

DC EXHIBIT K

GSB ARCHITECTURE
Architecture • Interiors • Planning

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REGISTERED LANDSCAPE ARCHITECT
No. 4728
EXPIRATION DATE: MAY 30, 2025
STATE OF CALIFORNIA

Seal
SIGNED ON: _____
Designed By: _____
Drawn By: _____
Checked By: _____

WDSL
Wilson Design Studio Landscape Architecture
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Consultant

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HIGHLAND RESERVE MARKETPLACE

NEW RETAIL, RESTAURANT & DRIVE-THRU

ARCHITECTURAL DESIGN REVIEW & TENTATIVE MAP ENTITLEMENTS

EXISTING 10375 FAIRWAY DR
PROPOSED 10385 FAIRWAY DR
ROSEVILLE, CA 95678

Project APN: 357-100-001-000

SN Investment Properties, LLC
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Portland, OR 97205

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Client / Owner

PRELIMINARY LANDSCAPE PLAN

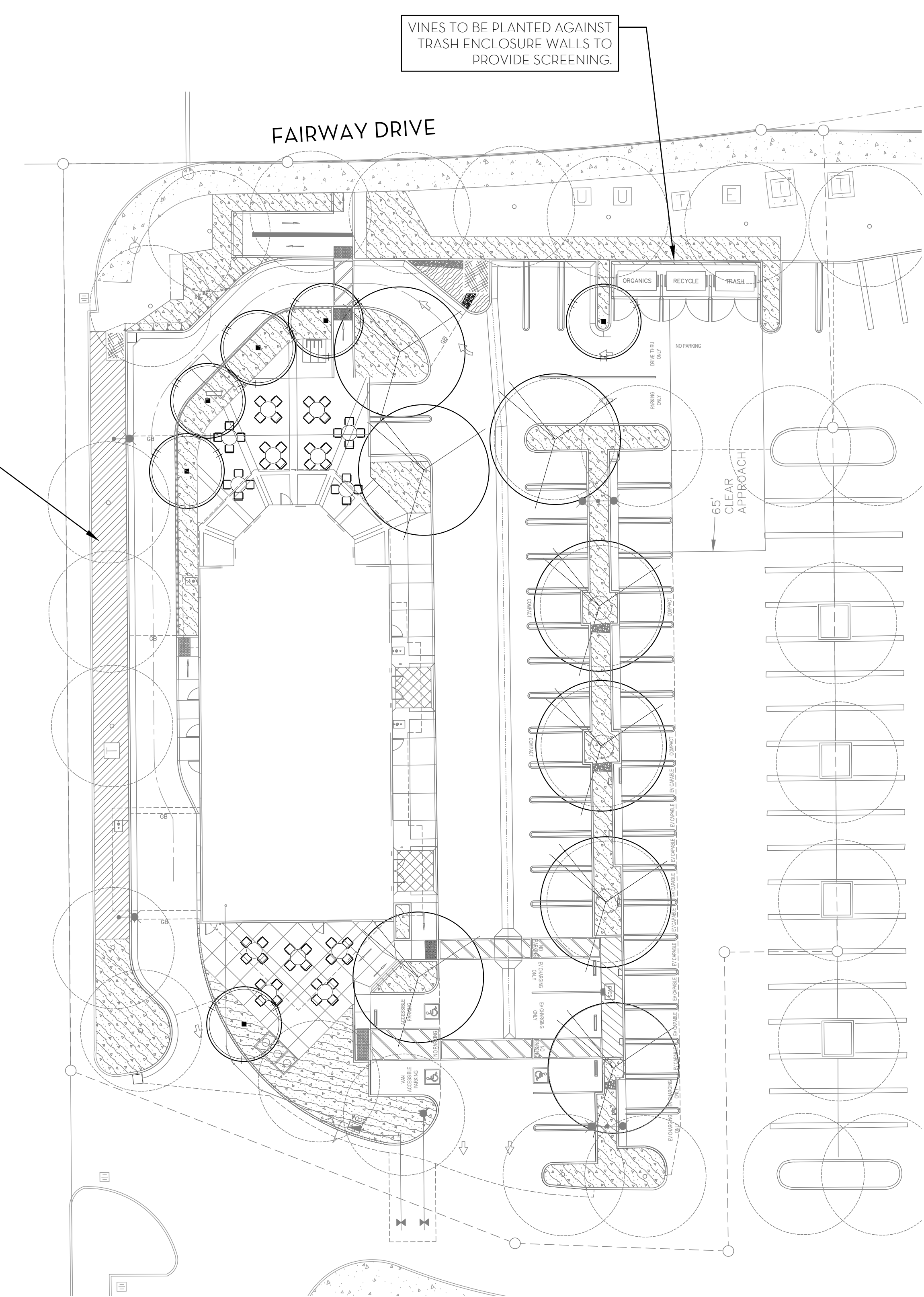
Sheet Title

2 AUGUST 2023
PL23-0091 PLAN REVIEW COMMENTS.
DATED 15 JUNE 2023.

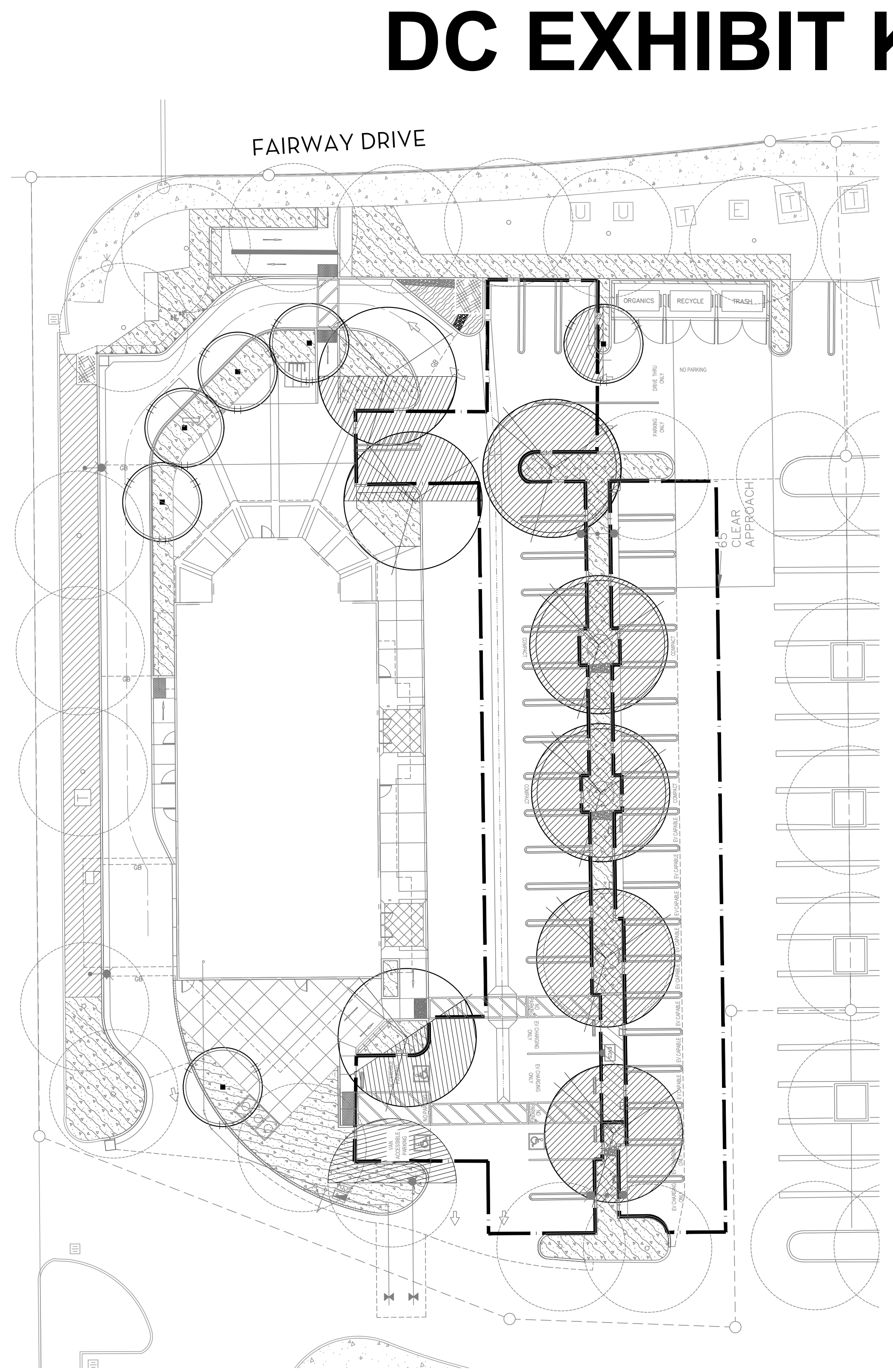
REVISIONS TO THIS SHEET ARE IN ACCORDANCE WITH THE RESPONSES TO THE ABOVE COMMENTS. NO CHANGES WERE MADE NOT REQUIRED BY THE COMMENTS.

Revisions

Project No.	L1
GSB22-07	
Date:	05/09/2023



PRELIMINARY LANDSCAPE PLAN



PARKING LOT SHADE DIAGRAM

CONCEPT PLANT SCHEDULE

	PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE	15 GAL., LOW, 40" X40"
	ACER BUERGERIANUM / TRIDENT MAPLE	15 GAL., MODERATE, 20" X20"
	UNDERSTORY CAREX TUMULICOLA / FOOTHILL SEDGE CHAENOMELES JAPONICA 'TEXAS SCARLET' / TEXAS SCARLET JAPANESE FLOWERING QUINCE CONVOLVULUS CNEORUM / BUSH MORNING GLORY HARDENBERGIA VIOLACEA 'HAPPY WANDERER' / HAPPY WANDERER LILAC VINE LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE™ MAT RUSH OLEA EUROPAEA 'MONTRA' / LITTLE OLLIE® OLIVE PENNISETUM ORIENTALE 'KARLEY ROSE' / KARLEY ROSE FOUNTAIN GRASS RHAMNUS CALIFORNICA 'MOUND SAN BRUNO' / MOUND SAN BRUNO COFFEEBERRY SALVIA CLEVELANDII 'WINNIFRED GILMAN' / WINNIFRED GILMAN CLEVELAND SAGE SALVIA X BEE'S BLISS' / BEE'S BLISS SAGE	1 GAL., LOW, 1.5' X 2' 5 GAL., LOW, 4' X4' 1 GAL., LOW, 3.5' X3.5' 1 GAL., LOW, 1' X15' 1 GAL., LOW, 2.5' X2.5' 1 GAL., VERY LOW, 5' X 4' 1 GAL., LOW, 4' X2' 5 GAL., LOW, 4' X8' 5 GAL., LOW, 5' X5' 1 GAL., LOW, 1' X6'
	BIOFILTRATION PLANTED CAREX TUMULICOLA / FOOTHILL SEDGE CHONDRPETALUM TECTORUM / CAPE RUSH JUNCUS EFFUSUS / COMMON RUSH	1 GAL., LOW, 1.5' X 2' 1 GAL., LOW, 3' X3' 1 GAL., MODERATE, 3' X3'
	EXISTING TREE TO REMAIN	

HIGHLAND RESERVE MARKETPLACE, ROSEVILLE CA
WATER EFFICIENT LANDSCAPE WORKSHEET
10375 FAIRWAY DRIVE ROSEVILLE, CA

VALVE NUMBER	IRRIGATION METHOD	PLANT WATER USE	PLANT FACTOR (PF)	IRRIGATION EFFICIENCY (IE)	LANDSCAPE AREA (SF)	ETAF (PF/IE)	ETAF x AREA	ETWU
A1	DRIP	LOW	0.2	0.81	5,305	0.25	1,326.26	43,233
A2	DRIP	MODERATE	0.5	0.81	11	0.62	68.22	2,172
A3	TREE BUBBLER	LOW	0.2	0.81	252	0.25	62.22	1,979
A4	TREE BUBBLER	MODERATE	0.5	0.81	196	0.62	120.99	3,848
TOTALS:					6,064	(A)	1,607.76	51,232

VALVE NUMBER	IRRIGATION METHOD	PLANT WATER USE	PLANT FACTOR (PF)	IRRIGATION EFFICIENCY (IE)	LANDSCAPE AREA (SF)	ETAF (PF/IE)	ETAF x AREA	ETWU
A6	N/A	HIGH	0	0.00	0	1.00	0.00	0
TOTALS:					0	(C)	0.00	0

ETAF	0.45	ETWU - (ETO x 0.62 x ETAF x AREA)	51,232
ETAF	0.45	MAWA - (ETO x 0.62 (ETAF x LA) + (E-ETAF) x SLA)	86,787
		ETWU - MAWA	

*ETAF IS 0.55 FOR RESIDENTIAL APPLICATIONS AND 0.45 FOR COMMERCIAL APPLICATIONS.
*TREE AREA IS CALCULATED BY THE AREA COVERED BY ROOTBALL IRRIGATION (28 SF EA.)

ETAF CALCULATIONS			
REGULAR LANDSCAPE AREAS			
TOTAL ETAF x AREA	(B)	1,607.76	
TOTAL AREA	(A)	6,064	
AVERAGE ETAF	(B) / (A) =	0.27	
ALL LANDSCAPE AREAS			
TOTAL ETAF x AREA	(B + D)	1,607.76	
TOTAL AREA	(A + C)	6,064	
SITEWIDE ETAF	(B + D) / (A + C) =	0.27	

ASSUME 70% OF SHRUBS LOW AND 30% OF SHRUBS MODERATE. ASSUME 70% OF ALL TREES ARE MODERATE AND 30% ARE LOW. FULL IRRIGATION PLANS AND CALCULATIONS SHALL BE SUBMITTED WITH CONSTRUCTION DOCUMENTS.

PRELIMINARY WATER EFFICIENT LANDSCAPE WORKSHEET

NOT TO SCALE P-RR-HIG-01

PROJECT NAME HIGHLAND RESERVE MARKETPLACE

TREE TYPE	F	TQ	H	O	TOTAL SHADE
35'	5	0	7	0	8,177.0
30'	0	0	0	0	0.0
25'	0	0	0	0	0.0
15'-20'	0	0	1	0	157.0
PARKING LOT AREA (SF)					9,857
AUXILIARY SHADE (COVERED PARKING) (SF)					0.0
TOTAL CANOPY SF:					8,334
% OF AREA:					61.7%
PARKING LOT AREA (INCL. AUX)					13,514
50%					6,757

LIMIT OF AREA FOR SHADE CALCULATIONS: _____

PROPOSED PARKING LOT SHADE CALCULATIONS

