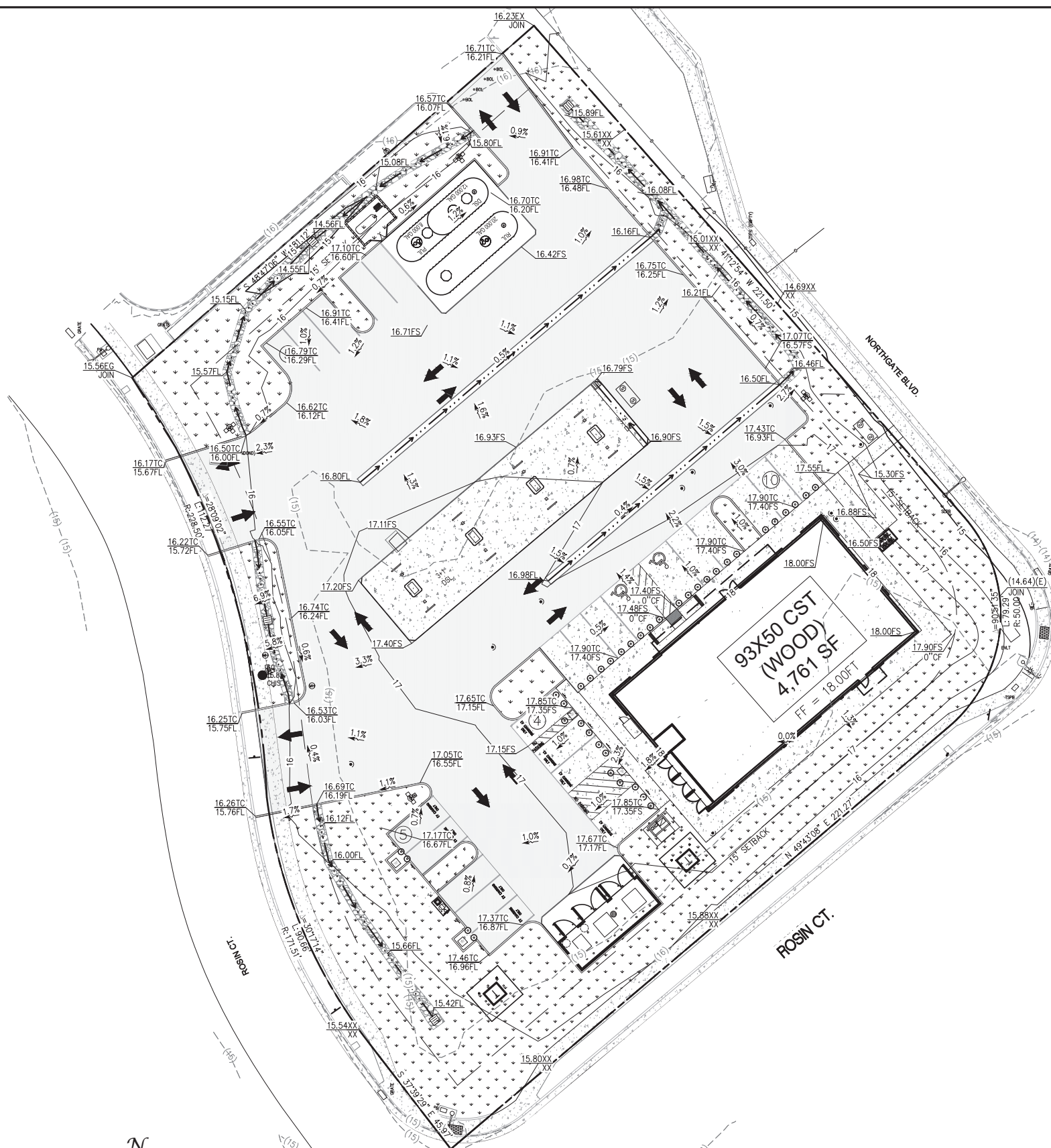


APPENDIX D

PLANS AND EXHIBITS

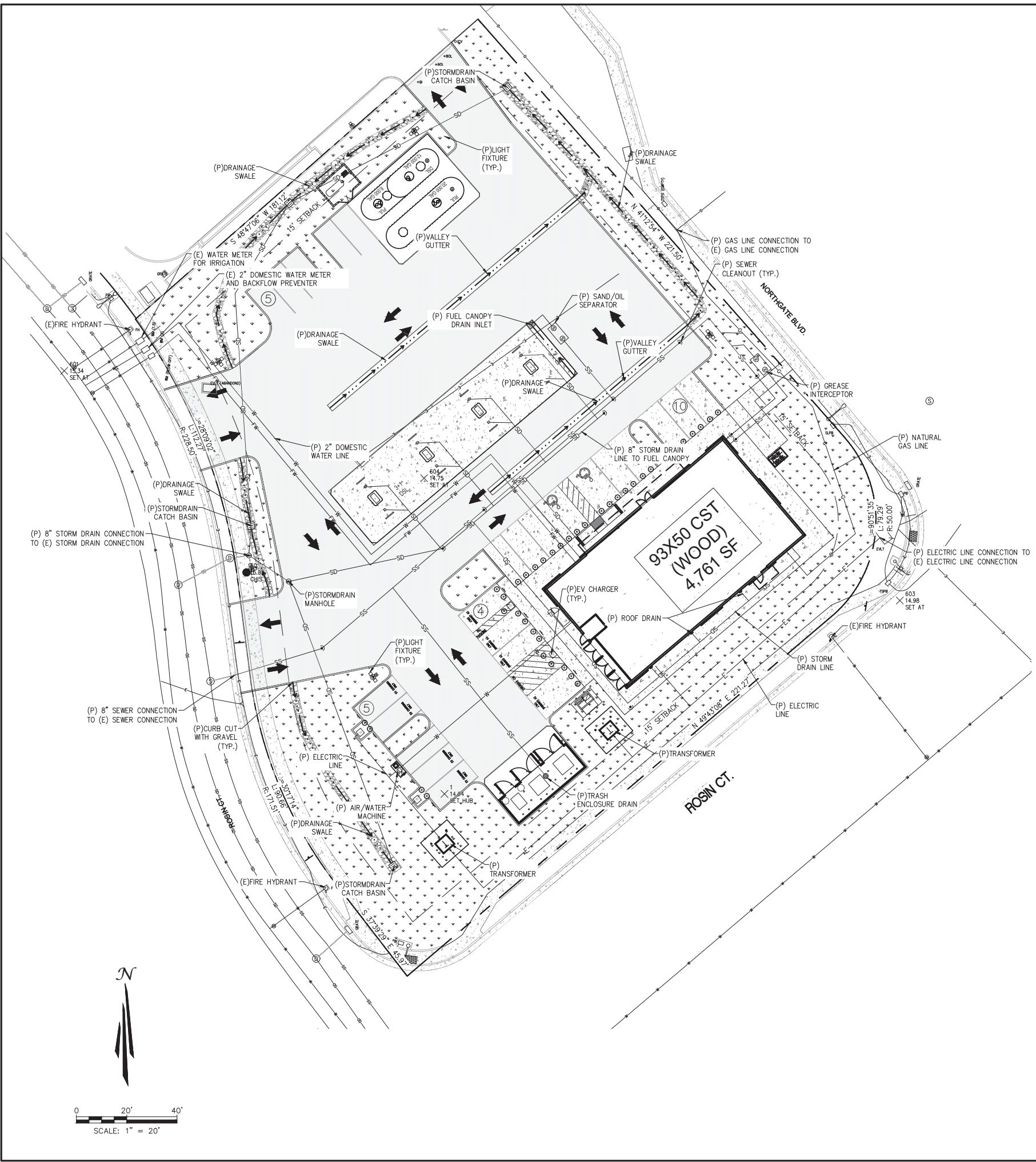
- C1. Preliminary Site Plan
 - C2. Preliminary Grading Plan
 - C3. Preliminary Utility Plan
 - Exterior Colored Elevations
 - Color Canopy and Dumpster Elevations
 - L1. Preliminary Landscape Plans
 - Color Illumination Rendering
 - Black and White Illumination Rendering
-



LEGEND

- | | | | |
|-----|---------------------------------------|-----|-------------------------------|
| (E) | EXISTING | --- | CENTER LINE |
| (P) | PROPOSED | --- | EASEMENT LINE |
| ⊙ | EXISTING FIRE HYDRANT | --- | PROPERTY LINE |
| ⊙ | EXISTING LIGHT | --- | EXISTING ELECTRIC LINE |
| ⊙ | EXISTING STORM DRAIN MANHOLE | --- | EXISTING SANITARY SEWER LINE |
| ⊙ | EXISTING SANITARY SEWER MANHOLE (SMH) | --- | EXISTING STORM DRAIN LINE |
| ⊙ | EXISTING SIGN | --- | EXISTING WATER LINE |
| ⊙ | EXISTING WATER VALVE | --- | STANDARD DUTY ASPHALT PAVING |
| ⊙ | EXISTING STORM DRAIN GRATE | --- | STANDARD DUTY CONCRETE PAVING |
| ⊙ | EXISTING WATER METER | --- | LANDSCAPE AREA |
| ⊙ | EXISTING ELECTRIC PULL BOX | --- | |
| ⊙ | PROPOSED SEWER CATCH BASIN | --- | |
| ⊙ | PROPOSED TRASH ENCLOSURE DRAIN | --- | |
| ⊙ | PROPOSED BACKFLOW PREVENTER | --- | |
| ⊙ | PROPOSED CATCH BASIN | --- | |
| ⊙ | PROPOSED FIRE HYDRANT | --- | |
| ⊙ | PROPOSED SANITARY SEWER CLEANOUT | --- | |
| ⊙ | PROPOSED SEWER MANHOLE | --- | |
| ⊙ | PROPOSED STORM DRAIN MANHOLE | --- | |
| ⊙ | PROPOSED WATER METER | --- | |
| ⊙ | EXISTING ELEVATION | --- | |
| ⊙ | PROPOSED ELEVATION | --- | |
| → | DRAINAGE ARROWS | --- | |

Rev. #	Date	Description					
7-ELEVEN, INC. 3200 HACKBERRY ROAD, IRVING, TEXAS 75063 7-ELEVEN NWC OF NORTHGATE BLVD AND ROSIN CT SACRAMENTO, CA GRADING PLAN							
11280 Trade Center Drive Rancho Cordova, CA 95742 P: 916/833/2444 F: 916/833/2446 www.7-eleven.com							
Since 1944 © TAIT & ASSOCIATES 2016 ALL RIGHTS RESERVED							
Job#:	SET1381	Scale:	1" = 20'	Date:	3/12/26	Drawn By:	JMP
Checked By:	LC						
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DATE: 3/12/26							
SHEET: C2							
SHEET OF 3							



LEGEND

- | | | | |
|-----|---------------------------------------|-----|-------------------------------|
| (E) | EXISTING | --- | CENTER LINE |
| (P) | PROPOSED | --- | EASEMENT LINE |
| ⊙ | EXISTING FIRE HYDRANT | --- | PROPERTY LINE |
| ⊙ | EXISTING LIGHT | --- | EXISTING ELECTRIC LINE |
| ⊙ | EXISTING STORM DRAIN MANHOLE | --- | EXISTING SANITARY SEWER LINE |
| ⊙ | EXISTING SANITARY SEWER MANHOLE (SMH) | --- | EXISTING STORM DRAIN LINE |
| ⊙ | EXISTING WATER VALVE | --- | EXISTING WATER LINE |
| ⊙ | EXISTING STORM DRAIN GRATE | --- | STANDARD DUTY ASPHALT PAVING |
| ⊙ | EXISTING WATER METER | --- | STANDARD DUTY CONCRETE PAVING |
| ⊙ | EXISTING ELECTRIC PULL BOX | --- | LANDSCAPE AREA |
| ⊙ | PROPOSED SEWER CATCH BASIN | --- | |
| ⊙ | PROPOSED TRASH ENCLOSURE DRAIN | --- | |
| ⊙ | PROPOSED BACKFLOW PREVENTER | --- | |
| ⊙ | PROPOSED CATCH BASIN | --- | |
| ⊙ | PROPOSED FIRE HYDRANT | --- | |
| ⊙ | PROPOSED SANITARY SEWER CLEANOUT | --- | |
| ⊙ | PROPOSED SEWER MANHOLE | --- | |
| ⊙ | PROPOSED STORM DRAIN MANHOLE | --- | |
| ⊙ | PROPOSED WATER METER | --- | |

Rev. #	Date	Description

7-ELEVEN, INC.
 3200 HACKBERRY ROAD, IRVING, TEXAS 75063
7-ELEVEN
 NWC OF NORTHGATE BLVD AND ROSIN CT
 SACRAMENTO, CA
UTILITY PLAN

11280 Trade Center Drive
 Rancho Cordova, CA 95742
 P: 916/833/2444
 F: 916/833/2446
 WWW.7E.COM

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 SINCE 1964
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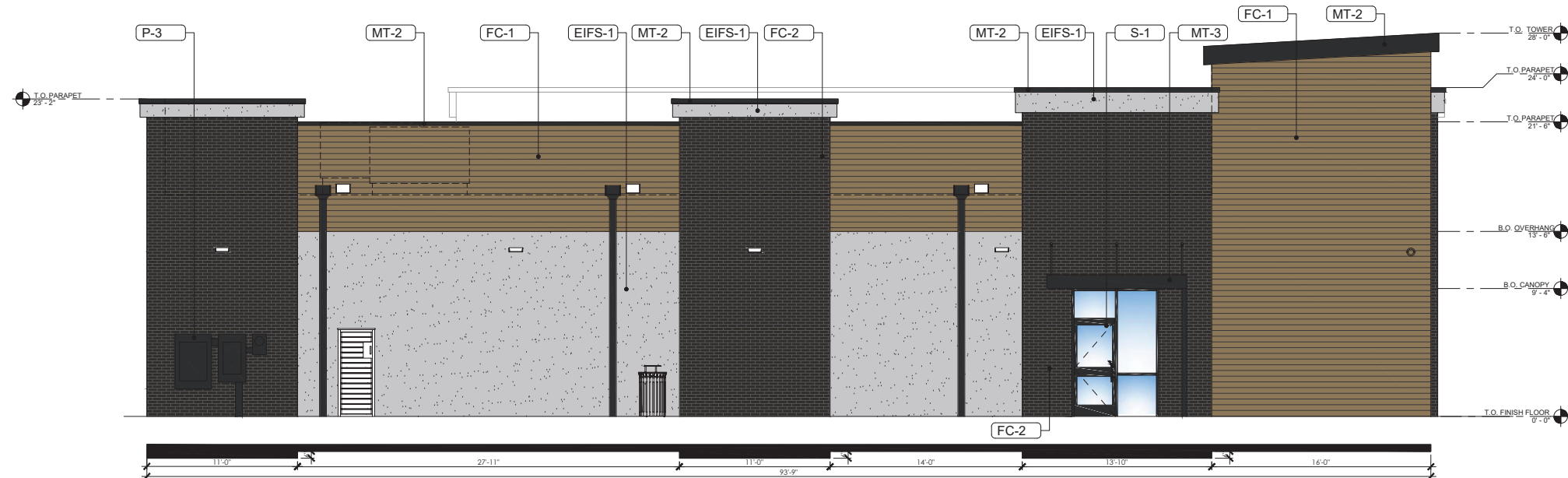
Job#:	SET1381	Scale:	1" = 20'	Date:	3/12/26	Drawn By:	JMP	Checked By:	LC
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DATE: 3/12/26

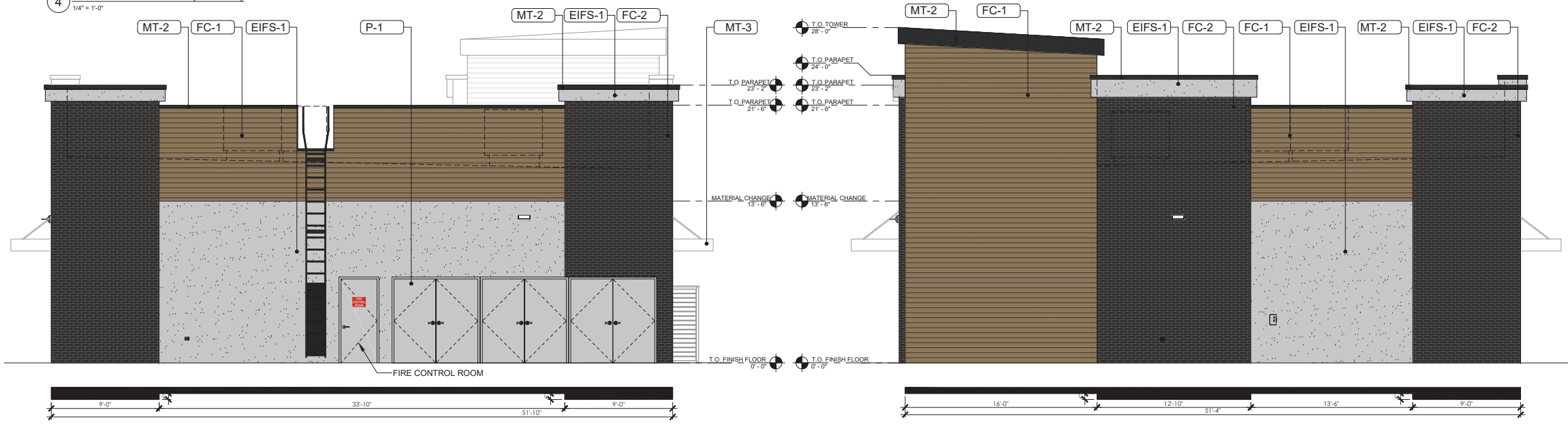
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SHEET OF 3



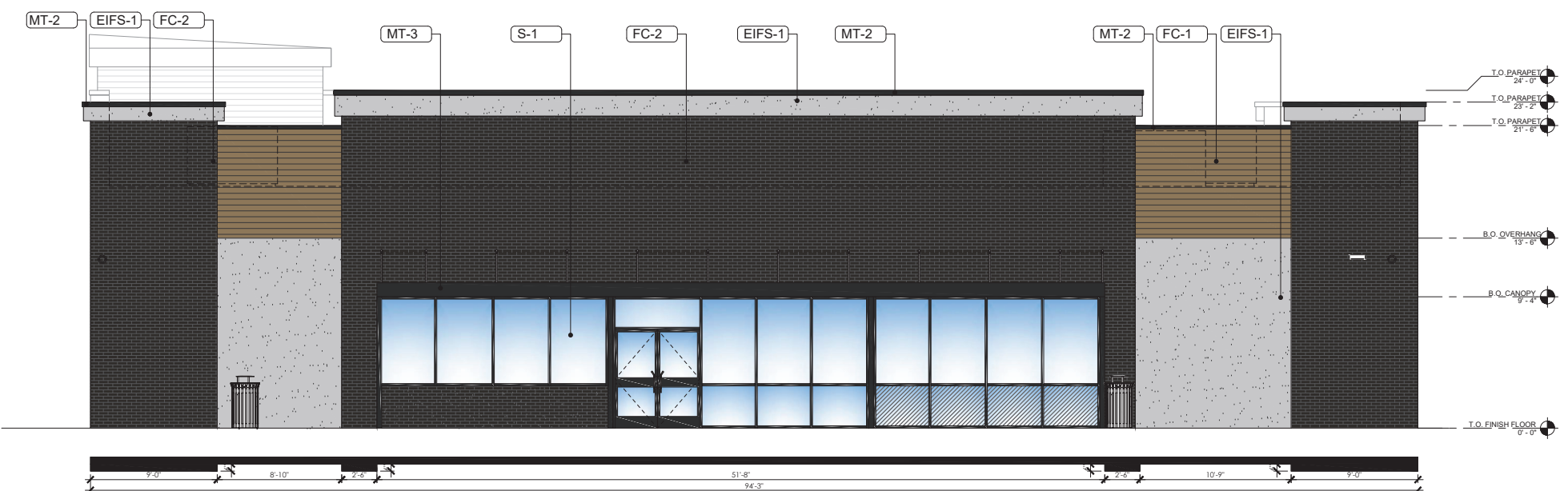
EXTERIOR FINISH SCHEDULE		
NOTE: SEALANT COLORS: MATCH COLOR OF ADJACENT MATERIAL BEING SEALED - WHEN 2 OR MORE COLORS ARE ADJACENT, MATCH LIGHTER-COLORED MATERIAL.		
FINISH	MATERIAL	PATTERN
EIFS-1	DRYVIT EIFS - "104 DOVER SKY"	[Pattern]
FC-1	FIBER CEMENT PANEL NICHHA VINTAGE WOOD - "CEDAR"	[Pattern]
FC-2	FIBER CEMENT PANEL NICHHA MODERN BRICK - "MIDNIGHT"	[Pattern]
MT-2	PRE-FINISHED METAL COPING & COMPRESSION EDGE - "COAL BLACK"	[Pattern]
MT-3	MAPES PRE-FINISHED ALUMINUM CANOPY - "MATTE BLACK"	[Pattern]
S-1	KAWNEER ALUMINUM STOREFRONT FRAMING - "#29 BLACK"	[Pattern]
P-1	PAINT - SW6072 - "VERSATILE GRAY"	[Pattern]
P-3	PAINT - SW 6258 - "TRICORN BLACK"	[Pattern]

4 ELEVATION - REAR (SOUTH)
1/4" = 1'-0"



3 ELEVATION - RIGHT (WEST)
1/4" = 1'-0"

2 ELEVATION - LEFT (EAST)
1/4" = 1'-0"

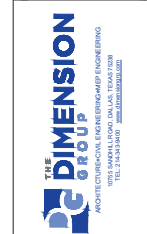
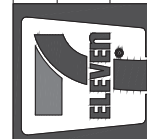


1 ELEVATION - FRONT (NORTH)
1/4" = 1'-0"

Rev. #	Date	Description

9350-CST CFL 2025-01

7-ELEVEN, INC.
3200 HACKBERRY ROAD, IRVING, TX 75063
7-ELEVEN #1054793
NORTHGATE BLVD & ROSIN CT
SACRAMENTO, CA 95834 USA
COLOR
EXTERIOR ELEVATIONS



Job#: C25-096
Scale: AS NOTED
Date: XXXXXXXX
Drawn By:
Checked By:

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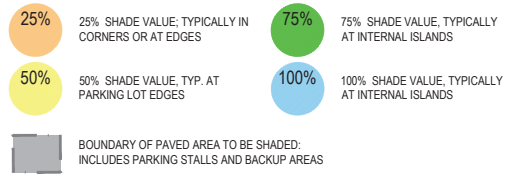


03.11.2026

SHEET:

93x50 GEN2 - WOOD

SHADING LEGEND (PER CITY OF SACRAMENTO PARKING LOT TREE SHADING DESIGN AND MAINTENANCE GUIDELINES)



Parking Lot Shade Calculations		Project: 25076				
7-Eleven NWC of Northgate Blvd & Rosin Ct		Date: 3/2/2026				
Qty. 35' Diameter Trees	4	6	7	4	21	
sub total of shade at 962 sf for 100% canopy	960	2886	5054	3848	12,748	
Qty. 30' Diameter Trees	0	1	2	0	3	
sub total of shade at 706 sf for 100% canopy	0	354	1060	0	1,414	
Qty. 25' Diameter Trees	0	0	0	0	-	
sub total of shade at 491sf for 100% canopy	0	0	0	0	-	
Qty. 20' Diameter Trees	0	2	0	0	2	
sub total of shade at 314sf for 100% canopy	0	314	0	0	314	
Total Shade Provided	14,479					
Total Parking Area	28,996					
Percent Shaded	50%					

PLANT LEGEND

PLANT LEGEND	SIZE, WATER USE
PARKING LOT SHADE TREE TREES TO PROVIDE SHADE IN PARKING LOT. 35' DIA. PER CITY OF SACRAMENTO PARKING LOT TREE SHADING DESIGN AND MAINTENANCE MANUAL. QUERCUS COCCINEA / SCARLET OAK 15 GAL, M QUERCUS RUBRA / NORTHERN RED OAK 15 GAL, M QUERCUS VIRGINIANA / SOUTHERN LIVE OAK 15 GAL, M	
SMALLER SHADE TREE USED IN TIGHTER SPACE WHERE PARKING LOT SHADE TREE CANNOT FIT. 30' DIA. PER CITY OF SACRAMENTO PARKING LOT TREE SHADING DESIGN AND MAINTENANCE MANUAL. ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE 15 GAL, M PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE 15 GAL, M TILIA AMERICANA 'BOULEVARD' / BOULEVARD LINDEN 15 GAL, M	
ACCENT TREE TYPICALLY SMALLER SIZED TREES SELECTED FOR UNIQUE FOLIAGE, FLOWER, OR FALL COLOR. 20' DIA. PER CITY OF SACRAMENTO PARKING LOT TREE SHADING DESIGN AND MAINTENANCE MANUAL. ACER PALMATUM / JAPANESE MAPLE 15 GAL, M CERCIS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD 15 GAL, L CHIONANTHUS RETUSUS / CHINESE FRINGE TREE 15 GAL, M LAGERSTROEMIA INDICA 'MUSKOGEE' / MUSKOGEE CRAPE MYRTLE 15 GAL, L OLEA EUROPAEA 'SWAN HILL' TM / SWAN HILL OLIVE 15 GAL, L	
EVERGREEN TREES CEDRUS DEODARA / DEODAR CEDAR 15 GAL, L PINUS CANARIENSIS / CANARY ISLAND PINE 15 GAL, L PINUS ELDARICA / AFGHAN PINE 15 GAL, L	
STREET TREE SINGLE SPECIES AT EACH STREET SELECTED FOR SHADE AND MODERATE CANOPY GROWTH NYSSA SYLVATICA / SOUR GUM 15 GAL, M PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE 15 GAL, M ULMUS PARVIFOLIA 'DRAKE' / DRAKE ELM 15 GAL, M ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE JAPANESE ZELKOVA 15 GAL, M	
MID-GROUND SHRUBS MID-GROUND SHRUBS SELECTED FOR INTEREST AND COLOR. PREDOMINATELY LOW WATER USE. CAMELLIA SASANQUA 'SHISHI GASHIRA' / SHISHI GASHIRA CAMELLIA 5 GAL, M ILEX CRENATA 'STOKES' / JAPANESE HOLLY 5 GAL, L PRUNUS LAUROCERASUS 'OTTO LUYKEN' / LUYKENS LAUREL 5 GAL, M PUNICA GRANATUM 'NANA' / DWARF POMEGRANATE 5 GAL, L RHAPHIOLEPIS INDICA 'PINK DANCER' / INDIAN HAWTHORNE 5 GAL, L SPIRAEA X B. 'ANTHONY WATERER' / ANTHONY WATERER SPIRAEA 5 GAL, M VIBURNUM TINUS 'SPRING BOUQUET' / SPRING BOUQUET LAURESTINUS 5 GAL, M	
ACCENT SHRUBS DIANELLA REVOLUTA 'BIG REV' / DIANELLA 1 GAL, L DIETES IRIDIODES / FORTNIGHT LILY 1 GAL, M HEMEROCALLIS X 'STELLA SUPREME' / STELLA SUPREME DAYLILY 1 GAL, M PHORMIUM T. 'MAORI MAIDEN' / TRICOLOR NEW ZEALAND FLAX 1 GAL, M TULBAGHIA VIOLACEA / SOCIETY GARLIC 1 GAL, L YUCCA FILAMENTOSA 'COLOR GUARD' / ADAM'S NEEDLE 1 GAL, L	
HEDGE/BORDER SHRUBS EVERGREEN, HARDY SHRUBS DESIGNED TO SEPARATE AREAS, SCREEN DRIVE AISLES AND PARKING, AND PROVIDE VISUAL CUES TO SITE ORGANIZATION. OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE 5 GAL, L RHAPHIOLEPIS SP. / INDIAN HAWTHORN 5 GAL, L VIBURNUM TINUS 'COMPACTUM' / VIBURNUM 5 GAL, M XYLOSMA CONGESTUM 'COMPACTA' / COMPACT XYLOSMA 5 GAL, L	
NATIVE & ORNAMENTAL GRASSES CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS 1 GAL, L CHONDROPETALUM TECTORUM 'EL CAMPO' / EL CAMPO SMALL CAPE RUSH 1 GAL, L LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE™ MAT RUSH 1 GAL, M MISCANTHUS SINENSIS / JAPANESE SILVER GRASS 1 GAL, M MUHLENBERGIA CAPILLARIS / PINK MUHLY 1 GAL, M MUHLENBERGIA RIGENS / DEER GRASS 1 GAL, L PENNISETUM ALOPECUROIDES / FOUNTAIN GRASS 1 GAL, L	



PRELIMINARY PLANTING NOTES

- PLANT CONCEPT:** WITHIN THE LANDSCAPE, PLANT TYPES EMPHASIZE FLOWERING SPECIES, TEXTURAL INTEREST, AND DURABILITY. COMBINED WITH STRIKING SEASONAL AND YEAR-ROUND LEAF COLOR, PLANTING SELECTIONS PROVIDE A DIVERSE RANGE OF COLOR AND TEXTURE. PLANTS WILL ALSO BE DROUGHT-TOLERANT AND CLIMATE ADAPTIVE PLANTS THAT THRIVE IN SACRAMENTO COUNTY. SCREENING PLANTS AT LEAST 3' IN HEIGHT SHALL BE USED TO ENHANCE, SOFTEN, AND VISUALLY SCREEN LOADING AND PARKING AREAS, TRASH ENCLOSURES, AND MECHANICAL EQUIPMENT.
- MULCH:** A THREE INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT WHERE CREEPING OR ROOTING GROUND COVERS OCCUR.
- IRRIGATION:** ALL LANDSCAPE SHALL BE SERVED BY AN AUTOMATIC IRRIGATION SYSTEM. IN-LINE AND POINT-SOURCE DRIP EMITTERS WILL BE USED TO IRRIGATE SHRUBS AND GROUNDCOVER. MATCHED-PRECIPITATION ROTATORS WILL BE USED FOR TURF, AND ROOT WATERERS OR TREE RINGS WILL IRRIGATE TREES. IRRIGATION CONTROLLERS WILL INCLUDE WEATHER SENSORS, AND BE "SMART" (SELF-ADJUSTING).
- PLANT QUANTITIES:** QUANTITIES ARE NOT EXACT. PLANS ARE PRELIMINARY AND PLANTING (SHRUBS, GROUNDCOVER, ETC) IS SHOWN GRAPHICALLY.
- LANDSCAPE AREA:** TOTAL SQUARE FOOTAGE OF LANDSCAPE PROPOSED IS 20,634 SF (INCLUDING 18,978 SF ON-SITE AND 2,176 SF OFF-SITE).
- SLOPES:** SITE DOES NOT CONTAIN NOTABLE GRADE CHANGE AND NO GRADES OVER 5% ARE ANTICIPATED WITHIN LANDSCAPE AREAS.
- ROOT CONTROL BARRIERS:** ROOT CONTROL BARRIERS WILL BE PROVIDED WHERE TREES ARE WITHIN 6 FEET OF THE PAVING OR CURB (HARDSCAPE) ALONG THE FACE OF HARDSCAPE. PANELS SHALL BE MINIMUM 24" DEEP, FROM CENTERLINE OF TREE, EXTEND PANELS EXTEND 10' IN EACH DIRECTION AT EDGE OF HARDSCAPE.
- MAINTENANCE:** ALL LANDSCAPE AND IRRIGATION SHALL BE MAINTAINED FOR THE LIFE SPAN OF THE PROJECT AND IN SUCH A MANNER TO NOT CREATE HIDING PLACES OR HINDER VISIBILITY.

IRRIGATION DESIGN STATEMENT

IRRIGATION SYSTEM WILL CONFORM TO CITY OF SACRAMENTO CODE 15.92 WATER EFFICIENT LANDSCAPE REQUIREMENTS. IRRIGATION SYSTEM INCLUDES A SEPARATE IRRIGATION CONNECTION, WATER METER, AND REDUCED-PRESSURE PRINCIPLE BACKFLOW PREVENTER (1"). CONTROLLER WILL BE "SMART" WITH SELF-ADJUSTING PROGRAMS BASED ON LOCAL WEATHER CONDITIONS. A EVAPOTRANSPIRATION/WEATHER SENSOR, RAIN SENSOR, FLOW SENSOR, AND MASTER VALVE WILL BE INSTALLED. HYDROZONES WILL BE BASED ON EXPOSURE, PLANT WATER REQUIREMENTS AND EMISSION TYPE. IRRIGATION EMISSION SYSTEM WILL GENERALLY CONSIST OF:

- POP-UP HEADS WITH MULTI-STREAM, MULTI-TRAJECTORY ROTATING NOZZLES FOR SHRUB AND GROUND COVER AREAS GREATER THAN 10' WIDE, SET BACK 2' FROM HARDSCAPE; AND,
- INLINE DRIP IRRIGATION FOR SHRUB AND GROUNDCOVER AREAS LESS THAN 10' IN SIZE.

SHRUBS AND GROUNDCOVER MEDIUM TO LOW SHRUBS, WITH GROUNDCOVERS (SEE BELOW) IN LARGER AREAS. CALLISTEMON VIMINALIS 'BETTER JOHN' / DWARF WEEPING BOTTLE BRUSH 1 GAL, L CISTIS PULVERULENTUS 'SUNSET' / ROCKROSE 1 GAL, L COTONEASTER DAMMERI 'LOWFAST' / BEARBERRY COTONEASTER 1 GAL, L DIETES VEGETA / AFRICAN IRIS 1 GAL, M ESCALLONIA FRADESII / ESCALLONIA 1 GAL, M GREVILLEA X 'NOELLII' / GREVILLEA 1 GAL, L JUNIPERUS CONFERTA 'COMPACTA' / SHORE JUNIPER 1 GAL, L RHAPHIOLEPIS UMBELLATA 'MINOR' / YEDDA HAWTHORN 1 GAL, L	
ACCENT/ENTRY PLANTING THEMED PLANTING, EVERGREEN AND FLOWERING SHRUBS AND GROUNDCOVERS WITH INCREASED DENSITY AT FOCAL AREAS. COLEONEMA PULCHRUM / PINK BREATH OF HEAVEN 1 GAL, M HEMEROCALLIS X VARS. / STELLA SUPREME DAYLILY 1 GAL, M LAVANDULA X INTERMEDIA VARS. / LAVENDER 1 GAL, L LOROPETALUM CHINENSIS VARS. / GREEN LOROPETALUM 1 GAL, M	
GROUNDCOVER SPREADING EVERGREEN PLANTS MEDIUM AND LOW WATER USE. PRIMARILY SELECTED FOR HARDINESS, SOME FLOWERING. USED AS FOREGROUND FOR MIXED PLANTING. COPROSMA KIRKII / CREEPING MIRROR PLANT 1 GAL, M 40" o.c. JUNIPERUS HORIZONTALIS VARS. / CREEPING JUNIPER 1 GAL, L 54" o.c. MYOPORUM PARVIFOLIUM / TRAILING MYOPORUM 1 GAL, L 54" o.c. ROSA X 'FLOWER CARPET CORAL' / ROSE 2 GAL, M 30" o.c. ROSMARINUS OFF. 'HUNTINGTON CARPET' / H. CARPET ROSEMARY 1 GAL, L 48" o.c. TRACHELOSPERMUM JASMINOIDES / STAR JASMINE 1 GAL, M 30" o.c. WESTRINGIA FRUTICOSA 'NFL25' / MUNDI™ COAST ROSEMARY 1 GAL, L 36" o.c.	
ROCK MULCH INSTALL 3" ROCK MULCH BETWEEN HEADER AND CURB	
DRY CREEKBED INSTALL LARGE BOULDERS TO DEFINE CREEKBED EDGE. INSTALL LARGER COBBLE NEAR EDGE AND SMALLER COBBLE NEAR CENTER	

EXISTING COMMERCIAL

NORTHGATE BOULEVARD

ROGIN COURT

ROGIN COURT

PROPOSED BUILDING

PROPOSED FIRE WATER LINE, TYP., SEE CIVIL DRAWINGS

15' SETBACK, TYP.

PROPERTY LINE, TYP.

DRY CREEKBED, 2' TO 3' WIDE TYP., SEE CIVIL DRAWINGS

LIGHT, TYP., SEE PHOTOMETRIC PLAN

PROPOSED STORM DRAIN TYP., SEE CIVIL DRAWINGS

SANITARY SEWER, TYP., SEE CIVIL DRAWINGS

ENHANCED PLANTING AT ENTRY

STRIPING, TYP., SEE CIVIL DRAWINGS

BOLLARD, TYP., SEE CIVIL DRAWINGS

15' SETBACK, TYP. RIGHT OF WAY, TYP.

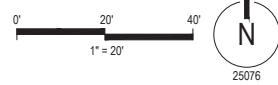
PROPOSED TRANSFORMER ON CONCRETE PAD, TYP.

TRASH ENCLOSURE

ENHANCED PLANTING AT CORNER

ACCENT TREES AT PEDESTRIAN ENTRY

BIKE RACK



25076

7-ELEVEN, INC. 3200 HACKBERRY ROAD, IRVING, TEXAS 75063	7-ELEVEN NWC OF NORTHGATE BLVD AND ROSIN CT SACRAMENTO, CA	PRELIMINARY LANDSCAPE PLAN
SE1881	1" = 20'	3/11/2026
Scale:	Date:	Drawn By: SL
Checked By: DWC		
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<p>LICENSED LANDSCAPE ARCHITECT DAVID W. CAMPBELL STATE OF CALIFORNIA Professional Seal: 089325</p>		
SHEET: L1		
SHEET 1 OF 1		

