Rating Per Design	Pass	Fail
SLM-LED-09L-5L-3-40-70CR-IL	Slice Medium Area Light Type	2 MH from property line	No Limit	B1	Area Lighting	U0	U0			> 2 MH from property line	G2	G2	☐	☐
SLM-LED-09L-5L-5W-40-70CRI	Slice Medium Area Light Type 5	2 MH from property line	No Limit	B3	Area Lighting	U0	U0			> 2 MH from property line	G2	G2	☐	☐

[1] *FOOTNOTES: Mounting Height is labeled MH in this table.*

[2] *Authority Having Jurisdiction may ask for Luminaire cut sheets or other documentation to confirm luminaire type, uplight ratings and glare ratings used for compliance per §130.2(b)/ §160.5(c)*

[3] *BUG ratings with a lower number than the 'Max Allowable' are compliant. Ex. If Max Allowable is Bug Rating B4, then B0, B1, B2 and B3 are all compliant.*

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: Roseville Retail Center	(Page 5 of 8)
	Date Prepared: 2026-04-14T17:57:44-04:00

H. OUTDOOR LIGHTING CONTROLS

This table demonstrates compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (ie untouched) and luminaires which are removed and reinstalled (wiring only) do not need to be included in this table even if they are within the spaces covered by the permit application.
Outdoor lighting for nonresidential buildings, parking garages and common service areas in multifamily buildings must be documented separately from outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit

Mandatory Controls for Nonresidential Occupancies, Parking Garages & Common Areas In Multifamily Buildings

01	02	03	04	05	
Area Description	Shut-Off §130.2(c)1 / §160.5(c)	Auto-Schedule §130.2(c)2 / §160.5(c)	Motion Sensor §130.2(c)3 / §160.5(c)	Field Inspector	
				Pass	Fail
Retail Parking Lot: "SLM-LED-09L-5L-3-40-70CR-IL"	Astronomical Timer	Provided	Provided	☐	☐
Retail Parking Lot: "SLM-LED-09L-5L-5W-40-70CRI"	Astronomical Timer	Provided	Provided	☐	☐

[1] *FOOTNOTE: Text has been abbreviated, please refer to Table 160.5-A to confirm compliance with the specific light source technologies listed.*
[2] *Authority having jurisdiction may ask for cutsheets or other documentation to confirm compliance of light source.*
[3] *Recessed luminaires marked for use in fire-rated installations, and recessed luminaires installed in non-insulated ceilings are excepted from II and III.*

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: Roseville Retail Center	(Page 6 of 8)
	Date Prepared: 2026-04-14T17:57:44-04:00

I. LIGHTING POWER ALLOWANCE (per §140.7 / §170.2(e))

This table includes areas using allowance calculations per §140.7 /§170.2(e). General Hardscape Allowance is per Table 140.7-A/Table 170.2-A while "Use it or lose it" Allowances are per Table 140.7-B /Table 170.2-S. Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance.
Outdoor lighting attached to multifamily buildings and controlled from the inside of a dwelling unit are included in Table H. and are not included here. All other multifamily outdoor lighting is included here.

	01				
	"Use it or lose it" Allowance (select all that apply) (select all that apply)				
☒ General Hardscape Allowance table I (below)	☐ Per Application Table J	☐ Sales Frontage Table K	☐ Ornamental Table L	☐ Per Specific Area Table M	

Calculated General Hardscape Lighting Power Allowance per Table 140.7-A for Nonresidential & Hotel/Motel

02	03	04	05	06	07	08	09
Area Description	Area Wattage Allowance (AWA)			Linear Wattage Allowance (LWA)			Total General AWA + LWA (Watts)
	Illuminated Area (ft²)	Allowed Density (w/ft²)	Area Allowance (Watts)	Perimeter Length (ft)	Allowed Density (W/ft)	Linear Allowance (Watts)	
Retail Parking Lot	467000	0.019	8873	3360	0.15	504	9377
Initial Wattage Allowance for Entire Site (Watts):							200
Instances of Initial Wattage Allowance (LZ 0 only)[1]							
Total General Hardscape Allowance (Watts):							9577

J. LIGHTING ALLOWANCE: PER APPLICATION

This section does not apply to this project.

K. LIGHTING ALLOWANCE: SALES FRONTAGE

This section does not apply to this project.

L. LIGHTING ALLOWANCE: ORNAMENTAL

This section does not apply to this project.

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: Roseville Retail Center	(Page 7 of 8)
	Date Prepared: 2026-04-14T17:57:44-04:00

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

This section does not apply to this project.

N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)

This section does not apply to this project.

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title
NRCI-LTO-E - Must be submitted for all buildings

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Selections have been made based on information provided in this document. If any selection has been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

Form/Title	Systems/Spaces To Be Field Verified
NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls are added to <= 20 luminaires.	Retail Parking Lot: "SLM-LED-09L-5L-3-40-70CR-IL"; Retail Parking Lot: "SLM-LED-09L-5L-5W-40-70CRI"

STATE OF CALIFORNIA
Outdoor Lighting
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE	NRCC-LTO-E
Project Name: Roseville Retail Center	(Page 8 of 8)
Project Address:	Date Prepared: 2026-04-14T17:57:44-04:00

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name:	Documentation Author Signature:
Jakob Kelso	
Company: Kimley-Horn	Signature Date: 4/14/2026
Address: 4637 Chabot Dr, Suite 300	CEA/HERS/ECC Certification Identification (if applicable):
City/State/Zip: Pleasanton, CA 94588	Phone: 925-414-5732

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The building design features or system design components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation ***"***order provides to the building owner at occupancy.

Responsible Person Name: Shawn Rainey	Responsible Person Signature:
Responsible Person Scope:	
Company: Kimley-Horn	Date Signed: 4/14/2026
Address: 4637 Chabot Dr, Suite 300	License: California Professional Engineer No. 085704
City/State/Zip: Pleasanton, CA 94588	Phone: 510-350-0232

TITLE 24 COMPLIANCE

Know what's below. Call before you dig.

No.	REVISIONS	DATE

Kimley»Horn
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4637 CHABOT DR #300, PLEASANTON, CA 94588
PHONE: 925-398-4840
WWW.KIMLEY-HORN.COM

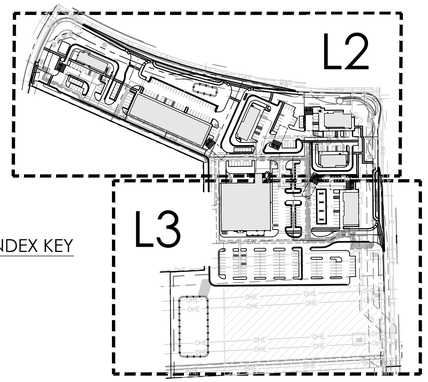
LICENSED PROFESSIONAL ENGINEER — STEVE A. RAINEY — REGISTERED PROFESSIONAL ENGINEER — No. 085704 — 06/30/2026 — STATE OF CALIFORNIA
NO FOR CONSTRUCTION
DATE:

KHA PROJECT	197901001
DATE	6/12/2026
SCALE	AS SHOWN
DESIGNED	JTK
DRAWN	EQV
CHECKED	SAR

SIERRA VIEW SHOPPING CENTER
SWC OF FIDDYMENT RD & PLEASANT GROVE BLVD
ROSEVILLE, CA 95747

SHEET NUMBER
E1.3
20 OF 23

Plotted By:Szarecki, Piotr Sheet Set:Kha Layout:E1.3 July 06, 2026 08:36:41am K:\BAY_LDEV\197901001 - Roseville Retail Center (JAK)\CAD\PlanSheets\E1.0 PHOTOMETRIC PLAN.dwg
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SHEET INDEX KEY

NTS

CONCEPT PLANT SCHEDULE

PARKING LOT SHADE TREE-LARGE

Acer rubrum 'October Glory' / October Glory Red Maple	24" box, Moderate
Ginkgo biloba 'Autumn Gold' / Autumn Gold Maidenhair Tree	24" box, Moderate
Ulmus parvifolia 'True Green' / True Green Lacebark Elm	24" box, Moderate
Zelkova serrata / Japanese Zelkova	24" box, Moderate

PARKING LOT SHADE TREE-MEDIUM

Arbutus x 'Marina' / Marina Strawberry Tree	24" box, Low
Ceratonia siliqua / Carob Tree	24" box, Moderate
Koelreuteria paniculata / Golden Rain Tree	24" box, Moderate
Ulmus propinqua 'JFS-Bieberich' / Emerald Sunshine® Elm	24" box, Moderate
Zelkova serrata 'Village Green' / Village Green Japanese Zelkova	24" box, Moderate

SMALL/MEDIUM ACCENT TREE

Cercis occidentalis / Western Redbud	15 gal., Low
Lagerstroemia indica 'Red' / Red Crape Myrtle	15 gal., Low
Magnolia grandiflora 'St. Mary' / St. Mary Southern Magnolia	15 gal., Moderate
Olea europaea 'Swan Hill' / Swan Hill Fruitless Olive	15 gal., Low
Prunus cerasifera 'Krauter Vesuvius' / Krauter Vesuvius Purple-leaf Plum	15 gal., Moderate

STREET TREE

Acer rubrum 'October Glory' / October Glory Red Maple	24" box, Moderate
Ginkgo biloba 'Autumn Gold' / Autumn Gold Maidenhair Tree	24" box, Moderate
Quercus rubra / Northern Red Oak	24" box, Low
Quercus suber / Cork Oak	24" box, Low
Ulmus parvifolia 'Drake' / Drake Lacebark Elm	24" box, Moderate

SCREEN TREE

Calocedrus decurrens / Incense Cedar	15 gal., Low
Cedrus deodara 'Blue Ice' / Blue Ice Deodar Cedar	15 gal., Low
Laurus x 'Saratoga' / Saratoga Hybrid Laurel	15 gal., Low
Quercus wislizeni / Interior Live Oak	15 gal., Low

APPROVED TREES FOR EASEMENT AREA

Magnolia stellata rubra / Red Star Magnolia	15 gal., Moderate
Picea pungens 'Fat Albert' / Fat Albert Colorado Spruce	15 gal., Moderate
Prunus cerasifera 'Purple Pony' / Purple Pony Purple-leaf Plum	15 gal., Moderate
Prunus subhirtella 'Pendula' / Winter-flowering Cherry	15 gal., Moderate
Viburnum tinus / Laurustinus	15 gal., Moderate



NORTH

0 50 100 150 feet

SCALE: 1" = 50'

COMPLIANCE STATEMENT

I have complied with the criteria of the water use ordinance and applied them accordingly for the efficient use of water in the landscape design plan.

Rodney Scaccalosi 6-9-26

PROJECT INFORMATION

Date:	6-9-26
Project applicant:	KIMLEY HORN
Project address	PLEASANT GROVE BLVD. AND FIDDYMENT ROAD, ROSEVILLE
Total landscape area (square feet)	169,919 SF
Project type	Private/Commercial
Water supply type	Recycled

Water Efficient Landscape Worksheet

HYDROZONE/PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIG. METHOD	IRRIG. EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (Sq. Ft.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU)
REGULAR LANDSCAPE AREA							
SHRUBS,GROUNDCOVER, BIO AREAS.-LOW	0.2	DRIP	0.81	0.25	131,623	32,500	1051814
TREES-MODERATE	0.5	BUBBLERS	0.81	0.62	4120	2.543	82308
UPLAND AREA	0.0	NONE	0.81	0.00	34176	0	0
				TOTALS	169.919	35,043	1134122

ETAF Calculations

Total ETAF x Area	35,043
Total Area	169,919
Average ETAF	21%

Note:

1. Average ETAF for Regular Landscape areas must be below .55 for residential areas and .45 for non-residential areas.

Maximum Applied Water Allowance (MAWA). MAWA= (ETo) (Conversion factor) ((ETAF)(Landscape Area)) + ((1-ETAF) x SLA)

(52.2) (.62) (.45 x 169,919) + (1-.45) X 0) 2474666 Gal.

Estimated Total Water use (ETWU). ETWU= (ETo)) (Conversion factor) ((ETAF) (Area))

(52.2) (.62) (35,053) = 1134122 Gal.

PARKING LOT SHADE CALCULATIONS

Total Parking Area	62711
Shade Area Required	*31355.5*
Total Shade Provided	37110
Percent Shade	*59%*
Total Trees	74

Total area per coverage/dia.	Shade Cover %	25%	50%	75%	100%	Total % Shade by Coverage/Dia.
Tree Diameter	20		2474			7%
	25	241	27420	5051	1924	93%
	30					0%
	35					0%

KEY	Adjust as needed	Change with caution

PARKING LOT SHADE CALCULATIONS

Symbol	Botanical Name / Common Name	Qty. @ Full shade (sq ft)		Qty. @ 3/4 shade (sq ft)		Qty. @ 1/2 shade (sq ft)		Qty. @ 1/4 shade (sq ft)		Total (sq ft)	
	MEDIUM SHADE TREE	0				7	2474	0		7	2474
	LARGE SHADE TREE	2	1924	7	5051	57	27420	1	241	67	34636

GENERAL NOTES

1. A soils fertility analysis report and recommendations by a certified soils analysis laboratory shall be completed prior to construction. Soil samples shall be collected after site rough grading has been completed.
2. For landscape installations, compost at a minimum rate of 4 cubic yards per 1,000 square feet of permeable area shall be incorporated.
3. All landscape planting areas,except bio-retention and upland hydro-seed areas, shall receive a minimum 3" layer of organic wood chip mulch top dressing. "Gorilla Hair" /Shredded bark is not an acceptable mulch. No mulch shall be used in bio-retention areas; See civil plans for soil mix /profile specifications.
4. All trees, shrubs and groundcover shall be irrigated with a drip system, smart controller , weather sensor, etc.and shall meet City of Roseville Water Efficient standards/regulations.
5. All new trees located within 7' of pavement or permanent structure shall have a root barrier.
6. All existing trees, shrubs and groundcover and associated root systems (to remain) shall be protected in place during construction. Plant material shall be replaced in kind if damaged.

OLIVE STREET
LANDSCAPE ARCHITECTURE
P.O. Box 2083
Petaluma CA 94952
707-280-8990
OliveStreetLandscape.com
rod@olivestreetlandscape.com

Rev	Date	Description	Designed	Drawn	Checked
-	6-9-26	PLANNING	-	-	

SIERRA VIEW SHOPPING CENTER
OVERALL, TREE AND PARKING LOT SHADE PLAN
SWC FIDDYMENT RD. & PLEASANT GROVE BLVD.

City Of
ROSEVILLE

County Of
PLACER

State Of
CALIFORNIA

Prepared Under the Direction of:

REGISTERED LANDSCAPE ARCHITECT
Rodney L. Scaccalosi
No. 4452
Exp. 05/31/28
STATE OF CALIFORNIA

Sheet
L1

Scale:	SEE PLAN
Date:	6-9-26
Project Number:	-
Plan File:	-



CONCEPT PLANT SCHEDULE

PARKING LOT SHADE TREE-LARGE

Acer rubrum 'October Glory' / October Glory Red Maple	24" box, Moderate
Ginkgo biloba 'Autumn Gold' / Autumn Gold Maidenhair Tree	24" box, Moderate
Ulmus parvifolia 'True Green' / True Green Lacebark Elm	24" box, Moderate
Zelkova serrata / Japanese Zelkova	24" box, Moderate

PARKING LOT SHADE TREE-MEDIUM

Arbutus x 'Marina' / Marina Strawberry Tree	24" box, Low
Ceratonia siliqua / Carob Tree	24" box, Moderate
Koelreuteria paniculata / Golden Rain Tree	24" box, Moderate
Ulmus propinqua 'JFS-Bieberich' / Emerald Sunshine® Elm	24" box, Moderate
Zelkova serrata 'Village Green' / Village Green Japanese Zelkova	24" box, Moderate

SMALL/MEDIUM ACCENT TREE

Cercis occidentalis / Western Redbud	15 gal., Low
Lagerstroemia indica 'Red' / Red Crape Myrtle	15 gal., Low
Magnolia grandiflora 'St. Mary' / St. Mary Southern Magnolia	15 gal., Moderate
Olea europaea 'Swan Hill' / Swan Hill Fruitless Olive	15 gal., Low
Prunus cerasifera 'Krauter Vesuvius' / Krauter Vesuvius Purple-leaf Plum	15 gal., Moderate

STREET TREE

Acer rubrum 'October Glory' / October Glory Red Maple	24" box, Moderate
Ginkgo biloba 'Autumn Gold' / Autumn Gold Maidenhair Tree	24" box, Moderate
Quercus rubra / Northern Red Oak	24" box, Low
Quercus suber / Cork Oak	24" box, Low
Ulmus parvifolia 'Drake' / Drake Lacebark Elm	24" box, Moderate

SCREEN TREE

Calocedrus decurrens / Incense Cedar	15 gal., Low
Cedrus deodara 'Blue Ice' / Blue Ice Deodar Cedar	15 gal., Low
Laurus x 'Saratoga' / Saratoga Hybrid Laurel	15 gal., Low
Quercus wislizeni / Interior Live Oak	15 gal., Low

APPROVED TREES FOR EASEMENT AREA

Magnolia stellata rubra / Red Star Magnolia	15 gal., Moderate
Picea pungens 'Fat Albert' / Fat Albert Colorado Spruce	15 gal., Moderate
Prunus cerasifera 'Purple Pony' / Purple Pony Purple-leaf Plum	15 gal., Moderate
Prunus subhirtella 'Pendula' / Winter-flowering Cherry	15 gal., Moderate
Viburnum tinus / Laurustinus	15 gal., Moderate

LARGE SCREEN SHRUB

Arctostaphylos x 'Sunset' / Sunset Manzanita	5 gal., Low
Ceanothus x 'Julia Phelps' / Julia Phelps Wild Lilac	5 gal., Low
Olea europaea 'Montra' / Little Ollie® Olive	5 gal., Low
Rhaphiolepis umbellata `Eleanor Tabor` / Yedda Hawthorn	5 gal, Low

LARGE/MEDIUM ACCENT

Agave americana 'Marginata' / Variegated Century Plant	5 gal., Low
Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	5 gal., Low
Lomandra longifolia 'Lomlon' / Lime Tuff Dwarf Mat Rush	5 gal., Low
Phormium tenax 'Firebird' / Firebird New Zealand Flax	5 gal., Low
Salvia leucantha / Mexican Bush Sage	5 gal., Low

VINES

Ficus pumila / Creeping Fig	5 gal., Moderate
Macfadyena unguis-cati / Cat's Claw Creeper	5 gal., Low

MEDIUM SHRUBS

Arctostaphylos x 'John Dourley' / John Dourley Manzanita	5 gal., Low
Callistemon viminalis 'Little John' / Little John Weeping Bottlebrush	5 gal., Low
Frangula californica 'Mound San Bruno' / Mound San Bruno Coffeeberry	5 gal., Low
Rhaphiolepis indica 'Parhap' / Oriental Pearl Indian Hawthorn	5 gal., Low
Westringia fruticosa 'Blue Gem' / Blue Gem Coast Rosemary	5 gal., Low

SMALL ACCENT

Dianella revoluta 'DR5000' / Little Rev™ Flax Lily	5 gal., Low
Dianella tasmanica 'Yellow Stripe' / Golden Flax Lily	5 gal., Low
Eremophila hygrophana 'Blue Bells' / Blue Bells Emu Bush	5 gal., Low
Helictotrichon sempervirens / Blue Oat Grass	1 gal., Low
Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue English Lavender	1 gal., Low
Lomandra longifolia 'Roma 13' / Platinum Beauty® Variegated Mat Rush	1 gal., Low
Pennisetum setaceum `Fireworks` / Fireworks Fountain Grass	1 gal., Low
Tulbaghia violacea / Society Garlic	1 gal., Low
Yucca x `Bright Star` / Variegated Spanish Dagger	5 gal., Low

EXISTING PLANTS TO REMAIN

existing plants to remain in place. Preserve and protect.

ACCENT GROUNDCOVER

Convolvulus mauritanicus 'Blue Lake' / Blue Lake Morning Glory	1 gal., Low
Rosa x 'Meiradriflora' / Drift Rose	1 gal., Low
Rosa x 'Meisentmil' / Lemon Drift® Rose	1 gal., Low
Teucrium chamaedrys 'Nanum' / Creeping Germander	1 gal., Low

GROUNDCOVER

Ceanothus griseus horizontalis 'Yankee Point' / Yankee Point Carmel Creeper	1 gal., Low
Grevillea lanigera 'Coastal Gem' / Coastal Gem Grevillea	1 gal., Low
Myoporum parvifolium / Trailing Myoporum	1 gal., Low
Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary	1 gal., Low

BIO-RETENTION

Bio-Retention Plants Hydroseed / Bio-Retention Seed Mix	Hydroseed, No Water Use
Carex divulsa / European Grey Sedge	4" pot, Low
Leymus condensatus 'Canyon Prince' / Canyon Prince Giant Wild Rye	4" pot, Low
Muhlenbergia rigens / Deer Grass	4" pot, Low

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SIERRA VIEW SHOPPING CENTER

CONCEPTUAL LANDSCAPE PLAN

SWC FIDDYMENT RD. & PLEASANT GROVE BLVD.

City Of ROSEVILLE

County Of PLACER

State Of CALIFORNIA

Prepared Under the Direction of:

REGISTERED LANDSCAPE ARCHITECT
Rodney L. Scaccalosi
No. 4452
Exp. 05/31/28
STATE OF CALIFORNIA

Sheet L2

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Plan File:	-

CONCEPT PLANT SCHEDULE

PARKING LOT SHADE TREE-LARGE

Acer rubrum 'October Glory' / October Glory Red Maple	24" box, Moderate
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Ulmus propinqua 'JFS-Bieberich' / Emerald Sunshine® Elm	24" box, Moderate
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SMALL/MEDIUM ACCENT TREE

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Phormium tenax 'Firebird' / Firebird New Zealand Flax	5 gal., Low
Salvia leucantha / Mexican Bush Sage	5 gal., Low

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Macfadyena unguis-cati / Cat's Claw Creeper	5 gal., Low

MEDIUM SHRUBS

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GROUNDCOVER

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Myoporum parvifolium / Trailing Myoporum	1 gal., Low
Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary	1 gal., Low

BIO-RETENTION

Bio-Retention Plants Hydroseed / Bio-Retention Seed Mix	Hydroseed, No Water Use
Carex divulsa / European Grey Sedge	4" pot, Low
Leymus condensatus 'Canyon Prince' / Canyon Prince Giant Wild Rye	4" pot, Low
Muhlenbergia rigens / Deer Grass	4" pot, Low

UPLAND

Area to remain natural- overseed construction/impacted areas with native upland hysroseed mix

Upland Hydroseed / Upland Seed Mix	Hydroseed, No Water Use



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L3

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