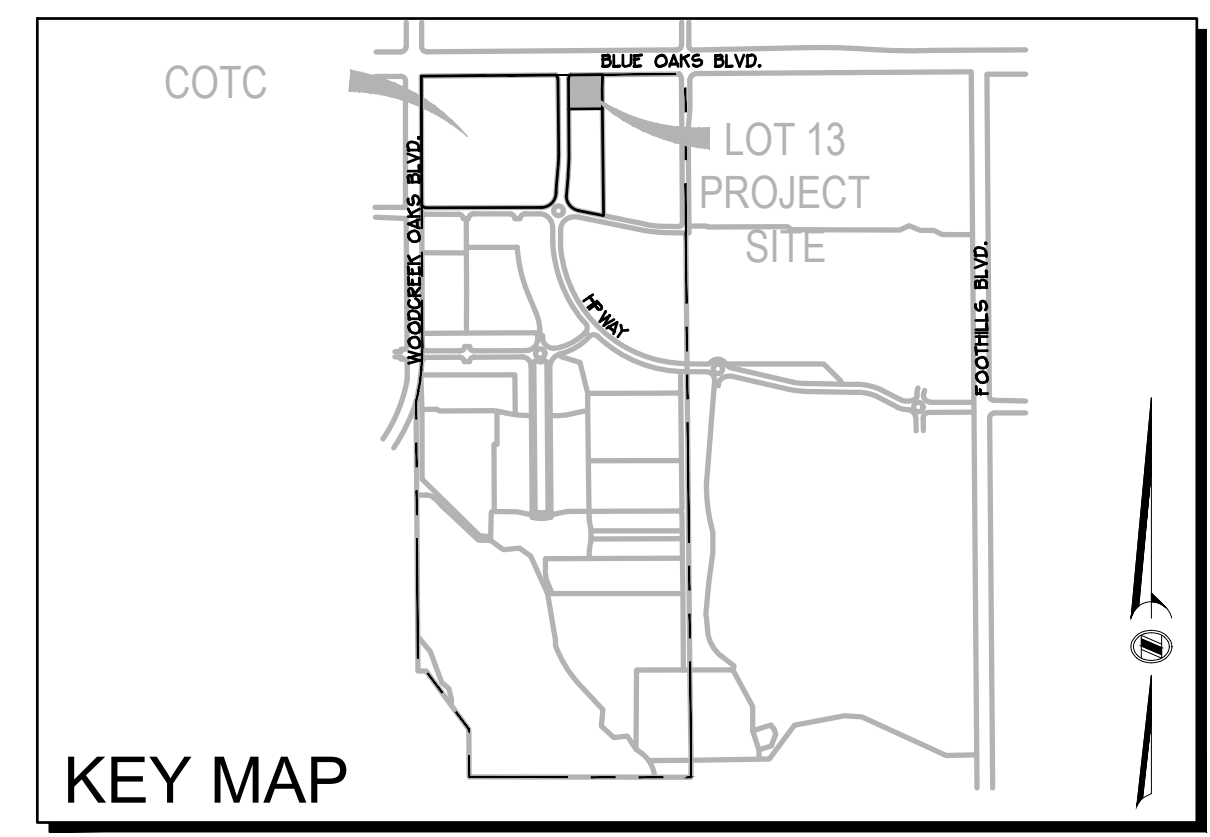
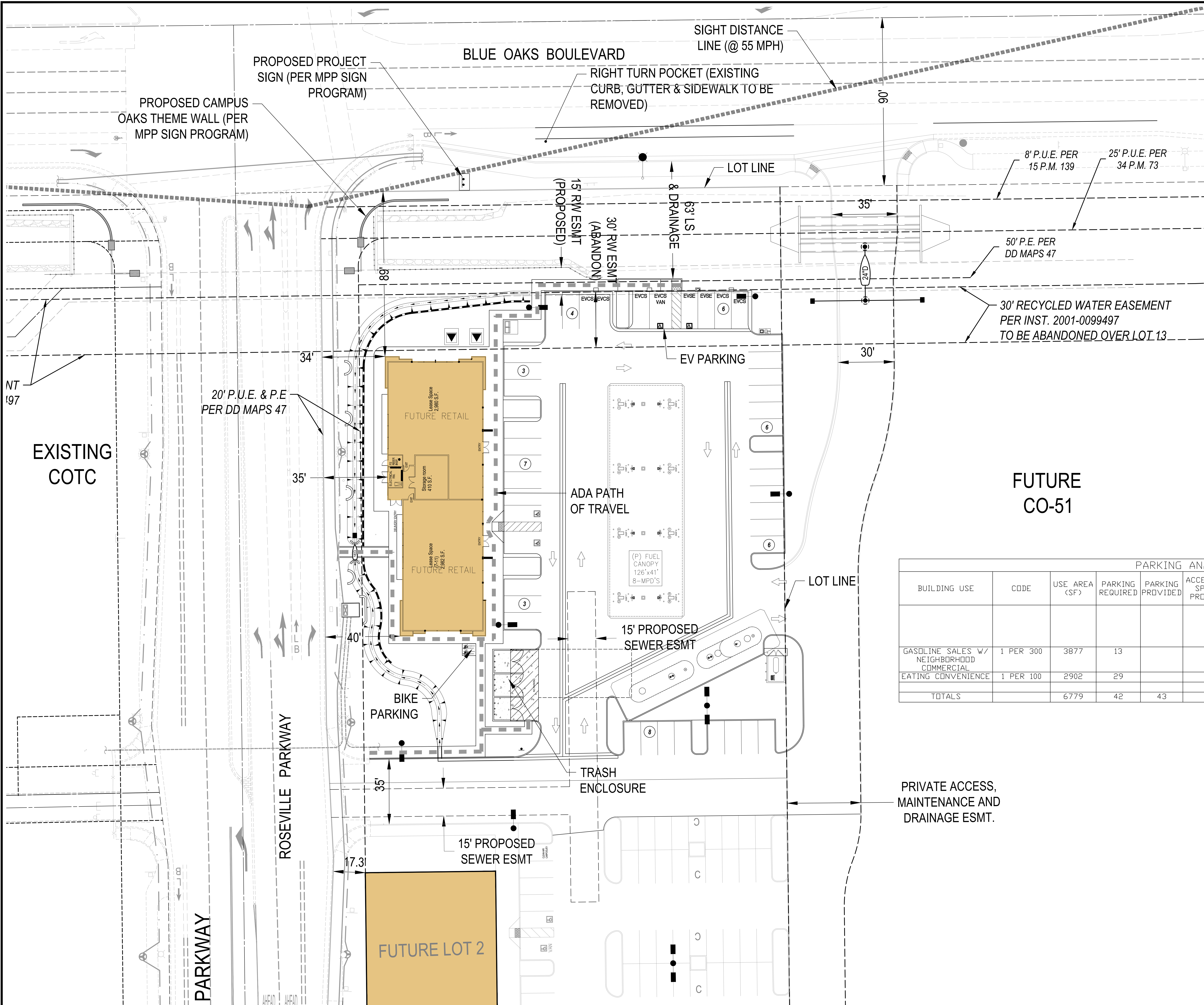


VICINITY MAP



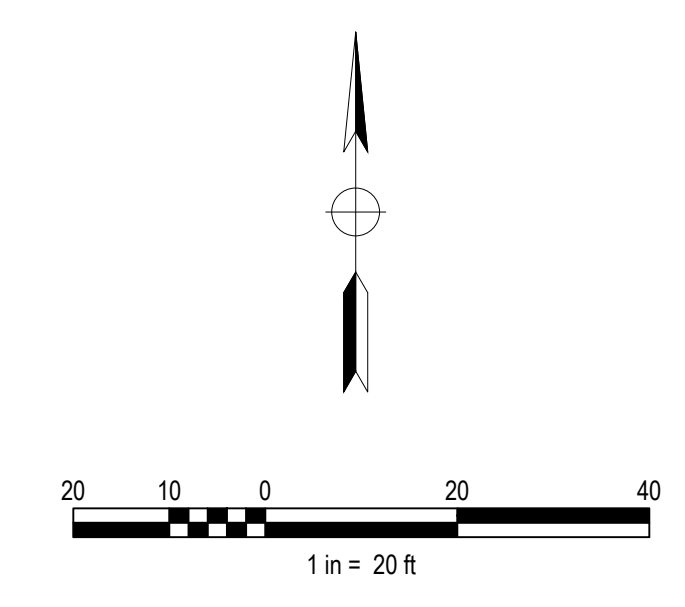
KEY MAP



**PARKING ANALYSIS**

BUILDING USE	CODE	USE AREA (SF)	PARKING REQUIRED	PARKING PROVIDED	ACCESSIBLE SPACES PROVIDED	VAN ACCESSIBLE PROVIDED	EVSE	EVCS (CAPABLE)	SHORT TERM BICYCLE	LONG TERM BICYCLE
GASOLINE SALES W/ NEIGHBORHOOD COMMERCIAL	1 PER 300	3877	13				SECT. 5.106.5.3.1 (1 ADA)	INCLUDES 1 VAN ACCESSIBLE	5% OF VISITOR PARKING (MIN)	5% OF TENANT PARKING
EATING CONVENIENCE	1 PER 100	2902	29							
<b>TOTALS</b>		<b>6779</b>	<b>42</b>	<b>43</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>6</b>	<b>2</b>	<b>1</b>

- NOTES:**
- MODIFICATION TO ORIGINAL ENTITLEMENT FOR LOT 13 (FUEL 1) OF THE PL 18-0080 MPP.
  - A FINAL MAP HAS BEEN RECORDED SUBDIVIDING LOT 4 OF DD MAPS 47 INTO THREE (3) PARCELS. THIS PROJECT RESIDES 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.



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

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

COMPUTED	MJC
DESIGNED	TRA
DRAWN	STAFF
PROJ. ENGR.	SMP

**mp** **MORTON & PITALO, INC.**  
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 Folsom, CA 95630  
 phone: (916) 984-7621  
 web: www.mpengr.com

MPP STAGE 1 & 2 SUBSTANTIAL CONFORMANCE EXHIBIT  
**CAMPUS OAKS TOWN CENTER- LOT 1**  
 135 ROSEVILLE PARKWAY (APN: 481-260-052-000)  
 SUBSTANTIAL CONFORMANCE SITE PLAN  
 ROSEVILLE, CALIFORNIA

DATE	SEPT 19, 2024
SHEET	1
OF	4



NOTES:

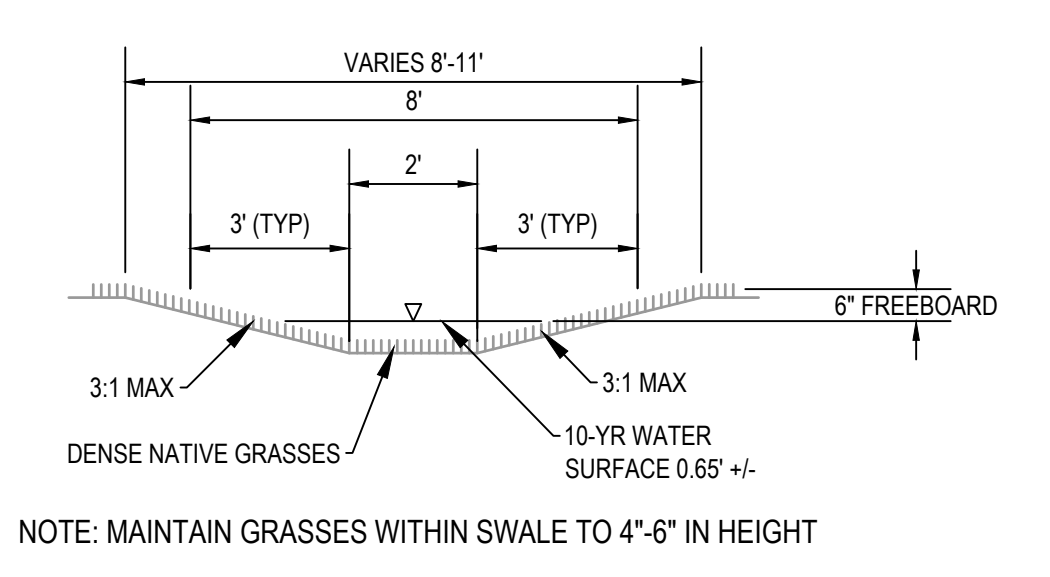
- SEWER SERVICE SIZING TO BE VERIFIED WITH BUILDING REQUIREMENTS.
- WATER AND FIRE SERVICE SIZING TO BE VERIFIED WITH BUILDING REQUIREMENTS.

ABBREVIATIONS

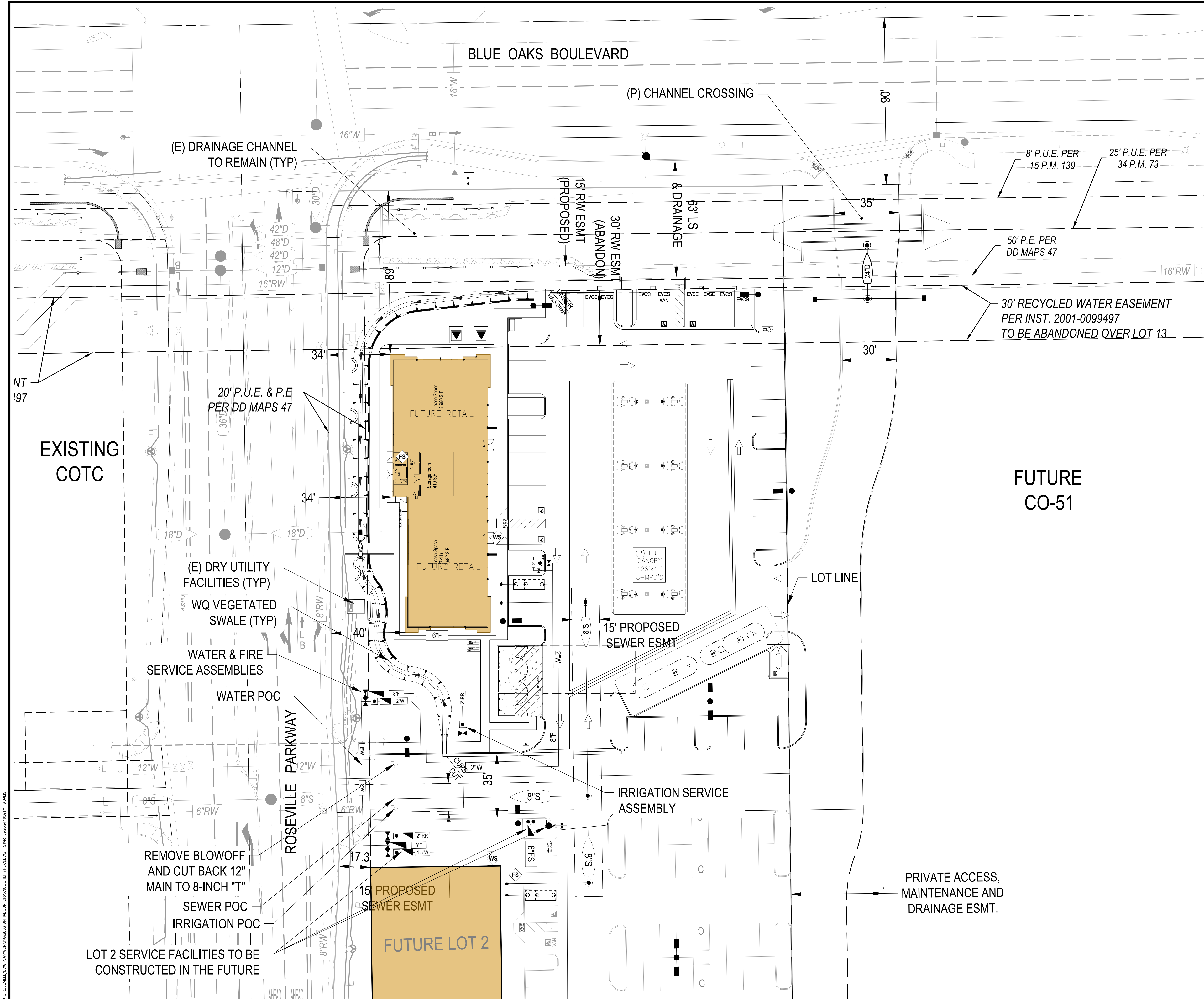
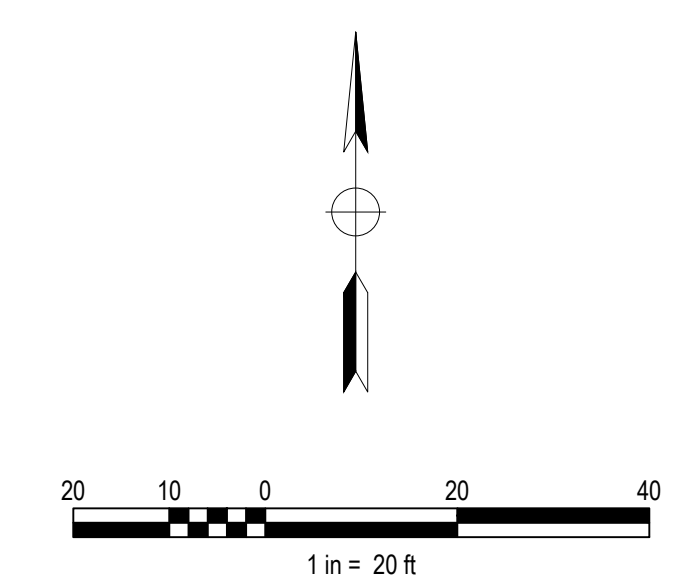
AB	AGGREGATE BASE	LT	LEFT
AC	ASPHALTIC CONCRETE OR ACRE	MAX	MAXIMUM
BC	BEGIN HORIZONTAL CURVE	MH	MANHOLE
BLDG	BUILDING	MIN	MINIMUM
BM	BENCHMARK	NTS	NOT TO SCALE
BW	BOTTOM OF WALL	OH	OVERHEAD
BSSL	BUILDING SET BACK LINE	PB	PULL BOX
C&G	CURB AND GUTTER	PCC	POINT OF COMPOUND CURVE
C.G&S	CURB, GUTTER AND 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	PWMT	PAVEMENT
Δ	INCLUDED ANGLE	R	RADIUS OR RIDGE
D	STORM DRAIN	RAD	RADIAL
DI	DRAIN INLET	RFP	REDUCED PRESSURE BACKFLOW PREVENTER
DIA. Ø	DIAMETER	RT	RIGHT
DIP	DUCTILE IRON PIPE	RT	RIGHT OF WAY
DMH	STORM DRAIN MANHOLE	RW	RIGHT OF WAY
DTL	DETAIL	S	SLOPE OR SEWER
DWG	DRAWING	SD	STORM DRAIN
DWY	DRIVEWAY	SMH	SEWER MANHOLE
EX	EXISTING	SS	SANITARY SEWER
EC	END HORIZONTAL CURVE	STA	STATION
EP	EDGE OF PAVEMENT	STD	STANDARD
ESMT	EASEMENT	SW	SIDEWALK
FL & L	FLOWLINE	TB	TOP OF BANK
G	GAS	TC	TOP OF CURB
GB	GRADE BREAK	TEL	TELEPHONE
GFL	GUTTER FLOWLINE	TEMP	TEMPORARY
GR	INLET GRATE	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
		CATV, 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	

COMPUTED	MJC
DESIGNED	TRA
DRAWN	STAFF
PROJ. ENGR.	SMP

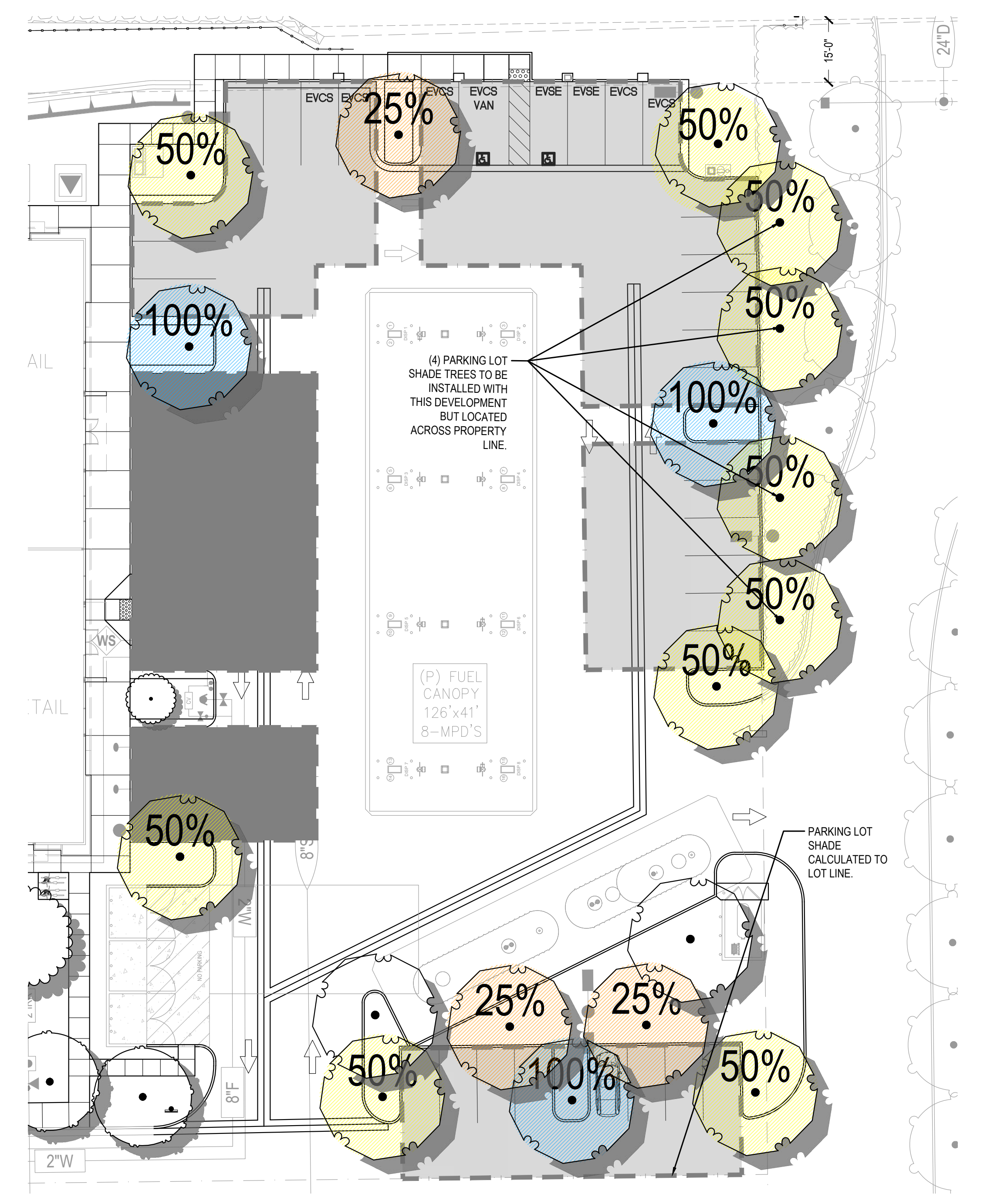


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MPP STAGE 1 & 2 SUBSTANTIAL CONFORMANCE EXHIBIT  
**CAMPUS OAKS TOWN CENTER- LOT 1**  
 135 ROSEVILLE PARKWAY (APN: 481-260-052-000)  
 SUBSTANTIAL CONFORMANCE UTILITY PLAN  
 ROSEVILLE, CALIFORNIA

City of Roseville Approval	DATE
	SEPT 19, 2024
	SHEET
	3
	OF
	4

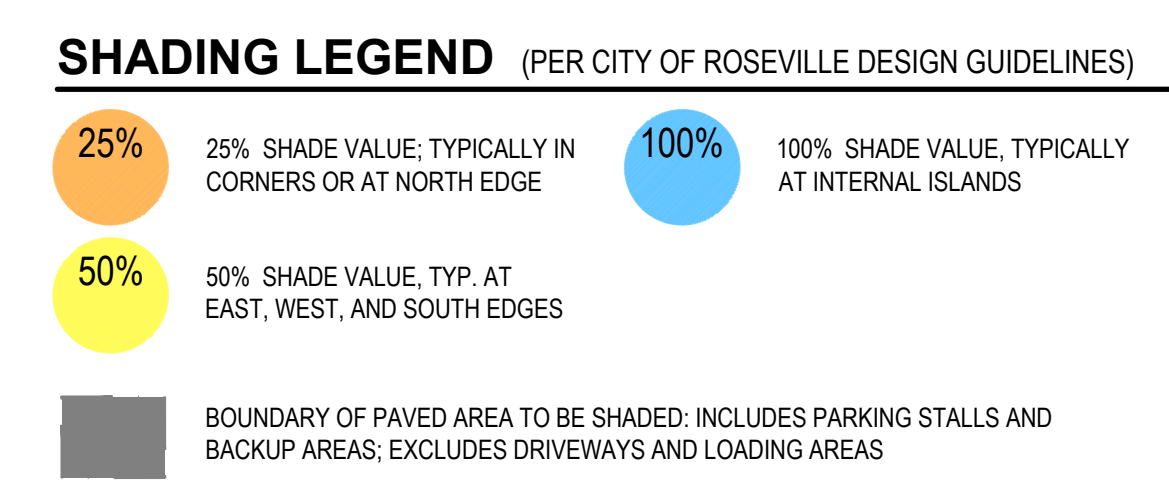




**Parking Lot Shade Calculations**  
Campus Oaks Town Center 7-Eleven

Project: 22016  
Date: 6/17/2024

	25%	50%	100%	Total
<b>Qty. Large Trees (30-35' diameter)</b> sub total of shade at 962sf for 100% canopy	3	10	3	16
<b>Qty. Large to Medium Trees (25-35' diameter)</b> sub total of shade at 707sf for 100% canopy	0	0	0	-
<b>Qty. Medium to Small Trees (20-25' diameter)</b> sub total of shade at 491sf for 100% canopy	0	0	0	-
<b>Qty. Small Trees (10'-20' diameter)</b> sub total of shade at 314sf for 100% canopy	-	-	-	-
<b>Total Shade Provided</b>				8,416
<b>Total Parking Area</b>				16,094
<b>Percent Shaded</b>				52%

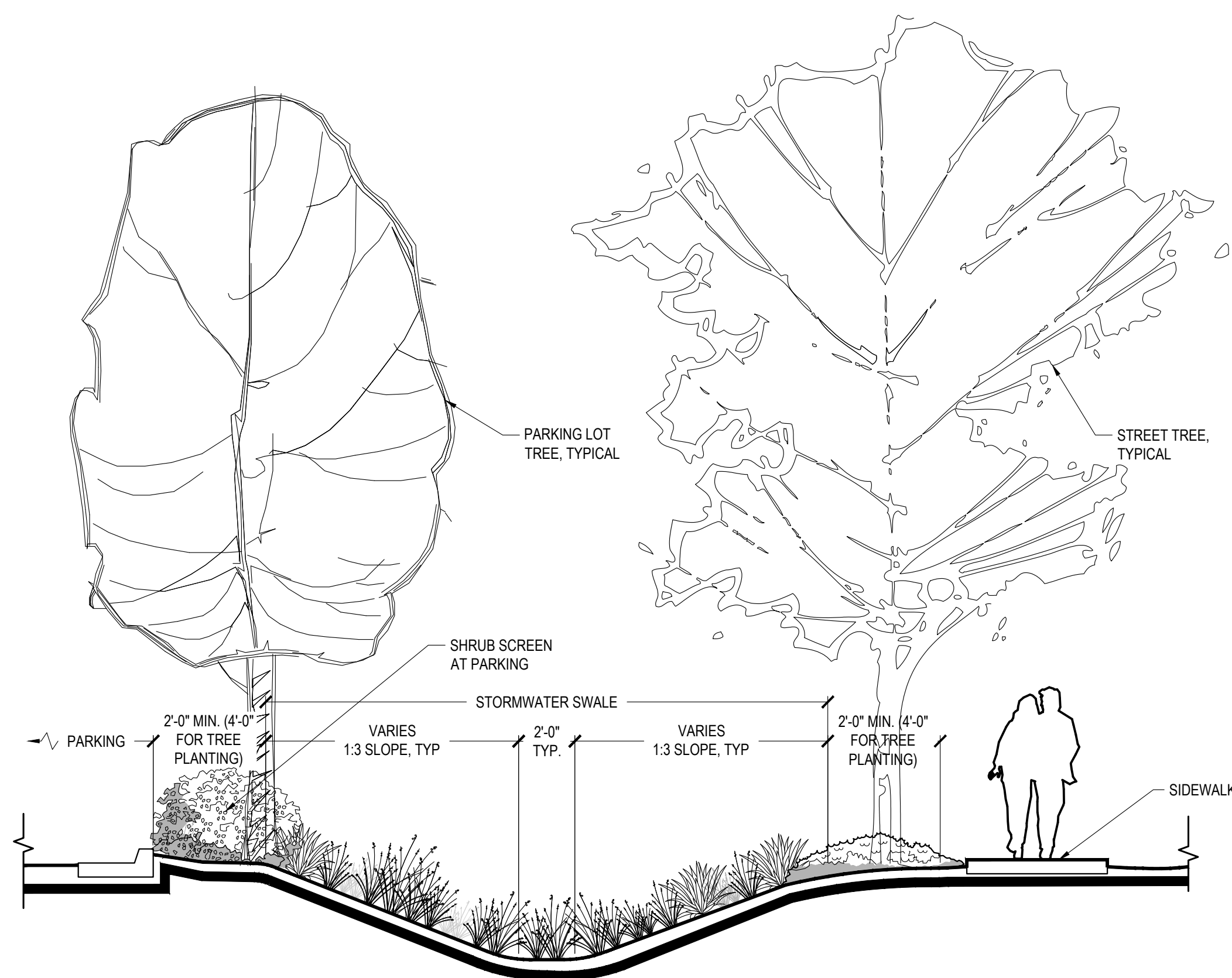


**STREET TREE LEGEND**

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

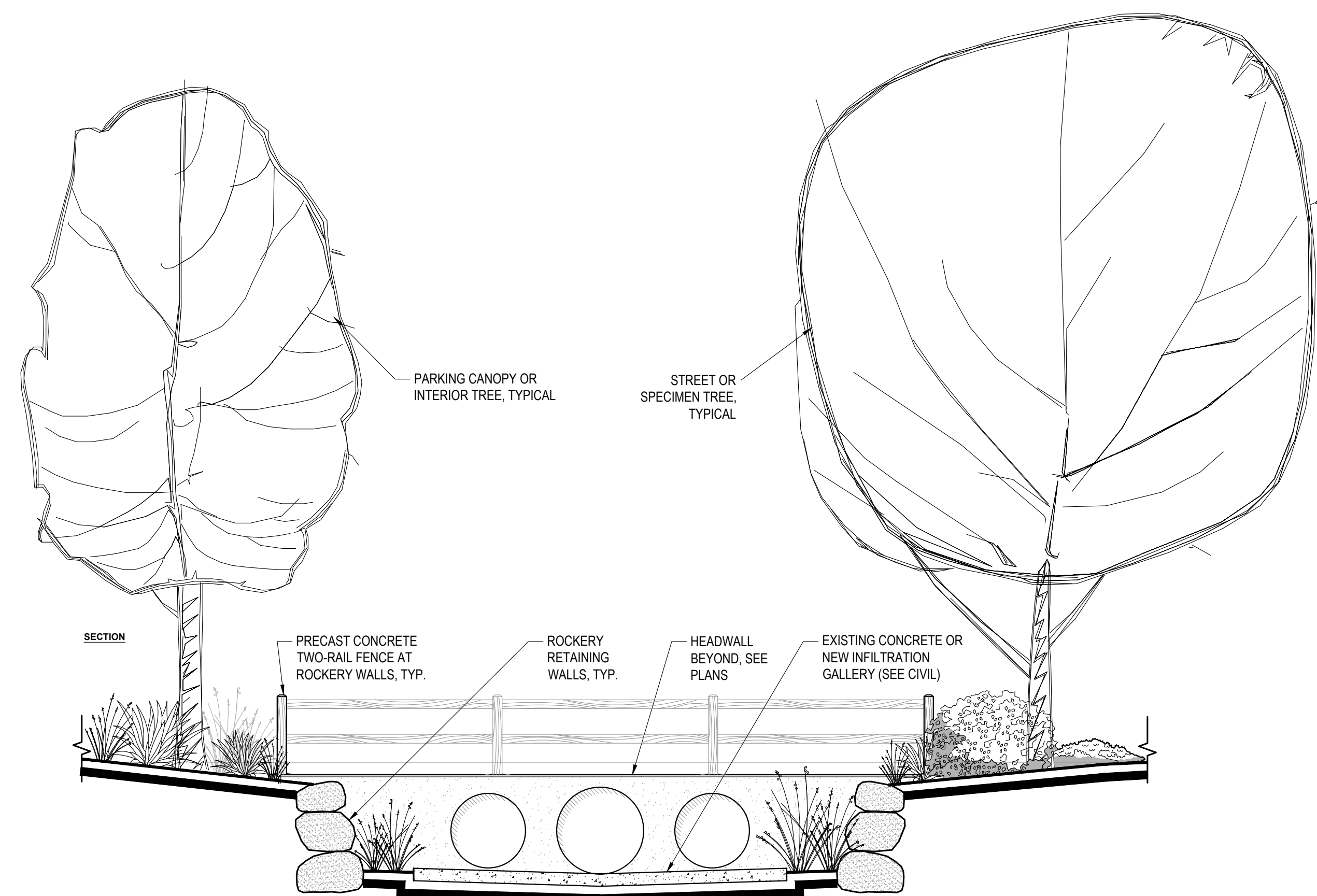
(SPECIES LISTED ARE REPRESENTATIVE AND NOT EXCLUSIVE. FINAL SELECTION TO CONFORM TO CAMPUS OAKS & CAMPUS OAKS TOWN CENTER DESIGN GUIDELINES) QUANTITIES ARE NOT EXACT: PLANS ARE PRELIMINARY AND PLANTING (SHRUBS, GROUNDCOVER, ETC) IS SHOWN GRAPHICALLY. ESTIMATORS ARE ADVISED THAT INDIVIDUAL PLANTS MAY BE SMALLER THAN SHOWN AT THIS PRELIMINARY PLANNING LEVEL AND QUANTITIES THEREFORE MAY BE GREATER.



**1** TYPICAL STORMWATER SWALE SECTION

1/4" = 1'-0"

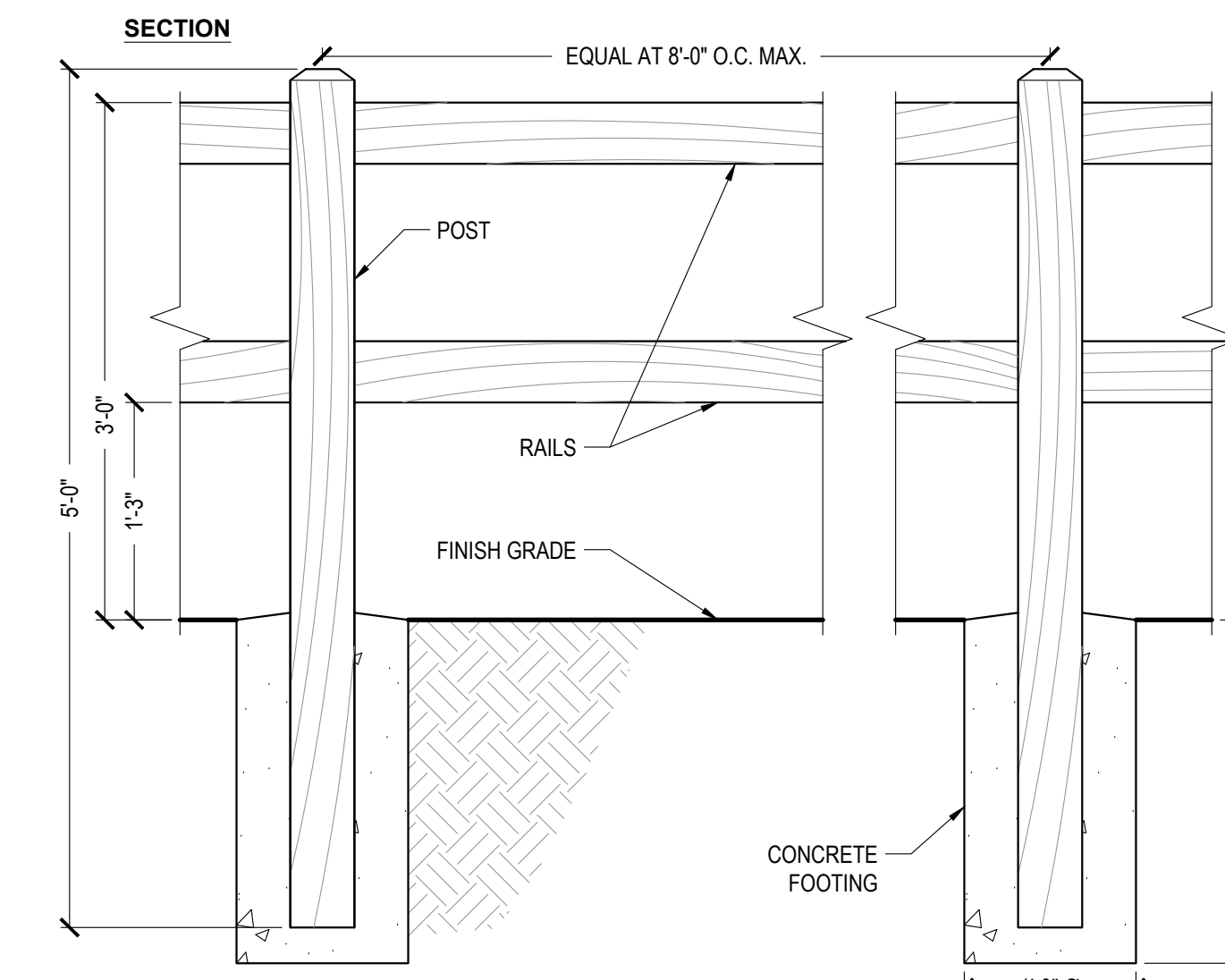
SECTION



**2** SECTION AT CHANNEL

1/4" = 1'-0"

SECTION



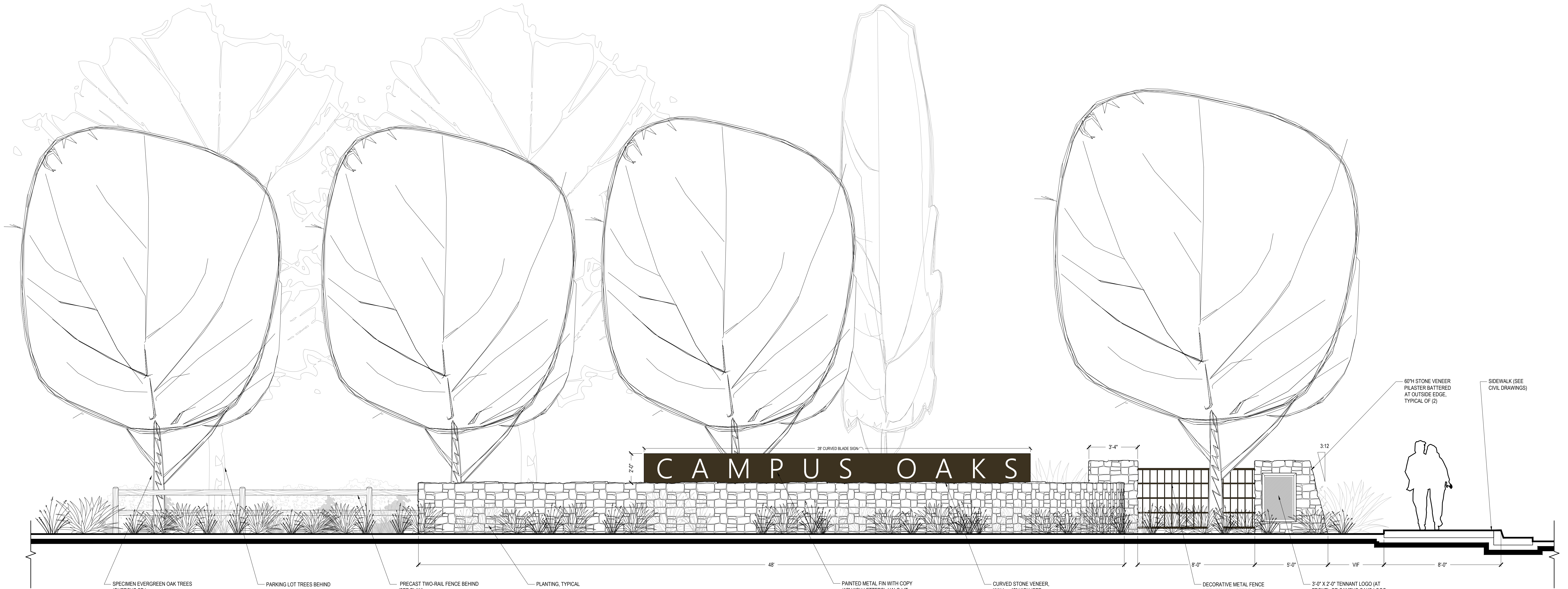
**NOTES**

- A. PRECAST SPLIT RAIL FENCE AS MANUFACTURED BY PHOENIX PRECAST, ARTISAN PRECAST, DYNAMIC PRECAST, OR EQUAL.
- B. COLOR: EARTHTONE BROWN.
- C. RAILS AND POST SPACING AS SHOWN.
- D. POSTS SHALL BE REINFORCED WITH (4) #3 BARS, RAILS SHALL BE REINFORCED WITH (2) #3 BARS, MIN.

**3** SPLIT-RAIL FENCE (TWO RAIL, PRECAST)

NO SCALE

AS NOTED

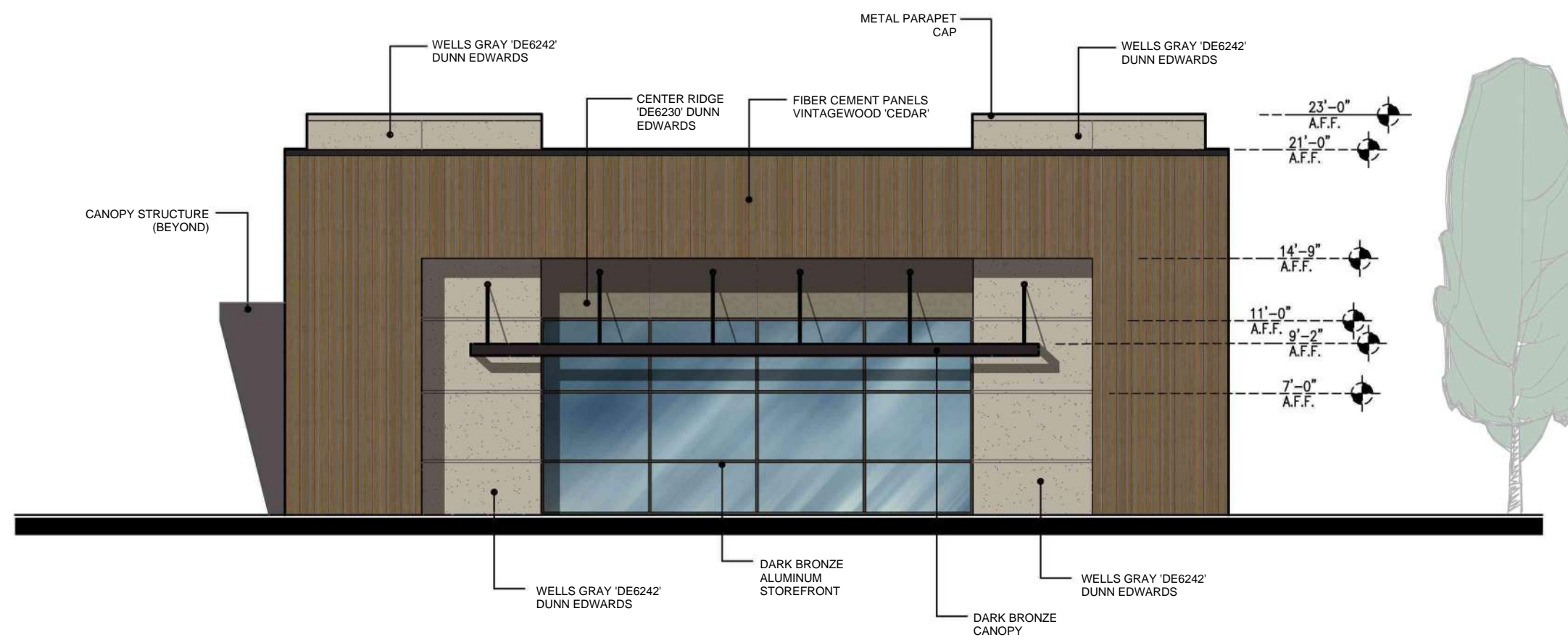


**4** PRIMARY CAMPUS OAKS GATEWAY (LOOKING SOUTH FROM BLUE OAKS)

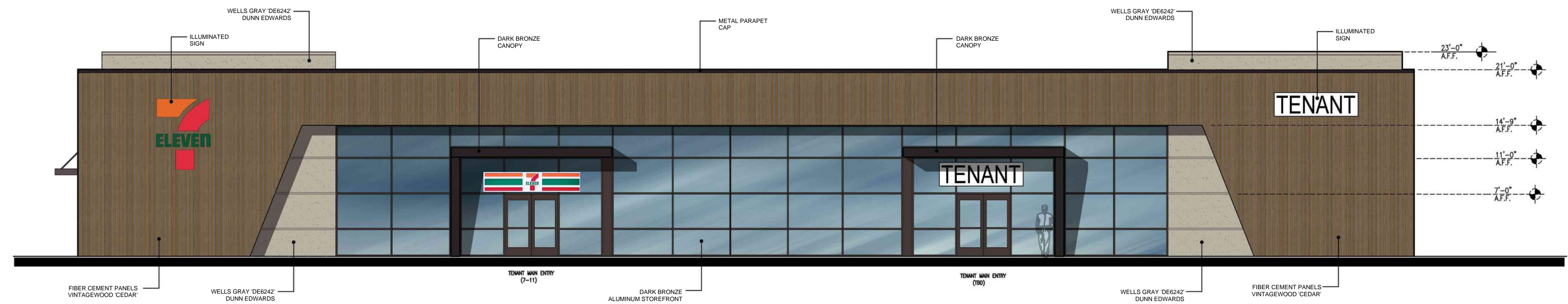
3/8" = 1'-0"

ELEVATION

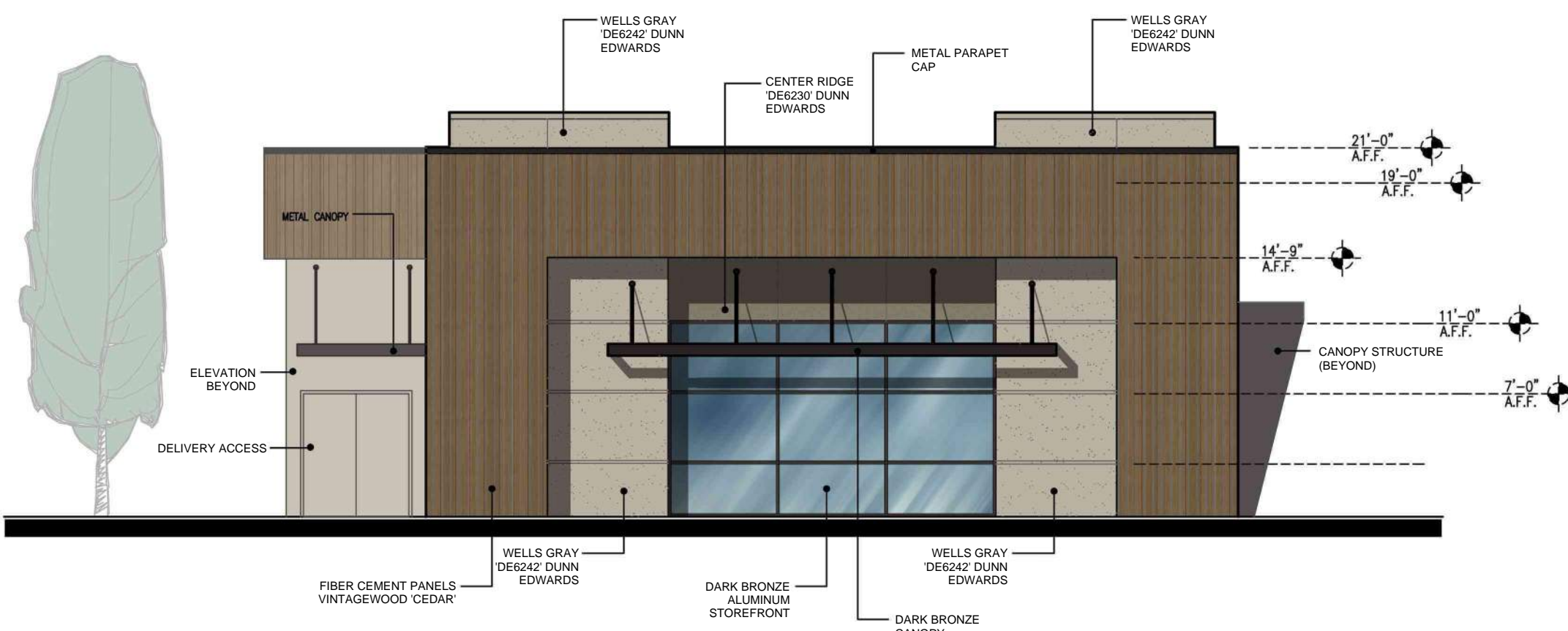
MATERIAL SAMPLES



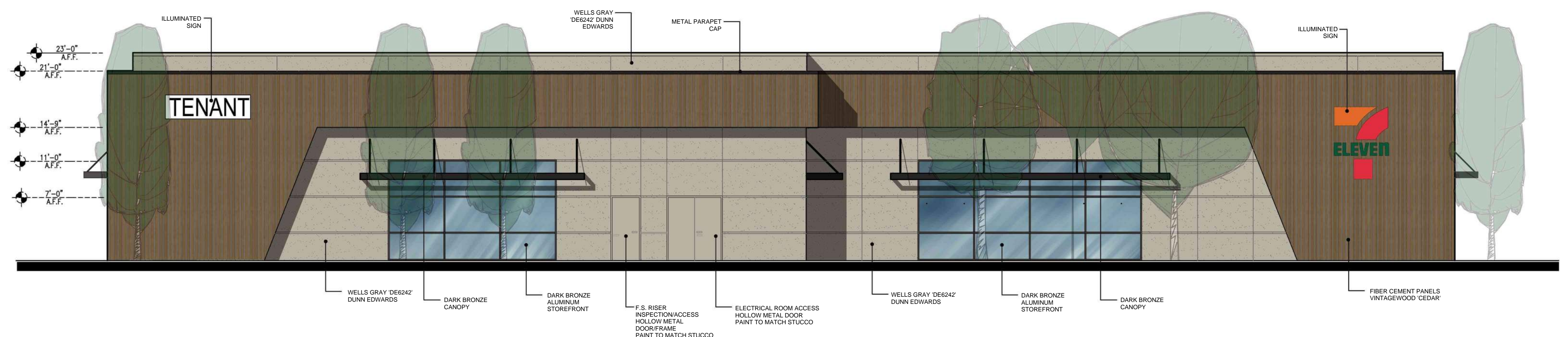
NORTH ELEVATION (Blue Oaks Blvd View)



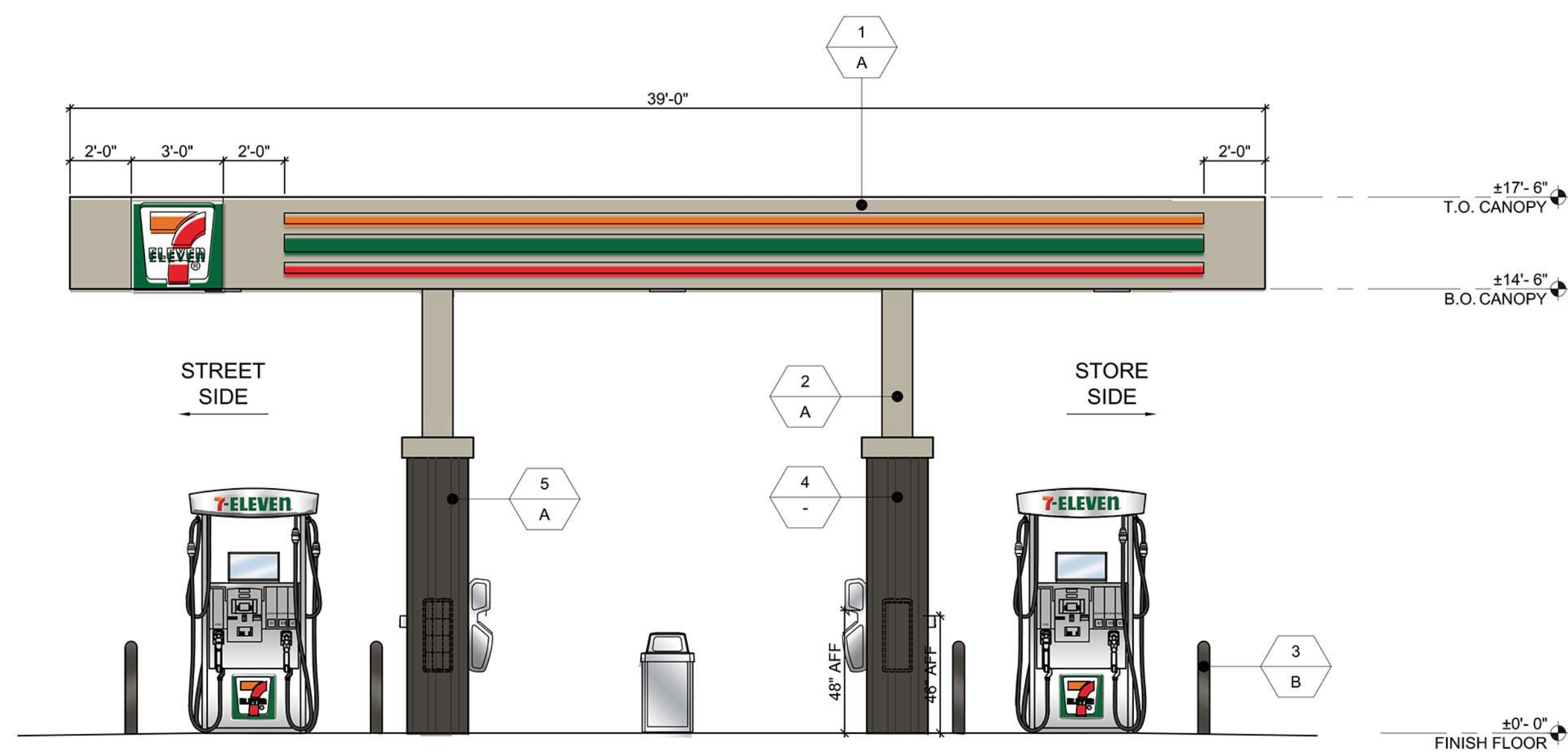
EAST ELEVATION (Parking View - Main Entry)



SOUTH ELEVATION (Parking View)



WEST ELEVATION (Roseville Parkway View)



EXTERIOR ELEVATION - NORTH (FACING BLUE OAKS BLVD.)

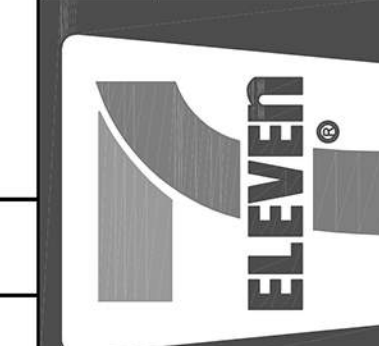
SCALE: 1/4" = 1'-0" 2

MATERIAL SAMPLES



Rev. #	Date	Description

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



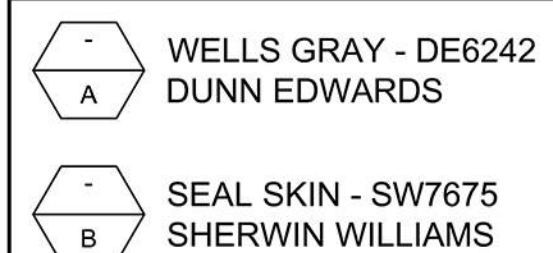
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FINISHES

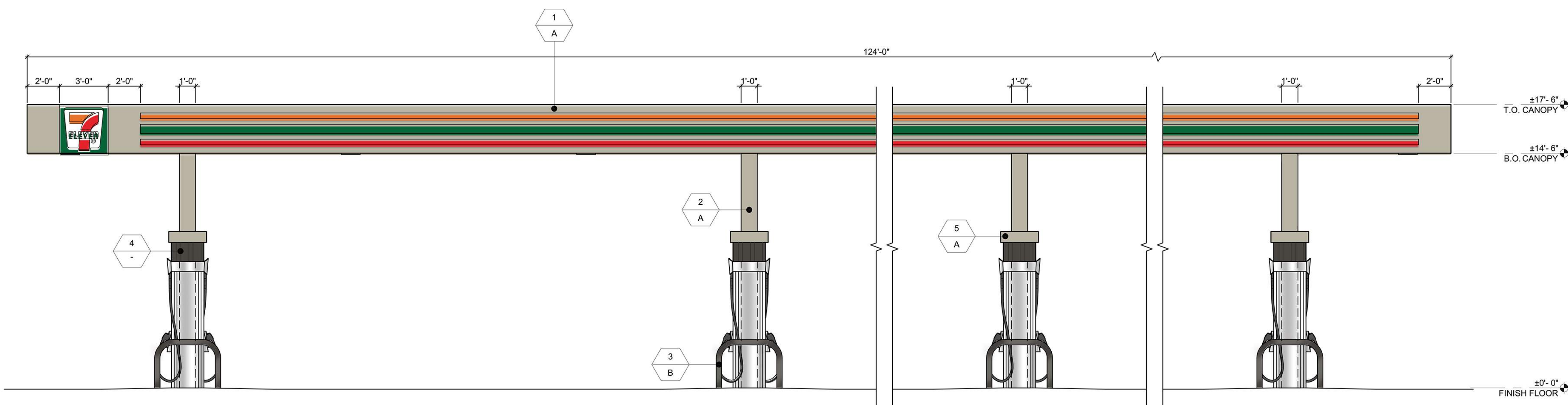
- 1 - ACM CANOPY FASCIA  
 FINISH: PAINT TO MATCH DE6242  
 MFR: REYNOBOND
- 2 - METAL COLUMN  
 FINISH: PRO-CRYL METAL PAINT
- 3 - METAL BOLLARD
- 4 - METAL SIDING  
 FINISH: IC-72 PANEL - WALL DARK BRONZE  
 MFR: METAL SALES
- 5 - EIFS TRIM  
 FINISH: 3/8" EXTERIOR STUCCO - SMOOTH FINISH  
 MFR: -

Job#:	AS NOTED
Date:	09/24/2024
Drawn By:	SP
Checked By:	PM

MATERIAL SAMPLES

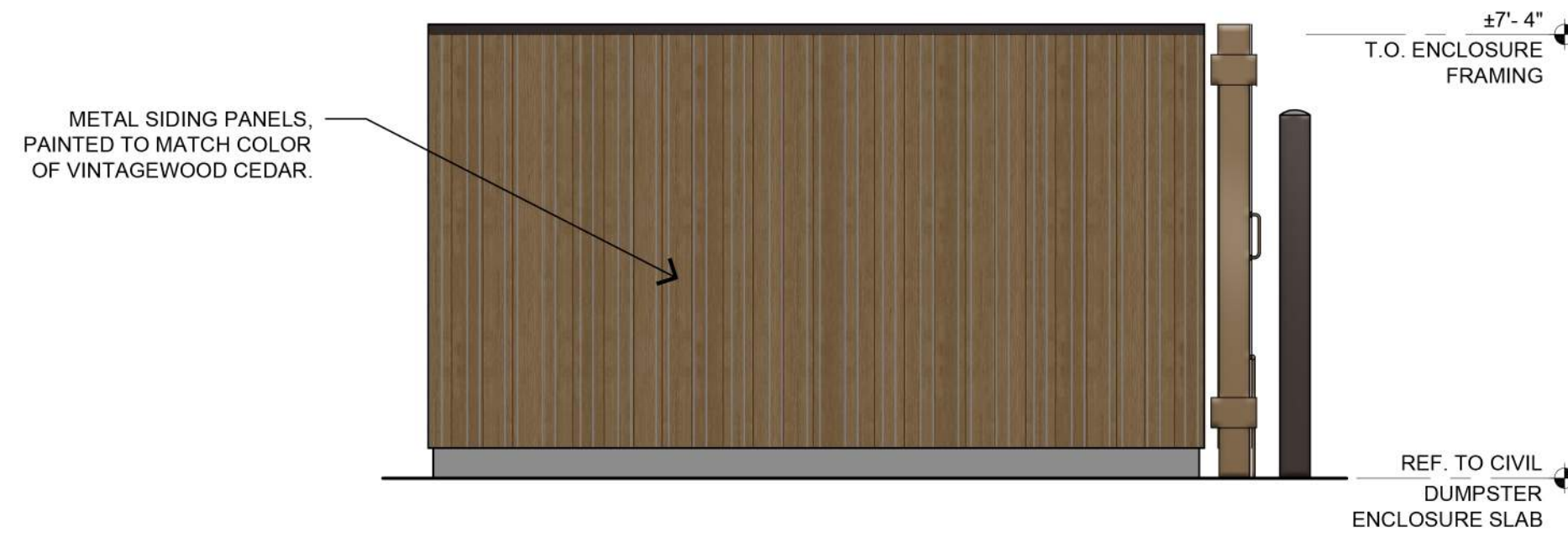


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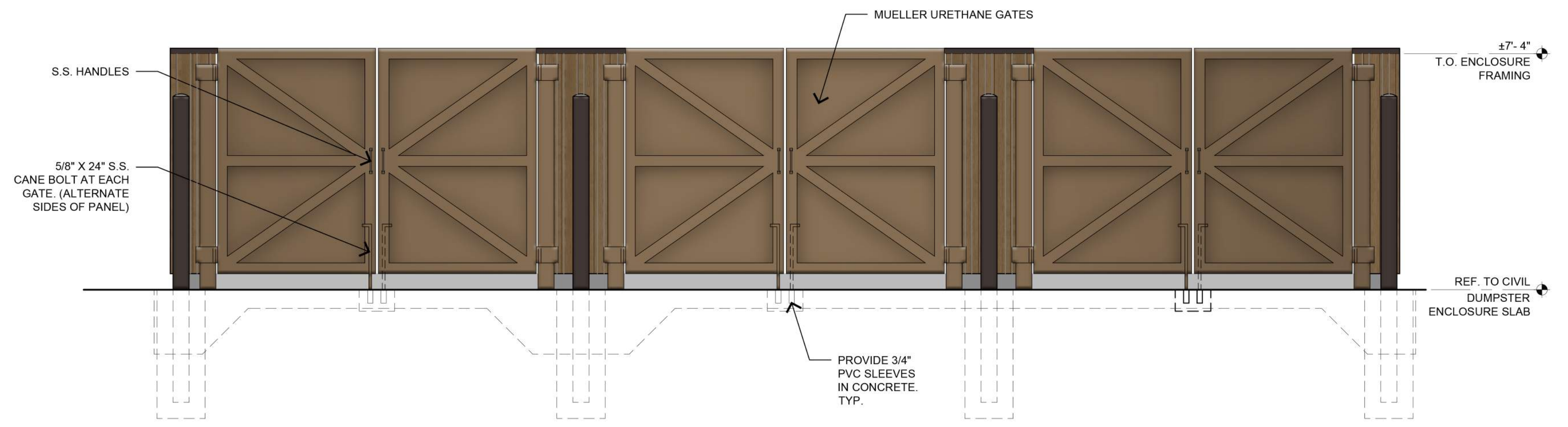


EXTERIOR ELEVATION - WEST (FACING ROSEVILLE PKWY.)

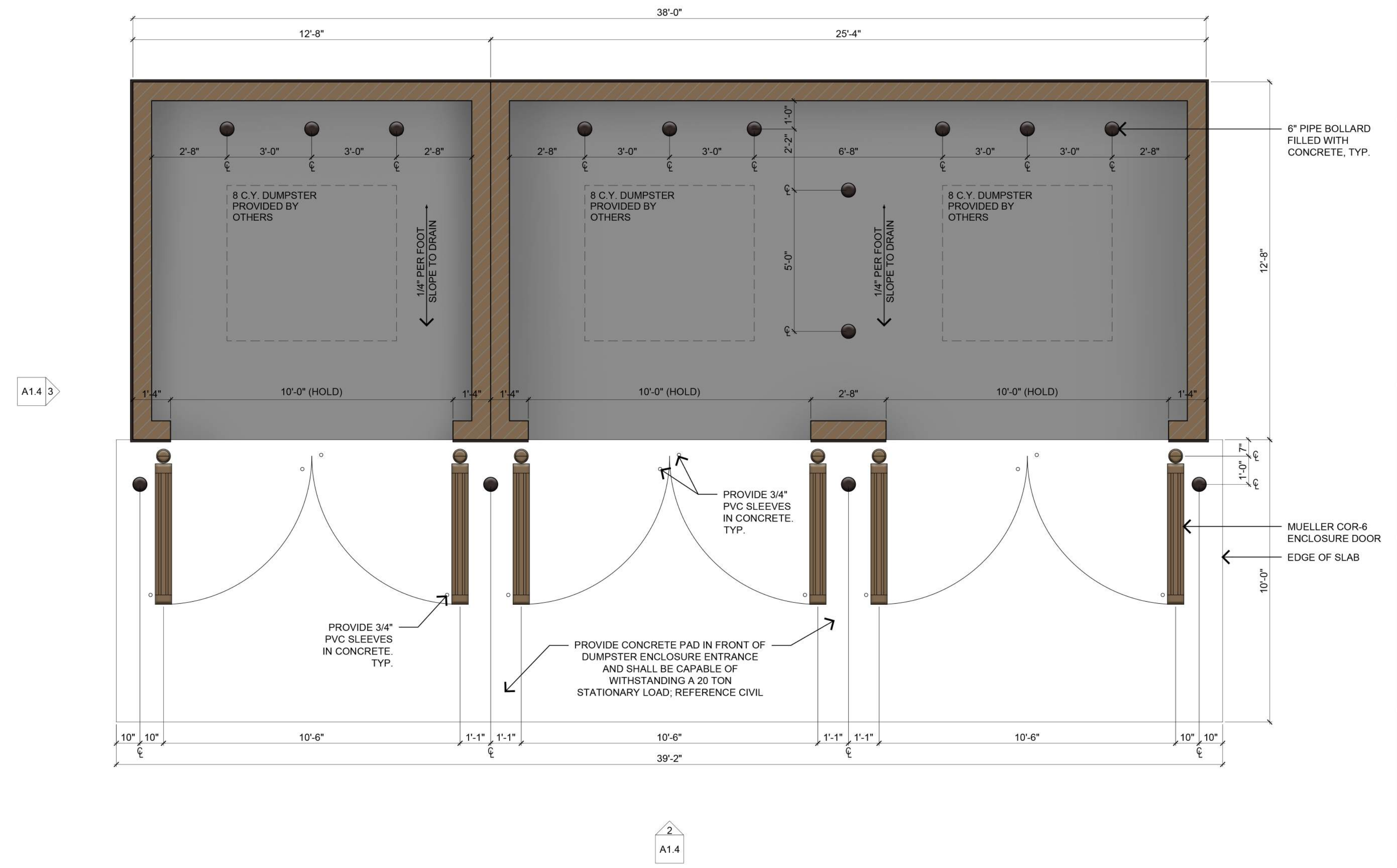
SCALE: 1/4" = 1'-0" 1



**SIDE ELEVATION - DUMPSTER ENCLOSURE** SCALE: 3/8" = 1'-0" **3**



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



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

PRINTED BY: SPREXSON  
DRAWING NAME: ELEVATIONS-TRASH ENCLOSURE.DWG  
PRINT DATE: Feb 09, 2022 - 12:33pm

Rev. #	Date	Description

**7-ELEVEN, INC.**  
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**SE1054683**  
 SEC OF BLUE OAKS BLVD and ROSEVILLE PARKWAY  
 ROSEVILLE, CA  
**DUMPSTER ENCLOSURE**

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