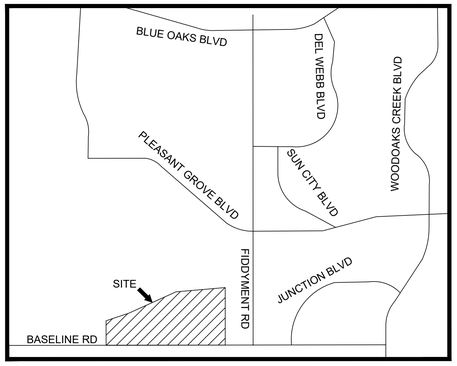
BASELINE MARKETPLACE

5000 BASELINE ROAD
ROSEVILLE, CA

CITY OF ROSEVILLE, PLACER COUNTY, STATE OF CALIFORNIA



VICINITY MAP
N.T.S.

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C0.0	COVER SHEET
C1.1	SITE PLAN (SHEET 1 OF 4)
C1.2	SITE PLAN (SHEET 2 OF 4)
C1.3	SITE PLAN (SHEET 3 OF 4)
C1.4	SITE PLAN (SHEET 4 OF 4)
C2.1	STORM DRAINAGE PLAN (SHEET 1 OF 4)
C2.2	STORM DRAINAGE PLAN (SHEET 2 OF 4)
C2.3	STORM DRAINAGE PLAN (SHEET 3 OF 4)
C2.4	STORM DRAINAGE PLAN (SHEET 4 OF 4)
C3.1	GRADING PLAN (SHEET 1 OF 4)
C3.2	GRADING PLAN (SHEET 2 OF 4)
C3.3	GRADING PLAN (SHEET 3 OF 4)
C3.4	GRADING PLAN (SHEET 4 OF 4)
C3.5	GRADING SECTIONS
C4.1	UTILITY PLAN (SHEET 1 OF 4)
C4.2	UTILITY PLAN (SHEET 2 OF 4)
C4.3	UTILITY PLAN (SHEET 3 OF 4)
C4.4	UTILITY PLAN (SHEET 4 OF 4)
C5.1	FIRE AND SOLID WASTE ACCESS PLAN (SHEET 1 OF 4)
C5.2	FIRE AND SOLID WASTE ACCESS PLAN (SHEET 2 OF 4)
C5.3	FIRE AND SOLID WASTE ACCESS PLAN (SHEET 3 OF 4)
C5.4	FIRE AND SOLID WASTE ACCESS PLAN (SHEET 4 OF 4)

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS MAP IS N 89°29'02" E, BETWEEN FOUND MONUMENTS ALONG THE SOUTH LINE OF THE SOUTH EAST QUARTER OF SECTION 36 AS SHOWN ON THAT CERTAIN FINAL MAP ENTITLED "SIERRA VISTA DF PROPERTIES, INC. LARGE LOT SUBDIVISION, SUBDIVISION NO. PL 15-0192" RECORDED OCTOBER 29, 2020 IN BOOK FF OF MAPS, AT PAGE 21, PLACER COUNTY RECORDS.

FLOOD ZONE INFORMATION

THE PROPERTY DESCRIBED ON THIS SURVEY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 06061C0938H, BEARING AN EFFECTIVE DATE OF 11/02/2018. ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ABBREVIATIONS

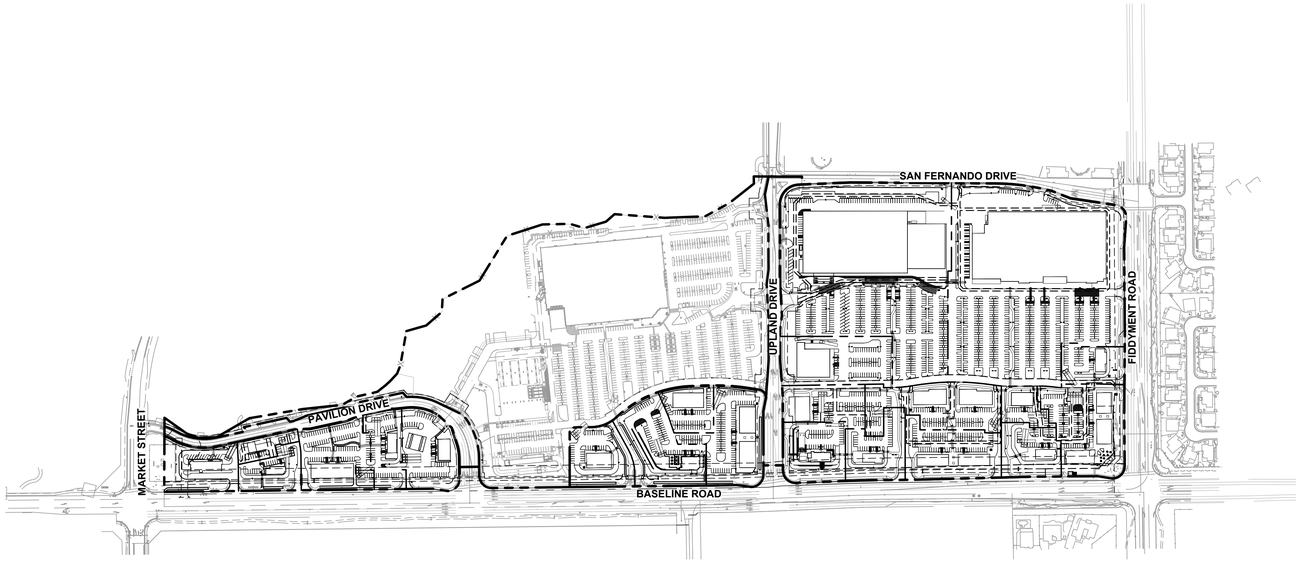
(X.XX)	EXISTING ELEVATION	FS	FINISHED SURFACE	SF	SQUARE FEET
BC	BOTTOM OF CURB	FW	FIRE WATER	SDWK	SIDEWALK
BD	BEND	GB	GRADE BREAK	STBK	SETBACK
BLDG	BUILDING	GL	GRID LINE	STR	STRUCTURE
BMP	BEST MANAGEMENT	HP	HIGH POINT	SS	SANITARY SEWER
PRACTICES		IE	INVERT ELEVATION	SW	SIDEWALK
BW	BOTTOM OF WALL	INV	PIPE INVERT	TC	TOP OF CURB
CC	CURB CUT	LP	LOW POINT	TG	TOP OF GRATE
CO	CLEAN OUT	LS	LANDSCAPE	TP	TOP OF PAVEMENT
COR	CITY OF ROSEVILLE	ME	MATCH EXISTING	TW	TOP OF WALL
CL	CENTERLINE	MH	MANHOLE	TYP	TYPICAL
DW	DOMESTIC WATER	PL	PROPERTY LINE	WQ	WATER QUALITY
EG	EXISTING GRADE	POC	POINT OF CONNECTION		
EP	EDGE OF PAVEMENT	PR	PROPOSED		
ESMT	EASEMENT	RCP	REINFORCED		
EX	EXISTING	CONCRETE PIPE			
FF	FINISHED FLOOR	RET	RETAINING		
ELEVATION		RIM	RIM ELEVATION		
FG	FINISHED GRADE	RL	RIDGE LINE		
FH	FIRE HYDRANT	RW	RIGHT OF WAY		
FL	FLOW LINE	SD	STORM DRAIN		

PROPERTY DESCRIPTION

BEING A MERGER AND RESUBDIVISION OF LOTS 6, 7, AND 8 AND A PORTION OF THE RIGHT-OF-WAY OF UPLAND DRIVE. SAN FERNANDO DRIVE AND BASELINE ROAD OF THAT CERTAIN MAP ENTOTLED "SIERRA VISTA DF PROPERTIES, INC., LARGE LOT SUBDIVISION, SUBDIVISION NO. PL15-0192 FILED FOR RECORD ON OCTOBER 29, 2020 IN BOOK FF OF MAPS AT PAGE 21, PLACER COUNTY RECORDS, LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 36, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN. CITY OF ROSEVILLE. PLACER COUNTY. CALIFORNIA.

BENCHMARK

CITY OF ROSEVILLE CITY BENCHMARK "BM 126"
ELEVATION: 120.150 FEET [DATUM: NAVD 88]
DESCRIPTION: "3-1/4" BRASS DISK STAMPED 2018 PLS 8278, LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF FIDDYMENT ROAD AND WESTLAKE DRIVE ON THE TOP OF CURB AT NORTH CURB RETURN"
NOTE: THE ELEVATIONS SHOWN WITHIN THIS PLAN SET ARE ON NAVD88 DATUM. TO CONVERT FROM NAVD88 TO NGVD29 SUBTRACT 2.12-FEET.
EXAMPLE: 120.15 (NAVD88) = 118.03 (NGVD29)



CC&R NOTE

COVENANTS, CONDITIONS & RESTRICTIONS (CC&Rs) WILL BE REQUIRED TO MAINTAIN RECIPROCAL PARKING RIGHTS, DRAINAGE ACCESS, AND CONSTRUCTION ACCESS BETWEEN SUBJECT PARCELS. CC&Rs WILL BE SUBMITTED FOR REVIEW AND REQUIRED TO BE APPROVED PRIOR TO FINAL BUILDING PERMIT APPROVAL.

ENGINEER

KIMLEY-HORN
1201 3RD AVE, SUITE 2800
SEATTLE, WA 98101
CONTACT: KATY DANEKER, PE
E: KATY.DANEKER@KIMLEY-HORN.COM
T: 206-536-2610

SURVEYOR

PBLA SURVEYING, INC.
981 CORPORATE CENTER DR. STE 150
POMONA, CA 91768
CONTACT: PETER E. WEILBACHER
T: 888-714-9642

OWNER

DF PROPERTIES, INC.
2013 OPPORTUNITY DRIVE, SUITE 140
ROSEVILLE, CA 95678
CONTACT:
T:

FIRE PROTECTION

CITY OF ROSEVILLE
316 VERNON STREET, SUITE 480
ROSEVILLE, CA 95678
CONTACT: MICHAEL BRADLEY
T: 916-774-5800

SANITARY SEWER

CITY OF ROSEVILLE ENVIRONMENTAL UTILITIES
2005 HILLTOP CIRCLE
ROSEVILLE, CA 95747
T: 916-774-5770
E: ENVIRONMENTALUTILITIES@ROSEVILLE.CA.US

DOMESTIC WATER

CITY OF ROSEVILLE
2005 HILLTOP CIRCLE
ROSEVILLE, CA 95747
T: 916-774-5770
E: ENVIRONMENTALUTILITIES@ROSEVILLE.CA.US

TELEPHONE/CABLE

SUREWEST/COMCAST
114 VERNON STREET
ROSEVILLE, CA 95678
T: 916-780-8000

1162 ROSEVILLE PARKWAY SUITE 100
ROSEVILLE, CA 95678
T: 800-934-6489

STORM DRAIN

CITY OF ROSEVILLE PUBLIC WORKS
311 VERNON ST #100,
ROSEVILLE, CA 95678
T: 916-774-5770
E: PUBLICWORKS@ROSEVILLE.CA.US

ELECTRICITY

CITY OF ROSEVILLE ELECTRIC UTILITY
311 VERNON STREET
ROSEVILLE, CA 95678
T: 916-774-5300

GAS

PACIFIC GAS AND ELECTRIC
151 N SUNRISE AVENUE, SUITE 513
ROSEVILLE, CA 95661
T: 877-660-6789

No.	REVISIONS	DATE	BY

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Kimley»Horn

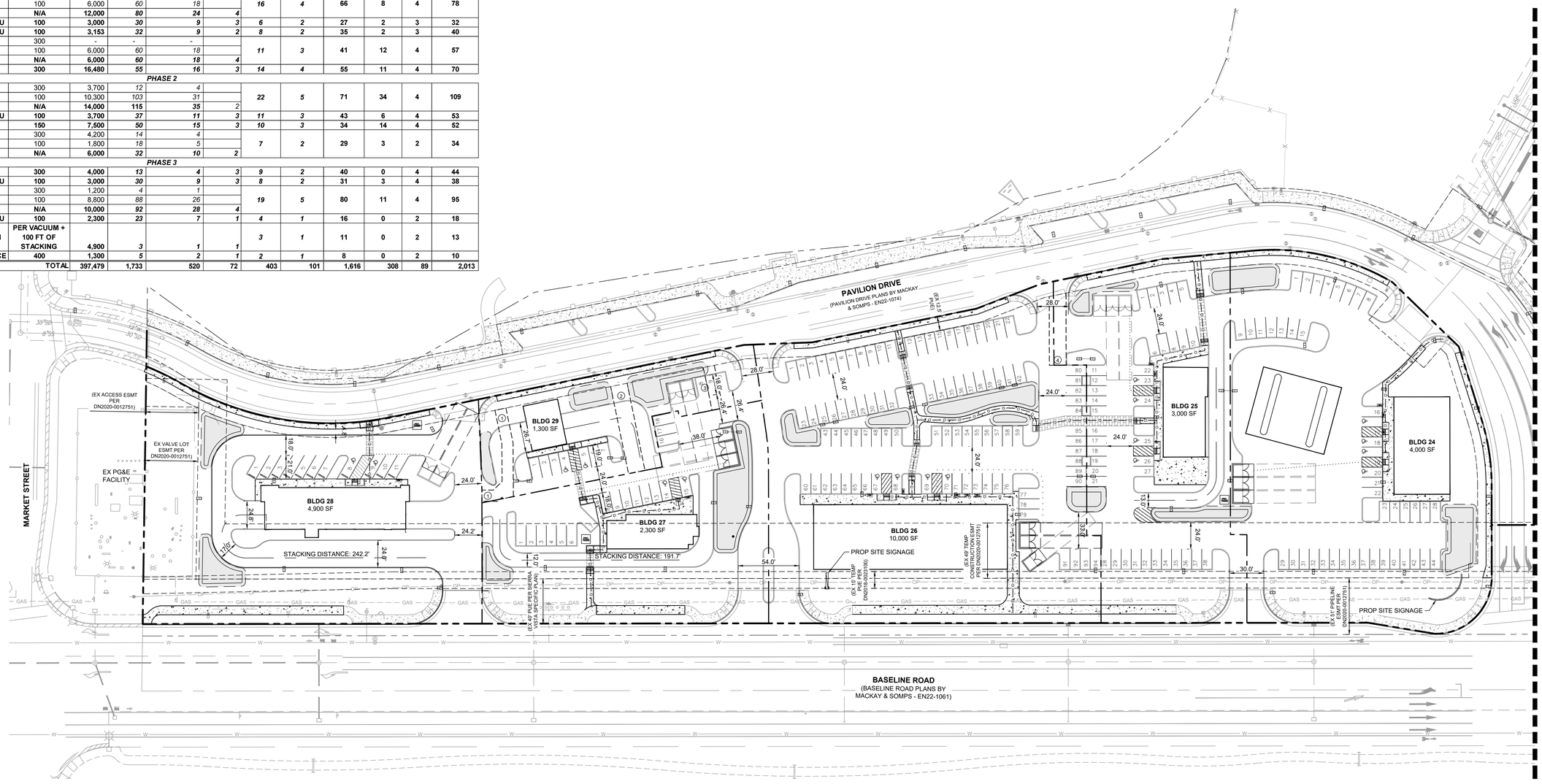
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1201 3RD AVE SUITE 2800, SEATTLE, WA 98101
PHONE: (206) 970-1900
WWW.KIMLEY-HORN.COM

BASELINE MARKETPLACE
PREPARED FOR
COVENANT REAL ESTATE GROUP
PLACER COUNTY ROSEVILLE, CA

COVER SHEET

SHEET NUMBER
C0.0

LOT NUMBER	AREA (ACRE)	BUILDING NUMBER	USE	PARKING REQUIREMENT 1 PER SQ FT	BUILDING AREA (SF)	REQ. PARKING	ALLOWABLE COMPACT STALLS (30%)	REQUIRED ADA STALLS	REQ. EV CAPABLE STALLS	REQ. EV CHARGERS	STANDARD STALLS	COMPACT STALLS	ADA STALLS	PARKING TOTAL
PHASE 1														
2	10.91	2	**RETAIL**	**300**	**107,546**	*358*	*108*	*9*	*94*	*23*	366	93	9	468
3	12.04	3	**RETAIL**	**300**	**148,000**	*493*	*148*	*11*	*107*	*27*	441	80	12	533
4	0.89	4	**BANK**	**250**	**4,000**	*16*	*5*	*2*	*6*	*1*	24	2	2	28
5	2.53	5 A-C	RETAIL	300	11,100	*37*	*11*		*17*	*4*	71	10	6	87
			FOOD	100	6,000	*60*	*18*							
			TOTAL	**N/A**	**17,100**	*97*	*29*	*4*						
6	1.15	6	**DRIVE THRU**	**100**	**3,000**	*30*	*9*	*3*	*5*	*1*	17	2	4	23
7	0.60	7	**RETAIL**	**300**	**4,500**	*15*	*5*	*1*	*5*	*1*	20	2	2	24
8	2.22	8 A-B	RETAIL	300	14,000	*47*	*14*		*21*	*5*	90	13	4	107
			FOOD	100	2,000	*20*	*6*							
			TOTAL	**N/A**	**16,000**	*67*	*20*	*3*						
9	1.86	9 A-B	RETAIL	300	6,000	*20*	*6*		*16*	*4*	66	8	4	78
			FOOD	100	6,000	*60*	*18*							
			TOTAL	**N/A**	**12,000**	*80*	*24*	*4*						
10	1.24	10	**DRIVE THRU**	**100**	**3,000**	*30*	*9*	*3*	*6*	*2*	27	2	3	32
11	1.41	11	**DRIVE THRU**	**100**	**3,153**	*32*	*9*	*2*	*8*	*2*	35	2	3	40
12	1.22	12	RETAIL	300	-	-	-		*11*	*3*	41	12	4	57
			FOOD	100	6,000	*60*	*18*							
			TOTAL	**N/A**	**6,000**	*60*	*18*	*4*						
13	2.07	13	**RETAIL**	**300**	**16,480**	*55*	*16*	*3*	*14*	*4*	55	11	4	70
PHASE 2														
14	2.15	14 A-B	RETAIL	300	3,700	*12*	*4*		*22*	*5*	71	34	4	109
			FOOD	100	10,300	*103*	*31*							
			TOTAL	**N/A**	**14,000**	*115*	*35*	*2*						
15	2.02	15	**DRIVE THRU**	**100**	**3,700**	*37*	*11*	*3*	*11*	*3*	43	6	4	53
16	0.84	16	**DENTIST**	**150**	**7,500**	*50*	*15*	*3*	*10*	*3*	34	14	4	52
17	1.37	17	RETAIL	300	4,200	*14*	*4*		*7*	*2*	29	3	2	34
			FOOD	100	1,800	*18*	*5*							
			TOTAL	**N/A**	**6,000**	*32*	*10*	*2*						
PHASE 3														
24	1.57	24	**FUEL**	**300**	**4,000**	*13*	*4*	*3*	*9*	*2*	40	0	4	44
25	1.01	25	**DRIVE THRU**	**100**	**3,000**	*30*	*9*	*3*	*8*	*2*	31	3	4	38
26	1.77	26	RETAIL	300	1,200	*4*	*1*		*19*	*5*	80	11	4	95
			FOOD	100	8,800	*88*	*26*							
			TOTAL	**N/A**	**10,000**	*92*	*28*	*4*						
27	0.88	27	**DRIVE THRU**	**100**	**2,300**	*23*	*7*	*1*	*4*	*1*	16	0	2	18
28	1.33	28	**CAR WASH**	**PER VACUUM + 100 FT OF STACKING**	**4,900**	*3*	*1*	*1*	*3*	*1*	11	0	2	13
29	0.44	29	**CAR SERVICE**	**400**	**1,300**	*5*	*2*	*1*	*2*	*1*	8	0	2	10
				TOTAL	**397,479**	**1,733**	**520**	**72**	**403**	**101**	**1,616**	**308**	**89**	**2,013**



LEGEND

- PROJECT BOUNDARY
- PROPOSED PROPERTY LINE
- EASEMENT
- ROAD CENTERLINE
- 100-YR WSEL
- ACCESSIBILITY PATH
- TRASH ENCLOSURE ACCESSIBILITY PATH
- PROPOSED FENCE
- 6" VERTICAL CURB
- CURB AND GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- VEGETATED SWALE
- PROPOSED BIORETENTION
- PROPOSED LIGHT POST
- PROPOSED TRANSFORMER
- PROPOSED EV CHARGER
- PROPOSED TREE WELL (9.0' x 8.0')
- PROPOSED TRASH ENCLOSURE (65')

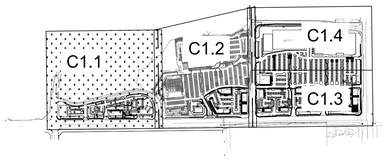
GENERAL NOTES

1. ALL STANDARD PARKING STALLS ARE 9' X 18' UNLESS OTHERWISE NOTED.
2. ALL COMPACT STALLS ARE 9' X 16' UNLESS OTHERWISE NOTED.
3. ALL ACCESSIBLE STALLS ARE 9' X 18' UNLESS OTHERWISE NOTED.
4. PARKING STRIPING TO BE DOUBLE STRIPING PER CITY OF ROSEVILLE STANDARDS.
5. EV CHARGING STALL LOCATION AND QUANTITY ARE PRELIMINARY AND SUBJECT TO CHANGE AFTER COORDINATION WITH ROSEVILLE ELECTRIC.
6. ONCE TENANT FOR FUEL STATION IS IDENTIFIED. PERMIT TO OPERATE SHALL BE SUBMITTED TO THE PACER COUNTY AIR POLLUTION CONTROL DISTRICT PER THE SVSP EIR

EASEMENT TABLE	
EASEMENT NO.	DESCRIPTION
1	10' PRIVATE WATER EASEMENT
2	15' PUBLIC SEWER EASEMENT
3	10' PRIVATE RECYCLED WATER EASEMENT
4	15' PUBLIC SEWER EASEMENT

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80



NORTH

KEY MAP
N.T.S

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1201 3RD AVE SUITE 2800, SEATTLE, WA 98101
PHONE: (206) 970-1900
WWW.KIMLEY-HORN.COM

BASELINE MARKETPLACE

PREPARED FOR
COVENANT REAL ESTATE GROUP

PLACER COUNTY — ROSEVILLE, CA

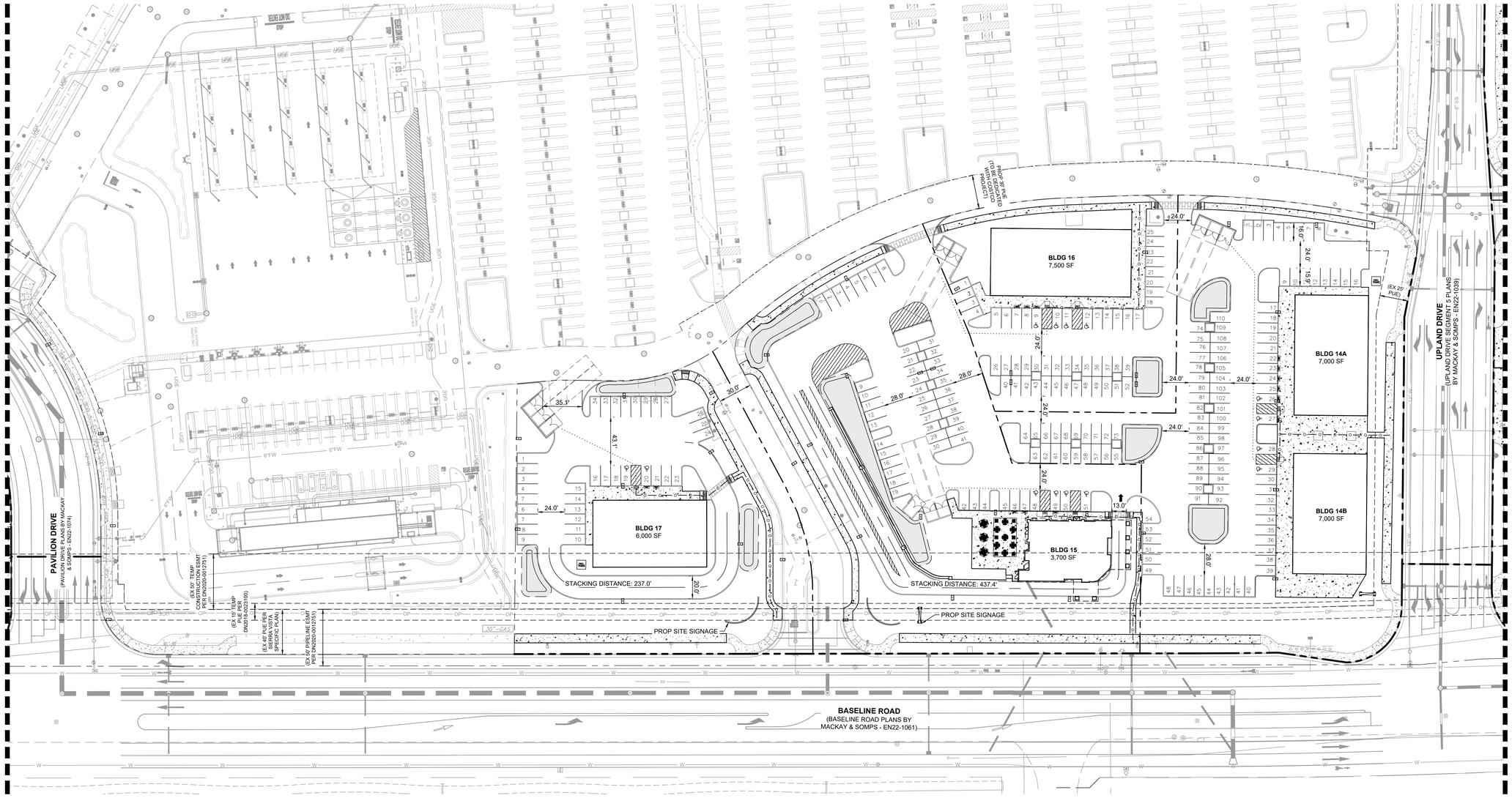
SITE PLAN (SHEET 1 OF 4)

SHEET NUMBER
C1.1

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

MATCHLINE - SEE SHEET 1 OF 4

MATCHLINE - SEE SHEET 3 OF 4



LEGEND

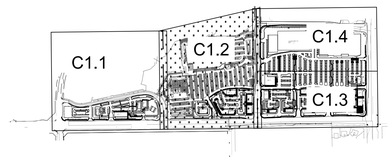
- PROJECT BOUNDARY
- PROPOSED PROPERTY LINE
- EASEMENT
- ROAD CENTERLINE
- 100-YR WSEL
- ACCESSIBILITY PATH
- TRASH ENCLOSURE ACCESSIBILITY PATH
- PROPOSED FENCE
- 6" VERTICAL CURB
- CURB AND GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- VEGETATED SWALE
- PROPOSED BIORETENTION
- PROPOSED LIGHT POST
- PROPOSED TRANSFORMER
- PROPOSED EV CHARGER
- PROPOSED TREE WELL (8.0" x 5.0')
- PROPOSED TRASH ENCLOSURE (65")

GENERAL NOTES

1. ALL STANDARD PARKING STALLS ARE 9' X 18' UNLESS OTHERWISE NOTED.
2. ALL COMPACT STALLS ARE 9' X 16' UNLESS OTHERWISE NOTED.
3. ALL ACCESSIBLE STALLS ARE 9' X 18' UNLESS OTHERWISE NOTED.
4. PARKING STRIPING TO BE DOUBLE STRIPING PER CITY OF ROSEVILLE STANDARDS.
5. EV CHARGING STALL LOCATION AND QUANTITY ARE PRELIMINARY AND SUBJECT TO CHANGE AFTER COORDINATION WITH ROSEVILLE ELECTRIC.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80



NORTH

KEY MAP
N.T.S

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1201 3RD AVE SUITE 2800, SEATTLE, WA 98101
PHONE: (206) 970-1900
WWW.KIMLEY-HORN.COM

BASELINE MARKETPLACE

PREPARED FOR
COVENANT REAL ESTATE GROUP

PLACER COUNTY — ROSEVILLE, CA

SITE PLAN (SHEET 2 OF 4)

SHEET NUMBER
C1.2

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

MATCHLINE - SEE SHEET 4 OF 4

MATCHLINE - SEE SHEET 2 OF 4

UPLAND DRIVE
(UPLAND DRIVE SEGMENT 5 PLANS
BY MACKAY & SOMPS - EN22-1039)

FIDDYMENT ROAD
(FIDDYMENT ROAD SEGMENT 2B PLANS
BY MACKAY & SOMPS - EN22-0974)

BASELINE ROAD
(BASELINE ROAD PLANS BY
MACKAY & SOMPS - EN22-1061)

BLDG 13
16,480 SF

BLDG 12
6,000 SF

BLDG 11
3,150 SF

BLDG 10
3,000 SF

BLDG 8B
8,000 SF

BLDG 8A
8,000 SF

BLDG 9B
6,000 SF

BLDG 9A
6,000 SF

BLDG 7
4,500 SF

BLDG 6
3,000 SF

BLDG 5A
5,100 SF

BLDG 5B
6,000 SF

BLDG 5C
6,000 SF

BLDG 4
4,000 SF

STACKING DISTANCE: 430.4'

STACKING DISTANCE: 306.2'

STACKING DISTANCE: 360.2'

PROP SITE SIGNAGE

PROP BUS STOP

EX 40' PUE PER SIERRA VISTA (DOC #2003-0100000)

EX 15' TEMP PUE PER DOC #2003-0100000

EX 50' TEMP CONSTRUCTION ESMT PER DOC #2003-0100000

EX 50' PIPELINE ESMT PER DOC #2003-0100000

LEGEND

- PROJECT BOUNDARY
- PROPOSED PROPERTY LINE
- EASEMENT
- ROAD CENTERLINE
- 100-YR WSEL
- ACCESSIBILITY PATH
- TRASH ENCLOSURE ACCESSIBILITY PATH
- PROPOSED FENCE
- 6" VERTICAL CURB
- CURB AND GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- VEGETATED SWALE
- PROPOSED BIORETENTION
- PROPOSED LIGHT POST
- PROPOSED TRANSFORMER
- PROPOSED EV CHARGER
- PROPOSED TREE WELL (4.0' x 8.0')
- PROPOSED TRASH ENCLOSURE (65')

GENERAL NOTES

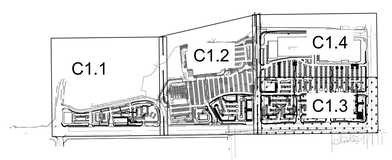
1. ALL STANDARD PARKING STALLS ARE 9' X 18' UNLESS OTHERWISE NOTED.
2. ALL COMPACT STALLS ARE 9' X 16' UNLESS OTHERWISE NOTED.
3. ALL ACCESSIBLE STALLS ARE 9' X 18' UNLESS OTHERWISE NOTED.
4. PARKING STRIPING TO BE DOUBLE STRIPING PER CITY OF ROSEVILLE STANDARDS.
5. EV CHARGING STALL LOCATION AND QUANTITY ARE PRELIMINARY AND SUBJECT TO CHANGE AFTER COORDINATION WITH ROSEVILLE ELECTRIC.

EASEMENT TABLE

EASEMENT NO.	DESCRIPTION
5	15' PUBLIC SEWER EASEMENT
6	10' PRIVATE RECYCLED WATER EASEMENT
7	10' PRIVATE WATER EASEMENT
8	10' PRIVATE RECYCLED WATER EASEMENT
9	10' PRIVATE WATER EASEMENT
10	VARIABLE WIDTH COMBINED PRIVATE WATER & RECYCLED WATER EASEMENT
11	15' PUBLIC SEWER EASEMENT
12	15' PUBLIC WATER EASEMENT
13	30' PUBLIC UTILITY EASEMENT
14	15' PUBLIC SEWER EASEMENT

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80



NORTH

KEY MAP
N.T.S

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1201 3RD AVE SUITE 2800, SEATTLE, WA 98101
PHONE: (206) 970-1900
WWW.KIMLEY-HORN.COM

BASELINE
MARKETPLACE
PREPARED FOR
COVENANT REAL ESTATE GROUP
PLACER COUNTY ROSEVILLE, CA

SITE PLAN
(SHEET 3 OF 4)

SHEET NUMBER
C1.3

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

MATCHLINE - SEE SHEET 4 OF 6

SAN FERNANDO DRIVE
(SAN FERNANDO DRIVE PLANS BY MACKAY & SOMPS - EN22-0998)

UPLAND DRIVE
(UPLAND DRIVE SEGMENT 5 PLANS BY MACKAY & SOMPS - EN22-1089)

FIDDYMENT ROAD
(FIDDYMENT ROAD SEGMENT 2B PLANS BY MACKAY & SOMPS - EN22-0974)

BLDG 2
107,546 SF

BLDG 3
148,000 SF

PROP SOUND WALL

PROP STAGING AREA

PROP SITE SIGNAGE

COMPACTOR

SALES/DISPLAY

MATCHLINE - SEE SHEET 3 OF 4

LEGEND

- PROJECT BOUNDARY
- PROPOSED PROPERTY LINE
- EASEMENT
- ROAD CENTERLINE
- 100-YR WSEL
- ACCESSIBILITY PATH
- TRASH ENCLOSURE ACCESSIBILITY PATH
- PROPOSED FENCE
- 6" VERTICAL CURB
- CURB AND GUTTER
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- VEGETATED SWALE
- PROPOSED BIORETENTION
- PROPOSED LIGHT POST
- PROPOSED TRANSFORMER
- PROPOSED EV CHARGER
- PROPOSED TREE WELL (8.0' x 5.0')
- PROPOSED TRASH ENCLOSURE (65')

GENERAL NOTES

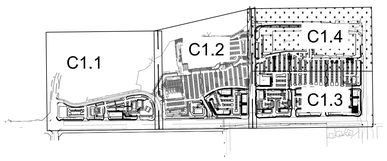
1. ALL STANDARD PARKING STALLS ARE 9' X 18' UNLESS OTHERWISE NOTED.
2. ALL COMPACT STALLS ARE 9' X 16' UNLESS OTHERWISE NOTED.
3. ALL ACCESSIBLE STALLS ARE 9' X 18' UNLESS OTHERWISE NOTED.
4. PARKING STRIPING TO BE DOUBLE STRIPING PER CITY OF ROSEVILLE STANDARDS.
5. EV CHARGING STALL LOCATION AND QUANTITY ARE PRELIMINARY AND SUBJECT TO CHANGE AFTER COORDINATION WITH ROSEVILLE ELECTRIC.

EASEMENT TABLE

EASEMENT NO.	DESCRIPTION
15	10' PRIVATE RECYCLED WATER EASEMENT
16	15' PUBLIC SEWER EASEMENT
17	VARIABLE WIDTH PUBLIC WATER EASEMENT
18	10' PRIVATE WATER EASEMENT
19	10' PUBLIC WATER EASEMENT

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80



NORTH

KEY MAP
N.T.S

No.	REVISIONS	DATE	BY

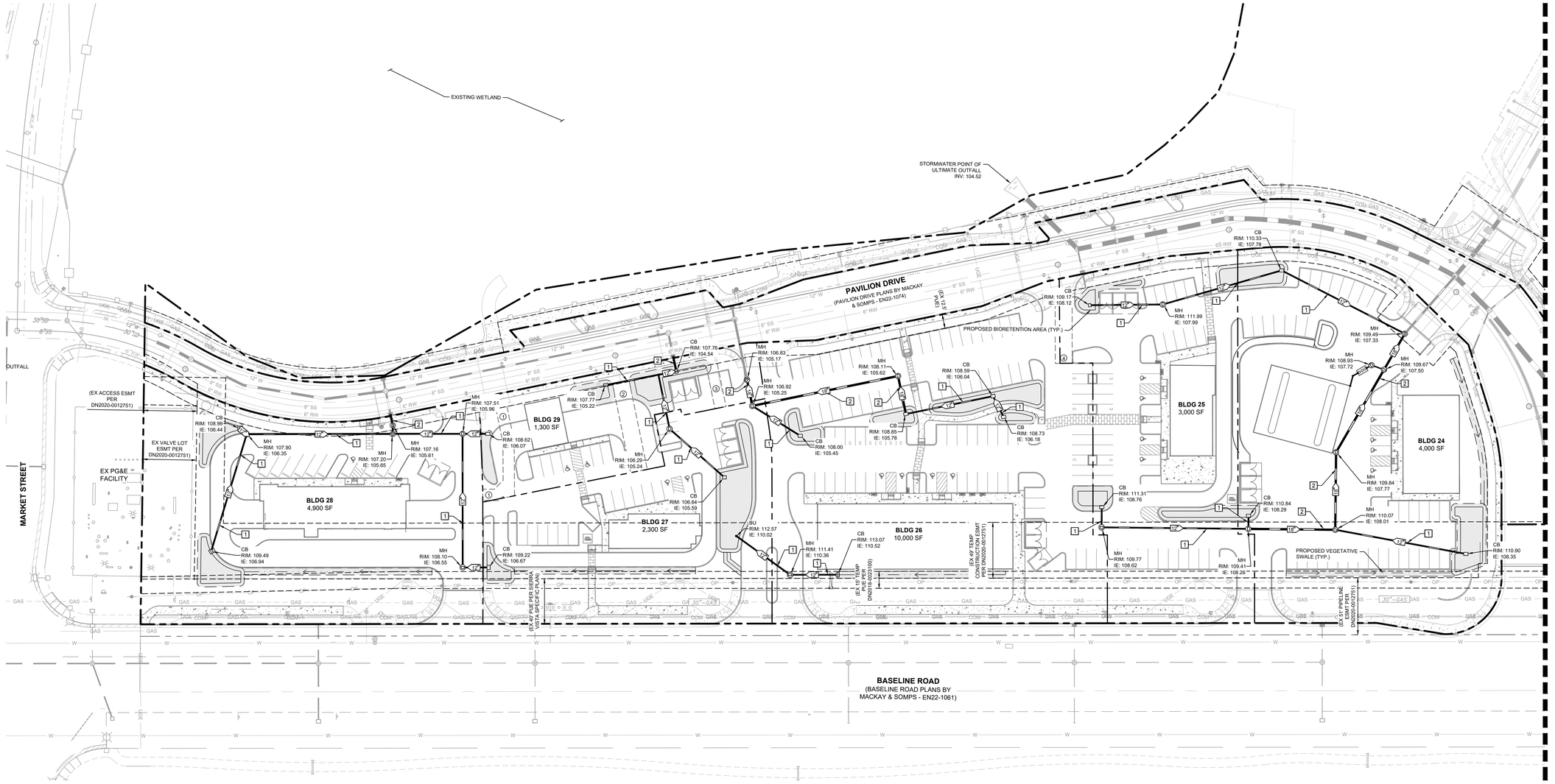
Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1201 3RD AVE SUITE 2800, SEATTLE, WA 98101
PHONE: (206) 970-1900
WWW.KIMLEY-HORN.COM

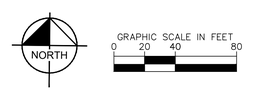
BASELINE MARKETPLACE
PREPARED FOR
COVENANT REAL ESTATE GROUP
PLACER COUNTY ROSEVILLE, CA

SITE PLAN
(SHEET 4 OF 4)

SHEET NUMBER
C1.4

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.





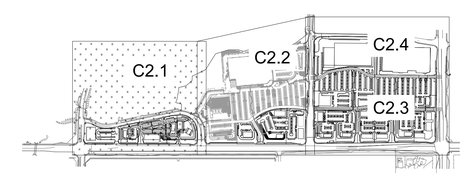
LEGEND

- PROJECT BOUNDARY
- EXISTING LOT LINES
- EASEMENTS AND SETBACKS
- CENTERLINE
- XXX — PROPOSED MAJOR CONTOUR
- XXX — PROPOSED MINOR CONTOUR
- XXX — EXISTING MAJOR CONTOUR
- XXX — EXISTING MINOR CONTOUR
- HP — HIGH POINT
- LP — LOW POINT
- GB — GRADE BREAK
- 100-YR WSEL
- PROPOSED CURB
- PROPOSED CURB AND GUTTER
- CURB BY OTHERS
- PROPOSED RETAINING WALL
- PROPOSED STORM DRAIN
- PROPOSED LIGHT POLE
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- PROPOSED STORM OUTFALL
- PROPOSED ROOF DRAIN CONN.
- PROPOSED BUBBLE UP
- PROPOSED BIORETENTION
- PROPOSED VEGETATIVE SWALE

STORMWATER NOTES

1. INSTALL 12" HDPE STORM DRAIN PIPE.
2. INSTALL 18" HDPE STORM DRAIN PIPE.

EASEMENT TABLE	
EASEMENT NO.	DESCRIPTION
1	10' PRIVATE WATER EASEMENT
2	15' PUBLIC SEWER EASEMENT
3	10' PRIVATE RECYCLED WATER EASEMENT
4	15' PUBLIC SEWER EASEMENT



KEY MAP
N.T.S.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1201 3RD AVE SUITE 2800, SEATTLE, WA 98101
PHONE: (206) 970-1900
WWW.KIMLEY-HORN.COM

BASELINE MARKETPLACE
PREPARED FOR
COVENANT REAL ESTATE GROUP
PLACER COUNTY ROSEVILLE, CA

STORM DRAINAGE PLAN (SHEET 1 OF 4)

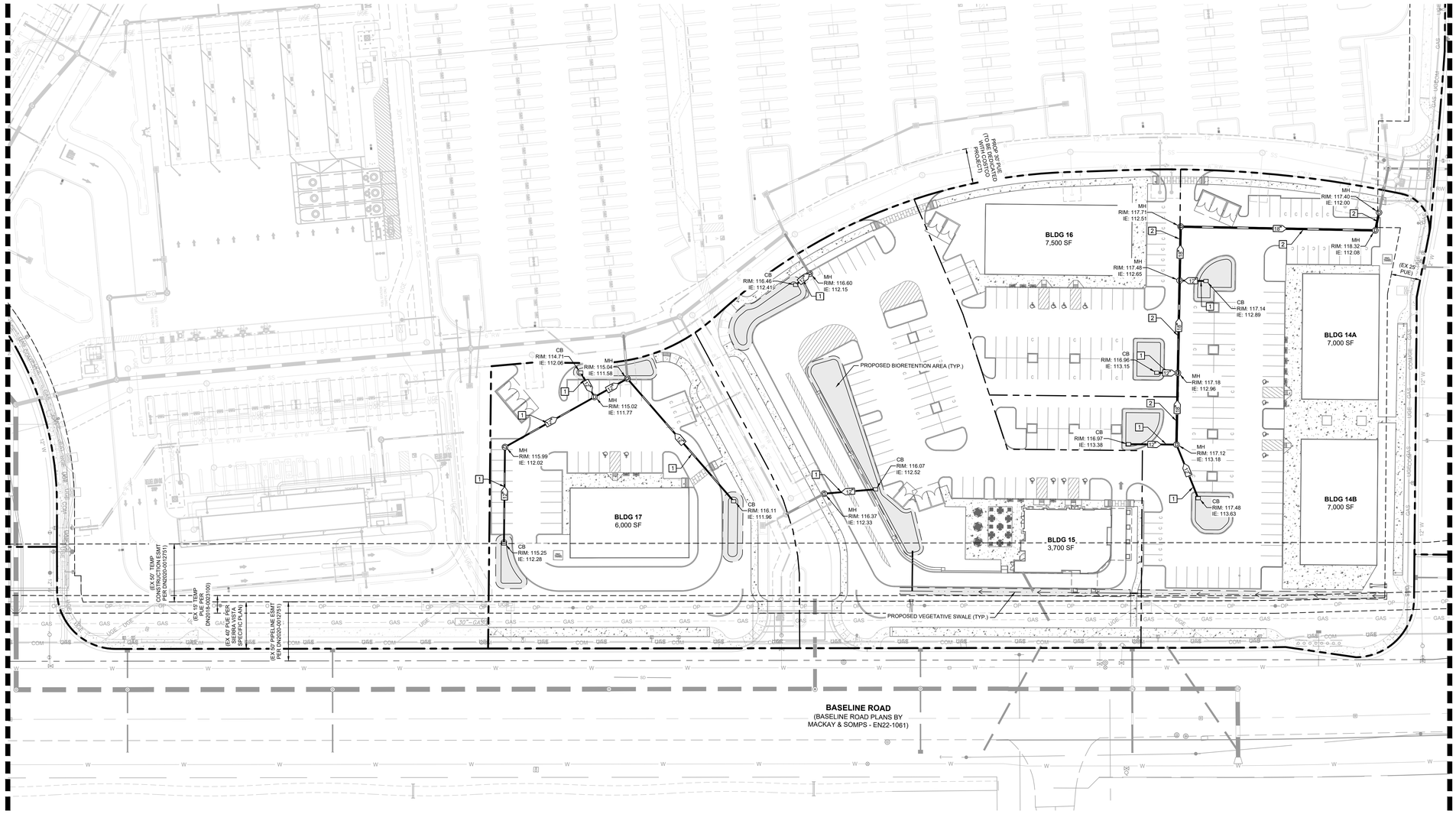
SHEET NUMBER
C2.1

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

MATCHLINE - SEE SHEET 1 OF 4

MATCHLINE - SEE SHEET 3 OF 4

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



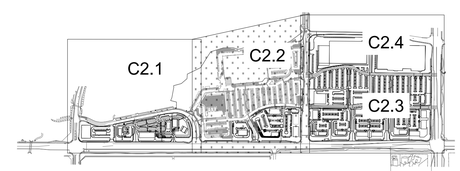
GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROJECT BOUNDARY
- EXISTING LOT LINES
- EASEMENTS AND SETBACKS
- CENTERLINE
- XXX — PROPOSED MAJOR CONTOUR
- XXX — PROPOSED MINOR CONTOUR
- XXX — EXISTING MAJOR CONTOUR
- XXX — EXISTING MINOR CONTOUR
- HP — HIGH POINT
- LP — LOW POINT
- GB — GRADE BREAK
- 100-YR WSEL
- PROPOSED CURB
- PROPOSED CURB AND GUTTER
- CURB BY OTHERS
- PROPOSED RETAINING WALL
- PROPOSED STORM DRAIN
- PROPOSED LIGHT POLE
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- PROPOSED STORM OUTFALL
- PROPOSED ROOF DRAIN CONN.
- PROPOSED BUBBLE UP
- PROPOSED BIORETENTION
- PROPOSED VEGETATIVE SWALE

STORMWATER NOTES

1. INSTALL 12" HDPE STORM DRAIN PIPE.
2. INSTALL 18" HDPE STORM DRAIN PIPE.



KEY MAP
N.T.S.

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1201 3RD AVE SUITE 2800, SEATTLE, WA 98101
PHONE: (206) 970-1900
WWW.KIMLEY-HORN.COM

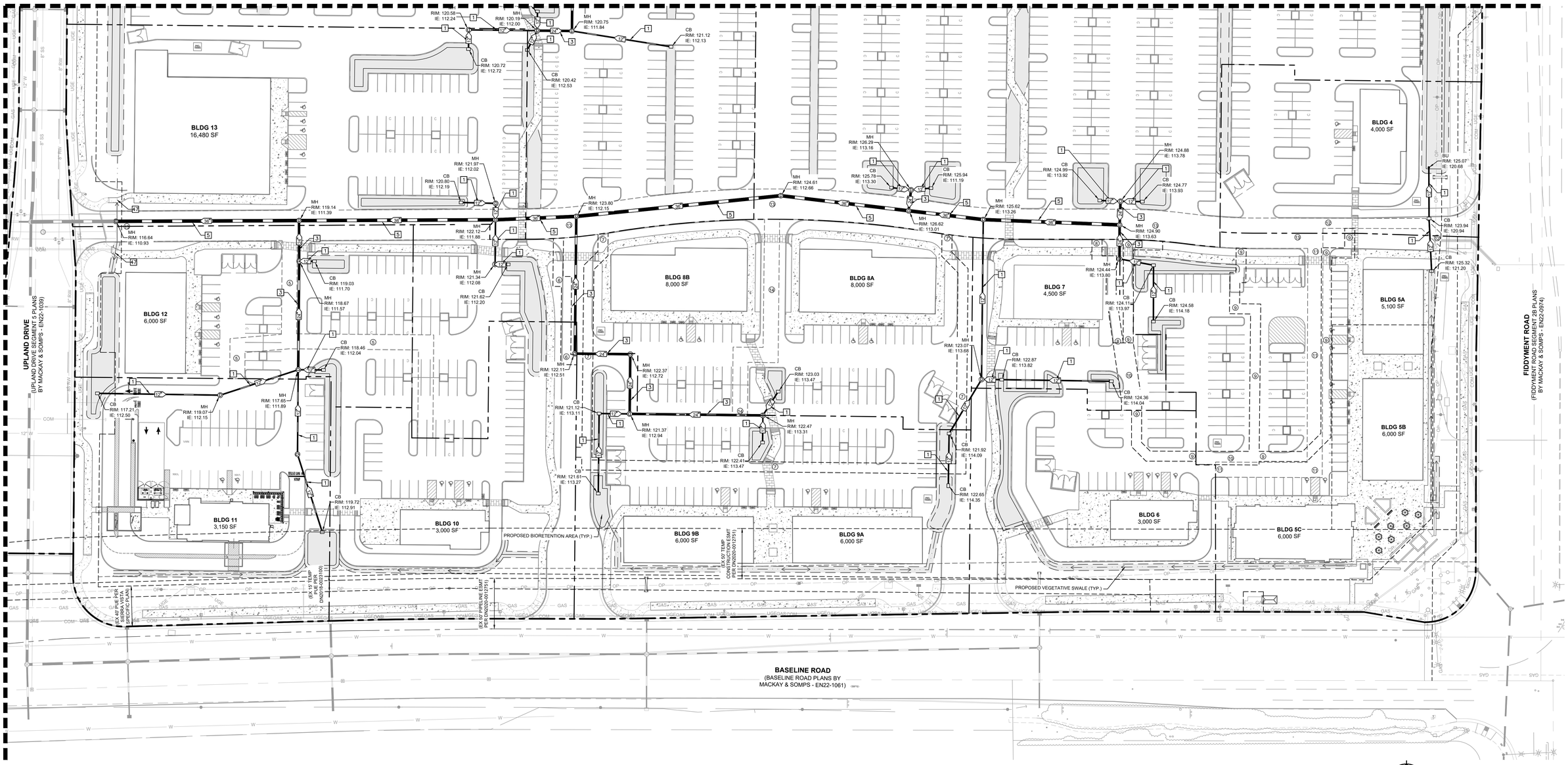
BASELINE
MARKETPLACE
PREPARED FOR
COVENANT REAL ESTATE GROUP
PLACER COUNTY
ROSEVILLE, CA

STORM
DRAINAGE PLAN
(SHEET 2 OF 4)

SHEET NUMBER
C2.2

MATCHLINE - SEE SHEET 4 OF 4

MATCHLINE - SEE SHEET 2 OF 4



LEGEND

- PROJECT BOUNDARY
- EXISTING LOT LINES
- EASEMENTS AND SETBACKS
- CENTERLINE
- XXX PROPOSED MAJOR CONTOUR
- XXX PROPOSED MINOR CONTOUR
- XXX EXISTING MAJOR CONTOUR
- XXX EXISTING MINOR CONTOUR
- HP HIGH POINT
- LP LOW POINT
- GB GRADE BREAK
- 100-YR WSEL
- PROPOSED CURB
- PROPOSED CURB AND GUTTER
- CURB BY OTHERS
- PROPOSED RETAINING WALL
- PROPOSED STORM DRAIN
- PROPOSED LIGHT POLE
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- PROPOSED STORM OUTFALL
- PROPOSED ROOF DRAIN CONN.
- PROPOSED BUBBLE UP
- PROPOSED BIORETENTION
- PROPOSED VEGETATIVE SWALE

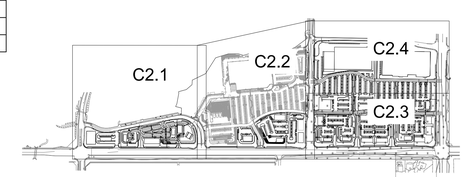
STORMWATER NOTES

1. INSTALL 12" HDPE STORM DRAIN PIPE.
3. INSTALL 24" HDPE STORM DRAIN PIPE.
5. INSTALL 36" HDPE STORM DRAIN PIPE.
47. INSTALL CONCRETE SCUPPER

EASEMENT TABLE	
EASEMENT NO.	DESCRIPTION
5	15' PUBLIC SEWER EASEMENT
6	10' PRIVATE RECYCLED WATER EASEMENT
7	10' PRIVATE WATER EASEMENT
8	10' PRIVATE RECYCLED WATER EASEMENT
9	10' PRIVATE WATER EASEMENT
10	VARIABLE WIDTH COMBINED PRIVATE WATER & RECYCLED WATER EASEMENT
11	15' PUBLIC SEWER EASEMENT
12	15' PUBLIC WATER EASEMENT
13	30' PUBLIC UTILITY EASEMENT
14	15' PUBLIC SEWER EASEMENT

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80



NORTH

KEY MAP
N.T.S.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1201 3RD AVE SUITE 2800, SEATTLE, WA 98101
PHONE: (206) 970-1900
WWW.KIMLEY-HORN.COM

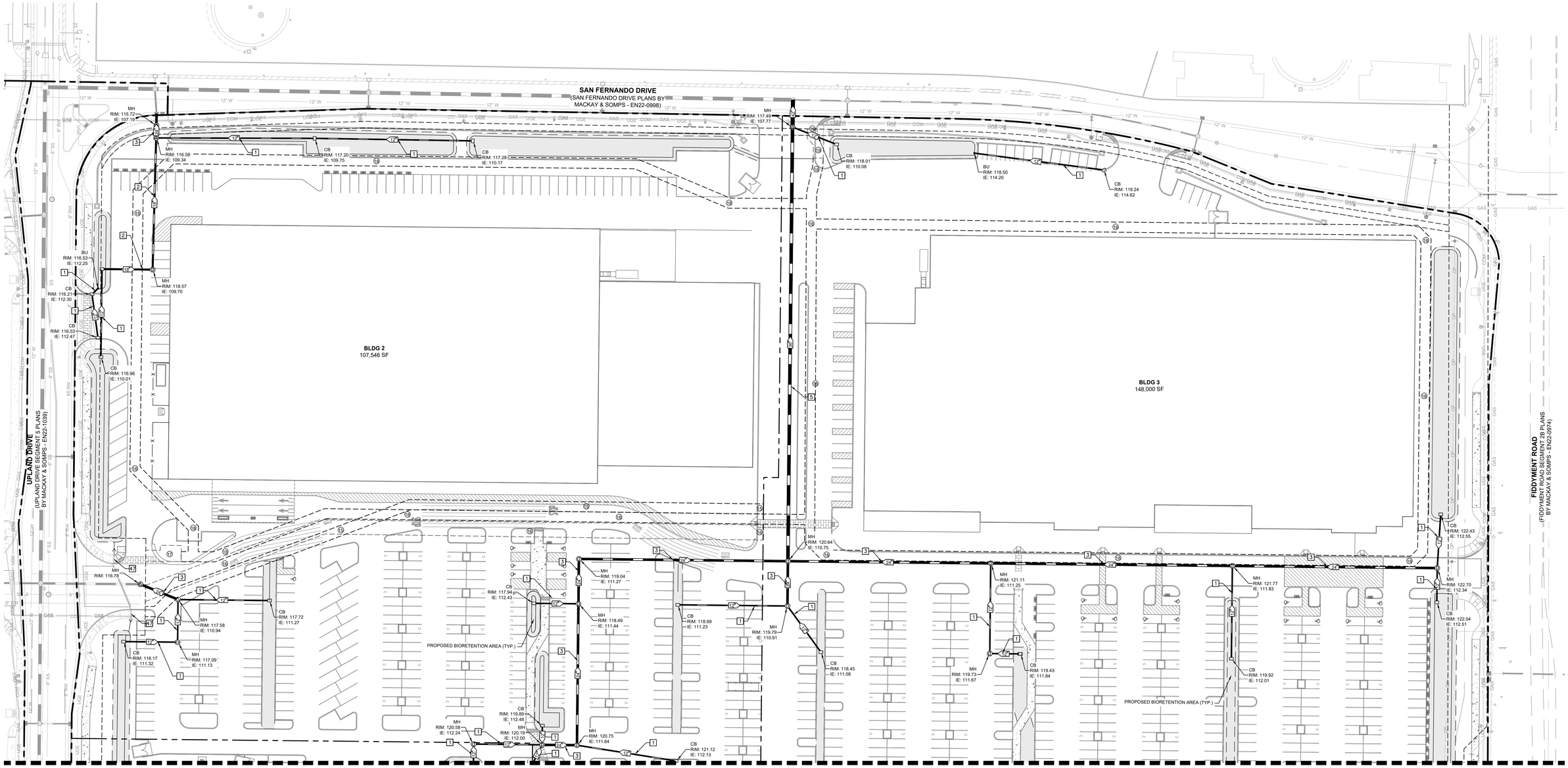
BASELINE
MARKETPLACE
PREPARED FOR
COVENANT REAL ESTATE GROUP
PLACER COUNTY ROSEVILLE, CA

STORM
DRAINAGE PLAN
(SHEET 3 OF 4)

SHEET NUMBER
C2.3

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

MATCHLINE - SEE SHEET 4 OF 6



MATCHLINE - SEE SHEET 3 OF 4

LEGEND

- PROJECT BOUNDARY
- EXISTING LOT LINES
- EASEMENTS AND SETBACKS
- CENTERLINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- HIGH POINT
- LOW POINT
- GRADE BREAK
- 100-YR WSEL
- PROPOSED CURB
- PROPOSED CURB AND GUTTER
- CURB BY OTHERS
- PROPOSED RETAINING WALL
- PROPOSED STORM DRAIN
- PROPOSED LIGHT POLE
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- PROPOSED STORM OUTFALL
- PROPOSED ROOF DRAIN CONN.
- PROPOSED BUBBLE UP
- PROPOSED BIORETENTION
- PROPOSED VEGETATIVE SWALE

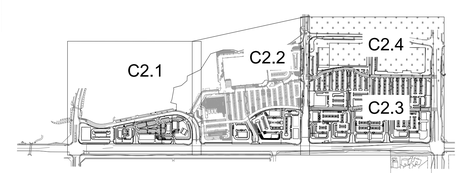
STORMWATER NOTES

1. INSTALL 12" HDPE STORM DRAIN PIPE.
2. INSTALL 18" HDPE STORM DRAIN PIPE.
3. INSTALL 24" HDPE STORM DRAIN PIPE.
5. INSTALL 36" HDPE STORM DRAIN PIPE.
4.7 INSTALL CONCRETE SCUPPER

EASEMENT TABLE	
EASEMENT NO.	DESCRIPTION
15	10' PRIVATE RECYCLED WATER EASEMENT
16	15' PUBLIC SEWER EASEMENT
17	VARIABLE WIDTH PUBLIC WATER EASEMENT
18	10' PRIVATE WATER EASEMENT
19	10' PUBLIC WATER EASEMENT

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80



NORTH

KEY MAP
N.T.S.

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1201 3RD AVE SUITE 2800, SEATTLE, WA 98101
PHONE: (206) 970-1900
WWW.KIMLEY-HORN.COM

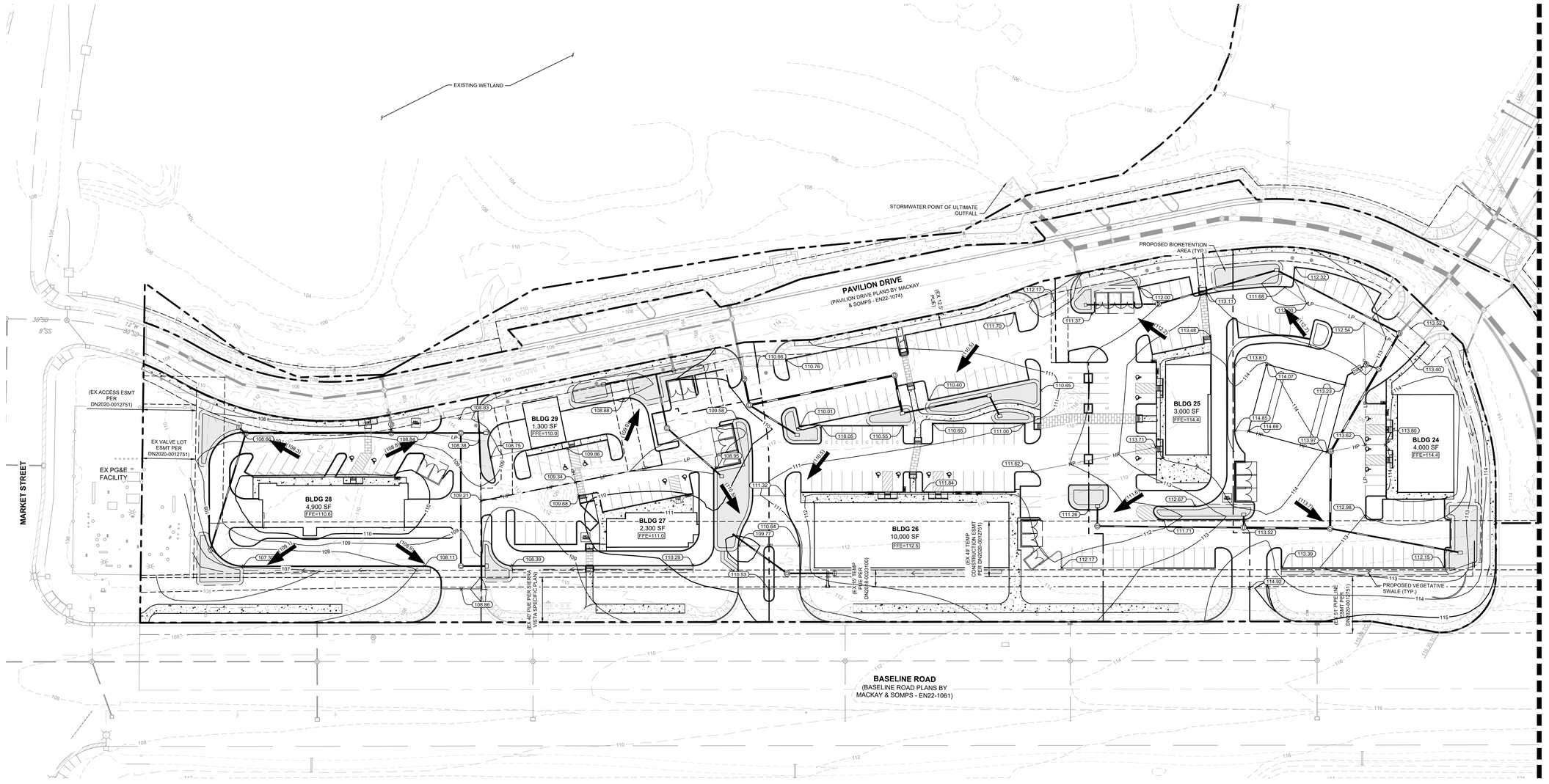
BASELINE
MARKETPLACE
PREPARED FOR
COVENANT REAL ESTATE GROUP
PLACER COUNTY ROSEVILLE, CA

STORM
DRAINAGE PLAN
(SHEET 4 OF 4)

SHEET NUMBER
C2.4

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

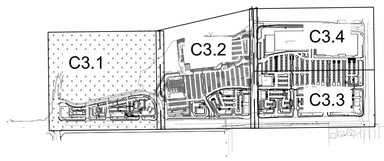
- PROJECT BOUNDARY
- EXISTING LOT LINES
- EASEMENTS AND SETBACKS
- CENTERLINE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- HIGH POINT
- LOW POINT
- GRADE BREAK
- 100-YR WSEL
- PROPOSED CURB
- PROPOSED CURB AND GUTTER
- CURB BY OTHERS
- PROPOSED RETAINING WALL
- PROPOSED STORM DRAIN
- PROPOSED LIGHT POLE
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- PROPOSED STORM OUTFALL
- PROPOSED ROOF DRAIN CONN.
- PROPOSED BUBBLE UP
- PROPOSED BIORETENTION
- PROPOSED VEGETATIVE SWALE
- PROPOSED SLOPE DIRECTION
- PROPOSED ELEVATION (107.40)
- PROPOSED ELEVATION (111.79)

GENERAL NOTES

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
2. THE PROPOSED UTILITIES AND INFRASTRUCTURE SHOWN ARE CONCEPTUAL ONLY AND ARE SUBJECT TO REVISION.
3. UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE.
4. THE EXISTING GROUND CONTOURS SHOWN ON THIS EXHIBIT REPRESENT THE EXISTING GRADE CONDITION AND ARE FOR PLANNING LEVEL STUDIES ONLY.
5. THE CONCEPTUAL GRADING PLAN IS BASED ON A CONCEPTUAL SITE PLAN AND IS SUBJECT TO CHANGE.
6. FINAL SITE DESIGN MAY ALTER THE GRADING AND EARTHWORK DESIGN SHOWN HEREON.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80



NORTH

KEY MAP
N.T.S

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1201 3RD AVE SUITE 2800, SEATTLE, WA 98101
PHONE: (206) 970-1900
WWW.KIMLEY-HORN.COM

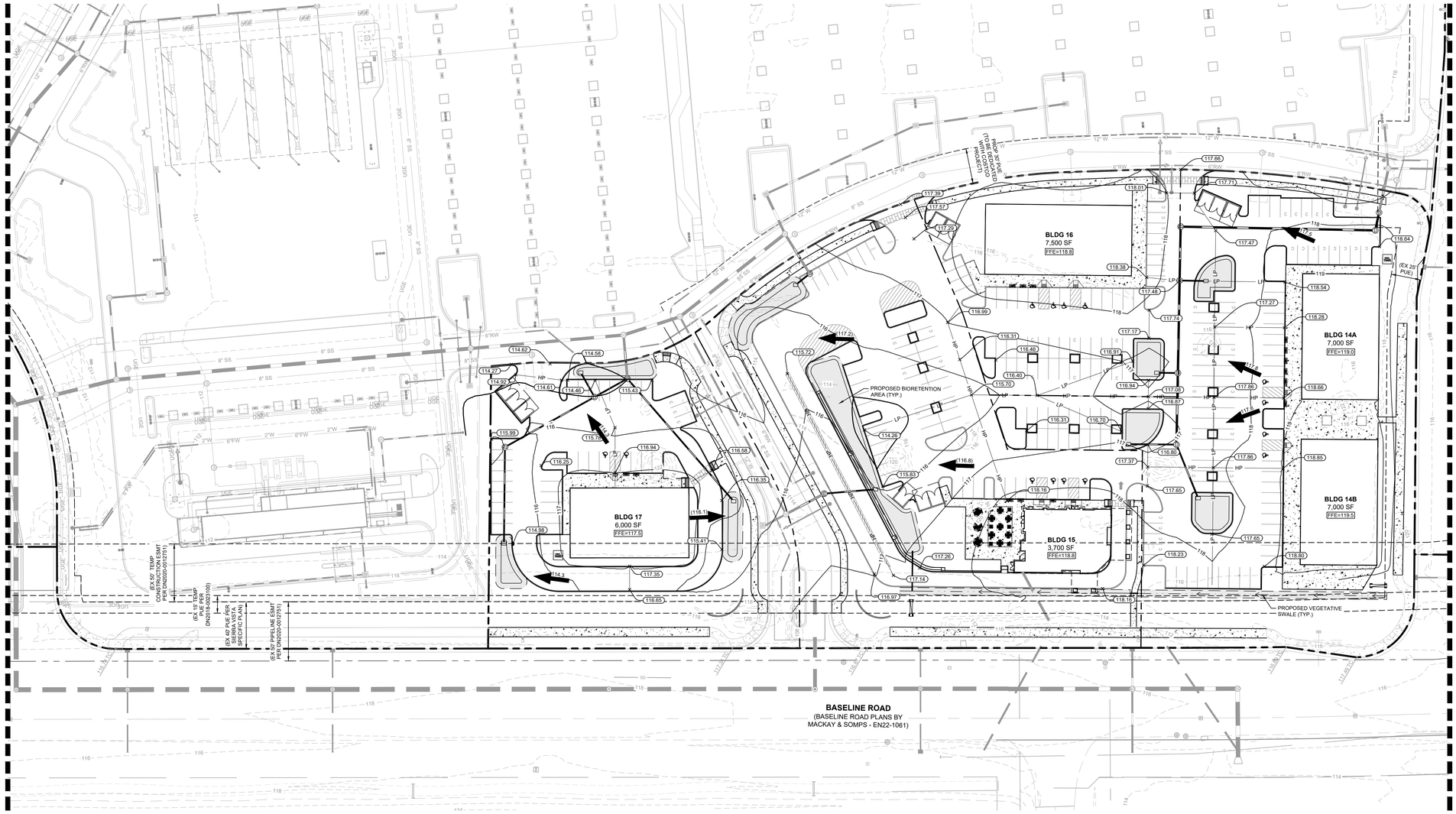
BASELINE MARKETPLACE
PREPARED FOR
COVENANT REAL ESTATE GROUP
PLACER COUNTY ROSEVILLE, CA

GRADING PLAN (SHEET 1 OF 4)

SHEET NUMBER
C3.1

MATCHLINE - SEE SHEET 1 OF 4

MATCHLINE - SEE SHEET 3 OF 4



NORTH

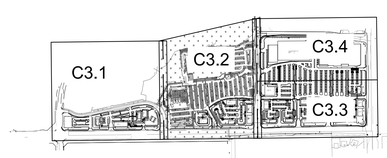
GRAPHIC SCALE IN FEET
0 20 40 80

LEGEND

- PROJECT BOUNDARY
- EXISTING LOT LINES
- EASEMENTS AND SETBACKS
- CENTERLINE
- XXX PROPOSED MAJOR CONTOUR
- XXX PROPOSED MINOR CONTOUR
- XXX EXISTING MAJOR CONTOUR
- XXX EXISTING MINOR CONTOUR
- HP HIGH POINT
- LP LOW POINT
- GB GRADE BREAK
- 100-YR WSEL
- PROPOSED CURB
- PROPOSED CURB AND GUTTER
- CURB BY OTHERS
- PROPOSED RETAINING WALL
- PROPOSED STORM DRAIN
- PROPOSED LIGHT POLE
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- PROPOSED STORM OUTFALL
- PROPOSED ROOF DRAIN CONN.
- PROPOSED BUBBLE UP
- PROPOSED BIORETENTION
- PROPOSED VEGETATIVE SWALE
- PROPOSED SLOPE DIRECTION
- 107.40 PROPOSED ELEVATION
- 111.79 PROPOSED ELEVATION

GENERAL NOTES

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
2. THE PROPOSED UTILITIES AND INFRASTRUCTURE SHOWN ARE CONCEPTUAL ONLY AND ARE SUBJECT TO REVISION.
3. UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE.
4. THE EXISTING GROUND CONTOURS SHOWN ON THIS EXHIBIT REPRESENT THE EXISTING GRADE CONDITION AND ARE FOR PLANNING LEVEL STUDIES ONLY.
5. THE CONCEPTUAL GRADING PLAN IS BASED ON A CONCEPTUAL SITE PLAN AND IS SUBJECT TO CHANGE.
6. FINAL SITE DESIGN MAY ALTER THE GRADING AND EARTHWORK DESIGN SHOWN HEREON.



NORTH

KEY MAP
N.T.S

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1201 3RD AVE SUITE 2800, SEATTLE, WA 98101
PHONE: (206) 970-1900
WWW.KIMLEY-HORN.COM

BASELINE MARKETPLACE
PREPARED FOR
COVENANT REAL ESTATE GROUP
PLACER COUNTY ROSEVILLE, CA

GRADING PLAN
(SHEET 2 OF 4)

SHEET NUMBER
C3.2

The document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

MATCHLINE - SEE SHEET 4 OF 4

MATCHLINE - SEE SHEET 2 OF 4

UPLAND DRIVE
(UPLAND DRIVE SEGMENT 5 PLANS BY MACKAY & SOMPS - EN22-1039)

FIDDYMENT ROAD
(FIDDYMENT ROAD SEGMENT 2B PLANS BY MACKAY & SOMPS - EN22-0974)

BASELINE ROAD
(BASELINE ROAD PLANS BY MACKAY & SOMPS - EN22-1061)

BLDG 13
16,480 SF
FFE=121.0

BLDG 12
6,000 SF
FFE=120.3

BLDG 11
3,150 SF
FFE=120.8

BLDG 10
3,000 SF
FFE=122.2

BLDG 8B
8,000 SF
FFE=124.5

BLDG 8A
8,000 SF
FFE=125.2

BLDG 9B
6,000 SF
FFE=122.8

BLDG 9A
6,000 SF
FFE=123.3

BLDG 7
4,500 SF
FFE=124.4

BLDG 6
3,000 SF
FFE=125.9

BLDG 4
4,000 SF
FFE=125.9

BLDG 5A
5,100 SF
FFE=125.5

BLDG 5B
6,000 SF
FFE=127.6

BLDG 5C
6,000 SF
FFE=127.4

PROPOSED BIORETENTION AREA (TYP.)

PROPOSED VEGETATIVE SWALE (TYP.)

(EX. 40' PUE PER SIERRA VISTA UNIT 1 MAP 000)

(EX. 10' TEMP PUE PER DOC# 0000-0000000)

(EX. 50' TEMP CONSTRUCTION ESMT PER DOC# 0000-0000000)

(EX. 50' TEMP CONSTRUCTION ESMT PER DOC# 0000-0000000)

(EX. 50' WIDE LINE ESMT PER DOC# 0000-0000000)

GRAPHIC SCALE IN FEET
0 20 40 80

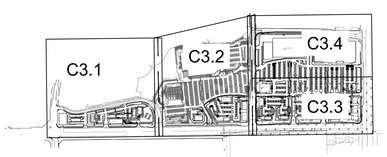
NORTH

LEGEND

- PROJECT BOUNDARY
- EXISTING LOT LINES
- EASEMENTS AND SETBACKS
- CENTERLINE
- XXX PROPOSED MAJOR CONTOUR
- XXX PROPOSED MINOR CONTOUR
- XXX EXISTING MAJOR CONTOUR
- XXX EXISTING MINOR CONTOUR
- HP HIGH POINT
- LP LOW POINT
- GB GRADE BREAK
- 100-YR WSEL
- PROPOSED CURB
- PROPOSED CURB AND GUTTER
- CURB BY OTHERS
- PROPOSED RETAINING WALL
- PROPOSED STORM DRAIN
- PROPOSED LIGHT POLE
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- PROPOSED STORM OUTFALL
- PROPOSED ROOF DRAIN CONN.
- PROPOSED BUBBLE UP
- PROPOSED BIORETENTION
- PROPOSED VEGETATIVE SWALE
- PROPOSED SLOPE DIRECTION
- 107.40 PROPOSED ELEVATION
- 111.79 PROPOSED ELEVATION

GENERAL NOTES

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
2. THE PROPOSED UTILITIES AND INFRASTRUCTURE SHOWN ARE CONCEPTUAL ONLY AND ARE SUBJECT TO REVISION.
3. UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE.
4. THE EXISTING GROUND CONTOURS SHOWN ON THIS EXHIBIT REPRESENT THE EXISTING GRADE CONDITION AND ARE FOR PLANNING LEVEL STUDIES ONLY.
5. THE CONCEPTUAL GRADING PLAN IS BASED ON A CONCEPTUAL SITE PLAN AND IS SUBJECT TO CHANGE.
6. FINAL SITE DESIGN MAY ALTER THE GRADING AND EARTHWORK DESIGN SHOWN HEREON.



NORTH

KEY MAP
N.T.S

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1201 3RD AVE SUITE 2800, SEATTLE, WA 98101
PHONE: (206) 970-1900
WWW.KIMLEY-HORN.COM

BASELINE
MARKETPLACE
PREPARED FOR
COVENANT REAL ESTATE GROUP
PLACER COUNTY ROSEVILLE, CA

GRADING PLAN
(SHEET 3 OF 4)

SHEET NUMBER
C3.3

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

MATCHLINE - SEE SHEET 4 OF 6

SAN FERNANDO DRIVE
(SAN FERNANDO DRIVE PLANS BY MACKAY & SOMPS - EN22-0998)

UPLAND DRIVE
(UPLAND DRIVE SEGMENT 5 PLANS BY MACKAY & SOMPS - EN22-1089)

FIDDYMENT ROAD
(FIDDYMENT ROAD SEGMENT 2B PLANS BY MACKAY & SOMPS - EN22-0974)

BLDG 2
107,546 SF
FFE=119.3

BLDG 3
148,000 SF
FFE=122.3

PROPOSED BIORETENTION AREA (TYP.)

MATCHLINE - SEE SHEET 3 OF 4

LEGEND

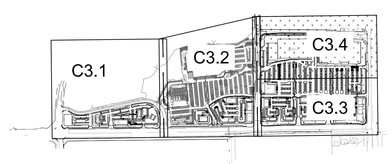
- PROJECT BOUNDARY
- EXISTING LOT LINES
- EASEMENTS AND SETBACKS
- CENTERLINE
- XXX — PROPOSED MAJOR CONTOUR
- XXX — PROPOSED MINOR CONTOUR
- XXX — EXISTING MAJOR CONTOUR
- XXX — EXISTING MINOR CONTOUR
- HP — HIGH POINT
- LP — LOW POINT
- GB — GRADE BREAK
- 100-YR WSEL
- PROPOSED CURB
- PROPOSED CURB AND GUTTER
- CURB BY OTHERS
- PROPOSED RETAINING WALL
- PROPOSED STORM DRAIN
- PROPOSED LIGHT POLE
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- PROPOSED STORM OUTFALL
- PROPOSED ROOF DRAIN CONN.
- PROPOSED BUBBLE UP
- PROPOSED BIORETENTION
- PROPOSED VEGETATIVE SWALE
- PROPOSED SLOPE DIRECTION
- 107.40 — PROPOSED ELEVATION
- 111.79 — PROPOSED ELEVATION

GENERAL NOTES

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
2. THE PROPOSED UTILITIES AND INFRASTRUCTURE SHOWN ARE CONCEPTUAL ONLY AND ARE SUBJECT TO REVISION.
3. UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE.
4. THE EXISTING GROUND CONTOURS SHOWN ON THIS EXHIBIT REPRESENT THE EXISTING GRADE CONDITION AND ARE FOR PLANNING LEVEL STUDIES ONLY.
5. THE CONCEPTUAL GRADING PLAN IS BASED ON A CONCEPTUAL SITE PLAN AND IS SUBJECT TO CHANGE.
6. FINAL SITE DESIGN MAY ALTER THE GRADING AND EARTHWORK DESIGN SHOWN HEREON.

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80



NORTH

KEY MAP
N.T.S

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1201 3RD AVE SUITE 2800, SEATTLE, WA 98101
PHONE: (206) 970-1900
WWW.KIMLEY-HORN.COM

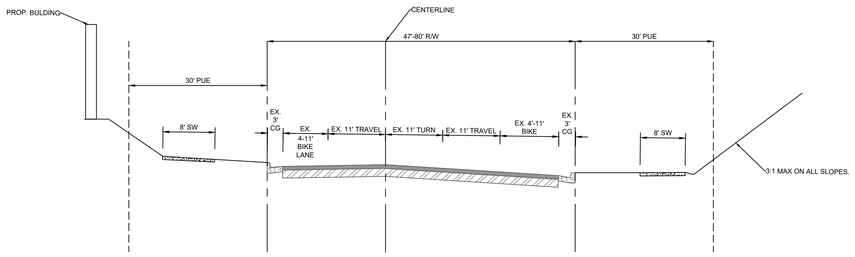
BASELINE
MARKETPLACE
PREPARED FOR
COVENANT REAL ESTATE GROUP

PLACER COUNTY — ROSEVILLE, CA

GRADING PLAN
(SHEET 4 OF 4)

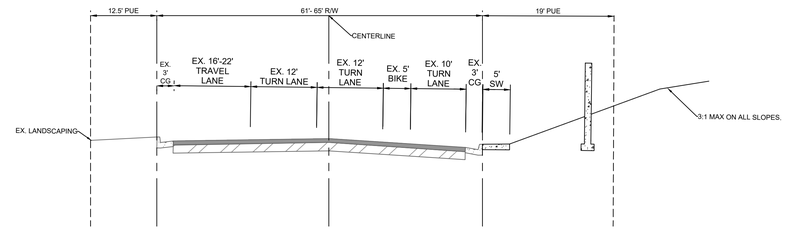
SHEET NUMBER
C3.4

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



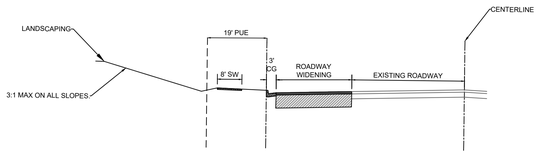
UPLAND DRIVE - TYPICAL SECTION

NTS



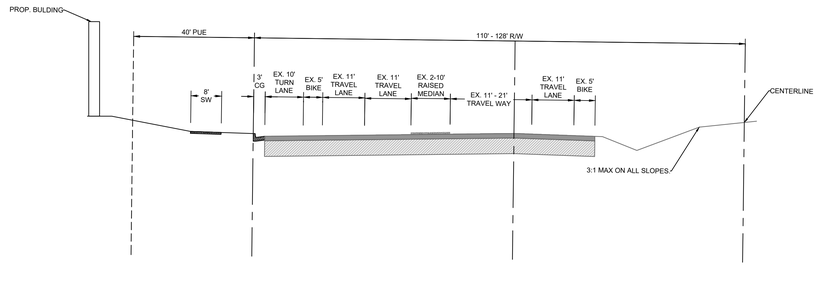
SAN FERNANDO DRIVE - TYPICAL SECTION

NTS



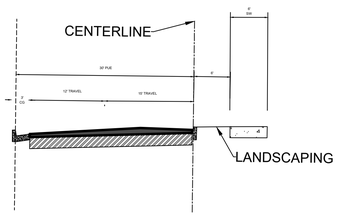
FIDDYMENT ROAD HALF RIGHT OF WAY - TYPICAL SECTION

NTS



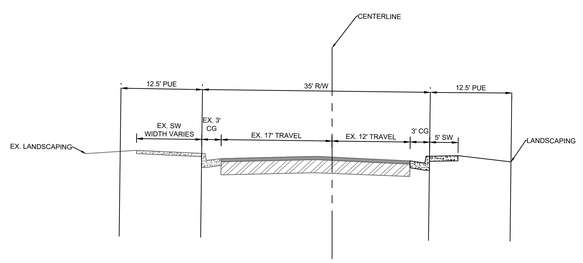
BASELINE - TYPICAL SECTION

NTS



COSTCO CONNECTING ROAD - TYPICAL SECTION

NTS



PAVILION DRIVE - TYPICAL SECTION

NTS

No.	REVISIONS	DATE	BY

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Kimley»Horn

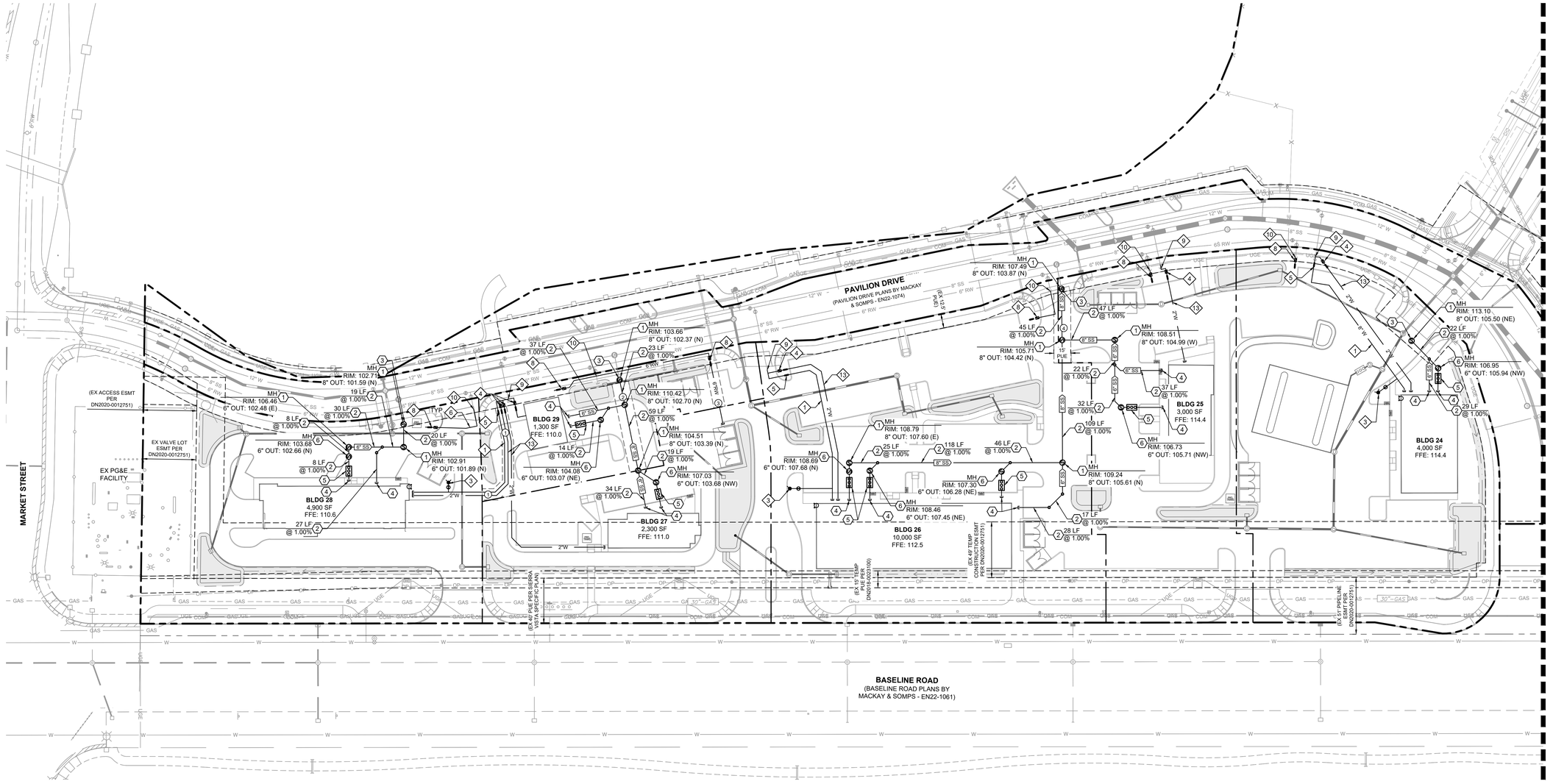
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1201 3RD AVE SUITE 2800, SEATTLE, WA 98101
PHONE: (206) 970-1900
WWW.KIMLEY-HORN.COM

BASELINE
MARKETPLACE
PREPARED FOR
COVENANT REAL ESTATE GROUP
PLACER COUNTY
ROSEVILLE, CA

GRADING SECTIONS

SHEET NUMBER
C3.5

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

PROJECT BOUNDARY	PROPOSED BIORETENTION
PROPOSED PROPERTY LINE	PROPOSED LIGHT POLE
EASEMENTS AND SETBACKS	PROPOSED STORM MANHOLE
CENTERLINE	PROPOSED CATCH BASIN
PROPOSED MAJOR CONTOUR	PROPOSED STORM INLET
PROPOSED FENCE	PROPOSED STORM OUTFALL
PROPOSED CURB	POINT OF CONNECTION
CURB BY OTHERS	PROPOSED FIRE HYDRANT
PROPOSED CURB AND GUTTER	PROPOSED SEWER MANHOLE
PROPOSED STORM DRAIN	PROPOSED SEWER CLEANOUT
EXISTING STORM DRAIN	PROPOSED GREASE INTERCEPTOR
PROPOSED JOINT TRENCHING	PROPOSED GATE VALVE
EXISTING JOINT TRENCHING	PROPOSED WATER METER
PROPOSED TELCOM	PROPOSED BACKFLOW PREVENTER
EXISTING TELCOM	PROPOSED FIRE DEPARTMENT CONNECTION
PROPOSED GAS LINE	
EXISTING GAS LINE	
PROPOSED WATER LINE	
EXISTING WATER LINE	
PROPOSED SEWER LINE	
EXISTING SEWER LINE	
PROPOSED UG POWER LINE	
EXISTING UG POWER LINE	
PROPOSED RECLAIMED WATER LINE	
EXISTING RECLAIMED WATER LINE	

SEWER NOTES

1. INSTALL SANITARY SEWER MANHOLE. SEE PLAN FOR RIM AND INV.
2. INSTALL VCP SANITARY SEWER PIPE. SEE PLAN FOR SIZE, LENGTH AND SLOPE.
3. CONNECT TO EXISTING SANITARY SEWER STUB.
4. CONNECT TO BUILDING POINT OF CONNECTION.
5. INSTALL GREASE INTERCEPTOR.

WATER NOTES

1. INSTALL 8" DI PRIVATE WATER.
3. INSTALL FIRE HYDRANT ASSEMBLY AND ASSOCIATED LATERAL.
4. INSTALL COMMERICAL BACKFLOW AND WATER METER FOR BUILDING SERVICE.
5. INSTALL ONSITE FIRE PROTECTION WITH DDC FOR BUILDING SERVICE.
6. INSTALL 6" DI PRIVATE RECLAIMED WATER MAIN.
8. INSTALL RECLAIMED WATER BACKFLOW AND METER FOR IRRIGATION SERVICE.
9. CONNECT TO EXISTING WATER STUB.
10. CONNECT TO EXISTING RECLAIMED WATER STUB.
13. INSTALL 2" PRIVATE DOMESTIC WATER LINE.

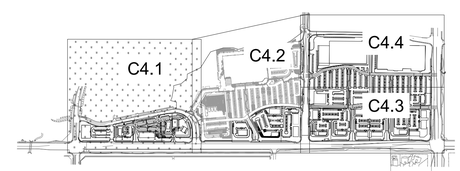
EASEMENT TABLE	
EASEMENT NO.	DESCRIPTION
1	10' PRIVATE WATER EASEMENT
2	15' PUBLIC SEWER EASEMENT
3	10' PRIVATE RECYCLED WATER EASEMENT
4	15' PUBLIC SEWER EASEMENT

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

GENERAL UTILITY NOTES

1) THE PROPOSED UTILITIES AND INFRASTRUCTURE SHOWN ARE CONCEPTUAL ONLY AND ARE SUBJECT TO CHANGE AS PART OF FINAL DESIGN.
2) UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE.
3) THE PROPOSED DOMESTIC WATER, RECLAIMED WATER AND SANITARY SEWER LOCATION AND SIZES ARE SUBJECT TO CHANGE DURING FINAL DESIGN.



NORTH

KEY MAP
N.T.S.

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1201 3RD AVE SUITE 2800, SEATTLE, WA 98101
PHONE: (206) 970-1900
WWW.KIMLEY-HORN.COM

BASELINE MARKETPLACE

PREPARED FOR
COVENANT REAL ESTATE GROUP

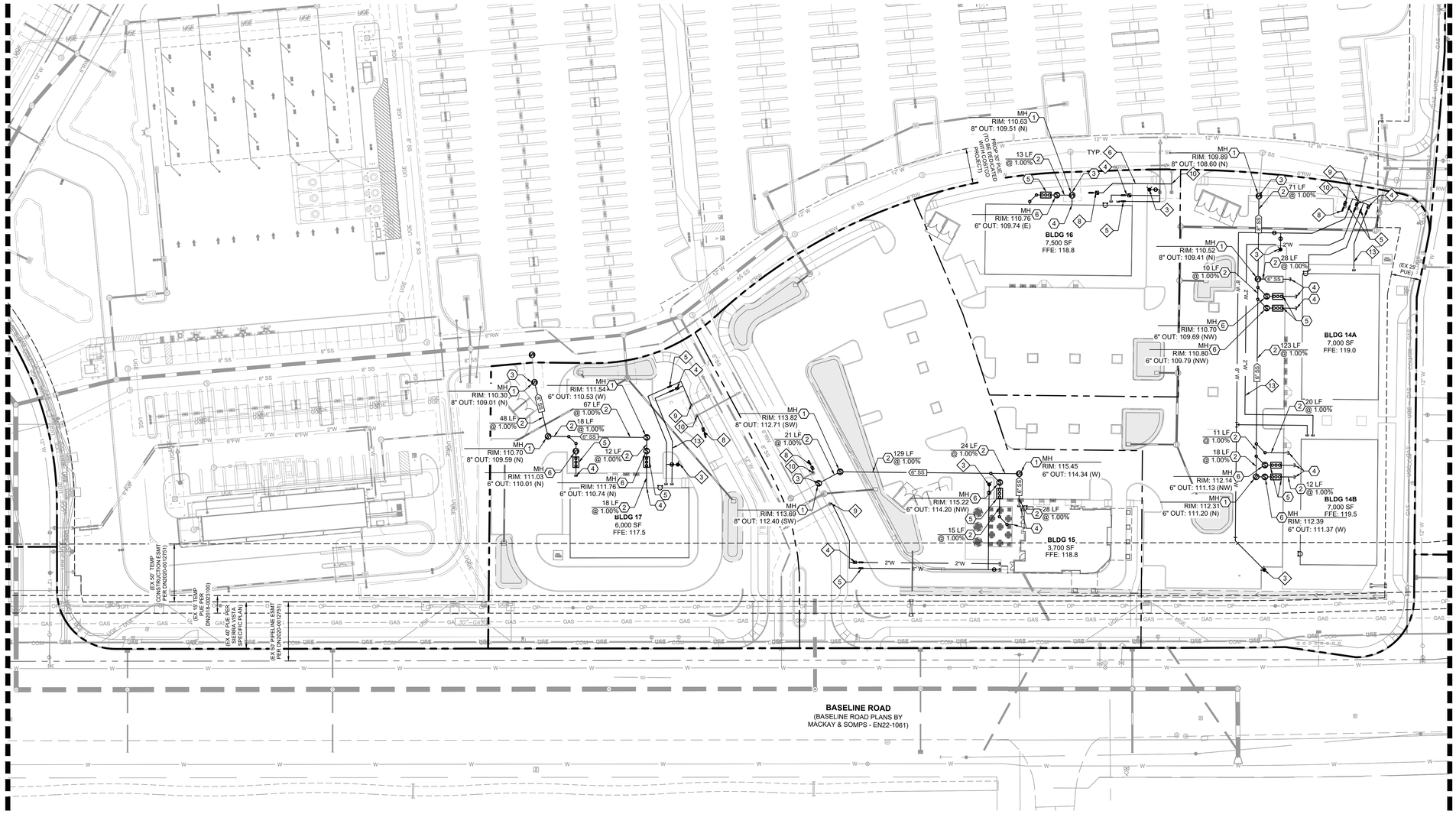
PLACER COUNTY ROSEVILLE, CA

UTILITY PLAN (SHEET 1 OF 4)

SHEET NUMBER
C4.1

MATCHLINE - SEE SHEET 1 OF 4

MATCHLINE - SEE SHEET 3 OF 4



LEGEND

PROJECT BOUNDARY	PROPOSED BIORETENTION
PROPOSED PROPERTY LINE	PROPOSED LIGHT POLE
EASEMENTS AND SETBACKS	PROPOSED STORM MANHOLE
CENTERLINE	PROPOSED CATCH BASIN
PROPOSED MAJOR CONTOUR	PROPOSED STORM INLET
PROPOSED FENCE	PROPOSED STORM OUTFALL
PROPOSED CURB	POINT OF CONNECTION
CURB BY OTHERS	PROPOSED FIRE HYDRANT
PROPOSED CURB AND GUTTER	PROPOSED SEWER MANHOLE
PROPOSED STORM DRAIN	PROPOSED SEWER CLEANOUT
EXISTING STORM DRAIN	PROPOSED GREASE INTERCEPTOR
PROPOSED JOINT TRENCHING	PROPOSED GATE VALVE
EXISTING JOINT TRENCHING	PROPOSED WATER METER
PROPOSED TELCOM	PROPOSED BACKFLOW PREVENTER
EXISTING TELCOM	PROPOSED FIRE DEPARTMENT CONNECTION
PROPOSED GAS LINE	
EXISTING GAS LINE	
PROPOSED WATER LINE	
EXISTING WATER LINE	
PROPOSED SEWER LINE	
EXISTING SEWER LINE	
PROPOSED UG POWER LINE	
EXISTING UG POWER LINE	
PROPOSED RECLAIMED WATER LINE	
EXISTING RECLAIMED WATER LINE	

SEWER NOTES

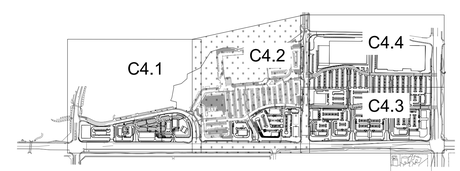
1. INSTALL SANITARY SEWER MANHOLE. SEE PLAN FOR RIM AND INV.
2. INSTALL VCP SANITARY SEWER PIPE. SEE PLAN FOR SIZE, LENGTH AND SLOPE.
3. CONNECT TO EXISTING SANITARY SEWER STUB.
4. CONNECT TO BUILDING POINT OF CONNECTION.
5. INSTALL GREASE INTERCEPTOR.

WATER NOTES

3. INSTALL FIRE HYDRANT ASSEMBLY AND ASSOCIATED LATERAL.
4. INSTALL COMMERICAL BACKFLOW AND WATER METER FOR BUILDING SERVICE.
5. INSTALL ONSITE FIRE PROTECTION WITH DDC FOR BUILDING SERVICE.
6. INSTALL 6" DI PRIVATE RECLAIMED WATER MAIN.
8. INSTALL RECLAIMED WATER BACKFLOW AND METER FOR IRRIGATION SERVICE.
9. CONNECT TO EXISTING WATER STUB.
10. CONNECT TO EXISTING RECLAIMED WATER STUB.
13. INSTALL 2" PRIVATE DOMESTIC WATER LINE.

GENERAL UTILITY NOTES

1) THE PROPOSED UTILITIES AND INFRASTRUCTURE SHOWN ARE CONCEPTUAL ONLY AND ARE SUBJECT TO CHANGE AS PART OF FINAL DESIGN.
2) UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE.
3) THE PROPOSED DOMESTIC WATER, RECLAIMED WATER AND SANITARY SEWER LOCATION AND SIZES ARE SUBJECT TO CHANGE DURING FINAL DESIGN.



NORTH

KEY MAP
N.T.S.

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1201 3RD AVE SUITE 2800, SEATTLE, WA 98101
PHONE: (206) 970-1900
WWW.KIMLEY-HORN.COM

BASELINE
MARKETPLACE
PREPARED FOR
COVENANT REAL ESTATE GROUP

PLACER COUNTY ROSEVILLE, CA

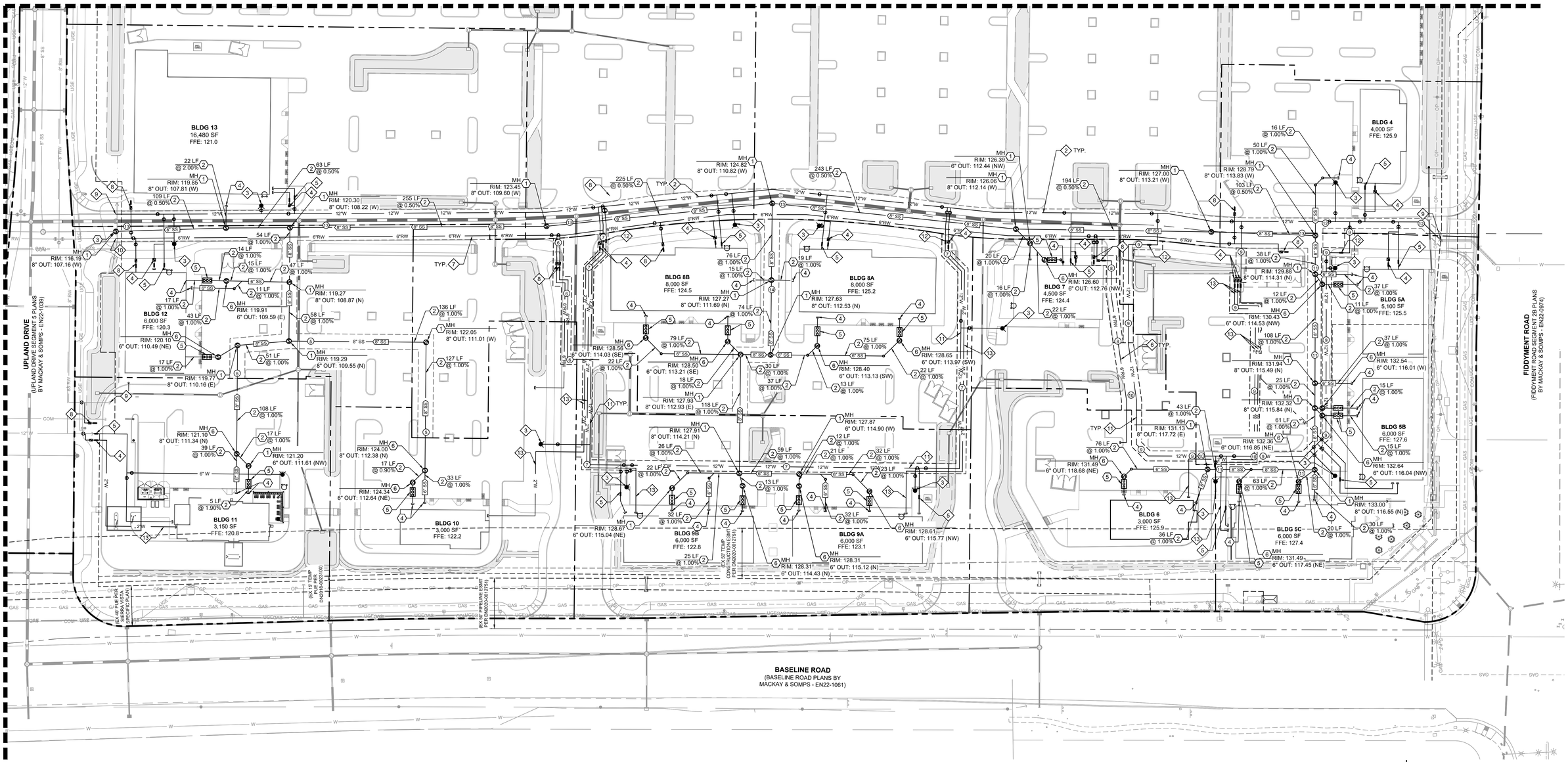
UTILITY PLAN
(SHEET 2 OF 4)

SHEET NUMBER
C4.2

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

MATCHLINE - SEE SHEET 4 OF 4

MATCHLINE - SEE SHEET 2 OF 4



LEGEND

- PROJECT BOUNDARY
- PROPOSED PROPERTY LINE
- EASEMENTS AND SETBACKS
- CENTERLINE
- PROPOSED MAJOR CONTOUR
- PROPOSED FENCE
- PROPOSED CURB
- CURB BY OTHERS
- PROPOSED CURB AND GUTTER
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED JOINT TRENCHING
- EXISTING JOINT TRENCHING
- PROPOSED TELCOM
- EXISTING TELCOM
- PROPOSED GAS LINE
- EXISTING GAS LINE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED SEWER LINE
- EXISTING SEWER LINE
- PROPOSED UG POWER LINE
- EXISTING UG POWER LINE
- PROPOSED RECLAIMED WATER LINE
- EXISTING RECLAIMED WATER LINE
- PROPOSED BIORETENTION
- PROPOSED LIGHT POLE
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED STORM INLET
- PROPOSED STORM OUTFALL
- POINT OF CONNECTION
- PROPOSED FIRE HYDRANT
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEANOUT
- PROPOSED GREASE INTERCEPTOR
- PROPOSED GATE VALVE
- PROPOSED WATER METER
- PROPOSED BACKFLOW PREVENTER
- PROPOSED FIRE DEPARTMENT CONNECTION

SEWER NOTES

1. INSTALL SANITARY SEWER MANHOLE. SEE PLAN FOR RIM AND INV.
2. INSTALL VCP SANITARY SEWER PIPE. SEE PLAN FOR SIZE, LENGTH AND SLOPE.
3. CONNECT TO EXISTING SANITARY SEWER STUB.
4. CONNECT TO BUILDING POINT OF CONNECTION.
5. INSTALL GREASE INTERCEPTOR.
6. INSTALL 24" SAMPLING SANITARY SEWER MANHOLE. SEE PLAN FOR RIM AND INV.

WATER NOTES

2. INSTALL 12" DI PUBLIC WATER MAIN.
3. INSTALL FIRE HYDRANT ASSEMBLY AND ASSOCIATED LATERAL.
4. INSTALL COMMERICAL BACKFLOW AND WATER METER FOR BUILDING SERVICE.
5. INSTALL ONSITE FIRE PROTECTION WITH DDC FOR BUILDING SERVICE.
6. INSTALL 6" DI PRIVATE RECLAIMED WATER MAIN.
7. INSTALL 6" DI PUBLIC RECLAIMED WATER MAIN.
8. INSTALL RECLAIMED WATER BACKFLOW AND METER FOR IRRIGATION SERVICE.
9. CONNECT TO EXISTING WATER STUB.
10. CONNECT TO EXISTING RECLAIMED WATER STUB.
11. INSTALL 12" DI PRIVATE WATER.
12. INSTALL ONSITE FIRE PROTECTION WITH DDC FOR PRIVATE FIRE LOOP.
13. INSTALL 2" PRIVATE DOMESTIC WATER LINE.

EASEMENT TABLE

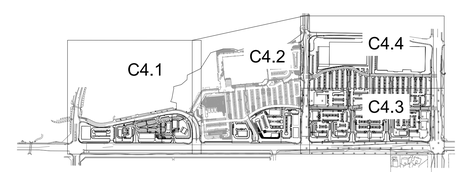
EASEMENT NO.	DESCRIPTION
5	15' PUBLIC SEWER EASEMENT
6	10' PRIVATE RECYCLED WATER EASEMENT
7	10' PRIVATE WATER EASEMENT
8	10' PRIVATE RECYCLED WATER EASEMENT
9	10' PRIVATE WATER EASEMENT
10	VARIABLE WIDTH COMBINED PRIVATE WATER & RECYCLED WATER EASEMENT
11	15' PUBLIC SEWER EASEMENT
12	15' PUBLIC WATER EASEMENT
13	30' PUBLIC UTILITY EASEMENT
14	15' PUBLIC SEWER EASEMENT

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

GENERAL UTILITY NOTES

1) THE PROPOSED UTILITIES AND INFRASTRUCTURE SHOWN ARE CONCEPTUAL ONLY AND ARE SUBJECT TO CHANGE AS PART OF FINAL DESIGN.
2) UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE.
3) THE PROPOSED DOMESTIC WATER, RECLAIMED WATER AND SANITARY SEWER LOCATION AND SIZES ARE SUBJECT TO CHANGE DURING FINAL DESIGN.



NORTH

KEY MAP
N.T.S.

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1201 3RD AVE SUITE 2800, SEATTLE, WA 98101
PHONE: (206) 970-1900
WWW.KIMLEY-HORN.COM

BASELINE
MARKETPLACE
PREPARED FOR
COVENANT REAL ESTATE GROUP
PLACER COUNTY ROSEVILLE, CA

UTILITY PLAN
(SHEET 3 OF 4)

SHEET NUMBER
C4.3

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

MATCHLINE - SEE SHEET 4 OF 6

SAN FERNANDO DRIVE
(SAN FERNANDO DRIVE PLANS BY MACKAY & SOMPS - EN22-0998)

UPLAND DRIVE
(UPLAND DRIVE SEGMENT 5 PLANS BY MACKAY & SOMPS - EN22-1089)

FIDDYMENT ROAD
(FIDDYMENT ROAD SEGMENT 2B PLANS BY MACKAY & SOMPS - EN22-0974)

BLDG 2
107,546 SF
FFE: 119.3

BLDG 3
148,000 SF
FFE: 122.3

MH 1
RIM: 116.85
8" OUT: 106.96 (W)

44 LF @ 1.00%

423 LF @ 0.50%

191 LF @ 0.50%

MH 1
RIM: 115.29
8" OUT: 105.90 (W)

MH 6
RIM: 119.20
8" OUT: 109.17 (W)

22 LF @ 0.50%

MH 1
RIM: 118.84
6" OUT: 109.79 (NW)

60 LF @ 1.62%

MH 1
RIM: 119.23
8" OUT: 109.38 (W)

35 LF @ 1.00%

61 LF @ 0.50%

309 LF @ 0.50%

MH 1
RIM: 120.15
6" OUT: 111.43 (W)

234 LF @ 0.50%

20 LF @ 0.50%

32 LF @ 0.50%

MH 1
RIM: 120.86
6" OUT: 112.70 (W)

PROPOSED 15' PRIVATE RECYCLED WATER EASEMENT

TYP.

MATCHLINE - SEE SHEET 3 OF 4

LEGEND

- PROJECT BOUNDARY
- PROPOSED PROPERTY LINE
- EASEMENTS AND SETBACKS
- CENTERLINE
- PROPOSED MAJOR CONTOUR
- PROPOSED FENCE
- PROPOSED CURB
- CURB BY OTHERS
- PROPOSED CURB AND GUTTER
- PROPOSED STORM DRAIN
- EXISTING STORM DRAIN
- PROPOSED JOINT TRENCHING
- EXISTING JOINT TRENCHING
- PROPOSED TELCOM
- EXISTING TELCOM
- PROPOSED GAS LINE
- EXISTING GAS LINE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED SEWER LINE
- EXISTING SEWER LINE
- PROPOSED UG POWER LINE
- EXISTING UG POWER LINE
- PROPOSED RECLAIMED WATER LINE
- EXISTING RECLAIMED WATER LINE

- PROPOSED BIORETENTION
- PROPOSED LIGHT POLE
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED STORM INLET
- PROPOSED STORM OUTFALL
- POINT OF CONNECTION
- PROPOSED FIRE HYDRANT
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEANOUT
- PROPOSED GREASE INTERCEPTOR
- PROPOSED GATE VALVE
- PROPOSED WATER METER
- PROPOSED BACKFLOW PREVENTER
- PROPOSED FIRE DEPARTMENT CONNECTION

SEWER NOTES

2. INSTALL VCP SANITARY SEWER PIPE. SEE PLAN FOR SIZE, LENGTH AND SLOPE.
3. CONNECT TO EXISTING SANITARY SEWER STUB.
4. CONNECT TO BUILDING POINT OF CONNECTION.

WATER NOTES

2. INSTALL 12" DI PUBLIC WATER MAIN.
3. INSTALL FIRE HYDRANT ASSEMBLY AND ASSOCIATED LATERAL.
4. INSTALL DOMESTIC WATER DCVA AND WATER METER FOR BUILDING SERVICE.
5. INSTALL FIRE WATER DCVA FOR BUILDING SERVICE.
9. CONNECT TO EXISTING WATER STUB.
11. INSTALL 12" DI PRIVATE WATER MAIN.

EASEMENT TABLE

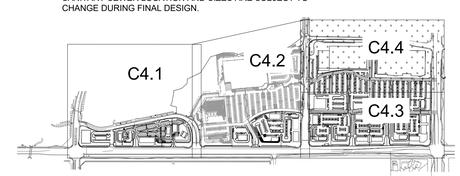
EASEMENT NO.	DESCRIPTION
15	10' PRIVATE RECYCLED WATER EASEMENT
16	15' PUBLIC SEWER EASEMENT
17	VARIABLE WIDTH PUBLIC WATER EASEMENT
18	10' PRIVATE WATER EASEMENT
19	10' PUBLIC WATER EASEMENT

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

GENERAL UTILITY NOTES

1) THE PROPOSED UTILITIES AND INFRASTRUCTURE SHOWN ARE CONCEPTUAL ONLY AND ARE SUBJECT TO CHANGE AS PART OF FINAL DESIGN.
2) UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE.
3) THE PROPOSED DOMESTIC WATER, RECLAIMED WATER AND SANITARY SEWER LOCATION AND SIZES ARE SUBJECT TO CHANGE DURING FINAL DESIGN.



NORTH

KEY MAP
N.T.S.

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1201 3RD AVE SUITE 2800, SEATTLE, WA 98101
PHONE: (206) 970-1900
WWW.KIMLEY-HORN.COM

BASELINE
MARKETPLACE
PREPARED FOR
COVENANT REAL ESTATE GROUP
PLACER COUNTY ROSEVILLE, CA

UTILITY PLAN
(SHEET 4 OF 4)

SHEET NUMBER
C4.4

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

MATCHLINE - SEE SHEET 2 OF 4

MARKET STREET

PAVILION DRIVE
(PAVILION DRIVE PLANS BY MACKAY & SOMPS - EN22-1074)

BASELINE ROAD
(BASELINE ROAD PLANS BY MACKAY & SOMPS - EN22-1061)

(EX ACCESS ESMT PER DN2020-0012751)

EX VALVE LOT ESMT PER DN2020-0012751)

EX PG&E FACILITY

BLDG 28
4,900 SF

BLDG 29
1,300 SF

BLDG 27
2,300 SF

BLDG 26
10,000 SF

BLDG 25
3,000 SF

BLDG 24
4,000 SF

(EX 15' TEMP PUE PER DN2020-0007010)

EX 49' TEMP CONSTRUCTION ESMT PER DN2020-0007010

(EX 51' PIPELINE ESMT PER DN2020-0012751)

(EX 20' PIPELINE ESMT PER DN2020-0012751)

(EX 30' PIPELINE ESMT PER VISTA SPECIFIC PLAN)

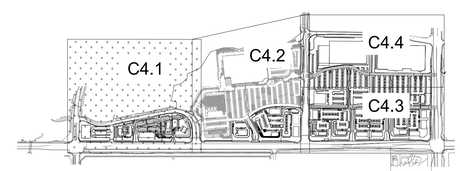
30"~GAS

LEGEND

- PROJECT BOUNDARY
- EXISTING LOT LINES
- CENTERLINE
- PROPOSED CURB
- CURB BY OTHERS
- PROPOSED CURB AND GUTTER
- FIRE HYDRANT SPACING
- FIRE LANE CURB MARKING
- PROPOSED WATER LINE
- FIRE ACCESS LANE WITH HEAVY DUTY PAVEMENT
- SOLID WASTE ROUTE
- PROPOSED FIRE HYDRANT
- FIRE LANE SIGNAGE
- FIRE DEPARTMENT CONNECTION
- FIRE TRUCK ACCESS LANE (R50' / R30')
- SOLID WASTE ROUTE (R45' / R25')

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80



NORTH

KEY MAP
N.T.S.

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1201 3RD AVE SUITE 2800, SEATTLE, WA 98101
PHONE: (206) 970-1900
WWW.KIMLEY-HORN.COM

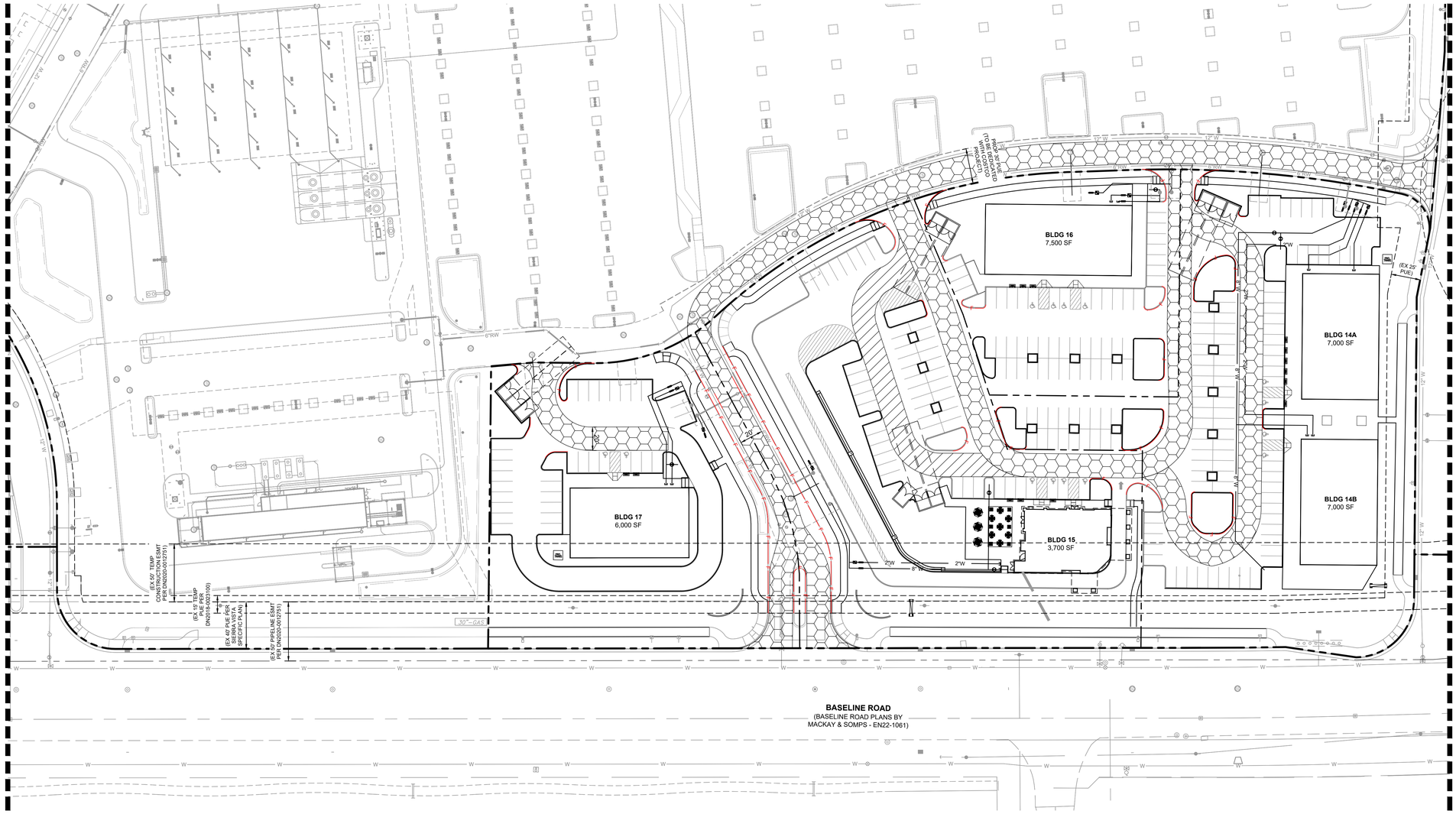
BASELINE MARKETPLACE
PREPARED FOR
COVENANT REAL ESTATE GROUP
PLACER COUNTY ROSEVILLE, CA

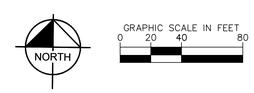
FIRE AND SOLID WASTE ACCESS PLAN (SHEET 1 OF 4)

SHEET NUMBER
C5.1

MATCHLINE - SEE SHEET 1 OF 4

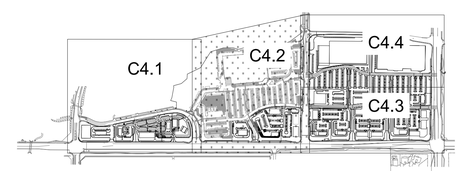
MATCHLINE - SEE SHEET 3 OF 4





LEGEND

- PROJECT BOUNDARY
- EXISTING LOT LINES
- CENTERLINE
- PROPOSED CURB
- CURB BY OTHERS
- PROPOSED CURB AND GUTTER
- FIRE HYDRANT SPACING
- FIRE LANE CURB MARKING
- PROPOSED WATER LINE
- FIRE ACCESS LANE WITH HEAVY DUTY PAVEMENT
- SOLID WASTE ROUTE
- PROPOSED FIRE HYDRANT
- FIRE LANE SIGNAGE
- FIRE DEPARTMENT CONNECTION
- FIRE TRUCK ACCESS LANE (R50' / R30')
- SOLID WASTE ROUTE (R45' / R25')



KEY MAP
N.T.S.

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

1201 3RD AVE SUITE 2800, SEATTLE, WA 98101
PHONE: (206) 970-1900
WWW.KIMLEY-HORN.COM

BASELINE
MARKETPLACE
PREPARED FOR
COVENANT REAL ESTATE GROUP

PLACER COUNTY — ROSEVILLE, CA

FIRE AND SOLID WASTE ACCESS PLAN (SHEET 2 OF 4)

SHEET NUMBER
C5.2

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

MATCHLINE - SEE SHEET 4 OF 4

MATCHLINE - SEE SHEET 2 OF 4

BLDG 13
16,480 SF

BLDG 12
6,000 SF

BLDG 11
3,150 SF

BLDG 10
3,000 SF

BLDG 8B
8,000 SF

BLDG 8A
8,000 SF

BLDG 9B
6,000 SF

BLDG 9A
6,000 SF

BLDG 7
4,500 SF

BLDG 6
3,000 SF

BLDG 5C
6,000 SF

BLDG 5B
6,000 SF

BLDG 5A
5,100 SF

BLDG 4
4,000 SF

UPLAND DRIVE
(UPLAND DRIVE SEGMENT 5 PLANS
BY MACKAY & SOMPS - EN22-1039)

FIDDYMENT ROAD
(FIDDYMENT ROAD SEGMENT 2B PLANS
BY MACKAY & SOMPS - EN22-0974)

BASELINE ROAD
(BASELINE ROAD PLANS BY
MACKAY & SOMPS - EN22-1061)

(EX. 40' PUE PER SIERRA VISTA SUBDIVISION)

(EX. 15' TEMP PUE PER DNDC-2007-0000)

(EX. 50' PIPELINE ESMT PER DNDC-2007-0000)

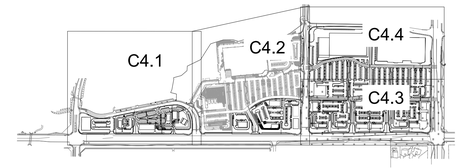
(EX. 50' TEMP CONSTRUCTION ESMT PER DNDC-2007-0000)

LEGEND

- PROJECT BOUNDARY
- EXISTING LOT LINES
- CENTERLINE
- PROPOSED CURB
- CURB BY OTHERS
- PROPOSED CURB AND GUTTER
- FIRE HYDRANT SPACING
- FIRE LANE CURB MARKING
- PROPOSED WATER LINE
- FIRE ACCESS LANE WITH HEAVY DUTY PAVEMENT
- SOLID WASTE ROUTE
- PROPOSED FIRE HYDRANT
- FIRE LANE SIGNAGE
- FIRE DEPARTMENT CONNECTION
- FIRE TRUCK ACCESS LANE (R50', R30')
- SOLID WASTE ROUTE (R45', R25')

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80



NORTH

KEY MAP
N.T.S.

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1201 3RD AVE SUITE 2800, SEATTLE, WA 98101
PHONE: (206) 970-1900
WWW.KIMLEY-HORN.COM

BASELINE
MARKETPLACE
PREPARED FOR
COVENANT REAL ESTATE GROUP

PLACER COUNTY ROSEVILLE, CA

FIRE AND SOLID WASTE ACCESS PLAN (SHEET 3 OF 4)

SHEET NUMBER
C5.3

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

MATCHLINE - SEE SHEET 4 OF 6

SAN FERNANDO DRIVE
(SAN FERNANDO DRIVE PLANS BY MACKAY & SOMPS - EN22-0998)

UPLAND DRIVE
(UPLAND DRIVE SEGMENT 5 PLANS BY MACKAY & SOMPS - EN22-1089)

FIDDYMENT ROAD
(FIDDYMENT ROAD SEGMENT 2B PLANS BY MACKAY & SOMPS - EN22-0974)

BLDG 2
107,546 SF

BLDG 3
148,000 SF

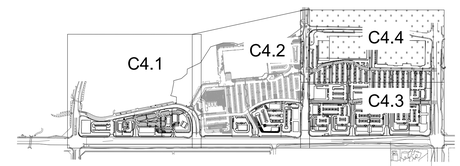
MATCHLINE - SEE SHEET 3 OF 4

GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

LEGEND

- PROJECT BOUNDARY
- EXISTING LOT LINES
- CENTERLINE
- PROPOSED CURB
- CURB BY OTHERS
- PROPOSED CURB AND GUTTER
- FIRE HYDRANT SPACING
- FIRE LANE CURB MARKING (F — F — F)
- PROPOSED WATER LINE (XS W)
- FIRE ACCESS LANE WITH HEAVY DUTY PAVEMENT
- SOLID WASTE ROUTE
- PROPOSED FIRE HYDRANT
- FIRE LANE SIGNAGE
- FIRE DEPARTMENT CONNECTION
- FIRE TRUCK ACCESS LANE (R50' / R30')
- SOLID WASTE ROUTE (R45' / R25')



NORTH

KEY MAP
N.T.S.

No.	REVISIONS	DATE	BY

Kimley»Horn

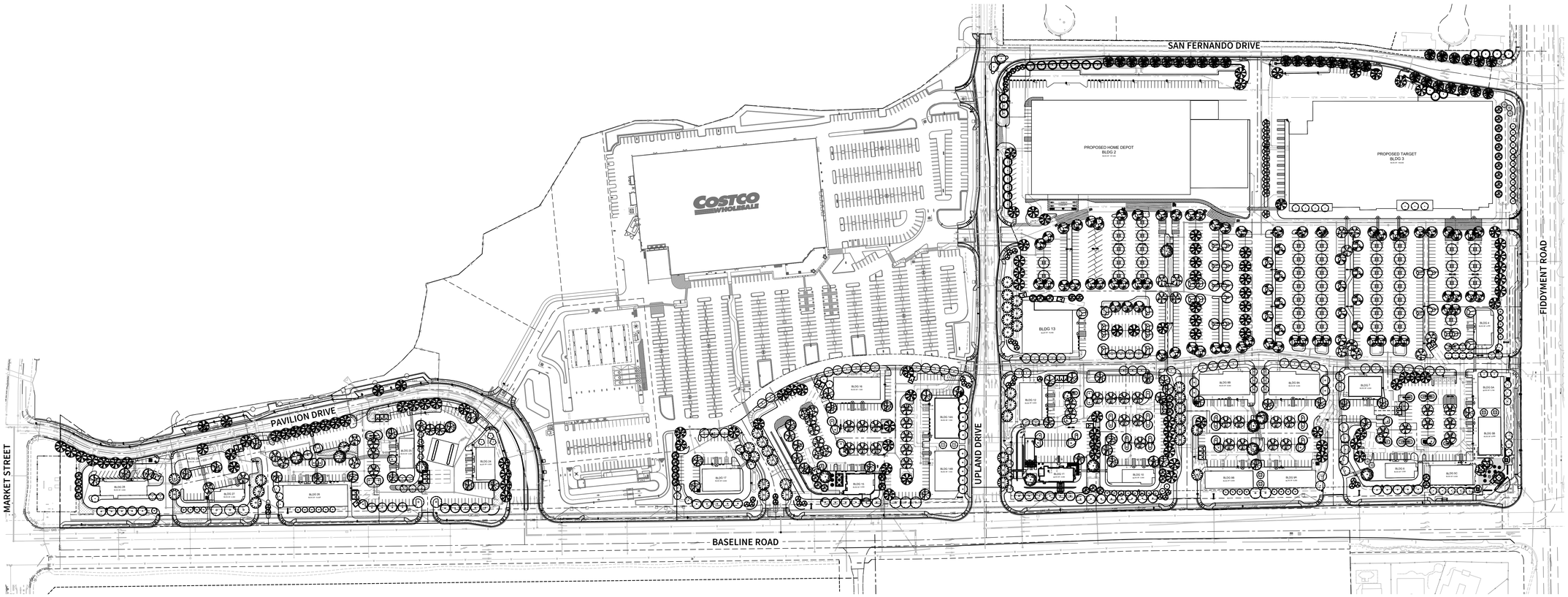
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
1201 3RD AVE SUITE 2800, SEATTLE, WA 98101
PHONE: (206) 970-1900
WWW.KIMLEY-HORN.COM

BASELINE
MARKETPLACE
PREPARED FOR
COVENANT REAL ESTATE GROUP
PLACER COUNTY ROSEVILLE, CA

FIRE AND SOLID WASTE ACCESS PLAN (SHEET 4 OF 4)

SHEET NUMBER
C5.4

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PRELIMINARY LANDSCAPE NOTES

A. STREETSCAPE DESIGN INTENT: STREETSCAPE WILL BE CONSISTENT WITH OTHER PROJECTS WITHIN THE SIERRA VISTA SPECIFIC PLAN AREA. PAVILION DRIVE & SAN FERNANDO DRIVE WILL UTILIZE A COMBINATION OF STREET TREES AND EVERGREEN SUBORDINATE TREES. BASELINE ROAD & FIDDYMENT ROAD WILL HAVE TREES WHERE APPROPRIATE WHILE MAINTAINING CLEARANCE OF THE PG&E EASEMENT AND OVERHEAD POWER LINE EASEMENT. USE OF EVERGREEN SHRUBS AND COLOR MASSED PLANTING WILL BE INCORPORATED ALONG THE STREETSCAPE, AS WELL AS, EARTHEN BERMS TO CREATE VISUAL INTEREST. SHRUB MASSES WILL UTILIZE DROUGHT TOLERANT SPECIES WHERE APPROPRIATE.
   1. DRIVE THRU LANES ALONG THE STREET FRONTAGES WILL BE SCREENED WITH A COMBINATION OF WALLS, BERMING AND EVERGREEN SCREEN SHRUBS.

B. ENTRY TREATMENT: ENTRY WILL BE HIGHLIGHTED BY ACCENT TREES WITH LOW BACKGROUND PLANTING. MONUMENT SIGNAGE WILL BE AT MAIN ENTRY AT BASELINE ROAD. UNDER STORY WILL BE LOW AND CONFORMING TO AN UNDULATED GROUND CONTOUR, WHILE MAINTAINING SIGHT LINES. USE OF COLORFUL PLANT MATERIALS WILL FURTHER ENHANCE AND DEFINE THE ENTRIES, ALONG WITH DROUGHT TOLERANT SPECIES WHERE APPROPRIATE.

C. BUILDING ZONE: FOCUS IS ON CONNECTIVITY FOR PEDESTRIANS. A VARIETY OF COLUMNAR AND SMALL SCALE TREES WITH LOW CONTRASTING SHRUB FORMS WILL BE USED TO ADD INTEREST, COLOR, AND TEXTURE. SEVERAL OUTDOOR PLAZA SPACES WITH TREE WELLS WILL BE INCORPORATED BETWEEN BUILDINGS.

D. PARKING LOT INTENT: DESIGNATED TREES WILL PROVIDE A CANOPY OF SHADE. UNDER STORY PLANTINGS WITHIN THE PARKING LOT WILL CONSIST OF LOW SHRUBBERY AND/OR GROUND COVERS.

E. MONUMENT SIGNAGE: WILL BE CONSISTENT WITH THE SIERRA VISTA SPECIFIC PLAN WILL BE INSTALLED AT THE CORNERS OF BASELINE ROAD AND FIDDYMENT ROAD.

SHADE CALCULATIONS

TOTAL PAVED AREA:			507,426 S.F.
TOTAL SHADE REQUIRED	(50%):		253,713 S.F.
TOTAL SHADE PROVIDED	(57.2)%:		290,433 S.F.
DIA.	QTY.	S.F.	TOTAL S.F.
30' - 35' TREES			
(ACER, CELTIS, KOELREUTERIA, LIRIODENDRON, PISTACHIA, QUERCUS, ULMUS, ZELKOVA)			
100%	148	962	142,376
75%	29	722	20,938
50%	173	481	83,213
25%	18	240	4,320
25' - 30' TREES			
(CEDRUS, PODOCARPUS, TILIA, ULMUS)			
100%	26	706	18,356
75%	10	530	5,300
50%	44	354	15,576
25%	2	177	354
20' - 25' TREES			
(XX)			
100%	0	491	0
75%	0	368	0
50%	0	246	0
25%	0	123	0
TOTAL SHADE PROVIDED BY TREES:			290,433 S.F.

TREE SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME
	ACER RUBRUM `REDPOINTE` / REDPOINTE MAPLE (40'X20')
	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE (40'X35')
	CEDRUS DEODARA / DEODAR CEDAR (60'X30')
	CELTIS SINENSIS / CHINESE HACKBERRY (40'X35')
	CERCIS OCCIDENTALIS 'OKLAHOMA' / WESTERN REDBUD (15'X15')
	CHIONANTHUS RETUSUS / CHINESE FRINGE TREE (20'X15')
	COTINUS COGGYGRIA 'ROYAL PURPLE' / ROYAL PURPLE SMOKE TREE (15'X15')
	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE (25'X30'
	LAGERSTROEMIA INDICA X FAURIEI 'CHOCTAW' / CHOCTAW CRAPE MYRTLE (20'X15')
	LIRIODENDRON TULIPIFERA / TULIP POPLAR (60'X40')
	PINUS CANARIENSIS / CANARY ISLAND PINE (60'X30')
	PISTACIA CHINENSIS 'KEITH DAVEY' / CHINESE PISTACHE (40'X40')
	PODOCARPUS GRACILIOR / FERN PINE (40'X20')
	QUERCUS LOBATA / VALLEY OAK (60'X60')
	QUERCUS WISLIZENI / INTERIOR LIVE OAK (60'X60')
	TILIA CORDATA `GREENSPIRE` / GREENSPIRE LINDEN (40'X25')
	ULMUS PARVIFOLIA `DRAKE` / DRAKE LACEBARK ELM (50'X35')
	ULMUS PROPINQUA 'JFS-BIEBERICH' / EMERALD SUNSHINE® ELM (35'X25')
	VITEX AGNUS-CASTUS / CHASTE TREE (15'X15')
	ZELKOVA SERRATA 'VILLAGE GREEN' / VILLAGE GREEN SAWLEAF ZELKOVA (50'X35')

0 120' 240'
Scale: 1" = 120'-0"

NORTH

No.	REVISIONS	DATE	BY

FUHRMAN LEAMY LAND GROUP
DESIGN • SERVICE • SOLUTIONS
2140 PROFESSIONAL DRIVE, SUITE 115 ROSEVILLE, CA 95661
916- 783-5263 info@fllandgroup.com

BASELINE MARKETPLACE

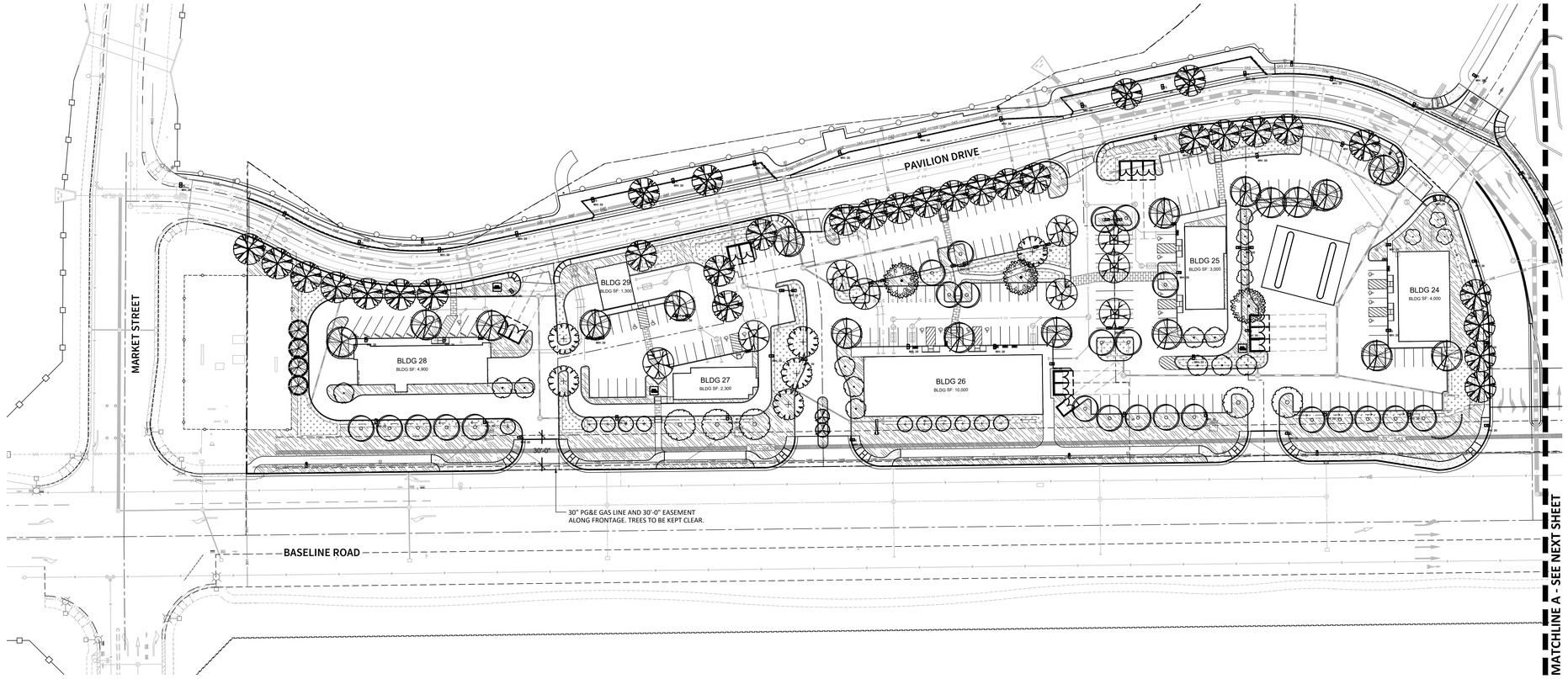
PREPARED FOR
COVENANT REAL ESTATE GROUP

PLACER COUNTY ROSEVILLE, CA

MPP STAGE 1:
PRELIMINARY LANDSCAPE PLAN - OVERALL

DATE: 7.23.2025 PROJECT: CGI:24074

SHEET NUMBER
PL1



TREE SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME
	ACER RUBRUM ` REDPOINTE ` REDPOINTE MAPLE (40'X20')
	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE (40'X35')
	CEDRUS DEODARA DEODAR CEDAR (60'X30')
	CELTIS SINENSIS CHINESE HACKBERRY (40'X35')
	CERCIS OCCIDENTALIS 'OKLAHOMA' WESTERN REDBUD (15'X15')
	CHIONANTHUS RETUSUS CHINESE FRINGE TREE (20'X15')
	COTINUS COGGYGRIA 'ROYAL PURPLE' ROYAL PURPLE SMOKE TREE (15'X15')
	KOELREUTERIA PANICULATA GOLDEN RAIN TREE (25'X30'
	LAGERSTROEMIA INDICA X FAURIEI 'CHOCTAW' CHOCTAW CRAPE MYRTLE (20'X15')
	LIRIODENDRON TULIPIFERA TULIP POPLAR (60'X40')
	PINUS CANARIENSIS CANARY ISLAND PINE (60'X30')
	PISTACIA CHINENSIS 'KEITH DAVEY' CHINESE PISTACHE (40'X40')
	PODOCARPUS GRACILIOR FERN PINE (40'X20')
	QUERCUS LOBATA VALLEY OAK (60'X60')
	QUERCUS WISLIZENI INTERIOR LIVE OAK (60'X60')
	TILIA CORDATA ` GREENSPIRE ` GREENSPIRE LINDEN (40'X25')
	ULMUS PARVIFOLIA ` DRAKE ` DRAKE LACEBARK ELM (50'X35')
	ULMUS PROPINQUA 'JFS-BIEBERICH' EMERALD SUNSHINE® ELM (35'X25')
	VITEX AGNUS-CASTUS CHASTE TREE (15'X15')
	ZELKOVA SERRATA 'VILLAGE GREEN' VILLAGE GREEN SAWLEAF ZELKOVA (50'X35')

CONCEPT PLANT SCHEDULE

BACKGROUND/SCREEN SHRUBS:
EVERGREEN, LARGE SHRUBS TO 6`0" - USED FOR REDUCING BUILDING MASS OR SCREENING UNDESIRABLE VIEWS.

ARCTOSTAPHYLOS X 'HOWARD MCMINN' / HOWARD MCMINN MANZANITA
CEANOTHUS X 'CONCHA' / CONCHA WILD LILAC
GREVILLEA ROSMARINIFOLIA / ROSEMARY GREVILLEA
PODOCARPUS MACROPHYLLUS 'MAKI' / SHRUBBY YEW PINE
PRUNUS CAROLINIANA 'COMPACTA' / COMPACT CAROLINA CHERRY LAUREL
WESTRINGIA X 'WYNYABBIE GEM' / WYNYABBIE GEM COAST ROSEMARY
XYLOSMA CONGESTUM 'COMPACTA' / COMPACT SHINY XYLOSMA

FACER/FILLER SHRUBS:
EVERGREEN OR DECIDUOUS SHRUBS TO 4`0" - USED FOR "TERRACING" OF PLANT MATERIAL, SEASONAL COLOR, AND SOFTENING OF BUILDING EDGES AND FOUNDATION SHRUBS.

ARCTOSTAPHYLOS X 'JOHN DOURLEY' / JOHN DOURLEY MANZANITA
BACCHARIS X 'STERILE CENTENNIAL' / STARN COYOTE BRUSH
CALLISTEMON VIMINALIS 'LITTLE JOHN' / LITTLE JOHN WEEPING BOTTLEBRUSH
CEANOTHUS X 'JOYCE COULTER' / JOYCE COULTER WILD LILAC
CISTUS LADANIFER / CRIMSON SPOT ROCKROSE
MYRTUS COMMUNIS 'COMPACTA' / DWARF COMMON MYRTLE
RHAMNUS CALIFORNICA 'MOUND SAN BRUNO' / MOUND SAN BRUNO COFFEEBERRY
RHAPHIOLEPIS INDICA 'PINK DANCER' / PINK DANCER INDIAN HAWTHORN

ACCENT SHRUBS:
EVERGREEN OR DECIDUOUS SHRUBS TO 3` 0" - USED FOR AESTHETIC VALUE IN LANDSCAPE THROUGH BLOOM, LEAF COLOR, OR OVERALL CHARACTER INTEREST.

ACACIA COGNATA 'ACCOG01' / COUSIN ITT LITTLE RIVER WATTLE
CISTUS SKANBERGII / PINK ROCKROSE
HESPERALOE PARVIFLORA 'PERPA' / BRAKELIGHTS® RED YUCCA
LANTANA MONTEVIDENSIS / PURPLE TRAILING LANTANA
LOMANDRA LONGIFOLIA 'ROMA 13' / PLATINUM BEAUTY® VARIEGATED MAT RUSH
LOMANDRA LONGIFOLIA BREEZE / BREEZE DWARF MAT RUSH
NANDINA DOMESTICA 'LEMON-LIME' / LEMON-LIME HEAVENLY BAMBOO
SALVIA MICROPHYLLA 'HOT LIPS' / HOT LIPS GRAHAM SAGE

GROUNDCOVER MATERIAL:
EVERGREEN OR PERENNIAL TO 30" HIGH - USED TO BLANKET LARGER AREAS AND AS A FILLER BETWEEN SITE WORK EDGES AND FACER SHRUBS.

CISTUS SALVIIFOLIUS 'PROSTRATUS' / SAGELEAF ROCKROSE
COPROSMA PETRIEI 'VERDE VISTA' / VERDE VISTA MIRROR PLANT
JUNIPERUS SABINA 'BUFFALO' / BUFFALO JUNIPER
MYOPORUM PARVIFOLIUM 'PUTAH CREEK' / PUTAH CREEK TRAILING MYOPORUM
NEPETA X FAASSENII 'WALKER'S LOW' / WALKER'S LOW CATMINT
ROSMARINUS OFFICINALIS 'IRENE' / IRENE TRAILING ROSEMARY
TEUCRIUM CHAMAEDRYS 'PROSTRATUM' / PROSTRATE GERMANDER
WESTRINGIA FRUTICOSA 'NFL25' / MUNDI™ COAST ROSEMARY

STORMWATER QUALITY AREAS:
EVERGREEN OR PERENNIAL SHRUBS/GROUNDCOVER TO 24" HIGH AND ADAPTABLE TO WET CONDITIONS

ACORUS GRAMINEUS 'OGON' / GOLDEN VARIEGATED SWEETFLAG
CHONDROPETALUM TECTORUM / SMALL CAPE RUSH
EUONYMUS FORTUNEI 'COLORATA' / PURPLE-LEAF WINTER WINTERCREEPER
JUNCUS PATENS 'ELK BLUE' / SPREADING RUSH
TURF SOD BIOFILTRATION SOD / DELTA BLUEGRASS BIOFILTRATION SOD

0 50' 100'
Scale: 1" = 50'-0"

NORTH

No.	REVISIONS	DATE	BY

FUHRMAN LEAMY LAND GROUP
DESIGN • SERVICE • SOLUTIONS
2140 PROFESSIONAL DRIVE, SUITE 115 ROSEVILLE, CA 95661
916- 783-5263 info@fllandgroup.com

BASELINE MARKETPLACE

PREPARED FOR
COVENANT REAL ESTATE GROUP

PLACER COUNTY ROSEVILLE, CA

MPP STAGE 1:
PRELIMINARY LANDSCAPE PLAN - WEST

DATE: 7.23.2025 PROJECT: CGI:24074

SHEET NUMBER
PL2

TREE SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME
	ACER RUBRUM ` REDPOINTE ` REDPOINTE MAPLE (40'X20')
	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE (40'X35')
	CEDRUS DEODARA DEODAR CEDAR (60'X30')
	CELTIS SINENSIS CHINESE HACKBERRY (40'X35')
	CERCIS OCCIDENTALIS 'OKLAHOMA' WESTERN REDBUD (15'X15')
	CHIONANTHUS RETUSUS CHINESE FRINGE TREE (20'X15')
	COTINUS COGGYGRIA 'ROYAL PURPLE' ROYAL PURPLE SMOKE TREE (15'X15')
	KOELREUTERIA PANICULATA GOLDEN RAIN TREE (25'X30'
	LAGERSTROEMIA INDICA X FAURIEI 'CHOCTAW' CHOCTAW CRAPE MYRTLE (20'X15')
	LIRIODENDRON TULIPIFERA TULIP POPLAR (60'X40')
	PINUS CANARIENSIS CANARY ISLAND PINE (60'X30')
	PISTACIA CHINENSIS 'KEITH DAVEY' CHINESE PISTACHE (40'X40')
	PODOCARPUS GRACILIOR FERN PINE (40'X20')
	QUERCUS LOBATA VALLEY OAK (60'X60')
	QUERCUS WISLIZENI INTERIOR LIVE OAK (60'X60')
	TILIA CORDATA ` GREENSPIRE ` GREENSPIRE LINDEN (40'X25')
	ULMUS PARVIFOLIA ` DRAKE ` DRAKE LACEBARK ELM (50'X35')
	ULMUS PROPINQUA 'JFS-BIEBERICH' EMERALD SUNSHINE® ELM (35'X25')
	VITEX AGNUS-CASTUS CHASTE TREE (15'X15')
	ZELKOVA SERRATA 'VILLAGE GREEN' VILLAGE GREEN SAWLEAF ZELKOVA (50'X35')

CONCEPT PLANT SCHEDULE

BACKGROUND/SCREEN SHRUBS:
EVERGREEN, LARGE SHRUBS TO 6`-0" - USED FOR REDUCING BUILDING MASS OR SCREENING UNDESIRABLE VIEWS.

ARCTOSTAPHYLOS X 'HOWARD MCMINN' / HOWARD MCMINN MANZANITA
CEANOTHUS X 'CONCHA' / CONCHA WILD LILAC
GREVILLEA ROSMARINIFOLIA / ROSEMARY GREVILLEA
PODOCARPUS MACROPHYLLUS 'MAKI' / SHRUBBY YEW PINE
PRUNUS CAROLINIANA 'COMPACTA' / COMPACT CAROLINA CHERRY LAUREL
WESTRINGIA X 'WYNYABBIE GEM' / WYNYABBIE GEM COAST ROSEMARY
XYLOSMA CONGESTUM 'COMPACTA' / COMPACT SHINY XYLOSMA

FACER/FILLER SHRUBS:
EVERGREEN OR DECIDUOUS SHRUBS TO 4`-0" - USED FOR "TERRACING" OF PLANT MATERIAL, SEASONAL COLOR, AND SOFTENING OF BUILDING EDGES AND FOUNDATION SHRUBS.

ARCTOSTAPHYLOS X 'JOHN DOURLEY' / JOHN DOURLEY MANZANITA
BACCHARIS X 'STERILE CENTENNIAL' / STARN COYOTE BRUSH
CALLISTEMON VIMINALIS 'LITTLE JOHN' / LITTLE JOHN WEEPING BOTTLEBRUSH
CEANOTHUS X 'JOYCE COULTER' / JOYCE COULTER WILD LILAC
CISTUS LADANIFER / CRIMSON SPOT ROCKROSE
MYRTUS COMMUNIS 'COMPACTA' / DWARF COMMON MYRTLE
RHAMNUS CALIFORNICA 'MOUND SAN BRUNO' / MOUND SAN BRUNO COFFEEBERRY
RHAPHIOLEPIS INDICA 'PINK DANCER' / PINK DANCER INDIAN HAWTHORN

ACCENT SHRUBS:
EVERGREEN OR DECIDUOUS SHRUBS TO 3`-0" - USED FOR AESTHETIC VALUE IN LANDSCAPE THROUGH BLOOM, LEAF COLOR, OR OVERALL CHARACTER INTEREST.

ACACIA COGNATA 'ACCOG01' / COUSIN ITT LITTLE RIVER WATTLE
CISTUS SKANBERGII / PINK ROCKROSE
HESPERALOE PARVIFLORA 'PERPA' / BRAKELIGHTS® RED YUCCA
LANTANA MONTEVIDENSIS / PURPLE TRAILING LANTANA
LOMANDRA LONGIFOLIA 'ROMA 13' / PLATINUM BEAUTY® VARIEGATED MAT RUSH
LOMANDRA LONGIFOLIA BREEZE / BREEZE DWARF MAT RUSH
NANDINA DOMESTICA 'LEMON-LIME' / LEMON-LIME HEAVENLY BAMBOO
SALVIA MICROPHYLLA 'HOT LIPS' / HOT LIPS GRAHAM SAGE

GROUNDCOVER MATERIAL:
EVERGREEN OR PERENNIAL TO 30" HIGH - USED TO BLANKET LARGER AREAS AND AS A FILLER BETWEEN SITE WORK EDGES AND FACER SHRUBS.

CISTUS SALVIIFOLIUS 'PROSTRATUS' / SAGELEAF ROCKROSE
COPROSMA PETRIEI 'VERDE VISTA' / VERDE VISTA MIRROR PLANT
JUNIPERUS SABINA 'BUFFALO' / BUFFALO JUNIPER
MYOPORUM PARVIFOLIUM 'PUTAH CREEK' / PUTAH CREEK TRAILING MYOPORUM
NEPETA X FAASSENII 'WALKER'S LOW' / WALKER'S LOW CATMINT
ROSMARINUS OFFICINALIS 'IRENE' / IRENE TRAILING ROSEMARY
TEUCRIUM CHAMAEDRYS 'PROSTRATUM' / PROSTRATE GERMANDER
WESTRINGIA FRUTICOSA 'NFL25' / MUNDI™ COAST ROSEMARY

STORMWATER QUALITY AREAS:
EVERGREEN OR PERENNIAL SHRUBS/GROUNDCOVER TO 24" HIGH AND ADAPTABLE TO WET CONDITIONS

ACORUS GRAMINEUS 'OGON' / GOLDEN VARIEGATED SWEETFLAG
CHONDROPETALUM TECTORUM / SMALL CAPE RUSH
EUONYMUS FORTUNEI 'COLORATA' / PURPLE-LEAF WINTER WINTERCREEPER
JUNCUS PATENS 'ELK BLUE' / SPREADING RUSH
TURF SOD BIOFILTRATION SOD / DELTA BLUEGRASS BIOFILTRATION SOD

0 50' 100'
Scale: 1" = 50'-0"

NORTH

No.	REVISIONS	DATE	BY

FUHRMAN LEAMY LAND GROUP
DESIGN • SERVICE • SOLUTIONS
2140 PROFESSIONAL DRIVE, SUITE 115 ROSEVILLE, CA 95661
916 . 783 . 5263 info@fllandgroup.com

BASELINE MARKETPLACE

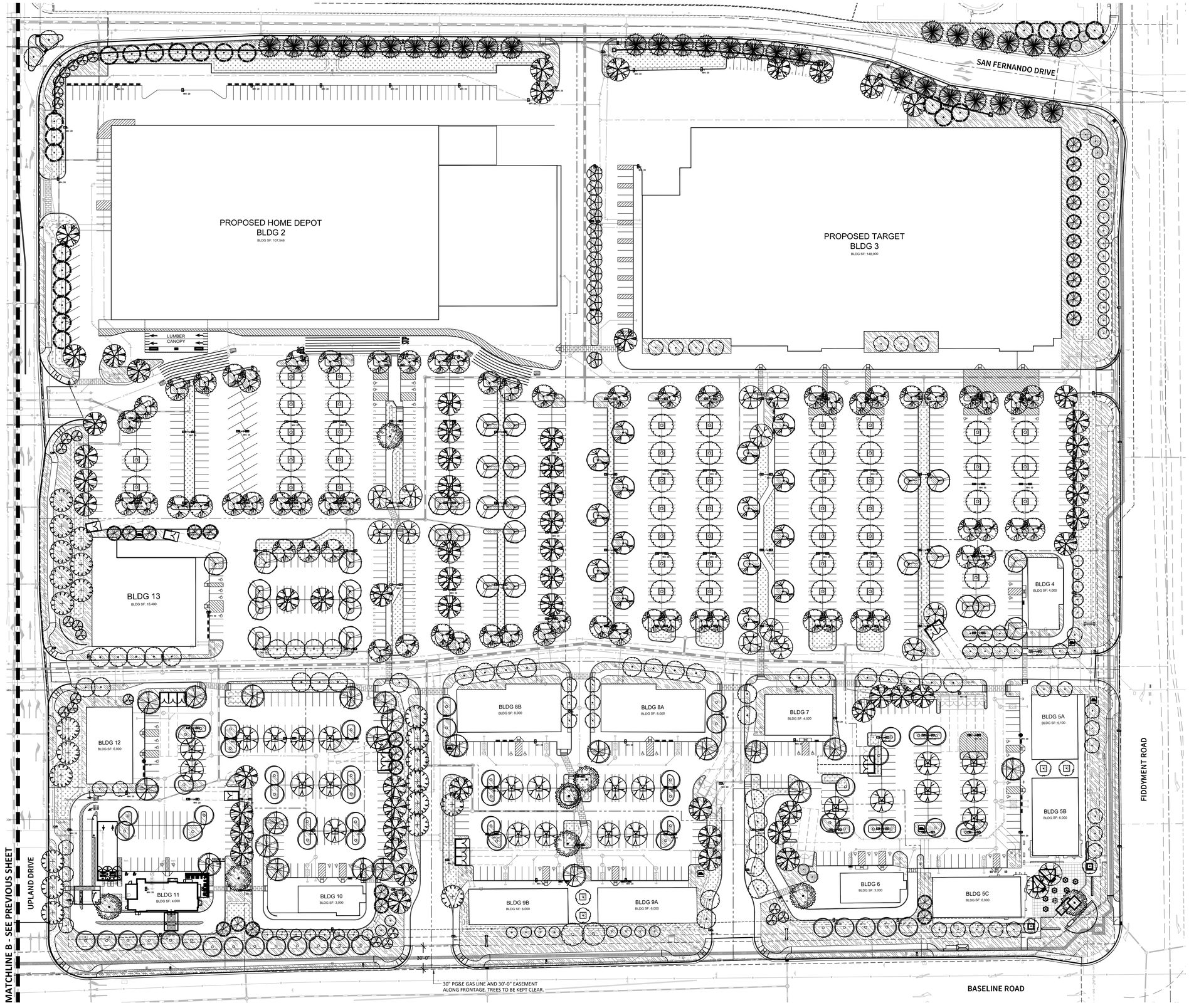
PREPARED FOR
COVENANT REAL ESTATE GROUP

PLACER COUNTY ROSEVILLE, CA

MPP STAGE 1:
PRELIMINARY LANDSCAPE PLAN - CENTER

DATE: 7.23.2025 PROJECT: CGI:24074

SHEET NUMBER
PL3



TREE SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME
	ACER RUBRUM ` REDPOINTE ` REDPOINTE MAPLE (40'X20')
	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE (40'X35')
	CEDRUS DEODARA DEODAR CEDAR (60'X30')
	CELTIS SINENSIS CHINESE HACKBERRY (40'X35')
	CERCIS OCCIDENTALIS 'OKLAHOMA' WESTERN REDBUD (15'X15')
	CHIONANTHUS RETUSUS CHINESE FRINGE TREE (20'X15')
	COTINUS COGGYGRIA 'ROYAL PURPLE' ROYAL PURPLE SMOKE TREE (15'X15')
	KOELREUTERIA PANICULATA GOLDEN RAIN TREE (25'X30'
	LAGERSTROEMIA INDICA X FAURIEI 'CHOCTAW' CHOCTAW CRAPE MYRTLE (20'X15')
	LIRIODENDRON TULIPIFERA TULIP POPLAR (60'X40')
	PINUS CANARIENSIS CANARY ISLAND PINE (60'X30')
	PISTACIA CHINENSIS 'KEITH DAVEY' CHINESE PISTACHE (40'X40')
	PODOCARPUS GRACILIOR FERN PINE (40'X20')
	QUERCUS LOBATA VALLEY OAK (60'X60')
	QUERCUS WISLIZENI INTERIOR LIVE OAK (60'X60')
	TILIA CORDATA ` GREENSPIRE ` GREENSPIRE LINDEN (40'X25')
	ULMUS PARVIFOLIA ` DRAKE ` DRAKE LACEBARK ELM (50'X35')
	ULMUS PROPINQUA 'JFS-BIEBERICH' EMERALD SUNSHINE® ELM (35'X25')
	VITEX AGNUS-CASTUS CHASTE TREE (15'X15')
	ZELKOVA SERRATA 'VILLAGE GREEN' VILLAGE GREEN SAWLEAF ZELKOVA (50'X35')

CONCEPT PLANT SCHEDULE

BACKGROUND/SCREEN SHRUBS:
EVERGREEN, LARGE SHRUBS TO 6`-0"- USED FOR REDUCING BUILDING MASS OR SCREENING UNDESIRABLE VIEWS.

ARCTOSTAPHYLOS X 'HOWARD MCMINN' / HOWARD MCMINN MANZANITA
CEANOTHUS X 'CONCHA' / CONCHA WILD LILAC
GREVILLEA ROSMARINIFOLIA / ROSEMARY GREVILLEA
PODOCARPUS MACROPHYLLUS 'MAKI' / SHRUBBY YEW PINE
PRUNUS CAROLINIANA 'COMPACTA' / COMPACT CAROLINA CHERRY LAUREL
WESTRINGIA X 'WYNYABBIE GEM' / WYNYABBIE GEM COAST ROSEMARY
XYLOSMA CONGESTUM 'COMPACTA' / COMPACT SHINY XYLOSMA

FACER/FILLER SHRUBS:
EVERGREEN OR DECIDUOUS SHRUBS TO 4`-0" - USED FOR "TERRACING" OF PLANT MATERIAL, SEASONAL COLOR, AND SOFTENING OF BUILDING EDGES AND FOUNDATION SHRUBS.

ARCTOSTAPHYLOS X 'JOHN DOURLEY' / JOHN DOURLEY MANZANITA
BACCHARIS X 'STERILE CENTENNIAL' / STARN COYOTE BRUSH
CALLISTEMON VIMINALIS 'LITTLE JOHN' / LITTLE JOHN WEEPING BOTTLEBRUSH
CEANOTHUS X 'JOYCE COULTER' / JOYCE COULTER WILD LILAC
CISTUS LADANIFER / CRIMSON SPOT ROCKROSE
MYRTUS COMMUNIS 'COMPACTA' / DWARF COMMON MYRTLE
RHAMNUS CALIFORNICA 'MOUND SAN BRUNO' / MOUND SAN BRUNO COFFEEBERRY
RHAPHIOLEPIS INDICA 'PINK DANCER' / PINK DANCER INDIAN HAWTHORN

ACCENT SHRUBS:
EVERGREEN OR DECIDUOUS SHRUBS TO 3`-0" - USED FOR AESTHETIC VALUE IN LANDSCAPE THROUGH BLOOM, LEAF COLOR, OR OVERALL CHARACTER INTEREST.

ACACIA COGNATA 'ACCOG01' / COUSIN ITT LITTLE RIVER WATTLE
CISTUS SKANBERGII / PINK ROCKROSE
HESPERALOE PARVIFLORA 'PERPA' / BRAKELIGHTS® RED YUCCA
LANTANA MONTEVIDENSIS / PURPLE TRAILING LANTANA
LOMANDRA LONGIFOLIA 'ROMA 13' / PLATINUM BEAUTY® VARIEGATED MAT RUSH
LOMANDRA LONGIFOLIA BREEZE / BREEZE DWARF MAT RUSH
NANDINA DOMESTICA 'LEMON-LIME' / LEMON-LIME HEAVENLY BAMBOO
SALVIA MICROPHYLLA 'HOT LIPS' / HOT LIPS GRAHAM SAGE

GROUNDCOVER MATERIAL:
EVERGREEN OR PERENNIAL TO 30" HIGH - USED TO BLANKET LARGER AREAS AND AS A FILLER BETWEEN SITE WORK EDGES AND FACER SHRUBS.

CISTUS SALVIIFOLIUS 'PROSTRATUS' / SAGELEAF ROCKROSE
COPROSMA PETRIEI 'VERDE VISTA' / VERDE VISTA MIRROR PLANT
JUNIPERUS SABINA 'BUFFALO' / BUFFALO JUNIPER
MYOPORUM PARVIFOLIUM 'PUTAH CREEK' / PUTAH CREEK TRAILING MYOPORUM
NEPETA X FAASSENII 'WALKER'S LOW' / WALKER'S LOW CATMINT
ROSMARINUS OFFICINALIS 'IRENE' / IRENE TRAILING ROSEMARY
TEUCRIUM CHAMAEDRYS 'PROSTRATUM' / PROSTRATE GERMANDER
WESTRINGIA FRUTICOSA 'NFL25' / MUNDI™ COAST ROSEMARY

STORMWATER QUALITY AREAS:
EVERGREEN OR PERENNIAL SHRUBS/GROUNDCOVER TO 24" HIGH AND ADAPTABLE TO WET CONDITIONS

ACORUS GRAMINEUS 'OGON' / GOLDEN VARIEGATED SWEETFLAG
CHONDROPETALUM TECTORUM / SMALL CAPE RUSH
EUONYMUS FORTUNEI 'COLORATA' / PURPLE-LEAF WINTER WINTERCREEPER
JUNCUS PATENS 'ELK BLUE' / SPREADING RUSH
TURF SOD BIOFILTRATION SOD / DELTA BLUEGRASS BIOFILTRATION SOD

0 50' 100'
Scale: 1" = 50'-0"

NORTH

No.	REVISIONS	DATE	BY

FUHRMAN LEAMY LAND GROUP
DESIGN • SERVICE • SOLUTIONS
2140 PROFESSIONAL DRIVE, SUITE 115 ROSEVILLE, CA 95661
916. 783.5263 info@fllandgroup.com

BASELINE MARKETPLACE

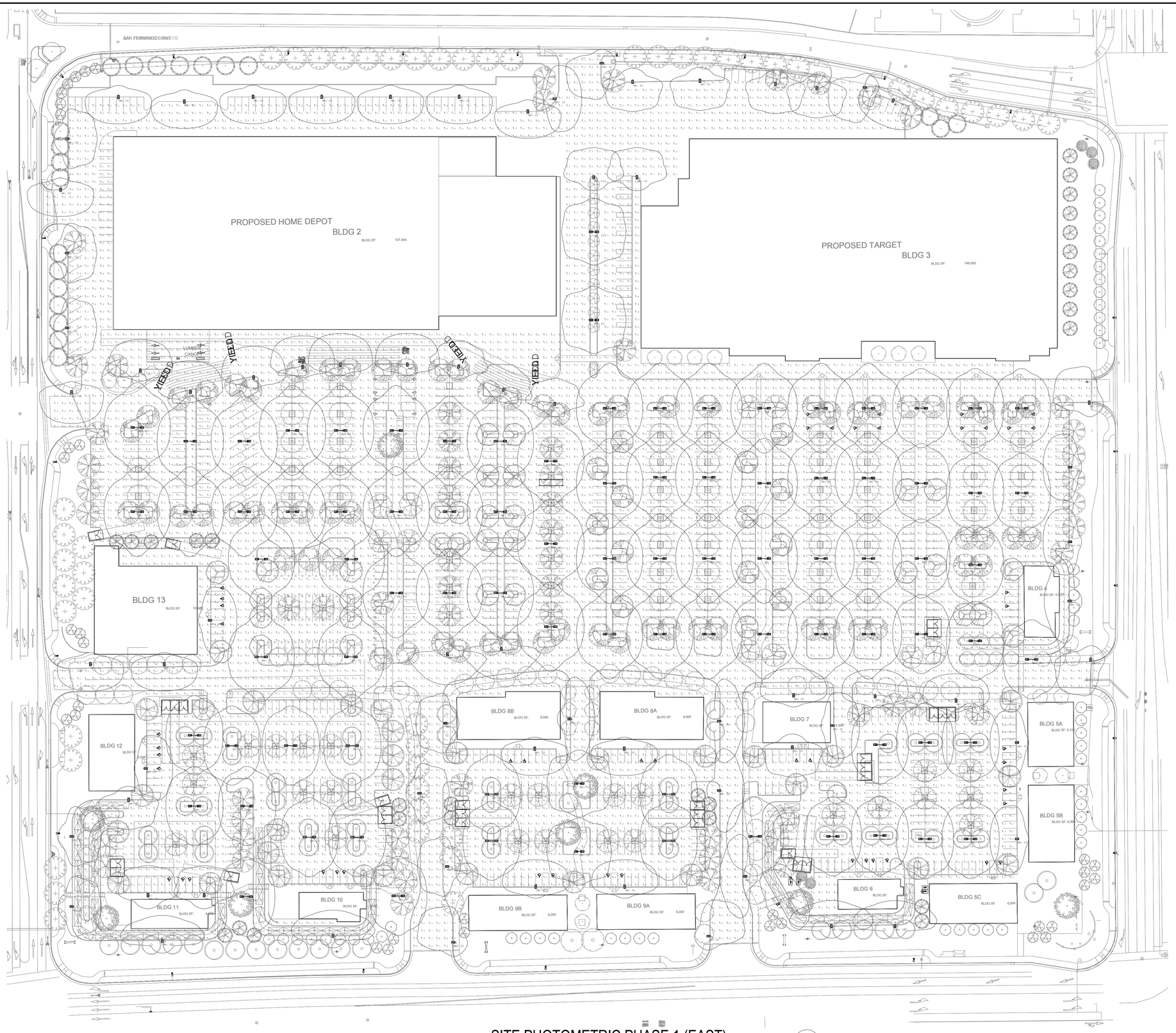
PREPARED FOR
COVENANT REAL ESTATE GROUP

PLACER COUNTY ROSEVILLE, CA

MPP STAGE 1:
PRELIMINARY LANDSCAPE PLAN - EAST

DATE: 7.23.2025 PROJECT: CGI:24074

SHEET NUMBER
PL4



SITE PHOTOMETRIC PHASE 1 (EAST)

SCALE: 1" = 60'-0"

1

CITY OF ROSEVILLE APPROVAL

No.	REVISIONS	DATE	BY

CORE STATES GROUP
4240 East Lincoln Street, Suite 402
Gilbert, AZ 85234
Phone: (909) 467-8907
kgraves@corestates.com

JAMES G. TERZIAN — No. 27427 — LICENSED PROFESSIONAL ENGINEER — ELECTRICAL — STATE OF CALIFORNIA

PROJECT NO.	090227000
DATE	07/21/2025
SCALE	AS SHOWN
DESIGNED BY	JC
DRAWN BY	JP
CHECKED BY	CK

BASELINE MARKETPLACE

PREPARED FOR
COVENANT REAL ESTATE GROUP

ROSEVILLE, CA
PLACER COUNTY

SHEET NUMBER
E1.1

SITE PHOTOMETRIC PHASE 1 (MIDDLE)

SCALE: 1" = 50'-0"

1

CITY OF ROSEVILLE APPROVAL

No.	REVISIONS	DATE	BY

CORE STATES GROUP
4240 East Jurupa Street, Suite 402
Ontario, CA 91761
Phone: (909) 467-8907
kgrant@corestates.com

JAMES D. TERRY
No. 24647
REGISTERED PROFESSIONAL ENGINEER
ELECTRICAL
STATE OF CALIFORNIA

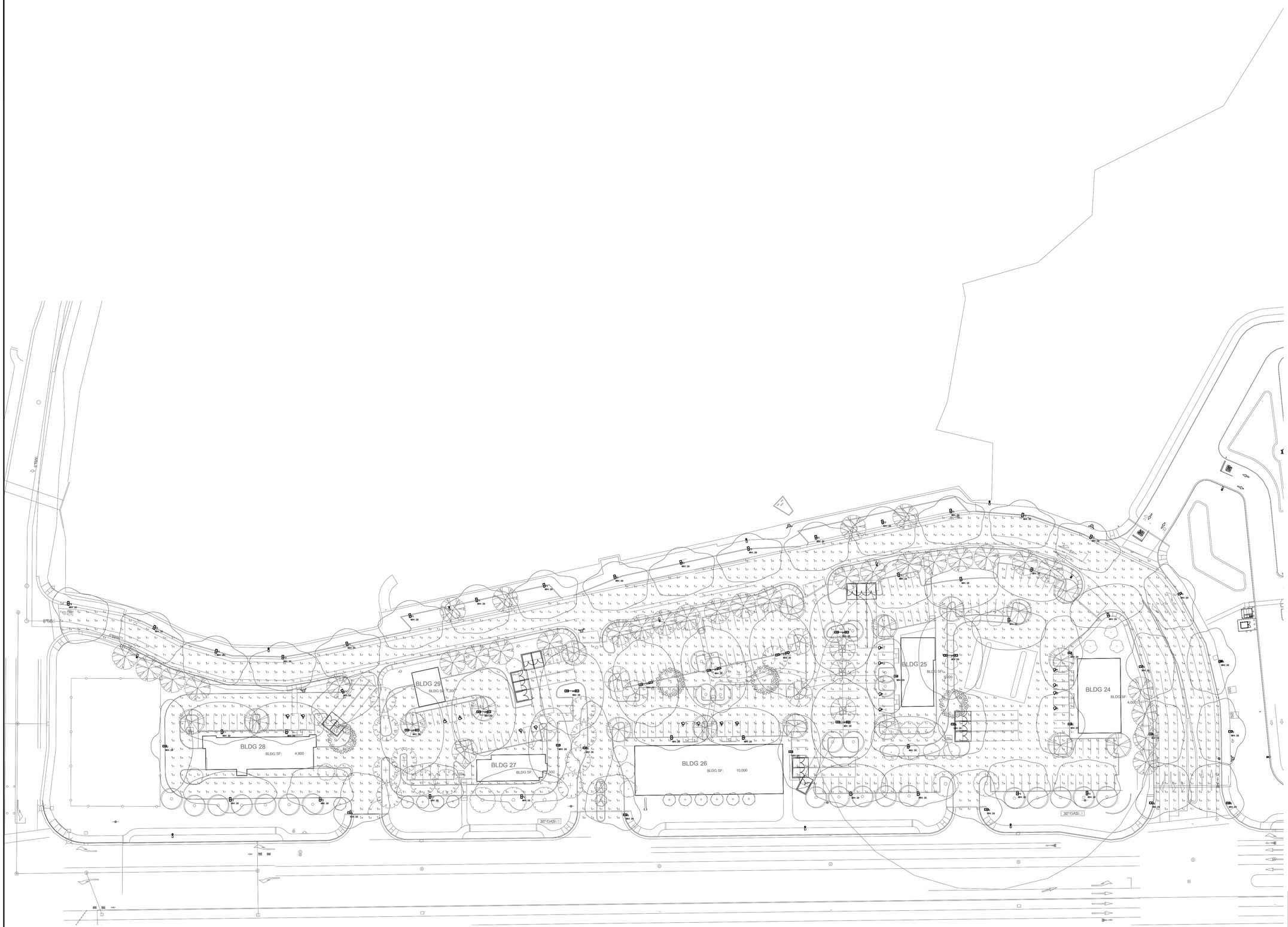
PROJECT NO.	09022700
DATE	07/21/2025
SCALE	AS SHOWN
DESIGNED BY	JC
DRAWN BY	JP
CHECKED BY	CK

BASELINE MARKETPLACE

PREPARED FOR
COVENANT REAL ESTATE GROUP

ROSEVILLE, CA
PLACER COUNTY

SHEET NUMBER
E1.2



SITE PHOTOMETRIC PHASE 1 (WEST)

SCALE: 1" = 50'-0"

1

CITY OF ROSEVILLE APPROVAL

No.	REVISIONS	DATE	BY

CORE STATES GROUP
4240 East Jurupa Street, Suite 402
Ontario, CA 91761
Phone: (909) 487-8907
bgraves@corestates.com

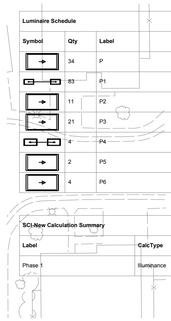
PROJECT NO.	09022700
DATE	07/21/2025
SCALE	AS SHOWN
DESIGNED BY	JC
DRAWN BY	JP
CHECKED BY	CK

BASELINE MARKETPLACE

PREPARED FOR
COVENANT REAL ESTATE GROUP

ROSEVILLE, CA
PLACER COUNTY

SHEET NUMBER
E1.3



Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF
	34	P	Single	Cooper McGraw Edison - GALN-SB2B-740-U-T3	0.950
	83	P1	Back-Back	Cooper McGraw Edison - GALN-SB2B-740-U-T3	0.950
	11	P2	Single	Cooper McGraw Edison - GALN-SB2B-740-U-T2	0.950
	21	P3	Single	Cooper McGraw Edison - GALN-SB2B-740-U-T4FT	0.950
	4	P4	Back-Back	Cooper McGraw Edison - GALN-SB2B-740-U-T4FT	0.950
	2	P5	Single	Cooper McGraw Edison - GALN-SB2B-740-U-SLR	0.950
	4	P6	Single	Cooper McGraw Edison - GALN-SB2B-740-U-SLL	0.950

SCI-New Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Phase 1	Illuminance	Fc	2.53	7.6	0.2	12.65	38.00

SITE PHOTOMETRIC DATA PHASE 1 (EAST) 1

SCALE: N.T.S.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF
	7	P	Single	Cooper McGraw Edison - GALN-SB2B-740-U-T3	0.950
	1	P1	Back-Back	Cooper McGraw Edison - GALN-SB2B-740-U-T3	0.950
	6	P2	Single	Cooper McGraw Edison - GALN-SB2B-740-U-T2	0.950
	17	P3	Single	Cooper McGraw Edison - GALN-SB2B-740-U-T4FT	0.950
	2	P4	Back-Back	Cooper McGraw Edison - GALN-SB2B-740-U-T4FT	0.950
	1	P5	Single	Cooper McGraw Edison - GALN-SB2B-740-U-SLR	0.950

SCI-New Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Phase 2	Illuminance	Fc	2.04	6.0	0.5	4.08	12.00

SITE PHOTOMETRIC DATA PHASE 1 (MIDDLE) 2

SCALE: N.T.S.

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF
	16	P	Single	Cooper McGraw Edison - GALN-SB2B-740-U-T3	0.950
	9	P1	Back-Back	Cooper McGraw Edison - GALN-SB2B-740-U-T3	0.950
	4	P2	Single	Cooper McGraw Edison - GALN-SB2B-740-U-T2	0.950
	28	P3	Single	Cooper McGraw Edison - GALN-SB2B-740-U-T4FT	0.950
	3	P5	Single	Cooper McGraw Edison - GALN-SB2B-740-U-SLR	0.950
	3	P6	Single	Cooper McGraw Edison - GALN-SB2B-740-U-SLL	0.950

SCI-New Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Phase 3	Illuminance	Fc	2.34	7.6	0.5	4.68	15.20

SITE PHOTOMETRIC DATA PHASE 1 (WEST) 3

SCALE: N.T.S.

CITY OF ROSEVILLE APPROVAL

No.	REVISIONS	DATE	BY

CORE STATES GROUP
4240 East Jurupa Street, Suite 402
Ontario, CA 91761
Phone: (909) 467-8907
tgraves@corestates.com

PROJECT NO: 09022700
DATE: 07/21/2025
SCALE: AS SHOWN
DESIGNED BY: JC
DRAWN BY: JP
CHECKED BY: CK

BASELINE MARKETPLACE

PREPARED FOR
COVENANT REAL ESTATE GROUP

ROSEVILLE, CA
PLACER COUNTY

SHEET NUMBER
E1.4