

DEVELOPER
WARBERG DEAL 18 LP
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PLEASANTON, CA 94588

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

SITE ADDRESS:	SWC OF FIDDMYNT 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

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

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

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

KIMLEY-HORN & 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.

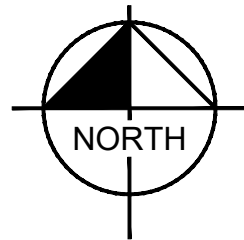
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SIERRA VIEW SHOPPING CENTER

The site plan illustrates the proposed layout for a 100-unit apartment complex. The building is situated on a triangular plot bounded by Upland Dr to the north, Pleasant Grove Dr to the east, and Fiddymt Rd to the south. The plan includes a detailed parking lot with numerous spaces, a central access road, and surrounding landscaped areas. A large, undeveloped rectangular area is located to the west of the parking lot, separated by a dashed line. The building footprint is shown with internal room divisions and a central core area.

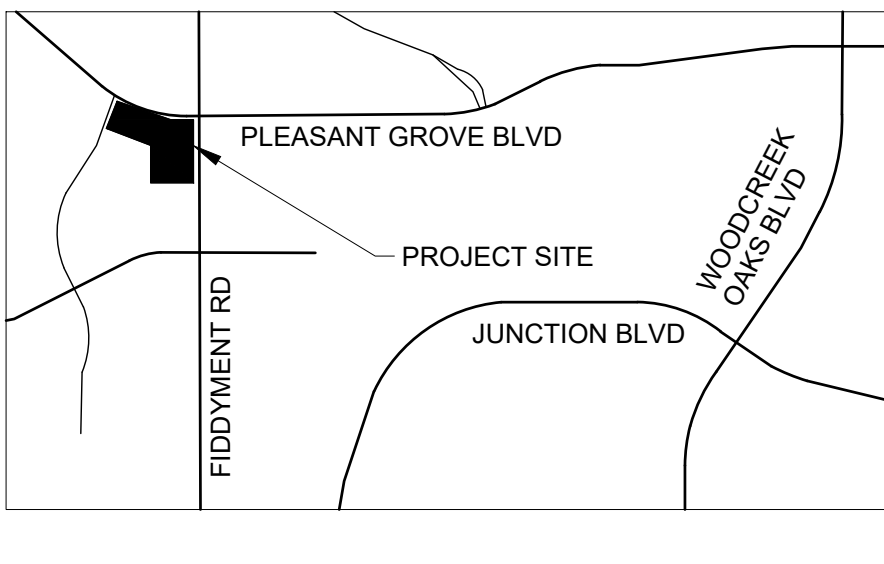
GRAPHIC SCALE IN FEET

0 100 200 400



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

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.



ROSEVILLE, CA

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.

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
FIDDYDENT ROAD AT THE TOP OF CURB WITHIN THE BUS
TURNOUT.

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 66 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.

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 ACROSS, AND PRIVATE UTILITY EASEMENT BOOK GG PAGE 45

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

	SHEET NUMBER C1.0 1 OF 23	SIERRA VIEW SHOPPING CENTER SWC OF FIDDYDENT RD & PLEASANT GROVE BLVD ROSEVILLE, CA 95747	COVER SHEET	KHA PROJECT 197901001 DATE 6/12/2026 SCALE AS SHOWN DESIGNED PSS DRAWN PSS CHECKED JAK	LICENSED PROFESSIONAL REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF CALIFORNIA NO. 80003 PROCEED WITH CAUTION NOT FOR CONSTRUCTION CIVIL 247 KIMLEY-HORN AND ASSOCIATES, INC. ©2026 KIMLEY-HORN AND ASSOCIATES, INC. 4837 CHABOT DR #300, PLEASANTON, CA 94588 PHONE: 925-398-4840 WWW.KIMLEY-HORN.COM	Kimley»Horn	No.	REVISIONS	DATE
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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. IDENTIFICATION OF WETLANDS AND WETLAND SWALES SHALL BE CONDUCTED USING ONLY HAND TOOLS.
 - OCUR 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 DEMARCATATE 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 SETBACKS SHALL BE CONSIDERED TO NOT OCCUR UNTIL SILT FENCING, FIBER ROLLS, OR OTHER SIMILAR BMP IS INSTALLED AT LEAST 10 FEET AWAY AND ALONG THE PERIMETER OF THE ENCRACHOED 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 TRIP PLANT SURVEYS TO ADEQUATELY SURVEY FOR ALL 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 DURING THE PRE-CONSTRUCTION SURVEY. CONSTRUCTION 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) SHOULD 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 MPTA AND/OR SECTION 3503 OF THE CALIFORNIA FISH AND GAME CODE, HAVE THE POTIAL TO NEST ON AND ADJACENT TO THE PROJECT SITE TO THE SITE. GROUND-DISTURBING ACTIVITIES AND/OR VEGETATION CLEARING OPERATIONS, INCLUDING PRUNING OR 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 SETBACKS, TAPE OR PIN FLAGS AND MAINTAIN THE BUFFER ZONE UNTIL THE END OF THE BREEDING SEASON OR THE YOUNG HAVE SUCCESSFULLY FLEDGED. BUFFER ZONES ARE 100 FEET FROM THE NESTS AND 250 FEET FROM THE NESTS. IF RAPTOR NESTS, IF ACTIVE NESTS ARE FOUND ON-SITE, 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 OR CULTURAL RESOURCES (TOR/CUL) OR POTENTIAL 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 TOR, OR THAT THE FIND IS A TOR 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 UIC PROTOCOLS, AND EVERY EFFORT MUST BE MADE TO PRESERVE THE RESOURCES IN PLACE, INCLUDING THROUGH PROJECT REDESIGN.
 - THE CONTRACTOR SHALL IMPLEMENT 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 POTENTIAL NATIVE AMERICAN TRIBAL MONITORING (TCR) 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 UIC SHOWING THE FOLLOWING:
1. UIC SHALL PROVIDE DOCUMENTATION, TO THE SATISFACTION OF THE DEVELOPER, SHOWING THAT THE TRIBAL MONITOR MEETS THE DEVELOPER'S JOB-SITE 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 REPRESENTATIVES 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 TO NATIVE AMERICAN CULTURE ARE FOUND. 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 PCAPOD, 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 PCAPOD FUGITIVE DUST RULE 228.

APPLICANT SHALL SUBMIT TO PCAPOD A CONSTRUCTION EMISSION / DUST CONTROL PLAN WITHIN 30 DAYS PRIOR TO GROUND BREAKING. IF THE PCAPOD 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/ARRPOLUTMVA). 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 SUBCOMPARISON (I.E. MAKING MODEL YEAR 2004 HORSEPOWER (HP) 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 PCAPOD WITH THE ANTICIPATED CONSTRUCTION TIMELINE INCLUDING START DATE, AND NAME AND PHONE NUMBER OF THE PROJECT MANAGER AND ON-SITE SUPERVISOR. 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 ABR FLEET AVERAGE. PCAPOD 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:
- 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 FEASIBLE. AT FOR EMISSIONS OF 204 OR GREATER, THE CONTRACTOR SHALL MEETING THE CALIFORNIA AIR RESOURCES BOARD'S TIER III STANDARDS. CONTRACTORS SHALL ALSO CONFORM TO ANY CONSTRUCTION MEASURES IMPOSED BY THE PCAPOD 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 2-INCH GRADEBOARD ON SOIL HAUL TRUCKS OR COVER PAYLOADS USING TAPRS 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 THROUGHFARES 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 NECESSARY (E.G., WHEN MOVING ON-SITE), 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 OFF-SITE.
 - 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 OFF-SITE.
 - 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 IN-ACTIVE 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, ABR-CERTIFIED TO PERFORM VISBLE 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 PCAPOD 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 228, IMPACTS TO 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. WOOD BURNING DEVICES, INCLUDING STOVE, HEARTH, AND AMERICAN 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 DOCKS. DIESEL TRUCKS IDLING FOR MORE THAN FIVE MINUTES SHALL BE REQUIRED TO CONNECT TO THE 110/208 VOLT POWER TO RUN 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 VISBLE EMISSIONS EVALUATIONS (VEE), SHALL ROUTINELY EVALUATE PROJECT RELATED OFF-ROAD AND 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. THE PROJECT SHALL COMPLY WITH THE FOLLOWING: THE CONTRACTOR SHALL 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 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 100,000 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 THE PROJECT 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 IMPACT TOOLS AND EQUIPMENT, AND ALL IN-TAKE AND EXHAUST PORTS ON POWER CONSTRUCTION EQUIPMENT.

DESIGNATE A CONSTRUCTION DISTURBANCE COORDINATOR AND CONSPICUOUSLY POST THE CONTRACTOR'S CONTACT INFORMATION AROUND THE PROJECT SITE AND IN ADJACENT PUBLIC SPACES. THE DISTURBANCE COORDINATOR WILL REVIEW ALL PUBLIC COMMENTS 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:

- A) WHEN FEASIBLE, ALL TREE REMOVAL SHALL OCCUR BETWEEN AUGUST 30TH AND FEBRUARY 15TH TO AVOID THE BREEDING SEASON OF ANY RAPTOR SPECIES THAT COULD BE USING THE AREA, AND TO DISCOURAGE HAWKS FROM NESTING IN THE VICINITY OF AN UPCOMING CONSTRUCTION AREA.
- B) FOR SWAINSON'S HAWK, IF AVOIDANCE OF TREE REMOVAL OUTSIDE THE BREEDING SEASON IS NOT FEASIBLE AND A NEST IS PRESENT, THE APPLICANTS WOULD BE REQUIRED TO OBTAIN A 2081 PERMIT FROM CDFG TO MITIGATE FOR POTENTIAL "TAKE" UNDER CESA. IF NO NESTING IS OCCURRING, A TAKE PERMIT WOULD NOT BE REQUIRED.
- C) PRIOR TO THE BEGINNING OF MASS GRADING, INCLUDING GRADING FOR MAJOR INFRASTRUCTURE IMPROVEMENTS, DURING THE PERIOD BETWEEN FEBRUARY 15TH AND AUGUST 30TH, ALL TREES AND POTENTIAL BURROWING OWL NESTS SHALL BE IDENTIFIED AND PROTECTED. IF ANY GRADING OR EARTHMOVING ACTIVITY SHALL BE SURVEYED FOR ACTIVE RAPTOR NESTS OR BURROWS BY A QUALIFIED BIOLOGIST NO MORE THAN 30-DAYS PRIOR TO DISTURBANCE. IF ACTIVE RAPTOR NESTS OR BURROWS ARE FOUND, AND THE SITE IS WITHIN 350- FEET OF POTENTIAL CONSTRUCTION ACTIVITY, A HIGHLY VISIBLE TEMPORARY FENCE SHALL BE ERECTED AROUND THE TREE OR BURROW(S) AT A DISTANCE OF UP TO 350- FEET, DEPENDING ON THE SPECIES, FROM THE EDGE OF THE CANOPY TO PREVENT CONSTRUCTION DISTURBANCE AND INTRUSIONS ON THE NEST AREA.
- D) PRECONSTRUCTION AND NON-BREEDING SEASON EXCLUSION MEASURES SHALL BE DEVELOPED IN CONSULTATION WITH CDFG, AND SHALL PRECLUDE BURROWING OWL OCCUPATION OF THE PORTIONS OF THE PROJECT SITE SUBJECT TO DISTURBANCE SUCH AS GRADING. BURROWING OWLS MAY BE PASSIVELY EXCLUDED FROM BURROWS IN CONSTRUCTION AREAS BY PLACING ONE-WAY DOORS IN THE BURROWS ACCORDING TO CDFG PROTOCOL. THE BURROWS SHOULD BE IDENTIFIED AND MARKED IN PLACE FOR A MINIMUM OF TEN DAYS. ALL BURROWS THAT MAY BE OCCUPIED BY BURROWING OWLS REGARDLESS OF WHETHER THEY EXHIBIT SIGNS OF OCCUPATION MUST BE CLEARED WITH THE ONE WAY DOORS. BURROWS THAT HAVE BEEN CLEARED THROUGH THE USE OF THE ONE-WAY DOORS SHALL THEN BE CLOSED OR BACKFILLED TO PREVENT OWLS FROM ENTERING THE BURROW.

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

E) NO CONSTRUCTION VEHICLES SHALL BE PERMITTED WITHIN RESTRICTED ZONES (I.E. RAPTOR PROTECTION ZONES) UNLESS DIRECTLY RELATED TO THE MANAGEMENT OR PROTECTION OF THE LEGALLY PROTECTED SPECIES.

F) IF A LEGALLY PROTECTED SPECIES NEST IS LOCATED IN A TREE DESIGNATED FOR REMOVAL, THE REMOVAL SHALL BE DEFERRED UNTIL AFTER AUGUST 31ST OR UNTIL THE ADULTS AND YOUNG OF THE YEAR ARE NO LONGER DEPENDENT ON THE NEST SITE AS DETERMINED BY A QUALIFIED BIOLOGIST.

BLACK RAILS AND TRI-COLORED BLACKBIRDS PRIOR TO EARTH MOVING THAT WOULD DISTURB MARSH HABITAT, A QUALIFIED BIOLOGIST SHALL CONDUCT SURVEYS TO DETERMINE THE PRESENCE OF THE CALIFORNIA BLACK RAIL, IF EITHER OF THESE SPECIES IS FOUND, ALL EARTH MOVING WITHIN 250 FEET SHALL STOP AND MEASURES, INCLUDING ESTABLISHING NEST PROTECTION BUFFERS ALONG BOTH SIDES OF CURRY CREEK DURING THE NESTING SEASON (GENERALLY FEBRUARY 1 THROUGH AUGUST 31ST) SHALL BE IMPLEMENTED.

ROOKERIES NO HERON ROOKERIES ARE PRESENT WITHIN THE PLAN AREA. PRIOR TO EARTHMOVING THAT WOULD DISTURB MARSH HABITAT OR TREE REMOVAL OF THE EUCALYPTUS GROVE, PRE-CONSTRUCTION SURVEYS SHOULD BE CONDUCTED TO IDENTIFY ANY ROOKERY SITES. IF A ROOKERY IS IDENTIFIED, IF ROOKERIES ARE PRESENT ALL EARTH-MOVING WITHIN 250- FEET SHALL STOP DURING THE BREEDING SEASON.

MITIGATION MEASURE 4.9-1 CEASE WORK AND CONSULT WITH QUALIFIED ARCHEOLOGIST

SHOULD ANY CULTURAL RESOURCES, SUCH AS STRUCTURAL FEATURES, ANY AMOUNT OF BONE OR SHELL, ARTIFACTS, HUMAN REMAINS, OR ARCHITECTURAL REMAINS BE ENCOUNTERED DURING ANY CONSTRUCTION ACTIVITIES, WORK SHALL BE SUSPENDED WITHIN 100- FEET OF THE FIND. THE CITY OF ROSEVILLE PLANNING AND PUBLIC WORKS STAFF SHALL BE IMMEDIATELY NOTIFIED. AT THAT TIME, THE CITY OF ROSEVILLE SHALL COORDINATE ANY NECESSARY INVESTIGATION OF THE SITE WITH QUALIFIED ARCHEOLOGISTS AS NEEDED, TO ASSESS THE RESOURCE (I.E., WHETHER IT IS AN "HISTORICAL RESOURCE" OR A "UNIQUE ARCHEOLOGICAL RESOURCE") AND PROVIDE PROPER MANAGEMENT RECOMMENDATIONS SHOULD POTENTIAL IMPACTS TO THE RESOURCES BE FOUND TO BE SIGNIFICANT. POSSIBLE MANAGEMENT RECOMMENDATIONS FOR IMPORTANT RESOURCES COULD INCLUDE RESOURCE AVOIDANCE OR, WHERE AVOIDANCE IS INFEASIBLE IN LIGHT OF PROJECT DESIGN OR LAYOUT OR IS UNNECESSARY TO AVOID SIGNIFICANT EFFECTS, DATA RECOVERY EXCAVATIONS. THE CONTRACTOR SHALL IMPLEMENT ANY MEASURES DEEMED FEASIBLE AND NECESSARY BY CITY STAFF, IN CONSULTATION WITH THE ARCHEOLOGISTS, TO BE TO AVOID OR MINIMIZE SIGNIFICANT IMPACTS TO CULTURAL RESOURCES. IN ADDITION, PURSUANT TO SECTION 5097.98 OR THE STATE PUBLIC RESOURCES CODE, AND SECTION 7050.5 OF THE STATE HEALTH AND SAFETY CODE, IN THE EVENT OF THE DISCOVERY OF POTENTIAL CULTURAL RESOURCES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFIED, IF THE REMAINS ARE DETERMINED TO BE NATIVE AMERICAN, GUIDELINES OF THE NATIVE AMERICAN HERITAGE COMMISSION SHALL BE ADHERED TO IN THE TREATMENT AND DISPOSITION OF THE REMAINS.

MITIGATION MEASURE 4.9-2 CEASE WORK AND CONSULT WITH QUALIFIED PALEONTOLOGIST

SHOULD ANY EVIDENCE OF PALEONTOLOGICAL RESOURCES (E.G. FOSSILS) BE ENCOUNTERED DURING GRADING OR EXCAVATION, WORK SHALL BE SUSPENDED WITHIN 100 FEET OF THE FIND, AND THE CITY OF ROSEVILLE SHALL BE IMMEDIATELY NOTIFIED. AT THAT TIME, THE CITY SHALL COORDINATE ANY NECESSARY INVESTIGATION OF THE SITE WITH QUALIFIED PALEONTOLOGIST TO ASSESS THE RESOURCE AND PROVIDE PROPER MANAGEMENT RECOMMENDATIONS. POSSIBLE MANAGEMENT RECOMMENDATIONS FOR IMPORTANT RESOURCES COULD INCLUDE RESOURCE AVOIDANCE, IF FEASIBLE IN LIGHT OF PROJECT DESIGN OR LAYOUT, OR DATA RECOVERY EXCAVATIONS. THE CONTRACTOR SHALL IMPLEMENT ANY MEASURES DEEMED FEASIBLE AND NECESSARY BY CITY STAFF IN CONSULTATION WITH THE PALEONTOLOGIST FOR THE PROTECTION OF THE PALEONTOLOGICAL RESOURCES.

MITIGATION MEASURE 4.9-3 CONDUCT STUDIES PRIOR TO OFFSITE INFRASTRUCTURE CONSTRUCTION

PRIOR TO UNDERTAKING CONSTRUCTION OF OFF-SITE INFRASTRUCTURE, THE CITY SHALL DETERMINE WHETHER OR NOT CULTURAL RESOURCE SURVEYS HAVE BEEN UNDERTAKEN FOR ANY AREAS TO BE DISTURBED DURING CONSTRUCTION. IF SURVEYS WERE CONDUCTED, THE CITY SHALL DOCUMENT THAT ANY IDENTIFIED RESOURCES WERE TREATED AS RECOMMENDED IN THE STUDIES. IF NO STUDIES OR SURVEYS WERE CONDUCTED, THE CITY SHALL ENSURE THAT A QUALIFIED ARCHEOLOGIST CONDUCTS THE APPROPRIATE LEVEL OF STUDY. IF RESOURCES ARE FOUND, RECOMMENDATIONS, INCLUDING THE POSSIBLE MANAGEMENT RECOMMENDATIONS LISTED IN MM 4.9-1 AND MM 4.9-2, SHALL BE IMPLEMENTED TO ENSURE THAT THE RESOURCES ARE AVOIDED, PROTECTED AND/OR RECORDED, AS DETERMINED TO BE FEASIBLE AND APPROPRIATE BY CITY STAFF.

MM 4.10-1 IDENTIFY POTENTIAL HAZARDOUS MATERIALS (SOIL CONTAMINATION, TANK OR WELL SITES, LEAD BASED PAINT AND/OR ASBESTOS) PRIOR TO SITE DEVELOPMENT IN THE SVSP, RECOMMENDED TESTING AND REMEDIATION, IF NEEDED SHALL OCCUR PRIOR TO CONSTRUCTION. IF GROUNDWATER WELLS SHALL BE PROPERLY CLOSED.

IF EVIDENCE OF SOIL CONTAMINATION, SEPTIC TANKS, OR OTHER UNDERGROUND STORAGE TANKS ARE ENCOUNTERED IN PREVIOUSLY UNIDENTIFIED LOCATIONS IN THE SVSP AREA, WORK SHALL CEASE UNTIL THE AREA CAN BE TESTED, AND IF NECESSARY REMEDIATED AND/OR PROPERLY REMOVED OR CLOSED. REMEDIATION ACTIVITIES COULD INCLUDE REMOVAL OF CONTAMINATED SOIL, AND/OR ON-SITE TREATMENT. AS PART OF THE PROCESS, THE CITY SHALL ENSURE THAT ANY NECESSARY INVESTIGATION AND/OR REMEDIATION ACTIVITIES ARE COORDINATED WITH THE ROSEVILLE FIRE DEPARTMENT, PLACER COUNTY DIVISION OF ENVIRONMENTAL HEALTH, AND IF NEEDED, OTHER APPROPRIATE FEDERAL, STATE AND LOCAL AGENCIES. ONCE A SITE IS REMEDIATED, CONSTRUCTION CAN CONTINUE.

MM 4.12.4-2 DIVERT CONSTRUCTION DEBRIS

THE APPLICANTS SHALL ENSURE A 50% REDUCTION IN THE CONSTRUCTION OF STREAM BEDDING FROM DEVELOPMENT WITHIN THE SVSP. IN ORDER TO DEVELOPER CONTRACTS WITH CONSTRUCTION CONTRACTORS AND THEIR SUBCONTRACTORS, THE DEVELOPER SHALL REQUIRE THAT CONSTRUCTION WASTE BE REDUCED BY 50%. THE DEVELOPER SHALL FURTHER REQUIRE THAT CONTRACTORS AND SUB-CONTRACTORS SUBMIT RECORDS OF DIVERSION AND DISPOSAL TO THE CITY'S ENVIRONMENTAL UTILITIES DEPARTMENT IN ORDER TO VERIFY COMPLIANCE WITH THIS REQUIREMENT.

MM 4.13-1 IMPLEMENTATION OF CONSTRUCTION ACTIVITY STORMWATER PROTECTION STANDARDS

PRIOR TO THE ISSUANCE OF A CITY GRADING PERMIT AND THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, COMPLIANCE WITH THE STATE'S GENERAL CONSTRUCTION PERMIT, THE CITY OF ROSEVILLE'S CONSTRUCTION STANDARDS, AND THE CITY'S STORMWATER BMP GUIDANCE MANUAL WILL BE MET. THIS INCLUDES THE CREATION OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) THAT WILL IDENTIFY THE SITE, THE LOCATION OF SENSITIVE HABITATS OR WATERCOURSES, DRAINAGE AREAS, DISCHARGE LOCATIONS, SOIL DISTURBANCE AREAS, AND THE LOCATIONS OF AT-RISK AREAS. EROSION CONTROL, AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMPs), ON-GOING MONITORING AND ADJUSTMENTS TO THE SWPPP WILL OCCUR WHEN NEEDED TO ADDRESS CHANGES IN THE FIELD AS CONSTRUCTION ACTIVITIES EVOLVE.

MM 4.14-1 SITE LIGHTING TO MINIMIZE NUISANCE

LIGHT PRODUCING USES, SUCH AS BALL FIELDS, WITHIN THE SVSP AREA SHALL BE LOCATED AND ORIENTED TO MINIMIZE VISUAL IMPACTS ON ADJACENT RESIDENTIAL AREAS. LIGHTING SHOULD BE SHIELDED AND DESIGNED TO DISTRIBUTE LIGHT IN THE MOST EFFECTIVE AND EFFICIENT MANNER, USING THE MINIMUM AMOUNT OF LIGHT TO ACHIEVE THE NECESSARY ILLUMINATION FOR THE USE, AS DEFINED BY SUGGESTED LIGHTING STANDARDS FOR COMPETITIVE PLAY.

MM 4.14-2 USE LOW GLARE MATERIALS

SPREADER LIGHTS SHOULD BE USED TO REDUCE THE EFFECTS OF DAYTIME GLARE FROM DEVELOPMENT OF COMMERCIAL OR OFFICE USES WITHIN THE SVSP AREA. BUILDING DEVELOPERS SHOULD MAKE USE, WHEN FEASIBLE, OF LOW-GLARE MATERIALS.

MM 4.14-3 AVOID LIGHT SPILL OVER INTO CURRY CREEK AND OPEN SPACE AREAS

OUTDOOR LIGHTING SHALL BE PLACED, DESIGNED AND DIRECTED SO AS TO AVOID LIGHT SPILLOVER INTO THE HABITAT OF CURRY CREEK AND THE OPEN SPACE AREAS. LIGHTING SHALL BE PLACED FOR A MINIMUM OF TEN DAYS. ALL SPACE, AS SHOWN ON THE LAND USE MAP AS PARCELS KT-1, KT-40, KT-30, KT-41, DF-1, DF-2, DF-40, CG-1, CG-82M JM-21, JM-3, AND JM-4.

ABBREVIATIONS						DATE
AB	AGGREGATE BASE	ME	MATCH EXISTING			
AC	ASPHALT CONCRETE	MIN	MINIMUM			
AP	ANGLE POINT	MON	MONUMENT			
ARV	AIR RELEASE VALVE	N	NORTH			
BC	BACK OF CURB	NAP	NOT A PART			
	BEGINNING OF CURVE	OFF	OFFSET			
BCR	BEGINNING CURB RETURN	NA	NOT APPLICABLE			
BO	BLOW OFF	NTS	NOT TO SCALE			
BOW	BACK OF WALK	P	PAVEMENT			
BRG	BEARING	PCC	POINT OF COMPOUND CURVE			
BW	BOTTOM OF WALL	PI	POINT OF INTERSECTION			
C	CONCRETE	PL	PROPERTY LINE			
CG	CURB AND GUTTER	PRC	POINT OF REVERSE CURVE			
GV	GATE VALVE	PROP	PROPOSED			
CL, C	CENTER LINE	PUE	PUBLIC UTILITIES EASEMENT			
CONC	CONCRETE	PVC	POLYVINYL CHLORIDE PIPE			
DG	DECOMPOSED GRANITE	PVI	POINT OF VERTICAL INTERSECTION			
DI	DUCTILE IRON PIPE	R	RADIUS			
DTL	DETAIL	RCP	REINFORCED CONCRETE PIPE			
E	EAST	RET	CURB RETURN			
EC	END OF CURVE	RL	RESTRAINT LENGTH			
ECR	END CURB RETURN	RP	RADIUS POINT			
EL	ELEVATION	RT	RIGHT			
EP	EDGE OF PAVEMENT	RW	RIGHT OF WAY, RECYCLED WATER			
ESMT	EASEMENT	S	SLOPE, SOUTH			
EX	EXISTING	SD	STORM DRAIN			
FC	FACE OF CURB	SDE	STORM DRAIN EASEMENT			
FG	FINISHED GRADE	SDMH	STORM DRAIN MANHOLE			
FH	FIRE HYDRANT	SL	STREET LIGHT			
FI	FIELD INLET	SNS	STREET NAME SIGN			
FL	FLOW LINE	SS	SANITARY SEWER			
FR	FULLY RESTRAINED	SSCO	SEWER SERVICE CLEAN OUT			
FS	FINISHED SURFACE	SSMH	SANITARY SEWER MANHOLE			
FUT	FUTURE	STA	STATION			
G	GUTTER	STD	STANDARD			
GB	GRADE BREAK	SW	SIDEWALK			
HCR	HANDICAP RAMP	TC	TOP OF CURB			
HDPE	HIGH DENSITY POLYETHYLENE PIPE	TG	TOP OF GRATE			
HP	HIGH POINT	TL	TRUE LENGTH			
INTX	INTERSECTION	TRANS	TRANSITION			
INV	INVERT	TRC	TOP OF ROLLED CURB			
LAT	LATERAL	TW	TOP OF WALL			
LF	LINEAR FEET	TYP	TYPICAL			
LP	LOW POINT	W	WATER, WEST			
LS	LANDSCAPE	WM	WATER METER			
LT	LEFT	WV	WATER VALVE			
MH	MANHOLE					
MAX	MAXIMUM					

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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:

- THE NUMBER OF THE REQUIRED PARKING STALLS IS BASED ON CHAPTER 19.26 OF THE CITY OF ROSEVILLE CODE OF ORDINANCES.
- THE NUMBER OF THE REQUIRED ADA PARKING STALLS IS BASED ON CHAPTER 11B-208.2 OF THE 2025 CALIFORNIA BUILDING CODE.
- THE NUMBER OF THE REQUIRED EV CAPABLE AND EVCS PARKING STALLS IS BASED ON CHAPTER 5 OF THE 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE.
- THE NUMBER OF THE REQUIRED ACCESSIBLE EV CHARGING STATIONS IS BASED ON CHAPTER 11B-228.3 OF THE 2025 CALIFORNIA BUILDING CODE.
- 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.

LEGEND

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

GENERAL NOTES

- DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- 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.
- 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%.
- CONTRACTOR SHALL VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN, AND NOTIFY ENGINEER IMMEDIATELY IF DISCREPANCIES ARE PRESENT.
- CONTRACTOR TO PROTECT IN PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
- 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.
- ALL IMPROVEMENTS SHALL CONFORM TO THE CITY OF ROSEVILLE STANDARDS, DETAILS, AND SPECIFICATIONS.
- 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.
- SEE SHEETS C2.1 & C2.2 FOR ADA AND EV PARKING LOCATIONS.
- 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.
- ALL PROPOSED BUILDINGS ARE UNDER 30' IN HEIGHT; AERIAL APPARATUS ACCESS PER CFC 503.1.1 IS NOT REQUIRED.
- 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



Know what's below.
Call before you dig.

OVERALL SITE PLAN

SIERRA VIEW SHOPPING CENTER

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

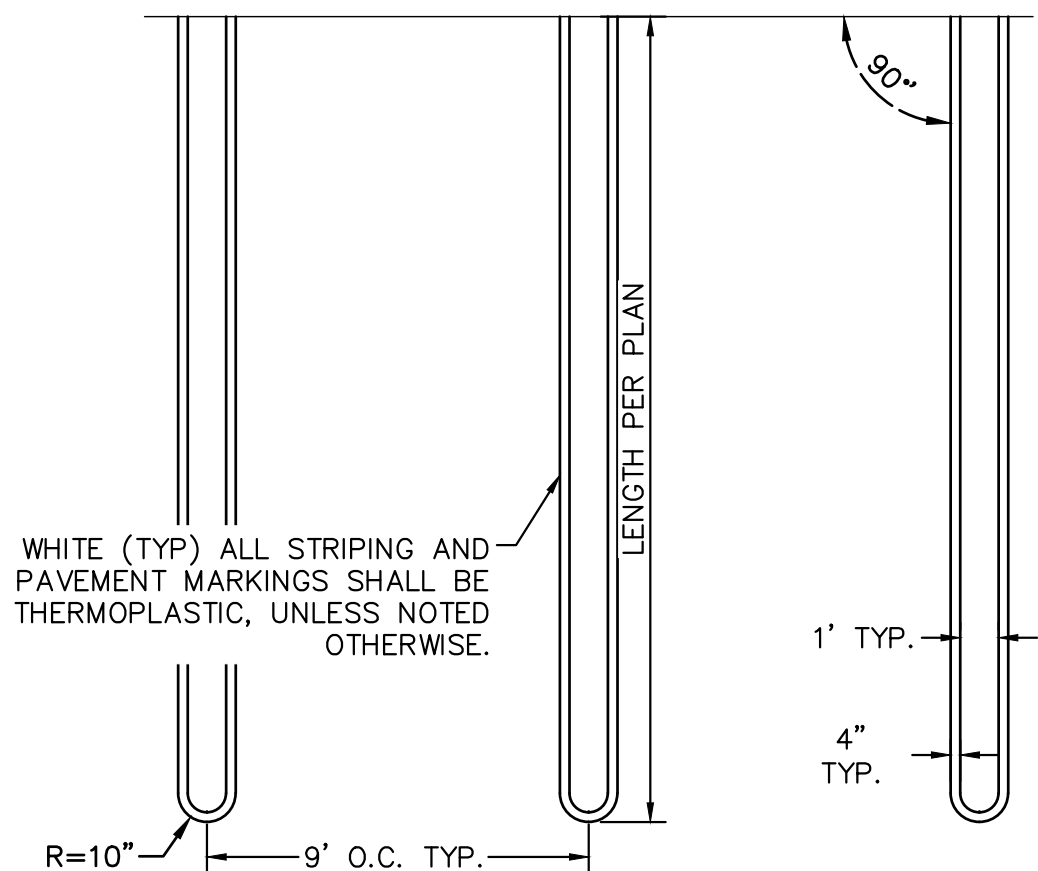
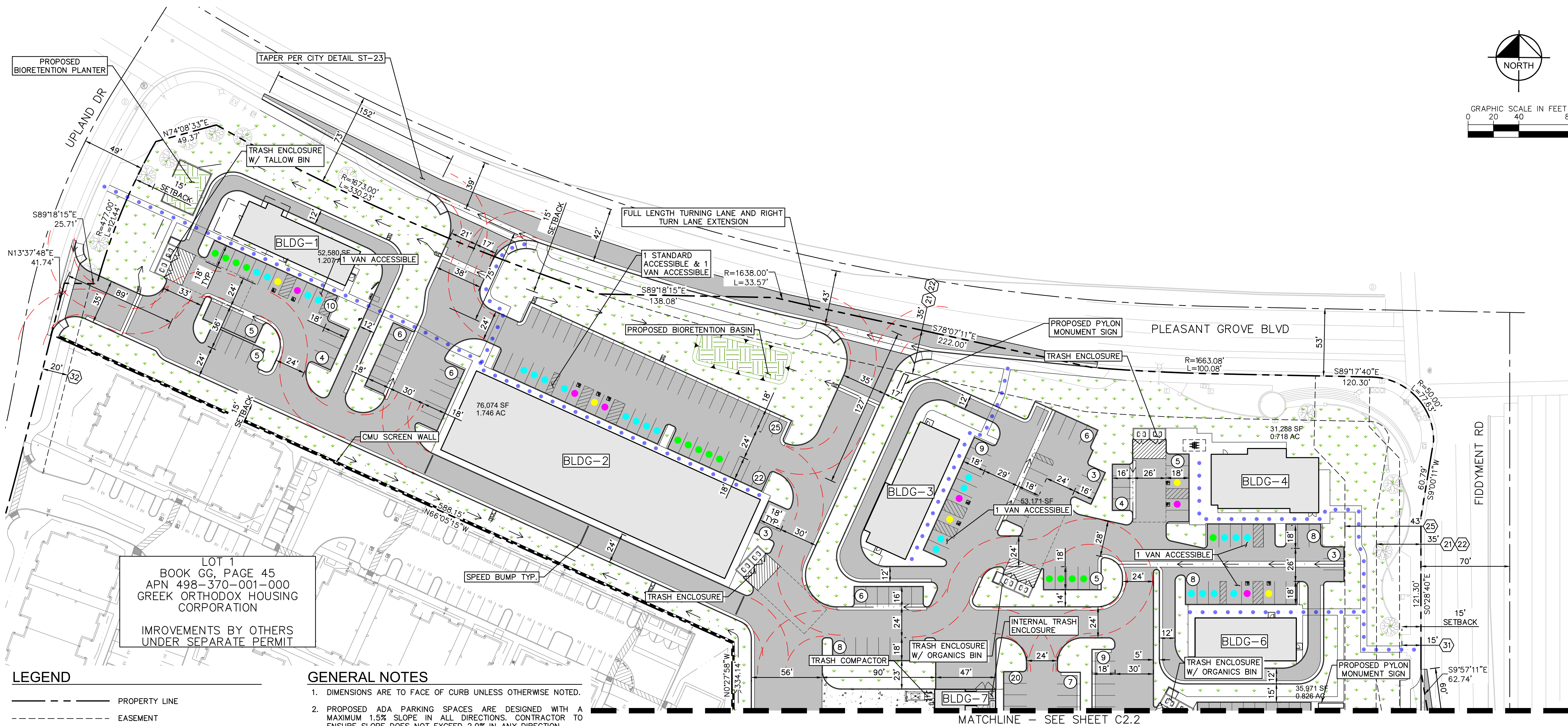
SHEET NUMBER
C2.0
4 OF 23

Kimley»Horn
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4637 CHABOT DR #300, PLEASANTON, CA 94588
PHONE: 925-388-4940
WWW.KIMLEY-HORN.COM

LICENSED PROFESSIONAL
REGISTERED PROFESSIONAL ENGINEER
CIVIL
DATE OF CALIFORNIA EXAM: 12/24/94
NOT FOR CONSTRUCTION

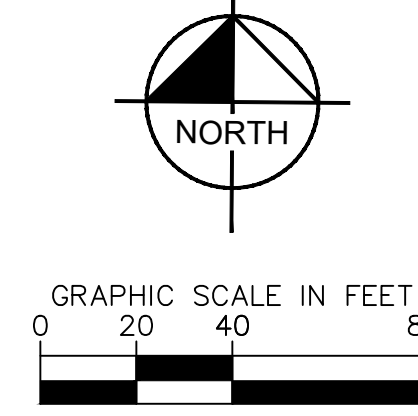
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DATE 6/12/2026
SCALE AS SHOWN
DESIGNED PSS
DRAWN PSS
CHECKED JAK
DATE:

Printed By: Svaraski, Polr. Sheet: Sdkrha. Layout: C2.1. June 12, 2026. 09:12:16am. K:\BAY_LDEV\197901001 - Roseville Retail Center (JAK)\CAD\PlanSheet\C2.1 - PRELIMINARY SITE & PARKING PLAN.dwg
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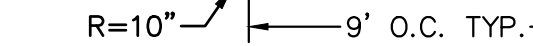
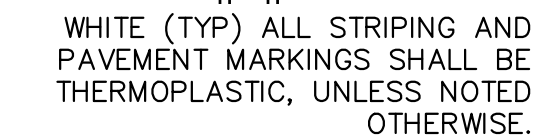


ALL PARKING SPACES SHALL BE DELINEATED AND SEPARATED BY A PAINTED DIVIDER (DOUBLE STRIPE) AS SHOWN ON THE TYPICAL STALL ILLUSTRATION. THE STRIPES SHALL BE A FOUR-INCH SOLID LINE PAINTED WHITE IN COLOR. THE USE OF GRAPHICS OR TEXT IN OR AROUND THE STRIPING IS PROHIBITED. THE STRIPING SHALL BE MAINTAINED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

1 PARKING STRIPING DETAIL



KIMLEY-HORN		DATE	
©2026 KIMLEY-HORN AND ASSOCIATES, INC. 4837 CHABOT DR #300, PLEASANTON, CA 94588 PHONE: 925-388-4940 WWW.KIMLEY-HORN.COM		REVISIONS	
LICENSED PROFESSIONAL ENGINEER STATE OF CALIFORNIA CIVIL NOT FOR CONSTRUCTION		No.	
KHA PROJECT 197901001	DATE 6/12/2026	SCALE AS SHOWN DESIGNED PSS	CHECKED JAK
PRELIMINARY PARKING & SITE PLAN		SHEET NUMBER C2.1 5 OF 23	
SIERRA VIEW SHOPPING CENTER SVC OF FIDDYMENT RD & PLEASANT GROVE BLVD ROSEVILLE, CA 95747			

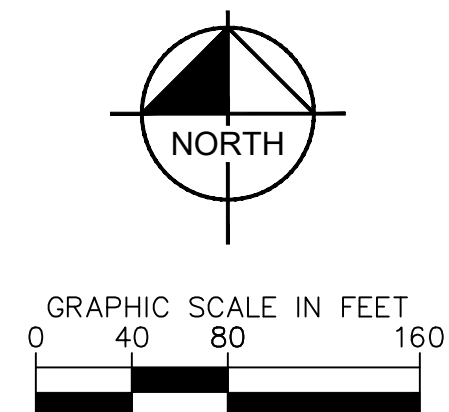


GENERAL NOTES

- 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.



PRELIMINARY PARKING & SITE PLAN



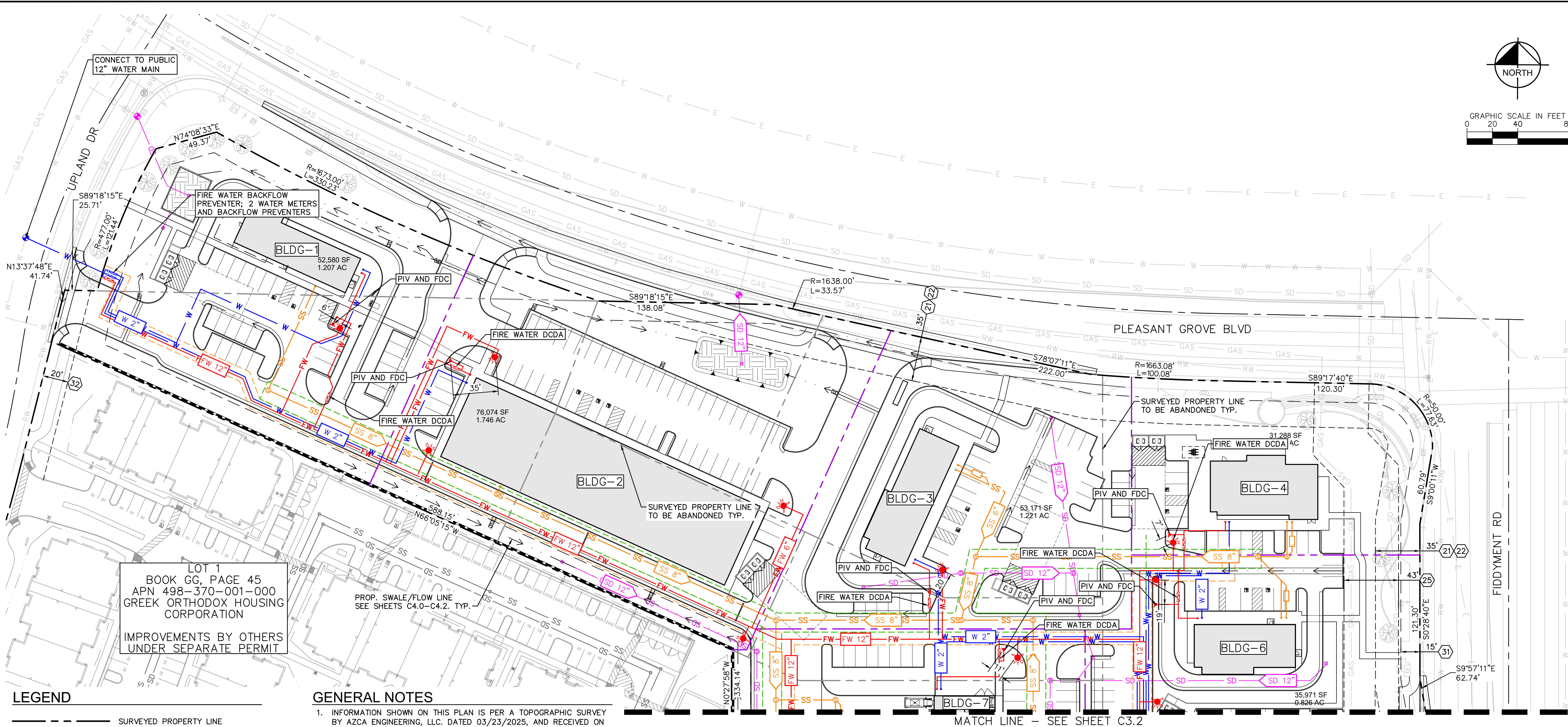
	SURVEYED PROPERTY LINE
	PROPOSED PROPERTY LINE
	PROPERTY LINE TO BE ABANDONED
	EXISTING EASEMENT
	PROPOSED PUBLIC EASEMENT
	PROPOSED PRIVATE EASEMENT
	PROPOSED STORM DRAIN PIPE
	EXISTING STORM DRAIN PIPE
	PROPOSED STORM DRAIN MANHOLE
	EXISTING STORM DRAIN MANHOLE
	PROPOSED STORM DRAIN INLET
	EXISTING 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

1. ALL IMPROVEMENTS SHALL CONFORM TO THE CITY OF ROSEVILLE STANDARDS, DETAILS, AND SPECIFICATIONS.
2. SEE SHEETS C.4.1 AND C.4.2 FOR STORM WATER RUNOFF COLLECTION LAYOUT, UNDERGROUND CONVEYANCE LAYOUT AND CONNECTION TO THE PUBLIC SYSTEM.
3. SEE SHEETS C.3.1 AND C.3.2 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.



SHEET NUMBER
C3.0
7 OF 23

Plotted By:Szarecki, Piotr Sheet Set:Kha Layout:C3.0 June 12, 2026 09:12:55am K:\BAY_LDEV\197901001 - Roseville Retail Center (JAN)\CAD\Plan\Sheets\C3.0 - PRELIMINARY 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
SD	PROPOSED STORM DRAIN PIPE
SD	EXISTING STORM DRAIN PIPE
⊙	PROPOSED STORM DRAIN MANHOLE
⊙	PROPOSED STORM DRAIN INLET
SS	PROPOSED SANITARY SEWER PIPE
SS	EXISTING SANITARY SEWER PIPE
⊙	PROPOSED SANITARY SEWER MANHOLE
⊙	EXISTING SANITARY SEWER MANHOLE
W	PROPOSED WATER PIPE
W	PROPOSED WATER METER AND BACKFLOW PREVENTER
W	EXISTING WATER PIPE
FW	PROPOSED FIRE WATER PIPE
⊙	PROPOSED FIRE HYDRANT
⊙	PROPOSED FIRE WATER BACKFLOW PREVENTER/DCDA, FDC
⊙	EXISTING FIRE HYDRANT
⊙	PROPOSED UTILITY POC TO PUBLIC

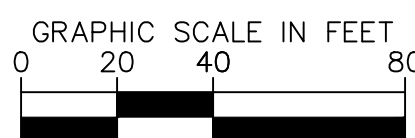
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3. CONTRACTOR TO PROTECT-IN-PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
4. ANY EXISTING STRUCTURE, IMPROVEMENT, OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITION OR CONSTRUCTION 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.



Know what's below.
Call before you dig.

SIERRA VIEW SHOPPING CENTER										PRELIMINARY WET UTILITY PLAN										KHA PROJECT 197901001										KIMLEY-HORN										DATE																			
SHEET NUMBER										C3.1										DATE										REVISIONS										DATE																			
SWC OF FIDDYMENT RD & PLEASANT GROVE BLVD ROSEVILLE, CA 95747																																																											



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 |
| | EXISTING WATER PIPE |
| | PROPOSED FIRE WATER PIPE |
| | PROPOSED FIRE HYDRANT |
| | PROPOSED FIRE WATER BACKFLOW PREVENTER/DSDA, FDC |
| | EXISTING FIRE HYDRANT |
| | UTILITY POC TO PUBLIC |

GENERAL NOTES

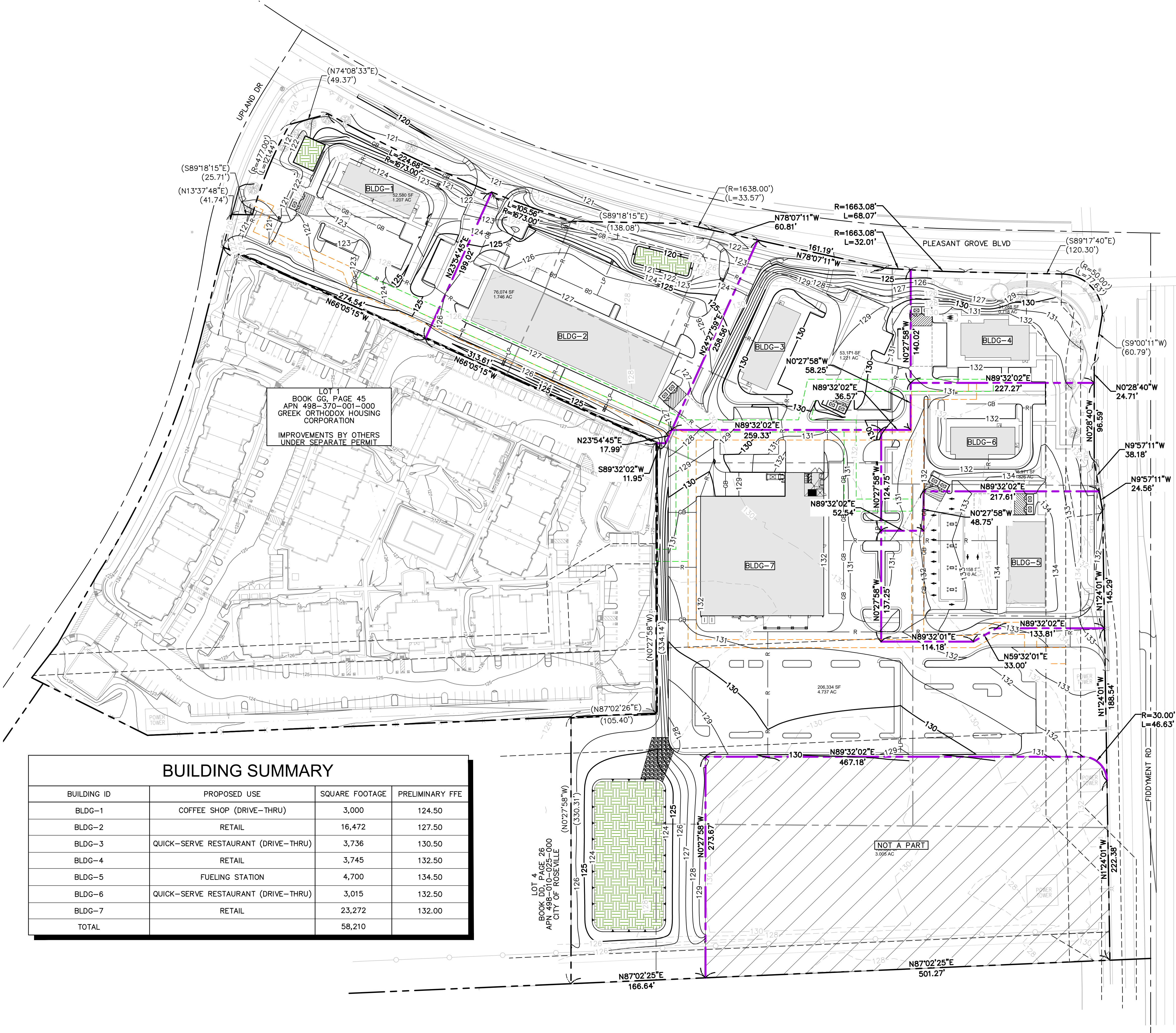
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5. CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING UNDERGROUND UTILITIES BEFORE CONSTRUCTION AND PROTECT-IN-PLACE UNLESS OTHERWISE NOTED ON THE PLANS.
6. ALL PROPOSED WATER LINES ARE ASSUMED TO BE 2".
7. PROPOSED FIRE WATER MAIN LINES ARE ASSUMED TO 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.



Know what's below.
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	SHEET NUMBER C3.2 9 OF 23	SIERRA VIEW SHOPPING CENTER	PRELIMINARY WET UTILITY PLAN	KHA PROJECT 197901001	LICENSED PROFESSIONAL	 NOT FOR CONSTRUCTION	Kimley»Horn ©2026 KIMLEY-HORN AND ASSOCIATES, INC. 4637 CHABOT DR #300 PLEASANTON, CA 94588 PHONE: 925-398-4840 WWW.KIMLEY-HORN.COM	No.	REVISIONS	DATE
				DATE 6/12/2026						
				SCALE AS SHOWN						
				DESIGNED PSS						
				DRAWN PSS						
				CHECKED JAK						

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
- PROPOSED BEARING AND DISTANCE
- SURVEYED BEARING AND DISTANCE
- BASIN SLOPE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED CONTOUR BY OTHERS
- GRADE BREAK LINE
- RIDGE LINE
- LOW POINT LINE

GENERAL NOTES

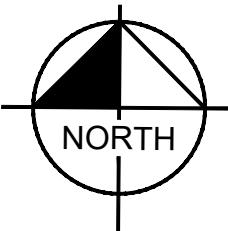
- ALL IMPROVEMENTS SHALL CONFORM TO THE CITY OF ROSEVILLE STANDARDS, DETAILS, AND SPECIFICATIONS.
- SEE SHEETS C4.1 AND C4.2 FOR ELEVATION SPOT SHOTS.
- SEE SHEETS C4.1 AND C4.2 FOR PROPOSED STORM DRAIN LAYOUT AND INFORMATION.
- PROPOSED CONTOURS ARE SHOWN AT 1' INTERVALS.
- EXISTING CONTOURS ARE SHOWN AT 2' INTERVALS.
- 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.
- 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%.
- 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.

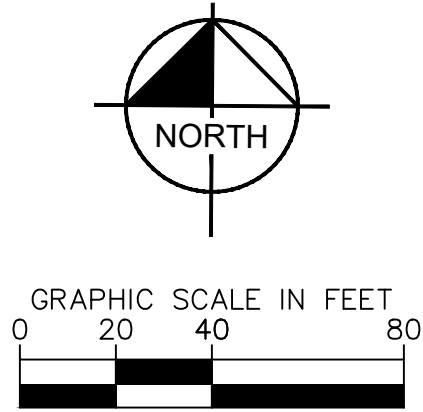
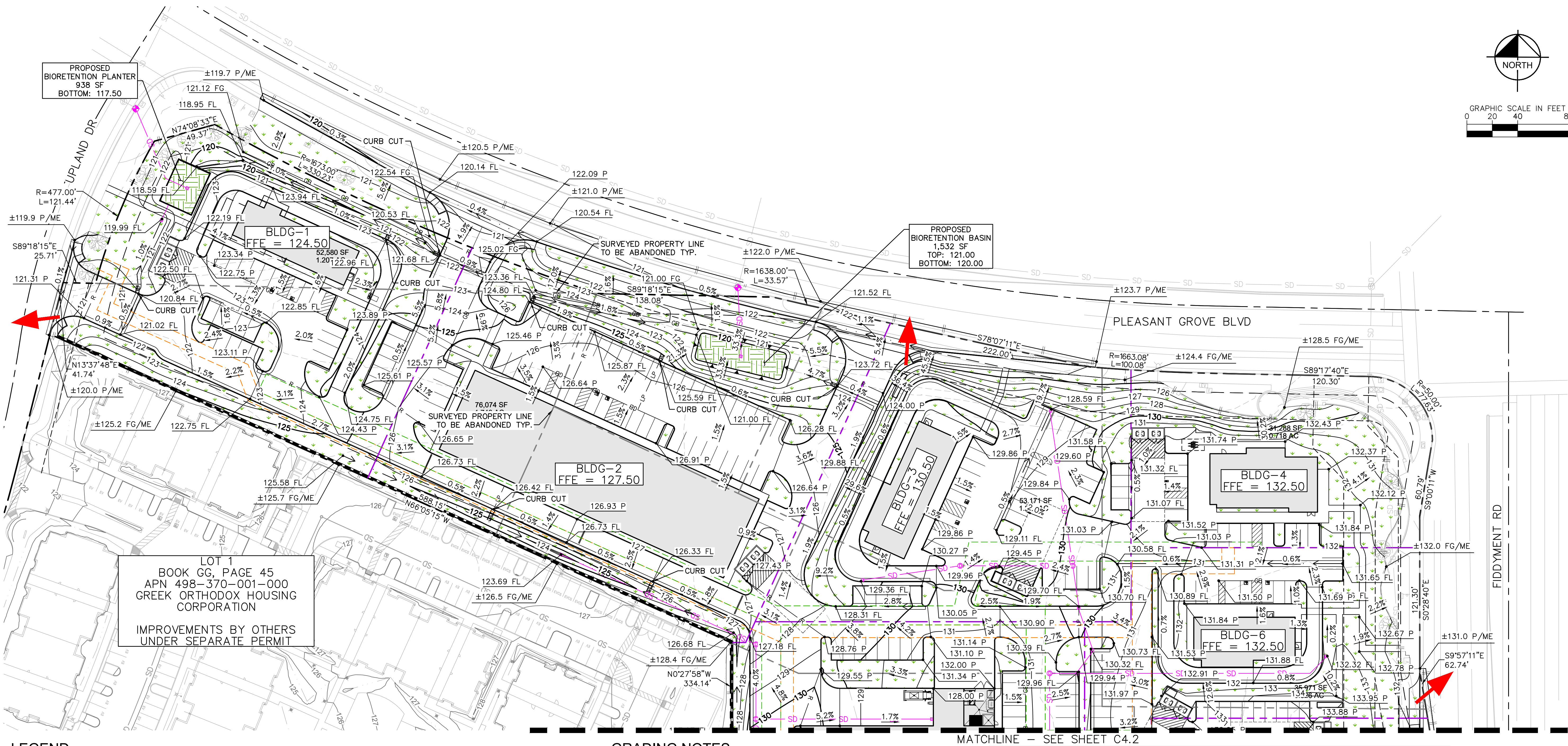


GRAPHIC SCALE IN FEET
0 30 60 120



KIMLEY-HORN & ASSOCIATES, INC.		DATE	
PROJECT: SIERRA VIEW SHOPPING CENTER		REVISIONS	
DATE: 6/12/2026		No.	
SCALE AS SHOWN		No.	
DESIGNED: PSS		No.	
DRAWN: PSS		No.	
CHECKED: JAK		No.	
KHA PROJECT: 197501001		No.	
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CHECKED: JAK		No.	
KHA PROJECT: 197501001		No.	
DATE: 6/12/2026		No.	
SCALE AS SHOWN		No.	
DESIGNED: PSS			

Plotted By: Sarecki, Plot: Sheet Set: KHA Project: 197901001 - Roseville Retail Center (UAV)/CAD/Plan/Sheet: C4.0 - PRELIMINARY GRADING & DRAINAGE PLAN (JWG)
This document, together with the concepts and designs presented herein, is intended solely 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. and be without liability to Kimley-Horn and Associates, Inc.



LEGEND

	SURVEYED PROPERTY LINE		PROPOSED STORM DRAIN PIPE
	PROPOSED PROPERTY LINE		EXISTING STORM DRAIN PIPE
	PROPERTY LINE TO BE ABANDONED		PROPOSED STORM DRAIN MANHOLE
	EXISTING EASEMENT		EXISTING STORM DRAIN MANHOLE
	PROPOSED PUBLIC EASEMENT		PROPOSED STORM DRAIN INLET
	PROPOSED PRIVATE EASEMENT		EXISTING STORM DRAIN INLET
	CENTERLINE		PROPOSED LANDSCAPING
	PROPOSED ELEVATION		PROPOSED BIORETENTION
	EXISTING ELEVATION		OVERLAND RELEASE
	PROPOSED SLOPE		UTILITY POC TO PUBLIC
	EXISTING SLOPE		
	PROPOSED CONTOUR		
	EXISTING CONTOUR		
	PROPOSED CONTOUR BY OTHERS		
	LIMITS OF GRADING/MATCH EXISTING		
	GRADE BREAK LINE		
	RIDGE LINE		
	LOW POINT LINE		
	FLOW LINE (VALLEY GUTTER/SWALE)		

GRADING NOTES

- 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.
- CONTRACTOR SHALL VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN, AND NOTIFY ENGINEER IMMEDIATELY IF DISCREPANCIES ARE PRESENT.
- ALL SPOT ELEVATIONS ARE MATCH EXISTING (ME), FINISHED GRADE PAVEMENT (P), FINISHED FLOOR (FF), OR SIDEWALK (SW) UNLESS OTHERWISE NOTED.
- CONTRACTOR TO PROTECT IN PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
- 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.
- CONTRACTOR SHALL VERIFY AND LOCATE ALL EXISTING UNDERGROUND UTILITIES BEFORE CONSTRUCTION AND PROTECT IN PLACE UNLESS NOTED ON THE PLANS.
- 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.
- 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%.
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- EXISTING CONTOURS ARE SHOWN AT 2' INTERVALS AND PROPOSED CONTOURS ARE SHOWN AT 1' INTERVALS.
- 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
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ESTIMATED EARTHWORK QUANTITIES

CUT:	18,000±	CY
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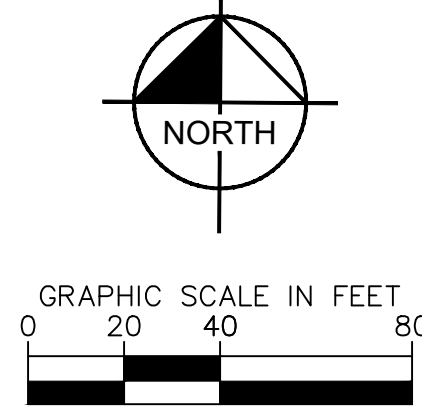
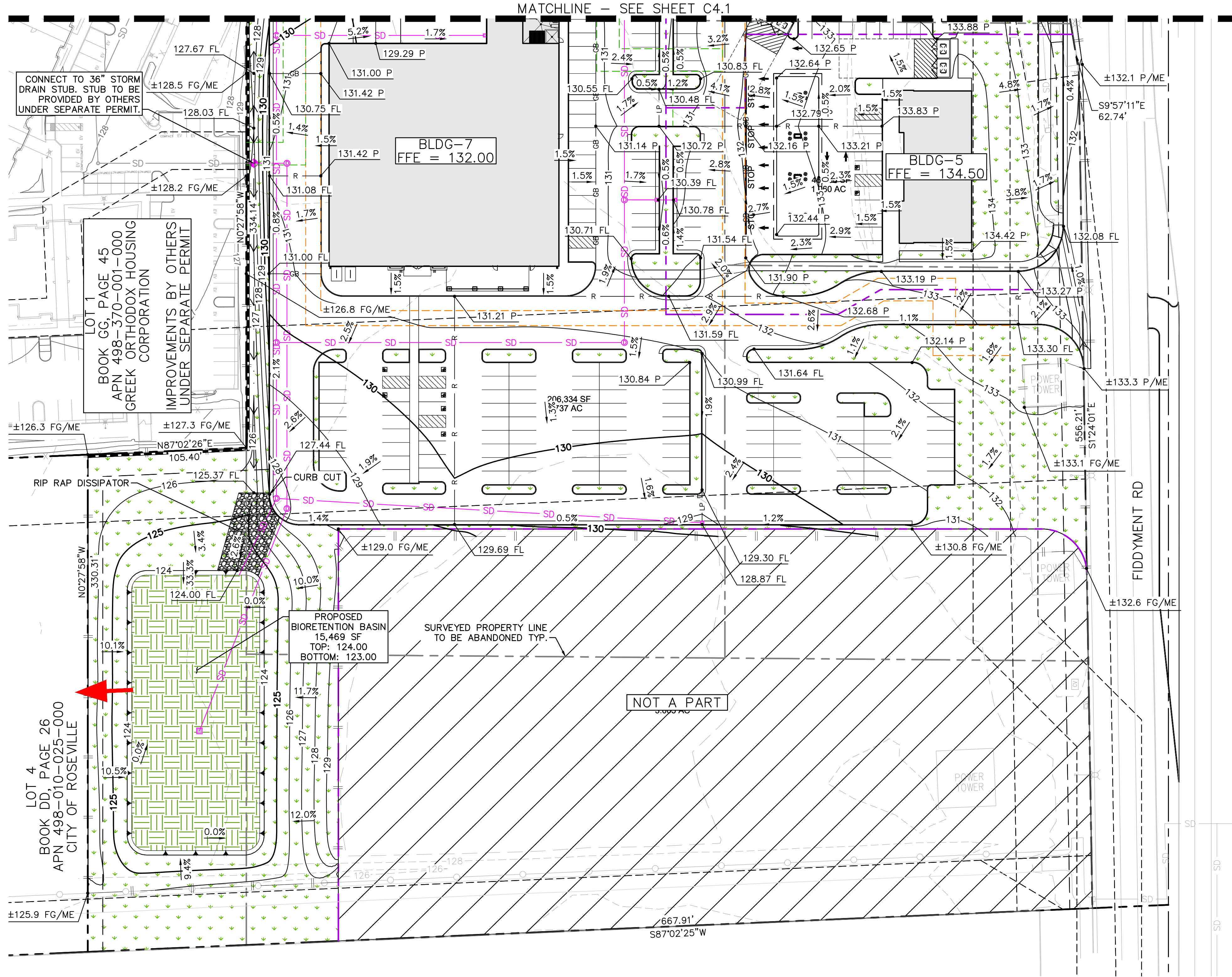
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THE EARTHWORK QUANTITIES ABOVE ARE FOR PRELIMINARY PURPOSES ONLY. THEY HAVE NOT BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO BULKING, CLEARING AND GRUBBING, SHRINKAGE, OVER-EXCAVATION AND RE-COMPACTION, AND CONSTRUCTION METHODS. NOR DO THEY 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.



Know what's below.
Call before you dig.

KHA PROJECT		DATE		SCALE		DESIGNED		DRAWN		CHECKED		DATE	
197901001		6/12/2026		AS SHOWN		PSS		PSS		JAK		DATE	
PRELIMINARY GRADING & DRAINAGE PLAN												SIERRA VIEW SHOPPING CENTER	
©2026 KIMLEY-HORN AND ASSOCIATES, INC. 4837 CHABOT DR #300, PLEASANTON, CA 94588 PHONE: 925-398-1840 WWW.KIMLEY-HORN.COM												SWC OF FIDDYMT RD & PLEASANT GROVE BLVD ROSEVILLE, CA 95747	
SHEET NUMBER C4.1												11 OF 23	



LEGEND

- | | |
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| | SURVEYED PROPERTY LINE |
| | PROPOSED PROPERTY LINE |
| | PROPERTY LINE TO BE ABANDONED |
| | EXISTING EASEMENT |
| | PROPOSED PUBLIC EASEMENT |
| | PROPOSED PRIVATE EASEMENT |
| | CENTERLINE |
| | PROPOSED ELEVATION |
| | EXISTING ELEVATION |
| | PROPOSED SLOPE |
| | EXISTING SLOPE |
| | PROPOSED CONTOUR |
| | EXISTING CONTOUR |
| | PROPOSED CONTOUR BY OTHERS |
| | LIMITS OF GRADING/MATCH EXISTING |
| | GRADE BREAK LINE |
| | RIDGE LINE |
| | LOW POINT LINE |
| | FLOW LINE (VALLEY GUTTER/SWALE) |
| | 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 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 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).

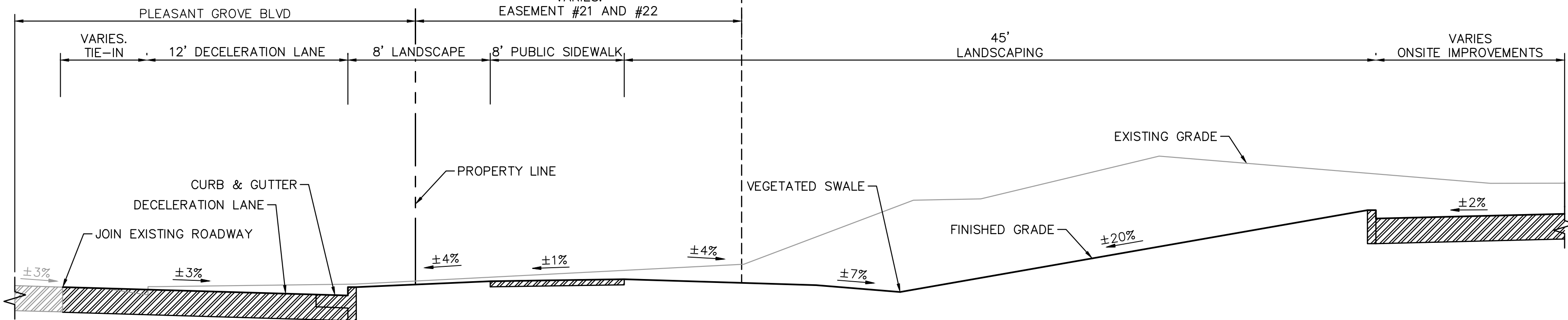
THE EARTHWORK QUANTITIES ABOVE ARE FOR PRELIMINARY PURPOSES ONLY. THEY HAVE NOT BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO BULKING, CLEARING AND GRUBBING, SHRINKAGE, OVER-EXCAVATION AND RE-COMPACTON, AND CONSTRUCTION METHODS. NOR DO THEY ACCOUNT FOR THE THICKNESS OF PAVEMENT SECTIONS, FOOTINGS, 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.



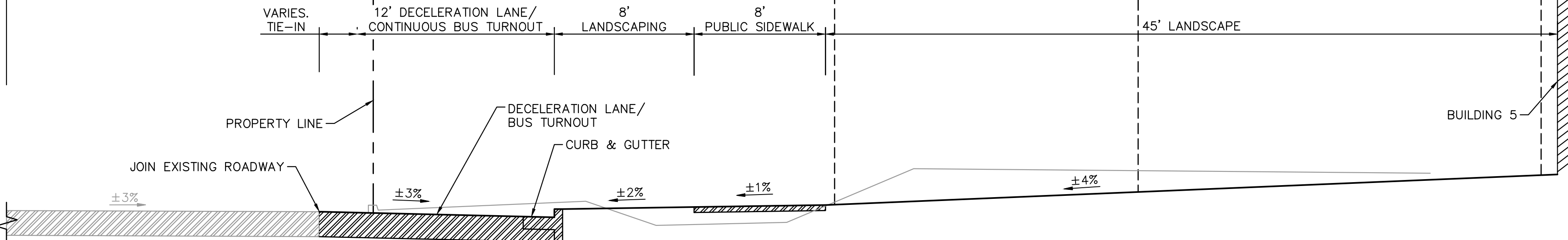
Know what's **below**.
Call before you dig.



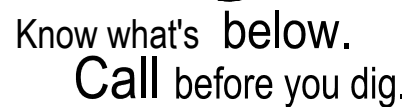
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N.T.S.



N.T.S.



	SHEET NUMBER C4.3 OF 23	SIERRA VIEW SHOPPING CENTER	PRELIMINARY PROPERTY CROSS SECTIONS	KHA PROJECT 197901001 DATE 6/12/2026 SCALE AS SHOWN DESIGNED PSS DRAWN PSS CHECKED JAK	 Licensed Professional Engineer Kimley-Horn & Associates, Inc. State of California License No. 12473 Civil Engineering	Kimley»Horn ©2026 KIMLEY-HORN AND ASSOCIATES, INC. 4637 CHABOT DR #300, PLEASANTON, CA 94588 PHONE: 925-398-4840 WWW.KIMLEY-HORN.COM	No. _____ REVISIONS _____ DATE _____
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SECTION D

N.T.S.



SECTION E

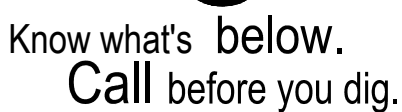
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SECTION F

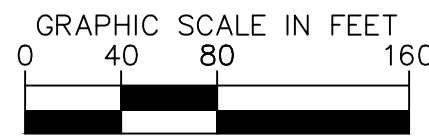
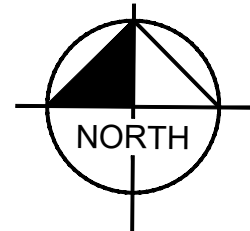
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SECTION G
N.T.S.

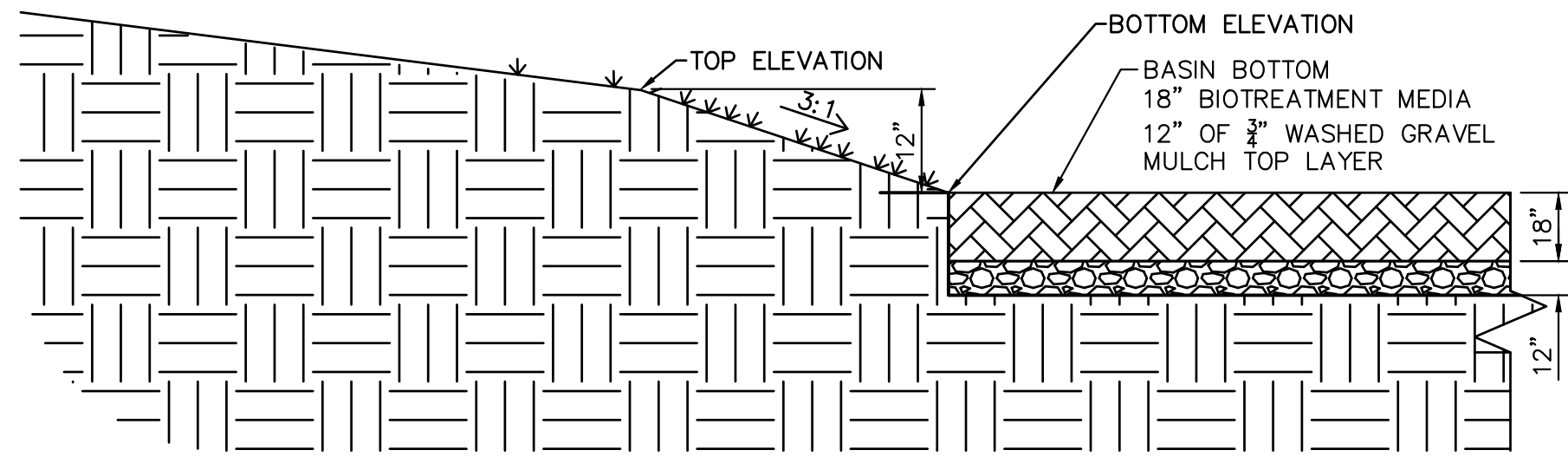


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C4.4
14 OF 23

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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

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
71	PROPOSED CONTOUR
70	EXISTING CONTOUR
---	PROPOSED FLOW LINE/SWALE
→	OVERLAND RELEASE
⊙	BMP ID
---	PROPOSED BIORETENTION
+	STORM DRAIN POC TO PUBLIC
GB	GRADE BREAK LINE
R	RIDGE LINE
LP	LOW POINT LINE

STORM WATER QUALITY NOTES

- SEE STORM WATER QUALITY NARRATIVE DATED 06/12/2026 INCLUDED WITH THIS SUBMITTAL FOR ADDITIONAL INFORMATION.
- ALL PROPOSED IMPROVEMENTS SHALL COMPLY WITH THE LATEST EDITION OF CITY OF ROSEVILLE STANDARDS AND SPECIFICATIONS.
- PROJECT SHALL COMPLY WITH THE STORM WATER QUALITY REQUIREMENTS PRESENTED IN THE WEST PLACER STORM WATER QUALITY DESIGN MANUAL.
- FULL TRASH CAPTURE IS PROPOSED AT EACH STORM DRAIN INLET AND OVERFLOW.
- THE PROJECT PROPOSES TREE PLANTING AND PRESERVATION AS A LID SITE DESIGN MEASURE. REFER TO FORM 3-4 AND LANDSCAPE PLANS FOR MORE INFORMATION.
- REFER TO FORM 3-4 FOR VEGETATED SWALE VOLUME REDUCTION AND EFFECTIVE TREATED IMPERVIOUS AREA.
- 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.
- 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.
- 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.

KIMLEY-HORN		DATE	
197901001		6/12/2026	
SCALE AS SHOWN		PSS	
DESIGNED		PSS	
DRAWN		JAK	
CHECKED		DATE	
PRELIMINARY STORMWATER CONTROL PLAN			
SIERRA VIEW SHOPPING CENTER			
SVC OF FIDDYMENT RD & PLEASANT GROVE BLVD ROSEVILLE, CA 95747			
SHEET NUMBER C5.0 15 OF 23			

Printed By: Svaraski, Polr. Sheet Set: KIMLEY-HORN, LAYOUT C6.0, 06/12/2026, 09:14:07 AM, K:\BAY_LDE\197901001 - Roseville Retail Center (JAK)\CAD\PlanSheet\C6.0 - TSDM Exhibit.dwg
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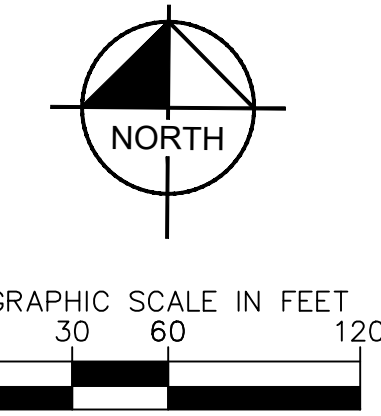


LEGEND

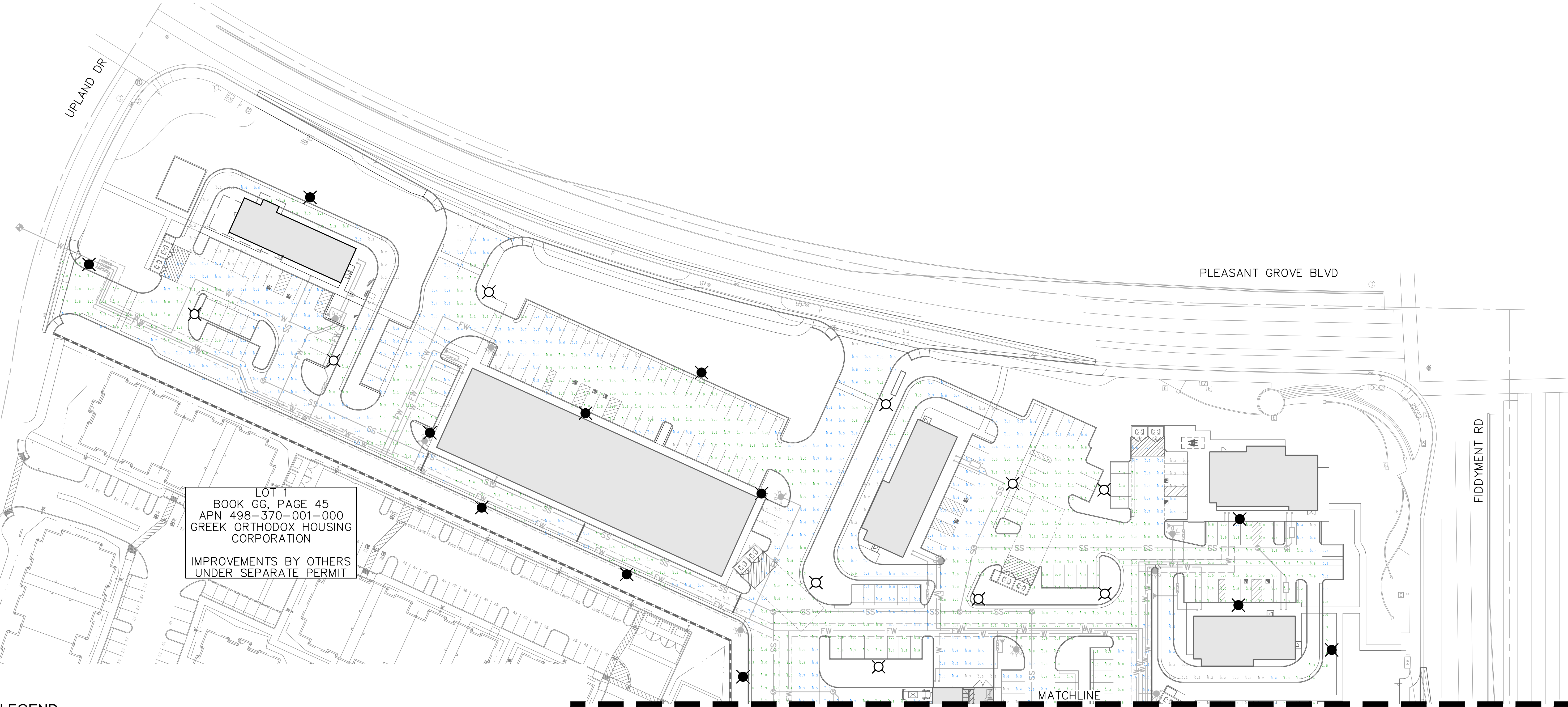
- SURVEYED PROPERTY LINE
- PROPOSED PROPERTY LINE
- EASEMENT TO REMAIN
- PROPOSED PUBLIC EASEMENT
- PROPOSED PRIVATE EASEMENT
- CENTERLINE
- PROPOSED BIORETENTION
- BASIN SLOPE
- PROPOSED BEARING AND DISTANCE
- SURVEYED BEARING AND DISTANCE

GENERAL NOTES

- 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.
- 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.



KIMLEY-HORN		DATE	
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REGISTERED PROFESSIONAL CIVIL ENGINEER STATE OF CALIFORNIA 12477		No.	
KHA PROJECT 197901001	DATE 6/12/2026	SCALE AS SHOWN	DESIGNED PSS
TENTATIVE SUBDIVISION MAP LOT LINE EXHIBIT		DRAWN PSS	CHECKED JAK
SIERRA VIEW SHOPPING CENTER SVC OF FIDDYMENT RD & PLEASANT GROVE BLVD ROSEVILLE, CA 95747		SHEET NUMBER C6.0 16 OF 23	



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

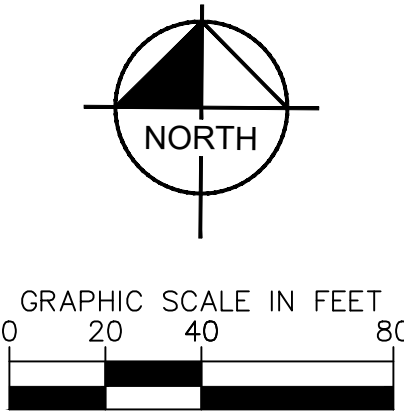
IMPROVEMENTS BY OTHERS
UNDER SEPARATE PERMIT

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



Know what's below.
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PHOTOMETRIC PLAN

**SIERRA VIEW
SHOPPING CENTER**

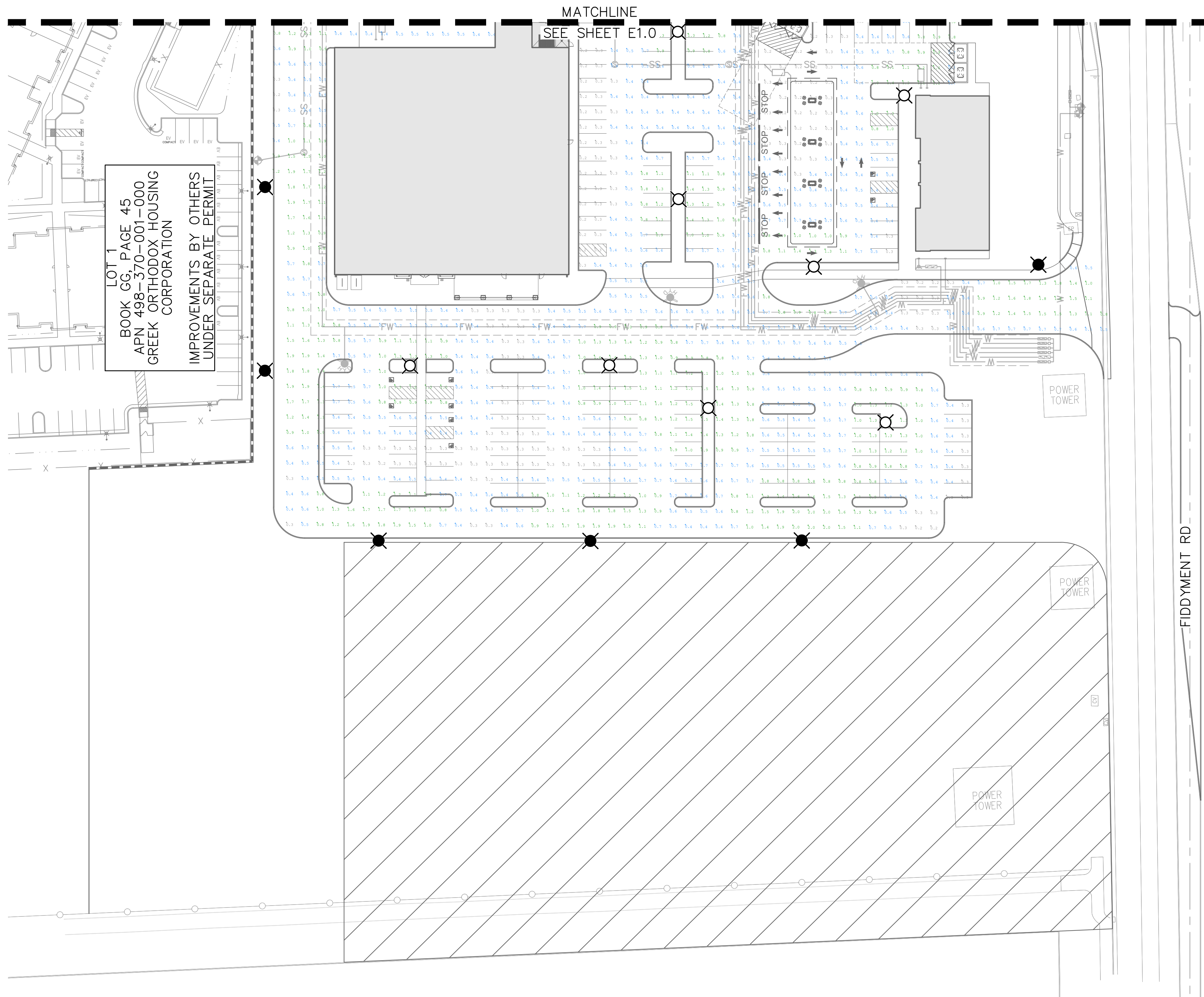
SWC OF FIDDYMENT RD &
PLEASANT GROVE BLVD
ROSEVILLE, CA 95747

SHEET NUMBER
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17 OF 23

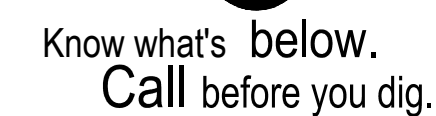
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4637 CHABOT DR #300, PLEASANTON, CA 94588
PHONE: 925-398-4440
WWW.KIMLEY-HORN.COM

REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
No. 00762004
DATE: _____



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



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

PHOTOMETRIC PLAN

RAWN	EQV
CHECKED	SAR

DATE: _____

[illegible]

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 FOOT-CANDELES (FC)
* VALUES BELOW MEET THE REQUIREMENT
** VALUES ABOVE MEET THE REQUIREMENT



Catalog #:
Prepared By:

Project:

Date:

Type:

Slice Medium (SLM)

Outdoor LED Area Light





OVERVIEW	
Lumen Package	5,000 - 55,000
Wattage Range	62 - 436
Efficacy Range (LPW)	114 - 162
Weight (lbs/kg)	27 (12.3)
Control Options	IMSBT, ALB, ALS, 7-Pin, PCL

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/R.
 - Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 95-96%.
 - Zero uplight.
 - Available in 5000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANSI C78.377. Also Available in Phospho Converted Amber with Peak Intensity at 600nm.
 - 70 or 80CRI Minimum.
 - Integral louver (L) and Integral half louver (H) options available for enhanced backlight control.
- ##### Electrical

 - High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
 - 0-10V dimming (DM - 100%) standard.
 - Standard Universal Voltage (120-277 VAC) input 50/60 Hz or optional High Voltage (0-47-480 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). 425 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 C82.41.2).
 - High-efficiency LEDs mounted to metal-core circuit board to maximize heat dissipation.
 - Driver is fully encapsulated 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 Inlets 32 drill pattern. (See drawing in pole section)

Warranty

 - LSi luminaires carry a 5-year limited warranty. Refer to <https://www.lsi.com/resources/terms-conditions-warranty> for more information.

Listings

 - Listed to UL 1599 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 C136.3 high vibration applications/application on-site qualified.
 - IK08 rated luminaire per IEC 60628 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/DQL to confirm which versions are qualified.
 - Potential Silicone Optics (US Patent No. 10,916,165 B2)

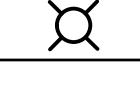
LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • (513) 372-3200 • www.lsi.com
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Page 1/71 Rev. 06/19/26
SPEC.310.0.3.102.2

Slice Medium Outdoor LED Area Light									
New questions? Call us at (800) 436-7800									
PERFORMANCE									
Back to Quick Links									
DELIVERED LUMENS*									
Lumen Package	Distribution	CR	3000K CCT		4000K CCT		5000K CCT		Wattage
			Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	Delivered Lumens	Efficacy	
5L	2	70	9611	149	82-09-02	9601	152	82-09-02	62
	3	70	9648	152	82-09-02	9641	155	82-09-02	
	4	70	9683	154	82-09-03	9676	158	82-09-03	
	5	70	9721	157	82-09-02	9709	161	82-09-02	
	6	70	9759	160	82-09-02	9746	164	82-09-02	
	7	70	9797	163	82-09-02	9784	167	82-09-02	
	8	70	9834	166	82-09-02	9821	170	82-09-02	
	9	70	9872	169	82-09-02	9859	173	82-09-02	
	10	70	9909	172	82-09-02	9896	176	82-09-02	
	11	70	9947	175	82-09-02	9934	179	82-09-02	
12L	2	70	12714	187	82-09-02	12708	190	82-09-02	85
	3	70	12752	190	82-09-02	12746	193	82-09-02	
	4	70	12790	193	82-09-02	12784	196	82-09-02	
	5	70	12828	196	82-09-02	12822	199	82-09-02	
	6	70	12866	199	82-09-02	12860	202	82-09-02	
	7	70	12904	202	82-09-02	12898	205	82-09-02	
	8	70	12942	205	82-09-02	12936	208	82-09-02	
	9	70	12980	208	82-09-02	12974	211	82-09-02	
	10	70	13018	211	82-09-02	13012	214	82-09-02	
	11	70	13056	214	82-09-02	13050	217	82-09-02	
18L	2	70	17333	245	82-09-02	17324	248	82-09-02	115
	3	70	17371	248	82-09-02	17362	251	82-09-02	
	4	70	17409	251	82-09-02	17400	254	82-09-02	
	5	70	17447	254	82-09-02	17438	257	82-09-02	
	6	70	17485	257	82-09-02	17476	260	82-09-02	
	7	70	17523	260	82-09-02	17514	263	82-09-02	
	8	70	17561	263	82-09-02	17552	266	82-09-02	
	9	70	17599	266	82-09-02	17590	269	82-09-02	
	10	70	17637	269	82-09-02	17628	272	82-09-02	
	11	70	17675	272	82-09-02	17666	275	82-09-02	
24L	2	70	21998	294	82-09-03	21986	297	82-09-03	151
	3	70	22036	297	82-09-03	22024	300	82-09-03	
	4	70	22074	300	82-09-03	22062	303	82-09-03	
	5	70	22112	303	82-09-03	22100	306	82-09-03	
	6	70	22150	306	82-09-03	22138	309	82-09-03	
	7	70	22188	309	82-09-03	22176	312	82-09-03	
	8	70	22226	312	82-09-03	22214	315	82-09-03	
	9	70	22264	315	82-09-03	22252	318	82-09-03	
	10	70	22302	318	82-09-03	22290	321	82-09-03	
	11	70	22340	321	82-09-03	22328	324	82-09-03	
30L	2	70	25924	339	82-09-03	25910	342	82-09-03	211
	3	70	25962	342	82-09-03	25948	345	82-09-03	
	4	70	26000	345	82-09-03	25986	348	82-09-03	
	5	70	26038	348	82-09-03	26024	351	82-09-03	
	6	70	26076	351	82-09-03	26062	354	82-09-03	
	7	70	26114	354	82-09-03	26100	357	82-09-03	
	8	70	26152	357	82-09-03	26138	360	82-09-03	
	9	70	26190	360	82-09-03	26176	363	82-09-03	
	10	70	26228	363	82-09-03	26214	366	82-09-03	
	11	70	26266	366	82-09-03	26252	369	82-09-03	
36L	2	70	30413	377	82-09-03	30400	380	82-09-03	275
	3	70	30451	380	82-09-03	30438	383	82-09-03	
	4	70	30489	383	82-09-03	30476	386	82-09-03	
	5	70	30527	386	82-09-03	30514	389	82-09-03	
	6	70	30565	389	82-09-03	30552	392	82-09-03	
	7	70	30603	392	82-09-03	30590	395	82-09-03	
	8	70	30641	395	82-09-03	30628	398	82-09-03	
	9	70	30679	398	82-09-03	30666	401	82-09-03	
	10	70	30717	401	82-09-03	30704	404	82-09-03	
	11	70	30755	404	82-09-03	30742	407	82-09-03	
42L	2	70	34575	393	82-09-03	34560	396	82-09-03	334
	3	70	34613	396	82-09-03	34598	399	82-09-03	
	4	70	34651	399	82-09-03	34636	402	82-09-03	
	5	70	34689	402	82-09-03	34674	405	82-09-03	
	6	70	34727	405	82-09-03	34712	408	82-09-03	
	7	70	34765	408	82-09-03	34750	411	82-09-03	
	8	70	34803	411	82-09-03	34788	414	82-09-03	
	9	70	34841	414	82-09-03	34826	417	82-09-03	
	10	70	34879	417	82-09-03	34864	420	82-09-03	
	11	70	34917	420	82-09-03	34902	423	82-09-03	
48L	2	70	40944	412	82-09-03	40928	415	82-09-03	392
	3	70	40982	415	82-09-03	40966	418	82-09-03	
	4	70	41020	418	82-09-03	40994	421	82-09-03	
	5	70	41058	421	82-09-03	41042	424	82-09-03	
	6	70	41096	424	82-09-03	41080	427	82-09-03	
	7	70	41134	427	82-09-03	41118	430	82-09-03	
	8	70	41172	430	82-09-03	41156	433	82-09-03	
	9	70	41210	433	82-09-03	41194	436	82-09-03	
	10	70	41248	436	82-09-03	41232	439	82-09-03	
	11	70	41286	439	82-09-03	41270	442	82-09-03	

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SPEC.310.0.3.102.2

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

Slice Medium Outdoor LED Area Light

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

Back to Quick Links

ORDERING GUIDE

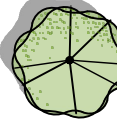
Profile	Light Source	Lumen Package	Lens	Distribution	Orientation†	Voltage
SLM Slice Medium	LED	SL 5,000 lms SLA 12,000 lms SLB 20,000 lms SLC 30,000 lms SLD 42,000 lms SLE 50,000 lms	SL Silicone	2- Type 3 3- Type 4 4- Type 5 5- Type 6 6- Type 7 7- Forward Throw 8- Forward Throw Automatic 9- Automatic Motion Sensor 10- Left Corner 11- Right Corner	Oblique - standard (no rotation) L - Optics rotated left 90° R - Optics rotated right 90°	DMV - Universal Voltage (120-277V) HW - High Voltage (547-480V)

DRIVER

Driver	Color Temperature	Color Rendering	Controls	Finish	Options
DMV - 0-10v Dimming (D1-D10)	SL 5,000 CCT SLA 4,000 CCT SLB 3,000 CCT SLC 2,700 CCT (DC Only) SLD Phospho Converted Amber	70CR-70 CRI 80CR-80 CRI	Oblique - None Wireless Controls System ALSC - Ad Link Synapse Control System† ALSCD - Ad Link Synapse Control System with 12-27 Motion Sensor† ALSCDA - Ad Link Synapse Control System with 20-47 Motion Sensor† ALMHLR - Ad Link Blue Long Range Wireless Motion & Photo Sensor Control (0-27 mounting height)† ALMHLR - Ad Link Blue Long Range Wireless Motion & Photo Sensor Control (0-47 mounting height)† ALMHLR - Ad Link Blue Long Range Wireless Motion & Photo Sensor Control (0-47 mounting height)† ALMHLR - Ad Link Blue Long Range Wireless Motion & Photo Sensor Control (0-47		

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	
	Koeleruteria paniculata / Golden Rain Tree	24" box, Moderate	
	Ulmus propinqua 'JFS-Bieberich' / Emerald Sunshine® Elm	24" box, Moderate	
	SMALL/MEDIUM ACCENT TREE		
	Cercis occidentalis / Western Redbud	15 gal., Low	
	Lagerstroemia indica 'Red' / Red Crane 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	
	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	
	SCREEN TREE		
	Calocedrus decurrens / Incense Cedar	15 gal., Low	
	Cedrus deodara 'Blue Ice' / Blue Ice Deodar Cedar	15 gal., Low	
	Laurus x 'Sarotoga' / Sarotoga 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	
	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	
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	Prunus subhirtella 'Pendula' / Winter-flowering Cherry	15 gal., Moderate	

PARKING LOT SHADE CALCULATIONS

		Total area per coverage/dia.	Shade Cover %	25%	50%	75%	100%	Total % Shade by Coverage/Dia.
Total Parking Area	62711	Tree Diameter	20	2474	2474	2474	2474	7%
Shade Area Required	31355.5		25	241	27420	5051	1924	93%
Total Shade Provided	37110		30					0%
Percent Shade	59%		35					0%
Total Trees	74							

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	7 2474
	LARGE SHADE TREE	2	1924	7	5051	57 27420 1 241 67 34636

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, GROUND COVER, BIO AREAS - LOW	0.2	DRIP	0.81	0.25	131,423	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= (ETa) (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= (ETa) (Conversion factor) ((ETAF) (Area)).
(52.2) (.62) (35,053) = 1134122 Gal.

GENERAL NOTES

- 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.
- For landscape installations, compost at a minimum rate of 4 cubic yards per 1,000 square feet of permeable area shall be incorporated.
- 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.
- 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.
- All new trees located within 7' of pavement or permanent structure shall have a root barrier.
- 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.

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 L. Scaccalos 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

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

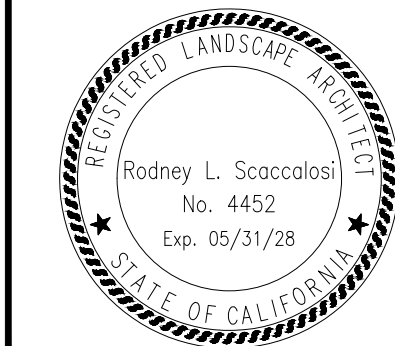
SIERRA VIEW SHOPPING CENTER

OVERALL, TREE AND
PARKING LOT SHADE PLAN

SWC FIDDYMENT RD. & PLEASANT GROVE BLVD.

City Of
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County Of
PLACER
State Of
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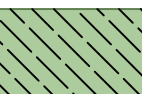
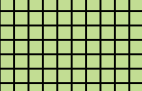
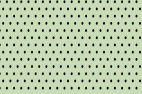
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CONCEPT PLANT SCHEDULE

	PARKING LOT SHADE TREE-LARGE Acer rubrum 'October Glory' / October Glory Red Maple Ginkgo biloba 'Autumn Gold' / Autumn Gold Maidenhair Tree Ulmus parvifolia 'True Green' / True Green Lacebark Elm Zelkova serrata / Japanese Zelkova	24" box, Moderate 24" box, Moderate 24" box, Moderate 24" box, Moderate
	PARKING LOT SHADE TREE-MEDIUM Arbutus x 'Marina' / Marina Strawberry Tree Ceratonia siliqua / Carob Tree Koeleruteria paniculata / Golden Rain Tree Ulmus propinqua 'JFS-Bieberich' / Emerald Sunshine® Elm Zelkova serrata 'Village Green' / Village Green Japanese Zelkova	24" box, Low 24" box, Moderate 24" box, Moderate 24" box, Moderate 24" box, Moderate
	SMALL/MEDIUM ACCENT TREE Cercis occidentalis / Western Redbud Lagerstroemia indica 'Red' / Red Crape Myrtle Magnolia grandiflora 'St. Mary' / St. Mary Southern Magnolia Olea europaea 'Swan Hill' / Swan Hill Fruitless Olive Prunus cerasifera 'Krauter Vesuvius' / Krauter Vesuvius Purple-leaf Plum	15 gal., Low 15 gal., Low 15 gal., Moderate 15 gal., Low 15 gal., Moderate
	STREET TREE Acer rubrum 'October Glory' / October Glory Red Maple Ginkgo biloba 'Autumn Gold' / Autumn Gold Maidenhair Tree Quercus rubra / Northern Red Oak Quercus suber / Cork Oak Ulmus parvifolia 'Drake' / Drake Lacebark Elm	24" box, Moderate 24" box, Moderate 24" box, Low 24" box, Low 24" box, Moderate
	SCREEN TREE Calocedrus decurrens / Incense Cedar Cedrus deodara 'Blue Ice' / Blue Ice Deodar Cedar Laurus x 'Saratoga' / Saratoga Hybrid Laurel Quercus wislizeni / Interior Live Oak	15 gal., Low 15 gal., Low 15 gal., Low 15 gal., Low
	APPROVED TREES FOR EASEMENT AREA Magnolia stellata rubra / Red Star Magnolia Picea pungens 'Fat Albert' / Fat Albert Colorado Spruce Prunus cerasifera 'Purple Pony' / Purple Pony Purple-leaf Plum Prunus subhirtella 'Pendula' / Winter-flowering Cherry Viburnum tinus / Laurustinus	15 gal., Moderate 15 gal., Moderate 15 gal., Moderate 15 gal., Moderate 15 gal., Moderate
	LARGE SCREEN SHRUB Arcostaphylos x 'Sunset' / Sunset Manzanita Ceanothus x 'Julia Phelps' / Julia Phelps Wild Lilac Olea europaea 'Montra' / Little Olive® Olive Rhaphiolepis umbellata 'Eleanor Tabor' / Yedda Hawthorn	5 gal., Low 5 gal., Low 5 gal., Low 5 gal., Low
	LARGE/MEDIUM ACCENT Agave americana 'Marginata' / Variegated Century Plant Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass Lomandra longifolia 'Lomlon' / Lime Tuff Dwarf Mat Rush Phormium tenax 'Firebird' / Firebird New Zealand Flax Salvia leucantha / Mexican Bush Sage	5 gal., Low 5 gal., Low 5 gal., Low 5 gal., Low 5 gal., Low
	VINES Ficus pumila / Creeping Fig Macfadyena unguis-cati / Cat's Claw Creeper	5 gal., Moderate 5 gal., Low
	MEDIUM SHRUBS Arcostaphylos x 'John Dourley' / John Dourley Manzanita Callistemon viminalis 'Little John' / Little John Weeping Bottlebrush Frangula californica 'Mound San Bruno' / Mound San Bruno Coffeeberry Rhaphiolepis indica 'Parhap' / Oriental Pearl Indian Hawthorn Westringia fruticosa 'Blue Gem' / Blue Gem Coast Rosemary	5 gal., Low 5 gal., Low 5 gal., Low 5 gal., Low 5 gal., Low
	SMALL ACCENT Dianella revoluta 'DR5000' / Little Rev™ Flax Lily Dianella tasmanica 'Yellow Stripe' / Golden Flax Lily Eremophila hydropathana 'Blue Bells' / Blue Bells Emu Bush Helictotrichon sempervirens / Blue Oat Grass Lavandula angustifolia 'Hidcote Blue' / Hidcote Blue English Lavender Lomandra longifolia 'Roma 13' / Platinum Beauty® Variegated Mat Rush Pennisetum setaceum 'Fireworks' / Fireworks Fountain Grass Tulbaghia violacea / Society Garlic Yucca x 'Bright Star' / Variegated Spanish Dagger	5 gal., Low 5 gal., Low 5 gal., Low 1 gal., Low 1 gal., Low 1 gal., Low 1 gal., Low 1 gal., Low 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 Rosa x 'Meisendrill' / Drift Rose Rosa x 'Meisendrill' / Lemon Drift® Rose Teucrium chamaedrys 'Nanum' / Creeping Germander	1 gal., Low 1 gal., Low 1 gal., Low 1 gal., Low
	GROUNDCOVER Ceanothus griseus horizontalis 'Yankee Point' / Yankee Point Carmel Creeper Grevillea lanigera 'Coastal Gem' / Coastal Gem Grevillea Myoporum parvifolium / Trailing Myoporum Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary	1 gal., Low 1 gal., Low 1 gal., Low 1 gal., Low
	BIO-RETENTION Bio-Retention Plants Hydroseed / Bio-Retention Seed Mix Carex divisa / European Grey Sedge Leymus condensatus 'Canyon Prince' / Canyon Prince Giant Wild Rye Muhlenbergia rigens / Deer Grass	Hydroseed, No Water Use 4" pot, Low 4" pot, Low 4" pot, Low



OLIVE STREET
LANDSCAPE ARCHITECTURE
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Petaluma CA 94952
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OliveStreetLandscape.com
rod@olivestreetlandscape.com

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

SIERRA VIEW SHOPPING CENTER

CONCEPTUAL LANDSCAPE PLAN

SWC FIDDYMENT RD. & PLEASANT GROVE BLVD.

City Of
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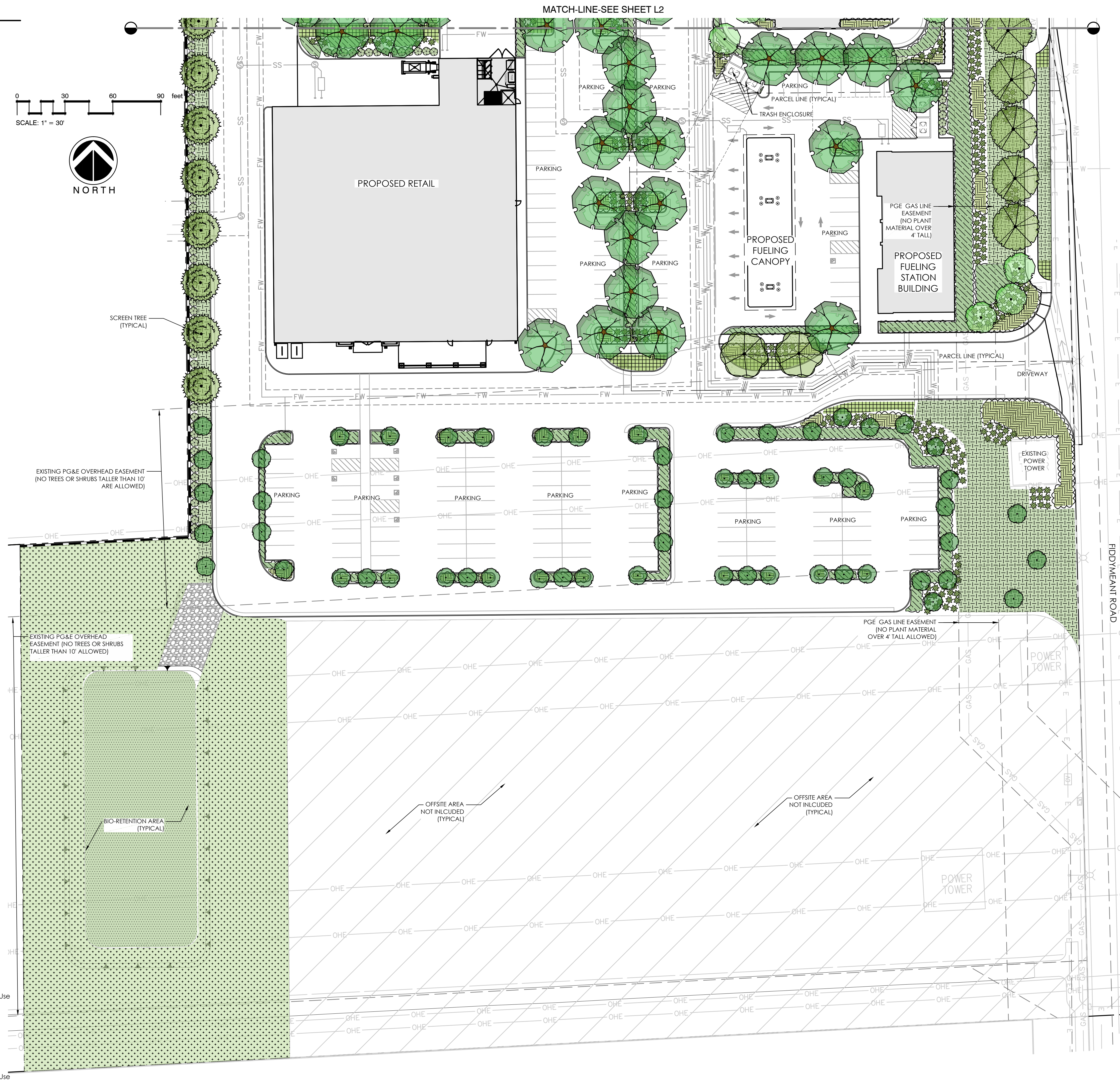


Rodney L. Scaccalos
No. 4452
Exp. 05/31/28
STATE OF CALIFORNIA

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CONCEPT PLANT SCHEDULE

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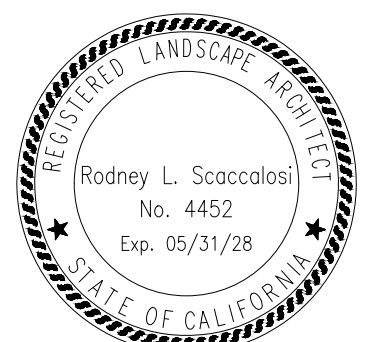
CONCEPTUAL LANDSCAPE PLAN

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