PHILLIP ROAD SITE
6382 PHILLIP ROAD
ROSEVILLE, CA 95747

MAJOR PROJECT PERMIT

PROJECT DIRECTORY

CLIENT:
PANATTONI DEVELOPMENT COMPANY, INC.
400 CAPITOL MALL SUITE 2040
SACRAMENTO, CA 95814
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EMAIL: AWERTHEIM@PANATTONI.COM
CONTACT: ABBIE WERTHEIM

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SACRAMENTO, CA 95814
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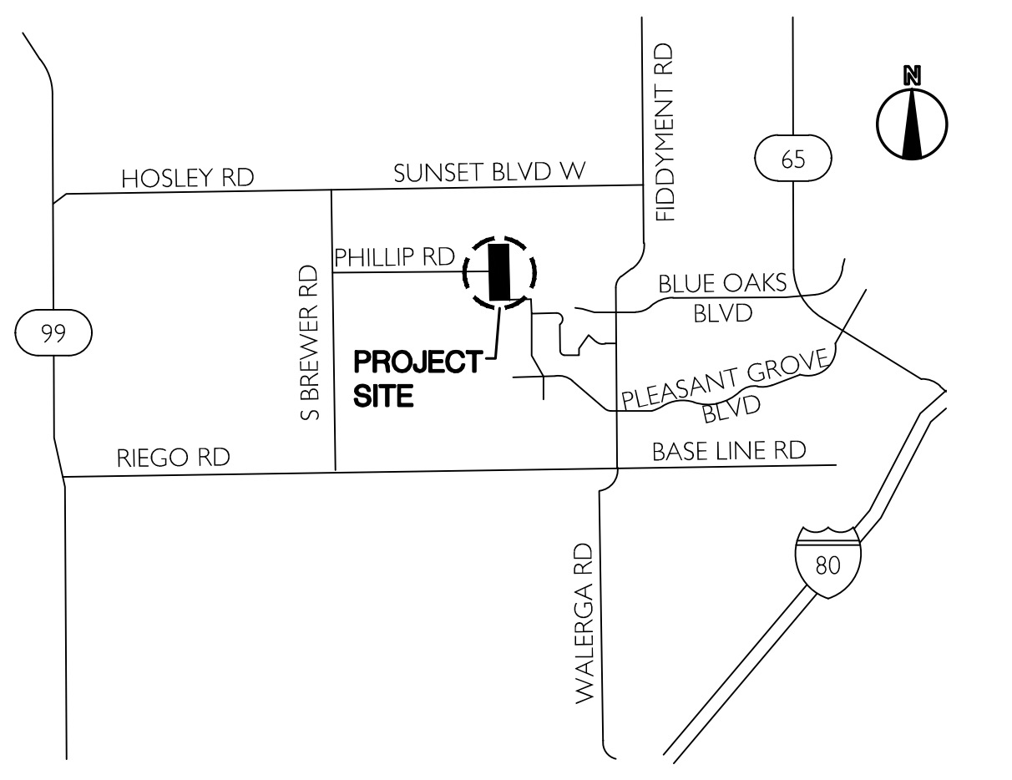
CONTACT: BRENDAN KOON

CIVIL ENGINEER:
LAUGENOUR AND MEIKLE CIVIL ENGINEERS
608 COURT STREET
WOODLAND, CA 95695
TEL: (530) 662-1755
EMAIL: PAY@LMCE.NET
CONTACT: PAYMON FARDANESH

LANDSCAPE ARCHITECT:
FUHRMAN LEAMY LAND GROUP
2140 PROFESSIONAL DRIVE, SUITE 115
ROSEVILLE, CA 95661
TEL: (916) 783-5263
EMAIL: KEVINL@FFLANDGROUP.COM
CONTACT: KEVIN LEAMY

ELECTRICAL ENGINEER:
SACRAMENTO ENGINEERING CONSULTANTS
10555 OLD PLACERVILLE ROAD
SACRAMENTO, CA 95827
TEL: (916) 368-4468
EMAIL: ZELLER@SACENG.COM
CONTACT: CONRAD ZELLER

VICINITY MAP - NTS



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TITLE SHEET
FOR
PHILLIP ROAD SITE
LOCATED IN A PORTION OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF SECTION 14, AND A PORTION OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN, CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA.

ARCHITECTURE
PLANNING
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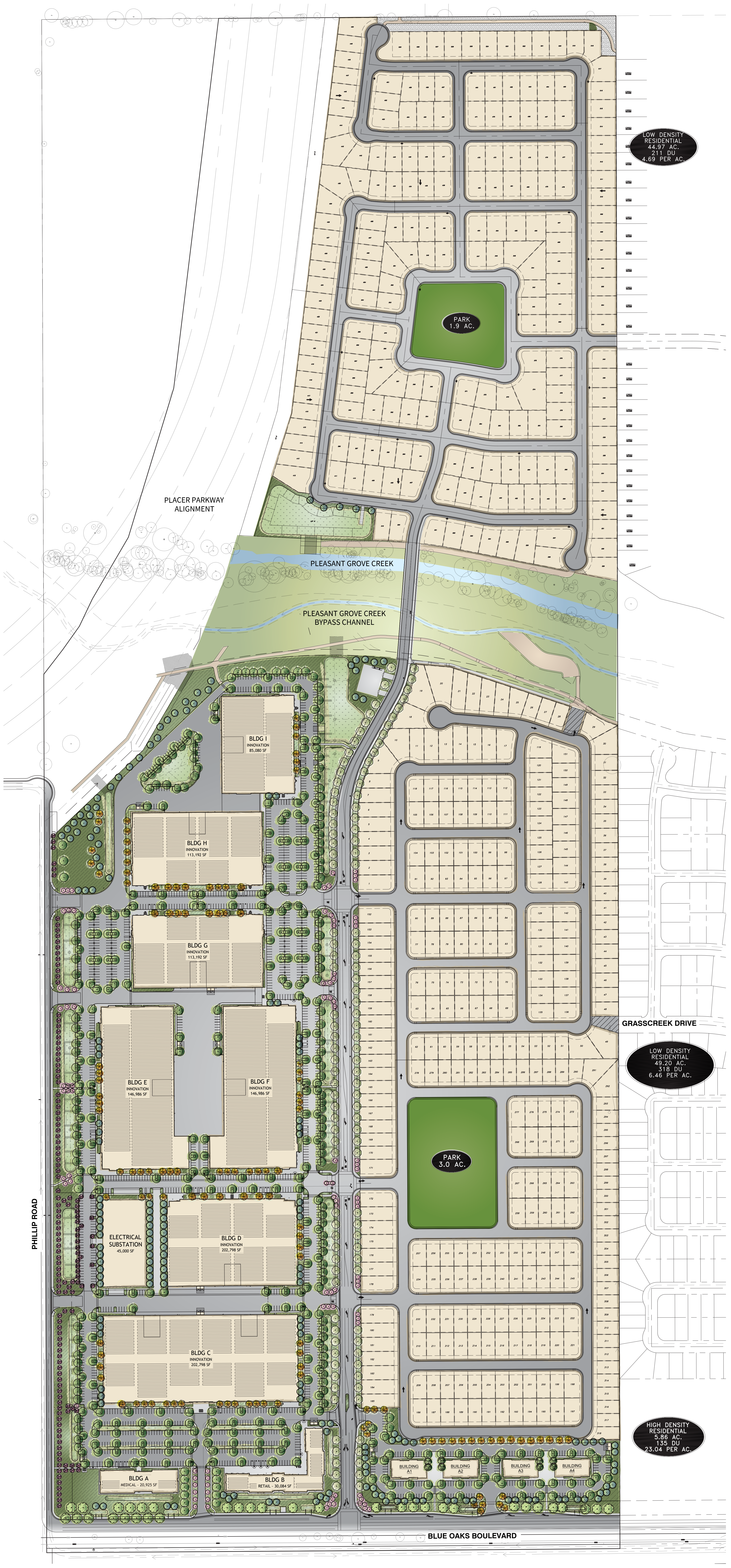
PANATTONI®

SITE EXHIBIT FOR:

PHILLIP ROAD SITE

BLUE OAKS BLVD


PLACER PARKWAY ALIGNMENT
PLEASANT GROVE CREEK
PLEASANT GROVE CREEK BYPASS CHANNEL
LOW DENSITY RESIDENTIAL 44.97 AC. 211 DU 4.69 PER AC.
PARK 1.9 AC.
BLDG I INNOVATION 85,080 SF
BLDG H INNOVATION 113,192 SF
BLDG G INNOVATION 113,192 SF
BLDG E INNOVATION 146,986 SF
BLDG F INNOVATION 146,986 SF
ELECTRICAL SUBSTATION 45,000 SF
BLDG D INNOVATION 202,798 SF
BLDG C INNOVATION 202,798 SF
BLDG A MEDICAL - 20,925 SF
BLDG B RETAIL - 30,084 SF
PHILLIP ROAD
GRASSCREEK DRIVE
LOW DENSITY RESIDENTIAL 49.20 AC. 318 DU 6.46 PER AC.
PARK 3.0 AC.
HIGH DENSITY RESIDENTIAL 5.86 AC. 135 DU 23.04 PER AC.
BUILDING A1
BUILDING A2
BUILDING A3
BUILDING A4
BLUE OAKS BOULEVARD

SCALE: 1" = 150'-0"

0' 75' 150' 300' 600'

KEVIN C. LEAMY
No. 4965
Signature
12/31/26
Renewal Date
XX/XX/XX
Date

OVERALL SITE

ILLUSTRATIVE SITE PLAN
FOR
PHILLIP ROAD SITE

LOCATED IN A PORTION OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF SECTION 14, AND A PORTION OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN, CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA.

VITAE

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING·LAND SURVEYING·PLANNING
ESTABLISHED 1953
608 COURT STREET, WOODLAND, CA 95695
(530) 662-1755 · www.lmce.net

FUHRMAN LEAMY
LAND GROUP
DESIGN · SERVICE · SOLUTIONS

NOVEMBER 2025

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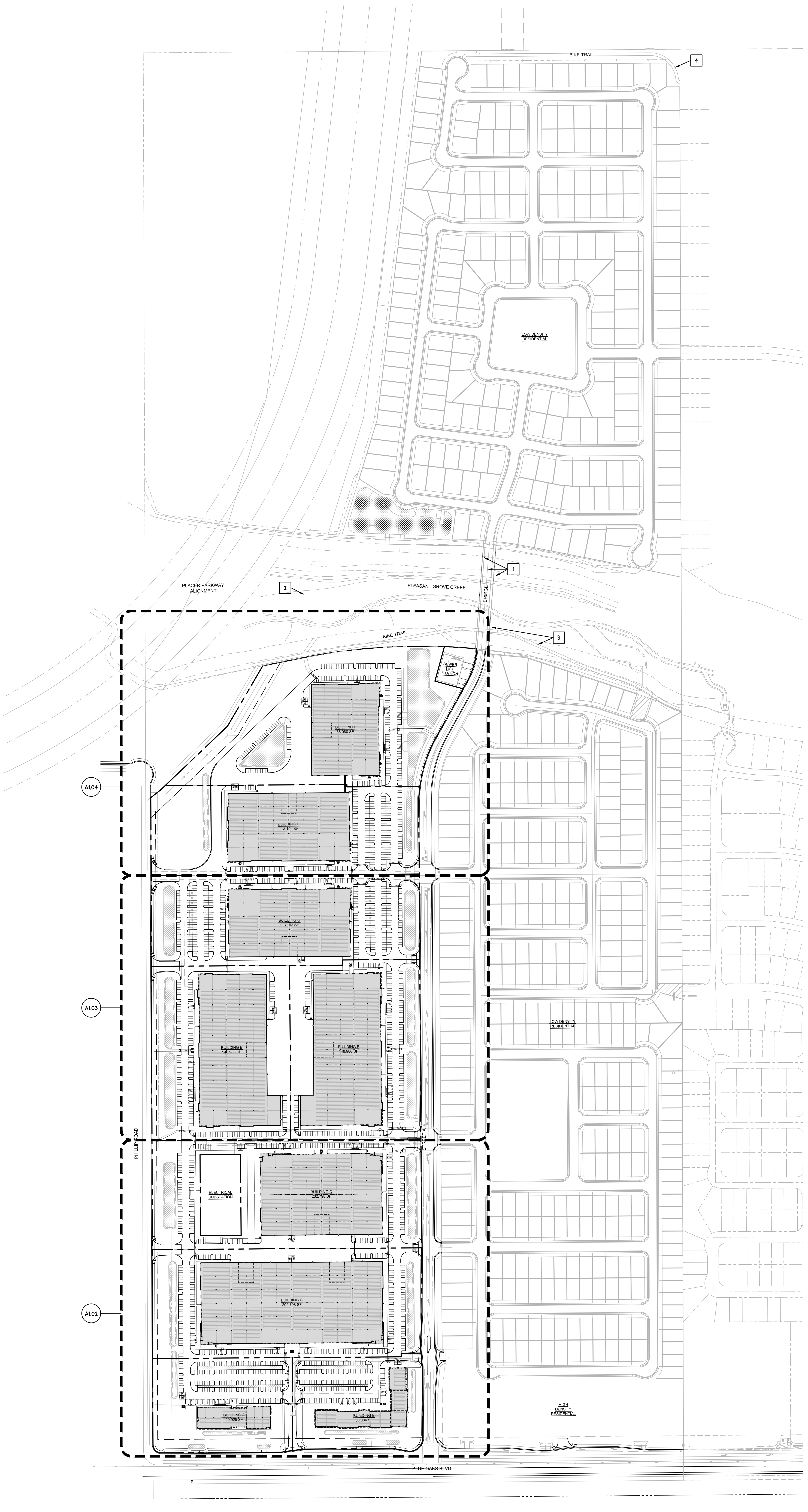
BIKE TRAIL
4
LOW DENSITY RESIDENTIAL
1
PLACER PARKWAY ALIGNMENT
2
PLEASANT GROVE CREEK
BRIDGE
BIKE TRAIL
3
SEWER LIFT STATION
BUILDING I
85,080 SF
A1.04
BUILDING H
113,192 SF
BUILDING G
113,192 SF
A1.03
BUILDING E
146,986 SF
BUILDING F
146,986 SF
LOW DENSITY RESIDENTIAL
STREET A
PHILLIP ROAD
ELECTRICAL SUBSTATION
BUILDING D
202,798 SF
A1.02
BUILDING C
202,798 SF
BUILDING A
20,925 SF
BUILDING B
30,084 SF
HIGH DENSITY RESIDENTIAL
BLUE OAKS BLVD

① OVERALL SITE PLAN

SCALE: 1" = 150'-0"

PROJECT DATA

JURISDICTION:	CITY OF ROSEVILLE
APN:	017-101-008
SITE AREA:	241.044 AC
EXISTING GENERAL PLAN LAND USE:	PUBLIC/QUASI-PUBLIC (P/QP)
PROPOSED GENERAL PLAN LAND USE:	COMMUNITY COMMERCIAL (CC) LIGHT INDUSTRIAL (LI) LOW-DENSITY RESIDENTIAL (LDR) MEDIUM-DENSITY (MDR) HIGH-DENSITY (HDR) PUBLIC/QUASI-PUBLIC (P/QP)
EXISTING ZONING:	INFILL (PD)
PROPOSED ZONING:	COMMERCIAL - PLANNED DEVELOPMENT (C-PD) INNOVATION TECH PARK - PLANNED DEVELOPMENT (ITP-PD) SMALL LOT RESIDENTIAL - DEVELOPMENT STANDARD (RS-DS) MULTI-FAMILY HOUSING (R3) PARKS & RECREATION (PR) OPEN SPACE (OS) PUBLIC/QUASI-PUBLIC (P/QP)
INNOVATION & COMMERCIAL SITE AREA:	2,790,344 SF (64.06 AC)
SITE A (MEDICAL): 180,304 SF (4.14 AC) SITE B (RETAIL): 164,399 SF (3.77 AC) SITE C (INNOVATION): 399,901 SF (9.18 AC) SITE D (INNOVATION): 356,005 SF (8.17 AC) SITE E (INNOVATION): 330,521 SF (7.59 AC) SITE F (INNOVATION): 315,892 SF (7.25 AC) SITE G (INNOVATION): 327,067 SF (7.51 AC) SITE H (INNOVATION): 326,439 SF (7.49 AC) SITE I (INNOVATION): 389,816 SF (8.95 AC)	
BUILDING GROSS AREA:	1,062,041 SF
BUILDING A (MEDICAL): 20,925 SF BUILDING B (RETAIL): 30,084 SF BUILDING C (INNOVATION): 202,798 SF BUILDING D (INNOVATION): 202,798 SF BUILDING E (INNOVATION): 146,986 SF BUILDING F (INNOVATION): 146,986 SF BUILDING G (INNOVATION): 113,192 SF BUILDING H (INNOVATION): 113,192 SF BUILDING I (INNOVATION): 85,080 SF	
FLOOR AREA RATIO:	0.38
BUILDING A (MEDICAL): 0.12 BUILDING B (RETAIL): 0.18 BUILDING C (INNOVATION): 0.51 BUILDING D (INNOVATION): 0.57 BUILDING E (INNOVATION): 0.44 BUILDING F (INNOVATION): 0.47 BUILDING G (INNOVATION): 0.35 BUILDING H (INNOVATION): 0.35 BUILDING I (INNOVATION): 0.22	

OVERALL PARKING SUMMARY

PARKING REQUIRED:	1,305 STALLS
BUILDING A (1 STALL / 150 SF): 140 STALLS BUILDING B (1 STALL / 200 SF): 151 STALLS BUILDING C (1 STALL / 1,000 SF): 203 STALLS BUILDING D (1 STALL / 1,000 SF): 203 STALLS BUILDING E (1 STALL / 1,000 SF): 147 STALLS BUILDING F (1 STALL / 1,000 SF): 147 STALLS BUILDING G (1 STALL / 1,000 SF): 114 STALLS BUILDING H (1 STALL / 1,000 SF): 114 STALLS BUILDING I (1 STALL / 1,000 SF): 86 STALLS	
PARKING PROPOSED:	1,702 STALLS
STANDARD: 1,258 STALLS ACCESSIBLE: 58 STALLS COMPACT: 47 STALLS EV CAPABLE: 339 STALLS (87 INSTALLED)	

KEYNOTES

1 BRIDGE W/ CONCRETE PEDESTRIAN WALKS & BIKE PATH.
2 ALTERNATE PLACER PARK ALIGNMENT.
3 BIKE TRAIL TO TRAVEL BELOW BRIDGE.
4 CONCEPTUAL ALIGNMENT OF 10'-0" BIKE TRAIL TO BE DETERMINED.

LEGEND

— - — - —	PROPERTY LINE

0 75' 150' 300'
SCALE: 1" = 150'

A1.01
OVERALL SITE PLAN
FOR
PHILLIP ROAD SITE

LOCATED IN A PORTION OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF SECTION 14, AND A PORTION OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN, CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA.

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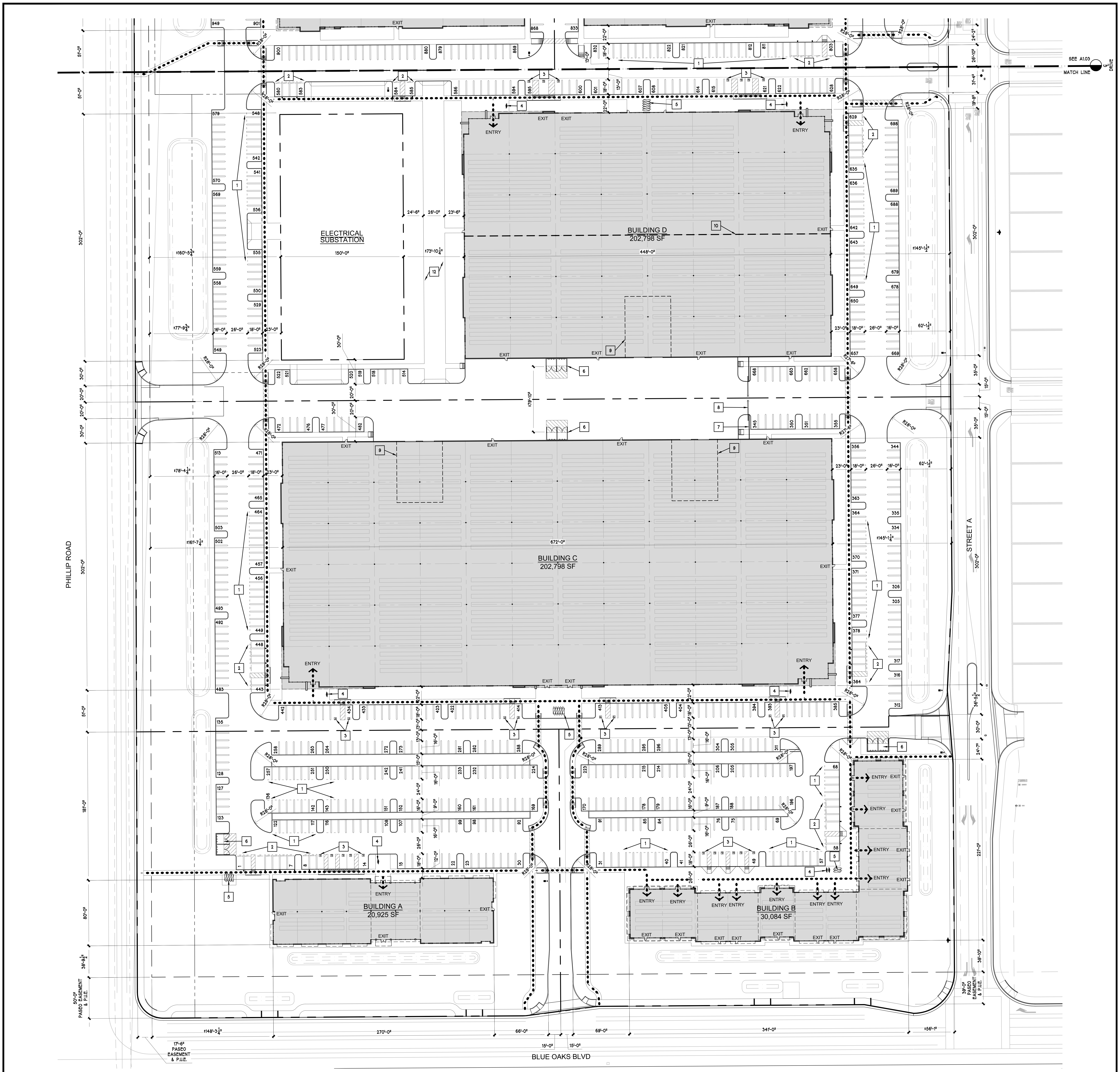

PHILLIP ROAD
BLUE OAKS BLVD
STREET A
SEE A1.03
MATCH LINE
DRIVE
ELECTRICAL SUBSTATION
150'-0"
BUILDING D
202,798 SF
448'-0"
BUILDING C
202,798 SF
672'-0"
BUILDING A
20,925 SF
BUILDING B
30,084 SF
ENTRY
EXIT
302'-0"
181'-0"
80'-0"
51'-0"
30'-0"
20'-0"
38'-9"
50'-0" PASEO EASEMENT & P.U.E.
38'-0" PASEO EASEMENT & P.U.E.
17'-6" PASEO EASEMENT & P.U.E.
270'-0"
66'-0"
69'-0"
341'-0"
15'-0"
R28'-0"
1
2
3
4
5
6
7
8
9
10
11
12

ENLARGED SITE PLAN

SCALE: 1" = 40'-0"

KEYNOTES

1. ELECTRICAL VEHICLE CAPABLE STALL
2. ELECTRIC VEHICLE READY STALLS (INSTALL EVSE).
3. ACCESSIBLE PARKING.
4. SHORT-TERM BICYCLE PARKING (RACKS).
5. LONG-TERM BICYCLE PARKING (LOCKERS).
6. 6'-0" HIGH CMU TRASH ENCLOSURE W/ PRE-FINISHED METAL GATES PER CITY TRASH ENCLOSURE DETAIL SW-2. PROVIDE 65' MINIMUM APPROACH - SEE CIVIL GARBAGE ACCESS PLAN. (NO ENTITLEMENTS FOR RESTAURANTS/COFFEE SHOPS ARE PROPOSED THIS TIME)
7. DECORATIVE FENCE.
8. DECORATIVE SLIDING GATE FOR FIRE ACCESS.
9. OUTLINE OF INTERNAL DOCKS.
10. OUTLINE OF SECOND FLOOR.
11. FIRE APPARATUS ACCESS ROAD.

PARKING SUMMARY

BUILDING AREA (A-D):	455,512 SF

BUILDING A (MEDICAL): 20,925 SF
BUILDING B (RETAIL): 30,084 SF
BUILDING C (INNOVATION): 202,798 SF
BUILDING D (INNOVATION): 202,798 SF

CAR PARKING REQUIRED (A-D):	697 STALLS

BUILDING A (MEDICAL: 1 STALL / 150 SF): 140 STALLS
BUILDING B (RETAIL: 1 STALL / 200 SF): 151 STALLS
BUILDING C (INDUSTRIAL: 1 STALL / 1,000 SF): 203 STALLS
BUILDING D (INDUSTRIAL: 1 STALL / 1,000 SF): 203 STALLS

CAR PARKING PROPOSED (A-D):	698 STALLS

- BUILDING A: 171 STALLS
  - STANDARD: 130 STALLS
  - ACCESSIBLE: 6 STALLS
  - EV CAPABLE: 35 STALLS (9 MIN. INSTALLED)
- BUILDING B: 138 STALLS*
  - STANDARD: 107 STALLS
  - ACCESSIBLE: 6 STALLS
  - EV CAPABLE: 25 STALLS (6 MIN. INSTALLED)
- BUILDING C: 204 STALLS
  - STANDARD: 155 STALLS
  - ACCESSIBLE: 8 STALLS
  - EV CAPABLE: 41 STALLS (11 MIN. INSTALLED)
- BUILDING D: 185 STALLS*
  - STANDARD: 137 STALLS
  - ACCESSIBLE: 7 STALLS
  - EV CAPABLE: 41 STALLS (11 MIN. INSTALLED)

* OVERFLOW PARKING PROVIDED AT LOT A & LOT G

SHORT-TERM BICYCLE RACKS PROVIDED (A-D) - 5% VISITOR PARKING:	14 SPACES (7 RACKS)

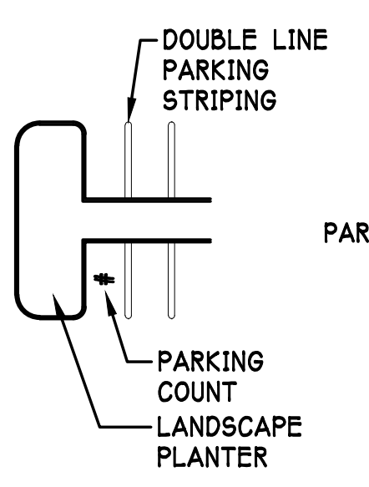
BUILDING A: 35 VISITOR STALLS (20% TOTAL) = 2 SPACES MIN. (1 RACKS)
BUILDING B: 69 VISITOR STALLS (50% TOTAL) = 4 SPACES MIN. (2 RACKS)
BUILDING C: 21 VISITOR STALLS (10% TOTAL) = 2 SPACES MIN. (1 RACK)
BUILDING D: 19 VISITOR STALLS (10% TOTAL) = 2 SPACES MIN. (1 RACK)

LONG-TERM BICYCLE LOCKERS PROVIDED (A-D) - 5% TENANT PARKING:	32 SPACES (16 LOCKERS)

BUILDING A: 137 TENANT STALLS (80% TOTAL) = 7 SPACES MIN. (4 LOCKERS)
BUILDING B: 69 TENANT STALLS (50% TOTAL) = 4 SPACES MIN. (2 LOCKERS)
BUILDING C: 184 TENANT STALLS (90% TOTAL) = 10 SPACES MIN. (5 LOCKERS)
BUILDING D: 167 TENANT STALLS (90% TOTAL) = 9 SPACES MIN. (5 LOCKERS)

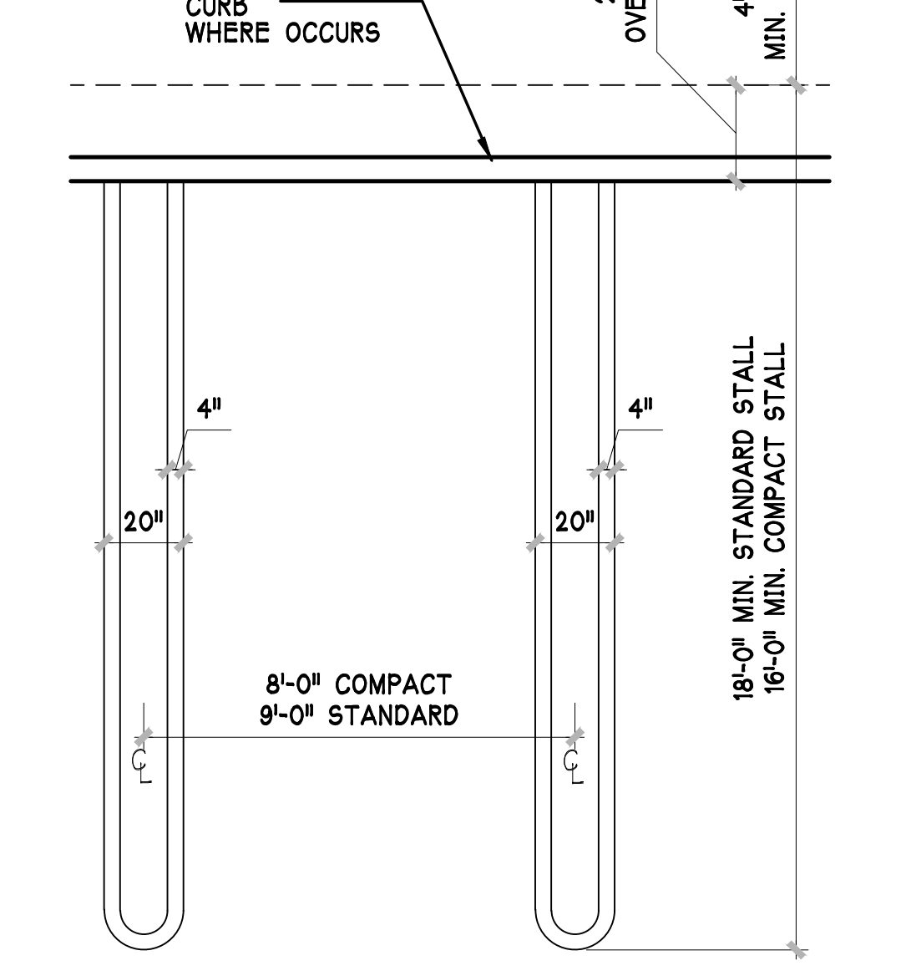
LEGEND

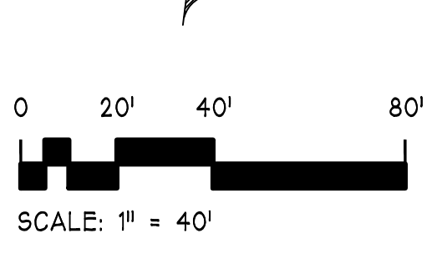
——— - - ———	PROPERTY LINE
● ● ● ● ● ● -	ACCESSIBLE PATH OF TRAVEL TO HAVE A CONTINUOUS SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2" AND SHALL BE A MINIMUM OF 48" IN WIDTH PER CBC CHAPTER 11 DIVISION 4. ACCESSIBLE ROUTES OF TRAVEL WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 1:20 SHALL HAVE RAMPS COMPLYING WITH CBC 11B-405. WALKS SHALL NOT EXCEED 1:20 IN DIRECTION OF TRAVEL AND 1:48 CROSS SLOPE.


DOUBLE LINE PARKING STRIPING
PARKING COUNT
LANDSCAPE PLANTER
#

PARKING

TYPICAL PARKING STRIPING DETAIL


CURB WHERE OCCURS
2'-0" OVERHANG
4'-0" MIN. WIDTH
4"
20"
8'-0" COMPACT
9'-0" STANDARD
18'-0" MIN. STANDARD STALL
16'-0" MIN. COMPACT STALL
CL



SCALE: 1" = 40'

A1.02
ENLARGED SITE PLAN
FOR
PHILLIP ROAD SITE

LOCATED IN A PORTION OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF SECTION 14, AND A PORTION OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN, CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA.

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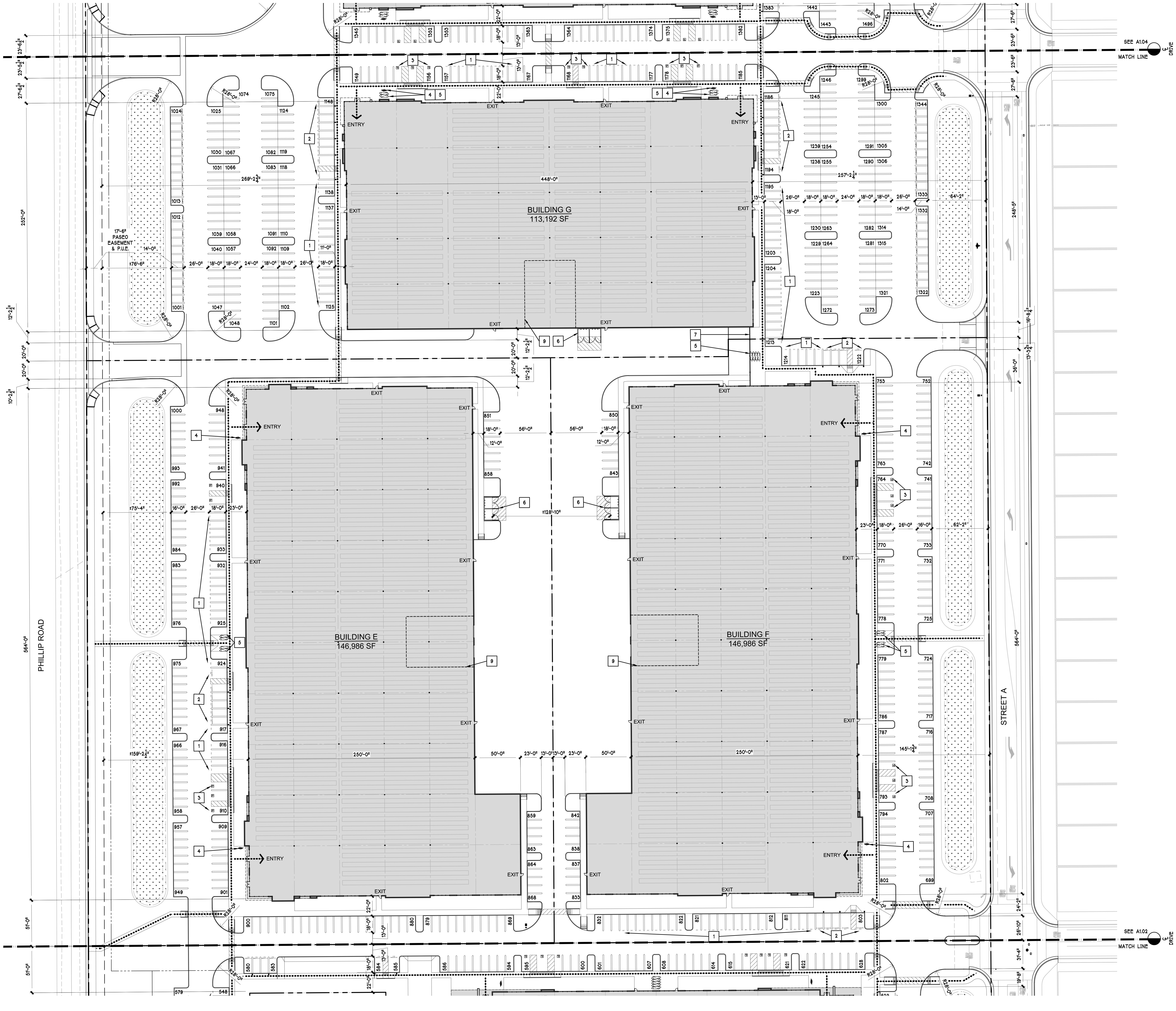

SEE A1.04
MATCH LINE
DRIVE
BUILDING G
113,192 SF
BUILDING E
146,986 SF
BUILDING F
146,986 SF
PHILLIP ROAD
STREET A
17'-6"
PASEO
EASEMENT
& P.U.E.
ENTRY
EXIT
SEE A1.02
MATCH LINE
DRIVE

① ENLARGED SITE PLAN

SCALE: 1" = 40'-0"

KEYNOTES

1. ELECTRICAL VEHICLE CAPABLE STALL
2. ELECTRIC VEHICLE READY STALLS (INSTALL EVSE).
3. ACCESSIBLE PARKING.
4. SHORT-TERM BICYCLE PARKING (RACKS).
5. LONG-TERM BICYCLE PARKING (LOCKERS).
6. 6'-0" HIGH CMU TRASH ENCLOSURE W/ PRE-FINISHED METAL GATES PER CITY TRASH ENCLOSURE DETAIL SW-2. PROVIDE 65' MINIMUM APPROACH - SEE CIVIL GARBAGE ACCESS PLAN.
7. DECORATIVE FENCE.
8. COMPACT PARKING STALLS.
9. OUTLINE OF INTERNAL LOADING DOCK.

PARKING SUMMARY

BUILDING AREA (E-G): 407,164 SF

BUILDING E (INNOVATION): 146,986 SF
BUILDING F (INNOVATION): 146,986 SF
BUILDING G (INNOVATION): 113,192 SF

CAR PARKING REQUIRED (E-G): 408 STALLS

BUILDING E (INDUSTRIAL: 1 STALL / 1,000 SF): 147 STALLS
BUILDING F (INDUSTRIAL: 1 STALL / 1,000 SF): 147 STALLS
BUILDING G (INDUSTRIAL: 1 STALL / 1,000 SF): 114 STALLS

CAR PARKING PROPOSED (E-G): 646 STALLS

BUILDING E: 150 STALLS
- STANDARD: 120 STALLS
- ACCESSIBLE: 5 STALLS
- EV CAPABLE: 25 STALLS (6 MIN. INSTALLED)

BUILDING F: 162 STALLS
- STANDARD: 121 STALLS
- ACCESSIBLE: 6 STALLS
- EV CAPABLE: 35 STALLS (9 MIN. INSTALLED)

BUILDING G: 334 STALLS
- STANDARD: 212 STALLS
- COMPACT 47 STALLS
- ACCESSIBLE: 8 STALLS
- EV CAPABLE: 67 STALLS (17 MIN. INSTALLED)

SHORT-TERM BICYCLE RACKS PROVIDED (E-G) - 5% VISITOR PARKING: 12 SPACES (6 RACKS)

BUILDING E: 15 VISITOR STALLS (10% TOTAL) = 2 SPACES MIN. (1 RACK)
BUILDING F: 16 VISITOR STALLS (10% TOTAL) = 2 SPACES MIN. (1 RACK)
BUILDING G: 33 VISITOR STALLS (10% TOTAL) = 2 SPACES MIN. (1 RACK)

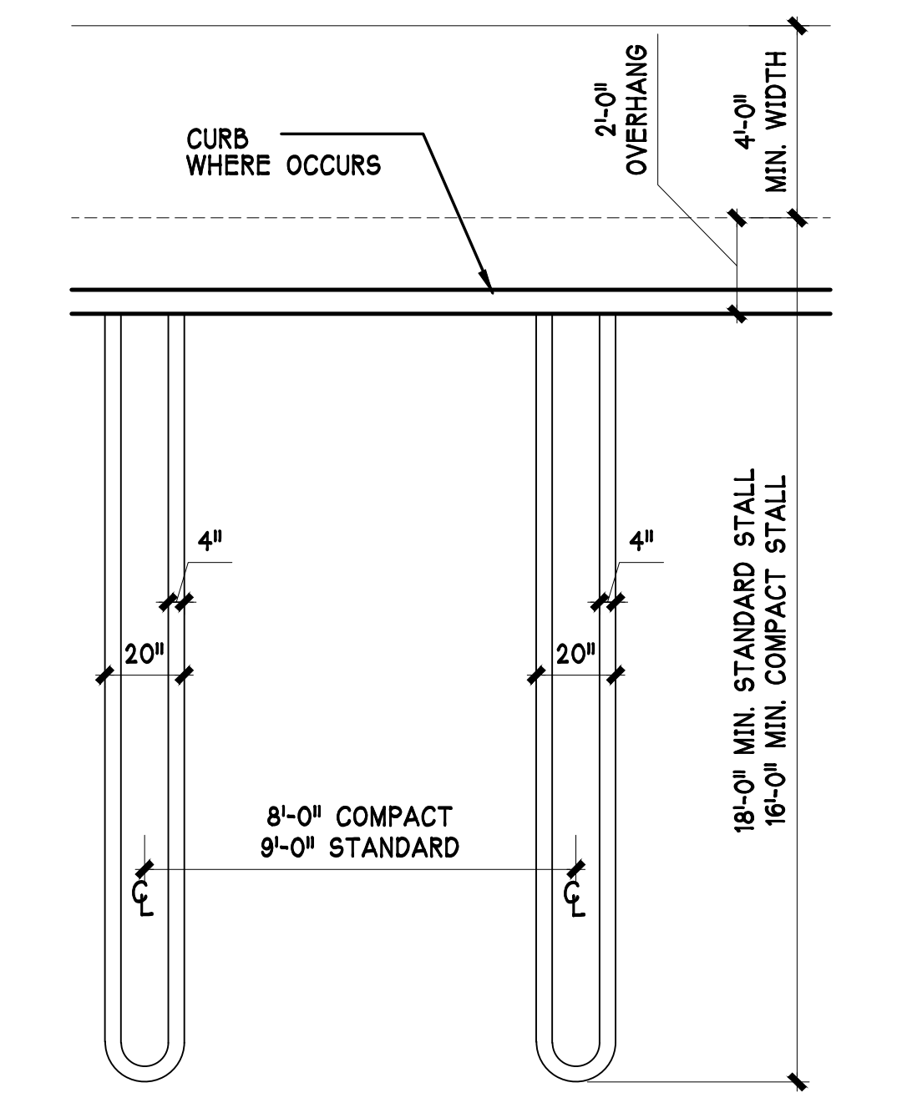
LONG-TERM BICYCLE LOCKERS PROVIDED (E-G) - 5% TENANT PARKING: 32 SPACES (16 LOCKERS)

BUILDING E: 135 TENANT STALLS (90% TOTAL) = 7 SPACES MIN. (4 LOCKERS)
BUILDING F: 146 TENANT STALLS (90% TOTAL) = 8 SPACES MIN. (4 LOCKERS)
BUILDING G: 301 TENANT STALLS (90% TOTAL) = 16 SPACES MIN. (8 LOCKERS)

LEGEND

—-·-·—-·-·—	PROPERTY LINE
••••••••••••	ACCESSIBLE PATH OF TRAVEL TO HAVE A CONTINUOUS SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2" AND SHALL BE A MINIMUM OF 48" IN WIDTH PER CBC CHAPTER 11 DIVISION 4. ACCESSIBLE ROUTES OF TRAVEL WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 1:20 SHALL HAVE RAMPS COMPLYING WITH CBC 11B-405. WALKS SHALL NOT EXCEED 1:20 IN DIRECTION OF TRAVEL AND 1:48 CROSS SLOPE.
DOUBLE LINE PARKING STRIPING PARKING COUNT LANDSCAPE PLANTER	PARKING

TYPICAL PARKING STRIPING DETAIL


CURB
WHERE OCCURS
2'-0"
OVERHANG
4'-0"
MIN. WIDTH
4"
4"
20"
20"
8'-0" COMPACT
9'-0" STANDARD
18'-0" MIN. STANDARD STALL
16'-0" MIN. COMPACT STALL

0 20' 40' 80'
SCALE: 1" = 40'

A1.03
ENLARGED SITE PLAN
FOR
PHILLIP ROAD SITE
LOCATED IN A PORTION OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF SECTION 14, AND A PORTION OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN,
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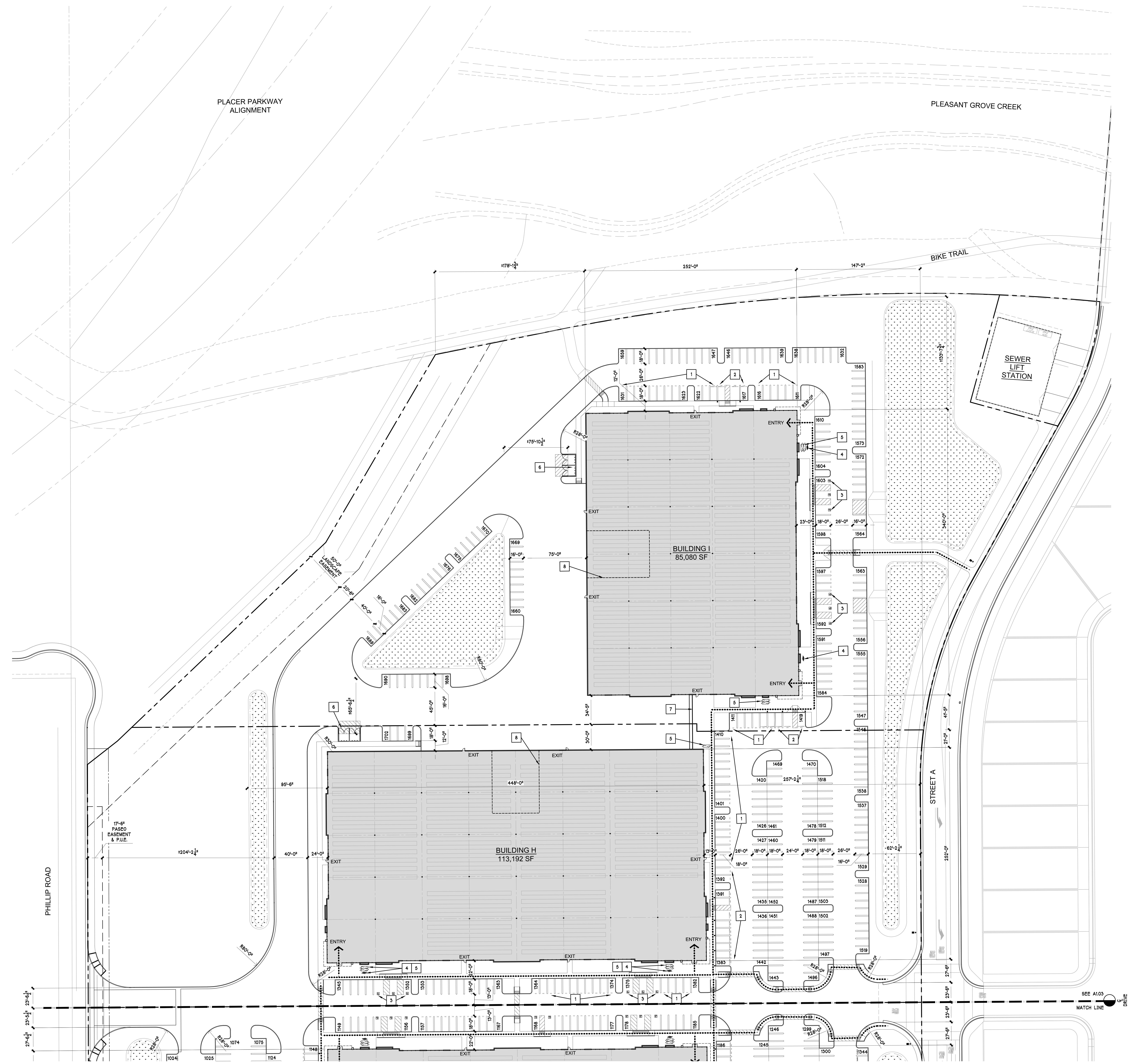

PLACER PARKWAY ALIGNMENT
PLEASANT GROVE CREEK
BIKE TRAIL
±178'-1¾"
252'-0"
147'-2"
SEWER LIFT STATION
BUILDING I
85,080 SF
BUILDING H
113,192 SF
50'-0" LANDSCAPE EASEMENT
17'-6" PASEO EASEMENT & P.U.E.
PHILLIP ROAD
STREET A
ENTRY
EXIT
±75'-10½"
±65'-6½"
±204'-2½"
95'-6"
448'-0"
257'-2¾"
±62'-2¾"
252'-0"
340'-0"
±153'-7¾"
SEE A1.03
MATCH LINE
1
2
3
4
5
6
7
8

1 ENLARGED SITE PLAN

SCALE: 1" = 40'-0"

KEYNOTES

1. ELECTRICAL VEHICLE CAPABLE STALL
2. ELECTRIC VEHICLE READY STALLS (INSTALL EVSE).
3. ACCESSIBLE PARKING.
4. SHORT-TERM BICYCLE PARKING (RACKS).
5. LONG-TERM BICYCLE PARKING (LOCKERS).
6. 6'-0" HIGH CMU TRASH ENCLOSURE W/ PRE-FINISHED METAL GATES PER CITY TRASH ENCLOSURE DETAIL SW-2. PROVIDE 65' MINIMUM APPROACH - SEE CIVIL GARBAGE ACCESS PLAN.
7. DECORATIVE FENCE.
8. OUTLINE OF INTERNAL LOADING DOCK.

PARKING SUMMARY

BUILDING AREA (H-I): 198,272 SF

BUILDING H (INNOVATION): 113,192 SF
BUILDING I (INNOVATION): 85,080 SF

CAR PARKING REQUIRED (H-I): 200 STALLS

BUILDING H (INDUSTRIAL: 1 STALL / 1,000 SF): 114 STALLS
BUILDING I (INDUSTRIAL: 1 STALL / 1,000 SF): 86 STALLS

CAR PARKING PROPOSED (H-I): 358 STALLS

BUILDING H: 197 STALLS
- STANDARD: 156 STALLS
- ACCESSIBLE: 6 STALLS
- EV CAPABLE: 35 STALLS (9 MIN. INSTALLED)

BUILDING I: 161 STALLS
- STANDARD: 120 STALLS
- ACCESSIBLE: 6 STALLS
- EV CAPABLE: 35 STALLS (9 MIN. INSTALLED)

SHORT-TERM BICYCLE RACKS PROVIDED (E-G) - 5% VISITOR PARKING: 8 SPACES (4 RACKS)

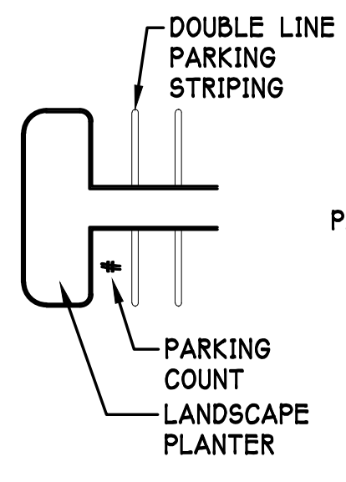
BUILDING H: 20 VISITOR STALLS (10% TOTAL) = 2 SPACES MIN. (1 RACK)
BUILDING I: 16 VISITOR STALLS (10% TOTAL) = 2 SPACES MIN. (1 RACK)

LONG-TERM BICYCLE LOCKERS PROVIDED (E-G) - 5% TENANT PARKING: 18 SPACES (9 LOCKERS)

BUILDING H: 177 TENANT STALLS (90% TOTAL) = 9 SPACES MIN. (5 LOCKERS)
BUILDING I: 145 TENANT STALLS (90% TOTAL) = 8 SPACES MIN. (4 LOCKERS)

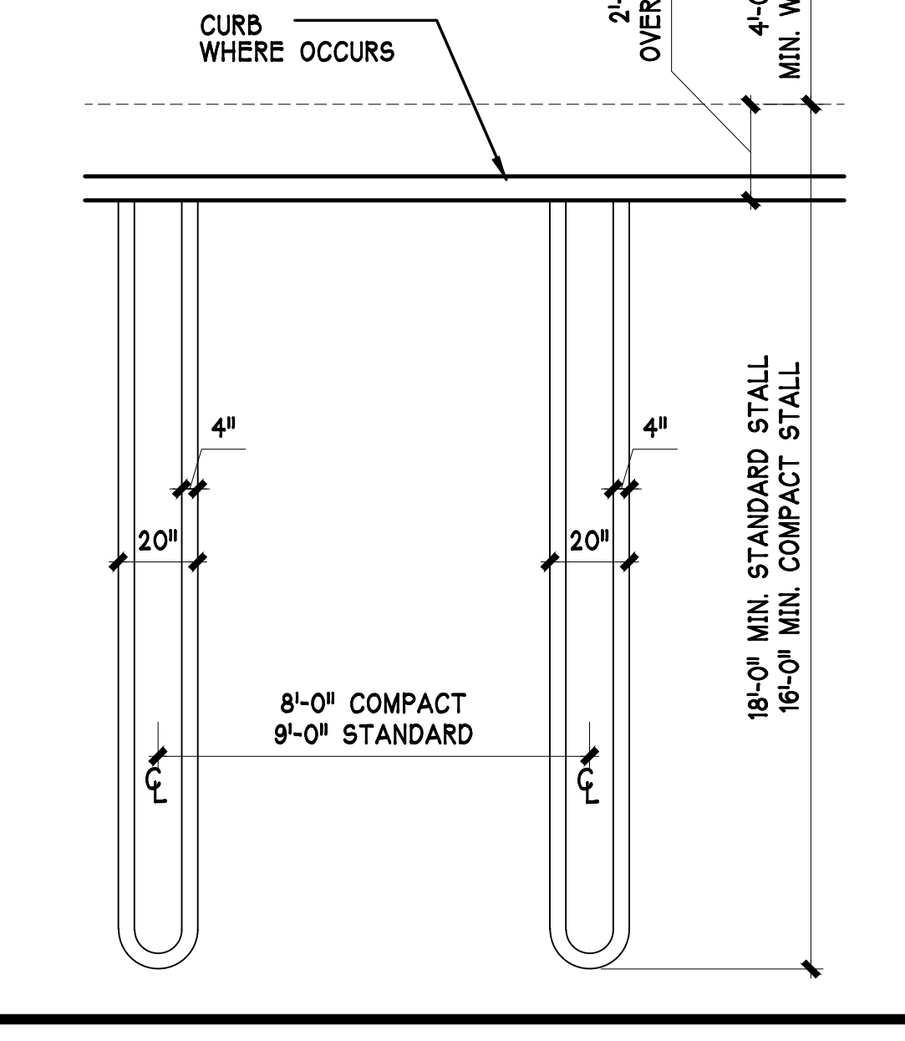
LEGEND

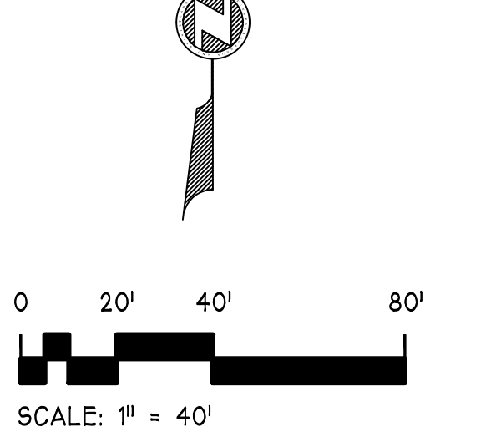
—‐‐—‐‐—	PROPERTY LINE
•••••••••••••	ACCESSIBLE PATH OF TRAVEL TO HAVE A CONTINUOUS SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2" AND SHALL BE A MINIMUM OF 48" IN WIDTH PER CBC CHAPTER 11 DIVISION 4. ACCESSIBLE ROUTES OF TRAVEL WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 1:20 SHALL HAVE RAMPS COMPLYING WITH CBC 11B-405. WALKS SHALL NOT EXCEED 1:20 IN DIRECTION OF TRAVEL AND 1:48 CROSS SLOPE.


DOUBLE LINE PARKING STRIPING
PARKING COUNT
LANDSCAPE PLANTER

PARKING

TYPICAL PARKING STRIPING DETAIL


CURB WHERE OCCURS
2'-0" OVERHANG
4'-0" MIN. WIDTH
4"
20"
8'-0" COMPACT
9'-0" STANDARD
℄
18'-0" MIN. STANDARD STALL
16'-0" MIN. COMPACT STALL



SCALE: 1" = 40'

A1.04
ENLARGED SITE PLAN
FOR
PHILLIP ROAD SITE

LOCATED IN A PORTION OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF SECTION 14, AND A PORTION OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN, CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA.

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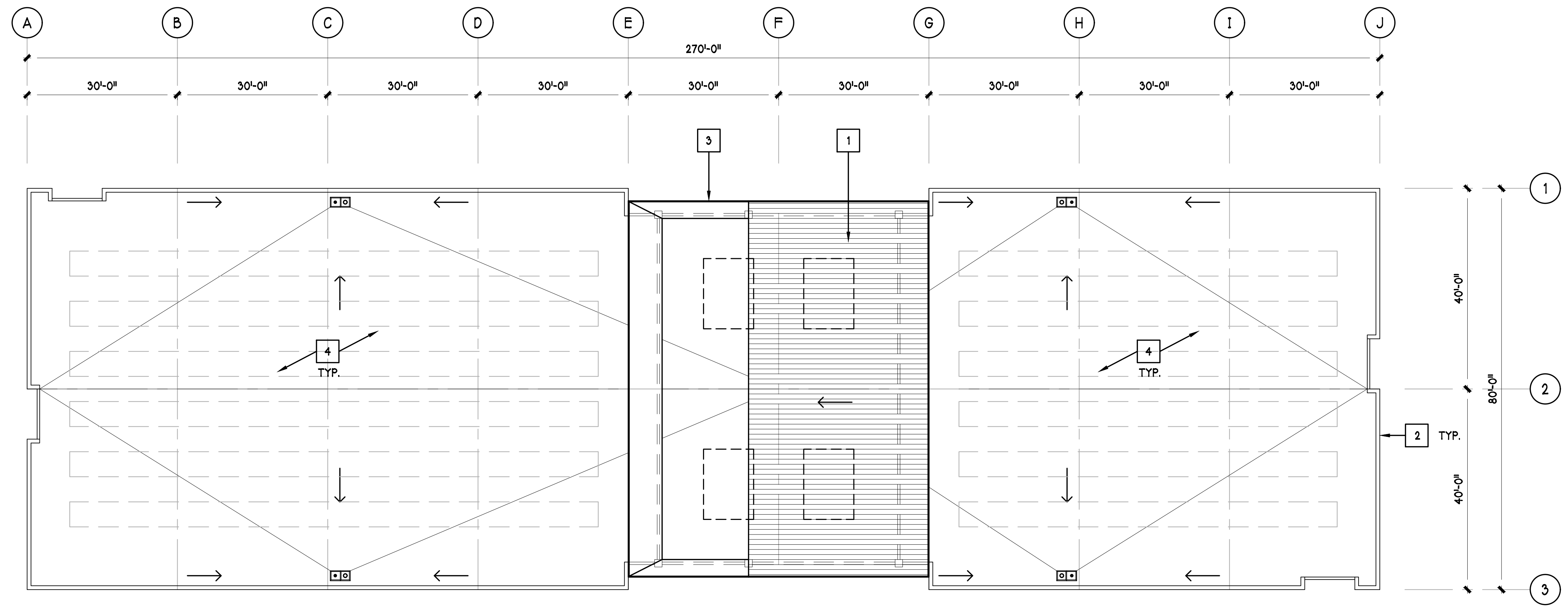
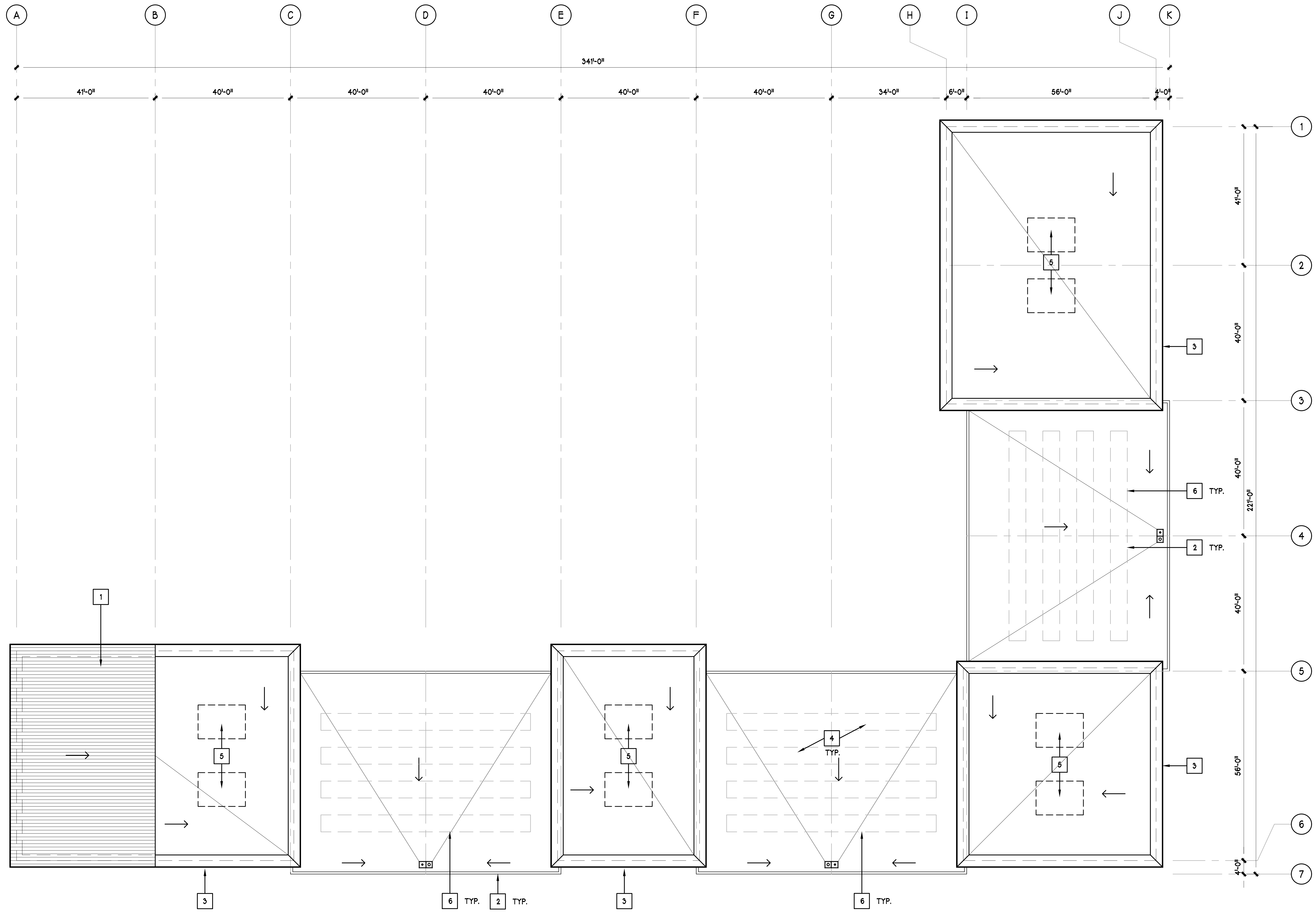

A
B
C
D
E
F
G
H
I
J
270'-0"
30'-0"
30'-0"
30'-0"
30'-0"
30'-0"
30'-0"
30'-0"
30'-0"
30'-0"
3
1
4
TYP.
4
TYP.
2 TYP.
1
2
3
40'-0"
80'-0"
40'-0"

① ROOF PLAN - BUILDING A (MEDICAL)

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


A
B
C
D
E
F
G
H
I
J
K
341'-0"
41'-0"
40'-0"
40'-0"
40'-0"
40'-0"
40'-0"
34'-0"
6'-0"
56'-0"
4'-0"
1
2
3
4
5
6
7
41'-0"
40'-0"
40'-0"
221'-0"
40'-0"
56'-0"
4'-0"
5
3
6 TYP.
2 TYP.
1
5
5
4
TYP.
5
3
3
6 TYP.
2 TYP.
3
6 TYP.

② ROOF PLAN - BUILDING B (RETAIL)

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

KEYNOTES

1. STANDING SEAM METAL ROOF.
2. PARAPET.
3. HIGH PARAPET W/ METAL ROOF / CORNICE.
4. SINGLE-PLY ROOF MEMBRANE O/ COVER BOARD O/ ROOF DECK.
5. OUTLINE OF FUTURE MECHANICAL EQUIPMENT UNDER FUTURE TENANT IMPROVEMENTS TO BE SCREENED BY HIGH PARAPETS.
6. OUTLINE OF FUTURE SOLAR PANEL LOCATIONS.

LEGEND

←	INDICATES MINIMUM 1/4" PER FOOT SLOPE OF ROOF
⊡	ROOF & OVERFLOW DRAIN.

0 8' 16' 32'

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

A2.01
ROOF PLANS – MEDICAL & RETAIL
FOR
PHILLIP ROAD SITE

LOCATED IN A PORTION OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF SECTION 14, AND A PORTION OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN, CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA.

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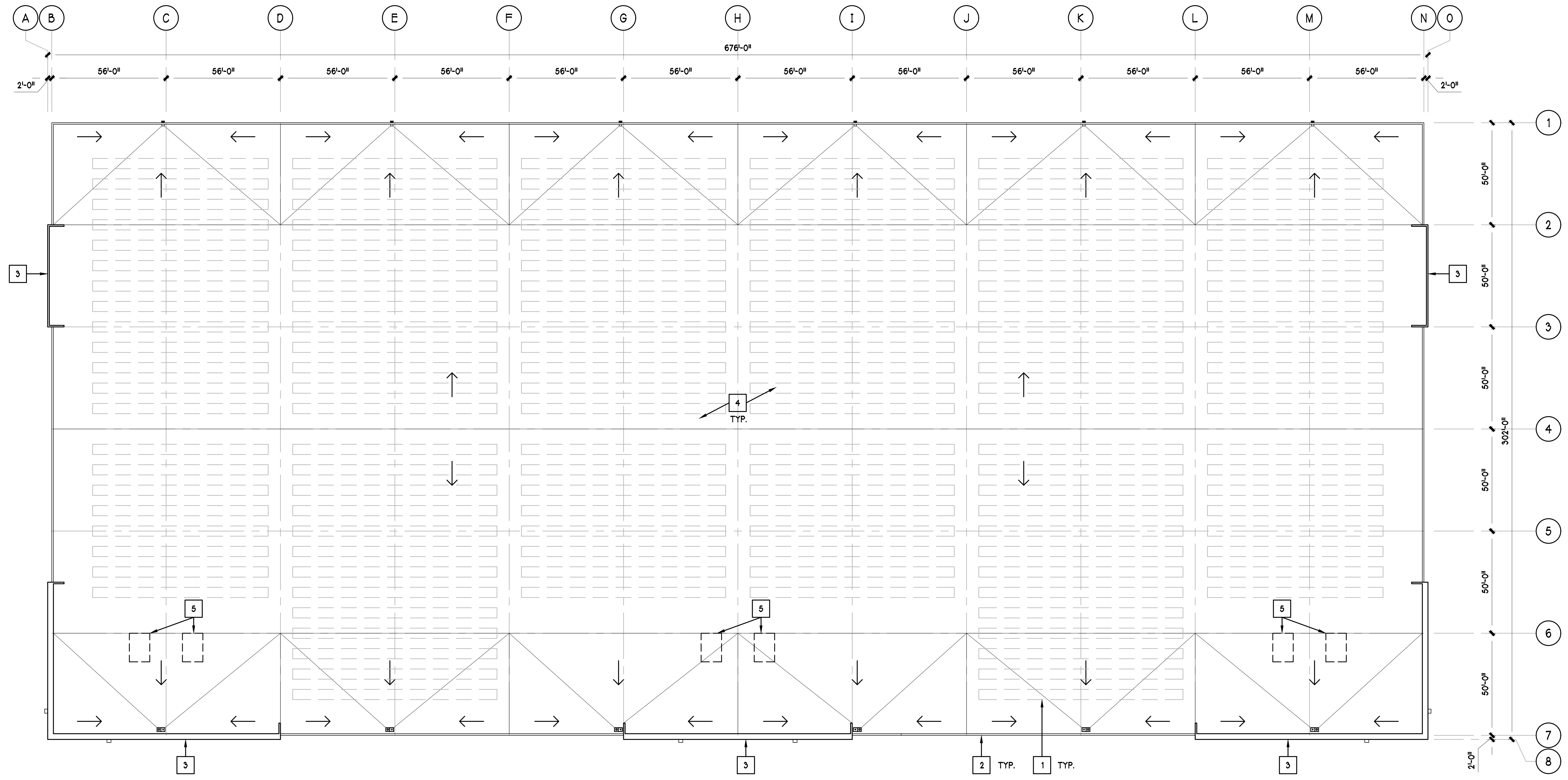
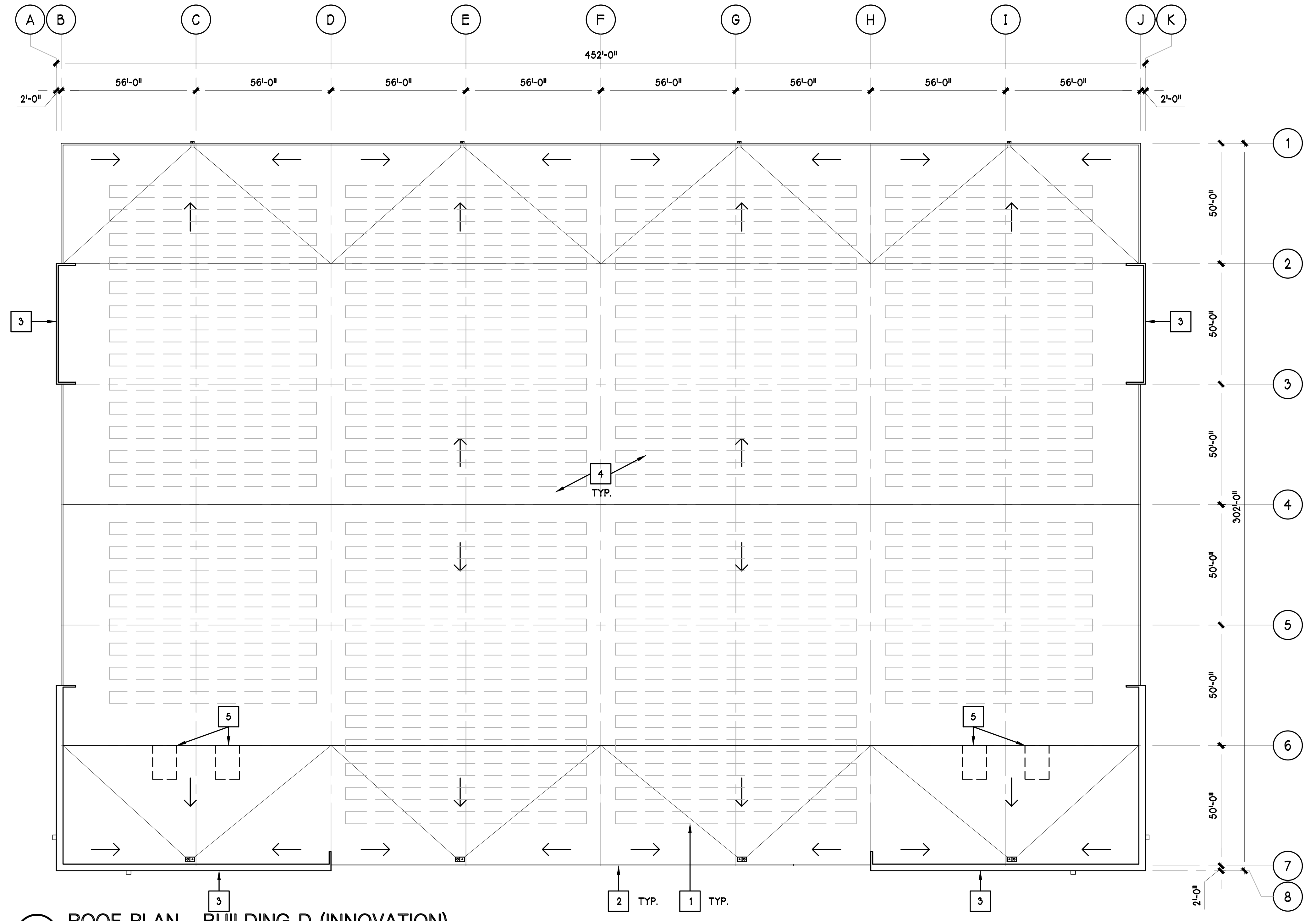

A B C D E F G H I J K L M N O
676'-0"
56'-0"
2'-0"
1 2 3 4 5 6 7 8
50'-0"
302'-0"
3
4
TYP.
5
2 TYP.
1 TYP.

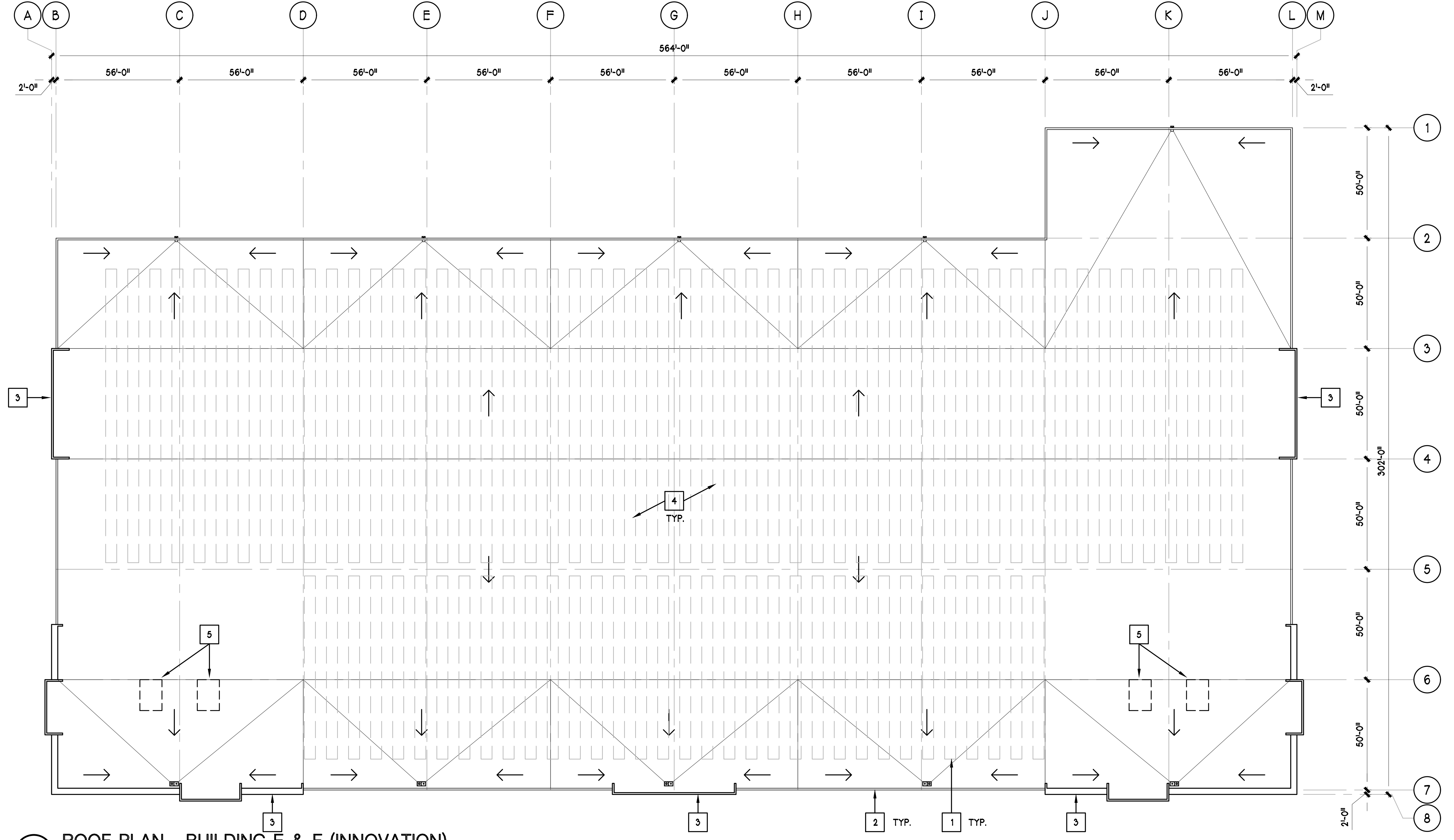
1 ROOF PLAN - BUILDING C (INNOVATION)

SCALE: 1" = 30'-0"


A B C D E F G H I J K
452'-0"
56'-0"
2'-0"
1 2 3 4 5 6 7 8
50'-0"
302'-0"
3
4
TYP.
5
2 TYP.
1 TYP.

2 ROOF PLAN - BUILDING D (INNOVATION)

SCALE: 1" = 30'-0"


A B C D E F G H I J K L M
564'-0"
56'-0"
2'-0"
1 2 3 4 5 6 7 8
50'-0"
302'-0"
3
4
TYP.
5
2 TYP.
1 TYP.

3 ROOF PLAN - BUILDING E & F (INNOVATION)

SCALE: 1" = 30'-0"

KEYNOTES

1 OUTLINE OF FUTURE SOLAR PANEL LOCATIONS.
2 PARAPET.
3 HIGH PARAPET.
4 SINGLE-PLY ROOF MEMBRANE O/ COVER BOARD O/ ROOF DECK.
5 OUTLINE OF FUTURE MECHANICAL EQUIPMENT UNDER FUTURE TENANT IMPROVEMENTS TO BE SCREENED BY HIGH PARAPETS.

LEGEND

←	INDICATES MINIMUM 1/4" PER FOOT SLOPE OF ROOF
⊡	ROOF & OVERFLOW DRAIN.
═	SCUPPER & DOWNSPOUT.

0 15' 30' 60'
SCALE: 1" = 30'

A2.02
ROOF PLANS – INNOVATION
FOR
PHILLIP ROAD SITE
LOCATED IN A PORTION OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF SECTION 14, AND A PORTION OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN,
CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA.

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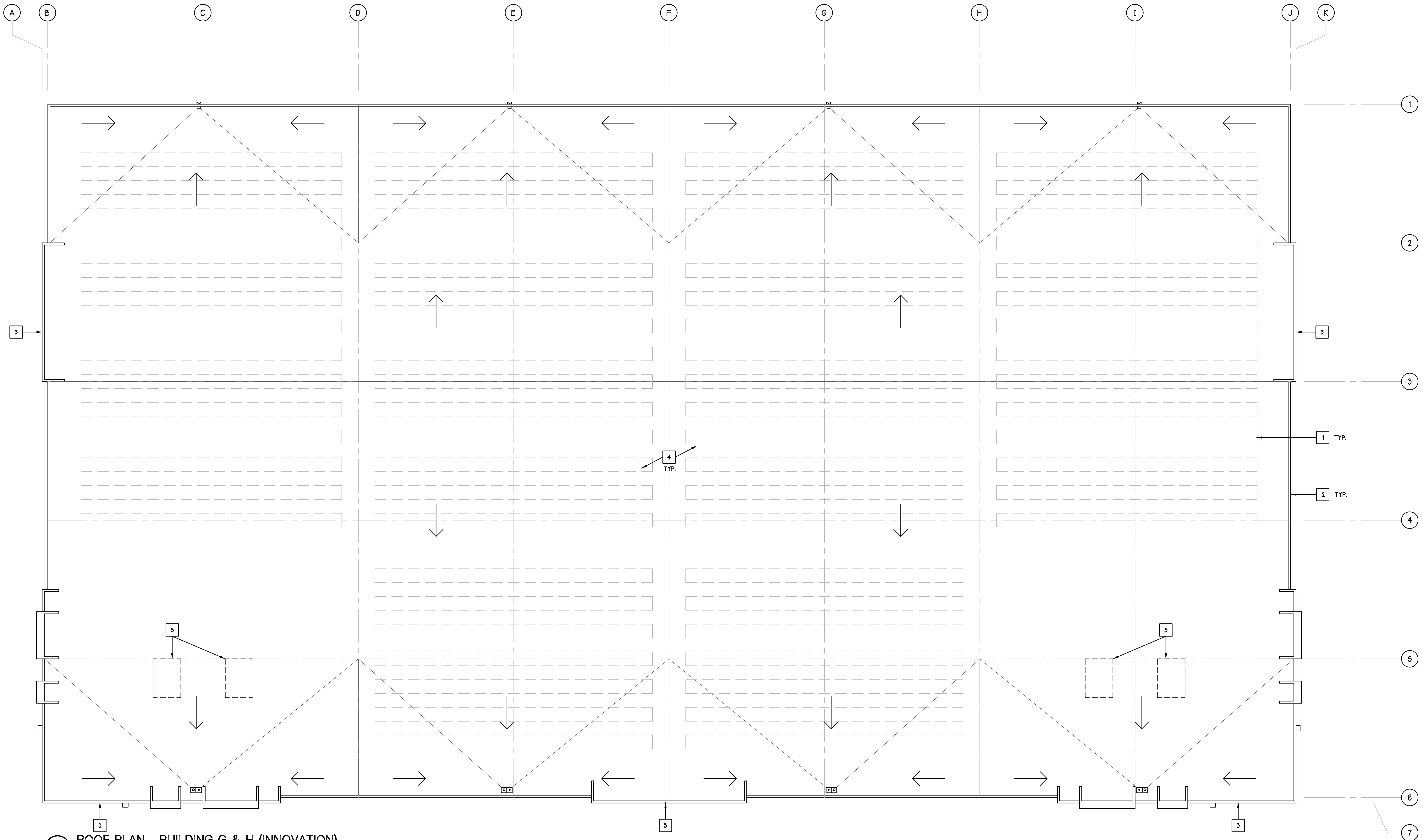
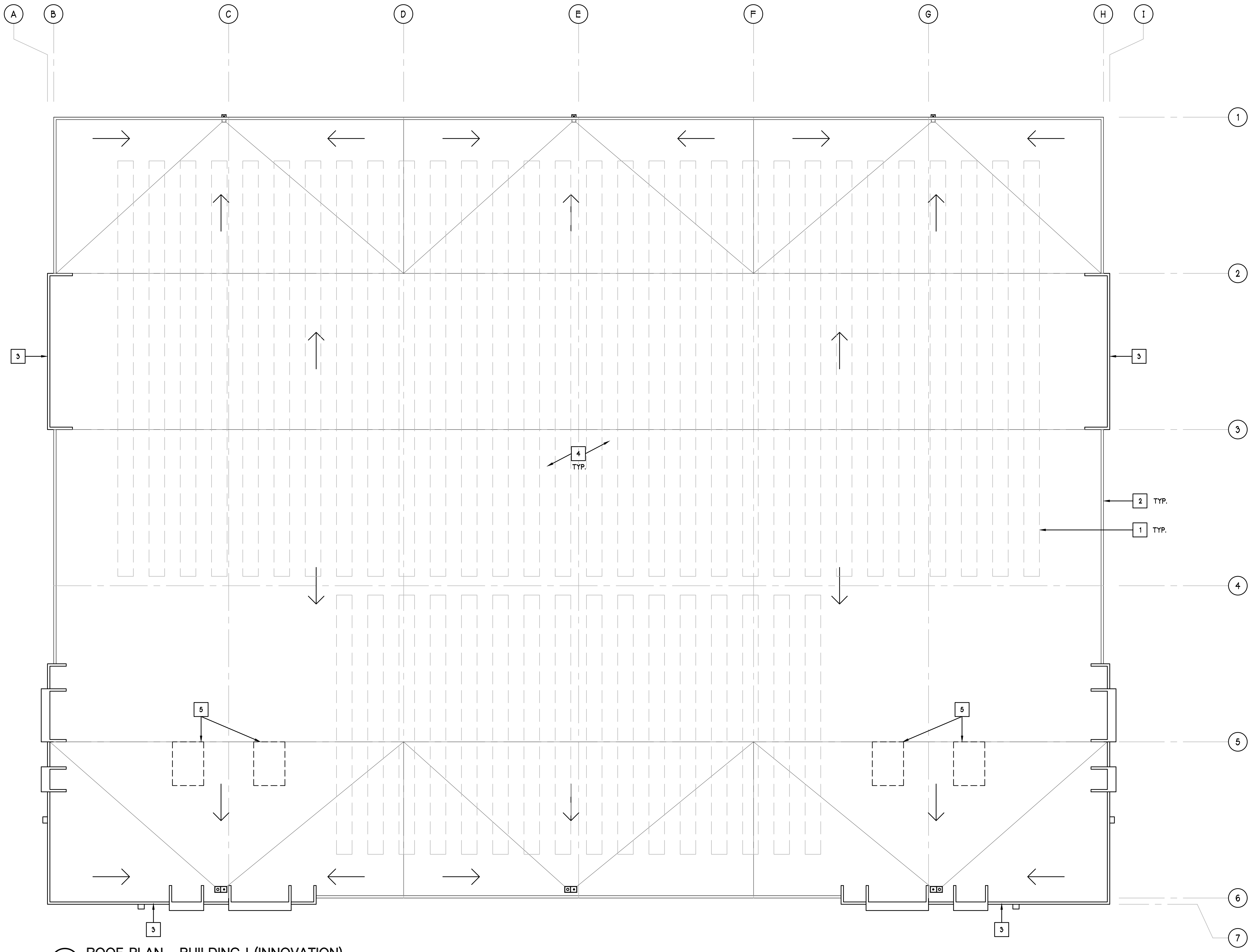


①ROOF PLAN - BUILDING G & H (INNOVATION)

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



②ROOF PLAN - BUILDING I (INNOVATION)

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

KEYNOTES

1. OUTLINE OF FUTURE SOLAR PANEL LOCATIONS.
2. PARAPET.
3. HIGH PARAPET.
4. SINGLE-PLY ROOF MEMBRANE O/ COVER BOARD O/ ROOF DECK.
5. OUTLINE OF FUTURE MECHANICAL EQUIPMENT UNDER FUTURE TENANT IMPROVEMENTS TO BE SCREENED BY HIGH PARAPETS.

LEGEND

←	INDICATES MINIMUM 1/4" PER FOOT SLOPE OF ROOF
⊡	ROOF & OVERFLOW DRAIN.
═	SCUPPER & DOWNSPOUT.

0 8' 16' 32'

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

A2.03
ROOF PLANS – INNOVATION
FOR
PHILLIP ROAD SITE
LOCATED IN A PORTION OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF SECTION 14, AND A PORTION OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN, CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA.

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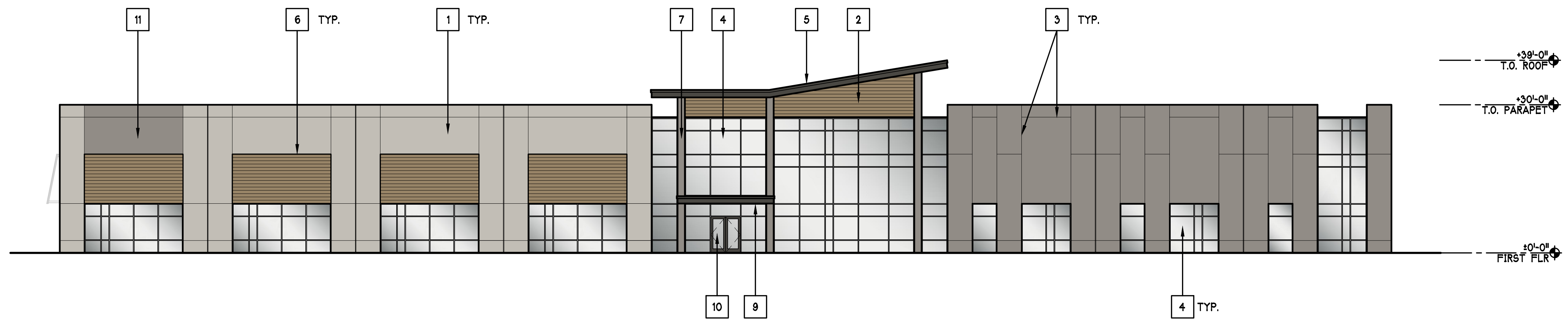
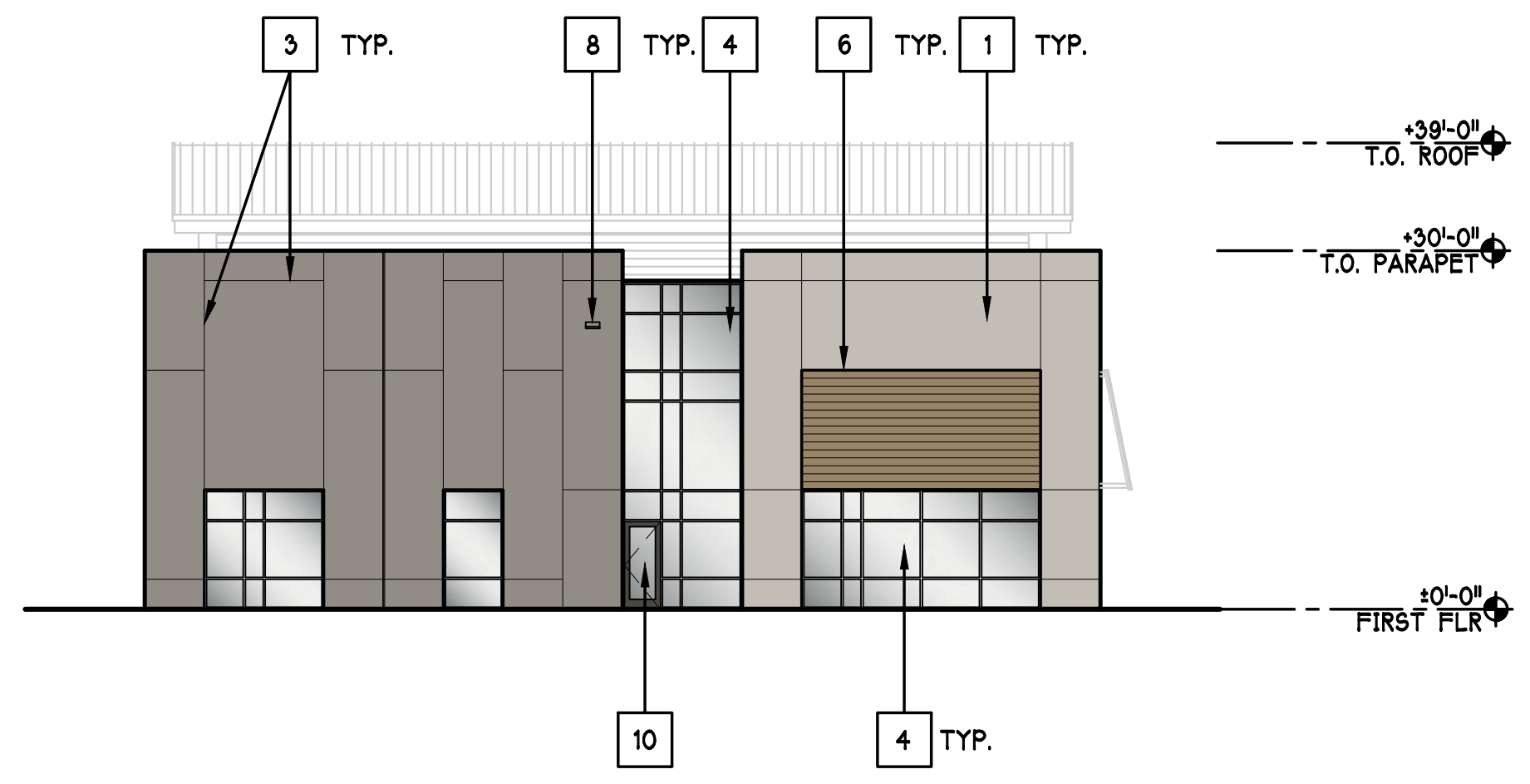

11
6 TYP.
1 TYP.
7
4
5
2
3 TYP.
+39'-0" T.O. ROOF
+30'-0" T.O. PARAPET
±0'-0" FIRST FLR
10
9
4 TYP.

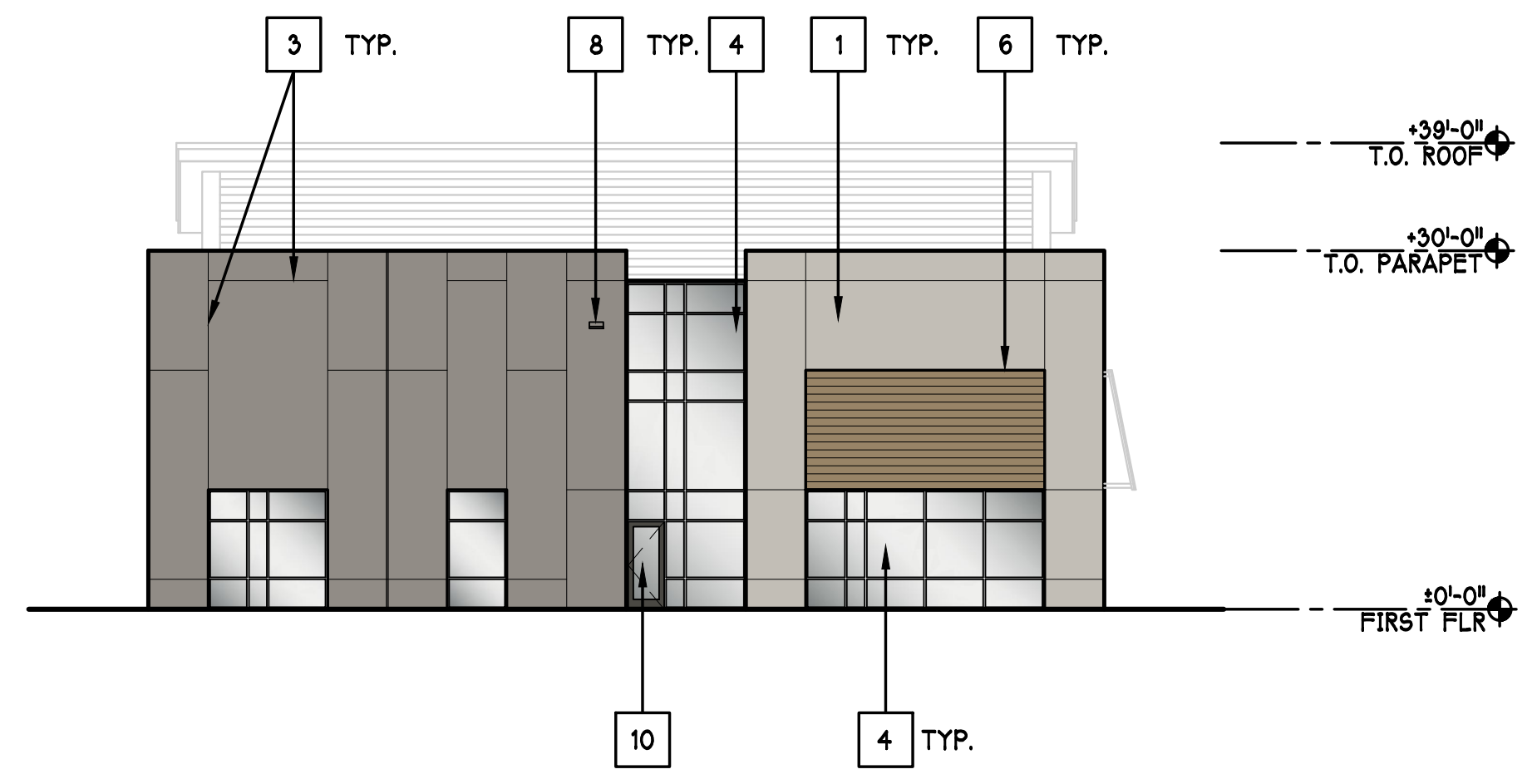
1 SOUTH ELEVATION (BLUE OAKS BLVD)

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


3 TYP.
8 TYP.
4
6 TYP.
1 TYP.
+39'-0" T.O. ROOF
+30'-0" T.O. PARAPET
±0'-0" FIRST FLR
10
4 TYP.

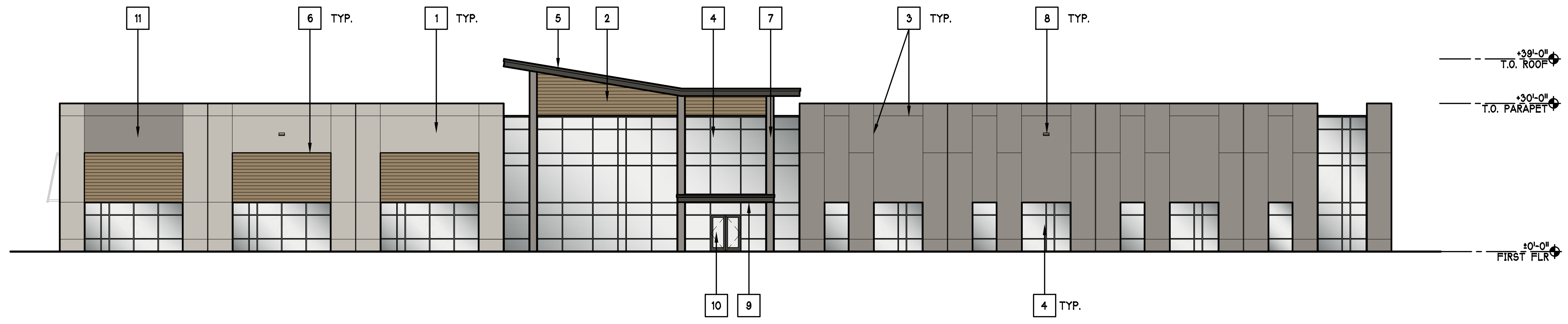
2 WEST ELEVATION (PHILLIP RD)

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


3 TYP.
8 TYP.
4
1 TYP.
6 TYP.
+39'-0" T.O. ROOF
+30'-0" T.O. PARAPET
±0'-0" FIRST FLR
10
4 TYP.

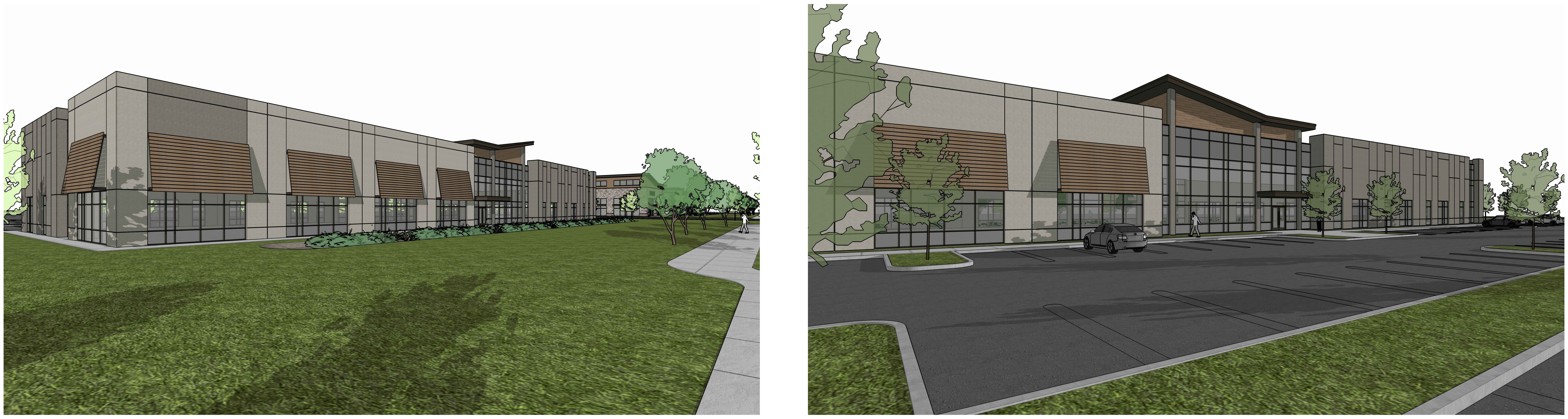
3 EAST ELEVATION (RETAIL)

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


11
6 TYP.
1 TYP.
5
2
4
7
3 TYP.
8 TYP.
+39'-0" T.O. ROOF
+30'-0" T.O. PARAPET
±0'-0" FIRST FLR
10
9
4 TYP.

4 NORTH ELEVATION (PARKING & BUILDING C)

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



A (VIEW FROM BLUE OAKS BLVD)

B (VIEW FROM PARKING LOT)

5 RENDERINGS

KEYNOTES

1 CONCRETE PANEL.
2 WOOD LOOK METAL SIDING.
3 CONCRETE REVEALS.
4 STOREFRONT SYSTEM.
5 METAL ROOF.
6 WOOD SLAT AWNING TO MATCH WOOD-LOOK METAL SIDING.
7 PAINTED COLUMN.
8 WALL MOUNTED LIGHT FIXTURE.
9 PAINTED METAL CANOPY.
10 STOREFRONT DOOR.
11 ACCENT PAINT.

0 8' 16' 32'
SCALE: 1/16" = 1'-0"

A3.01
EXTERIOR ELEVATIONS –
BUILDING A (MEDICAL)
FOR
PHILLIP ROAD SITE
LOCATED IN A PORTION OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF SECTION 14, AND A PORTION OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN, CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA.

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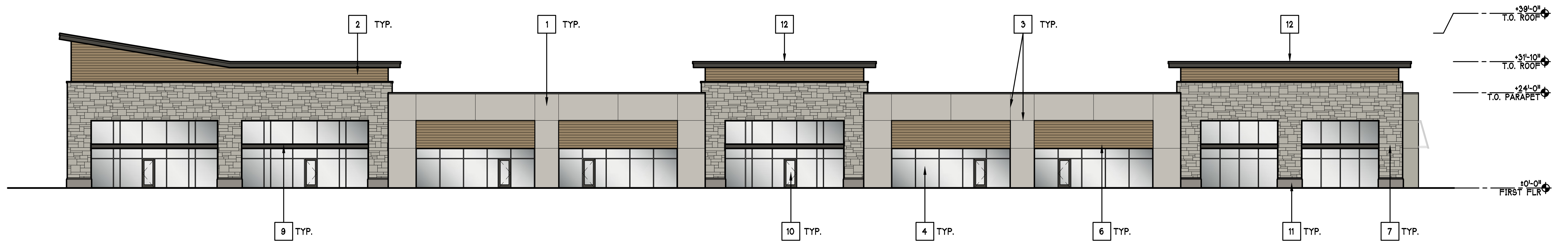
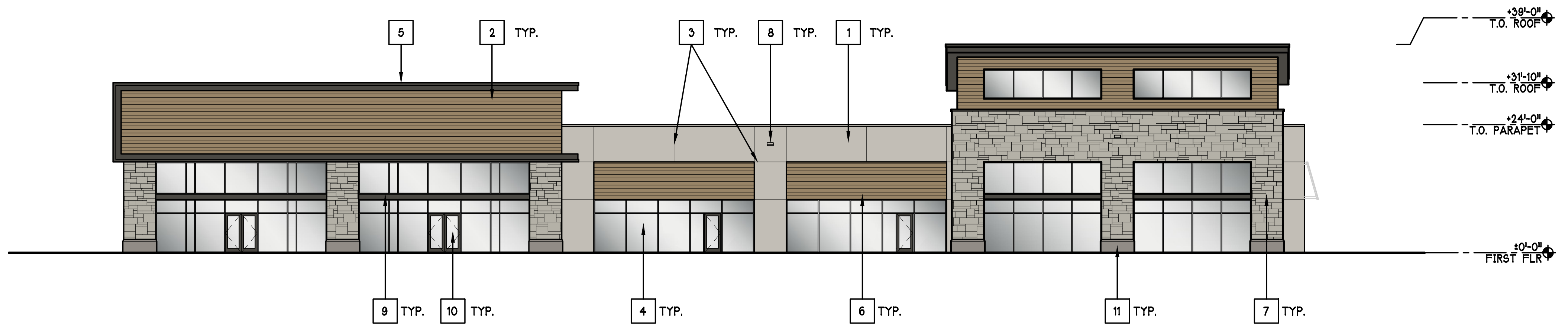

2 TYP.
1 TYP.
12
3 TYP.
12
+39'-0" T.O. ROOF
+31'-10" T.O. ROOF
+24'-0" T.O. PARAPET
±0'-0" FIRST FLR
9 TYP.
10 TYP.
4 TYP.
6 TYP.
11 TYP.
7 TYP.

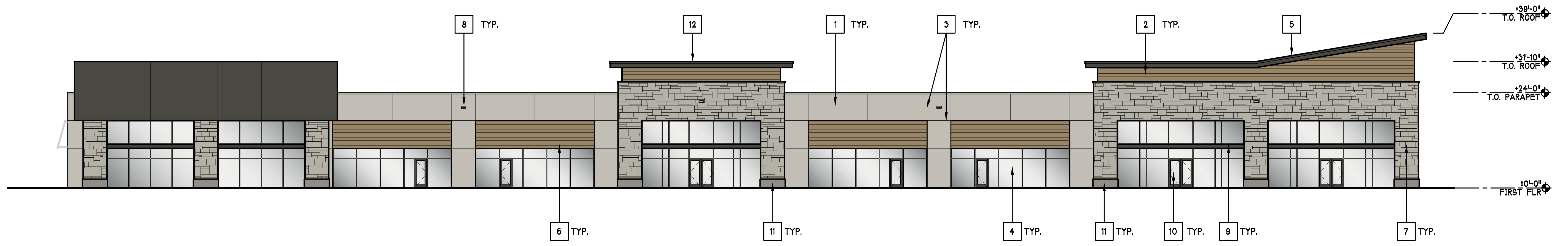
1 SOUTH ELEVATION (BLUE OAKS BLVD)

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


5
2 TYP.
3 TYP.
8 TYP.
1 TYP.
+39'-0" T.O. ROOF
+31'-10" T.O. ROOF
+24'-0" T.O. PARAPET
±0'-0" FIRST FLR
9 TYP.
10 TYP.
4 TYP.
6 TYP.
11 TYP.
7 TYP.

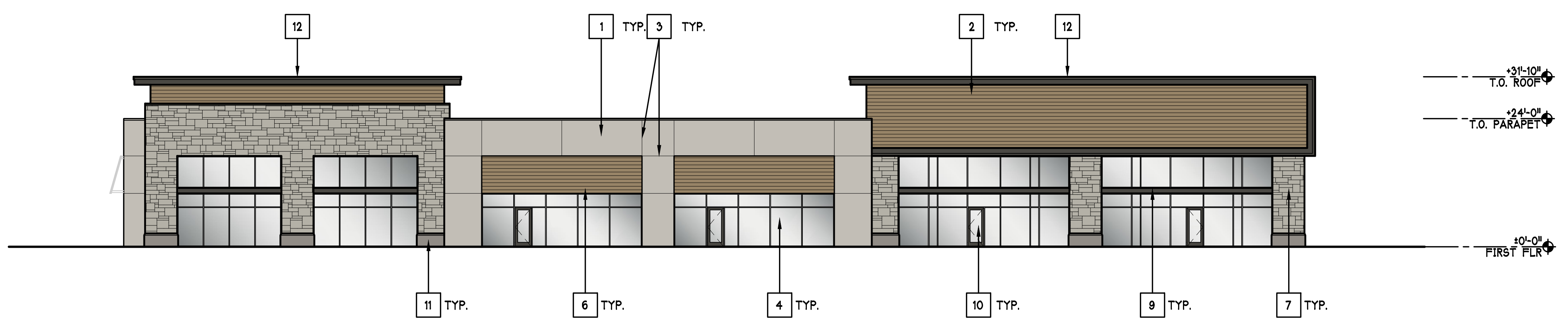
2 WEST ELEVATION (PARKING)

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


8 TYP.
12
1 TYP.
3 TYP.
2 TYP.
5
+39'-0" T.O. ROOF
+31'-10" T.O. ROOF
+24'-0" T.O. PARAPET
±0'-0" FIRST FLR
6 TYP.
11 TYP.
4 TYP.
11 TYP.
10 TYP.
9 TYP.
7 TYP.

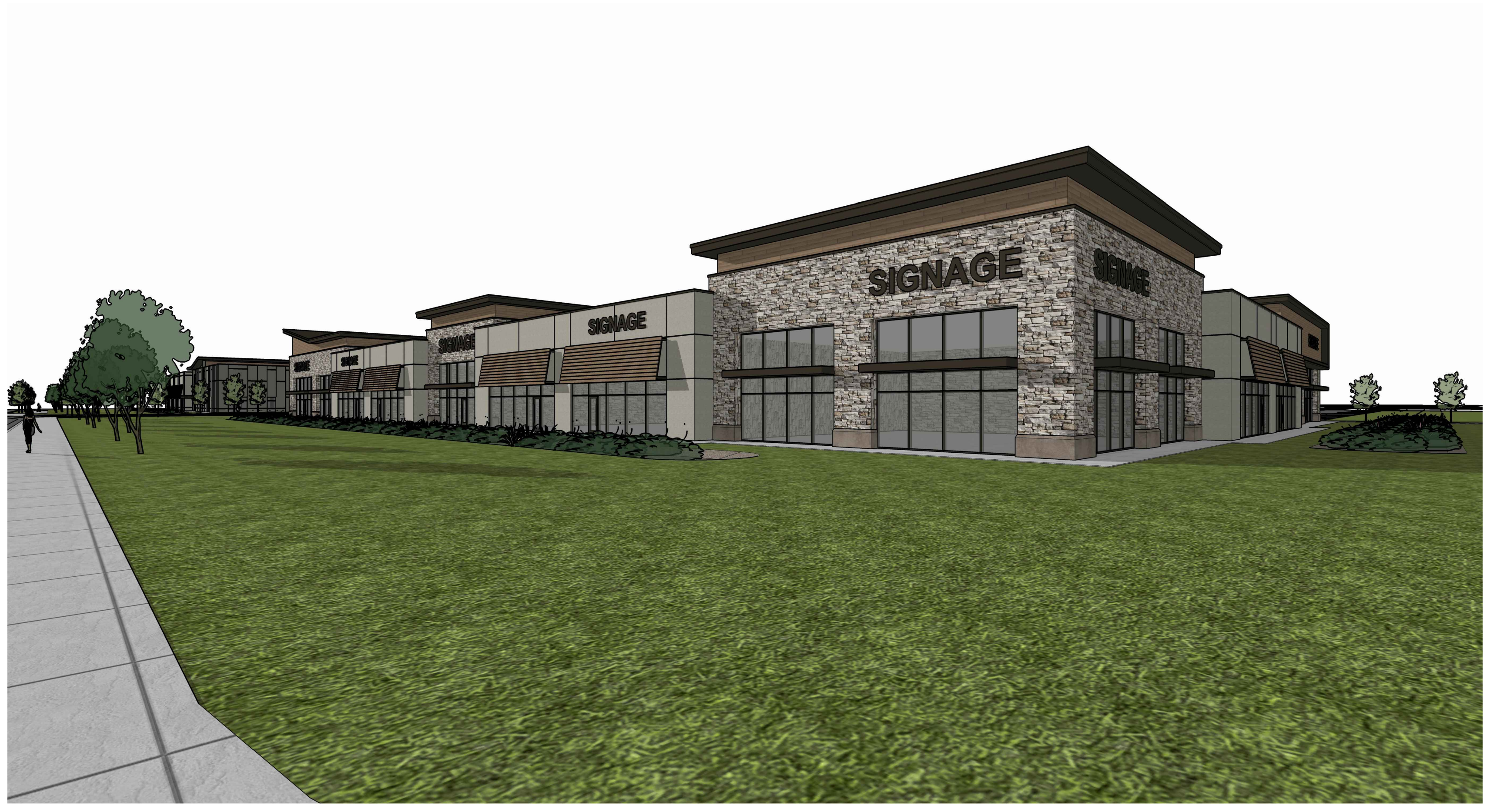
3 NORTH ELEVATION (PARKING & BUILDING C)

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

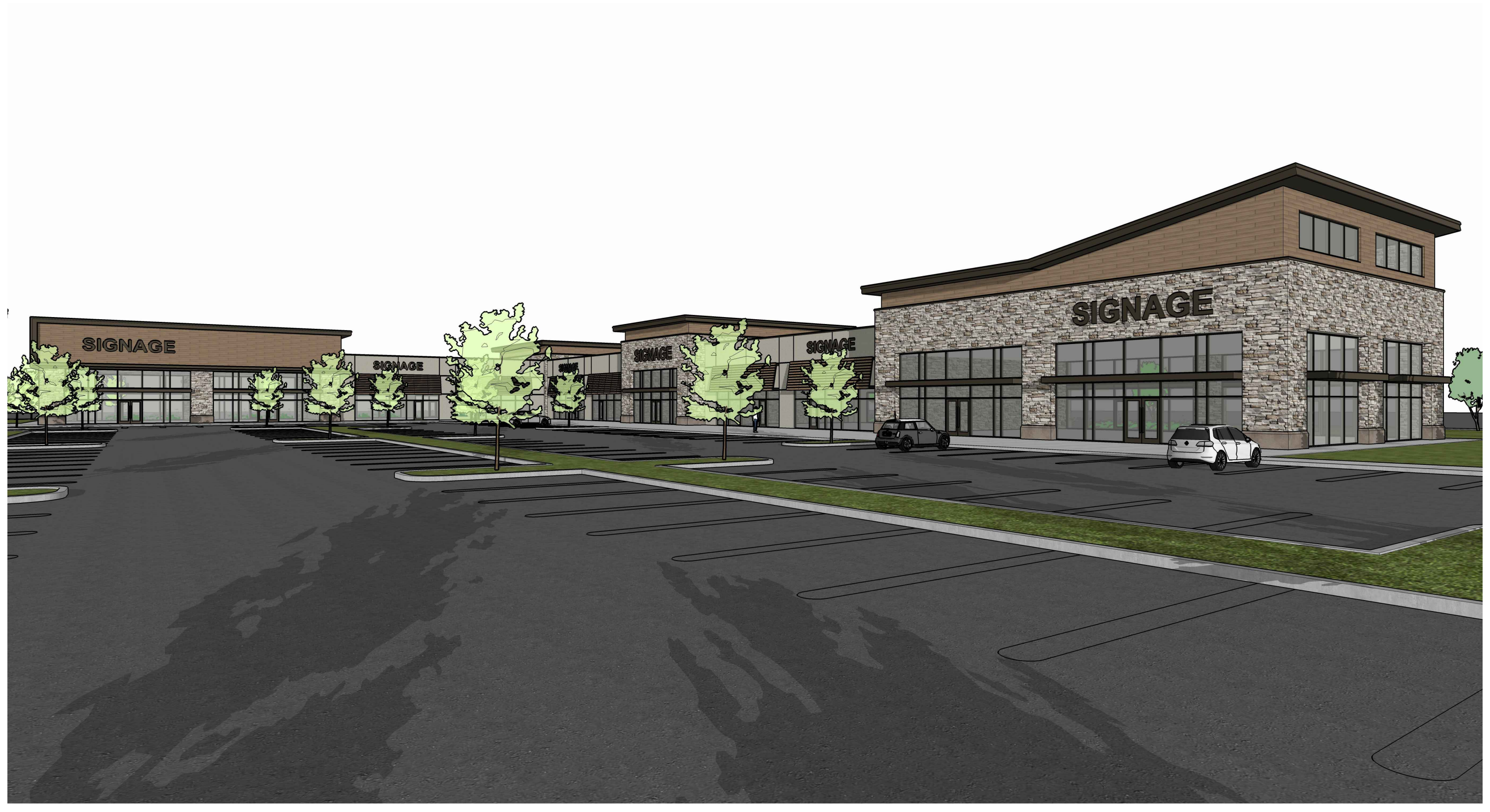

12
1 TYP.
3 TYP.
2 TYP.
12
+31'-10" T.O. ROOF
+24'-0" T.O. PARAPET
±0'-0" FIRST FLR
11 TYP.
6 TYP.
4 TYP.
10 TYP.
9 TYP.
7 TYP.

4 EAST ELEVATION (STREET)

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


SIGNAGE
SIGNAGE
SIGNAGE
SIGNAGE

A (VIEW FROM BLUE OAKS BLVD)


SIGNAGE
SIGNAGE
SIGNAGE
SIGNAGE
SIGNAGE

B (VIEW FROM PARKING LOT)

5 RENDERINGS

KEYNOTES

1 CEMENTITIOUS PLASTER FINISH SYSTEM.
2 WOOD LOOK METAL SIDING.
3 REVEALS.
4 STOREFRONT SYSTEM.
5 METAL ROOF.
6 WOOD SLAT AWNING TO MATCH WOOD-LOOK METAL SIDING.
7 STONE VENEER.
8 WALL MOUNTED LIGHT FIXTURE.
9 PAINTED METAL CANOPY.
10 STOREFRONT DOORS.
11 CHARCOAL PORCELAIN PAVER BASE.
12 METAL CORNICE.

0 8' 16' 32'
SCALE: 1/16" = 1'-0"

A3.02
EXTERIOR ELEVATIONS –
BUILDING B (RETAIL)
FOR
PHILLIP ROAD SITE

LOCATED IN A PORTION OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF SECTION 14, AND A PORTION OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN, CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA.

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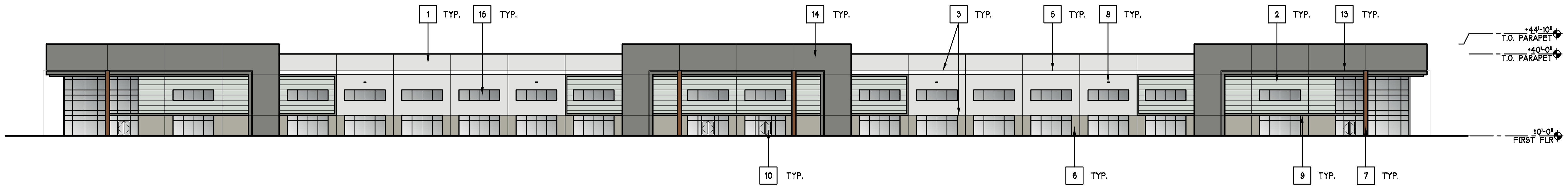
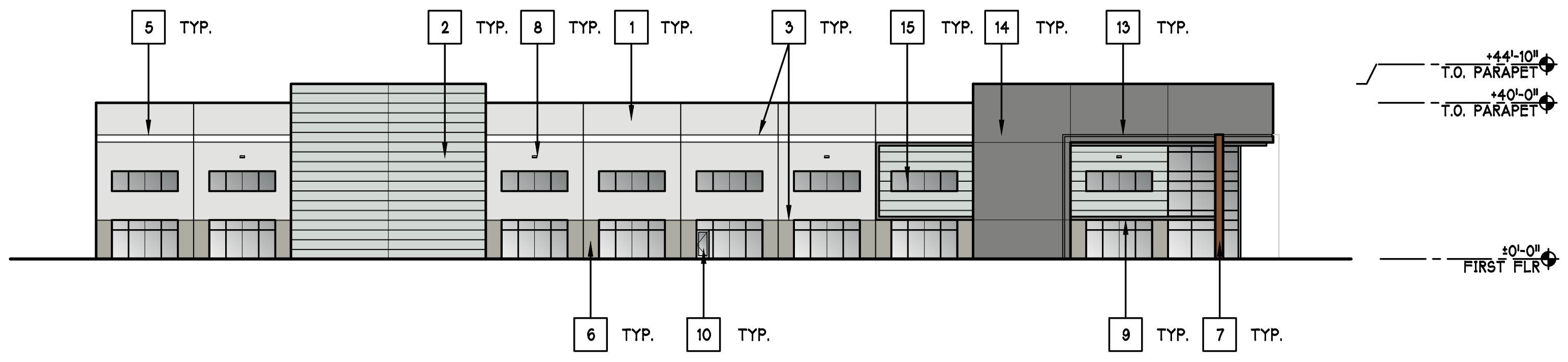

1 TYP.
15 TYP.
14 TYP.
3 TYP.
5 TYP.
8 TYP.
2 TYP.
13 TYP.
+44'-10"
T.O. PARAPET
+40'-0"
T.O. PARAPET
±0'-0"
FIRST FLR
10 TYP.
6 TYP.
9 TYP.
7 TYP.

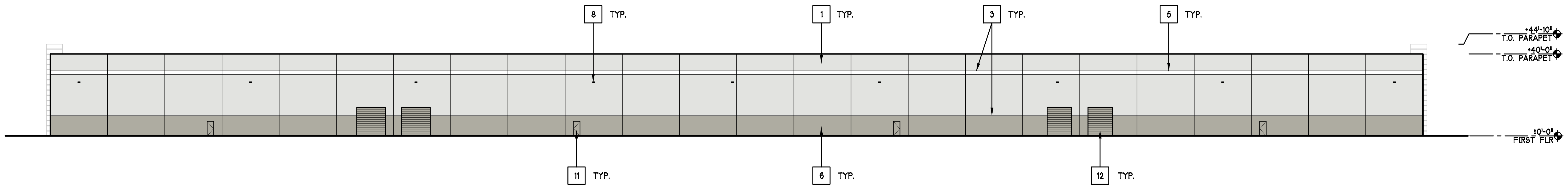
1 BUILDING C - SOUTH ELEVATION (PARKING)

SCALE: 1" = 30'-0"


5 TYP.
2 TYP.
8 TYP.
1 TYP.
3 TYP.
15 TYP.
14 TYP.
13 TYP.
+44'-10"
T.O. PARAPET
+40'-0"
T.O. PARAPET
±0'-0"
FIRST FLR
6 TYP.
10 TYP.
9 TYP.
7 TYP.

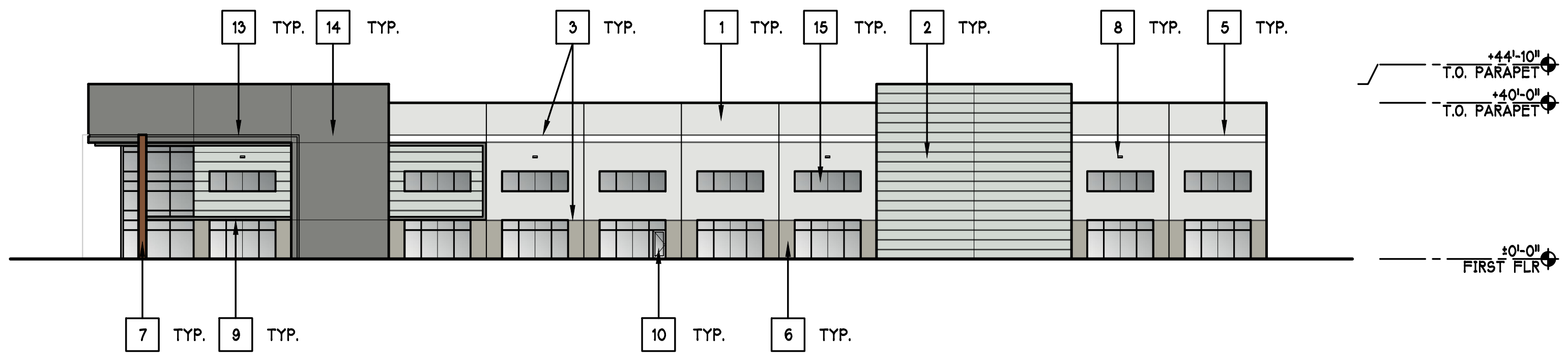
2 BUILDING C - WEST ELEVATION (STREET)

SCALE: 1" = 30'-0"


8 TYP.
1 TYP.
3 TYP.
5 TYP.
+44'-10"
T.O. PARAPET
+40'-0"
T.O. PARAPET
±0'-0"
FIRST FLR
11 TYP.
6 TYP.
12 TYP.

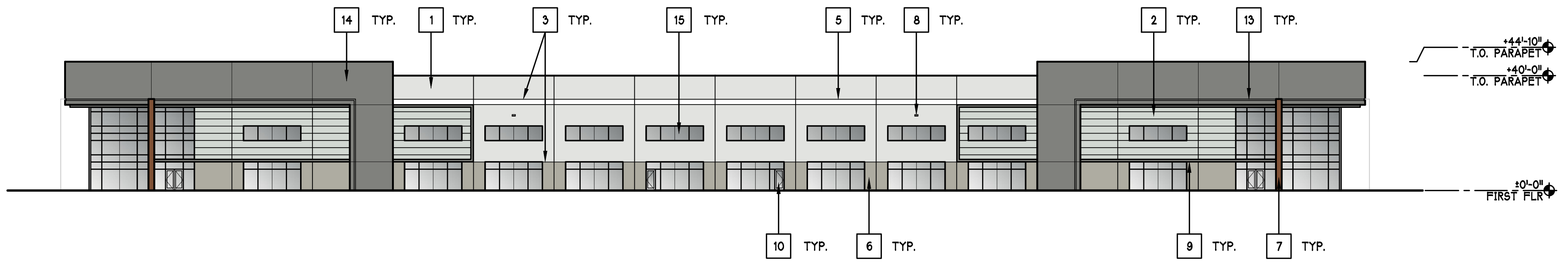
3 BUILDING C - NORTH ELEVATION (BUILDING)

SCALE: 1" = 30'-0"


13 TYP.
14 TYP.
3 TYP.
1 TYP.
15 TYP.
2 TYP.
8 TYP.
5 TYP.
+44'-10"
T.O. PARAPET
+40'-0"
T.O. PARAPET
±0'-0"
FIRST FLR
7 TYP.
9 TYP.
10 TYP.
6 TYP.

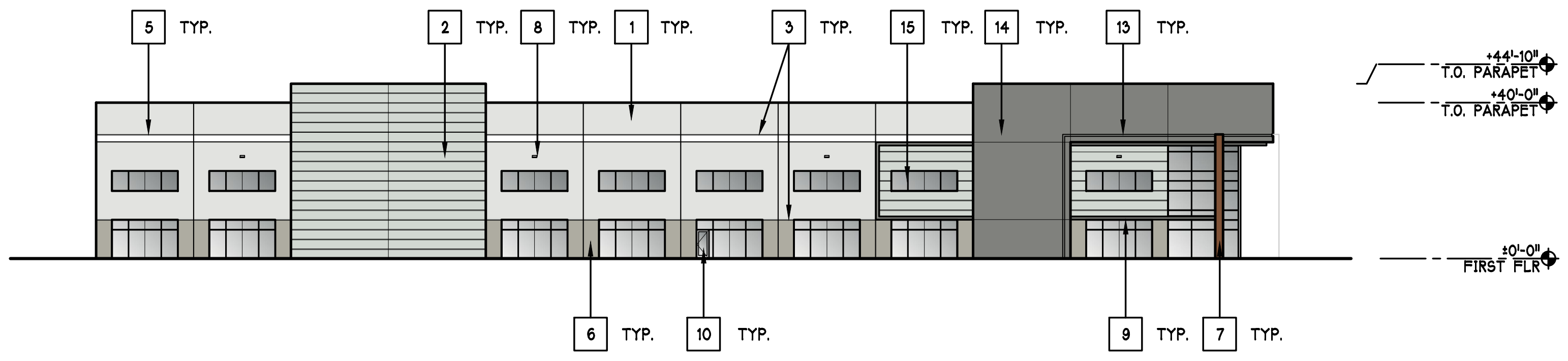
4 BUILDING C - EAST ELEVATION (STREET)

SCALE: 1" = 30'-0"


14 TYP.
1 TYP.
3 TYP.
15 TYP.
5 TYP.
8 TYP.
2 TYP.
13 TYP.
+44'-10"
T.O. PARAPET
+40'-0"
T.O. PARAPET
±0'-0"
FIRST FLR
10 TYP.
6 TYP.
9 TYP.
7 TYP.

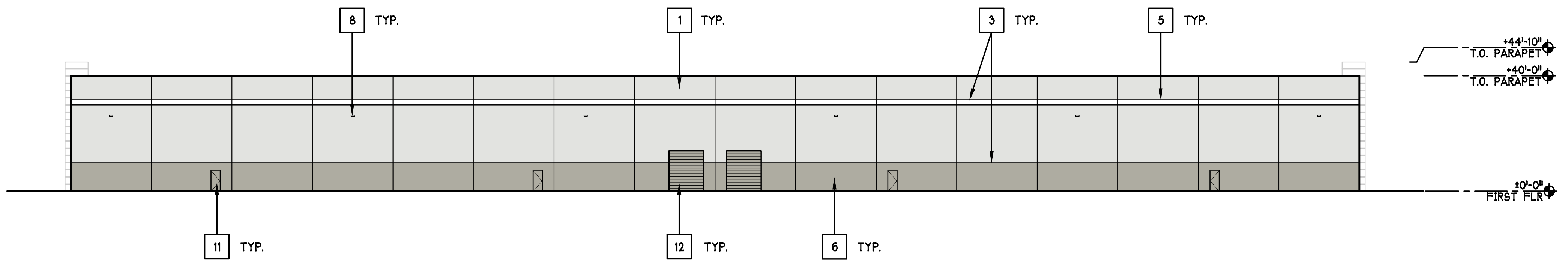
5 BUILDING D - NORTH ELEVATION (PARKING & BUILDINGS)

SCALE: 1" = 30'-0"


5 TYP.
2 TYP.
8 TYP.
1 TYP.
3 TYP.
15 TYP.
14 TYP.
13 TYP.
+44'-10"
T.O. PARAPET
+40'-0"
T.O. PARAPET
±0'-0"
FIRST FLR
6 TYP.
10 TYP.
9 TYP.
7 TYP.

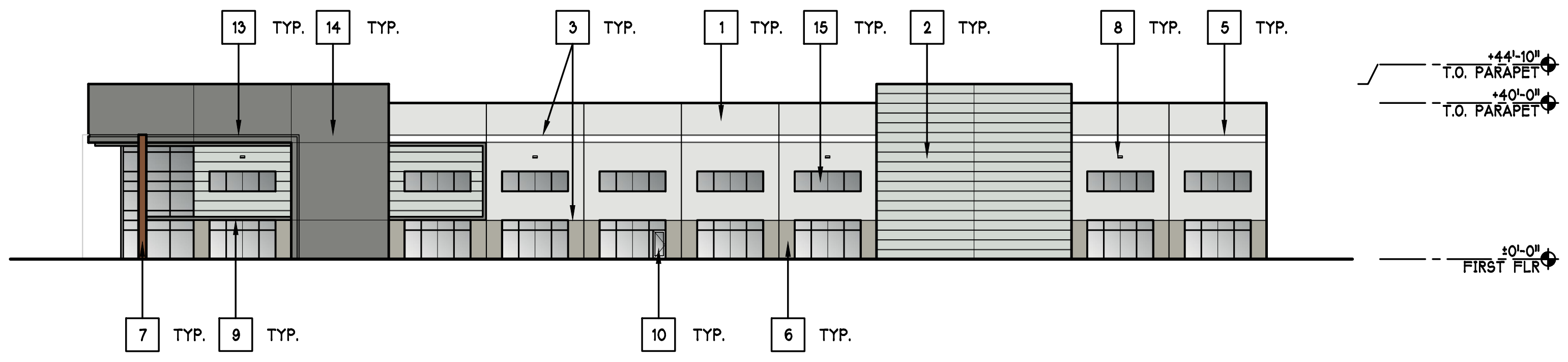
6 BUILDING D - EAST ELEVATION (STREET)

SCALE: 1" = 30'-0"


8 TYP.
1 TYP.
3 TYP.
5 TYP.
+44'-10"
T.O. PARAPET
+40'-0"
T.O. PARAPET
±0'-0"
FIRST FLR
11 TYP.
12 TYP.
6 TYP.

7 BUILDING D - SOUTH ELEVATION (BUILDING)

SCALE: 1" = 30'-0"


13 TYP.
14 TYP.
3 TYP.
1 TYP.
15 TYP.
2 TYP.
8 TYP.
5 TYP.
+44'-10"
T.O. PARAPET
+40'-0"
T.O. PARAPET
±0'-0"
FIRST FLR
7 TYP.
9 TYP.
10 TYP.
6 TYP.

8 BUILDING D - WEST ELEVATION (STREET)

SCALE: 1" = 30'-0"

KEYNOTES

1 CONCRETE PANEL.
2 ALUMINUM PANEL SIDING.
3 CONCRETE REVEALS.
4 STOREFRONT SYSTEM.
5 LIGHT ACCENT PAINT.
6 ACCENT PAINT AT BASE.
7 CORTEN STEEL PANEL COLUMN WRAP.
8 WALL MOUNTED LIGHT FIXTURE.
9 PAINTED METAL CANOPY & DECORATIVE BAND.
10 STOREFRONT DOOR.
11 PAINTED HOLLOW METAL DOOR TO MATCH BASE.
12 OVERHEAD DOOR TO INTERNAL LOADING DOCKS.
13 6" REVEAL.
14 ACCENT PAINT.
15 CLEARSTORY STOREFRONT WINDOW.

0 15' 30' 60'
SCALE: 1" = 30'-0"

A3.03
EXTERIOR ELEVATIONS –
BUILDING C & D (INNOVATION)
FOR
PHILLIP ROAD SITE
LOCATED IN A PORTION OF THE WEST HALF OF THE WEST
HALF OF THE WEST HALF OF SECTION 14, AND A
PORTION OF THE EAST HALF OF THE EAST HALF OF THE
EAST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE
5 EAST, MOUNT DIABLO MERIDIAN,
CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA.

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INTERIORS
VITAE
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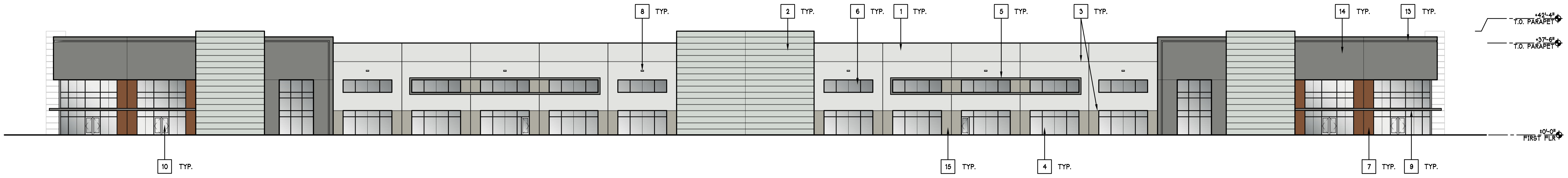
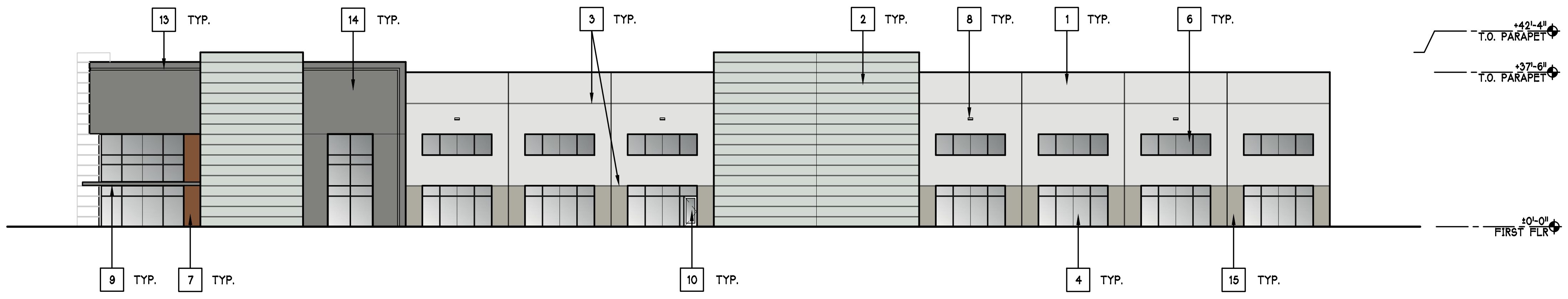
916.921.6584


8 TYP.
2 TYP.
6 TYP.
1 TYP.
5 TYP.
3 TYP.
14 TYP.
13 TYP.
+42'-4" T.O. PARAPET
+37'-6" T.O. PARAPET
±0'-0" FIRST FLR
10 TYP.
15 TYP.
4 TYP.
7 TYP.
9 TYP.

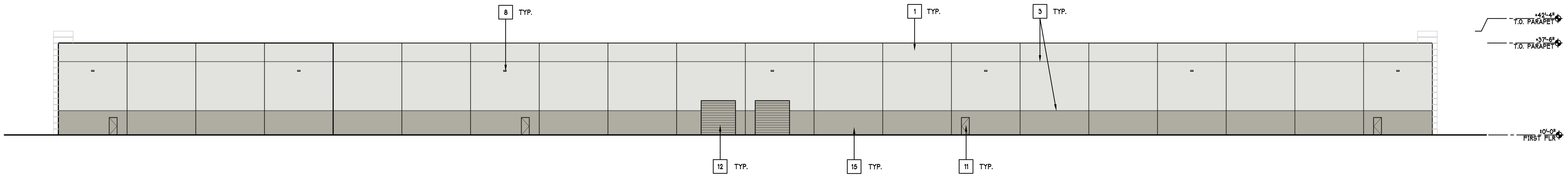
① WEST/EAST ELEVATION (PARKING & STREET)

SCALE: 1" = 20'-0"


13 TYP.
14 TYP.
3 TYP.
2 TYP.
8 TYP.
1 TYP.
6 TYP.
+42'-4" T.O. PARAPET
+37'-6" T.O. PARAPET
±0'-0" FIRST FLR
9 TYP.
7 TYP.
10 TYP.
4 TYP.
15 TYP.

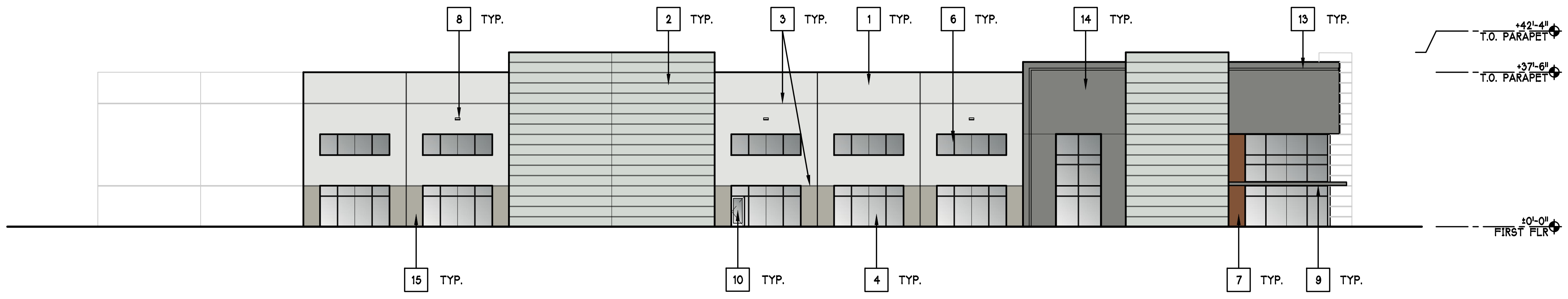
② SOUTH ELEVATION (PARKING & BUILDING D)

SCALE: 1" = 20'-0"


8 TYP.
1 TYP.
3 TYP.
+42'-4" T.O. PARAPET
+37'-6" T.O. PARAPET
±0'-0" FIRST FLR
12 TYP.
15 TYP.
11 TYP.

③ EAST/WEST ELEVATION (REAR)

SCALE: 1" = 20'-0"


8 TYP.
2 TYP.
3 TYP.
1 TYP.
6 TYP.
14 TYP.
13 TYP.
+42'-4" T.O. PARAPET
+37'-6" T.O. PARAPET
±0'-0" FIRST FLR
15 TYP.
10 TYP.
4 TYP.
7 TYP.
9 TYP.

④ NORTH ELEVATION (BUILDING G)

SCALE: 1" = 20'-0"

KEYNOTES

1	CONCRETE PANEL.
2	ALUMINUM PANEL SIDING.
3	CONCRETE REVEALS.
4	STOREFRONT SYSTEM.
5	DECORATIVE BAND.
6	CLEARSTORY STOREFRONT WINDOW.
7	CORTEN STEEL WALL PANEL.
8	WALL MOUNTED LIGHT FIXTURE.
9	PAINTED METAL CANOPY.
10	STOREFRONT DOOR.
11	PAINTED HOLLOW METAL DOOR TO MATCH BASE.
12	OVERHEAD DOOR TO INTERNAL LOADING DOCKS.
13	6" REVEAL.
14	ACCENT PAINT.
15	ACCENT PAINT AT BASE.

0 10' 20' 40'

SCALE: 1" = 20'-0"

A3.04
EXTERIOR ELEVATIONS –
BUILDING E & F (INNOVATION)
FOR
PHILLIP ROAD SITE
LOCATED IN A PORTION OF THE WEST HALF OF THE WEST
HALF OF THE WEST HALF OF SECTION 14, AND A
PORTION OF THE EAST HALF OF THE EAST HALF OF THE
EAST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE
5 EAST, MOUNT DIABLO MERIDIAN,
CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA.

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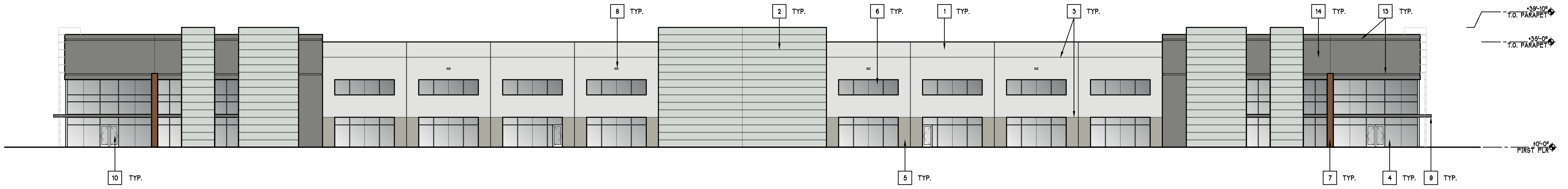
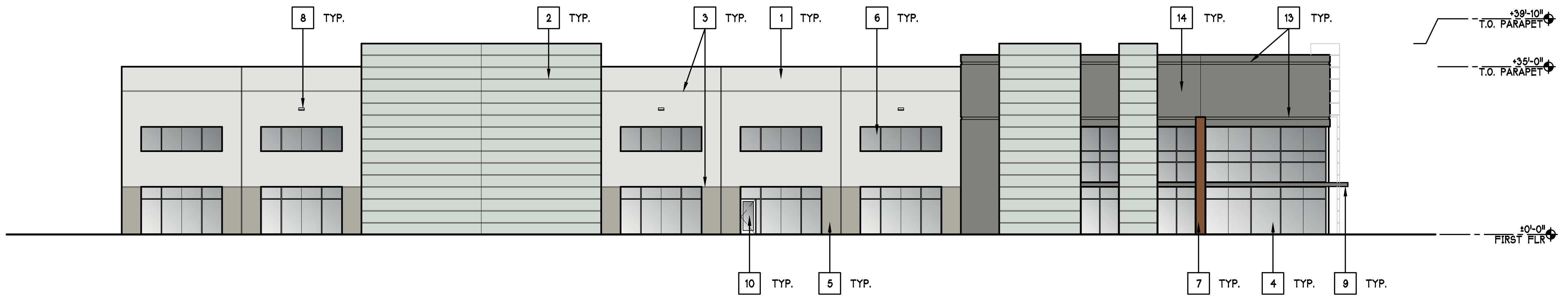
916.921.6584


8 TYP.
2 TYP.
6 TYP.
1 TYP.
3 TYP.
14 TYP.
13 TYP.
+39'-10"
T.O. PARAPET
+35'-0"
T.O. PARAPET
±0'-0"
FIRST FLR
10 TYP.
5 TYP.
7 TYP.
4 TYP.
9 TYP.

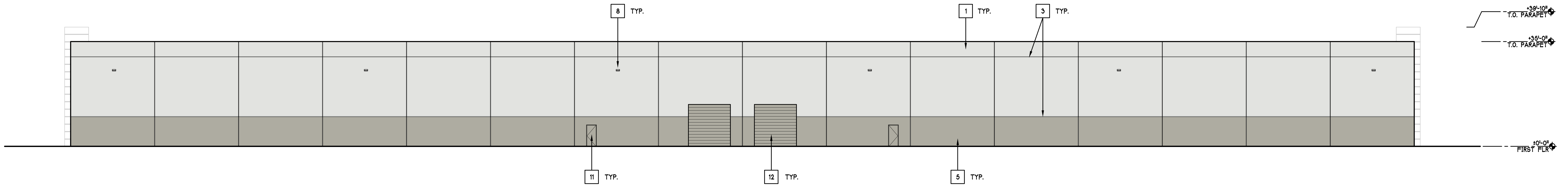
1 NORTH/SOUTH ELEVATION (PARKING & ADJACENT BUILDING)

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


8 TYP.
2 TYP.
3 TYP.
1 TYP.
6 TYP.
14 TYP.
13 TYP.
+39'-10"
T.O. PARAPET
+35'-0"
T.O. PARAPET
±0'-0"
FIRST FLR
10 TYP.
5 TYP.
7 TYP.
4 TYP.
9 TYP.

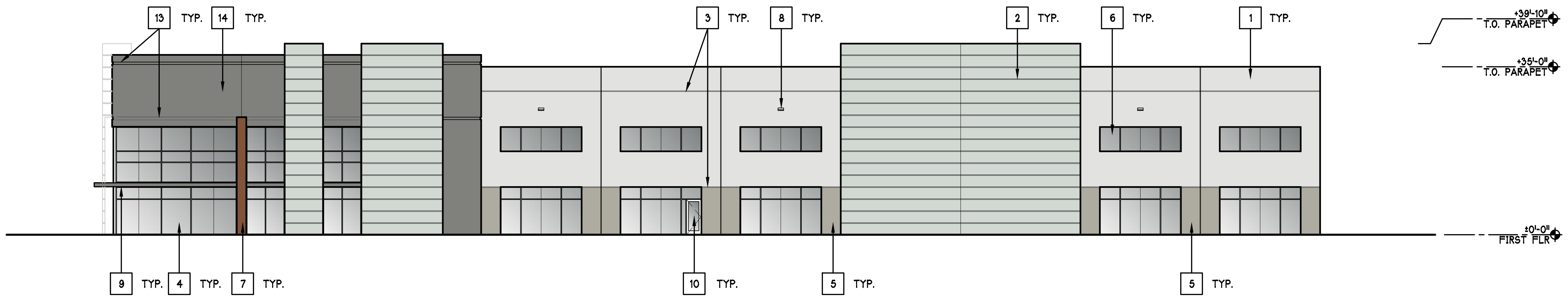
2 EAST/WEST ELEVATION (PARKING & STREET)

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


8 TYP.
1 TYP.
3 TYP.
+39'-10"
T.O. PARAPET
+35'-0"
T.O. PARAPET
±0'-0"
FIRST FLR
11 TYP.
12 TYP.
5 TYP.

3 SOUTH/NORTH ELEVATION (REAR)

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


13 TYP.
14 TYP.
3 TYP.
8 TYP.
2 TYP.
6 TYP.
1 TYP.
+39'-10"
T.O. PARAPET
+35'-0"
T.O. PARAPET
±0'-0"
FIRST FLR
9 TYP.
4 TYP.
7 TYP.
10 TYP.
5 TYP.
5 TYP.

4 WEST/EAST ELEVATION (PARKING & STREET)

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

KEYNOTES

1	CONCRETE PANEL.
2	ALUMINUM PANEL SIDING.
3	CONCRETE REVEALS.
4	STOREFRONT SYSTEM.
5	ACCENT PAINT AT BASE.
6	CLEARSTORY STOREFRONT WINDOW.
7	CORTEN STEEL PANEL COLUMN WRAP.
8	WALL MOUNTED LIGHT FIXTURE.
9	PAINTED METAL CANOPY.
10	STOREFRONT DOOR.
11	PAINTED HOLLOW METAL DOOR TO MATCH BASE.
12	OVERHEAD DOOR TO INTERNAL LOADING DOCKS.
13	6" REVEAL.
14	ACCENT PAINT.

0 8' 16' 32'

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

A3.05

EXTERIOR ELEVATIONS –
BUILDING G & H (INNOVATION)
FOR
PHILLIP ROAD SITE

LOCATED IN A PORTION OF THE WEST HALF OF THE WEST
HALF OF THE WEST HALF OF SECTION 14, AND A
PORTION OF THE EAST HALF OF THE EAST HALF OF THE
EAST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE
5 EAST, MOUNT DIABLO MERIDIAN,
CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA.

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INTERIORS
VITAE
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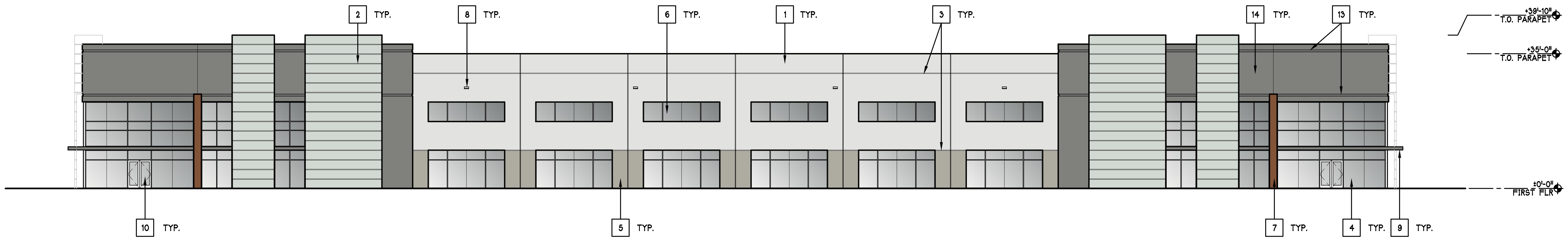
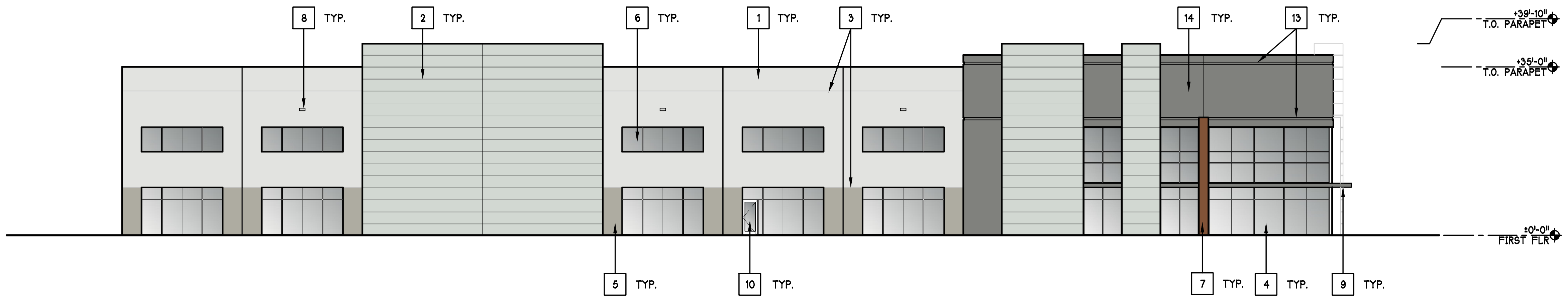
916.921.6584


2 TYP.
8 TYP.
6 TYP.
1 TYP.
3 TYP.
14 TYP.
13 TYP.
+39'-10"
T.O. PARAPET
+35'-0"
T.O. PARAPET
±0'-0"
FIRST FLR
10 TYP.
5 TYP.
7 TYP.
4 TYP.
9 TYP.

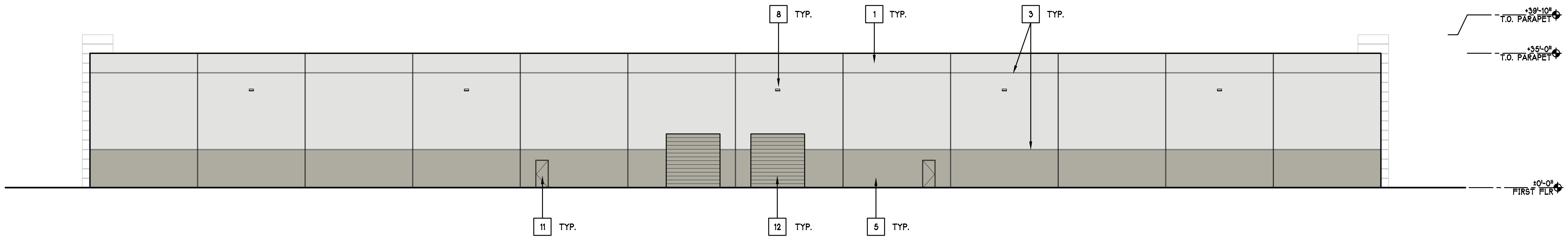
1 EAST ELEVATION (PARKING & STREET)

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


8 TYP.
2 TYP.
6 TYP.
1 TYP.
3 TYP.
14 TYP.
13 TYP.
+39'-10"
T.O. PARAPET
+35'-0"
T.O. PARAPET
±0'-0"
FIRST FLR
5 TYP.
10 TYP.
7 TYP.
4 TYP.
9 TYP.

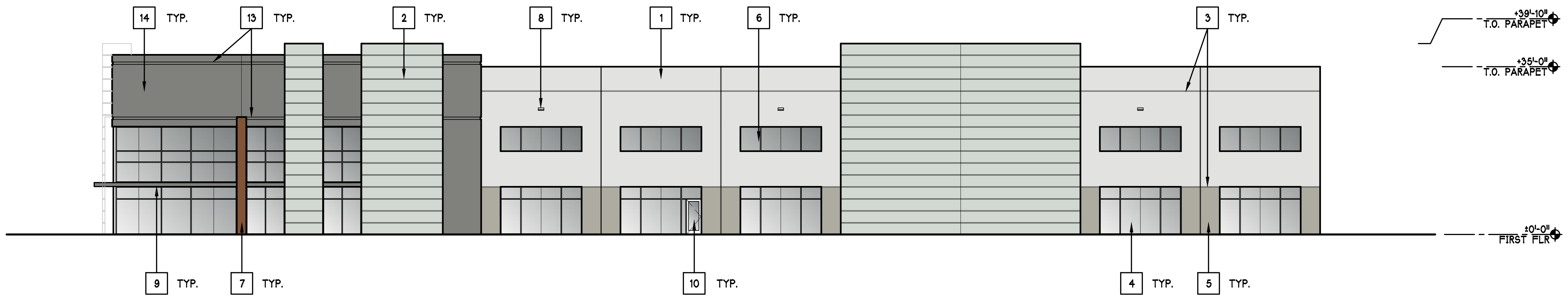
2 SOUTH ELEVATION (PARKING & BUILDING H)

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


8 TYP.
1 TYP.
3 TYP.
+39'-10"
T.O. PARAPET
+35'-0"
T.O. PARAPET
±0'-0"
FIRST FLR
11 TYP.
12 TYP.
5 TYP.

3 WEST ELEVATION (REAR)

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


14 TYP.
13 TYP.
2 TYP.
8 TYP.
1 TYP.
6 TYP.
3 TYP.
+39'-10"
T.O. PARAPET
+35'-0"
T.O. PARAPET
±0'-0"
FIRST FLR
9 TYP.
7 TYP.
10 TYP.
4 TYP.
5 TYP.

4 NORTH ELEVATION (PARKING & PLEASANT GROVE CREEK)

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

KEYNOTES

1 CONCRETE PANEL.
2 ALUMINUM PANEL SIDING.
3 CONCRETE REVEALS.
4 STOREFRONT SYSTEM.
5 ACCENT PAINT AT BASE.
6 CLEARSTORY STOREFRONT WINDOW.
7 CORTEN STEEL PANEL COLUMN WRAP.
8 WALL MOUNTED LIGHT FIXTURE.
9 PAINTED METAL CANOPY.
10 STOREFRONT DOOR.
11 PAINTED HOLLOW METAL DOOR TO MATCH BASE.
12 OVERHEAD DOOR TO INTERNAL LOADING DOCKS.
13 6" REVEAL.
14 ACCENT PAINT.

0 8' 16' 32'
SCALE: 1/16" = 1'-0"

A3.06
EXTERIOR ELEVATIONS –
BUILDING I (INNOVATION)
FOR
PHILLIP ROAD SITE
LOCATED IN A PORTION OF THE WEST HALF OF THE WEST
HALF OF THE WEST HALF OF SECTION 14, AND A
PORTION OF THE EAST HALF OF THE EAST HALF OF THE
EAST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE
5 EAST, MOUNT DIABLO MERIDIAN,
CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA.

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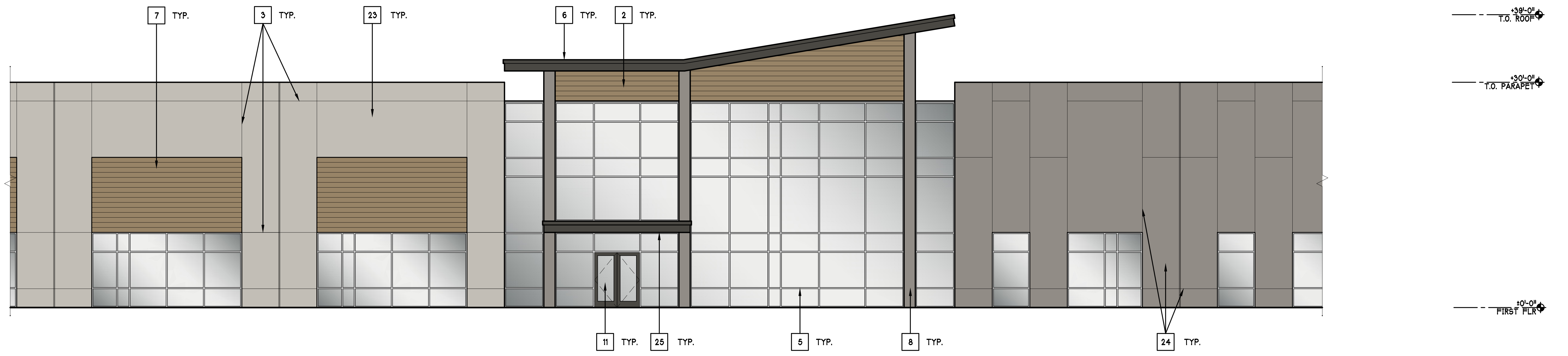
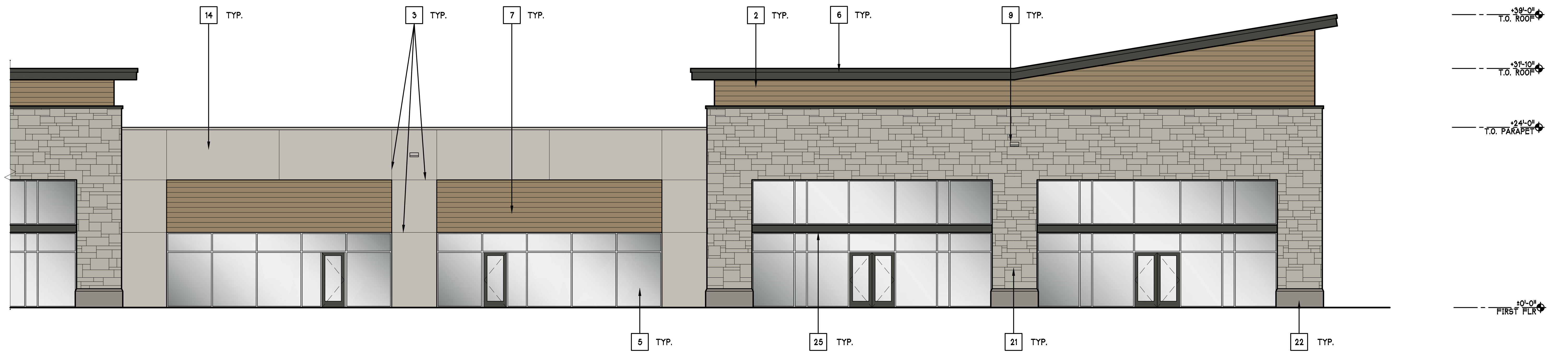
916.921.6584


7 TYP.
3 TYP.
23 TYP.
6 TYP.
2 TYP.
+39'-0" T.O. ROOF
+30'-0" T.O. PARAPET
±0'-0" FIRST FLR
11 TYP.
25 TYP.
5 TYP.
8 TYP.
24 TYP.

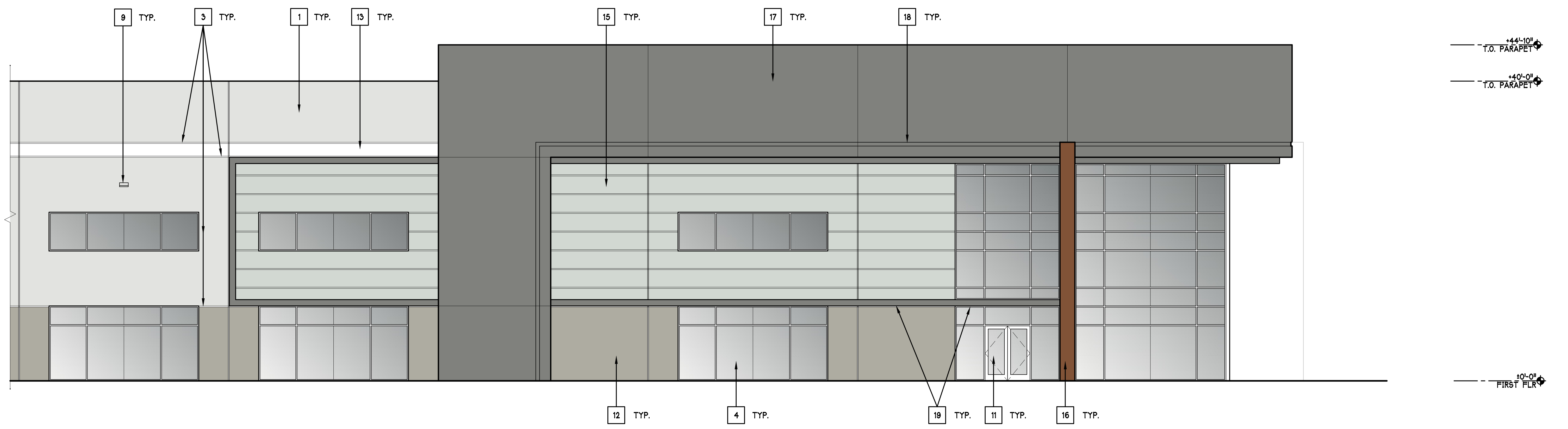
1 ENLARGED MEDICAL BUILDING ELEVATION (BUILDING A)

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


14 TYP.
3 TYP.
7 TYP.
2 TYP.
6 TYP.
9 TYP.
+39'-0" T.O. ROOF
+31'-10" T.O. ROOF
+24'-0" T.O. PARAPET
±0'-0" FIRST FLR
5 TYP.
25 TYP.
21 TYP.
22 TYP.

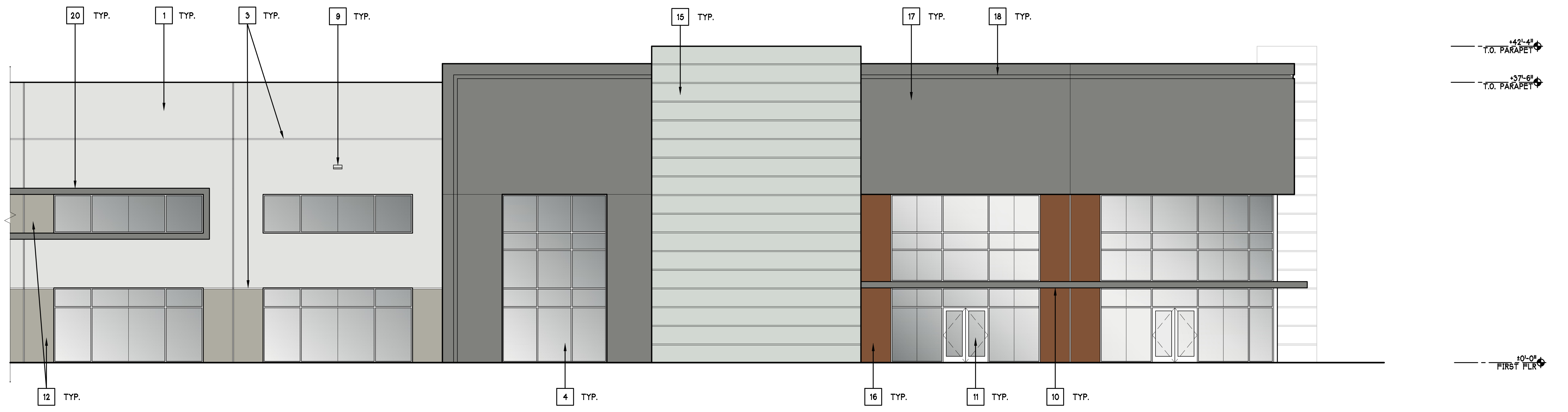
2 ENLARGED RETAIL ELEVATION (BUILDING B)

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


9 TYP.
3 TYP.
1 TYP.
13 TYP.
15 TYP.
17 TYP.
18 TYP.
+44'-10" T.O. PARAPET
+40'-0" T.O. PARAPET
±0'-0" FIRST FLR
12 TYP.
4 TYP.
19 TYP.
11 TYP.
16 TYP.

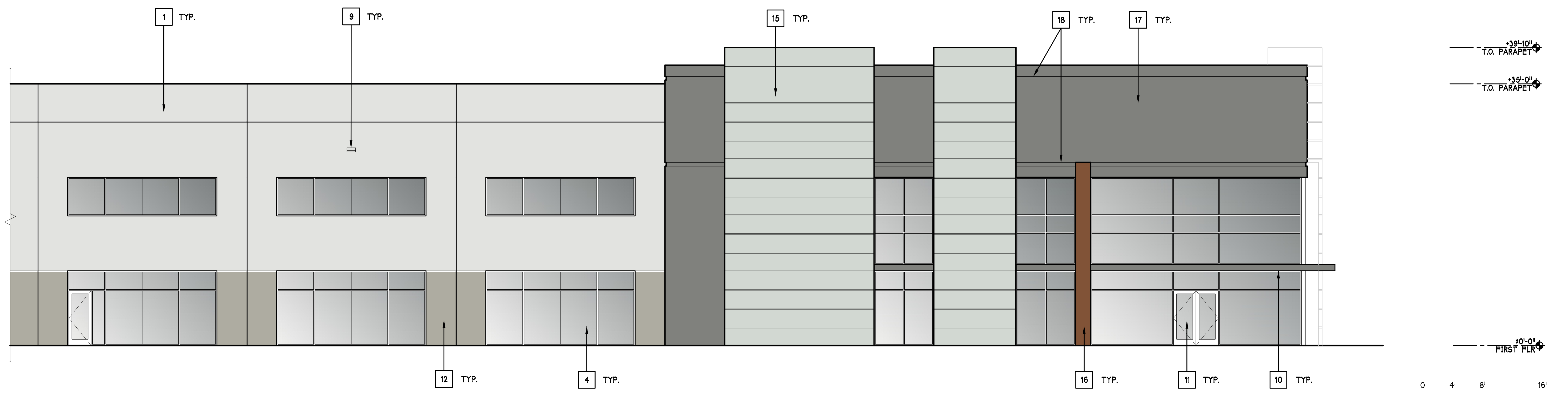
3 ENLARGED INNOVATION BUILDING ELEVATION (BUILDINGS C & D)

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


20 TYP.
1 TYP.
3 TYP.
9 TYP.
15 TYP.
17 TYP.
18 TYP.
+42'-4" T.O. PARAPET
+37'-6" T.O. PARAPET
±0'-0" FIRST FLR
12 TYP.
4 TYP.
16 TYP.
11 TYP.
10 TYP.

4 ENLARGED INNOVATION BUILDING ELEVATION (BUILDINGS E & F)

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


1 TYP.
9 TYP.
15 TYP.
18 TYP.
17 TYP.
+39'-10" T.O. PARAPET
+35'-0" T.O. PARAPET
±0'-0" FIRST FLR
12 TYP.
4 TYP.
16 TYP.
11 TYP.
10 TYP.

5 ENLARGED INNOVATION BUILDING ELEVATION (BUILDINGS G, H & I)

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

0 4' 8' 16'

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

KEYNOTES

1 CONCRETE PANEL (P-1, U.O.N.).
2 WOOD LOOK METAL SIDING (W-1).
3 REVEALS.
4 CLEAR ANODIZED STOREFRONT SYSTEM W/ GREY GLASS (G-1/F-1).
5 DARK BRONZE ANODIZED STOREFRONT SYSTEM W/ CLEAR GLASS (G-2/F-2).
6 METAL ROOF (MATCH DARK BRONZE STOREFRONTS F-2).
7 WOOD SLAT AWNING TO MATCH WOOD-LOOK METAL SIDING (W-1).
8 PAINTED CONCRETE COLUMN (P-6).
9 WALL MOUNTED LIGHT FIXTURE.
10 PAINTED METAL CANOPY (P-4).
11 STOREFRONT DOOR.
12 MEDIUM ACCENT PAINT (P-3).
13 LIGHT ACCENT PAINT (P-2).
14 CEMENTITIOUS PLASTER FINISH (P-5).
15 ALUMINUM PANEL SYSTEM (M-1).
16 CORTEN STEEL PANEL (CS-1).
17 DARK ACCENT PAINT (P-4).
18 6" REVEAL.
19 DECORATIVE BORDER & METAL CANOPY (P-4).
20 DECORATIVE BORDER AROUND CLEARSTORY WINDOW (P-4).
21 STONE VENEER (S-1).
22 PAVER BASE (B-1)
23 CONCRETE PANEL (P-5).
24 CONCRETE PANEL W/ REVEAL PATTERN (P-6).
25 PAINTED METAL CANOPY (MATCH DARK BRONZE STOREFRONTS F-2).

MATERIALS SAMPLES

B-1 PAVER BASE
MANUF: DALTILE
STYLE: STONE ATTACHE
COLOR: DL26

CS-1 CORTEN STEEL PANEL
MANUF: TBD

F-1 ALUMINUM FRAME
MANUF: TBD
COLOR: CLEAR ANODIZED ALUMINUM

F-2 ALUMINUM FRAME
MANUF: TBD
COLOR: DARK BRONZE

G-1 GLASS (INNOVATION)
MANUF: VITRO
STYLE: SOLARBAN
COLOR: OPTIGRAY

G-2 GLASS (RETAIL & MOB)
MANUF: VITRO
STYLE: SOLARBAN
COLOR: STARPHIRE

M-1 METAL PANEL
MANUF: ALUCOBOND
COLOR: BRILLIANT SILVER METALLIC

P-1 PAINT (FIELD, U.O.N.)
MANUF: BENJAMIN MOORE
COLOR: 1535 SEATTLE MIST

P-2 PAINT (LIGHT ACCENT)
MANUF: BENJAMIN MOORE
COLOR: OC-59 VANILLA MILKSHAKE

P-3 PAINT (MEDIUM ACCENT)
MANUF: BENJAMIN MOORE
COLOR: AC-24 GALVESTON GRAY

P-4 PAINT (DARK ACCENT)
MANUF: BENJAMIN MOORE
COLOR: HC-16 KENDALL CHARCOAL

P-5 PAINT (RETAIL & MOB FIELD PAINT)
MANUF: BENJAMIN MOORE
COLOR: HC-108 SANDY HOOK GRAY

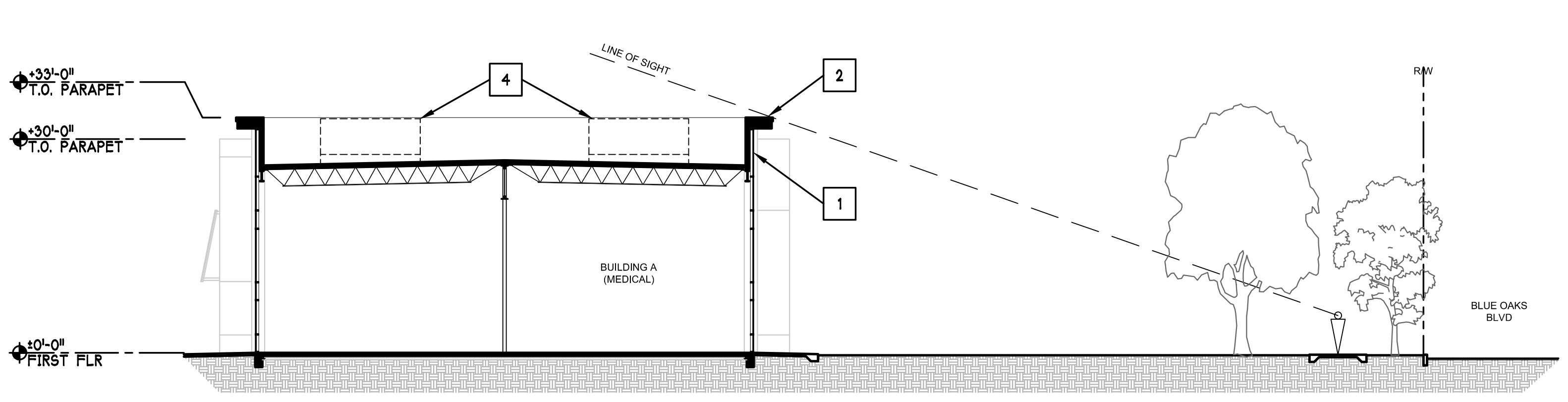
P-6 PAINT (MOB ACCENT PAINT)
MANUF: BENJAMIN MOORE
COLOR: 1477 DEEP CREEK

S-1 STONE VENEER
MANUF: ELDORADO STONE
COLOR: CLIFFSTONE - WHITEBARK

W-1 WOOD LOOK METAL PANEL
MANUF: METALUNIC
COLOR: DESERT

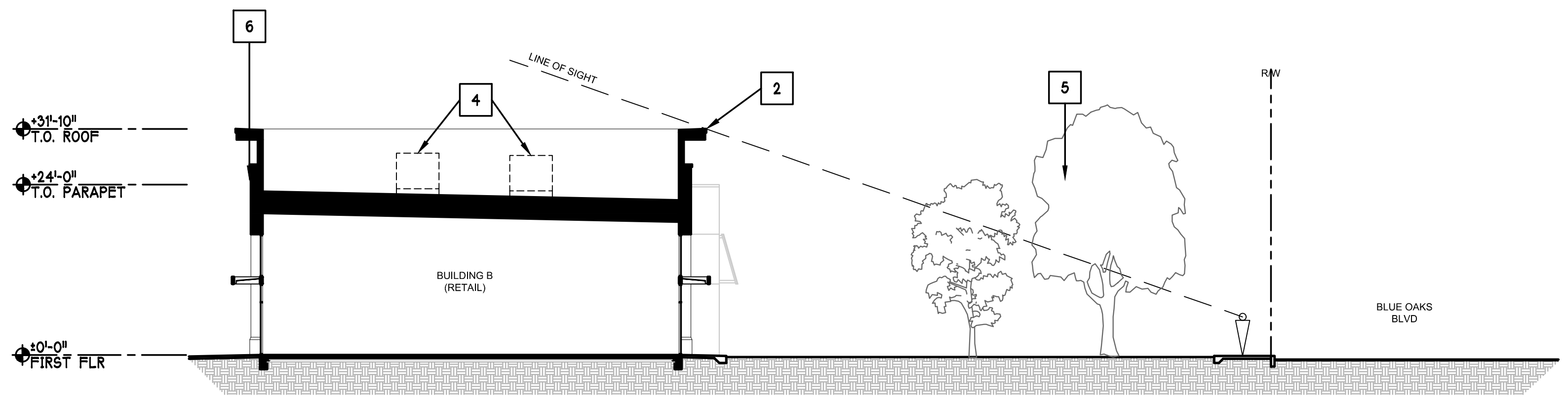
A3.07
ENLARGED COLORED ELEVATIONS
& MATERIAL SAMPLES
FOR
PHILLIP ROAD SITE
LOCATED IN A PORTION OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF SECTION 14, AND A PORTION OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN,
CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA.

ARCHITECTURE
PLANNING
INTERIORS
VITAE
555 Capitol Mall, Suite 255, Sacramento, CA 95814
916.921.6584


+33'-0"
T.O. PARAPET
+30'-0"
T.O. PARAPET
±0'-0"
FIRST FLR
4
LINE OF SIGHT
2
1
BUILDING A
(MEDICAL)
R/W
BLUE OAKS
BLVD

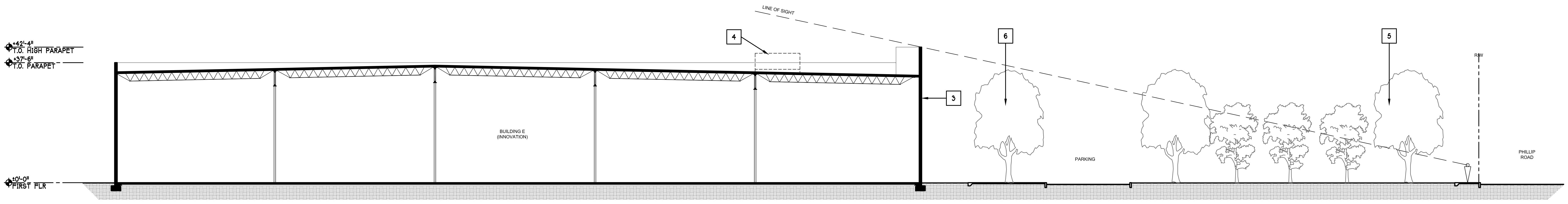
1 SOUTH SITE SECTION (BLUE OAKS BLVD) @ BUILDING A (MEDICAL)

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


6
+31'-10"
T.O. ROOF
+24'-0"
T.O. PARAPET
±0'-0"
FIRST FLR
4
LINE OF SIGHT
2
5
BUILDING B
(RETAIL)
R/W
BLUE OAKS
BLVD

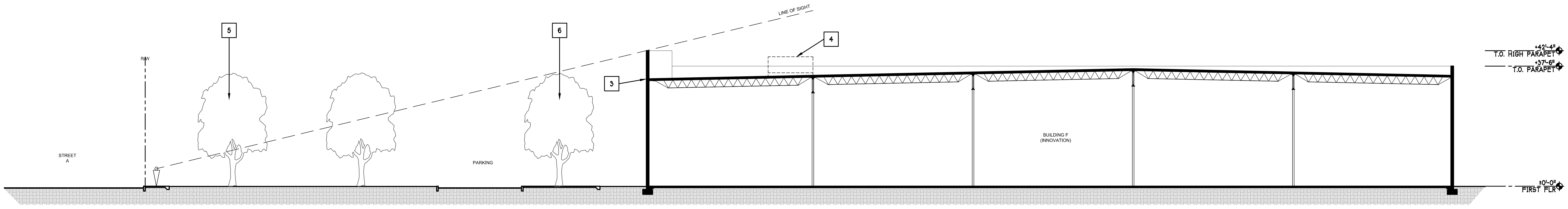
2 SOUTH SITE SECTION (BLUE OAKS BLVD) @ BUILDING B (RETAIL)

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


+42'-4"
T.O. HIGH PARAPET
+37'-6"
T.O. PARAPET
±0'-0"
FIRST FLR
LINE OF SIGHT
4
6
5
3
BUILDING E
(INNOVATION)
PARKING
R/W
PHILLIP
ROAD

3 WEST SITE SECTION (PHILLIP ROAD) @ BUILDING E (INNOVATION)

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


LINE OF SIGHT
5
6
4
3
R/W
STREET
A
PARKING
BUILDING F
(INNOVATION)
+42'-4"
T.O. HIGH PARAPET
+37'-6"
T.O. PARAPET
±0'-0"
FIRST FLR

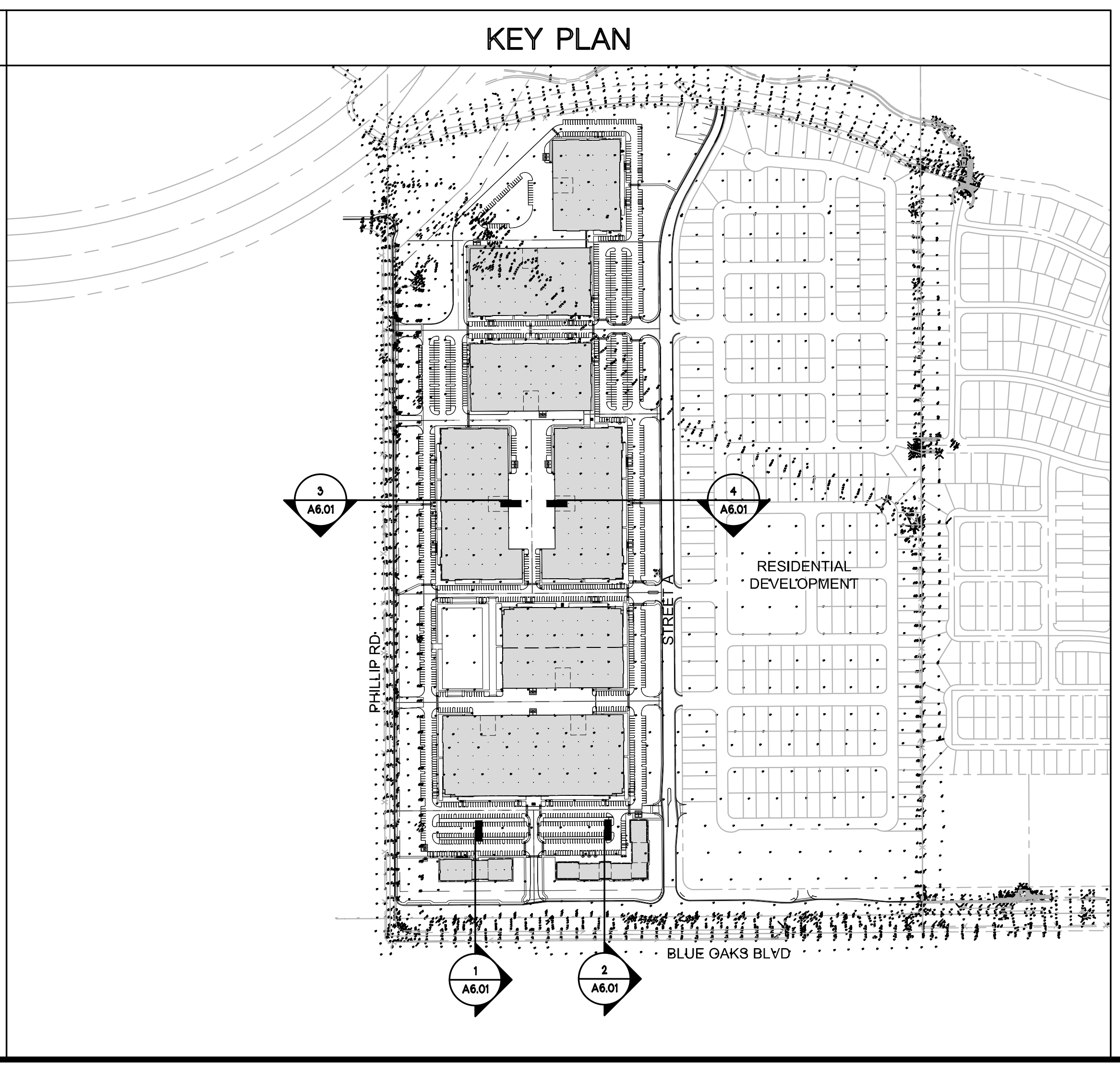
4 EAST SITE SECTION (PHILLIP ROAD) @ BUILDING F (INNOVATION)

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

KEYNOTES

1 STOREFRONT PARAPET.
2 METAL PANEL CORNICE.
3 CONCRETE PARAPET.
4 OUTLINE OF FUTURE MECHANICAL EQUIPMENT SCREENED BY PARAPET.
5 LANDSCAPING BUFFER - SEE LANDSCAPE DRAWINGS.
6 PARKING LOT TREES - SEE LANDSCAPE DRAWINGS.

KEY PLAN


3
A6.01
4
A6.01
RESIDENTIAL
DEVELOPMENT
PHILLIP RD
STREET A
BLUE OAKS BLVD
1
A6.01
2
A6.01

0 8' 16' 32'
SCALE: 1/16" = 1'-0"

A6.01
LINE OF SIGHT SECTIONS
FOR
PHILLIP ROAD SITE
LOCATED IN A PORTION OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF SECTION 14, AND A PORTION OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN,
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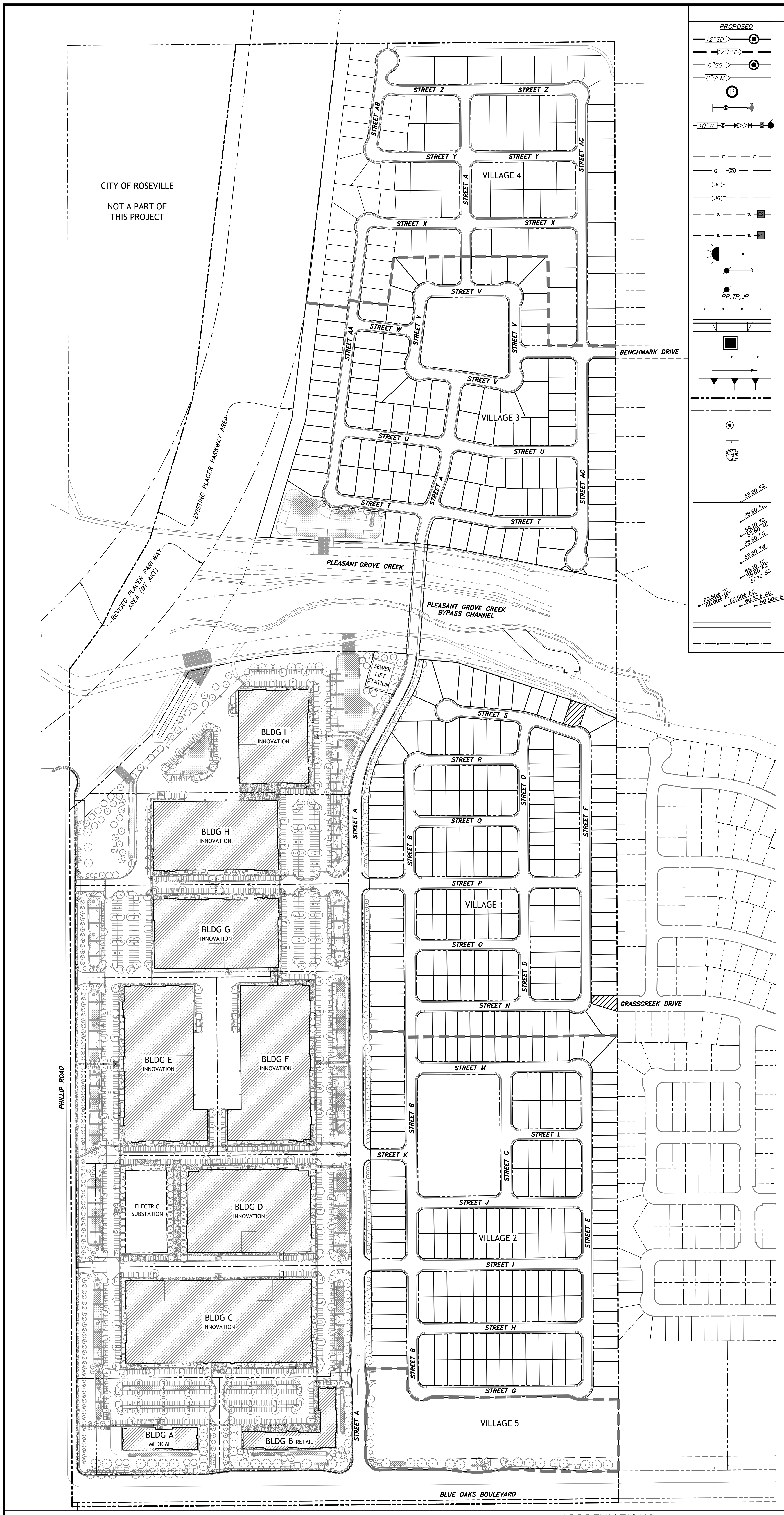
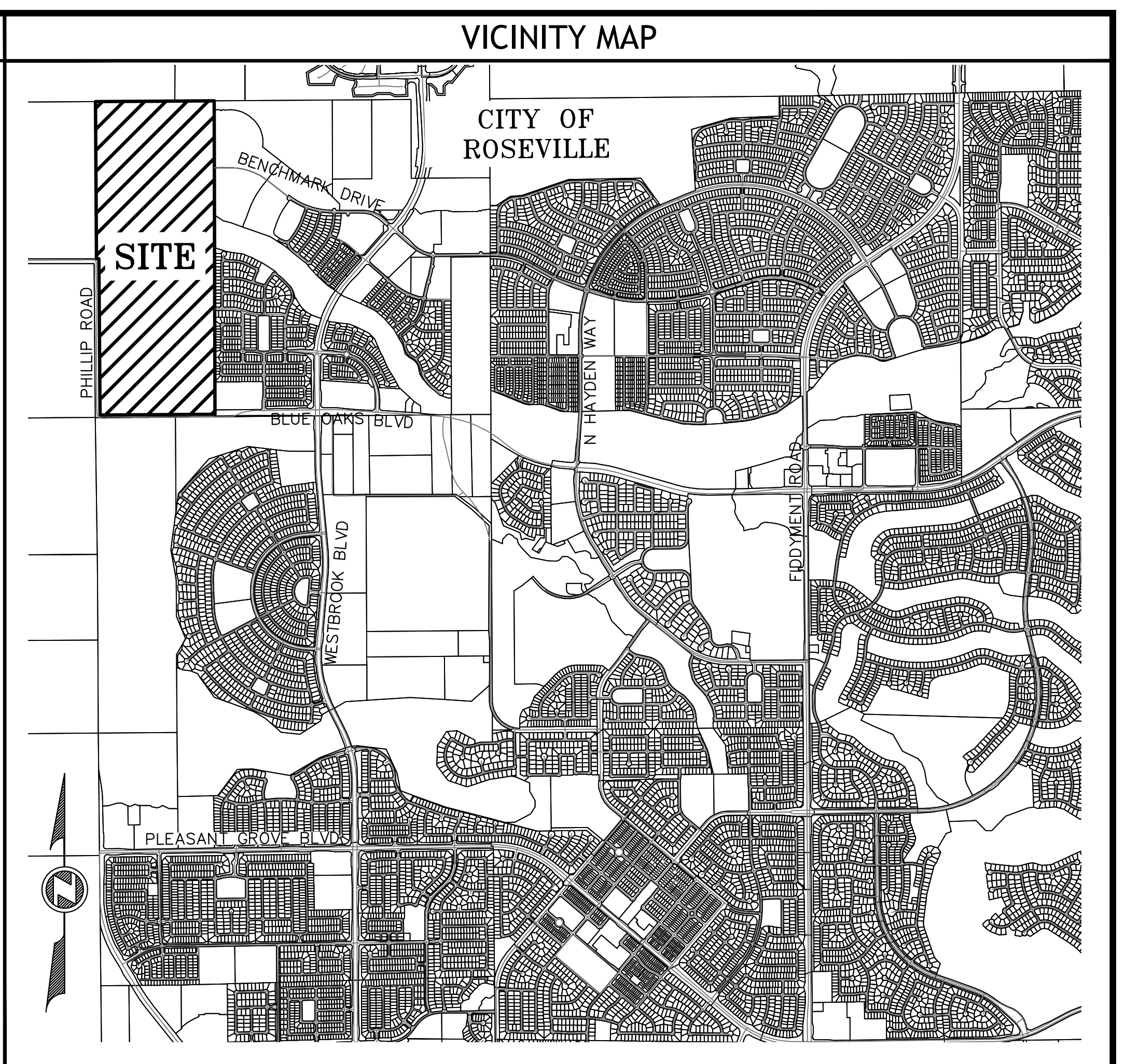


LEGEND

PROPOSED	EXISTING	
12"SD	12"SD	STORM DRAIN AND MANHOLE
12"PSD		PERFORATED STORM DRAIN
6"SS	6"SS	SANITARY SEWER AND MANHOLE
8"SFM	8"SFM	SANITARY SEWER FORCE MAIN
P	P	SEWER PUMP STATION
		FIRE HYDRANT AND VALVE ASSEMBLY
10"W	10"W	WATER MAIN, VALVE, DOUBLE DETECTOR CHECK VALVE, METER & BLOWOFF VALVE
	ICV	IRRIGATION CONTROL VALVE
JT JT	JT JT	JOINT UTILITY TRENCH
G GV	G GV	GAS MAIN AND VALVE
(UG)E	(OH)E (OH)E	ELECTRICAL LINE
(UG)T	(OH)T (OH)T	TELEPHONE LINE
SL SL E2	SL SL	STREET LIGHT CONDUIT, WIRING & PULL BOX
SL SL E2	SL SL	STREET LIGHT SERVICE POINT AT UTILITY CO. BOX
		STREET LIGHT AND POLE
		UTILITY POLE WITH DOWN GUY & ANCHOR
PP, TP, JP	PP, TP, JP	POWER POLE, TELEPHONE POLE, JOINT POLE
x x x x	x x x x	FENCE
		VERTICAL CURB, GUTTER & SIDEWALK WITH DRIVEWAY
		CATCH BASIN OR DRAINAGE INLET
		FLOWLINE OF DITCH OR SWALE
		DIRECTION OF SURFACE DRAINAGE FLOW
		CUT OR FILL SLOPE
		RIGHT OF WAY OR PROPERTY LINE
		STREET CENTERLINE OR BASELINE
		SURVEY MONUMENT
		SIGN
		TREE
		TREE TO BE REMOVED
	× 12.04	EXISTING GROUND SURFACE ELEVATION
58.60 FG	19.79	EDGE OF PAVEMENT AND ELEVATION
58.60 FL		FLOW LINE GRADE
59.10 TC 58.60 AC		TOP OF CURB GRADE/ASPHALT GRADE
58.60 FC		FINISHED CONCRETE GRADE
58.60 TW		TOP OF WALL GRADE
59.10 TC 58.60 FG 57.10 SG		TOP OF CURB/FINISHED GRADE/SUBGRADE ELEVATION
60.50± TC 60.00± FL 60.50± FC 60.50± AC 60.50± BEW		MATCH EXISTING GRADE (FIELD VERIFY)
		PUBLIC UTILITY EASEMENT
		ROLL CURB, GUTTER, & SIDEWALK
R R R R R		GRADING RIDGE

UG–UNDERGROUND
OH–OVERHEAD

VICINITY MAP



TENTATIVE MAP INFORMATION

OWNER/APPLICANT:
PANATTONI DEVELOPMENT COMPANY, INC.
400 CAPITOL MALL, SUITE 2040
SACRAMENTO, CA 95814

ENGINEER/SURVEYOR:
LAUGENOUR AND MEIKLE CIVIL ENGINEERS
608 COURT STREET
WOODLAND, CA 95695
(530) 662–1755

ASSESSOR'S PARCEL NUMBER: 017–101–008

SITE AREA: 219.378± AC.

GENERAL PLAN LAND USE:

EXISTING:	PUBLIC/QUASI–PUBLIC (PQP)
PROPOSED:	COMMUNITY COMMERCIAL (CC) LIGHT INDUSTRIAL (LI) LOW–DENSITY RESIDENTIAL (LDR) HIGH–DENSITY RESIDENTIAL (HDR) PUBLIC/QUASI–PUBLIC (P/QP)

ZONING:

EXISTING:	INFILL (PD)
PROPOSED:	COMMERCIAL–PLANNED DEVELOPMENT (C–PD) INNOVATION TECH PARK–PLANNED DEVELOPMENT (ITP–PD) SMALL LOT RESIDENTIAL–DEVELOPMENT STANDARD (RS–DS) MULTI–FAMILY HOUSING (R3) PARKS & RECREATION (PR) OPEN SPACE (OS) PUBLIC/QUASI–PUBLIC (P/QP)

NUMBER OF LOTS/PARCELS:

TOTAL LOTS/PARCELS: 557 TOTAL LOTS

2 COMMUNITY COMMERCIAL LOTS
7 INNOVATION TECHNOLOGY PARK LOTS
529 LDR LOTS
1 HDR LOT (135 UNITS)
2 PR LOTS
3 PQP LOTS
2 OS LOTS
11 IOD/ROW/LANDSCAPE CORRIDOR LOTS

SERVICE PROVIDERS:

PARKS & RECREATION:	CITY OF ROSEVILLE
POLICE & FIRE PROTECTION:	CITY OF ROSEVILLE
SANITARY SEWER:	CITY OF ROSEVILLE
DOMESTIC & RECYCLED WATER:	CITY OF ROSEVILLE
ELECTRICITY:	CITY OF ROSEVILLE
TELEPHONE:	AT&T
GAS:	PG&E
CABLE:	COMCAST

TENTATIVE MAP NOTES

1. LOT DIMENSIONS AND AREAS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE
2. LOT LINES AND LOT AREAS MAY BE ADJUSTED AT THE TIME OF FINAL MAP(S) PREPARATION, PROVIDED NO ADDITIONAL LOTS ARE CREATED, SUBJECT TO APPROVAL BY THE CITY OF ROSEVILLE.
3. THE FINAL MAPPING AND SUBSEQUENT DEVELOPMENT OF PARCELS AND STREETS MAY BE PHASED.
4. PHASING IS TO BE CONSISTENT WITH THE PERFORMANCE CRITERIA IN THE DEVELOPMENT AGREEMENT AND APPLICABLE INFRASTRUCTURE PHASING MATRIX.
5. PROJECT IMPROVEMENTS ARE DEFERRED TO INDIVIDUAL SMALL LOT FINAL MAPS OR PROJECT DEVELOPMENT PLANS AND ARE NOT REQUIRED AT THE LARGE LOT PARCEL MAP.
6. PURSUANT TO GOVERNMENT CODE SECTION 66463.1, THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS BASED UPON THIS TENTATIVE SUBDIVISION MAP. THE FILING OF A FINAL MAP OR LARGE LOT PARCEL MAP ON A PORTION OF THIS TENTATIVE SUBDIVISION MAP SHALL NOT INVALIDATE ANY PART OF THIS TENTATIVE SUBDIVISION MAP.
7. ADDITIONAL EASEMENTS TO ACCOMMODATE NEW PUBLIC UTILITY IMPROVEMENTS, ACCESS REQUIRED FOR PARCEL DEVELOPMENT, RIGHTS TO CONSTRUCT, OR OTHER SIMILAR MAPPING REQUIREMENTS NEEDED TO ACCOMPLISH THE FINAL DESIGN MAY BE ADDED PRIOR TO EACH SMALL LOT FINAL MAP BASED ON THIS TENTATIVE SUBDIVISION MAP.
8. A MINIMUM 12.5' PUBLIC UTILITY PUBLIC EASEMENT (PUE) WILL BE LOCATED ADJACENT TO ALL RIGHTS–OF–WAY UNLESS OTHERWISE NOTED.
9. LANDSCAPE CORRIDOR WIDTHS MAY BE REDUCED FOR ANCILLARY RIGHT–TURN LANES, AUXILIARY LANES, BUS TURN–OUTS, STANDARD TAPERS, AND THE LIKE PER APPROVAL BY THE CITY OF ROSEVILLE.
10. THE FOLLOWING LOTS ARE TO BE OFFERED TO THE CITY OF ROSEVILLE WITH THE CORRESPONDING PHASE AT THE TIME OF EACH FINAL MAP: STREETS, PARKS, BIKE TRAILS, LL–4, LL–11, LL–14, LL–16, LL–18 AND LL–20.
11. LANDSCAPE CORRIDOR LOTS, PASEO LOTS, AND LANDSCAPE LOTS ARE NOT TO BE COUNTED AS "LOTS" TOWARDS ANY FUTURE BOUNDARY LINE ADJUSTMENT.
12. DESIGN AND PLACEMENT OF ENTRY SIGNAGE AND MASONRY WALLS TO BE CONSISTENT WITH CITY OF ROSEVILLE GUIDELINES.

UTILITY NOTES

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
2. UTILITIES MAY BE PHASED DEPENDING UPON THE DEVELOPMENT SEQUENCE OF THE PROJECT, SUBJECT TO THE REVIEW OF THE CITY OF ROSEVILLE.
3. THE SIZE AND LOCATION OF PROPOSED WATER, RECYCLED WATER, SEWER, AND STORM DRAINAGE INFRASTRUCTURE IS SUBJECT TO CHANGE DURING FINAL DESIGN, SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF ROSEVILLE WITH IMPROVEMENT PLANS.
4. ANY OFFSITE GRADING SHALL REQUIRE RIGHT OF ENTRY FROM ADJOINING PROPERTY OWNERS. IF A RIGHT OF ENTRY CANNOT BE OBTAINED, RETAINING WALLS ALONG PROPERTY LINES ARE TO BE CONSTRUCTED AS SHOWN HEREON.
5. FINAL LOT GRADING SHALL BE IN COMPLIANCE WITH SECTION 11.C, INTERIOR LOT GRADING, CITY DESIGN STANDARDS AND CLASS 1 GRADING DETAILS GR–1 THROUGH GR–5 AND CALIFORNIA BUILDING CODE SECTION 1804. GRADING SHALL INCLUDE 5% SLOPE AWAY AND 2% SWALES WITHIN 10' OF FOUNDATION, DISCONNECTED DOWN SPOUTS, YARD DRAINS, AND UNDERGROUND PIPE SYSTEMS WITH BUBBLE UPS WITH DISCHARGE TO PERVIOUS SURFACE. 1% SWALES ARE NOT ALLOWED WITHIN 10' OF FOUNDATION PER BUILDING CODE. AN OVERLAND RELEASE TO THE STREET SHALL BE INCLUDED AS PART OF THE FINISHED LOT GRADING DESIGN TO PRECLUDE ANY PONDING AGAINST FUTURE FOUNDATIONS.

0 75 150 300
LM
SCALE: 1"=150'

SHEET INDEX

NO.	DESCRIPTION
1	COVER SHEET
2	LARGE LOT SUBDIVISION
3	CROSS SECTIONS
4	INNOVATION CENTER SITE PLAN
5	RESIDENTIAL – VILLAGES 1, 2, AND 5
6	RESIDENTIAL – VILLAGES 3 AND 4
7	CONCEPTUAL GRADING, DRAINAGE, & UTILITIES PLAN
8	CONCEPTUAL GRADING, DRAINAGE, & UTILITIES PLAN
9	CONCEPTUAL GRADING, DRAINAGE, & UTILITIES PLAN
10	CONCEPTUAL GRADING, DRAINAGE, & UTILITIES PLAN
11	CONCEPTUAL GRADING, DRAINAGE, & UTILITIES PLAN
12	CONCEPTUAL GRADING, DRAINAGE, & UTILITIES PLAN
13	CONCEPTUAL GRADING, DRAINAGE, & UTILITIES PLAN
14	CONCEPTUAL GRADING, DRAINAGE, & UTILITIES PLAN
15	CONCEPTUAL GRADING DRAINAGE & UTILITIES PLAN
16	STORMWATER CONTROL PLAN
17	STORMWATER CONTROL PLAN
18	FIRE & GARBAGE ACCESS PLAN
19	PRELIMINARY BRIDGE DESIGN
20	GENERAL PLAN AMENDMENT
21	REZONING EXHIBIT
22	PHASE 1 LAYOUT
23	PHASE 2 LAYOUT
24	PHASE 3 LAYOUT
25	PHASE 4 LAYOUT
26	PHASE 5 LAYOUT
27	TREE PRESERVATION PLAN
28	TREE PRESERVATION PLAN
29	CROSS SECTIONS
30	CROSS SECTIONS

BENCHMARKS

DESIGNATION – BM 130

DESCRIPTION:

3–1/4" BRASS DISK STAMPED OCTOBER 2015 LS 8067 LOCATED ON THE NORTHWEST ANGLE POINT OF THE HEADWALL FOR THE STORM DRAIN OUTFALL BEING APROX. 175 FEET SOUTHWEST OF THE WESTERLY ELBOW INTERSECTION OF FORT COLLINS WAY

ELEVATION = 89.45

DATUM: NAVD88

LOCAL BENCHMARK

DESCRIPTION:

COPPERWELD IN MONUMENT WELL STAMPED "LS 9265" IN INTERSECTION OF BLUE OAKS BOULEVARD AND WESTBROOK BOULEVARD

ELEVATION = 89.92

BRYAN P. BONINO
No. 41804
CIVIL

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
ACP	ASBESTOS CEMENT PIPE
AHJ	AUTHORITY HAVING JURISDICTION
ARV	AIR RELEASE VALVE
ASB	AGGREGATE SUBBASE
BC	BEGIN CURVE
BEW	BACK EDGE OF WALK
BM	BENCH MARK
BOC	BACK OF CURB
BOV	BLOW–OFF VALVE
BR	BOTTOM OF ROCK
BTM	BOTTOM
BVC	BEGIN VERTICAL CURVE
BW	BASE OF WALL
CAMUTCD	CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
CATV	CABLE TELEVISION
C&G	CURB AND GUTTER
C,G,&SW	CURB, GUTTER AND SIDEWALK
CC	CENTER TO CENTER
CICP	CAST IN PLACE CONCRETE PIPE
CL	CENTERLINE, CONTROL LINE, CHAIN LINK OR CLASS
CO	CLEANOUT
CONC	CONCRETE
CONST	CONSTRUCT
COR	CORNER
CP	CONCRETE PIPE
CR	CURB RETURN
CSP	CORRUGATED STEEL PIPE
DCDC	DOUBLE CHECK DETECTOR CHECK
DI	DRAINAGE INLET
DIP	DUCTILE IRON PIPE
DTL	DETAIL
DW	DRIVEWAY
DWG	DRAWING
E	EAST
EC	END CURVE
ELEC	ELECTRIC(AL)
EL, ELEV	ELEVATION
EP	EDGE OF PAVEMENT
EQUIV	EQUIVALENT
EVC	END VERTICAL CURVE
EX, EXIST	EXISTING
EXP JT	EXPANSION JOINT
FB	FLUSHER BRANCH
FC	FINISHED CONCRETE
FDR	FULL DEPTH RECLAMATION
FEW	FRONT EDGE OF WALK
FF, FIN FLR	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FOC	FACE OF CURB OR CONCRETE
GB	GRADE BREAK
INTX	INTERSECTION
INV	INVERT
IOD	IRREVOCABLE OFFER OF DEDICATION
IRR	IRRIGATION
JB	JUNCTION BOX
JT	JOINT–USE TRENCH
L	LEFT
LF	LINEAL FEET
LOG	LIP OF GUTTER
LT	LEFT OR LIGHT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
MOC	MIDDLE OF CURVE
MON	MONUMENT
MRC	MINIMUM RELATIVE COMPACTION
N	NORTH
NG	NATURAL GROUND
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OA	OVERALL
OH	OVERHEAD
PB	PULL BOX
PCA	PORTLAND CEMENT ASSOCIATION
PCC	PORTLAND CEMENT CONCRETE OR POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
POC	POINT OF CONNECTION, POINT ON CURVE
PRC	POINT OF REVERSE CURVATURE
PRVC	POINT OF REVERSE VERTICAL CURVATURE
PROJ	PROJECTED
PROP	PROPERTY
PSE	PUBLIC SERVICE EASEMENT
PT	POINT
PUE	PUBLIC UTILITY EASEMENT
PVCP	POLYVINYL CHLORIDE PIPE
PVMT	PAVEMENT
PWD	PUBLIC WORKS DEPARTMENT
R	RADIUS, RADIAL OR RIGHT
RCP	REINFORCED CONCRETE PIPE
REQ'TS	REQUIREMENTS
RET	RETAINING
RP	RADIUS POINT OR REFERENCE POINT
RPBP	REDUCED PRESSURE BACKFLOW PREVENTER
RT	RIGHT
R/W	RIGHT–OF–WAY
S	SOUTH OR SLOPE
SCH	SCHEDULE
SD	STORM DRAIN
SDFM	STORM DRAIN FORCE MAIN
SEC	SECTION
SEP	SEPARATION
SIM	SIMILAR
SL	STREET LIGHT
SS	SEWER SERVICE, SANITARY SEWER
STD	STANDARD
SW	SIDEWALK
SYM	SYMMETRICAL
TC	TOP OF CURB OR CONCRETE
TEL	TELEPHONE
TEMP	TEMPORARY
TFOC	TOP FACE OF CURB
TR	TOP OF ROCK
TRAF	TRAFFIC
TRANS	TRANSITION
TS	TOP OF SOIL
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
UNO	UNLESS NOTED OTHERWISE
VAR	VARIES OR VARIABLE
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
W	WEST
WM	WATER METER OR WATER MAIN
WQF	WATER QUALITY FLOW
WS	WATER SERVICE
XFMR	TRANSFORMER
XING	CROSSING

COVER SHEET

TENTATIVE MAP
FOR
PHILLIP ROAD SITE

LOCATED IN A PORTION OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF SECTION 14, AND A PORTION OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN, CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA.

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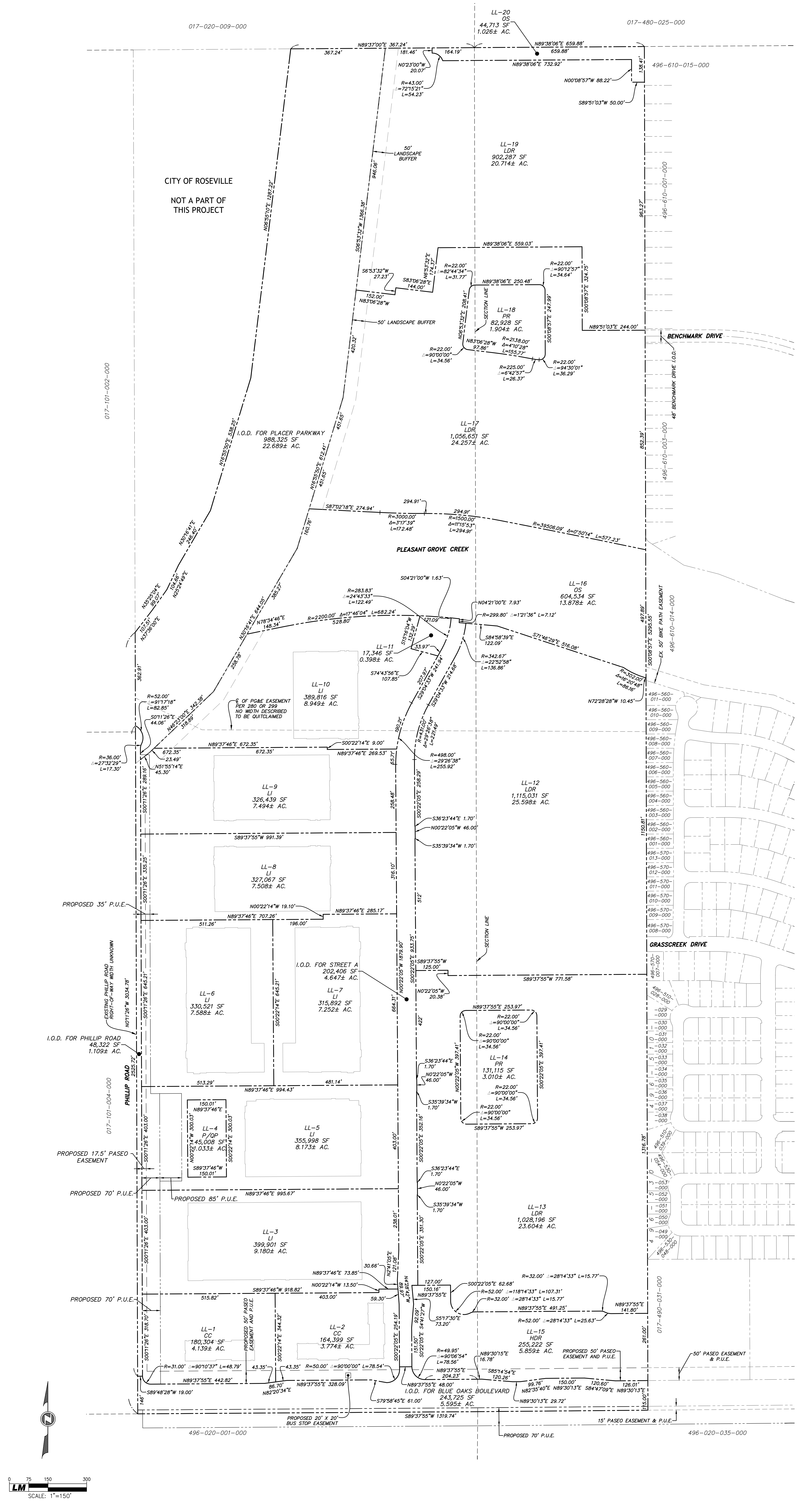
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662–4602

SHEET 1 OF 30
NOVEMBER 19, 2025

X:\Land Projects\4042-60-4\dwg\4042-60-4_TM-001.dwg


017-020-009-000
017-480-025-000
LL-20
OS
44,713 SF
1.026± AC.
N89°37'00"E 367.24'
N89°38'06"E 659.88'
N89°38'06"E 732.92'
496-610-015-000
N00°08'57"W 88.22'
S89°51'03"W 50.00'
50' LANDSCAPE BUFFER
LL-19
LDR
902,287 SF
20.714± AC.
CITY OF ROSEVILLE
NOT A PART OF THIS PROJECT
496-610-001-000
N89°38'06"E 559.03'
N89°38'06"E 250.48'
SECTION LINE
LL-18
PR
82,928 SF
1.904± AC.
N89°51'03"E 244.00'
BENCHMARK DRIVE
48' BENCHMARK DRIVE I.O.D.
50' LANDSCAPE BUFFER
017-101-002-000
LL-17
LDR
1,056,651 SF
24.257± AC.
I.O.D. FOR PLACER PARKWAY
988,325 SF
22.689± AC.
496-610-003-000
PLEASANT GROVE CREEK
LL-16
OS
604,534 SF
13.878± AC.
EX. 50' BIKE PATH EASEMENT
496-610-014-000
LL-11
17,346 SF
0.398± AC.
LL-10
LI
389,816 SF
8.949± AC.
℄ OF PG&E EASEMENT PER 280 OR 299 NO WIDTH DESCRIBED TO BE QUITCLAIMED
LL-9
LI
326,439 SF
7.494± AC.
LL-12
LDR
1,115,031 SF
25.598± AC.
LL-8
LI
327,067 SF
7.508± AC.
PROPOSED 35' P.U.E.
GRASSCREEK DRIVE
SECTION LINE
EXISTING PHILLIP ROAD RIGHT-OF-WAY WIDTH UNKNOWN
LL-6
LI
330,521 SF
7.588± AC.
I.O.D. FOR STREET A
202,406 SF
4.647± AC.
LL-7
LI
315,892 SF
7.252± AC.
I.O.D. FOR PHILLIP ROAD
48,322 SF
1.109± AC.
PHILLIP ROAD
LL-14
PR
131,115 SF
3.010± AC.
017-101-004-000
LL-4
P/QP
45,008 SF
1.033± AC.
LL-5
LI
355,998 SF
8.173± AC.
PROPOSED 17.5' PASEO EASEMENT
PROPOSED 70' P.U.E.
PROPOSED 85' P.U.E.
LL-13
LDR
1,028,196 SF
23.604± AC.
LL-3
LI
399,901 SF
9.180± AC.
PROPOSED 70' P.U.E.
PROPOSED 50' PASEO EASEMENT AND P.U.E.
LL-1
CC
180,304 SF
4.139± AC.
LL-2
CC
164,399 SF
3.774± AC.
LL-15
HDR
255,222 SF
5.859± AC.
PROPOSED 50' PASEO EASEMENT AND P.U.E.
50' PASEO EASEMENT & P.U.E.
017-490-031-000
I.O.D. FOR BLUE OAKS BOULEVARD
243,725 SF
5.595± AC.
S89°37'55"W 1319.74'
PROPOSED 20' X 20' BUS STOP EASEMENT
15' PASEO EASEMENT & P.U.E.
496-020-001-000
496-020-035-000
PROPOSED 70' P.U.E.
0 75 150 300
SCALE: 1"=150'

LOT	PROPOSED USE	GENERAL PLAN DESIGNATION	ZONINING	GROSS ACRES±	DWELLING UNITS	DENSITY
LL-1	BUILDING A	CC	C-PD	4.139	–	–
LL-2	BUILDING B	CC	C-PD	3.774	–	–
LL-3	BUILDING C	LI	ITP-PD	9.180	–	–
LL-4	ROSEVILLE ELECTRIC SUBSTATION	P/QP	P/QP	1.033	–	–
LL-5	BUILDING D	LI	ITP-PD	8.173	–	–
LL-6	BUILDING E	LI	ITP-PD	7.588	–	–
LL-7	BUILDING F	LI	ITP-PD	7.252	–	–
LL-8	BUILDING G	LI	ITP-PD	7.508	–	–
LL-9	BUILDING H	LI	ITP-PD	7.494	–	–
LL-10	BUILDING I	LI	ITP-PD	8.949	–	–
LL-11	SANITARY SEWER LIFT STATION	P/QP	P/QP	0.398	–	–
LL-12	VILLAGE 1	LDR	RS/DS	25.598	162	6.33 DU/AC.
LL-13	VILLAGE 2	LDR	RS/DS	23.604	156	6.61 DU/AC.
LL-14	PARK (SOUTH)	PR	PR	3.010	–	–
LL-15	VILLAGE 5	HDR	R3	5.859	93	15.87 DU/AC.
LL-16	PLEASANT GROVE CREEK AND BYPASS CHANNEL	OS	OS	13.878	–	–
LL-17	VILLAGE 3	LDR	RS/DS	24.257	105	4.33 DU/AC.
LL-18	PARK (NORTH)	PR	PR	1.904	–	–
LL-19	VILLAGE 4	LDR	RS/DS	20.714	106	5.12 DU/AC.
LL-20	BIKE TRAIL	OS	OS	1.026	–	–
BLUE OAKS BOULEVARD				5.595	–	–
PHILLIP ROAD				1.109	–	–
STREET A				4.647	–	–
PLACER PARKWAY				22.689	–	–
TOTAL				**219.38**	**622**	

NOTE:
SEE SHEET 4 FOR ADDITIONAL UTILITY EASEMENTS.

BRYAN P. BONINO
No. 41804
CIVIL

LARGE LOT SUBDIVISION

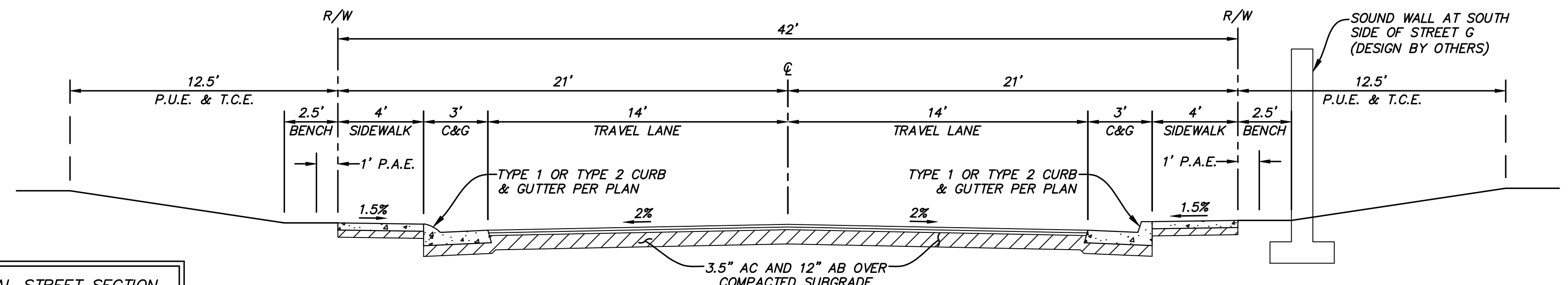
TENTATIVE MAP
FOR
PHILLIP ROAD SITE

LOCATED IN A PORTION OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF SECTION 14, AND A PORTION OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN,
CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA.

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING
608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 662–1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662–4602

SHEET 2 OF 30 *NOVEMBER 19, 2025*

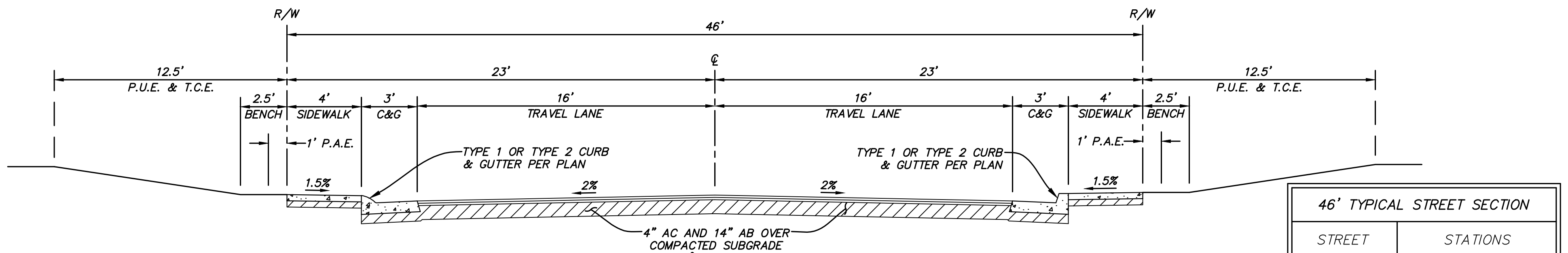
X:\Land Projects\4042-60-4\dwg\4042-60-4_TM-002.dwg


R/W
42'
R/W
SOUND WALL AT SOUTH SIDE OF STREET G (DESIGN BY OTHERS)
12.5' P.U.E. & T.C.E.
21'
℄
21'
12.5' P.U.E. & T.C.E.
2.5' BENCH
4' SIDEWALK
3' C&G
14' TRAVEL LANE
14' TRAVEL LANE
3' C&G
4' SIDEWALK
2.5' BENCH
1' P.A.E.
1' P.A.E.
TYPE 1 OR TYPE 2 CURB & GUTTER PER PLAN
TYPE 1 OR TYPE 2 CURB & GUTTER PER PLAN
1.5%
2%
2%
1.5%
3.5" AC AND 12" AB OVER COMPACTED SUBGRADE

Ⓐ TYPICAL 42' STREET SECTION

NTS

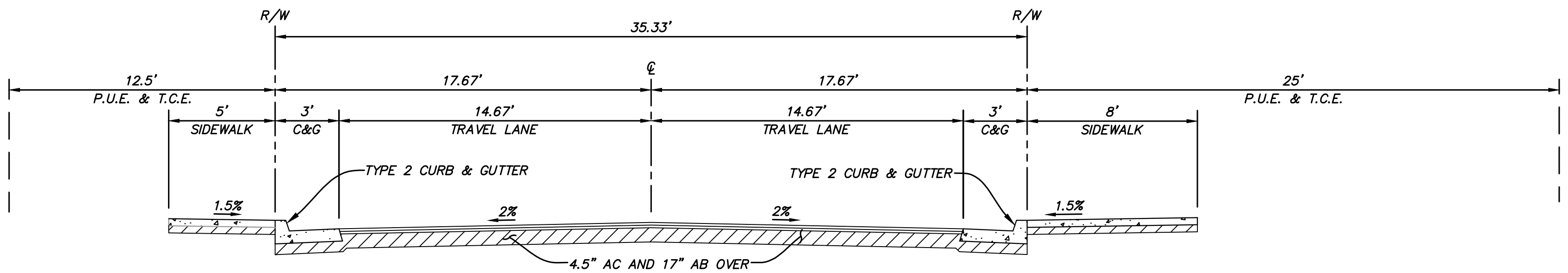
42' TYPICAL STREET SECTION	
STREET	STATIONS
A	54+47 – 60+87
B	10+00 – 14+59 28+43 – 34+42
D	ALL
E	ALL
F	ALL
G	ALL
H	ALL
J	10+45 – 12+99
L	ALL
M	10+45 – 12+99
N	ALL
O	ALL
Q	ALL
R	ALL
S	ALL
T	10+00 – 13+63
U	10+00 – 13+99
W	ALL
X	ALL
Y	ALL
Z	ALL
AA	ALL
AB	ALL
AC	16+15 – 25+68
SEE SHEETS 10–14 FOR ROAD STATIONING	


R/W
46'
R/W
12.5' P.U.E. & T.C.E.
23'
℄
23'
12.5' P.U.E. & T.C.E.
2.5' BENCH
4' SIDEWALK
3' C&G
16' TRAVEL LANE
16' TRAVEL LANE
3' C&G
4' SIDEWALK
2.5' BENCH
1' P.A.E.
1' P.A.E.
TYPE 1 OR TYPE 2 CURB & GUTTER PER PLAN
TYPE 1 OR TYPE 2 CURB & GUTTER PER PLAN
1.5%
2%
2%
1.5%
4" AC AND 14" AB OVER COMPACTED SUBGRADE

Ⓑ TYPICAL 46' STREET SECTION

NTS

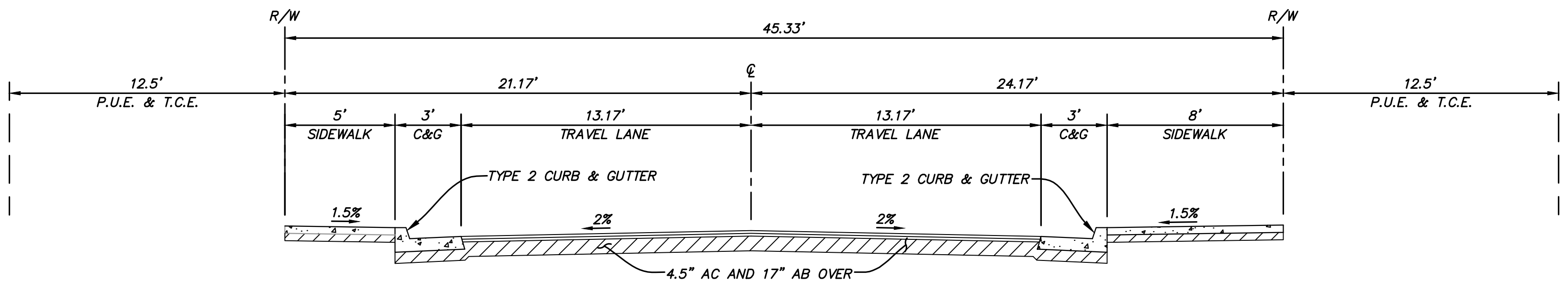
46' TYPICAL STREET SECTION	
STREET	STATIONS
A	46+24 – 50+43
B	14+59 – 28+43
C	ALL
I	ALL
J	13+89 – 15+92
K	ALL
M	13+89 – 15+90
P	ALL
T	13+63 – 19+20
U	13+99 – 18+89
V	ALL
AC	10+00 – 16+15
BENCHMARK DRIVE	6+80 – 10+00
SEE SHEETS 10–14 FOR ROAD STATIONING	


R/W
35.33'
R/W
12.5' P.U.E. & T.C.E.
17.67'
℄
17.67'
25' P.U.E. & T.C.E.
5' SIDEWALK
3' C&G
14.67' TRAVEL LANE
14.67' TRAVEL LANE
3' C&G
8' SIDEWALK
TYPE 2 CURB & GUTTER
TYPE 2 CURB & GUTTER
1.5%
2%
2%
1.5%
4.5" AC AND 17" AB OVER COMPACTED SUBGRADE

Ⓒ1 STREET A SOUTH OF BRIDGE

NTS

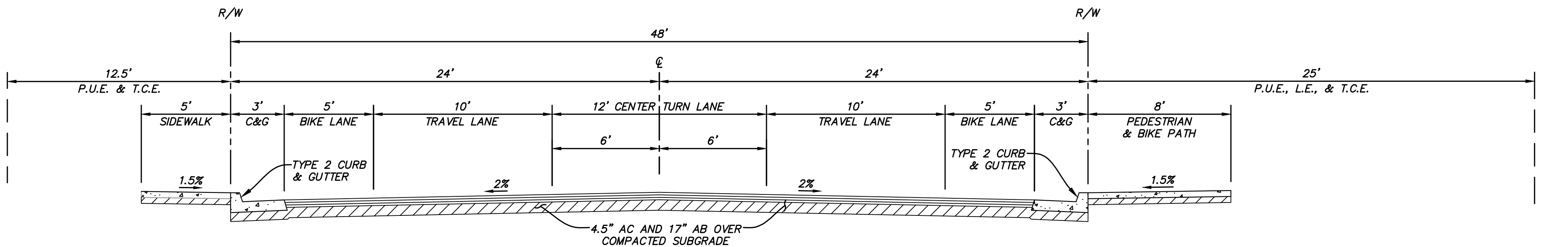
35.33' TYPICAL STREET SECTION	
STREET	STATIONS
A	37+14 – 40+58
SEE SHEETS 10–14 FOR ROAD STATIONING	


R/W
45.33'
R/W
12.5' P.U.E. & T.C.E.
21.17'
℄
24.17'
12.5' P.U.E. & T.C.E.
5' SIDEWALK
3' C&G
13.17' TRAVEL LANE
13.17' TRAVEL LANE
3' C&G
8' SIDEWALK
TYPE 2 CURB & GUTTER
TYPE 2 CURB & GUTTER
1.5%
2%
2%
1.5%
4.5" AC AND 17" AB OVER COMPACTED SUBGRADE

Ⓒ2 STREET A NORTH OF BRIDGE

NTS

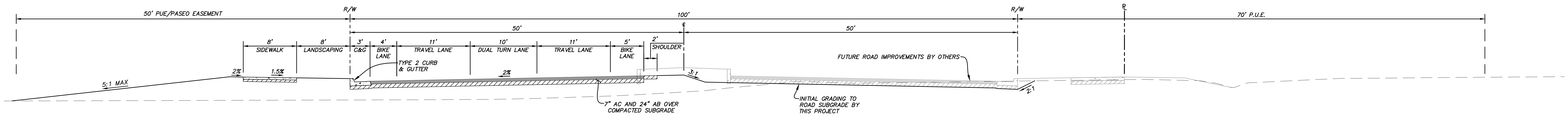
45.33' TYPICAL STREET SECTION	
STREET	STATIONS
A	44+60 – 45+54
SEE SHEETS 10–14 FOR ROAD STATIONING	


R/W
48'
R/W
12.5' P.U.E. & T.C.E.
24'
℄
24'
25' P.U.E., L.E., & T.C.E.
5' SIDEWALK
3' C&G
5' BIKE LANE
10' TRAVEL LANE
12' CENTER TURN LANE
6'
6'
10' TRAVEL LANE
5' BIKE LANE
3' C&G
8' PEDESTRIAN & BIKE PATH
TYPE 2 CURB & GUTTER
TYPE 2 CURB & GUTTER
1.5%
2%
2%
1.5%
4.5" AC AND 17" AB OVER COMPACTED SUBGRADE

Ⓓ TYPICAL 48' STREET SECTION

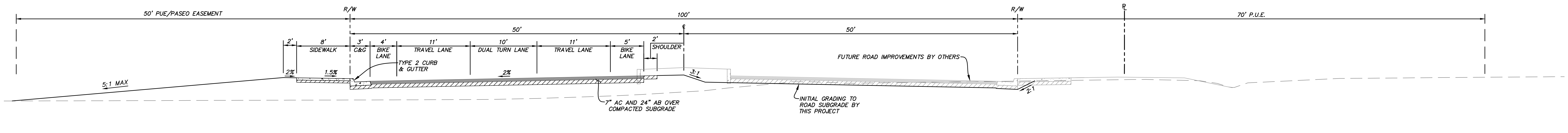
NTS

48' TYPICAL STREET SECTION	
STREET	STATIONS
A	11+11 – 31+41
SEE SHEETS 10–14 FOR ROAD STATIONING	


50' PUE/PASEO EASEMENT
R/W
100'
R/W
PL
70' P.U.E.
50'
℄
50'
8' SIDEWALK
8' LANDSCAPING
3' C&G
4' BIKE LANE
11' TRAVEL LANE
10' DUAL TURN LANE
11' TRAVEL LANE
5' BIKE LANE
2' SHOULDER
TYPE 2 CURB & GUTTER
FUTURE ROAD IMPROVEMENTS BY OTHERS
5:1 MAX
2%
1.5%
2%
3:1
2:1
7" AC AND 24" AB OVER COMPACTED SUBGRADE
INITIAL GRADING TO ROAD SUBGRADE BY THIS PROJECT

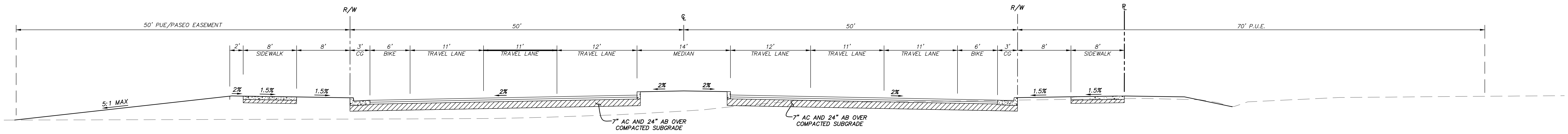
Ⓔ1 BLUE OAKS BOULEVARD (HALF SECTION) WITH SEPERATED SIDEWALK FROM 0+80 TO 4+27

NTS


50' PUE/PASEO EASEMENT
R/W
100'
R/W
PL
70' P.U.E.
50'
℄
50'
2'
8' SIDEWALK
3' C&G
4' BIKE LANE
11' TRAVEL LANE
10' DUAL TURN LANE
11' TRAVEL LANE
5' BIKE LANE
2' SHOULDER
TYPE 2 CURB & GUTTER
FUTURE ROAD IMPROVEMENTS BY OTHERS
5:1 MAX
2%
1.5%
2%
3:1
2:1
7" AC AND 24" AB OVER COMPACTED SUBGRADE
INITIAL GRADING TO ROAD SUBGRADE BY THIS PROJECT

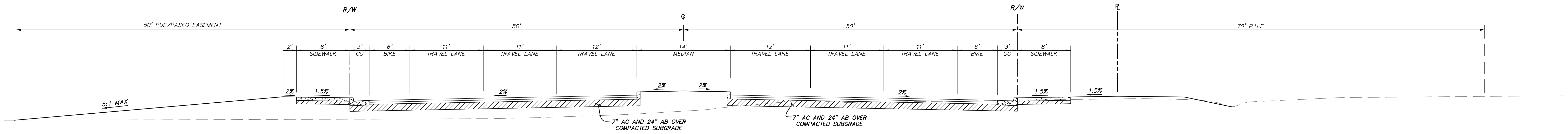
Ⓔ2 BLUE OAKS BOULEVARD (HALF SECTION) WITH MONOLITHIC CURB AND SIDEWALK FROM 4+27 TO 20+00

NTS


50' PUE/PASEO EASEMENT
R/W
50'
℄
50'
R/W
PL
70' P.U.E.
2'
8' SIDEWALK
8'
3' CG
6' BIKE
11' TRAVEL LANE
11' TRAVEL LANE
12' TRAVEL LANE
14' MEDIAN
12' TRAVEL LANE
11' TRAVEL LANE
11' TRAVEL LANE
6' BIKE
3' CG
6'
8' SIDEWALK
5:1 MAX
2%
1.5%
1.5%
2%
2%
2%
2%
1.5%
1.5%
7" AC AND 24" AB OVER COMPACTED SUBGRADE
7" AC AND 24" AB OVER COMPACTED SUBGRADE

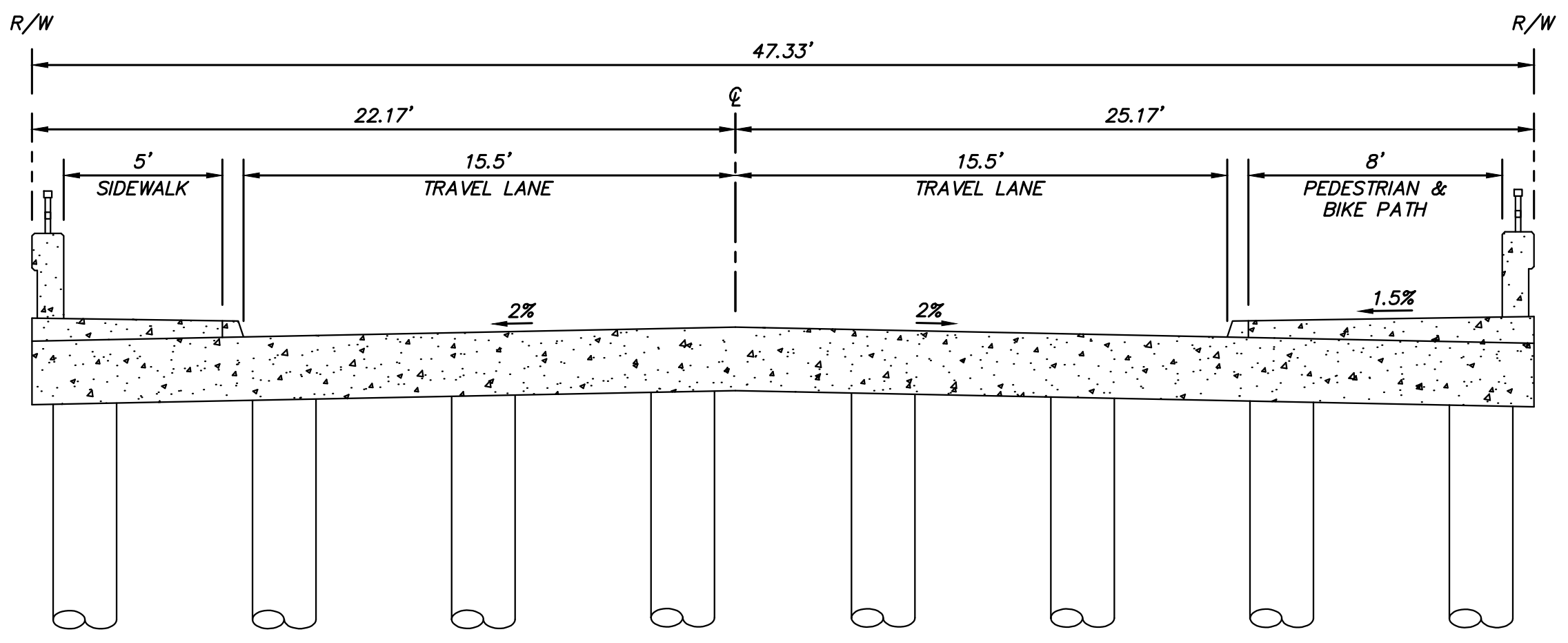
Ⓕ1 BLUE OAKS BOULEVARD (ULTIMATE SECTION) WITH SEPARATED SIDEWALK FROM 0+80 TO 4+27

NTS


50' PUE/PASEO EASEMENT
R/W
50'
℄
50'
R/W
PL
70' P.U.E.
2'
8' SIDEWALK
3' CG
6' BIKE
11' TRAVEL LANE
11' TRAVEL LANE
12' TRAVEL LANE
14' MEDIAN
12' TRAVEL LANE
11' TRAVEL LANE
11' TRAVEL LANE
6' BIKE
3' CG
8' SIDEWALK
5:1 MAX
2%
1.5%
2%
2%
2%
2%
1.5%
1.5%
7" AC AND 24" AB OVER COMPACTED SUBGRADE
7" AC AND 24" AB OVER COMPACTED SUBGRADE

Ⓕ2 BLUE OAKS BOULEVARD (ULTIMATE SECTION) WITH MONOLITHIC CURB AND SIDEWALK FROM 4+27 TO 20+00

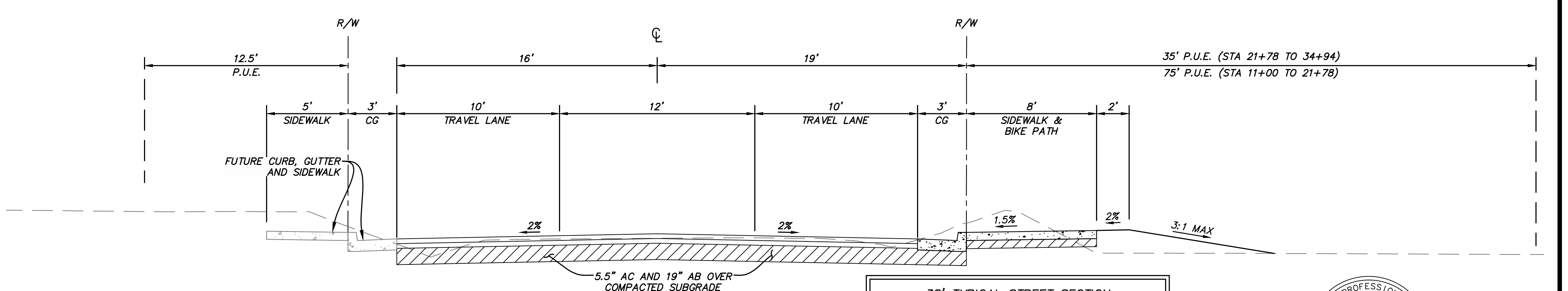
NTS


R/W
47.33'
R/W
22.17'
℄
25.17'
5' SIDEWALK
15.5' TRAVEL LANE
15.5' TRAVEL LANE
8' PEDESTRIAN & BIKE PATH
2%
2%
1.5%

47.33' TYPICAL BRIDGE SECTION	
STREET	STATIONS
A	40+58 – 44+60
SEE SHEETS 10–14 FOR ROAD STATIONING	

Ⓖ TYPICAL BRIDGE SECTION

NTS

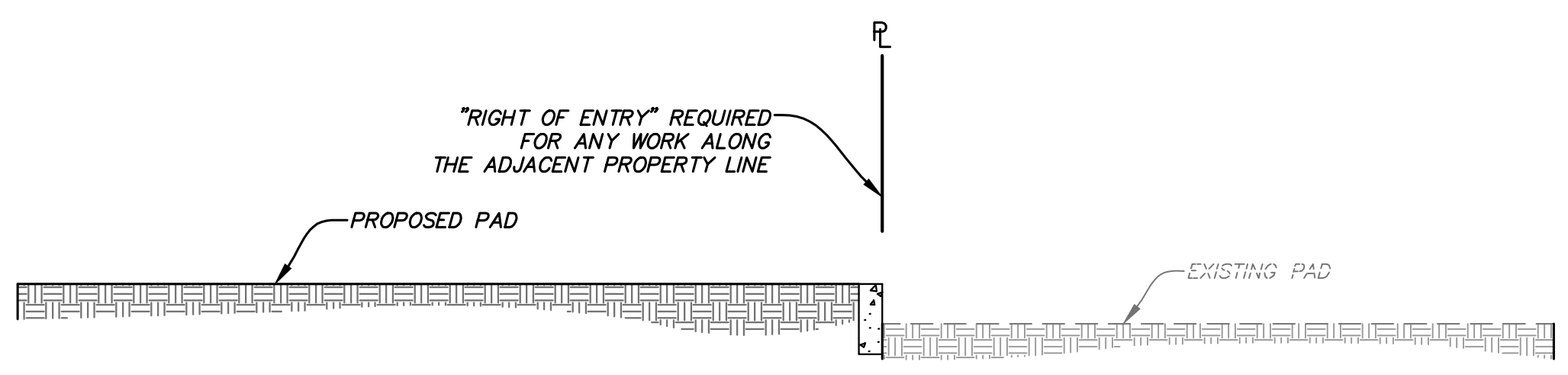

R/W
℄
R/W
12.5' P.U.E.
16'
19'
35' P.U.E. (STA 21+78 TO 34+94)
75' P.U.E. (STA 11+00 TO 21+78)
5' SIDEWALK
3' CG
10' TRAVEL LANE
12'
10' TRAVEL LANE
3' CG
8' SIDEWALK & BIKE PATH
2'
FUTURE CURB, GUTTER AND SIDEWALK
2%
2%
1.5%
2%
3:1 MAX
5.5" AC AND 19" AB OVER COMPACTED SUBGRADE

Ⓗ PHILLIP ROAD

NTS

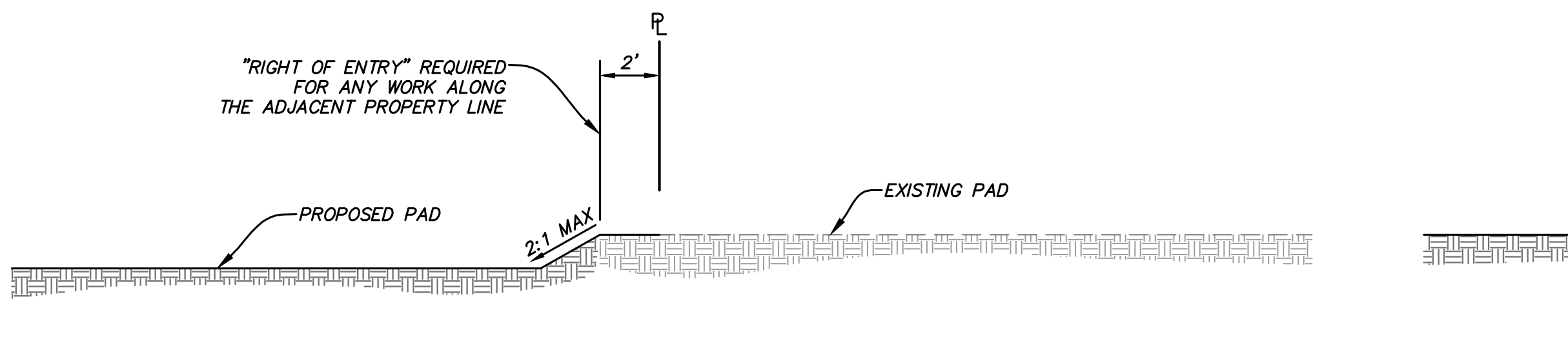
38' TYPICAL STREET SECTION	
STREET	STATIONS
PHILLIP ROAD	10+81 – 35+19
SEE SHEETS 10–14 FOR ROAD STATIONING	

BRYAN P. BONINO
No. 41804
CIVIL


PL
"RIGHT OF ENTRY" REQUIRED FOR ANY WORK ALONG THE ADJACENT PROPERTY LINE
PROPOSED PAD
EXISTING PAD

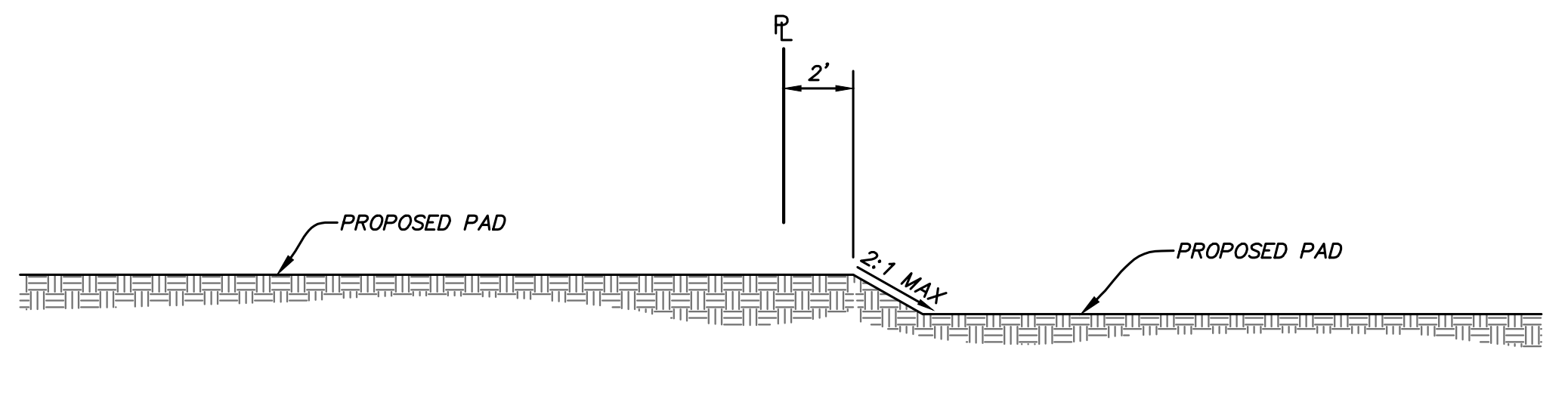
Ⓘ RESIDENTIAL PROPERTY LINE SECTION ADJACENT TO LOWER EXISTING BUILDING PAD

NTS


PL
2'
"RIGHT OF ENTRY" REQUIRED FOR ANY WORK ALONG THE ADJACENT PROPERTY LINE
PROPOSED PAD
2:1 MAX
EXISTING PAD

Ⓙ RESIDENTIAL PROPERTY LINE SECTION ADJACENT TO HIGHER EXISTING BUILDING PAD

NTS


PL
2'
PROPOSED PAD
2:1 MAX
PROPOSED PAD

Ⓚ TYPICAL ON-SITE RESIDENTIAL PROPERTY LINE SECTION

NTS

CROSS SECTIONS

TENTATIVE MAP
FOR
PHILLIP ROAD SITE
LOCATED IN A PORTION OF THE WEST HALF OF THE WEST
HALF OF THE WEST HALF OF SECTION 14, AND A
PORTION OF THE EAST HALF OF THE EAST HALF OF THE
EAST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE
5 EAST, MOUNT DIABLO MERIDIAN,
CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA.

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SHEET 3 OF 30 NOVEMBER 19, 2025

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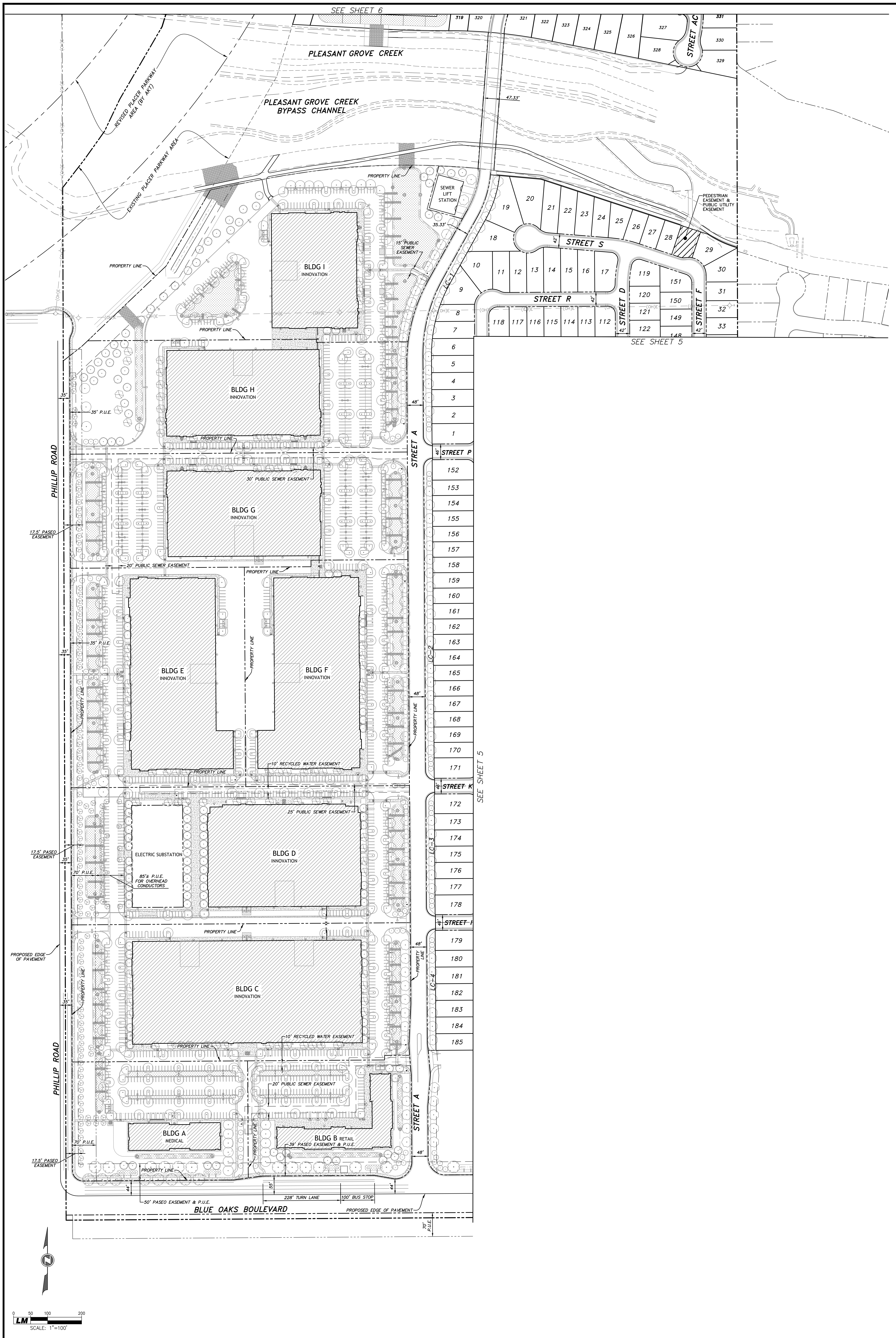
SEE SHEET 6
PLEASANT GROVE CREEK
PLEASANT GROVE CREEK BYPASS CHANNEL
REVISED PLACER PARKWAY AREA (BY AKT)
EXISTING PLACER PARKWAY AREA
STREET AC
47.33'
PROPERTY LINE
SEWER LIFT STATION
35.33'
15' PUBLIC SEWER EASEMENT
PEDESTRIAN EASEMENT & PUBLIC UTILITY EASEMENT
STREET S
STREET R
STREET D
STREET F
42'
SEE SHEET 5
BLDG I
INNOVATION
BLDG H
INNOVATION
BLDG G
INNOVATION
30' PUBLIC SEWER EASEMENT
20' PUBLIC SEWER EASEMENT
BLDG E
INNOVATION
BLDG F
INNOVATION
10' RECYCLED WATER EASEMENT
BLDG D
INNOVATION
25' PUBLIC SEWER EASEMENT
ELECTRIC SUBSTATION
85'± P.U.E. FOR OVERHEAD CONDUCTORS
BLDG C
INNOVATION
BLDG A
MEDICAL
BLDG B RETAIL
39' PASEO EASEMENT & P.U.E.
PHILLIP ROAD
35'
35' P.U.E.
70' P.U.E.
17.5' PASEO EASEMENT
PROPOSED EDGE OF PAVEMENT
STREET A
48'
46'
STREET P
STREET K
STREET I
LC-1
LC-2
LC-3
LC-4
44'
55'
228' TURN LANE
100' BUS STOP
50' PASEO EASEMENT & P.U.E.
BLUE OAKS BOULEVARD
PROPOSED EDGE OF PAVEMENT
70' P.U.E.
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
112
113
114
115
116
117
118
119
120
121
122
148
149
150
151
152
153
154
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167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
319
320
321
322
323
324
325
326
327
328
329
330
331
N
0
50
100
200
LM
SCALE: 1"=100'

REGISTERED PROFESSIONAL ENGINEER
BRYAN P. BONINO
No. 41804
CIVIL
STATE OF CALIFORNIA

INNOVATION CENTER
SITE PLAN

TENTATIVE MAP
FOR
PHILLIP ROAD SITE

LOCATED IN A PORTION OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF SECTION 14, AND A PORTION OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN, CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA.

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NOVEMBER 19, 2025

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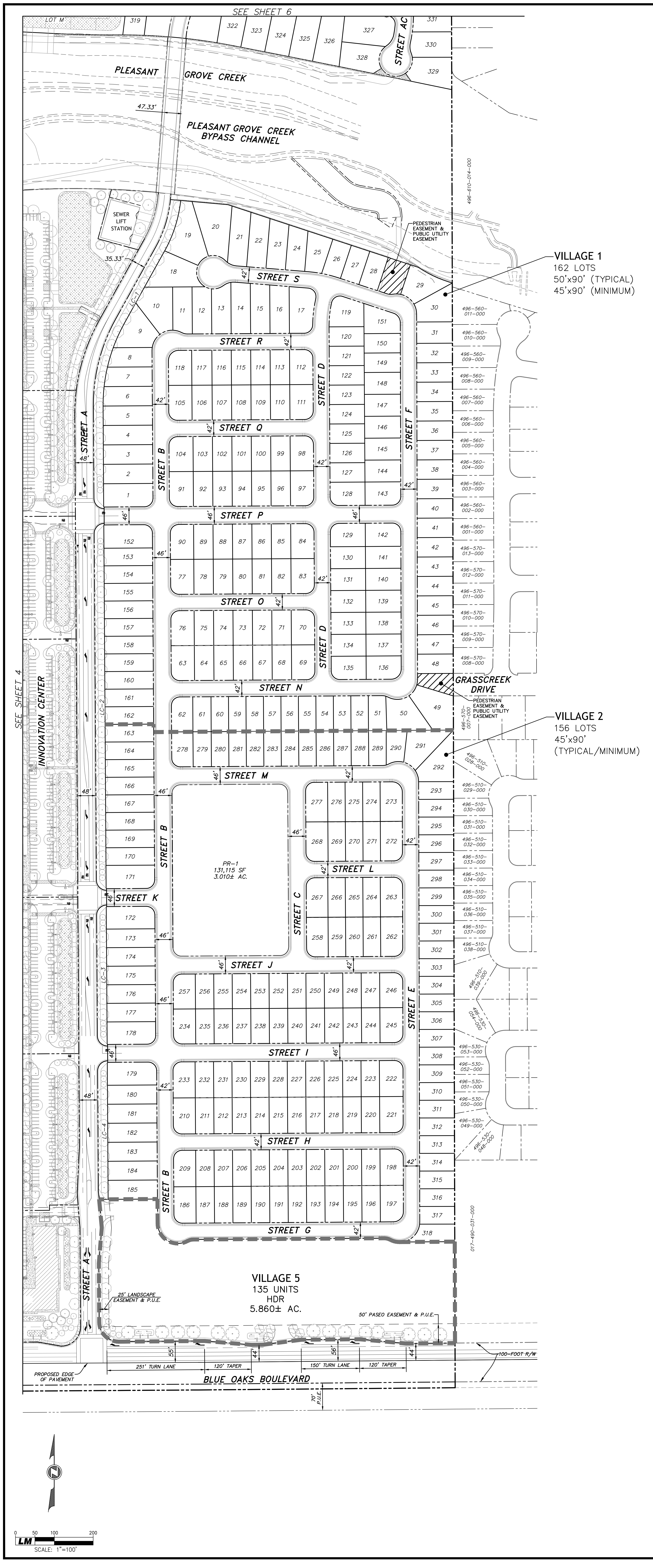

SEE SHEET 6
LOT M
STREET AC
PLEASANT GROVE CREEK
47.33'
PLEASANT GROVE CREEK BYPASS CHANNEL
496-610-014-000
SEWER LIFT STATION
35.33'
PEDESTRIAN EASEMENT & PUBLIC UTILITY EASEMENT
VILLAGE 1
162 LOTS
50'x90' (TYPICAL)
45'x90' (MINIMUM)
STREET S
STREET R
STREET Q
STREET P
STREET O
STREET N
STREET M
STREET L
STREET K
STREET J
STREET I
STREET H
STREET G
STREET A
STREET B
STREET C
STREET D
STREET E
STREET F
LC-1
LC-2
LC-3
LC-4
SEE SHEET 4
INNOVATION CENTER
GRASSCREEK DRIVE
VILLAGE 2
156 LOTS
45'x90'
(TYPICAL/MINIMUM)
PR-1
131,115 SF
3.010± AC.
VILLAGE 5
135 UNITS
HDR
5.860± AC.
25' LANDSCAPE EASEMENT & P.U.E.
50' PASEO EASEMENT & P.U.E.
100-FOOT R/W
251' TURN LANE
120' TAPER
150' TURN LANE
120' TAPER
PROPOSED EDGE OF PAVEMENT
BLUE OAKS BOULEVARD
70' P.U.E.
017-490-031-000
0 50 100 200
SCALE: 1"=100'

LOT	PROPOSED USE	GENERAL PLAN DESIGNATION	ZONINING	GROSS ACRES±	DWELLING UNITS	DENSITY
LL-11	SANITARY SEWER LIFT STATION	P/QP	P/QP	0.396	–	–
LL-12	VILLAGE 1	LDR	RS/DS	25.598	162	6.33 DU/AC.
LL-13	VILLAGE 2	LDR	RS/DS	23.604	156	6.61 DU/AC.
LL-14	PARK (SOUTH)	PR	PR	3.010	–	–
LL-15	VILLAGE 5	HDR	R3	5.859	93	15.87 DU/AC.
LL-16	PLEASANT GROVE CREEK AND BYPASS CHANNEL	OS	OS	13.878	–	–

Phillip Road Site
Table A
Alternative Development Standards

	RS with attached sidewalk(4)
Area, interior lot	4,050 sq ft
Area, corner lot	4,846 sq ft
Width, interior	45 ft
Width, corner	55 ft
Residential Density	
Maximum number of primary dwelling units per lot	2 dwellings(1)
Maximum number of accessory/junior dwelling units per lot(5)	Up to 2 dwellings
Setbacks (minimum)	
Front(1)(6)	15 ft to living space or side wall of garage; 12.5 ft to porch; 18 ft minimum driveway depth(3)
Sides(1)(6)	5 ft interior; 12.5 ft street side on first floor; 15 ft street side on second floor
Rear(1)	10 ft minimum with minmum usable open space of 700 sq ft or 500 sq ft where a usable front porch is provided(2)
Lot Coverage (primary buildings)	None(2)
Height Limits	35 ft

Notes: (Footnotes below taken from City Ordinance 19.10.030)

(1) Up to two residential units are permitted in the R1 and RS zone districts provided the criteria of Section 19.10.030(G) are met. Residential units may be attached or detached in the R1, RS, or R2 zone districts.

(2) The rear and side yards may be utilized to meet the minimum usable open space provided the minimum dimension, measured perpendicular to the applicable rear or side yard, is 10 feet. Maximum coverage is a function of lot size, required setbacks and usable open space. A minimum usable open space of 500 square feet may be applied where a front porch is provided with minimum dimensions of six feet by 10 feet exclusive of entry way.

(3) Minimum driveway depth of 18 feet requires a roll-up garage door.

(4) Variations to the standards and other housing product types may be permitted subject to processing of a Design Review Permit for Residential Subdivision (DRRS) concurrent with the approval of a tentative subdivision map and review of product type.

(5) A combination of up to two accessory dwelling/junior accessory dwelling units are permitted within areas zoned to allow single-family, two-family or multi-family residential use provided the lot contains an existing or proposed single-family dwelling, two-family or multi-family unit as defined in Sections 19.08.080(F)(1) and (F)(2) (Residential Use Types), the accessory dwelling/junior accessory dwelling unit complies with the standards identified in Chapter 19.60 (Accessory Dwelling Units), and the lot has not been created via a ministerial two-lot single-family map or a ministerial multi-family map pursuant to Chapter 18.05. See Chapter 19.60 for the maximum number and combination of units allowed per lot. For purposes of density, accessory dwelling units shall be deemed to be an accessory use or an accessory building or structure and shall not be considered to exceed the allowable density for the lot upon which it is located.

(6) Front setback (and side setback where adjacent to street) measured from back of walk. Fence side yard setback is five feet from back of walk where facing a street. In the absence of sidewalk, setbacks measured from the edge of right-of-way.

BRYAN P. BONINO
No. 41804
CIVIL

RESIDENTIAL -
VILLAGES 1, 2, AND 5

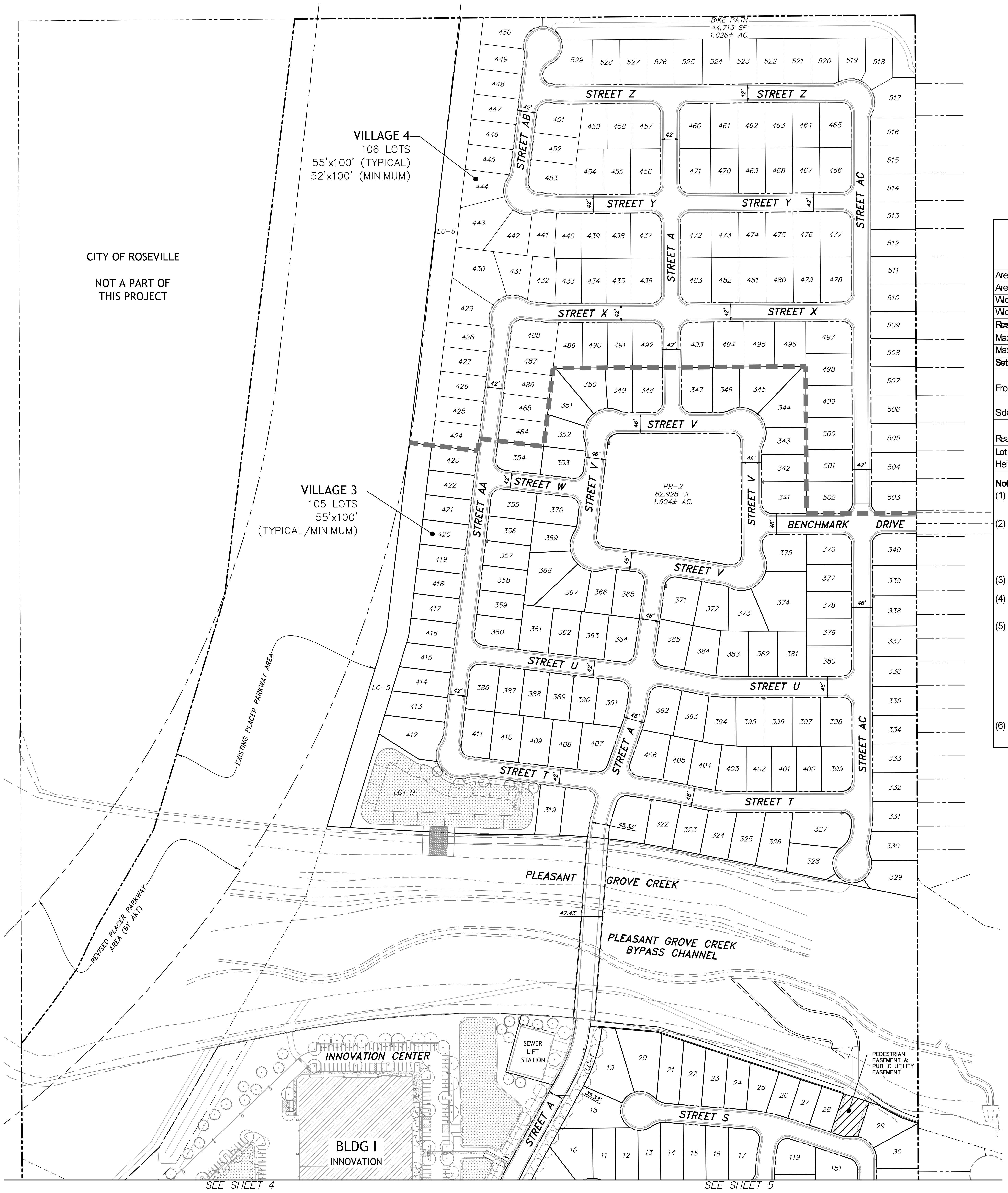
TENTATIVE MAP
FOR
PHILLIP ROAD SITE

LOCATED IN A PORTION OF THE WEST HALF OF THE WEST
HALF OF THE WEST HALF OF SECTION 14, AND A
PORTION OF THE EAST HALF OF THE EAST HALF OF THE
EAST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE
5 EAST, MOUNT DIABLO MERIDIAN,
CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA.

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING
608 COURT STREET, WOODLAND, CALIFORNIA 95695 ·PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 ·FAX: (530) 662-4602

NOVEMBER 19, 2025

LOT	PROPOSED USE	GENERAL PLAN DESIGNATION	ZONINING	GROSS ACRES±	DWELLING UNITS	DENSITY
LL–16	PLEASANT GROVE CREEK AND BYPASS CHANNEL	OS	OS	13.878	–	–
LL–17	VILLAGE 3	LDR	RS/DS	24.257	105	4.33 DU/AC.
LL–19	PARK (NORTH)	PR	PR	1.904	–	–
LL–20	VILLAGE 4	LDR	RS/DS	20.714	106	5.12 DU/AC.
LL–21	BIKE TRAIL	PR	PR	1.026	–	–


BIKE PATH
44,713 SF
1.026± AC.
VILLAGE 4
106 LOTS
55'x100' (TYPICAL)
52'x100' (MINIMUM)
CITY OF ROSEVILLE
NOT A PART OF
THIS PROJECT
VILLAGE 3
105 LOTS
55'x100'
(TYPICAL/MINIMUM)
STREET Z
STREET AB
STREET Y
STREET A
STREET AC
STREET X
STREET V
STREET W
STREET AA
PR-2
82,928 SF
1.904± AC.
BENCHMARK DRIVE
STREET U
STREET T
LOT M
LC-6
LC-5
EXISTING PLACER PARKWAY AREA
REVISED PLACER PARKWAY AREA (BY AKT)
PLEASANT GROVE CREEK
PLEASANT GROVE CREEK BYPASS CHANNEL
47.43'
45.33'
35.33'
42'
46'
SEWER LIFT STATION
INNOVATION CENTER
BLDG I
INNOVATION
STREET S
PEDESTRIAN EASEMENT & PUBLIC UTILITY EASEMENT
SEE SHEET 4
SEE SHEET 5

Phillip Road Site Table A Alternative Development Standards	
	RS with attached sidewalk[(4)]
Area, interior lot	4,050 sq ft
Area, corner lot	4,846 sq ft
Width, interior	45 ft
Width, corner	55 ft
Residential Density	
Maximum number of primary dwelling units per lot	2 dwellings[(1)]
Maximum number of accessory/junior dwelling units per lot[(5)]	Up to 2 dwellings
Setbacks (minimum)	
Front[(1)(6)]	15 ft to living space or side wall of garage; 12.5 ft to porch; 18 ft minimum driveway depth[(3)]
Sides[(1)(6)]	5 ft interior; 12.5 ft street side on first floor; 15 ft street side on second floor
Rear[(1)]	10 ft minimum with minmum usable open space of 700 sq ft or 500 sq ft where a usable front porch is provided[(2)]
Lot Coverage (primary buildings)	None[(2)]
Height Limits	35 ft

Notes: (Footnotes below taken from City Ordinance 19.10.030)

(1) Up to two residential units are permitted in the R1 and RS zone districts provided the criteria of Section 19.10.030(G) are met. Residential units may be attached or detached in the R1, RS, or R2 zone districts.

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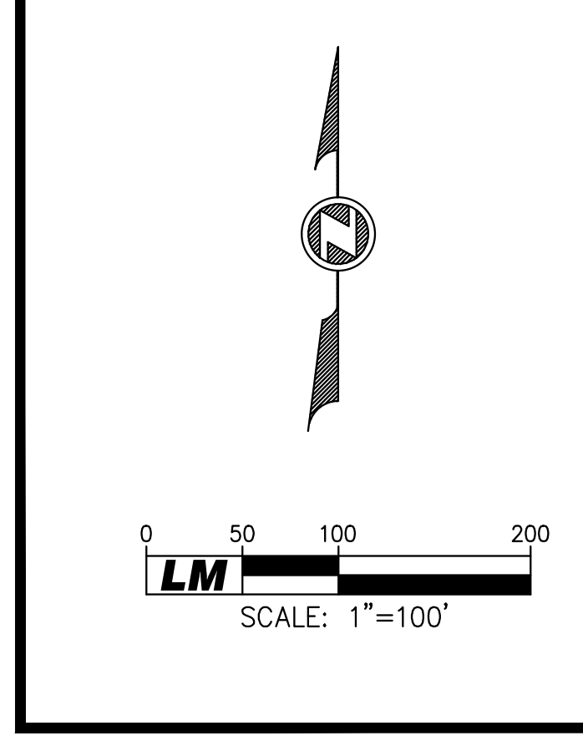
N
0
50
100
200
LM
SCALE: 1"=100'

BRYAN P. BONINO
No. 41804
CIVIL

RESIDENTIAL - VILLAGES 3 AND 4

TENTATIVE MAP
FOR
PHILLIP ROAD SITE

LOCATED IN A PORTION OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF SECTION 14, AND A PORTION OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN, CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA.

LM LAUGENOUR AND MEIKLE
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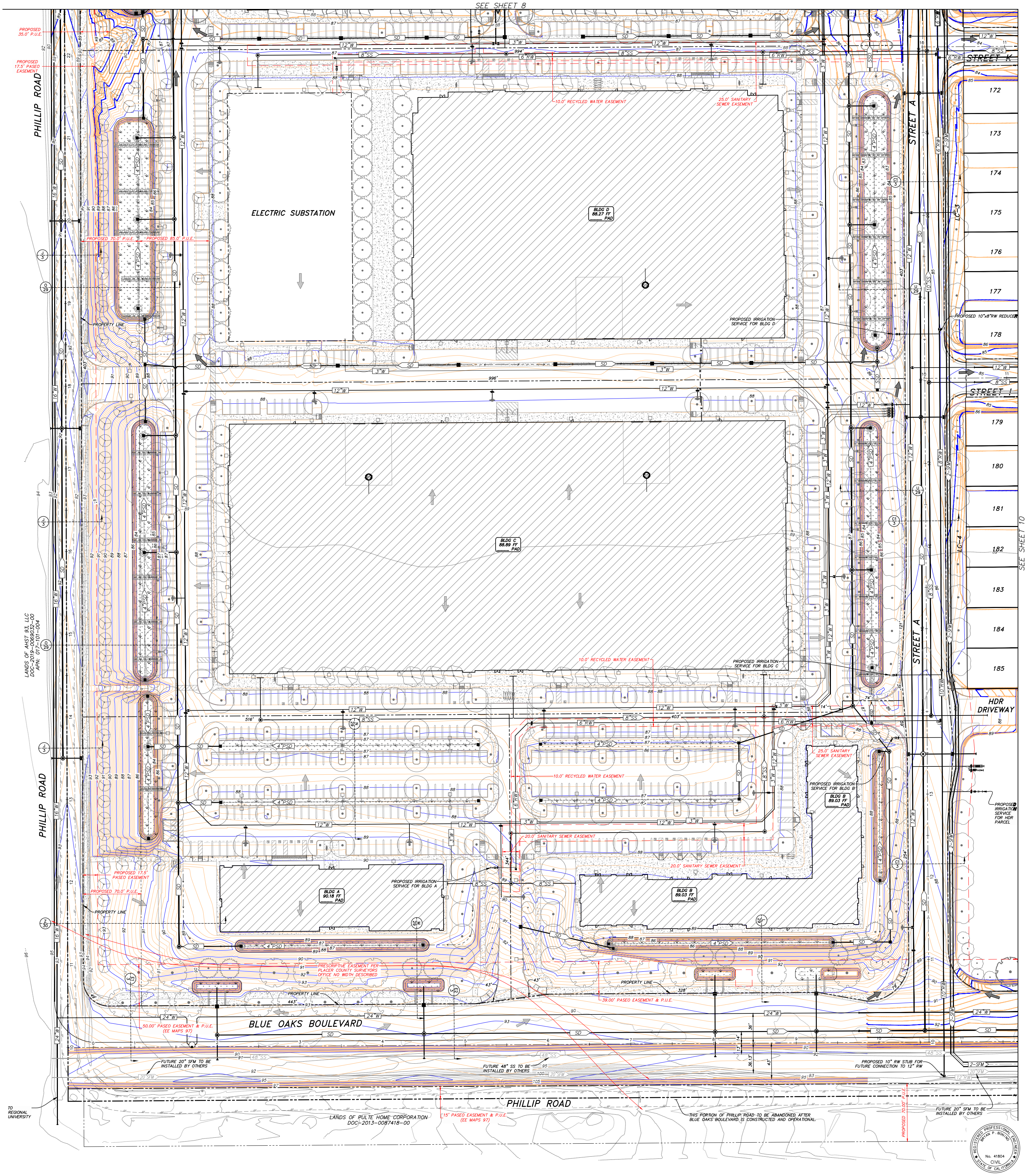
SEE SHEET 8
PHILLIP ROAD
PROPOSED 35.0' P.U.E.
PROPOSED 17.5' PASEO EASEMENT
PROPOSED 70.0' P.U.E.
PROPOSED 85.0' P.U.E.
PROPERTY LINE
ELECTRIC SUBSTATION
10.0' RECYCLED WATER EASEMENT
25.0' SANITARY SEWER EASEMENT
BLDG D 88.27 FF PAD
PROPOSED IRRIGATION SERVICE FOR BLDG D
BLDG C 88.89 FF PAD
PROPOSED IRRIGATION SERVICE FOR BLDG C
BLDG A 90.18 FF PAD
PROPOSED IRRIGATION SERVICE FOR BLDG A
BLDG B 89.03 FF PAD
PROPOSED IRRIGATION SERVICE FOR BLDG B
20.0' SANITARY SEWER EASEMENT
PROPOSED IRRIGATION SERVICE FOR HDR PARCEL
PROPOSED 10"x8"RW REDUCER
STREET A
STREET K
STREET I
LC-3
LC-4
SEE SHEET 10
172
173
174
175
176
177
178
179
180
181
182
183
184
185
HDR DRIVEWAY
LANDS OF AHST 93, LLC DOC-2019-0069032-00 APN: 017-101-004
PRESCRIPTIVE EASEMENT PER PLACER COUNTY SURVEYORS OFFICE NO WIDTH DESCRIBED
39.00' PASEO EASEMENT & P.U.E.
50.00' PASEO EASEMENT & P.U.E. (EE MAPS 97)
BLUE OAKS BOULEVARD
FUTURE 20" SFM TO BE INSTALLED BY OTHERS
FUTURE 48" SS TO BE INSTALLED BY OTHERS
PROPOSED 10" RW STUB FOR FUTURE CONNECTION TO 12" RW
TO REGIONAL UNIVERSITY
PHILLIP ROAD
LANDS OF PULTE HOME CORPORATION DOC-2013-0087418-00
15' PASEO EASEMENT & P.U.E. (EE MAPS 97)
THIS PORTION OF PHILLIP ROAD TO BE ABANDONED AFTER BLUE OAKS BOULEVARD IS CONSTRUCTED AND OPERATIONAL.
PROPOSED 70.00' P.U.E.
FUTURE 20" SFM TO BE INSTALLED BY OTHERS

BRYAN P. BONINO
No. 41804
CIVIL

CONCEPTUAL GRADING, DRAINAGE, & UTILITIES PLAN

TENTATIVE MAP

FOR

PHILLIP ROAD SITE

LOCATED IN A PORTION OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF SECTION 14, AND A PORTION OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN, CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA.

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SHEET 7 OF 30

NOVEMBER 19, 2025

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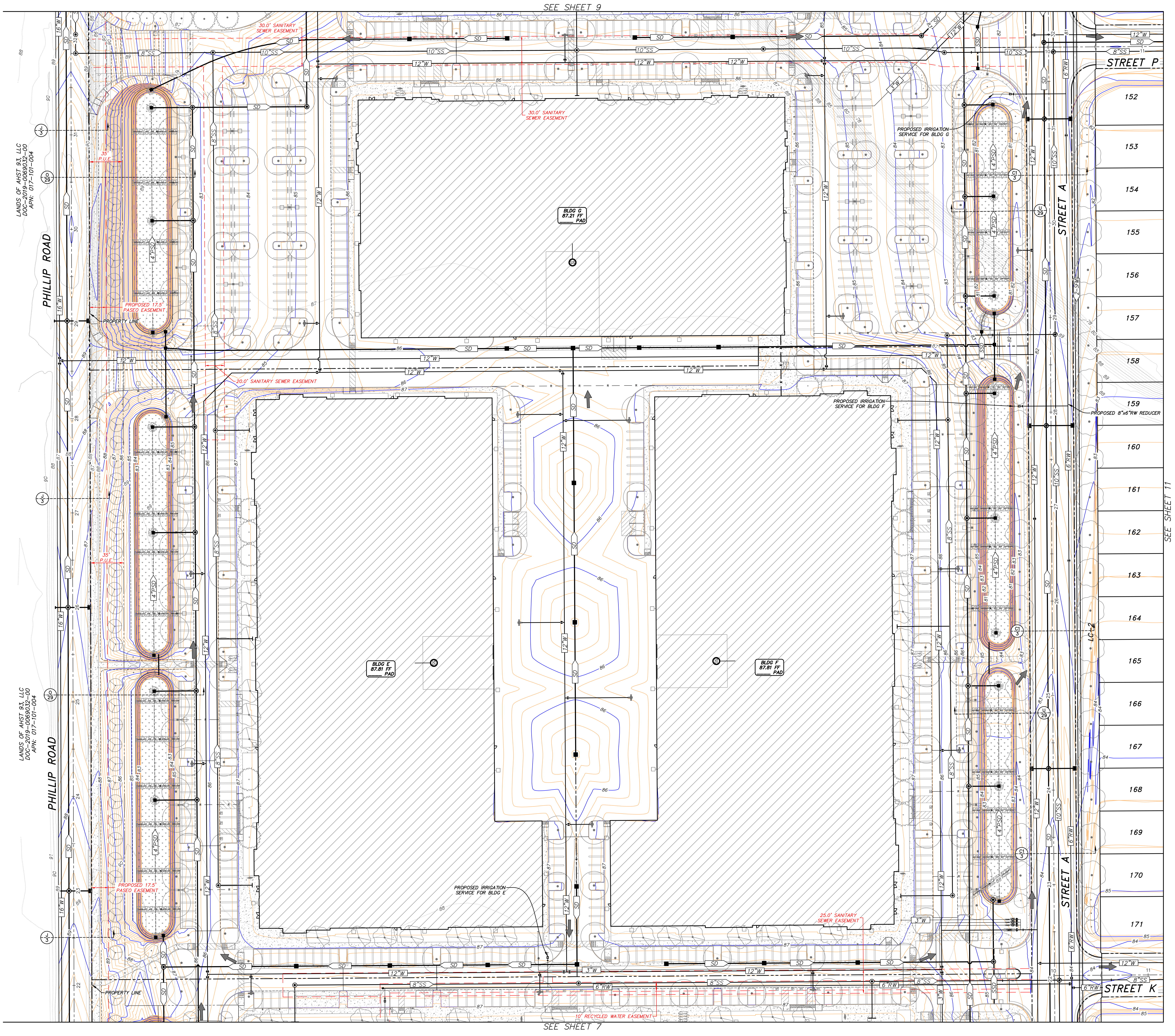
LEGEND

⇨	GENERAL DIRECTION OF RUNOFF
▨	BIORETENTION
➡	OVERLAND RELEASE PATH

0 20 40 80
SCALE: 1"=40'


SEE SHEET 9
SEE SHEET 7
SEE SHEET 11
PHILLIP ROAD
STREET A
STREET P
STREET K
LANDS OF AHST 93, LLC
DOC-2019-0069032-00
APN: 017-101-004
BLDG G
87.21 FF
PAD
BLDG E
87.81 FF
PAD
BLDG F
87.81 FF
PAD
30.0' SANITARY SEWER EASEMENT
20.0' SANITARY SEWER EASEMENT
25.0' SANITARY SEWER EASEMENT
10' RECYCLED WATER EASEMENT
PROPOSED 17.5' PASEO EASEMENT
35' P.U.E.
PROPERTY LINE
PROPOSED IRRIGATION SERVICE FOR BLDG G
PROPOSED IRRIGATION SERVICE FOR BLDG F
PROPOSED IRRIGATION SERVICE FOR BLDG E
PROPOSED 8"x6"RW REDUCER
LC-2
152
153
154
155
156
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170
171

LEGEND

⇨	GENERAL DIRECTION OF RUNOFF
▨	BIORETENTION
➡	OVERLAND RELEASE PATH

0 20 40 80

SCALE: 1"=40'

BRYAN P. BONINO
No. 41804
CIVIL

CONCEPTUAL GRADING, DRAINAGE, & UTILITIES PLAN

TENTATIVE MAP
FOR
PHILLIP ROAD SITE

LOCATED IN A PORTION OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF SECTION 14, AND A PORTION OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN, CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA.

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SHEET 8 OF 30 NOVEMBER 19, 2025

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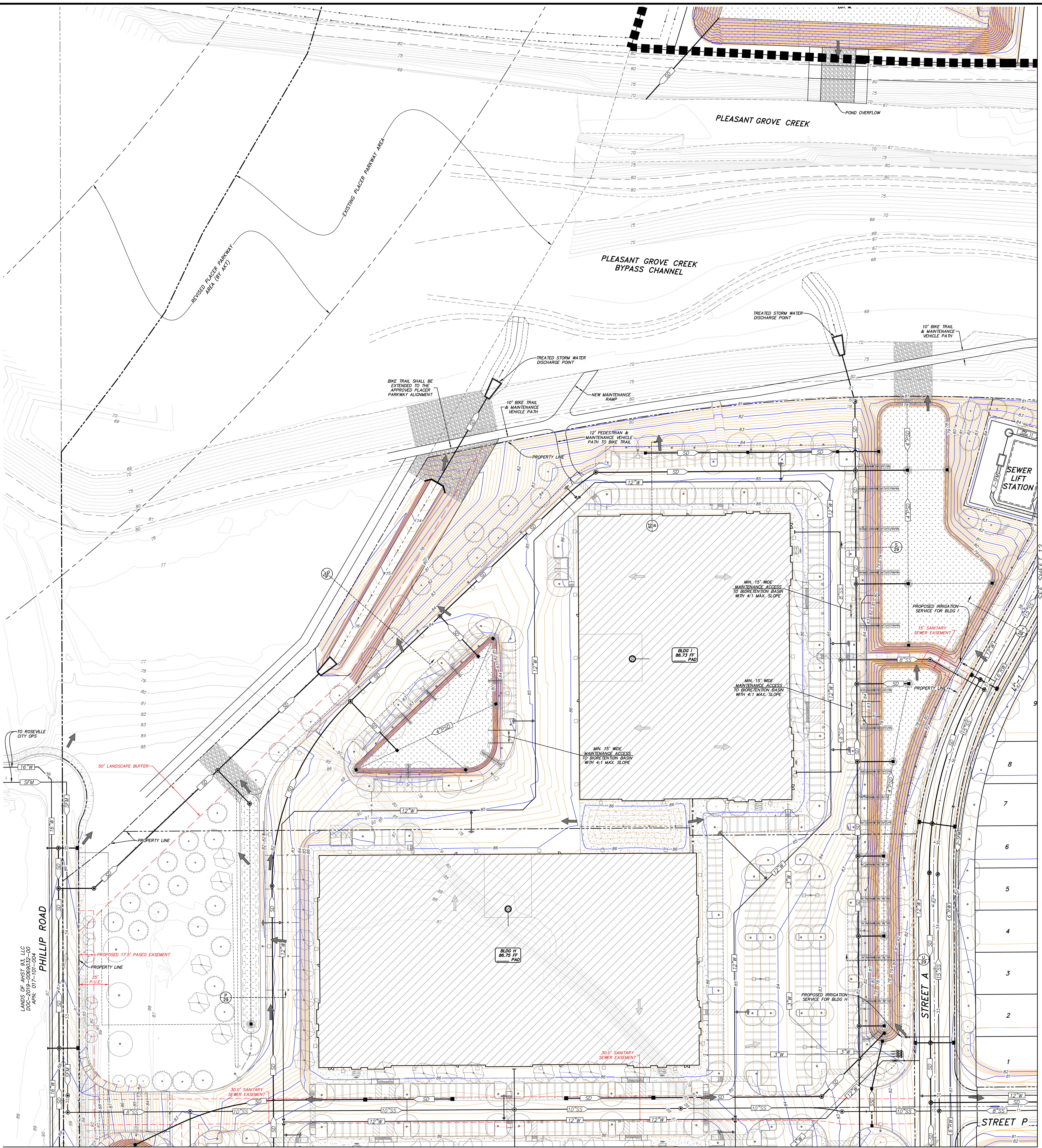
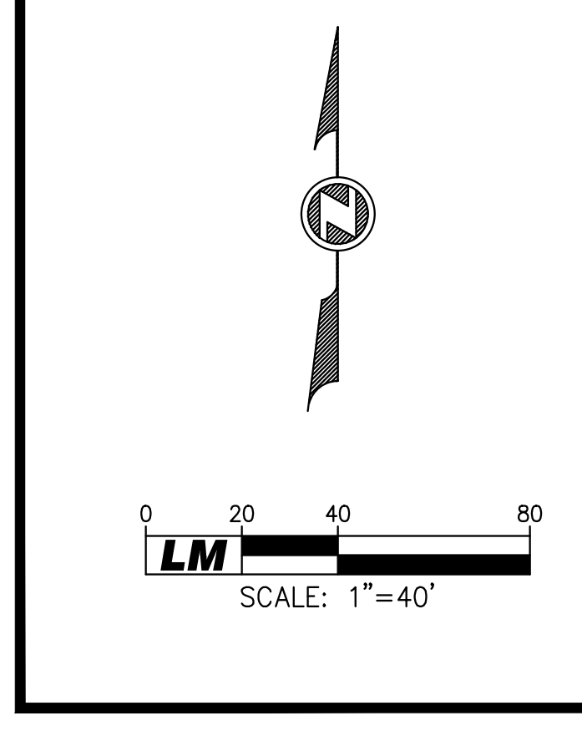

PLEASANT GROVE CREEK
POND OVERFLOW
PLEASANT GROVE CREEK BYPASS CHANNEL
EXISTING PLACER PARKWAY AREA
REVISED PLACER PARKWAY AREA (BY AKT)
TREATED STORM WATER DISCHARGE POINT
TREATED STORM WATER DISCHARGE POINT
10' BIKE TRAIL & MAINTENANCE VEHICLE PATH
10' BIKE TRAIL & MAINTENANCE VEHICLE PATH
BIKE TRAIL SHALL BE EXTENDED TO THE APPROVED PLACER PARKWAY ALIGNMENT
NEW MAINTENANCE RAMP
12' PEDESTRIAN & MAINTENANCE VEHICLE PATH TO BIKE TRAIL
PROPERTY LINE
SEWER LIFT STATION
SEE SHEET 12
MIN. 15' WIDE MAINTENANCE ACCESS TO BIORETENTION BASIN WITH 4:1 MAX. SLOPE
MIN. 15' WIDE MAINTENANCE ACCESS TO BIORETENTION BASIN WITH 4:1 MAX. SLOPE
MIN. 15' WIDE MAINTENANCE ACCESS TO BIORETENTION BASIN WITH 4:1 MAX. SLOPE
BLDG I 86.73 FF PAD
PROPOSED IRRIGATION SERVICE FOR BLDG I
15' SANITARY SEWER EASEMENT
TO ROSEVILLE CITY OPS
50' LANDSCAPE BUFFER
PROPOSED 17.5' PASEO EASEMENT
35' P.U.E.
LANDS OF AHST 93, LLC DOC-2019-0069332-00 APN: 017-101-004
PHILLIP ROAD
BLDG H 86.75 FF PAD
30.0' SANITARY SEWER EASEMENT
30.0' SANITARY SEWER EASEMENT
PROPOSED IRRIGATION SERVICE FOR BLDG H
STREET A
STREET P
12"W
SD
8"SS
10"SS
6"RW
SEE SHEET 8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20
40
80
LM
SCALE: 1"=40'

LEGEND

⇨	GENERAL DIRECTION OF RUNOFF
▨	BIORETENTION
➡	OVERLAND RELEASE PATH

REGISTERED PROFESSIONAL ENGINEER
BRYAN P. BONINO
No. 41804
CIVIL
STATE OF CALIFORNIA

CONCEPTUAL GRADING, DRAINAGE, & UTILITIES PLAN

TENTATIVE MAP
FOR
PHILLIP ROAD SITE

LOCATED IN A PORTION OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF SECTION 14, AND A PORTION OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN, CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA.

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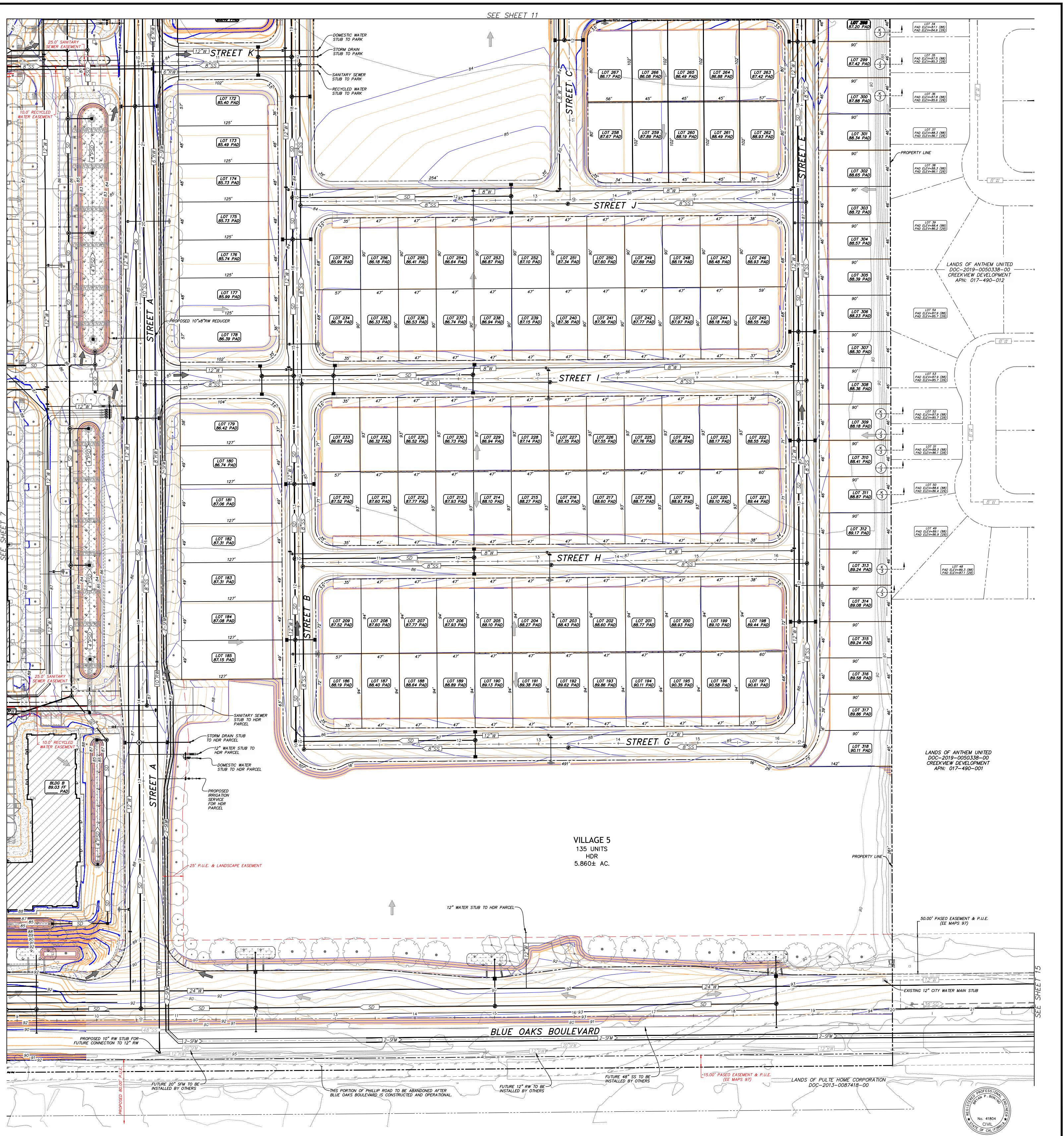
NOVEMBER 19, 2025


SEE SHEET 11
SEE SHEET 7
SEE SHEET 15
STREET K
STREET A
STREET B
STREET C
STREET E
STREET G
STREET H
STREET I
STREET J
BLUE OAKS BOULEVARD
VILLAGE 5
135 UNITS
HDR
5.860± AC.
DOMESTIC WATER STUB TO PARK
STORM DRAIN STUB TO PARK
SANITARY SEWER STUB TO PARK
RECYCLED WATER STUB TO PARK
25.0' SANITARY SEWER EASEMENT
10.0' RECYCLED WATER EASEMENT
PROPOSED 10"x8"RW REDUCER
SANITARY SEWER STUB TO HDR PARCEL
STORM DRAIN STUB TO HDR PARCEL
12" WATER STUB TO HDR PARCEL
DOMESTIC WATER STUB TO HDR PARCEL
PROPOSED IRRIGATION SERVICE FOR HDR PARCEL
25' P.U.E. & LANDSCAPE EASEMENT
12" WATER STUB TO HDR PARCEL
BLDG B
89.03 FF
PAD
PROPERTY LINE
LANDS OF ANTHEM UNITED
DOC-2019-0050338-00
CREEKVIEW DEVELOPMENT
APN: 017-490-012
LANDS OF ANTHEM UNITED
DOC-2019-0050338-00
CREEKVIEW DEVELOPMENT
APN: 017-490-001
50.00' PASEO EASEMENT & P.U.E. (EE MAPS 97)
EXISTING 12" CITY WATER MAIN STUB
PROPOSED 10" RW STUB FOR FUTURE CONNECTION TO 12" RW
FUTURE 20" SFM TO BE INSTALLED BY OTHERS
THIS PORTION OF PHILLIP ROAD TO BE ABANDONED AFTER BLUE OAKS BOULEVARD IS CONSTRUCTED AND OPERATIONAL.
FUTURE 12" RW TO BE INSTALLED BY OTHERS
FUTURE 48" SS TO BE INSTALLED BY OTHERS
15.00' PASEO EASEMENT & P.U.E. (EE MAPS 97)
LANDS OF PULTE HOME CORPORATION
DOC-2013-0087418-00
PROPOSED 80.00' P.U.E.
LOT 172 85.40 PAD
LOT 173 85.49 PAD
LOT 174 85.73 PAD
LOT 175 85.73 PAD
LOT 176 85.74 PAD
LOT 177 85.99 PAD
LOT 178 86.39 PAD
LOT 179 86.42 PAD
LOT 180 86.74 PAD
LOT 181 87.06 PAD
LOT 182 87.31 PAD
LOT 183 87.31 PAD
LOT 184 87.08 PAD
LOT 185 87.15 PAD
LOT 267 86.17 PAD
LOT 266 86.08 PAD
LOT 265 86.49 PAD
LOT 264 86.88 PAD
LOT 263 87.42 PAD
LOT 258 87.67 PAD
LOT 259 87.89 PAD
LOT 260 88.19 PAD
LOT 261 88.49 PAD
LOT 262 88.93 PAD
LOT 257 85.99 PAD
LOT 256 86.18 PAD
LOT 255 86.41 PAD
LOT 254 86.64 PAD
LOT 253 86.87 PAD
LOT 252 87.10 PAD
LOT 251 87.34 PAD
LOT 250 87.60 PAD
LOT 249 87.89 PAD
LOT 248 88.19 PAD
LOT 247 88.48 PAD
LOT 246 88.93 PAD
LOT 234 86.39 PAD
LOT 235 86.33 PAD
LOT 236 86.53 PAD
LOT 237 86.74 PAD
LOT 238 86.94 PAD
LOT 239 87.15 PAD
LOT 240 87.36 PAD
LOT 241 87.56 PAD
LOT 242 87.77 PAD
LOT 243 87.97 PAD
LOT 244 88.18 PAD
LOT 245 88.55 PAD
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LOT 232 86.32 PAD
LOT 231 86.52 PAD
LOT 230 86.73 PAD
LOT 229 86.94 PAD
LOT 228 87.14 PAD
LOT 227 87.35 PAD
LOT 226 87.55 PAD
LOT 225 87.76 PAD
LOT 224 87.96 PAD
LOT 223 88.17 PAD
LOT 222 88.55 PAD
LOT 210 87.52 PAD
LOT 211 87.60 PAD
LOT 212 87.77 PAD
LOT 213 87.93 PAD
LOT 214 88.10 PAD
LOT 215 88.27 PAD
LOT 216 88.43 PAD
LOT 217 88.60 PAD
LOT 218 88.77 PAD
LOT 219 88.93 PAD
LOT 220 89.10 PAD
LOT 221 89.44 PAD
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LOT 208 87.60 PAD
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LOT 186 88.19 PAD
LOT 187 88.40 PAD
LOT 188 88.64 PAD
LOT 189 88.89 PAD
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LOT 192 89.62 PAD
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LOT 194 90.11 PAD
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LOT 299 87.42 PAD
LOT 300 87.88 PAD
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LOT 302 88.65 PAD
LOT 303 88.72 PAD
LOT 304 88.57 PAD
LOT 305 88.39 PAD
LOT 306 88.23 PAD
LOT 307 88.30 PAD
LOT 308 88.36 PAD
LOT 309 88.18 PAD
LOT 310 88.41 PAD
LOT 311 88.87 PAD
LOT 312 89.17 PAD
LOT 313 89.24 PAD
LOT 314 89.08 PAD
LOT 315 89.24 PAD
LOT 316 89.58 PAD
LOT 317 89.86 PAD
LOT 318 90.11 PAD
12"W
8"W
8"SS
SD
12"RW
10"RW
24"W
48"SS
2-SFM
20"SFM

LEGEND

- ⇨ GENERAL DIRECTION OF RUNOFF
- ▨ BIORETENTION
- ➡ OVERLAND RELEASE PATH

0 20 40 80
SCALE: 1"=40'

BRYAN P. BONINO
No. 41804
CIVIL

CONCEPTUAL GRADING, DRAINAGE, & UTILITIES PLAN

TENTATIVE MAP
FOR
PHILLIP ROAD SITE

LOCATED IN A PORTION OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF SECTION 14, AND A PORTION OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN, CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA.

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SHEET 10 OF 30 NOVEMBER 19, 2025

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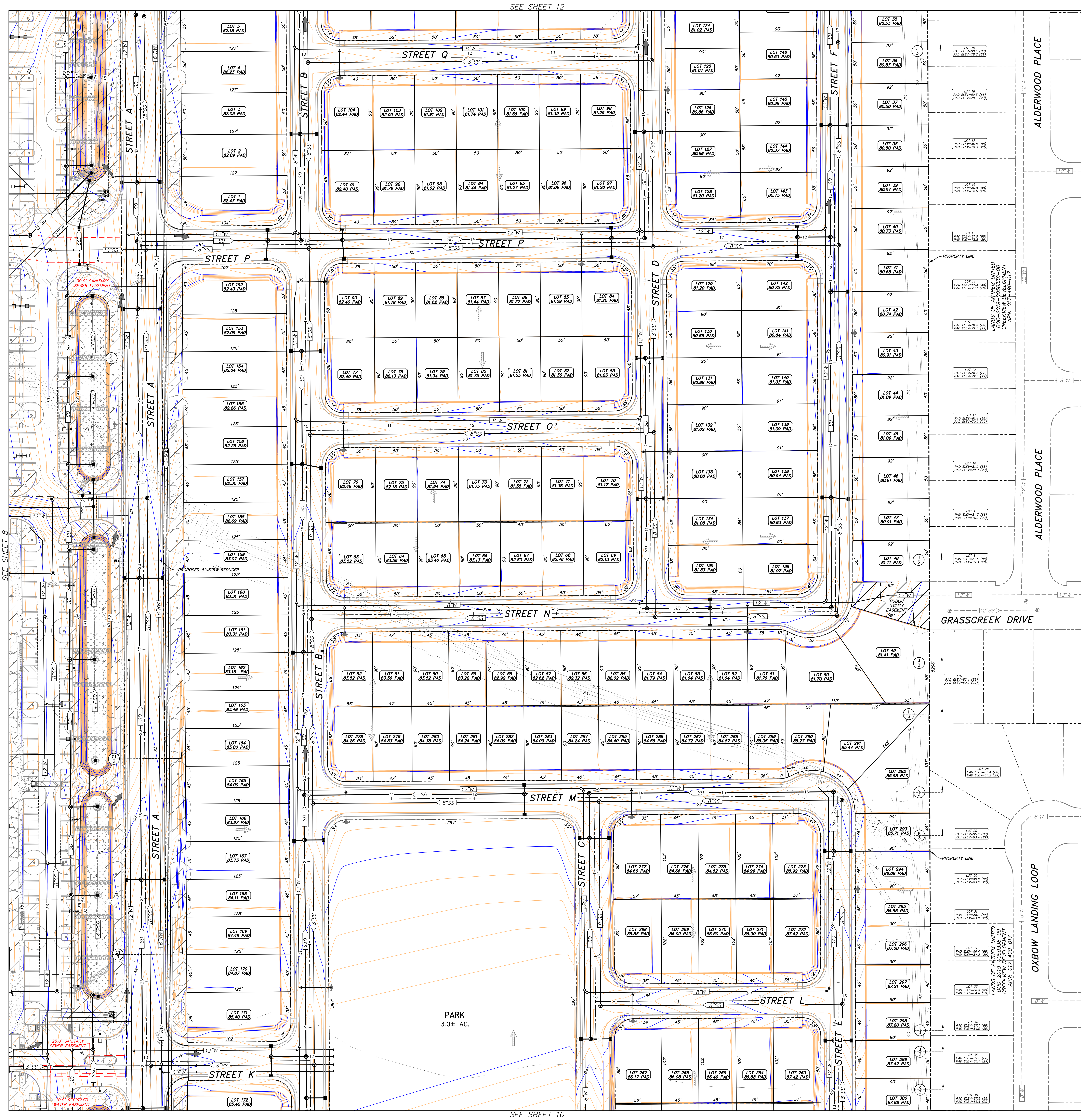
SEE SHEET 12
SEE SHEET 10
SEE SHEET 8
STREET A
STREET B
STREET C
STREET D
STREET E
STREET F
STREET K
STREET L
STREET M
STREET N
STREET O
STREET P
STREET Q
GRASSCREEK DRIVE
ALDERWOOD PLACE
OXBOW LANDING LOOP
PARK
3.0± AC.
PROPERTY LINE
PUBLIC UTILITY EASEMENT
30.0' SANITARY SEWER EASEMENT
25.0' SANITARY SEWER EASEMENT
10.0' RECYCLED WATER EASEMENT
PROPOSED 8"x6" RW REDUCER
LANDS OF ANTHEM UNITED DOC-2019-0050338-00 CREEKVIEW DEVELOPMENT APN: 017-490-017

LEGEND

⇨ GENERAL DIRECTION OF RUNOFF

▨ BIORETENTION

➡ OVERLAND RELEASE PATH

0 20 40 80
SCALE: 1"=40'

REGISTERED PROFESSIONAL ENGINEER
BRYAN P. BONINO
No. 41804
CIVIL
STATE OF CALIFORNIA

CONCEPTUAL GRADING, DRAINAGE, & UTILITIES PLAN

TENTATIVE MAP
FOR
PHILLIP ROAD SITE

LOCATED IN A PORTION OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF SECTION 14, AND A PORTION OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN, CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA.

LM LAUGENOUR AND MEIKLE
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608 COURT STREET, WOODLAND, CALIFORNIA 95695 ·PHONE: (530) 662–1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 ·FAX: (530) 662–4602

SHEET 11 OF 30 NOVEMBER 19, 2025

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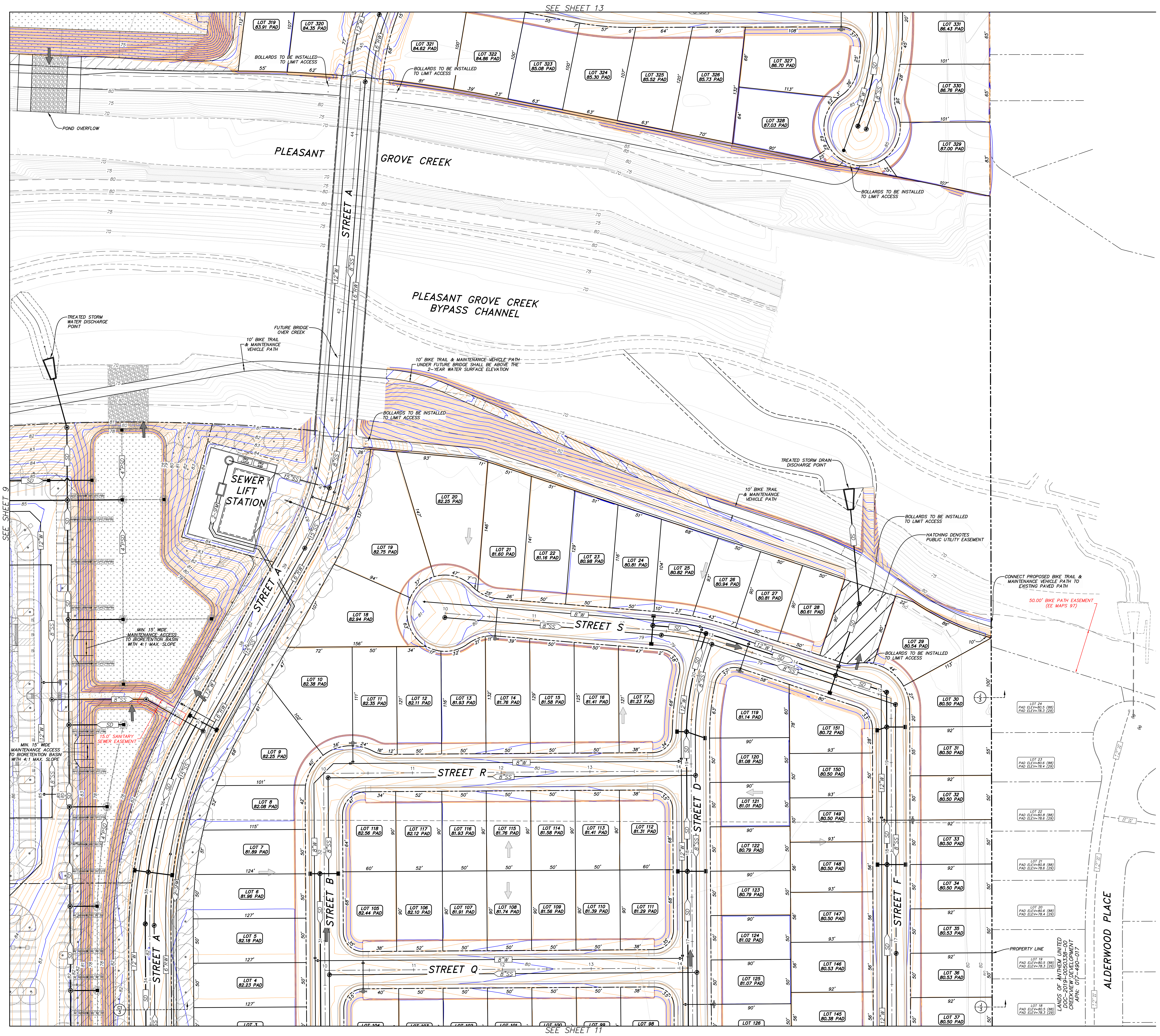
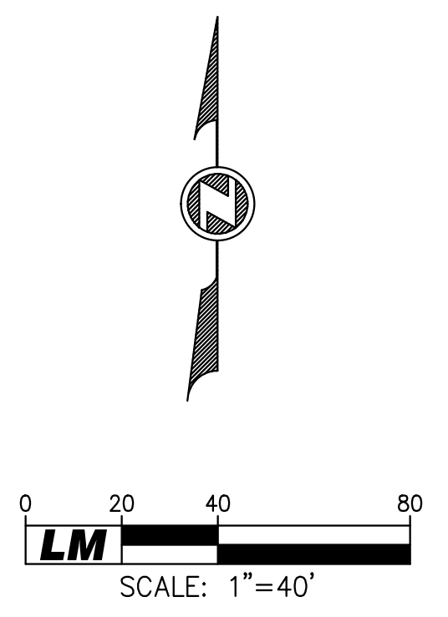

SEE SHEET 13
SEE SHEET 9
SEE SHEET 11
PLEASANT GROVE CREEK
PLEASANT GROVE CREEK BYPASS CHANNEL
STREET A
STREET B
STREET D
STREET F
STREET Q
STREET R
STREET S
ALDERWOOD PLACE
SEWER LIFT STATION
POND OVERFLOW
BOLLARDS TO BE INSTALLED TO LIMIT ACCESS
TREATED STORM WATER DISCHARGE POINT
FUTURE BRIDGE OVER CREEK
10' BIKE TRAIL & MAINTENANCE VEHICLE PATH
10' BIKE TRAIL & MAINTENANCE VEHICLE PATH UNDER FUTURE BRIDGE SHALL BE ABOVE THE 2-YEAR WATER SURFACE ELEVATION
TREATED STORM DRAIN DISCHARGE POINT
HATCHING DENOTES PUBLIC UTILITY EASEMENT
CONNECT PROPOSED BIKE TRAIL & MAINTENANCE VEHICLE PATH TO EXISTING PAVED PATH
50.00' BIKE PATH EASEMENT (EE MAPS 97)
MIN. 15' WIDE MAINTENANCE ACCESS TO BIORETENTION BASIN WITH 4:1 MAX. SLOPE
15.0' SANITARY SEWER EASEMENT
PROPERTY LINE
LANDS OF ANTHEM UNITED DOC-2019-0050338-00 CREEKVIEW DEVELOPMENT APN: 017-490-017
LOT 319 83.91 PAD
LOT 320 84.35 PAD
LOT 321 84.62 PAD
LOT 322 84.86 PAD
LOT 323 85.08 PAD
LOT 324 85.30 PAD
LOT 325 85.52 PAD
LOT 326 85.73 PAD
LOT 327 86.70 PAD
LOT 328 87.03 PAD
LOT 329 87.00 PAD
LOT 330 86.76 PAD
LOT 331 86.43 PAD
LOT 20 82.25 PAD
LOT 19 82.75 PAD
LOT 21 81.60 PAD
LOT 22 81.16 PAD
LOT 23 80.98 PAD
LOT 24 80.81 PAD
LOT 25 80.82 PAD
LOT 26 80.94 PAD
LOT 27 80.81 PAD
LOT 28 80.61 PAD
LOT 29 80.54 PAD
LOT 18 82.94 PAD
LOT 10 82.38 PAD
LOT 11 82.35 PAD
LOT 12 82.11 PAD
LOT 13 81.93 PAD
LOT 14 81.75 PAD
LOT 15 81.58 PAD
LOT 16 81.41 PAD
LOT 17 81.23 PAD
LOT 9 82.25 PAD
LOT 8 82.08 PAD
LOT 7 81.89 PAD
LOT 6 81.96 PAD
LOT 5 82.18 PAD
LOT 4 82.23 PAD
LOT 118 82.56 PAD
LOT 117 82.12 PAD
LOT 116 81.93 PAD
LOT 115 81.76 PAD
LOT 114 81.58 PAD
LOT 113 81.41 PAD
LOT 112 81.31 PAD
LOT 105 82.44 PAD
LOT 106 82.10 PAD
LOT 107 81.91 PAD
LOT 108 81.74 PAD
LOT 109 81.56 PAD
LOT 110 81.39 PAD
LOT 111 81.29 PAD
LOT 119 81.14 PAD
LOT 120 81.08 PAD
LOT 121 81.01 PAD
LOT 122 80.79 PAD
LOT 123 80.79 PAD
LOT 124 81.02 PAD
LOT 125 81.07 PAD
LOT 126
LOT 151 80.72 PAD
LOT 150 80.50 PAD
LOT 149 80.50 PAD
LOT 148 80.50 PAD
LOT 147 80.50 PAD
LOT 146 80.53 PAD
LOT 145 80.38 PAD
LOT 30 80.50 PAD
LOT 31 80.50 PAD
LOT 32 80.50 PAD
LOT 33 80.50 PAD
LOT 34 80.50 PAD
LOT 35 80.53 PAD
LOT 36 80.53 PAD
LOT 37 80.50 PAD
12"W
8"SS
SD


0
20
40
80
LM
SCALE: 1"=40'

LEGEND

- ⇨ GENERAL DIRECTION OF RUNOFF
- ▨ BIORETENTION
- ➡ OVERLAND RELEASE PATH

EMERGENCY STORAGE VAULT FOR PHILLIP ROAD SITE
REQUIRED STORAGE VOLUME FOR 4 HR = 215,367 GAL

EMERGENCY STORAGE VAULT
(72'X38'X13' DEEP**) = 225,118 GAL
** ASSUMES 13' DEEP STRUCTURE BUT ONLY UTILIZING 11' DEPTH FOR STORAGE (1 FOOT FOR FREEBOARD TO TOP OF STRUCTURE AND 1 FOOT FOR SLOPE OF BOTTOM OF CONCRETE STRUCTURE)

EMERGENCY STORAGE VAULT = 225,118 GAL > 215,367 GAL

BRYAN P. BONINO
No. 41804
CIVIL

CONCEPTUAL GRADING, DRAINAGE, & UTILITIES PLAN

TENTATIVE MAP
FOR
PHILLIP ROAD SITE

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NOVEMBER 19, 2025

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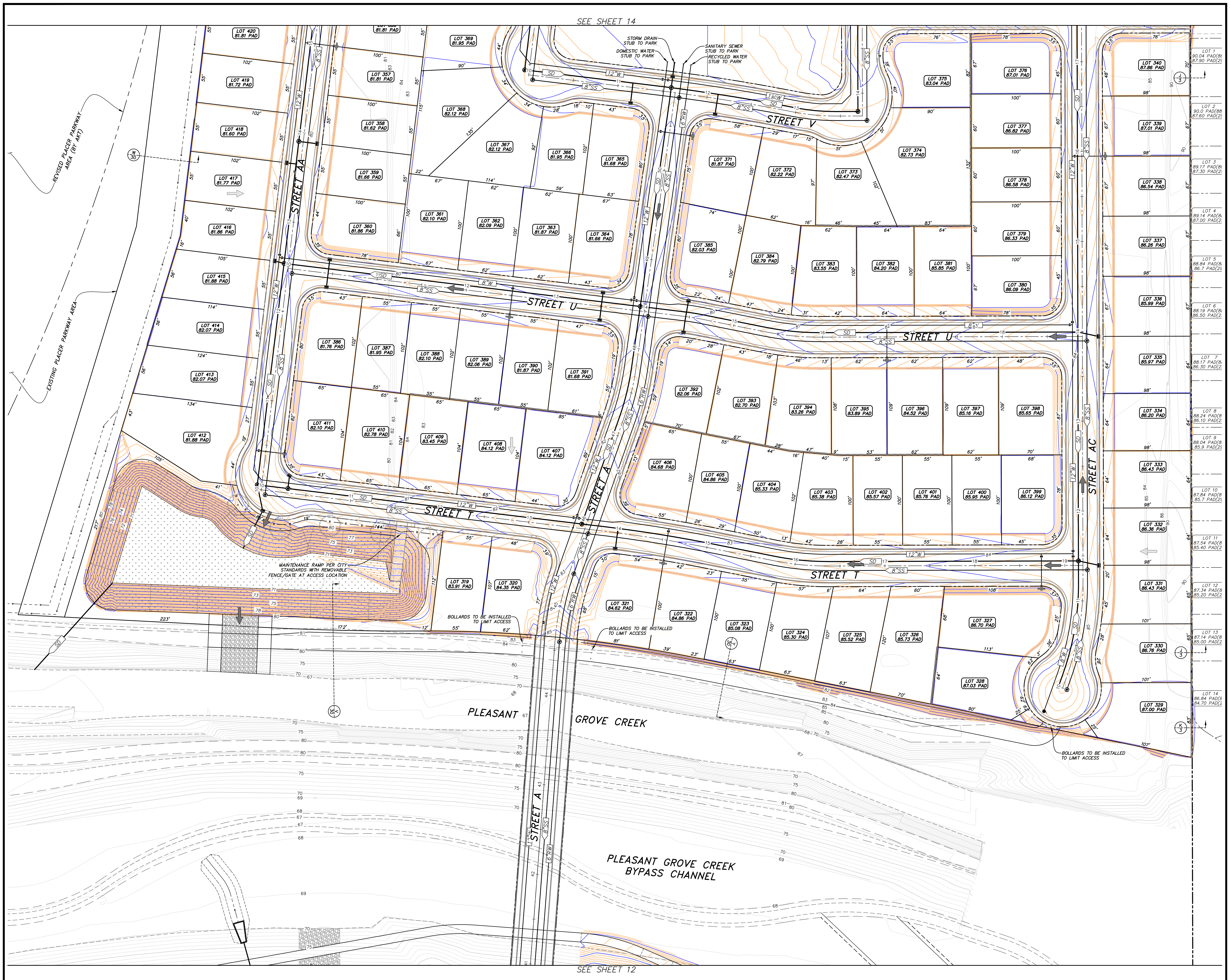
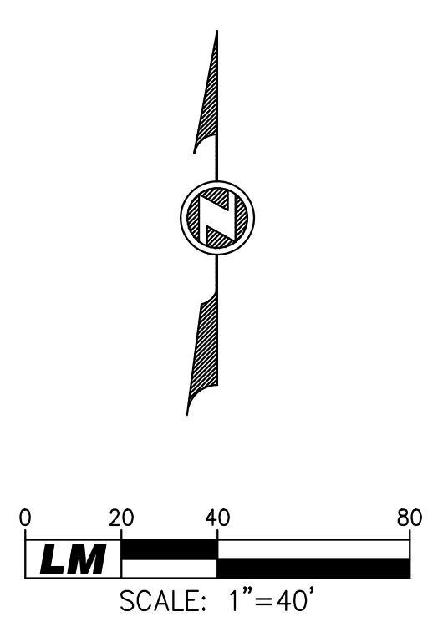

SEE SHEET 14
SEE SHEET 12
REVISED PLACER PARKWAY AREA (BY AKT)
EXISTING PLACER PARKWAY AREA
STREET AA
STREET A
STREET U
STREET V
STREET T
STREET AC
STORM DRAIN STUB TO PARK
DOMESTIC WATER STUB TO PARK
SANITARY SEWER STUB TO PARK
RECYCLED WATER STUB TO PARK
MAINTENANCE RAMP PER CITY STANDARDS WITH REMOVABLE FENCE/GATE AT ACCESS LOCATION
BOLLARDS TO BE INSTALLED TO LIMIT ACCESS
BOLLARDS TO BE INSTALLED TO LIMIT ACCESS
BOLLARDS TO BE INSTALLED TO LIMIT ACCESS
PLEASANT GROVE CREEK
PLEASANT GROVE CREEK BYPASS CHANNEL
12"W
8"SS
8"W
6"RW
SD
LOT 420 81.81 PAD
LOT 419 81.72 PAD
LOT 418 81.60 PAD
LOT 417 81.77 PAD
LOT 416 81.86 PAD
LOT 415 81.88 PAD
LOT 414 82.07 PAD
LOT 413 82.07 PAD
LOT 412 81.88 PAD
LOT 357 81.81 PAD
LOT 358 81.62 PAD
LOT 359 81.66 PAD
LOT 360 81.86 PAD
LOT 361 82.10 PAD
LOT 362 82.09 PAD
LOT 363 81.87 PAD
LOT 364 81.66 PAD
LOT 365 81.68 PAD
LOT 366 81.95 PAD
LOT 367 82.12 PAD
LOT 368 82.12 PAD
LOT 369 81.95 PAD
LOT 371 81.87 PAD
LOT 372 82.22 PAD
LOT 373 82.47 PAD
LOT 374 82.73 PAD
LOT 375 83.04 PAD
LOT 376 87.01 PAD
LOT 377 86.82 PAD
LOT 378 86.58 PAD
LOT 379 86.33 PAD
LOT 380 86.09 PAD
LOT 381 85.85 PAD
LOT 382 84.20 PAD
LOT 383 83.55 PAD
LOT 384 82.79 PAD
LOT 385 82.03 PAD
LOT 386 81.76 PAD
LOT 387 81.95 PAD
LOT 388 82.10 PAD
LOT 389 82.06 PAD
LOT 390 81.87 PAD
LOT 391 81.68 PAD
LOT 392 82.06 PAD
LOT 393 82.70 PAD
LOT 394 83.26 PAD
LOT 395 83.89 PAD
LOT 396 84.52 PAD
LOT 397 85.16 PAD
LOT 398 85.65 PAD
LOT 399 86.12 PAD
LOT 400 85.95 PAD
LOT 401 85.76 PAD
LOT 402 85.57 PAD
LOT 403 85.38 PAD
LOT 404 85.33 PAD
LOT 405 84.86 PAD
LOT 406 84.68 PAD
LOT 407 84.12 PAD
LOT 408 84.12 PAD
LOT 409 83.45 PAD
LOT 410 82.78 PAD
LOT 411 82.10 PAD
LOT 319 83.91 PAD
LOT 320 84.35 PAD
LOT 321 84.62 PAD
LOT 322 84.86 PAD
LOT 323 85.08 PAD
LOT 324 85.30 PAD
LOT 325 85.52 PAD
LOT 326 85.73 PAD
LOT 327 86.70 PAD
LOT 328 87.03 PAD
LOT 329 87.00 PAD
LOT 330 86.76 PAD
LOT 331 86.43 PAD
LOT 332 86.36 PAD
LOT 333 86.43 PAD
LOT 334 86.20 PAD
LOT 335 85.97 PAD
LOT 336 85.99 PAD
LOT 337 86.26 PAD
LOT 338 86.54 PAD
LOT 339 87.01 PAD
LOT 340 87.86 PAD
LOT 1 90.04 PAD(8 87.90 PAD(2
LOT 2 90.0 PAD(88 87.60 PAD(2
LOT 3 89.17 PAD(8 87.30 PAD(2
LOT 4 89.14 PAD(8 87.00 PAD(2
LOT 5 88.84 PAD(8 86.7 PAD(2
LOT 6 88.19 PAD(8 86.50 PAD(2
LOT 7 88.17 PAD(8 86.30 PAD(2
LOT 8 88.24 PAD(8 86.10 PAD(2
LOT 9 88.04 PAD(8 85.9 PAD(2
LOT 10 87.84 PAD(8 85.7 PAD(2
LOT 11 87.54 PAD(8 85.40 PAD(2
LOT 12 87.34 PAD(8 85.20 PAD(2
LOT 13 87.14 PAD(8 85.00 PAD(2
LOT 14 86.84 PAD(8 84.70 PAD(2


0
20
40
80
LM
SCALE: 1"=40'

LEGEND

- ➡ GENERAL DIRECTION OF RUNOFF
- ▨ BIORETENTION
- ⇨ OVERLAND RELEASE PATH

REGISTERED PROFESSIONAL ENGINEER
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CONCEPTUAL GRADING, DRAINAGE, & UTILITIES PLAN

TENTATIVE MAP
FOR
PHILLIP ROAD SITE

LOCATED IN A PORTION OF THE WEST HALF OF THE WEST
HALF OF THE WEST HALF OF SECTION 14, AND A
PORTION OF THE EAST HALF OF THE EAST HALF OF THE
EAST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE
5 EAST, MOUNT DIABLO MERIDIAN,
CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA.

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SHEET 13 OF 30 NOVEMBER 19, 2025

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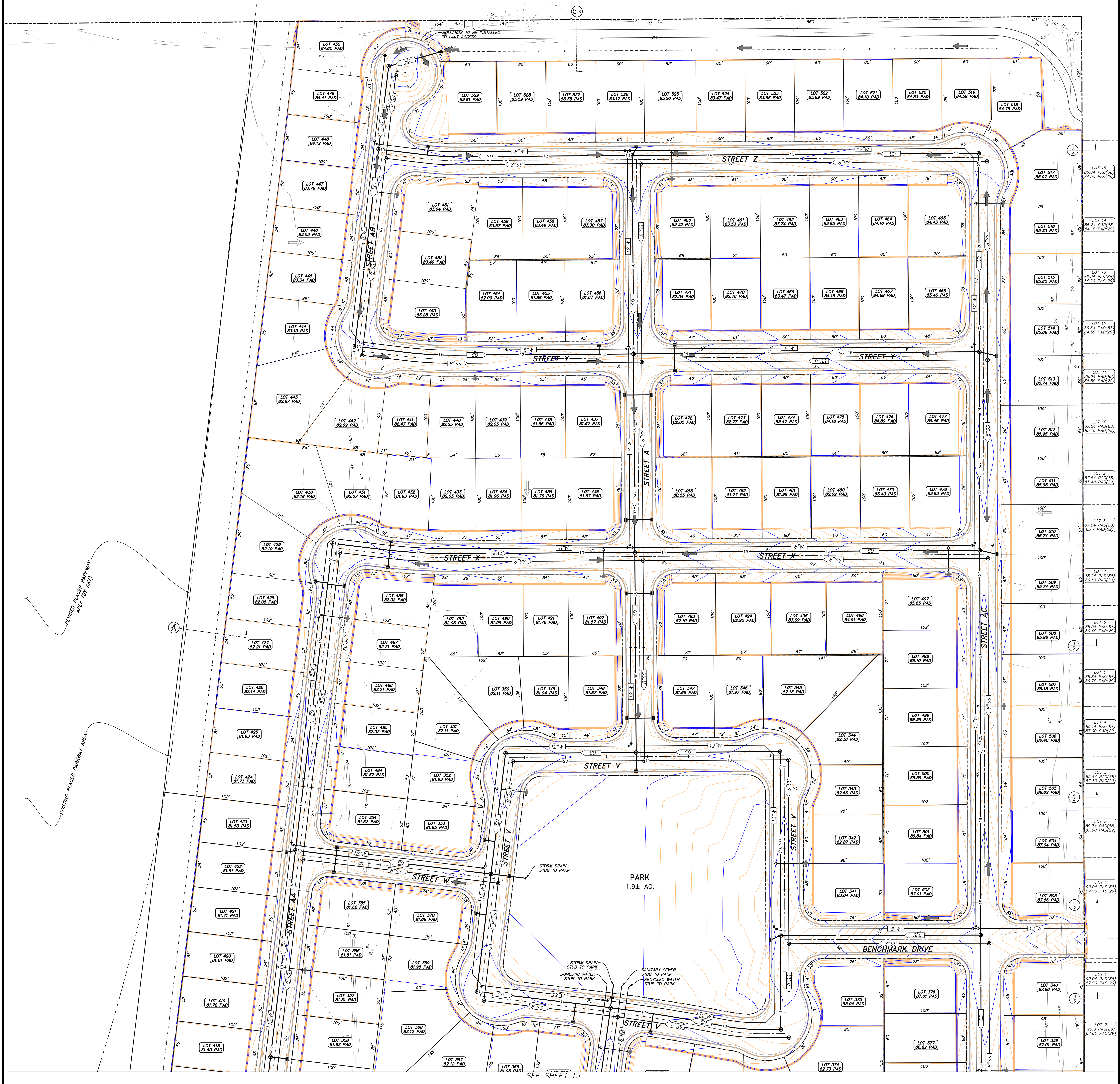

BOLLARDS TO BE INSTALLED TO LIMIT ACCESS
STREET Z
STREET Y
STREET X
STREET W
STREET V
STREET A
STREET AA
STREET AB
STREET AC
BENCHMARK DRIVE
PARK
1.9± AC.
STORM DRAIN STUB TO PARK
DOMESTIC WATER STUB TO PARK
SANITARY SEWER STUB TO PARK
RECYCLED WATER STUB TO PARK
REVISED PLACER PARKWAY AREA (BY AKT)
EXISTING PLACER PARKWAY AREA
SEE SHEET 13

BRYAN P. BONINO
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CONCEPTUAL GRADING, DRAINAGE, & UTILITIES PLAN

TENTATIVE MAP

FOR

PHILLIP ROAD SITE

LOCATED IN A PORTION OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF SECTION 14, AND A PORTION OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN, CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA.

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NOVEMBER 19, 2025

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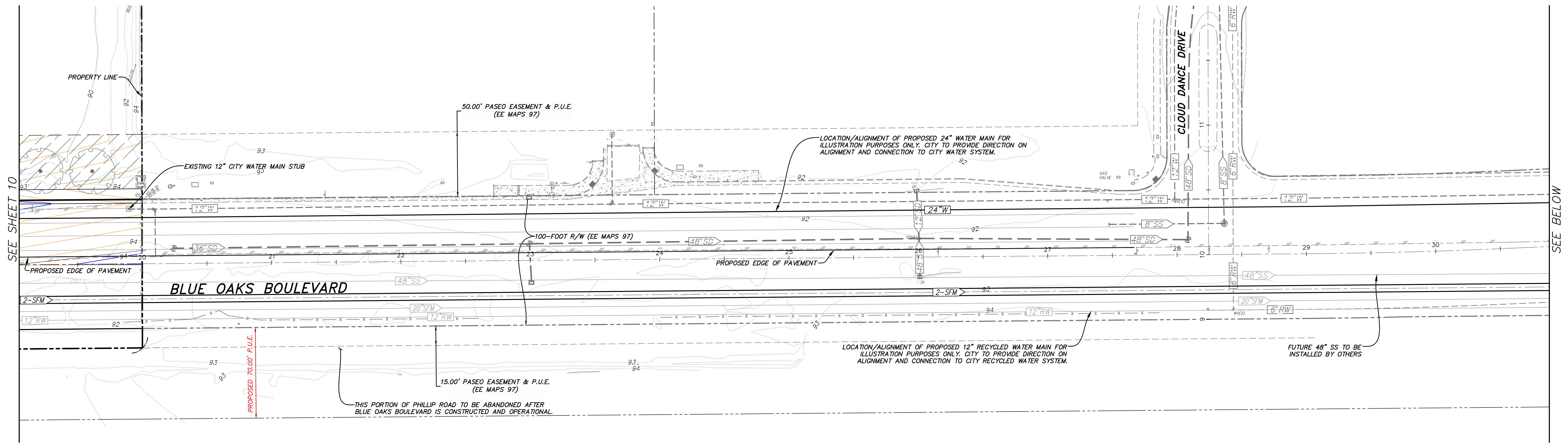
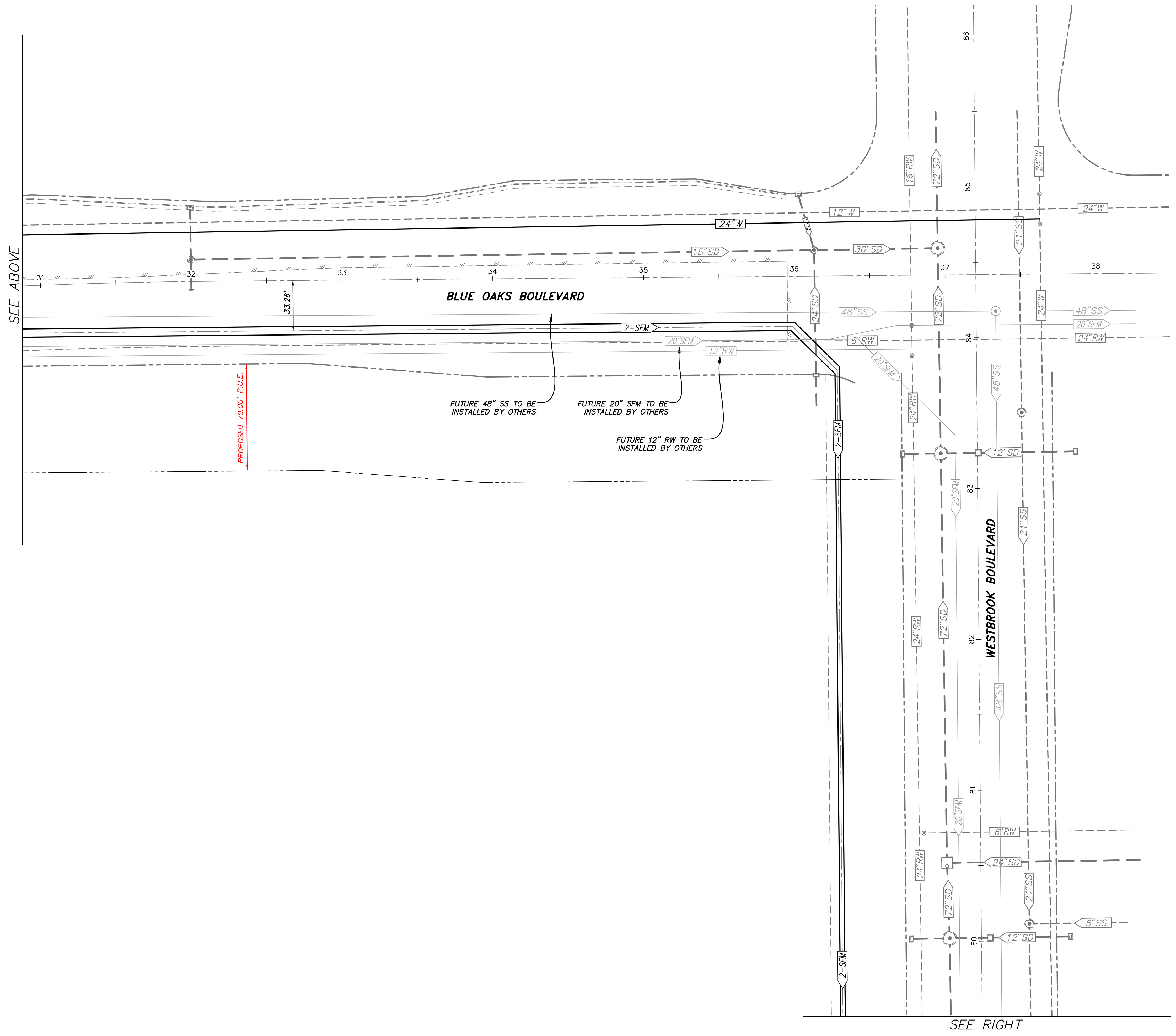
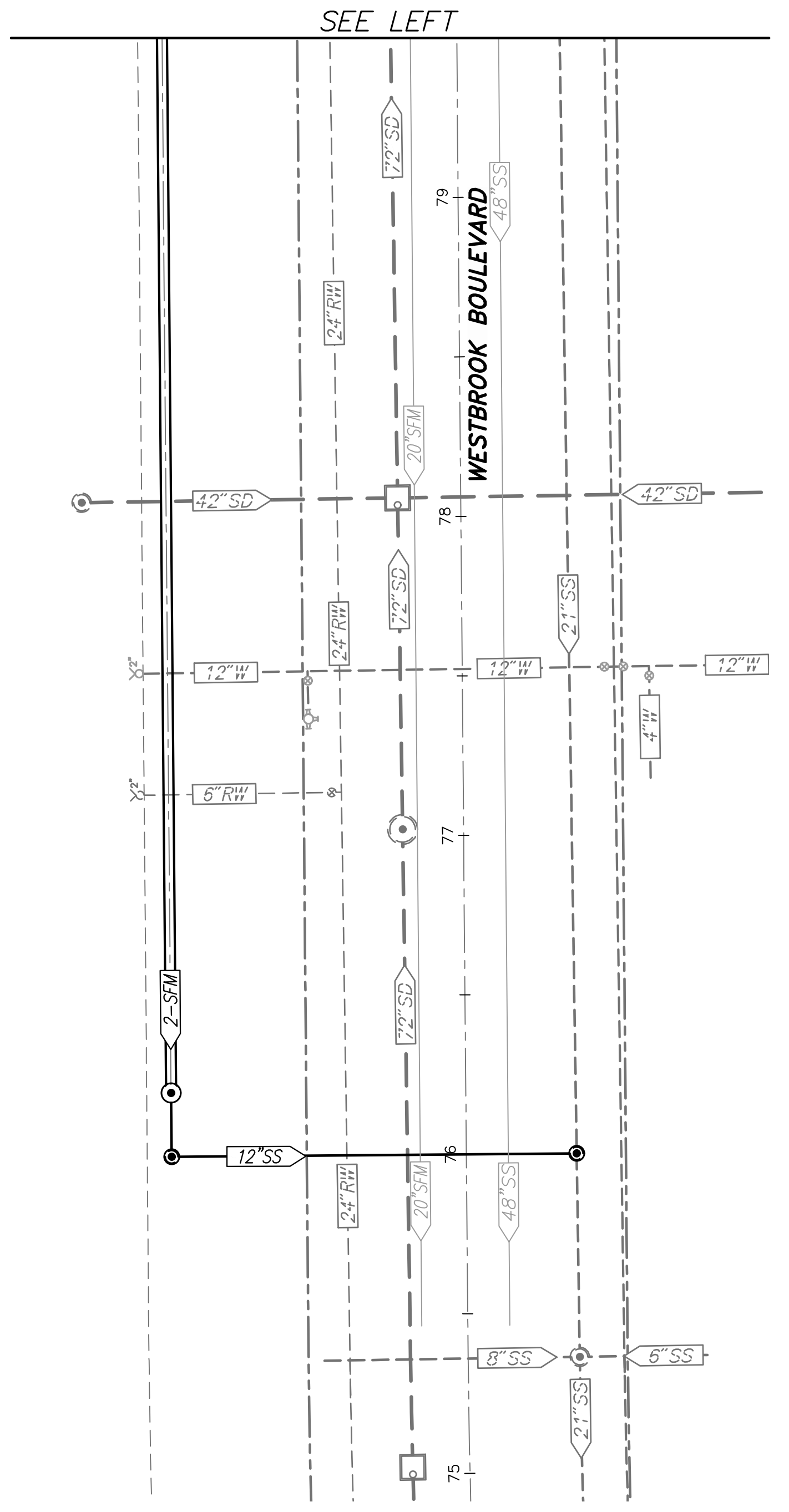
LEGEND

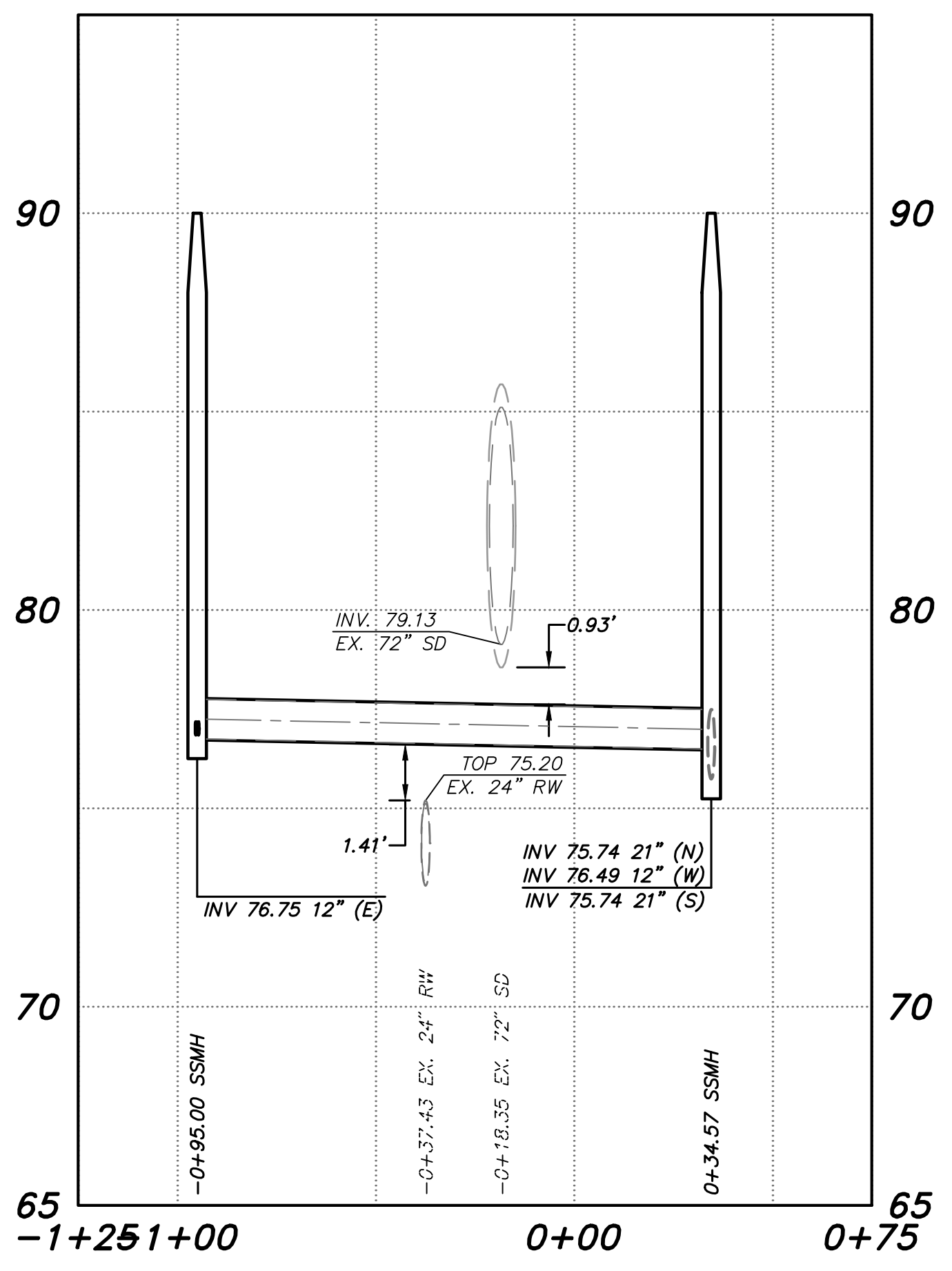
- ➡ GENERAL DIRECTION OF RUNOFF
- ▨ BIORETENTION
- ⇨ OVERLAND RELEASE PATH

0 20 40 80
SCALE: 1"=40'


SEE SHEET 10
PROPERTY LINE
50.00' PASEO EASEMENT & P.U.E. (EE MAPS 97)
EXISTING 12" CITY WATER MAIN STUB
LOCATION/ALIGNMENT OF PROPOSED 24" WATER MAIN FOR ILLUSTRATION PURPOSES ONLY. CITY TO PROVIDE DIRECTION ON ALIGNMENT AND CONNECTION TO CITY WATER SYSTEM.
CLOUD DANCE DRIVE
GAS VALVE
12"W
24"W
36"SD
48"SD
12"SD
8"SS
48"SS
6"RW
100-FOOT R/W (EE MAPS 97)
PROPOSED EDGE OF PAVEMENT
PROPOSED EDGE OF PAVEMENT
BLUE OAKS BOULEVARD
2-SFM
20"SFM
12"RW
PROPOSED 70.00' P.U.E.
15.00' PASEO EASEMENT & P.U.E. (EE MAPS 97)
THIS PORTION OF PHILLIP ROAD TO BE ABANDONED AFTER BLUE OAKS BOULEVARD IS CONSTRUCTED AND OPERATIONAL.
LOCATION/ALIGNMENT OF PROPOSED 12" RECYCLED WATER MAIN FOR ILLUSTRATION PURPOSES ONLY. CITY TO PROVIDE DIRECTION ON ALIGNMENT AND CONNECTION TO CITY RECYCLED WATER SYSTEM.
FUTURE 48" SS TO BE INSTALLED BY OTHERS
SEE BELOW


SEE ABOVE
BLUE OAKS BOULEVARD
24"W
12"W
15"SD
30"SD
48"SS
2-SFM
20"SFM
12"RW
6"RW
24"RW
33.26'
PROPOSED 70.00' P.U.E.
FUTURE 48" SS TO BE INSTALLED BY OTHERS
FUTURE 20" SFM TO BE INSTALLED BY OTHERS
FUTURE 12" RW TO BE INSTALLED BY OTHERS
WESTBROOK BOULEVARD
72"SD
21"SS
12"SD
6"SS
SEE RIGHT


SEE LEFT
WESTBROOK BOULEVARD
42"SD
12"W
6"RW
12"SS
2-SFM
72"SD
24"RW
48"SS
21"SS
6"SS


90
80
70
65
INV. 79.13
EX. 72" SD
0.93'
TOP 75.20
EX. 24" RW
1.41'
INV 75.74 21" (N)
INV 76.49 12" (W)
INV 75.74 21" (S)
INV 76.75 12" (E)
-0+95.00 SSMH
-0+37.43 EX. 24" RW
-0+18.35 EX. 72" SD
0+34.57 SSMH
-1+25
-1+00
0+00
0+75

SEWER CROSSING
Ⓐ @ STA. 76+00±
H: 1"=40'; V: 1"=4'

0 20 40 80
SCALE: 1"=40'

BRYAN P. BONINO
No. 41804
CIVIL

CONCEPTUAL GRADING DRAINAGE & UTILITIES PLAN

TENTATIVE MAP
FOR
PHILLIP ROAD SITE

LOCATED IN A PORTION OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF SECTION 14, AND A PORTION OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN, CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA.

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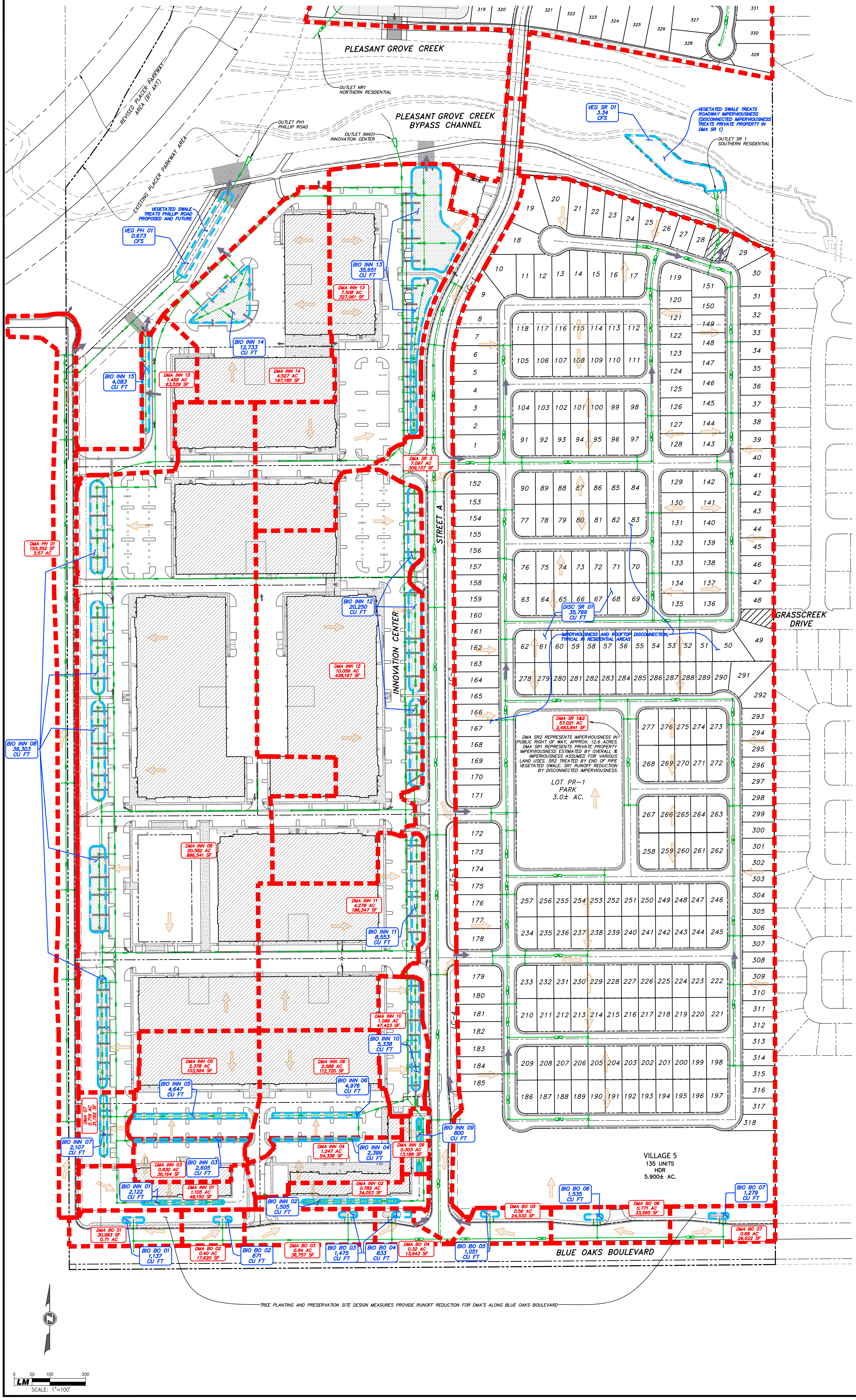

PLEASANT GROVE CREEK
PLEASANT GROVE CREEK BYPASS CHANNEL
REVISED PLACER PARKWAY AREA (BY AKT)
EXISTING PLACER PARKWAY AREA
OUTLET NR1 NORTHERN RESIDENTIAL
OUTLET PH1 PHILLIP ROAD
OUTLET INNO1 INNOVATION CENTER
OUTLET SR 1 SOUTHERN RESIDENTIAL
VEGETATED SWALE TREATS PHILLIP ROAD PROPOSED AND FUTURE
VEG PH 01 0.673 CFS
VEG SR 01 3.34 CFS
VEGETATED SWALE TREATS ROADWAY IMPERVIOUSNESS (DISCONNECTED IMPERVIOUSNESS TREATS PRIVATE PROPERTY IN DMA SR 1)
BIO INN 13 35,651 CU FT
DMA INN 13 7.508 AC 327,061 SF
BIO INN 14 12,733 CU FT
DMA INN 14 4.527 AC 197,185 SF
BIO INN 15 4,083 CU FT
DMA INN 15 1.458 AC 63,529 SF
DMA SR 3 7.097 AC 309,137 SF
DMA PH 01 155,352 SF 3.57 AC
BIO INN 08 39,303 CU FT
BIO INN 12 20,250 CU FT
DMA INN 12 10.059 AC 438,167 SF
INNOVATION CENTER
STREET A
DISC SR 01 35,799 CU FT
IMPERVIOUSNESS AND ROOFTOP DISCONNECTION, TYPICAL IN RESIDENTIAL AREAS
GRASSCREEK DRIVE
DMA SR 1&2 57.021 AC 2,483,841 SF
DMA SR2 REPRESENTS IMPERVIOUSNESS IN PUBLIC RIGHT OF WAY, APPROX. 12.6 ACRES. DMA SR1 REPRESENTS PRIVATE PROPERTY IMPERVIOUSNESS ESTIMATED BY OVERALL % IMPERIOUSNESS ASSUMED FOR VARIOUS LAND USES. SR2 TREATED BY END OF PIPE VEGETATED SWALE. SR1 RUNOFF REDUCTION BY DISCONNECTED IMPERVIOUSNESS.
LOT PR–1 PARK 3.0± AC.
DMA INN 08 20.582 AC 896,541 SF
DMA INN 11 4.278 AC 186,347 SF
BIO INN 11 8,553 CU FT
DMA INN 10 1.089 AC 47,423 SF
BIO INN 10 5,338 CU FT
DMA INN 05 2.378 AC 103,564 SF
DMA INN 06 2.588 AC 112,720 SF
BIO INN 05 4,647 CU FT
BIO INN 06 4,976 CU FT
DMA 07 0.716 AC 31,192 SF
BIO INN 07 2,107 CU FT
BIO INN 09 800 CU FT
DMA INN 03 0.830 AC 36,164 SF
BIO INN 03 2,605 CU FT
DMA INN 04 1.247 AC 54,336 SF
BIO INN 04 2,399 CU FT
DMA INN 09 0.303 AC 13,188 SF
BIO INN 01 2,122 CU FT
DMA INN 01 1.105 AC 48,150 SF
BIO INN 02 1,505 CU FT
DMA INN 02 0.782 AC 34,053 SF
VILLAGE 5 135 UNITS HDR 5.900± AC.
DMA BO 01 30,983 SF 0.71 AC
BIO BO 01 1,137 CU FT
DMA BO 02 0.40 AC 17,620 SF
BIO BO 02 671 CU FT
DMA BO 03 0.84 AC 36,757 SF
BIO BO 03 1,475 CU FT
BIO BO 04 833 CU FT
DMA BO 04 0.32 AC 13,943 SF
BIO BO 05 1,051 CU FT
DMA BO 05 0.56 AC 24,532 SF
BIO BO 06 1,535 CU FT
DMA BO 06 0.771 AC 33,595 SF
BIO BO 07 1,279 CU FT
DMA BO 07 0.68 AC 29,622 SF
BLUE OAKS BOULEVARD
TREE PLANTING AND PRESERVATION SITE DESIGN MEASURES PROVIDE RUNOFF REDUCTION FOR DMA'S ALONG BLUE OAKS BOULEVARD
0 50 100 200
LM
SCALE: 1"=100'

LEGEND

DMA	DRAINAGE MANAGEMENT AREA
BIO	BIORETENTION
VEG	VEGETATED SWALE
DISC	DISCONNECTED IMPERVIOUSNESS
DMA 1 1,000 SF	WATER QUALITY AREA NAME AND SQUARE FOOTAGE
▬ ▬ ▬	WATER QUALITY AREA BOUNDARY
BIO 1 1,000 CU FT	BIORETENTION AREA ID AND CUBIC FEET OF STORAGE
VEG 1 1,000 CU FT	VEGETATED SWALE ID AND WATER QUALITY FLOW TREATED
– – –	BIORETENTION AREA OR VEGETATED SWALE
⇨	GENERAL DIRECTION OF RUNOFF
➡	OVERLAND FLOW PATH

DRAINAGE MANAGEMENT AREA INFORMATION

DMA SHED	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	GROSS AREA (SF)
DMA BO 01	19,170	11,813	30,983
DMA BO 02	10,255	7,365	17,620
DMA BO 03	26,678	10,079	36,757
DMA BO 04	10,587	3,356	13,943
DMA BO 05	17,601	6,931	24,532
DMA BO 06	23,399	10,196	33,595
DMA BO 07	18,549	11,073	29,622
DMA INN 01	13,518	34,632	48,150
DMA INN 02	15,012	19,041	34,053
DMA INN 03	30,951	5,213	36,164
DMA INN 04	44,471	9,865	54,336
DMA INN 05	92,731	10,833	103,564
DMA INN 06	101,764	10,956	112,720
DMA INN 07	10,895	20,297	31,192
DMA INN 08	702,770	193,771	896,541
DMA INN 09	5,233	7,955	13,188
DMA INN 10	25,336	22,087	47,423
DMA INN 11	163,010	23,337	186,347
DMA INN 12	374,764	63,403	438,167
DMA INN 13	219,717	107,344	327,061
DMA INN 14	173,165	24,020	197,185
DMA INN 15	44,609	18,920	63,529
DMA PH 01	155,352	0	155,352
DMA SR 1&2	1,078,949	1,404,892	2,483,841
DMA SR 3	224,215	84,922	309,137

BRYAN P. BONINO
No. 41804
CIVIL

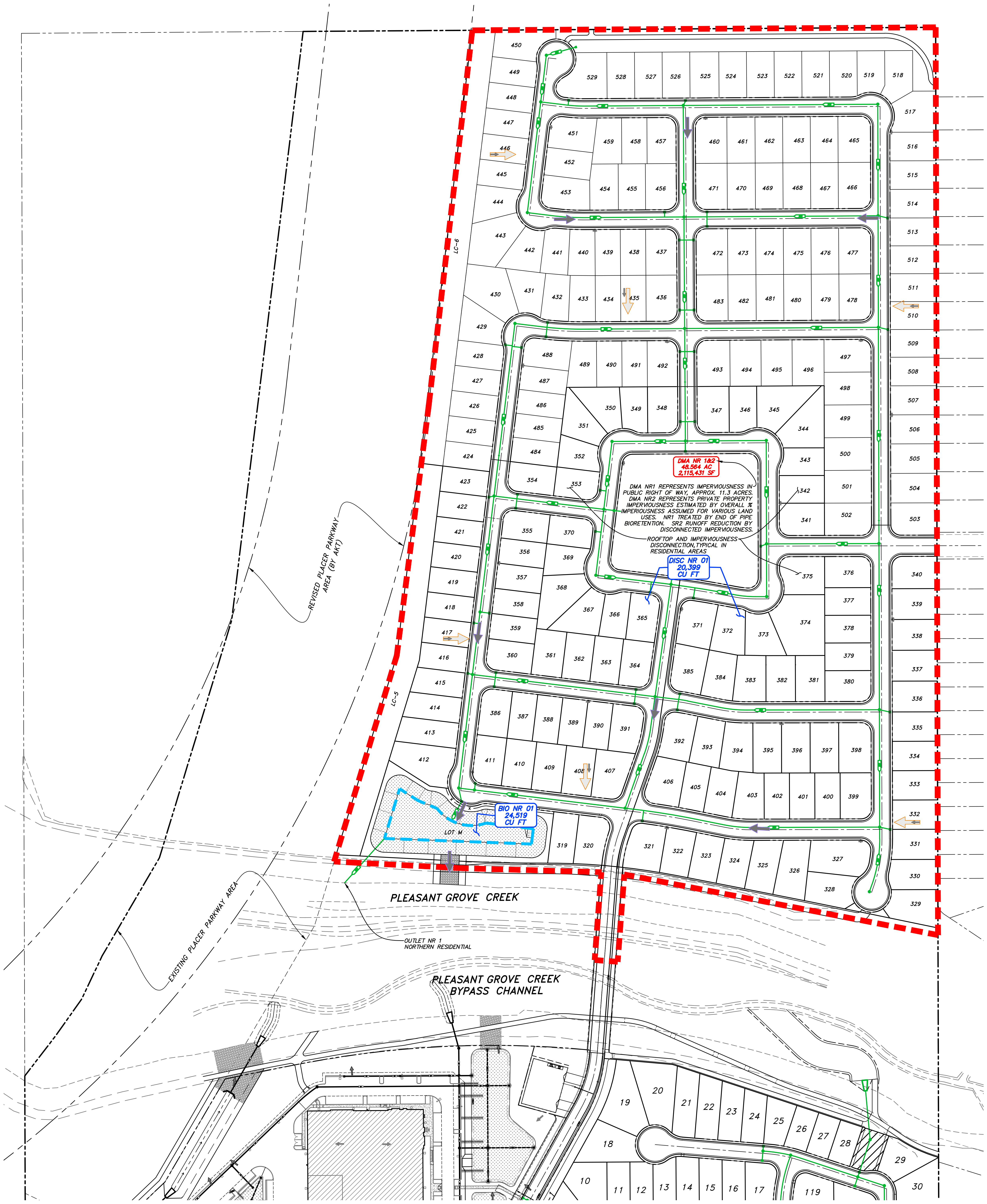
STORMWATER CONTROL PLAN

TENTATIVE MAP
FOR
PHILLIP ROAD SITE

LOCATED IN A PORTION OF THE WEST HALF OF THE WEST
HALF OF THE WEST HALF OF SECTION 14, AND A
PORTION OF THE EAST HALF OF THE EAST HALF OF THE
EAST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE
5 EAST, MOUNT DIABLO MERIDIAN,
CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA.

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING
608 COURT STREET, WOODLAND, CALIFORNIA 95695 ·PHONE: (530) 662–1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 ·FAX: (530) 662–4602

NOVEMBER 19, 2025


LC-6
LC-5
LOT M
REVISED PLACER PARKWAY AREA (BY AKT)
EXISTING PLACER PARKWAY AREA
PLEASANT GROVE CREEK
PLEASANT GROVE CREEK BYPASS CHANNEL
OUTLET NR 1 NORTHERN RESIDENTIAL
DMA NR 1&2 48.564 AC 2,115,431 SF
DISC NR 01 20,399 CU FT
BIO NR 01 24,519 CU FT

DMA NR1 REPRESENTS IMPERVIOUSNESS IN PUBLIC RIGHT OF WAY, APPROX. 11.3 ACRES. DMA NR2 REPRESENTS PRIVATE PROPERTY IMPERVIOUSNESS ESTIMATED BY OVERALL % IMPERIOUSNESS ASSUMED FOR VARIOUS LAND USES. NR1 TREATED BY END OF PIPE BIORETENTION. SR2 RUNOFF REDUCTION BY DISCONNECTED IMPERVIOUSNESS.

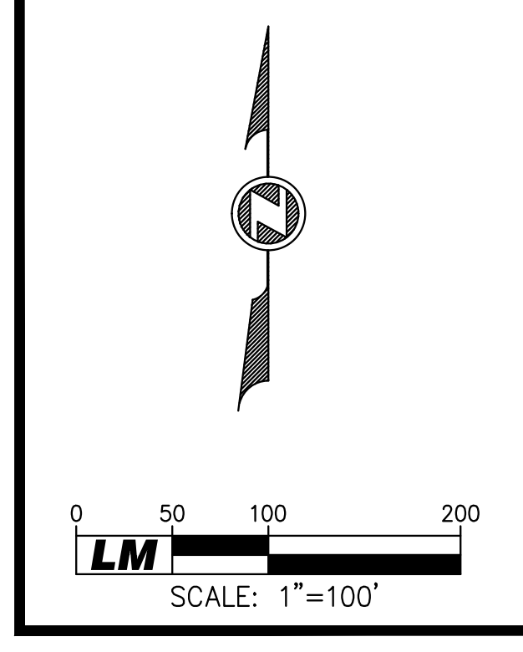
ROOFTOP AND IMPERVIOUSNESS DISCONNECTION, TYPICAL IN RESIDENTIAL AREAS

LEGEND

DMA	DRAINAGE MANAGEMENT AREA
BIO	BIORETENTION
VEG	VEGETATED SWALE
DIS	DISCONNECTED IMPERVIOUSNESS
DMA 1 1,000 SF	WATER QUALITY AREA NAME AND SQUARE FOOTAGE
▬ ▬ ▬	WATER QUALITY AREA BOUNDARY
BIO 1 1,000 CU FT	BIORETENTION AREA ID AND CUBIC FEET OF STORAGE
VEG 1 1,000 CU FT	VEGETATED SWALE ID AND WATER QUALITY FLOW TREATED
- - -	BIORETENTION AREA OR VEGETATED SWALE
⇨	GENERAL DIRECTION OF RUNOFF
➡	OVERLAND FLOW PATH

DRAINAGE MANAGEMENT AREA INFORMATION

DMA SHED	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	GROSS AREA (SF)
DMA NR 1&2	795,399	1,320,032	2,115,431


0
50
100
200
LM

SCALE: 1"=100'

BRYAN P. BONINO
No. 41804
CIVIL

STORMWATER CONTROL PLAN

TENTATIVE MAP
FOR
PHILLIP ROAD SITE

LOCATED IN A PORTION OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF SECTION 14, AND A PORTION OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN, CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA.

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SHEET 17 OF 30
NOVEMBER 19, 2025

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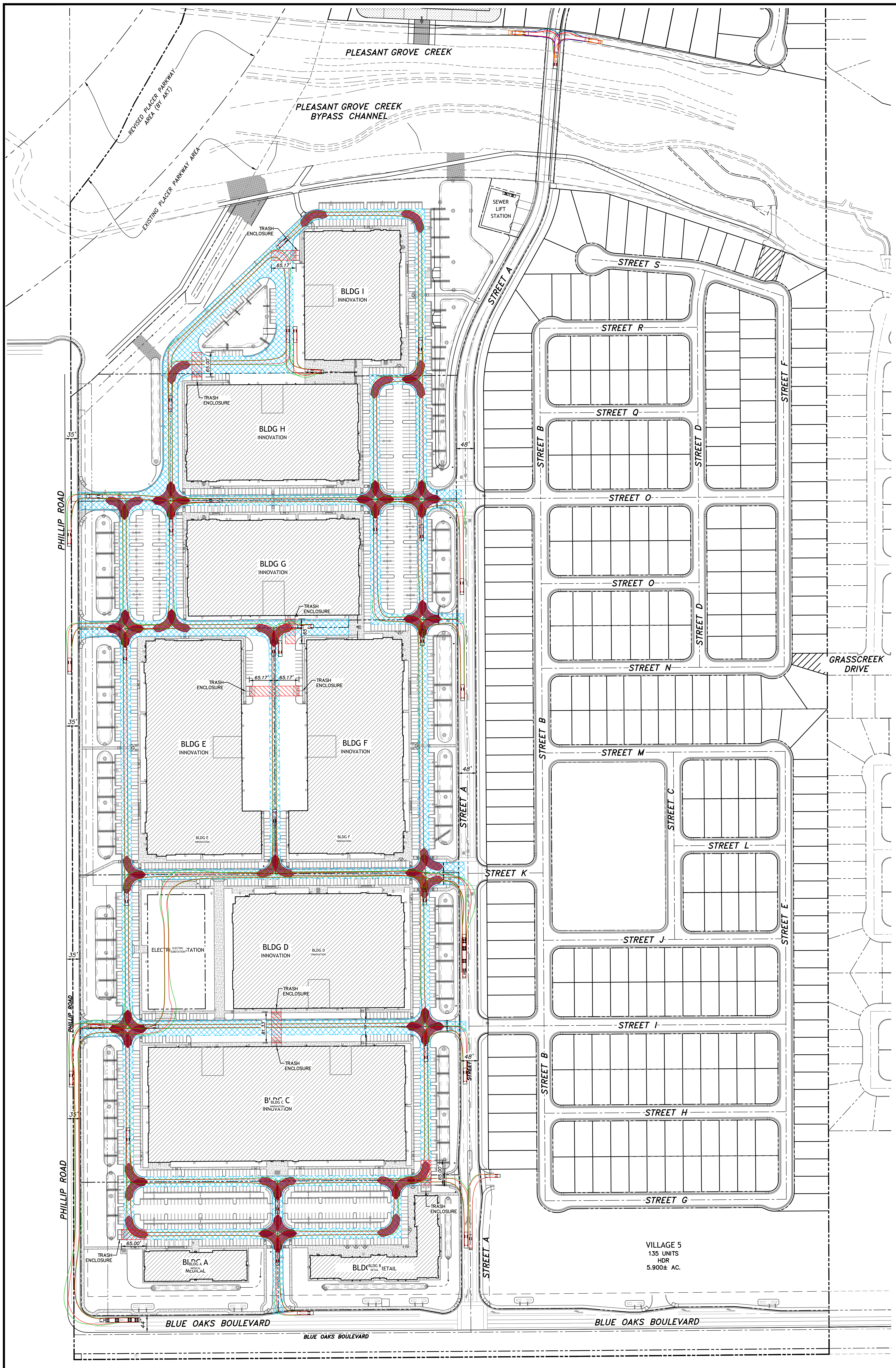
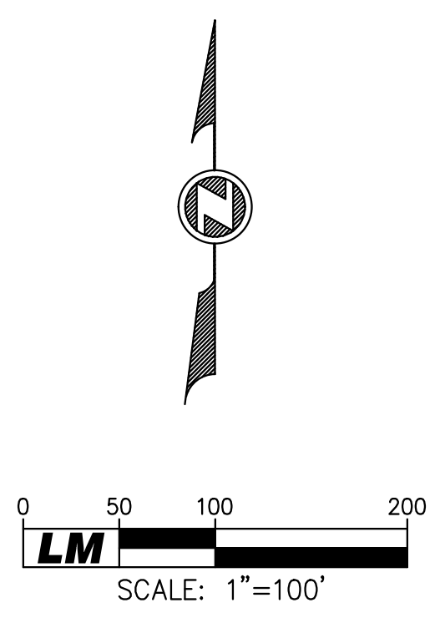

PLEASANT GROVE CREEK
PLEASANT GROVE CREEK BYPASS CHANNEL
REVISED PLACER PARKWAY AREA (BY ANY)
EXISTING PLACER PARKWAY AREA
SEWER LIFT STATION
TRASH ENCLOSURE
65.17'
65.00'
BLDG I INNOVATION
BLDG H INNOVATION
BLDG G INNOVATION
BLDG E INNOVATION
BLDG F INNOVATION
BLDG D INNOVATION
ELECTRIC SUBSTATION
BLDG C INNOVATION
BLDG A MEDICAL
BLDG B RETAIL
PHILLIP ROAD
35'
48'
44'
STREET A
STREET B
STREET C
STREET D
STREET E
STREET F
STREET G
STREET H
STREET I
STREET J
STREET K
STREET L
STREET M
STREET N
STREET O
STREET Q
STREET R
STREET S
GRASSCREEK DRIVE
VILLAGE 5
135 UNITS
HDR
5.900± AC.
BLUE OAKS BOULEVARD


0
50
100
200
LM
SCALE: 1"=100'

GENERAL NOTES:

A. FIRE LANES SHALL BE A MINIMUM OF 20 FEET CLEAR WIDTH AND 13 ½ FEET CLEAR HEIGHT.

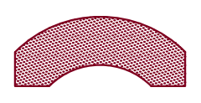
B. SEE SHEETS C401–C413 FOR WATER MAIN, FIRE MAIN, APPURTENANCES, WATER CONNECTIONS, AND CONSTRUCTION SPECIFICATIONS.

C. FINAL FIRE ACCESS LANE AFTER CONSTRUCTION. ▨

D. NO GATES SHALL BE INSTALLED ACROSS THE PROPOSED FIRE ACCESS LANES WITHIN THE LIMITS OF PROJECT IMPROVEMENTS.

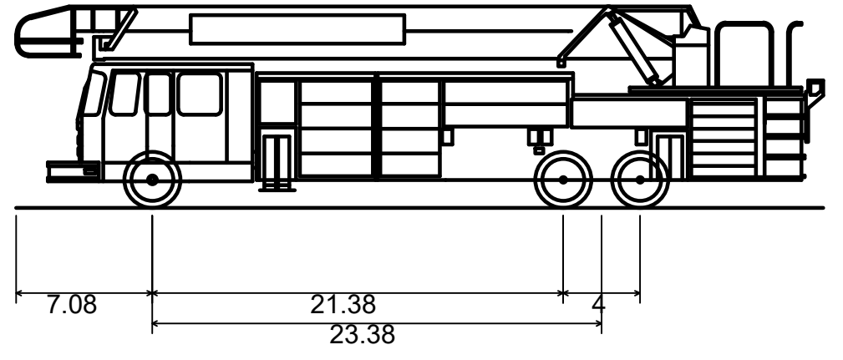
E. CURBS ALONG FIRE LANE SHALL BE PAINTED RED, TYPICAL. (▬ ▬ ▬ ▬ ▬ ▬ ▬)

F. ALL TRASH ENCLOSURES SHALL HAVE A CLEAR 65' APPROACH. ▨



① MINIMUM TURNING RADIUS IN FIRE LANE (30' INSIDE & 50' OUTSIDE)

NTS


42
7.08
21.38
4
23.38

Overall Length	42.000ft
Overall Width	10.000ft
Overall Body Height	10.495ft
Min Body Ground Clearance	0.925ft
Track Width	8.360ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	41.20°

② DESIGN VEHICLE

NTS

BRYAN P. BONINO
No. 41804
CIVIL

FIRE & GARBAGE
ACCESS PLAN
TENTATIVE MAP
FOR
PHILLIP ROAD SITE
LOCATED IN A PORTION OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF SECTION 14, AND A PORTION OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN,
CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA.

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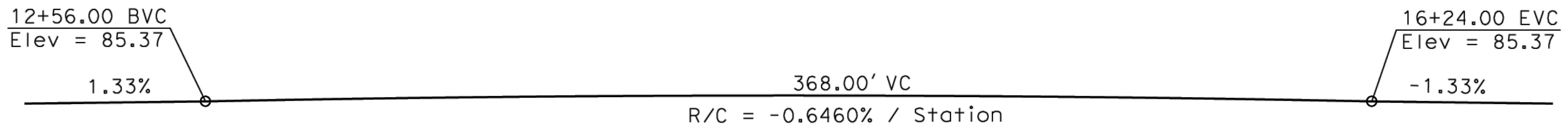
NOVEMBER 19, 2025


12+56.00 BVC
Elev = 85.37
1.33%
368.00' VC
R/C = -0.6460% / Station
16+24.00 EVC
Elev = 85.37
-1.33%

PROFILE GRADE

NO SCALE

LEGEND

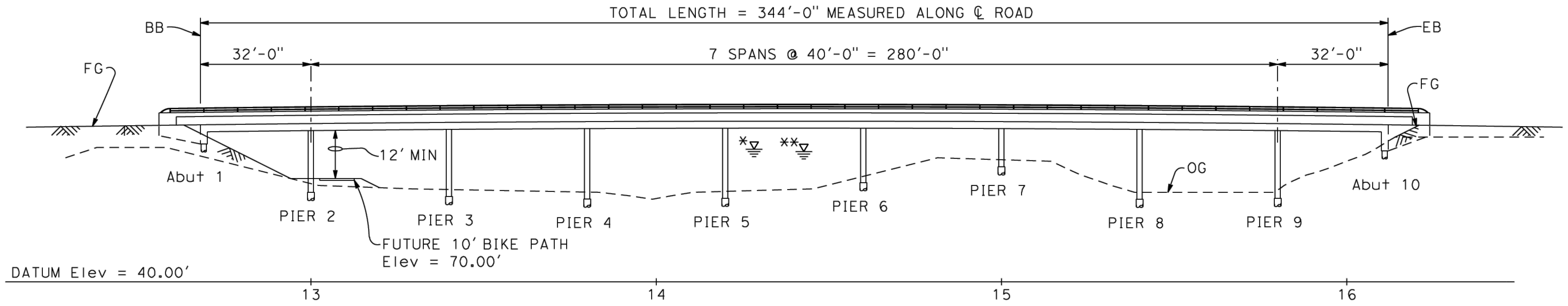
Ⓐ FUTURE 6" RECLAIMER WATER

Ⓑ FUTURE 12" WATER

Ⓒ FUTURE 8" SANITARY SEWER

Ⓓ STRUCTURE APPROACH SLAB TYPE N (30)

Ⓔ FUTURE 2-6" CONDUITS FOR ROSEVILLE ELECTRIC

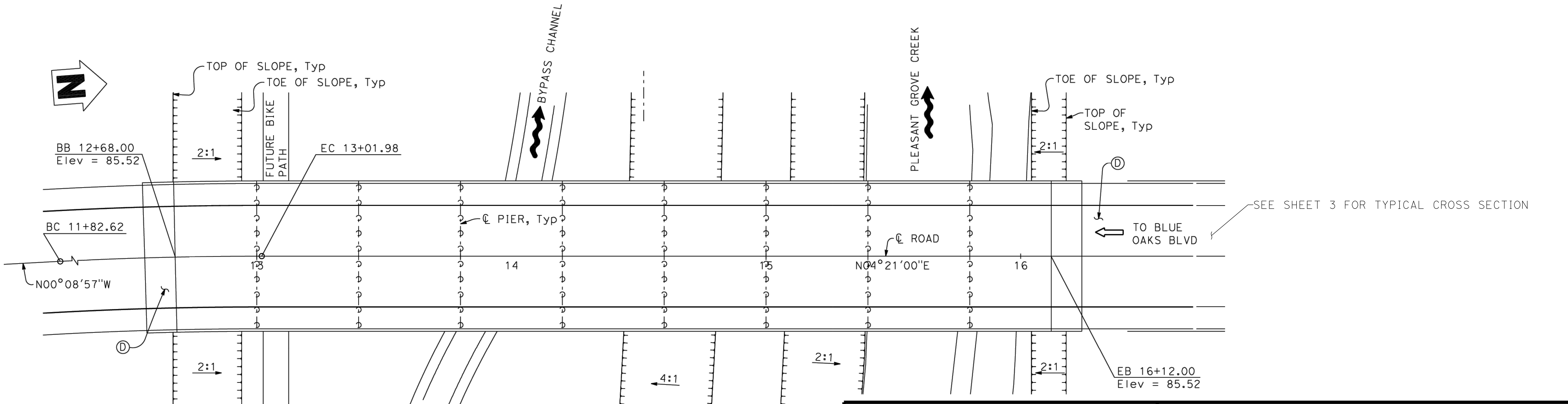

TOTAL LENGTH = 344'-0" MEASURED ALONG ℄ ROAD
BB
EB
32'-0"
7 SPANS @ 40'-0" = 280'-0"
32'-0"
FG
FG
12' MIN
Abut 1
*
**
OG
Abut 10
PIER 2
PIER 3
PIER 4
PIER 5
PIER 6
PIER 7
PIER 8
PIER 9
FUTURE 10' BIKE PATH
Elev = 70.00'
DATUM Elev = 40.00'
13
14
15
16

ELEVATION

1" = 40'

* 200 YR WATER SURFACE ELEVATION = 78.50'

** 100 YR WATER SURFACE ELEVATION = 77.75'


N
TOP OF SLOPE, Typ
TOE OF SLOPE, Typ
BYPASS CHANNEL
PLEASANT GROVE CREEK
TOE OF SLOPE, Typ
TOP OF SLOPE, Typ
BB 12+68.00
Elev = 85.52
2:1
FUTURE BIKE PATH
EC 13+01.98
2:1
Ⓓ
SEE SHEET 3 FOR TYPICAL CROSS SECTION
BC 11+82.62
℄ PIER, Typ
TO BLUE OAKS BLVD
℄ ROAD
13
14
15
N04°21'00"E
16
N00°08'57"W
Ⓓ
2:1
4:1
2:1
2:1
EB 16+12.00
Elev = 85.52

PLAN

1" = 20'

DESIGNED BY R. BURNS	DATE 12/17/21
DRAWN BY K. DANG	DATE 12/17/21

DOKKEN
ENGINEERING
110 BLUE RAVINE ROAD,
SUITE 200
FOLSOM, CA 95630

GENERAL PLAN

PLEASANT GROVE CREEK AND BYPASS BRIDGE

$TIME

REGISTERED PROFESSIONAL ENGINEER
BRYAN P. BONINO
No. 41804
CIVIL
STATE OF CALIFORNIA

PRELIMINARY BRIDGE
DESIGN
TENTATIVE MAP
FOR
PHILLIP ROAD SITE
LOCATED IN A PORTION OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF SECTION 14, AND A PORTION OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN, CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA.

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SHEET 19 OF 30 *NOVEMBER 19, 2025*

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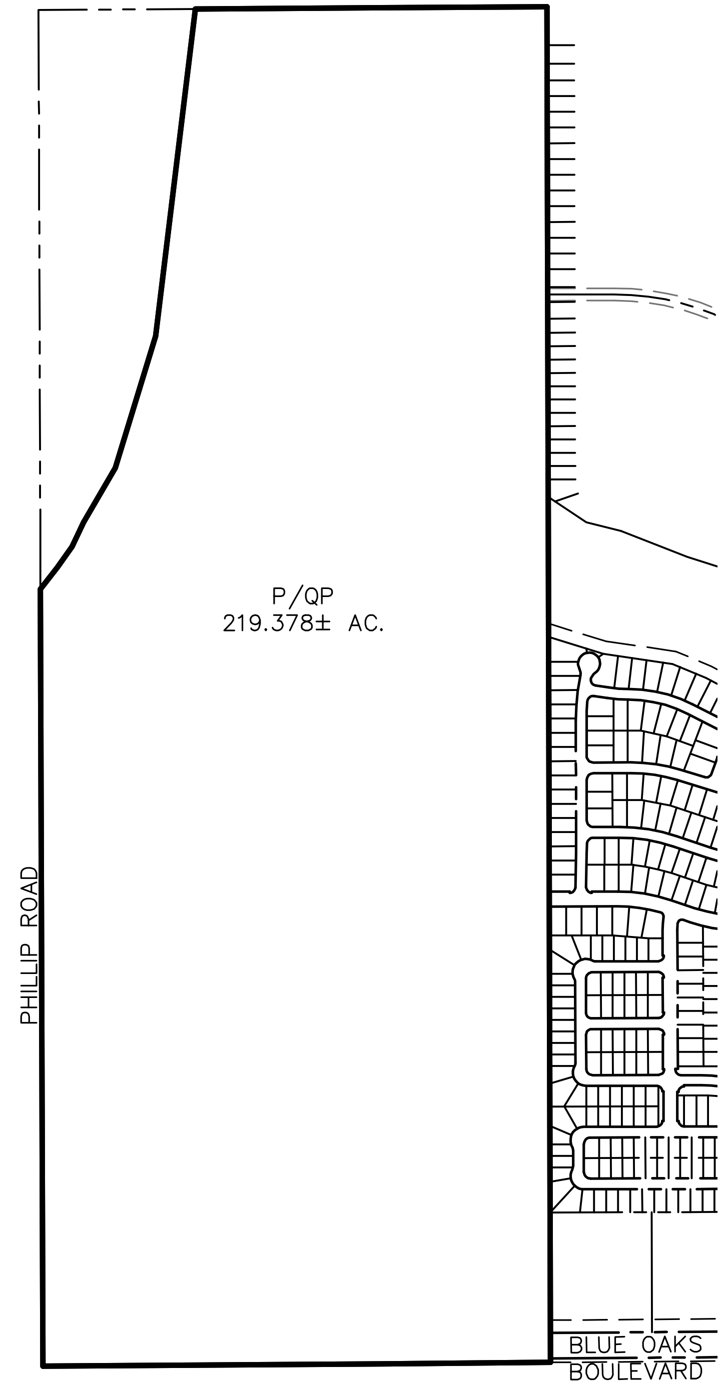
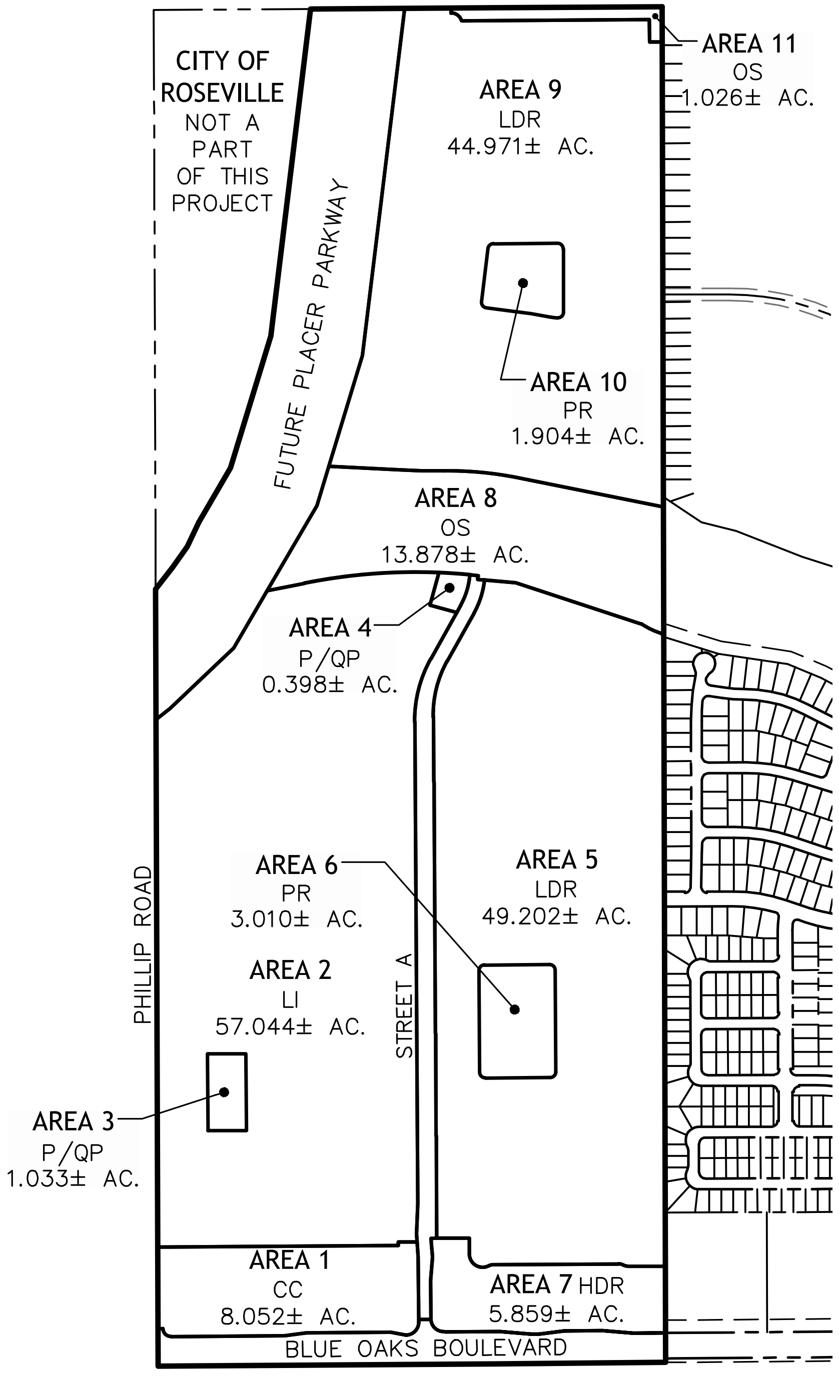

PHILLIP ROAD
P/QP
219.378± AC.
BLUE OAKS BOULEVARD

EXISTING LAND USE


CITY OF ROSEVILLE
NOT A PART OF THIS PROJECT
FUTURE PLACER PARKWAY
AREA 9
LDR
44.971± AC.
AREA 11
OS
1.026± AC.
AREA 10
PR
1.904± AC.
AREA 8
OS
13.878± AC.
AREA 4
P/QP
0.398± AC.
AREA 6
PR
3.010± AC.
AREA 5
LDR
49.202± AC.
AREA 2
LI
57.044± AC.
STREET A
PHILLIP ROAD
AREA 3
P/QP
1.033± AC.
AREA 1
CC
8.052± AC.
AREA 7 HDR
5.859± AC.
BLUE OAKS BOULEVARD

PROPOSED LAND USE

EXISTING LAND USE		
AREA	LAND USE	ACRES
TOTAL	P/QP	219.38

PROPOSED LAND USE				
AREA	GENERAL PLAN DESIGNATION	GROSS ACRES±	DWELLING UNITS	DENSITY
1	CC	8.052	–	–
2	LI	57.044	–	–
3	P/QP	1.033	–	–
4	P/QP	0.398	–	–
5	LDR	49.202	318	6.46 DU/AC.
6	PR	3.010	–	–
7	HDR	5.859	93	23.04 DU/AC.
8	OS	13.878	–	–
9	LDR	44.971	211	4.69 DU/AC.
10	PR	1.904	–	–
11	OS	1.026	–	–
ROW/LC	RIGHT–OF–WAY/ LANDSCAPE CORRIDOR	33.000		
TOTAL		219.38	622	

0 375 750 1500
SCALE: 1"=750'

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GENERAL PLAN AMENDMENT
FOR
PHILLIP ROAD SITE
CITY OF ROSEVILLE, PLACER COUNTY, CA

SHEET 1 OF 1 *NOVEMBER 19, 2025*

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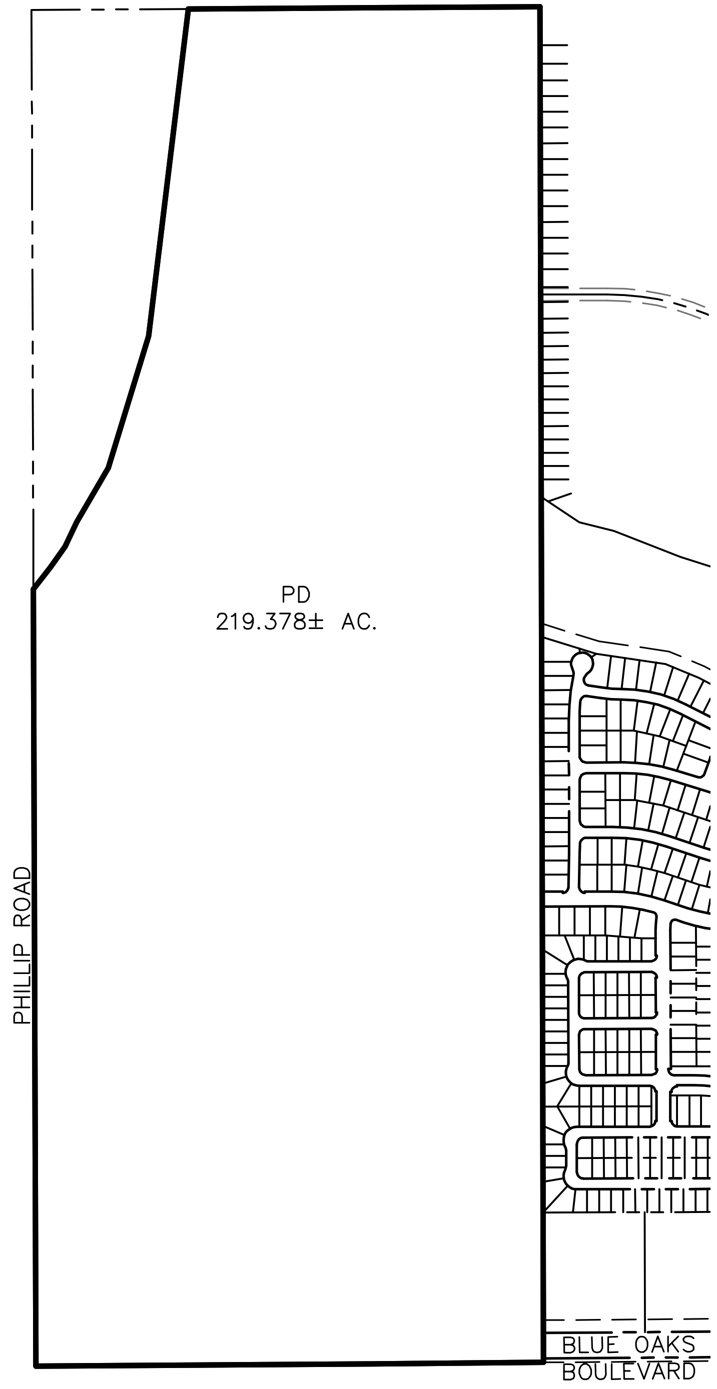
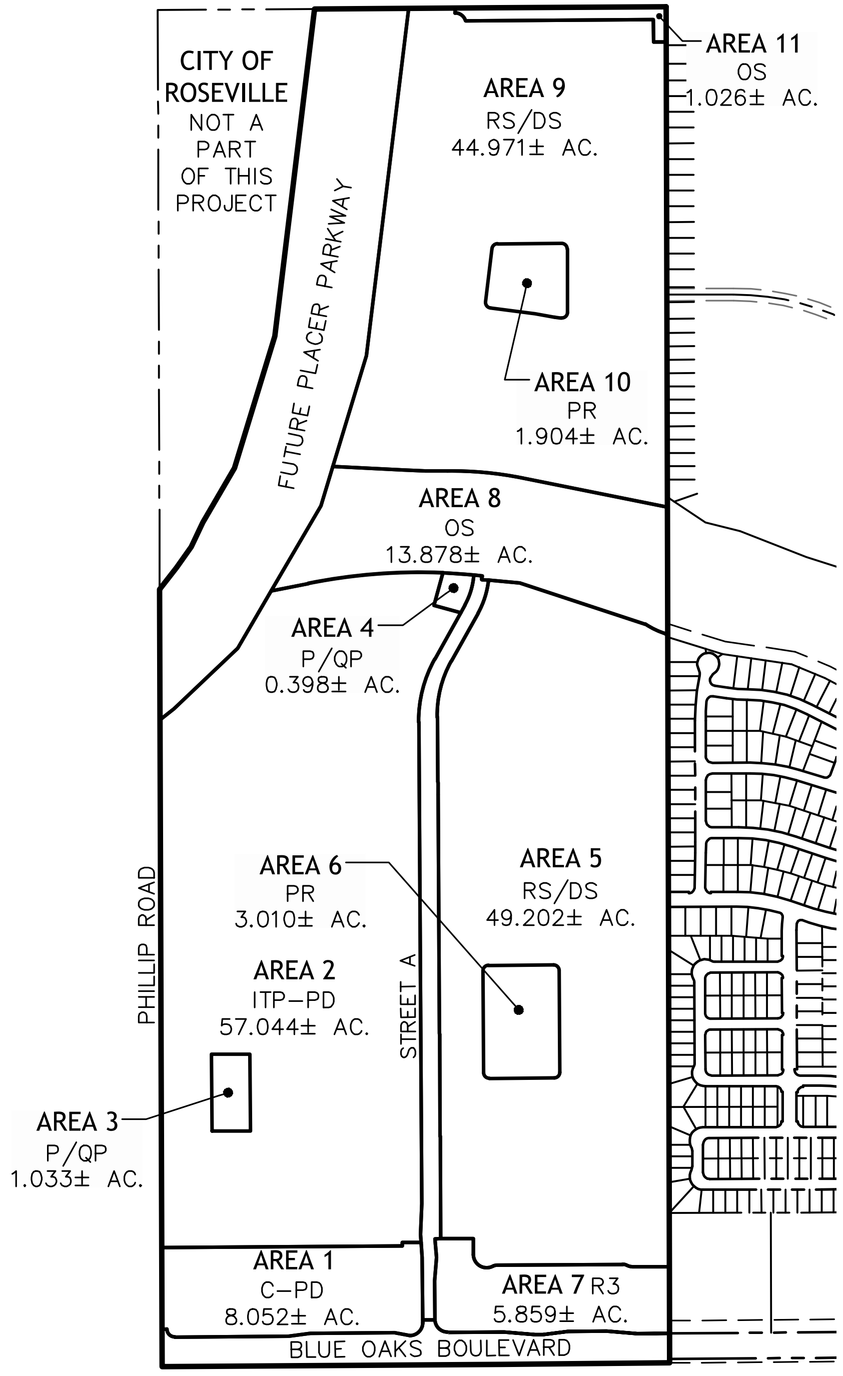

PD
219.378± AC.
PHILLIP ROAD
BLUE OAKS BOULEVARD

EXISTING LAND USE


CITY OF ROSEVILLE
NOT A PART OF THIS PROJECT
FUTURE PLACER PARKWAY
AREA 9
RS/DS
44.971± AC.
AREA 11
OS
1.026± AC.
AREA 10
PR
1.904± AC.
AREA 8
OS
13.878± AC.
AREA 4
P/QP
0.398± AC.
AREA 6
PR
3.010± AC.
AREA 5
RS/DS
49.202± AC.
AREA 2
ITP–PD
57.044± AC.
STREET A
PHILLIP ROAD
AREA 3
P/QP
1.033± AC.
AREA 1
C–PD
8.052± AC.
AREA 7 R3
5.859± AC.
BLUE OAKS BOULEVARD

PROPOSED LAND USE

EXISTING ZONING		
AREA	ZONING	ACRES
TOTAL	PD	219.38

PROPOSED ZONING				
AREA	ZONING	GROSS ACRES±	DWELLING UNITS	DENSITY
1	C–PD	8.052	–	–
2	ITP–PD	57.044	–	–
3	P/QP	1.033	–	–
4	P/QP	0.398	–	–
5	RS/DS	49.202	318	6.46 DU/AC.
6	PR	3.010	–	–
7	R3	5.859	93	23.04 DU/AC.
8	OS	13.878	–	–
9	RS/DS	44.971	211	4.69 DU/AC.
10	PR	1.904	–	–
11	OS	1.026	–	–
ROW/LC	RIGHT–OF–WAY/ LANDSCAPE CORRIDOR	33.000		
TOTAL		219.38	622	

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0 375 750 1500
LM
SCALE: 1"=750'

REZONING EXHIBIT
FOR
PHILLIP ROAD SITE
CITY OF ROSEVILLE, PLACER COUNTY, CA

SHEET 1 OF 1 *NOVEMBER 19, 2025*

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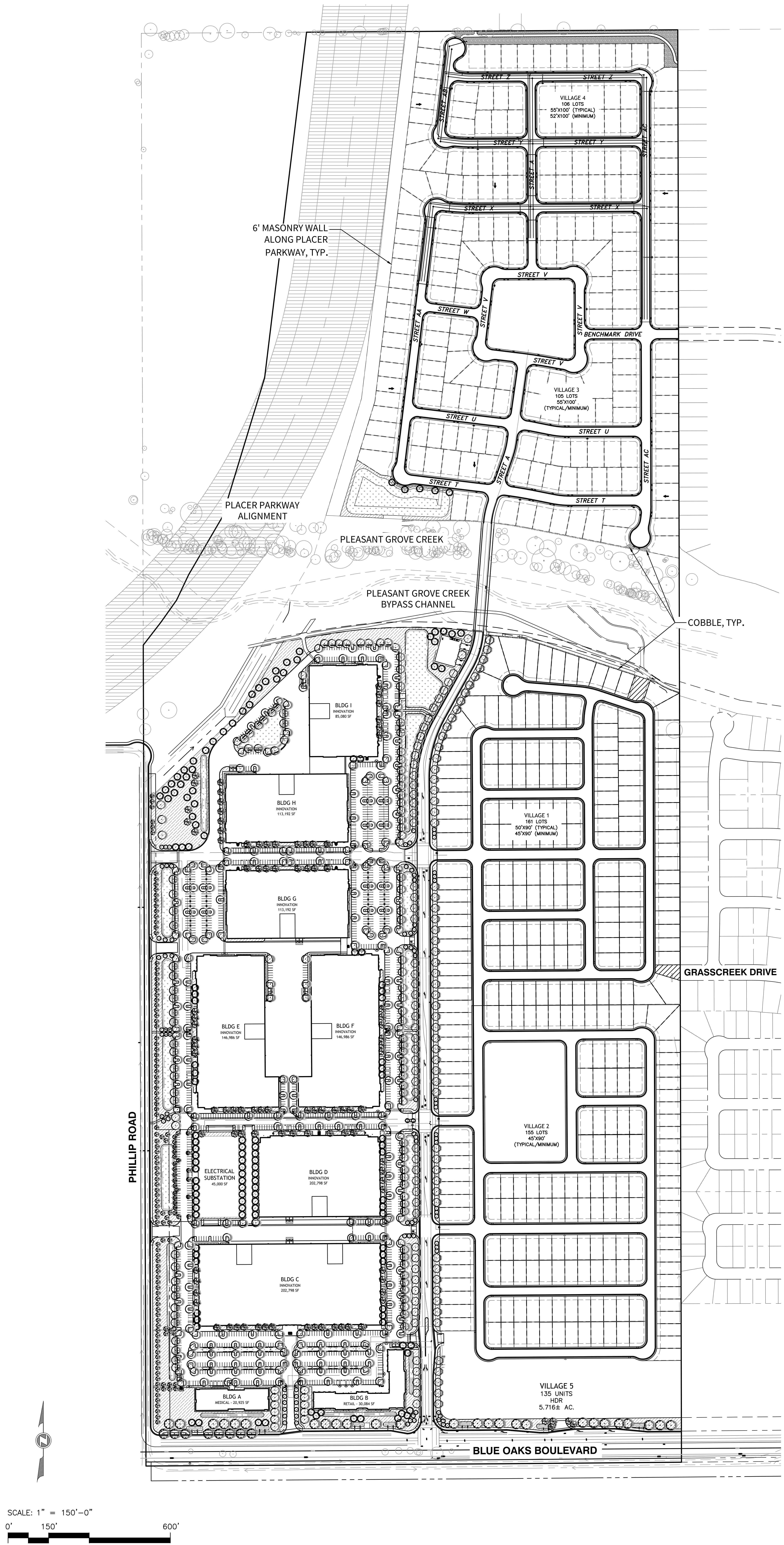
6' MASONRY WALL ALONG PLACER PARKWAY, TYP.
PLACER PARKWAY ALIGNMENT
VILLAGE 4 106 LOTS 55'X100' (TYPICAL) 52'X100' (MINIMUM)
STREET Z
STREET Y
STREET X
STREET W
STREET V
STREET U
STREET T
STREET A
STREET AA
STREET AC
BENCHMARK DRIVE
VILLAGE 3 105 LOTS 55'X100' (TYPICAL/MINIMUM)
PLEASANT GROVE CREEK
PLEASANT GROVE CREEK BYPASS CHANNEL
COBBLE, TYP.
BLDG I INNOVATION 85,080 SF
BLDG H INNOVATION 113,192 SF
BLDG G INNOVATION 113,192 SF
BLDG E INNOVATION 146,986 SF
BLDG F INNOVATION 146,986 SF
ELECTRICAL SUBSTATION 45,000 SF
BLDG D INNOVATION 202,798 SF
BLDG C INNOVATION 202,798 SF
BLDG A MEDICAL - 20,925 SF
BLDG B RETAIL - 30,084 SF
VILLAGE 1 161 LOTS 50'X90' (TYPICAL) 45'X90' (MINIMUM)
GRASSCREEK DRIVE
VILLAGE 2 155 LOTS 45'X90' (TYPICAL/MINIMUM)
VILLAGE 5 135 UNITS HDR 5.716± AC.
PHILLIP ROAD
BLUE OAKS BOULEVARD
SCALE: 1" = 150'-0"
0'
75'
150'
300'
600'

CONCEPT PLANT SCHEDULE

	QTY	SIZE	WATER USE
VERTICAL ACCENT TREE	101		
ACER BUERGERIANUM / TRIDENT MAPLE (25'X25')		15 GAL.	MOD
GINKGO BILOBA 'PRINCETON SENTRY' / MAIDENHAIR TREE (40'X20')		15 GAL.	MOD
KOELREUTERIA PANICULATA / GOLDEN RAIN TREE (35'X30')		15 GAL.	MOD
ZELKOVA SERRATA 'MUSASHINO' / MUSASHINO SAWLEAF ZELKOVA (40'X15')		15 GAL.	MOD
PARKING LOT TREE	381		
ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE (40'X35')		24" BOX	MOD
PISTACIA CHINENSIS / CHINESE PISTACHE (40'X40')		24" BOX	LOW
ULMUS CARPINIFOLIA X PARVIFOLIA 'FRONTIER' / FRONTIER ELM (40'X35')		24" BOX	MOD
ZELKOVA SERRATA 'VILLAGE GREEN' / VILLAGE GREEN SAWLEAF ZELKOVA (50'X35')		24" BOX	MOD
STREET TREE - INTERNAL	114		
QUERCUS RUBRA / RED OAK (60'X45')		24" BOX	MOD
ULMUS PARVIFOLIA 'TRUE GREEN' / TRUE GREEN LACEBARK ELM (50'X40')		15 GAL.	MOD
STREET TREE - BLUE OAKS	34		
ACER RUBRUM 'FRANKSRED' / RED SUNSET® MAPLE (50'X40')		24" BOX	MOD
FLOWERING ACCENT TREE	92		
CERCIS OCCIDENTALIS / WESTERN REDBUD (18'X18')		15 GAL.	LOW
LAGERSTROEMIA INDICA X FAURIEI 'ARAPAHO' / RED CRAPE MYRTLE (25'X20')		15 GAL.	LOW
MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM DWARF MAGNOLIA (25'X15')*		15 GAL.	MOD
X CHITALPA TASHKENTENSIS 'PINK DAWN' / PINK DAWN CHITALPA (30'X25')		15 GAL.	LOW
EVERGREEN SCREEN TREE	153		
CEDRUS DEODARA / DEODAR CEDAR (60'X40')*		15 GAL.	LOW
PODOCARPUS GRACILIOR / FERN PINE (40'X20')*		15 GAL.	MOD
QUERCUS ILEX / HOLLY OAK (60'X40')*		15 GAL.	LOW
UTILITY EASEMENT TREES	143		
CERCIS CANADENSIS 'MERLOT' / MERLOT EASTERN REDBUD (13' X 13')		24" BOX	LOW
COTINUS COGGYGRIA 'ROYAL PURPLE' / ROYAL PURPLE SMOKE TREE (14' X 12')		24" BOX	LOW
LAGERSTROEMIA INDICA X FAURIEI 'ZUNI' / ZUNI CRAPE MYRTLE (12' X 10')		24" BOX	LOW
MAGNOLIA STELLATA 'ROYAL STAR' / ROYAL STAR MAGNOLIA (14' X 14')		24" BOX	MOD
SHRUB AREA	165,556 SF		
GREVILLEA X `NOELLII` / NOEL GREVILLEA (4'X5')		5 GAL.	LOW
RHAMNUS CALIFORNICA `MOUND SAN BRUNO` / CALIFORNIA COFFEEBERRY (5'X8')		5 GAL.	LOW
RHAPHIOLEPIS UMBELLATA `MINOR` / DWARF YEDDA HAWTHORNE (4'X4')		5 GAL.	LOW
ACACIA COGNATA 'ACCOG01' / COUSIN ITT LITTLE RIVER WATTLE (3'X5')		5 GAL.	LOW
CALLISTEMON VIMINALIS 'LITTLE JOHN' / LITTLE JOHN WEEPING BOTTLEBRUSH (3'X3')		5 GAL.	LOW
CISTUS X PURPUREUS / ORCHID ROCKROSE (4'X4')		5 GAL.	LOW
DIANELLA TASMANICA 'VARIEGATA' / VARIEGATED FLAX LILY (4'X3')		5 GAL.	LOW
DIETES BICOLOR / FORTNIGHT LILY (3'X3')		5 GAL.	LOW
ELAEOCARPUS DECIPIENS 'MONPROUD' / JAPANESE BLUEBERRY TREE DWARF (10'X8')		5 GAL.	LOW
HYPERICUM X MOSERANUM / GOLD FLOWER (3'X3')		5 GAL.	LOW
MUHLENBERGIA RIGENS / DEER GRASS		5 GAL.	LOW
NANDINA DOMESTICA 'GULF STREAM' TM / GULF STREAM HEAVENLY BAMBOO (4'X2')		5 GAL.	LOW
PRUNUS CAROLINIANA 'MONUS' TM / BRIGHT 'N TIGHT LAUREL CHERRY (8'X6')		5 GAL.	LOW
RHAPHIOLEPIS UMBELLATA / YEDDA HAWTHORN (5'X5')		5 GAL.	LOW
GROUND COVER AREA	286,024 SF		
ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA (12"X5')		1 GAL.	LOW
COPROSMA KIRKII 'VERDE VISTA' / VERDE VISTA CREEPING COPROSMAT (3'X6')		1 GAL.	LOW
COTONEASTER DAMMERI 'LOWFAST' / LOWFAST BEARBERRY COTONEASTER (8"X6')		1 GAL.	LOW
LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE MAT RUSH (3'X3')		1 GAL.	LOW
TEUCRIUM X LUCIDRYS PROSTRATUM / GERMANDER (6"X3')		1 GAL.	LOW
SCREENING SHRUBS	174,440 SF		
PRUNUS CAROLINIANA 'MONUS' / BRIGHT 'N TIGHT CAROLINA LAUREL(10'X10') EVERGREEN		15 GAL.	LOW
ARCTOSTAPHYLOS X 'HOWARD MCMINN' / HOWARD MCMINN MANZANITA (8'X8')		15 GAL.	LOW
JUNIPERUS SCOPULORUM 'WICHITA BLUE' / WICHITA BLUE JUNIPER (12'X5')		15 GAL.	LOW
ARCTOSTAPHYLOS X 'SUNSET' / SUNSET MANZANITA (5'X5')		5 GAL.	LOW
STORMWATER FEATURES	238,954 SF		
CHONDROPETALUM TECTORUM 'DWARF' / DWARF CAPE RUSH (2'X2')		1 GAL.	MOD
JUNCUS PATENS 'ELK BLUE' / SPREADING RUSH (2'X2')		1 GAL.	MOD
SISYRINCHIUM BELLUM / BLUE-EYED GRASS (12"X12")		1 GAL.	LOW
TURF SOD BIOFILTRATION SOD / DELTA BLUEGRASS BIOFILTRATION SOD		SOD	MOD
COBBLE	59,613 SF		
4- 6" COBBLE OVER WEED FABRIC			

GENERAL PLANTING NOTES

1. ALL PLANTING AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM THAT WILL BE COMPLIANT WITH THE STATE'S WATER EFFICIENT LANDSCAPE ORDINANCE.
2. ALL SHRUB AND GROUNDCOVER AREAS SHALL RECEIVE A 3" LAYER OF BARK CHIP MULCH TOP DRESSING.
3. GROUND COVERS SHALL NOT BE INSTALLED WITHIN A 4' RADIUS OF A TREE TRUNK.
4. ALL MECHANICAL EQUIPMENT WILL BE SCREENED USING EVERGREEN PLANT MATERIAL.

SHADE STUDY CALCULATIONS

PROJECT: PHILLIP ROAD SITE - INNOVATION CENTER 11.05.2025

ENTIRE SITE (STAGE 1)		
STANDARD STALLS	1,680	453,600
COMPACT STALLS	0	0
HANDICAP STALLS	58	15,660
TOTAL PAVED PARKING AREA:		469,260
TOTAL SHADE REQUIRED:	50%	234,630
TOTAL SHADE PROVIDED:		**243,588**
TOTAL SHADE PERCENTAGE		**52%**

SYMBOL	PATTERN	QTY.		UNIT IN S.F.	TOTAL S.F.
30 TO 35' TREES					
	30-F	122	X	962	117,364
	30-TQ	12	X	722	8,664
	30-H	197	X	481	94,757
	30-Q	33	X	240	7,920
25' TO 30' TREES					
	25-F	0	X	491	0
	25-TQ	0	X	369	0
	25-H	0	X	246	0
	25-Q	121	X	123	14,883
15' TO 20' TREES					
	15-F	0	X	314	0
	15-TQ	0	X	236	0
	15-H	0	X	157	0
	15-Q	0	X	79	0
TOTAL					**243,588**

REGISTERED LANDSCAPE ARCHITECT
KEVIN C. LEAMY
No. 4965
Signature
12/31/26
Renewal Date
XX/XX/XX
Date
STATE OF CALIFORNIA

OVERALL SITE

PRELIMINARY LANDSCAPE PLAN
FOR
PHILLIP ROAD SITE

LOCATED IN A PORTION OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF SECTION 14, AND A PORTION OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN, CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA.

FUHRMAN LEAMY
LAND GROUP
DESIGN • SERVICE • SOLUTIONS
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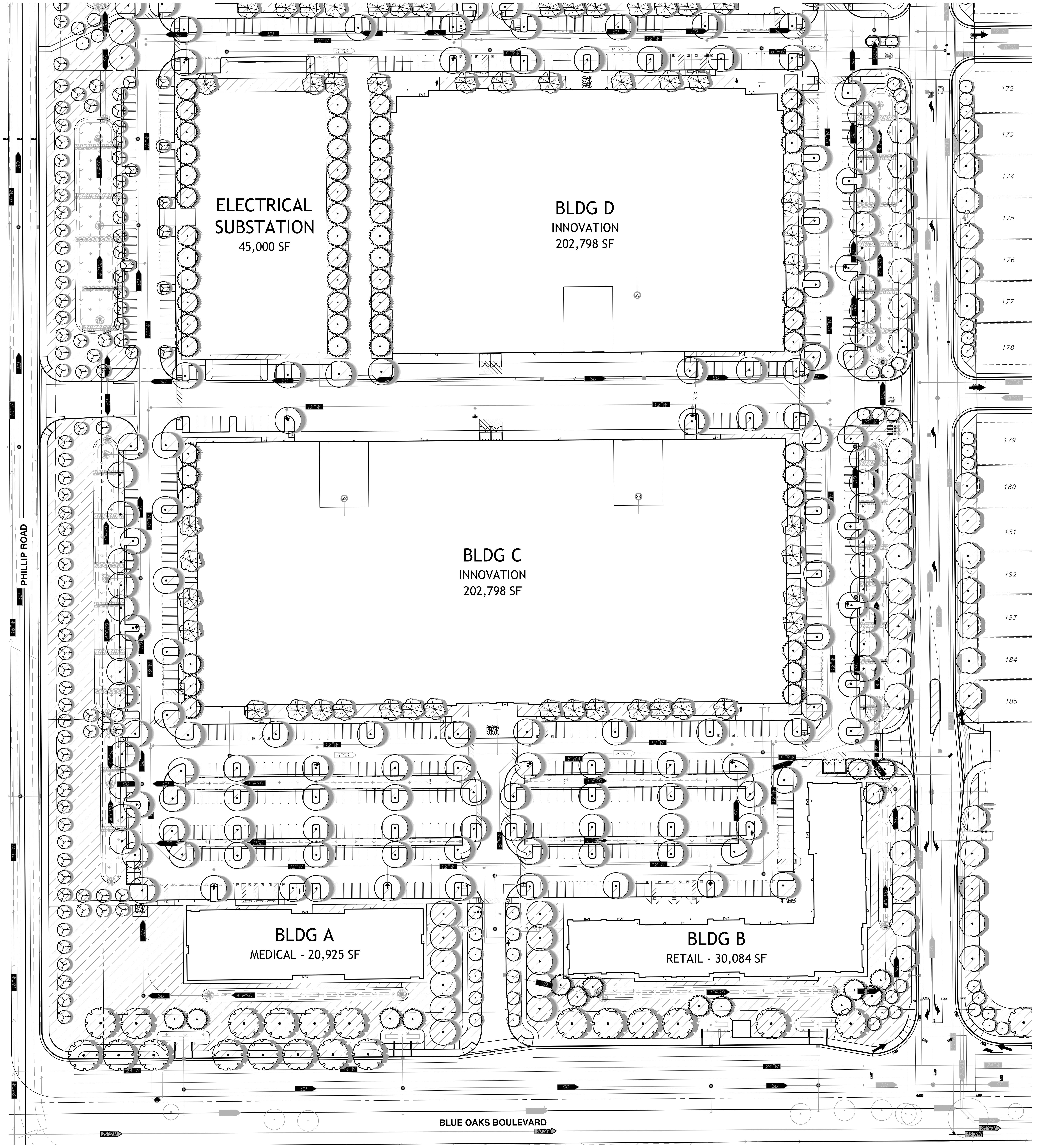
916- 783-5263 info@fllandgroup.com

SHEET 1 OF 9 NOVEMBER 2025


ELECTRICAL
SUBSTATION
45,000 SF
BLDG D
INNOVATION
202,798 SF
BLDG C
INNOVATION
202,798 SF
BLDG A
MEDICAL - 20,925 SF
BLDG B
RETAIL - 30,084 SF
PHILLIP ROAD
BLUE OAKS BOULEVARD
172
173
174
175
176
177
178
179
180
181
182
183
184
185
12"W
8"SS
24"W
20"SFM
12"RW

KEVIN C. LEAMY
No. 4965
12/31/26
Renewal Date
XX/XX/XX
Date

INNOVATION CENTER

PRELIMINARY LANDSCAPE PLAN
FOR
PHILLIP ROAD SITE

LOCATED IN A PORTION OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF SECTION 14, AND A PORTION OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN, CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA.

SCALE: 1" = 40'–0"
0' 20' 40' 80' 160'

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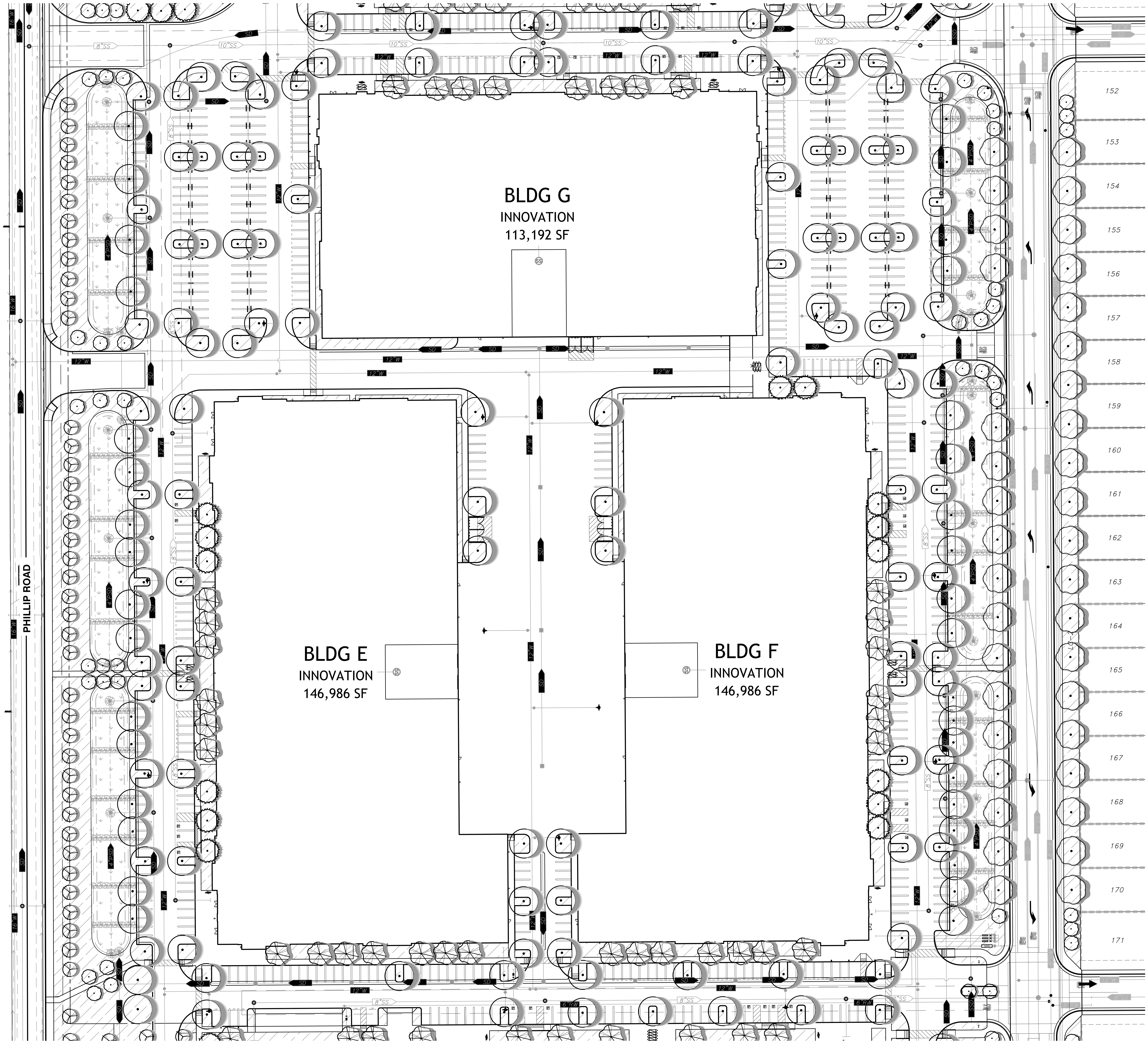
BLDG G
INNOVATION
113,192 SF
BLDG E
INNOVATION
146,986 SF
BLDG F
INNOVATION
146,986 SF
PHILLIP ROAD
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171

REGISTERED LANDSCAPE ARCHITECT
KEVIN C. LEAMY
No. 4965
Signature
12/31/26
Renewal Date
XX/XX/XX
Date
STATE OF CALIFORNIA

INNOVATION CENTER

PRELIMINARY LANDSCAPE PLAN
FOR
PHILLIP ROAD SITE

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SCALE: 1" = 40'–0"
0' 20' 40' 80' 160'

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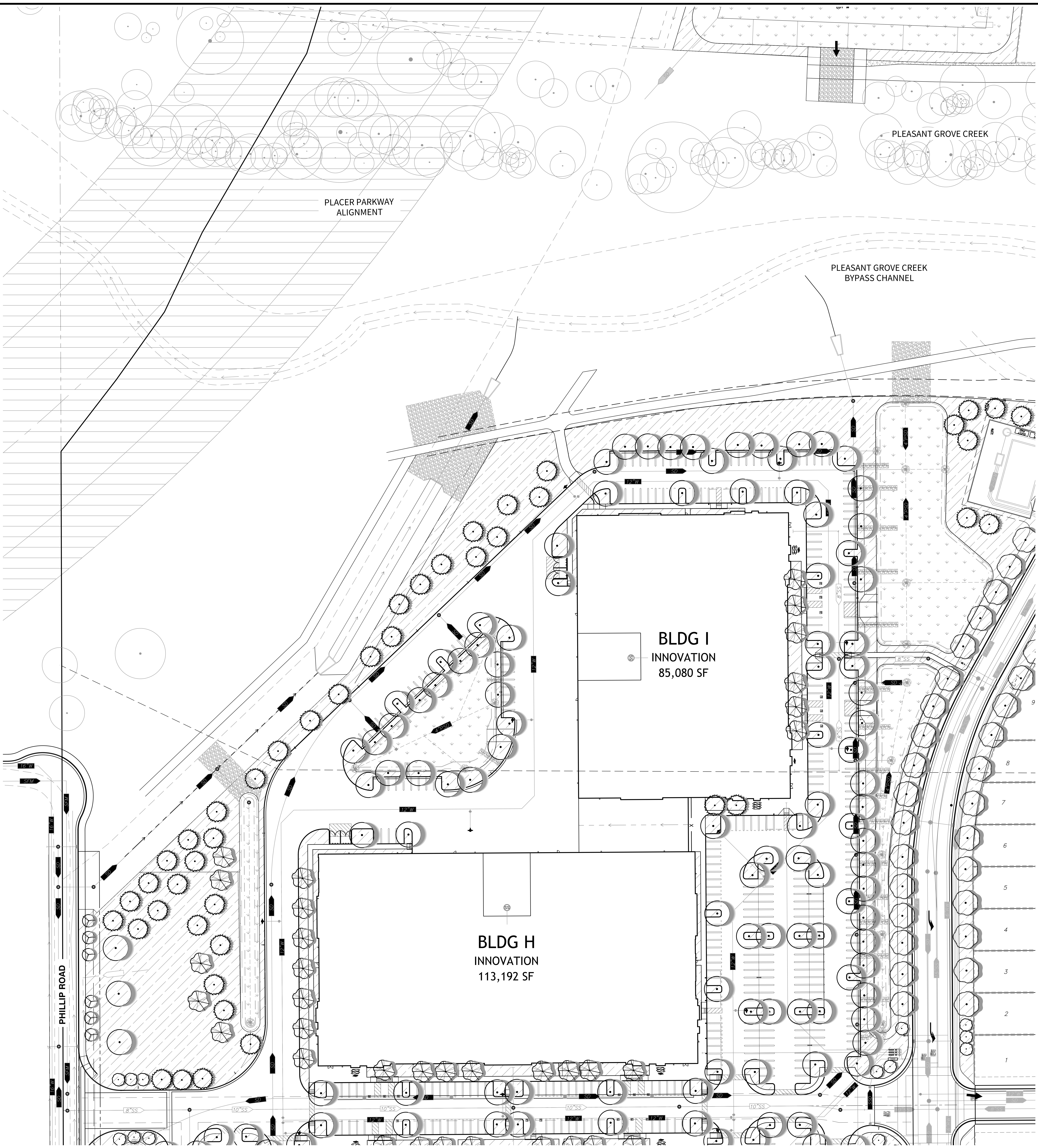
PLACER PARKWAY ALIGNMENT
PLEASANT GROVE CREEK
PLEASANT GROVE CREEK BYPASS CHANNEL
BLDG I
INNOVATION
85,080 SF
BLDG H
INNOVATION
113,192 SF
PHILLIP ROAD
16"W
SFM
12"W
SD
8"SS
10"SS
6"RW

REGISTERED LANDSCAPE ARCHITECT
KEVIN C. LEAMY
No. 4965
Signature
12/31/26
Renewal Date
XX/XX/XX
Date
STATE OF CALIFORNIA

INNOVATION CENTER

PRELIMINARY LANDSCAPE PLAN
FOR
PHILLIP ROAD SITE

LOCATED IN A PORTION OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF SECTION 14, AND A PORTION OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN, CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA.

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0' 20' 40' 80' 160'

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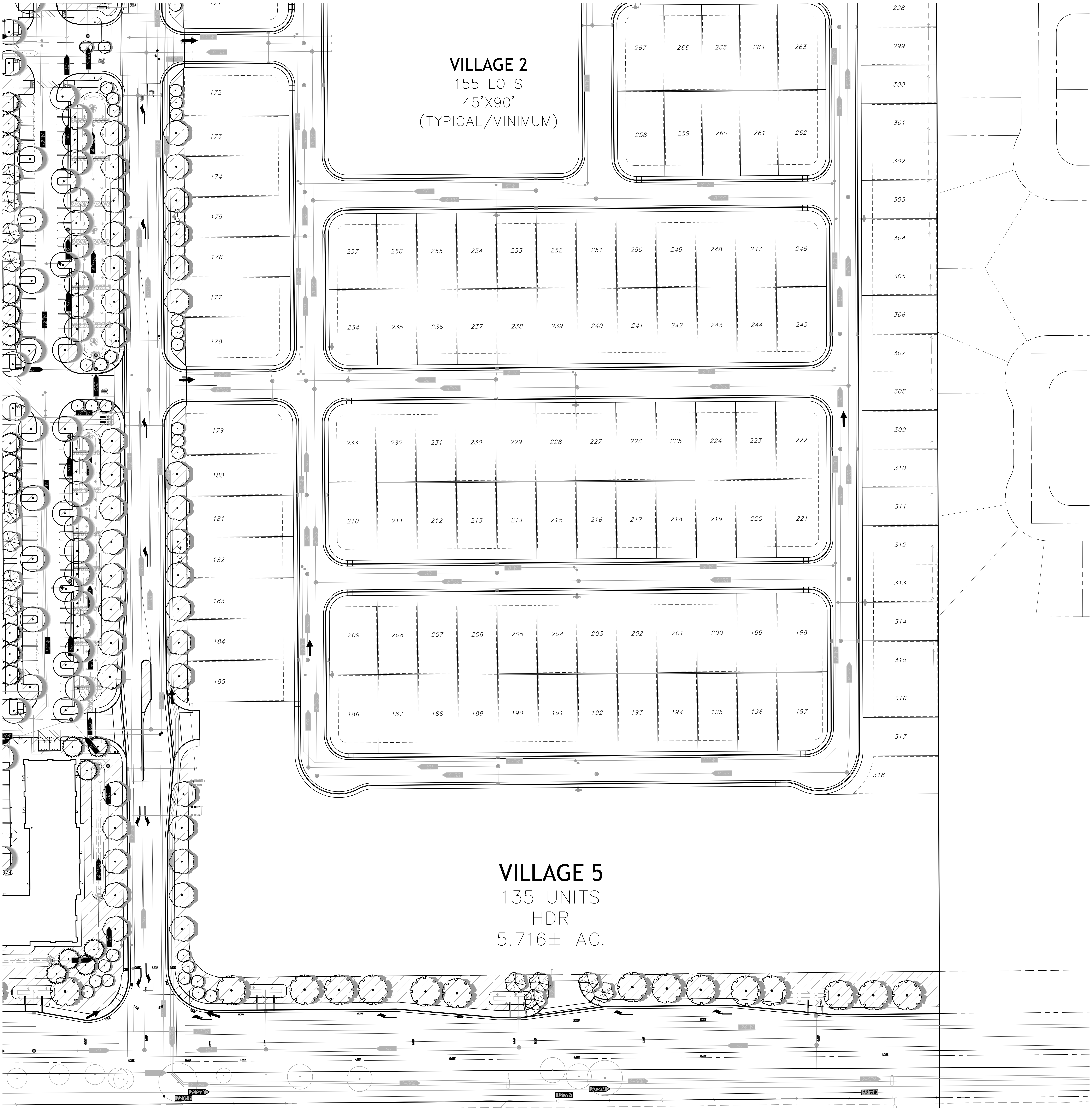
VILLAGE 2
155 LOTS
45'X90'
(TYPICAL/MINIMUM)
VILLAGE 5
135 UNITS
HDR
5.716± AC.
172 173 174 175 176 177 178
179 180 181 182 183 184 185
267 266 265 264 263
258 259 260 261 262
257 256 255 254 253 252 251 250 249 248 247 246
234 235 236 237 238 239 240 241 242 243 244 245
233 232 231 230 229 228 227 226 225 224 223 222
210 211 212 213 214 215 216 217 218 219 220 221
209 208 207 206 205 204 203 202 201 200 199 198
186 187 188 189 190 191 192 193 194 195 196 197
298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318
12"RW
2-SFM

KEVIN C. LEAMY
No. 4965
Signature
12/31/26
Renewal Date
XX/XX/XX
Date
REGISTERED LANDSCAPE ARCHITECT
STATE OF CALIFORNIA

RESIDENTIAL VILLAGES 1,2 & 5

PRELIMINARY LANDSCAPE PLAN
FOR
PHILLIP ROAD SITE

LOCATED IN A PORTION OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF SECTION 14, AND A PORTION OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN, CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA.

SCALE: 1" = 40'–0"
0' 20' 40' 80' 160'

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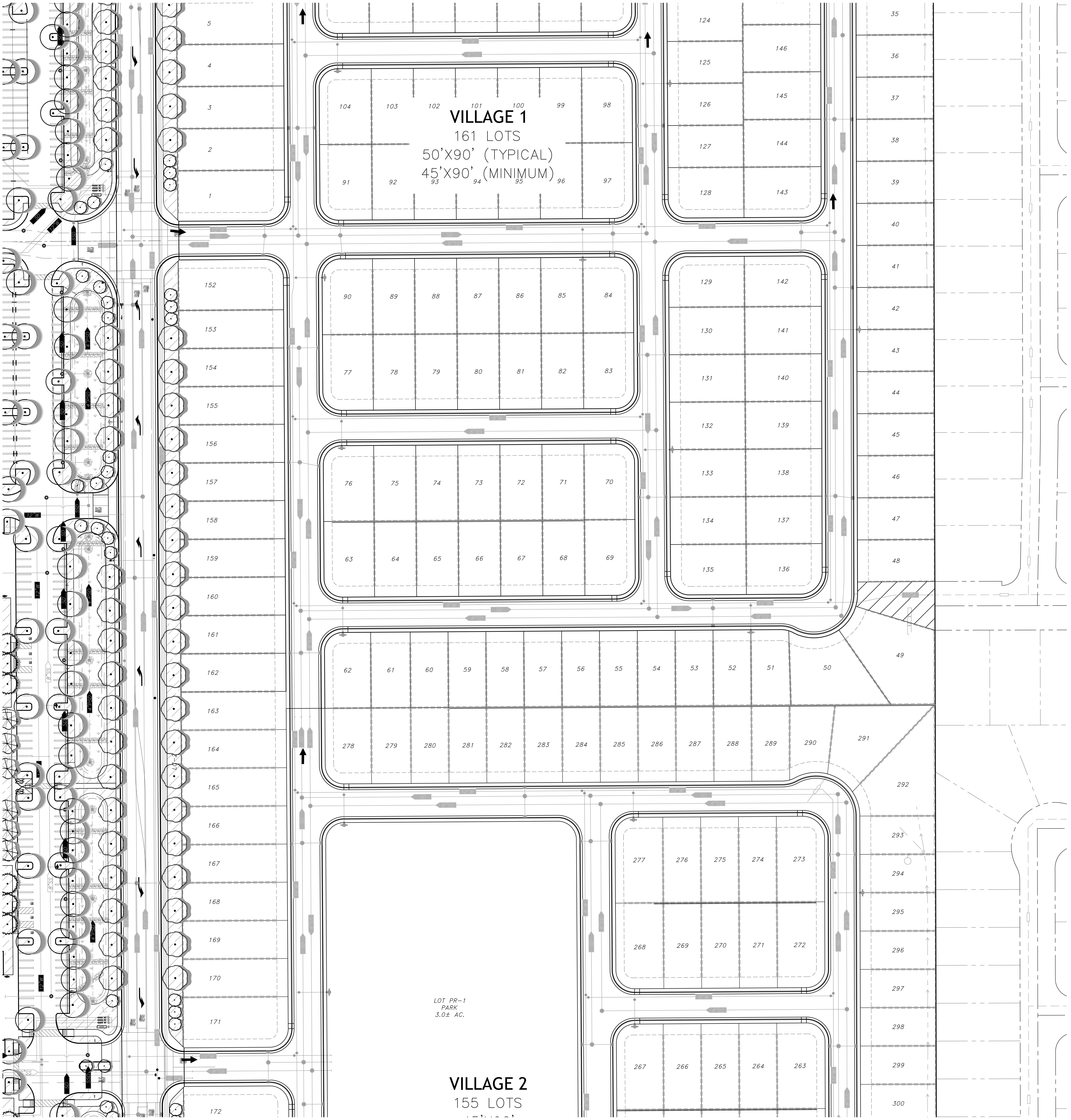

VILLAGE 1
161 LOTS
50'X90' (TYPICAL)
45'X90' (MINIMUM)
LOT PR-1
PARK
3.0± AC.
VILLAGE 2
155 LOTS
12"W
8"SS

KEVIN C. LEAMY
No. 4965
Signature
12/31/26
Renewal Date
XX/XX/XX
Date

SCALE: 1" = 40'-0"

0' 20' 40' 80' 160'

RESIDENTIAL VILLAGES 1 & 2

PRELIMINARY LANDSCAPE PLAN

FOR

PHILLIP ROAD SITE

LOCATED IN A PORTION OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF SECTION 14, AND A PORTION OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN, CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA.

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SHEET 6 OF 9 *NOVEMBER 2025*

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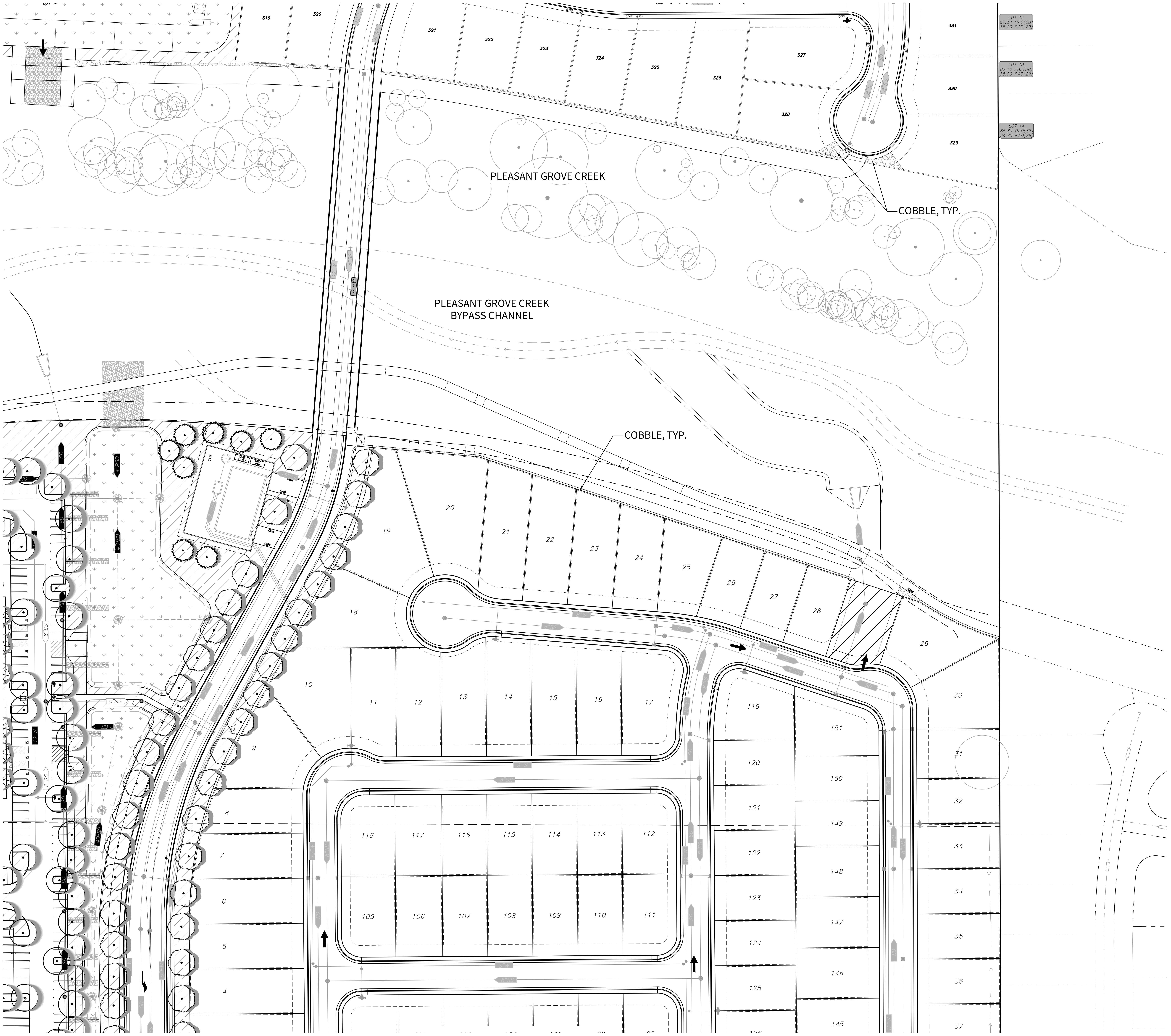
PLEASANT GROVE CREEK
COBBLE, TYP.
PLEASANT GROVE CREEK
BYPASS CHANNEL
COBBLE, TYP.
LOT 12
87.34 PAD(88)
85.20 PAD(29)
LOT 13
87.14 PAD(88)
85.00 PAD(29)
LOT 14
86.84 PAD(88)
84.70 PAD(29)
319
320
321
322
323
324
325
326
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330
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151

Kevin C. Leamy
No. 4965
Signature
12/31/26
Renewal Date
XX/XX/XX
Date

RESIDENTIAL VILLAGES 1

PRELIMINARY LANDSCAPE PLAN
FOR
PHILLIP ROAD SITE
LOCATED IN A PORTION OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF SECTION 14, AND A PORTION OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN, CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA.

SCALE: 1" = 40'–0"
0' 20' 40' 80' 160'

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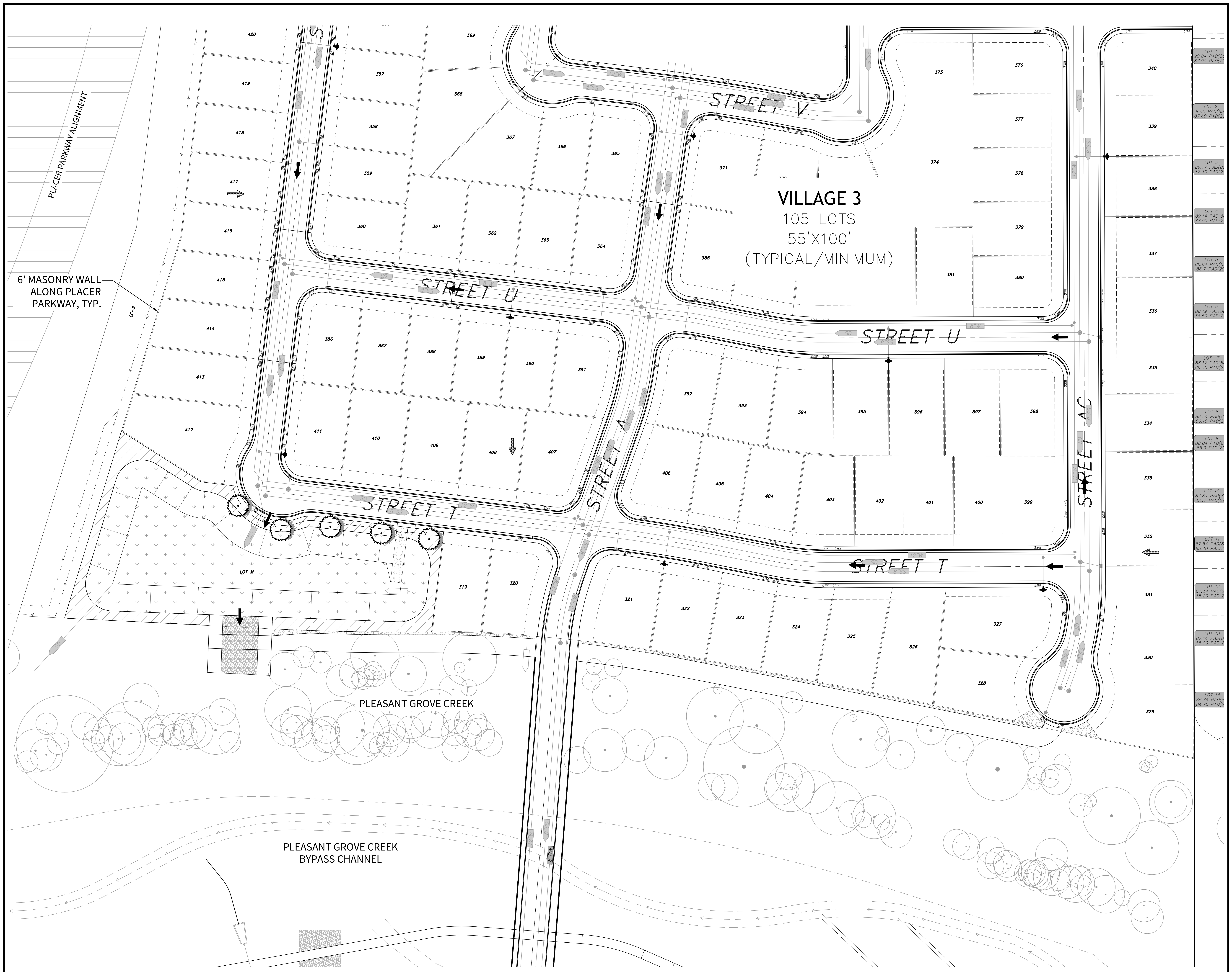
VILLAGE 3
105 LOTS
55'X100'
(TYPICAL/MINIMUM)
STREET V
STREET U
STREET U
STREET T
STREET T
STREET A
STREET AC
PLACER PARKWAY ALIGNMENT
6' MASONRY WALL ALONG PLACER PARKWAY, TYP.
LOT M
PLEASANT GROVE CREEK
PLEASANT GROVE CREEK BYPASS CHANNEL
420
419
418
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339
340
LOT 1 90.04 PAD(87.90 PAD(
LOT 2 90.0 PAD(87.60 PAD(
LOT 3 89.17 PAD(87.30 PAD(
LOT 4 89.14 PAD(87.00 PAD(
LOT 5 88.84 PAD(86.7 PAD(
LOT 6 88.19 PAD(86.50 PAD(
LOT 7 88.17 PAD(86.30 PAD(
LOT 8 88.24 PAD(86.10 PAD(
LOT 9 88.04 PAD(85.9 PAD(
LOT 10 87.84 PAD(85.7 PAD(
LOT 11 87.54 PAD(85.40 PAD(
LOT 12 87.34 PAD(85.20 PAD(
LOT 13 87.14 PAD(85.00 PAD(
LOT 14 86.84 PAD(84.70 PAD(

KEVIN C. LEAMY
No. 4965
Signature
12/31/26
Renewal Date
XX/XX/XX
Date

RESIDENTIAL VILLAGES 3-4

PRELIMINARY LANDSCAPE PLAN
FOR
PHILLIP ROAD SITE

LOCATED IN A PORTION OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF SECTION 14, AND A PORTION OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN, CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA.

SCALE: 1" = 40'–0"
0' 20' 40' 80' 160'

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SHEET 8 OF 9 *NOVEMBER 2025*

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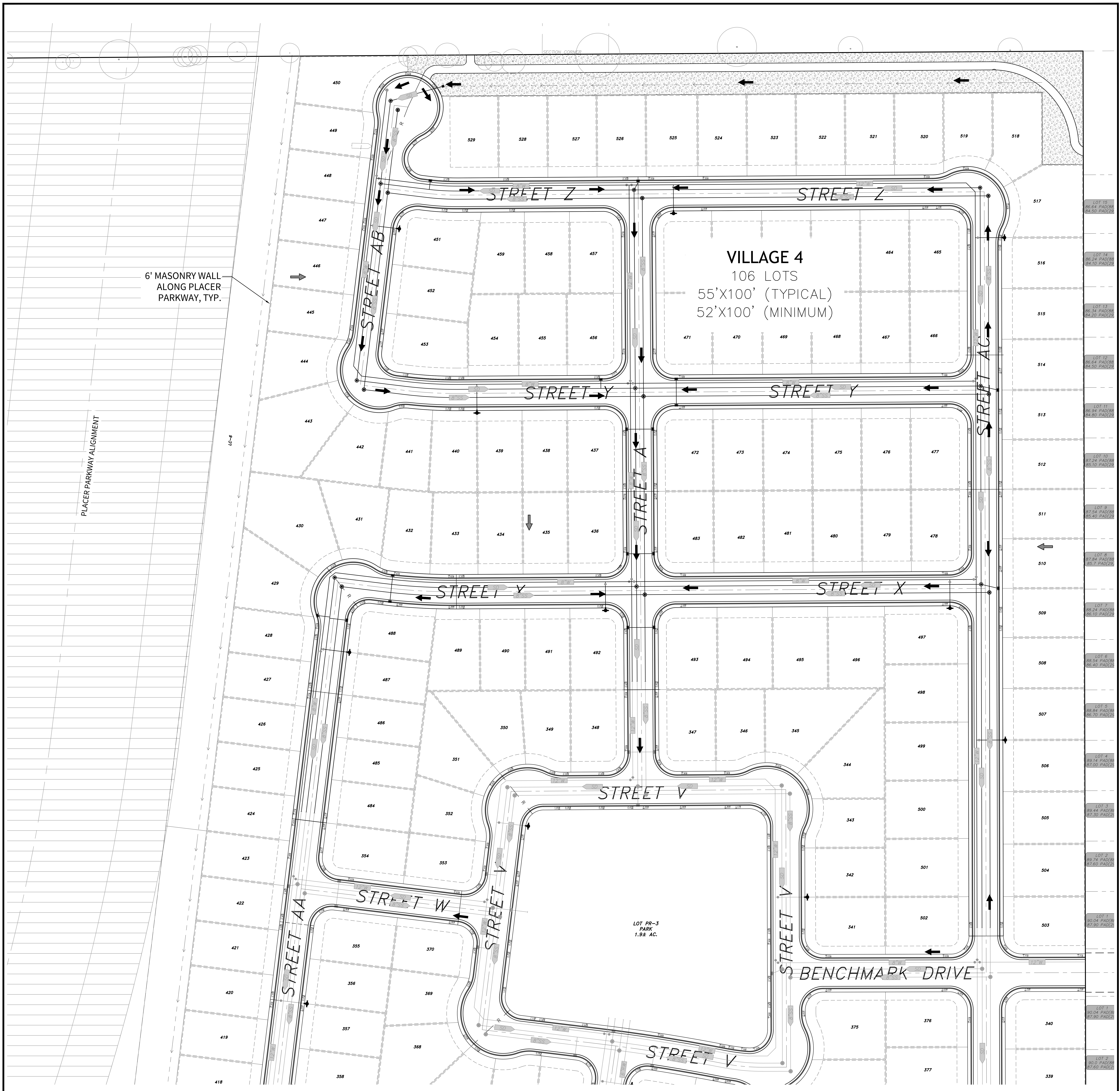
SECTION CORNER
STREET Z
STREET Z
STREET AB
VILLAGE 4
106 LOTS
55'X100' (TYPICAL)
52'X100' (MINIMUM)
6' MASONRY WALL ALONG PLACER PARKWAY, TYP.
PLACER PARKWAY ALIGNMENT
LC-6
STREET Y
STREET Y
STREET A
STREET AC
STREET X
STREET X
STREET V
STREET W
STREET V
STREET V
STREET AA
BENCHMARK DRIVE
STREET V
LOT PR-3
PARK
1.9± AC.

REGISTERED LANDSCAPE ARCHITECT
KEVIN C. LEAMY
No. 4965
Signature
12/31/26
Renewal Date
XX/XX/XX
Date
STATE OF CALIFORNIA

RESIDENTIAL VILLAGES 3-4

PRELIMINARY LANDSCAPE PLAN

FOR

PHILLIP ROAD SITE

LOCATED IN A PORTION OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF SECTION 14, AND A PORTION OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN, CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA.

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SHEET 9 OF 9 *NOVEMBER 2025*

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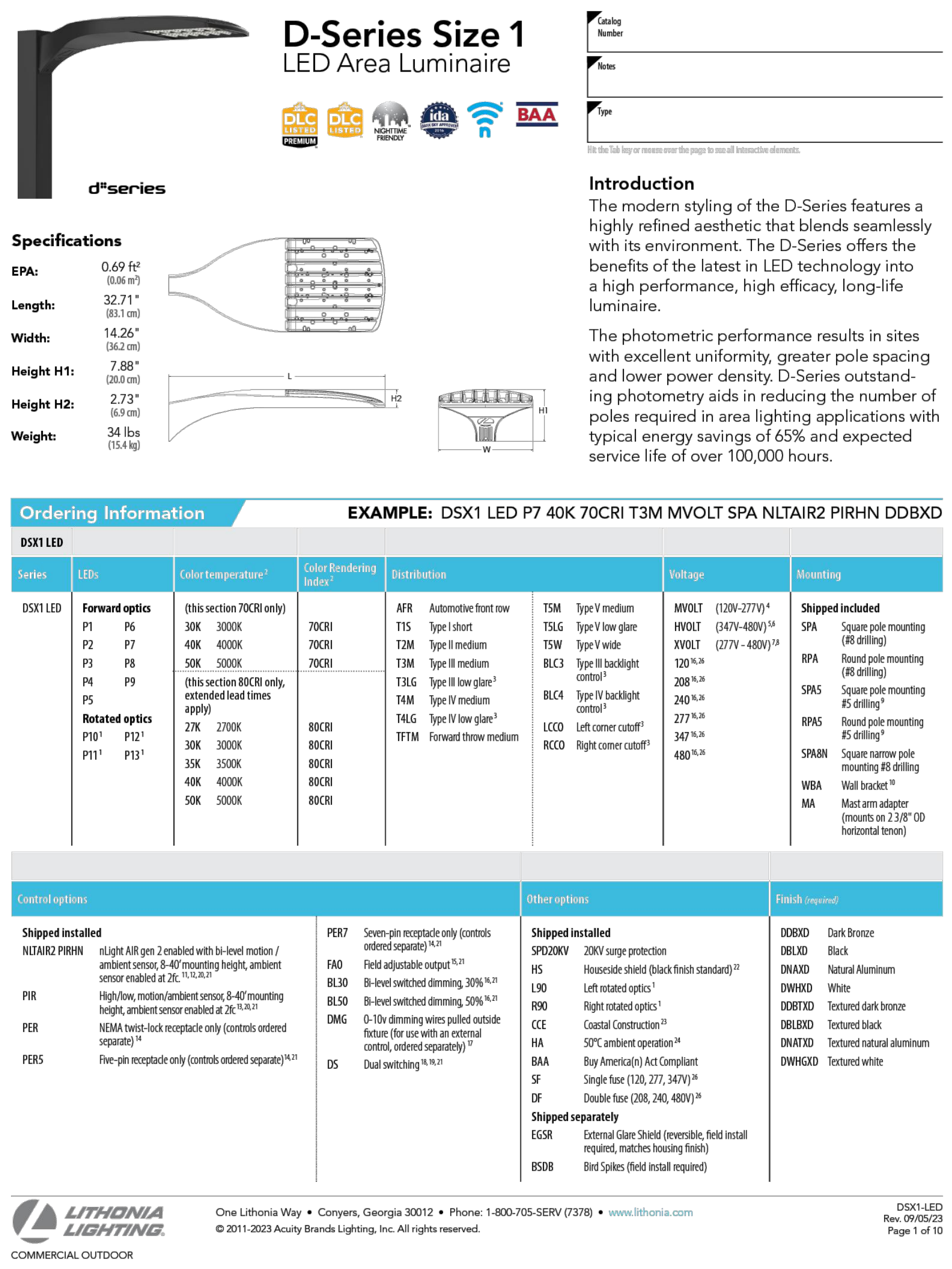
LIGHT FIXTURE SCHEDULE

TYPE	MANUFACTURER	VOLT.	LAMPS	VA	MOUNTING	REMARKS
P	LITHONIA #DSX1-LED-P3-40K-80CRI-T3M	277	40K LED	103	25' POLE ON 24" CONCRETE BASE	LED FULL CUTOFF POLE MOUNTED LIGHT
P1	LITHONIA #DSX1-LED-P3-40K-80CRI-T3M	277	40K LED	206	25' POLE ON 24" CONCRETE BASE	LED FULL CUTOFF POLE MOUNTED LIGHT. (2) HEADS AT 180 DEGREES
W	LITHONIA #DSX1-LED-P3-40K-80CRI-T3-TFTM	277	40K LED	206	WALL MOUNT AT +25'-0"	LED FULL CUTOFF WALL MOUNTED LIGHT.



D-Series Size 1
LED Area Luminaire

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

d"series

Specifications

EPA:	0.69 ft² (0.06 m²)
Length:	32.71" (83.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.88" (20.0 cm)
Height H2:	2.73" (6.9 cm)
Weight:	34 lbs (15.4 kg)

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED						
Series	LEDs	Color temperature[2]	Color Rendering Index[2]	Distribution	Voltage	Mounting
DSX1 LED	**Forward optics** P1 P6 P2 P7 P3 P8 P4 P9 P5 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K (this section 80CRI only, extended lead times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare[3] T4M Type IV medium T4LG Type IV low glare[3] TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control[3] BLC4 Type IV backlight control[3] LCCO Left corner cutoff[3] RCCO Right corner cutoff[3]	MVOLT (120V-277V)[4] HVOLT (347V-480V)[5,6] XVOLT (277V - 480V)[7,8] 120[16,26] 208[16,26] 240[16,26] 277[16,26] 347[16,26] 480[16,26]	**Shipped included** SPA Square pole mounting (#8 drilling) RPA Round pole mounting (#8 drilling) SPA5 Square pole mounting #5 drilling[9] RPA5 Round pole mounting #5 drilling[9] SPA8N Square narrow pole mounting #8 drilling WBA Wall bracket[10] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options		Other options	Finish *(required)*
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,12,20,21] PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc[13,20,21] PER NEMA twist-lock receptacle only (controls ordered separate)[14] PER5 Five-pin receptacle only (controls ordered separate)[14,21]	PER7 Seven-pin receptacle only (controls ordered separate)[14,21] FAO Field adjustable output[15,21] BL30 Bi-level switched dimming, 30%[16,21] BL50 Bi-level switched dimming, 50%[16,21] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17] DS Dual switching[18,19,21]	**Shipped installed** SPD20KV 20KV surge protection HS Houseside shield (black finish standard)[22] L90 Left rotated optics[1] R90 Right rotated optics[1] CCE Coastal Construction[23] HA 50°C ambient operation[24] BAA Buy America(n) Act Compliant SF Single fuse (120, 277, 347V)[26] DF Double fuse (208, 240, 480V)[26] **Shipped separately** EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

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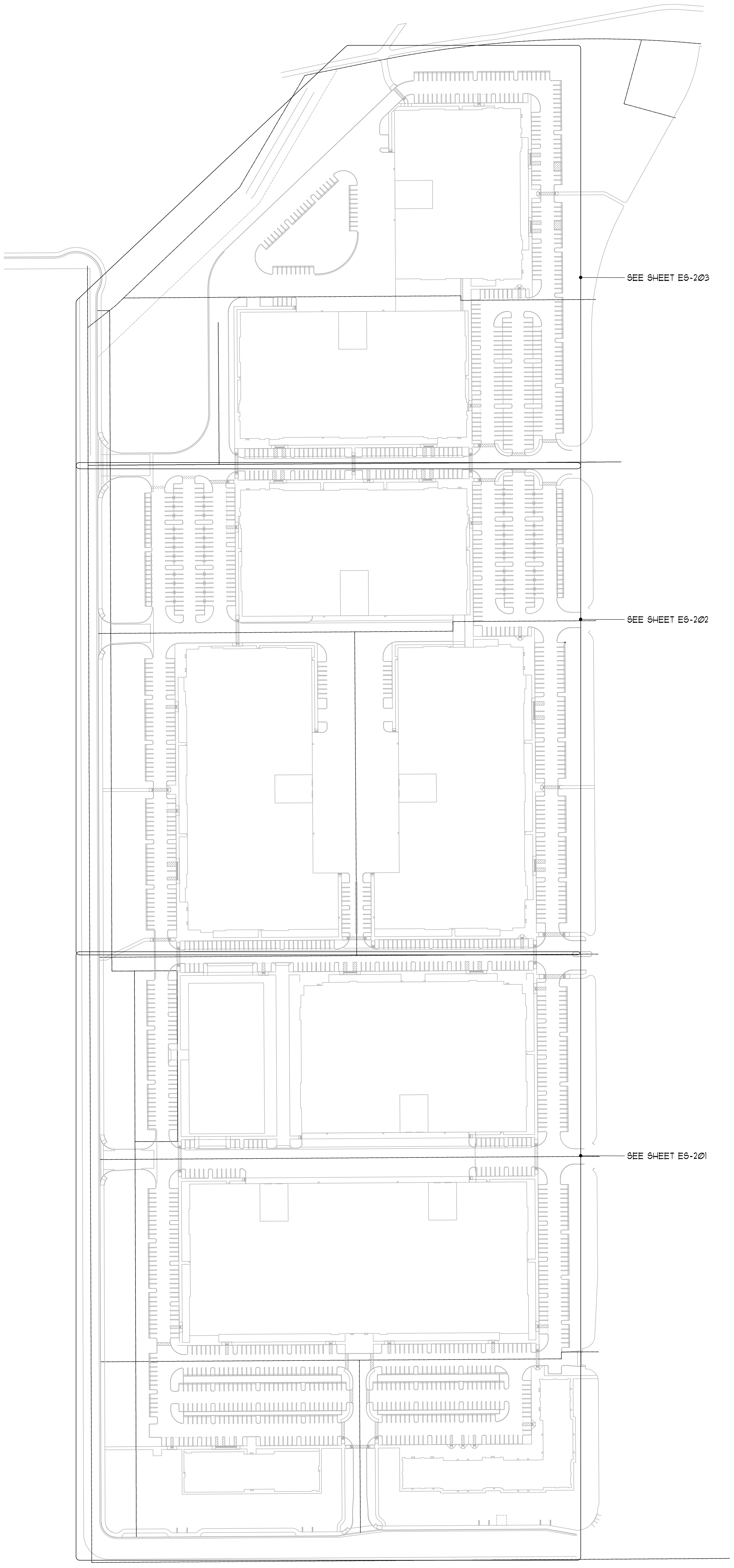
DSX1-LED
Rev. 09/05/23
Page 1 of 10



OVERALL ELECTRICAL SITE PLAN
SCALE: 1" = 100'-0"

A
ES-101

N

RICKERT C. HENRIKSEN
No. E-10629
EXP. 6-30-2027
ELECTRICAL

Date Signed: 11/19/2025

INNOVATION CENTER - ELECTRICAL SITE PLAN

TENTATIVE MAP
FOR
PHILLIP ROAD SITE

LOCATED IN A PORTION OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF SECTION 14, AND A PORTION OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN, CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA.

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SHEET 1 OF 4
SEPTEMBER 20, 2024

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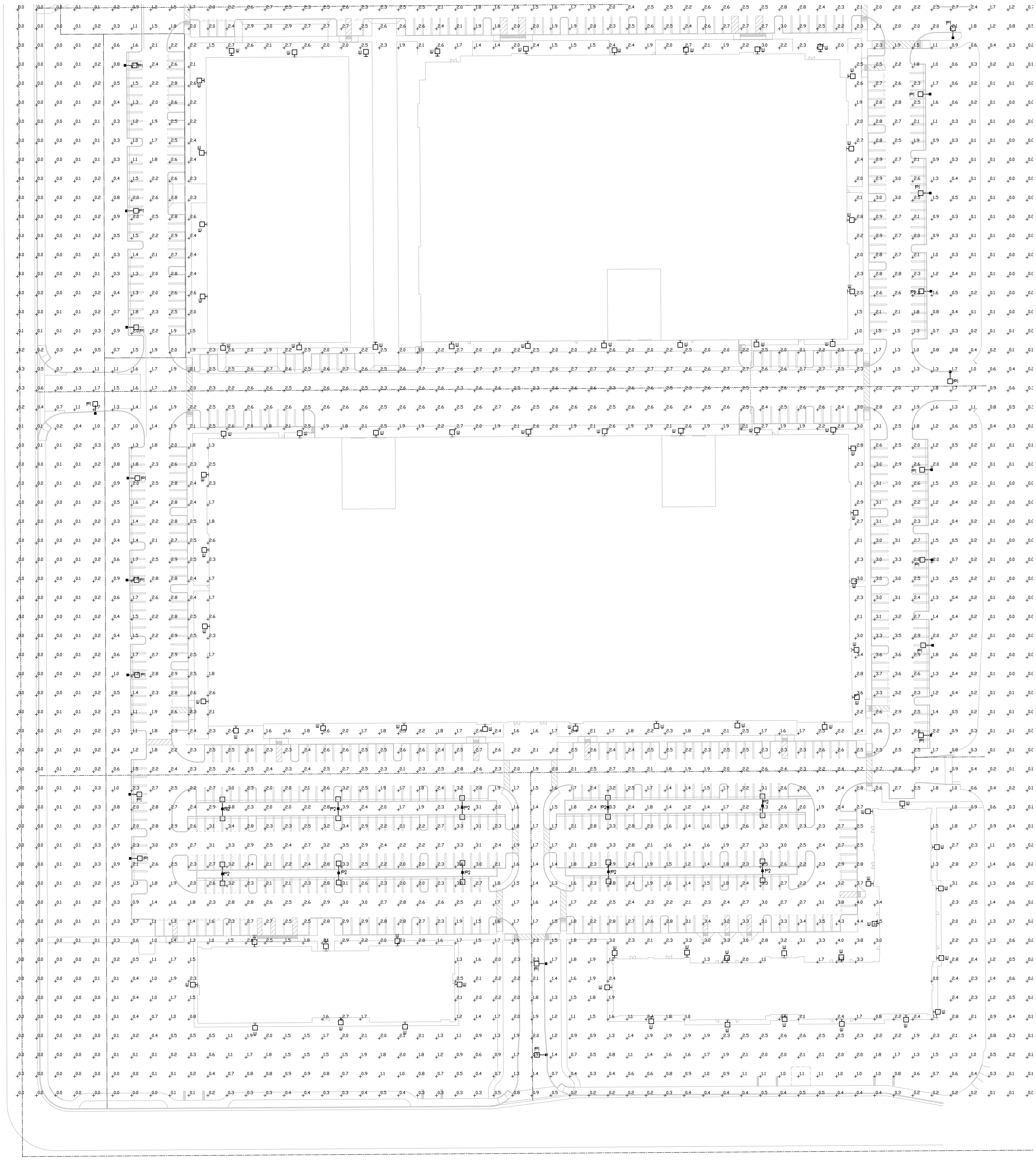

PHOTOMETRIC PLAN

SCALE: 1" = 40'-0"

A
ES-201

N

RICKERT C. HENRIKSEN
No. E-10629
EXP. 6-30-2027

Date Signed: 11/19/2025

INNOVATION CENTER - PHOTOMETRIC PLAN

0 40 80
SCALE: 1"=40'-0"

TENTATIVE MAP

FOR

PHILLIP ROAD SITE

LOCATED IN A PORTION OF THE WEST HALF OF THE WEST
HALF OF THE WEST HALF OF SECTION 14, AND A
PORTION OF THE EAST HALF OF THE EAST HALF OF THE
EAST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE
5 EAST, MOUNT DIABLO MERIDIAN,
CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA.

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SHEET 2 OF 4

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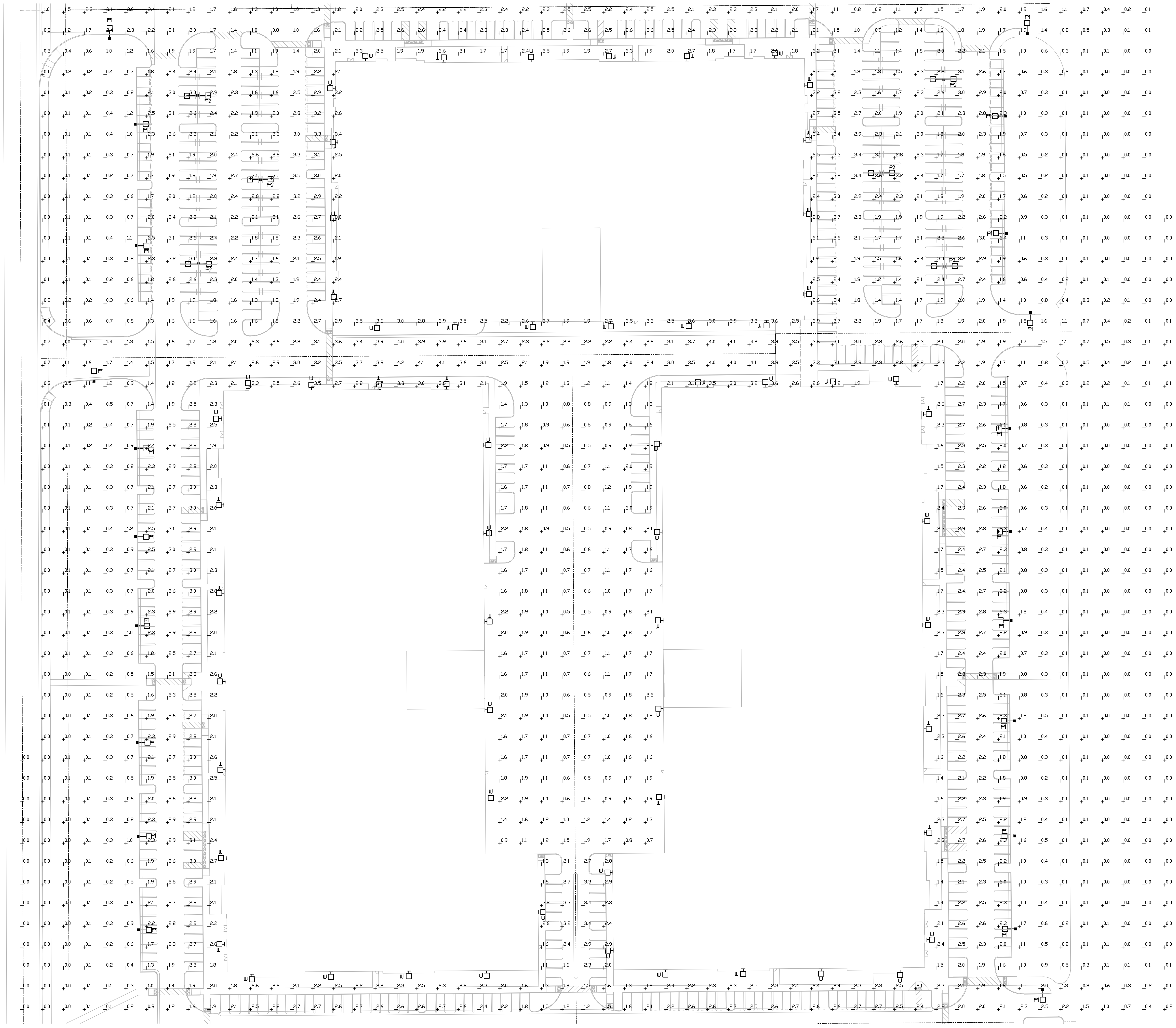

PHOTOMETRIC PLAN

SCALE: 1" = 40'-0"

A
ES-202

N

RICKERT C. HENRIKSEN
No. E-10629
EXP. 6-30-2027
ELECTRICAL

Date Signed: 11/19/2025

INNOVATION CENTER - PHOTOMETRIC PLAN

0 40 80
SCALE: 1"=40'-0"

TENTATIVE MAP
FOR
PHILLIP ROAD SITE

LOCATED IN A PORTION OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF SECTION 14, AND A PORTION OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN, CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA.

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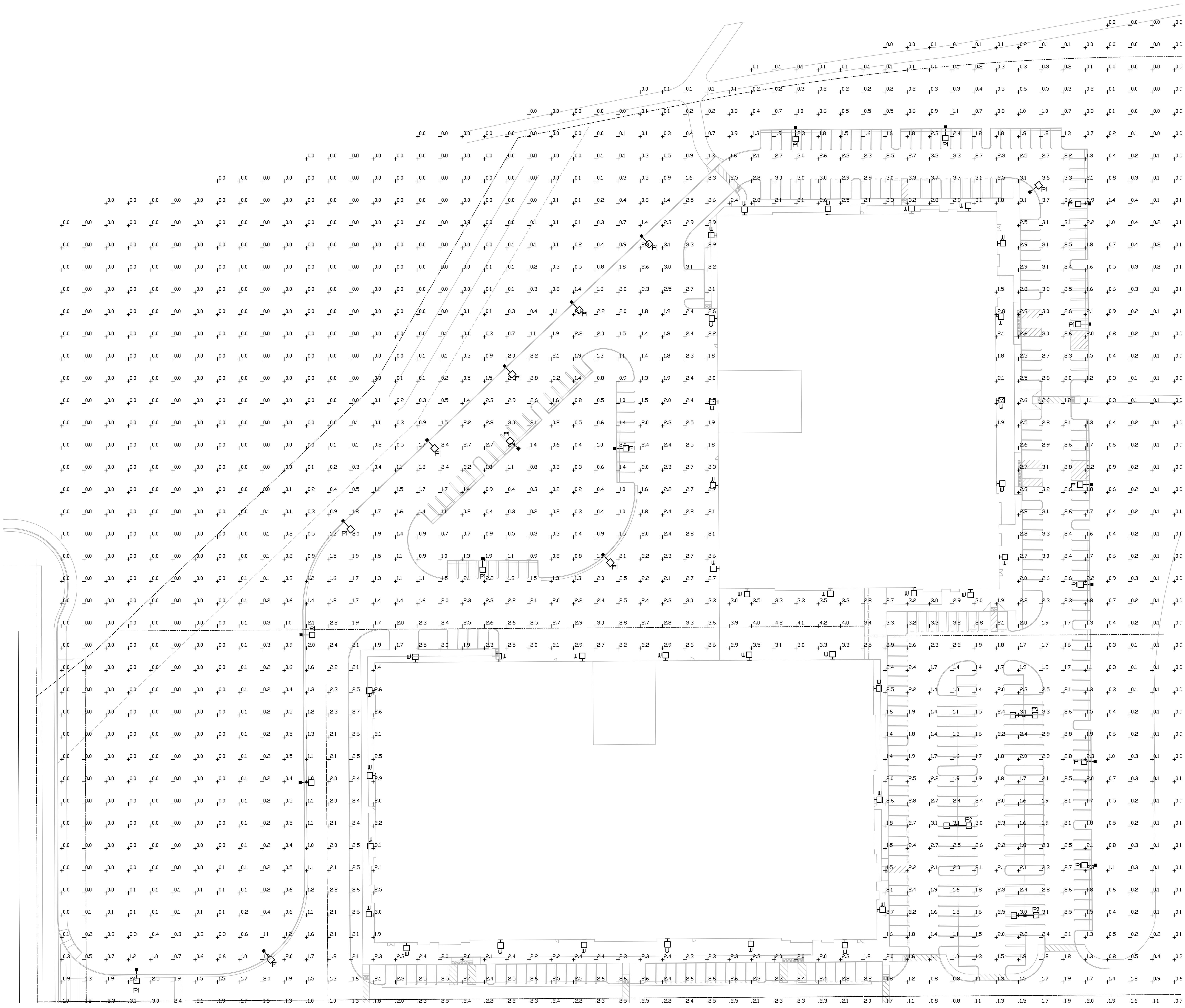
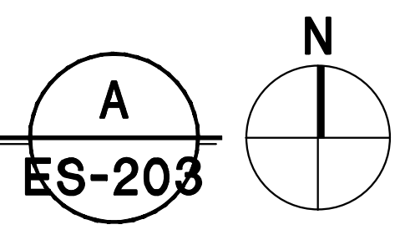


PHOTOMETRIC PLAN

SCALE: 1" = 40'-0"



RICKERT C. HENRIKSEN
No. E-10629
EXP. 6-30-2027
ELECTRICAL

Date Signed: 11/19/2025

0 40 80
SCALE: 1"=40'-0"

INNOVATION CENTER - PHOTOMETRIC PLAN

TENTATIVE MAP

FOR

PHILLIP ROAD SITE

LOCATED IN A PORTION OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF SECTION 14, AND A PORTION OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN, CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA.

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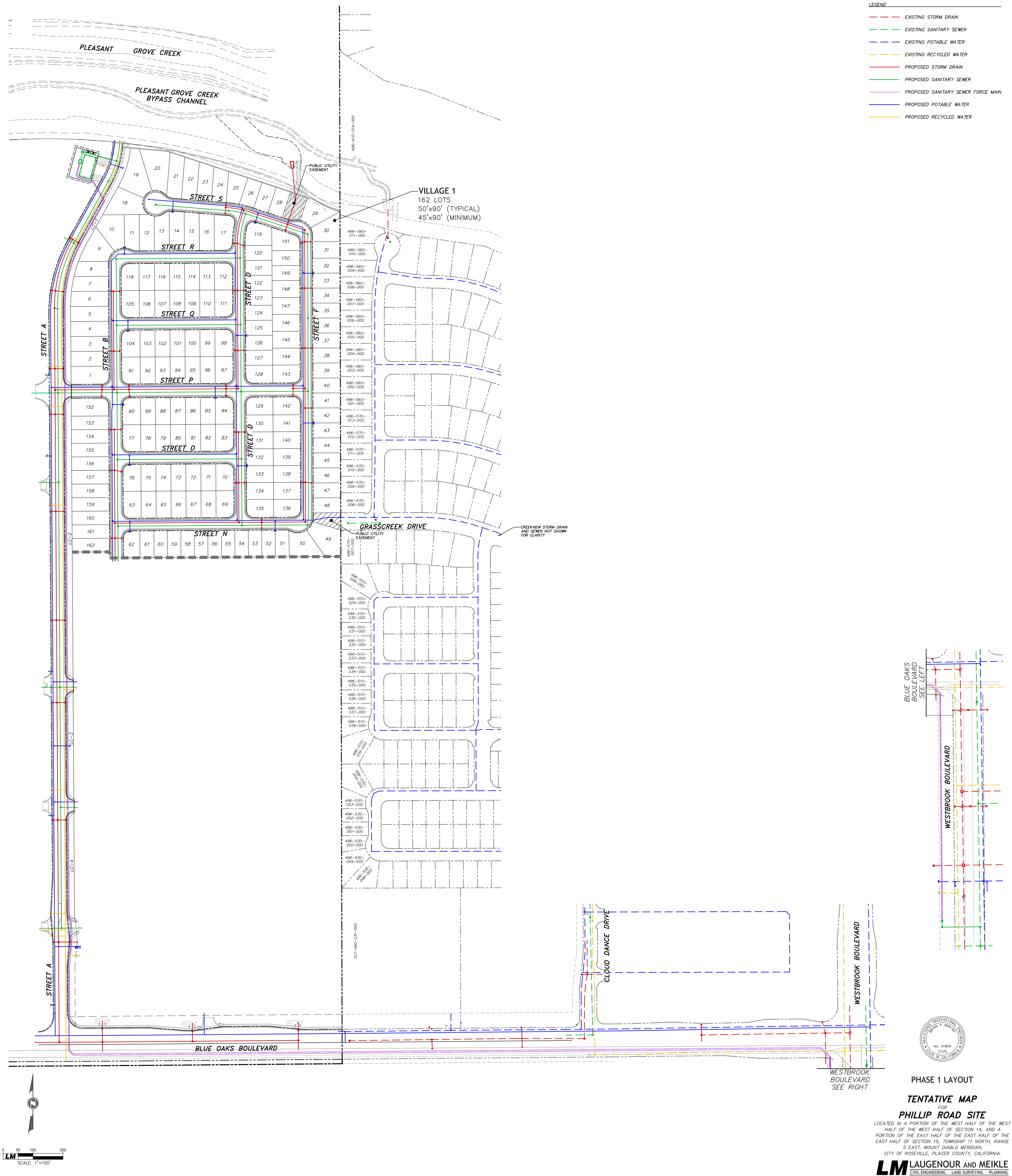
LEGEND
EXISTING STORM DRAIN
EXISTING SANITARY SEWER
EXISTING POTABLE WATER
EXISTING RECYCLED WATER
PROPOSED STORM DRAIN
PROPOSED SANITARY SEWER
PROPOSED SANITARY SEWER FORCE MAIN
PROPOSED POTABLE WATER
PROPOSED RECYCLED WATER
PLEASANT GROVE CREEK
PLEASANT GROVE CREEK BYPASS CHANNEL
PUBLIC UTILITY EASEMENT
VILLAGE 1
162 LOTS
50'x90' (TYPICAL)
45'x90' (MINIMUM)
496–610–014–000
STREET A
STREET B
STREET D
STREET F
STREET N
STREET O
STREET P
STREET Q
STREET R
STREET S
LC-1
LC-2
LC-3
LC-4
GRASSCREEK DRIVE
PUBLIC UTILITY EASEMENT
CREEKVIEW STORM DRAIN AND SEWER NOT SHOWN FOR CLARITY
CLOUD DANCE DRIVE
WESTBROOK BOULEVARD
BLUE OAKS BOULEVARD
WESTBROOK BOULEVARD SEE RIGHT
BLUE OAKS BOULEVARD SEE LEFT
017–490–031–000
496–560–011–000
496–560–010–000
496–560–009–000
496–560–008–000
496–560–007–000
496–560–006–000
496–560–005–000
496–560–004–000
496–560–003–000
496–560–002–000
496–560–001–000
496–570–013–000
496–570–012–000
496–570–011–000
496–570–010–000
496–570–009–000
496–570–008–000
496–570–007–000
496–510–028–000
496–510–029–000
496–510–030–000
496–510–031–000
496–510–032–000
496–510–033–000
496–510–034–000
496–510–035–000
496–510–036–000
496–510–037–000
496–510–038–000
496–510–039–000
496–530–054–000
496–530–053–000
496–530–052–000
496–530–051–000
496–530–050–000
496–530–049–000
496–530–048–000
0
50
100
200
LM
SCALE: 1"=100'

PHASE 1 LAYOUT

TENTATIVE MAP

FOR

PHILLIP ROAD SITE

LOCATED IN A PORTION OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF SECTION 14, AND A PORTION OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN, CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA.

REGISTERED PROFESSIONAL ENGINEER
BRYAN P. BONINO
No. 41804
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SHEET 22 OF 30
NOVEMBER 19, 2025

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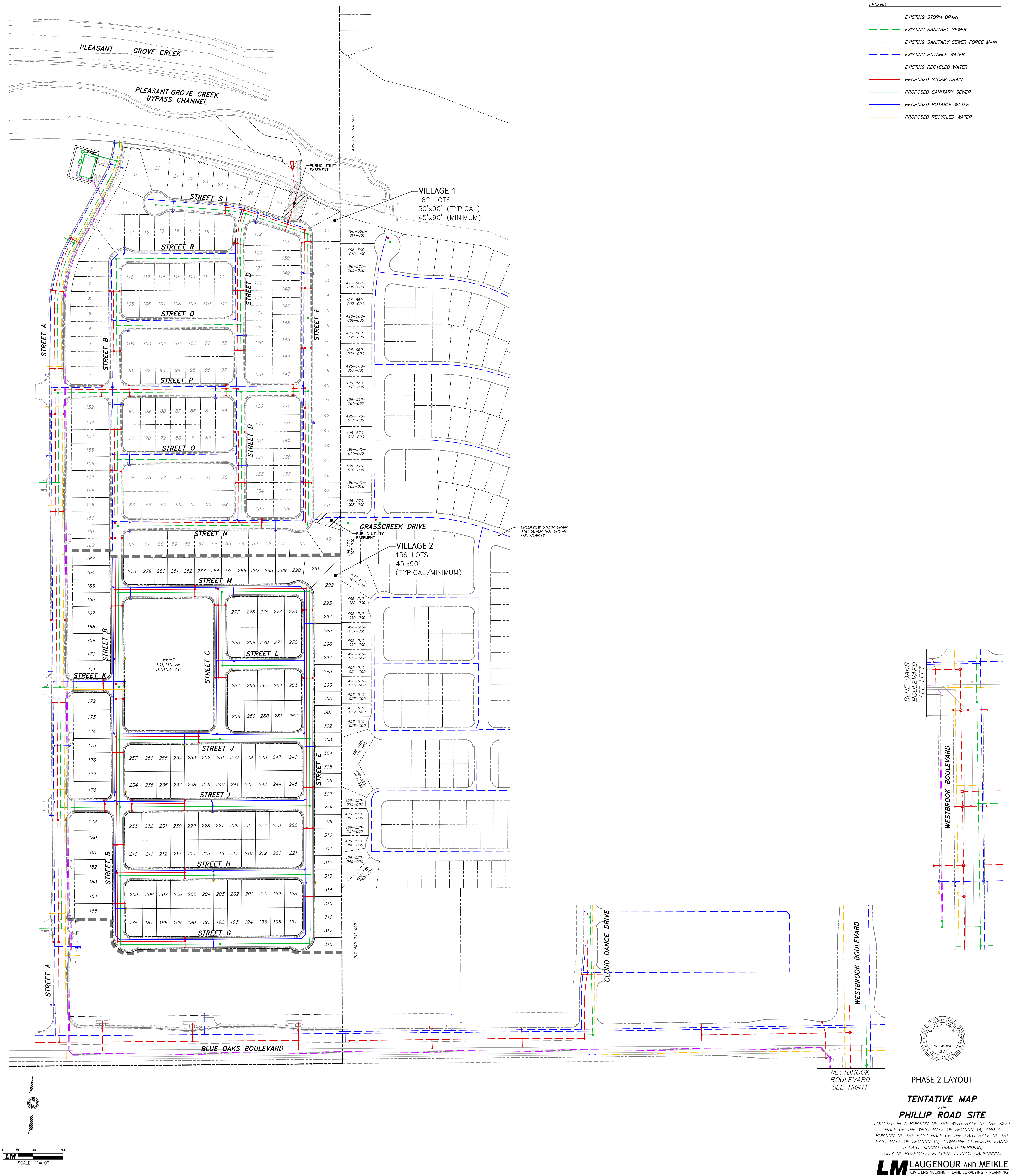
PLEASANT GROVE CREEK
PLEASANT GROVE CREEK BYPASS CHANNEL
PUBLIC UTILITY EASEMENT
VILLAGE 1
162 LOTS
50'x90' (TYPICAL)
45'x90' (MINIMUM)
STREET S
STREET R
STREET Q
STREET P
STREET O
STREET N
STREET M
STREET L
STREET K
STREET J
STREET I
STREET H
STREET G
STREET A
STREET B
STREET C
STREET D
STREET E
STREET F
GRASSCREEK DRIVE
CREEKVIEW STORM DRAIN AND SEWER NOT SHOWN FOR CLARITY
VILLAGE 2
156 LOTS
45'x90'
(TYPICAL/MINIMUM)
PR-1
131,115 SF
3.010± AC.
496-610-014-000
017-490-031-000
CLOUD DANCE DRIVE
WESTBROOK BOULEVARD
BLUE OAKS BOULEVARD
BLUE OAKS BOULEVARD SEE LEFT
WESTBROOK BOULEVARD SEE RIGHT
N
0
50
100
200
SCALE: 1"=100'

LEGEND

— — —	EXISTING STORM DRAIN
— — —	EXISTING SANITARY SEWER
— — —	EXISTING SANITARY SEWER FORCE MAIN
— — —	EXISTING POTABLE WATER
— — —	EXISTING RECYCLED WATER
———	PROPOSED STORM DRAIN
———	PROPOSED SANITARY SEWER
———	PROPOSED POTABLE WATER
———	PROPOSED RECYCLED WATER

BRYAN P. BONINO
No. 41804

PHASE 2 LAYOUT

TENTATIVE MAP
FOR
PHILLIP ROAD SITE

LOCATED IN A PORTION OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF SECTION 14, AND A PORTION OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN, CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA.

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SHEET 23 OF 30
NOVEMBER 19, 2025

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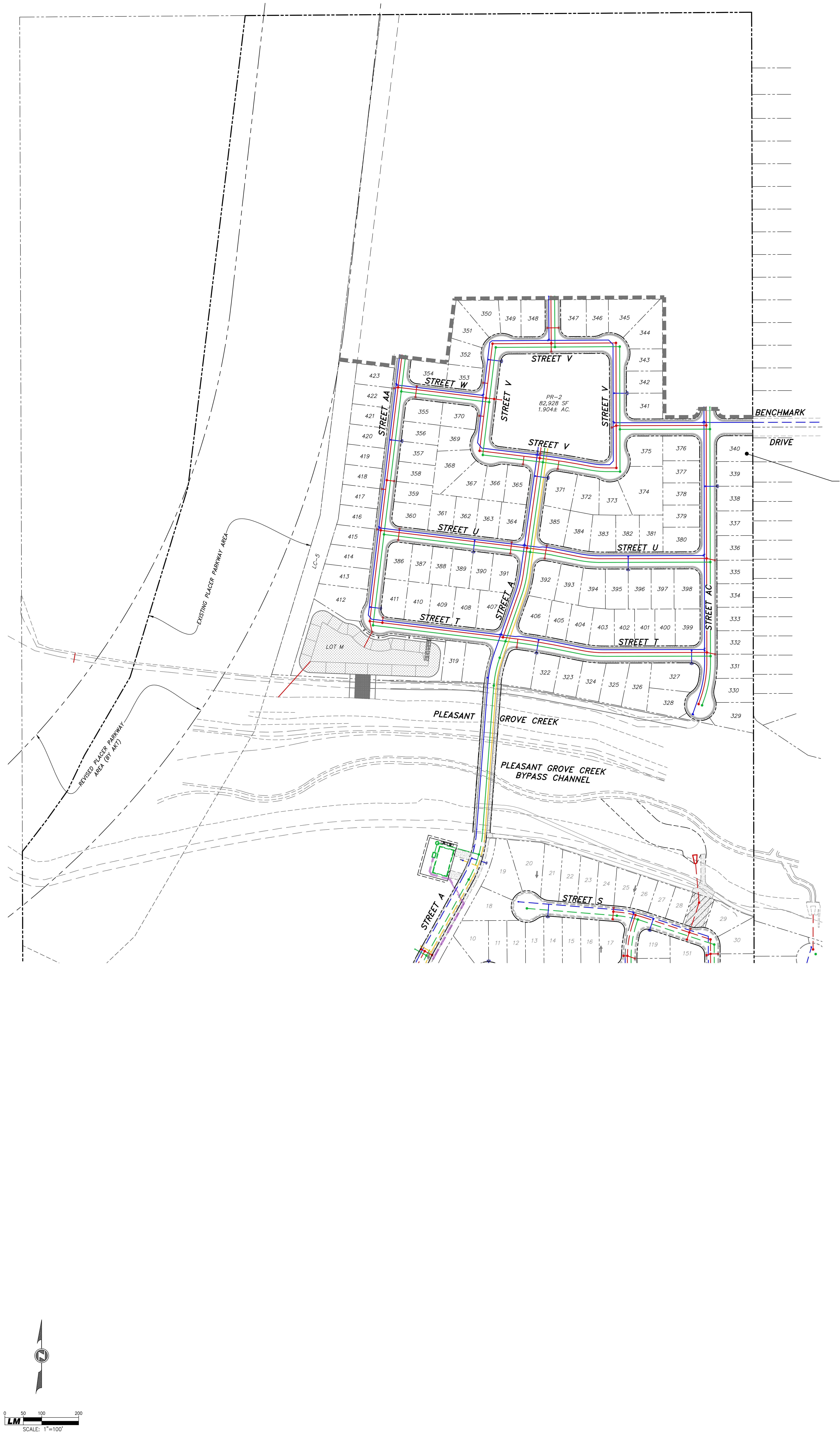
STREET V
STREET W
STREET AA
STREET U
STREET T
STREET A
STREET AC
STREET S
PR-2
82,928 SF
1.904± AC.
BENCHMARK
DRIVE
LOT M
LC-5
EXISTING PLACER PARKWAY AREA
REVISED PLACER PARKWAY AREA (BY AKT)
PLEASANT GROVE CREEK
PLEASANT GROVE CREEK BYPASS CHANNEL
0 50 100 200
SCALE: 1"=100'

VILLAGE 3
105 LOTS
55'x100'
(TYPICAL/MINIMUM)

LEGEND

— — —	EXISTING STORM DRAIN
— — —	EXISTING SANITARY SEWER
— — —	EXISTING SANITARY SEWER FORCE MAIN
— — —	EXISTING POTABLE WATER
— — —	EXISTING RECYCLED WATER
———	PROPOSED STORM DRAIN
———	PROPOSED SANITARY SEWER
———	PROPOSED POTABLE WATER
———	PROPOSED RECYCLED WATER

BRYAN P. BONINO
No. 41804
CIVIL

PHASE 3 LAYOUT

TENTATIVE MAP
FOR
PHILLIP ROAD SITE

LOCATED IN A PORTION OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF SECTION 14, AND A PORTION OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN, CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA.

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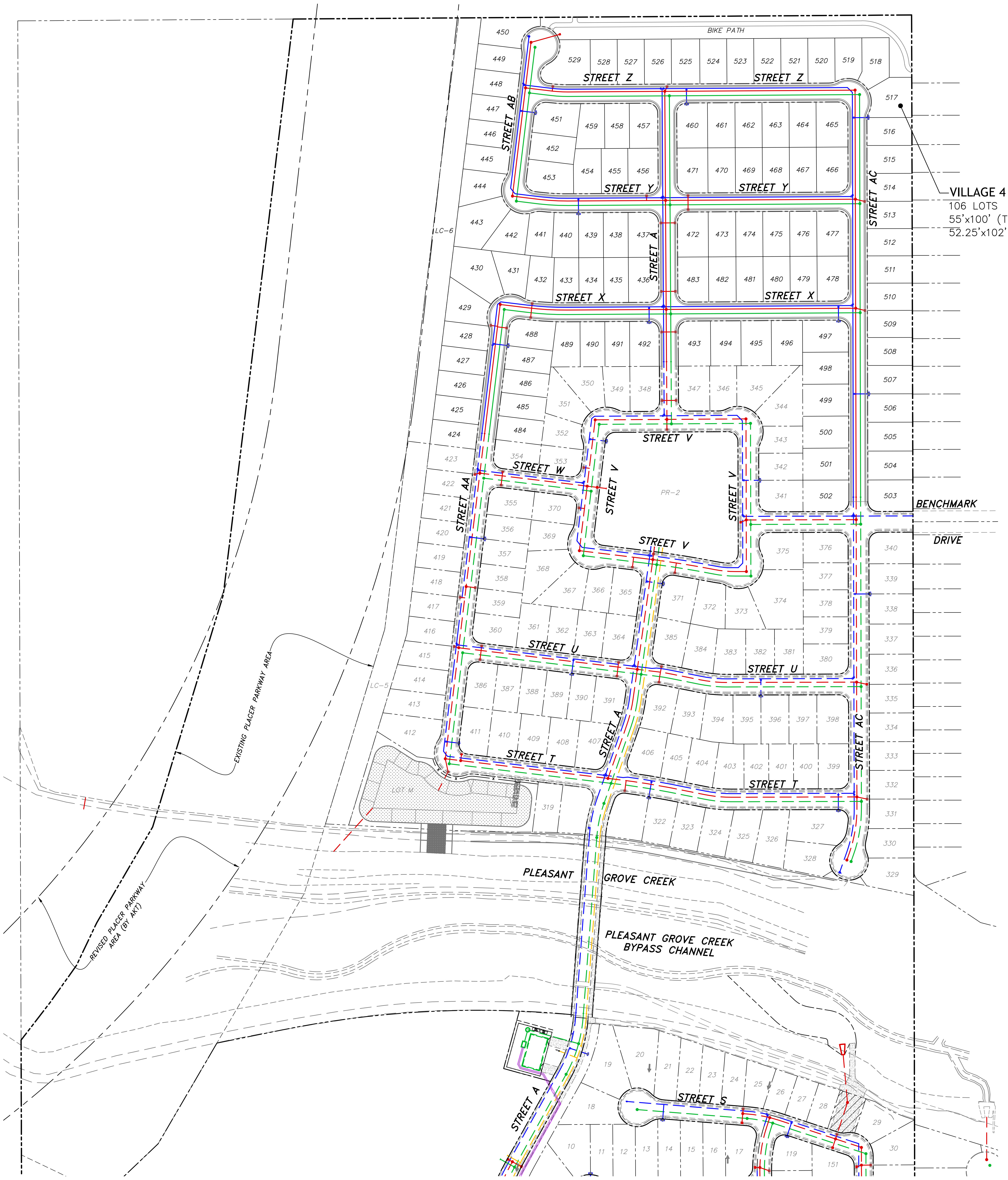
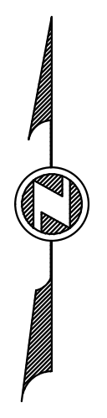
NOVEMBER 19, 2025

LEGEND

– – –	EXISTING STORM DRAIN
– – –	EXISTING SANITARY SEWER
– – –	EXISTING SANITARY SEWER FORCE MAIN
– – –	EXISTING POTABLE WATER
– – –	EXISTING RECYCLED WATER
———	PROPOSED STORM DRAIN
———	PROPOSED SANITARY SEWER
———	PROPOSED POTABLE WATER
———	PROPOSED RECYCLED WATER


BIKE PATH
STREET Z
STREET Z
STREET AB
STREET Y
STREET Y
STREET A
STREET X
STREET X
STREET AC
VILLAGE 4
106 LOTS
55'x100' (TYPICAL)
52.25'x102' (MINIMUM)
LC-6
STREET V
STREET V
STREET V
STREET V
PR-2
STREET W
STREET AA
BENCHMARK
DRIVE
STREET U
STREET U
LC-5
STREET A
STREET T
STREET T
STREET AC
LOT M
EXISTING PLACER PARKWAY AREA
REVISED PLACER PARKWAY AREA (BY AKT)
PLEASANT
GROVE CREEK
PLEASANT GROVE CREEK BYPASS CHANNEL
STREET A
STREET S



0 50 100 200
LM
SCALE: 1"=100'

REGISTERED PROFESSIONAL ENGINEER
BRYAN P. BONINO
No. 41804
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STATE OF CALIFORNIA

PHASE 4 LAYOUT

TENTATIVE MAP
FOR
PHILLIP ROAD SITE

LOCATED IN A PORTION OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF SECTION 14, AND A PORTION OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN, CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA.

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SHEET 25 OF 30 NOVEMBER 19, 2025

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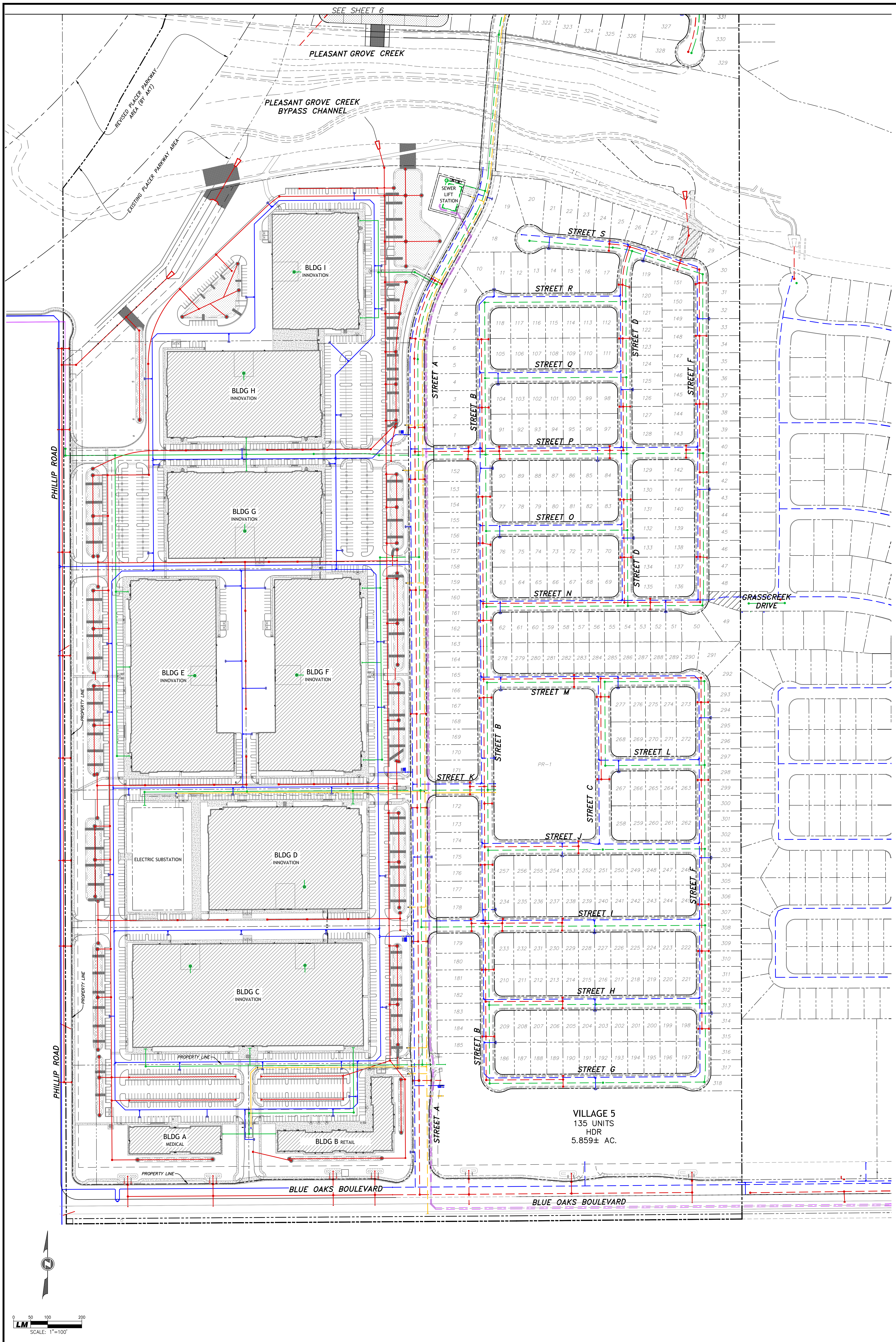
SEE SHEET 6
PLEASANT GROVE CREEK
PLEASANT GROVE CREEK BYPASS CHANNEL
REVISED PLACER PARKWAY AREA (BY AKT)
EXISTING PLACER PARKWAY AREA
SEWER LIFT STATION
BLDG I INNOVATION
BLDG H INNOVATION
BLDG G INNOVATION
BLDG E INNOVATION
BLDG F INNOVATION
ELECTRIC SUBSTATION
BLDG D INNOVATION
BLDG C INNOVATION
BLDG A MEDICAL
BLDG B RETAIL
PHILLIP ROAD
PROPERTY LINE
BLUE OAKS BOULEVARD
STREET A
STREET B
STREET C
STREET D
STREET F
STREET G
STREET H
STREET I
STREET J
STREET K
STREET L
STREET M
STREET N
STREET O
STREET P
STREET Q
STREET R
STREET S
GRASSCREEK DRIVE
PR-1
VILLAGE 5
135 UNITS
HDR
5.859± AC.
0 50 100 200
SCALE: 1"=100'

LEGEND

— — —	EXISTING STORM DRAIN
— — —	EXISTING SANITARY SEWER
— — —	EXISTING SANITARY SEWER FORCE MAIN
— — —	EXISTING POTABLE WATER
— — —	EXISTING RECYCLED WATER
———	PROPOSED STORM DRAIN
———	PROPOSED SANITARY SEWER
———	PROPOSED POTABLE WATER
———	PROPOSED RECYCLED WATER

REGISTERED PROFESSIONAL ENGINEER
BRYAN P. BONINO
No. 41804
CIVIL
STATE OF CALIFORNIA

PHASE 5 LAYOUT

TENTATIVE MAP
FOR
PHILLIP ROAD SITE

LOCATED IN A PORTION OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF SECTION 14, AND A PORTION OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN, CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA.

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SHEET 26 OF 30
NOVEMBER 19, 2025

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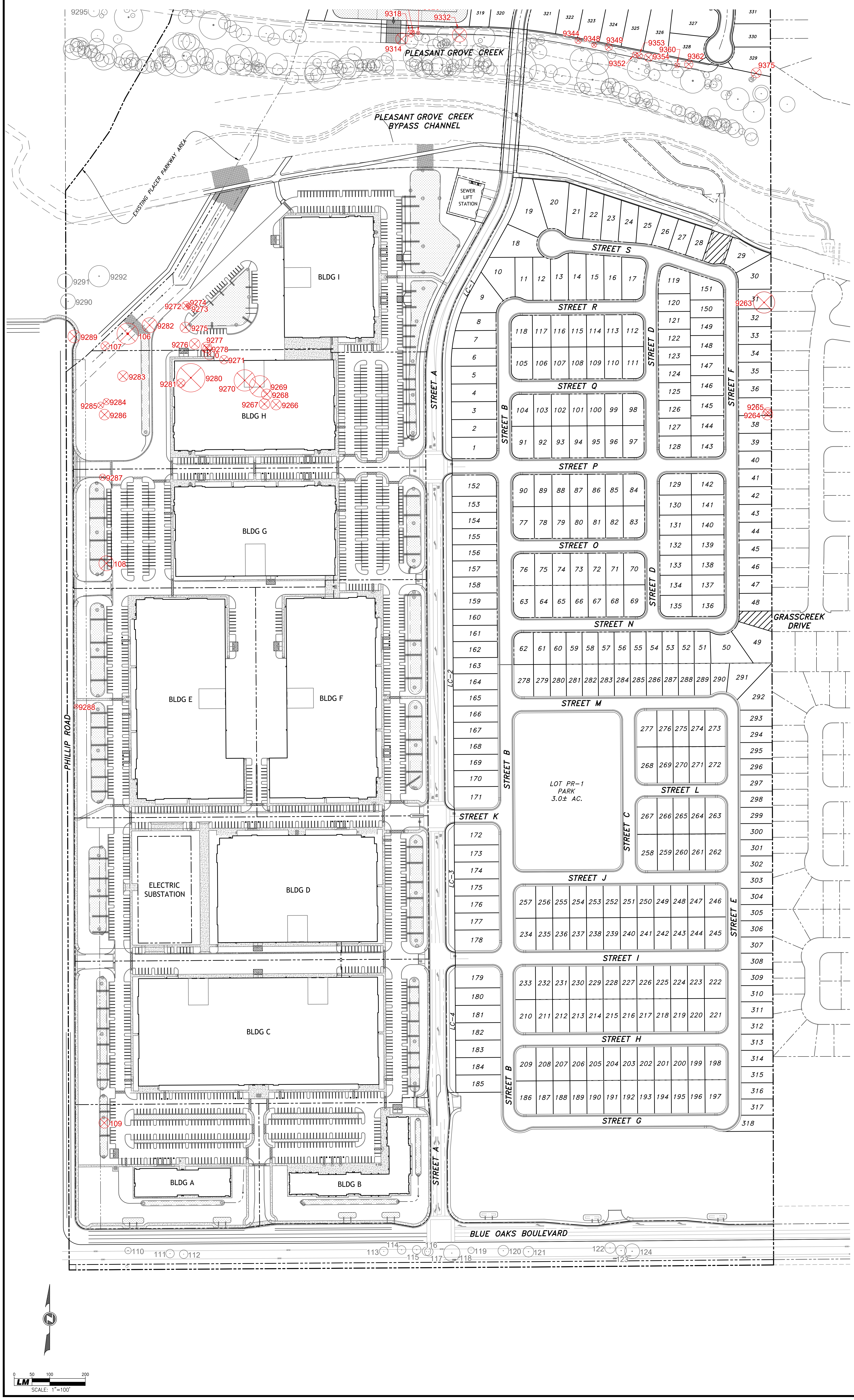
PLEASANT GROVE CREEK
PLEASANT GROVE CREEK BYPASS CHANNEL
EXISTING PLACER PARKWAY AREA
SEWER LIFT STATION
BLDG I
BLDG H
BLDG G
BLDG E
BLDG F
BLDG D
BLDG C
BLDG A
BLDG B
ELECTRIC SUBSTATION
LOT PR-1 PARK 3.0± AC.
PHILLIP ROAD
BLUE OAKS BOULEVARD
GRASSCREEK DRIVE
STREET A
STREET B
STREET C
STREET D
STREET E
STREET F
STREET G
STREET H
STREET I
STREET J
STREET K
STREET L
STREET M
STREET N
STREET O
STREET P
STREET Q
STREET R
STREET S
LC-1
LC-2
LC-3
LC-4
9295
9318
9332
9314
9344
9348
9349
9353
9360
9354
9362
9352
9375
9292
9291
9290
9272
9274
9273
9282
9275
9289
106
107
9276
9277
9278
9271
9283
9280
9281
9270
9269
9268
9267
9266
9285
9284
9286
9263
9265
9264
9287
108
9288
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
SCALE: 1"=100'

LEGEND

○9275	EXISTING TREE TO REMAIN
⊗9275	EXISTING TREE TO BE REMOVED

NOTE
TREES TO REMAIN WITHIN PLEASANT GROVE CREEK NOT LABELED FOR CLARITY:
100–105
114–115
500
9101–9146
9148–9261
9296–9313
9315
9321–9331
9333–9337
9339–9343
9345–9347
9350–9351
9355–9359
9361
9363–9374
9376–9377
9381

BRYAN P. BONINO
No. 41804
CIVIL

TREE PRESERVATION PLAN

TENTATIVE MAP
FOR
PHILLIP ROAD SITE

LOCATED IN A PORTION OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF SECTION 14, AND A PORTION OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN,
CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA.

LM LAUGENOUR AND MEIKLE
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608 COURT STREET, WOODLAND, CALIFORNIA 95695 ·PHONE: (530) 662–1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 ·FAX: (530) 662–4602

SHEET 27 OF 30 NOVEMBER 19, 2025

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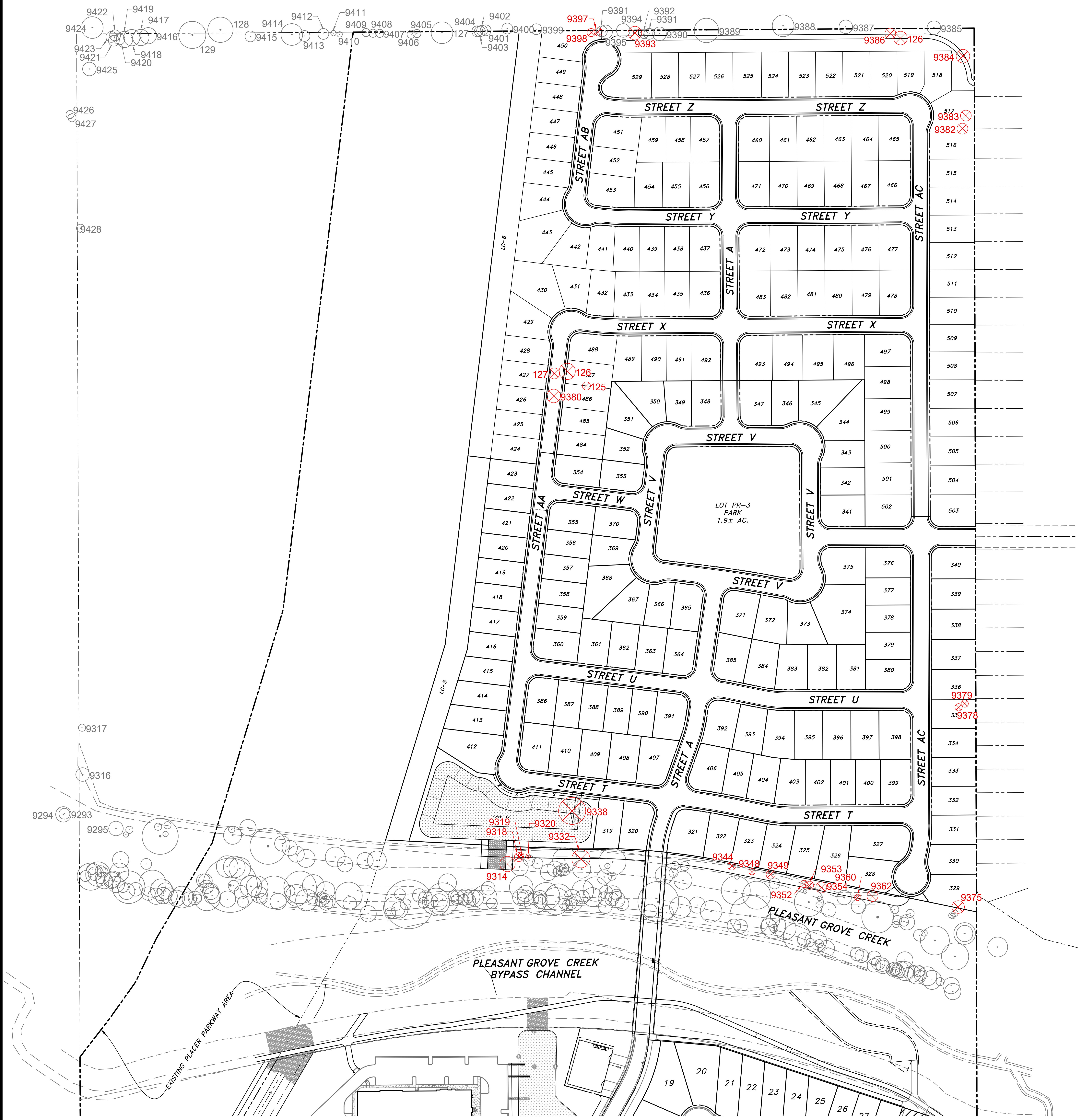
9422
9419
9417
9424
9416
9423
9421
9418
9420
9425
129
128
9414
9415
9412
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9409
9408
9410
9407
9406
9405
9404
9402
9401
9403
127
9400
9399
9397
9398
9391
9394
9392
9391
9395
9393
9390
9389
9388
9387
9386
126
9385
9384
9383
9382
9426
9427
9428
STREET Z
STREET Z
STREET AB
STREET Y
STREET Y
STREET A
STREET AC
STREET X
STREET X
LC-6
127
126
125
9380
STREET V
STREET V
STREET V
STREET V
STREET W
STREET AA
LOT PR-3
PARK
1.9± AC.
STREET U
STREET U
LC-5
9379
9378
STREET A
STREET AC
STREET T
STREET T
LOT M
9338
9319
9320
9318
9332
9314
9344
9348
9349
9353
9360
9354
9352
9362
9375
9317
9316
9294
9293
9295
PLEASANT GROVE CREEK
PLEASANT GROVE CREEK
BYPASS CHANNEL
EXISTING PLACER PARKWAY AREA
19
20
21
22
23
24
25
26
27

LEGEND

○ 9275	*EXISTING TREE TO REMAIN*
⊗ 9275	*EXISTING TREE TO BE REMOVED*

NOTE

TREES TO REMAIN WITHIN PLEASANT GROVE CREEK NOT LABELED FOR CLARITY:
100–105
114–115
500
9101–9146
9148–9261
9296–9313
9315
9321–9331
9333–9337
9339–9343
9345–9347
9350–9351
9355–9359
9361
9363–9374
9376–9377
9381

0 50 100 200
SCALE: 1"=100'

REGISTERED PROFESSIONAL ENGINEER
BRYAN P. BONINO
No. 41804
CIVIL
STATE OF CALIFORNIA

TREE PRESERVATION PLAN

TENTATIVE MAP
FOR
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LOCATED IN A PORTION OF THE WEST HALF OF THE WEST HALF OF THE WEST HALF OF SECTION 14, AND A PORTION OF THE EAST HALF OF THE EAST HALF OF THE EAST HALF OF SECTION 15, TOWNSHIP 11 NORTH, RANGE 5 EAST, MOUNT DIABLO MERIDIAN, CITY OF ROSEVILLE, PLACER COUNTY, CALIFORNIA.

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SHEET 28 OF 30 *NOVEMBER 19, 2025*

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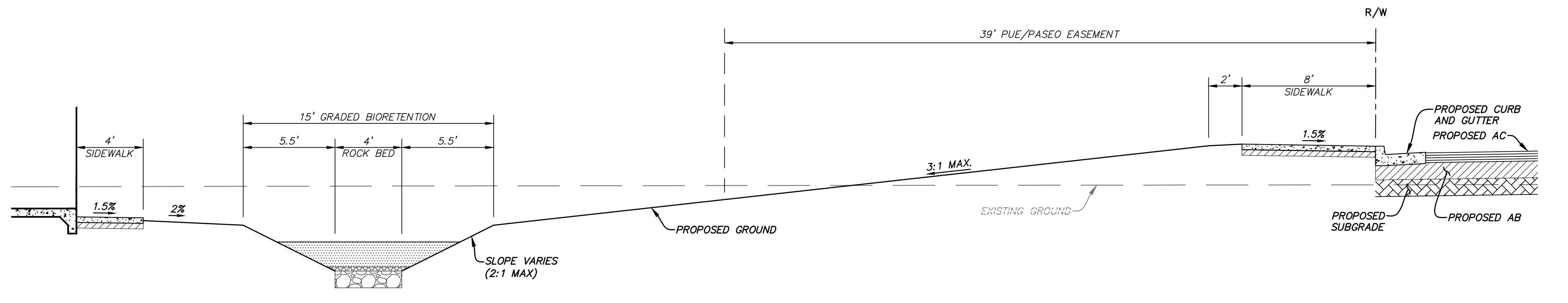
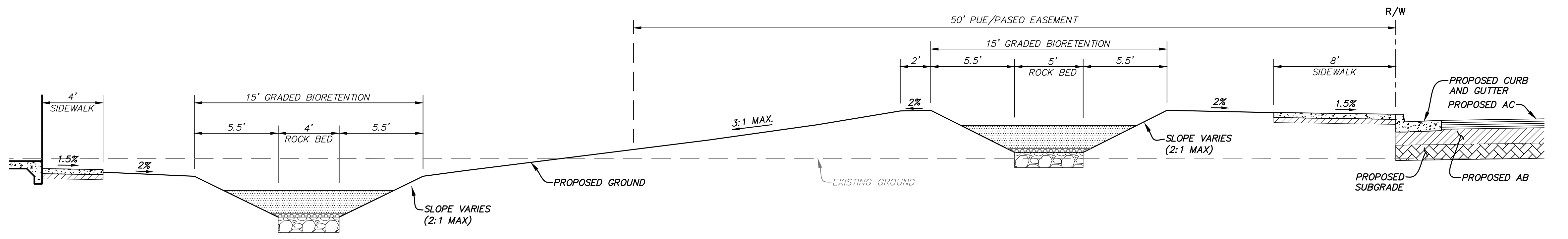
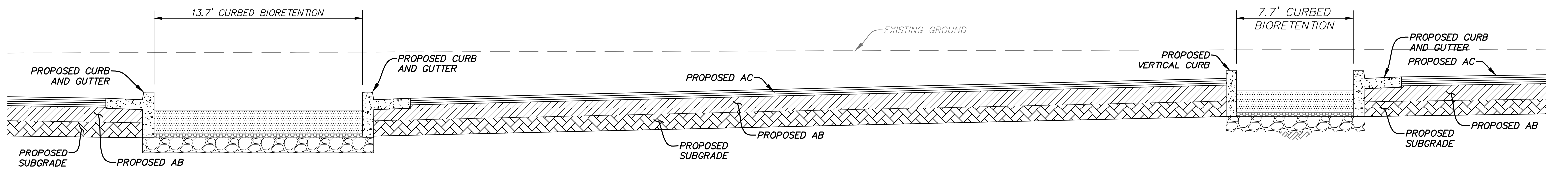

R/W
39' PUE/PASEO EASEMENT
4' SIDEWALK
1.5%
2%
15' GRADED BIORETENTION
5.5'
4' ROCK BED
5.5'
SLOPE VARIES (2:1 MAX)
PROPOSED GROUND
3:1 MAX.
EXISTING GROUND
2'
8' SIDEWALK
1.5%
PROPOSED CURB AND GUTTER
PROPOSED AC
PROPOSED SUBGRADE
PROPOSED AB

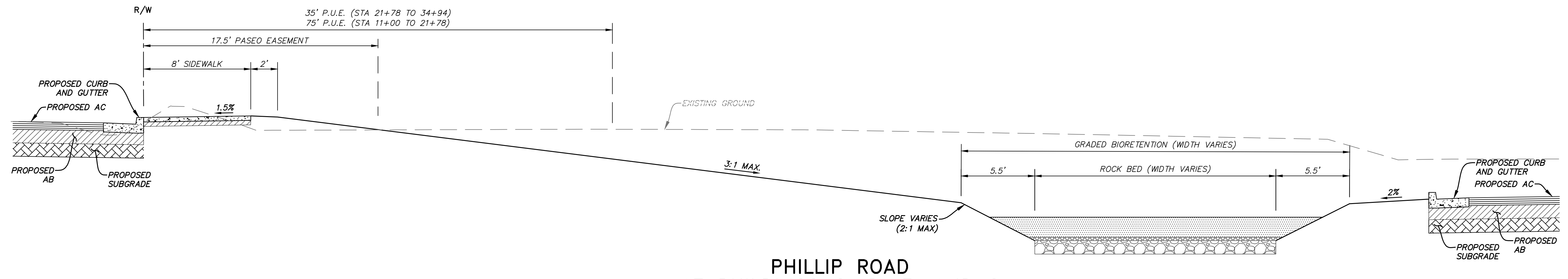
Ⓛ BLUE OAKS BOULEVARD AT BUILDING B
NTS


4' SIDEWALK
1.5%
2%
15' GRADED BIORETENTION
5.5'
4' ROCK BED
5.5'
SLOPE VARIES (2:1 MAX)
PROPOSED GROUND
EXISTING GROUND
50' PUE/PASEO EASEMENT
3:1 MAX.
2'
2%
15' GRADED BIORETENTION
5.5'
5' ROCK BED
5.5'
SLOPE VARIES (2:1 MAX)
2%
R/W
8' SIDEWALK
1.5%
PROPOSED CURB AND GUTTER
PROPOSED AC
PROPOSED SUBGRADE
PROPOSED AB

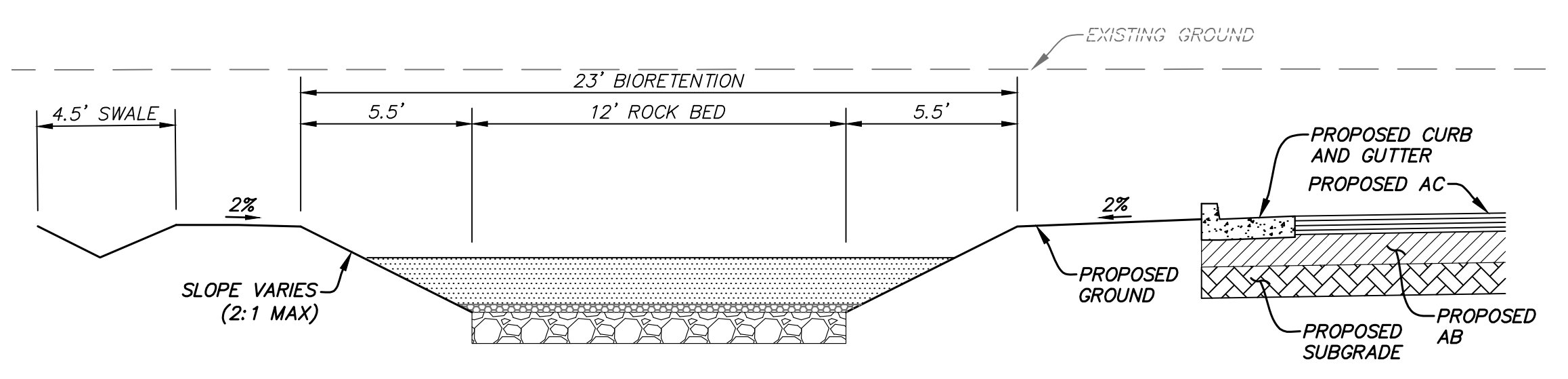
Ⓜ BLUE OAKS BOULEVARD AT BUILDING A
NTS


13.7' CURBED BIORETENTION
EXISTING GROUND
PROPOSED CURB AND GUTTER
PROPOSED CURB AND GUTTER
PROPOSED AC
PROPOSED SUBGRADE
PROPOSED AB
PROPOSED SUBGRADE
PROPOSED AB
PROPOSED VERTICAL CURB
7.7' CURBED BIORETENTION
PROPOSED CURB AND GUTTER
PROPOSED AC
PROPOSED SUBGRADE
PROPOSED AB

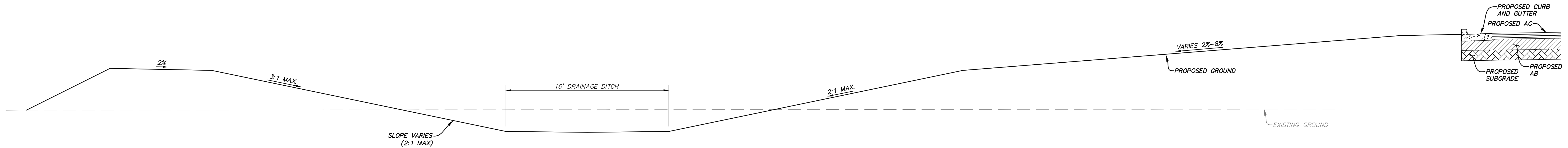
CROSS SECTION BETWEEN
Ⓝ BUILDING C & BUILDING A
NTS


R/W
35' P.U.E. (STA 21+78 TO 34+94)
75' P.U.E. (STA 11+00 TO 21+78)
17.5' PASEO EASEMENT
8' SIDEWALK
2'
PROPOSED CURB AND GUTTER
PROPOSED AC
1.5%
PROPOSED AB
PROPOSED SUBGRADE
EXISTING GROUND
3:1 MAX.
GRADED BIORETENTION (WIDTH VARIES)
5.5'
ROCK BED (WIDTH VARIES)
5.5'
SLOPE VARIES (2:1 MAX)
2%
PROPOSED CURB AND GUTTER
PROPOSED AC
PROPOSED SUBGRADE
PROPOSED AB

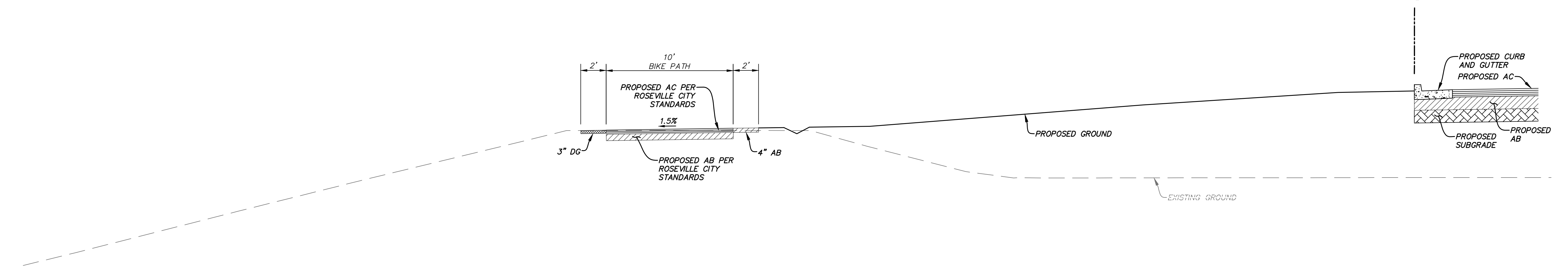
PHILLIP ROAD
Ⓞ AT BUILDINGS C, D, E, AND G
NTS


EXISTING GROUND
4.5' SWALE
2%
23' BIORETENTION
5.5'
12' ROCK BED
5.5'
SLOPE VARIES (2:1 MAX)
2%
PROPOSED GROUND
PROPOSED CURB AND GUTTER
PROPOSED AC
PROPOSED SUBGRADE
PROPOSED AB

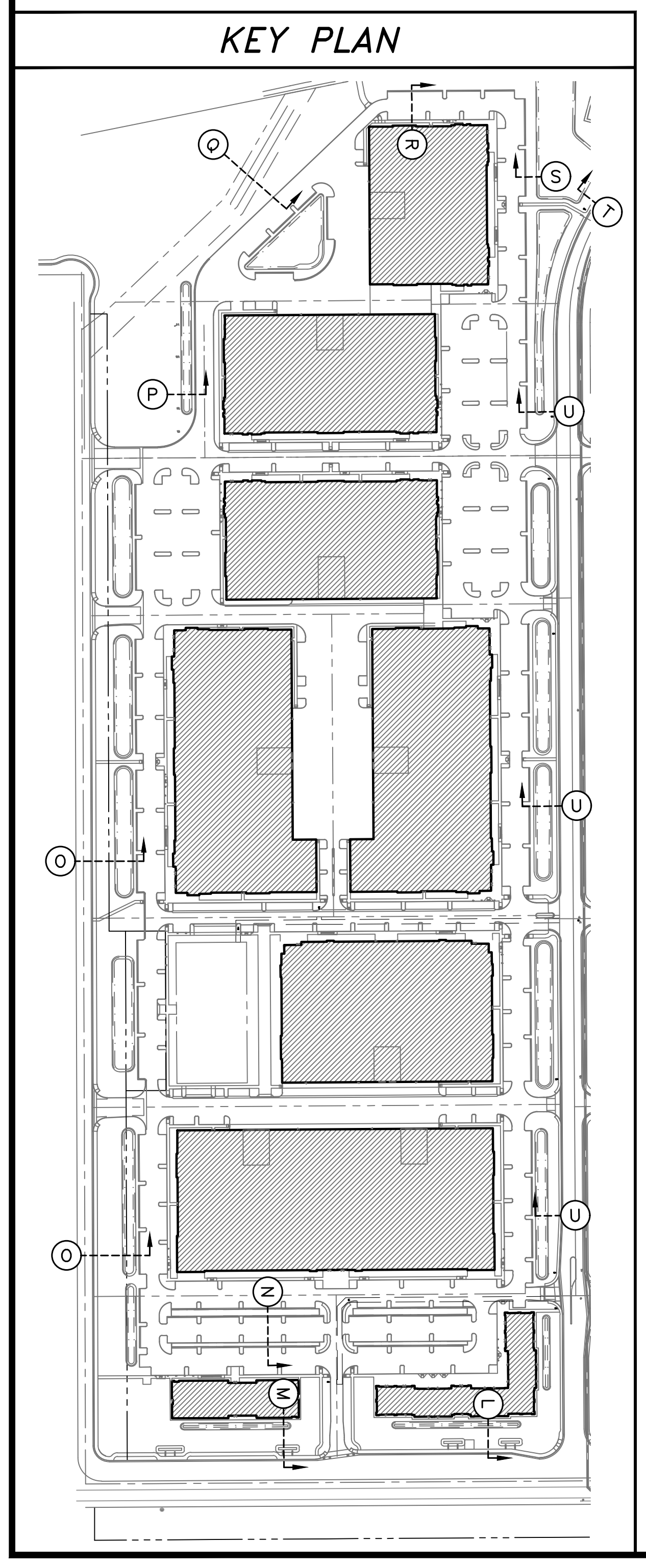
Ⓟ WEST OF BUILDING H
NTS

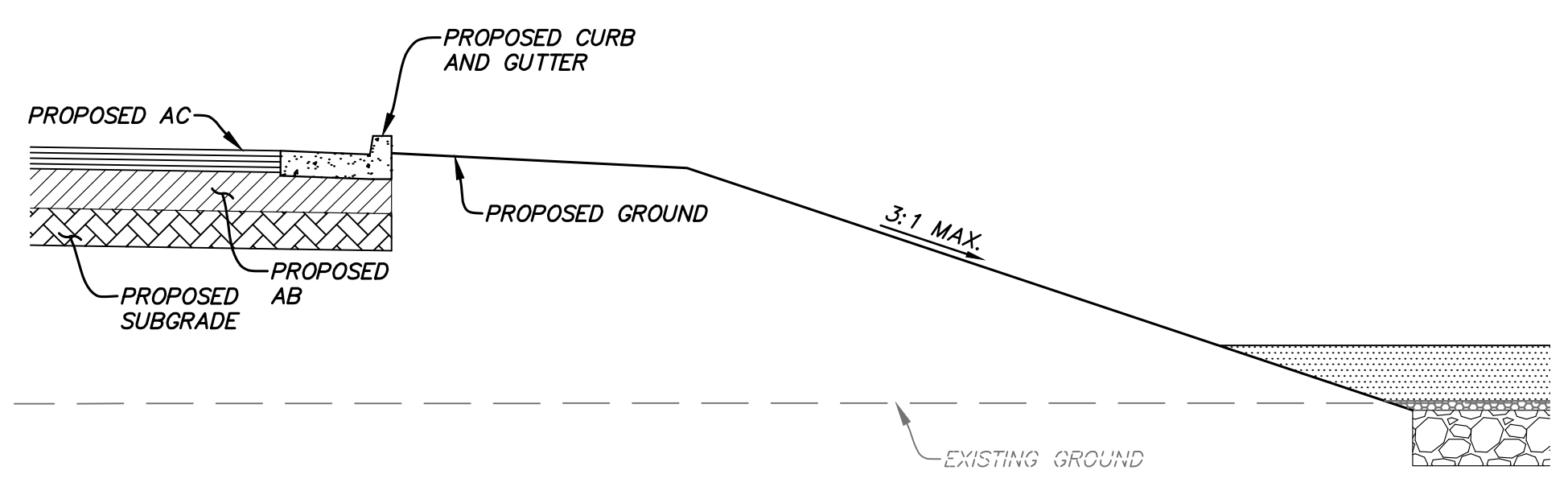

2%
3:1 MAX.
16' DRAINAGE DITCH
SLOPE VARIES (2:1 MAX)
2:1 MAX.
VARIES 2%-8%
PROPOSED GROUND
EXISTING GROUND
PROPOSED CURB AND GUTTER
PROPOSED AC
PROPOSED SUBGRADE
PROPOSED AB

DRAINAGE DITCH
Ⓠ WEST OF BUILDING I
NTS

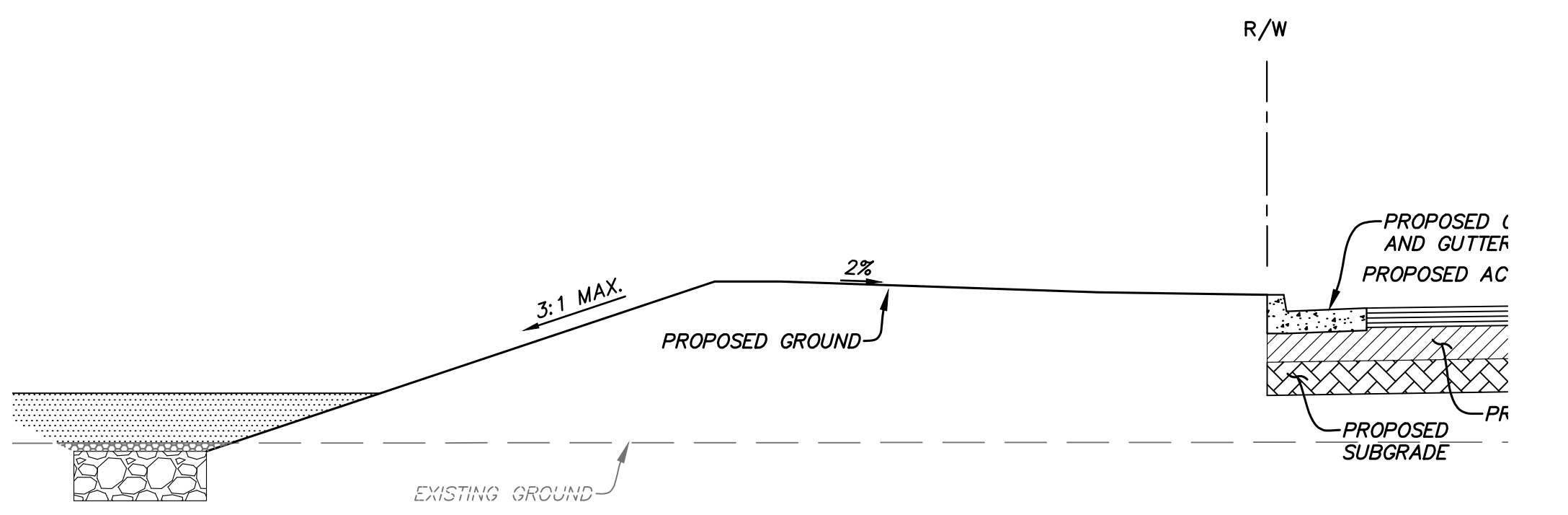

PL
2'
10' BIKE PATH
2'
PROPOSED AC PER ROSEVILLE CITY STANDARDS
1.5%
3" DG
PROPOSED AB PER ROSEVILLE CITY STANDARDS
4" AB
PROPOSED GROUND
EXISTING GROUND
PROPOSED CURB AND GUTTER
PROPOSED AC
PROPOSED SUBGRADE
PROPOSED AB

Ⓡ NORTH OF BUILDING I
NTS

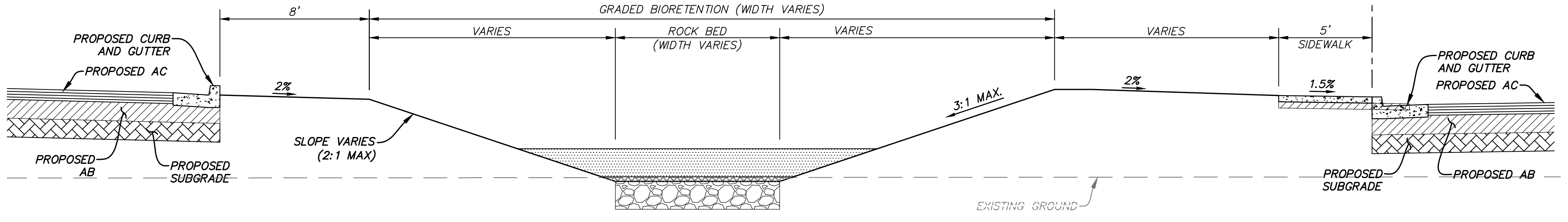

KEY PLAN
Q
R
S
T
P
U
U
O
U
O
N
M
L


PROPOSED AC
PROPOSED CURB AND GUTTER
PROPOSED GROUND
PROPOSED SUBGRADE
PROPOSED AB
3:1 MAX.
EXISTING GROUND

GRADED BIORETENTION
Ⓢ EAST OF BUILDING I
NTS


R/W
3:1 MAX.
2%
PROPOSED GROUND
EXISTING GROUND
PROPOSED CURB AND GUTTER
PROPOSED AC
PROPOSED SUBGRADE

Ⓣ STREET A AT BUILDING I
NTS


8'
GRADED BIORETENTION (WIDTH VARIES)
VARIES
ROCK BED (WIDTH VARIES)
VARIES
VARIES
R/W
5' SIDEWALK
PROPOSED CURB AND GUTTER
PROPOSED AC
2%
SLOPE VARIES (2:1 MAX)
3:1 MAX.
2%
1.5%
PROPOSED AB
PROPOSED SUBGRADE
EXISTING GROUND
PROPOSED CURB AND GUTTER
PROPOSED AC
PROPOSED SUBGRADE
PROPOSED AB

STREET A
Ⓤ AT BUILDINGS C, D, F, G, AND H
NTS

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CROSS SECTIONS

TENTATIVE MAP
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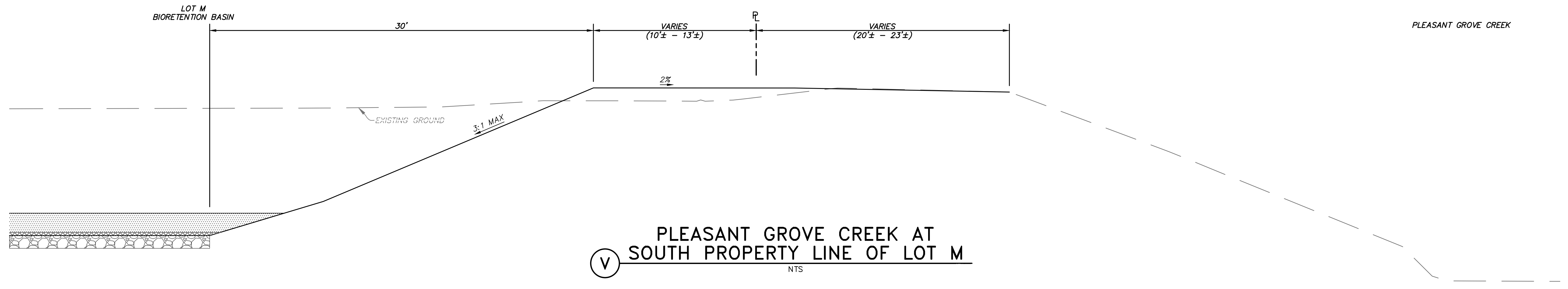
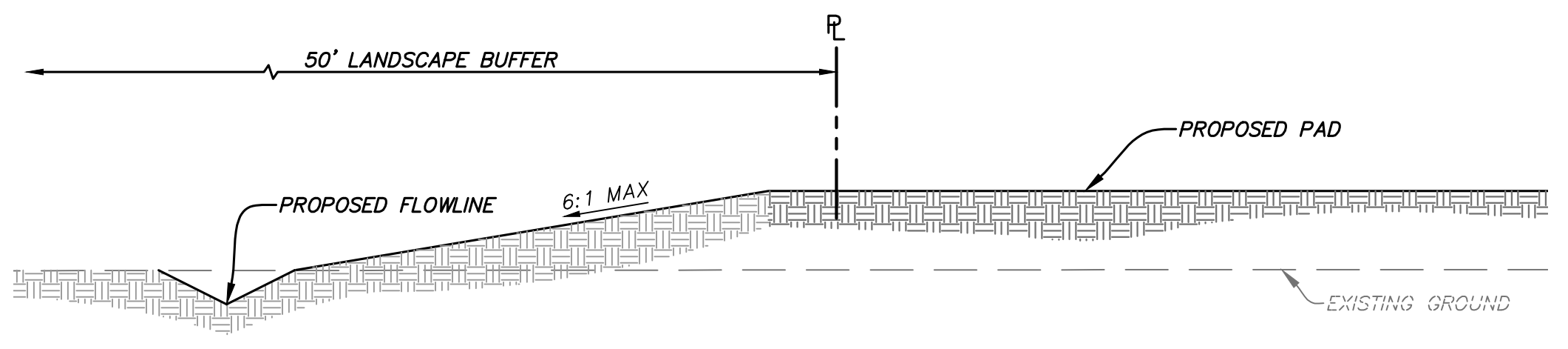

LOT M
BIORETENTION BASIN
30'
VARIES
(10'± – 13'±)
PL
VARIES
(20'± – 23'±)
PLEASANT GROVE CREEK
2%
EXISTING GROUND
3:1 MAX

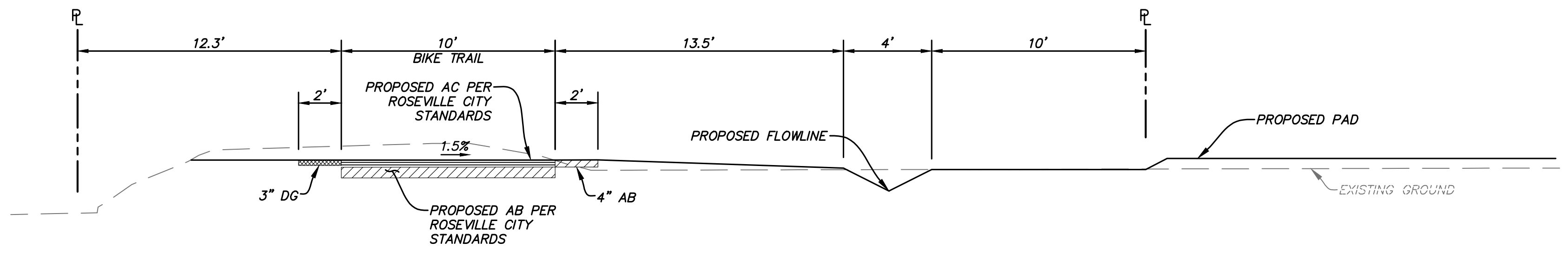
PLEASANT GROVE CREEK AT SOUTH PROPERTY LINE OF LOT M

(V) NTS


50' LANDSCAPE BUFFER
PL
PROPOSED PAD
PROPOSED FLOWLINE
6:1 MAX
EXISTING GROUND

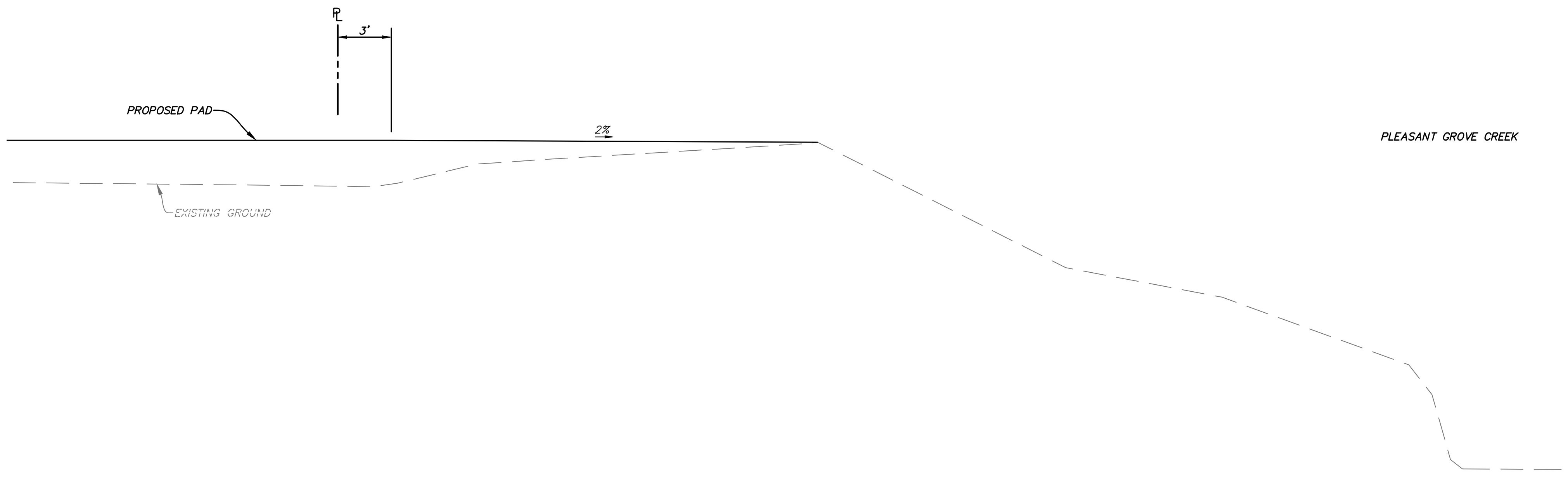
TYPICAL RESIDENTIAL LINE SECTION AT WEST SIDE PROPERTY LINE

(W) NTS


PL
12.3'
10'
BIKE TRAIL
13.5'
4'
10'
PL
2'
PROPOSED AC PER ROSEVILLE CITY STANDARDS
2'
1.5%
PROPOSED FLOWLINE
PROPOSED PAD
3" DG
PROPOSED AB PER ROSEVILLE CITY STANDARDS
4" AB
EXISTING GROUND

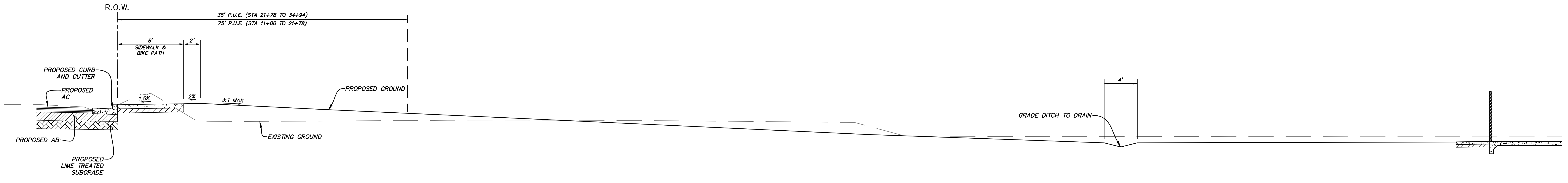
NORTH PROPERTY LINE AT BIKE TRAIL

(X) NTS


PL
3'
PROPOSED PAD
2%
PLEASANT GROVE CREEK
EXISTING GROUND

SOUTH PROPERTY LINE AT PLEASANT GROVE CREEK

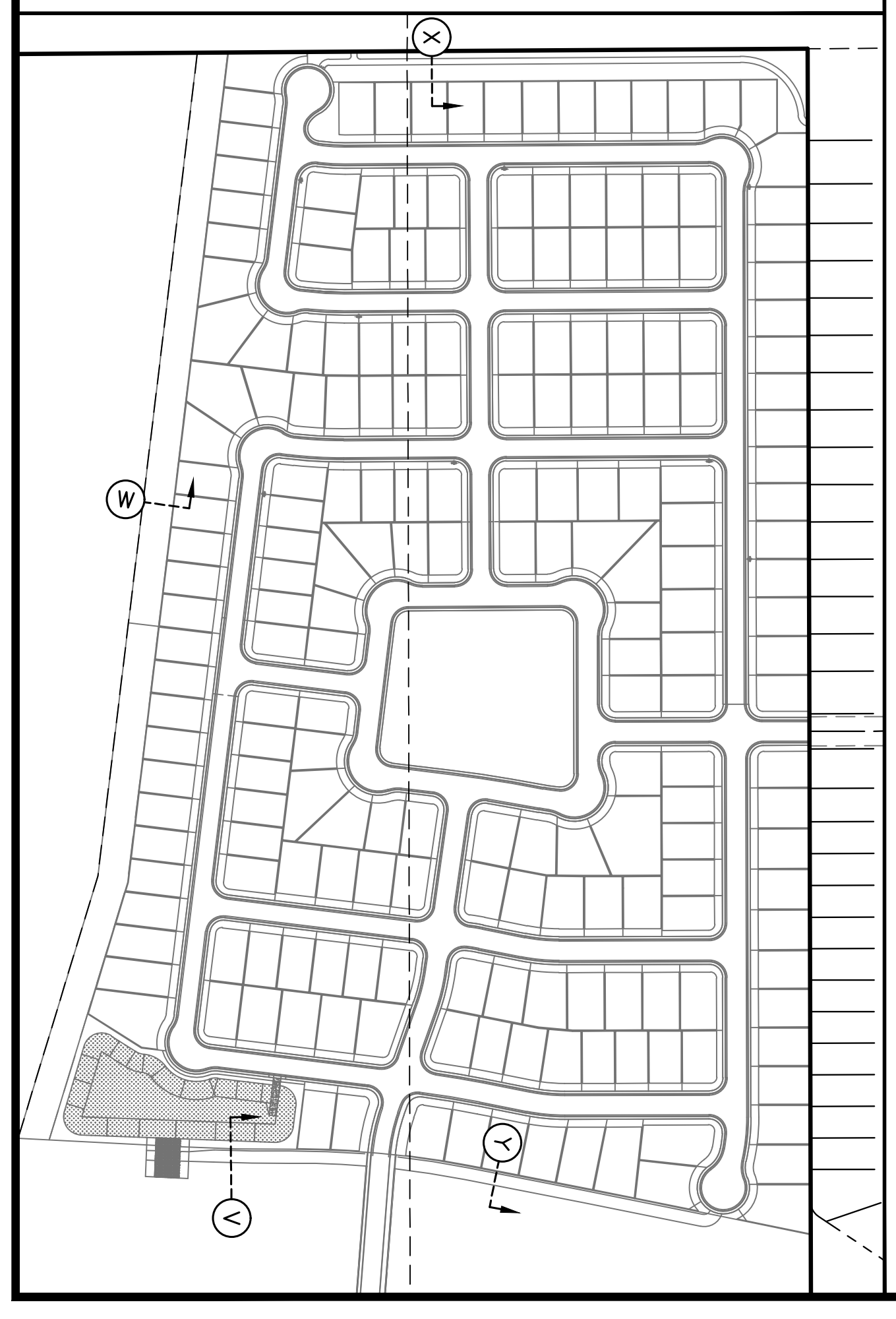
(Y) NTS


R.O.W.
35' P.U.E. (STA 21+78 TO 34+94)
75' P.U.E. (STA 11+00 TO 21+78)
8'
SIDEWALK & BIKE PATH
2'
PROPOSED CURB AND GUTTER
PROPOSED AC
1.5%
2%
3:1 MAX
PROPOSED GROUND
PROPOSED AB
PROPOSED LIME TREATED SUBGRADE
EXISTING GROUND
4'
GRADE DITCH TO DRAIN

WEST PROPERTY LINE AT BUILDING A

(Z) NTS

KEY PLAN



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