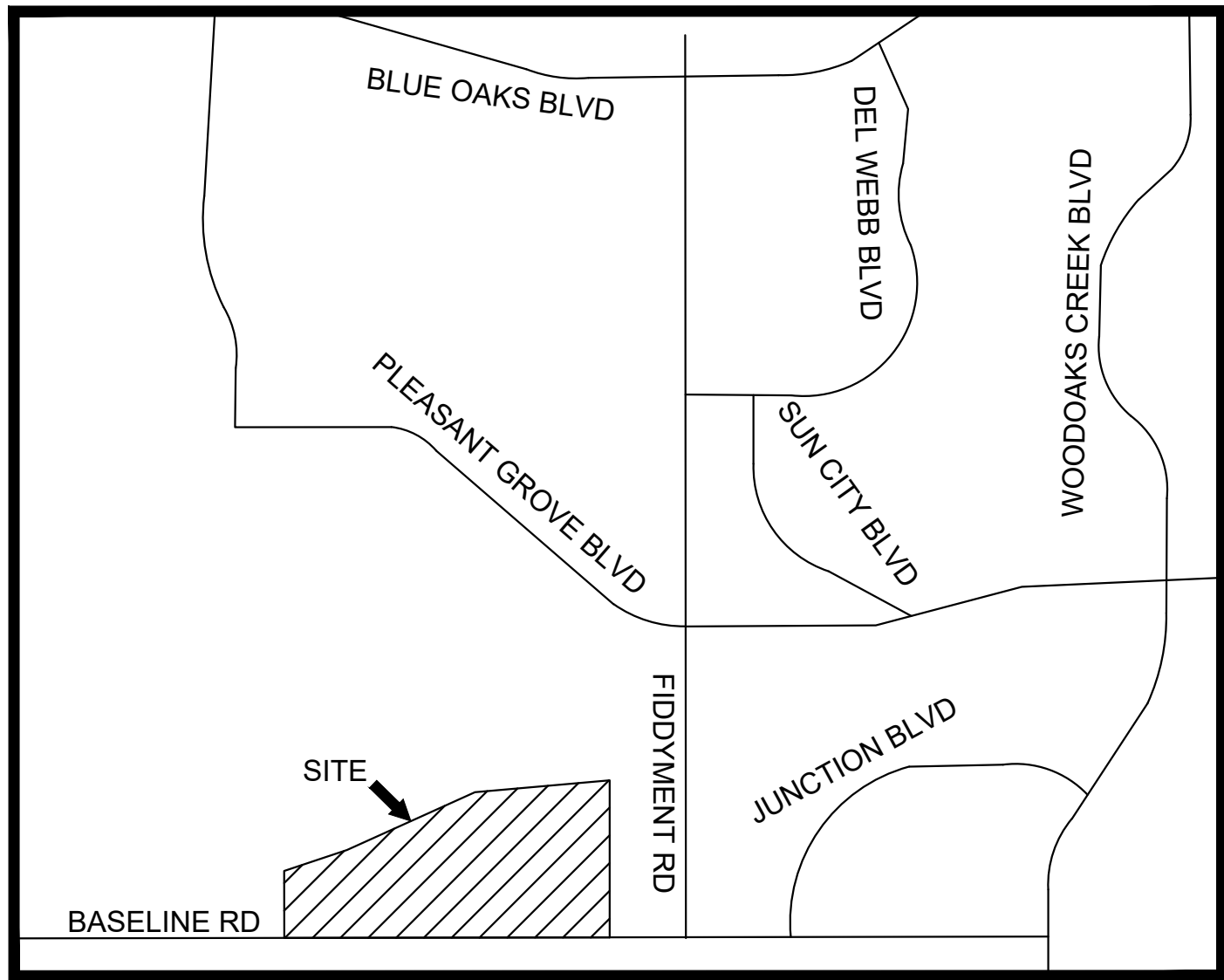


TENTATIVE PARCEL MAP PLANS FOR: BASELINE MARKETPLACE

ROSEVILLE, CA

CITY OF ROSEVILLE, PLACER COUNTY,
STATE OF CALIFORNIA



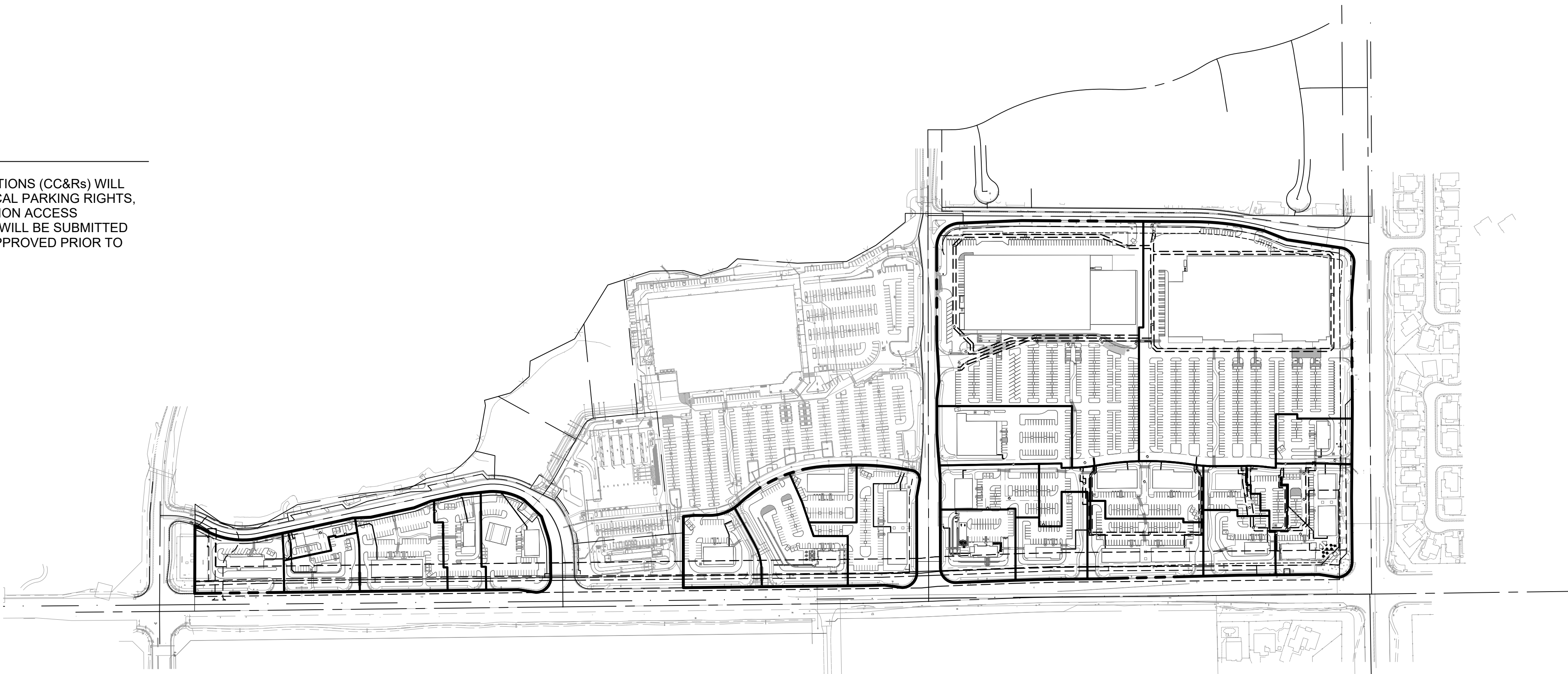
VICINITY MAP
N.T.S.

LEGEND	
PROJECT BOUNDARY	---
PROPERTY LINE	---
ADJACENT LOT LINE	---
ADJACENT RIGHT OF WAY	---
EASEMENT	---
ROAD CENTERLINE	---
SECTION LINE	---
SETBACK	---

CC&R NOTE

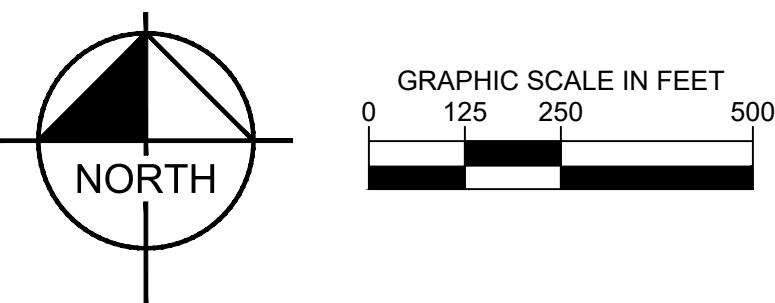
COVENANTS, CONDITIONS & RESTRICTIONS (CC&Rs) WILL BE REQUIRED TO MAINTAIN RECIPROCAL PARKING RIGHTS, DRAINAGE ACCESS, AND CONSTRUCTION ACCESS BETWEEN SUBJECT PARCELS. CC&Rs WILL BE SUBMITTED FOR REVIEW AND REQUIRED TO BE APPROVED PRIOR TO FINAL BUILDING PERMIT APPROVAL.

EXISTING PARCEL SUMMARY		
PARCEL NUMBER	SF	ACRES
498-410-029	19,343	0.444
498-410-028	58,013	1.332
498-410-027	38,233	0.878
498-410-026	77,474	1.779
498-410-025	43,859	1.007
498-410-024	68,442	1.571
498-410-017	59,756	1.372
498-410-016	36,539	0.839
498-410-015	88,106	2.023
498-410-014	93,708	2.151
498-410-002	475,194	10.909
498-410-003	522,463	11.994
498-410-004	40,289	0.925
498-410-005	109,811	2.521
498-410-006	50,226	1.153
498-410-007	26,848	0.616
498-410-008	94,373	2.167
498-410-009	80,950	1.858
498-410-010	56,272	1.292
498-410-011	61,626	1.415
498-410-012	53,000	1.217
498-410-013	90,354	2.074
PARCEL TOTAL	2,244,879	51.54



SITE INFORMATION	
ADDRESS	5200 BASELINE ROAD
SITE JURISDICTION	CITY OF ROSEVILLE
NUMBER OF EXISTING LOTS	24
NUMBER OF PROPOSED LOTS	22
ZONING INFORMATION	
LAND USE / ZONING	PLANNED DEVELOPMENT (PD)
SETBACK	TBD
LANDSCAPE BUFFER	TBD
SIERRA VISTA SPECIFIC PLANS	COMMERCIAL

ESTIMATED EARTHWORK RESULTS	
RAW-CUT (CU. YD.)	14,500 CY
RAW-FILL (CU. YD.)	189,700 CY
RAW-NET FILL (CU. YD.)	175,200 CY



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 ENTITLED "SIERRA VISTA OF 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.

ENGINEER

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E: KATY.DANEKER@KIMLEY-HORN.COM
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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

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

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TELEPHONE/CABLE

SUREWEST/COMCAST
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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
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ROSEVILLE, CA 95678
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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

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**BASELINE
MARKETPLACE**

PREPARED FOR
COVENANT REAL ESTATE GROUP

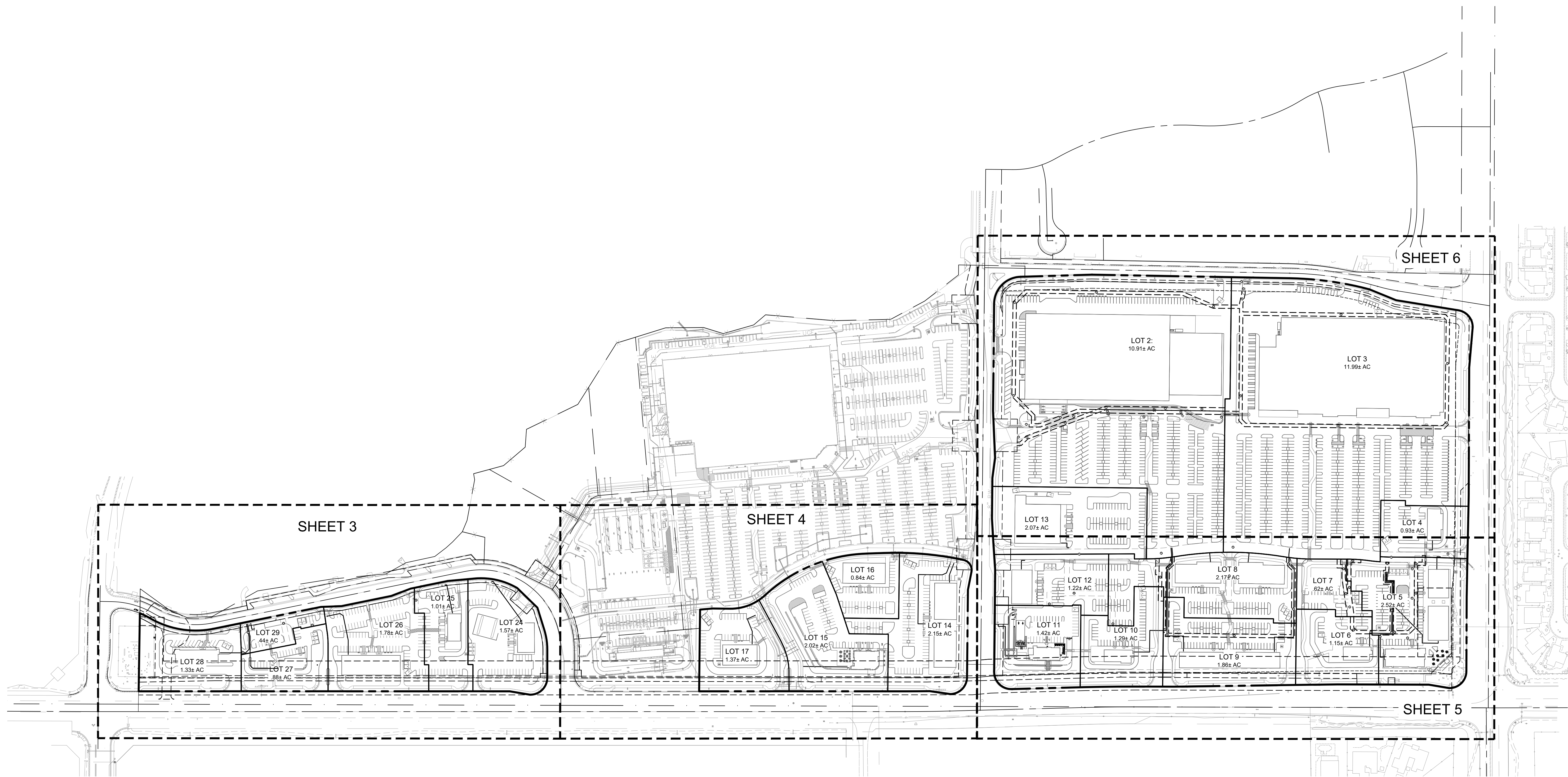
**TENTATIVE PARCEL MAP
PRELIMINARY COVER SHEET**

SHEET NUMBER
1 OF 6

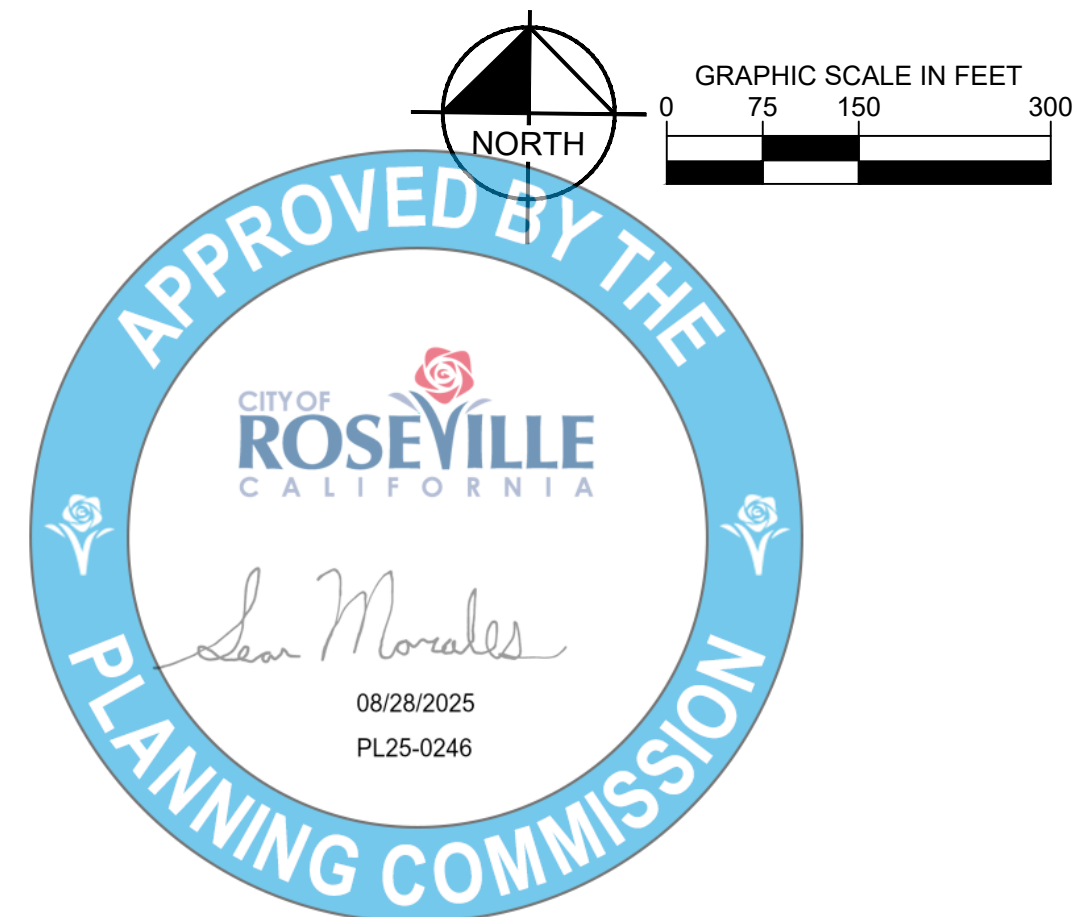
PLACER COUNTY

ROSEVILLE, CA

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LEGEND	
PROJECT BOUNDARY	---
PROPERTY LINE	---
ADJACENT LOT LINE	---
ADJACENT RIGHT OF WAY	---
EASEMENT	---
ROAD CENTERLINE	---
SECTION LINE	---
SETBACK	---



No.	REVISIONS	DATE	BY

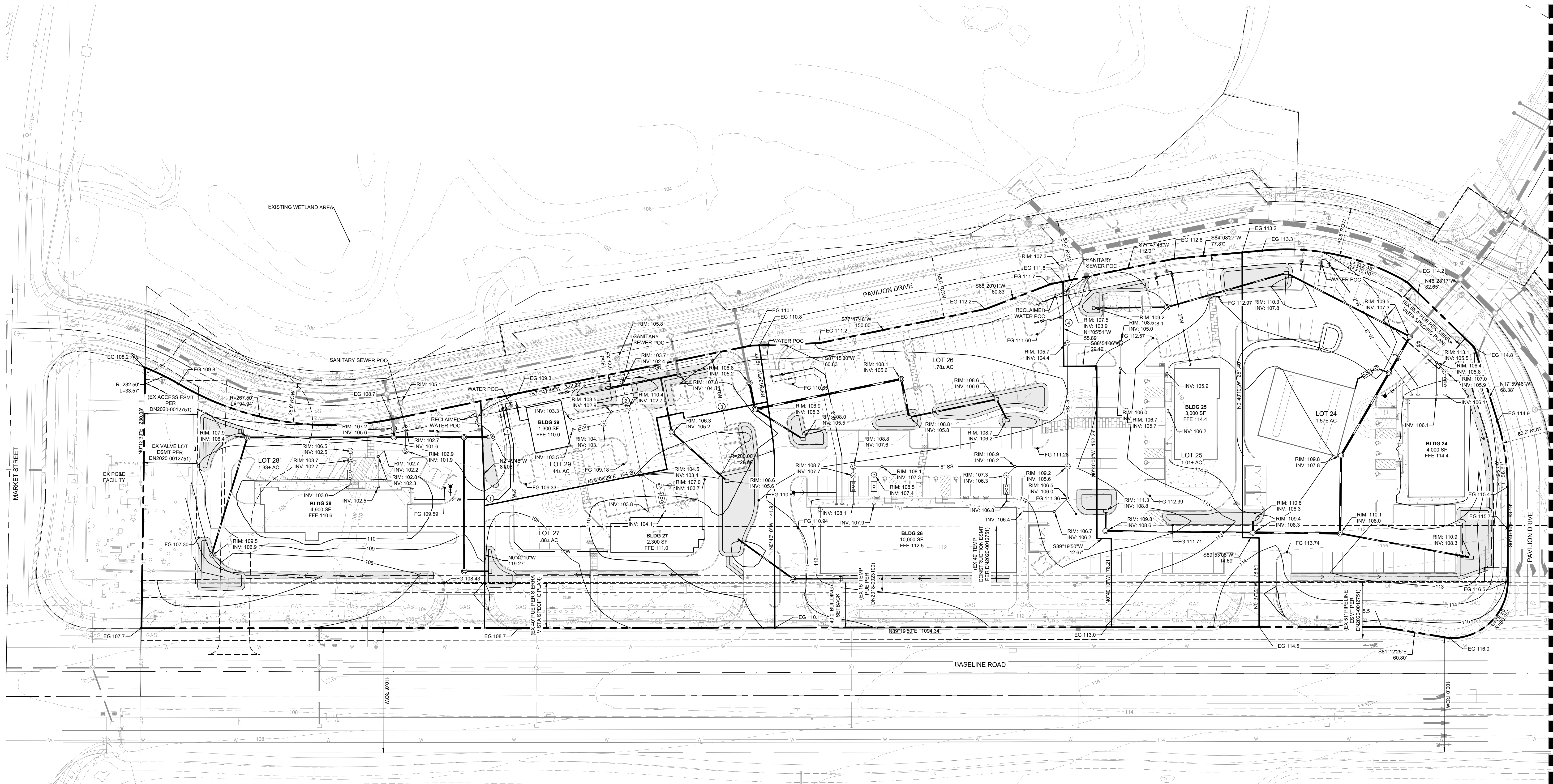
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PLACER COUNTY
ROSEVILLE, CA

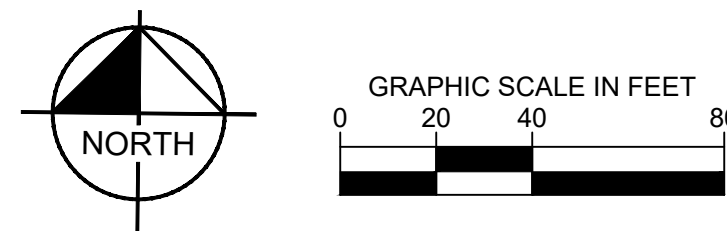
**TENTATIVE PARCEL MAP
PRELIMINARY LOTTING PLAN**

SHEET NUMBER
2 OF 6

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MATCHLINE - SEE SHEET 4 OF 6



LEGEND

- PROJECT BOUNDARY
- PROPERTY LINE
- ADJACENT LOT LINE
- ADJACENT RIGHT OF WAY
- EASEMENT
- ROAD CENTERLINE
- SECTION LINE
- SETBACK
- PROPOSED BIORETENTION
- PROPOSED LIGHT POLE
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- POINT OF CONNECTION
- PROPOSED FIRE HYDRANT
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEANOUT
- PROPOSED GREASE INTERCEPTOR
- PROPOSED GATE VALVE
- PROPOSED WATER METER
- PROPOSED BACKFLOW PREVENTER

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



No.	REVISIONS	DATE	BY

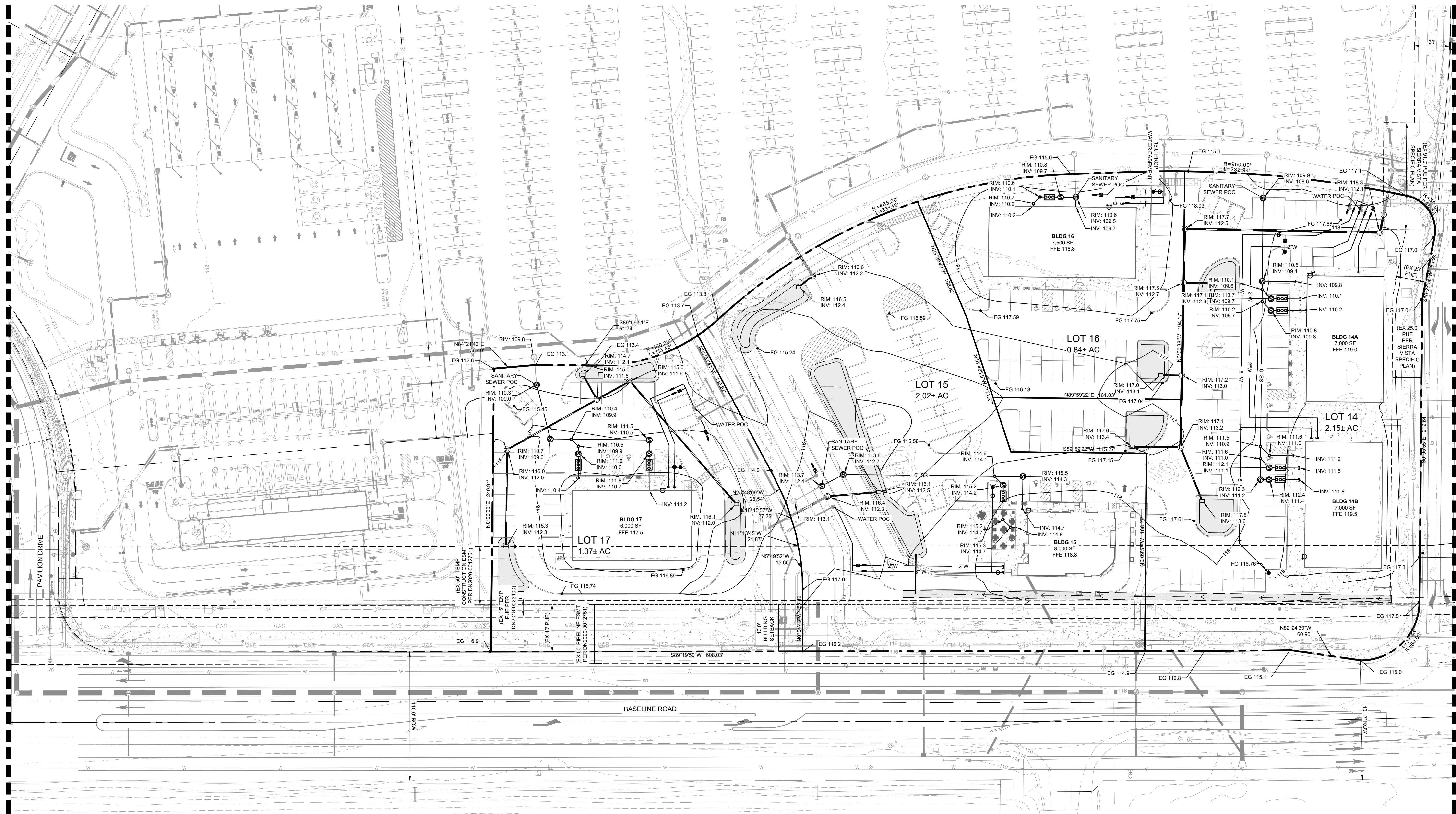
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**BASELINE
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**TENTATIVE PARCEL MAP
PRELIMINARY DRAINAGE,
GRADING, AND UTILITY PLAN**

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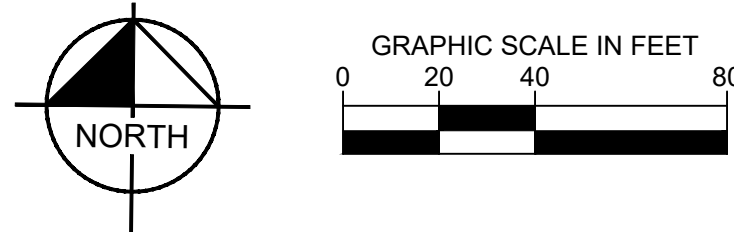
MATCHLINE - SEE SHEET 3 OF 6



MATCHLINE - SEE SHEET 5 OF 6

LEGEND

- PROJECT BOUNDARY
- PROPERTY LINE
- ADJACENT LOT LINE
- ADJACENT RIGHT OF WAY
- EASEMENT
- ROAD CENTERLINE
- SECTION LINE
- SETBACK
- PROPOSED BIORETENTION
- PROPOSED LIGHT POLE
- PROPOSED STORM MANHOLE
- PROPOSED CATCH BASIN
- POINT OF CONNECTION
- PROPOSED FIRE HYDRANT
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEANOUT
- PROPOSED GREASE INTERCEPTOR
- PROPOSED GATE VALVE
- PROPOSED WATER METER
- PROPOSED BACKFLOW PREVENTER



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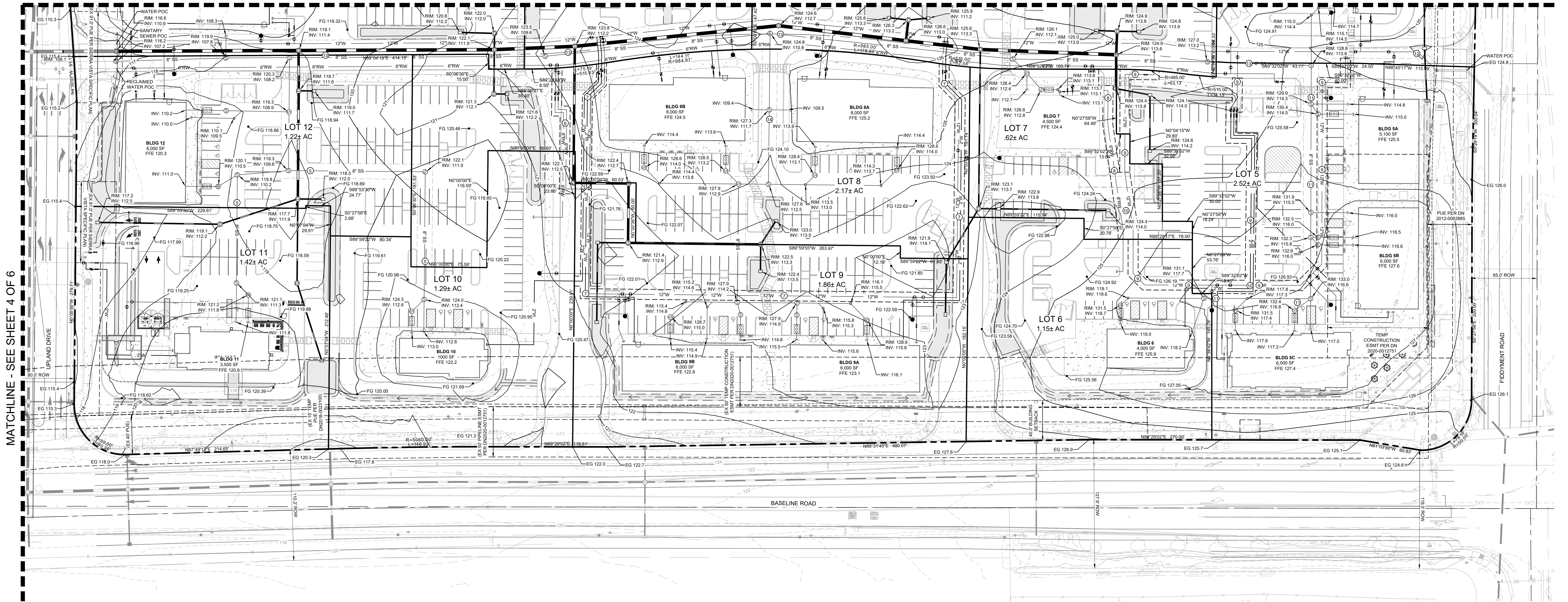
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ROSEVILLE, CA

**TENTATIVE PARCEL MAP
PRELIMINARY DRAINAGE,
GRADING, AND UTILITY PLAN**

SHEET NUMBER
4 OF 6

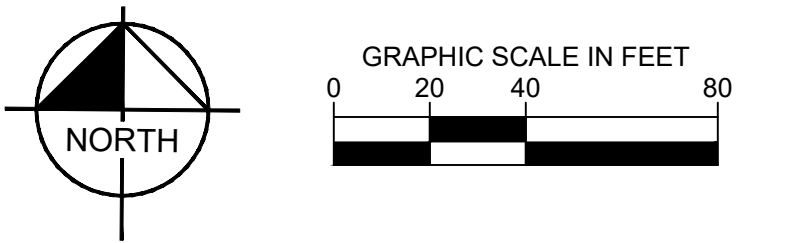
MATCHLINE - SEE SHEET 6 OF 6



MATCHLINE - SEE SHEET 4 OF 6

LEGEND

PROJECT BOUNDARY	---
PROPERTY LINE	---
ADJACENT LOT LINE	---
ADJACENT RIGHT OF WAY	---
EASEMENT	---
ROAD CENTERLINE	---
SECTION LINE	---
SETBACK	---
PROPOSED BIORETENTION	
PROPOSED LIGHT POLE	
PROPOSED STORM MANHOLE	
PROPOSED CATCH BASIN	
POINT OF CONNECTION	
PROPOSED FIRE HYDRANT	
PROPOSED SEWER MANHOLE	
PROPOSED SEWER CLEANOUT	
PROPOSED GREASE INTERCEPTOR	
PROPOSED GATE VALVE	
PROPOSED WATER METER	
PROPOSED BACKFLOW PREVENTER	



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



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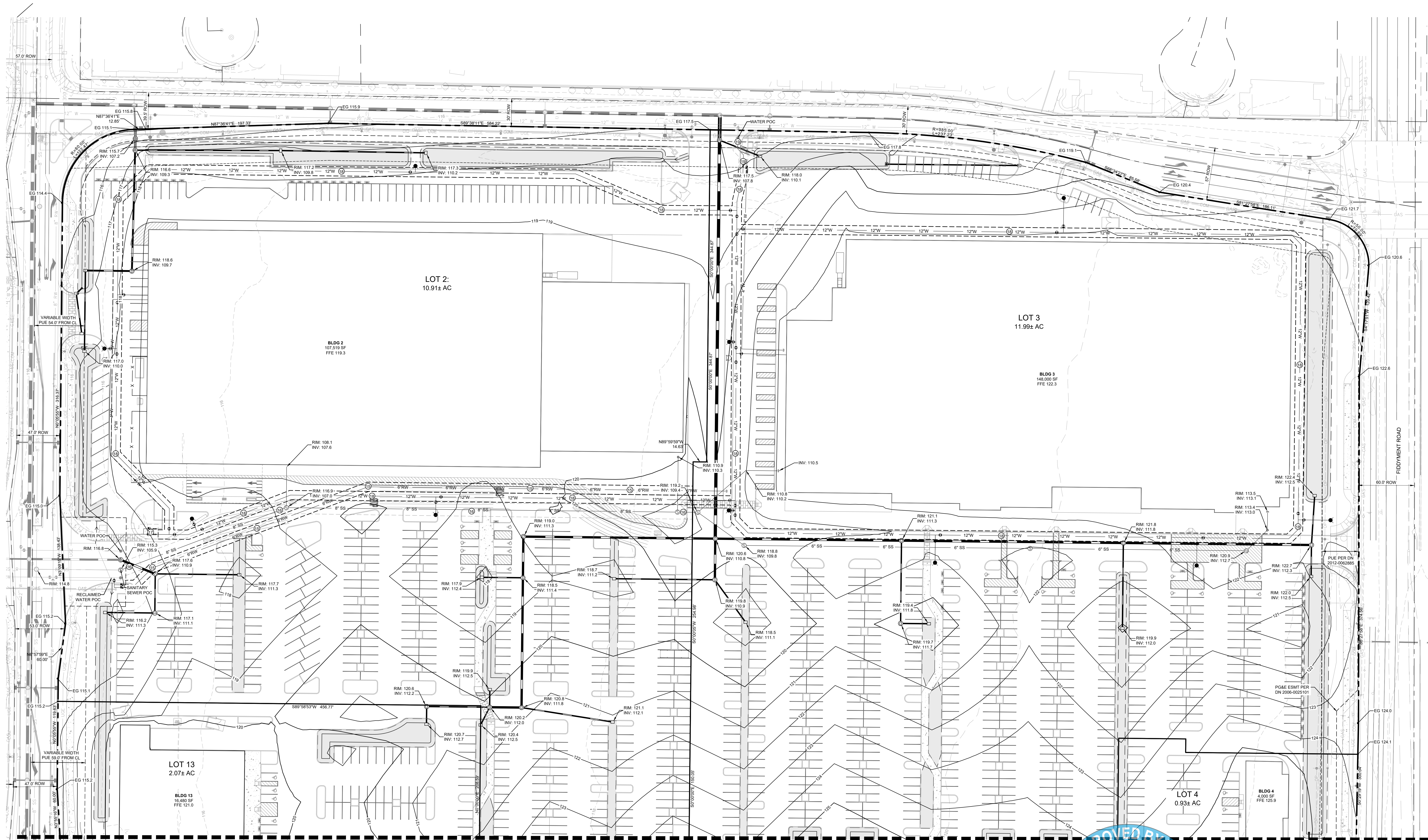
PLACER COUNTY

ROSEVILLE, CA

**TENTATIVE PARCEL MAP
PRELIMINARY DRAINAGE,
GRADING, AND UTILITY PLAN**

SHEET NUMBER
5 OF 6

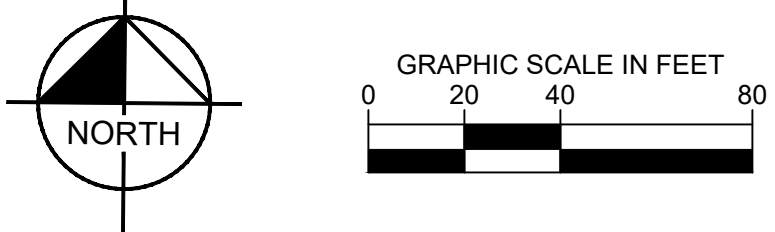
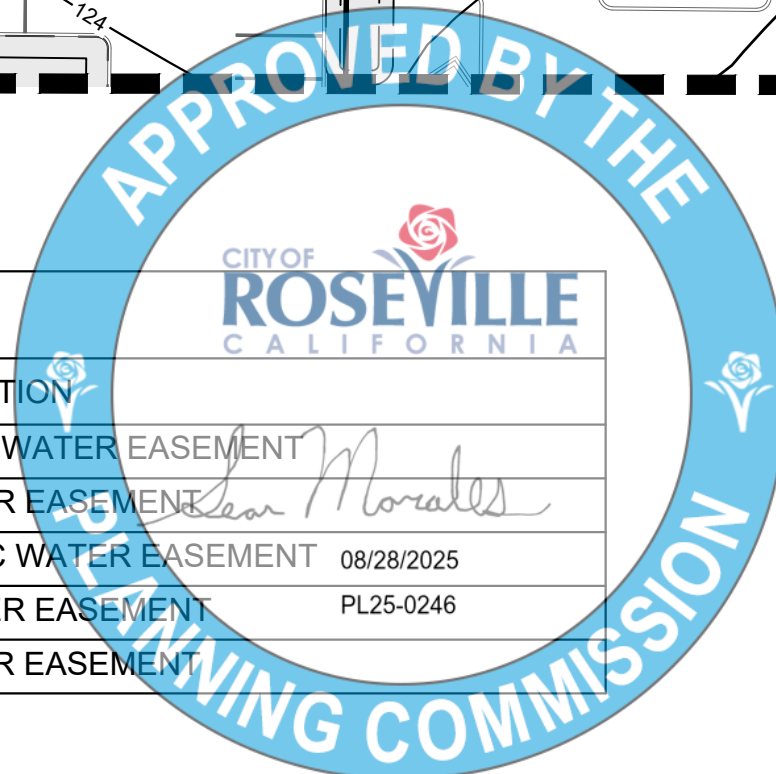
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MATCHLINE - SEE SHEET 5 OF 6

LEGEND	
PROJECT BOUNDARY	---
PROPERTY LINE	---
ADJACENT LOT LINE	---
ADJACENT RIGHT OF WAY	---
EASEMENT	---
ROAD CENTERLINE	---
SECTION LINE	---
SETBACK	---
PROPOSED BIOTRETMENT	
PROPOSED LIGHT POLE	
PROPOSED STORM MANHOLE	
PROPOSED CATCH BASIN	
POINT OF CONNECTION	
PROPOSED FIRE HYDRANT	
PROPOSED SEWER MANHOLE	
PROPOSED SEWER CLEANOUT	
PROPOSED GREASE INTERCEPTOR	
PROPOSED GATE VALVE	
PROPOSED WATER METER	
PROPOSED BACKFLOW PREVENTER	

EASEMENT TABLE	
EASEMENT NO.	DESCRIPTION
15	10' PRIVATE RECYCLED WATER EASEMENT
16	15' PUBLIC SEWER EASEMENT
17	VARIABLE WIDTH PUBLIC WATER EASEMENT 08/28/2025
18	10' PRIVATE WATER EASEMENT PL25-0246
19	10' PUBLIC WATER EASEMENT



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