12 DESIGN GUIDELINES

12.1 INTRODUCTION

12.1.1 PURPOSE

The West Roseville Specific Plan (WRSP) Design Guidelines is a separate document adopted as an Appendix to the West Roseville Specific Plan. The intent is to describe the design requirements for the WRSP in a single document.

The guidelines provide detailed performance criteria and standards to be considered by City staff, Design Review Committee, Planning Commission, and City Council in the review of individual developments within the Plan Area.

The Guidelines address:

- Elements that are common throughout the Plan area and should be applied uniformly;
- Landscape and entry requirements;
- Buffers and adjacency issues;
- Conditions that are unique to the Plan area;
- Details that define the character of the Specific Plan, not found in the Citywide documents; and
- Specific parcel considerations.

The guidelines are intended to encourage creativity in solutions to specific design opportunities. However, in order to meet the overall objectives of the Plan, certain standards must be fulfilled. Where the provisions of the WRSP Design Guidelines are more restrictive than the Community Design Guidelines and/or the Zoning Ordinance, the WRSP Design Guidelines shall govern development within the Plan Area.

These guidelines address design considerations in the WRSP Plan Area, however in some situations, the design approach for the Westpark and Fiddyment Ranch properties differ. In those situations, the specific design approach for Fiddyment Ranch and Westpark is described.

12.1.2 RELATIONSHIP TO OTHER CITY DOCUMENTS

Other standards and guidelines applicable to the West Roseville Specific plan area are set forth in the following documents, which should be referenced in the design of all uses in the Plan Area:

- Roseville Municipal Code-Title 19, Zoning Ordinance
- Community Design Guidelines
- Roseville Sign Ordinance

In all cases the WRSP shall govern except where silent, in which case City regulations shall apply.

12.1.3 NEIGHBORHOOD CHARACTER AND OVERALL DESIGN INTENT

The design theme of the WRSP centers around the recreational amenities provided in the Plan Area (Citywide parks and Class I bikeway system) and its historic land uses.

- Architecture that incorporates Ranch, Nature, Craftsman, Bungalow and other traditional styles unique to the early history of the California region;
- Community design elements that include large boulders, natural stone-like materials and textures, earthen colors and warm hues of grasslands, which are common to the region and create a unique identity for the Plan Area; and
- The landscape design theme is organized around the application of native wildlife, oak woodland and orchard design elements.

12.1.4 ADMINISTRATION

The Design Guidelines are intended to provide added detail for several elements within the Plan, and therefore, the requirements contained herein will be required of all projects as the Plan Area builds out. The City recognizes the need for flexibility in the implementation of the Guidelines if special conditions warrant. To this end, the following administrative process shall be followed to review and approve deviation requests to the design requirements of this document (assumes no Specific Plan changes are proposed).

- Developer must submit formal request to the Planning Director with proposed deviations to design requirements in this document;
- Proposal shall specify: a) what deviations are requested, b) the proposed design for each deviation, and c) why the resulting design warrants such deviation(s);
- The Planning Director will determine whether the requested deviations are consistent with the spirit and intent of the design guidelines, and if so, may approve the deviations administratively; and
- If approved, the developer shall be responsible for preparing change-pages for the Design Guidelines document.

12.2 COMMON ELEMENTS

This section addresses items where Design Guidelines are to be applied uniformly to all aspects of the Plan Area. The intent is that as the Plan Area builds out, certain features are designed consistently (i.e. streetscape) to ensure that a visually cohesive community is created.

12.2.1 STREET LANDSCAPING

The streetscapes in the WRSP will be consistent with the high-quality landscape design concepts and elements in the existing specific plan areas adjacent to the WRSP. Using similar planting concepts, materials, and sidewalk configurations, this will ensure that the WRSP is well-integrated into the City's built environment.

12.2.1.1 TYPICAL LANDSCAPE CORRIDOR DESIGN

All streets shall be landscaped with a combination of trees, shrubs, and groundcover, as illustrated in the attached roadway sections (Figures 12-2 to 12-10), consistent with the following standards:

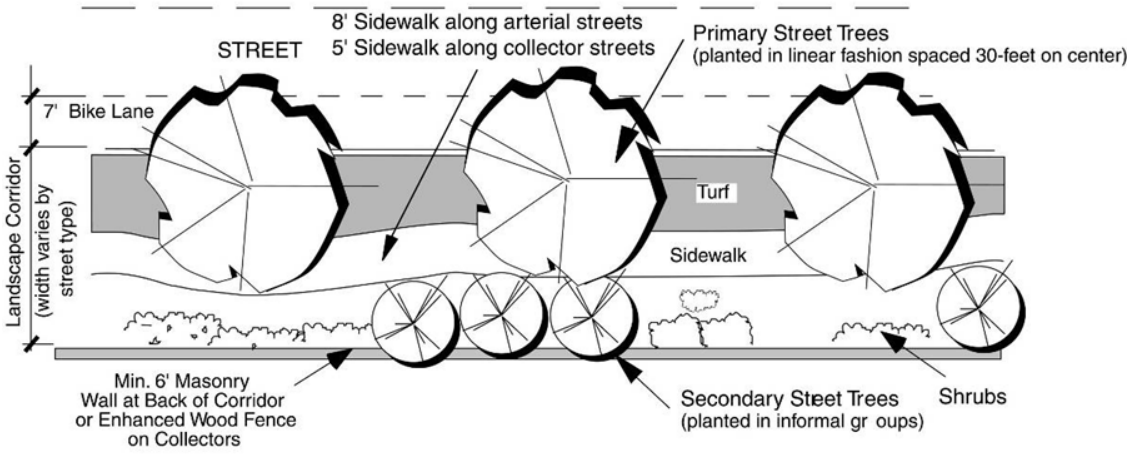
Primary Street Trees are located closest to the roadway and provide each street with its scale and form. Primary street trees shall be:

- The dominant element on the streetscape;
- Consistent with the attached plant palette;
- Spaced 30-feet on center;
- Planted from a minimum 15-gallon container (except in Village Center where minimum 24"-box specimens are required on Pleasant Grove Blvd. and the Commercial sites);
- Planted in a regular linear fashion, set back from the curb far enough to accommodate ultimate growth (a minimum of 5-feet); and
- Drought-tolerant when established.

Secondary Street Trees, where required, shall be used to add contrast and background to the linear plantings of primary street trees. Secondary trees can also be used to provide color and accents at neighborhood entries and at points of interest along the streetscape. Secondary trees shall be:

- Planted in informal fashion as determined by space and tree species (unless otherwise specified by a particular street section);
- Consistent with the plant palette herein;
- Distinctive in form and/or color;
- Complementary to the form of the primary street tree;
- Planted from a minimum 15-gallon container; and
- Spaced an average of 30-feet on center, or in equivalent quantities if planted in informal fashion.

Figure 12-1 Typical Landscape Corridor Design



Single-Family Residential Use

Shrubs shall be used in landscape easements and medians to provide a visual barrier to fences, walls, and utility equipment, soften the ground plane, and visually link all landscape materials. Shrubs shall be:

- Planted from a minimum 1 to 5-gallon container;
- Selected according to size, color, texture, and seasonal interest;
- Consistent with the attached plant palette;
- Placed to not obstruct important pedestrian or vehicular sight lines or threaten the safety of pedestrians; and
- Shall not conflict with utility screening.

Groundcover shall be planted in all portions of landscape easements and/or medians not planted with shrubs. Selection of plant material should consider the pedestrian use of a particular area. High-activity areas such as through parks and pedestrian corridors, should be planted with turf. Low-activity areas, such as along major streets, should use a combination of turf and foliage-type groundcovers. Utilization of groundcover shall consider the following:

- Turf should be planted in parkway strips between the sidewalk and curb on arterial and collector streets;
- Non-turf groundcover (or a combination of turf and non-turf groundcover) is preferred behind the back of sidewalk;
- Turf shall not be planted in medians;
- Planting turf via hydroseeding shall be discouraged, but if used, hydroseeded areas shall have strict weed-abatement measures implemented;
- Turf and groundcover areas shall be defined with concrete mow strips;
- Turf may be installed in areas with slopes of 3:1 or less. Non-turf groundcovers shall be installed on slopes steeper than 3:1;
- Drought-tolerant groundcover species, including turf that requires low-water usage, are encouraged; and
- Mow strips shall be utilized at the edges of formal landscape areas, or where needed to delineate the limits of maintenance.

12.2.1.2 ARTERIAL ROADWAY LANDSCAPE CORRIDORS

Figure 12-2 Blue Oaks Boulevard

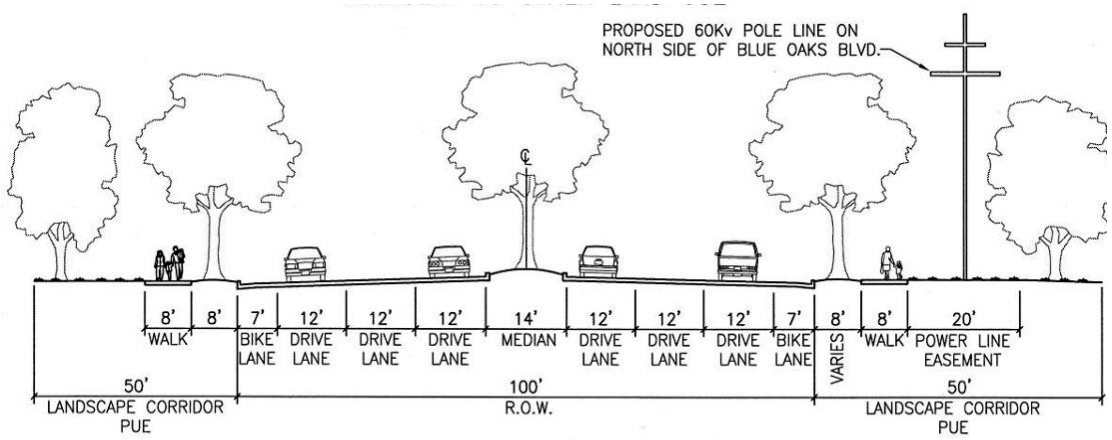


Figure 12-3 West Side Drive

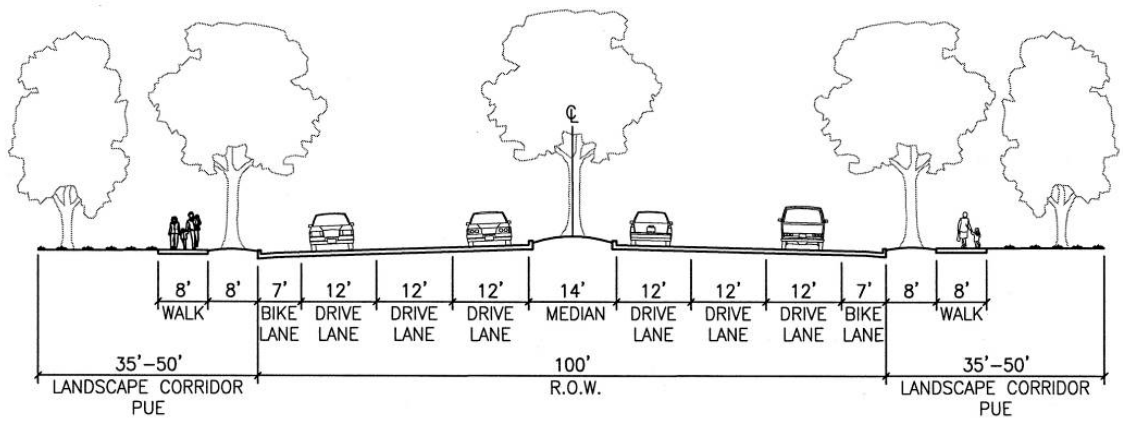
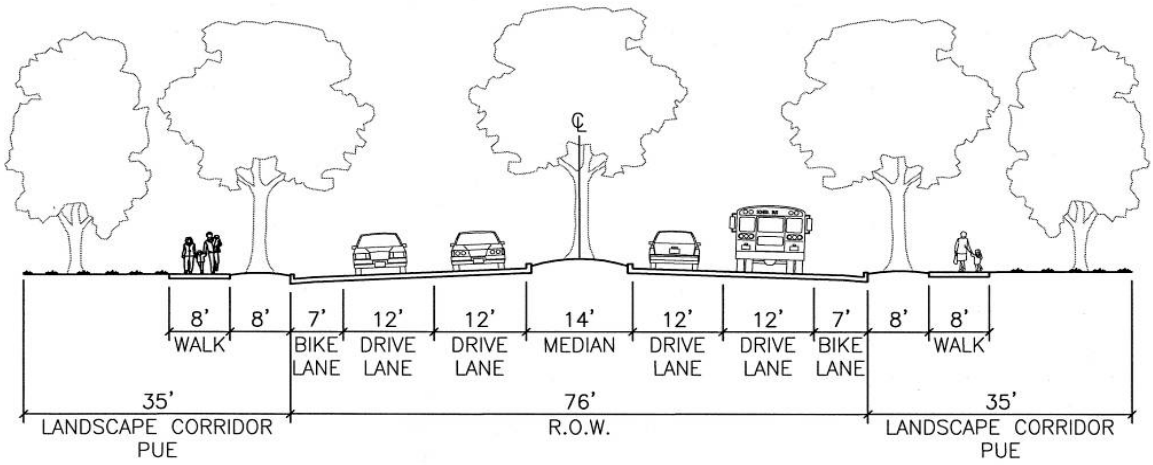
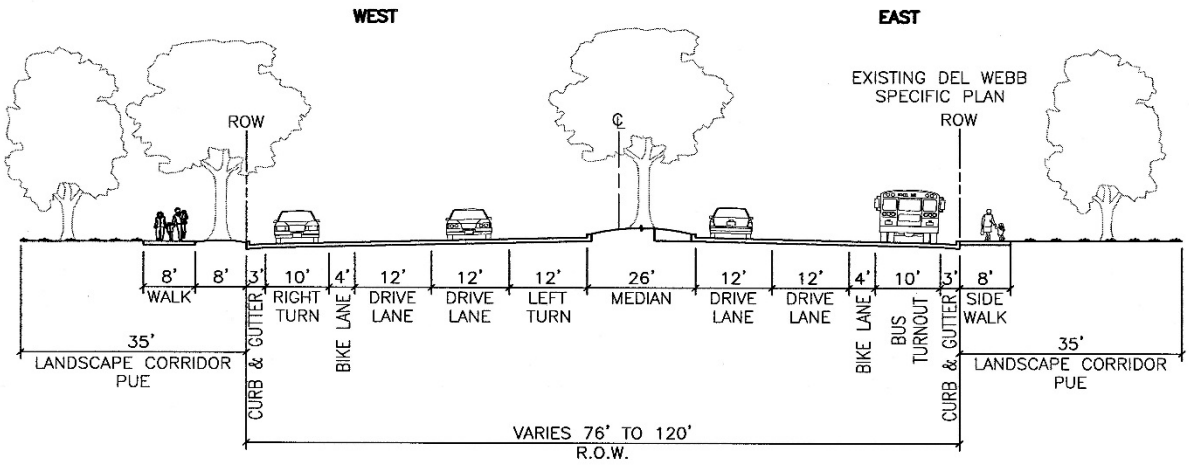


Figure 12-4 Pleasant Grove Boulevard



Note: Refer to the Village Center chapter of the Specific Plan document (Chapter 10) for specific requirements for Pleasant Grove Boulevard through the Village Center.

Figure 12-5 Fiddyment Road Landscape Corridor



12.2.1.3 BLUE OAKS BLVD. LANDSCAPING WITHIN POWER LINE EASEMENT

In addition to standards for all landscape corridors noted above, the following additional standards shall apply in that portion of the landscape corridor that may be used for the powerline, as shown in Figure 12-2.

- Landscaping within the 20 foot power line easement is limited to shrubs, groundcover, turf and trees approved by Roseville Electric;
- No permanent structures other than electric utilities may be placed upon this electric easement;
- Lighting structures and landscaping within the powerline easement should not exceed 15 feet above ground elevation, and should not be within 25 feet of the nearest high-voltage transmission line conductor;
- Berms should not be placed next to the base of powerline poles;
- Drip lines of all trees shall be maintained at a minimum of 6 feet;
- All grading, landscape structures (including lighting and fencing) and landscaping on a public-utility easement or near a public utility is subject to final approval by the City; and
- The 8-foot wide sidewalk is allowed to meander within and adjacent to the existing 20-foot wide public-utility easement.

12.2.1.4 COLLECTOR STREET LANDSCAPE CORRIDORS

Figure 12-6: Typical Collector Street

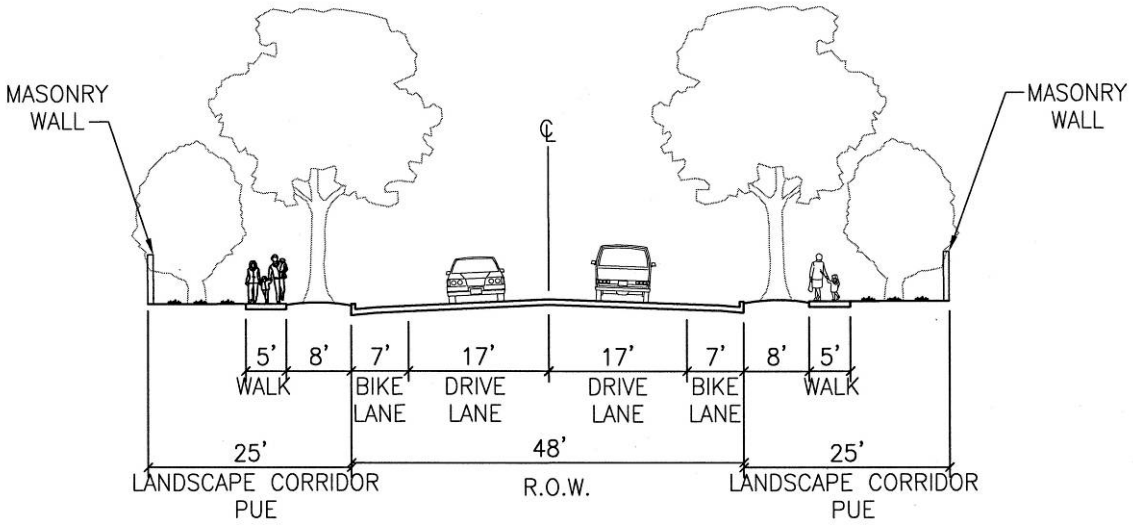
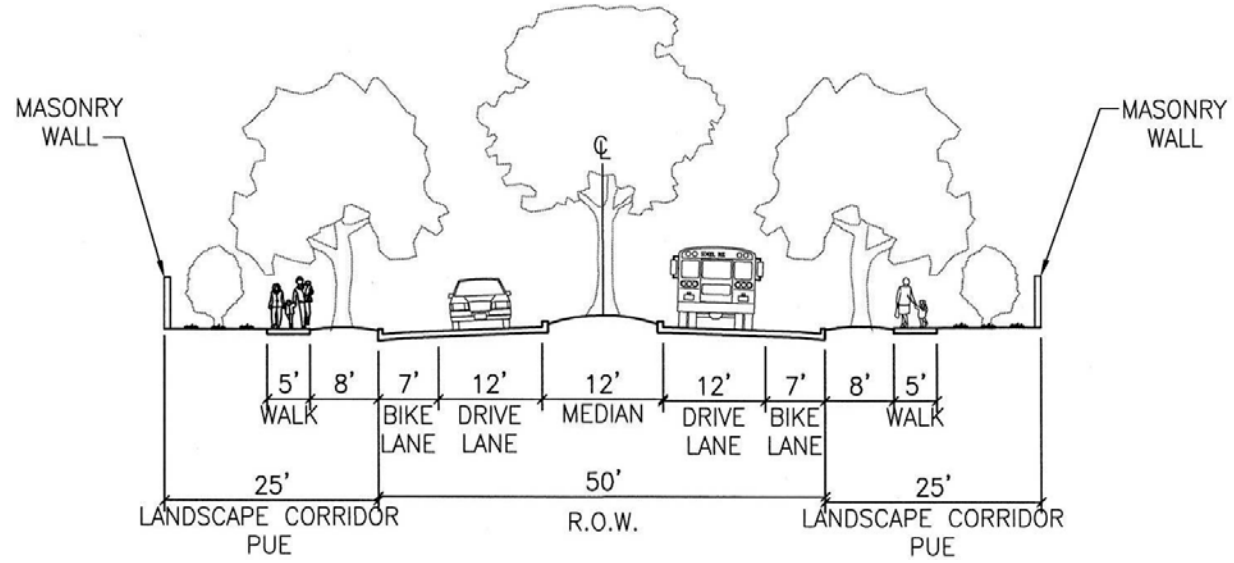


Figure 12-7 : Hayden Parkway (Modified Collector with Landscaped Median)



12.2.1.5 PHILLIP ROAD LANDSCAPE CORRIDOR

Special landscape requirements are specified for Phillip Rd. due to the limited right-of-way available near the wastewater treatment plant. ***Please refer to the Circulation section for more information***

Figure 12-8 Philip Road

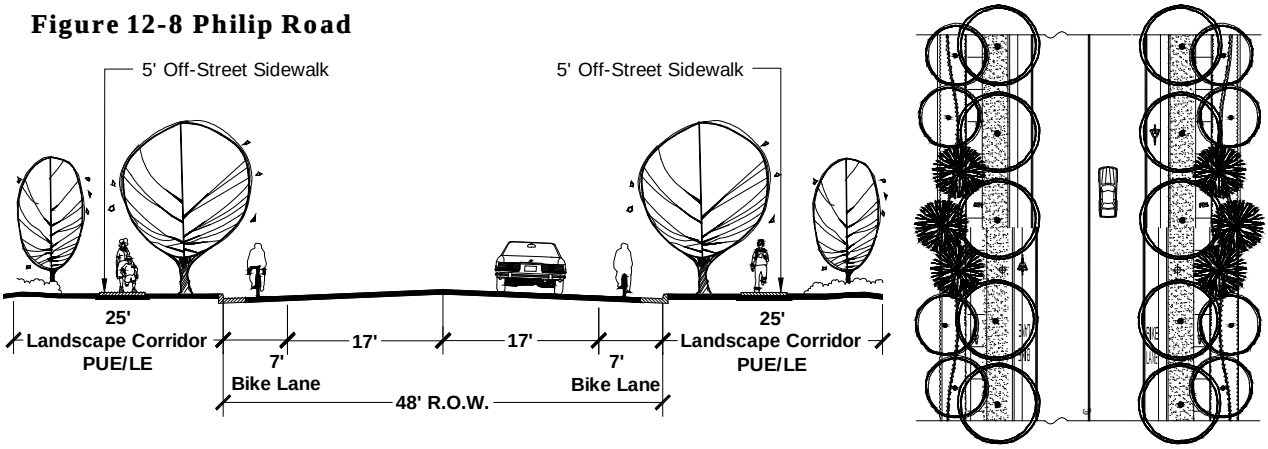


Figure 12-9 Philip Road

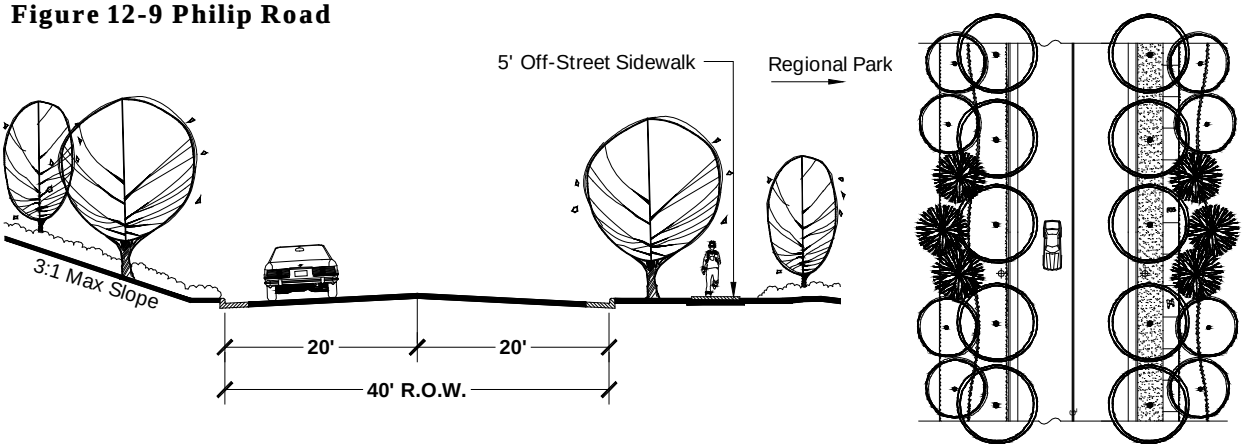
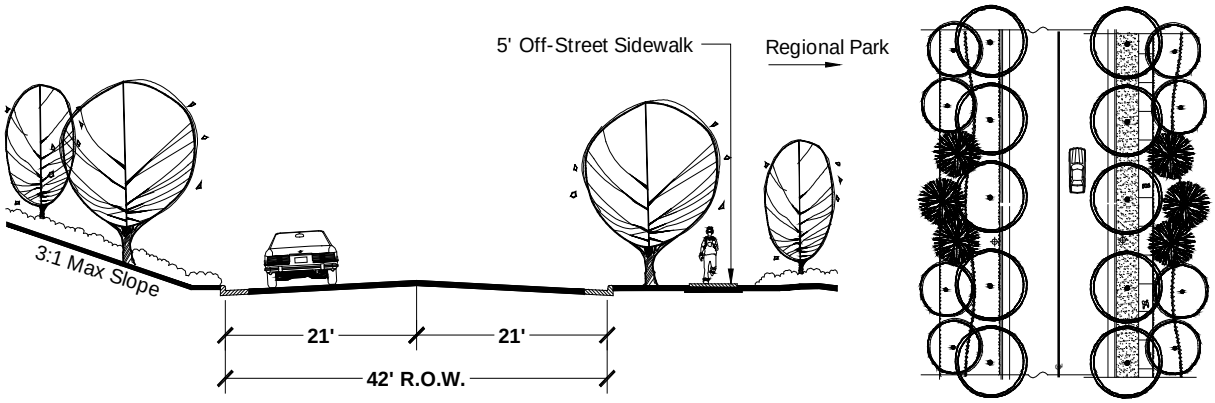


Figure 12-10 Philip Road



12.2.1.6 STREET TREE MASTER PLAN

BOTANICAL NAME	COMMON NAME	BOTANICAL NAME	COMMON NAME
PRIMARY STREET TREES		**SECONDARY STREET TREES**	
Acer rubrum 'Red Maple"	Red Sunset Maple	Cedrus deodara	Deodar Cedar
Celtis sinensis	Chinese Hackberry	Ginko biloba	Gingko Tree
Cinnamomum camphora	Camphor Tree	Oelreuteria paniculata	Goldenrain Tree
Fraxinus oxycarpa "Raywood'	Raywood Ash	Sequoia sempervirens 'Soquel'	Coast Redwood
Gleditsia tracanthos 'Shademaster	Shademaster Honey Locust	Quidambar styracifula 'Festival'	American Sweet Gum
Liriodendron tulipifera	Tulip Tree	Pinus canariensis	Canary Island Pine
Pinus sp.	Coulter,Italian, Stone, Eldarica, Nigra	Runus cerasifera 'Krauter Vesuvius'	Purple Leaf Plus
Pistacia chinensis	Chinese Pistache	Quercus agrifolia	Coast Live Oak
Platanus acerifolia "Bloodgood'	London Plane Tree	Quercus suber	Cork Oak
Platanus racemosa	California Sycamore	Quercus Virginiana	Southern Live Oak
Phoenix canariensis	Canary Island Palm (in selected areas only)	Pyrus calleryana "Aristocrat" & 'Bradford	Aristocrat Pear & Bradford Pear, American Linden
Quercus ilex	Holly Oak	**SMALL ACCENT TREES**	
Quercus lobata	Valley Oak	Acer palmatum	Japanese Maple (multi-trunk)
Quercus ruba	Red Oak	Arbutus marina	Strawberry Tree
Sophora japonica	Japanese Pagoda Tree	Eryobotria japonica	Loquat Tree
Tilia cordata 'Greenspire'	Little Leaf Linden	Lagerstroemia indica Indian Tribe Varieties	Dwarf Crape Myrtle (multi-trunk)
Ulmus parvifolia	Truegreen Evergreen Elm	Magnolia stellata	Star Magnolia (multi trunk)
Washingtonia robusta	Mexican Fan Palm (in selected areas only)	Prunus caroliniana	Carolina Laurel Cherry
Zelkova serrata	Village Green Zelkova	Rhus lancea	African Sumac

12.2.1.7 MEDIANS

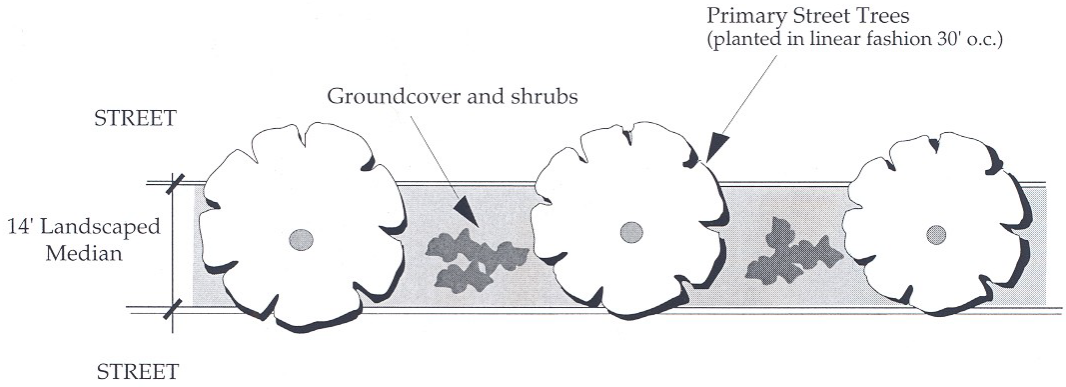
Typical Arterial Median Design

Medians on arterial streets are typically 14-feet wide, except as otherwise specified in each street section. The following design elements shall guide the design of all landscaped medians:

- Median design shall include a primary street tree spaced 30-feet on-center, planted on the center line of the median;
- Accent trees may be used in combination with the primary tree to provide visual interest;
- A combination of groundcover and shrubs that provide seasonal flowers or leaf-color variation and texture shall also be incorporated into median landscaping;
- Groundcover and shrubs shall not exceed 30" in height, or as required by the Public Works Department to ensure that vehicular sight lines are maintained;
- Large expanses of hardscape material (such as pavers, cobble, etc.) shall not be permitted. These types of hardscape materials may be used in small quantities as accents to the landscaping; and
- The use of lawn/turf in medians is prohibited.

Figure 12-11 illustrates the typical median landscape design to be utilized on arterial roadways.

Figure 12-11 - Typical Median Landscape Design



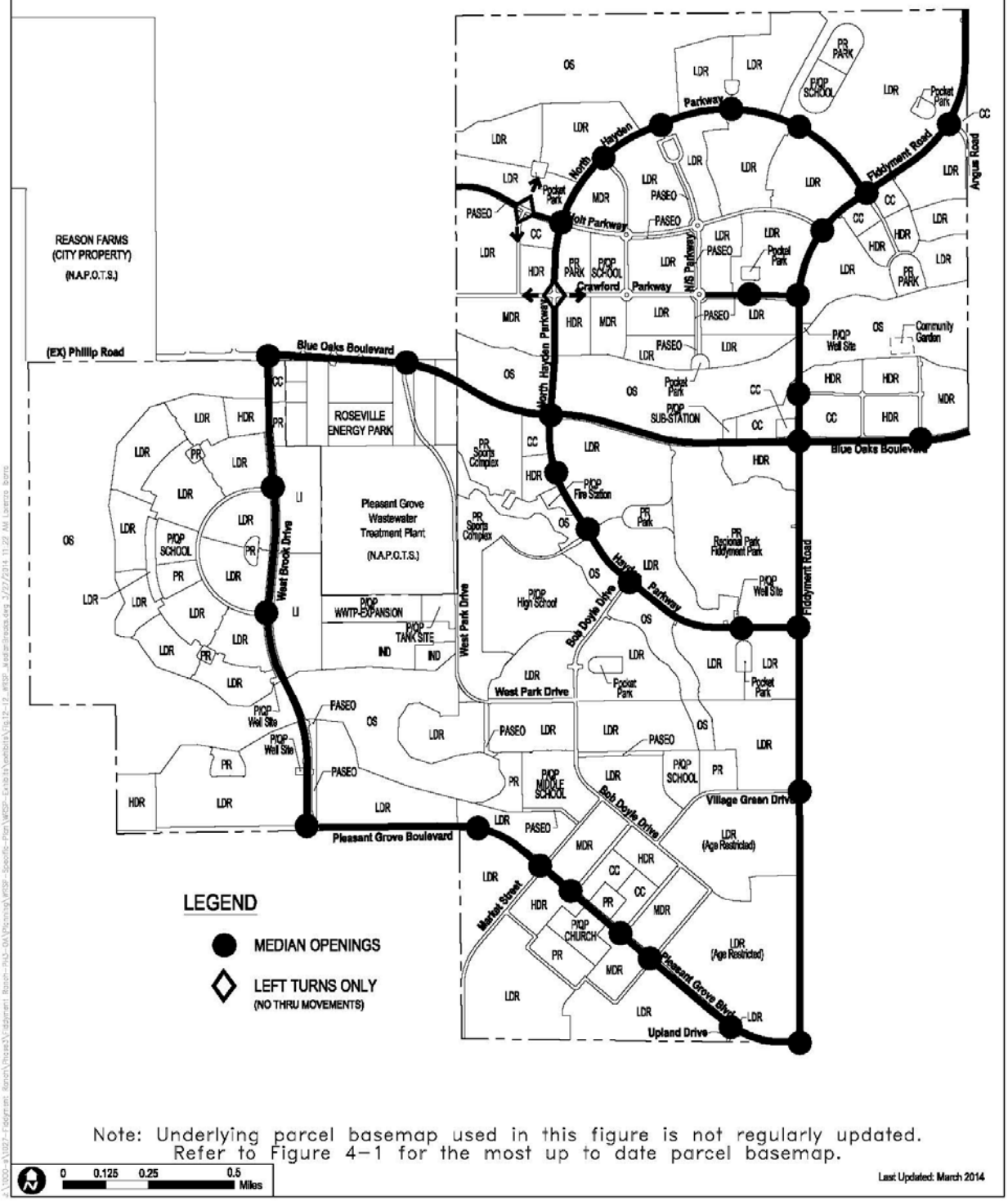
Median Breaks

Median breaks on arterial and collector streets are limited to those shown on Figure 12-12. The purpose of controlling the number and location of these breaks, aside from controlling traffic movements, is to ensure that a strong, continuous street tree and landscape treatment can be provided along the streetscape. The following standards shall apply to all median breaks:

- Breaks along streets should be spaced to allow for the minimum stacking distance necessary in a vehicular turn pocket;
- Breaks should be spaced to provide a sufficient area for median landscaping and to prevent the creation of small islands that cannot have landscaping due to size constraints;
- Median design should avoid creating conditions where hardscape must be installed in lieu of landscaping due to site distance requirements;
- A minimum of 5 trees, spaced at maximum intervals of 30' on-center, shall be provided in any one section of median;
- Accent trees may be used in combination with the primary tree to provide visual interest.
- Medians should be no less than 210' long, excluding turn pockets; and
- Additional median breaks will not be considered by the City due to constraints associated with meeting the standards outlined above.

MEDIAN BREAKS

Figure 12-12



Note: Underlying parcel basemap used in this figure is not regularly updated. Refer to Figure 4-1 for the most up to date parcel basemap.

Last Updated: March 2014

12.2.1.8 LANDSCAPE PLANT PALETTE

BOTANICAL NAME	COMMON NAME
LARGE SHRUBS: 5' – 6' TALL	
Arbutus unedo 'Compacta'	Dwarf Strawberry Tree
Callistemon citrinus	Lemon Bottlebrush
Camellia japonica (in selected areas only)	Japanese Camellia
Camellia sasanqua (in selected areas only)	Sasanqua Camellia
Cotoneaster parneyi	Parney Cotoneaster
Cupressus sempervirens	Italian Cypress
Dodonea viscose 'Purpurea'	Hopseed
Escallonia fradesii	Escallonia
Ilex cornuta Chinese Holly	
Juniperus chinensis 'Torulosa'	Hollywood Juniper
Ligustrum japonicum 'Texanum'	Texas Privet
Nerium oleander	Oleander
Photinia fraseri	Photinia
Pittosporum tobira	Mock Orange
Pittosporum tobira 'Variegata'	Variegated Tobira
Podocarpus macrophyllus 'Maki'	Shrubby Yew Pine
Prunus caroliniana 'Brite –n-Tite'	Carolina Cherry
Raphiolepis indica 'Majestic Beauty"	Majestic Beauty Raphiolepis
Viburnum opulus 'Roseum'	European Cranberry Bush
Xylosma congestum	Shiny Xylosma
Prunus laurocerasus	English Laruel
MEDIUM SHRUBS: 3' – 4' TALL	
Abelia grandiflora "Ed Goucher'	Glossy Abelia
Agapanthus Africanus	Lily of the Nile
Azalea spp.	Azalea (in selected areas only)
Berberis thunbergii 'Atropurpurea'	Red Leaf Japanese
Buxus japonica	Boxwood species
Cistus purpureus	Orchid Rockrose
Dietes vegeta	Fortnight Lilly
Escallonia terri	Escallonia
Gardenia jasminoides 'veitchii'	Veitch Gardenia
Grevillea noellii	Grevillea
Hypericum moseranum	Gold Flower
Juniperus sabiana 'Broadmoor'	Broadmoor Juniper
Nandina domestica	Heavenly Bamboo
Nerium oleander 'Petite'	Dwarf Oleander
Pinus mugo mugo	Mugo Pine
Plumbago capensis	Cape Plumbago
'Otto Luyken'	Otto Luyken Laurel
Raphiolepis indica 'Jack Evans'	Jack Evans
Rosa spp.	Various Rose species
Xylosma c. 'Compacta'	Dwarf Xylosma

BOTANICAL NAME	COMMON NAME
SMALL SHRUBS: 1' – 3' TALL	
Agapanthus "Peter Pan'	Dwarf Agapanthus
Artemisia 'Powis Castle'	Artemisia
Azalea 'Southern Indica'	Azalea
Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Bush
'Crimson Pygmy' Barberry	Crimson Pygmy
"Shishi-Gashira' Camelia	Shishi-Gashira
Chaenomeles 'Stanford Red'	Flowering Quince
Cistus skanbergii	Rockrose
Cistus 'Sunset'	Sunset Rockrose
Cotoneaster dammeri 'Lowfast"	Lowfast Bearberry
Cotoneaster congestus	Pyrenees Cotoneaster
Felicia amelloides	Blue Marguerite
Gardenia radicans	Dwarf Gardenia
Hemerocallis hybrid	Evergreen Daylily
Heuchera sanguinea 'Santa Ana Cardinal'	Coral Bells
Iris germanica	Bearded Iris
Juniperus conferta	Shore Juniper
Juniperus horizontalis "Youngstown"	Youngstown Juniper
Lavendula angustifolia	English Lavender
Liriope muscari ' Big Blue"	Big Blue Lily Turf
Mohonia aquifolium 'Compacta'	Dwarf Oregon Grape
Nandina domestica "Nana"	Heavenly Bamboo
Penstemon gloxinioides 'Firebird'	Border Penstemon
Pittosporum tobira 'Wheelers Dwarf'	Dwarf Tobira
Raphiolepis ballerina	Dwarf Raphiolepis
Rosemary ingramii	Collingwood Ingram
Salvia greggi	Autumn Sage
Santolina virens	Santolina
Spiraea bumalda	Anthony Waterer
Tulbaghia violacea	Society Garlic

12.2.1.8 LANDSCAPE PLANT PALETTE, CONTINUED

GROUNDCOVER		Spacing 1 gal or flats
Acacia redolens	Creeping Acacia	36” o.c.
Arctostaphylos ‘Emerald Carpet	Dwarf Manzanita	24” o.c.
Baccharis pilularis ‘Twin Peaks’	Coyote Bush	24” o.c.
Coprosma pumila “Verde Vista’	Coptosma	36”o.c./18” o.c.
Hedera Helix	English Ivy	24” o.c./12” o.c.
Hypericum calycinum	St. Johns Wort	14” o.c./12” o.c.
Juniperus conferta	Shore Juniper	36” o.c.
Juniperus chinensis	Chinese Juniper	36” o.c.
Rosmarinus officinalis	Prostrate Rosemary	18” o.c./12” o.c.
Trachelospermum asiaticum	Asian Jasmine	24” o.c./12” o.c.
Trachelospermum jasminoides	Star Jasmine	24” o.c./12” o.c.
Vinca major (in selected areas only)	Periwinkle	24” o.c./12” o.c.
Vinca minor	Dwarf Periwinkle	24” o.c./12” o.c.
TURF		
Preimum 9 5/5 Sod grown by Delta Bluegrass		
Sod shall be a blend of:		
35% Crossfire Dwarf Fescus		
30% Mini-Mustang Dwarf Fescue		
30% Leprechan Dwarf Fescue		
5% Newstar Bluegrass		
Hydroseeded lawn areas shall be allowed at the discretion of the DRB. If hydroseed lawn is used, it shall be composed of the seed mixture noted above.		
HYDROSEEDED NATIVE GRASSES & WILDFLOWERS (FOR PASEOS AND OPEN SPACE AREAS)		
Critical Coastal Mix from Albright Seed Company (for erosion control and natural areas)		
30% Cucamonga Brome		
25% California Oats		
20% Zorro Fescue		
10% Common Vetch		
10% Crimson Clover		
5% California Field Flowers		
30% Cucamonga Brome		
Wildflower Mix (for erosion control)		
5% Achillea millefolium (Yarrow)		
5% Eschscholzia californica (California Poppy)		
10% Vulpia microstachys (Annual Fescue)		
13% Horduem brachyathenum (Meadow Barley)		
13% Trifilium microcephalum (Clover)		
16% Festuca rurbra (Native Red Fescue)		
10% Elymus glaucus (Blue Wild Rye)		
10% Bromus carinatus (California Brome)		
13% Nassella cernua (Nodding Needlegrass)		

12.2.1.8 LANDSCAPE PLANT PALETTE, CONTINUED

VINES	
Campsis radicans	Trumpet Vine
Clematis spp.	Clematis
Clytostoma callistigioides	Violet Trumpet Vine
Ficus Repens	Creeping Fig
Lonnicera japonica	Honeysuckle
Parthenocissus tricuspidata	Boston Ivy
Rosa 'Cecile Brunner'	Climbing Rose
Wisteria sinensis	Chinese Wisteria

PROHIBITED PLANT PALETTE

The following plants are prohibited, unless approved by the DRB, since they are inconsistent with the major planting themes established for the Plan area. Other trees and plants may be prohibited upon review of the landscaping plans, depending on species, location and quantity proposed.

TREES	
Acacia sp.	Acacia
Ailanthus altissma	Tree of Heaven
Catalpa sp.	Indian Bean Tree
Geijera parviflora	Australian Willow
Ligustrum spp.	Privet
Morus alba	Mulberry
Picea sp.	Spruce
Populus sp.	Cottonwood
Robinia pseudocacia	Black Locust
Salix sp.	Willow (except in riparian areas only)
Sygarus romanzooffianum	Queen Palm
Tamarix aphylla	Athel Tree
SHRUBS AND GROUND COVER	
Adenostoma fasticulatum	Chamise
Artemisia californica	California Sagebrush
Centeranthus rubber	Red Valerian
Cytisus sp.	Broom
Phyllostachys sop.	Bamboo (Running)
Spartium janceum	Spanish Broom
Thuja spp.	Arborvitae

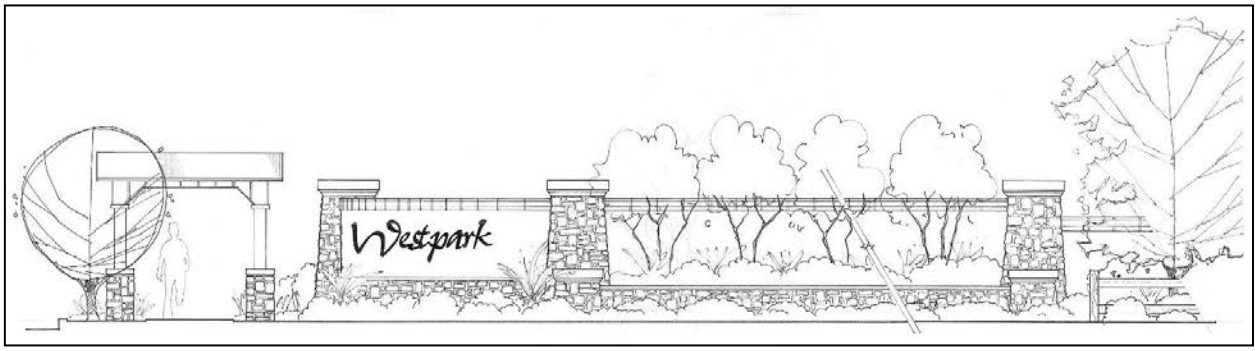


Figure 12-13: Entry Concept - Elevation View

12.2.2. ENTRANCE FEATURES

Entrance features are intended to provide a rhythm to the streetscape; a defining element that reinforces the overall design theme of the Plan Area. A hierarchy of three types of entrance features are provided in the project, ranging from City Gateways, to Neighborhood Entries and smaller Project/Subdivision Entrance Features. Located in landscape corridors along arterial or collector roadways, all entrance features consist of a combination of plant materials, hardscape elements (such as walls and/or monuments), and signage. Figure 12-15 illustrates the location of all entrance features, by type, which are individually described below:

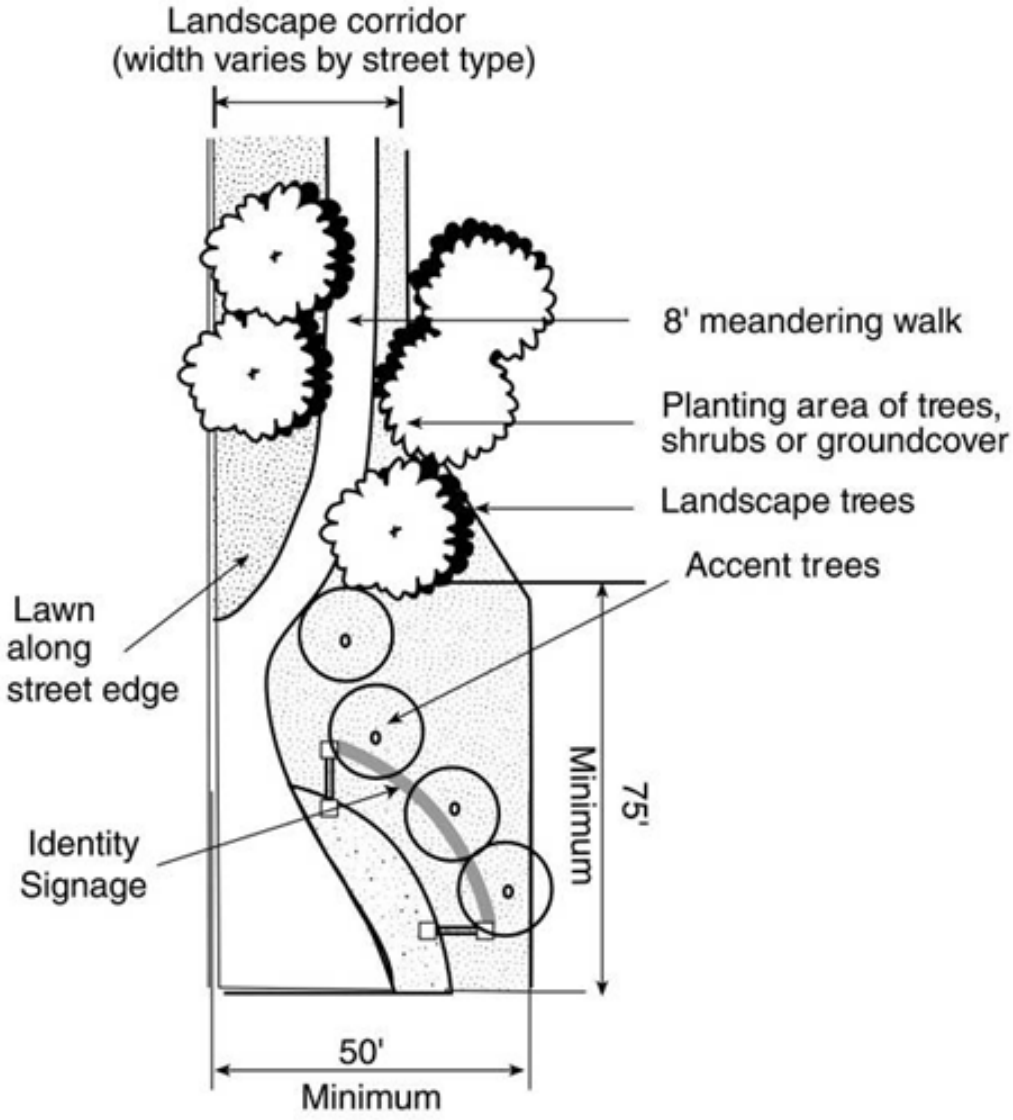
12.2.2.1 CITY GATEWAYS

City Gateways are the most significant in the hierarchy of entrance features in the Plan. Located along major arterials at project edges, these gateways give a pronounced entrance statement into the City and the West Roseville Specific Plan area. City Gateways are characterized by hardscape and landscape elements that create a “grand” design, with themed plantings, materials, and finishes that are common to the entire Plan Area.

The following guidelines shall be employed for City Gateways:

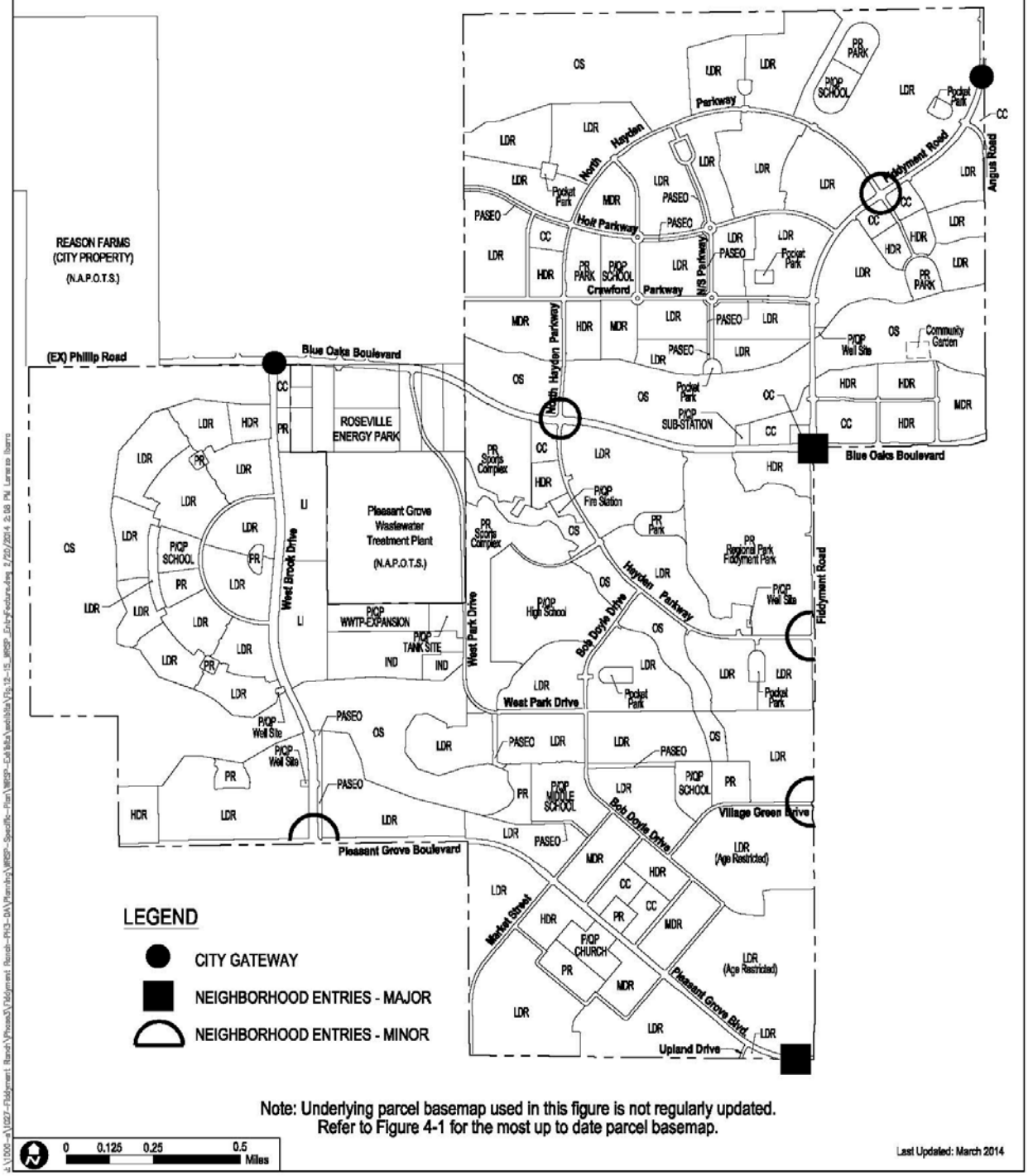
- Widened landscape corridors at the street edge (see Figure 12-14) that transition to standard landscape corridor width typical for that roadway;
- Themed landscape plantings that are to be used at all entrance features within the Plan Area;
- Enhanced landscape and hardscape features derived from a themed palette of monuments, walls, pilasters, raised planters, fountains, plazas, and/or other architectural elements;
- Signage that identifies entrance into the City of Roseville, which may also provide identification for Westpark or Fiddyment Ranch, provided that project signage is at least 20% smaller and complementary to City signage; and
- The city entry features are to be installed by the adjacent parcel developer at the time landscape-corridor improvements are constructed.

Figure 12-14 - City Entrance Gateway Design Concept – Plan View



ENTRANCE FEATURE LOCATIONS

Figure12-15



Note: Underlying parcel basemap used in this figure is not regularly updated.
Refer to Figure 4-1 for the most up to date parcel basemap.

Last Updated: March 2014

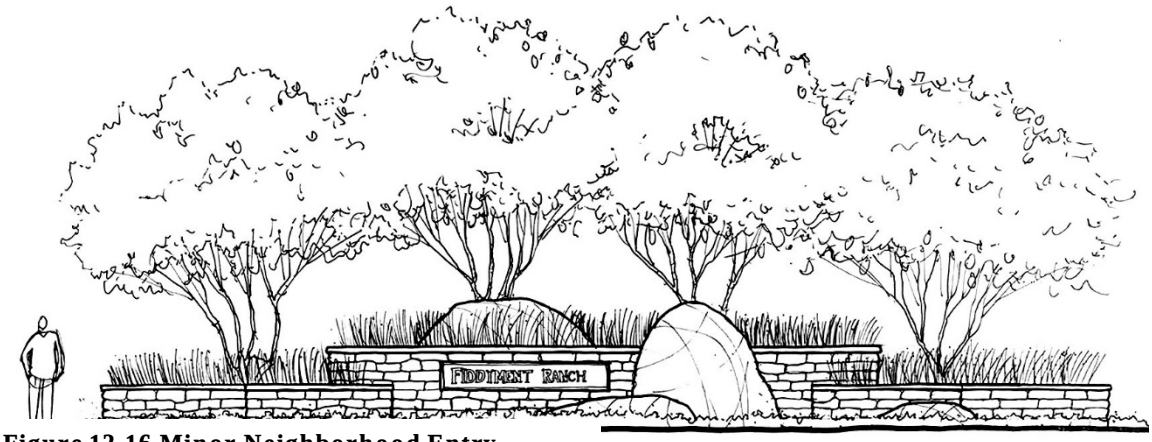


Figure 12-16 Minor Neighborhood Entry

12.2.2.2 NEIGHBORHOOD ENTRIES

Neighborhood Entries are dominant streetscape elements that visually define the Plan Area and reinforce the streetscape theme within the Westpark and Fiddyment Ranch neighborhoods. As such, the individual landscape and hardscape themes for these features may differ within each neighborhood; however, the intent is that their overall appearance be complementary to one another. These features are located at major intersections along arterial and collector streets**.**

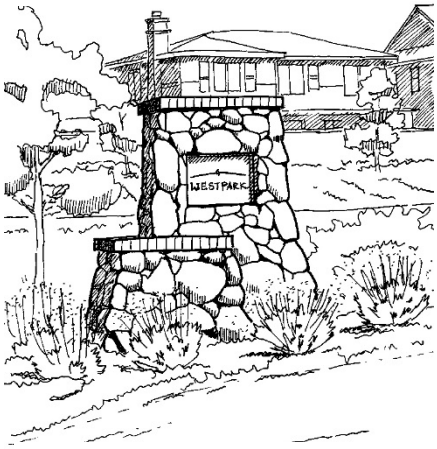


Figure 12-17 Minor Neighborhood Entry

Design Intent

Neighborhood Entries are enlarged landscape areas added to the landscape corridors at key intersections throughout the Plan Area. They are intended to provide a distinct gateway and sense of arrival to each neighborhood. Used in conjunction with the themed landscaping along arterial and collector streets, neighborhood entries are a key element in distinguishing the two neighborhoods within the project.

Major and Minor Neighborhood Entries

Two types of Neighborhood Entries are included in the Plan Area:

- Major Neighborhood Entries are intended to be the 'signature' element within each neighborhood that sets the tone for its individual landscape theme. Major entries, one each located in Westpark and Fiddyment Ranch, have a large scale that create a clear gateway and sense of arrival to each neighborhood; and
- Minor Neighborhood Entries are located throughout each neighborhood's street network to further define and reinforce their respective theme. These features are smaller in scale than the major entries, but utilize the same landscape design concepts to reinforce the streetscape theme of each neighborhood.

Figure 12-15 illustrates the location of all Neighborhood Entries.

Westpark Neighborhood Entries are characterized by:

- Plaster walls with stone accents and concrete caps executed with rich earth hues;
- Project identification signage/logos are accented with bright, complementary colors (subject to Roseville Sign Ordinance);
- Trellis and shed structures made of wood, metal and tubular steel;
- Raised masonry planters; and
- Significant stands of evergreen and deciduous flowering trees used in regular, linear planting patterns, emulating agricultural planting regularity and reinforcing the community theme.

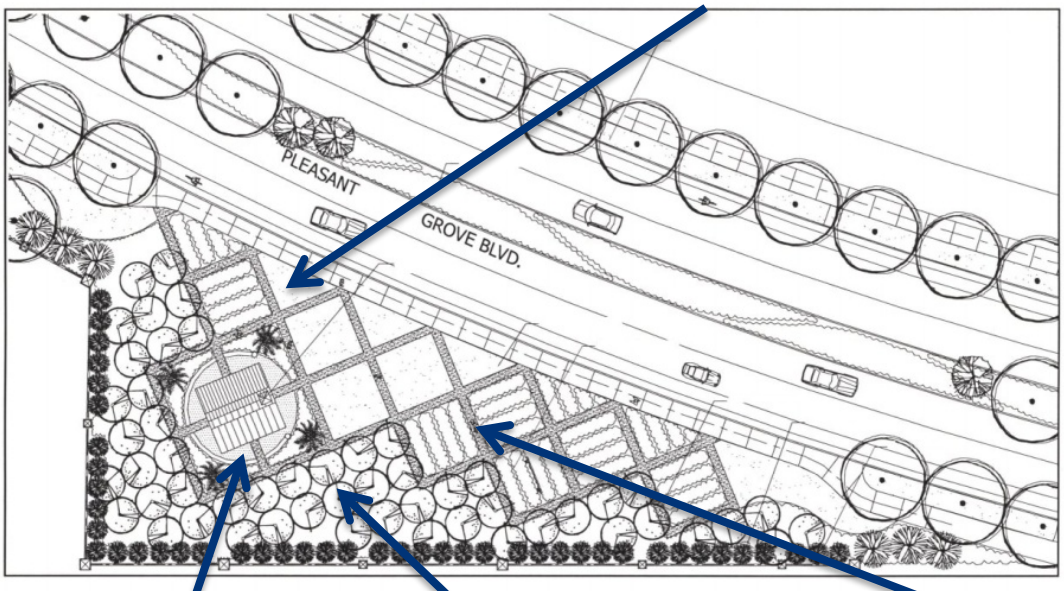
Fiddyment Ranch Neighborhood Entries are characterized by:

- Masonry walls with brick and stone accents, concrete caps, and executed in rich earth hues;
- Project identification signage/logos are accented with bright, complementary colors (subject to Roseville Sign Ordinance); and
- Significant stands of evergreen and deciduous flowering trees used in rigid, orchard configurations, highlighting each neighborhood and community entry. In addition specimen quality native trees, specifically valley and blue oaks, chosen for unique characteristics or shapes will be integrated into the entry theme. Each of these entry areas shall have a single tree species as an identifier.

MAJOR NEIGHBORHOOD ENTRY FEATURES

Major Neighborhood Entry - Westpark

Major Neighborhood Entrance into Westpark - Located on south side of Pleasant Grove Boulevard, west of Fiddyment Road.



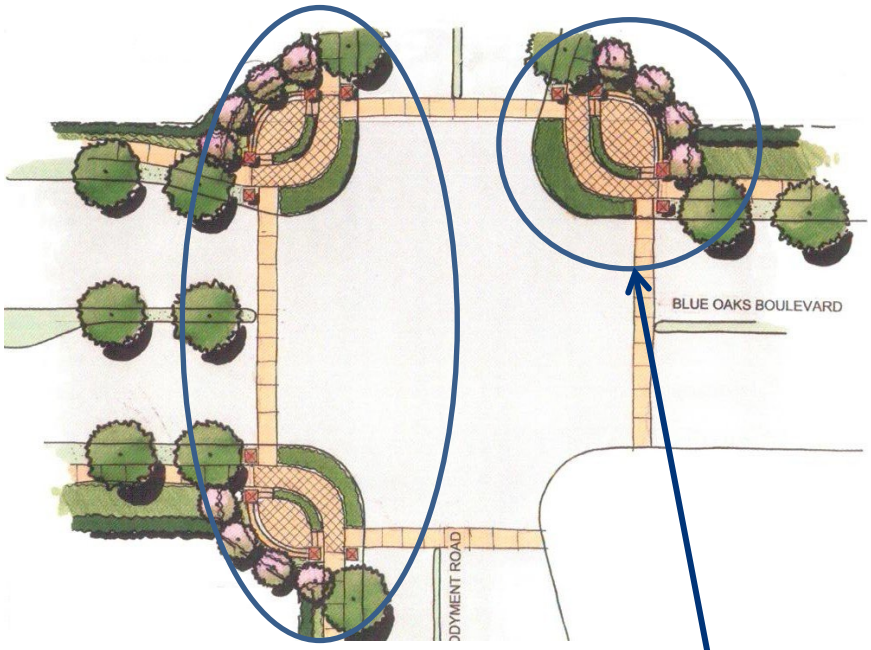
Entrance feature with signage

Thematic landscape materials consistent for all of Westpark's plant palette

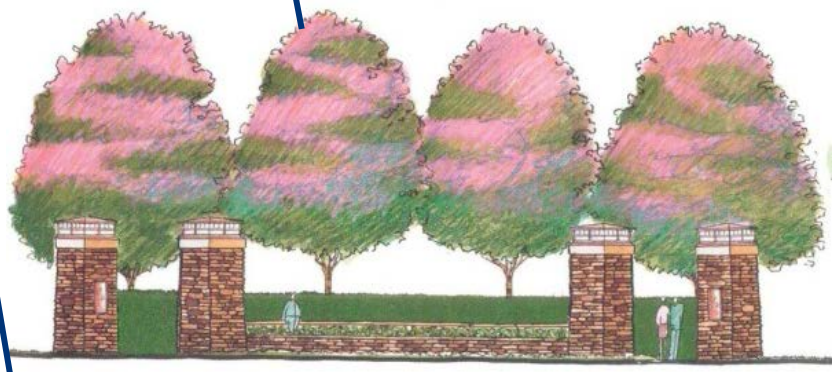
Enhanced hardscape materials, including raised walls, planters, pilasters, and paving

Figure 12-18: Major Neighborhood Entry Design Concept in Westpark

Major Neighborhood Entry - Fiddyment Ranch



- Located at intersection of Blue Oaks Boulevard and Fiddyment Road
- Street corners incorporate hardscape elements including enhanced paving, pilasters, walls, raised planters.
- Thematic landscaping and accent trees set the tone for Fiddyment Ranch.
- Must not interfere with vehicular sight lines.



Hardscape Elements at each Street Corner - Pilasters and Raised Planters

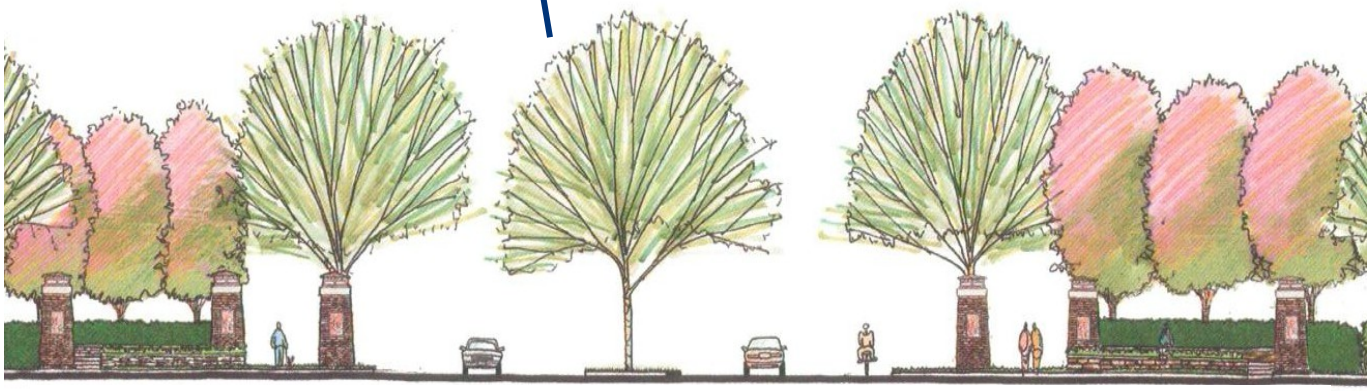


Figure 12-19:
Major Neighborhood Entry Concept in Fiddyment Ranch - Looking West on Blue Oaks Boulevard

MINOR NEIGHBORHOOD ENTRIES

Minor Neighborhood Entry - Westpark

- Located at major intersections along arterial and collector roadways in Westpark
  (Refer to Figure 12-20)
- Street corners incorporate corner clips with decorative walls and pilasters, neighborhood entry signage, and raised planters, consistent with the landscape theme used throughout Westpark
- Accent trees and thematic groundcover and shrubs, consistent with the landscape design themes used in the major neighborhood entries.

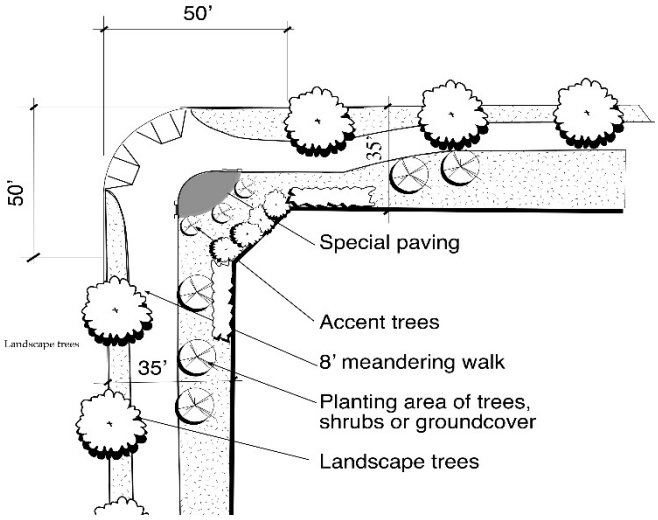
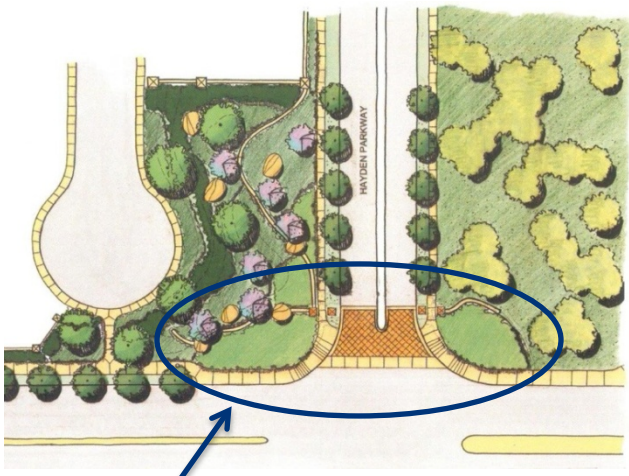


Figure 12-20:
Minor Neighborhood Entry Design in Westpark

Minor Neighborhood Entry - Fiddyment Ranch

- Located at major intersections along arterial and collector roadways in Fiddyment Ranch
  (Refer to Figure 12-21)
- Street corners incorporate hardscape elements including tall pilasters, low walls, and raised planters, clad with thematic stone representative of Fiddyment Ranch
- Accent trees and thematic groundcover and shrubs, consistent with the landscape design themes used in the major neighborhood entries.
- Pilasters and other hardscape elements shall not interfere with vehicular sight lines, as determined by the Public Works Director.



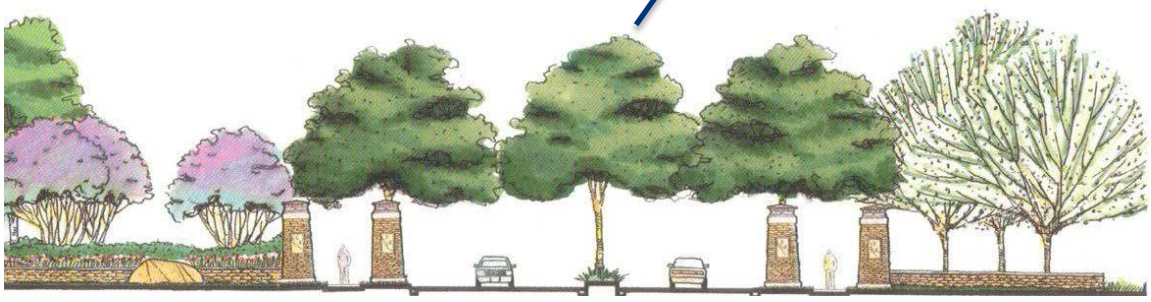


Figure 12-21:
Minor Neighborhood Entrance Feature in Fiddyment Ranch

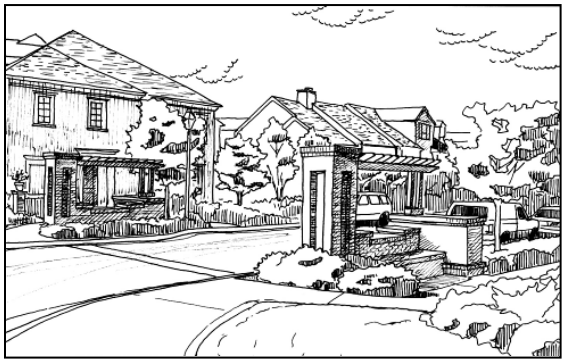


Figure 12-22 Subdivision/Project Entrance – Feature Concept

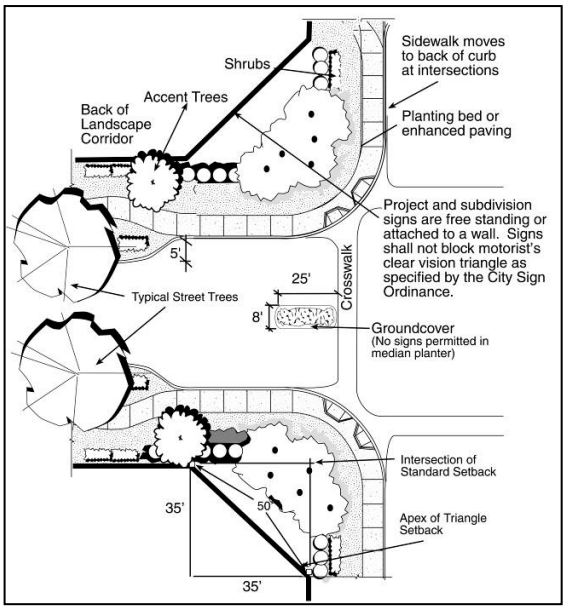


Figure 12-23 Subdivision/Project Entrance – Plan View

12.2.2.4 PROJECT/SUBDIVISION ENTRIES

Project/Subdivision Entries are intended to provide a formal entrance into individual residential subdivisions within the Westpark and Fiddyment Ranch neighborhoods.

- Typically located at the subdivision entrance, on the subdivision wall or in the entrance median, at the primary access point from an arterial or collector street;
- Thematic wall or other hardscape features (such as trellises, raised planters, pilasters, etc.) that are consistent with the individual theme of Westpark or Fiddyment Ranch;
- Signage that identifies the subdivision name;
- Subdivision entrance signage may be incorporated into a wall or fence;
- Entry features shall not impact site distance requirements for automobiles; and
- The number, height, and size of all signs shall be consistent with the requirements of the Roseville Sign Ordinance.

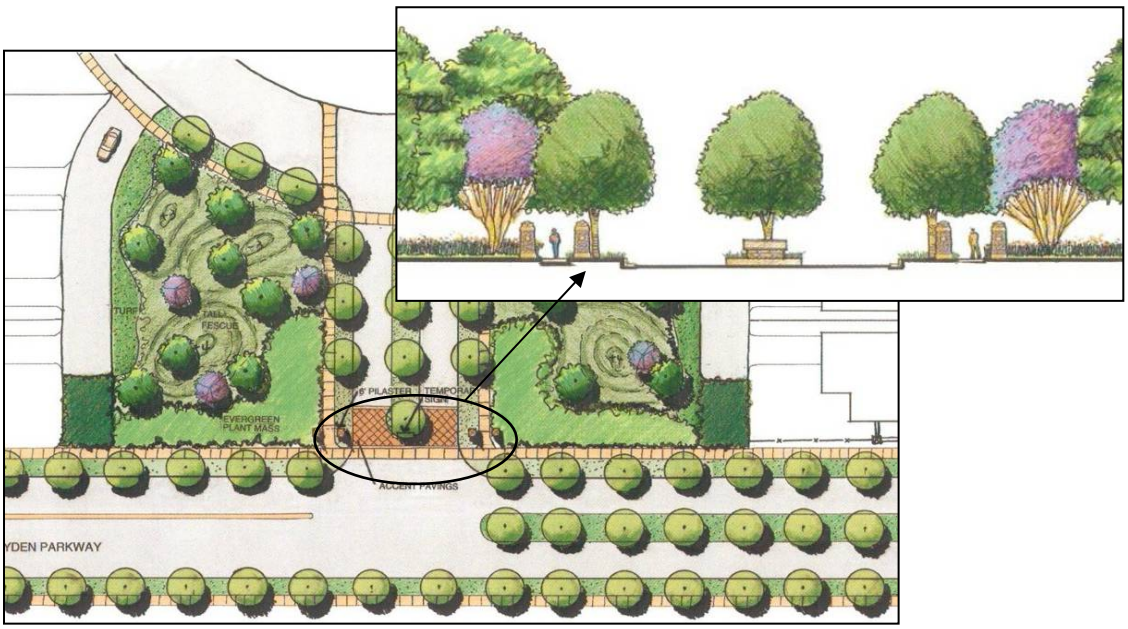


Figure 12-24 Project/Subdivision Entry Design Concept in Fiddyment Ranch

Materials

Material selections shall utilize the plant palette contained herein. Signage shall be consistent with the materials listed below, subject to review and approval by the Parks and Recreation Department and subject to provisions in the Roseville Sign Ordinance.

- Backlit Raised Aluminum Letters
- Uplit Raised Aluminum Letters
- Flush Mount Channel Letters
- Flush Mount Masonry or Metal Wall Plaques
- Cast concrete signage
- Engraved stone

Signage

All sign elements on pilasters or walls shall use mounting hardware securely embedded into the surface onto which it is affixed. No epoxy-mounted elements are permitted. Where signs and monuments are to be uplit, such lighting equipment shall be approved by the City.

12.2.2.4 VILLAGE CENTER GATEWAY ENTRANCE

{Figure 12-25 removed September 6, 2017 by Resolution 17-393}

Along Pleasant Grove Boulevard, a significant entrance feature shall be incorporated into each edge of the Village Center district. The intent of these gateways is to visually define the Village Center as a unique district within the Plan Area, which is clearly distinguishable from other neighborhoods.

The gateway feature is an important element in creating an appropriate transition along the streetscape. Its design shall incorporate:

- Three-dimensional hardscape features such as monument, pilasters, trellises, raised planters, and/or other features that visually define the gateway along Pleasant Grove;
- Hardscape/landscape features shall not interfere with the City's site distance requirements;
- A change in street trees and landscape materials that are unique to the Village Center district;
- A change in street and accent lighting;
- An enhanced pedestrian crossing with lighted bollards and special crosswalk paving (only at western gateway);
- Figure 12-25 illustrates the design concept that shall be used to shape this gateway's final design; and
- Gateway is to be constructed simultaneously with construction of Pleasant Grove Blvd.

Refer to Chapter 10 (Village Center Plan) for more information about the enhanced pedestrian crossing in this gateway feature.

12.2.2.5 SITE DESIGN FOR ALL ENTRY FEATURES

Neighborhood and subdivision/project entrance features are to be located in "corner clips" (triangular landscape corridor enlargements at street intersections). The following parameters shall guide the site design and landscape/hardscape elements for all entrance features located at intersections:

- Where fencing is provided at the rear of corner clips, the fencing shall be a masonry wall (with pilasters or columns) to match or accent the adjacent masonry wall;
- Improvements within corner-clip areas shall be placed to allow adequate vehicular lines of sight at intersections;
- Minimum corner-clip offset is 35 feet from the edge of the required landscape corridor. Non-triangular corner clips are permitted (i.e., curved, stepped, etc.) provided they do not encroach into the minimum offset area;
- Corner clips shall be landscaped with accent plantings that are visually compatible with the adjacent landscape corridors; and
- Figure 12-26 illustrates the typical design for an entrance feature in a corner clip.

12.2.2.6 SIGNAGE ON ENTRIES

Project identification signage is permitted on all entrance features. Sign text shall only be permitted to identify the name of each neighborhood (i.e. Fiddyment Ranch) or individual projects/subdivisions. Entrance feature signage is regulated by the Roseville Sign Ordinance and is subject to the permitting requirements of the City.

All signs, including those related to commercial, office, and multi-family use, as well as temporary construction, marketing, and sales signs, are regulated by the Roseville Sign Ordinance.

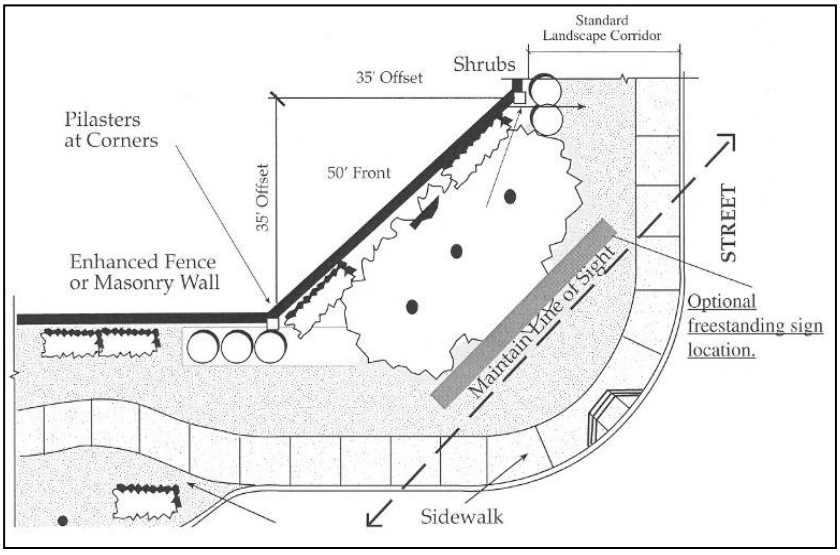


Figure 12-26 Entrance Feature Site Design/Corner Clip Detail

12.2.3 PASEOS

12.2.3.1 DESIGN CONCEPT

Paseos are landscape corridors within residential subdivisions that provide pedestrian and bikeway linkages to the open space preserves and regional parks. Paseos are open to the surrounding neighborhood by always maintaining a street adjacent to one side. This ensures that paseos are not hidden behind residential or commercial areas, which allows them to be viewed by residents and the City for security access. Paseos vary in width from 25' to 75' feet and contain thematic landscape and hardscape materials consistent with those used throughout the Westpark and Fiddyment Ranch neighborhoods.

12.2.3.2 LANDSCAPING IN PASEOS

Landscaping in paseo's shall use a combination of trees, shrubs, turf, and groundcover that mirror the design concepts utilized along the streetscapes. Planting concepts in paseos may have a less formal appearance than that in the streetscape, utilizing clusters of trees rather than formal rows, provided that the quantity and quality of plant materials are consistent with those along the streetscape. Landscaping should also utilize design concepts that do not create secluded areas within the landscape that might generate security concerns.

12.2.3.3 BIKEWAYS IN PASEOS

All paseos shall contain a Class I bike path, consistent with the City's adopted standards in the Bicycle Master Plan. The bike path within the paseo shall be linked with the streets and sidewalks in the adjacent neighborhoods. Bikeway linkages in paseos are critical to the Plan Area's comprehensive Class I system.

12.2.3.4 LIGHTING

Paseos shall have lighting, either by bollards or light standards, or a through a combination of both. Light standards from adjacent residential streets shall be used to illuminate paseos.

12.2.3.5 STREET AND CUL-DE-SAC INTERFACE

The following standards shall guide the interface of paseos with the surrounding neighborhoods:

- Paseos shall be open to a street or cul-de-sac on one side at all times;
- Paseos shall have a minimum of 50% street-edge frontage on each side;
- In cases where a paseo is bounded by separate residential subdivisions, the lotting in each subdivision shall be designed to not preclude surrounding subdivisions from meeting their street frontage requirement, or place undue burden on its lotting design; and
- Paseos shall not have fencing on opposing edges, unless specific design merits warrant such a case and the resulting design is consistent with the intent of this section, as determined by the Planning Director.

Figure 12-27 illustrates acceptable and unacceptable designs for paseo interface with streets of an adjacent residential subdivision.

12.2.2.6 INTERFACE WITH ADJACENT LAND USES

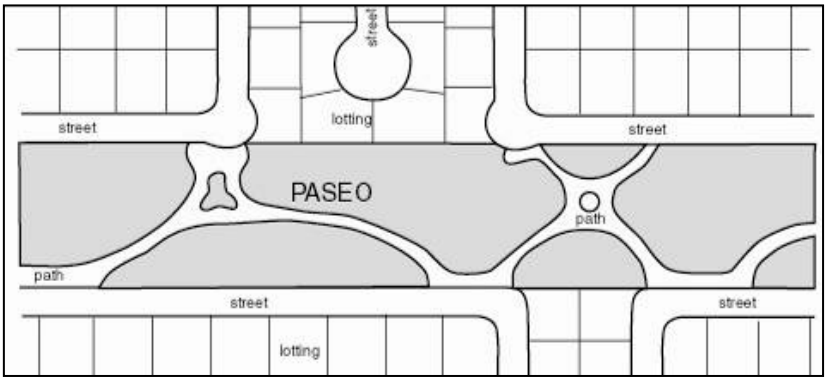
- Where a paseo backs up to a residential lot, a minimum 10' separation shall be provided between the edge of path and the lot's property line fence;
- To the extent possible, where a paseo is adjacent to a street or cul-de-sac, the path shall be located next to, or be part of, the street sidewalk to ensure the maximum exposure possible;
- Where residential properties side-or back-on to paseos, fences should have an standard wood design;
- Wood fences should be stained on the side facing the paseo; and
- Residences should be oriented toward paseos, rather than backing up to them, to the best extent possible.

Figure 12-27 - Paseo Interface with Surrounding Residential Neighborhoods

Illustrative examples of acceptable and prohibited paseo interfaces with residential subdivisions

Acceptable

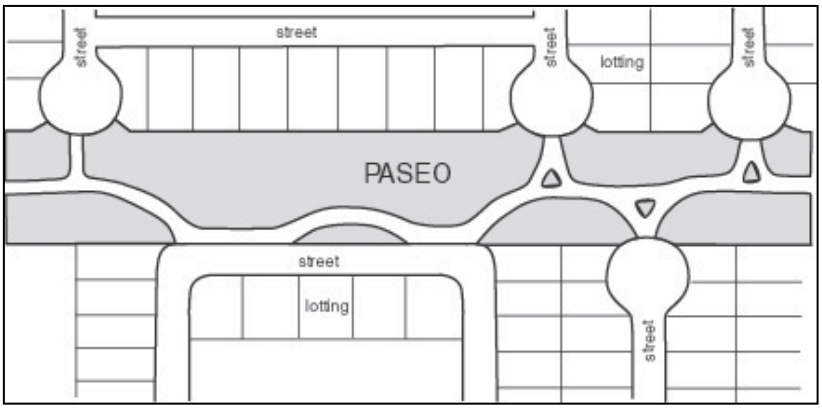
This paseo has an acceptable interface with the subdivision's residential streets. It is open on at least one side at all times and is well-integrated into the residential neighborhood. Its open design and exposure allows the paseo to be viewed by residents and the City for security.



This paseo/subdivision interface meets and exceeds the minimum design standard

Acceptable

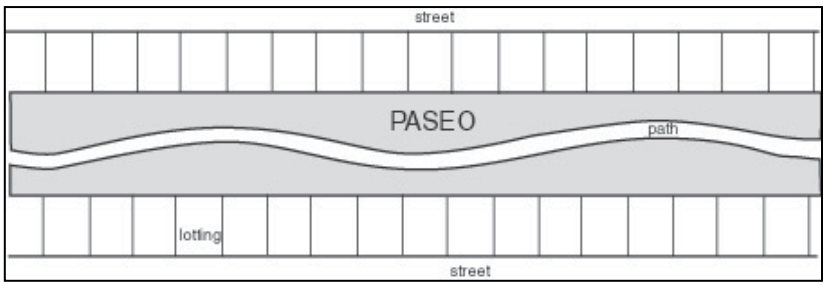
This paseo has an acceptable interface with the adjacent residential streets. It meets the minimum 50% frontage standard and is open on at least one side. Cul-de-sacs do not provide as much visibility for security as single-loaded streets.



This paseo/subdivision interface is the minimum design standard.

Prohibited

This paseo does not have an acceptable interface with the adjacent subdivisions. It does not have street frontage on either side, which creates an undesirable "tunnel" between rear yard fences of residential lots. Also, the paseo cannot be viewed for security.



This paseo does not meet the design standards contained herein and shall not be permitted.

12.2.4 RESIDENTIAL SUBDIVISION DESIGN REQUIREMENTS

All residential subdivisions in the WRSP are subject to the design requirements contained in the City's Subdivision Ordinance. However, given the extensive residential interface with the project's system of open space preserves, several additional design considerations must be employed. Open Space areas are a defining feature of the West Roseville Specific Plan, therefore, this feature should be integrated into the residential neighborhood design to the best extent feasible. To this end, the following criteria shall be employed when reviewing the street design and subdivision layout of each residential subdivision.

- Each neighborhood shall provide access to adjacent parks, natural creek corridors, pedestrian parkway corridors, or paseos;
- A subdivision's internal street system shall be designed to allow residents to walk easily to nearby parks;
- Residential units shall be oriented toward parks, rather than backing up to them;
- Neighborhood parks shall front on at least one single-loaded residential street to provide visibility, create open access for residents, and to incorporate the amenity into the surrounding neighborhood;
- Residential subdivisions located adjacent to open space areas shall provide visual and physical access to the Open Space. This standard shall apply where a pedestrian or bike path is provided in the open space area, but is encouraged in all other instances to improve each neighborhood's visual and physical access to the open space system;
- Where residential subdivisions are located adjacent to an open space preserve, a variety of alternative street patterns and residential lot configurations shall be used to achieve visual and physical access to open space areas. These alternatives provide open space views and allow for a more direct connection to the Open Space. Alternative street patterns are illustrated in Figure 12-28; and
- Where residential lots back up or side onto open space areas, the use of open-style fencing is appropriate. However, where privacy, security, or noise attenuation are of concern (such as adjacent to trails or bikeways), solid fencing may be used between residential lots and open space (subject to Fire Department standards).

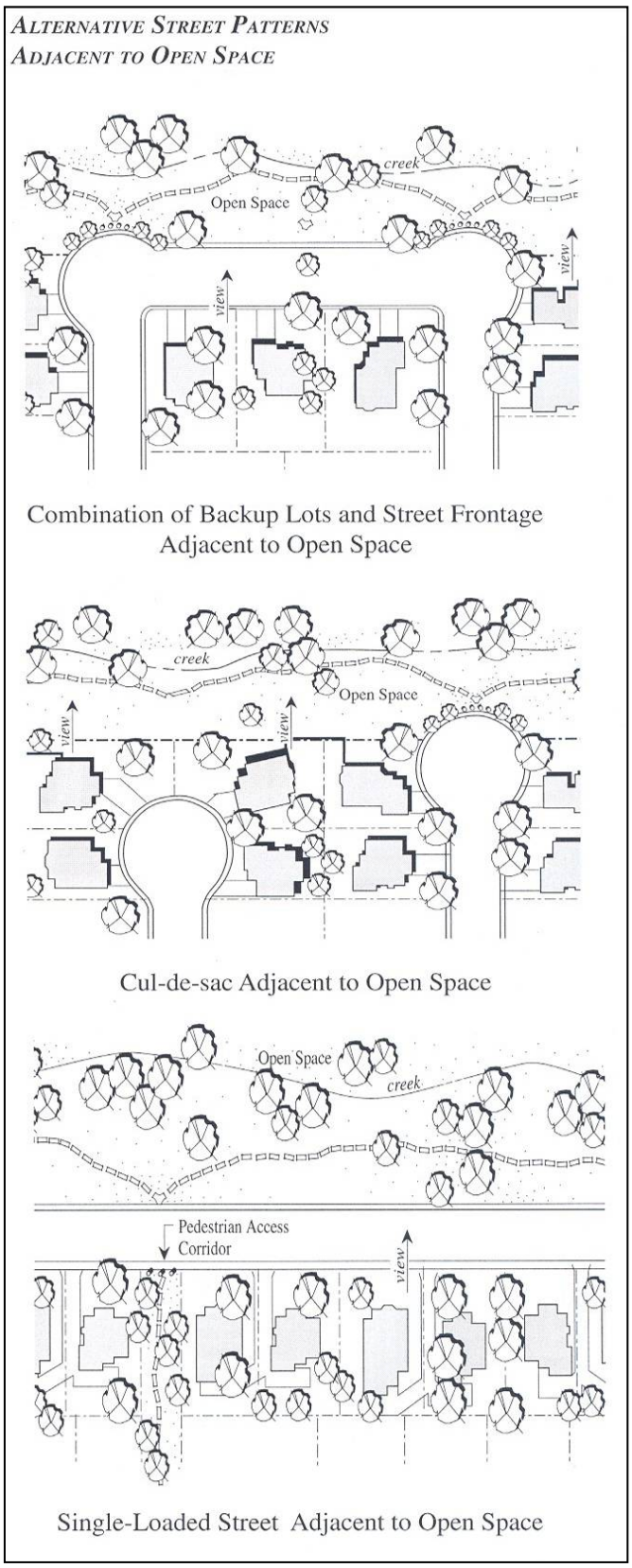


Figure 12-28 Street Pattern Design Alternatives for Integration with Open Space Areas

12.2.5 PEDESTRIAN/BIKEWAY NETWORK

The pedestrian/bikeway system is designed to provide connections between all of the residential and non-residential neighborhoods in the Plan Area. An extensive Class I bike path network is also planned, as illustrated in Figure 7-14 (in Circulation Chapter). The network of Class I, II, III bikeways consist of:

- Class I Bike Paths consist of 10' wide paved lanes with 2-foot wide decomposed granite shoulders. These facilities are typically located in parks, open-space corridors, and paseos;
- Class II Bike Lanes consist of 7'-wide striped lanes located along all arterial and collector streets; and
- Class III Bike Routes are defined though signage on residential streets and do not have formal lane striping.

Typical design details for Class I Bike Paths and Class II Bike Lanes are illustrated in Figure 12-29 below, per the City's Improvements Standards for bikeway facilities.

Refer to Chapter 7 (Circulation Plan) for complete information on the Plan Area's bikeway system. Figure 7-14 illustrates the system of Class I, II, and Class III bikeways. Site plans for individual parcels will call out specific areas for connections to bike paths when parcels abut open spaces or paseos where consistent with bicycle master plan.

Figure 12-29a Class I Bike Path – Section View

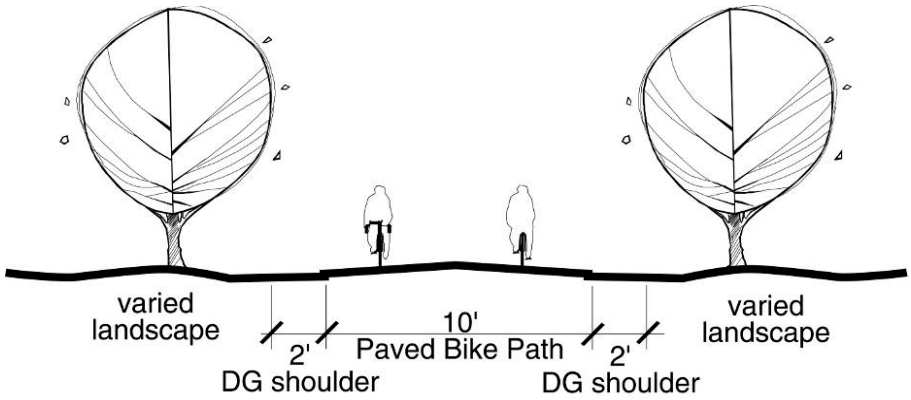
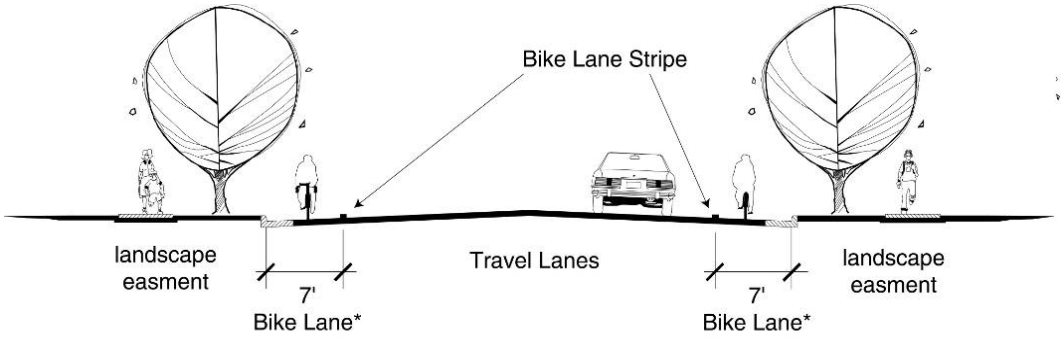


Figure 12-29b Class II Bike Lane on Roadway – Section View



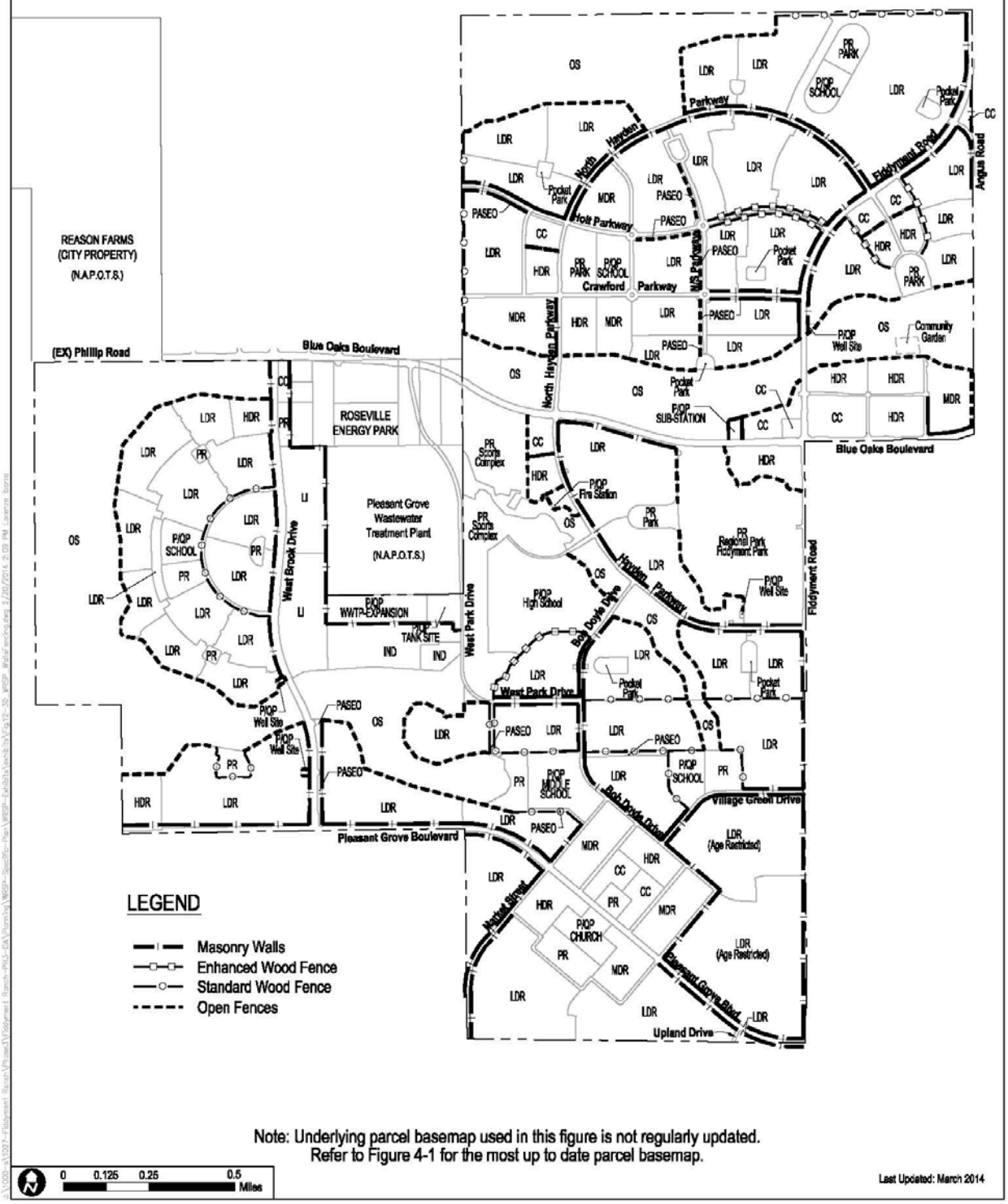
*Includes 3' curb and gutter

12.2.6 WALLS AND FENCING

Walls and fences throughout the Plan Area provide screening and barriers between properties and uses, help define the edges of arterial and collector streetscapes, and provide privacy and security for private property. The material and design of walls and fencing vary throughout the Plan Area, depending on each location's specific needs. Figure 12-30 below illustrates the location for all fence types throughout the Plan Area. Design details for each fence type are provided on the following pages.

WALLS AND FENCING KEY MAP

Figure 12-30



Note: Underlying parcel basemap used in this figure is not regularly updated.
Refer to Figure 4-1 for the most up to date parcel basemap.

Last Updated: March 2014

12.2.6.1 MASONRY WALLS

Two types of masonry walls are specified for use in the Plan Area. Both wall types are intended to provide security, screening, and privacy. Standard masonry walls are located in areas that are less visible from public view (such as behind shopping centers). Enhanced masonry walls are located in areas with high visibility to public streets (such as the back edge of landscape corridors along arterial streets).

Standard Masonry Walls

Standard masonry walls shall be used as barriers and screens between dissimilar land uses. This type of wall shall be used in locations that are less visible from public streets.

- Refer to Figure 12-30 for the location of this wall type.
- Refer to Figure 12-32 for a design detail of this wall type.

Enhanced Masonry Walls

Enhanced masonry walls have a high-quality "architectural" design appearance compared to a standard masonry wall. This wall type incorporates decorative pilasters or columns at regular intervals and a cap along the wall top. Enhanced masonry walls shall be used in areas with visibility to public streets.

The following specific design requirements pertain to masonry walls:

- Masonry walls along public streets should be placed to avoid blocking views to the open space corridors and should not obstruct underground or above-ground electric, telephone cable, water or sewer services or equipment;
- Minimum masonry wall height along arterial streets (Blue Oaks Boulevard, Pleasant Grove Boulevard, Fiddyment Road, West Side Drive) shall be 6'. Higher walls may be required based on site specific noise analyses. Higher wall heights may be achieved by either increasing the height of the masonry structure, or placing the structure on a berm;
- Opportunities for wall openings between land uses should be evaluated where appropriate to encourage and facilitate pedestrian connection/access between land uses (i.e. between high-density residential and commercial sites);
- Masonry walls shall be constructed of site-built, hand-laid masonry blocks (unless deviations are permitted in specific locations);
- Wall materials shall have a textured face such as cast patterns, split-faced or stucco-finished on the side facing the street or public view;
- Variations in wall designs within the Plan Area are acceptable, however, continuity in theme and materials shall be incorporated where variations occur;
- Pilasters should be used at each side of neighborhood vehicular and pedestrian entrances to define openings, and at each angle point or change in direction to enhance wall aesthetics;
- Multiple pilasters at neighborhood entries are encouraged, and should be spaced no less than 50-feet on-center along straight runs of walls;

- Pilasters shall be constructed of materials complementary to the masonry wall. Acceptable materials include masonry block, brick, stone, cobble or stucco finishes;
- Pilasters may include embellishments such as logos incorporated in the column or pilaster design and concrete caps;
- Embellishments and logos shall not exceed 24" in any dimension and must show at least 4" of the column round all edges. Embellishments should be constructed of materials and colors compatible with the design of the column or pilasters and clearly be an integral element in the column design. Embellishments may only be located on the end column or pilaster on both sides of pedestrian or vehicular entries;
- All logos and/or embellishments shall be subject to the requirements of the Roseville Sign Ordinance; and
- Pilasters should have sufficient bulk and dimensions to appear in proportion to the height and mass of the wall. Pilasters and columns may not be less than 18" in any dimension at the base, and may be circular or square.

Figure 12-31 Enhanced Masonry Wall Design Detail

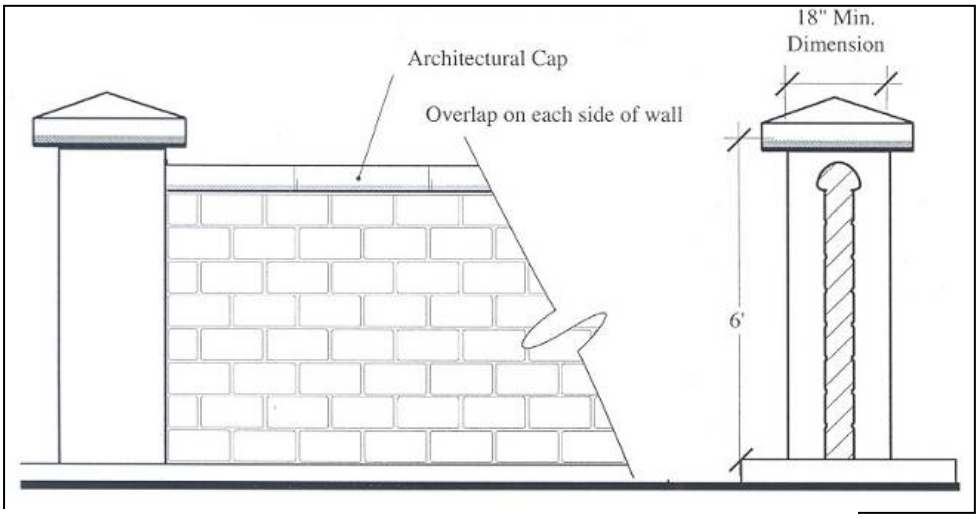
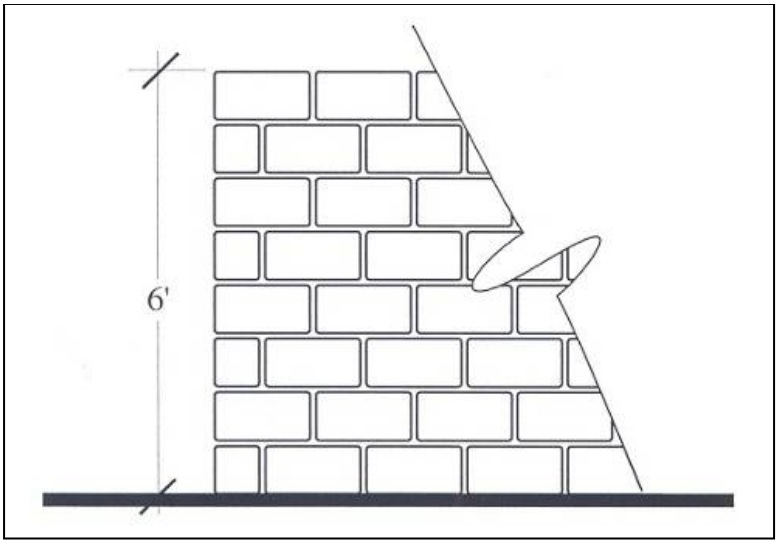


Figure 12-32 Standard Masonry Wall Design



12.2.6.2 WOOD FENCING

Two types of wood fencing are specified for use in the Plan Area. Both fence types are intended to provide security, screening, and privacy. Standard wood fences are located in areas that are less visible from public view and enhanced wood fences are located in areas with greater public visibility.

Figures 12-30 illustrates the location for enhanced and standard wood fencing throughout the Plan Area.

Enhanced Wood Fence

The enhanced wood fence is a variation of a the standard wood fence with the addition of decorative pilasters at regular intervals. This fence type is typically located along collector streets at the back of the landscape corridor, usually where residential lots back or side onto the street.

Figure 12-33 illustrates a design detail of this fence type.

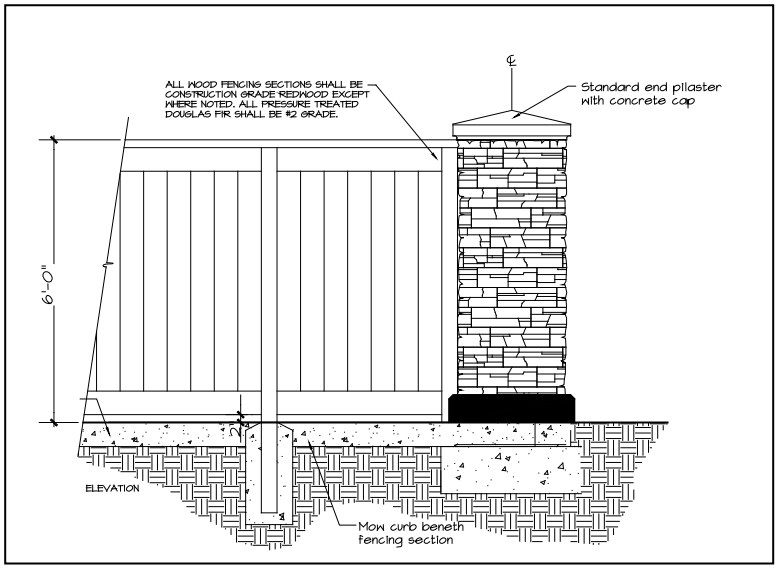


Figure 12-33 Enhanced Wood Fence Design Detail

Guidelines for enhanced wood fences are:

- Minimum height of solid wood fence along all residential collectors within neighborhoods is 6';
- Fence sections may be 8' to 10' in length supported by 4-by-4 posts;
- Pilasters or columns should be used at enhanced wood fences at each side of neighborhood vehicular and pedestrian entrances so as to visually define openings, and at each angle point (change in direction) to enhance wall aesthetics. Pilasters are encouraged at regular spaced intervals along lengths of fences;
- Pilasters and columns should be constructed of materials complementary to the wood fence. Acceptable materials include masonry block, brick, stone, cobble and stucco finish. The pilaster material and design shall be consistently applied throughout individual neighborhoods;
- Where residential lots back up to schools, 6' enhanced wood fences consistent with corridor fences should be constructed; and
- Enhanced wood fences are to be of redwood construction, and painted or stained in an earth tone color.

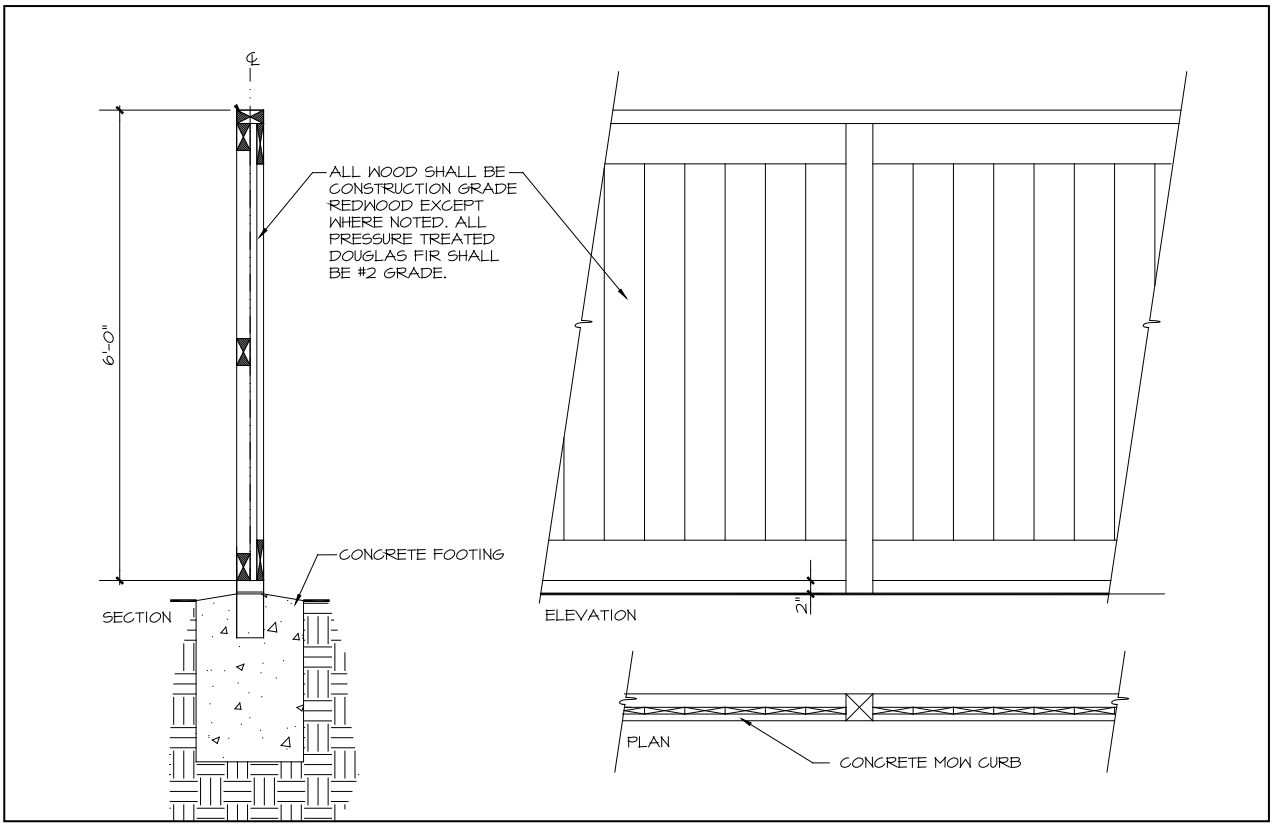
Standard Wood Fence

Standard wood fencing has the same design as an enhanced version, but does not incorporate decorative pilasters. This fence type is typically located adjacent to parks, paseos, or other areas with more limited public views. Figure 12-34 illustrates a design detail for this fence type.

Guidelines for standard wood fences are:

- Typically constructed adjacent to parks, paseos, or other areas with public view;
- Minimum solid-wood fence height adjacent to parks is 6-feet;
- Fence sections may be 8 to 10-feet in length supported by a 4-by-4 post; and
- Solid wood fences are to be of redwood construction, and if painted or stained, should be an earth tone color.

Figure 12-34 Standard Wood Fence Design Detail



12.2.6.3 OPEN FENCING

Open fences are intended to provide a nearly transparent barrier at developed edges adjacent to open space parcels. Depending on the interface, open fencing may be used between open space areas and the rear and side property line of residential parcels, along a street adjacent to open space, or along pedestrian pathways at the edges of open space parcels. Open fences may also be used to separate different functions within landscape corridors (for example, to restrict access of dirt bikes and motorized vehicles) and at other miscellaneous locations within the plan area. Typical open fence sections (concrete rail, tubular steel, and wrought-iron) are shown in Figures 12-35.

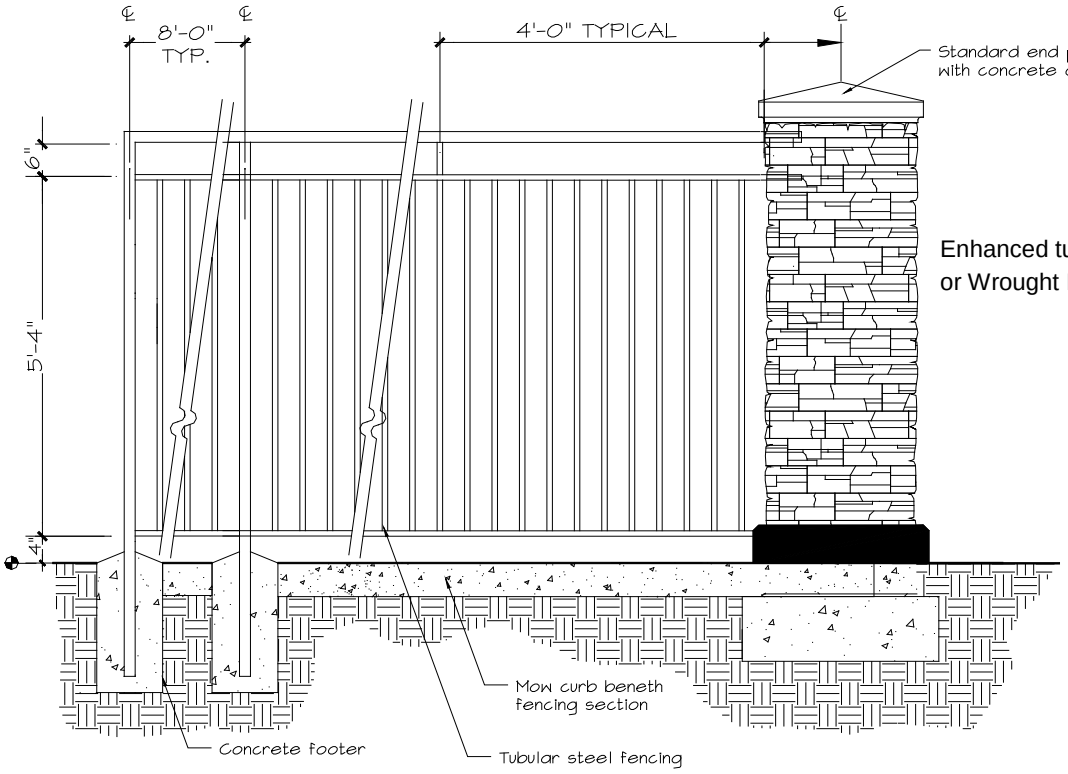
Fencing between Residential and Open Space

- Open fencing should 4 to 6 feet in height and constructed of tubular steel or wrought iron.
- Brick or other masonry pilasters or columns may be used as an optional detail with tubular steel or wrought iron fences.
- Both sides of fencing are to be addressed aesthetically if they are visible from streets.
- Where residential lots back up to open space, knee walls with or without a tubular steel fence on top will be used. If tubular steel fencing is required on top of the knee wall, the top of the fence/wall combination shall not exceed 6-feet.

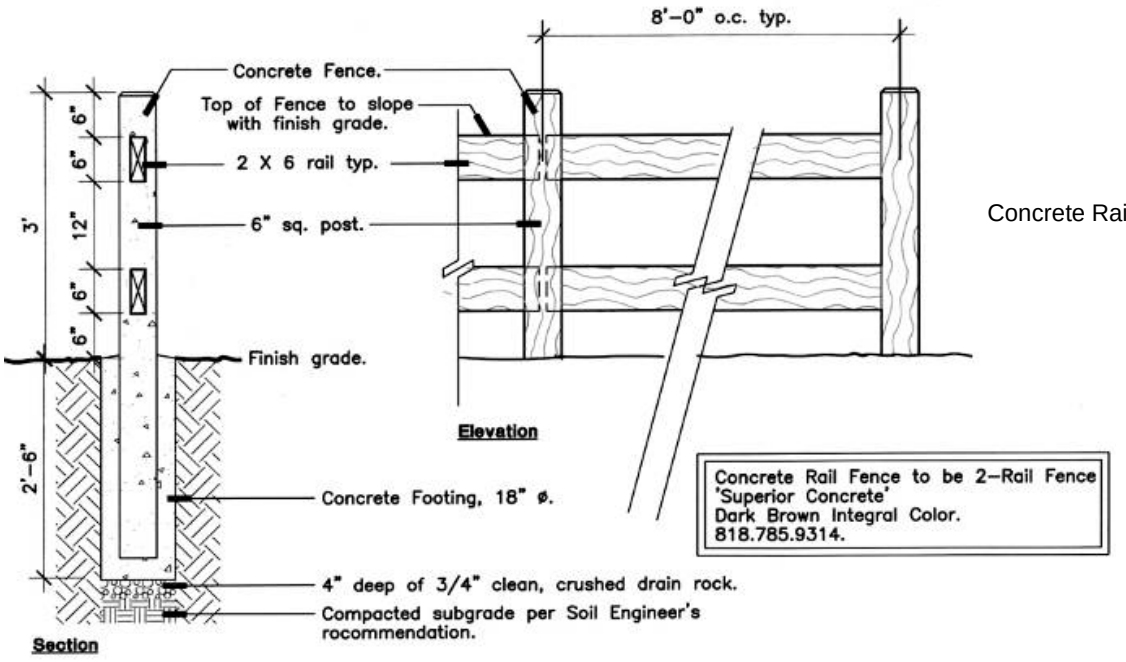
Other Fencing Conditions at Open Space

- Concrete rail or post-and-cable fencing should be used along the street edge adjacent to open space to restrict access of dirt bikes and motorized vehicles.
- Enhanced open fencing is required between open space areas and residential, business professional, industrial, or public/quasi-public parcels.

Figure 12-35 Open Fencing Options and Design Details



Enhanced tubular Steel or Wrought Iron Fence



Concrete Rail

12.2.6.4 FENCE BREAKS

Several opportunities exist in the Plan Area to provide pedestrian connectivity between residential and non-residential land uses (for example, a high-density residential complex adjacent to a commercial site). Where pedestrian connectivity between dissimilar land uses is desired, breaks in walls or fencing is encouraged to improve pedestrian access between land uses.

Parcels that should incorporate fence breaks between land uses include:

- W-19 & W-50: Multi-family Residential and Neighborhood Park;
- F-34 & F-55: Community Commercial and Regional Park; and
- F-20 and F-55: Multi-family Residential and Regional Park.

12.2.7 STREET LIGHTING

All lighting should have a consistent and themed appearance throughout the development that maintains an overall cohesiveness of the Plan Area. Decorative, "acorn" fixtures are required on all collector and residential streets. Alternative decorative fixtures with a similar design quality may be used if approved by the City. Decorative light fixtures are also encouraged on private streets within medium-density and high-density residential developments.

Unique and distinctive street light theming is required throughout the Village Center to distinguish it from the remainder of the Plan Area. Selection of light standards and design in the Village Center district is subject to review and approval by the Planning Department and Roseville Electric.

All decorative street lighting shall meet the street lighting standards established by Roseville Electric.

Figure 12-36 illustrates an appropriate design detail of an acorn-style light fixture. The height of light standard will vary depending on the application - along roadways standards are typically higher, and in pedestrian areas, standards are typically lower as illustrated.

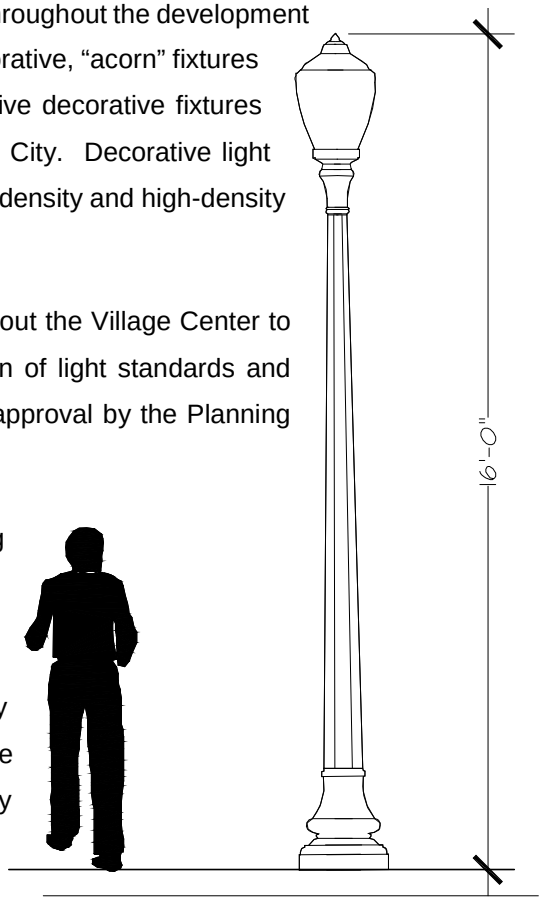
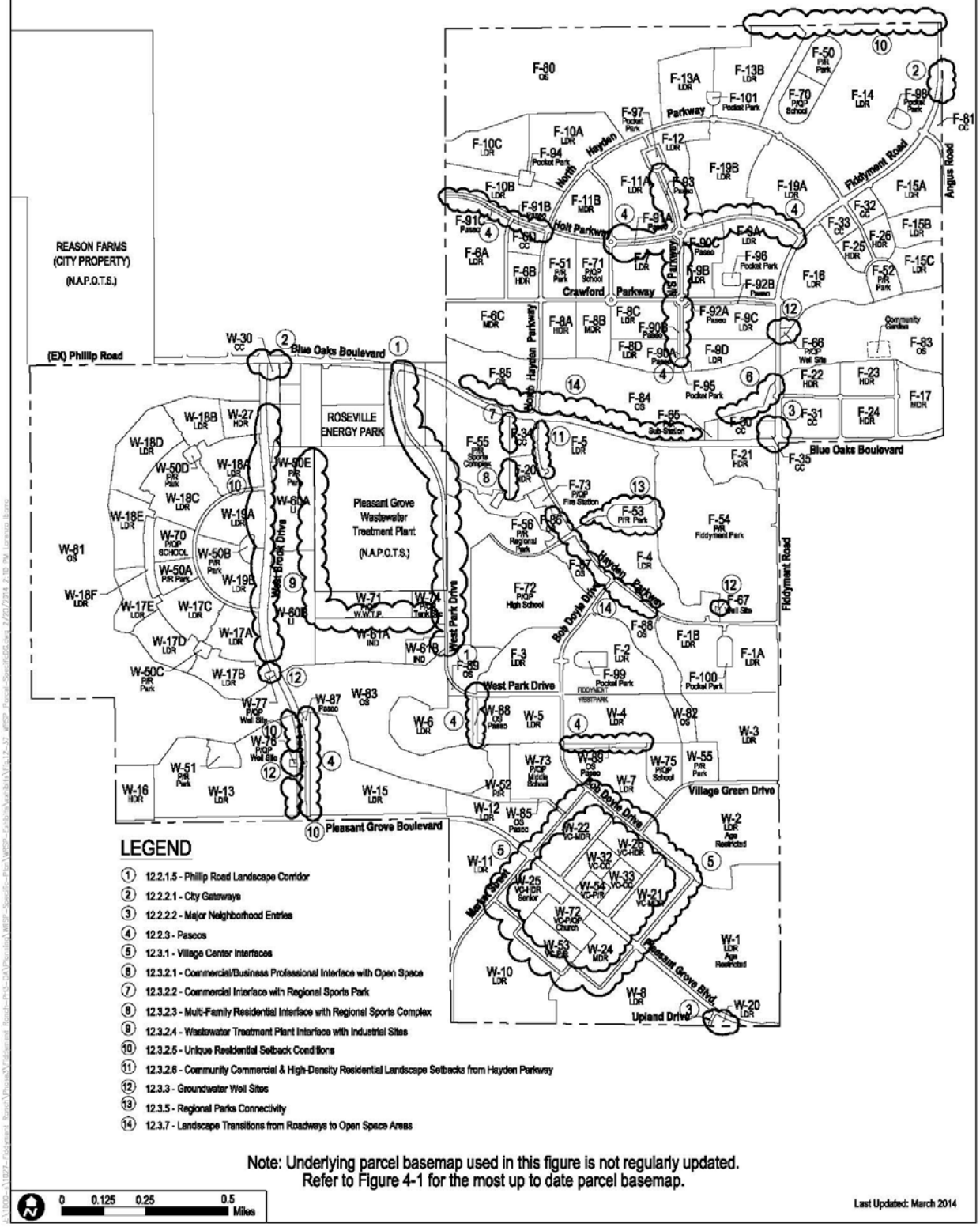


Figure 12-36 Acorn – Style Lighting

PARCEL-SPECIFIC DESIGN GUIDELINES KEY MAP Figure 12-37



Note: Underlying parcel basemap used in this figure is not regularly updated.
Refer to Figure 4-1 for the most up to date parcel basemap.

Last Updated: March 2014

12.3.1 VILLAGE CENTER INTERFACE

12.3.1.1 INTENT OF EDGE INTERFACE

Critical to the Village Center's successful integration into the Plan Area is creating a proper interface between it and the surrounding residential neighborhoods. The Village Center is bounded mostly by low-density residential parcels, which are typically designed with internally-oriented streets, limited connection points to streets outside the subdivision, and walls around the perimeter of the subdivision. This type of development pattern will not be permitted adjacent to the Village Center.

The intent of this section is to ensure that the residential neighborhoods adjacent to the Village Center do not turn their back to the Village Center through the conventional subdivision design described above. Instead, the residential neighborhoods surrounding the Village Center should provide a clear, open connection to this district, such that each subdivision's internal streets become a natural extension of the Village Center's internal street network.

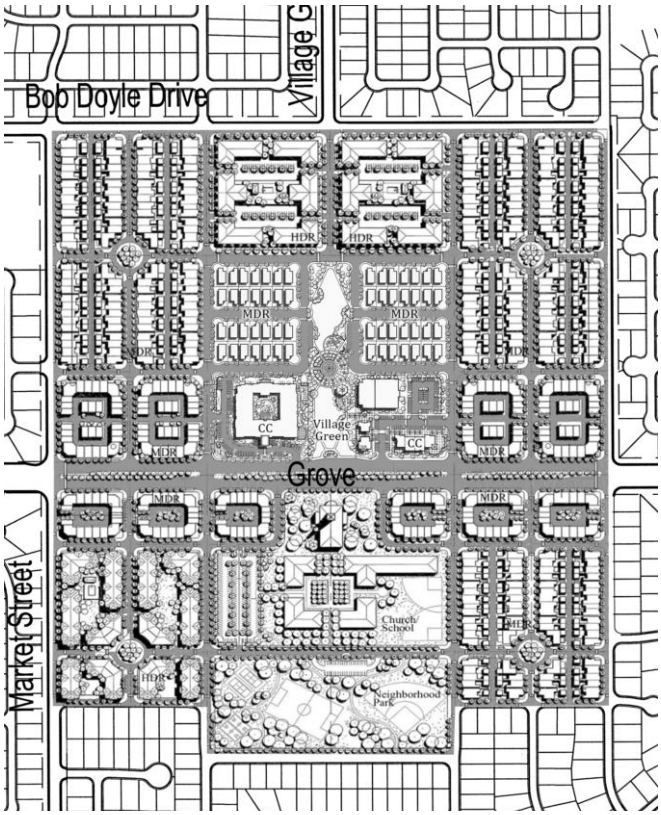


Figure 12-38 Low Density Residential Lotting Interface with Village Center

This interface will add continuity to the street network and create a desirable interface between the different housing product types in and out of the Village Center. This will also promote walkability between the Village Center and its adjacent neighborhoods.

12.3.1.2 RESIDENTIAL LOTTING ALONG VILLAGE CENTER EDGE

Affected Parcels: W-1, W-2, W-7, W-8, W-10, W-11, & W-12

To achieve a lotting interface along the Village Center edges, as outlined in the design intent above, residential lotting shall front onto the Village Center's perimeter streets to the extent feasible. Although this is a requirement of residential units within the Village Center, siting of low-density residential lots outside the Village Center must have careful design considerations to ensure that the desired interface is created. The lotting orientation differs on the north and south sides of Pleasant Grove Blvd., due to the different street types. The lotting orientation design requirements described below are illustrated in Figure 12-38.

Lotting Orientation South of Pleasant Grove Blvd.

The Village Center's perimeter road south of Pleasant Grove Blvd. has two designations, depending on location. Where the street is designated as a Collector (Market Street), low-density residential lotting shall be consistent with the standards used north of Pleasant Grove (described below). Where the street is designated as a residential street, the following standards shall apply:

- Single-family lots shall front directly onto the perimeter street;
- Lots shall have driveway access off the perimeter street (or have access via alleys that extend from Village Center alleyways); and
- Street access into the subdivision shall be provided at all locations where an extension from the Village Center street network can be made.

Lotting Orientation North of Pleasant Grove Blvd. and Cul-de-sac Interface with Village Center Streets

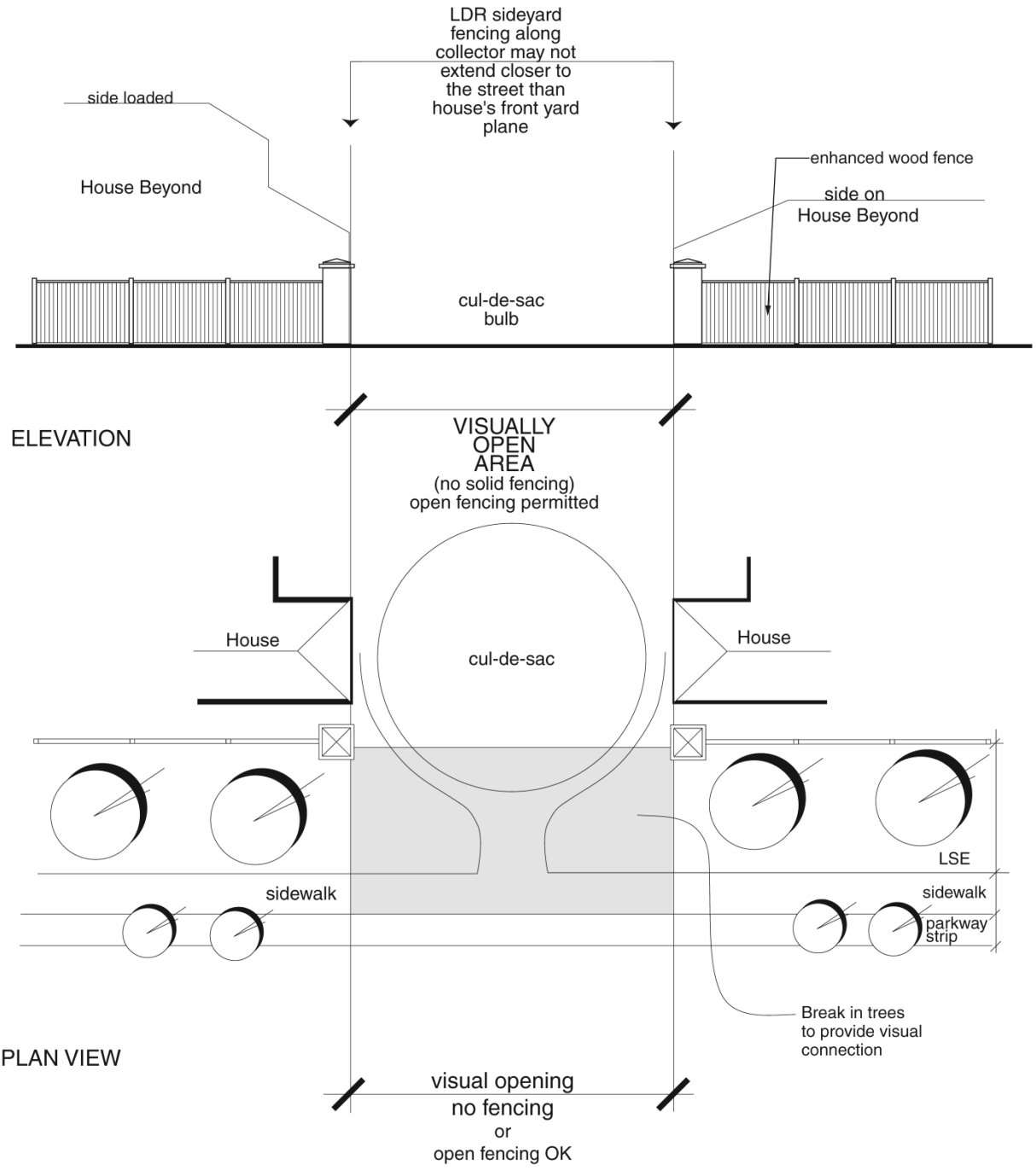
Because the Village Center's perimeter road north of Pleasant Grove is designated as a modified collector street, single-family residential lots would not normally have driveway access to this roadway. Therefore, to create the proper interface with the Village Center, the following standards shall guide the lotting design of low-density residential subdivisions adjacent to the Village Center and north of Pleasant Grove Boulevard.:

- Internal streets shall align with the planned internal street network within the Village Center;
- Lots shall side on to the Village Center's perimeter street (Bob Doyle Drive), per Figure 12-38.

The streets in the neighborhoods surrounding the Village Center must align with the internal street network planned for the Village Center. In cases where this alignment is only visually achieved with a cul-de-sac, the following standards shall apply to ensure that the proper street interface is created:

- Each cul-de-sac shall abut the back edge of the landscape easement along Bob Doyle Drive or Market Street;
- The cul-de-sac and adjoining street shall remain visibly open to the Village Center streets;
- No solid fencing along the back edge of landscape easement shall be permitted between the face of each opposing house siding on to Bob Doyle Drive or Market Street;
- If fencing is needed in the "no fence" area for security purposes, the fence shall have an enhanced wrought iron design;
- No Primary street trees shall be permitted in the "no fence" area to maintain the desired visual connection to Village Center streets. Accent trees may be used if the visual connection is maintained; and
- Figure 12-39 illustrates the proper cul-de-sac design interface with the Village Center's perimeter streets.

Figure 12-39
Cul-de-sac interface with Village Center Streets



12.3.2 UNIQUE LAND USE INTERFACES

This section addresses specific parcels where careful design consideration must be given to site design and building layout to ensure that an appropriate interface with adjoining parcels is achieved.

12.3.2.1 COMMERCIAL/BUSINESS PROFESSIONAL INTERFACE WITH OPEN SPACE

Affected Parcels: F-30 and W-30

Community Commercial and Business Professional sites adjacent to open space areas have unique opportunities to take advantage of this amenity in their site design and building orientation. Development of these parcels should encourage as much interaction between the Commercial and Open Space land uses by using the following guidelines to shape each project's design:

- Buildings shall not "turn their back" to the open space preserves;
- Buildings should be oriented to the open space areas to take advantage of outward views;
- Retaining walls along at the open space edge should not create a visual or physical barrier between the two land uses;
- Outdoor spaces should be incorporated into project design and include elements such as plazas, patios, outdoor seating, or gathering areas that are oriented to the open space and take advantage of viewsheds; and
- Pedestrian access should be provided to the open space area, especially for connection to the adjacent Class I bike path.

12.3.2.2 COMMERCIAL INTERFACE WITH REGIONAL PARK F-55 (SOCCER COMPLEX)

Affected Parcel: F-34

The site design and layout of the Community Commercial site adjacent to the soccer complex should provide a clear, distinct pedestrian connection between the two uses. Guidelines to ensure that this is accomplished include:

- Site design should ensure that buildings do not "turn their back" to the regional soccer complex facility;
- Pedestrian connection points from the Commercial site should be provided to the park, which may include a fence/wall break, as described in the Fence section; and
- Site design should establish a clear visual connection between the Commercial and park sites; such that from the park, pedestrians can easily find access to these services without the need to drive from the soccer complex to the commercial site.

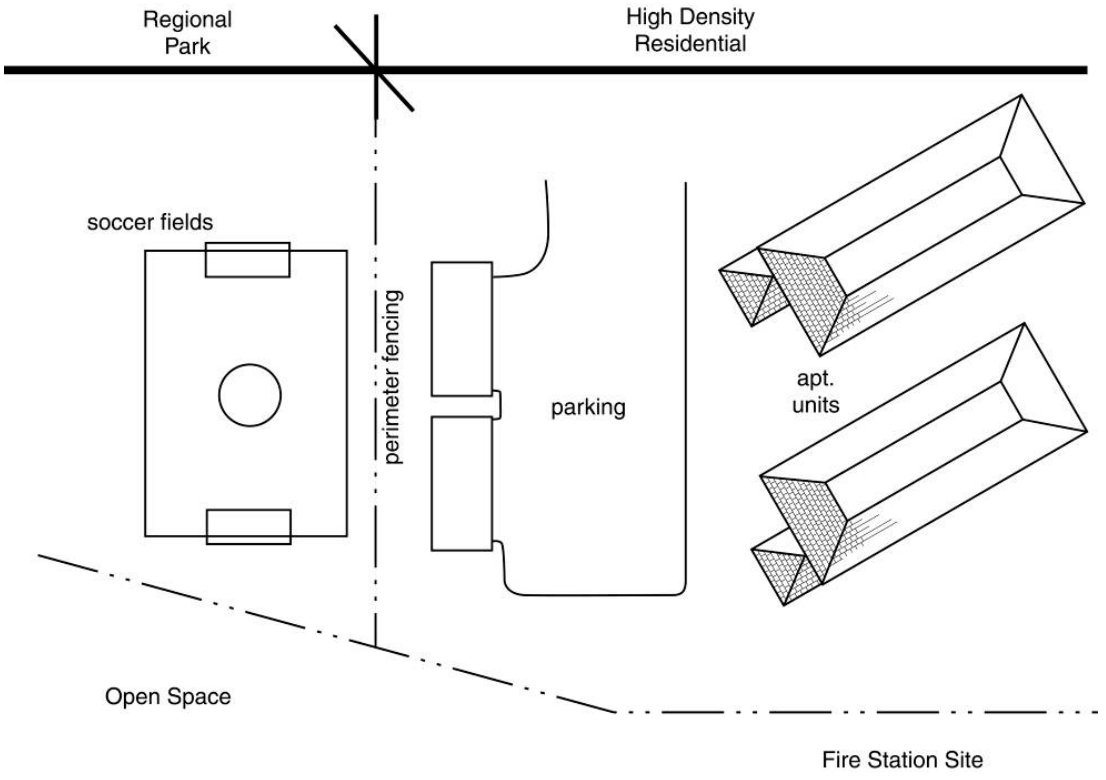
12.3.2.3 MULTI-FAMILY RESIDENTIAL INTERFACE WITH REGIONAL SOCCER COMPLEX

Affected Parcel: F-20

The intent of this section is to minimize the impacts associated with having a high-use, active park site adjacent to a residential site, particularly with respect to noise and light/off-site glare. To ensure that the site design and building orientation is sensitive to the adjacent regional soccer complex, the following guidelines shall be utilized:

- Site design should utilize the required parking and drive aisle fields as a setback buffer between the residential units and the park;
- Residential units should be oriented such that windows and balconies take advantage of local viewsheds to the park;
- Windows on residential units should be positioned to minimize off-site glare into the units created by park lighting;
- Solid fencing between the two uses is encouraged, including pedestrian pass-throughs to enable residents to have easy access to the park site; and
- Figure 12-40 illustrates how these guidelines can be successfully implemented adjacent to the park.

Figure 12-40 High Density Residential Site Design Adjacent to Soccer Complex



12.3.2.4 WASTEWATER TREATMENT PLANT INTERFACE WITH INDUSTRIAL SITES

Affected Parcels: W-60, W-61 & W-62

A special interface is needed for the site development of industrial properties to the west and south of the Pleasant Grove Wastewater Treatment Plant (WWTP). The purpose of addressing this interface is to ensure that these industrial sites are not negatively affected by the operations at the WWTP. Guidelines have been developed to address two primary goals. The first is to ensure that buildings are located as far from the WWTP as each site allows. The second goal is to provide a significant landscape barrier between each use. To meet these goals, the following guidelines shall steer the site, building, and landscape design of these parcels:

- Buildings should be oriented to streets and open space areas, as far away from the WWTP as possible;
- A landscape buffer consisting of a double-row of evergreen trees, planted a minimum 35' on-center in a staggered pattern shall be located along any property line shared with the WWTP;
- Tree species and tree planting location within the electric easement shall be subject to approval by Roseville Electric;
- Parking fields or storage yards shall provide a setback buffer between industrial buildings and WWTP landscape screening;
- Where two-story buildings are envisioned for light industrial and industrial sites adjacent to the WWTP, evergreen landscape screening between buildings, and the WWTP is strongly encouraged;
- Perimeter fencing shall be constructed on any property line shared between an industrial site and the WWTP. Walls should be planted with vigorous vines for screening; Retaining walls are to be avoided. If it does become necessary to install retaining walls, they shall be set back a minimum of 2' from the nearest paved surface; and Figure 12-41 illustrates the intent of the guidelines above and illustrates how the guidelines achieve the proper interface and screening between these land uses.

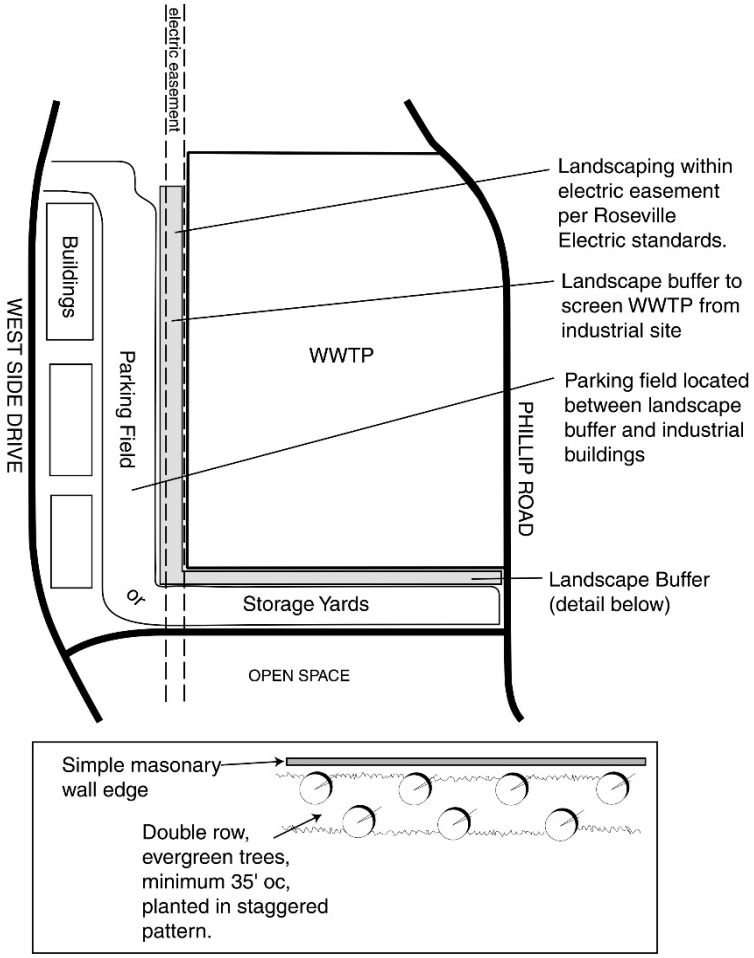


Figure 12-41 Wastewater Treatment Plant/Industrial Site Interface

12.3.2.5 UNIQUE RESIDENTIAL SETBACK CONDITIONS

Residential Setbacks from County Lands

Affected Parcels: F-13 & F-14

Agricultural-zoned land in Placer County abuts the plan area north of parcels F-13 and F-14 in Fiddyment Ranch.

Historical agricultural use in this area has been grazing and dry-land grain farming. Tilling, spraying, and other intensive agricultural activities are not typical of this area. Due to this adjacent use, the following standards shall apply to these affected parcels:

- The separation between residential and agricultural uses shall be provided by a minimum 50-foot buffer to the living structure in all neighborhoods immediately abutting agricultural-zoned lands. The buffer includes any existing/future roads, landscape corridors, and rear yard setbacks;
- In the event that the agricultural land use is converted to a non-agricultural use adjacent to these parcels, the 50'-buffer shall not be required; and
- Masonry fencing, consistent with the design standards in this document, is required between any residential parcel and agricultural-designated land. (A pre-fabricated panel wall is an acceptable alternative at this location.)

Residential Setbacks from Westbrook Blvd.

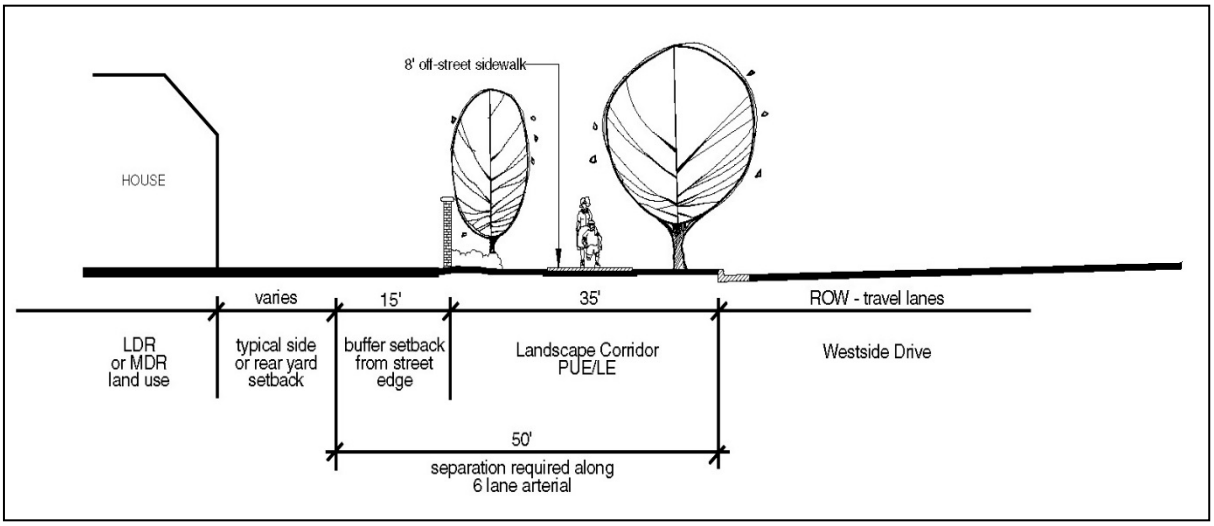
Affected Parcels: W-13, W-17, W-18 & W-19

Intent: Right of way for West Side Drive is being reserved for the ultimate construction of a six-lane arterial in the future. To ensure that residential land uses adjacent to this roadway have an appropriate setback, a special residential setback has been developed.

The required landscape corridor along a six-lane arterial in the WRSP is 50-feet. However along West Side Drive, the landscape easement is 35-feet with an additional 15-foot building setback required for all low and medium-density properties abutting West Side Drive. This 15-foot setback is additive to the normally-required setback for these properties (i.e. add 15' to the rear or side yard setback). This easement applies to all low-density and medium-density residential parcels located along West Side Drive. All high-density residential and non-residential land uses are required to have the standard 50-foot landscape setback.

Figure 12-42 illustrates the implementation of the landscape corridor and residential setback easement requirement.

Figure 12-42 Landscape corridor and Residential Setbacks along West Side Drive



12.3.2.6 COMMUNITY COMMERCIAL & HIGH DENSITY RESIDENTIAL LANDSCAPE SETBACKS FROM HAYDEN PARKWAY

Affected Parcels: F-34 and F-20

Hayden Parkway is a unique Collector Street in that it includes a 12'-wide landscaped median in addition to the standard 25' landscaped setback along the street edges. Typically landscape setbacks adjacent to High Density Residential and non-residential land uses would require a 35' setback. In consideration of the median landscaping provided along this street, Parcels F-34 and F-20 are permitted to maintain the 25' landscape setback along Hayden Parkway.

This condition is permitted with the provisions that:

- The median will not be broken up with a series of turn pockets that significantly reduce street landscaping; and
- A minimum landscape area is provided between the back of any future bus shelter and the adjacent parcels parking or developed area.

To ensure that an adequate amount of street landscaping is provided along Hayden Parkway adjacent to high-density residential and non-residential land uses, the following conditions shall apply:

- A minimum of 5-feet of landscaping shall be provided behind all bus shelters. This requirement can be met with landscaping from the adjacent parcel; and
- Where bus shelters encroach into the landscape setback, a pedestrian walkway shall be provided from the sidewalk into the adjacent site.

12.3.3 GROUNDWATER WELL SITES

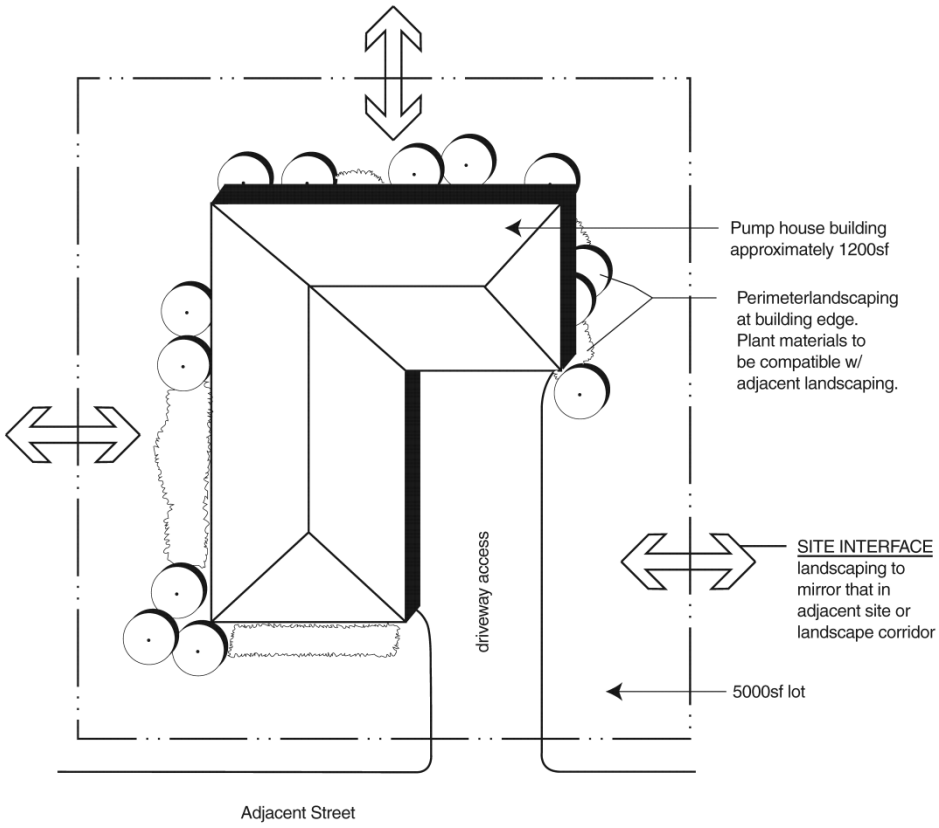
Interface with Adjacent Land Uses

Groundwater well sites are approximately 5,000 sq. ft. each and are located throughout the plan area. The goal of these guidelines is to ensure that each pump site blends in with the surrounding environment to the best extent possible, so it is not a noticeable feature in the landscape or streetscape.

The following guidelines shall shape the design and construction of all well sites:

- Pump heads shall be enclosed in a building that conceals all equipment and provides adequate security of the facility;
- Pump house building shall have a split-face CMU (or similar) exterior with an earth-toned color that blends with the landscape;
- A combination of trees and shrubs, planted in small clusters, shall be located around the perimeter of the pump house building to blend it in with adjacent landscaping;
- Plant materials around the pump house building should utilize the same plant palette as that used in any adjacent building development or roadway landscape corridor;
- The landscaping on the majority of the site should blend in with landscaping on adjacent properties, such that the property line between the groundwater well site and any adjacent properties/landscape corridor is not discernible; and
- Figure 12-43 illustrates the typical siting and landscape design for a groundwater well site.

Figure 12-43 Groundwater Well Site Design Concept



12.3.4 LANDSCAPING IN ELECTRIC EASEMENTS/POWERLINE CORRIDORS

Affected Parcels:

F-17, F-24, F-31, F-35, F-30, F-65, F-84, F-85, W-60, W-61, W-62, W-83, W-29, W-87, & W-63

Landscaping in the powerline corridors throughout the Plan Area must be consistent with the landscape design illustrated earlier in this chapter. Special landscape design considerations must be employed within these corridors, in accordance with the specifications of Roseville Electric.

Landscaping in the powerline corridor shall include turf, shrubs, and trees that will be less than 15 feet in height at full growth. Plant materials must also be consistent with the approved plant palette contained herein for use in these areas.

Refer to Figures 12-2 and 12-47 for roadway sections that illustrate the landscape concept for powerline corridors.

12.3.5 Regional Parks Connectivity

Affected parcels: F-4, F-5, F-53 & F-54

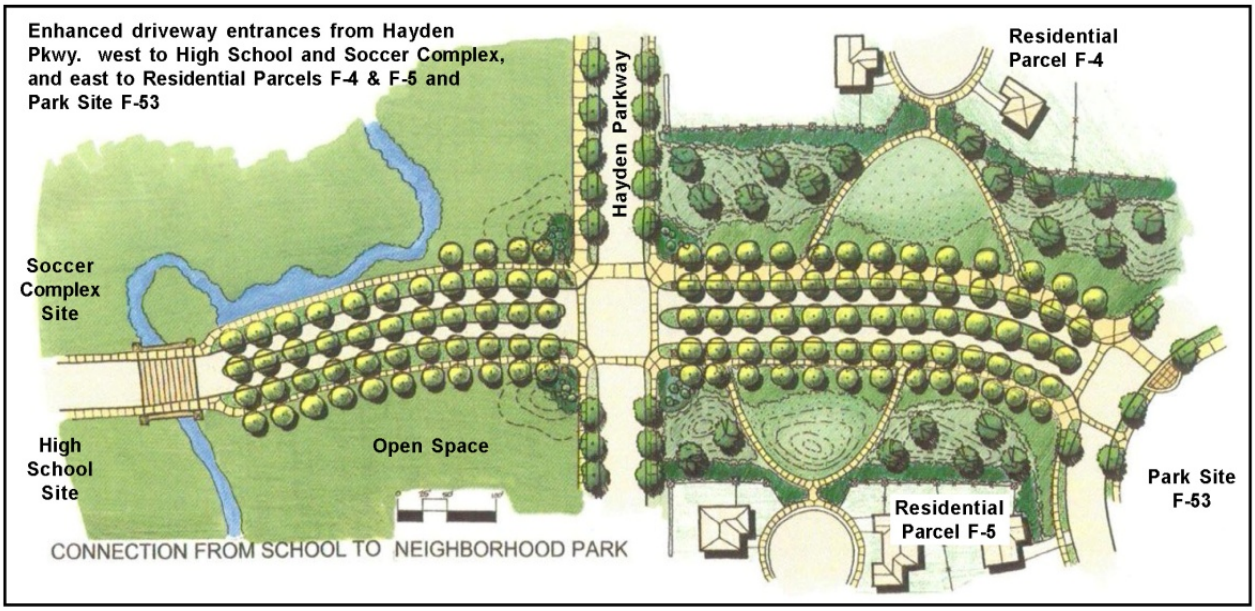
The two regional parks are the centerpiece of the West Roseville Specific Plan. Because each park is separated by low-density residential parcels, it is important that design measures are employed to ensure that they appear as a single, cohesive unit within the Plan Area. To this end, an extensive land use planning effort was made to create a strong visual and "green" connection between these parks, thereby maintaining unity between these two elements.

The Regional Park linkage is created by the following elements:

- Constructing a neighborhood park (F-53) that extends from the edge of Regional Park site F-54, into the residential neighborhoods;
- Providing an extra-wide landscape corridor along the entrance roadway from Hayden Parkway to Park F-53, between residential parcels F-4 & F-5; and
- Providing an enhanced landscaped entrance driveway from Hayden Parkway to the High School/Soccer Complex site, mirroring the same design theme used between parcels F-4 & F-5.

These combined elements will provide a direct, visual landscape connection that links the two regional parks and provides a clear definition to this centerpiece in the Plan Area.

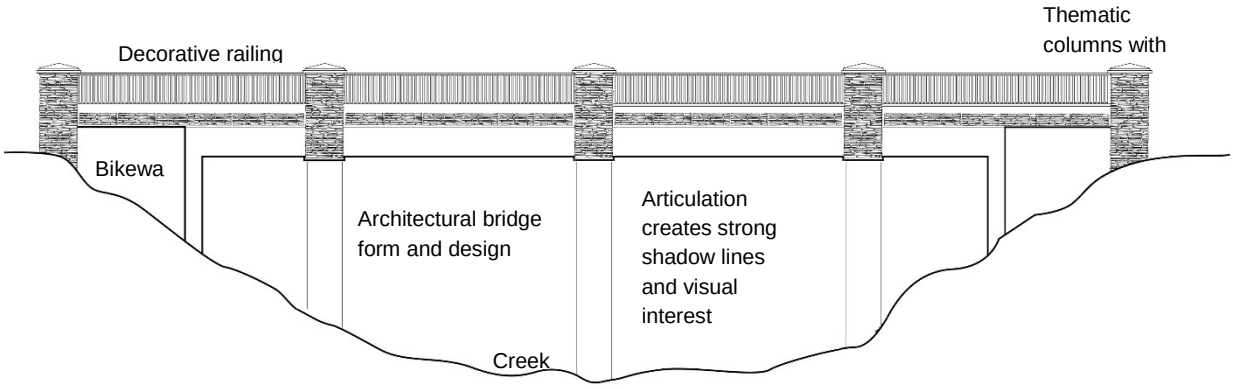
Figure 12-44 Regional Park Connection



12.3.6 ENHANCED BRIDGE DESIGN

All bridges constructed as part of the project must have a high-quality architectural design, enhanced with details, thematic stone cladding, decorative railing and lighting, and similar elements, consistent with the design concept illustrated in Figure 12-45 below. Articulation in columns and other architectural details is encouraged to give the bridge a three-dimensional appearance and to create strong and interesting shadow lines.

Figure 12-45 Enhanced Bridge Crossing



12.3.7 LANDSCAPE TRANSITIONS FROM ROADWAYS TO OPEN SPACE AREAS

Affected Parcels: F-84 F-85, F-86, F-87, & F-88

A unique landscape treatment shall be utilized along streetscapes where roads are located next to Open Space corridors. The intent of this concept is to provide a landscape transition from the formal landscape treatment along the street edge to the natural landscape features of the open space preserve.

This special treatment applies to Blue Oaks Boulevard and Hayden Parkway adjacent to open space preserves.

The general concept for this transitional landscape treatment is:

- The strip between the street edge and the sidewalk, landscaping consists of the conventional formal appearance, with primary street trees spaced at regular intervals, and a combination of turf and groundcover beneath;
- The area behind the sidewalk adjacent to open space, the landscaping will have a more natural, informal form. Primary street trees will be utilized behind the sidewalk, but the plant materials and form of the groundcover will not have the same “clean cut” appearance of that along the street edge. Instead, the area behind the sidewalk should utilize evergreen, native-“looking” shrubs and groundcovers that are complementary to the natural landscaping present in the Plan Area; and
- Post and cable or concrete rail fencing shall be utilized behind the back of sidewalk to further define this transition.

Figure 12-46
Hayden Parkway and OS parcels F-86, F-87 & F-88

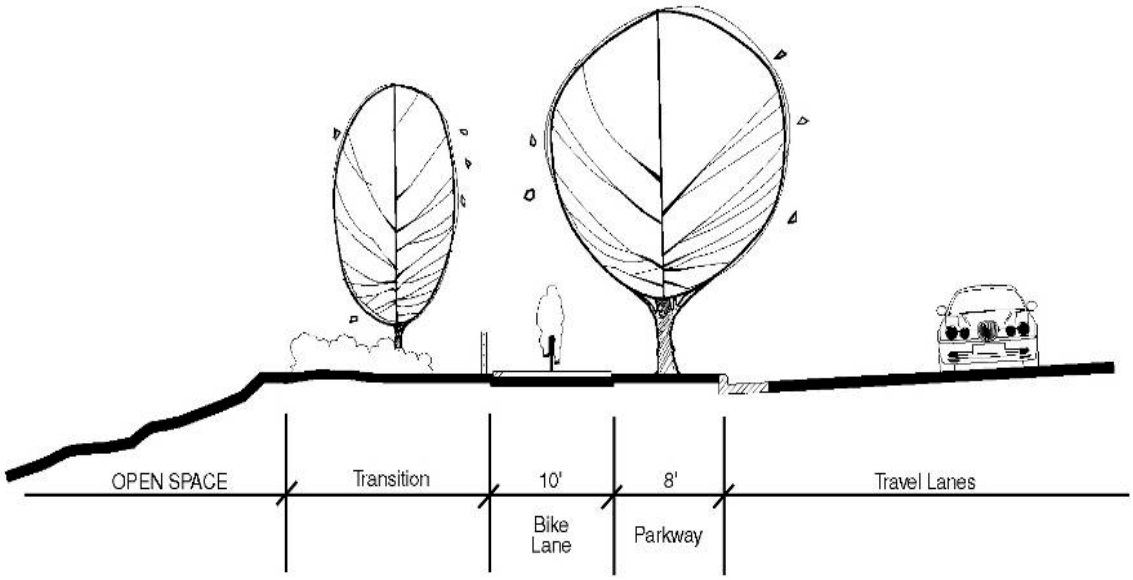


Figure 12-47
Blue Oaks Blvd at OS parcel F-84 & F-85