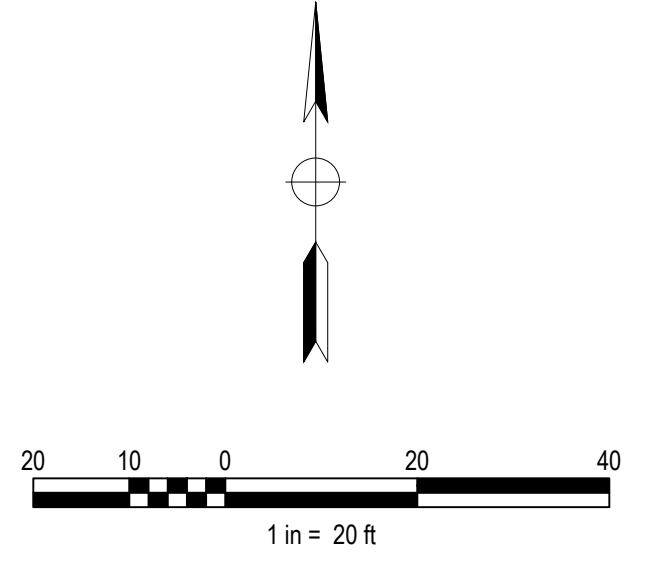


PARKING ANALYSIS

BUILDING USE	CODE	USE AREA (SF)	PARKING REQUIRED	PARKING PROVIDED	ACCESSIBLE SPACES PROVIDED	VAN ACCESSIBLE	CAV/CAR POOL/EV (FUTURE)	EV CAPABLE	SHORT TERM BICYCLE	LONG TERM BICYCLE
GASOLINE SALES W/ NEIGHBORHOOD COMMERCIAL	1 PER 300	3372	12			INCLUDED IN ACCESSIBLE	SECT. 5.106.5.2.1	CGBC TABLE 5.106.5.3.3	5% OF VISITOR PARKING (MIN)	5% OF TENANT PARKING
EATING CONVENIENCE	1 PER 100	1500	15							
TOTALS		4872	27	43	2	1	6	4	2	1

- NOTES:
- MODIFICATION TO ORIGINAL ENTITLEMENT FOR LOT 13 (FUEL 1) OF THE PL 18-0080 MPP.
 - A FINAL MAP IS IN PROCESS TO SUBDIVIDE LOT 4 OF DD MAPS 47 INTO THREE (3) PARCELS. THIS PROJECT WILL RESIDE ON LOT 1 OF THE FINAL MAP.
 - OFF-SITE IMPROVEMENTS SHOWN TO BE PROVIDED WITH THIS ENTITLEMENT. OFF-SITE IMPROVEMENTS TO BE PROVIDED UNDER SEPARATE CONSTRUCTION PERMIT.



REVISIONS

NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. EU.	DATE

SCALE:

HORIZ. 1" = 20'

VERT. 1" = N/A

BENCH MARK

COMPUTED	MJC
DESIGNED	TRA
DRAWN	STAFF
PROJ. ENGR.	SMP

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 Folsom • FRESNO
 400 Colledge Drive, Suite #140
 Folsom, CA 95630
 phone: (916) 984-7621
 web: www.mpengr.com

MPP STAGE 1 & 2 SUBSTANTIAL CONFORMANCE EXHIBIT
CAMPUS OAKS TOWN CENTER- LOT 13
 135 ROSEVILLE PARKWAY
 SUBSTANTIAL CONFORMANCE SITE PLAN
 ROSEVILLE, CALIFORNIA

DATE: MARCH 31, 2022
 SHEET: 1
 OF: 7

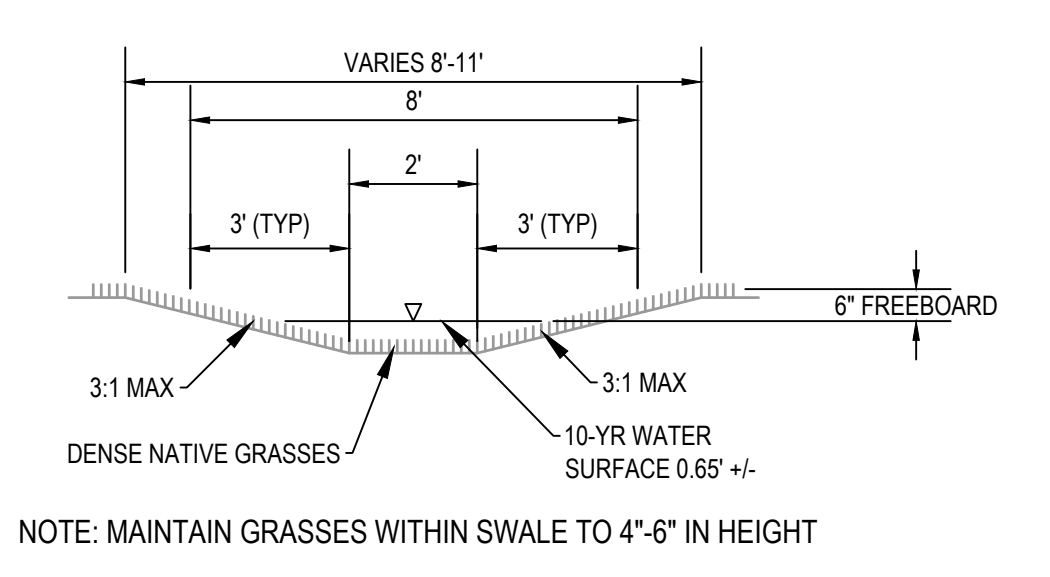
- NOTES:
- SEWER SERVICE SIZING TO BE VERIFIED WITH BUILDING REQUIREMENTS.
 - WATER AND FIRE SERVICE SIZING TO BE VERIFIED WITH BUILDING REQUIREMENTS.

ABBREVIATIONS

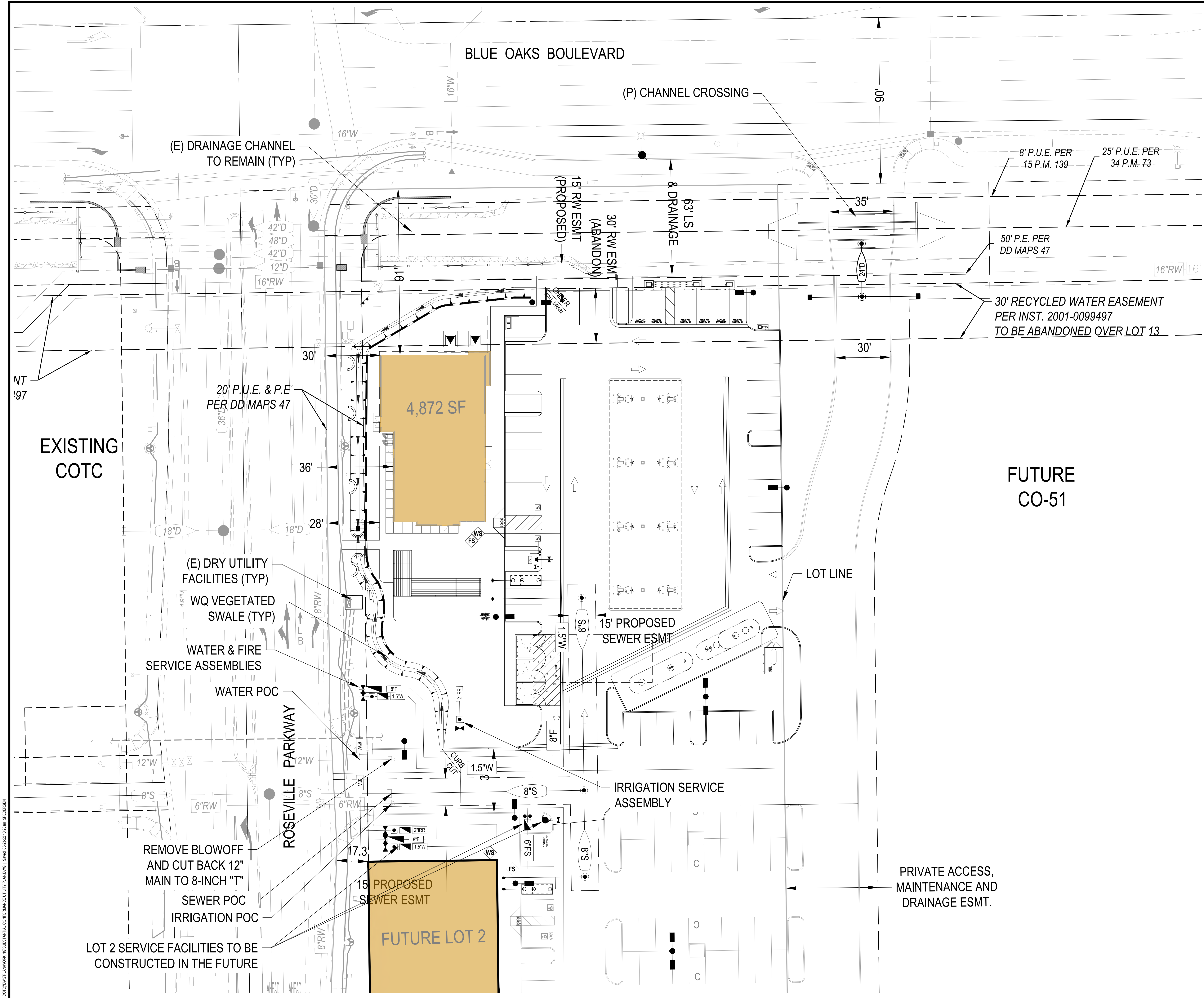
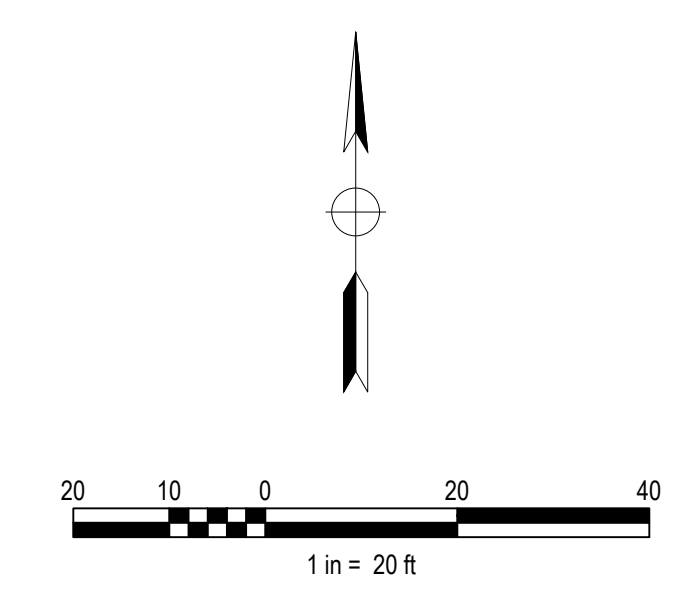
AB	AGGREGATE BASE	LT	LEFT
AC	ASPHALTIC CONCRETE OR ACRE	MAX	MAXIMUM
BC	BEGIN HORIZONTAL CURVE	MH	MANHOLE
BLDG	BUILDING	MIN	MINIMUM
BM	BENCHMARK	NTS	NOT TO SCALE
BW	BOTTOM OF WALL	OH	OVERHEAD
BSSL	BUILDING SET BACK LINE	PB	PULL BOX
C&G	CURB AND GUTTER	PCC	POINT OF COMPOUND CURVE
C.G&S	CURB, GUTTER AND SIDEWALK	PI	POINT OF INTERSECTION
CONC	CONCRETE	PL	PROPERTY LINE
CL & C	CENTERLINE	PP	POWER POLE
CO	CLEANOUT OR COUNTY	PRC	POINT OF REVERSE CURVE
CONST	CONSTRUCT	PT	POINT OF TANGENCY
COTG	CLEANOUT TO GRADE	PUE	PUBLIC UTILITY EASEMENT
CR	CURB RETURN	SS	SANITARY SEWER
Δ	INCLUDED ANGLE	R	RADIUS OR RIDGE
D	STORM DRAIN	RD	RADIAL
DI	DRAIN INLET	RFP	REDUCED PRESSURE BACKFLOW PREVENTER
DIA. Ø	DIAMETER	RT	RIGHT
DIP	DUCTILE IRON PIPE	RTW	RIGHT OF WAY
DMH	STORM DRAIN MANHOLE	R/W	RIGHT OF SEWER
DTL	DETAIL	SD	STORM DRAIN
DWG	DRAWING	SMH	SEWER MANHOLE
DWY	DRIVEWAY	SS	SANITARY SEWER
EX	EXISTING	STA	STATION
EC	END HORIZONTAL CURVE	STD	STANDARD
EP	EDGE OF PAVEMENT	SW	SIDEWALK
ESMT	EASEMENT	TB	TOP OF BANK
FL & L	FLOWLINE	TC	TOP OF CURB
G	GAS	TEL	TELEPHONE
GB	GRADE BREAK	TEMP	TEMPORARY
GFL	GUTTER FLOWLINE	TMH	TELEPHONE MANHOLE
HGL	HYDRAULIC GRADE LINE	TP	TELEPHONE POLE
INTX	INTERSECTION	TRANS	TRANSITION
INV	PIPE INVERT	TS	TRAFFIC SIGNAL
IRR	IRRIGATION	TW	TOP OF WALL
L	LENGTH	TYP	TYPICAL
LIP	EDGE OF GUTTER PAN	UG	UNDERGROUND
LSCP	LANDSCAPE	W	WATER
		WS	WATER SERVICE

UTILITY LEGEND

EXISTING	PROPOSED	DESCRIPTION
		STORM DRAIN PIPE & SIZE
		SANITARY SEWER PIPE & SIZE
		DOMESTIC WATER PIPE & SIZE
		FIRE PROTECTION WATER PIPE & SIZE
		RECLAIMED WATER PIPE & SIZE
		C&T, TEL, ELEC, OR JOINT TRENCH
		MANHOLE
		DRAIN INLET
		SANITARY SEWER CLEANOUT
		VALVE
		FIRE HYDRANT
		BLOW OFF VALVE
		BUILDING FIRE SERVICE
		BUILDING WATER SERVICE
		RIDGE OR GRADE BREAK
		FLOWLINE OF SWALE
		FENCE
		4-WAY SIGNALIZED INTERSECTION



WATER QUALITY VEGETATED SWALE



NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. EU.	DATE

SCALE:	BENCH MARK
HORIZ. 1" = 20'	
VERT. 1" = N/A	

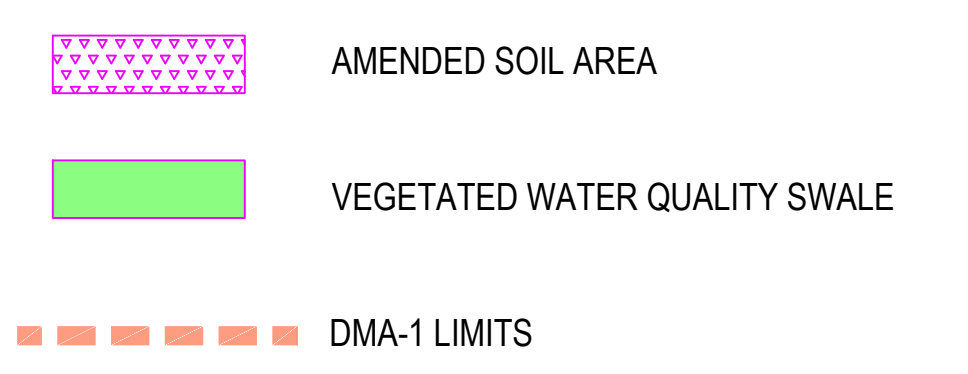
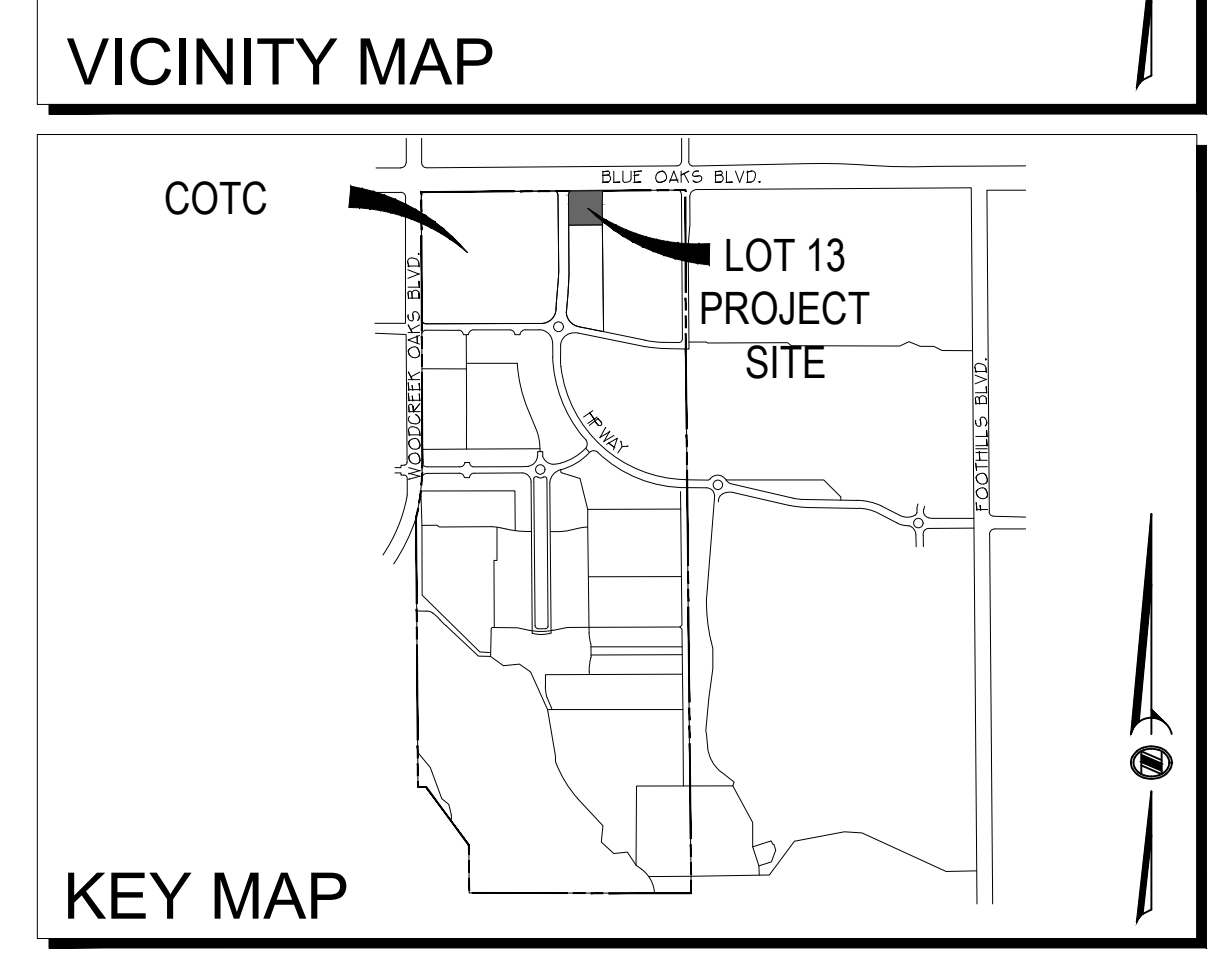
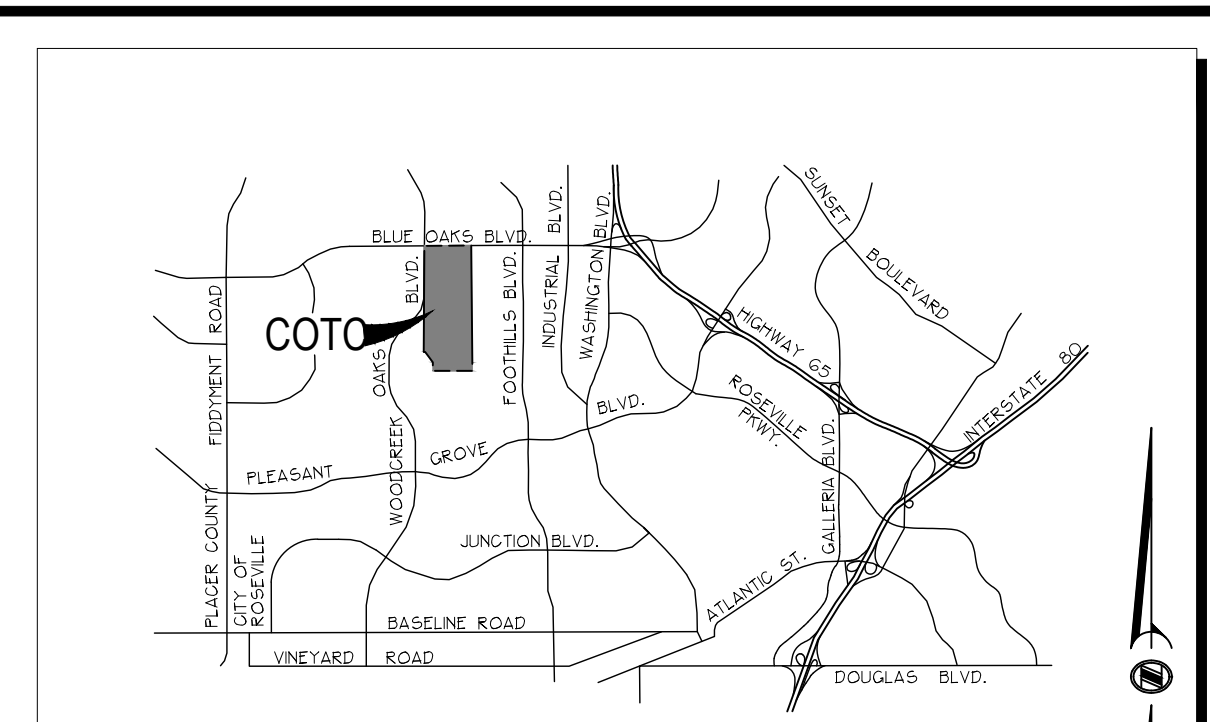
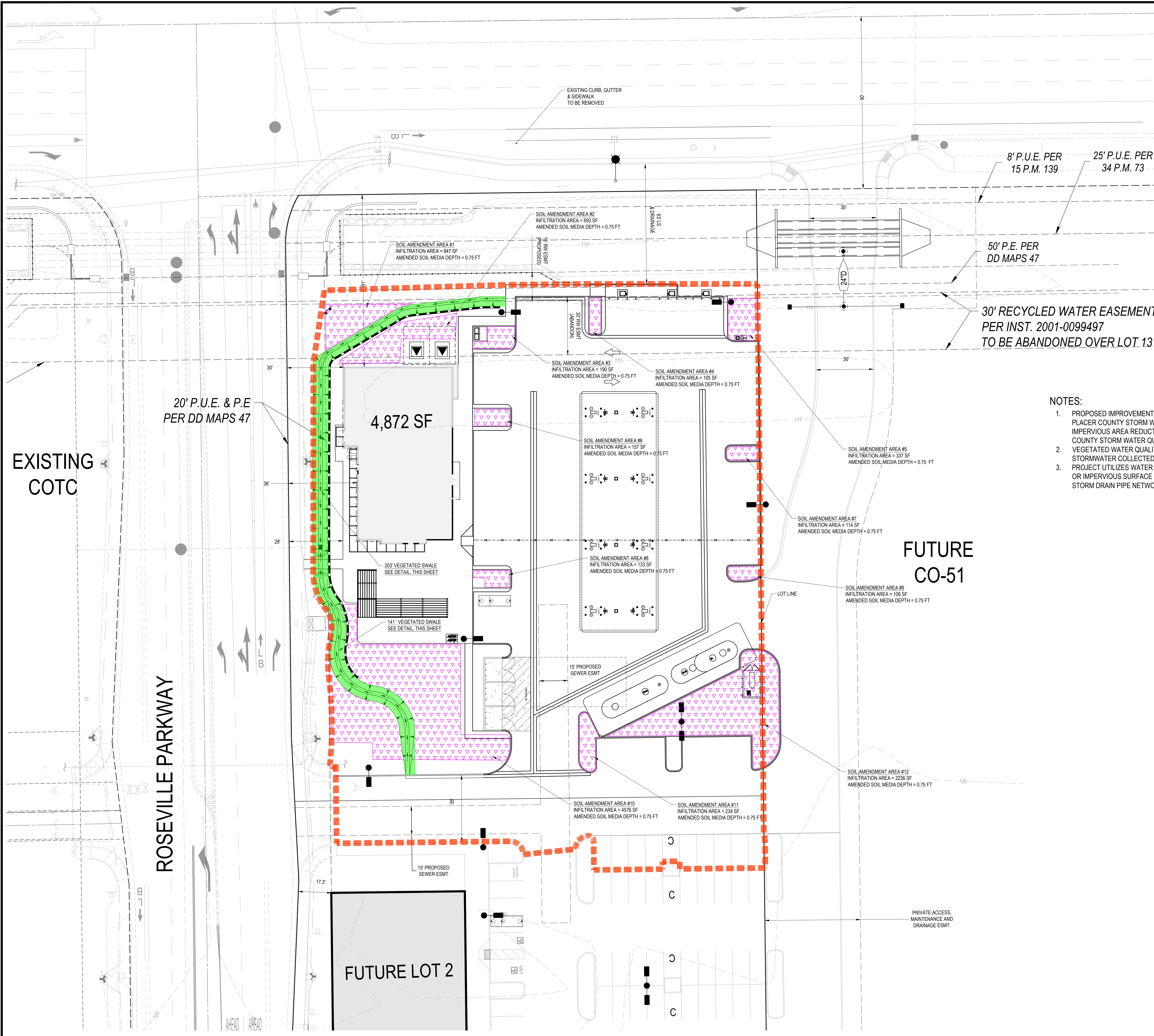
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DESIGNED	TRA
DRAWN	STAFF
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 135 ROSEVILLE PARKWAY
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 ROSEVILLE, CALIFORNIA

DATE	MARCH 31, 2022
SHEET	4
OF	7

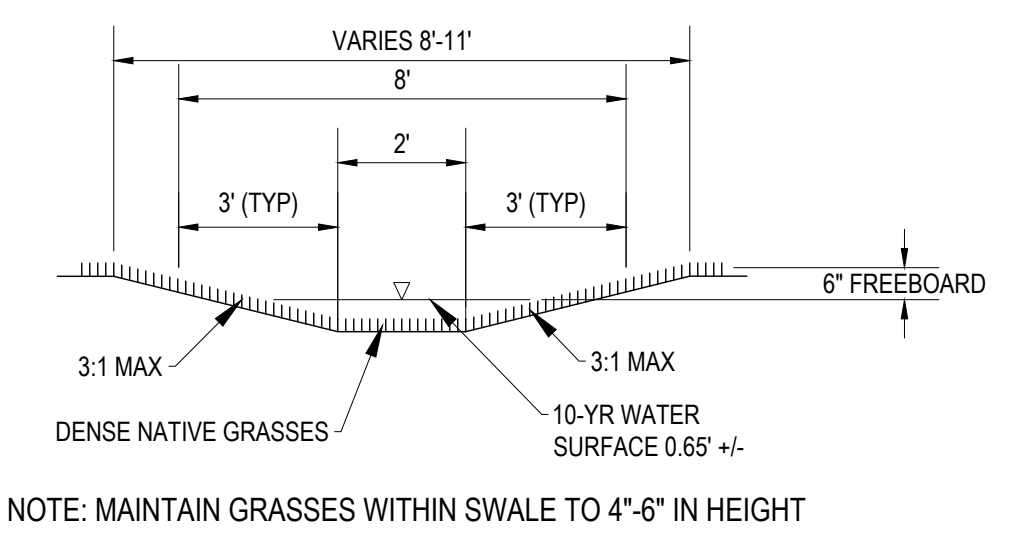
City of Roseville Approval



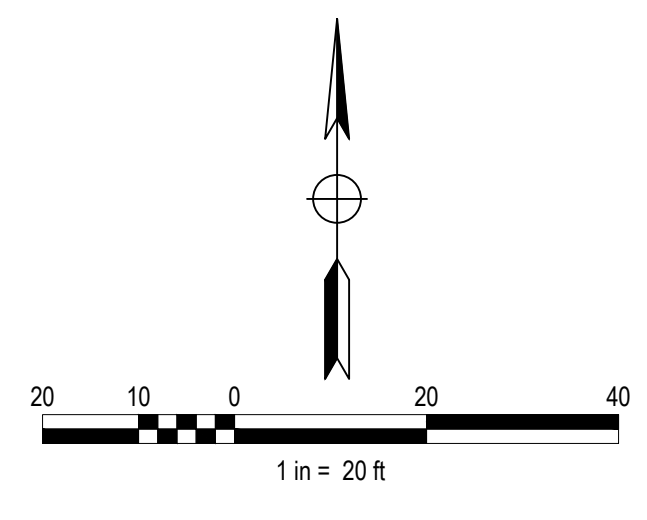
AMENDED SOIL AREA

DMA #	IMPERVIOUS AREA (S.F.)	TOTAL AMENDED SOIL AREA (S.F.)	DEPTH OF AMENDED SOIL AREA
1	49867	9728	0.75'

- NOTES:
- PROPOSED IMPROVEMENTS IN ACCORDANCE WITH THE WEST PLACER COUNTY STORM WATER QUALITY DESIGN MANUAL. IMPERVIOUS AREA REDUCTION PER FORM 3-4 OF WEST PLACER COUNTY STORM WATER QUALITY DESIGN MANUAL.
 - VEGETATED WATER QUALITY SWALE TO CONVEY AND TREAT STORMWATER COLLECTED THROUGHOUT SITE.
 - PROJECT UTILIZES WATER QUALITY CREDITS. NO ROOF DRAINS OR IMPERVIOUS SURFACE AREA DISCHARGES DIRECTLY TO THE STORM DRAIN PIPE NETWORK.



WATER QUALITY VEGETATED SWALE



REVISIONS

NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. EU.	DATE

SCALE:

HORIZ. 1" = 20'

VERT. 1" = N/A

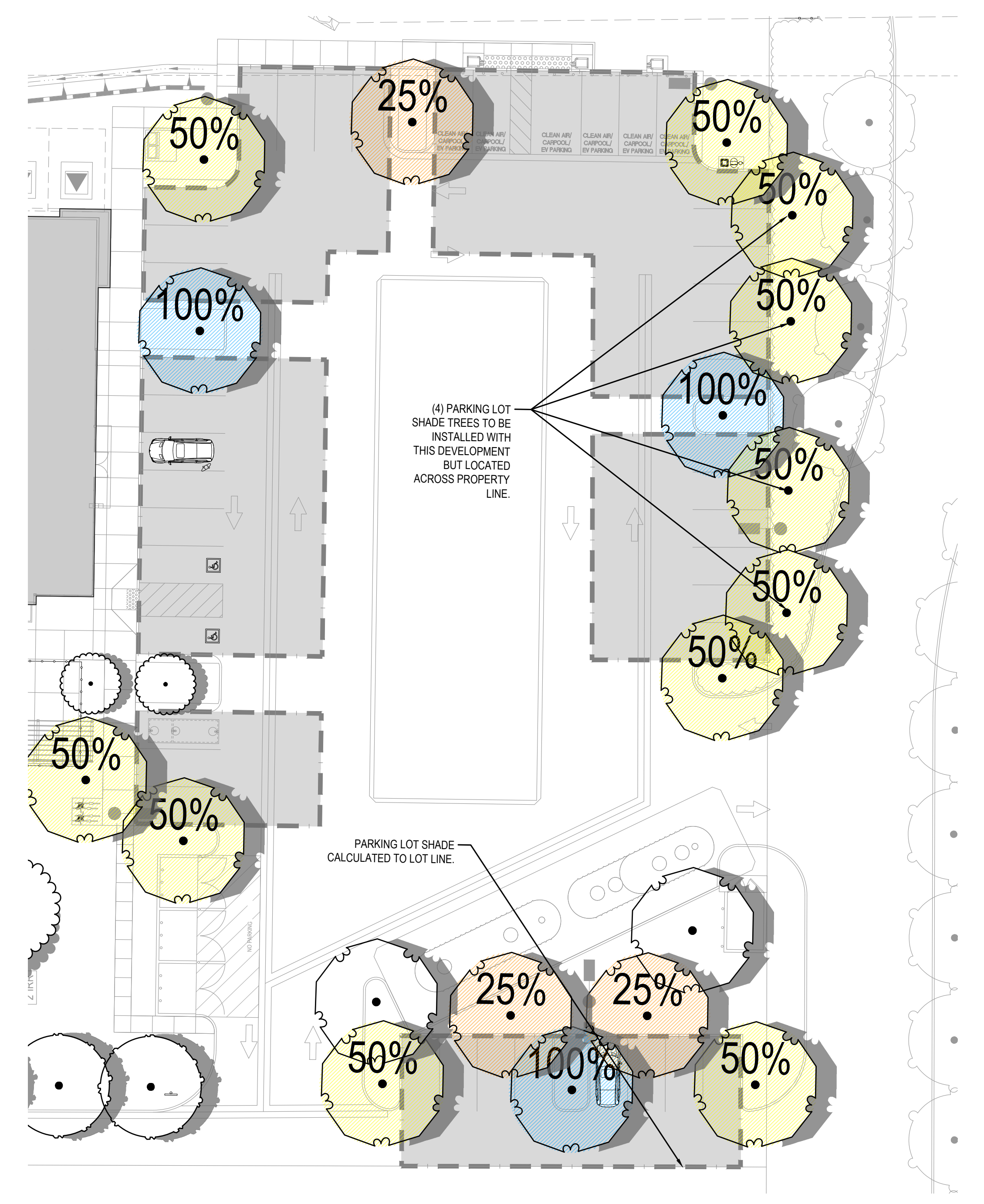
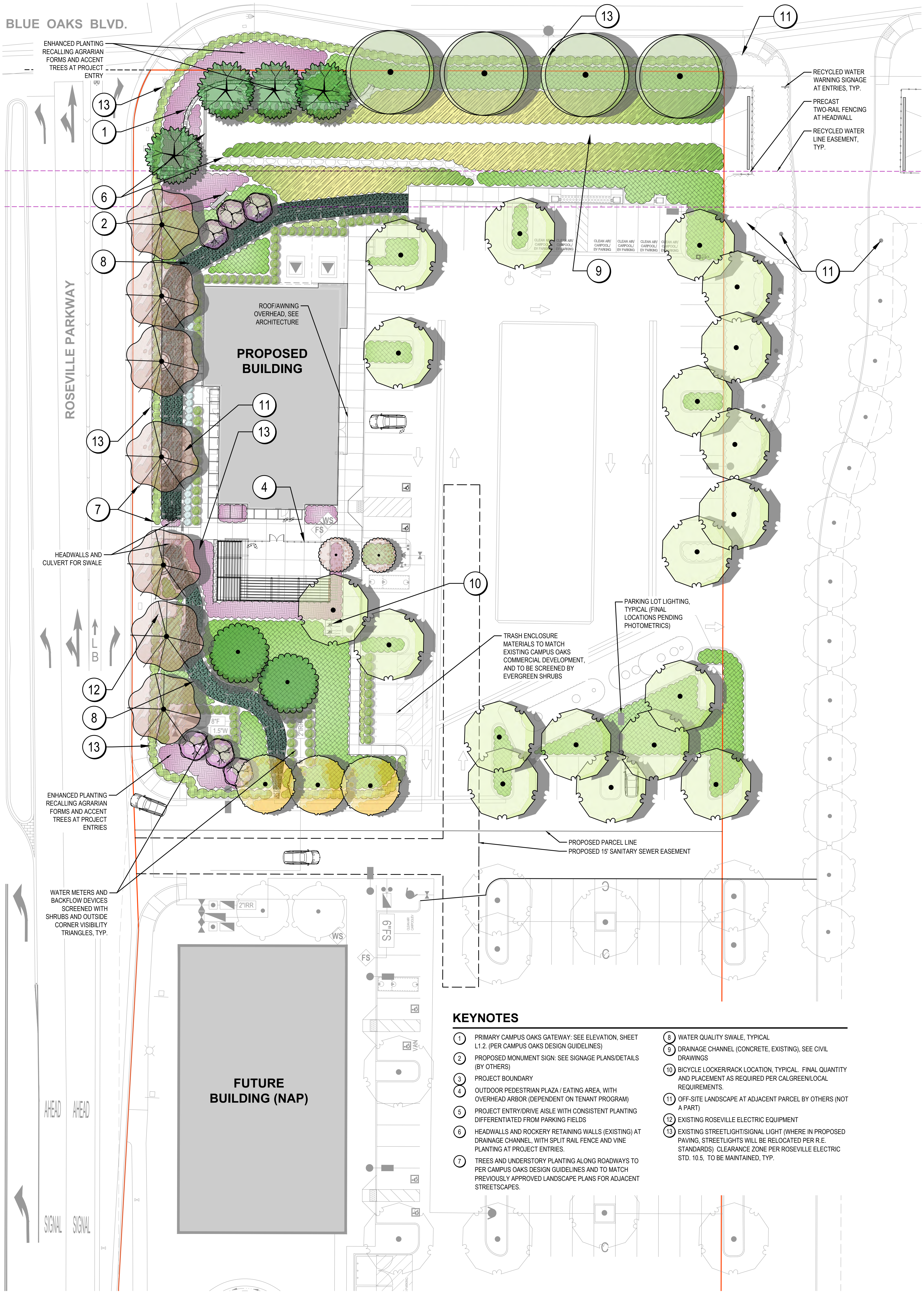
BENCH MARK

COMPUTED	MJC
DESIGNED	TRA
DRAWN	STAFF
PROJ. ENGR.	SMP

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ROSEVILLE, CALIFORNIA

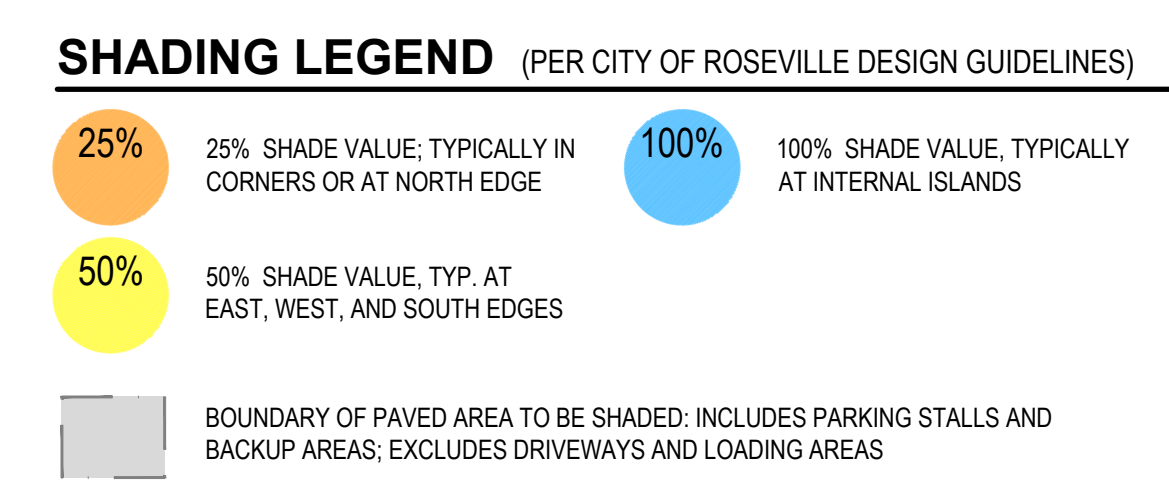
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SHEET
5
OF
7



Parking Lot Shade Calculations
Campus Oaks Town Center 7-Eleven

Project: 22016
Date: 2/16/2022

	25%	50%	100%	Total
Qty. Large Trees (30-38" diameter)	3	11	3	17
sub total of shade at 862sf for 100% canopy	720	5,291	2,886	8,897
Qty. Large to Medium Trees (25-35" diameter)	0	0	0	-
sub total of shade at 707sf for 100% canopy	0	0	0	-
Qty. Medium to Small Trees (20-25" diameter)	0	0	0	-
sub total of shade at 491sf for 100% canopy	-	-	-	-
Qty. Small Trees (10-20" diameter)	-	-	-	-
sub total of shade at 314sf for 100% canopy	-	-	-	-
Total Shade Provided				8,897
Total Parking Area				16,084
Percent Shaded				55%

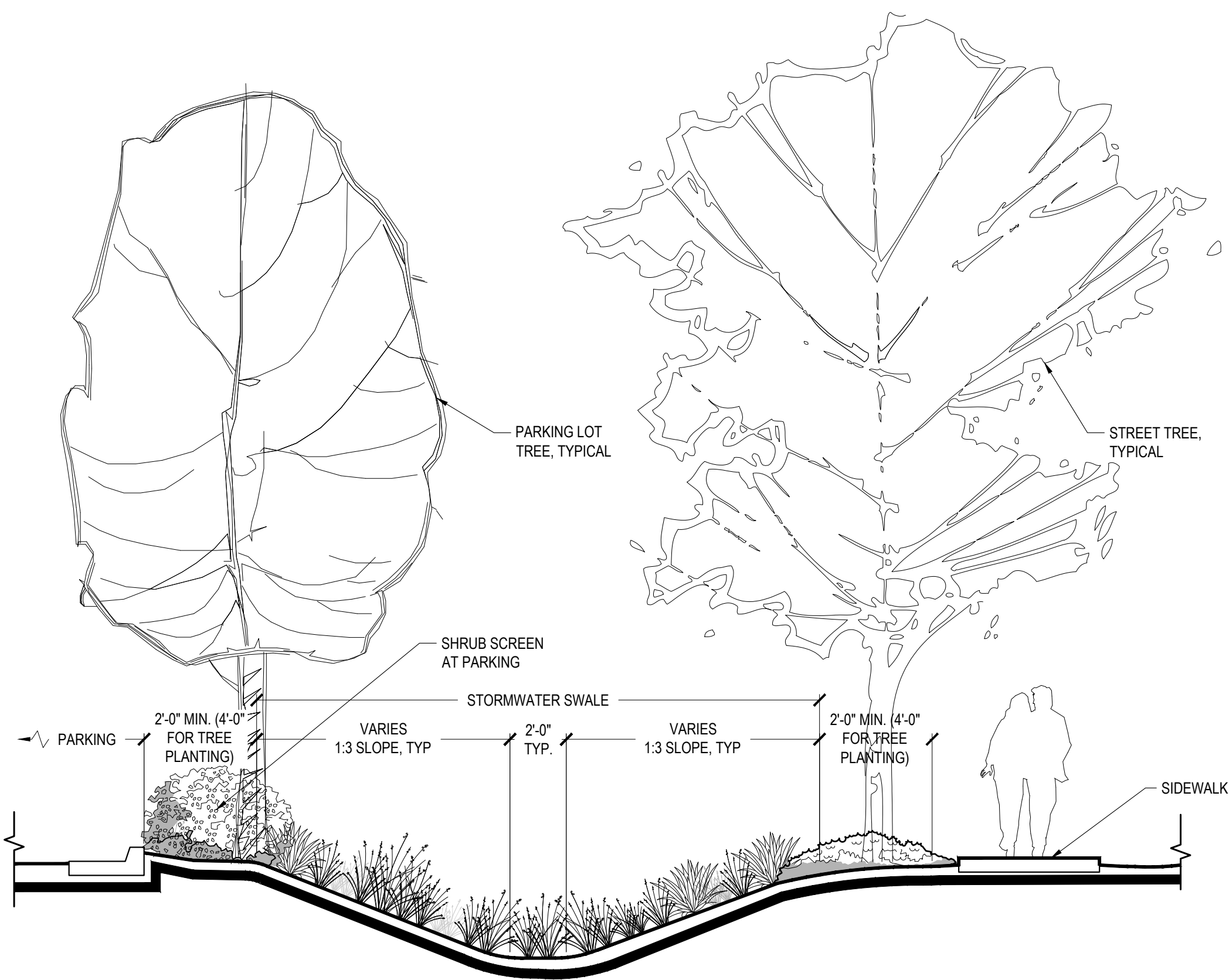


STREET TREE LEGEND

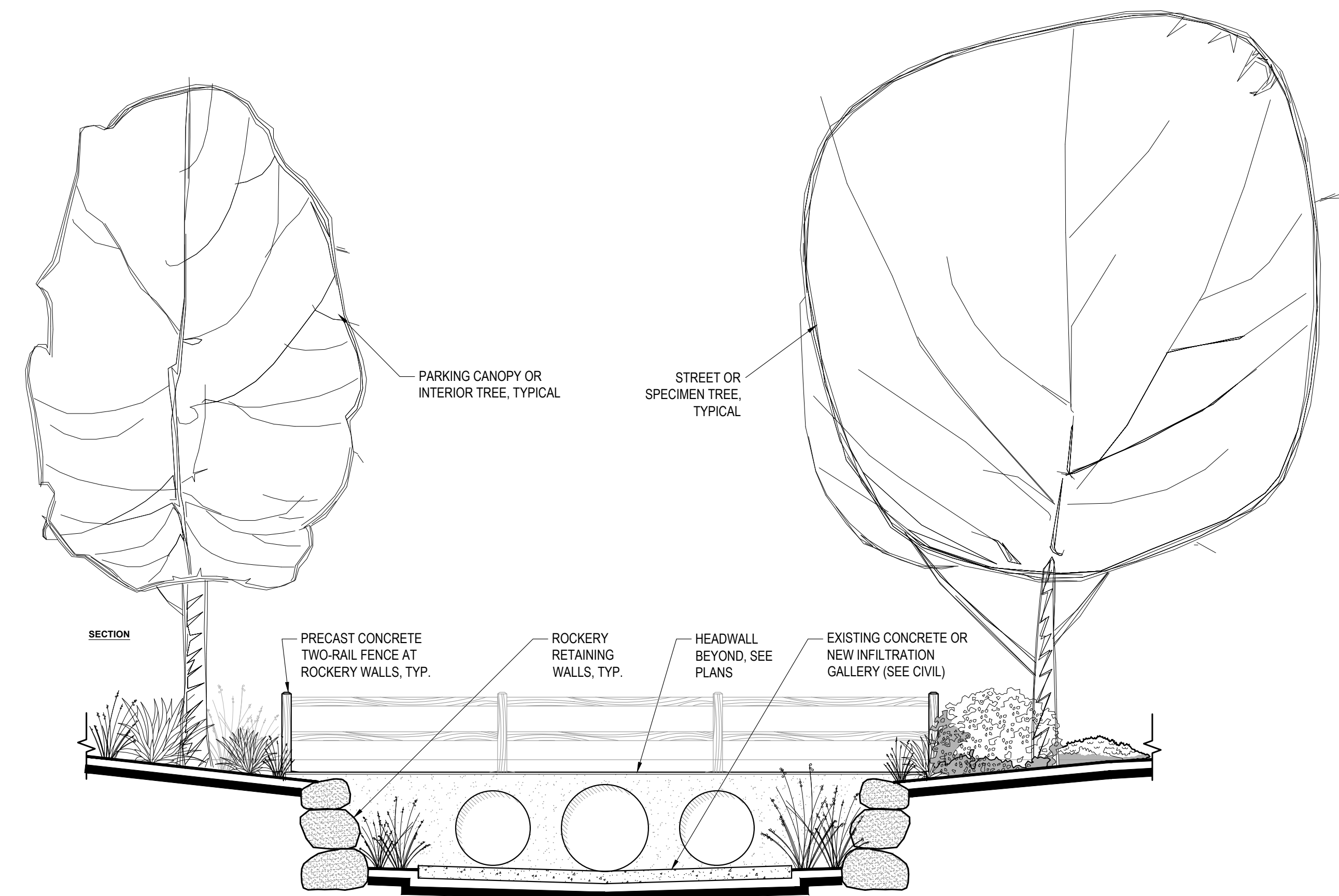
TREES	CODE	BOTANICAL / COMMON NAME	CONT
	ACE FRA	ACER RUBRUM 'FRANKSRED' TM / RED SUNSET MAPLE WUCOLS (M), PRIMARY TREE AT ROSEVILLE PARKWAY, GOOD NEAR WATER QUALITY SWALES	24" BOX
	GIN FAI	GINKGO BILOBA 'FAIRMONT' / MAIDENHAIR TREE WUCOLS (M), SECONDARY TREE AT ROSEVILLE PARKWAY	24" BOX
	LAG MUS	LAGERSTROEMIA INDICA 'MUSKOGEE' / MUSKOGEE CRAPE MYRTLE WUCOLS (L), ROSEVILLE PARKWAY ACCENT TREE, 30" H. X 25W.	24" BOX
	PLA COL	PLATANUS X ACERIFOLIA 'COLUMBIA' / LONDON PLANE TREE WUCOLS (L), BLUE OAKS AND WOODCREEK OAKS PRIMARY TREE	24" BOX

(NOTE: STREET TREES ARE IDENTIFIED BY SPECIES AND ALIGN WITH CAMPUS OAKS DESIGN GUIDELINES AND STREETSCAPE PRECEDENT)

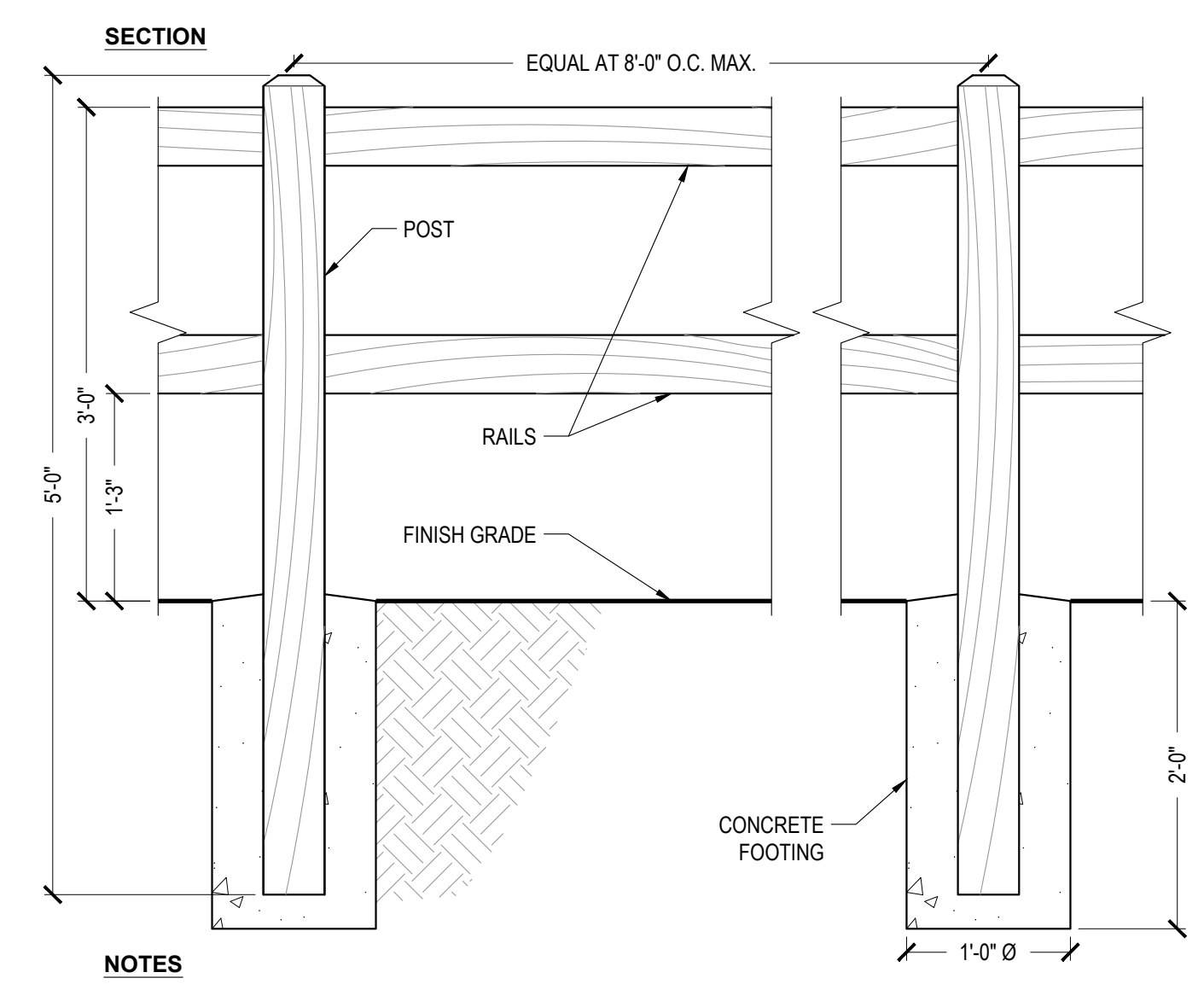
- KEYNOTES**
- 1 PRIMARY CAMPUS OAKS GATEWAY: SEE ELEVATION, SHEET L1.2. (PER CAMPUS OAKS DESIGN GUIDELINES)
 - 2 PROPOSED MONUMENT SIGN: SEE SIGNAGE PLANS/DETAILS (BY OTHERS)
 - 3 PROJECT BOUNDARY
 - 4 OUTDOOR PEDESTRIAN PLAZA / EATING AREA, WITH OVERHEAD ARBOR (DEPENDENT ON TENANT PROGRAM)
 - 5 PROJECT ENTRY/DRIVE AISLE WITH CONSISTENT PLANTING DIFFERENTIATED FROM PARKING FIELDS
 - 6 HEADWALLS AND ROCKERY RETAINING WALLS (EXISTING) AT DRAINAGE CHANNEL, WITH SPLIT RAIL FENCE AND VINE PLANTING AT PROJECT ENTRIES
 - 7 TREES AND UNDERSTORY PLANTING ALONG ROADWAYS TO PER CAMPUS OAKS DESIGN GUIDELINES AND TO MATCH PREVIOUSLY APPROVED LANDSCAPE PLANS FOR ADJACENT STREETSCAPES.
 - 8 WATER QUALITY SWALE, TYPICAL
 - 9 DRAINAGE CHANNEL (CONCRETE, EXISTING), SEE CIVIL DRAWINGS
 - 10 BICYCLE LOCKER/RACK LOCATION, TYPICAL. FINAL QUANTITY AND PLACEMENT AS REQUIRED PER CALGREEN/LOCAL REQUIREMENTS.
 - 11 OFF-SITE LANDSCAPE AT ADJACENT PARCEL BY OTHERS (NOT A PART)
 - 12 EXISTING ROSEVILLE ELECTRIC EQUIPMENT
 - 13 EXISTING STREETLIGHT/SIGNAL LIGHT (WHERE IN PROPOSED PAVING, STREETLIGHTS WILL BE RELOCATED PER R.E. STANDARDS) CLEARANCE ZONE PER ROSEVILLE ELECTRIC STD. 10.5, TO BE MAINTAINED, TYP.



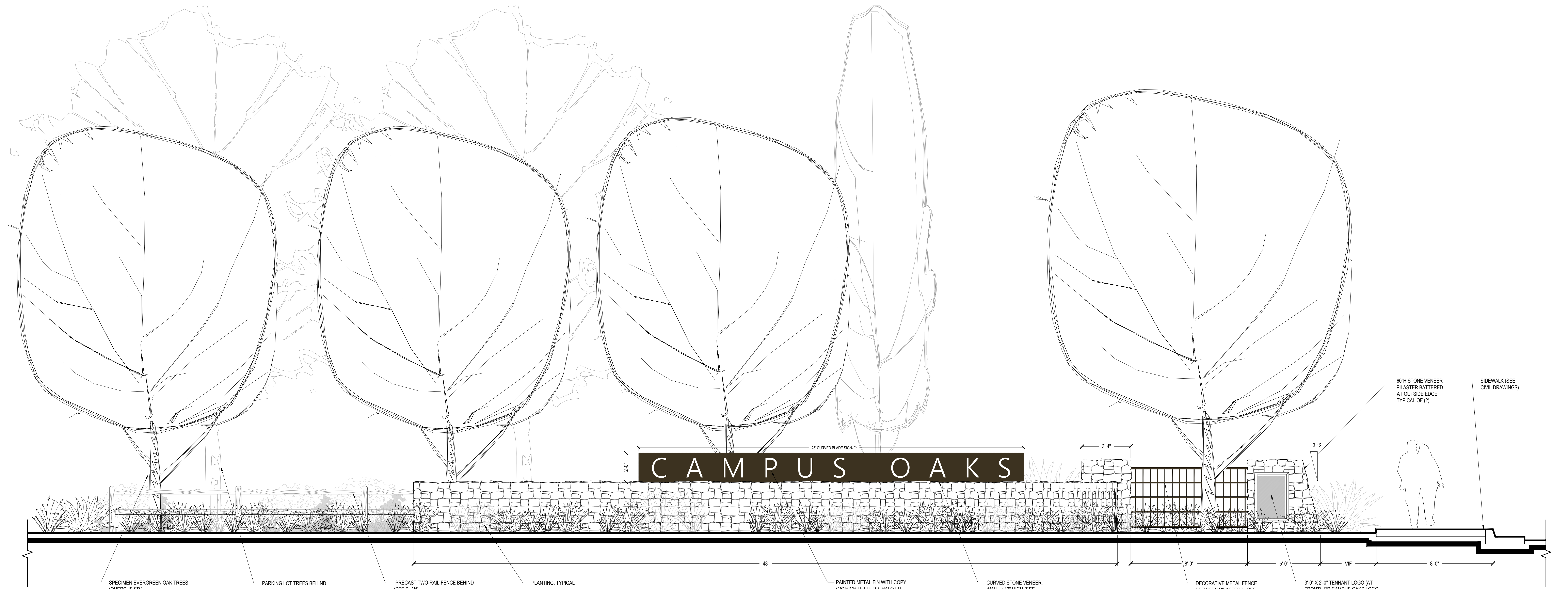
1 | TYPICAL STORMWATER SWALE SECTION
1/4" = 1'-0" SECTION



2 | SECTION AT CHANNEL
1/4" = 1'-0" SECTION



3 | SPLIT-RAIL FENCE (TWO RAIL, PRECAST)
NO SCALE AS NOTED



4 | PRIMARY CAMPUS OAKS GATEWAY (LOOKING SOUTH FROM BLUE OAKS)
3/8" = 1'-0" ELEVATION

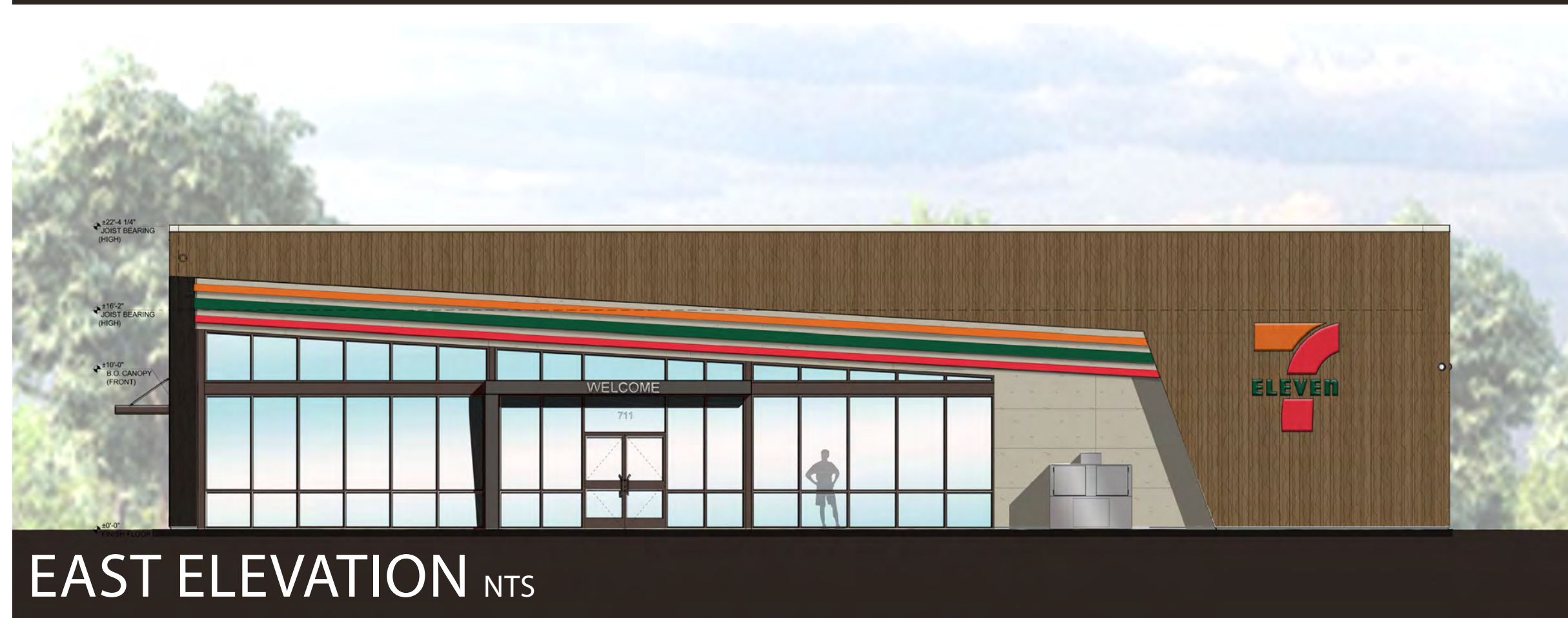
NOTES
A. PRIMARY COMMUNITY GATEWAY OCCURS AT THE INTERSECTION OF BLUE OAKS BLVD. AND ROSEVILLE PARKWAY (AT BOTH SOUTH CORNERS). SECONDARY COMMUNITY GATEWAYS ARE SIMILAR (TWO TOTAL: ONE EACH AT THE INTERSECTION OF WOODCREEK OAKS BLVD. AND BLUE OAKS BLVD. AND AT THE INTERSECTION OF WOODCREEK OAKS BLVD AND PAINTED DESERT DRIVE)



WEST ELEVATION NTS



SOUTH ELEVATION NTS



EAST ELEVATION NTS


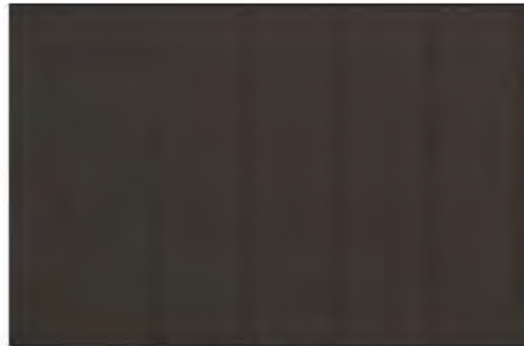
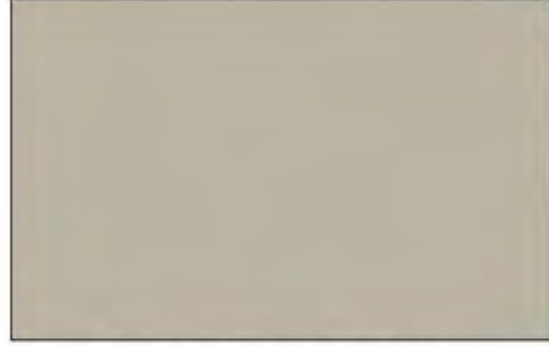

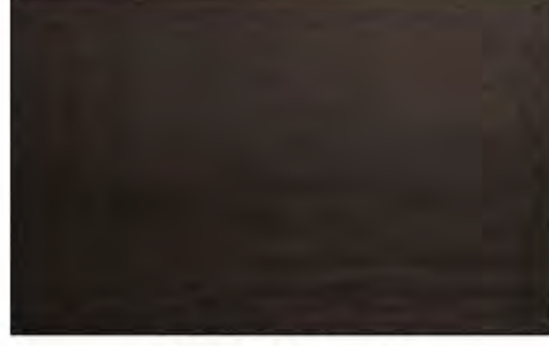
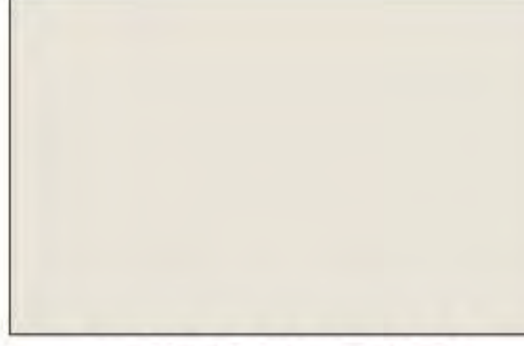


NORTH ELEVATION NTS



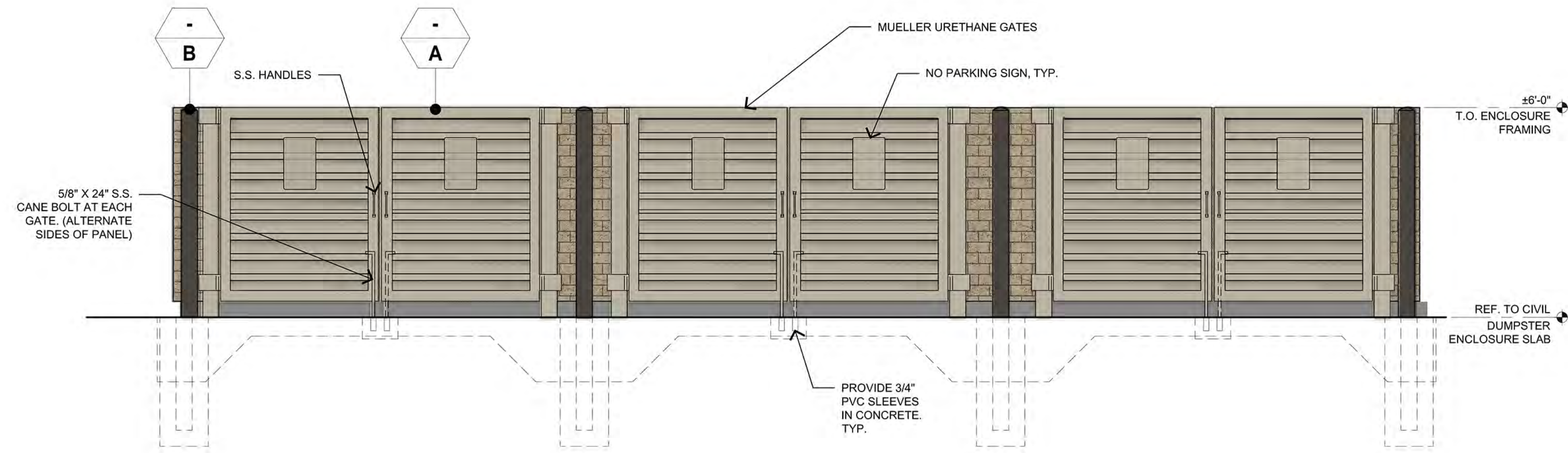
RENDERING FROM SE NTS

MATERIAL PALETTE

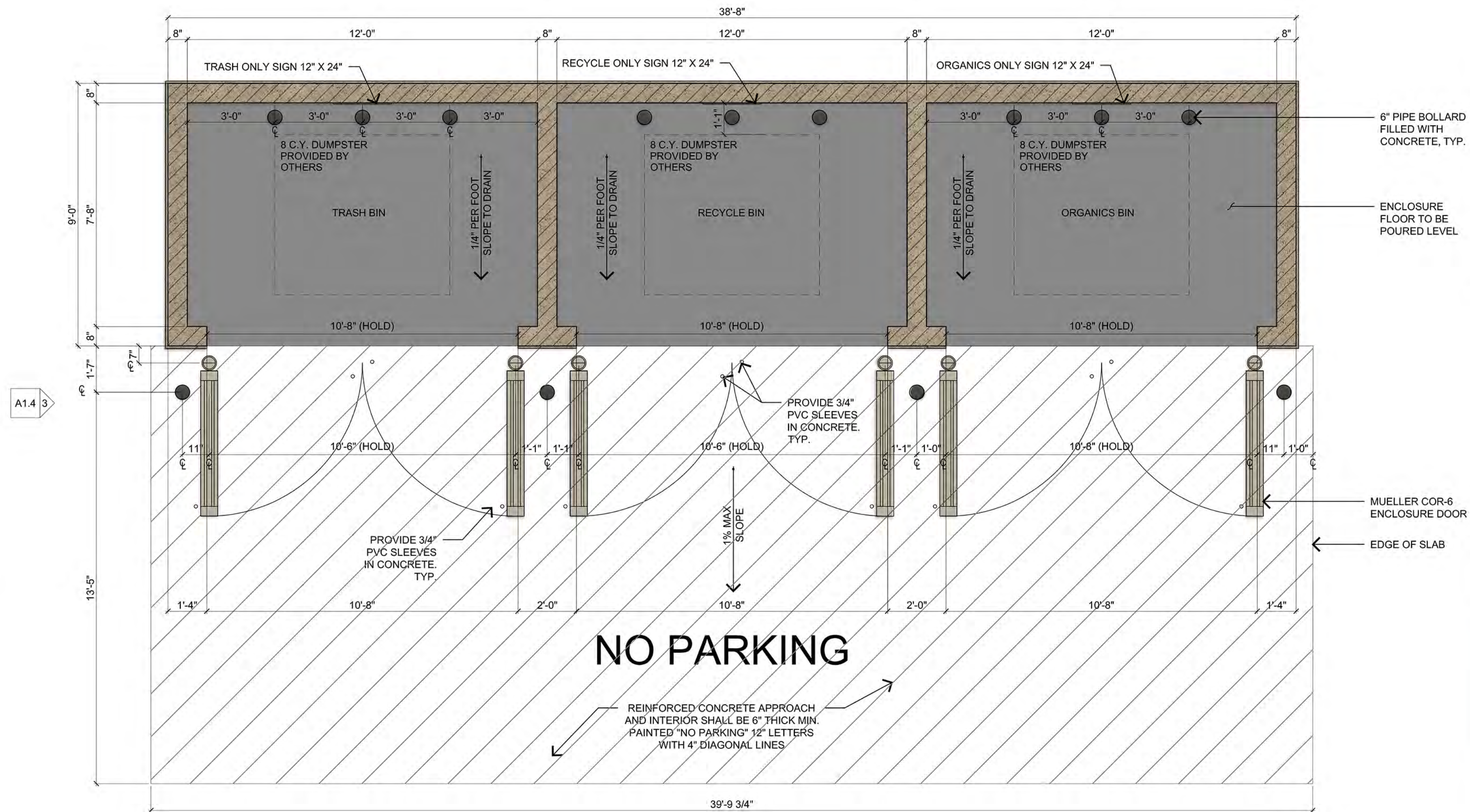
	
FIBER CEMENT PANELS VINTAGEWOOD 'CEDAR'	METAL SIDING IC-72 PANEL WALL DARK BRONZE
	
WELLS GRAY 'DE6242' DUNN EDWARDS	STEEL PAINTED CANOPY
	
DARK BRONZE	PRO-CRYL METAL PAINT PRIMER

SITE LOCATION

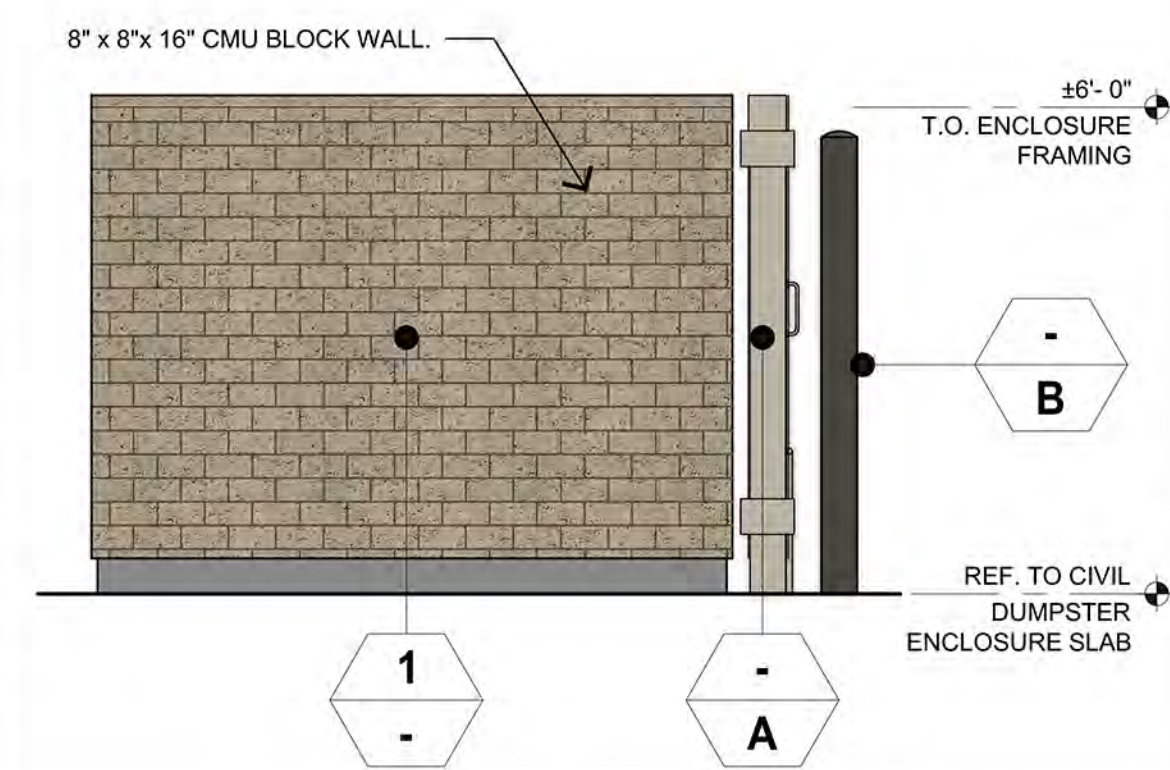




FRONT ELEVATION - DUMPSTER ENCLOSURE SCALE: 3/8" = 1'-0" 2



NO PARKING



SIDE SCALE: 3/8" = 1'-0" 3

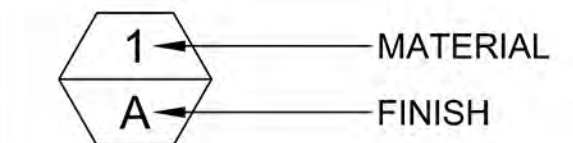
DUMPSTER ENCLOSURE PLAN SCALE: 3/8" = 1'-0" 1

NOTES

1. SINGLE ENCLOSURE IS 12' WIDE (INTERIOR)
2. THE EXTERIOR FINISH AND COLOR OF THE ENCLOSURE SHALL MATCH THE BUILDING PER THE DESIGN REVIEW PERMIT EXHIBITS AND/OR CONDITIONS OF APPROVAL
3. GREASE/TALLOW BIN ENCLOSURE MAY BE ATTACHED TO THE TRASH ENCLOSURE OR BE CONSTRUCTED SEPARATELY, THE GREASE/TALLOW BIN MUST NOT BE LOCATED WITHIN THE TRASH/RECYCLING ENCLOSURE
4. NO. 4 REBAR, 12 INCHES O.C. EACH WAY, 3-INCH DOBIES WITH WIRE TIES AT 3-FOOT INTERVALS, EACH WAY

** REFERENCE SHEET SW-1; CITY OF ROSEVILLE - STANDARD TRASH ENCLOSURE

LEGEND



MATERIALS

- 1 8" X 8" X 16" CMU BLOCK WALL MANUFACTURER: BASALITE #113

FINISHES

- A WELL GRAYS DE6242 - DUNN EDWARDS
- B SEAL SKIN SW7675 - SHERWIN WILLIAMS



Rev. #	Date	Description

7-ELEVEN, INC.
3200 HACKBERRY ROAD, IRVING, TEXAS 75063
SE1054683
SEC OF BLUE OAKS BLVD and ROSEVILLE PARKWAY
ROSEVILLE CA.

DUMPSTER ENCLOSURE

11280 Trade Center Drive
Rancho Cordova, CA 95742
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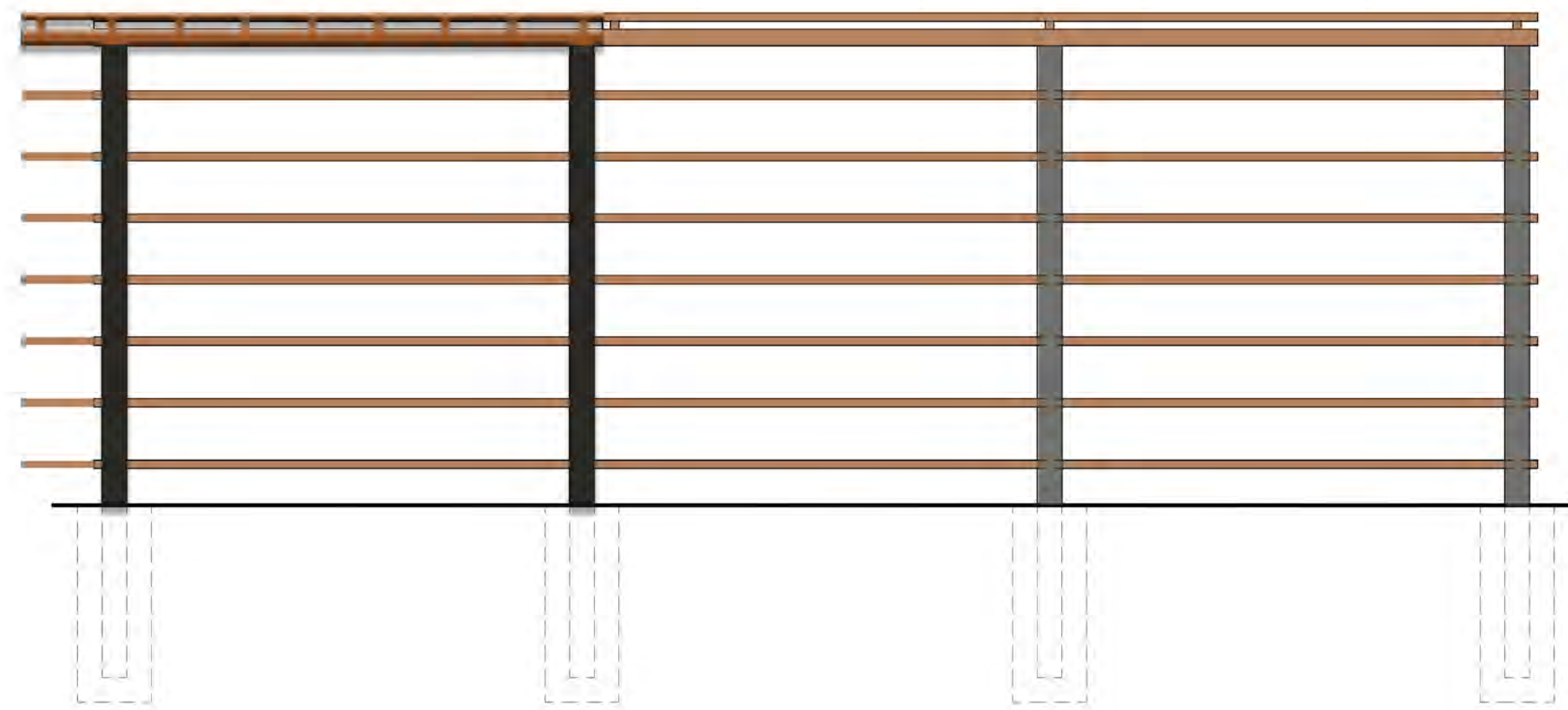
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Denver
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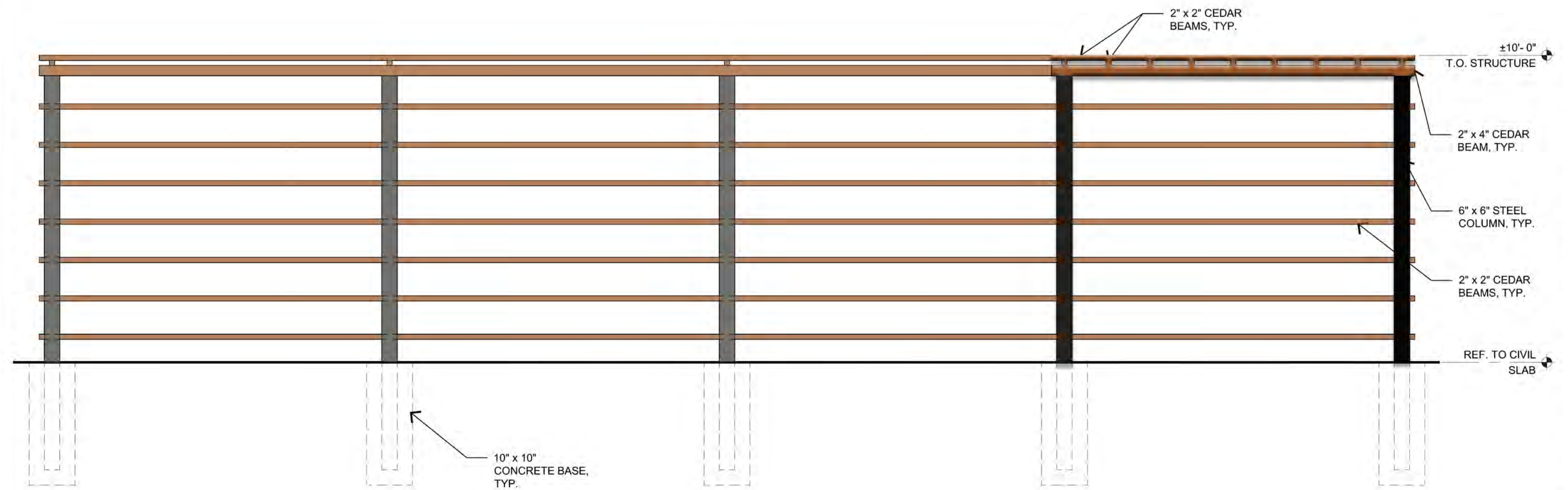
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Date:	03/30/2022	Drawn By:	SP
Checked By:	PM		

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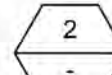
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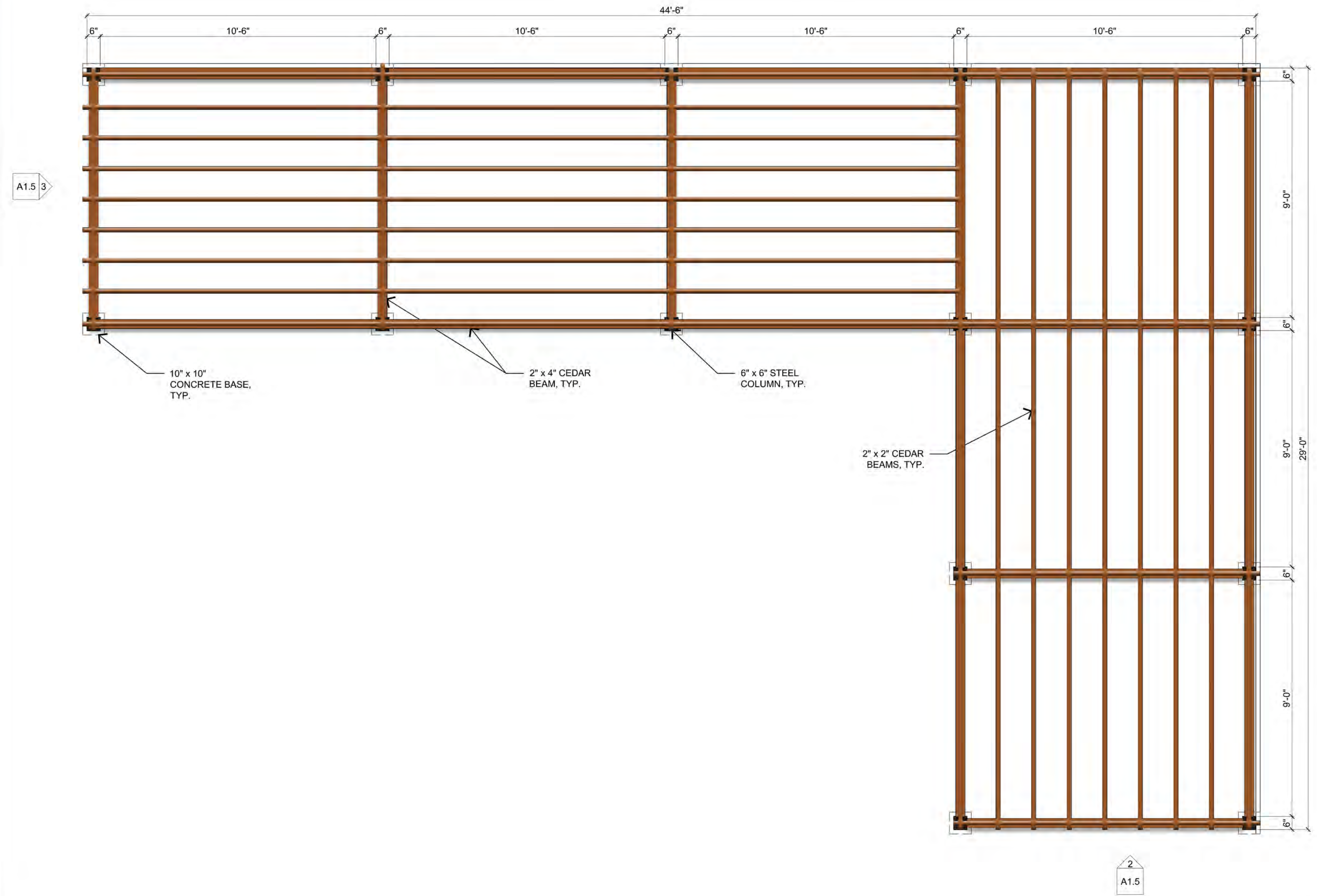
SIDE ELEVATION - PATIO TRELLIS SCALE: 3/8" = 1'-0" 3



FRONT ELEVATION - PATIO TRELLIS SCALE: 3/8" = 1'-0" 2

FINISHES	
 6" X 6" STEEL COLUMNS	 CEDAR BEAM

MATERIAL SAMPLES	
	
STEEL PAINTED CANOPY	CEDAR BEAM



PATIO TRELLIS PLAN SCALE: 3/8" = 1'-0" 1

Rev. #	Date	Description

7-ELEVEN, INC.
 3200 HACKBERRY ROAD, IRVING, TEXAS 75063
 SE1054683
 SEC OF BLUE OAKS BLVD and ROSEVILLE PARKWAY
 ROSEVILLE, CA
 PATIO TRELLIS



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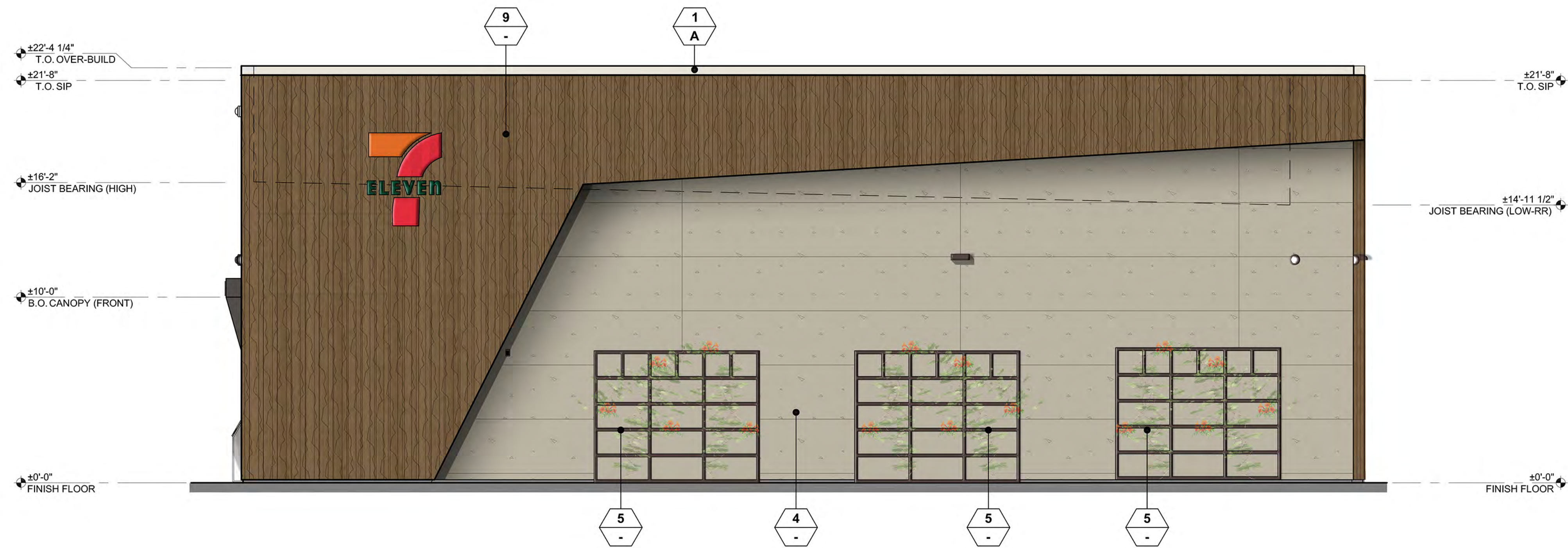
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Job#:	SE1234Z
AS NOTED	
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Drawn By:	KJ
Checked By:	PM



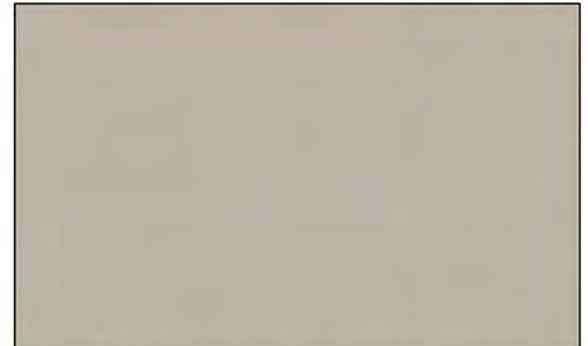

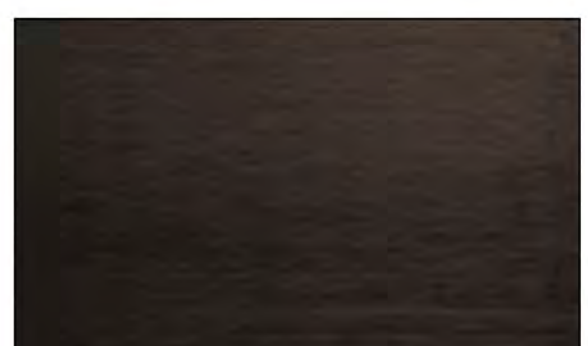

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SHEET:	A1.5C
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EXTERIOR ELEVATION - NORTH (FACING BLUE OAKS BLVD.) SCALE: 1/4" = 1'-0" 2

MATERIAL SAMPLES

	
FIBER CEMENT PANELS VINTAGEWOOD 'CEDAR'	METAL SIDING IC-72 PANEL - WALL DARK BRONZE METAL SALES
	
WELLS GRAY 'DE6242' DUNN EDWARDS	STEEL PAINTED CANOPY
	
DARK BRONZE	PRO-CRYL METAL PAINT PRIMER

Description	Date	Rev. #
PROTO 4-30-2020		

7-ELEVEN, INC.
3200 HACKBERRY RD., IRVING, TEXAS 75063
7-ELEVEN #0000
SEC of BLUE OAKS BLVD & ROSEVILLE PARKWAY
ROSEVILLE, CA 95747
EXTERIOR ELEVATIONS



FINISHES

- 1 METAL PAINT PRIMER
FINISH: PRO-CRYL METAL PRIMER
MFR: T.B.D.
- 2 ALUMINUM STOREFRONT FRAME SYSTEM
FINISH: DARK BRONZED
MFR: T.B.D.
- 3 METAL SIDING
FINISH: IC-72 PANEL - WALL DARK BRONZE
MFR: METAL SALES
- 4 PAINT SMOOTH IMPERFECT STUCCO
FINISH: WELL GRAY 'DE6242'
MFR: DUNN EDWARDS
- 5 GREEN SCREEN - TRELLIS
FINISH: DARK BRONZE
MFR: T.B.D.
- 6 NOT USED
- 7 NOT USED
- 8 STEEL PAINTED CANOPY
FINISH: T.B.D.
MFR: T.B.D.
- 9 VERTICAL FIBER CEMENT PANEL
FINISH: VINTAGEWOOD - 'CEDAR'
MFR: T.B.D.

701 N. Parkcenter Drive
Santa Ana, CA 92705
p: 714/560/0200
f: 714/560/0211
www.tait.com

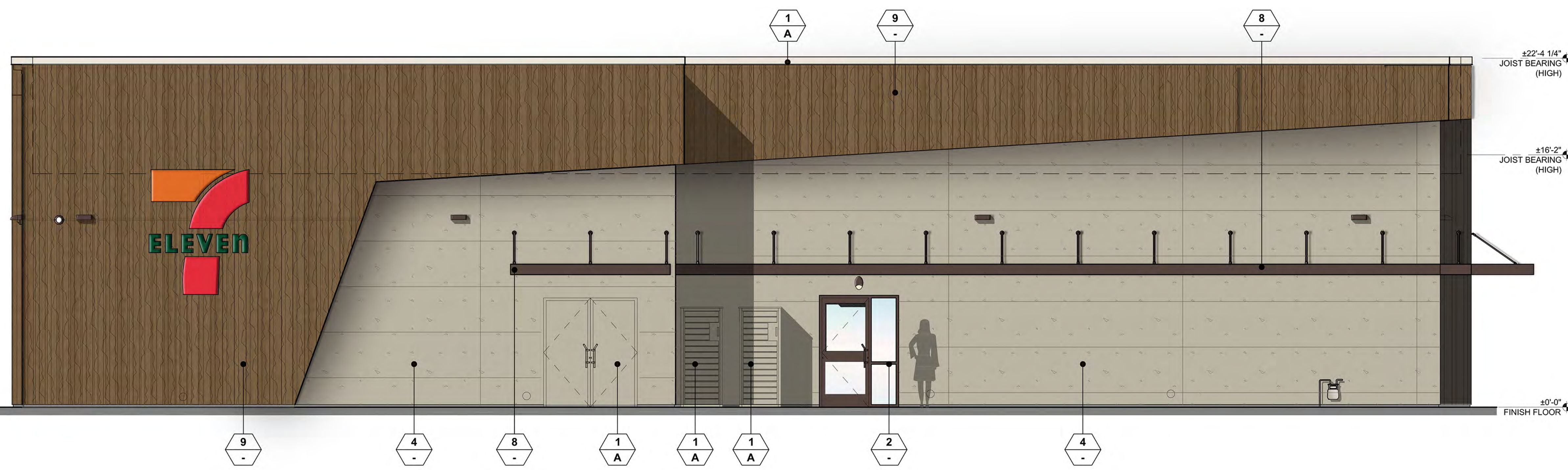
Los Angeles
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Job#: SE1323Z	Scale: AS NOTED	Date: 03/24/2022	Drawn By: KJ	Checked By: KZ
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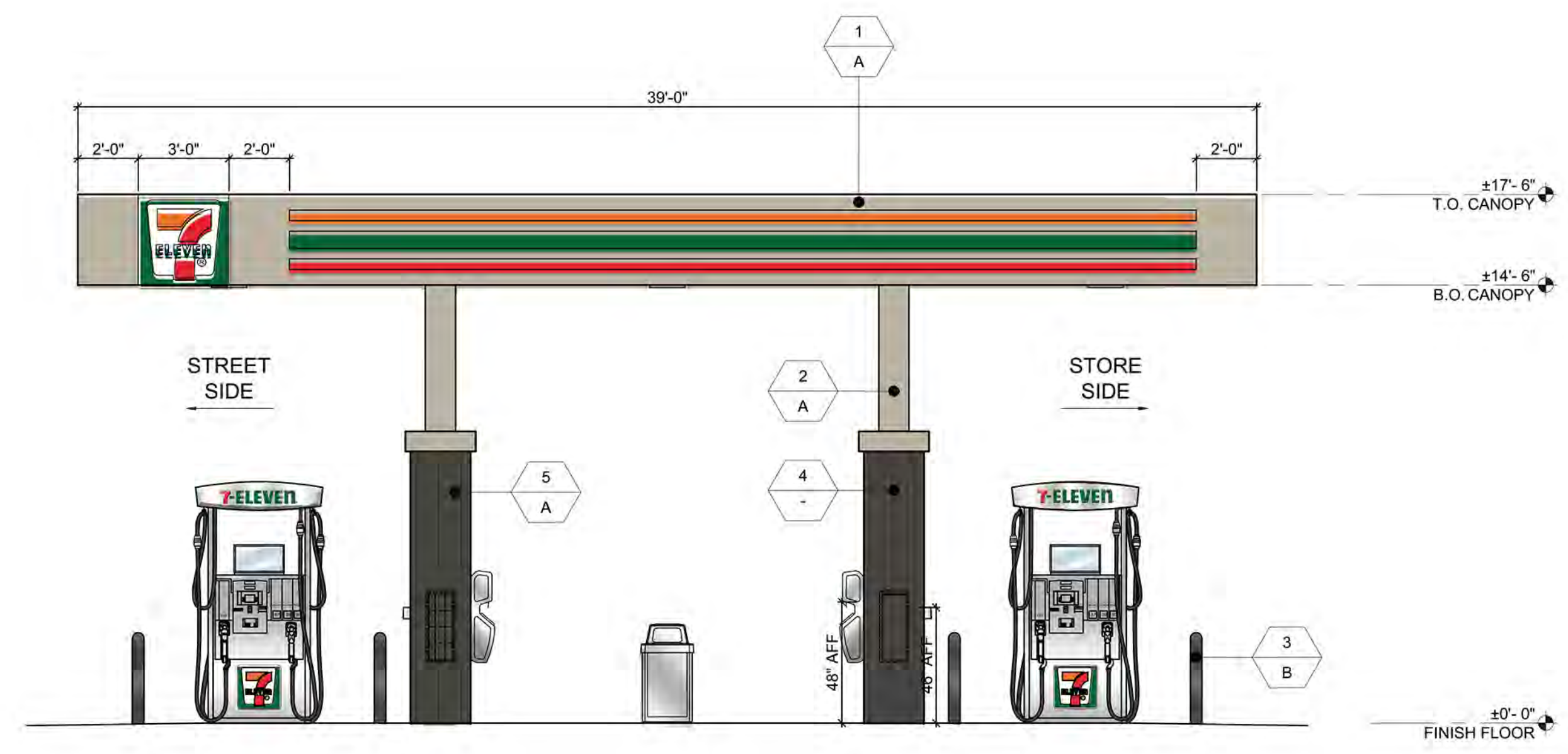


EXTERIOR ELEVATION - WEST (FACING ROSEVILLE PKWY.) SCALE: 1/4" = 1'-0" 1

MATERIALS

- WELL GRAY DE6242
DUNN EDWARDS

SHEET:
A3.1C



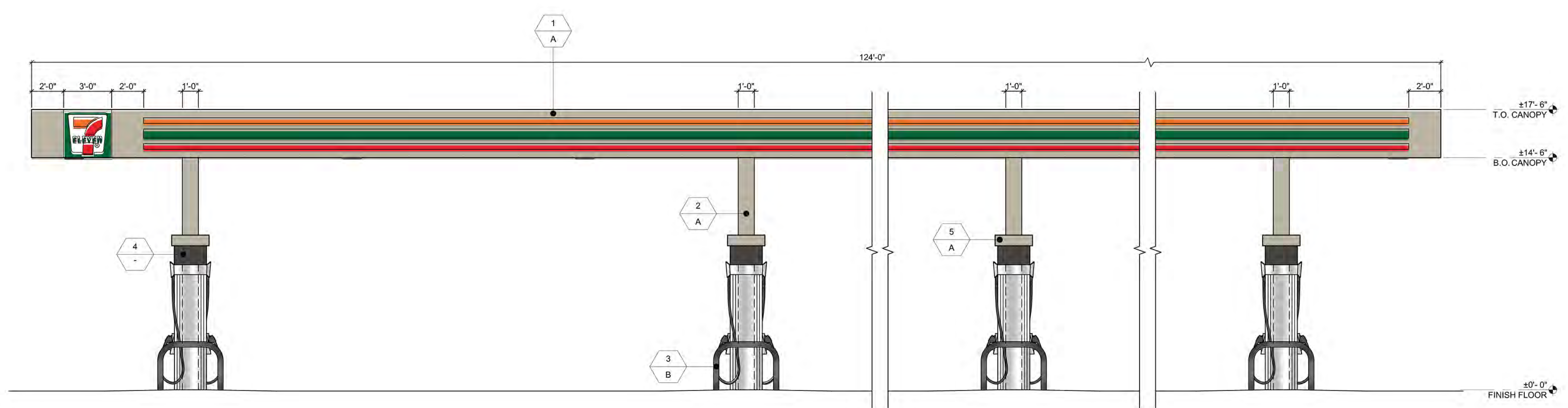
EXTERIOR ELEVATION - NORTH (FACING BLUE OAKS BLVD.) SCALE: 1/4" = 1'-0" 2

MATERIAL SAMPLES



Rev. #	Date	Description

7-ELEVEN, INC.
3200 HACKBERRY ROAD, IRVING, TEXAS 75063
SE1054683
SEC of BLUE OAKS BLVD and ROSEVILLE PARKWAY
ROSEVILLE, CA
COLORED EXTERIOR ELEVATIONS - FUEL

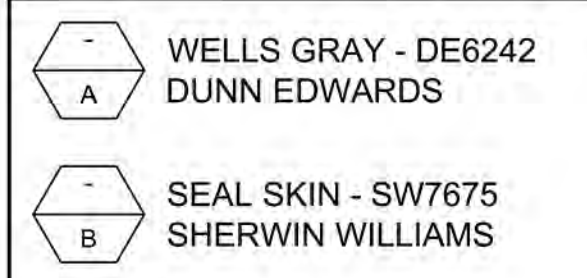


EXTERIOR ELEVATION - WEST (FACING ROSEVILLE PKWY.) SCALE: 1/4" = 1'-0" 1

FINISHES

- 1 - ACM CANOPY FASCIA
FINISH: PAINT TO MATCH DE6242
MFR: REYNOBOND
- 2 - METAL COLUMN
FINISH: PRO-CRYL METAL PAINT
- 3 - METAL BOLLARD
- 4 - METAL SIDING
FINISH: IC-72 PANEL - WALL DARK BRONZE
MFR: METAL SALES
- 5 - EIFS TRIM
FINISH: 3/8" EXTERIOR STUCCO - SMOOTH FINISH
MFR: -

MATERIAL SAMPLES



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Rancho Cordova, CA 95742
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www.tait.com

TAIT
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Job#:	SE1323Z
AS NOTED	
Date:	03/22/2022
Drawn By:	SP
Checked By:	PM

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SHEET:
A3.2C