

# PROJECT SUMMARY

SIERRA VISTA SPECIFIC PLAN  
PARCEL WB-30

TOTAL UNITS: 355  
PERMITTED # OF UNITS: 237  
DENSITY BONUS: 49.8%  
100% SENIOR AFFORDABLE  
SITE AREA: 8.06 ACRES  
DENSITY: 43.4 DU/AC

## BUILDING FLOOR AREA:

64-PLEX (5): 17,100 sf  
CLUBHOUSE: 85,500 sf  
TOTAL: 95,450 sf

PERCENT LOT COVERAGE: 27.2%

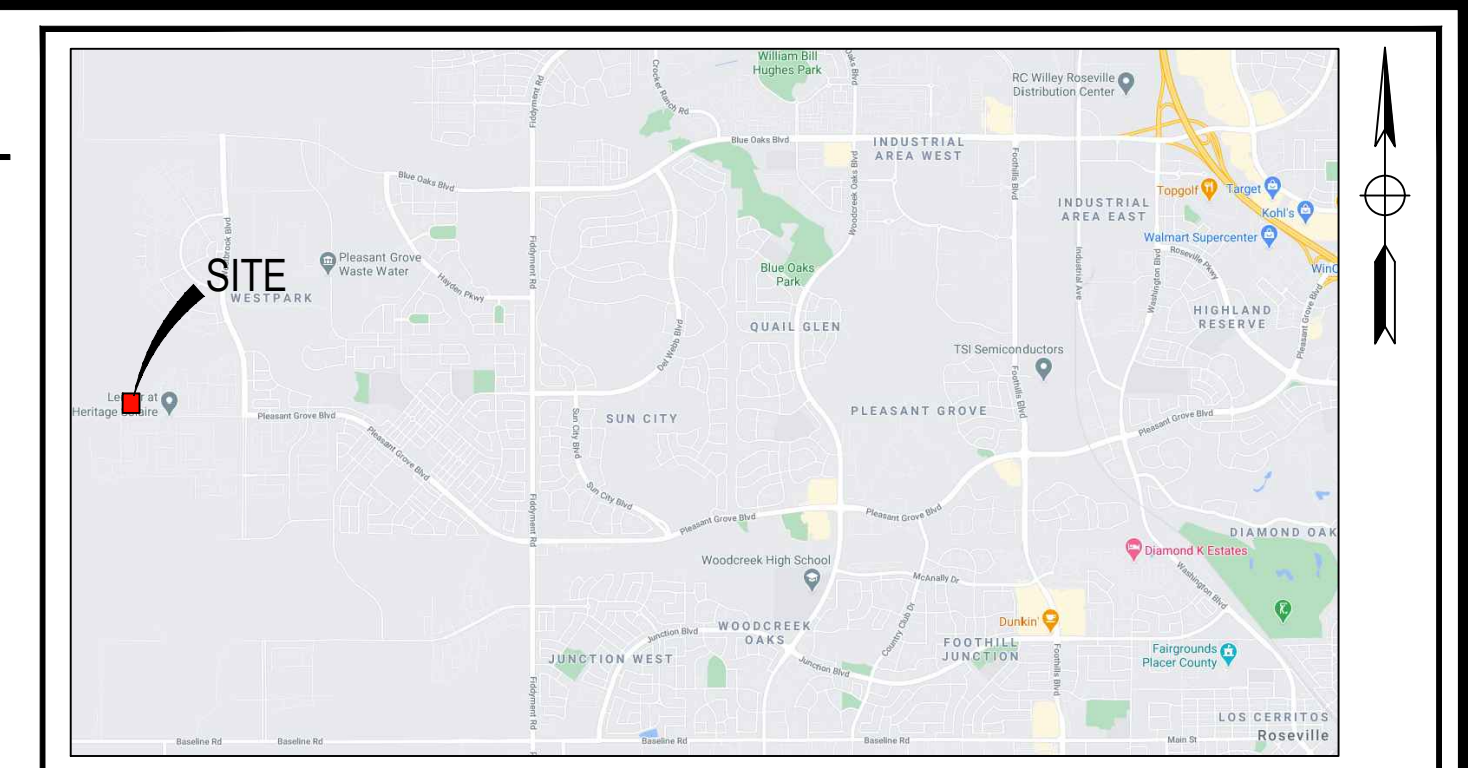
## MAX. BUILDING HEIGHT:

64-PLEX: 50 feet  
CLUBHOUSE: 50 feet

# WESTBROOK PARCEL WB-30

## PRELIMINARY SITE PLAN

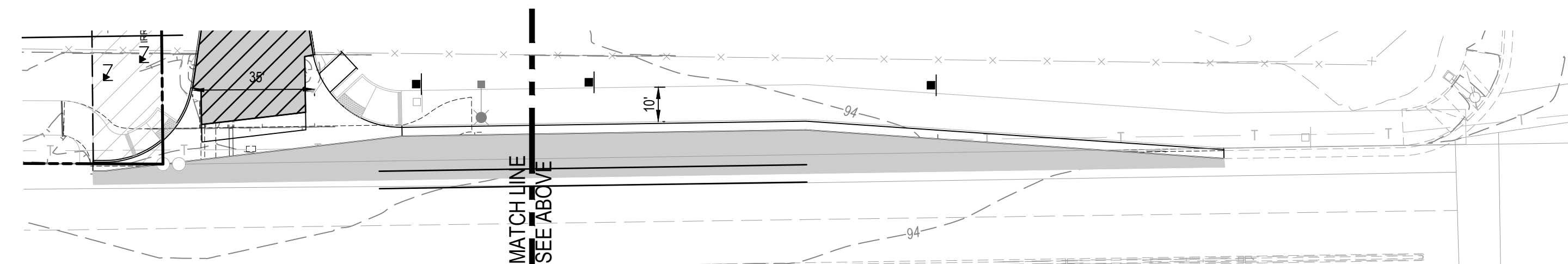
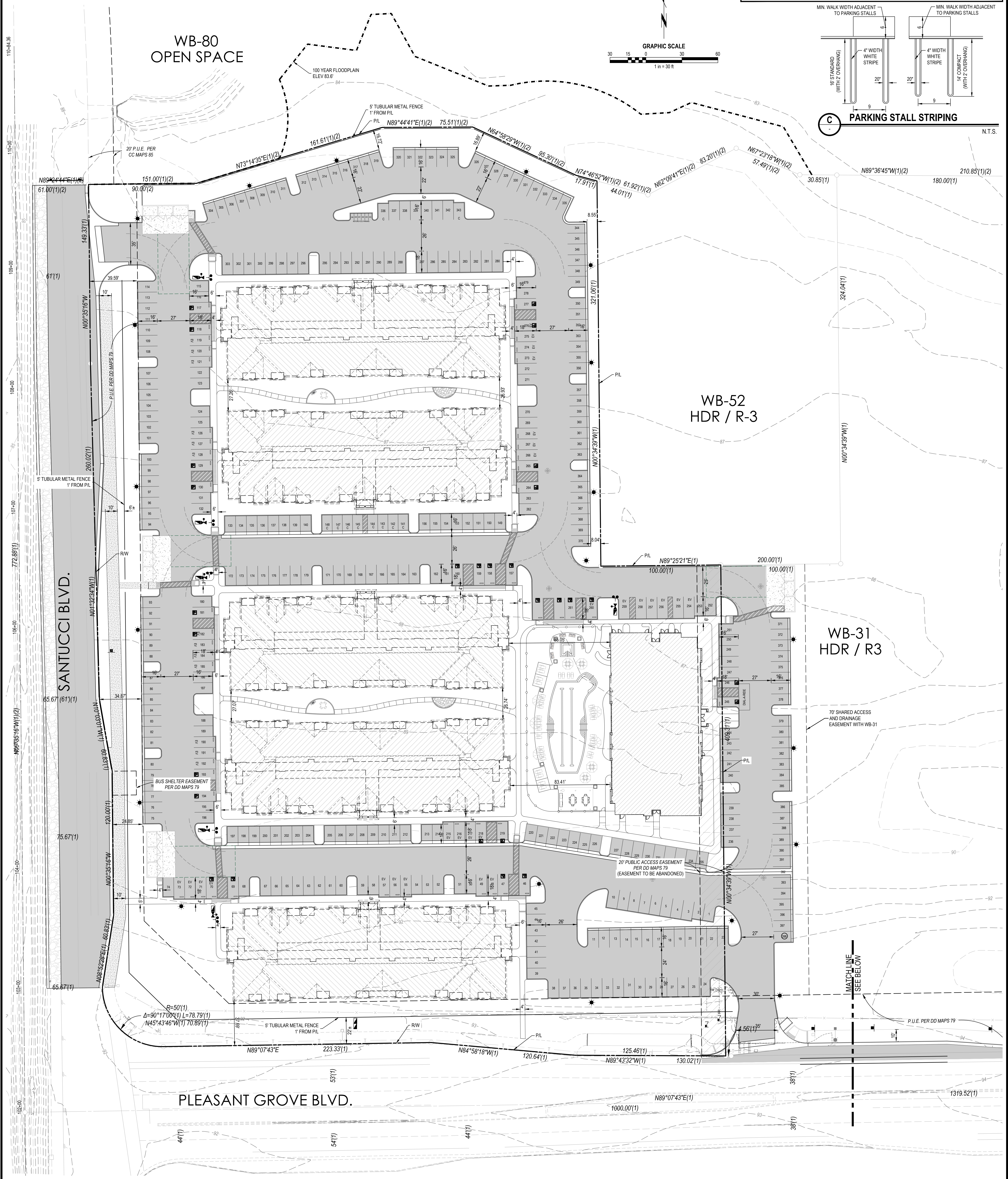
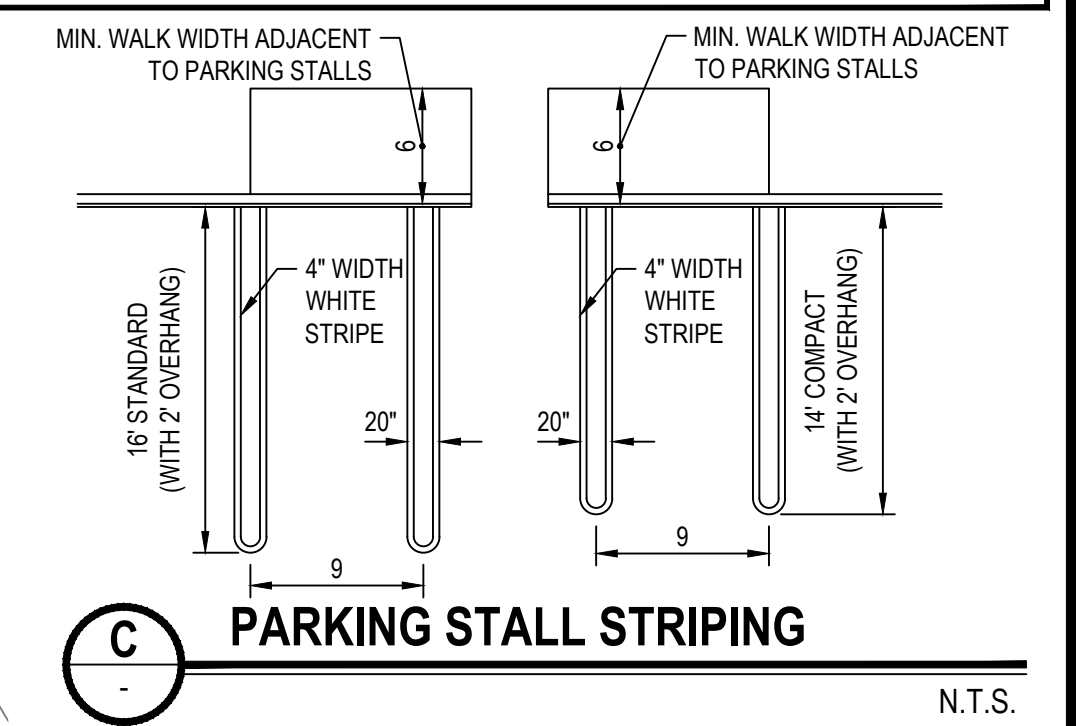
SHEET 1 of 4  
AUGUST 19, 2023



LOCATION MAP NO SCALE

ZONING:  
EXISTING: High Density Residential (HDR) / R3  
PROPOSED: High Density Residential (HDR) / R3

PARKING:  
PARKING REQUIRED (1/UNIT + 10% GUEST): 391 SPACES  
PARKING PROVIDED: 404 SPACES (6 compact, 6 motorcycle, 28 accessible)



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

# WESTBROOK VILLAGE WB-30

## PRELIMINARY UTILITY PLAN

SHEET 2 of 4  
AUGUST 19, 2023

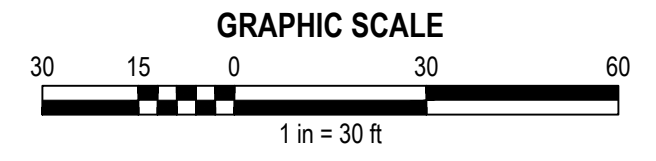
WB-80  
OPEN SPACE

WB-52  
HDR / R-3

WB-31  
HDR / R-3

PLEASANT GROVE BLVD.

SANTUCCI BLVD.



DMH  
88.26 RIM  
80.47 BTM  
80.35 24" (NELY)

DMH  
88.41 RIM  
79.60 BTM  
80.56 24" (N)

RCP  
12" FL (W) END

DI SQ.  
84.63 GRT  
80.63 12" (E)  
82.11 12" (W)

DMH  
88.41 RIM  
80.45 BTM

DMH  
89.92 RIM  
80.68 BTM

DITCH BOX  
87.09  
83.13 12" (E)

DMH  
91.81 RIM  
80.91 BTM

DITCH BOX  
87.40  
82.46 12" (E)

DMH  
92.93 RIM  
81.23 BTM  
81.82 FL (W)

SMH  
92.89 RIM  
BOLTED

DI  
91.33 GRT  
87.06 12" (N)

DMH  
91.90 RIM  
84.00 12" (N)  
83.34 36" (E)  
86.06 12" (S)  
83.27 36" (W)

DMH  
92.45 RIM  
84.02 24" (N)  
84.20 24" (E)  
84.18 30" (S)  
83.64 36" (W)

SMH  
93.15 RIM  
75.02 FL (E)  
75.13 FL (N)

DMH  
92.84 RIM  
84.97 24" (W)  
85.01 24" (E)  
85.47 12" (N)  
87.42 12" (S)

DI  
92.34 GRT  
88.04 12" (N)

DMH  
93.08 RIM  
85.05 24" (N)  
85.94 12" (S)  
89.14 6" (N)

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

# WESTBROOK VILLAGE WB-30

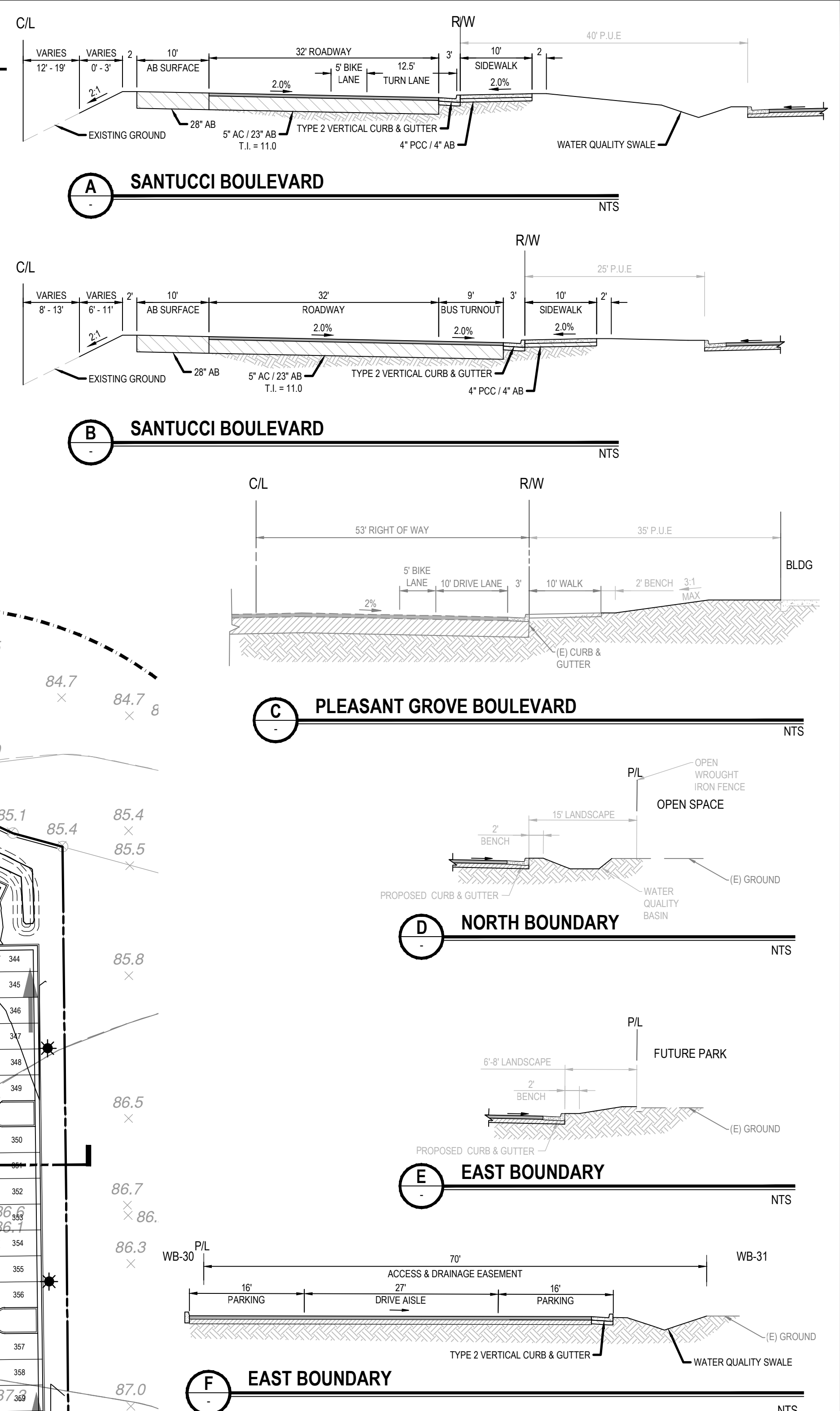
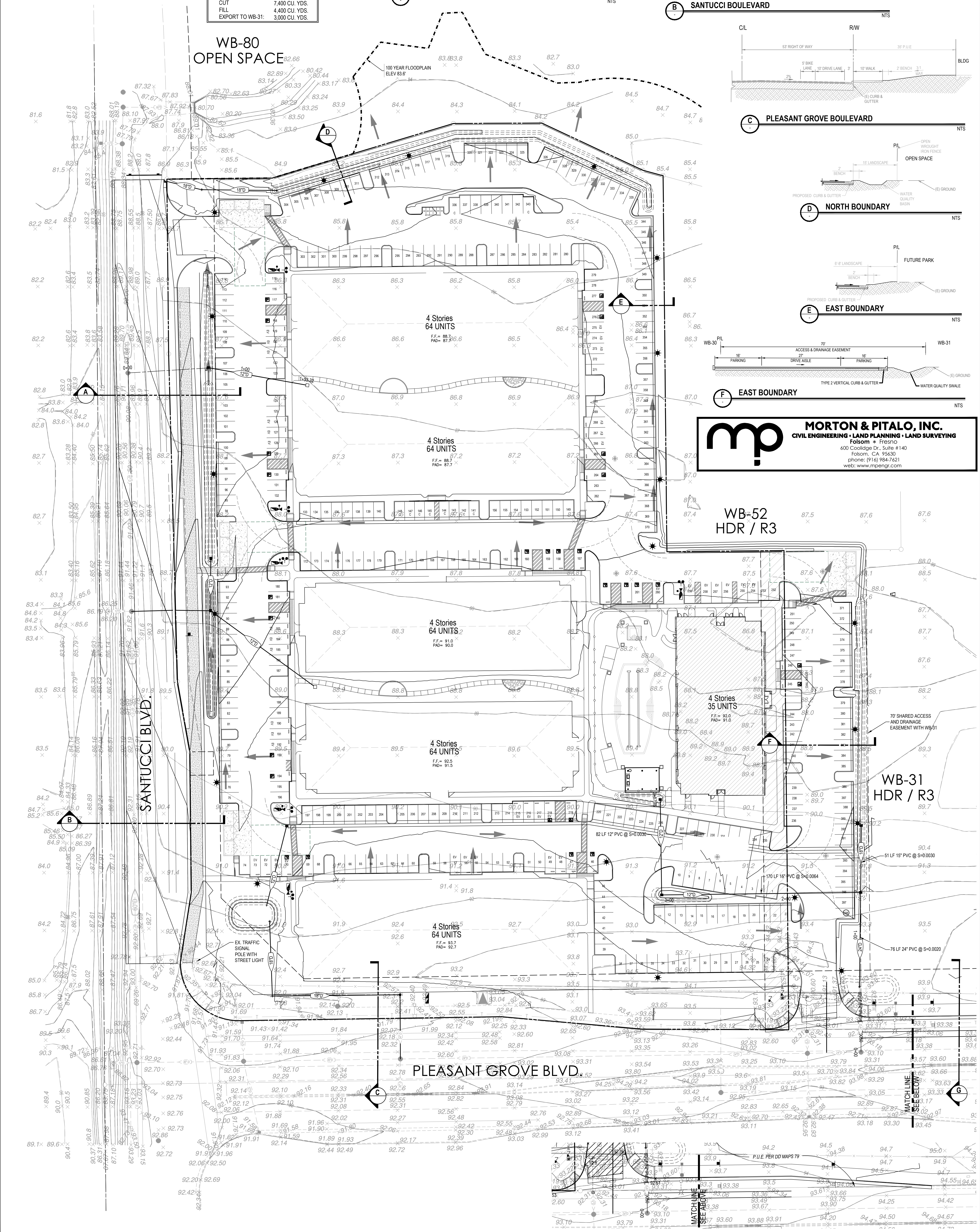
## PRELIMINARY GRADING PLAN SHEET 3 of 4 AUGUST 19, 2023

### GRADING LEGEND

SYMBOLS:	EXISTING	PROPOSED	DESCRIPTION
			STORM DRAIN MANHOLE
			STORM DRAIN INLET
			STORM DRAIN PIPE
			OVERLAND RELEASE DIRECTION
			DIRECTION OF DRAINAGE
			SLOPE BANK TOP OF BANK TOE OF BANK
			SECTION REFERENCE SECTION IDENTIFICATION SHEET LOCATION

EARTHWORK VOLUMES	
CUT	7,400 CU. YDS.
FILL	4,400 CU. YDS.
EXPORT TO WB-31	3,000 CU. YDS.

WB-80  
OPEN SPACE



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

PLEASANT GROVE BLVD.

WB-31  
HDR / R3

WB-52  
HDR / R3

WB-80  
OPEN SPACE

PLEASANT GROVE BOULEVARD

SANTUCCI BOULEVARD

SANTUCCI BOULEVARD

PLEASANT GROVE BOULEVARD

NORTH BOUNDARY

EAST BOUNDARY

EAST BOUNDARY

EX TRAFFIC SIGNAL POLE WITH STREET LIGHT

4 Stories 64 UNITS  
FF = 93.7  
PAD = 92.7

4 Stories 64 UNITS  
FF = 92.5  
PAD = 91.5

4 Stories 64 UNITS  
FF = 88.7  
PAD = 87.7

4 Stories 64 UNITS  
FF = 86.6  
PAD = 85.6

4 Stories 64 UNITS  
FF = 85.8  
PAD = 84.8

4 Stories 64 UNITS  
FF = 85.1  
PAD = 84.1

100 YEAR FLOODPLAIN  
ELEV 83.6

70' SHARED ACCESS AND DRAINAGE EASEMENT WITH WB-31

51 LF 15" PVC @ S=0.0030

76 LF 24" PVC @ S=0.0020

170 LF 15" PVC @ S=0.0064

82 LF 12" PVC @ S=0.0030

18' DRIVE LANE

11' DRIVE LANE

9' BIKE LANE

12' TURN LANE

10' SIDEWALK

5' AC / 22' AB T.I. = 11.0

4" PCC 4' AB

TYPE 2 VERTICAL CURB & GUTTER

4" PCC 4' AB

WATER QUALITY SWALE

NTS

CL

VARIES

VARIES

10' DRIVE LANE

9' BIKE LANE

12' TURN LANE

10' SIDEWALK

5' AC / 22' AB T.I. = 11.0

4" PCC 4' AB

TYPE 2 VERTICAL CURB & GUTTER

4" PCC 4' AB

WATER QUALITY SWALE

NTS

CL

VARIES

VARIES

10' DRIVE LANE

9' BIKE LANE

12' TURN LANE

10' SIDEWALK

5' AC / 22' AB T.I. = 11.0

4" PCC 4' AB

TYPE 2 VERTICAL CURB & GUTTER

4" PCC 4' AB

WATER QUALITY SWALE

NTS

CL

VARIES

VARIES

10' DRIVE LANE

9' BIKE LANE

12' TURN LANE

10' SIDEWALK

5' AC / 22' AB T.I. = 11.0

4" PCC 4' AB

TYPE 2 VERTICAL CURB & GUTTER

4" PCC 4' AB

WATER QUALITY SWALE

NTS

CL

VARIES

VARIES

10' DRIVE LANE

9' BIKE LANE

12' TURN LANE

10' SIDEWALK

5' AC / 22' AB T.I. = 11.0

4" PCC 4' AB

TYPE 2 VERTICAL CURB & GUTTER

4" PCC 4' AB

WATER QUALITY SWALE

NTS

CL

VARIES

VARIES

10' DRIVE LANE

9' BIKE LANE

12' TURN LANE

10' SIDEWALK

5' AC / 22' AB T.I. = 11.0

4" PCC 4' AB

TYPE 2 VERTICAL CURB & GUTTER

4" PCC 4' AB

WATER QUALITY SWALE

NTS

CL

VARIES

VARIES

10' DRIVE LANE

9' BIKE LANE

12' TURN LANE

10' SIDEWALK

5' AC / 22' AB T.I. = 11.0

4" PCC 4' AB

TYPE 2 VERTICAL CURB & GUTTER

4" PCC 4' AB

WATER QUALITY SWALE

NTS

CL

VARIES

VARIES

10' DRIVE LANE

9' BIKE LANE

12' TURN LANE

10' SIDEWALK

5' AC / 22' AB T.I. = 11.0

4" PCC 4' AB

TYPE 2 VERTICAL CURB & GUTTER

4" PCC 4' AB

WATER QUALITY SWALE

NTS

CL

VARIES

VARIES

10' DRIVE LANE

9' BIKE LANE

12' TURN LANE

10' SIDEWALK

5' AC / 22' AB T.I. = 11.0

4" PCC 4' AB

TYPE 2 VERTICAL CURB & GUTTER

4" PCC 4' AB

WATER QUALITY SWALE

NTS

CL

VARIES

VARIES

10' DRIVE LANE

9' BIKE LANE

12' TURN LANE

10' SIDEWALK

5' AC / 22' AB T.I. = 11.0

4" PCC 4' AB

TYPE 2 VERTICAL CURB & GUTTER

4" PCC 4' AB

WATER QUALITY SWALE

NTS

CL

VARIES

VARIES

10' DRIVE LANE

9' BIKE LANE

12' TURN LANE

10' SIDEWALK

5' AC / 22' AB T.I. = 11.0

4" PCC 4' AB

TYPE 2 VERTICAL CURB & GUTTER

4" PCC 4' AB

WATER QUALITY SWALE

NTS

CL

VARIES

VARIES

10' DRIVE LANE

9' BIKE LANE

12' TURN LANE

10' SIDEWALK

5' AC / 22' AB T.I. = 11.0

4" PCC 4' AB

TYPE 2 VERTICAL CURB & GUTTER

4" PCC 4' AB

WATER QUALITY SWALE

NTS

CL

VARIES

VARIES

10' DRIVE LANE

9' BIKE LANE

12' TURN LANE

10' SIDEWALK

5' AC / 22' AB T.I. = 11.0

4" PCC 4' AB

TYPE 2 VERTICAL CURB & GUTTER

4" PCC 4' AB

WATER QUALITY SWALE

NTS

CL

VARIES

VARIES

10' DRIVE LANE

9' BIKE LANE

12' TURN LANE

10' SIDEWALK

5' AC / 22' AB T.I. = 11.0

4" PCC 4' AB

TYPE 2 VERTICAL CURB & GUTTER

4" PCC 4' AB

WATER QUALITY SWALE

NTS

CL

VARIES

VARIES

10' DRIVE LANE

9' BIKE LANE

12' TURN LANE

10' SIDEWALK

5' AC / 22' AB T.I. = 11.0

4" PCC 4' AB

TYPE 2 VERTICAL CURB & GUTTER

4" PCC 4' AB

WATER QUALITY SWALE

NTS

CL

VARIES

VARIES

10' DRIVE LANE

9' BIKE LANE

12' TURN LANE

10' SIDEWALK

5' AC / 22' AB T.I. = 11.0

4" PCC 4' AB

TYPE 2 VERTICAL CURB & GUTTER

4" PCC 4' AB

WATER QUALITY SWALE

NTS

CL

VARIES

VARIES

10' DRIVE LANE

9' BIKE LANE

12' TURN LANE

10' SIDEWALK

5' AC / 22' AB T.I. = 11.0

4" PCC 4' AB

TYPE 2 VERTICAL CURB & GUTTER

4" PCC 4' AB

WATER QUALITY SWALE

NTS

CL

VARIES

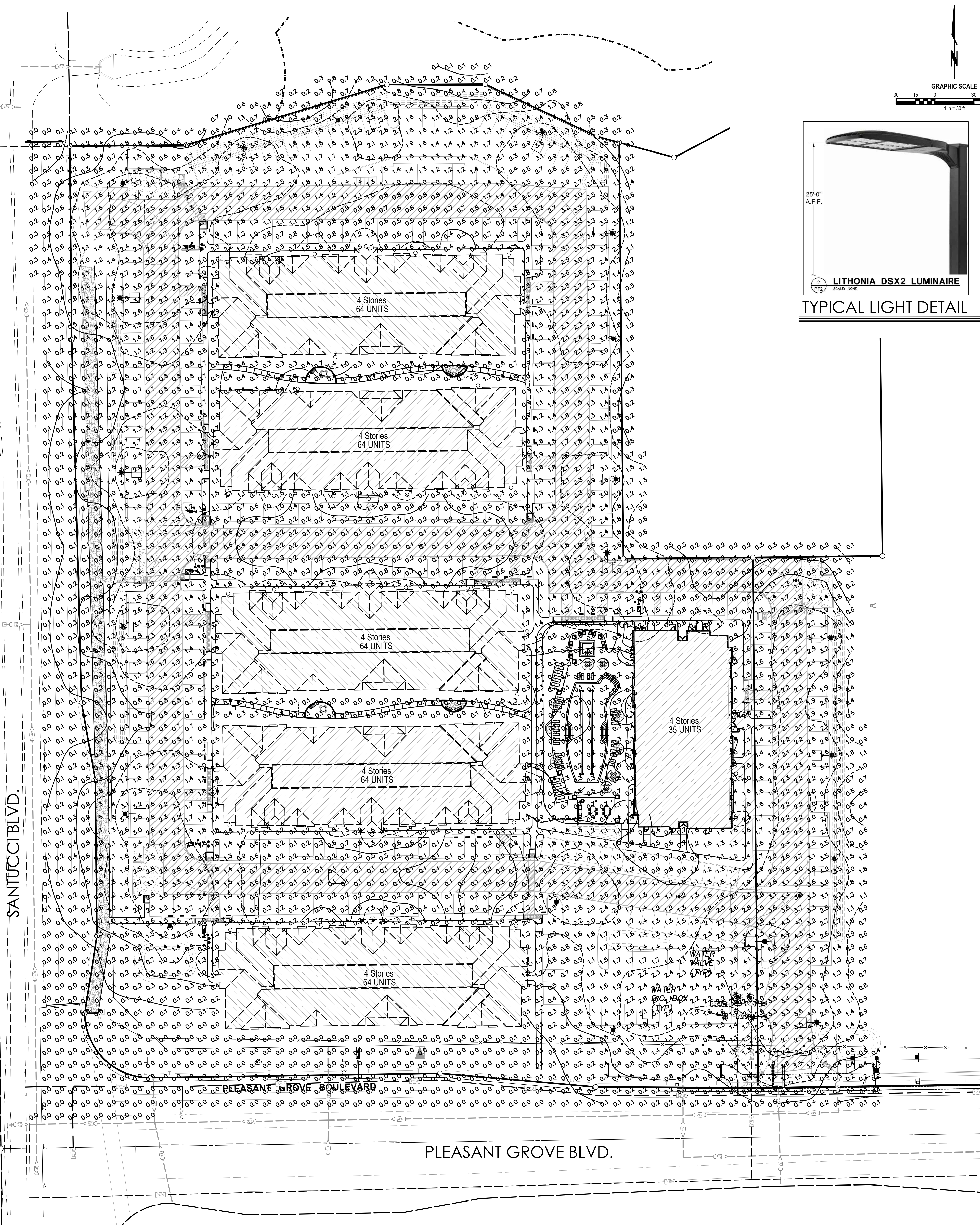
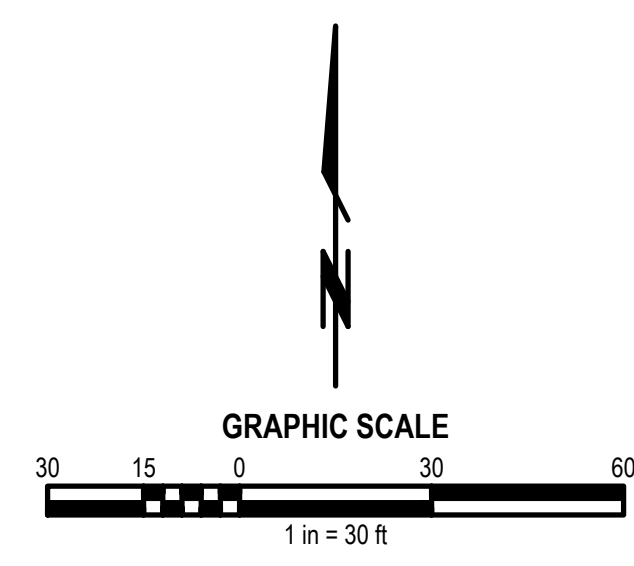
VARIES

# WESTBROOK VILLAGE WB-30

## PRELIMINARY SITE PHOTOMETRICS

SHEET 4 of 4  
AUGUST 19, 2023

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



LUMINAIRE SCHEDULE														
CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	VOLTS	NOTE 1	NOTE 3	QUANTITY	IES FILE	ARM LENGTH		
1FTM		(1) LED	DSX2 LED P1 40K TFM MVOLT	ELECTRONIC	POLE	Lithonia Lighting, DSX2 LED P1 40K TFM MVOLT	120V 1P 2W	LED DRIVER	/21/2017 11/9/2017 SCALED PHOTOMETRY TYPE IV, SHORT, BUG RATING: B3 - UO - G4 0.0, 0.2 140 3, 1.2, 0.5 0.0, 0 ARM MOUNT D-Series Area Size 2 0269406-4863-4261-0888-7179481800 NOTE: DATA SHOWN IS ABSOLUTE FOR THE SAMPLE PROVIDED. 23842 71 120.1 VOLTS, 205.9 WATTS, 1.72 AMPS AMBIENT: 24.9	21	DSX2_LED_P1_40K_TFM	1M VOLT		
Wall-Pack		(1) LED, NICHIA NV4L144ART	LIL Wallpack (Standard)	ELECTRONIC	WALL	Lithonia Lighting, LIL LED 40K MVOLT	120V 1P 2W	LED DRIVER, ANTRON AC700512M	/24/2018 4/20/2018 ACTIVITY BRANDES LIGHTING, DECATUR LAB IES LM-79-08 TYPE II, VERY SHORT, BUG RATING: B1 - UO - G0 0.0, 0 LED 8 0.1, 0.19, 0 WALLPACK DOWNLIGHT LIL LED Wall Pack 3350608-0139-4439-bf20-15dc66262e4 NOTE: DATA SHOWN IS ABSOLUTE FOR THE SAMPLE PROVIDED. 633.7 120.1 VOLTS, 8.36 WATTS, 0.0690 AMPS AMBIENT: 25.8	55	LIL_LED_40K_MVOLT	0		

GENERAL PHOTOMETRIC SCHEDULE	
AVERAGE FOOT-CANDLES	1.09
MAXIMUM FOOT-CANDLES	6.4
MINIMUM FOOT-CANDLES	0
MINIMUM TO MAXIMUM FC RATIO	0
MAXIMUM TO MINIMUM FC RATIO	2491
AVERAGE TO MINIMUM FC RATIO	423.36



**YAMASAKI**  
LANDSCAPE ARCHITECTURE

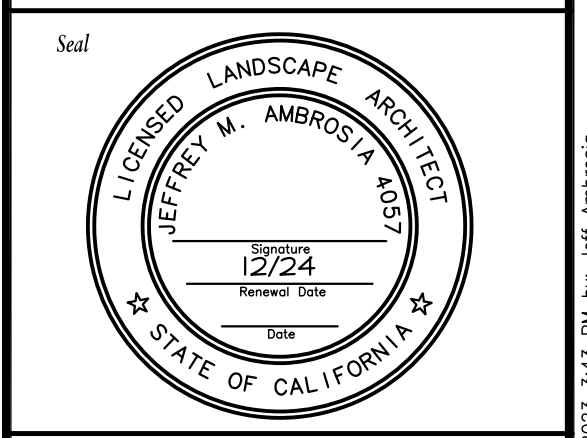
JEFF AMBROSIA, ASLA C4057

1223 HIGH STREET  
AUBURN, CALIFORNIA 95603  
(530) 885-0040  
FAX (530) 885-0042  
www.yamasaki-la.com

**WESTBROOK VILLAGE WB-30**  
**LANDSCAPE DEVELOPMENT PLANS**  
**PLEASANT GROVE BOULEVARD**  
**ROSEVILLE, CALIFORNIA**

These drawings are instruments of service and are the property of Yamasaki Landscape Architecture. All designs and other information on the drawings are for the use on the specified project and shall not be used otherwise without the express written permission of Yamasaki Landscape Architecture.

Sheet Title  
**PLANTING PLAN A**



No.	Date	Revision
▲		
▲		
▲		

Project Mgr.: BJP      Sheet No.:  
 Drawn By: JMA  
 Scale: 1"=20'-0"      **L1.1**  
 Date: 7/24/23  
 File Name: SV30-PR      of \_\_\_\_\_ sheets

SEE SHEET L1.2  
MATCH LINE

SHRUBS AND GROUND COVER 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.

4 Stories  
64 UNITS

4 Stories  
64 UNITS

4 Stories  
35 UNITS

4 Stories  
64 UNITS

PARKING LOT SHADE AREA  
SHADE TREE COVERAGE

GRAPE MYRTLE TREES HIGHLIGHT THE ENTRY TO THE PROJECT.

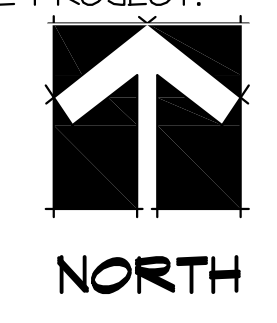
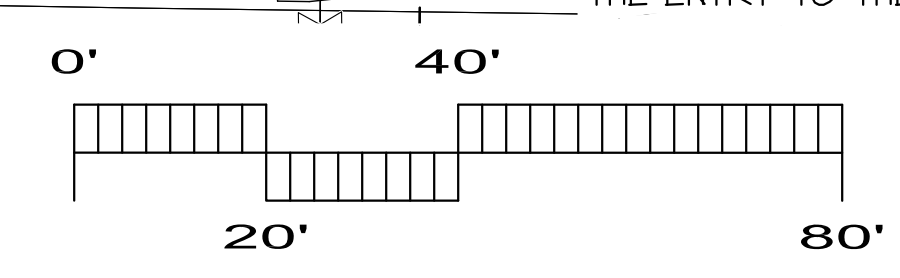
SANTUCCI BOULEVARD

PLEASANT GROVE BOULEVARD

"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN"

SIGNATURE      DATE 7/24/23

NOTE: SEE SHEET L1.3 FOR PLANT SCHEDULE



1/4"

SV30-PR-SV30-PR-SV30-PR-SV30-PR-PLANTING L1.1.dwg Jul 2023 3:43 PM by: Jeff Ambrosia

SHRUBS AND GROUND COVER 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.

BIOFILTRATION BASIN (TYP.)

GRAPE MYRTLE TREES HIGHLIGHT  
THE ENTRY TO THE PROJECT.

SANTUCCI BOULEVARD

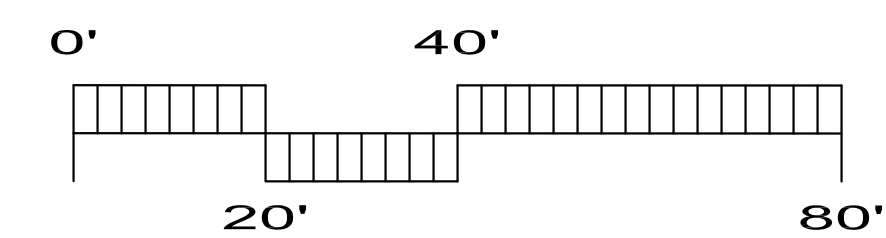
4 Stories  
64 UNITS

PARKING LOT SHADE AREA  
SHADE TREE COVERAGE

4 Stories  
64 UNITS

MATCH LINE  
SEE SHEET L1.1

NOTE: SEE SHEET L1.3 FOR PLANT SCHEDULE



**YAMASAKI**  
LANDSCAPE ARCHITECTURE

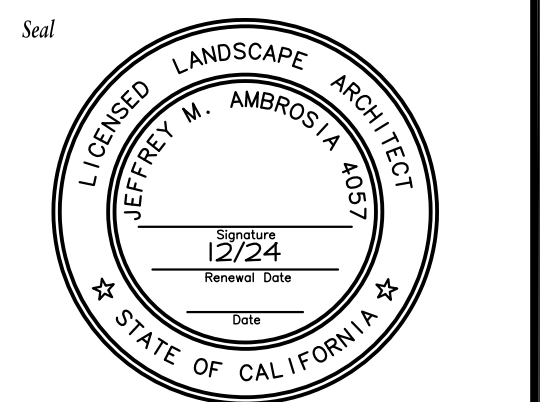
JEFF AMBROSIA, ASLA C4057

1223 HIGH STREET  
AUBURN, CALIFORNIA 95603  
(530) 885-0040  
FAX (530) 885-0042  
www.yamasaki-la.com

**WESTBROOK VILLAGE WB-30  
LANDSCAPE DEVELOPMENT PLANS  
PLEASANT GROVE BOULEVARD  
ROSEVILLE, CALIFORNIA**

These drawings are instruments of service and are the property of Yamasaki Landscape Architecture. All designs and other information on the drawings are for the use on the specified project and shall not be used otherwise without the express written permission of Yamasaki Landscape Architecture.

Sheet Title  
**PLANTING PLAN B**



No.	Date	Revision
▲		
▲		
▲		

Project Mgr.: BJP Sheet No.:  
Drawn By: JMA  
Scale: 1"=20'-0" **L1.2**  
Date: 7/24/23  
File Name: SV30-PR of \_\_\_\_\_ sheets

S:\my\SSP\WB-30\Drawings\CD\SV30-PL\WB-30-PL-L1.2.dwg 2023 3:43 PM By: Jeff Ambrosia

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	WUCOLS
	ARB MAR	Arbutus x 'Marina' / Marina Strawberry Tree	24"box	L
	CER FOR	Cercis canadensis 'Forest Pansy' / Forest Pansy Eastern Redbud	15 gal	M
	COR FLO	Cornus florida / Flowering Dogwood	15 gal	M
	LAG CAT	Lagerstroemia indica 'Catanba' / Catanba Grape Myrtle	15 gal	L
	LAG NAT	Lagerstroemia indica x fauriei 'Natchez' / Natchez Grape Myrtle	24"box	L
	PIN ELD	Pinus eldarica / Mondell Pine	15 gal	L
	PIS KEI	Pistacia chinensis 'Keith Davey' / Keith Davey Chinese Pistache	24"box	L
	PLA COL	Platanus x acerifolia 'Columbia' / Columbia London Plane Tree	15 gal	L
	QUE WIS	Quercus wislizeni / Interior Live Oak	24"box	L
	ULM TRU	Ulmus parvifolia 'True Green' / True Green Lacebark Elm	24"box	L
POTENTIAL SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	WUCOLS
	ARC SNS	Arctostaphylos x 'Sunset' / Sunset Manzanita	5 gal	L
	BER REP	Berberis aquifolium 'Repens' / Creeping Oregon Grape	1 gal	L
	BER HEL	Berberis thunbergii 'Helmond Pillar' / Columnar Red Barberry	5 gal	L
	CAL LIT	Callistemon citrinus 'Little John' / Dwarf Bottle Brush	1 gal	L
	CIS WAR	Cistus crispatus 'Warley Rose' / Rockrose	1 gal	L
	CIS PUR	Cistus x purpureus / Orchid Rockrose	5 gal	L
	DIA LIT	Dianella revoluta 'Little Rev' / Little Rev Flax Lily	1 gal	L
	DIE BIC	Dietes bicolor / Fortnight Lily	5 gal	L
	DOD PUR	Dodonaea viscosa 'Purpurea' / Purple Leafed Hopseed Bush	5 gal	L
	EVO GAI	Evonymus fortunei 'Emerald Gaiety' / Emerald Gaiety Wintercreeper	5 gal	L
	EVO GRE	Evonymus fortunei 'Green Lane' / Green Lane Wintercreeper	5 gal	L
	EVO UPR	Evonymus japonicus 'Green Spire' / Green Spire Japanese Evonymus	5 gal	L
	EVO SIL	Evonymus japonicus 'Silver King' / Silver King Evonymus	5 gal	L
	EVO PRI	Evonymus japonicus 'Silver Princess' / Silver Princess Evonymus	5 gal	L
	GRE NOE	Grevillea x 'Noellii' / Grevillea	5 gal	L
	HEM ORO	Hemerocallis x 'Stella de Oro' / Yellow Daylily	1 gal	L
	LOR SIZ	Loropetalum chinense 'Sizzling Pink' / Sizzling Pink Fringe Flower	5 gal	L
	MAH SOF	Mahonia eurybracteata 'Soft Caress' / Soft Caress Mahonia	1 gal	L
	NAN ROY	Nandina domestica 'Royal Princess' / Heavenly Bamboo	5 gal	L
	NAN BLU	Nandina domestica 'Blush Pink' / Heavenly Bamboo	1 gal	L
	NAN COM	Nandina domestica 'Compacta' / Dwarf Heavenly Bamboo	1 gal	L
	PHO FRA	Photinia x fraseri / Photinia	5 gal	M
	RHA EVE	Rhamnus californica 'Eve Case' / Eve Case Coffeeberry	5 gal	L
	RHA BYH	Rhaphiolepis indica umbellata 'minor' / Dwarf Yedda Hawthorn	5 gal	L

POTENTIAL GRASSES	CODE	BOTANICAL / COMMON NAME	SIZE	WUCOLS	
	CAL KAR	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	L	
	LOM BRE	Lomandra longifolia 'Breeze' / Dwarf Mat Rush	1 gal	L	
	MUH REG	Muhlenbergia capillaris 'Regal Mist' / Pink Muhly	1 gal	L	
	MUH RIG	Muhlenbergia rigens / Deer Grass	1 gal	L	
POTENTIAL VINES	CODE	BOTANICAL / COMMON NAME	SIZE	WUCOLS	
	CLY CAL	Clytostoma callistegioides / Violet Trumpet Vine	5 gal	L	
POTENTIAL GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
	ACA LOW	Acacia redolens 'Low Boy' / Low Boy Bank Catclaw	1 gal	46" o.c.	L
	ARC ECP	Arctostaphylos x 'Emerald Carpet' / Emerald Carpet Manzanita	1 gal	36" o.c.	L
	COT BEA	Cotoneaster dammeri 'Coral Beauty' / Coral Beauty Cotoneaster	1 gal	48" o.c.	L
	ROS DWA	Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary	1 gal	48" o.c.	L
SEED/SOD	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	WUCOLS
	BIO SOD	Biofiltration Sod / Fescue 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%
COR. FLO.			5 (157) = 785	
LAG. CAT.			8 (157) = 1,256	
LAG. NAT.			7 (157) = 1,099	
PIS. KEI.	3 (962) = 2,886	1 (722) = 722	20 (481) = 9,620	
PLA. COL.	26 (962) = 25,012		23 (481) = 11,063	
QUE. WIS.	3 (962) = 2,886			
ULM. TRU.			27 (481) = 12,987	
PARKING LOT AREA	114,460 s.f.			
SHADE REQUIRED (50%)	57,230 s.f.			
TOTAL SHADE	60,316 s.f.			
PERCENT SHADE	60%			



YAMASAKI  
LANDSCAPE ARCHITECTURE

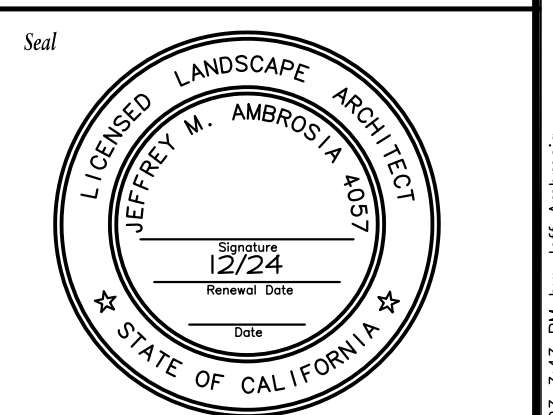
JEFF AMBROSIA, ASLA C4057

1223 HIGH STREET  
AUBURN, CALIFORNIA 95603  
(530) 885-0040  
FAX (530) 885-0042  
www.yamasaki-la.com

WESTBROOK VILLAGE WB-30  
LANDSCAPE DEVELOPMENT PLANS  
PLEASANT GROVE BOULEVARD  
ROSEVILLE, CALIFORNIA

These drawings are instruments of service and on the property of Yamasaki Landscape Architecture. All designs and other information on the drawings are for the use on the specified project and shall not be used otherwise without the express written permission of Yamasaki Landscape Architecture.

Sheet Title  
PLANT SCHEDULE  
AND NOTES



No.	Date	Revision
△		
△		
△		
△		

Project Mgr.: BJP	Sheet No.:
Drawn By: JMA	<b>L1.3</b>
Scale:	
Date: 7/24/23	
File Name: SV30-PR	of _____ sheets

S:\VMS\SSP\WB-30\DWG\SV30-PL\DWG\L1.3.LA Job 2022 3:49 PM By: Jeff Ambrosia



ROSEVILLE, CA  
WB-30 ROSEVILLE SENIOR HOUSING  
CONCEPTUAL DESIGN  
PRELIMINARY REVIEW

# PROJECT DIRECTORY

## DEVELOPER

THE CANEL COMPANIES  
1949 St. Johns Avenue  
Highland Park, IL 60035  
TEL. (312) 580 085  
Contact: Scott Canel  
scanel@sicanel.com

## ARCHITECT

KTGY GROUP, INC.  
3660 Blake Street 5th floor  
Denver, CO 80205  
TEL. (303) 825-6400  
Contact: Marcela Leal  
mleal@ktgy.com

## STRUCTURAL ENGINEER

XL ENGINEERING  
13620 Lincoln Way, Ste. #200  
Auburn, CA 95603  
TEL. (925) 803-9756  
Contact: Leif Lysen  
leifl@xl-engineering.net

## MECHANICAL, PLUMBING & ELECTRICAL ENGINEER

XL ENGINEERING  
13620 Lincoln Way, Ste. #200  
Auburn, CA 95603  
TEL. (925) 803-9756  
Contact: Dineth Ketagoda  
dinethk@xl-engineering.net

## CIVIL ENGINEER

MORTON & PITALO, INC.  
2870 Gateway Oaks Drive, Suite 120  
Sacramento, CA 95833  
TEL. (916) 927-2400  
Contact: Scott Pedersen  
spedersen@mpengr.com

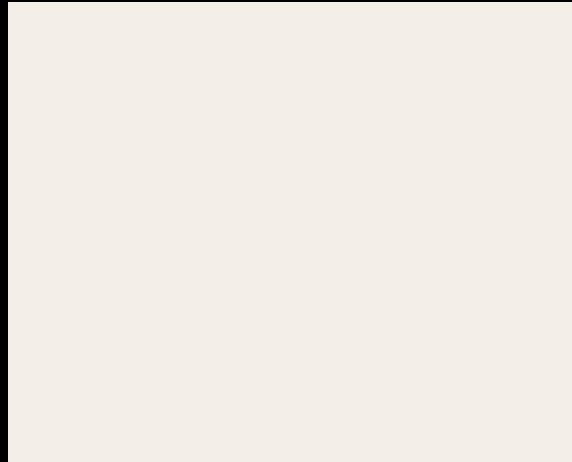
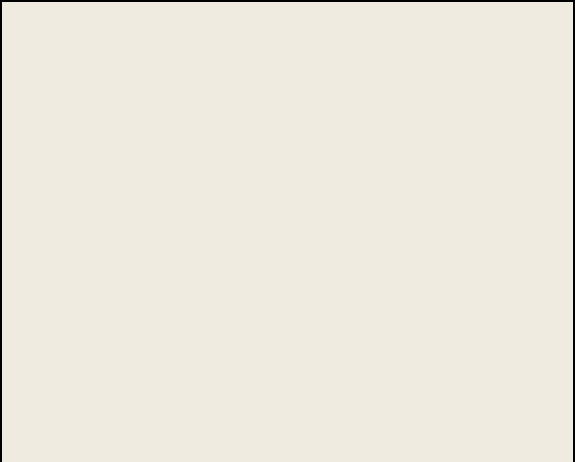

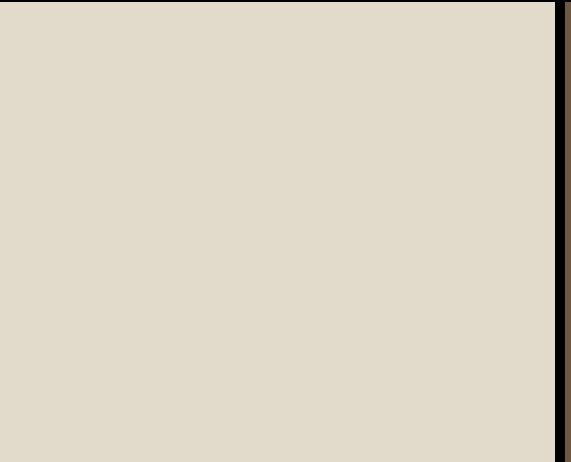




## LANDSCAPE ARCHITECT

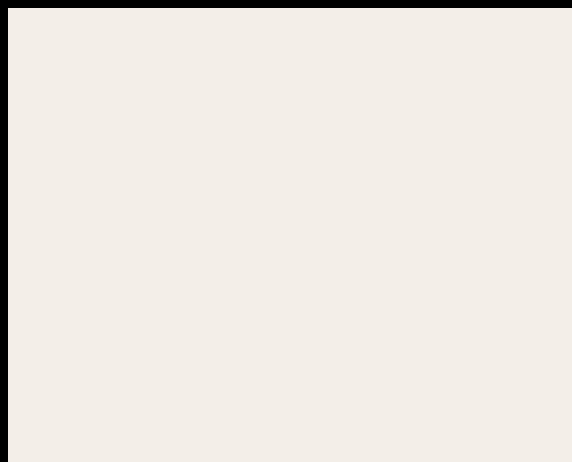
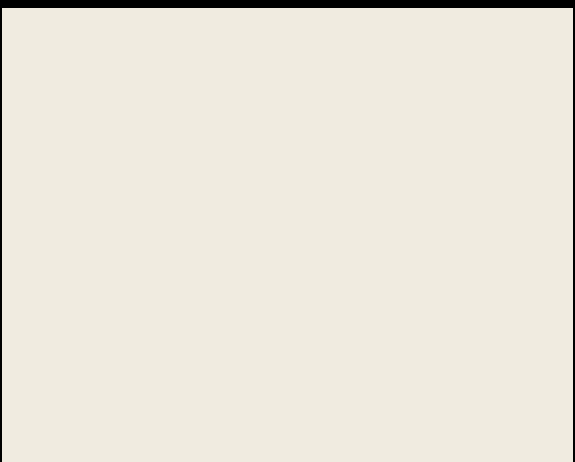

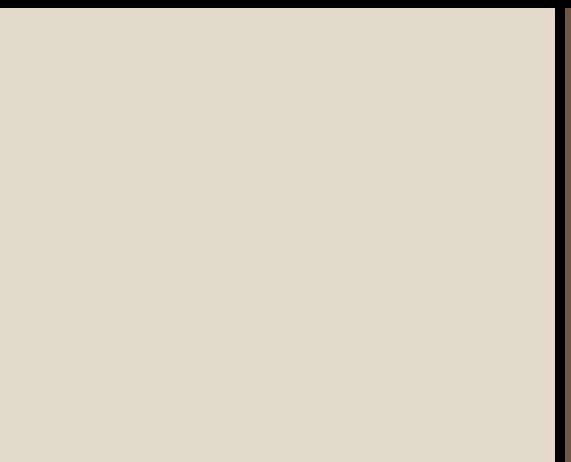




YAMASAKI LANDSCAPE ARCHITECTURE  
1223 High Street  
Auburn, CA 95603  
TEL. (530) 885-0040  
Contact: Jeff Ambrosia  
yamasaki-la.com

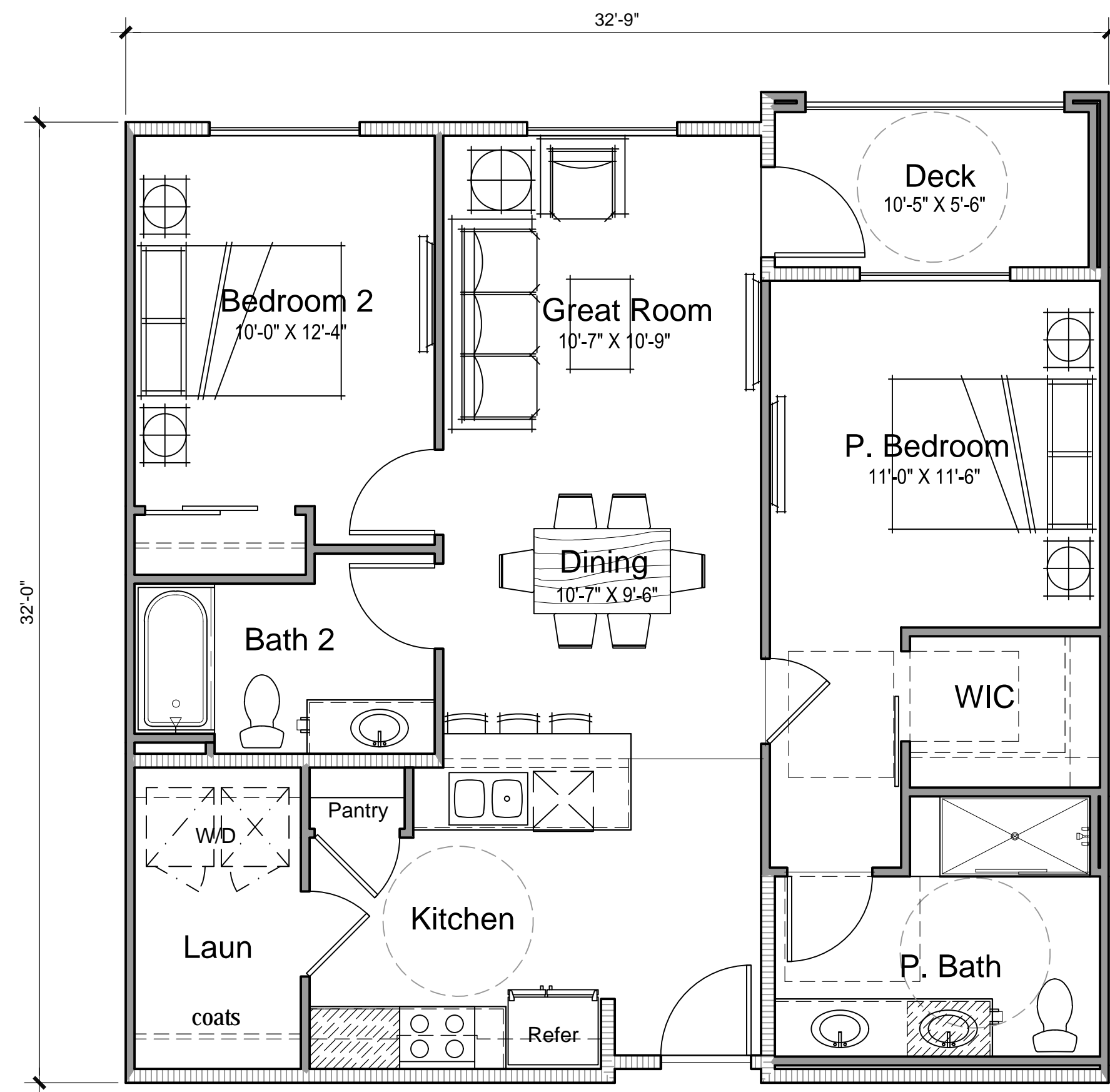
# SHEET INDEX

## ARCHITECTURAL

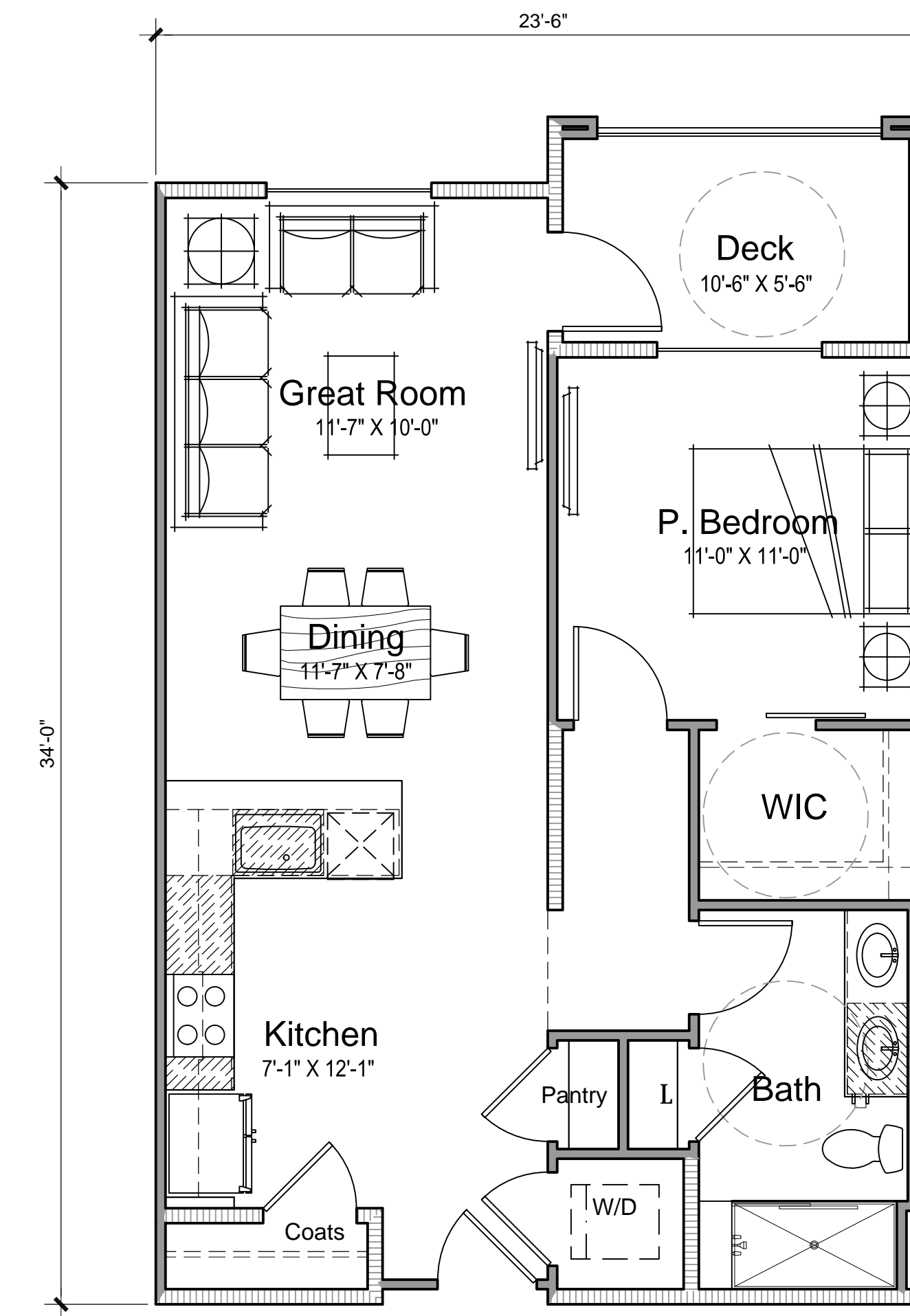
- A0-01 TITLE SHEET
- A0-02 SHEET INDEX
- A0-03 COLOR & MATERIAL SELECTION
  
- A1-00 CONCEPTUAL UNIT PLANS
- A1-01 CONCEPTUAL COMPOSITE PLANS
- A1-02 CONCEPTUAL EXTERIOR ELEVATIONS
- A1-03 CONCEPTUAL EXTERIOR ELEVATIONS
- A1-04 CONCEPTUAL FRONT ELEVATION - AMENITY BUILDING

	PRIMARY STUCCO BODY	TEXTURED STUCCO	FASCIA / EAVE	TRIM	BAY	BAY TRIM	SHUTTERS /FRONT DOORS	ROOF
<u>SCHEME 1</u>								
	ARCADE WHITE SW 7100	SHELL WHITE SW 8917	COCONUT HUSK SW 6111	NEUTRAL GROUND - SW 7568	COCONUT HUSK SW 6111	COCONUT HUSK SW 6111	LOUNGE GREEN - SW 6444	3636 PIEDMONT BLEND

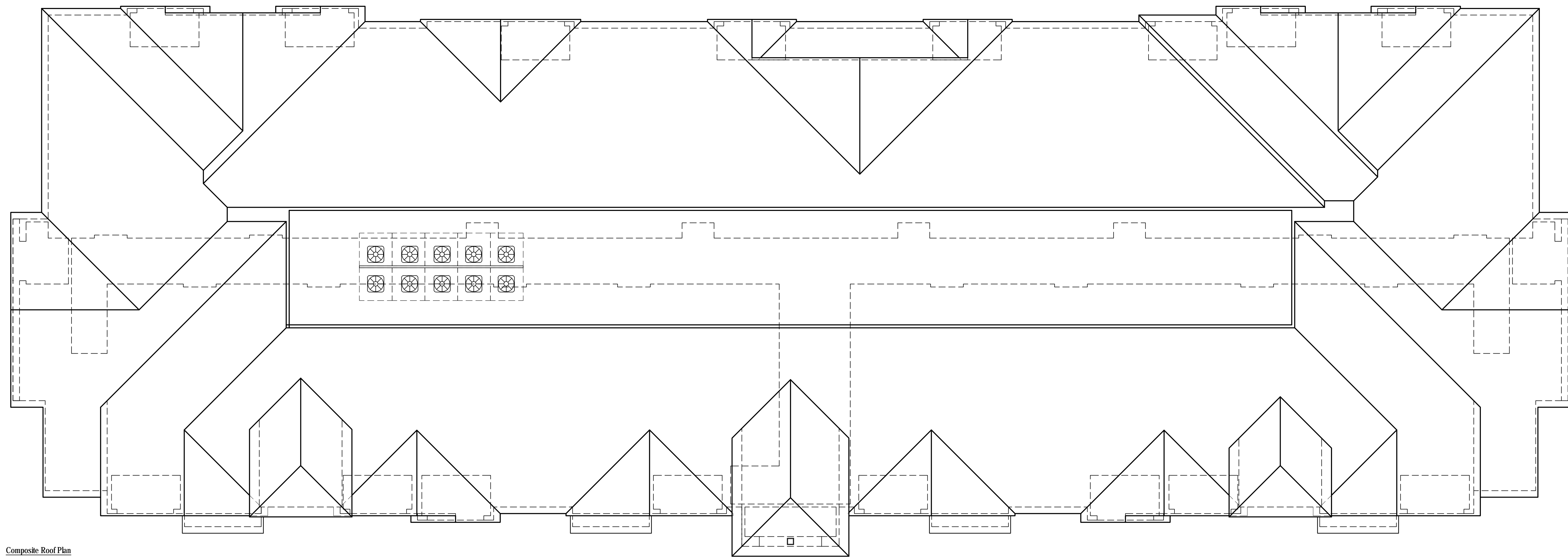
	PRIMARY STUCCO BODY	TEXTURED STUCCO	FASCIA / EAVE	TRIM	BAY	BAY TRIM	SHUTTERS /FRONT DOORS	ROOF
<u>SCHEME 2</u>								
	ARCADE WHITE SW 7100	SHELL WHITE SW 8917	COCONUT HUSK SW 6111	NEUTRAL GROUND - SW 7568	COCONUT HUSK SW 6111	COCONUT HUSK SW 6111	CLOUDLESS - SW 6786	3636 PIEDMONT BLEND



**Unit Floor Plan 2**  
 2 Bed, 2 Ba  
 Floor Area: 943 SQ. FT.



**Unit Floor Plan 1**  
 1 Bed, 1 Ba  
 Floor Area: 707 SQ. FT.



Composite Roof Plan



First Floor Composite Plan



Architecture | Branding  
Interiors | Planning  
888.456.5849  
ktgy.com

The Canel Companies  
1949 St. John's Ave, Suite 200  
Highland Park, IL 60035

**WB-30 - ROSEVILLE SENIOR HOUSING**  
ROSEVILLE, CA # 2020-0670

CONCEPTUAL DESIGN  
NOVEMBER 04, 2022



CONCEPTUAL COMPOSITE PLANS

A1-01



Conceptual Rear Elevation



Conceptual Front Elevation

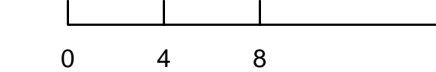


Architecture | Branding  
Interiors | Planning  
888.456.5849  
ktgy.com

The Canel Companies  
1949 St. John's Ave, Suite 200  
Highland Park, IL 60035

**WB-30 - ROSEVILLE SENIOR HOUSING**  
ROSEVILLE, CA # 2020-0670

CONCEPTUAL DESIGN  
NOVEMBER 04, 2022



CONCEPTUAL EXTERIOR ELEVATIONS

A1-02



Conceptual Left Elevation



Conceptual Right Elevation

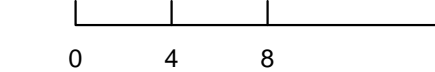


Architecture | Branding  
Interiors | Planning  
888.456.5849  
ktgy.com

The Canel Companies  
1949 St. John's Ave, Suite 200  
Highland Park, IL 60035

**WB-30 - ROSEVILLE SENIOR HOUSING**  
ROSEVILLE, CA # 2020-0670

CONCEPTUAL DESIGN  
NOVEMBER 04, 2022



CONCEPTUAL EXTERIOR ELEVATIONS

A1-03



Conceptual Front Elevation

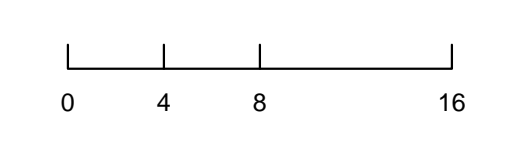


Architecture | Branding  
 Interiors | Planning  
 888.456.5849  
 ktgy.com

The Canel Companies  
 1949 St. John's Ave, Suite 200  
 Highland Park, IL 60035

**WB-30 - ROSEVILLE SENIOR HOUSING**  
 ROSEVILLE, CA # 2020-0670

CONCEPTUAL DESIGN  
 NOVEMBER 04, 2022



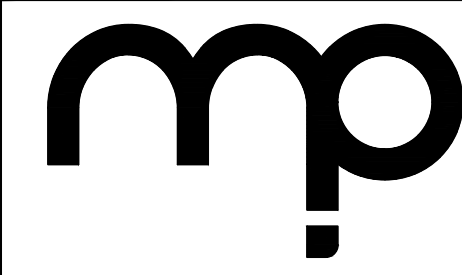
CONCEPTUAL EXT. ELEVATIONS - AMENITY

A1-04

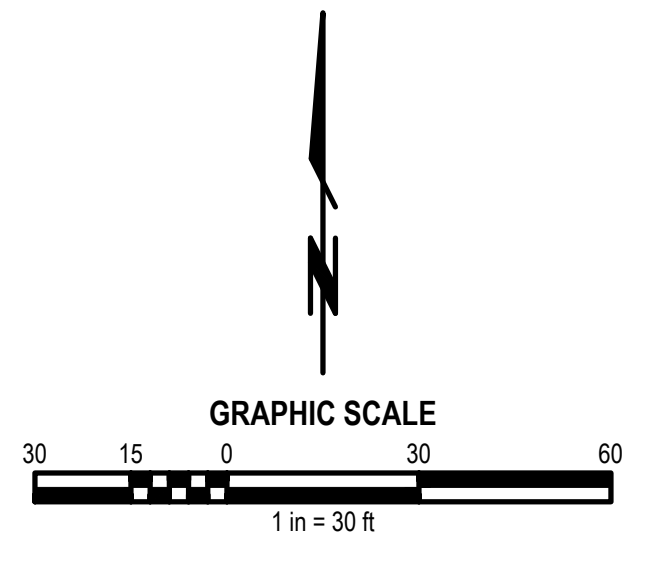
# WESTBROOK VILLAGE WB-30

## PRELIMINARY WATER QUALITY PLAN

SHEET 1 of 1  
AUGUST 19, 2023



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



### Watershed Summary

DMA	Shed Area		Impervious Area		Pervious Area		Percent Impervious	Composite Runoff C	Percent Pervious
	sf	ac	sf	ac	sf	ac			
1	13468	0.309	11253	0.26	2215	0.05	84%	0.86	16%
2	9311	0.214	7804	0.18	1507	0.03	84%	0.86	16%
3	27391	0.629	21331	0.49	6060	0.14	78%	0.83	22%
4	29308	0.673	26838	0.62	2470	0.06	92%	0.90	8%
5	24042	0.552	18652	0.43	5390	0.12	78%	0.83	22%
6	11836	0.272	9444	0.22	2392	0.05	80%	0.84	20%
7	49111	1.127	40827	0.94	8284	0.19	83%	0.86	17%
8	16629	0.382	12459	0.29	4170	0.10	75%	0.81	25%
9	23877	0.548	18419	0.42	5458	0.13	77%	0.82	23%
10	40565	0.931	32906	0.76	7569	0.17	81%	0.85	19%
11	21583	0.495	19858	0.46	1725	0.04	92%	0.91	8%
12	19157	0.440	17104	0.39	2053	0.05	89%	0.89	11%
13	37872	0.869	33794	0.78	4078	0.09	89%	0.89	11%

(1) Impervious C=0.95, Pervious C=0.4

### Outlet Summary - Proposed Conditions

Outlet	DMA's	Shed Area sf	Impervious Area sf
Outlet 1	11, 12 & 13	78612	70756
Outlet 2	9 & 10	64442	51415
Outlet 3	5 & 8	40671	31111
Outlet 4	3	27391	21331
Outlet 5	1, 4 & 7	103723	88362

