



DRAWING INDEX

ARCHITECTURAL
 SA-1.0 SITE PLAN
 SA-1.1 SITE VISUALIZATION EXHIBIT
 SA-2.0 EXTERIOR ELEVATIONS
 E-1 SITE PHOTOMETRICS

CIVIL
 GR1 PRELIMINARY GRADING PLAN
 GR2 PRELIMINARY GRADING PLAN
 UT1 PRELIMINARY UTILITY PLAN
 LM LOT MERGER EXHIBIT
 ABAN ABANDONMENT EXHIBIT

LANDSCAPE
 PL1 PRELIMINARY LANDSCAPE PLAN
 PL2 PRELIMINARY FENCING PLAN
 PL3 PRELIMINARY LANDSCAPE DETAILS

PROJECT DATA

ASSESSOR'S PARCEL #: 017-410-070-000
 017-410-020-000
 017-410-019-000
 017-410-068-000

PRIMARY PLANNING AREA: NORTH INDUSTRIAL PLAN AREA
 PRIMARY PARCEL NUMBER: 29
 PRIMARY ZONING: GC - GENERAL COMMERCIAL
 RIMARY LANDUSE: CC - COMMUNITY COMMERCIAL

OVERALL PARCEL AREA: +/- 6.89 AC (+/- 300,000 SF)

AREA SUMMARY:
 INDOOR RETAIL (1-STORY): 26,900 SQ.FT.
 HOUSE PLANT GREEN HOUSE (1-STORY): 5,542 SQ.FT.
 GREEN HOUSE: 21,952 SQ.FT.
 LATH HOUSE: 26,204 SQ.FT.
 OUTDOOR DISPLAY AREA: 72,928 SQ.FT.
 TOTAL: 153,526 SQ.FT.

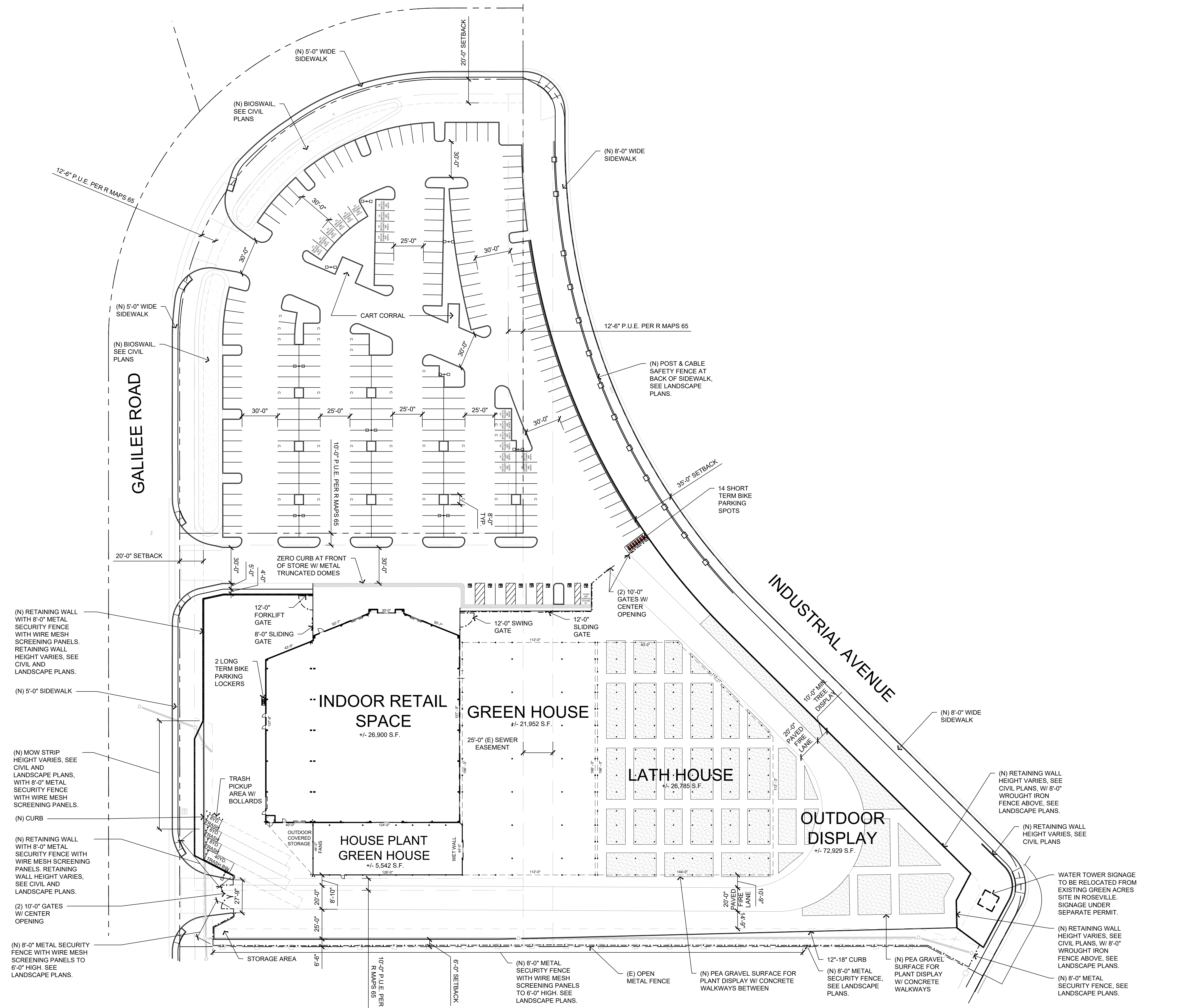
PARKING CALCULATION

INDOOR RETAIL: 26,900 SQ.FT. / 300 = 90 STALLS REQ'D
 HOUSE PLANT GREEN HOUSE: 5,542 SQ.FT. / 300 = 19 STALLS REQ'D
 GREEN HOUSE: 21,952 SQ.FT. / 1000 = 22 STALLS REQ'D
 LATH HOUSE: 26,204 SQ.FT. / 1000 = 27 STALLS REQ'D
 OUTDOOR DISPLAY AREA: 72,928 SQ.FT. / 1000 = 73 STALLS REQ'D

TOTAL PARKING REQUIRED: 231 TOTAL STALLS REQ'D
 TOTAL EV PARKING REQUIRED: 8% OF 231 TOTAL PARKING = 19 EV STALLS REQ'D

TOTAL PARKING PROVIDED: 196 STANDARD STALLS
 29 COMPACT STALLS
 7 ACC. STALLS
 19 EV STALLS
 251 TOTAL STALLS PROVIDED

BIKE PARKING PROVIDED: (251 TOTAL VEHICLE STALLS PROVIDED) X 5% = 13 TOTAL BIKE PARKING SPACES REQUIRED



(N) RETAINING WALL WITH 8'-0" METAL SECURITY FENCE WITH WIRE MESH SCREENING PANELS. RETAINING WALL HEIGHT VARIES, SEE CIVIL AND LANDSCAPE PLANS.

(N) 5'-0" SIDEWALK

(N) MOW STRIP HEIGHT VARIES, SEE CIVIL AND LANDSCAPE PLANS, WITH 8'-0" METAL SECURITY FENCE WITH WIRE MESH SCREENING PANELS.

(N) CURB

(N) RETAINING WALL WITH 8'-0" METAL SECURITY FENCE WITH WIRE MESH SCREENING PANELS. RETAINING WALL HEIGHT VARIES, SEE CIVIL AND LANDSCAPE PLANS.

(2) 10'-0" GATES W/ CENTER OPENING

(N) 8'-0" METAL SECURITY FENCE WITH WIRE MESH SCREENING PANELS TO 6'-0" HIGH. SEE LANDSCAPE PLANS.

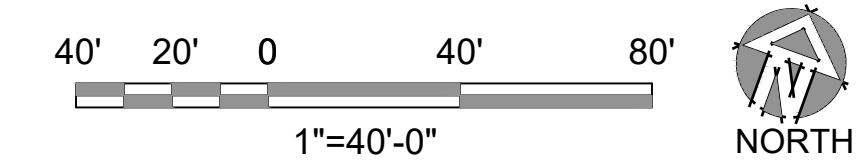
(N) RETAINING WALL HEIGHT VARIES, SEE CIVIL PLANS, W/ 8'-0" WROUGHT IRON FENCE ABOVE, SEE LANDSCAPE PLANS.

(N) RETAINING WALL HEIGHT VARIES, SEE CIVIL PLANS

WATER TOWER SIGNAGE TO BE RELOCATED FROM EXISTING GREEN ACRES SITE IN ROSEVILLE. SIGNAGE UNDER SEPARATE PERMIT.

(N) RETAINING WALL HEIGHT VARIES, SEE CIVIL PLANS, W/ 8'-0" WROUGHT IRON FENCE ABOVE, SEE LANDSCAPE PLANS.

(N) 8'-0" METAL SECURITY FENCE, SEE LANDSCAPE PLANS.



GREEN ACRES NURSERY & SUPPLY SITE PLAN

7300 GALILEE ROAD, ROSEVILLE, CA 95678 21001-02 05-28-2021

1478 STONE POINT DRIVE SUITE 350 ROSEVILLE, CA 95661 T | 916 782 7200 borgesarch.com



