



Civic Center Meeting Rooms 1 & 2
311 Vernon Street

roseville.ca.us

The City of Roseville welcomes your participation.

Meeting Schedule: Regular meetings of the Design Committee are held on the third Thursday of the month at 4:30 p.m.

Public Comment: Speakers have three (3) minutes under Public Comment to address the Chair of the meeting on issues that are not listed on the agenda and are within the City's jurisdiction. Please submit a yellow speaker card to the Secretary before the item is heard if you wish to make a comment.

Brown Act: The Design Committee cannot discuss or act on items not listed on the agenda.

Agenda Items: Speakers have five (5) minutes to address items that are listed on the agenda.

Levine Act Provisions: If you've made a campaign contribution totaling more than \$500 (\$250 prior to January 1, 2025) to City Council Members in the last twelve (12) months, you must disclose it before addressing an item on the agenda. Please visit [Levine Act – City of Roseville](#) for updated forms and information.

Audio/Visual Presentations: If making a presentation regarding an agenda item, audio/visual materials must be submitted to the Secretary for consideration at least 72 hours in advance.

Americans with Disabilities Act: If special assistance is required to participate in a meeting, including the need of auxiliary aids or services, please notify the City Clerk at least 72 hours in advance of the meeting.

City Clerk 311 Vernon Street cityclerkroseville@roseville.ca.us 916-774-5263 TDD: 916-774-5220

Security Measures: All meeting attendees must successfully pass through a security metal detector. Any person with a prohibited item will not be allowed entry. Prohibited items include but are not limited to firearms (even with valid CCW), knives, pepper spray/mace, explosives of any kind/any weapons and/or dangerous devices of any kind, illegal drugs, and alcohol.



Clifford Haggengos, Jr., Chair
Sandra Boyle, Committee Member
Michael Rohey, Committee Member
Lupe Nelson, Secretary
Greg Bitters, Liaison

AGENDA

Design Committee Meeting
September 18, 2025
4:30 PM
Civic Center Meeting Rooms 1 & 2
311 Vernon Street

I. CALL TO ORDER

II. ROLL CALL SILENT

III. CONSENT CALENDAR

1. Minutes of July 17, 2025

IV. REQUESTS/PRESENTATIONS

1. North Industrial Plan Area Parcel 56 - M2 Motorsports, 8457 Washington Bl, File # PL24-0862

Request: The applicant requests approval of a Design Review Permit to allow construction of a 51,565 s.f. industrial and automobile storage buildings with an attached 1,882 s.f. clubhouse space for shared use. The request also includes a Voluntary Merger to merge the two existing parcels Lot 7 (.89 acres) and Lot 8 (2.06 acres) to create one 2.95-acre parcel to facilitate development of the property.

Applicant: Jacob Becker, RMW Architecture and Interiors

Owner: Steve Lefler, M2 Commercial Companies

The Design Committee will consider the recommendation to:

1. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy (70) conditions of approval; and
2. Approve the Voluntary Merger subject to nine (9) conditions of approval.

CONTACT: Sean Morales 916-774-5282 smorales@roseville.ca.us

V. STAFF/COMMITTEE REPORTS

VI. PUBLIC COMMENTS

VII. ADJOURNMENT



Clifford Haggenjos, Jr., Chair
Sandra Boyle, Committee Member
Michael Rohey, Committee Member
Lupe Nelson, Secretary
Greg Bitter, Liaison

DRAFT MINUTES
Design Committee Meeting
July 17, 2025
4:30 PM
City Council Chambers,
311 Vernon Street, Roseville, California

I. CALL TO ORDER

Chair Haggenjos called the meeting to order at 4:33 p.m.

II. ROLL CALL SILENT

Present: Boyle, Rohey, Haggenjos

Absent: None

III. PLEDGE OF ALLEGIANCE

Chair Haggenjos led those in attendance in the Pledge of Allegiance.

IV. CONSENT CALENDAR

1. Minutes of June 19, 2025

Motion by Committee member Boyle, seconded by Committee Member Rohey, to approve the Consent Calendar.

The Motion passed unanimously with a voice vote.

V. REQUESTS/PRESENTATIONS

1. Infill Parcel 108 – Rail Town Village, 412 Sixth St, File # PL24-1103

REQUEST

The applicant requests a Design Review Permit to construct five (5) new duplex buildings and two (2) ADUs totaling twelve (12) dwelling units, and a Tree Permit to remove eight (8) native oak trees and encroach into the protected zone of nineteen (19) other native oak trees.

Associate Planner, Eric Singer, presented the staff report.

Committee Discussion

- A Committee Member asked what the grading timeline is.
- A Committee Member asked how the Level 2 risk assessment for retained trees would be implemented, monitored, and when it would be required. Staff explained that during construction, an arborist must be onsite whenever work occurs near the protected tree drip lines. Standard measures such as tree protection fencing and signage would also be required prior to issuance of building permits. The applicant noted that the vast majority of the trees will be preserved.
- A Committee Member asked how the requirement to maintain garages for parking, rather than storage, would be enforced. Staff responded that if a complaint arises, staff will inspect the garage to ensure the condition is being met.
- A Committee Member asked if there is an intent to form a HOA. Staff responded that they believe there is not; applicant confirmed.
- A Committee Member asked if there are any soil issues. Staff responded that reports did not identify any. The applicant noted that the soil is of high quality, drains well, and will have minimal impact on the roadways.
- A Committee Member asked where overflow parking for events or holidays would be managed if the 23 spaces are full. Staff responded that any available public parking could be utilized.
- A Committee Member asked for clarification on parking, noting that the 23 spaces shown on the plan appear to be one more than required. Staff confirmed that 22 spaces are required and that the project proposes 23 spaces. Applicant noted that each ADU will have a garage unit.

Chair Haggenjos opened the Public Hearing and invited comments from the applicant and/or audience.

Applicant Gary Orr, ORR Design Office, responded to questions from the Committee. He stated he had received copy of the staff report and was in agreement with staff's recommendation.

Committee Discussion

- A Committee Member asked how the shared driveway repair and maintenance would be maintained. Applicant responded that it would be maintained by the property owner, Everest LLC.
- A Committee Member asked if the property is being built to rent. Applicant responded that is correct.
- A Committee Member confirmed that a manager would not be on site as there are fewer than 16 units on site.
- A Committee Member confirmed that the square footage of the ADU's included the square footage of the lofts.

- A Committee Member asked what would happen if, once the project begins, an oak tree originally accounted for needed to be removed. Staff responded that a tree permit would need to be obtained.
- A Committee Member asked for clarification on the proximity of transit. Staff responded that the site could be served directly by Roseville Transit's Arrow service and confirmed the nearest local route stop is located just down the street.
- A Committee Member asked if there was a requirement for low-income housing. Staff responded that there was not an affordable housing requirement for this project.
- A Committee Member mentioned that the project would be an improvement to the area.
- A Committee Member had questions regarding the trash and if residents would need to take their trash receptacles to the street. Applicant responded that each garage has an alcove to store trash receptacles and that tenants will be required to pull them outside their home on trash day. Staff responded that the design of the driveway was not only for emergency vehicles access but also trash collection.
- A Commissioner expressed his appreciation for the permeable pavers.

Chair Haggenjos opened the public comment period. Seeing none Chair Haggenjos closed the public comment period and Public Hearing.

Commission Discussion

- A Commissioner expressed his thanks to the applicant for the care and design of the project.

Motion by Committee Member Boyle, seconded by Committee Member Rohey, to:

1. Adopt the Rail Town Village Initial Study Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; and
2. Adopt the four (4) findings of fact and approve the Design Review Permit subject to sixty-nine (69) conditions of approval; and
3. Adopt the two (2) findings of fact and approve the Tree Permit subject to twenty (20) conditions of approval.

The Motion passed unanimously with a voice vote.

VI. STAFF/COMMITTEE REPORTS

Staff Report

- There will not be an August Design Committee Meeting
- Effective midnight on July 17, 2025, any project requiring a public hearing will require a project notification posting of a minimum 20" by 30" within first 30 days on-site in order for the project to be deemed complete in the processing.

Committee Report

- A Committee Member asked what type of projects are heard by the Design Committee. Staff responded that items that require a Design Review Permit and may be heard with some ancillary permits.

VII. PUBLIC COMMENTS

Chair Haggenjos opened the Public Comment period. Seeing none, Chair Haggenjos closed the Public Comment period.

VIII. ADJOURNMENT

Committee Member Boyles, seconded by Committee Member Rohey, to adjourn the meeting. The Motion passed unanimously at 5:18 p.m. with a voice vote.



Design Committee Communication

Meeting Date: 9/18/2025
Item #: IV.1
Item ID: 2025-670

Title: North Industrial Plan Area Parcel 56 - M2 Motorsports, 8457 Washington Bl, File # PL24-0862
Contact: Sean Morales 916-774-5282 smorales@roseville.ca.us

REQUEST

The applicant requests approval of a Design Review Permit to allow construction of a 51,565 s.f. industrial and automobile storage buildings with an attached 1,882 s.f. clubhouse space for shared use. The request also includes a Voluntary Merger to merge the two existing parcels Lot 7 (.89 acres) and Lot 8 (2.06 acres) to create one 2.95-acre parcel to facilitate development of the property.

Applicant: Jacob Becker, RMW Architecture and Interiors
Owner: Steve Lefler, M2 Commercial Companies

RECOMMENDATION

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

1. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy (70) conditions of approval; and
2. Approve the Voluntary Merger subject to nine (9) conditions of approval.

Respectfully Submitted,
Sean Morales, Associate Planner

Greg Bitter, Planning Manager

ATTACHMENTS:

1. Staff Report
2. Exhibit A Plans
3. Exhibit B Voluntary Merger

REVIEWERS:

Lupe Nelson, Development Services Department

Created -

ITEM 4.1: Design Review Permit and Voluntary Merger – 8457 Washington Boulevard – NIPA PCL 56 - M2 Motorsports – File #PL24-0862

REQUEST

The applicant requests approval of a Design Review Permit to allow construction of a 51,565 s.f. industrial and automobile storage buildings with an attached 1,882 s.f. clubhouse space for shared use. The request also includes a Voluntary Merger to merge the two existing parcels Lot 7 (.89 acres) and Lot 8 (2.06 acres) to create one 2.95-acre parcel to facilitate development of the property.

Applicant – Jacob Becker, RMW Architecture and Interiors
Owner – Steve Lefler, M2 Commercial Companies

SUMMARY RECOMMENDATION

The Planning Division recommends the Design Committee take the following actions:

1. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy (70) conditions of approval; and
2. Approve the Voluntary Merger subject to nine (9) 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.

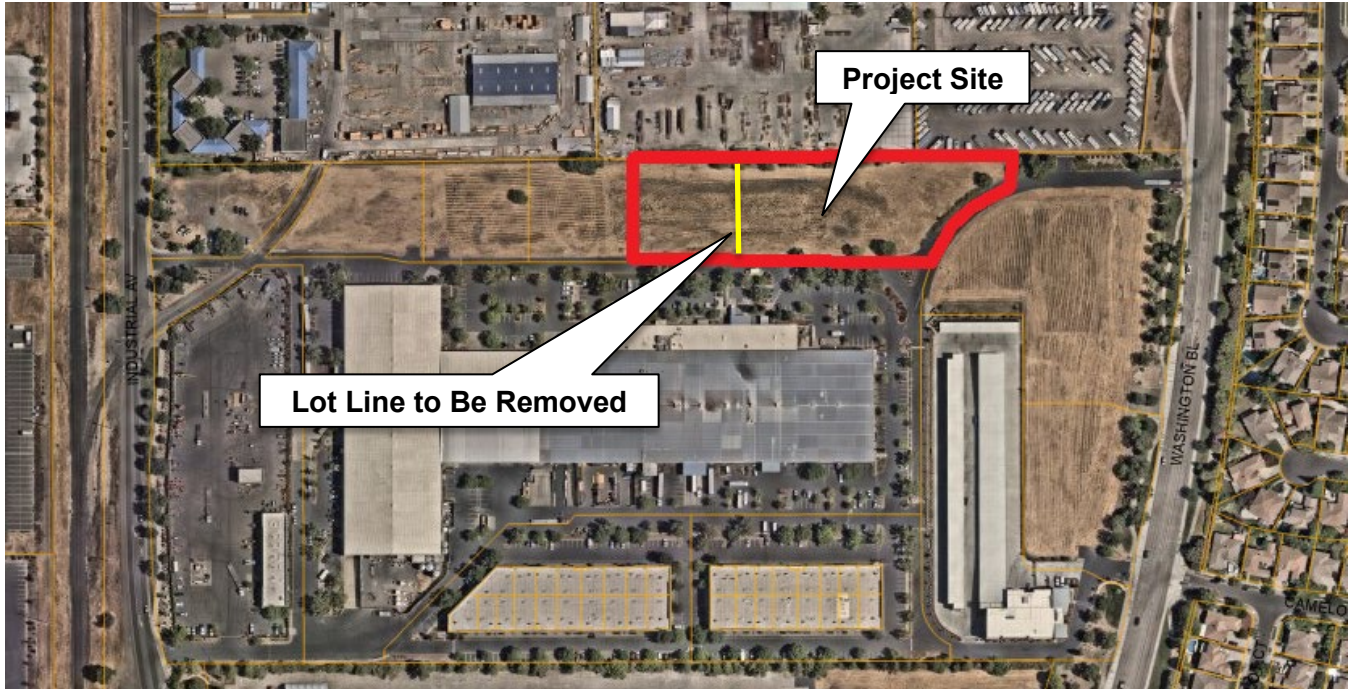
BACKGROUND

The project is located at 8457 Washington Boulevard, north of the intersection of Industrial Avenue and Washington Boulevard (Figure 1). The project site has a General Plan land use designation of General Industrial (IND), and a zoning designation of General Industrial (M2). The site is currently surrounded by Industrial uses to the north, vacant industrially-zoned land to the east and west, and the Washington Crossing light industrial development to the south.

The area was originally part of the American Olean ceramic tile manufacturing plant property. The plant was approved in December of 1972 by the Planning Commission (File #UP 72-27). In the mid-1990s, American Olean Tile ceased operations at the site, and the building was partitioned into multiple tenant spaces. The entire site was purchased by Coastal/KMS, and subsequently a Design Review Permit and Tentative Subdivision Map to construct nine light industrial buildings and thirteen office buildings on the property (File #2006PL-051) was approved by the Planning Commission on February 8, 2007. The industrial park, now known as Washington Crossing, was partially developed with road improvements and several of the approved light industrial buildings.

The current project site is located in the northern portion of the property where two light industrial buildings A-1 and A-2 were proposed in the Washington Crossing project. Instead of the light industrial buildings, the current request is a Design Review Permit to allow construction of a 51,565 s.f. automobile storage building with an attached 1,882 sf clubhouse space. Customers of the site will store high-end automobiles and accessories within the storage units on-site. Each unit will contain storage space, a mezzanine and a bathroom. It is anticipated each unit could also contain work space for each user.

Figure 1: Project Location



EVALUATION – DESIGN REVIEW PERMIT

The evaluation of the Design Review Permit has been based on the applicable development and design standards within the City’s Zoning Ordinance, the City’s Community Design Guidelines (CDG), and the NIPA. Section 19.78.060(B) of the City of Roseville Zoning Ordinance requires four findings of fact be made in order to approve a Design Review Permit. The four findings for approval of the Design Review Permit are listed below in *italicized, bold* text and are followed by an evaluation of the project in relation to each finding.

- 1. The project as approved preserves and accentuates the natural features of the property, such as open space, topography, trees, wetlands and water courses; provides adequate drainage for the project; and allows beneficial use to be made of the site for development.***

The Project site as previously mentioned is comprised of two (2) parcels totaling 2.95 acres of vacant land within the Washington Crossing development. The Project site is vacant with non-native annual grassland. The land has been disturbed throughout the years, with evidence of disking throughout the site.

As part of the Coastal KMS project from 2006, biologists visited the site and found no natural features on the site including protected trees or wetlands. The Project site is relatively flat and no significant grade changes occur. The project has been reviewed by the City’s Engineering Division and has been designed consistent with City standards related to drainage improvements and stormwater quality facilities.

- 2. The project site design as approved provides open space; access; vehicle parking; vehicle, pedestrian and bicycle circulation; pedestrian walks and links to alternative modes of transportation; loading areas; landscaping; irrigation; and lighting which results in a safe, efficient, and harmonious development and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the applicable specific plan and/or applicable design guidelines.***

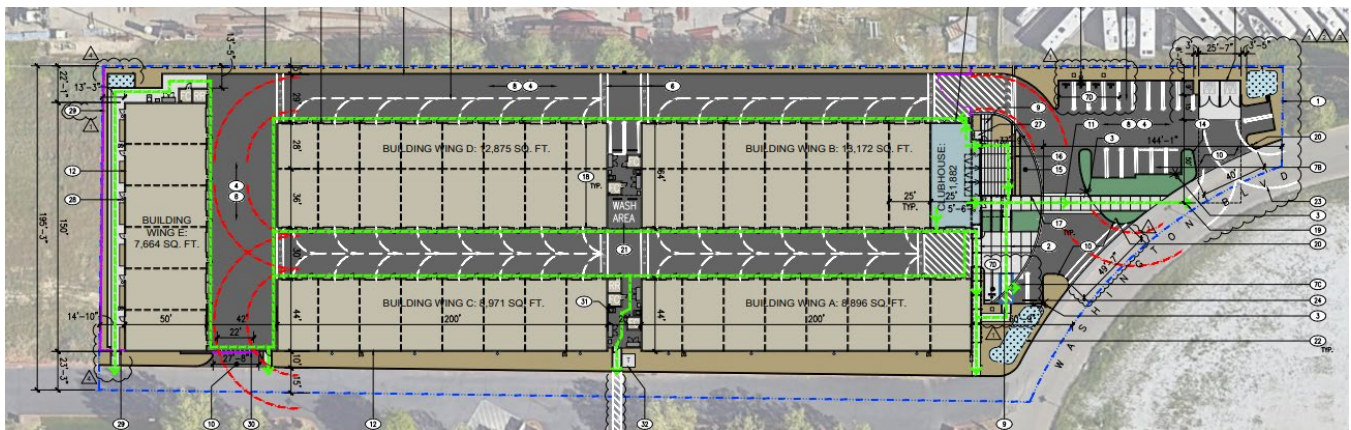
The evaluation of the Design Review Permit has been based on the applicable development and design standards within the City’s Zoning Ordinance, the City’s CDG, and the NIPA. Staff reviewed the proposal

for consistency with all applicable standards and found the project to be consistent with the pertinent requirements and guidelines. The following sections of evaluation focus on areas of interest.

Site Planning and Building Siting

The Project is comprised of two parcels, which are proposed to be merged. The resulting parcel has frontage onto the drive aisles that connect to Washington Bl. (Figure 2). Five buildings are proposed with the project, which will each contain separate motor vehicle storage units. As proposed, the buildings are situated throughout the Project site to ensure the roll-up doors are screened from public view and facilitate internal circulation through the site. Buildings A and B, on the eastern portion of the site, contain more detailed architectural treatment on the eastern elevation facing Washington Bl. to provide visual interest from the public way and the parking lot is on the eastern portion of the site to serve customers arriving via Washington Bl.

Figure 2. Site Plan



Access and Circulation

The main entries to the project site would be from internal driveways that serve the overall Washington Crossing project. There are two driveways that serve the parking area near the entrance and one emergency vehicle access (EVA) on the western portion of the site. There are also pedestrian connections near the front entrance as well as on the southern border to the project to allow access to the rest of the Washington Crossing development.

Parking

There is no parking requirement in the Zoning Ordinance specific to automobile storage. The closest use would be personal storage, which would require four (4) parking spaces be provided on-site. The applicant proposes to provide twenty (20) spaces on-site to allow flexibility for visitors. It is anticipated that a majority of users would park inside their individual units or directly in front of the roll up door to their unit when they are visiting the site. There is also a reciprocal parking and access agreement across the Washington Crossing development, which would allow customers to utilize the parking spaces to the south of the project if necessary.

Landscaping & Lighting

Landscaping is proposed to include primarily low water-use trees, shrubs, and ground cover. The internal site area is covered with buildings and driveways, so landscaping is focused on the perimeter. Trees and shrubs are used to provide visual relief for the spans of building wall on the southern perimeter of the site as suggested in the Community Design Guidelines. Landscaping within the parking area will consist of a mix of Red Push Pistache and London Plane Tree to ensure that 50-percent of the paved parking areas be shaded by trees at 15-year maturity. The landscape plan indicates that the Project site will provide 57-percent parking lot shading, exceeding the minimum requirement.

The parking lot lighting will consist of LED pole-mounted lights with an overall height of twenty-five (25) feet around the storage buildings and eighteen (18) feet in the parking area at the front of the site. This height complies with CDG Policy OI-82, which requires pole mounted lighting to be no taller than 35 feet for industrial projects. Consistent with CDG Policy OI-78, the lighting sources will have cut off lenses and be located to avoid light spillage and glare on adjacent properties. The lighting is conditioned to comply with the City’s minimum lighting level requirements (0.5 foot-candles in pedestrian areas and 1.0 foot-candles in vehicle areas). As such, staff finds the photometric plan is consistent with the CDG.

3. The building design, including the materials, colors, height, bulk, size and relief, and the arrangement of the structures on the site, as approved is harmonious with other development and buildings in the vicinity and which is consistent with the applicable goals, policies and objectives set forth in the General Plan, the Community Design Guidelines and the applicable specific plan and/or applicable design guidelines.

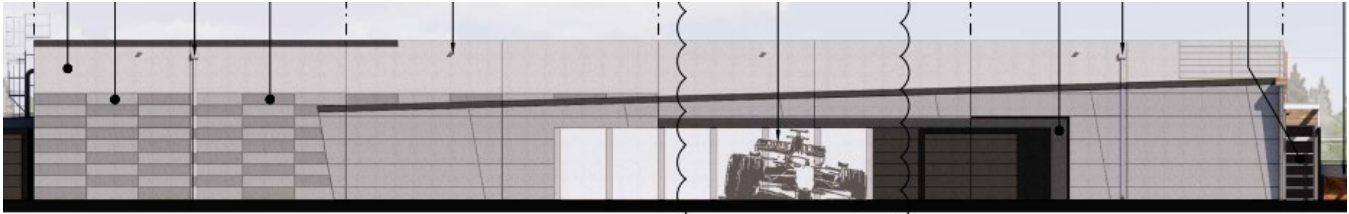
The Community Design Guidelines suggest that projects with multiple buildings develop an architectural theme throughout the project. The Washington Crossing development consists of a range of industrial buildings including the large original American Olean tile building at the center of the project completed in the 1970s, two industrial flex buildings at the southern portion of the development completed in 2009, and Extra Space Storage completed in 2022. Each of the buildings is different architecturally but contain common elements such as metal and stucco wall materials in shades of white, tan, and gray. The M2 Motorsport conceptual plans show a concrete tilt-up construction, score lines and wall, and roof line variation to provide visual interest, consistent with the Community Design Guidelines. The buildings are generally square in shape with the south and east elevations including enhanced materials and angled wall faces for visual interest toward the public way (Figure 3).

Figure 3: Building A and B East Elevation



The color palette includes a white and gray color scheme as well as steel panels and faux bamboo tile for accent materials. The colors will be used in varying shapes and patterns including a checkerboard-like accent wall and blocks of color at human scale to break up the southern wall planes. One building is also proposed to include a painted car graphic to add further visual interest (Figure 4). The east elevation features wall plane and material variation as well as glazing on the clubhouse storefront to welcome visitors into the project. Overall, the building design and color scheme are compatible with the existing industrial structures in the area while also providing design elements unique to the project.

Figure 4: Building A South Elevation



- 4. The design of the public services, as approved, including, but not limited to, trash enclosures and service equipment are located so as not to detract from the appearance of the site, and are screened appropriately and effectively using construction materials, colors and landscaping that are harmonious with the site and the building designs.***

All trash containers will be screened within trash enclosures. The enclosures will be surrounded by landscaping. All rooftop mechanical equipment will be sufficiently screened from public view by the building parapets.

EVALUATION – Voluntary Merger

The Subdivision Ordinance does not list any required findings for a Voluntary Merger (VM); however, a VM must comply with the following criteria listed below. Each criterion is listed in ***bold italic*** font, followed by an evaluation.

- 1. Compliance with the City of Roseville General Plan.***

The Project site encompasses two (2) existing parcels that have a General Plan land use designation of General Industrial (IND). The applicant is not proposing to change the use of the land nor the density; therefore, the proposed VM is in conformance with the General Plan.

- 2. Compliance with the Zoning Ordinance for the district in which it is located.***

The Project site parcels all have a zoning designation of General Industrial (M2) and are located within the North Industrial Plan Area. The zoning ordinance does not contain minimum lot size standards for the M2 zone. Rather, the zoning ordinance contains a list of permitted uses. The conceptual industrial site plan provided with the applications shows industrial buildings that contain a storage use, which is permitted in the M2 zone. The Project site is therefore in compliance with the M2 district.

- 3. Compliance with the local building regulations.***

The California Building Code (CBC) establishes building regulations based upon the type of construction, the use of a building or structure and a building's proximity to other buildings and property lines. As discussed, the conceptual industrial site plan aligns with the expected development pattern for the respective zoning and land use designations and will not prevent future structures from complying with the local building code regulations and the required building setbacks from the property lines.

- 4. Provisions for relocation of existing infrastructure or easements.***

There are several existing easements on the Project site that are proposed to remain on the site for site drainage and utilities. The Engineering Division and other applicable departments have reviewed the proposed infrastructure and easements.

PUBLIC OUTREACH

The proposed project was distributed to all internal and external agencies and departments who have requested such notice, and all comments or recommended conditions of approval have been incorporated into the project, as appropriate. Early notification of the project was posted on the Roseville Coalition of Neighborhood Associations (RCONA)'s website. A notice of the public hearing was published in the Roseville Press Tribune on September 5, 2025 and a notice of the hearing was also distributed to all property owners within 300 feet of the site and posted on the RCONA website. No comments have been received as of publication of the staff report.

ENVIRONMENTAL DETERMINATION

This project is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332, which exempts In-Fill Development Projects that meet the following criteria: (a) project is consistent with the applicable general plan designation, applicable general plan policies, and applicable zoning designation and regulations. (b) the project occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. (c) The site has no value, as habitat for endangered, rare or threatened species. (d) the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services. The project meets these criteria and is therefore exempt.

RECOMMENDATION

The Planning Division recommends the Design Committee take the following actions:

1. Adopt the four (4) findings of fact and approve the **DESIGN REVIEW PERMIT – 8457 WASHINGTON BOULEVARD – NIPA PCL 56 – M2 MOTORSPORTS – FILE #PL24-0862** subject to seventy (70) conditions of approval; and
2. Approve the **VOLUNTARY MERGER – 8457 WASHINGTON BOULEVARD – NIPA PCL 56 – M2 MOTORSPORTS – FILE #PL24-0862** subject to nine (9) conditions of approval.

CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT – FILE #PL24-0862

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **September 18, 2025** and if not effectuated shall expire on **September 18, 2027**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **September 18, 2028**. (Planning)
2. The project is approved as shown in **Exhibits A and B** and as conditioned or modified below. (Planning)
3. The project shall be addressed as 8457 Washington Bl. All projects with multi-tenants shall submit a site plan and floor plans (for all floors and all uses) upon initial Building Permit submittal for address approval or assignment. At that time addresses for buildings and apartments/suites will be assigned by city staff. They will be provided to the applicant prior to second submittal for the plans to be updated with the approved addresses. Please specify "Business Services – Addressing" on the submittal. See *City of Roseville Addressing Guidelines* at Roseville.ca.us/Addressing for more information. (Business Services)
4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)

5. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
6. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans have been submitted for review and are approved with grading and/or encroachment permits issued by the Department of Development Services – Engineering Division. (Engineering)
7. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. The Developer shall submit civil drawings to the Department of Development Services – Engineering Division for review and approval. (Engineering)

PRIOR TO ISSUANCE OF BUILDING PERMITS:

8. Parking lot design shall conform to the City's design standards, including the following minimum standards for parking stalls:
 - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6-inch raised curb or concrete bumper. (Planning)
 - b. Standard – 9 feet x 18 feet; Compact – 9 feet x 16 feet; Accessible – 14 feet x 18 feet (a 9-foot-wide parking area plus a 5-foot-wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible – 17 feet x 18 feet (9-foot-wide parking area plus an 8-foot-wide loading area). (Planning)
 - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:
 - i. Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC.
 - ii. Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11 of the CBC.
 - iii. Accessible parking and exterior route of travel shall comply with CBC, Sections 11B-206 and 11B-208. (Building)
9. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
10. The plans submitted to the Building Division for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
11. The project Landscape Plans shall comply with the following:
 - a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines; backflow preventers; fire department connections; and public

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- water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, Engineering)
- b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
 - c. At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering. (Planning)
 - d. The landscape plan shall comply with the Landscape Guidelines for North Roseville Area Design Guidelines and the City of Roseville Water Efficient Landscape Ordinance. (Planning, Environmental Utilities)
 - e. All landscaping in areas containing electrical service equipment shall conform to the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
 - f. Slopes within landscape planters shall be no more than 3:1. A two-foot flat bench located at back-of-walk shall be included in the landscape area to slow or allow absorption of nuisance run-off from the planters. (Parks, Recreation, and Libraries)
 - g. All landscaping shall conform to the standards of crime prevention through environmental design with the intent to create natural surveillance, controlling access, and territorial reinforcement to property boundaries. (Police)
12. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
 13. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed addressing for the building and dwelling unit numbers. The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)
 14. A separate Architectural Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
 15. For Multiple Building Complexes: As part of the required Architectural Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)
 16. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code–CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)
 17. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package.

Building plan review, permit issuance and archiving is based on each individual building address.
(Building)

18. For all work to be performed off-site, permission to enter and construct shall be obtained from the property owner, in the form of a notarized right-of-entry. Said notarized right-of-entry shall be provided to Development Services - Engineering prior to approval of any plans. (Engineering)
19. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
20. A note shall be added to the grading plans that states:

*“Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.”* (Public Works)
21. The applicant shall dedicate all necessary rights-of-way or Public Utility Easement for the widening of any streets or transfer of public utilities across and over any portion of the property as required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Recorder’s Office. (Engineering)
22. Bike parking and electric vehicle parking spaces shall be provided per the California Green Building Standards. Carpool spaces shall also be provided per the City of Roseville’s Transportation System Management (TSM) Ordinance, R.M.C Chapter 11.33. Bike rack/locker design and designated parking space markings and location shall be approved by Alternative Transportation. (Alternative Transportation, Building).
23. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP’s) per the City’s Stormwater Quality Design Manual, which includes trash capture requirements. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP’s shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP’s. (Engineering)
24. A drainage study will be required that analyzes the amount of storm water being collected offsite (to the north of this proposed project) and its impact to the storm drain system and BMP’s proposed on the project site. (Engineering)
25. Prior to the approval of the Improvement Plans, the project proponent shall provide proof of preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification Number (WDID#), provided to the applicant from RWQCB, placed on the coversheet of the improvement plans. Upon approval of the improvement plans, a copy of the SWPPP shall be required onsite and available for viewing by City inspection staff upon request. (Engineering)
26. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate

landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)

27. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Development Services – Engineering will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)
28. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
29. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
30. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan-view and in profile-view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)
31. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
32. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
 - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12 feet unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
 - b. Water and sewer shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions of approval.
 - c. All sewer manholes shall have all-weather, 10-ton vehicle access unless otherwise authorized by these conditions of approval. (Environmental Utilities)
33. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)
34. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)
35. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)

36. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
37. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting. (Fire)
38. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
 - a. one (1) set of improvement plans
 - b. load calculations
 - c. electrical panel one-line drawings
39. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot-candle, and 0.5 foot-candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning, Police)
40. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections 22507.8, 22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning, Police)
41. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:

42. Any backflow preventers visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventers shall be screened with landscaping and shall comply with the following criteria:
 - a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventer to the landscaping.
 - b. For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.
 - c. The control valves and the water meter shall be physically unobstructed.
 - d. The backflow preventer shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)
43. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:
 - a. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
44. Easement widths shall comply with the City's Improvement Standards and Construction Standards. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. All existing public utility, electric, water, sewer and reclaimed water

easements shall be maintained unless otherwise authorized by these conditions of approval. (Public Works, Environmental Utilities, Electric)

45. Inspection of the potable water supply system on new commercial/industrial/office projects shall be as follows:
- a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventer.
 - b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventer to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.
 - c. The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)
46. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
47. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)
48. Water, sewer and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)
49. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
50. No kitchenettes of any type shall be constructed within the individual storage units. All interior plumbing shall be for restrooms only. (Environmental Utilities)
51. **Restaurants or other Food Service Establishment (FSE).** The applicant shall design for installation and/or install an exterior grease interceptor if the proposed business could potentially discharge substances containing fats, oils and grease (FOG) into the sewer system. The grease interceptor shall be adequate to separate and remove FOG contained in the wastewater from FSE's prior to discharge to the public sewer. (Environmental Utilities)
52. In the event an exterior grease interceptor cannot be installed due to space limitation, the developer shall install a grease trap, per City Standards, that will mechanically separate the FOG contained in the wastewater from the FSE prior to discharge to the public sewer. (Environmental Utilities)
53. Pursuant to the Municipal Code, the applicant shall apply for and obtain a FOG waste discharge permit (FOG WDP) from the Environmental Utilities Industrial Waste Division prior to occupancy or prior to discharging waste to the public sewer. The applicant shall submit information required by the Environmental Utilities Department for evaluation, including but not limited to: site plans, floor plans, mechanical and plumbing plans, and details to show all sewers, FOG control device, grease interceptor or other pretreatment equipment and appurtenances by size, location and elevation. Additional information related to the applicant's business operations and potential discharge may be requested to properly evaluate the FOG WDP application. (Environmental Utilities)

54. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
55. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)
56. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
57. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
58. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
 - a. Locate the metered service panel on the outside of the building.
 - b. Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry. (Electric)
59. One ¾-inch conduit with a 2-pair phone line shall be installed from the building's telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
60. It is the responsibility of the developer to ensure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)
61. Signs shown on the elevations are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
62. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed-free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)
63. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)
64. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)
65. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)

66. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
67. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance, project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday, provided that all construction equipment shall be fitted with factory installed muffling devices and be maintained in good working order. (Building)
68. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Division Field Inspector at the time of or prior to the foundation inspection. (Building)
69. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Certificate of Occupancy (TCO) of the building. If a TCO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Certificate of Occupancy. (Building)
70. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Division and shall include the following:
 - a. A description of measures that will be undertaken to minimize conflict between residents/building occupants and construction traffic (e.g. fencing, etc.);
 - b. A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
 - c. An estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

CONDITIONS OF APPROVAL FOR THE VOLUNTARY MERGER – FILE #PL24-0862

1. The Voluntary Merger is approved as shown in **Exhibit B**. (Planning, Engineering)
2. The following shall be submitted to Engineering prior to recordation of the Voluntary Merger or Lot Line Adjustment:
 - a) Two copies of property boundary description with exhibit map (8.5" x 11" sheet), and one copy of boundary closure calculations for resulting lots. These items shall be stamped and signed by a California Licensed Land Surveyor or Registered Civil Engineer authorized to practice land surveying.
 - b) One copy of the Conditions of Approval.
 - c) A completed Property Owner Consent Form.
 - d) Deed to convey interest in the property.
 - e) Preliminary title report no older than six months for all properties involved. (Engineering)

3. If surveying monuments are placed as a result of this Property Line Adjustment, it will be the responsibility of the Surveyor to record a Record of Survey with the County Recorder's Office. (Engineering)
4. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
5. The applicant shall submit to the Engineering Division of Public Works a paper copy and an electronic copy of the recorded Voluntary Merger or Lot Line Adjustment per the "Digital Submittal of Cadastral Surveys." (Environmental Utilities)
6. Prior to recordation of the Voluntary Merger, the applicant shall pay the City's surveyor's processing and consulting fee of \$150. (Engineering)

OTHER CONDITIONS IF NEEDED TO RELOCATE FACILITIES AND EASEMENTS

7. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. (Environmental Utilities, Electric, Engineering)
8. All existing buildings shall conform to Table 5A of the Uniform Building Code (UBC) with regard to the minimum distance to the property line. (Building)
9. Any structures crossing the adjusted parcel lines shall be removed prior to recordation of the Voluntary Merger documents. (Engineering)

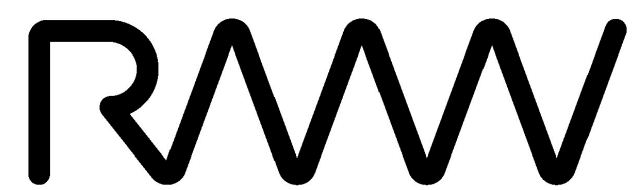
EXHIBIT

- A. Plans
- B. Voluntary Merger Exhibit

Note to Applicant and/or Developer: Please contact Planning Division staff at (916) 774-5276 prior to the Design Committee meeting if you have any questions on any of the recommended conditions for your project. If you challenge the decision of the Design Committee 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.

M2 MOTORSPORTS INDUSTRIAL CONDOS

8457 WASHINGTON BLVD.
ROSEVILLE, CALIFORNIA



RMW Architecture Interiors
1718 Third Street Suite 101
Sacramento California 95811

Office
916 449-1400

rmw.com

OWNER / DEVELOPER:



M2 Investment Group
4160 Douglas Boulevard #200
Granite Bay, CA 95746
916.918.8050 | 916.918.8051

PRELIMINARY DESIGN DOCUMENTS FOR:

M2 MOTORSPORTS INDUSTRIAL CONDOS

8457 Washington Blvd
Roseville, CA 95678

approved for the owner by:

approved for the architect by:

issue :	description :	date :
A	INITIAL ENTITLEMENT REVIEW	06-13-2024
△	REV. PER PC1 COMMENTS	10-18-2024
△	REV. PER PC2 COMMENTS	01-14-2024
△	REV. PER PC3 COMMENTS	05-09-2025
△	REV. PER PC4 COMMENTS	07-21-2025



PERSPECTIVE RENDERING OF PROPOSED BUILDING

PROJECT NARRATIVE:

Site: The project site is located on the west side of Washington Blvd. in Roseville, California. The project proposes the development of this 2.95 acres undeveloped site with one single story building divided into five wings of motorsports industrial condos totaling approximately 51,565 square feet including a shared approx. 1,882 s.f. clubhouse space.

The project also includes various site improvements such as a tenant amenity area adjacent to the clubhouse, decorative site concrete, and landscaped areas.

Assessor's Parcel Number: 360-070-008 and 360-070-007

Zoning: M-2 General Manufacturing

The building will be of Type III-B construction utilizing site cast, tilted concrete panels with a variety of architectural enhancements. The typical wall panels are to be enhanced with reveals and a textured elastomeric, multicolored coating system. The areas around the building entry are also enhanced with faux wood tile and tinted glazing in aluminum frames with overhead steel-framed painted canopies and decorative steel elements. The placement of these enhancements is focused on the location most visible from the public roadway.

Site Access and Parking: The site will be accessed from entrances on Washington Blvd as well as a shared drive aisle with the southern adjacent site. On site visitor parking is located to the east of the building.

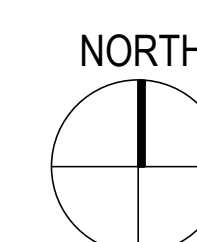
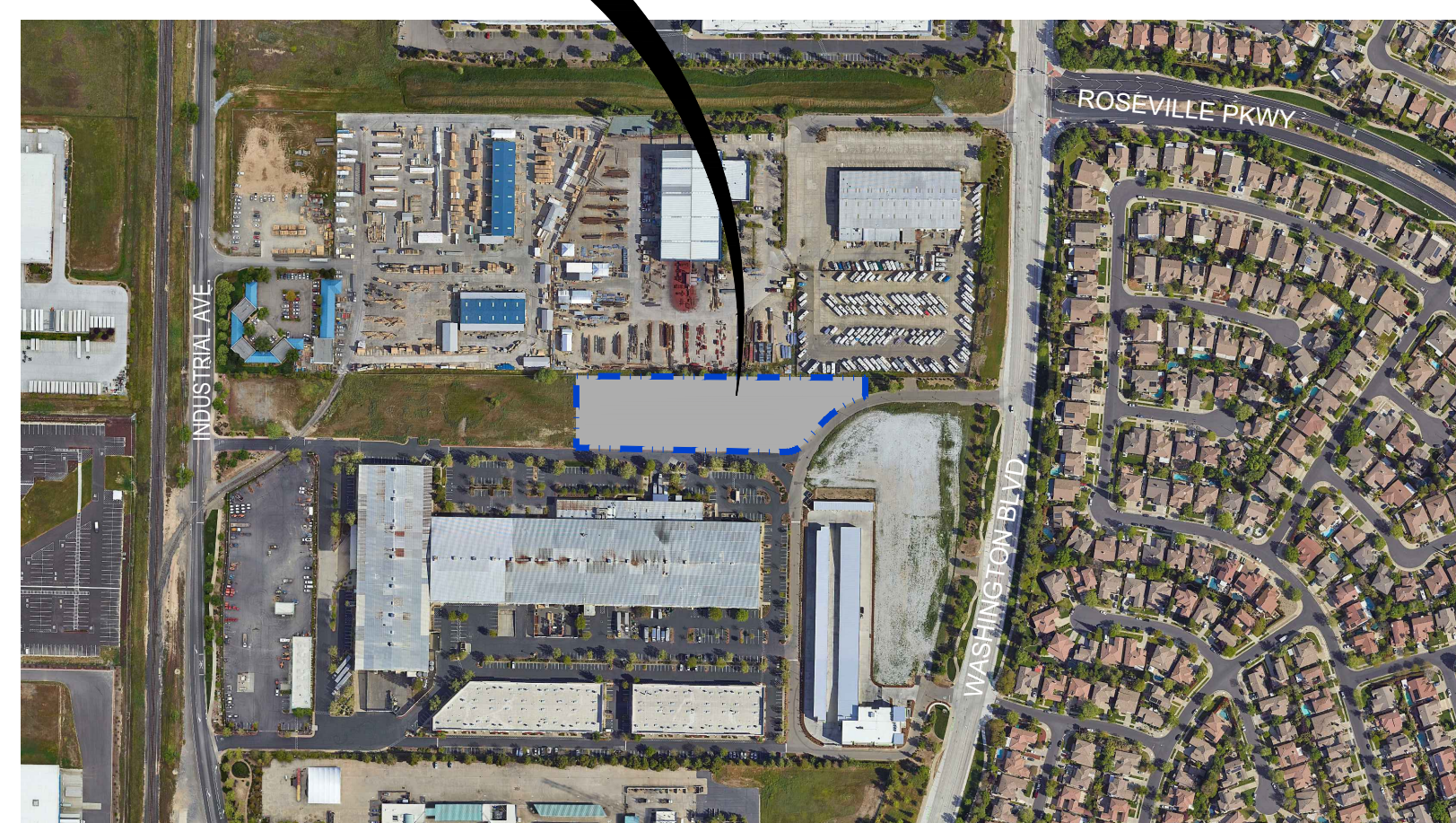
Signage: The proposed signage in this submittal included is for reference only. Criteria for future signage will be provided at a later date and under a separate permit as required.

Landscaping: The project will be fully landscaped using plants appropriate for and indigenous to the area. Low water use plants will be used extensively, while moderate water use plants will be concentrated at accent points, such as driveways and building entries. For further landscaping design information, see the Preliminary Landscape Plan.

Sustainable Materials & Construction Practices: The project will incorporate a variety of sustainable materials and construction practices to include the following: 1) A storm water pollution prevention plan to minimize contamination, erosion, and dust pollution during construction. All storm water runoff from impervious surfaces (roofs and paving) will be routed to and through water quality detention and treatment basins. 2) Storage and collection of recyclable materials. 3) Construction waste management. 4) Environmental tobacco smoke control. 5) Heat reflecting roof membranes. 6) Light pollution reduction. 7) Water efficient landscaping. 8) Water use reduction methods. 9) Low VOC emitting sealants, adhesives, coatings, floorings, and wood materials. 10) Roof structures designed to accommodate additional weight for roof-top photovoltaic electricity generation panel arrays. 11) California Green Building Code compliant electric vehicle charging stations per plans. 12) The project architect is a LEED accredited professional and will apply knowledge of LEED techniques and practices to the project design and construction.

VICINITY MAP:

SITE LOCATION



PROJECT TEAM:

BUILDING OWNER REPRESENTATIVE:

M2 INVESTMENT GROUP
4160 DOUGLAS BLVD #200
GRANITE BAY, CA 95746
P: 916-918-8050

STEVE LEFLER
steve@m2cc.net

ARCHITECT:

RMW ARCHITECTURE & INTERIORS
1718 3RD STREET, SUITE 101
SACRAMENTO, CA 95811
P: 916-449-1400 x405

JEFF LEONHARDT,
PROJECT ARCHITECT &
PROJECT DESIGNER
jleonhardt@rmw.com

CIVIL ENGINEER:

BENNETT ENGINEERING
1082 SUNRISE AVE
ROSEVILLE, CA 95661
P: 916-783-4100

CHARLES OZANICH
tozanich@ben-en.com

LANDSCAPE DESIGNER

YAMASAKI LANDSCAPE ARCHITECTURE
1223 HIGH STREET
AUBURN, CA 95603
P: 530-885-0040 EXT 325

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jeff@yamasaki-la.com

LIGHTING DESIGNER

CAL LIGHTING
11000 OLSON DRIVE, SUITE 200
RANCHO CORDOVA, CA 95670
P: 916-469-4926

DOUG COLEMAN
doug.coleman@cal.lighting

SHEET INDEX:

ARCHITECTURAL

A00.1 COVER SHEET *
A00.2 PROJECT RENDERINGS *
A00.3 PROJECT RENDERINGS *
A01.1 PRELIMINARY SITE PLAN *
A01.2 PRELIMINARY SITE PLAN: P.O.T. / FIRE DEPT. ACCESS *
A01.3 SITE DETAILS
A02.1 PRELIMINARY FLOOR PLAN
A02.2 PRELIMINARY ROOF PLAN
A03.1 EXTERIOR ELEVATIONS *
A03.2 EXTERIOR ELEVATIONS *
A03.3 ENLARGED EAST ELEVATION & PARTIAL SITE PLAN

CIVIL

C-1 TITLE SHEET
C-2 GENERAL NOTES
C-3 EXISTING TOPO PLAN
C-4 CALCULATED SITE PLAN
C-5 GRADING PLAN I
C-6 GRADING PLAN II
C-7 UTILITIES PLAN I
C-8 UTILITIES PLAN II
C-9 SECTIONS AND DETAILS
C-11 EROSION CONTROL PLAN
C-12 EROSION CONTROL DETAILS

LANDSCAPE

L0.1 COVER SHEET
L1.1 CONCEPTUAL IRRIGATION PLAN
L1.2 IRRIGATION SCHEDULE & CALCULATIONS
L2.1 CONCEPTUAL PLANTING PLAN
L2.2 PLANT SCHEDULE & NOTES
L3.1 IRRIGATION DETAILS
L3.2 PLANTING DETAILS

PHOTOMETRICS:

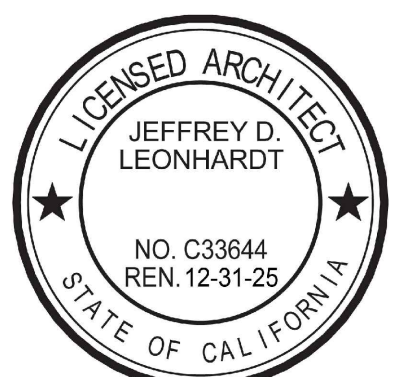
PH-1 PRELIMINARY PHOTOMETRIC SITE PLAN*
PH-2 LIGHTING CUT SHEETS*

*DENOTES A SHEET TO BE PRINTED IN FULL COLOR

drawn by: JAB plot date: 07-21-2025

checked by: JDL

stamp



scale: AS NOTED

project number: 2234018.00

COVER SHEET

sheet no.:

A00.1



A: VIEW OF EAST ELEVATION



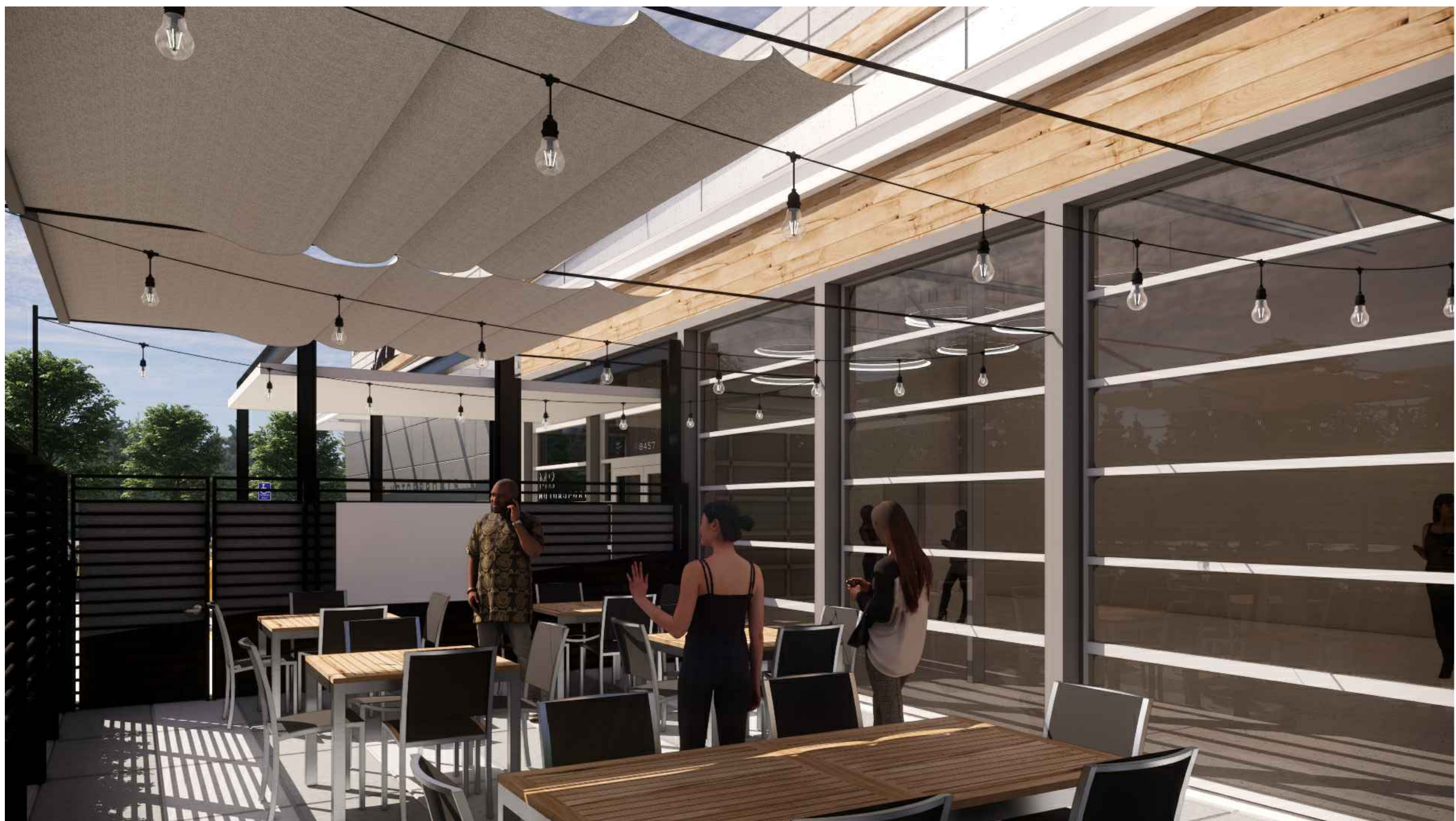
B: VIEW OF SOUTHEAST BUILDING CORNER



C: VIEW OF NORTHEAST BUILDING CORNER



D: AERIAL VIEW OF BUILDING ENTRY AND PATIO



E: VIEW OF PATIO AT CLUBHOUSE



F: VIEW OF CLUBHOUSE ENTERING THE FACILITY

OWNER / DEVELOPER:



M2 Investment Group
4160 Douglas Boulevard #200
Granite Bay, CA 95746
916.918.8050 | 916.918.8051

PRELIMINARY DESIGN DOCUMENTS FOR:

M2 MOTORSPORTS INDUSTRIAL CONDOS

8457 Washington Blvd
Roseville, CA 95678

approved for the owner by :

approved for the architect by :

issue :	description :	date :
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△	REV. PER PC1 COMMENTS	10-18-2024
△	REV. PER PC2 COMMENTS	01-14-2024
△	REV. PER PC3 COMMENTS	05-09-2025
△	REV. PER PC4 COMMENTS	07-21-2025

drawn by : JAB plot date : 07-21-2025

checked by : JDJL

stamp



scale : AS NOTED

project number : 2234018.00

PROJECT RENDERINGS

sheet no. :

1

A00.2

PROJECT RENDERINGS

SCALE: NO SCALE



A: VIEW OF SOUTHEAST CORNER



B: VIEW OF SOUTHWEST BUILDING CORNER



C: VIEW APPROACHING SOUTHWEST ENTRY GATE



D: VIEW AT NORTHEASTERN ENTRY GATE



E: VIEW ENTERING FACILITY AT MAIN ENTRY GATE



F: VIEW OF EAST ELEVATION AT NIGHT

OWNER / DEVELOPER:



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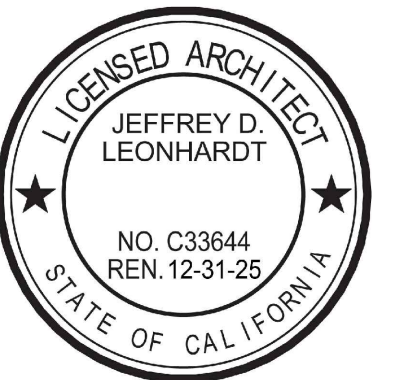
approved for the architect by:

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△	REV. PER PC3 COMMENTS	05-09-2025
△	REV. PER PC4 COMMENTS	07-21-2025

drawn by : JAB plot date : 07-21-2025

checked by : JDL

stamp



scale : AS NOTED

project number : 2234018.00

PROJECT RENDERINGS

sheet no. :



SITE LEGEND:

CLUBHOUSE AREA	LANDSCAPE AREA: LAWN	SITE CONCRETE	ASPHALT AREA	EXISTING PROPERTY LINE	EXTERIOR MOUNTED ELECTRICAL SWITCHGEAR	FIRE DEPARTMENT TURN RADIUS:
FOR SALE/PRIVATE AUTOMOBILE CONDO AREA	LANDSCAPE AREA: BARK	DRIVEABLE PAVER AREA PLANTED WITH GRASS OR ARTIFICIAL TURF	STORM WATER RETENTION AREA	EXISTING CHAIN LINK FENCE	EXTERIOR FIRE RISER	
				NEW WROUGHT IRON FENCE	EXTERIOR MOUNTED ROOF ACCESS LADDER	



PRELIMINARY SITE PLAN

SCALE: 1" = 30'-0"

1

SITE DATA:

ADDRESS: 8457 AND 8465 WASHINGTON BLVD.
 APN: 360-070-008 and 360-070-007
 SITE ZONING: M2 GENERAL INDUSTRIAL
 OCCUPANCY TYPE: CONDOS: S-1
 CLUBHOUSE: A-3
 SITE AREA: 128,575.92 G.S.F. = 2.95 ACRES
 BUILDING AREA: (51,565 G.S.F.)
 F.A.R.: 40.10%
 CONSTRUCTION TYPE: TYPE III-B
 BUILDING HEIGHT: 25'-11"
 NUMBER OF STORIES: 1

KEYNOTES:

- 1 EXISTING PROPERTY LINES.
- 2 STRIPED PEDESTRIAN PATH OF TRAVEL
- 3 SITE LIGHTING, SEE PHOTOMETRIC PLANS
- 4 PARKING AND DRIVE ISLES TO BE ASPHALT CONCRETE
- 5 TYPICAL 6" TALL X 6" WIDE CONCRETE CURBS, SEE CIVIL DRAWINGS
- 6 TYPICAL 4" WIDE TRAFFIC STRIPING
- 7 TYPICAL PARKING: (SEE DETAIL 2/A01.3)
 A. STANDARD STALLS: 9' X 19' OR 9' X 17' WITH 2' PARKING OVERHANG
 B. COMPACT STALLS: 8' X 16' OR 8' X 14' WITH 2' PARKING OVERHANG
 C. VAN ACCESSIBLE PARKING STALL: 9' X 18' MIN. WITH 2' PARKING OVERHANG WITH 8' MIN. WIDE LOADING ZONE AS SHOWN SEE DETAIL 1/A01.3
 D. ELECTRIC VEHICLE CAPABLE CHARGING SPACES (STALLS LABELED "EV CAPABLE"), PER CGC 5.106.5.3, TO FACILITATE FUTURE EQUIPMENT INSTALLATION, 3 STALLS PROVIDED.
- 8 TYPICAL DRIVE ISLE, 20'-0" WIDE MINIMUM. DRIVE ISLES TO COMPLY WITH CITY OF ROSEVILLE FIRE DEPARTMENT PIPE AND LIFE SAFETY STANDARDS, SEE FIRE DEPT. ACCESS SITE PLAN A01.2
- 9 CURB RAMP, SEE DETAIL 7/A01.2
- 10 PROPOSED LOCATION OF NEW SITE ACCESS DRIVE CURB CUT, SEE CIVIL DRAWINGS
- 11 NEW CONCRETE PEDESTRIAN WALKS, ASSUME ALL SIDEWALKS TO BE ACCESSIBLE PATH OF TRAVEL. SLOPE NOT TO EXCEED 1:20 (5%) IN DIRECTION OF TRAVEL. GROSS SLOPE NOT TO EXCEED 1:50 (2%) WHERE PARKING OVERHANG OCCURS, INCREASE WIDTH OF SIDEWALK TO 6'-0" MIN.
- 12 PROPOSED BUILDING EXTERIOR WALLS TO BE SITE CAST TILTED CONCRETE WALLS WITH REVEALS, A TEXTURED ELASTOMERIC COATING AND A MULTI-COLOR PAINT PALETTE. SEE EXTERIOR ELEVATIONS, SHEET A03.1
- 13 TRASH ENCLOSURE W/ 65FT. APPROACH, SEE DETAIL 11/A01.3
- 14 TYPICAL LANDSCAPE PLANTER AREA. ALL LANDSCAPING TO COMPLY WITH CITY OF ROSEVILLE ZONING AND ALL LOCAL JURISDICTIONAL REQUIREMENTS.
- 15 INDICATES DRIVEABLE TURF PAVEMENT AREA.
- 16 INDICATES RAISED PLANTER BED.
- 17 PEDESTRIAN LIGHT FIXTURES MOUNTED TO STEEL I BEAM ARCHITECTURAL ELEMENTS.
- 18 GRADE LEVEL ROLL UP DOOR, TYPICAL
- 19 DASHED GREEN LINE INDICATES ACCESSIBLE PATH OF TRAVEL, SEE 1/A01.2.
- 20 LOCATION OF SITE ENTRY SIGN REGARDING PARKING IN ACCESSIBLE PARKING STALLS, SEE DETAIL 4/A01.2
- 21 LOCATION OF CAR WASH AREA WITH STEEL CANOPY ABOVE.
- 22 STORMWATER RETENTION / DETENTION AREA. SEE CIVIL DRAWINGS.
- 23 INDICATES REFUSE TRUCK TURN RADIUS 30'/50'
- 24 CONCRETE WHEEL STOPS, SEE CIVIL DRAWINGS.
- 25 EXISTING CHAIN LINK FENCE ON NEIGHBORING PROPERTY TO REMAIN.
- 26 DASH-DOT INDICATES EXTERIOR AREA OF ASSISTED RESCUE.
- 27 BICYCLE RACKS, SEE DETAIL 9/A01.2
- 28 WALL PACK LIGHTING, SEE PHOTOMETRIC SHEETS FOR MORE INFORMATION
- 29 NEW DECORATIVE WROUGHT-IRON FENCING. INSTALL PEDESTRIAN ACCESS GATE WHERE OCCURS.
- 30 NEW DECORATIVE WROUGHT-IRON GATE.
- 31 NEW EXTERIOR MOUNTED ROOF ACCESS LADDER.
- 32 PRIMARY ELECTRICAL TRANSFORMER. SEE UTILITY DRAWINGS.

OWNER / DEVELOPER:



M2 Investment Group
 4160 Douglas Boulevard #200
 Granite Bay, CA 95746
 916.918.8050 | 916.918.8051

PRELIMINARY DESIGN DOCUMENTS FOR:

M2 MOTORSPORTS INDUSTRIAL CONDOS

8457 Washington Blvd
 Roseville, CA 95678

approved for the owner by:

approved for the architect by:

issue :	description :	date :
A	INITIAL ENTITLEMENT REVIEW	06-13-2024
	REV. PER PC1 COMMENTS	10-18-2024
	REV. PER PC3 COMMENTS	01-14-2024
	REV. PER PC3 COMMENTS	05-09-2025
	REV. PER PC4 COMMENTS	07-21-2025

drawn by: JAB plot date: 07-21-2025

checked by: JDL

stamp



scale: AS NOTED

project number: 2234018.00

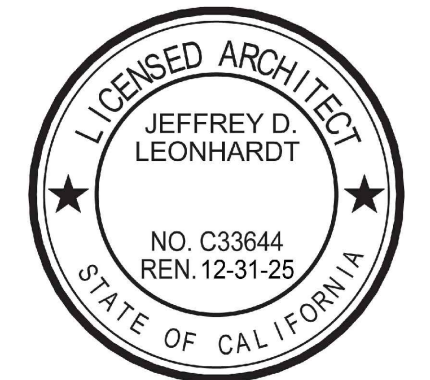
PRELIMINARY SITE PLAN

sheet no.:

A01.1

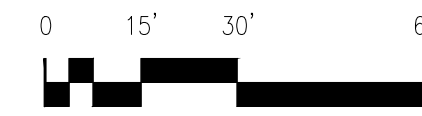
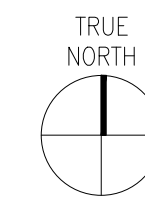
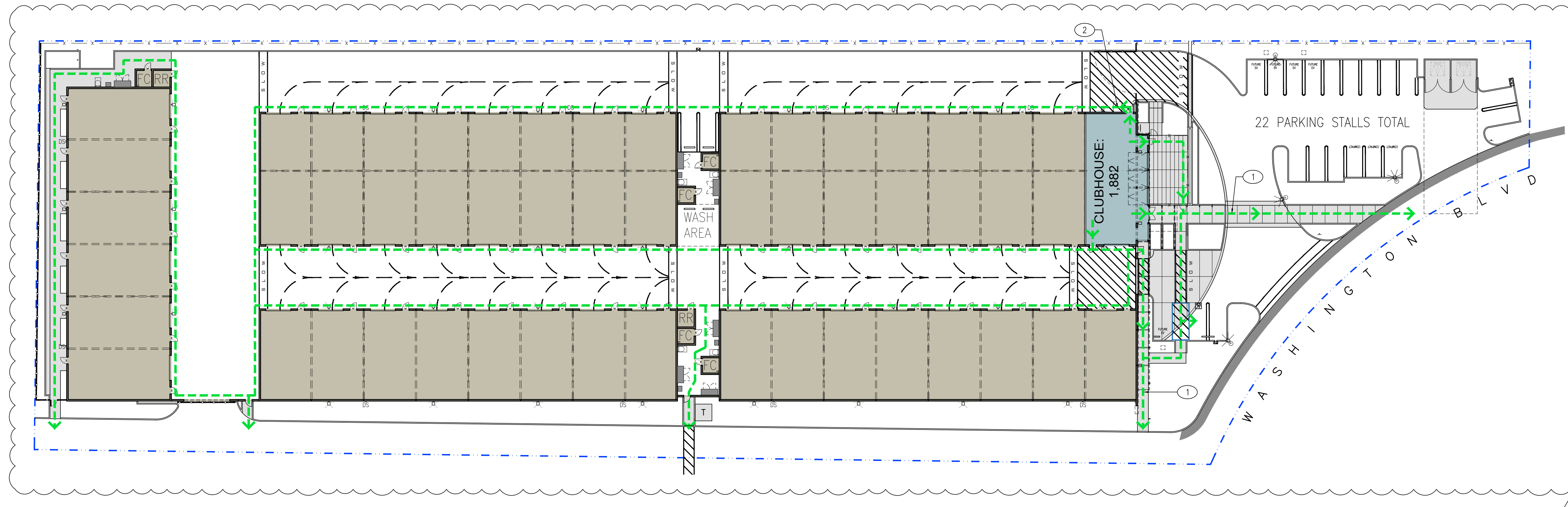


issue :	description :	date :
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3	REV. PER PC3 COMMENTS	05-09-2025
4	REV. PER PC4 COMMENTS	07-21-2025



KEYNOTES: PATH OF TRAVEL

- 1 DASHED GREEN LINE INDICATES ACCESSIBLE PATH OF TRAVEL. SLOPE NOT TO EXCEED 1:20 (5%) IN DIRECTION OF TRAVEL. CROSS SLOPE NOT TO EXCEED 1:50 (2%)
- 2 EXTERIOR AREA OF ASSISTED RESCUE PER CBC 1009.7.1 AND A009.6.3, PROVIDE CLEAR AREA FOR TWO 30"x52" FOR WHEEL CHAIRS. SEE A01.1 & A00.3 FOR ADDITIONAL INFORMATION.



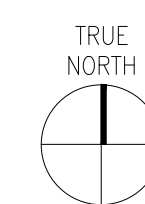
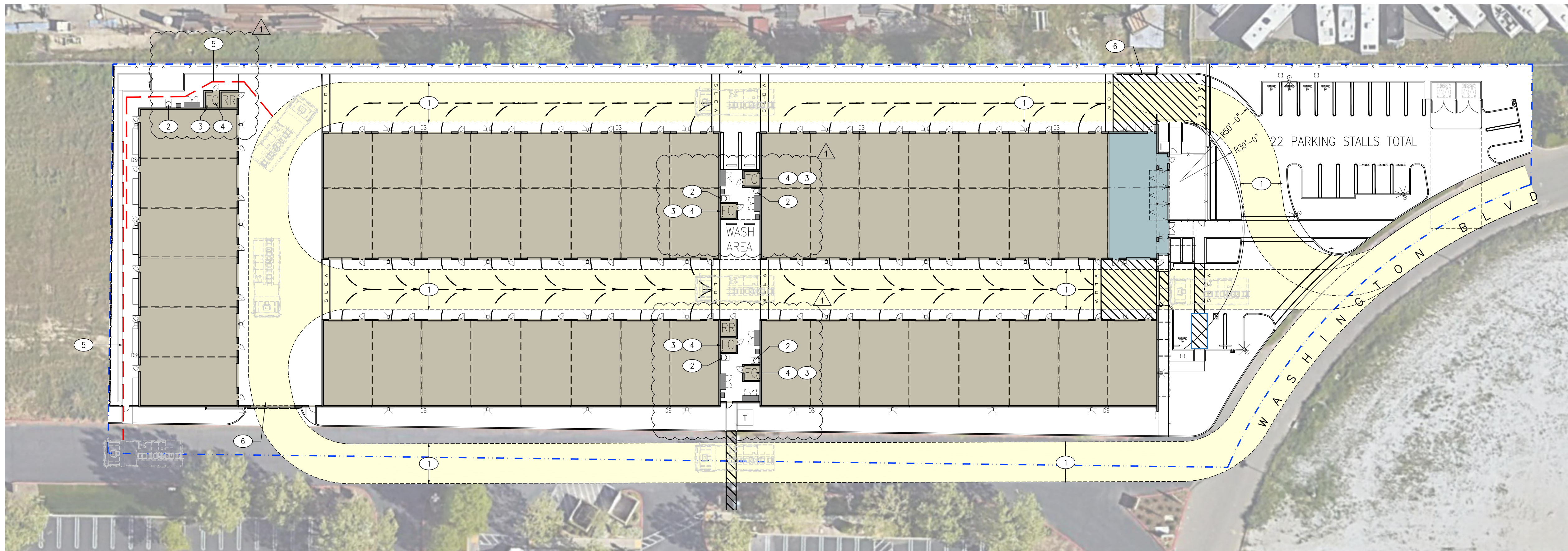
SITE PLAN: PATH OF TRAVEL

SCALE: 1" = 30'-0"

1

KEYNOTES: FIRE DEPARTMENT ACCESS

- 1 FIRE DEPT. ACCESS AISLE, MIN 20'. INSIDE RADIUS MIN 20', OUTSIDE RADIUS MIN 40'
- 2 LOCATION OF EXTERIOR ROOF ACCESS LADDER (DELEGATED DESIGN ITEM). SEE 13/A09.3, FIELD VERIFY.
- 3 LOCATION OF FIRE CONTROL ROOM, SEE FLOOR PLAN SHEET A02.1. FIRE PROTECTION PLANS UNDER SEPARATE PERMIT.
- 4 FIRE RISER LOCATED WITHIN FIRE CONTROL ROOM. FIRE PROTECTION PLANS UNDER SEPARATE PERMIT.
- 5 RED DASHED LINE INDICATES 150' LENGTH OF HOSE PULL FROM FIRE TRUCK.
- 6 LOCATION OF FIRE ACCESS GATE TO COMPLY WITH LOCAL AUTHORITY HAVING JURISDICTION.



PRELIMINARY SITE PLAN: FIRE DEPARTMENT ACCESS

SCALE: 1" = 30'-0"

2

SITE DATA:

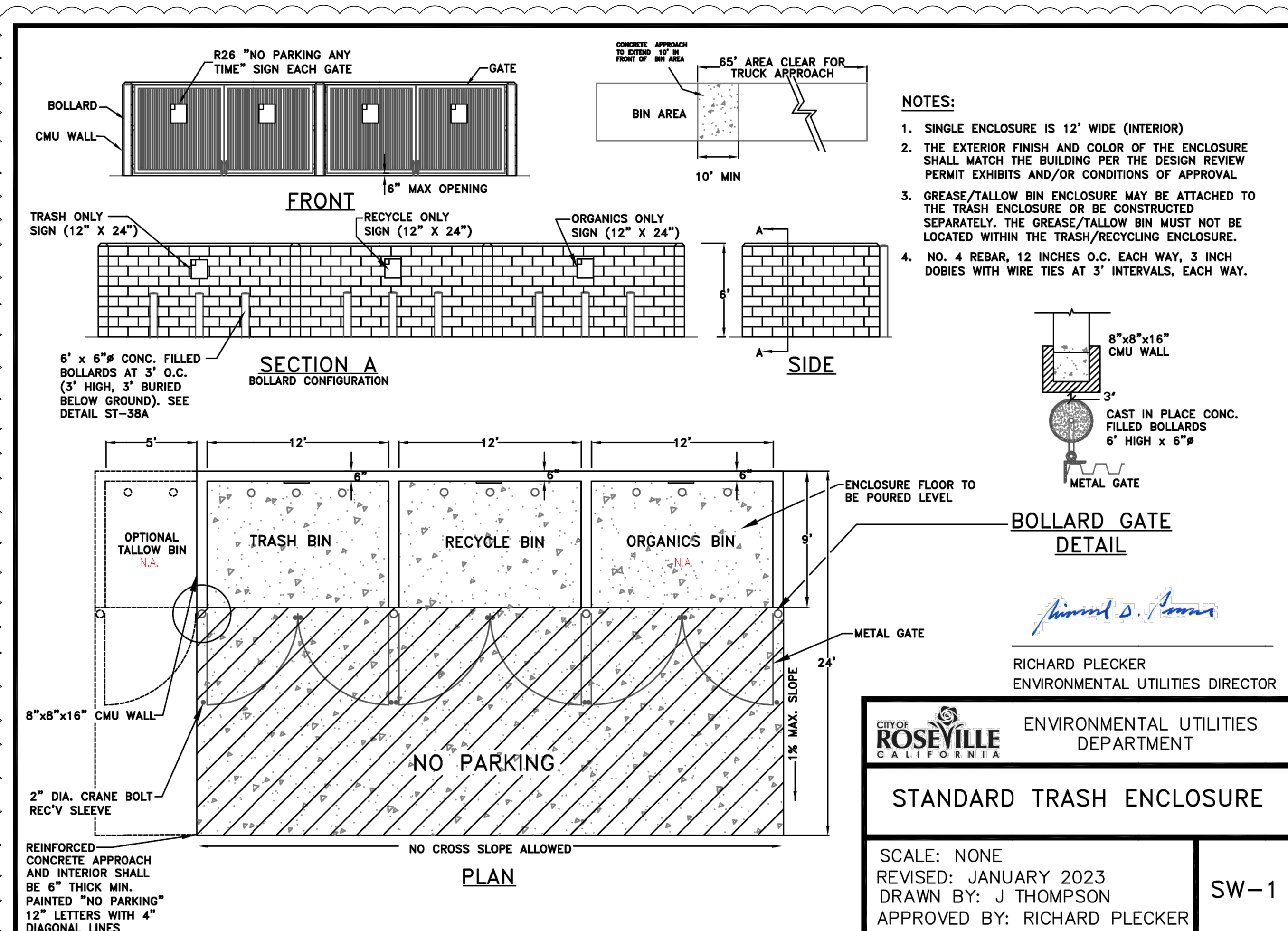
ADDRESS: 8457 AND 8465 WASHINGTON BLVD.
 APN: 360-070-008 and 360-070-007
 SITE ZONING: M2 GENERAL INDUSTRIAL
 OCCUPANCY TYPE: CLUBS: S-1
 CLUBS: A-3
 = 2.95 ACRES
 SITE AREA: 128,575.92 G.S.F.
 BUILDING AREA: 51,565 G.S.F.
 F.A.R.: 40.10%
 CONSTRUCTION TYPE: TYPE III-B
 BUILDING HEIGHT: 25'-1"
 NUMBER OF STORIES: 1

SITE LEGEND:

- CLUBHOUSE AREA
- EXISTING PROPERTY LINE
- FOR SALE / PRIVATE AUTOMOBILE CONDO AREA
- FIRE DEPT. 150' HOSE PULL
- FIRE DEPARTMENT ACCESS AISLE: 20' WIDE MIN.



issue	description	date
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3	REV. PER PC3 COMMENTS	05-09-2025
4	REV. PER PC4 COMMENTS	07-21-2025



TRASH ENCLOSURE: CITY OF ROSEVILLE

SCALE: N.T.S.

11

FIXED NON-REMOVABLE BOLLARD

1" = 1'-0"

8

ACCESSIBLE SYMBOL AT ACCESSIBLE PARKING STALLS

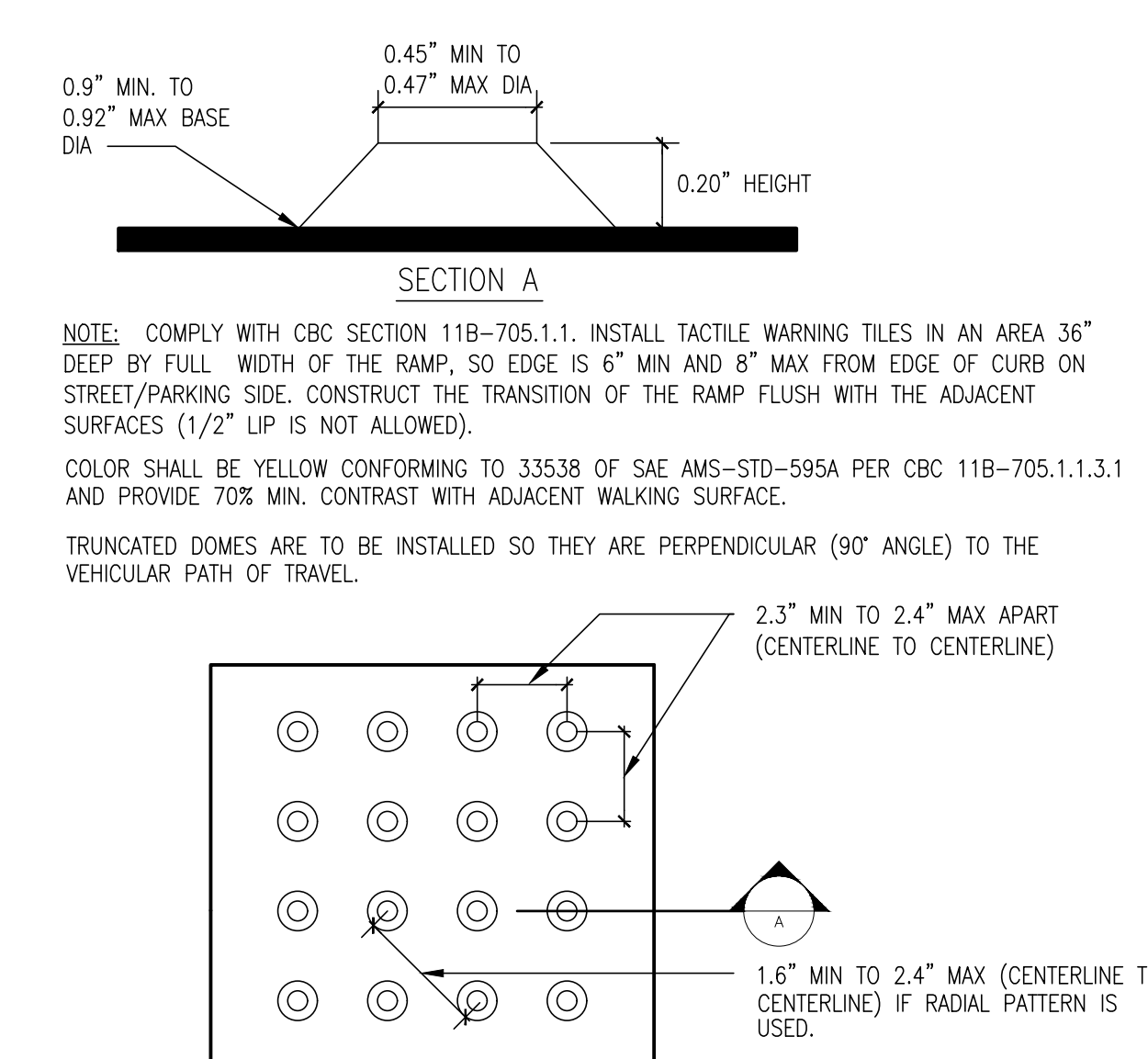
SCALE: 1" = 1'-0"

5

SIGN AT ACCESSIBLE PARKING STALLS

SCALE: NO SCALE

3



WARNING DOMES AT SITE RAMP

SCALE: N.T.S.

7

SITE ENTRY ACCESSIBLE SIGN

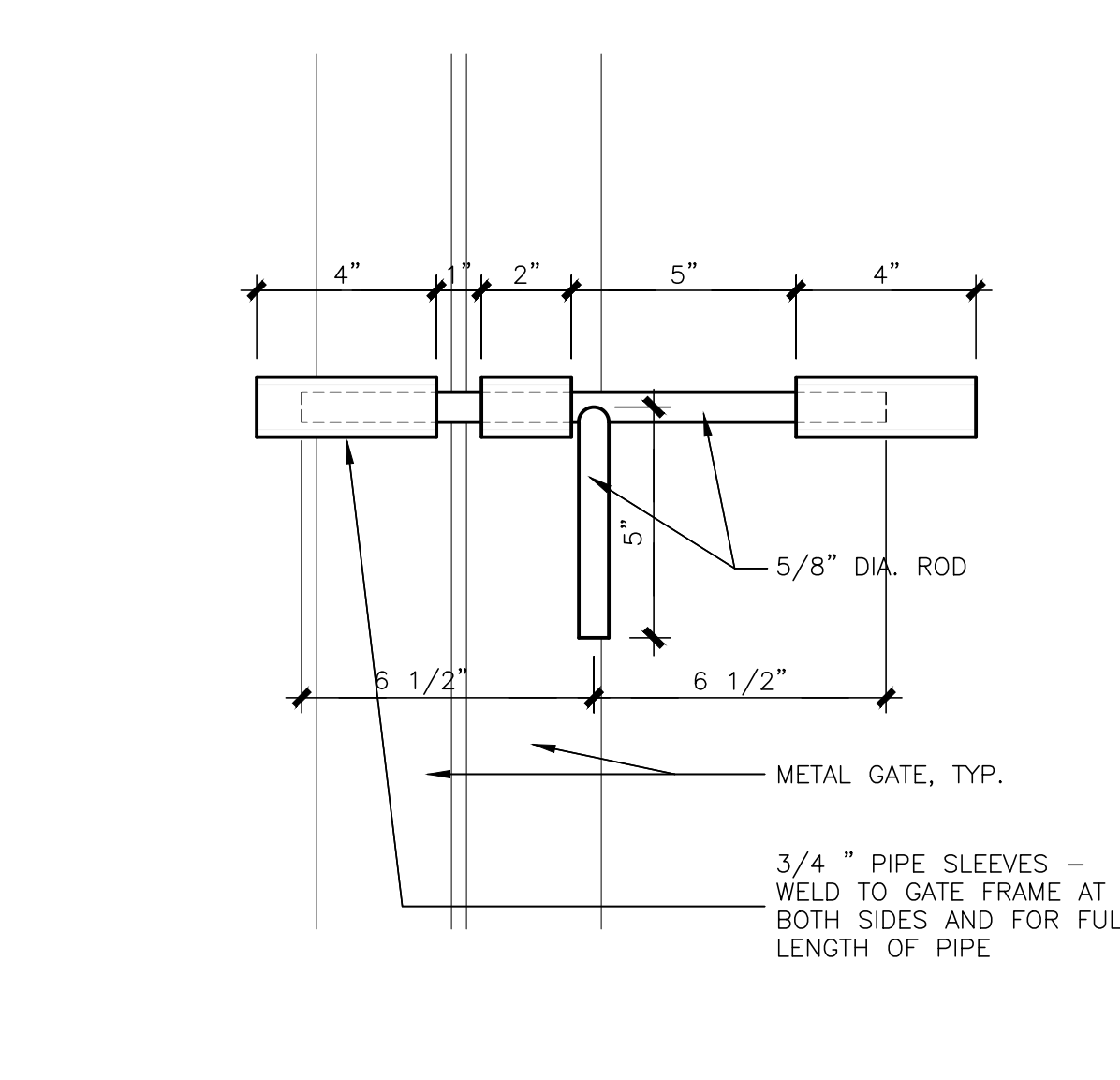
SCALE: N.T.S.

4

STANDARD PARKING STALL: CITY OF ROSEVILLE

SCALE: N.T.S.

2



SIDE BOLT ELEVATION AT HEAD

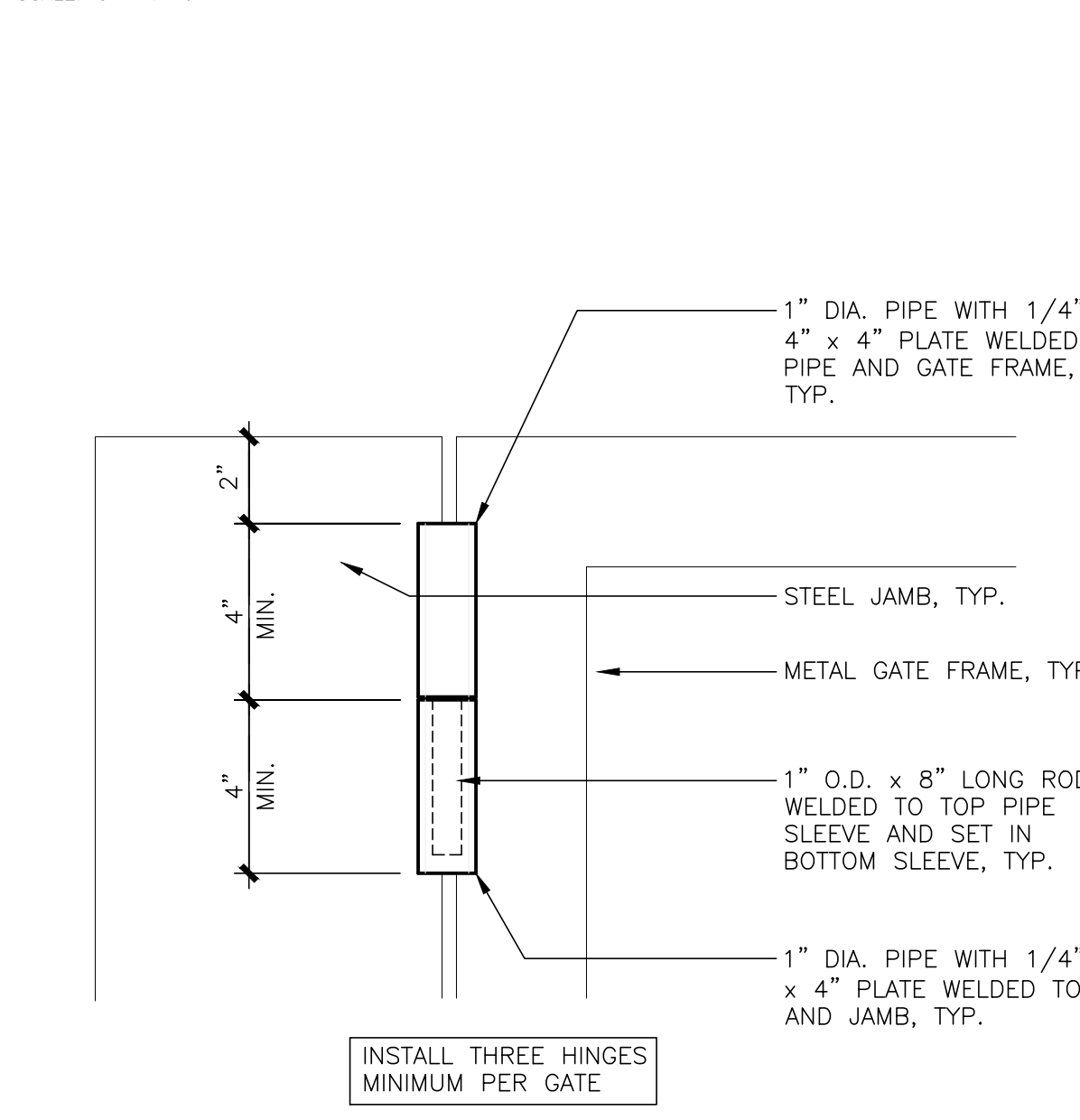
SCALE: 3" = 1'-0"

13

CANE BOLT SECTION

SCALE: 3" = 1'-0"

10



HINGE ELEVATION, TYP.

SCALE: 3" = 1'-0"

12

BIKE RACK

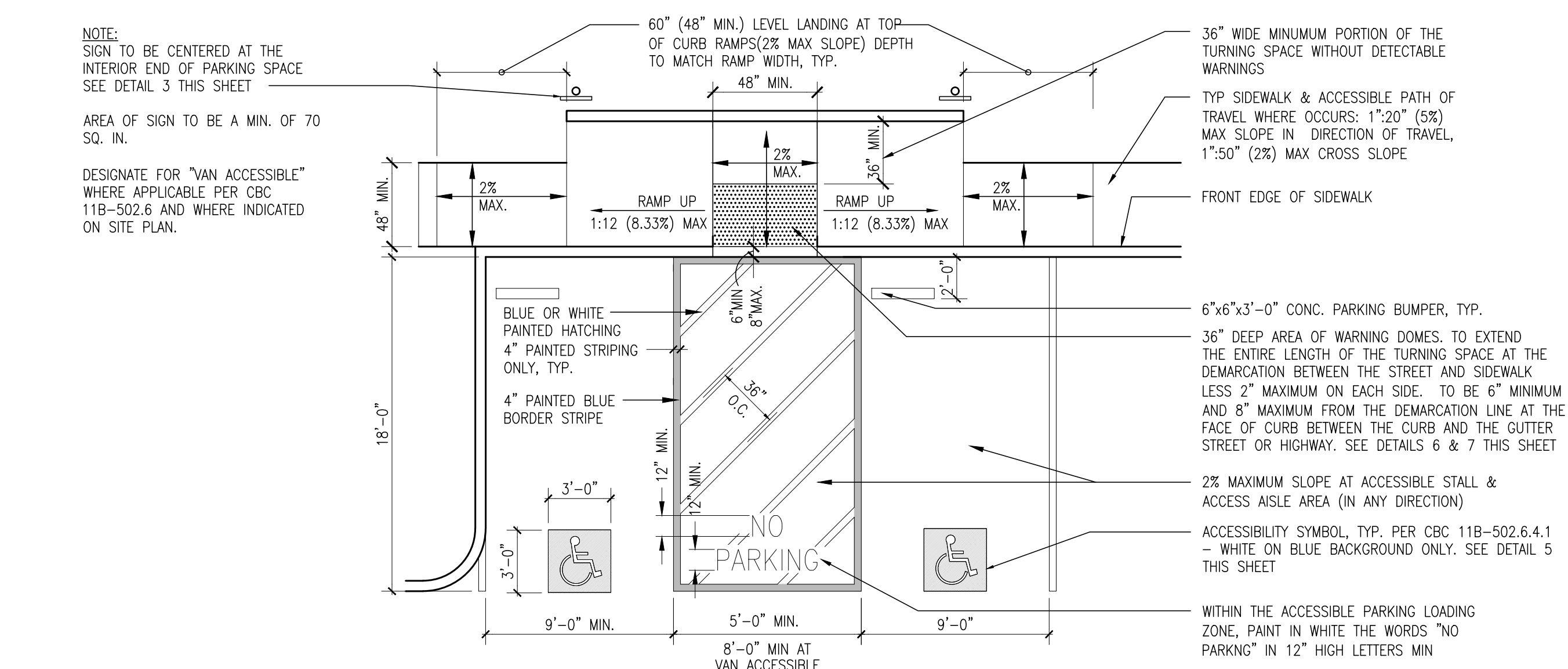
SCALE: N.T.S.

9

TYPICAL RAMP DETAIL

SCALE: 1" = 1'-0"

6



DOUBLE ACCESSIBLE STALLS

SCALE: 3/16" = 1' - 0"

1



OWNER / DEVELOPER:



M2 Investment Group
4160 Douglas Boulevard #200
Granite Bay, CA 95746
916.918.8050 | 916.918.8051

PRELIMINARY DESIGN DOCUMENTS FOR:

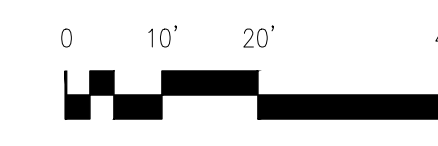
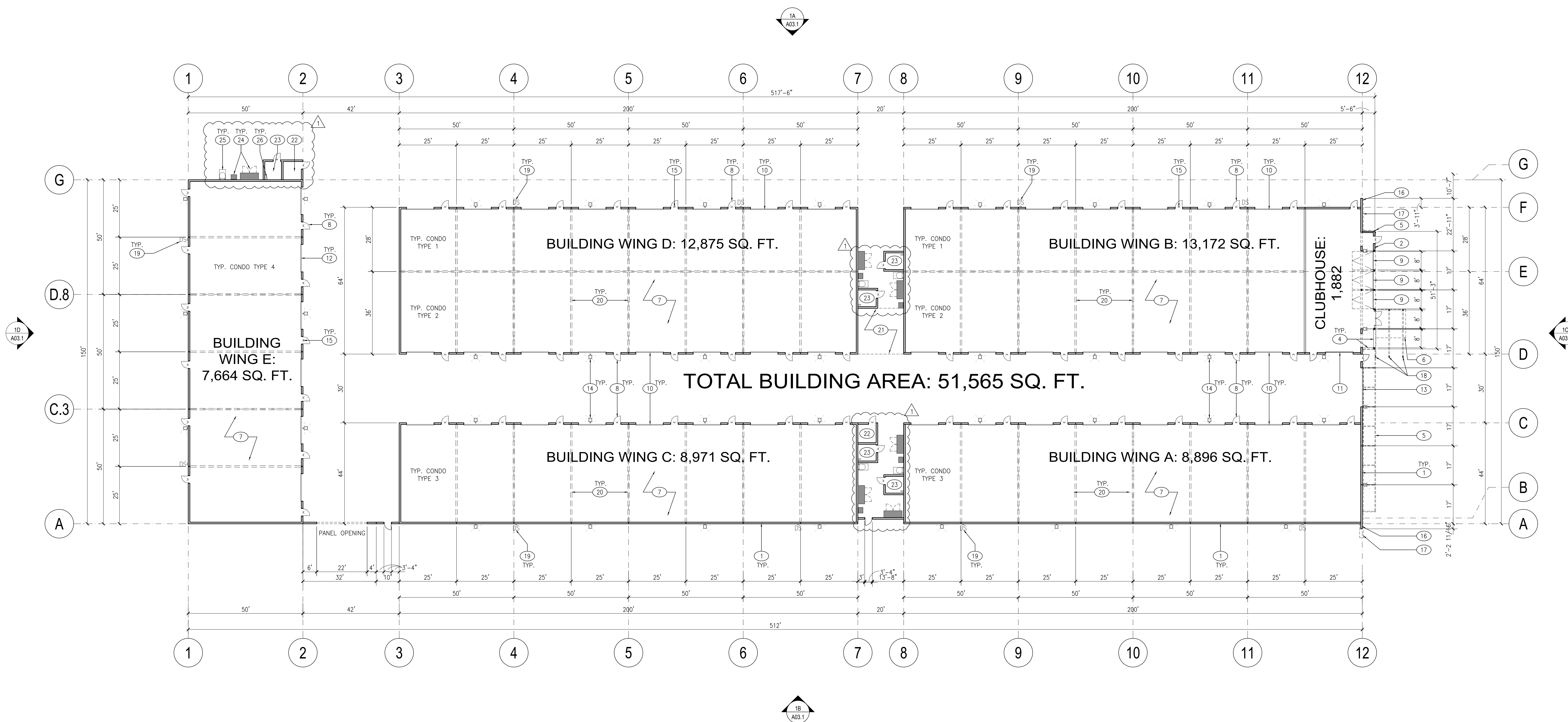
M2 MOTORSPORTS INDUSTRIAL CONDOS

8457 Washington Blvd
Roseville, CA 95678

approved for the owner by:

approved for the architect by:

issue	description	date
A	INITIAL ENTITLEMENT REVIEW	06-13-2024
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4	REV. PER PC4 COMMENTS	07-21-2025



FLOOR PLAN
SCALE: 1" = 20'-0"

1

BUILDING INFO:

SINGLE STORY BUILDING:	WIDTH (FT.)	DEPTH (FT.)	QUANTITY	AREA (SQ.FT.)	TOTAL AREA (SQ.FT.)
CONDO TYPE 1:	25	28	15	700	10,500
CONDO TYPE 2:	25	36	15	900	13,500
CONDO TYPE 3:	25	44	16	1,100	17,600
CONDO TYPE 4:	25	50	6	1,250	7,500
CLUBHOUSE:	30.5	64	1	1,882	1,882
EXTERIOR RESTROOM:	8.5	9.5	2	80	160
FIRE CONTROL ROOM:	8.5	8	5	70	350
MISC:	-	-	-	73	73
TOTAL BUILDING AREA:					51,565

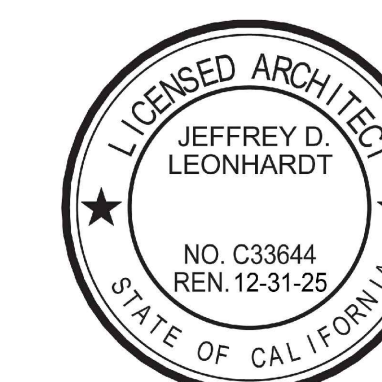
KEYNOTES:

- 1 TYPICAL EXTERIOR WALLS TO BE TILT-UP CONCRETE WITH 3/4" REVEALS AND A MULTICOLORED ELASTOMERIC FINISH SYSTEM. SEE EXTERIOR ELEVATIONS, SHEETS A03.1
- 2 BUILDING WALL AT CLUBHOUSE BUMP OUT, WALLS TO BE PAVER TILES OVER DENS COR STEEL WITH POLYISO BOARD AND STUCCO ASSEMBLY.
- 3 TYPICAL STOREFRONT DOUBLE DOOR ENTRY WITH TINTED GLAZING
- 4 TINTED GLAZING IN ALUMINUM FRAMES. SEE FINISH LEGEND ON A03.1
- 5 STEEL C-CHANNEL ARCHITECTURAL ACCENT ELEMENT. SEE EXTERIOR ELEVATIONS SHEET A03.1
- 6 LINE OF ENTRY CANOPY ABOVE, SEE EXTERIOR ELEVATIONS.
- 7 CONCRETE FLOOR SLAB
- 8 3' X 7' STEEL MAN DOOR, WHERE DOORS ARE SHOWN AT GLAZING, DOORS TO BE STOREFRONT DOORS.
- 9 8' X 12' GLASS O.H. SECTIONAL ROLL UP DOOR AT CLUBHOUSE.
- 10 12' X 10' GRADE LEVEL ROLL UP DOOR
- 11 12' X 12' GRADE LEVEL ROLL UP DOOR, QTY. 1.
- 12 12' X 14' GRADE LEVEL ROLL UP DOOR, TYP. AT WING E.
- 13 SLIDING MOTORIZED BARN DOOR WITH PAINTED CONCRETE APPEARANCE.
- 14 WALL PACK LIGHTING. SEE PHOTOMETRICS SHEETS FOR MORE INFORMATION
- 15 SURFACE MOUNTED EMERGENCY LIGHT FIXTURE CENTERED ABOVE DOOR, TYP. AT ALL EXTERIOR DOORS, SEE PHOTOMETRIC DRAWINGS.
- 16 CONCRETE TILT PANEL ACCENT WALL. SEE EXTERIOR ELEVATIONS, SHEET A03.1 FOR FINISHES.
- 17 ARCHITECTURAL GLUE LAMINATED WOOD LEDGER BAND. SEE EXTERIOR ELEVATIONS, SHEET A03.1 FOR FINISHES
- 18 STEEL I BEAM ARCHITECTURAL ACCENT ELEMENT. SEE EXTERIOR ELEVATIONS, SHEET A03.1
- 19 "D.S." INDICATES SURFACE MOUNTED DOWNSPOUT FROM GUTTER ABOVE, TYP.
- 20 DASHED LINES INDICATE SPECULATIVE FUTURE DEMISING WALLS.
- 21 STEEL CANOPY AT EXTERIOR CAR WASH AREA.
- 22 SINGLE OCCUPANCY RESTROOM.
- 23 FIRE CONTROL ROOM.
- 24 PROPOSED LOCATION OF EXTERIOR MOUNTED ELECTRICAL SWITCHGEAR CABINET AND STEP DOWN TRANSFORMER. PAINT ADJACENT BUILDING COLOR.
- 25 EXTERIOR MOUNTED ROOF ACCESS LADDER.
- 26 FIRE RISER. PAINT TO MATCH ADJACENT BUILDING COLOR.

drawn by: JAB plot date: 07-21-2025

checked by: JDL

stamp



scale: AS NOTED

project number: 2234018.00

PRELIMINARY FLOOR PLAN

sheet no.:

A02.1

OWNER / DEVELOPER:



M2 Investment Group
4160 Douglas Boulevard #200
Granite Bay, CA 95746
916.918.8050 | 916.918.8051

PRELIMINARY DESIGN DOCUMENTS FOR:

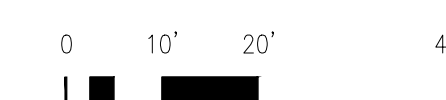
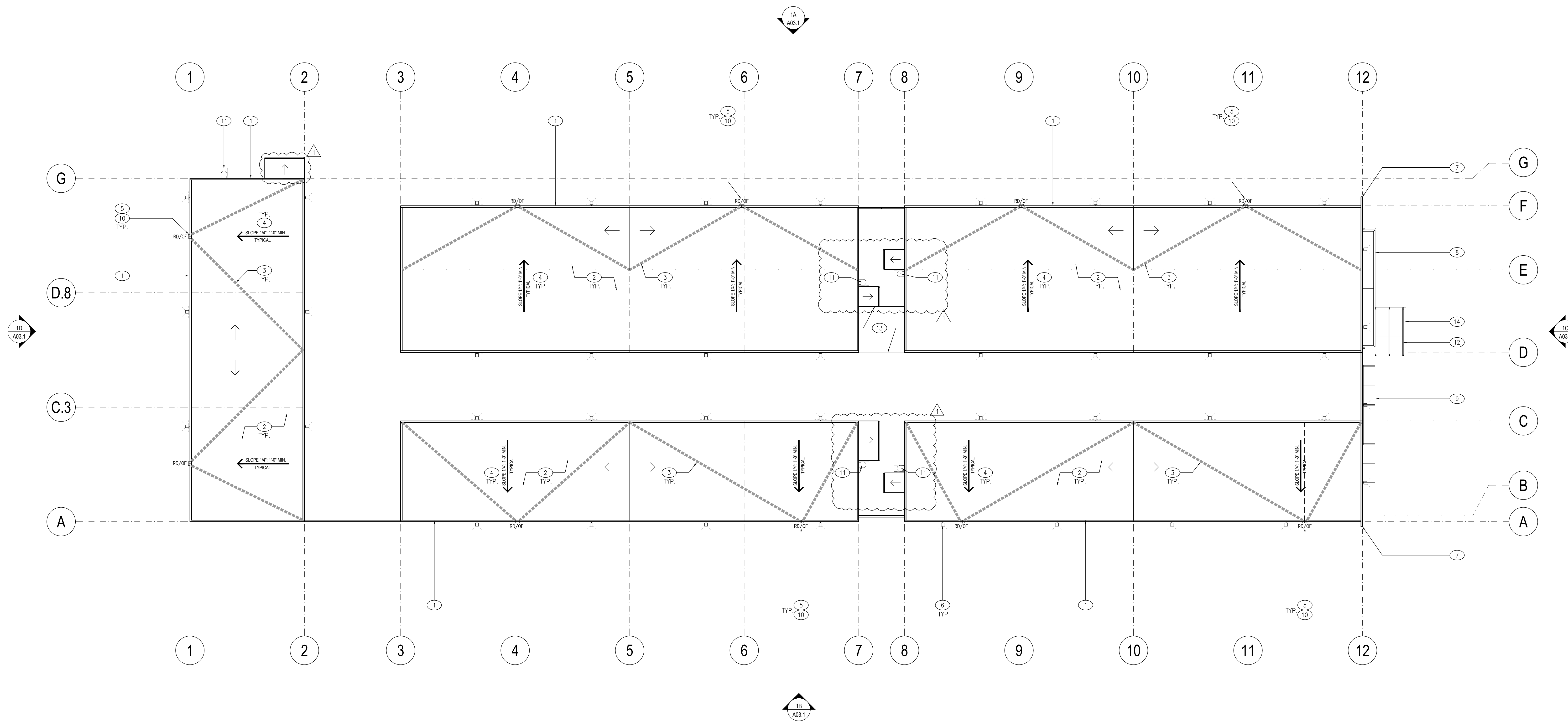
M2 MOTORSPORTS INDUSTRIAL CONDOS

8457 Washington Blvd
Roseville, CA 95678

approved for the owner by:

approved for the architect by:

issue	description	date
A	INITIAL ENTITLEMENT REVIEW	06-13-2024
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3	REV. PER PC3 COMMENTS	05-09-2025
4	REV. PER PC4 COMMENTS	07-21-2025



ROOF PLAN

SCALE: 1" = 20'-0"

1

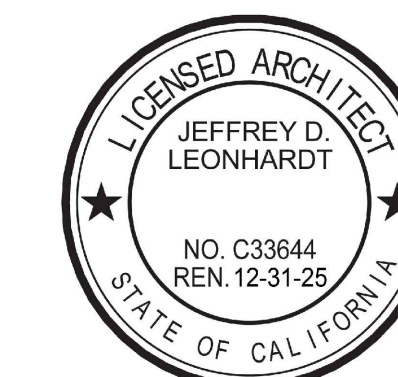
KEYNOTES:

- 1 LINE OF TYPICAL PARAPET WALL.
- 2 TYPICAL LOW SLOPE ROOF 1/4" PER 12" MIN SLOPE. ROOF ASSEMBLY CONSISTS OF A TPO SINGLE PLY SYSTEM OVER 1/2" STRUCTURAL SHEATHING OVER SLOPED STRUCTURAL FRAMING.
- 3 THICK DASHED GRAY LINE INDICATES WARPED ROOF AREA
- 4 INDICATES DIRECTION OF ROOF SLOPE
- 5 INDICATES LOCATION OF SURFACE MOUNTED SCUPPER BOX AND DOWNSPOUT BELOW. EACH SCUPPER BOX PROVIDES A ROOF DRAIN VIA THE DOWNSPOUT AND ROOF OVERFLOW OPENING AT THE EXTERIOR TILT-UP WALLS, TYPICAL SEE 13/A09.3
- 6 WALL LIGHT FIXTURES, SEE ELECTRICAL AND PHOTOMETRIC DRAWINGS.
- 7 CONCRETE TILT PANEL WING WALL BELOW. SEE ELEVATIONS SHEET A03.2 FOR FINISH MATERIAL AND COLOR
- 8 DECORATIVE WALL MOUNTED STEEL C CHANNEL ELEMENT. SEE EXTERIOR ELEVATIONS.
- 9 OPEN STEEL C CHANNEL CANOPY. SEE EXTERIOR ELEVATIONS.
- 10 METAL DOWNSPOUTS BELOW. PAINT TO MATCH ADJACENT BUILDING. SEE EXTERIOR ELEVATIONS FOR LOCATIONS AND FINISH.
- 11 EXTERIOR MOUNTED ROOF ACCESS LADDER.
- 12 DECORATIVE STEEL C CHANNEL ENTRY ELEMENT. SEE EXTERIOR ELEVATIONS.
- 13 STEEL CANOPY AT EXTERIOR CAR WASH AREA.
- 14 STEEL CANOPY UNDER STEEL C CHANNEL ENTRY FEATURES.

drawn by: JAB plot date: 07-21-2025

checked by: JDL

stamp



scale: AS NOTED

project number: 2234018.00

PRELIMINARY ROOF PLAN

sheet no.:

A02.2



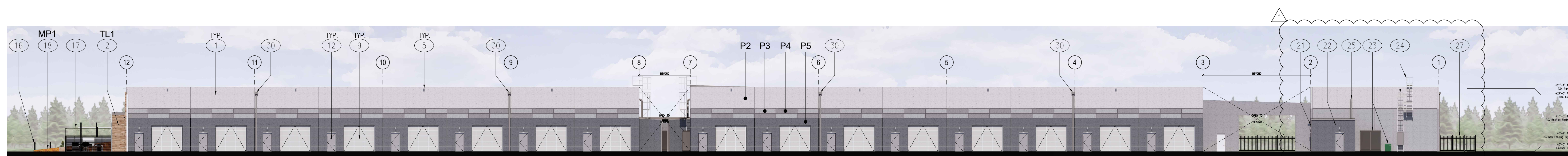
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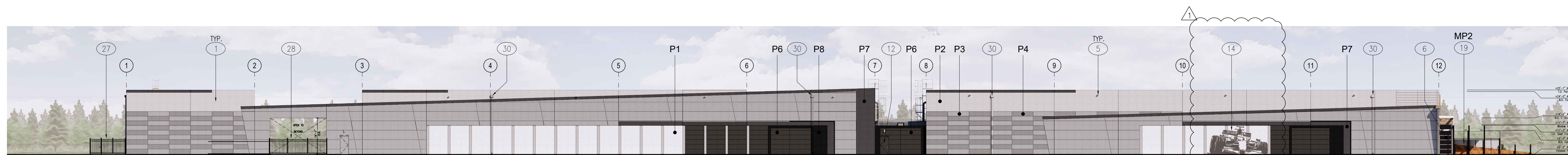
approved for the owner by:

approved for the architect by:

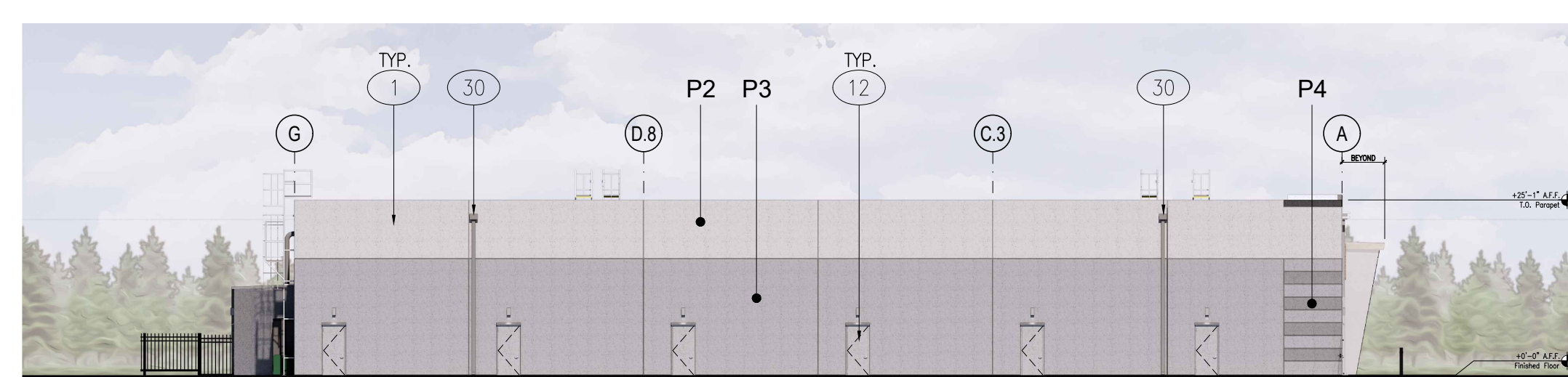
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A: NORTH ELEVATION



B: SOUTH ELEVATION



D: WEST ELEVATION



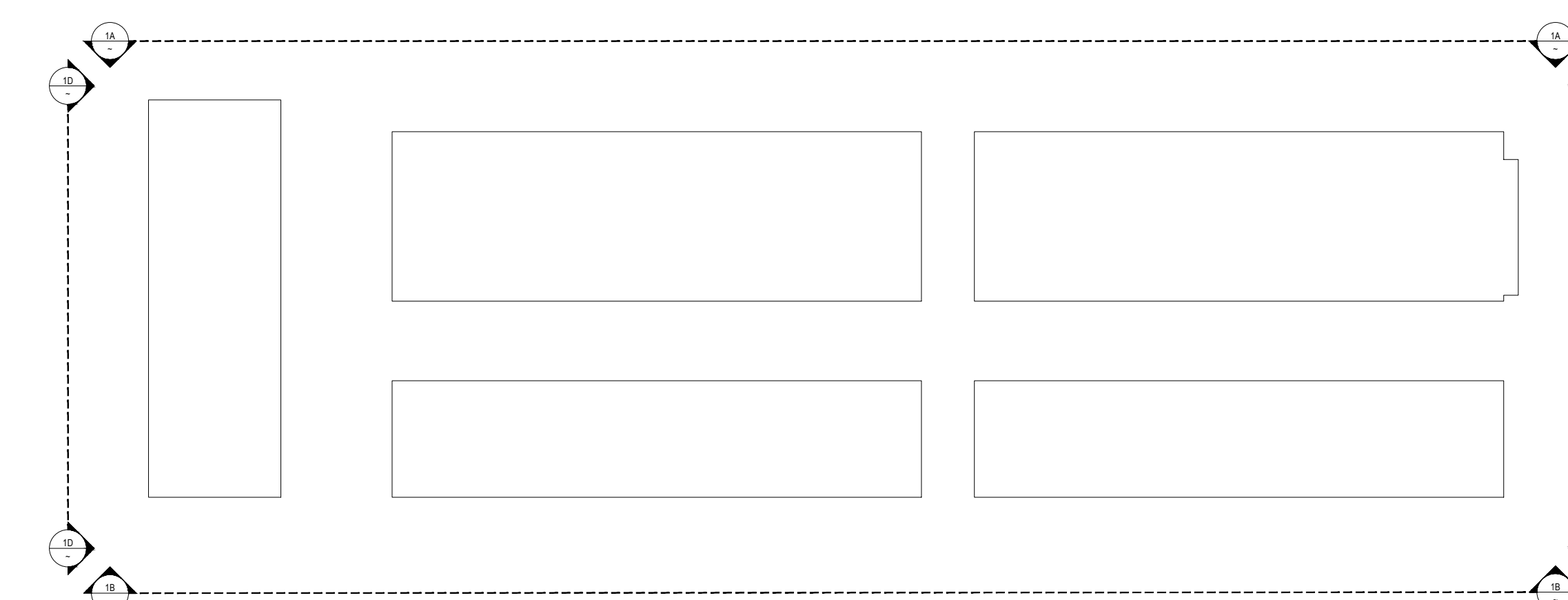
C: EAST ELEVATION



EXTERIOR ELEVATIONS

SCALE: 1" = 20'-0"

1



ELEVATION KEY PLAN

SCALE: 1" = 50'-0"

2

FINISH LEGEND:

<p>P1: PAINT 1 SHERWIN WILLIAMS SW7008 ALABASTER TEXCOAT OR EQ TEXTURED FINISH</p> <p>P2: PAINT 2 SHERWIN WILLIAMS SW7657 TINSMITH TEXCOAT OR EQ TEXTURED FINISH</p> <p>P3: PAINT 3 SHERWIN WILLIAMS SW7072 ONLINE TEXCOAT OR EQ TEXTURED FINISH</p> <p>P4: PAINT 4 SHERWIN WILLIAMS SW7074 SOFTWARE TEXCOAT OR EQ TEXTURED FINISH</p> <p>P5: PAINT 5 SHERWIN WILLIAMS SW7665 WALL STREET TEXCOAT OR EQ TEXTURED FINISH</p> <p>P6: PAINT 6 SHERWIN WILLIAMS SW7062 ROCK BOTTOM TEXCOAT OR EQ TEXTURED FINISH</p> <p>P7: PAINT 7 SHERWIN WILLIAMS SW7069 IRON ORE TEXCOAT OR EQ TEXTURED FINISH</p>	<p>P8: PAINT 8 SHERWIN WILLIAMS SW6990 CAVIAR TEXCOAT OR EQ TEXTURED FINISH</p> <p>AL1: ALUMINUM STOREFRONT SYSTEM THERMALLY BROKEN FRAMES ANODIZED ALUMINUM FINISH</p> <p>GL1: GREY VISION GLAZING 1 VITRO SOLARGRAY 1/4" DUAL PANE GLAZING W/ SOLARBAN 60 ON NO. 2 SURFACE</p> <p>WD1: ARCHITECTURAL GLULAM BEAM FINISHED WITH VERATHANE CLEAR SATIN EXTERIOR OIL-BASED URETHANE SEALER</p> <p>TL1: WOOD APPEARANCE WALL TILE FIANDRE SIEN COLLECTION WOOD EFFECT IN BAMBOO</p> <p>MP1: RUSTED METAL PANEL STEEL PANEL WITH FAUX RUST APPEARANCE</p> <p>MP2: BRUSHED ALUMINUM PANEL</p>
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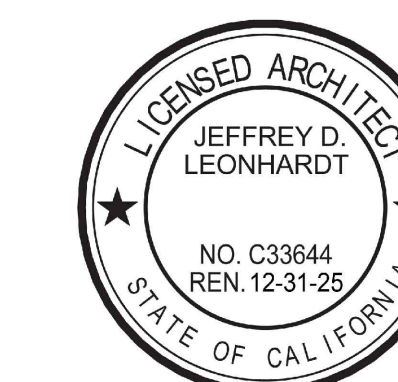
KEYNOTES:

- 1 TYPICAL SITE CAST, CONCRETE TILT-UP PANELS WITH 3/4" REVEALS AND A MULTI COLOR TEXTURED COATING SYSTEM.
- 2 BUILDING WALLS AT CLUBHOUSE BUMP OUT. WALLS TO BE PAVER TILES OVER DENS COR STEEL WITH POLYISO BOARD AND STUCCO ASSEMBLY.
- 3 BUILDING SIGNAGE UNDER SEPARATE PERMIT.
- 4 ADDRESS SIGNAGE UNDER SEPARATE PERMIT AND SHALL MEET BUILDING, FIRE AND SHERIFF DEPT REQUIREMENTS.
- 5 WALL PACK LIGHTING. SEE PHOTOMETRIC DRAWINGS FOR MORE INFORMATION.
- 6 TYPICAL WINDOW SYSTEM: DUAL PANE GLAZING IN 2" x 4" (NOMINAL) THERMALLY BROKEN, CLEAN ANODIZED ALUMINUM FRAMES. OUTER GLAZING PANE TO BE TINTED WITH LOW-E COATING ON INTERIOR SURFACE. INNER PANE CLEAR FLOAT. STOREFRONT DOORS WHERE SHOWN.
- 7 SLIDING MOTORIZED BARN DOOR WITH PAINTED CONCRETE APPEARANCE.
- 8 8' X 12' GLASS O.H. SECTIONAL ROLL UP DOOR AT CLUBHOUSE.
- 9 12' X 10' GRADE LEVEL O.H. SECTIONAL ROLL UP DOOR.
- 10 12' X 14' GRADE LEVEL O.H. SECTIONAL ROLL UP DOOR.
- 11 12" THICK X 6" DEEP PAINTED STEEL C CHANNEL ACCENT, PAINT AS SPECIFIED.
- 12 TYPICAL 3' X 7' STEEL MAN DOOR, WHERE DOORS ARE SHOWN AT GLAZING, DOORS TO BE STOREFRONT DOORS.
- 13 ARCHITECTURAL GLUE LAMINATED WOOD LEDGER BAND.
- 14 PAINTED CAR GRAPHIC.
- 15 CONCRETE TILT PANEL ACCENT WALL. SEE FINISH SCHEDULE FOR COLOR AND MATERIAL.
- 16 CUSTOM I BEAM BOLLARD WITH PEDESTRIAN LIGHT FIXTURE. SEE PHOTOMETRIC SITE PLAN.
- 17 PATIO AMENITY AREA AT CLUBHOUSE WITH DECORATIVE FENCING AND RAISED PLANTER.
- 18 DECORATIVE ARCHITECTURAL STEEL PANEL WITH RUSTED APPEARANCE AT CLUBHOUSE ENTRY WALKWAY.
- 19 DECORATIVE BRUSHED ALUMINUM PANEL AT CLUBHOUSE ENTRY WALKWAY.
- 20 STEEL ENTRY CANOPY UNDER STEEL I BEAM ENTRY ELEMENTS.
- 21 SINGLE OCCUPANCY RESTROOM.
- 22 FIRE CONTROL ROOM.
- 23 PROPOSED LOCATION OF EXTERIOR MOUNTED ELECTRICAL SWITCHGEAR CABINET AND STEP DOWN TRANSFORMER. PAINT ADJACENT BUILDING COLOR.
- 24 EXTERIOR MOUNTED ROOF ACCESS LADDER.
- 25 FIRE RISER. PAINT TO MATCH ADJACENT BUILDING COLOR.
- 26 STEEL CANOPY AT EXTERIOR CAR WASH AREA.
- 27 DECORATIVE WROUGHT-IRON FENCING WITH PEDESTRIAN ACCESS GATE WHERE OCCURS.
- 28 SLIDING DECORATIVE WROUGHT-IRON GATE.
- 29 SWINGING DECORATIVE WROUGHT-IRON GATE.
- 30 SCUPPER AND DOWNSPOUT, PAINT TO MATCH ADJACENT BUILDING COLOR.

drawn by: JAB plot date: 07-21-2025

checked by: JDL

stamp



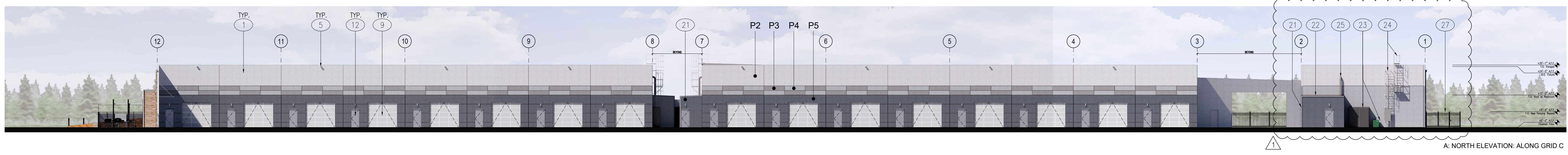
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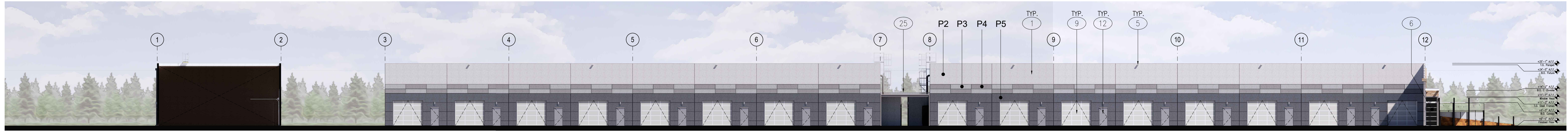
EXTERIOR ELEVATIONS

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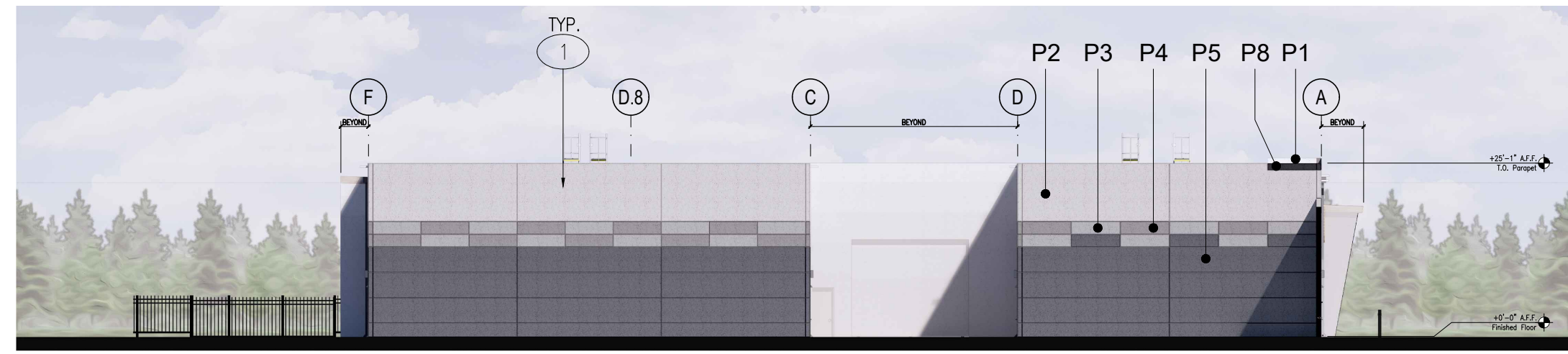
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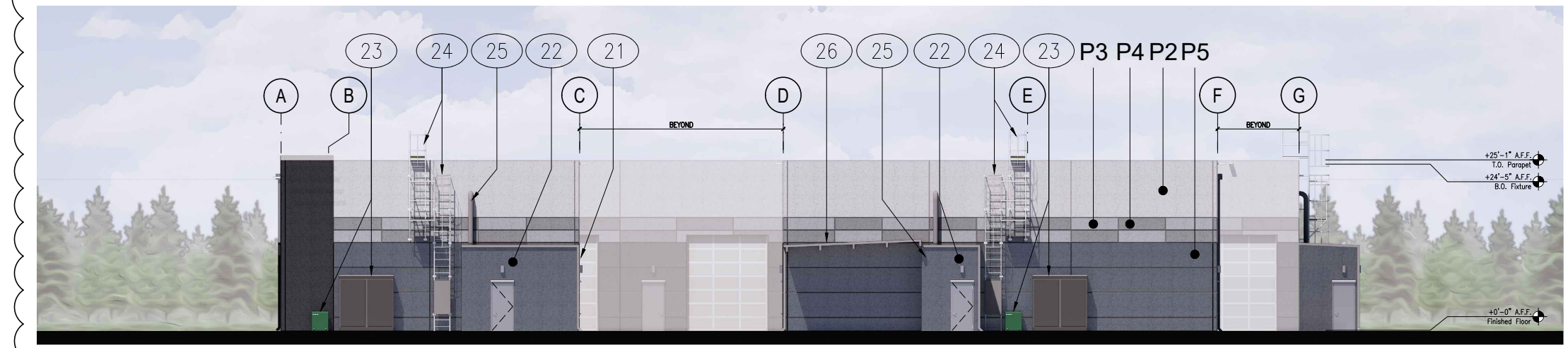
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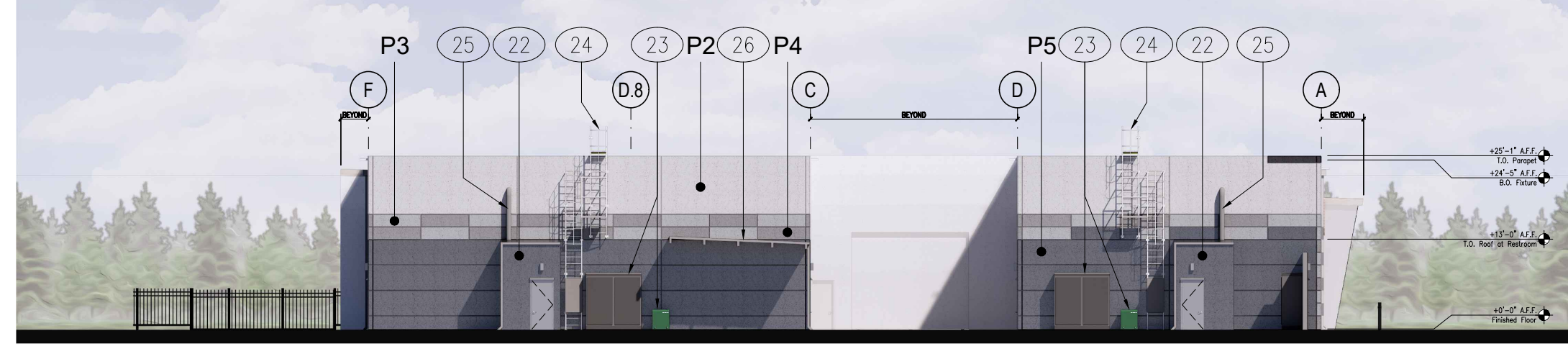
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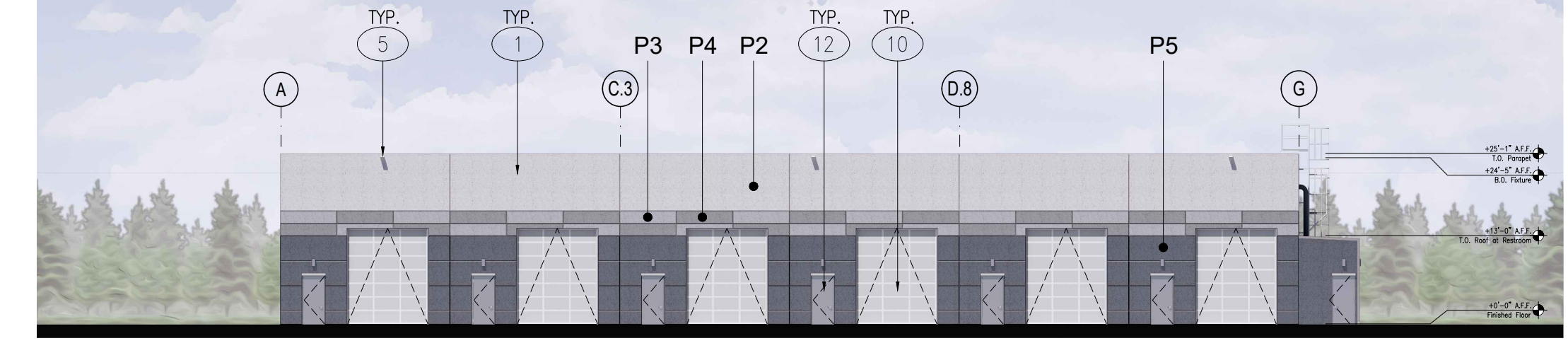
D: WEST ELEVATION: ALONG GRID 3



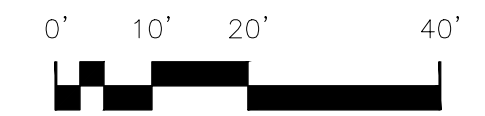
C: EAST ELEVATION: ALONG GRID 7



F: WEST ELEVATION: ALONG GRID 8



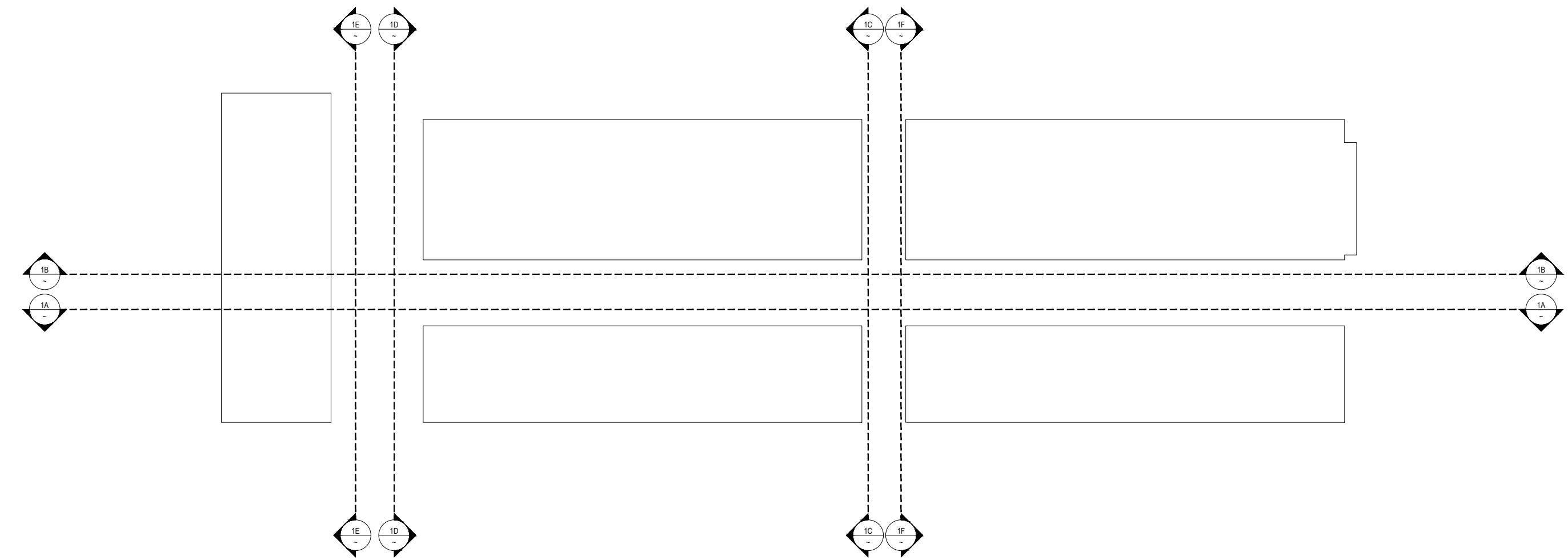
E: EAST ELEVATION: ALONG GRID 2



EXTERIOR ELEVATIONS

SCALE: 1" = 20'-0"

1



ELEVATION KEY PLAN

SCALE: 1" = 50'-0"

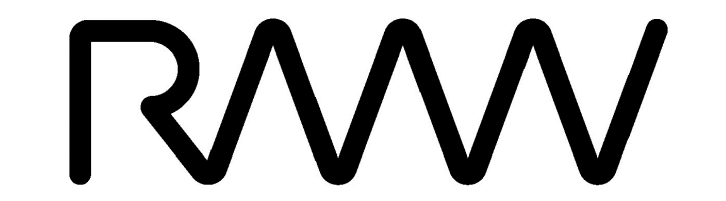
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FINISH LEGEND:

<p>P1: PAINT 1 SHERWIN WILLIAMS SW7008 ALABASTER TEXCOAT OR EQ TEXTURED FINISH</p> <p>P2: PAINT 2 SHERWIN WILLIAMS SW7657 TINSMITH TEXCOAT OR EQ TEXTURED FINISH</p> <p>P3: PAINT 3 SHERWIN WILLIAMS SW7072 ONLINE TEXCOAT OR EQ TEXTURED FINISH</p> <p>P4: PAINT 4 SHERWIN WILLIAMS SW7074 SOFTWARE TEXCOAT OR EQ TEXTURED FINISH</p> <p>P5: PAINT 5 SHERWIN WILLIAMS SW7665 WALL STREET TEXCOAT OR EQ TEXTURED FINISH</p> <p>P6: PAINT 6 SHERWIN WILLIAMS SW7062 ROCK BOTTOM TEXCOAT OR EQ TEXTURED FINISH</p> <p>P7: PAINT 7 SHERWIN WILLIAMS SW7069 IRON ORE TEXCOAT OR EQ TEXTURED FINISH</p>	<p>P8: PAINT 8 SHERWIN WILLIAMS SW6990 CAVIAR TEXCOAT OR EQ TEXTURED FINISH</p> <p>AL1: ALUMINUM STOREFRONT SYSTEM THERMALLY BROKEN FRAMES ANODIZED ALUMINUM FINISH</p> <p>GL1: GREY VISION GLAZING 1 VITRO SOLARGRAY 1/4" DUAL PANE GLAZING W/ SOLARBAN 60 ON NO. 2 SURFACE</p> <p>WD1: ARCHITECTURAL GLULAM BEAM FINISHED WITH VERATHANE CLEAR SATIN EXTERIOR OIL-BASED URETHANE SEALER</p> <p>TL1: WOOD APPEARANCE WALL TILE FIANDRE SHEN COLLECTION WOOD EFFECT IN BAMBOO</p> <p>MP1: RUSTED METAL PANEL STEEL PANEL WITH FAUX RUST APPEARANCE</p> <p>MP2: BRUSHED ALUMINUM PANEL</p>
--	---

KEYNOTES:

- 1 TYPICAL SITE CAST, CONCRETE TILT-UP PANELS WITH 3/4" REVEALS AND A MULTI COLOR TEXTURED COATING SYSTEM.
- 2 BUILDING WALLS AT CLUBHOUSE BUMP OUT. WALLS TO BE PAPER TILES OVER DENS COR STEEL WITH POLYISO BOARD AND STUCCO ASSEMBLY.
- 3 BUILDING SIGNAGE UNDER SEPARATE PERMIT.
- 4 ADDRESS SIGNAGE UNDER SEPARATE PERMIT AND SHALL MEET BUILDING, FIRE AND SHERIFF DEPT REQUIREMENTS.
- 5 WALL PACK LIGHTING. SEE PHOTOMETRIC DRAWINGS FOR MORE INFORMATION.
- 6 TYPICAL WINDOW SYSTEM: DUAL PANE GLAZING IN 2" x 4" (NOMINAL) THERMALLY BROKEN, CLEAN ANODIZED ALUMINUM FRAMES. OUTER GLAZING PANE TO BE TINTED WITH LOW-E COATING ON INTERIOR SURFACE. INNER PANE CLEAR FLOAT. STOREFRONT DOORS WHERE SHOWN.
- 7 SLIDING MOTORIZED BARN DOOR WITH PAINTED CONCRETE APPEARANCE.
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- 11 12" THICK X 6" DEEP PAINTED STEEL C CHANNEL ACCENT, PAINT AS SPECIFIED.
- 12 TYPICAL 3' x 7' STEEL MAN DOOR, WHERE DOORS ARE SHOWN AT GLAZING, DOORS TO BE STOREFRONT DOORS.
- 13 ARCHITECTURAL GLUE LAMINATED WOOD LEDGER BAND.
- 14 PAINTED CAR GRAPHIC.
- 15 CONCRETE TILT PANEL ACCENT WALL. SEE FINISH SCHEDULE FOR COLOR AND MATERIAL.
- 16 CUSTOM I BEAM BOLLARD WITH PEDESTRIAN LIGHT FIXTURE. SEE PHOMETRIC SITE PLAN.
- 17 PATIO AMENITY AREA AT CLUBHOUSE WITH DECORATIVE FENCING AND RAISED PLANTER.
- 18 DECORATIVE ARCHITECTURAL STEEL PANEL WITH RUSTED APPEARANCE AT CLUBHOUSE ENTRY WALKWAY.
- 19 DECORATIVE BRUSHED ALUMINUM PANEL AT CLUBHOUSE ENTRY WALKWAY.
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OWNER / DEVELOPER:



M2 Investment Group
4160 Douglas Boulevard #200
Granite Bay, CA 95746
916.918.8050 | 916.918.8051

PRELIMINARY DESIGN DOCUMENTS FOR:

M2 MOTORSPORTS INDUSTRIAL CONDOS

8457 Washington Blvd
Roseville, CA 95678

approved for the owner by:

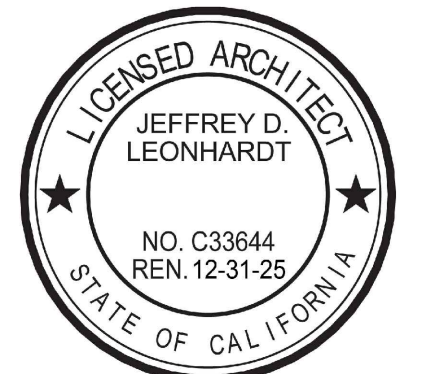
approved for the architect by:

issue :	description :	date :
A	INITIAL ENTITLEMENT REVIEW	06-13-2024
1	REV. PER PC1 COMMENTS	10-18-2024
2	REV. PER PC2 COMMENTS	01-14-2024
3	REV. PER PC3 COMMENTS	05-09-2025
4	REV. PER PC4 COMMENTS	07-21-2025

drawn by : JAB plot date : 07-21-2025

checked by : JDL

stamp



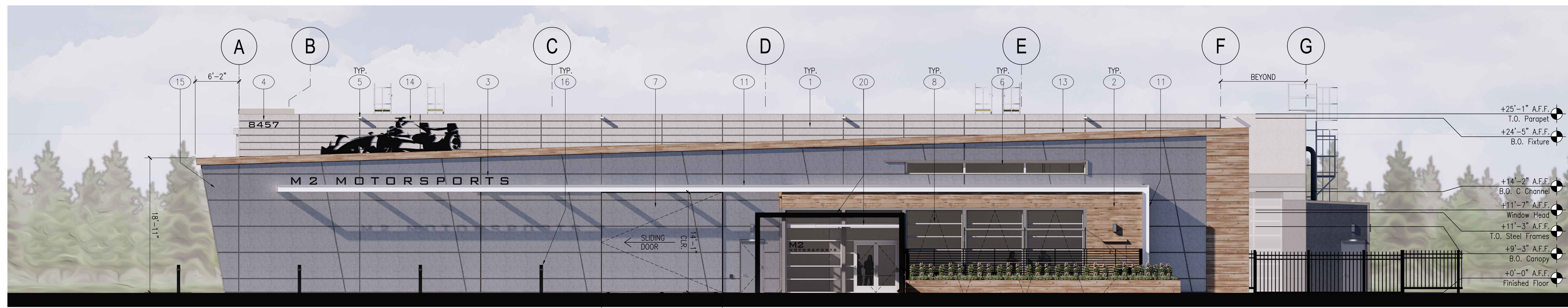
scale : AS NOTED

project number : 2234018.00

EXTERIOR ELEVATIONS

sheet no. :

A03.2



ENLARGED EAST ELEVATION

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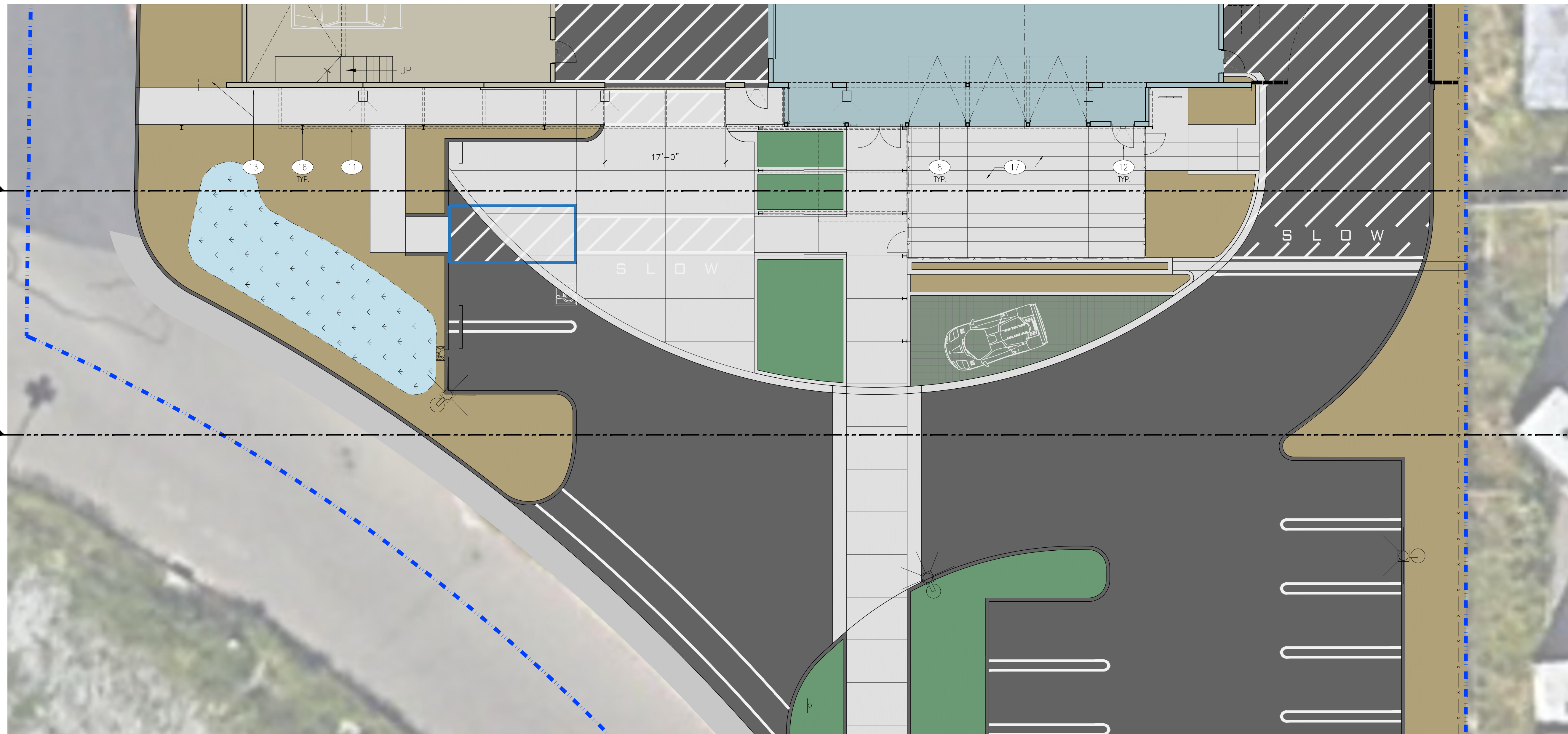
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ENLARGED EAST ELEVATION: SECTION VIEW

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

2



PARTIAL ENLARGED SITE PLAN

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

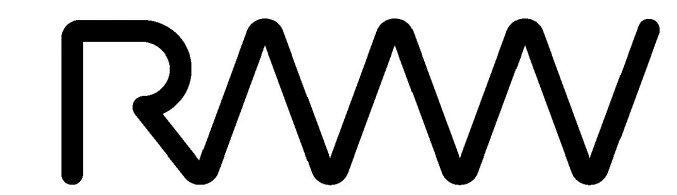
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KEYNOTES:

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FINISH LEGEND:

- P1: PAINT 1
SHERWIN WILLIAMS
SW7008 ALABASTER
TEXCOAT OR EQ TEXTURED FINISH
- P2: PAINT 2
SHERWIN WILLIAMS
SW7657 TINSMITH
TEXCOAT OR EQ TEXTURED FINISH
- P3: PAINT 3
SHERWIN WILLIAMS
SW7072 ONLINE
TEXCOAT OR EQ TEXTURED FINISH
- P4: PAINT 4
SHERWIN WILLIAMS
SW7074 SOFTWARE
TEXCOAT OR EQ TEXTURED FINISH
- P5: PAINT 5
SHERWIN WILLIAMS
SW7665 WALL STREET
TEXCOAT OR EQ TEXTURED FINISH
- P6: PAINT 6
SHERWIN WILLIAMS
SW7062 ROCK BOTTOM
TEXCOAT OR EQ TEXTURED FINISH
- P7: PAINT 7
SHERWIN WILLIAMS
SW7069 IRON ORE
TEXCOAT OR EQ TEXTURED FINISH
- P8: PAINT 8
SHERWIN WILLIAMS
SW6980 CAVIAR
TEXCOAT OR EQ TEXTURED FINISH
- AL1: ALUMINUM STOREFRONT SYSTEM
THERMALLY BROKEN FRAMES
ANODIZED ALUMINUM FINISH
- GL1: GREY VISION GLAZING 1
VITRO SOLARGRAY
1/4" DUAL PANE GLAZING
W/ SOLARBAN 60 ON NO. 2 SURFACE
- WD1: ARCHITECTURAL GLULAM BEAM
FINISHED WITH VERATHANE CLEAR SATIN
EXTERIOR OIL-BASED URETHANE SEALER
- TL1: WOOD APPEARANCE WALL TILE
FIANDRE SHEN COLLECTION
WOOD EFFECT IN BAMBOO
- MP1: RUSTED METAL PANEL
STEEL PANEL WITH
FAUX RUST APPEARANCE
- MP2: BRUSHED ALUMINUM PANEL



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OWNER / DEVELOPER:



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916.918.8050 | 916.918.8051

PRELIMINARY DESIGN DOCUMENTS FOR:

M2 MOTORSPORTS INDUSTRIAL CONDOS

8457 Washington Blvd
Roseville, CA 95678

approved for the owner by:

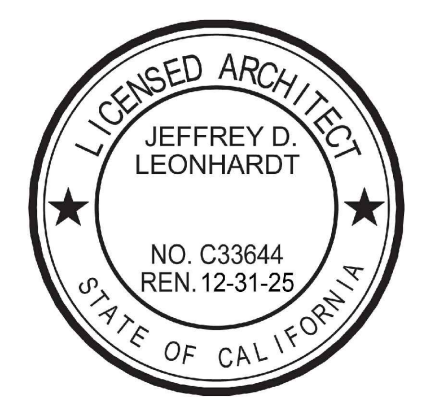
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issue	description	date
A	INITIAL ENTITLEMENT REVIEW	06-13-2024
△	REV. PER PC1 COMMENTS	10-18-2024
△	REV. PER PC2 COMMENTS	01-14-2024
△	REV. PER PC3 COMMENTS	05-09-2025
△	REV. PER PC4 COMMENTS	07-21-2025

drawn by: JAB plot date: 07-21-2025

checked by: JDL

stamp



scale: AS NOTED

project number: 2234018.00

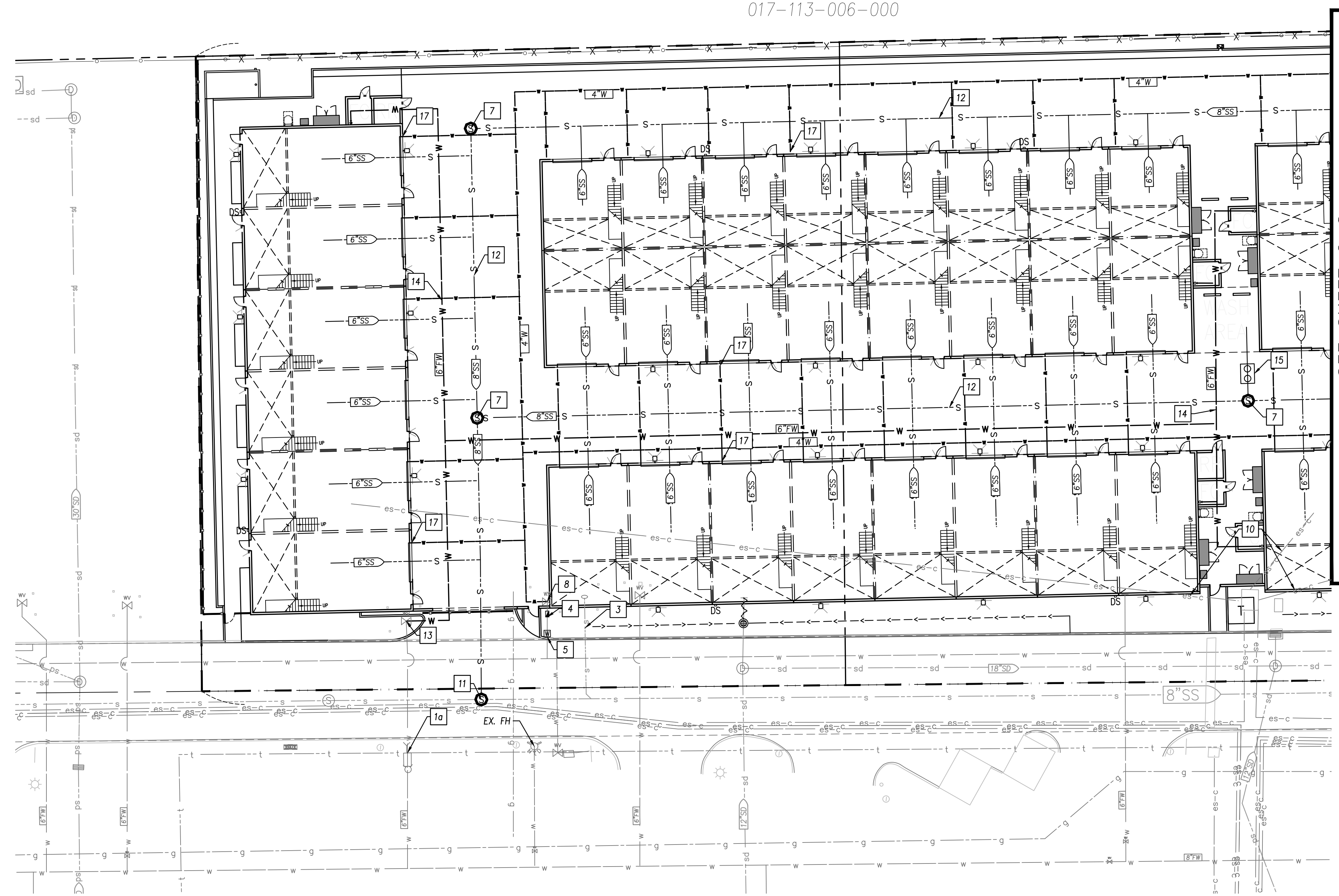
ENLARGED EAST ELEVATION AND PARTIAL SITE PLAN

sheet no.:

A03.3

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017-113-006-000



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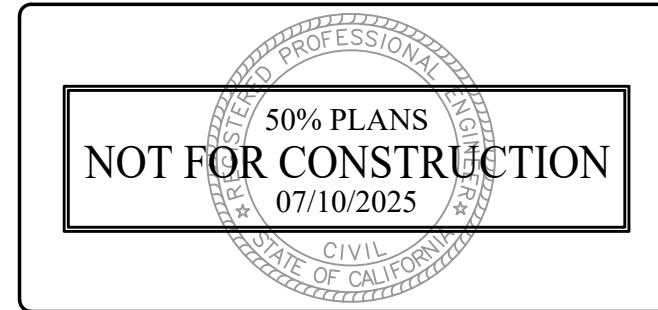
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- 1a EX. FIRE DEPARTMENT CONNECTION (FDC PER AS-BUILTS)
- 2 CONNECT IRRIGATION LINE TO EX. 1.5" WATER LINE, SEE LANDSCAPE PLANS FOR PIPE ALIGNMENT.
- 3 SEWER SERVICES TO BE ABANDONED
- 4 INSTALL 4" BFP DEVICE FOR DOMESTIC WATER.
- 4a INSTALL 1.5" BFP DEVICE FOR IRRIGATION WATER LINE.
- 5 INSTALL 4" WATER METER ON EXISTING WATER SERVICE LINE FOR DOMESTIC WATER.
- 5a INSTALL 1.5" WATER METER ON EXISTING WATER SERVICE LINE FOR IRRIGATION/WATER.
- 6 REMOVE EX. WATER LINE.
- 7 INSTALL 48" SANITARY SEWER MANHOLE
- 8 CONNECT TO EXISTING DOMESTIC WATER WITH 4" PVC SCH 40
- 9 GAS ALIGNMENT PER MECHANICAL PLANS.
- 10 ELECTRICAL ALIGNMENT PER ELECTRICAL PLANS.
- 11 CONNECT SANITARY SEWER MANHOLE TO EXISTING SS LINE
- 12 INSTALL SANITARY SEWER VCP PIPE LINE
- 13 CONNECT NEW FIRE WATER LINE TO EXISTING FW LINE
- 14 INSTALL FIRE WATER LINE
- 15 INSTALL JENSEN 500 GALLON SAND-OIL INTERCEPTOR
- 16 INSTALL SANITARY SEWER CLEAN OUT
- 17 DOMESTIC 1" WATER SERVICE TO UNITS (TYP)
- 18 PROPOSED STORM DRAIN SYSTEM

LEGEND:

--- PARCEL LIMIT TYP.



VERTICAL DATUM
 ELEVATIONS SHOWN ARE BASED ON NGVD29 AND OBSERVATIONS TO CITY OF ROSEVILLE BENCHMARK BM45 BEING A 3-1/4" BRASS DISC IN THE TOP OF CURB AT THE WEST CORNER OF A DRAIN INLET ON THE SOUTHEAST CORNER OF WASHINGTON BLVD AND ROSEVILLE PARKWAY (ELEVATION 146.073'). THE CONVERSION TO NAVD88 IS ABOUT 2.2FT DIFFERENCE.



NO.	REVISIONS	BY	DATE

Bennett Engineering Services
 1082 Sunrise Avenue, Suite 100
 Roseville, California 95661
 T 916-783-4100 F 916-783-4110



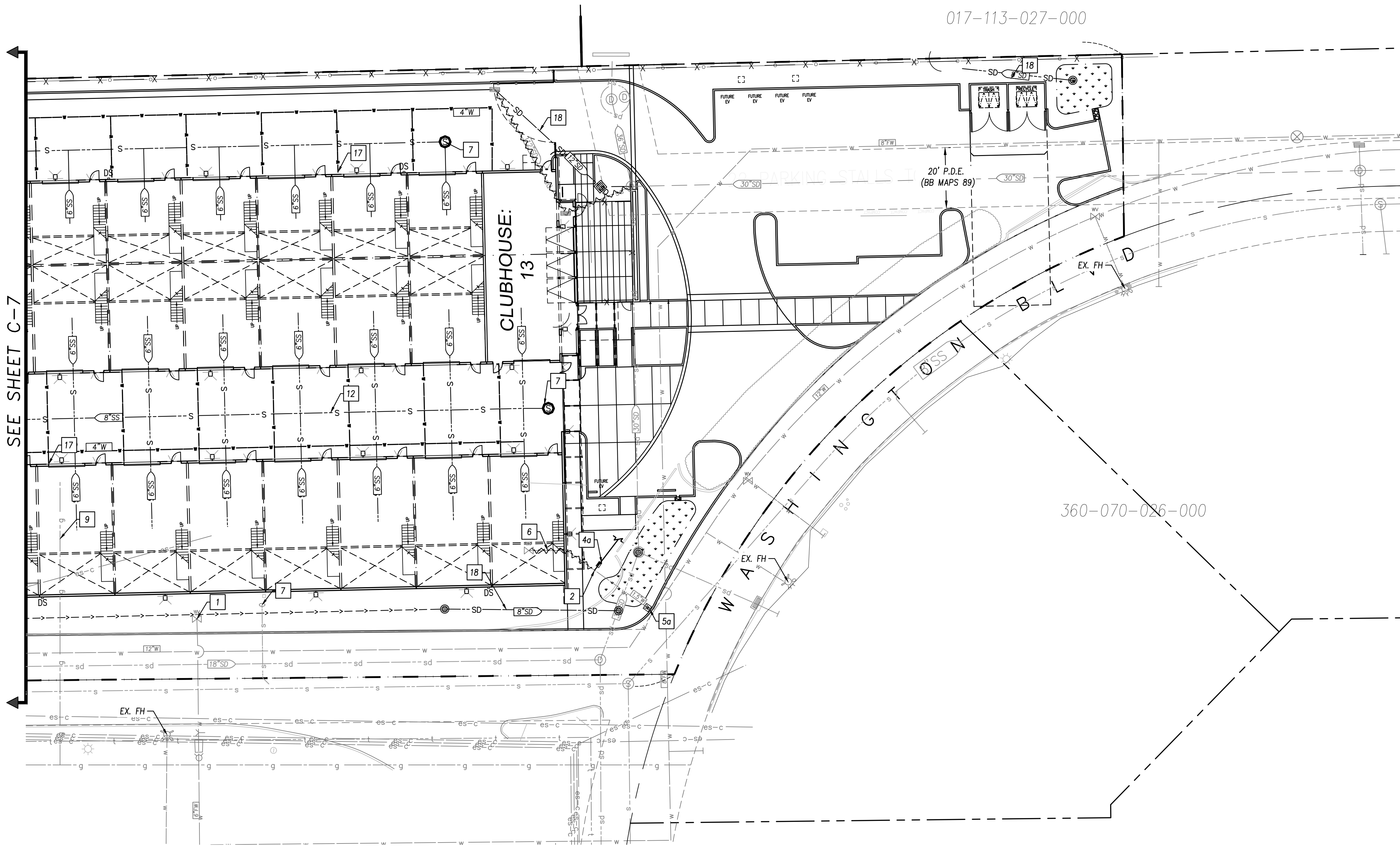
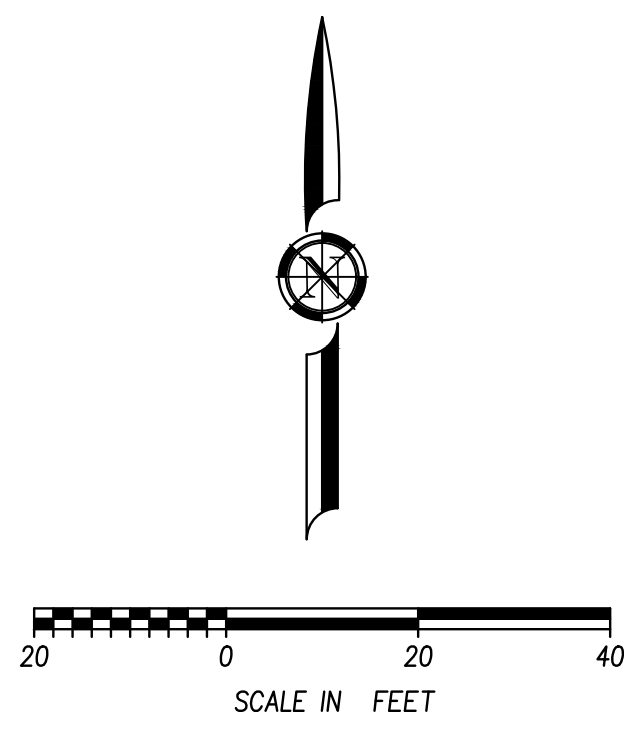
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DESIGN BY : DC/ATV
 DRAWN BY : DC/ATV
 CHECKED BY : T. OZANICH
 SCALE : 1"=20'
 DATE : 07/10/2025
 PROJ NO. : 21402

8457 WASHINGTON BLVD
 CITY OF ROSEVILLE
 CALIFORNIA
 UTILITIES I

C-7
 7
 OF
 12

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SEE SHEET C-7

017-113-027-000

360-070-026-000

UTILITY KEY NOTES:

- 1 SERVICE NOT TO BE USED
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LEGEND:

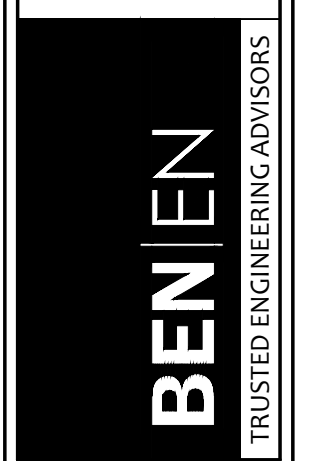
--- PARCEL LIMIT TYP.

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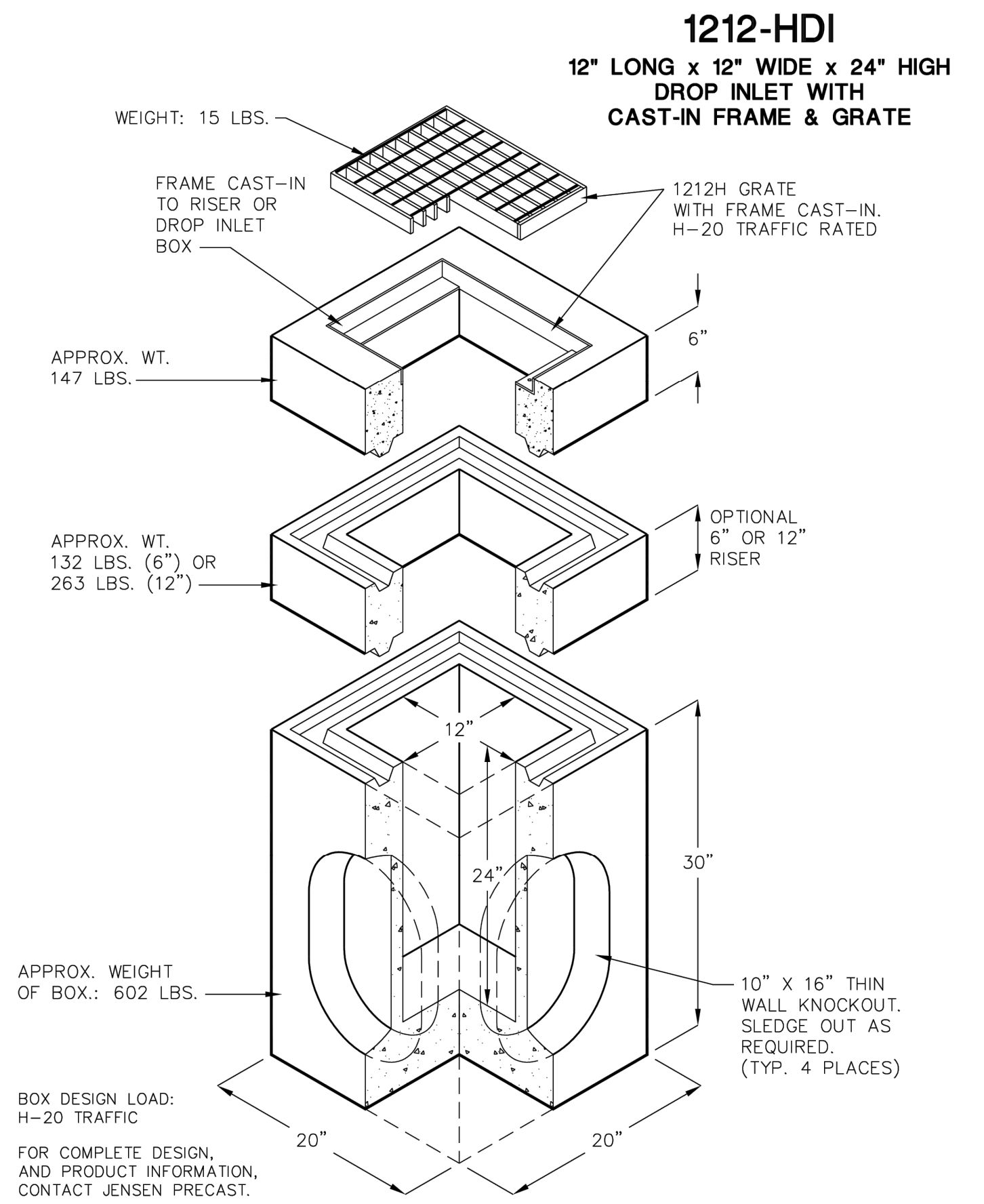


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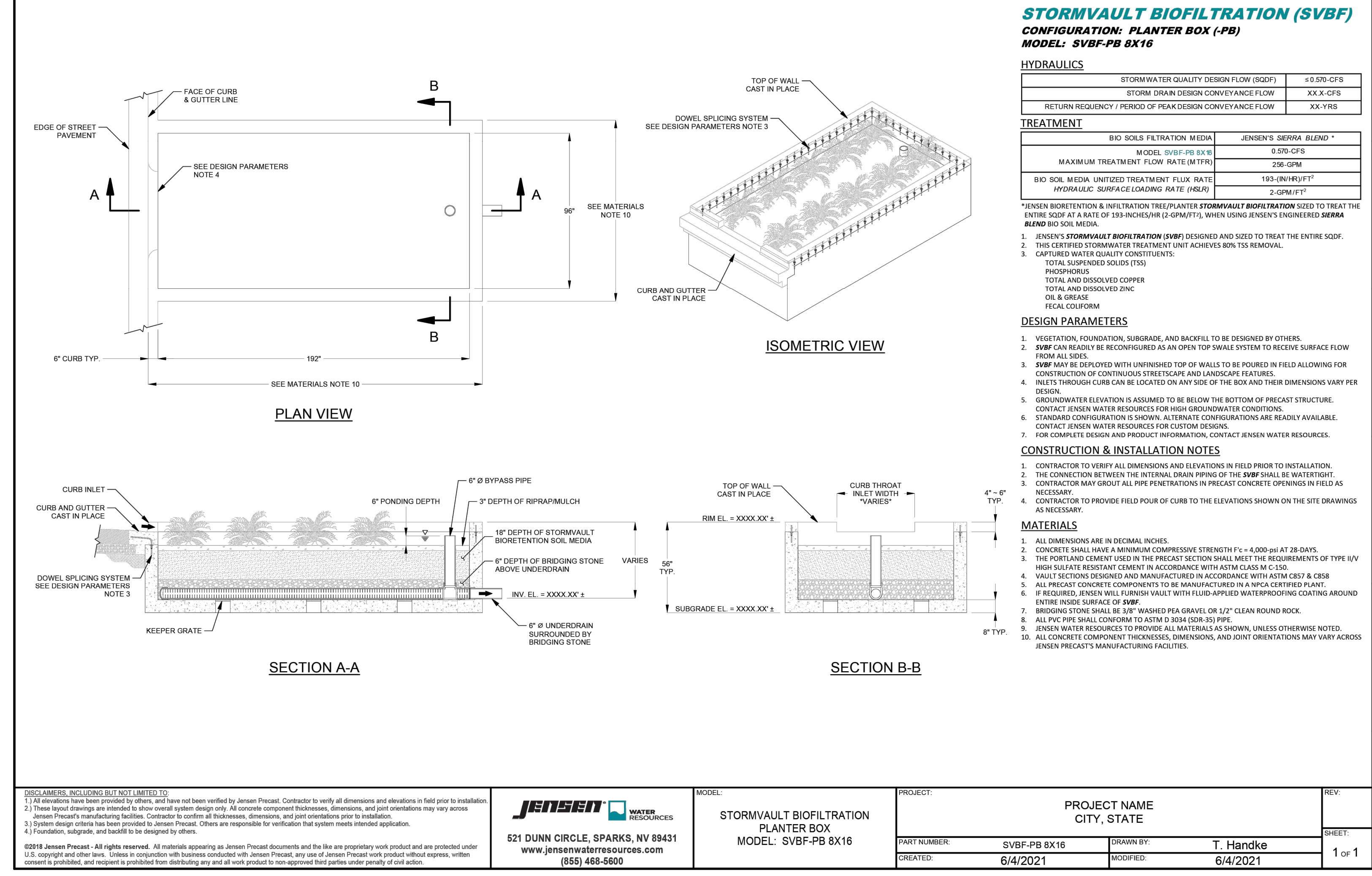
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 SCALE : 1"=20'
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 PROJ NO. : 21402

8457 WASHINGTON BLVD
 CITY OF ROSEVILLE
 CALIFORNIA
 UTILITIES II

C-8
 8
 OF
 12



11/13/00
 D1212.dwg
 © 2000 Jensen Precast



STORMVAULT BIOFILTRATION (SVBF)
CONFIGURATION: PLANTER BOX (-PB)
MODEL: SVBF-PB 8X16

HYDRAULICS	
STORM WATER QUALITY DESIGN FLOW (SQDF)	±0.570-CFS
STORM DRAIN DESIGN CONVEYANCE FLOW	XX.X-CFS
RETURN FREQUENCY / PERIOD OF PEAK DESIGN CONVEYANCE FLOW	XX.YRS

TREATMENT	
BIO SOLS FILTRATION MEDIA	JENSEN'S SIERRA BLEND *
MODEL SVBF-PB 8X16	±0.570-CFS
MAXIMUM TREATMENT FLOW RATE (M TFR)	206-GPM
BIO SOL MEDIA UNITIZED TREATMENT FLUX RATE	193-(L/M ² /H) ²
HYDRAULIC SURFACE LOADING RATE (HSLR)	2-GPM/FT ²

*JENSEN BIORETENTION & INFILTRATION TREE/PLANTER STORMVAULT BIOFILTRATION SIZED TO TREAT THE ENTIRE SQDF AT A RATE OF 193-INCHES/HR (2-GPM/FT²), WHEN USING JENSEN'S ENGINEERED SIERRA BLEND BIO SOL MEDIA.
 1. JENSEN'S STORMVAULT BIOFILTRATION (SVBF) DESIGNED AND SIZED TO TREAT THE ENTIRE SQDF.
 2. THIS CERTIFIED STORMWATER TREATMENT UNIT ACHIEVES 80% TSS REMOVAL.
 3. CAPTURED WATER QUALITY CONSTITUENTS:
 TOTAL SUSPENDED SOLIDS (TSS)
 PHOSPHORUS
 TOTAL AND DISSOLVED COPPER
 TOTAL AND DISSOLVED ZINC
 OIL & GREASE
 FECAL COLIFORM

DESIGN PARAMETERS
 1. VEGETATION, FOUNDATION, SUBGRADE, AND BACKFILL TO BE DESIGNED BY OTHERS.
 2. SVBF CAN BEADILY BE RECONFIGURED AS AN OPEN TOP SWALE SYSTEM TO RECEIVE SURFACE FLOW FROM ALL SIDES.
 3. SVBF MAY BE DEPLOYED WITH UNFINISHED TOP OF WALLS TO BE POURED IN FIELD ALLOWING FOR CONSTRUCTION OF CONTINUOUS STREETScape AND LANDSCAPE FEATURES.
 4. INLETS THROUGH CURB CAN BE LOCATED ON ANY SIDE OF THE BOX AND THEIR DIMENSIONS VARY PER DESIGN.
 5. GROUNDWATER ELEVATION IS ASSUMED TO BE BELOW THE BOTTOM OF PRECAST STRUCTURE. CONTACT JENSEN WATER RESOURCES FOR HIGH GROUNDWATER CONDITIONS.
 6. STANDARD CONFIGURATION IS SHOWN. ALTERNATE CONFIGURATIONS ARE READILY AVAILABLE. CONTACT JENSEN WATER RESOURCES FOR CUSTOM DESIGNS.
 7. FOR COMPLETE DESIGN AND PRODUCT INFORMATION, CONTACT JENSEN WATER RESOURCES.

CONSTRUCTION & INSTALLATION NOTES
 1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND ELEVATIONS IN FIELD PRIOR TO INSTALLATION.
 2. THE CONNECTION BETWEEN THE INTERNAL DRAIN PIPING OF THE SVBF SHALL BE WATERTIGHT.
 3. CONTRACTOR MAY GROUT ALL PIPE PENETRATIONS IN PRECAST CONCRETE OPENINGS IN FIELD AS NECESSARY.
 4. CONTRACTOR TO PROVIDE FIELD POUR OF CURB TO THE ELEVATIONS SHOWN ON THE SITE DRAWINGS AS NECESSARY.

MATERIALS
 1. ALL DIMENSIONS ARE IN DECIMAL INCHES.
 2. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH F_c = 4,000-psi AT 28-DAYS.
 3. THE PORTLAND CEMENT USED IN THE PRECAST SECTION SHALL MEET THE REQUIREMENTS OF TYPE I/IV HIGH SULFATE RESISTANT CEMENT IN ACCORDANCE WITH ASTM CLASS M C 150.
 4. VALVE SECTIONS DESIGNED AND MANUFACTURED IN ACCORDANCE WITH ASTM C875 & C878.
 5. ALL PRECAST CONCRETE COMPONENTS TO BE MANUFACTURED IN A NPCA CERTIFIED PLANT.
 6. IF REQUIRED, JENSEN WILL FURNISH VALVE WITH FLUID-APPLIED WATERPROOFING COATING AROUND ENTIRE INSIDE SURFACE OF SVBF.
 7. BRIDGING STONE SHALL BE 3/8" WASHED PEA GRAVEL OR 1/2" CLEAN ROUND ROCK.
 8. ALL PVC PIPE SHALL CONFORM TO ASTM D 3025 (SDR 30) PIPE.
 9. JENSEN WATER RESOURCES TO PROVIDE ALL MATERIALS AS SHOWN, UNLESS OTHERWISE NOTED.
 10. ALL CONCRETE COMPONENT THICKNESSES, DIMENSIONS, AND JOINT ORIENTATIONS MAY VARY ACROSS JENSEN PRECAST'S MANUFACTURING FACILITIES.

DISCLAIMERS, INCLUDING BUT NOT LIMITED TO:
 1) All elevations have been provided by others, and have not been verified by Jensen Precast. Contractor to verify all dimensions and elevations in field prior to installation.
 2) These layout drawings are intended to show overall system design only. All concrete component thicknesses, dimensions, and joint orientations may vary across Jensen Precast's manufacturing facilities. Contractor to confirm all thicknesses, dimensions, and joint orientations prior to installation.
 3) System design criteria has been provided to Jensen Precast. Others are responsible for verification that system meets intended application.
 4) Foundation, subgrade, and backfill to be designed by others.
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JENSEN WATER RESOURCES
 521 DUNN CIRCLE, SPARKS, NV 89431
 www.jensenwaterresources.com
 (855) 468-5600

MODEL:	STORMVAULT BIOFILTRATION PLANTER BOX MODEL: SVBF-PB 8X16	PROJECT:	PROJECT NAME CITY, STATE	REV:	
PART NUMBER:	SVBF-PB 8X16	DRAWN BY:	T. Handke	SHEET:	1 of 1
CREATED:	6/4/2021	MODIFIED:	6/4/2021		



DESIGN BY : DC/ATV
 DRAWN BY : DC/ATV
 CHECKED BY : T. OZANICH
 SCALE : AS SHOWN
 DATE : 07/10/2025
 PROJECT NO. : 21402

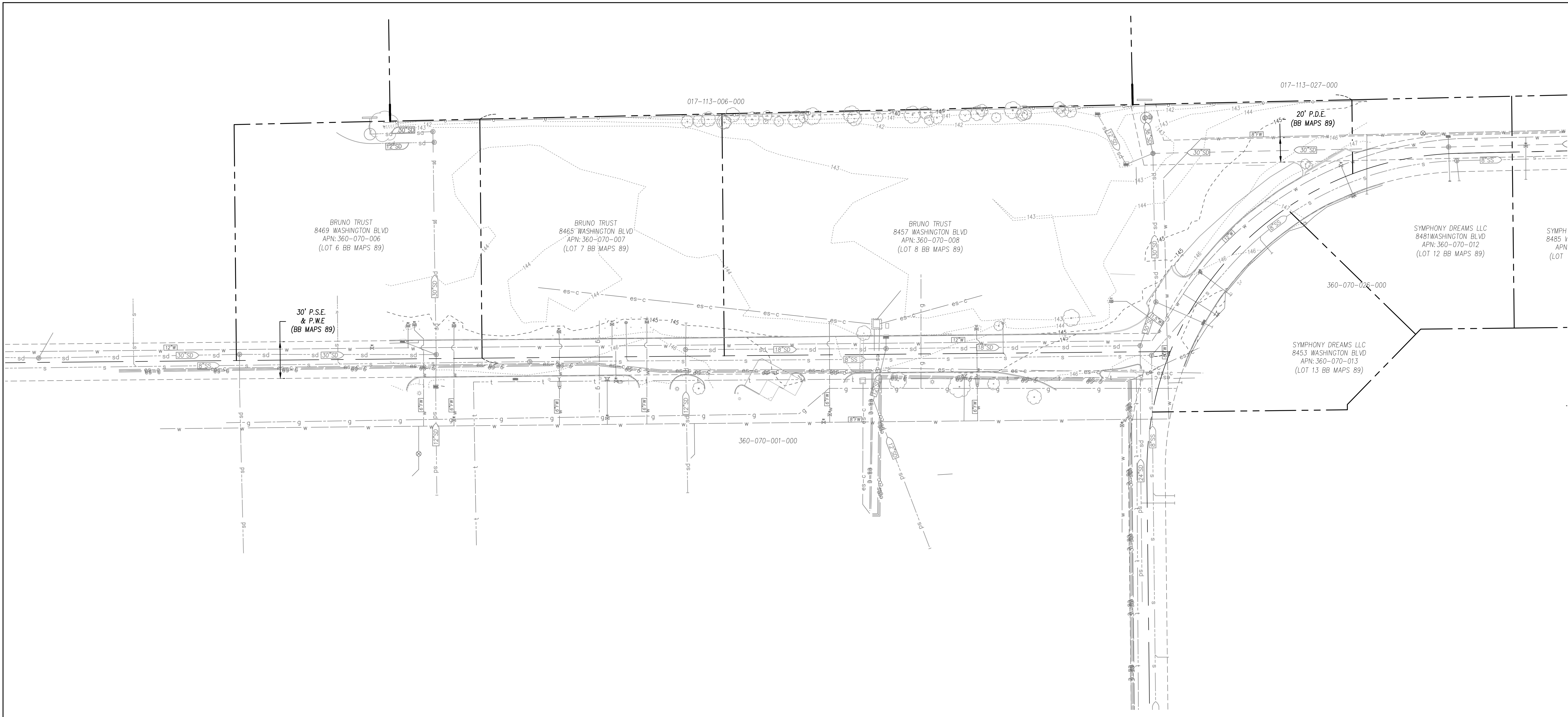
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8457 WASHINGTON BLVD
 SECTIONS AND DETAILS
 CITY OF ROSEVILLE
 CALIFORNIA

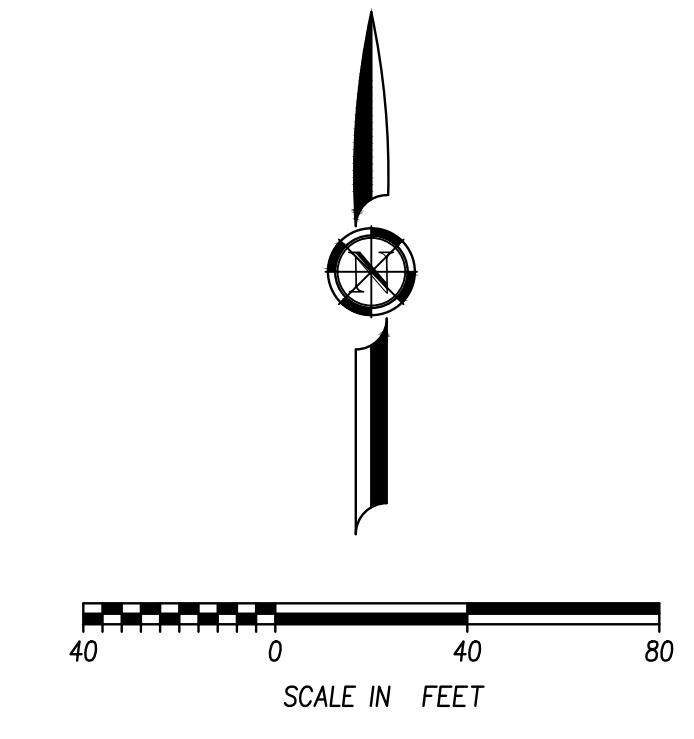
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BENJEN
 TRUSTED ENGINEERING ADVISORS
 Bennett Engineering Services
 1085 Sunrise Avenue, Suite 100
 Roseville, California 95661
 T 916-783-4100
 F 916-783-4110

Login Name: oewga
 Plot Date: July 11, 2025 - 5:07 pm
 File Name: F:\Proj\21402-M2-8457 Washington Blvd\03-PLANS\MASTERS\21402_08-EROSION CONTROL PLAN.dwg
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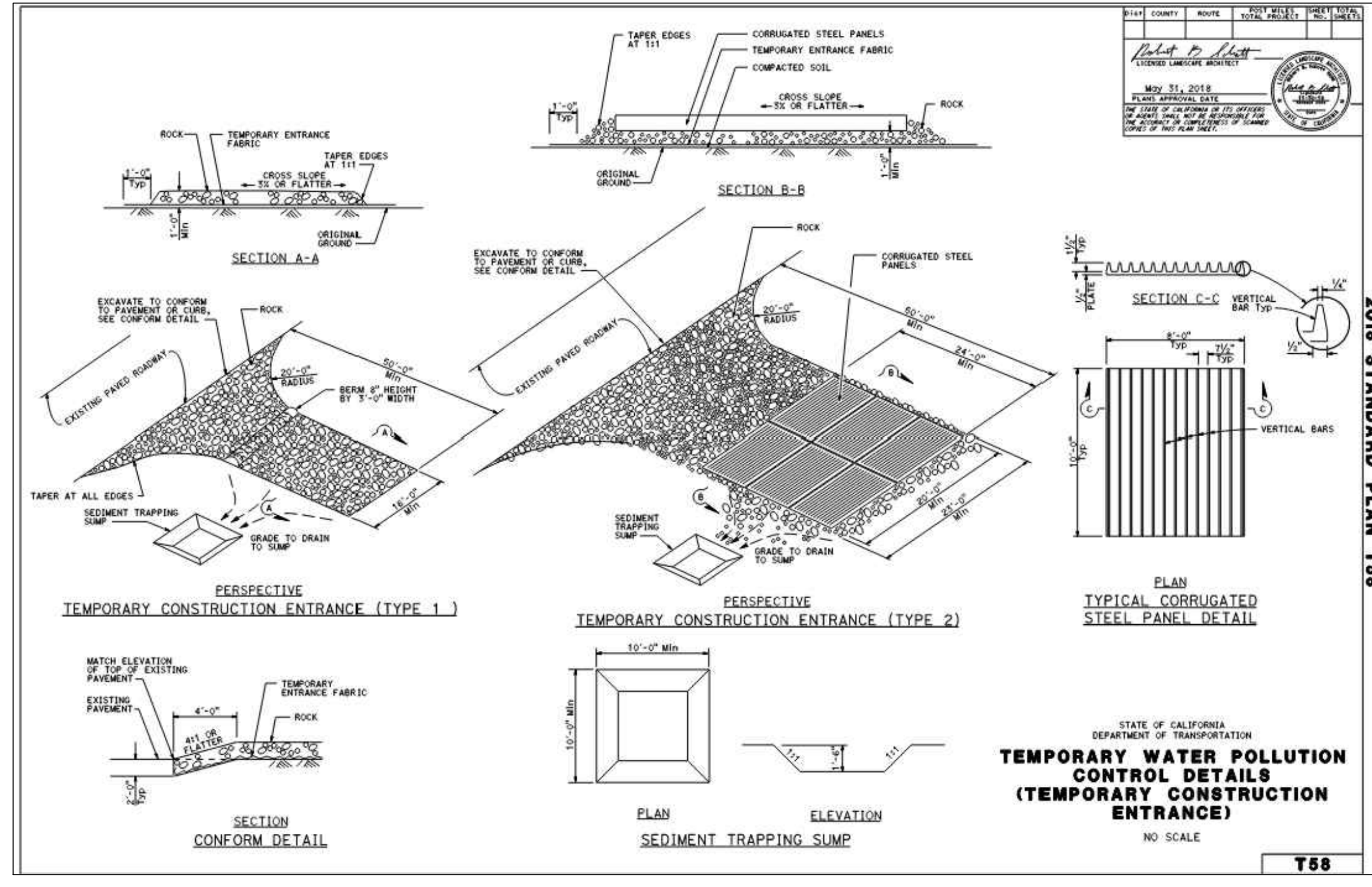
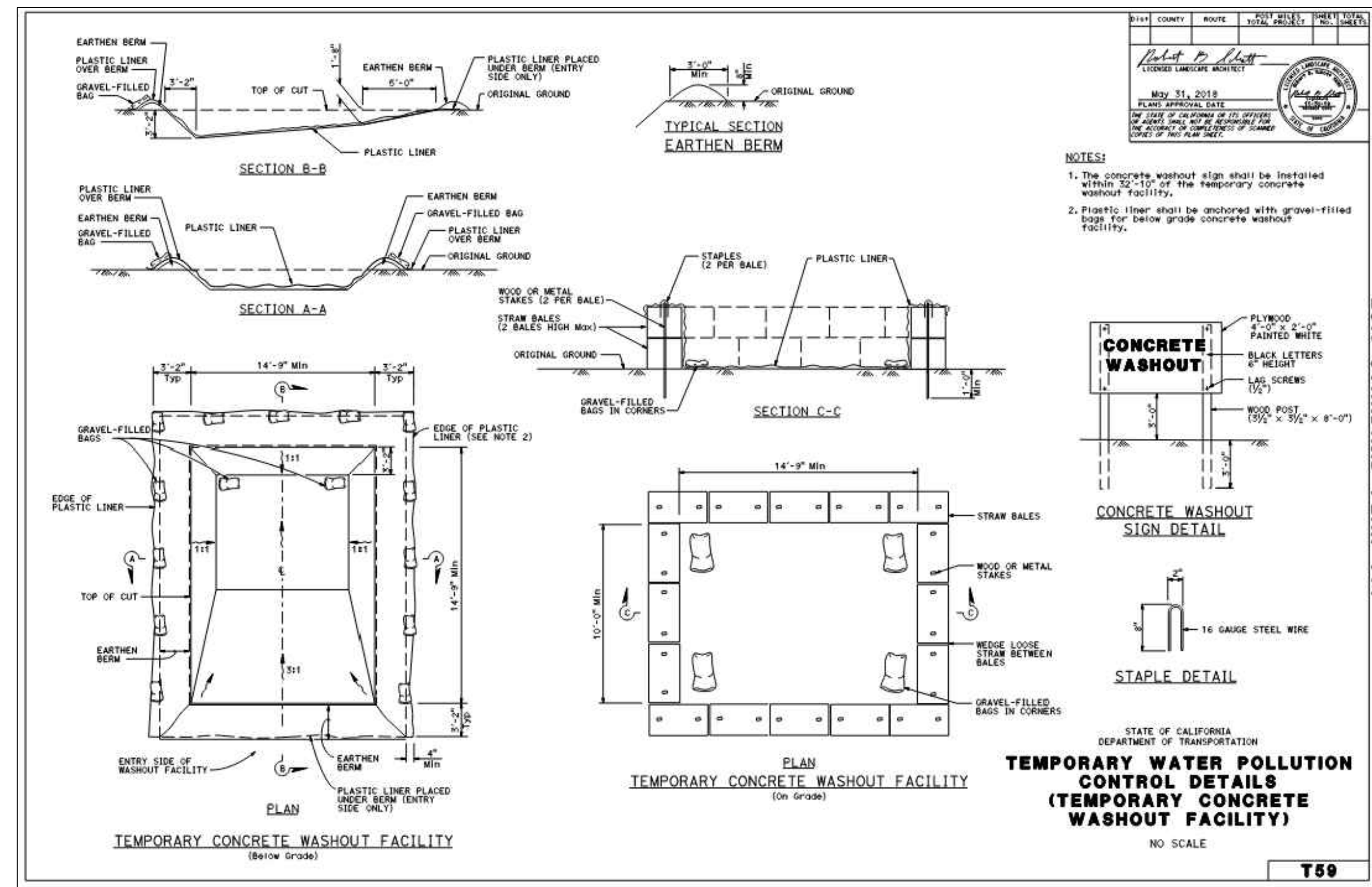
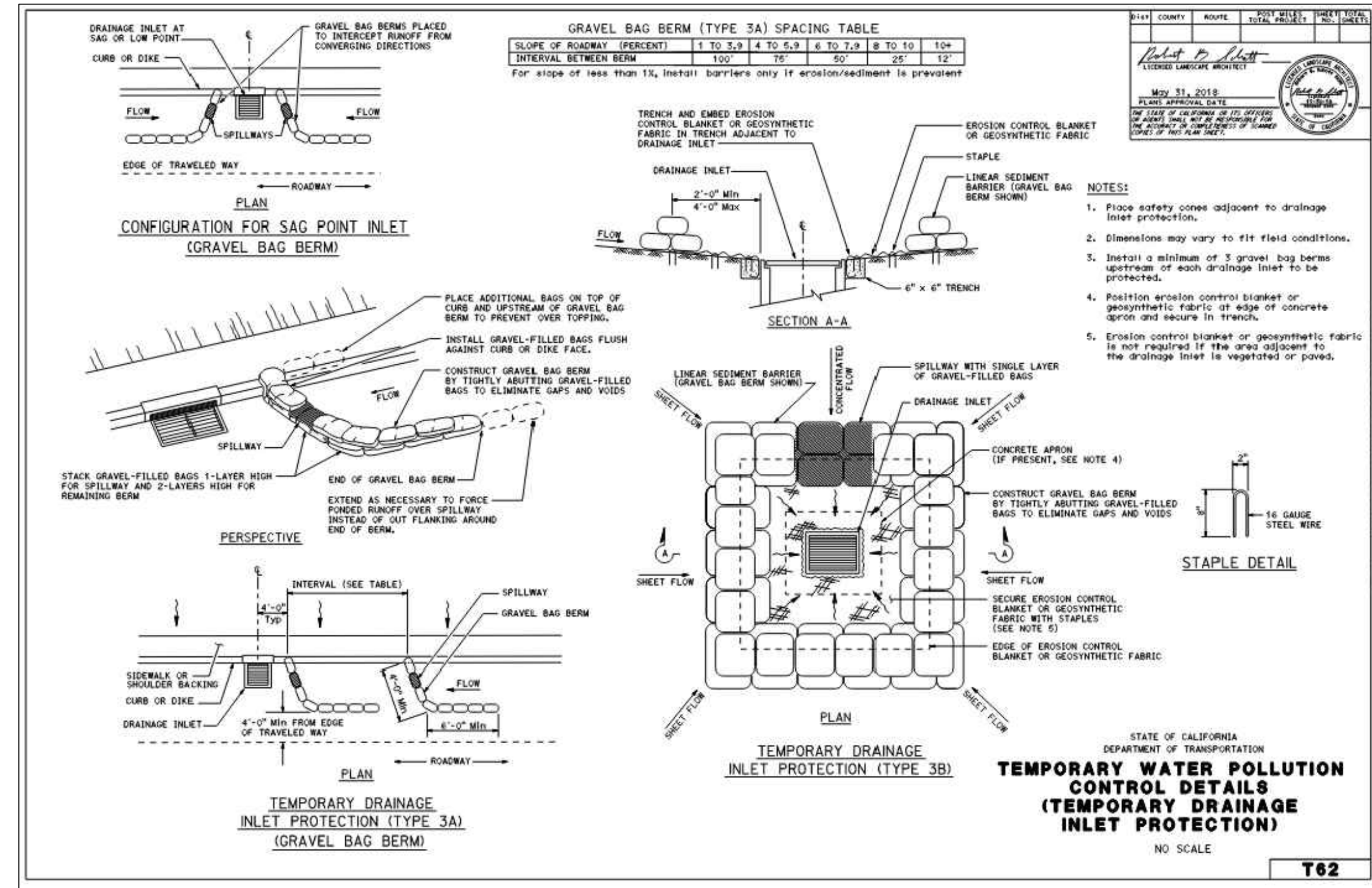
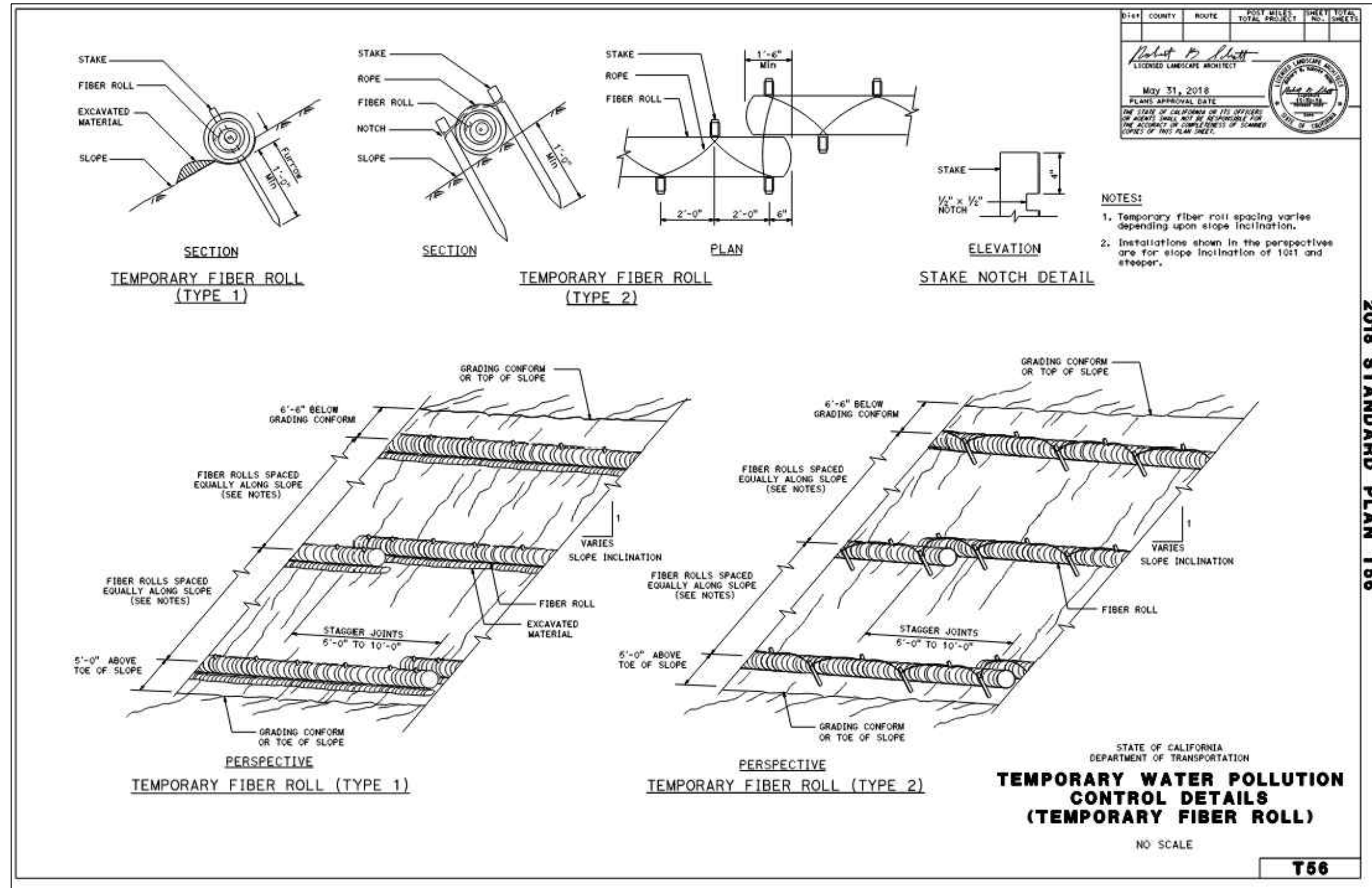
LEGEND:
 - - - - - PARCEL LIMIT TYP.



VERTICAL DATUM
 ELEVATIONS SHOWN ARE BASED ON NCV229 AND OBSERVATIONS TO CITY OF ROSEVILLE BENCHMARK BM45 BEING A 3-1/4" BRASS DISC IN THE TOP OF CURB AT THE WEST CORNER OF A DRAIN INLET ON THE SOUTHEAST CORNER OF WASHINGTON BLVD AND ROSEVILLE PARKWAY (ELEVATION 146.073'). THE CONVERSION TO NAVD88 IS ABOUT 2.2FT DIFFERENCE.



DESIGN BY : C. GILLIS DRAWN BY : C. ROBERTS CHECKED BY : T. OZANICH SCALE : 1"=50' DATE : 07/10/2025 PROJ NO. : 21402		VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.	TRUSTED ENGINEERING ADVISORS BENIEN BENNETT ENGINEERING SERVICES 1082 SUNRISE AVENUE, SUITE 100 ROSEVILLE, CALIFORNIA 95661 T 916.783.4100 F 916.783.4110	REVISIONS <table border="1"> <thead> <tr> <th>NO.</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	BY	DATE												
NO.	BY	DATE																	
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8457 WASHINGTON BLVD
 CITY OF ROSEVILLE

DESIGN BY: C. GILLIS
 DRAWN BY: C. ROBERTS
 CHECKED BY: T. OZANICH
 SCALE: AS SHOWN
 DATE: 07/30/2021
 PROJ. NO.: 21402

VERIFY SCALE:
 BAR IS ONE INCH ON ORIGINAL DRAWING.
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

BENIEN
 TRUSTED ENGINEERING ADVISORS

Bennett Engineering Services
 1085 Sunrise Avenue, Suite 100
 Roseville, California 95661
 T 916.783.4100
 F 916.783.4110

2018 STANDARD PLAN T62

2018 STANDARD PLAN T68

2018 STANDARD PLAN T56

2018 STANDARD PLAN T69

NO. BY DATE

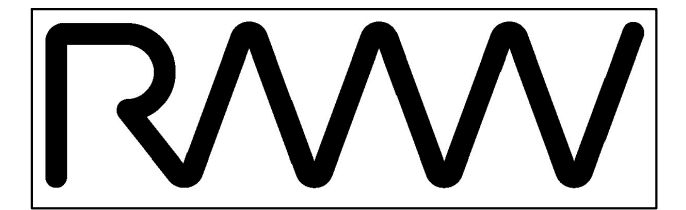
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C-12
 12
 12

M2 MOTORSPORTS

Landscape Development Plans

ROSEVILLE, CALIFORNIA



RMW
Architecture
Interiors

1718 Third Street
Suite 101
Sacramento
California 95811

Office
916 449-1400

rmw.com

OWNER / DEVELOPER:



M2 Investment Group
4160 Douglas Boulevard #200
Granite Bay, CA 95746
916.918.8050 | 916.918.8051

PRELIMINARY DESIGN DOCUMENTS FOR:

M2 MOTORSPORTS INDUSTRIAL CONDOS

8 4 5 7 W a s h i n g t o n B l v d
R o s e v i l l e , C A 9 5 6 7 8

approved for the owner by :

approved for the architect by :

issue :	description :	date :
A	INITIAL ENTITLEMENT REVIEW	06-13-2024
	REV. PER PC1 COMMENTS	10-18-2024
	REV. PER PC2 COMMENTS	01-14-2025
	REV. PER PC3 COMMENTS	05-09-2025

PLANTING NOTES

- Installing Contractor shall verify quantities and areas to be planted prior to start of job. Notify Landscape Architect of any discrepancies prior to starting work.
- All planting areas shall be completely free of trash, debris, rocks, and construction materials larger than 2", and shall be brought to finish grade before planting begins. Finish grade shall be 2" below surface of walks, curbs, and paved areas in planting areas where bark is to be installed. Grades shall be flush at catch basins. Surfaces shall be sloped with regard to drainage requirements so that water does not puddle or stand.
- If additional soil is required, it shall be approved loam as similar to the existing soil as possible, free of debris and noxious weeds. Prior to placing additional soil, disc or scarify the sub-grade to a depth of at least 8" to permit bonding to the sub-grade. Spread and rototill a one inch layer of new soil, then proceed to place remaining soil and establish finish grade.
- Landscape contractor must conduct a soils test to determine amendment quantities. For bid purposes, assume the following soil preparation for all planting areas: Apply nitrified wood product amendment at a minimum rate of 6 cubic yards per 1000 sq. ft. and commercial fertilizer (16-16-16 NPK or equal) at a rate of 30 lbs. per 1000 sq.ft. for shrub and ground cover areas, 20 lbs. per 1000 sq.ft. for lawn areas. Rototill to a depth of 6" to 10". Compact and settle all areas by application of heavy irrigation to a minimum depth of 12".
- Concrete headers shall be installed between all lawn and shrub/ground cover areas. Install per plans and details provided.
- All plants shall be top quality nursery stock, free of disease and insect pests. Plants shall be normal size for container, vigorous, and true to name and variety. Plant holes shall be the same depth as the root ball, and three times the width for shrubs and four times the width for trees, see details.
- Backfill for the plant holes shall be existing soil which has been previously amended. Apply Osmocote Controlled Release Formula fertilizer (18-6-12, 4 month formula) per manufacturer's recommendations.
- When planted, crown of plant shall be 1-1/2" above finish grade. Prepare a water basin by forming a soil ring at least 3" high and as wide around the outer edge of the new plant hole. Water thoroughly to eliminate air pockets.
- Upon completion of planting all containerized material, rake all shrub and ground cover areas to smooth grade, leaving watering basins intact. Prior to placement of bark mulch, all shrub and ground cover areas shall be treated with a pre-emergent herbicide (Ronstar or equal) per manufacturer's directions. Contractor to verify with manufacturer that pre-emergent will not adversely affect plant health.
- Place a 3" layer of 'Walk-On' fir bark mulch, or approved equal, in all shrub and ground cover areas. Shredded redwood 'Gorilla Hair' is not acceptable.
- Ground cover plants shall be planted in straight rows and evenly triangularly spaced at intervals noted in plant legend. Plant each rooted plant with its proportionate amount of rooting soil in a manner that will insure minimum disturbance of the root system.
- For trees that require staking, use two 2" diameter treated lodgepole stakes set at minimum of 12" into undisturbed subgrade below the root ball. Place ties and stakes only to the level which will hold the tree upright; proper height is 6" above the point where the tree will snap to an upright position by itself if the top is pulled to one side as if wind loaded and then released. Ties shall be cinch-tie flexible vinyl (or equal) nailed to stake with galvanized nails, see details.
- Sod lawns: After soil preparation, carefully smooth all surfaces and roll to expose depressions and irregularities. Regrade as necessary. Lay first strip of sod slabs along a straight line. Butt joints tightly, do not overlap edges. For remaining strips, stagger joints much as laying bricks. Use a sharp knife to cut sod to fit curves, edges, sprinkler heads, etc. When a conveniently large area has been sodded, water lightly to prevent drying. After laying all sod, roll lightly to eliminate irregularities and to form good contact between sod and soil. Water thoroughly; soil should be moistened at least 8 inches deep. Repeat sprinkling at regular intervals to keep sod moist at all times until rooted. After sod is established, decrease frequency and increase amount of water per application as necessary.
- Contractor shall furnish all labor, material, equipment, and services required to maintain the landscape in an attractive condition as specified herein for a period of 90 days after final acceptance by Owner. Maintenance Period shall commence after all planting and related work has been completed in accordance with Plans and Notes. A prime requirement is that all lawn areas shall show an even, healthy stand of grass which shall have been mown at least twice. Any materials found to be dead, missing, or in poor condition during the Maintenance Period shall be replaced within 10 days of written notification by the Owner. Contractor shall not be held responsible for damage arising from acts of God, vandalism, theft, or negligence by Owner during the Maintenance Period.

IRRIGATION NOTES

- Installing Contractor shall verify all dimensions and areas prior to start of job. Intent is for full coverage of planting. Notify Landscape Architect of any discrepancies prior to trenching.
- Plan is diagrammatic and not intended to show exact locations of piping and valves. Install valves and piping in landscape areas wherever possible. Install valves near curbs and sidewalks whenever possible. Sprinkler head spacings are shown accurately and shall be installed as indicated by the center of the symbol. Contractor is responsible for pipe sizing the irrigation system correctly.
- All materials shall be new and in perfect condition. No deviations from the specifications will be allowed without prior written approval of Landscape Architect.
- Mainline shall be SCH 40 PVC or CL315 at a minimum depth of 18" below finish grade. Lateral lines shall be SCH 40 PVC at a minimum depth of 12" below grade. Use only the solvent supplied and recommended by the pipe manufacturer to make plastic pipe joints. Allow 15 minutes set-up curing time before moving or handling, and 24 hour curing time before water is placed in PVC pipe. Center load pipe with a small amount of backfill to prevent arching and whipping under pressure.
- Where more than one pipe is installed in a trench, place pipe side by side at a minimum of 2" apart. Where soil conditions are rocky, place a 4" layer of fine material on bottom of trench prior to installation of pipe.
- All valves shall be installed in Carson poly-plastic valve boxes with flush covers, or approved equal. Remote control valves shall be installed in Carson 1419 12" depth standard rectangular valve boxes; Drip zone remote control valves with filters and PRVs shall be installed in Carson 1220 12" depth jumbo rectangular valve boxes; Ball valves shall be installed in Carson 0011 10" diameter round valve boxes. Top of valve boxes shall be 1" above finish grade.
- Install pop-up shrub heads 24" from curbs and walks.
- Securely mount controller as directed by manufacturer. Complete all electrical connections to controller. All control wire shall be #14 U.L. direct burial. Taped and bundled every 20'. Place at a minimum depth of 18", installing in common trenches with mainline whenever possible. Where wire crosses paving, encase wire in a SCH 40 PVC sleeve. Run one extra wire, of a different color, to the last valve on each mainline leg, looping the wire through each valve box and label for future use.
- At valves, both wires shall be brought into valve box and shall have an excess loop of 24" before being spliced into the solenoid pigtails using Pentite connectors.
- After valves have been installed, test all mainlines for leaks at full line pressure for a period of 2 hours with couplings exposed and pipe sections center loaded. Before testing, fill line with water for at least 24 hours. Provisions shall be made for thoroughly bleeding the line of air and debris. Correct all defects and retest.
- All excavations shall be backfilled with fine material to 4" above crown of pipe and tamped; then fill with earth and tamp. All trenches shall be left flush with adjoining grade and in a firm unyielding condition. Any subsequent settling shall be corrected by the Contractor.
- Install systems without spray nozzles, drip emitters or rotor heads. Flush and operate each valve system at full pressure until all debris is removed. Install spray nozzles, drip emitters and rotor heads.
- Test to determine that all sprinklers function according to manufacturer's data and give full coverage according to intent of drawing. Replace and adjust as necessary. Additional heads shall be provided by the Contractor to cover areas shown to be deficient by test.
- Contractor shall set initial program for the controller. Contractor shall provide Owner with the instruction manual and demonstrate its operation to the Owner.
- Contractor shall guarantee all parts and labor for one year with exception of damage caused by vandalism, theft, adverse natural conditions, or anything beyond the control of the Contractor.

GENERAL NOTES

- Landscape areas not covered with live material shall be covered with a 3" 'Walk-On' fir bark mulch layer.
- Adjust location of plant material to avoid interference with building numbers and addresses at mature height.
- Provide a minimum three foot clearance around all fire protection equipment and associated landscape apparatus.
- All trees planted adjacent to fire lanes shall have their canopies maintained at 13'-6" or higher where they overhang into the required width of the fire lane.
- Landscape shall be placed and pruned as to retain the required clearance for ladder access to windows around the building and to not interfere at maturity with 13'-6" emergency vehicle access clearance.
- Turf slopes cannot exceed 4:1.
- Maintain a minimum distance of 18" between edge of lawn and trunk of tree(s).
- Landscape contractor shall provide protection for all concrete surfaces when installing landscape materials. Staining of concrete from dirt, tire marks and damaged curbs will not be permitted. All damaged surfaces shall be cleaned or replaced.
- Landscape contractor shall coordinate and install the sleeving and stubbing for irrigation crossing parking lots and paved areas.
- Landscape contractor shall grade all landscape areas 2% min. to drain to the street. Landscape contractor is responsible to provide positive drainage away from all buildings. All planters and planter islands should be crowned to prevent standing water.
- Refer to arborist report for existing oak tree preservation notes and guidelines.
- Root barriers are required in all locations where trees are placed closer than 48" from curbs, sidewalks, concrete or asphalt refer to detail for specification and installation.
- Quantities found in the plant legend are for contractor convenience. In the event that the quantities in the legend differ from those found on the plans, the quantities found on the plans will take precedence.
- Contractor to hand dig only under existing tree canopies, no mechanical excavation will be allowed, do not cut any roots 2" or larger in diameter; if it is necessary to prune roots 2" in diameter or larger, contractor shall hire the services of a licensed arborist to supervise and direct the work, follow all recommendations of the arborist.

DRAWING INDEX

- L0.1 - COVER SHEET
- L1.1 - IRRIGATION PLAN
- L1.2 - IRRIGATION SCHEDULE & CALCS
- L2.1 - PLANTING PLAN
- L2.2 - PLANT SCHEDULE & NOTES
- L3.1 - IRRIGATION DETAILS
- L-3.2 - PLANTING DETAILS

THE PROJECT COMPLIES WITH THE CRITERIA OF THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE. THE GUIDELINES HAVE BEEN APPLIED FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN"

1/14/25
SIGNATURE DATE

drawn by : plot date : 01-14-2025

checked by :

stamp



scale : AS NOTED

project number : 2234018.00

COVER SHEET

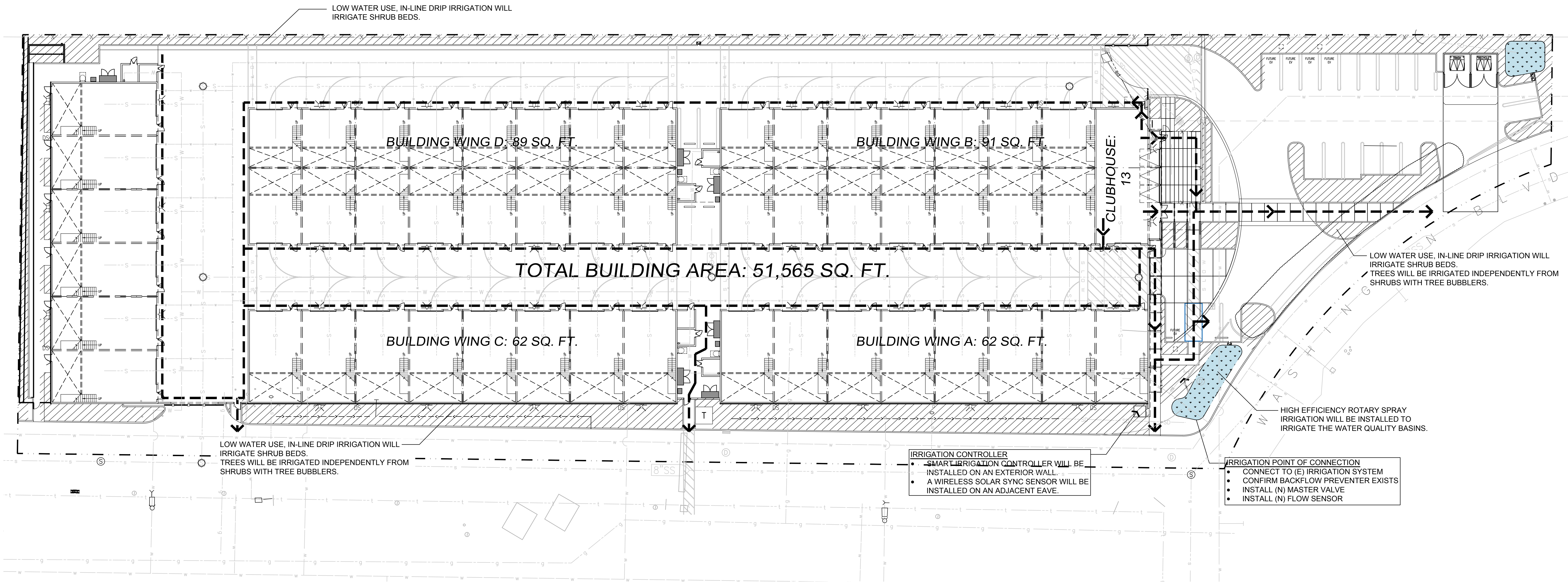
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L0.1





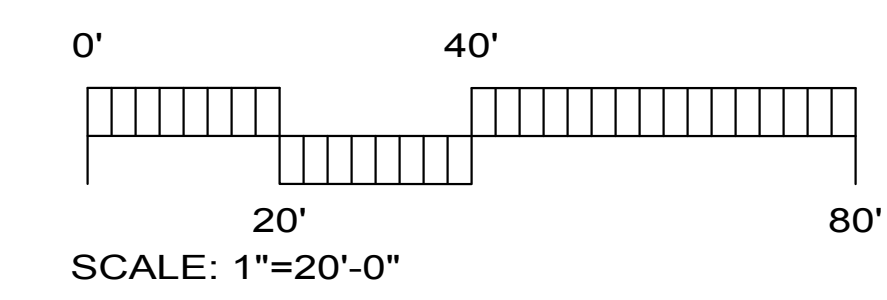
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A	INITIAL ENTITLEMENT REVIEW	06-13-2024
⚠	REV. PER PC1 COMMENTS	10-18-2024
⚠	REV. PER PC2 COMMENTS	01-14-2025
⚠	REV. PER PC3 COMMENTS	05-09-2025



SEE SHEET L1.2 FOR COMPLETE IRRIGATION SCHEDULE

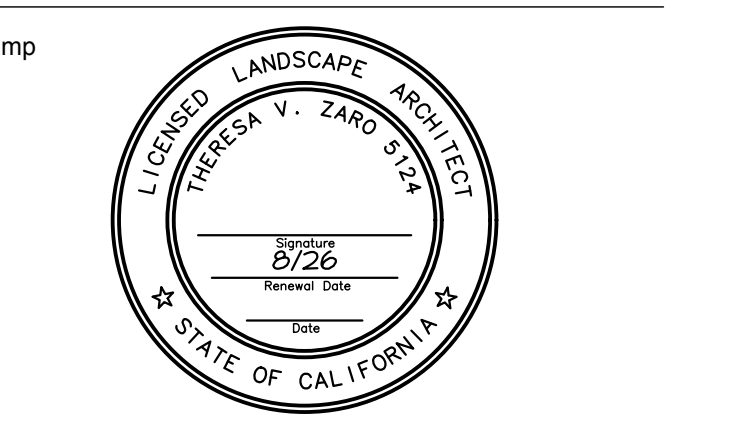
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SIGNATURE: DATE: 5/12/25



drawn by: plot date: 01-14-2025

checked by:



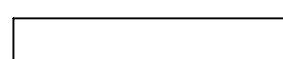
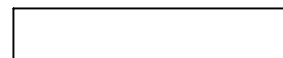

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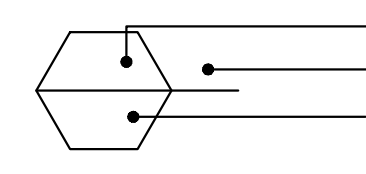
**CONCEPTUAL
IRRIGATION PLAN**

sheet no.:

L1.1

IRRIGATION_SCHEDULE


SYMBOL	MANUFACTURER/MODEL
	Hunter MP Corner PROS-12-PRS30-CV-F
	Hunter MP Strip PROS-12-PRS30-CV-F
	Hunter MP1000 PROS-12-PRS30-CV-F
	Hunter MP2000 PROS-12-PRS30-CV-F
	Hunter MP3000 PROS-12-PRS30-CV-F
	Hunter MP3500 PROS-12-PRS30-CV-F
	Hunter MP800SR PROS-12-PRS30-CV-F
	Hunter MP815 PROS-12-PRS30-CV-F
	Hunter PCB
SYMBOL	MANUFACTURER/MODEL
	Hunter ICZ-101-25
	Hunter ICZ-151-XL-40
	Hunter PLD-BV
	Hunter ECO-ID-12
	Area to Receive Dripline Hunter Eco-Mat 17 mm
	Area to Receive Dripline Rain Bird XFS-06-18
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Hunter ICV-G 1in., 1-1/2in., 2in., and 3in. Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.
	Hunter IBV 1in. Brass Electric Master Valve, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.
	Febco 825Y Reduced Pressure Backflow Preventer
	Hunter i2C-1600-SS 16-Station controller with modules in an outdoor stainless steel wall mount enclosure.
	Hunter WSS Wireless Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket.
	Hunter HFS-158 Flow Sensor for use with ICC controller, 1 in. Schedule 80 Sensor Body, 24 VAC, 2 amp.
	Water Meter 2"



IRRIGATION NARRATIVE

The irrigation system will be serviced by a new point of connection. The irrigation design will consist of low volume inline drip irrigation. Proposed trees shall utilize bubbler irrigation to encourage deep root watering. The overall irrigation system will be designed with a smart irrigation controller. A weather sensor will be used to automatically adjust duration of application in accordance with recent weather conditions based on evapotranspiration. Maximum water allowance will be determined by State code. To also be consistent with the planting design, the irrigation design will create separate irrigation stations by hydrozone, locating plants of different water and solar needs into groups.

PRELIMINARY MWEO CALCULATION



Irrigation Division
Irrigation Audit Services (CLIA)
LEED Certified Landscape Design
AB1891 Compliance Documentation

PROJECT INFORMATION

Project Name: M2 Motorsports Date: 6/6/2024

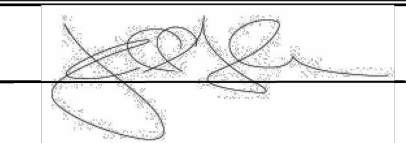
Project Contact:	Applicant: Yamasaki Landscape Architecture 1223 High Street, Auburn, CA 95603 (530) 885-0040
	Contact: Jeff Ambrosia
	Owner: M2 Motorsports
Project Address:	8457 Washington Boulevard Roseville, CA 95678

Project Type:	New Private Project
Local Water Purveyor:	Roseville Utility
Water Supply:	

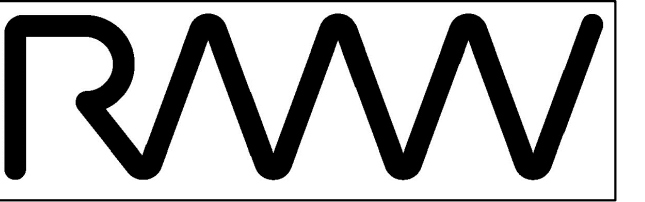
Total Landscape Area:	14,731 s.f.
Maximum Applied Water Allowance:	214,539 gallons
Estimated Total Water Use:	154,889 gallons

Document Check List:

- Project Information
- Water Efficient Landscape Worksheet
- Soil Management Report
- Landscape Design Plan
- Irrigation Design Plan
- Grading Design Plan

Applicant Signature: 	Date: <u>6/6/2024</u>
--	-----------------------

I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package.



RMW
Architecture
Interiors

1718 Third Street
Suite 101
Sacramento
California 95811

Office
916 449-1400

rmw.com

OWNER / DEVELOPER:



M2 Investment Group
4160 Douglas Boulevard #200
Granite Bay, CA 95746
916.918.8050 | 916.918.8051




PRELIMINARY DESIGN DOCUMENTS FOR:

**M2 MOTORSPORTS
INDUSTRIAL CONDOS**

8457 Washington Blvd
Roseville, CA 95678

approved for the owner by:

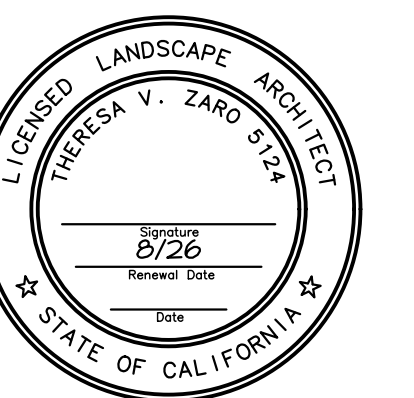
approved for the architect by:

issue :	description :	date :
A	INITIAL ENTITLEMENT REVIEW	06-13-2024
	REV. PER PC1 COMMENTS	10-18-2024
	REV. PER PC2 COMMENTS	01-14-2025
	REV. PER PC3 COMMENTS	05-09-2025

drawn by : plot date : 01-14-2025

checked by :

stamp



scale : AS NOTED

project number : 2234018.00

IRRIGATION
SCHEDULE
& CALCULATIONS

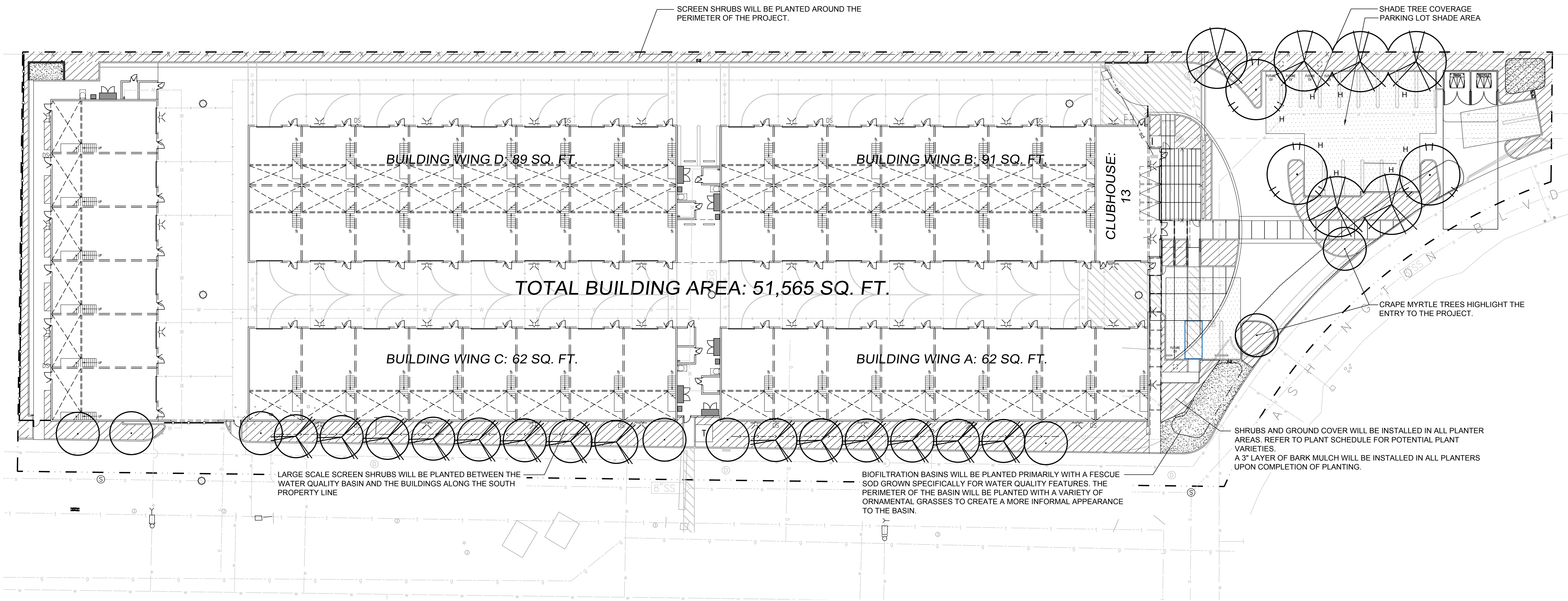
sheet no. :

L1.2





issue	description	date
A	INITIAL ENTITLEMENT REVIEW	06-13-2024
1	REV. PER PC1 COMMENTS	10-18-2024
2	REV. PER PC2 COMMENTS	01-14-2025
3	REV. PER PC3 COMMENTS	05-09-2025



PLANT SCHEDULE

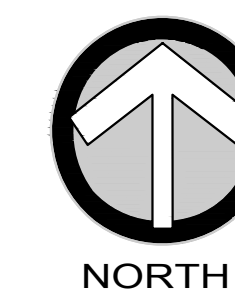
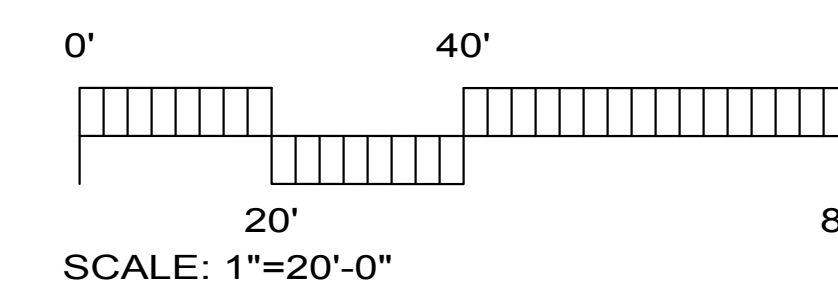
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	H X W	WATER USE
TREES						
	LAG NAT	10	Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle	24" box	20'x20'	LOW
	PIS RED	3	Pistacia x 'Red Push' / Red Push Pistache	15 gal	35'x30'	LOW
	PLA COL	6	Platanus x acerifolia 'Columbia' / Columbia London Plane Tree	15 gal	40'x30'	MED
	RHA MAJ	23	Rhapiolepis x 'Montic' / Majestic Beauty Indian Hawthorn standard	24" box	10'x10'	MED
BIOSWALE						
	BIO HYD		Biofiltration Fescue / Avail. from DeltaBluegrass	sod		MED

SEE SHEET L2.2 FOR COMPLETE PLANT SCHEDULE

THE PROJECT COMPLIES WITH THE CRITERIA OF THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE. THE GUIDELINES HAVE BEEN APPLIED FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN"

SIGNATURE

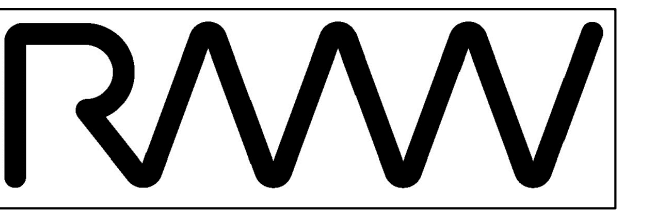
5/12/25
DATE



**CONCEPTUAL
PLANTING PLAN**

sheet no.:

L2.1



RMW
Architecture
Interiors

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PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	H X W	WATER USE	NORTH ROSEVILLE DESIGN GUIDELINES
TREES						
	LAG NAT	Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle	24" box	20'x20'	LOW	X
	PIS RED	Pistacia x 'Red Push' / Red Push Pistache	15 gal	35'x30'	LOW	X
	PLA COL	Platanus x acerifolia 'Columbia' / Columbia London Plane Tree	15 gal	40'x30'	MED	X
	RHA MAJ	Rhaphiolepis x 'Montic' / Majestic Beauty Indian Hawthorn standard	24" box	10'x10'	MED	X
	ZEL VIL	Zelkova serrata 'Village Green' / Village Green Sawleaf Zelkova	15 gal	35'x30'	LOW	
POTENTIAL SHRUBS						
	CAL DWA	Callistemon viminalis 'Little John' / Dwarf Weeping Bottlebrush	5 gal	4'x4'	LOW	
	GRE NOE	Grevillea x 'Noellii' / Grevillea	5 gal	5'x5'	LOW	X
	MAH AQU	Mahonia aquifolium / Oregon Grape	5 gal	3'x4'	LOW	
	MAH SOF	Mahonia eurybracteata 'Soft Caress' / Soft Caress Mahonia	5 gal	3'x4'	MED	X
	NAN GUL	Nandina domestica 'Gulf Stream' / Heavenly Bamboo	5 gal	2'x2'	LOW	X
	PIT VAR	Pittosporum tobira 'Variegata' / Variegated Mock Orange	5 gal	5'x5'	MED	
	PRU COM	Prunus caroliniana 'Compacta' / Compact Carolina Laurel Cherry	5 gal	8'x6'	LOW	
	RHA EVE	Rhamnus californica 'Eve Case' / California Coffeeberry	5 gal	6'x7'	LOW	
	RHA UMB	Rhaphiolepis umbellata 'Minor' / Gulf Green™ Indian Hawthorn	5 gal	4'x4'	LOW	
	XYL COM	Xylosma congestum 'Compacta' / Compact Xylosma	5 gal	6'x6'	LOW	X
POTENTIAL GRASSES						
	MUH CAP	Muhlenbergia capillaris 'Regal Mist' / Muhly	1 gal	3'x3'	LOW	
	MUH RIG	Muhlenbergia rigens / Deer Grass	1 gal	4'x4'	LOW	
POTENTIAL VINES						
	FIC PUM	Ficus pumila / Creeping Fig	5 gal	1'x6'	MED	
POTENTIAL GROUND COVERS						
	CIS PRO	Cistus salviifolius 'Prostratus' / Sageleaf Rockrose	1 gal	2'x6'	LOW	X
	COT LOW	Cotoneaster dammeri 'Lowfast' / Lowfast Bearberry Cotoneaster	1 gal	1.5'x6'	LOW	
BIOSWALE						
	BIO HYD	Biofiltration Fescue / Avail. from DeltaBluegrass	sod		MED	

PLANTING NARRATIVE

The proposed landscape plant palette consists of low water use shrubs, groundcover, trees, and ornamental grasses that are considered low maintenance and hardy. Choice of plants is guided by considerations of solar exposure and climate conditions of the site. Plant selection aims for longevity by selecting plants that are long lived varieties of trees, shrubs, groundcover, and grasses.

Shrubs and groundcover are minimum #1 size. Trees are minimum #15 size. Plant materials shall be spaced to provide substantial cover, but also to allow adequate room to mature into their natural form and ultimate size without required pruning.

PARKING LOT SHADE CALCULATIONS

TREE CODE	SHADE (SF)	QTY	(F)100%	QTY	(TQ)75%	QTY	(H)50%	QTY	(Q)25%
LAG NAT	314	0	0	0	0	0	0	0	0
PIS RED	707	0	0	0	3	1,061	0	0	0
PLA COL	962	0	0	0	5	2,405	0	0	0

PARKING LOT AREA (SF)	6,049
SHADE REQUIRED (50%)	3,025
SHADE PROVIDED (SF)	3,466
SHADE PROVIDED	57%



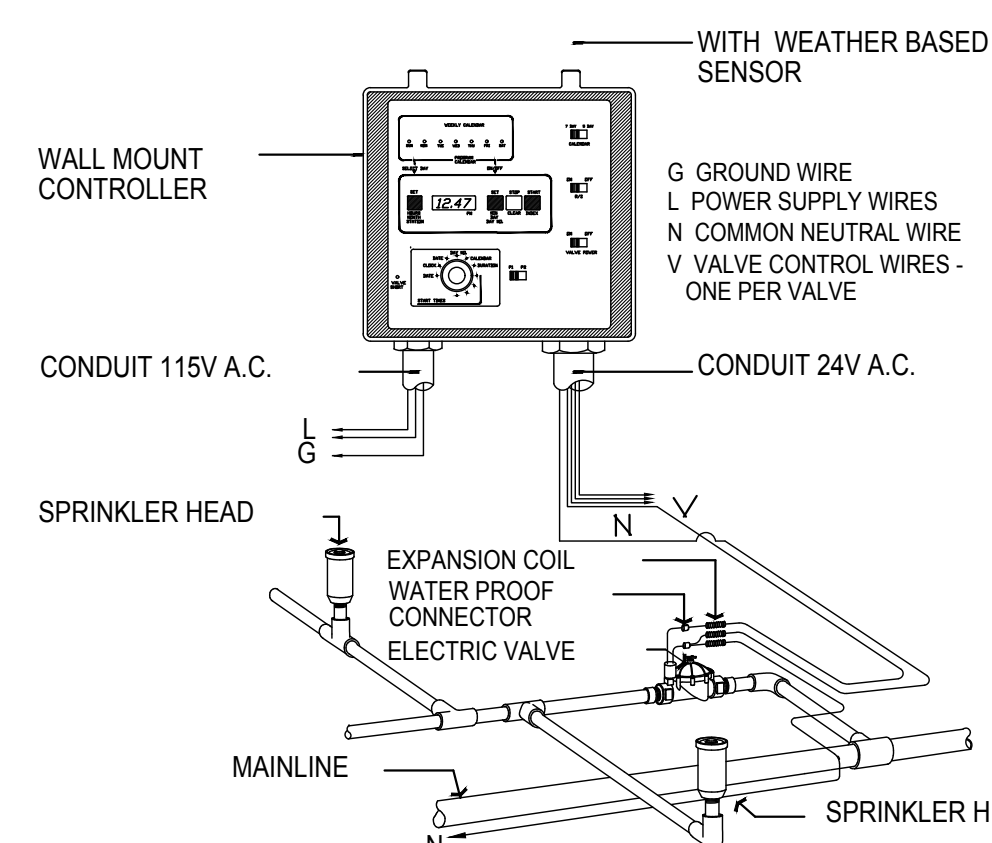
**PLANT SCHEDULE
& NOTES**

sheet no. :

L2.2



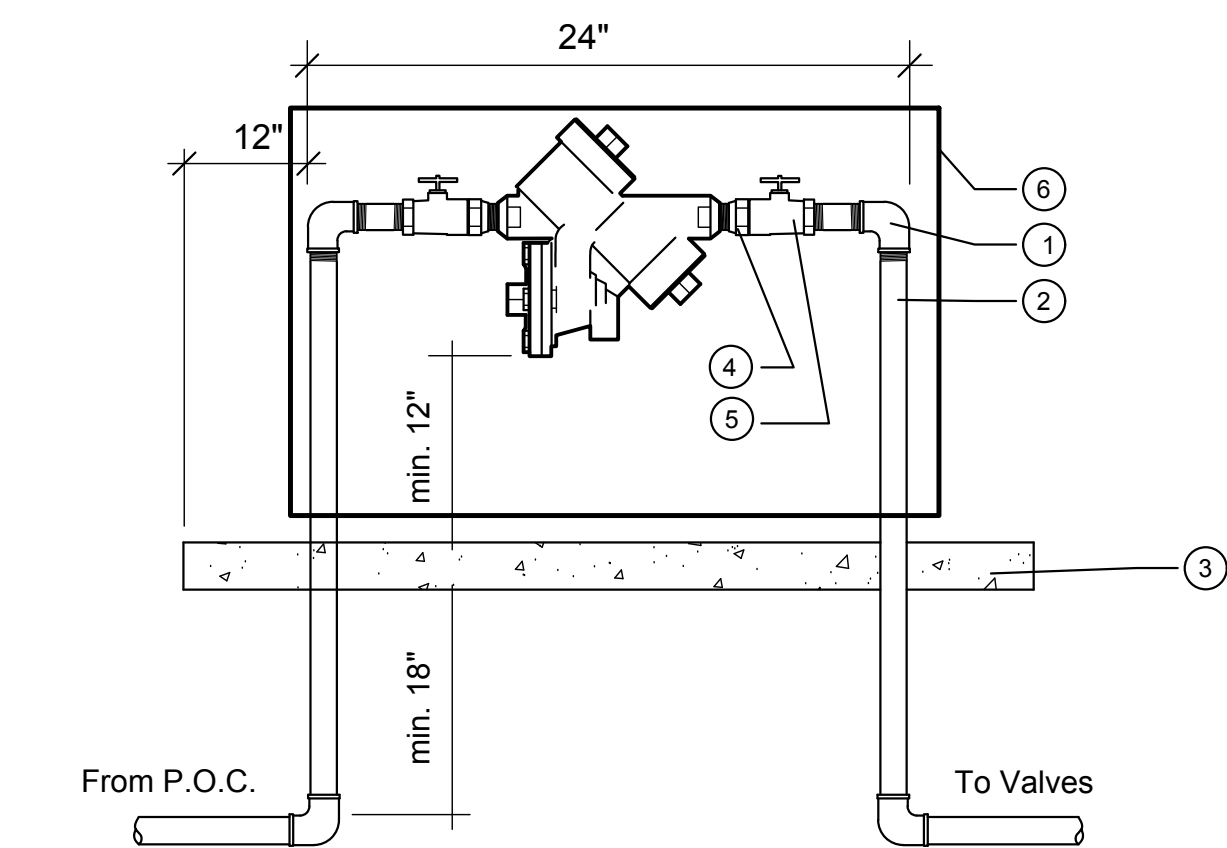
issue:	description:	date:
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CONTROLLER INSTALLATION

SCALE: N.T.S.

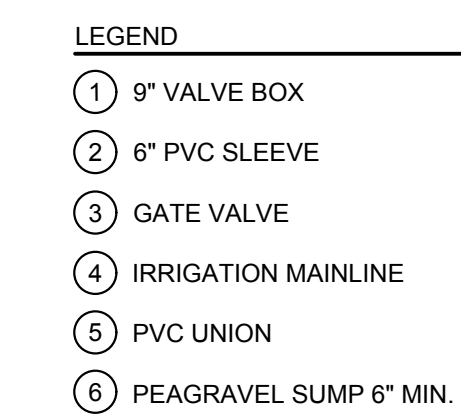
A



BACKFLOW PREVENTER

SCALE: N.T.S.

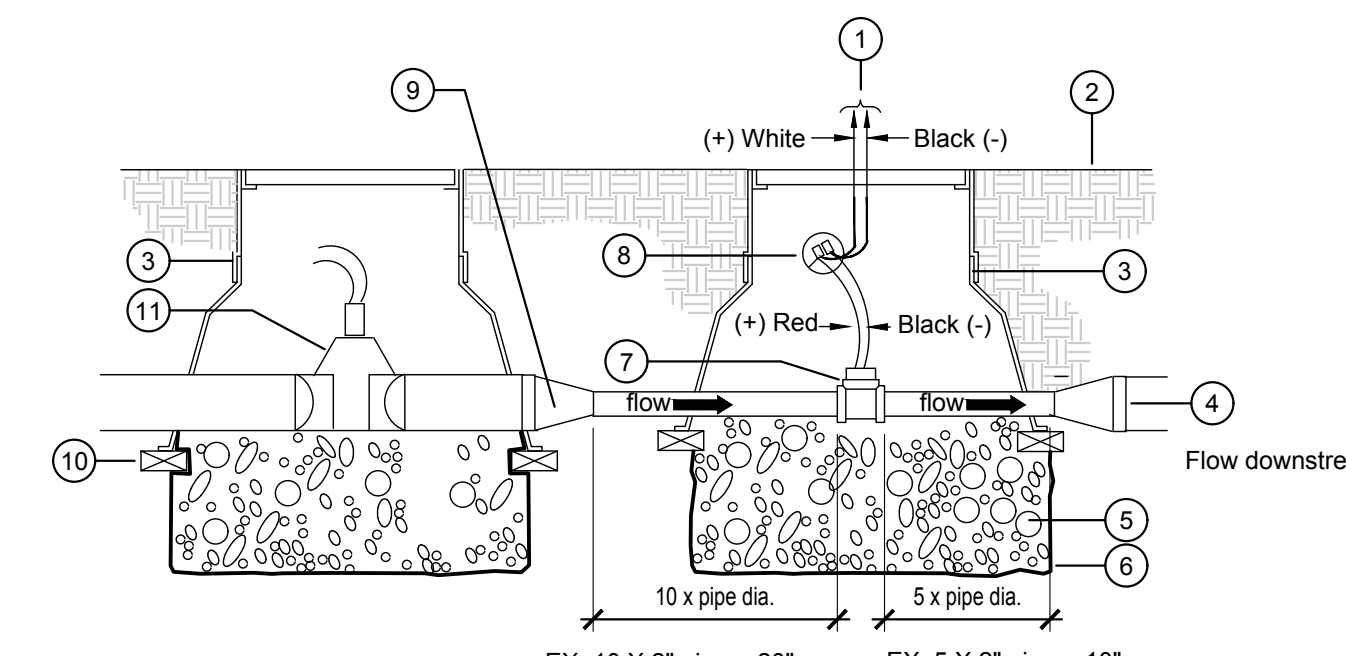
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GATE VALVE

SCALE: N.T.S.

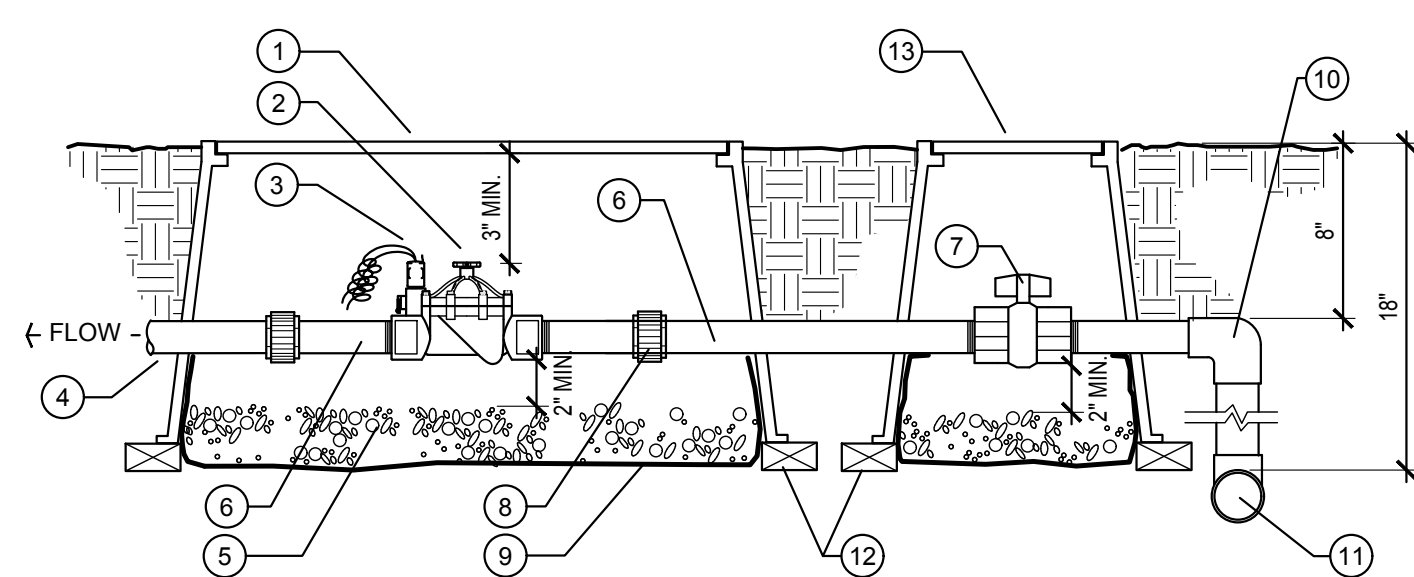
C



FLOW SENSOR/MASTER VALVE

SCALE: N.T.S.

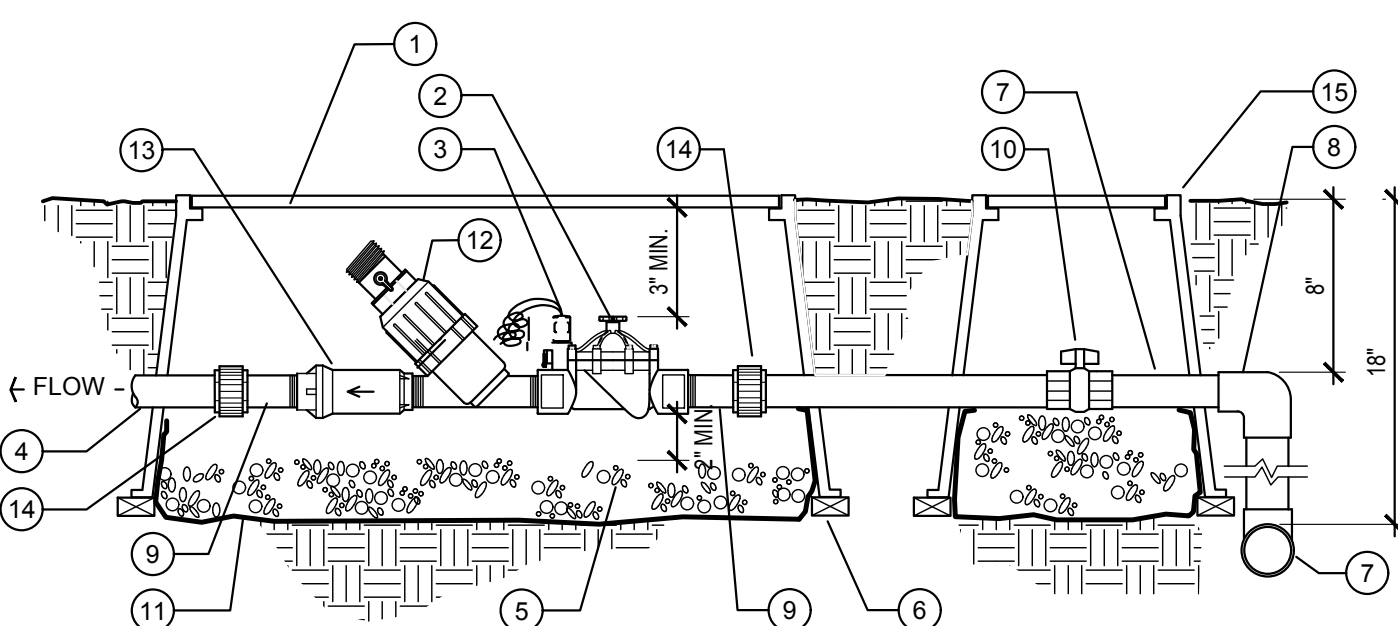
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REMOTE CONTROL VALVE

SCALE: N.T.S.

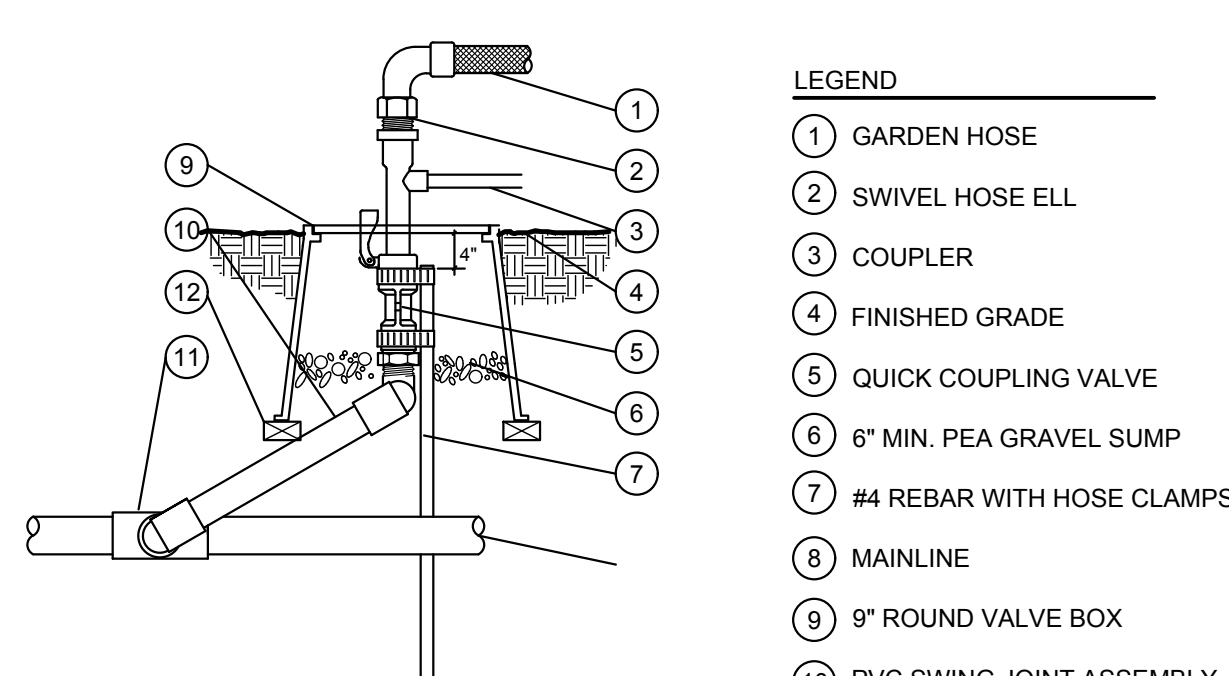
E



REMOTE CONTROL VALVE FOR DRIP

SCALE: N.T.S.

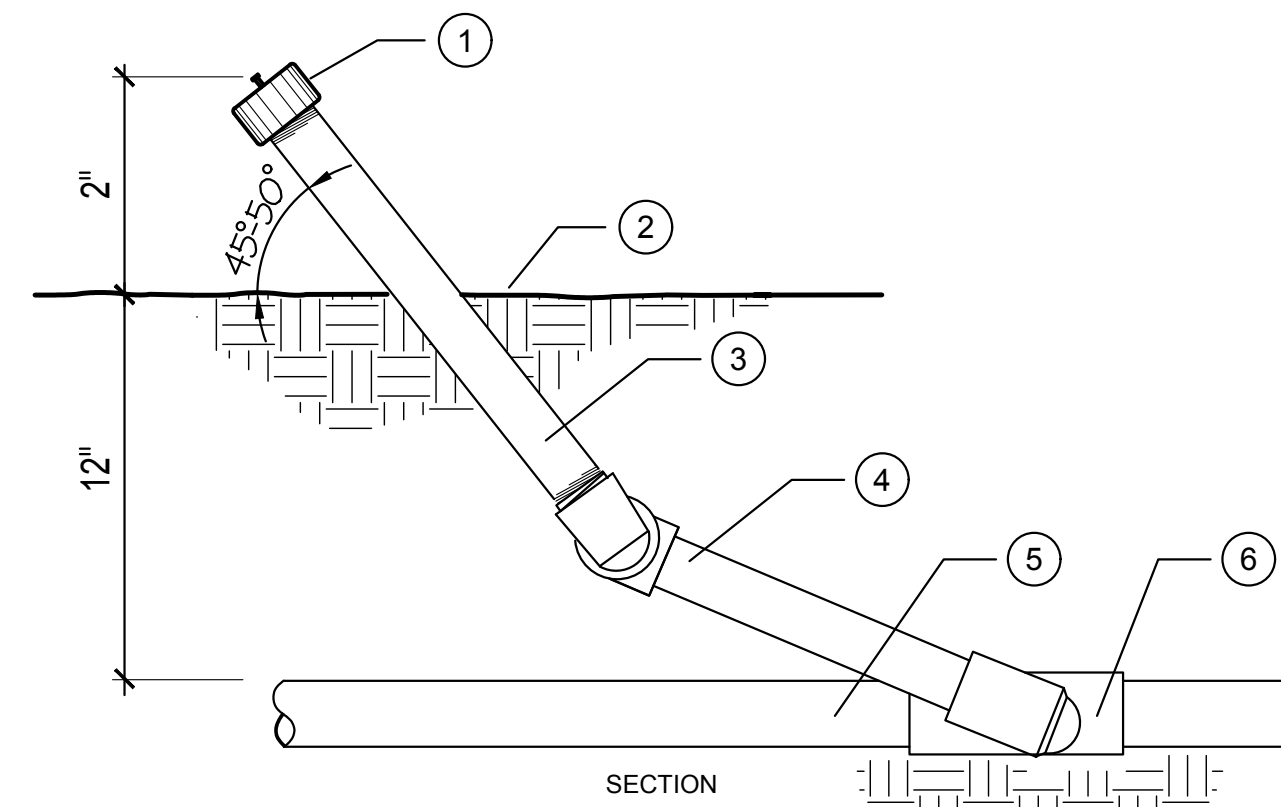
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QUICK COUPLING VALVE

SCALE: N.T.S.

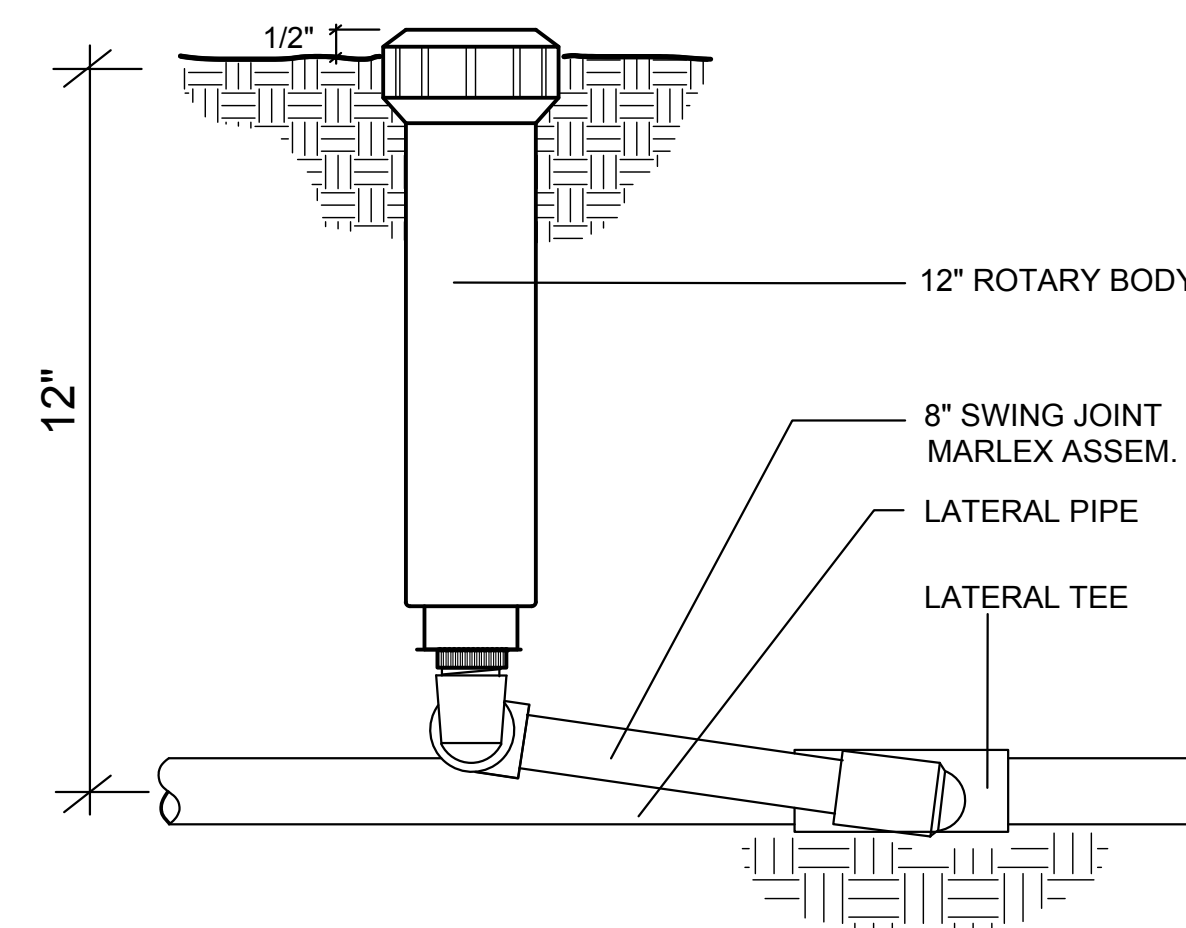
G



TREE BUBBLER

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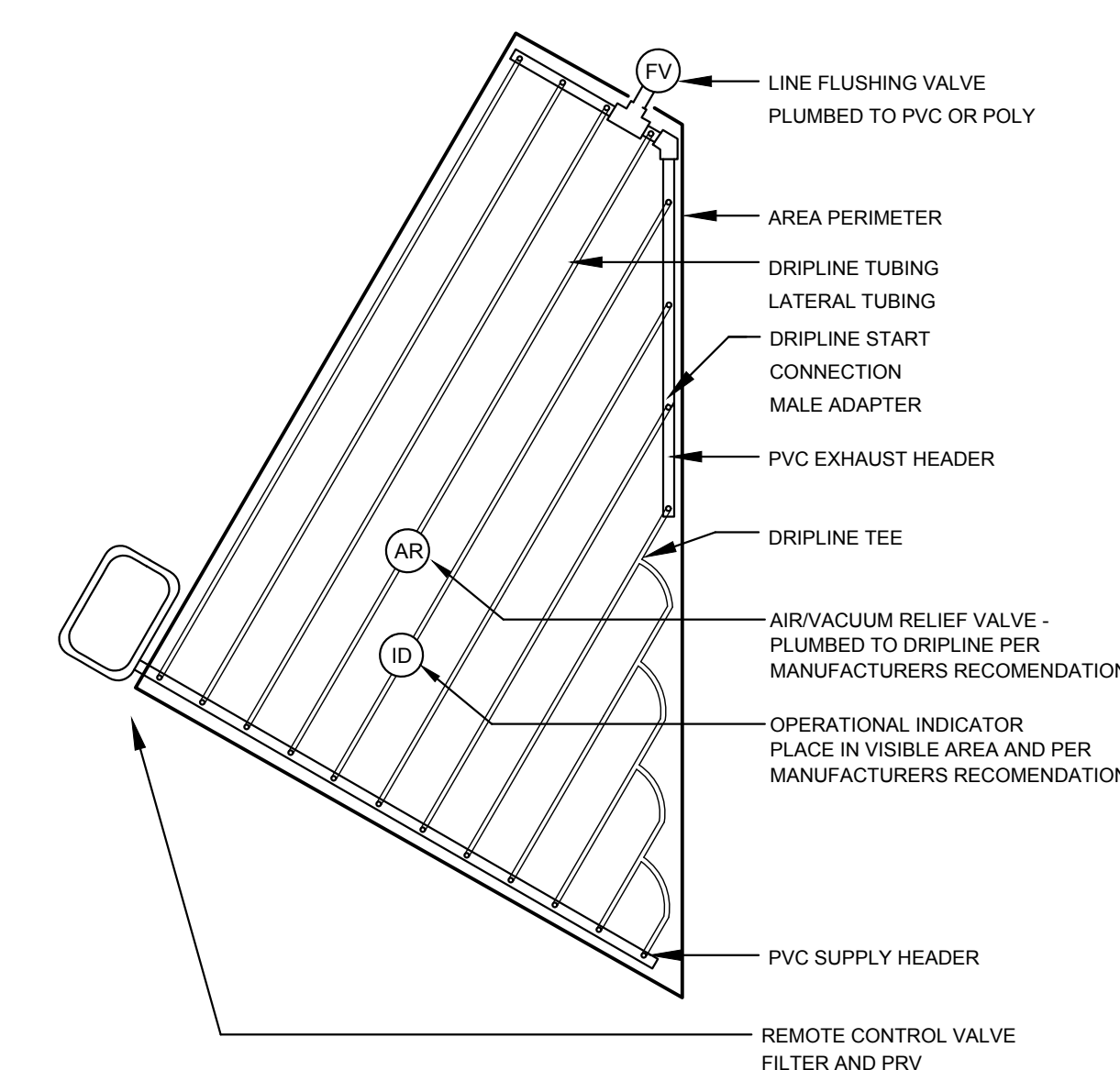
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12" POP-UP ROTARY NOZZLE

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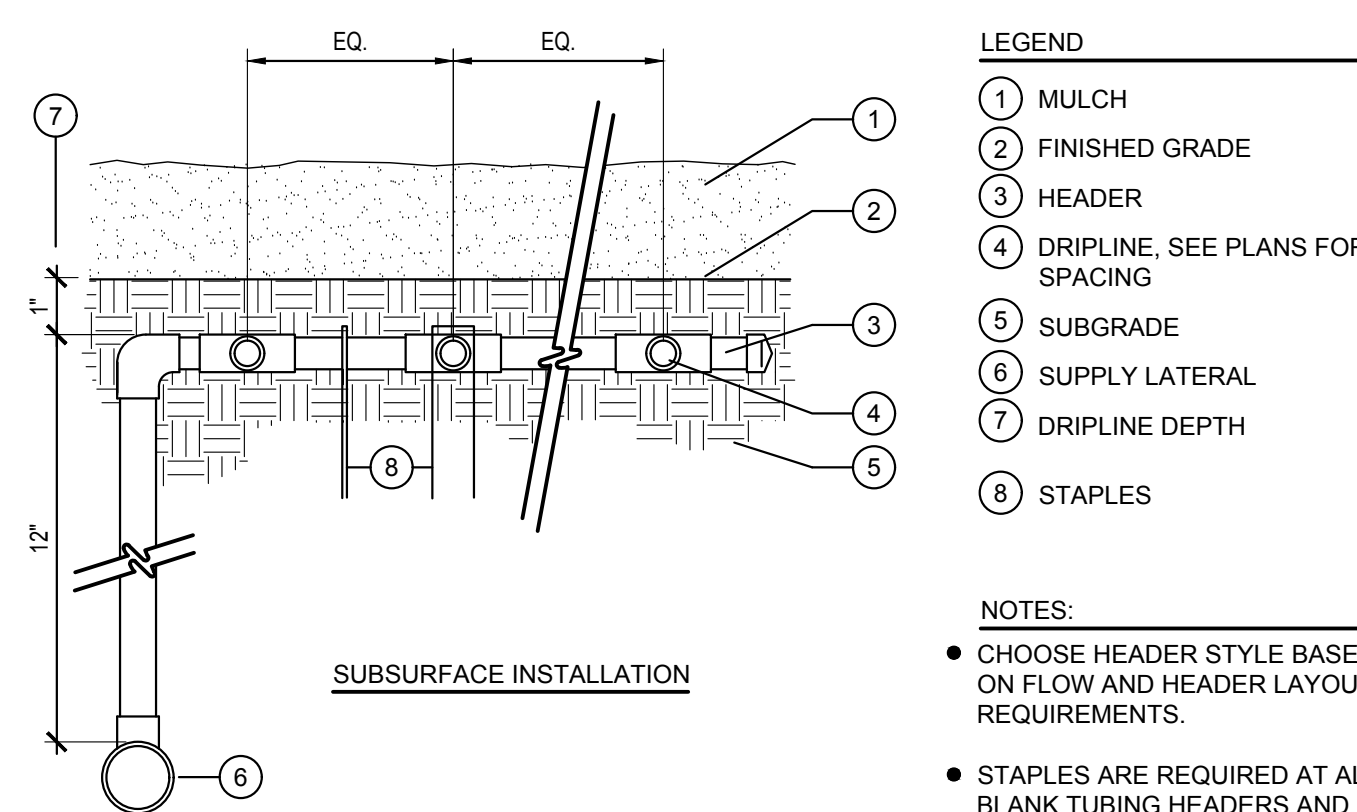
I



DRIPLINE IRREGULAR AREAS LAYOUT

SCALE: N.T.S.

J

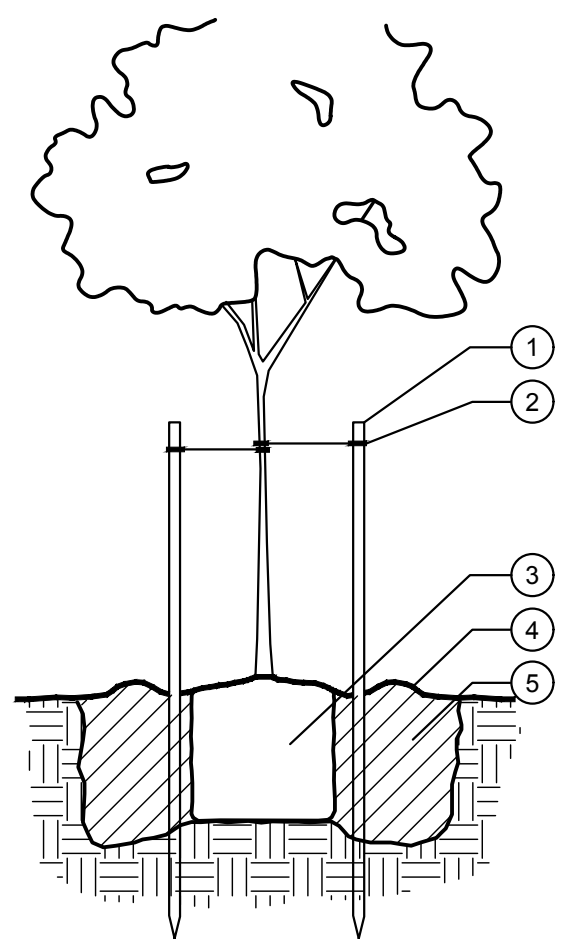


SUBSURFACE HEADER & DRIPLINE INSTALLATION

SCALE: N.T.S.

K





- LEGEND
- ① TREE STAKE
 - ② TREE TIE
 - ③ ROOTBALL
 - ④ SOIL RING
 - ⑤ AMENDED BACKFILL

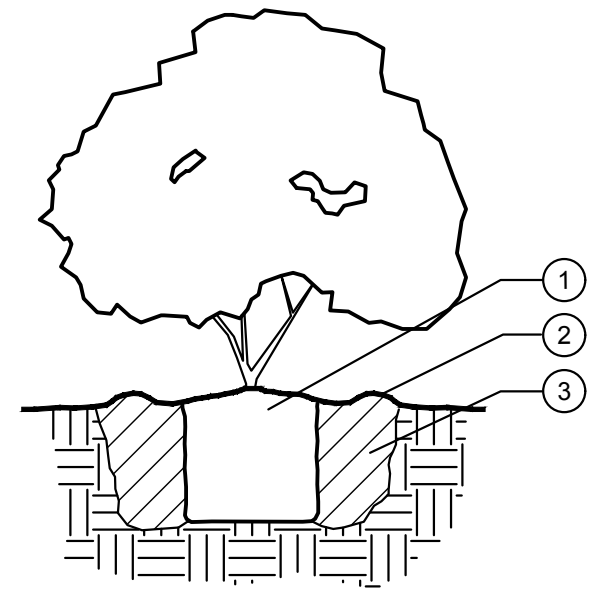
- NOTES:
- WIDTH OF HOLE SHALL BE 3 TIMES THE WIDTH OF THE ROOTBALL
 - DEPTH OF THE HOLE SHALL BE HEIGHT OF THE ROOTBALL WITH 1 1/2" OF TOP OF ROOTBALL HIGHER THAN SURROUNDING FINISH GRADE
 - CUT TREE STAKES WITHIN 2' OF TIES
 - WATER BACKFILL HEAVILY TO REDUCE AIR POCKETS
 - REMOVE NURSERY STAKE PRIOR TO THE END OF THE MAINTENANCE PERIOD
 - MAINTAIN A MINIMUM DISTANCE OF 18" BETWEEN EDGE OF LAWN AND TRUNK OF TREE(S)

TREE PLANTING AND STAKING

A

PLT-TREE1

SCALE: N.T.S.



- LEGEND
- ① ROOTBALL
 - ② SOIL RING
 - ③ AMENDED BACKFILL

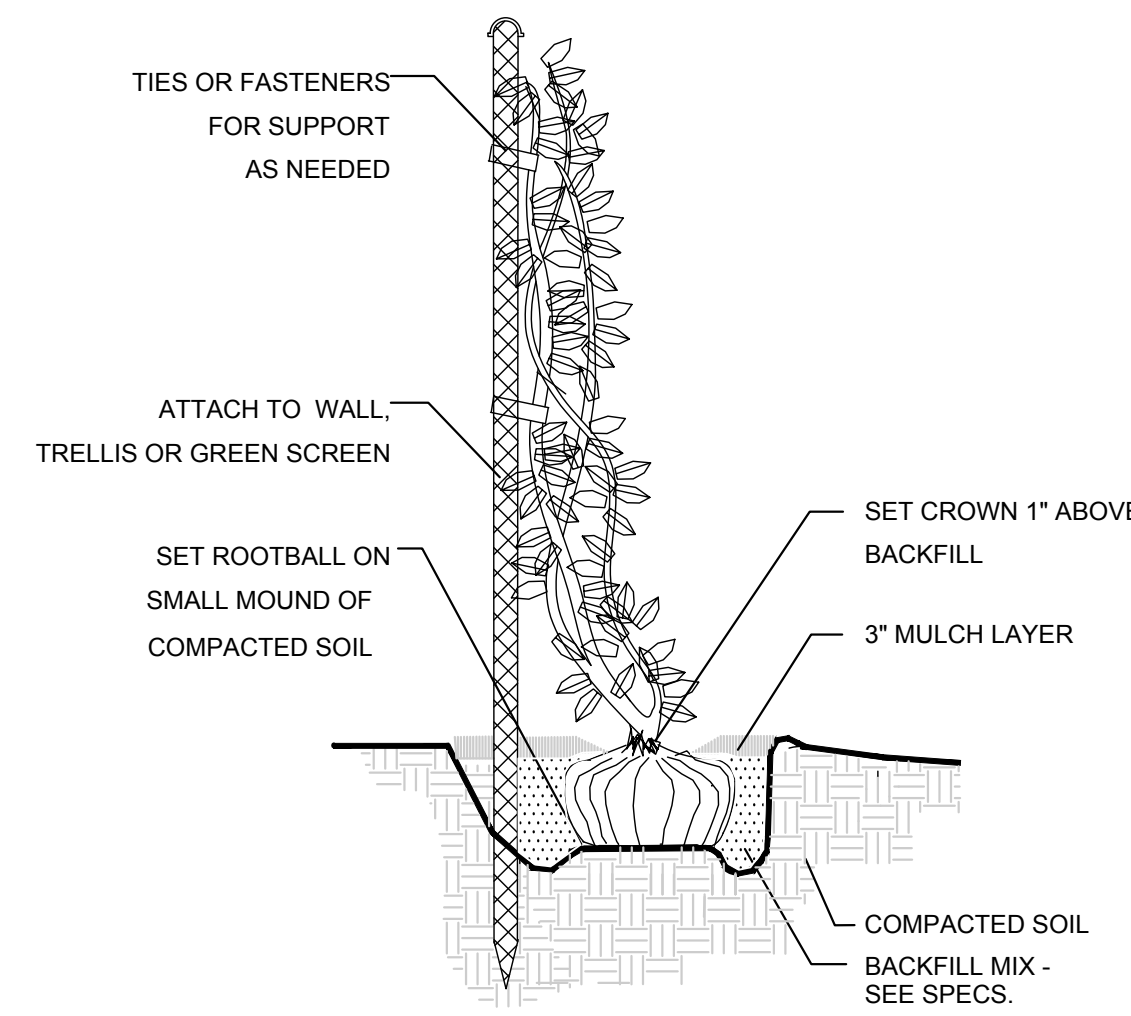
- NOTES:
- WIDTH OF HOLE SHALL BE 3 TIMES THE WIDTH OF THE ROOTBALL
 - DEPTH OF THE HOLE SHALL BE DEPTH OF THE ROOTBALL WITH 1 1/2" OF TOP OF ROOTBALL HIGHER THAN SURROUNDING FINISH GRADE
 - WATER BACKFILL HEAVILY TO REDUCE AIR POCKETS

SHRUB PLANTING

B

PLT-SHRB1

SCALE: N.T.S.

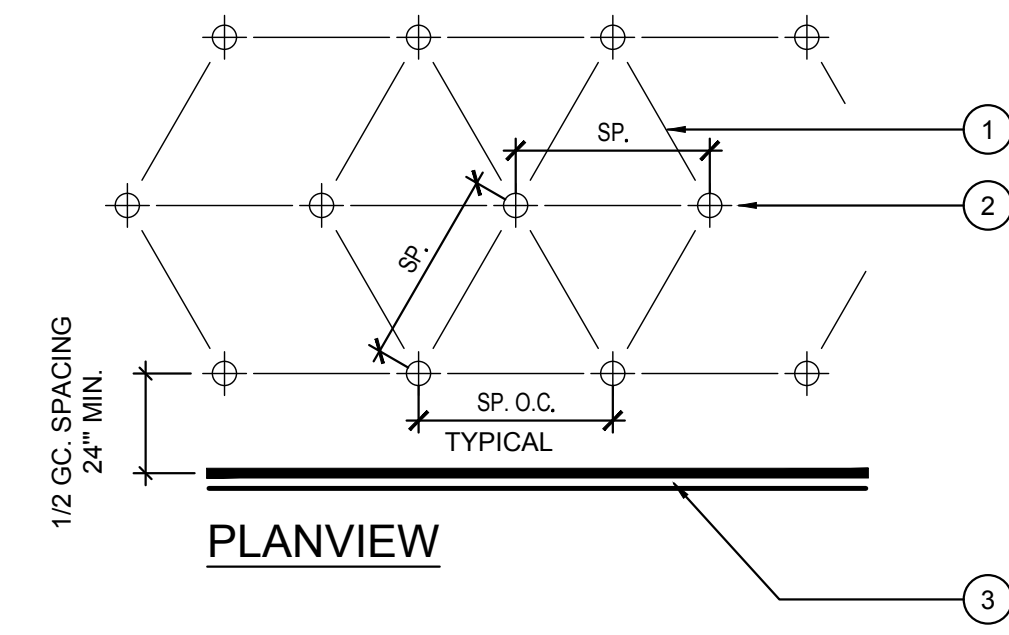


VINE PLANTING

C

PLT-VINE

SCALE: N.T.S.



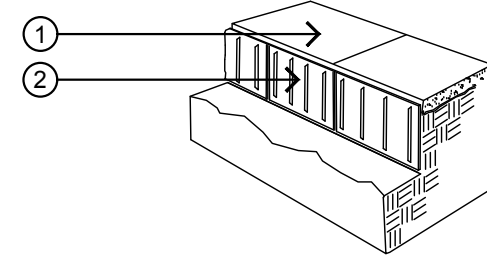
- LEGEND
- ① GROUNDCOVER SPACING PER PLANT SCHEDULE.
 - ② GROUNDCOVER CENTERS.
 - ③ WALL, WALK OR EDGE OF GROUNDCOVER PLANTING.

GROUNDCOVER PLANTING

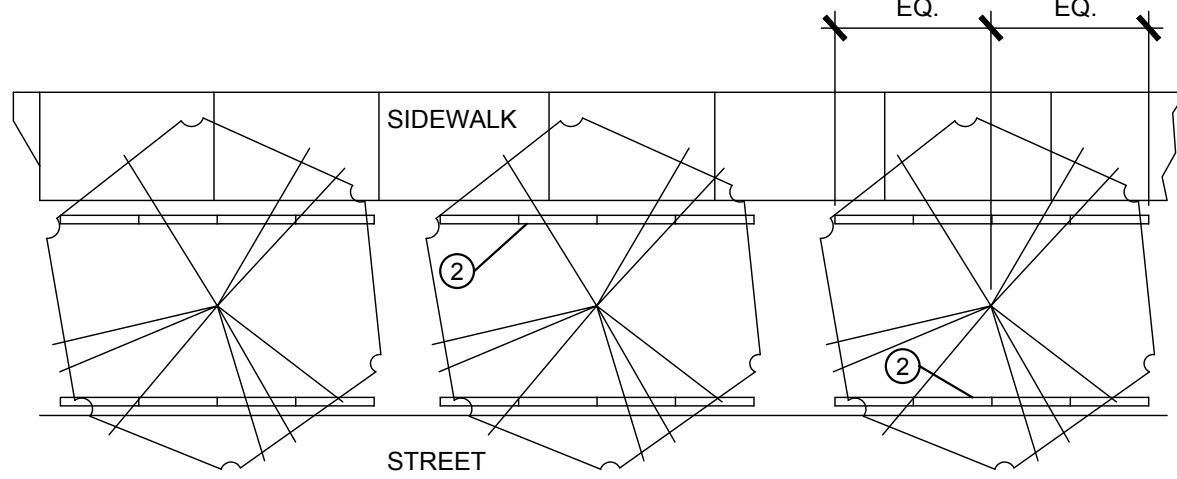
D

PLT-GRDVR

SCALE: N.T.S.



- LEGEND
- ① CURB/ STREET/ SIDEWALK
 - ② NDS - EP SERIES - #EP2450 24"x24" ROOT BARRIER PANELS OR EQUAL



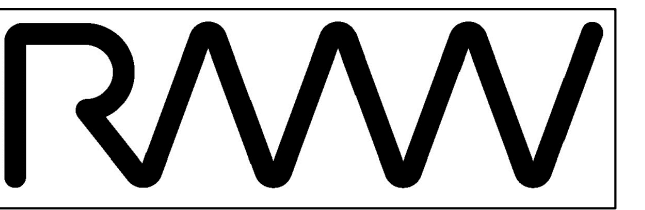
- NOTES:
- INSTALL (4) 24" PANELS ON EACH SIDE OF TREE
 - CENTER THE PANELS ON TRUNK OF TREE
 - ROOT BARRIERS ARE REQUIRED IN ALL LOCATIONS WHERE TREES ARE PLACED CLOSER THAN 48" FROM CURBS, SIDEWALKS, CONCRETE OR ASPHALT, AND WHERE SHOWN ON PLANS.
 - SET TOP OF ROOT BARRIER 4" BELOW TOP OF WALK OR CURB, OR 2" BELOW FINISHED GRADE, WHICHEVER IS LOWER.

TREE ROOT BARRIER

E

PLT-BARR

SCALE: N.T.S.



RAW Architecture Interiors 1718 Third Street Suite 101 Sacramento California 95811

Office 916 449-1400

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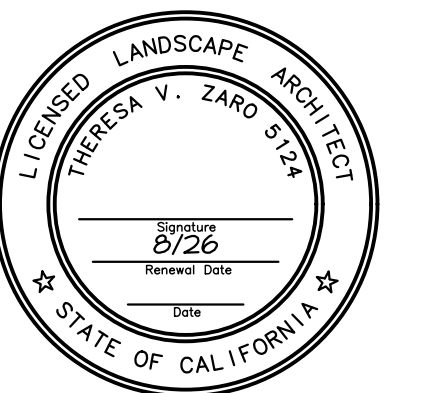
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3	REV. PER PC3 COMMENTS	05-09-2025

drawn by: plot date: 01-14-2025

checked by:

stamp



scale: AS NOTED project number: 2234018.00

PLANTING DETAILS

sheet no.:

L3.2



OWNER / DEVELOPER:



M2 Investment Group
4160 Douglas Boulevard #200
Granite Bay, CA 95746
916.918.8050 | 916.918.8051

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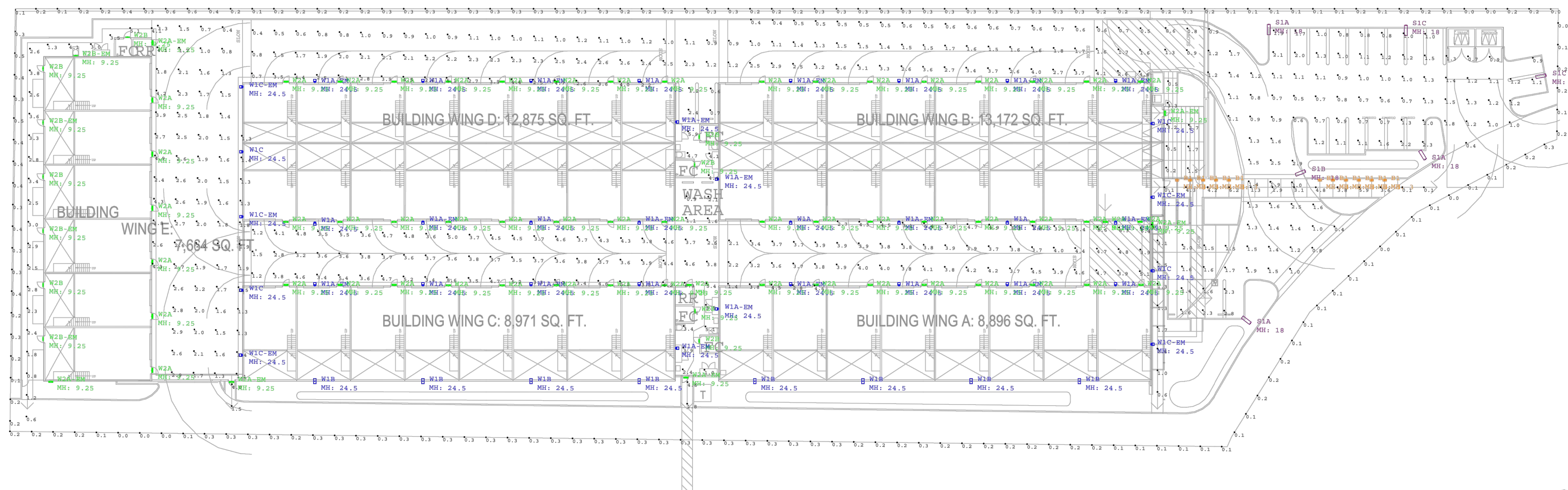
M2 MOTORSPORTS INDUSTRIAL CONDOS

8457 Washington Blvd
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A	INITIAL ENTITLEMENT REVIEW	06-13-2024
△	REV. PER PCI COMMENTS	10-18-2024



PRELIMINARY PHOTOMETRIC SITE PLAN

SCALE: N.T.S.

1

Symbol	Qty	Label	Arrangement	[MANUFAC]	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	BUG Rating
[Symbol]	11	B1	Single	WE-EF USA	131-9502 us	0.850	261	7.5	82.5	N.A.
[Symbol]	3	S1A	Single	Selux Corporation	ACPL-R4-XX-W-5G1350-30-XX-UNV-HS	0.850	4021	42	126	B0-U0-G1
[Symbol]	1	S1B	Single	Selux Corporation	ACPL-R4-XX-W-5G1350-30-XX-UNV	0.850	5460	42	42	B1-U0-G1
[Symbol]	2	S1C	Single	Selux Corporation	ACL-X-R4-5G1530-30-XX-UNV-HS	0.850	2379	36	72	B0-U0-G1
[Symbol]	11	W1A	Single	WE-EF USA	131-9567 us	0.850	1919	29	319	B1-U0-G1
[Symbol]	17	W1A-EM	Single	WE-EF USA	131-9567 us	0.850	1919	29	493	B1-U0-G1
[Symbol]	8	W1B	Single	WE-EF USA	131-9565 us	0.850	1500	21	168	B1-U0-G1
[Symbol]	4	W1C	Single	WE-EF USA	131-9667 us	0.850	2828	41	164	B1-U0-G1
[Symbol]	5	W1C-EM	Single	WE-EF USA	131-9667 us	0.850	2828	41	205	B1-U0-G1
[Symbol]	56	W2A	Single	Performance iN Lighting	071582	0.850	1319	15	840	B0-U0-G0
[Symbol]	6	W2A-EM	Single	Performance iN Lighting	071582	0.850	1319	15	90	B0-U0-G0
[Symbol]	8	W2B	Single	Performance iN Lighting	071550	0.850	1385	15	120	B0-U0-G0
[Symbol]	4	W2B-EM	Single	Performance iN Lighting	071550	0.850	1385	15	60	B0-U0-G0

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Bldg A Exit Sidewalk	Illuminance	Fc	1.71	3.3	0.6	2.85	5.50
Bldg Wing E Rear Sidewalk	Illuminance	Fc	2.75	5.1	0.6	4.58	8.50
Bldgs C and A Exit Sidewalk 1	Illuminance	Fc	3.20	4.6	1.8	1.78	2.56
Bldgs E and C Exit Sidewalk	Illuminance	Fc	2.75	4.0	1.5	1.83	2.67
Canopy Area	Illuminance	Fc	1.70	3.3	0.2	8.50	16.50
Inner Courtyard and Wash Areas	Illuminance	Fc	3.90	8.6	0.6	6.50	14.33
Main Entrance Exit Sidewalk	Illuminance	Fc	3.03	6.2	0.1	30.30	62.00
Main Entrance Parking and Drives	Illuminance	Fc	1.29	3.0	0.4	3.23	7.50
Property Boundary	Illuminance	Fc	0.22	0.6	0.0	N.A.	N.A.
Rear Drive	Illuminance	Fc	2.09	4.9	0.4	5.23	12.25
Side Drive	Illuminance	Fc	1.92	5.1	0.4	4.80	12.75

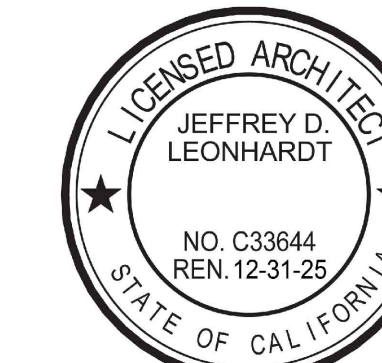
All values shown are maintained horizontal Footcandles at grade level. The lighting calculations provided in this report approximate the light levels expected within the space as defined and are based on the information provided to Cal Lighting. Please verify the data to assure the accuracy of the report. Cal Lighting is not responsible for light output of lamps and ballasts, or design variables.



drawn by: JAB plot date: 10-18-2024

checked by: JDL

stamp



scale: AS NOTED

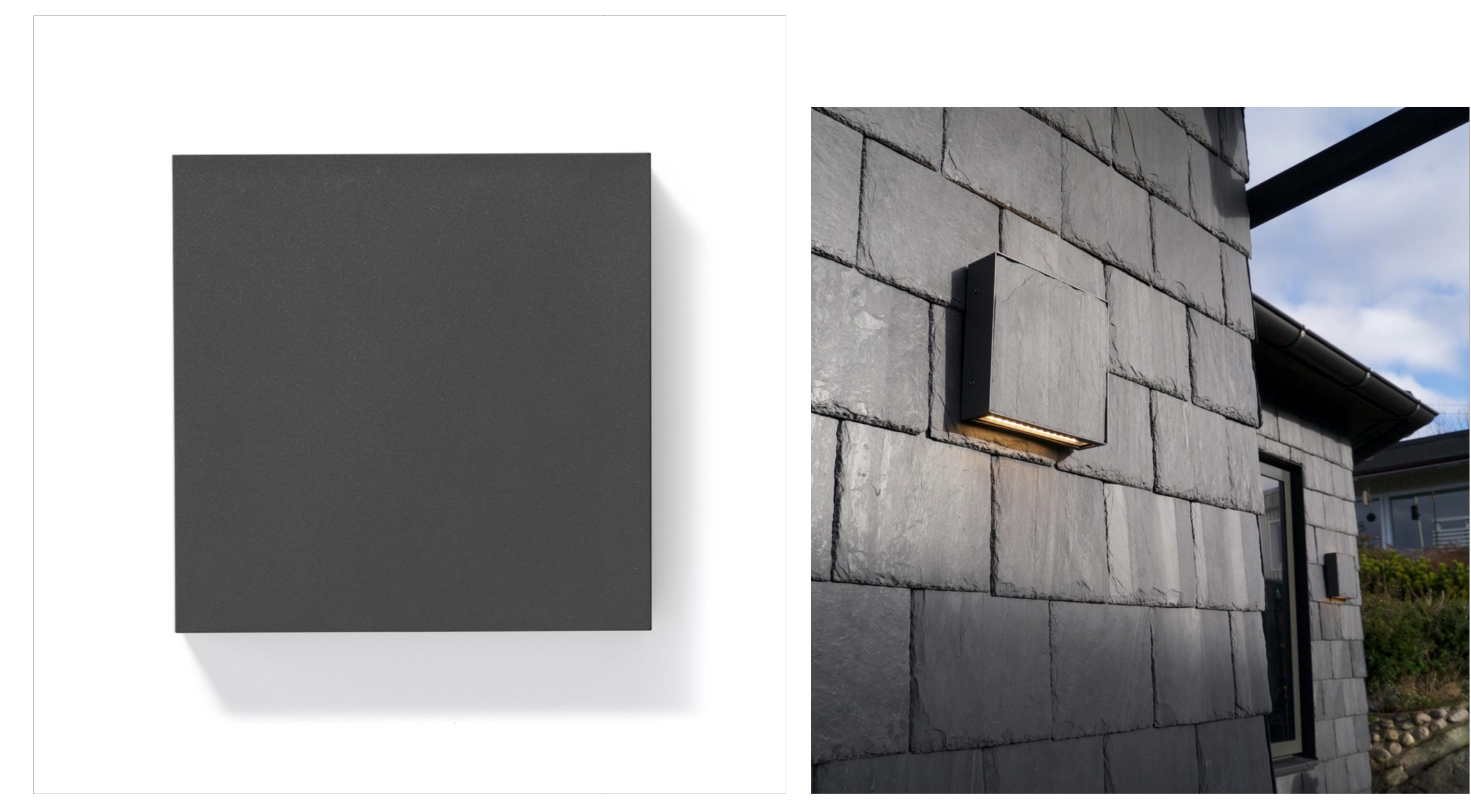
project number: 2234018.00

PHOTOMETRIC PLAN

sheet no.:

FIXTURE TYPE W2A, W2A EM, W2B, W2B EM

MIMIK 20



- Ceiling, wall- and post-mount series. Fixtures consist of:
 - Multi-step powder-coat painting process, optimized against UV rays and corrosion.
 - Copper-free precision die-cast aluminum housing and mounting plate.
 - Extra-clear, flat, tempered silk-screened soda-lime glass diffuser.
 - Micro-prismatic patterned, flat, tempered silk-screened soda-lime glass diffuser (FLAT versions).
 - Custom moldset, anti-aging gaskets.
 - Stainless steel external hardware.
 - Custom MCP/CB utilized to maximize heat dissipation and promote a long LED life.
 - High-transmittance transparent optics.
 - Single (M) or dual (B) light emission.
 - ESNA Type II light distribution (FLAT).
 - ESNA Type II light distribution.
 - ESNA Type IV light distribution.
- Input voltage: 120-277V/50/60 Hz, integral 0-10V dimming driver.
- Optional, integral, emergency battery-pack designed for a minimum operation of 90 minutes (EMK versions).
- Customizing facade facade available for MIMIK FLAT versions (ordered separately).
- Post accessory available for MIMIK 20 (ordered separately).
- Consult factory for dimming options, custom finishes (please specify RAL color), and non-cataloged CCT (Kelvin) options.
- Optional clear plexiglass panel can be customized with logos for signage or wayfinding (LINE SIGNAGE).
- Product meets key American Act requirements within AIAA.
- 5-year warranty.
- Marine Grade Finish.
- Suitable for Natatorium applications.



FINISHES

- AN-96 / Iron gray / Textured
- GR-94 / Aluminum metallic / Textured
- WH-57 / White / Textured
- BL-81 / Black / Textured
- RB-10 / Iron rust / Textured

LUMEN OUTPUT		2700K	3000K	3500K	4000K	5000K
MIMIK 20 M T2	15W	1373	1381	1396	1408	1420
MIMIK 20 M T2	26W	2238	2254	2274	2292	2310
MIMIK 20 M T2 EMK	15W	1373	1381	1396	1408	1420
MIMIK 20 M T3	15W	1385	1396	1407	1418	1429
MIMIK 20 M T3	26W	2255	2273	2291	2309	2327
MIMIK 20 M T3 EMK	15W	1385	1396	1407	1418	1429
MIMIK 20 M T4	15W	1338	1319	1329	1340	1351
MIMIK 20 M T4	26W	2132	2149	2168	2183	2200
MIMIK 20 M T4 EMK	15W	1338	1319	1329	1340	1351
MIMIK 20 FLAT M	14W	919	960	1001	1042	1083
MIMIK 20 FLAT B	25W	1847	1930	2012	2095	2178



Scan here for installation instructions

WATTAGE	
MIMIK 20 M T2	15W
MIMIK 20 M T2	26W
MIMIK 20 M T3	15W
MIMIK 20 M T3	26W
MIMIK 20 M T4	15W
MIMIK 20 M T4	26W
MIMIK 20 FLAT M	14W
MIMIK 20 FLAT B	25W

Revision 11 05/24

FIXTURE TYPE S1A, S1B

Date: _____ Customer: _____ selux
 Project: _____ Qty: _____
 Type: _____

Arca Pro Square Pole

Order Code: ACPL

Pole Order Code:	Series	Height	Finish	RN Rivnut Sets	Options	Rivnut Locations	*Refer to chart on page 5 for Rivnut locations.
Motion Sensor Order Code:	MS Series	D Hand hole Orientation	D DIM Level	Photocell	UNV Voltage		*Refer to chart on page 9 for color code.

ACPL Series	ACPL Arca Pro Square Pole
Optics	R1 Type I, R2 Type II, R3 Type III, R4 Type IV, R5R Type V (Round), R5S Type V (Square)
Mounting	S1 Single Square (90°), S2 Double Square (90°/90°), SBx* Systems Mount Square (Specify Luminaire Locations (number of luminaires per pole))
Light Engine	SG1350 10 LED 42W/5,250lm, SG1530 10 LED 64W/7,520lm, SG1900 10 LED 108W/11,080lm, SG2530 10 LED 120W/15,120lm, SG2900 10 LED 210W/23,970lm
CCT	AM ^{1,3} 2700K, 273 ³ 3000K, 30 ³ 3500K, 35 ³ 4000K, 40 ³ 5000K
Finish	WH White, BK Black, BL Semi-Matte Black, BZ Bronze, SV Silver, SP Specify Premium Color
Voltage	UNV 120-277V, 347 247V, 480 480V
Options	DM ^{1,3} Dimming (0-10V), HS ³ Phase-Side Shield, DC Constant Color (for 3" square poles only), IMSDxy ^{3,7} Internal Motion Sensor (for order code Di-DIM level), y = Photocell Feature

Note: For options with poles, see page 6.

Product Modifications: _____ Approvals: _____

Page 1 of 15 Rev. 03/2024 ACPL_SS_V3.4

RMW
 RMW Architecture Interiors 1718 Third Street Suite 101 Sacramento California 95811

Office 916 449-1400
 rmw.com

OWNER / DEVELOPER:

M2 Investment Group
 4160 Douglas Boulevard #200 Granite Bay, CA 95746 916.918.8050 | 916.918.8051

PRELIMINARY DESIGN DOCUMENTS FOR:

M2 MOTORSPORTS INDUSTRIAL CONDOS

8457 Washington Blvd Roseville, CA 95678

approved for the owner by: _____ date: _____
 approved for the architect by: _____ date: _____
 issue: description: INITIAL ENTITLEMENT REVIEW date: 06-13-2024
 REV. PER PC1 COMMENTS 10-18-2024

FIXTURE TYPE B1-EM

VLS410 LED Surface Mounted Wall Luminaires **we-ef**

Description
 IP66, Class I, IK07. Marine-grade, die-cast aluminum alloy. 5CE superior corrosion protection including PCS hardware. Silicone CCG[®] Controlled Compression Gasket. Safety glass lens. Two cable entries. CAD-optimized optics for superior illumination and glare control. Integral driver. OLC[®] One LED Concept. Factory-installed LED circuit board. 0-10V Dimming comes standard with luminaire.

Specify product with 7 Digit product code - Finish Color. Accessories, such as mounting, optical, and electrical, must be specified separately.
 Example: XXX-XXXX-9004 (Black)
 + XXX-XXXX (Accessory 1)

WE-EF LIGHTING USA, LLC
 410 D Keystone Drive, 15086 Warrendale, PA 15086 - Phone: +1 724 742 0030
 customersupport.usa@we-ef.com - https://we-ef.com/us
 Subject to technical changes and errors. - Generated on 06/11/2024

CAL LIGHTING

drawn by: JAB plot date: 10-18-2024
 checked by: JDL

stamp

scale: AS NOTED
 project number: 2234018.00

LIGHTING CUT SHEETS

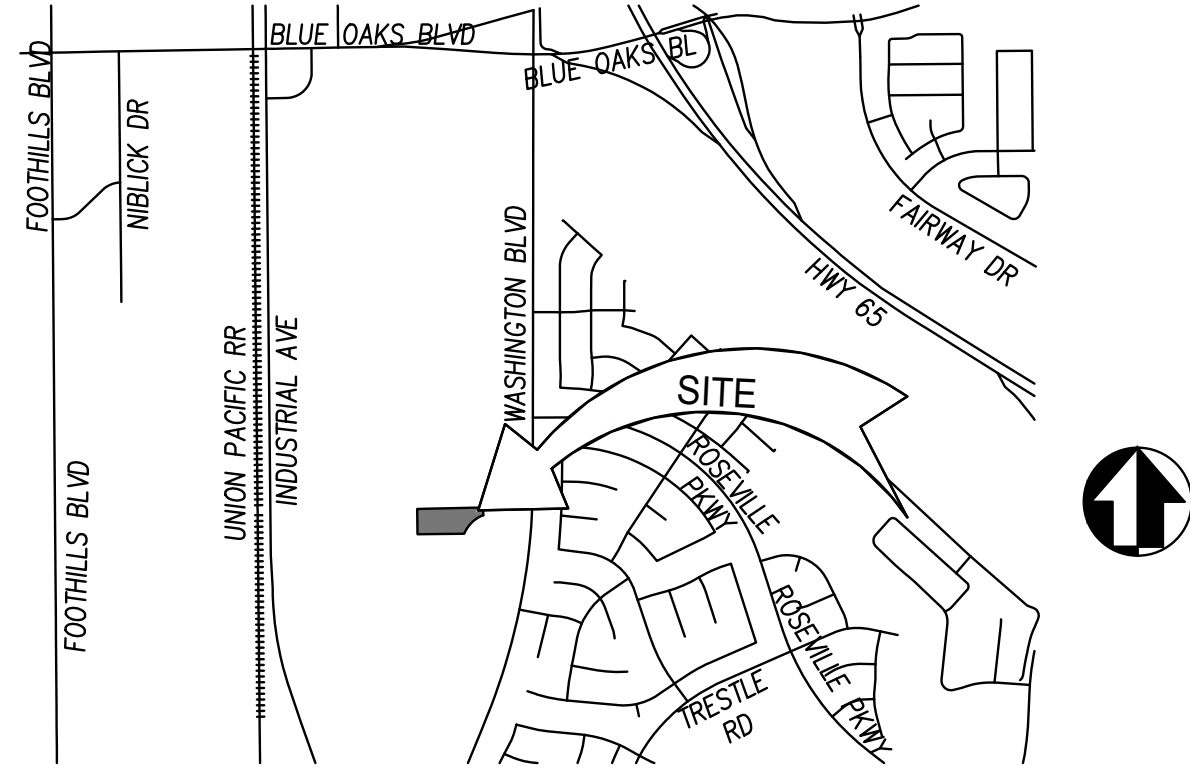
sheet no.: **PH-2**



8457 WASHINGTON BLVD

ROSEVILLE, CALIFORNIA
APN: 360-070-007,008

SHT No.	DWG No.	Sheet Description
1	C-1	TITLE SHEET
2	C-2	GENERAL NOTES
3	C-3	EXISTING TOPO AND DEMOLITION PLAN
4	C-4	CALCULATED SITE PLAN
5	C-5	GRADING PLAN I
6	C-6	GRADING PLAN II
7	C-7	UTILITIES I
8	C-8	UTILITIES II
9	C-9	UTILITIES PROFILES
10	C-10	SECTIONS AND DETAILS
11	C-11	EROSION CONTROL PLAN
12	C-12	EROSION CONTROL DETAILS



STATE WATER RESOURCE CONTROL BOARD

WDID NO.: _____ DISTURBED AREA: _____

CONSTRUCTION START DATE: _____ FINAL STABILIZATION DATE: _____

PROJECT AREA: XX ACRES
NEAREST RECEIVING WATERS: _____

BENCHMARK: _____ **DATUM** _____

ELEV 146.073 **BM 45**

ELEVATIONS SHOWN ARE BASED ON OBSERVATIONS TO CITY OF ROSEVILLE BENCHMARK BM45 BEING A 3-1/4" BRASS DISC IN THE TOP OF CURB AT THE WEST CORNER OF A DRAIN INLET ON THE SOUTHEAST CORNER OF WASHINGTON BLVD AND ROSEVILLE PARKWAY.

EARTHWORK QUANTITIES

(THE FOLLOWING NUMBERS ARE PROVIDED FOR PERMITTING PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THEIR OWN EARTHWORK QUANTITIES.)

CUT: ±CY (RAW)
FILL: ±CY (RAW)
NET: ±CY (RAW) IMPORT/EXPORT

SWPPP NOTE:

EROSION AND SEDIMENT CONTROL MEASURES FOR THIS PROJECT SHALL BE IN SUBSTANTIAL COMPLIANCE AT ALL TIMES WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED FOR THE PROJECT IN ACCORDANCE WITH THE STATE'S GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES. ACCORDING TO STATE LAW, IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER THAT THE SWPPP BE KEPT UP TO DATE TO REFLECT CHANGING SITE CONDITIONS AND IS AVAILABLE ON THE PROJECT SITE AT ALL TIMES FOR REVIEW BY STATE INSPECTORS.

S.W.R.C.B

N.O.I. TO COMPLY WITH THE TERMS OF THE GENERAL PERMIT TO DISCHARGE STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY. (WQ ORDER NO. XX-XX-DWQ)

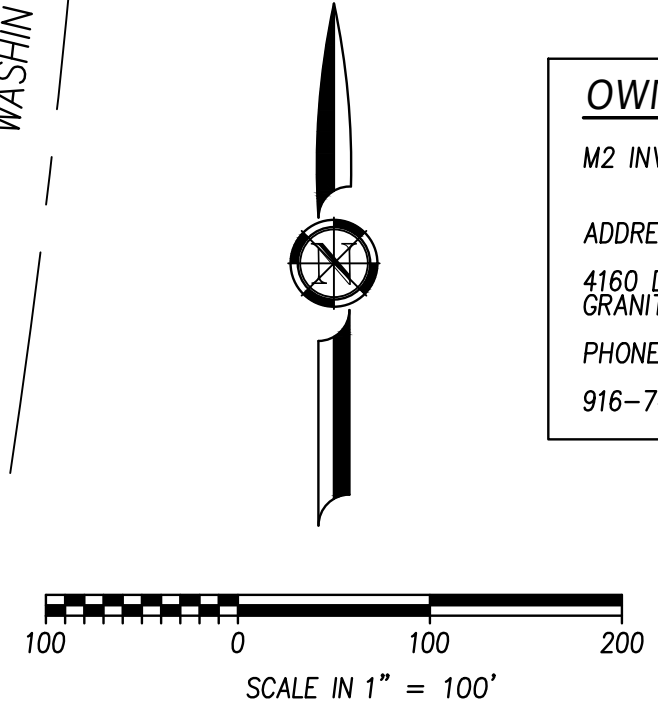
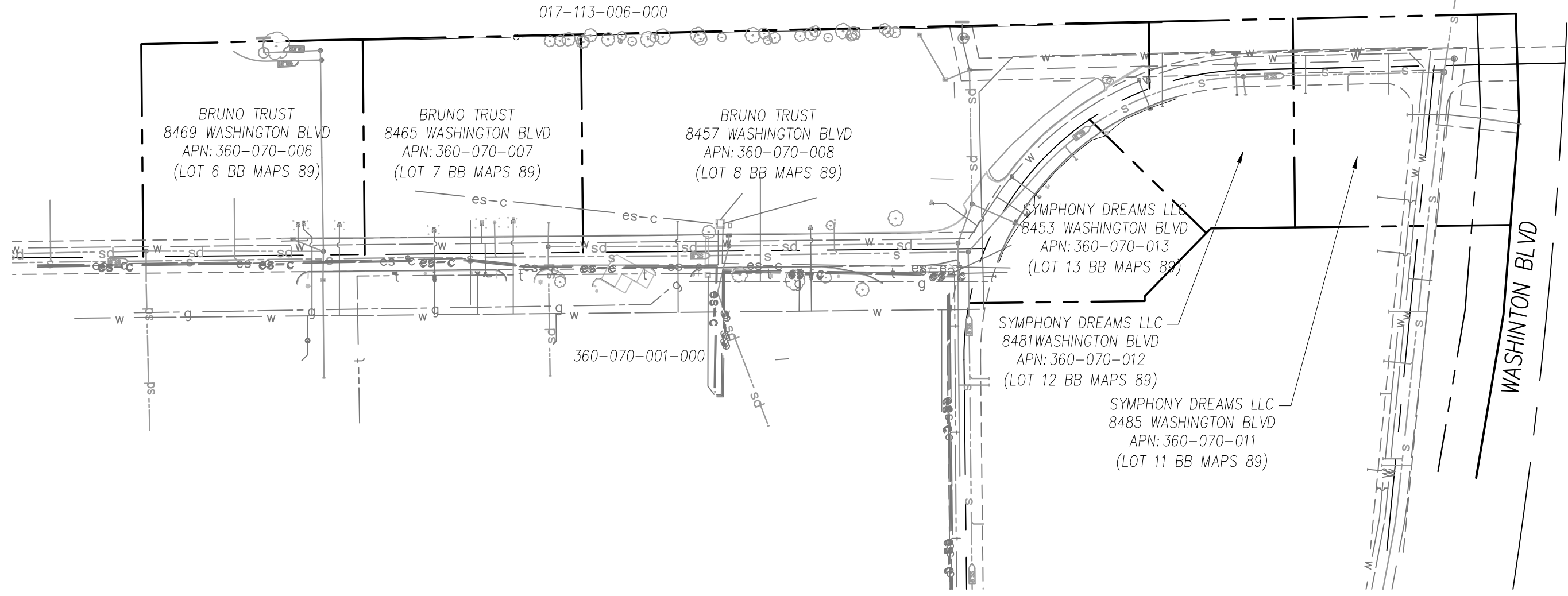
UNAUTHORIZED CHANGES AND USES

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THESE PLANS MUST BE APPROVED BY THE PREPARER OF THESE PLANS

CONTRACTOR RESPONSIBILITIES:

CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE COUNTY OF PLACER AND THE DESIGN CONSULTANT HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE COUNTY OF PLACER OR THE PROJECT DESIGN CONSULTANT.

UTILITY	REPRESENTATIVE	PHONE
U.S.A.		(800) 227-2600
GAS - P.G.&E.	MARY WESTFALL	(530) 889-3134
ELECTRICITY - ROSEVILLE ELECTRIC	JOEY MCKINNEY	(916) 241-6776
TELEPHONE - ROSEVILLE COMMUNICATIONS	SCOTT BARBER	(916) 786-1231
WATER - CITY OF ROSEVILLE	JIM MULLIGAN	(916) 774-5750
FIRE - ROSEVILLE FIRE DEPT.	PATRICK CHEW	(916) 774-5823
DRAINAGE DEVELOPMENT SERVICES	ENGINEERING	(916) 774-5339
SEWER - CITY OF ROSEVILLE	KEN GLOTZBACH	(916) 774-5750
CABLE TV - COMCAST CABLE	ANDREW KOTS	(800) 722-3206



OWNER INFO:

M2 INVESTMENT GROUP
(ATTN: STEVE LEFLER)
ADDRESS:
4160 DOUGLASS BLVD, SUITE 200
GRANITE BAY, CA 95746
PHONE:
916-747-8890

ENGINEER INFO:

BENNETT ENGINEERING SERVICES
(ATTN: ANTHONY OZANICH)
ADDRESS:
1082 SUNRISE AVENUE, SUITE 100
GRANITE BAY, CA 95746
PHONE:
916-783-4100

APPLICANT INFO:

GEOTECHNICAL REVIEW

_____ REVIEWED THESE IMPROVEMENT PLANS FOR CONFORMANCE WITH _____
THE GEOTECHNICAL ENGINEERING REPORTS FOR _____
DATED _____ (FILE NUMBER _____), PRELIMINARY
RECOMMENDATIONS " _____ "

REVIEWED BY: _____ DATE _____

PROJECT ENGINEER _____ DATE _____

**CITY OF ROSEVILLE
DEVELOPMENT DEPARTMENT SERVICES**

MARK STOUT - CITY ENGINEER _____ DATE _____

PLANNING PROJECT NO.: PL 24-0892

DATE IMPROVEMENT COMPLETED: _____

UTILITY NOTE
UNICO ENGINEERING HAS FIELD LOCATED ALL VISIBLE UTILITIES AND APPURTENANT STRUCTURES SHOWN HEREON. THE LOCATIONS OF ANY UNDERGROUND UTILITIES SHOWN HEREON WERE BASED UPON FIELD EVIDENCE. ACTUAL DEPTHS AND ALIGNMENTS SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS SURVEY IS IDENTICAL TO THE SOUTH LINE OF LOT 8 AS SHOWN ON THE SUBDIVISION MAP ENTITLED "COSTAL/KMS COMMERCIAL CENTER" FILED IN BOOK BB, OF MAPS AT PAGE 89 IN THE OFFICE OF THE COUNTY RECORDER OF PLACER COUNTY.

VERTICAL DATUM
ELEVATIONS SHOWN ARE BASED ON NAD83 AND OBSERVATIONS TO CITY OF ROSEVILLE BENCHMARK BM45 BEING A 3-1/4" BRASS DISC IN THE TOP OF CURB AT THE WEST CORNER OF A DRAIN INLET ON THE SOUTHEAST CORNER OF WASHINGTON BLVD AND ROSEVILLE PARKWAY (ELEVATION 146.073'). THE CONVERSION TO NAVD83 IS ABOUT 2.2FT DIFFERENCE.



NO.	REVISIONS	BY	DATE

Bennett Engineering Services
1082 Sunrise Avenue, Suite 100
Roseville, California 95661
T 916-783-4100
F 916-783-4110

BENIEN
TRUSTED ENGINEERING ADVISORS

VERIFY SCALE:
BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DESIGN BY: D. CRUZ
DRAWN BY: D. CRUZ
CHECKED BY: T. OZANICH
SCALE: 1"=50'
DATE: 07/10/2025
PROJ NO.: 21402

CALIFORNIA

8457 WASHINGTON BLVD

TITLE SHEET

CITY OF ROSEVILLE

C-1
1
OF
12

GENERAL NOTES:

- ALL WORK SHALL CONFORM TO THE LATEST EDITIONS OF THE CITY OF ROSEVILLE CONSTRUCTION AND IMPROVEMENTS STANDARDS (INCLUDING THE LATEST AMENDMENTS), STANDARD CONSTRUCTIONS SPECIFICATIONS, CALTRANS STANDARD SPECIFICATIONS AND PLANS FOR CONSTRUCTION OF LOCAL STREETS AND ROADS DATED 2002 (ENGLISH UNITS), AND THE LATEST ADDITION OF THE CMUTCD.
 - THE CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXEMPTING LIABILITY ARISING FROM THE NEGLIGENCE OF ENGINEER.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN PERMITS NECESSARY TO PERFORM THE WORK SHOWN ON THESE PLANS FROM THE APPROPRIATE AGENCIES. REFER TO THE SPECIAL PROVISIONS FOR PERMITS NEEDED.
 - THESE PLANS ARE HEREBY MADE PART OF THE CONTRACT SPECIFICATIONS FOR THIS PROJECT.
- VERIFICATION-LOCATION:**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL EXISTING UNDERGROUND UTILITIES, WHETHER OR NOT THEY ARE SHOWN ON THESE PLANS. THE CONTRACTOR SHALL CONTACT U.S.A. AND HAVE UTILITIES MARKED AT LEAST 72 HOURS BEFORE BEGINNING WORK. WHERE MARKINGS ARE NEAR PROPOSED FOUNDATIONS, THE CONTRACTOR SHALL LOCATE UNDERGROUND UTILITIES BY POT HOLING PRIOR TO EXCAVATING.
 - THE CONTRACTOR IS SOLELY RESPONSIBLE TO PROVIDE ALL LABOR AND EQUIPMENT NECESSARY TO LOCATE EXISTING UNDERGROUND FACILITIES BEYOND THE INFORMATION PROVIDED BY U.S.A. MARKING INCLUDE, BUT NOT LIMITED TO, METAL DETECTORS, WIRE LOCATIONS (OR WIRE LOCATING EQUIPMENT), AND POTHOLING.
 - LOCATIONS OF SIGNAL STANDARDS, CONTROLLERS, SERVICE PEDESTALS, PULL BOXES AND LOOP DETECTORS AS SHOWN ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL LOCATE THESE ITEMS AND THE ENGINEER SHALL APPROVE SAID LOCATIONS PRIOR TO EXCAVATION.
 - IN CASE OF BORING, CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. DEVELOPMENT SERVICES - ENGINEERING LAND DEVELOPMENT
311 Vernon Street
Roseville, CA 95678 (916) 774-5339
- TRAFFIC CONTROL PLANS:**
- TRAFFIC CONTROL SHALL BE PER THE LATEST ADDITION OF THE CMUTCD. AT LEAST ONE LANE IN EACH DIRECTION SHALL REMAIN OPEN TO TRAFFIC UNLESS OTHERWISE SHOWN ON THE PLANS. TRAFFIC CONTROL HOURS ARE SUBJECT TO LIMITATION BY THE CITY. TRAFFIC CONTROL WITH LANE CLOSURES THAT AFFECT TRAFFIC FLOW MAY REQUIRE NIGHT WORK. IF, AS A PART OF TRAFFIC CONTROL MEASURES, A ROADWAY CLOSURE HAS BEEN APPROVED, THE CONTRACTOR SHALL NOTIFY ENGINEERING DIVISION 72 HOURS IN ADVANCE OF SETTING UP THIS CLOSURE.
 - THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT A WRITTEN TRAFFIC CONTROL PLAN REQUESTING TO DISCONNECT OR DISABLE ANY TRAFFIC SIGNAL LOOP OR SIGNAL INTERCONNECT WIRE. THIS WRITTEN NOTIFICATION SHALL INCLUDE DATE AND TIME OF DISCONNECT, DESCRIPTION OF WORK, INCLUDING LOOP INPUTS IF APPLICABLE, CONTACT PERSON, AND ESTIMATED DATE OF RECONNECTION. THIS REQUEST SHALL BE ON COMPANY LETTERHEAD, FAX OR VIA COMPANY E-MAIL. UPON APPROVAL OF REQUEST, THE CONTRACTOR SHALL NOTIFY THE INSPECTOR 48 HOURS PRIOR TO WORK TO VERIFY SCHEDULE. A COPY OF THE APPROVED REQUEST SHALL BE GIVEN TO THE SIGNAL TECHNICIAN DISCONNECTING THE REQUESTED SYSTEM. THIS COPY IS TO BE PLACED IN THE NEAREST CONTROLLER CABINET DURING THE COURSE WORK. REQUEST TO DISCONNECT OR DISABLE ANY TRAFFIC SIGNAL SYSTEM FOR A PERIOD LONGER THAN FIVE (5) WORKING DAYS WILL NOT BE APPROVED.
 - THE CONTRACTOR SHALL BE REQUIRED TO SUBMIT A WRITTEN TRAFFIC CONTROL PLAN IF ANY (PARTIAL OR FULL) LANE CLOSURE IS NECESSARY. THIS WRITTEN NOTIFICATION SHALL INCLUDE DATE AND TIME, DESCRIPTION OF WORK, CONTACT PERSON AND ESTIMATED DATE OF COMPLETION. THIS REQUEST SHALL BE ON COMPANY LETTERHEAD, FAX OR VIA COMPANY E-MAIL. THE CONTRACTOR SHALL NOTIFY THE ENGINEERING DIVISION 72 HOURS IN ADVANCE OF SETTING UP THE CLOSURE. UPON APPROVAL OF REQUEST, THE CONTRACTOR SHALL NOTIFY THE INSPECTOR 48 HOURS PRIOR TO WORK TO VERIFY SCHEDULE.
 - THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGGERS OR OTHER DEVICES NECESSARY TO PROVIDE SAFETY.
 - THE CONTRACTOR SHALL POST EMERGENCY TELEPHONE NUMBERS FOR POLICE, FIRE, AMBULANCE, AND THOSE AGENCIES RESPONSIBLE FOR MAINTENANCE OF UTILITIES IN THE VICINITY OF JOB SITE.
- A.C./CONCRETE-PAVEMENT WORK:**
- A.C. SURFACE SHALL BE CUT TO A NEAT, STRAIGHT LINE PARALLEL WITH THE STREET CENTERLINE AND THE EXPOSED EDGE SHALL BE TACKED WITH EMULSION PRIOR TO PAVING. THE EXPOSED BASE MATERIAL SHALL BE GRADED, RECOMPACTED, AND RESEALED PRIOR TO PAVING.
 - ANY EXISTING CONCRETE SURFACE TO BE REMOVED SHALL BE SAW CUT TO A NEAT, STRAIGHT LINE.
 - ALL CONCRETE TO BE USED IN CURBS, DRIVEWAYS, BIKE PATHS AND SIDEWALKS SHALL BE CLASS A (6 SACK).
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MONUMENTS AND OTHER SURVEY MARKERS ON THE JOB SITE.
- SUBGRADE:**
- THE CONTRACTOR SHALL MARK IN WHITE PAINT ALL AREAS TO BE EXCAVATED PRIOR TO CONTACTING U.S.A. ANY AREAS NOT MARKED WILL NOT BE SUBJECT TO U.S.A. AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM EXCAVATION.
 - ALL UNDERGROUND UTILITIES WITHIN EXISTING OR PROPOSED CITY OF ROSEVILLE EASEMENTS SHALL REQUIRE A MINIMUM OF 90% COMPACTION ON THE TRENCH BACKFILL. COMPACTION OF BACKFILL BY JETTING IS NOT PERMITTED IN CITY OF ROSEVILLE RIGHT OF WAY AREAS OR WITHIN DEDICATED RECLAIMED WATER, STORM, SEWER OR WATER EASEMENTS AND MAINS.
 - THE UPPER SIX (6) INCHES OF THE SUB GRADE SHALL BE COMPACTED TO 95% MINIMUM RELATIVE COMPACTION.
 - PRIOR TO EXCAVATION OF TRENCHES 5 FEET OR DEEPER, THE CONTRACTOR

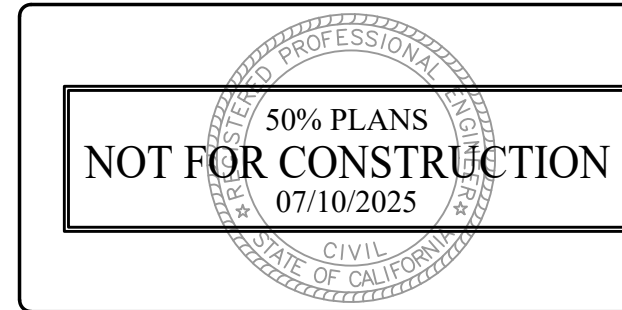
- SHALL SUBMIT TO THE PUBLIC WORKS DEPARTMENT OR ENVIRONMENTAL UTILITIES DEPARTMENT INSPECTOR A COPY OF THE COMPANY'S ANNUAL CALOSHA TRENCHING PERMIT AND A COPY OF THE COMPANY'S LETTER INFORMING CALOSHA OF THE TIME THE TRENCHING IS COMMENCING AND THE LOCATION OF THE WORK.
- NO TRENCHING SHALL OCCUR BENEATH THE DRIP LINE OF ANY OAK TREE TO BE SAVED UNLESS STATED ON THESE PLANS "TRENCHING UNDER THIS TREE IS APPROVED".
- SIGNAL:**
- THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL EQUIPMENT AND MATERIALS NECESSARY FOR THE SIGNAL TO OPERATE AS SHOWN IN THE PHASE DIAGRAM, EXCEPT AS NOTED IN THE SPECIAL PROVISIONS.
 - ALL SIGNAL SECTIONS SHALL HAVE FULL CIRCLE VISORS.
 - MOUNT VIDEO PAN, TILT, ZOOM CAMERA BELOW LUMINAIRE MAST ARM AS DIRECTED BY CITY ENGINEER.
 - SIGNAL HEADS TO REMAIN DARK FOR MORE THAN ONE MONTH SHALL BE COVERED WITH A COMMERCIALY AVAILABLE SIGNAL HEAD COVER. BURLAP SACKS AND/OR PLYWOOD WILL NOT BE ALLOWED.
 - FOR SIGNALS BEING INSTALLED AS A DEVELOPER OBLIGATION, THE CITY SHALL SUPPLY EQUIPMENT AS OUTLINED IN THE CITY'S STANDARDS AT THE DEVELOPER'S COST. FULL PAYMENT IS REQUIRED PRIOR TO THE RELEASE OF THE EQUIPMENT.
 - ALL LOOP DETECTOR HANDHOLES (DHH'S) SHALL BE INSTALLED ON THE LANE LINES. EACH DHH SHALL BE CONNECTED TO ITS OWN UNIQUE CONDUIT THAT RUNS DIRECTLY FROM THE DHH TO A NUMBER 6 PULL BOX LOCATED IN THE SIDEWALK, ADJACENT TO THE DHH IN THE SAME DIRECTION OF TRAVEL. NO MULTIPLE DHH'S SHALL BE ALLOWED THAT ARE CONNECTED TO THE SAME CONDUIT RUN.
 - ALL DHH'S SHALL BE INSTALLED PER THE STATE OF CALIFORNIA STANDART PLANS, DATED JULY 2002, DRAWING ES-5E, TYPE B DETECTOR HANDHOLE DETAILS.
- SIGNING-STRIPING:**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL CONSTRUCTION SIGNING AS REQUIRED BY THE LATEST EDITION OF THE CMUTCD TO DELINEATE CONSTRUCTION HAZARDS AT HIS OWN EXPENSE.
 - ALL TRAFFIC STRIPES AND PAVEMENT LEGENDS SHALL BE THERMOPLASTIC.
 - SIGNING AND STRIPING DETAILS REFER TO THOSE SHOWN IN THE LATEST EDITION OF THE CMUTCD.
 - LOCATIONS OF SIGNING AND STRIPING AS SHOWN ON THESE PLANS ARE APPROXIMATE. THE CONTRACTOR SHALL LOCATE THESE ITEMS AND THE ENGINEER SHALL APPROVE SAID LOCATIONS PRIOR TO CONSTRUCTION/INSTALLATION.
 - THE CONTRACTOR SHALL REMOVE ALL EXISTING NON-CONFORMING STRIPING AS DIRECTED BY THE ENGINEER AND ALL EXISTING STRIPING THAT CONFLICTS WITH THE PROPOSED STRIPING.
- EROSION CONTROL:**
- EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED AND SHEETED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT ALL EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE. ANY DAMAGE RESULTING FROM A LACK OF ADEQUATE SHORING, BRACING AND SHEETING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HE SHALL EFFECT NECESSARY REPAIRS OR RECONSTRUCTION AT HIS OWN EXPENSE. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHEETING, SHORING, AND BRACING OR EQUIVALENT METHOD, FOR THE PROTECTION OF LIFE, OR LIMB, WHICH SHALL CONFORM TO THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL ALWAYS COMPLY WITH OSHA REQUIREMENTS AND SHALL PROVIDE CITY OF ROSEVILLE WITH A COPY OF OSHA PERMIT.
 - CONSTRUCTION ACTIVITIES OCCURRING BETWEEN OCTOBER 15 AND APRIL 1 SHALL HAVE EROSION AND SEDIMENT CONTROL MEASURES IN PLACE OR CAPABLE OF BEING PLACED WITHIN 24 HOURS. THE CONTRACTOR SHALL ENSURE THAT THE CONSTRUCTION SITE IS PREPARED PRIOR TO THE ONSET OF ANY STORM.
 - ADJACENT STREET FRONTAGES SHALL BE SWEEP AT LEAST ONCE A DAY TO REMOVE SILT AND OTHER DIRT WHICH IS EVIDENT FROM CONSTRUCTION ACTIVITIES.
 - THE CONTRACTOR SHALL MEET AND FOLLOW ALL NPDES REQUIREMENTS IN EFFECT AT THE TIME OF CONSTRUCTION.
- RESTORATION:**
- ALL EXISTING UTILITIES AND IMPROVEMENTS, INCLUDING SUBSTRUCTURES, THAT ARE DAMAGED BY THE CONTRACTOR, WHICH ARE NOT DESIGNATED BY THE PLANS OR SPECIFICATIONS TO BE DISTURBED, SHALL BE RESTORED OR REPAIRED TO THE SATISFACTION OF THE ENGINEER AT THE CONTRACTOR'S EXPENSE.
 - CONTRACTOR SHALL RESTORE ALL DISTURBED LANDSCAPING AND IRRIGATION SYSTEMS TO ORIGINAL CONDITION AND/OR REDESIGN AND INSTALL IRRIGATION TO ACCOMMODATE NEW STRUCTURES WITHIN THIS PROJECT.
 - THE DEVELOPERS CONTRACTOR SHALL TAKE EXTREME CARE TO PROTECT EXISTING SITE AND ADJACENT IMPROVEMENTS FROM DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR MAKE REPLACEMENT OF ALL CRACKED AND OTHERWISE PRE-EXISTING DAMAGED PUBLIC IMPROVEMENTS ALONG THE FRONTAGE OF THE PROJECT SITE AND ANY DAMAGE RESULTING FROM CONSTRUCTION TO CURRENT CITY STANDARDS AND AT THEIR OWN EXPENSE. THE EXTENT OF THE REPAIRS SHALL BE DETERMINED BY THE PUBLIC WORKS INSPECTOR AND SHALL BE COMPLETED PRIOR TO THE CITY ACCEPTANCE OF THE IMPROVEMENTS.
 - SHOULD IT APPEAR THAT THE WORK TO BE DONE OR ANY MATTER RELATIVE THERETO IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL REQUEST IN WRITING FROM THE ENGINEER SUCH FURTHER EXPLANATION AS MAY BE NECESSARY.
 - PARKING OF VEHICLES AND EQUIPMENT OR STORAGE OF MATERIALS UNDER THE DRIPLINE OF TREES SHALL NOT OCCUR AT ANY TIME.
- MISC:**
- THE CONTRACTOR SHALL CONDUCT A PRE-CONSTRUCTION MEETING ONE-WEEK PRIOR TO STARTING WORK. MEMBERS OF THE CITY OF ROSEVILLE ENGINEERING DIVISION, ENVIRONMENTAL UTILITIES DEPARTMENT, AND ALL OTHER UTILITY REPRESENTATIVES SHALL BE NOTIFIED BY THE CONTRACTOR AS TO THE DATE AND LOCATION OF THE MEETING.

ABBREVIATIONS:

L	ANGLE
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AP	ANGLE POINT
BC	BEGIN CURVE
BCR	BEGIN CURB RETURN
BSW	BACK OF SIDEWALK
C&G	CURB AND GUTTER
C&S	CURB, GUTTER AND SIDEWALK
C	CENTER LINE
CH	CHORD
CLR	CLEAR
CO	CLEANOUT
CONC	CONCRETE
CONST	CONSTRUCT
CTV	CABLE TV
CR	CURB RETURN
DI	DROP INLET
DRWY	DRIVEWAY
DWG	DRAWING
EC	END CURVE
EOR	END CURB RETURN
EG	EXISTING GRADE
EJ	EXPANSION JOINT
E,ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EX	EXISTING
FC	FACE OF CURB
FD	FOUND
FG	FINISHED GROUND
FH	FIRE HYDRANT
F	FLOW LINE
FM	FORCE MAIN
G	GAS
GB	GRADE BREAK
GFL	GUTTER FLOW LINE
GR	GRATE
GV	GATE VALVE
HP	HIGH POINT
HR	HANDICAP RAMP
INV	INVERT
IP	IRON PIPE
JP	JOINT POLE
L	LENGTH
LF	LINEAR FEET
LT	LEFT
LP	LOW POINT
ME	MAINTENANCE EASEMENT
MH	MANHOLE
MP	MIDPOINT
OH	OVERHEAD
PB	PULL BOX
PCC	POINT OF COMPOUND CURVE
PI	POINT OF INTERSECTION
P	PROPERTY LINE
PP	POWER POLE
PRC	POINT OF REVERSE CURVE
PS	PLANTER STRIP
PT	POINT
PUE	PUBLIC UTILITY EASEMENT
P/MT	PAVEMENT
R/R	RADIUS
RT	RIGHT
R/W	RIGHT-OF-WAY
S	SLOPE
SD	STORM DRAIN
SOCO	STORM DRAIN CLEANOUT
SDMH	STORM DRAIN MH
SDW,W	SIDEWALK
SECT	SECTION
SHT	SHEET
SS	SANITARY SEWER
SSMH	SANITARY SEWER MH
STA	STATION
T	TELEPHONE
TC	TOP OF CURB
TCE	TEMPORARY CONSTRUCTION ENTRANCE
TYP	TYPICAL
W,WTR	WATER
WV	WATER VALVE
XW	CROSSWALK

LEGEND:

	EXISTING	PROPOSED
ASSESSOR'S PARCEL NO.		
SURVEY MONUMENT		
SURVEY BENCHMARK		
SPOT ELEVATION		
CONTOUR LINE		
CATCHLINE (CUT)		
CATCHLINE (FILL)		
FLOWLINE		
JOINT UTILITY POLE		
UTILITY POLE		
GUY WIRE & ANCHOR		
CENTERLINE		
AC DIKE		
FENCE (CHAINLINK)		
FENCE (WOOD)		
GUARDRAIL		
PROPERTY LINE		
RIGHT-OF-WAY		
TOP OF EMBANKMENT		
TOE OF EMBANKMENT		
STORM DRAIN		
STORM DRAIN MANHOLE		
STORM DRAIN CATCH BASIN		
SANITARY SEWER		
SANITARY SEWER MANHOLE		
SANITARY SEWER CLEANOUT		
AIR RELEASE VALVE		
AIR VACUUM RELEASE VALVE		
BLOW-OFF VALVE		
BUTTERFLY VALVE		
CHECK VALVE		
DOUBLE-DETECTOR CHECK VALVE		
FIRE DEPARTMENT CONNECTION		
FIRE HYDRANT		
HOSE BIBB		
IRRIGATION CONTROL VALVE		
POST INDICATOR VALVE		
WATER MAIN		
WATER MANHOLE		
WATER SERVICE METER		
WATER VALVE		
WATER VAULT		
ELECTRICAL MANHOLE		
ELECTRICAL PULLBOX		
ELECTRICAL PANEL		
ELECTRICAL TRANSFORMER		
ELECTRICAL VAULT		
TELEPHONE MANHOLE		
TELEPHONE PEDESTAL		
TELEPHONE POLE		
TELEPHONE PULLBOX		
TELEPHONE VAULT		
MISC MANHOLE		
STREET LIGHT		
STREET LIGHT PULLBOX		
STREET LIGHT W/TRAFFIC SIGNAL		
TRAFFIC SIGNAL		
TRAFFIC SIGNAL PULLBOX		
GAS MAIN		
GAS METER		
OVERHEAD UTILITY LINE		
UNDERGROUND ELECTRICAL		
OVERHEAD ELECTRICAL		
UNDERGROUND TELEPHONE		
OVERHEAD TELEPHONE		
MAILBOX		
TREE/TREE WELL		
BUILDING		

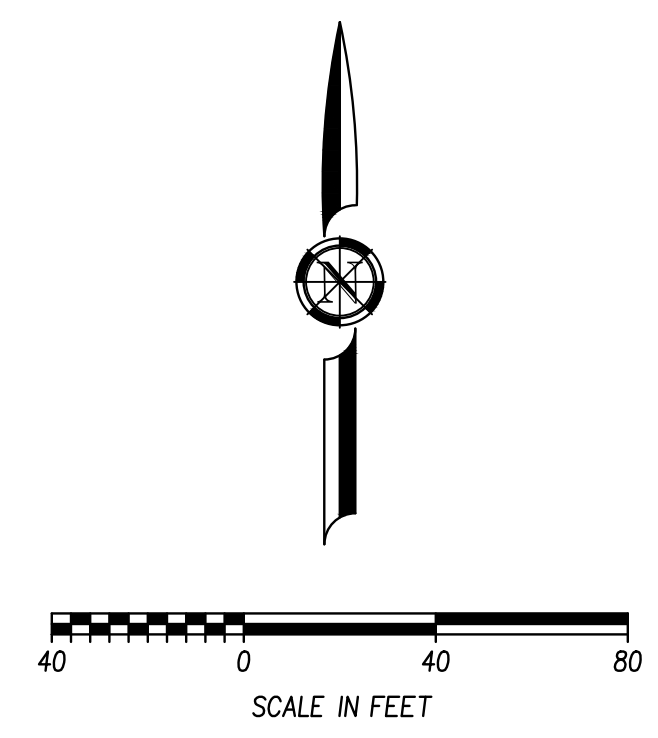
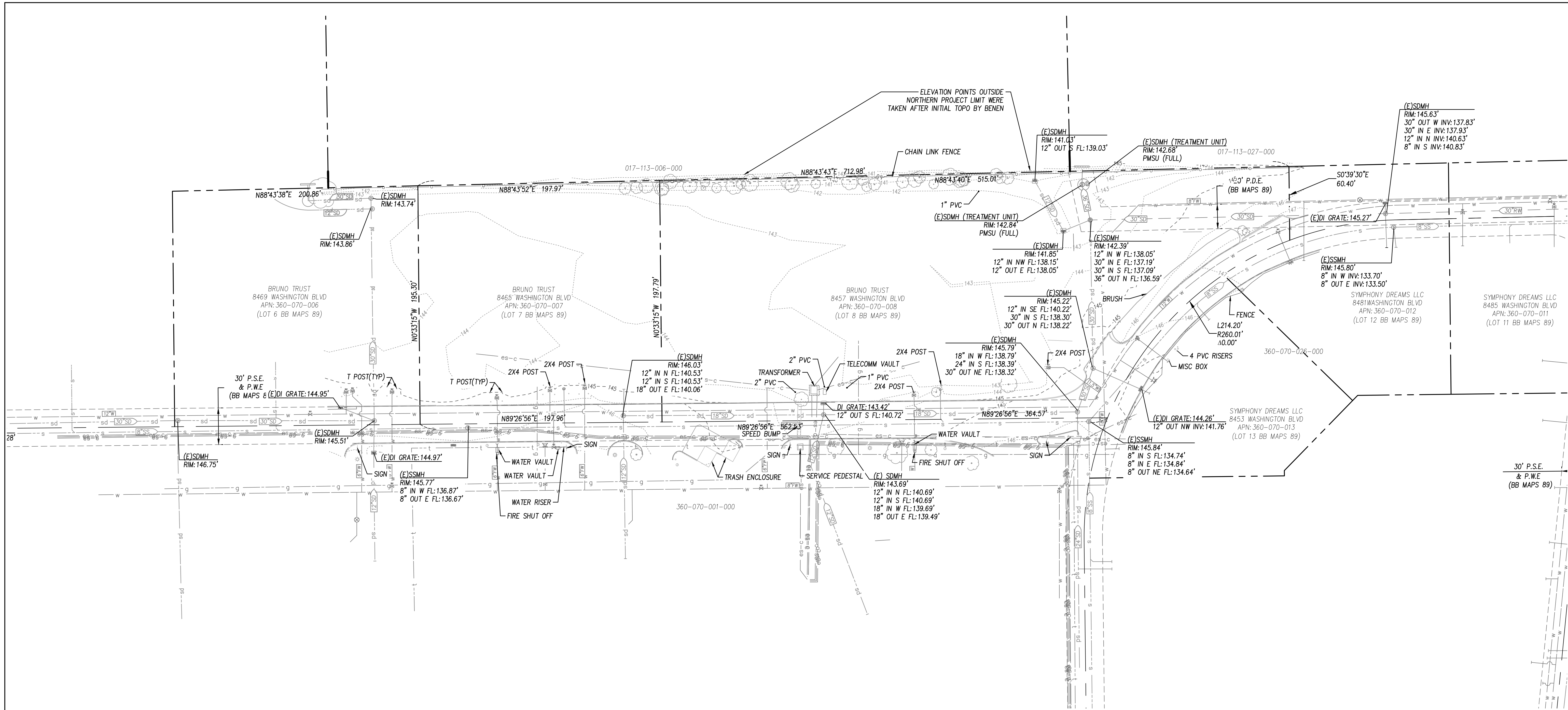


DESIGN BY : D. CRUZ DRAWN BY : D. CRUZ CHECKED BY : T. OZANICH SCALE : 1"=50' DATE : 07/10/2025 PROJ. NO. : 21402	VERIFY SCALE: BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.	BENIEN TRUSTED ENGINEERING ADVISORS	Bennett Engineering Services 1088 Sunrise Avenue, Suite 100 Roseville, California 95661 T 916-783-4100 F 916-783-4110	8457 WASHINGTON BLVD GENERAL NOTES CITY OF ROSEVILLE	CALIFORNIA C-2 2 12																																															
	REVISIONS <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">NO.</th> <th style="width: 10%;">BY</th> <th style="width: 10%;">DATE</th> <th style="width: 15%;">REVISIONS</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>				NO.	BY	DATE	REVISIONS																																												
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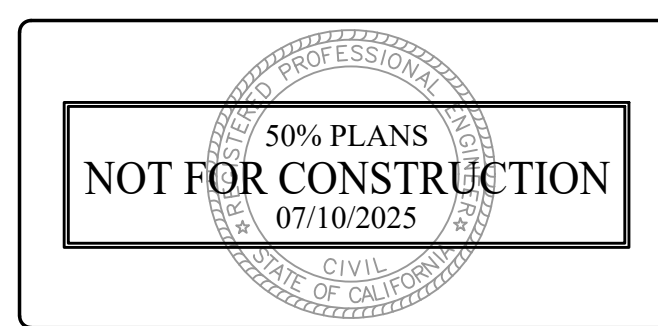
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LEGEND:

--- PARCEL LIMIT TYP.



VERTICAL DATUM
 ELEVATIONS SHOWN ARE BASED ON NCV229 AND OBSERVATIONS TO CITY OF ROSEVILLE BENCHMARK BM45 BEING A 3-1/4" BRASS DISC IN THE TOP OF CURB AT THE WEST CORNER OF A DRAIN INLET ON THE SOUTHEAST CORNER OF WASHINGTON BLVD AND ROSEVILLE PARKWAY (ELEVATION 146.073'). THE CONVERSION TO NAVD88 IS ABOUT 2.2FT DIFFERENCE.



NO.	REVISIONS	BY	DATE

Bennett Engineering Services
 1082 Sunrise Avenue, Suite 100
 Roseville, California 95661
 T 916.783.4100
 F 916.783.4110



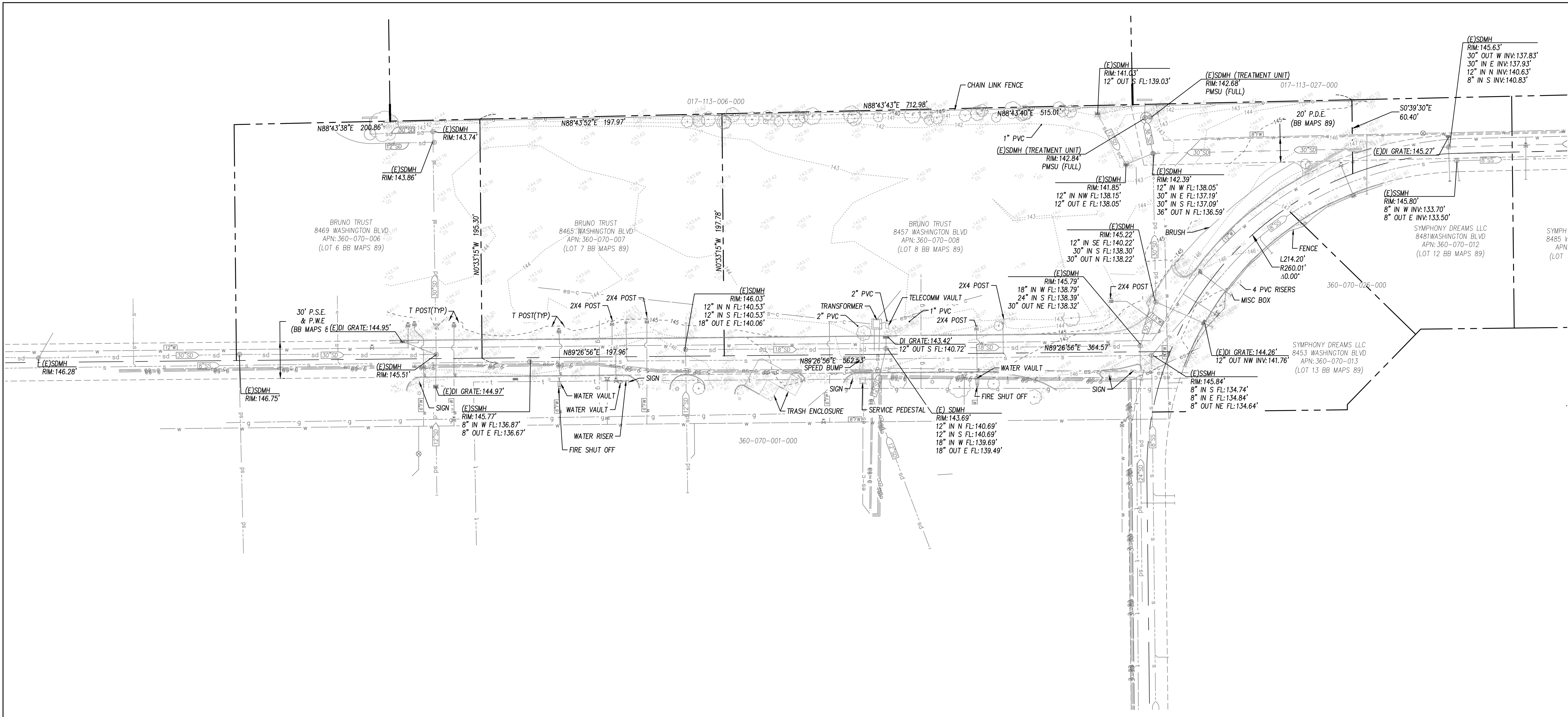
VERIFY SCALE
 BAR IS ONE INCH ON ORIGINAL DRAWING
 IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DESIGN BY : D. CRUZ
 DRAWN BY : D. CRUZ
 CHECKED BY : T. OZANICH
 SCALE : 1"=40'
 DATE : 07/10/2025
 PROJ NO. : 21402

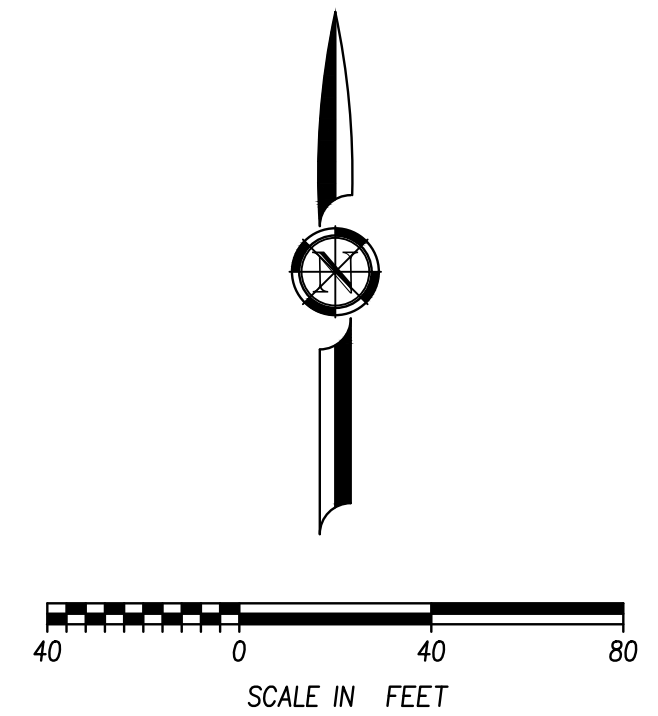
8457 WASHINGTON BLVD
 EXISTING TOPO PLAN
 CITY OF ROSEVILLE
 CALIFORNIA

C-3
 3
 QF
 12

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LEGEND:
 - - - - - PARCEL LIMIT TYP.

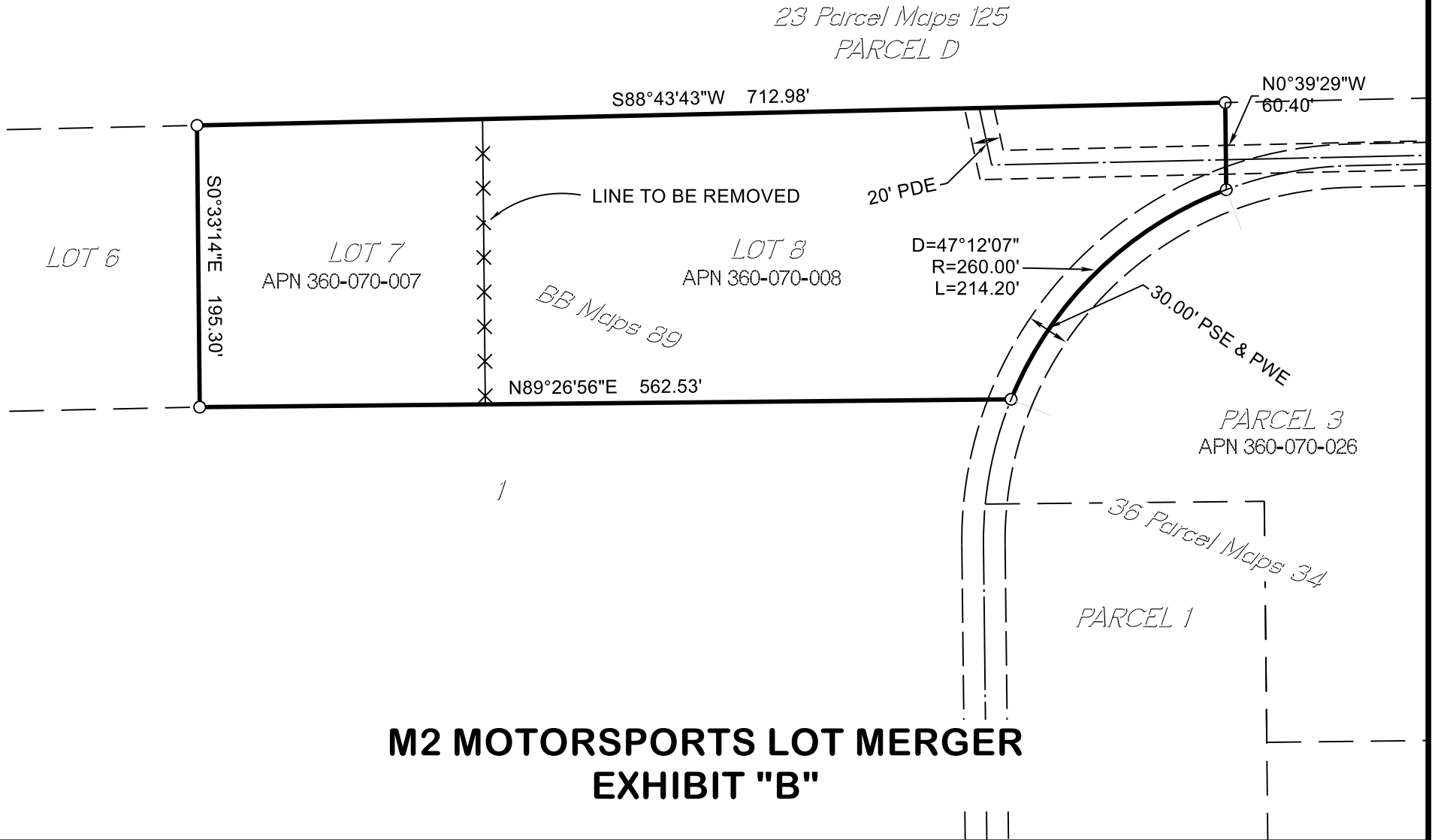
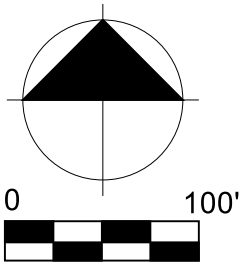


VERTICAL DATUM
 ELEVATIONS SHOWN ARE BASED ON NCV229 AND OBSERVATIONS TO CITY OF ROSEVILLE BENCHMARK BM45 BEING A 3-1/4" BRASS DISC IN THE TOP OF CURB AT THE WEST CORNER OF A DRAIN INLET ON THE SOUTHEAST CORNER OF WASHINGTON BLVD AND ROSEVILLE PARKWAY (ELEVATION 146.075'). THE CONVERSION TO NAVD88 IS ABOUT 2.2FT DIFFERENCE.



DESIGN BY : D. CRUZ DRAWN BY : D. CRUZ CHECKED BY : T. OZANICH SCALE : 1"=50' DATE : 07/10/2025 PROJ NO. : 21402	VERIFY SCALE BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.	TRUSTED ENGINEERING ADVISORS BENIEN BENNETT ENGINEERING SERVICES 1085 Sunrise Avenue, Suite 100 Roseville, California 95661 T 916.783.4100 F 916.783.4110	NO. 1 BY: [Signature] DATE:
			NO. 2 BY: [Signature] DATE:
8457 WASHINGTON BLVD CALCULATED SITE PLAN CITY OF ROSEVILLE CALIFORNIA		C-4 4 OF 12	

PREPARED BY:
Bennett Engineering Services
1082 Sunrise Avenue, Suite 100
Roseville, CA 95661
(916)783-4100



M2 MOTORSPORTS LOT MERGER EXHIBIT "B"