



Civic Center, 311 Vernon Street, 1st Floor

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.

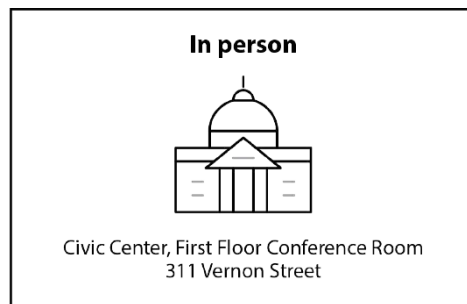
Levine Act Provisions: If you've made a campaign contribution totaling more than \$500 (\$250 prior to January 1, 2025) to City Council Members in the last twelve (12) months, you must disclose it before addressing an item on the agenda. Please visit [Levine Act – City of Roseville](#) for updated forms 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 Haggenjos Jr., Chair
Sandra Boyle, Committee Member
Michael Rohey, Committee Member
Bruce Hagler, Alternate
Lupe Nelson, Secretary
Greg Bitters, Liaison

AGENDA

Design Committee Meeting

March 19, 2026

4:30 PM

Civic Center, 311 Vernon Street, 1st Floor

I. CALL TO ORDER

II. ROLL CALL

III. PLEDGE OF ALLEGIANCE

IV. CONSENT CALENDAR

1. Minutes of November 20, 2025

V. REQUESTS/PRESENTATIONS

1. Infill Parcel 18 - Elm St Duplex, 113 Elm St, File # PL25-0659

Request: The project is a request for a Design Review Permit to allow construction of one two-story duplex building (1,100 square feet per unit) and two single-story detached accessory dwelling units (599 square feet each).

Applicant: Ksenia Ishchuk, Tangent Design & Engineering

Owner: Sugarloaf Investments LLC

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

The Design Committee will consider the recommendation to:

1. Adopt the four (4) findings of fact and approve the Design Review Permit subject to fifty (50) conditions of approval.

2. Highland Reserve North Specific Plan Parcel 47C - Highland Reserve Marketplace Restaurant, 10375 Fairway Dr, File # PL23-0091

Request: The project is a request for a Tentative Parcel Map to subdivide Parcel 1 of the Highland Reserve Marketplace into two parcels (Parcel 1 and Parcel 2) and a Design Review Permit to allow construction of a 5,000-square-foot retail and restaurant shell building with a drive-through on the newly created Parcel 2. Parcel 1 will contain the existing Kohl's building and parking lot.

Applicant: Greg S Balderree, GSB Architecture, Inc.

Owner: SN Investment Properties, LLC

CONTACT: Kinarik Shallago 916-746-1309 kshallago@roseville.ca.us

The Design Committee will consider the recommendation to:

1. Adopt the four (4) findings of fact and approve the Design Review Permit subject to sixty-five (65) conditions of approval; and
2. Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to forty-three (43) conditions of approval.

VI. STAFF/COMMITTEE REPORTS

VII. PUBLIC COMMENTS

VIII. ADJOURNMENT



Design Committee Communication

Meeting Date: 3/19/2026
Item #: IV.1
Item ID: 2026-228

Title: Minutes of November 20, 2025
Contact: Lupe Nelson 916-774-5281 lnelson@roseville.ca.us

SUMMARY

Approve the minutes of November 20, 2025.

RECOMMENDATION

1. Approve the November 20, 2025 Design Committee minutes.

Respectfully Submitted,
Lupe Nelson, Administrative Assistant

Greg Bitter, Assistant Development Services Director

ATTACHMENTS:

1. Draft Minutes

REVIEWERS:

Lupe Nelson, Development Services Department

Created -



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

DRAFT MINUTES

Design Committee Meeting

November 20, 2025

4:30 PM

Civic Center, 311 Vernon Street, 1st Floor

I. CALL TO ORDER

Chair Haggenjos called the meeting to order at 4:30 p.m.

II. ROLL CALL SILENT

Present: Boyle, Rohey, Haggenjos

Absent: None

III. PLEDGE OF ALLEGIANCE

Chair Haggenjos led the Pledge of Allegiance.

IV. CONSENT CALENDAR

1. Minutes of September 18, 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 PCL 285 – Concrete Batch Plant, 2021 Lendell Ln, File # PL24-0965

Request: The applicant requests a Design Review Permit to allow a prefabricated wet concrete (ready-mix) batch plant to be placed on the site and the construction of a 4,320-square-foot building with one caretaker's unit, associated aggregate storage in concrete masonry unit (CMU) bunkers, a storage container, and associated site improvements including parking, landscaping, and lighting. The project also includes a request for an Administrative Variance to allow the two batch plant silos to exceed the 50-foot height limit of the General Industrial (M2) zone by 2.5 feet, and an Administrative Permit to allow an on-site caretaker's unit in the M2 zone.

Associate Planner, Kinarik Shallago, presented the staff report.

Committee Discussion

- A Committee Member asked why a caretaker unit is needed on site. Staff replied that the caretaker will monitor the site in the evenings.
- A Committee Member asked if it is possible to utilize trees that are even taller to block the view of the towers. Staff replied that it would be very difficult to hide the entire towers with trees, but that larger trees are included in the landscape plan.
- A Committee Member asked about dust control measures. Staff reported that a condition is added to help with watering down the ground and that an air district permit to operate will be required.
- A Committee Member asked whether hot weather will affect operating hours. Staff replied that the use is permitted, so operation hours cannot be regulated. However, operations must abide by the City's noise ordinance.

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

Applicant representative, Shawn Somers, stated that he had received a copy of the staff report, was in agreement with staff's recommendation, and responded to questions from the Committee.

Committee Questions

- A Committee Member asked how many silos there will be. Staff stated that their understanding is that there will be 2 silos.

Hearing no public comment, Chair Haggenjos closed the public comment and Public Hearing.

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

1. Adopt the Concrete Batch Plant Initial Study/Mitigated Negative Declaration;
2. Adopt the four (4) findings of fact and approve the Design Review Permit subject to seventy-six (76) conditions of approval;
3. Adopt the three (3) findings of fact and approve the Administrative Variance subject to three (3) conditions of approval; and
4. Adopt the three (3) findings of fact and approve the Administrative Permit subject to four (4) conditions of approval.

The Motion passed unanimously with a voice vote.

VI. STAFF/COMMITTEE REPORTS

There were no Staff or Committee reports.

VII. PUBLIC COMMENTS

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

VIII. ADJOURNMENT

Committee Member Boyle made the Motion, seconded by Committee Member Rohey, to adjourn the meeting. The Motion passed unanimously at 4:54 p.m. with a voice vote.



Design Committee Communication

Meeting Date: 3/19/2026
Item #: V.1
Item ID: 2026-227

Title: Infill Parcel 18 - Elm St Duplex, 113 Elm St, File # PL25-0659
Contact: Sean Morales 916-774-5282 smorales@roseville.ca.us

REQUEST

The project is a request for a Design Review Permit to allow construction of one two-story duplex building (1,100 square feet per unit) and two single-story detached accessory dwelling units (599 square feet each).

Applicant: Ksenia Ishchuk, Tangent Design & Engineering
Owner: Sugarloaf Investments LLC

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 fifty (50) conditions of approval.

Respectfully Submitted,
Sean Morales, Associate Planner

Greg Bitter, Assistant Development Services Director

ATTACHMENTS:

1. Staff Report
2. Exhibit A Plans

REVIEWERS:

Lupe Nelson, Development Services Department

Created -

**ITEM 5.1: DESIGN REVIEW PERMIT– 113 ELM STREET – INFILL PCL 18 - ELM ST. DUPLEX –
FILE #PL25-0659**

REQUEST

The project is a request for a Design Review Permit to allow construction of one two-story duplex building (1,100 square feet per unit) and two single-story detached accessory dwelling units (599 square feet each).

Applicant – Ksenia Ishchuk, Tangent Design & Engineering
Owner – Sugarloaf Investments LLC

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 fifty (50) 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 113 Elm St., north of the intersection with Church St. (Figure 1). The project site is .14 acres in size and has a General Plan land use designation of Low-Density Residential (LDR-6.8), and a zoning designation of Multi-Family Housing (R3). The site is currently vacant and surrounded by residential uses on all sides, though there is an industrially zoned area adjacent to the Union Pacific Railyard at the end of the block to the southeast. The area was part of the Roseville Heights subdivision created in 1906 and the project site has remained undeveloped since that time. In recent years, the site was used as a garden for the neighboring property to the north at 115 Elm Street.

The current request is for a Design Review Permit to allow construction of one two-story duplex building (1,100 square feet per unit) and two single-story detached accessory dwelling units (599 square feet each). In accordance with State Accessory Dwelling Unit (ADU) law, the two proposed ADUs are not subject to discretionary design review. The ADUs were evaluated separately for consistency with the City's Accessory Dwelling Unit Ordinance.

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 Infill Objective Design Standards (ODS). 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 consists of one small infill parcel with no natural features such as topography or wetlands present. The site is located within an existing residential subdivision and is surrounded by existing homes on three sides. The Development Services – Engineering Division reviewed the plans to confirm there is appropriate slope to drain the site and not affect surrounding properties.

- 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.***
- 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 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 Infill Objective Design Standards (ODS). 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 Plan: This project is subject to the development standards of the City’s Zoning Ordinance and the City’s Community Design Guidelines (CDG). The project applies the R3 development standards and does not propose any modification to the existing standards. The standards are included for reference in Table 1 below. Because the property was never developed, there is currently no sidewalk behind the curb. The applicant proposes to construct a new rolled curb and sidewalk with the project.

Table 1: Applicable R3 Development Standards

Criteria	Zoning Ordinance Standard	Proposed
Height	35’ maximum	24’10”
Front Setback	20’	20’
South (Left) Side Setback	5’	5’
North (Right) Side Setback	5’	13’
Rear Setback	20’	49’
Parking	4 spaces minimum	4 spaces minimum
Lot Coverage	35%	27%

Parking: Each primary dwelling unit is required to provide two off-street parking spaces for a total of four spaces. Due to the narrow 50-foot width of the property, parking is not able to be provided completely behind the building while also providing outdoor space for residents. Consistent with the intent of the ODS, the two one-car garages are located side by side in order to limit the size of the garages and to use a single curb cut. Each unit includes one enclosed garage space and one space in the driveway in front of the garage. Consistent with the Objective Design Standards, the garages are set back 20 feet from the front property line. No parking is required for the two ADUs in the rear of the property. Due to the age of the surrounding area, many of the properties either do not have a driveway or have single-wide tandem driveways, which leads to more vehicles parked on the street. Though the ADUs are not required to provide parking by code, the applicant included a single-wide driveway from the street to the rear of the property for the ADUs to create additional off-street parking in the vicinity. Each of the parking spaces is designed with separated “Hollywood driveways” in order to reduce the amount of concrete in the front setback area. Separated driveway strips are also common the area.

Architecture, Color, and Materials: The applicant proposes home designs for the two duplex units that are harmonious with one another as well as other buildings in the vicinity. The neighborhood is characterized by a mix of architectural styles with most homes dating from the 1920s through the 1960s. One prominent style of many of the homes is craftsman bungalow. These homes often feature front-facing gables with horizontal wood siding. The applicant proposes a design that includes three symmetrical gables and horizontal fiber cement plank siding on the second floor consistent with other homes in the area (Figure 2). Consistent with the City’s Objective Design Standards for duplex projects, the multi-gable design creates massing breaks along the street frontage as well as roofline articulation. The elevations utilize two stucco colors as well as the fiber cement plank siding in a harmonious color to create visual interest from the public way.

Figure 2: Proposed Front Elevation



Landscape: The proposed landscape will include a mix of shrubs of varying heights and accent trees for the front and side yards. The selected landscape will provide a mix of colors and textures which will complement the streetscape and is consistent with the Community Design Guidelines and the City's Water Efficient Landscape Ordinance (WELo). The applicant proposes to retain one mature citrus tree on-site as well as the existing elm trees within the planter adjacent to the right of way.

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 from public view. The HVAC condenser units are ground mounted and located in the rear of each building.

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 March 6, 2026 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 provisions of the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15332 (In-Fill Development Projects) and Section 305 of the City of Roseville CEQA Implementing Procedures. Consistent with this exemption, the project site is no more than five acres, is surrounded by urban uses, will not result in substantial impacts, and can be served by all required utilities and public services.

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 – 113 ELM STREET – INFILL PCL 18 - ELM ST. DUPLEX – FILE #PL25-0659** subject to fifty (50) conditions of approval.

CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT – FILE #PL25-0659

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **March 19, 2026** and if not effectuated shall expire on **March 19, 2028**. Prior to said expiration date, the applicant may apply for an extension of time. (Planning)
2. The project is approved as shown in **Exhibit A** and as conditioned or modified below. (Planning)
3. The project shall be addressed as 113 Elm St. The address for proposed Unit 01 shall be 113 Elm St. Unit A. The address for proposed Unit 02 shall be 113 Elm St. Unit B. The address for proposed ADU 01 shall be 113 Elm St Unit C. The address for proposed ADU 02 shall be 113 Elm St Unit D. All projects with multi-tenants or buildings must submit a site plan with building footprint(s) to the Development Services Department (Business Services – Addressing) for building/suite addressing. (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. (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. 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)
9. 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 water, sewer, and storm drain facilities. (Planning, Fire, Environmental Utilities, Electric, Public Works)

- b) At a minimum, landscaped areas not covered with live material shall be covered with (3") bark (no shredded bark) or (3") mulch covering. (Planning)
 - c) 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)
 - d) 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)
 - e) 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)
10. All mechanical and electrical equipment (including switch gear) proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
 11. 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)
 12. 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)
 13. 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 Engineering - Engineering prior to approval of any plans. (Engineering)
 14. 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)
 15. 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.”* (Engineering)
 16. 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)

17. The applicant shall provide new 4' wide sidewalk and rolled curb-gutter along the length of the property frontage. In addition, the proposed driveways shall be City of Roseville standard Type S. (Engineering)
18. 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. 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)
19. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
20. 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)
21. 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)
22. 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)
23. 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)
24. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
25. 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, sewer and recycled mains shall not exceed a depth of 12 feet below finished grade, unless authorized in these conditions of approval.

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- c) All sewer manholes shall have all-weather, 10-ton vehicle access unless otherwise authorized by these conditions of approval. (Environmental Utilities)
26. 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)
27. 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)
28. 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
29. 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)
30. 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:

31. 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)
32. 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)
33. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
34. 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)

35. 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)
36. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
37. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
38. 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)
39. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
40. 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)
41. 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)
42. 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)
43. 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)

OTHER CONDITIONS OF APPROVAL:

44. 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)
45. 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)
46. 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)

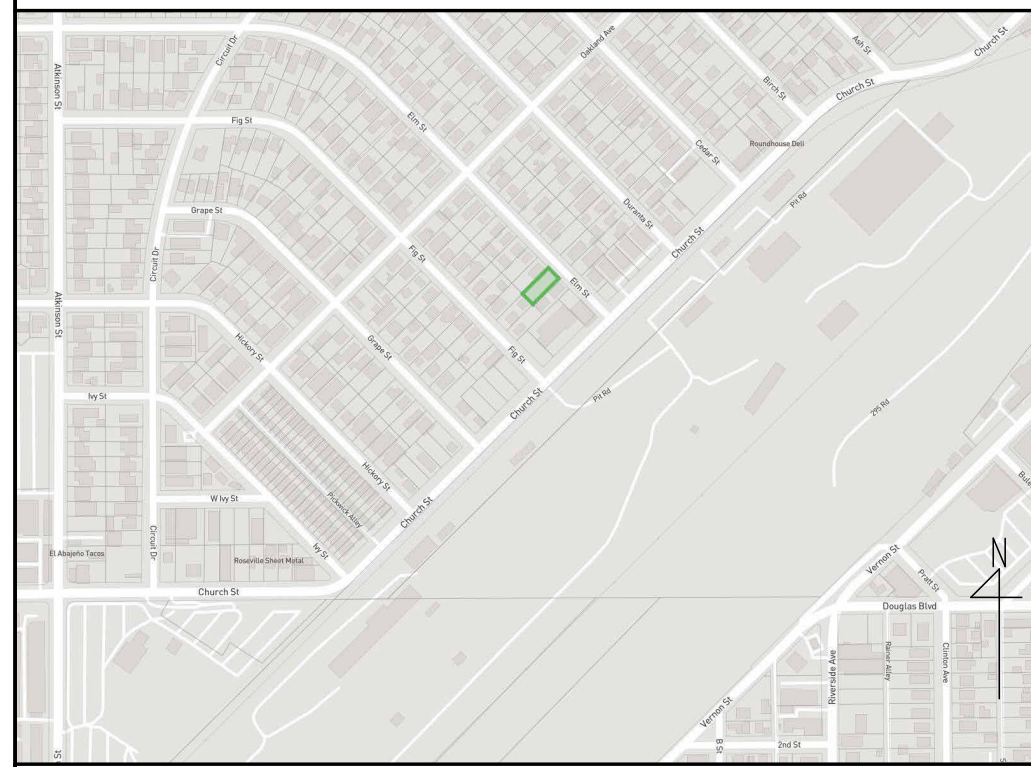
47. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
48. The project is subject to the noise standards established in the 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)
49. 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)
50. 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)

EXHIBIT

A. Plans

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.

VICINITY MAP/ N.T.S.



PROJECT INFORMATION:

DEVELOPER: -	OWNERS: -	ZONING: R3 - MULTI-FAMILY HOUSING
PROPERTY DESCRIPTION: 113 ELM STREET, ROSEVILLE, CA 95678, APN: 012-172-020-000	PROJECT AREA: 6,162 SQ-FT ±	
SCOPE OF WORK: NEW DUPLEX WITH TWO ADUS		
SETBACKS: FRONT: 20 FT FOR INTERIOR LOTS SIDES: 5 FT INTERIOR; 20 FT MINIMUM ON ALL STREET FRONTAGES REAR: 20 FT; 20 FT MINIMUM ON ALL STREET FRONTAGES		
BUILDING INTENSITY MAXIMUM LOT COVERAGE: 50% MAXIMUM BUILDING HEIGHT: 45 FT MAX. NUMBER OF PRIMARY DWELLING UNITS PER LOT: AS PROVIDED BY GENERAL PLAN, BUT A MINIMUM OF 3 DWELLINGS MAX. NUMBER OF ACCESSORY DWELLING UNITS PER LOT: UP TO 2 DWELLINGS		
PARKING SPACE REQUIREMENTS: SINGLE-FAMILY AND TWO-FAMILY: 2 PER DWELLING ACCESSORY DWELLING UNITS: STUDIOS- NONE 1+ BEDROOMS - 1 PER DWELLING		
SERVICE & SCHOOL DISTRICTS NEIGHBORHOOD ASSOCIATION: ROSEVILLE HEIGHTS ELEMENTARY SCHOOL DISTRICT: ROSEVILLE ELEMENTARY SCHOOL DISTRICT HIGH SCHOOL DISTRICT: ROSEVILLE JOINT UNION HIGH SCHOOL DISTRICT		

DC Exhibit A



TANGENT DESIGN & ENGINEERING
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113 ELM STREET,
ROSEVILLE, CA 95678,
APN: 012-172-020-000

SITE PLAN

OWNER CONTACT: Sugarloaf Investments LLC ask386@gmail.com (916) 205-3530	PROJECT: 1:1471
DESIGNED: P.Zarrik	PZ
DRAWN: RM	RM
DATE: 1/20/2026 7:09:57 AM	
DATE: 1/16/2025	2nd CDR Corrections
DATE: 1/16/2025	2

SHEET:

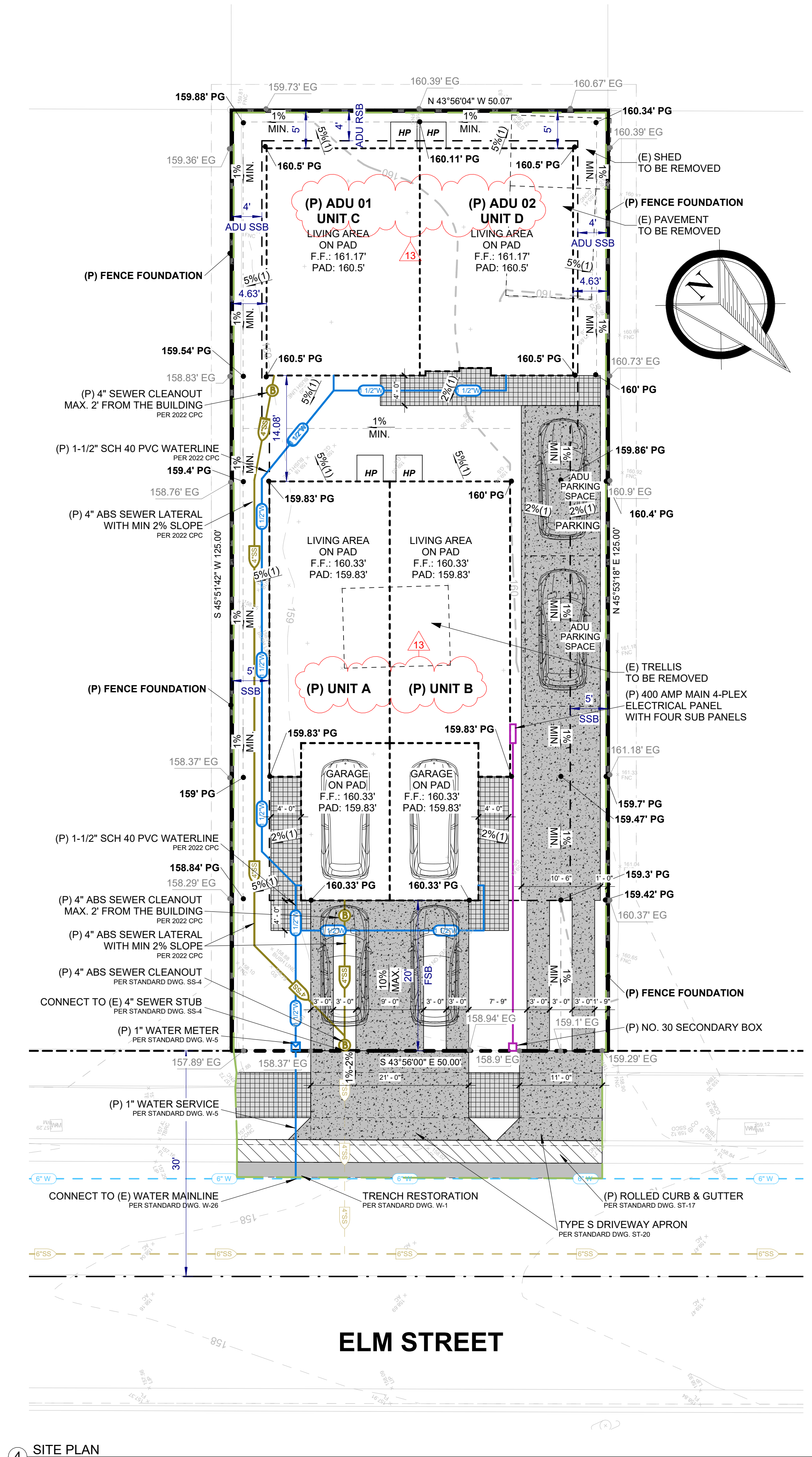
A2

LEGEND

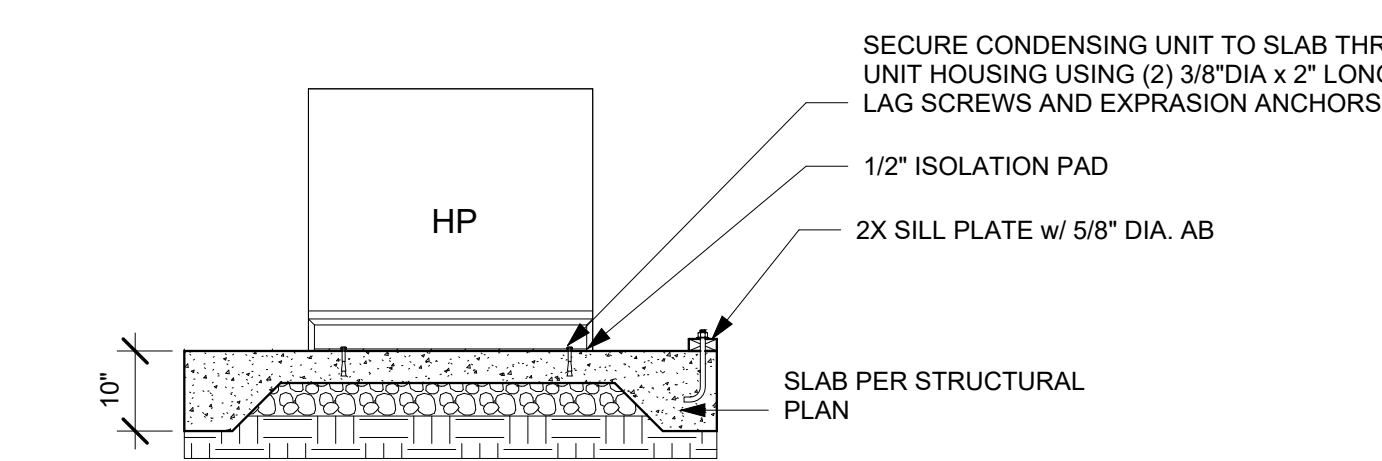
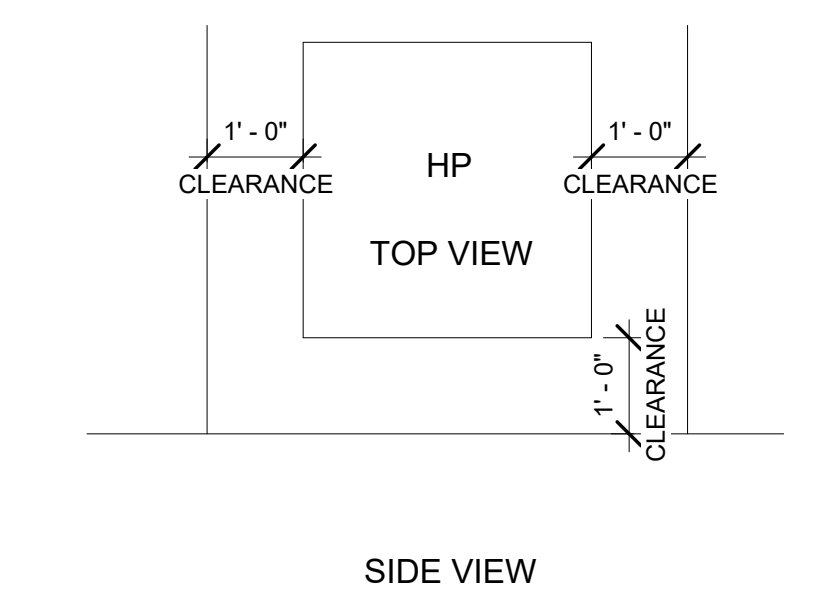
EXISTING (E)	DESCRIPTION	PROPOSED (P)
	PROPERTY LINE	
	SETBACK LINE	
	RIGHT OF WAY EDGE / EASEMENT	
	RIGHT OF WAY CENTERLINE	
	BENCHMARK	
	STRUCTURE	
	ROADWAY CONCRETE	
	SIDEWALK CONCRETE	
	FENCE	
UTILITIES		
	WATER LINE	
	WATER METER	
	SEWER LINE	
	SEWER MANHOLE	
	SEWER CLEANOUT	
	ELECTRICAL LINE/CONDUIT	
	ELECTRICAL POLE	
	ELECTRICAL TRANSFORMATOR	
	ELECTRICAL SECONDARY BOX	
GRADING & DRAINAGE		
	GRADING LIMITS	
	MAJOR CONTOUR	
	MINOR CONTOUR	
	SURFACE SLOPE DIRECTION	
	STORM WATER FLOW DIRECTION	
EROSION & SEDIMENT CONTROL		
	TREE PROTECTION ZONE	
	STORAGE CONSTRUCTION	
	STABILIZED CONSTRUCTION	
	FIBER ROLLS	

ABBREVIATIONS

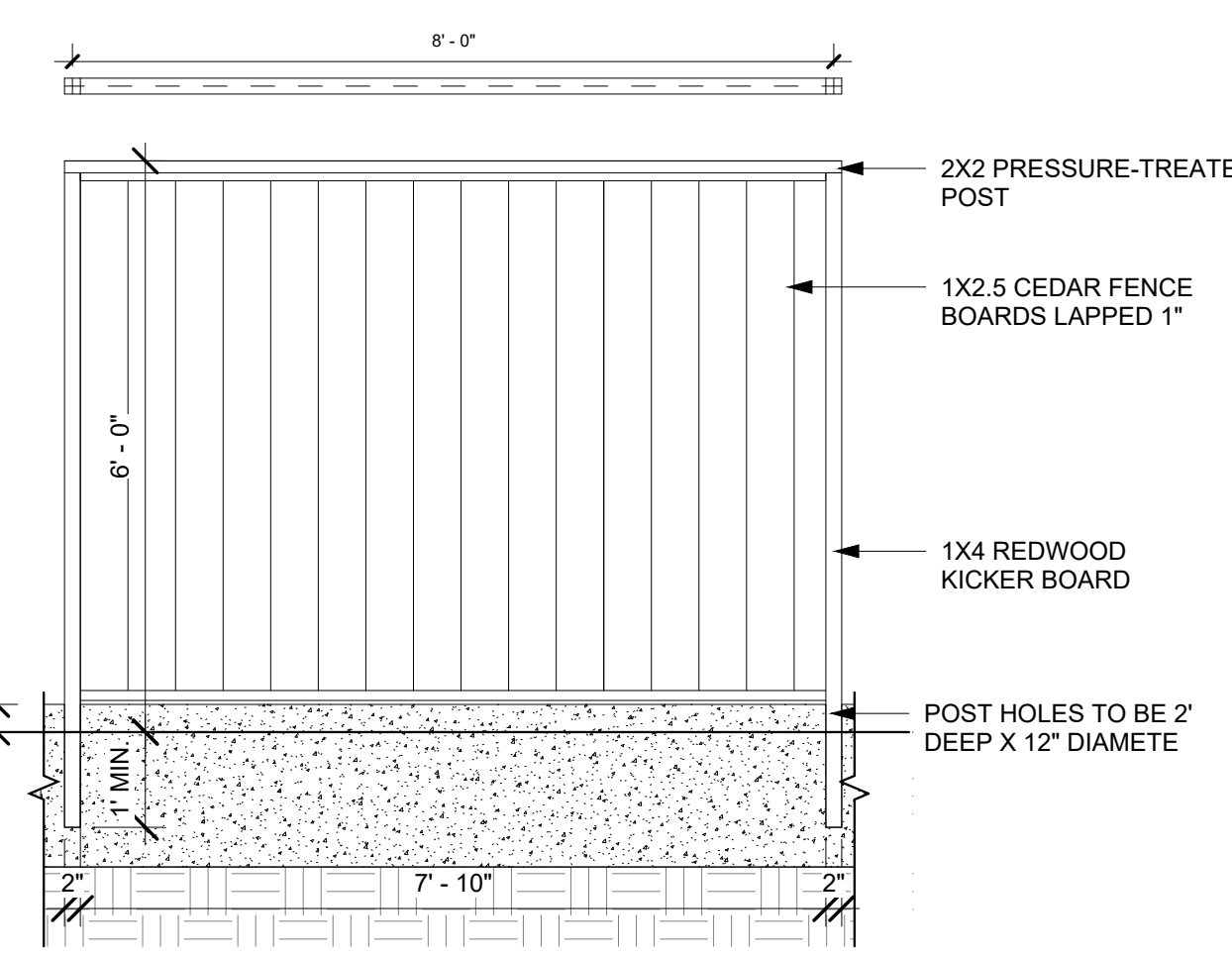
ABBR.	DESCRIPTION
(E)	EXISTING
(P)	PROPOSED
AC	ASPHALT CONCRETE
APN	ASSESSOR PARCEL NUMBER
CL	CENTERLINE OF THE RIGHT OF WAY
DS	DRAINAGE SEWER
EG	EXISTING GRADE
EH	EXPOSED HEIGHT
FG	FINISHED GRADE
FH	FIRE HYDRANT
FF	FINISHED FLOOR
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT OF WAY
SS	SANITARY SEWER
WM	WATER METER
WV	WATER VALVE



4 SITE PLAN
1" = 10'-0"



3 A-HP SCREEN DETAIL
1/2" = 1'-0"



5 A-FENCE DETAIL
1/2" = 1'-0"

SHEET INDEX

A2	SITE PLAN
GP1	GRADING & DRAINAGE PLAN
A3	FLOOR PLAN
A4	DUPLEX ELEVATIONS
A5	ADUS ELEVATIONS
A6	DUPLEX ROOF PLAN
A7	ADU ROOF PLAN
A9	LANDSCAPE / IRRIGATION PLAN
A10	COLORBOARD

DC Exhibit A

BENCHMARK NOTES

BENCHMARK: CITY BM 17 ELEV: 154.00 (NAVD88)
 4" BRASS DISC STAMPED, "2018 PLS 8278" LOCATED AT TOP OF CURB AT EAST CURB RETURN, NORTHEAST CORNER MAIN STREET AND ATHAN AVENUE.

BASIS OF BEARINGS

THE BASIS OF BEARINGS OF THIS SURVEY IS IDENTICAL WITH THAT CERTAIN SUBDIVISION MAP ENTITLED, "ROSEVILLE HEIGHTS", FILED IN BOOK B OF MAPS, AT PAGE 43, OFFICIAL PLACER COUNTY RECORDS.

TOPOGRAPHICAL SURVEY

SGI SURVEYORS GROUP, INC.
 9001 FOOTHILLS BLVD., SUITE 170
 ROSEVILLE, CA 95747

CONSULTANT GRADING NOTES:

- MINIMUM SLOPES AWAY FROM THE FOUNDATIONS SHOULD BE 2% FOR IMPERVIOUS AND 5% FOR POROUS COVERINGS
- FOLLOWING SITE CLEARING AND STRIPPING OPERATIONS, ALL AREAS TO RECEIVE FILL SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 8 INCHES, MOISTURE CONDITIONED AS NECESSARY AND COMPACTED TO AT LEAST 90% OF THE MAXIMUM DRY DENSITY BASED ON THE ASTM D1557 TEST METHOD. THE FILL SHALL BE PLACED IN LIFTS NOT EXCEEDING 6 INCHES. THE FILL SHALL BE MOISTURE CONDITIONED AS NECESSARY AND COMPACTED TO A RELATIVE COMPACTION OF NOT LESS THAN 95%. DRIVEWAYS COMPACTED TO A RELATIVE COMPACTION OF NOT LESS THAN 95%.
- THE TYPE, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS, AND UTILITIES. HOWEVER, THE DESIGNER, CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES, NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
- ALL GRADING SHALL BE DONE UNDER OBSERVATION AND TESTING BY A QUALIFIED CIVIL ENGINEER OR GEOTECHNICAL ENGINEER AND IF REQUIRED BOTH A QUALIFIED CIVIL ENGINEER OR GEOTECHNICAL ENGINEER AND AN ENGINEERING GEOLOGIST.

OVERALL QUANTITIES SUMMARY

#	DESCRIPTION	ON-SITE	OFF-SITE	OVERALL	UNITS
1	TOTAL AREA	0.14	N/A		AC
2	SURFACE CALCULATIONS:				
2.1	EXISTING IMPERVIOUS AREA	1,636	N/A		AC
2.2	ADDED/REPLACED IMPERVIOUS AREA	4,301	494		AC
2.3	PROPOSED OVERALL IMPERVIOUS AREA	4,301	494		AC
2.4	EXISTING PERVIOUS AREA	5,272	N/A		AC
2.5	PROPOSED PERVIOUS AREA	1,797	84		AC
3	EARTHWORKS:				
3.1	AREA OF DISTURBANCE	0.14	0.018	0.158	AC
3.2	CUT VOLUME	51	23	74	CY
3.3	FILL VOLUME	74	0	74	CY
3.4	EXPORT VOLUME	0	0	0	CY
3.5	IMPORT VOLUME	0	0	0	CY

CONSULTANT DRAINAGE NOTES:

- ALL GRADES SHOULD PROVIDE RAPID REMOVAL OF SURFACE WATER RUNOFF; PONDING WATER SHOULD NOT BE ALLOWED ON BUILDING PADS OR ADJACENT TO FOUNDATIONS OR OTHER STRUCTURAL IMPROVEMENTS (DURING AND FOLLOWING CONSTRUCTION).
- ALL SOILS PLACED AGAINST FOUNDATIONS DURING FINISH GRADING SHOULD BE COMPACTED TO MINIMIZE WATER INFILTRATION.
- FINISH AND LANDSCAPE GRADING SHOULD INCLUDE POSITIVE DRAINAGE AWAY FROM ALL FOUNDATIONS.
- DOWNSPOUTS SHOULD BE TIGHT PIPED VIA AN AREA DRAIN NETWORK AND DISCHARGED TO AN APPROPRIATE NON-EROSIVE OUTLET AWAY FROM ALL FOUNDATIONS.
- SLOPE FOOTING AND "RIGID-WALL" PIPES ALONG FLOW LINE PARALLEL TO WALL AT LEAST 1% GRADIENT TO DRAIN TO AN APPROPRIATE OUTFALL AREA AWAY FROM RESIDENCE.
- USE "SWEEPS" FOR DIRECTIONAL CHANGES IN DRAINAGE PIPE FLOW (DO NOT USE 90° ELBOWS).
- PROVIDE PERIODIC "CLEAN-OUTS".
- WASHED CLEAN PERMEABLE MATERIAL TO BE USED.

CONSULTANT EXISTING UTILITY NOTES

- THE TYPES, LOCATIONS, SIZES, AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE PLAN WERE OBTAINED FROM SOURCES OF VARYING RELIABILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
- THE CONTRACTOR IS CAUTIONED THE ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPE, EXTENT, SIZES, LOCATIONS, AND DEPTHS OF SUCH UNDERGROUND UTILITIES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ANY AND ALL EXISTING UTILITIES (IE. STORM DRAIN, WATER, GAS, PHONE, ELECTRIC AND ANY OTHER UTILITIES THAT MAY EXIST) AND AVOID THEM.

NOTES:

A RIGHT OF ENTRY WILL BE REQUIRED FOR THE CONSTRUCTION OF THE CURB AND FENCE.



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 ROCKLIN, CA 95677
 info@tangentde.com
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PRELIMINARY NOT FOR CONSTRUCTION

113 ELM STREET,
 ROSEVILLE, CA 95678,
 APN: 012-172-020-000

GRADING & DRAINAGE PLAN

OWNER CONTACT:
 Sugarloaf Investments LLC
 ask386@gmail.com
 PROJECT: 1-1471
 E.O.R.: SERGEY KISEL R.C.E.: C77690
 DRAWN: OZ
 DATE: 1/28/2026 12:54:54 PM

GP1

LEGEND

EXISTING (E)	DESCRIPTION	PROPOSED (P)
	PROPERTY LINE	
	SETBACK LINE	
	RIGHT OF WAY EDGE / EASEMENT	
	RIGHT OF WAY CENTERLINE	
	BENCHMARK	
	STRUCTURE	
	ROADWAY CONCRETE	
	SIDEWALK CONCRETE	
	FENCE	

UTILITIES

	WATER LINE	
	WATER METER	
	SEWER LINE	
	SEWER MANHOLE	
	SEWER CLEANOUT	
	ELECTRICAL LINE/CONDUIT	
	ELECTRICAL POLE	
	ELECTRICAL TRANSFORMATOR	
	ELECTRICAL SECONDARY BOX	

GRADING & DRAINAGE

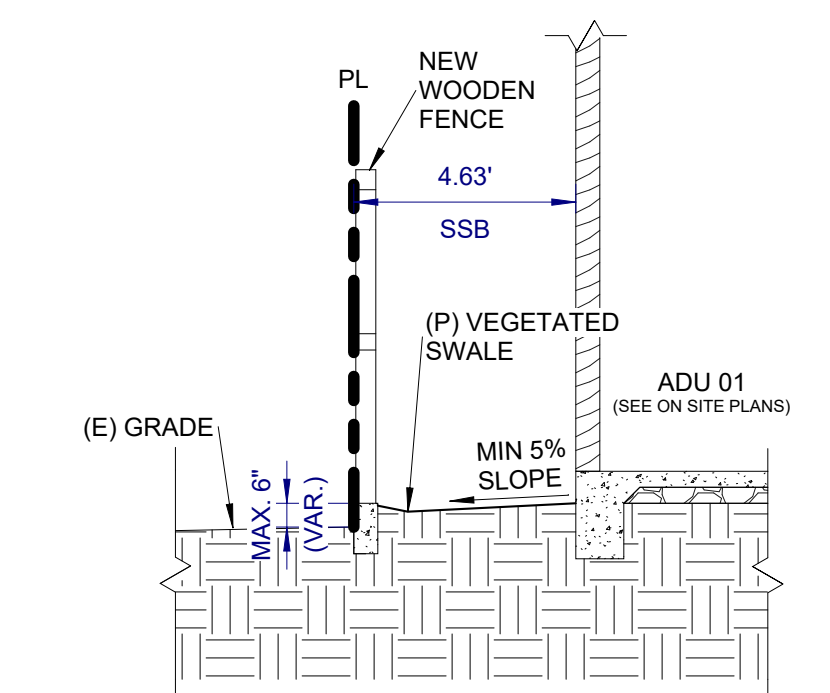
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	MINOR CONTOUR	
	SURFACE SLOPE DIRECTION	
	STORM WATER FLOW DIRECTION	

EROSION & SEDIMENT CONTROL

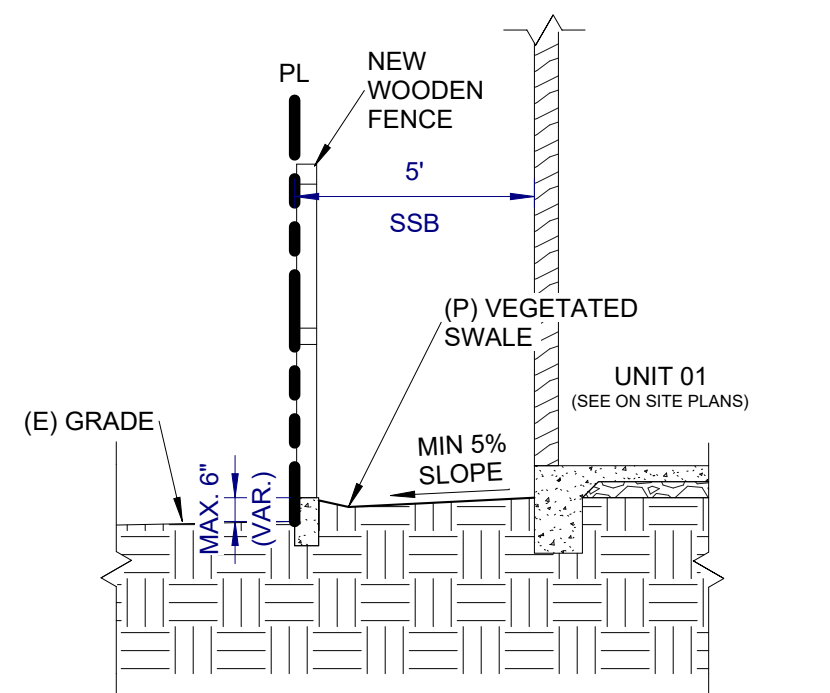
	TREE PROTECTION ZONE	
	STORAGE CONSTRUCTION	
	STABILIZED CONSTRUCTION	
	FIBER ROLLS	

ABBREVIATIONS

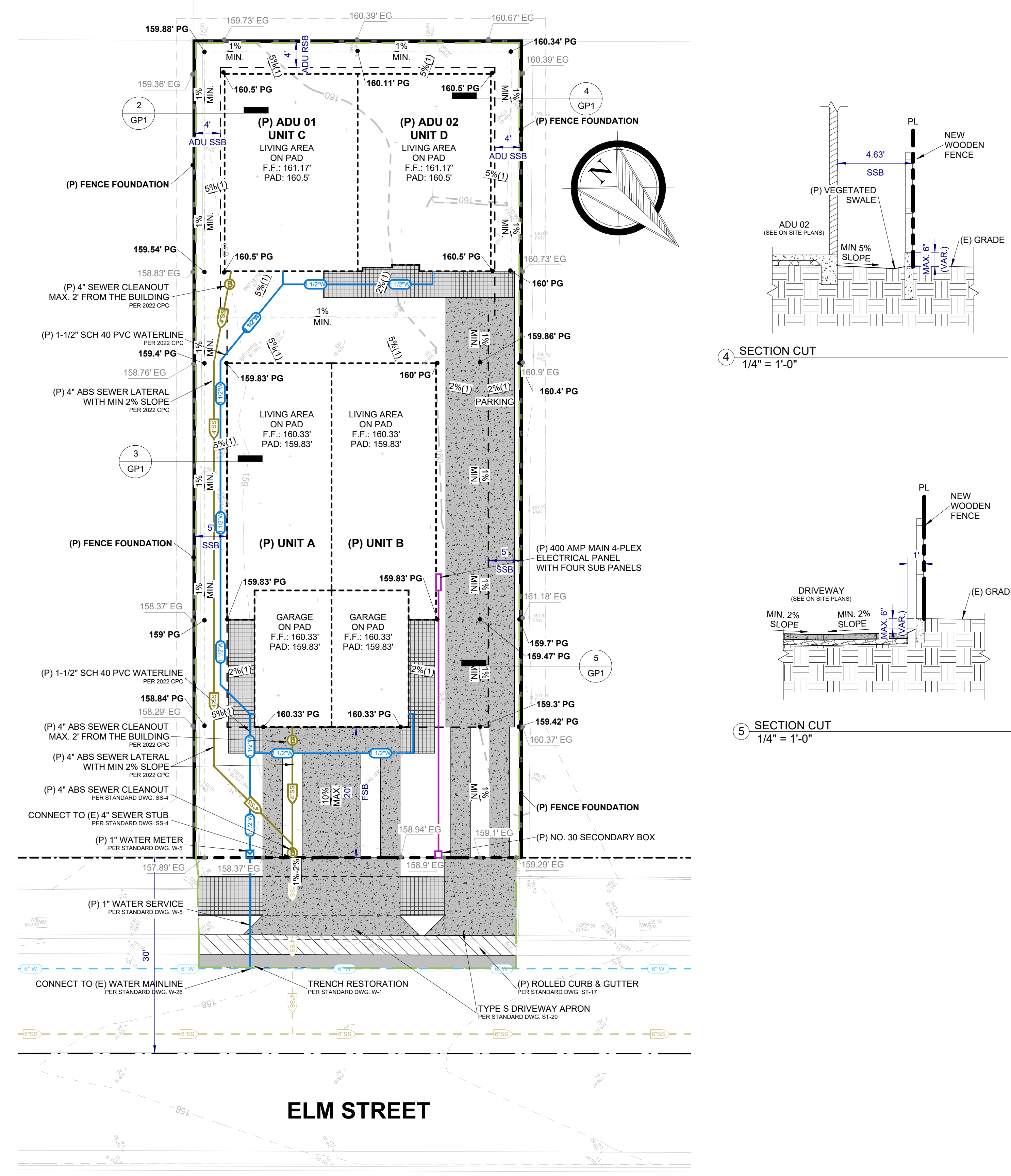
ABBR.	DESCRIPTION
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APN	ASSESSOR PARCEL NUMBER
CL	CENTERLINE OF THE RIGHT OF WAY
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FF	FINISHED FLOOR
PL	PROPERTY LINE
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT OF WAY
SS	SANITARY SEWER
WM	WATER METER
WV	WATER VALVE



2 SECTION CUT
 1/4" = 1'-0"



3 SECTION CUT
 1/4" = 1'-0"



1 GRADING & DRAINAGE PLAN
 1" = 10'-0"

DC Exhibit A



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ROCKLIN, CA 95677
info@tangentde.com
PHONE: (530) 537-2288

113 ELM STREET,
ROSEVILLE, CA 95678,
APN: 012-172-020-000

FLOOR PLAN

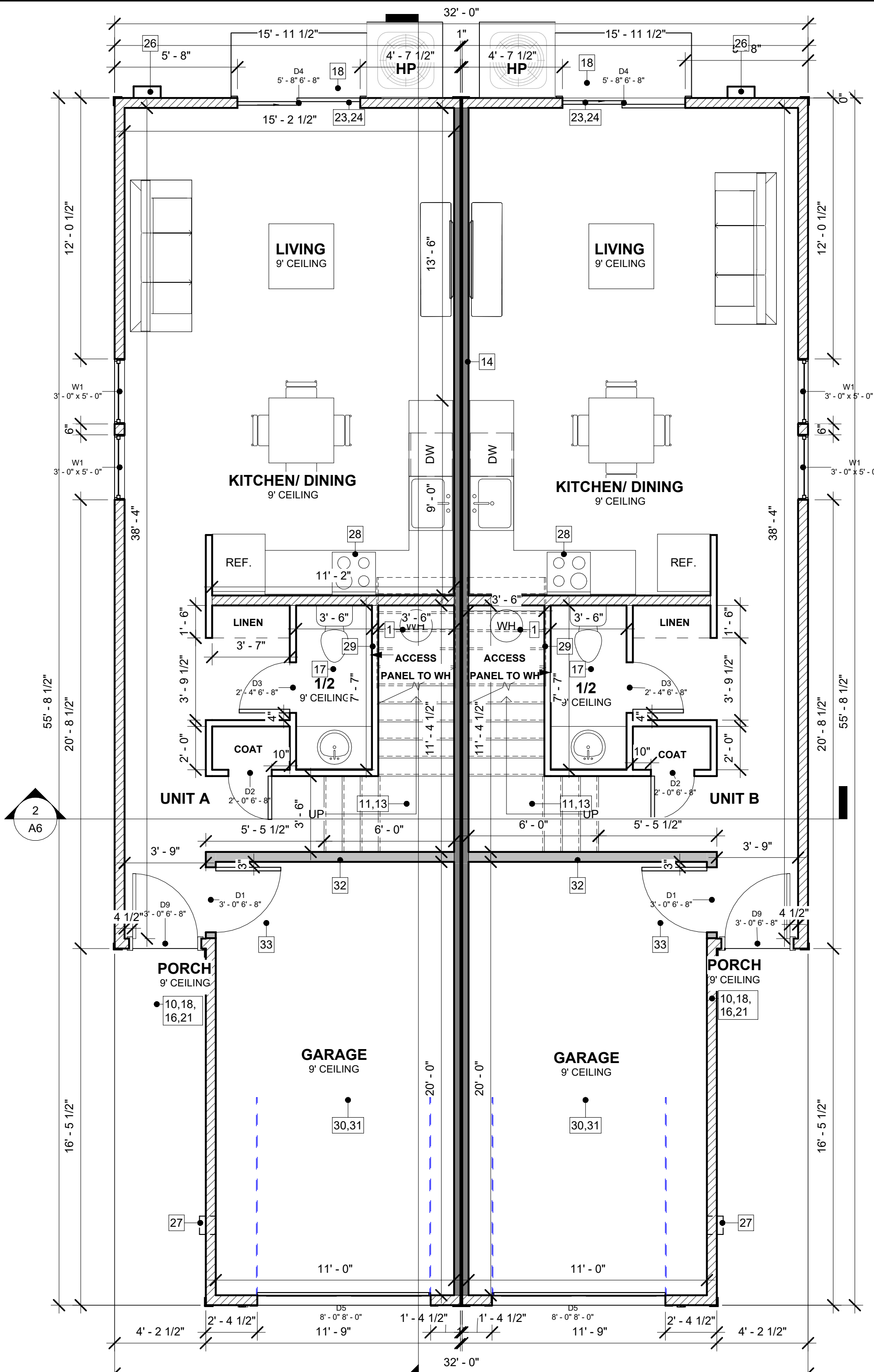
OWNER CONTACT:
Sugarcreek Investments LLC
ask386@gmail.com
(916) 205-3530

PROJECT: 1-1471
DESIGNED: P. Zarik RM
DRAWN: RM
DATE: 1/20/2026 7:10:01 AM

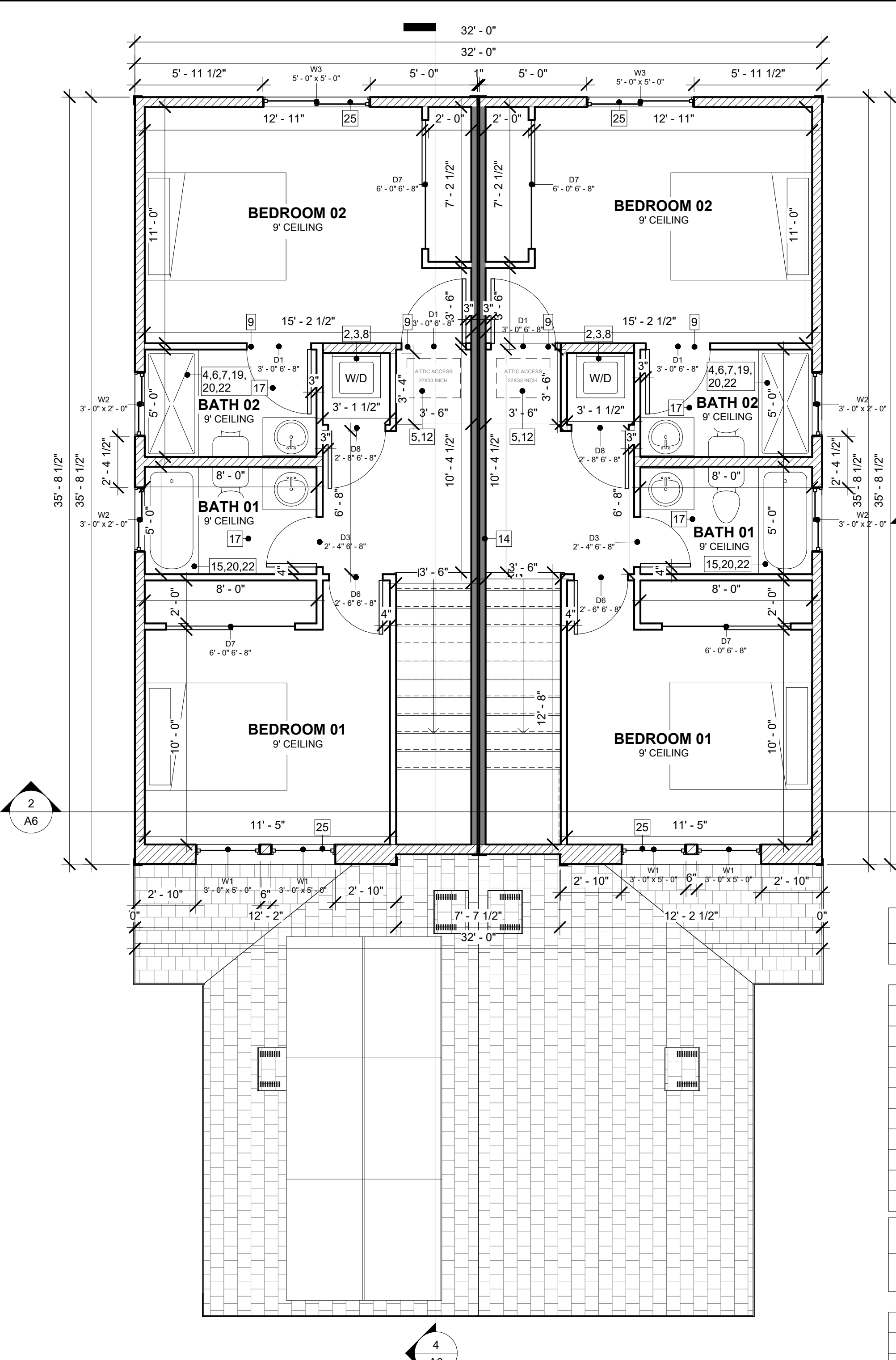
DATE	DESCRIPTION	REV #

SHEET:

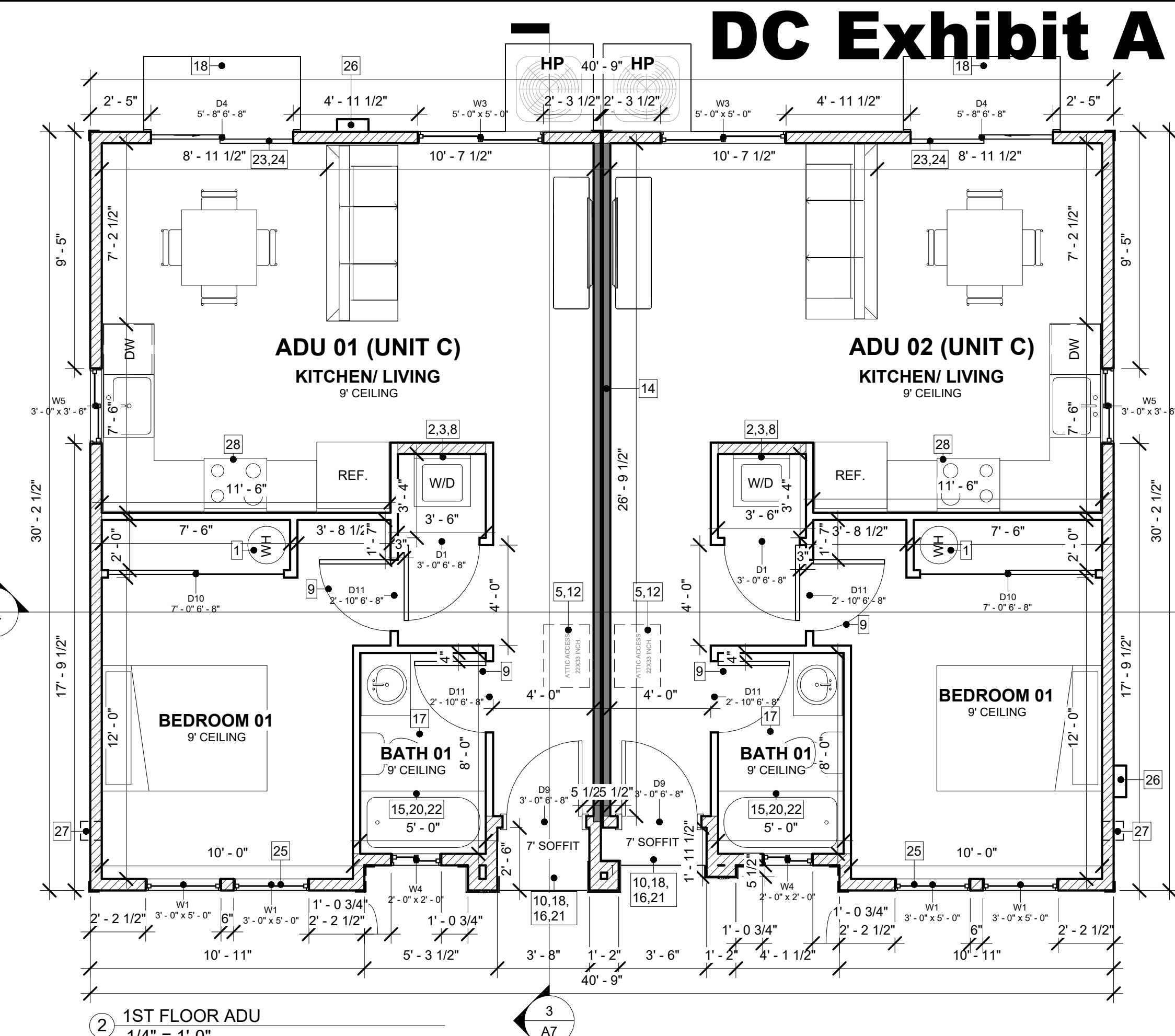
A3



1 1ST FLOOR DUPLEX
1/4" = 1'-0"



2 2ND FLOOR DUPLEX
1/4" = 1'-0"



2 1ST FLOOR ADU
1/4" = 1'-0"

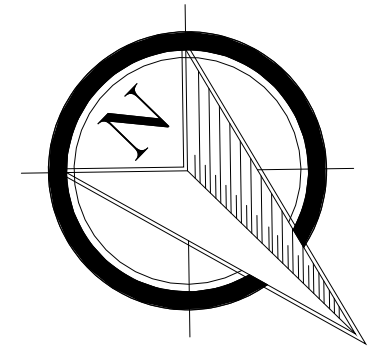
- ### KEY NOTES
- WATER HEATER PER TITLE 24
 - WASHER
 - DRYER
 - TEMPERED GLASS SHOWER DOOR
 - REQUIRED 24" FLAT FROM CATWALK TO AIR HANDLER UNIT (NOT TO EXCEED 20FT) WITH LIGHT AND SWITCH NEAR BY ACCESS. MIN. OF 30" HEADROOM REQ'D.
 - SHOWER COMPARTMENT REGARDLESS OF SHAPE, HAVING A MIN. OF INTERIOR FLOOR AREA OF 1024 SQUARE IN. AND ALSO CAPABLE OF ENCOMPASSING 30 IN CIRCLE HOT MOP OR SHEET MEMBRANE SYSTEM UNDER 1 1/2" MORTAR BED WITH REINFORCING, AND 1/2" THICK TILE (HARD SURFACE) IN SHOWER 6" HIGH MIN.
 - SMOOTH METAL DUCT FOR DRYER EXHAUST EXTENDING TO OUTSIDE WITH BACK DRAFT DAMPER THIS DUCT SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14' INCLUDING TWO 90 DEG ELBOWS. TWO FEET SHALL BE DEDUCTED FOR EACH 90 DEG ELBOW IN EXCESS OF TWO.
 - EFFECTIVE JULY 1ST, 2024, AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A DORRWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 32 INCHES MEASURED WITH THE DOOR OPEN AT A 90-DEGREE ANGLE. (CRC R327.1.3)
 - ALL PORCH/PATIO CEILINGS ARE STUCCO FINISH AND ARE TO BE SHEATHED WITH 5/8" OSB AND RING SINKER NAILS FOR STUCCO SUPPORT TYP. IF THERE IS NO GAL. METAL SHEET LAYER PROVIDED.
 - HANDRAIL, 36" HEIGHT WITH 1-1/2" TO 2" WIDE HAND GRIP, MAX OF 4" OC BETWEEN THE INTERMEDIATE BALUSTERS. LESS THAN 4" SPACE BETWEEN THE TOP OF THE TO THE BOTTOM OF RAIL. HANDRAILS ADJACENT TO THE WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND HANDRAILS.
 - DROP DOWN LADDER FOR ROOF ACCESS. ATTIC ACCESS SHALL BE PROVIDED TO ALL ATTIC AREAS (IN BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION) THAT EXCEED 30 SQUARE FEET AND HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER. THE ROUGH-FRAMED OPENING SHALL NOT BE LESS THAN 22-INCHES BY 30- INCHES AND SHALL BE LOCATED IN A HALLWAY OR OTHER LOCATION WITH READY ACCESS. (R807.1)
 - THE MAXIMUM RISER HEIGHT SHALL BE 7 7/8" [R311.7.5.1] THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES. [R311.7.5.2] NOSINGS ARE REQUIRED AT STAIRS WITH A TREAD DEPTH OF LESS THAN 11" AND SHALL PROJECT 3/4" TO 1 1/2". [R311.7.5.3]
 - PROVIDE A ONE HOUR FIRE RESISTIVE SEPERATION BETWEEN DWELLINGS. SYSTEM PERFORMANCE BASED ON GA FILE NO. WP 3269. FIRE TEST: UL R4024, 10-31-68, UL DESIGN U341. SEE DETAIL 3/A8.
 - THE MIXING VALVE IN A SHOWER (INCLUDING OVER A TUB) SHALL BE PRESSURE BALANCING SET AT A MAXIMUM 120° F. THE WATER HEATER THERMOSTAT CANNOT BE USED TO MEET THESE PROVISIONS. CPC 408.3, 409.4.
 - EXTERIOR LANDINGS AT THE EXTERIOR DOORS SHALL NOT BE MORE THAN 7 3/4 INCHES BELOW THE TOP OF THE THRESHOLD. CRC R311.3.1.
 - TILE FINISH
 - BALCONY, ENTRY PORCH AND PATIO MUST HAVE 1/4":12" MAX SLOPE.CRC R311.3
 - SHOWER ARE CURBLESS.
 - THE LOCATIONS OF BLOCKING FOR FUTURE GRAB BARS. SEE DETAIL 5/A5.
 - WATER CLOSET REINFORCING SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND ONE REAR WALL.
 - SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
 - BATHTUB AND TUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE LOWER EDGE NO MORE THAN 6" ABOVE THE BATHTUB RIM. [R327.1.1.4] 43 TO 5]
 - DOORBELL BUTTONS SHALL NOT EXCEED MORE THAN 48" ABOVE THE EXTERIOR FLOOR OR LANDING. [R327.1.4]
 - REINFORCING FOR FUTURE GRAB BARS IN AT LEAST ONE RESTROOM ON THE ENTRY LEVEL, WHERE THERE IS NO BATHROOM ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL INSTALL REINFORCEMENT. [R327.1.1]
 - REINFORCEMENT BLOCKING FOR FUTURE GRAB BARS SHALL BE NOT LESS THAN 2X8 BLOCKING LOCATED BETWEEN 32" AND 39 3/4" A.F.F. FLUSH WITH THE WALL FRAMING. [R327.1.1.#2]. SEE DETAIL 5/A5.
 - DOORS OTHER THAN THE REQUIRED EGRESS DOOR SHALL BE PROVIDED WITH LANDINGS OR FLOORS NOT MORE THAN 7/4 INCHES (196 MM) BELOW THE TOP OF THE THRESHOLD.

- SAFETY GLAZING (I.E., TEMPERED GLASS) SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS PER R308.4.3:
 - GLAZING IN DOORS.
 - GLAZING IN ENCLOSURES FOR BATHTUB OR SHOWER.
 - GLAZING IN WINDOWS MEASURED LESS THAN 60" FROM SHOWER OR BATHTUB.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING:
 - THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 S.F.; AND
 - THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" ABOVE THE FLOOR; AND
 - THE TOP EDGE OF THE GLAZING IS MORE THAN 36" ABOVE THE FLOOR.
- THE WINDOW PROVIDES:
 - THE MINIMUM REQUIRED MEANS OF EMERGENCY ESCAPE. CRC R310.1 AND CBC 1030.1.
 - NET CLEAR OPENING OF 5.7-SQ. FT., A MINIMUM NET CLEAR OPENING HEIGHT OF 24", A MINIMUM NET CLEAR OPENING WIDTH OF 20". CRC R310.2.1 AND CBC 1030.2.
 - SILL HEIGHT NO MORE THAN 44" ABOVE THE FINISH FLOOR. CRC R310.1, R310.2.1, R310.2.2 AND R310.1.1 AND CBC 1030.3
 - OPERATION SHALL BE FROM INSIDE THE ROOM WITHOUT THE USE OF SPECIAL KEYS, TOOLS OR KNOWLEDGE. CRC R310.1.1 AND CBC 1030.4
- 125 AMP ELECTRICAL SUB PANEL.
- WATER CONNECTION
- FOR ADU: KITCHEN HOOD EXHAUST RATE TO SHOW COMPLIANCE WITH THE 2022CENC. KITCHEN HOODS REQUIRE A HIGHER EXHAUST RATE OR ASTM E3087 CAPTURE EFFICIENCY (CE) RATINGS THAN PREVIOUS CODES. OVER AN ELECTRIC RANGE, PROVIDE A 55% CE OR 130 CFM EXHAUST HOOD. [CENC TABLE 150.0-G]
- FOR MAIN DWELLING: SHEET A3, MAIN DWELLING: CORRECT KEYNOTE 28 FOR THE KITCHEN HOOD EXHAUST RATE TO SHOW COMPLIANCE WITH THE 2022 CENC. KITCHEN HOODS REQUIRE A HIGHER EXHAUST RATE OR ASTM E3087 CAPTURE EFFICIENCY (CE) RATINGS THAN PREVIOUS CODES. OVER AN ELECTRIC RANGE, PROVIDE A 50% CE OR 110 CFM EXHAUST HOOD. [CENC TABLE 150.0-G]
- ENCLOSED ACCESSIBLE SPACE UNDER STAIRS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD. [R302.7]
- MIN 2% SLOPE DOWN TOWARDS DRIVEWAY TYP.
- MINIMUM 1/2 INCH GYPSUM BOARD ON THE GARAGE CEILING. CRC TABLE R302.6.
- PROVIDE A FIRE RESISTIVE SEPERATION WALL. A MINIMUM 1/2 INCH GYPSUM BOARD OR EQUIVALENT SHALL BE APPLIED TO THE GARAGE SIDE OF THE WALLS SEPARATING THE GARAGE FROM THE DWELLING UNIT. CRC TABLE R302.6.
- SEE DETAIL 4/A8
- SOLID WOOD DOORS NOT LESS THAN 1 3/8 INCHES IN THICKNESS. SOLID OR HONEYCOMB-CORE STEEL DOORS NOT LESS THAN 1 3/8 INCHES THICK, OR 20-MINUTE FIRE-RATED DOORS. DOORS SHALL BE SELF-LATCHING AND EQUIPPED WITH A SELF-CLOSING OR AUTOMATIC CLOSING DEVICE. CRC R302.5.1.
- 400 AMP MAIN 4-PLEX ELECTRICAL PANEL WITH METER

DOOR SCHEDULE						
Type Mark	Width	Height	Head Height	Count	Door Type	Safety Glazing
D1	3'-0"	6'-8"	6'-8"	8	Flush Swing	N/A
D2	2'-0"	6'-8"	6'-8"	2	Flush Swing	N/A
D3	2'-4"	6'-8"	6'-8"	4	Flush Swing	N/A
D4	5'-8"	6'-8"	6'-8"	4	Double-Sliding	TEMP.
D5	8'-0"	8'-0"	8'-0"	2	Garage	TEMP.
D6	2'-6"	6'-8"	6'-8"	2	Flush Swing	N/A
D7	6'-0"	6'-8"	6'-8"	4	Sliding-Closet	N/A
D8	2'-8"	6'-8"	6'-8"	2	Flush Swing	N/A
D9	3'-0"	6'-8"	6'-8"	4	Flush Swing	TEMP.
D10	7'-0"	6'-8"	6'-8"	2	Sliding-Closet	N/A
D11	2'-10"	6'-8"	6'-8"	4	Flush Swing	N/A

WINDOW SCHEDULE							
Type Mark	Width	Height	Sill Height	Head Height	Count	Window Type	Safety Glazing
W1	3'-0"	5'-0"	2'-0"	7'-0"	12	Hung	N/A
W2	3'-0"	2'-0"	4'-0"	6'-0"	4	Slide	TEMP.
W3	5'-0"	5'-0"	2'-0"	7'-0"	4	Slide	N/A
W4	2'-0"	2'-0"	5'-0"	7'-0"	2	Slide	TEMP.
W5	3'-0"	3'-6"	4'-0"	7'-6"	2	Slide	TEMP.

AREA SCHEDULE	
Area	Name
LIVING AREA (UNIT A)	
581 SF	DUPLEX 1ST FLOOR (UNIT A)
519 SF	DUPLEX 2ND FLOOR (UNIT A)
1100 SF	
LIVING AREA (UNIT B)	
581 SF	DUPLEX 1ST FLOOR (UNIT B)
518 SF	DUPLEX 2ND FLOOR (UNIT B)
1100 SF	
LIVING AREA ADU 01 (UNIT C)	
599 SF	ADU 01 (UNIT C)
599 SF	
LIVING AREA ADU 02 (UNIT D)	
599 SF	ADU 02 (UNIT D)
599 SF	
NON LIVING AREA	
11 SF	ADU PORCH (UNIT C)
8 SF	ADU PORCH (UNIT D)
239 SF	GARAGE 01 (UNIT A)
239 SF	GARAGE 02 (UNIT B)
8 SF	PORCH (UNIT A)
8 SF	PORCH (UNIT B)
513 SF	
3910 SF	



WALL LEGEND

	2" x 4" WALL (MEASURED 3 1/2")
	2" x 6" WALL (MEASURED 5 1/2")
	1HR FIRE RATED WALLS
	FIRE RESISTIVE SEPERATION WALL



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ROSEVILLE, CA 95678,
APN: 012-172-020-000

**DUPLEX
ELEVATIONS**

OWNER CONTACT:
Sugarloaf Investments LLC
ask386@gmail.com
(916) 205-3530
PROJECT: 1-1471
DESIGNED: P.Zarrik RM
DRAWN: RM
DATE: 1/20/2026 7:10:23 AM
DATE DESCRIPTION REV #

SHEET:

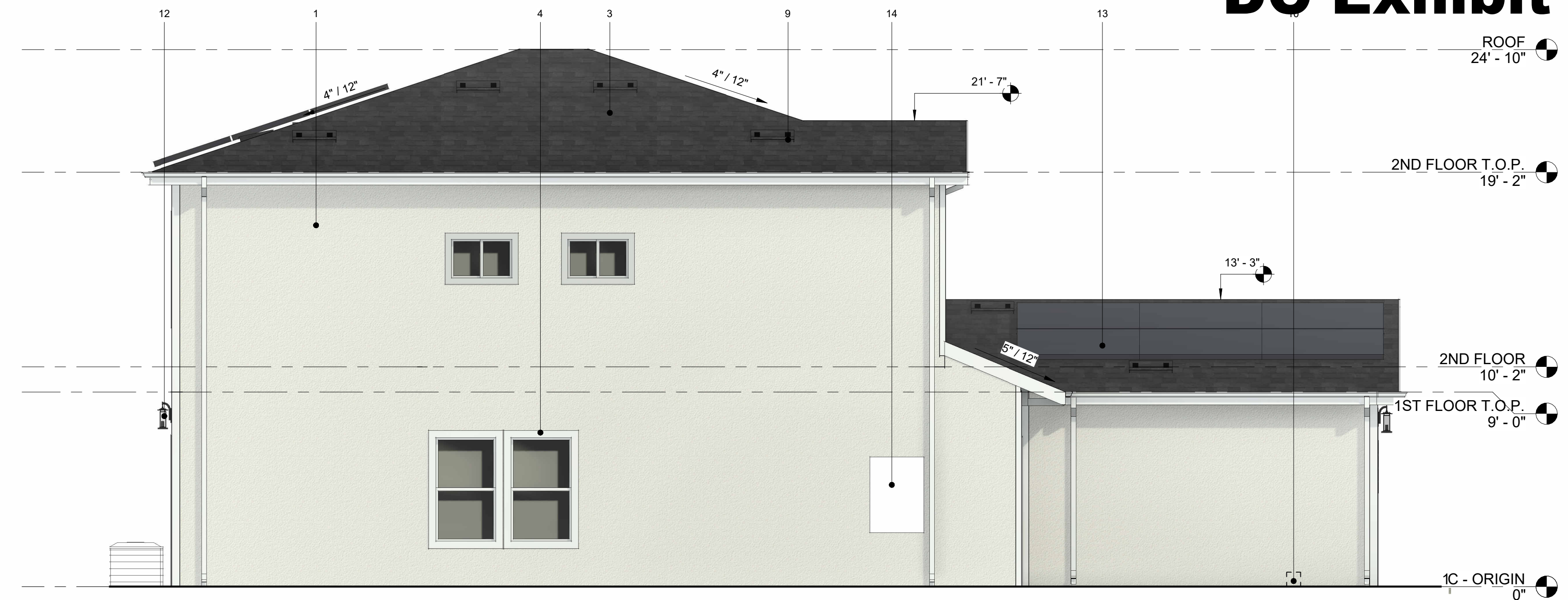
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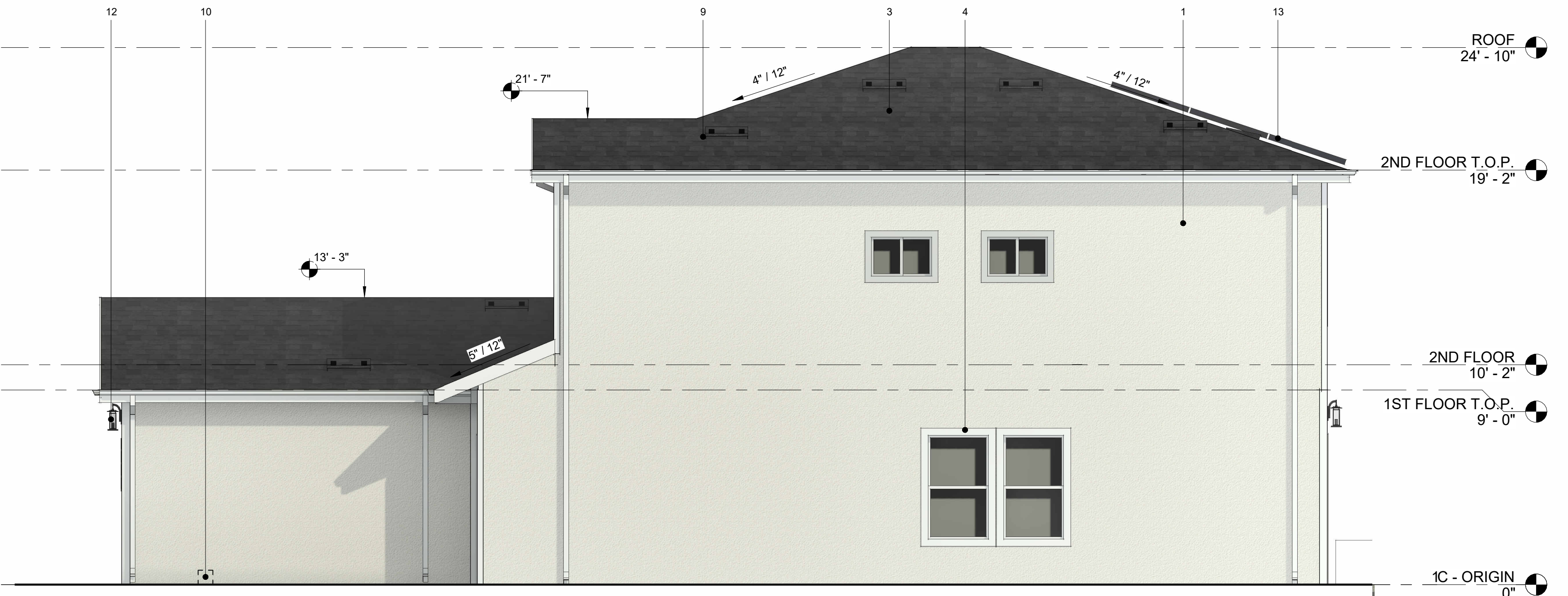
① FRONT DUPLEX ELEVATION
1/4" = 1'-0"



② REAR DUPLEX ELEVATION
1/4" = 1'-0"



③ LEFT DUPLEX ELEVATION
1/4" = 1'-0"



④ RIGHT DUPLEX ELEVATION
1/4" = 1'-0"

KEY NOTES

- HP UNIT SHALL BE LOCATED AND SECURED TO A MINIMUM 3-INCH THICK SLAB OR APPROVED PLATFORM.
- THE APPROVED ADDRESS NUMBERS SHALL BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL BE A MINIMUM OF 4" HIGH WITH A MINIMUM 1/2" WIDE STROKE. CFC 505, CRC R319, FMCB.36.080 THE NUMBERS SHALL BE ILLUMINATED AT NIGHT. WHEN EXTERNALLY ILLUMINATED THE FACE OF THE SIGN SHALL BE AT A MINIMUM OF 5.0 FOOT CANDLES. INTERNALLY ILLUMINATED SIGNS SHALL PROVIDE EQUIVALENT ILLUMINATION. FMC 8.36.080.
- O'HAGIN VENTS FOR ROOF SHINGLES
- WATER CONNECTION
- 125 AMP ELECTRICAL SUB PANEL FOR ADUS .
- 125 AMP ELECTRICAL SUB PANEL FOR PRIMARY.
- EXTERIOR LED LIGHTING BY LAMPS PLUS. FOXMOORE COLLECTION 14 1/2 HIGHT. COLOR BLACK
- SOLAR PANEL.
- 400 AMP MAIN 4-PLEX ELECTRICAL PANEL WITH METER.

No	MATERIAL	NAME	DESCRIPTION	No	MATERIAL	NAME	DESCRIPTION	No	MATERIAL	NAME	DESCRIPTION
1		STUCCO	SINGLE COAT STUCCO BY OMEGA. COLOR: 1C035 QUAKE BY OMEGA	3		ROOF SHINGLES	ROOF SHINGLES BY GAF. COLOR:CHARCOAL BLACK	5		ENTRY DOORS	SMOOTH FIBERGLASS ENTRY DOOR BY PEASE DOORS
2	SW 7069 Iron Ore	PAINTED FIBER CEMENT SIDING	JAMES HARDIE WOODTONE HARDIEPLANK FIBER CEMENT CEDARMILL SIDING 7.25"X144" COLOR:SW 7069 IRON ORE BY SHERWIN WILLIAMS	4	SW 7005 Pure White	TRIMS	JAMES HARDIE WOODTONE HARDIEPLANK FIBER CEMENT CEDARMILL & STUCCO TRIMS BY OMEGA. COLOR :SW 7005 PURE WHITE BY SHIRWIN WILLIAMS	6		GARAGE DOORS	GARAGE DOORS OLYMPUS BY GARAGE DOOR SUPPLY HOUSE COLOR :WHITE



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ADUS
ELEVATIONS

OWNER CONTACT:
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(916) 205-3530

PROJECT: 1-1471

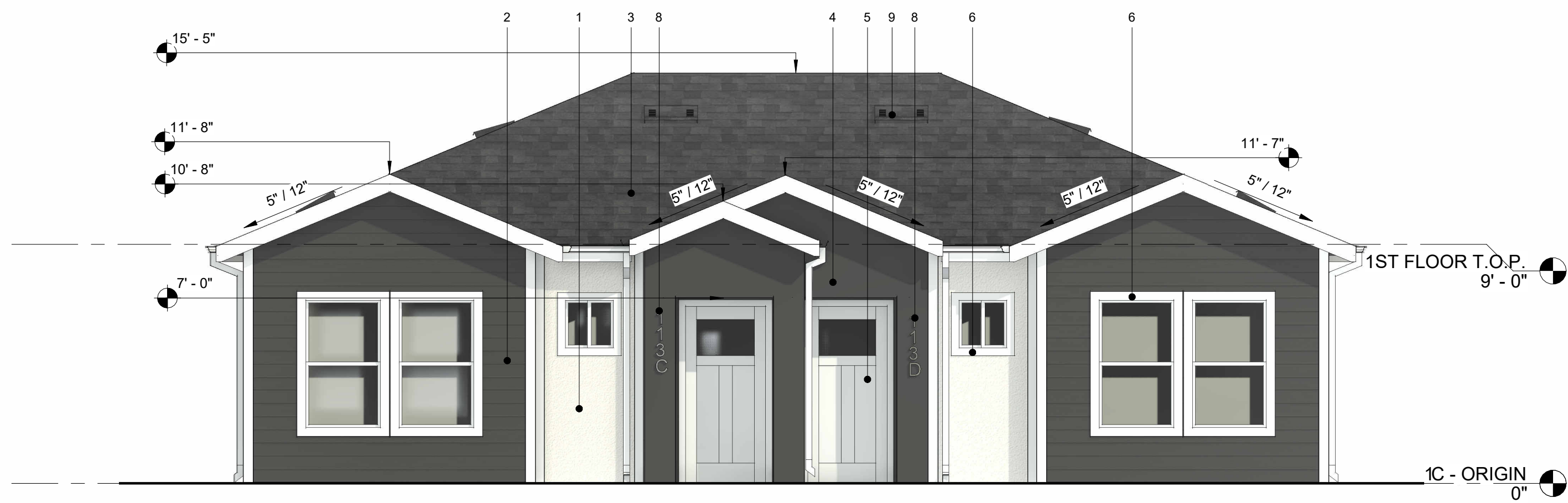
DESIGNED: P.Zarik RM

DRAWN: RM

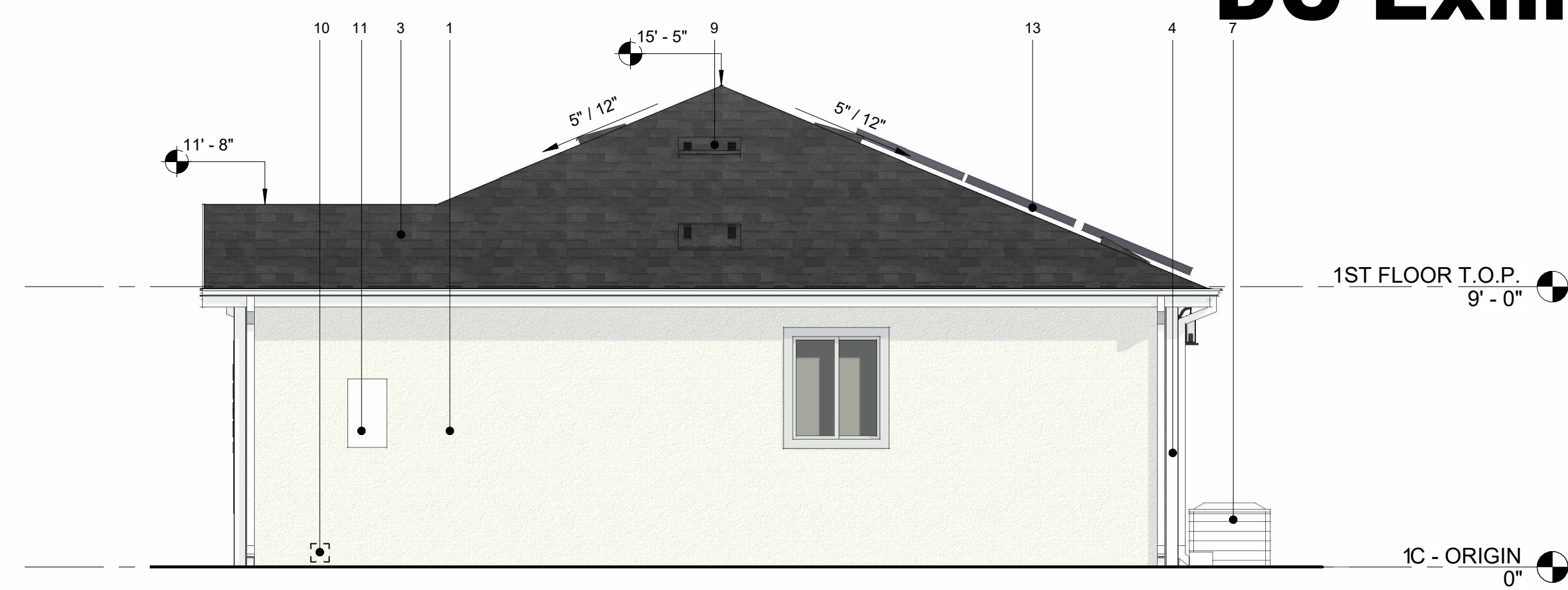
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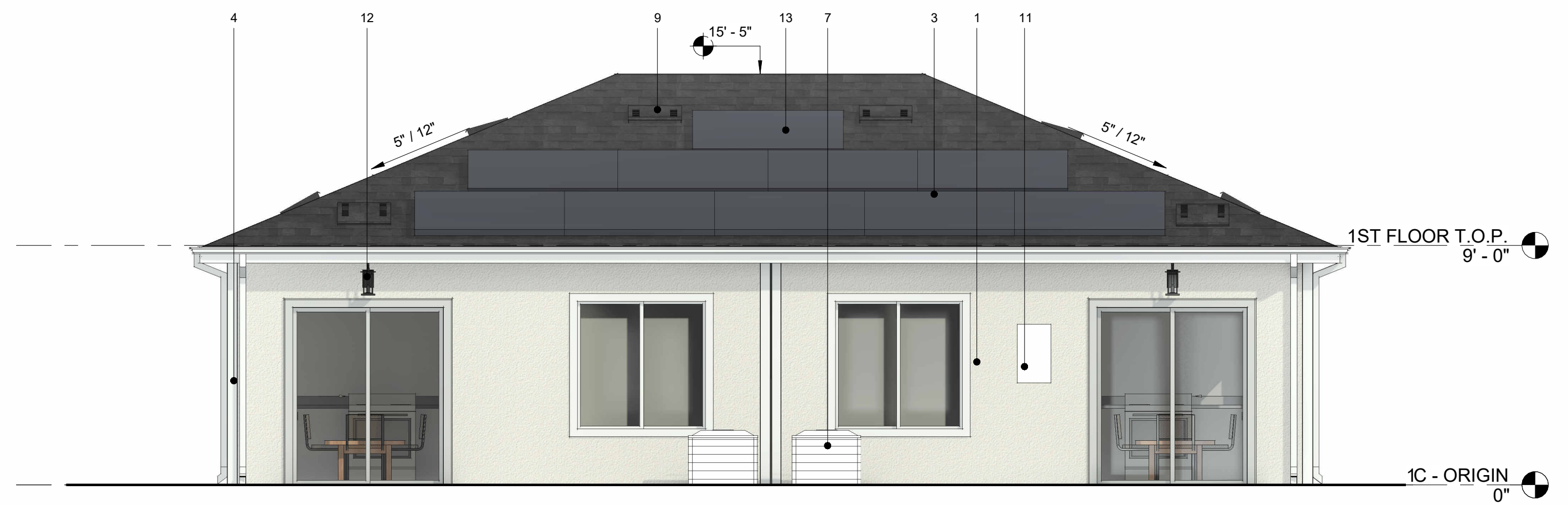
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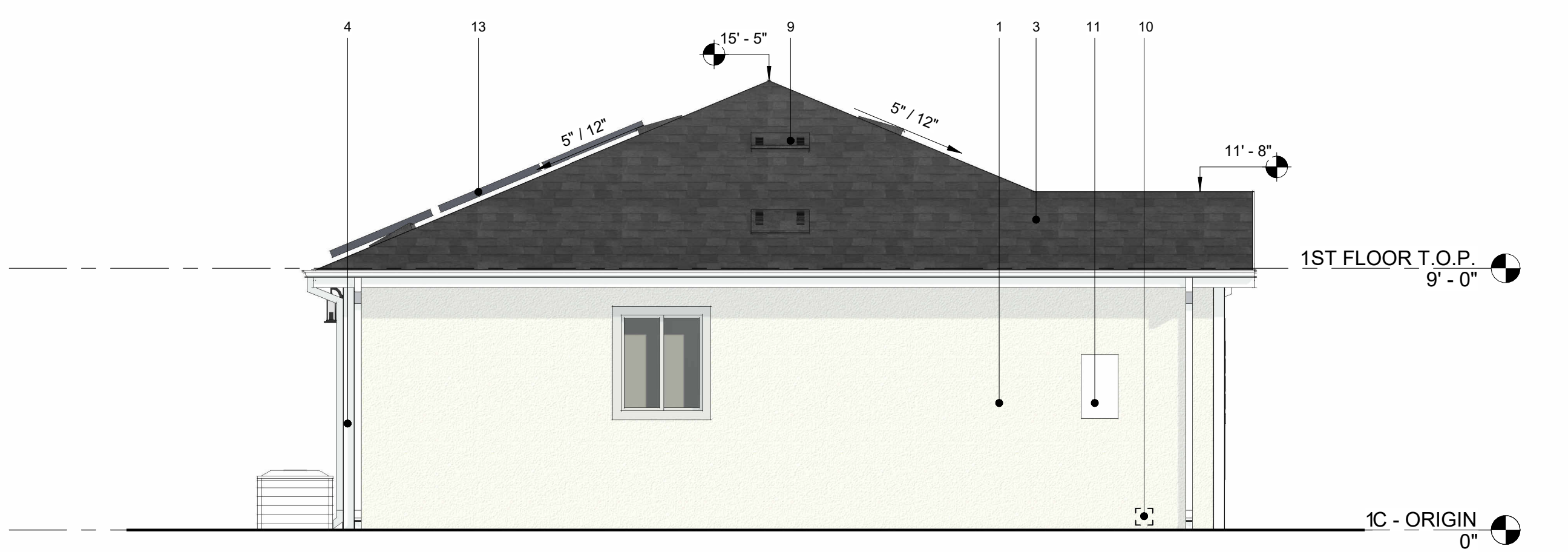
1 FRONT ADU ELEVATION
1/4" = 1'-0"



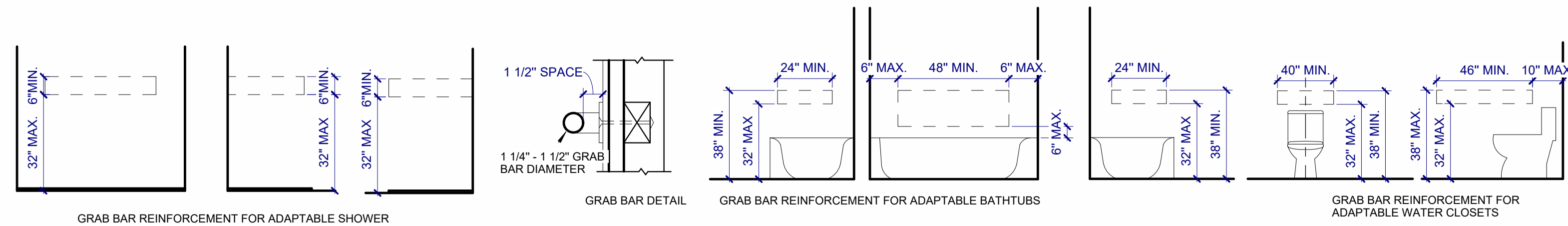
4 RIGHT ADU ELEVATION
1/4" = 1'-0"



3 REAR ADU ELEVATION
1/4" = 1'-0"



2 LEFT ADU ELEVATION
1/4" = 1'-0"



NOTES:
 - WATER CLOSET REINFORCING SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND ONE REAR WALL.
 - SHOWER REINFORCING SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
 - BATHTUB AND TUBSHOWER REINFORCING SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND BACK WALL. ADDITIONALLY, BACK WALL REINFORCING FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE LOWER EDGE NO MORE THAN 6" ABOVE THE BATHTUB RM. (R327.1.1.3 TO 5)
 - WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR-MOUNTED, FOLD-AWAY OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENTS APPROVED BY THE ENFORCING AGENCY.

5 REINFORCEMENT FOR GRAB BARS
3/8" = 1'-0"

KEY NOTES

- HP UNIT SHALL BE LOCATED AND SECURED TO A MINIMUM 3-INCH THICK SLAB OR APPROVED PLATFORM.
- THE APPROVED ADDRESS NUMBERS SHALL BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL BE A MINIMUM OF 4" HIGH WITH A MINIMUM 1/2" WIDE STROKE. CFC 505, CRC R319, FMCB.36.080 THE NUMBERS SHALL BE ILLUMINATED AT NIGHT. WHEN EXTERNALLY ILLUMINATED THE FACE OF THE SIGN SHALL BE AT A MINIMUM OF 5.0 FOOT CANDLES. INTERNALLY ILLUMINATED SIGNS SHALL PROVIDE EQUIVALENT ILLUMINATION. FMC 8.36.080.
- O'HAGIN VENTS FOR ROOF SHINGLES
- WATER CONNECTION
- 125 AMP ELECTRICAL SUB PANEL FOR ADUS.
- 125 AMP ELECTRICAL SUB PANEL FOR PRIMARY.
- EXTERIOR LED LIGHTING BY LAMPS PLUS. FOXMOORE COLLECTION 14 1/2 HIGHT. COLOR BLACK
- SOLAR PANEL.
- 400 AMP MAIN 4-PLEX ELECTRICAL PANEL WITH METER.

No	MATERIAL	NAME	DESCRIPTION	No	MATERIAL	NAME	DESCRIPTION	No	MATERIAL	NAME	DESCRIPTION
1		STUCCO	SINGLE COAT STUCCO BY OMEGA. COLOR: 1C035 QUAKE BY OMEGA	3		ROOF SHINGLES	ROOF SHINGLES BY GAF. COLOR: CHARCOAL BLACK	5		ENTRY DOORS	SMOOTH FIBERGLASS ENTRY DOOR BY PEASE DOORS
2	SW 7069 Iron Ore	PAINTED FIBER CEMENT SIDING	JAMES HARDIE WOODTONE HARDIEPLANK FIBER CEMENT CEDARMILL SIDING 7.25"X144" COLOR: SW 7069 IRON ORE BY SHERWIN WILLIAMS	4	SW 7069 Iron Ore	STUCCO	SINGLE COAT STUCCO BY OMEGA. COLOR: SW 7069 IRON ORE BY SHERWIN WILLIAMS	6	SW 7005 Pure White	TRIMS	JAMES HARDIE WOODTONE HARDIEPLANK FIBER CEMENT CEDARMILL & STUCCO TRIMS BY OMEGA. COLOR :SW 7005 PURE WHITE BY SHIRWIN WILLIAMS



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ROSEVILLE, CA 95678,
APN: 012-172-020-000

**DUPLEX ROOF
PLAN**

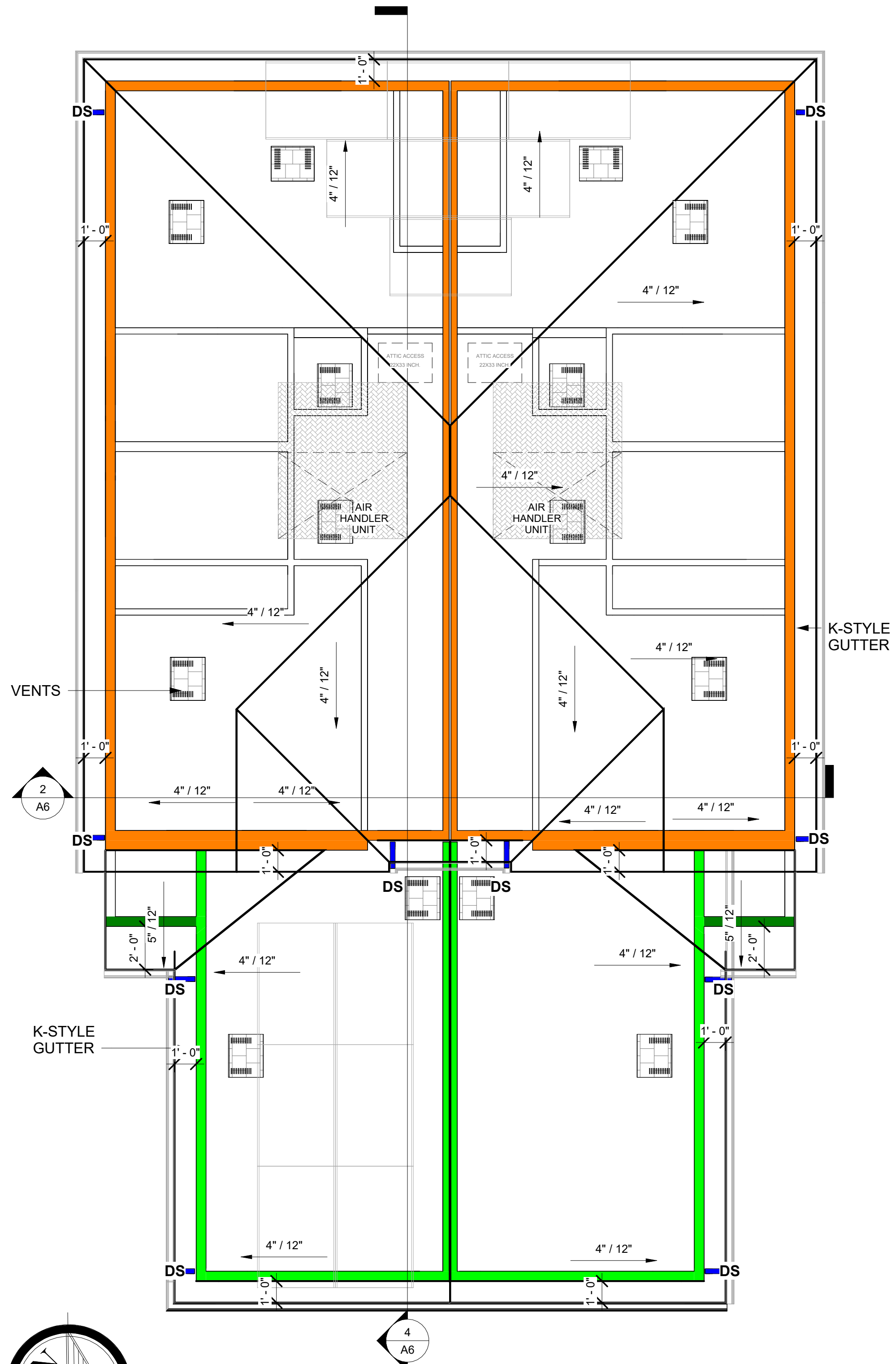
OWNER CONTACT:
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PROJECT: 1:1471
DESIGNED: P.Zarrik RM
DRAWN: RM
DATE: 1/20/2028 7:10:43 AM

DATE	DESCRIPTION	REV #

SHEET:

A6



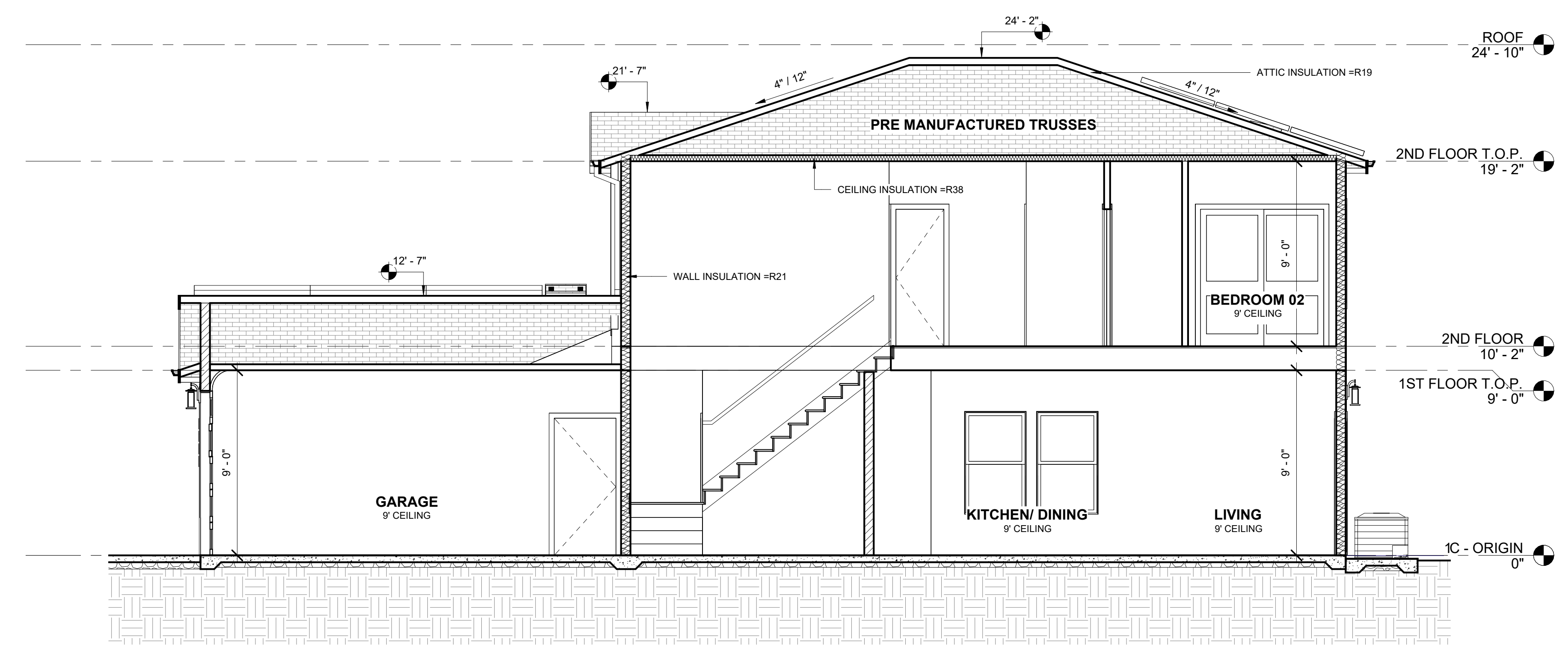
LEGEND

- TOP OF PLATE 1 - 9'-0"
- TOP OF PLATE 2 - 19'-2"
- TOP OF PLATE 3 - 9'-0" PLUS 6" HEEL

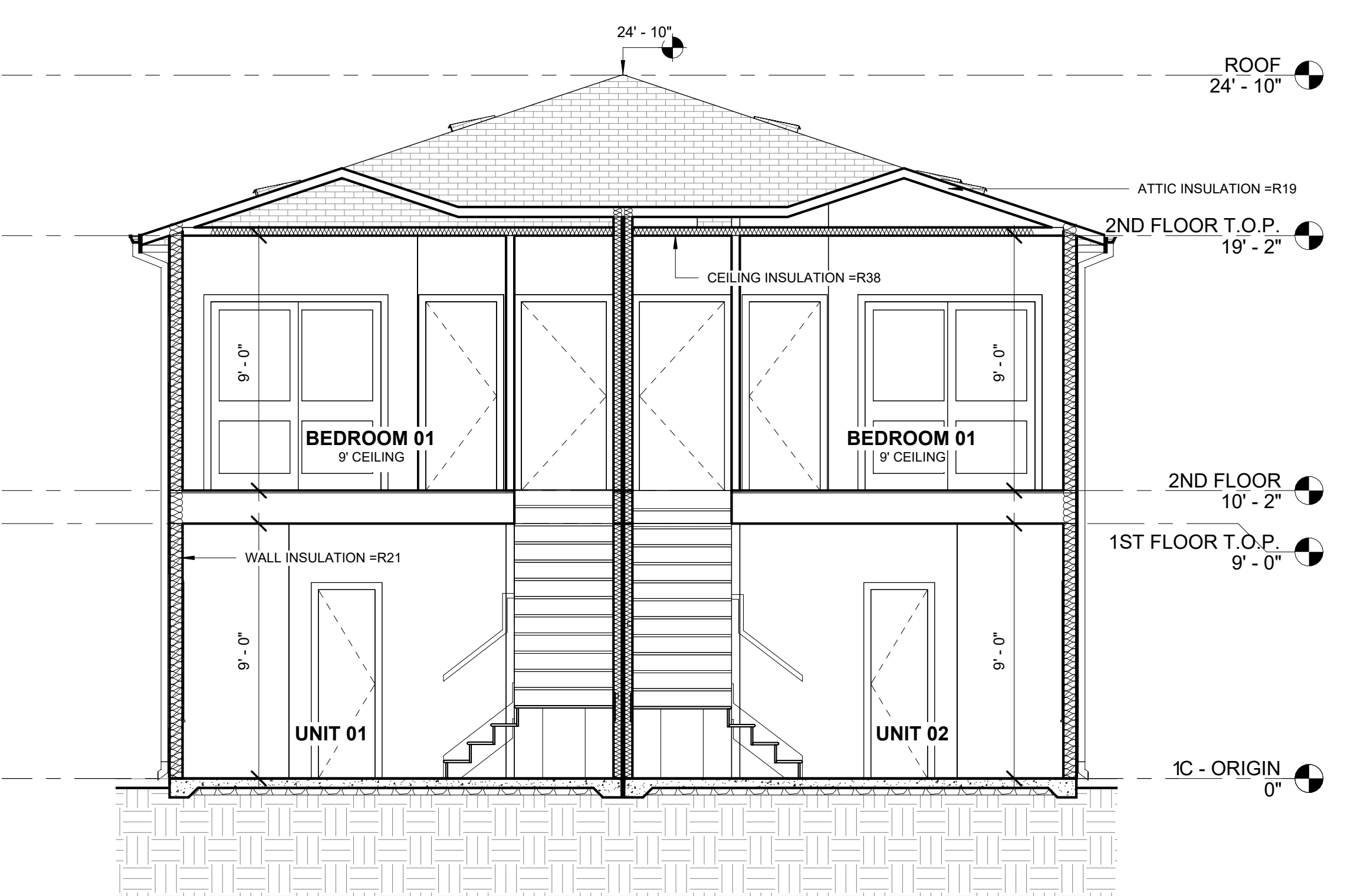
ROOF SYMBOLS

- ATTIC PASSAGEWAY

1 DUPLEX ROOF PLAN
1/4" = 1'-0"



2 Section 2
1/4" = 1'-0"



2 Section 1
1/4" = 1'-0"

ATTIC VENTILATION CALCULATIONS

VENTILATION REQUIRED

AREA VENTILATED	VENTILATION RATE	REQUIRED AREA (AREA VENTILATED/300) x 144 = SQ.IN.
AREA 1: 1,298 SQ.FT	300 TH	623.04 SQ.IN
AREA 2: 580 SQ.FT	300 TH	278.4 SQ.IN

NOTES:
1. ALL OPENINGS SHALL BE COVERED WITH MIN. 1/16" AND MAX. 1/8" METAL MESH.

VENTILATION PROVIDED FOR AREA 1

VENTILATOR TYPE	MODEL	NET AREA	VENT LOCATION	QUANTITY	AREA VENTILATED
LOW PROFILE VENT	O'HAGIN FLAT	72 SQ-IN	UPPER HALF	5	360 SQ-IN
LOW PROFILE VENT	O'HAGIN FLAT	72 SQ-IN	LOWER HALF	5	360 SQ-IN
				TOTAL	720 SQ-IN

VENTILATION PROVIDED FOR AREA 2

VENTILATOR TYPE	MODEL	NET AREA	VENT LOCATION	QUANTITY	AREA VENTILATED
LOW PROFILE VENT	O'HAGIN FLAT	72 SQ-IN	UPPER HALF	2	144 SQ-IN
LOW PROFILE VENT	O'HAGIN FLAT	72 SQ-IN	LOWER HALF	2	144 SQ-IN
				TOTAL	288 SQ-IN



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ROSEVILLE, CA 95678,
APN: 012-172-020-000

ADU ROOF
PLAN

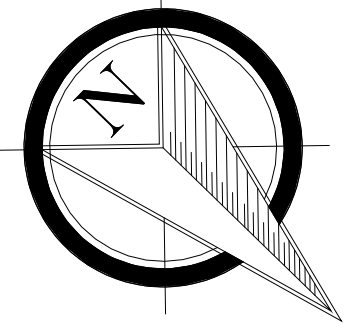
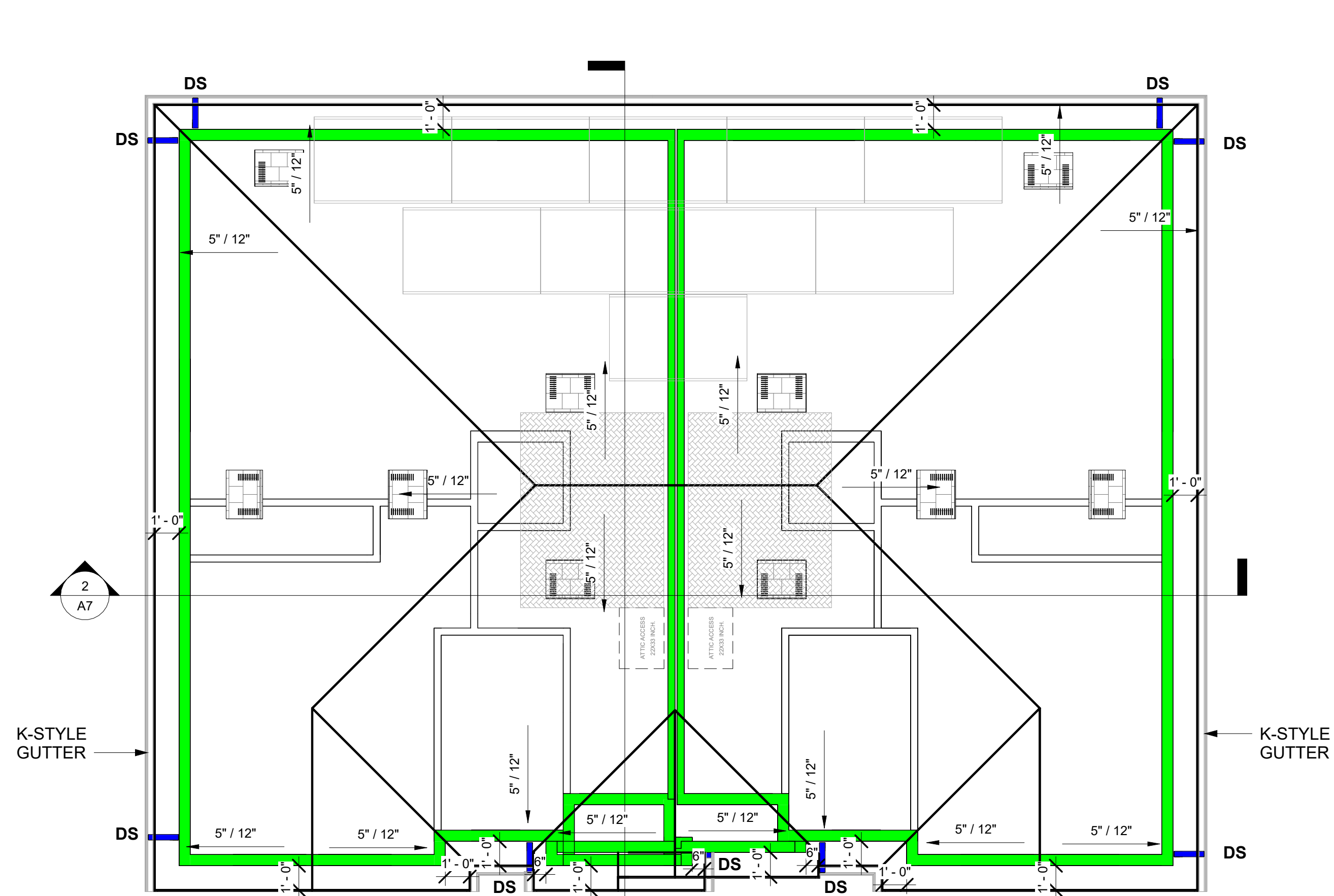
OWNER CONTACT:
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ask386@gmail.com
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PROJECT: 1-1471
DESIGNED: P.Zarrik RM
DRAWN: RM
DATE: 1/20/2028 7:10:45 AM

DATE	DESCRIPTION	REV. #

SHEET:

A7



LEGEND

- TOP OF PLATE 1 - 9'-0"
- TOP OF PLATE 2 - 19'-2"
- TOP OF PLATE 3 - 9'-0" PLUS 6" HEEL

ROOF SYMBOLS

- ATTIC PASSAGEWAY

1 ADU ROOF PLAN
1/4" = 1'-0"

ATTIC VENTILATION CALCULATIONS

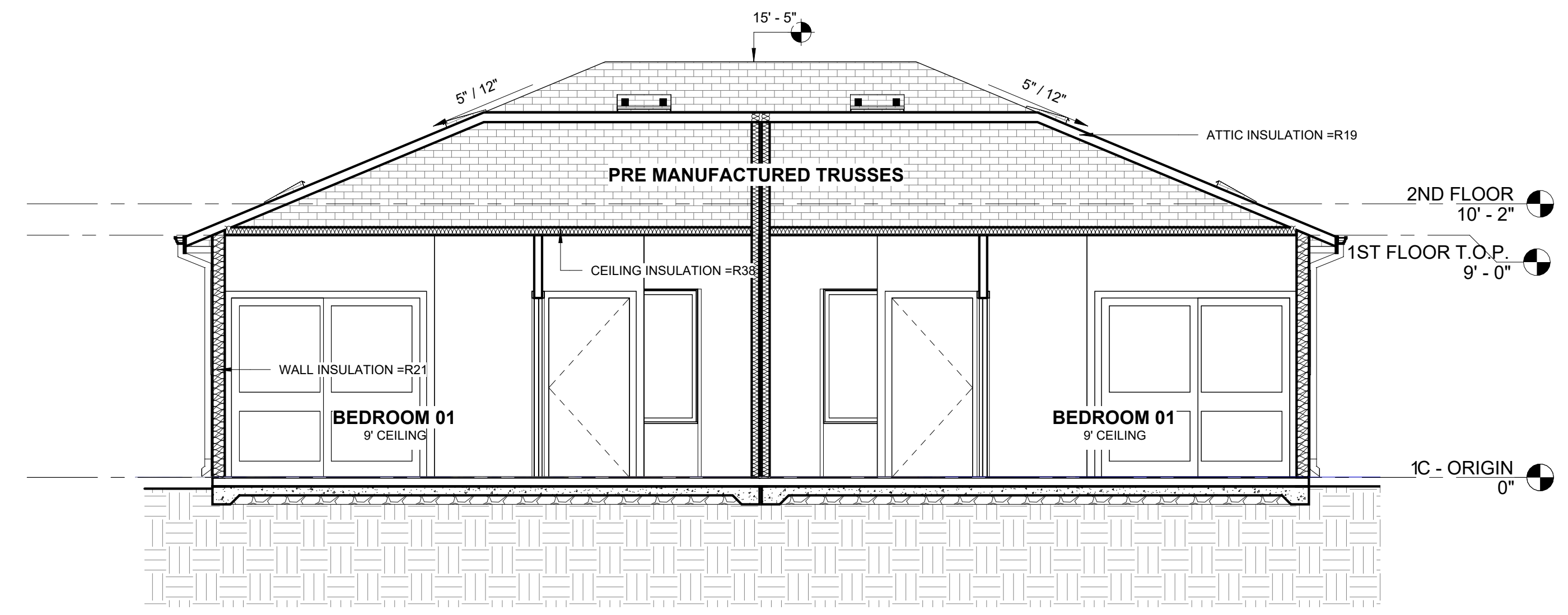
VENTILATION REQUIRED

AREA VENTILATED	VENTILATION RATE	REQUIRED AREA (AREA VENTILATED/300) x 144 = SQ.IN.
1,486 SQ.FT	300 TH	713.28 SQ.IN

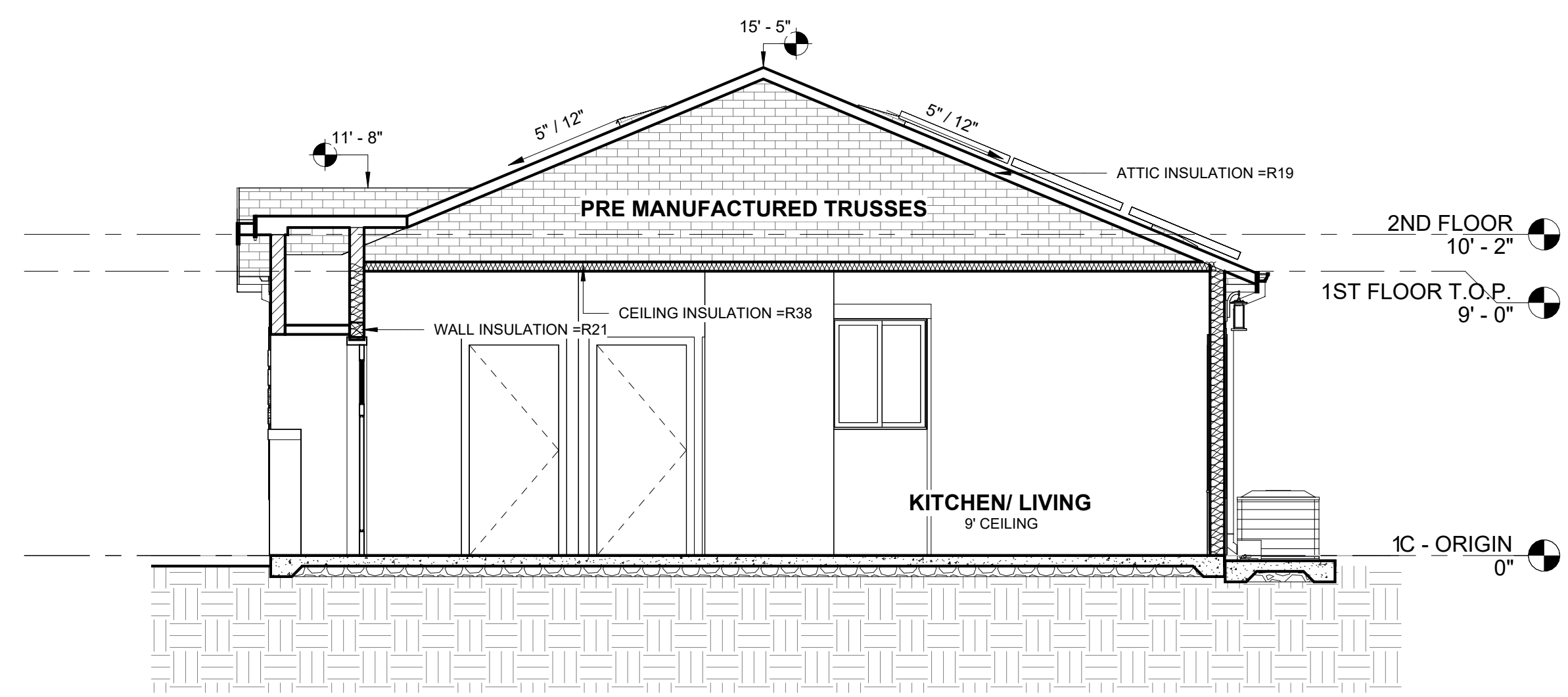
NOTES:
1. ALL OPENINGS SHALL BE COVERED WITH MIN. 1/16" AND MAX. 1/8" METAL MESH.

VENTILATION PROVIDED

VENTILATOR TYPE	MODEL	NET AREA	VENT LOCATION	QUANTITY	AREA VENTILATED
LOW PROFILE VENT	O'HAGIN FLAT	72 SQ-IN	UPPER HALF	5	360 SQ-IN
LOW PROFILE VENT	O'HAGIN FLAT	72 SQ-IN	LOWER HALF	5	360 SQ-IN
				TOTAL	720 SQ-IN



2 Section 3
1/4" = 1'-0"



3 Section 4
1/4" = 1'-0"



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① DUPLEX



② ADU

MATERIAL & COLOR BOARD

No	MATERIAL	MANUFACTURER	NAME	DESCRIPTION	No	MATERIAL	MANUFACTURER	NAME	DESCRIPTION	No	MATERIAL	MANUFACTURER	NAME	DESCRIPTION
1		ROOF SHINGLES BY GAF	ROOF SHINGLES BY GAF. COLOR: CHARCOAL BLACK	ROOF SHINGLES BY GAF. COLOR: CHARCOAL BLACK	5		SINGLE COAT STUCCO BY OMEGA	SINGLE COAT STUCCO BY OMEGA	COLOR: 1C035 QUAKE BY OMEGA	9		GARAGE DOORS OLYMPUS BY GARAGE DOOR SUPPLY HOUSE	GARAGE DOORS OLYMPUS BY GARAGE DOOR SUPPLY HOUSE	COLOR :WHITE
2		SINGLE COAT STUCCO BY OMEGA	SINGLE COAT STUCCO BY OMEGA	COLOR: SW 7069 IRON ORE BY SHERWIN WILLIAMS	6		HARDIE TRIM BOARD BY JAMES HARDIE	HARDIE TRIM BOARD BY JAMES HARDIE	COLOR: SW 7005 PURE WHITE BY SHIRWIN WILLIAMS	10		WOOD FASCIA BOARD	WOOD FASCIA BOARD	COLOR: SW 7005 PURE WHITE BY SHIRWIN WILLIAMS
3		STUCCO TRIMS BY OMEGA	STUCCO TRIMS BY OMEGA	COLOR: SW 7005 PURE WHITE BY SHIRWIN WILLIAMS	7		ENTRY DOOR BY PEASE DOORS	SMOOTH FIBERGLASS ENTRY DOOR BY PEASE DOORS	COLOR: WHITE	11		SPECTRA METALS	ALUMINUM GUTTER, DOWNSPOUT	COLOR: SW 7005 PURE WHITE BY SHIRWIN WILLIAMS
4		FIBER CEMENT SIDING BY JAMES HARDIE	JAMES HARDIE WOODTONE HARDIEPLANK FIBER CEMENT CEDARMILL SIDING 7.25"X144"	COLOR: SW 7069 IRON ORE BY SHERWIN WILLIAMS	8		100 SERIES WINDOWS AND SLIDING DOORS BY ANDERSEN	WINDOWS AND SLIDING	FRAME COLOR: WHITE	12		LAMPS PLUS	FOXMOORE COLLECTION 14 1/2" HIGH	COLOR: BLACK

PROJECT NAME:
113 ELM STREET,
ROSEVILLE, CA 95678,
APN: 012-172-020-000

SHEET TITLE:
COLORBOARD

OWNER CONTACT:
Sugarloaf Investments LLC
ask386@gmail.com
(916) 205-3530

PROJECT: 1:1471

DESIGNED: P.Zarrik PZ

DRAWN: OS

DATE: 1/20/2028 7:11:08 AM

DATE	DESCRIPTION	REV. #

SHEET:
A10



Design Committee Communication

Meeting Date: 3/19/2026
Item #: V.2
Item ID: 2026-226

Title: Highland Reserve North Specific Plan Parcel 47C - Highland Reserve Marketplace Restaurant, 10375 Fairway Dr, File # PL23-0091
Contact: Kinarik Shallago 916-746-1309 kshallago@roseville.ca.us

REQUEST

The project is a request for a Tentative Parcel Map to subdivide Parcel 1 of the Highland Reserve Marketplace into two parcels (Parcel 1 and Parcel 2) and a Design Review Permit to allow construction of a 5,000-square-foot retail and restaurant shell building with a drive-through on the newly created Parcel 2. Parcel 1 will contain the existing Kohl's building and parking lot.

Applicant: Greg S Balderree, GSB Architecture, Inc.
Owner: SN Investment Properties, LLC

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 sixty-five (65) conditions of approval; and
2. Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to forty-three (43) conditions of approval.

Respectfully Submitted,
Kinarik Shallago, Associate Planner

Greg Bitter, Assistant Development Services Director

ATTACHMENTS:

1. Staff Report
2. Attachment 1 HRM Design Guidelines
3. Attachment 2 Parking Table
4. Attachment 3 Overall Existing Site Plan
5. Exhibit A Tentative Parcel Map
6. Exhibit B Site Plans
7. Exhibit C Demo Plan
8. Exhibit D Floor Plan
9. Exhibit E Roof Plan
10. Exhibit F Elevations
11. Exhibit G Color and Materials
12. Exhibit H Grading Plan
13. Exhibit I Utility Plan

14. Exhibit J SWQ Control Plan
15. Exhibit K Landscape Plan

REVIEWERS:

Lupe Nelson, Development Services Department

Created -

ITEM 5.2: Design Review Permit and Tentative Parcel Map – 10375 Fairway Drive – HRNSP PCL 47C – Highland Reserve Marketplace Restaurant – File #PL23-0091

REQUEST

The project is a request for a Tentative Parcel Map to subdivide Parcel 1 of the Highland Reserve Marketplace into two parcels (Parcel 1 and Parcel 2) and a Design Review Permit to allow construction of a 5,000-square-foot retail and restaurant shell building with a drive-through on the newly created Parcel 2. Parcel 1 will contain the existing Kohl's building and parking lot.

Applicant – Greg S Balderree, GSB Architecture, Inc.
Owner – SN Investment Properties, LLC

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 sixty-five (65) conditions of approval; and
2. Adopt the three (3) findings of fact and approve the Tentative Parcel Map subject to forty-three (43) conditions of approval.

SUMMARY OF OUTSTANDING ISSUES

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

BACKGROUND

The 9.33-acre project site is located on Parcel 47C of the Highland Reserve North Specific Plan (HRNSP), at 10375 Fairway Drive (see Figure 1). The site has a zoning designation of Community Commercial/Special Area-Highland Reserve (CC/SA-HR) and a land use designation of Community Commercial (CC). The site is developed with an approximate 96,000-square-foot retail building that is currently occupied by Kohl's, with associated parking, lighting, and landscaping. The site is part of the larger Highland Reserve Marketplace center to the east and has frontage on Fairway Drive. Other surrounding uses

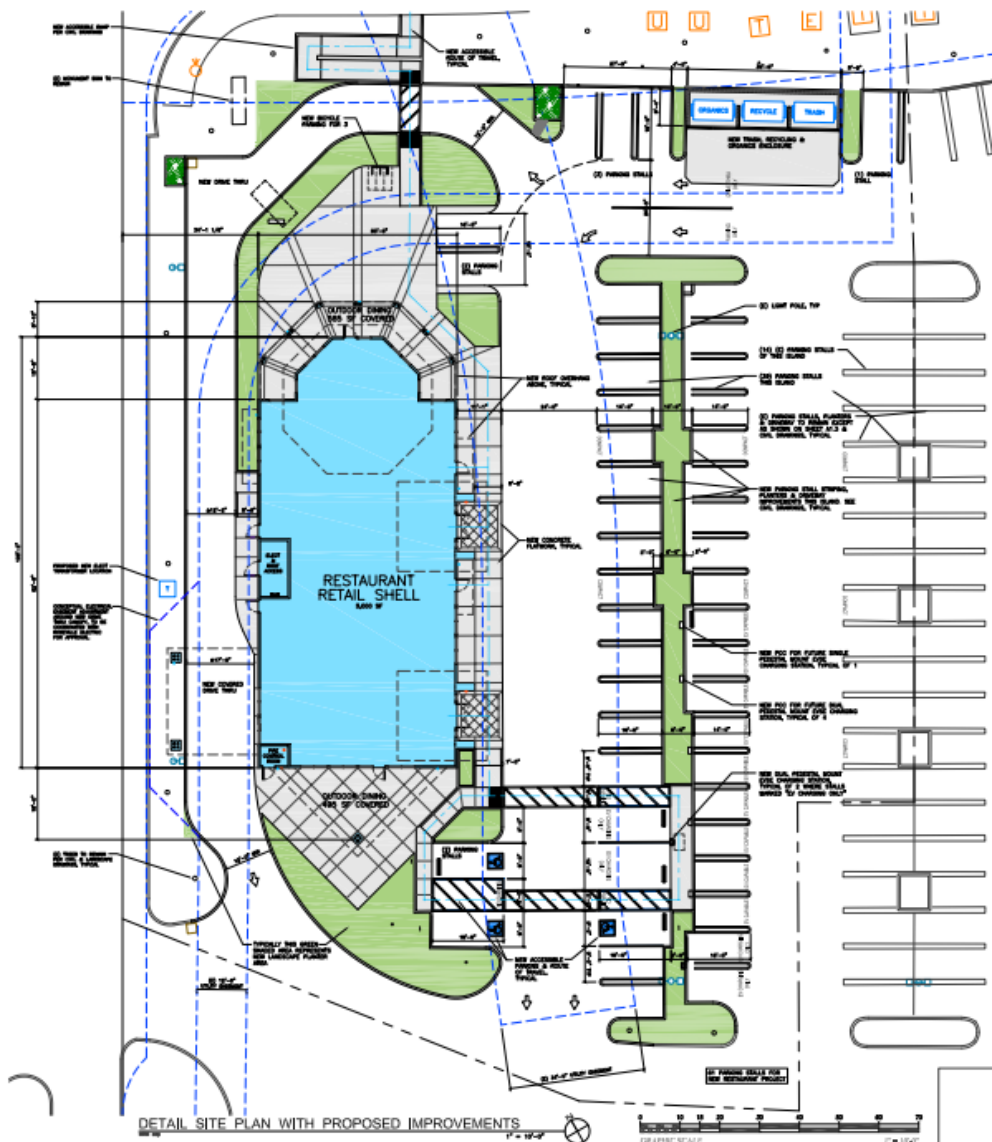


include commercial uses to the west, a Low Density Residential (LDR) subdivision to the north across Fairway Drive, and Highway 65 to the south.

Development of the Highland Reserve Marketplace was approved by the Planning Commission through the City's Design Review Permit (DRP) process on January 23, 2003 (file #DRP 02-46). The DRP allowed the construction of a 201,904-square-foot shopping center consisting of eight (8) buildings and associated site improvements including a parking lot, landscaping, and site lighting. As part of the DRP, design guidelines were approved for the center to establish a consistent and comprehensive design character for the project and for future modifications (see Attachment 1). A Tentative Subdivision Map was also approved to subdivide the original 21.74-acre parcel into eight (8) parcels (file #SUBD 02-09).

The current project is a request for a Tentative Parcel Map to subdivide Parcel 1 of the Highland Reserve Marketplace into two parcels (Parcel 1 and Parcel 2). Parcel 1 will be 8.15 acres and will contain the existing Kohl's building and a portion of the parking lot. Parcel 2 will be 1.18 acres and will be located in the northwest corner of the site. A Design Review Permit is requested to develop the resulting Parcel 2 with a 5,000-square-foot building with a drive-through. The exact user of the building is unknown at this time, but it is anticipated that it will be occupied by a restaurant and/or retail uses. The building may be demised in the future to accommodate multiple tenants. Both retail and drive-through restaurants are principally permitted in the CC/SA-HR zone.

Figure 2: Preliminary Site Plan



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 HRNSP, the Highland Reserve Marketplace (“HRM”) Design Guidelines, and the City’s Community Design Guidelines (CDG). 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 is currently developed with an approximate 96,000-square-foot retail building with a parking lot, landscaping, and site lighting. As further discussed in the Tentative Parcel Map section, the site will be subdivided into two parcels, and the proposed project will develop the resulting Parcel 2 in the northwest corner. No protected trees are on or immediately surrounding the subject property, and there are no wetlands or other regulated waters on the site. 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. Developing the property will allow beneficial use to be made of the site.

- 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.***

Site Planning and Building Siting

The project consists of a 5,000-square-foot, one-story building with a single drive-through lane. The building will be situated in the northwestern corner of the site, approximately 80 feet from Fairway Drive to the north and approximately 27 feet from the internal drive aisle to the west. Covered outdoor seating areas will be provided on the north and south sides of the building. The drive-through lane will have a stacking distance of 218 lineal feet, and the pickup window will be located on the western elevation. While the entrance to the drive-through is located on the northern portion of the site adjacent to Fairway Drive, the drive-through lane turns to the south along the western side of the building, facing the internal drive aisle. This is consistent with the HRM Design Guidelines, which require drive-through pickup windows to be oriented away from Fairway Drive. As required by the CDG, the drive-through lane will be screened from the adjacent roadways by existing mature landscaping within the 9-foot-wide landscape setback on the west and the 30-foot-wide landscape setback on the north. The landscaping includes tall shrubs that will minimize views of vehicles in the drive-through lane.

Access and Circulation

The proposed parcel will be incorporated into the existing reciprocal access agreement for the Highland Reserve Marketplace. The property has frontage on Fairway Drive, which is a four-lane major arterial roadway at this location. Access to the site is provided by a shared signalized driveway on Fairway Drive that intersects Rosehall Drive. This driveway leads to an internal shared driveway to the west of the property. A second driveway is located on Fairway Drive, approximately 400 feet east of the signalized driveway, that provides for right-in and right-out turning movements. The project will maintain on-site circulation and connectivity with the adjacent parcels. In addition, a new accessible ramp and path of travel will be constructed along the project frontage that will connect to the existing sidewalks along Fairway Drive.

The drive-through lane will be 12 feet wide and will provide 218 lineal feet of stacking distance when measured at the pickup window. This exceeds the minimum 180 lineal feet of stacking distance required by the CDG and will not conflict with the on-site parking and circulation system. The project was reviewed by the City Engineering and City Fire Department staff and was found to comply with vehicle access and circulation standards, refuse service standards, and with emergency circulation requirements.

Parking

The proposed project will require the removal of 67 existing parking spaces and will provide a total of 61 spaces. Although the tenant of the building is unknown at this time, the project assumes that the building will be entirely occupied by a restaurant user, which has a higher parking requirement than retail uses. The parking requirement for restaurants is one (1) space per 100 square feet, whereas retail uses require one (1) space per 300 square feet. The building includes two covered outdoor dining areas totaling 1,080 square feet, which also require parking at a ratio of 1:100. Based on the building size and outdoor dining area, the total parking requirement is 61 spaces. The proposed site plan meets this by providing exactly 61 spaces. However, there is an existing reciprocal access and parking agreement for all parcels within the Highland Reserve Marketplace. Based on the current and proposed uses (see Attachment 2), the total parking requirement for the center is 948 spaces and there will be a total of 1,025 spaces provided. Therefore, the project meets the Zoning Ordinance parking requirements.

Landscaping

The project is adjacent to an existing 30-foot-wide landscape setback on Fairway Drive to the north and a 9-foot-wide landscape setback to the west, consisting of street trees, shrubs, and groundcover. As mentioned, the existing tall shrubs will effectively screen views of vehicles in the drive-through lane. The addition of the accessible ramp will require the removal of some landscaping; however, no trees will be removed. Any planting areas affected by the project will be replanted to screen the drive-through and to reestablish the landscape corridor. New landscaping will be added around the building and adjacent to the outdoor dining areas which will enhance the pedestrian scale and soften the edge of the building. In addition, the parking lot area will consist of Chinese pistache trees that will provide 62-percent parking lot shade coverage, which exceeds the 50-percent minimum requirement established by the CDG. The proposed plant palette complies with the HRM Design Guidelines and is consistent with the landscaping throughout the center.

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 project is subject to the HRM Design Guidelines, which establish architectural guidelines derived from the Craftsman style. These guidelines include requirements for building colors, materials, articulation, massing, and maximum building heights. The evaluation below demonstrates the project's compliance with the HRM Design Guidelines.

The proposed building will be one-story with a maximum height of 25 feet, consistent with the 25-foot height limit established by the HRM Design Guidelines. The building will be designed in a Craftsman style, consisting of stucco, concrete roof tiles, aluminum storefront windows and doors, and pre-finished wood siding applied to highlight areas of interest. The primary building color will be gray with light gray used as an accent color on the parapet trims and cornices, and all exposed wood will be painted brown. With the exception of the Kohl's building, the proposed stucco body and accent colors are the same colors used on the rest of the buildings in the center. Although the project will introduce wood siding as a new material used in the center, the building will cohesively tie into the other buildings with the use of stucco, aluminum storefronts, and stone veneer.

The HRM Design Guidelines require the lower area of the building façade to be pedestrian oriented and consistent in thematic detail throughout the project. To achieve this, the proposed building will feature stone veneer at the base, on the building entry columns, and on the drive-through canopy and outdoor dining canopies. The use of stone veneer is consistent with the existing buildings in the center and enhances views at the pedestrian level. Figures 3 and 4 below show the north and east elevations; the north elevation will face Fairway Drive, and the east elevation will face internal to the site.

Figure 3: North Elevation facing Fairway Drive



Figure 4: East Elevation facing parking interior



As demonstrated in the elevations above, the building is well articulated with a variety of building heights, wall planes, and roof forms as called for by the CDG and HRM Design Guidelines. The building tenant entries are defined by tower elements that provide additional vertical articulation. The building elevation facing Fairway Drive is emphasized with an octagonal element that will provide visual interest and enhance the streetscape. Overall, the building design is harmonious with the surrounding development and meets the intent of the CDG and HRM Design Guidelines by using a mix of colors and materials, architectural elements, and articulation in the façade.

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 surround the three non-accessible sides of the trash container and will be surrounded by landscaping. The project proposes a trash enclosure that will be located along Fairway Drive, behind the landscape corridor. To further minimize views of the enclosure, there will be vines planted on the trash enclosure walls. Staff supports the location given it will be screened with landscaping and there are existing trash enclosures in the

center that are also located along Fairway Drive. All rooftop mechanical equipment will be located within equipment enclosures that will be screened by the rooftop parapets at typical ground eye elevation.

EVALUATION – TENTATIVE PARCEL MAP

Section 18.06.180 of the City of Roseville Subdivision Ordinance requires that three findings be made in order to approve or conditionally approve a Tentative Subdivision Map. The three findings are listed below in ***bold italics*** and are followed by an evaluation of the map in relation to each finding.

- 1. The size, design, character, grading, location, orientation, and configuration of lots, roads and all improvements for the tentative subdivision map are consistent with the density, uses, circulation and open space systems, applicable policies and standards of the General Plan and the Community Design Guidelines, and the design standards of Title 18 (Subdivision Ordinance) of the Roseville Municipal Code.***

The proposed subdivision will result in the creation of two (2) parcels: Parcel 1 (8.15 acres) and Parcel 2 (1.18 acres). The Map Act and Subdivision Ordinance do not contain any maximum or minimum lot sizes. Instead, the City reviews Tentative Maps on a case-by-case basis to ensure the proposed parcels are adequate for development. The proposed lots are large enough to adequately allow for future development on the parcels and to accommodate existing development. As previously evaluated in the DRP section, the development of Parcel 2 is consistent with the requirements of the HRNSP, the HRM Design Guidelines, the CDG, and the Zoning Ordinance. All surrounding roadways have been constructed, pursuant to previous land approvals in the area. The design, character, location, and configuration of the lots conform to all requirements.

- 2. The subdivision will result in lots which can be used or built upon. The subdivision will not create lots which are impractical for improvement or use due to: the steepness of terrain or location of watercourses in the area; the size or shape of the lots or inadequate building area; inadequate frontage or access; or, some other physical condition of the area.***

The proposed parcels are of sufficient size and shape to accommodate existing and future development and have adequate frontage and access from the adjacent roadways. There are no watercourses or other natural features on the site that would impede development.

- 3. The design and density of the subdivision will not violate the existing requirements prescribed by the Regional Water Quality Control Board for the discharge of waste into the sewage system, Pursuant to Division 7 of the Water Code.***

Approval of the subdivision will not change the planned development intensity and allowed uses on the site, and thus will not increase demands on sewage services; there will be no impacts to the existing requirements established by the Regional Water Quality Control Board.

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 March 6, 2026, and was also distributed to all property owners within 300 feet of the site and posted on the RCONA website.

ENVIRONMENTAL DETERMINATION

This project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Guidelines pursuant to Section 15332 (In-Fill Development Projects) and Section 305 of the City

of Roseville CEQA Implementing Procedures. Consistent with this exemption, the project site is no more than five acres, is surrounded by urban uses, will not result in substantial impacts, and can be served by all required utilities and public services.

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 – 10375 FAIRWAY DRIVE – HRNSP PCL 47C – HIGHLAND RESERVE MARKETPLACE RESTAURANT – FILE #PL23-0091** subject to sixty-five (65) conditions of approval; and
2. Adopt the three (3) findings of fact and approve the **TENTATIVE PARCEL MAP – 10375 FAIRWAY DRIVE – HRNSP PCL 47C – HIGHLAND RESERVE MARKETPLACE RESTAURANT – FILE #PL23-0091** subject to forty-three (43) conditions of approval.

CONDITIONS OF APPROVAL FOR THE DESIGN REVIEW PERMIT – FILE #PL23-0091

1. This Design Review Permit approval shall be effectuated within a period of two (2) years from **March 19, 2026** and if not effectuated shall expire on **March 19, 2028**. Prior to said expiration date, the applicant may apply for an extension of time. (Planning)
2. The project is approved as shown in Exhibits A—K and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in the Highland Reserve North EIR (SCH #96062065, certified May 1997), and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)
4. The project shall be addressed as 10375 Fairway Dr. The address for proposed parcel 2, and the existing building on said parcel, shall remain 10375 Fairway Dr. The address for proposed Parcel 1, and the proposed restaurant/retail building, shall be 10385 Fairway Dr. All projects with multi-tenants or buildings must submit a site plan with building footprint(s) to the Development Services Department (Business Services – Addressing) for building/suite addressing. (Business Services)
5. 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)
6. 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)
7. 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)
8. 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:

9. 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 11B of the CBC.
 - iii. Accessible parking and exterior route of travel shall comply with CBC, Sections 11B-206 and 11B-208. (Building)
10. 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)
11. 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)
12. 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 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 (3") bark (no shredded bark) or (3") mulch covering. (Planning)
 - d. The landscape plan shall comply with the Landscape Guidelines for Highland Reserve North Roseville Specific Plan 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)
13. 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)
14. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the proposed suite addressing for individual tenant spaces within the building. The Building Official, or the designee, shall approve said plan prior to building permit approval. Refer to the *City of Roseville Addressing Guidelines*. (Building)
15. 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)
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. For restaurants and other food services: The developer shall obtain all required approvals and permits from the Placer County Health Department. (Building)
18. For restaurants and other food services: The developer shall obtain all required approvals and permits from the Placer County Health Department and the City of Roseville Industrial Waste Division. (Building, Environmental Utilities)
19. 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)
20. 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)
21. 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)
22. 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.” (Engineering)

23. 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).
24. 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. 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)
25. 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)
26. 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)
27. 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)
28. 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)
29. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
30. 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 mains 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)
31. 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)
32. 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)
33. A trash enclosure, organics enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)
34. 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)
35. 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)
36. 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
37. 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)
38. 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)
39. 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:

40. 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)
41. 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)
42. 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)
43. 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)
44. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
45. 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)
46. 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)
47. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
48. **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)

49. 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)
50. 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)
51. 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)
52. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
53. 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)
54. 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)
55. 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)
56. If the proposed building is located within the existing Electric Facilities located in the 12.5' PUE, these facilities shall be relocated and a new easement shall be dedicated for the relocation. (Electric)

OTHER CONDITIONS OF APPROVAL:

57. 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)
58. 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)

59. 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)
60. 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)
61. 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)
62. 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)
63. 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)
64. 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)
65. 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)

CONDITIONS OF APPROVAL FOR THE TENTATIVE PARCEL MAP – FILE #PL23-0091

1. This Tentative Map approval shall be effectuated within a period of two (2) years from **March 19, 2026** and if not effectuated shall expire on **March 19, 2028**. Prior to said expiration date, the applicant may apply for an extension of time. (Planning)
2. The project is approved as shown in Exhibit A and as conditioned or modified below. (Planning)
3. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
4. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
5. The developer shall not commence with any on-site improvements until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Development Services - Engineering. (Engineering)

6. 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. (Engineering, Environmental Utilities, Finance)
7. The project shall comply with all required environmental mitigation identified in the Highland Reserve North EIR (SCH #96062065, certified May 1997), and shall include all applicable mitigation measures as notes on the grading plans. (All Departments)

PRIOR TO ISSUANCE OF A GRADING PERMIT AND/OR IMPROVEMENT PLANS

8. The grading and improvement plans shall be designed in accordance with the City's Improvement Standards and Construction Standards and shall reflect the following:
 - a) Street improvements including, but not limited to, curb, gutter, sidewalk, pavement, drainage systems, traffic striping, signing, medians and markings, etc. along all existing and proposed City streets, as required by Engineering.
 - b) Grading shall comply with the City grading ordinance. There shall be no cut and/or fill slopes steeper than a 4:1 ratio. Erosion control devices (sediment traps, ditches, straw bales, etc.) shall be shown on the grading plans and all erosion control shall be installed prior to the onset of wet weather. Erosion control is installed to minimize silt discharge from the project site; it is the applicant's responsibility to ensure that necessary measures are taken to minimize silt discharge from the site. Modification of the erosion control plan may be warranted during wet weather conditions.
 - c) A rough grading permit may be approved by the Engineering Department prior to approval of the improvement plans.
 - d) Access to the floodplain shall be provided as required by Engineering and the Streets Department.
 - e) Standard accessible ramps shall be installed at all curb returns per City Standards. (Engineering)
9. The applicant shall apply for and obtain an encroachment permit from the Engineering Department prior to any work conducted within the City right-of-way and/or City easements. (Engineering)
10. All drainage facilities shall conform to natural drainage sheds. (Engineering)
11. The following note shall be added to the Grading and/or Improvement Plans:

To minimize dust/grading impacts during construction the applicant shall:

- a) *Spray water on all exposed earth surfaces during clearing, grading, earth moving and other site preparation activities throughout the day.*
- b) *Use tarpaulins or other affective covers on all stockpiled earth material and on all haul trucks.*
- c) *Sweep the adjacent streets frontages at least once a day or as needed to remove silt and other dirt which is evident from construction activities.*
- d) *Ensure that construction vehicles are cleaned prior to leaving the construction site to prevent dust and dirt from being tracked off site.*
- e) *The City shall have the authority to stop all grading operations if, in the opinion of city staff, inadequate dust control measures are being practiced or excessive wind conditions contribute to fugitive dust emissions. (Engineering)*

PRIOR TO ISSUANCE OF GRADING PERMIT OR IMPROVEMENT PLANS

12. Prior to the approval of Improvement Plans, the applicant shall submit to the Engineering Division of Public Works a paper copy and an electronic copy of the final set of Improvement Plans per the Division's "Digital Submission of Utility Composites" standards. Additionally, the applicant shall submit approved/proposed street names for the approved subdivision map. Final street names for the subdivision shall be approved by the Engineering Division prior to the approval of the Improvement Plans. The approved street names shall be included on the final set of Improvement Plans. (Engineering)
13. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 1,000 feet on center. (Fire)
14. Minimum fire flow is 1,500 gallons per minute with 20 pounds per square inch residual pressure. A change in any of the conditions may increase the required fire flow. (Fire)
15. There shall be two points of access for all phasing plans. (Fire)
16. Testing of all fire systems shall be performed prior to occupancy for the Building. (Fire)
17. Framing construction cannot commence until access roads and public fire hydrants are approved by the Fire Department. (Fire)
18. If this project will be phased, the fire department requirements for access and circulation throughout shall be reviewed and approved by the Fire Department. Access roads shall comply with the California Fire Code and the City of Roseville's Amendments. (Fire)
19. 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)
20. The design for electrical service for this project will begin when the Electric Department has received a full set of improvement plans for the project. (Electric)
21. All landscaping in areas containing electrical service equipment shall conform to the "Electric Department Landscape Design Requirements" as outlined in Section 10.00 of the Electric Department's "Specifications for Commercial Construction." (Electric)
22. 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
23. The location and design of the gas service shall be determined by PG&E. The design of 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)
24. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

PRIOR TO OR UPON RECORDATION OF FINAL MAP

25. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
26. 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)
27. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following item(s):
 - a) A clause stating that the property owners within this subdivision shall agree to participate in a Transportation Systems Management (TSM) Plan and shall agree to enter into a Transportation Management Agreement with the City of Roseville.
 - b) A clause prohibiting the amendment, revision or deletion of any sections in the CC&Rs required by these conditions of approval without the prior written consent of the City Attorney.
 - c) A clause excluding any property owned by the City from the terms of the CC&Rs. (Attorney)
 - d) A clause requiring reciprocal access and parking for all parcels. (Planning)
28. The City shall not approve the Final Map for recordation until either:
 - a) A subdivision agreement is entered into along with the necessary bonds and insurance as required by the City. Said agreement shall be in a form acceptable to the City Attorney.

OR

 - b) The improvement plans are approved, and the improvements are constructed and accepted as complete. In this case, the subdivider shall enter into a one-year maintenance agreement concurrent with the recordation of the Final Map. (Engineering)
29. In the event that the Final (Parcel) Map will record prior to the completion of on-site construction, all utility and access easements shall be placed on the face of the Map to the satisfaction of the City Engineer. If all on-site improvements are complete prior to the recordation of the map, then a separate agreement allowing all parcels/lots the rights of reciprocal access, rights to construct, and parking shall be submitted to the City as a part of final/parcel map submittal. Said agreement shall be in a form acceptable to the City Attorney and referenced on the face of the recorded map. (Engineering)
30. City records show that the land being subdivided is within the Highland Reserve North CFD 1 Assessment District. The subdivider shall either pay to the City's Finance Department the outstanding assessment in full prior to map recordation, or segregate the bond when the map records. The subdivider shall pay to Engineering the segregation processing fees of \$150.00 per each newly created Lot/Parcel if it chooses to segregate the bond. (Engineering)
31. The Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. (Engineering)
32. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUEs) located along public roadways. (Engineering)
33. The Final/Parcel Map shall be submitted per "The Digital Submittal of Cadastral Surveys." A plot or print of the submittal shall accompany the electronic copy. The complete submittal shall occur after the

Engineering Department approval but prior to City Council approval of the Final/Parcel Map. (Engineering)

34. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)
35. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
36. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
37. 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)
38. The Environmental Utilities Department shall make a determination that there is adequate conveyance and treatment capacity in the City sewer system to handle the newly created Lot/Parcels. (Environmental Utilities)
39. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

OTHER CONDITIONS OF APPROVAL

40. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
41. It is the responsibility of the developer to ensure all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
42. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance, provided all construction equipment is fitted with factory installed muffling devices and is maintained in good working order, project construction noise 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. (Engineering)
43. If site survey or earthmoving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor shall 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. Non-emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)

ATTACHMENTS

1. Highland Reserve Marketplace Design Guidelines
2. Parking Table
3. Overall Existing Site Plan

EXHIBITS

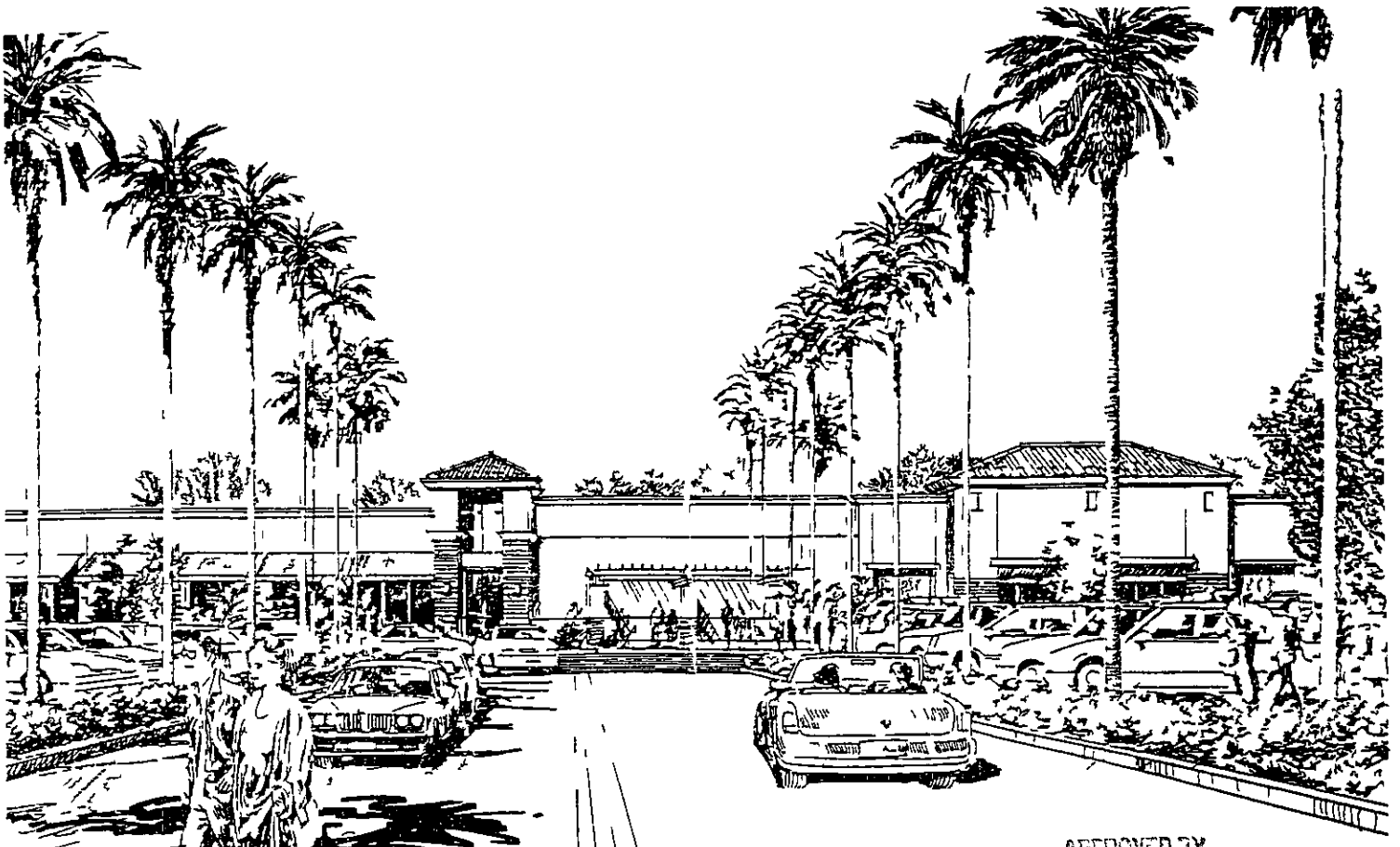
- A. Tentative Parcel Map
- B. Site Plans
- C. Demolition Plan
- D. Floor Plan
- E. Roof Plan
- F. Elevations
- G. Color and Materials Board

- H. Preliminary Grading Plan
- I. Preliminary Utility Plan
- J. Preliminary Stormwater Quality Control Plan
- K. Preliminary Landscape Plan

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.

Highland Reserve Marketplace

Design Guidelines




APPROVED BY
PLANNING COMMISSION
CITY OF ROSEVILLE

Developer
Donahue Schriber Realty Group L P

City of Roseville
Roseville, California

January 13 2003 REVISED

ATTEST 

PER DRP CONDITION #8
SEE DESIGN GUIDELINES APPROVED
BY PLANNING DATED 1/27/03

RECEIVED

JAN 17 2003

PLANNING DEPARTMENT

Highland Reserve Marketplace

Design Guidelines

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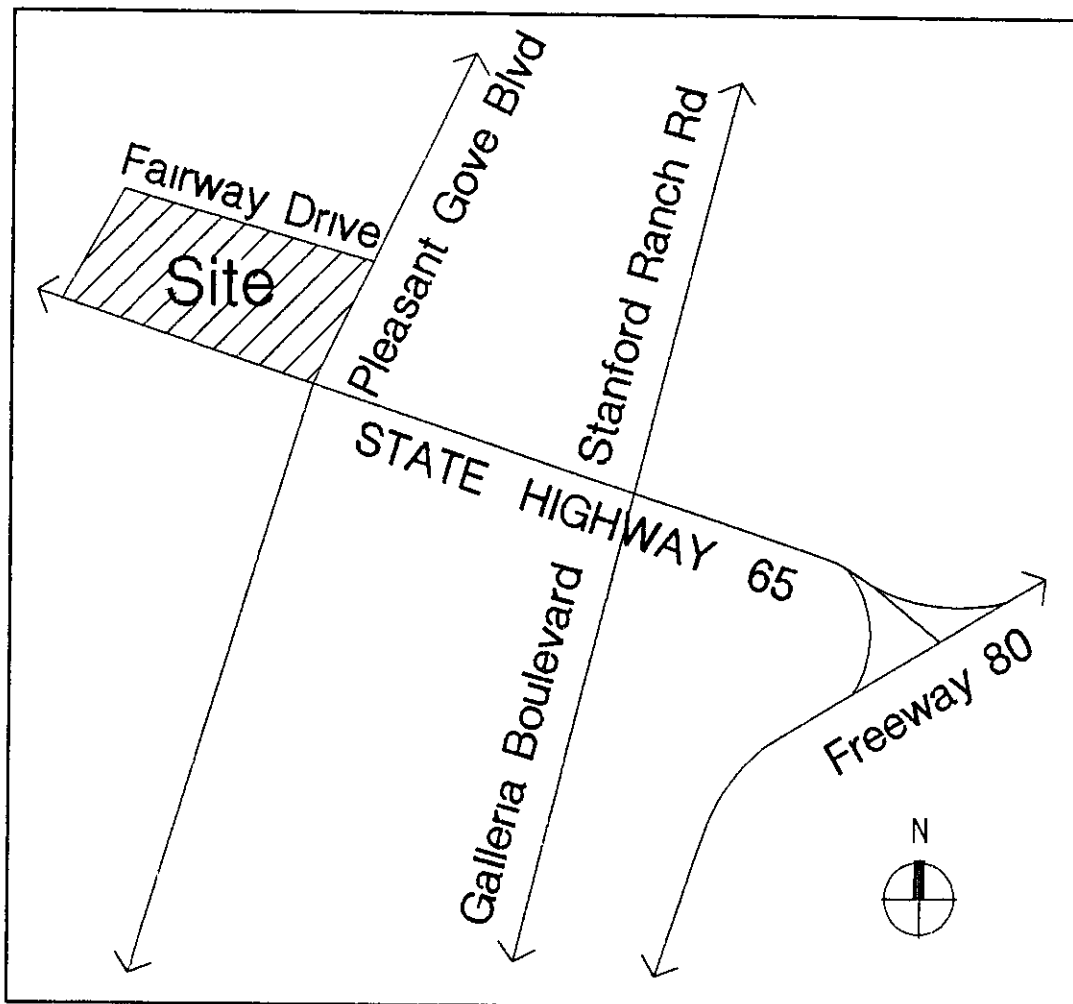
Prepared for Donahue Schriber
Prepared by Clarkewerks Architecture, Inc

Introduction

Highland Reserve Marketplace is a +/- 22 acre project providing retail uses for the Roseville region. The retail combines the elements of neighborhood shopping with special retail and uses to provide the community with needed services.

The site is located at the southwest corner of the intersection of Pleasant Grove Boulevard and Fairway Drive. Highland Reserve Marketplace is bounded on the north by vacant land. On the West side of the development is Commercial Development and Target Store. To the South is State Highway 65. The East side is bound by Pleasant Grove and Commercial Retail Development.

Highland Reserve Marketplace is planned to be designed in a manner that will be consistent with the concepts established with the Highland Reserve North Specific Plan.



General Requirements

To promote the quality of design planned for this project the development guidelines given in this document define criteria for the site planning landscaping architecture exterior lighting and exterior signage that enhance the coordination organization function and identity of the site while maintaining a compatible relationship with the community

All development must comply with the Highland Reserve Marketplace Design and Planning Concepts and the Conditions of Approval for this project To the extent that these guidelines are more stringent than any city state or federal regulation these guidelines shall control To the extent if any city state or federal regulation is more stringent it shall control

All site planning landscaping architectural lighting and signage design is to be coordinated to provide a consistent and comprehensive design character for the project

The objective for **site planning** is to establish a functional and effective organization of buildings circulation parking and service areas that enhances the identity and efficiency of the project and its relation to surrounding future development The project will be designed to allow safe access to from and within the site for pedestrians and bicyclists

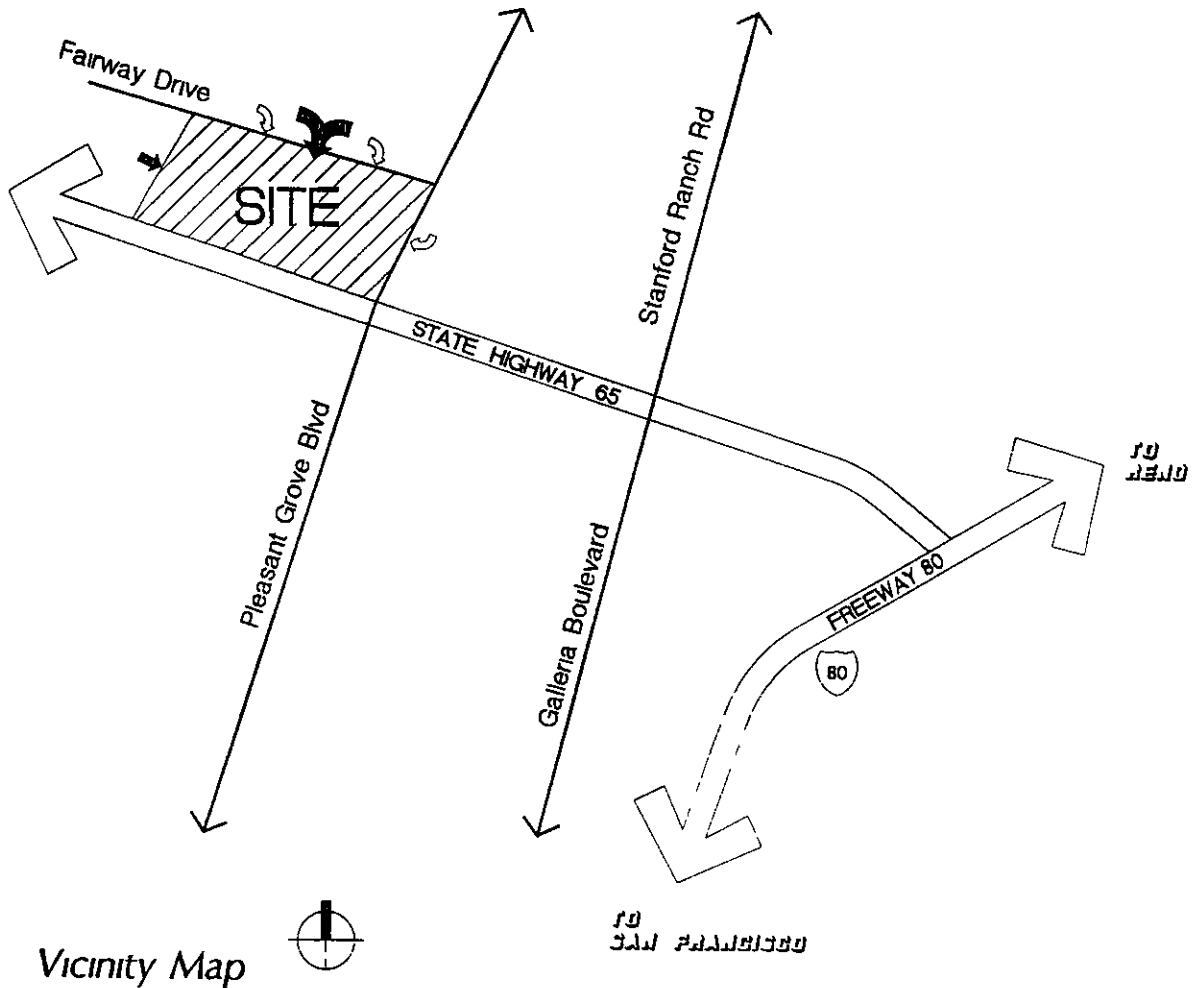
The objective for **landscaping design** is to create a pleasant and distinctive environment that reinforces the site plan enhances building frontages softens parking areas buffers service areas and maintains street continuity

The objective for **architectural design** is to create a distinctive but compatible building image that denotes unique building activities while maintaining a character consistent with forms and materials similar to the buildings located in the the area





The objective of **exterior lighting** is to create a safe and distinctive nighttime environment while avoiding adverse impact on surrounding future development

Site Planning

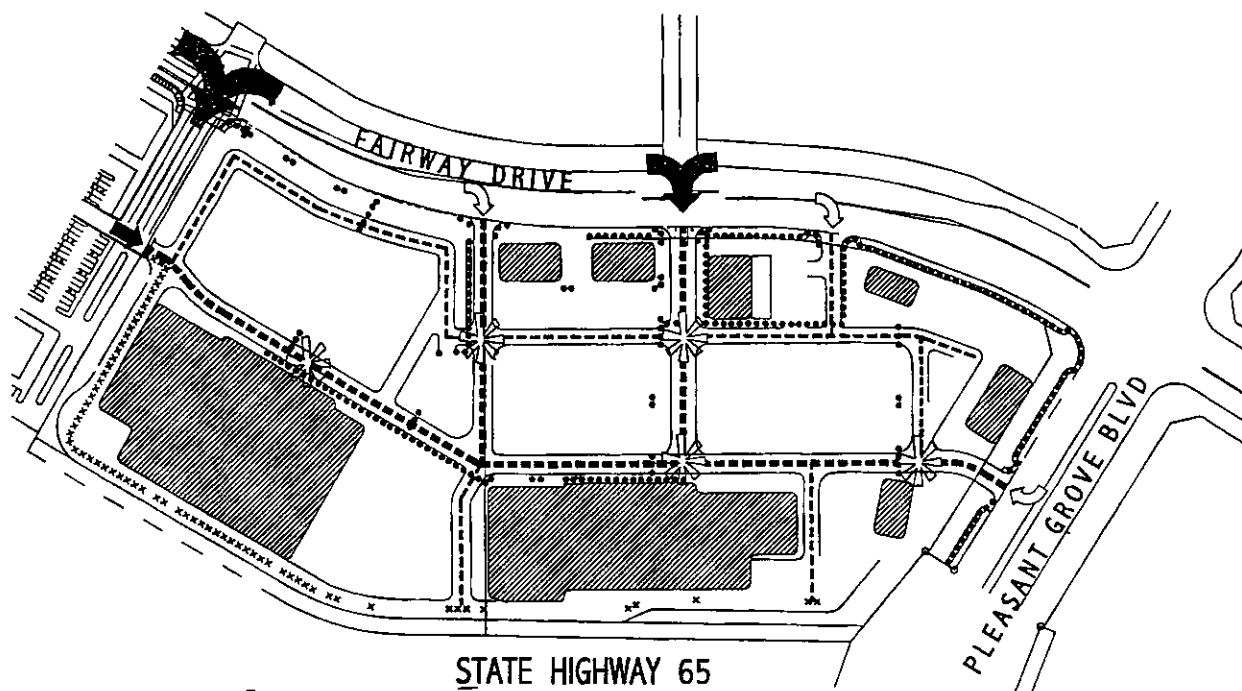
Contextual Relationships











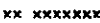

LEGEND

-  MAIN ENTRANCE
FULL VEHICLE ACCESS COORDINATED
WITH EXISTING STREETS
-  MAIN ENTRANCE
LEFT TURN IN AND RIGHT EXIT
-  ACCESS TO ADJACENT DEVELOPMENT
-  SECONDARY ENTRANCE RIGHT IN AND RIGHT EXIT

Site Planning Organization



LEGEND

-  BUILDING ZONES- BUILDING FOOTPRINT AND SERVICE AREAS
 -  MAIN ENTRANCE
FULL VEHICLE ACCESS COORDINATED WITH EXISTING STREETS
 -  MAIN ENTRANCE
LEFT TURN IN AND RIGHT EXIT
 -  ACCESS TO ADJACENT DEVELOPMENT
 -  SECONDARY ENTRANCE
RIGHT IN/RIGHT EXIT
 -  PRIMARY VEHICULAR CIRCULATION
 -  SECONDARY VEHICULAR CIRCULATION
 -  PRIMARY PEDESTRIAN CIRCULATION
 -  SERVICE VEHICULAR CIRCULATION
 -  PEDESTRIAN ACTIVITY NODE
- PEDESTRIAN ACTIVITY NODES TO INCLUDE
 SITE FURNITURE
 POTTED PLANTS
 BANNER POLES
 ACCENT COLOR ON ARCHITECTURE
 ENHANCED PAVING

Exterior Lighting Concept

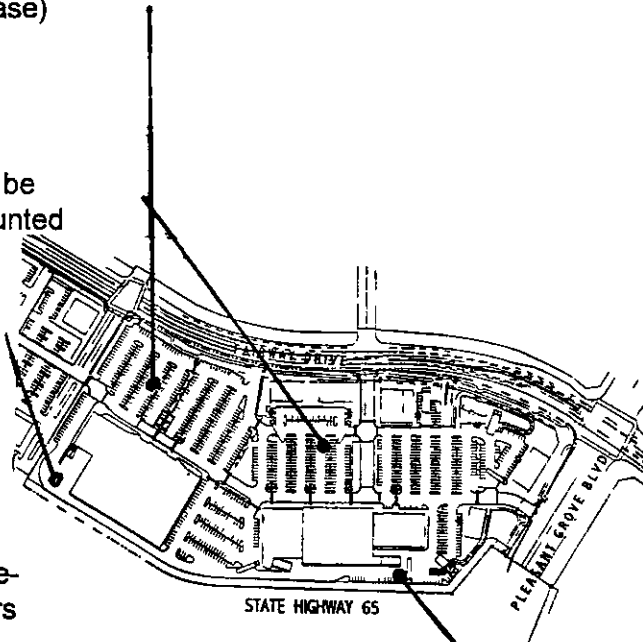
LIGHTING KEY PLAN

Parking lot lighting shall be on 25' max poles (from grade incl Base) with 2 or 4 fixtures

Security lighting at service areas shall be directional wall mounted or shoe-box cut-off fixtures with metal halide lamps

No security light fixtures above wall parapet

Meter boxes above-ground transformers and other utilities should not be highlighted with lighting



All exterior lighting must be shielded to prevent off-site glare

Entry drive lights shall be decorative post-top fixtures with 400 watt metal halide lamps on 25 high poles

Pedestrian walkways and entry accents shall be pedestrian-type fixtures on 15 high poles incorporating themed graphics

Tenant entries shall be accented with canopy lights

Ornamental wall washing fixtures may be used to highlight feature wall areas

Lighting at service areas shall be downward facing

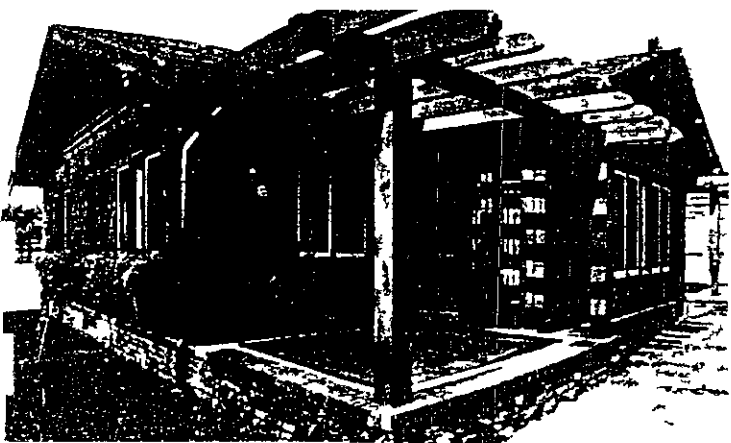
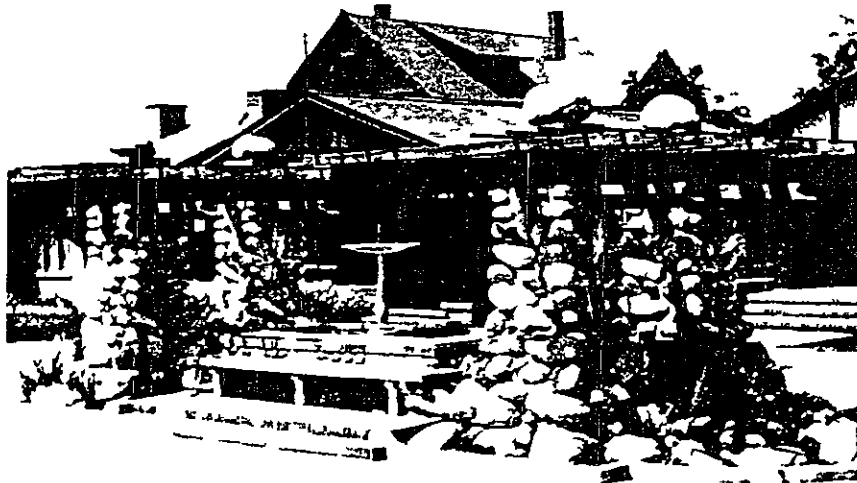
Architecture

Concepts

The forms and articulation for this project have been derived from the "Craftsman aesthetic"

The project should include a variety of interrelated and interconnected forms materials and colors consistent with a Craftsman aesthetic quality

Borrowed elements include exposed rafters stone work trellis members overhanging eaves and linear massing



Architecture

Building Districts I, II, III & IV

Individual buildings shall be grouped into four distinct districts (See Page 9)

District IA & IB Located along the South property line this zone may contain either one or a mix of the following uses **Retail**

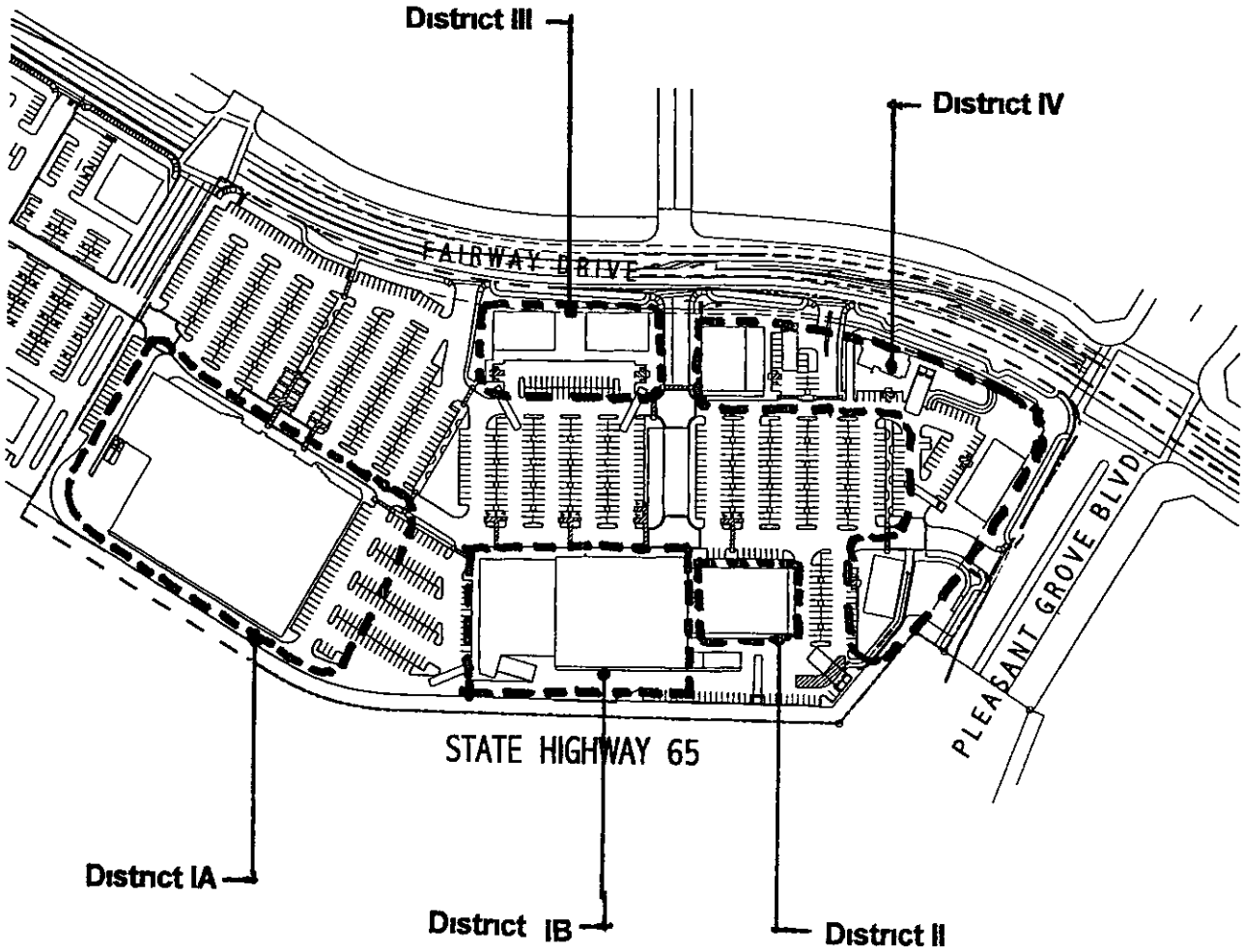
Retail The planning and architecture of this use within this zone must accommodate a hierarchy of retailers to reflect the promotional value of these tenants Primary Major Tenants (in excess of 80 000 SF) shall command the largest presence in terms of wall height sign height letter height aggregate sign area and size of entry statement Secondary Major Tenants (greater than 15 000 SF and less than 80 000 SF) shall have significant architectural massing and presence second only to the primary tenants

District II **Retail Promenade** Located in the center of the project this zone contains the primary retail component for this center The planning and architecture of buildings within this zone must accommodate a hierarchy of retailers to reflect the promotional value of these tenants

District III **Village Cluster** This area is located at the central and northern part of the site and will have a major impact on the public image of the project The architecture of buildings associated with this zone shall reflect the characteristics of its primary components specialty retail and food The anticipated multi-tenant building cluster will result in unique opportunities of varied massing and tenant identity while relating to the consumer at a pedestrian scale

District IV **Satellite (Pad) Buildings** Building Pad locations are distributed around the perimeter of the project and along primary interior circulation routes Architectural consistency shall be maintained for all pad buildings The consistency shall be derived from forms and materials associated with the project's "Craftsman" design vocabulary Pad buildings although smaller in scale than buildings of the Retail Promenade and Village Cluster will incorporate similar entry enhancements wall articulation and subtle diversity in materials and forms Corner building (Pad 4) is a primary building Massing and architecture should be further articulated more than the other Pad buildings on the site

Building District Key Map



Architecture

Articulation All Buildings

Buildings in these districts shall be articulated with three components

Building Base Component

The lower area of the building facade shall be pedestrian oriented and consistent in thematic detail throughout the project. The height of this component shall be consistent for each district.

Materials Concrete
Concrete Masonry
Cement Plaster
Tile (accent only)
Texcote
Cultured Stone

Modular Articulation Component

This area above the building base shall have a modular articulation consistent for each district. Variations to this module will provide each tenant with an individual identity while also providing consistency throughout the project.

Materials Concrete Masonry
Cement Plaster
Tile (accent only)
Texcote
Cultured Stone

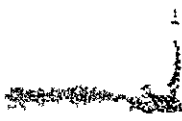
Articulation Elements

Concrete/Plaster Reveals
Patterned Masonry
Glass Fiber Reinforced Conc
(G F R C)
Wood Trim
Wood Trellis

Tenant Entry Component

This component shall focus on tenant identity and will incorporate the tenant's color signage, cement plaster backdrop, and canopy.

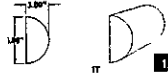
Materials Cement Plaster
Tile Inlay (accent only)
Wood
Texcote
Cultured Stone



A

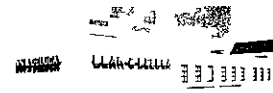
B

C



D

E



F

FINISH SCHEDULE

NO.	DESCRIPTION	UNIT	QTY	PRICE	TOTAL
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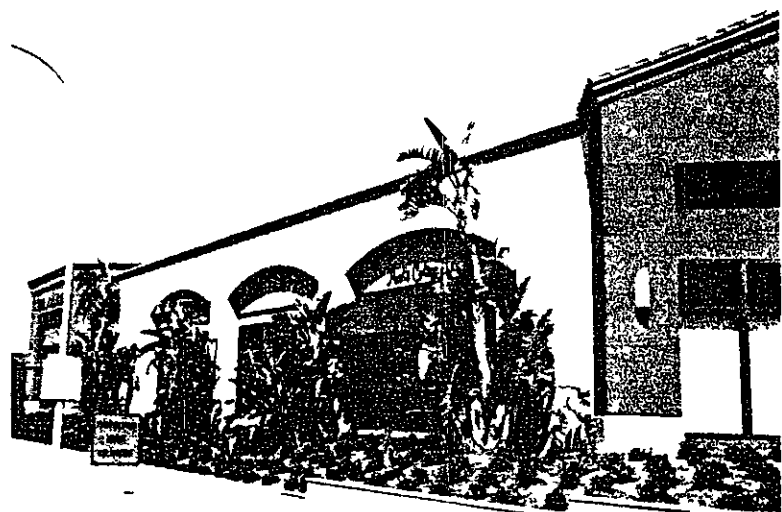


17

Architecture

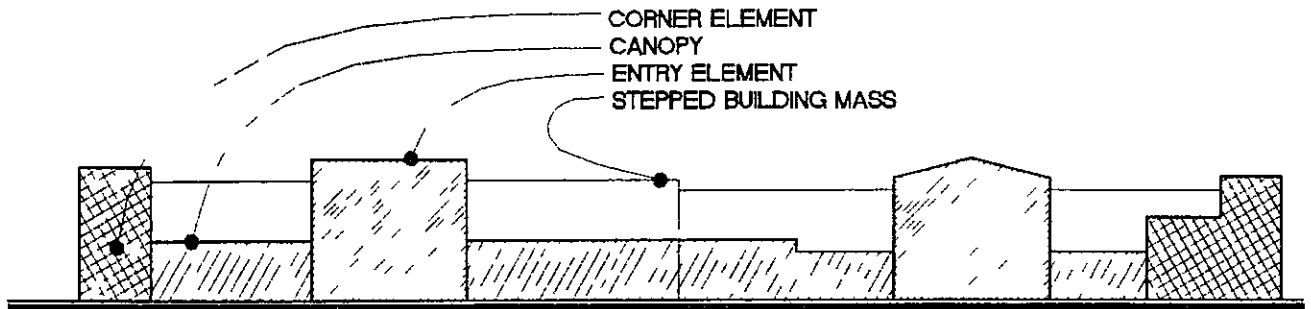
Building Walls All Buildings

- Parapets** Parapet heights shall be high enough to screen roof-mounted equipment from adjacent roadways. These shall be designed to be compatible with the rest of the Development. Changes in parapet height shall be used to enhance tenant/building entries, provide tenant individuation, and articulate building elements (i.e., parapets and corners).
- Materials** Wall shall have either a monolithic finish or be constructed with unit masonry. The use of rustic building materials such as wood are permitted. Canopies and exposed roofing shall be consistent with the rest of the Development. Awnings shall be either metal or canvas. Bases at Entry elements to have cultured stone.
- Building Colors** Colors, materials, and finishes shall be coordinated on all exterior elevations of all buildings to achieve total continuity of design. Building wall colors shall compliment tenant and project colors. Concrete Block and plaster surfaces shall be painted. See attached color palette.
- Accent Colors** Accent colors shall be used to identify and differentiate each tenant/building entry area. It may be used for signage, signage backdrops, and canopies, building corners, and for the modular articulation of the building.
- Drive Frontages** Main drive frontages are required to have architectural treatment consistent with the project design vocabulary. The elements of that treatment are overall facade massing, delineation with variety to wall plan and profile, wall treatment to consist of base, middle, and upper wall with cornice, pilaster, depth, colonnades, or trellises with variety of trim, tile, roof elements with exposed rafter tails, and awning elements.



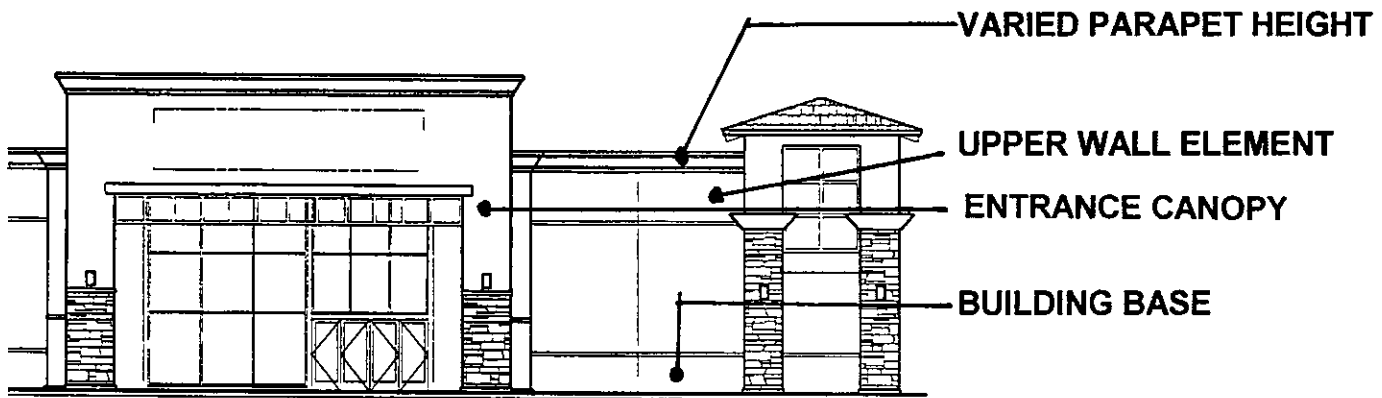
Architecture

All Buildings
Mass and Articulation



Building Mass

Where possible, the building mass in this district should be stepped at each tenant. Specialty treatment at corner and parapet elements, tenant canopies, and a series of entry elements shall provide vertical articulation for the project.



Wall Articulation

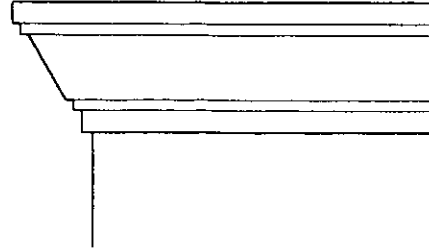
The building base should be a consistent height throughout this project and should coincide with the base of the entry pilaster. The Building Base shall vary in either color, texture, pattern, and material (per Page 10). The modular articulation component shall be in proportion to tenant entry. Wall heights may vary for each tenant.

Architecture

Elements All Buildings

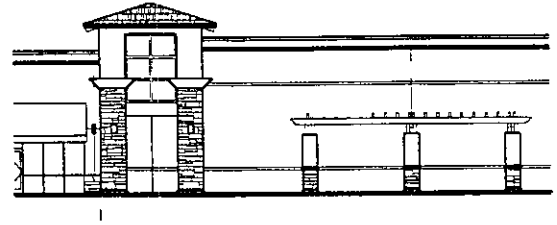
Cornices

Cornice elements are required to articulate the building form and provide variety to differentiate each tenant. See Sign Criteria.



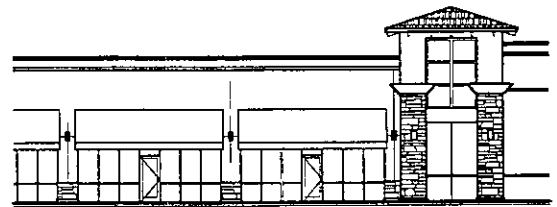
Wall transition zone

A smooth wall surface with change of building color or bookend framework shall occur at each building along pedestrian walkways where individual tenant walls meet. An expansion joint cover shall be provided, painted to match the adjacent building color.



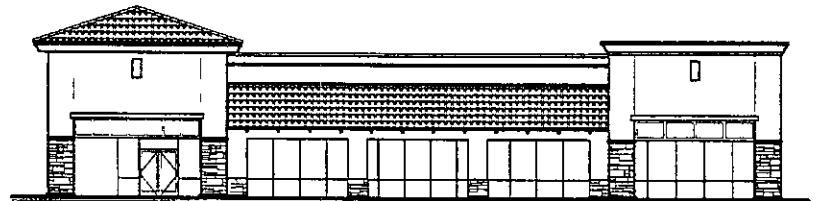
Building Corners

A change of material, color, surface, bookend form, or parapet height shall accentuate major building corners. Accent lighting is encouraged for these areas.



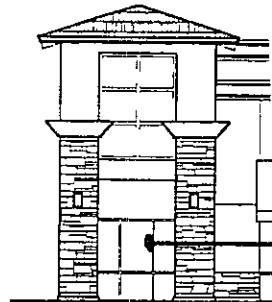
Canopies and Awnings

A variety of canopy forms are encouraged along pedestrian walkways. These forms include trellises and shed canopies supported by columns.



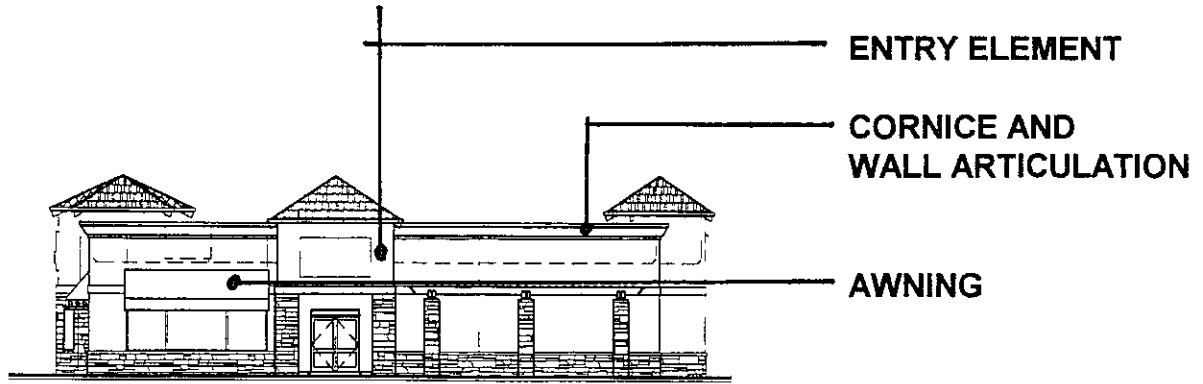
Theme Towers

The Theme Towers shall be located at strategic locations throughout the project. Towers shall be identical in height, color, and material. Accent lighting is encouraged.



Architecture

Building District IV Village Cluster/Drive-Thru
Tenant Entries Food Buildings



Elevation

This District shall be developed as individual Signature Pad buildings. Entries shall be defined by a canopy covered walkway or tower. A variety of roof forms are encouraged. The dominant forms shall be the Entry Towers which should be visible from all directions. Parapet elements, and tenant entries shall provide additional vertical articulation. Building parapets shall conceal all roof-mounted equipment as viewed from Fairway Drive and Pleasant Grove Boulevard. Buildings shall incorporate a combination of elements consistent with the overall project. Elements shall include canopies/awnings, cornices, building accent corners, or towers, trellises, etc. Drive-Thru pick-up windows shall be oriented away from Fairway Drive. A trellis shall be incorporated at location of pick-up windows. As a Signature pad the building shall incorporate as many elements as possible.

Maximum Building Heights

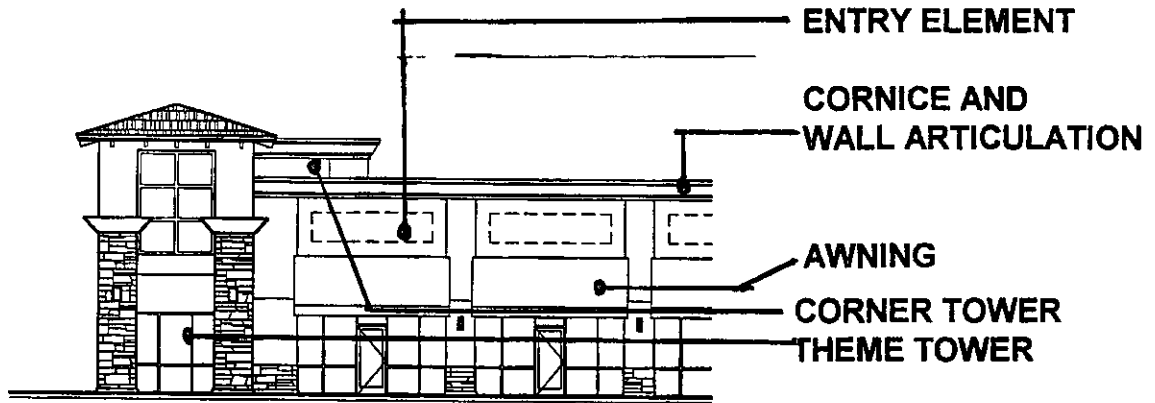
Primary Entry height	25
Typical parapet height	19
Corner elements	25
Tower Elements	25

Building Materials

See Articulation page 10

Architecture

Building District IV Village Cluster/Pad Building
 Tenant Entries Specialty Retail/Food Buildings



Elevation

This District shall be developed as individual "Signature" Pad buildings. Entries shall be defined by a canopy, covered walkway, or tower. A variety of roof forms are encouraged. The dominant forms shall be the Entry Towers, and Theme Tower which should be visible from all directions. Parapet elements and tenant entries shall provide additional vertical articulation. Building parapets shall conceal all roof-mounted equipment as viewed from Fairway Drive and Pleasant Grove Boulevard. Buildings shall incorporate a combination of elements consistent with the overall project. Elements shall include canopies, awnings, cornices, two building accent corners and one corner tower and Theme tower, trellises, etc. As a "Signature" pad the building shall incorporate as many elements as possible.

Maximum Building Heights

Theme Tower	30'
Primary Entry height	26'
Typical parapet height	22'
Corner elements	26'

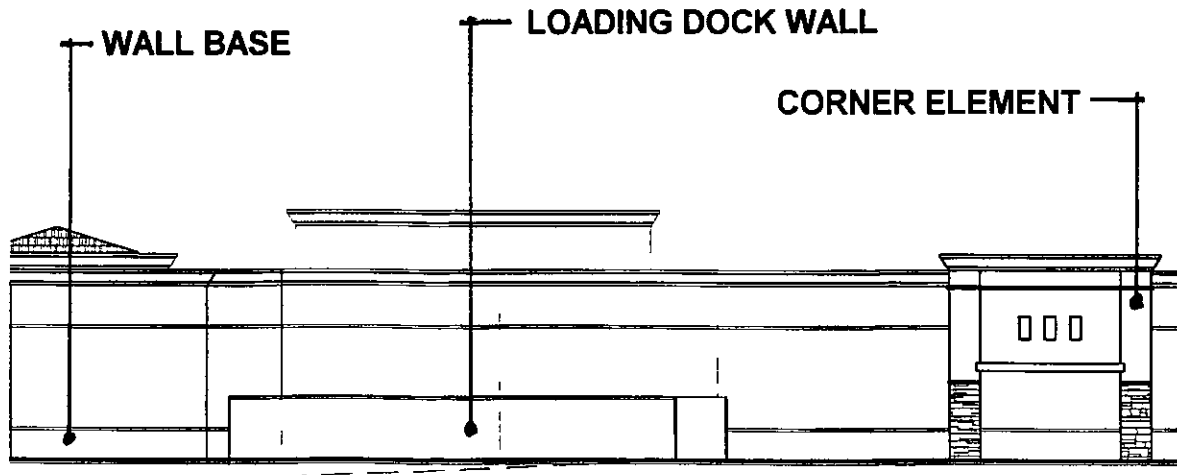
Building Materials

See Articulation page 10

Highland Reserve Marketplace-Design Guidelines

Architecture

All Building Districts
Service Areas



Service Areas Building walls at service areas shall be compatible with the architectural vocabulary of entire Center

Wall Base Wall base shall match color and height of wall base along the promenade Wall texture and articulation may be simplified

Modular Articulation Wall materials, color and articulation may be simplified to be compatible with the wall base articulation Parapet Height shall screen all roof-mounted equipment form adjacent roadways Trash recycling and other equipment enclosures shall match the building wall Minimum height of enclosures shall be 6'-0 Loading docks may have a solid wall

Loading Dock wall heights

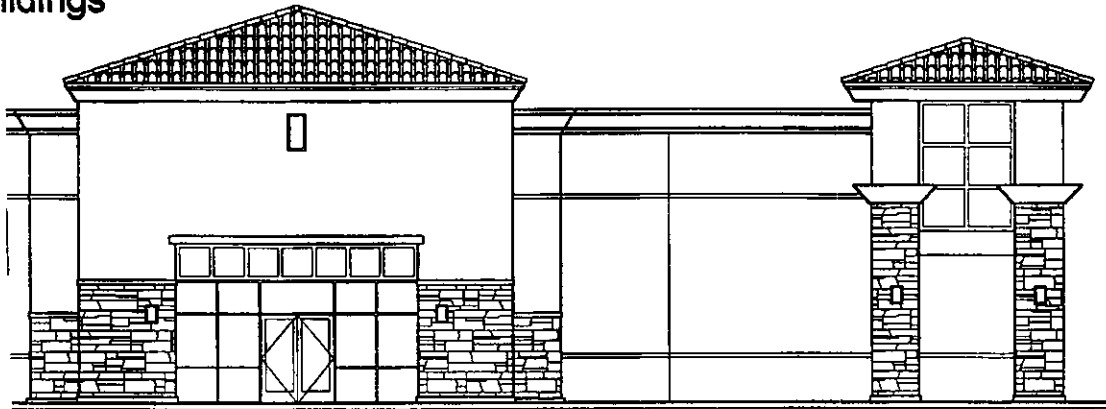
Screen wall

8' max
12' max

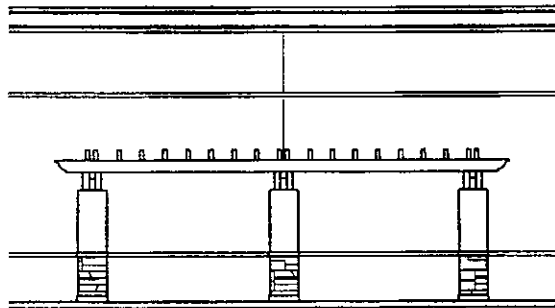
Building Materials

See Articulation on page 10

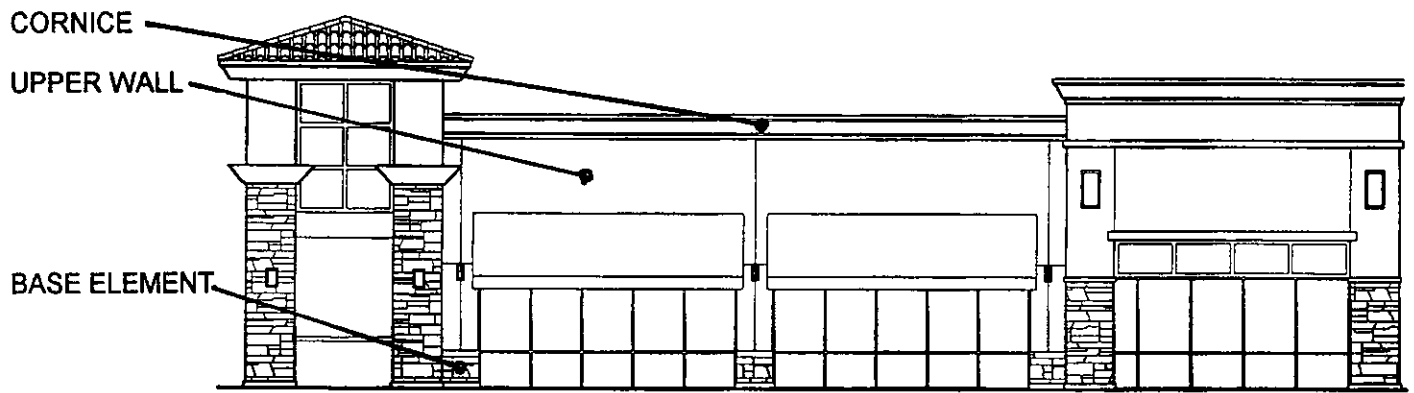
Architectural Details
All Buildings



Arches. arcs or straight - with dimensional trim



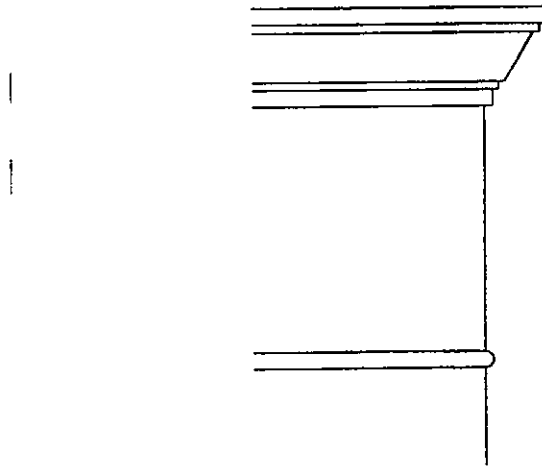
Trellis: Monolithic columns with exposed stained wood beams and trellis



Building Wall components of the base building

Highland Reserve Marketplace-Design Guidelines

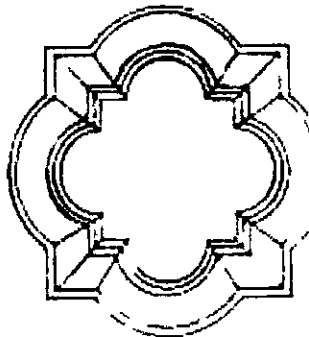
Architectural Details *con't*



Cornice Elements.



Ornamentation:



LANDSCAPING

The landscape design for Highland Reserve Marketplace sets a high standard for quality landscape design construction and maintenance in the center. The landscape will meet the following landscape criteria:

1. Assuring consistent aesthetic quality will enhance the consistency of the center. Plant patterning shall be consistent throughout the center in order to unify the site while allowing special accent zones where appropriate. The Landscape Development shall conform to the approved Landscape Plan as approved by the City of Roseville. (Refer to Figure L.1)

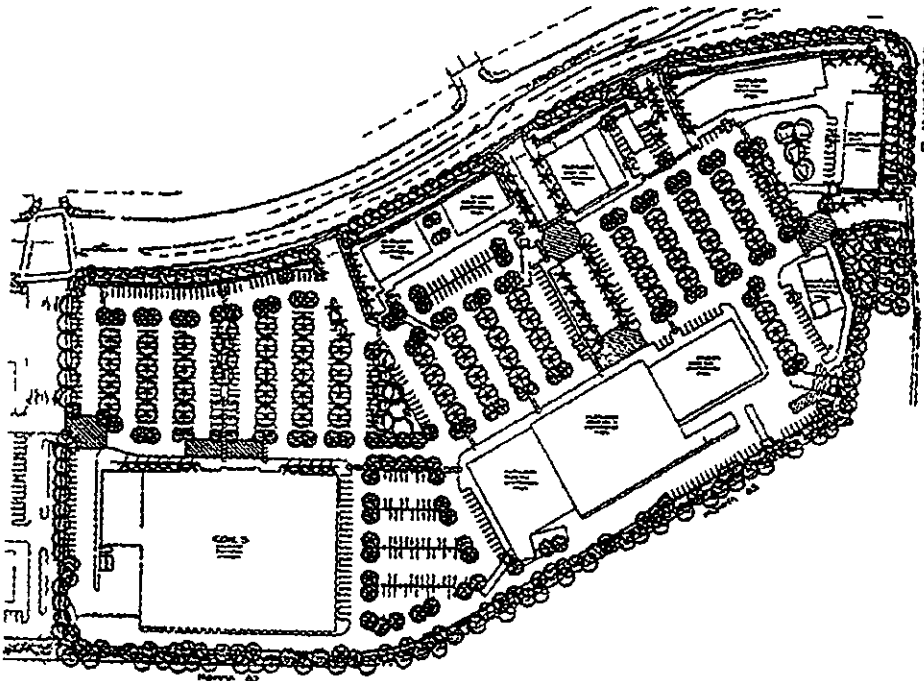


Figure L.1 Landscape Plan

2. The large traffic volume in parking areas requires a high degree of safety-conscious design. i.e.
 - a) Coordinating lighting and tree locations to allow retention of safe lighting levels
 - b) Retaining good visibility through proper height and placement of shrubs and trees
 - c) Providing barrier plantings where people should not congregate or pass
 - d) Coordinating grading of landscape areas to reduce erosion, drainage over walkways and steep slopes near pedestrian zones
 - e) Designing irrigation systems that deliver appropriate amounts of water while reducing conflicts with vehicular and pedestrian traffic
 - f) Rejecting weak-wooded or structurally unsound trees. Utilizing proper planting and staking procedures
 - g) Rejecting poisonous or injurious plants where people will congregate

- 3 Framing view of store fronts and/or signage from main drives and public roadways instead of blocking them
- 4 Considering special planting techniques in areas underlain with certain
- 5 Properly maintaining landscaped areas to present a healthy and thriving appearance Undeveloped areas shall be neat and presentable at all times
- 6 Patterning diverse plantings formally in the parking lots to ease way finding (helping visitors determine where they and how to negotiate the site) while promoting biodiversity and reducing contagious diseases or insect infestations
- 7 Screening service zones, trash areas and mechanical equipment with solid walls fences or shrubs Screening the back of the shopping center buildings from the hotel site to the east
- 8 Conform to requirements of the following documents
 - Landscape Design Guidelines for Highland Reserve North
 - City of Roseville Community Design Guidelines
 - Roseville Zoning Ordinance
 - Roseville Water Efficient Landscape Ordinance
 - City of Roseville Shading Ordinance
- 9 The following plant list shall be used exclusive to the Marketplace Highland Reserve developed area including future phases of improvements

Trees

Quercus wislizenii	Interior Live Oak
Celtis sinensis	Chinese Hackberry
Platanus acerfolia Bloodgood	Plane Tree
Pyrus calleryana Anstocrat'	Ornamental Pear
Sequoia sempervirens Soquel	Redwood
Pistacia chinensis	Chinese Pistache
Washingtonia filifera	Fan Palm
Magnolia grandiflora Samuel Sommer'	Magnolia
Pinus halepensis	Aleppo Pine

Shrubs

Convolvulus cneorum	Bush Morning Glory
Dietes vegeta Irioides	Fortnight Lily
Chaenomeles Coral Glow'	Quince
Hermerocallis hybrida Evergreen'	Yellow Daylily
Forsythia intermedia	Forsythia
Photinia fraseri	Photinia
Raphiolepis indica Springtime	India Hawthorne
Cercis canadensis	Eastern Redbud
Xylosma congestum	Xylosma

Vines

Parthenocissus tricuspidata	Boston Ivy
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Groundcovers

Juniperus sabina Broadmoor'	Broadmoor Juniper
-----------------------------	-------------------

Cotoneaster horizontalis	Bearberry Cotoneaster
Gazania splendens Yellow	Gazania
Rosmannus O Prostratus	Creeping Rosemary
Festuca arubra	Fed Fescue
Trachelospermum jasminoides	Star Jasmine

Turf

95% Tall Fescue and 5% Kentucky Bluegrass

10 Maintaining high standards of construction including attention to details of tree planting soil preparation and irrigation design Refer to Figure L 9

LANDSCAPE SPECIFIC REQUIREMENTS

The following specific requirements are described for the various landscape areas of the Center

- I Fairway Drive Improvements
- II Highway 65 Frontage
- III Parking Areas
- IV Individual Pad Development
- V Major Driveway Entrances
- VI Pedestrian Corridors

These areas are noted in the Site Plan indicated as Figure L 2

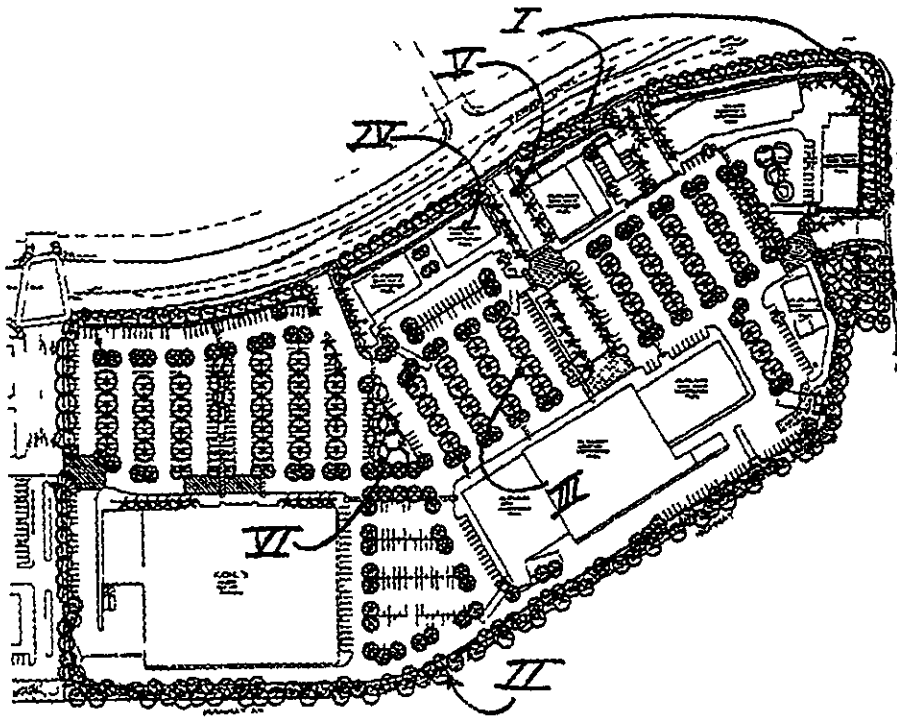


Figure L 2 Landscape Specific Requirement Areas

I FAIRWAY DRIVE/PLEASANT GROVE BOULEVARD IMPROVEMENTS

Landscape improvements adjacent to Fairway and Pleasant Grove shall conform to the requirements of the Highland Reserve North Design Guidelines. Enhancements to the landscape may be required to provide additional screening of parking areas, trash enclosures, utilities, and service areas.

Where pedestrian/auto gateways and/or signage occurs, enhanced annual color flower beds are encouraged to provide seasonal color. Minor adjustments to frame views to buildings and/or signs may be required.

The Highland Reserve North Design Guidelines require enhanced landscape design at the intersection of Pleasant Grove and Fairway. This shall be maintained intact in the built product. Refer to Figure L 3, L 4, and L 5 for typical requirements.

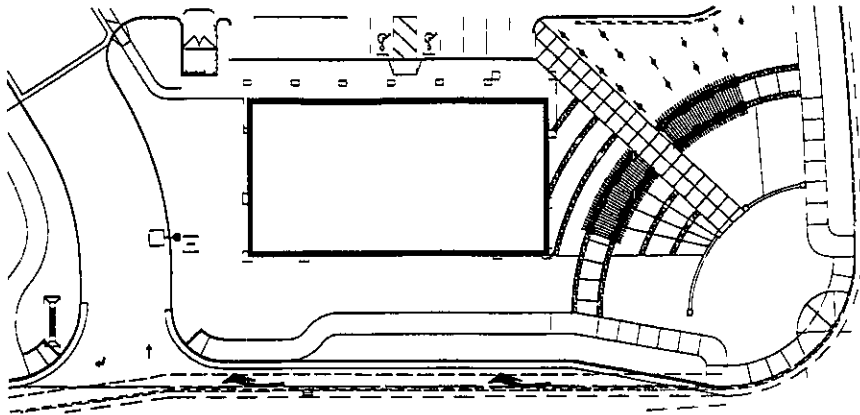


Figure L 3 Street Tree Pattern, Pleasant Grove

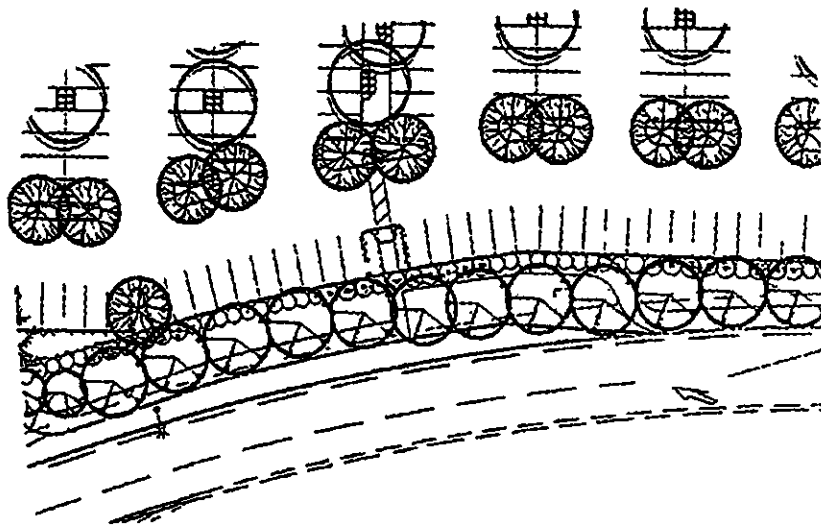


Figure L 4 Fairway Drive Street Tree Pattern










	QUERCUS INSLIZEN	INTERIOR LIVE OAK
	CELTIS SINENSIS	CHINESE HACKBERRY
	PLATANUS ACERIFOLIA BLOODGOOD	PLANE TREE
	PYRUS CALLERYANA ARISTOCRAT	ORNAMENTAL PEAR
	SEQUOIA SEMPERVIRENS SOQUEL	REDWOOD
	PISTACIA CHINENSIS	CHINESE PISTACHE
	WASHINGTONIA FILIFERA	FAN PALM
	MAGNOLIA GRANDIFLORA 'SAMUEL SOMMER'	MAGNOLIA
	PINUS HALEPENSIS	ALEPPO PINE

Figure L 5 Tree Legend

II HIGHWAY 65 FRONTAGE

This area shall conform to the Highland Reserve North Landscape Design guidelines which require a combination of evergreen and deciduous trees. Refer to Figure L 5 and L 6 for typical pattern layout.

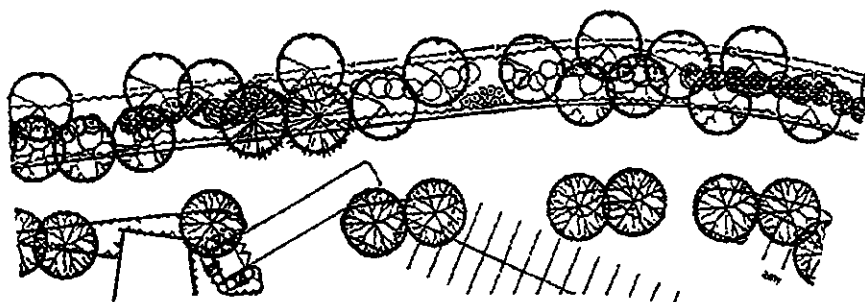
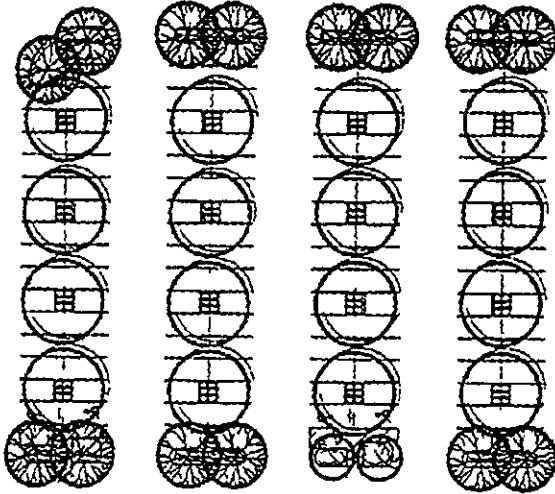


Figure L 6 Typical tree layout / Highway 65

III PARKING AREAS

Large canopy trees will be planted to achieve a minimum 50% tree shade as per the City of Roseville Shading Ordinance. Flexible shrubs and perennials that survive parking lot environments shall be used. In addition, the plant material water requirements shall be of low or medium water requirements. Refer to Figure L 5 and L 7 for typical layout patterns.



IV INDIVIDUAL PAD DEVELOPMENT

Pad areas should be kept neat and clean until they are developed at Highland Reserve Marketplace. When developed, they shall be designed to complement the overall site landscaping. Shade trees shall match those on site and be placed such that Roseville's 50% shade requirement is met within the pad parcel. Pad developers may, at the discretion of the shopping center owner's representative, have the option of connecting to the existing site irrigation system. Comply with the City's water conservation ordinance.

At least 50% of the proposed plant palette shall include plantings already existing on site. Draw from plant lists as published herein. Figure L 8 indicated key issues to be achieved when developing the individual pads.

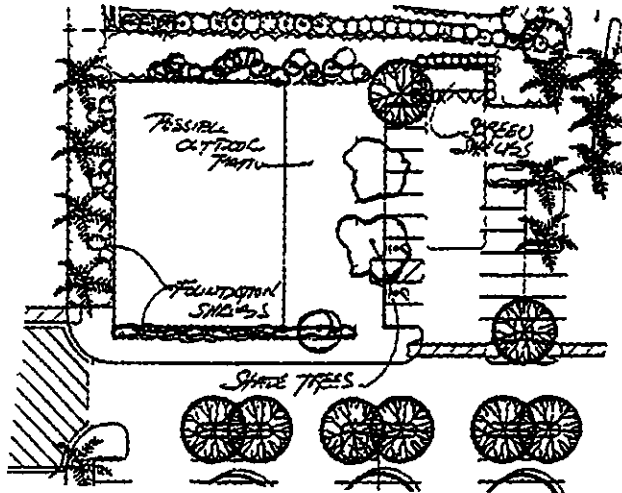


Figure L 8 Individual Pad Landscape Development

V MAJOR DRIVEWAY ENTRIES

Major Driveways shall be accented with *Washingtonia robusta*/Fan Palms where shown in Figure L 1 They shall incorporate low colorful shrubs and groundcovers to enhance driveway patterns Low to medium water use plant material shall be utilized whenever possible

VI PEDESTRIAN CORRIDORS

Pedestrian corridors shall be defined by the use of formal rows of accent trees of low and medium height flower shrubs Connections to the public right of way shall be highlighted by colorful perennials

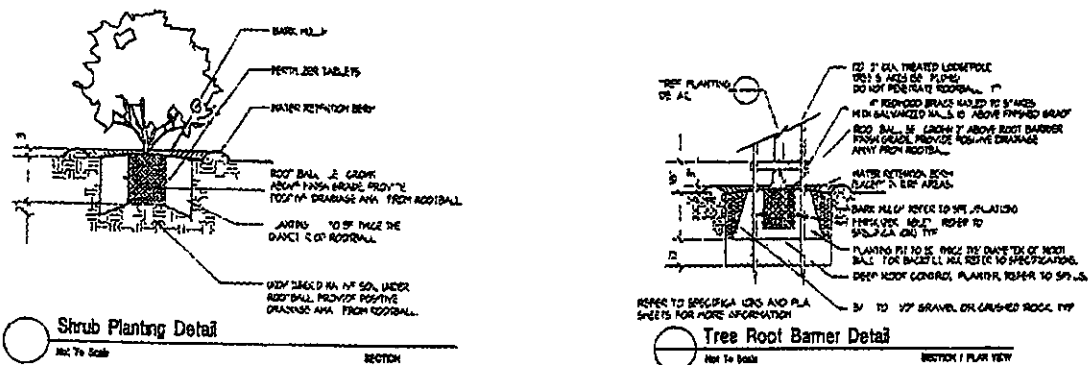


Figure L 9 Landscape Construction Standards

HIGHLAND RESERVE MARKETPLACE							as of 3.3.26		
		RETAIL	MEZZ	FOOD	OTHER				
Building	Tenants	1st Floor Sq. Ft.		1st Floor Sq. Ft.	1st Floor Sq. Ft.	TOTAL Sq. Ft.	Parking Ratio REQ'D	PARKING SPACES REQ'D	
MAJA	Kohl's	88,248	7,500			95,748	1 stall per 300 s.f.	319	
MAJB	PetSmart	19,107				19,107	1 stall per 300 s.f.	64	
MAJC	Ashley Furniture	37,000	6,000			43,000	1 stall per 300 s.f.	143	
A1	Mancini's Sleepworld	6,000				6,000	1 stall per 300 s.f.	20	
B1	BevMo	10,000				10,000	1 stall per 300 s.f.	33	
1A	Pacific Dental				4,000	4,000	1 stall per 150 s.f.	27	
1B	Local Kitchens			2,000		2,000	1 stall per 100 s.f.	20	
2A	Sushi Kuma			2,800		3,690	1 stall per 100 s.f.	37	
2C	Nutrishop	1,200				1,200	1 stall per 300 s.f.	4	
2D	Wing Stop			2,000		2,000	1 stall per 100 s.f.	20	
3A-B	Blaze Pizza (Interior Only)			3,400		3,400	1 stall per 100 s.f.	34	
	Blaze Pizza (Patio Area)			663		663	1 stall per 100 s.f.	7	
3C	Nail Salon	1,400				1,400	1 stall per 300 s.f.	5	
3D	Dave's Hot Chicken				3,254	3,254	1 stall per 100 s.f.	33	
	Dave's Hot Chicken Patio					200		2	
PAD4	In-N-Out Burger			3,220		3,220	1 stall per 100 s.f.	32	
5A	Taqueria			2,116		2,116	1 stall per 100 s.f.	21	
5B	The Yummy Cookie (no indoor seating)			884		884	1 stall per 300 s.f.	3	
5C	Verizon Wireless	1,000				1,000	1 stall per 300 s.f.	3	
5D	Posh Bagel			1,500		1,500	1 stall per 100 s.f.	15	
5E	Jamba Juice			1,500		1,500	1 stall per 100 s.f.	15	
PAD6	Kripsy Kreme			4,060		4,060	1 stall per 100 s.f.	41	
PAD7	Restaurant (Proposed)			5,000		5,000	1 stall per 100 s.f.	50	
							Total Parking Req'd	948	
Total Sq.Ft. Retail		163,955							
Total Sq.Ft. Restaurants		29,143							
Total Sq.Ft. Other		7,254							
Total Sq.Ft.		200,352							
							OVERALL PARKING RATIO (PER 1000 S.F.)	5	
							PARKING STALLS PROVIDED	1,025	

GSB ARCHITECTURE
 Architecture • Interiors • Planning
 Greg S. Baldersee, AIA
 Architect / CGBP / LEED AP
 8502 Lilliput Way
 El Dorado Hills, CA 95762
 (916) 934-3870
 GSB-Arch@comcast.net



Seal
 Designed By: GSB
 Drawn By: GSB
 Checked By: GSB

Consultant

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Approvals
HIGHLAND RESERVE MARKETPLACE

NEW RETAIL, RESTAURANT & DRIVE-THRU

ARCHITECTURAL DESIGN REVIEW & TENTATIVE MAP ENTITLEMENTS

EXISTING 10375 FAIRWAY DR
 PROPOSED 10385 FAIRWAY DR
 ROSEVILLE, CA 95678

Project APN: 357-100-001-000

SN Investment Properties, LLC
 1121 SW Salmon Street Suite 500
 Portland, OR 97205

Mr. Michael Corbitt
 (510) 918-2700
 MichaelC@schnitzerproperties.com
 Client / Owner

OVERALL EXISTING SITE PLAN PARKING EXHIBIT

Sheet Title

Revisions

Project No. GSB22-07
 Date: 3 MAY 2023
A0.2
 of

- 10325 FAIRWAY DRIVE**
 AVAILABLE 3,200sf / 300 = 11 STALLS
 VANITY NAILS 1,400sf / 300 = 5 STALLS
 BLAZE PIZZA 3,400sf / 100 = 34 STALLS
- 10341 FAIRWAY DRIVE**
 SUSHI KUMA 2,800sf / 100 = 28 STALLS
 NUTRISHOP 1,200sf / 300 = 4 STALLS
 WING STOP 2,000sf / 100 = 20 STALLS
- 10357 FAIRWAY DRIVE**
 PACIFIC DENTAL 4,000sf / 150 = 27 STALLS
 LOCAL KITCHENS 2,000sf / 100 = 20 STALLS

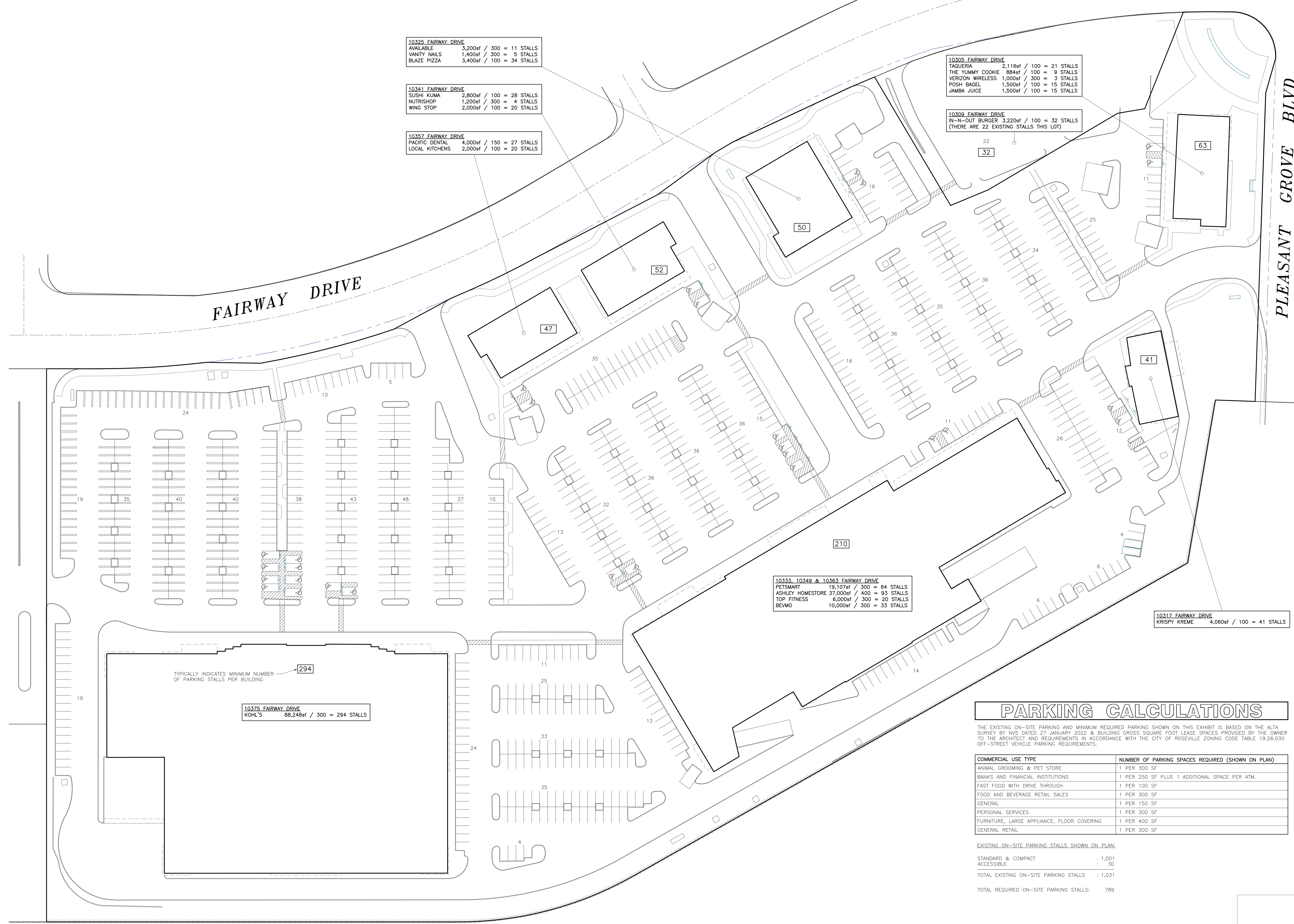
- 10305 FAIRWAY DRIVE**
 TAQUERIA 2,116sf / 100 = 21 STALLS
 THE YUMMY COOKIE 884sf / 100 = 9 STALLS
 VERIZON WIRELESS 1,000sf / 300 = 3 STALLS
 POSH BAGEL 1,500sf / 100 = 15 STALLS
 JAMBA JUICE 1,500sf / 100 = 15 STALLS

10309 FAIRWAY DRIVE
 IN-N-OUT BURGER 3,220sf / 100 = 32 STALLS
 (THERE ARE 22 EXISTING STALLS THIS LOT)

- 10333, 10349 & 10363 FAIRWAY DRIVE**
 PETSMART 19,107sf / 300 = 64 STALLS
 ASHLEY HOMESTORE 37,000sf / 400 = 93 STALLS
 TOP FITNESS 6,000sf / 300 = 20 STALLS
 BEVMO 10,000sf / 300 = 33 STALLS

FAIRWAY DRIVE

PLEASANT GROVE BLVD



TYPICALLY INDICATES MINIMUM NUMBER OF PARKING STALLS PER BUILDING

10375 FAIRWAY DRIVE
 KOHL'S 88,248sf / 300 = 294 STALLS

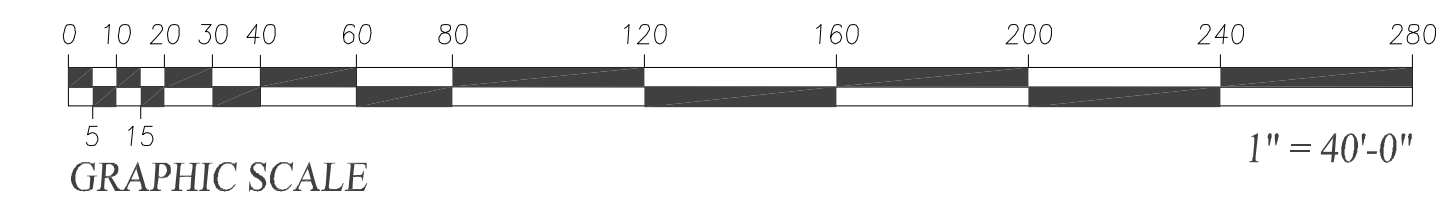
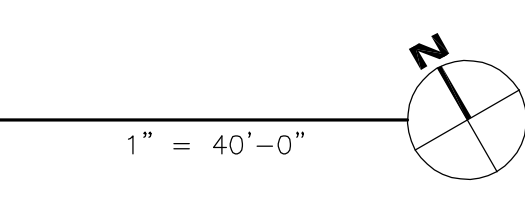
PARKING CALCULATIONS

THE EXISTING ON-SITE PARKING AND MINIMUM REQUIRED PARKING SHOWN ON THIS EXHIBIT IS BASED ON THE ALTA SURVEY BY NVS DATED 27 JANUARY 2022 & BUILDING GROSS SQUARE FOOT LEASE SPACES PROVIDED BY THE OWNER TO THE ARCHITECT AND REQUIREMENTS IN ACCORDANCE WITH THE CITY OF ROSEVILLE ZONING CODE TABLE 19.26.030 OFF-STREET VEHICLE PARKING REQUIREMENTS.

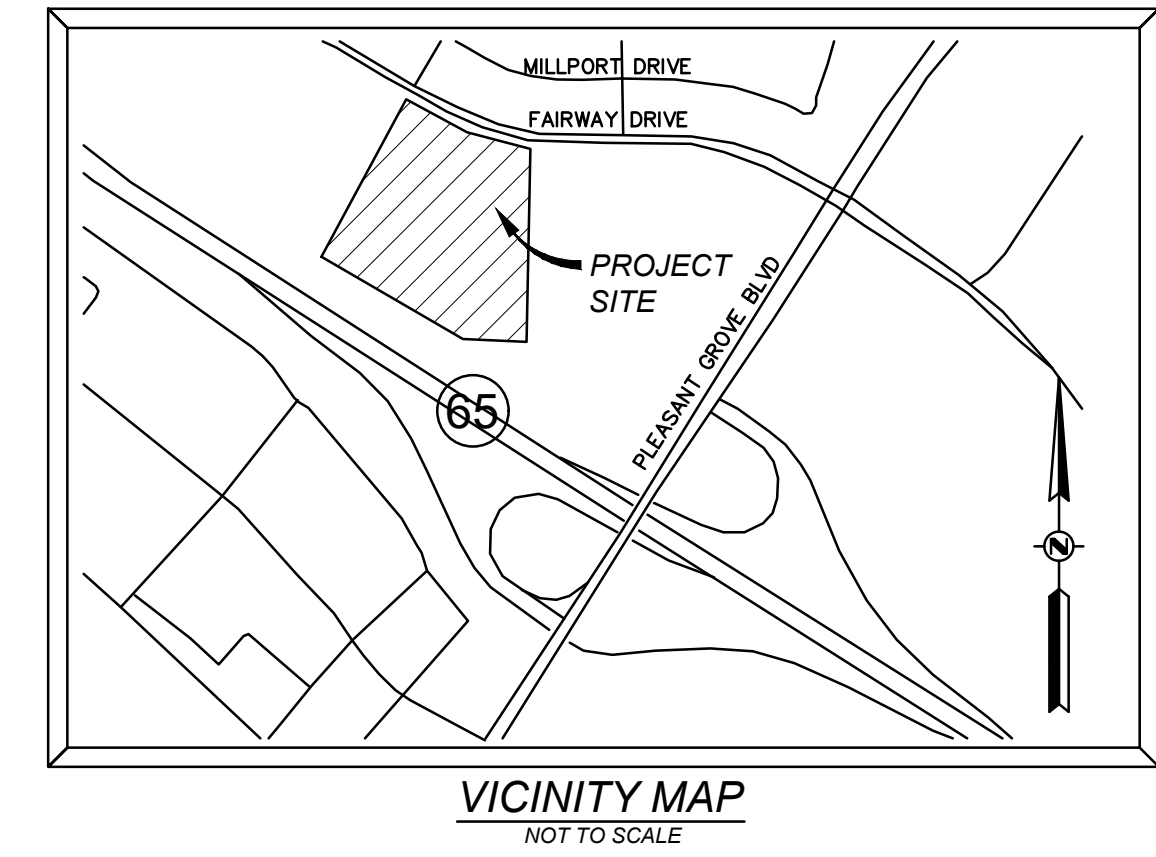
COMMERCIAL USE TYPE	NUMBER OF PARKING SPACES REQUIRED (SHOWN ON PLAN)
ANIMAL GROOMING & PET STORE	1 PER 300 SF
BANKS AND FINANCIAL INSTITUTIONS	1 PER 250 SF PLUS 1 ADDITIONAL SPACE PER ATM.
FAST FOOD WITH DRIVE THROUGH	1 PER 100 SF
FOOD AND BEVERAGE RETAIL SALES	1 PER 300 SF
GENERAL	1 PER 150 SF
PERSONAL SERVICES	1 PER 300 SF
FURNITURE, LARGE APPLIANCE, FLOOR COVERING	1 PER 400 SF
GENERAL RETAIL	1 PER 300 SF

EXISTING ON-SITE PARKING STALLS SHOWN ON PLAN:

STANDARD & COMPACT : 1,001
 ACCESSIBLE : 30
 TOTAL EXISTING ON-SITE PARKING STALLS : 1,031
 TOTAL REQUIRED ON-SITE PARKING STALLS: 789



DC EXHIBIT A



BENCHMARK:

THE BENCHMARK USED FOR THIS SURVEY WAS THE CITY OF ROSEVILLE BENCHMARK 100, WHICH IS A 3 1/4" BRASS DISK STAMPED "2018 PLS 8278" SET ON TOP OF THE CENTER MEDIAN CURB ON FAIRWAY DRIVE BRIDGE, 23 FEET FROM WESTERLY END OF BRIDGE, LOCATED APPROXIMATELY 3000 FEET WEST OF STANFORD RANCH ROAD.

ELEVATION = 191.30 (NAVD 88 DATUM)
ELEVATION = 188.98 (NGVD 29 DATUM)

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SAME AS THE PLAT OF "HIGHLAND RESERVE MARKETPLACE", FILED FOR RECORD IN BOOK Z OF MAPS, AT PAGE 60, AND WAS ESTABLISHED FROM RECORD MONUMENTS SHOWN THEREON.

PRELIM. TITLE REPORT:

COMMONWEALTH LAND TITLE COMPANY
REPORT NO.: 982-30098093-A-JE1
DATED: FEBRUARY 2, 2023

EXISTING PROPERTY INFO:

APN: 357-100-001-000
AREA: 9.326 ACRES
OWNER: KOHLS DEPARTMENT STORES INC LESSEE

ZONING:

EXISTING USE: COMMERCIAL
PROPOSED USE: COMMERCIAL

WATER SUPPLY:

CITY OF ROSEVILLE DEPARTMENT OF ENVIRONMENTAL UTILITIES

FIRE DEPARTMENT:

ROSEVILLE FIRE DEPARTMENT

SEWER DISPOSAL:

CITY OF ROSEVILLE DEPARTMENT OF ENVIRONMENTAL UTILITIES

FLOODPLAIN NOTE:

THE PROJECT IS LOCATED WITHIN FLOOD ZONE "X" WHICH IS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. REFERENCE IS MADE TO THE NATIONAL FLOOD INSURANCE RATE MATE, MAP NUMBER 06061C0941H, DATED NOVEMBER, 2, 2018.

PROPOSED LOT INFO:

TWO PROPOSED PARCELS:
PARCEL 1: GROSS ± 354,808 SF ± 8.145 ACRES
PARCEL 2: GROSS ± 51,442 SF ± 1.181 ACRES
EXISTING AREA: GROSS ± 406,250 SF ± 9.326 ACRES

DATE OF SURVEY:

PERFORMED BY: CWE
FEBRUARY 15, 2023

CIVIL ENGINEER / SURVEYOR:

CWE
2260 DOUGLAS BLVD., SUITE 160
ROSEVILLE, CA 95661

JURISDICTION:

CITY OF ROSEVILLE

BUILDING SETBACKS:

FRONT: 0'
STREET SIDE: 0'
INTERIOR SIDE: 0'
REAR: 0'

MIN. LOT REQUIREMENTS:

N/A

LEGEND:

- CENTERLINE
- SUBJECT PARCEL BOUNDARY
- NEW PARCEL BOUNDARY
- ADJACENT PARCEL BOUNDARY
- EASEMENT AS NOTED
- ADJACENT LOT LINES
- ⊙ STORM DRAIN MANHOLE
- ⊙ SEWER MANHOLE
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ STREET LIGHT
- ⊙ ELECTRICAL PULL BOX
- ⊙ SIGN
- ⊙ TREE
- 1440 INDEX CONTOUR
- INTERMEDIATE CONTOURS
- (R1) RECORD DATA PER SURVEYED POINT
- ⊙ SURVEY CONTROL POINT
- ⊙ FOUND MONUMENT
- ⊙ FOUND BRASS DISK IN MONUMENT WELL AS NOTED
- DIMENSION POINT - NOTHING FOUND OR SET
- () (1) RECORD INFORMATION PER

UTILITY CONTACT INFORMATION		
UTILITY	UTILITY CO.	PHONE
TELEPHONE	COMCAST	(888) 824-8219
GAS	PACIFIC GAS & ELECTRIC	(916) 889-3269
ELECTRIC	ROSEVILLE ELECTRIC	(916) 746-1662
FIRE	ROSEVILLE FIRE DEPARTMENT	(916) 774-5802
WATER & SEWER	CITY OF ROSEVILLE DEPARTMENT OF ENVIRONMENTAL UTILITIES	(916) 774-5750
DRAINAGE	DEVELOPMENT SERVICES ENGINEERING	(916) 774-5339
REFUSE	CITY OF ROSEVILLE SOLID WASTE DIVISION	(916) 774-5780
U.S.A.	UNDERGROUND SERVICE ALERT	1-800-642-2444

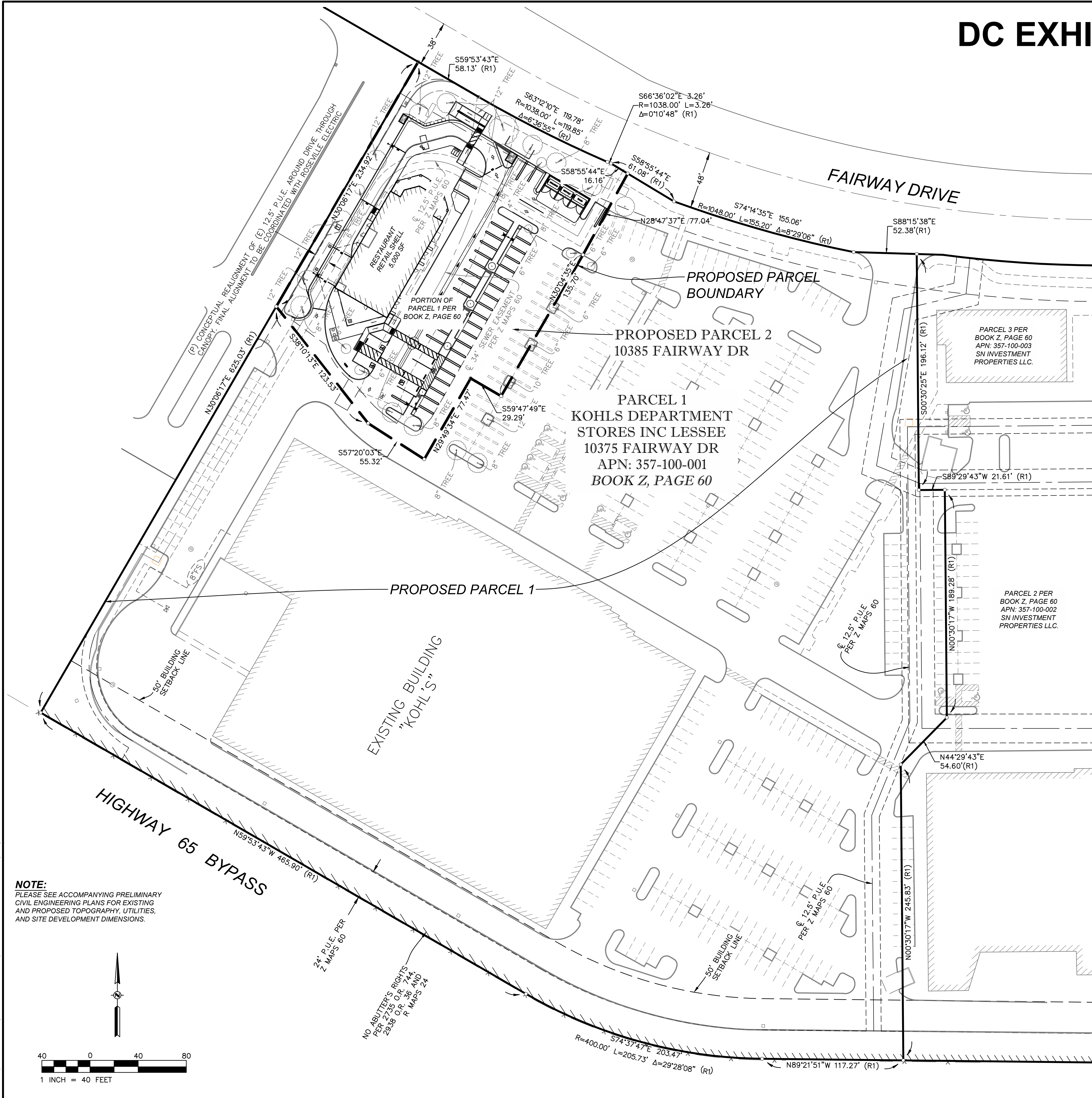
THIS MAP ACCURATELY CONFORMS TO SECTION 16.20.230 AND 16.20.240 OF THE PLACER COUNTY CODE.

TENTATIVE PARCEL MAP STATEMENT

I HEREBY STATE THAT THIS TENTATIVE MAP ACCURATELY DEPICTS THE LOCATION, WIDTH, TYPE AND RECORDING INFORMATION OF ALL RECORD EASEMENTS LISTED IN THE PRELIMINARY TITLE REPORT ISSUED BY COMMONWEALTH LAND TITLE COMPANY, ORDER NO. 982-30098093-A-JE1. ALL EASEMENTS PROPOSED TO BE ABANDONED OR EXTINGUISHED ARE IDENTIFIED. EASEMENTS THAT CANNOT BE LOCATED FROM RECORD INFORMATION ARE LISTED IN THE NOTES.



SIGNATURE _____ DATE _____

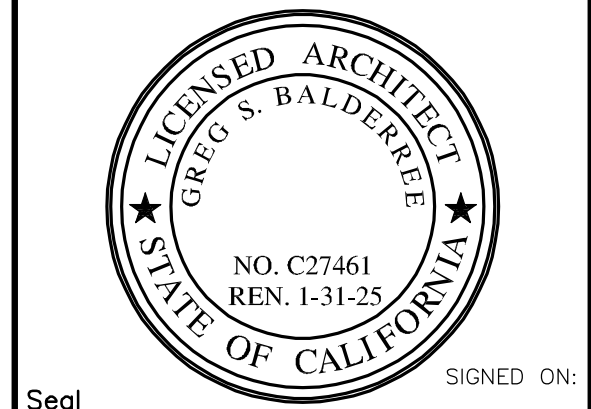


DC EXHIBIT B

GSB ARCHITECTURE
Architecture • Interiors • Planning

Greg S. Baldersee, AIA
Architect / CGBP / LEED AP

8502 Lilliput Way
El Dorado Hills, CA 95762
(916) 934-3870
GSB-Arch@comcast.net



Seal

Designed By: GSB
Drawn By: GSB
Checked By: GSB

Consultant

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Approvals

HIGHLAND RESERVE MARKETPLACE

NEW RETAIL, RESTAURANT & DRIVE-THRU

ARCHITECTURAL DESIGN REVIEW & TENTATIVE MAP ENTITLEMENTS

EXISTING 10375 FAIRWAY DR
PROPOSED 10385 FAIRWAY DR
ROSEVILLE, CA 95678

Project APN: 357-100-001-000

SN Investment Properties, LLC
1121 SW Salmon Street Suite 500
Portland, OR 97205

Mr. Michael Corbett
(510) 918-2700
MichaelC@schnitzerproperties.com
Client / Owner

EXISTING SITE PLAN WITH PROPOSED IMPROVEMENTS

Sheet Title

2 AUGUST 2023
PL23-0091 PLAN REVIEW COMMENTS
DATED 15 JUNE 2023.

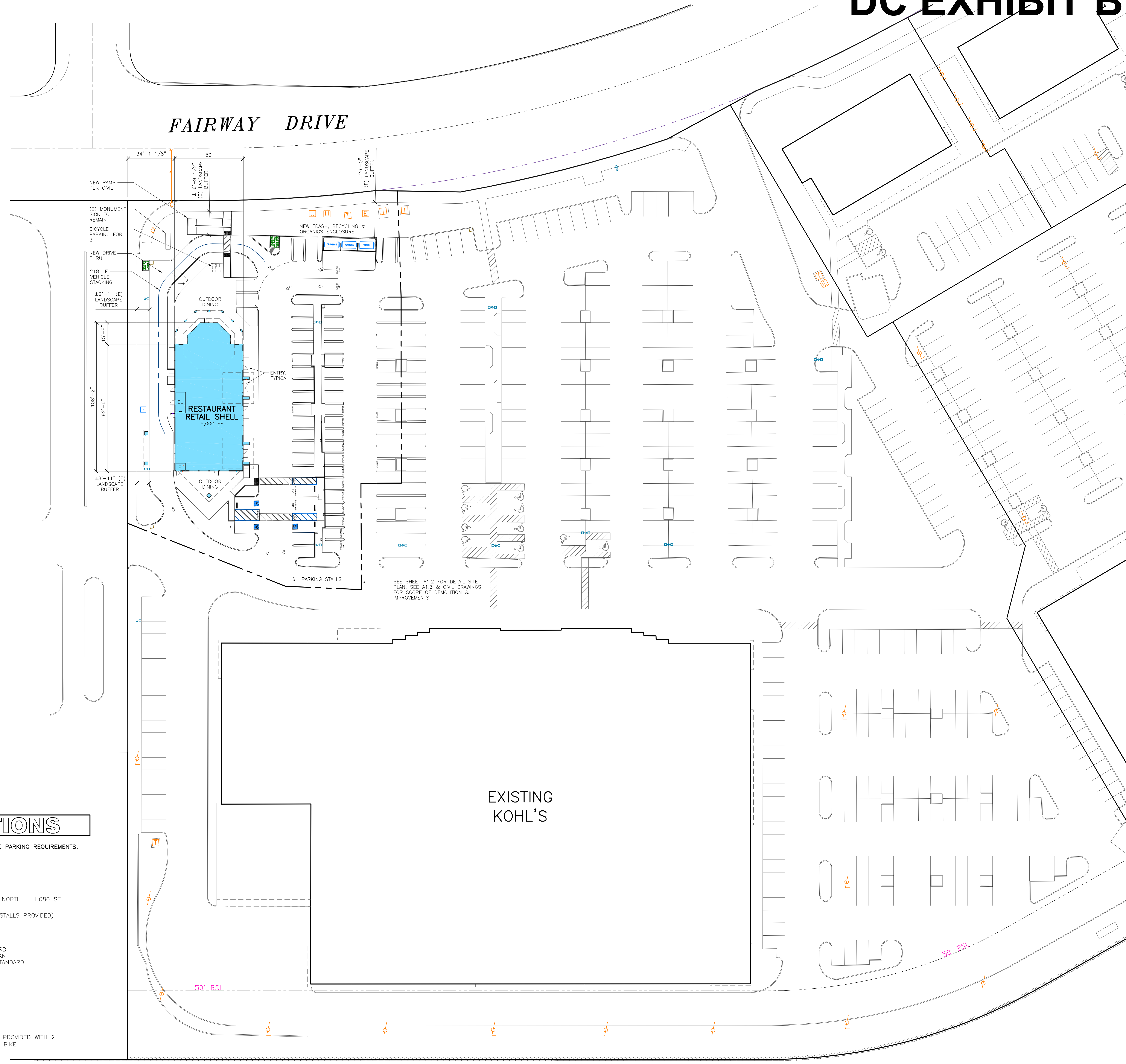
REVISIONS TO THIS SHEET ARE IN ACCORDANCE WITH THE RESPONSES TO THE ABOVE COMMENTS. NO CHANGES WERE MADE NOT REQUIRED BY THE COMMENTS.

Revisions

Project No. GSB22-07

Date: 3 MAY 2023

of



PARKING CALCULATIONS

PARKING PER CITY OF ROSEVILLE ZONING CODE TABLE 19.26.030 OFF-STREET VEHICLE PARKING REQUIREMENTS, CBC TABLE 11B-208.2, CBC TABLE 11B-228.3.2.1, & CGBSC TABLE 5.106.5.3.1:

NEW BUILDING VEHICLE PARKING:

RESTAURANT TOTAL GROSS BUILDING FLOOR AREA : 5,000 SF
COVERED OUTDOOR DINING : 495 SF SOUTH + 585 SF NORTH = 1,080 SF
6,080 SF TOTAL / 100 SF PER PARKING STALL = 61 REQUIRED STALLS (61 STALLS PROVIDED)

PROVIDED PARKING STALLS :

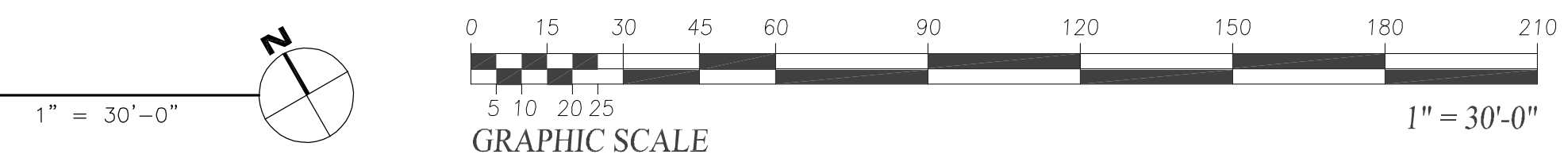
- 38 STANDARD
- 7 COMPACT
- 1 ACCESSIBLE - VAN
- 2 ACCESSIBLE - STANDARD
- 1 EVSE ACCESSIBLE - VAN
- 1 EVSE ACCESSIBLE - STANDARD
- 2 EVSE STANDARD
- 9 EV CAPABLE

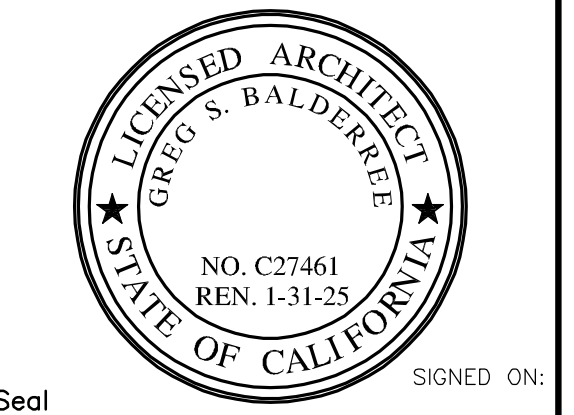
EXISTING PARKING STALLS REMOVED FOR NEW WORK: 67 STALLS

NEW BICYCLE PARKING PER CGBSC 5.106.4.1.1:

61 VEHICLE STALLS x 5% = 3 : 3-CAPACITY BICYCLE RACK PROVIDED WITH 2' x 6' MIN CLEAR AREA PER BIKE

EXISTING SITE PLAN WITH PROPOSED IMPROVEMENTS





Seal
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 Drawn By: GSB
 Checked By: GSB

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Approvals
HIGHLAND RESERVE MARKETPLACE

NEW RETAIL, RESTAURANT & DRIVE-THRU

ARCHITECTURAL DESIGN REVIEW & TENTATIVE MAP ENTITLEMENTS

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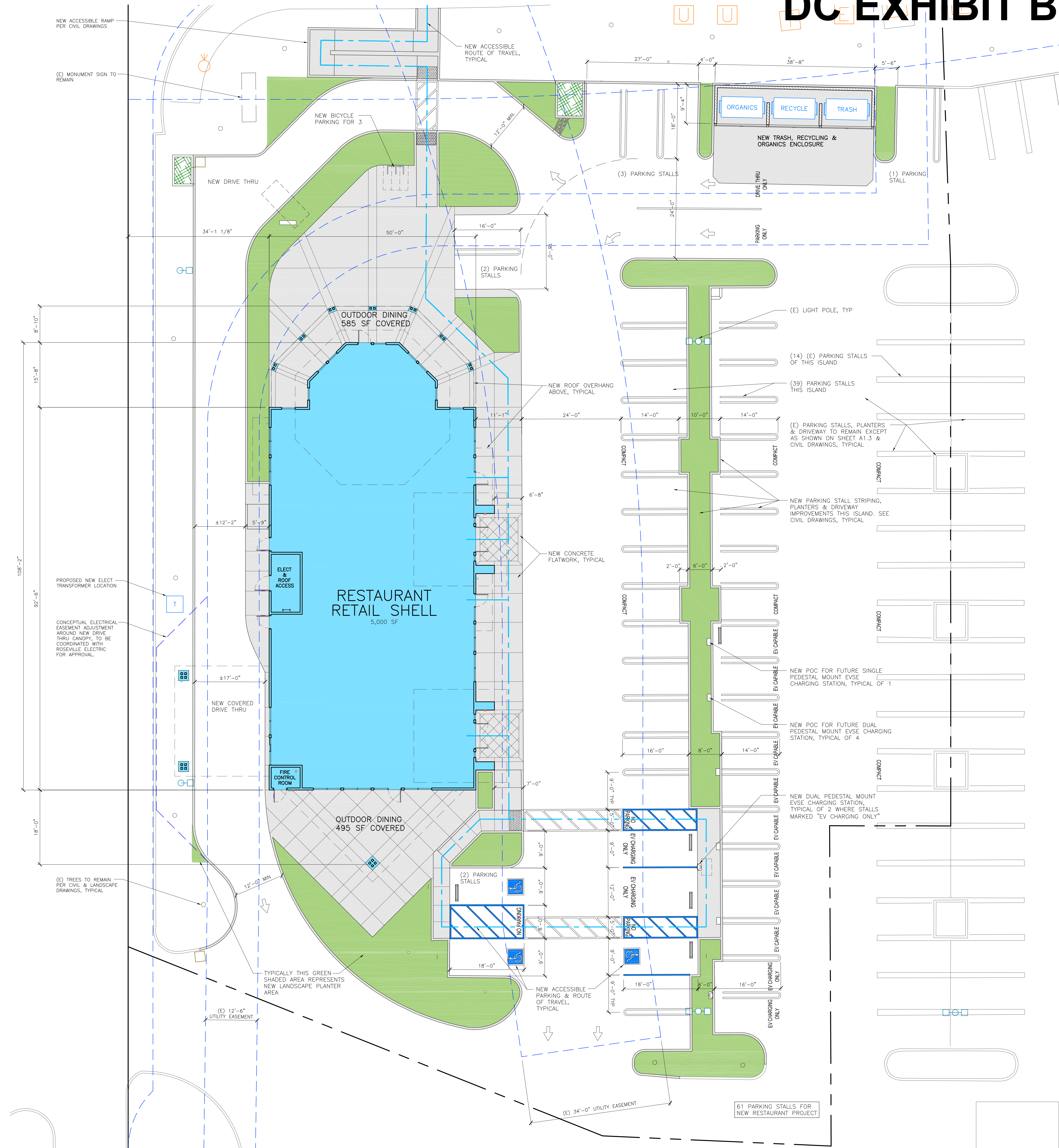
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 MichaelC@schnitzerproperties.com

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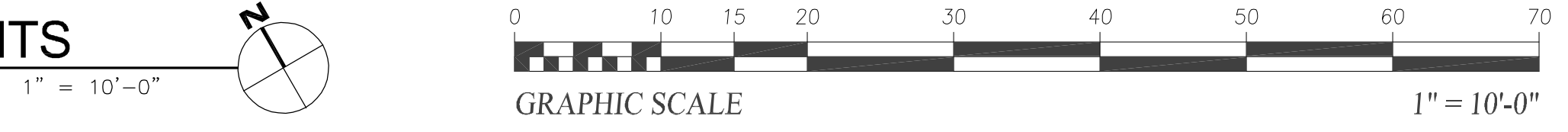
DETAIL SITE PLAN WITH PROPOSED IMPROVEMENTS

Sheet Title
 2 AUGUST 2023
 PL23-0091 PLAN REVIEW COMMENTS DATED 15 JUNE 2023.
 REVISIONS TO THIS SHEET ARE IN ACCORDANCE WITH THE RESPONSES TO THE ABOVE COMMENTS. NO CHANGES WERE MADE NOT REQUIRED BY THE COMMENTS.

Revisions	
Project No.	GSB22-07
Date:	3 MAY 2023
A1.2	
of	



DETAIL SITE PLAN WITH PROPOSED IMPROVEMENTS



DC EXHIBIT C

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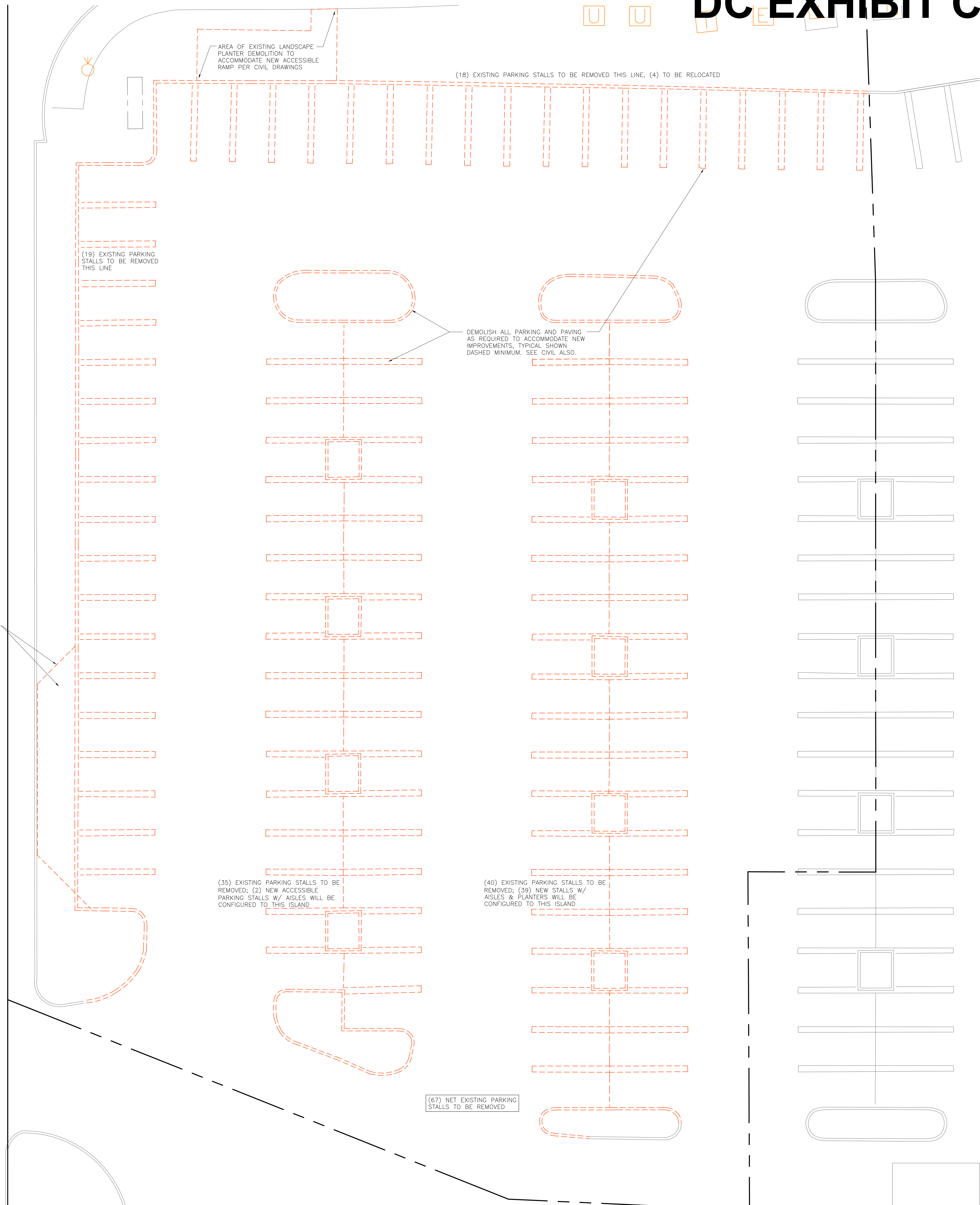
SITE PLAN DEMOLITION

Sheet Title

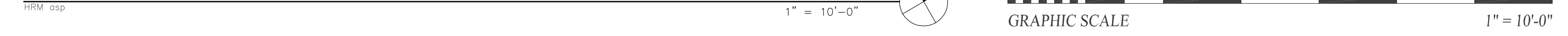
2 AUGUST 2023
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Revisions

Project No. GSB22-07	A1.3 of
Date: 3 MAY 2023	



SITE PLAN DEMOLITION





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HIGHLAND RESERVE MARKETPLACE

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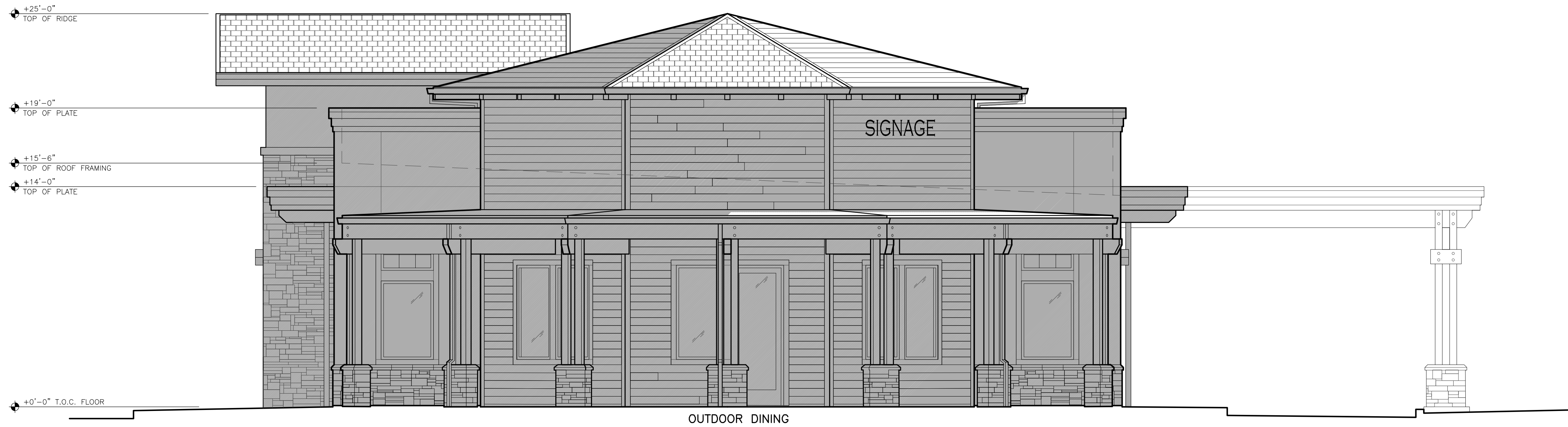
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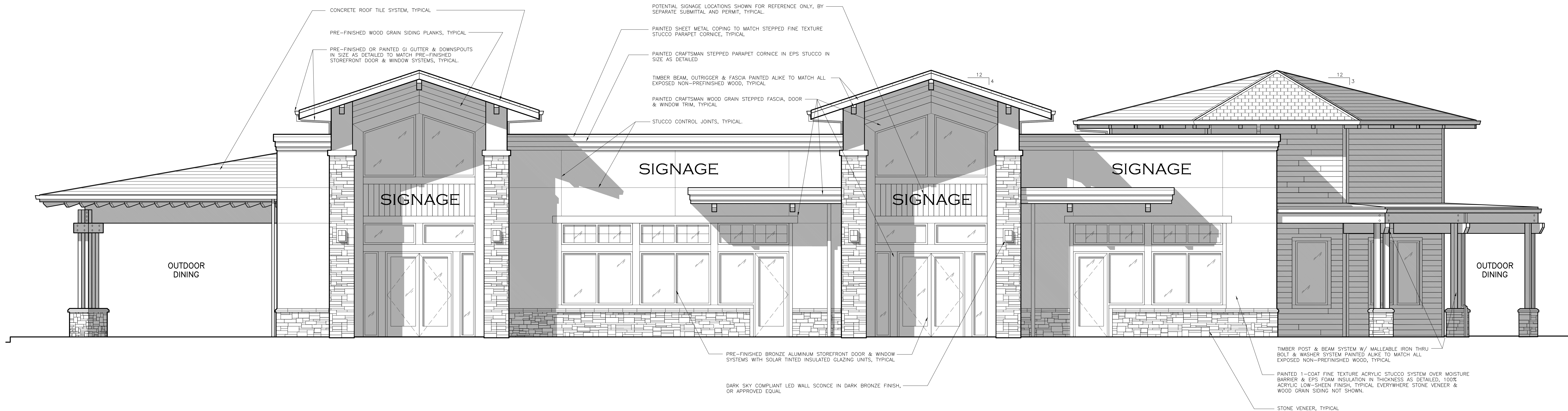
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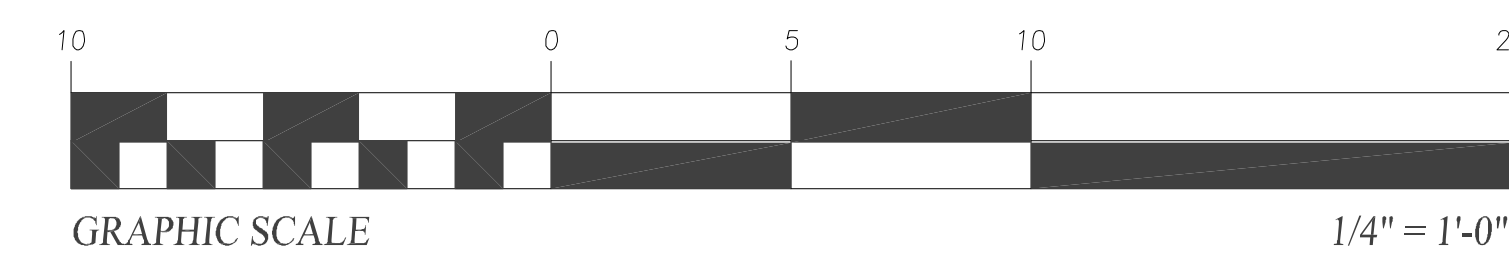
NORTH & EAST EXTERIOR ELEVATIONS



CRAFTSMAN STYLE - NORTH ELEVATION FACING FAIRWAY DRIVE
 1/4"=1'-0"



CRAFTSMAN STYLE - EAST ELEVATION FACING PARKING INTERIOR
 1/4"=1'-0"

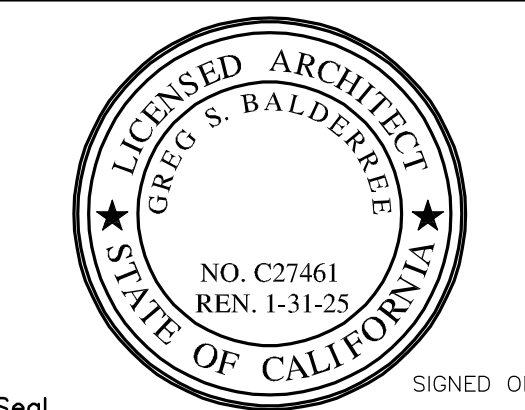


Sheet Title

Revisions

Project No. GSB22-07	A3.1
Date: 3 MAY 2023	

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Approvals

HIGHLAND RESERVE MARKETPLACE

NEW RETAIL, RESTAURANT & DRIVE-THRU

ARCHITECTURAL DESIGN REVIEW & TENTATIVE MAP ENTITLEMENTS

EXISTING 10375 FAIRWAY DR
 PROPOSED 10385 FAIRWAY DR
 ROSEVILLE, CA 95678

Project APN: 357-100-001-000

SN Investment Properties, LLC
 1121 SW Salmon Street Suite 500
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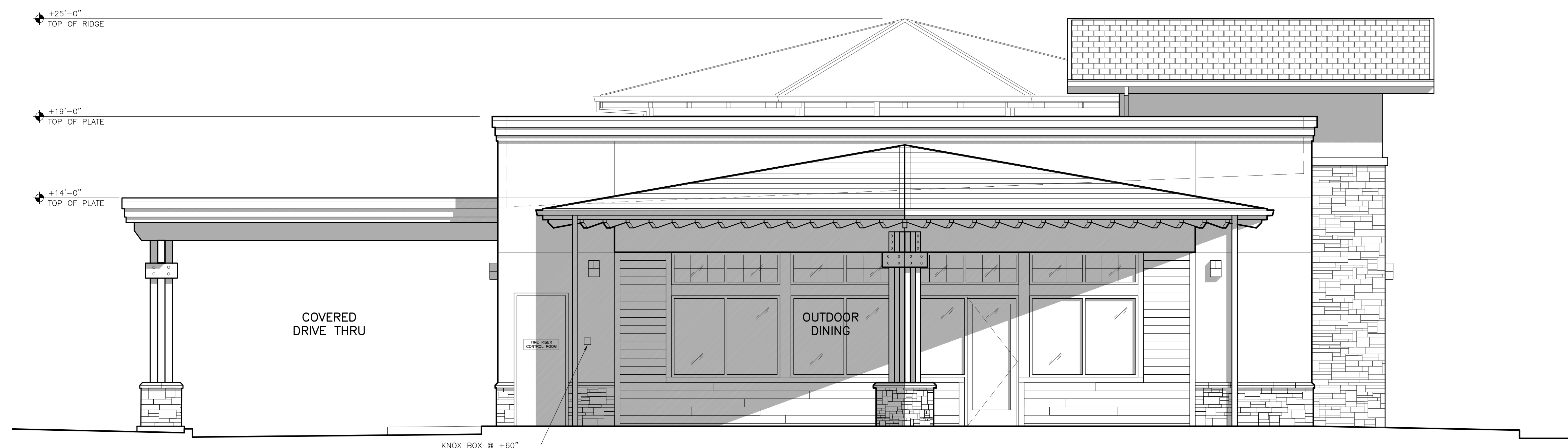
Mr. Michael Corbitt
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SOUTH & WEST EXTERIOR ELEVATIONS

Sheet Title

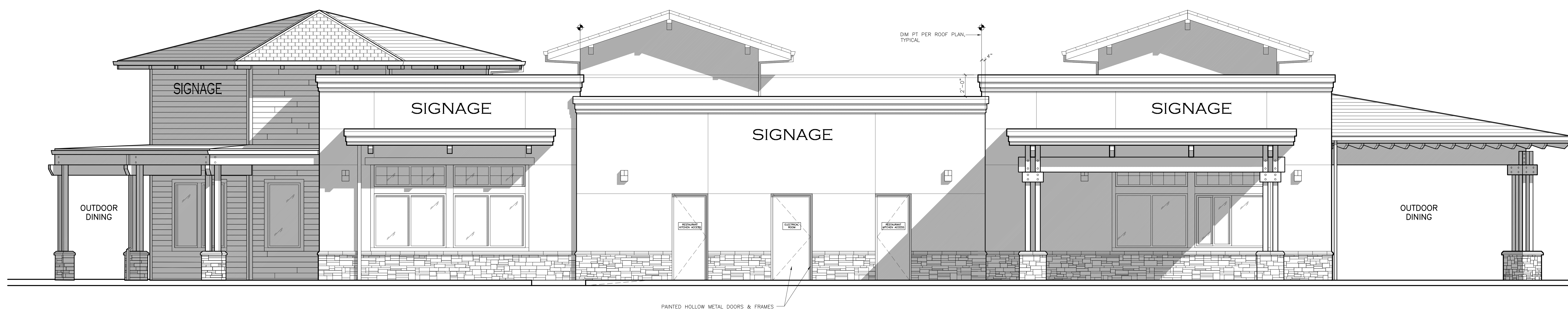
Revisions

Project No. GSB22-07
 Date: 3 MAY 2023
A3.2
 of



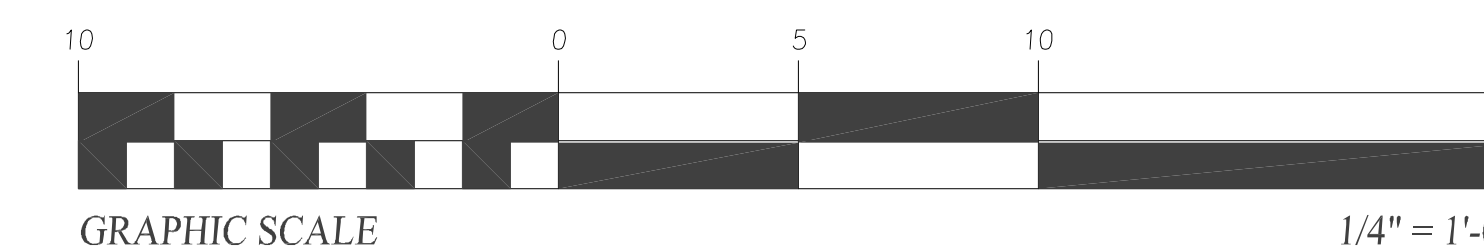
CRAFTSMAN STYLE - SOUTH ELEVATION FACING KOHLS

1/4" = 1'-0"



CRAFTSMAN STYLE - WEST ELEVATION FACING ROSEHALL DRIVE ACCESS

1/4" = 1'-0"



DC EXHIBIT F

COLOR & MATERIAL FINISH NOTE:
 COLORS SHOWN ON THESE ELEVATIONS REPRESENT THE SPECIFIED FINISH MANUFACTURER'S COLOR SYSTEMS, BUT MAY VARY TO THE VIEWER AS THE COLORS ARE DEPENDANT ON THE COLOR RANGE OF A PRINTER AND THE RESOLUTION QUALITY OF A COMPUTER MONITOR COLOR SPECTRUM. THE COLOR AND FINISH ACCURACY OF THESE ELEVATIONS IS FOR DESIGNATION OF WHERE PROPOSED MATERIALS INTEND TO BE APPLIED. ACTUAL FINISH SAMPLES MAY BE OBSERVED FOR MANUFACTURER'S FINISH COLORS, TYPICAL.
 REFER TO SHEET ACFS ARCHITECTURAL COLOR & FINISH SAMPLES FOR ALL SPECIFIED MANUFACTURER'S COLOR & MATERIAL FINISH.

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 Approvals



CRAFTSMAN STYLE - NORTH ELEVATION FACING FAIRWAY DRIVE
 1/4"=1'-0"

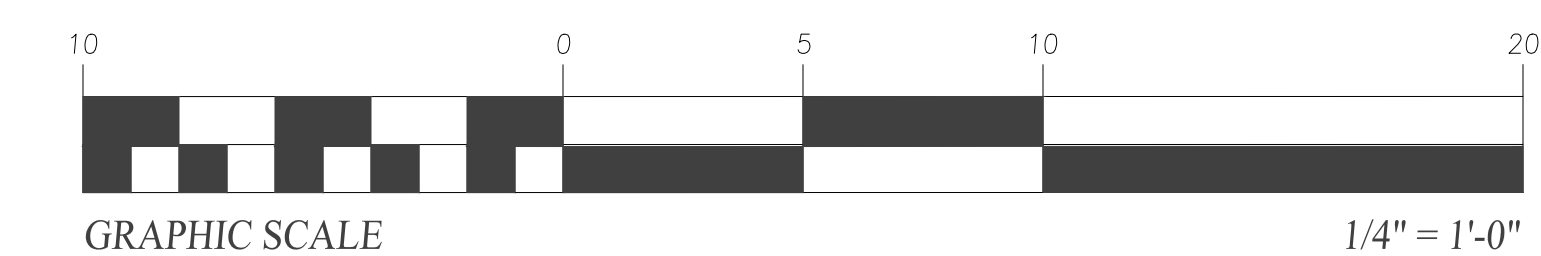
HIGHLAND RESERVE MARKETPLACE
NEW RETAIL, RESTAURANT & DRIVE-THRU
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 APN: 357-100-001-000
 Project
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ARCHITECTURAL COLOR EXTERIOR ELEVATIONS NORTH & EAST



CRAFTSMAN STYLE - EAST ELEVATION FACING PARKING INTERIOR
 1/4"=1'-0"



Sheet Title

Revisions

Project No.	ACE1
GSB22-07	
Date:	
3 MAY 2023	of

DC EXHIBIT F

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CRAFTSMAN STYLE - SOUTH ELEVATION FACING KOHLS 1/4"=1'-0"

HIGHLAND RESERVE MARKETPLACE
 NEW RETAIL, RESTAURANT & DRIVE-THRU
 ARCHITECTURAL DESIGN REVIEW & TENTATIVE MAP ENTITLEMENTS

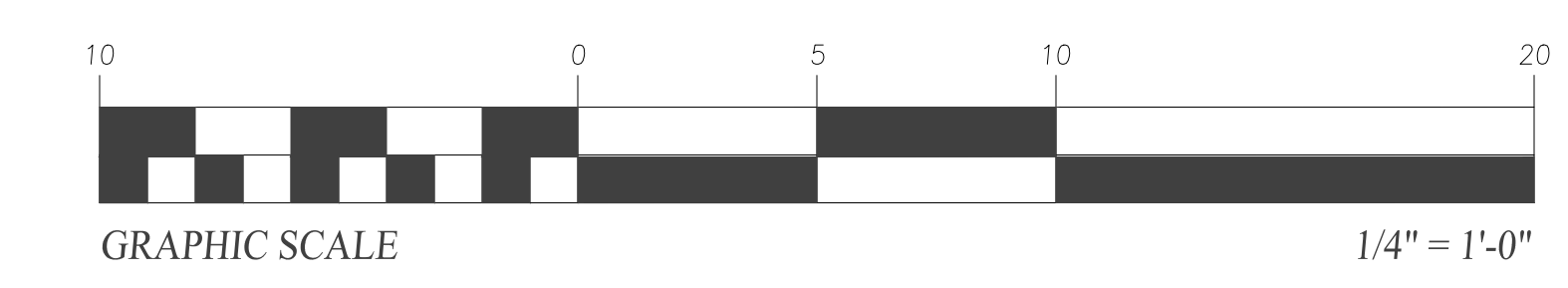
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Project
 SN Investment Properties, LLC
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 MichaelC@schnitzerproperties.com
 Client / Owner

ARCHITECTURAL COLOR EXTERIOR ELEVATIONS SOUTH & WEST



CRAFTSMAN STYLE - WEST ELEVATION FACING ROSEHALL DRIVE ACCESS 1/4"=1'-0"



Sheet Title	
Revisions	
Project No. GSB22-07	ACE2 of
Date: 3 MAY 2023	

DC EXHIBIT G

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NEW RETAIL, RESTAURANT & DRIVE-THRU
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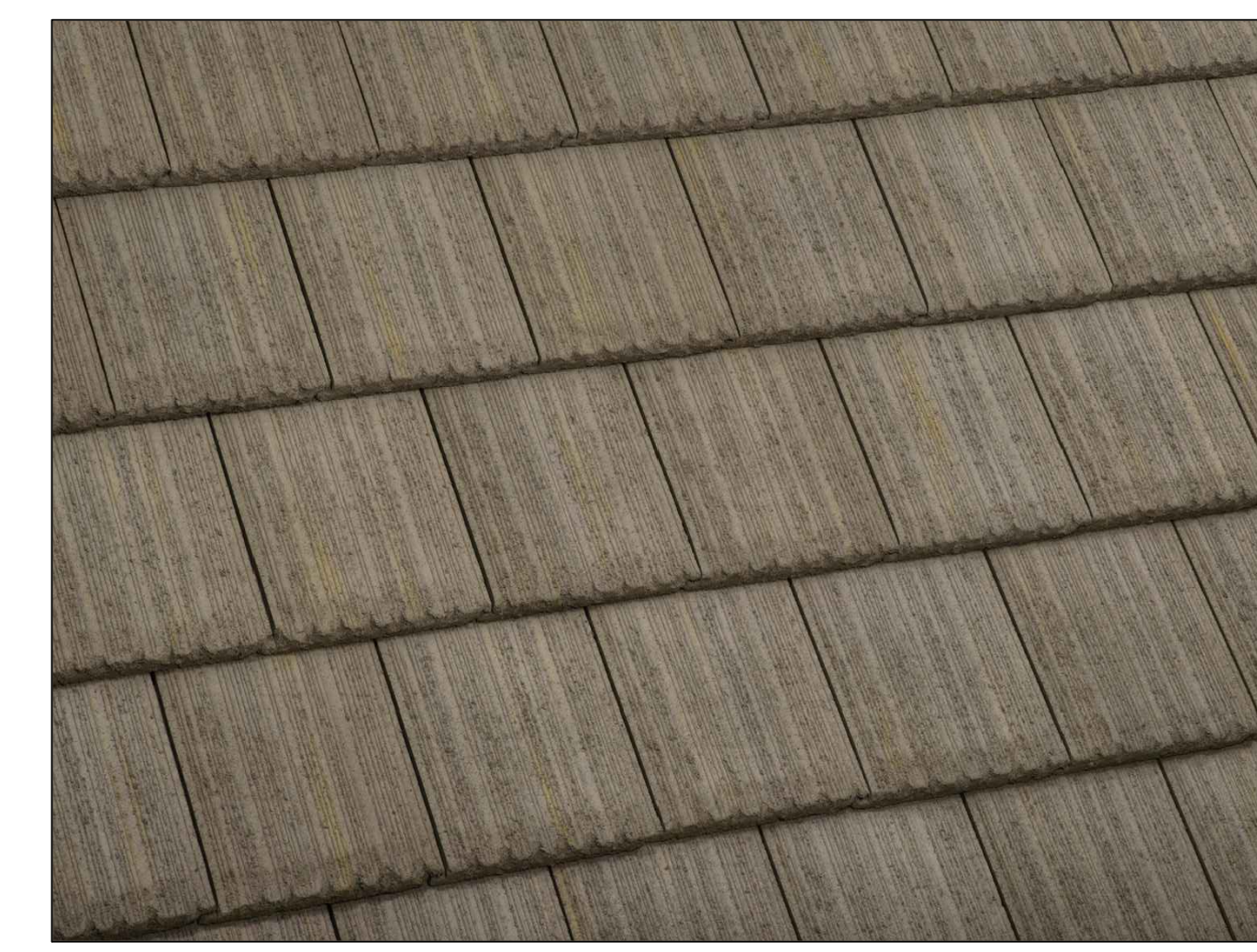
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ARCHITECTURAL COLOR & FINISH SAMPLES

Sheet Title

Revisions
 Project No. GSB22-07
 Date: 3 MAY 2023
ACFS
 of



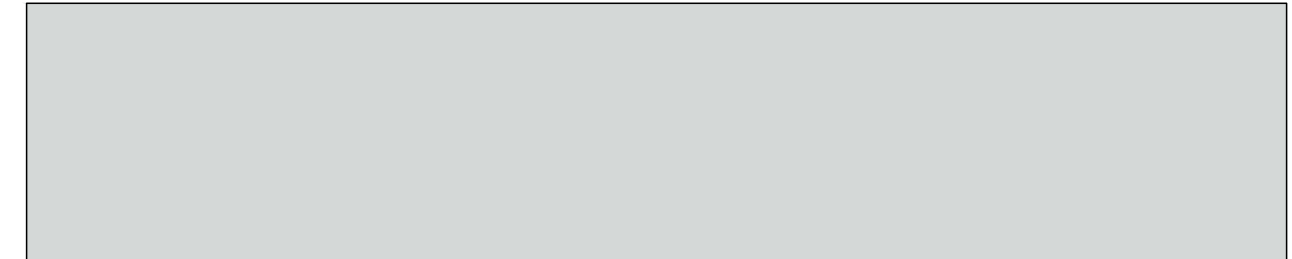
CONCRETE ROOF TILE:
 "5582 FAWN GRAY FLASHED" (EXISTING HRMP COLOR)
 BY EAGLE ROOFING OR APPROVED EQUAL



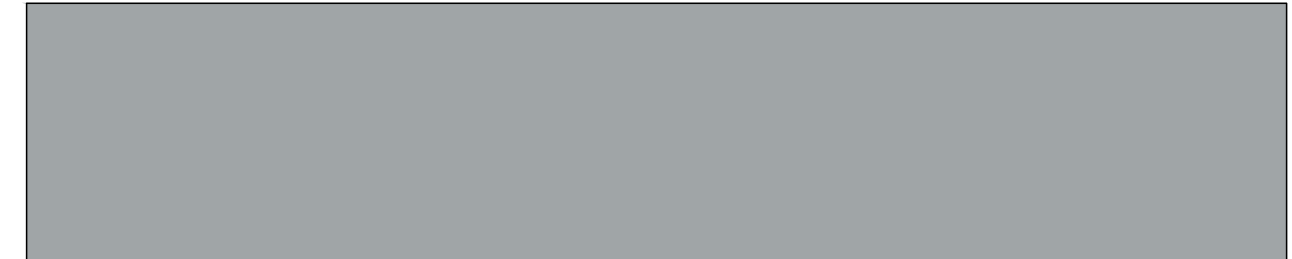
PRE-FINISHED WOOD SIDING:
 UFP EDGE "LOST TRAIL"
 BY UNIVERSAL FOREST PRODUCTS OR APPROVED EQUAL.



STONE VENEER:
 COUNTRY LEDGESTONE "ECHO RIDGE"
 BY CULTURED STONE OR APPROVED EQUAL.



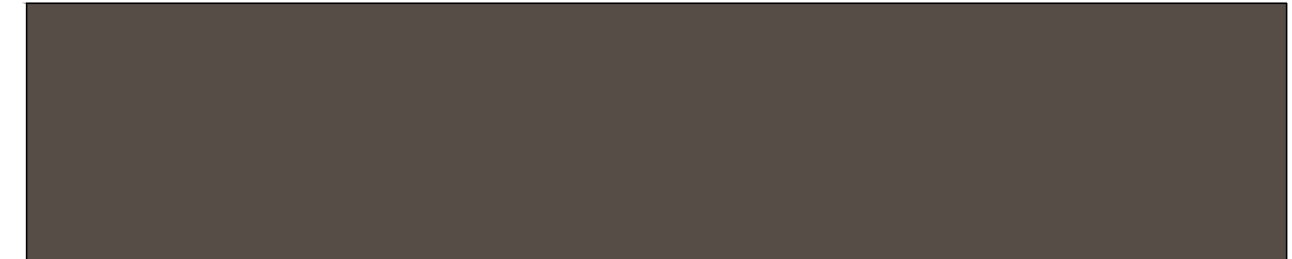
PAINT COLOR 1: STUCCO PARAPET CORNICE & LIGHT TRIM:
 "SW 6253 OLYMPUS WHITE" (EXISTING HRMP COLOR)
 BY SHERWIN WILLIAMS OR APPROVED EQUAL



PAINT COLOR 2: STUCCO BODY:
 "SW 7073 NETWORK GRAY" (EXISTING HRMP COLOR)
 BY SHERWIN WILLIAMS OR APPROVED EQUAL



PAINT COLOR 3: STUCCO ACCENT:
 "SW 7075 WEB GRAY" (EXISTING HRMP COLOR)
 BY SHERWIN WILLIAMS OR APPROVED EQUAL



PAINT COLOR 4: ALL EXPOSED WOOD:
 "SW 3001 SHAGBARK" (EXISTING HRMP COLOR)
 BY SHERWIN WILLIAMS OR APPROVED EQUAL



PAINT COLOR 5: ALL GUTTERS, DOWNSPOUTS, RAIN WATER LEADERS:
 PAINT OR PRE-FINISH TO MATCH BRONZE ALUMINUM STOREFRONT



PRE-FINISHED BRONZE ALUMINUM STOREFRONT DOORS & WINDOWS:
 BY BLOMBERG, US ALUMINUM, TUBELITE, OR APPROVED EQUAL.

COLOR & MATERIAL FINISH NOTES:
 1. COLORS & MATERIALS SHOWN ON THIS SHEET REPRESENT THE PROPOSED SPECIFIED FINISH MANUFACTURER'S COLOR & TEXTURE SYSTEMS ALSO SHOWN ON THE ARCHITECTURAL COLOR ELEVATIONS ON SHEET ACE1 & ACE2. IMAGES MAY VARY TO THE VIEWER AS THE COLORS & FINISHES ARE DEPENDANT ON THE COLOR RANGE OF A PRINTER AND THE RESOLUTION QUALITY OF A COMPUTER MONITOR COLOR SPECTRUM. THE ACCURACY OF THESE SAMPLE IMAGES SHOULD BE USED FOR DESIGNATION OF WHERE AND WHAT PROPOSED MATERIALS ARE TO BE APPLIED. ACTUAL FINISH SAMPLES BY THE ARCHITECT OR MANUFACTURER MAY BE OBSERVED FOR CORRECTNESS.
 2. MATERIALS SHOWN ON THIS SHEET ARE THE INTENDED MATERIALS BUT DUE PRODUCT AVAILABILITY OR DISCONTINUATION, THE OWNER RESERVES THE RIGHT TO SELECT "OR APPROVED EQUAL" PRODUCTS.

(P) CONCEPTUAL REALIGNMENT OF (E) 12.5' P.U.E. AROUND DRIVE THROUGH CANOPY. FINAL ALIGNMENT TO BE COORDINATED WITH ROSEVILLE ELECTRIC

TARGET CORPORATION
APN: 017-123-020

LEGEND:

DC EXHIBIT H

Table with 2 columns: Symbol/Abbreviation and Description. Includes items like AC DRIVE AISLE, AC PARKING, HEAVY DUTY PCC, PEDESTRIAN PCC, MATCH EXISTING PAVING, LANDSCAPING, BIORETENTION PLANTERS, RETAINING WALL, TRUNCATED DOMES, GRADE BREAK LINE, FINISHED FLOOR ELEVATION, RAISED CURB, SPOT ELEVATION, MATCH (E) GRADE ELEVATION, INTERMEDIATE CONTOURS, INDEX CONTOUR, STORM DRAIN PIPE, DRAINAGE INLET, STORM DRAIN MANHOLE, SURFACE FLOW / DRAINAGE FLOW, OVERLAND RELEASE, SAWCUT, and GRADING LIMITS.

CONSTRUCTION KEYNOTES:

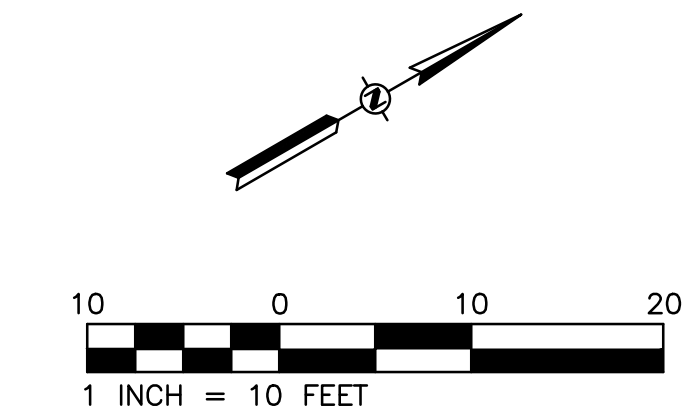
- 1 ON-SITE CONCRETE BARRIER CURB.
2 ON-SITE CONCRETE CURB & GUTTER.
3 MONOLITHIC CONCRETE CURB AND SIDEWALK.
4 CONCRETE EXTERIOR FLATWORK.
5 3' WIDE REINFORCED CONCRETE VALLEY GUTTER.
6 CONCRETE PARKING WHEELSTOP.
7 ACCESSIBLE RAMP WITH HANDRAILS.
8 CAST-IN-PLACE TRUNCATED DOMES.
9 CONSTRUCT TRASH ENCLOSURE WITH CONCRETE APRON PER LATEST CITY OF ROSEVILLE STANDARD DETAIL SW-1.
10 SAWCUT ASPHALT AND TIE INTO EXISTING CONFORM PER LATEST CITY OF ROSEVILLE STANDARDS AND SPECIFICATIONS.
11 ON-SITE RAISED CONCRETE BARRIER CURB.
12 2' CURB CUT WITH ROCK SLOPE PROTECTION.
13 ON-SITE RAISED CONCRETE CURB & GUTTER.
14 RETAINING WALL.
15 ACCESSIBLE RAMP.

DRAINAGE KEYNOTES:

- D1 INSTALL 8'x6' PROPRIETARY CONTECH FILTERRA BIOSCAPE VAULT WITH INTERNAL BYPASS (FTBSVIB0806). INVERTS PER PLANS.
D2 INSTALL 6'x4' PROPRIETARY CONTECH FILTERRA BIOSCAPE VAULT WITH INTERNAL BYPASS (FTBSVIB0604). INVERTS PER PLANS.
D3 ROOF DOWNSPOUT TO CONNECT TO STORM DRAIN SYSTEM. SYSTEM DOWNSPOUT LOCATIONS PER ARCHITECTURAL PLANS.
D4 12" NYLOPLAST DRAIN BASIN (OR APPROVED EQUAL). STRUCTURE AND GRATE FRAME SHALL WITHSTAND MIN H-20 LOADING IN VEHICULAR AREAS.
D5 24" NYLOPLAST DRAIN BASIN (OR APPROVED EQUAL). STRUCTURE AND GRATE FRAME SHALL WITHSTAND MIN H-20 LOADING IN VEHICULAR AREAS.
D6 INSTALL JENSEN PRECAST STORM DRAIN MANHOLE (OR APPROVED EQUIVALENT). INVERT ELEVATIONS (I.E.) SHOWN ON PLAN.
D7 INSTALL CONTECH BIO CLEAN® CATCH BASIN INLET FILTERS FOR TRASH CONTROL.

GENERAL GRADING AND DRAINAGE NOTES:

- 1. ALL VALVES, MANHOLES, CLEANOUTS, D'S, PULLBOXES, ETC. WITHIN LIMITS OF CONSTRUCTION TO BE ADJUSTED TO FINISH GRADE AS NEEDED.
2. GRADING, PAVING, AND EARTHWORK SHALL BE IN ACCORDANCE WITH PROJECT GEOTECHNICAL REPORT AS LISTED ON SHEET C1.
3. VERIFY ALL UTILITY LOCATIONS, PIPE ELEVATIONS, ETC. PRIOR TO CONSTRUCTION.
4. THE ACCESSIBLE PATH OF TRAVEL SHALL SLOPE AT 5% MAX IN THE DIRECTION OF TRAVEL AND 2% MAX CROSS-SLOPE, PER CBC 11B-403 (UNLESS RAMPS ARE PROPOSED). WHERE THE ACCESSIBLE ROUTE MAKES A 90 DEGREE TURN, THE INTERMEDIATE CORNER SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION. RAMPS SHALL NOT BE GREATER THAN 8.33%.
5. ALL ADA ACCESSIBLE PARKING SPACES SHALL HAVE SLOPES LESS THAN 2% IN ANY DIRECTION.
6. SITE LIGHT LOCATIONS SHOWN FOR REFERENCE ONLY. VERIFY LOCATIONS WITH SITE ELECTRICAL PLANS.



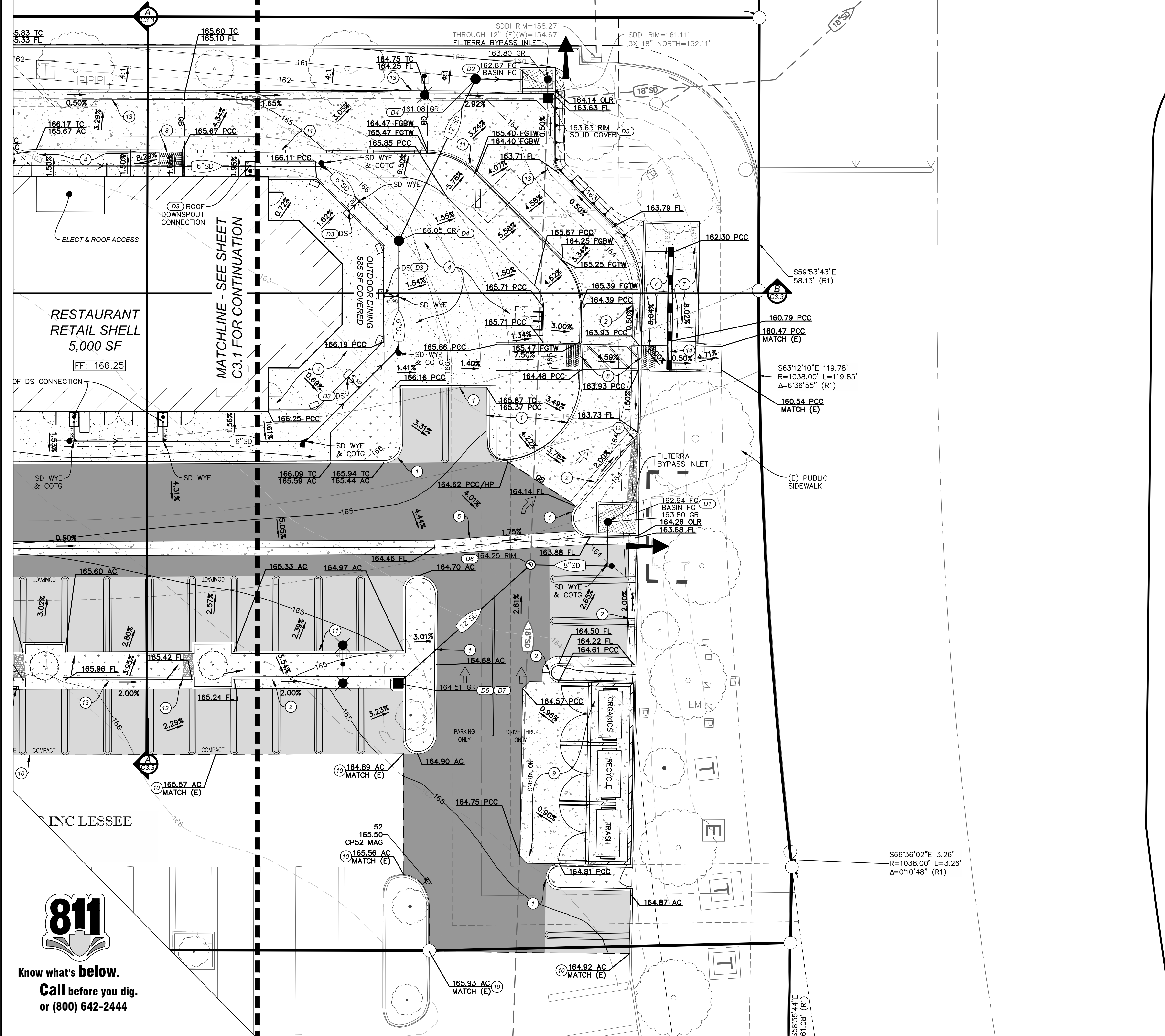
NOT FOR CONSTRUCTION
Professional Engineer Seal for Anthony S. Mccrory, No. C90888, State of California.
GSB ARCHITECTURE, INC. 8502 LILLIPUT WAY, EL DORADO HILLS, CA 95762. CONTACT: GREG BALDERREE PH: (916) 933-8033.
HIGHLAND RESERVE EXISTING: 10375 FAIRWAY DRIVE PROPOSED: 10385 FAIRWAY DRIVE ROSEVILLE, CA 95678. PRELIMINARY GRADING, DRAINAGE, & PAVING PLAN 1.
Sheet C3.1, 3 of 8, 08/18/2023.

KOHL'S DEPARTMENT STORES INC LESSEE
10375 FAIRWAY DR
APN: 357-100-001

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TARGET CORPORATION
APN: 017-123-020



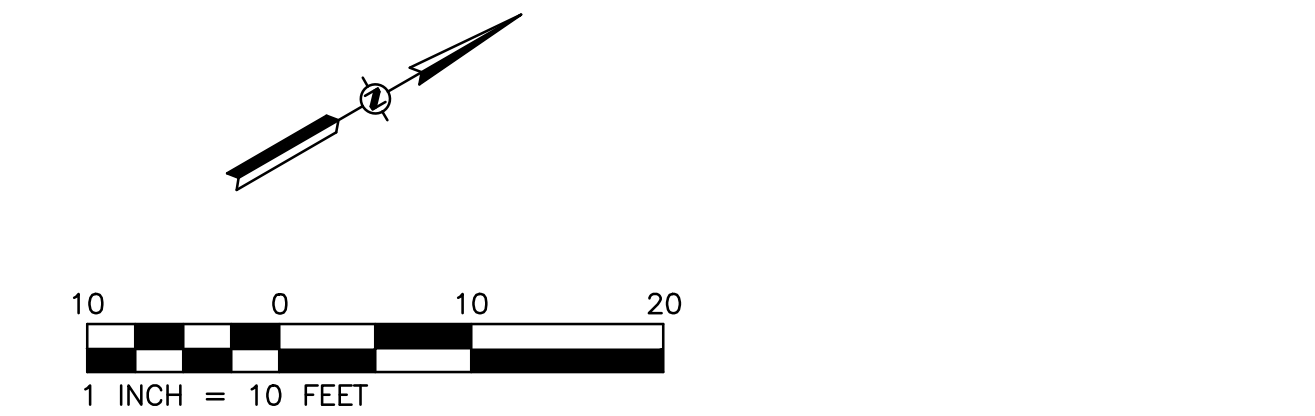
LEGEND:

AC DRIVE AISLE	SPOT ELEVATION (ABBREVIATION)	13.34 FC
AC PARKING	MATCH (E) GRADE ELEVATION	13.61 AC MATCH (E)
HEAVY DUTY PCC	INTERMEDIATE CONTOURS	-25
PEDESTRIAN PCC	INDEX CONTOUR	
MATCH EXISTING PAVING	STORM DRAIN PIPE	XX"SD
LANDSCAPING SEE PLANS BY OTHERS	DRAINAGE INLET	
BIORETENTION PLANTERS	STORM DRAIN MANHOLE	⊙
RETAINING WALL	SURFACE FLOW / DRAINAGE FLOW	→
TRUNCATED DOMES	OVERLAND RELEASE	→
GRADE BREAK LINE	SAWCUT	
FINISHED FLOOR ELEVATION	GRADING LIMITS	
RAISED CURB		

- CONSTRUCTION KEYNOTES:**
- ON-SITE CONCRETE BARRIER CURB.
 - ON-SITE CONCRETE CURB & GUTTER.
 - MONOLITHIC CONCRETE CURB AND SIDEWALK.
 - CONCRETE EXTERIOR FLATWORK.
 - 3' WIDE REINFORCED CONCRETE VALLEY GUTTER.
 - CONCRETE PARKING WHEELSTOP.
 - ACCESSIBLE RAMP WITH HANDRAILS.
 - CAST-IN-PLACE TRUNCATED DOMES.
 - CONSTRUCT TRASH ENCLOSURE WITH CONCRETE APRON PER LATEST CITY OF ROSEVILLE STANDARD DETAIL SW-1.
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 - ON-SITE RAISED CONCRETE BARRIER CURB.
 - 2' CURB CUT WITH ROCK SLOPE PROTECTION.
 - ON-SITE RAISED CONCRETE CURB & GUTTER.
 - RETAINING WALL
 - ACCESSIBLE RAMP

- DRAINAGE KEYNOTES:**
- INSTALL 8'x6' PROPRIETARY CONTECH FILTERRA BIOSCAPE VAULT WITH INTERNAL BYPASS (FTBSVIB0806). INVERTS PER PLANS.
 - INSTALL 6'x4' PROPRIETARY CONTECH FILTERRA BIOSCAPE VAULT WITH INTERNAL BYPASS (FTBSVIB0604). INVERTS PER PLANS.
 - ROOF DOWNSPOUT TO CONNECT TO STORM DRAIN SYSTEM. SYSTEM DOWNSPOUT LOCATIONS PER ARCHITECTURAL PLANS.
 - 12" NYLOPLAST DRAIN BASIN (OR APPROVED EQUAL). STRUCTURE AND GRATE FRAME SHALL WITHSTAND MIN H-20 LOADING IN VEHICULAR AREAS.
 - 24" NYLOPLAST DRAIN BASIN (OR APPROVED EQUAL). STRUCTURE AND GRATE FRAME SHALL WITHSTAND MIN H-20 LOADING IN VEHICULAR AREAS.
 - INSTALL JENSEN PRECAST STORM DRAIN MANHOLE (OR APPROVED EQUIVALENT). INVERT ELEVATIONS (I.E.) SHOWN ON PLAN.
 - INSTALL CONTECH BIO CLEAN® CATCH BASIN INLET FILTERS FOR TRASH CONTROL
- NOTE: ALL STORM DRAIN MATERIAL TO BE SDR-35 PVC OR APPROVED EQUIVALENT.

- GENERAL GRADING AND DRAINAGE NOTES:**
- ALL VALVES, MANHOLES, CLEANOUTS, D'S, PULLBOXES, ETC. WITHIN LIMITS OF CONSTRUCTION TO BE ADJUSTED TO FINISH GRADE AS NEEDED.
 - GRADING, PAVING, AND EARTHWORK SHALL BE IN ACCORDANCE WITH PROJECT GEOTECHNICAL REPORT AS LISTED ON SHEET C1.
 - VERIFY ALL UTILITY LOCATIONS, PIPE ELEVATIONS, ETC. PRIOR TO CONSTRUCTION.
 - THE ACCESSIBLE PATH OF TRAVEL SHALL SLOPE AT 5% MAX IN THE DIRECTION OF TRAVEL AND 2% MAX CROSS-SLOPE, PER CBC 11B-403 (UNLESS RAMPS ARE PROPOSED). WHERE THE ACCESSIBLE ROUTE MAKES A 90 DEGREE TURN, THE INTERMEDIATE CORNER SHALL SLOPE NO MORE THAN 2% IN ANY DIRECTION. RAMPS SHALL NOT BE GREATER THAN 8.33%.
 - ALL ADA ACCESSIBLE PARKING SPACES SHALL HAVE SLOPES LESS THAN 2% IN ANY DIRECTION.
 - SITE LIGHT LOCATIONS SHOWN FOR REFERENCE ONLY. VERIFY LOCATIONS WITH SITE ELECTRICAL PLANS.



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GSB ARCHITECTURE, INC.
8502 LILLIPUT WAY
EL DORADO HILLS, CA 95762
CONTACT: GREG BALDERREE
PH: (916) 933-8033

HIGHLAND RESERVE
EXISTING: 10375 FAIRWAY DRIVE
PROPOSED: 10385 FAIRWAY DRIVE
ROSEVILLE, CA 95678
**PRELIMINARY GRADING,
DRAINAGE, & PAVING PLAN 2**

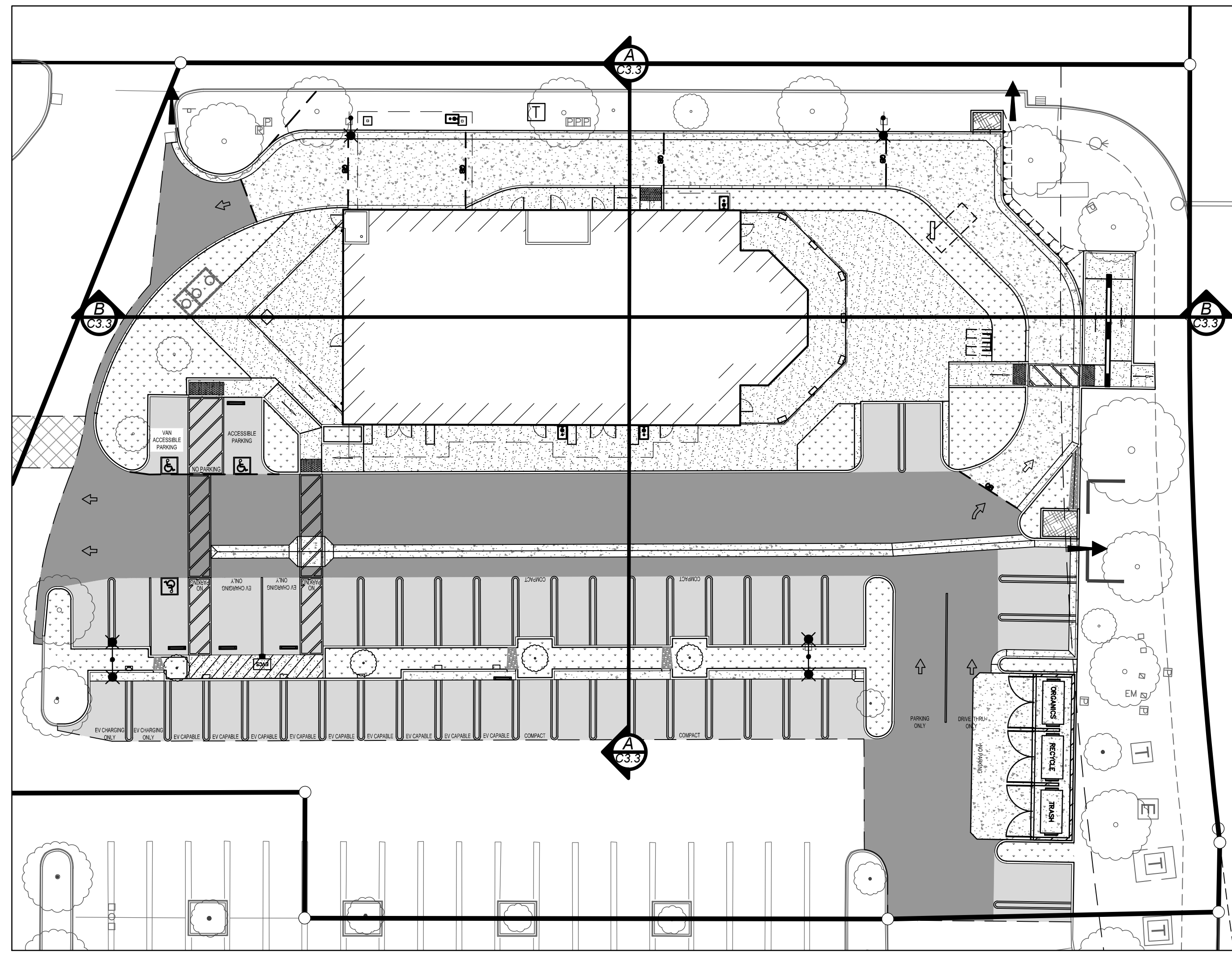
Sheet
C3.2
4 of 8
08/18/2023

Page 90 of 95

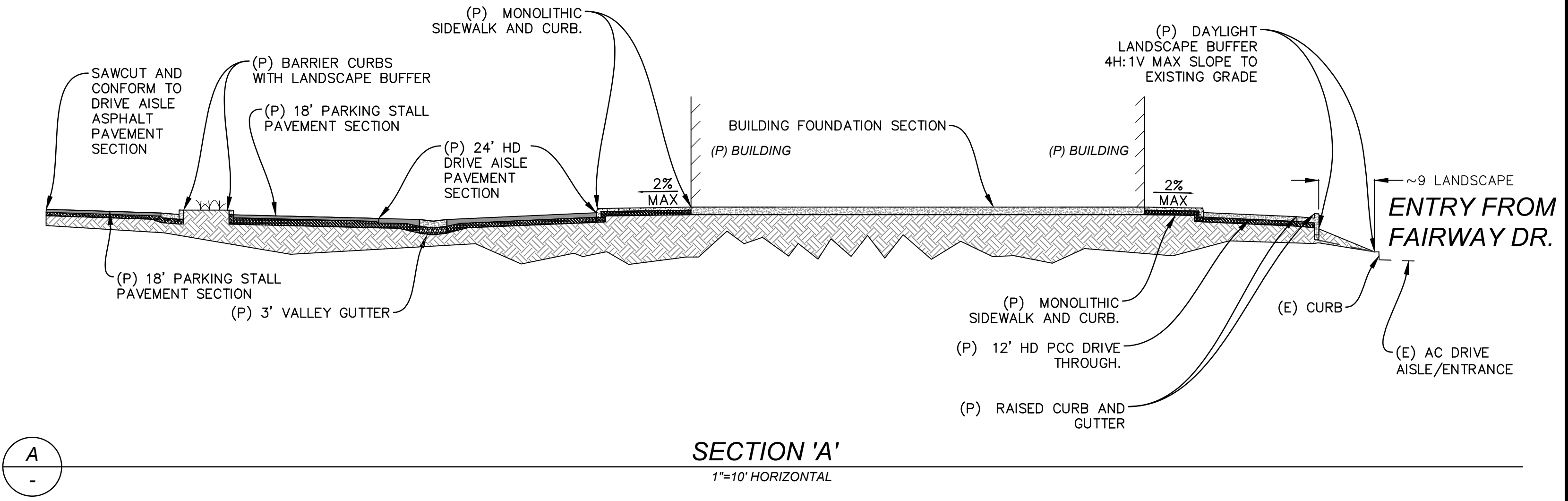
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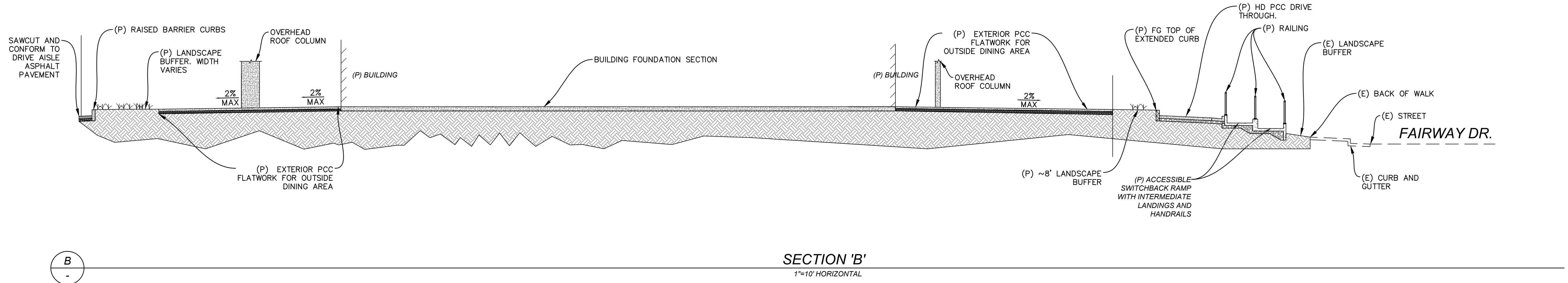


SECTION KEY MAP



SECTION 'A'

1"=10' HORIZONTAL



SECTION 'B'

1"=10' HORIZONTAL

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REGISTERED PROFESSIONAL ENGINEER
 No. 090888
 PRELIMINARY
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 OF CALL

CWE
 2289 Peachtree Dunwoody Rd., Suite 100, Peachtree City, GA 30661
 PH: 978-772-7900 | www.cwecorp.com

GSB ARCHITECTURE, INC.
 8502 LILLIPUT WAY
 EL DORADO HILLS, CA 95762
 CONTACT: GREG BALDERREE
 PH: (916) 933-8033

HIGHLAND RESERVE
 EXISTING: 10375 FAIRWAY DRIVE
 PROPOSED: 10385 FAIRWAY DRIVE
 ROSEVILLE, CA 95678
 PRELIMINARY SITE CROSS SECTIONS

Sheet
C3.3
 5 of 8
 08/18/2023

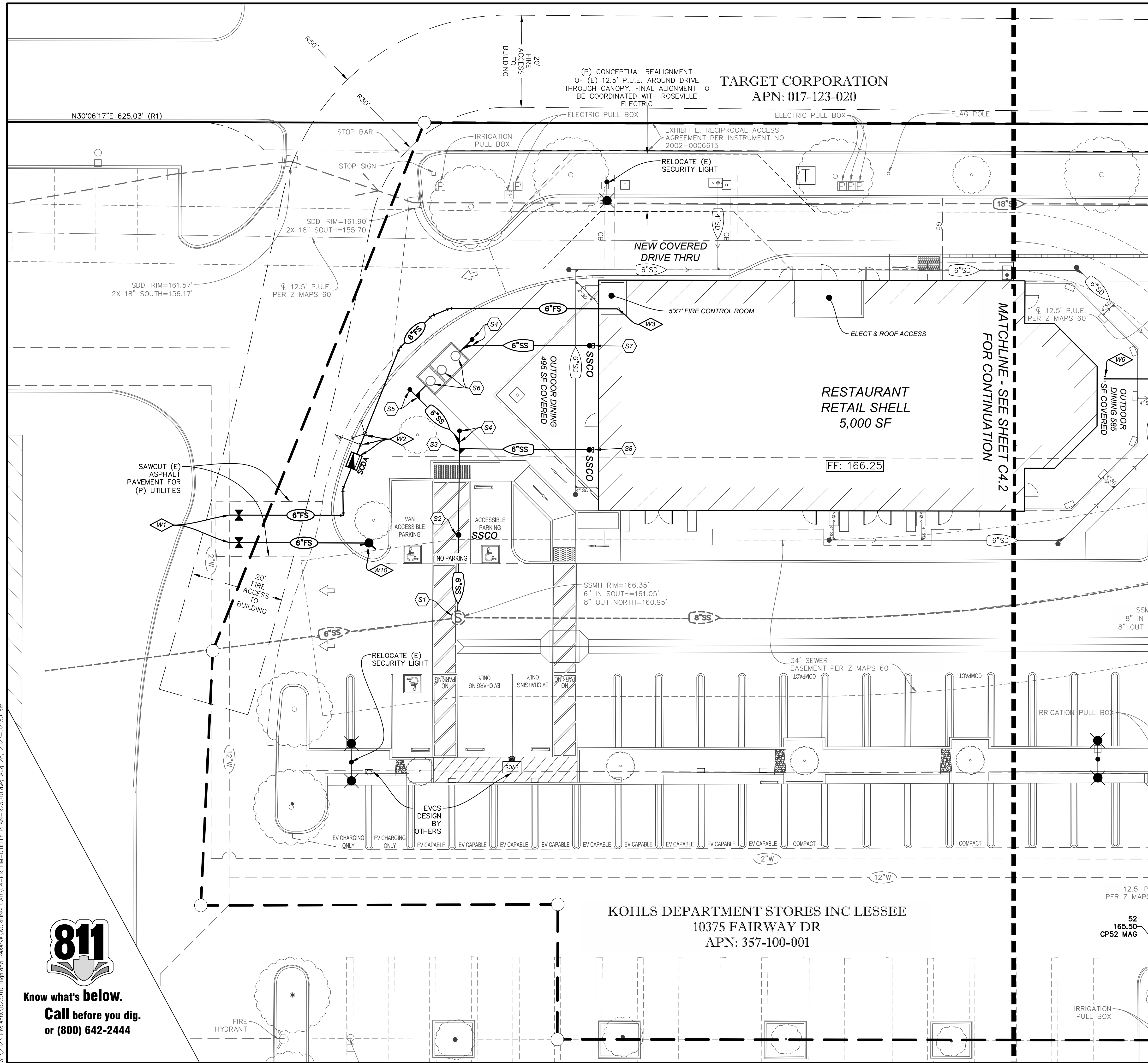
CWE PROJECT R23010 - HIGHLAND RESERVE - ROSEVILLE, CA

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LEGEND

DESCRIPTION	EXISTING	PROPOSED
SANITARY SEWER	XX"SS	XX"SS
WATER	XX"W	XX"W
FIRE SERVICE	XX"FS	XX"FS
STORM DRAIN	XX"SD	XX"SD
SSMH	SSMH	SSMH
SSCO	SSCO	SSCO
FIRE HYDRANT	FIRE HYDRANT	FIRE HYDRANT
PIV	PIV	PIV
FDC	FDC	FDC
WATER VALVE	WATER VALVE	WATER VALVE
WATER METER	WATER METER	WATER METER
REDUCED PRESSURE BACKFLOW PREVENTER	RP	RP
STREET LIGHT	STREET LIGHT	STREET LIGHT

90° TEE 45° 22.5° 11.25°

- #### SANITARY SEWER CONSTRUCTION KEYNOTES:
- S1 CONNECT (P) 6" COMMERCIAL SEWER LATERAL TO (E) SEWER MANHOLE PER PLAN.
 - S2 CLEANOUT TO GRADE JUST OUTSIDE SEWER EASEMENT.
 - S3 COMBINATION WYE & 1/2 BEND.
 - S4 COMBINATION WYE WITH OFFSET CLEANOUT TO GRADE.
 - S5 COMBINATION WYE & 1/2 BEND WITH OFFSET CLEANOUT TO GRADE.
 - S6 GREASE INTERCEPTOR.
 - S7 GREASE INTERCEPTOR POINT OF CONNECTION TO BUILDING.
 - S8 SANITARY SEWER POINT OF CONNECTION TO BUILDING.

- #### WATER CONSTRUCTION KEYNOTES:
- W1 12"x12"x6" REDUCING TEE.
 - W2 SINGLE CHECK VALVE ASSEMBLY VAULT, PIV, AND FIRE DEPARTMENT CONNECTION.
 - W3 6" FIRE SPRINKLER SERVICE POINT OF CONNECTION TO BUILDING.
 - W4 1.5" COMMERCIAL WATER SERVICE AND METER.
 - W5 1.5" REDUCED PRESSURE BACKFLOW PREVENTER.
 - W6 1.5" COMMERCIAL WATER SERVICE POINT OF CONNECTION TO BUILDING.
 - W7 3/4" COMMERCIAL IRRIGATION WATER SERVICE.
 - W8 3/4" IRRIGATION REDUCED PRESSURE BACKFLOW PREVENTER.
 - W9 3/4" IRRIGATION POINT OF CONNECTION.
 - W10 6" FIRE HYDRANT ASSEMBLY.
 - W11 WATER SERVICE GATE VALVE
 - W12 CONNECT TO EXISTING ON-SITE MAIN.
- WATER NOTES:
 1.) WATER PIPE SIZES 4" - 12" SHALL BE C-900 PVC.
 2.) WATER PIPE SIZES <4" SHALL BE SCHEDULE 80 PVC.

10 0 10 20
 1 INCH = 10 FEET

52
 165.50
 CP52 MAG

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GSB ARCHITECTURE, INC.
 8502 LILLIPUT WAY
 EL DORADO HILLS, CA 95762
 CONTACT: GREG BALDERREE
 PH: (916) 933-8033

HIGHLAND RESERVE
 EXISTING: 10375 FAIRWAY DRIVE
 PROPOSED: 10385 FAIRWAY DRIVE
 ROSEVILLE, CA 95678
 PRELIMINARY WATER &
 SANITARY SEWER PLAN 1

SHEET
C4.1
 6 OF 8
 08/18/2023

CME PROJECT R23010 - HIGHLAND RESERVE - ROSEVILLE, CA.

DC EXHIBIT 1

LEGEND	EXISTING	PROPOSED
SANITARY SEWER	XX"SS	XX"SS
WATER	XX"W	XX"W
FIRE SERVICE	XX"FS	XX"FS
STORM DRAIN	XX"SD	XX"SD
SMMH	⊙	⊙
SSCO	⊙	⊙
FIRE HYDRANT	⊙	⊙
PIV	⊙	⊙
FDC	⊙	⊙
WATER VALVE	⊙	⊙
WATER METER	⊙	⊙
REDUCED PRESSURE BACKFLOW PREVENTER	RP	RP
STREET LIGHT	⊙	⊙
FITTINGS		

SANITARY SEWER CONSTRUCTION KEYNOTES:

- S1 CONNECT (P) 6" COMMERCIAL SEWER LATERAL TO (E) SEWER MANHOLE PER PLAN.
- S2 CLEANOUT TO GRADE JUST OUTSIDE SEWER EASEMENT.
- S3 COMBINATION WYE & 1/2 BEND.
- S4 COMBINATION WYE WITH OFFSET CLEANOUT TO GRADE.
- S5 COMBINATION WYE & 1/2 BEND WITH OFFSET CLEANOUT TO GRADE.
- S6 GREASE INTERCEPTOR.
- S7 GREASE INTERCEPTOR POINT OF CONNECTION TO BUILDING.
- S8 SANITARY SEWER POINT OF CONNECTION TO BUILDING.

WATER CONSTRUCTION KEYNOTES:

- W1 12"x12"x6" REDUCING TEE.
 - W2 SINGLE CHECK VALVE ASSEMBLY VAULT, PIV, AND FIRE DEPARTMENT CONNECTION.
 - W3 6" FIRE SPRINKLER SERVICE POINT OF CONNECTION TO BUILDING.
 - W4 1.5" COMMERCIAL WATER SERVICE AND METER.
 - W5 1.5" REDUCED PRESSURE BACKFLOW PREVENTER.
 - W6 1.5" COMMERCIAL WATER SERVICE POINT OF CONNECTION TO BUILDING.
 - W7 3/4" COMMERCIAL IRRIGATION WATER SERVICE.
 - W8 3/4" IRRIGATION REDUCED PRESSURE BACKFLOW PREVENTER.
 - W9 3/4" IRRIGATION POINT OF CONNECTION.
 - W10 6" FIRE HYDRANT ASSEMBLY.
 - W11 WATER SERVICE GATE VALVE.
 - W12 CONNECT TO EXISTING ON-SITE MAIN.
- WATER NOTES:
 1.) WATER PIPE SIZES 4" - 12" SHALL BE C-900 PVC.
 2.) WATER PIPE SIZES <4" SHALL BE SCHEDULE 80 PVC.

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CHECK	NO.	DATE
DESIGN	KSD	TSM
DRAWN	KSD	TSM
QUANT.		

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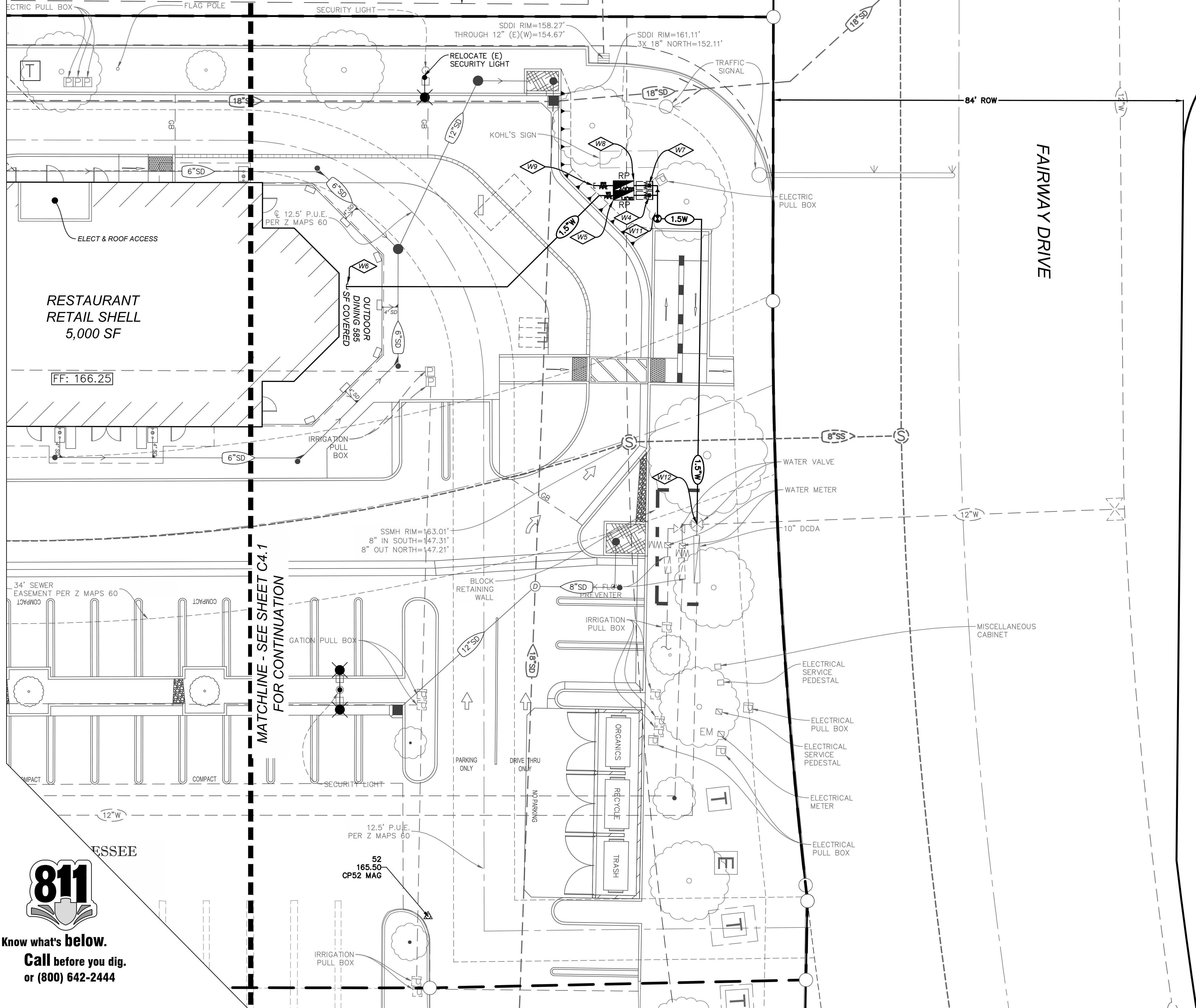
GSB ARCHITECTURE, INC.
 8502 LILLIPUT WAY
 EL DORADO HILLS, CA 95762
 CONTACT: GREG BALDERREE
 PH: (916) 933-8033

HIGHLAND RESERVE
 EXISTING: 10375 FAIRWAY DRIVE
 PROPOSED: 10385 FAIRWAY DRIVE
 ROSEVILLE, CA 95678
PRELIMINARY WATER & SANITARY SEWER PLAN 2

Sheet
C4.2
 7 of 8
 08/18/2023

CWE PROJECT R23010 - HIGHLAND RESERVE - ROSEVILLE, CA.

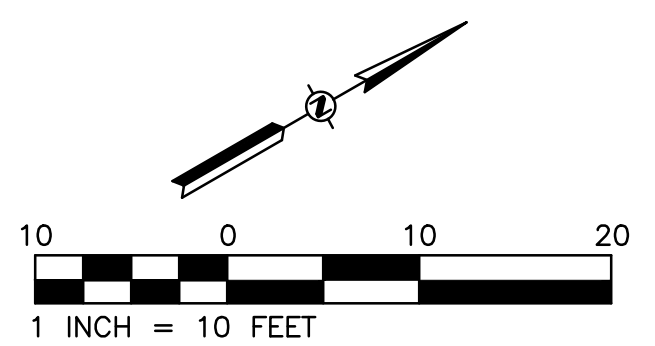
CORPORATION
 017-123-020



MATCHLINE - SEE SHEET C4.1 FOR CONTINUATION



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DC EXHIBIT K

GSB ARCHITECTURE
Architecture • Interiors • Planning

Greg S. Baldersee, AIA
Architect / CGBP / LEED AP

8502 Lilliput Way
El Dorado Hills, CA 95762

(916) 934-3870
GSB-Arch@comcast.net

REGISTERED LANDSCAPE ARCHITECT
No. 4728
EXPIRATION DATE: MAY 30, 2025
STATE OF CALIFORNIA

Seal
SIGNED ON: _____
Designed By: _____
Drawn By: _____
Checked By: _____

WDSL
Wilson Design Studio Landscape Architecture
1631 Alhambra Blvd, Suite 100
Sacramento, CA 95816
916.524.5614 | www.wdsla.com

Consultant

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HIGHLAND RESERVE MARKETPLACE

NEW RETAIL, RESTAURANT & DRIVE-THRU

ARCHITECTURAL DESIGN REVIEW & TENTATIVE MAP ENTITLEMENTS

EXISTING 10375 FAIRWAY DR
PROPOSED 10385 FAIRWAY DR
ROSEVILLE, CA 95678

Project APN: 357-100-001-000

SN Investment Properties, LLC
1121 SW Salmon Street Suite 500
Portland, OR 97205

Mr. Michael Corbett
(510) 918-2700
MichaelC@schnitzerproperties.com

Client / Owner

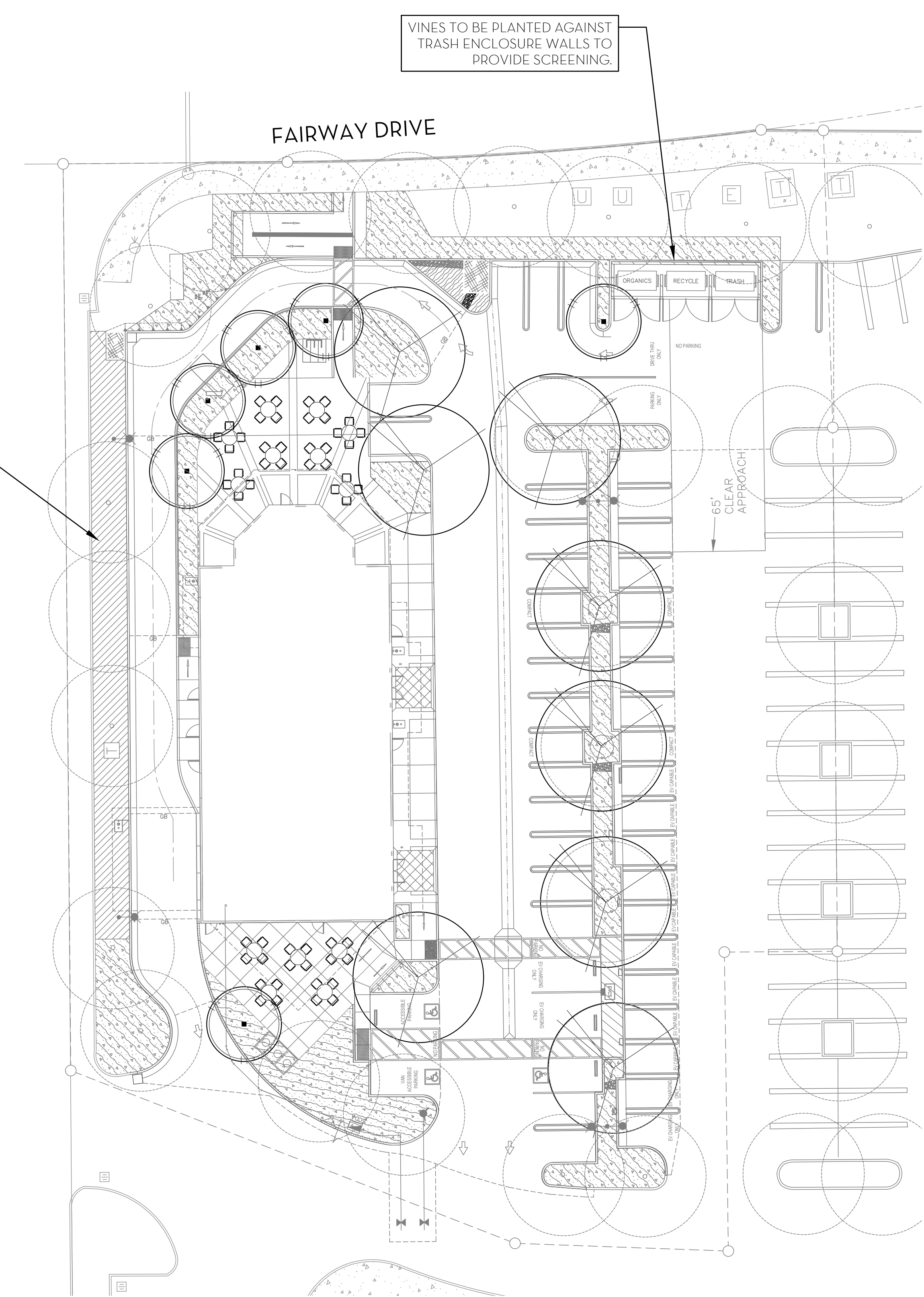
PRELIMINARY LANDSCAPE PLAN

Sheet Title

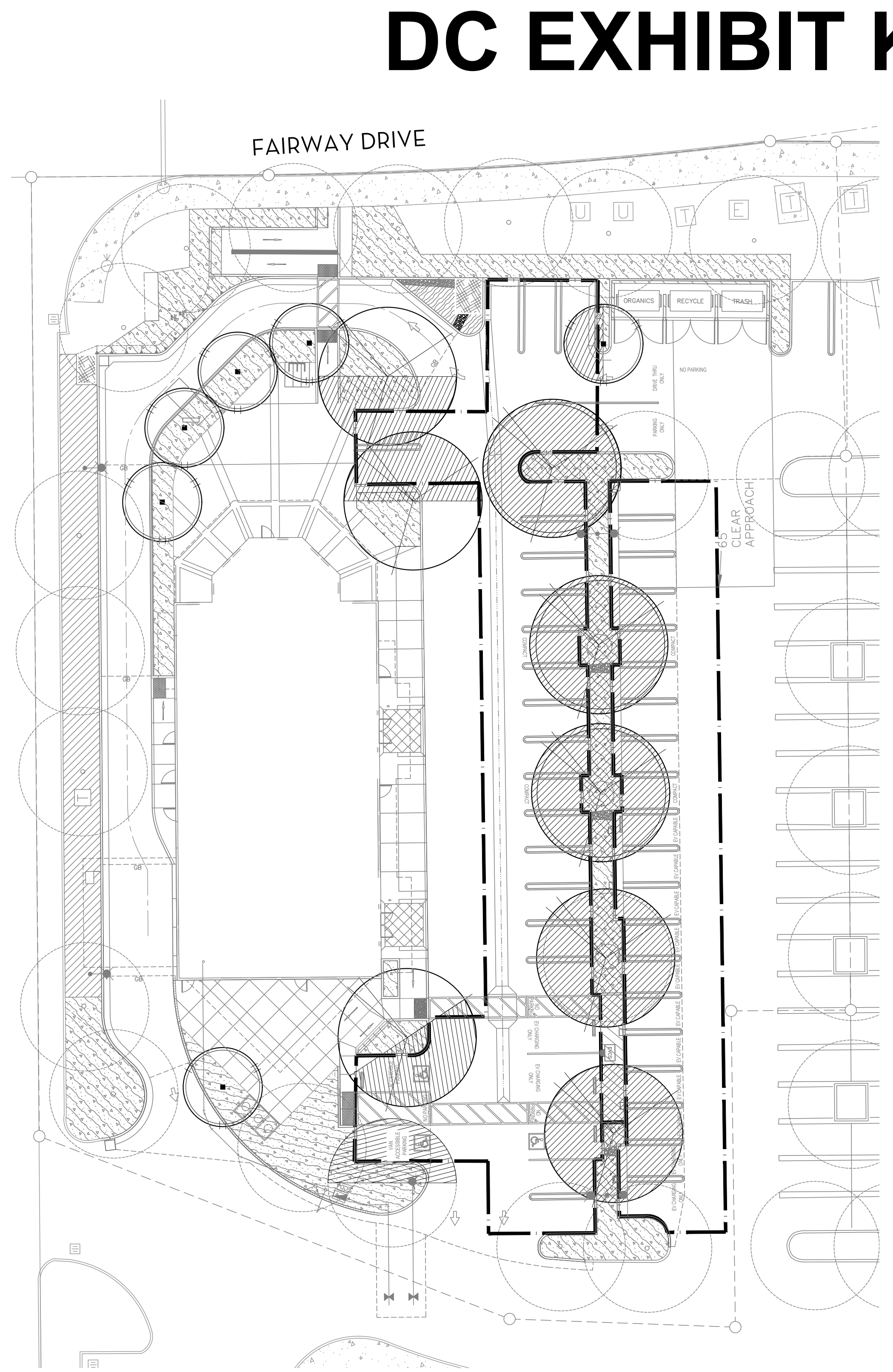
2 AUGUST 2023
PL23-0091 PLAN REVIEW COMMENTS.
DATED 15 JUNE 2023.

REVISIONS TO THIS SHEET ARE IN ACCORDANCE WITH THE RESPONSES TO THE ABOVE COMMENTS. NO CHANGES WERE MADE NOT REQUIRED BY THE COMMENTS.

Revisions	
Project No.	GSB22-07
Date:	05/09/2023
	L1



PRELIMINARY LANDSCAPE PLAN



PARKING LOT SHADE DIAGRAM

CONCEPT PLANT SCHEDULE

	PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE	15 GAL., LOW, 40" X40"
	ACER BUERGERIANUM / TRIDENT MAPLE	15 GAL., MODERATE, 20" X20"
	UNDERSTORY CAREX TUMULICOLA / FOOTHILL SEDGE CHAENOMELES JAPONICA 'TEXAS SCARLET' / TEXAS SCARLET JAPANESE FLOWERING QUINCE CONVOLVULUS CNEORUM / BUSH MORNING GLORY HARDENBERGIA VIOLACEA 'HAPPY WANDERER' / HAPPY WANDERER LILAC VINE LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE™ MAT RUSH OLEA EUROPAEA 'MONTRA' / LITTLE OLLIE® OLIVE PENNISETUM ORIENTALE 'KARLEY ROSE' / KARLEY ROSE FOUNTAIN GRASS RHAMNUS CALIFORNICA 'MOUND SAN BRUNO' / MOUND SAN BRUNO COFFEEBERRY SALVIA CLEVELANDII 'WINNIFRED GILMAN' / WINNIFRED GILMAN CLEVELAND SAGE SALVIA X BEE'S BLISS' / BEE'S BLISS SAGE	1 GAL., LOW, 1.5' X 2' 5 GAL., LOW, 4' X4' 1 GAL., LOW, 3.5' X3.5' 1 GAL., LOW, 1' X15' 1 GAL., LOW, 2.5' X2.5' 1 GAL., VERY LOW, 5' X 4' 1 GAL., LOW, 4' X2' 5 GAL., LOW, 4' X8' 5 GAL., LOW, 5' X5' 1 GAL., LOW, 1' X6'
	BIOFILTRATION PLANTED CAREX TUMULICOLA / FOOTHILL SEDGE CHONDROPETALUM TECTORUM / CAPE RUSH JUNCUS EFFUSUS / COMMON RUSH	1 GAL., LOW, 1.5' X 2' 1 GAL., LOW, 3' X3' 1 GAL., MODERATE, 3' X3'
	EXISTING TREE TO REMAIN	

HIGHLAND RESERVE MARKETPLACE, ROSEVILLE CA
WATER EFFICIENT LANDSCAPE WORKSHEET
10375 FAIRWAY DRIVE ROSEVILLE, CA

VALVE NUMBER	IRRIGATION METHOD	PLANT WATER USE	PLANT FACTOR (PF)	IRRIGATION EFFICIENCY (IE)	LANDSCAPE AREA (SF)	ETAF (PF/IE)	ETAF x AREA	ETWU
A1	DRIP	LOW	0.2	0.81	5,305	0.25	1,326.26	43,233
A2	DRIP	MODERATE	0.5	0.81	11	0.62	68.22	2,172
A3	TREE BUBBLER	LOW	0.2	0.81	252	0.25	62.22	1,979
A4	TREE BUBBLER	MODERATE	0.5	0.81	196	0.62	120.99	3,848
TOTALS:					6,064	(A)	1,607.76	51,232

VALVE NUMBER	IRRIGATION METHOD	PLANT WATER USE	PLANT FACTOR (PF)	IRRIGATION EFFICIENCY (IE)	LANDSCAPE AREA (SF)	ETAF (PF/IE)	ETAF x AREA	ETWU
A6	N/A	HIGH	0	0.00	0	1.00	0.00	0
TOTALS:					0	(C)	0.00	0

TOTAL AREA		ETWU TOTAL	
REGULAR LANDSCAPE AREAS	6,064	ETWU	51,232
SPECIAL LANDSCAPE AREAS	0	MAWA	86,787
TOTAL AREA	6,064	ETWU + MAWA	138,019

*ETAF IS 0.55 FOR RESIDENTIAL APPLICATIONS AND 0.45 FOR COMMERCIAL APPLICATIONS.
*TREE AREA IS CALCULATED BY THE AREA COVERED BY ROOTBALL IRRIGATION (28 SF EA.)

ETAF CALCULATIONS	
REGULAR LANDSCAPE AREAS	(B) 1,607.76
TOTAL ETAF x AREA	(A) 6,064
AVERAGE ETAF	(B) / (A) = 0.27

ALL LANDSCAPE AREAS	
TOTAL ETAF x AREA	(B + D) 1,607.76
TOTAL AREA	(A + C) 6,064
SITEWIDE ETAF	(B + D) / (A + C) = 0.27

ASSUME 70% OF SHRUBS LOW AND 30% OF SHRUBS MODERATE. ASSUME 70% OF ALL TREES ARE MODERATE AND 30% ARE LOW. FULL IRRIGATION PLANS AND CALCULATIONS SHALL BE SUBMITTED WITH CONSTRUCTION DOCUMENTS.

PRELIMINARY WATER EFFICIENT LANDSCAPE WORKSHEET

NOT TO SCALE P-RR-HIG-01

PROJECT NAME HIGHLAND RESERVE MARKETPLACE

TREE TYPE	F	TQ	H	O	TOTAL SHADE
35'	5	0	7	0	8,177.0
30'	0	0	0	0	0.0
25'	0	0	0	0	0.0
15'-20'	0	0	1	0	157.0
PARKING LOT AREA (SF)					9,857
AUXILIARY SHADE (COVERED PARKING) (SF)					0
TOTAL CANOPY SF:					8,334
% OF AREA:					61.7%
PARKING LOT AREA (INCL. AUX)					13,514
50%					6,757

LIMIT OF AREA FOR SHADE CALCULATIONS: _____

PROPOSED PARKING LOT SHADE CALCULATIONS

