AGENDA

September 28, 2017
VIDEO

PLANNING COMMISSION MEETING
7:00 a.m.
City Council Chambers
311 Vernon Street
Roseville, California

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. ORAL COMMUNICATIONS

4. CONSENT CALENDAR

4.1. MINUTES OF AUGUST 10, 2017

4.2. MINUTES OF SEPTEMBER 14, 2017

5. NEW BUSINESS

5.1. NIPA PCL CO-23 - CAMPUS OAKS APARTMENTS PHASE 1 MODIFICATION - 4101 HP WAY - FILE # PL17-0207

Recommendation: Pass a motion to
A. Adopt the two (2) findings of fact for the Major Project Permit Modification and approve the Major Project Permit Modification subject to the seven (7) conditions of approval.
Owner/Applicant: Scott Canel, Campus Oaks Apartments 1 LLC. (McColl)

6. REPORTS: COMMISSION/STAFF

7. ADJOURNMENT

PLANNING COMMISSION

Title: MINUTES OF AUGUST 10, 2017

Meeting Date: 9/28/2017
Item #: 4.1.

ATTACHMENTS:

Description

Minutes of August 10, 2017 - Draft

Minutes of September 14, 2017

Planning Commission Meeting
August 10, 2017 – 7:00 p.m.
Draft Minutes

I. ROLL CALL

Planning Commissioners Present
Bruce Houdesheldt, Chair
Joseph McCaslin, Vice-Chair
Erich Brashears
Charles Krafka
Tracy Mendonsa

Planning Commissioners Absent
Krista Bernasconi
Justin Caporusso

Staff Present
Greg Bitter, Planning Manager
Derek Ogden, Senior Planner
Wayne Wiley, Associate Planner
Matt Todd, Associate Engineer
Michelle Sheidenberger, Assistant City Attorney
Rob Baquera, Roseville Police Department
Lupe Nelson, Recording Secretary

II. PLEDGE OF ALLEGIANCE

Commissioner Krafka led those in attendance in the Pledge of Allegiance.

III. ORAL COMMUNICATION

Chair Houdesheldt opened the Oral Communication. Hearing none, Chair Houdesheldt closed the Oral Communication.

IV. CONSENT CALENDAR

Chair Houdesheldt asked if anyone wished to remove any of the items from the Consent Calendar for discussion.

Hearing none, Chair Houdesheldt asked for a motion to approve the Consent Calendar as listed below:

A. MINUTES OF JULY 27, 2017

B. SVSP PCL WB-1A – HERITAGE SOLAIRE COMMUNITY AMENITY CENTER – 3091 PLEASANT GROVE BL. – FILE # PL17-0122

MOTION
Commissioner McCaslin made the motion, which was seconded by Commissioner Krafka, to approve the Consent Calendar item.

The motion passed with the following vote:
Ayes: Brashears, Krafka, McCaslin, Mendonsa, Houdesheldt
Noes: None
Abstain: None

V. NEW BUSINESS

A. WRSP PCL F-81 – FIDDYMENT PLAZA – 4701 FIDDYMENT RD. – FILE # PL16-0335.

Associate Planner, Wayne Wiley, presented the staff report and responded to questions.

Chair Houdesheldt opened the public hearing and invited comments from the applicant and/or audience.

Representative for the applicant, Kurt Wagenknecht, addressed the Commission and responded to questions. He stated he had received a copy of the staff report and was in agreement with staff's recommendations.

The following residents spoke in support of the project:

- Loren Cook

The following residents spoke in opposition of the project:

- Tom Schaefer, Michele Threlkel, Tiffany Stearns, Jennifer Beames

Public Comment:

- How were neighbors notified?
- Concerns about possible activity behind the building not being seen.
- What are the regulations concerning alcohol and tobacco being sold by a business close to children?
- If the project is approved, what recourse is available to residents that oppose the project?
- When will the applicant need to post notification at the site?
- There is an assumption that most of those travelling along Fiddyment are residents, which is not true.
- There are weekly traffic stops that occur at all hours on Fiddyment.
- There are concerns with children crossing Fiddyment.
- Not opposed to commercial use but not a fan of alcohol and tobacco being sold.
- Concerned with possible increase in crime and transients.
- Concerned with the environmental factors, such as vapors from gas.
- Concerned that future tenants at the project could be a smoke shop or cannabis shop.
- Project will cause a decrease in property values.
- Asked that the applicant be required to pay for the neighborhood to be gated.
- Is it possible to see who was notified?
- Concerns that a traffic analysis was not completed.
- When property owners purchased their homes, the proposed site was originally zoned residential not commercial.
- Requested that the applicant prohibit smoke shops, hookah lounges/smoking lounges, cash advance, bail bonds, pawn shops, tattoo shops, and body piercing shops in the proposed project.

Commission Discussion:

- Which Neighborhood Associations were notified? Concerns with lack of notification to neighbors.
- Will the area located behind the building that is fenced be accessible to the public?
- Of the 20 people in attendance at the neighborhood meeting hosted by the applicant how many spoke in opposition and support of the project? What type of feedback was received?
- Has the City considered abandoning or selling the public right of way easement?
- Have discussions occurred with Parks & Recreation staff regarding the public right of way easement?
- How far is the fence offset from the gas station?
- Roseville Police Department was questioned about safety in regards to the fenced area.
- Add a condition that no sign shall appear on the rear side of the building.

- Will the fence be removed and sidewalk be demolished if the County installs a sewer line?
- What is the traffic volume on Fiddyment and Angus?
- Is there a restricted right turn when exiting the proposed project?
- Are there site line issues with the proposed landscaping?
- What type of materials will be used for the fence?
- Will the mechanical units be located on the roof?
- Who will operate the gas station and convenience store?
- Explain the term “wayfinding”.
- Where will the fuel trucks refuel the pumps?
- How far is the park from the proposed project? Is there direct access from the park to the project?
- There is a process for becoming a gated community.
- Since it is a Design Review Permit before the Commission, their authority is limited to reviewing design issues only.

Chair Houdesheldt closed the public hearing and asked for a motion.

MOTION
Commissioner Krafka made the motion, which was seconded by Commissioner McCaslin, to adopt the four (4) finds of fact for the Design Review Permit and approve the Design Review Permit with one hundred (100) conditions of approval with a revision to condition #9 to read as follows: There shall *be no signs located on the east elevation of the commercial building* and no lighted signs on the north or south side of the commercial building to reduce the potential impact to the adjacent residential area.

The motion passed with the following vote:
Ayes: Brashears, Krafka, McCaslin, Houdesheldt
Noes: Mendonsa
Abstain: None

VI. REPORTS: COMMISSION/STAFF

Commissioner Reports
None

Staff Reports
- There will not be a Planning Commission Meeting on August 24, 2017.
- There will be a Planning Commission Meeting on September 14.
- The Design Committee will be reviewing the Dutch Brothers project at the August 17 meeting.
- Fiddyment Ranch DAA and the Cannabis Ordinance (first reading) that was recently heard by the Planning Commission has been approved by the City Council.
- The public hearing for the Villa Sport project appeal was held by the City Council last week. At the last minute, staff received a comment letter and requested that the City Council continue the item until staff had a chance to respond in writing. The matter will be on the City Council’s August 16th Agenda.
- Staff met with RCONA to discuss ways to improve communication to neighborhood associations.

VII. ADJPOURNMENT

Chair Houdesheldt asked for a motion to adjourn the meeting.

MOTION

Commissioner Mendonsa made the motion, which was seconded by Commissioner Krafka, to adjourn to the meeting.

The motion passed unanimously at 8:31p.m.

Planning Commission Meeting
September 14, 2017 – 7:00 p.m.
Draft Minutes

I. ROLL CALL

Planning Commissioners Present
Bruce Houdesheldt, Chair
Joseph McCaslin, Vice-Chair
Krista Bernasconi
Erich Brashears
Charles Krafka
Tracy Mendonsa

Staff Present
Kathy Pease, Planning Manager
Tricia Stewart, Senior Planner
Marc Stout, City Engineer
Michelle Sheidenberger, Assistant City Attorney
Lupe Nelson, Recording Secretary

Planning Commissioners Absent
Justin Caporusso, *Excused*

II. PLEDGE OF ALLEGIANCE

Commissioner Bernasconi led those in attendance in the Pledge of Allegiance.

III. ORAL COMMUNICATION

Chair Houdesheldt opened the Oral Communication. Hearing none, Chair Houdesheldt closed the Oral Communication.

IV. CONSENT CALENDAR

Item IV.A. was pulled from the agenda by staff and will be re-agendize for the next Planning Commission Meeting.

V. NEW BUSINESS

A. WRSP PARCEL W-32 – OAKMONT OF ROSEVILLE II – 2400 PLEASANT GROVE BLVD. – FILE # PL17-0124.

Senior Planner, Tricia Stewart, presented the staff report and responded to questions. Exhibit A, the site plan, has been revised.

Chair Houdesheldt opened the public hearing and invited comments from the applicant and/or audience.

Applicant, Ken Kidd, addressed the Commission and responded to questions. He stated he had received a copy of the staff report and was in agreement with staff's recommendations. He was appreciative of staff's efforts.

The following resident spoke in support of the project:

- Loren Cook

Public Comment:

- Appreciative of the applicant's attendance at neighborhood association meetings.
- Most comments received at the neighborhood association meetings were either neutral or in support of the project.

- Oakmont of Roseville II will be a great addition to the neighborhood.

Commission Discussion:

- How does the parking ratio of this facility compare to the Oakmont facility on Secret Ravine?
- Have there been parking complaints at the Oakmont facility on Secret Ravine?
- What is the parking spaces ratio for residential versus employees?
- Will Oakmont be constructing the public sidewalk?
- Will the street lights and landscape be put in on the sidewalk?
- Explain when commercial uses are required to have a masonry wall around their property.
- Clarification requested on enhanced elevations.
- Support of the project was expressed.
- Appreciation for the applicant paying the park fees were expressed.
- Masonry wall interface between private and public spaces.
- Will there be direct access from the Oakmont site to the park? Will it be a gated access?
- Trash enclosure discussion. Clarification of "they" to be Roseville Solid Waste staff not Planning staff.
- Does condition #53 reduce the required parking?
- What is the length of the garage wall?
- Can the architecture of the garage wall be enhanced such as including projections to break up the wall plane?
- What is the minimum age requirement of Oakmont residents?

Chair Houdesheldt closed the public hearing and asked for a motion.

MOTION
Commissioner McCaslin made the motion, which was seconded by Commissioner Mendonsa, to adopt the four (4) findings of fact for the Design Review Permit and approve the Design Review Permit subject to ninety-six (96) conditions of approval.

The motion passed with the following vote:
Ayes: Bernasconi, Brashears, Krafka, McCaslin, Mendonsa, Houdesheldt
Noes: None
Abstain: None

Assistant City Attorney, Michelle Sheidenberger, requested that the Commission make an additional motion to include the revision to Exhibit A.

MOTION
Commissioner McCaslin made the motion, which was seconded by Commissioner Mendonsa:

A. To adopt the four (4) findings of fact for the Design Review Permit and approve the Design Review Permit subject to ninety-six (96) conditions of approval; and
B. To approve the revision to Exhibit A.

The motion passed with the following vote:
Ayes: Bernasconi, Brashears, Krafka, McCaslin, Mendonsa, Houdesheldt
Noes: None
Abstain: None

VI. REPORTS: COMMISSION/STAFF

Staff Reports

- The Planning Commissions' decision to approve the Fiddyment Plaza Commercial project has been appealed to the City Council.
- The appeal of the VillaSport Athletic Club and Spa project was denied by the City Council at the September 6, 2017 City Council Meeting.
- Staff has requested that the City Council approve a street name change from HP Way to Roseville Parkway.
- The Planning Commission City tour is scheduled for Friday, September 22 at 8:45 a.m.

Commented [ST1]: Project or planning tour?

Commissioner Reports

- Will the renamed HP Way be changed to West Roseville Parkway? Will the new addition of Roseville Parkway become one continuous street?
- Can Solid Waste's trash enclosure requirements be reviewed to allow more flexibility in their location?

Commented [ST2]: Confirm with Marc on this one. I thought she was asking about only Roseville PW and potentially a west segment. I didn't recall "east" being included in the conversation.

VII. ADJOURNMENT

Chair Houdesheldt asked for a motion to adjourn the meeting.

MOTION

Commissioner Bernasconi made the motion, which was seconded by Commissioner McCaslin, to adjourn the meeting.

The motion passed unanimously at 7:35 p.m.

PLANNING COMMISSION

Title: MINUTES OF SEPTEMBER 14, 2017

Meeting Date: 9/28/2017
Item #: 4.2.

ATTACHMENTS:

Description

Minutes of September 14, 2017

Planning Commission Meeting
September 14, 2017 – 7:00 p.m.
Approved Minutes

I. ROLL CALL

Planning Commissioners Present
Bruce Houdesheldt, Chair
Joseph McCaslin, Vice-Chair
Krista Bernasconi
Erich Brashears
Charles Krafka
Tracy Mendonsa

Staff Present
Kathy Pease, Planning Manager
Tricia Stewart, Senior Planner
Marc Stout, City Engineer
Michelle Sheidenberger, Assistant City Attorney
Lupe Nelson, Recording Secretary

Planning Commissioners Absent
Justin Caporusso, *Excused*

II. PLEDGE OF ALLEGIANCE

Commissioner Bernasconi led those in attendance in the Pledge of Allegiance.

III. ORAL COMMUNICATION

Chair Houdesheldt opened the Oral Communication. Hearing none, Chair Houdesheldt closed the Oral Communication.

IV. CONSENT CALENDAR

Item IV.A. was pulled from the agenda by staff and will be re-agendize for the next Planning Commission Meeting.

V. NEW BUSINESS

A. WRSP PARCEL W-32 – OAKMONT OF ROSEVILLE II – 2400 PLEASANT GROVE BLVD. – FILE # PL17-0124.

Senior Planner, Tricia Stewart, presented the staff report and responded to questions. Exhibit A, the site plan, has been revised.

Chair Houdesheldt opened the public hearing and invited comments from the applicant and/or audience.

Applicant, Ken Kidd, addressed the Commission and responded to questions. He stated he had received a copy of the staff report and was in agreement with staff's recommendations. He was appreciative of staff's efforts.

The following resident spoke in support of the project:

- Loren Cook

Public Comment:

- Appreciative of the applicant's attendance at neighborhood association meetings.

- Most comments received at the neighborhood association meetings were either neutral or in support of the project.
- Oakmont of Roseville II will be a great addition to the neighborhood.

Commission Discussion:

- How does the parking ratio of this facility compare to the Oakmont facility on Secret Ravine?
- Have there been parking complaints at the Oakmont facility on Secret Ravine?
- What is the parking spaces ratio for residential versus employees?
- Will Oakmont be constructing the public sidewalk?
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- Explain when commercial uses are required to have a masonry wall around their property.
- Clarification requested on enhanced elevations.
- Support of the project was expressed.
- Appreciation for the applicant paying the park fees were expressed.
- Masonry wall interface between private and public spaces.
- Will there be direct access from the Oakmont site to the park? Will it be a gated access?
- Trash enclosure discussion. Clarification of "they" to be Roseville Solid Waste staff not Planning staff.
- Does condition #53 reduce the required parking?
- What is the length of the garage wall?
- Can the architecture of the garage wall be enhanced such as including projections to break up the wall plane?
- What is the minimum age requirement of Oakmont residents?

Chair Houdesheldt closed the public hearing and asked for a motion.

MOTION
Commissioner McCaslin made the motion, which was seconded by Commissioner Mendonsa, to adopt the four (4) findings of fact for the Design Review Permit and approve the Design Review Permit subject to ninety-six (96) conditions of approval.

The motion passed with the following vote:
Ayes: Bernasconi, Brashears, Krafka, McCaslin, Mendonsa, Houdesheldt
Noes: None
Abstain: None

Assistant City Attorney, Michelle Sheidenberger, requested that the Commission make an additional motion to include the revision to Exhibit A.

MOTION
Commissioner McCaslin made the motion, which was seconded by Commissioner Mendonsa:

A. To adopt the four (4) findings of fact for the Design Review Permit and approve the Design Review Permit subject to ninety-six (96) conditions of approval; and
B. To approve the revision to Exhibit A.

The motion passed with the following vote:
Ayes: Bernasconi, Brashears, Krafka, McCaslin, Mendonsa, Houdesheldt

Noes: None
Abstain: None

VI. REPORTS: COMMISSION/STAFF

Staff Reports

- The Planning Commissions' decision to approve the Fiddyment Plaza Commercial project has been appealed to the City Council.
- The appeal of the VillaSport Athletic Club and Spa project was denied by the City Council at the September 6, 2017 City Council Meeting.
- Staff has requested that the City Council approve a street name change from HP Way to Roseville Parkway.
- The Planning Commission City tour is scheduled for Friday, September 22 at 8:45 a.m.

Commented [ST1]: Project or planning tour?

Commissioner Reports

- Will the renamed HP Way be changed to West Roseville Parkway? Will the new addition of Roseville Parkway become one continuous street?
- Can Solid Waste's trash enclosure requirements be reviewed to allow more flexibility in their location?

Commented [ST2]: Confirm with Marc on this one. I thought she was asking about only Roseville PW and potentially a west segment. I didn't recall "east" being included in the conversation.

VII. ADJOURNMENT

Chair Houdesheldt asked for a motion to adjourn the meeting.

MOTION

Commissioner Bernasconi made the motion, which was seconded by Commissioner McCaslin, to adjourn the meeting.

The motion passed unanimously at 7:35 p.m.

PLANNING COMMISSION

Title:	NIPA PCL CO-23 - CAMPUS OAKS APARTMENTS PHASE 1 MODIFICATION - 4101 HP WAY - FILE # PL17-0207

Meeting Date: 9/28/2017
Item #: 5.1.

ATTACHMENTS:

Description

Staff Report

Attachment 1 - Site Plan

Exhibit A Site Plan

Exhibit B Floor Plan & Elevations

Exhibit C Grading Plan

Exhibit D Utility Plan

Exhibit E Landscape Plans

Binder

CITY OF ROSEVILLE CALIFORNIA

PLANNING DIVISION STAFF REPORT
PLANNING COMMISSION MEETING SEPTEMBER 28, 2017

Prepared by: Gina McColl, Associate Planner

ITEM V-A: MAJOR PROJECT PERMIT MODIFICATION – 4101 HP WAY – NIPA PCL CO-23 CAMPUS OAKS APARTMENTS PHASE 1– FILE # PL17-0207

REQUEST

The applicant requests approval of a Major Project Permit Modification to modify the site plan for the previously approved Campus Oaks (CO) Apartments Phase 1 complex to relocate a vehicle entry from Rhapsody Drive to Blue Dog Drive. The apartment complex will include 186 multi-family rental units and a clubhouse and pool building with on-site parking and landscaping.

Owner/Applicant: Scott Canel, Campus Oaks Apartments 1 LLC

SUMMARY RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

A. Adopt the two (2) findings of fact for the MPP Modification and approve the MPP Modification subject to seven (7) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

There are no outstanding issues associated with this request. The applicant has reviewed and is in agreement with all recommended conditions of approval.

BACKGROUND

The subject property is located on Parcel CO-23 within the Hewlett Packard Campus Oaks Master Plan (HPCO MP) area. The HPCO MP was adopted in 2015 and introduced a mix of residential, commercial, and office uses onto the undeveloped and previously designated light industrial HP campus. The HPCO MP is the guiding document for future development of the master plan area. Development within the HPCO MP area is also subject to the design guidelines contained within the HPCO Design Guidelines (adopted March 2017).

Parcel CO-23 is located at the southwest corner of the undeveloped Roseville Parkway (formerly HP Way) and Crimson Ridge Drive intersection. Figure 1 shows the location of the subject parcel in relation to the future anticipated development pattern for the HPCO MP area. The subject site has a General Plan land use designation of High Density Residential (HDR 20.7) and a zoning designation of Multi-family Residential with Design Standards (R3/DS). On February 9, 2017, the Planning Commission approved a Major Project Permit (MPP) Stage 1 and Stage 2 to allow development of the Campus Oaks (CO) Apartments Phase 1 project on Parcel CO-23. The CO Apartments Phase 1 project includes 186 multi-family rental units, a clubhouse, poolhouse, on-site recreational amenities, parking and landscaping, as shown in the approved site plan provided as Attachment 1.

The CO Apartments Phase 1 project has received the required planning entitlements and building permits and is under construction. The current request is to modify the site plan to relocate a vehicle entrance from Rhapsody Drive to Blue Dog Drive. The master developer for HPCO will be constructing Rhapsody Drive and has yet to identify a timeline for completion of the roadway. The developer for the CO Apartments Phase 1 is therefore requesting the relocation of the required access point to a completed roadway (Blue Dog Drive) to maintain the project completion schedule.

Figure 1 – Project Location & HPCO MP Conceptual Development Plan

EVALUATION

As mentioned, the entitlement request is for a modification to the approved CO Apartments MPP. This section provides an evaluation of the modification request for its consistency with the goals and policies of the applicable regulations, including the Zoning Ordinance, the Community Design Guidelines (CDG's), the HPCO MP, and the HPCO Design Guidelines, and the project's compliance with the intent of the original CO Apartments MPP approval. Approval of the CO Apartments MPP was based on evaluation of regulations and guidelines for building architecture, site design, parking, and landscaping. The proposed modification was found to be consistent with the applicable regulations and guidelines as summarized below:

Building Architecture - The project will not modify the overall project's modern-Spanish building architecture or colors and materials. The original project included a poolhouse, clubhouse, three-story multi-unit apartment buildings, and 10-unit and 6-unit townhouse style apartment buildings. No changes to the building architecture of these building are proposed. The site modifications do however dictate the creation of one 8-unit townhouse style apartment building in addition to the other building designs.

The floor plans and elevations for the 8-unit building are provided in Exhibit B. The 8-unit building will be similar to the 6 and 10-unit buildings and provides the same level of architectural variety and interest as previously approved. The modifications to the building architecture are unrecognizable and will be reviewed at the building permit stage to ensure the overall architectural integrity and intent of the project is maintained.

Site Design – To allow for a vehicle access point on Blue Dog Drive, one of the 6-unit townhouse buildings will be eliminated and two other 6-unit townhome buildings will be elongated to maintain the same overall number of units on the project site. The proposed site modifications do not increase the developable area of the project or decrease the building setbacks.

The HPCO Design Guidelines do encourage a strong street presence along roadway frontages typically achieved with building mass. With the elimination of the one building along Blue Dog Way, the building mass will be reduced along this frontage. However, the two other buildings visible on this street will remain and the building mass will be increased along Rhapsody Way. The Blue Dog Way frontage has been enhanced with additional landscape plantings to maintain a strong street frontage.

The modification to the site design has also been reviewed by Roseville Electric, and the City's Fire and Environmental Utilities Departments to ensure utility and emergency services are not impacted. No issues were raised from as a result of this review. The proposed site design is therefore found to be consistent with the findings for approval of the original site design.

Parking – The original project provided the required 352 parking spaces on-site. As this modification request will not reduce the number of units, the project continues to be required to provide 352 parking spaces. As demonstrated in Exhibit A, the project provides the required number of parking spaces.

Landscaping – The proposed site modifications will cause minimal adjustments to the approved CO Apartments Phase 1 landscape plan. As mentioned, additional landscape areas are provided along Blue Dog Drive. The landscape areas will be planted with the same street tree and landscape palate as shown in the previous plans. The project has been conditioned to comply with the previous conditions of approval, which require all landscaping to comply with the City's Water Efficient Landscape Ordinance and require ongoing maintenance of the landscaping once established.

MPP Modification Summary

Section 19.78.060.J of the City of Roseville Zoning Ordinance requires that two findings be made to approve a MPP Modification. The two findings for approval are contained in the Recommendation section of this report. Based on the evaluation above, staff finds that the modification to the CO Apartments MPP is in substantial compliance with the intent of the original approval and is consistent with the Major Project Permit provisions of the Zoning Ordinance, the HPCO MP, and the CDG's. As proposed and conditioned, the project complies with the required findings for approval. For these reasons, staff recommends approval of the MPP Modification.

ENVIRONMENTAL DETERMINATION

Project level CEQA compliance for the CO Apartments project was accomplished with the 2nd Addendum to the Hewlett Packard Master Plan EIR (adopted 8/17/16). The project is consistent with the previously evaluated project and no new effects would be expected to occur. Therefore, no additional CEQA action is required at this time.

RECOMMENDATION

The Planning Division recommends the Planning Commission take the following actions:

A. Adopt the two (2) findings of fact as stated below and approve the **MAJOR PROJECT PERMIT MODIFICATION – NIPA PCL CO-23 CO APARTMENTS PHASE 1 – 4101 HP WAY – FILE# PL17-0207** subject to the seven (7) conditions listed below.

MPP Modification Findings:

1. *The proposed modification is in substantial compliance with the intent of the original approval, prior conditions of approval, and all applicable design, development and improvement standards in effect as of the date of application for the modification.*

2. *The proposed modification is in compliance with all standards and requirements of the City's Zoning Ordinance, with the applicable goals, policies and objectives set forth in the General Plan and the applicable Community Design Guidelines.*

CONDITIONS OF APPROVAL FOR MPP MODIFICATION (FILE # PL17-0207)

1. This Major Project Permit Modification approval shall be effectuated within a period of two (2) years from this date and if not effectuated shall expire on **September 28, 2019**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of one year from **September 28, 2019**.

2. The project is approved as shown in Exhibits A - E and as conditioned or modified below. (Planning)

3. The project is subject to the previously approved conditions of approval for the CO Apartments (File#PL16-0331), except as conditioned or modified below. (Planning)

4. For File#PL16-0331, MPP Stage 2 Condition #5 shall be modified as follows; The address for Campus Oaks Apartments, Phase 1 is 500 Roseville Parkway. (Business Services)

5. Condition #30 in the COA for the MPP shall be rewritten to the following:

The following improvements shall be constructed with Phase 1 of the project:

a. Rhapsody Drive (Road "A") shall be constructed as half of a standard primary residential roadway from Blue Dog Drive (HP Park) to the western property boundary. A five foot wide detached pedestrian path, curb and gutter shall be constructed on the north side of Road "A". The half section of roadway shall be graded and appropriate section of asphalt base (AB), as required by the structural section design, shall be placed. Asphalt concrete (AC) will not be required with this project.

b. Proposed drainage swales shall be protected by a geotextile fabric to prevent erosion prior to discharge into the receiving waters.

c. Blue Dog Ridge (HP Park) shall be constructed as a standard primary residential roadway from HP Way to Rhapsody Drive (Road "A"), as allowed per the existing right of way. A five foot wide detached pedestrian path shall be constructed on the west side of HP Park.

d. The proposed driveways on Crimson Ridge Way and Blue Dog Drive shall be standard 35 ft. wide A-7 driveways.

e. A 6 ft. wide pedestrian path shall be constructed along the HP Way frontage.

f. A 5 ft. wide detached pedestrian path shall be constructed along the Crimson Ridge Way frontage.

g. A raised median shall be constructed within Crimson Ridge Way, from Campus Parkway to HP Way, to limit the proposed driveway on Crimson Ridge Way to right ingress/right egress only.(Engineering)

6. All transformers locations shall be approved by Roseville Electric and shall be located to provide adequate clearance. (Electric)

7. The fire department access road shall still need to meet the City's requirements for width and turning radii of 30 and 50 as noted on the fire department standards for access due to the changes proposed. This shall be enforced at the time plan are submitted for review. Additional information can be found on the City's web site www.roseville.ca.us or contact Patrick Chew, Senior Fire Inspector, at 916-774-5823 or pchew@roseville.ca.us with the Fire and Life Safety Division for information. (Fire)

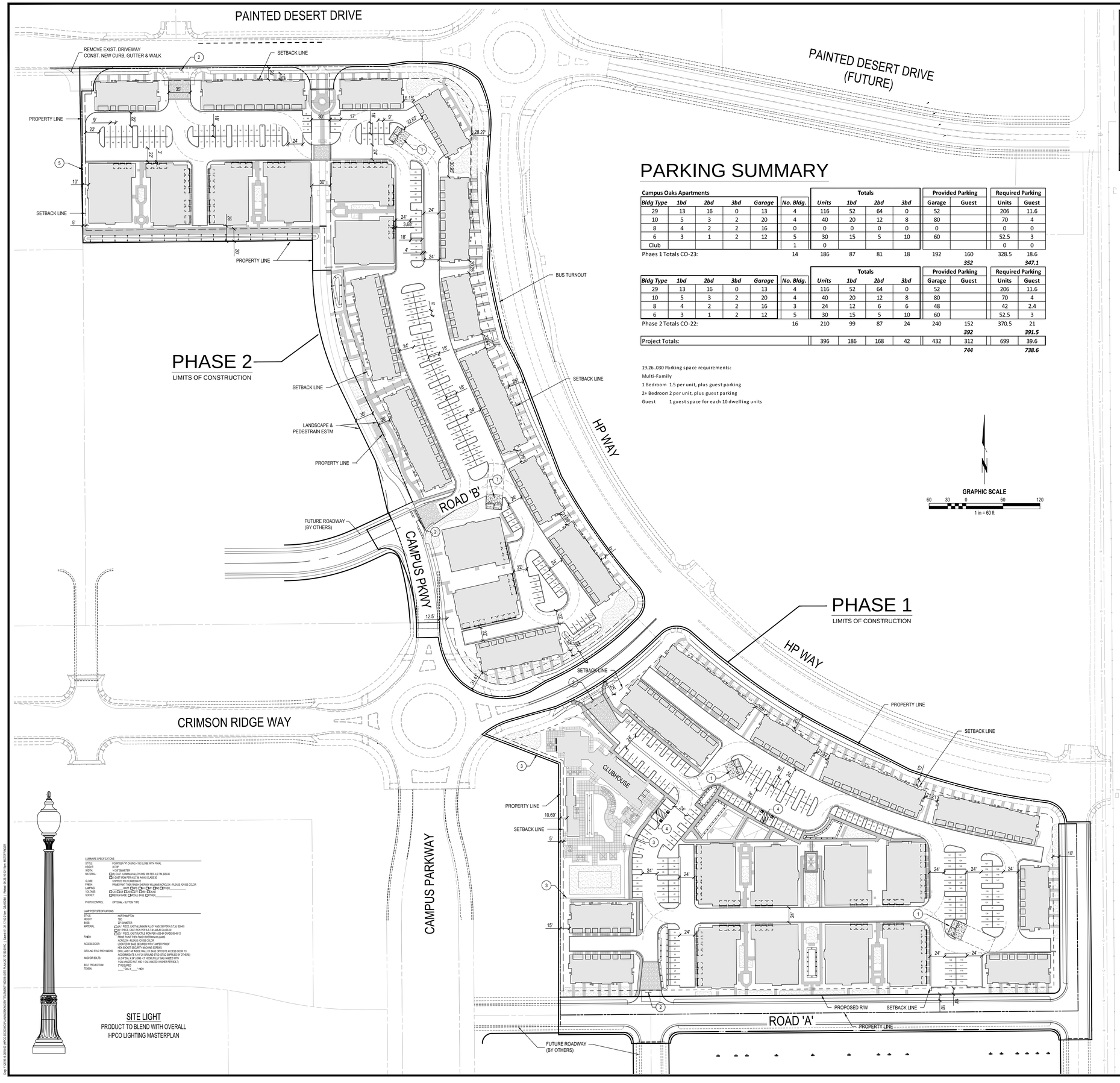
ATTACHMENT

1. CO Apartments Approved Site Plan (File#PL16-0331)

EXHIBITS

A. Site Plan
B. 8-Plex Floor Plan and Elevations (3 pages)
C. Preliminary Grading Plan
D. Preliminary Utility Plan
E. Preliminary Landscape Plans (3 pages)

Note to Applicant and/or Developer: Please contact Planning Division staff at (916) 774-5276 prior to the Commission meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Commission in court, you may be limited to raising only those issues which you or someone else raised at the public hearing held for this project, or in written correspondence delivered to the Planning Manager at, or prior to, the public hearing.



PARKING SUMMARY

Campus Oaks Apartments						Totals				Provided Parking		Required Parking	
Bldg Type	*1bd*	*2bd*	*3bd*	*Garage*	*No. Bldg.*	*Units*	*1bd*	*2bd*	*3bd*	Garage	Guest	Units	Guest
29	13	16	0	13	4	116	52	64	0	52		206	11.6
10	5	3	2	20	4	40	20	12	8	80		70	4
8	4	2	2	16	0	0	0	0	0	0		0	0
6	3	1	2	12	5	30	15	5	10	60		52.5	3
Club					1	0						0	0
Phaes 1 Totals CO-23:					14	186	87	81	18	192	160	328.5	18.6
											352		***347.1***

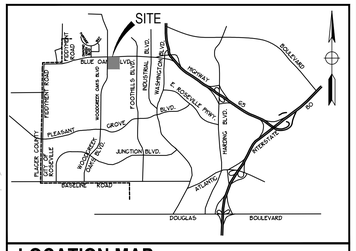
						Totals				Provided Parking		Required Parking	
Bldg Type	*1bd*	*2bd*	*3bd*	*Garage*	*No. Bldg.*	*Units*	*1bd*	*2bd*	*3bd*	Garage	Guest	Units	Guest
29	13	16	0	13	4	116	52	64	0	52		206	11.6
10	5	3	2	20	4	40	20	12	8	80		70	4
8	4	2	2	16	3	24	12	6	6	48		42	2.4
6	3	1	2	12	5	30	15	5	10	60		52.5	3
Phase 2 Totals CO-22:					16	210	99	87	24	240	152	370.5	21
											392		***391.5***
Project Totals:						396	186	168	42	432	312	699	39.6
											744		***738.6***

19.26..030 Parking space requirements:
Multi-Family
1 Bedroom 1.5 per unit, plus guest parking
2+ Bedroom 2 per unit, plus guest parking
Guest 1 guest space for each 10 dwelling units

SITE LIGHT
PRODUCT TO BLEND WITH OVERALL
HPCO LIGHTING MASTERPLAN

LUMINAIRE SPECIFICATIONS
STYLE: FOURTEEN 'N' CASING - 100 GLOBE WITH FINIAL
HEIGHT: 35 1/8"
WIDTH: 14 1/8" DIAMETER
MATERIAL: ☒ CAST ALUMINUM ALLOY AND 356 PER A.S.T.M. B26-45
☒ CAST IRON PER A.S.T.M. A48-40 CLASS 30
GLOBE: STIPPLED POLYCARBONITE
FINISH: PRIME PAINT THEN FINISH SHERWIN WILLIAMS ACROLON - PLEASE ADVISE COLOR
LAMPING: WATT ☐ PS ☐ BL ☐ BC ☐ OTHER_____
VOLTAGE: ☒ 120 ☐ 208 ☐ 240 ☐ 277 ☐ 347 ☐ 480
SOCKET: ☒ MEDIUM BASE ☐ MOGUL BASE ☐ OTHER_____
PHOTO CONTROL: OPTIONAL - BUTTON TYPE

LAMP POST SPECIFICATIONS
STYLE: NORTHAMPTON
HEIGHT: TBD
BASE: 20" DIAMETER
MATERIAL: ☒ 356 PER A.S.T.M. B26-45 ☐ 1 PIECE, CAST ALUMINUM ALLOY AND
☐ 3 PIECE, CAST IRON PER A.S.T.M. A48-40 CLASS 30
FINISH: PRIME PAINT THEN FINISH SHERWIN WILLIAMS DTM B65-45-12
ACROLON - PLEASE ADVISE COLOR
ACCESS DOOR: LOCATED IN BASE SECURED WITH TAMPER PROOF
HEX SOCKET SECURITY MACHINE SCREWS
GROUND STUD PROVISIONS: DRILL AND TAP BASE WALL OF BASE OPPOSITE ACCESS DOOR TO
ACCOMMODATE A 1/4-20 GROUND STUD (SUPPLIED BY OTHERS)
ANCHOR BOLTS: 4 - 3/4" DIA. X 30" LONG WITH ELLIS GALVANIZED WITH
1 GALVANIZED NUT AND 1 GALVANIZED WASHER PER BOLT.
BOLT PROJECTION: 2" REQUIRED
TENON: ____" DIA. X ____" HIGH



LOCATION MAP NO SCALE

KEYNOTES

1. TRASH ENCLOSURE
2. 35' WIDE TYPE A-7 DRIVEWAY ENTRANCE/EXIT
3. PROPOSED FENCING
4. ACCESSIBILITY RAMP
5. 7' SOUNDWALL

PROJECT SUMMARY

ZONING:

EXISTING: High Density Residential (HDR)
PROPOSED: High Density Residential (HDR)

BUILDING FLOOR AREA:

6-PLEX (10): 13,134 sf
8-PLEX (3): 17,512 sf
10-PLEX (8): 21,818 sf
29-PLEX (8): 39,137 sf
CLUBHOUSE: 9,225 sf
POOL BLDG: 1,389 sf

BUILDING SQUARE FOOTAGE:

PHASE 1:
TOTAL RESIDENTIAL: 309,490 sf
TOTAL CLUBHOUSE: 10,614 sf
PHASE 2:
TOTAL RESIDENTIAL: 362,026 sf

MAX. BUILDING HEIGHT:

6-PLEX: 36 feet
8-PLEX: 36 feet
10-PLEX: 36 feet
29-PLEX: 41 feet
CLUBHOUSE: 34 feet 6 inches
POOL BLDG: 19 feet 8 inches

PARKING SUMMARY

REQUIRED *:

RESIDENT: 699 spaces
GUEST: 40 spaces Double Striped
TOTAL: **739 spaces**

PROVIDED OVERALL:

GARAGE: 432 garages
OPEN: 312 spaces Double Striped
GARAGE: 744 spaces

CO-23 (Phase 1)

GARAGE: 192 garages
OPEN: 160 spaces Double Striped
352 spaces

CO-22 (Phase 2)

GARAGE: 240 garages
OPEN: 152 spaces Double Striped
392 spaces

***: parking per code:**
1.5 spaces/unit (1 bed) (1 covered/unit)
2.0 spaces/unit (2 & 3 bed) (1 covered/unit)
1 space per 10 units Guest parking

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phone: 916.984.7621 I fax: 916.984.9617 I survey fax: 916.563.6770
survey email: staking@mpengr.com I web: www.mpengr.com

CONSULTANT

ATTACHMENT 1

APPROVALS

NO	DATE	DESCRIPTION

REVISIONS

BENCH MARK

COMPUTED BY

DESIGNED BY

DRAWN BY

PROJECT ENGINEER

PROJECT

ENTITLEMENT PLANS FOR
CAMPUS OAKS
PCL CO-22 & CO-23
4101 & 4301 HP WAY

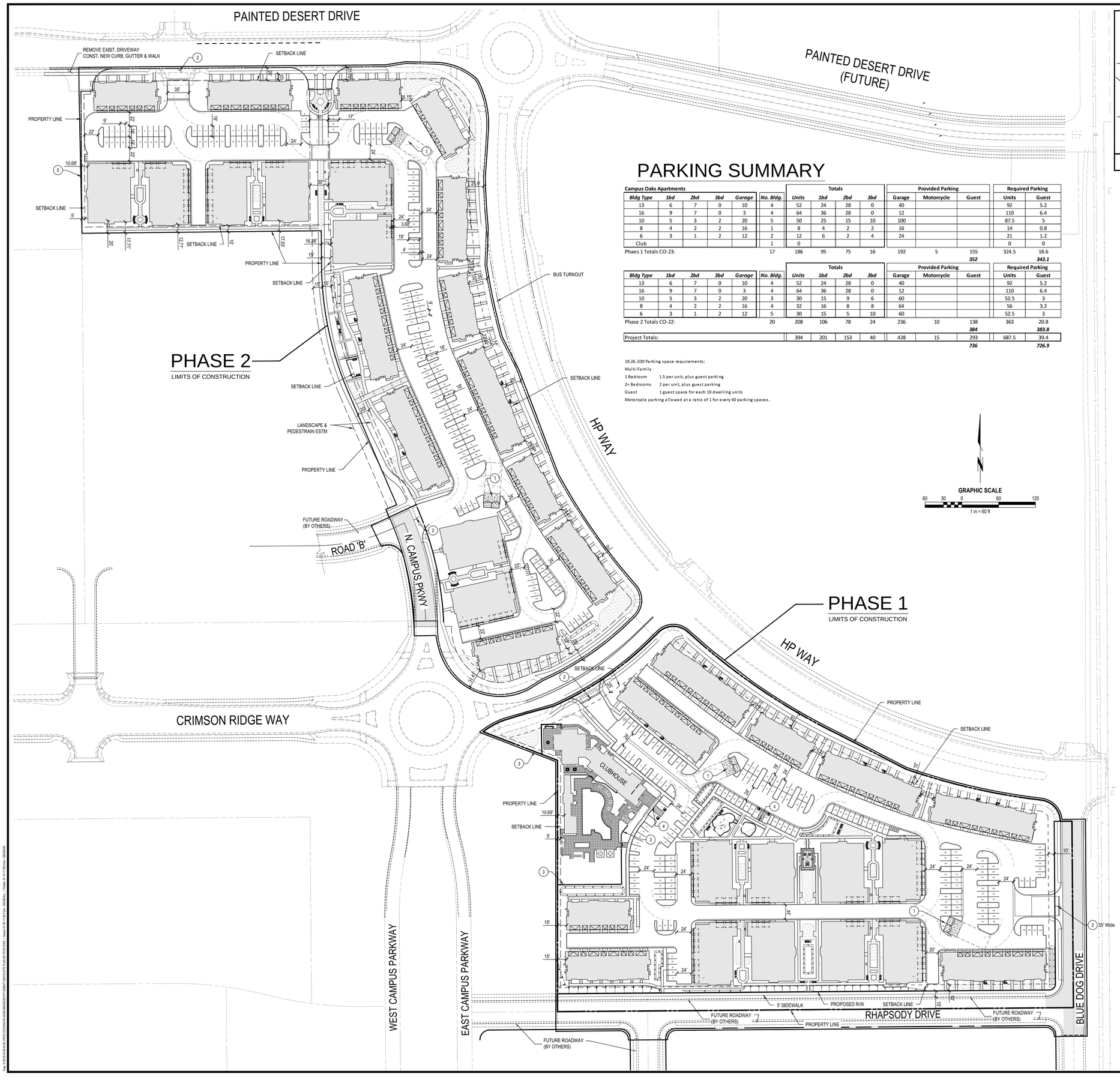
ROSEVILLE, CA

DRAWING

SITE PLAN

DATE	SHEET
JANUARY 6, 2017	1
SCALE H: 1"=60'	OF 5
JOB NUMBER 16-0018-00	

4101 & 4301 H WAY (PL 16-0331)



PARKING SUMMARY

Campus Oaks Apartments						Totals				Provided Parking			Required Parking	
Bldg Type	*1bd*	*2bd*	*3bd*	*Garage*	*No. Bldg.*	*Units*	*1bd*	*2bd*	*3bd*	Garage	Motorcycle	Guest	Units	Guest
13	6	7	0	10	4	52	24	28	0	40			92	5.2
16	9	7	0	3	4	64	36	28	0	12			110	6.4
10	5	3	2	20	5	50	25	15	10	100			87.5	5
8	4	2	2	16	1	8	4	2	2	16			14	0.8
6	3	1	2	12	2	12	6	2	4	24			21	1.2
Club					1	0							0	0
Phaes 1 Totals CO-23:					17	186	95	75	16	192	5	155	324.5	18.6
												352		***343.1***

						Totals				Provided Parking			Required Parking	
Bldg Type	*1bd*	*2bd*	*3bd*	*Garage*	*No. Bldg.*	*Units*	*1bd*	*2bd*	*3bd*	Garage	Motorcycle	Guest	Units	Guest
13	6	7	0	10	4	52	24	28	0	40			92	5.2
16	9	7	0	3	4	64	36	28	0	12			110	6.4
10	5	3	2	20	3	30	15	9	6	60			52.5	3
8	4	2	2	16	4	32	16	8	8	64			56	3.2
6	3	1	2	12	5	30	15	5	10	60			52.5	3
Phase 2 Totals CO-22:					20	208	106	78	24	236	10	138	363	20.8
												384		***383.8***
Project Totals:						394	201	153	40	428	15	293	687.5	39.4
												736		***726.9***

19.26..030 Parking space requirements:

Multi-Family

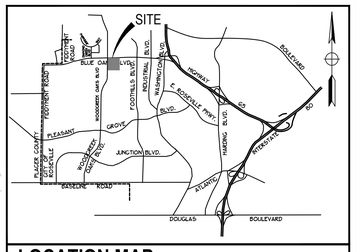
1 Bedroom	1.5 per unit, plus guest parking
2+ Bedrooms	2 per unit, plus guest parking
Guest	1 guest space for each 10 dwelling units

Motorcycle parking allowed at a ratio of 1 for every 40 parking spaces.

GRAPHIC SCALE

60 30 0 60 120

1 in = 60 ft



LOCATION MAP NO SCALE

KEYNOTES

1. TRASH ENCLOSURE
2. 35' WIDE TYPE A-7 DRIVEWAY ENTRANCE/EXIT
3. PROPOSED FENCING
4. ACCESSIBILITY RAMP
5. 7' SOUNDWALL

PROJECT SUMMARY

ZONING:

EXISTING: High Density Residential (HDR)
PROPOSED: High Density Residential (HDR)

BUILDING FLOOR AREA:

6-PLEX (7):	13,134 sf
8-PLEX (5):	17,512 sf
10-PLEX (8):	21,818 sf
13-PLEX (8):	18,833 sf
16-PLEX (8):	20,304 sf
CLUBHOUSE:	9,225 sf
POOL BLDG:	1,389 sf

BUILDING SQUARE FOOTAGE:

PHASE 1:
TOTAL RESIDENTIAL: 309,418 sf
TOTAL CLUBHOUSE: 10,614 sf
PHASE 2:
TOTAL RESIDENTIAL: 357,720 sf

MAX. BUILDING HEIGHT:

6-PLEX:	36 feet
8-PLEX:	36 feet
10-PLEX:	36 feet
29-PLEX:	41 feet
CLUBHOUSE:	34 feet 6 inches
POOL BLDG:	19 feet 8 inches

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survey email: staking@mpengr.com I web: www.mpengr.com

CONSULTANT

EXHIBIT A

APPROVALS

NO	DATE	DESCRIPTION

REVISIONS

BENCH MARK

COMPUTED BY

DESIGNED BY

DRAWN BY

PROJECT ENGINEER

PROJECT

ENTITLEMENT PLANS FOR

CAMPUS OAKS
PCL CO-22 & CO-23
4101 & 4301 HP WAY

ROSEVILLE, CA

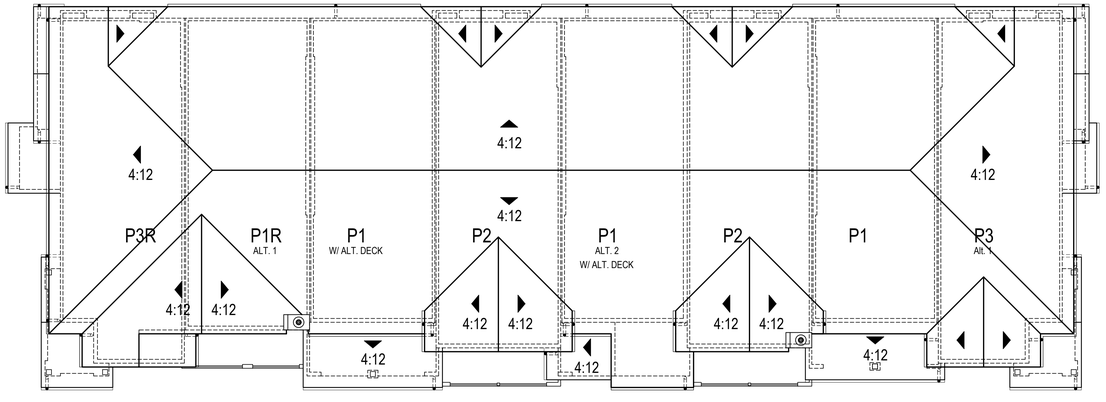
DRAWING

SITE PLAN

DATE	SHEET
JULY 26, 2017	1
SCALE: H: 1"=60'	
JOB NUMBER: 16-0018-00	OF 5

4101 & 4301 H WAY (PL 16-0331)

EXHIBIT B



8-Plex Roof Plan
Scale: $\frac{1}{8}$"=1'-0"

18" OH at Eave, Typ.
6" OH at Rake, Typ.

8-Plex First Floor Plan
Total Gross Area: 12,306 sf
Scale: $\frac{1}{8}$"=1'-0"

8-Plex Third Floor Plan
Scale: $\frac{1}{8}$"=1'-0"

8-Plex Second Floor Plan
Scale: $\frac{1}{8}$"=1'-0"

ktgy
Architecture + Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com

The Canel Companies
1949 St. John's Ave., Ste. 200
Highland Park, Illinois 60035

CAMPUS OAKS APARTMENTS
ROSEVILLE, CA # 2016-0709

DESIGN DEVELOPMENT
OCTOBER 17, 2016
REV. 1 - SEPTEMBER 26, 2016 - MPP SUBMITTAL
REV. 2 - NOVEMBER 4, 2016 - MPP RE-SUBMITTAL #1
REV. 3 - JANUARY 11, 2017 - MPP RE-SUBMITTAL #2
REV. 4 - JULY 28, 2017 - MPP RE-SUBMITTAL #3

0 4 8 16

CONCEPTUAL 8-PLEX FLOOR PLANS

A5.0

Building Material List

1. "S" Concrete Roof Tile
2. Clay Tile Accent
3. 2x6 Fascia Board
4. 3-Coat Exterior Plaster
5. Decorative Finial
6. Decorative Metal Railing
7. Foam Trim with Plaster Over
8. Overhead Steel Sectional Garage Door
9. Corbel
10. Outlooker
11. Adhered Masonry Veneer
12. Wood Trellis
13. Tile
14. Decorative Shutters

Conceptual 8-Plex Left

Scale: $\frac{1}{4}$"=1'-0"

Conceptual 8-Plex Right

Scale: $\frac{1}{4}$"=1'-0"

Conceptual 8-Plex Front Elevation

Scale: $\frac{1}{4}$"=1'-0"

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CAMPUS OAKS APARTMENTS
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REV. 4 - JULY 28, 2017 - MPP RE-SUBMITTAL #3

0 2 4 8

CONCEPTUAL 8-PLEX ENHANCED ELEVATIONS

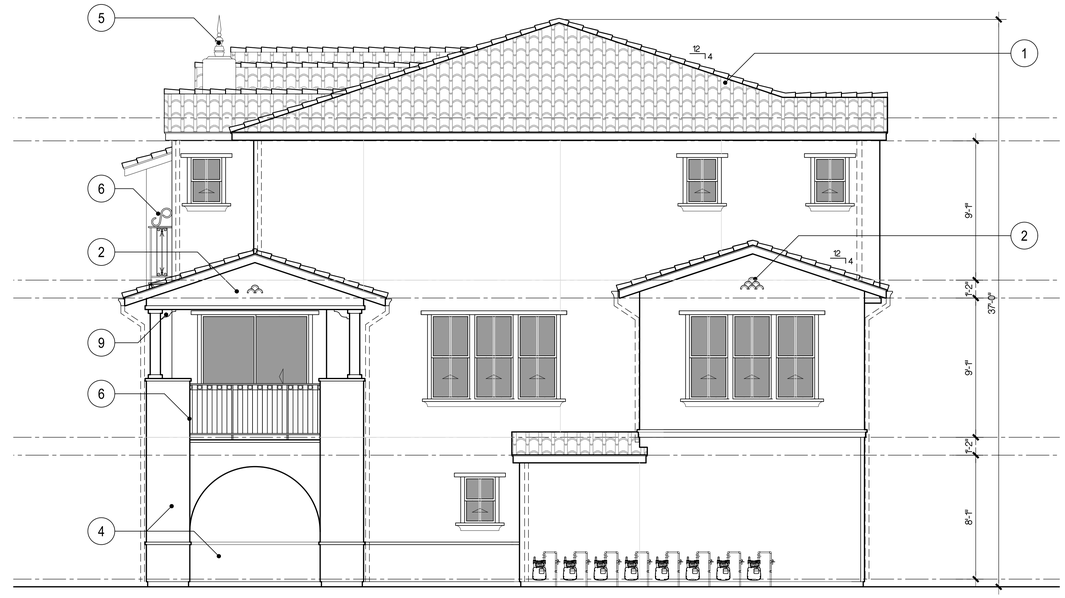
A5.1D

Building Material List

1. "S" Concrete Roof Tile
2. Clay Tile Accent
3. 2x6 Fascia Board
4. 3-Coat Exterior Plaster
5. Decorative Finial
6. Decorative Metal Railing
7. Foam Trim with Plaster Over
8. Overhead Steel Sectional Garage Door
9. Corbel
10. Outlooker
11. Adhered Masonry Veneer
12. Wood Trellis
13. Tile
14. Decorative Shutters

Conceptual 8-Plex Left

Scale: $\frac{1}{4}$"=1'-0"



Conceptual 8-Plex Right

Scale: $\frac{1}{4}$"=1'-0"

Conceptual 8-Plex Rear

Scale: $\frac{1}{4}$"=1'-0"

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Oakland, CA 94607
510.272.2910
ktgy.com

The Canel Companies
1949 St. John's Ave., Ste. 200
Highland Park, Illinois 60035

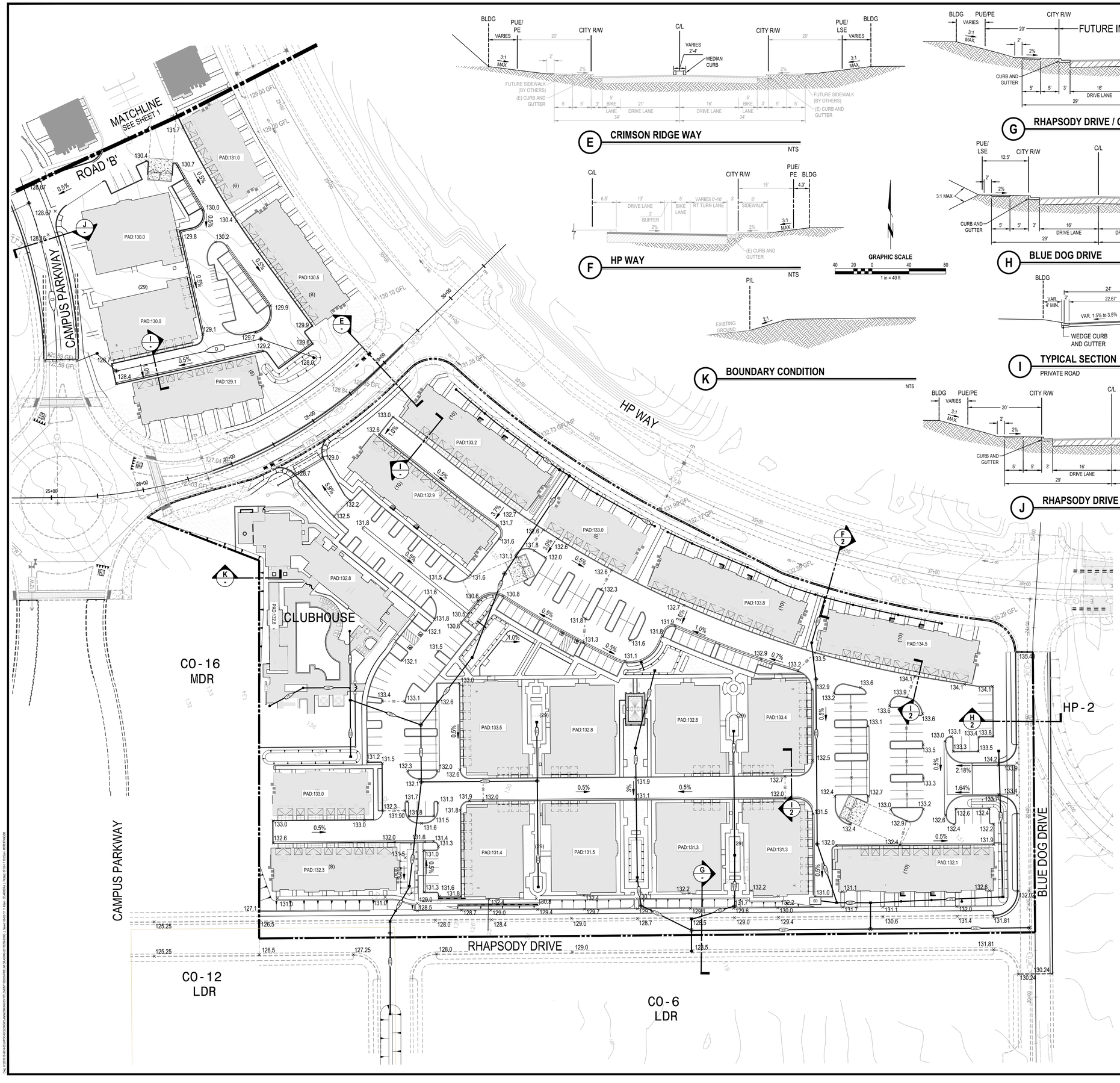
CAMPUS OAKS APARTMENTS
ROSEVILLE, CA # 2016-0709

DESIGN DEVELOPMENT
OCTOBER 17, 2016
REV. 1 - SEPTEMBER 26, 2016 - MPP SUBMITTAL
REV. 2 - NOVEMBER 4, 2016 - MPP RE-SUBMITTAL #1
REV. 3 - JANUARY 11, 2017 - MPP RE-SUBMITTAL #2
REV. 4 - JULY 28, 2017 - MPP RE-SUBMITTAL #3

0 2 4 8

CONCEPTUAL 8-PLEX EXTERIOR ELEVATIONS

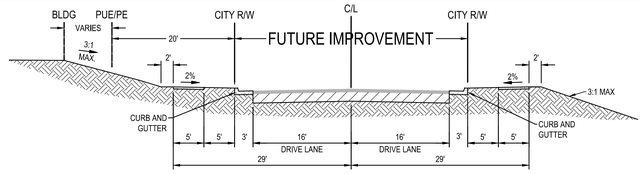
A5.2



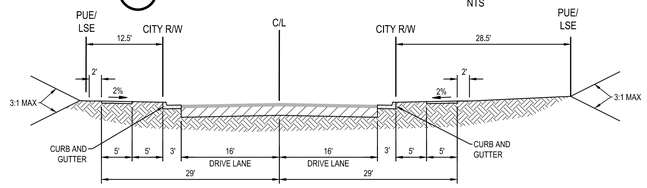
E CRIMSON RIDGE WAY
NTS

F HP WAY
NTS

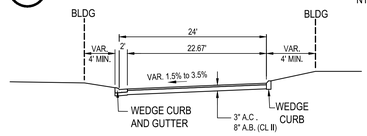
K BOUNDARY CONDITION
NTS



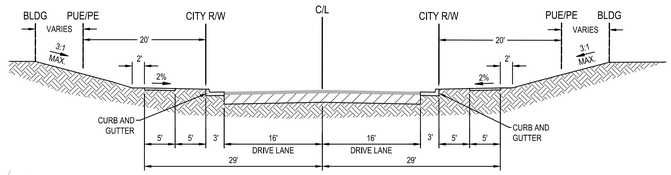
G RHAPSODY DRIVE / CAMPUS PARKWAY NORTH
NTS



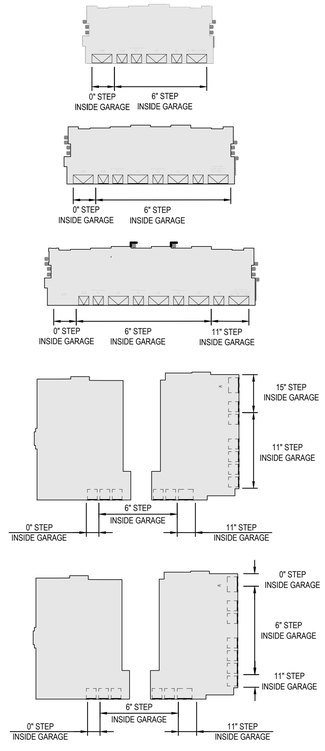
H BLUE DOG DRIVE
NTS



I TYPICAL SECTION
PRIVATE ROAD
NTS



J RHAPSODY DRIVE / CAMPUS PARKWAY NORTH
NTS



BUILDING FOUNDATION STEP DETAIL
NTS

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75 Iron Point Circle, Suite 120 I Folsom, CA 95630
phone: 916.984.7621 I fax: 916.984.9617 I survey fax: 916.563.6770
survey email: staking@mpengr.com I web: www.mpengr.com

CONSULTANT

EXHIBIT C

APPROVALS

NO	DATE	DESCRIPTION

REVISIONS

BENCH MARK

COMPUTED BY

DESIGNED BY

DRAWN BY

PROJECT ENGINEER

PROJECT

ENTITLEMENT PLANS FOR
CAMPUS OAKS
PCL CO-22 & CO-23
4101 & 4301 HP WAY

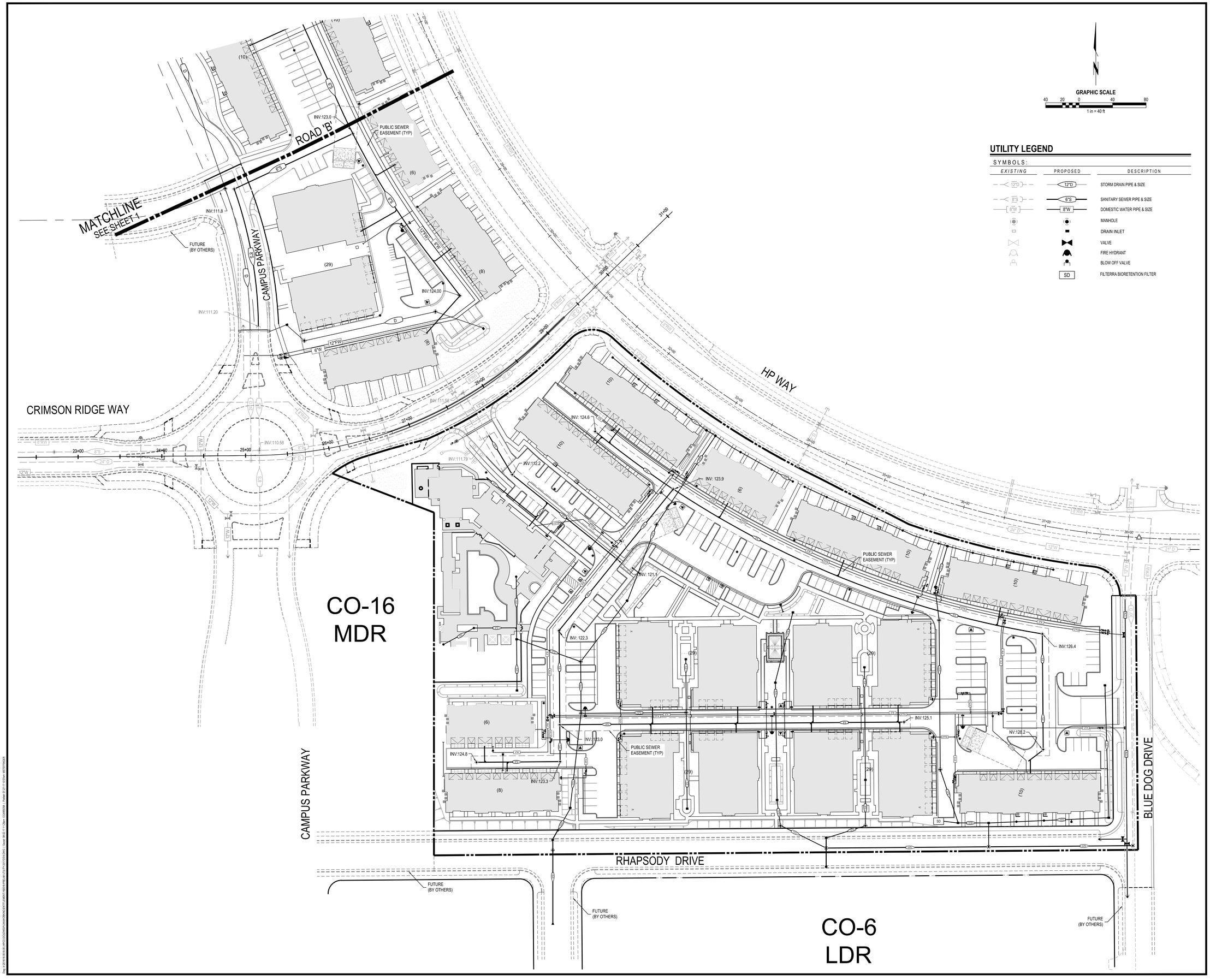
ROSEVILLE, CA

DRAWING

PRELIMINARY GRADING PLAN

DATE	SHEET
AUGUST 2, 2017	G-02
SCALE H: 1"=40'	
JOB NUMBER 16-0018-00	OF 5

4101 & 4301 H WAY (PL 16-0331)



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CONSULTANT

EXHIBIT D

APPROVALS

NO	DATE	DESCRIPTION

REVISIONS

BENCH MARK

COMPUTED BY

DESIGNED BY

DRAWN BY

PROJECT ENGINEER

PROJECT

ENTITLEMENT PLANS FOR

CAMPUS OAKS
PCL CO-22 & CO-23
4101 & 4301 HP WAY

ROSEVILLE, CA

DRAWING

PRELIMINARY UTILITY PLAN
AREA 1

DATE	SHEET
AUGUST 2, 2017	U-01
SCALE H: 1"=40'	
JOB NUMBER 16-0018-00	OF 5

4101 & 4301 H WAY (PL16-0331)

EXHIBIT E

Landscape Key

1. CAMPUS OAKS LINEAR PARK TRAIL CONNECTION
2. CAMPUS OAKS LINEAR PARK
   - MULTI-USE PEDESTRIAN PATH
   - PASSIVE AND ACTIVE NODES
3. MAIN PROJECT ENTRY
   - COMMUNITY MONUMENT (SEE SHEET L-6)
   - SPECIAL PAVING
4. SECONDARY COMMUNITY ENTRY
   - COMMUNITY MONUMENT (SEE SHEET L-6)
   - SPECIAL PAVING
5. RECREATION AREA (SEE SHEET L-4)
   - POOL & SPA
   - VOLLEY BALL COURT
   - OUTDOOR DINNING
   - OUTDOOR LIVING ROOMS
6. POCKET PARK (SEE SHEET L-5)
   - AGE SEPERATED TOT LOTS (2-5 & 5-12)
7. CENTRAL PASEO (SEE SHEET L-5)
   - OUTDOOR LIVING ROOM
   - OPEN LAWN
8. NEIGHBORHOOD ENTRY
   - SPECIAL PAVING
9. PARKING LOT SHADE TREES (TYP.)
10. 29-PLEX CLUSTER APARTMENT BLD TYP. (REFER TO ARCHITECTURE PLANS)
11. ROW HOUSES (TYP.) (REFER TO ARCHITECTURE PLANS)
12. 7'-0" HIGH SOLID MASONRY WALL (SEE SHEET L-7)

Overall Site Plan

Conceptual Landscape Plan

Canel Companies

LAND CONCERN
LANDSCAPE ARCHITECTURE
1750 DEERE AVE, SANTA ANA, CA 92705
O 949.250.4822 www.landconcern.com

CAMPUS OAKS APARTMENTS

ROSEVILLE, CALIFORNIA

0 50 100 200
SCALE: 1" = 100'

July 27, 2017 | L-1

Landscape Key

1. MAIN COMMUNITY ENTRY
   - COMMUNITY MONUMENT
   - SPECIAL PAVING
2. RECREATION AREA SWIMMING POOL & SPA (SEE SHEET L-4)
3. RECREATION AREA BEACH VOLLEYBALL (SEE SHEET L-4)
4. POCKET PARK (SEE SHEET L-5)
   - AGE SEPERATED TOT LOTS (2-5 & 5-12)
5. OUTDOOR LIVING ROOM (SEE SHEET L-5)
6. CENTRAL PASEO (SEE SHEET L-5)
   - OPEN LAWN /BIOSWALE
   - ALLEE OF SHADE TREE
   - BENCH SEATING
7. TYPICAL RESIDENTIAL COURTYARD (SEE SHEET L-5)
8. BIOSWALE
   - BENCH SEATING
   - SHADE TREES
9. TYPICAL ROW HOUSE PASEO
   - PATHWAY
   - ENTRY PILASTER
10. FOCAL TREE OR HEDGE @ ALLEY TERMINUS
11. 29-PLEX CLUSTER APARTMENT BLD (TYP.) (REFER TO ARCHITECTURE PLANS)
12. ROW HOUSES (TYP.) (REFER TO ARCHITECTURE PLANS)
13. NEIGHBORHOOD ENTRY
    - SPECIAL PAVING
14. PARKING LOT SHADE TREES (TYP.)
15. TRASH ENCLOSURE

CO-23 HDR

Canel Companies

Conceptual Landscape Plan

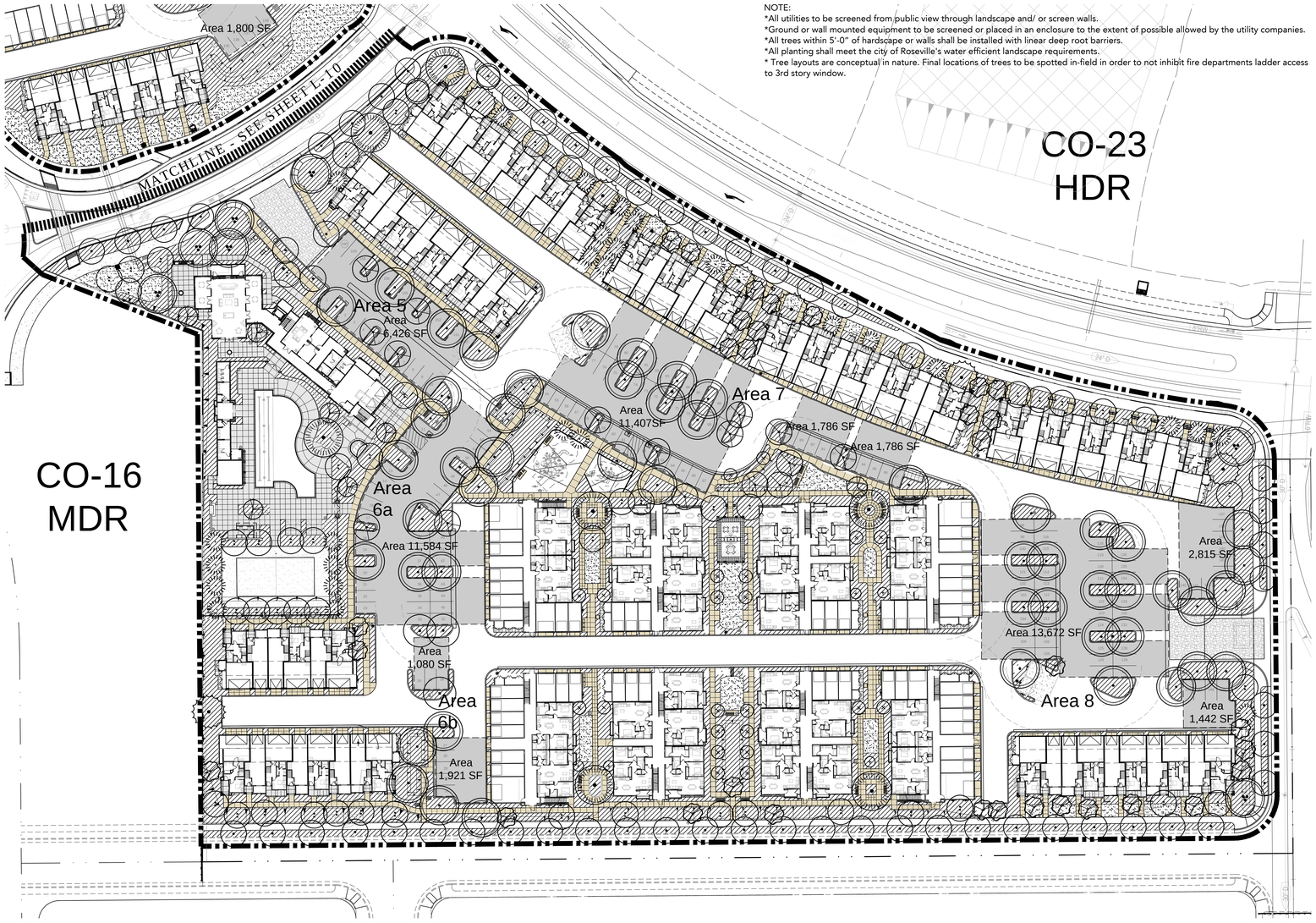
LAND CONCERN
LANDSCAPE ARCHITECTURE
1750 DEERE AVE, SANTA ANA, CA 92705
O 949.250.4822 www.landconcern.com

CAMPUS OAKS APARTMENTS

ROSEVILLE, CALIFORNIA

0 25 50 100
SCALE: 1" = 50'

NOTE:
*All utilities to be screened from public view through landscape and/ or screen walls.
*Ground or wall mounted equipment to be screened or placed in an enclosure to the extent of possible allowed by the utility companies.
*All trees within 5'-0" of hardscape or walls shall be installed with linear deep root barriers.
*All planting shall meet the city of Roseville's water efficient landscape requirements.
* Tree layouts are conceptual in nature. Final locations of trees to be spotted in-field in order to not inhibit fire departments ladder access to 3rd story window.



Shrubs

BOTANICAL NAME	COMMON NAME	SIZE	H20 USE
Agave filifera	NCN	1 gal.	L
Arctostaphylos species		1 gal.	L
Berberis thunbergii	Japanese Barberry	1 gal.	M
Buddleia davidii	Butterfly Bush	1 gal.	M
Buxus'Green Beauty'	Japanese Boxwood	1 gal.	M
Callistemon 'Little John'	Dwarf Bottlebrush	1 gal.	L
Cistus x hybridus	White Rockrose	1 gal.	L
Cotoneaster microphyllus	Rockspray Cotoneaster	1 gal.	L
Coprosma repens	Mirror Plant	1 gal.	M
Dodonea viscosa	Hopseed Bush	1 gal.	L
Elaagnus pungens	Silverberry	1 gal.	L
Euonymus species		1 gal.	L
Euphorbia characias		1 gal.	L
Feijoa sellowiana	Pineapple Guava	1 gal.	L
Hesperaloe parviflora	Coral Yucca	1 gal.	L
Lavandula spp.	Lavender	1 gal.	L
Ligustrum'Texanum'	Wax Leaf Privet	1 gal.	L
Mahonia aquifolium	Oregon Grape	1 gal.	M
Myrsine africana	African Boxwood	1 gal.	L
Myrtus communis	True Myrtle	1 gal.	L
Osmanthus fragrans	Sweet Olive	1 gal.	M
Phormium species		1 gal.	L
Pittosporum species		1 gal.	M
Rhaphiolepis species		1 gal.	M
Rosa pisocarpa	Clustered Wild Rose	1 gal.	L
Rosa 'Mutabilis'		1 gal.	M
Rosmarinus spp.	Rosemary	1 gal.	L
Teucrium fruticans	Bush Germander	1 gal.	L
Viburnum tinus	Laurustinus	1 gal.	M

Perennials

BOTANICAL NAME	COMMON NAME	SIZE	H20 USE
Achillea tomentosa	Wolly Yarrow	1 gal.	L
Aloe species		1 gal.	L
Heuchera maxima	Island Alumroot	1 gal.	L
Huechera 'Rosada'	Rosada Coral Bells	1 gal.	L
Iris 'Canyon Snow'	Canyon Snow Pacific Iris	1 gal.	L
Lavandula 'Goodwin Creek Grey'	Goodwin Lavender	1 gal.	L
Lavandula 'Otto Quast'	Spanish Lavender	1 gal.	L
Liriope	Litly Turf	1 gal.	M
Penstemon species		1 gal.	L
Polystichum munitum	Sword Fern	1 gal.	M
Salvia species		1 gal.	L
Solidago californica	California Goldenrod	1 gal.	L

Groundcovers

BOTANICAL NAME	COMMON NAME	SIZE	H20 USE
Achillea millefolium	Yarrow	1 gal.	L
Ajuga species	Carpet Bugles	1 gal.	M
Aster chilensis 'Pt. Saint George'	George Aster	1 gal.	M
Ceanothus 'Yankee Point'	Wild Lilac	1 gal.	L
Cerastium tomentosum	Snow-In-Summer	1 gal.	M
Epilobium canum	California Fuchsia	1 gal.	L
Myoporum parvifolium		1 gal.	L
Ribes viburnifolium	Evergreen Currant	1 gal.	L
Rosa species (groundcovers)		1 gal.	M
Sedum		1 gal.	L
Sisrynchium bellum	Blue-eyed grass		L
Tanacetum douglasii	Dune Tansy	1 gal.	L
Trachelospermum jasminoides	Star Jasmine	1 gal.	M
Zauschneria 'Everett's Choice'	Everett's Ca Fuschia	1 gal.	L

Grasses

BOTANICAL NAME	COMMON NAME	SIZE	H20 USE
Bouteloua gracilis	Blue Grama Grass	1 gal.	L
Calamagrostis 'Karl Forester'	Feather Reed Grass	1 gal.	L
Carex species		1 gal.	M
Festuca species	Fescue	1 gal.	M
Juncus effusus	Pacific Rush	1 gal.	M
Leymus 'Canyon Prince'	Canyon Prince Wild Rye	1 gal.	L
Muhlenbergia rigens	Deer Grass	1 gal.	L
Scirpus americanus	Three-square Bulrush	1 gal.	M

Vines

BOTANICAL NAME	COMMON NAME	SIZE	H20 USE
Parthenocissus tricuspidata	Boston Ivy	1 gal.	M
Trachelospermum jasminoides	Star Jasmine	1 gal.	M

Landscape Legend

SHRUB AND GROUNDCOVER AREA

TURF GRASS AREA

Tree Legend

STREET TREE
- By Master

PARKING ISLAND TREE
- Fraxinus americana 'Autumn Purple' - White Ashe 15 Gal. (M)
- Platanus racemosa - Western sycamore 15 Gal. (M)
- Quercus agrifolia - Coast Live Oak15 Gal. (M)
- Ulmus 'Frontier' - 15 Gal. (M)
- Zelkova serrata - Japanese Zelkova 15 Gal. (M)

SPECIMEN TREE
- Cercidium 'Desert Museum' - Palo Verde 15 gal. (M)
- Cornus controversa - Giant Dogwood 15 Gal. (M)
- Quercus ilex - Holly Oak
- Quercus rubra - Northern Red Oak
- Schinus molle - California Pepper Tree 15 Gal. (M)

CORNER LOT ENHANCEMENT
- Cercidium 'Desert Museum' - Palo Verde 15 gal. (M)
- Cornus controversa - Giant Dogwood 15 Gal. (M)
- Koelreuteria paniculata - Chinese Flame Tree 15 Gal. (M)
- Lagerstroemia indica - Crape Myrtle 15 Gal. (M)
- Prunus cerasifera 'Krauter Vesuvius - Cherry Plum 15Gal. (M)

ALLEY TERMINUS TREE:
- Acer × freemanii 'Armstrong' - Freeman Maple 15 Gal. (M)
- Fraxinus autumn purple - Red Ash 15 Gal. (M)
- Koelreuteria paniculata - Chinese Flame Tree 15 Gal. (M)
- Zelkova serrata - Japanese Elm 15 Gal. (M)

COURTYARD FOCAL TREE:
- Acer rubrum 'October Glory' 15 Gal. (M)
- Cercidium 'Desert Museum' - Palo Verde 15 gal. (M)
- Cornus kousa - Kousa dogwood 15 gal. (M)
- Koelreuteria paniculata - Chinese Flame Tree 15 Gal. (M)
- Olea europaea 'Wilsonii' - Olive Tree 15 Gal. (M)

COURTYARD AND PASEO ACCENT TREE:
- Arbututs 'Marina' - Strawberry Tree 15 Gal. (M)
- Pistacia chinensis - Chinese pistache 15 Gal. (M)
- Citrus species 15 gal. (M)
- Lagerstroemia indica - Crape Myrtle 15 Gal. (M)
- Prunus cerasifera 'Krauter Vesuvius - Cherry Plum 15Gal. (M)

VERTICAL TREE:
- Cupressus sempervirens - Cypress Tree 15 Gal. (M)
- Laurus nobilis - Sweet Bay 15 Gal. (M)
- Melaleuca quinquenervia - Cajupet 15 Gal. (M)
- Pinus eldarica - Eldarica Pine 15 Gal. (M)
- Quercus rubra Skyrocket - 15 Gal. (M)

ACCENT TREE:
- Acer × freemanii 'Armstrong' - Freeman Maple 15 Gal. (M)
- Arbututs 'Marina' - Strawberry Tree 15 Gal. (M)
- Cercis occidentalis - Western Redbud 15 gal. (M)
- Cornus kousa - Kousa dogwood 15 Gal. (M)
- Ginko biloba 'Autumn Gold' -

POCKET PARK TREES
- Arbututs 'Marina' - Strawberry Tree 15 Gal. (M)
- Betula jacquemontii 15 gal. (M)
- Citrus species 15 gal. (M)
- Cercidium 'Desert Museum' - Palo Verde 15 gal. (M)
- Prosopis chilensis - Thornless Chilean Mesquite 15 Gal. (M)

DESCRIPTION OF IRRIGATION SYSTEMS COMPLIANCE TO GREEN CODE AND THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (2016)

The landscape irrigation design contains several elements that will be incorporated into the construction of the irrigation system to promote the conservation of water resources.

The landscape will comply with the requirements of the landscape document package of the model water efficient landscape ordinance (mwelo 2016)

The landscape is divided into irrigation zones with differing water requirements based upon plant material, slope, sun exposure, and irrigation application type as follows: turfgrass, drip irrigation, supplemental tree watering.

The irrigation system considers plant factors based on the water use classification of landscape species (wucols 4) as published by the california department of water resources. plants within the landscape are grouped/ hydrozoned by similar classifications.

The irrigation system utilizes the following:

1. Normally closed master valve and flow sensing equipment to monitor flows and terminate irrigation in the event of high or low flows.
2. Turf areas with spray irrigation, 6" pop up sprinklers with check valves and pressure regulation using high efficiency, matched precipitation rate high efficiency nozzles.
3. Shrub planter areas with inline, pressure compensating drip tubing.
4. Trees with deep watering irrigation systems with separate valves with low flow stream bubblers to broadcast water over the entire rootball without spraying trunk.
5. Controller system with a weather based irrigation adjustment and a rain sensor

The estimated water use (etwu) will be less than the maximum applied water allowance (mawa) for non-residential landscapes per the 2016 california mwelo

Parking Lot Shade Calculations

Tree	QTY	Shade SF	Interior Planter - 100%	QTY	Shade SF	South, East and West - 50%	QTY	Shade SF	Corner and North - 25%	
Area 5										6,426 sf of paving
Large	3	962	2886		481	0	2	240	480	3,213 50% Shading
Large-Medium		707	0		354	0		177	0	
Medium - Small	4	491	1964	0	246	0		123	0	
Small		314	0		157	0		79	0	
	7		4850	0		0	2		480	5332 shade achieved
Area 6a										12,555 sf of paving
Large	7	962	6734	1	481	481	2	240	480	6,278 50% Shading
Large-Medium		707	0	2	354	708		177	0	
Medium - Small	2	491	982	2	246	492	2	123	246	
Small		314	0		157	0		79	0	
			7716			1681			726	10123 shade achieved
Area 6b										3,001 sf of paving
Large	0	962	0	4	481	1924	1	240	240	1,500.50 50% Shading
Large-Medium		707	0		354	0	1	177	177	
Medium - Small		491	0	0	246	0	0	123	0	
Small		314	0		157	0		79	0	
			0			1924			417	2341 shade achieved
Area 7										14,979 sf of paving
Large	6	962	5772	3	481	1443		240	0	7,490 50% Shading
Large-Medium		707	0		354	0	2	177	354	
Medium - Small	3	491	1473	3	246	738	1	123	123	
Small		314	0		157	0		79	0	
			7245			2181			477	9903 shade achieved
Area 8										17,929 sf of paving
Large	6	962	5772	6	481	2886	3	240	720	8,965 50% Shading
Large-Medium	3	707	2121	0	354	0	2	177	354	
Medium - Small		491	0	2	246	492		123	0	
Small		314	0		157	0		79	0	
	9		7893	8		3378	5		1074	12,358 shade achieved

MWELO Water Usage Worksheet

WATER METER XX / CONTROLLER XX

CITY OR ZONE STATE ZONE 14
REFERENCE EVAPOTRASPIRATION (ETo) 52.20
LANDSCAPE TYPE NON-RESIDENTIAL

LANDSCAPE AREA (LA)

HYDROZONE NO.	LANDSCAPE AREA (SQ. FT.)	PERCENT	PLANT TYPE	PLANT FACTOR (PF)	IRRIGATION TYPE	IRRIGATION EFFICIENCY (IE)	ET ADJUSTMENT FACTOR (ETAF)	ESTIMATED WATER USE (GALLONS)
1	25,130	14%	TURF - WARM SEASON	0.6	SPRAY	75%	0.80	650,648
2	149,037	84%	SHRUB - LOW WATER USE	0.3	DRIP EMITTER	81%	0.37	1,786,457
3			SHRUB - MOD WATER USE	0.5	DRIP EMITTER	81%	0.62	-
4			---		---			-
5			---		---			-
6			---		---			-
7			---		---			-
8			---		---			-
9			---		---			-
10			---		---			-
11			---		---			-
12			---		---			-
13			---		---			-
14			---		---			-

TOTAL AREA (SQ. FT.)	174,167	ESTIMATED TOTAL WATER USE (GALLONS)	2,437,103
(ACRES)	4.00	(HCF)	3,258
		(ACRE FEET)	0.010

SPECIAL LANDSCAPE AREA (SLA)

TYPE	LANDSCAPE AREA (SQ. FT.)	PERCENT	PLANT TYPE	PLANT FACTOR (PF)	IRRIGATION TYPE	IRRIGATION EFFICIENCY (IE)	ET ADJUSTMENT FACTOR (ETAF)	ESTIMATED WATER USE (GALLONS)
RECYCLED WATER	-		THIS SPACE INTENTIONALLY LEFT BLANK PER CA MWELO, 2016					-
ACTIVE PLAY	2,730	2%					1.00	88,354
EDIBLE GARDEN	-							-
URBAN FOREST	-							-

SLA TOTAL (SQ. FT.)	2,730	SLA ESTIMATED TOTAL WATER USE (GALLONS)	88,354
(ACRES)	0.06	SITEWIDE ESTIMATED TOTAL WATER USE (GALLONS)	2,525,456
TOTAL AREA (SQ. FT.)	176,897	MAXIMUM APPLIED WATER ALLOWANCE (GALLONS)	2,624,887
(ACRES)	4.06	(ACRE FEET)	8.056
		ETWU < MAWA	YES

Canel Companies

Conceptual Landscape Plan

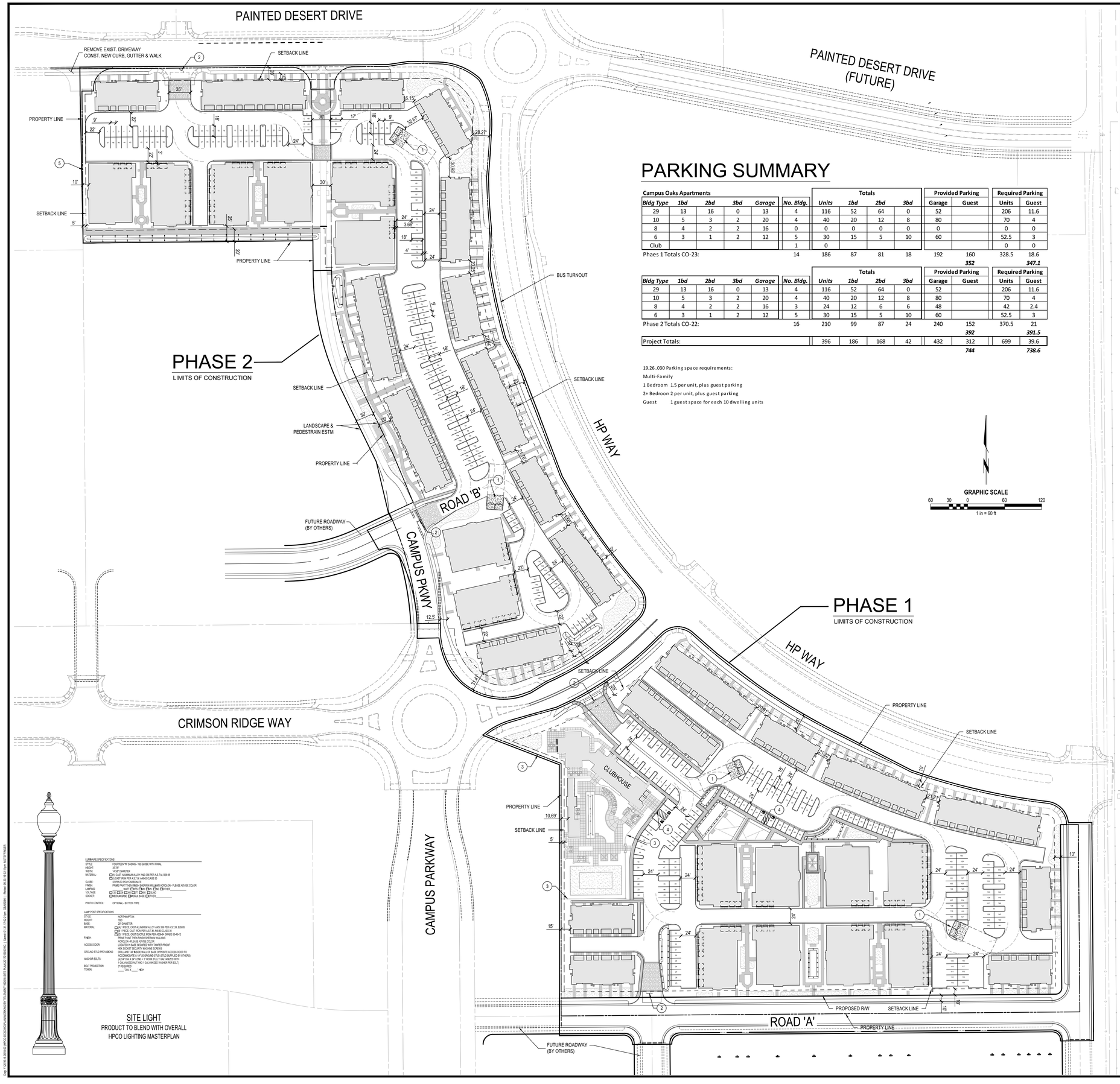
LAND CONCERN
LANDSCAPE ARCHITECTURE
1750 E DEERE AVE, SANTA ANA, CA 92705
949.250.4822 www.landconcern.com

CAMPUS OAKS APARTMENTS

ROSEVILLE, CALIFORNIA

0 20 40 80
SCALE: 1" = 40'

July 27, 2017 | L-9



PARKING SUMMARY

Campus Oaks Apartments						Totals				Provided Parking		Required Parking	
Bldg Type	*1bd*	*2bd*	*3bd*	*Garage*	*No. Bldg.*	*Units*	*1bd*	*2bd*	*3bd*	Garage	Guest	Units	Guest
29	13	16	0	13	4	116	52	64	0	52		206	11.6
10	5	3	2	20	4	40	20	12	8	80		70	4
8	4	2	2	16	0	0	0	0	0	0		0	0
6	3	1	2	12	5	30	15	5	10	60		52.5	3
Club					1	0						0	0
Phaes 1 Totals CO-23:					14	186	87	81	18	192	160	328.5	18.6
											352		***347.1***

						Totals				Provided Parking		Required Parking	
Bldg Type	*1bd*	*2bd*	*3bd*	*Garage*	*No. Bldg.*	*Units*	*1bd*	*2bd*	*3bd*	Garage	Guest	Units	Guest
29	13	16	0	13	4	116	52	64	0	52		206	11.6
10	5	3	2	20	4	40	20	12	8	80		70	4
8	4	2	2	16	3	24	12	6	6	48		42	2.4
6	3	1	2	12	5	30	15	5	10	60		52.5	3
Phase 2 Totals CO-22:					16	210	99	87	24	240	152	370.5	21
											392		***391.5***
Project Totals:						396	186	168	42	432	312	699	39.6
											744		***738.6***

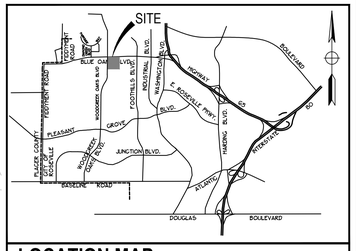
19.26..030 Parking space requirements:
Multi-Family
1 Bedroom 1.5 per unit, plus guest parking
2+ Bedroom 2 per unit, plus guest parking
Guest 1 guest space for each 10 dwelling units

GRAPHIC SCALE
60 30 0 60 120
1 in = 60 ft

SITE LIGHT
PRODUCT TO BLEND WITH OVERALL
HPCO LIGHTING MASTERPLAN

LUMINAIRE SPECIFICATIONS
STYLE: FOURTEEN 'N' CASING - 100 GLOBE WITH FINIAL
HEIGHT: 30 1/8"
WIDTH: 14 1/8" DIAMETER
MATERIAL: ☒ A356 ALUMINUM ALLOY AND 356 PER A.S.T.M. B26-45
☐ CAST IRON PER A.S.T.M. A48-40 CLASS 30
GLOBE: STIPPLED POLYCARBONITE
FINISH: PRIME PAINT THEN FINISH SHERWIN WILLIAMS ACROLON - PLEASE ADVISE COLOR
LAMPING: WATT ☐ M1 ☐ M2 ☐ M3 ☐ M4 ☐ OTHER_____
VOLTAGE: ☒ 120 ☐ 208 ☐ 240 ☐ 277 ☐ 347 ☐ 480
SOCKET: ☒ MEDIUM BASE ☐ MOGUL BASE ☐ OTHER_____
PHOTO CONTROL: OPTIONAL - BUTTON TYPE

LAMP POST SPECIFICATIONS
STYLE: NORTHAMPTON
HEIGHT: TBD
BASE: 20" DIAMETER
MATERIAL: ☒ 356 PRIME CAST ALUMINUM ALLOY AND 356 PER A.S.T.M. B26-45
☐ 356 PRIME CAST IRON PER A.S.T.M. A48-40 CLASS 30
FINISH: PRIME PAINT THEN FINISH SHERWIN WILLIAMS ACROLON - PLEASE ADVISE COLOR
ACCESS DOOR: LOCATED IN BASE SECURED WITH TAMPER PROOF HEX SOCKET SECURITY MACHINE SCREWS
GROUND STUD PROVISIONS: DRILL AND TAP BASE WALL OF BASE OPPOSITE ACCESS DOOR TO ACCOMMODATE A 1/4"-20 UPSCREW STUD (SUPPLIED BY OTHERS)
ANCHOR BOLTS: 4 - 3/4" DIA. X 30" LONG WITH ELLIS GALVANIZED WITH 1 GALVANIZED NUT AND 1 GALVANIZED WASHER PER BOLT.
BOLT PROJECTION: 2" REQUIRED
TENON: ____" DIA. X ____" HIGH



LOCATION MAP NO SCALE

KEYNOTES

1. TRASH ENCLOSURE
2. 35' WIDE TYPE A-7 DRIVEWAY ENTRANCE/EXIT
3. PROPOSED FENCING
4. ACCESSIBILITY RAMP
5. 7' SOUNDWALL

PROJECT SUMMARY

□ONING:

EXISTING: High Density Residential (HDR)
PROPOSED: High Density Residential (HDR)

BUILDING FLOOR AREA:

6-PLEX (10): 13,134 s□
8-PLEX (3): 17,512 sf
10-PLEX (8): 21,818 s□
29-PLEX (8): 39,137 s□
CLUBHOUSE: 9,225 s□
POOL BLDG: 1,389 s□

BUILDING SQUARE FOOTAGE:

PHASE 1:
TOTAL RESIDENTIAL: 309,490 sf
TOTAL CLUBHOUSE: 10,614 sf
PHASE 2:
TOTAL RESIDENTIAL: 362,026 sf

MAX. BUILDING HEIGHT:

6-PLEX: 36 □eet
8-PLEX: 36 □eet
10-PLEX: 36 □eet
29-PLEX: 41 □eet
CLUBHOUSE: 34 □eet 6 inches
POOL BLDG: 19 □eet 8 inches

PARKING SUMMARY

REQUIRED □:

RESIDENT: 699 spaces
GUEST: 40 spaces Dou□le Striped
TOTAL: **739 spaces**

PROVIDED OVERALL:

GARAGE: 432 garages
OPEN: 312 spaces Dou□le Striped
GARAGE: 744 spaces

CO-23 (Phase 1)

GARAGE: 192 garages
OPEN: 160 spaces Dou□le Striped
352 spaces

CO-22 (Phase 2)

GARAGE: 240 garages
OPEN: 152 spaces Dou□le Striped
392 spaces

***: parking per code:**
1.5 spaces/unit (1 bed) (1 covered/unit)
2.0 spaces/unit (2 & 3 bed) (1 covered/unit)
1 space per 10 units Guest parking

MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
LANDSCAPE ARCHITECTURE • TRAFFIC ENGINEERING
75 Iron Point Circle, Suite 120 I Folsom, CA 95630
phone: 916.984.7621 I fax: 916.984.9617 I survey fax: 916.563.6770
survey email: staking@mpengr.com I web: www.mpengr.com

CONSULTANT

ATTACHMENT 1

APPROVALS

NO	DATE	DESCRIPTION

REVISIONS

BENCH MARK

COMPUTED BY

DESIGNED BY

DRAWN BY

PROJECT ENGINEER

PROJECT

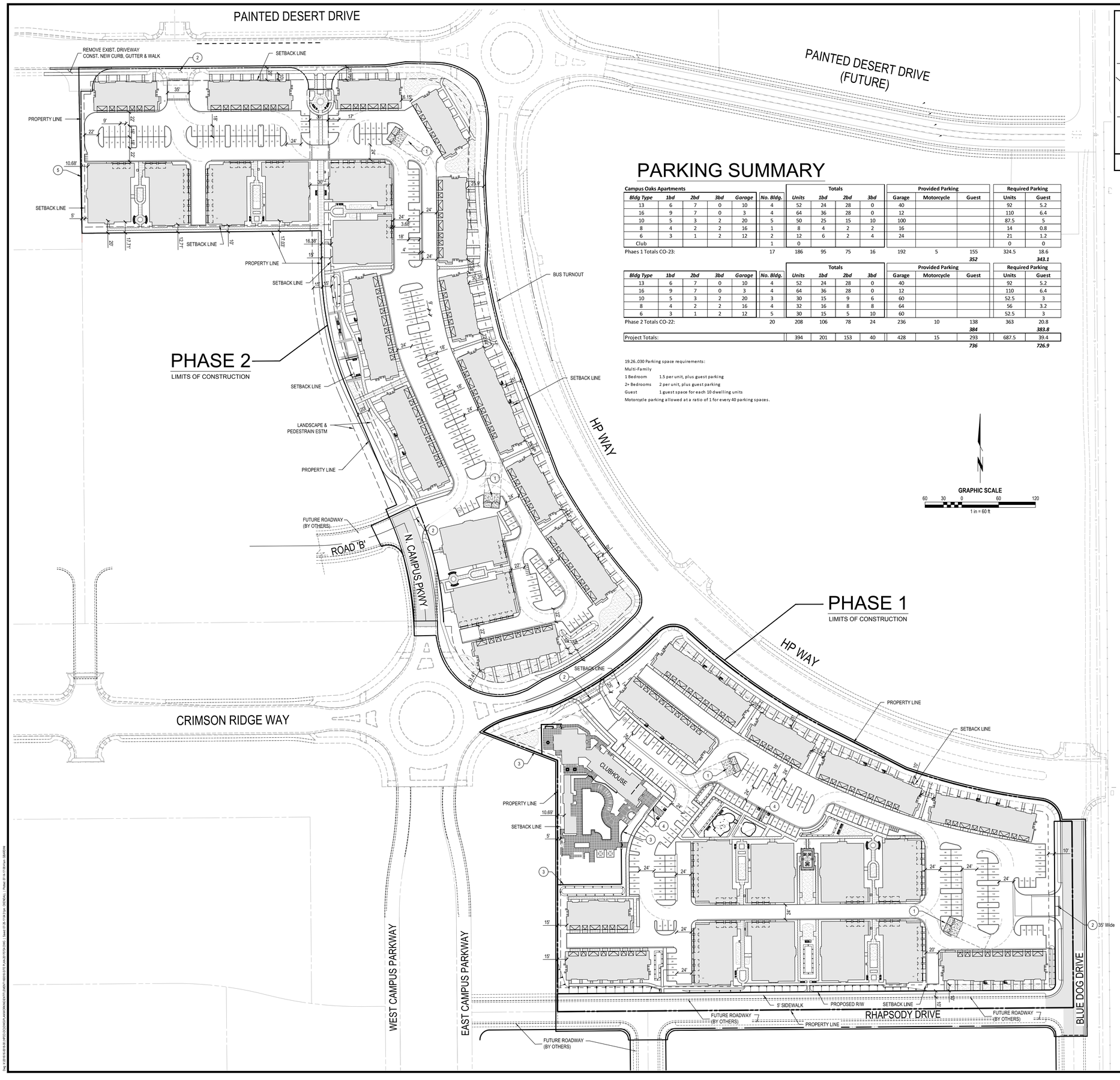
ENTITLEMENT PLANS FOR
CAMPUS OAKS
PCL CO-22 & CO-23
4101 & 4301 HP WAY

ROSEVILLE, CA

DRAWING
SITE PLAN

DATE	SHEET
JANUARY 6, 2017	1
SCALE H: 1"=60'	OF 5
JOB NUMBER 16-0018-00	

4101 & 4301 H WAY (PL 16-0331)



PARKING SUMMARY

Campus Oaks Apartments						Totals				Provided Parking			Required Parking	
Bldg Type	*1bd*	*2bd*	*3bd*	*Garage*	*No. Bldg.*	*Units*	*1bd*	*2bd*	*3bd*	Garage	Motorcycle	Guest	Units	Guest
13	6	7	0	10	4	52	24	28	0	40			92	5.2
16	9	7	0	3	4	64	36	28	0	12			110	6.4
10	5	3	2	20	5	50	25	15	10	100			87.5	5
8	4	2	2	16	1	8	4	2	2	16			14	0.8
6	3	1	2	12	2	12	6	2	4	24			21	1.2
Club					1	0							0	0
Phaes 1 Totals CO-23:					17	186	95	75	16	192	5	155	324.5	18.6
												352		***343.1***

						Totals				Provided Parking			Required Parking	
Bldg Type	*1bd*	*2bd*	*3bd*	*Garage*	*No. Bldg.*	*Units*	*1bd*	*2bd*	*3bd*	Garage	Motorcycle	Guest	Units	Guest
13	6	7	0	10	4	52	24	28	0	40			92	5.2
16	9	7	0	3	4	64	36	28	0	12			110	6.4
10	5	3	2	20	3	30	15	9	6	60			52.5	3
8	4	2	2	16	4	32	16	8	8	64			56	3.2
6	3	1	2	12	5	30	15	5	10	60			52.5	3
Phase 2 Totals CO-22:					20	208	106	78	24	236	10	138	363	20.8
												384		***383.8***
Project Totals:						394	201	153	40	428	15	293	687.5	39.4
												736		***726.9***

19.26..030 Parking space requirements:

Multi-Family

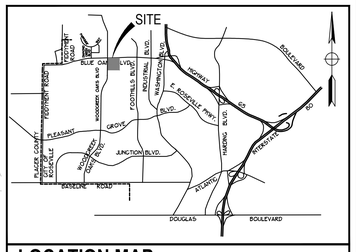
1 Bedroom	1.5 per unit, plus guest parking
2+ Bedrooms	2 per unit, plus guest parking
Guest	1 guest space for each 10 dwelling units

Motorcycle parking allowed at a ratio of 1 for every 40 parking spaces.

GRAPHIC SCALE

60 30 0 60 120

1 in = 60 ft



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16-PLEX (8):	20,304 s□
CLUBHOUSE:	9,225 s□
POOL BLDG:	1,389 s□

BUILDING SQUARE FOOTAGE:

PHASE 1:
TOTAL RESIDENTIAL: 309,418 sf
TOTAL CLUBHOUSE: 10,614 sf
PHASE 2:
TOTAL RESIDENTIAL: 357,720 sf

MAX. BUILDING HEIGHT:

6-PLEX:	36 feet
8-PLEX:	36 feet
10-PLEX:	36 feet
29-PLEX:	41 feet
CLUBHOUSE:	34 feet 6 inches
POOL BLDG:	19 feet 8 inches

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phone: 916.984.7621 E fax: 916.984.9617 E survey fax: 916.563.6770
survey email: staking@mpengr.com E web: www.mpengr.com

CONSULTANT

EXHIBIT A

APPROVALS

NO	DATE	DESCRIPTION

REVISIONS

BENCH MARK

COMPUTED BY

DESIGNED BY

DRAWN BY

PROJECT ENGINEER

PROJECT

ENTITLEMENT PLANS FOR

CAMPUS OAKS
PCL CO-22 & CO-23
4101 & 4301 HP WAY

ROSEVILLE, CA

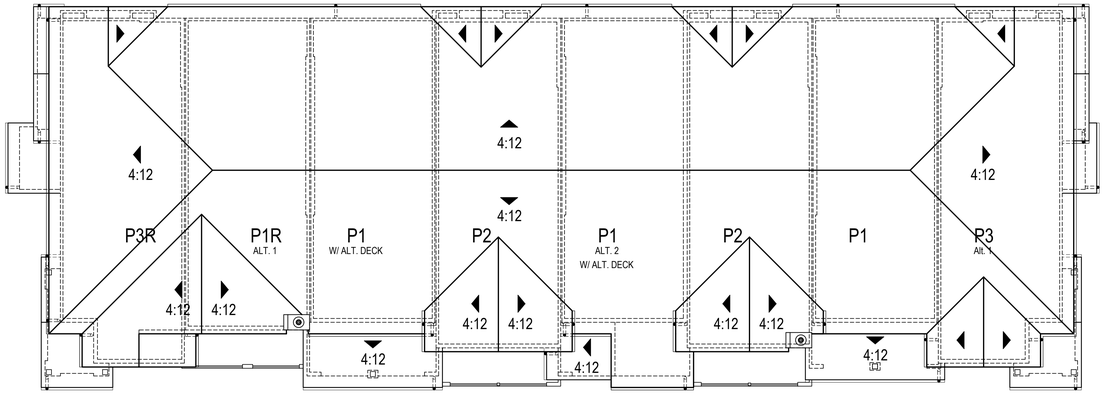
DRAWING

SITE PLAN

DATE	SHEET
JULY 26, 2017	1
SCALE: H: 1"=60'	OF
JOB NUMBER: 16-0018-00	5

4101 & 4301 H WAY (PL 16-0331)

EXHIBIT B



8-Plex Roof Plan
Scale: $\frac{1}{8}$"=1'-0"

18" OH at Eave, Typ.
6" OH at Rake, Typ.

8-Plex First Floor Plan
Total Gross Area: 12,306 sf
Scale: $\frac{1}{8}$"=1'-0"

8-Plex Third Floor Plan
Scale: $\frac{1}{8}$"=1'-0"

8-Plex Second Floor Plan
Scale: $\frac{1}{8}$"=1'-0"

ktgy
Architecture + Planning
580 Second St., Suite 200
Oakland, CA 94607
510.272.2910
ktgy.com

The Canel Companies
1949 St. John's Ave., Ste. 200
Highland Park, Illinois 60035

CAMPUS OAKS APARTMENTS
ROSEVILLE, CA # 2016-0709

DESIGN DEVELOPMENT
OCTOBER 17, 2016
REV. 1 - SEPTEMBER 26, 2016 - MPP SUBMITTAL
REV. 2 - NOVEMBER 4, 2016 - MPP RE-SUBMITTAL #1
REV. 3 - JANUARY 11, 2017 - MPP RE-SUBMITTAL #2
REV. 4 - JULY 28, 2017 - MPP RE-SUBMITTAL #3

0 4 8 16

CONCEPTUAL 8-PLEX FLOOR PLANS

A5.0

Building Material List

1. "S" Concrete Roof Tile
2. Clay Tile Accent
3. 2x6 Fascia Board
4. 3-Coat Exterior Plaster
5. Decorative Finial
6. Decorative Metal Railing
7. Foam Trim with Plaster Over
8. Overhead Steel Sectional Garage Door
9. Corbel
10. Outlooker
11. Adhered Masonry Veneer
12. Wood Trellis
13. Tile
14. Decorative Shutters

Conceptual 8-Plex Left

Scale: $\frac{1}{4}$"=1'-0"

Conceptual 8-Plex Right

Scale: $\frac{1}{4}$"=1'-0"

Conceptual 8-Plex Front Elevation

Scale: $\frac{1}{4}$"=1'-0"

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CAMPUS OAKS APARTMENTS
ROSEVILLE, CA # 2016-0709

DESIGN DEVELOPMENT
OCTOBER 17, 2016
REV. 1 - SEPTEMBER 26, 2016 - MPP SUBMITTAL
REV. 2 - NOVEMBER 4, 2016 - MPP RE-SUBMITTAL #1
REV. 3 - JANUARY 11, 2017 - MPP RE-SUBMITTAL #2
REV. 4 - JULY 28, 2017 - MPP RE-SUBMITTAL #3

0 2 4 8

CONCEPTUAL 8-PLEX ENHANCED ELEVATIONS

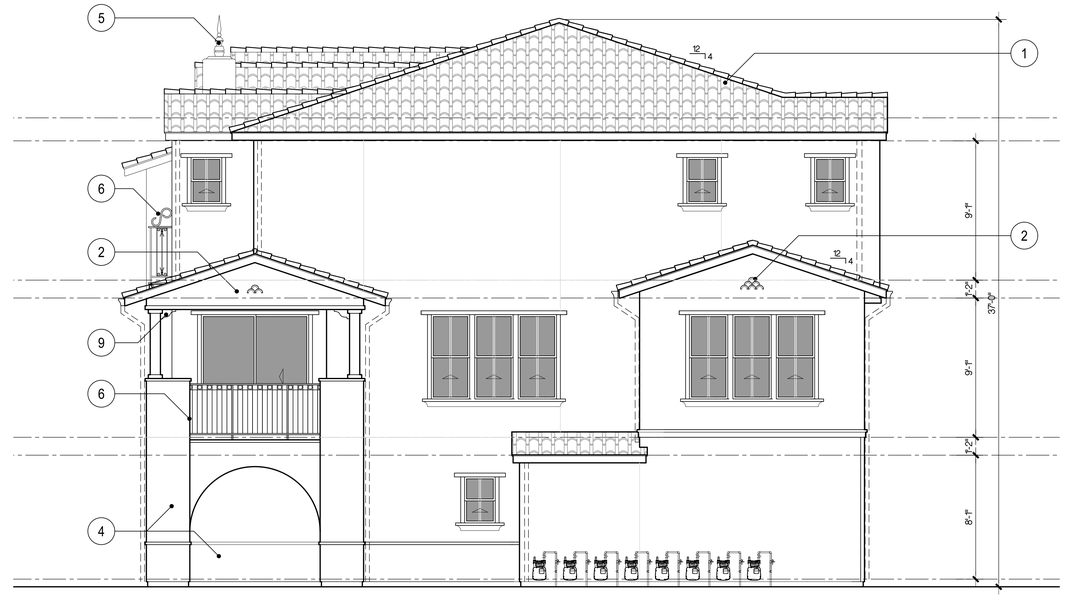
A5.1D

Building Material List

1. "S" Concrete Roof Tile
2. Clay Tile Accent
3. 2x6 Fascia Board
4. 3-Coat Exterior Plaster
5. Decorative Finial
6. Decorative Metal Railing
7. Foam Trim with Plaster Over
8. Overhead Steel Sectional Garage Door
9. Corbel
10. Outlooker
11. Adhered Masonry Veneer
12. Wood Trellis
13. Tile
14. Decorative Shutters

Conceptual 8-Plex Left

Scale: $\frac{1}{4}$"=1'-0"



Conceptual 8-Plex Right

Scale: $\frac{1}{4}$"=1'-0"

Conceptual 8-Plex Rear

Scale: $\frac{1}{4}$"=1'-0"

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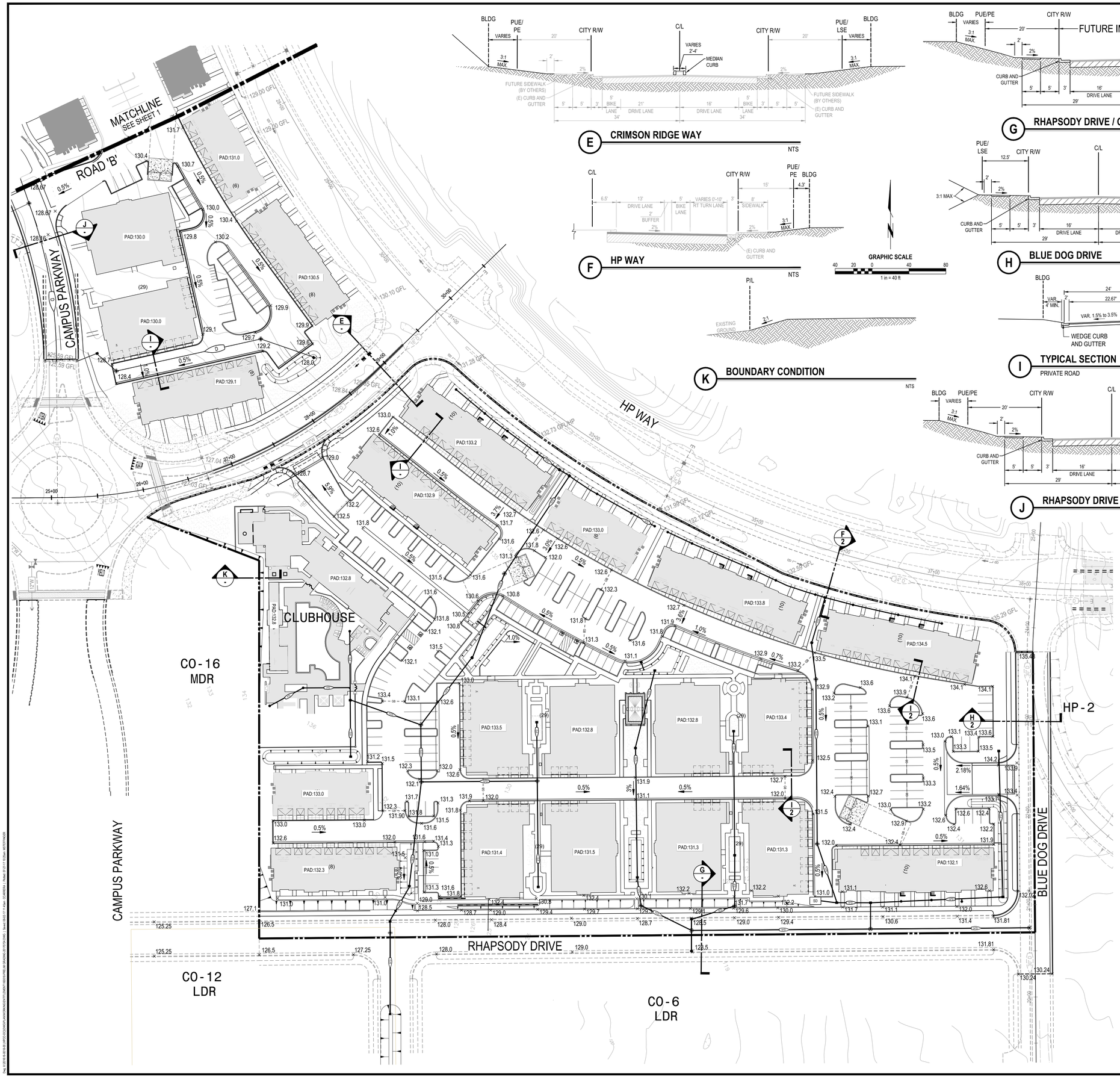
CAMPUS OAKS APARTMENTS
ROSEVILLE, CA # 2016-0709

DESIGN DEVELOPMENT
OCTOBER 17, 2016
REV. 1 - SEPTEMBER 26, 2016 - MPP SUBMITTAL
REV. 2 - NOVEMBER 4, 2016 - MPP RE-SUBMITTAL #1
REV. 3 - JANUARY 11, 2017 - MPP RE-SUBMITTAL #2
REV. 4 - JULY 28, 2017 - MPP RE-SUBMITTAL #3

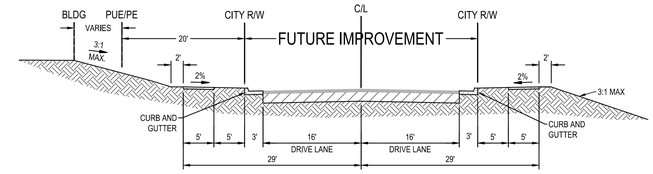
0 2 4 8

CONCEPTUAL 8-PLEX EXTERIOR ELEVATIONS

A5.2

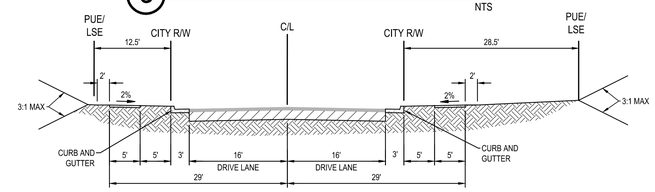


E CRIMSON RIDGE WAY
NTS



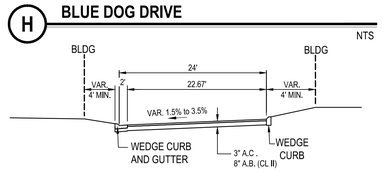
G RHAPSODY DRIVE / CAMPUS PARKWAY NORTH
NTS

F HP WAY
NTS

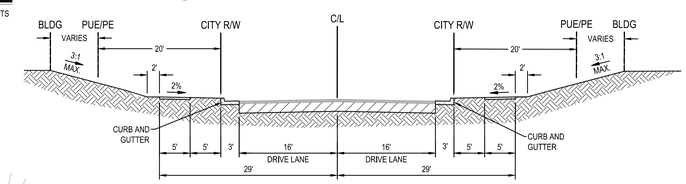


H BLUE DOG DRIVE
NTS

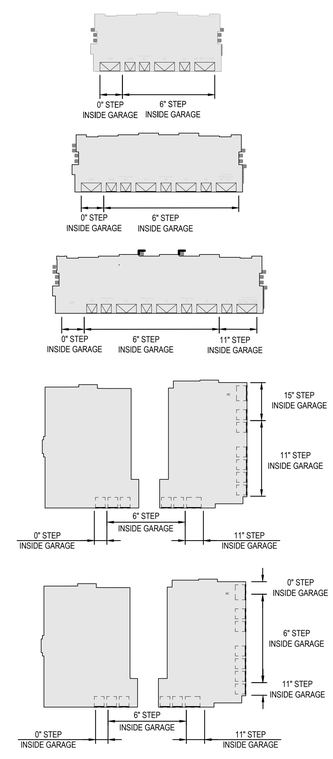
K BOUNDARY CONDITION
NTS



I TYPICAL SECTION
PRIVATE ROAD
NTS



J RHAPSODY DRIVE / CAMPUS PARKWAY NORTH
NTS



BUILDING FOUNDATION STEP DETAIL
NTS

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survey email: staking@mpengr.com I web: www.mpengr.com

CONSULTANT

EXHIBIT C

APPROVALS

NO	DATE	DESCRIPTION

REVISIONS

BENCH MARK

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PROJECT ENGINEER

PROJECT

ENTITLEMENT PLANS FOR
CAMPUS OAKS
PCL CO-22 & CO-23
4101 & 4301 HP WAY

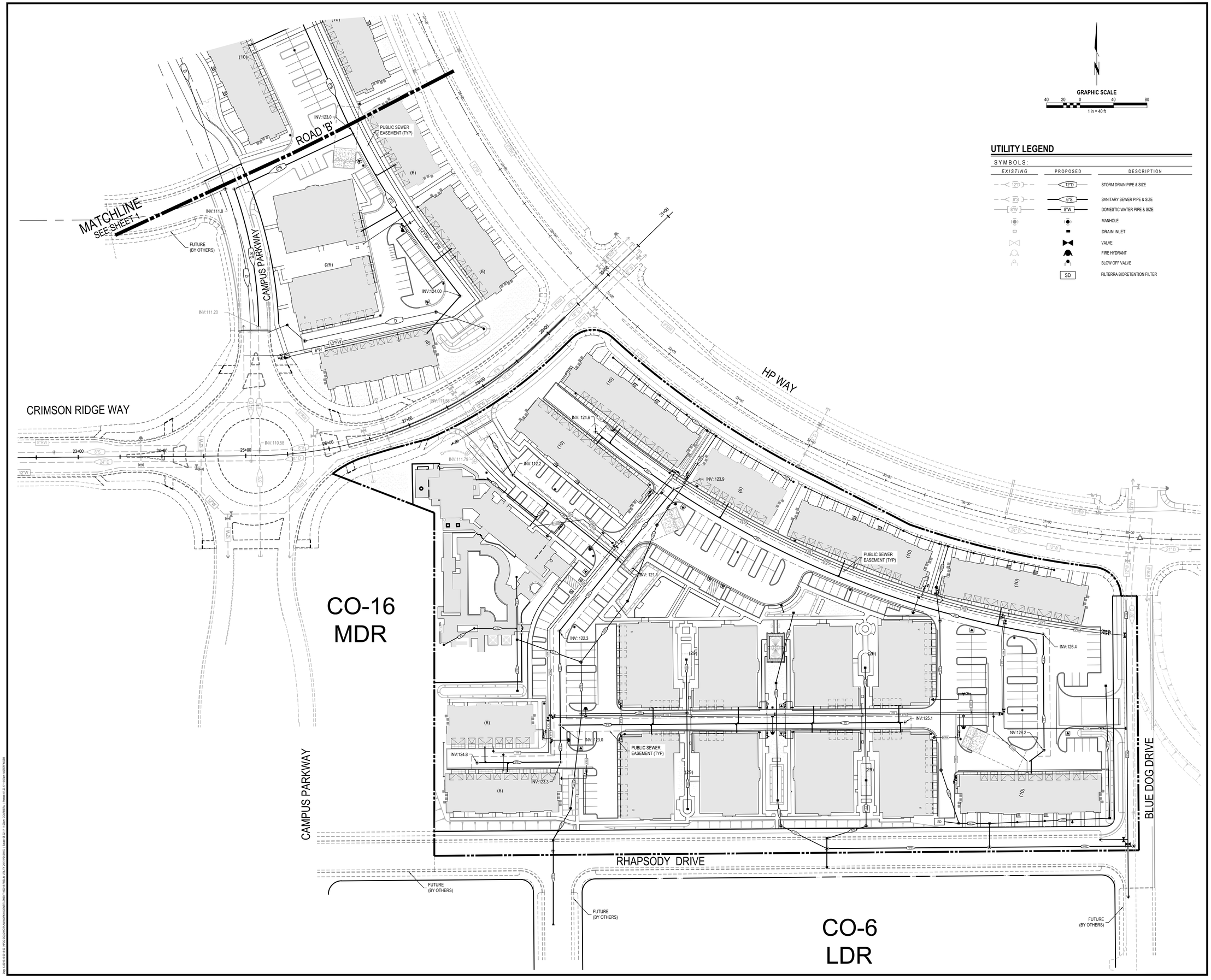
ROSEVILLE, CA

DRAWING

PRELIMINARY GRADING PLAN

DATE	SHEET
AUGUST 2, 2017	G-02
SCALE H: 1"=40'	
JOB NUMBER 16-0018-00	OF 5

4101 & 4301 H WAY (PL 16-0331)



UTILITY LEGEND

SYMBOLS:

EXISTING	PROPOSED	DESCRIPTION
12"D	12"D	STORM DRAIN PIPE & SIZE
8"S	6"S	SANITARY SEWER PIPE & SIZE
8"W	8"W	DOMESTIC WATER PIPE & SIZE
		MANHOLE
		DRAIN INLET
		VALVE
		FIRE HYDRANT
		BLOW OFF VALVE
	SD	FILTERRA BIORETENTION FILTER

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survey email: staking@mpengr.com E web: www.mpengr.com

CONSULTANT

EXHIBIT D

APPROVALS

NO	DATE	DESCRIPTION

REVISIONS

BENCH MARK

COMPUTED BY

DESIGNED BY

DRAWN BY

PROJECT ENGINEER

PROJECT

ENTITLEMENT PLANS FOR
CAMPUS OAKS
PCL CO-22 & CO-23
4101 & 4301 HP WAY

ROSEVILLE, CA

DRAWING
PRELIMINARY UTILITY PLAN
AREA 1

DATE: AUGUST 2, 2017	SHEET: **U-01**
SCALE: H: 1"=40'	
JOB NUMBER: 16-0018-00	OF: 5

4101 & 4301 H WAY (PL16-0331)

EXHIBIT E

Landscape Key

1. CAMPUS OAKS LINEAR PARK TRAIL CONNECTION
2. CAMPUS OAKS LINEAR PARK
   - MULTI-USE PEDESTRIAN PATH
   - PASSIVE AND ACTIVE NODES
3. MAIN PROJECT ENTRY
   - COMMUNITY MONUMENT (SEE SHEET L-6)
   - SPECIAL PAVING
4. SECONDARY COMMUNITY ENTRY
   - COMMUNITY MONUMENT (SEE SHEET L-6)
   - SPECIAL PAVING
5. RECREATION AREA (SEE SHEET L-4)
   - POOL & SPA
   - VOLLEY BALL COURT
   - OUTDOOR DINNING
   - OUTDOOR LIVING ROOMS
6. POCKET PARK (SEE SHEET L-5)
   - AGE SEPERATED TOT LOTS (2-5 & 5-12)
7. CENTRAL PASEO (SEE SHEET L-5)
   - OUTDOOR LIVING ROOM
   - OPEN LAWN
8. NEIGHBORHOOD ENTRY
   - SPECIAL PAVING
9. PARKING LOT SHADE TREES (TYP.)
10. 29-PLEX CLUSTER APARTMENT BLD TYP. (REFER TO ARCHITECTURE PLANS)
11. ROW HOUSES (TYP.) (REFER TO ARCHITECTURE PLANS)
12. 7'-0" HIGH SOLID MASONRY WALL (SEE SHEET L-7)

Overall Site Plan

Conceptual Landscape Plan

Canel Companies

LAND CONCERN
LANDSCAPE ARCHITECTURE
1750 DEERE AVE, SANTA ANA, CA 92705
O 949.250.4822 www.landconcern.com

CAMPUS OAKS APARTMENTS

ROSEVILLE, CALIFORNIA

0 50 100 200
SCALE: 1" = 100'

July 27, 2017 | L-1

Landscape Key

1. MAIN COMMUNITY ENTRY
   - COMMUNITY MONUMENT
   - SPECIAL PAVING
2. RECREATION AREA SWIMMING POOL & SPA (SEE SHEET L-4)
3. RECREATION AREA BEACH VOLLEYBALL (SEE SHEET L-4)
4. POCKET PARK (SEE SHEET L-5)
   - AGE SEPERATED TOT LOTS (2-5 & 5-12)
5. OUTDOOR LIVING ROOM (SEE SHEET L-5)
6. CENTRAL PASEO (SEE SHEET L-5)
   - OPEN LAWN /BIOSWALE
   - ALLEE OF SHADE TREE
   - BENCH SEATING
7. TYPICAL RESIDENTIAL COURTYARD (SEE SHEET L-5)
8. BIOSWALE
   - BENCH SEATING
   - SHADE TREES
9. TYPICAL ROW HOUSE PASEO
   - PATHWAY
   - ENTRY PILASTER
10. FOCAL TREE OR HEDGE @ ALLEY TERMINUS
11. 29-PLEX CLUSTER APARTMENT BLD (TYP.) (REFER TO ARCHITECTURE PLANS)
12. ROW HOUSES (TYP.) (REFER TO ARCHITECTURE PLANS)
13. NEIGHBORHOOD ENTRY
    - SPECIAL PAVING
14. PARKING LOT SHADE TREES (TYP.)
15. TRASH ENCLOSURE

CO-23 HDR

Canel Companies

Conceptual Landscape Plan

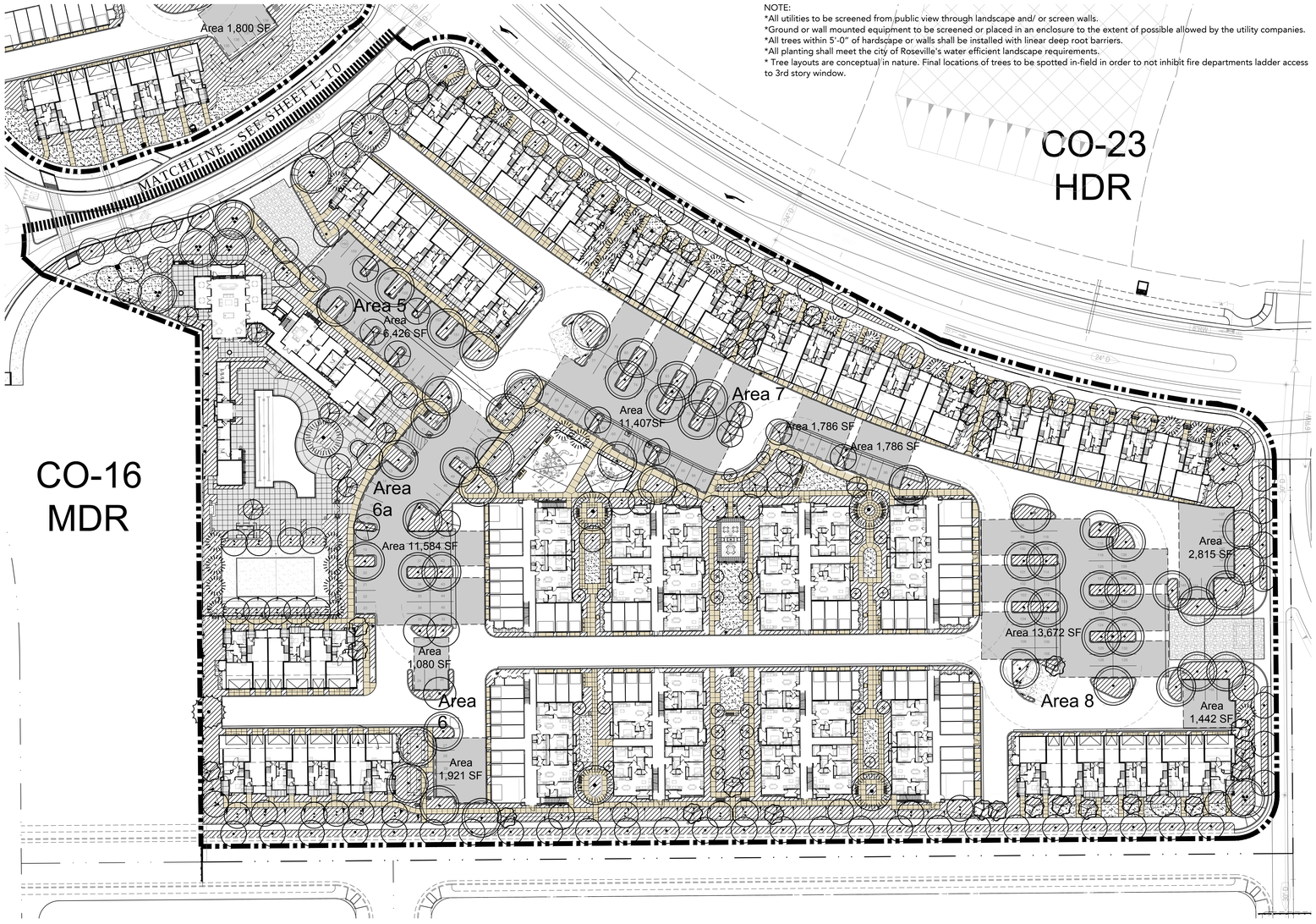
LAND CONCERN
LANDSCAPE ARCHITECTURE
1750 DEERE AVE, SANTA ANA, CA 92705
O 949.250.4822 www.landconcern.com

CAMPUS OAKS APARTMENTS

ROSEVILLE, CALIFORNIA

0 25 50 100
SCALE: 1" = 50'

NOTE:
*All utilities to be screened from public view through landscape and/ or screen walls.
*Ground or wall mounted equipment to be screened or placed in an enclosure to the extent of possible allowed by the utility companies.
*All trees within 5'-0" of hardscape or walls shall be installed with linear deep root barriers.
*All planting shall meet the city of Roseville's water efficient landscape requirements.
* Tree layouts are conceptual in nature. Final locations of trees to be spotted in-field in order to not inhibit fire departments ladder access to 3rd story window.



Shrubs

BOTANICAL NAME	COMMON NAME	SIZE	H20 USE
Agave filifera	NCN	1 gal.	L
Arctostaphylos species		1 gal.	L
Berberis thunbergii	Japanese Barberry	1 gal.	M
Buddleia davidii	Butterfly Bush	1 gal.	M
Buxus'Green Beauty'	Japanese Boxwood	1 gal.	M
Callistemon 'Little John'	Dwarf Bottlebrush	1 gal.	L
Cistus x hybridus	White Rockrose	1 gal.	L
Cotoneaster microphyllus	Rockspray Cotoneaster	1 gal.	L
Coprosma repens	Mirror Plant	1 gal.	M
Dodonea viscosa	Hopseed Bush	1 gal.	L
Elaagnus pungens	Silverberry	1 gal.	L
Euonymus species		1 gal.	L
Euphorbia characias		1 gal.	L
Feijoa sellowiana	Pineapple Guava	1 gal.	L
Hesperaloe parviflora	Coral Yucca	1 gal.	L
Lavandula spp.	Lavender	1 gal.	L
Ligustrum'Texanum'	Wax Leaf Privet	1 gal.	L
Mahonia aquifolium	Oregon Grape	1 gal.	M
Myrsine africana	African Boxwood	1 gal.	L
Myrtus communis	True Myrtle	1 gal.	L
Osmanthus fragrans	Sweet Olive	1 gal.	M
Phormium species		1 gal.	L
Pittosporum species		1 gal.	M
Rhaphiolepis species		1 gal.	M
Rosa pisocarpa	Clustered Wild Rose	1 gal.	L
Rosa 'Mutabilis'		1 gal.	M
Rosmarinus spp.	Rosemary	1 gal.	L
Teucrium fruticans	Bush Germander	1 gal.	L
Viburnum tinus	Laurustinus	1 gal.	M

Perennials

BOTANICAL NAME	COMMON NAME	SIZE	H20 USE
Achillea tomentosa	Wolly Yarrow	1 gal.	L
Aloe species		1 gal.	L
Heuchera maxima	Island Alumroot	1 gal.	L
Huechera 'Rosada'	Rosada Coral Bells	1 gal.	L
Iris 'Canyon Snow'	Canyon Snow Pacific Iris	1 gal.	L
Lavandula 'Goodwin Creek Grey'	Goodwin Lavender	1 gal.	L
Lavandula 'Otto Quast'	Spanish Lavender	1 gal.	L
Liriope	Litly Turf	1 gal.	M
Penstemon species		1 gal.	L
Polystichum munitum	Sword Fern	1 gal.	M
Salvia species		1 gal.	L
Solidago californica	California Goldenrod	1 gal.	L

Groundcovers

BOTANICAL NAME	COMMON NAME	SIZE	H20 USE
Achillea millefolium	Yarrow	1 gal.	L
Ajuga species	Carpet Bugles	1 gal.	M
Aster chilensis 'Pt. Saint George'	George Aster	1 gal.	M
Ceanothus 'Yankee Point'	Wild Lilac	1 gal.	L
Cerastium tomentosum	Snow-In-Summer	1 gal.	M
Epilobium canum	California Fuchsia	1 gal.	L
Myoporum parvifolium		1 gal.	L
Ribes viburnifolium	Evergreen Currant	1 gal.	L
Rosa species (groundcovers)		1 gal.	M
Sedum		1 gal.	L
Sisrynchium bellum	Blue-eyed grass		L
Tanacetum douglasii	Dune Tansy	1 gal.	L
Trachelospermum jasminoides	Star Jasmine	1 gal.	M
Zauschneria 'Everett's Choice'	Everett's Ca Fuschia	1 gal.	L

Grasses

BOTANICAL NAME	COMMON NAME	SIZE	H20 USE
Bouteloua gracilis	Blue Grama Grass	1 gal.	L
Calamagrostis 'Karl Forester'	Feather Reed Grass	1 gal.	L
Carex species		1 gal.	M
Festuca species	Fescue	1 gal.	M
Juncus effusus	Pacific Rush	1 gal.	M
Leymus 'Canyon Prince'	Canyon Prince Wild Rye	1 gal.	L
Muhlenbergia rigens	Deer Grass	1 gal.	L
Scirpus americanus	Three-square Bulrush	1 gal.	M

Vines

BOTANICAL NAME	COMMON NAME	SIZE	H20 USE
Parthenocissus tricuspidata	Boston Ivy	1 gal.	M
Trachelospermum jasminoides	Star Jasmine	1 gal.	M

Landscape Legend

SHRUB AND GROUNDCOVER AREA

TURF GRASS AREA

Tree Legend

STREET TREE
- By Master

PARKING ISLAND TREE
- Fraxinus americana 'Autumn Purple' - White Ashe 15 Gal. (M)
- Platanus racemosa - Western sycamore 15 Gal. (M)
- Quercus agrifolia - Coast Live Oak15 Gal. (M)
- Ulmus 'Frontier' - 15 Gal. (M)
- Zelkova serrata - Japanese Zelkova 15 Gal. (M)

SPECIMEN TREE
- Cercidium 'Desert Museum' - Palo Verde 15 gal. (M)
- Cornus controversa - Giant Dogwood 15 Gal. (M)
- Quercus ilex - Holly Oak
- Quercus rubra - Northern Red Oak
- Schinus molle - California Pepper Tree 15 Gal. (M)

CORNER LOT ENHANCEMENT
- Cercidium 'Desert Museum' - Palo Verde 15 gal. (M)
- Cornus controversa - Giant Dogwood 15 Gal. (M)
- Koelreuteria paniculata - Chinese Flame Tree 15 Gal. (M)
- Lagerstroemia indica - Crape Myrtle 15 Gal. (M)
- Prunus cerasifera 'Krauter Vesuvius - Cherry Plum 15Gal. (M)

ALLEY TERMINUS TREE:
- Acer × freemanii 'Armstrong' - Freeman Maple 15 Gal. (M)
- Fraxinus autumn purple - Red Ash 15 Gal. (M)
- Koelreuteria paniculata - Chinese Flame Tree 15 Gal. (M)
- Zelkova serrata - Japanese Elm 15 Gal. (M)

COURTYARD FOCAL TREE:
- Acer rubrum 'October Glory' 15 Gal. (M)
- Cercidium 'Desert Museum' - Palo Verde 15 gal. (M)
- Cornus kousa - Kousa dogwood 15 gal. (M)
- Koelreuteria paniculata - Chinese Flame Tree 15 Gal. (M)
- Olea europaea 'Wilsonii' - Olive Tree 15 Gal. (M)

COURTYARD AND PASEO ACCENT TREE:
- Arbututs 'Marina' - Strawberry Tree 15 Gal. (M)
- Pistacia chinensis - Chinese pistache 15 Gal. (M)
- Citrus species 15 gal. (M)
- Lagerstroemia indica - Crape Myrtle 15 Gal. (M)
- Prunus cerasifera 'Krauter Vesuvius - Cherry Plum 15Gal. (M)

VERTICAL TREE:
- Cupressus sempervirens - Cypress Tree 15 Gal. (M)
- Laurus nobilis - Sweet Bay 15 Gal. (M)
- Melaleuca quinquenervia - Cajupet 15 Gal. (M)
- Pinus eldarica - Eldarica Pine 15 Gal. (M)
- Quercus rubra Skyrocket - 15 Gal. (M)

ACCENT TREE:
- Acer × freemanii 'Armstrong' - Freeman Maple 15 Gal. (M)
- Arbututs 'Marina' - Strawberry Tree 15 Gal. (M)
- Cercis occidentalis - Western Redbud 15 gal. (M)
- Cornus kousa - Kousa dogwood 15 Gal. (M)
- Ginko biloba 'Autumn Gold' -

POCKET PARK TREES
- Arbututs 'Marina' - Strawberry Tree 15 Gal. (M)
- Betula jacquemontii 15 gal. (M)
- Citrus species 15 gal. (M)
- Cercidium 'Desert Museum' - Palo Verde 15 gal. (M)
- Prosopis chilensis - Thornless Chilean Mesquite 15 Gal. (M)

DESCRIPTION OF IRRIGATION SYSTEMS
COMPLIANCE TO GREEN CODE AND THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (2016)

The landscape irrigation design contains several elements that will be incorporated into the construction of the irrigation system to promote the conservation of water resources.

The landscape will comply with the requirements of the landscape document package of the model water efficient landscape ordinance (mwelo 2016)

The landscape is divided into irrigation zones with differing water requirements based upon plant material, slope, sun exposure, and irrigation application type as follows: turfgrass, drip irrigation, supplemental tree watering.

The irrigation system considers plant factors based on the water use classification of landscape species (wucols 4) as published by the california department of water resources. plants within the landscape are grouped/ hydrozoned by similar classifications.

The irrigation system utilizes the following:

1. Normally closed master valve and flow sensing equipment to monitor flows and terminate irrigation in the event of high or low flows.
2. Turf areas with spray irrigation, 6" pop up sprinklers with check valves and pressure regulation using high efficiency, matched precipitation rate high efficiency nozzles.
3. Shrub planter areas with inline, pressure compensating drip tubing.
4. Trees with deep watering irrigation systems with separate valves with low flow stream bubblers to broadcast water over the entire rootball without spraying trunk.
5. Controller system with a weather based irrigation adjustment and a rain sensor

The estimated water use (etwu) will be less than the maximum applied water allowance (mawa) for non-residential landscapes per the 2016 california mwelo

Parking Lot Shade Calculations

Tree	QTY	Shade SF	Interior Planter - 100%	QTY	Shade SF	South, East and West - 50%	QTY	Shade SF	Corner and North - 25%	
Area 5										6,426 sf of paving
Large	3	962	2886		481	0	2	240	480	3,213 50% Shading
Large-Medium		707	0		354	0		177	0	
Medium - Small	4	491	1964	0	246	0		123	0	
Small		314	0		157	0		79	0	
	7		4850	0		0	2		480	5332 shade achieved
Area 6a										12,555 sf of paving
Large	7	962	6734	1	481	481	2	240	480	6,278 50% Shading
Large-Medium		707	0	2	354	708		177	0	
Medium - Small	2	491	982	2	246	492	2	123	246	
Small		314	0		157	0		79	0	
			7716			1681			726	10123 shade achieved
Area 6b										3,001 sf of paving
Large	0	962	0	4	481	1924	1	240	240	1,500.50 50% Shading
Large-Medium		707	0		354	0	1	177	177	
Medium - Small		491	0	0	246	0	0	123	0	
Small		314	0		157	0		79	0	
			0			1924			417	2341 shade achieved
Area 7										14,979 sf of paving
Large	6	962	5772	3	481	1443		240	0	7,490 50% Shading
Large-Medium		707	0		354	0	2	177	354	
Medium - Small	3	491	1473	3	246	738	1	123	123	
Small		314	0		157	0		79	0	
			7245			2181			477	9903 shade achieved
Area 8										17,929 sf of paving
Large	6	962	5772	6	481	2886	3	240	720	8,965 50% Shading
Large-Medium	3	707	2121	0	354	0	2	177	354	
Medium - Small		491	0	2	246	492		123	0	
Small		314	0		157	0		79	0	
	9		7893	8		3378	5		1074	12,358 shade achieved

MWELO Water Usage Worksheet

WATER METER XX / CONTROLLER XX

CITY OR ZONE STATE ZONE 14
REFERENCE EVAPOTRASPIRATION (ETo) 52.20
LANDSCAPE TYPE NON-RESIDENTIAL

LANDSCAPE AREA (LA)

HYDROZONE NO.	LANDSCAPE AREA (SQ. FT.)	PERCENT	PLANT TYPE	PLANT FACTOR (PF)	IRRIGATION TYPE	IRRIGATION EFFICIENCY (IE)	ET ADJUSTMENT FACTOR (ETAF)	ESTIMATED WATER USE (GALLONS)
1	25,130	14%	TURF - WARM SEASON	0.6	SPRAY	75%	0.80	650,648
2	149,037	84%	SHRUB - LOW WATER USE	0.3	DRIP EMITTER	81%	0.37	1,786,457
3			SHRUB - MOD WATER USE	0.5	DRIP EMITTER	81%	0.62	-
4			---		---			-
5			---		---			-
6			---		---			-
7			---		---			-
8			---		---			-
9			---		---			-
10			---		---			-
11			---		---			-
12			---		---			-
13			---		---			-
14			---		---			-

TOTAL AREA (SQ. FT.)	174,167	ESTIMATED TOTAL WATER USE (GALLONS)	2,437,103
(ACRES)	4.00	(HCF)	3,258
		(ACRE FEET)	0.010

SPECIAL LANDSCAPE AREA (SLA)

TYPE	LANDSCAPE AREA (SQ. FT.)	PERCENT	PLANT TYPE	PLANT FACTOR (PF)	IRRIGATION TYPE	IRRIGATION EFFICIENCY (IE)	ET ADJUSTMENT FACTOR (ETAF)	ESTIMATED WATER USE (GALLONS)
RECYCLED WATER	-		THIS SPACE INTENTIONALLY LEFT BLANK PER CA MWELO, 2016					-
ACTIVE PLAY	2,730	2%					1.00	88,354
EDIBLE GARDEN	-							-
URBAN FOREST	-							-

SLA TOTAL (SQ. FT.)	2,730	SLA ESTIMATED TOTAL WATER USE (GALLONS)	88,354
(ACRES)	0.06	SITEWIDE ESTIMATED TOTAL WATER USE (GALLONS)	2,525,456
TOTAL AREA (SQ. FT.)	176,897	MAXIMUM APPLIED WATER ALLOWANCE (GALLONS)	2,624,887
(ACRES)	4.06	(ACRE FEET)	8.056
		ETWU < MAWA	YES

Canel Companies

Conceptual Landscape Plan

LAND CONCERN
LANDSCAPE ARCHITECTURE
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CAMPUS OAKS APARTMENTS

ROSEVILLE, CALIFORNIA

0 20 40 80
SCALE: 1" = 40'

July 27, 2017 | L-9