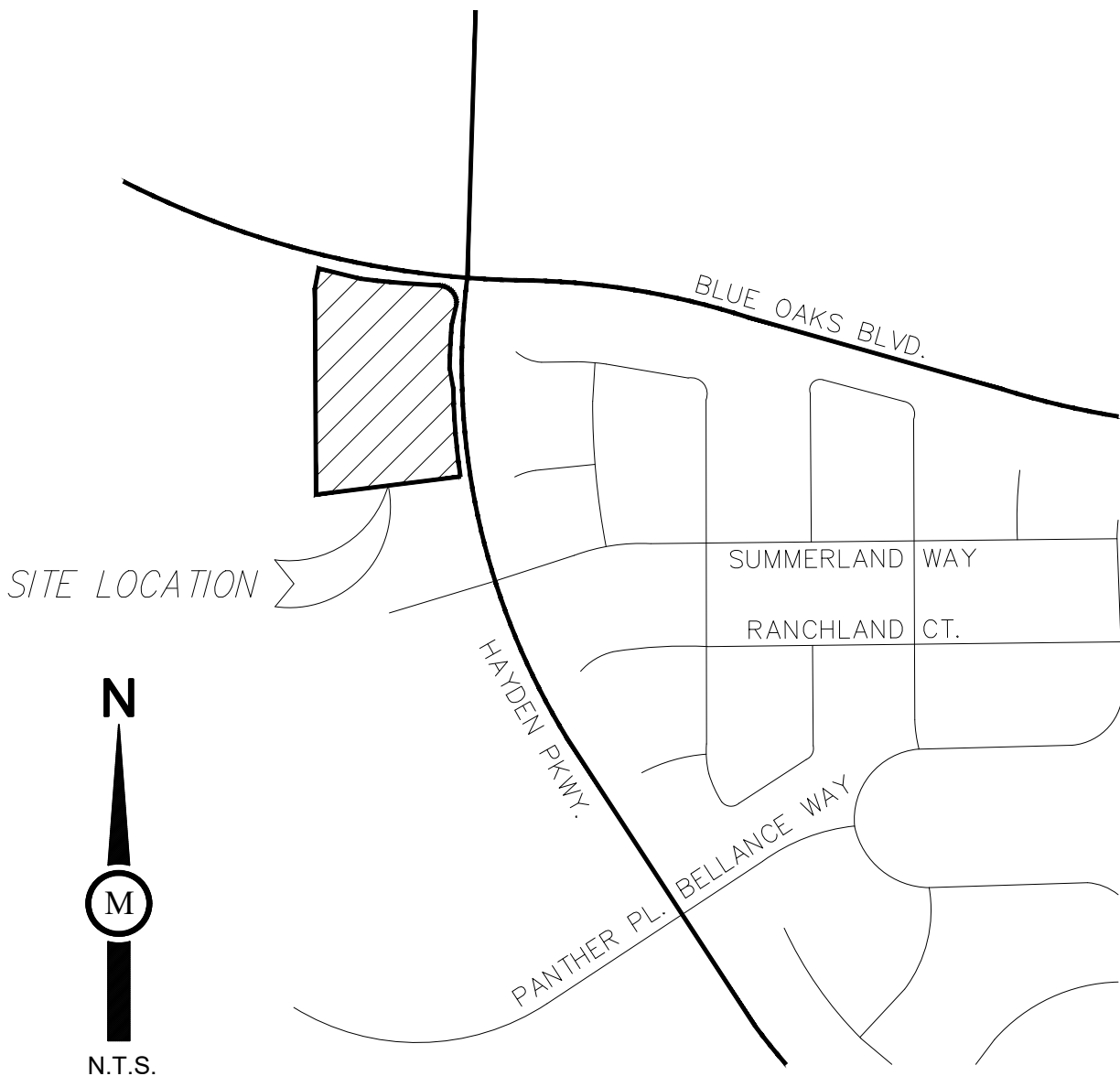


HAYDEN COMMERCIAL CENTER

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

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>
TOTAL REQUIRED:	184 SPACES

REQUIRED PER USE:	
NON-RETAIL USES:	
#1 NEIGHBORHOOD MARKET, #2 COFFEE, #3 FOOD COURT	
STANDARD SPACE	81 SPACES
ACCESSIBLE SPACE	3 SPACES
EVCS-CHARGING STATION (ADA)	1 SPACES
EVCS-CHARGING STATION	7 SPACES
EV-CAPABLE SPACES	9 SPACES
RETAIL USES: #2 RETAIL, #4 RETAIL	
STANDARD SPACE	28 SPACES
ACCESSIBLE SPACE	1 SPACES
EVCS-CHARGING STATION (ADA)	1 SPACES
EVCS-CHARGING STATION	5 SPACES
EV-CAPABLE SPACES	2 SPACES

STANDARD SPACE	155 SPACES
ACCESSIBLE SPACE	4 SPACES
EVCS-CHARGING STATION (ADA)	2 SPACES
EVCS-CHARGING STATION	12 SPACES
EV-CAPABLE SPACES	11 SPACES
TOTAL SPACES PROVIDED	184 SPACES

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

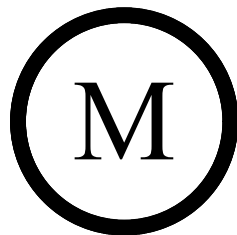
PROPERTY DESCRIPTION
A PORTION OF THE TRACT OF LAND DESCRIBED IN THE GRANT DEED TO THE CHIN LIVING TRUST DATED AUGUST 26, 1991, RECORDED IN INSTRUMENT NO. 92-029855, OFFICIAL RECORDS OF PLACER COUNTY, LOCATED IN SECTION 6, TOWNSHIP 10 NORTH, RANGE 6 EAST, MDB&M, PLACER COUNTY, CALIFORNIA

SITE UTILITIES:
SEWAGE DISPOSAL:
WATER SUPPLY:
DRAINAGE:

PROVIDED BY:
CITY OF ROSEVILLE
CITY OF ROSEVILLE
CITY OF ROSEVILLE

SHEET INDEX

- 1. PROJECT DATA
- 2. SITE PLAN
- 2A. BLUE OAKS BLVD RIGHT TURN LANE
- 2.1 CONCEPTUAL GRADING PLAN
- 2.2 SECTIONS AND DETAILS
- 2.3 CONCEPTUAL UTILITY PLAN
- 2.4 PRELIMINARY STORMWATER QUALITY PLAN
- 2.5 PHOTOMETRIC PLAN
- 2.6 SITE AMENITIES
- 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
- 5.3 RENDERING - STREET VIEW
- 6. COFFEE RETAIL #2 - FLOOR PLAN
- 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
- 9.2 RENDERING
- 10. RETAIL #4 - FLOOR PLAN
- 11. RETAIL #4 - EXTERIOR ELEVATIONS
- 11.1 RETAIL #4 - ROOF PLAN
- 11.2 RENDERING
- 11.3 RENDERING - STREETVIEW
- 12. CARWASH FLOOR PLAN & ROOF PLAN
- 13. CARWASH ELEVATIONS
- 13.1 RENDERING
- 14. FUEL CANOPY PLAN & ELEVATION
- 14.1 RENDERING
- 15. TRASH ENCLOSURE

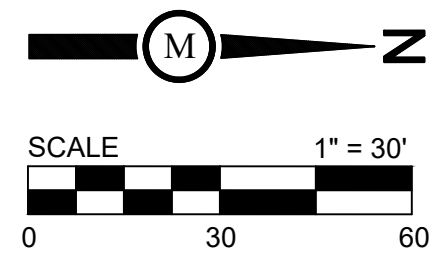


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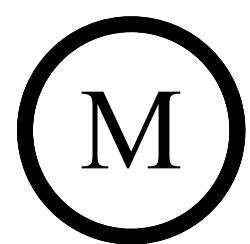
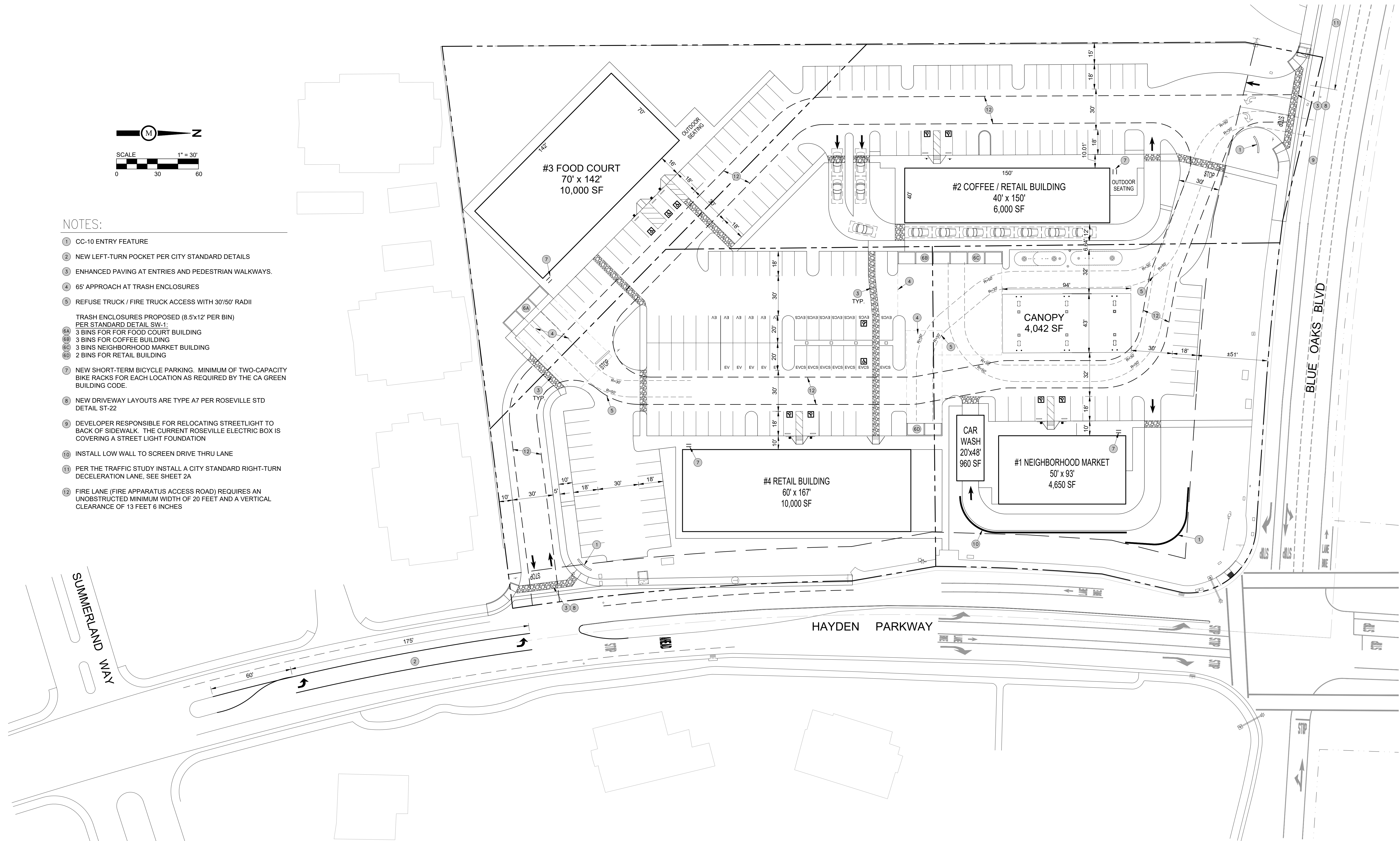
PROJECT
DATA

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
- TRASH ENCLOSURES PROPOSED (8.5'x12' PER BIN)
PER STANDARD DETAIL SW-1:
- 6A 3 BINS FOR FOOD COURT BUILDING
- 6B 3 BINS FOR COFFEE BUILDING
- 6C 3 BINS NEIGHBORHOOD MARKET BUILDING
- 6D 2 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
- 11 PER THE TRAFFIC STUDY INSTALL A CITY STANDARD RIGHT-TURN DECELERATION LANE, SEE SHEET 2A
- 12 FIRE LANE (FIRE APPARATUS ACCESS ROAD) REQUIRES AN UNOBSTRUCTED MINIMUM WIDTH OF 20 FEET AND A VERTICAL CLEARANCE OF 13 FEET 6 INCHES



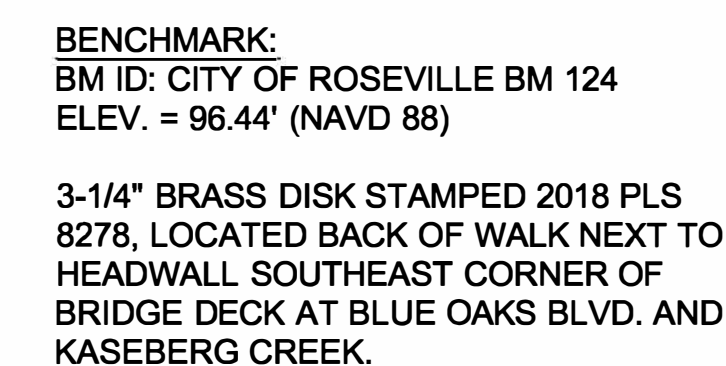
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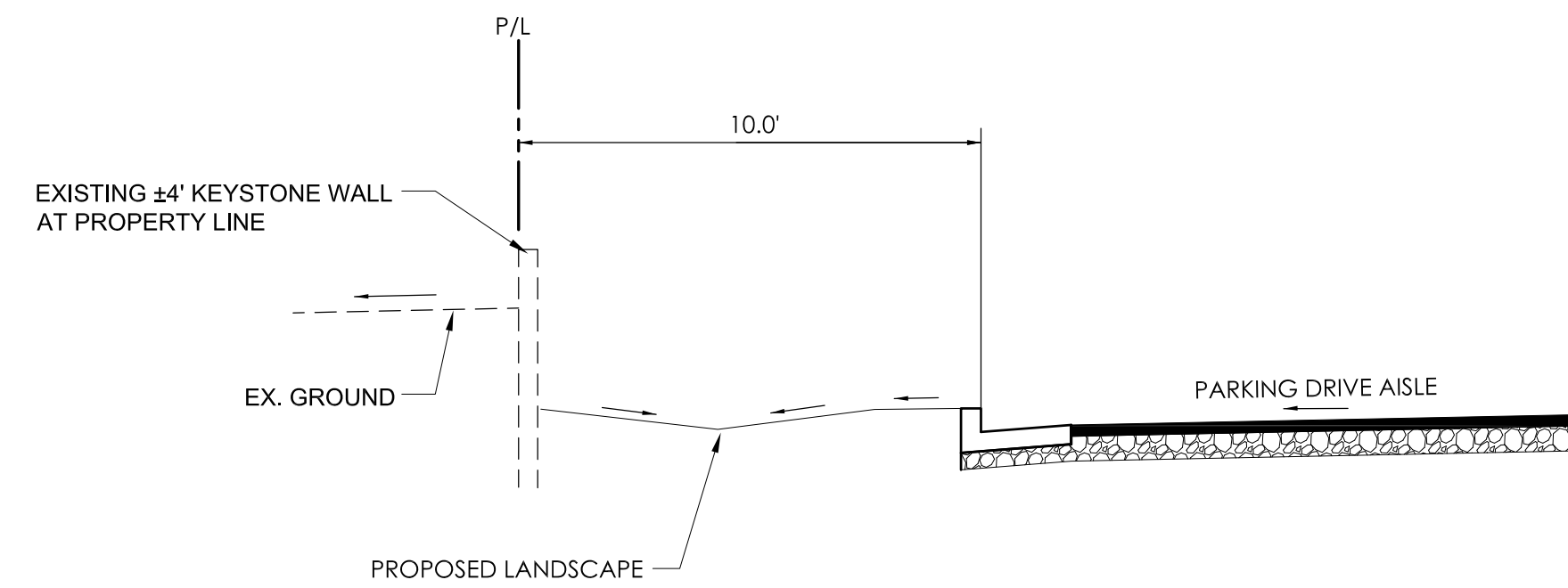
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SITE
PLAN

2

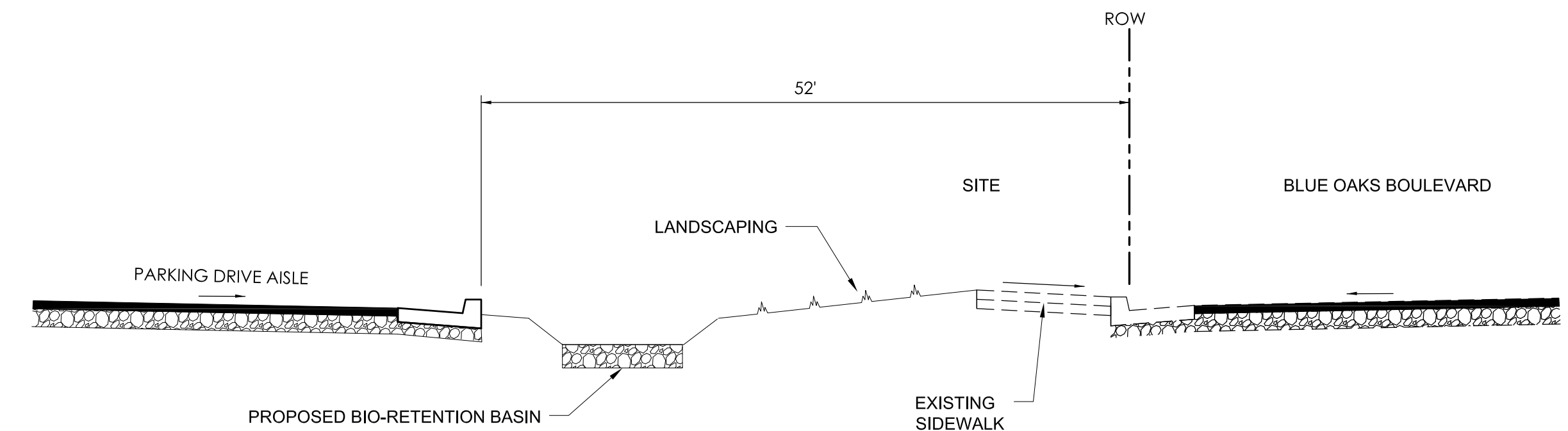




SECTION A

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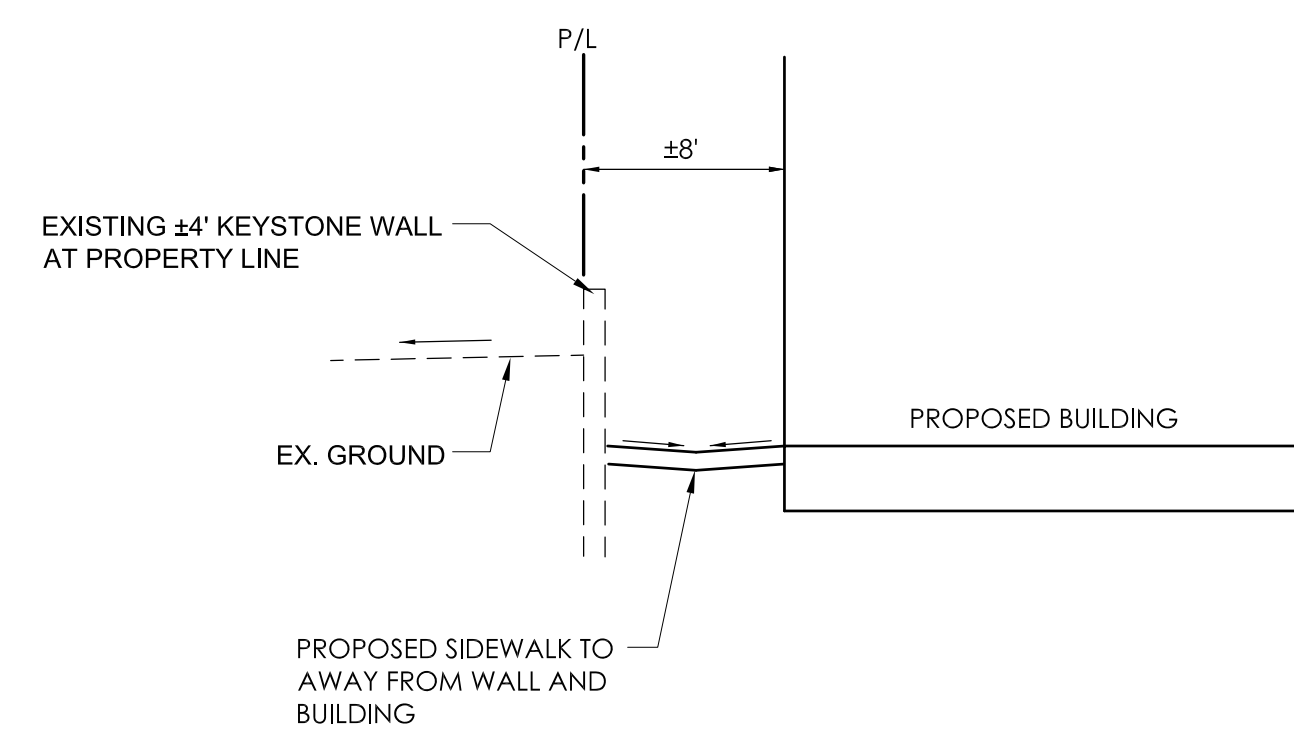
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SECTION D

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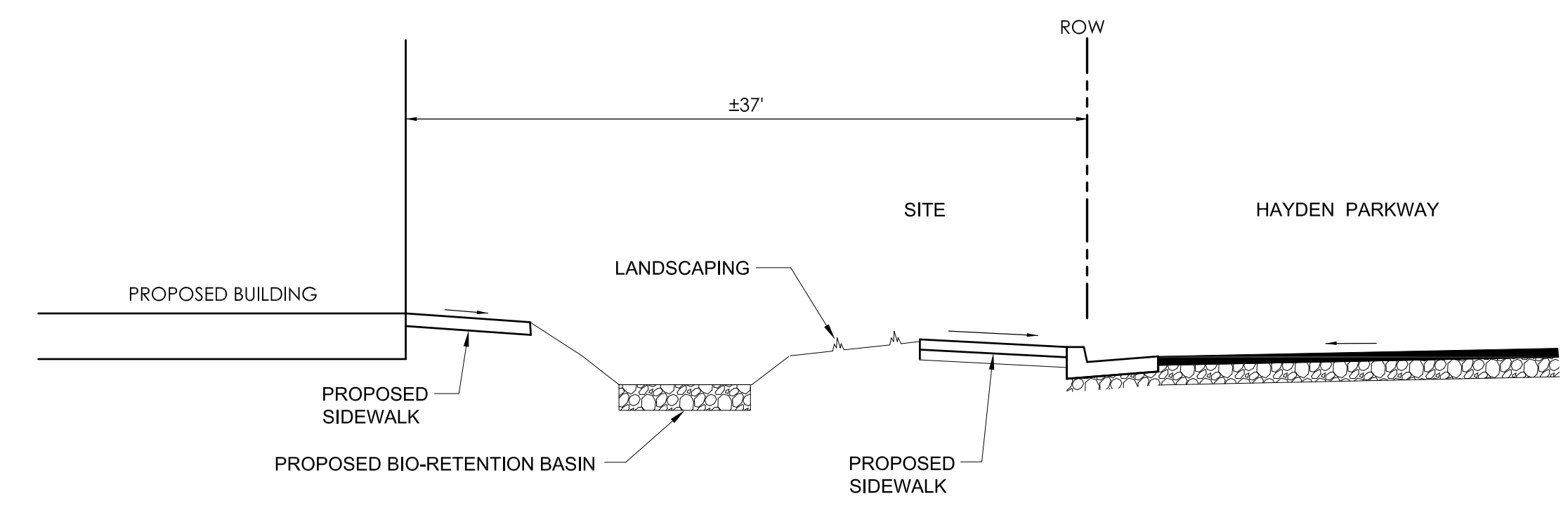
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SECTION B

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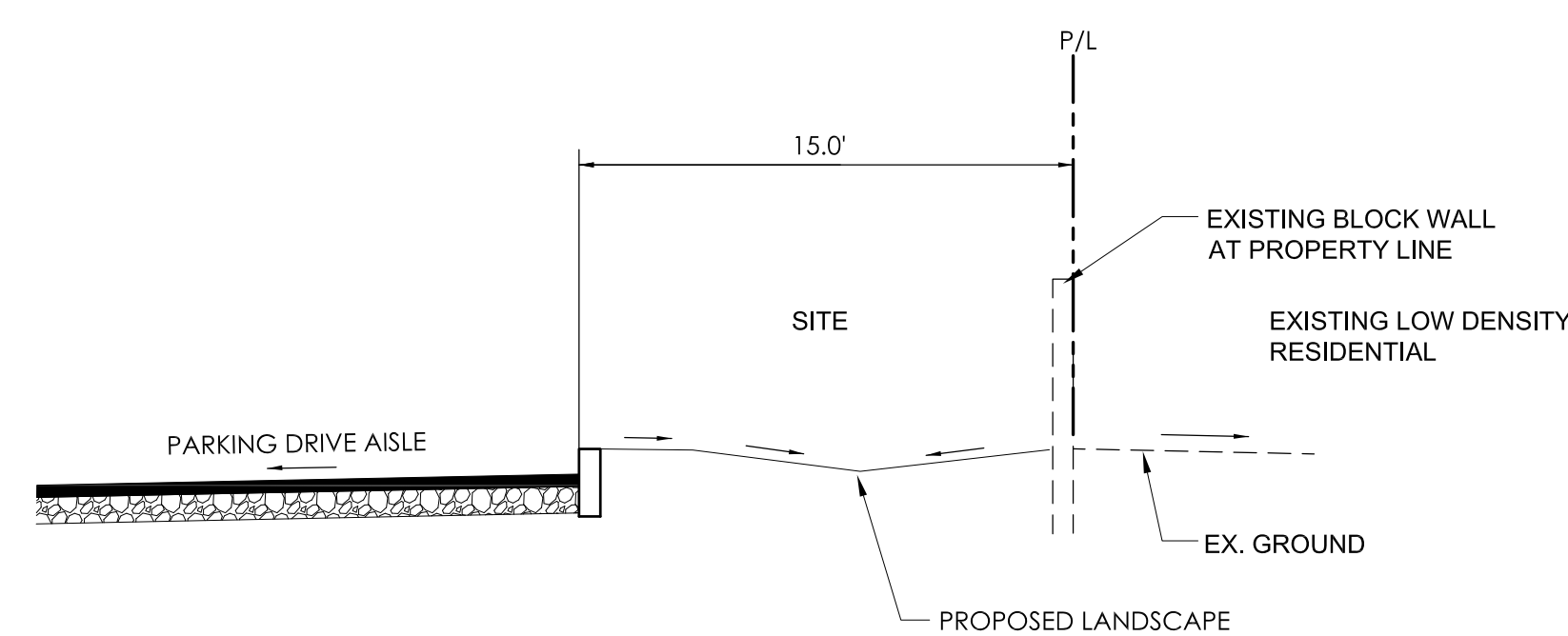
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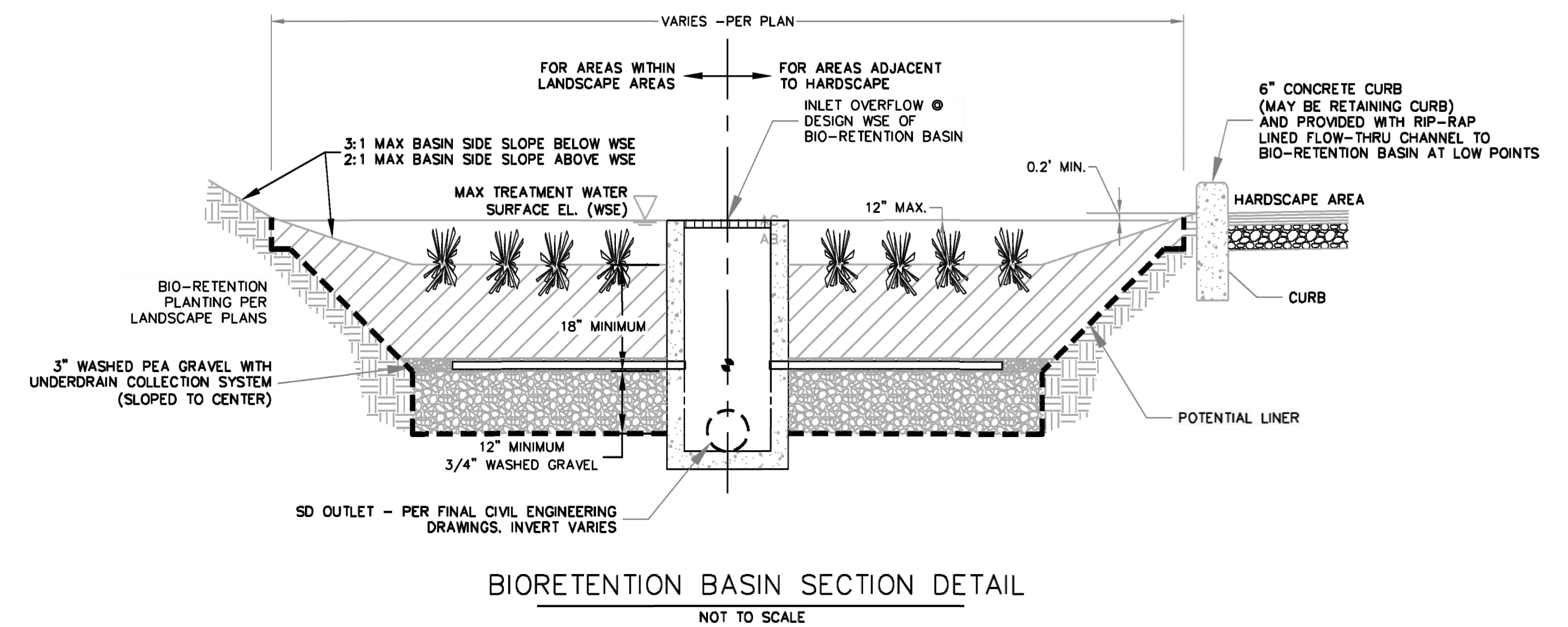
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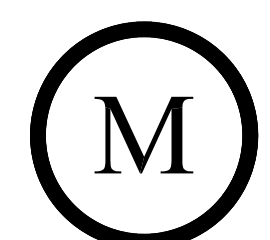
SECTION C

N.T.S.

C



BIORETENTION BASIN SECTION DETAIL
NOT TO SCALE



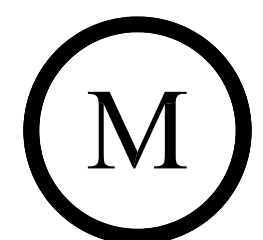
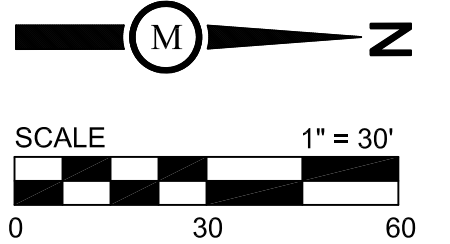
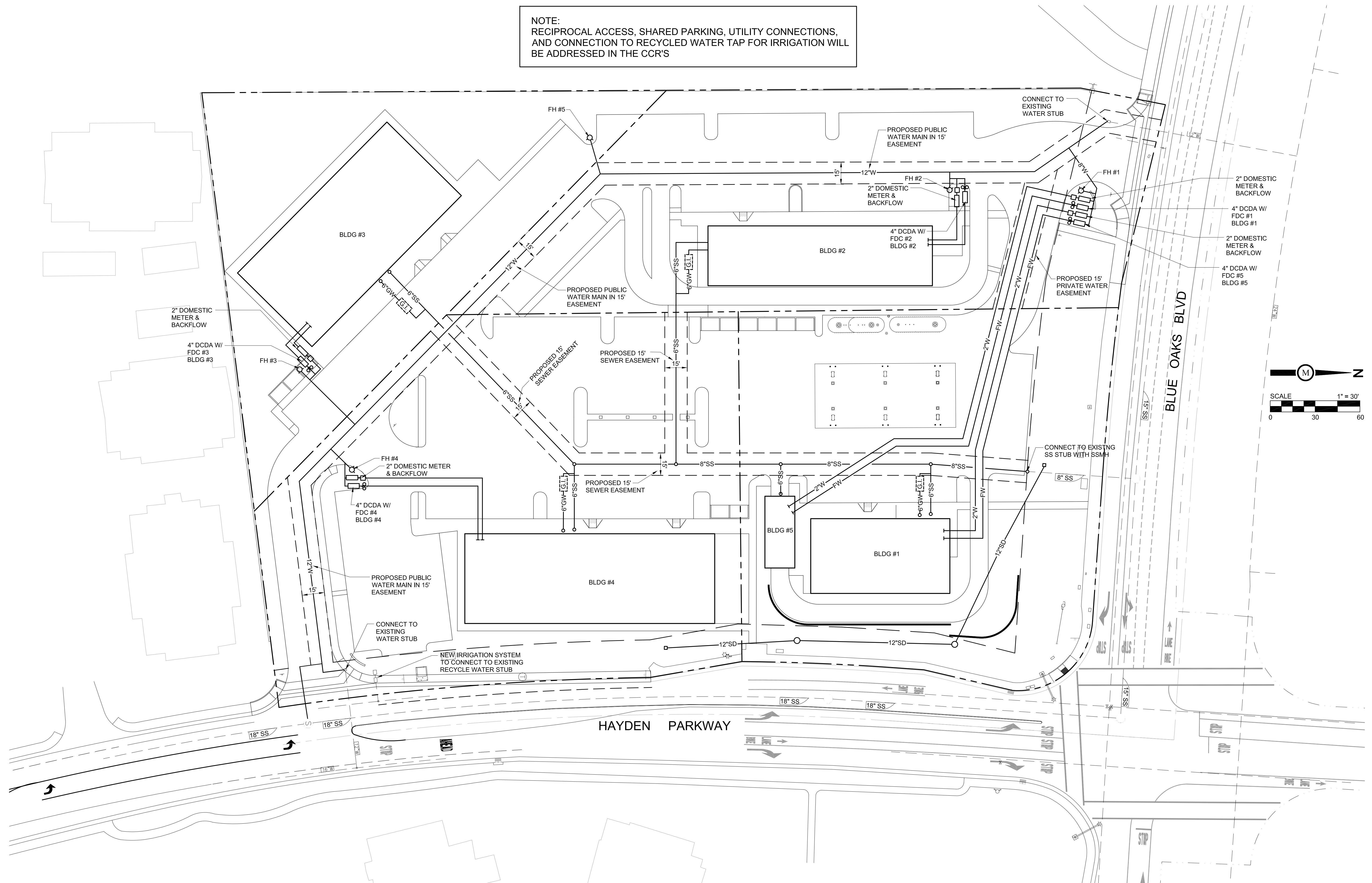
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**SECTIONS
AND DETAILS**

2.2

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



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CONCEPTUAL
UTILITY PLAN

2.3

Schedule										
Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	C		12	Lithonia Lighting	PCNY LED AL02 @16L SWW2 @30K FPCL MVOLT	4-PCNY LED Adjustable Lumen Output set at 16LM - Switchable CCT set at 3000K Flat Polycarbonate Clear Lens MVOLT	1	15566	0.9	98.61
	S1		7	Lithonia Lighting	DSX0 LED P7 30K 80CRI BLC3	D-Series Size 0 Area Luminaire P7 Performance Package 3000K CCT 80 CRI Type 3 Extreme Backlight Control	1	12874	0.9	170.81
	S2		10	Lithonia Lighting	DSX0 LED P7 30K 80CRI TSW	D-Series Size 0 Area Luminaire P7 Performance Package 3000K CCT 80 CRI Type 5 Wide	1	18781	0.9	341.62
	W1		12	Lithonia Lighting	WDGE1 LED P2 30K 80CRI VW	WDGE1 LED WITH P2 - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT WIDE OPTIC	1	1876	0.9	15.0178
	W2		16	Lithonia Lighting	WDGE2 LED P3 30K 80CRI T2M	WDGE2 LED WITH P3 - PERFORMANCE PACKAGE, 3000K, 80CRI, TYPE 2 MEDIUM OPTIC	1	3062	0.9	32.1375
	W3		2	Lithonia Lighting	WDGE2 LED P3 30K 80CRI T2M	WDGE2 LED WITH P3 - PERFORMANCE PACKAGE, 3000K, 80CRI, TYPE FORWARD THROW MEDIUM OPTIC	1	3015	0.9	32.1375

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 @30K FPCL MVOLT	4-PCNY LED Adjustable Lumen Output set at 16LM - Switchable CCT set at 3000K Flat Polycarbonate Clear Lens MVOLT	1	15566	0.9	98.61	 Max: 5598cd
	S1		7	Lithonia Lighting	DSX0 LED P7 30K 80CRI BLC3	D-Series Size 0 Area Luminaire P7 Performance Package 3000K CCT 80 CRI Type 3 Extreme Backlight Control	1	12874	0.9	170.81	 Max: 13221cd
	S2		10	Lithonia Lighting	DSX0 LED P7 30K 80CRI TSW	D-Series Size 0 Area Luminaire P7 Performance Package 3000K CCT 80 CRI Type 5 Wide	1	18781	0.9	341.62	 Max: 12393cd
	W1		12	Lithonia Lighting	WDGE1 LED P2 30K 80CRI VW	WDGE1 LED WITH P2 - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT WIDE OPTIC	1	1876	0.9	15.0178	 Max: 1414cd
	W2		16	Lithonia Lighting	WDGE2 LED P3 30K 80CRI T2M	WDGE2 LED WITH P3 - PERFORMANCE PACKAGE, 3000K, 80CRI, TYPE 2 MEDIUM OPTIC	1	3062	0.9	32.1375	 Max: 2474cd
	W3		2	Lithonia Lighting	WDGE2 LED P3 30K 80CRI T2M	WDGE2 LED WITH P3 - PERFORMANCE PACKAGE, 3000K, 80CRI, TYPE FORWARD THROW MEDIUM OPTIC	1	3015	0.9	32.1375	 Max: 2074cd

Statistics

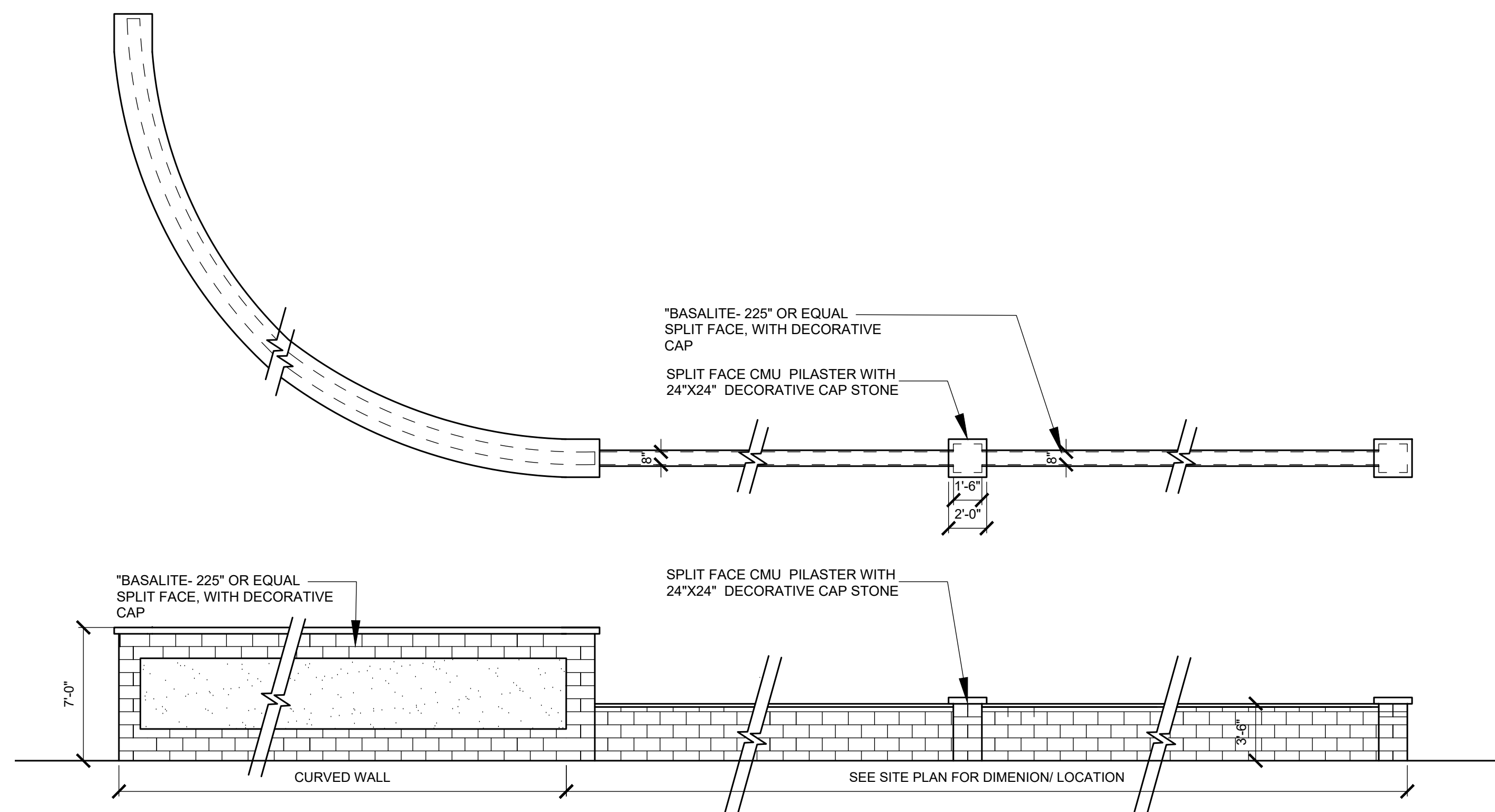
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
2 COFFEE/RETAIL SIDEWALKS	+	3.9 fc	8.4 fc	1.3 fc	6.5:1	3.0:1
20' PERIMETER ZONE	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
#1 MARKET SIDEWALKS	+	2.2 fc	3.5 fc	0.6 fc	5.8:1	3.7:1
#3 FOOD COURT SIDEWALKS	+	2.3 fc	10.2 fc	0.1 fc	102.0:1	23.0:1
#4 RETAIL SIDEWALKS	+	2.5 fc	8.1 fc	0.3 fc	27.0:1	8.3:1
CAR WASH DRIVE-THRU	+	2.0 fc	3.4 fc	1.0 fc	3.4:1	2.0:1
COFFEE / RETAIL DRIVE THRU	+	4.0 fc	8.0 fc	1.0 fc	8.0:1	4.0:1
DRIVE / PARKING	+	3.8 fc	14.3 fc	1.0 fc	14.3:1	3.8:1
UNDER GAS CANOPY	+	23.5 fc	34.1 fc	6.8 fc	5.0:1	3.5:1
WEST ENTRANCE SIDEWALK	+	2.0 fc	3.1 fc	0.9 fc	3.4:1	2.2:1

Luminaire Locations

Label	MH
C	15.50
S1	14.00
S2	14.00
W1	14.00
W2	14.00
W3	14.00

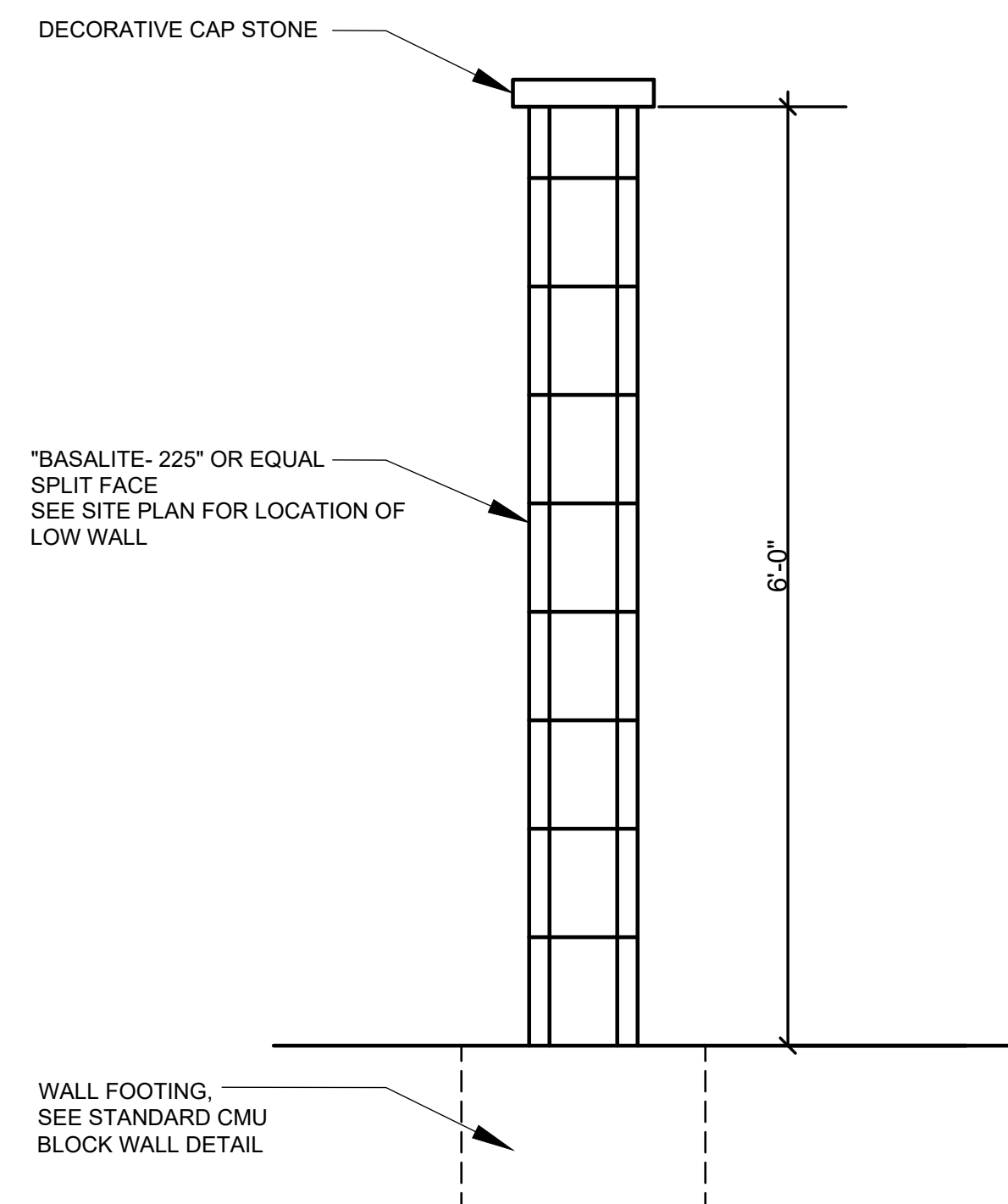
Disclaimer
Photometric analyses performed by CJS Lighting are intended for informational and/or estimation purposes only. Using industry-recognized software, calculations correspond to the information provided to CJS Lighting, and are subject to the limitations of the software. Assumptions may be made 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.

South East View



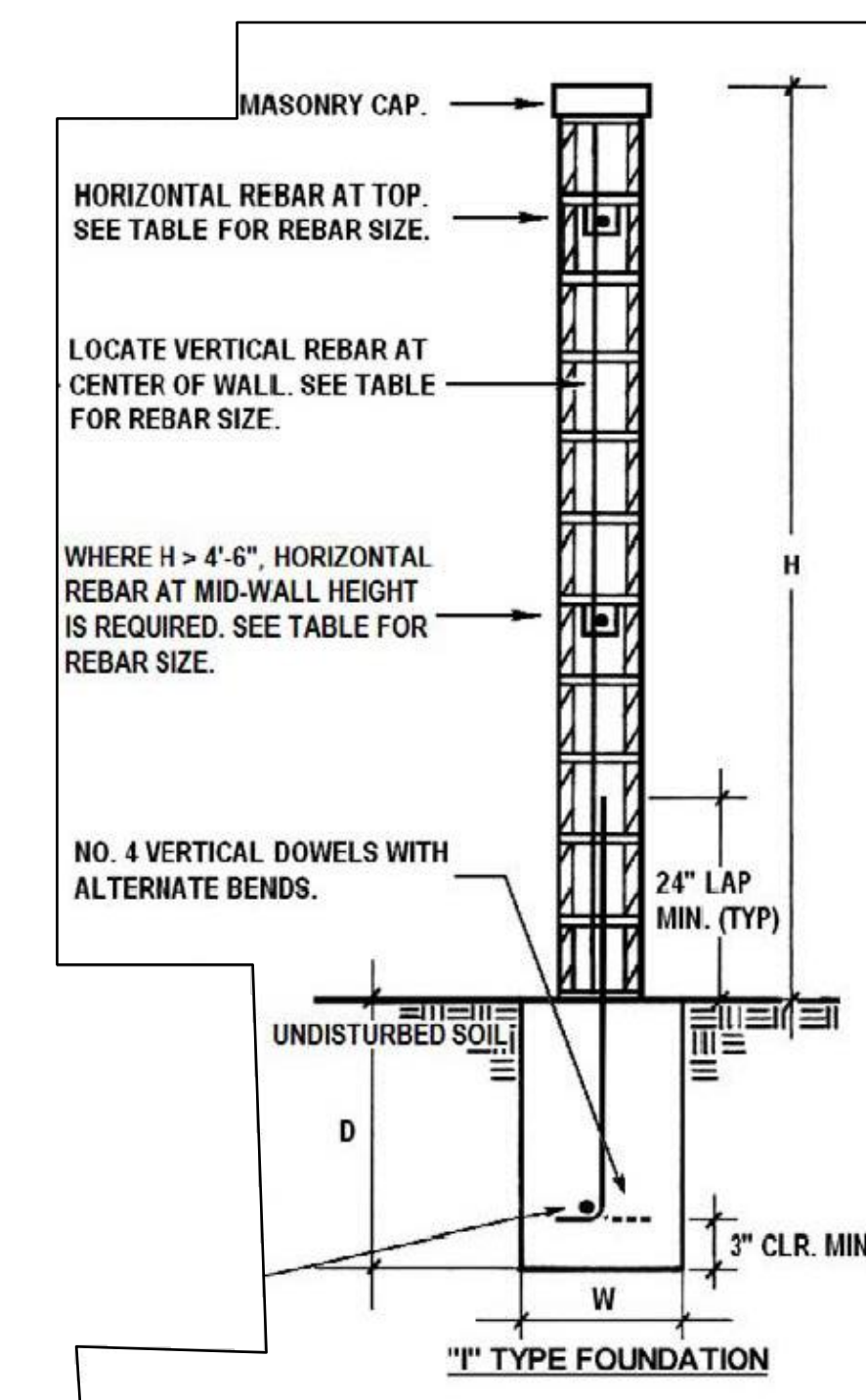
LOW SCREEN SPLIT FACE CMU WALL AT DRIVE THRU

3/16" = 1'-0"



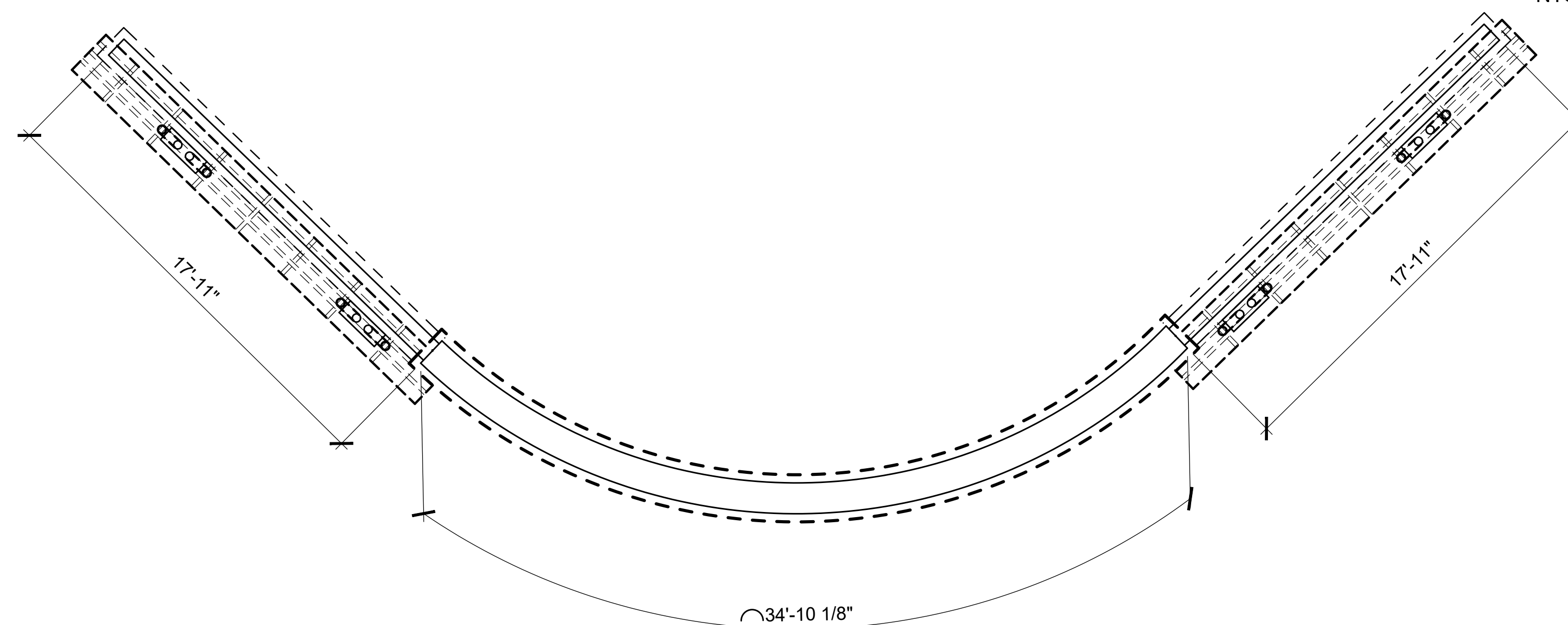
LOW SCREEN SPLIT FACE CMU WALL DETAIL

NTS



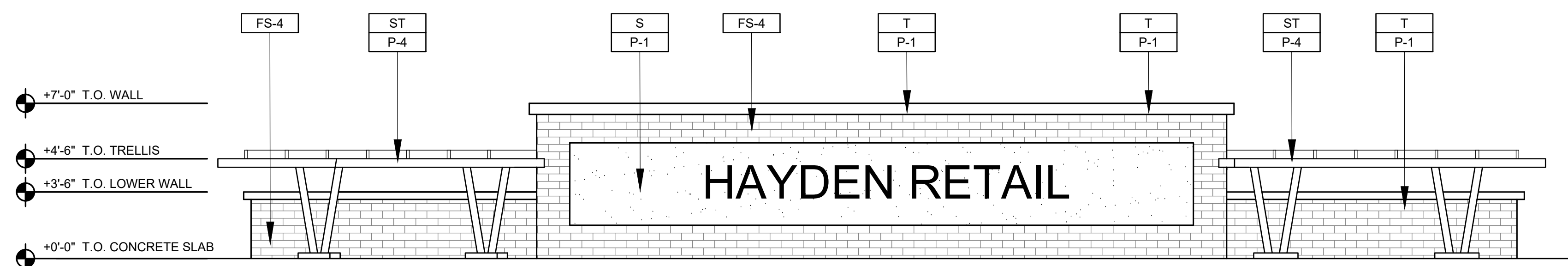
STANDARD CMU BLOCK WALL DETAIL

NTS



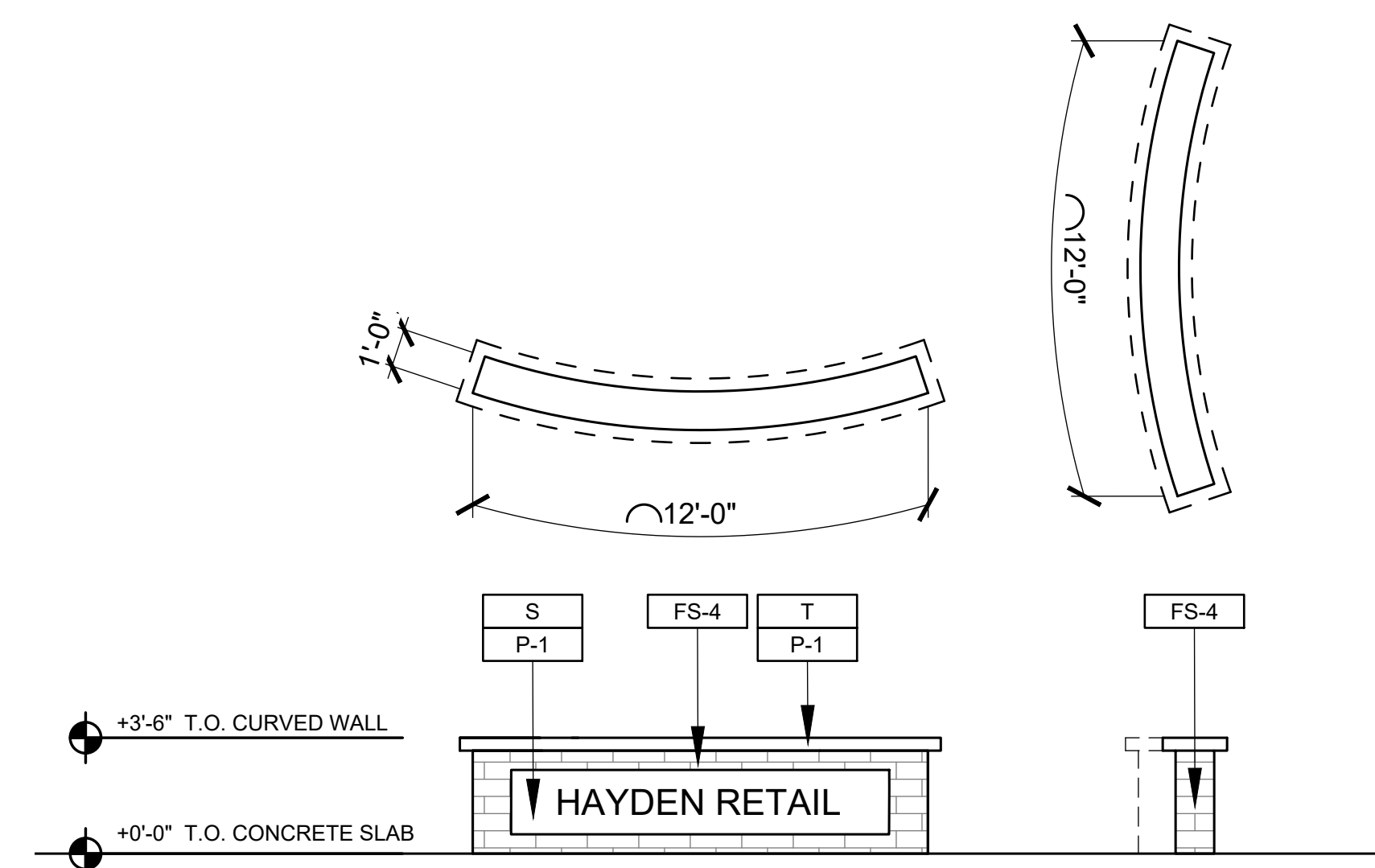
MAIN ENTRY FEATURE- CORNER OF HAYDEN PARKWAY AND BLUE OAKS BLVD PLAN VIEW

1/4" = 1'-0"



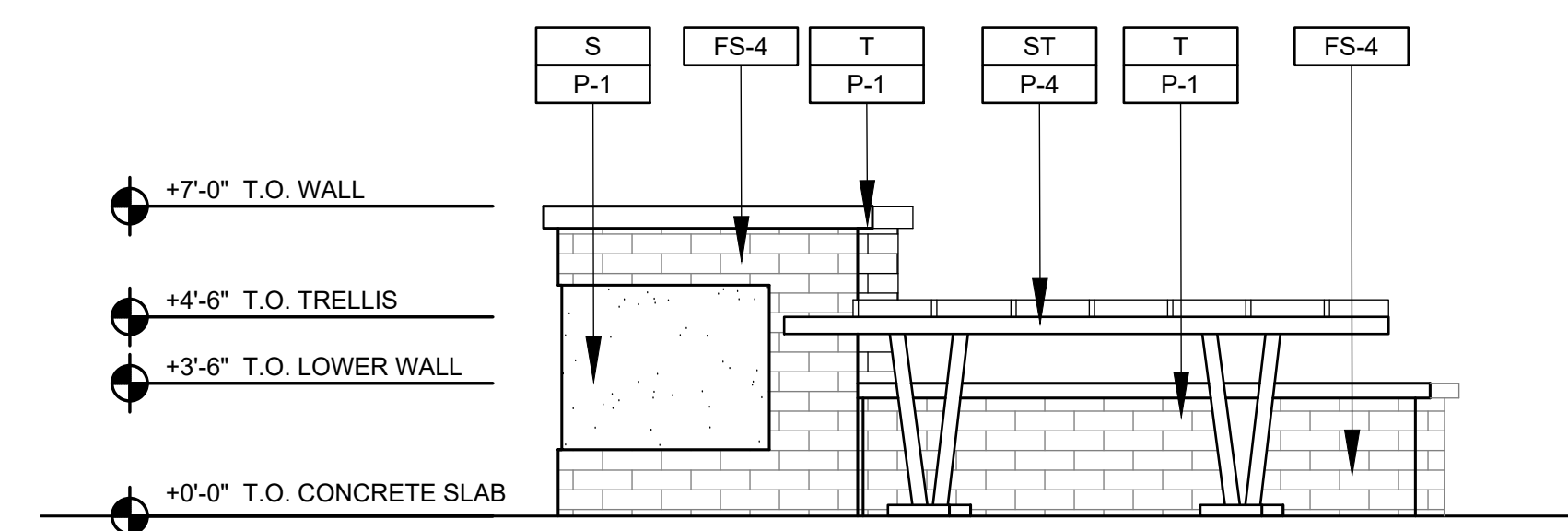
MAIN ENTRY FEATURE- CORNER OF HAYDEN PARKWAY AND BLUE OAKS BLVD- FRONT ELEVATION

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:

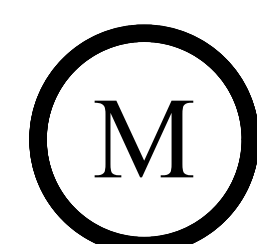
- A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.

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 NICHHA-VINTAGE BRICK
WHITEWASH



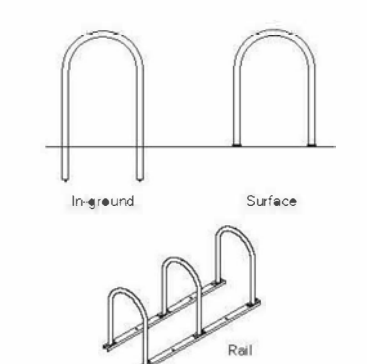
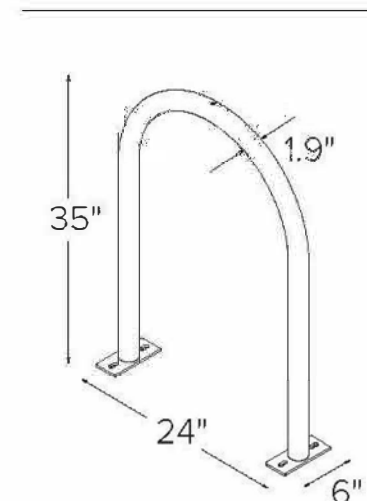
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COMMERCIAL CENTER
ENTRY FEATURE

2.7

U BIKE RACK
Submittal Sheet

☐ **Rail**
 Rail Mounted Racks are bolted to two parallel rails which can be left freestanding or anchored to the ground. Rails are heavy duty 3"x14"x3/16" thick galvanized mounting rails. Specify rail mount for this option.

thepark AND FACILITIES
CATALOG

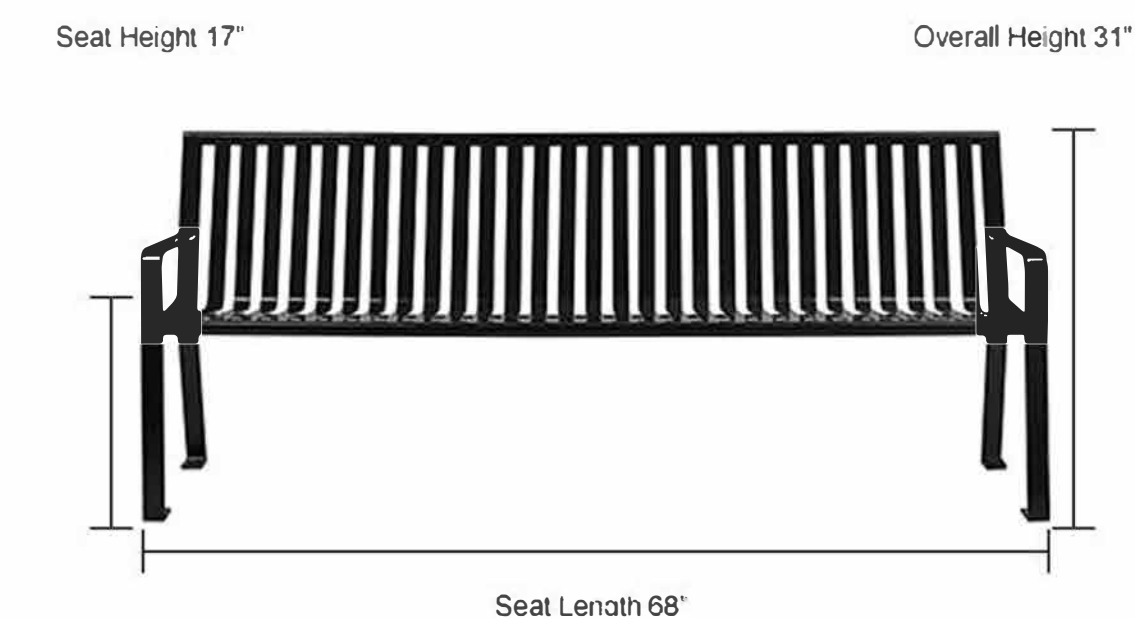
www.theparkcatalog.com | 1-800-695-3503

A black, ribbed trash can with a circular opening at the top. The can has vertical ridges and a smooth rim. It is shown from a slightly elevated angle, casting a shadow on the surface below.

- 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](#).

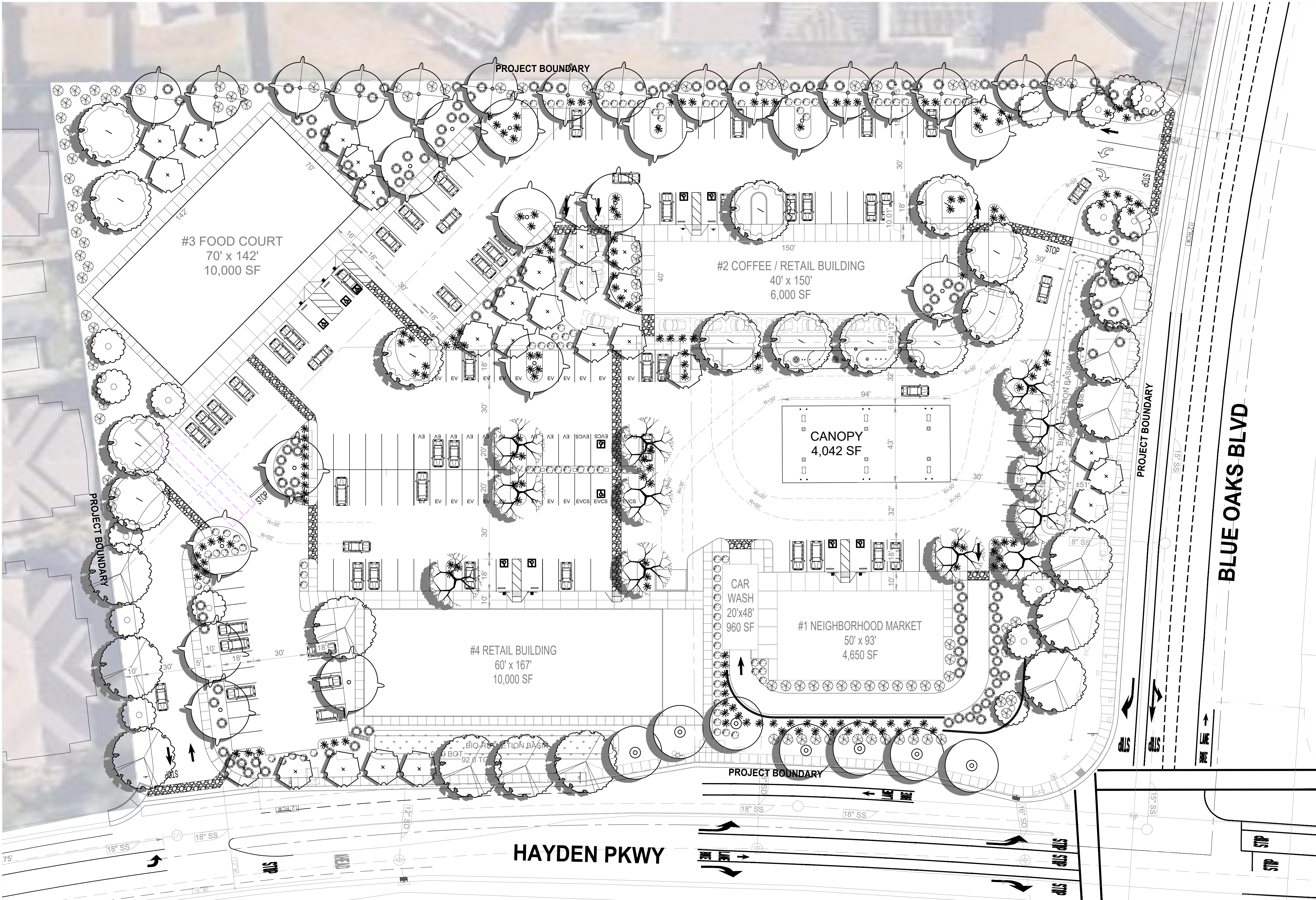
MODEL NO.	DESCRIPTION	CAPACITY (GAL.)	SIZE DIAM. x H	WT (LBS.)
H-2865BL	Flat Lid	36	28 x 36"	93

SPECIFY COLOR:  



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

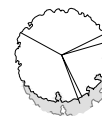
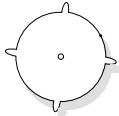
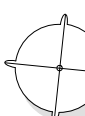
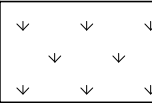
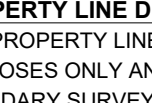


GENERAL NOTES:
LANDSCAPE DESIGN PLAN: PLANT MATERIAL IS SELECTED AND LOCATED BASED ON SIMILAR WATER USE WHERE POSSIBLE. PLANTS SELECTED AND PLANTED APPROPRIATELY BASED UPON THEIR ADAPTABILITY TO CLIMATIC, GEOLOGIC, AND TOPOGRAPHICAL CONDITIONS OF THE PROJECT SITE. PLANT SELECTIONS CONSIDER THE FOLLOWING 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 CRUMBLLED 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

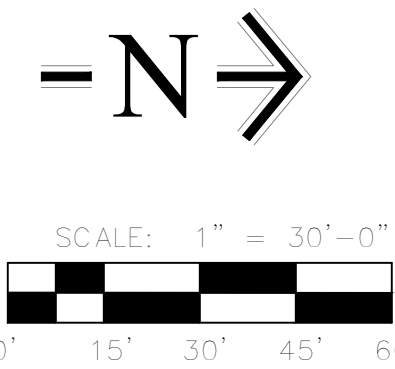
DESIGN GUIDELINES FOR COMMERCIAL DEVELOPMENT
• CC-36 OUTDOOR STORAGE SHALL BE SCREENED FROM PUBLIC VIEW THROUGH A COMBINATION OF BUILDING DESIGN, LANDSCAPING AND BERMING, AND/OR LOCATION.

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.

PROPOSED PLANTING LEGEND					
TREE SPECIES SYM	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER USAGE
	PLATANUS X ACERFOLIA 'BLOODGOOD'	LONDON PLANE TREE	15 GAL	13	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	12	LOW
	LAGERSTROEMIA INDICA x. FAURIEI 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	15 GAL	27	LOW
	QUERCUS RUBRA	RED OAK	15 GAL	7	LOW
	LAURUS NOBILIS	SWEET BAY	24" BOX	15	MED
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	5 GAL		LOW/ V.LOW
	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	COMPACT TEXAS RANGER	5 GAL		LOW
	'COMPACTUM'				
	RHAPHIOLEPIS L. 'CLARA'	WHITE INDIAN HAWTORN			
	ROSMARINUS OFFICINALIS	DWARF ROSEMARY			
	'COLLINGWOOD INGRAM'				
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
	MUHLBERGIA RIGENS	DEER GRASS	5 GAL		LOW

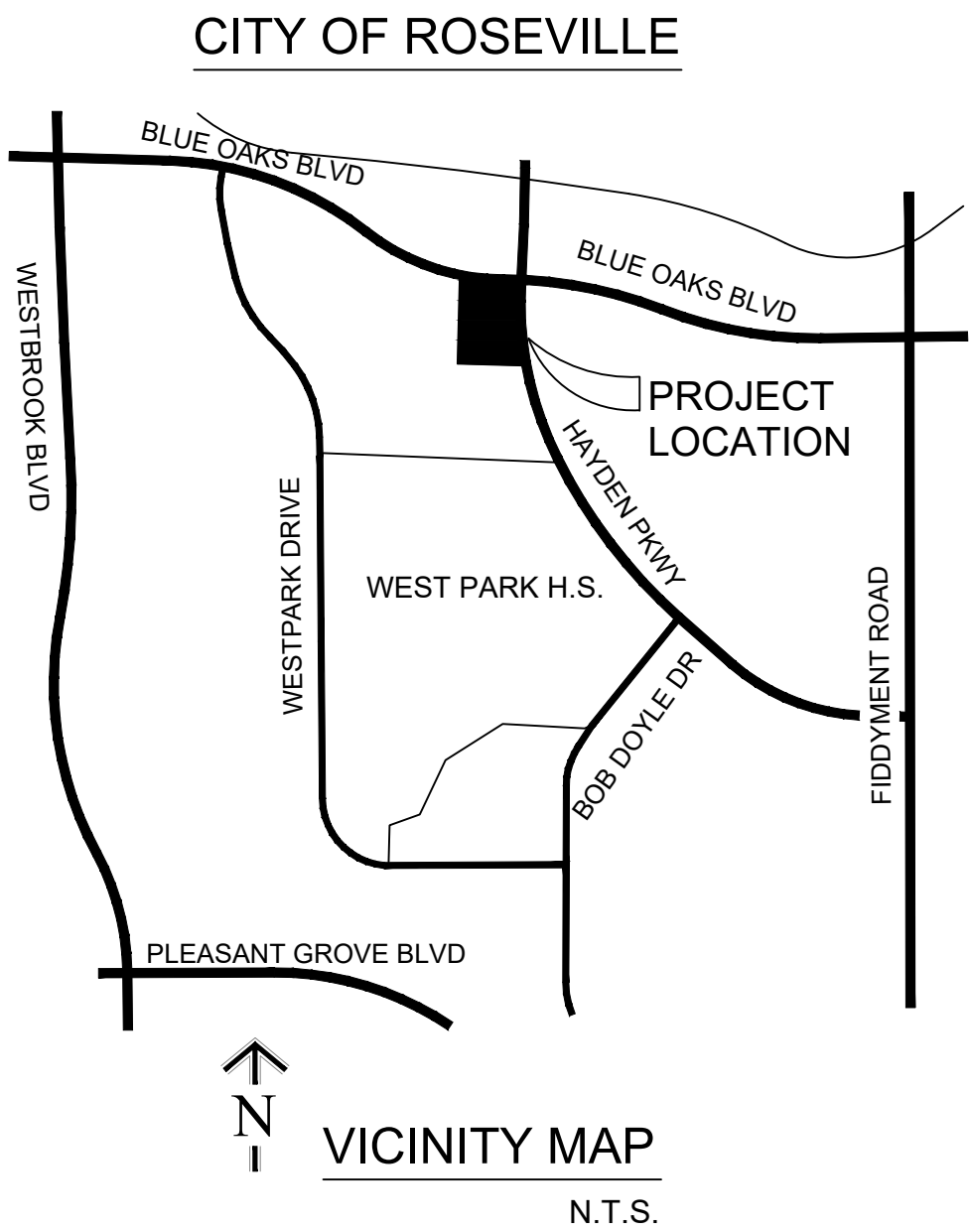
PROPERTY LINE DISCLOSURE:
THE PROPERTY LINES SHOWN ON THESE PLANS WERE PROVIDED BY MILESTONE ASSOCIATES IMAGINEERING, INC. AND ARE FOR REFERENCE PURPOSES ONLY AND DO NOT REPRESENT THE ACTUAL PROPERTY LINES. THE ACTUAL PROPERTY LINES CAN ONLY BE ESTABLISHED WITH A BOUNDARY SURVEY.

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.

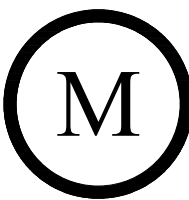


PROJECT INFORMATION:
TOTAL PROJECT AREA: +/- 5.3 AC
TOTAL LANDSCAPE AREA: 69,230 SF
30.0% OF TOTAL AREA OF PARCELS

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



PRELIMINARY LANDSCAPE PLAN



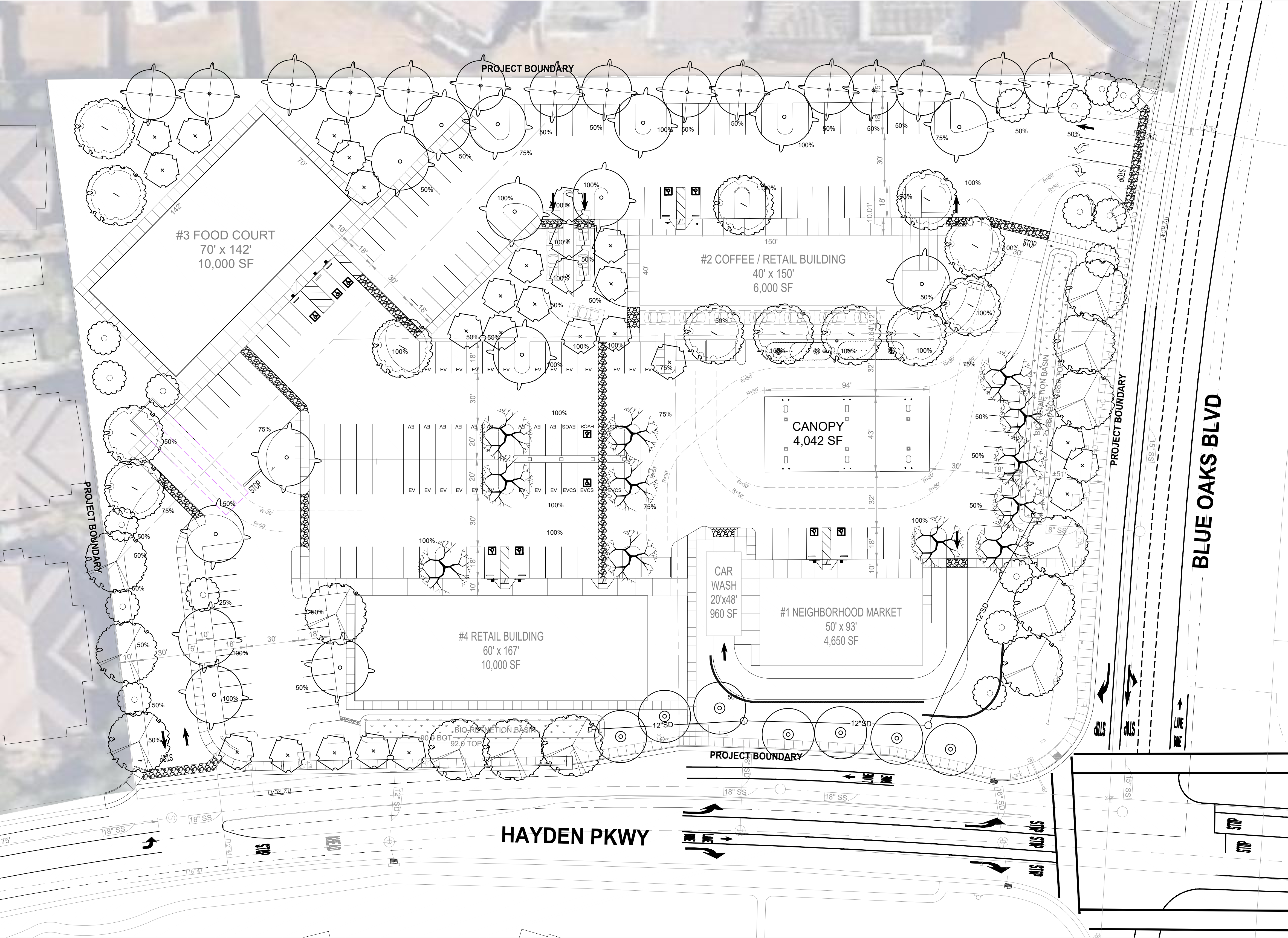
Milestone Associates Imagineering, Inc.
1000 Lincoln Road, Suite H202, Yuba City, CA 95991
(530) 755-4700



10069 Donner Pass Rd.
Truckee, CA 96161
Telephone 530.414.8926

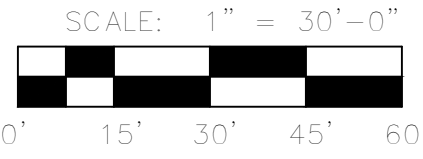
HAYDEN COMMERCIAL CENTER
2551 HAYDEN PARKWAY, ROSEVILLE

P-1



SHADE CALCULATIONS															
	PLATANUS X ACERFOLIA 'BLOODGOOD'		15-YR SHADE					QUERCUS LOBATA		15-YR SHADE					
			TOTAL:							TOTAL:					
			%	100%	75%	50%				25%	%	100%	75%	50%	25%
			SF	961	721	481				240	SF	961	721	481	240
			QTY		0 0 3 0					TOTAL:		1,442 SF			
	ARBUTUS UNEDO		15-YR SHADE					PISTACIA CHINENSIS 'KEITH DAVEY'		15-YR SHADE					
			TOTAL:							TOTAL:					
			%	100%	75%	50%				25%	%	100%	75%	50%	25%
			SF	314	236	157				79	SF	706	530	353	177
			QTY		0 0 5 1					TOTAL:		6,707 SF			
	QUERCUS RUBRA		15-YR SHADE					LAURUS NOBILIS		15-YR SHADE					
			TOTAL:							TOTAL:					
			%	100%	75%	50%				25%	%	100%	75%	50%	25%
			SF	706	530	353				176	SF	706	530	353	176
			QTY		0 0 0 0					TOTAL:		2,471 SF			
 FUEL PUMP CANOPY SHADE: 7.906 SF															
SHADE CALCULATIONS															
TOTAL PARKING AREA ASPHALT:						86,411 SF									
REQUIRED SHADE AREA 50%:						43,206 SF									
15-YR PROVIDED SHADE AREA:						45,068 SF									
PROVIDED SHADE AREA %:						52.2%									
DIFFERENCE:						-1862 SF									

PROPOSED PLANTING LEGEND					
TREE SPECIES SYM	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER USAGE
	PLATANUS X ACERFOLIA 'BLOODGOOD'	LONDON PLANE TREE	15 GAL	13	LOW
	QUERCUS LOBATA	VALLEY OAK	15 GAL	15	LOW
	ULMUS WILSONIANA 'PROSPECTOR'	PROSPECTOR ELM	15 GAL	13	LOW
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	PISTACIA CHINENSIS 'KEITH DAVEY'	CHINESE PISTACHE	15 GAL	12	LOW
	LAGERSTROEMIA INDICA x. FAURIEI 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	15 GAL	27	LOW
	QUERCUS RUBRA	RED OAK	15 GAL	7	LOW
	LAURUS NOBILIS	SWEET BAY	15 GAL	15	MED



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



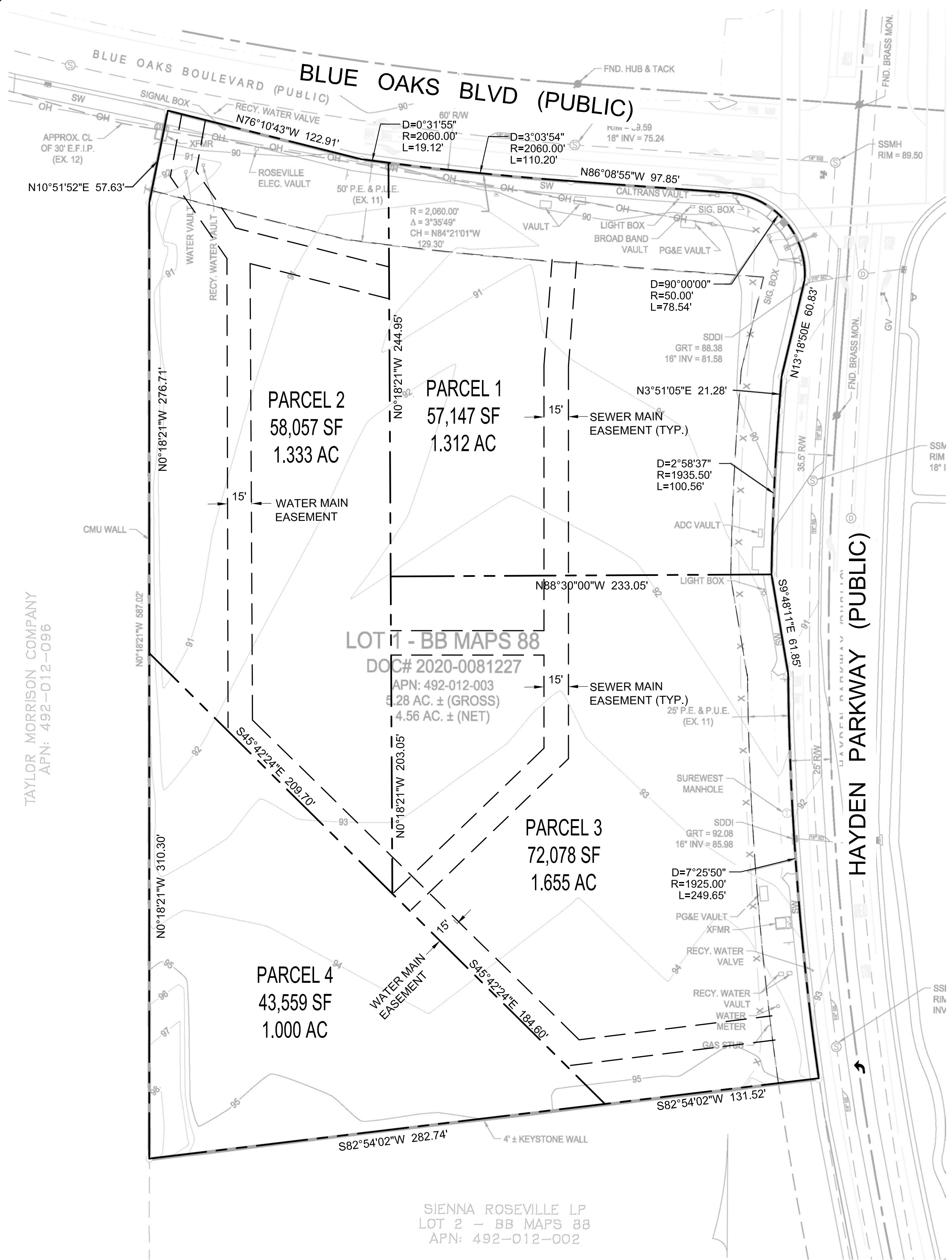
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HAYDEN COMMERCIAL CENTER
2551 HAYDEN PARKWAY, ROSEVILLE

P-2



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

- 1. ACCESS SERVING PARCELS 1, 2, 3, AND 4 IS FROM BOTH BLUE OAKS BLVD AND HAYDEN PARKWAY
- 2. 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



VICINITY MAP

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

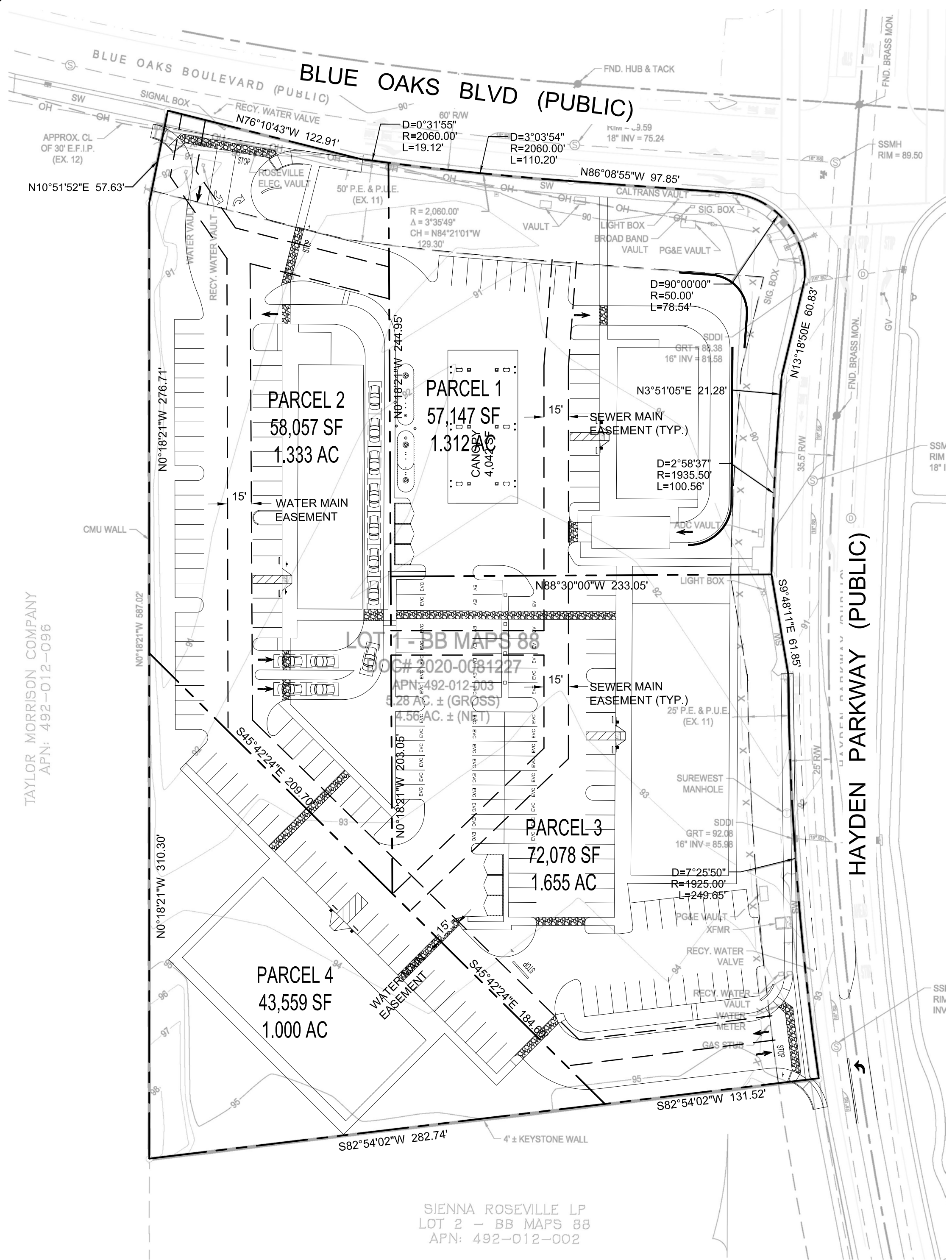
A portion of the tract of land described in the Grant Deed to the Chin Living Trust dated August 26, 1991, recorded in Instrument No. 92-029855, P.C.O.R.

County of PLACER State of CALIFORNIA

JULY 2026 Sheet 1 of 1



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



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

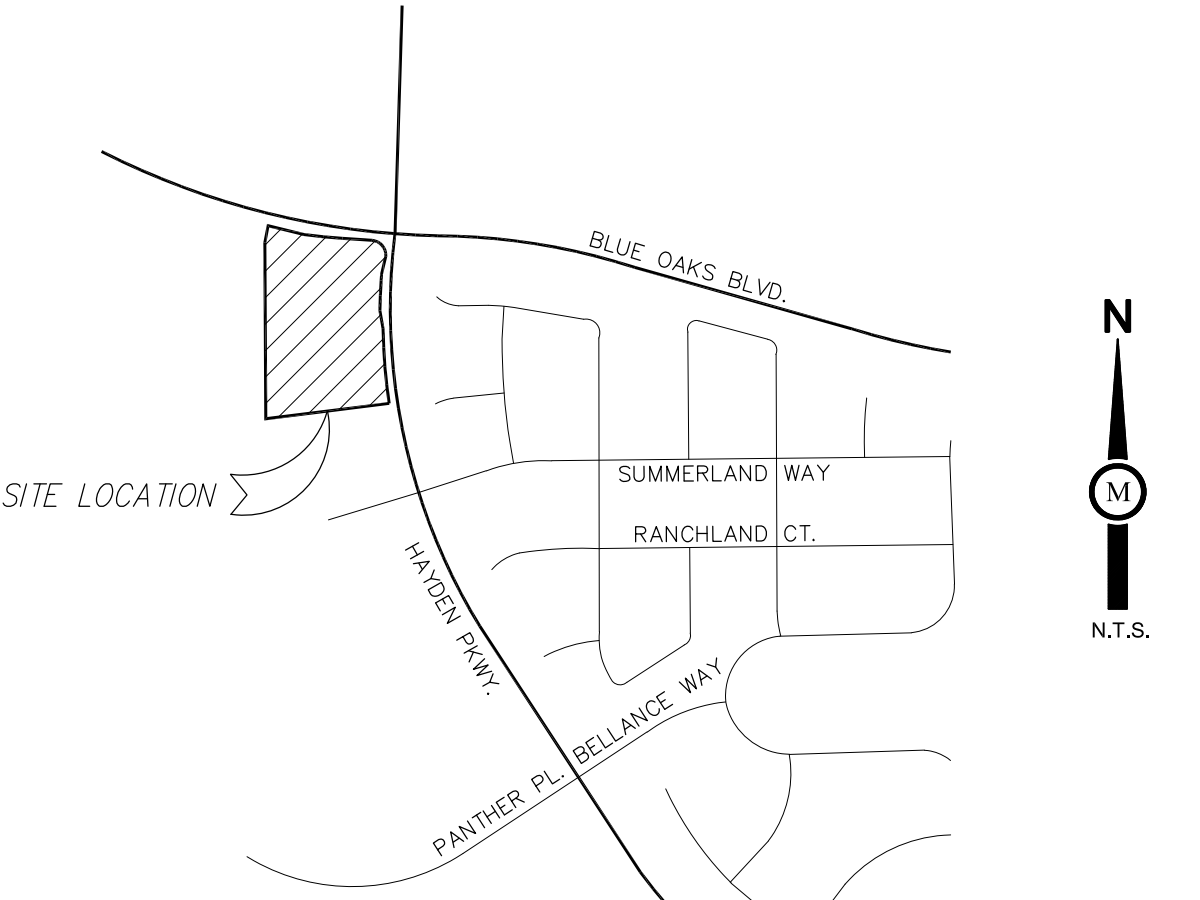
- ACCESS SERVING PARCELS 1, 2, 3, AND 4 IS FROM BOTH BLUE OAKS BLVD AND HAYDEN PARKWAY
- RECIPROCAL CROSS-ACCESS AND PARKING WILL BE PROVIDED.

FLOOD ZONE CLASSIFICATION

THIS PROPERTY DOES NOT LIE WITHIN A FLOODPLAIN

APPLICANT

HAYDEN PARK LLC
2423 AZURE PLACE
FAIRFIELD, CA 94533



VICINITY MAP

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

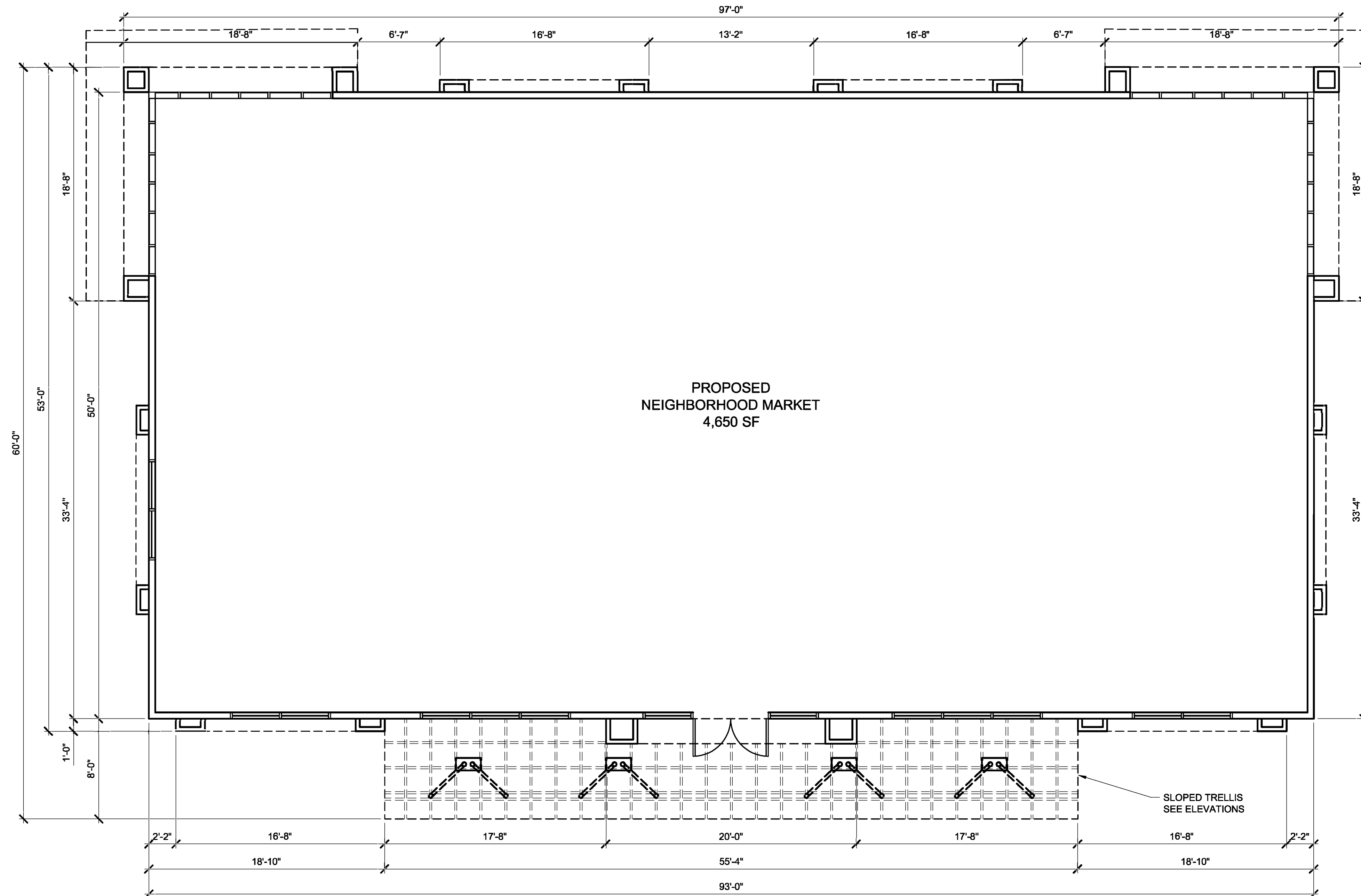
A portion of the tract of land described in the Grant Deed to the Chin Living Trust dated August 26, 1991, recorded in Instrument No. 92-029855, P.C.O.R.

County of PLACER State of CALIFORNIA

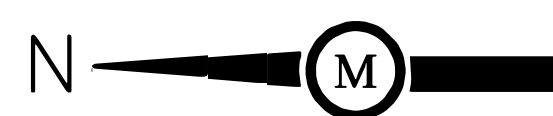
MAY 2026 Sheet 1 of 1



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



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





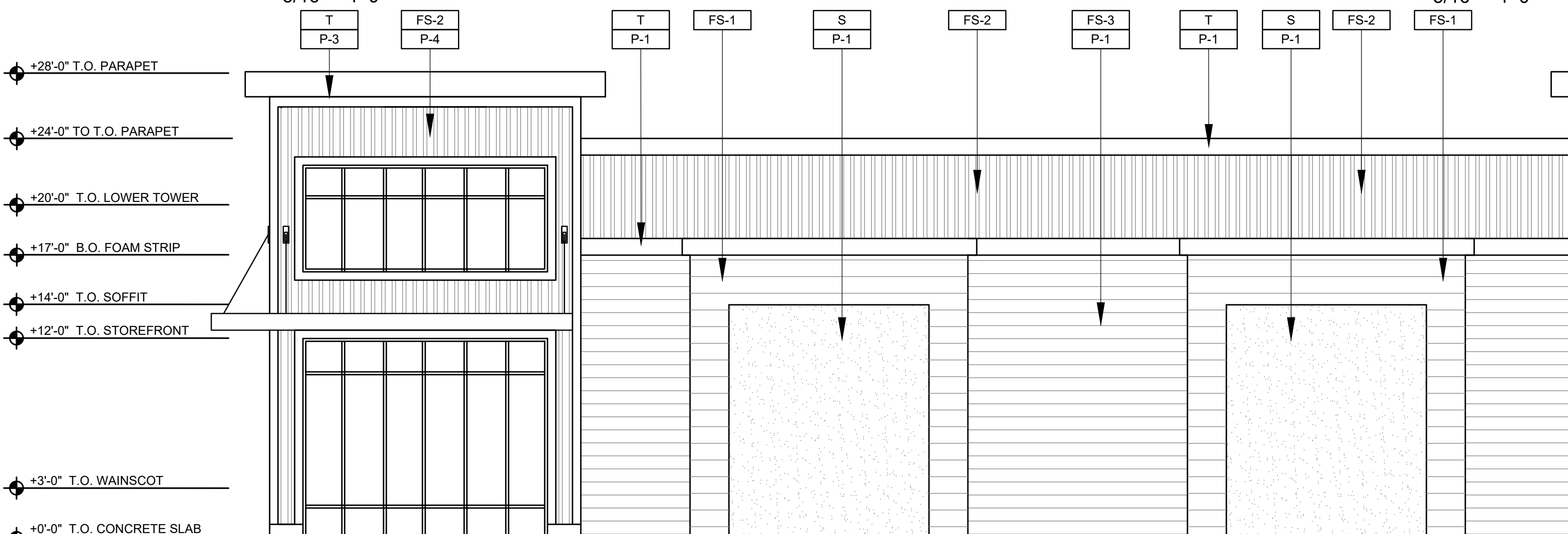
WEST ELEVATION

3/16" = 1'-0"



NORTH ELEVATION

3/16" = 1'-0"



EAST ELEVATION

3/16" = 1'-0"

GENERAL NOTES:

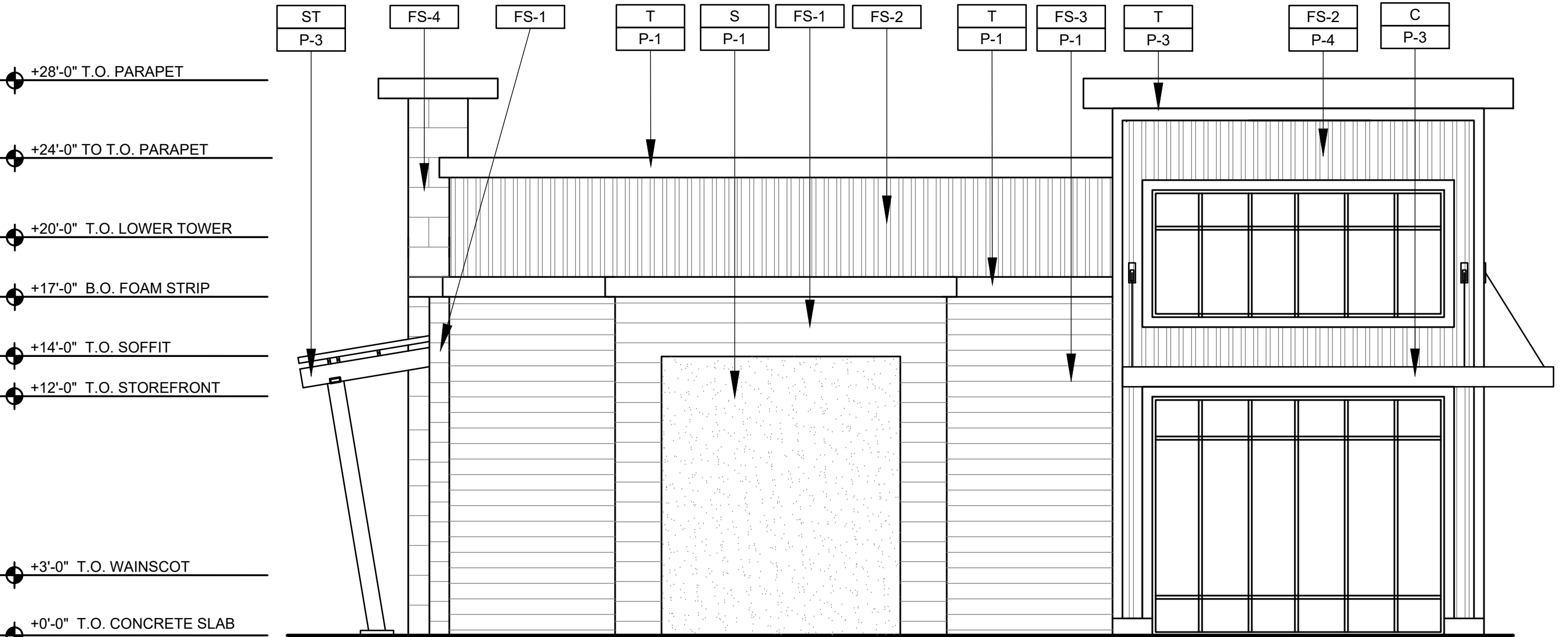
- A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.

MATERIAL LEGEND:

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

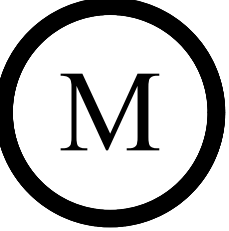
COLOR LEGEND:

- P-1 SHERWIN WILLIAMS
SW7568COLOR: 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



SOUTH ELEVATION

3/16" = 1'-0"

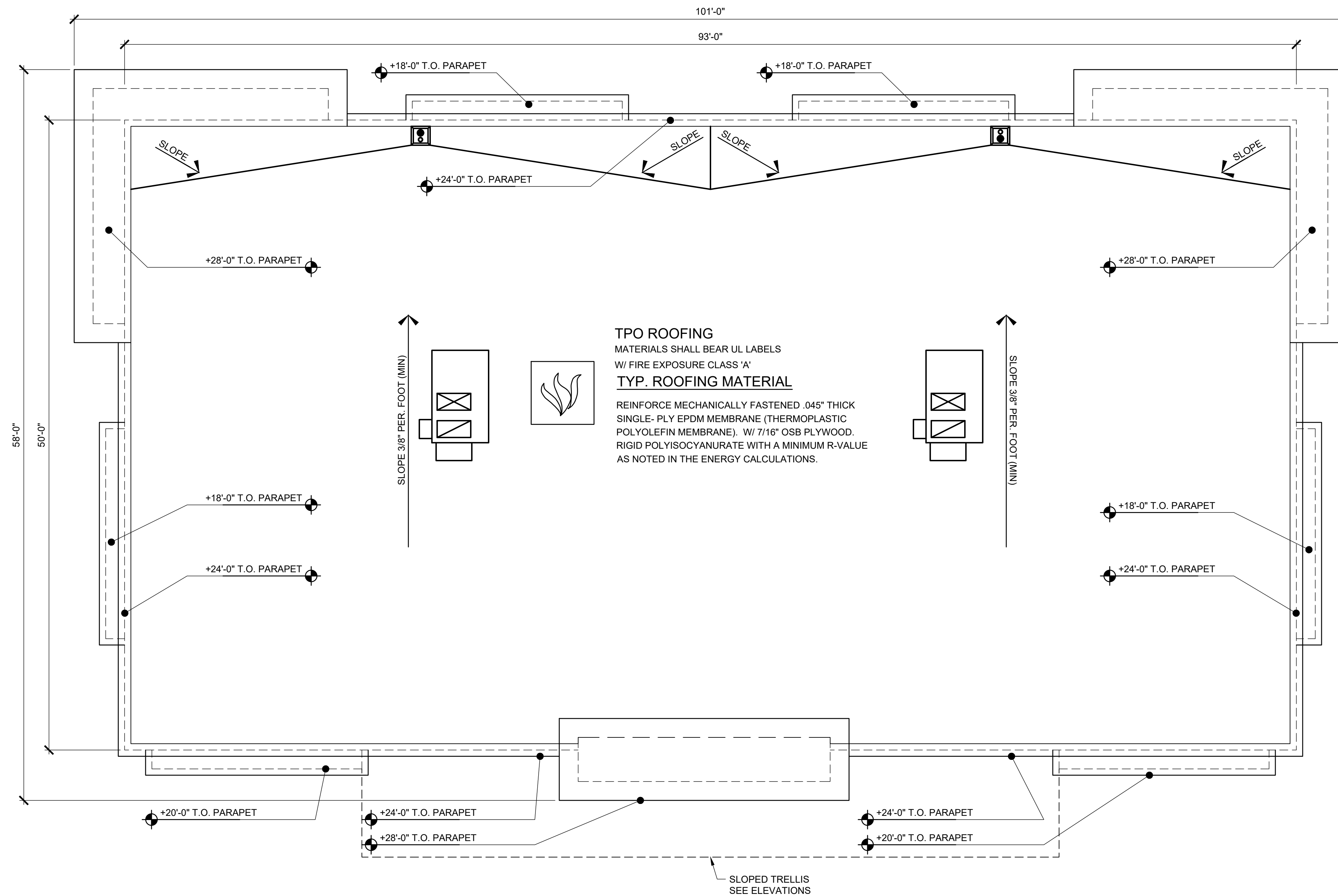


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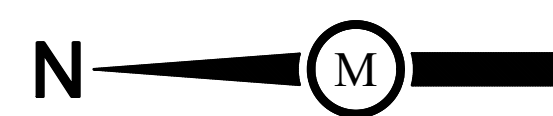
HAYDEN COMMERCIAL CENTER
2551 HAYDEN PARKWAY, ROSEVILLE

NEIGHBORHOOD MARKET
#1 - EXTERIOR ELEVATIONS

5



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



STREET CORNER

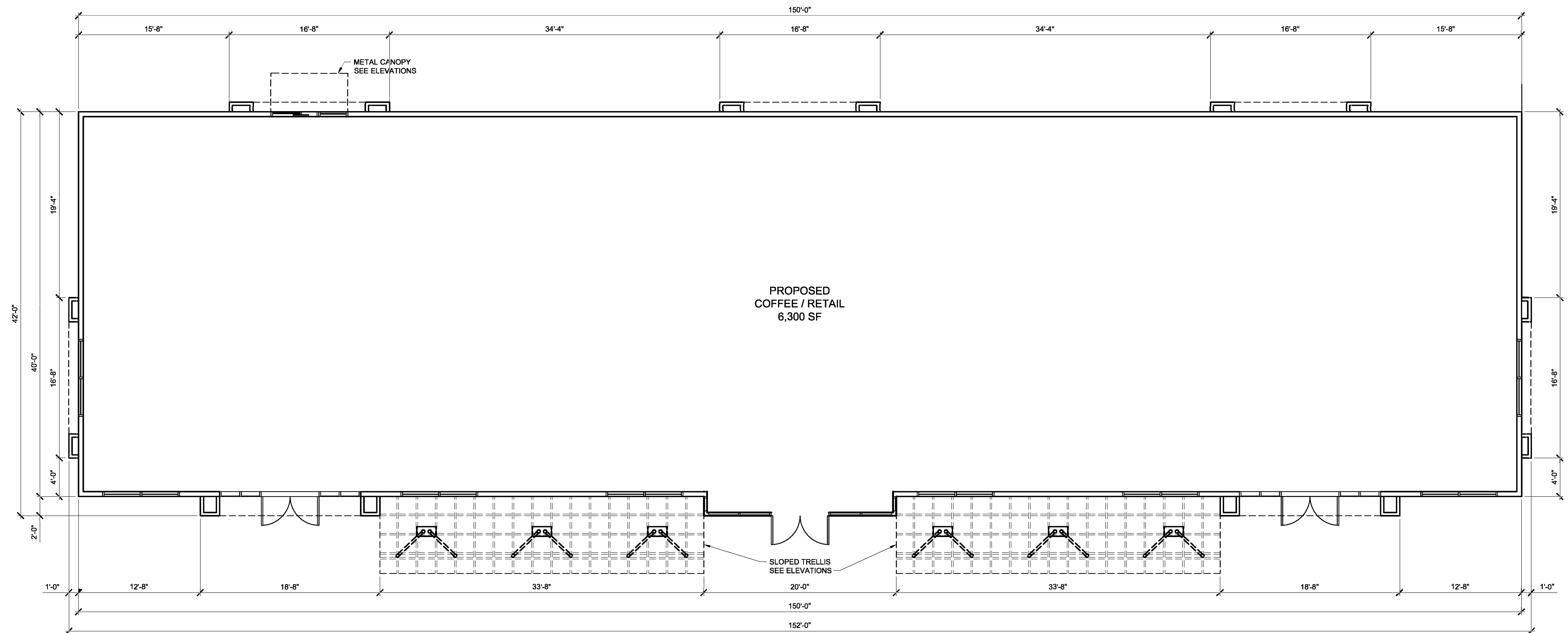
Urban Market





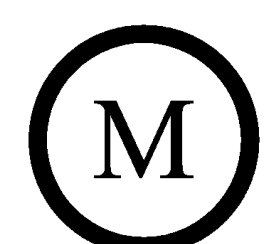
Urban Market

HAYDEN MARKET PLACE



FLOOR PLAN

3/16 = 1'-0"



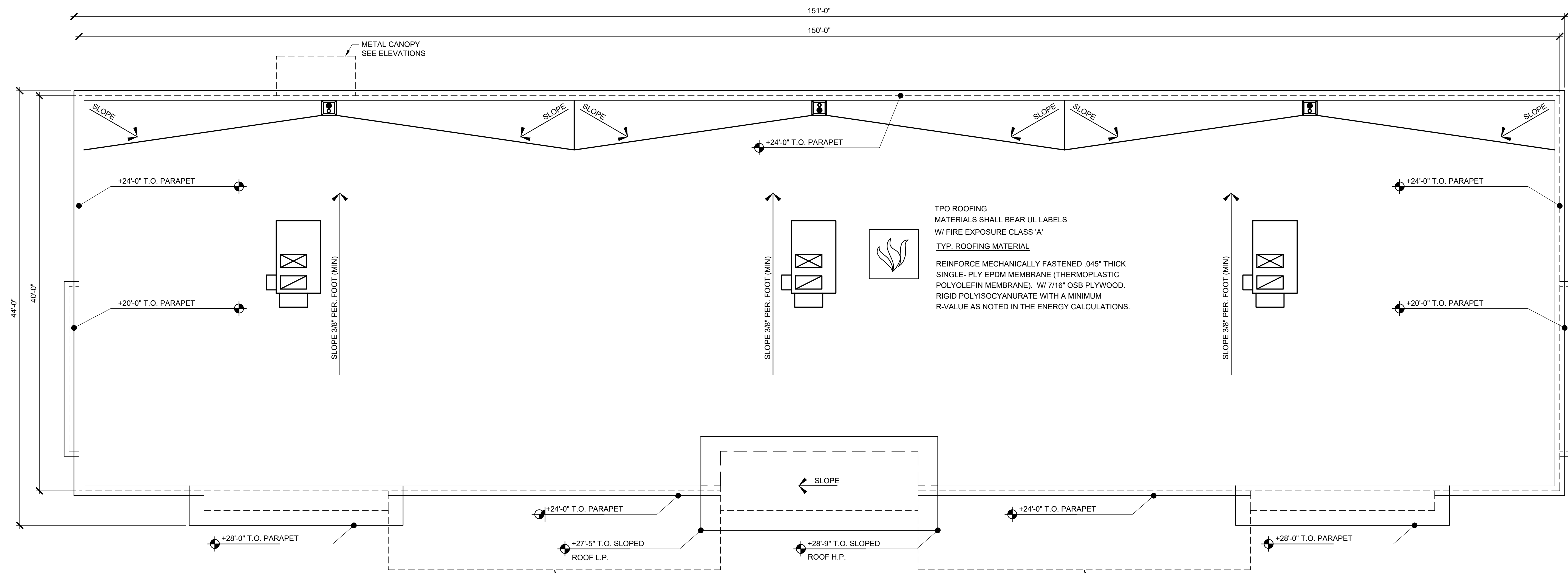
Milestone Associates Imagineering, Inc.

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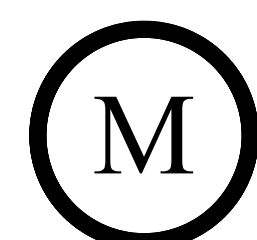
COFFEE RETAIL
#2 - FLOOR PLAN

6



ROOF PLAN

3/16 = 1'-0"



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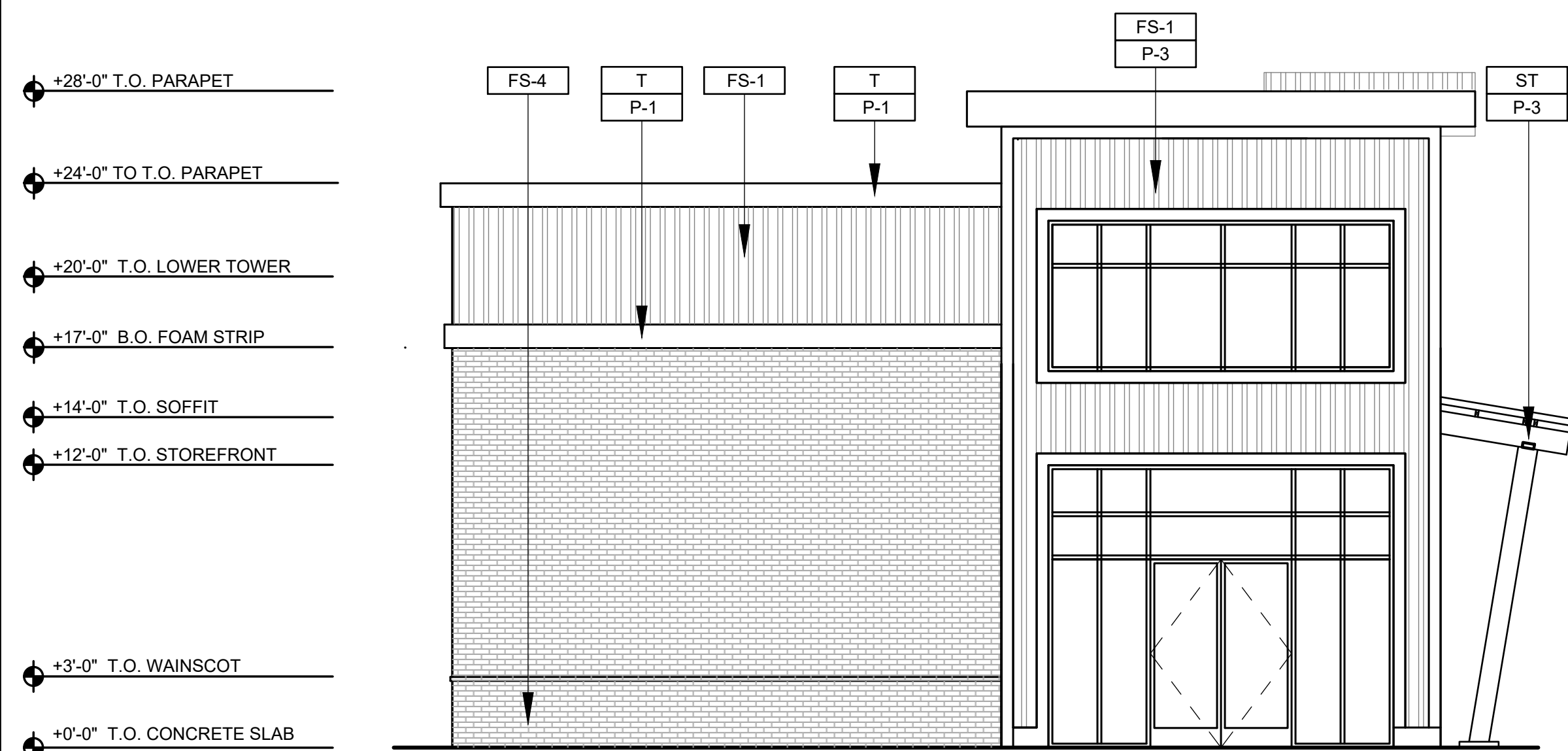
HAYDEN COMMERCIAL CENTER
2551 HAYDEN PARKWAY, ROSEVILLE

**COFFEE RETAIL
#2 - ROOF PLAN**

6.1



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



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



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

GENERAL NOTES:

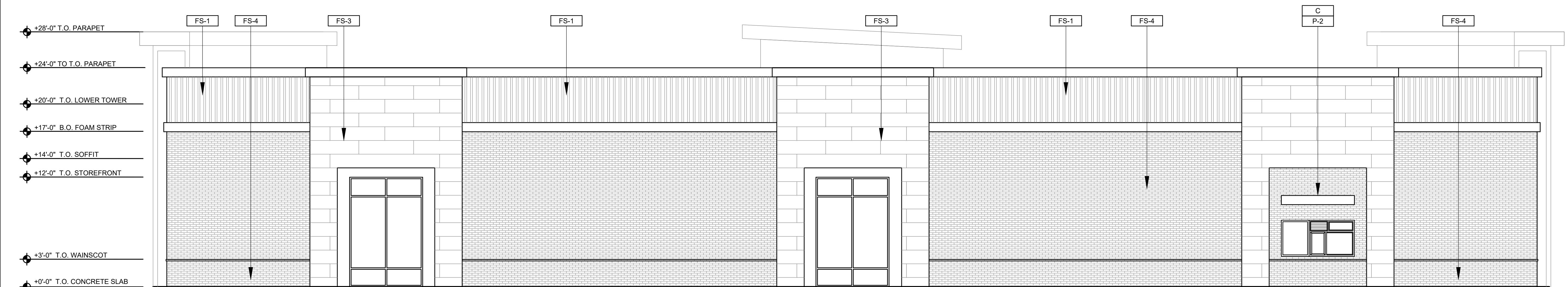
- A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.

MATERIAL LEGEND:

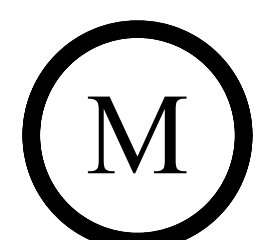
C	CANOPY
S	STUCCO; 7/8" CEMENT PLASTER TEXTURE: FINE SAND FINISH
T	TRIM AND CORNICE
ST	SLOPED TRELLIS

COLOR LEGEND:

P-1	SHERWIN WILLIAMS SW7568COLOR: 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



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



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COFFEE RETAIL
#2 - EXTERIOR ELEVATIONS

7



CORNER
Market

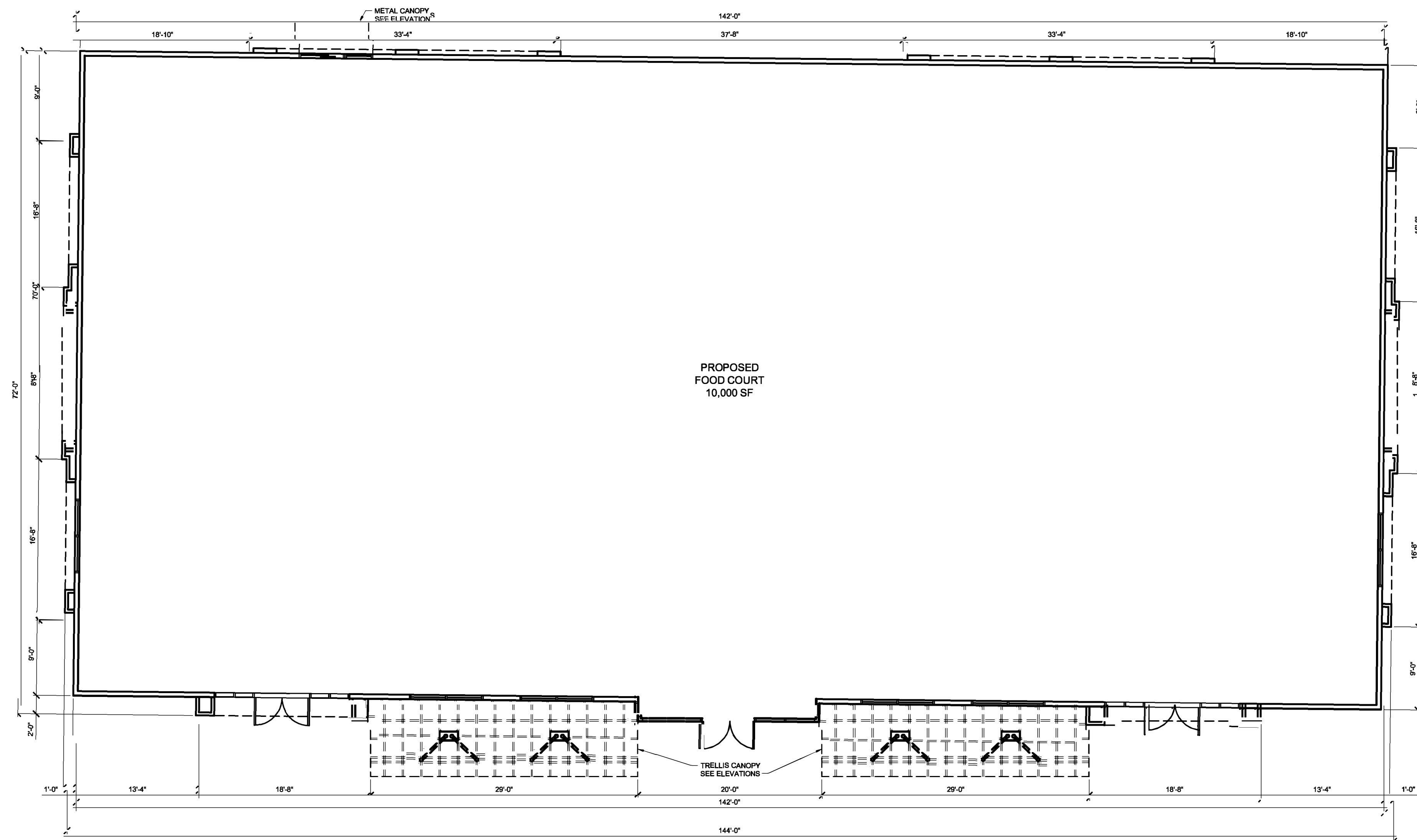
Coffee

RETAIL

Ice Cream

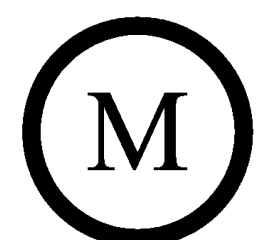
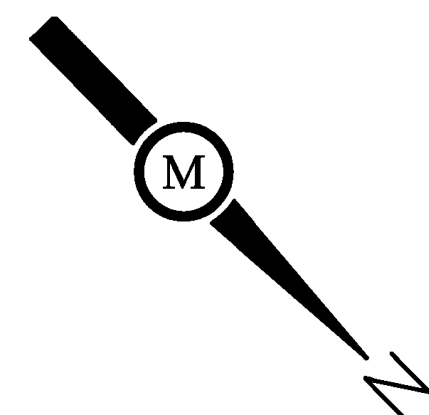
RETAIL

Brunch



FLOOR PLAN

1/8" = 1'-0"



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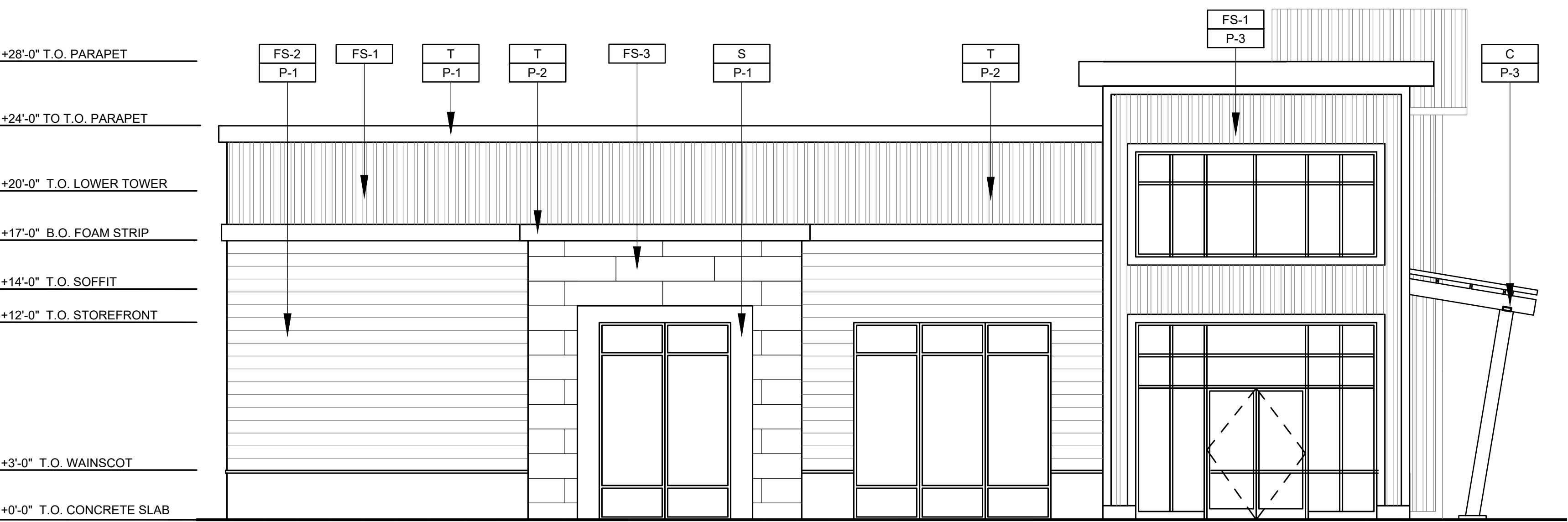
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FOOD COURT
#3 - FLOOR PLAN

8



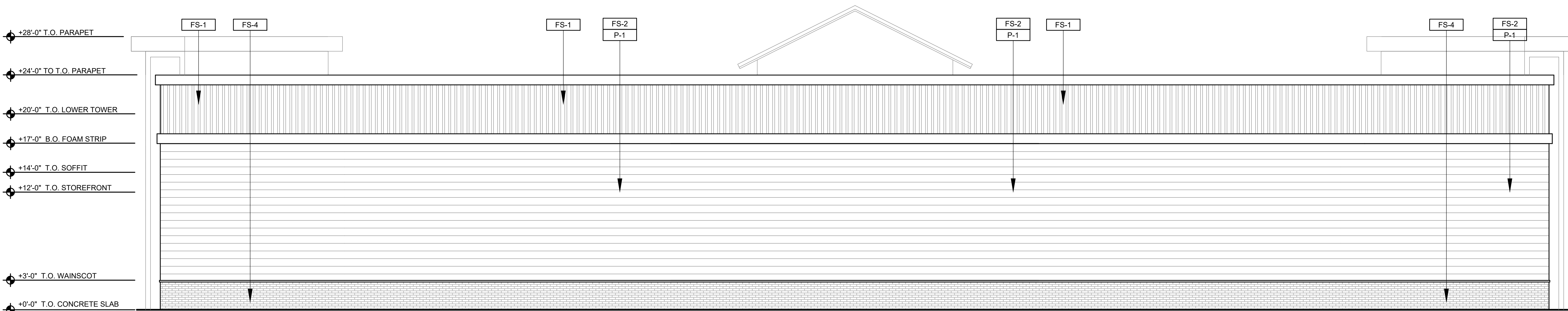
NORTH ELEVATION
3/16" = 1'-0"



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



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



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

GENERAL NOTES:

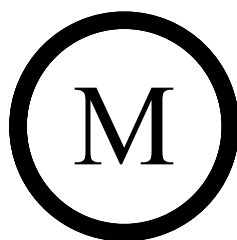
- A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.

MATERIAL LEGEND:

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 SW7568COLOR: NEUTRAL GROUND
P-2	SHERWIN WILLIAMS SW6990 COLOR: CAVIAR
P-3	SHERWIN WILLIAMS SW9099 COLOR: SADDLE UP
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FS-3	NICHIHA CORBUSA COLOR: SHADOW
FS-4	NICHIHA- VINTAGE BRICK WHITE WASH

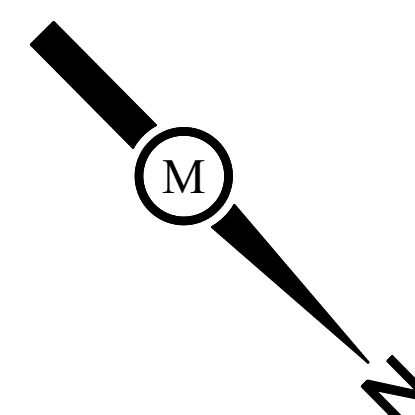
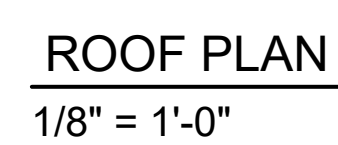


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HAYDEN COMMERCIAL CENTER
2551 HAYDEN PARKWAY, ROSEVILLE

FOOD COURT
#3 - EXTERIOR ELEVATIONS

9





Pizza

BURGER

CAN

Sushi



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



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



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

COLOR LEGEND:

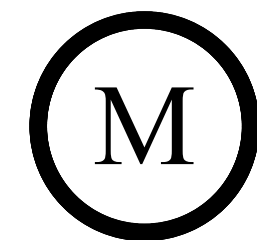
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GENERAL NOTES:

- 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



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RETAIL
#4 - EXTERIOR ELEVATIONS

11



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



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



EAST ELEVATION
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	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

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

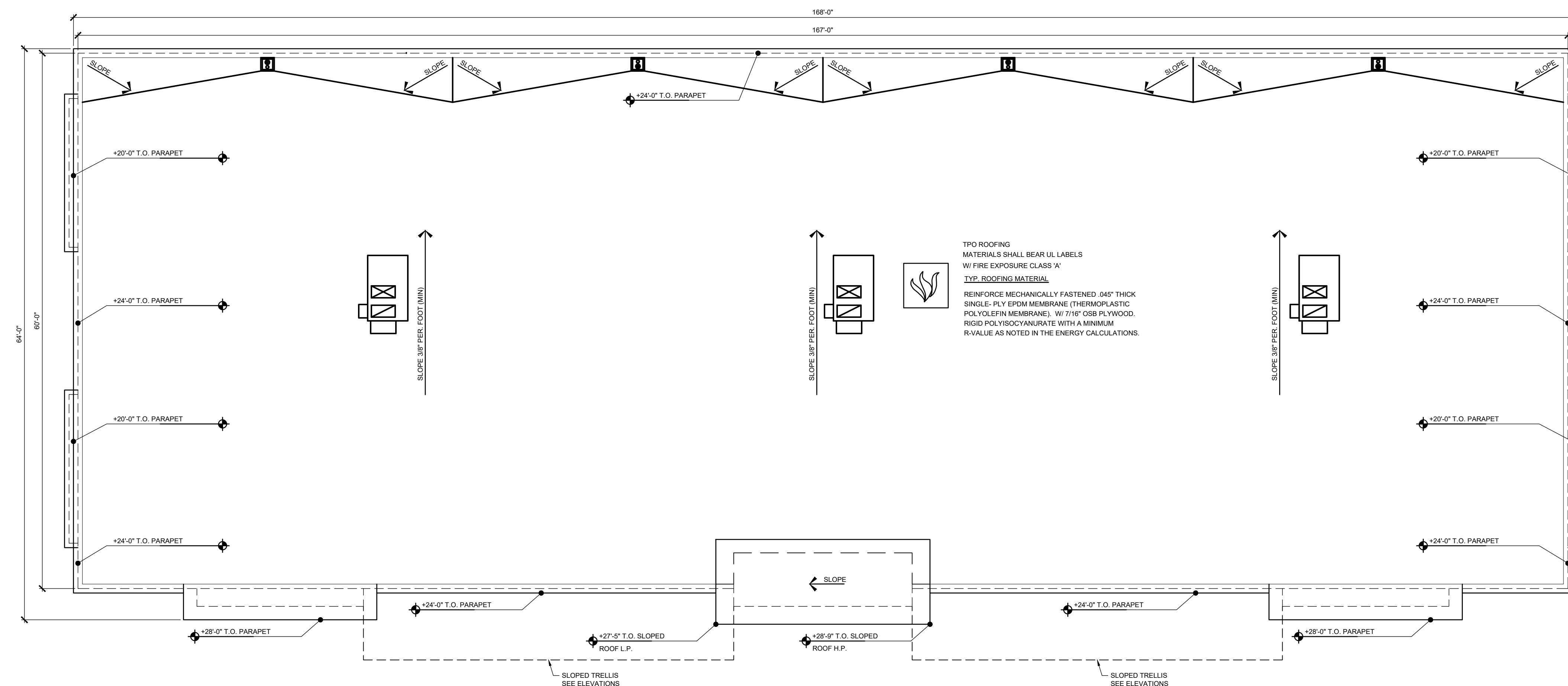


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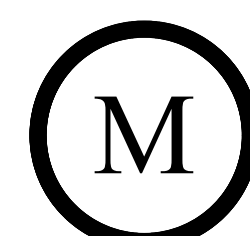
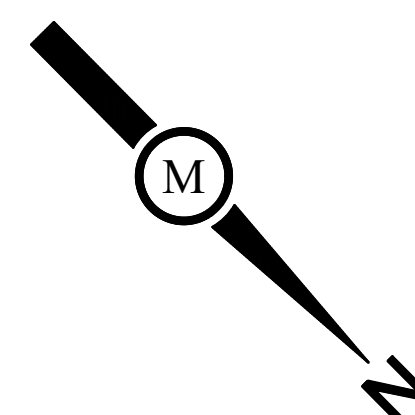
RETAIL
#4 - EXTERIOR ELEVATIONS

11



ROOF PLAN

1/8" = 1'-0"



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RETAIL
#4 - ROOF PLAN

11.1

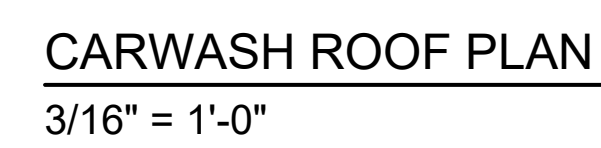
8-11-26





RETAIL

RETAIL



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CARWASH FLOOR PLAN AND ROOF PLAN

GENERAL NOTES:

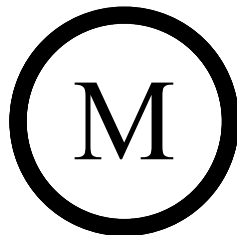
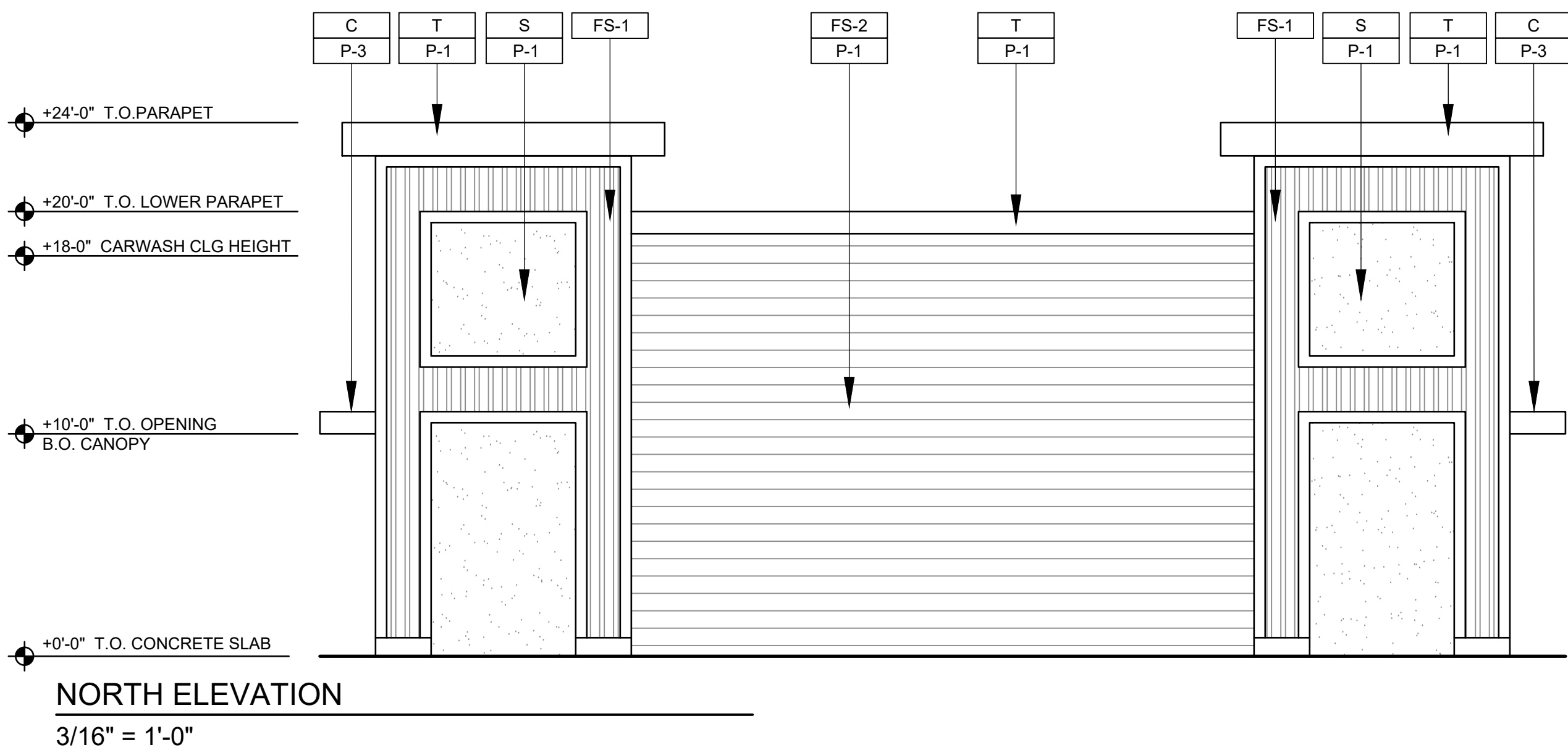
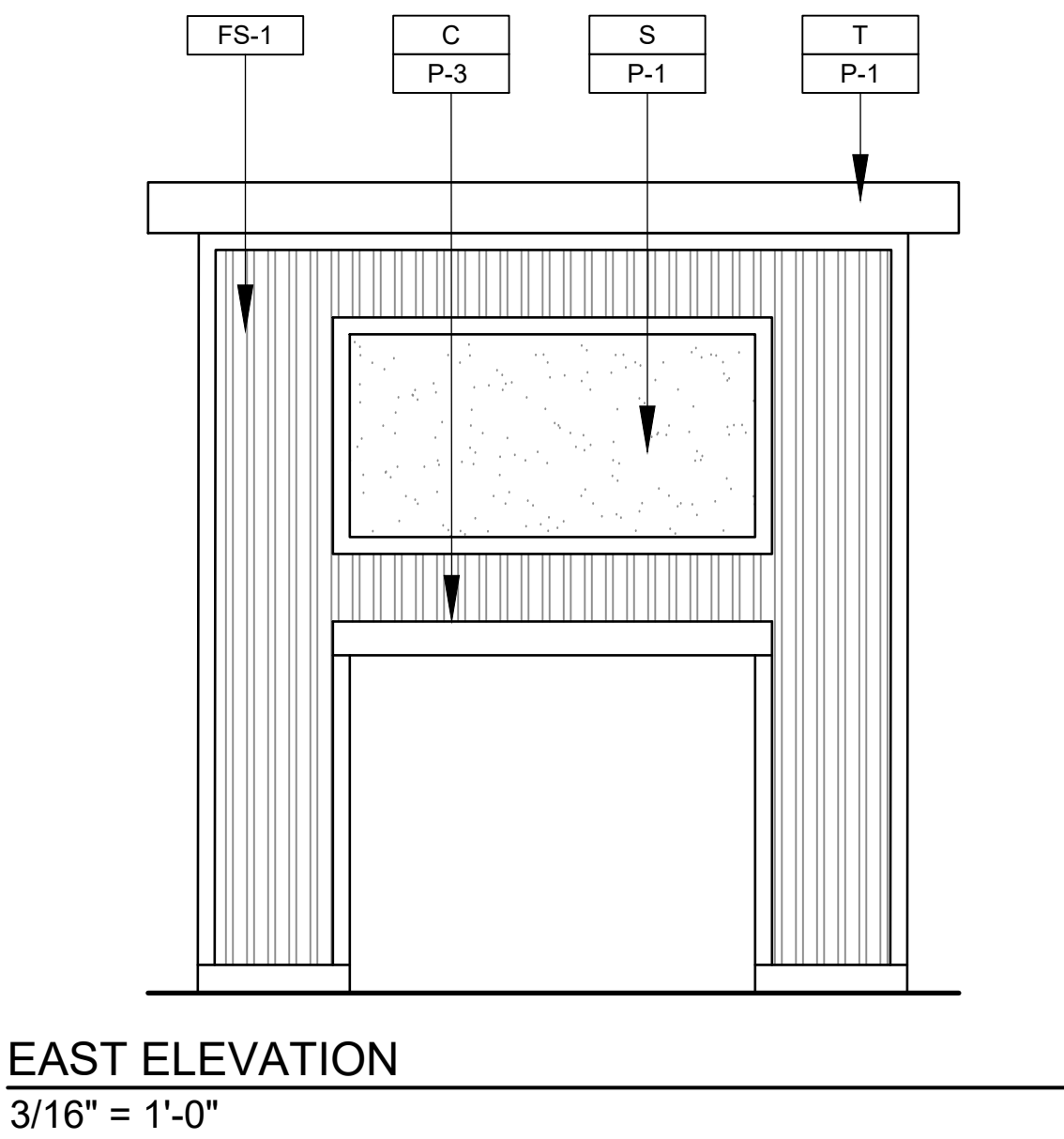
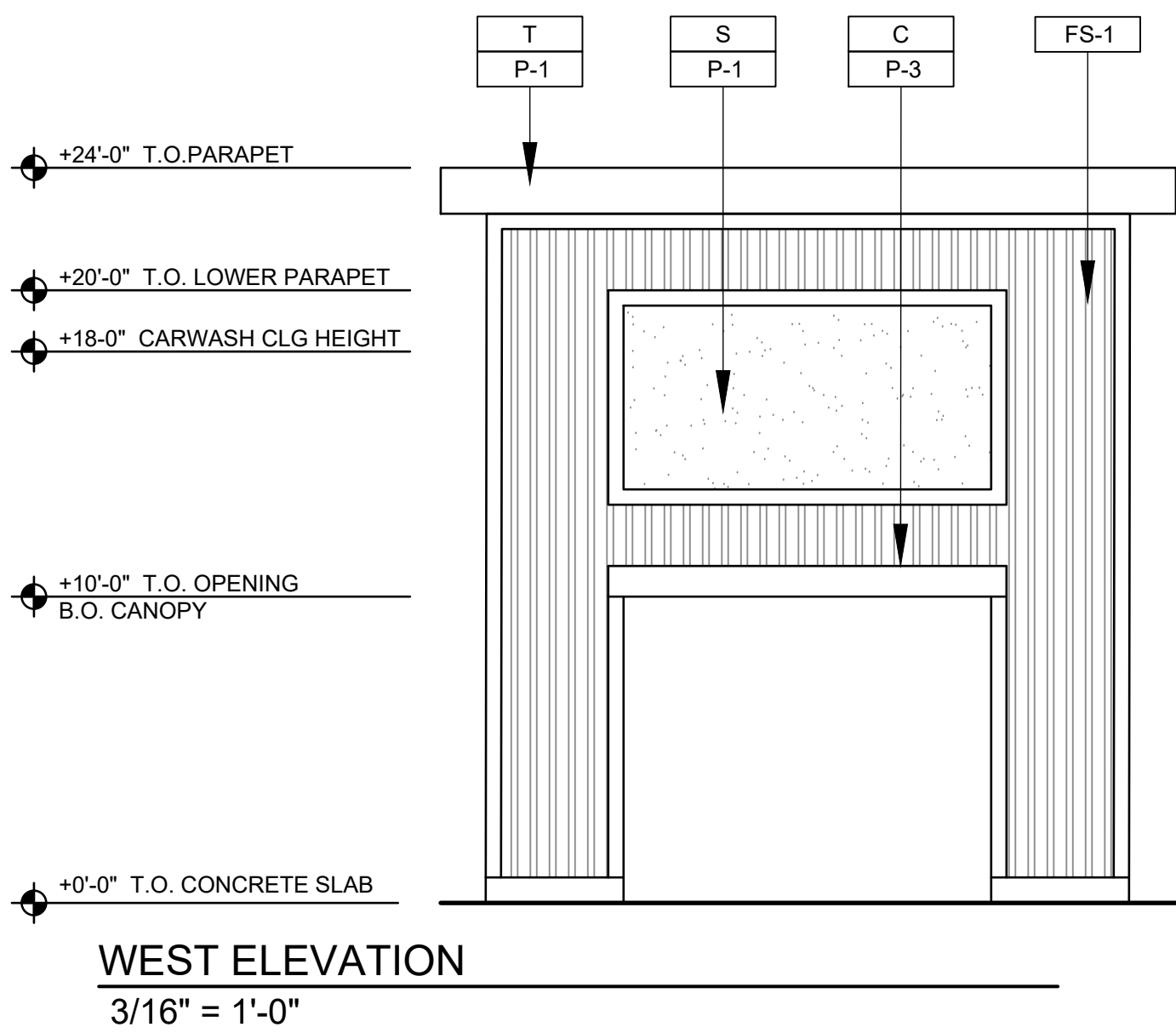
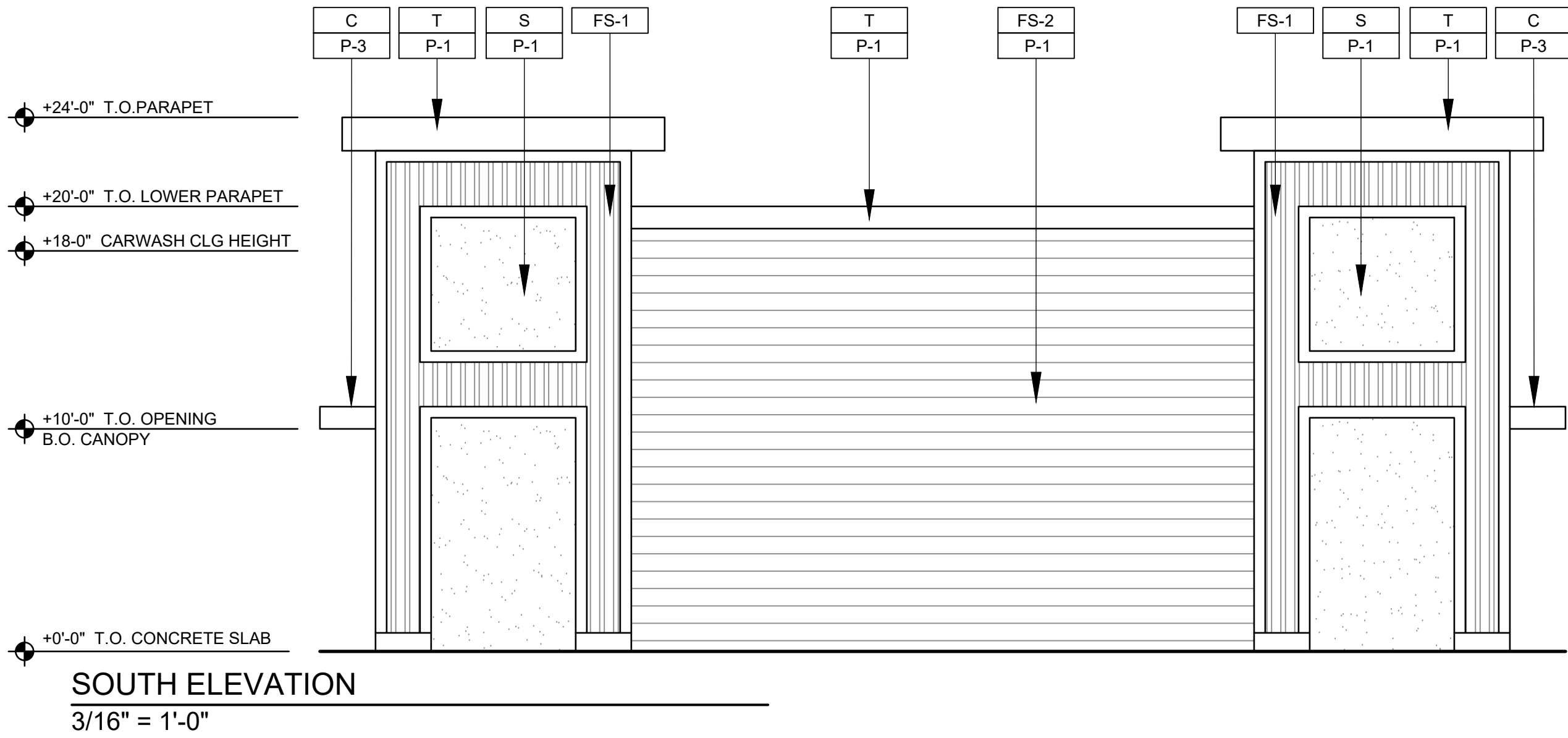
- A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.

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 SW7568COLOR: NEUTRAL GROUND
P-3	SHERWIN WILLIAMS SW9148 COLOR: SMOKY AZURITE
P-4	SHERWIN WILLIAMS SW6104 COLOR: KAFFEE
FS-1	NICHIHA RIBBED -CUSTOM COLOR: IVORY OR AS NOTED
FS-2	NICHIHA LATURA GROVE-CUSTOM COLOR: AS NOTED
FS-3	NICHIHA VINTAGE BRICK- WHITE WASH



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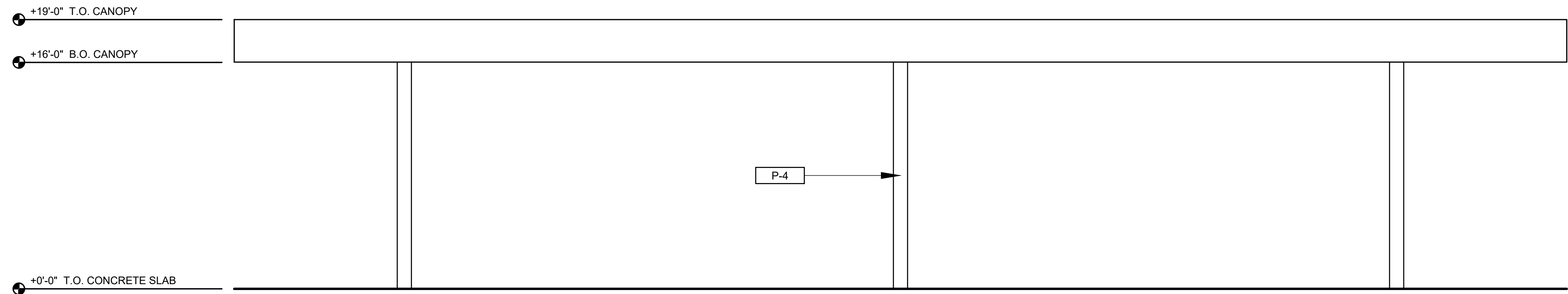
CARWASH
EXTERIOR ELEVATIONS

13

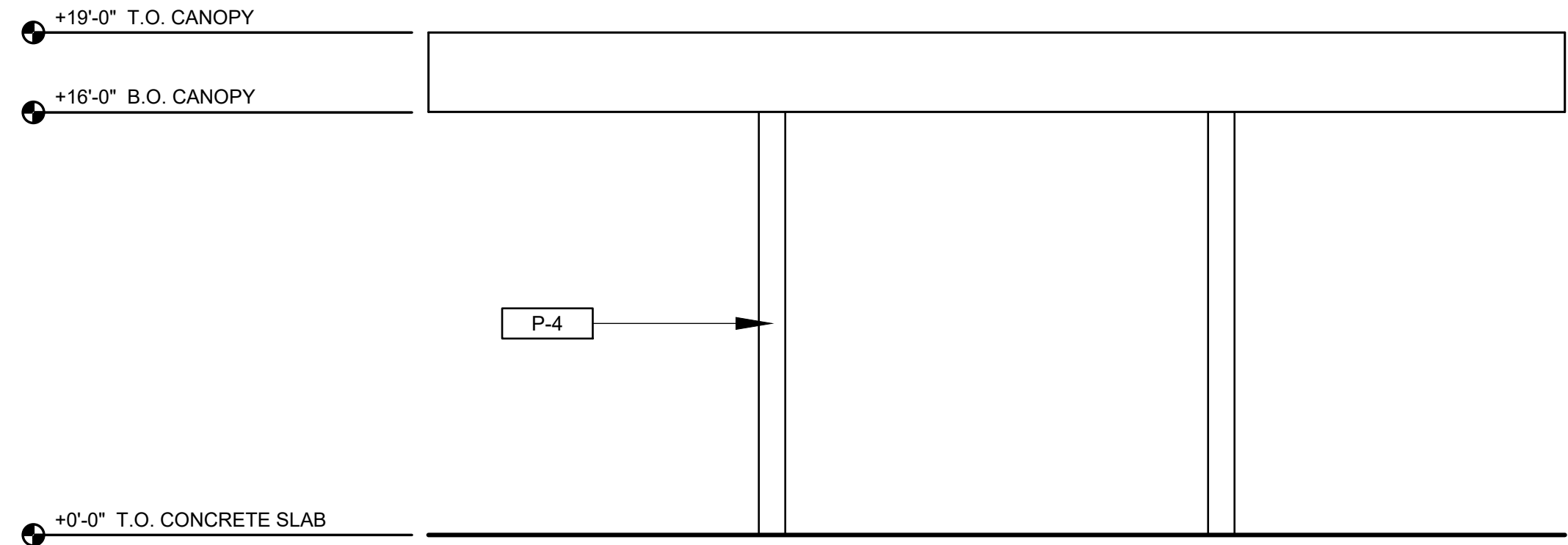


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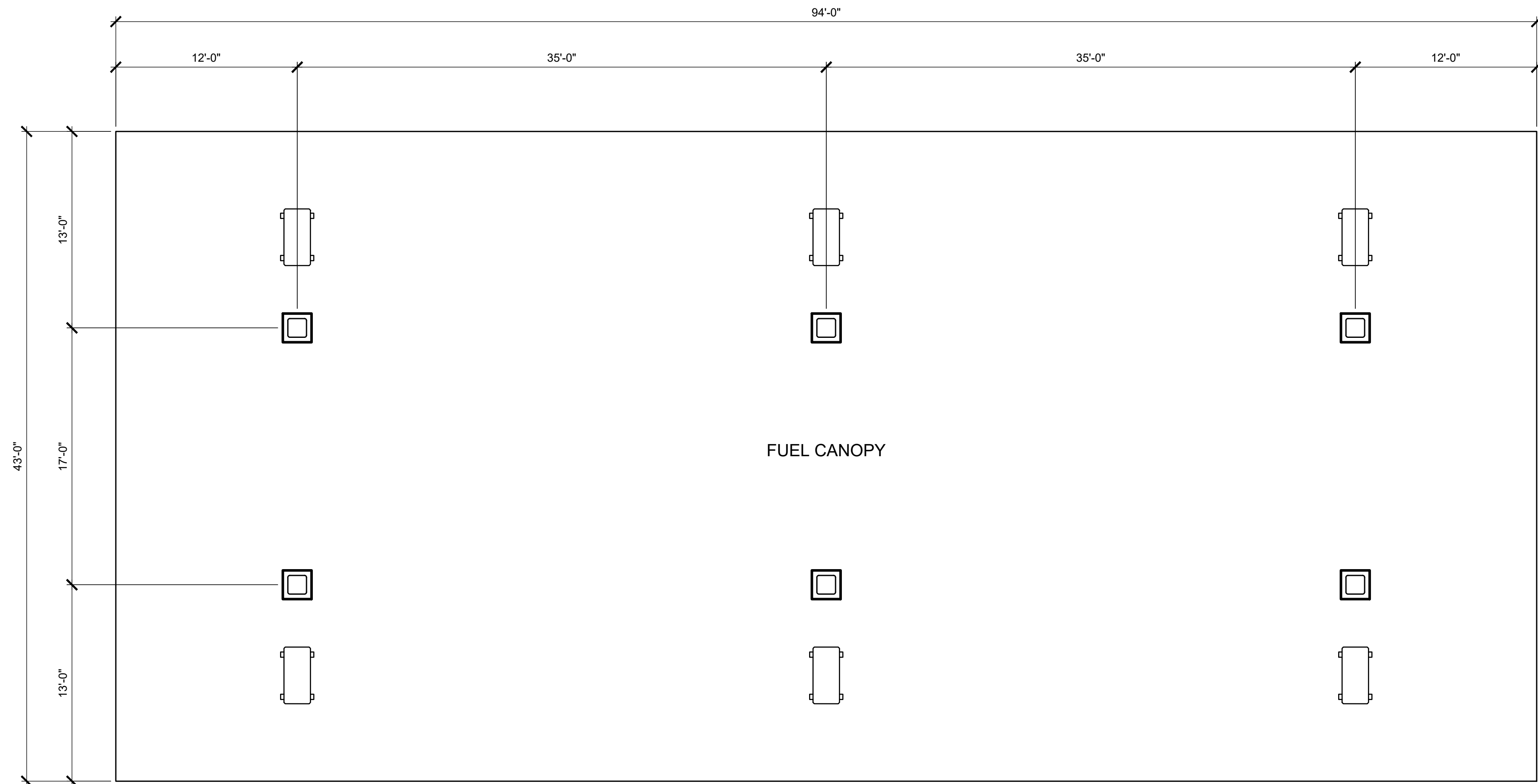
Urban Market



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



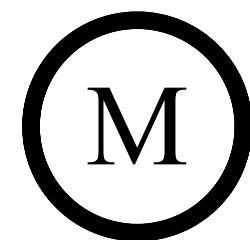
NORTH / SOUTH ELEVATION
3/16" = 1'-0"



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

COLOR LEGEND:

P-4	NICHIHA- VINTAGE BRICK
	WHITE WASH



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FUEL CANOPY
PLAN AND ELEVATIONS

14



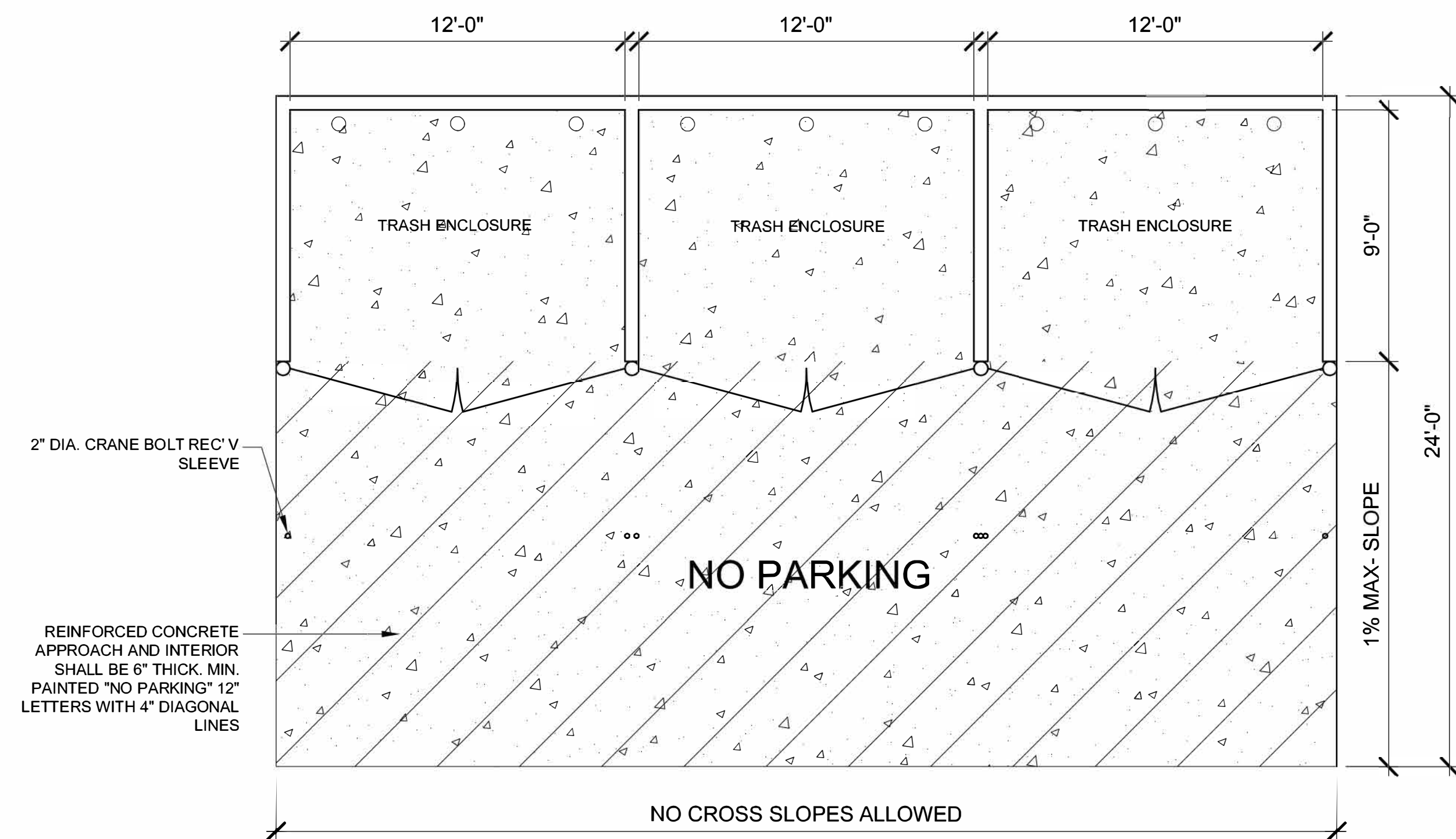
Exit

4

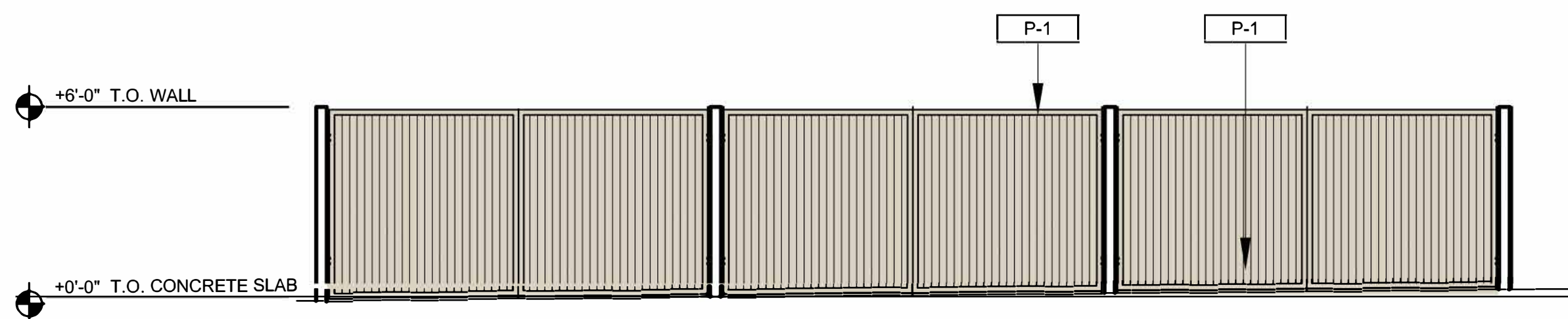
Jeep

V006F23

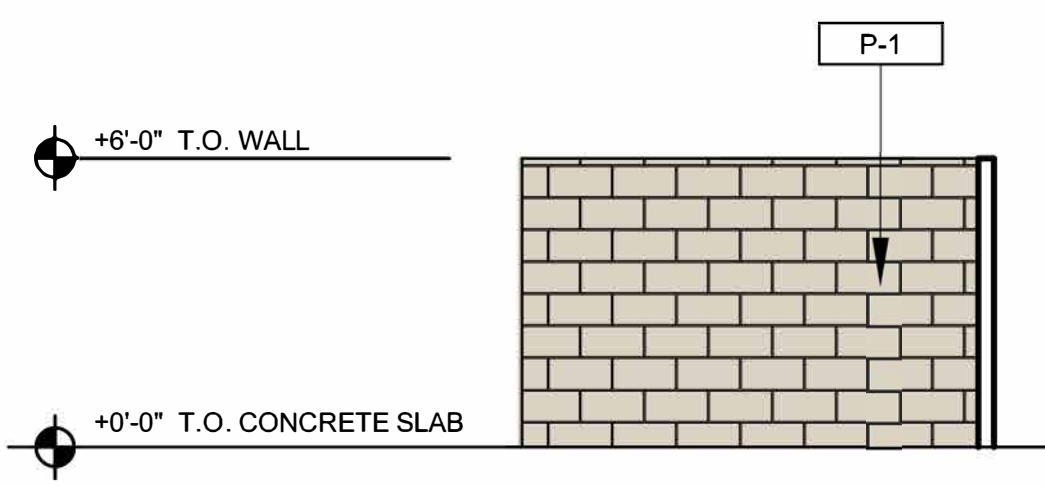
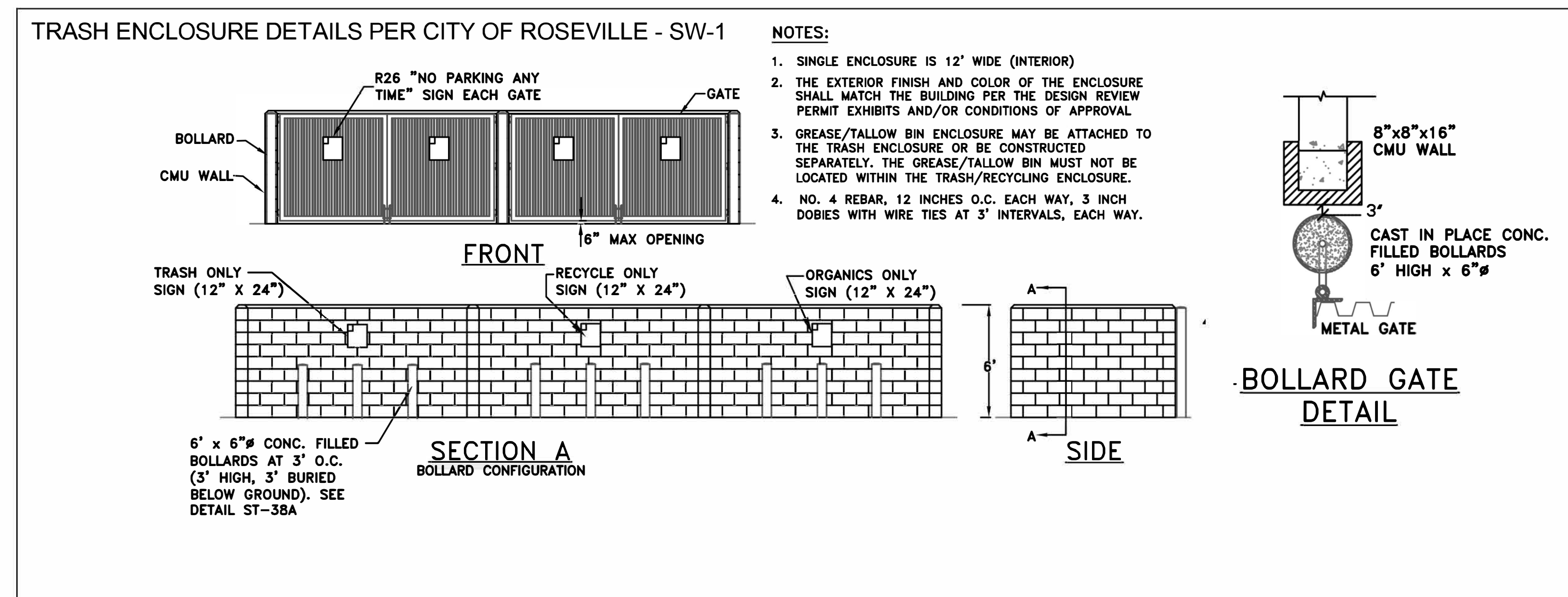
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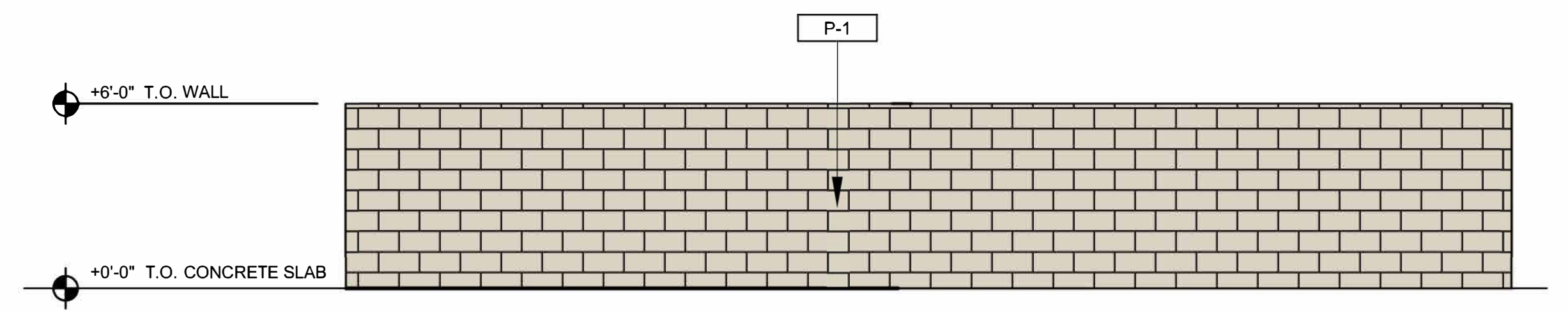
TRASH ENCLOSURE PLAN
1/4" = 1'-0"



TRASH ENCLOSURE FRONT ELEVATION
1/4" = 1'-0"



TRASH ENCLOSURE SIDE ELEVATION
1/4" = 1'-0"



TRASH ENCLOSURE REAR ELEVATION
1/4" = 1'-0"

MATERIAL:

CMU SPLIT FACE CMU WALL-PTD

COLOR LEGEND:

P-1 SHERWIN WILLIAMS SW7568COLOR: NEUTRAL GROUND



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TRASH ENCLOSURE

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