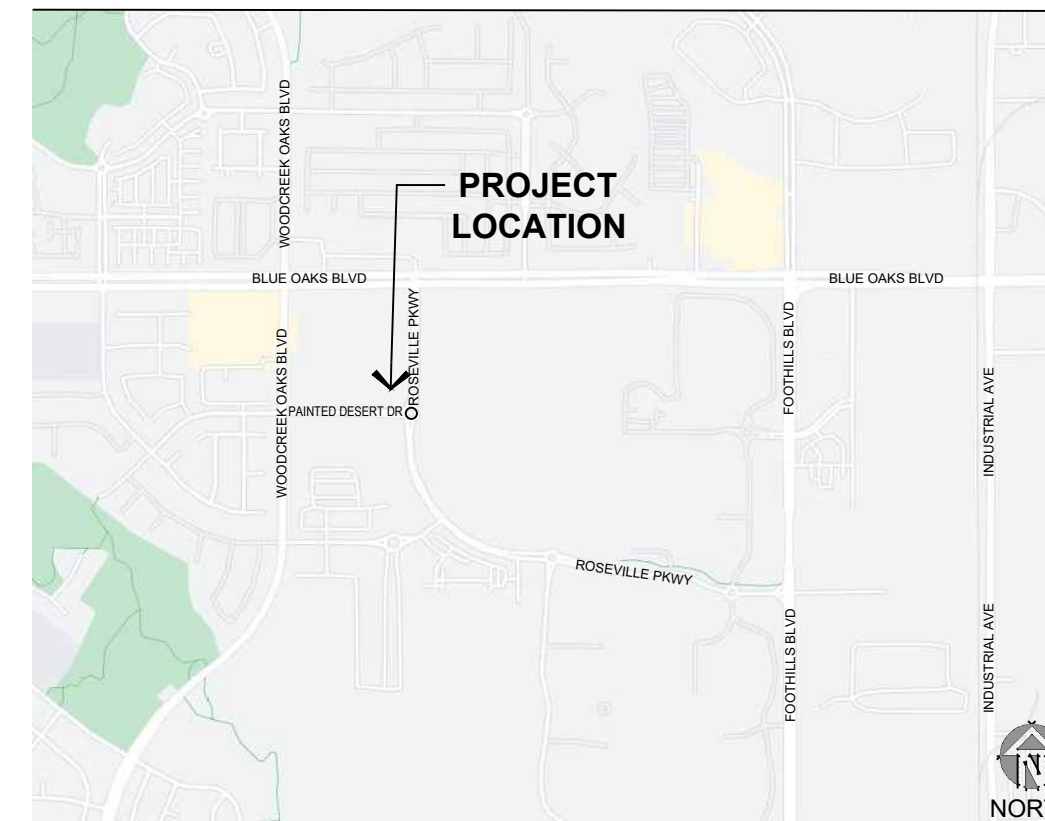


VINICITY MAP



DRAWING INDEX

SA-0.1	COVER SHEET & SITE PLAN
SA-0.2	SITE DETAILS
SA-1.1	FLOOR PLAN - SHOPS 2
SA-1.2	ROOF PLAN - SHOPS 2
SA-1.3	BUILDING SECTIONS
SA-2.1	EXTERIOR ELEVATIONS - SHOPS 2
SA-2.2	EXTERIOR ELEVATIONS - SHOPS 3
SA-3.1	MATERIAL BOARD
C-1.0	PRELIMINARY GRADING PLAN
C-2.0	PRELIMINARY UTILITY PLAN
C-3.0	PRELIMINARY WATER QUALITY PLAN
L1.1	PLANTING PLAN
L1.2	PLANT SCHEDULE AND NOTES

PROJECT DATA

ACCESSOR'S PARCEL No:	481-320-009-000
ZONING:	COMMUNITY COMMERCIAL (CC)
SUBJECT LOT AREA:	+/- 2.38 AC (+/- 103,782 SF)
TYPE OF CONSTRUCTION:	V-B
FIRE SPRINKLER:	YES
OCCUPANCY TYPE:	M
BUILDING HEIGHT:	31'-0" (60'-0" ALLOWED, CBC TABLE 504.3)
STORIES:	1 (2 STORIES ALLOWED, CBC TABLE 504.4)
GROSS FLOOR AREA:	+/- 18,046 S.F.

PARKING CALCULATION:

18,046 SF / 200 SF = 91 STALLS REQUIRED

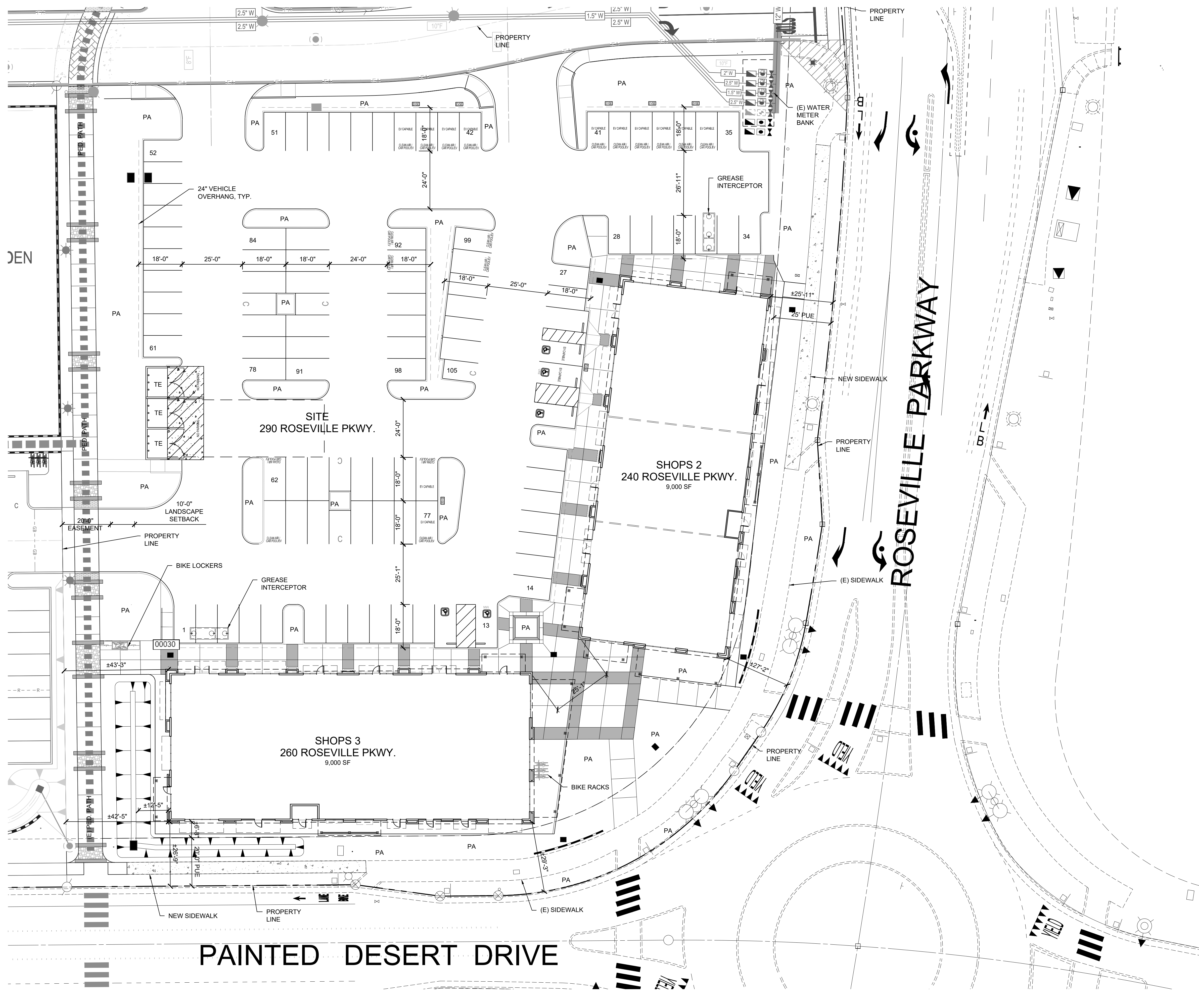
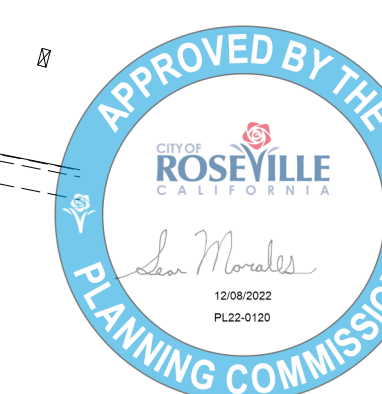
ACCESSIBLE PARKING:	5 STALLS
CLEAN AIR/CAR POOL/EV:	18 STALLS
EV CAPABLE (EVSE):	13 STALLS
SHORT TERM BIKE RACK:	5 BIKES
LONG-TERM BIKE RACK:	2 BIKES

PROVIDED: 104 STALLS

STANDARD PARKING:	76 STALLS
ACCESSIBLE PARKING:	5 STALLS
COMPACT PARKING:	5 STALLS
CLEAN AIR/CAR POOL/EV:	18 STALLS
EV CAPABLE (EVSE):	13 STALLS
SHORT TERM BIKE RACK:	6 BIKES
LONG-TERM BIKE RACK:	2 BIKES

OWNER / CONSULTANT INDEX

OWNER'S REP: ENGSTROM PROPERTIES, INC. 837 JEFFERSON BOULEVARD WEST SACRAMENTO, CA 95691 phone: 415-987-9044	CIVIL ENGINEER: MORTON & PITALO, INC. 600 COOLIDGE DRIVE, SUITE #140 FOLSOM, CA 95630 SCOTT PEDERSEN email: spedersen@mpengr.com TEL: (916) 984-7621
ARCHITECT: BORGES ARCHITECTURAL GROUP 1478 STONE POINT DR., STE. 350 ROSEVILLE, CA 95661 ADAM G. LEHNER email: adam@borgesarch.com TEL: (916) 782-7200	LANDSCAPE ARCHITECT: YAMASAKI LANDSCAPE ARCHITECTURE 1223 HIGH STREET AUBURN, CA 95603 THERESA ZARO, P.L.A. email: theresa@yamasaki-la.com TEL: (530) 885-0040



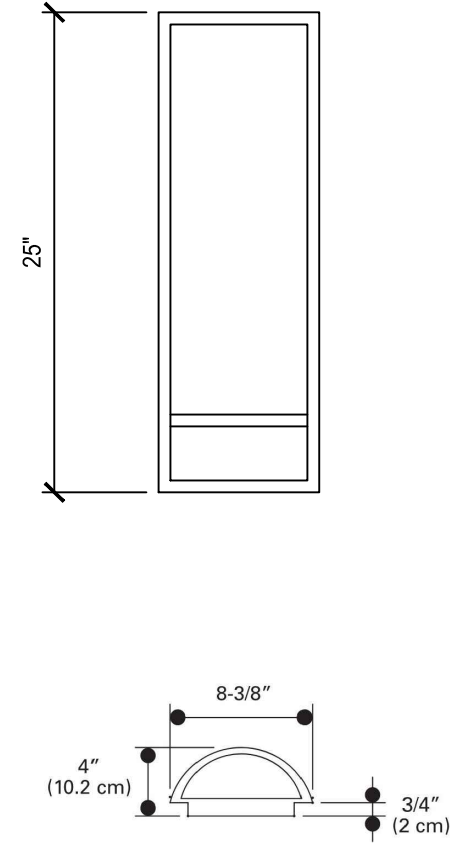
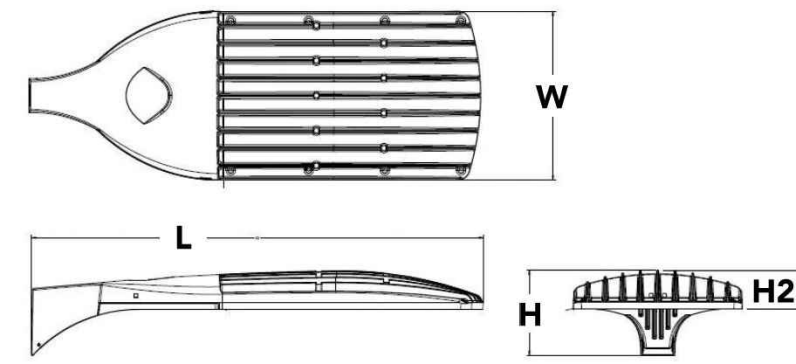
CAMPUS OAKS TOWN CENTER - SHOPS 2 & 3 COVER SHEET & SITE PLAN





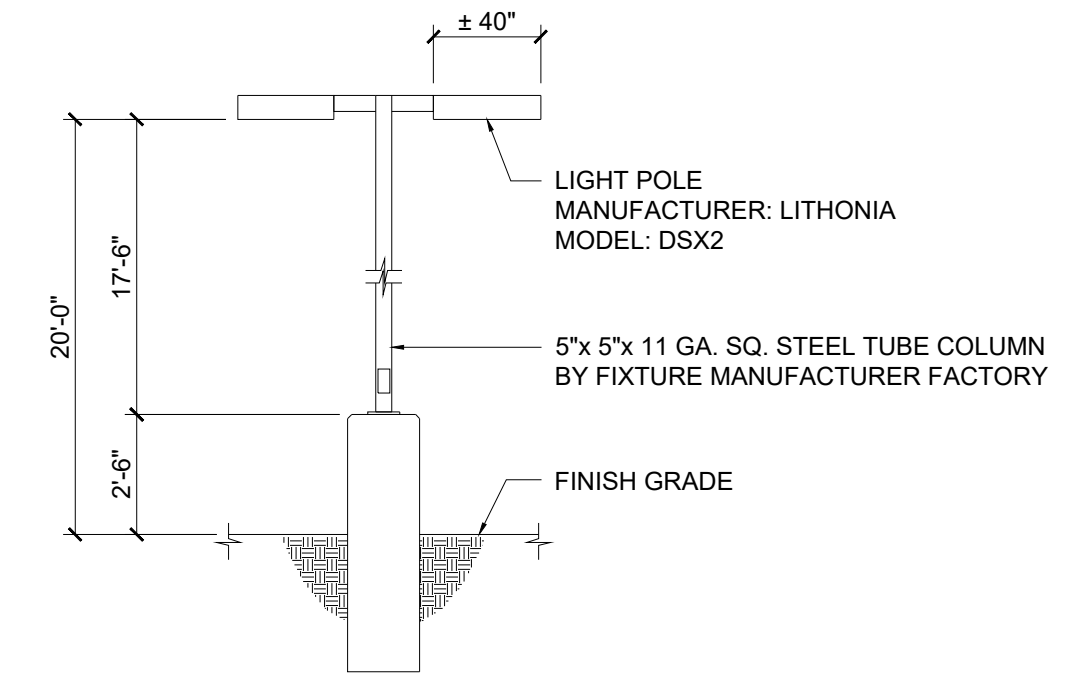
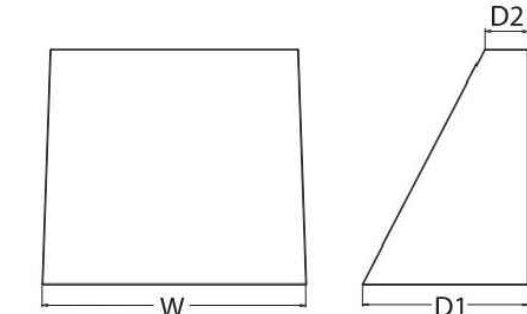
Specifications

EPA: 1.1 ft²
(0.10 m²)
Length: 40"
(101.6 cm)
Width: 15"
(38.1 cm)
Height 1: 7-1/4"
(18.4 cm)
Height 2: 3.5"
(max.)
Weight: 36lbs



Specifications

Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: 9 lbs
(without options)



SITE LIGHT FIXTURE

SCALE: NTS

WALL SCONCE FIXTURE

SCALE: NTS

WALL SCONCE FIXTURE

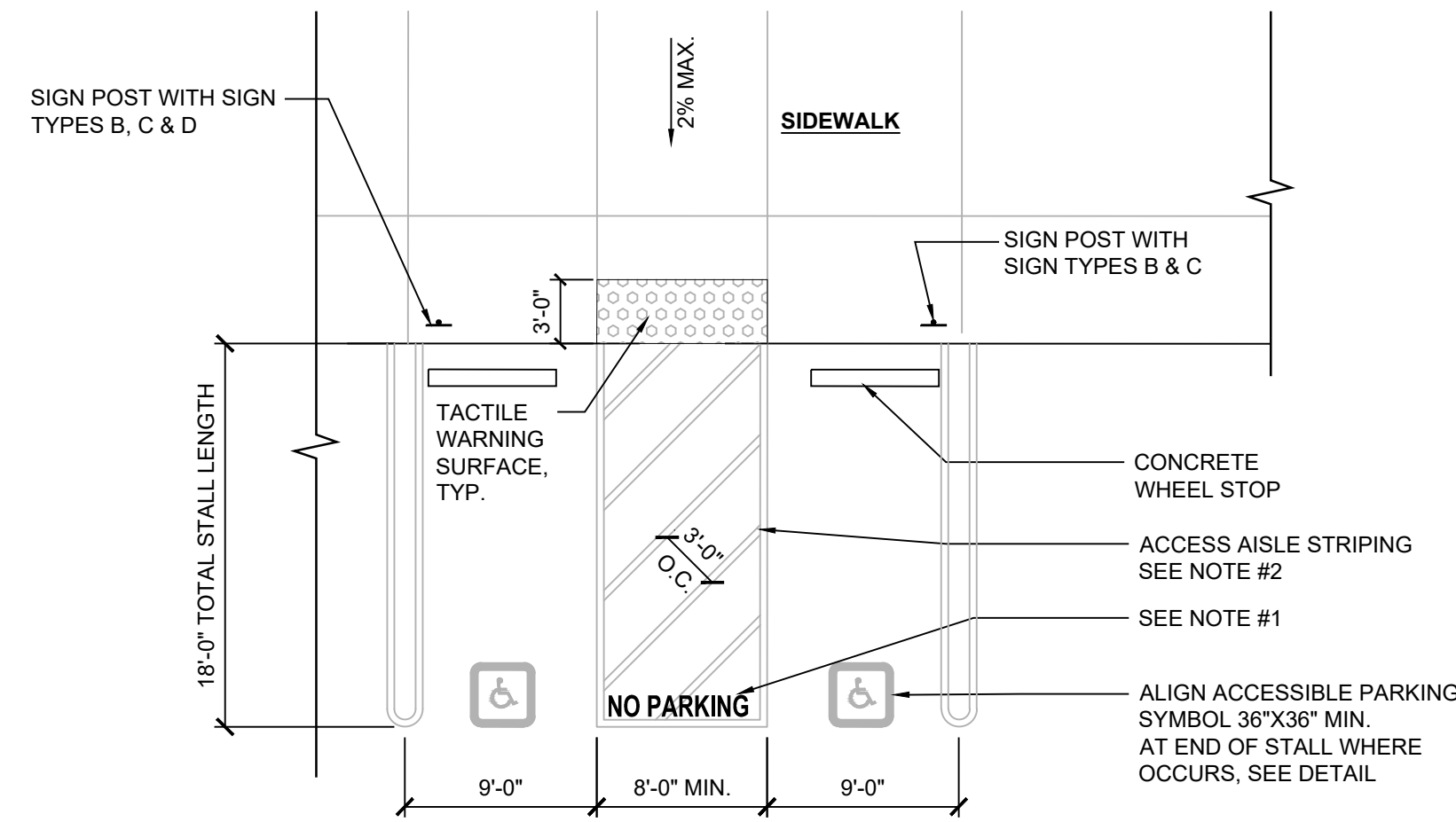
SCALE: NTS

LIGHT POLE FIXTURE ELEVATION

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

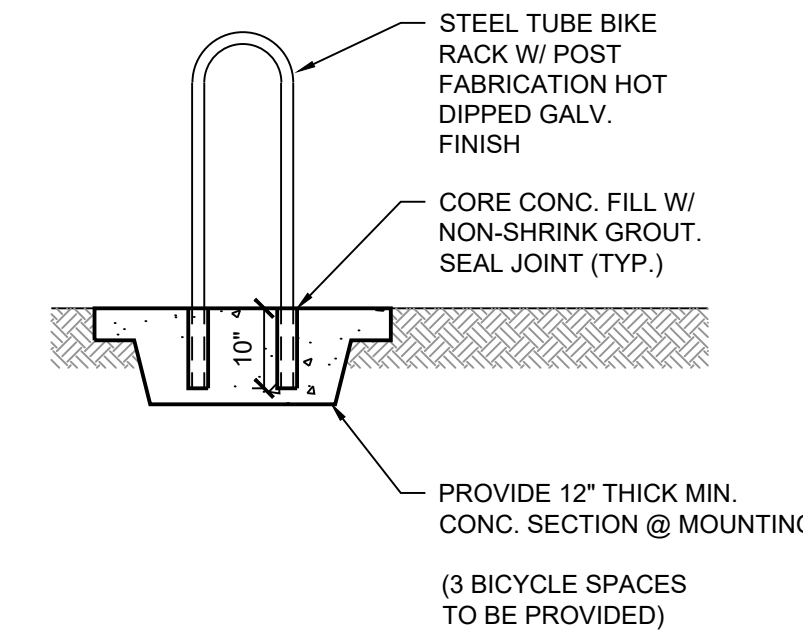
NOTES:

1. PROVIDE THE WORDS "NO PARKING" IN 12" HIGH WHITE LETTERS. THE LETTERING SHALL BE PLACED ACROSS THE ACCESSIBLE ACCESS AISLE NEAR THE END OF THE PARKING STALL ADJACENT TO THE DRIVEWAY OR STREET SO THAT IT IS VISIBLE TO TRAFFIC ENFORCEMENT OFFICERS.
2. THE ACCESS AISLE SHALL BE PAINTED WITH A 4" WIDE BLUE BORDER WITHIN THE BLUE BORDER 4" WIDE HATCHED LINES @ 36" O.C. SHALL BE PAINTED WITH A COLOR THAT CONTRASTS WITH THE PARKING SURFACE - PREFERABLY BLUE OR WHITE.



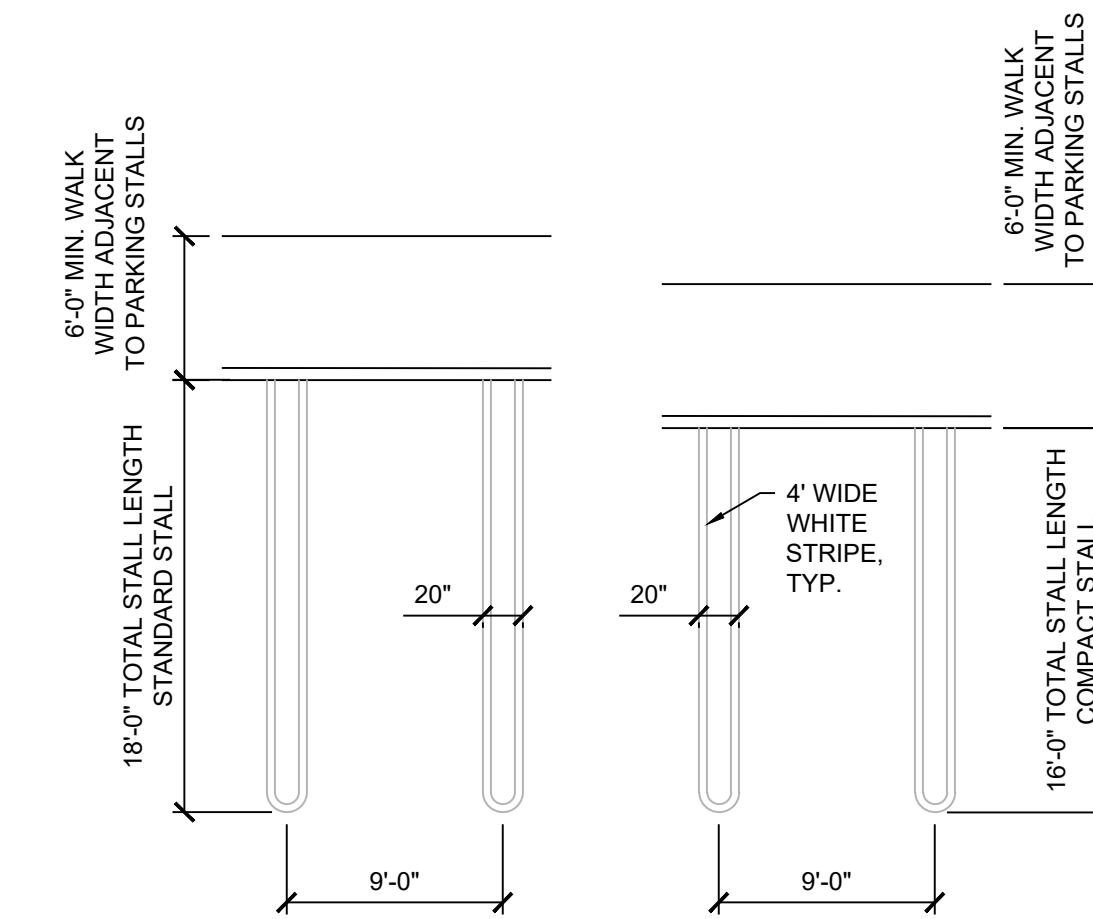
ACCESSIBLE PARKING DUAL STALL PLAN

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



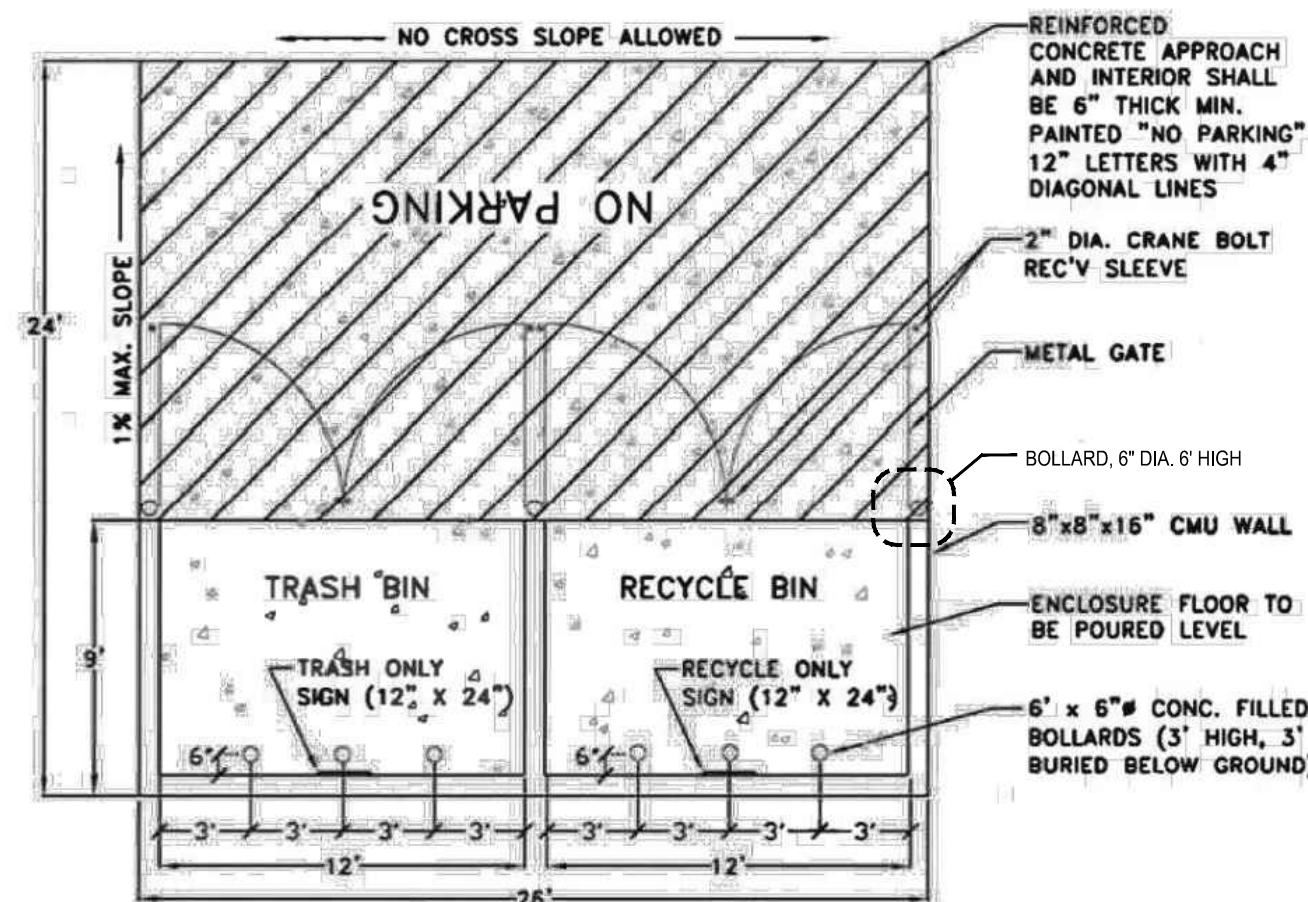
BIKE RACK

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



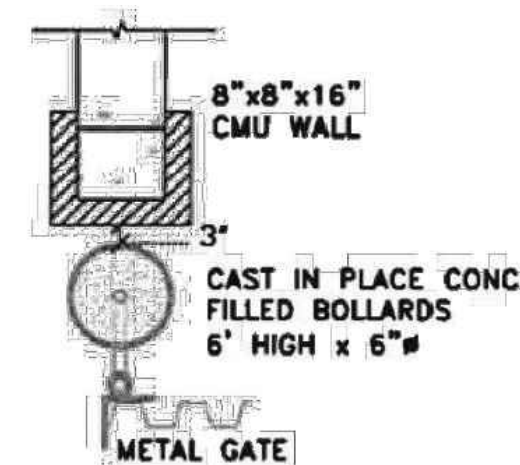
PARKING STALL STRIPING

1/8" = 1'-0"



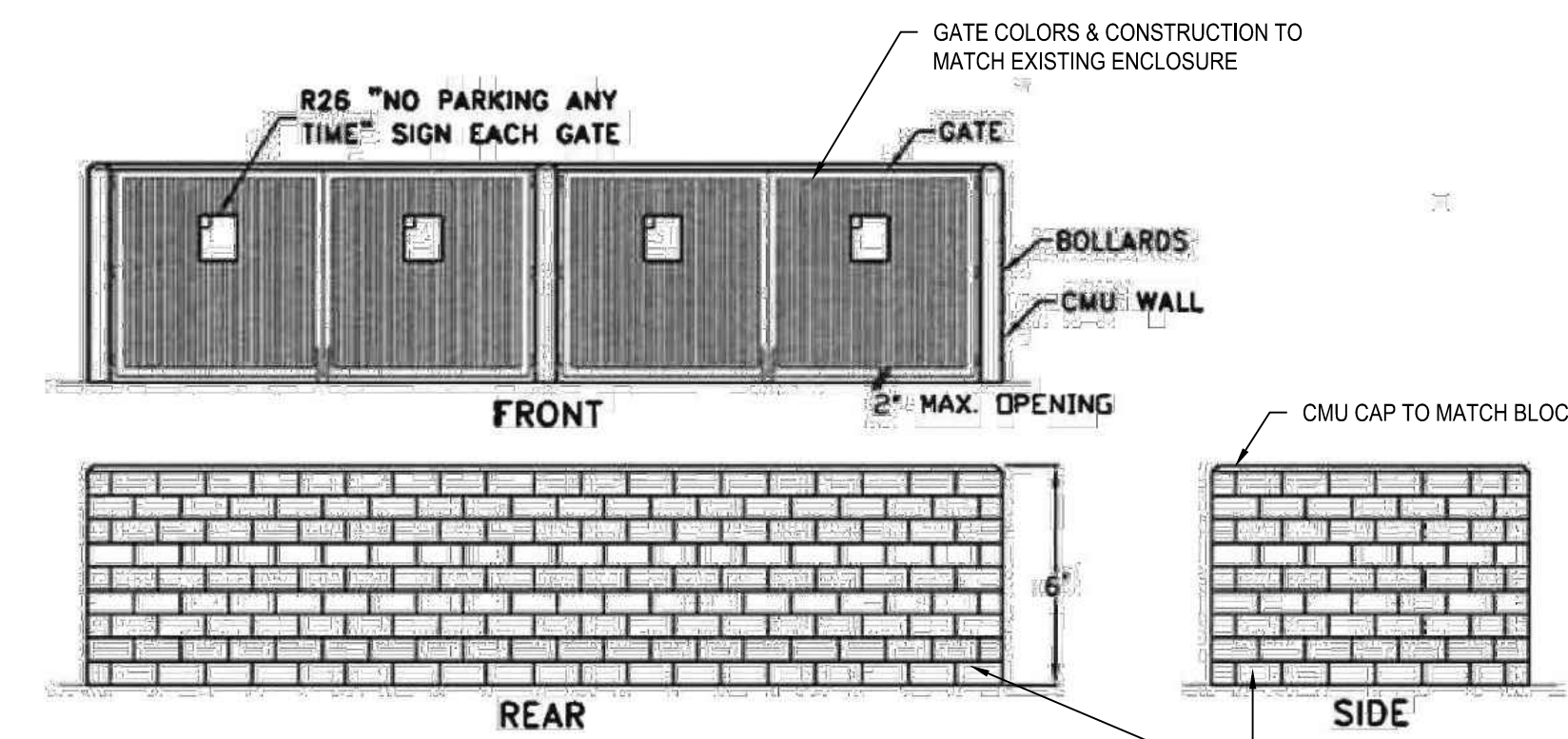
TRASH ENCLOSURE PLAN

SCALE: NTS



BOLLARD DETAIL @ GATE

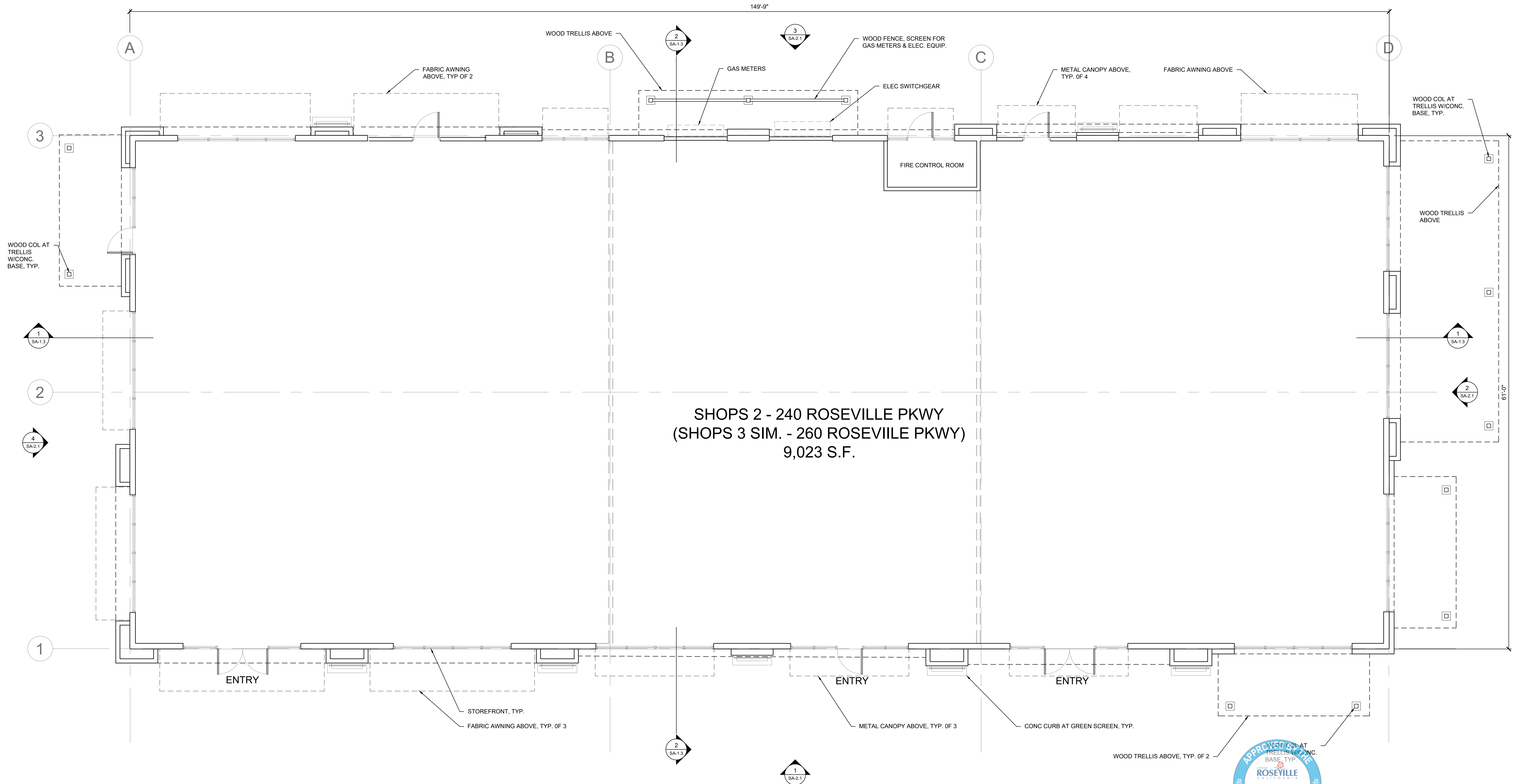
SCALE: NTS



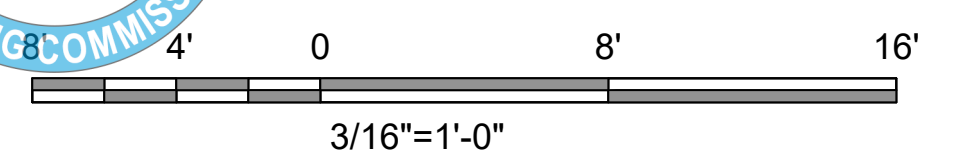
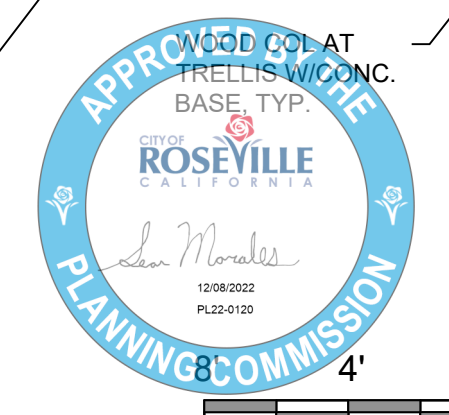
TRASH ENCLOSURE ELEVATIONS

SCALE: NTS



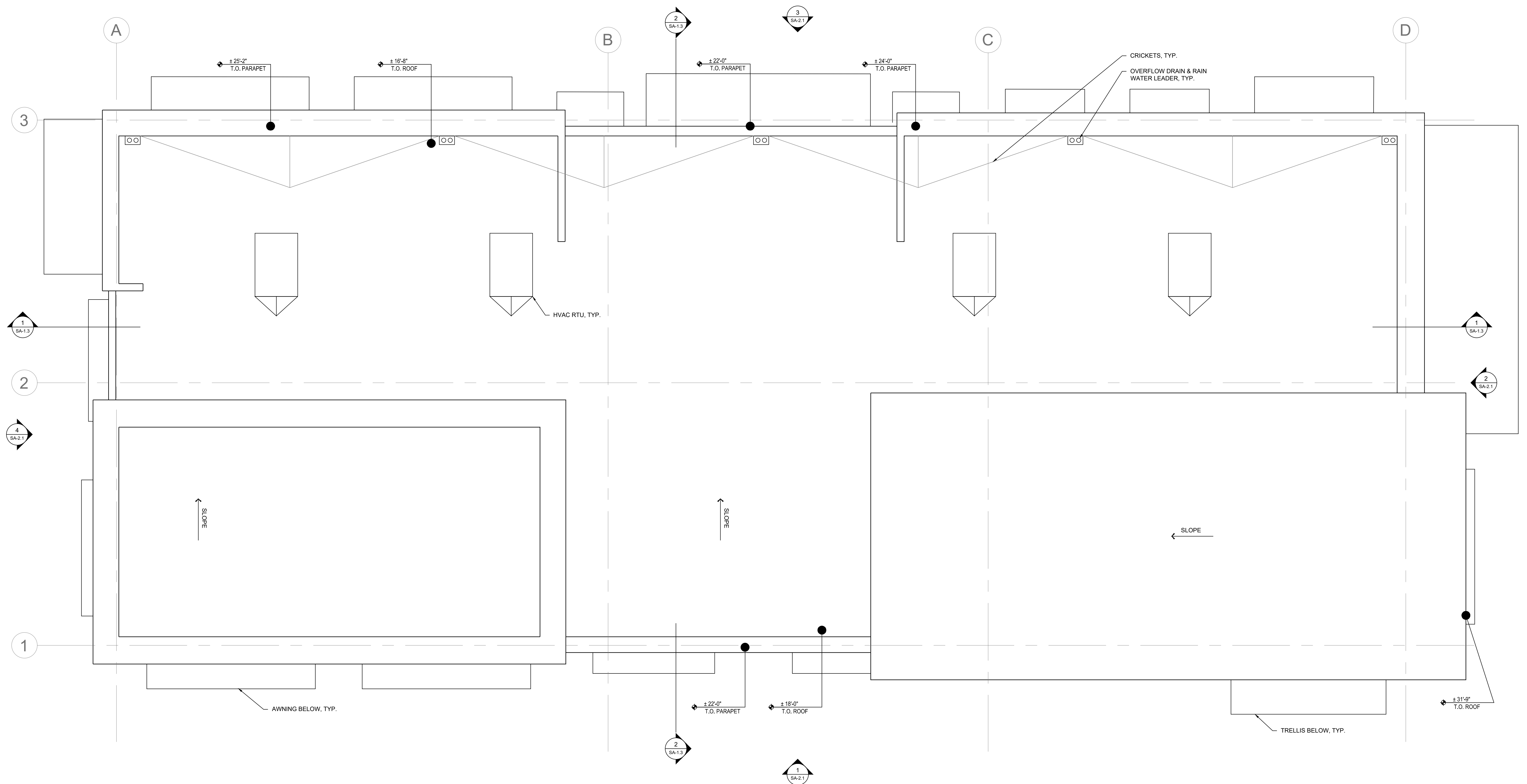


SHOPS 2 BUILDING FLOOR PLAN - SHOPS 3 MIRRORED FLOOR PLAN
3/16" = 1'-0"

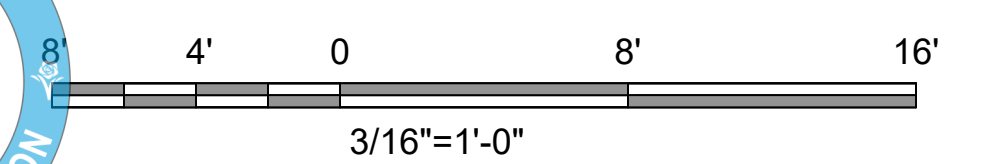


CAMPUS OAKS TOWN CENTER - SHOPS 2 & 3 FLOOR PLAN - SHOPS 2

SA-1.1
Borges ARCHITECTURAL GROUP



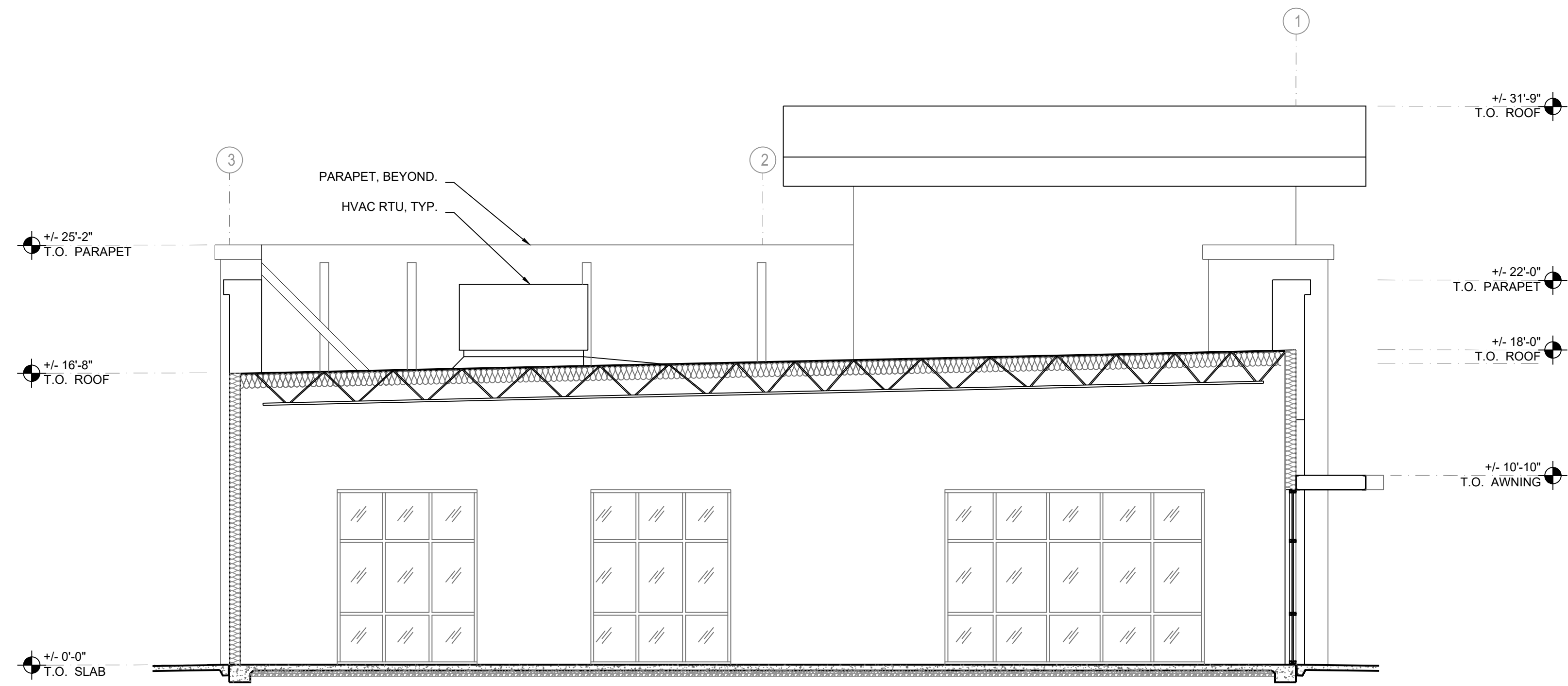
SHOPS 2 BUILDING ROOF PLAN - SHOPS 3 MIRRORRED ROOF PLAN
 3/16" = 1'-0"



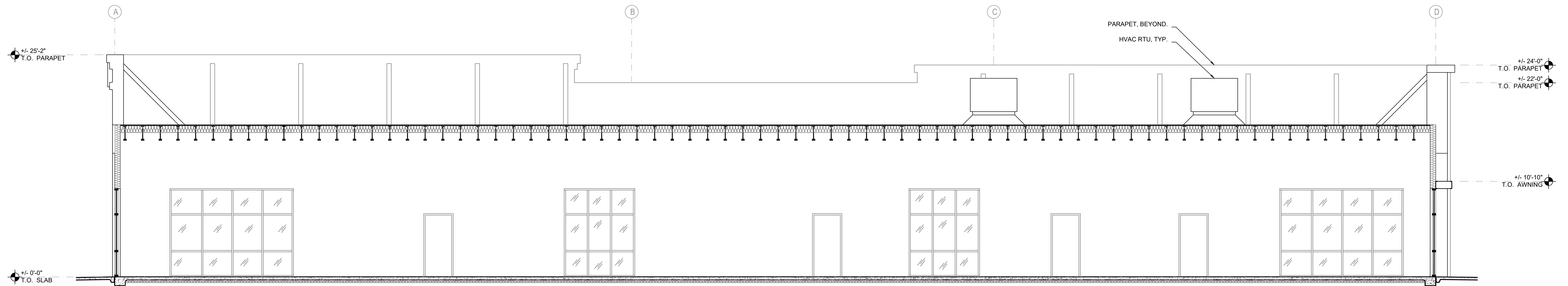
CAMPUS OAKS TOWN CENTER - SHOPS 2 & 3 ROOF PLAN - SHOPS 2

SA-1.2





BUILDING SECTION 2
3/16" = 1'-0"



BUILDING SECTION 1
3/16" = 1'-0"



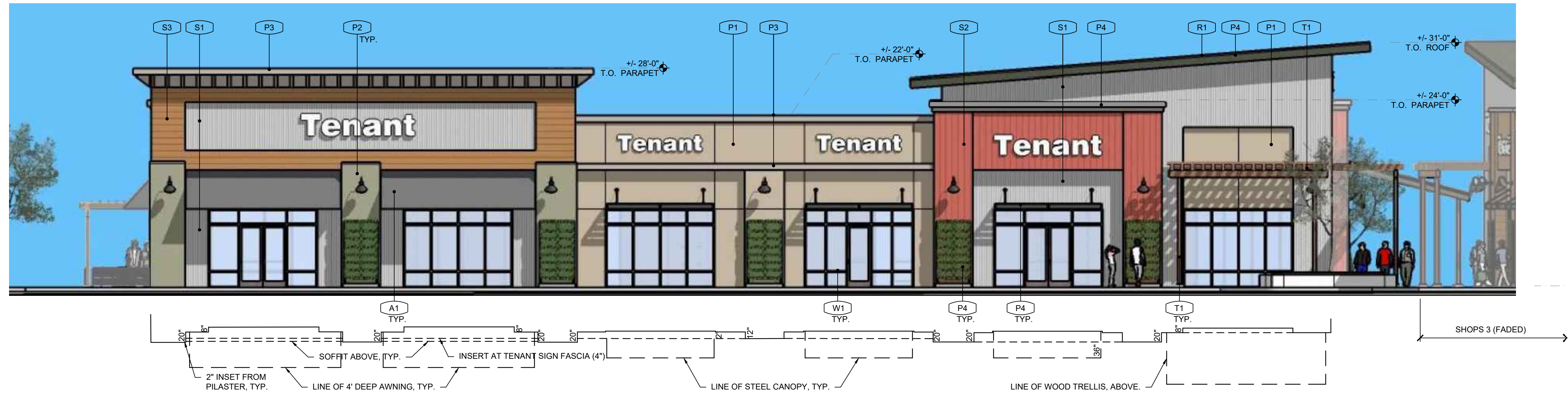
CAMPUS OAKS TOWN CENTER - SHOPS 2 & 3 BUILDING SECTIONS

SA-1.3



MATERIAL LEGEND

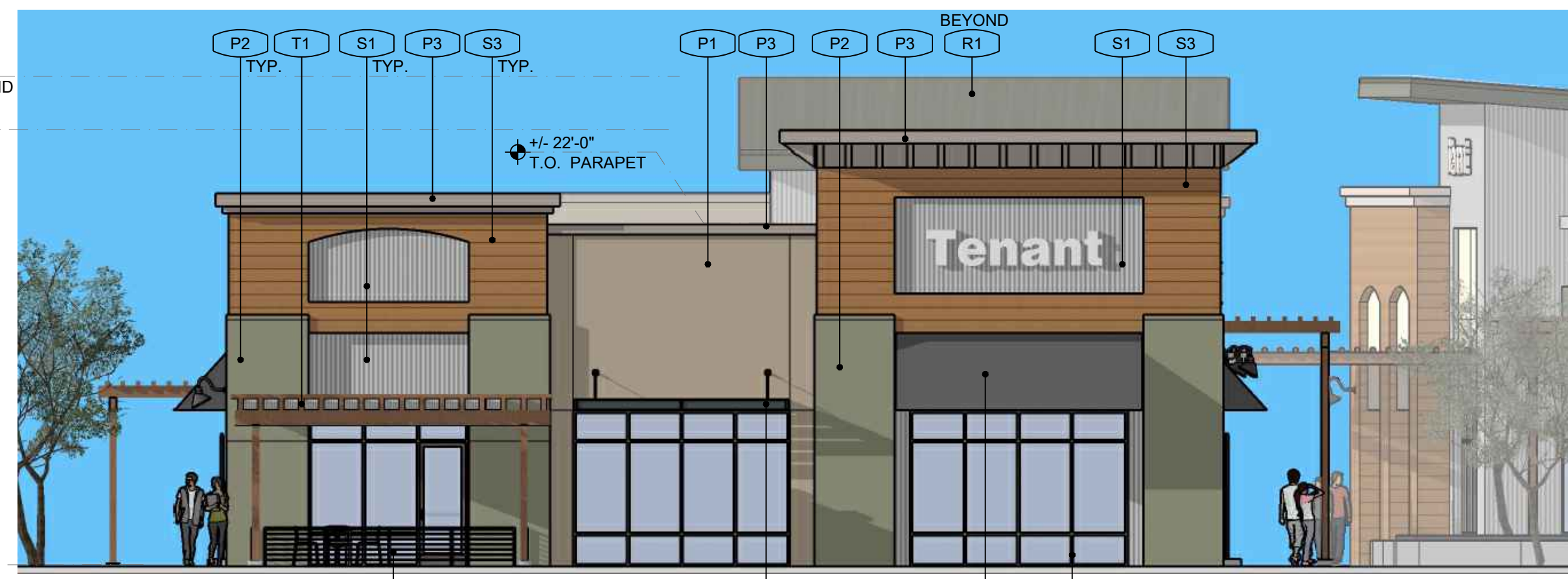
- P1 TRIM & STUCCO DUNN EDWARDS "WHISPER"
- P2 TRIM & STUCCO DUNN EDWARDS "WELLS GRAY"
- P3 TRIM & STUCCO DUNN EDWARDS "EGYPTIAN SAND"
- P4 TRIM, METAL CANOPY & METAL TRELLIS DUNN EDWARDS "BLACK RUSSIAN"
- S1 METAL SIDING METAL SALES CORRUGATED "GALVALUME"
- S2 METAL SIDING METAL SALES SOFFIT PANEL "COLONIAL RED"
- S3 FIBER CEMENT SIDING NICHHA VINTAGE WOOD "CEDAR"
- A1 FABRIC AWNING SUNBRELLA "SLATE"
- R1 STANDING SEAM METAL ROOFING METAL SALES "OLD ZINC GREY"
- W1 ALUMINUM STOREFRONT SYSTEM "STANDARD DARK BRONZE"
- T1 WOOD TRELLIS CLEAR COATED CEDAR
- 10 PAINTED METAL DOOR MATCH ADJACENT WALL COLOR



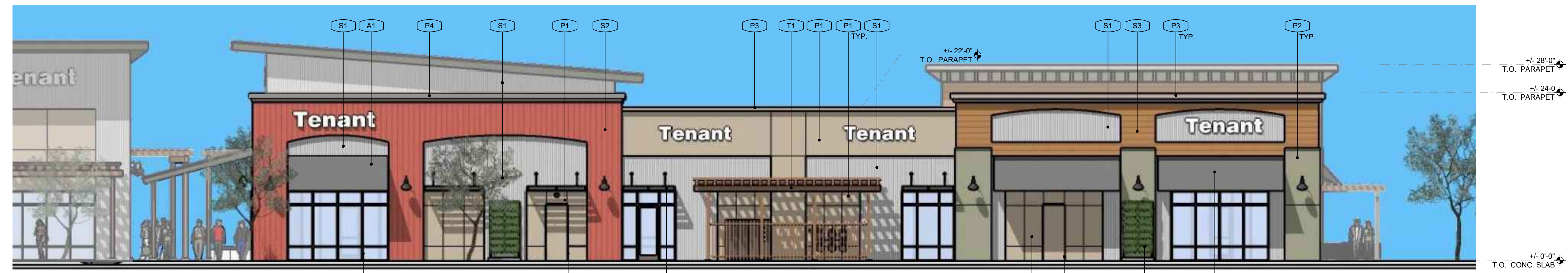
1-FRONT ELEVATION



2-RIGHT ELEVATION



4-LEFT ELEVATION

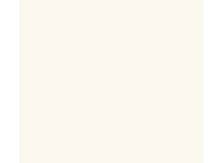













3-BACK ELEVATION



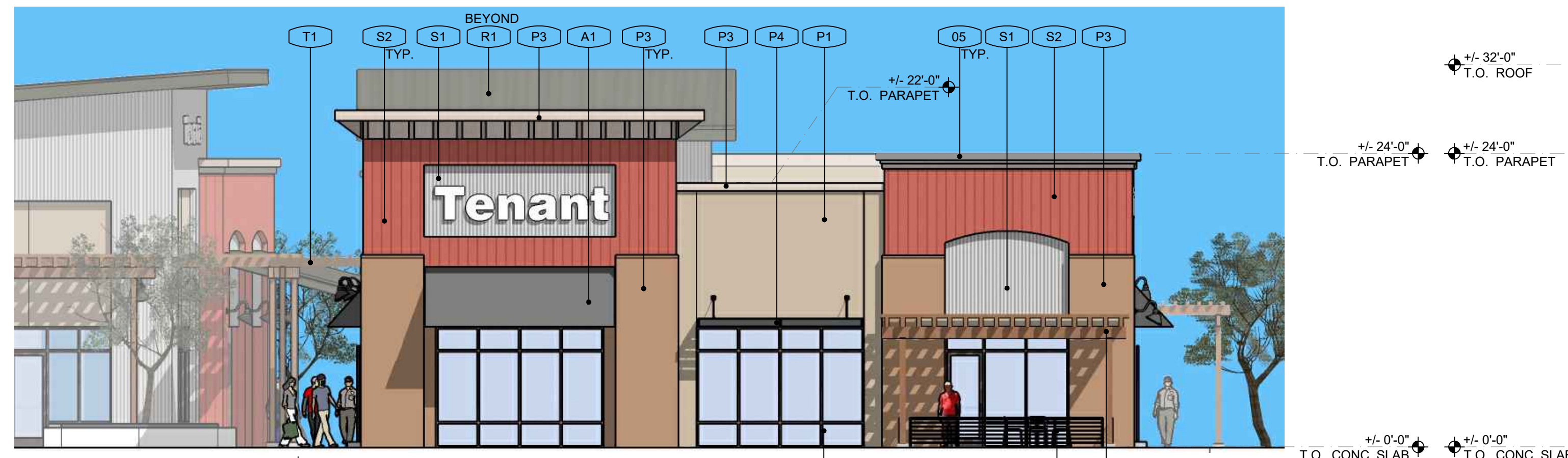
CAMPUS OAKS TOWN CENTER - SHOPS 2 & 3 EXTERIOR ELEVATIONS - SHOPS 2

MATERIAL LEGEND

-  P1 TRIM & STUCCO DUNN EDWARDS "WHISPER"
-  P2 TRIM & STUCCO DUNN EDWARDS "WELLS GRAY"
-  P3 TRIM & STUCCO DUNN EDWARDS "EGYPTIAN SAND"
-  P4 TRIM, METAL CANOPY & METAL TRELLIS DUNN EDWARDS "BLACK RUSSIAN"
-  S1 METAL SIDING METAL SALES CORRUGATED "GALVALUME"
-  S2 METAL SIDING METAL SALES SOFFIT PANEL "COLONIAL RED"
-  S3 FIBER CEMENT SIDING NICHHA VINTAGE WOOD "CEDAR"
-  A1 FABRIC AWNING SUNBRELLA "SLATE"
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-  W1 ALUMINUM STOREFRONT SYSTEM "STANDARD DARK BRONZE"
-  T1 WOOD TRELLIS CLEAR COATED CEDAR
-  10 PAINTED METAL DOOR MATCH ADJACENT WALL COLOR



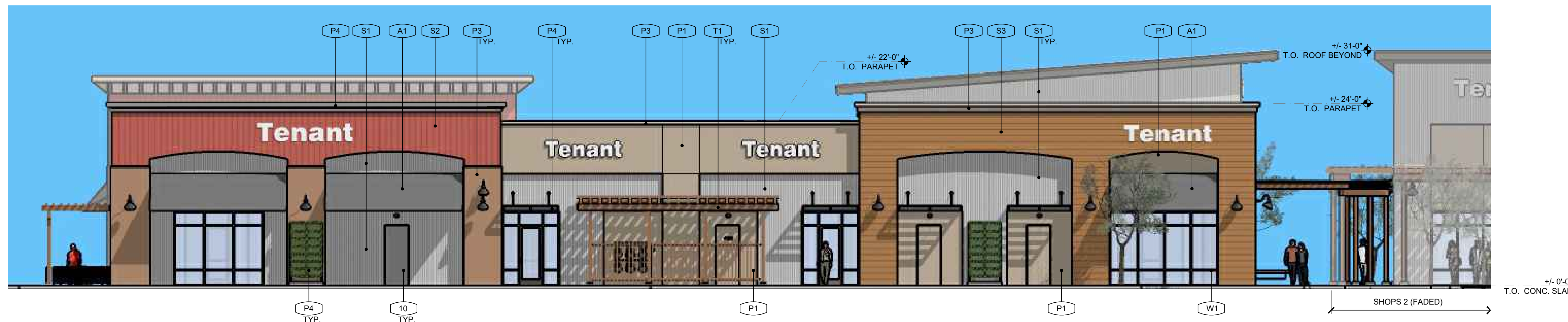
1-FRONT ELEVATION



2-RIGHT ELEVATION



4-LEFT ELEVATION



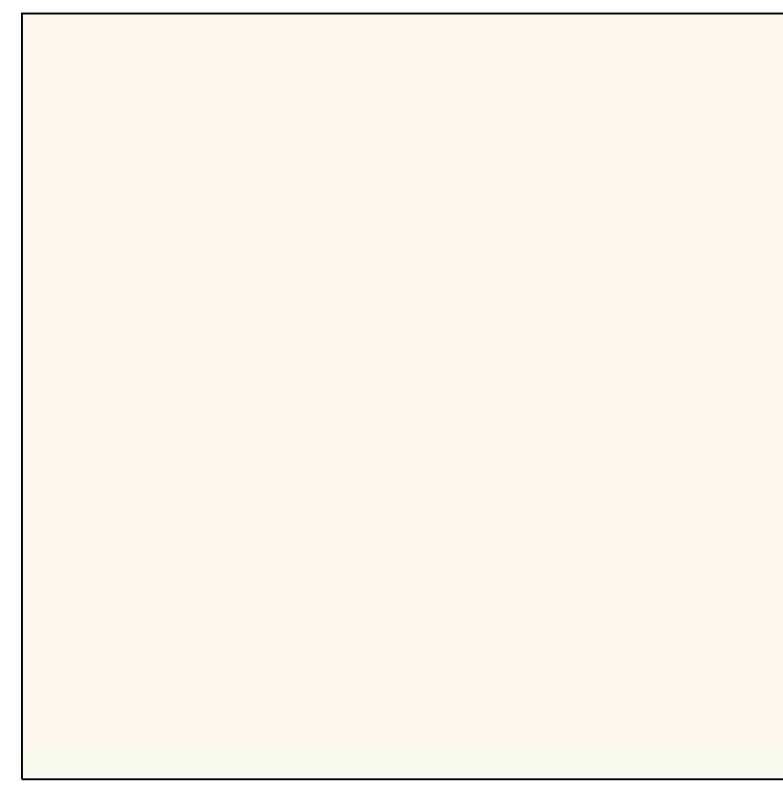
3-BACK ELEVATION



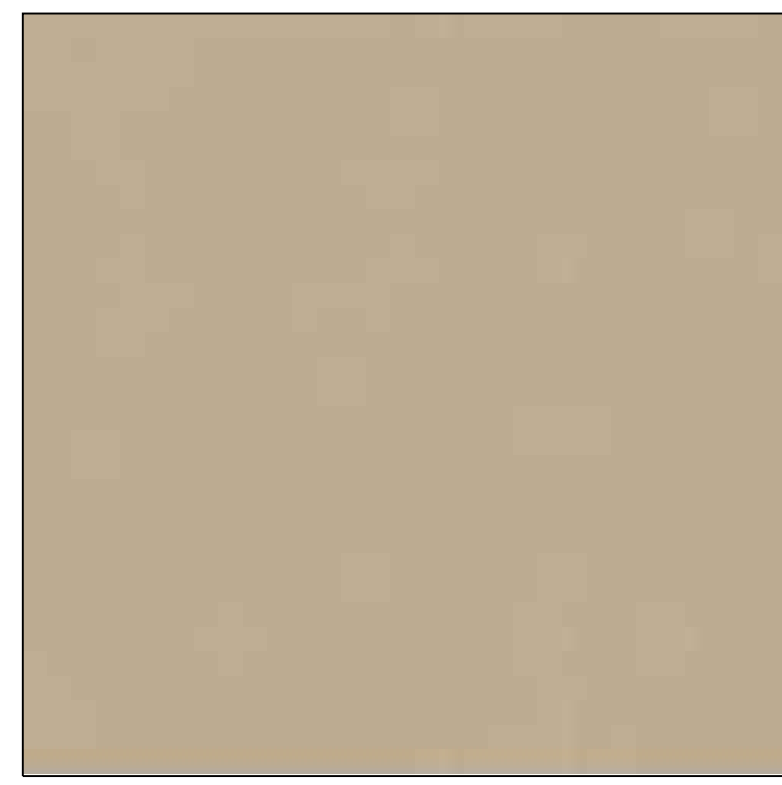
CAMPUS OAKS TOWN CENTER - SHOPS 2 & 3 EXTERIOR ELEVATIONS - SHOPS 3

SA-2.2

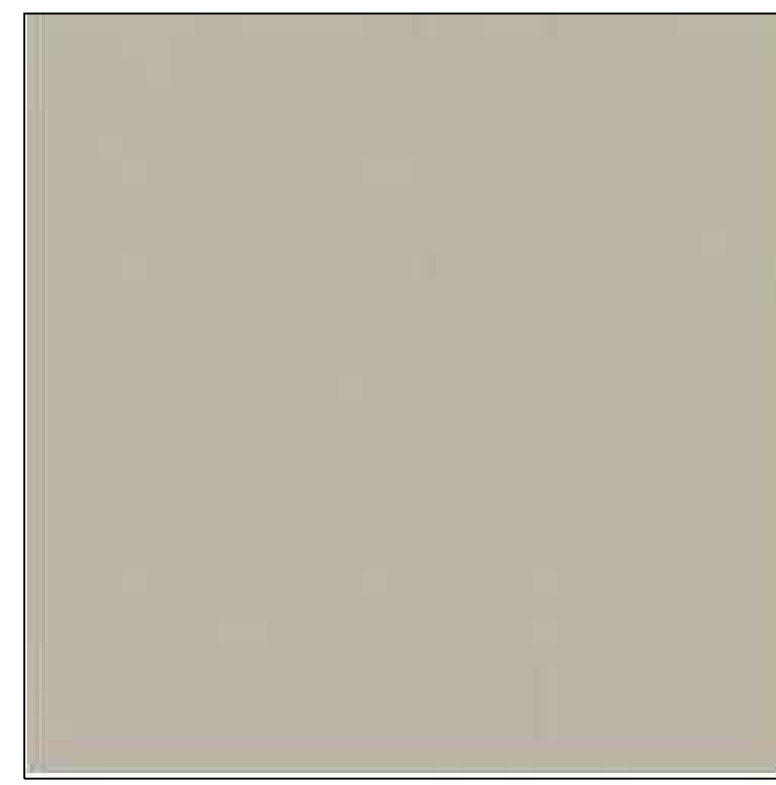




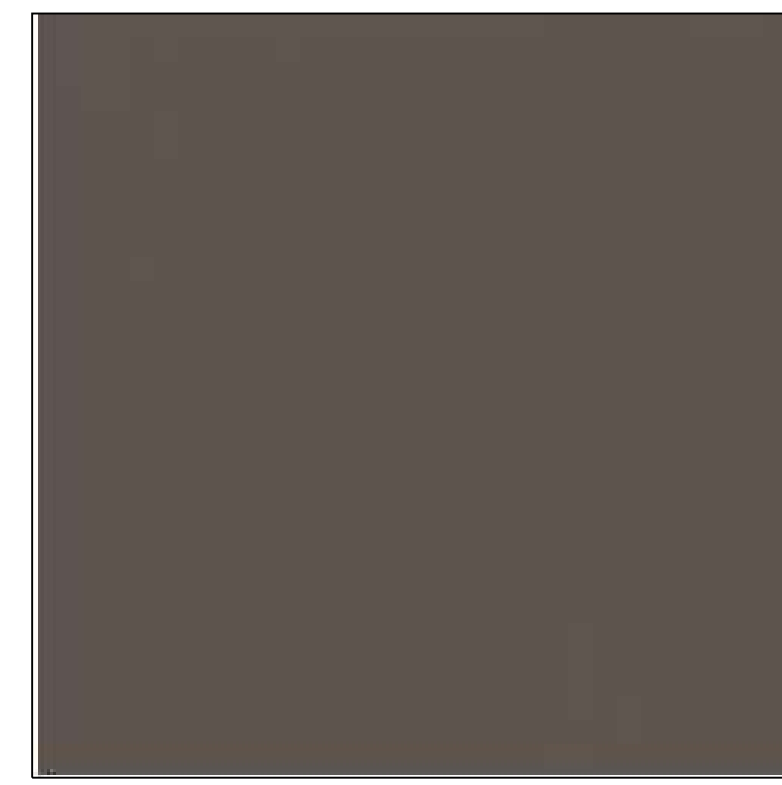
P1 TRIM & STUCCO
DUNN EDWARDS
"WHISPER"



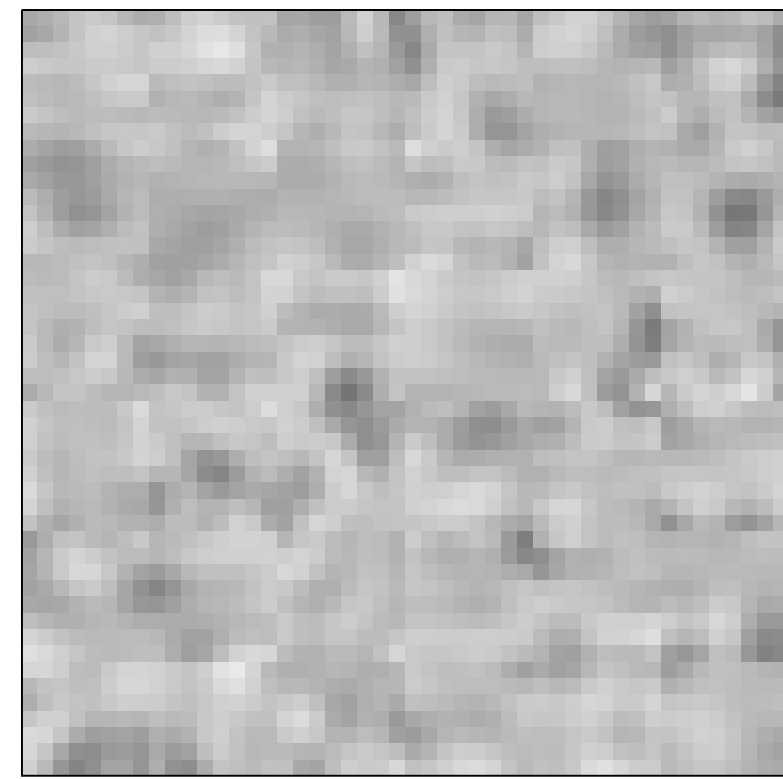
P2 TRIM & STUCCO
DUNN EDWARDS
"WELLS GRAY"



P3 TRIM & STUCCO
DUNN EDWARDS
"EGYPTIAN SAND"



P4 TRIM, METAL CANOPY
& METAL TRELIS
DUNN EDWARDS
"BLACK RUSSIAN"



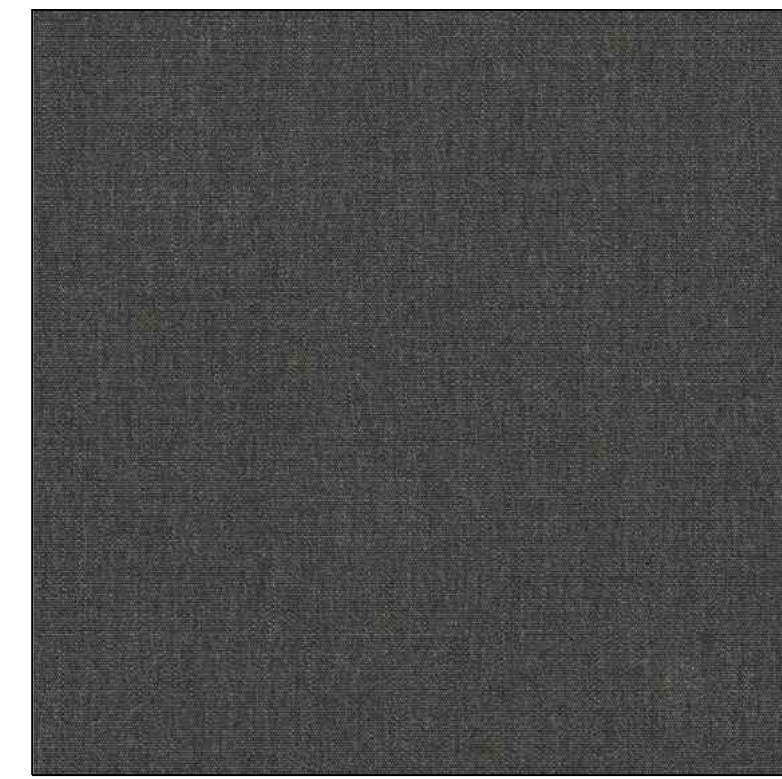
S1 METAL SIDING
METAL SALES CORRUGATED
"GALVALUME"



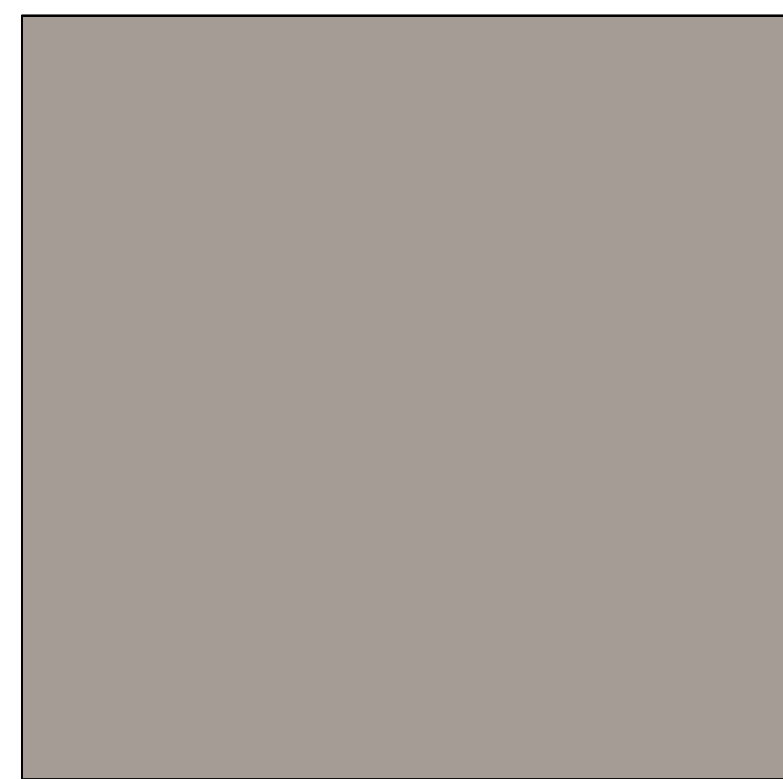
S2 METAL SIDING
METAL SALES SOFFIT PANEL
"COLONIAL RED"



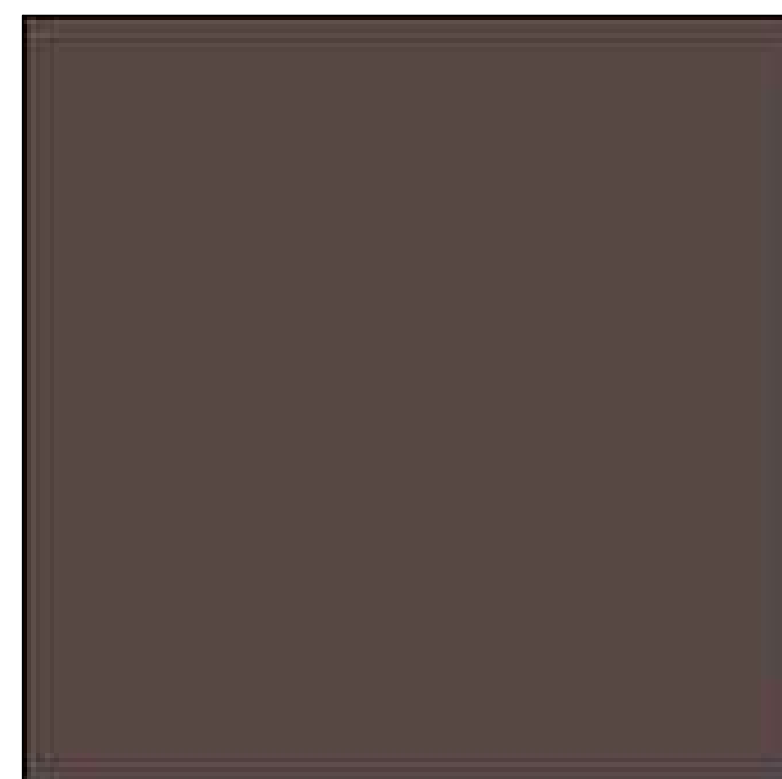
S3 FIBER CEMENT SIDING
NICHIIHA VINTAGE WOOD
"CEDAR"



A1 FABRIC AWNING
SUNBRELLA
"SLATE"



R1 STANDING SEAM METAL ROOFING
METAL SALES
"OLD ZINC GREY"



W1 ALUMINUM STOREFRONT SYSTEM
"STANDARD DARK BRONZE"



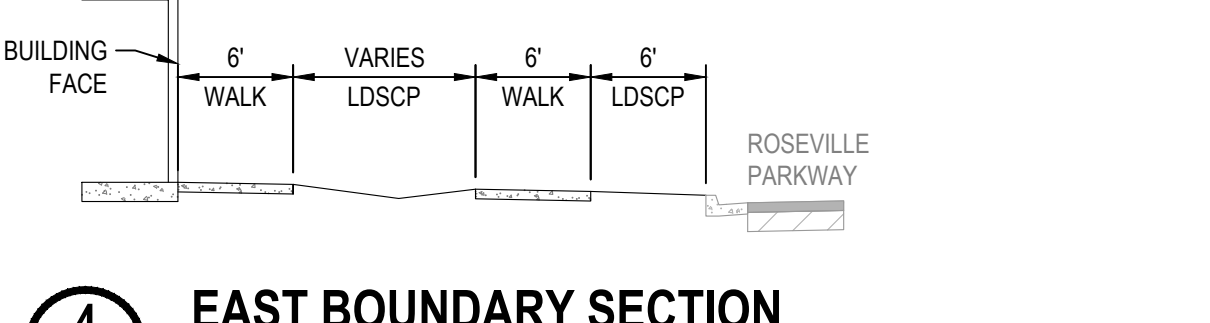
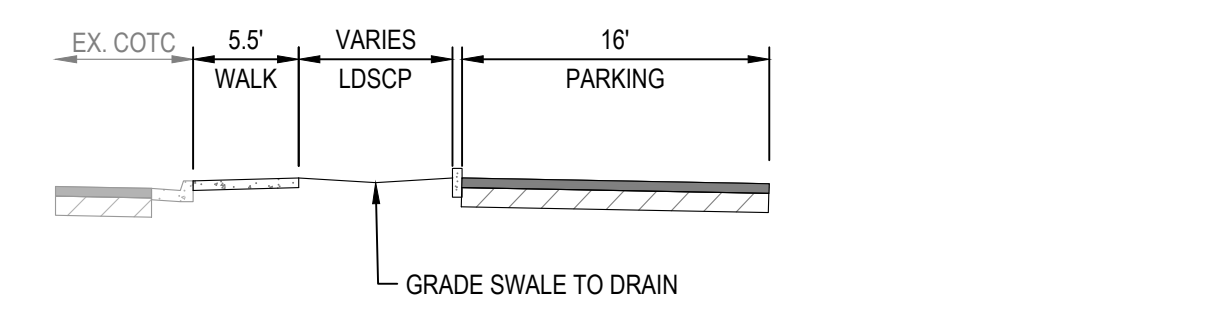
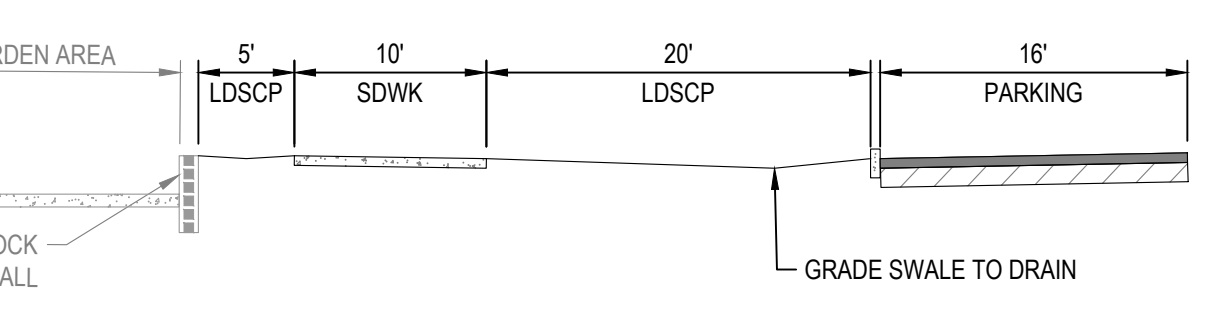
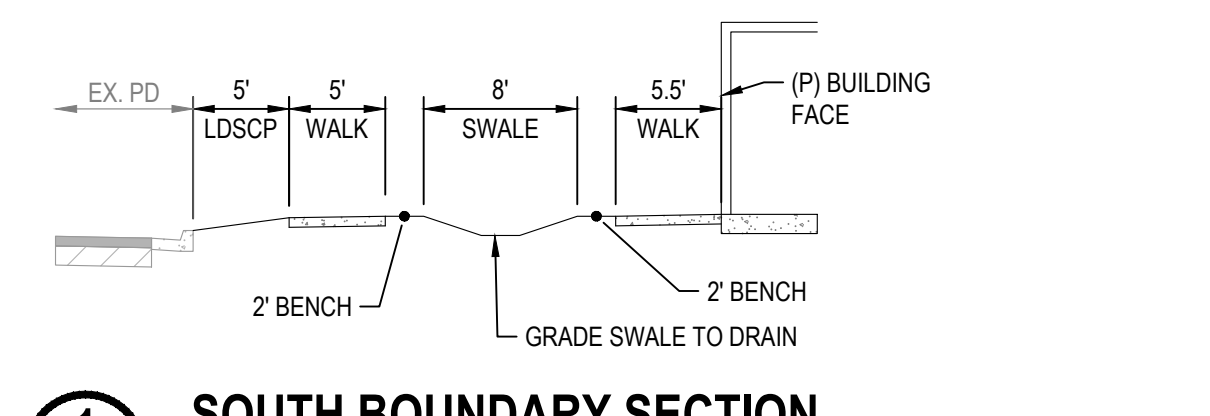
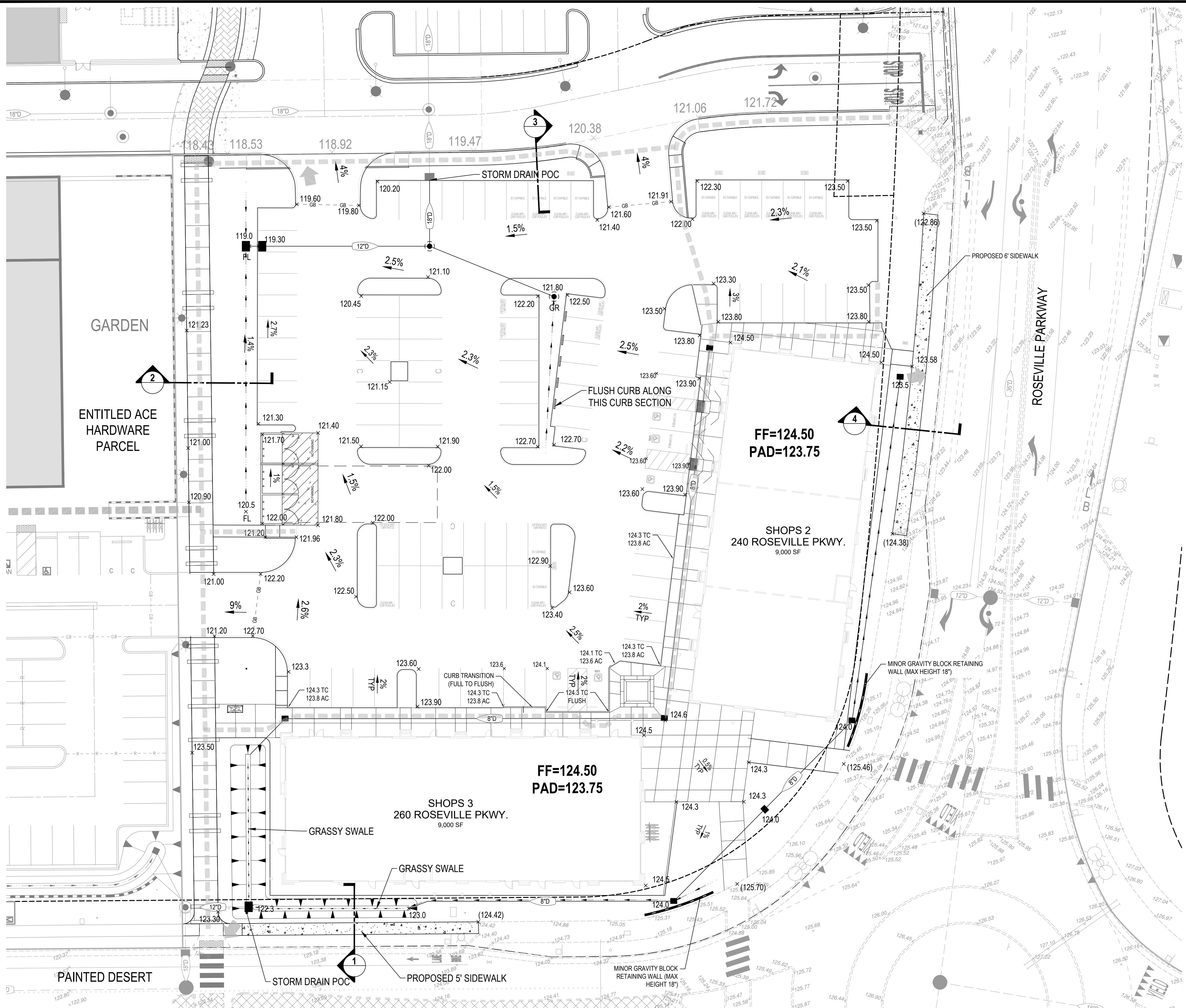
T1 WOOD TRELIS
CLEAR COATED CEDAR



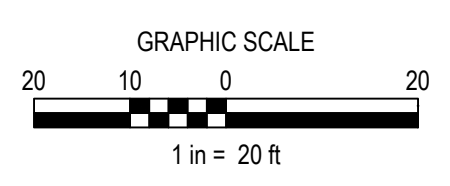
CAMPUS OAKS TOWN CENTER - SHOPS 2 & 3 MATERIAL BOARD

SA-3.1





- NOTES:**
- NO TREES / HERITAGE TREES TO BE REMOVED WITH THIS PROJECT.
 - GRADES SHOWN ARE AC PAVEMENT UNLESS OTHERWISE NOTED.
- OVERLAND DRAINAGE RELEASE PATH
 - ADA PATH OF TRAVEL



RAW EARTHWORK QUANTITIES:
 CUT TO FILL: 1,500 C.Y.
 EXPORT: 500 C.Y.
 ASSUMED 1" SECTION FOR ALL CONCRETE AND ASPHALT

NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.U.	DATE

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

COMPUTED	MC
DESIGNED	JR
DRAWN	STAFF
PROJ. ENGR.	SMP

MORTON & PITALO, INC.
 CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
 Folsom • Fresno
 600 Coolidge Drive, Suite #140
 Folsom, CA 95630
 phone: (916) 984-7621
 web: www.mpengr.com

ENTITLEMENT EXHIBIT
290 ROSEVILLE PARKWAY
 PRELIMINARY GRADING PLAN
 LOT 9 @ COTC
 ROSEVILLE, CALIFORNIA

DATE	OCTOBER 19, 2022
SHEET	C1
OF	3

NOTES:

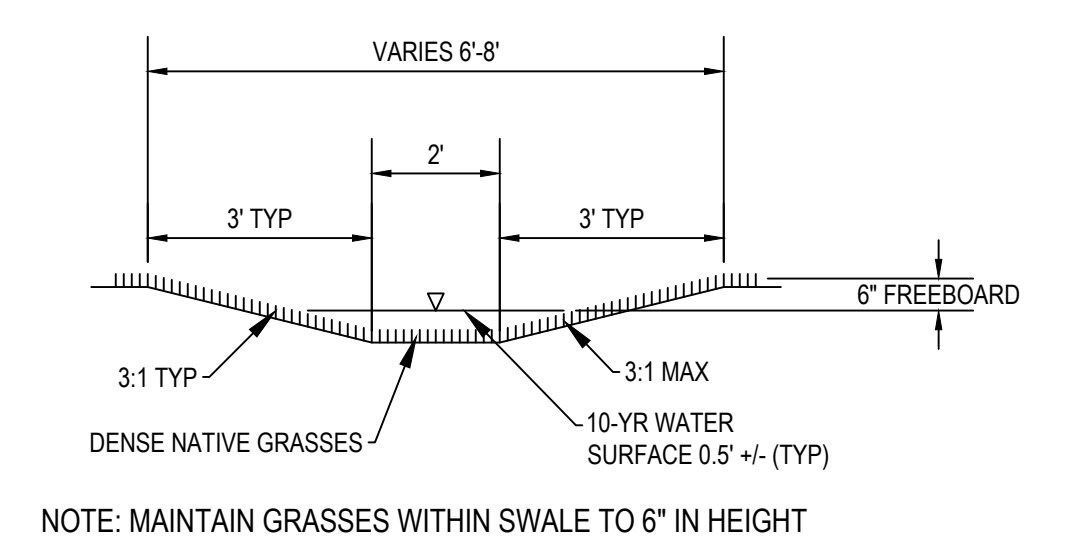
1. STORM DRAIN FACILITIES SHOWN FOR REFERENCE ONLY. SEE PRELIMINARY GRADING PLANS (SHEET 1) FOR DETAIL.
2. WATER AND FIRE SERVICE SIZING TO BE VERIFIED WITH BUILDING REQUIREMENTS.

ABBREVIATIONS

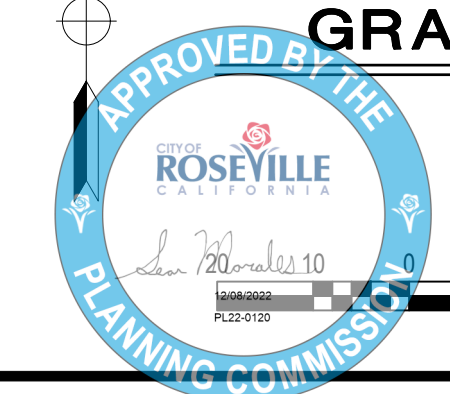
AB	AGGREGATE BASE	LT	LEFT
AC	ASPHALTIC CONCRETE OR ACRE	MAX	MAXIMUM
BC	BEGIN HORIZONTAL CURVE	MH	MANHOLE
BLDG	BUILDING	MIN	MINIMUM
BM	BENCH MARK	NTS	NOT TO SCALE
BW	BOTTOM OF WALL	OH	OVERHEAD
BSBL	BUILDING SET BACK LINE	PB	PULL BOX
C&G	CURB AND GUTTER	POC	POINT OF COMPOUND CURVE
C,G&S	CURB, GUTTER AND 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	PVMT	PAVEMENT
Δ	INCLUDED ANGLE	R	RADIUS OR RIDGE
D	STORM DRAIN	RAD	RADIAL
DI	DRAIN INLET	RP	REDUCED PRESSURE BACKFLOW PREVENTER
DIA, Ø	DIAMETER	RT	RIGHT
DIP	DUCTILE IRON PIPE	R/W	RIGHT OF WAY
DMH	STORM DRAIN MANHOLE	R/S	SLOPE OR SEWER
DTL	DETAIL	SD	STORM DRAIN
DWG	DRAWING	SMH	SEWER MANHOLE
DWY	DRIVEWAY	SS	SANITARY SEWER
(E), EXIST	EXISTING	STA	STATION
EC	END HORIZONTAL CURVE	STD	STANDARD
EP	EDGE OF PAVEMENT	SW	SIDEWALK
ESMT	EASEMENT	TB	TOP OF BANK
FL, F	FLOWLINE	TC	TOP OF CURB
G	GAS	TEL	TELEPHONE
GB	GRADE BREAK	TEMP	TEMPORARY
GFL	GUTTER FLOWLINE	TMH	TELEPHONE MANHOLE
GR	INLET GRATE	TP	TELEPHONE POLE
HGL	HYDRAULIC GRADE LINE	TRANS	TRANSITION
INTX	INTERSECTION	TS	TRAFFIC SIGNAL
INV	PIPE INVERT	TW	TOP OF WALL
IRR	IRRIGATION	TYP	TYPICAL
L	LENGTH	UG	UNDERGROUND
LIP	EDGE OF GUTTER PAN	W	WATER
LSCP	LANDSCAPE	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

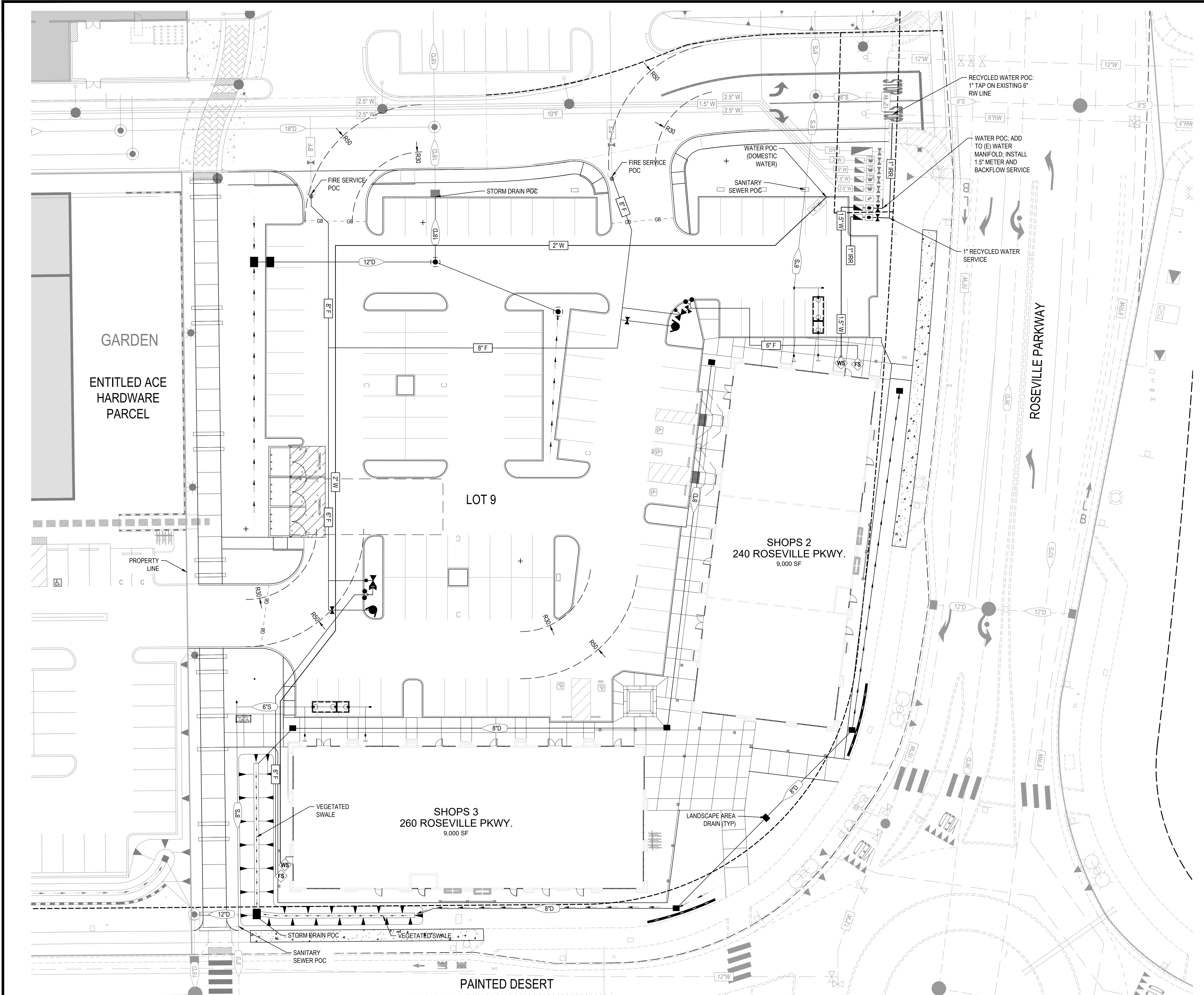


VEGETATED GRASSY SWALE



ENTITLEMENT EXHIBIT
290 ROSEVILLE PARKWAY
PRELIMINARY UTILITY PLAN
LOT 9 @ COTG
 ROSEVILLE, CALIFORNIA

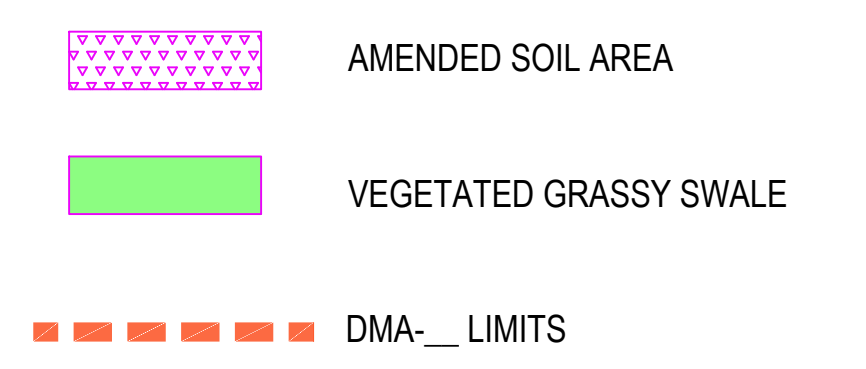
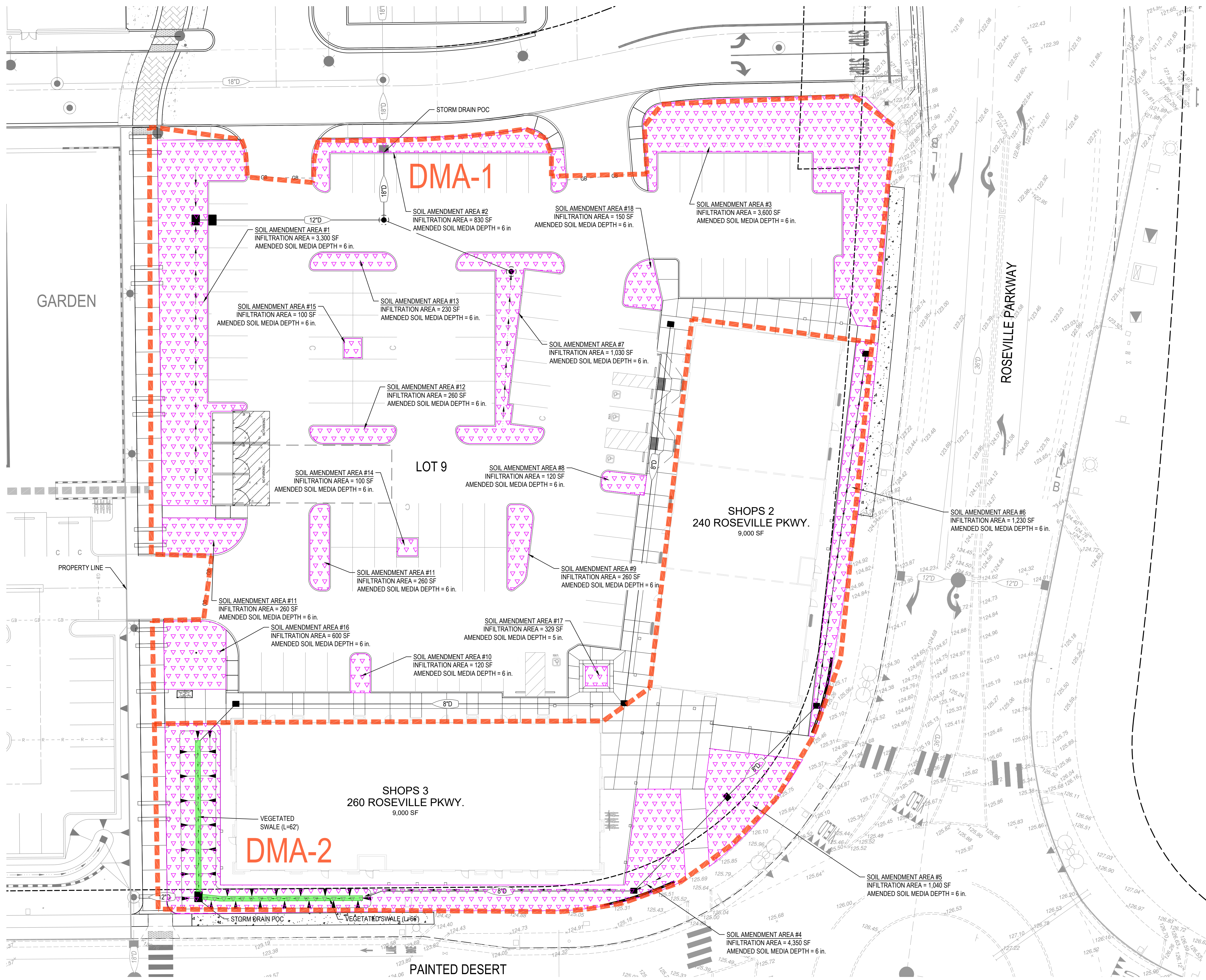
DATE: OCTOBER 19, 2022
 SHEET: C2
 OF: 3



NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.U.	DATE

SCALE:	BENCH MARK	COMPUTED	MC
HORIZ. 1" = 20'		DESIGNED	JR
VERT. 1" = N/A		DRAWN	STAFF
		PROJ. ENGR.	SMP

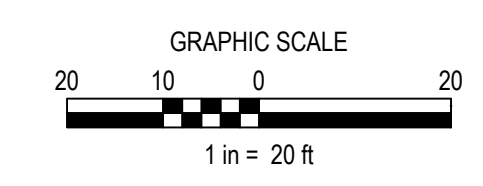
mp **MORTON & PITALO, INC.**
 CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
 Folsom • Fresno
 600 Coolidge Drive, Suite #140
 Folsom, CA 95630
 phone: (916) 984-7621
 web: www.mpengr.com



AMENDED SOIL AREA

DMA #	IMPERVIOUS AREA (80%) (S.F)	TOTAL AMENDED SOIL AREA (S.F)	DEPTH OF AMENDED SOIL AREA
1	45,774	11,380	6"
2	24,616	6,620	6"

- NOTES:**
1. PROPOSED IMPROVEMENTS ARE IN ACCORDANCE WITH THE WEST PLACER COUNTY STORM WATER QUALITY DESIGN MANUAL; IMPERVIOUS AREA RUNOFF REDUCTION PER FORM 3-4. PROJECT UTILIZES WATER QUALITY RUNOFF REDUCTION CREDITS.
 2. DMA-1 DRAINAGE AREA (1.3 ACRES) IS PART OF THE ORIGINAL HPCO DRAINAGE AND WATER QUALITY MASTER PLAN DESIGN.
 3. THE DMA-2 DRAINAGE AREA (0.7 ACRES) UTILIZES VEGETATED GRASSY SWALES TO CONVEY/TREAT ROOF DRAINS AND IMPERVIOUS SURFACES.



Dwg: X:\2022\22-0120\LOT 9 @ COTC\DWG\PLANNING\220120-01.DWG | S:\swm | 10/20/22 10:58am - SP/ED/RS/BN

NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.U.	DATE

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

COMPUTED	MC
DESIGNED	JR
DRAWN	STAFF
PROJ. ENGR.	SMP

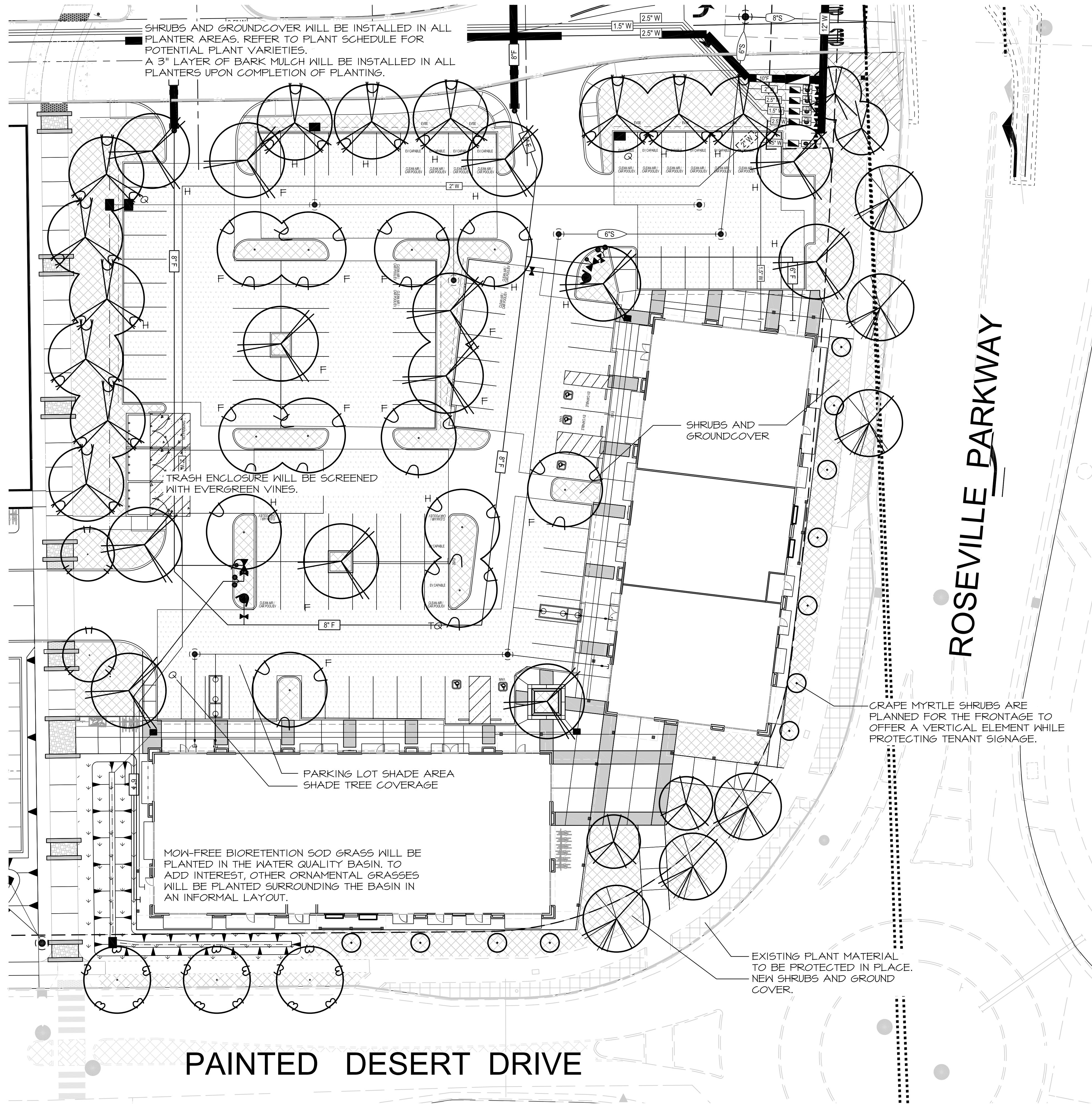
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ENTITLEMENT EXHIBIT
290 ROSEVILLE PARKWAY
PRELIMINARY WATER QUALITY PLAN
LOT 9 @ COTC
 ROSEVILLE, CALIFORNIA

DATE	OCTOBER 19, 2022
SHEET	C3
OF	3

JOB NO. 22-0026-00

SHRUBS AND GROUNDCOVER WILL BE INSTALLED IN ALL PLANTER AREAS. REFER TO PLANT SCHEDULE FOR POTENTIAL PLANT VARIETIES.
A 3" LAYER OF BARK MULCH WILL BE INSTALLED IN ALL PLANTERS UPON COMPLETION OF PLANTING.



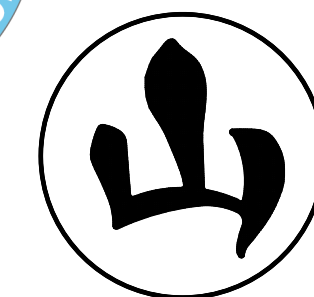
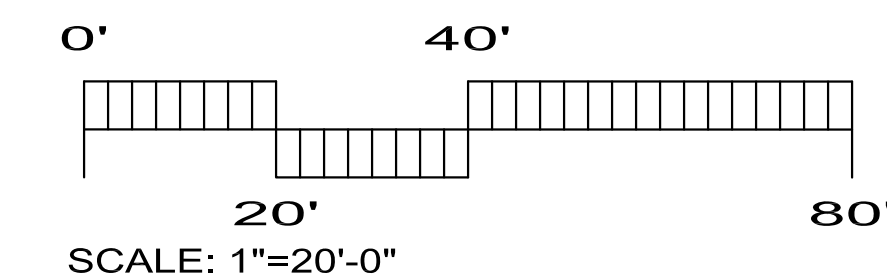
PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	ACE FRA	12	Acer rubrum 'Franksred' / Red Sunset Maple	24" box
	FRA RAY	13	Fraxinus angustifolia 'Raywood' / Narrow-leaved Ash	24" box
	KOE PAN	3	Koelreuteria paniculata / Golden Rain Tree	24" box
	LAG URE	11	Lagerstroemia indica x fauriei 'Acoma' / Acoma Crape Myrtle	15 gal
	LAG NAT	4	Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle	24" box
	NYS SYL	2	Nyssa sylvatica / Tupelo	15 gal
	PLA COL	12	Platanus x acerifolia 'Columbia' / London Plane Tree	15 gal
	ULM EME	6	Ulmus propinqua 'JFS-Bieberich' / Emerald Sunshine Elm	15 gal

SEE SHEET L1.2 FOR COMPLETE PLANT SCHEDULE

PAINTED DESERT DRIVE

ROSEVILLE PARKWAY

























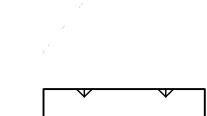
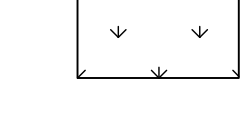


YAMASAKI
LANDSCAPE ARCHITECTURE
1223 HIGH STREET, AUBURN, CA 95603
(530) 885-0040
FAX (530) 885-0042

CAMPUS OAKS TOWN CENTER - SHOPS 2 & 3 PLANTING PLAN

L1.1 **Borges** ARCHITECTURAL GROUP

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	H x W	MUCOLS
	ACE FRA	Acer rubrum 'Franksred' / Red Sunset Maple	24" box	40'x30'	L
	FRA RAY	Fraxinus angustifolia 'Raywood' / Narrow-leaved Ash	24" box	40'x28'	L
	KOE PAN	Koelreuteria paniculata / Golden Rain Tree	24" box	40'x30'	M
	LAG URE	Lagerstroemia indica x fauriei 'Acoma' / Acoma Grape Myrtle	15 gal	8' x 7'	L
	LAG NAT	Lagerstroemia indica x fauriei 'Natchez' / Natchez Grape Myrtle	24" box	25'x20'	L
	NYS SYL	Nyssa sylvatica / Tupelo	15 gal	30' x 25'	M
	PLA COL	Platanus x acerifolia 'Columbia' / London Plane Tree	15 gal	50'x30'	L
	ULM EME	Ulmus propinqua 'JFS-Bieberich' / Emerald Sunshine Elm	15 gal	35'x25'	L
POTENTIAL SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	H x W	MUCOLS
	CAL LIT	Callistemon viminalis 'Little John' / Weeping Bottlebrush	5 gal	4' x 4'	L
	CIS PUL	Cistus x pulverulentus 'Sunset' / Sunset Rockrose	5 gal	4' x 5'	L
	DIE VEG	Dietes vegeta / African Iris	5 gal	3' x 3'	L
	ESC FRA	Escallonia fradesii / Escallonia	5 gal	4' x 6'	M
	GRE NOE	Grevillea x 'Noellii' / Noel Grevillea	5 gal	5' x 6'	L
	ILE STK	Ilex crenata 'Stokes' / Stokes Japanese Holly	5 gal	4' x 4'	M
	OLE LIT	Olea europaea 'Little Ollie' / Little Ollie Olive	5 gal	6' x 6'	L
	PRU OTT	Prunus laurocerasus 'Otto Luyken' / Otto Luyken English Laurel	5 gal	3' x 6'	M
	RHA MIN	Rhaphiolepis umbellata 'Minor' / Yedda Hawthorn	5 gal	4' x 5'	L
POTENTIAL GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE	H x W	MUCOLS
	CAL KAR	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	1 gal	4' x 3'	L
	MIS MOR	Miscanthus sinensis 'Morning Light' / Eulalia Grass	1 gal	2' x 2'	L
	MUH PIN	Muhlenbergia capillaris 'Pink Cloud' / Pink Muhly Grass	1 gal	3' x 3'	L
	MUH RIG	Muhlenbergia rigens / Deer Grass	1 gal	4' x 4'	L
	PEN BU3	Pennisetum alopecuroides 'Burgundy Bunny' / Burgundy Bunny Dwarf Fountain Grass	1 gal	1' x 1'	L
	PHO AMR	Phormium x 'Amazing Red' / Amazing Red New Zealand Flax	1 gal	3' x 3'	M
POTENTIAL GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	MUCOLS
	COT LOW	Cotoneaster dammeri 'Lowfast' / Lowfast Bearberry Cotoneaster	1 gal	48" o.c.	L
	JUN COM	Juniperus conferta 'Compacta' / Shore Juniper	1 gal	36" o.c.	L
	BIO SOD	Water Quality Basin / Biofiltration Sod Blend	sod		M

PLANTING STATEMENT

The proposed landscape plant palette consists of low water use shrubs, groundcover, trees, and ornamental grasses that are considered low maintenance and hardy. Choice of plants is guided by considerations of solar exposure and climate conditions of the site. Plant selection aims for longevity by selecting plants that are long lived varieties of trees, shrubs, groundcover, and grasses.

Shrubs and groundcover are minimum #1 size. Trees are minimum #15 size. Plant materials shall be spaced to provide substantial cover, but also to allow adequate room to mature into their natural form and ultimate size without required pruning.

IRRIGATION STATEMENT

The irrigation system will be serviced by a new point of connection. The irrigation design will consist of low volume point source drip irrigation. Proposed trees shall utilize bubbler irrigation to encourage deep root watering. The overall irrigation system will be designed with a smart irrigation controller. A weather sensor will be used to automatically adjust duration of application in accordance with recent weather conditions based on evapotranspiration. Maximum water allowance will be determined by State code. To also be consistent with the planting design, the irrigation design will create separate irrigation stations by hydrozone, locating plants of different water and solar needs into groups.

PARKING LOT SHADE CALCULATIONS

TREE SYMBOL	100%	75%	50%	25%
ACE. FRA.	8 (462) = 7,696	1 (722) = 722	2 (481) = 962	
FRA. RAY.	5 (462) = 4,810		5 (481) = 2,405	1 (240) = 240
PLA. COL.			6 (481) = 2,886	2 (240) = 480
PARKING LOT AREA	30,868 s.f.			
SHADE REQUIRED (50%)	15,434 s.f.			
TOTAL SHADE	20,201 s.f.			
PERCENT SHADE	65%			

