

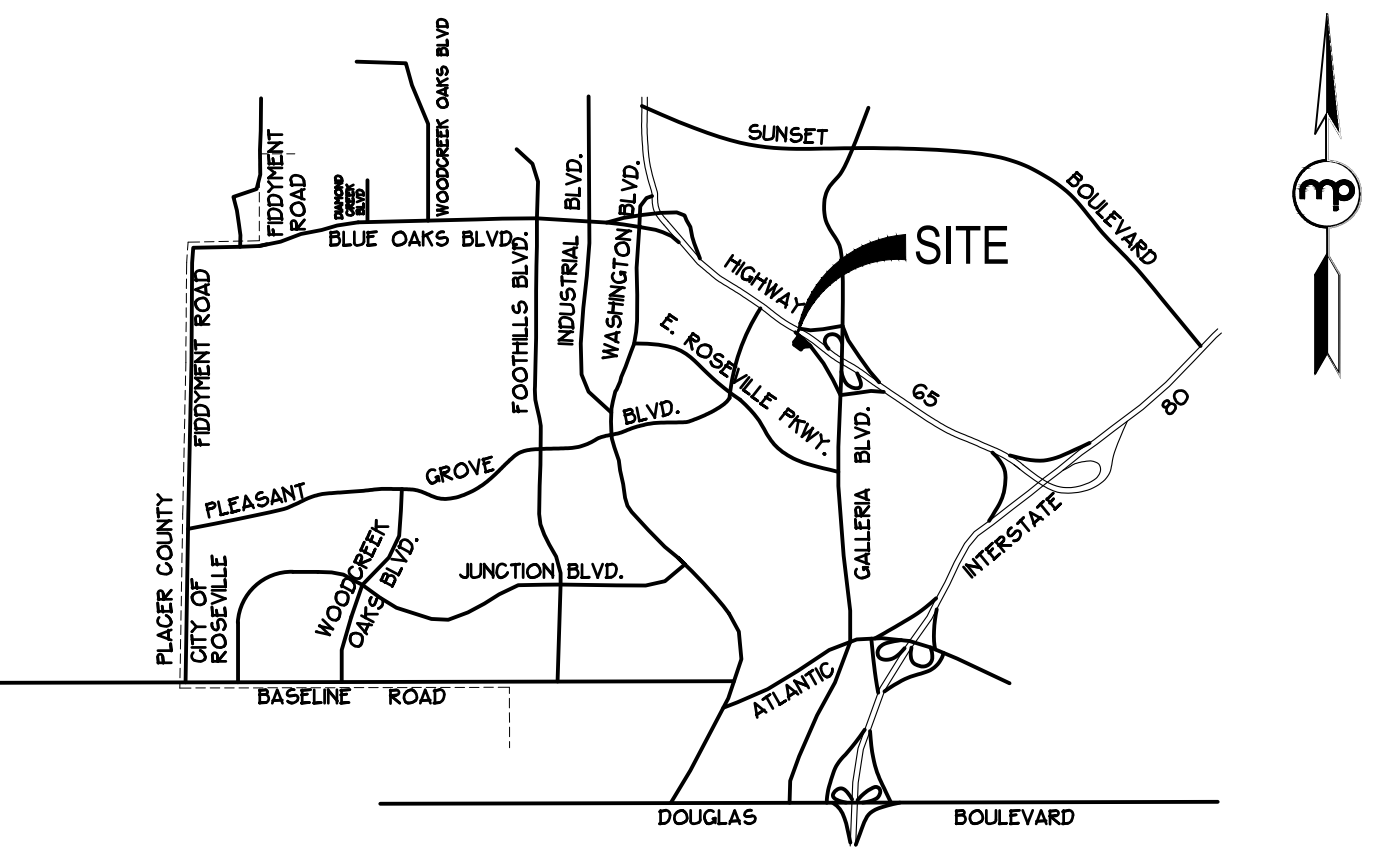


**MORTON & PITALO, INC.**  
 CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING  
 600 Coolidge Drive, Suite 142 • Folsom, CA 95630  
 phone: 916.984.7621 • fax: 916.984.9617  
 web: www.mpengr.com

CONSULTANT

APPROVALS

**TENTATIVE SUBDIVISION MAP  
 ROSEVILLE JUNCTION  
 SHEET 1 OF 5  
 290 CONFERENCE CENTER DRIVE**



VICINITY MAP  
 NO SCALE

**INDEX**

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- 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.

**OWNER / APPLICANT**

APRR MANAGEMENT, LLC  
 CONTACT: ROHIT RANCHHOD  
 4302 REDWOOD HWY, SUITE 200  
 SAN RAFAEL, CALIFORNIA 94903  
 PHONE: (916) 761-5602

**ENGINEER / PLANNER**

MORTON PITALO, INC.  
 600 COOLIDGE DRIVE, SUITE #140  
 FOLSOM, CA 95630  
 CONTACT: JEFFREY THOMPSON  
 PHONE: (916) 984-7621  
 EMAIL: JTHOMPSON@MPENGR.COM

**UTILITY PROVIDERS**

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

**SERVICE PROVIDERS**

SCHOOL DISTRICT: ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT  
 ROSEVILLE ELEMENTARY SCHOOL DISTRICT

FIRE PROTECTION: CITY OF ROSEVILLE  
 POLICE PROTECTION: CITY OF ROSEVILLE  
 STORM DRAINAGE: CITY OF ROSEVILLE  
 SOLID WASTE: CITY OF ROSEVILLE

**PROJECT INFORMATION**

ASSESSOR PARCEL NUMBER: 363-011-086-000

USE: COMMERCIAL  
 EXISTING ZONING: CO/SA-NC  
 PROPOSED ZONING: CO/SA-NC  
 EXISTING GENERAL PLAN: BP  
 PROPOSED GENERAL PLAN: BP

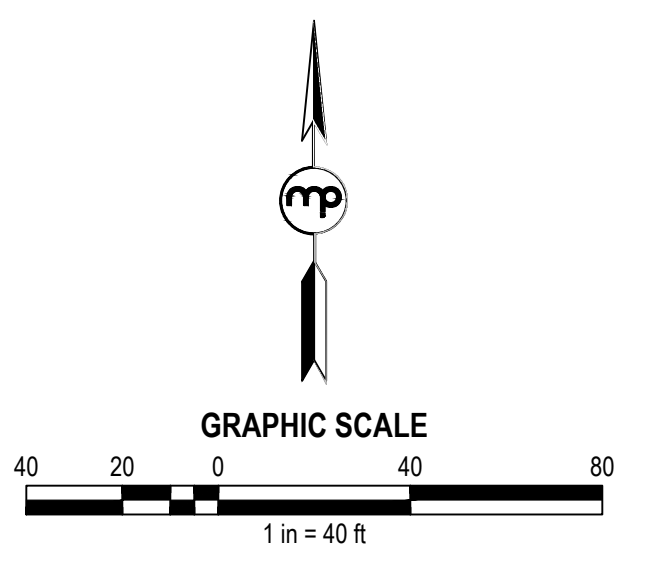
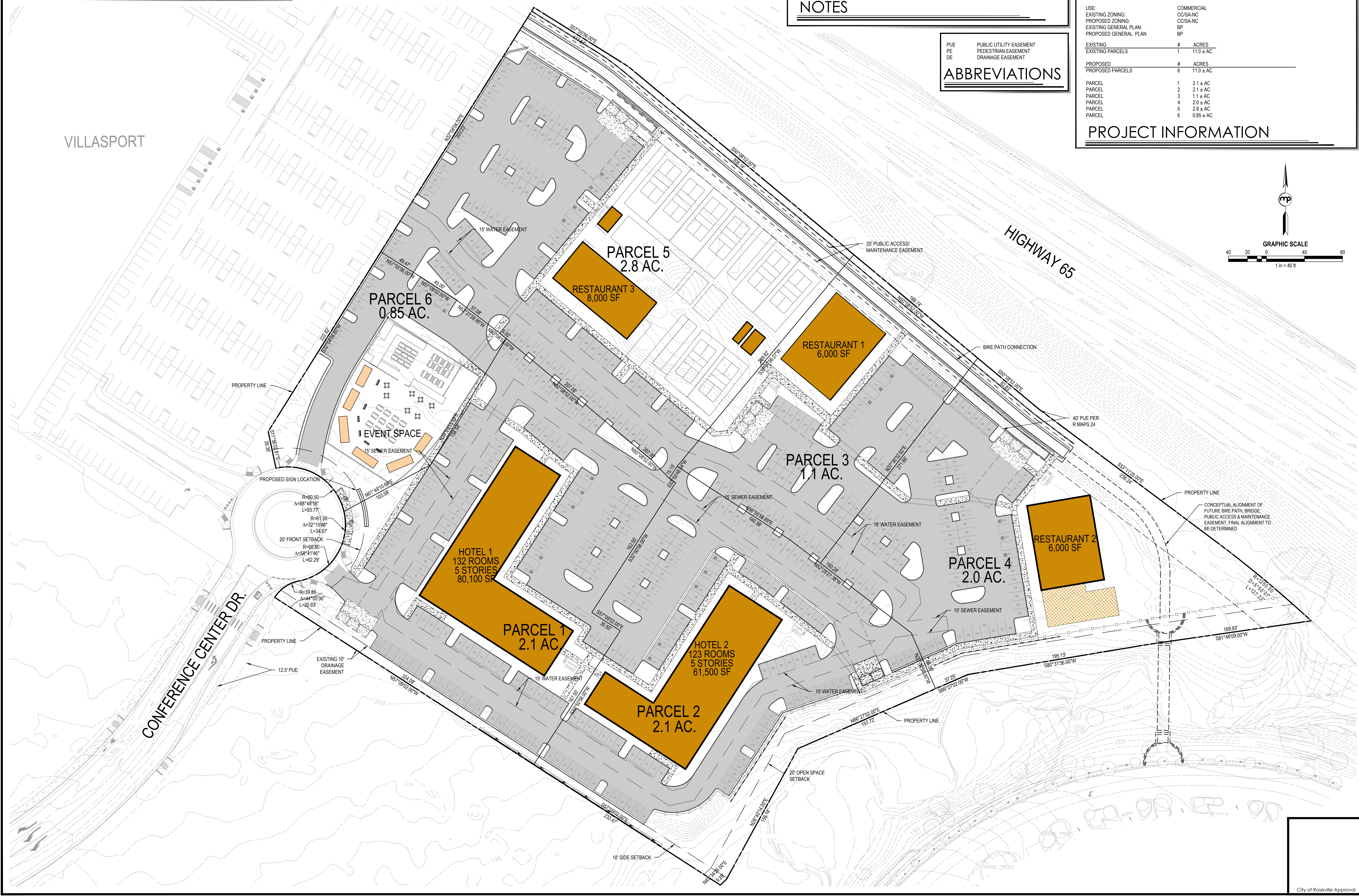
EXISTING	#	ACRES
EXISTING PARCELS	1	11.0 ± AC
PROPOSED PARCELS	6	11.0 ± AC

PARCEL	#	ACRES
PARCEL 1	1	2.1 ± AC
PARCEL 2	2	2.1 ± AC
PARCEL 3	3	1.1 ± AC
PARCEL 4	4	2.0 ± AC
PARCEL 5	5	2.8 ± AC
PARCEL 6	6	0.85 ± AC

**PROJECT INFORMATION**

**ABBREVIATIONS**

PUE	PUBLIC UTILITY EASEMENT
PE	PEDESTRIAN EASEMENT
DE	DRAINAGE EASEMENT



NO.	DATE	DESCRIPTION

COMPUTED BY: \_\_\_\_\_  
 DESIGNED BY: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 PROJECT ENGINEER: \_\_\_\_\_  
 PROJECT: \_\_\_\_\_

**ROSEVILLE JUNCTION**

ROSEVILLE, CA

**TENTATIVE SUBDIVISION MAP**

DATE	AUGUST 6, 2021	SHEET	1
SCALE	1" = 40'	OF	5
JOB NUMBER	21-0012-00		

NOT FOR CONSTRUCTION

DATE PLOTTED: 08/06/2021 10:52:00 AM; PROJECT: 21-0012-00; SHEET: 1 OF 5; TITLE: TENTATIVE SUBDIVISION MAP; DRAWN BY: J. SHERMAN; CHECKED BY: J. SHERMAN; PLOTTED BY: J. SHERMAN; PLOT SCALE: 1" = 40'; PLOT SHEET: 1 OF 5; PLOT DATE: 08/06/2021 10:52:00 AM

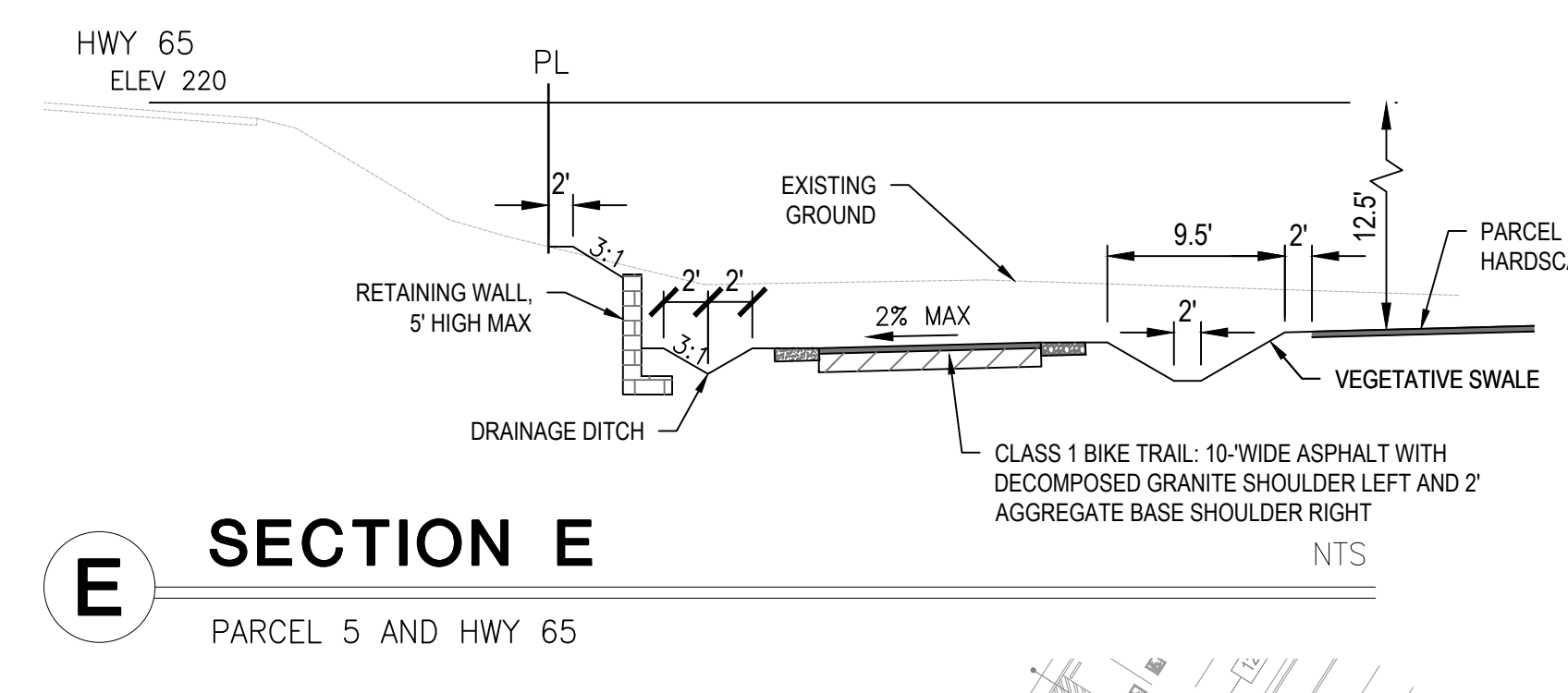
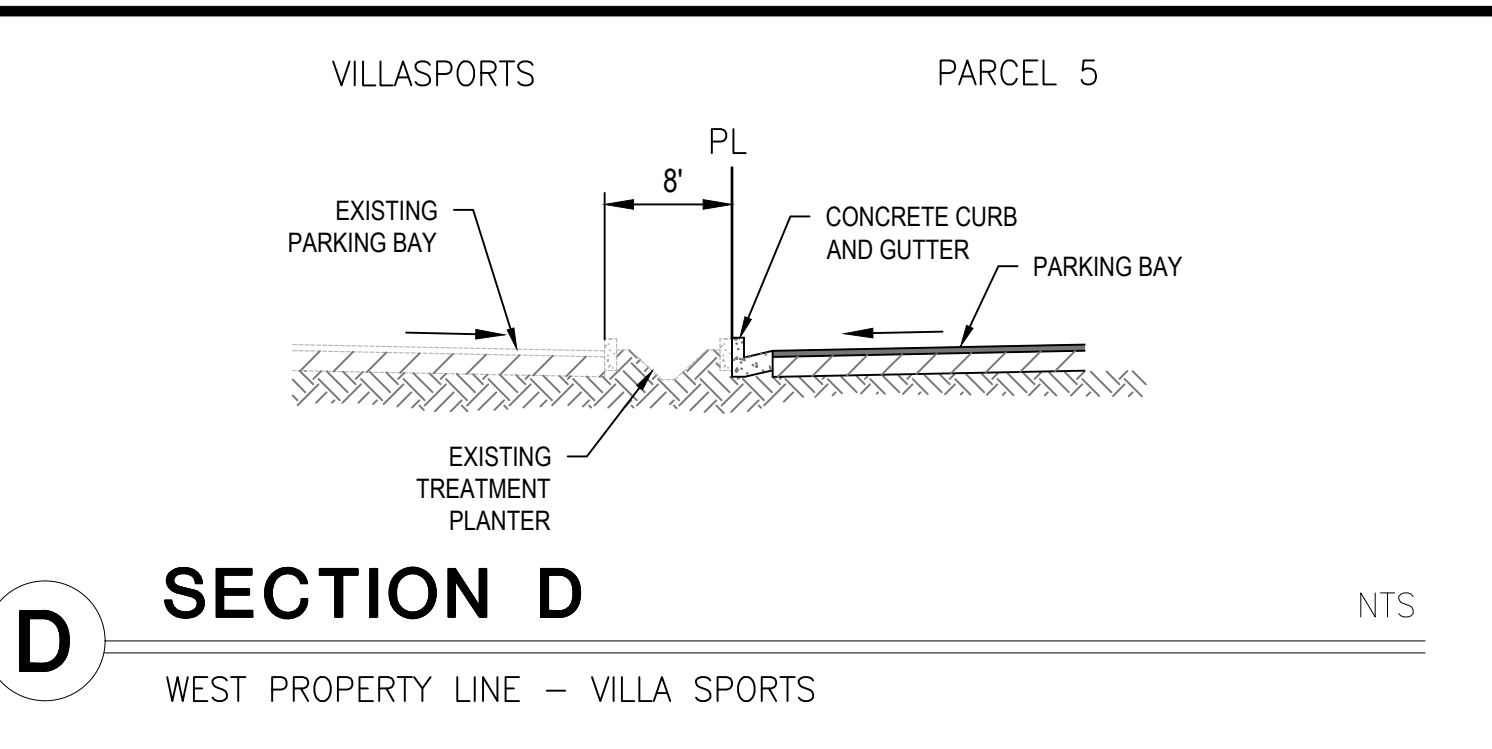
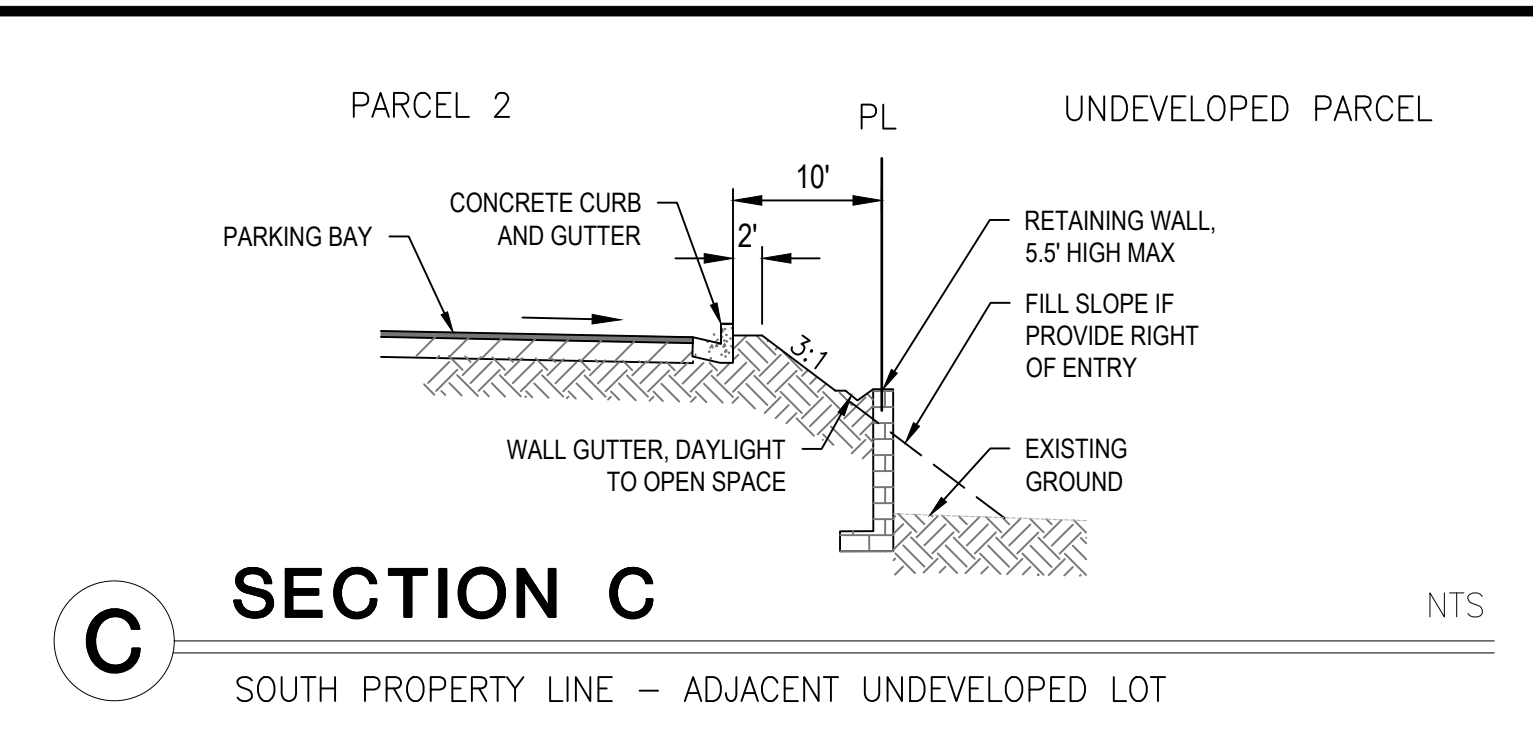
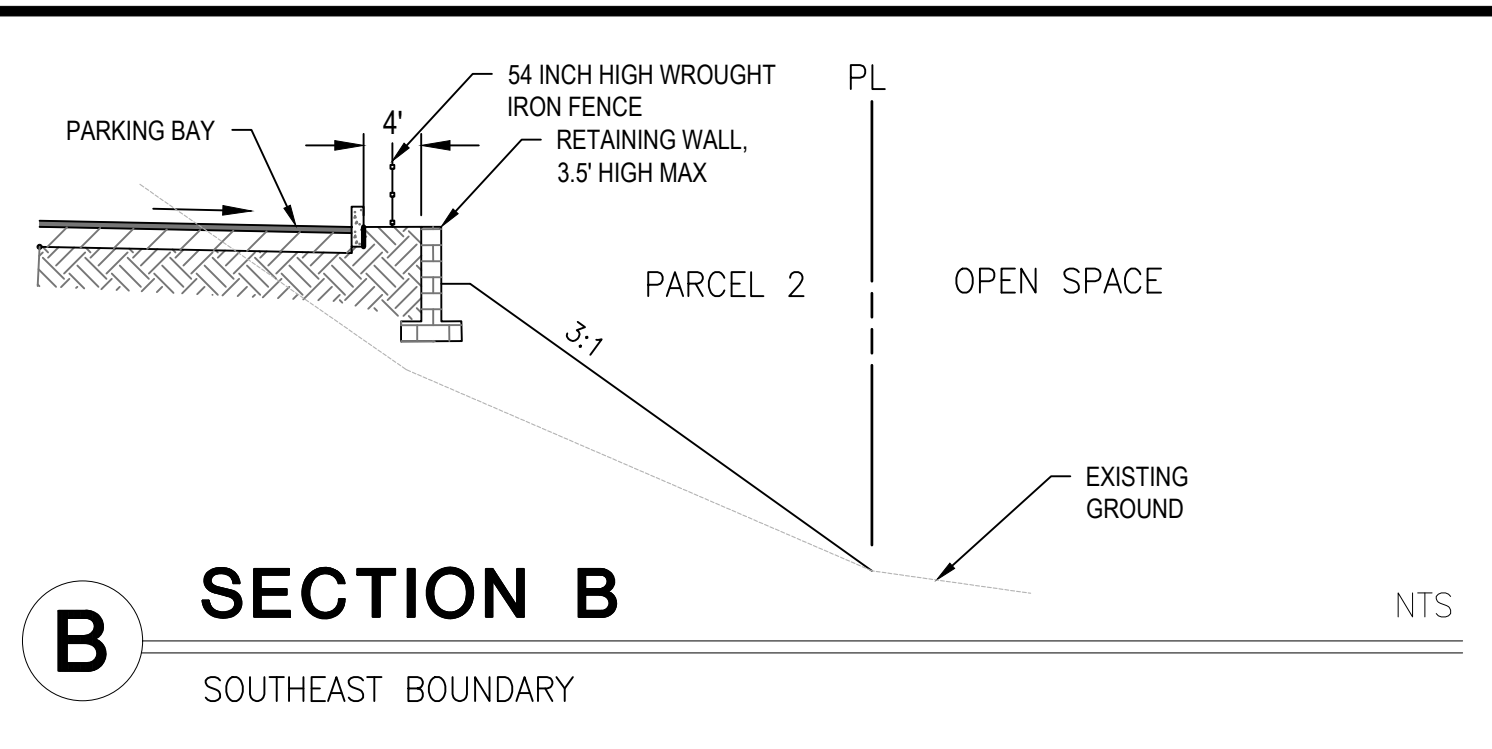
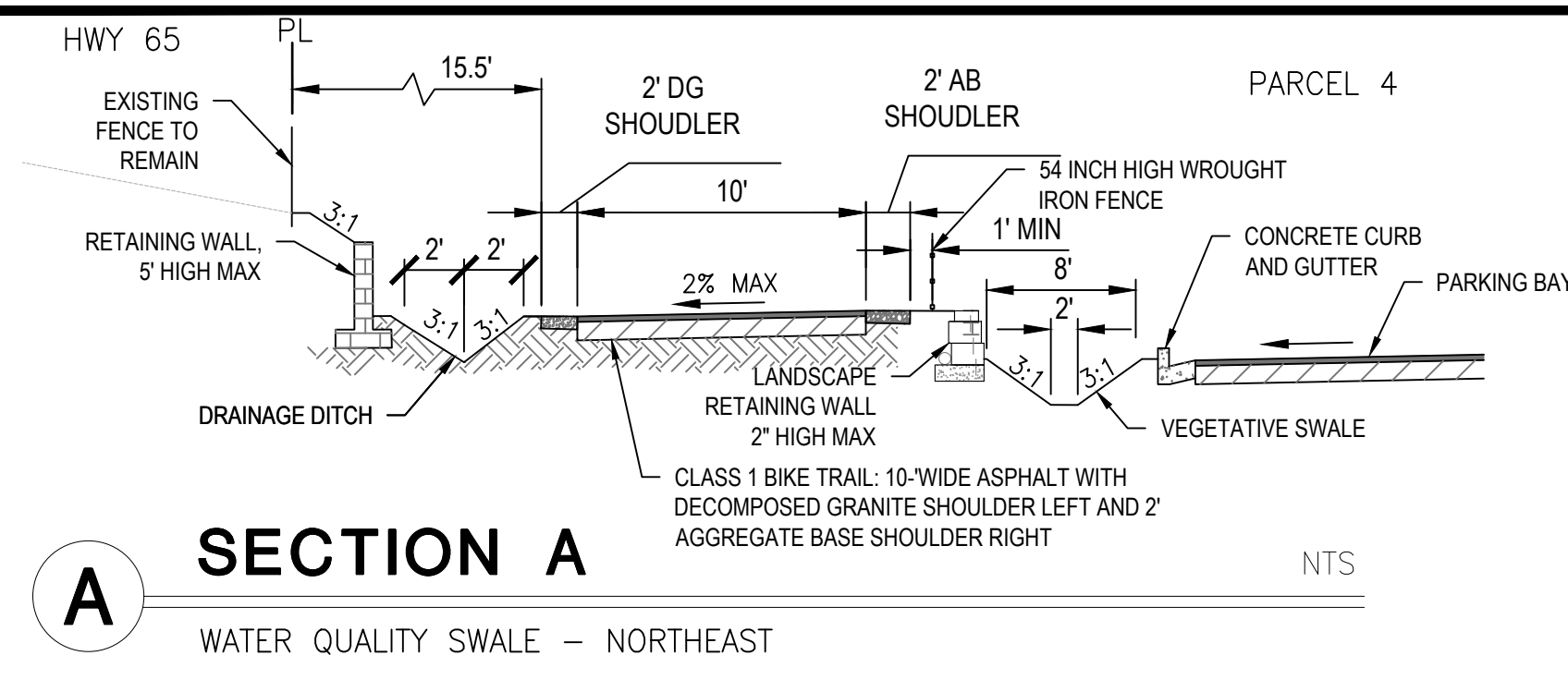




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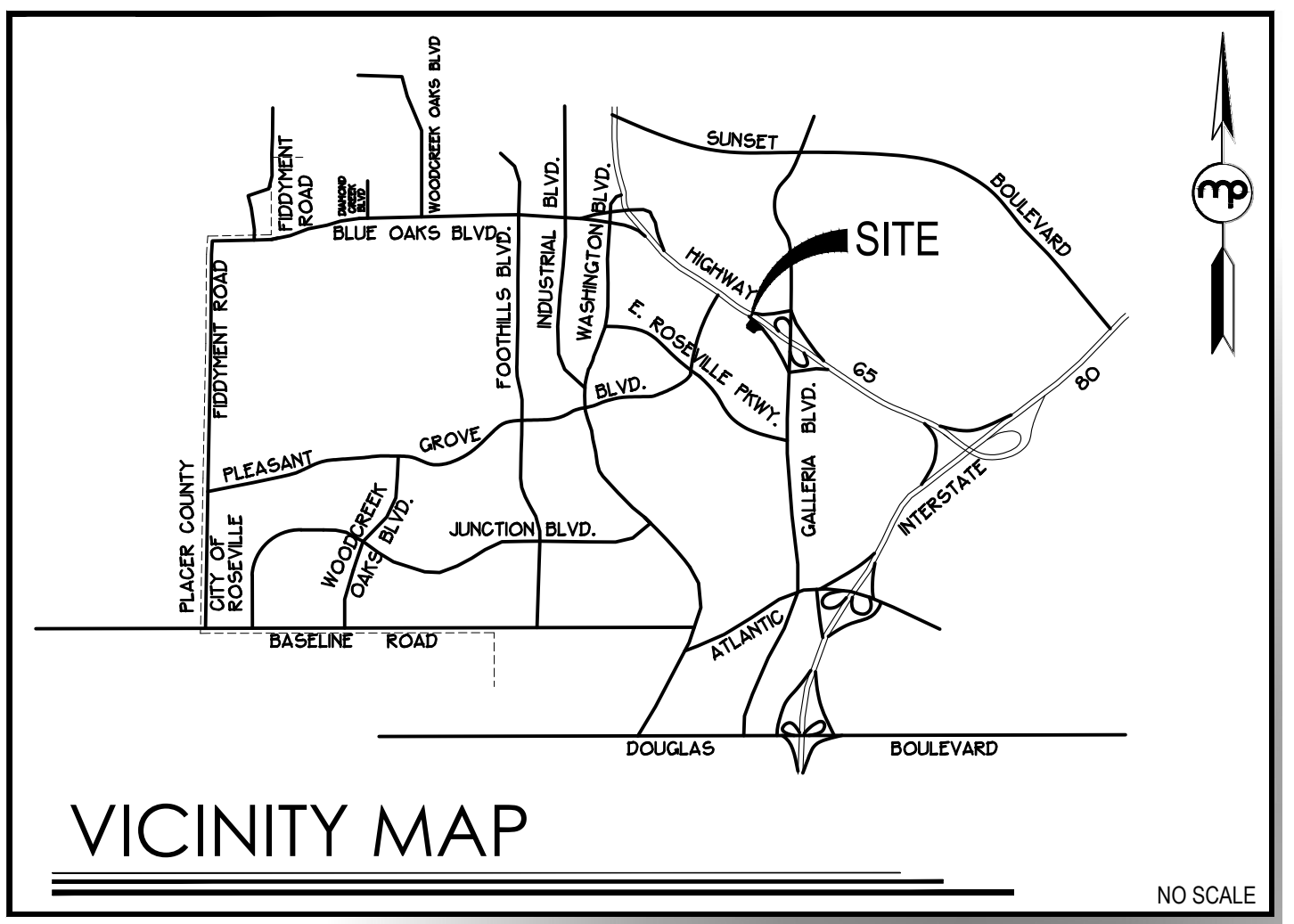
APPROVALS



**PRELIMINARY GRADING PLAN  
 ROSEVILLE JUNCTION  
 SHEET 3 OF 5  
 290 CONFERENCE CENTER DRIVE**

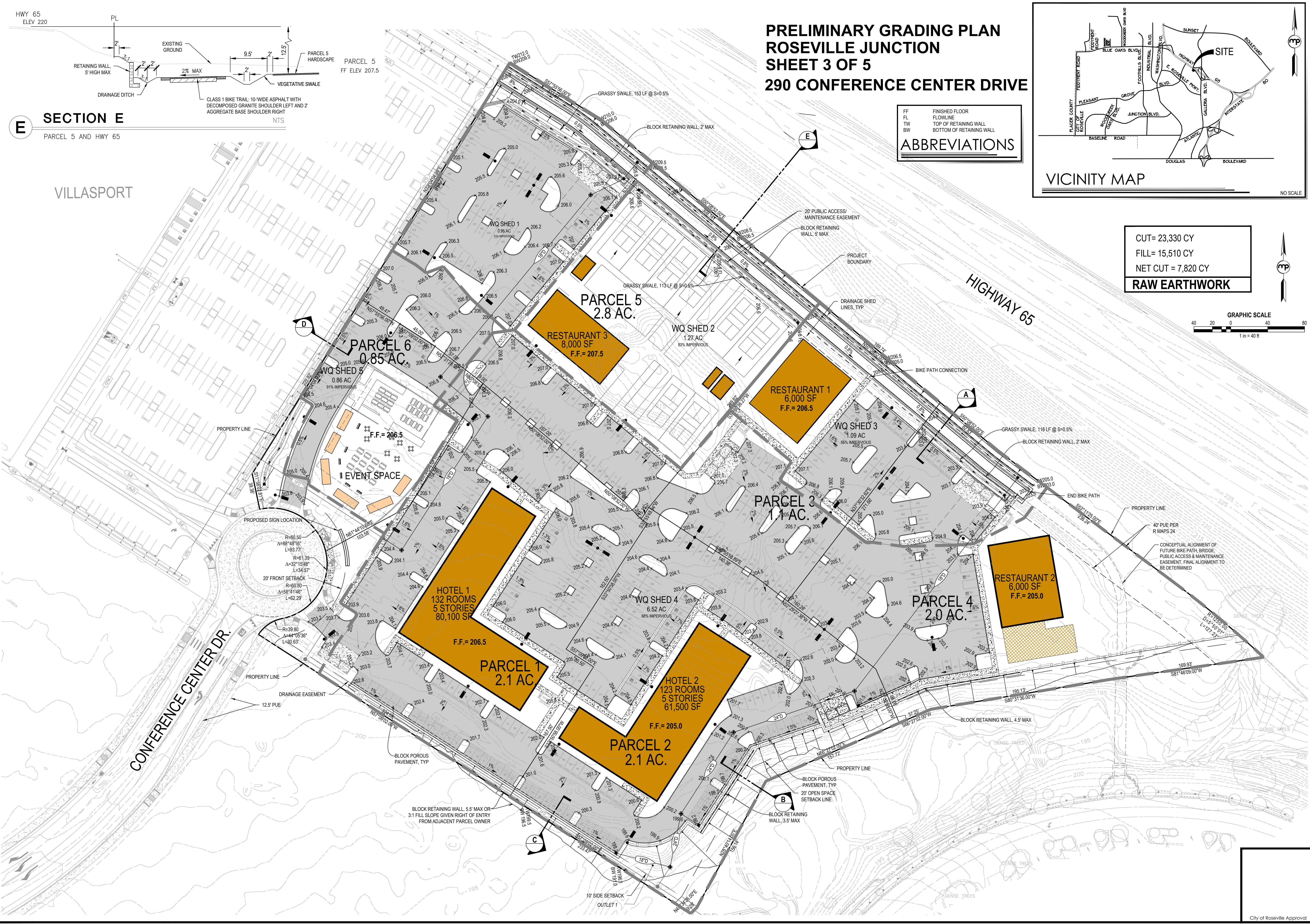
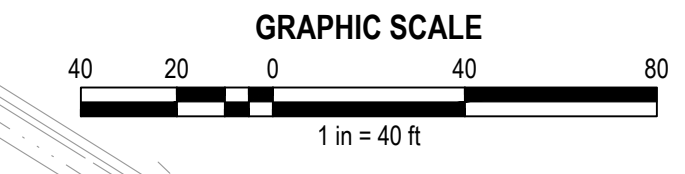
**ABBREVIATIONS**

FF	FINISHED FLOOR
FL	FLOWLINE
TW	TOP OF RETAINING WALL
BW	BOTTOM OF RETAINING WALL



**RAW EARTHWORK**

CUT= 23,330 CY
FILL= 15,510 CY
NET CUT = 7,820 CY



NO	DATE	DESCRIPTION

REVISIONS

BENCH MARK

COMPUTED BY \_\_\_\_\_  
 DESIGNED BY \_\_\_\_\_  
 DRAWN BY \_\_\_\_\_  
 PROJECT ENGINEER \_\_\_\_\_  
 PROJECT \_\_\_\_\_

**ROSEVILLE JUNCTION**

ROSEVILLE, CA

**PRELIMINARY GRADING PLAN**

DATE	AUGUST 6, 2021	SHEET	3
SCALE	1" = 40'	OF	5
JOB NUMBER	21-0012-00		

NOT FOR CONSTRUCTION

City of Roseville Approval

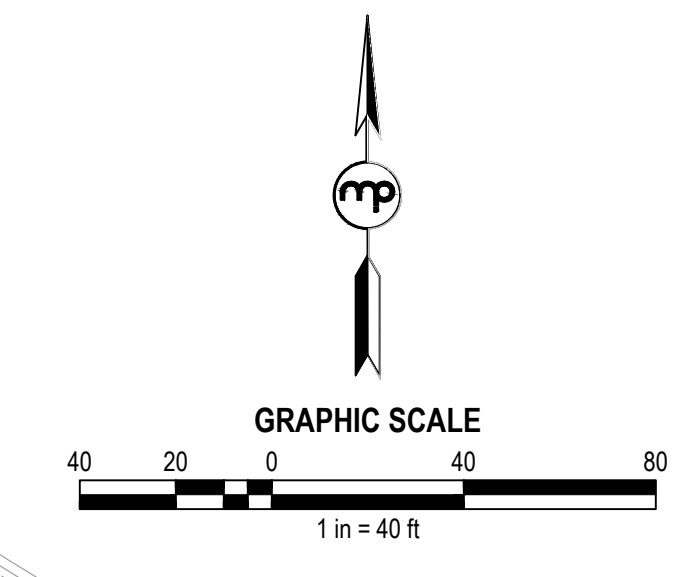
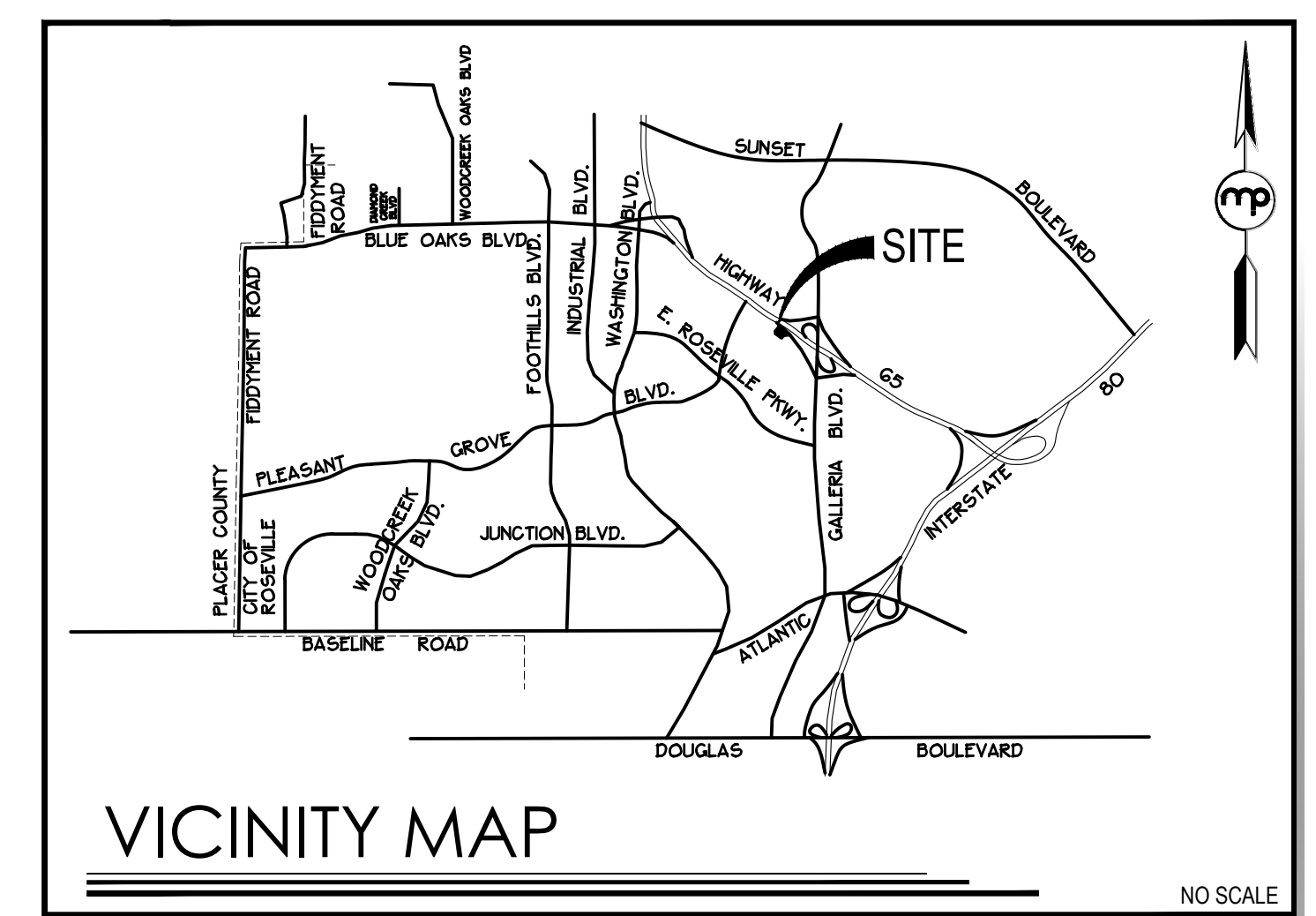


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 web: www.mpang.com

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**PRELIMINARY UTILITY PLAN  
 ROSEVILLE JUNCTION  
 SHEET 4 OF 5  
 290 CONFERENCE CENTER DRIVE**



**LEGEND**

- MANHOLE
- WATER METER WITH BACKFLOW
- FIRE DEPARTMENT CONNECTION WITH DOUBLE CHECK ASSEMBLY
- DRAIN INLET
- FIRE HYDRANT



NO.	DATE	DESCRIPTION

COMPUTED BY  
 DESIGNED BY  
 DRAWN BY  
 PROJECT ENGINEER  
 PROJECT

**ROSEVILLE JUNCTION**

ROSEVILLE, CA

**PRELIMINARY UTILITY PLAN**

DATE	AUGUST 6, 2021	SHEET	4
SCALE	1" = 40'	OF	5
JOB NUMBER	21-0012-00		

NOT FOR CONSTRUCTION

DATE PLOTTED: 08/10/21 09:54:20 AM; PROJECT: ROSEVILLE JUNCTION; SHEET: PRELIMINARY UTILITY PLAN; DRAWING: SHEET 4 OF 5; SCALE: 1" = 40';

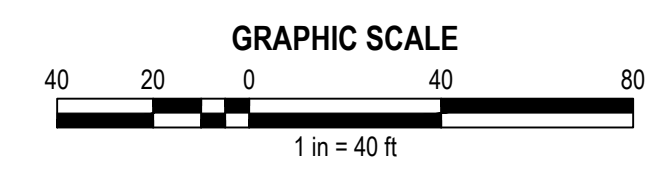
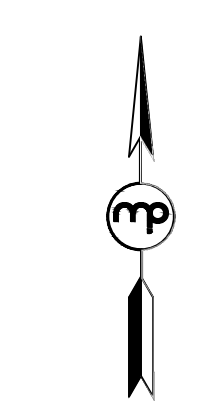


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 CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING  
 400 Coolidge Drive, Suite 140 • Folsom, CA 95630  
 phone: 916.984.7631 • fax: 916.984.9617  
 web: www.mppeng.com

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APPROVALS

**SITE LIGHTING AND PHOTOMETRIC PLAN**  
**ROSEVILLE JUNCTION**  
**SHEET 5 OF 5**  
**290 CONFERENCE CENTER DRIVE**



**TYPICAL LIGHT DETAIL**

LUMINAIRE SCHEDULE										
CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	NOTE 1	NOTE 3	QUANTITY
1TFTM		(1) LED,	DSX2 LED P1 40K TFTM MVOLT	ELECTRONIC	POLE	Lithonia Lighting, DSX2 LED P1 40K TFTM MVOLT	120V 1P 2W	LED DRIVER,	/21/2017 11/9/2017 SCALED PHOTOMETRY TYPE IV, SHORT, BUG RATING: B3 - U0 - G4 18952.5 0 140 3, 1.2, 0.5	23
2TFTM		(1) LED,	DSX2 LED P1 40K TFTM MVOLT	ELECTRONIC	POLE	Lithonia Lighting, DSX2 LED P1 40K TFTM MVOLT	120V 1P 2W	LED DRIVER,	/21/2017 11/9/2017 SCALED PHOTOMETRY TYPE IV, SHORT, BUG RATING: B3 - U0 - G4 18952.5 0 140 3, 1.2, 0.5	6

**GENERAL PHOTOMETRIC SCHEDULE**

AVERAGE FOOT-CANDLES	1.75
MAXIMUM FOOT-CANDLES	8.4
MINIMUM FOOT-CANDLES	0
MINIMUM TO MAXIMUM FC RATIO	0
MAXIMUM TO MINIMUM FC RATIO	409.1
AVERAGE TO MINIMUM FC RATIO	84.99



NO	DATE	DESCRIPTION

REVISIONS  
 BENCH MARK

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 DESIGNED BY  
 DRAWN BY  
 PROJECT ENGINEER  
 PROJECT

**ROSEVILLE JUNCTION**

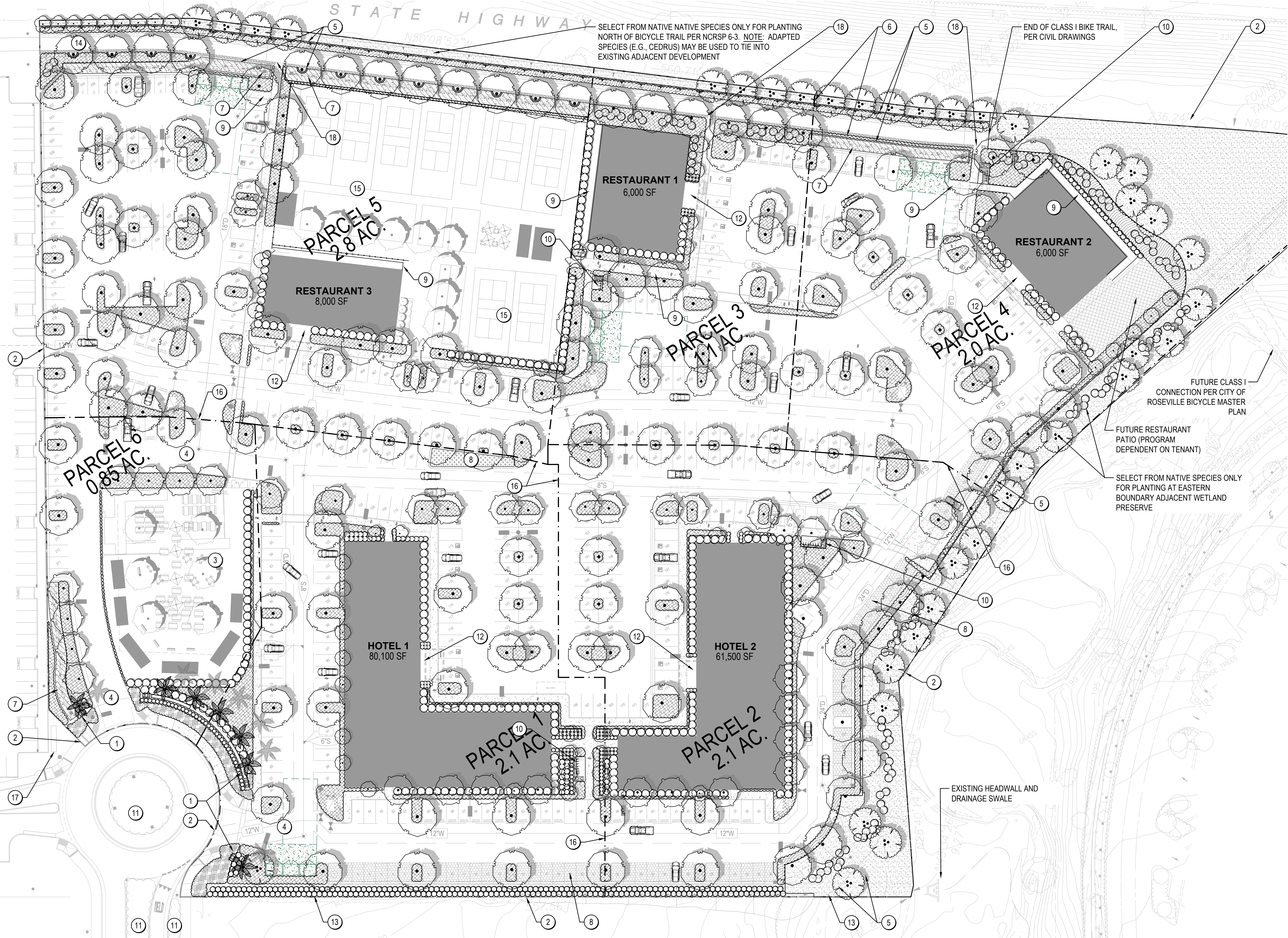
ROSEVILLE, CA

**CONCEPTUAL SITE LIGHTING & PHOTOMETRICS**

DATE	AUGUST 6, 2021	SHEET	5
SCALE	1" = 40'	OF	5
JOB NUMBER	21-0012-00	OF	5

City of Roseville Approval

NOT FOR CONSTRUCTION



### PRELIMINARY PLANTING LEGEND

PLANT TYPE/LATIN BINOMIAL	CONT.	SIZE	WAT. USE
<b>PARKING LOT / SHADE TREES</b>			
ACER RUBRUM 'FRANKSRED' TM / RED SUNSET MAPLE	24" BOX	40" X 30" W	M
FRAXINUS ANGUSTIFOLIA 'RAYWOOD' / NARROW LEAVED ASH	24" BOX	40" X 30" W	M
PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE	24" BOX	35" X 30" W	M
PLATANUS X ACERIFOLIA 'COLUMBA' / LONDON PLANE TREE	24" BOX	50" X 40" W	M
ULMUS X ACCOLADE' / ACCOLADE ELM	24" BOX	45" X 35" W	M
<b>COLUMNAR TREES</b>			
TREES WITH UPRIGHT, FASTIGIATE HABIT. USED IN NARROW AREAS, ADJACENT BUILDINGS, AS SCREENING, OR BACKGROUND.			
ACER RUBRUM 'BOWHALL' / BOWHALL MAPLE	15 GAL.	40" X 20" W	M
MAGNOLIA GRANDIFLORA 'ST. MARY' / ST. MARY SOUTHERN MAGNOLIA	15 GAL.	20" X 15" W	M
PODOCARPUS MICROPHYLLUS 'MAKI' / SHRUBBY YEW	15 GAL.	20" X 15" W	M
QUERCUS ROBUR 'FASTIGIATA' / PYRAMIDAL ENGLISH OAK	15 GAL.	40" X 20" W	M
TILIA AMERICANA 'BOULEVARD' / BOULEVARD LINDEN	15 GAL.	40" X 30" W	M
<b>INTERIOR AISLE AND ALLEE TREES</b>			
USED BEHIND MAJOR CANOPY TREES OR TO EXPRESS ENTRANCES, ALLEES, OR OTHER SITE FEATURES			
CARPINUS BETULUS / EUROPEAN HORNEBEAM	15 GAL.	30" X 25" W	M
NYSSA SYLVATICA / SOUR GUM	15 GAL.	30" X 20" W	M
PYRUS CALLERYANA 'HOLMFORD' / HOLMFORD PEAR	15 GAL.	35" X 25" W	M
PYRUS CALLERYANA 'REDSPIRE' / REDSPIRE CALLERY PEAR	15 GAL.	30" X 20" W	M
<b>NATIVE BUFFER TREES</b>			
EVERGREEN TREES, PRIMARILY NATIVE OAKS. USED AT THE NORTH AND EAST PROJECT BOUNDARIES. ADAPTING THE WAY IS CORRIDOR AND OPEN SPACE. (MAY INCLUDE ADAPTED SPECIES TO MATCH ADJACENT DEVELOPMENT).			
CEDRUS DEODORA / ATLAS CEDAR	15 GAL.	50" X 30" W	L
CERCIS OCCIDENTALIS / WESTERN REDBUD	15 GAL.	16" X 12" W	L
QUERCUS AGRIIFOLIA / COAST LIVE OAK	15 GAL.	35" X 30" W	L
QUERCUS WISLIZENII / INTERIOR LIVE OAK	15 GAL.	35" X 30" W	L
<b>PALM ACCENT TREES</b>			
ACCENT PALMS FOR ENTRY PLANTING			
PHOENIX CANARIENSIS / CANARY ISLAND DATE PALM	15 GAL.	VARIES	L
SYAGRUS ROMANOFFIANA / QUEEN PALM	15 GAL.	VARIES	L
<b>FOUNDATION SHRUBS</b>			
LARGE, EVERGREEN SHRUBS AGAINST BUILDINGS AND USED FOR SCREENING.			
ARBUUS UNEDO 'COMPACTA' / DWARF STRAWBERRY TREE	15 GAL.	6" X 5" W	L
FELUJA SELLOWIANA / PINEAPPLE GUAVA	15 GAL.	6" X 8" W	L
LIGUSTRUM JAPONICUM 'TEXANUM' / WAX LEAF PRIVET	15 GAL.	6" X 8" W	M
OLEA EUROPAEA 'LITTLE OLLIE' / SUNSET / SUNSET ROCKROSE	5 GAL.	4" X 3" W	L
PHOTINIA X FRASERI / PHOTINIA	15 GAL.	10" X 8" W	M
PITISPORUM TOBIRA 'VARIEGATA' / VARIEGATED MOCK ORANGE	15 GAL.	5" X 6" W	L
RHAPHIOLIS INDICA 'JACK EVANS' / INDIAN HAWTHORN	15 GAL.	5" X 6" W	M
VIBURNUM TINUS 'SPRING BOULET' / VIBURNUM	15 GAL.	5" X 6" W	M
<b>MID-GROUND SHRUBS</b>			
MID-GROUND SHRUBS SELECTED FOR INTEREST AND COLOR. PREDOMINATELY LOW WATER USE.			
BUXUS MICROPHYLLA 'J. GREEN BEAUTY' / GREEN BEAUTY BOXWOOD	5 GAL.	3" X 3" W	M
CAMELLIA SASANKUJA 'SHISHI GASHIRA' / SHISHI GASHIRA CAMELLIA	5 GAL.	3" X 3" W	M
COSTUS X PULVERULENTUS 'SUNSET' / SUNSET ROCKROSE	5 GAL.	4" X 3" W	L
ILEX CRENATA 'STOKES' / JAPANESE HOLLY	5 GAL.	3" X 3" W	L
LOROPETALUM CHINENSE RUBRUM 'FIRE DANCE' / PURPLE LEAF FRINGE FLOWER	5 GAL.	4" X 5" W	M
FRUNUS LAUROGERSBUS 'OTTO LUTKEN' / LUYKENS LAUREL	5 GAL.	4" X 4" W	M
FRUNCA GRANATUM 'NANA' / DWARF POMEGRANATE	5 GAL.	3" X 3" W	M
RHAPHIOLIS INDICA 'PINK DANCER' / INDIAN HAWTHORNE	5 GAL.	3" X 3" W	M
<b>ACCENT SHRUB</b>			
PLANTS WITH INTERESTING FLOWERS OR FOLIAGE. USED TO HIGHLIGHT BUILDING ENTRANCES AND OTHER FEATURED AREAS			
AGAPANTHUS A. 'RANCH WHITE' / DWARF WHITE LILY OF THE NILE	1 GAL.	30" X 30" W	M
DIANELLA REVOLUTA 'BIG REV' / DIANELLA	1 GAL.	30" X 30" W	L
DIETES IRIDIODES / FORTNIGHT LILY	1 GAL.	30" X 30" W	L
HEMEROCALLIS X 'STELLA SUPREME' / STELLA SUPREME DAYLILY	1 GAL.	30" X 30" W	M
PHORADENDRUM T. 'MAORI MAIDEN' / TRICOLOR NEW ZEALAND FLAX	1 GAL.	30" X 30" W	M
SPHRAEA X B. 'ANTHONY WATERER' / ANTHONY WATERER SPHRAEA	1 GAL.	30" X 30" W	M
TULBAGHIA VIOLACEA / SOCIETY GARLIC	1 GAL.	30" X 30" W	M
YUCCA FILAMENTOSA 'COLOR GUARD' / ADAM'S NEEDLE	1 GAL.	30" X 30" W	L
<b>NATIVE AND ADAPTED BUFFER PLANTING</b>			
NATIVE OR ADAPTED SPECIES SELECTED FOR COMPATIBILITY WITH LOCAL ECOSYSTEM. PLANTED IN NATURAL DRIFTS IN NATURAL & BUFFER AREAS.			
ARCTOSTAPHYLOS DENSIFLORA / HOWARD MCMINN MANZANITA	5 GAL.	4" X 6" W	L
CARPENTERIA CALIFORNICA / BUSH ANEMONE	5 GAL.	5" X 6" W	L
CEANOTHUS X 'RAY HARTMAN' / CALIFORNIA LILAC	5 GAL.	5" X 6" W	L
HETEROMELES ARBorea 'DAVIS GOLD' / TOYON	5 GAL.	6" X 8" W	L
JUNIPERUS CALIFORNICA / CALIFORNIA JUNIPER	5 GAL.	4" X 6" W	L
RHAMNUS CALIFORNICA / CALIFORNIA COFFEE BERRY	5 GAL.	7" X 6" W	L
<b>HEDGE/BORDER SHRUBS</b>			
EVERGREEN, HARDY SHRUBS DESIGNED TO SEPARATE AREAS, SCREEN DRIVE AISLES AND PARKING, AND BUFFER ADJACENT USES			
COTONEASTER LACTEUS / RED CLUSTERBERRY COTONEASTER	15 GAL.	4" X 6" W	L
RHAPHIOLIS X MONTIC / MAJESTIC INDIAN HAWTHORNE	15 GAL.	5" X 6" W	M
XYLOSMA CONGESTUM 'COMPACTA' / COMPACT XYLOSMA	15 GAL.	5" X 6" W	L
<b>VINES</b>			
MIX OF EVERGREEN AND DECIDUOUS VINES. PLANTED ON MASONRY RETAINING WALLS			
ACTINIDIA ARGUTA 'ISSA' / HARDY KIWI	5 GAL.	M	
CLEMATIS SPP / CLEMATIS	5 GAL.	M	
FICUS PUMILA / CREEPING FIG	5 GAL.	M	
PARTHENOISSUS TRICUSPIDATA 'VEITCHII' / BOSTON IVY	5 GAL.	M	
VITIS SPP / GRAPE (VITIS CALIFORNICA AT NATIVE PLANTING AREA)	5 GAL.	M	
<b>SHRUBS AND GROUNDCOVER</b>			
MEDIUM TO LOW SHRUBS, WITH GROUNDCOVERS (SEE BELOW) IN LARGER AREAS.			
CALLISTEMON VIMINALIS 'BETTER JOHN' / DWARF WEEPING BOTTLE BRUSH	1 GAL.	36" X 36" W	L
CISTIS PULVERULENTUS 'SUNSET' / ROCKROSE	1 GAL.	48" X 48" W	L
COTONEASTER DAMMER 'LOWFAST' / BEARBERRY COTONEASTER	1 GAL.	48" X 48" W	L
DIETES VEGETA / AFRICAN IRIS	1 GAL.	36" X 36" W	L
ESCALLONIA FRADRESII / ESCALLONIA	1 GAL.	36" X 36" W	L
GREVILLEA X 'NOELII' / GREVILLEA	1 GAL.	36" X 36" W	M
JUNIPERUS CONFER 'COMPACTA' / SHORE JUNIPER	1 GAL.	32" X 32" W	L
RHAPHIOLIS UMBELLATA 'MINOR' / YEDDA HAWTHORN	1 GAL.	36" X 36" W	L
<b>NATIVE AND ADAPTED PLANTING</b>			
LOW WATER USE GROUNDCOVER AND NATIVE BUNCHGRASS			
ACACIA REDOLENS 'LOWBOY' / BANK CATCLAW	5 GAL.	36" X 72" W	L
ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA	5 GAL.	12" X 36" W	L
BADACHRIS PULLIARIS / DWARF COYOTE BRUSH	5 GAL.	48" X 60" W	L
MUHLENBERGIA DUBIA / PINE MUHLY	5 GAL.	60" X 60" W	L
MUHLENBERGIA RIGENS / DEER GRASS	5 GAL.	36" X 36" W	L
<b>ACCENTUARY PLANTING</b>			
THEME PLANTING, EVERGREEN AND FLOWERING SHRUBS AND GROUNDCOVERS WITH INCREASED DENSITY AT FOCAL AREAS.			
COLEONEMA PULCHRUM / PINK BREATH OF HEAVEN	5 GAL.	36" X 36" W	M
HEMEROCALLIS X VARS. / DAYLILY HYBRIDS	5 GAL.	36" X 36" W	M
LAVANDULA VARS. / LAVENDER	5 GAL.	36" X 36" W	L
LOROPETALUM CHINENSE VARS. / LOROPETALUM	5 GAL.	36" X 36" W	M
OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE	5 GAL.	36" X 36" W	L
<b>NATIVE HYDROSEED</b>			
NON-IRRIGATED NATIVE AND ADAPTED BUNCHGRASS FOR OPEN AREAS AWAY FROM PUBLIC GATHERING SPACES.			
<b>WATER QUALITY SLOPES</b>			
SODDED BLEND OF NATIVE AND ADAPTED SPECIES FOR USE ON SLOPES AND OTHER SEMI-NATURAL AREAS. TOLERANT OF LIMITED INUNDATION DURING STORM EVENTS.			
<b>WATER QUALITY AND CHANNEL BOTTOM (NOT SHOWN)</b>			
PLUGGED PLANTING OF HYDROPHILIC SEDGES AND RUSHES AT REGULAR SPACING, INCLUDING CAREX AND JUNCUS SP.			

- ### KEYNOTES
- 1 PRIMARY ENTRY MONUMENT: SEE ELEVATION SHEET L1.3
  - 2 PROJECT BOUNDARY (PARCEL 40A)
  - 3 OUTDOOR PEDESTRIAN PLAZA / EATING AREA, (PROGRAM BY OTHERS)
  - 4 PROJECT ENTRY/DRIVE AISLE WITH CONSISTENT PLANTING DIFFERENTIATED FROM PARKING ISLANDS AND OTHER LANDSCAPE
  - 5 RETAINING WALLS AT ADJACENT WALKWAYS, DRAINAGE SWALES, AND AS REQUIRED TO CREATE PLANTING SPACE FOR LANDSCAPE BUFFER
  - 6 TREES AND UNDERSTORY PLANTING ALONG CLASS 1 BIKE PATH TO MATCH PREVIOUS PROJECTS.
  - 7 WATER QUALITY SWALE, TYPICAL
  - 8 PERMEABLE PAVERS/PAVING, TYPICAL
  - 9 SERVICE WALKS AT RESTAURANT PADS, TYPICAL (DEPENDENT ON TENANT PROGRAM)
  - 10 BICYCLE LOCKER/RACK LOCATION, TYPICAL. FINAL QUANTITY AND PLACEMENT AS REQUIRED PER CALGREEN/LOCAL REQUIREMENTS.
  - 11 OFF-SITE LANDSCAPE WITHIN CITY ROW (NOT A PART OF THIS PROJECT)
  - 12 BUILDING ENTRANCE (DEPENDENT ON ARCHITECTURE)
  - 13 DOUBLE ROW OF SHRUBS AT SOUTH PROPERTY BOUNDARY TO BLOCK VIEWS OF CARS (TREES NOT ALLOWED OVER EX. STORM DRAIN)
  - 14 CLASS I BIKE TRAIL, PER CITY OF ROSEVILLE BICYCLE MASTER PLAN
  - 15 OUTDOOR SPORTS COMPLEX AND PEDESTRIAN PLAZA AREAS (PROGRAM BY OTHERS)
  - 16 PARCEL BOUNDARY. SEE CIVIL DRAWINGS
  - 17 ADJACENT PROJECT SIGNAGE (VILLASPORT)
  - 18 PEDESTRIAN CONNECTION TO CLASS I BICYCLE TRAIL. REFER TO CIVIL DRAWINGS FOR SIGNAGE, STRIPING, AND OTHER INFORMATION



**Parking Lot Shade Calculations**  
Roseville Conference Center

Project: 21013A  
Date: 6/29/2021

	25%	50%	100%	Total
Qty. Large Trees (30-35' diameter)	30	39	58	81,755
sub total of shade at 962sf for 100% canopy	7200	18759	55796	81,755
Qty. Large to Medium Trees (25-30' diameter)				
sub total of shade at 707sf for 100% canopy	0	0	0	-
Qty. Medium to Small Trees (20-25' diameter)	24	10	1	5,903
sub total of shade at 491sf for 100% canopy	2552	2460	491	5,903
Qty. Small Trees (10-20' diameter)	0	0	0	-
sub total of shade at 314sf for 100% canopy	0	0	0	-
<b>Total Shade Provided</b>				<b>87,658</b>
<b>Total Parking Area</b>				<b>171,045</b>
<b>Percent Shaded</b>				<b>51%</b>

**SHADING LEGEND** (PER CITY OF ROSEVILLE DESIGN GUIDELINES)

- 25% SHADE VALUE. TYPICALLY IN CORNERS OR AT NORTH EDGE
- 50% SHADE VALUE. TYP. AT EAST, WEST, AND SOUTH EDGES
- 100% SHADE VALUE. TYPICALLY AT INTERNAL ISLANDS

BOUNDARY OF PAVED AREA TO BE SHADED: INCLUDES PARKING STALLS AND BACKUP AREAS; EXCLUDES DRIVEWAYS AND LOADING AREAS

**BICYCLE PARKING**



**CLASS 1 (BICYCLE LOCKER)**  
ENCLOSED, DOUBLE OR SINGLE SIDED, LOCKABLE UNIT



**CLASS II (INDIVIDUAL BICYCLE POSTHOOP)**  
SINGLE OR DOUBLE PARKING PER UNIT, MAY INCLUDE UNITS TO COORDINATE WITH OTHER SITE FURNISHINGS AS SHOWN ABOVE, OR MORE ARTISTIC FORMS  
SHOWN: VICTOR STANLEY BHR5-101, BHR5-103  
COLOR/FINISH: DARK BRONZE TGIC POLYESTER POWDER COAT (BLACK SHOWN)



**CLASS II (RACK/CORRALS)**  
3, 4, 5, 6, OR 8 UNIT MODULES AS REQUIRED TO MEET PARKING REQUIREMENTS AND SPACE ALLOWS. SHOWN: LIGHTNING BOLT BY SCH ENTERPRISES, OR SIMILAR.  
COLOR/FINISH: DARK BRONZE TGIC POLYESTER POWDER COAT (BLACK SHOWN)

**SITE FURNISHINGS**



**TRASH RECEPTACLE**  
VERTICAL STRAP, CIRCULAR  
COLOR/FINISH: DARK BRONZE TGIC POLYESTER POWDER COAT (BLACK SHOWN)  
SHOWN: VICTOR STANLEY RB-36



**BENCH**  
HORIZONTAL STRAP, WITH BACK, WITH OR WITHOUT ARMS (NOTE: NO VERTICAL STRAP STYLES)  
COLOR/FINISH: DARK BRONZE TGIC POLYESTER POWDER COAT (BLACK SHOWN)  
SHOWN: VICTOR STANLEY RBF-28

**PAVING**



**DECORATIVE CONCRETE**  
ACID-ETCH FINISH (WEATHERS' NEW CONCRETE TO EXPOSE FINE AGGREGATES AND ELIMINATE SHEEN AND GLARE OF NEW PLAIN CONCRETE), AS SHOWN OVER PLAIN AND INTEGRALLY COLORED CONCRETE



**STAMPED ASPHALT** (ALTERNATE FOR STAMPED CONCRETE)  
RANDOM COBBLE, RUNNING BOND (SHOWN WITH STREETBOND COATING WITH CONTRASTING FIELD/GROUT COLORS)

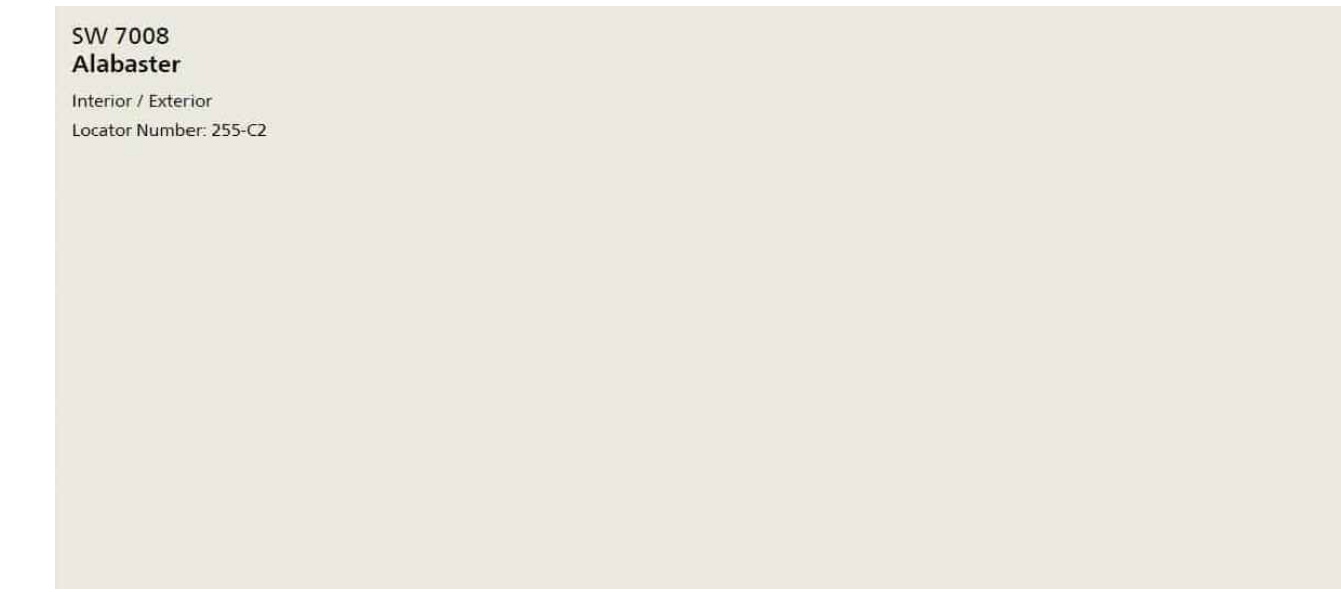
**MATERIALS**



**FENCING ADJACENT NATURAL AREAS:**  
PRECAST, TWO- OR THREE-RAIL, EARTHTONE BROWN



**WALL ACCENT/INSET:**  
WOOD LOOK PRECAST VENEER: VINTAGE RANCH PARCHWOOD



**STUCCO WALL BODY**  
FINISH: LACE, COLOR: SHERWIN WILLIAMS SW7008 "ALABASTER"



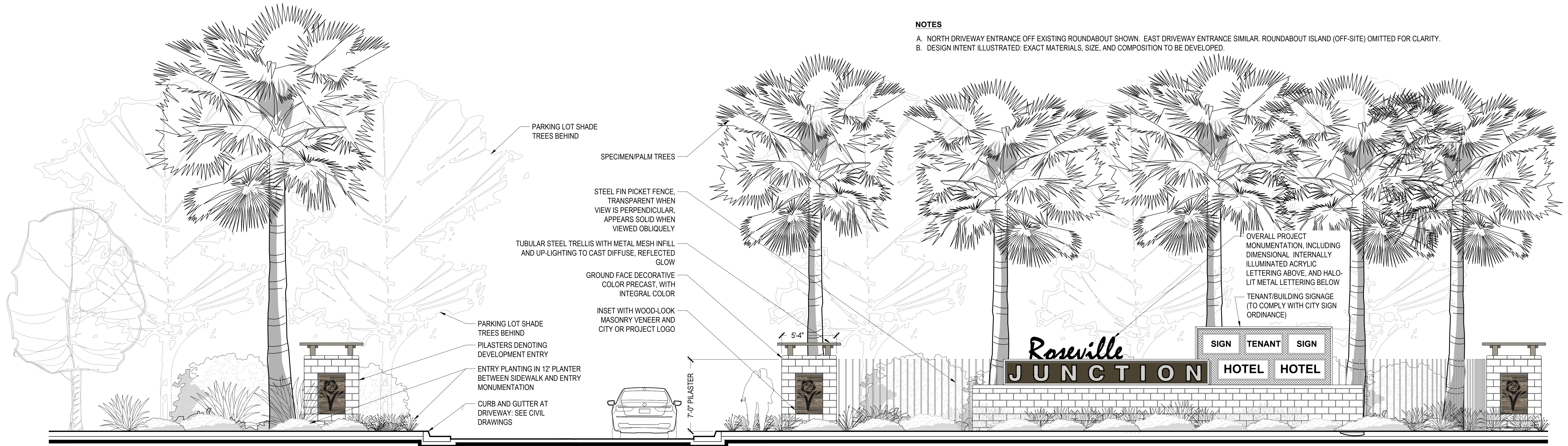
**METAL ACCENT**  
COLOR: SHERWIN WILLIAMS SW7048 "URBANE BRONZE"



**PRECAST BLOCK AND CAPS**  
BASALITE COLOR 205, GROUND FACE, CHAMFERED TOP CAP

**NOTES**

- A. NORTH DRIVEWAY ENTRANCE OFF EXISTING ROUNDABOUT SHOWN. EAST DRIVEWAY ENTRANCE SIMILAR. ROUNDABOUT ISLAND (OFF-SITE) OMITTED FOR CLARITY.
- B. DESIGN INTENT ILLUSTRATED: EXACT MATERIALS, SIZE, AND COMPOSITION TO BE DEVELOPED.



**1 PRIMARY ENTRY MONUMENTATION**

1/4" = 1'-0"

ELEVATION

**GENERAL NOTES:**  
DUE TO VARYING CONDITIONS OR ORIGINAL PHOTOGRAPHY AND REPRODUCTION, SIMULATED IMAGES CANNOT ACCURATELY REPRESENT ACTUAL COLORS, AND ARE INTENDED TO SHOW DESIGN INTENT ONLY. SPECIFIC PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO AVAILABILITY AND COMPETITIVE BIDDING, AND ARE SHOWN TO ILLUSTRATE DESIGN INTENT.