

HAYDEN PARKWAY APARTMENTS

Roseville, CA

ENTITLEMENT SUBMITTAL

PROJECT NO. 1376-0001

August 12, 2021

PROJECT TEAM

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HAYDEN PARKWAY APARTMENTS

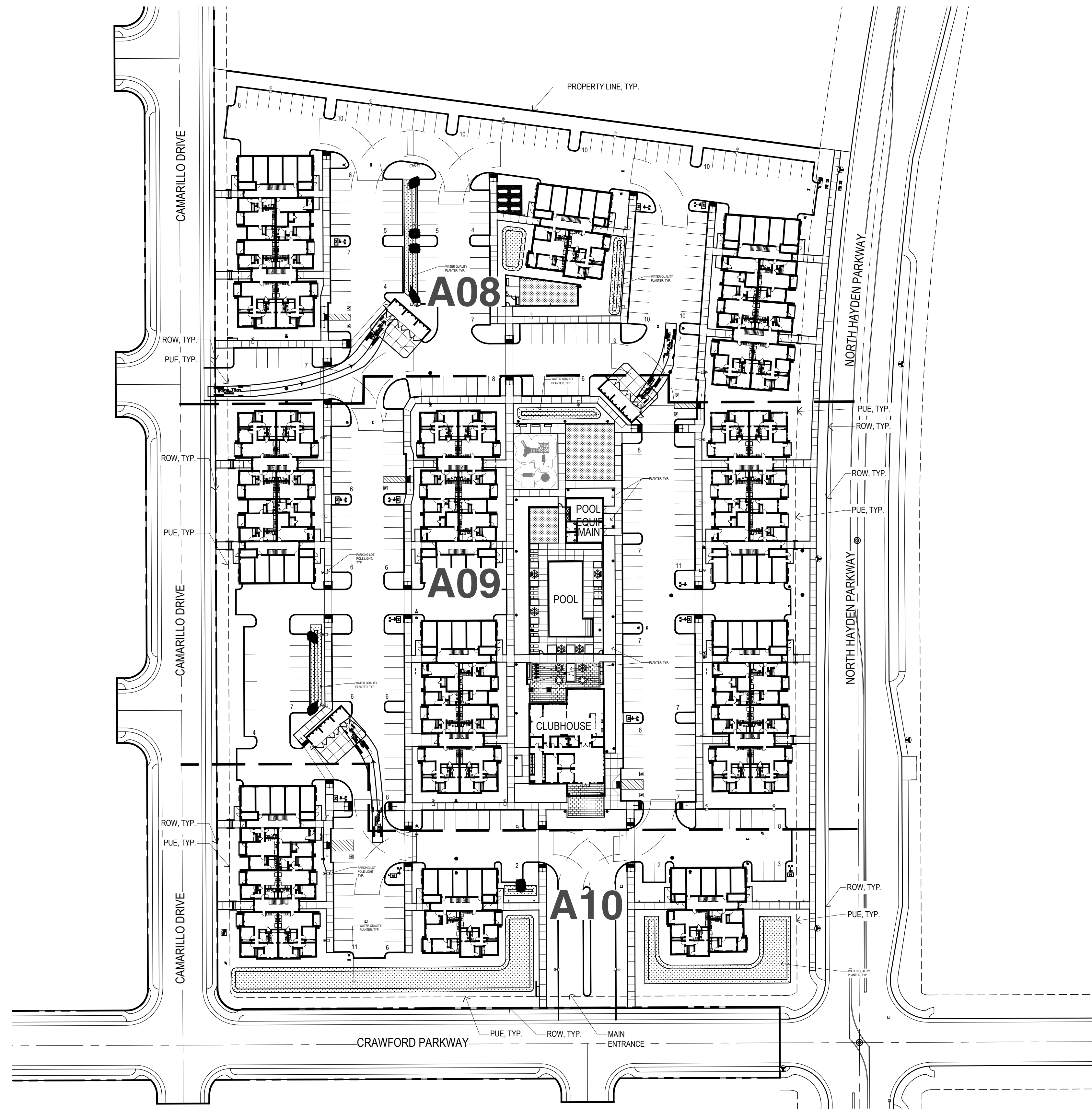
PROJECT DATA										8/11/2021
SITE AREA:		8.44 ACRES		367,646 SF						
PROPOSED DENSITY:		23.5 DU/ACRE								
PARCEL 1 AREA		3.57 ACREAS		155,509 SF						
NUMBER OF UNITS:		BLDG. 1		BLDG. 2						
UNIT TYPE		X1	X4	TOTAL	%	TOTAL NET SF				
A1	1 BDR / 1 BTH:	638 SF	0	0	3	12	UNITS	13%	7,656 NSF	
A2	1 BDR / 1 BTH:	696 SF	2	2	2	8	10	UNITS	11%	6,960 NSF
B1	2 BDR / 2 BTH:	890 SF	0	0	5	20	20	UNITS	21%	17,800 NSF
B2	2 BDR / 2 BTH:	896 SF	3	3	0	0	3	UNITS	3%	2,688 NSF
B3	2 BDR / 1 BTH:	799 SF	2	2	4	16	18	UNITS	19%	14,382 NSF
C1	3 BDR / 2 BTH:	1,082 SF	3	3	6	24	27	UNITS	29%	29,214 NSF
C2	3 BDR / 2 BTH:	1,130 SF	0	0	1	4	4	UNITS	4%	4,520 NSF
TOTAL UNITS:		885 AVE SF	10	84	94	UNITS	100%	83,220 NSF		
GROSS BUILDING AREAS:		BLDG. 1 TYP. OF 1		BLDG. 2 TYP. OF 3						
		X1	X4							
NET RENTABLE AREA:		8,924	8,924	18,574	74,296	83,220 SF				
GARAGE		1,332	1,332	1,333	5,332	6,664 SF				
BUILDING SUPPORT:		171	171	172	688	859 SF				
CIRCULATION:		400	400	817	3,268	3,668 SF				
TOTAL GROSS AREA:		10,827	83,584	94,411 SF						
PARCEL 2 AREA		4.87 ACREAS		212,137 SF						
NUMBER OF UNITS:		BLDG. 1		BLDG. 2						
UNIT TYPE		X2	X4	TOTAL	%	TOTAL NET SF				
A1	1 BDR / 1 BTH:	638 SF	0	0	3	12	UNITS	12%	7,656 NSF	
A2	1 BDR / 1 BTH:	696 SF	2	4	2	8	12	UNITS	12%	8,352 NSF
B1	2 BDR / 2 BTH:	890 SF	0	0	5	20	20	UNITS	19%	17,800 NSF
B2	2 BDR / 2 BTH:	896 SF	3	6	0	0	6	UNITS	6%	5,376 NSF
B3	2 BDR / 1 BTH:	799 SF	2	4	4	16	20	UNITS	19%	15,980 NSF
C1	3 BDR / 2 BTH:	1,082 SF	3	6	6	24	30	UNITS	29%	32,460 NSF
C2	3 BDR / 2 BTH:	1,130 SF	0	0	1	4	4	UNITS	4%	4,520 NSF
TOTAL UNITS:		886 AVE SF	20	84	104	UNITS	100%	92,144 NSF		
GROSS BUILDING AREAS:		BLDG. 1 TYP. OF 2		BLDG. 2 TYP. OF 5						
		X2	X4							
NET RENTABLE AREA:		8,924	17,848	18,574	74,296	92,144 SF				
GARAGE		1,332	2,664	1,333	5,332	7,996 SF				
BUILDING SUPPORT:		171	342	172	688	1,030 SF				
CIRCULATION:		400	800	817	3,268	4,068 SF				
CLUBHOUSE:										4,200 SF
SUPPORT BLDG.										1,080 SF
TOTAL GROSS AREA:		21,654	83,584	110,518 SF						
TOTAL AREA SUMMARY		8.44 ACREAS		367,646 SF						
UNIT TYPE		NUMBER OF UNITS		TOTAL	%	TOTAL NET SF				
A1	1 BDR / 1 BTH:	24		UNITS	12%	15,312 NSF				
A2	1 BDR / 1 BTH:	22		UNITS	11%	15,312 NSF				
B1	2 BDR / 2 BTH:	40		UNITS	20%	35,600 NSF				
B2	2 BDR / 2 BTH:	9		UNITS	5%	8,064 NSF				
B3	2 BDR / 1 BTH:	38		UNITS	19%	30,362 NSF				
C1	2 BDR / 2 BTH:	57		UNITS	29%	61,674 NSF				
C2	3 BDR / 2 BTH:	8		UNITS	4%	9,040 NSF				
TOTAL UNITS:		886 AVE SF	-	-	198	UNITS	100%	175,364 NSF		
PARKING SUMMARY:										
PARKING REQUIRED:										
1BDR	46	1 SPACES / UNIT		46 SPACES						
2BDR	87	1.5 SPACES / UNIT		131 SPACES						
3BDR	65	1.5 SPACES / UNIT		98 SPACES						
TOTAL		274 SPACES								
PARCEL 1 PARKING PROVIDED:		BLDG 1 X1		BLDG 2 X4						
TUCK-UNDER GARAGES:		1	5	5	20	25 SPACES				
SURFACE:		135 SPACES								
PARCEL 2 PARKING PROVIDED:		BLDG 1 X2		BLDG 2 X4						
TUCK-UNDER GARAGES:		2	10	5	20	30 SPACES				
SURFACE:		163 SPACES								
TOTAL		1.78	SPACES / UNIT		353		SPACES			
		79 SURPLUS SPACES								







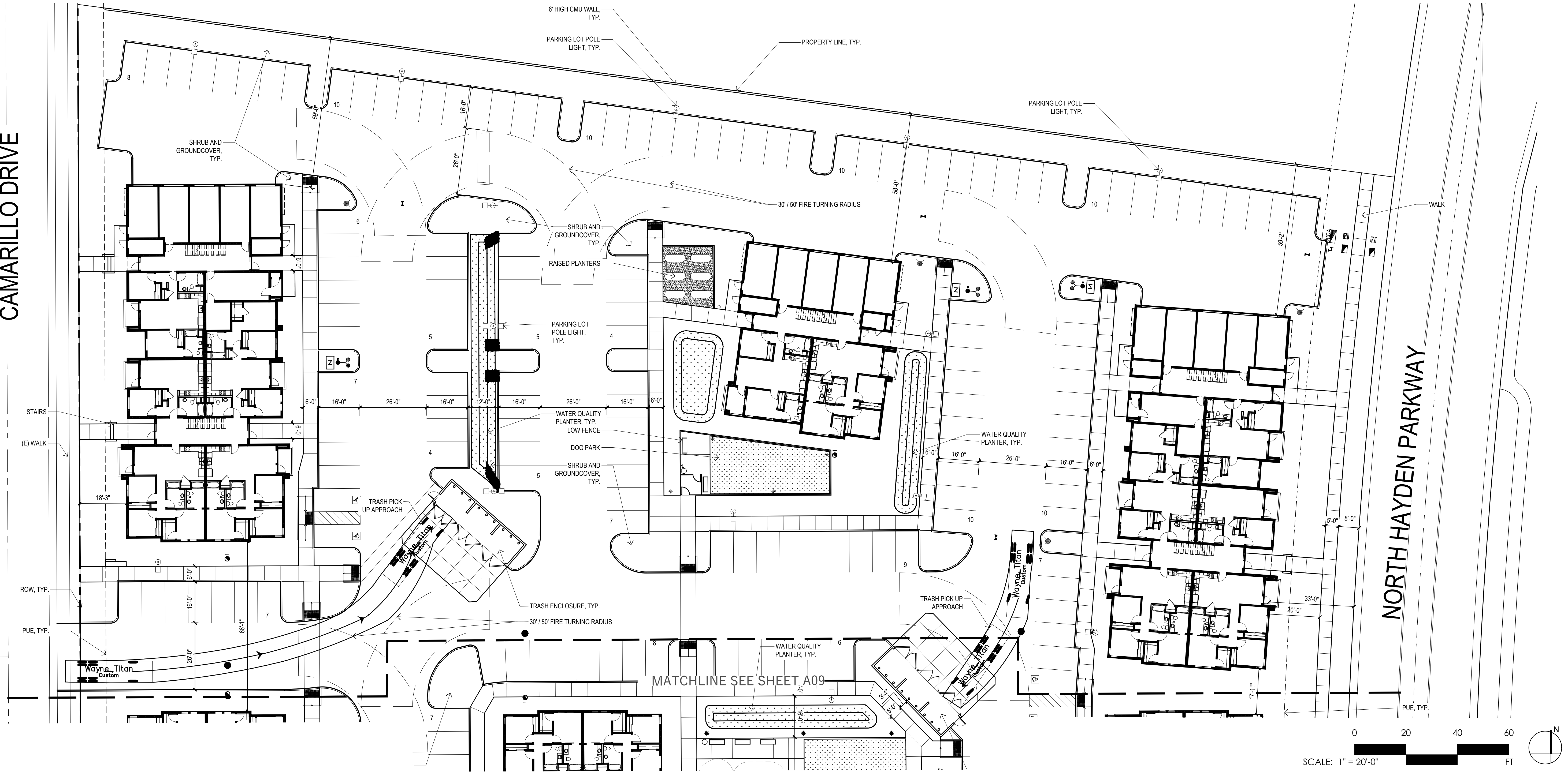


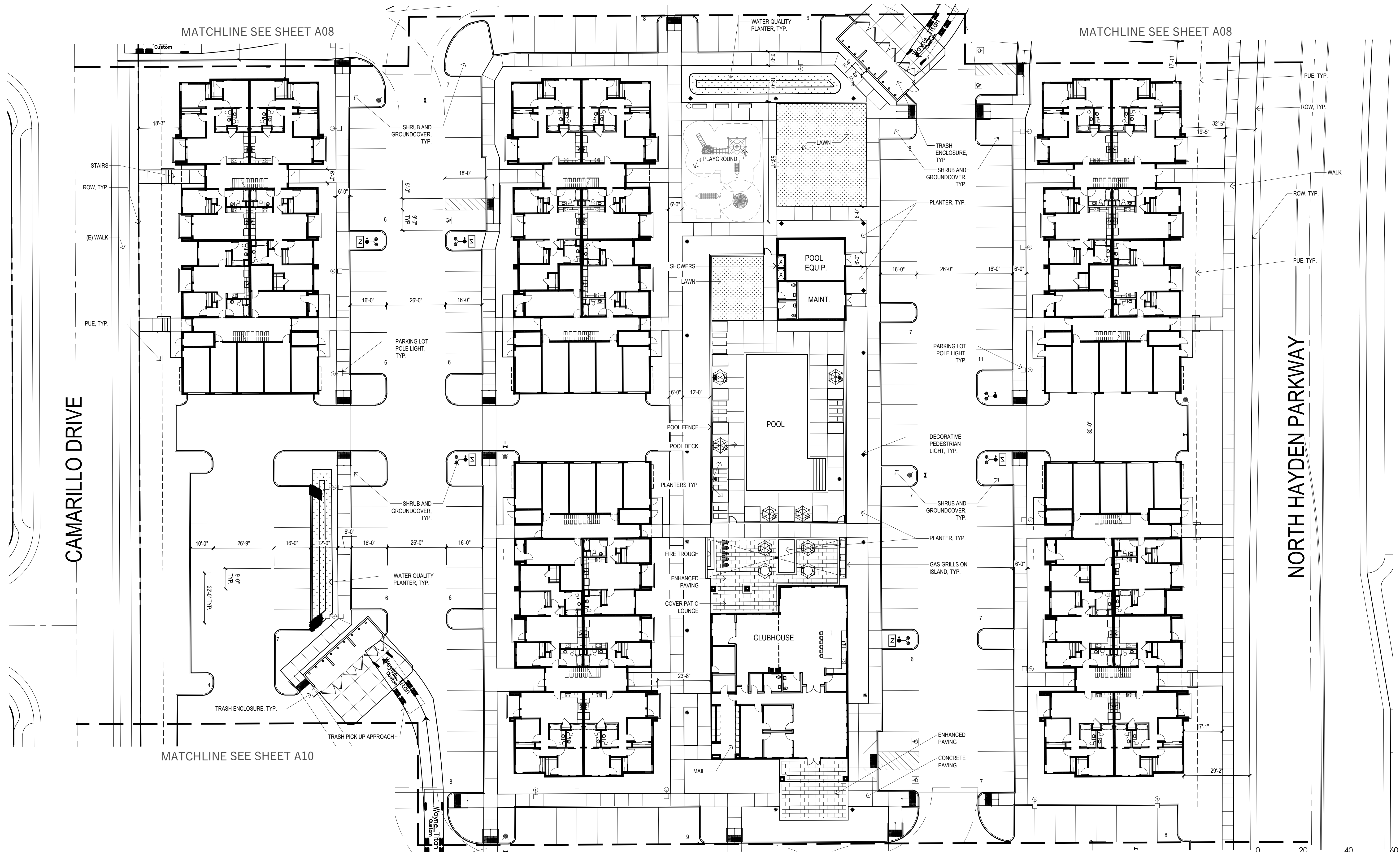


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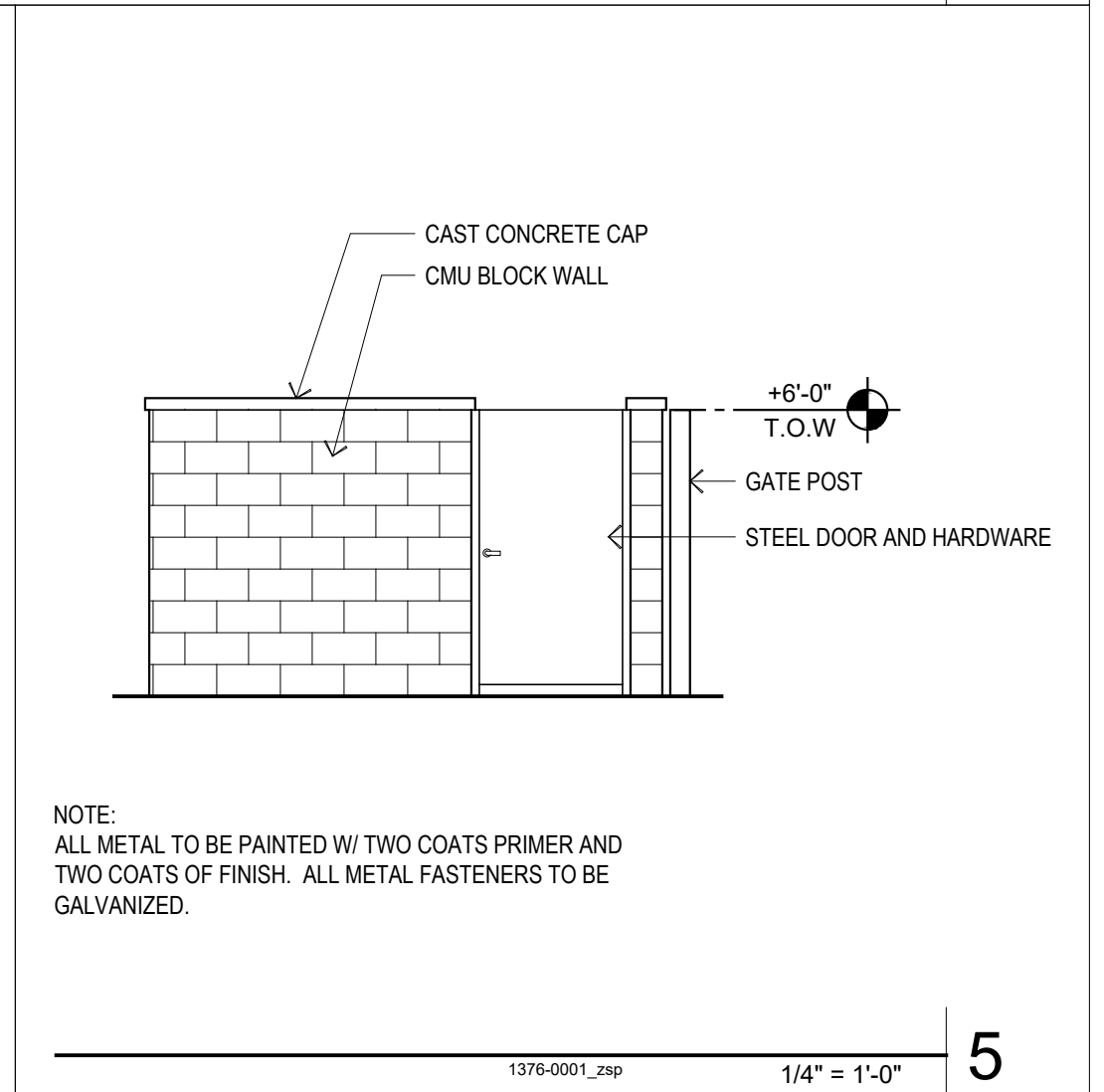
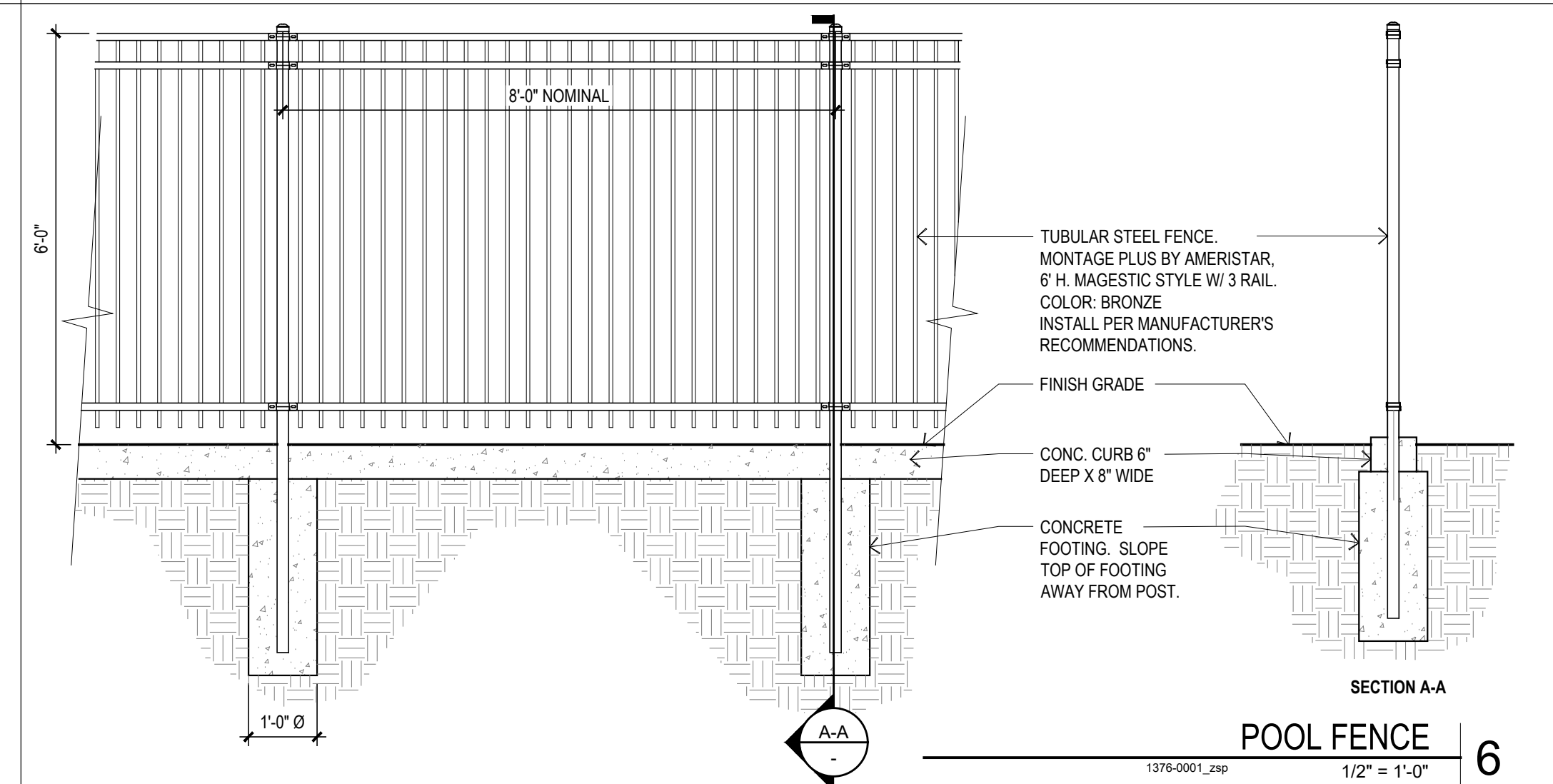
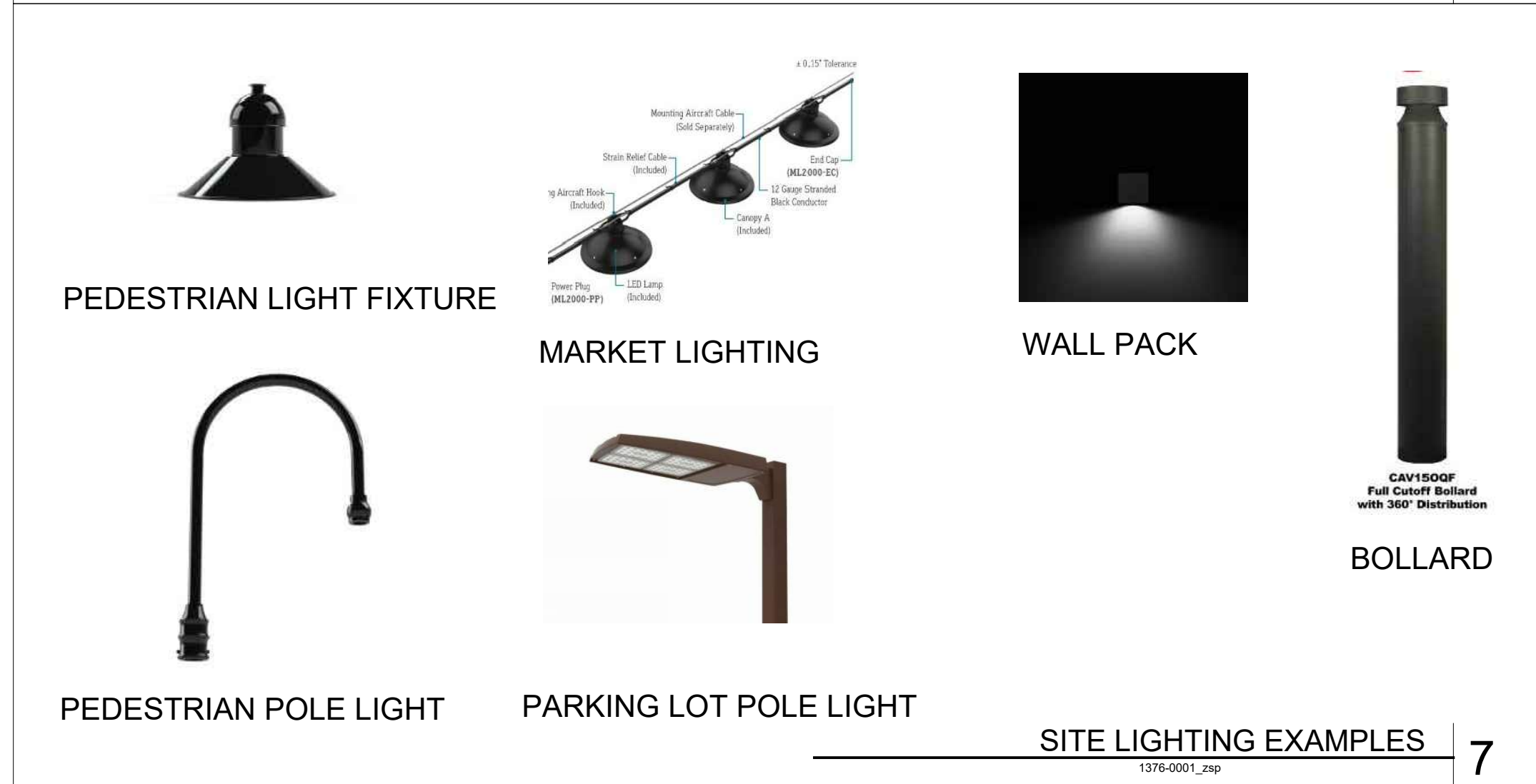
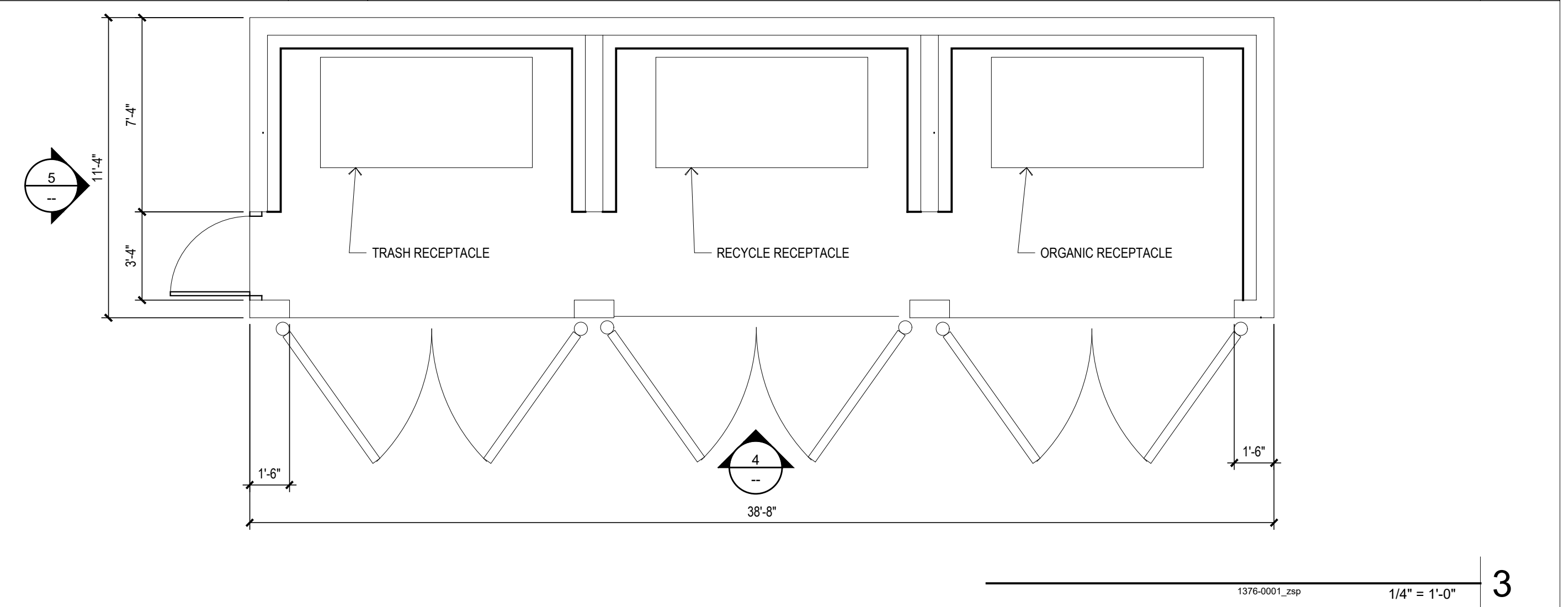
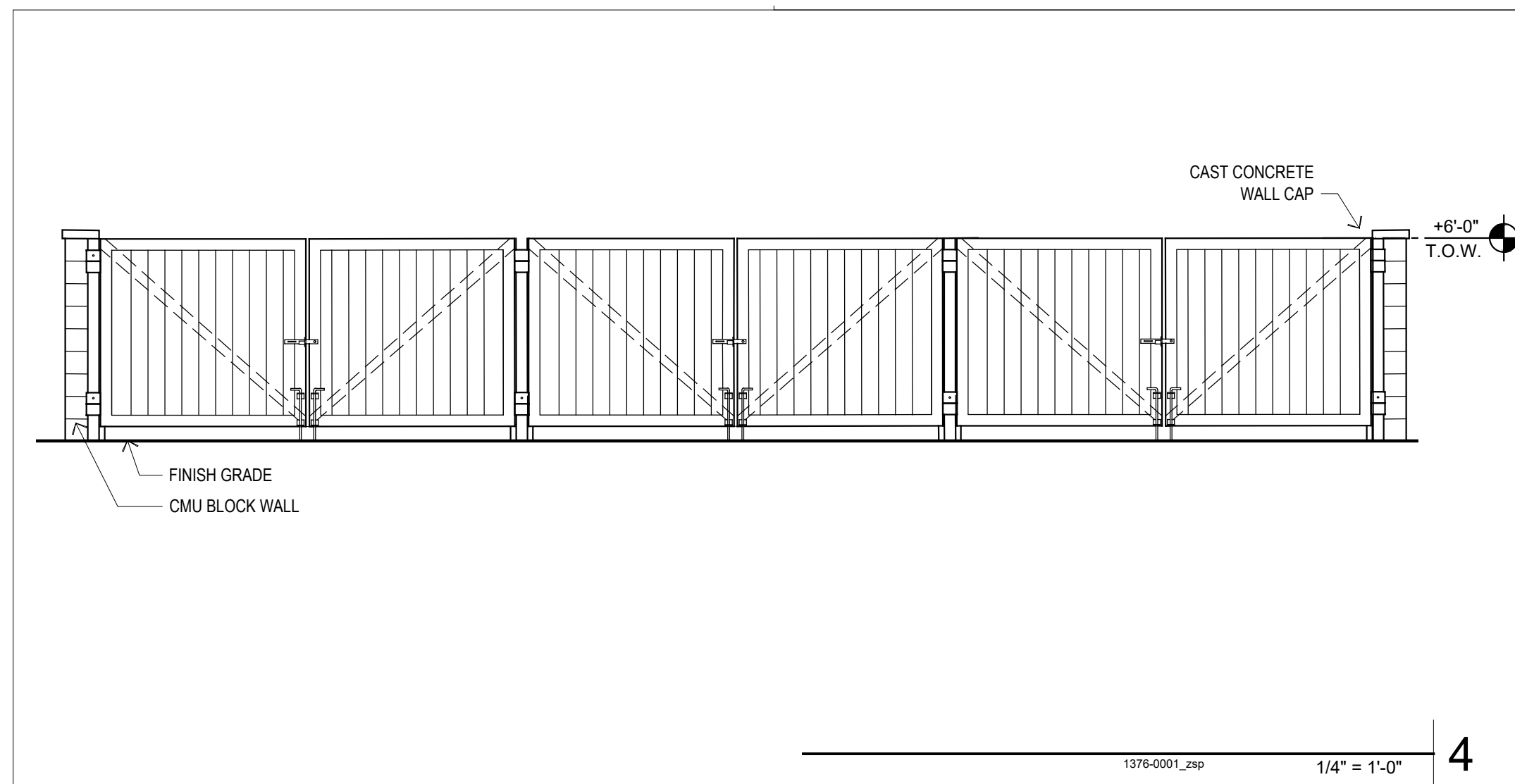
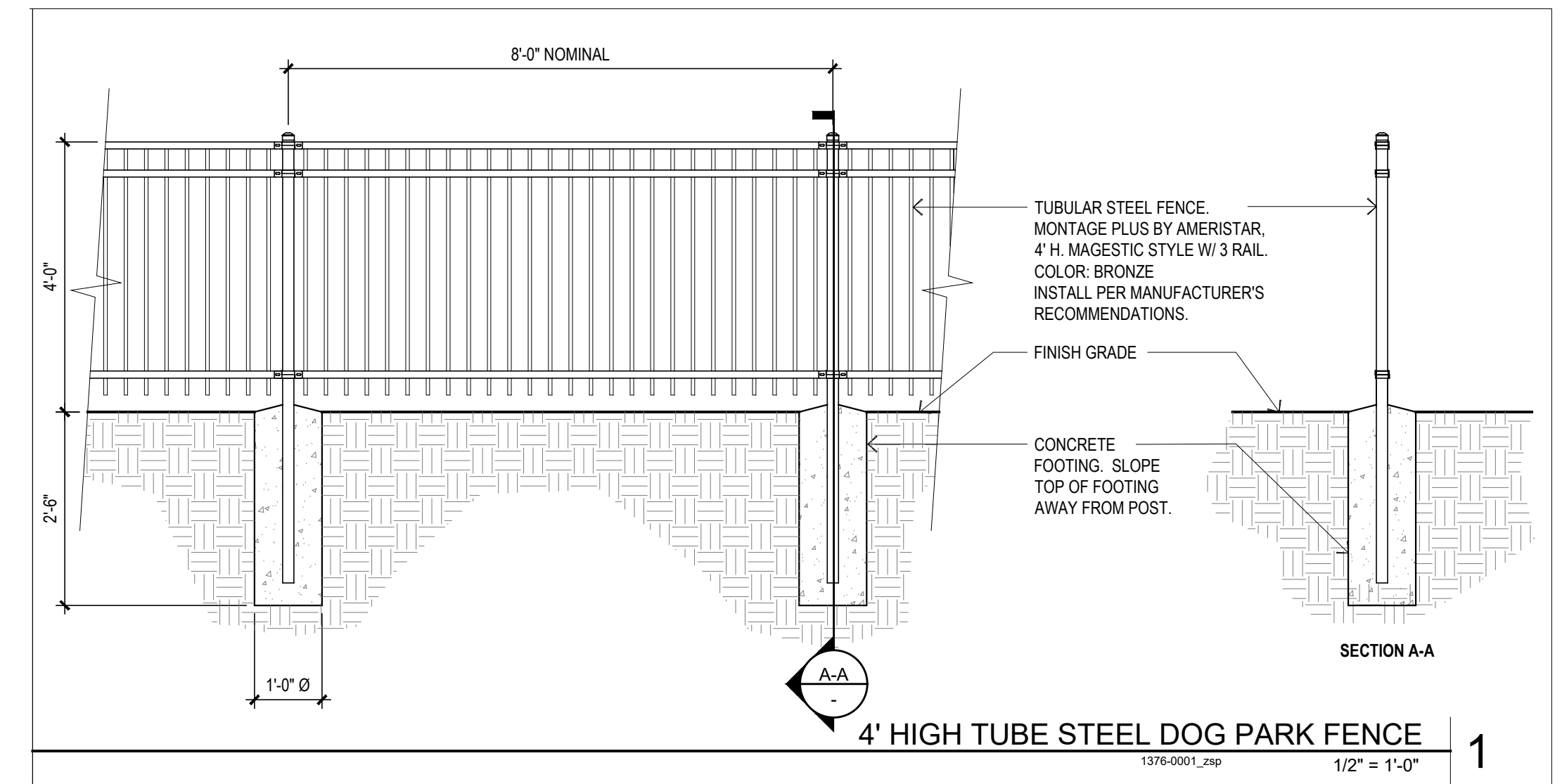
CAMARILLO DRIVE

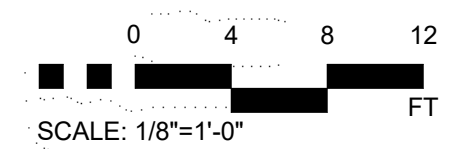
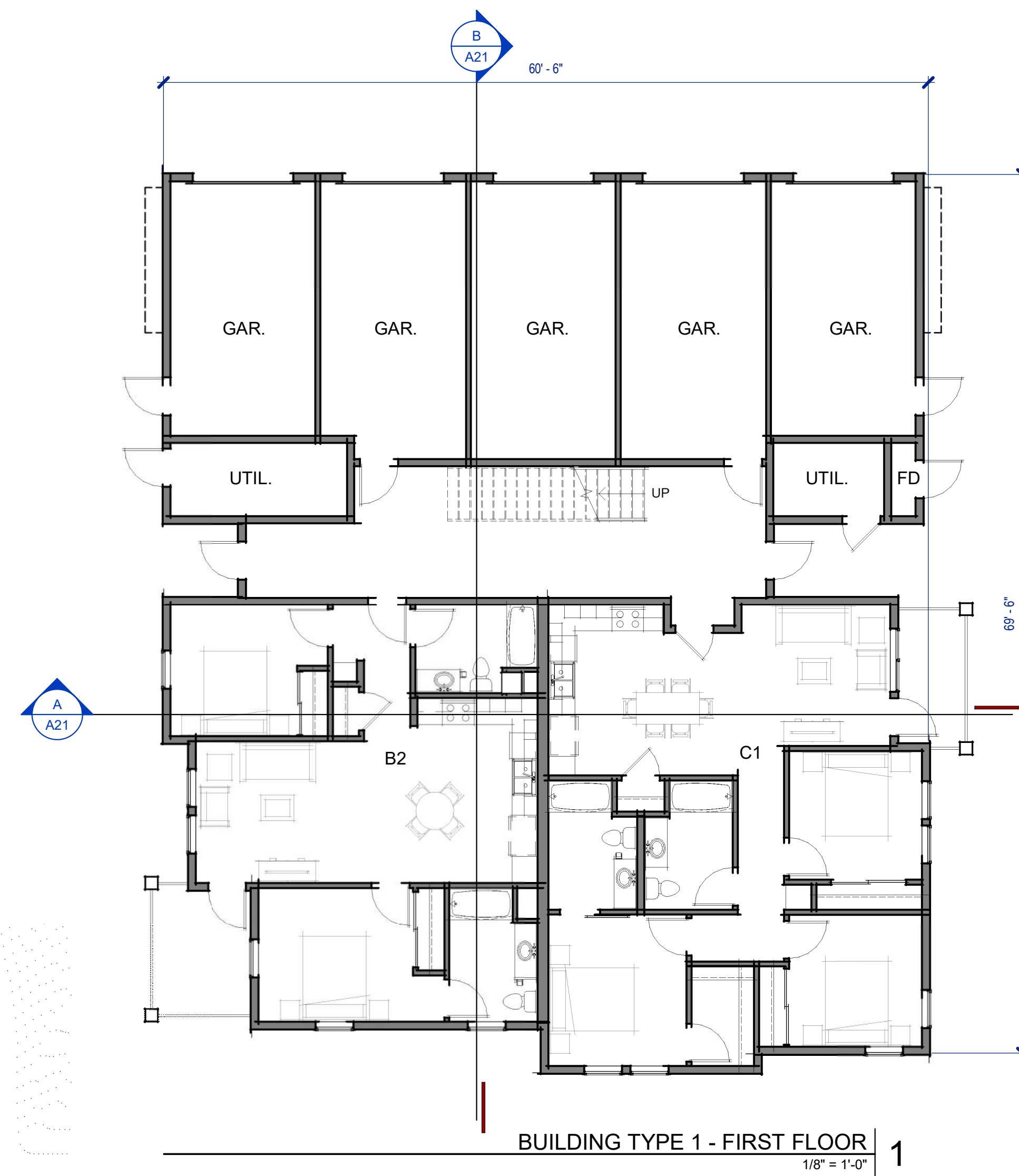
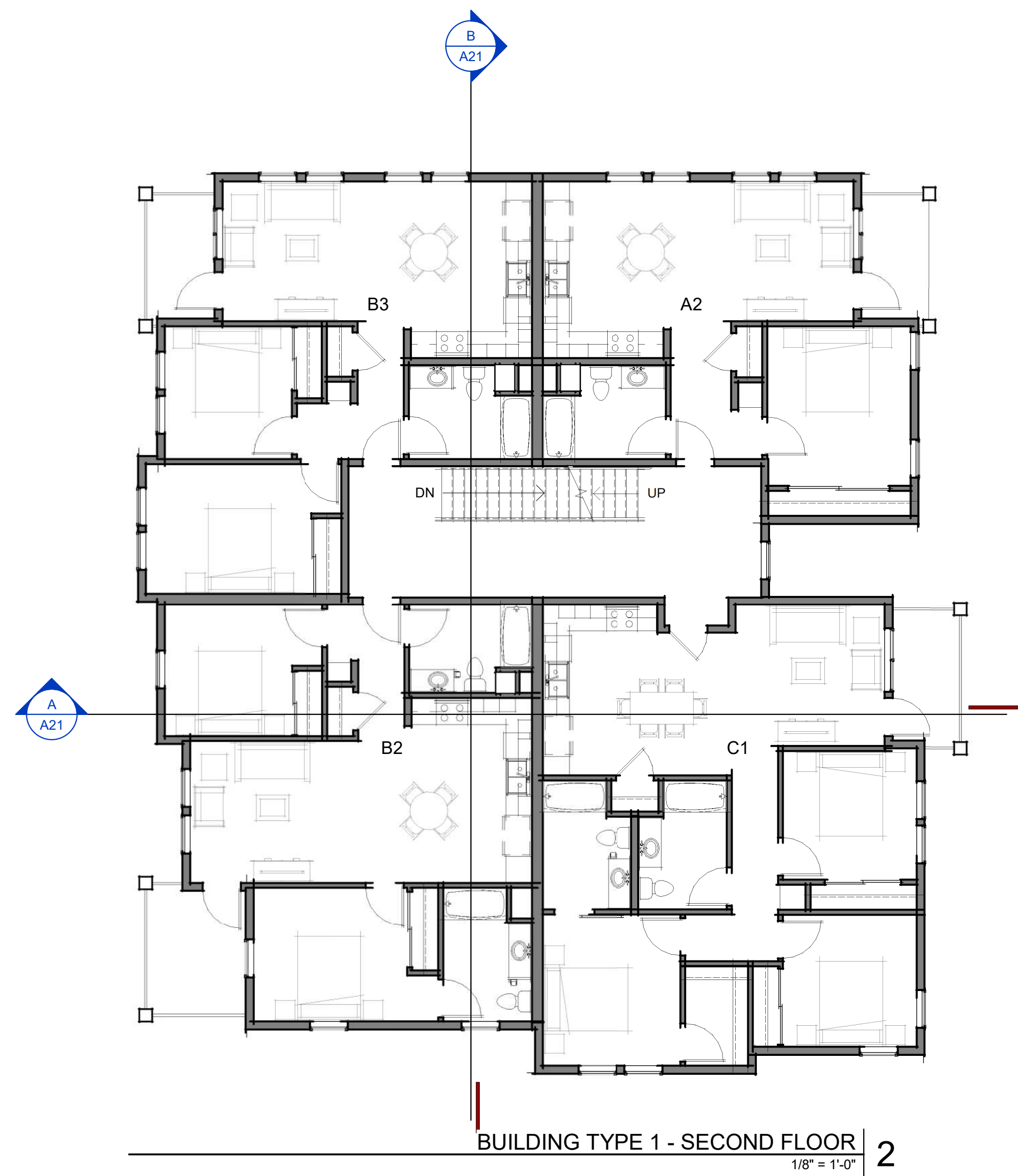
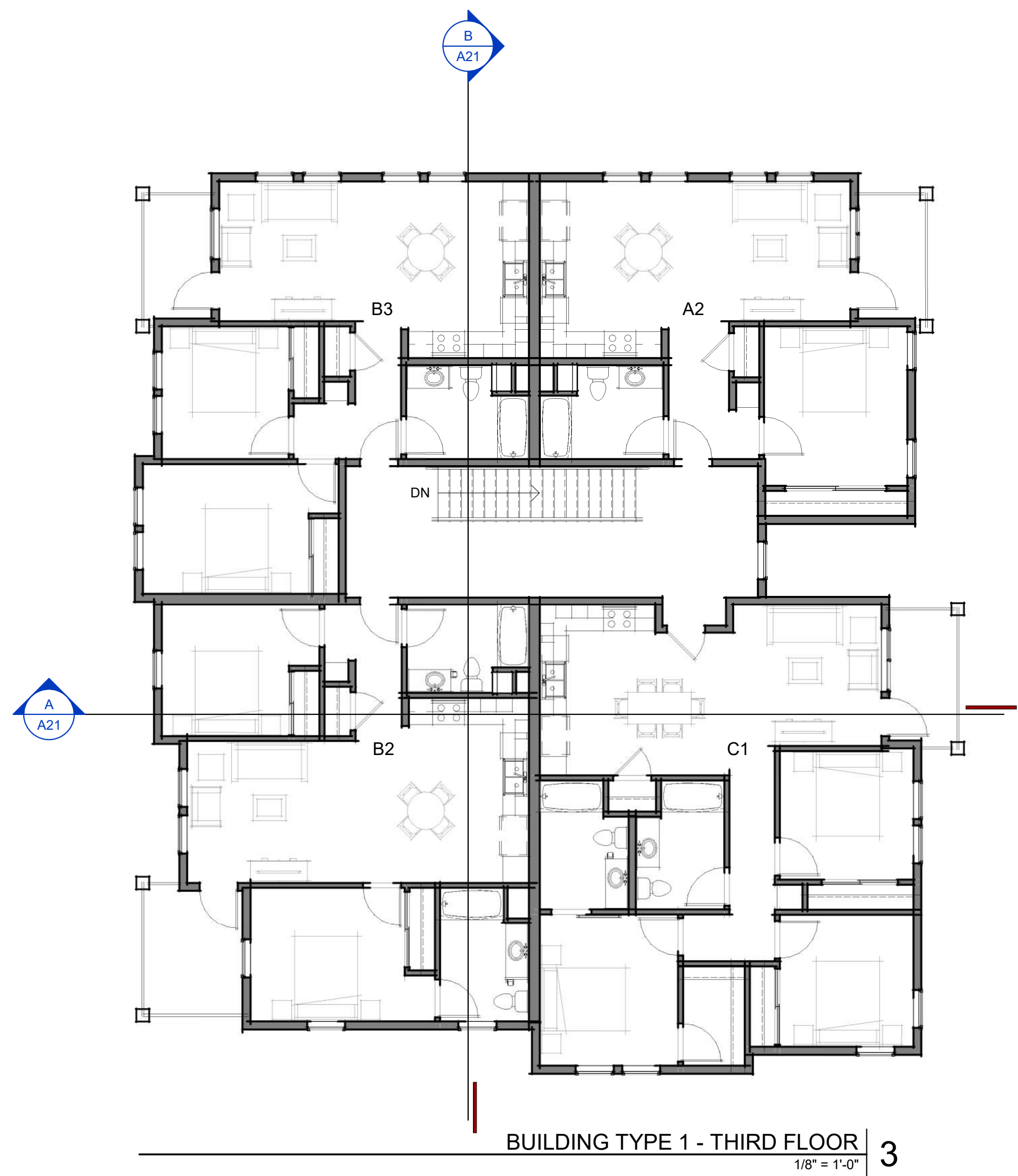
NORTH HAYDEN PARKWAY



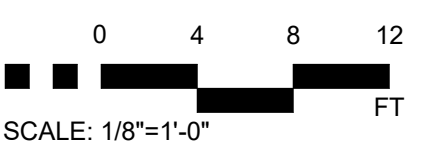
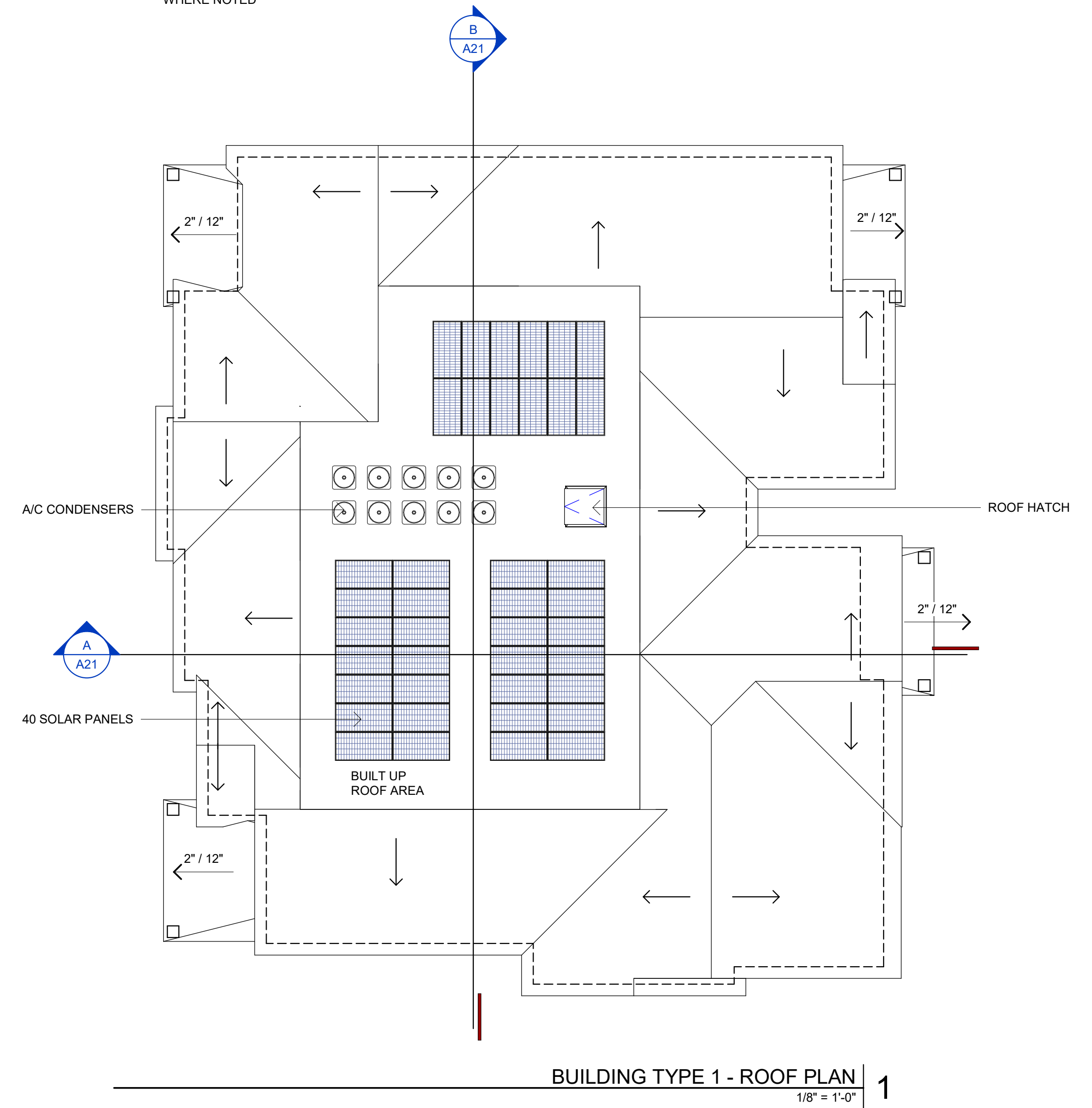


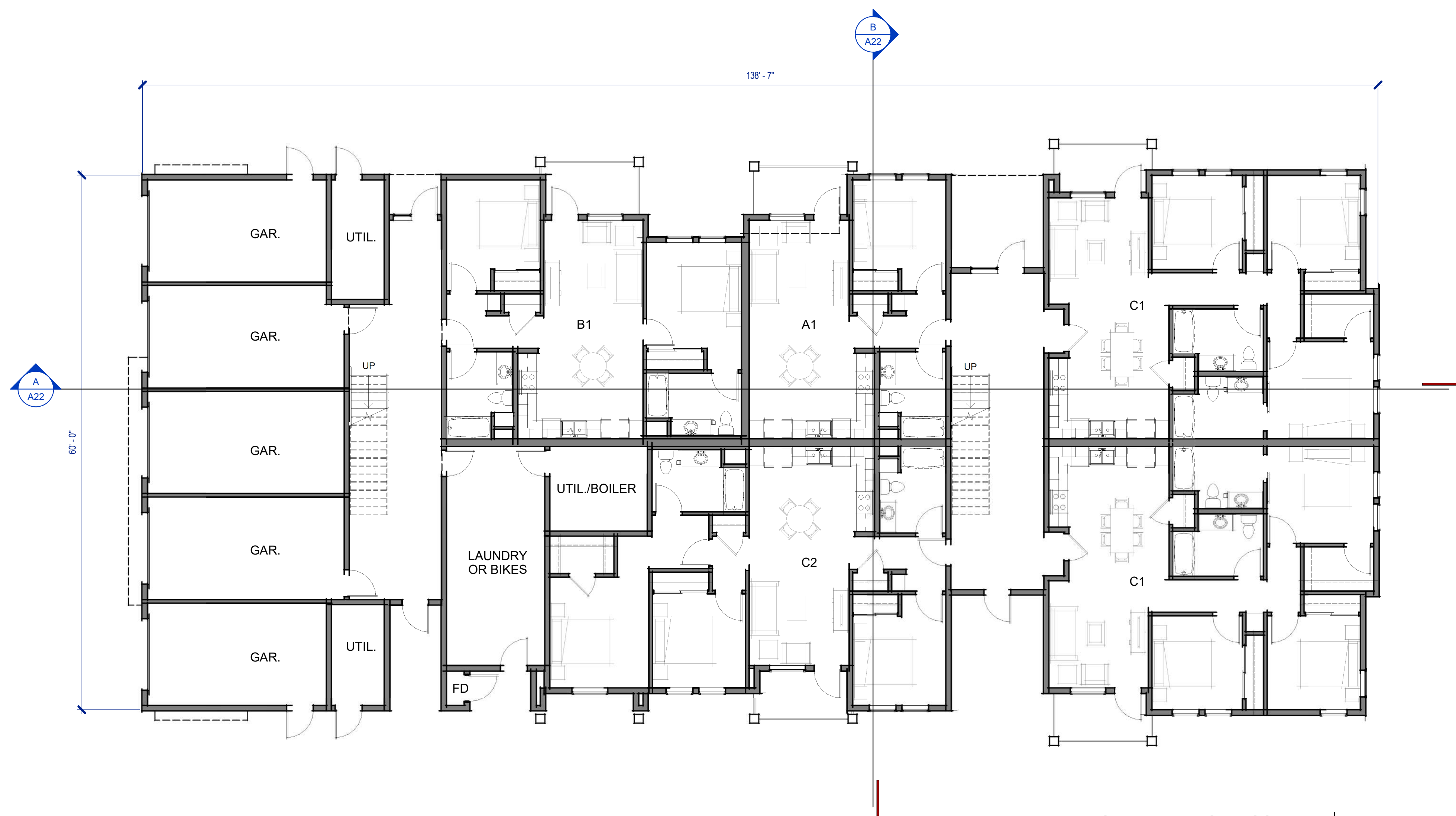
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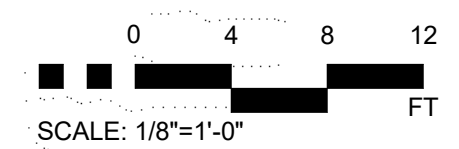


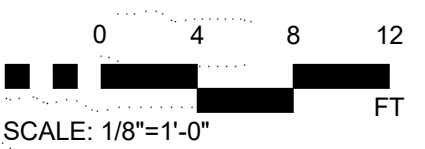
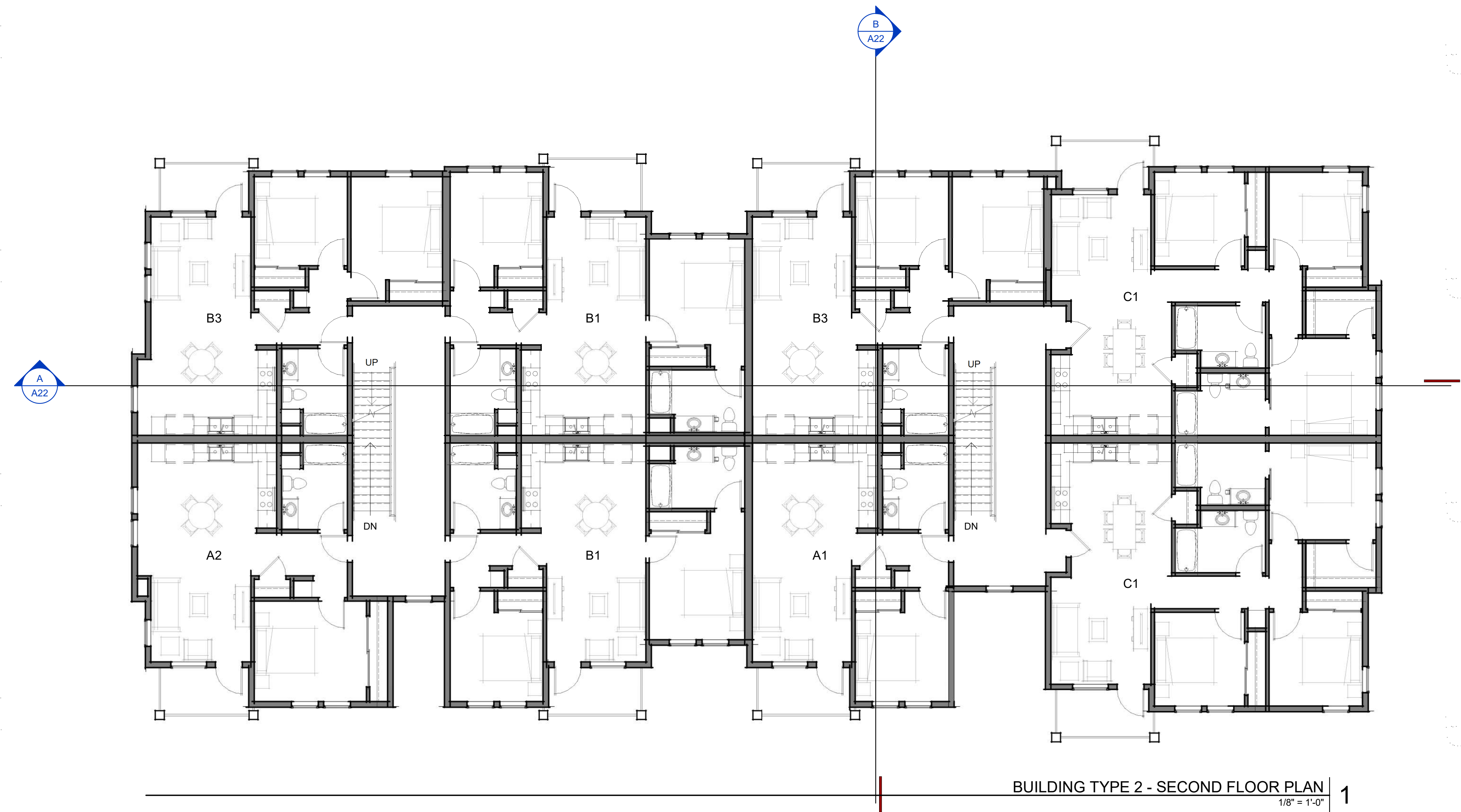
ALL ROOF SLOPES
8'/12" EXCEPT
WHERE NOTED

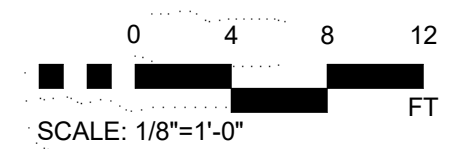
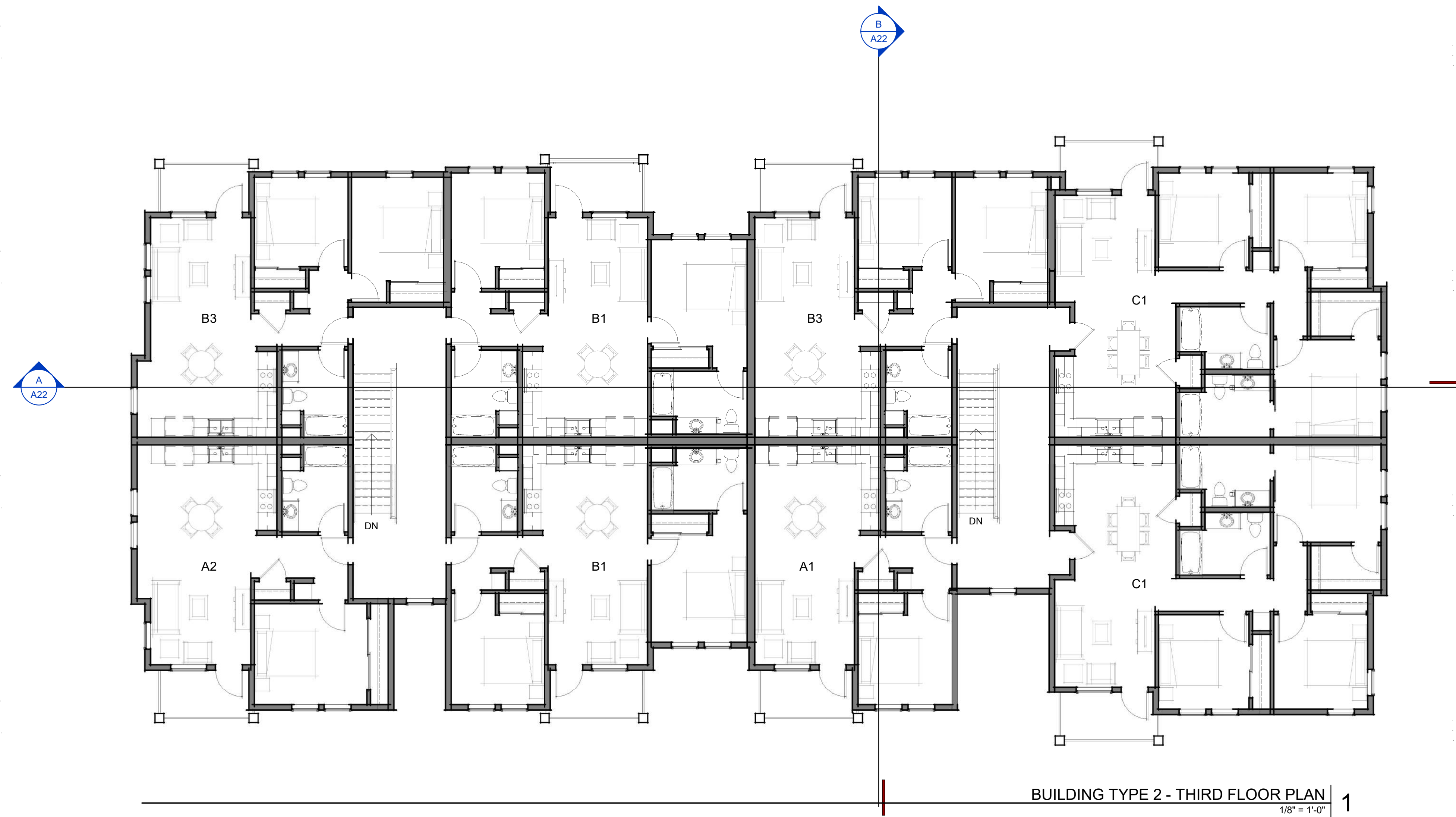


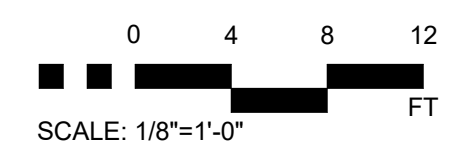
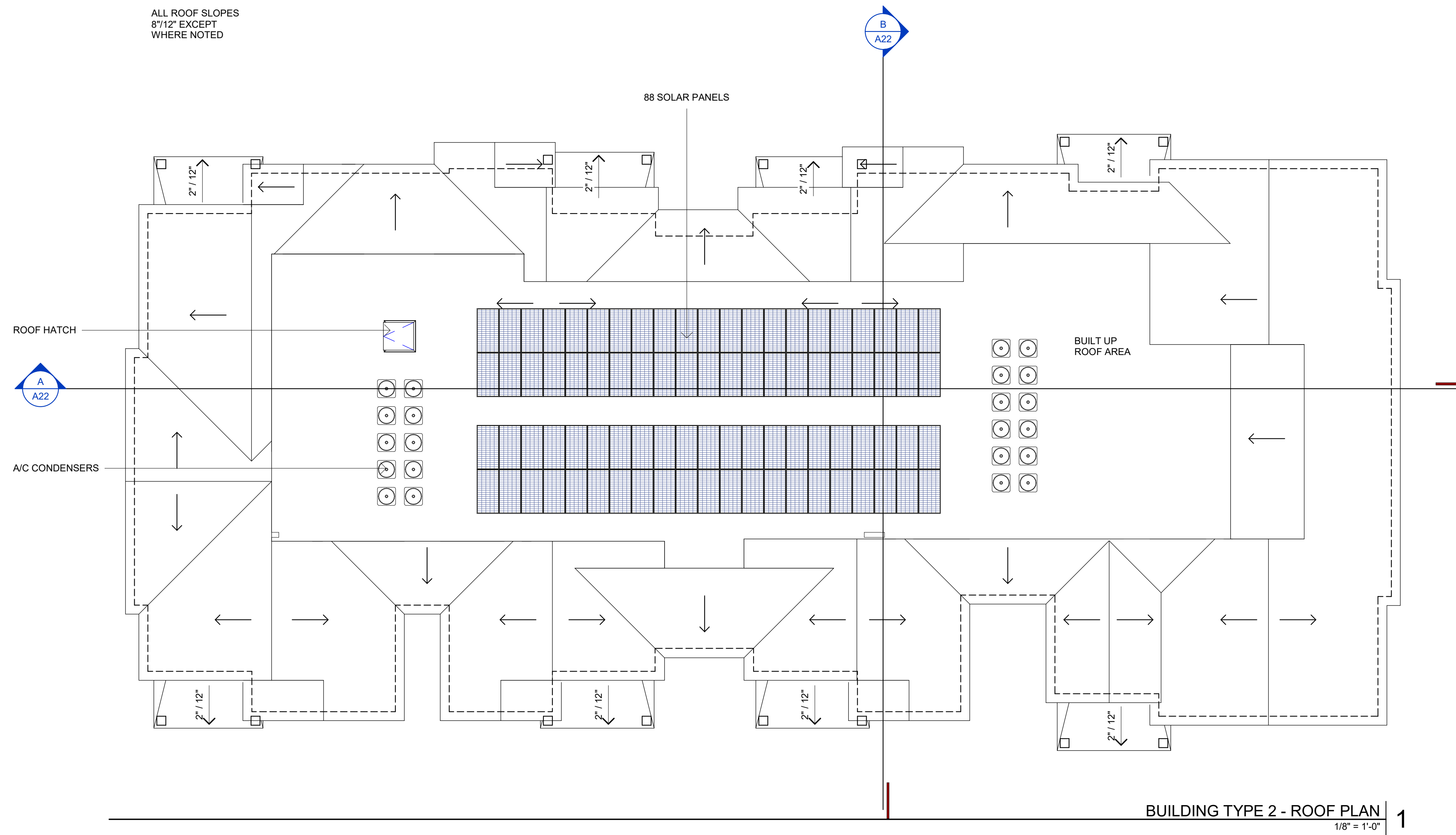


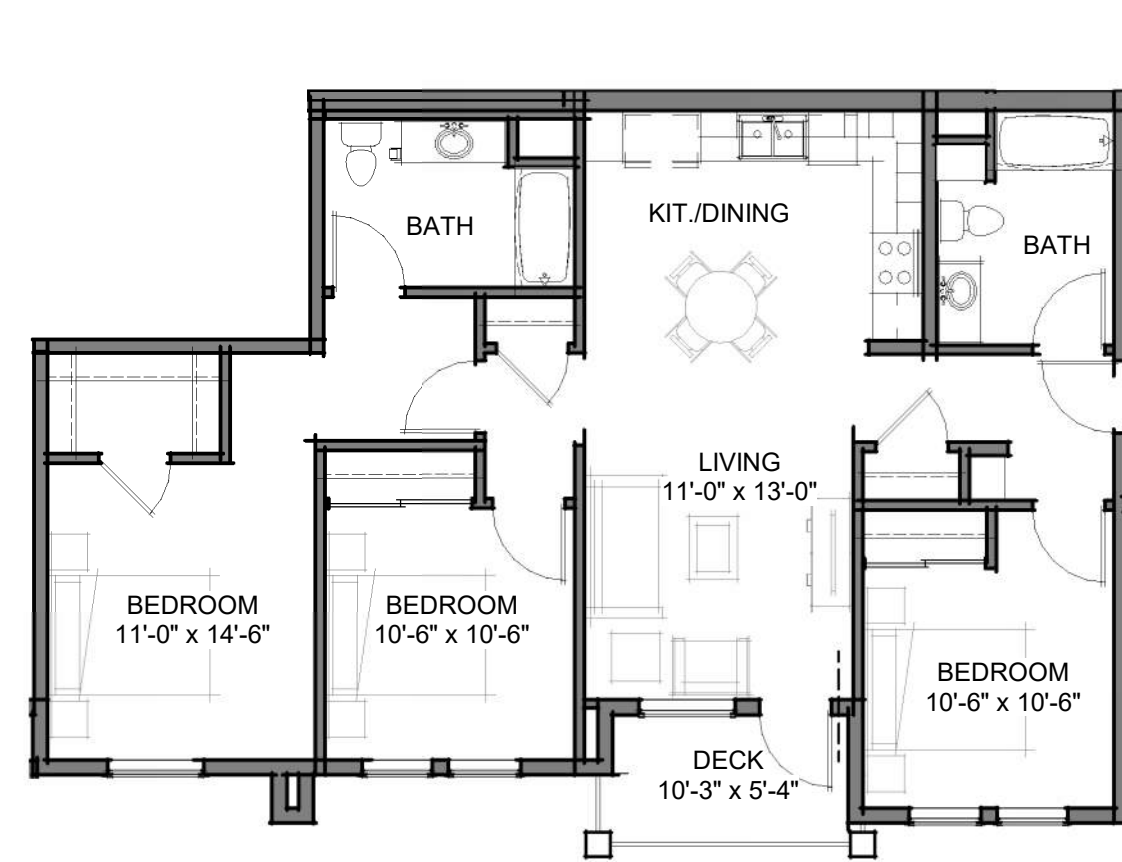
BUILDING TYPE 2 - FIRST FLOOR PLAN
1/8" = 1'-0" 1



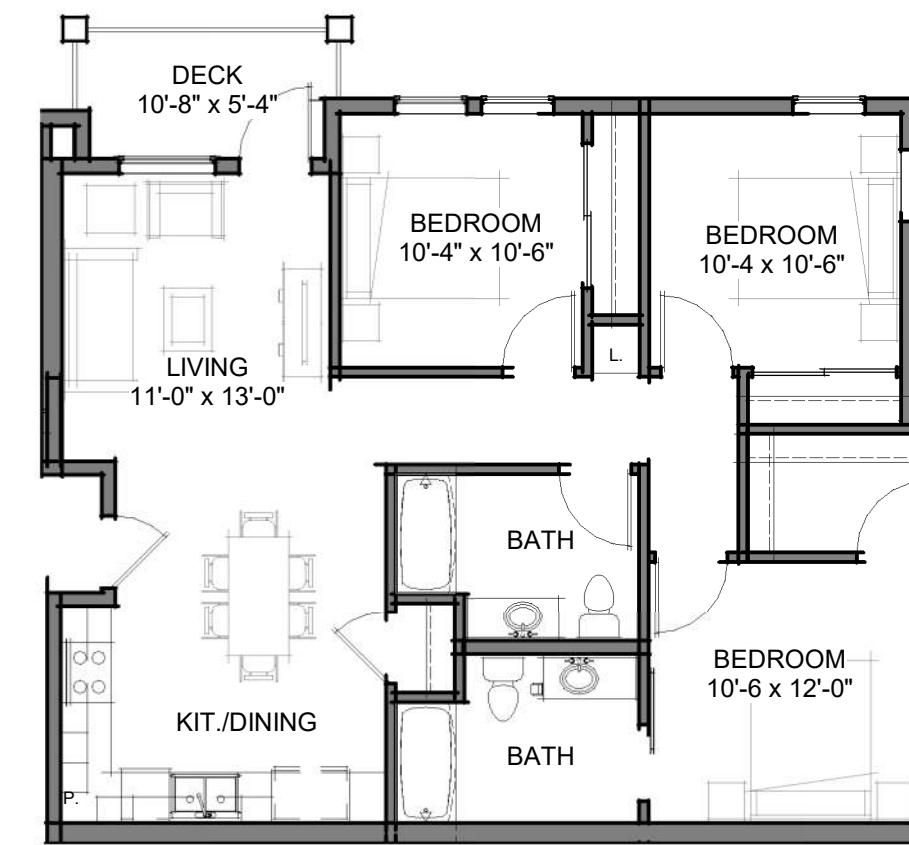








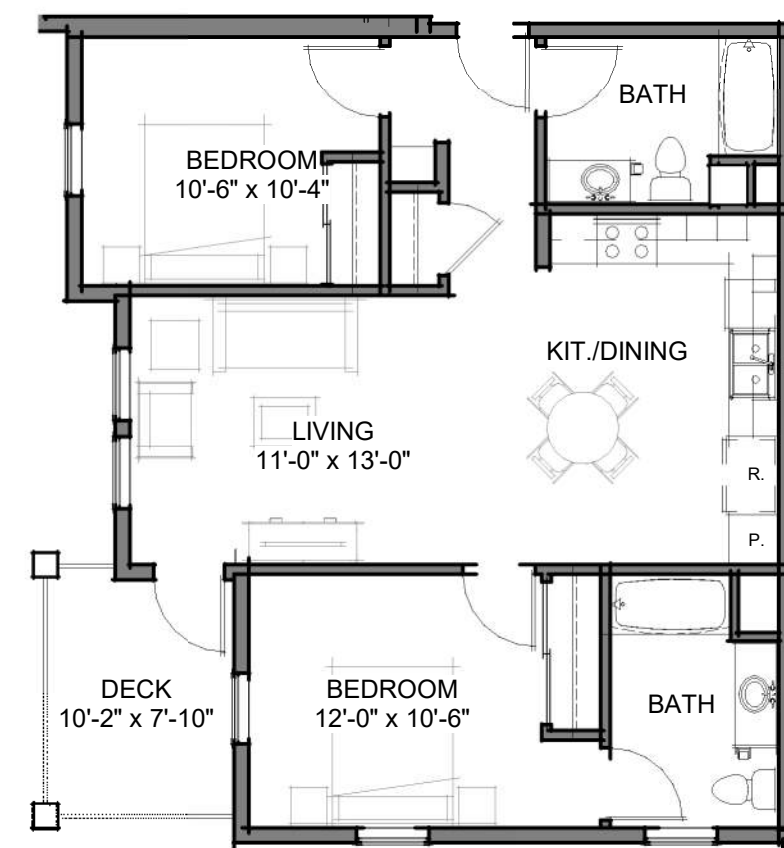
1,130 SF Unit C2 | 7
1/8" = 1'-0"



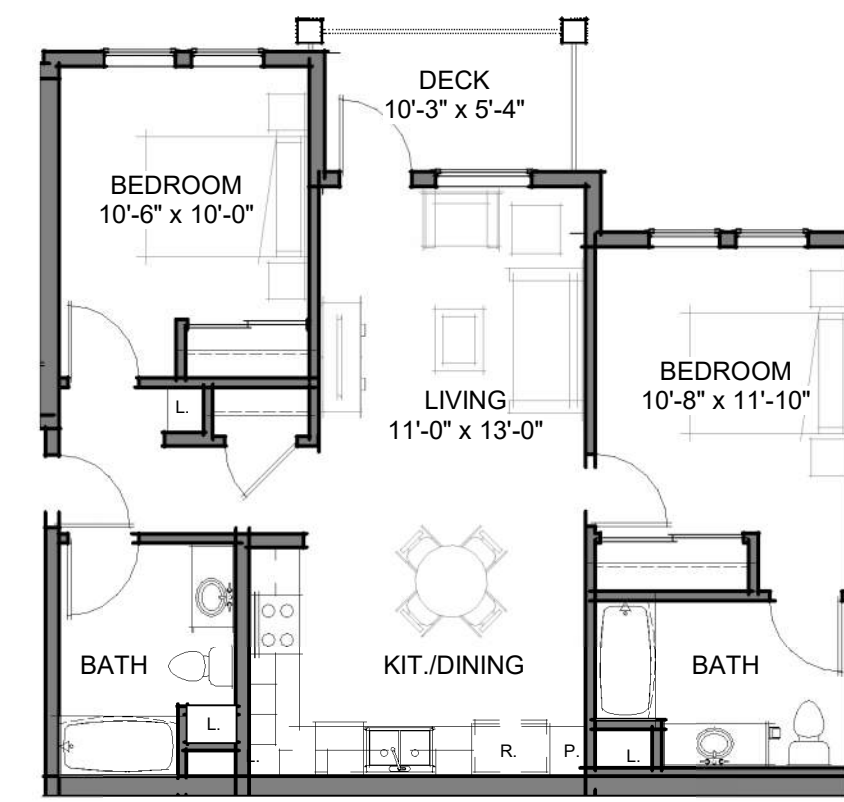
1,082 SF Unit C1 | 6
1/8" = 1'-0"



799 SF UNIT B3 | 5
1/8" = 1'-0"



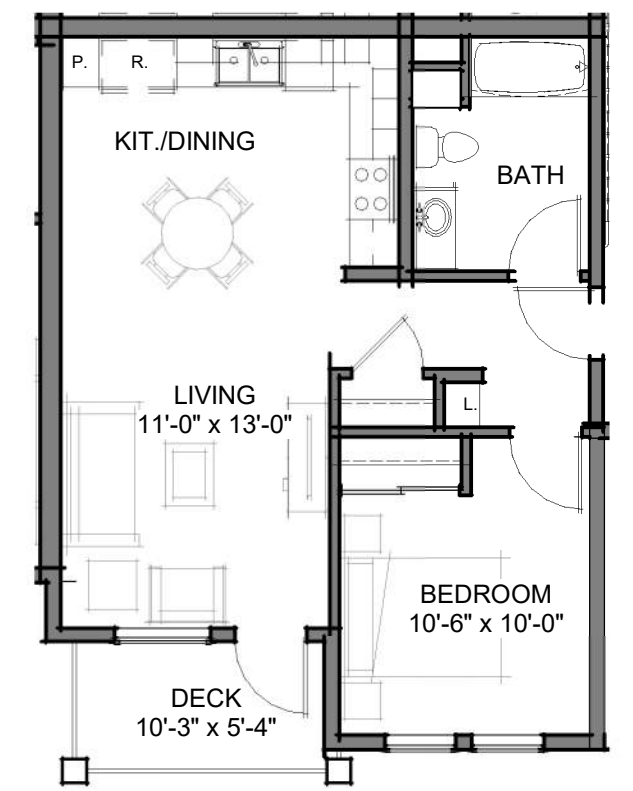
896 SF UNIT B2 | 4
1/8" = 1'-0"



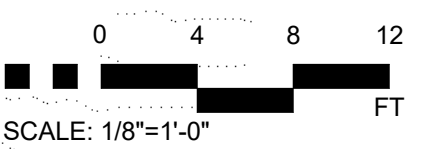
890 SF Unit B1 | 3
1/8" = 1'-0"

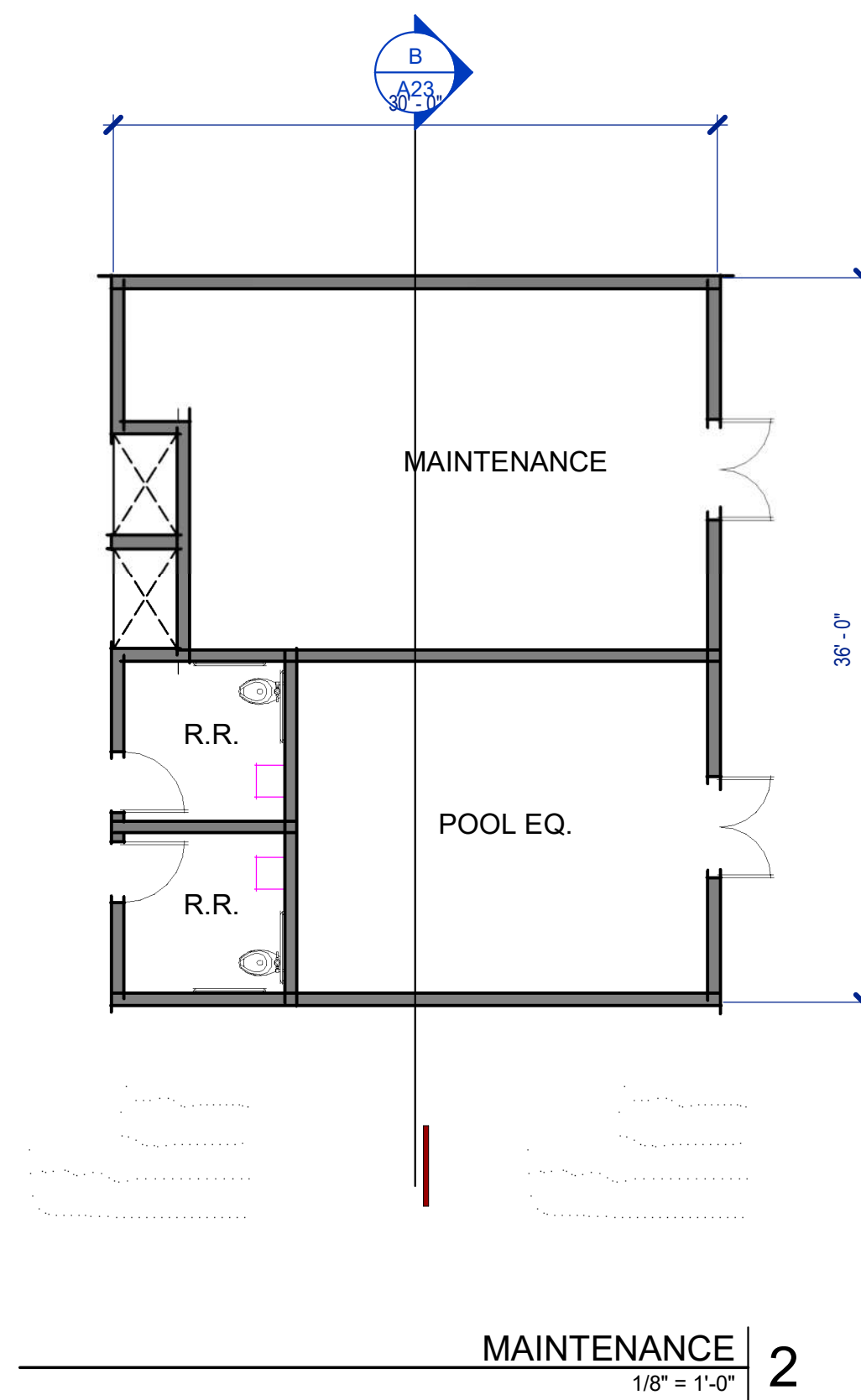


696 SF UNIT A2 | 2
1/8" = 1'-0"

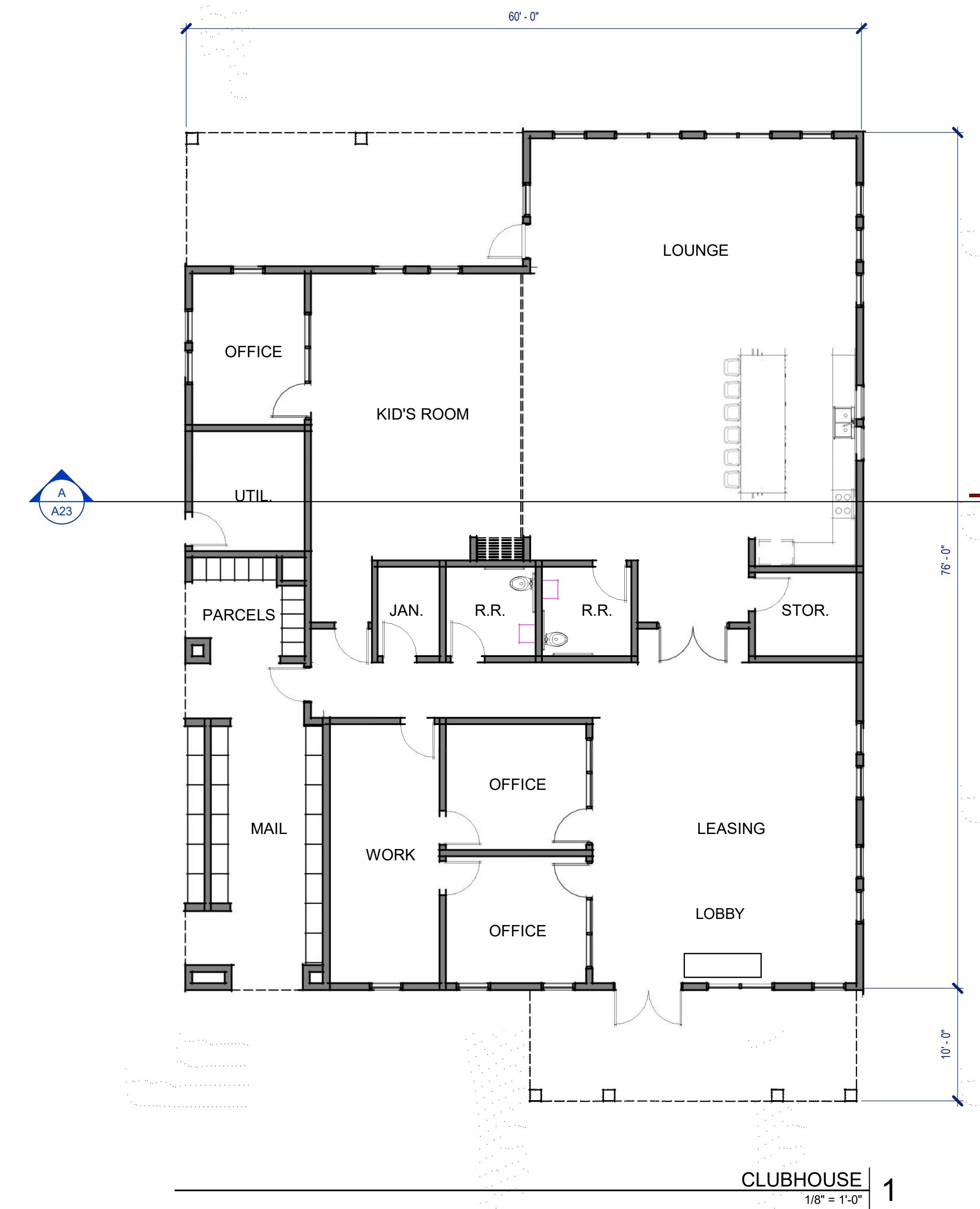


638 SF UNIT A1 | 1
1/8" = 1'-0"

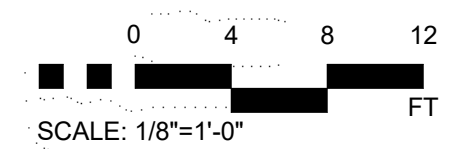


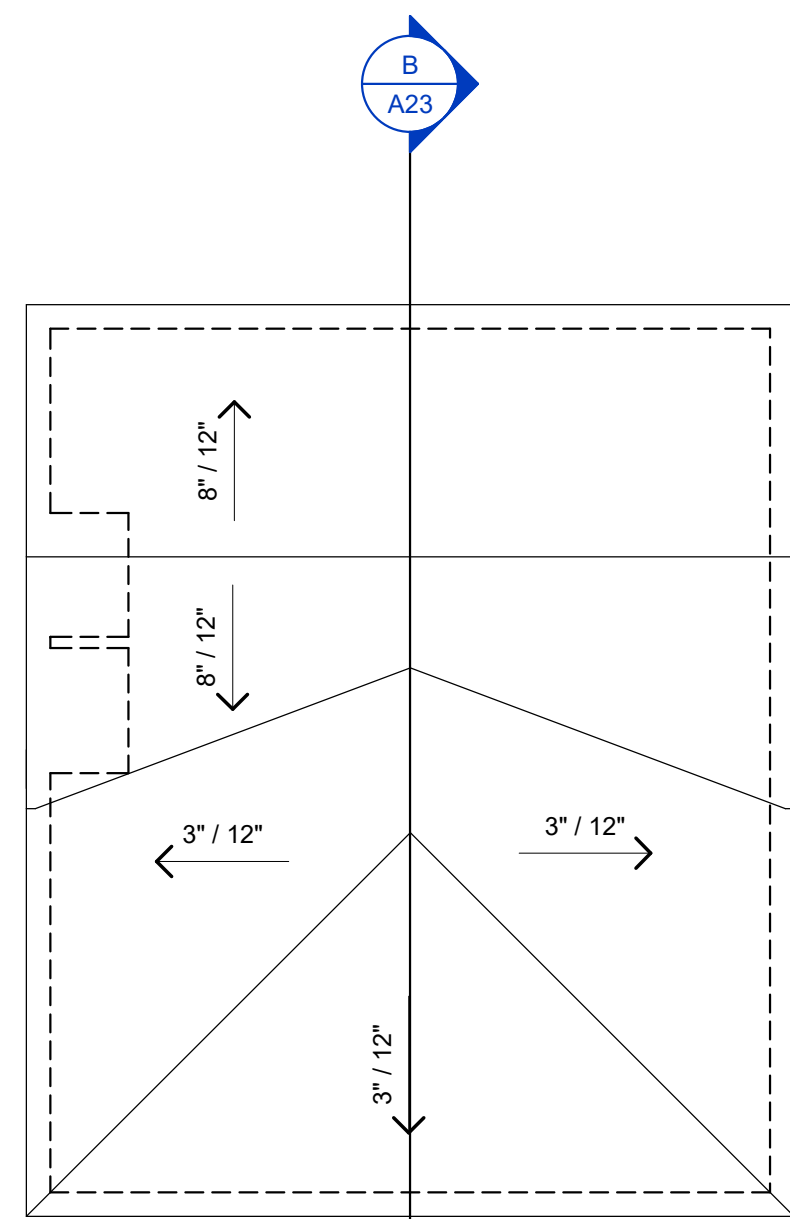


MAINTENANCE | 2
1/8" = 1'-0"

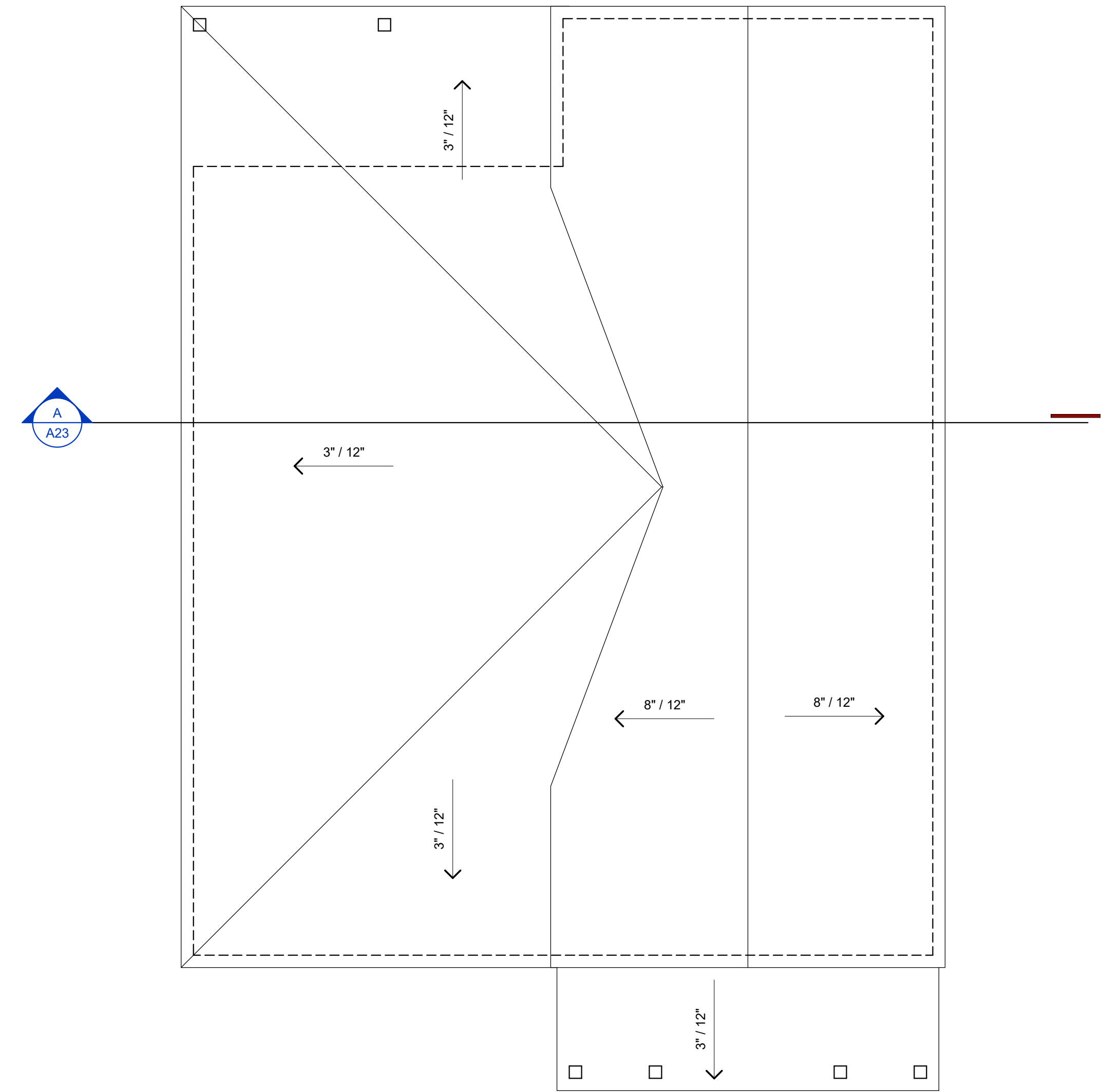


CLUBHOUSE | 1
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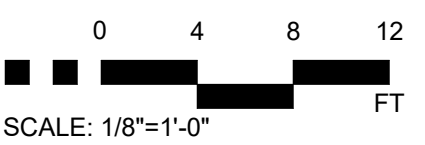


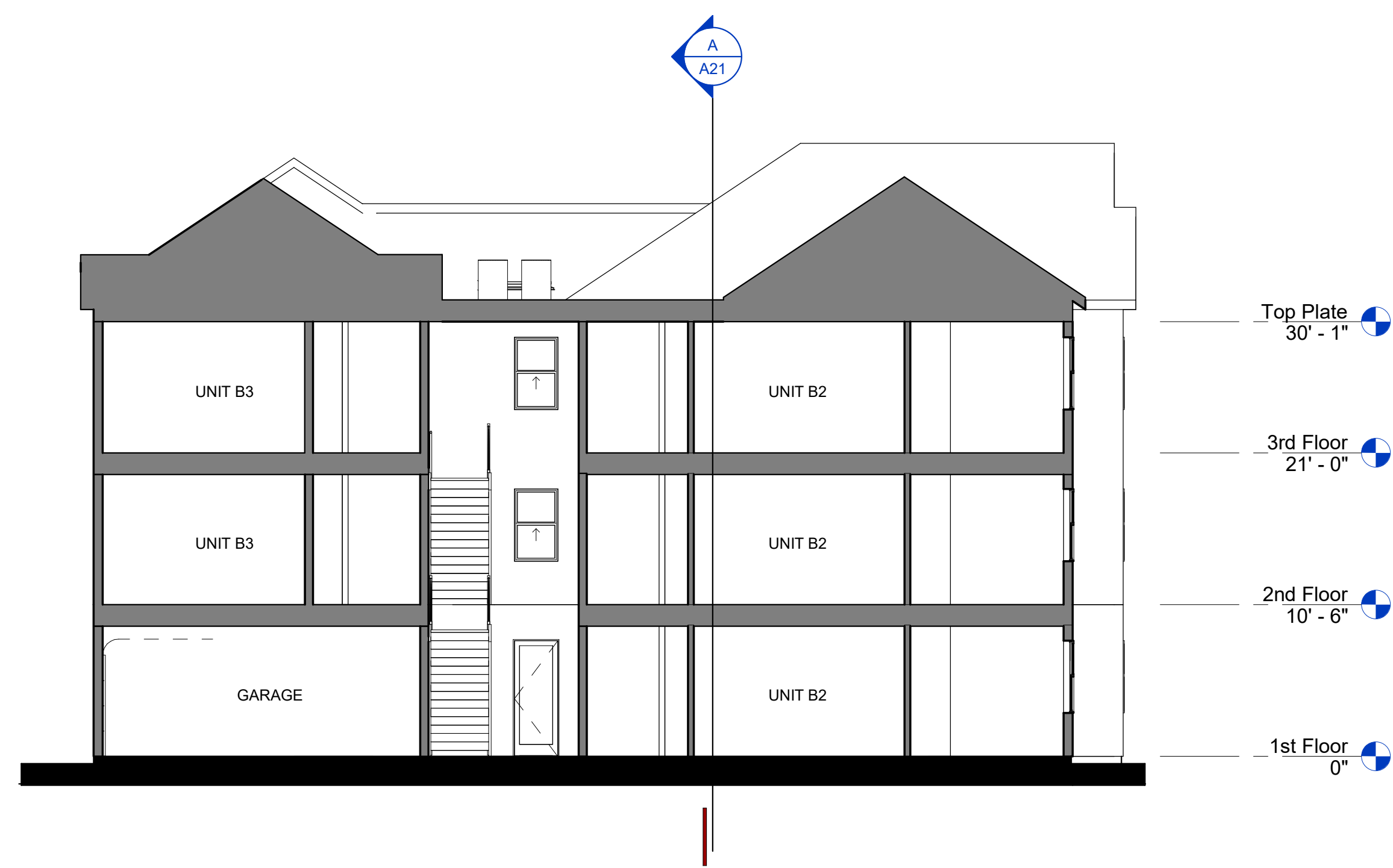


MAINTENANCE ROOF PLAN | 2
1/8" = 1'-0"

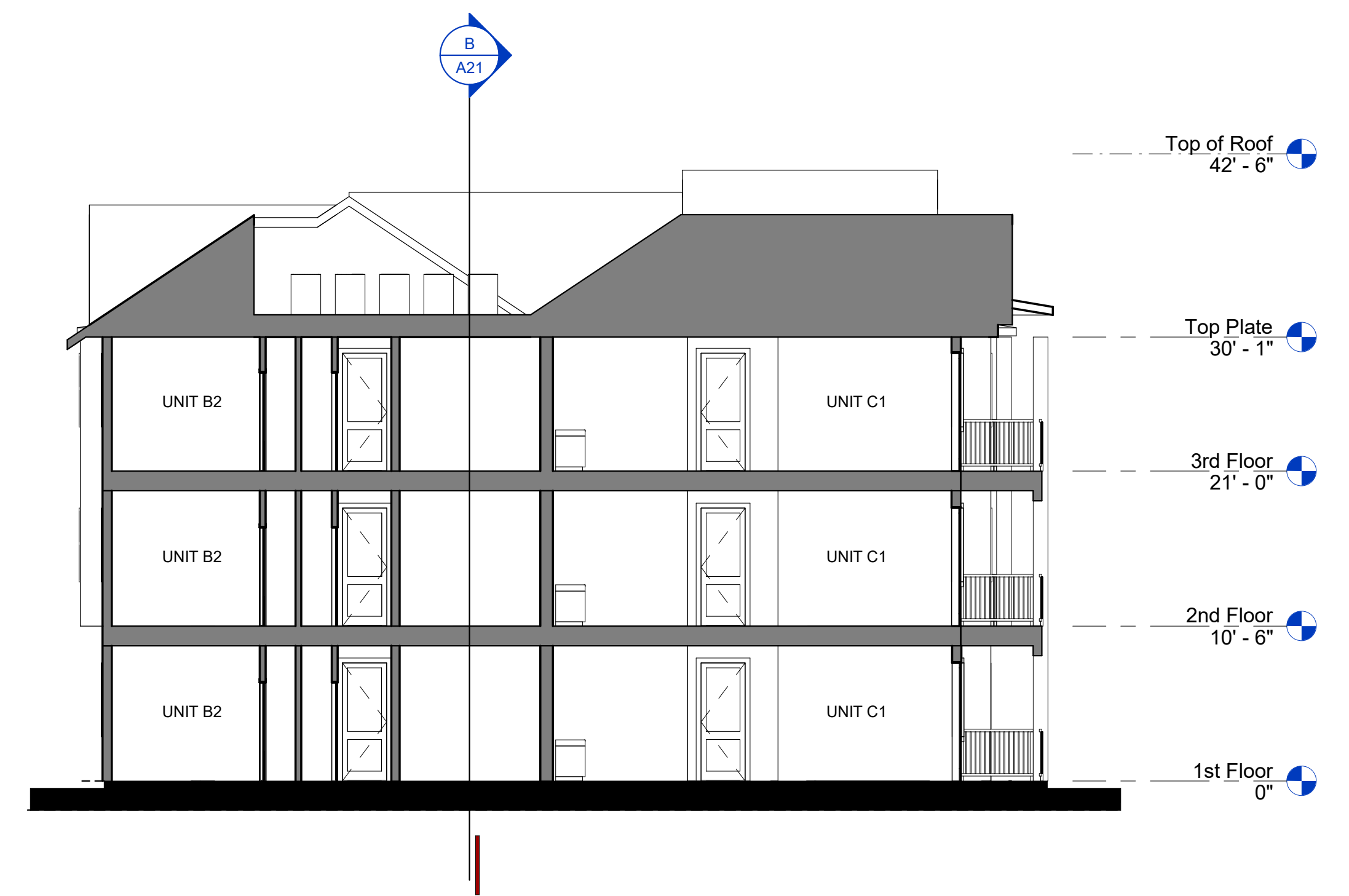


CLUBHOUSE ROOF PLAN | 1
1/8" = 1'-0"

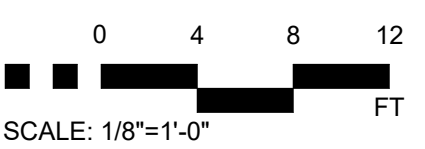


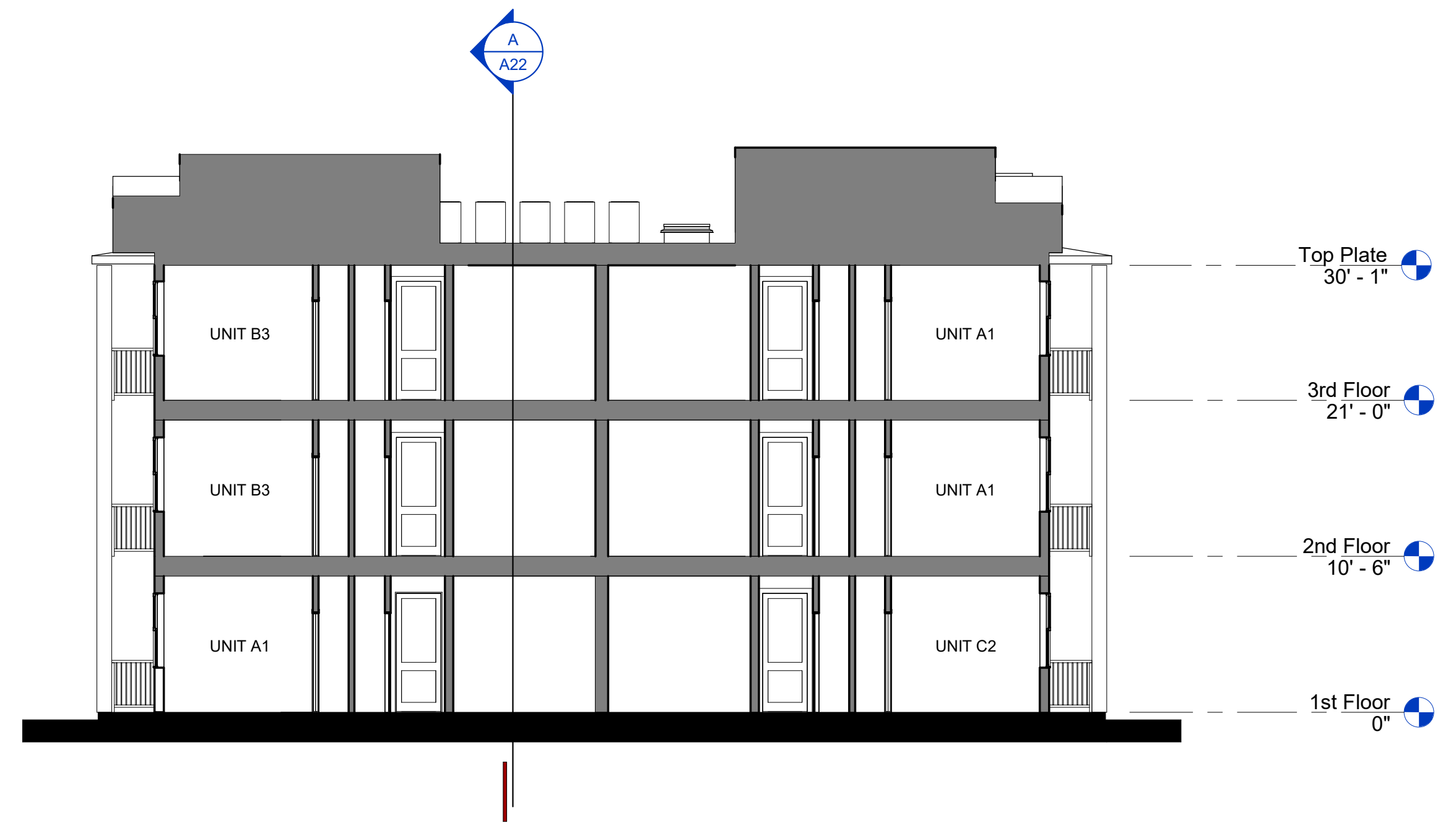


BUILDING TYPE 1 - SECTION B
1/8" = 1'-0" B



BUILDING TYPE 1 - SECTION A
1/8" = 1'-0" A

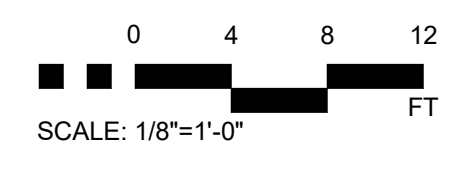


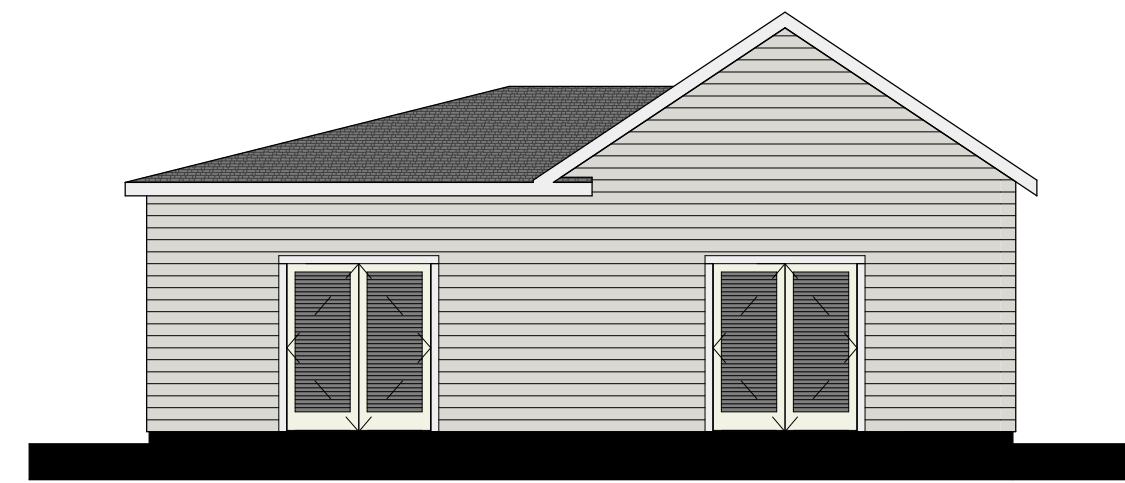


BUILDING TYPE 2 - SECTION B
1/8" = 1'-0" B

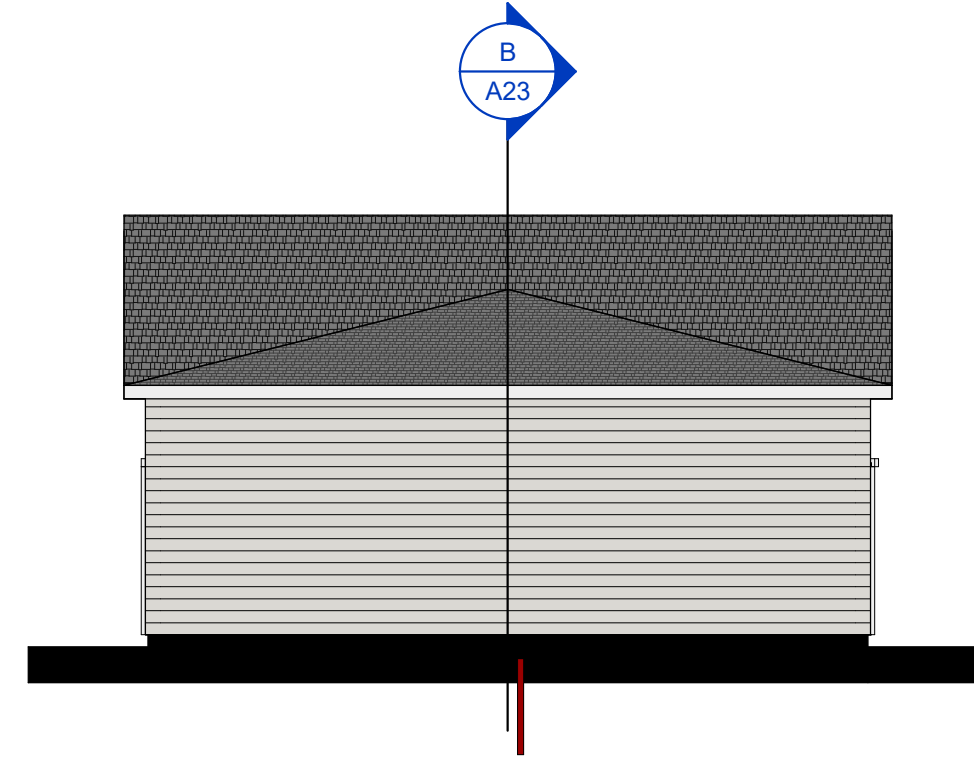


BUILDING TYPE 2 - SECTION A
1/8" = 1'-0" A

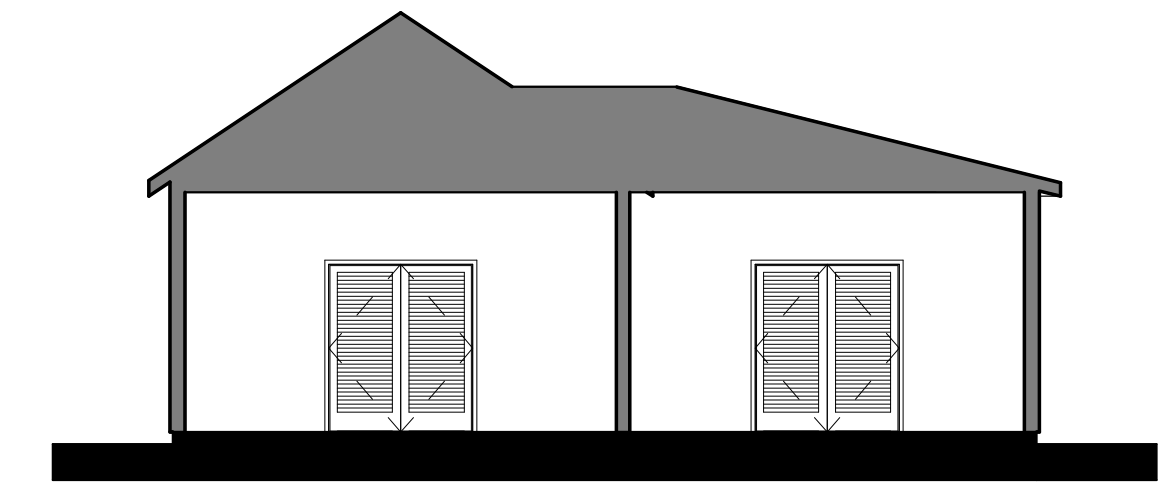




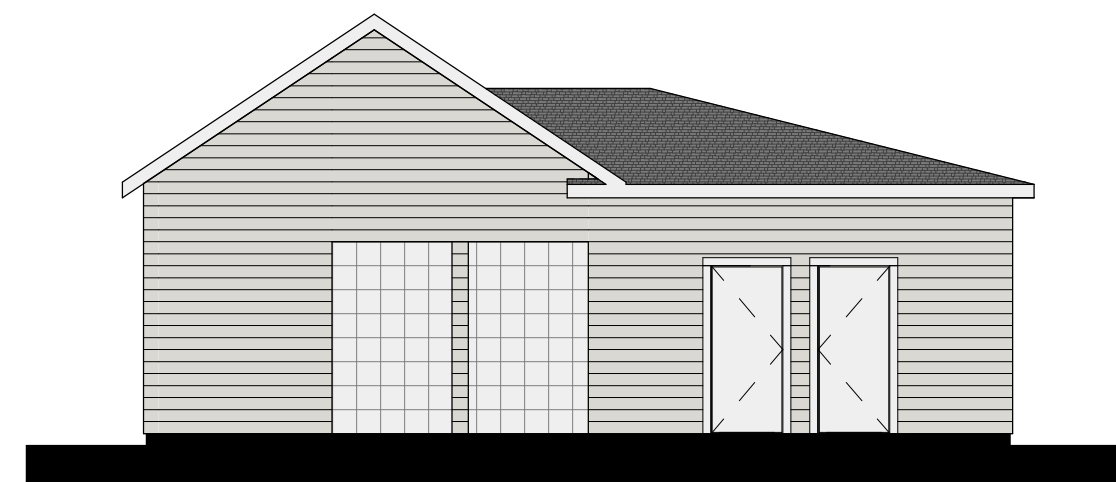
MAINTENANCE EAST ELEVATION | 4
1/8" = 1'-0"



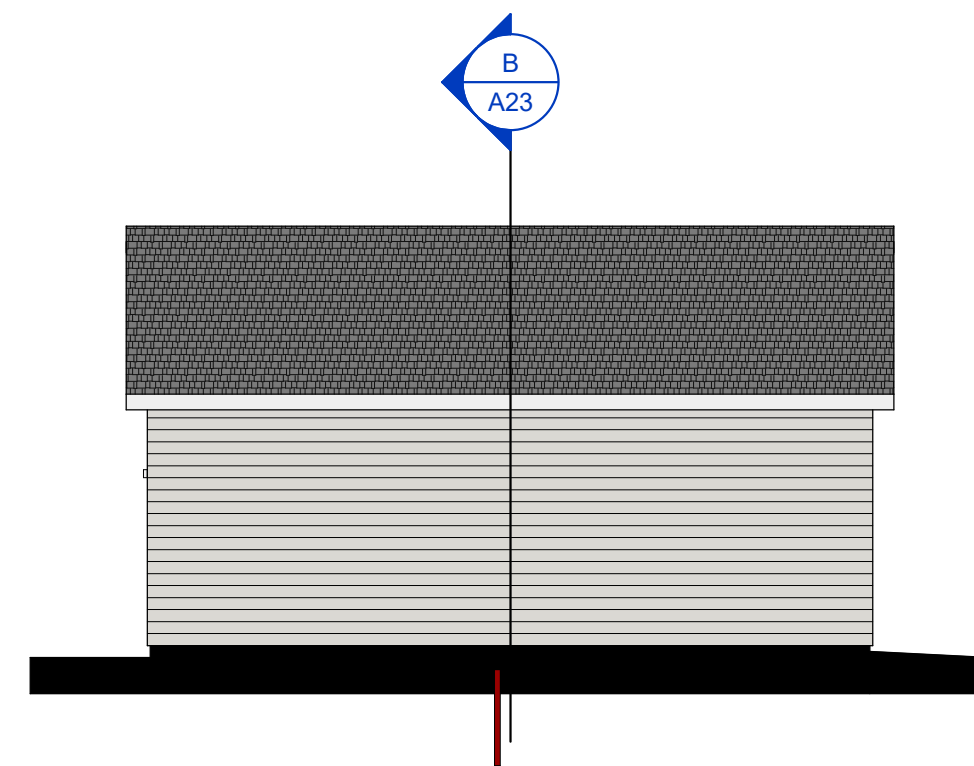
MAINTENANCE SOUTH ELEVATION | 3
1/8" = 1'-0"



MAINTENANE BUILDING - SECTION | B
1/8" = 1'-0"



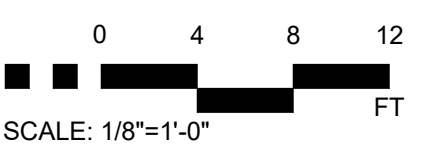
MAINTENANCE WEST ELEVATION | 2
1/8" = 1'-0"



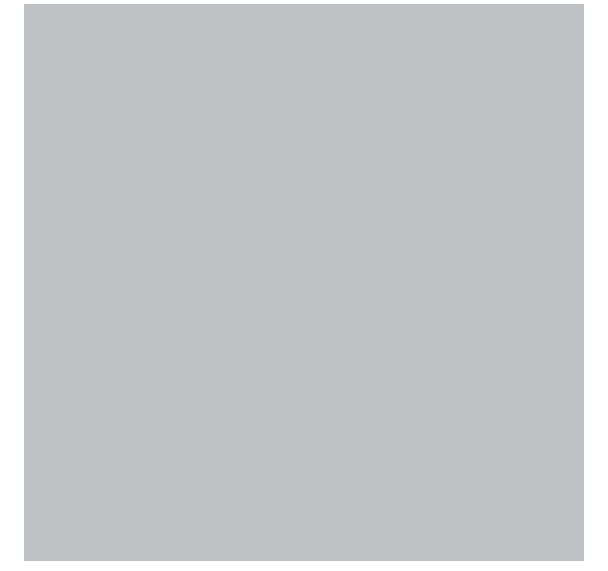
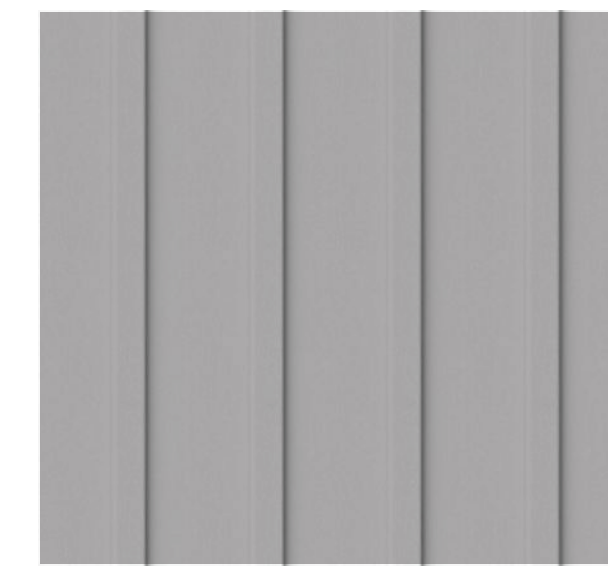
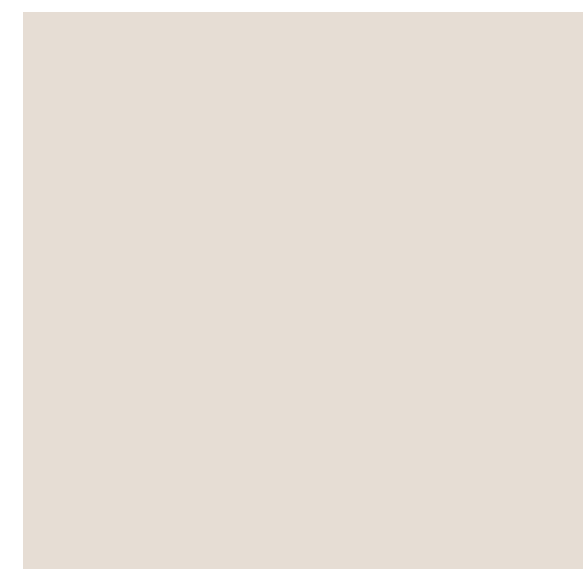
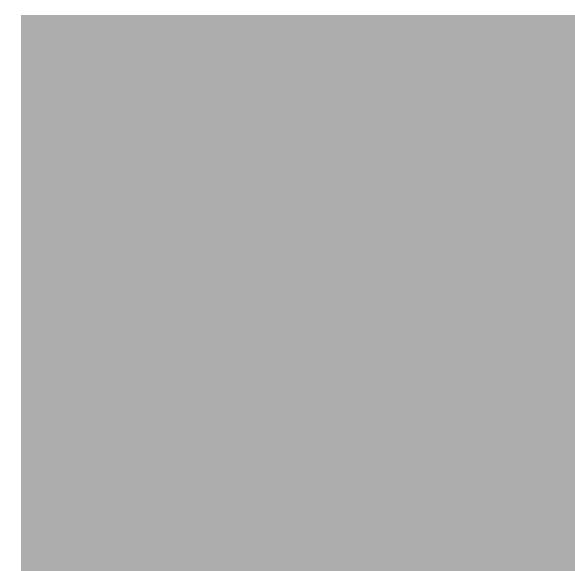
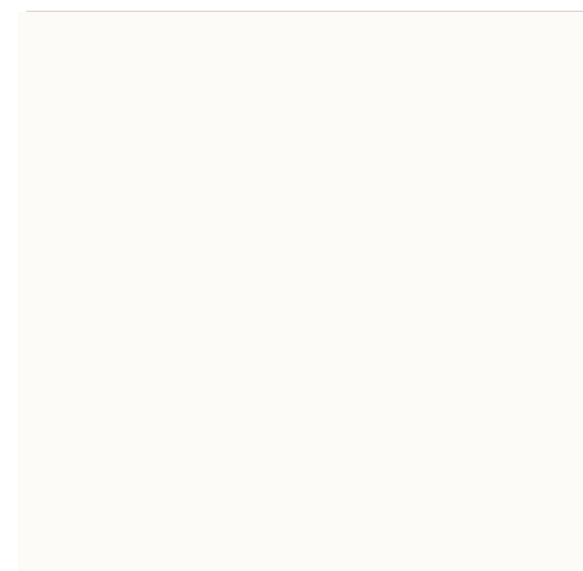
MAINTENANCE NORTH ELEVATION | 1
1/8" = 1'-0"



CLUBHOUSE - SECTION A | A
1/8" = 1'-0"



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



1. FIBER CEMENT TRIM
COOL DECEMBER

2. FIBER CEMENT TRIM
INDUSTRIAL AGE

3. FIBER CEMENT TRIM
CELLULOID

4. CEMENT PLASTER -
MODEST WHITE
267-C5

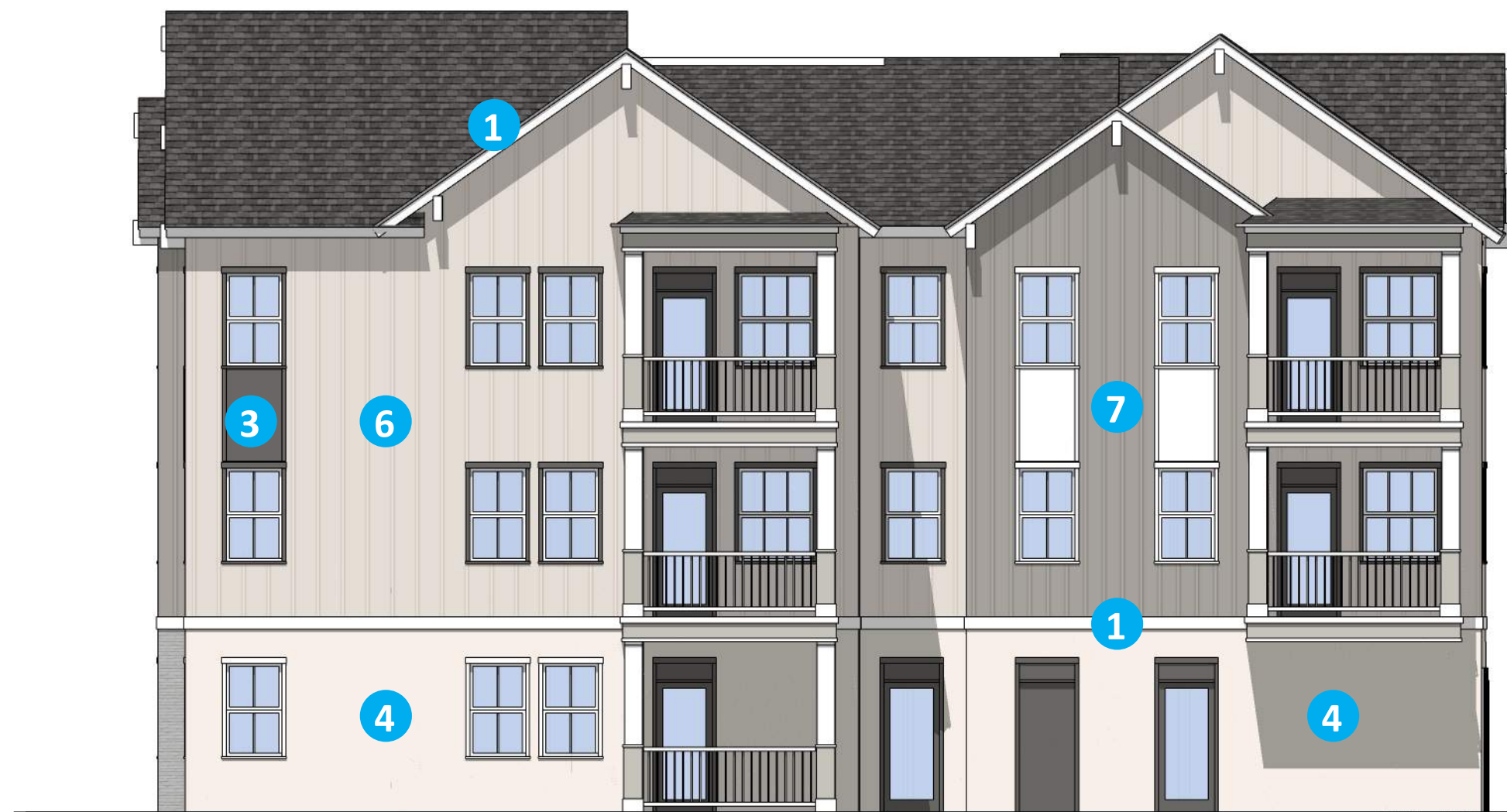
5. BRICK WAINSCOT
SNOW MIST

6. BOARD & BATTEN
FADED GRAY

7. BOARD & BATTEN -
INDUSTRIAL AGE

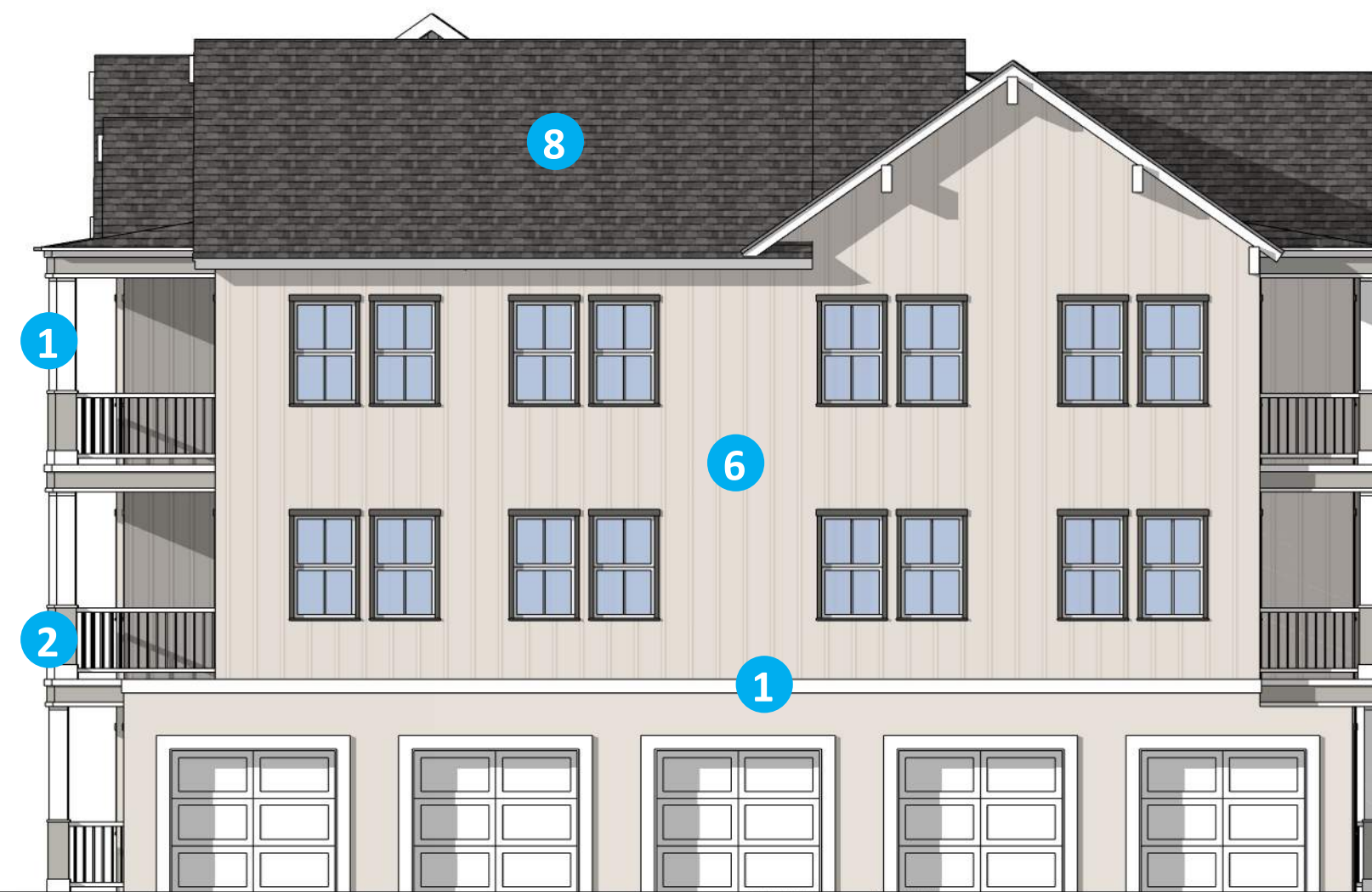
8. ASPHALT SHINGLES
MOUNTAIN TIMBER

9. METAL ROOFING
CITYSCAPE



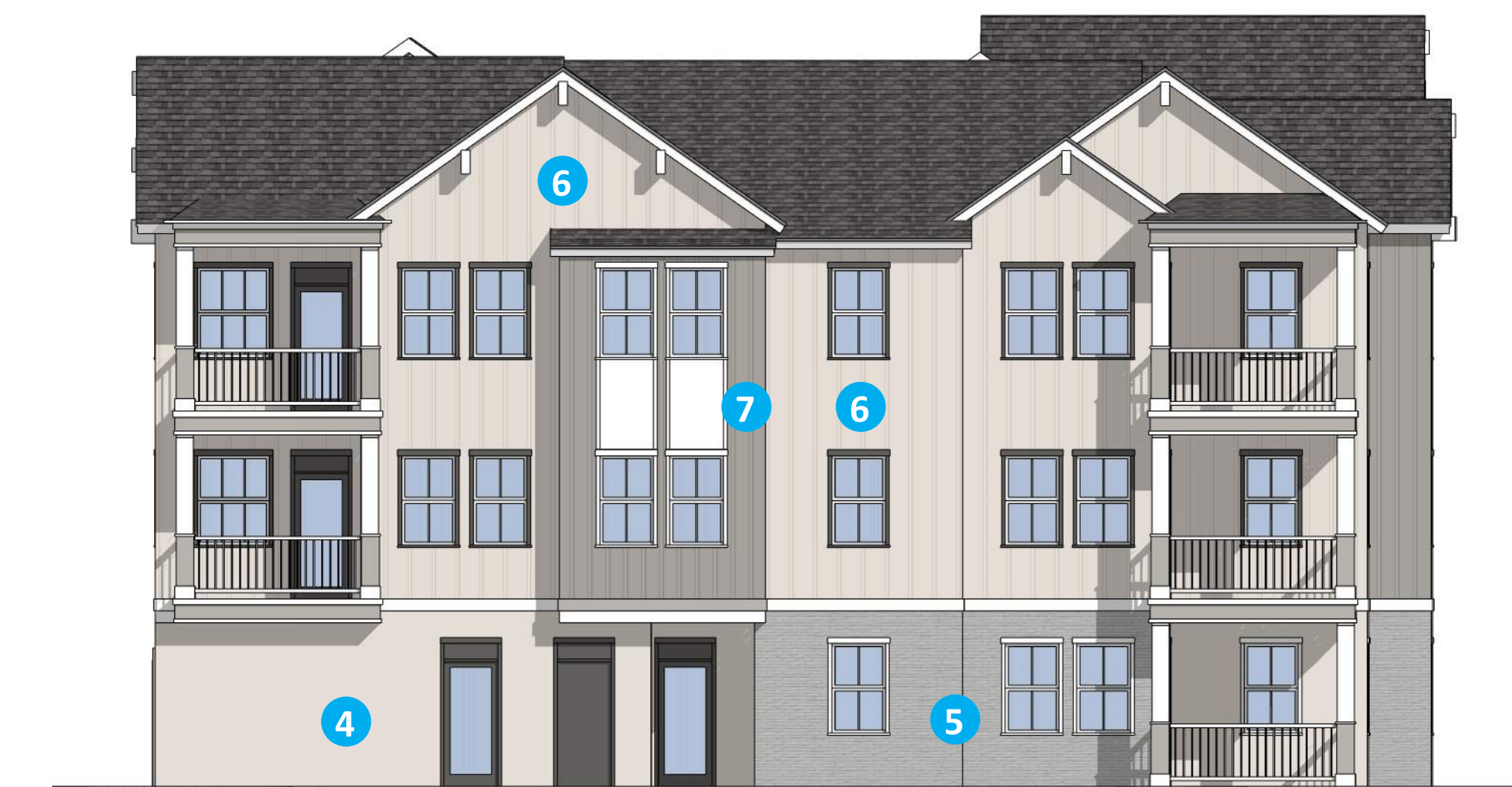
RIGHT ELEVATION

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



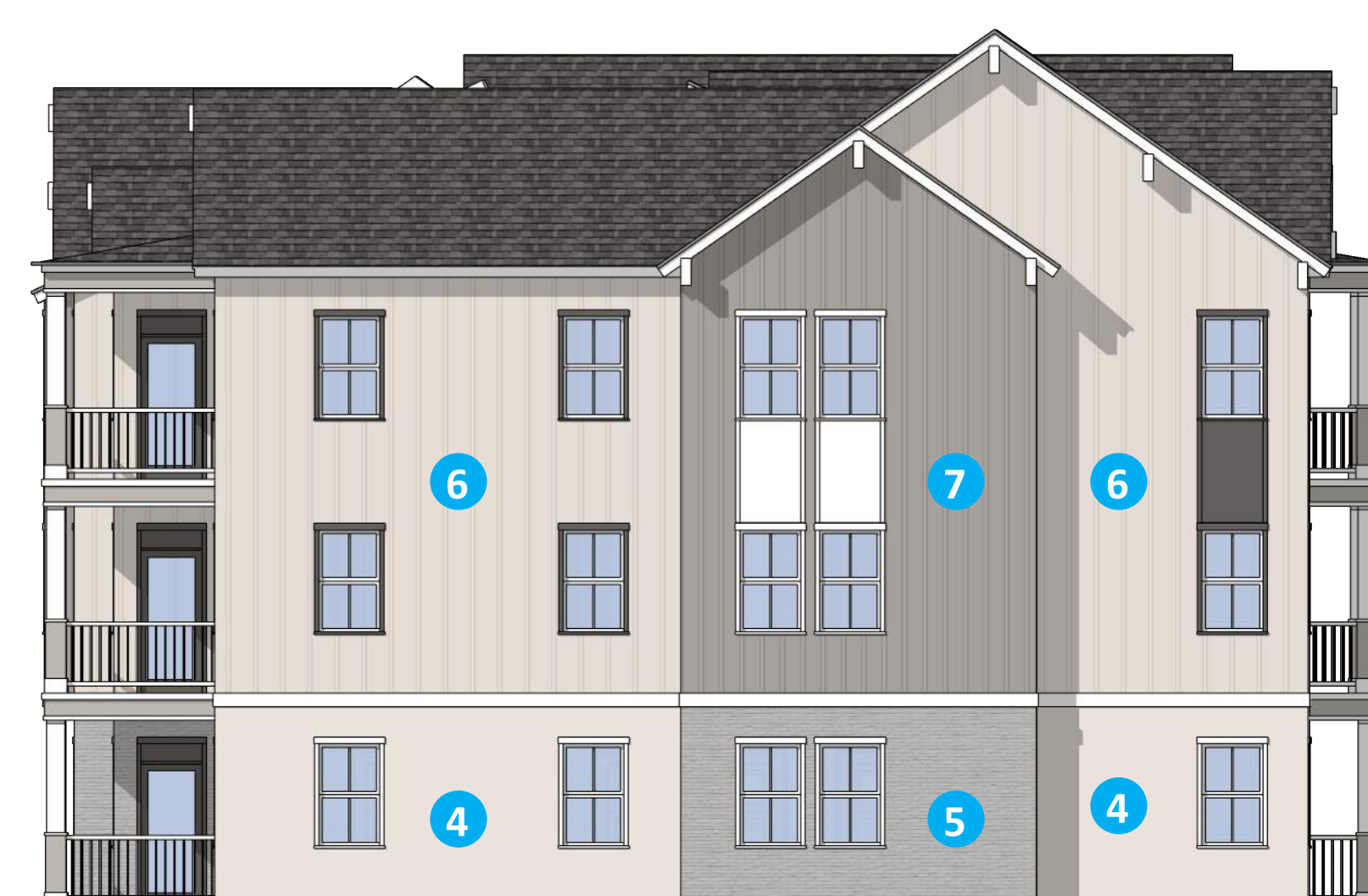
REAR ELEVATION

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



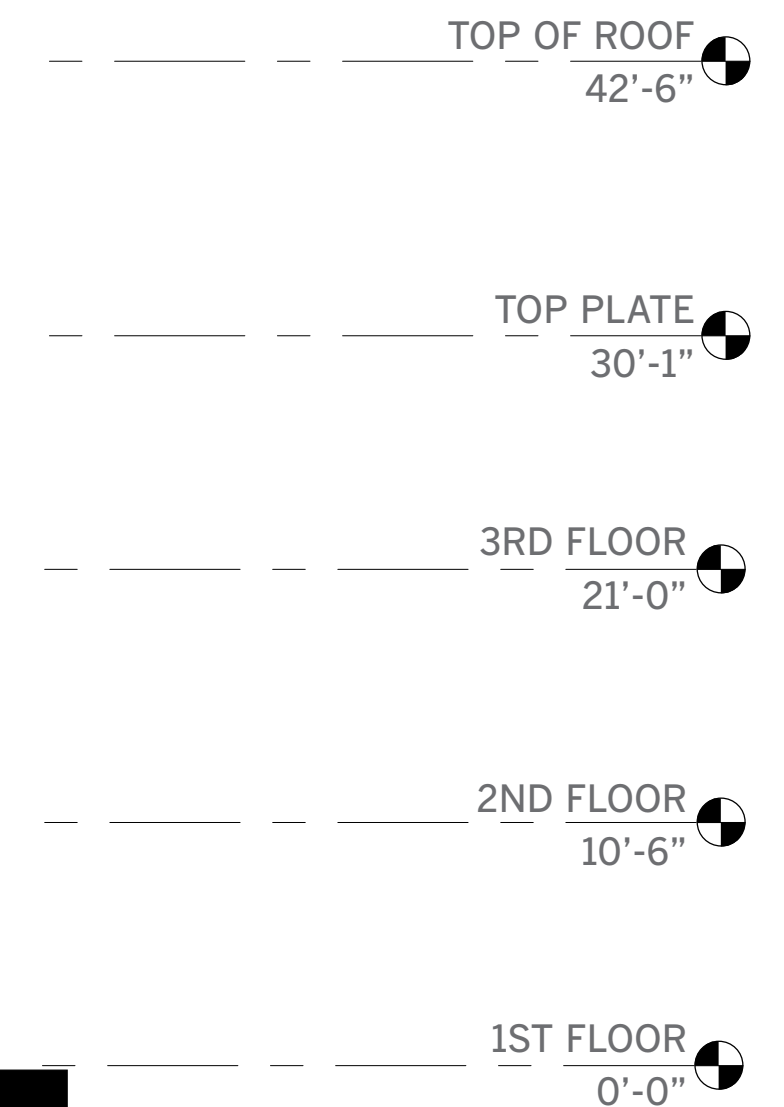
LEFT ELEVATION

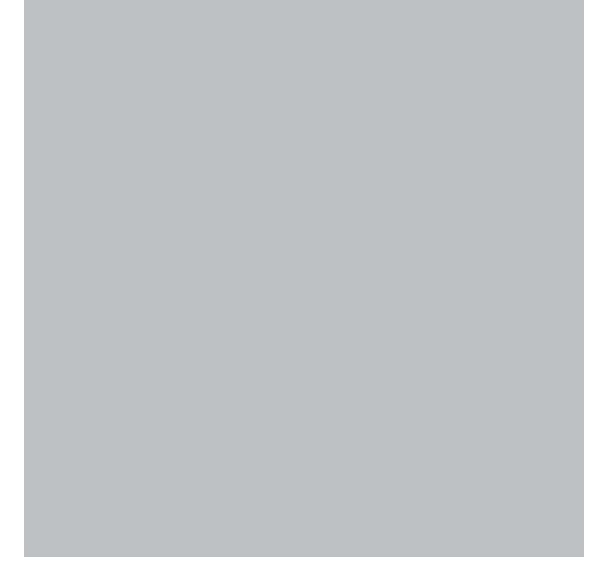
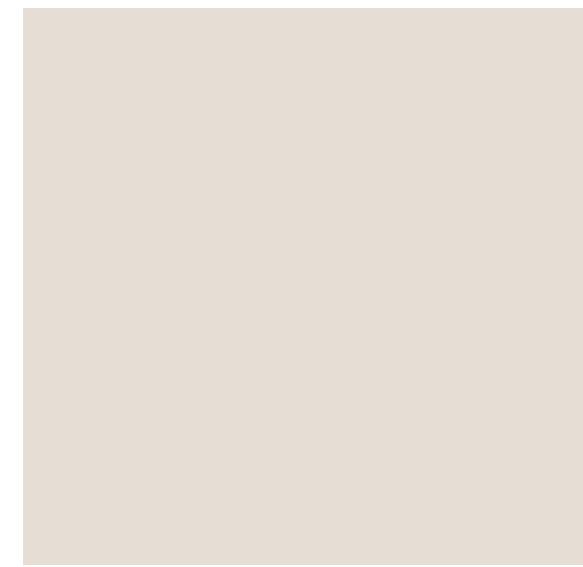
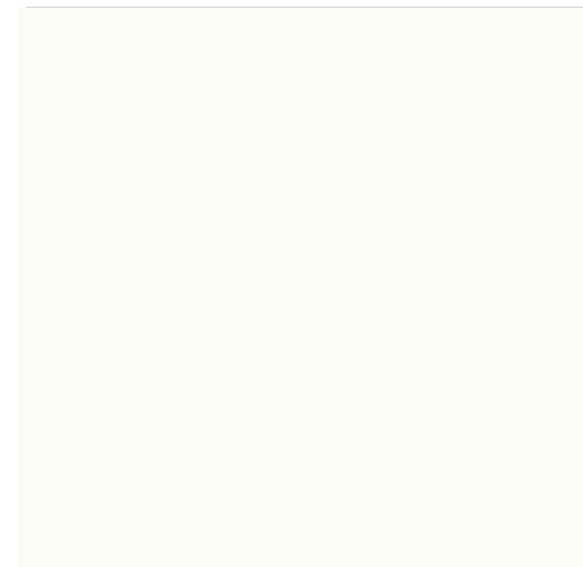
SCALE: 1/8" = 1'-0"



FRONT ELEVATION

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





1. FIBER CEMENT TRIM
COOL DECEMBER

2. FIBER CEMENT TRIM
INDUSTRIAL AGE

3. FIBER CEMENT TRIM
CELLULOID

4. CEMENT PLASTER -
MODEST WHITE
267-C5

5. BRICK WAINSCOT
SNOW MIST

6. BOARD & BATTEN
FADED GRAY

7. BOARD & BATTEN -
INDUSTRIAL AGE

8. ASPHALT SHINGLES
MOUNTAIN TIMBER

9. METAL ROOFING
CITYSCAPE



LEFT ELEVATION

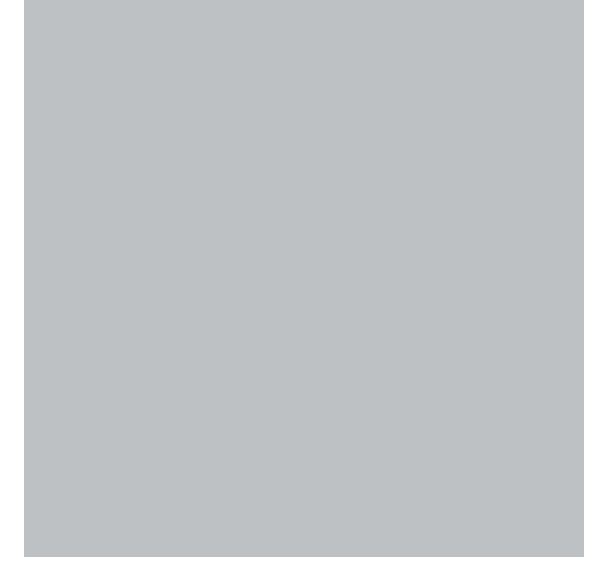
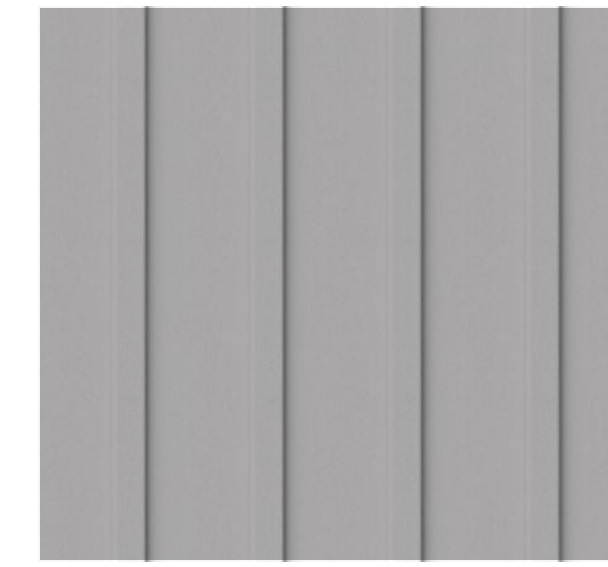
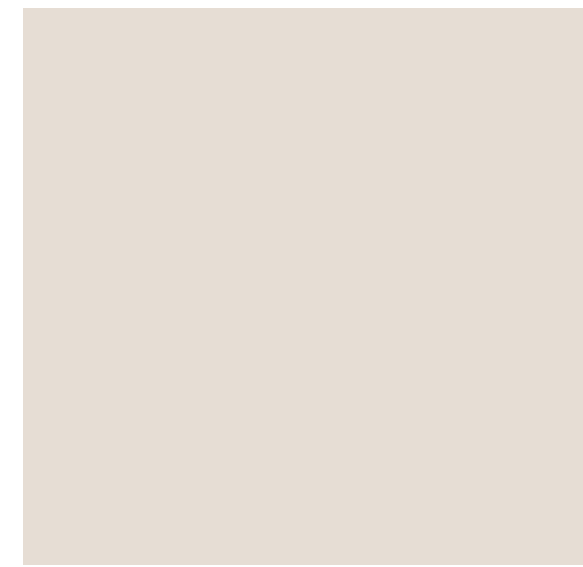
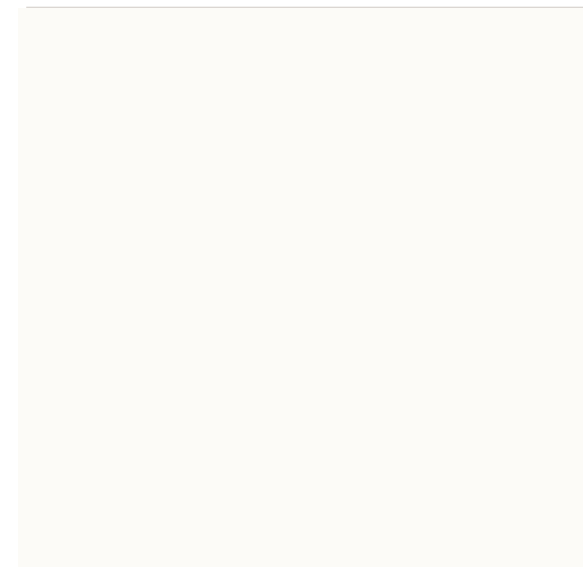
SCALE: 1/8" = 1'-0"



FRONT ELEVATION

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

- TOP OF ROOF 42'-6"
- TOP PLATE 30'-1"
- 3RD FLOOR 21'-0"
- 2ND FLOOR 10'-6"
- 1ST FLOOR 0'-0"



1. FIBER CEMENT TRIM
COOL DECEMBER

2. FIBER CEMENT TRIM
INDUSTRIAL AGE

3. FIBER CEMENT TRIM
CELLULOID

4. CEMENT PLASTER -
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INDUSTRIAL AGE

8. ASPHALT SHINGLES
MOUNTAIN TIMBER

9. METAL ROOFING
CITYSCAPE



RIGHT ELEVATION

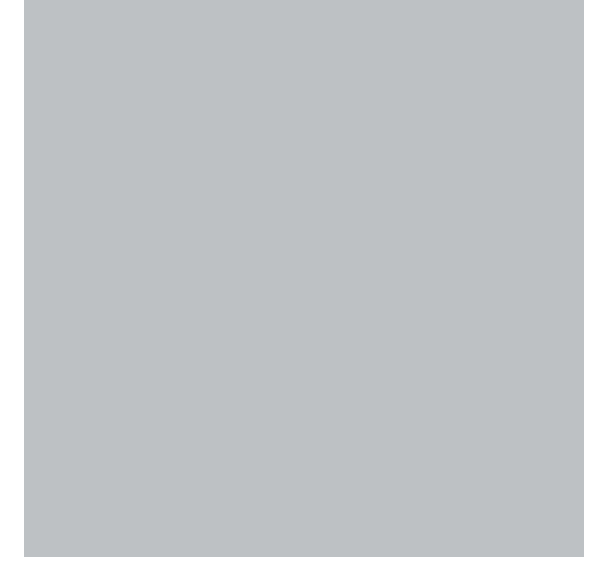
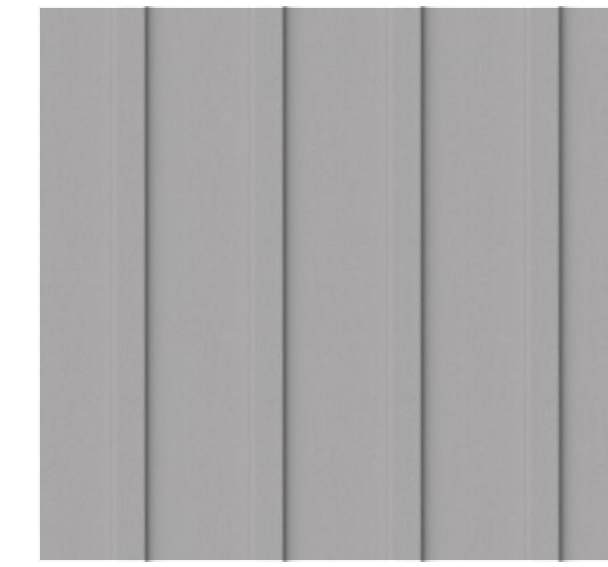
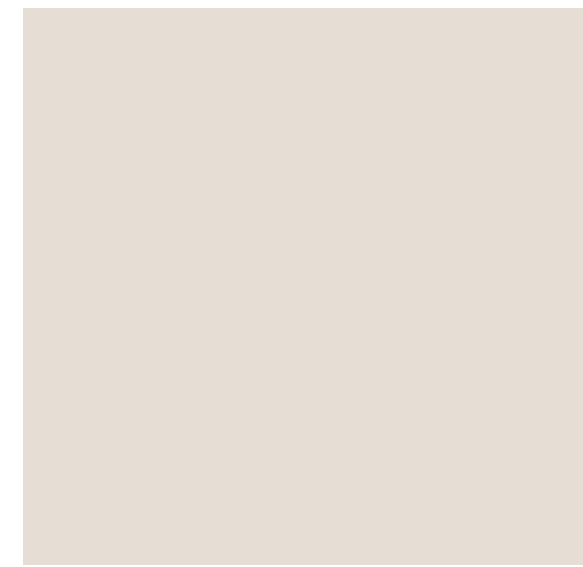
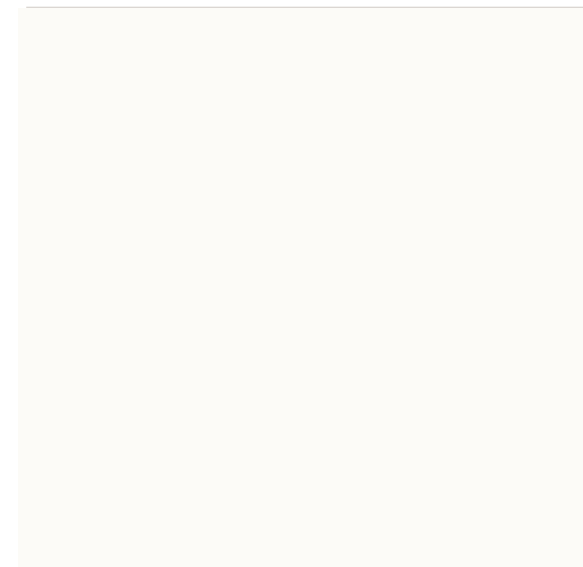
SCALE: 1/8" = 1'-0"



REAR ELEVATION

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

- TOP OF ROOF 42'-6"
- TOP PLATE 30'-1"
- 3RD FLOOR 21'-0"
- 2ND FLOOR 10'-6"
- 1ST FLOOR 0'-0"



1. FIBER CEMENT TRIM
COOL DECEMBER

2. FIBER CEMENT TRIM
INDUSTRIAL AGE

3. FIBER CEMENT TRIM
CELLULOID

4. CEMENT PLASTER -
MODEST WHITE
267-C5

5. BRICK WAINSCOT
SNOW MIST

6. BOARD & BATTEN
FADED GRAY

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8. ASPHALT SHINGLES
MOUNTAIN TIMBER

9. METAL ROOFING
CITYSCAPE



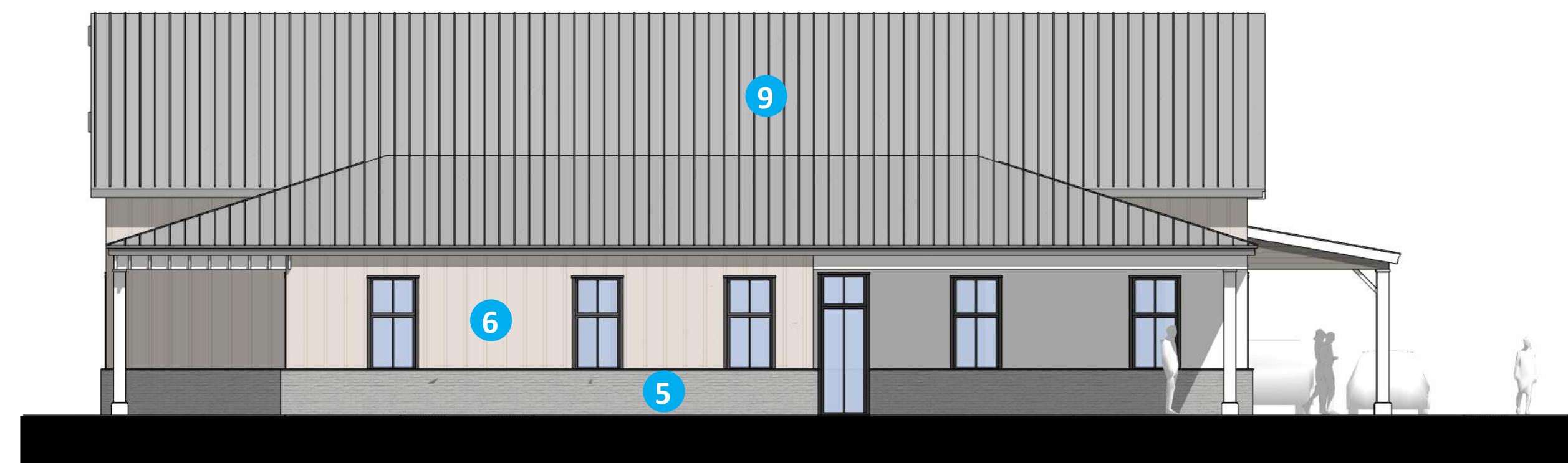
RIGHT ELEVATION

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



REAR ELEVATION

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



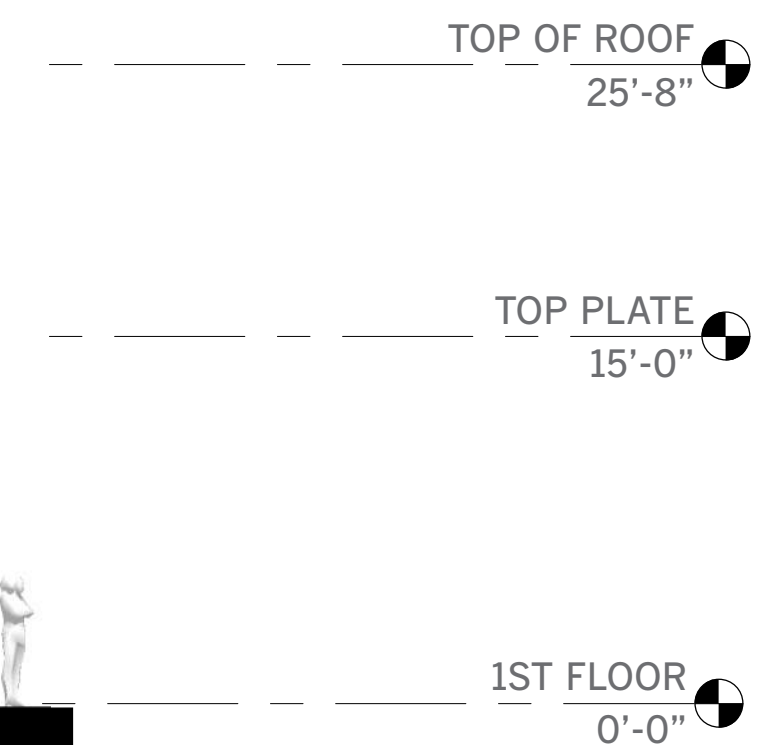
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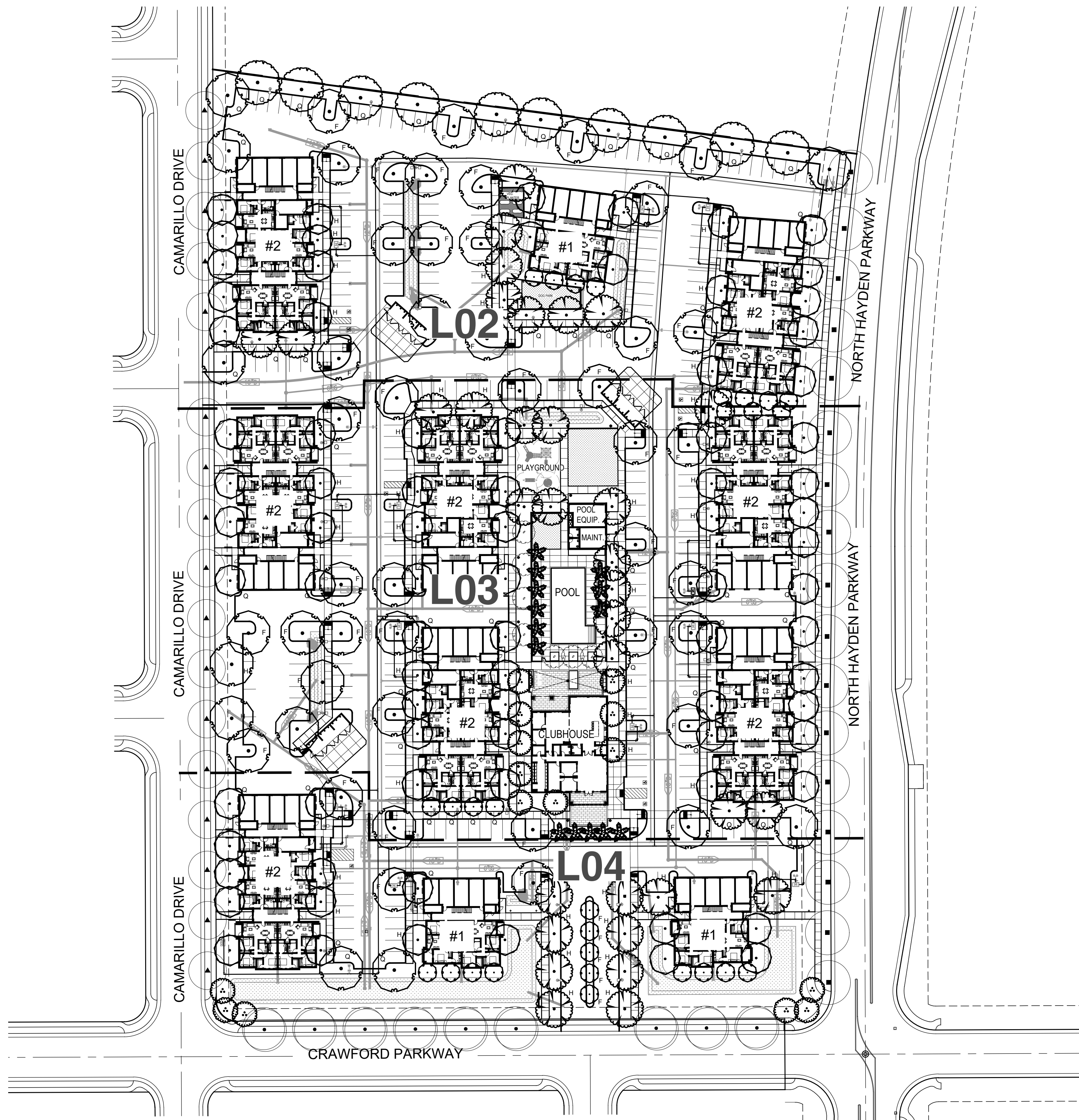
SCALE: 1/8" = 1'-0"



FRONT ELEVATION

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





LANDSCAPE NOTES:

1. ALL PLANTERS TO BE IRRIGATED USING IN-LINE SUBSURFACE DRIP TUBING EXCEPT FOR LAWN AREAS.
2. ALL SPRAY IRRIGATION TO BE LAID OUT TO AVOID OVER SPRAY.
3. ALL PLANTER TO BE TOP DRESSED WITH 3" OR MULCH EXCEPT FOR LAWN AREAS.
4. INSTALL TREE ROOT BARRIERS FOR TREES WITHIN 4'-0" OF CONCRETE PAVING OR CURB.

NOTES 2
NTS

LANDSCAPE AREA CALCULATION

PROPERTY SIZE NET AREA: 347,654 SF (7.98 ACRES)
 PROVIDED LANDSCAPE AREA: - SF (-% OF NET AREA)

WATER EFFICIENT LANDSCAPE ORDINANCE:

"I have complied with the criteria of City of Vacaville Water Efficient Landscape Ordinance and applied them for the efficient use of water in the landscape and irrigation design plan."

Ana R. Castillo
 Applicant Signature License Number Date
 4836 08.12.2021

LANDSCAPE AREA AND COMPLIANCE 3

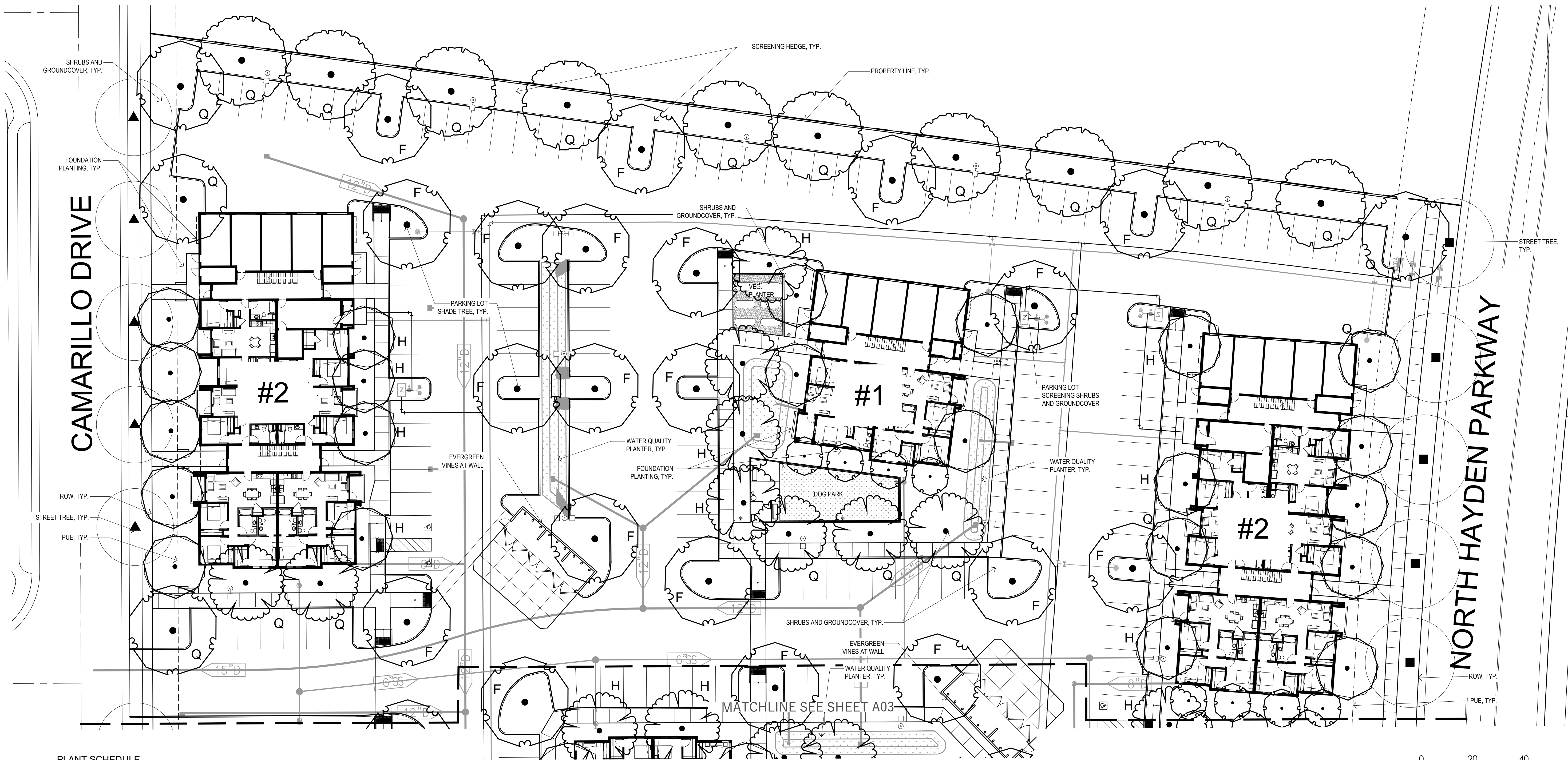
Tree Species	Tree Size	Coverage	Qty	Area	Shade Total
<i>Platanus x acerifolia</i> 'Bloodgood'	35'-30'	Interior (F)	43	962	41,366
		South, East, West (H)	20	481	9,620
		Corner, North (Q)	27	240	6,480
		Total			57,466
<i>Nyssa sylvatica</i>	30'-25'	Interior (F)	0	707	0
		South, East, West (H)	0	354	0
		Corner, North (Q)	0	177	0
Total			0		
<i>Elaeocarpus decipiens</i> TM	25'-20'	Interior (F)	5	791	3,955
		South, East, West (H)	23	246	5,658
		Corner, North (Q)	25	123	3,075
		Total			12,688
<i>Lagerstroemia x 'Natchez'</i>	25'-20'	Interior (F)	0	314	0
		South, East, West (H)	0	157	0
		Corner, North (Q)	0	79	0
		Total			0
<i>Olea europaea</i> 'Swan Hill' TM	20'-15'	Interior (F)	0	314	0
		South, East, West (H)	0	157	0
		Corner, North (Q)	0	79	0
		Total			0
<i>Washingtonia x filibusta</i>	20'-15'	Interior (F)	0	314	0
		South, East, West (H)	0	157	0
		Corner, North (Q)	0	79	0
		Total			0
<i>Zelkova serrata</i> 'City Sprite'	20'-15'	Interior (F)	0	314	0
		South, East, West (H)	0	157	0
		Corner, North (Q)	0	79	0
		Total			0
Total Tree Shaded Area Provided					70,154
Percent of Parking Shaded					54.4%
Total Parking Area					128,900

TREE SHADE CALCULATION 4
NTS

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	WATER USE	QTY	
	<i>Elaeocarpus decipiens</i> TM Japanese Blueberry Tree	15 gal	Med	82	
	<i>Lagerstroemia x 'Natchez'</i> Crape Myrtle	24"box	Low	15	
	<i>Olea europaea</i> 'Swan Hill' TM Swan Hill Olive	24"box	Low	7	
	<i>Pistacia chinensis</i> 'Keith Davey' Keith Davey Chinese Pistache	24"box	Low	33	
	<i>Platanus x acerifolia</i> 'Bloodgood' London Plane Tree	24"box	Low	9	
	<i>Quercus lobata</i> Valley Oak	24"box	Low	10	
	<i>Ulmus parvifolia</i> 'Allee' Allee Lacebark Elm	24"box	Med	17	
	<i>Ulmus</i> 'Frontier' Frontier Elm	24"box	Low	17	
	<i>Washingtonia x filibusta</i> Hybrid Fan Palm	12" B.T.H.	Low	14	
	<i>Zelkova serrata</i> Sawleaf Zelkova	24"box	Med	53	
	<i>Zelkova serrata</i> 'City Sprite' City Sprite Zelkova	15 gal	Med	28	
SHRUBS	BOTANICAL / COMMON NAME	CONT	WATER USE	QTY	
	Agave x 'Blue Glow' Blue Glow Agave	5 gal	Low	1	
	<i>Anigozanthos x 'Big Red'</i> Big Red Kangaroo Paw	5 gal	Low	1	
	<i>Bouteloua gracilis</i> 'Blonde Ambition' Blue Grama	1 gal	Low	1	
	<i>Hesperaloe parviflora</i> 'Desert Flamenco' TM Desert Flamenco Red Yucca	5 gal	Low	1	
	<i>Lomandra longifolia</i> 'Platinum Beauty' Variegated Dwarf Mat Grass	5 gal	Low	1	
	<i>Muhlenbergia capillaris</i> 'Regal Mist' TM Muhly	5 gal	Low	1	
	<i>Nandina domestica</i> 'Gulf Stream' TM Gulf Stream Heavenly Bamboo	5 gal	Low	1	
	<i>Olea europaea</i> 'Little Ollie' TM Little Ollie Olive	5 gal	Low	1	
	<i>Westringia fruticosa</i> 'Smokey' Smokey Westringia	5 gal	Low	1	
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	WATER USE	SPACING	QTY
	<i>Dianella revoluta</i> 'Little Rev' Little Rev Flax Lily	1 gal	Low	24" o.c.	162
	<i>Festuca glauca</i> 'Elijah Blue' Blue Fescue	1 gal	Low	12" o.c.	828
	<i>Myoporum parvifolium</i> Trailing Myoporum	1 gal	Low	48" o.c.	48

PLANT SCHEDULE 1
NTS



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	WATER USE
	<i>Elaeocarpus decipiens</i> TM Japanese Blueberry Tree	15 gal	Med
	<i>Lagerstroemia</i> x 'Natchez' Crape Myrtle	24"box	Low
	<i>Olea europaea</i> 'Swan Hill' TM Swan Hill Olive	24"box	Low
	<i>Pistacia chinensis</i> 'Keith Davey' Keith Davey Chinese Pistache	24"box	Low
	<i>Platanus x acerifolia</i> 'Bloodgood' London Plane Tree	24"box	Low

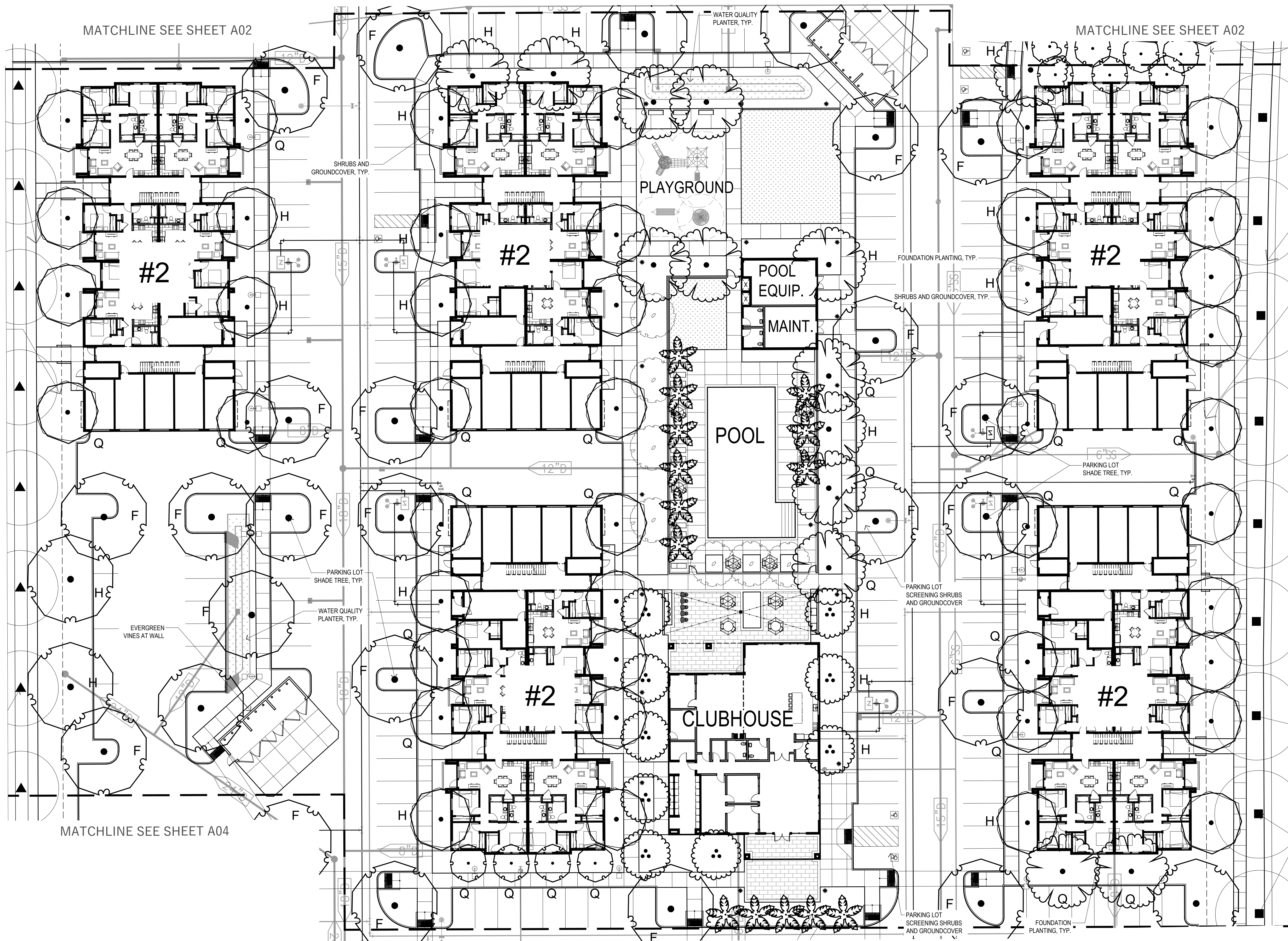
<i>Quercus lobata</i> Valley Oak	24"box	Low
<i>Ulmus parvifolia</i> 'Allee' Allee Lacebark Elm	24"box	Med
<i>Ulmus</i> 'Frontier' Frontier Elm	24"box	Low
<i>Washingtonia</i> x <i>filibusta</i> Hybrid Fan Palm	12" B.T.H.	Low
<i>Zelkova serrata</i> Sawleaf Zelkova	24"box	Med
<i>Zelkova serrata</i> 'City Sprite' City Sprite Zelkova	15 gal	Med

BOTANICAL / COMMON NAME	CONT	WATER
<i>Agave</i> x 'Blue Glow' Blue Glow Agave	5 gal	Low
<i>Anigozanthos</i> x 'Big Red' Big Red Kangaroo Paw	5 gal	Low
<i>Bouteloua gracilis</i> 'Blonde Ambition' Blue Grama	1 gal	Low
<i>Hesperaloe parviflora</i> 'Desert Flamenco' TM Desert Flamenco Red Yucca	5 gal	Low
<i>Lomandra longifolia</i> 'Platinum Beauty' Variegated Dwarf Mat Grass	5 gal	Low
<i>Muhlenbergia capillaris</i> 'Regal Mist' TM Muhly	5 gal	Low

GROUND COVERS

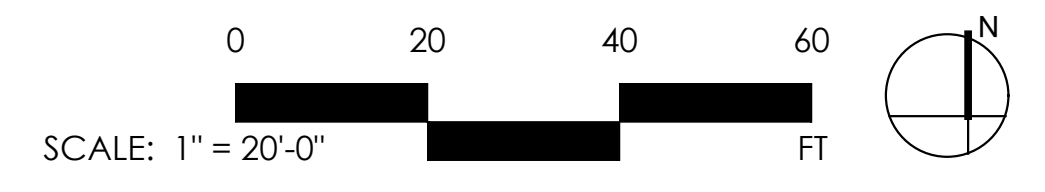
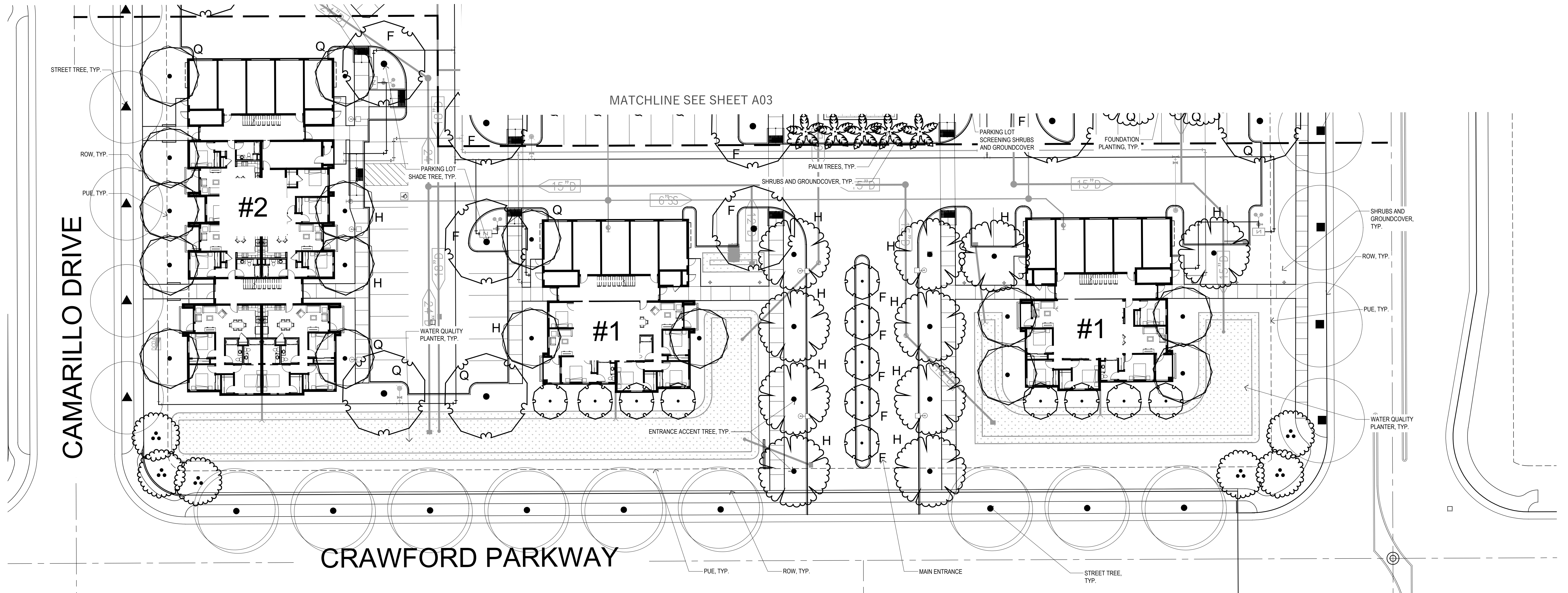
BOTANICAL / COMMON NAME	CONT	WATER USE
<i>Olea europaea</i> 'Little Ollie' TM Little Ollie Olive	5 gal	Low
<i>Westringia fruticosa</i> 'Smokey' Smokey Westringia	5 gal	Low
<i>Dianella revoluta</i> 'Little Rev' Little Rev Flax Lily	1 gal	Low
<i>Festuca glauca</i> 'Elijah Blue' Blue Fescue	1 gal	Low
<i>Myoporum parvifolium</i> Trailing Myoporum	1 gal	Low





PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	WATER USE
	Elaeocarpus decipiens TM Japanese Blueberry Tree	15 gal	Med
	Lagerstroemia x 'Natchez' Crape Myrtle	24"box	Low
	Olea europaea 'Swan Hill' TM Swan Hill Olive	24"box	Low
	Pistacia chinensis 'Keith Davey' Keith Davey Chinese Pistache	24"box	Low
	Platanus x acerifolia 'Bloodgood' London Plane Tree	24"box	Low
	Quercus lobata Valley Oak	24"box	Low
	Ulmus parvifolia 'Allee' Allee Lacebark Elm	24"box	Med
	Ulmus 'Frontier' Frontier Elm	24"box	Low
	Washingtonia x filibusta Hybrid Fan Palm	12' B.T.H.	Low
	Zelkova serrata Sawleaf Zelkova	24"box	Med
	Zelkova serrata 'City Sprite' City Sprite Zelkova	15 gal	Med
SHRUBS	BOTANICAL / COMMON NAME	CONT	WATER USE
	Agave x 'Blue Glow' Blue Glow Agave	5 gal	Low
	Anigozanthos x 'Big Red' Big Red Kangaroo Paw	5 gal	Low
	Bouteloua gracilis 'Blonde Ambition' Blue Grama	1 gal	Low
	Hesperaloe parviflora 'Desert Flamenco' TM Desert Flamenco Red Yucca	5 gal	Low
	Lomandra longifolia 'Platinum Beauty' Variegated Dwarf Mat Grass	5 gal	Low
	Muhlenbergia capillaris 'Regal Mist' TM Muhly	5 gal	Low
	Nandina domestica 'Gulf Stream' TM Gulf Stream Heavenly Bamboo	5 gal	Low
	Olea europaea 'Little Ollie' TM Little Ollie Olive	5 gal	Low
	Westringia fruticosa 'Smokey' Smokey Westringia	5 gal	Low
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	WATER USE
	Dianella revoluta 'Little Rev' Little Rev Flax Lily	1 gal	Low
	Festuca glauca 'Elijah Blue' Blue Fescue	1 gal	Low
	Myoporum parvifolium Trailing Myoporum	1 gal	Low



PLANT SCHEDULE

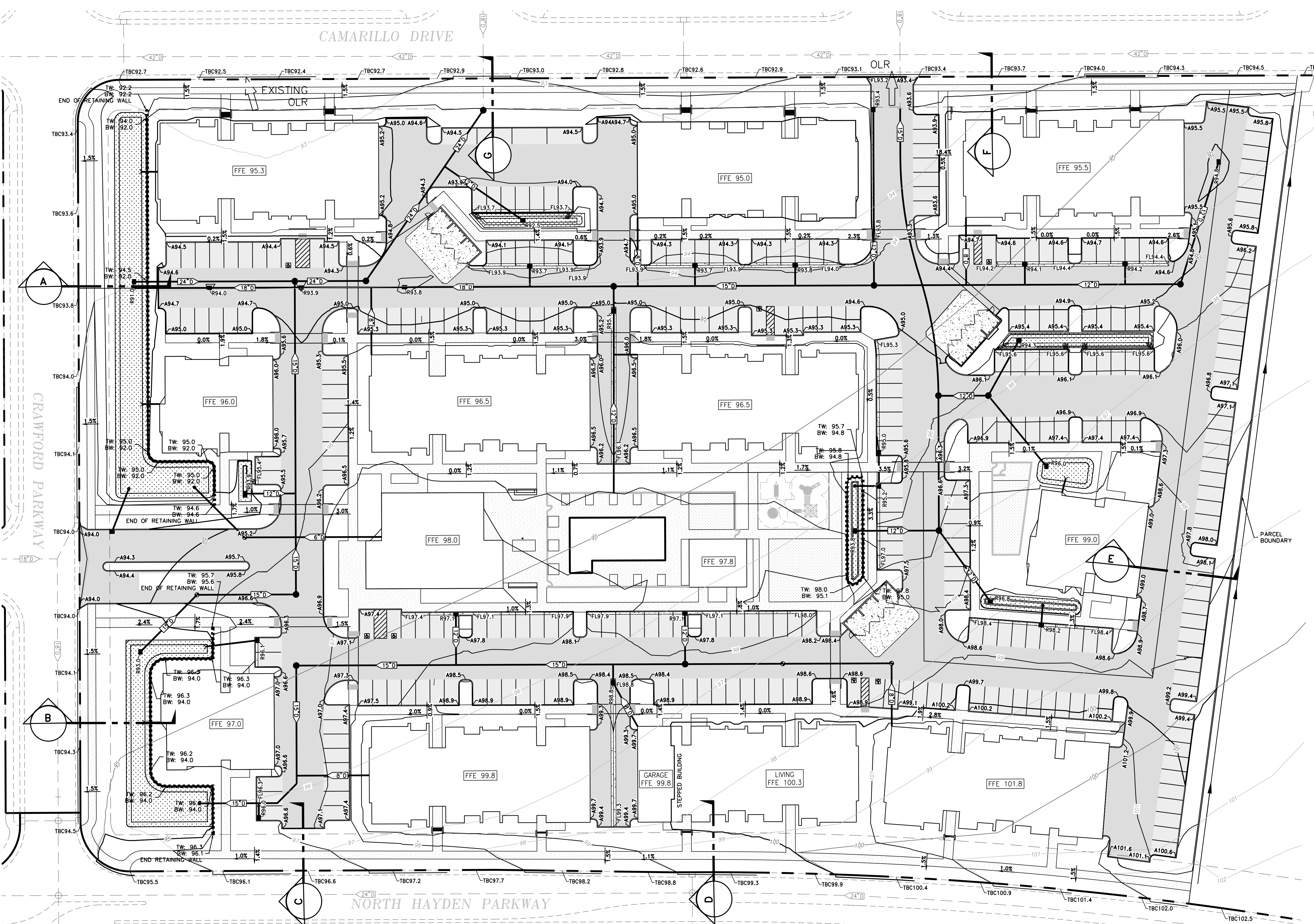
TREES	BOTANICAL / COMMON NAME	CONT	WATER USE
	<i>Quercus lobata</i> Valley Oak	24"box	Low
	<i>Elaeocarpus decipiens</i> TM Japanese Blueberry Tree	15 gal	Med
	<i>Lagerstroemia</i> x 'Natchez' Crape Myrtle	24"box	Low
	<i>Olea europaea</i> 'Swan Hill' TM Swan Hill Olive	24"box	Low
	<i>Pistacia chinensis</i> 'Keith Davey' Keith Davey Chinese Pistache	24"box	Low
	<i>Platanus</i> x <i>acerifolia</i> 'Bloodgood' London Plane Tree	24"box	Low
	<i>Ulmus parvifolia</i> 'Allee' Allee Lacebark Elm	24"box	Med
	<i>Ulmus</i> 'Frontier' Frontier Elm	24"box	Low
	<i>Washingtonia</i> x <i>filibusta</i> Hybrid Fan Palm	12" B.T.H.	Low
	<i>Zelkova serrata</i> Sawleaf Zelkova	24"box	Med
	<i>Zelkova serrata</i> 'City Sprite' City Sprite Zelkova	15 gal	Med
BOTANICAL / COMMON NAME	CONT	WATER	
<i>Agave</i> x 'Blue Glow' Blue Glow Agave	5 gal	Low	
<i>Anigozanthos</i> x 'Big Red' Big Red Kangaroo Paw	5 gal	Low	
<i>Bouteloua gracilis</i> 'Blonde Ambition' Blue Grama	1 gal	Low	
<i>Hesperaloe parviflora</i> 'Desert Flamenco' TM Desert Flamenco Red Yucca	5 gal	Low	
<i>Lomandra longifolia</i> 'Platinum Beauty' Variegated Dwarf Mat Grass	5 gal	Low	
<i>Muhlenbergia capillaris</i> 'Regal Mist' TM Muhly	5 gal	Low	
<i>Olea europaea</i> 'Little Ollie' TM Little Ollie Olive	5 gal	Low	
<i>Westringia fruticosa</i> 'Smokey' Smokey Westringia	5 gal	Low	
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	WATER USE
	<i>Dianella revoluta</i> 'Little Rev' Little Rev Flax Lily	1 gal	Low
	<i>Festuca glauca</i> 'Elijah Blue' Blue Fescue	1 gal	Low
	<i>Myoporum parvifolium</i> Trailing Myoporum	1 gal	Low



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	WATER USE
	Eleocharis decipiens TM Japanese Blueberry Tree	15 gal	Med
	Lagerstroemia x 'Natchez' Crape Myrtle	24"box	Low
	Olea europaea 'Swan Hill' TM Swan Hill Olive	24"box	Low
	Pistacia chinensis 'Keith Davey' Keith Davey Chinese Pistache	24"box	Low
	Platanus x acerifolia 'Bloodgood' London Plane Tree	24"box	Low
	Quercus lobata Valley Oak	24"box	Low
	Ulmus parvifolia 'Allee' Allee Lacebark Elm	24"box	Med
	Ulmus 'Frontier' Frontier Elm	24"box	Low
	Washingtonia x filibusta Hybrid Fan Palm	12' B.T.H.	Low
	Zelkova serrata Sawleaf Zelkova	24"box	Med
	Zelkova serrata 'City Sprite' City Sprite Zelkova	15 gal	Med
SHRUBS	BOTANICAL / COMMON NAME	CONT	WATER USE
	Agave x 'Blue Glow' Blue Glow Agave	5 gal	Low
	Anigozanthos x 'Big Red' Big Red Kangaroo Paw	5 gal	Low
	Bouteloua gracilis 'Blonde Ambition' Blue Grama	1 gal	Low
	Hesperaloe parviflora 'Desert Flamenco' TM Desert Flamenco Red Yucca	5 gal	Low
	Lomandra longifolia 'Platinum Beauty' Variegated Dwarf Mat Grass	5 gal	Low
	Muhlenbergia capillaris 'Regal Mist' TM Muhly	5 gal	Low
	Nandina domestica 'Gulf Stream' TM Gulf Stream Heavenly Bamboo	5 gal	Low
	Olea europaea 'Little Ollie' TM Little Ollie Olive	5 gal	Low
	Westringia fruticosa 'Smokey' Smokey Westringia	5 gal	Low
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	WATER USE
	Dianella revoluta 'Little Rev' Little Rev Flax Lily	1 gal	Low
	Festuca glauca 'Elijah Blue' Blue Fescue	1 gal	Low
	Myoporum parvifolium Trailing Myoporum	1 gal	Low



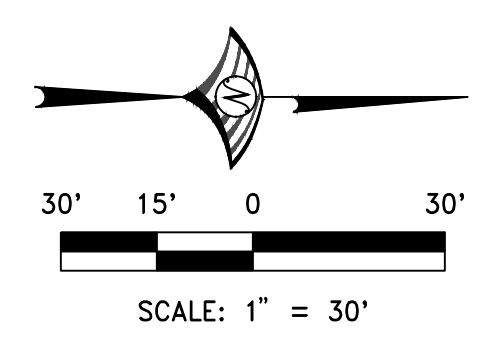


PAVING LEGEND

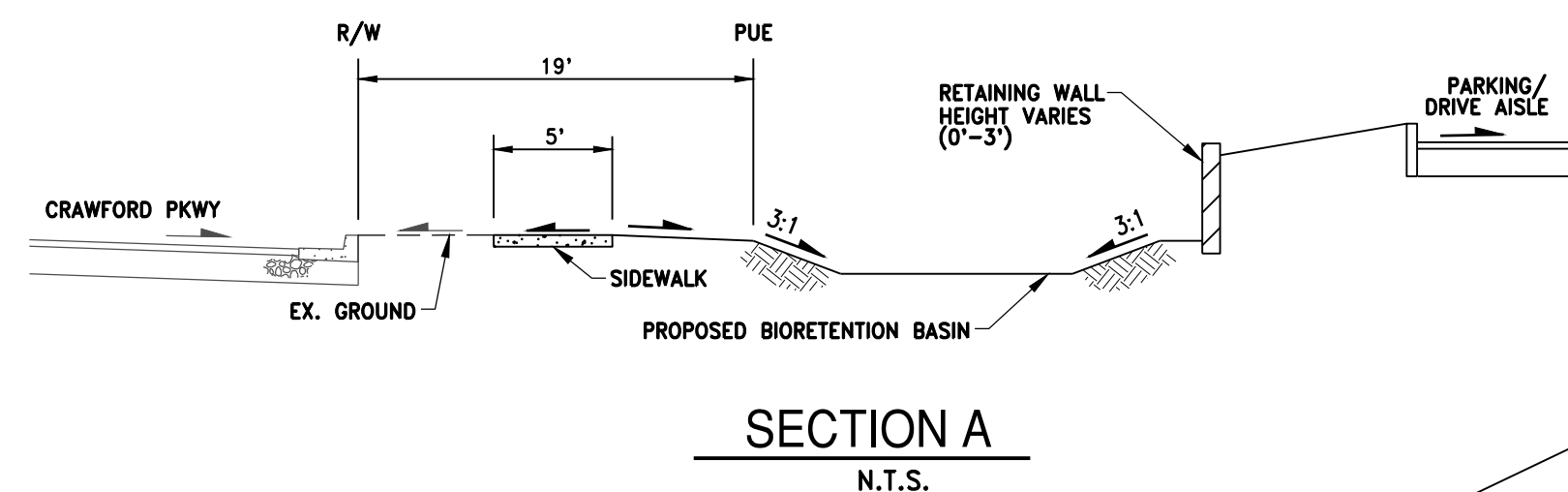
- ASPHALT CONCRETE - LIGHT DUTY
- ASPHALT CONCRETE - MEDIUM DUTY
- CONCRETE - PEDESTRIAN AREAS
- CONCRETE - VEHICULAR AREAS

NOTES

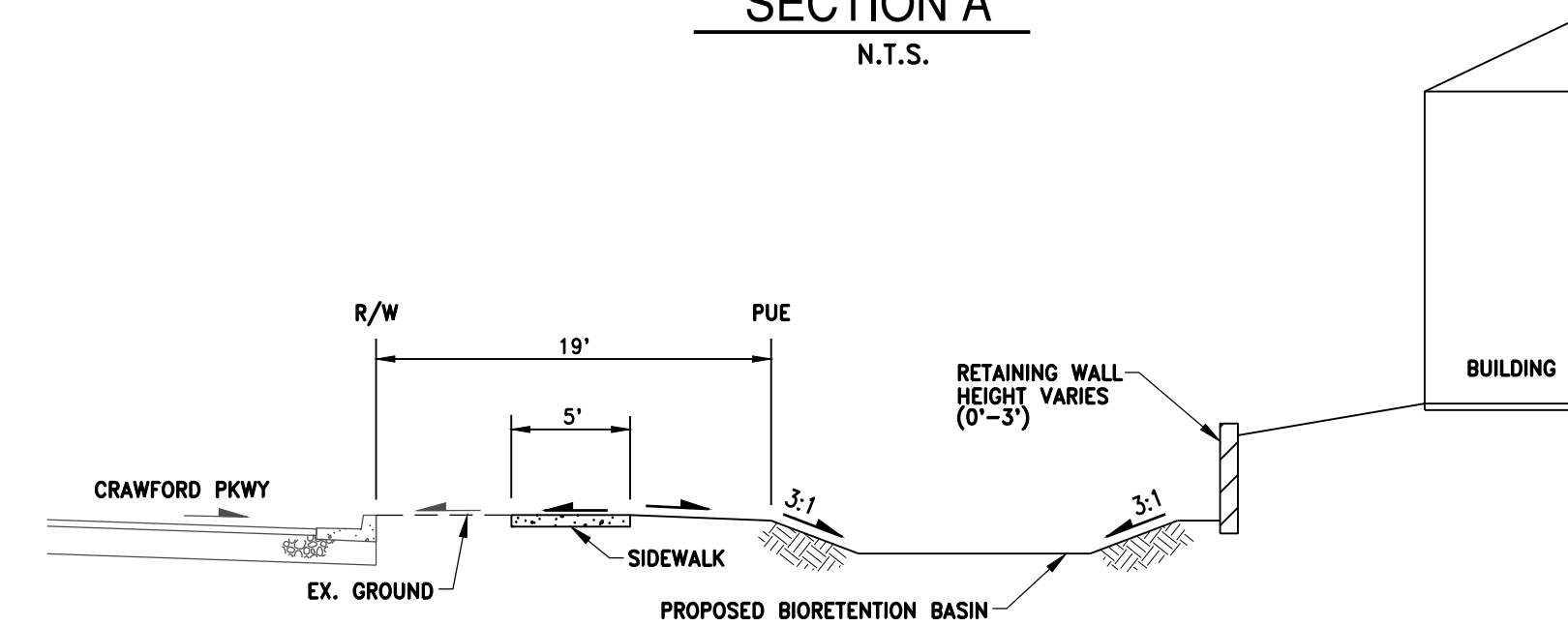
1. TC IS 6" ABOVE ASPHALT UNLESS OTHERWISE NOTED.
2. ACCESSIBLE PATH OF TRAVEL SHALL BE 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM LONGITUDINAL SLOPE.
3. SEE SHEET C1.1 FOR TYPICAL SECTIONS.
4. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
5. THIS EXHIBIT IS FOR PRELIMINARY PLAN PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO DEVELOPMENT DURING THE IMPROVEMENT PLAN PHASE.
6. EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND WILL BE FURTHER VALIDATED AS THE DESIGN PROGRESSES TO IMPROVEMENT PLAN PHASE.
7. SPOT ELEVATIONS ARE PAVEMENT GRADE, UNLESS NOTED OTHERWISE (A=ASPHALT; R=RIM; FL=FLOWLINE; EP=EXISTING EDGE OF PAVEMENT; TBC=TOP BACK OF CURB)
8. THE PROPOSED GRADING DESIGN, UTILITY LAYOUT AND SIZES SHOWN ARE CONCEPTUAL AND SUBJECT TO MODIFICATION AS DESIGN PROGRESSES TO IMPROVEMENT PLAN PHASE.
9. ACCESSIBLE PARKING STALLS AND LOADING AREAS SHALL NOT EXCEED 2% IN ANY DIRECTION.
10. ADDITIONAL INTERIOR AND PROPERTY LINE RETAINING WALLS MAY BE REQUIRED AND WILL BE DETERMINED DURING IMPROVEMENT PLAN PHASE.
11. CURB CUT FLOW-THRU'S SHALL BE PROVIDED ADJACENT TO BIORETENTION BASINS TO ALLOW STORM RUNOFF TO ENTER FACILITY.
12. SEE SHEET C1.1 FOR EARTHWORK VOLUMES AND STRUCTURAL SECTIONS.



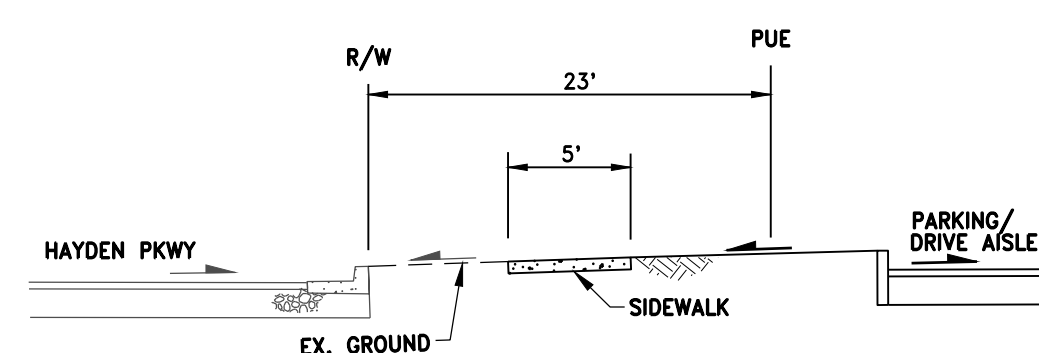
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 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 231 Vernon Street Roseville, CA 95678
 Tel 916.341.7760 Fax 916.341.7767



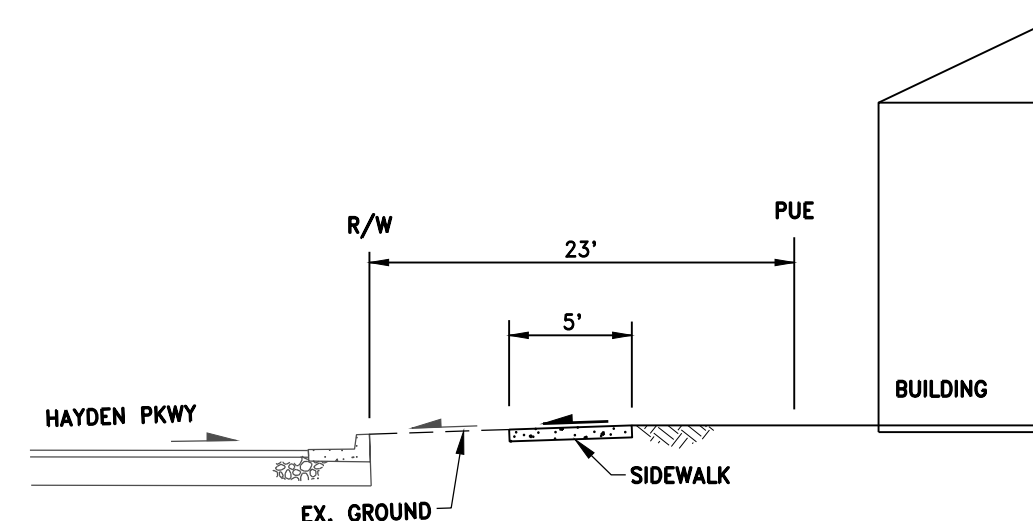
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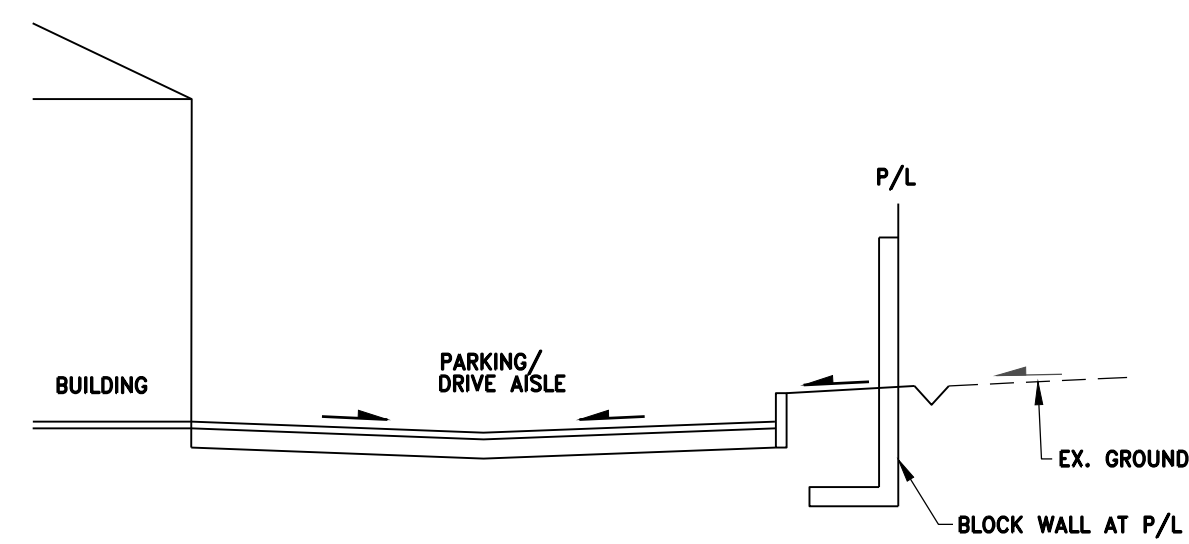
SECTION B
N.T.S.



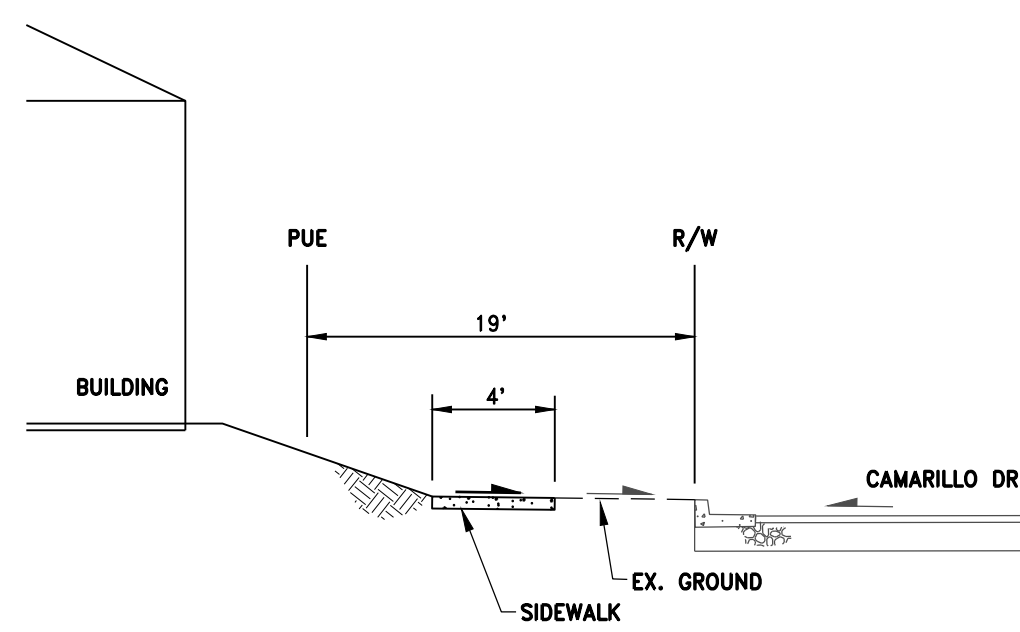
SECTION C
N.T.S.



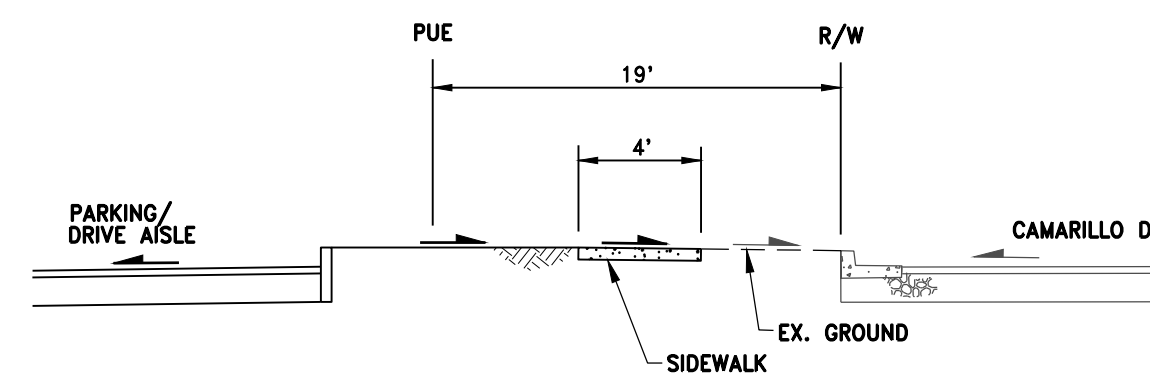
SECTION D
N.T.S.



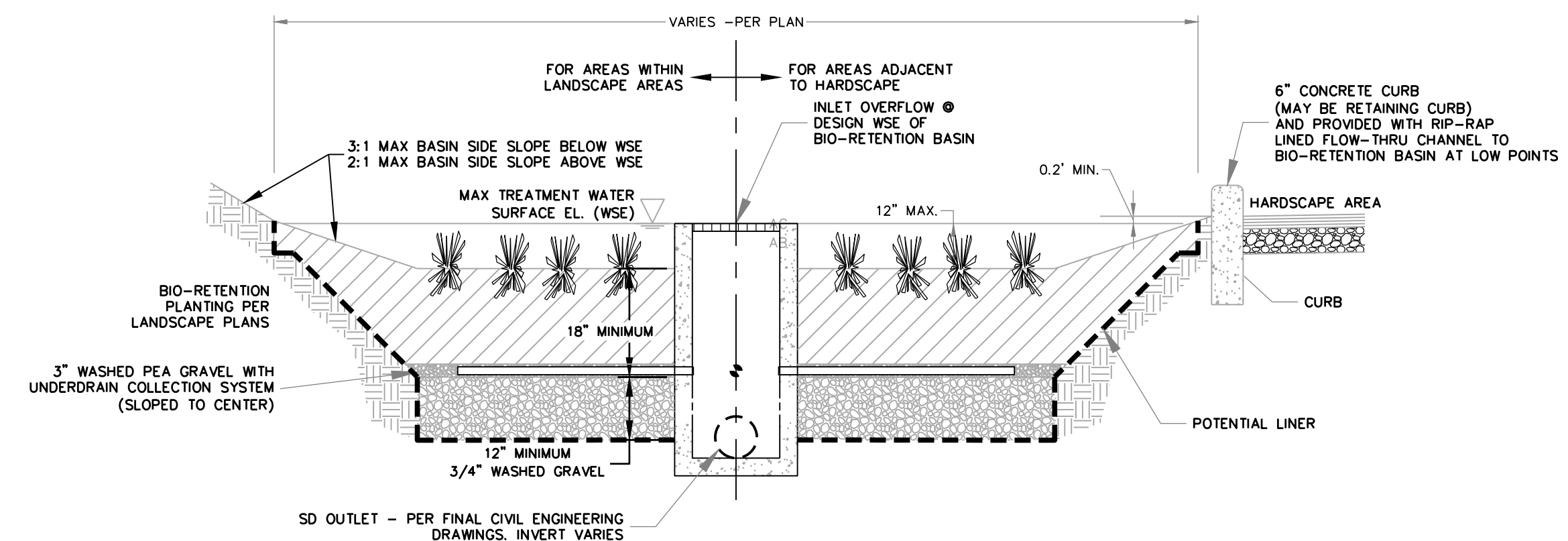
SECTION E
N.T.S.



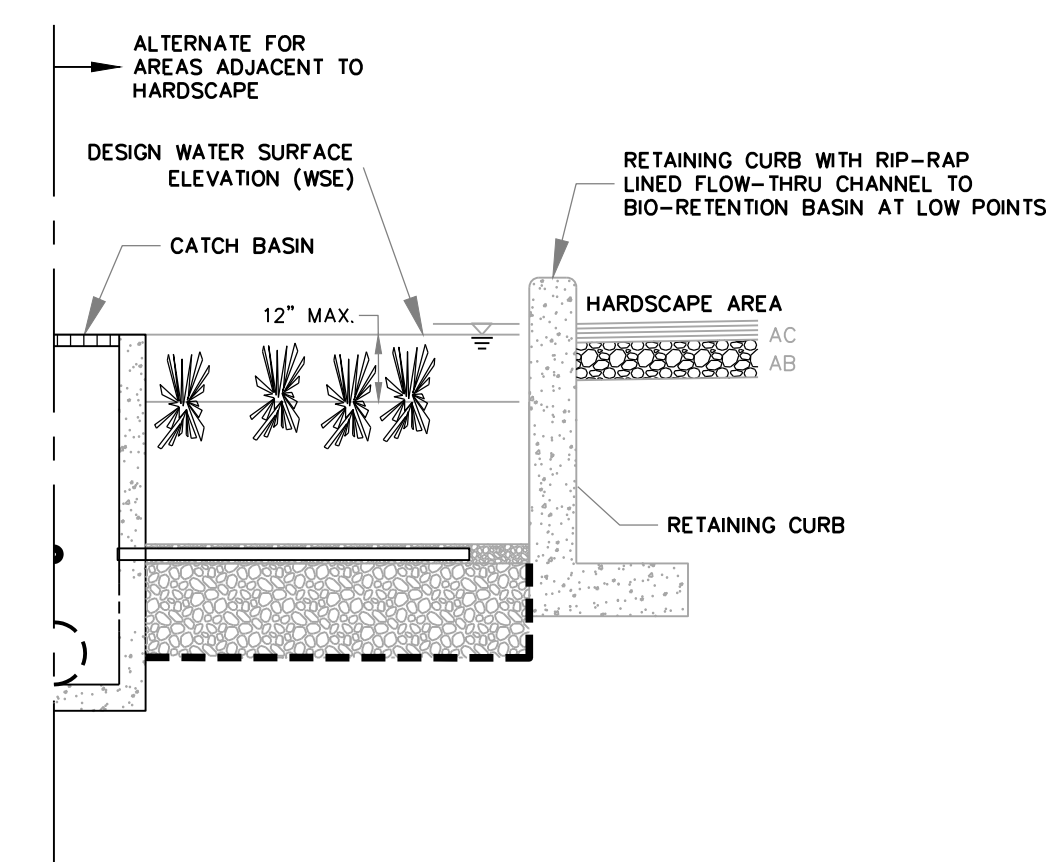
SECTION F
N.T.S.



SECTION G
N.T.S.



BIORETENTION BASIN SECTION DETAIL
NOT TO SCALE



ALTERNATE BIORETENTION BASIN DETAIL AT PARKING
NOT TO SCALE

EARTHWORK

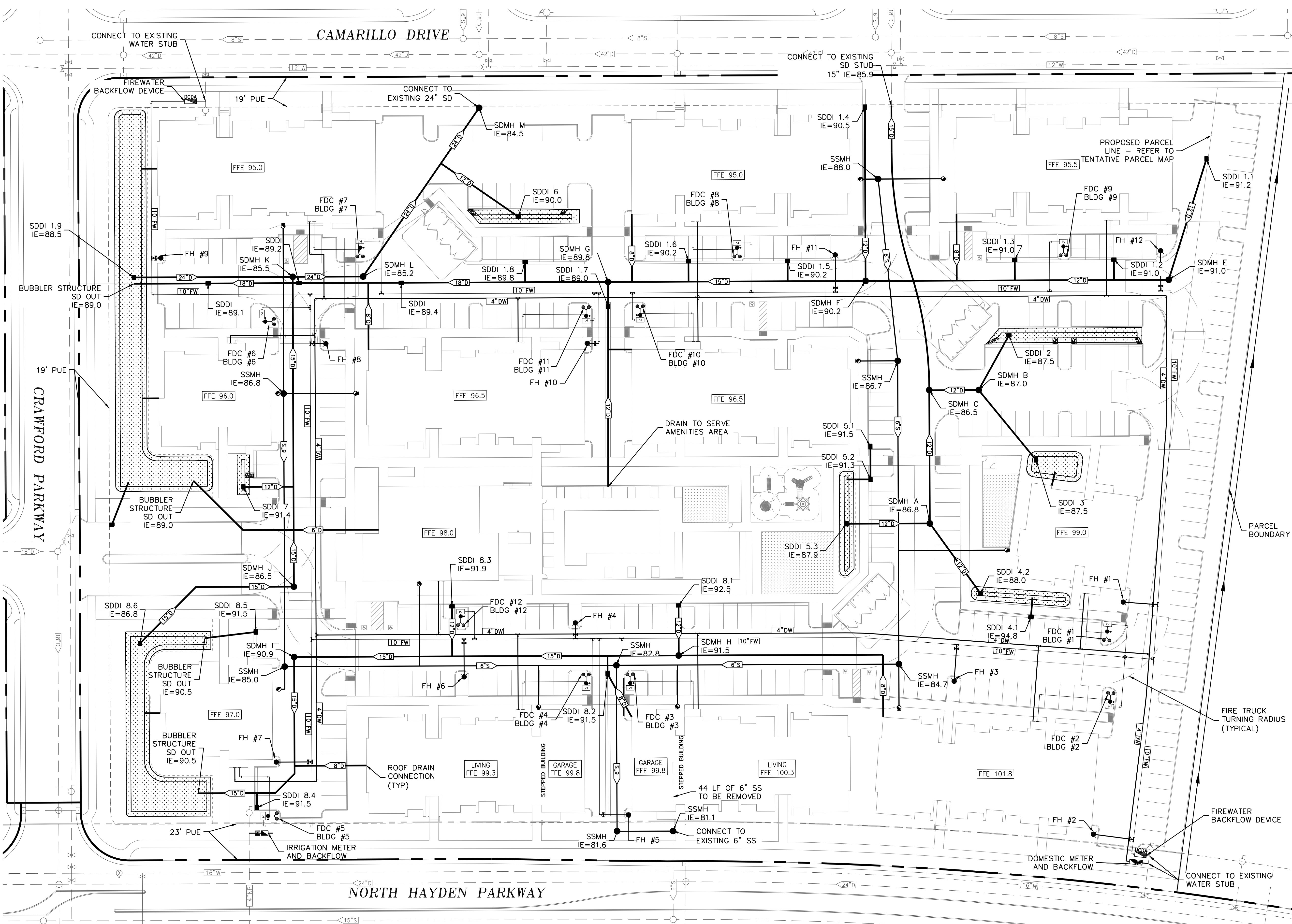
CUT (15% SHRINK): 1,800 CY
 FILL (0% ADJUSTMENT): 14,700 CY
 GROSS IMPORT / EXPORT: 12,900 IMPORT

STRUCTURAL SECTIONS

PARKING DRIVE AISLES: 81,360 SF @ 1.0' THICK (PENDING GEOTECH): 3,015 CY
 PARKING STALLS: 41,790 SF @ 0.75' THICK (PENDING GEOTECH): 1,160 CY
 SIDEWALK: 36,370 SF @ 0.67' THICK (PENDING GEOTECH): 900 CY
 CONCRETE DRIVE: 6,150 SF @ 1.0' THICK (PENDING GEOTECH): 230 CY
 BIO RETENTION BASINS: 12,315 SF @ 2.5' THICK: 1,140 CY
 BUILDING SLAB AND FOUNDATIONS: 71,900 SF @ 1' THICK (ASSUMED): 2,660 CY
 POOL: 1,780 SF @ 5.5' DEPTH (1' STRUCTURAL; 4' WATER; 0.5' FREEBOARD): 360 CY
 LANDSCAPE MULCH AND TOPSOIL: 84,120 SF @ 0.5' THICK: 1,560 CY

TOTAL STRUCTURAL SECTIONS: 11,025 CY

NET: BALANCE WITH TRENCH SPOILS



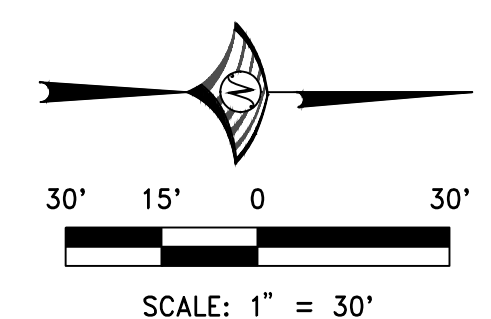
LEGEND

	STORM DRAIN LINE & SIZE
	DROP INLET
	SANITARY SEWER GRAVITY LINE & SIZE
	DOMESTIC WATER LINE
	FIRE WATER LINE
	FIRE HYDRANT, BURY, AND GATE VALVE
	FIRE DEPARTMENT CONNECTION - COMPLETE WITH CHECK VALVE, CAPS, SIGN.
	PIV ASSEMBLY

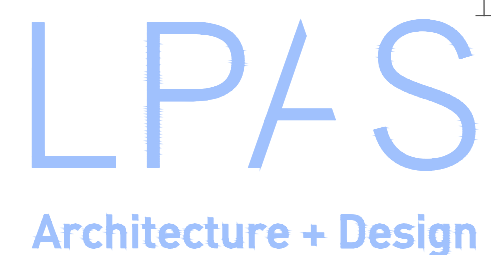
- NOTES**
1. FINAL LAYOUT AND SIZE OF ONSITE UTILITIES WILL BE DETERMINED DURING IMPROVEMENT PLAN DESIGN PHASE.
 2. ONSITE WATER MAINS ARE PRIVATE FACILITIES.
 3. ONSITE STORM DRAINS ARE PRIVATE FACILITIES.
 4. ONSITE SANITARY SEWER SYSTEM ARE PRIVATE FACILITIES.
 5. THIS EXHIBIT IS FOR PRELIMINARY PLAN PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO DEVELOPMENT DURING THE IMPROVEMENT PLAN PHASE.
 6. EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND WILL BE FURTHER VALIDATED AS THE DESIGN PROGRESSES TO IMPROVEMENT PLAN PHASE.
 7. THE PROPOSED UTILITY LAYOUT AND SIZES SHOWN ARE CONCEPTUAL AND SUBJECT TO MODIFICATION AS DESIGN PROGRESSES TO IMPROVEMENT PLAN PHASE.
 8. CROSS ACCESS AND UTILITY EASEMENTS ARE TO BE PROVIDED BETWEEN THE TWO PROPOSED PARCELS.

DESIGN EXCEPTION REQUEST

1. REQUESTING FDC DISTANCE FROM FIRE HYDRANT INCREASE TO 65' (40' IS STANDARD).



WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 231 Vernon Street
 Roseville, CA 95678
 Tel 916.341.7760
 Fax 916.341.7767



C2.0 PRELIMINARY UTILITY PLAN

HAYDEN PARKWAY APARTMENTS | ROSEVILLE, CA

PROJECT NO.1376-0001 (WOOD RODGERS PROJECT #: 1027186)

08/12/21

J:\1000-3\1027-Fiddymat Ranch\Phase3\VF-6B\Civil\Exhibits\Land Use Entitlement\Exh_Utility_Plan_F6-Bldg_8/12/2021 7:18 AM Jason Reed

CAMARILLO DRIVE

CRAWFORD PARKWAY

NORTH HAYDEN PARKWAY

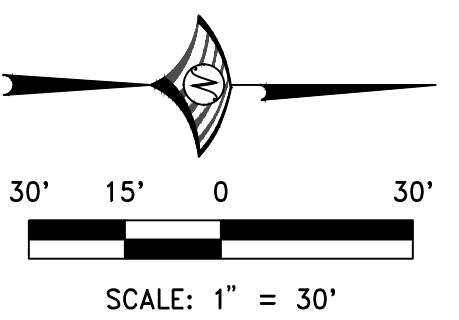
LEGEND

 BIORETENTION BASIN

NOTES

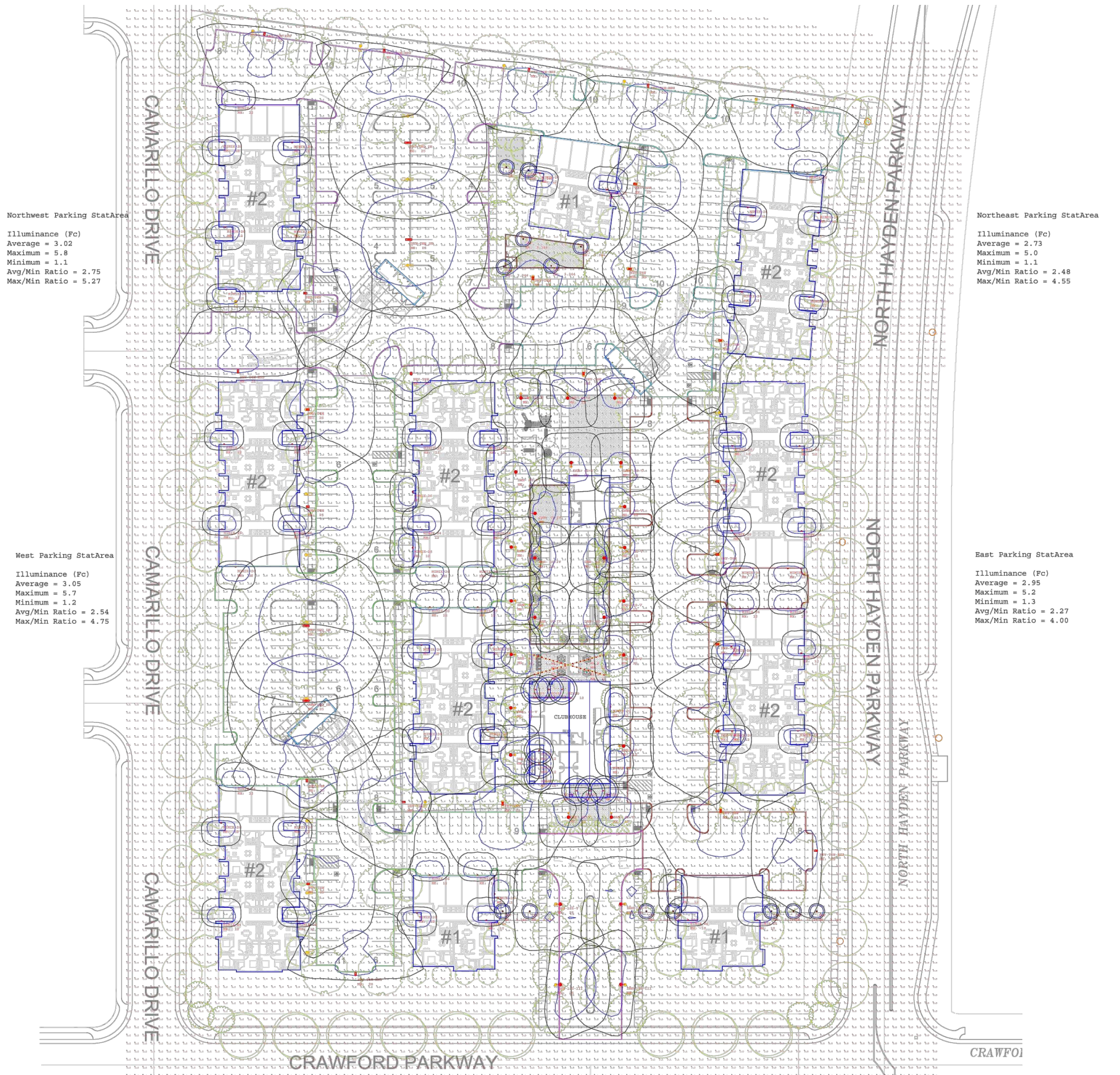
1. STORMWATER QUALITY TREATMENT IS TO BE PROVIDED BY BIORETENTION BASINS.
2. ROOF DRAINS ARE ANTICIPATED TO BE HARD-PIPED AND BUBBLER STRUCTURES TO BASIN WITHIN ASSOCIATED DMA.
3. CURB CUTS WILL BE PROVIDED TO CONVEY WATER FROM ASPHALT TO BIORETENTION BASINS AT APPROPRIATE LOW POINTS. RIP-RAP WILL BE PROVIDED FOR ENERGY DISSIPATION.
4. THIS EXHIBIT IS FOR PRELIMINARY PLAN PURPOSES ONLY. ALL DRAINAGE SYSTEM CHARACTERISTICS ARE TO BE VERIFIED PRIOR TO DEVELOPMENT.
5. THE PROPOSED GRADING DESIGN, TREATMENT LOCATION, UTILITY LAYOUT AND SIZES SHOWN ARE CONCEPTUAL AND SUBJECT TO MODIFICATION AS DESIGN PROGRESSES TO IMPROVEMENT PLAN PHASE.

DMA #	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TREATMENT REQUIRED (SF)	TREATMENT PROVIDED (SF)
1	129465	33471	5447	5764
2	20312	3356	822	879
3	5370	2714	242	592
4	7130	2086	300	525
5	13229	3228	550	586
6	8423	1690	347	577
7	1910	1282	90	201
8	60188	17943	2545	3192



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J:\1000-s\1027-Frdymen_Rouch\Phases\1-88\GIS\Exhibits\Land Use Entitlement\Exh_Stormwater Management Plan_F6-B.dwg 8/12/2021 7:19 AM Jason Reed



Northwest Parking StatArea
 Illuminance (Fc)
 Average = 3.02
 Maximum = 5.8
 Minimum = 1.1
 Avg/Min Ratio = 2.75
 Max/Min Ratio = 5.27

West Parking StatArea
 Illuminance (Fc)
 Average = 3.05
 Maximum = 5.7
 Minimum = 1.2
 Avg/Min Ratio = 2.54
 Max/Min Ratio = 4.75

Northeast Parking StatArea
 Illuminance (Fc)
 Average = 2.73
 Maximum = 5.0
 Minimum = 1.4
 Avg/Min Ratio = 2.48
 Max/Min Ratio = 4.55

East Parking StatArea
 Illuminance (Fc)
 Average = 2.95
 Maximum = 5.2
 Minimum = 1.3
 Avg/Min Ratio = 2.27
 Max/Min Ratio = 4.00

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
East Parking StatArea	Illuminance	Fc	2.95	5.2	1.3	2.27	4.00
Northeast Parking StatArea	Illuminance	Fc	2.73	5.0	1.1	2.48	4.55
Northwest Parking StatArea	Illuminance	Fc	3.02	5.8	1.1	2.75	5.27
Parking Entrance StatArea	Illuminance	Fc	3.48	5.4	1.4	2.49	3.86
West Parking StatArea	Illuminance	Fc	3.05	5.7	1.2	2.54	4.75

Symbol	Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	LLD	LDD	BF	LLF	BUG Rating	Description	[MANUFAC]	Filename
⊕	13	CAV	Single	674	18.9	1.000	0.900	1.000	0.830	B0-U1-G0	CAV15QPL17U3K	PEMCO LIGHTING PRODUCTS	CAV15QPL17U4K.ies
⊕	5	DAN-40-IV	Single	4581	37.7	1.000	0.900	1.000	0.900	B1-U0-G2	DAN_MIN-40W3K-TYPE IV	PEMCO	Dan_Win-40W3K-Type IV.ies
⊕	18	DAN-40-V	Single	4839	37.7	1.000	0.900	1.000	0.900	B2-U2-G1	DAN_MIN-40W3K-TYPE V_PSC10-SG	PEMCO	Dan_Win-40W3K-Type V.ies
⊕	2	DAN-105-III	Single	12041	97.3	1.000	0.900	1.000	0.900	B3-U0-G3	DAN_MIN-105W4K-TYPE III	PEMCO	Dan_Win-105W4K-Type III.ies
⊕	2	DAN-105-V	Single	12077	97.3	1.000	0.900	1.000	0.900	B3-U0-G2	DAN_MIN-105W4K-TYPE V	PEMCO	Dan_Win-105W4K-Type V.ies
⊕	9	HCE20	Single	1774	20	1.000	0.900	1.000	0.900	B1-U0-G0	HCE20D010-HM612830-61MDHWF	COOPER LIGHTING SOLUTIONS - HALO COMMERCIAL (FORMERLY EATON)	HCE20D010-HM612830-61MDHWF.ies
⊕	59	MIMIK-26	Single	2149	26	1.000	0.900	1.000	0.900	B1-U0-G0	PIL_MIMIK_20_M_730_071208_26W TYPE IV	Performance in Lighting	PIL_MIMIK_20_M_730_071208.ies
⋯	4	ML_9	GROUP	N.A.	N.A.	N.A.	N.A.	N.A.	0.900	N.A.	ML2000-CA-36 in-27K-GSFL-3W-30 ft_9 HEADS	California Accent Lighting	N.A.
⊕	4	PRV-SWQ_2H	Back-Back	20332	151	1.000	0.900	1.000	0.900	B5-U0-G3	PRV-PA2B-740-U-SWQ_2@180	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-PA2B-740-U-SWQ_2@180.ies
⊕	18	PRV-T4W	Single	19431	151	1.000	0.900	1.000	0.900	B3-U0-G4	PRV-PA2B-740-U-T4W	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-PA2B-740-U-T4W.ies
⊕	8	PRV-T4W-HSS	Single	14072	151	1.000	0.900	1.000	0.900	B1-U0-G3	PRV-PA2B-740-U-T4W-HSS	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-PA2B-740-U-T4W-HSS.ies

IES file for Type CAV Pemco Cavalier 15 Bollard was prorated for 3000K.

