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CONSULTANT

APPROVALS

PHASED TENTATIVE PARCEL MAP CONFERENCE CENTER HOTELS SHEET 1 OF 31 251 CONFERENCE CENTER DRIVE

CIVIL

SHEET 1 PHASED TENTATIVE PARCEL MAP
 SHEET 2 CONCEPTUAL SITE PLAN
 SHEET 3 PRELIMINARY GRADING PLAN
 SHEET 4 PRELIMINARY UTILITY PLAN
 SHEET 5 PRELIMINARY WATER QUALITY PLAN
 SHEET 6 PRELIMINARY LIGHTING & PHOTOMETRIC PLAN

LANDSCAPE

SHEET 7 PRELIMINARY LANDSCAPE SITE PLAN
 SHEET 8 PRELIMINARY LANDSCAPE SHADE CALCS

ARCHITECTURE

SHEETS 9-21 ARCHITECTURAL PACKAGE (HOTEL 1)
 SHEETS 22-31 ARCHITECTURAL PACKAGE (HOTEL 2)

INDEX

- NOTES**
- THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO FINAL MAP.
 - MINOR MODIFICATION MAY BE MADE TO LOT LINES AT FINAL MAP.
 - FOR PRELIMINARY PLANNING PURPOSES ONLY. BOUNDARY, TOPO, EASEMENTS AND SITE CONDITIONS TO BE VERIFIED PRIOR TO FINAL MAP AND ENGINEERING.
 - PURSUANT TO GOVERNMENT CODE SECTION 66466.1, THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS BASED UPON THIS TENTATIVE MAP. THE FILING OF A FINAL MAP ON A PORTION OF THIS TENTATIVE MAP SHALL NOT INVALIDATE ANY PART OF THIS TENTATIVE MAP, INCLUDING THE AUTHORITY OF THE LOCAL AGENCY TO IMPOSE REASONABLE CONDITIONS RELATING TO THE FILING OF MULTIPLE FINAL MAPS.
 - ALL UTILITY SYSTEMS ILLUSTRATED ON THE TENTATIVE MAP ARE SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN.
 - GRADING SHOWN ON THIS TENTATIVE MAP ILLUSTRATES A GENERAL GRADING CONCEPT AND IS SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN.
 - PUBLIC UTILITY EASEMENTS OVER, ON, UNDER AND ACROSS THE LAND DESIGNATED ON THESE PLANS AS "P.U.E." FOR THE INSTALLATION AND MAINTENANCE OF ANY AND ALL UTILITY SERVICE FACILITIES INCLUDING BUT NOT LIMITED TO POLES, WIRES, AND CONDUITS FOR ELECTRICAL, TELEPHONE, TELEVISION, GAS, SANITARY, AND WATER SERVICES, AND ALL APPURTENANCES THERE TO TOGETHER WITH THE RIGHT TO CONSTRUCT, PLACE TRAFFIC CONTROL, AND TRIM AND REMOVE TREES AND VEGETATION.
 - DEVELOPMENT STANDARDS AS SPECIFIED IN THE CITY OF ROSEVILLE ZONING ORDINANCE AND CITY OF ROSEVILLE COMMUNITY DESIGN GUIDELINES.
 - SITE LIGHTING SHOWN FOR REFERENCE ONLY. LIGHT LOCATIONS TO BE COORDINATED WITH THE PHOTOMETRIC PLAN PREPARED FOR THIS PROJECT.
 - RECIPROCAL ACCESS TO BE PROVIDED OVER PARCELS 1 & 2 TO THE BENEFIT OF PARCEL 3.

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SERVICE PROVIDERS

SCHOOL DISTRICT: ROSEVILLE JOINT UNION
 ROSEVILLE ELEMENTARY
 FIRE PROTECTION: CITY OF ROSEVILLE
 POLICE PROTECTION: CITY OF ROSEVILLE
 STORM DRAINAGE: CITY OF ROSEVILLE
 SOLID WASTE: CITY OF ROSEVILLE

UTILITY PROVIDERS

WATER: CITY OF ROSEVILLE
 WATERS: CITY OF ROSEVILLE
 GAS: PG&E
 ELECTRIC: ROSEVILLE ELECTRIC
 TELEPHONE: ROSEVILLE TELEPHONE
 CABLE TV: COMCAST

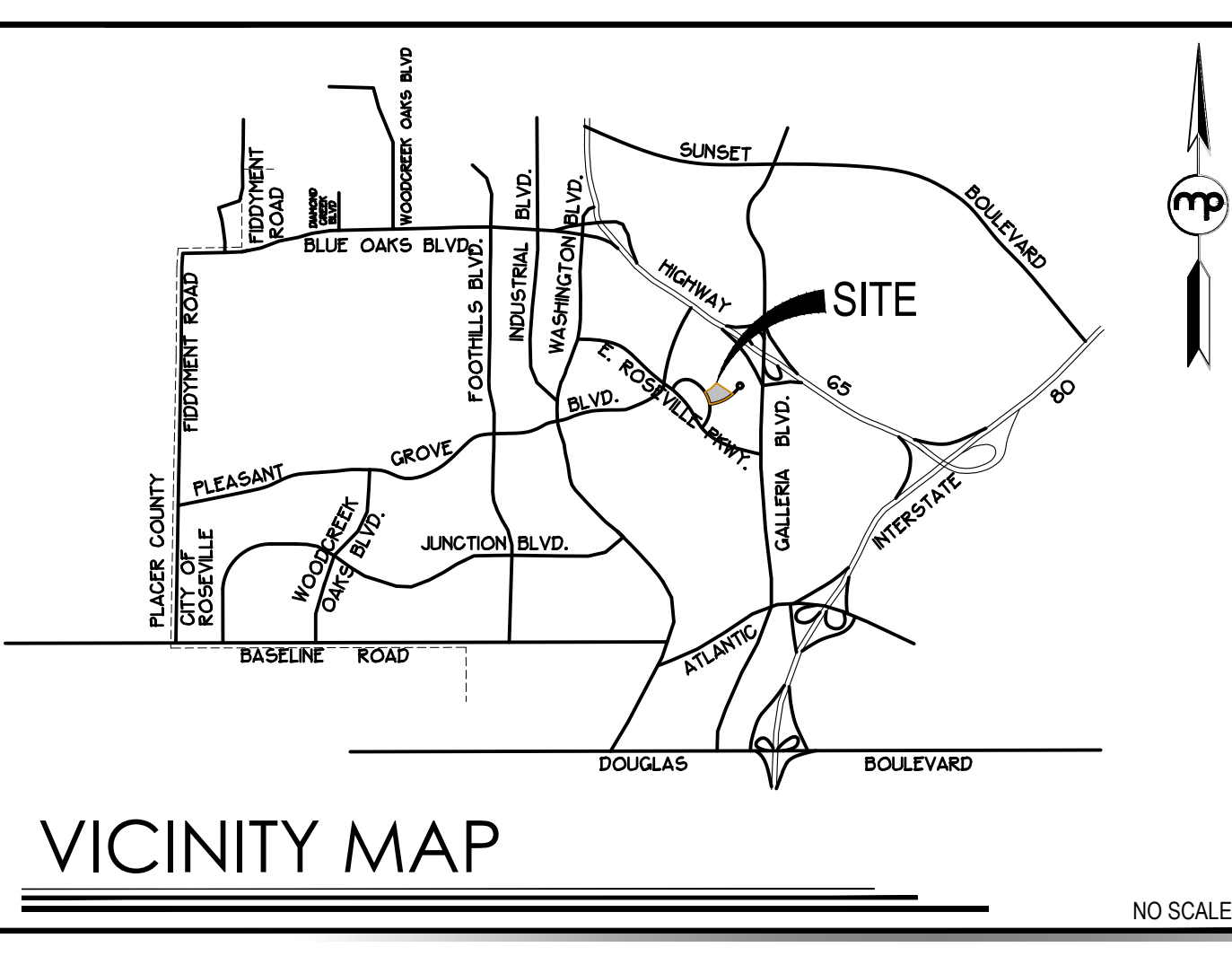
PROJECT INFORMATION

ASSESSOR PARCEL NUMBER: 363.011-014-000
 USE: COMMERCIAL
 EXISTING ZONING: CC/S-A-NC
 PROPOSED ZONING: CC/S-A-NC
 EXISTING GENERAL PLAN: BP
 PROPOSED GENERAL PLAN: BP

EXISTING	#	ACRES
EXISTING PARCELS	1	6.70 ± AC
PROPOSED	#	ACRES
PROPOSED PARCELS	3	6.70 ± AC

PARCEL	ACRES	DESCRIPTION
PARCEL 1	2.21 ± AC	(255 CONFERENCE CENTER DRIVE)
PARCEL 2	2.62 ± AC	(235 CONFERENCE CENTER DRIVE)
PARCEL 3	1.86 ± AC	(215 CONFERENCE CENTER DRIVE)

PROJECT INFORMATION



ABBREVIATIONS

PUE	PUBLIC UTILITY EASEMENT
PE	PEDESTRIAN EASEMENT
DE	DRAINAGE EASEMENT
BPE	BICYCLE PATH EASEMENT

