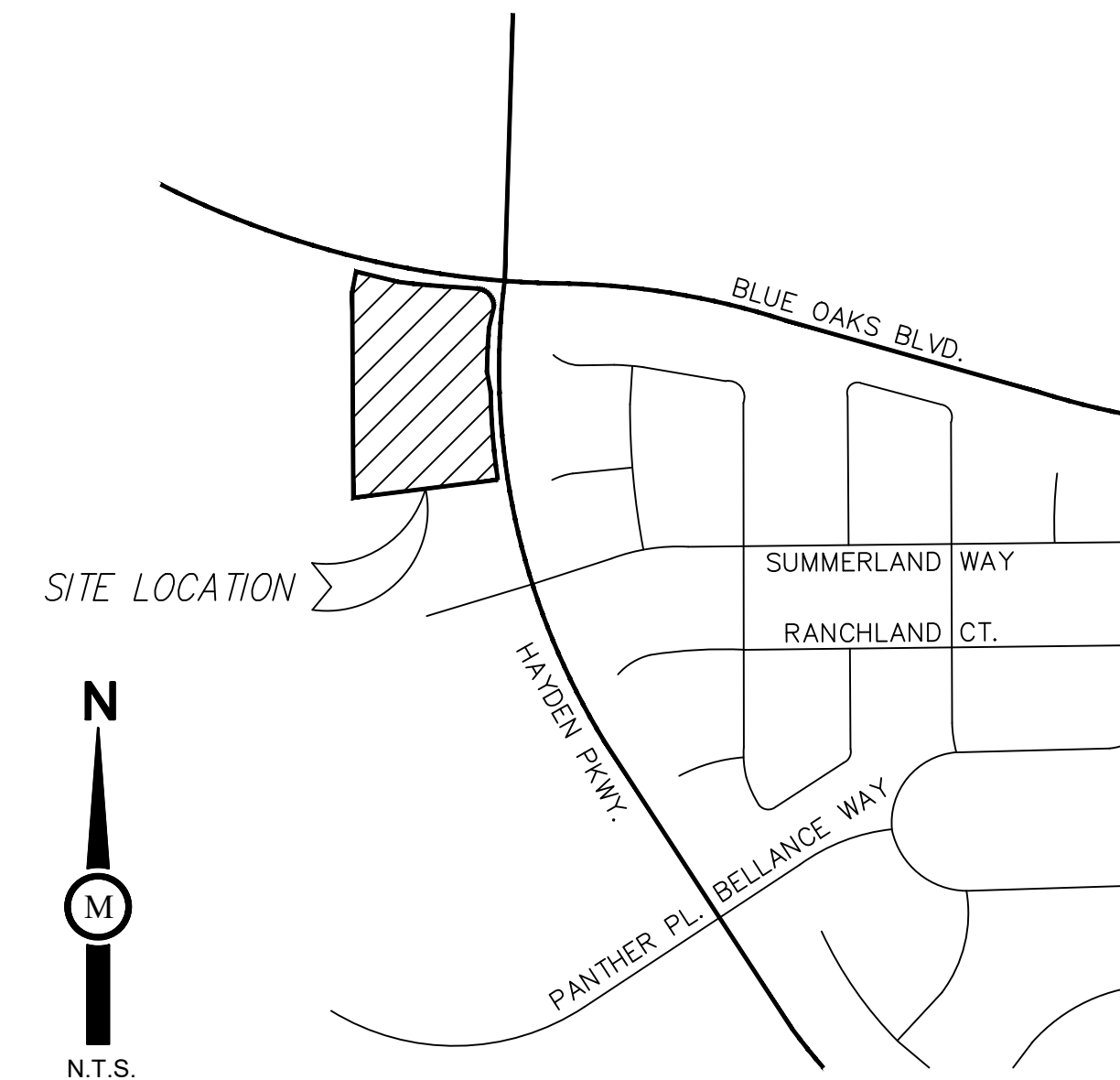


# HAYDEN COMMERCIAL CENTER

2551 HAYDEN PARKWAY, ROSEVILLE, CA 95747  
PLACER COUNTY

A.P.N. 492-012-003-000

HAYDEN PARK LLC  
2423 AZURE PLACE  
FAIRFIELD, CA 94533



VICINITY MAP

## SHEET INDEX

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- 2.2 SECTIONS AND DETAILS
- 2.3 CONCEPTUAL UTILITY PLAN
- 2.4 PRELIMINARY STORMWATER QUALITY PLAN
- 2.5 PHOTOMETRIC PLAN
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- 2.7 COMMERCIAL CENTER ENTRY FEATURE
- P-1 PRELIMINARY LANDSCAPE PLAN
- P-2 PRELIMINARY LANDSCAPE PLAN SHADE CALCULATIONS
3. TENTATIVE PARCEL MAP
- 3.1 TENTATIVE MAP - SITE OVERLAY
4. NEIGHBORHOOD MARKET #1 - FLOOR PLAN
5. NEIGHBORHOOD MARKET #1 - EXTERIOR ELEVATIONS
- 5.1 NEIGHBORHOOD MARKET #1 - ROOF PLAN
- 5.2 RENDERING - FRONT VIEW
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- 6.1 COFFEE RETAIL #2 - ROOF PLAN
7. COFFEE RETAIL #2 - EXTERIOR ELEVATIONS
- 7.1 RENDERING
8. FOOD COURT #3 - FLOOR PLAN
9. FOOD COURT #3 - EXTERIOR ELEVATIONS
- 9.1 FOOD COURT #3 - ROOF PLAN
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10. RETAIL #4 - FLOOR PLAN
11. RETAIL #4 - EXTERIOR ELEVATIONS
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- 11.2 RENDERING
12. CARWASH FLOOR PLAN & ROOF PLAN
13. CARWASH ELEVATIONS
- 13.1 RENDERING
14. FUEL CANOPY PLAN & ELEVATION
- 14.1 RENDERING
15. TRASH ENCLOSURE

### LOT DATA:

A.P.N.:	492-012-003-000
TOTAL ACREAGE:	229,997 SF (5.28 AC - GROSS)
EXISTING PARCELS:	1
PROPOSED PARCELS:	4
EXISTING ZONE:	CC COMMUNITY COMMERCIAL
PROPOSED ZONE:	CC COMMUNITY COMMERCIAL
EXISTING USE:	VACANT
PROPOSED USE:	NEIGHBORHOOD MARKET, GASOLINE SALES, CARWASH, FOOD COURT, AND A COFFEE W/ DRIVE THRU

### PARKING DATA:

#1 NEIGHBORHOOD MARKET (4,650 SF) (1 SPACE PER 300 SF)	16 SPACES
#2 COFFEE (2,000 SF) (1 SPACE PER 100 SF)	20 SPACES
#2 RETAIL (4,000 SF) (1 SPACE PER 300 SF)	14 SPACES
#3 FOOD COURT (10,000 SF) (1 SPACE PER 100 SF)	100 SPACES
#4 RETAIL (10,000 SF) (1 SPACE PER 300 SF)	<u>34 SPACES</u>
REQUIRED:	184 SPACES
PROVIDED:	
STANDARD SPACE (9'x18')	131 SPACES
ACCESSIBLE SPACE (9'x18')	8 SPACES
EVCS - CHARGING STATION (ADA)	2 SPACES
EVCS - CHARGING STATION	8 SPACES
EVC - CAPABLE SPACES	<u>35 SPACES</u>
PROVIDED:	184 SPACES

### PROPERTY DESCRIPTION

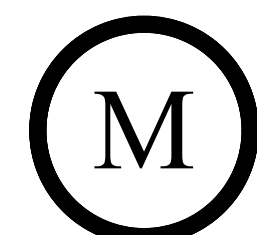
A PORTION OF THE TRACT OF LAND DESCRIBED IN THE GRANT DEED TO THE CHIN LIVING TRUST DATED AUGUST 26, 1991, RECORDED IN INSTRUMENT NO. 92-029855, OFFICIAL RECORDS OF PLACER COUNTY, LOCATED IN SECTION 6, TOWNSHIP 10 NORTH, RANGE 6 EAST, MDB&M, PLACER COUNTY, CALIFORNIA

### SITE UTILITIES:

SEWAGE DISPOSAL:  
WATER SUPPLY:  
DRAINAGE:

### PROVIDED BY:

CITY OF ROSEVILLE  
CITY OF ROSEVILLE  
CITY OF ROSEVILLE



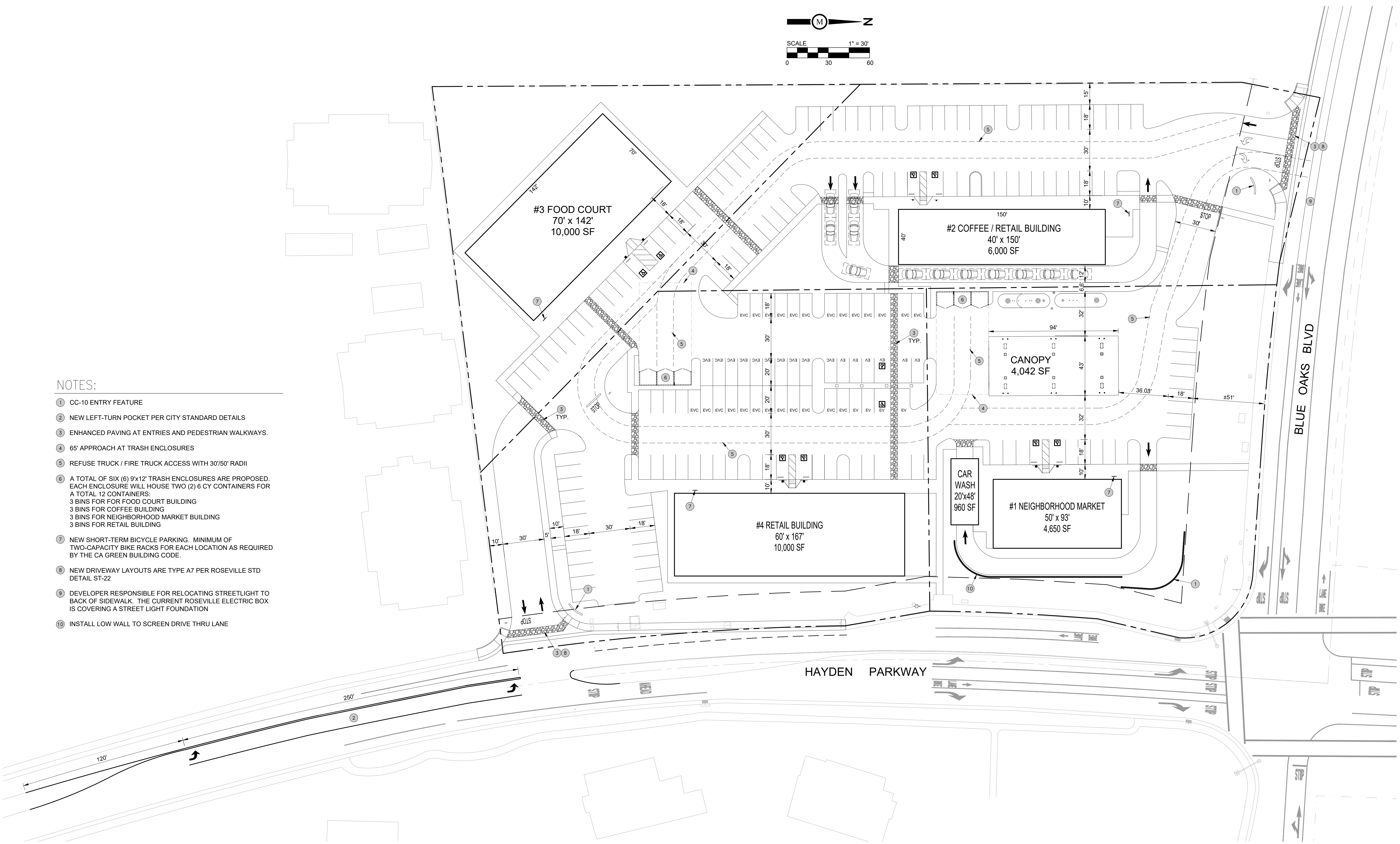
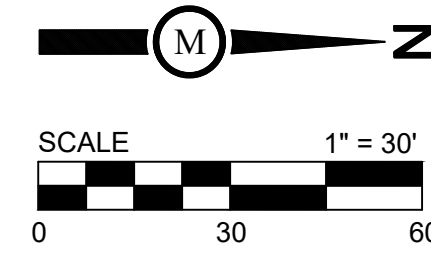
Milestone Associates Imagineering, Inc.

1000 Lincoln Road, Suite H202, Yuba City, CA 95991  
(530) 755-4700

HAYDEN COMMERCIAL CENTER  
2551 HAYDEN PARKWAY, ROSEVILLE

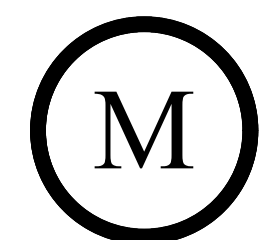
PROJECT  
DATA

1



**NOTES:**

- 1 CC-10 ENTRY FEATURE
- 2 NEW LEFT-TURN POCKET PER CITY STANDARD DETAILS
- 3 ENHANCED PAVING AT ENTRIES AND PEDESTRIAN WALKWAYS.
- 4 65' APPROACH AT TRASH ENCLOSURES
- 5 REFUSE TRUCK / FIRE TRUCK ACCESS WITH 30'/50' RADII
- 6 A TOTAL OF SIX (6) 9'x12' TRASH ENCLOSURES ARE PROPOSED. EACH ENCLOSURE WILL HOUSE TWO (2) 6 CY CONTAINERS FOR A TOTAL 12 CONTAINERS:  
 3 BINS FOR FOR FOOD COURT BUILDING  
 3 BINS FOR COFFEE BUILDING  
 3 BINS FOR NEIGHBORHOOD MARKET BUILDING  
 3 BINS FOR RETAIL BUILDING
- 7 NEW SHORT-TERM BICYCLE PARKING. MINIMUM OF TWO-CAPACITY BIKE RACKS FOR EACH LOCATION AS REQUIRED BY THE CA GREEN BUILDING CODE.
- 8 NEW DRIVEWAY LAYOUTS ARE TYPE A7 PER ROSEVILLE STD DETAIL ST-22
- 9 DEVELOPER RESPONSIBLE FOR RELOCATING STREETLIGHT TO BACK OF SIDEWALK. THE CURRENT ROSEVILLE ELECTRIC BOX IS COVERING A STREET LIGHT FOUNDATION
- 10 INSTALL LOW WALL TO SCREEN DRIVE THRU LANE



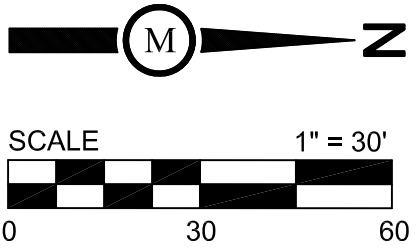
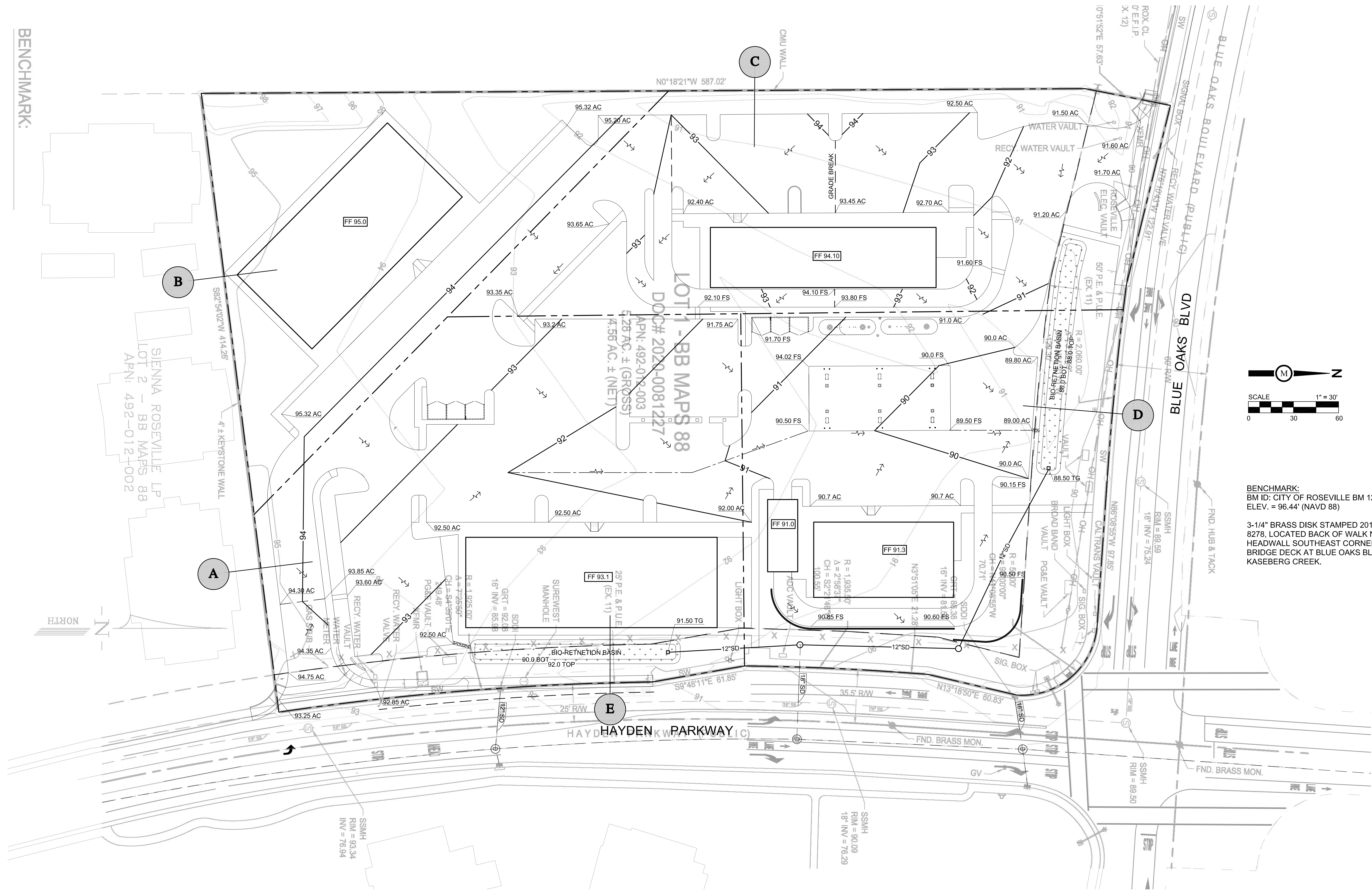
**Milestone Associates Imagineering, Inc.**  
 1000 Lincoln Road, Suite H202, Yuba City, CA 95991  
 (530) 755-4700

**HAYDEN COMMERCIAL CENTER**  
**2551 HAYDEN PARKWAY, ROSEVILLE**

**SITE PLAN**

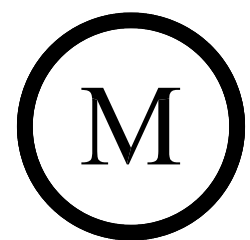
**2**

BENCHMARK:



BENCHMARK:  
 BM ID: CITY OF ROSEVILLE BM 124  
 ELEV. = 96.44' (NAVD 88)

3-1/4" BRASS DISK STAMPED 2018 PLS  
 8278, LOCATED BACK OF WALK NEXT TO  
 HEADWALL SOUTHEAST CORNER OF  
 BRIDGE DECK AT BLUE OAKS BLVD. AND  
 KASEBERG CREEK.



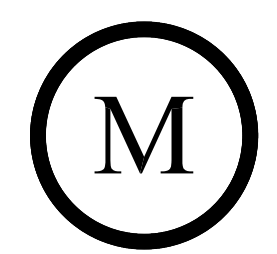
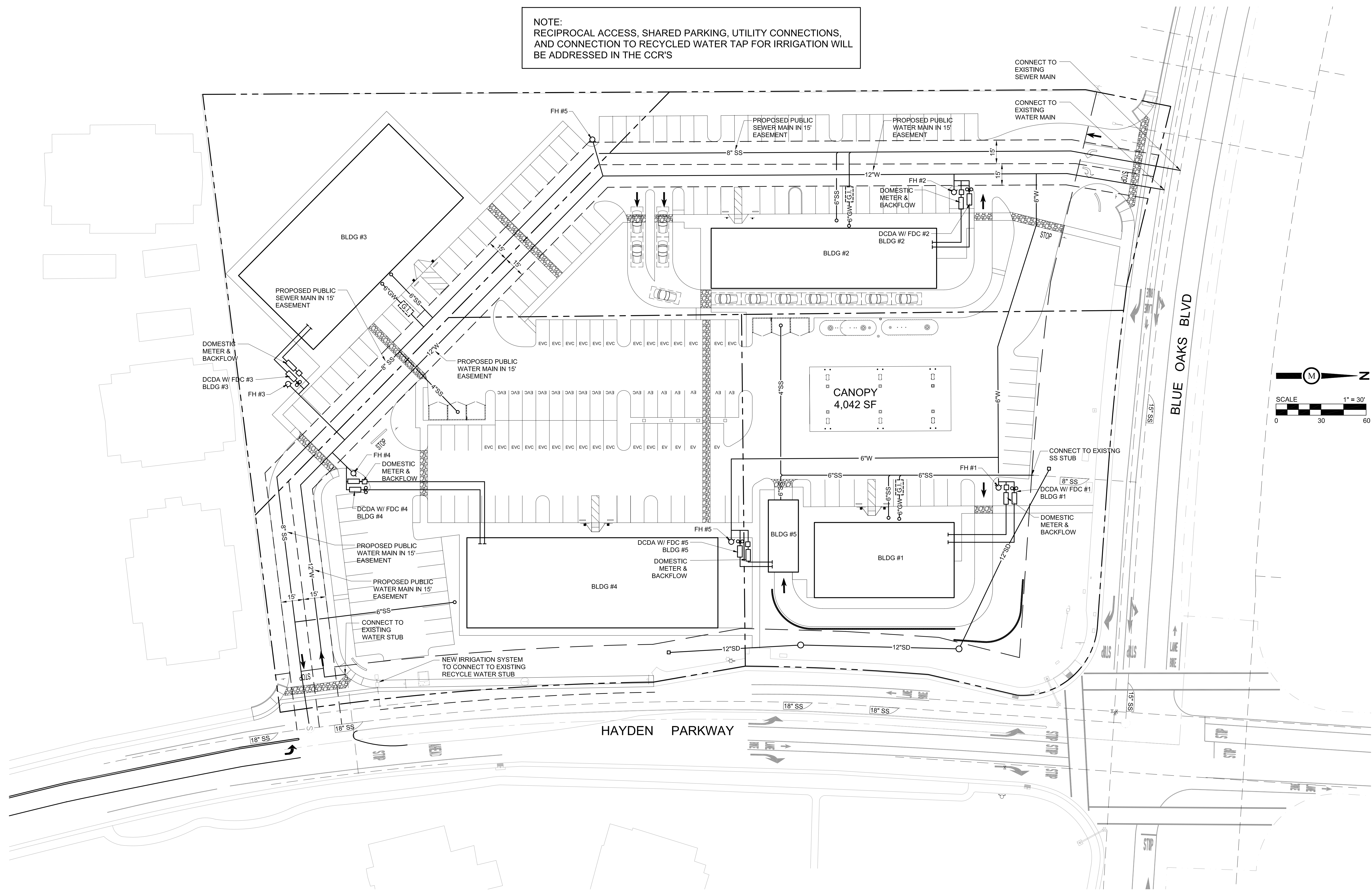
**Milestone Associates Imengineering, Inc.**  
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 (530) 755-4700

**HAYDEN COMMERCIAL CENTER**  
**2551 HAYDEN PARKWAY, ROSEVILLE**

**CONCEPTUAL  
 GRADING PLAN**

**2.1**

NOTE:  
 RECIPROCAL ACCESS, SHARED PARKING, UTILITY CONNECTIONS,  
 AND CONNECTION TO RECYCLED WATER TAP FOR IRRIGATION WILL  
 BE ADDRESSED IN THE CCR'S



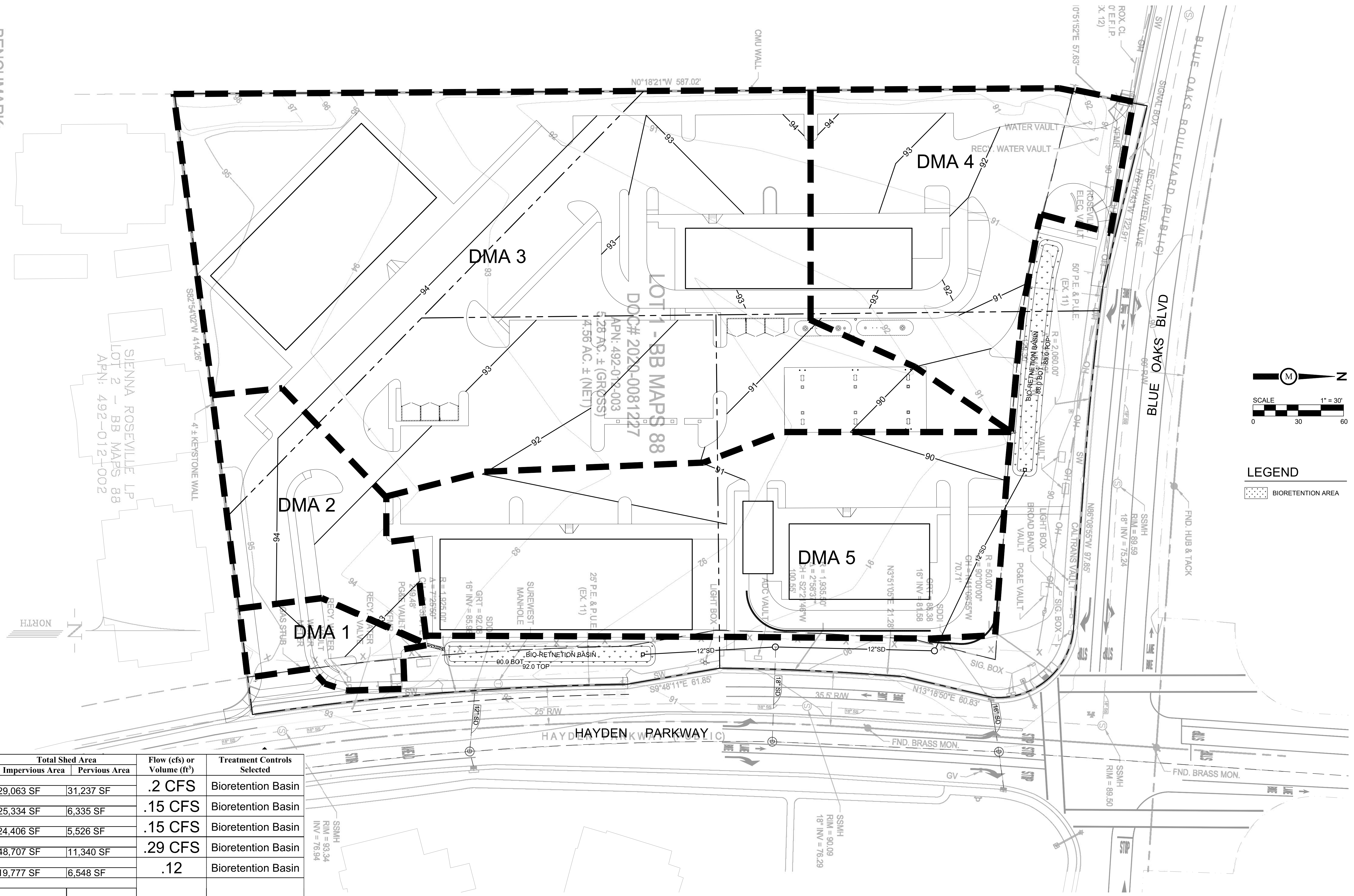
**Milestone Associates Imengineering, Inc.**  
 1000 Lincoln Road, Suite H202, Yuba City, CA 95991  
 (530) 755-4700

**HAYDEN COMMERCIAL CENTER**  
 2551 HAYDEN PARKWAY, ROSEVILLE

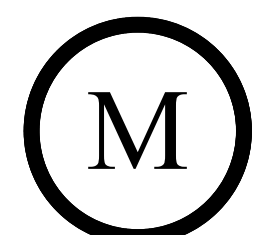
**CONCEPTUAL  
 UTILITY PLAN**

**2.3**

BENCHMARK:



Shed Name	Total Shed Area		Flow (cfs) or Volume (ft <sup>3</sup> )	Treatment Controls Selected
	Impervious Area	Pervious Area		
DMA 1	29,063 SF	31,237 SF	.2 CFS	Bioretention Basin
DMA 2	25,334 SF	6,335 SF	.15 CFS	Bioretention Basin
DMA 3	24,406 SF	5,526 SF	.15 CFS	Bioretention Basin
DMA 4	48,707 SF	11,340 SF	.29 CFS	Bioretention Basin
DMA 5	19,777 SF	6,548 SF	.12	Bioretention Basin

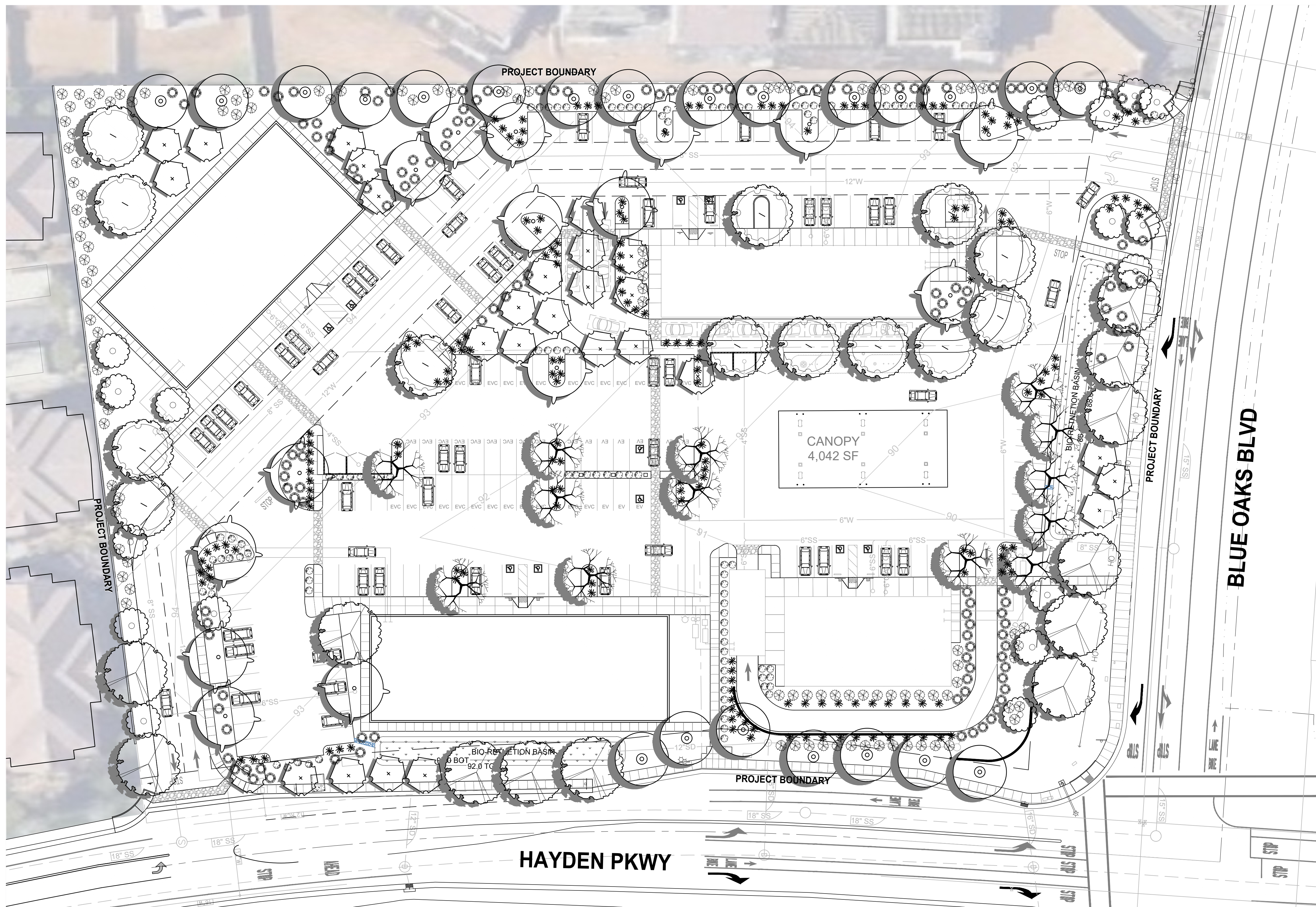


**Milestone Associates Imaging, Inc.**  
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 (530) 755-4700

**HAYDEN COMMERCIAL CENTER**  
 2551 HAYDEN PARKWAY, ROSEVILLE

**PRELIMINARY STORMWATER QUALITY PLAN**

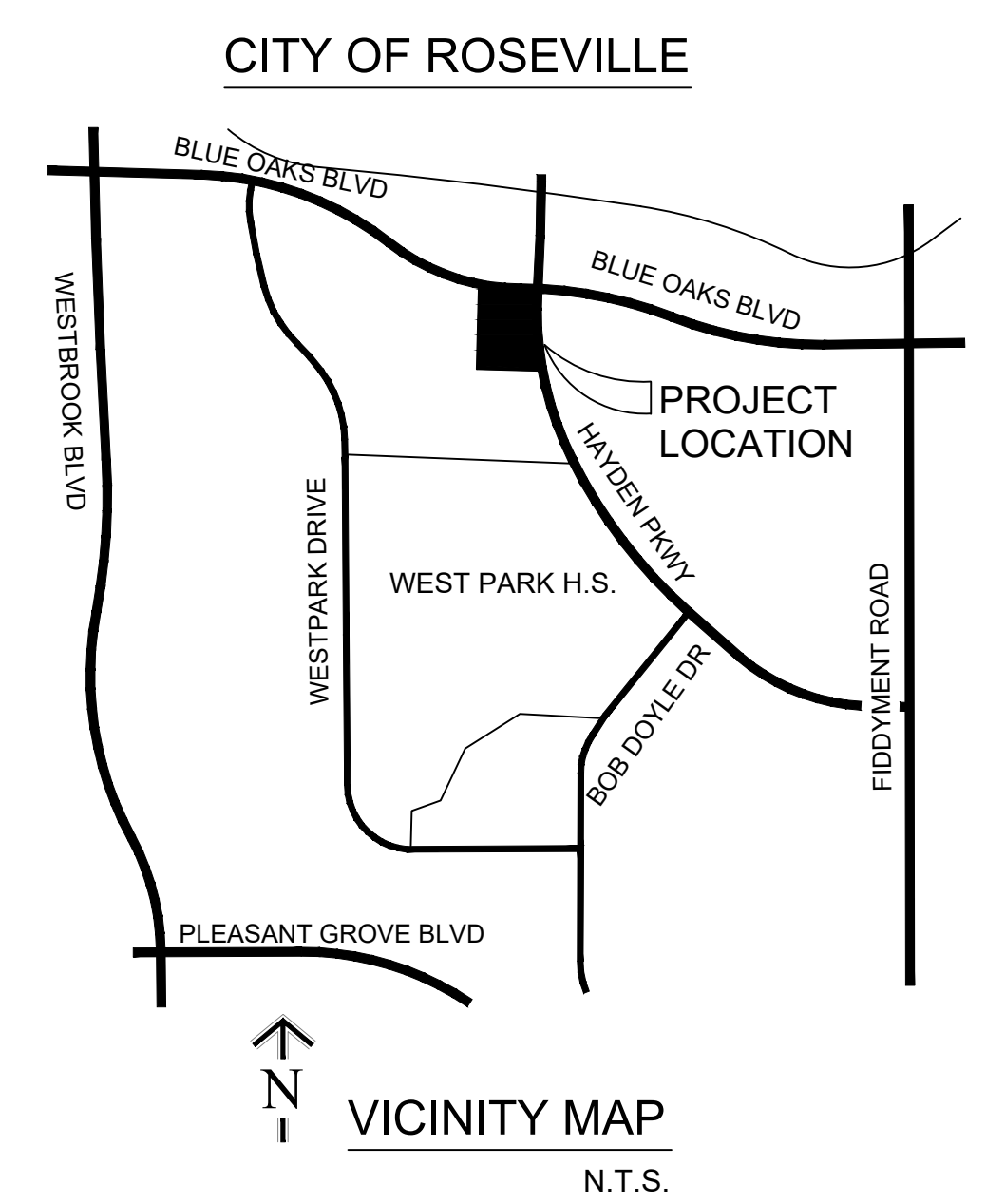
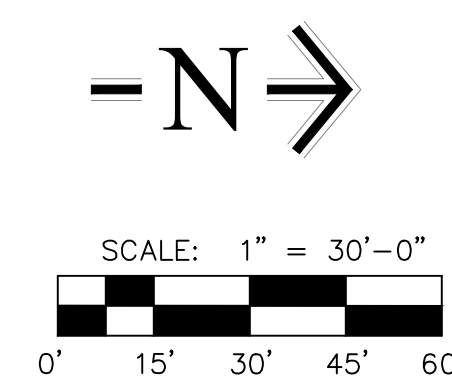
**2.4**



PROPOSED PLANTING LEGEND					
TREE SPECIES SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER USAGE
	PLATANUS X ACERFOLIA 'BLOODGOOD'	LONDON PLANE TREE	15 GAL	12	LOW
	QUERCUS LOBATA	VALLEY OAK	15 GAL	15	LOW
	ULMUS WILSONIANA 'PROSPECTOR'	PROSPECTOR ELM	15 GAL	13	LOW
	ARBUTUS UNEDO	ARBUTUS STANDARD	15 GAL	17	LOW
	PISTACIA CHINENSIS 'KEITH DAVEY'	CHINESE PISTACHE	15 GAL	13	LOW
	LAGERSTROEMIA INDICA x FAURIEI 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	15 GAL	27	LOW
	QUERCUS RUBRA	RED OAK	15 GAL	22	LOW
SHRUB SPECIES					
SYM.	BOTANICAL NAME	COMMON NAME	SIZE		WATER USAGE
	ARCTOSTAPHYLOS 'JOHN DOURLEY'	LOW GROWING MANZANITA	5 GAL		LOW/ V. LOW
	FEIJOA SELLOWIANA	PINEAPPLE GUAVA			
	LANTANA MONTEVIDENSIS	TRAILING LANTANA			
	ACACIA REDOLENS 'LOW BOY'	LOW BOY PROSTRATE ACACIA			
	COTONEASTER D. 'LOWFAST'	COTONEASTER			
	DIETES BICOLOR	FORTNITE LILY	5 GAL		LOW/ V. LOW
	HESPERALOE PARVIFLORA	RED YUCCA			
	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE			
	EPILOBIUM CANUM	CALIFORNIA FUCHSIA	5 GAL		LOW
	LAVANDULA S. 'OTTO QUAST'	SPANISH LAVENDER			
	NANDINA D. 'NANA'	DWARF HEAVENLY BAMBOO			
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH			
	LEUCOPHYLLUM FRUTESCENS 'COMPACTUM'	COMPACT TEXAS RANGER	5 GAL		LOW
	RHAPHIOLEPIS L. 'CLARA'	WHITE INDIAN HAWTORN			
	ROSMARINUS OFFICINALIS 'COLLINGWOOD INGRAM'	DWARF ROSEMARY			
BIOSWALES / STORMWATER TREATMENT					
SYM.	BOTANICAL NAME	COMMON NAME	SIZE		WATER USAGE
	JUNCUS REPENS	CALIFORNIA RUSH	5 GAL		LOW
	CAREX TUMULICOLA	BERKELEY SEDGE	5 GAL		LOW
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL		LOW

**PROPERTY LINE DISCLOSURE:**  
THE PROPERTY LINES SHOWN ON THESE PLANS WERE PROVIDED BY MILESTONE ASSOCIATES IMAGING, INC. AND ARE FOR REFERENCE PURPOSES ONLY AND DO NOT REPRESENT THE ACTUAL PROPERTY LINES. THE ACTUAL PROPERTY LINES CAN ONLY BE ESTABLISHED WITH A BOUNDARY SURVEY.

NOTICE IS HEREBY GIVEN THAT THE DEVELOPER/CONTRACTOR AND/OR HIS SUBCONTRACTORS SHALL ACCEPT FULL RESPONSIBILITY FOR THE LAYOUT OF THE PROJECT. LANDSCAPE ARCHITECT WILL NOT ACCEPT LIABILITY FOR ANY OF THE FACILITIES CONSTRUCTED OUTSIDE OF PROPERTY BY OTHERS, BASED UPON THE INFORMATION CONTAINED HEREIN.



**GENERAL NOTES:**  
LANDSCAPE DESIGN PLAN: PLANT MATERIAL IS SELECTED AND LOCATED BASED ON SIMILAR WATER USE WHERE POSSIBLE. PLANTS SELECTED AND PLANTED APPROPRIATELY BASED UPON THEIR ADAPTABILITY TO CLIMATIC, GEOLOGIC, AND TOPOGRAPHICAL CONDITIONS OF THE PROJECT SITE. PLANT SELECTIONS CONSIDER THE FOLLOWING SOURCES: SUNSET WESTERN CLIMATE ZONE SYSTEM; HORTICULTURAL ATTRIBUTES; AND SOLAR ORIENTATION AMONG OTHERS. THE SOIL MUST BE PROPERLY PREPARED AND MULCH APPLIED IN A MINIMUM OF 3" ON ALL EXPOSED SOIL SURFACES. FRIABLE - SOIL CONDITIONS SHALL BE EASILY CRUMBLD OR LOOSELY COMPACTED TO ALLOW ROOT STRUCTURE OF NEWLY PLANTED MATERIAL TO SPREAD UNIMPEDED.

**ORDINANCE CODES:**  
CITY OF ROSEVILLE ZONING CODE / CITY OF ROSEVILLE ORDINANCE / CITY OF ROSEVILLE DESIGN GUIDELINES

**DESIGN GUIDELINES FOR COMMERCIAL DEVELOPMENT**  
• CC-36 OUTDOOR STORAGE SHALL BE SCREENED FROM PUBLIC VIEW THROUGH A COMBINATION OF BUILDING DESIGN, LANDSCAPING AND BERMING, AND/OR LOCATION.

**DESIGN GUIDELINES FOR COMMERCIAL DEVELOPMENT (CONT'D):**

- CC-37 A MIN 3" LANDSCAPING BUFFER SHOULD BE PROVIDED ON ALL NON ACCESSIBLE SIDES OF TRASH ENCLOSURES. A LARGER BUFFER WILL BE REQUIRED WHEN ADJACENT TO SINGLE FAMILY RESIDENTIAL AREAS.
- CC-57\* LANDSCAPING SHALL BE USED EXTENSIVELY THROUGHOUT THE PROJECT TO ACHIEVE MULTIPLE OBJECTIVES.
- CC-58\* LAYERED LANDSCAPING AND A MIX OF DECIDUOUS AND EVERGREEN TREES SHALL BE INCORPORATED IN THE DESIGN.
- CC-64 TREES SHOULD SHADE AT LEAST 50% OF THE PAVED PARKING AREAS AS MEASURED AT 15 YEAR MATURITY BASED ON THE TREE SPECIES AND MID SUMMER SUN ANGLE CONDITIONS. THE SHADE VALUES FOR VARIOUS TREE SPECIES ARE LOCATED IN THE SPECIFIC PLAN LANDSCAPE GUIDELINES. SHADE CALCULATIONS SHALL BE MADE IN ACCORDANCE WITH THE PARKING LOT SHADE DIAGRAM IN APPENDIX C TO THE DESIGN GUIDELINES FOR COMMERCIAL DEVELOPMENT.
- CC-72 LANDSCAPE PLANS SHOULD BE PREPARED BY A LICENSED LANDSCAPE ARCHITECT AND SHALL BE PREPARED IN ACCORDANCE WITH THE WATER EFFICIENT LANDSCAPE REQUIREMENTS.

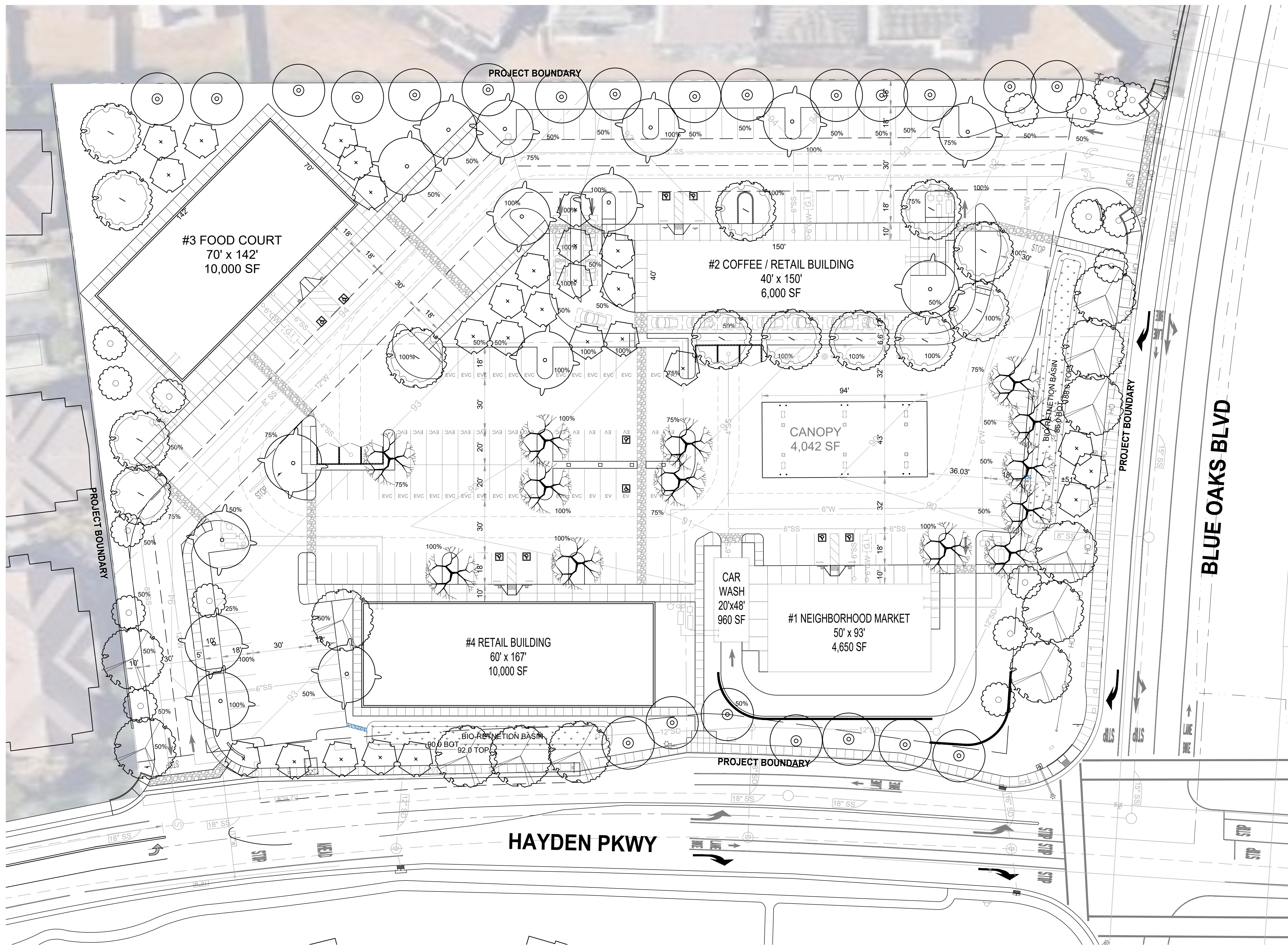
**PRELIMINARY LANDSCAPE PLAN**

**HAYDEN COMMERCIAL CENTER  
2551 HAYDEN PARKWAY, ROSEVILLE**

**M** Milestone Associates Imagination, Inc.  
1000 Lincoln Road, Suite H202, Yuba City, CA 95991  
(530) 755-4700

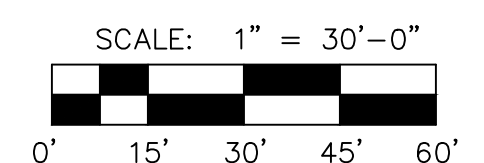
**P-1**

03-17-26



SHADE CALCULATIONS				
PLATANUS X ACERFOLIA 'BLOODGOOD' 15-YR SHADE TOTAL: % 100% 75% 50% 25% SF 961 721 481 240 QTY 0 0 3 0 <b>1,442 SF</b>	QUERCUS LOBATA 15-YR SHADE TOTAL: % 100% 75% 50% 25% SF 961 721 481 240 QTY 7 3 5 0 <b>11,292 SF</b>	ULMUS WILSONIANA 'PROSPECTOR' 15-YR SHADE TOTAL: % 100% 75% 50% 25% SF 961 721 481 240 QTY 7 2 2 0 <b>9,130 SF</b>		
ARBUTUS UNEDO 15-YR SHADE TOTAL: % 100% 75% 50% 25% SF 314 236 157 79 QTY 0 0 5 1 <b>864 SF</b>	PISTACIA CHINENSIS 'KEITH DAVEY' 15-YR SHADE TOTAL: % 100% 75% 50% 25% SF 706 530 353 177 QTY 5 4 3 0 <b>6,707 SF</b>	LAGERSTROEMIA INDICA 'CHEROKEE' 15-YR SHADE TOTAL: % 100% 75% 50% 25% SF 314 236 157 79 QTY 5 1 4 0 <b>2,434 SF</b>		
QUERCUS RUBRA 15-YR SHADE TOTAL: % 100% 75% 50% 25% SF 706 530 353 176 QTY 0 0 8 0 <b>2,824 SF</b>	FUEL PUMP CANOPY SHADE: 7,906 SF			
<b>SHADE CALCULATIONS</b> TOTAL PARKING AREA ASPHALT: 87,736 SF REQUIRED SHADE AREA 50%: 43,868 SF 15-YR PROVIDED SHADE AREA: 43,303 SF PROVIDED SHADE AREA %: 49.4% DIFFERENCE: -565 SF				

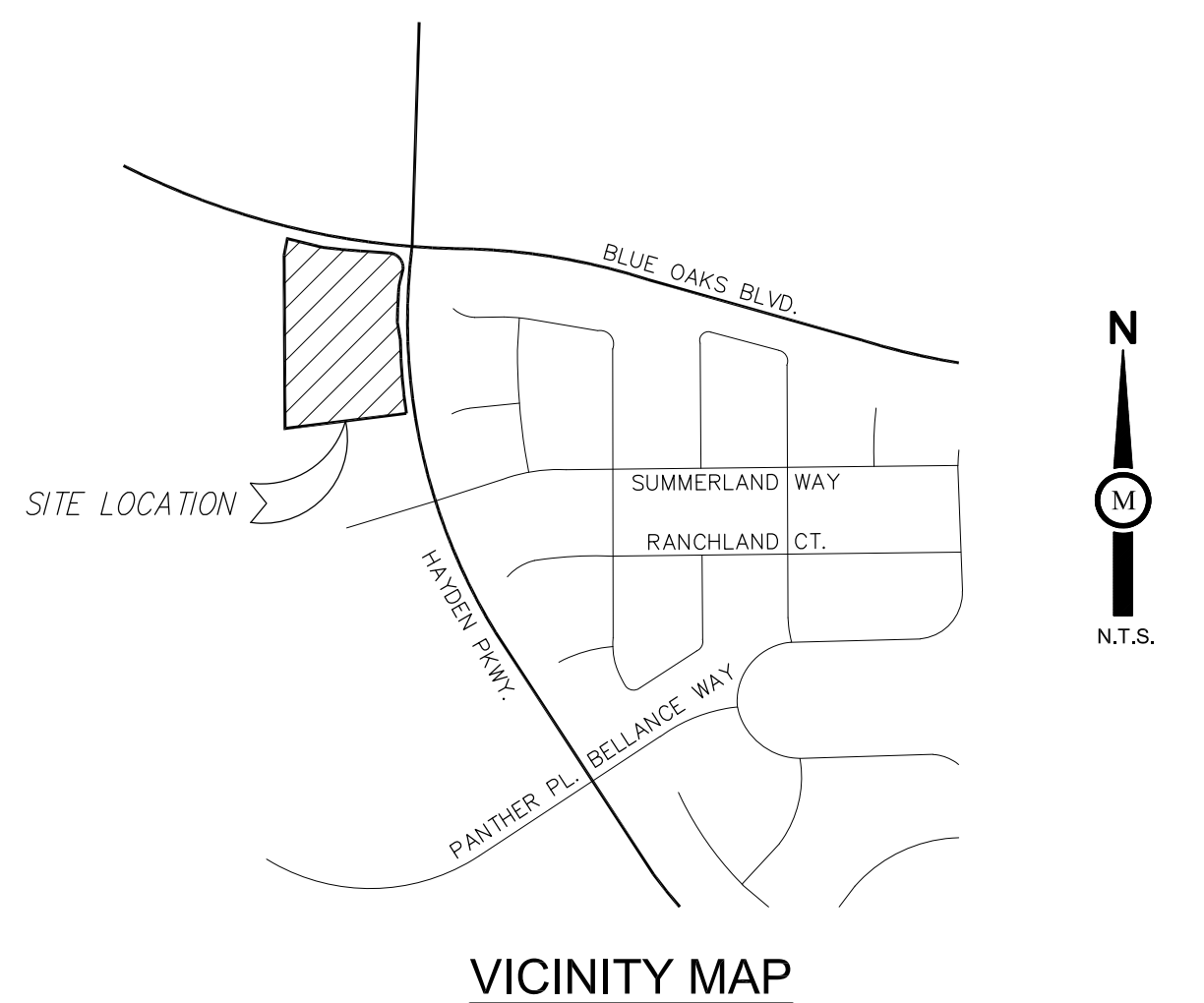
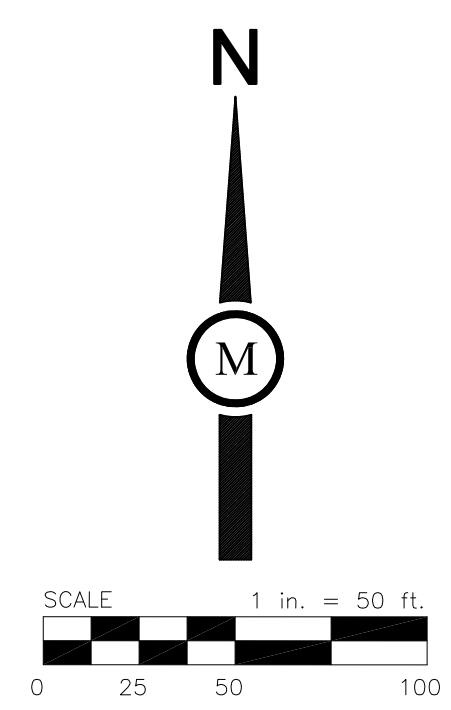
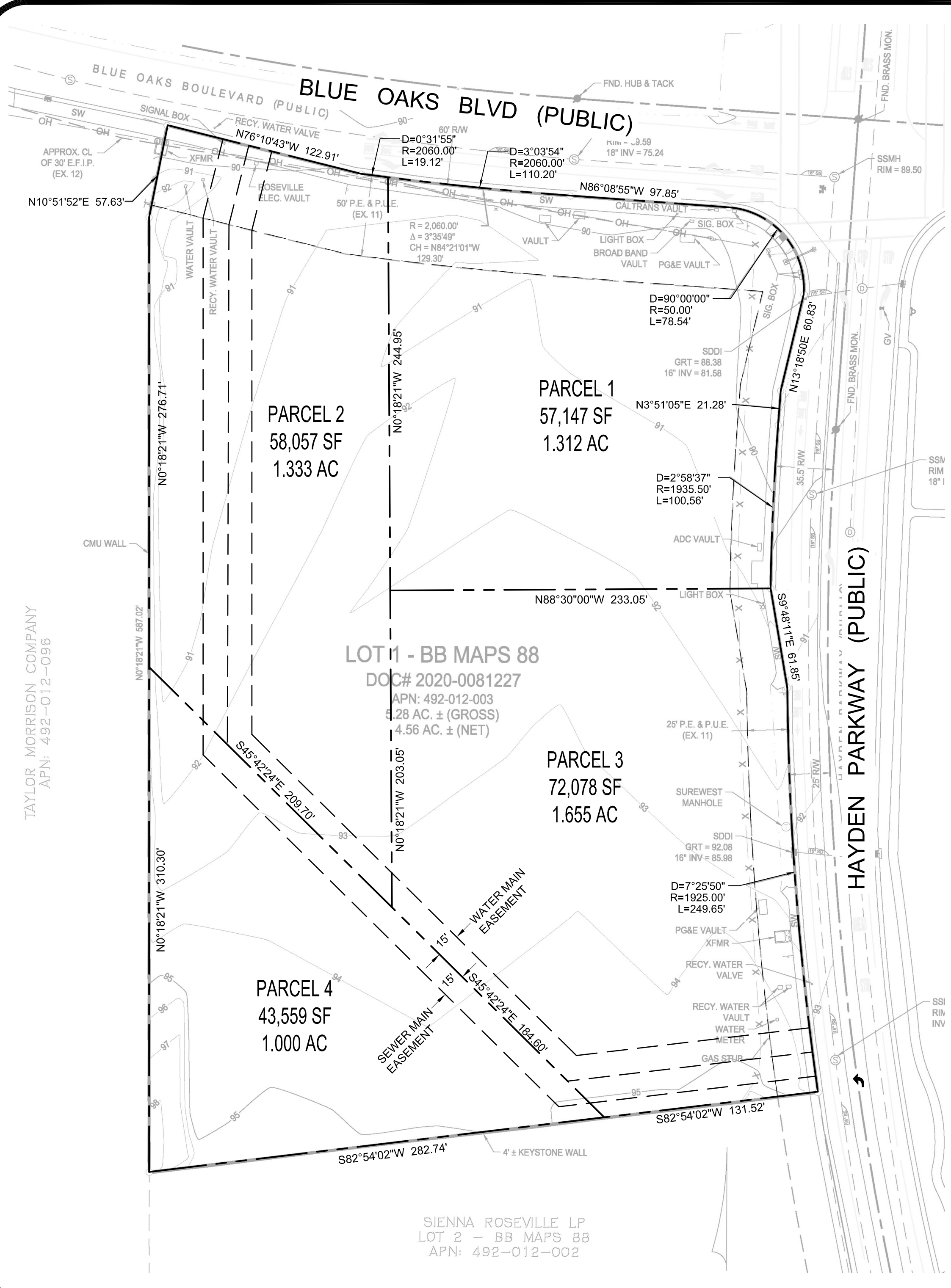
PROPOSED PLANTING LEGEND					
TREE SPECIES SYM	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER USAGE
	PLATANUS X ACERFOLIA 'BLOODGOOD'	LONDON PLANE TREE	15 GAL	12	LOW
	QUERCUS LOBATA	VALLEY OAK	15 GAL	15	LOW
	ULMUS WILSONIANA 'PROSPECTOR'	PROSPECTOR ELM	15 GAL	13	LOW
	ARBUTUS UNEDO	ARBUTUS STANDARD	15 GAL	17	LOW
	PISTACIA CHINENSIS 'KEITH DAVEY'	CHINESE PISTACHE	15 GAL	13	LOW
	LAGERSTROEMIA INDICA x FAURIEI 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	15 GAL	27	LOW
	QUERCUS RUBRA	RED OAK	15 GAL	22	LOW



**PROJECT INFORMATION:**  
 TOTAL PROJECT AREA: +/- 5.3 AC  
 TOTAL LANDSCAPE AREA: 69,230 SF  
 30.0% OF TOTAL AREA OF PARCELS

ETo RATE: ROSEVILLE, CA = 52.2  
 WUCOLS REGION #2 CENTRAL VALLEY;  
 SUSNET CLIMATE ZONES 8&9.

**PRELIMINARY LANDSCAPE PLAN - SHADE CALCULATIONS**



**PROPERTY DESCRIPTION**

A PORTION OF THE TRACT OF LAND DESCRIBED IN THE GRANT DEED TO THE CHIN LIVING TRUST DATED AUGUST 26, 1991, RECORDED IN INSTRUMENT NO. 92-029855, OFFICIAL RECORDS OF PLACER COUNTY, LOCATED IN SECTION 6, TOWNSHIP 10 NORTH, RANGE 6 EAST, MDB&M, PLACER COUNTY, CALIFORNIA

**GENERAL NOTES**

- ACCESS SERVING PARCELS 1, 2, 3, AND 4 IS FROM BOTH BLUE OAKS BLVD AND HAYDEN PARKWAY
- RECIPROCAL CROSS-ACCESS AND PARKING WILL BE PROVIDED.

**CC&R'S NOTE**

CC&R'S FOR PARKING, ACCESS, DRAINAGE, IRRIGATION, DRY UTILITIES AND CONSTRUCTION WILL BE CREATED AS PART OF THE FINAL MAP.

**FLOOD ZONE CLASSIFICATION**

THIS PROPERTY DOES NOT LIE WITHIN A FLOODPLAIN

**APPLICANT**

HAYDEN PARK LLC  
2423 AZURE PLACE  
FAIRFIELD, CA 94533

**LOT DATA:**

A.P.N.:	492-012-003-000
TOTAL ACREAGE:	229,997 SF (5.28 AC - GROSS)
EXISTING PARCELS:	1
PROPOSED PARCELS:	4
EXISTING ZONE:	CC COMMUNITY COMMERCIAL
PROPOSED ZONE:	CC COMMUNITY COMMERCIAL
EXISTING USE:	VACANT
PROPOSED USE:	CONVENIENCE STORE, GASOLINE SALES, CARWASH, RETAIL SPACE, AND A QUICK SERVE RESTAURANT (QSR) W/ DRIVE THRU

**TENTATIVE PARCEL MAP 25-\_\_**

for Hayden Park LLC

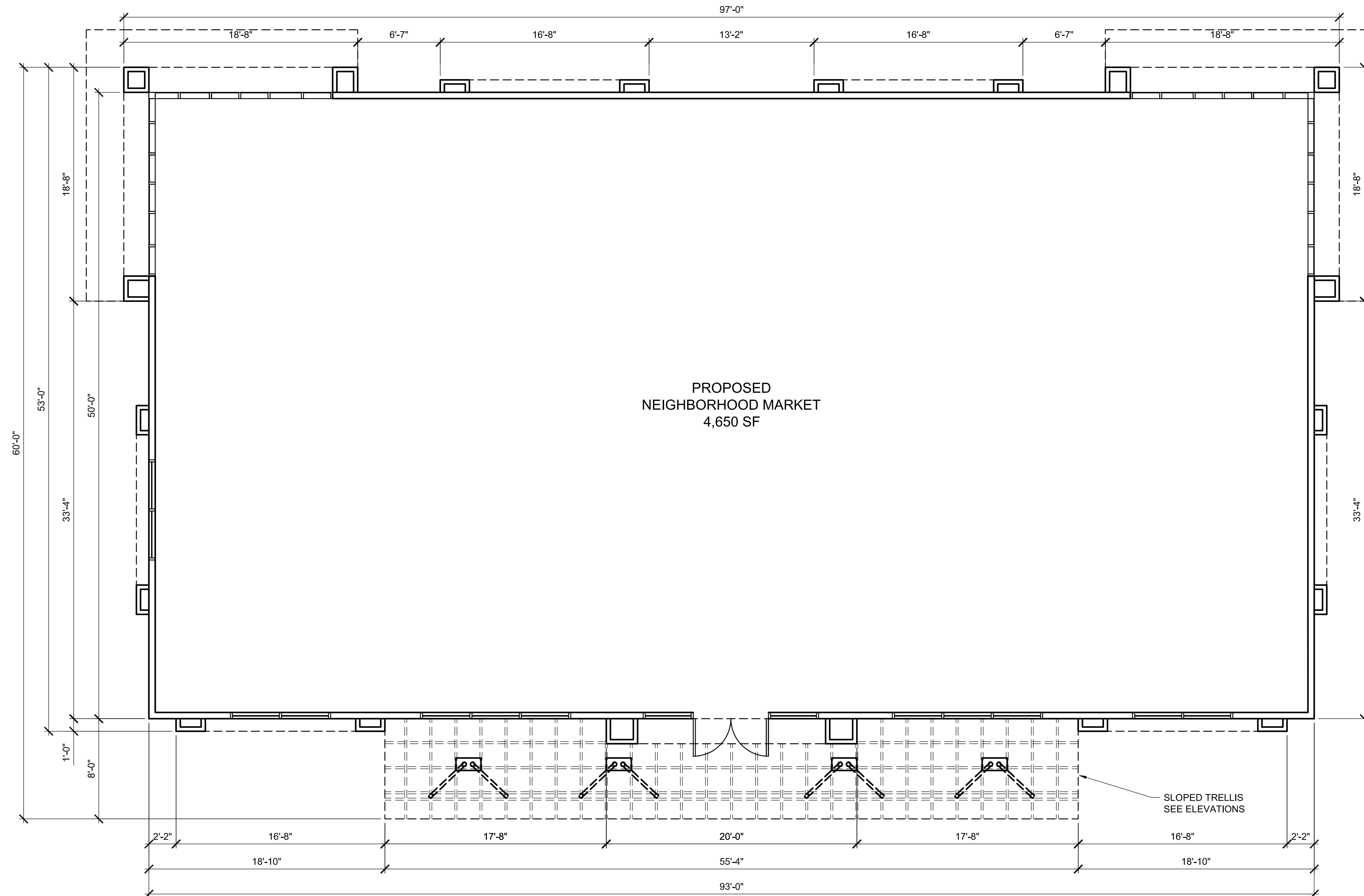
A portion of the tract of land described in the Grant Deed to the Chin Living Trust dated August 26, 1991, recorded in Instrument No. 92-029855, P.C.O.R.

County of PLACER State of CALIFORNIA

MARCH 2026 Sheet 1 of 1



PREPARED BY OR UNDER THE SUPERVISION OF ANDREW KLINSTIVER, III, L.S. 7182

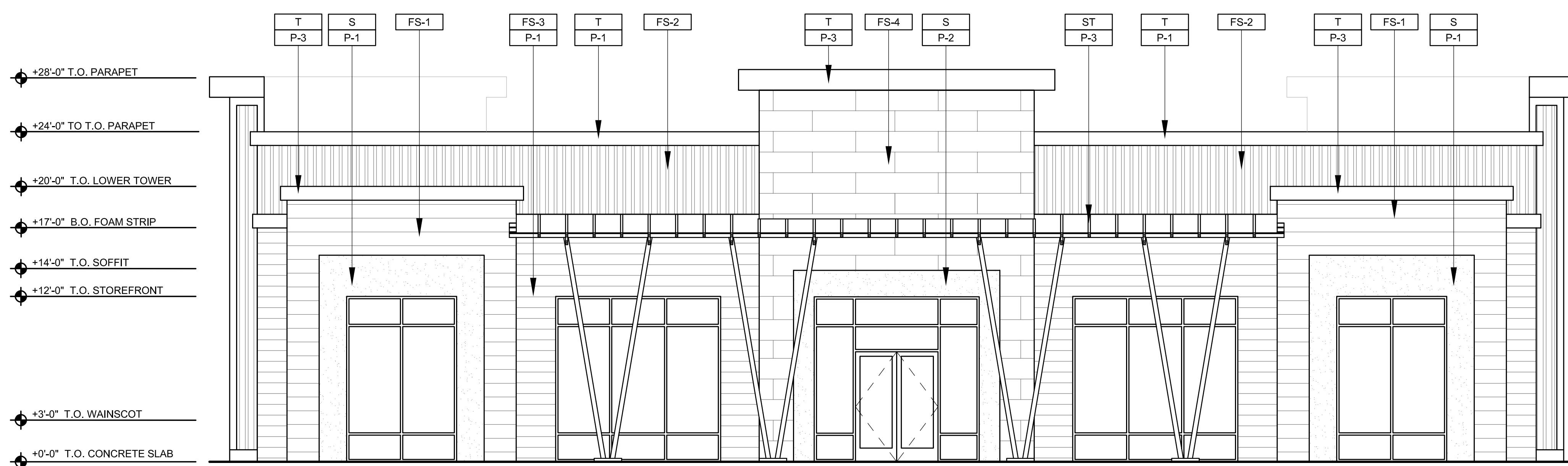


PROPOSED  
NEIGHBORHOOD MARKET  
4,650 SF

SLOPED TRELLIS  
SEE ELEVATIONS

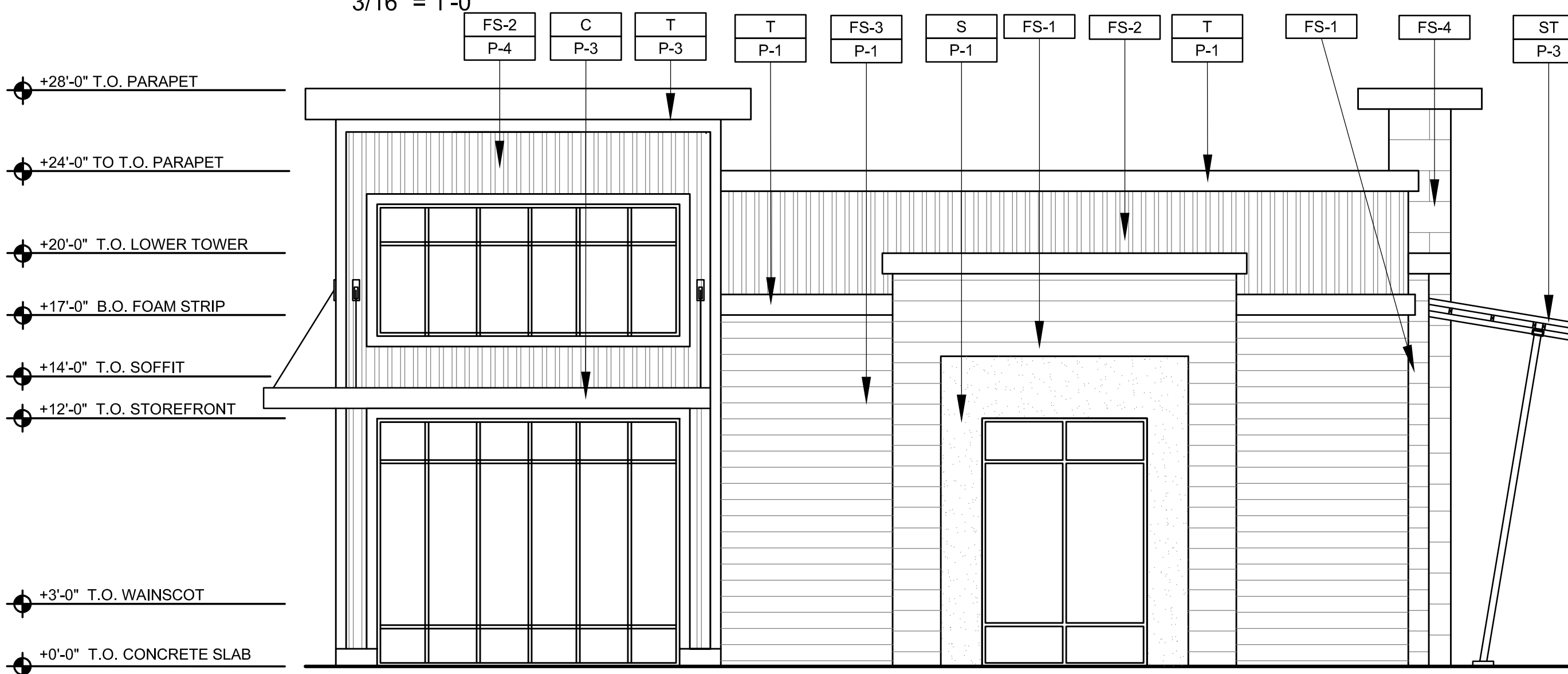
Floor Plan  
3/16" = 1'-0"





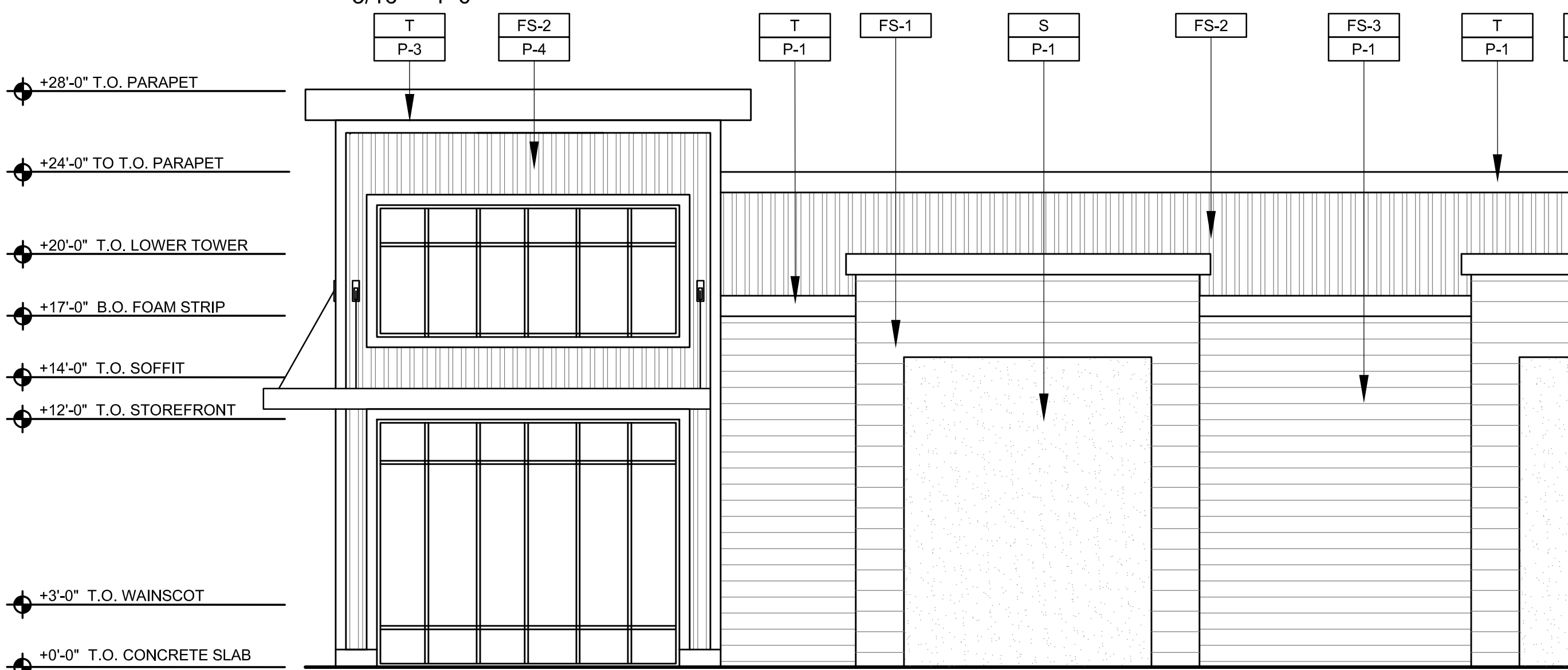
**WEST ELEVATION**

3/16" = 1'-0"



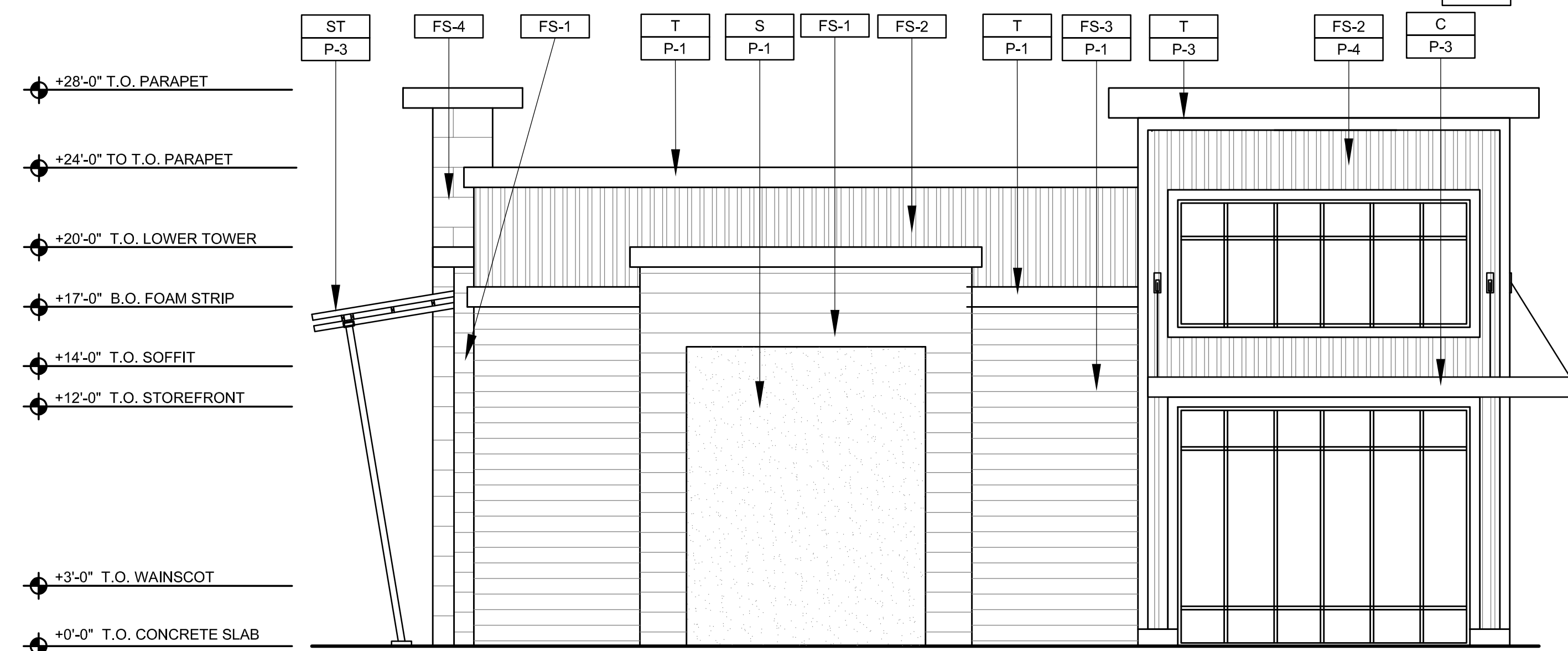
**NORTH ELEVATION**

3/16" = 1'-0"



**EAST ELEVATION**

3/16" = 1'-0"



**SOUTH ELEVATION**

3/16" = 1'-0"

**GENERAL NOTES:**

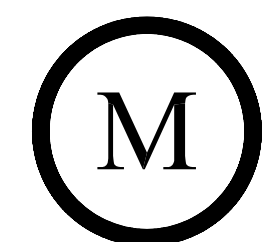
- A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.

**MATERIAL LEGEND:**

- S STUCCO; 7/8" CEMENT PLASTER  
TEXTURE: FINE SAND FINISH
- T TRIM AND CORNICE
- ST SLOPED METAL TRELLIS- PAINTED
- C METAL CANOPY

**COLOR LEGEND:**

- P-1 SHERWIN WILLIAMS  
SW7568 COLOR: NEUTRAL GROUND
- P-2 SHERWIN WILLIAMS  
SW6356 COLOR: COPPER MOUNTAIN
- P-3 SHERWIN WILLIAMS  
SW6990 COLOR: CAVIAR
- P-4 SHERWIN WILLIAMS  
SW9099 COLOR: SADDLE UP
- FS-1 NICHIIA-VINTAGE WOOD  
REDWOOD
- FS-2 NICHIIA RIBBED  
COLOR: IVORY OR AS NOTED
- FS-3 NICHIIA LATURA V- GROVE- CUSTOM  
COLOR: AS NOTED
- FS-4 NICHIIA CORBUSA  
COLOR: SHADOW



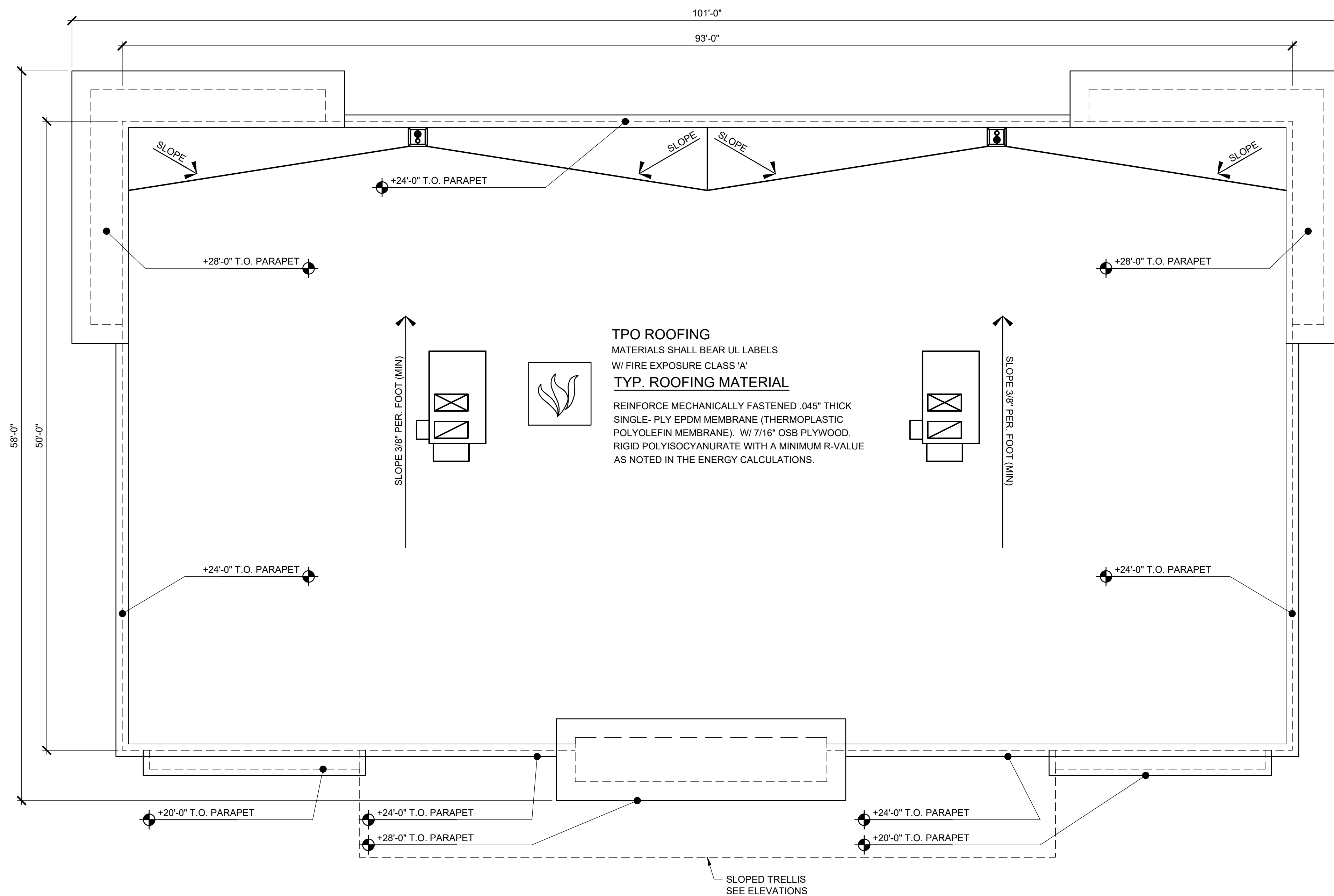
**Milestone Associates Imagineering, Inc.**

1000 Lincoln Road, Suite H202, Yuba City, CA 95991  
(530) 755-4700

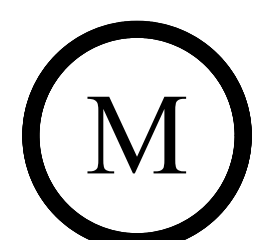
**HAYDEN COMMERCIAL CENTER**  
2551 HAYDEN PARKWAY, ROSEVILLE

**NEIGHBORHOOD MARKET**  
#1 - EXTERIOR ELEVATIONS

**5**



ROOF PLAN  
3/16" = 1'-0"



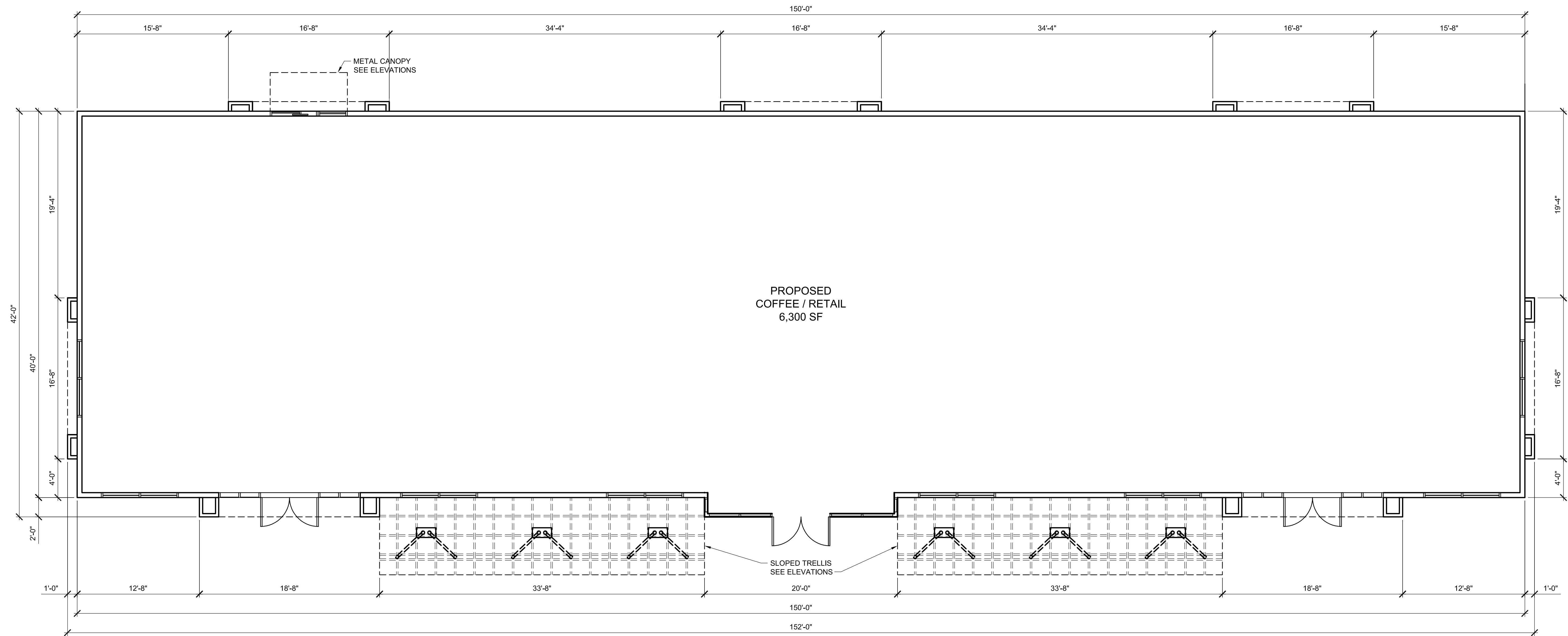
TENANT





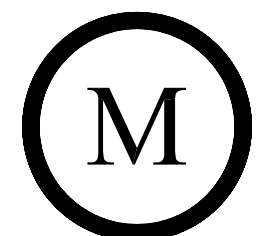
HAYDEN RETAIL





FLOOR PLAN

3/16 = 1'-0"

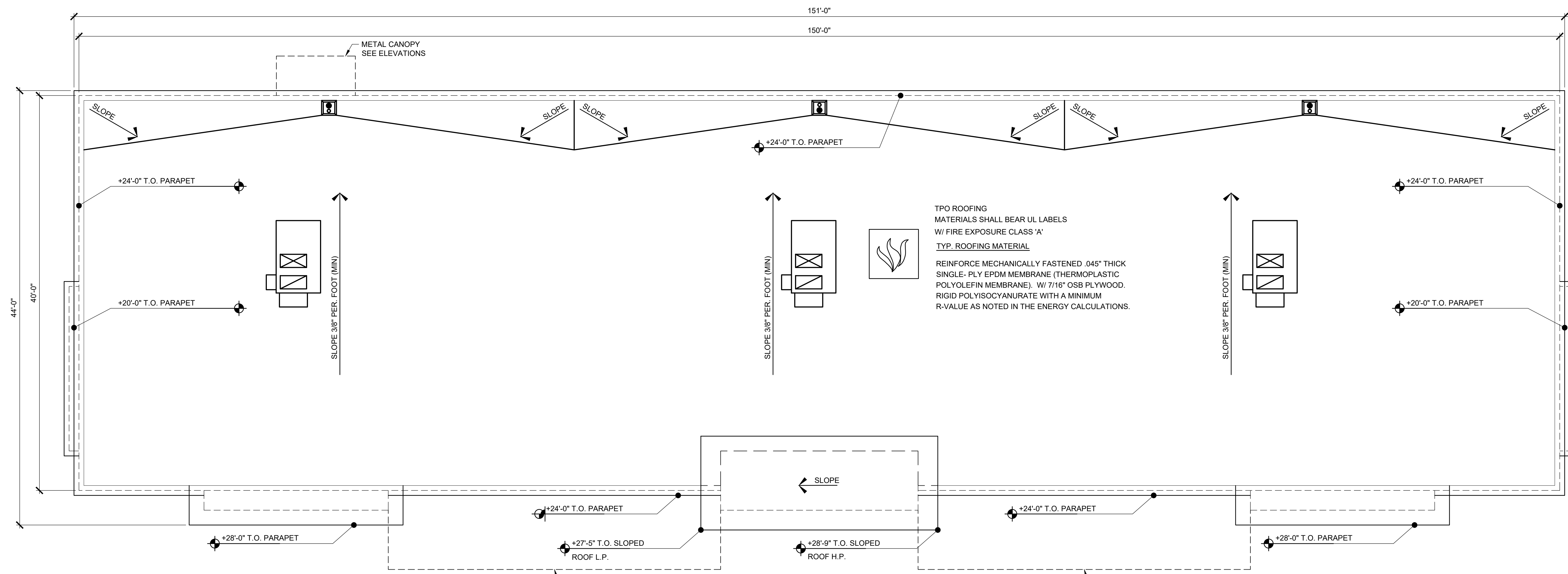


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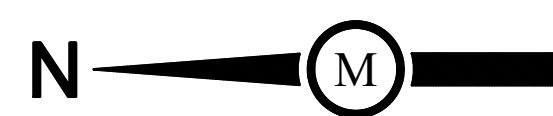
**COFFEE RETAIL**  
 #2 - FLOOR PLAN

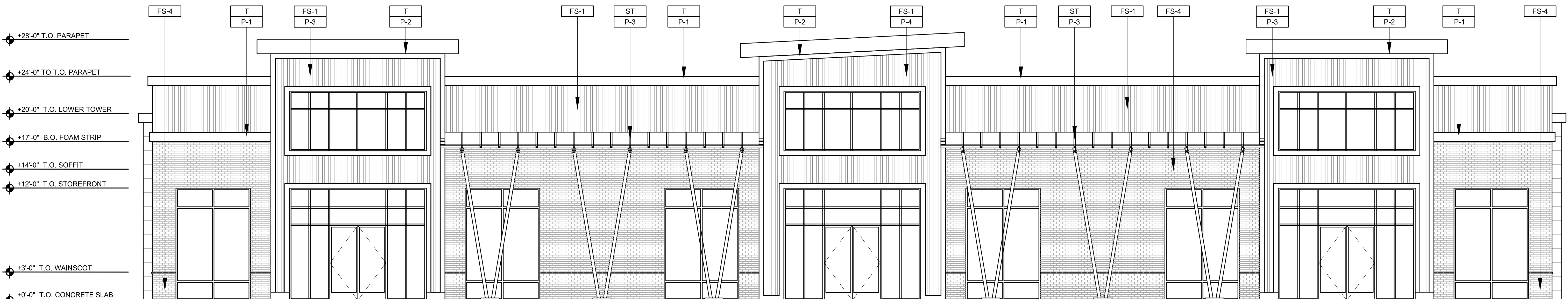
**6**



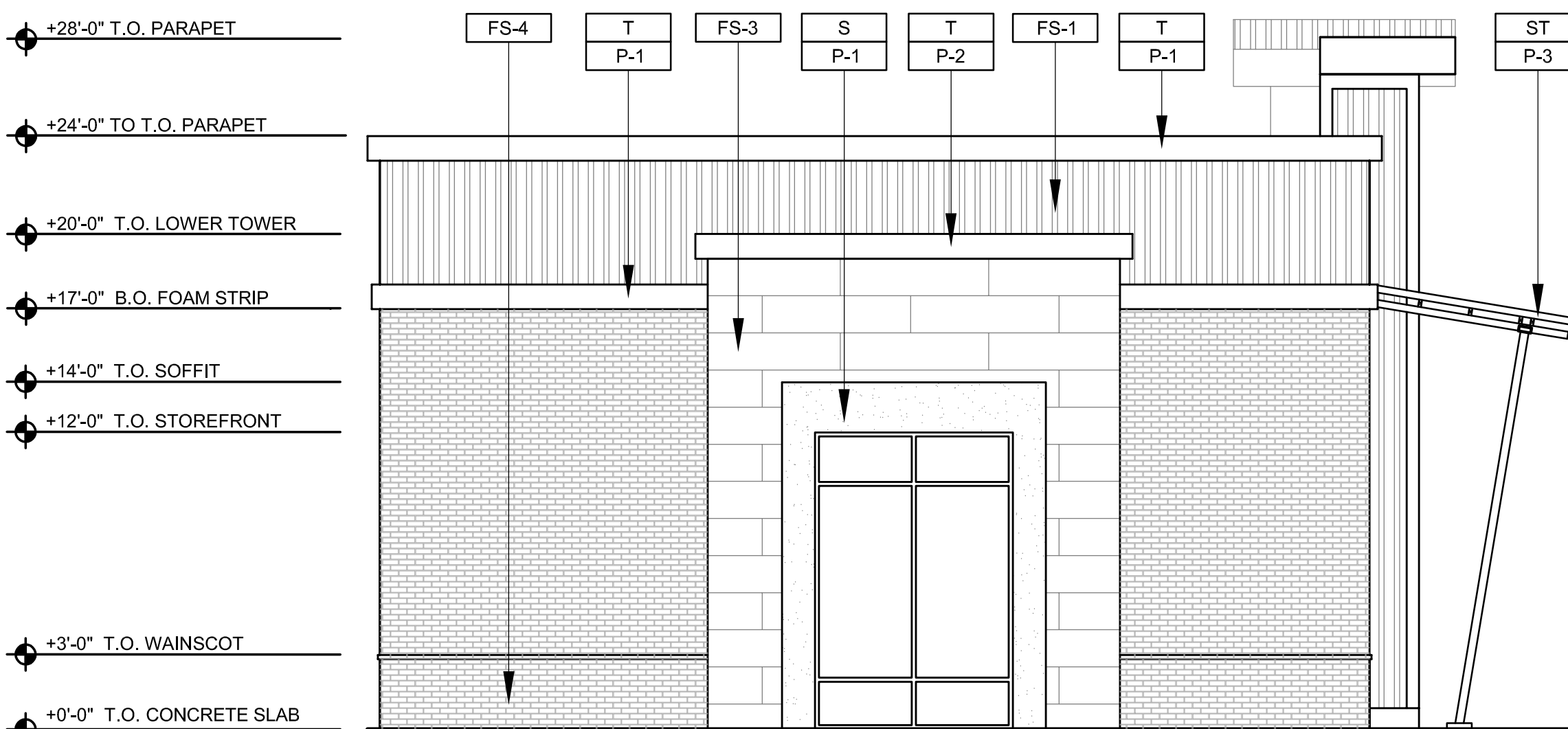
ROOF PLAN

3/16" = 1'-0"

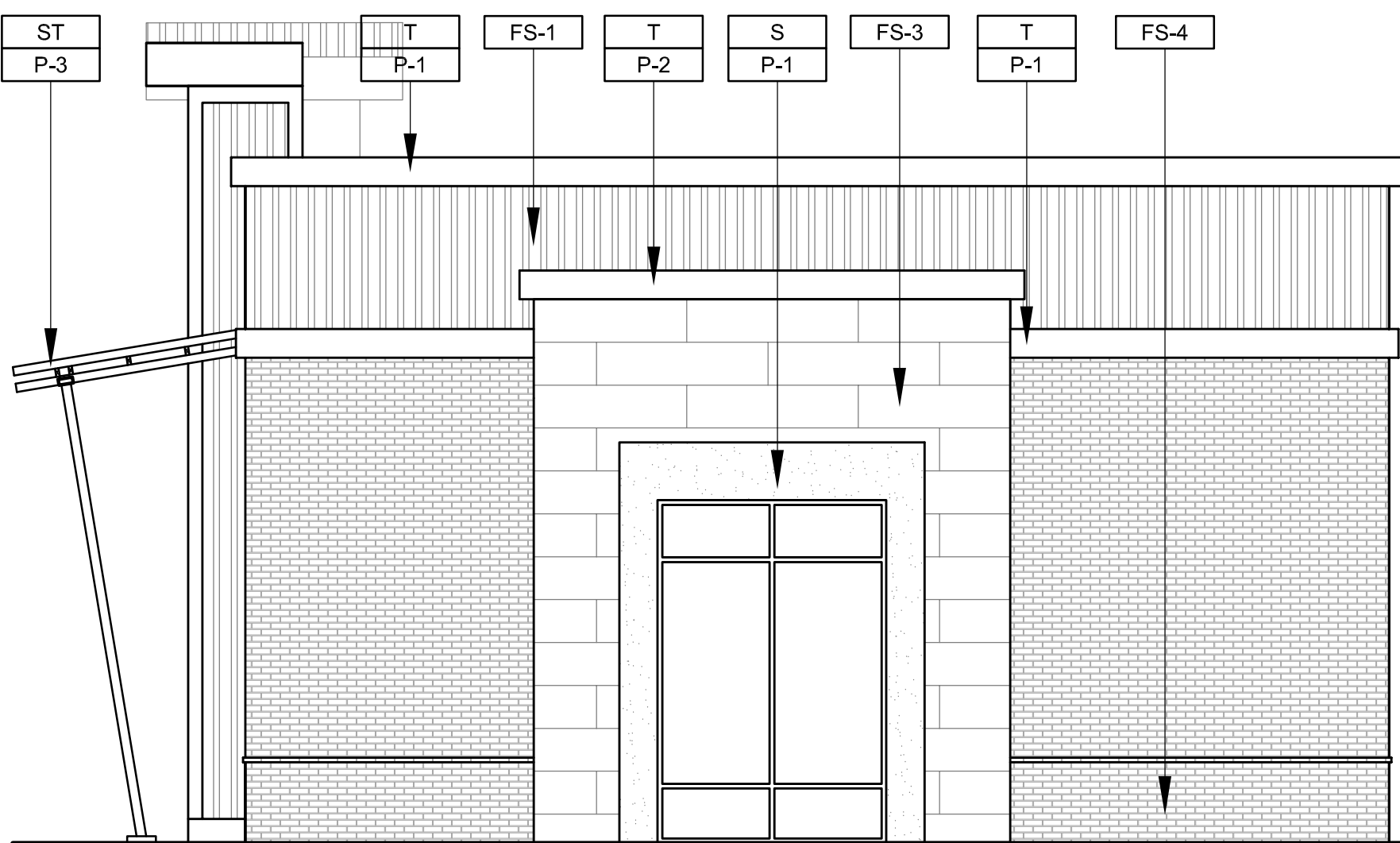




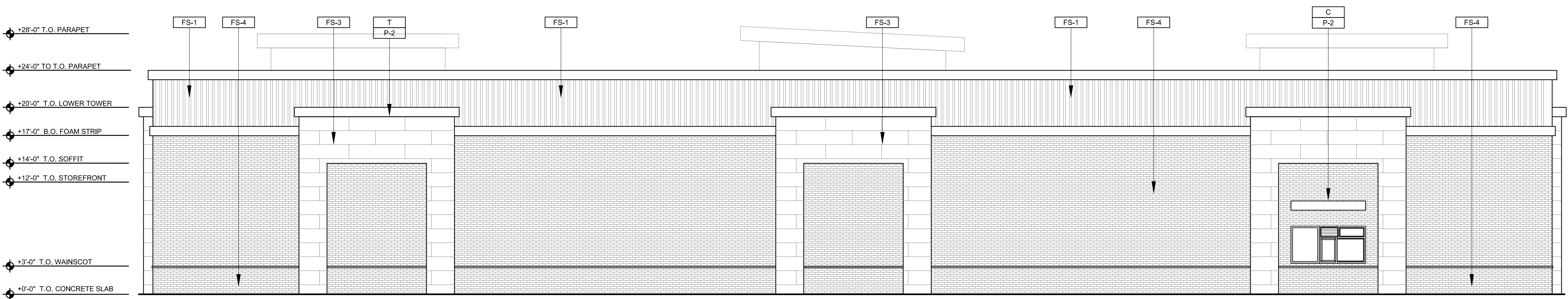
**NORTH ELEVATION**  
3/16" = 1'-0"



**EAST ELEVATION**  
3/16" = 1'-0"



**WEST ELEVATION**  
3/16" = 1'-0"



**SOUTH ELEVATION**  
3/16" = 1'-0"

**GENERAL NOTES:**

A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.

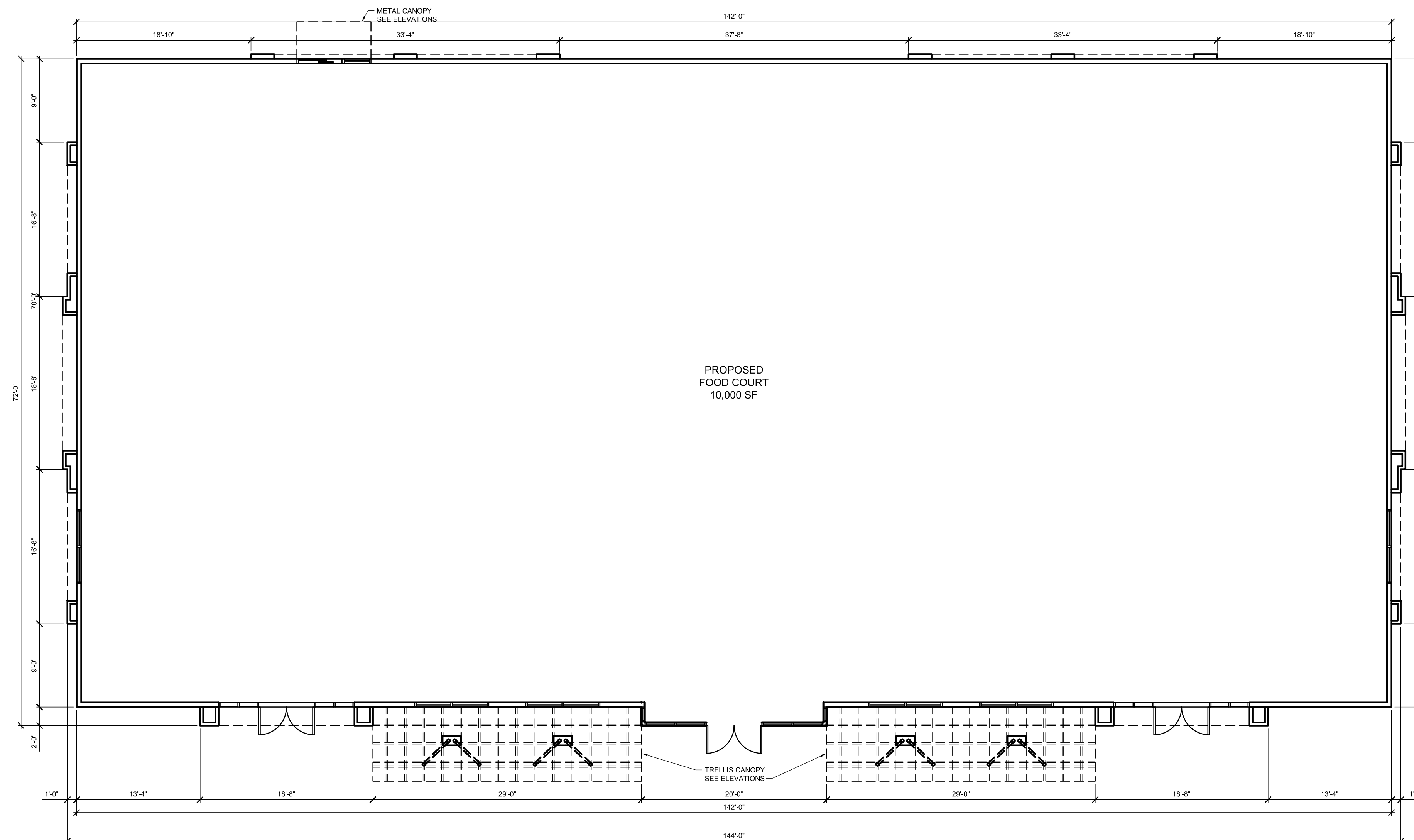
**MATERIAL LEGEND:**

- C CANOPY
- S STUCCO; 7/8" CEMENT PLASTER TEXTURE: FINE SAND FINISH
- T TRIM AND CORNICE
- ST SLOPED METAL TRELLIS

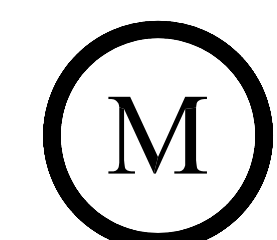
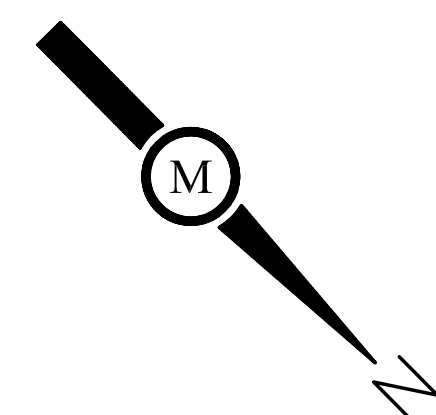
**COLOR LEGEND:**

- P-1 SHERWIN WILLIAMS SW7568 COLOR: NEUTRAL GROUND
- P-2 SHERWIN WILLIAMS SW6990 COLOR: CAVIAR
- P-3 SHERWIN WILLIAMS SW9099 COLOR: SADDLE UP
- P-4 SHERWIN WILLIAMS SW9148 COLOR: SMOKY AZURITE
- FS-1 NICHIHA RIBBED COLOR: IVORY OR COLOR AS NOTED
- FS-2 NICHIHA LATURA V- GROVE- CUSTOM COLOR: AS NOTED
- FS-3 NICHIHA CORBUSA COLOR: SHADOW
- FS-4 NICHIHA- VINTAGE BRICK WHITE WASH





FLOOR PLAN  
1/8" = 1'-0"



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FOOD COURT  
#3 - FLOOR PLAN

8

**GENERAL NOTES:**

A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.

**MATERIAL LEGEND:**

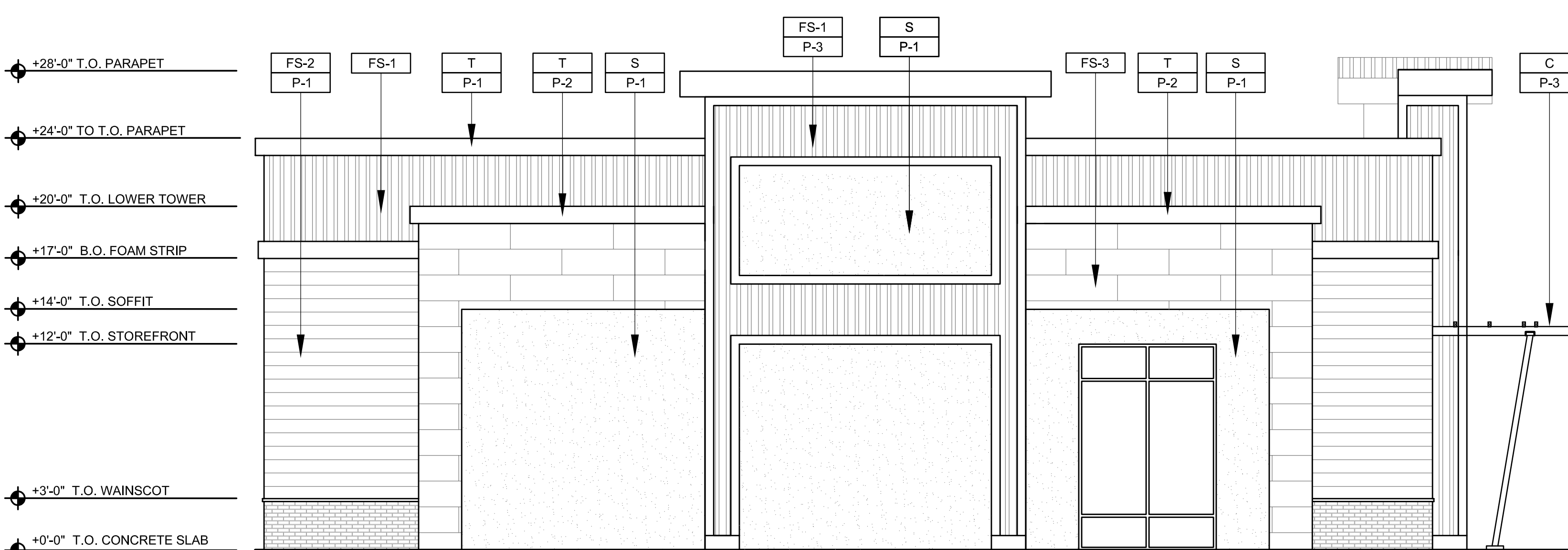
- S STUCCO; 7/8" CEMENT PLASTER  
TEXTURE: FINE SAND FINISH
- T TRIM AND CORNICE
- ST SLOPED METAL TRELLIS
- C METAL CANOPY

**COLOR LEGEND:**

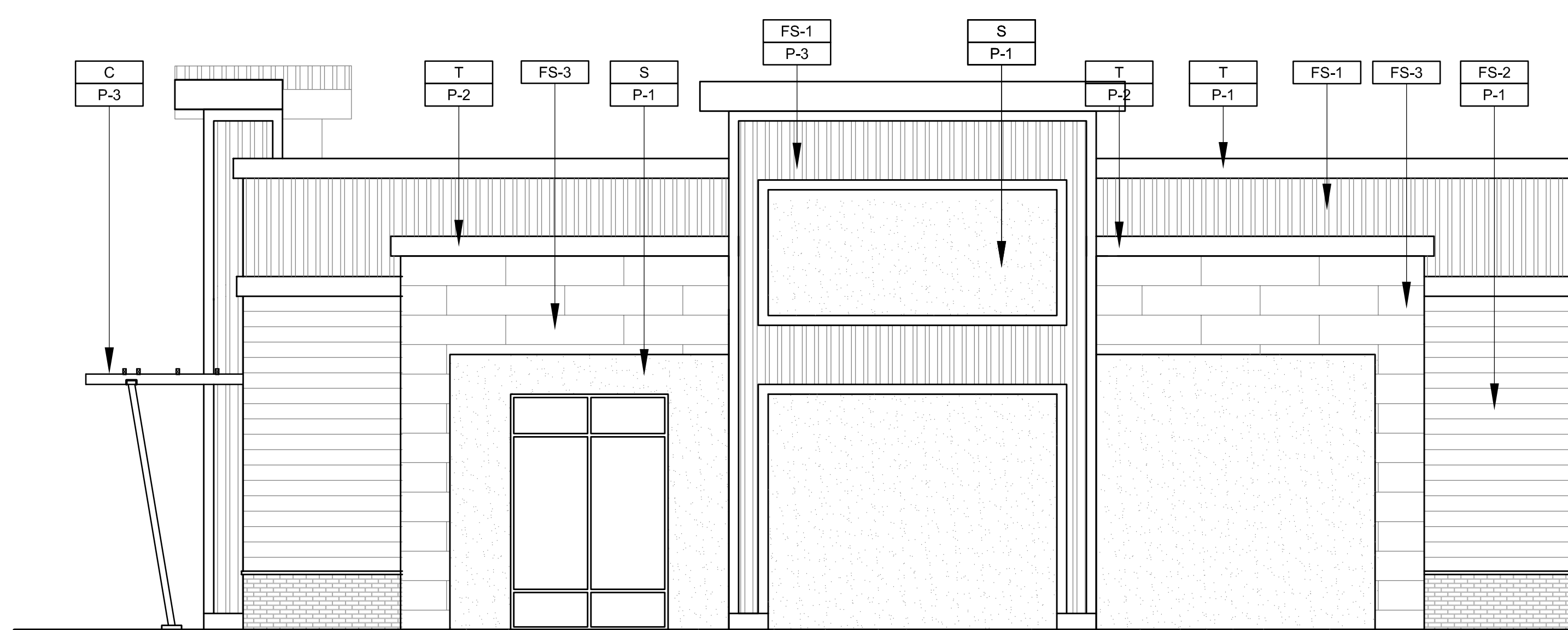
- P-1 SHERWIN WILLIAMS  
SW7568 COLOR: NEUTRAL GROUND
- P-2 SHERWIN WILLIAMS  
SW6990 COLOR: CAVIAR
- P-3 SHERWIN WILLIAMS  
SW9099 COLOR: SADDLE UP
- P-4 SHERWIN WILLIAMS  
SW9148 COLOR: SMOKY AZURITE
- FS-1 NICHHA RIBBED  
COLOR: IVORY OR COLOR AS NOTED
- FS-2 NICHHA LATURA V- GROVE- CUSTOM  
COLOR: AS NOTED
- FS-3 NICHHA CORBUSA  
COLOR: SHADOW
- FS-4 NICHHA- VINTAGE BRICK  
WHITE WASH



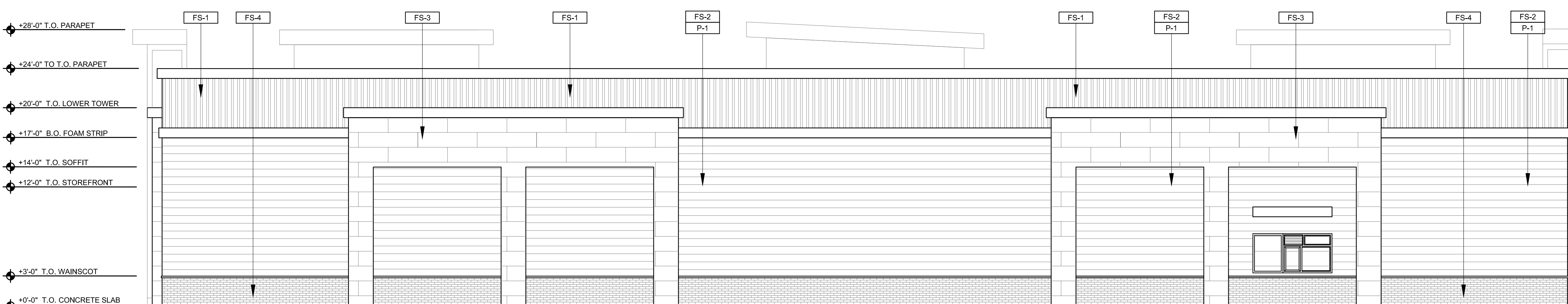
**NORTH ELEVATION**  
3/16" = 1'-0"



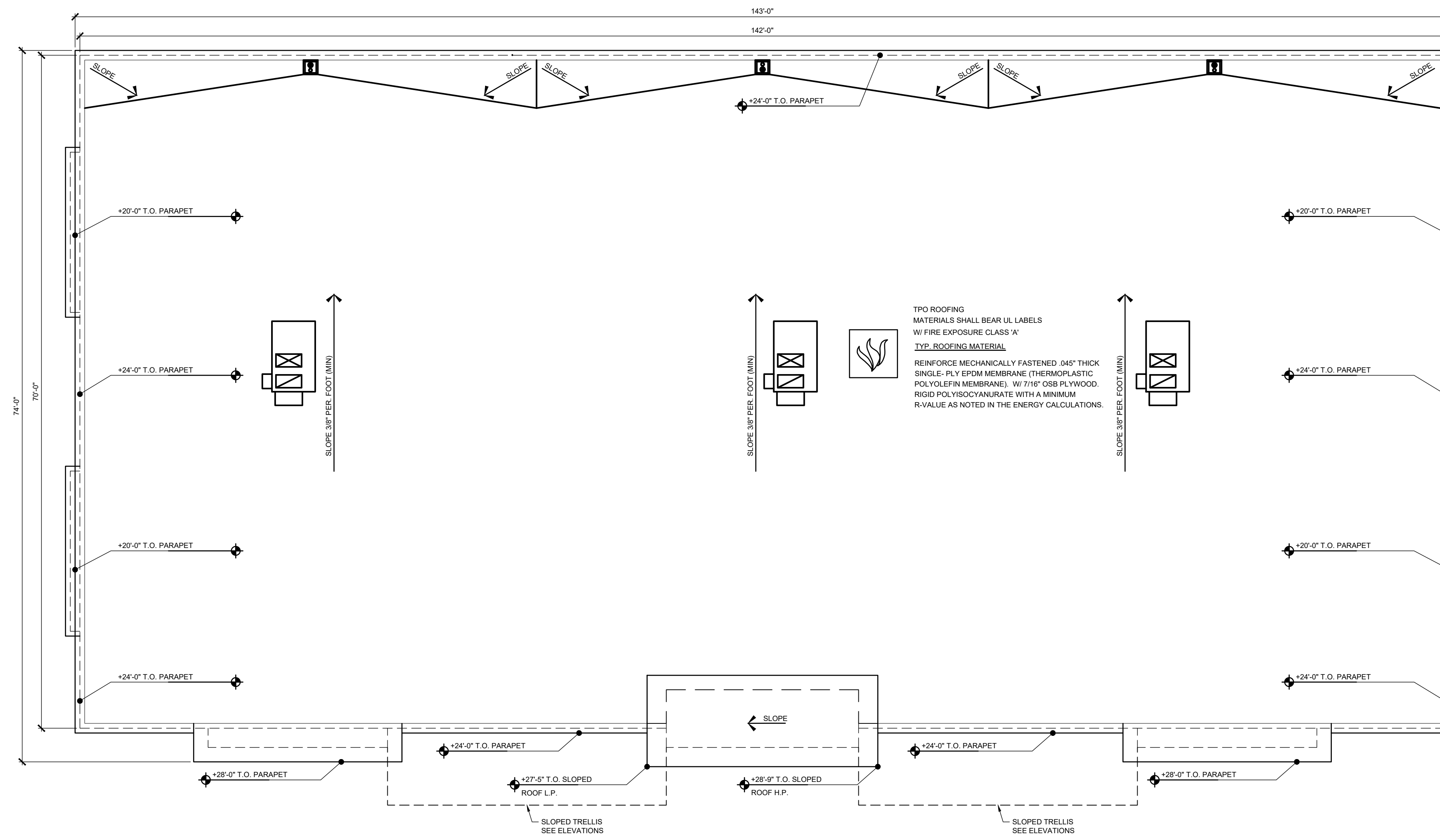
**EAST ELEVATION**  
3/16" = 1'-0"



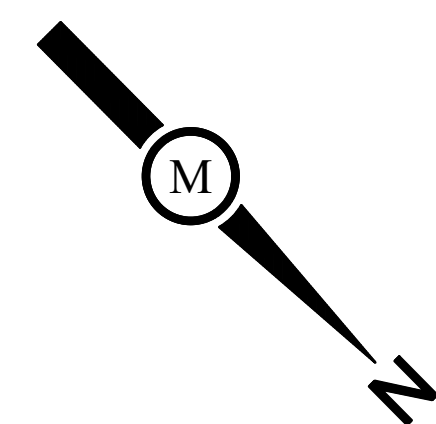
**WEST ELEVATION**  
3/16" = 1'-0"



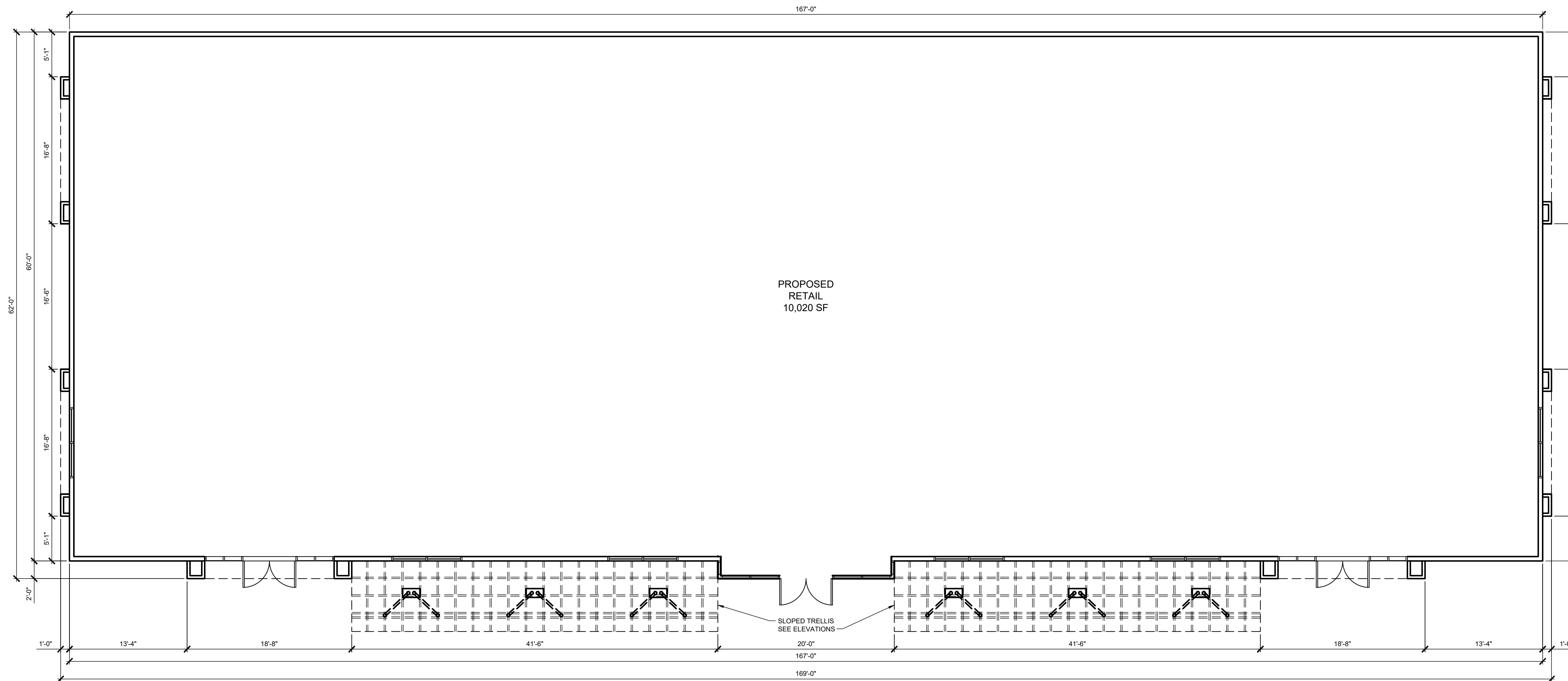
**SOUTH ELEVATION**  
3/16" = 1'-0"



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

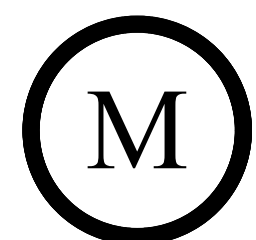
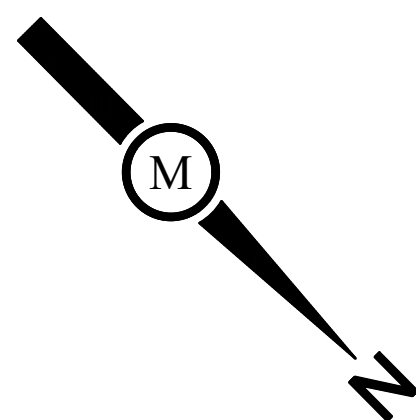






FLOOR PLAN

1/8" = 1'-0"



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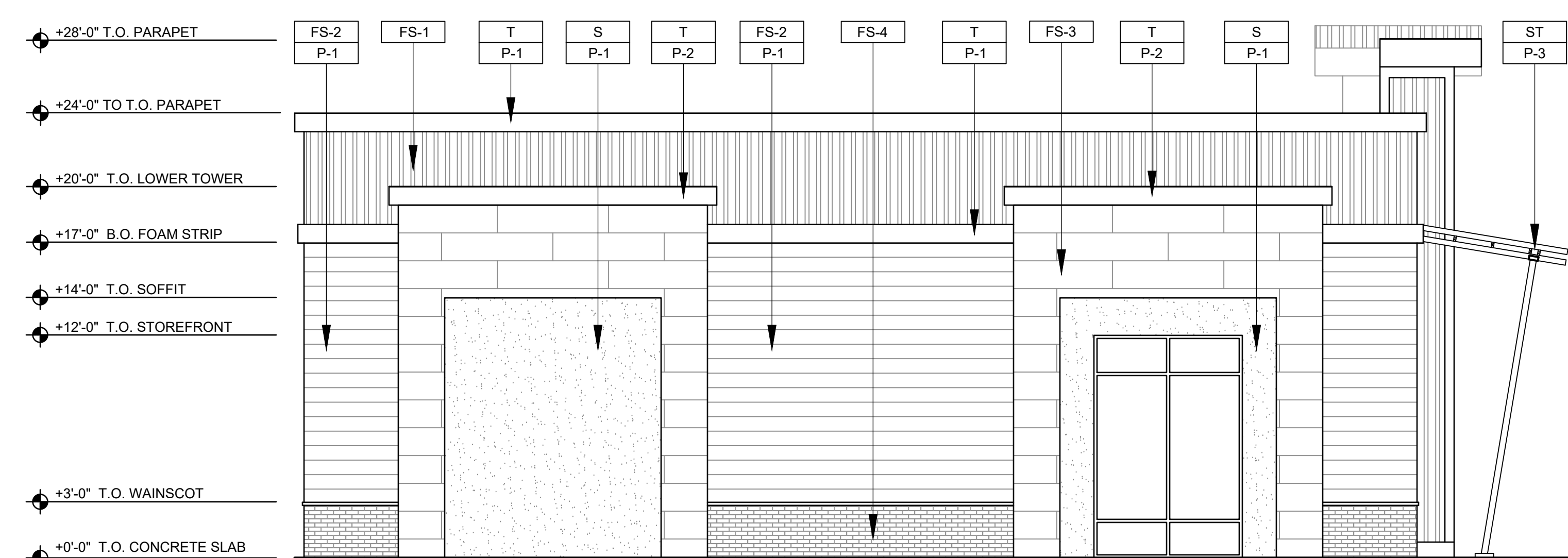
RETAIL  
 #4 - FLOOR PLAN

10

12-24-25



**NORTH ELEVATION**  
3/16" = 1'-0"



**EAST ELEVATION (WEST ELEVATION MIRRORED)**  
3/16" = 1'-0"

**COLOR LEGEND:**

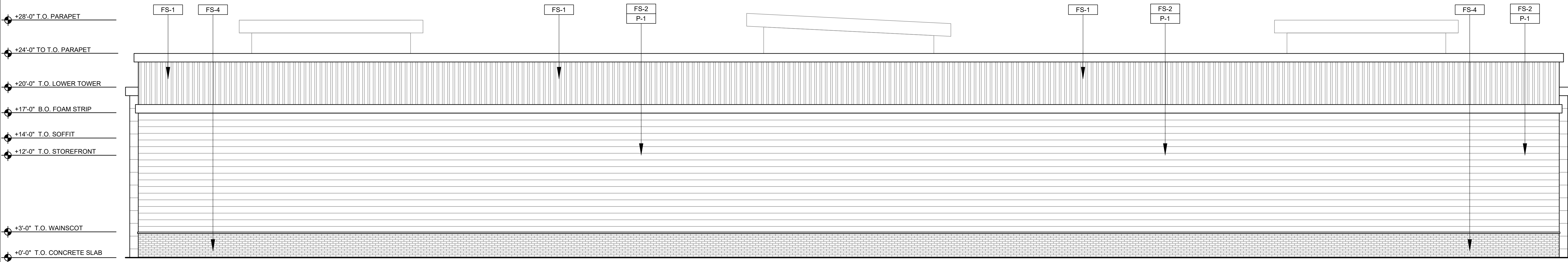
- P-1 SHERWIN WILLIAMS SW7568 COLOR: NEUTRAL GROUND
- P-2 SHERWIN WILLIAMS SW6990 COLOR: CAVIAR
- P-3 SHERWIN WILLIAMS SW9099 COLOR: SADDLE UP
- P-4 SHERWIN WILLIAMS SW9148 COLOR: SMOKY AZURITE
- FS-1 NICHHA RIBBED COLOR: IVORY OR COLOR AS NOTED
- FS-2 NICHHA LATURA V- GROVE- CUSTOM COLOR: AS NOTED
- FS-3 NICHHA CORBUSA COLOR: SHADOW
- FS-4 NICHHA- VINTAGE BRICK WHITE WASH

**GENERAL NOTES:**

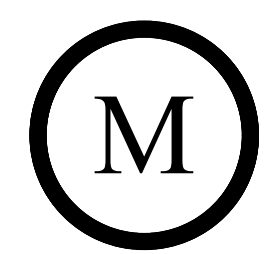
- A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.

**MATERIAL LEGEND:**

- S STUCCO: 7/8" CEMENT PLASTER TEXTURE: FINE SAND FINISH
- T TRIM AND CORNICE
- ST SLOPED TRELLIS



**SOUTH ELEVATION**  
3/16" = 1'-0"



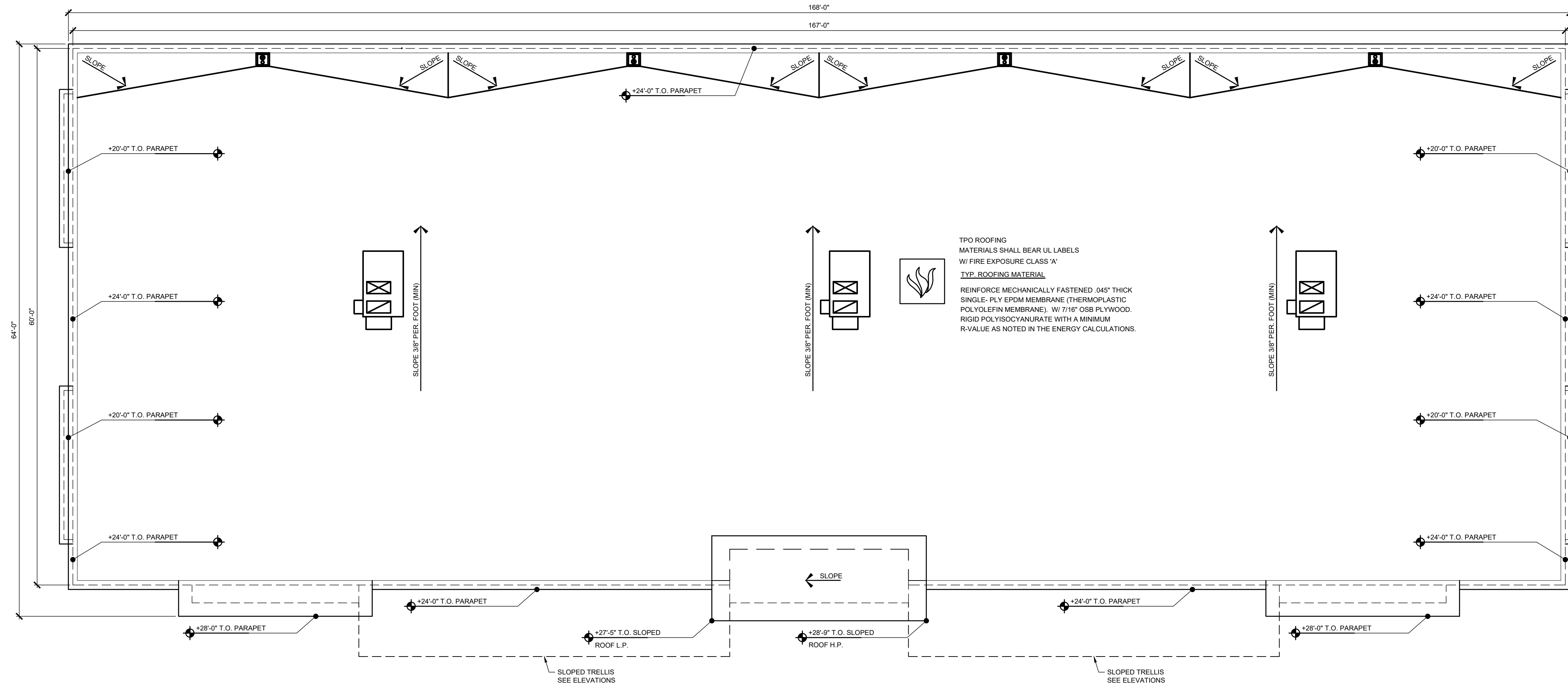
**Milestone Associates Imagination, Inc.**  
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(530) 755-4700

**HAYDEN COMMERCIAL CENTER**  
2551 HAYDEN PARKWAY, ROSEVILLE

RETAIL  
#4 - EXTERIOR ELEVATIONS

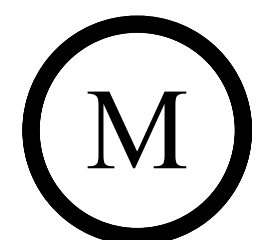
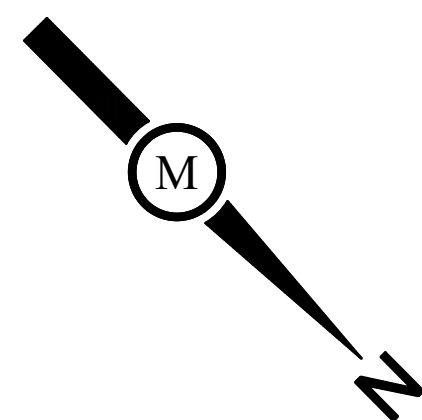
**11**

12-24-25



ROOF PLAN

1/8" = 1'-0"



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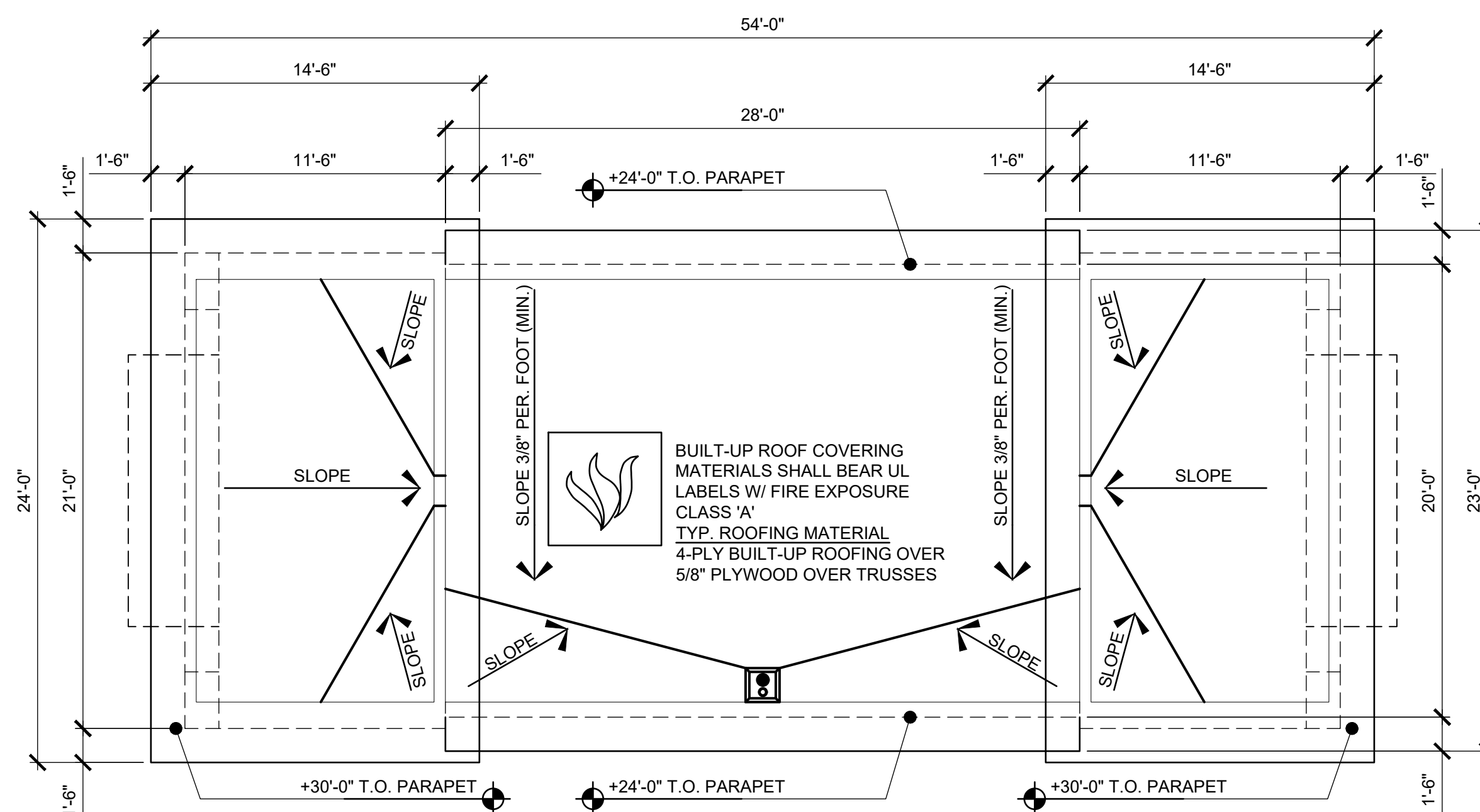
HAYDEN COMMERCIAL CENTER  
 2551 HAYDEN PARKWAY, ROSEVILLE

RETAIL  
 #4 - ROOF PLAN

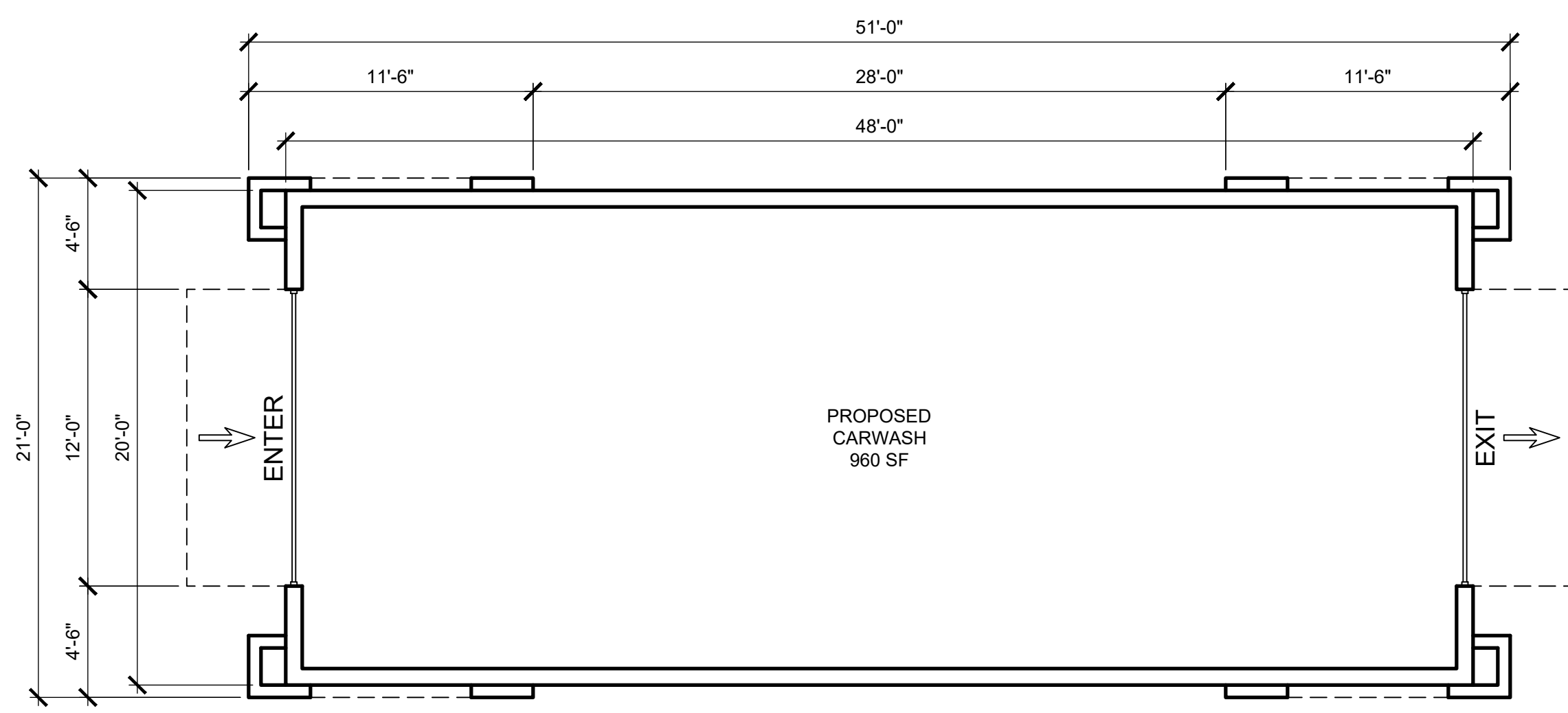
11.1

12-24-25





CARWASH ROOF PLAN  
3/16" = 1'-0"



CARWASH FLOOR PLAN  
3/16" = 1'-0"



GENERAL NOTES:

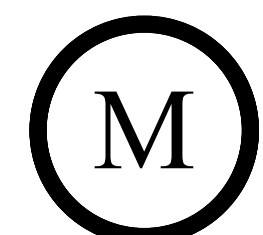
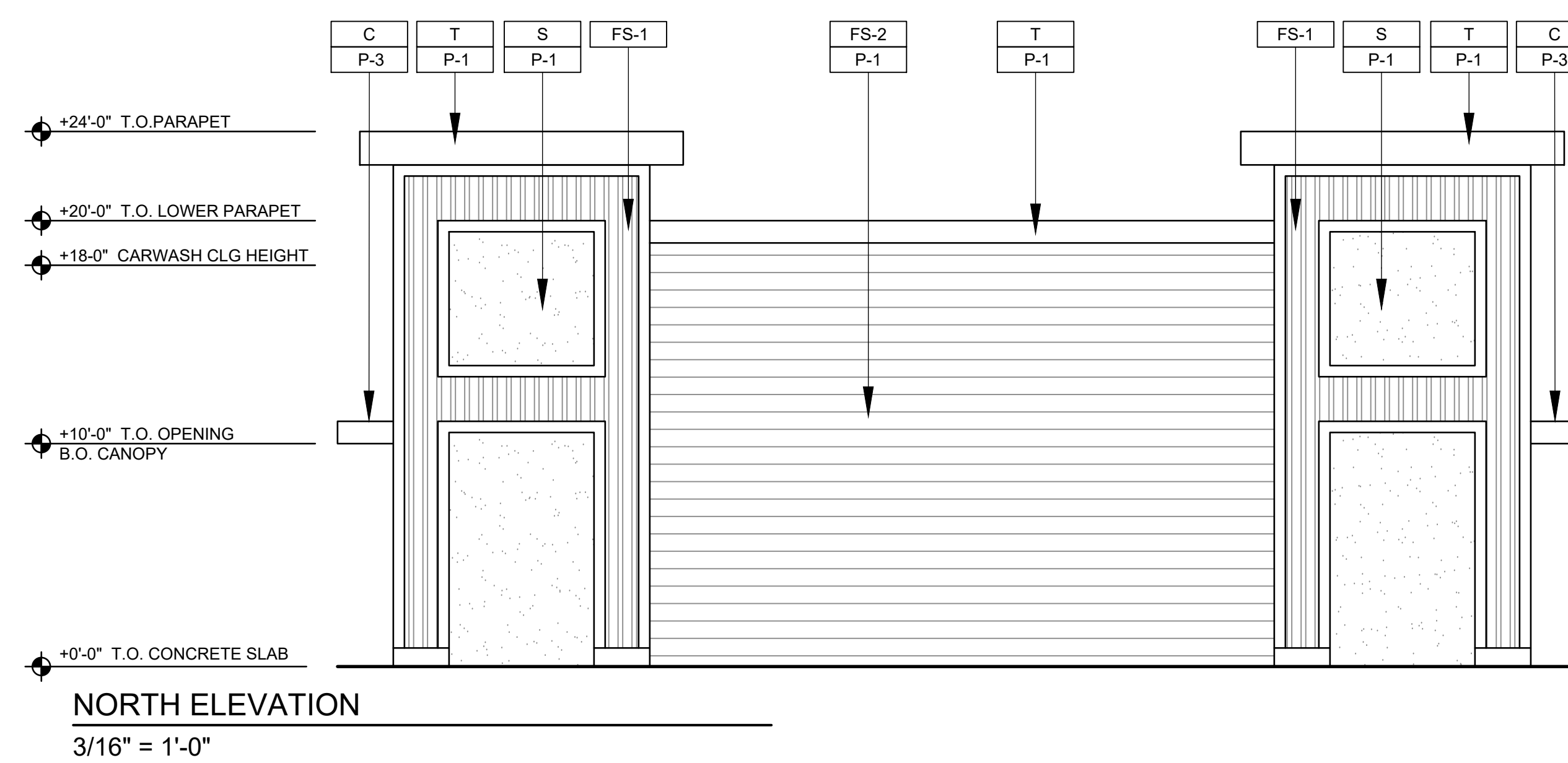
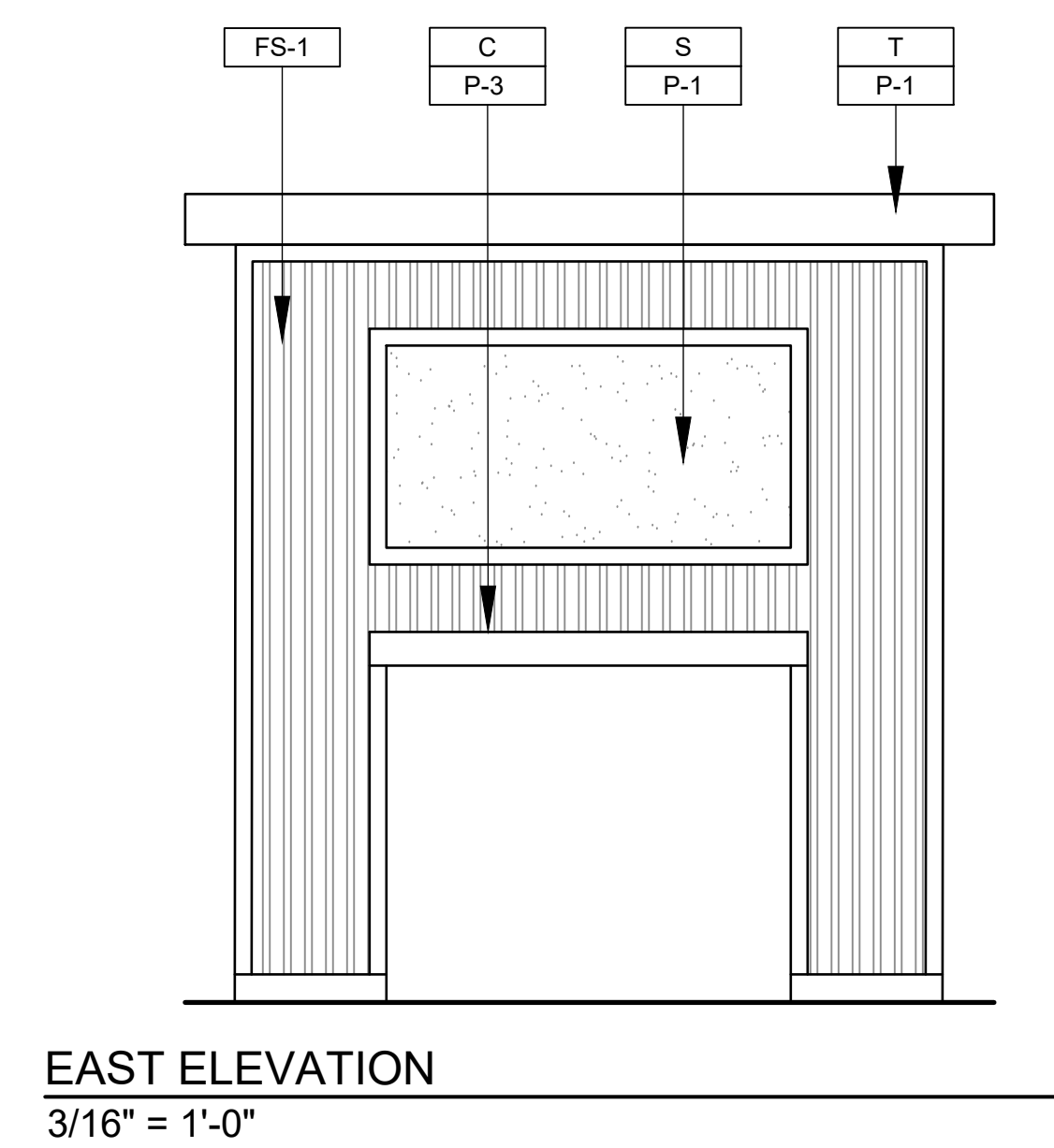
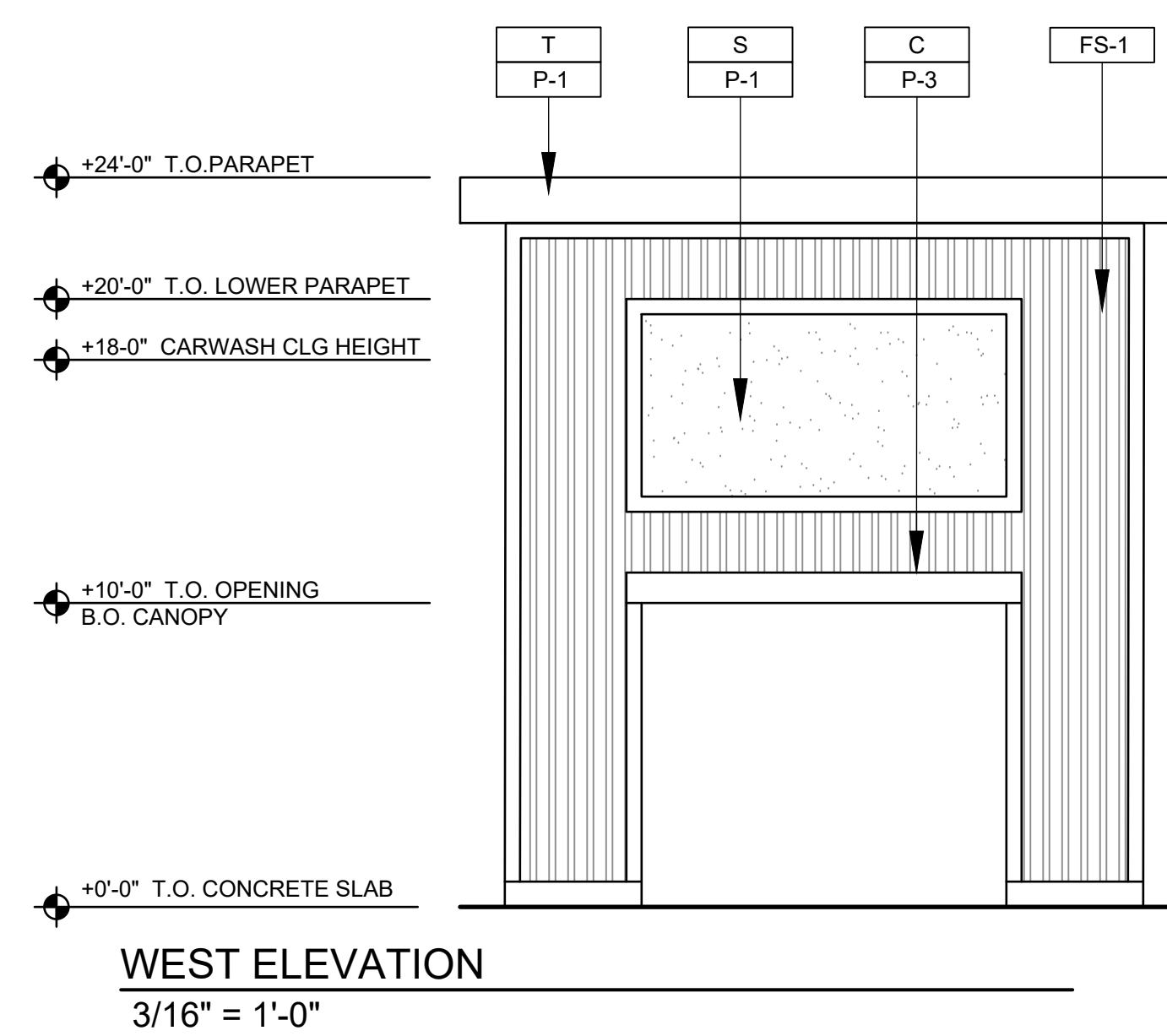
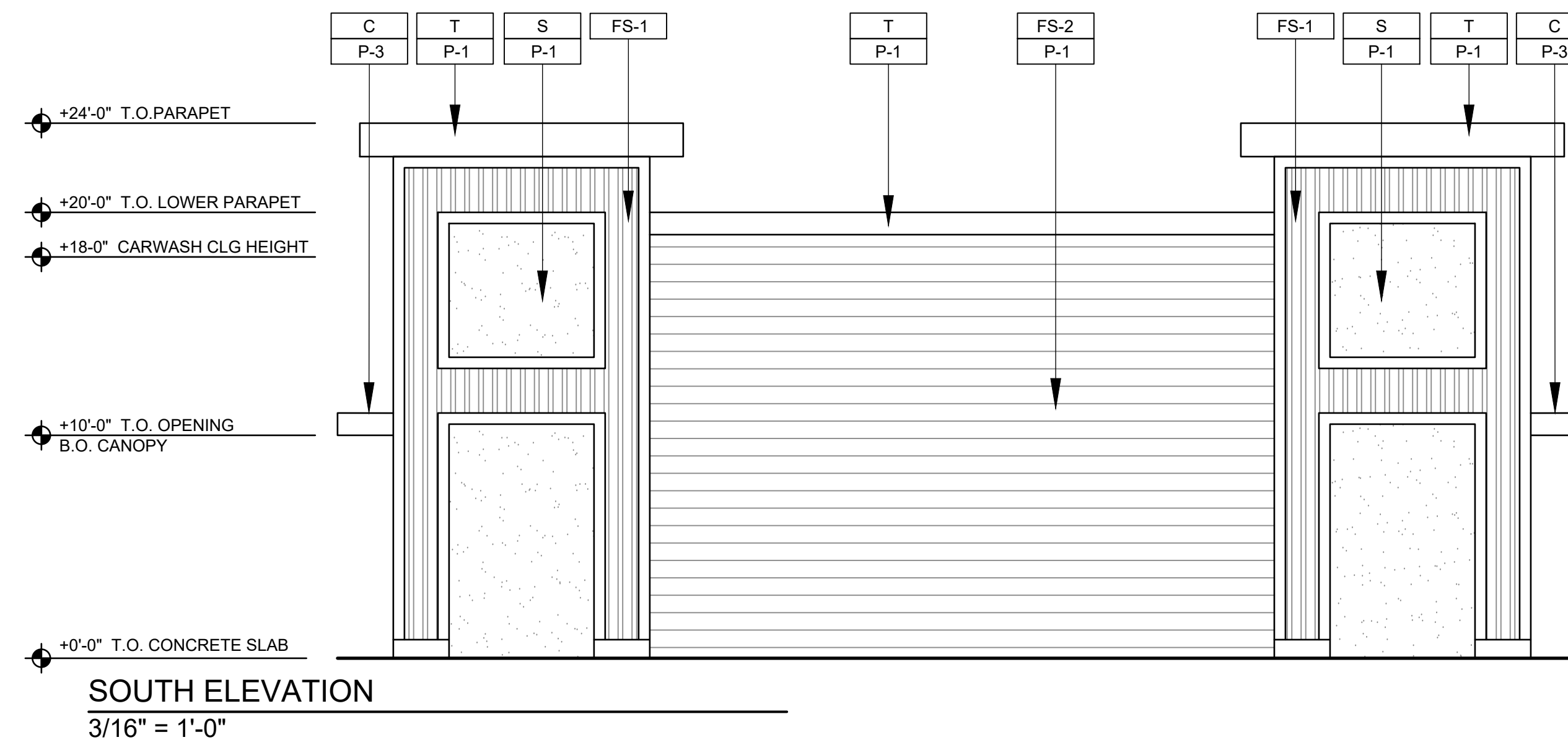
- A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.

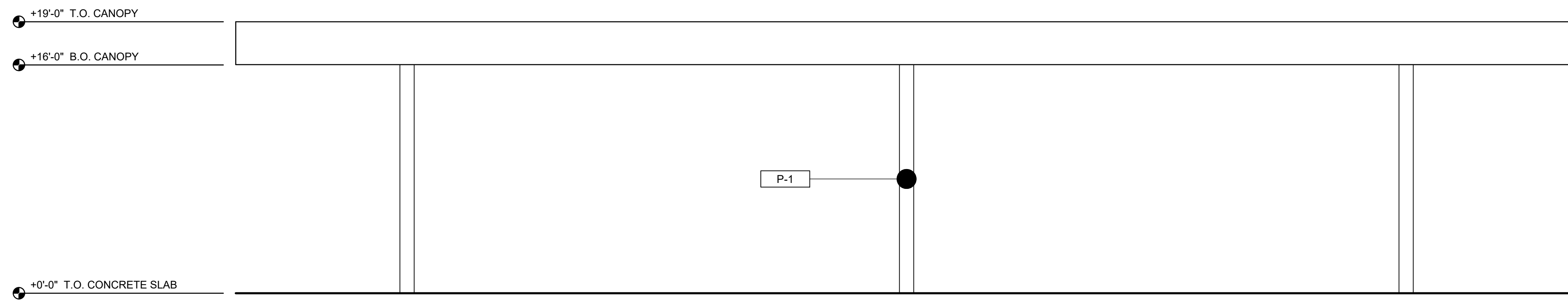
MATERIAL LEGEND:

- C CANOPY
- S STUCCO; 7/8" CEMENT PLASTER TEXTURE: FINE SAND FINISH
- T TRIM AND CORNICE

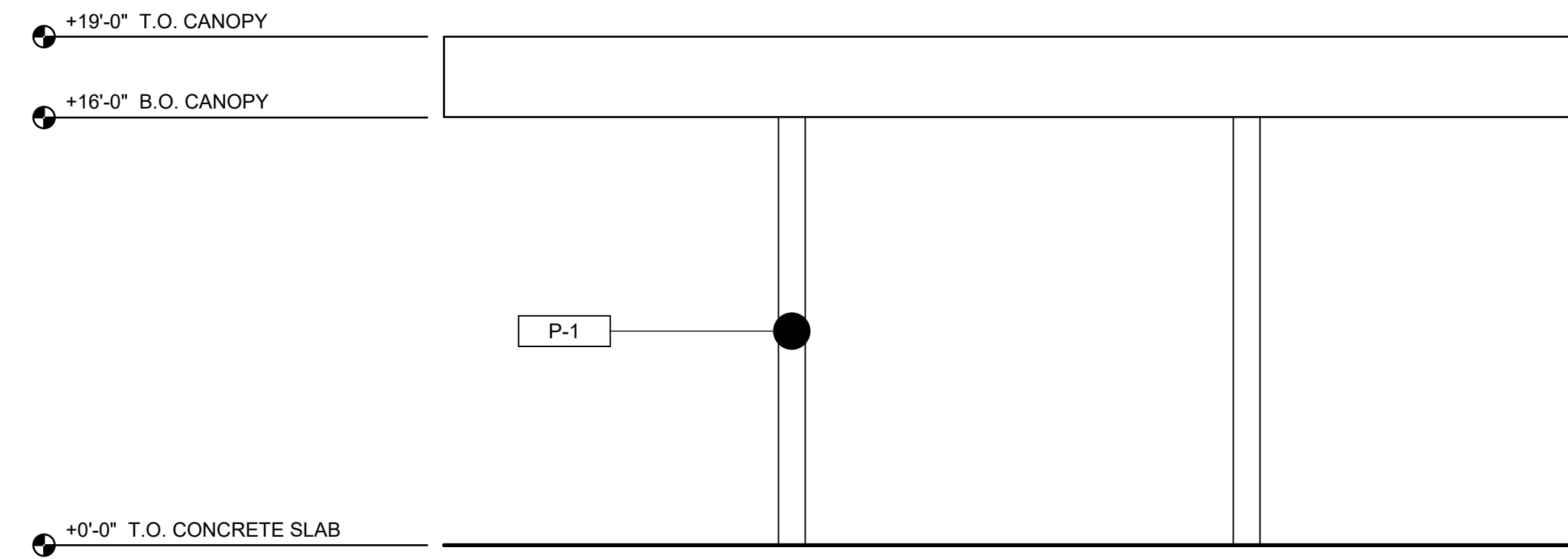
COLOR LEGEND:

- P-1 SHERWIN WILLIAMS SW7006 COLOR: EXTRA WHITE
- P-2 SHERWIN WILLIAMS SW7568 COLOR: NEUTRAL GROUND
- P-3 SHERWIN WILLIAMS SW9148 COLOR: SMOKY AZURITE
- P-4 SHERWIN WILLIAMS SW6104 COLOR: KAFFEE
- FS-1 NICHHA RIBBED -CUSTOM COLOR: IVORY OR AS NOTED
- FS-2 NICHHA LATURA GROVE-CUSTOM COLOR: AS NOTED
- FS-3 NICHHA VINTAGE BRICK-WHITE WASH

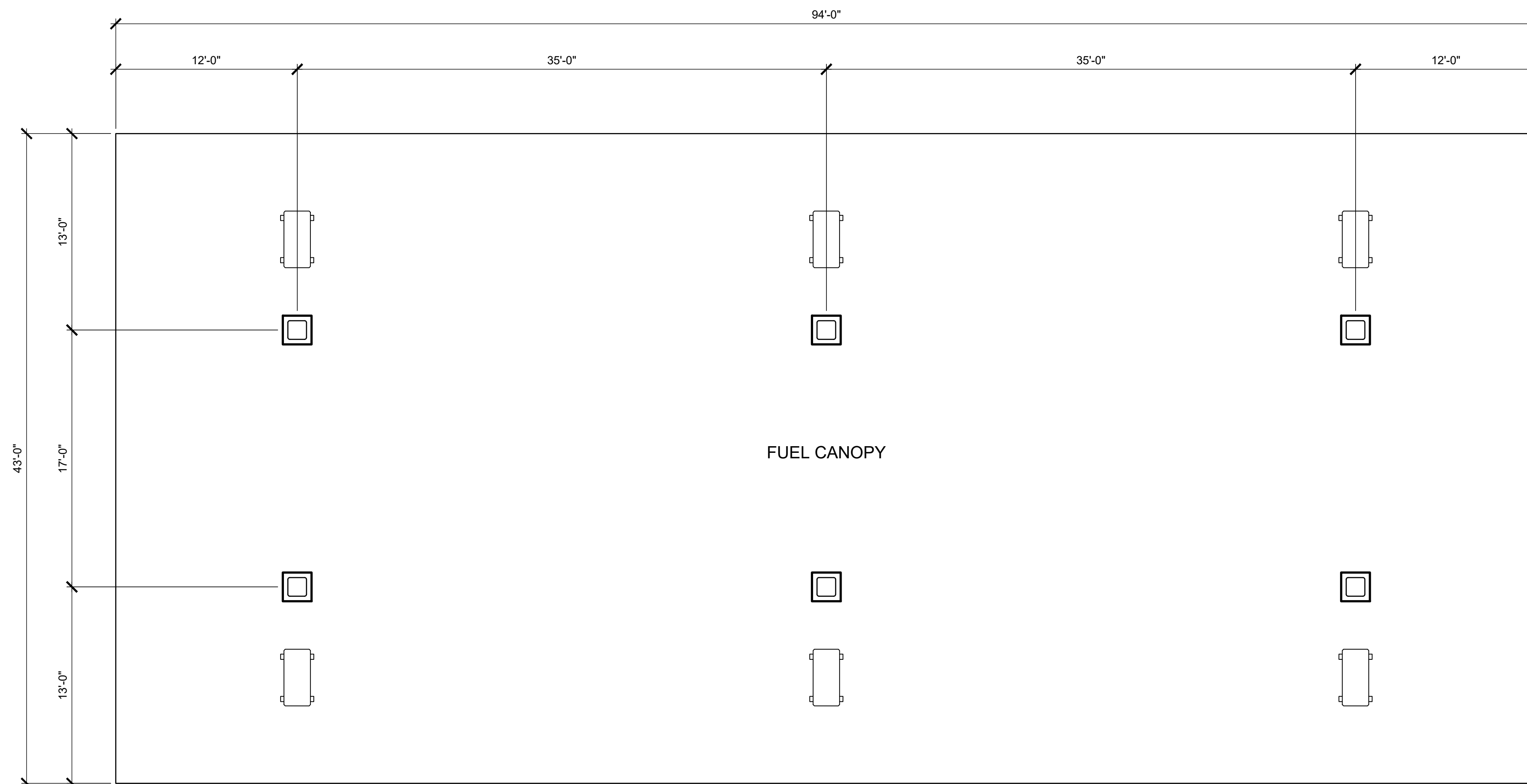




EAST / WEST ELEVATION  
3/16" = 1'-0"



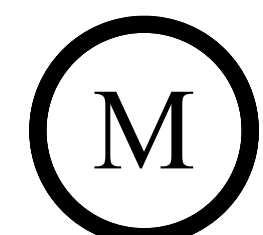
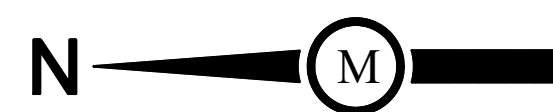
NORTH / SOUTH ELEVATION  
3/16" = 1'-0"



FUEL CANOPY PLAN  
3/16" = 1'-0"

COLOR LEGEND:

P-1	SHERWIN WILLIAMS SW7568COLOR: NEUTRAL GROUND
-----	---



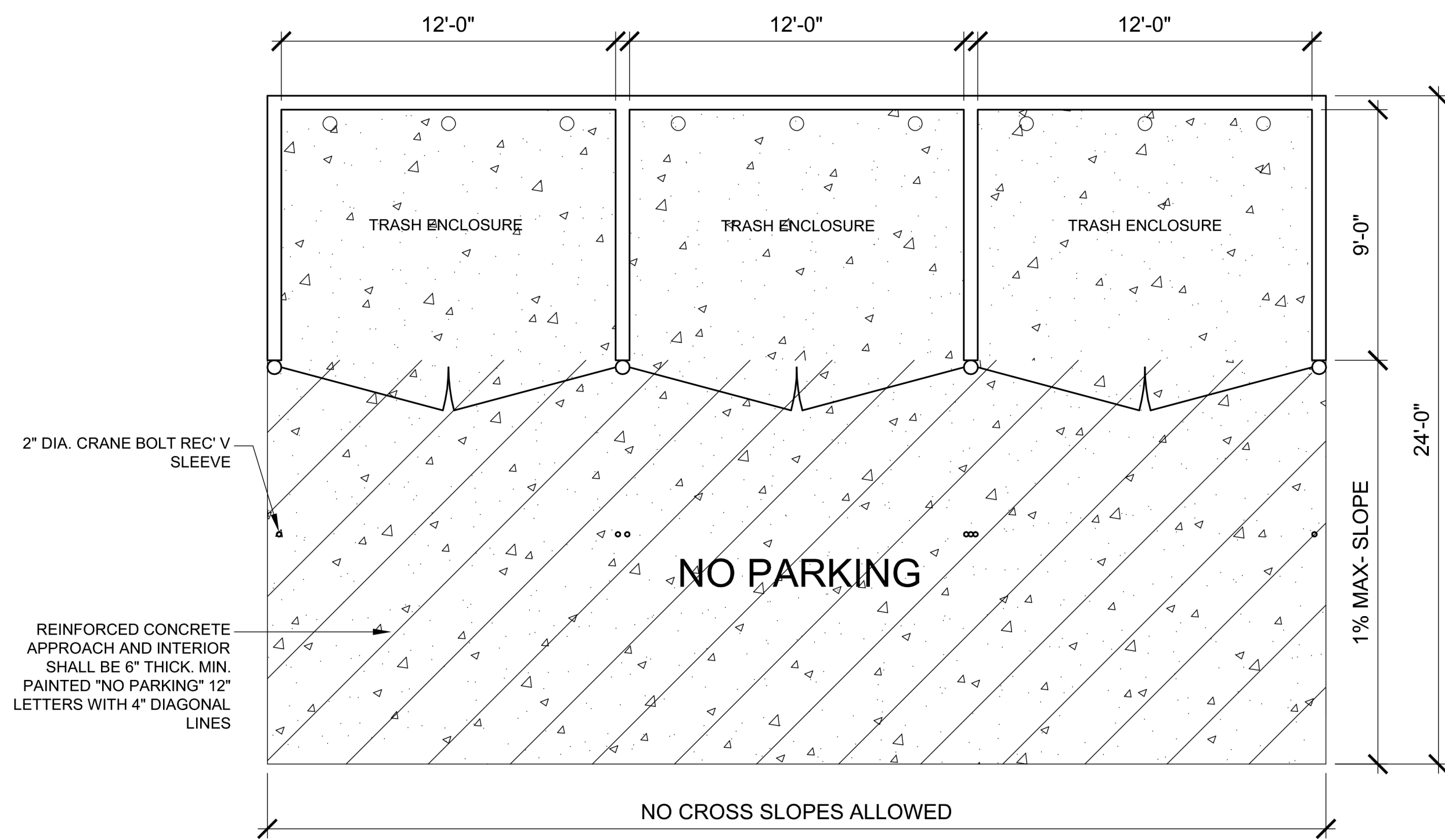


Enter

4

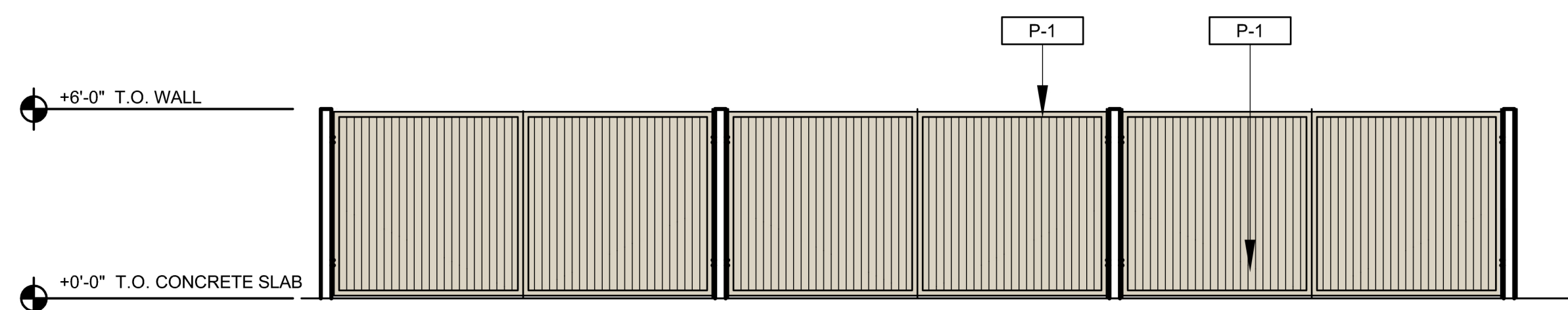
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4294K



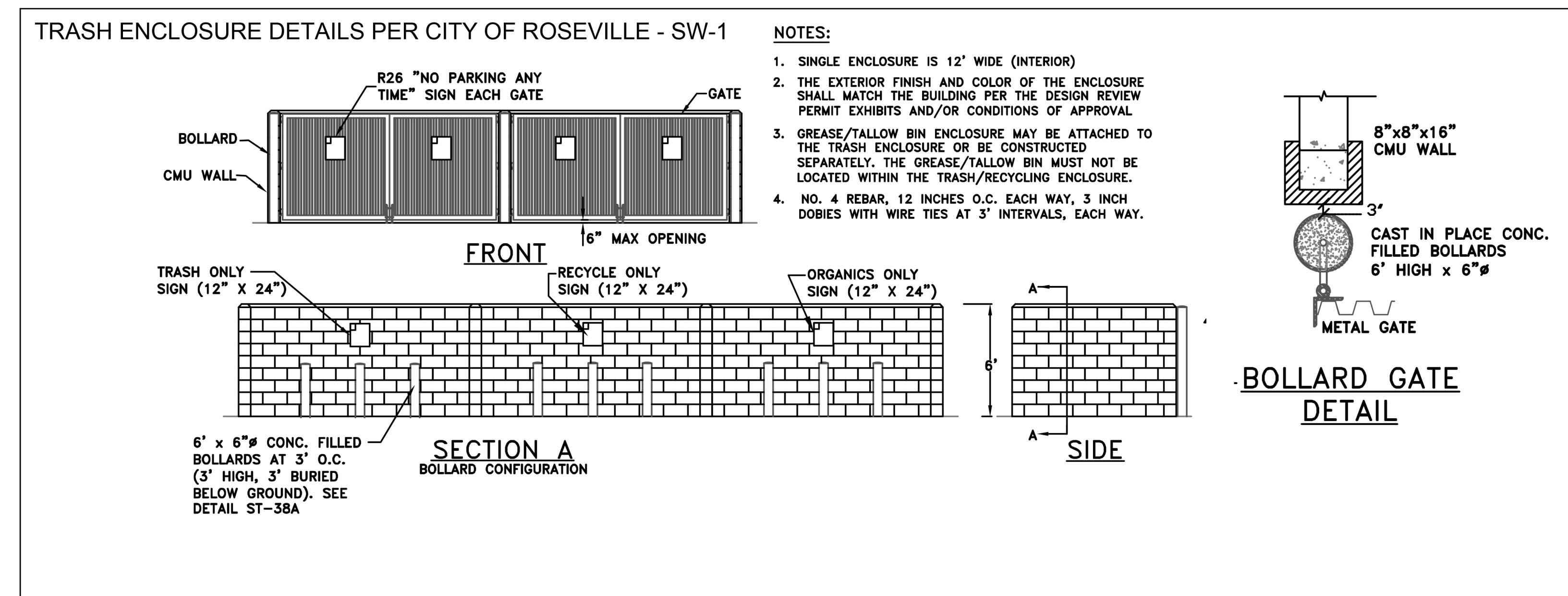
TRASH ENCLOSURE PLAN

1/4" = 1'-0"



TRASH ENCLOSURE FRONT ELEVATION

1/4" = 1'-0"

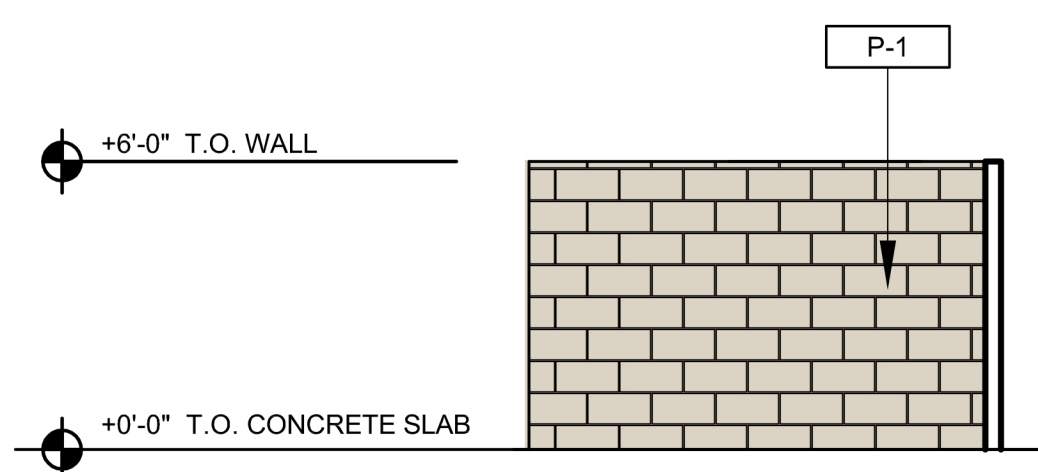


MATERIAL:

CMU SPLIT FACE CMU WALL-PTD

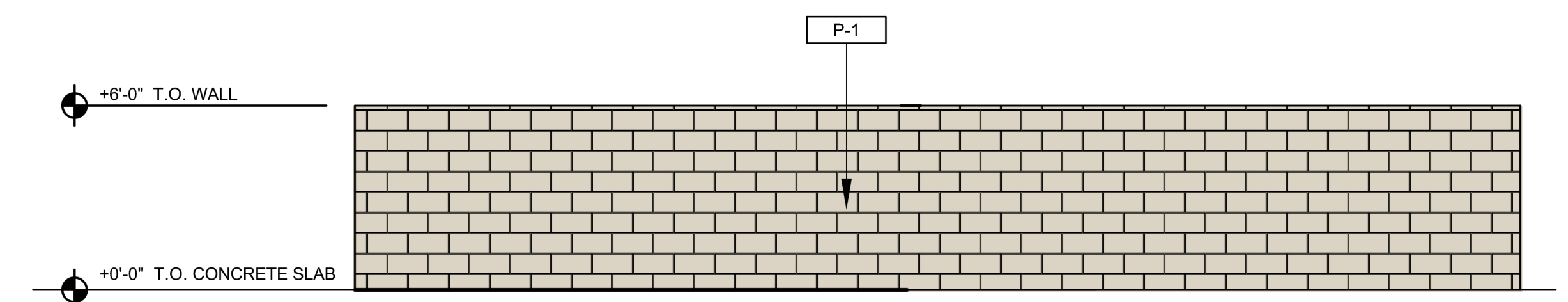
COLOR LEGEND:

P-1 SHERWIN WILLIAMS SW7568COLOR: NEUTRAL GROUND



TRASH ENCLOSURE SIDE ELEVATION

1/4" = 1'-0"



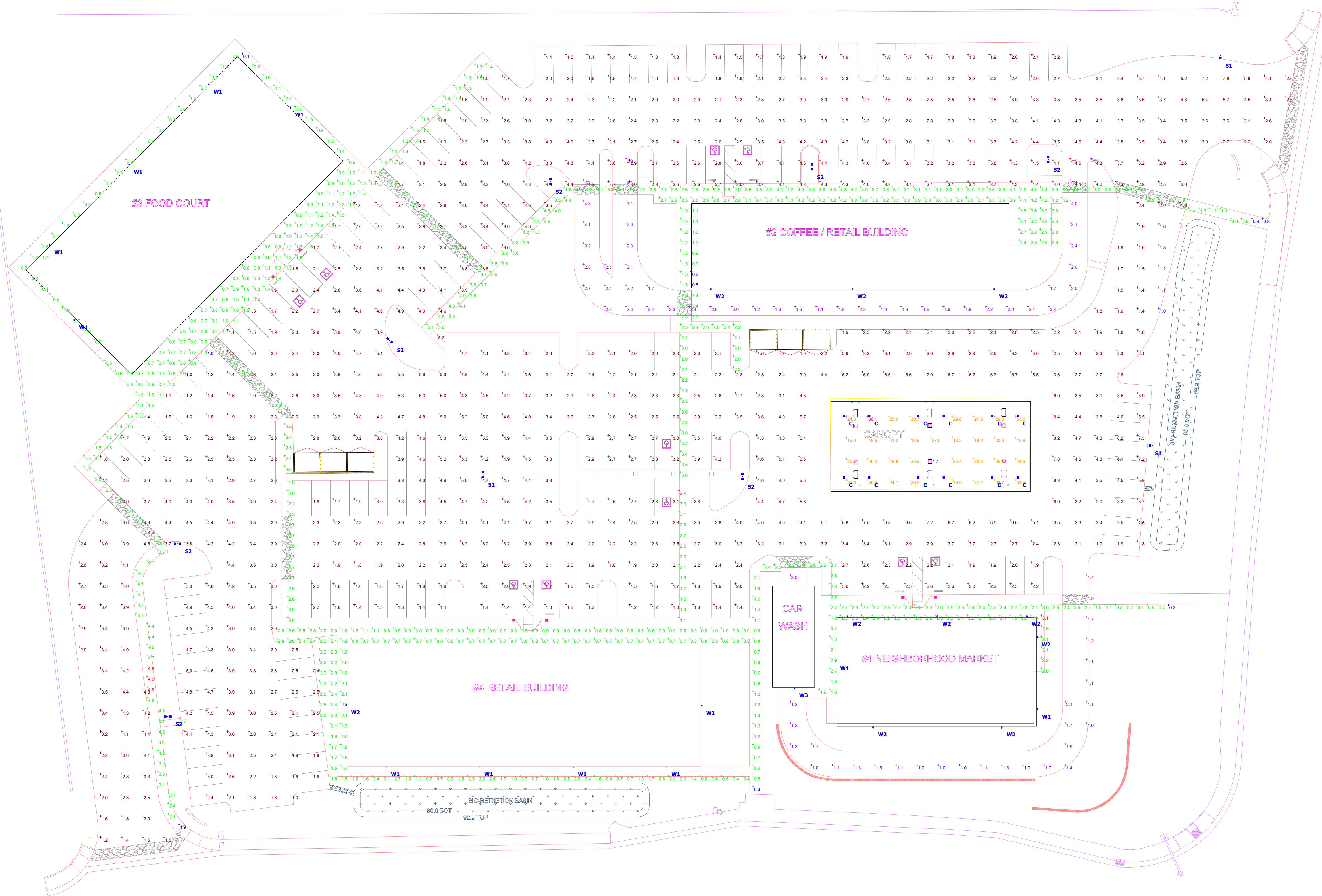
TRASH ENCLOSURE REAR ELEVATION

1/4" = 1'-0"

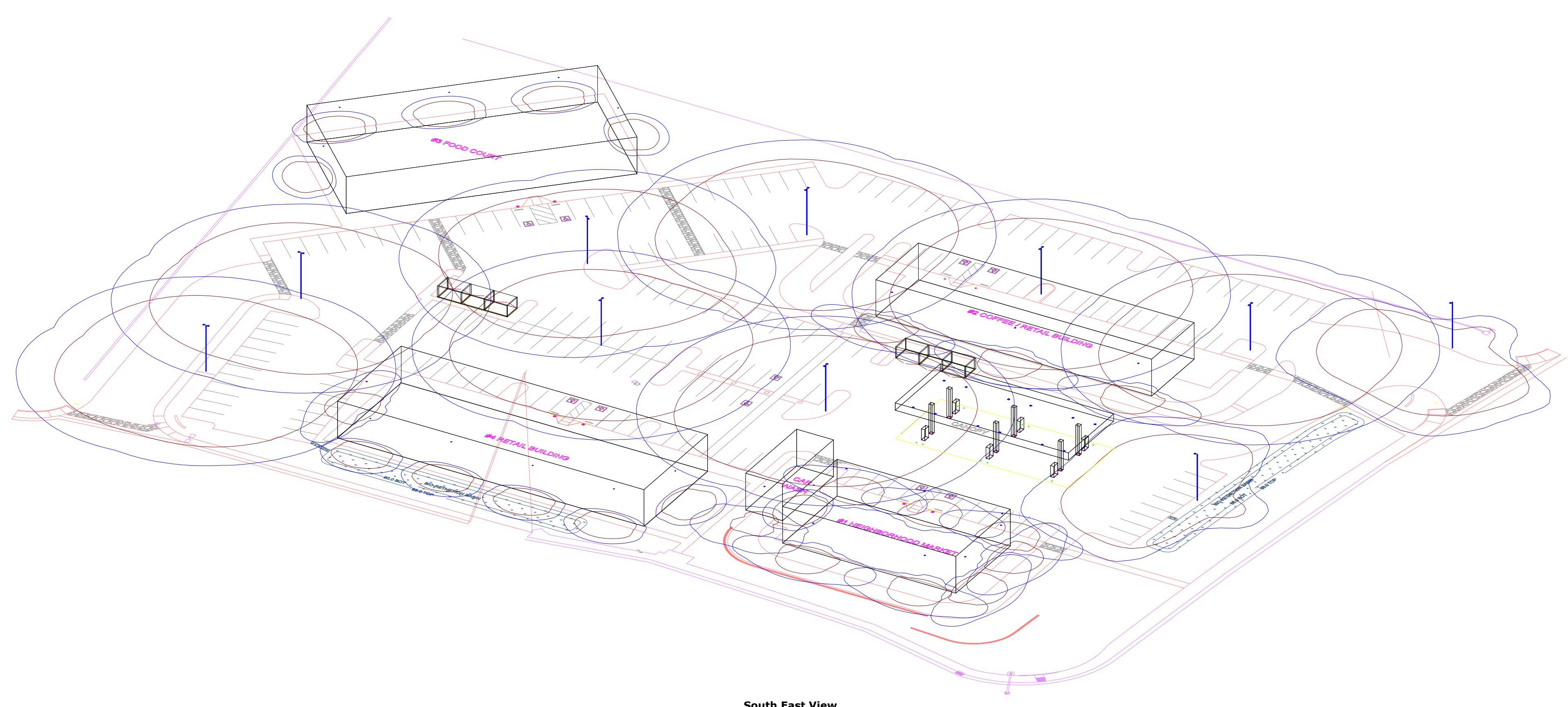


Entry





Plan View  
Scale: 1" = 25ft



South East View

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Polar Plot
⊗	C		12	Lithonia Lighting	PCNY LED AL02-16L SWW2-40K FPLC MVOLT_B	PCNY LED Adjustable Lumen Output set at 16,000 lumens - Switchable CCT set at 4000K Flat Polycarbonate Clear Lens MVOLT	1	16501	0.9	95.17	
□	S1		2	Lithonia Lighting	RSX2 LED P4 40K R4	RSX Area Fixture Size 2 P4 Lumen Package 4000K CCT Type R4 Distribution	1	25328	0.9	189.54	
□	S2		8	Lithonia Lighting	RSX2 LED P4 40K R5	RSX Area Fixture Size 2 P4 Lumen Package 4000K CCT Type R5 Distribution	1	25667	0.9	379.08	
⊕	W1		11	Lithonia Lighting	WDGE1 LED P2 40K 80CRI VW	WDGE1 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 80CRI, VISUAL COMFORT WIDE OPTIC	1	1982	0.9	15.0178	
⊕	W2		11	Lithonia Lighting	WDGE2 LED P3 40K 80CRI T2M	WDGE2 LED WITH P3 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE 2 MEDIUM OPTIC	1	3215	0.9	32.1375	
⊕	W3		1	Lithonia Lighting	WDGE2 LED P3 40K 80CRI TFM	WDGE2 LED WITH P3 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE FORWARD THROW MEDIUM OPTIC	1	3166	0.9	32.1375	

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
#1 MARKET SIDEWALKS	+	2.2 fc	3.1 fc	0.3 fc	10.3:1	7.3:1
#2 COFFEE/RETAIL SIDEWALKS	+	3.1 fc	5.2 fc	0.8 fc	6.5:1	3.9:1
#3 FOOD COURT SIDEWALKS	+	1.3 fc	4.4 fc	0.1 fc	44.0:1	13.0:1
#4 RETAIL SIDEWALKS	+	1.5 fc	3.4 fc	0.3 fc	11.3:1	5.0:1
CAR WASH DRIVE-THRU	+	1.4 fc	2.1 fc	1.0 fc	2.1:1	1.4:1
COFFEE / RETAIL DRIVE THRU	+	2.5 fc	4.5 fc	1.1 fc	4.1:1	2.3:1
DRIVE / PARKING	+	3.1 fc	8.4 fc	1.0 fc	8.4:1	3.1:1
UNDER GAS CANOPY	+	25.1 fc	36.1 fc	7.7 fc	4.7:1	3.3:1
WEST ENTRANCE SIDEWALK	+	4.0 fc	4.9 fc	1.9 fc	2.6:1	2.1:1

Luminaire Locations

Label	MH
C	16.00
S1	25.00
S2	25.00
W1	16.00
W2	16.00
W3	16.00

Disclaimer  
Photometric analyses performed by CJS Lighting are intended for informational and/or estimation purposes only. Using industry-recognized software, calculations correspond to the information provided to CJS Lighting, and are subject to the limitations of the software. Assumptions may be made for information that is not provided or available. It is the responsibility of the client to verify that the input data is consistent with actual field conditions. Due to the above considerations, CJS Lighting does not guarantee that actual light levels measured in the field will match initial calculations, and recommend that drawings be submitted to a certified electrical engineer for verification.

SHORT TERM BIKE RACK

U BIKE RACK  
Submittal Sheet

**CAPACITY** 2 Bikes

**MATERIALS**

- Standard 1.5" schedule 40 pipe (8.9" OD)
- Lightweight 1.5" schedule 10 pipe (6.9" OD)

**FINISHES**

- Galvanized An after fabrication hot dipped galvanized finish is our standard option.
- Powder Coat Our powder coat finish assures a high level of adhesion and durability by following these steps:  
1. Sandblast  
2. Epoxy primer electrostatically applied  
3. Final thick TGIC polyester powder coat
- Thermoplastic In addition to an increased thickness (8-10mil), the thermoplastic finish covers a galvanized layer and offers superior impact resistance over powder coating.
- PVC Dip (plastisol) Other colors available by special order (minimum orders apply).
- Stainless Stainless Steel: 304 grade stainless steel material finished in either a high polished shine or a satin finish.

**MOUNT OPTIONS**

- In-ground In ground mount is embedded into concrete base. Specify in ground mount for this option.
- Surface Foot Mount has two 2.5" x 6" x .25" feet with two anchors per foot. Specify foot mount for this option.
- Rail Rail Mounted Racks are bolted to two parallel rails which can be left freestanding or anchored to the ground. Rails are heavy duty 2.5" x 4" x .25" thick galvanized mounting rails. Specify rail mount for this option.

Courtyard Trash Can - Flat Lid, 36 Gallon, Black

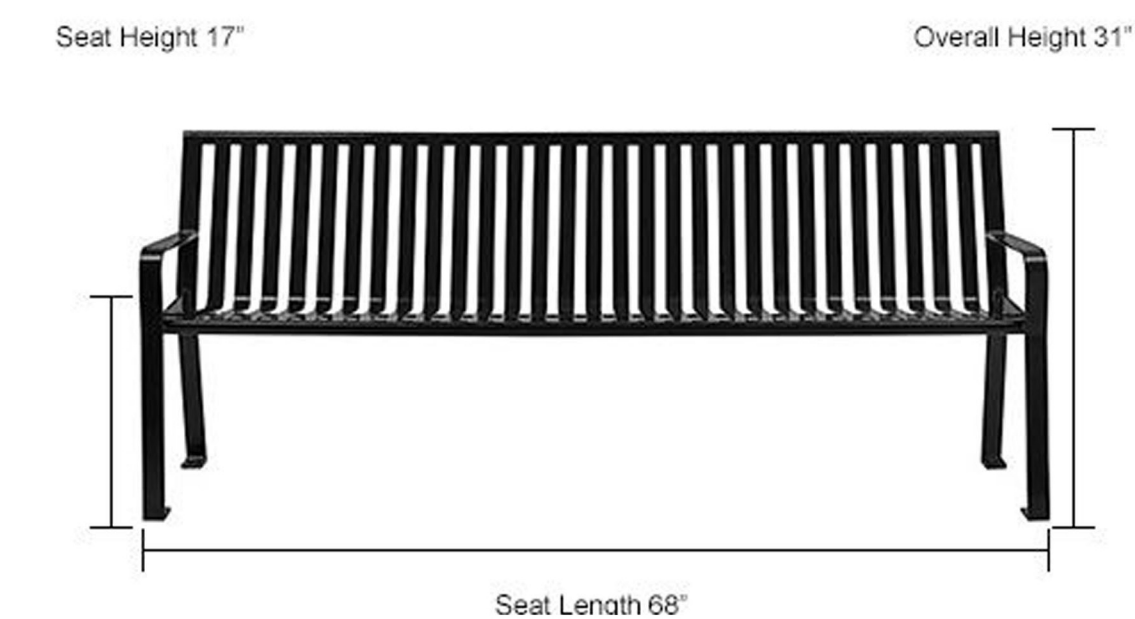


An attractive, vandal-proof hideaway for trash.

- For parks, offices and city streets.
- Slatted steel bars deter vandalism.
- Weather and rust-resistant, powder-coated finish.
- Includes Black Plastic Liner and Anchor Kit.
- Use recommended [Clear](#) and [Black Liners](#).

MODEL NO.	DESCRIPTION	CAPACITY (GAL.)	SIZE DIAM. x H	WT. (LBS.)
H-2865BL	Flat Lid	36	28 x 36"	93

SPECIFY COLOR:



Heavy Duty commercial bench is ideal for train stations, park facilities, shopping areas or any outdoor environment requiring seating. Finished in outdoor powder coating, this durable bench can withstand even the harshest outdoor climates. Pre-drilled mounting holes allow the option to mount to any surface. Ships fully assembled.

Product Details

Mounting Location	Surface
Assembly Required	No
Top Finish	Powder Coating
Type	Backed Bench w/ Arms
Frame Color Family	Black
Brand	Global Industrial
Material	Steel
Style	Steel Slat
Manufacturers Part Number	694854BK
Color Family	Black
Frame Material	Steel



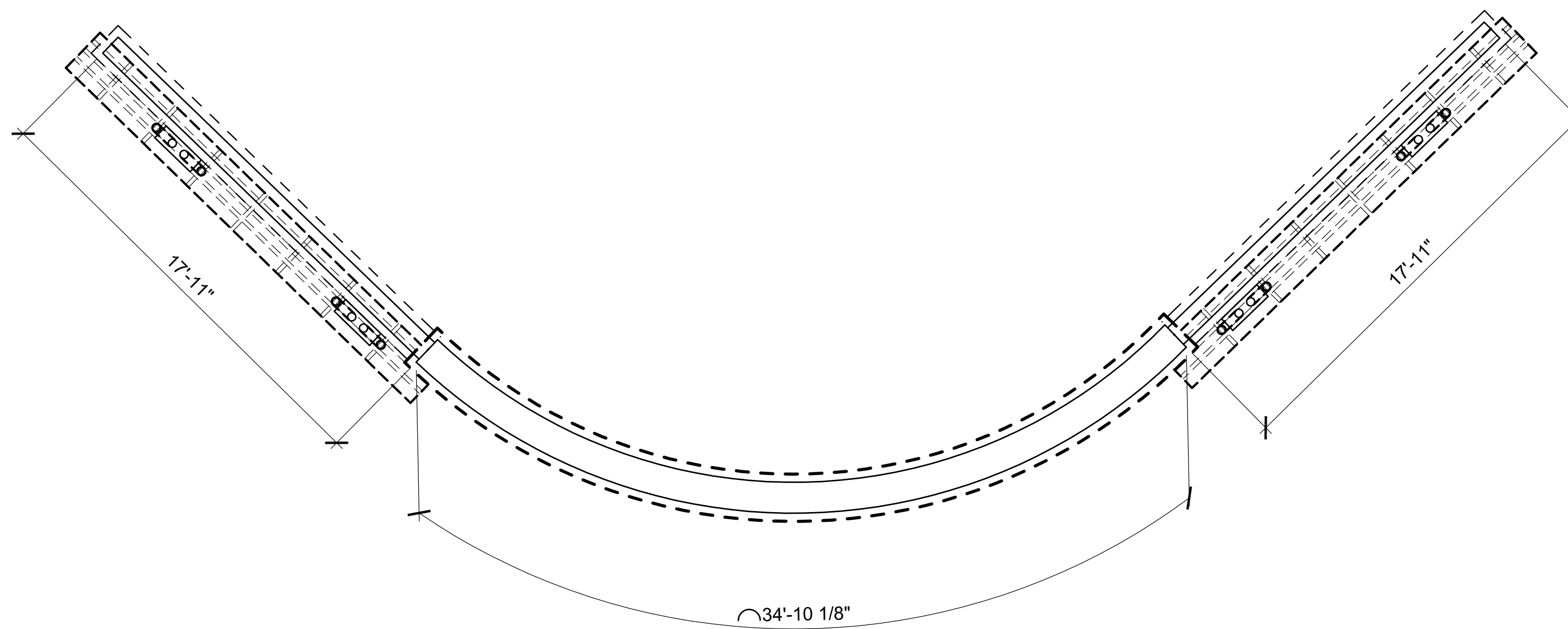
Milestone Associates Imagineering, Inc.

1000 Lincoln Road, Suite H202, Yuba City, CA 95991  
(530) 755-4700

HAYDEN COMMERCIAL CENTER  
2551 HAYDEN PARKWAY, ROSEVILLE

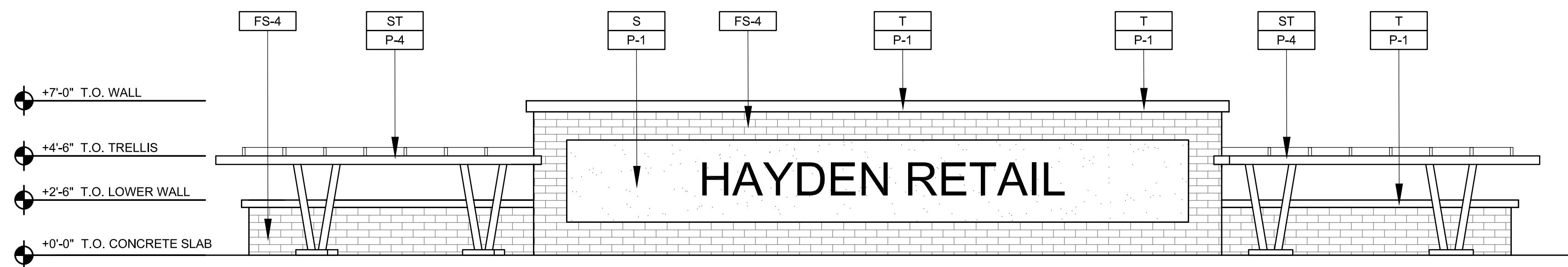
SITE AMENITIES

2.6



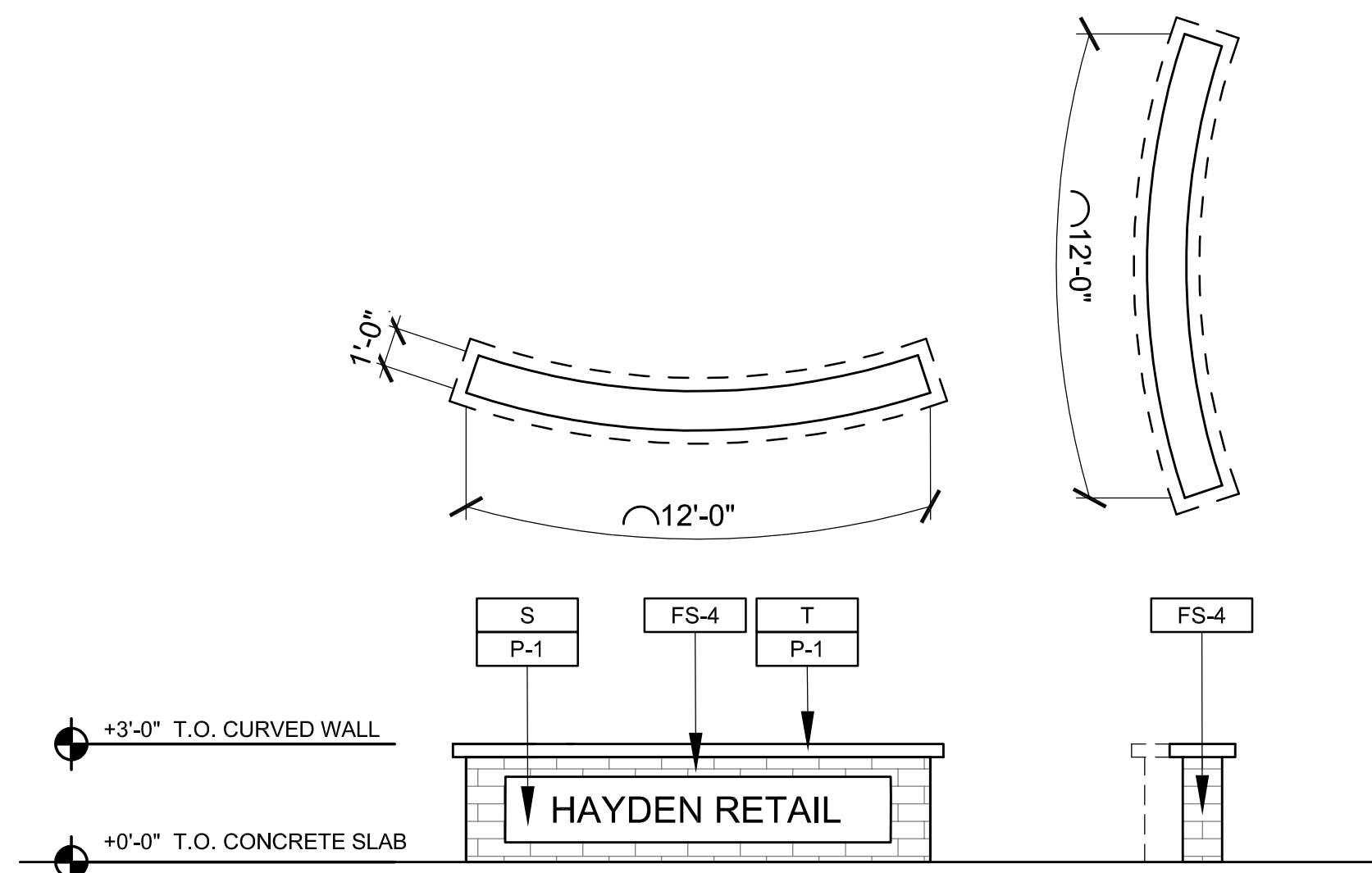
MAIN ENTRY FEATURE- CORNER OF HAYDEN PARKWAY AND BLUE OAKS BLVD PLAN VIEW

1/4" = 1'-0"



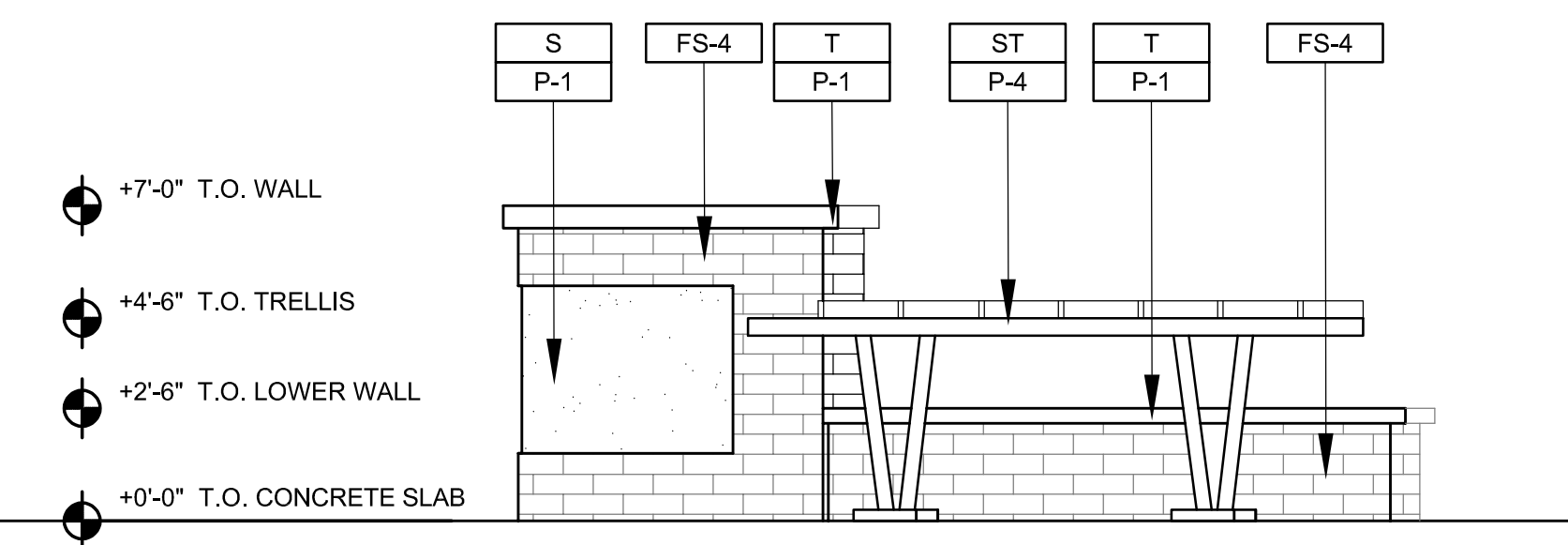
MAIN ENTRY FEATURE- CORNER OF HAYDEN PARKWAY AND BLUE OAKS BLVD- FRONT ELEVATION

1/4" = 1'-0"



ENTRY FEATURE - SIDE SITE ENTRY

1/4" = 1'-0"



MAIN ENTRY FEATURE -CORNER LOCATION SIDE ELEVATION

1/4" = 1'-0"

GENERAL NOTES:

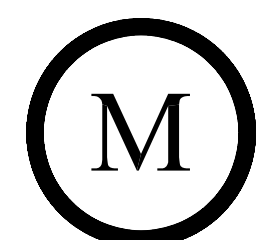
- A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.

MATERIAL LEGEND:

- S STUCCO; 7/8" CEMENT PLASTER  
TEXTURE: FINE SAND FINISH
- T TRIM AND CORNICE
- ST TRELLIS

COLOR LEGEND:

- P-1 SHERWIN WILLIAMS  
SW7568COLOR: NEUTRAL GROUND
- P-4 SHERWIN WILLIAMS  
SW9099 COLOR: SADDLE UP
- FS-4 NICHIIA-VINTAGE BRICK  
WHITEWASH



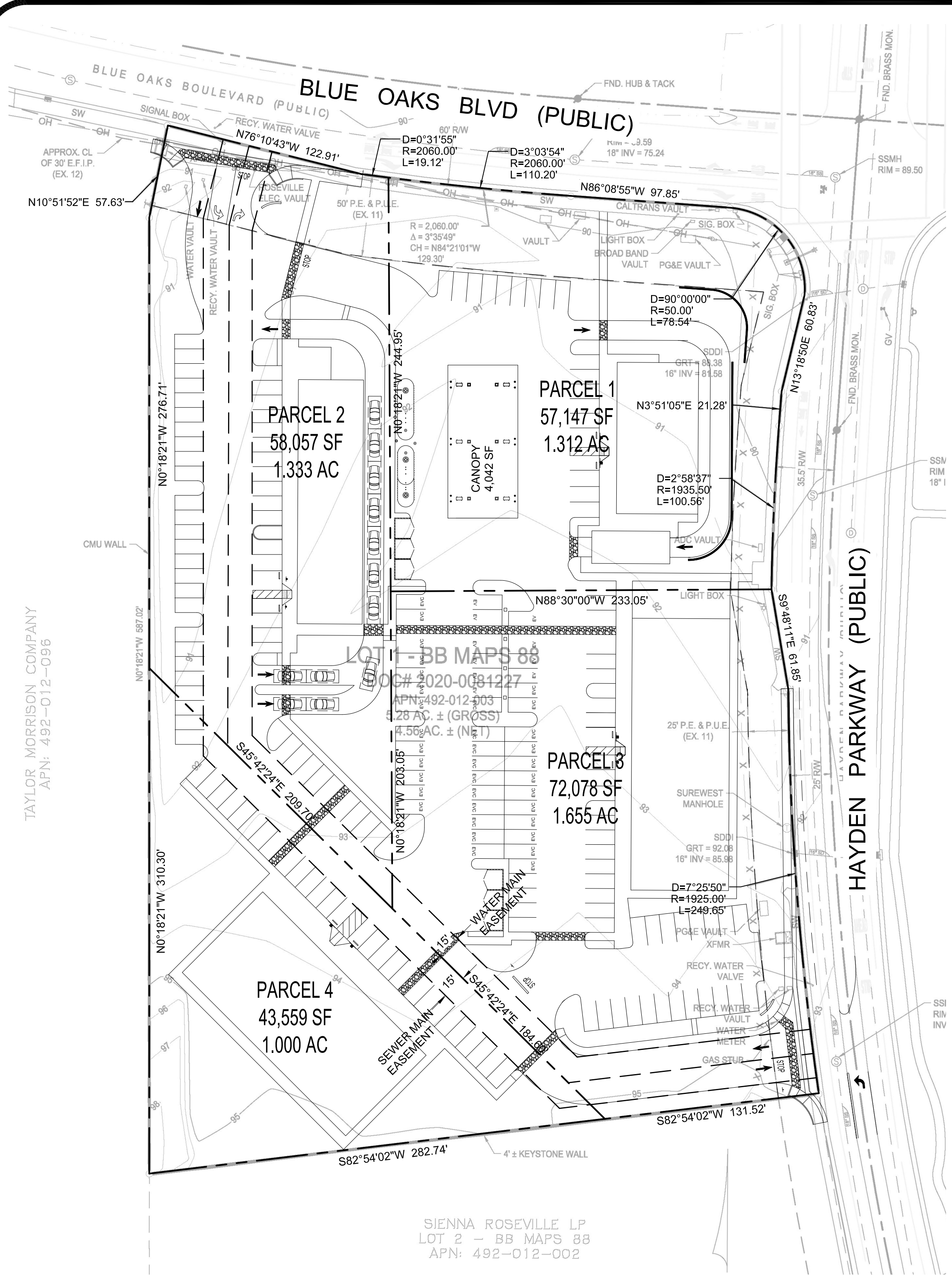
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HAYDEN COMMERCIAL CENTER  
2551 HAYDEN PARKWAY, ROSEVILLE

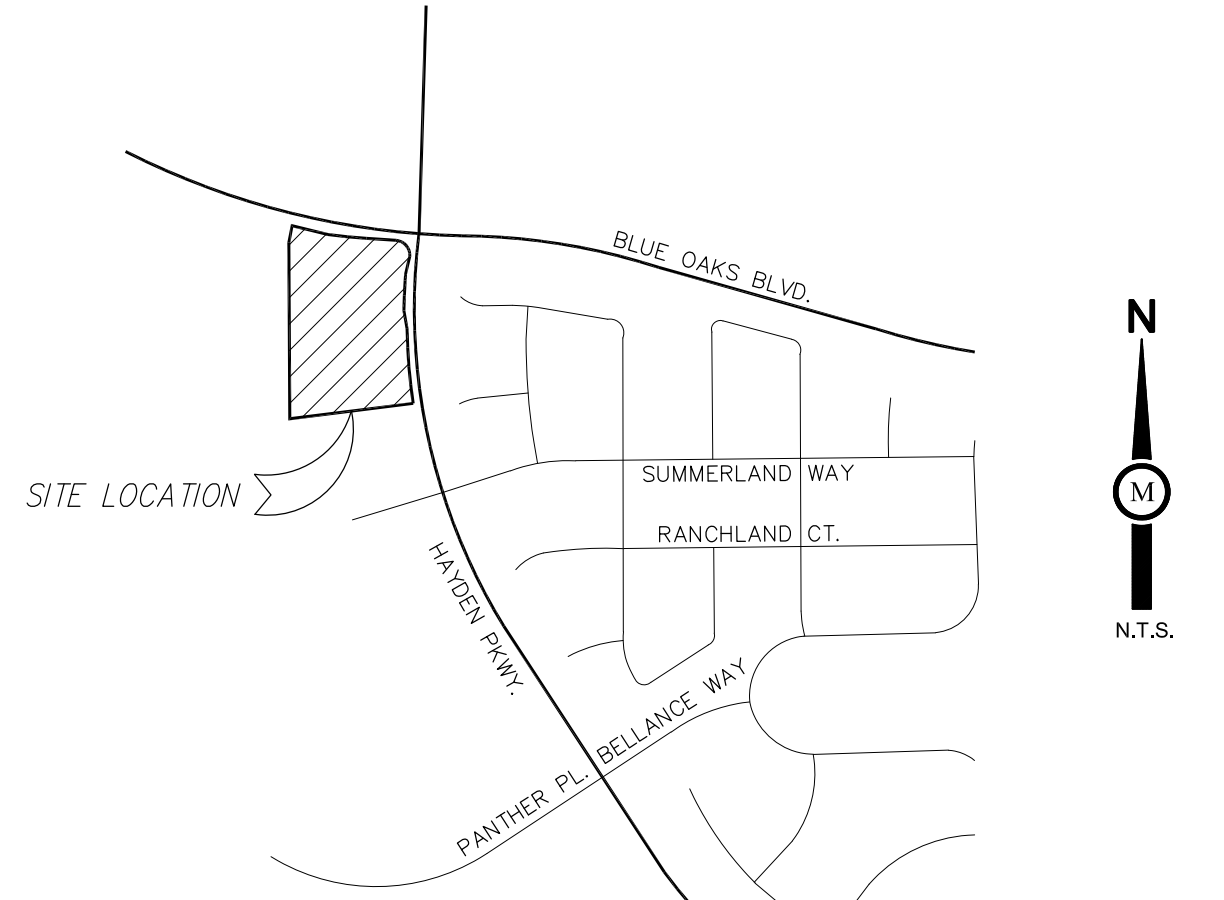
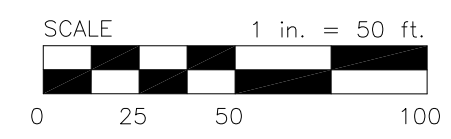
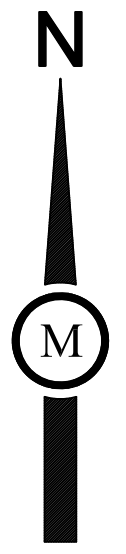
COMMERCIAL CENTER  
ENTRY FEATURE

2.7



TAYLOR MORRISON COMPANY  
APN: 492-012-096

SIENNA ROSEVILLE LP  
LOT 2 - BB MAPS 88  
APN: 492-012-002



VICINITY MAP

**PROPERTY DESCRIPTION**

A PORTION OF THE TRACT OF LAND DESCRIBED IN THE GRANT DEED TO THE CHIN LIVING TRUST DATED AUGUST 26, 1991, RECORDED IN INSTRUMENT NO. 92-029855, OFFICIAL RECORDS OF PLACER COUNTY, LOCATED IN SECTION 6, TOWNSHIP 10 NORTH, RANGE 6 EAST, MDB&M, PLACER COUNTY, CALIFORNIA

**GENERAL NOTES**

- ACCESS SERVING PARCELS 1, 2, 3, AND 4 IS FROM BOTH BLUE OAKS BLVD AND HAYDEN PARKWAY
- RECIPROCAL CROSS-ACCESS AND PARKING WILL BE PROVIDED.

**FLOOD ZONE CLASSIFICATION**

THIS PROPERTY DOES NOT LIE WITHIN A FLOODPLAIN

**APPLICANT**

HAYDEN PARK LLC  
2423 AZURE PLACE  
FAIRFIELD, CA 94533

**LOT DATA:**

A.P.N.:	492-012-003-000
TOTAL ACREAGE:	229,997 SF (5.28 AC - GROSS)
EXISTING PARCELS:	1
PROPOSED PARCELS:	4
EXISTING ZONE:	CC COMMUNITY COMMERCIAL
PROPOSED ZONE:	CC COMMUNITY COMMERCIAL
EXISTING USE:	VACANT
PROPOSED USE:	CONVENIENCE STORE, GASOLINE SALES, CARWASH, RETAIL SPACE, AND A QUICK SERVE RESTAURANT (QSR) W/ DRIVE THRU

**TENTATIVE PARCEL MAP 25-\_\_**

for Hayden Park LLC

A portion of the tract of land described in the Grant Deed to the Chin Living Trust dated August 26, 1991, recorded in Instrument No. 92-029855, P.C.O.R.

County of PLACER State of CALIFORNIA

MARCH 2026 Sheet 1 of 1



PREPARED BY OR UNDER THE SUPERVISION OF ANDREW KLINSTIVER, III, L.S. 7182