



New Project Information

The City of Rocklin has begun processing the below referenced applications for project approval. The request is now being reviewed for compliance with the requirements and regulations of relevant City, State, and Federal agencies, and Utility providers. Once any issues have been resolved, notice will be provided to alert neighbors and interested parties of the availability of project information, the opportunity to comment on a project, and of any pending review or action.

Application Received: May 12, 2017

Project Name and Requested Approvals:

**WHITNEY RANCH PHASE 3
TENTATIVE SUBDIVISION MAP, SD2017-0007
GENERAL PLAN AMENDMENT, GPA2017-0003
GENERAL DEVELOPMENT PLAN AMENDMENT, PDG2017-0004
REZONE, Z2017-0005**

Staff Description of Project:

This application is a request for approval of a Tentative Subdivision Map to subdivide 6 Units comprised of approximately 45.1 acres into 230 residential lots and for approval of a General Plan Amendment, General Development Plan Amendment, and a Rezone to make the land use changes over all of or portions of 9 Units.

Location:

The subject site is comprised of 9 Units within the existing Whitney Ranch Phase 1 and Phase 2 development area including Units 1A, 1B, 42, 44A, 44B, 48A, 48B, 55C, and 61C. APNs 017-171-030, 017-171-031, 017-177-011, 017-174-043, 017-174-044, 017-174-045, 017-182-018.

Existing Land Use Designations:

The approximately 59.5 acre composite project area is zoned Planned Development (PD) with uses including several residential densities, open space, park, and a neighborhood commercial site. The General Plan designations include: Medium Density Residential (MDR), Medium High Density Residential (MHDR), High Density Residential (HDR), Retail Commercial (RC), and Public-Quasi Public (PQP).

This project XX does / ___ does not require modification or change of the land use designations and regulations currently applicable to the project site.

Compliance with the California Environmental Quality Act:

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) Section 15332 Infill Development Projects has tentatively identified a Mitigated Negative Declaration as the appropriate level of environmental review for this project.

Applicant & Property Owner:

The applicant is David Berry with Ubora Planning and Engineering, Inc. The property owner is Sunset Ranchos Investors, LLC.

Attached Information:

For additional detail please see the attached information from the project application form and the submitted application exhibits, including the Project Narrative & Supporting Documents.

P:\PUBLIC PLANNING FILES\Request for Comment\2017\Whitney Ranch Phase 3\2-Project Information.docx



City of Rocklin

Planning Division
3970 Rocklin Road
Rocklin, California 95677
Phone (916) 625-5160 FAX (916) 625-5195

UNIVERSAL APPLICATION FORM

NAME OF PROJECT: WHITNEY RANCH PHASE 3 ENTITLEMENTS

LOCATION: SUNSET RANCHOS PORTION OF NORTHWEST ROCKLIN G.D.P. AREA

ASSESSOR'S PARCEL NUMBERS: 017-171-030, 017-177-011, 017-174-043, 017-174-045, 017-182-018

DATE OF APPLICATION (STAFF): 5/12/17 **RECEIVED BY (STAFF INITIALS):** JM/AL

FILE NUMBERS (STAFF): SD 2017-0007, GPA 2017-0003 **FEES:** \$22,152.00

RECEIPT No.: 22017-0005 (19224), PDG 2017-0004

Pre-Application Meeting Requirements:

It is required that a pre-application meeting be held with a Staff Planner prior to submitting most applications for planning entitlements and permits. The purpose of the pre-application meeting is to expedite application processing by enabling staff to work with the applicant to assure that the officially submitted application materials are in the proper format and that the applicant understands the City of Rocklin's goals, policies, and ordinances that may affect the project. A copy of these and other planning provisions is available at the applicant's request.

Generally, two sets of preliminary plans and a written description of the proposed project should be brought with the applicant to the pre-application meeting. To schedule this meeting, please contact a Staff Planner at the Rocklin Community Development Department by calling (916) 625-5160.

DATE OF PRE-APPLICATION MEETING: 12/1/16 & 2/21/17

THIS APPLICATION IS FOR THE FOLLOWING ENTITLEMENTS: (CHECK APPROPRIATE SQUARES)

- | | | |
|---|---|--|
| <input type="checkbox"/> General Plan Amendment (GPA)
Fee: \$11,434 (< 100 Acres)
\$ 2,565 (each add'l 100 Acres) | <input type="checkbox"/> Tentative Subdivision Map (SD)
Fee: \$17,715 (1 st 50 lots)
\$2,188 (each add'l 50 lots)
\$10,337 Modification | <input type="checkbox"/> Use Permit (U)
<input type="checkbox"/> Minor (PC Approval - New Bldg) Fee: \$9,888
<input type="checkbox"/> Minor (PC Approval - Existing Bldg) Fee: \$7,496
<input type="checkbox"/> Major (CC Approval) Fee: \$13,252 |
| <input type="checkbox"/> Rezone (Reclassification) (Z)
Fee: \$9,846 < 20 acres
\$10,850 > 20 acres | <input type="checkbox"/> Tentative Parcel Map (DL)
Fee: \$9,888 | <input type="checkbox"/> Variance (V)
Fee: \$5,036 |
| <input type="checkbox"/> General Development Plan (PDG)
Fee: \$13,475 | <input type="checkbox"/> Design Review (DR)
Commercial Fee: \$9,888
Residential Fee: \$6,097
Signs Fee: \$4,233 | <input type="checkbox"/> Oak Tree Preservation Plan Permit
Planning Commission Fee: \$ 915
City Council Fee: \$1,232 |
| <input checked="" type="checkbox"/> Concurrent Application (2 or more entitlements)
Fee: \$15,845
\$2,142 (each add'l 50 lots or 100 acres) | | <input type="checkbox"/> Modification to Approved Projects
Fee: \$3,481 |

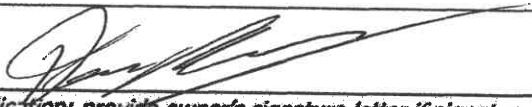
File Number _____

Environmental Requirements (STAFF) Exempt - \$1,277.00 Mitigated Negative Declaration - \$6,311.00
 Negative Declaration - \$5,166.00 EIR - See Fee Schedule

UNIVERSAL APPLICATION FORM (CONT.)

PLEASE PRINT OR TYPE:

NAME OF PROPERTY OWNER: SUNSET RANHCHOS INVESTORS, LLC
ADDRESS: 6540 LONETREE BLVD., SUITE 200
CITY: ROCKLIN STATE: CA ZIP: 95765
PHONE NUMBER: (916) 235-4950
EMAIL ADDRESS: PBRIDGES@IHPINC.COM
FAX NUMBER: (916) 235-4951

SIGNATURE OF OWNER 
(Signature Authorizing Application; provide owner's signature letter if signature is other than property owner.)

NAME OF APPLICANT
(If different than owner): UBORA ENGINEERING & PLANNING INC.
CONTACT: DAVID BERRY
ADDRESS 2901 DOUGLAS BLVD., SUITE 285
CITY: ROSEVILLE STATE: CA ZIP: 95661
PHONE NUMBER: (916) 780-2500 EXT. 208
EMAIL ADDRESS: DAVE@UBORAINC.COM
FAX NUMBER: N/A

SIGNATURE OF APPLICANT 

AGENT AUTHORIZATION FORM

Property owners desiring to authorize individuals to represent them in conjunction with any application or matter before the City shall provide written authorization using this form. A separate form shall be used for each individual or firm authorized, and shall specifically note any restrictions upon the authorized person.

Project Name: WHITNEY RANCH PHASE 3 ENTITLEMENTS
Location: NORTHWEST ROCKLIN ANNEXATION AREA GENERAL PLAN AREA
Assessors Parcel Number(s): 017-171-030, 017-177-011, 017-174-043, 017-174-045, 017-182-018
Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.): TENTATIVE SUBDIVISION MAPS, G.D.P. & GENERAL PLAN AMENDMENTS
Name of person and / or firm authorized to represent property owner (Please print): UBORA ENGINEERING & PLANNING INC. <i>David Berry</i>
Address (Including City, State, and Zip Code): 2901 DOUGLAS BLVD. SUITE #285 ROSEVILLE, CA. 95661
Phone Number: (916) 780-2500 EXT. 208
Fax Number: N/A
Email Address: DAVE@UBORAINC.COM
The above named person or firm is authorized as: Agent (<input checked="" type="checkbox"/>) Buyer (<input type="checkbox"/>) Lessee (<input type="checkbox"/>)
The above named person or firm is authorized to (check all that are applicable): (<input checked="" type="checkbox"/>) File any and all papers in conjunction with the aforementioned request, including signing the application (<input checked="" type="checkbox"/>) Speak on behalf of and represent the owner at any Staff meeting and/or public hearing. (<input type="checkbox"/>) Sign any and all papers in my stead, with the exception of the application form.
The duration and validity of this authorization shall be: (<input checked="" type="checkbox"/>) Unrestricted (<input type="checkbox"/>) Valid until:
Owners Authorization Signature & Date: <i>[Signature]</i> 5-9-17
Owners Name (Please Print): SUNSET RANCHOS INVESTORS, LLC - PETER BRIDGES
Owners Address (Including City, State, and Zip Code): 6540 LONETREE BLVD., # 200 ROCKLIN, CA. 95765
Phone Number: (916) 235-4950
Email Address: PBRIDGES@IHPINC.COM

WHITNEY RANCH™

PHASE 3 ENTITLEMENTS

PROJECT NARRATIVE & SUPPORTING DOCUMENTS MAY 2017

- Whitney Ranch Phase 3 Tentative Subdivision Map
- Northwest Rocklin Annexation General Development Plan Amendment
- General Plan Amendment



Prepared for: Sunset Ranchos Investors, LLC
Prepared By: Uborra Engineering & Planning Inc.

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APPENDIX D: Traffic Capacity Comparison Analysis

APPENDIX E: Park Inventory Analysis

APPENDIX F: GDP Table 3 correlated to current General Plan

APPENDIX G: Unit 61C Conceptual GDP Amendment Exhibit

PROJECT NARRATIVE

INTRODUCTION:

The Whitney Ranch Phase 3 Tentative Subdivision Map proposes to divide six units within Sunset Ranchos portion of the Northwest Rocklin Annexation General Development Plan Area, comprised of approximately 45.1 acres, into 230 residential lots. Table “A” below summarizes the proposed tentative mapping.

TABLE A

W.R. Phase 3 Tentative Map Summary			
W.R. Unit #	APN	Area (Acres)	Proposed # of Lots
1	017-171-030	6.2	51
42	017-177-011	20.5	97
44A			
44B	017-174-045	12.3	64
48B	017-174-043	3.9	13
55C	017-182-018	2.2	5
Totals		45.1	230

Amendments to the Northwest Rocklin Annexation General Development Plan and General Plan to accommodate the proposed Whitney Ranch Phase 3 tentative subdivision map are summarized in Table B below.

TABLE B

DEV. UNIT	GENERAL PLAN		ZONING	
	Existing	Proposed	Existing	Proposed
1A	HDR	MHDR	PD-BP/HDR*	PD-12
1B		R-C		OPEN SPACE
42	MHDR	MDR	PD-12	PD-5.1C
44A	RC	MDR	PD-Nh C	PD-5.1C
44B	MHDR	MDR	PD-10	PD-10A
48A	PQP	PQP	PARK	PARK
48B		MDR	PARK	PD-8
55C	PQP	MDR	REC. FAC.	PD-5
61C	MDR	MHDR	PD-8.3	PD-12

** Unit 1 GDP Zoning designation PD-BP. General Plan Update changed land use designation to HDR.*

Appendix A is a General Plan Exhibit reflecting both the existing and proposed General Plan designations. Appendix B is a Zoning Exhibit reflecting both the existing and proposed zoning designations.

GDP AMENDMENTS:

The Whitney Ranch Phase 3 entitlements proposes to amend the Northwest Rocklin General Development Plan Exhibit C to PDG-99-02 ET. AL, which was previously amended in November 2016 via Ordinance No. 1060, as follows:

- a. Title sheet
- b. Table 1 (Summary of Land Uses by Planning Area)
- c. Table 3 (Sunset Ranchos Land Uses By Development Areas)
- d. Section 3.6.1 (Parks)
- e. Figure 4 (Zoning Map)
- f. Figure 5 (Development Areas)
- g. Figure 6 (Parks, Open Space & Trail Map)
- h. Figure 9 (Drainage Basins & Culverts)

Redline-strike out versions of these proposed amendments to the Northwest Rocklin General Development Plan are included in Appendix C.

TRAFFIC ANALYSIS:

The City amended the Northwest Rocklin Annexation General Development Plan in 2016, Ord. No. 1060, (“GDP”) to include traffic trip caps. A Transportation Impact Analysis for the Highway 65 corridor planning areas 104 through 116 was included in Ord. No. 1060. Traffic volumes for the undeveloped commercial and business professional units within the Sunset Rancho planning area are included in the traffic counts study. Section 3.4.4 of the GDP states:

“As long (as) proposed building square footage is consistent with or below levels identified in Table 2, no additional traffic analysis would be required.”

A Traffic Capacity Comparison Analysis for the proposed Whitney Ranch Phase 3 entitlements is included in Appendix D. The traffic capacity comparison analysis uses the trip generation rates assigned in the GDP for both the existing land uses and the land uses proposed in this amendment. The proposed conversion of the business professional and commercial land uses to residential land uses together with the other proposed amendments results in a net reduction in Average Daily Trips of approximately 3,800 ADT.

PARK INVENTORY ANALYSIS

The Northwest Rocklin Annexation Area Environmental Impact Report evaluated the park area requirement consistent with the City’s General Plan standard of five acres per 1,000 residents. Projected population was based on achieving the densities identified in the GDP with a 2.6 persons per dwelling unit assumption. As the Sunset Ranchos project builds out, actual dwelling

unit yields have been less than GDP projected yields for some planning areas. Included in Appendix E is a Sunset Ranchos Planning Area Park Inventory analysis which evaluates the park area required based on population assumptions associated with existing dwelling unit yields. The Park Area Inventory analysis reflects a park area requirement of 52.1 acres and an anticipated park area provided of 53.3 acres.

GENERAL PLAN vs. ZONING (Unit 1)

The City's General Plan Update in 2012 (Reso. 2012-171) modified the land use designation of Unit #1 from Business Professional to HDR. The City's current Zoning maps and the Northwest Rocklin Annexation General Development Plan do not currently reflect the updated General Plan designation of HDR for Unit #1 however, the City passed a companion consistency ordinance (Ord. No. 988) to provide review procedures for these conditions.

Table 3 of the Northwest Rocklin Annexation General Development Plan (Ord. No. 1060) indicates a Sunset Ranchos planning area maximum allowable dwelling unit count of 4,265 d.u. However, the GDP table has not been correlated to accommodate the City's previous General Plan Update which modified the land use designation of Unit #1 from Business Professional to HDR. Appendix F includes an updated GDP Table 3 correlating it with the existing General Plan by adding in the HDR units attributed to Unit #1. The updated GDP Table 3 reflects a Sunset Ranchos planning area maximum allowable dwelling unit total count of 4,449 d.u.

SUMMARY:

A brief summary of the land use changes proposed with the Whitney Ranch Phase 3 entitlements are listed below:

- a. Tentative map proposes 230 single family residential lots within 6 Sunset Ranchos planning area units.
- b. Reduction of 6 acres of Nh. Commercial
- c. Reduction of 4 acres of Park while maintaining overall community parkland requirements
- d. Reduction in traffic by approximately 3,800 Average Daily Trips (ADT)
- e. Increase Open Space by approximately 4.9 acres (Units 1A, 1B, 48B & 55C)
- f. GDP rezone reduces 106 dwelling units from the overall Sunset Ranchos planning area total (max allowable d.u. reduced from 4,449 d.u. to 4,343 d.u).

UNIT #1 (Units 1A & 1B)

Requested Entitlement:

General Plan:	(Unit 1A) Change from HDR to MHDR (Unit 1B) Change from HDR to R-C
General Development Plan:	(Unit 1A) Change from PD-BP to PD-12 (Unit 1B) Change from PD-BP to O.S.
Tentative Map:	51 Residential Lots + Open Space + Landscape

Sunset Ranchos Unit #1 has had a fair amount of land use planning evolutions which are briefly described herein to provide a contextual basis of evaluating the proposed Phase 3 entitlements. .

(City Drainage Basin to become Open Space)

In 2015 the Whitney Ranch developer constructed a drainage basin (Basin 23) on the northern portion of Unit #1. This basin serves the master plan community and the 2.1 acres containing the basin has been dedicated to and accepted by the City of Rocklin. This GDP amendment proposes to change the zoning and general plan designation of the City-owned portion of Unit #1 (identified as Unit 1B in this amendment) to Open Space and Recreation-Conservation, respectively. The remaining portion of Unit 1 is proposed to be developed as Unit 1A, single family residential.

(General Plan vs. Zoning Designation)

The City's General Plan Update in 2012 (Reso. 2012-171) modified the land use designation of Unit #1 from Business Professional to HDR. The City's current Zoning maps and the Northwest Rocklin Annexation General Development Plan do not currently reflect the updated General Plan designation of HDR for Unit #1 however, the City passed a companion consistency ordinance (Ord. No. 988) to provide review procedures for these conditions.

UNIT 42 & 44A

Requested Entitlement:

General Plan (Unit 42):	Change from MHDR to MDR
General Plan (Unit 44A):	Change from RC to MDR
General Development Plan (Unit 42):	Change from PD-12 to PD-5.1C
General Development Plan (Unit 44A):	Change from PD-Nh C to PD-5.1C
Tentative Map (Units 42 & 44A):	97 Residential Lots + Landscape

Units 42 and 44A are proposed to be developed into residential lots comparable in size to adjoining Unit 41. Two vehicular access points on Painted Pony Lane are proposed at existing roadway curb returns constructed when Painted Pony Lane was built. A third vehicular access point is proposed on West Oaks Boulevard. No vehicular access is proposed on Whitney Ranch Parkway.

UNIT 44B

Requested Entitlement:

General Plan:	Change from MHDR to MDR
General Development Plan:	Change from PD-10 to PD-10A
Tentative Map:	64 Residential Lots + Remainder Lot + Landscape

Rezone Unit 44B to PD-10A to use development standards and densities associated with PD-10A. Unit 44B includes alley loaded residential lots. Roadways (Roads “A”, “B” & “C”) are proposed to be public and alleys are proposed to be private. Road “B” proposes traffic calming measures by selectively narrowing the road width at alley entrances.

An existing 30-foot wide Placer County Water Agency waterline easement traverses the site in a north-south direction. The tentative map design incorporates this easement adjacent to proposed alleys as landscape Lots I and J.

A remainder lot, Remainder #1, is proposed to create a parcel of approximately 1.94 acres. The parcel would receive the same zoning and general plan designation as the rest of Unit 44B however, small lot residential tentative mapping is not proposed at this time. The parcel is located and configured with the intent that it could potentially serve as an expansion of the existing private recreational facility (Whitney Ranch House) located across Old Ranch House Road. Private recreational facilities are conditionally permitted uses within residential districts so a subsequent use permit or small lot tentative map would be required if the recreational facility or additional residential lots are subsequently proposed.

UNIT 48B

Requested Entitlement:

General Plan:	Change from PQP to MDR
General Development Plan:	Change from PARK. to PD-8
Tentative Map:	13 Residential Lots + Open Space + Landscape

The General Development Plan identified Unit 48 as a 5.4 park site. Consistent with the City’s recent park programming, the Whitney Ranch developer constructed the 1.5 acre neighborhood park along the northerly portion of Unit 48. Within the remaining southerly portion of Unit 48, Unit 48B proposes to develop 13 residential lots and dedicate approximately 1.2 acres of Open Space.

Unit 48B is proposed to be zoned consistent with the adjoining Unit 45A (PD-8) however, the infill nature of Unit 48B tends to create some deeper lot depths. Adjacent open space would be dedicated to the City, expanding the City’s existing adjoining open space parcel.

A Park Inventory analysis has been prepared for the Sunset Ranchos Planning Area evaluating park area required. The Park Inventory analysis is based on tentative map yields, projected population and the resulting park area requirements. The analysis (included as Appendix E) reflects a park area requirement of 52.1 acres and the proposed park area to be provided is projected at 53.3 acres.

UNIT 55C

Requested Entitlement:

General Plan:	Change from PQP to MDR
General Development Plan:	Change from REC FAC. to PD-5
Tentative Map:	5 Residential Lots + Open Space

As mentioned within the Unit 44B narrative, the Whitney Ranch developer has determined that a potential expansion of a private recreational facility would no longer be programmed to be located remotely from the existing facility. Unit 55C proposes to develop 5 residential lots and to dedicate approximately 1.1 acres of additional open space to the City, including an approximately 85-foot wide buffer adjacent to Unit 55A.

UNIT 61C (with Units 52A & 61B)

Requested Entitlement:

General Plan:	Change from MDR to MHDR
General Development Plan:	Change from PD-8.3 to PD-12
Tentative Map:	No change to previously approved map.

At the pre-submittal meetings, the City discussed their housing inventory for HDR/MHDR designated properties. The City expressed a desire to look for opportunities to create units that could meet the 9.0 d.u./acre minimum density for the MHDR designation. In response, the applicant is proposing to adjust the unit boundaries of Units #52A, #61B and 61C to create an MHDR designation for Unit 61C. While maintaining the existing approved tentative mapping and adjusting the common road rights-of-way boundaries from Unit 61C to the adjacent Units 52A and 61B, the density for Unit 61C is increased to 9.0 d.u./acre meeting, the desired MHDR designation.

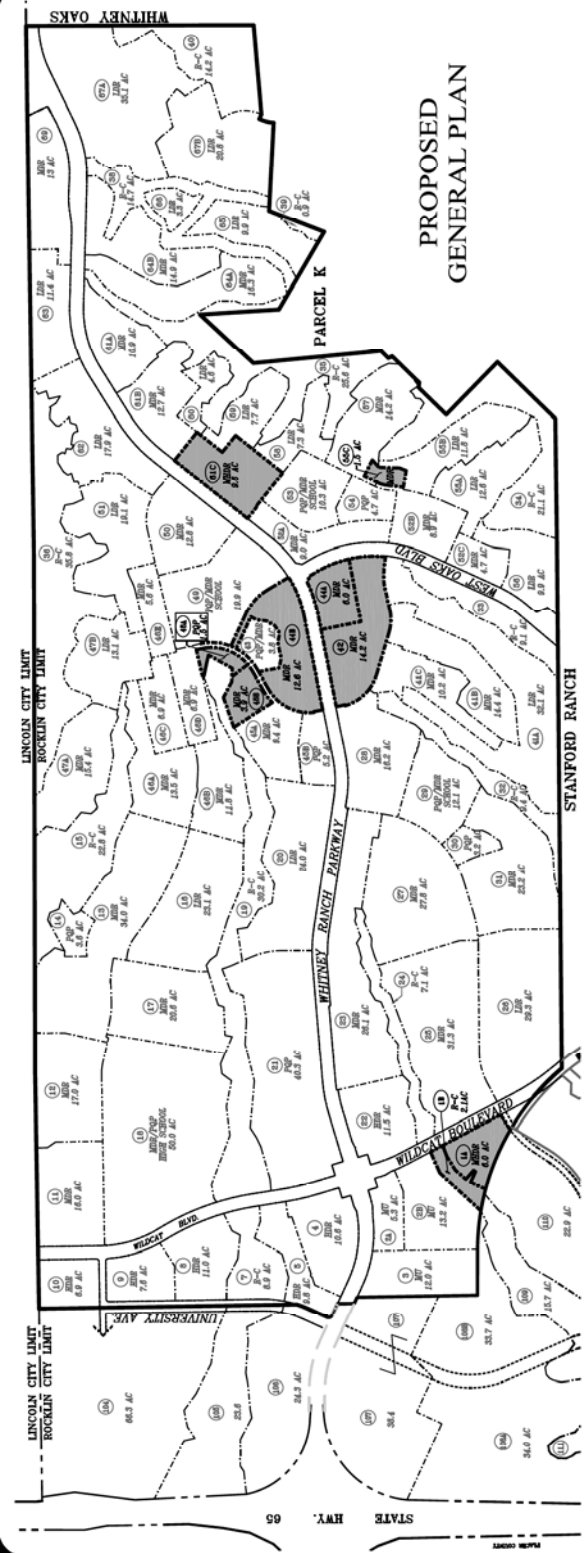
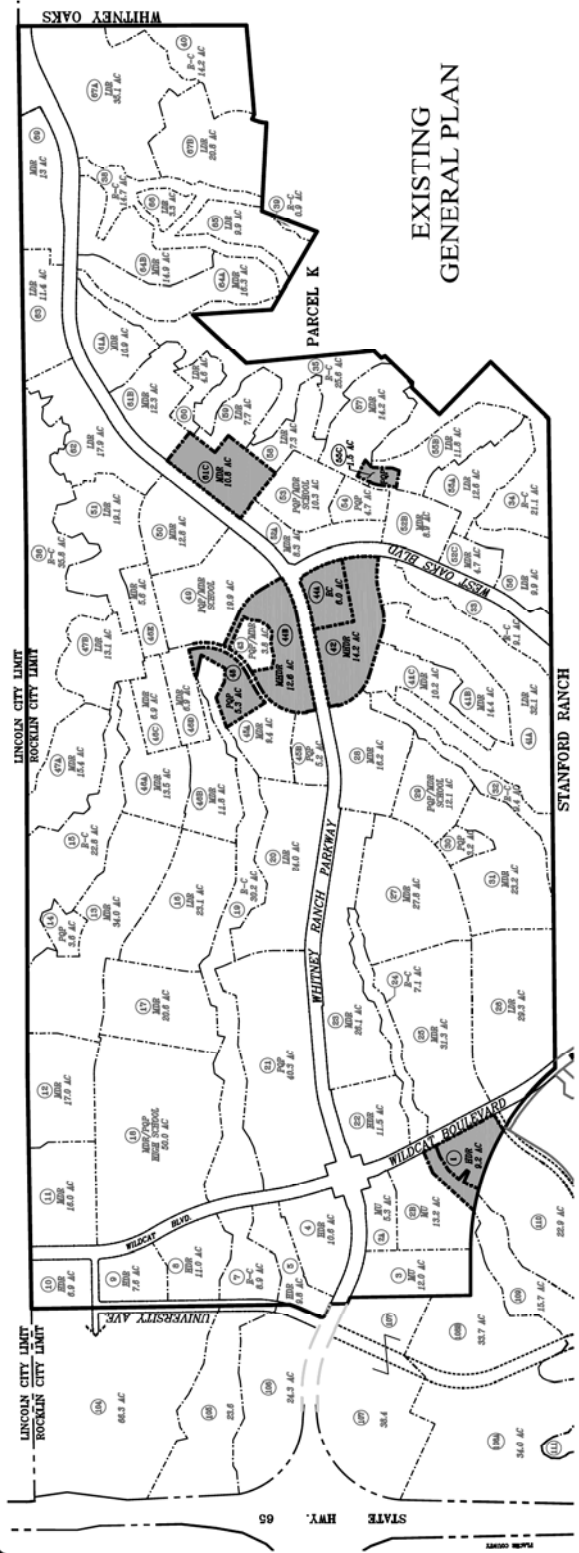
Refer to Appendix G, Unit 61C Conceptual GDP Amendment Exhibit.

APPENDIX A
GENERAL PLAN EXHIBIT

N.W.R.A.
GENERAL PLAN
EXHIBIT
 MAY 2017

LEGEND

BP	BUSINESS PROFESSIONAL
U	LIGHT INDUSTRIAL
HDR	HIGH DENSITY RESIDENTIAL
LDR	LOW DENSITY RESIDENTIAL
MDR	MEDIUM DENSITY RESIDENTIAL
MHDP	MEDIUM HIGH DENSITY RESIDENTIAL
POP	PUBLIC QUAS PUBLIC
RC	RETAIL COMMERCIAL
R-C	RECREATIONAL CONSERVATION
—	CORE ROADS
XX	DEVELOPMENT AREA



Map prepared by N.W.R.A. on 5/15/17. All rights reserved. No part of this map may be reproduced without the written permission of N.W.R.A.

APPENDIX B

ZONING EXHIBIT

APPENDIX C

**G.D.P. (RED-LINE STRIKEOUT VERSION)
PROPOSED AMENDMENTS**

**NORTH WEST ROCKLIN
GENERAL DEVELOPMENT PLAN
EXHIBIT C TO PDG-99-02 ET AL / PDG2016-0007**

**NORTHWEST ROCKLIN
GENERAL DEVELOPMENT PLAN AMENDMENT**

By

Community Development Department
City of Rocklin
California

Prepared for:

WHITNEY  RANCH™

Newland Communities Sunset Ranchos Investors, LLC

**Adopted and amended by Rocklin City Council Ordinance Nos. –
858, 882, 884, 892, 898, 941, 991, 1000, 1014, 1041, 1055 and 1060**

November 1, 2016

The North West Rocklin Area contains three distinct planning areas: Sunset Ranchos (aka Whitney Ranch), Highway 65 Corridor, and Parcel K. Table 1 presents a summary of proposed land uses in the three planning areas and Figure 2 shows their locations.

Table 1				
Summary of Land Uses by Planning Area				
Planning Area	Acreage	Existing Use	Dev. Unit	Proposed Zoning and Use
Sunset-Ranchos aka Whitney Ranch	1,296.3	Single-family homes, Apartments, Condominiums, High School, parks	1 to 69	Planned Development (PD) <ul style="list-style-type: none"> • up to <u>2,9373,001</u>-SF dwelling units • up to <u>1,3281,342</u> MF dwelling units • <u>23,317.3</u> acres (<u>252,600</u> <u>187,300</u> sq. ft) commercial • 9.2 ac. (125,452 sq. ft) Business Professional. • 2 Elementary Schools (22.4 ac.) • 1 Junior High School (19.9 ac.) • 1 High School (50.0 ac.) • <u>57,353.3</u> ac. Public Parks/ • <u>6,75.2</u> ac. Private Recreation Facilities • 199.8 ac. Open Space
Highway 65 Corridor:	527.8			Planned Development (PD)
• Atherton Tech	81.8 ac. 5 ac.	Light Industrial Open Space	115 116	Light Industrial (81.8 ac.) Open Space (5 ac.)
• William Jessup University	155.8 ac.	University and vacant land	113 A 113 B 113 C 114 112	Light Industrial (13.9 ac.) Light Industrial/MU (17.7 ac.) WJU Campus (74.5 ac.) Commercial (30.1 ac.) Open Space (19.6 ac.)
• Placer Ranch	147.3 ac.	Vacant	107 A 107 B 108A 108B 110 109/111	Commercial (32.4 ac.) Commercial (6.0 ac.) Bus. Prof./Commercial (47.6 ac.) 174 SF dwelling units (20.4 ac) 196 SF dwelling units (22.9 ac.) Open Space (18 ac.)
• JBC Investments	114.2 ac.	Vacant	106 104 105	Commercial (24.3 ac.) Bus. Prof./Commercial (66.3 ac.) Open Space (23.6 ac.)
• Core Roadways	23.7 ac.			
Parcel K	47 ac.	Single-family residential		Developed <ul style="list-style-type: none"> • 109 SF dwelling units • Open Space (3.2 ac.)

Table 3
Sunset Ranchos Land Uses By Development Areas

Development Unit	Land Use	Acreage	Zoning	Max. Allowable Dw. Units*	Square Ft. ('000)*
1A	Bus- Prof. Residential	9.26.2	PD-BPPD-12	-74	125.4
1B	Open Space	2.1	Open Space		
2A	Commercial	5.3	PD-Comm	-	56.6
2B	Residential	13.2	PD-10A	132	
3	Commercial	12	PD-Comm	-	130.7
4	Residential	10.6	PD-20	212	
5	Residential	9.8	PD-18	171	
7	Open Space	8.9	Open Space	-	
8	Residential	11.9	PD-20	238	
9	Residential	6.8	PD-20	136	
10	Residential	6.9	PD-20	138	
11	Residential	16	PD-5	70	
12	Residential	17	PD-5	74	
13	Residential	34	PD-5	153	
14	Neigh. Park	3.6	Park	-	
15	Open Space	22.8	Open Space	-	
16	Residential	23.1	PD-3.3	60	
17	Residential	20.6	PD- 6.6	135	
18	High School	50	High School	-	
19	Open Space	30.2	Open Space	-	
20	Residential	24	PD-3.3	59	
21	Comm. Park	40.3	Community Park	-	
22	Residential	11.5	PD-4.2	48	
23	Residential	26.1	PD-5	92	
24	Open Space	7.1	Open Space	-	
25	Residential	31.3	PD-5	134	
26	Residential	29.3	PD-3A	78	
27	Residential	27.8	PD-4	92	
28	Residential	16.2	PD-6.6	96	
29	School	12.1	K-6 School	-	
30	Neigh. Park	3.2	Park	-	
31	Residential	23.2	PD-4	79	
32	Open Space	9.4	Open Space	-	
33	Open Space	9.1	Open Space	-	
34	Open Space	21.1	Open Space	-	
35	Open Space	25.6	Open Space	-	
36	Open Space	35.8	Open Space	-	
38	Open Space	14.7	Open Space	-	
39	Open Space	0.9	Open Space	-	
40	Open Space	14.2	Open Space	-	
41A	Residential	32.1	PD-2.4	77	
41B	Residential	14.4	PD-5.1C	73	
41C	Residential	10.2	PD-5.1C	52	

Table 3 Contd.

Development Unit	Land Use	Acreage	Zoning	Max. Allowable Dw. Units*	Square Ft. ('000)*
42	Residential	14.2	PD- 425.1C	47072	
43	Water Tank	3.8	Water Tank/PD-10	-	
44A	Nh. Comm. Residential	6	PD- Nh. Comm. 5.1C	-30	-65.3
44B	Residential	12.6	PD-10A	126	
45A	Residential	9.4	PD-8	75	
45B	Rec. Center	5.2	Private Rec. Facility	-	
46A	Residential	13.5	PD-4.2	56	
46B	Residential	11.8	PD-3.7C	43	
46C	Residential	6.9	PD-8.1	55	
46D	Residential	6.9	PD-7.3	50	
46E	Residential	5.6	PD-8.1	45	
47A	Residential	15.4	PD-3.6C	55	
47B	Residential	13.1	PD-3.2C	41	
48A	Neigh. Park	5.51.5	Park	-	
48B	Residential	3.9	PD-8	31	
49	School	19.9	Jr. High Sch./PD-5	-	
50	Residential	12.8	PD-7.3	93	
51	Residential	19.1	PD-2.9C	55	
52A	Residential	8.39.0	PD-7.3	6065	
52B	Residential	8.9	PD-6.5	57	
52C	Residential	4.7	PD-7.3	34	
53	School	10.3	K-6 School/PD-5	-	
54	Neigh. Park	4.7	Park	-	
55A	Residential	12.6	PD-3.1	39	
55B	Residential	11.8	PD-3.1	36	
55C	Rec. Facility Residential	1.5	Private Rec. Facility PD-5	-7	
56	Residential	9.9	PD-2.4	23	
57	Residential	14.2	PD-4.2	59	
58	Residential	7.3	PD-3.2C	23	
59	Residential	7.7	PD-3.6C	27	
60	Residential	4.6	PD-3.5C	16	
61A	Residential	10.9	PD-5.3C	57	
61B	Residential	42.312.8	PD-5.4C	6668	
61C	Residential	40.89.6	PD- 8.312	89115	
62	Residential	17.9	PD-2.5C	44	
63	Residential	11.4	PD-3.2C	36	
64A	Residential	16.3	PD-4.1C	66	
64B	Residential	14.9	PD-4.7C	70	
65	Residential	9.9	PD-2.1	20	
66	Residential	3.3	PD-2.8	9	
67A	Residential	35.1	PD-2.4	84	
67B	Residential	20.8	PD-1.6	33	
69	Residential	13	PD-3.8C	49	
Core Roads	RW	8081.1	-	-	
Total		1,296.3		4,2654,343	-377187

4. OUTSIDE STORAGE

All outside storage areas shall be screened by a combination of fencing, masonry walls, and grade separation. Outside storage without adequate screening is not permitted.

3.5.6 Off Street Parking

The off street parking shall be provided in accordance with the provisions of Chapter 17.66 of the Rocklin Municipal Code.

3.6 Parks and Open Space

The plan designates ~~57.353.3~~ acres of public park, ~~6.75.2~~ acres of private recreation sites and 199.8 acres of open space areas.

3.6.1 Parks

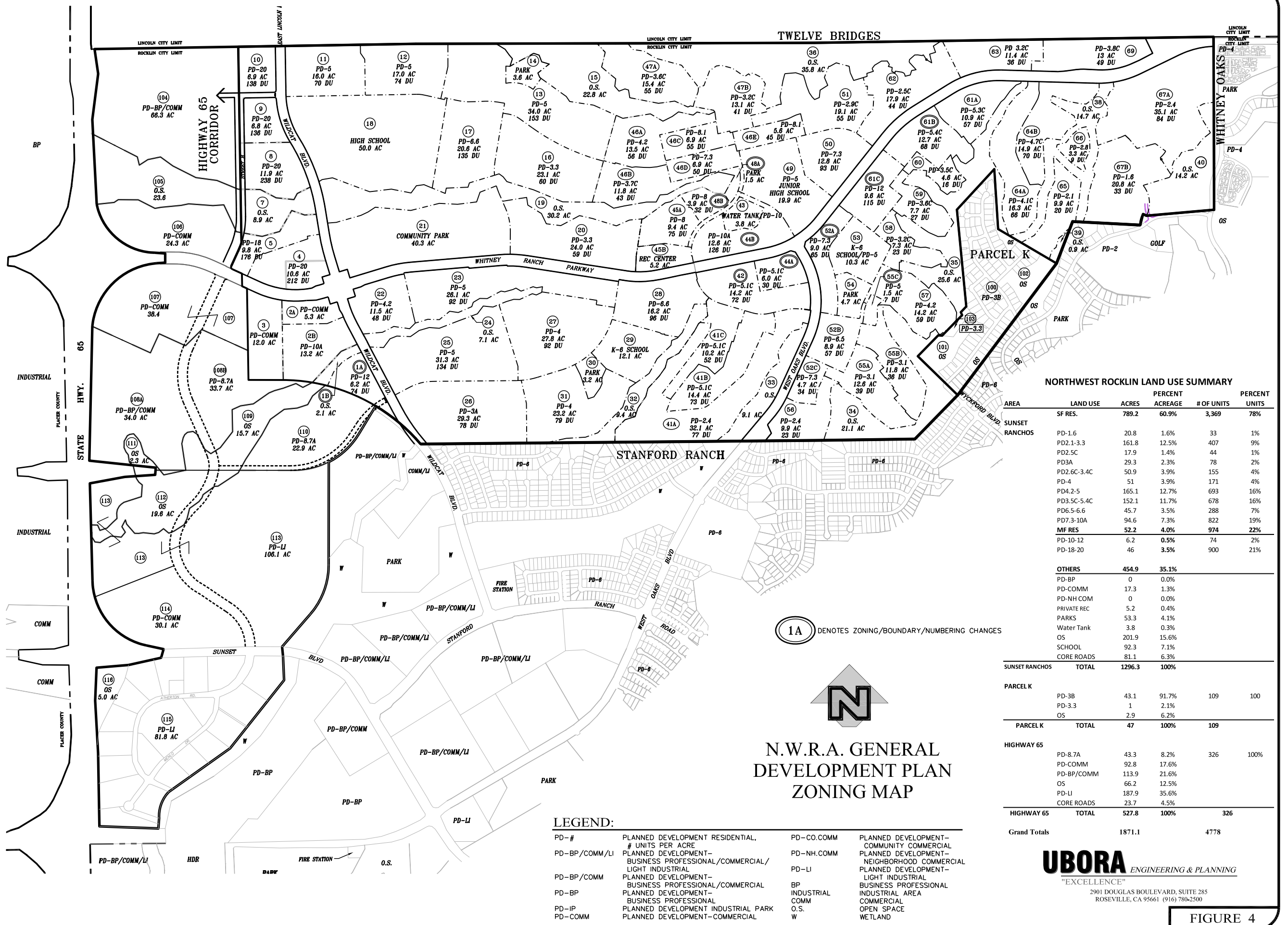
The City of Rocklin General Plan and Subdivision Ordinance require dedication of park acreage in the amount of five (5) acres of parkland per thousand (1,000) population of residents of any new development. Subdivisions of 50 parcels or more are required either to dedicate land for park purposes, to pay a dedication fee in lieu of land, or a combination of both to satisfy the development's proportion of the adopted park acreage. The Sunset Ranchos planning area of the General Development Plan is zoned to accommodate up to ~~4,2654,343~~ dwelling units. Tentative mapping for the Sunset Ranchos planning area yield 4,006 dwelling units. At 2.6 persons per dwelling unit, the area is projected to generate up to ~~11,08910,416~~ persons. Approximately ~~55.4552.08~~ acres of parkland will be required to serve future residents. The plan designates ~~57.353.3~~ acres of public park and ~~6.75.2~~ acres of private recreation sites. These include one community park site of ~~40.339.5~~ acres and ~~four-five~~ neighborhood park sites totaling ~~47-13.8~~ acres.

The community park location provides a large contiguous site with relatively flat terrain suitable for intense recreational activity such as softball, soccer, and the construction of swimming pools and recreational buildings. Other recreational activities and facilities may include walking, viewing, outdoor theatres, tot lots/playground, picnic areas and hard courts for basketball and tennis. Restrooms and off-street parking will be provided. Lighting for security and night activities on the recreational fields will be installed at the discretion of the City. It is anticipated that competitive level lighting will be installed in the ball field areas.

Neighborhood parks are intended to be the focal points of neighborhoods, sometimes in combination with elementary schools. Two of the five neighborhood parks are adjacent to elementary school sites. The other three are "free-standing." The neighborhood parks are planned to serve population within ¼ to ½ mile radius, and generally will not provide for off-street parking. Recreational activities at these public parks may include the following: passive and active recreational interests, turf area for multi-use recreational activities, pre-

SUMMARY OF LAND USES

DEV. UNIT	G.P.	ACREAGE	ZONING	MAX. # OF DUS
SUNSET RANCHOS				
1A	MHDR	6.2	PD-12	74
1B	R-C	2.1	OPEN SPACE	-
2A	MU	5.3	PD-COMM	-
2B	MU	13.2	PD-10A	132
3	RC	12	PD-COMM	-
4	HDR	10.6	PD-20	212
5	HDR	9.8	PD-18	176
7	R-C	8.9	OPEN SPACE	-
8	HDR	11.9	PD-20	238
9	HDR	6.8	PD-20	136
10	HDR	6.9	PD-20	138
11	MDR	16	PD-5	70
12	MDR	17	PD-5	74
13	MDR	34	PD-5	153
14	POP	3.6	PARK	-
15	R-C	22.8	OPEN SPACE	-
16	LDR	23.1	PD-3	60
17	MDR	20.6	PD-6.6	135
18	POP	50	HIGH SCHOOL	-
19	R-C	30.2	OPEN SPACE	-
20	LDR	24	PD-3.3	59
21	POP	40.3	COMM. PARK	-
22	HDR	11.5	PD-4.2	48
23	MDR	26.1	PD-5	92
24	R-C	7.1	OPEN SPACE	-
25	MDR	31.3	PD-5	134
26	LDR	29.3	PD-3A	78
27	MDR	27.8	PD-4	92
28	MDR	16.2	PD-6.6	96
29	POP	12.1	K-6 SCHOOL	-
30	POP	3.2	PARK	-
31	MDR	23.2	PD-4	79
32	R-C	9.4	OPEN SPACE	-
33	R-C	9.1	OPEN SPACE	-
34	R-C	21.1	OPEN SPACE	-
35	R-C	25.6	OPEN SPACE	-
36	R-C	35.8	OPEN SPACE	-
38	R-C	14.7	OPEN SPACE	-
39	R-C	0.9	OPEN SPACE	-
40	R-C	14.2	OPEN SPACE	-
41A	LDR	32.1	PD-2.4	77
41B	MDR	14.4	PD-5.1C	73
41C	MDR	10.2	PD-5.1C	52
42	MDR	14.2	PD-5.1C	72
43	POP/MDR	3.8	WATER TANK/PD-10	-
44A	MDR	6	PD-5.1C	30
44B	MHDR	12.6	PD-10A	126
45A	MDR	9.4	PD-8	75
45B	POP	5.2	PRIV. REC. FACILITY	-
46A	MDR	13.5	PD-4.2	56
46B	MDR	11.8	PD-3.7C	43
46C	MDR	6.9	PD-8.1	55
46D	MDR	6.9	PD-7.3	50
46E	MDR	5.6	PD-8.1	45
47A	MDR	15.4	PD-3.6C	55
47B	LDR	13.1	PD-3.2C	41
48A	POP	1.5	PARK	-
48B	MDR	3.9	PD-8	32
49	POP	19.9	JR. HIGH SCHL/PD-5	-
50	MDR	12.8	PD-7.3	93
51	LDR	19.1	PD-2.9C	55
52A	MDR	9	PD-7.3	65
52B	MDR	8.9	PD-6.5	57
52C	MDR	4.7	PD-7.3	34
53	POP	10.3	K-6 SCHOOL/PD-5	-
54	POP	4.7	PARK	-
55A	LDR	12.6	PD-3.1	39
55B	LDR	11.8	PD-3.1	36
55C	MDR	1.5	PD-5	7
56	LDR	9.9	PD-2.4	23
57	MDR	14.2	PD-4.2	59
58	LDR	7.3	PD-3.2C	23
59	MDR	7.7	PD-3.6C	27
60	MDR	4.6	PD-3.5C	16
61A	MDR	10.9	PD-5.3C	57
61B	MDR	12.7	PD-5.4C	68
61C	MDR	9.6	PD-8.1	115
62	LDR	17.9	PD-2.5C	44
63	LDR	11.4	PD-3.2C	36
64A	MDR	16.3	PD-4.1C	66
64B	MDR	14.9	PD-4.7C	70
65	LDR	9.9	PD-2.1	20
66	LDR	3.3	PD-2.8	9
67A	LDR	35.1	PD-2.4	84
67B	LDR	20.8	PD-1.6	33
69	MDR	13	PD-3.8C	49
69	MDR	81.1	OS	-
CORE ROADS				
TOTAL	R/W	1,296.3		4,343
PARCEL K				
100	LDR	43.1	PD-3B	109
101	R-C	1.2	OS	-
102	R-C	1.7	OS	-
103	LDR	1	PD-3.3	0
TOTAL		47		109
HIGHWAY 65				
104	BP/COM	66.3	PD-BP/COMM	-
105	R-C	23.6	OS	-
106	RC	24.3	PD-COMM	-
107A	RC	32.4	PD-COMM	-
107B	RC	6	PD-COMM	-
108A	BP/COM	47.6	PD-BP/COMM	-
108A	M			
108B	MDR	20.4	PD 8.7A	177
109	R-C	15.7	OS	-
110	MDR	22.9	PD 8.7A	149
111	R-C	2.3	OS	-
112	R-C	19.6	OS	-
113A	LI	13.9	PD-LI	-
113B	LI/M	17.7	PD-LI	-
113C	Campers	74.5	PD-LI	-
114	RC	30.1	PD-COMM	-
115	LI	81.8	PD-LI	-
116	R-C	5	OS	-
CORE R/W		23.7	R/W	
TOTAL		527.8		326
GRAND TOTAL		1,871.1		4,778



NORTHWEST ROCKLIN LAND USE SUMMARY

AREA	LAND USE	ACRES	PERCENT ACREAGE	# OF UNITS	PERCENT UNITS
SUNSET RANCHOS					
PD-1.6	SF RES.	789.2	60.9%	3,369	78%
PD2.1-3.3		161.8	12.5%	407	9%
PD2.5C		17.9	1.4%	44	1%
PD3A		29.3	2.3%	78	2%
PD2.6C-3.4C		50.9	3.9%	155	4%
PD-4		51	3.9%	171	4%
PD4.2-5		165.1	12.7%	693	16%
PD3.5C-5.4C		152.1	11.7%	678	16%
PD6.5-6.6		45.7	3.5%	288	7%
PD7.3-10A		94.6	7.3%	822	19%
MF RES		52.2	4.0%	974	22%
PD-10-12		6.2	0.5%	74	2%
PD-18-20		46	3.5%	900	21%
OTHERS		454.9	35.1%		
PD-BP		0	0.0%		
PD-COMM		17.3	1.3%		
PD-NH COM		0	0.0%		
PRIVATE REC		5.2	0.4%		
PARKS		53.3	4.1%		
Water Tank		3.8	0.3%		
OS		201.9	15.6%		
SCHOOL		92.3	7.1%		
CORE ROADS		81.1	6.3%		
SUNSET RANCHOS TOTAL		1296.3	100%		
PARCEL K					
PD-3B		43.1	91.7%	109	100
PD-3.3		1	2.1%		
OS		2.9	6.2%		
PARCEL K TOTAL		47	100%	109	
HIGHWAY 65					
PD-8.7A		43.3	8.2%	326	100%
PD-COMM		92.8	17.6%		
PD-BP/COMM		113.9	21.6%		
OS		66.2	12.5%		
PD-LI		187.9	35.6%		
CORE ROADS		23.7	4.5%		
HIGHWAY 65 TOTAL		527.8	100%	326	
Grand Totals		1871.1		4778	

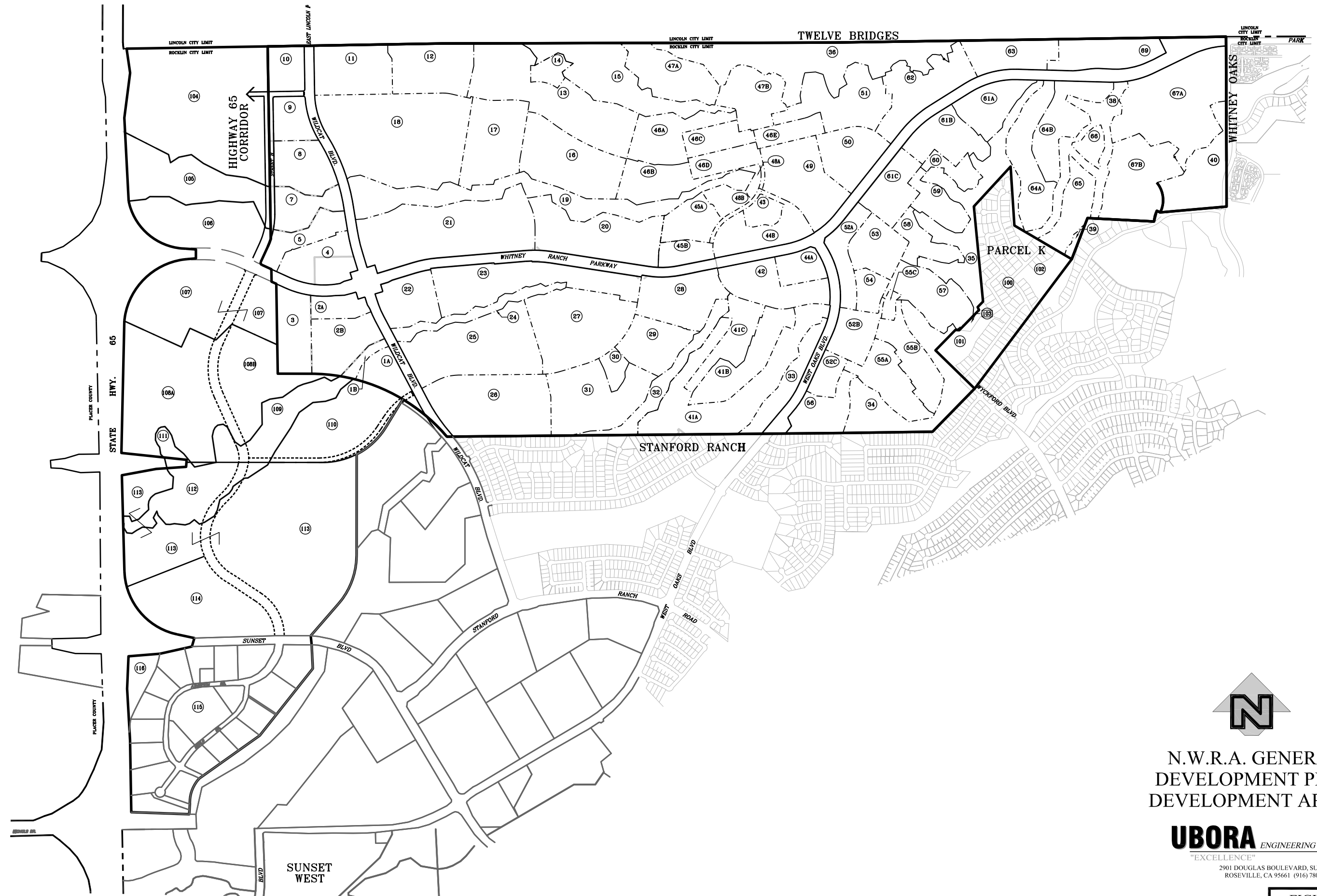
N.W.R.A. GENERAL DEVELOPMENT PLAN ZONING MAP

LEGEND:

PD-#	PLANNED DEVELOPMENT RESIDENTIAL, # UNITS PER ACRE	PD-CO.COMM	PLANNED DEVELOPMENT-COMMUNITY COMMERCIAL
PD-BP/COMM/LI	PLANNED DEVELOPMENT-BUSINESS PROFESSIONAL/COMMERCIAL/LIGHT INDUSTRIAL	PD-NH.COMM	PLANNED DEVELOPMENT-NEIGHBORHOOD COMMERCIAL
PD-BP/COMM	PLANNED DEVELOPMENT-BUSINESS PROFESSIONAL/COMMERCIAL	PD-LI	PLANNED DEVELOPMENT-LIGHT INDUSTRIAL
PD-BP	PLANNED DEVELOPMENT-BUSINESS PROFESSIONAL	BP	INDUSTRIAL
PD-IP	PLANNED DEVELOPMENT INDUSTRIAL PARK	COMM	COMMERCIAL
PD-COMM	PLANNED DEVELOPMENT-COMMERCIAL	O.S.	OPEN SPACE
		W	WETLAND

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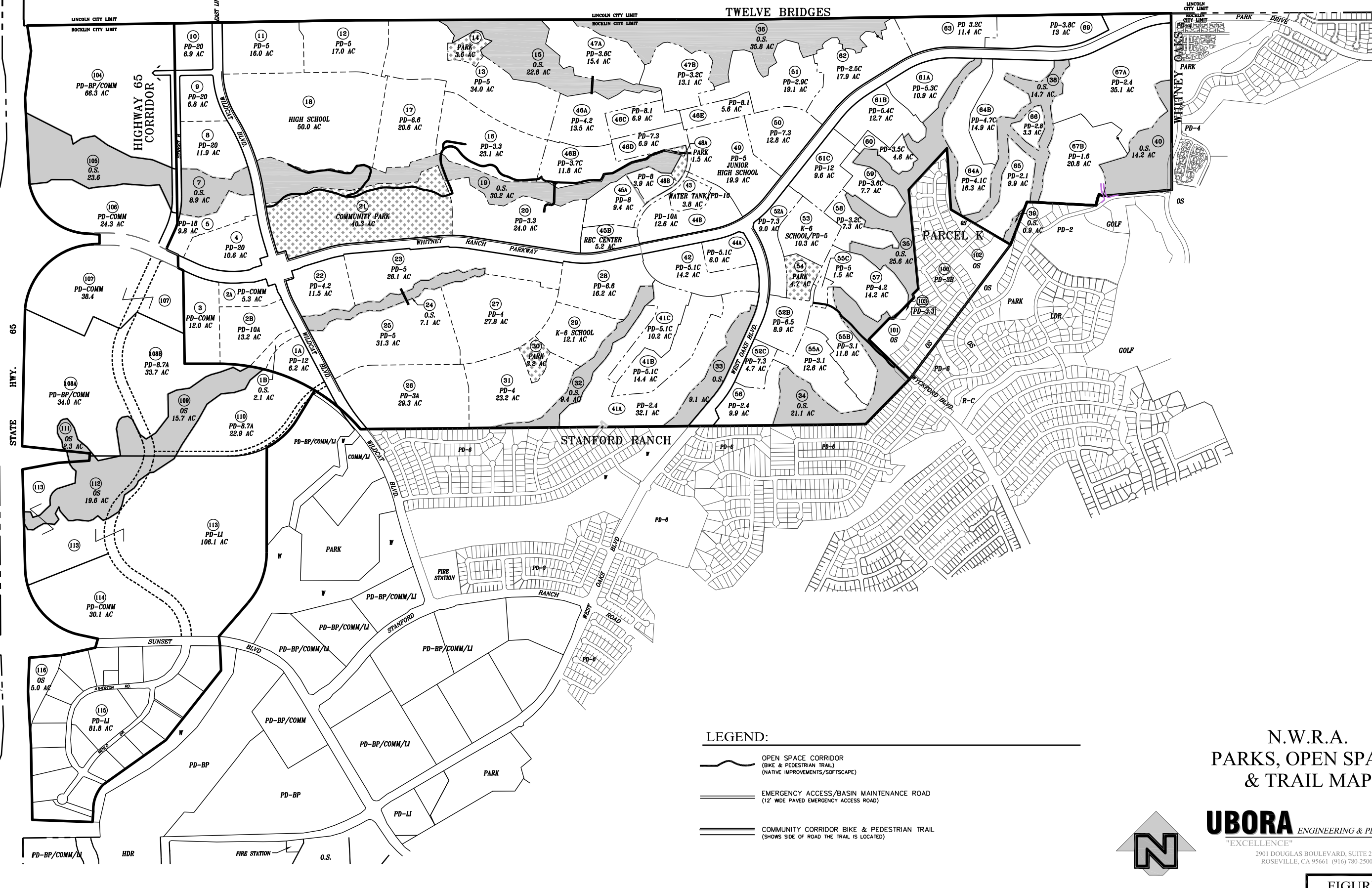
P:\project\9-110.10 (Whitney Ranch)\GDP Clean up\Exhibits\FIG 4-GDP Land Use.dwg, 05/02/17 08:58:23am, micah






N.W.R.A. GENERAL
DEVELOPMENT PLAN
DEVELOPMENT AREAS

UBORA ENGINEERING & PLANNING
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FIGURE 5



- LEGEND:**
-  OPEN SPACE CORRIDOR (BIKE & PEDESTRIAN TRAIL) (NATIVE IMPROVEMENTS/SOFTSCAPE)
 -  EMERGENCY ACCESS/BASIN MAINTENANCE ROAD (12' WIDE PAVED EMERGENCY ACCESS ROAD)
 -  COMMUNITY CORRIDOR BIKE & PEDESTRIAN TRAIL (SHOWS SIDE OF ROAD THE TRAIL IS LOCATED)

N.W.R.A.
PARKS, OPEN SPACE
& TRAIL MAP

UBORA ENGINEERING & PLANNING
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FIGURE 6

APPENDIX D

TRAFFIC CAPACITY COMPARISON ANALYSIS

**TRAFFIC CAPACITY COMPARISON
GENERAL DEVELOPMENT PLAN AMENDMENT
WHITNEY RANCH PHASE 3 ENTITLEMENTS**

I. SUMMARY - TRAFFIC CAPACITY

Description	Max. Allowable Dw. Units	Square Ft. (x 1000)	Traffic (ADT)
Existing Whitney Ranch Phase 3 Land Use Allocations	695	190.7	9,105
Proposed Whitney Ranch Phase 3 Land Use Allocations	588	0.0	5,296
Difference between Existing & Proposed Land Uses	-107	-190.7	-3,809

II. EXISTING LAND USES

Development Unit	Land Use	Acreage	Zoning	Max. Allowable Dw. Units	Square Ft. (x 1000)	Traffic (ADT)
1	Residential/BP*	9.2	PD-BP* / PD-20**	184***	125.4	2,220**
42	Residential	14.2	PD-12	170		1,530
44A	Nh. Comm.	6	PD-Nh. Comm	-	65.3	2,286
44B	Residential	12.6	PD-10	126		1,134
48	Neigh. Park	5.4	Park	-		-
52A	Residential	8.3	PD-7.3	60		540
55C	Rec. Facility	1.5	Private Rec. Facility	-		-
61B	Residential	12.3	PD-5.4	66		594
61C	Residential	10.8	PD-8.3	89		801
61	Core Roads	0	R/W			
Total		80.3		695	190.7	9,105

III. PROPOSED LAND USES

Development Unit	Land Use	Acreage	Zoning	Max. Allowable Dw. Units	Square Ft. (x 1000)	Traffic (ADT)
1A	Residential	6.2	PD-12	74		670
1B	Open Space	2.1	Open Space	-		-
1	Core Roads	0.9	Bridlewood Dr. & BLA to Unit 110			-
42	Residential	14.2	PD-5.1C	72		648
44A	Residential	6	PD-5.1C	30		270
44B	Residential	12.6	PD-10A	126		1,134
48A	Neigh. Park	1.5	Park	-		-
48B	Residential	3.9	PD-8	31		279
52A	Residential	9	PD-7.3	65		585
55C	Residential	1.5	PD-5	7		63
61B	Residential	12.8	PD-5.4	68		612
61C	Residential	9.6	PD-12	115		1,035
61	Core Roads		R/W	-		
Total		80.3		588	0.0	5,296

Notes:

Traffic ADT based on trip rates listed in GDP Traffic Capacity Section 3.4.4

* Unit 1 existing Zoning per GDP is BP, General Plan Amendment override to HDR

** Unit 1 existing Traffic ADT based on Zoning designation of PD-BP per GP traffic allocation study

*** Unit 1 existing Max. allowable Units based on GP designation of PD-20

APPENDIX E

PARK INVENTORY ANALYSIS

**SUNSET RANCHOS PLANNING AREA
PARK INVENTORY
WHITNEY RANCH PHASE 3 ENTITLEMENTS**

SUMMARY - PARK ACREAGE

Tentative Map Yields (Dwelling Units)	4,006	Park Required (acres)	Park Provided (acres)
Persons per dwelling unit	2.6		
Population	10,416		
Parkland required @ 5ac. /1,000 population (acres)	52.1	52.1	53.3

SUNSET RANCHOS LAND USE YIELDS BY DEVELOPMENT AREA

Dev. Unit	Acreage	ZONING (Existing / Proposed)	Exist. GDP Max. Dw. Units	TENTATIVE MAP YIELDS			Park Area (Acres)
				Proposed T.M. Dw. Units	Existing T.M. Dw. Units	TOTALS Existing + Proposed Dw. Units	
1	9.2	PD-BP / PD-12	-	51		51	
2B	13.2	PD-10A	137		126	126	
4	10.6	PD-20	212		212	212	
5	9.8	PD-18	171		171	171	
8	11.9	PD-20	238			238	
9	6.8	PD-20	136		136	136	
10	6.9	PD-20	138		138	138	
11	16	PD-5	70		70	70	
12	17	PD-5	74		74	74	
13	34	PD-5	153		153	153	
14	3.6	Park	-			0	3.6
16	23.1	PD-3.3	60		60	60	
17	20.6	PD- 6.6	135		101	101	
20	24	PD-3.3	59		59	59	
21	40.3	Community Park	-			0	39.5
22	11.5	PD-4.2	48		48	48	
23	26.1	PD-5	92		92	92	
23D							1
25	31.3	PD-5	134		134	134	
26	29.3	PD-3A	78		78	78	
27	27.8	PD-4	92		92	92	
28	16.2	PD-6.6	96		96	96	
30	3.2	Park	-			0	3
31	23.2	PD-4	79		79	79	
41A	32.1	PD-2.4	77		75	75	
41B	14.4	PD-5.1C	73		61	61	
41C	10.2	PD-5.1C	52		50	50	
42	14.2	PD-12 / PD-5.1C	170			97	
44A	6	PD-Nh. Comm / PD-5.1C	-	97		0	
44B	12.6	PD-10 / PD 10A	126	64		64	
45A	9.4	PD-8	75		37	37	
46A	13.5	PD-4.2	56		44	44	
46B	11.8	PD-3.7C	43		43	43	

Dev. Unit	Acreage	ZONING (Existing / Proposed)	Exist. GDP Max. Dw. Units	TENTATIVE MAP YIELDS			Park Area (Acres)
				Proposed T.M. Dw. Units	Existing T.M. Dw. Units	TOTALS Existing + Proposed Dw. Units	
46C	6.9	PD-8.1	55		49	49	
46D	6.9	PD-7.3	50		25	25	
46E	5.6	PD-8.1	45		38	38	
47A	15.4	PD-3.6C	55		52	52	
47B	13.1	PD-3.2C	41		39	39	
48	1.5	Park	-			0	1.5
48B	4	PD-8	-	13		13	
50	12.8	PD-7.3	93		90	90	
51	19.1	PD-2.9C	55		52	52	
52A	8.3	PD-7.3	60		60	60	
52B	8.9	PD-6.5	57		57	57	
52C	4.7	PD-7.3	34		33	33	
54	4.7	Park	-			0	4.7
55A	12.6	PD-3.1	39		31	31	
55B	11.8	PD-3.1	36		38	38	
55C	1.5	Rec. Facility / Res.	-	5		5	
56	9.9	PD-2.4	23		23	23	
57	14.2	PD-4.2	59		59	59	
58	7.3	PD-3.2C	23		22	22	
59	7.7	PD-3.6C	27		26	26	
60	4.6	PD-3.5C	16		16	16	
61A	10.9	PD-5.3C	57		56	56	
61B	12.7	PD-5.4C	66		66	66	
61C	9.6	PD-8.3 / PD-12	89		87	87	
62	17.9	PD-2.5C	44		41	41	
63	11.4	PD-3.2C	36		34	34	
64A	16.3	PD-4.1C	66		66	66	
64B	14.9	PD-4.7C	70		70	70	
65	9.9	PD-2.1	20		16	16	
66	3.3	PD-2.8	9		6	6	
67A	35.1	PD-2.4	84		80	80	
67B	20.8	PD-1.6	33		28	28	
69	13	PD-3.8C	49		49	49	
		Total Units	4,265			4,006	53.3

Persons per dwelling unit

2.6

2.6

Population

11,089

10,416

GDP Parkland required 5ac /1,000 population

55.45 (acres)

52.08 (acres)

(5 d.u. added to Unit 2B to match Nov. 1, 2016, GDP totals)

APPENDIX F

G.D.P. UPDATED TABLE 3 CORRELATED TO CURRENT GENERAL PLAN

**Table 3 (Reconciled Unit 1 to match ex. General Plan)
Sunset Rancho Land Uses By Development Areas**

Development Unit	Land Use	Acreage	Zoning	Max. Allowable Dw. Units*	Square Ft. ('000)*
1	HDR	9.2	PD-20	184	
2A	Commercial	5.3	PD-Comm	-	56.6
2B	Residential	13.2	PD-10A	132	
3	Commercial	12	PD-Comm	-	130.7
4	Residential	10.6	PD-20	212	
5	Residential	9.8	PD-18	171	
7	Open Space	8.9	Open Space	-	
8	Residential	11.9	PD-20	238	
9	Residential	6.8	PD-20	136	
10	Residential	6.9	PD-20	138	
11	Residential	16	PD-5	70	
12	Residential	17	PD-5	74	
13	Residential	34	PD-5	153	
14	Neigh. Park	3.6	Park	-	
15	Open Space	22.8	Open Space	-	
16	Residential	23.1	PD-3.3	60	
17	Residential	20.6	PD- 6.6	135	
18	High School	50	High School	-	
19	Open Space	30.2	Open Space	-	
20	Residential	24	PD-3.3	59	
21	Comm. Park	40.3	Community Park	-	
22	Residential	11.5	PD-4.2	48	
23	Residential	26.1	PD-5	92	
24	Open Space	7.1	Open Space	-	
25	Residential	31.3	PD-5	134	
26	Residential	29.3	PD-3A	78	
27	Residential	27.8	PD-4	92	
28	Residential	16.2	PD-6.6	96	
29	School	12.1	K-6 School	-	
30	Neigh. Park	3.2	Park	-	
31	Residential	23.2	PD-4	79	
32	Open Space	9.4	Open Space	-	
33	Open Space	9.1	Open Space	-	
34	Open Space	21.1	Open Space	-	
35	Open Space	25.6	Open Space	-	
36	Open Space	35.8	Open Space	-	
38	Open Space	14.7	Open Space	-	
39	Open Space	0.9	Open Space	-	
40	Open Space	14.2	Open Space	-	
41A	Residential	32.1	PD-2.4	77	
41B	Residential	14.4	PD-5.1C	73	
41C	Residential	10.2	PD-5.1C	52	

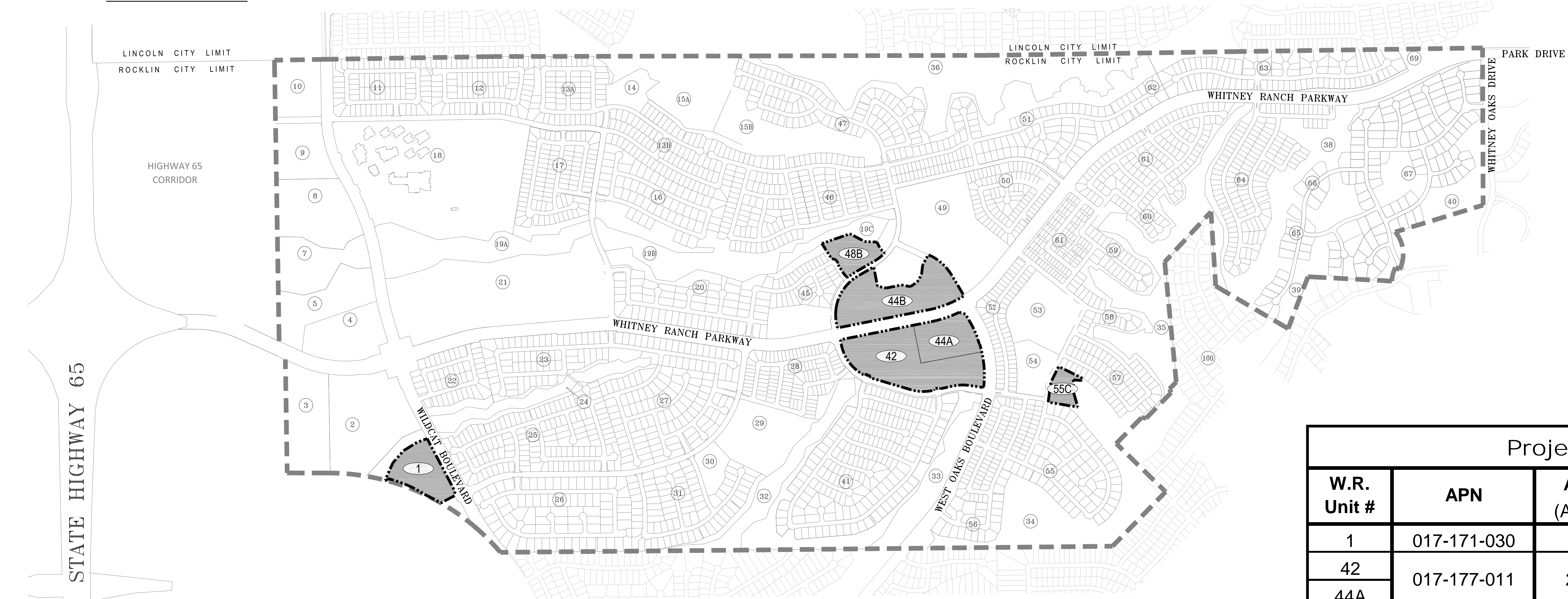
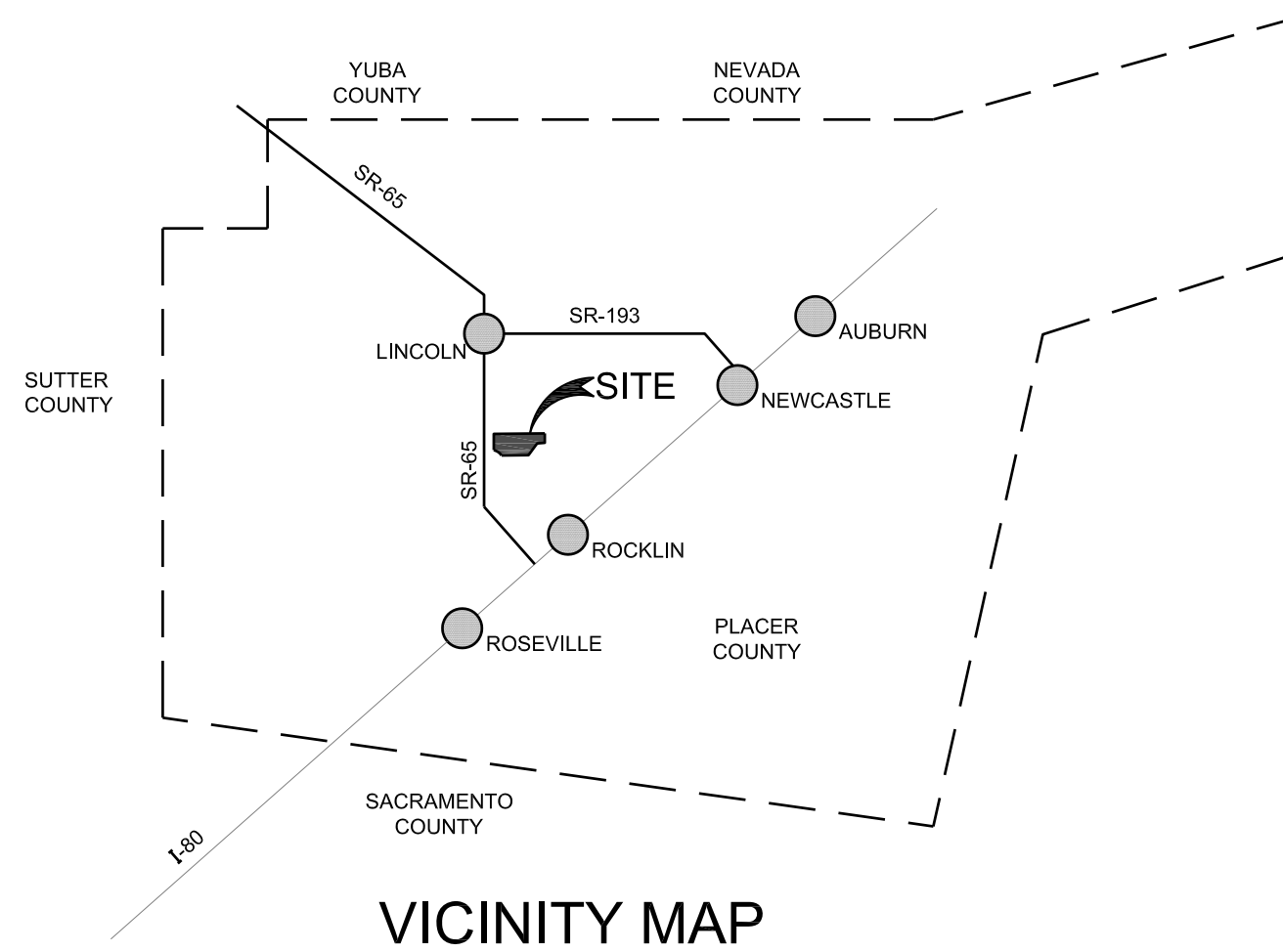
Development Unit	Land Use	Acreage	Zoning	Max. Allowable Dw. Units*	Square Ft. ('000)*
42	Residential	14.2	PD-12	170	
43	Water Tank	3.8	Water Tank/PD-10	-	
44A	Nh. Comm.	6	PD-Nh. Comm	-	65.3
44B	Residential	12.6	PD-10	126	
45A	Residential	9.4	PD-8	75	
45B	Rec. Center	5.2	Private Rec. Facility	-	
46A	Residential	13.5	PD-4.2	56	
46B	Residential	11.8	PD-3.7C	43	
46C	Residential	6.9	PD-8.1	55	
46D	Residential	6.9	PD-7.3	50	
46E	Residential	5.6	PD-8.1	45	
47A	Residential	15.4	PD-3.6C	55	
47B	Residential	13.1	PD-3.2C	41	
48	Neigh. Park	5.5	Park	-	
49	School	19.9	Jr. High Sch./PD-5	-	
50	Residential	12.8	PD-7.3	93	
51	Residential	19.1	PD-2.9C	55	
52A	Residential	8.3	PD-7.3	60	
52B	Residential	8.9	PD-6.5	57	
52C	Residential	4.7	PD-7.3	34	
53	School	10.3	K-6 School/PD-5	-	
54	Neigh. Park	4.7	Park	-	
55A	Residential	12.6	PD-3.1	39	
55B	Residential	11.8	PD-3.1	36	
55C	Rec. Facility	1.5	Private Rec. Facility	-	
56	Residential	9.9	PD-2.4	23	
57	Residential	14.2	PD-4.2	59	
58	Residential	7.3	PD-3.2C	23	
59	Residential	7.7	PD-3.6C	27	
60	Residential	4.6	PD-3.5C	16	
61A	Residential	10.9	PD-5.3C	57	
61B	Residential	12.3	PD-5.4C	66	
61C	Residential	10.8	PD-8.3	89	
62	Residential	17.9	PD-2.5C	44	
63	Residential	11.4	PD-3.2C	36	
64A	Residential	16.3	PD-4.1C	66	
64B	Residential	14.9	PD-4.7C	70	
65	Residential	9.9	PD-2.1	20	
66	Residential	3.3	PD-2.8	9	
67A	Residential	35.1	PD-2.4	84	
67B	Residential	20.8	PD-1.6	33	
69	Residential	13	PD-3.8C	49	
Core Roads	RW	80	-	-	
Total		1,296.30		4,449	252.6

APPENDIX G

UNIT 61C CONCEPTUAL GDP AMENDMENT EXHIBIT

WHITNEY RANCH™

PHASE 3 - TENTATIVE SUBDIVISION MAP CITY OF ROCKLIN, CALIFORNIA MAY 2017



UNIT 1	
SHEET 1	TENTATIVE MAP
SHEET 2	GRADING PLAN
SHEET 3	UTILITY PLAN
SHEET 4	FENCING PLAN
SHEET 5	PLANTING PLAN
SHEET 6	LEGEND AND DETAILS

UNIT 42 & 44A	
SHEET 1	TENTATIVE MAP
SHEET 2	GRADING PLAN
SHEET 3	GRADING DETAILS
SHEET 4	UTILITY PLAN
SHEET 5	FENCING PLAN
SHEET 6	PLANTING PLAN
SHEET 7	LEGEND AND DETAILS

UNIT 44B	
SHEET 1	TENTATIVE MAP
SHEET 2	GRADING PLAN
SHEET 3	GRADING DETAILS
SHEET 4	UTILITY PLAN
SHEET 5	FENCING PLAN
SHEET 6	PLANTING PLAN
SHEET 7	LEGEND AND DETAILS

UNIT 48B	
SHEET 1	TENTATIVE MAP
SHEET 2	GRADING PLAN
SHEET 3	UTILITY PLAN
SHEET 4	FENCING PLAN
SHEET 5	PLANTING PLAN
SHEET 6	LEGEND AND DETAILS

UNIT 55C	
SHEET 1	TENTATIVE MAP
SHEET 2	GRADING PLAN
SHEET 3	UTILITY PLAN
SHEET 4	FENCING PLAN
SHEET 5	FENCING DETAILS

Project Information					
W.R. Unit #	APN	Area (Acres)	Existing Zoning	Proposed Zoning	Lots
1	017-171-030	6.2	PD-BP	PD-12	51
42	017-177-011	20.5	PD-12	PD-5.1C	97
44A			PD-Nh C	PD-5.1C	
44B	017-174-045	12.3	PD-10	PD-10A	64
48B	017-174-043	3.9	Nh. Park	PD-8	13
55C	017-182-018	2.2	Rec. Fac.	PD-5	5
Totals		45.1			230

- GENERAL NOTES:**
- SEPTIC SYSTEMS
THERE ARE NO KNOWN EXISTING WELLS, ABANDONED WELLS, SUMPS OR ANY OTHER UNDERGROUND SYSTEMS ON THE PROPERTY.
 - TENTATIVE MAP
DIMENSIONS & AREAS SHOWN ARE APPROXIMATE & SUBJECT TO CHANGE.
 - FINAL MAP
PUSUANT TO GOVERNMENT CODE SECTION 66456.1 THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS BASED ON THIS TENTATIVE MAP.
 - RETAINING WALLS
2:1 SLOPES MAY BE REPLACED BY RETAINING WALLS.

OWNER/DEVELOPER

SUNSET RANCHOS INVESTORS, LLC
6540 LONETREE BOULEVARD, SUITE 200
ROCKLIN, CA 95765
TEL (916) 235-4950
FAX (916) 235-4951

APPLICANT

UBORA ENGINEERING AND PLANNING, INC.
2901 DOUGLAS BOULEVARD, SUITE 285
ROSEVILLE, CA 95661
TEL (916) 780-2500
DAVID BERRY, P.E. LIC NO. C48811

ENGINEER

UBORA ENGINEERING AND PLANNING, INC.
2901 DOUGLAS BOULEVARD, SUITE 285
ROSEVILLE, CA 95661
TEL (916) 780-2500
DAVID BERRY, P.E. LIC NO. C48811

UTILITY PROVIDERS:

WATER:	PLACER COUNTY WATER AGENCY
SEWER:	SOUTH PLACER MUNICIPAL UTILITY DISTRICT
GAS & ELECTRIC:	PACIFIC GAS & ELECTRIC
TELEPHONE:	CONSOLIDATED COMMUNICATIONS
CABLE TV:	WAVE BROADBAND

SERVICE PROVIDERS:

SCHOOL DISTRICT:	ROCKLIN UNIFIED SCHOOL DISTRICT
FIRE PROTECTION:	CITY OF ROCKLIN
POLICE PROTECTION:	CITY OF ROCKLIN
STORM DRAINAGE:	CITY OF ROCKLIN
SOLID WASTE:	RECOLOGY AUBURN-PLACER



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www.uborainc.com

TENTATIVE SUBDIVISION MAP
WHITNEY RANCH PHASE 3
UNIT 1
 CITY OF ROCKLIN, CALIFORNIA
 MAY 2017



017-171-031
 CITY OF ROCKLIN
 DRAINAGE BASIN 23

LOT C
 OPEN SPACE
 0.49± AC

LOT B
 LANDSCAPE
 0.02± AC

LOT A
 LANDSCAPE
 0.01± AC

PROJECT INFORMATION

APN	017-171-030
EXISTING/PROPOSED USE	OFFICE/RESIDENTIAL
EXISTING/PROPOSED ZONING	PD-BP/PD-12
EXISTING/PROPOSED GEN. PLAN	HDR/MHDR
EXISTING PARCEL	PARCEL 2, 33 MAPS 64

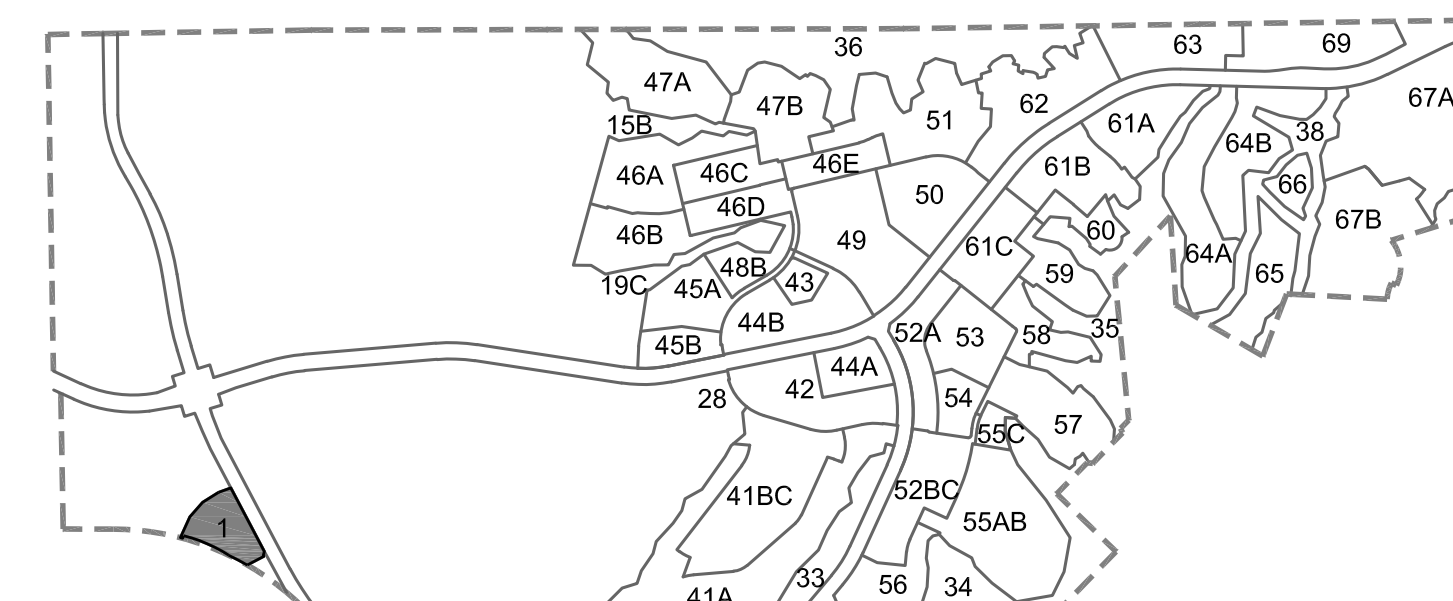
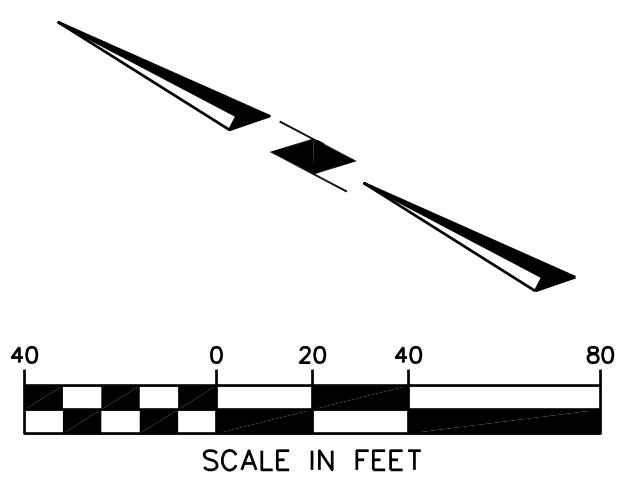
PROPOSED USES	#	TOTAL ACRES	DENSITY
RESIDENTIAL LOTS	51	4.20±AC.	
LANDSCAPE LOTS	A&B	0.03±AC.	
PRIVATE ALLEYS		0.60±AC.	
PUBLIC RIGHT-OF-WAY		0.85±AC.	
SUBTOTAL	51	5.68±AC.	9.0 DU/AC
OPEN SPACE	C	0.49±AC.	
TOTALS		6.17±AC.	

PROPOSED LOT SIZES

MAXIMUM LOT SIZE	5,300 sq.ft.
AVERAGE LOT SIZE	3,576 sq.ft.
MINIMUM LOT SIZE	2,600 sq.ft.

LEGEND

	UNIT BOUNDARY
	PROPOSED RIGHT-OF-WAY
	PROPOSED LOT LINE
	PROPOSED PUE
	PROPOSED CENTERLINE



KEY MAP

UBORA ENGINEERING & PLANNING
 "EXCELLENCE"

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 ROSEVILLE, CA 95661 (916) 780-2500

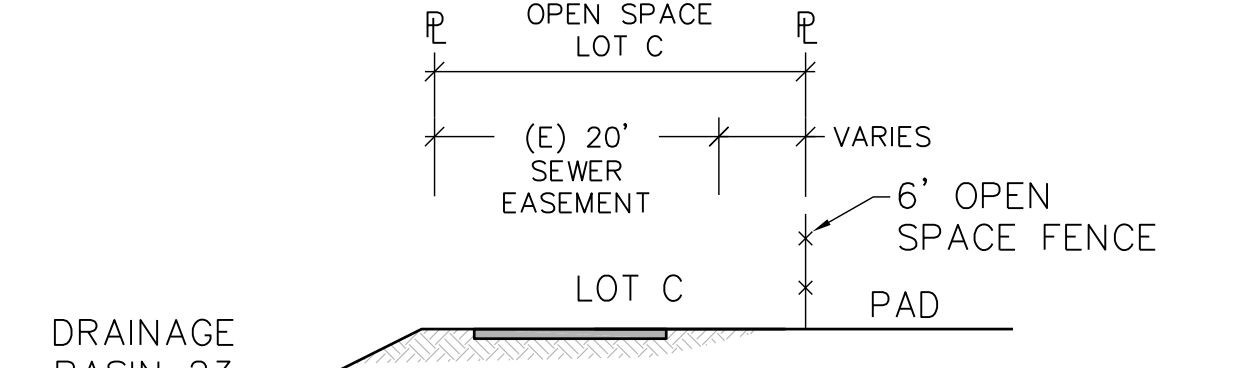
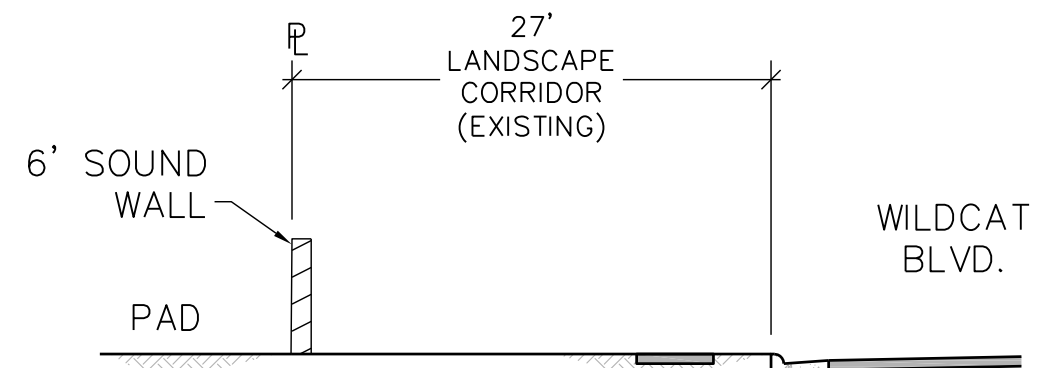
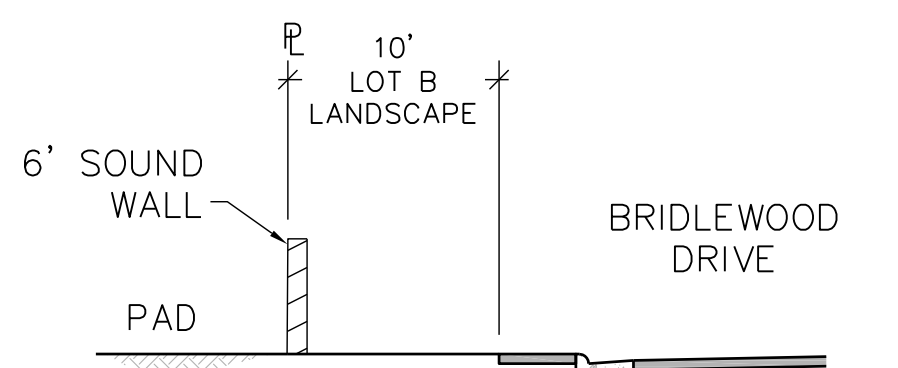
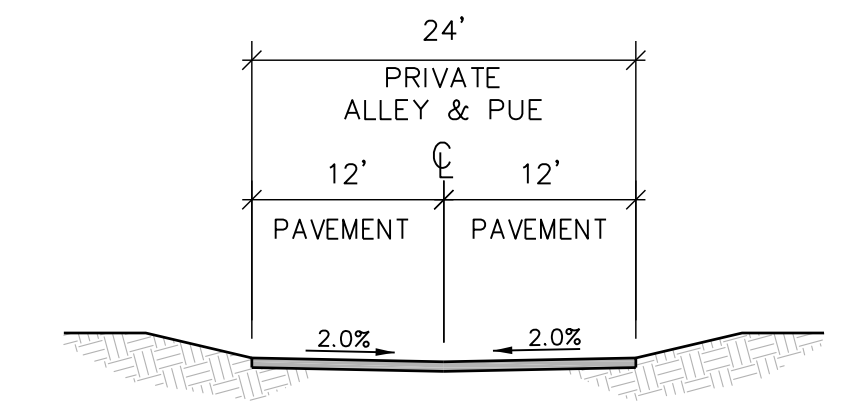
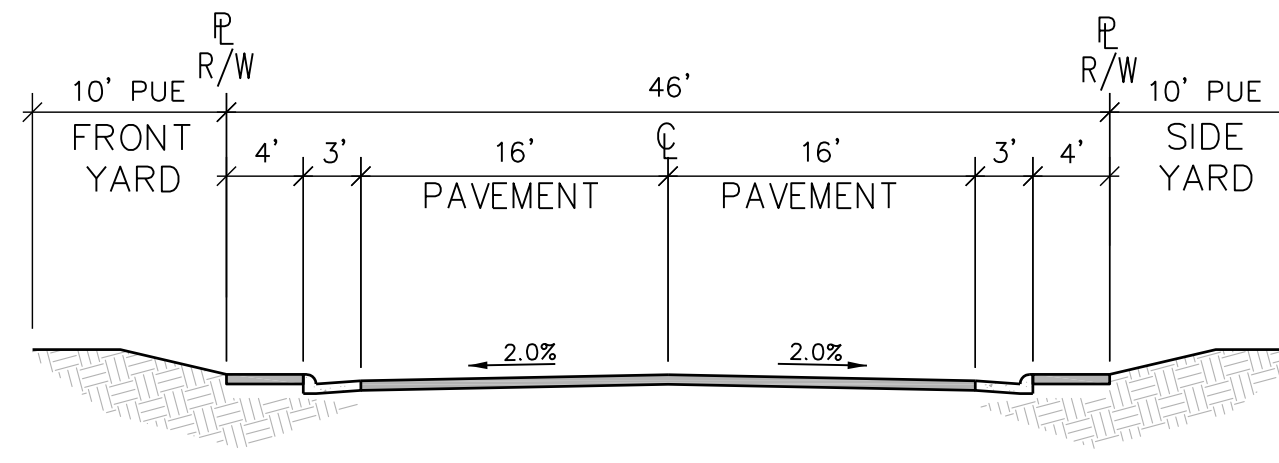
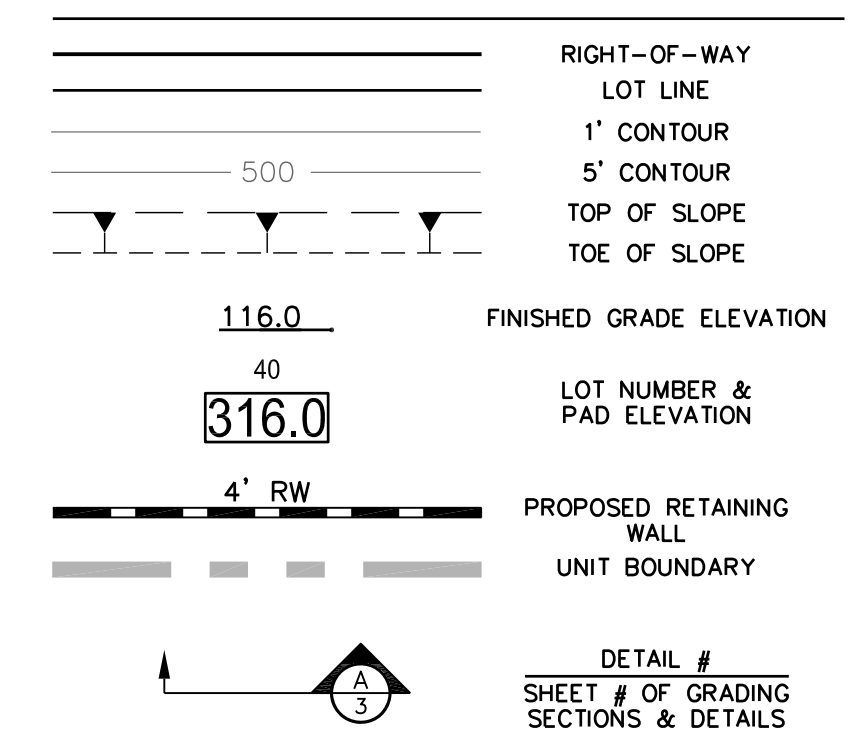
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PRELIMINARY GRADING PLAN
WHITNEY RANCH PHASE 3
UNIT 1
 CITY OF ROCKLIN, CALIFORNIA
 MAY 2017



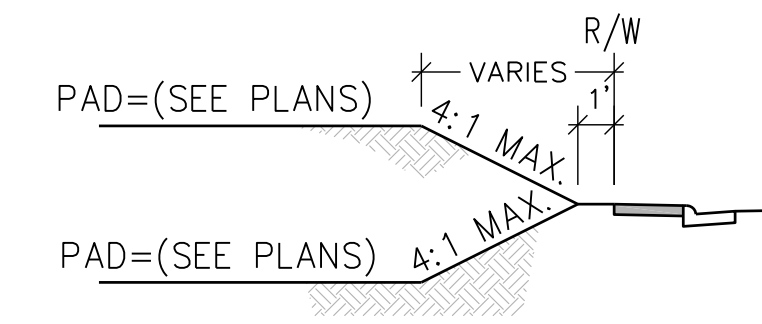
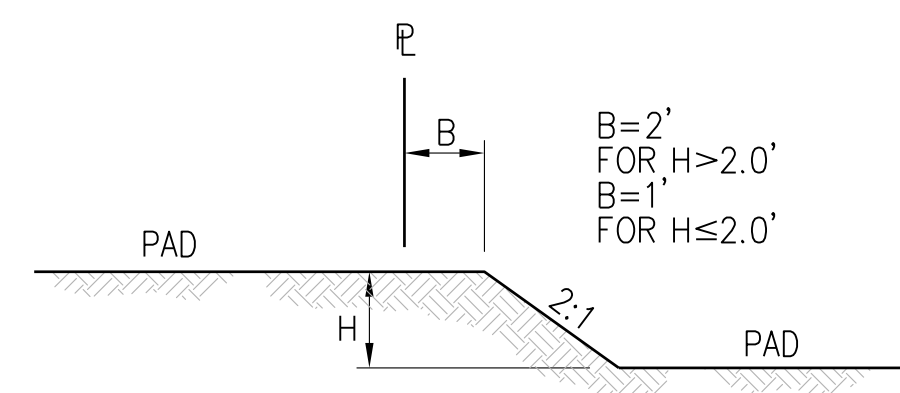
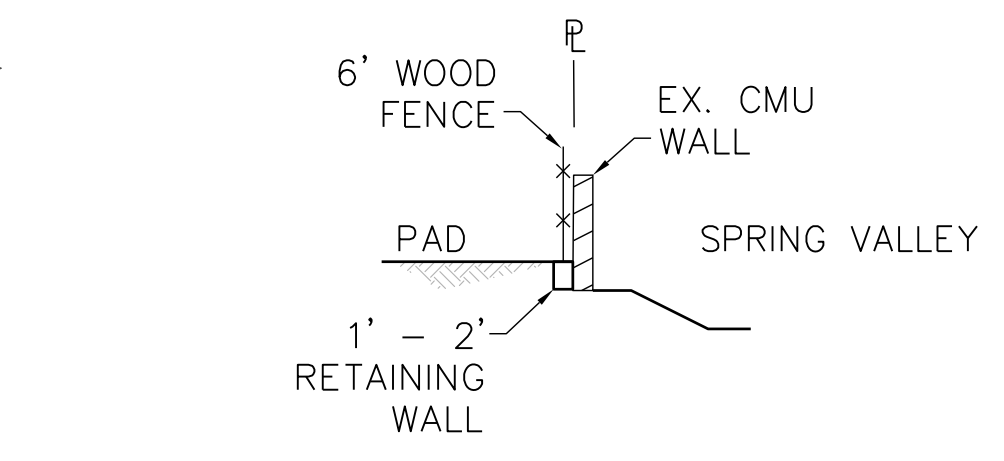
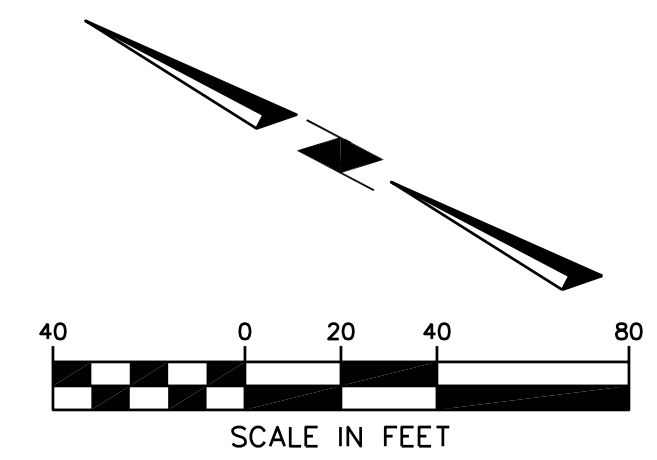
NOTE:
 ADDITIONAL WALLS MAY BE ADDED AS
 NECESSARY AT THE TIME SUBDIVISION
 IMPROVEMENTS ARE DESIGNED.

LEGEND



DRAINAGE BASIN 23

SPRING VALLEY

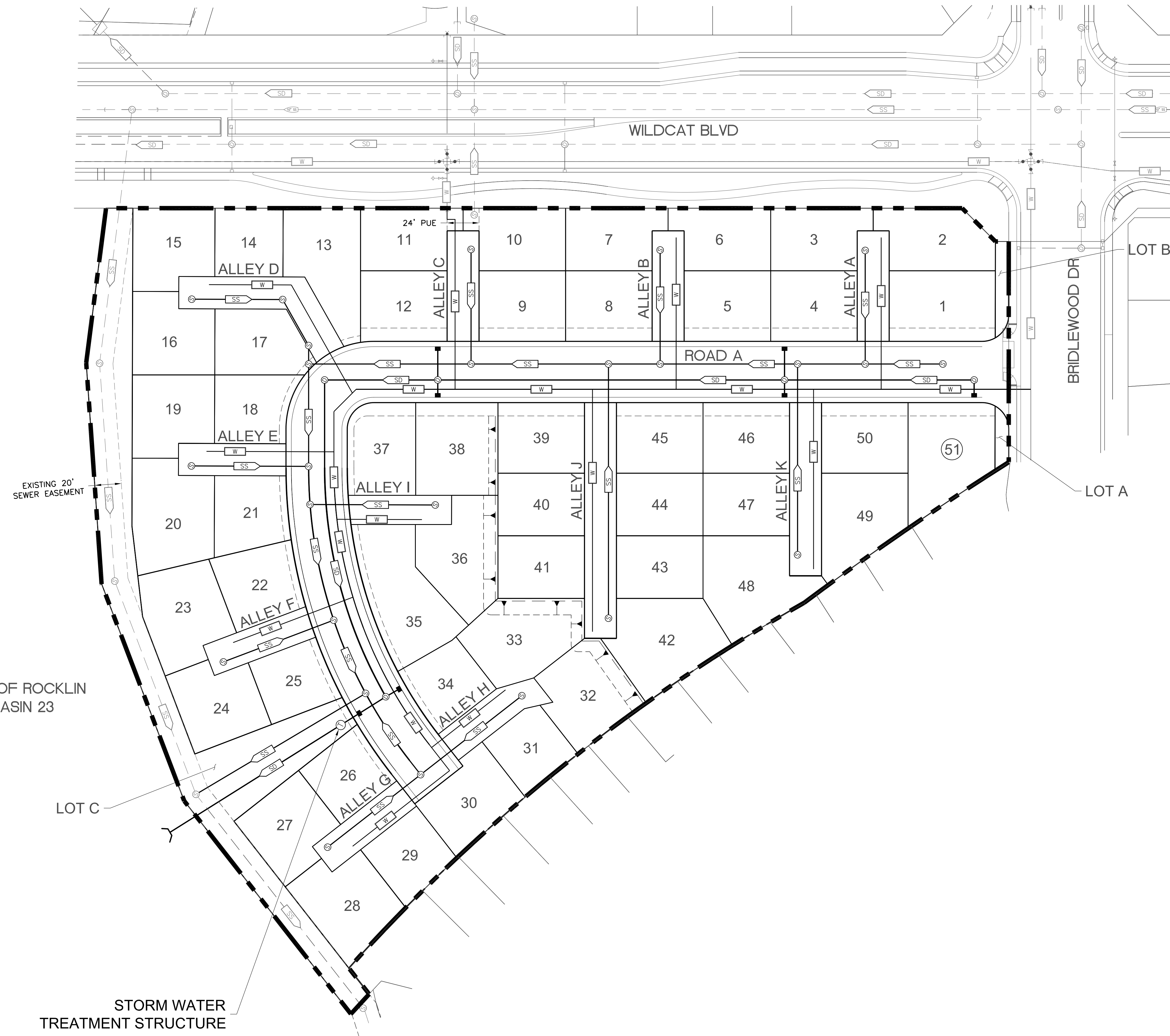


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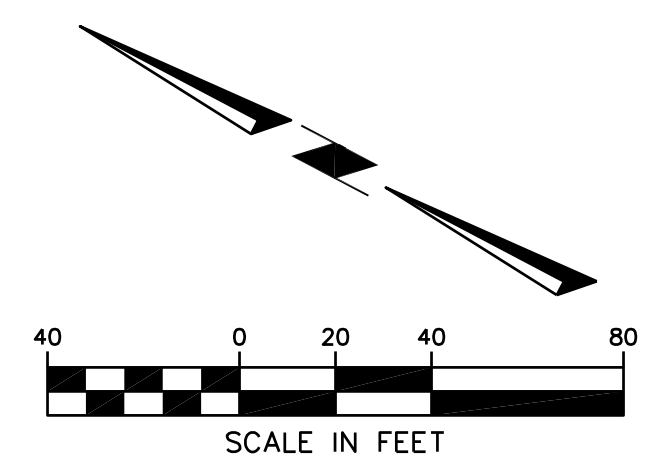
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PRELIMINARY UTILITY PLAN
WHITNEY RANCH PHASE 3
UNIT 1
 CITY OF ROCKLIN, CALIFORNIA
 MAY 2017



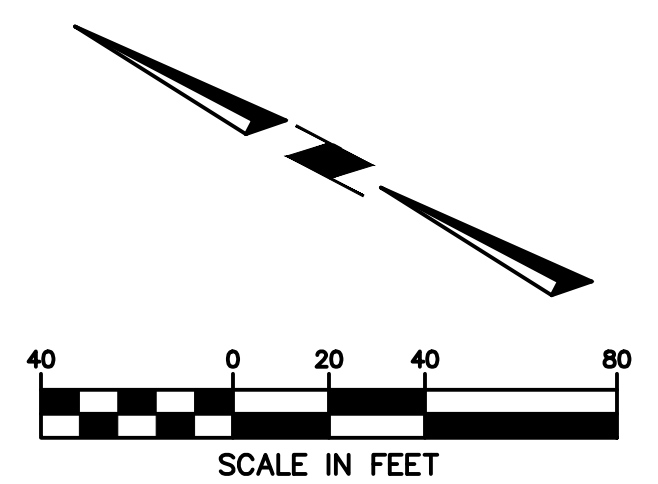
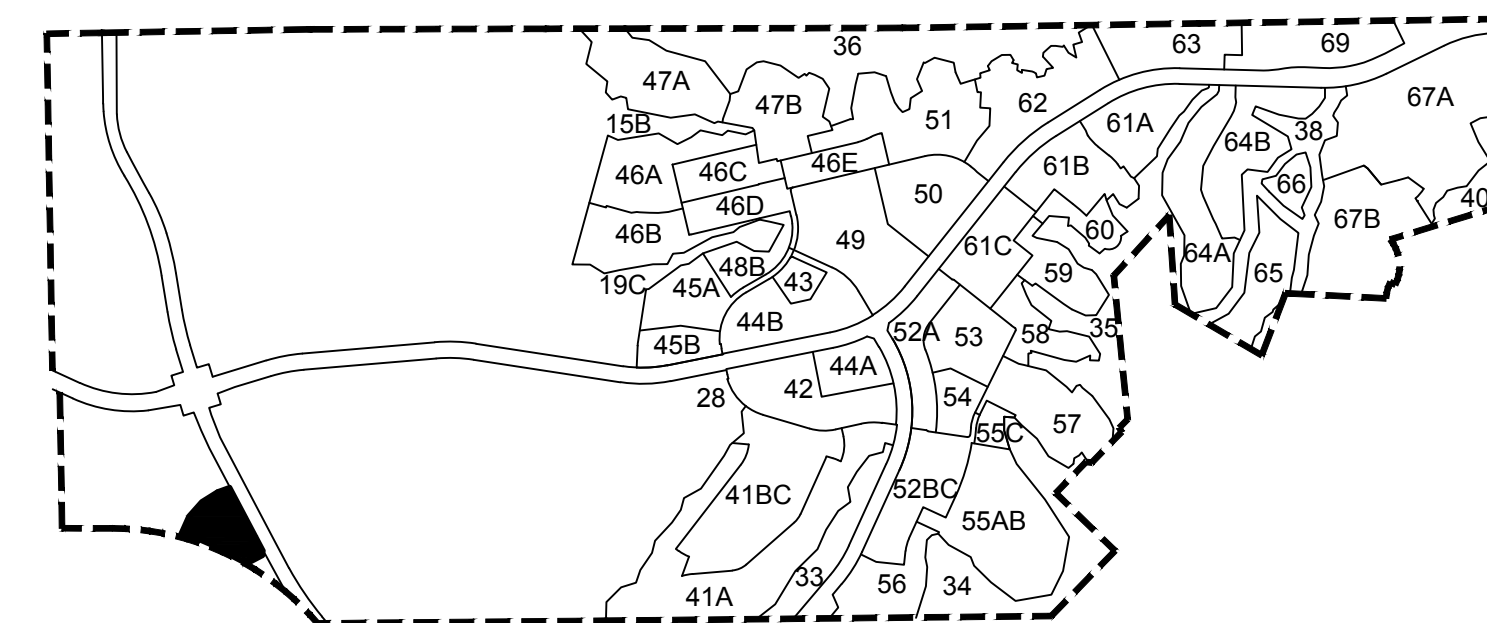
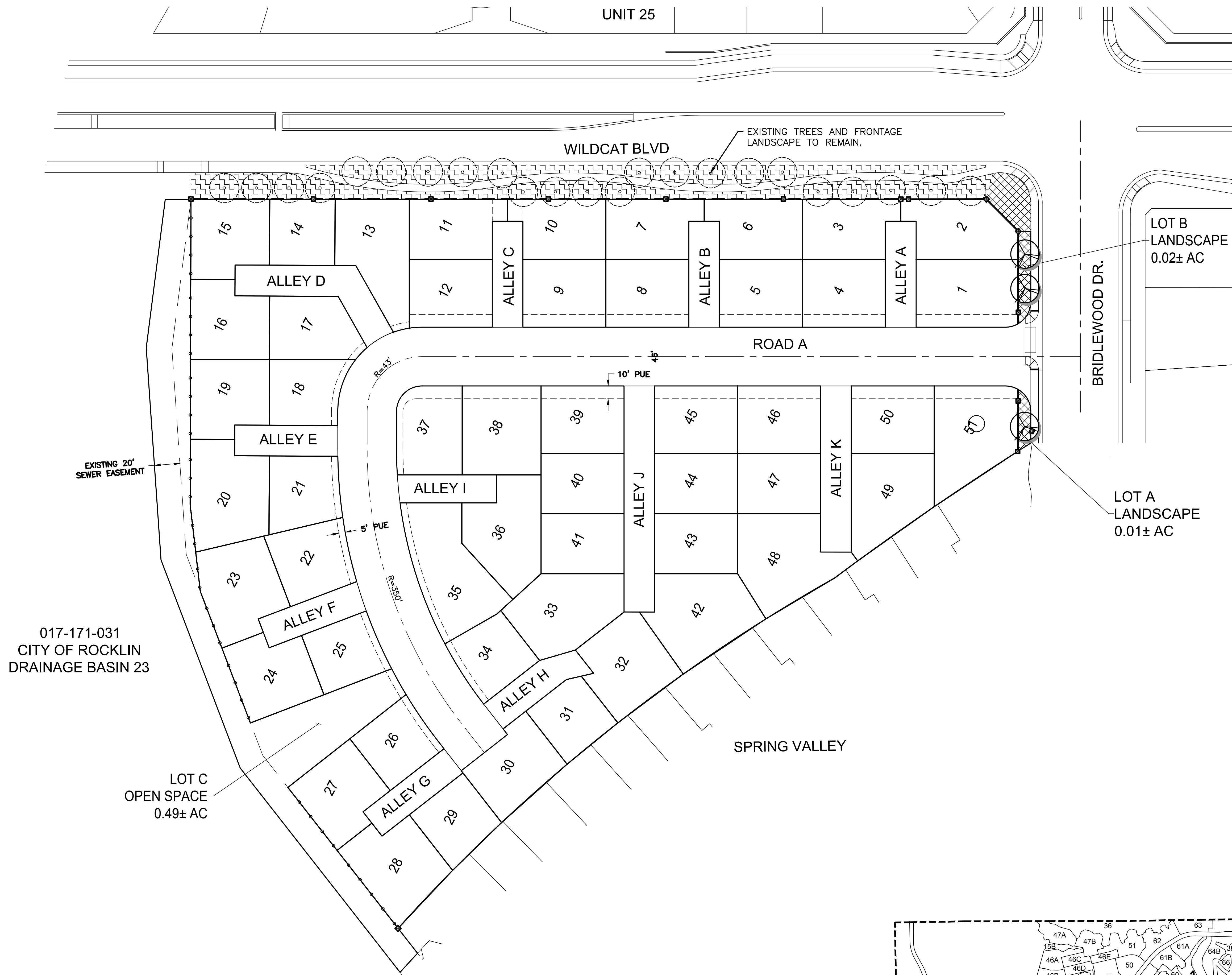
PROPOSED		LEGEND	EXISTING	
		DESCRIPTION		
	SD	DRAIN LINE		SD
	SS	SEWER LINE		SS
	W	WATER LINE		W
	⊙	MANHOLE		⊙
	⊕	DRAIN INLET		⊕
	- - - -	UNIT BOUNDARY		



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 SHEET 3 OF 6

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PRELIMINARY PLANTING PLAN
WHITNEY RANCH PHASE 3
UNIT 1
 CITY OF ROCKLIN, CALIFORNIA
 APRIL 2017

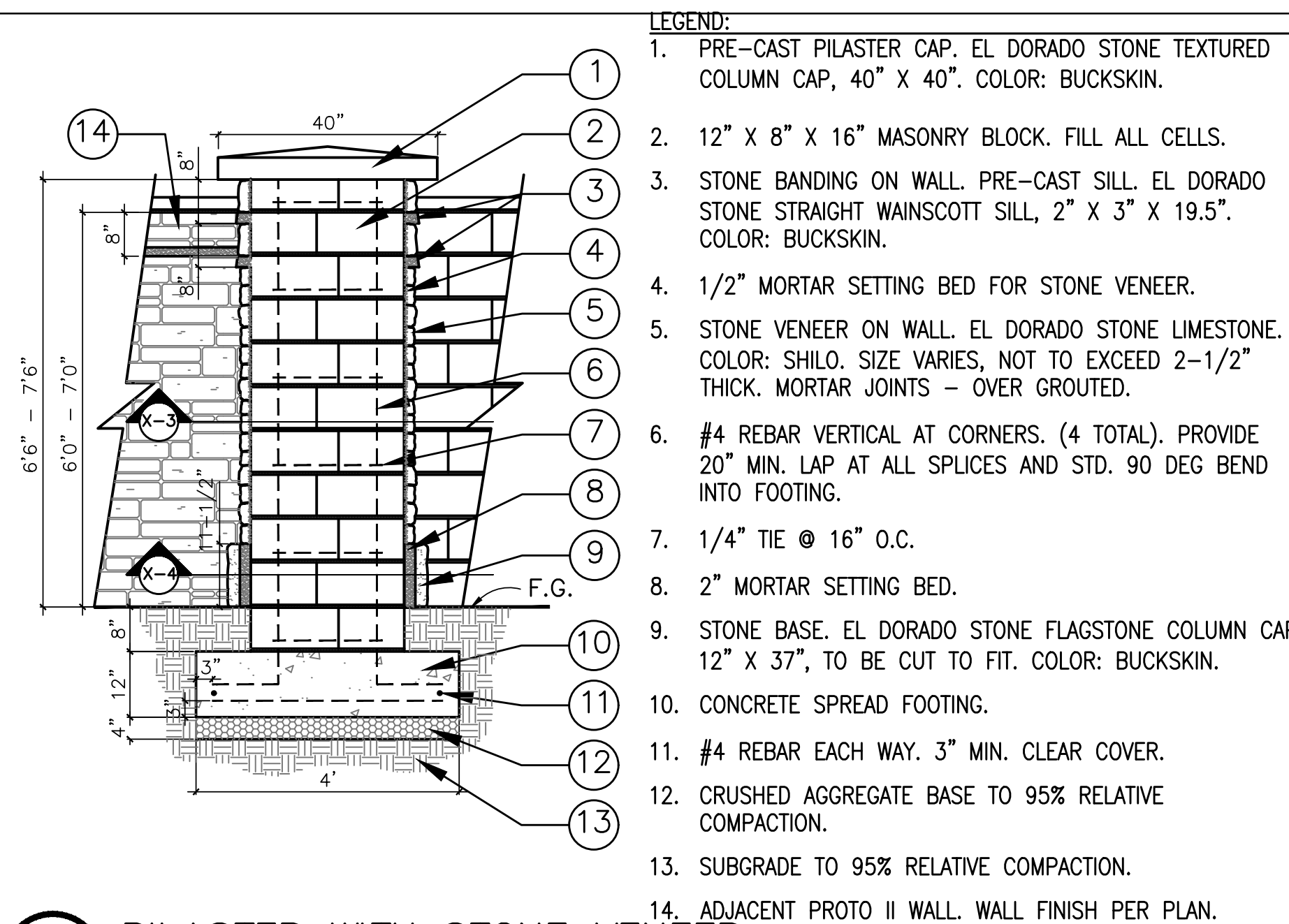


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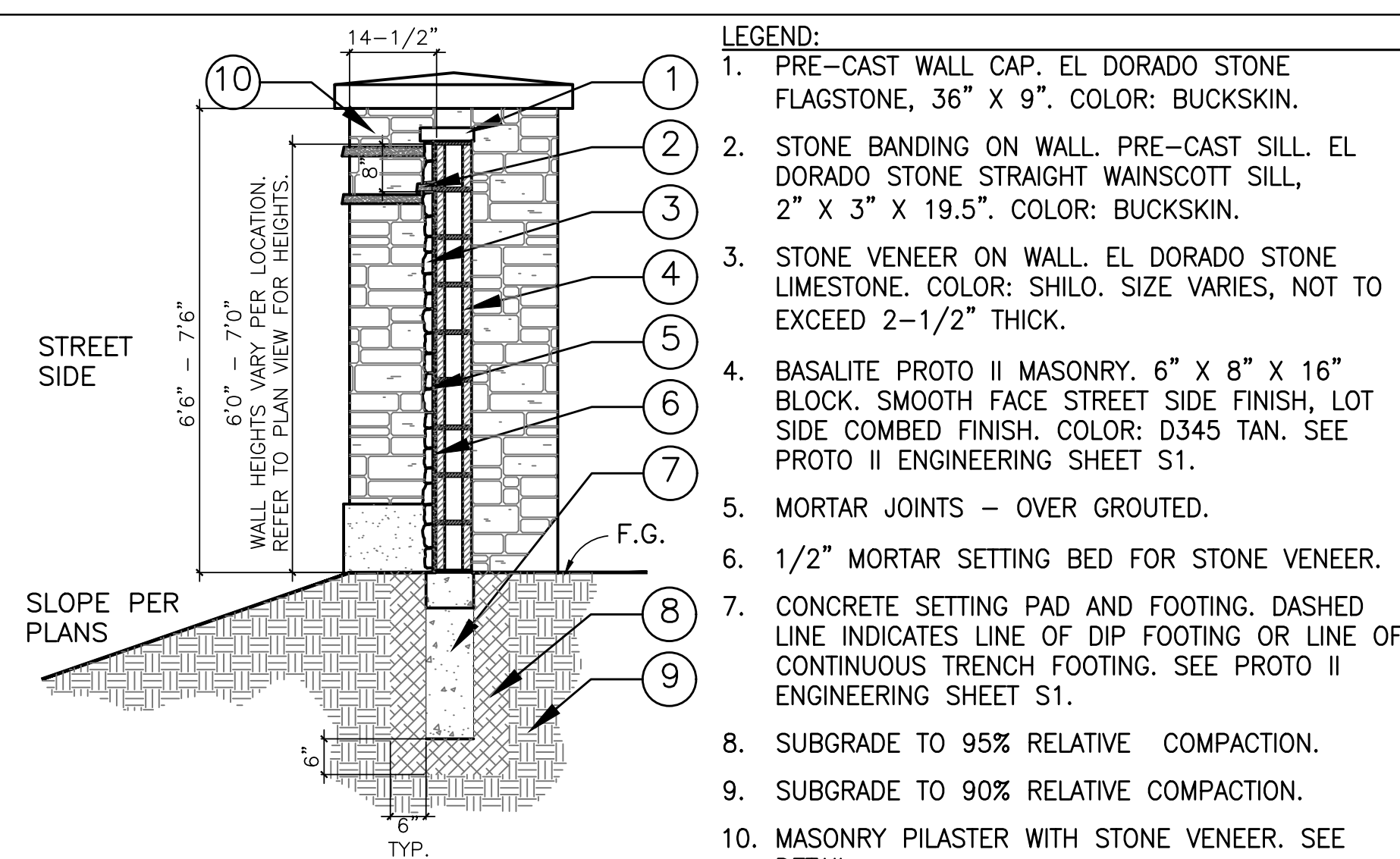
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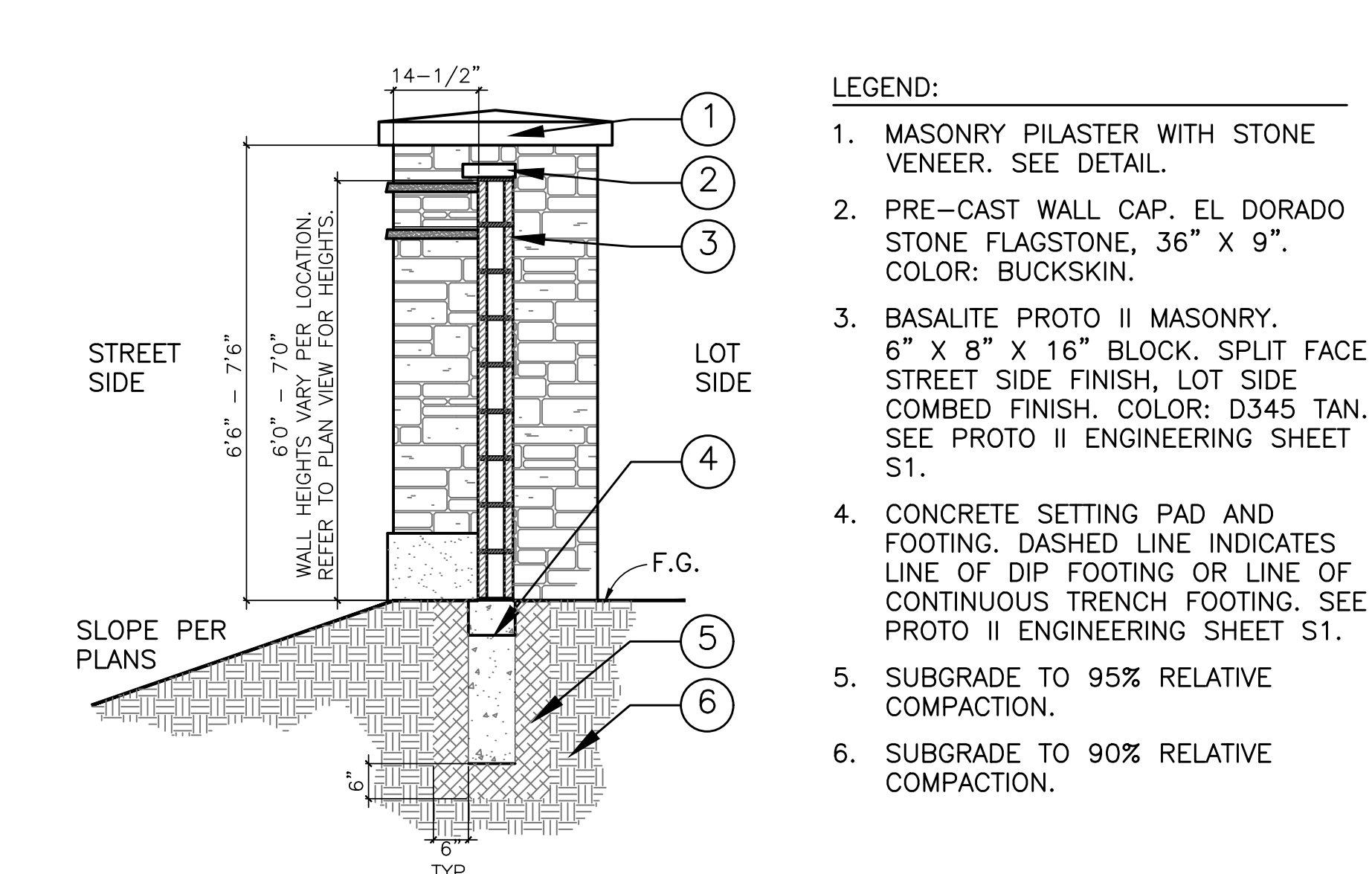
LEGEND AND DETAILS
WHITNEY RANCH PHASE 3
UNIT 1
 CITY OF ROCKLIN, CALIFORNIA
 APRIL 2017



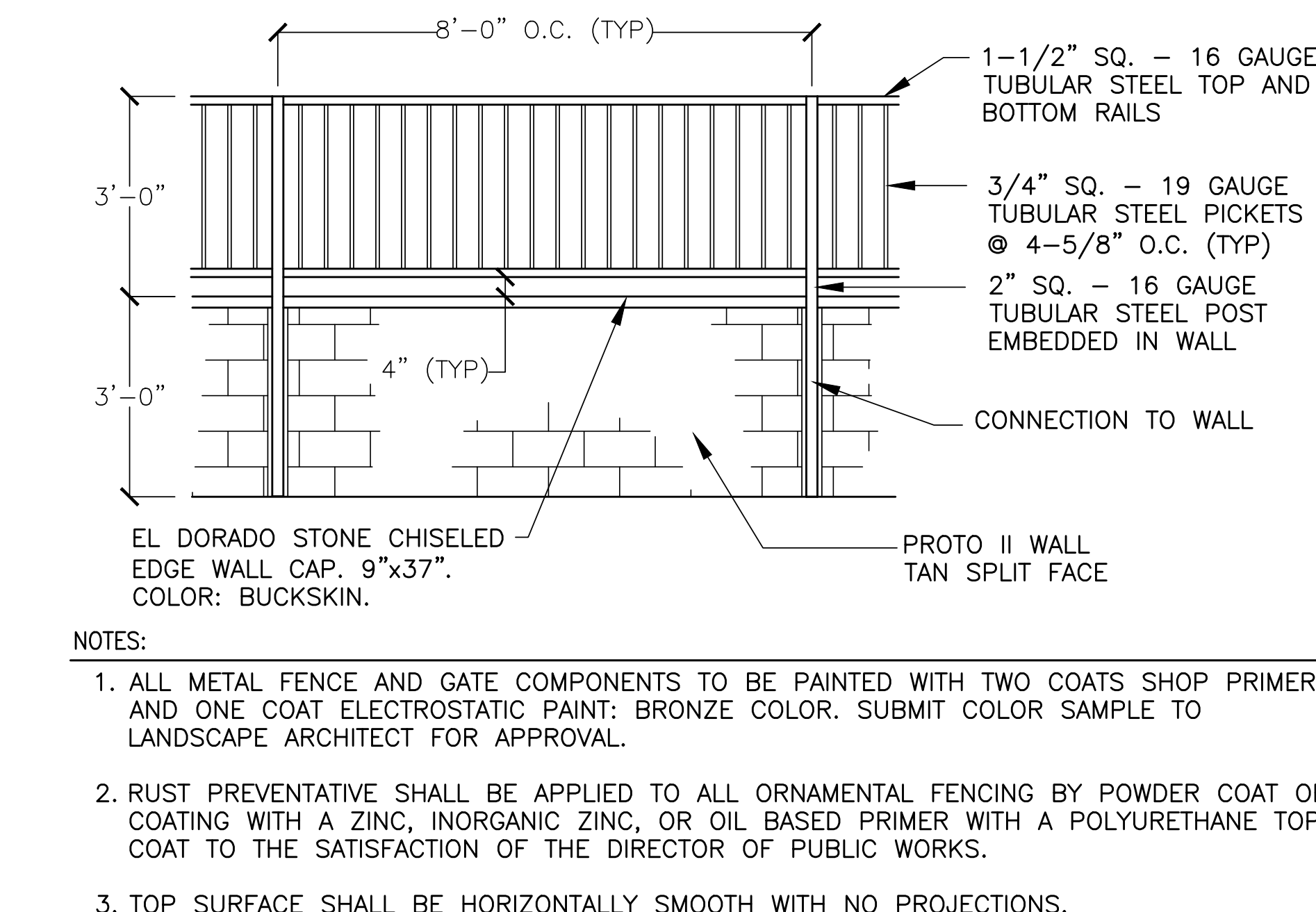
A PILASTER WITH STONE VENEER
 SCALE: 1/2" = 1' - 0"



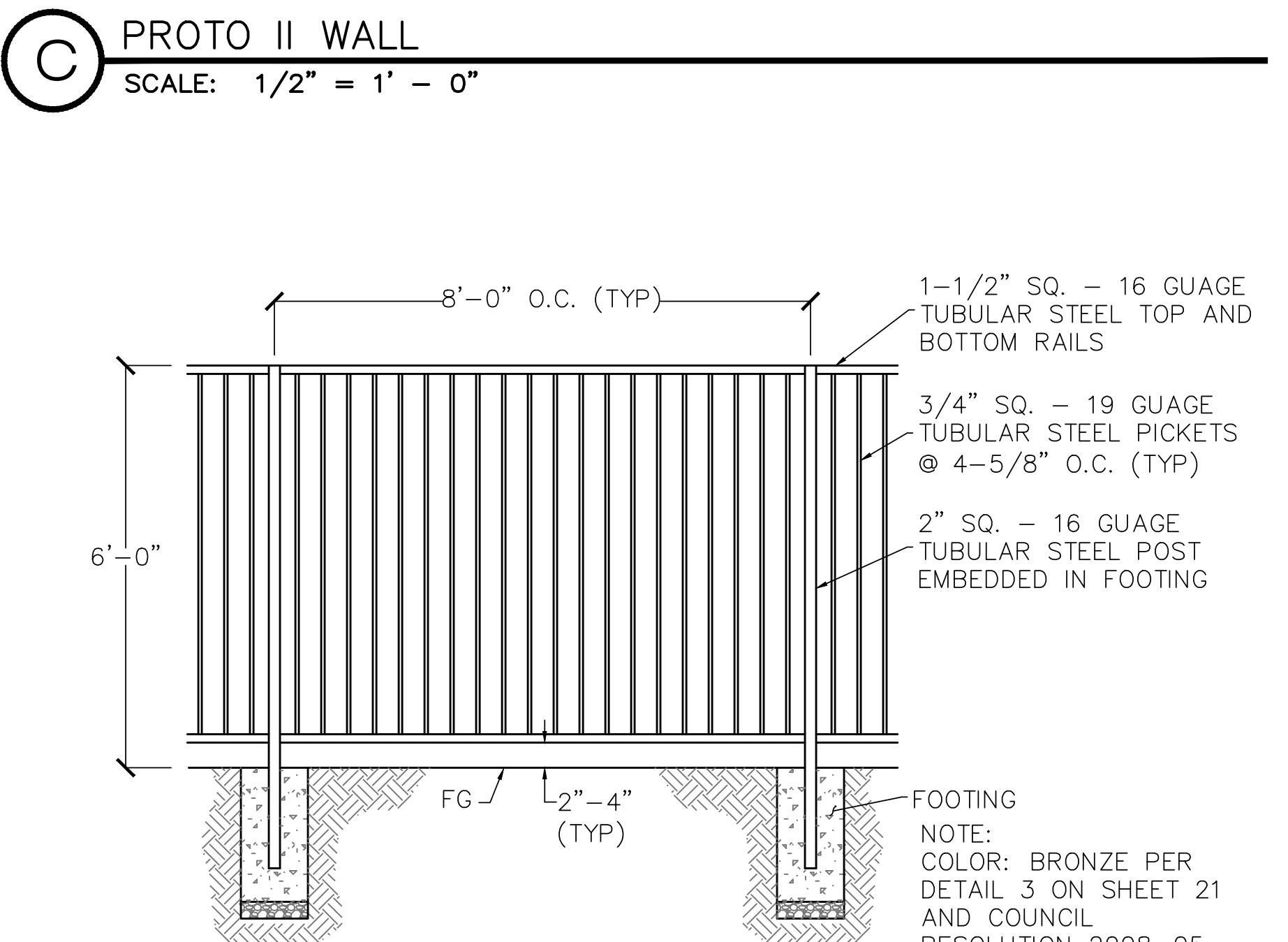
B PROTO II WALL WITH STONE VENEER
 SCALE: 1/2" = 1' - 0"



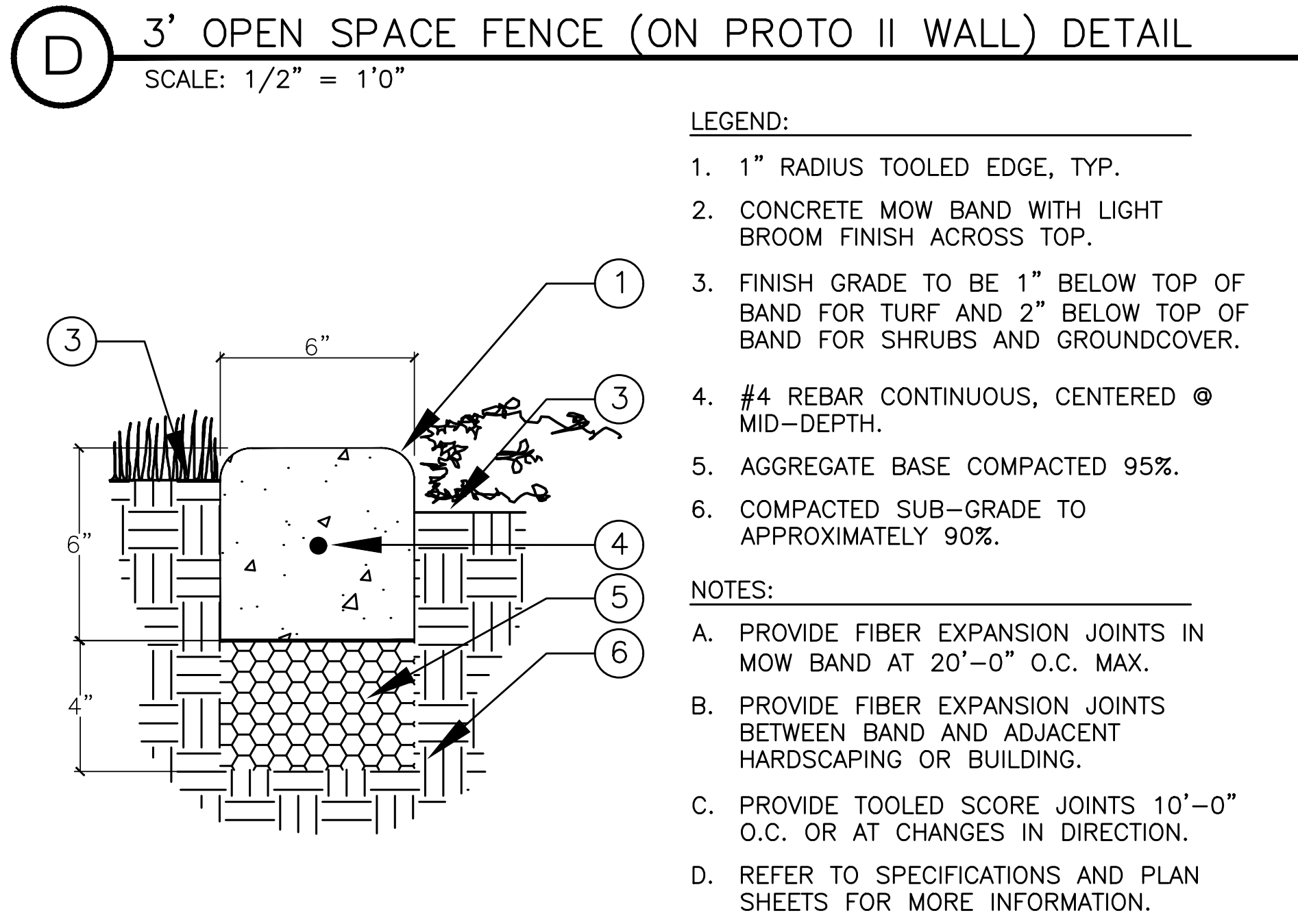
C PROTO II WALL
 SCALE: 1/2" = 1' - 0"



D 3' OPEN SPACE FENCE (ON PROTO II WALL) DETAIL
 SCALE: 1/2" = 1'0"



E 6' OPEN SPACE FENCE
 SCALE: 1/2" = 1'0"



F 6" CONCRETE MOW BAND
 SCALE: 3" = 1' - 0"

PRELIMINARY PLANT MATERIAL LIST AND LEGEND

TREES				
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	REMARKS	WATER USE

STREET TREES				
	PISTACIA CHINENSIS 'KEITH DAVEY' CHINESE PISTACHE	15 G	40'H x 35'W	LOW
	PLATANUS ACERIFOLIA 'BLOODGOOD' LONDON PLANE TREE	15 G	40'H x 30'W	MED
	TILIA CORDATA 'GREENSPIRE' LITTLE-LEAF LINDEN	15 G	35'H x 25'W	MED
	ULMUS PARVIFOLIA 'TRUE GREEN' TRUE GREEN CHINESE EVERGREEN ELM	15 G	50'H x 30'W	MED
	LIRIODENDRON TULIPIFERA TULIP TREE	15 G	60'H x 35'W	MED
	QUERCUS WISLIZENII INTERIOR LIVE OAK	15 G	40'H x 45'	LOW

SUBORDINATE TREES				
	ACER RUBRUM 'AUTUMN BLAZE' AUTUMN BLAZE RED MAPLE	15 G	40'H x 20'W	MED
	CERCIS OCCIDENTALIS WESTERN REDBUD	15 G	15'H x 12'W	LOW
	LAGERSTROEMIA SPP. CRAPE MYRTLE	15 G	15'H x 15'W MULTI-TRUNK	LOW

SCREEN TREES				
	CEDRUS DEODARA DEODAR CEDAR	15 G	50'H x 25'W	LOW
	LAURUS 'SARATOGA' SARATOGA SWEET BAY	15 G	25'H x 25'W	LOW

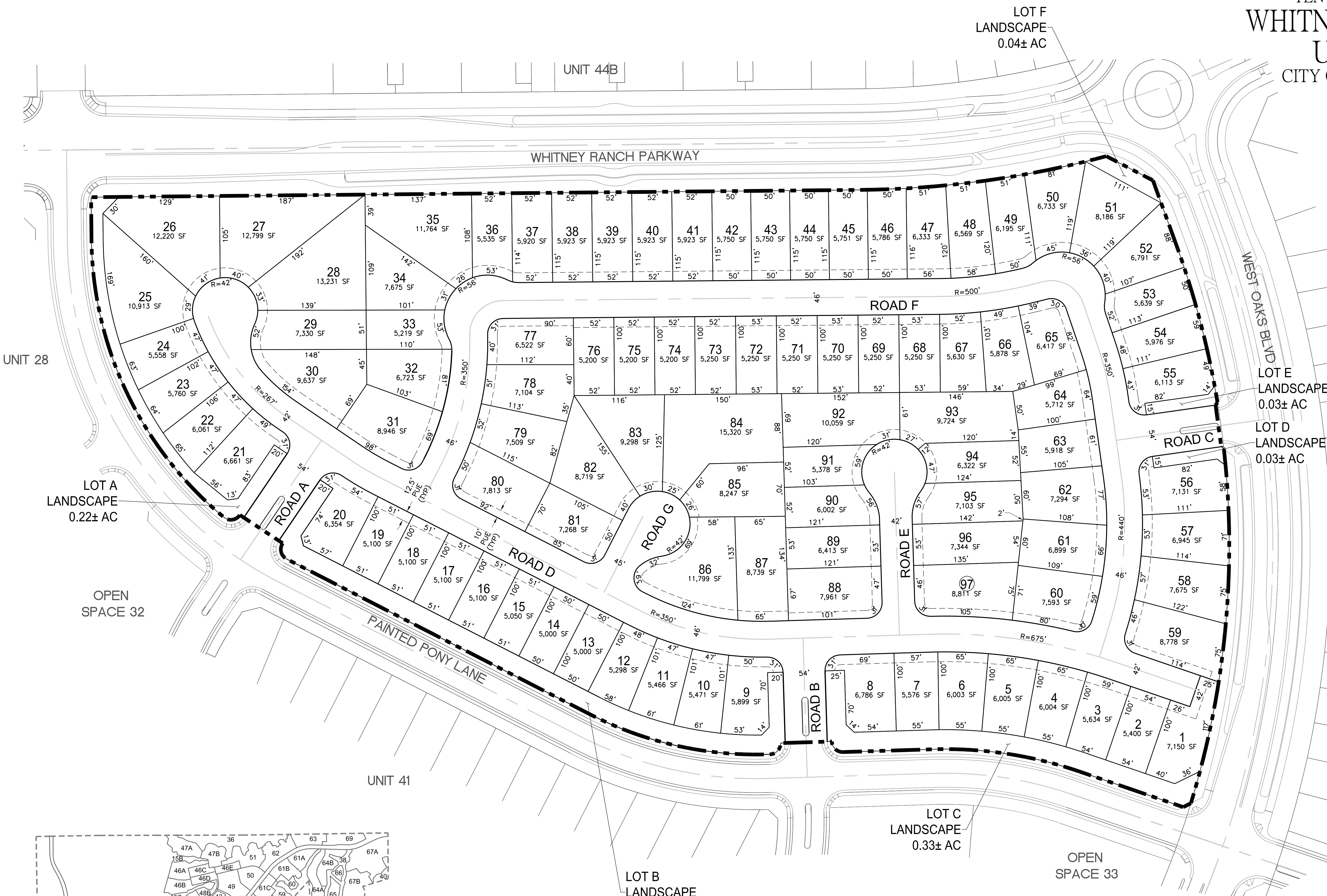
SHRUBS				
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WATER USE	REMARKS
	BACKGROUND / SCREEN SHRUBS - EVERGREEN, LARGE SHRUBS TO 6'-0" USED FOR REDUCING BUILDING MASS OR SCREENING UNDESIRABLE VIEWS.			
	ABELIA X 'ED GOUCHER' GLOSSY ABELIA	5 G	MED	5'H x 5'W
	ARCTOSTAPHYLOS U. 'HOWARD MCMINN' HOWARD MCMINN MANZANITA	5 G	LOW	5'H x 5'W
	DODONAEA VISCOOSA 'PURPUREA' PURPLE HOPSPEED BUSH	5 G	LOW	8'H x 6'W
	LEUCOPHYLLUM FRUTESCENS 'COMPACTUM' COMPACT TEXAS RANGER	5 G	LOW	5'H x 5'W
	CALLISTEMON VIMINALIS 'LITTLE JOHN' DWARF BOTTELBRUSH	5 G	LOW	3'H x 4'W
	DIETS BICOLOR FORTNIGHT LILY	1 G	LOW	2.5'H x 2'W
	RHAMPHILEPIS INDICA 'JACK EVANS' INDIA HAWTHORN	5 G	LOW	4'H x 4'W
	SALVIA GREGGI 'WILD THING' PINK SALVIA	5 G	LOW	3'H x 3'W
	GROUND COVER MATERIAL - SMALL SCALE DUE TO PROJECT TYPE, EVERGREEN OR PERENNIAL SHRUBS TO 24" HIGH. USED AS A FILLER BETWEEN SITE WORK EDGES AND FACER SHRUBS.			
	ARCTOSTAPHYLOS U. 'EMERALD CARPET' EMERALD CARPET MANZANITA	1 G	LOW	2'H x 5'W
	CISTUS X CRISPATUS 'WARLEY ROSE' WARLEY ROSE ROCKROSE	1 G	LOW	2'H x 4'W
	HEMEROCALLIS SP. EVERGREEN DAYLILY	1 G	MED	18"H x 18"W
	ROSA X 'NOARE' RED FLOWER CARPET ROSE	1 G	MED	2'H x 3'W
	VINES/ESPALIER MATERIAL - EVERGREEN VINE WITH MANAGEABLE SPREAD FOR COVERING BLANK WALLS. USED TO SOFTEN ARCHITECTURAL ELEMENTS AND CREATE SEASONAL INTEREST VERTICALLY.			
	FICUS PUMILA CREEPING FIG	5 G	MED	EVERGREEN; PLANT AT BASE OF WALL

BOULDERS AND ROCK				
SYMBOL	TYPE	APPROXIMATE SIZE	QUANTITY	DEPTH
	FIELD STONE	30" DIAMETER		BURIED A MIN. OF 1/3 OF THE OVERALL BOULDER HEIGHT
	FIELD STONE	24" DIAMETER		
	FIELD STONE	18" DIAMETER		
FIELD STONE BOULDERS MAY BE FROM THE WHITNEY RANCH SITE				

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TENTATIVE SUBDIVISION MAP
WHITNEY RANCH PHASE 3
UNIT 42 & 44A
 CITY OF ROCKLIN, CALIFORNIA
 MAY 2017



PROJECT INFORMATION

APN	017-177-011
EXISTING/PROPOSED USE	VACANT/RESIDENTIAL
EXISTING/PROPOSED ZONING (42)	PD-12/PD-5.1C
EXISTING/PROPOSED GEN. PLAN (42)	MHDR/MDR
EXISTING/PROPOSED ZONING (44A)	PD-Nh Comm/PD-5.1C
EXISTING/PROPOSED GEN. PLAN (44A)	RC/MDR
EXISTING PARCEL:	DESIGNATED REMAINDER, DD MAPS 50

PROPOSED USES	#	TOTAL ACRES	DENSITY
RESIDENTIAL LOTS	97	15.33±AC.	
LANDSCAPE LOTS	A-F	1.13±AC.	
PUBLIC RIGHT-OF-WAY		4.10±AC.	
TOTAL		20.56±AC.	4.7 DU/AC

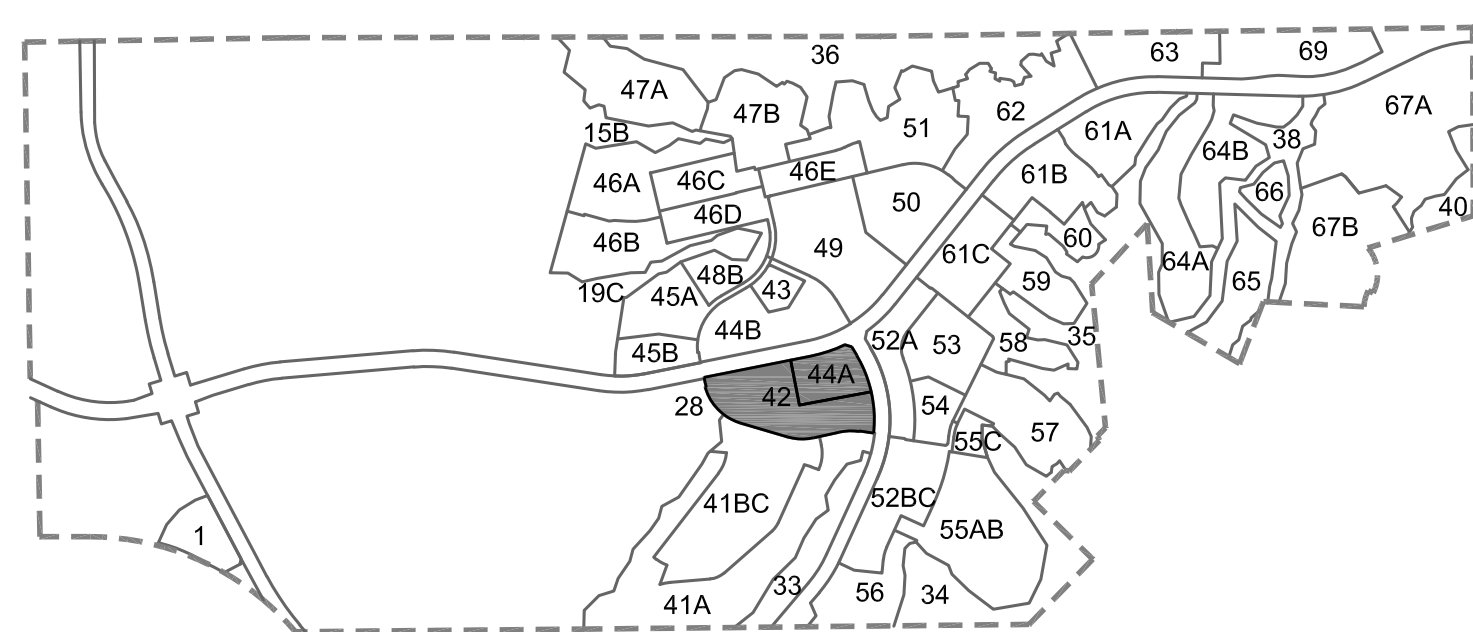
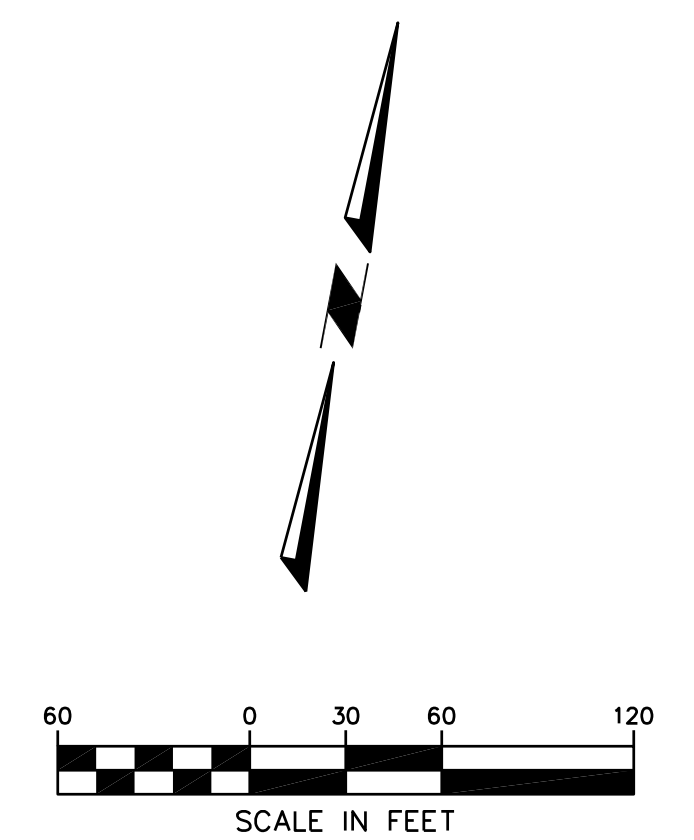
PROPOSED LOT SIZES

MAXIMUM LOT SIZE	15,320 sq.ft.
AVERAGE LOT SIZE	6,890 sq.ft.
MINIMUM LOT SIZE	5,000 sq.ft.

UNIT 52A

LEGEND

	UNIT BOUNDARY
	PROPOSED RIGHT-OF-WAY
	PROPOSED LOT LINE
	PROPOSED PUE
	PROPOSED CENTERLINE



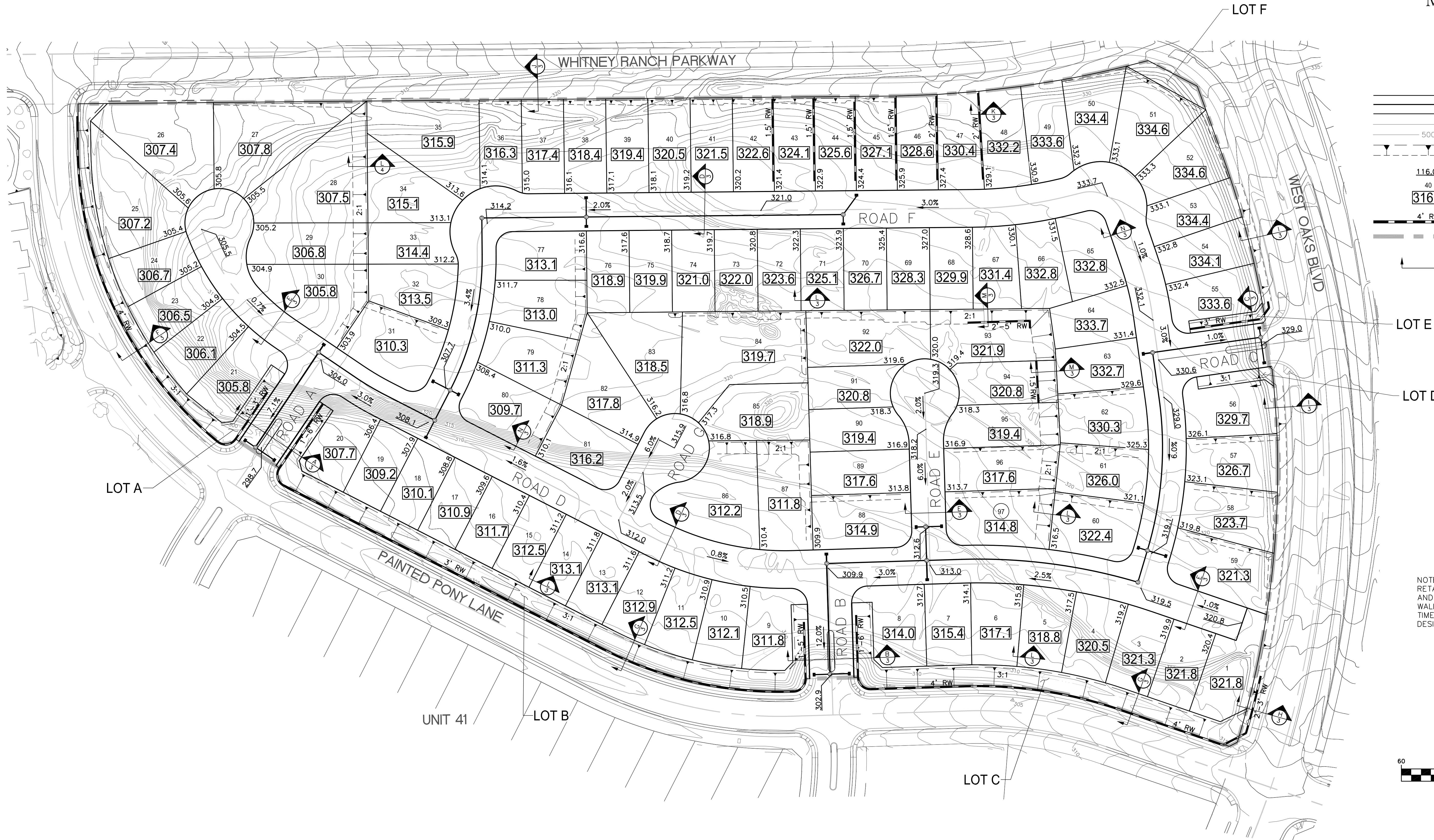
KEY MAP

UBORA ENGINEERING & PLANNING
 "EXCELLENCE"

2901 DOUGLAS BOULEVARD, SUITE 285
 ROSEVILLE, CA 95661 (916) 780-2500

P:\project\9-110.10 (whitney_ranch)\Units\Unit_42_44A-TENT MAP.dwg, mico, 12:53:45, 05-10-17

PRELIMINARY GRADING PLAN
WHITNEY RANCH PHASE 3
UNIT 42 & 44A
 CITY OF ROCKLIN, CALIFORNIA
 MAY 2017

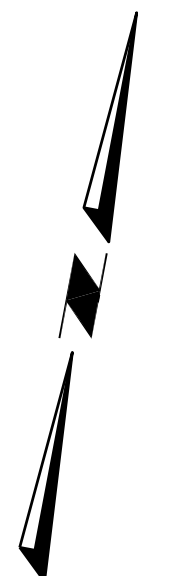
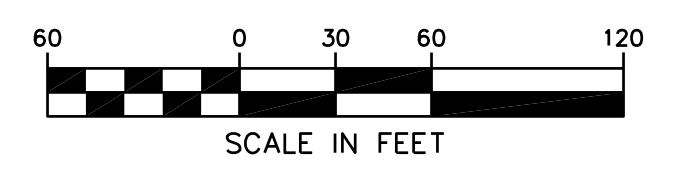


LEGEND

- RIGHT-OF-WAY
- LOT LINE
- 1' CONTOUR
- 5' CONTOUR
- TOP OF SLOPE
- TOE OF SLOPE
- FINISHED GRADE ELEVATION
- LOT NUMBER & PAD ELEVATION
- PROPOSED RETAINING WALL
- UNIT BOUNDARY
- DETAIL #
- SHEET # OF GRADING SECTIONS & DETAILS

LOT E
 LOT D

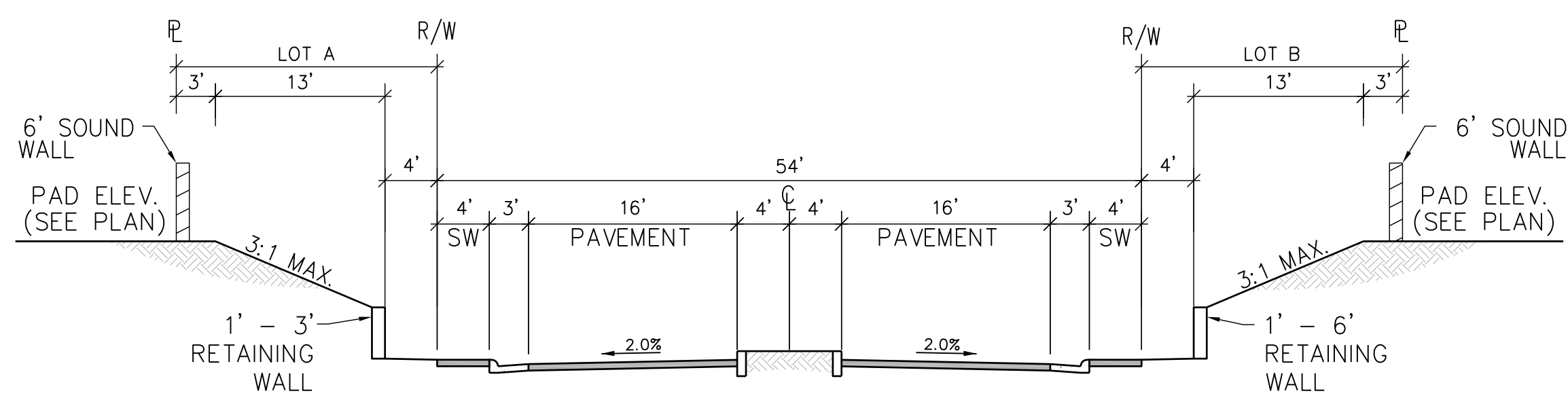
NOTE:
 RETAINING WALLS SHOWN ARE CONCEPTUAL
 AND MAY NOT BE COMPREHENSIVE. ADDITIONAL
 WALLS MAY BE ADDED AS NECESSARY AT THE
 TIME SUBDIVISION IMPROVEMENTS ARE
 DESIGNED.



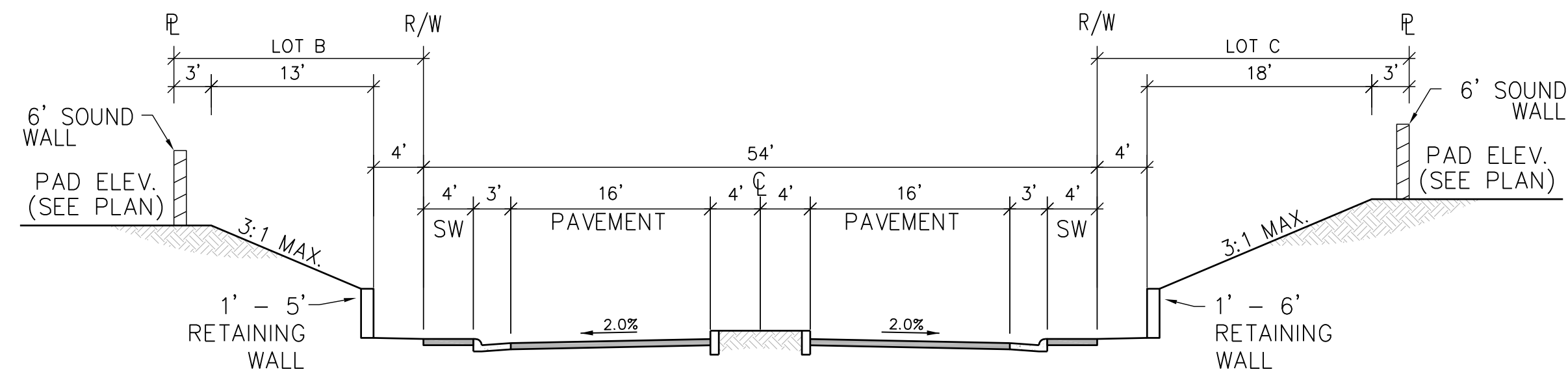
UBORA ENGINEERING & PLANNING
 "EXCELLENCE"
 2901 DOUGLAS BOULEVARD, SUITE 285
 ROSEVILLE, CA 95661 (916) 780-2500
 SHEET 2 OF 7

P:\project\9-110.10 (whitney_ranch)\units\unit_42\exhibit\ventative Map_VW-44A-GRADING.dwg, mitch, 12:53:59, 05-10-17

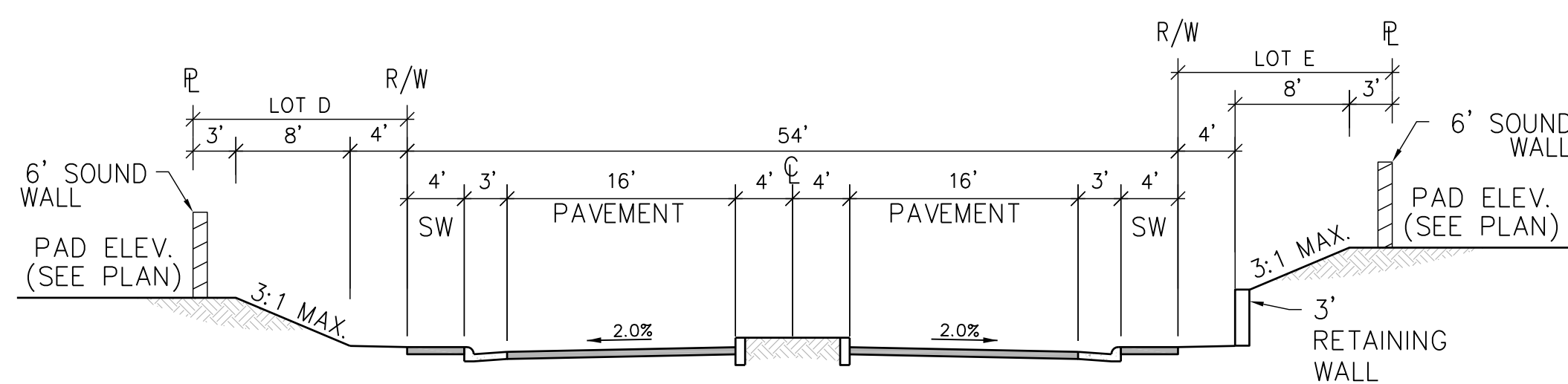
PRELIMINARY GRADING DETAILS
WHITNEY RANCH PHASE 3
UNIT 42 & 44A
 CITY OF ROCKLIN, CALIFORNIA
 MAY 2017



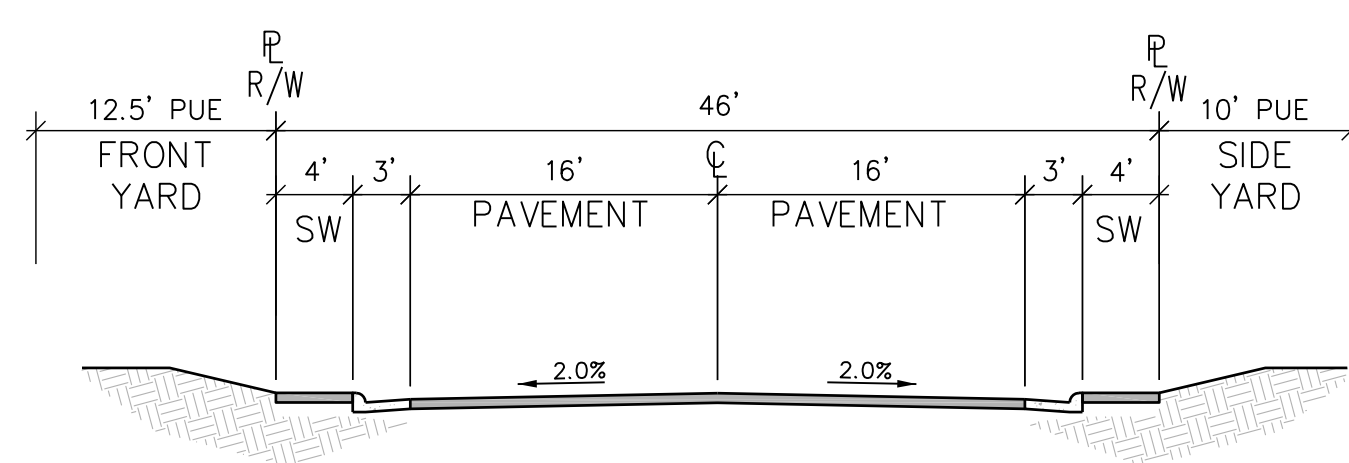
A 54' RW ROAD "A"
 - NOT TO SCALE



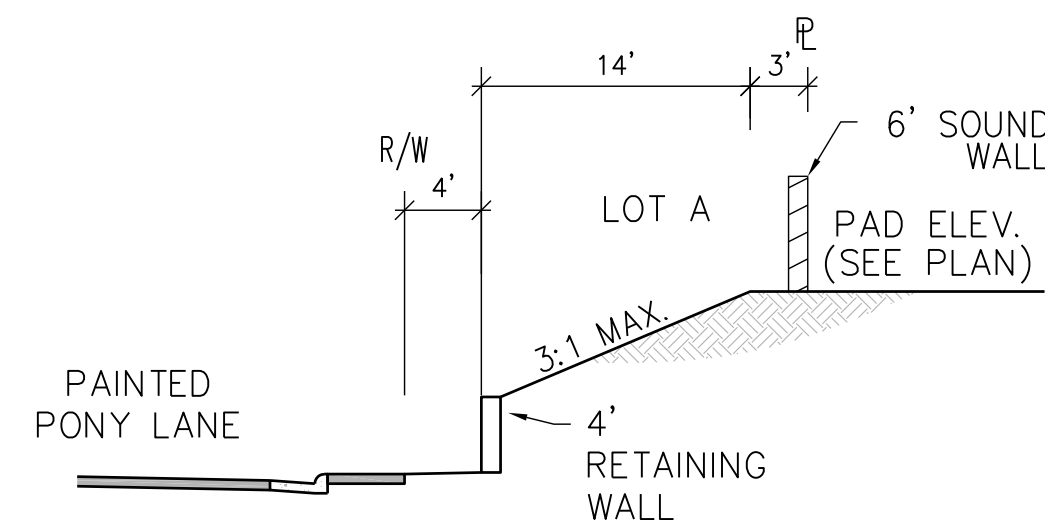
B 54' RW ROAD "B"
 - NOT TO SCALE



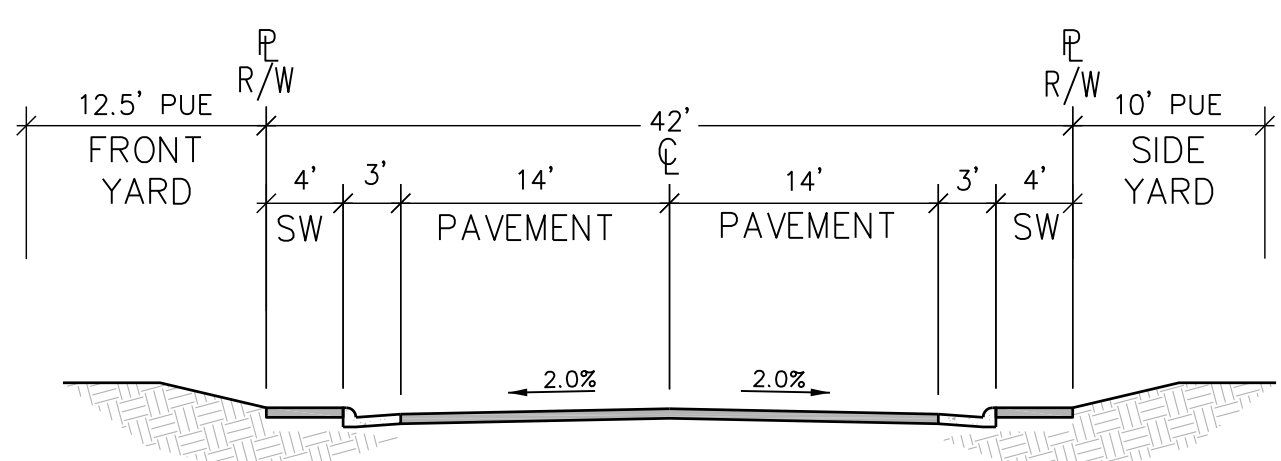
C 54' RW ROAD "C"
 - NOT TO SCALE



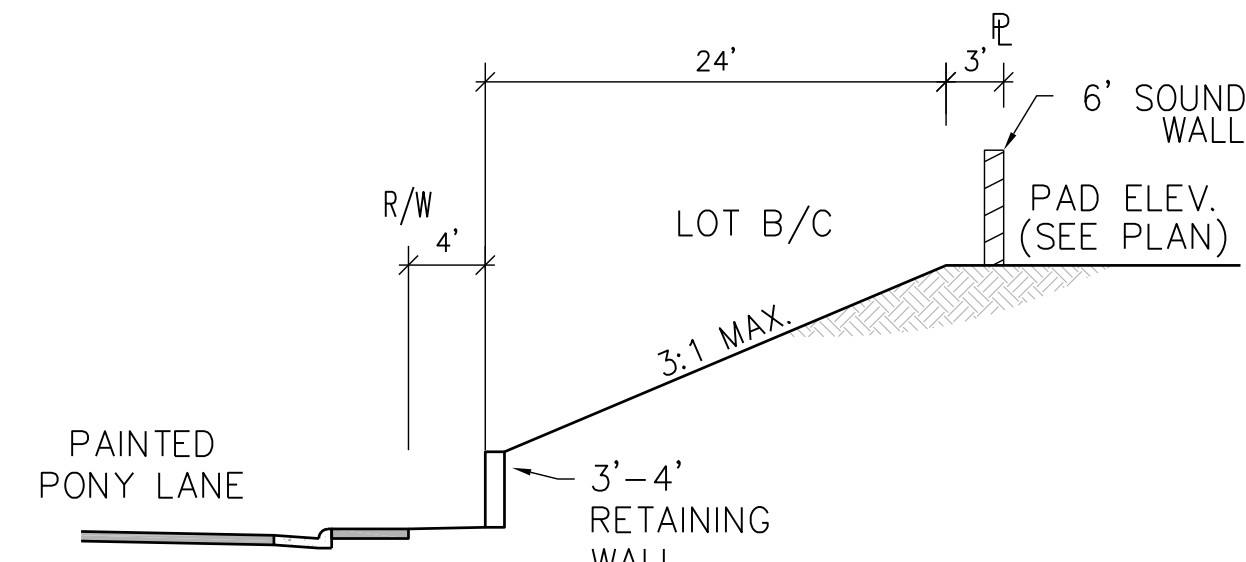
D 46' RW RESIDENTIAL STREET
 - NOT TO SCALE



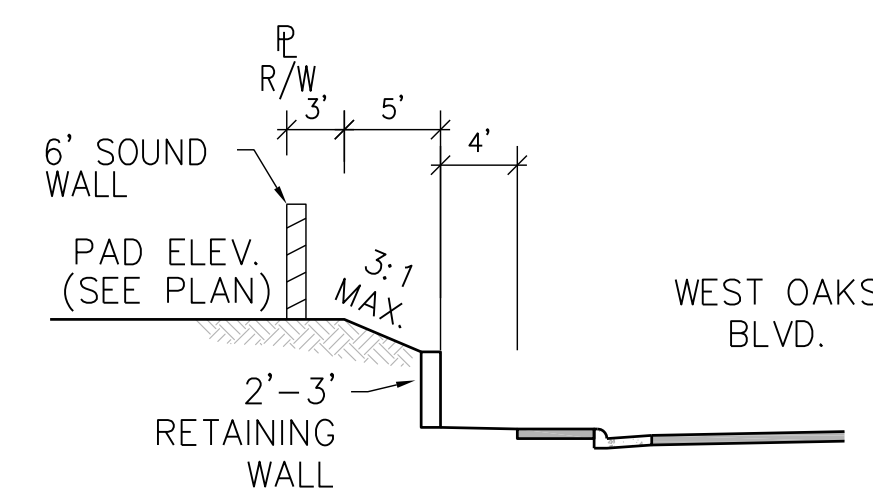
F GRADING ALONG PAINTED PONY LANE
 - NOT TO SCALE



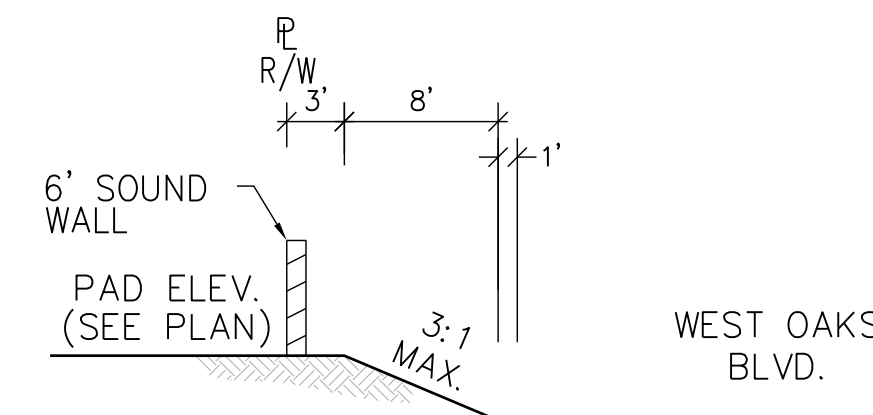
E 42' RW RESIDENTIAL STREET
 - NOT TO SCALE



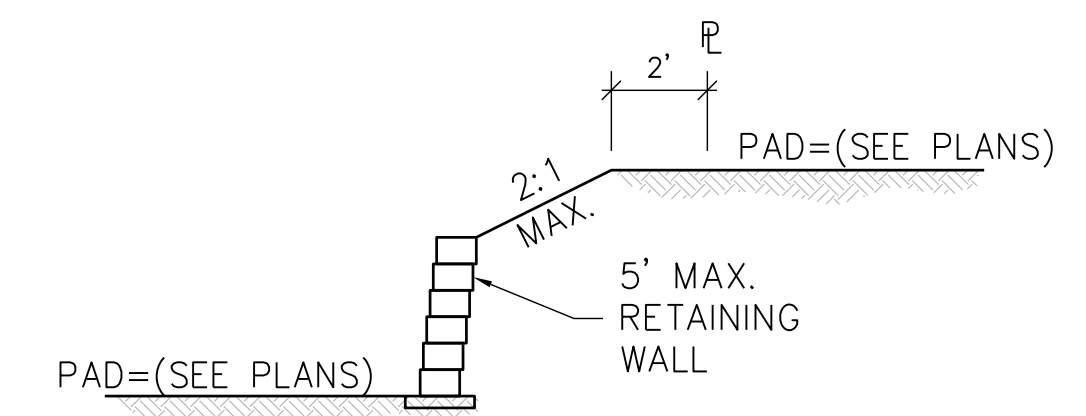
G GRADING ALONG PAINTED PONY LANE
 - NOT TO SCALE



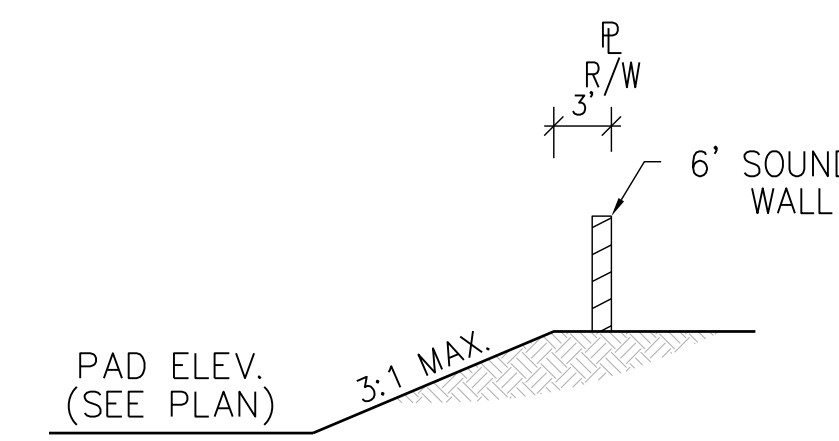
H GRADING ALONG WEST OAKS BLVD
 - NOT TO SCALE



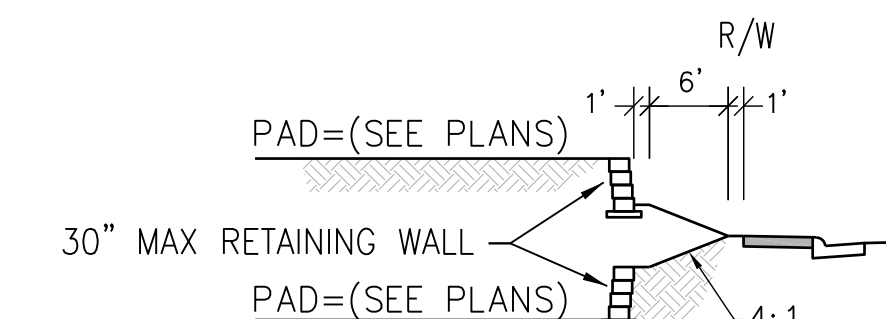
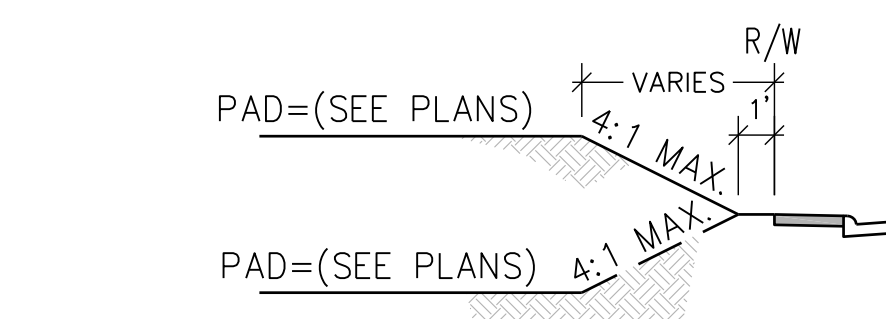
I GRADING ALONG WEST OAKS BLVD
 - NOT TO SCALE



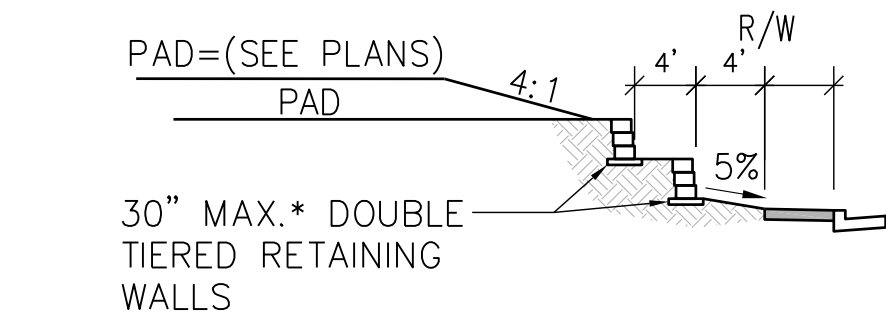
M INTERIOR GRADING DETAIL
 - NOT TO SCALE



J GRADING ALONG WHITNEY RANCH PARKWAY
 - NOT TO SCALE

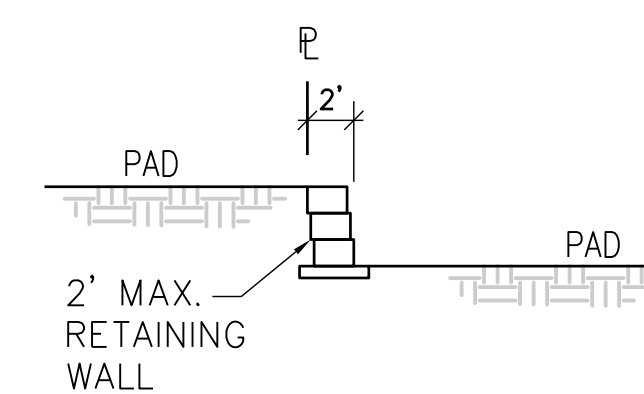


*INDIVIDUAL RETAINING WALLS IN STREET SIDE YARDS SHALL NOT EXCEED 30 INCHES. TIERED RETAINING WALLS SHALL NOT EXCEED A COMBINED HEIGHT OF 5'. THIS CONDITION WILL BE DETAILED ON THE CIVIL SITE PLANS.

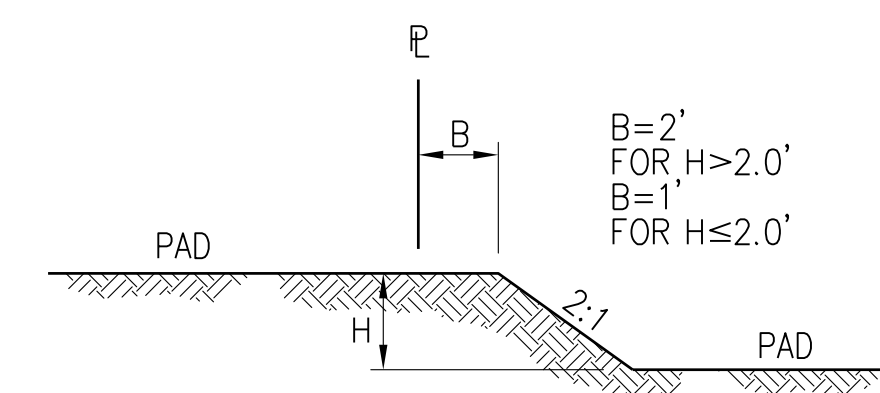


NOTE: SIDEYARD RETAINING WALLS SHOWN IN PLAN VIEW SHALL BE REPRESENTED WITH A SINGLE RETAINING WALL.

N STREET SIDE YARD
 - NOT TO SCALE



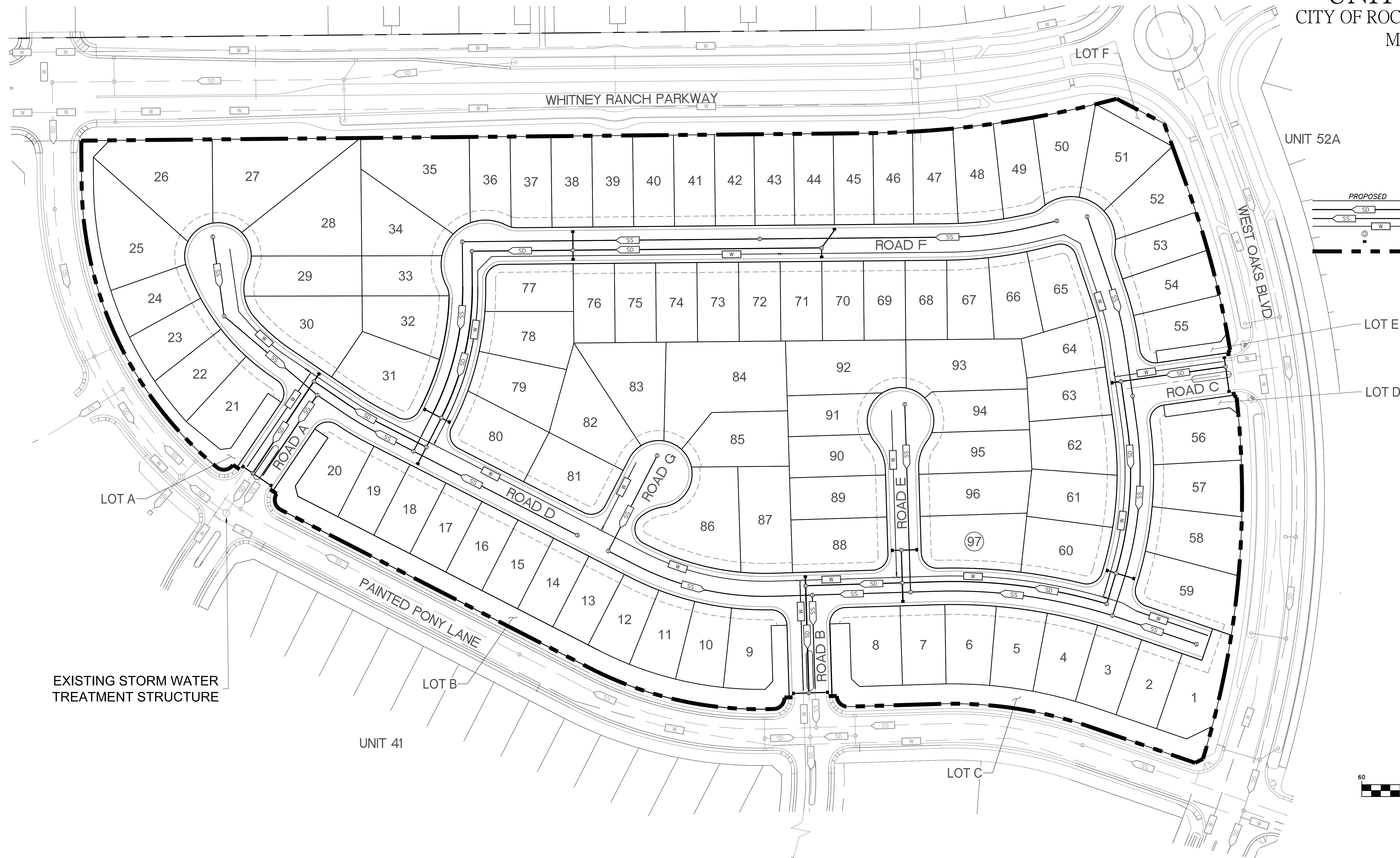
K INTERIOR PROPERTY LINE GRADING
 - NOT TO SCALE



L INTERIOR PROPERTY LINE GRADING
 - NOT TO SCALE

P:\project\9-110.10 (whitney ranch)\units\unit_42_44a\sections.dwg, mitch, 12/24/09, 05-10-17

PRELIMINARY UTILITY PLAN
WHITNEY RANCH PHASE 3
UNIT 42 & 44A
 CITY OF ROCKLIN, CALIFORNIA
 MAY 2017



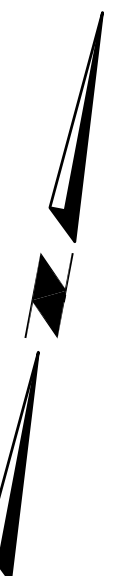
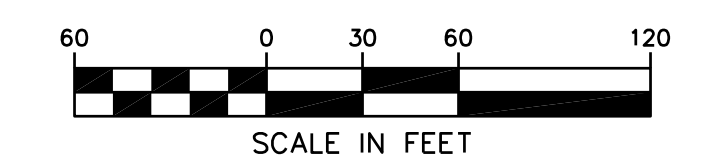
LEGEND

PROPOSED	DESCRIPTION	EXISTING
	DRAIN LINE	
	SEWER LINE	
	WATER LINE	
	MANHOLE	
	DRAIN INLET	
	UNIT BOUNDARY	

EXISTING STORM WATER
TREATMENT STRUCTURE

UNIT 41

EXISTING STORM WATER
TREATMENT STRUCTURE
LOCATED WITHIN UNIT 41

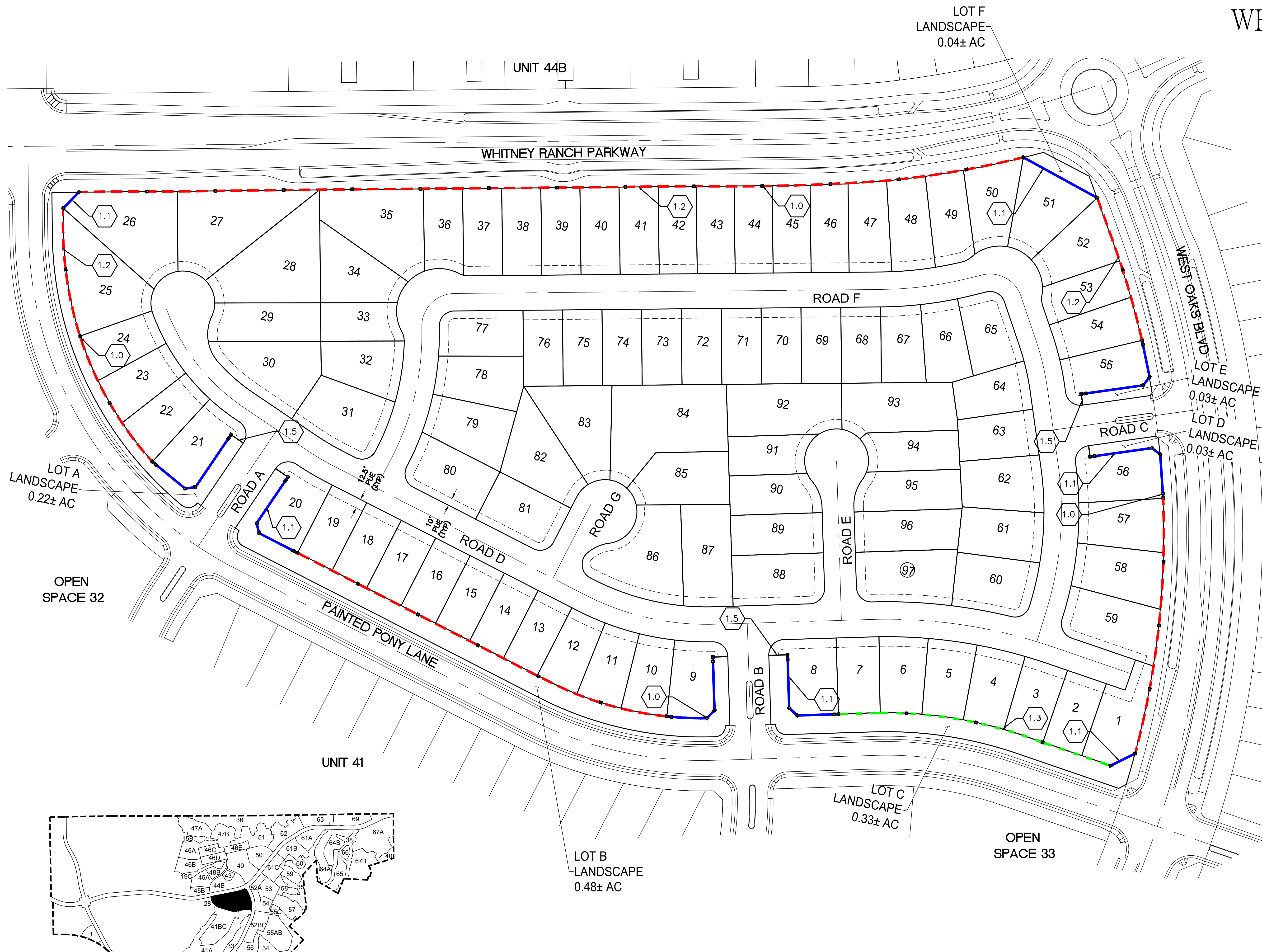


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 ROSEVILLE, CA 95661 (916) 780-2500

P:\project\9-110.10 (whitney_ranch)\units\unit_42\exhibit\ventative Map_VW-42_44A-UTILITY.dwg, mitch, 12:54:18, 05-10-17

PRELIMINARY FENCING PLAN
WHITNEY RANCH PHASE 3
UNIT 42 & 44A
 CITY OF ROCKLIN, CALIFORNIA
 APRIL 2017



FENCE AND WALL LEGEND

KEYNOTE	SYMBOL	PROPOSED DESCRIPTION
1.0		PROVIDE MASONRY PILASTER PER DETAILS A.
1.1		PROVIDE PROTO II WALL WITH STONE VENEER. SEE DETAIL B.
1.2		PROVIDE PROTO II WALL WITH SPLITFACE FINISH ON STREET SIDE, COMBED FINISH ON LOT SIDE. SEE DETAIL C.
1.3		PROVIDE 50-50 WALL. SEE DETAIL D.
1.4		PROVIDE 6' OPEN SPACE FENCE. SEE DETAIL E.
1.5		PROVIDE 6" CONCRETE MOWSTRIP. SEE DETAIL F.

LOT A
LANDSCAPE
0.22± AC

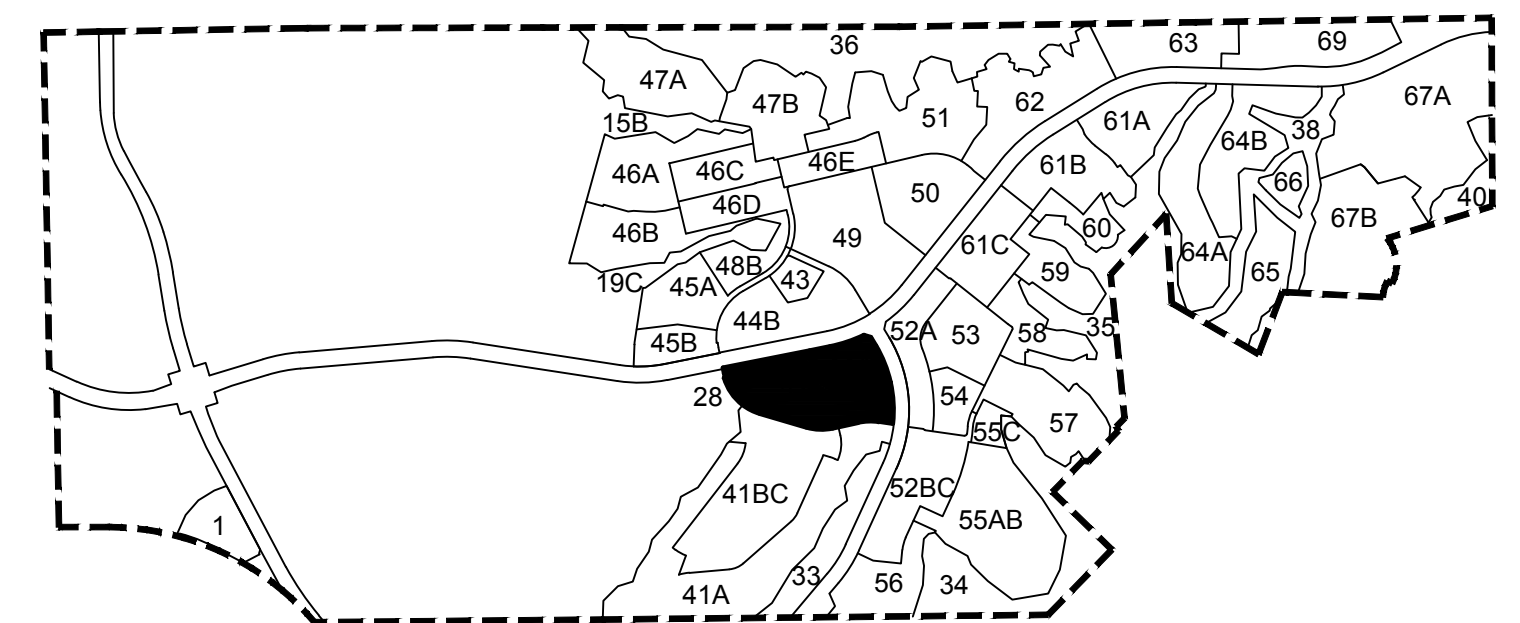
LOT F
LANDSCAPE
0.04± AC

LOT E
LANDSCAPE
0.03± AC

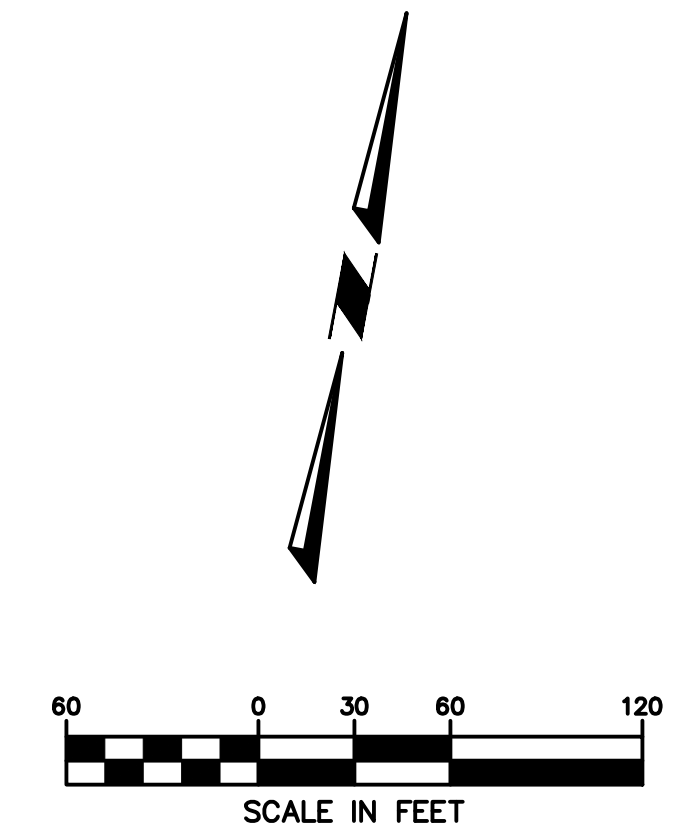
LOT D
LANDSCAPE
0.03± AC

LOT B
LANDSCAPE
0.48± AC

LOT C
LANDSCAPE
0.33± AC



KEY MAP



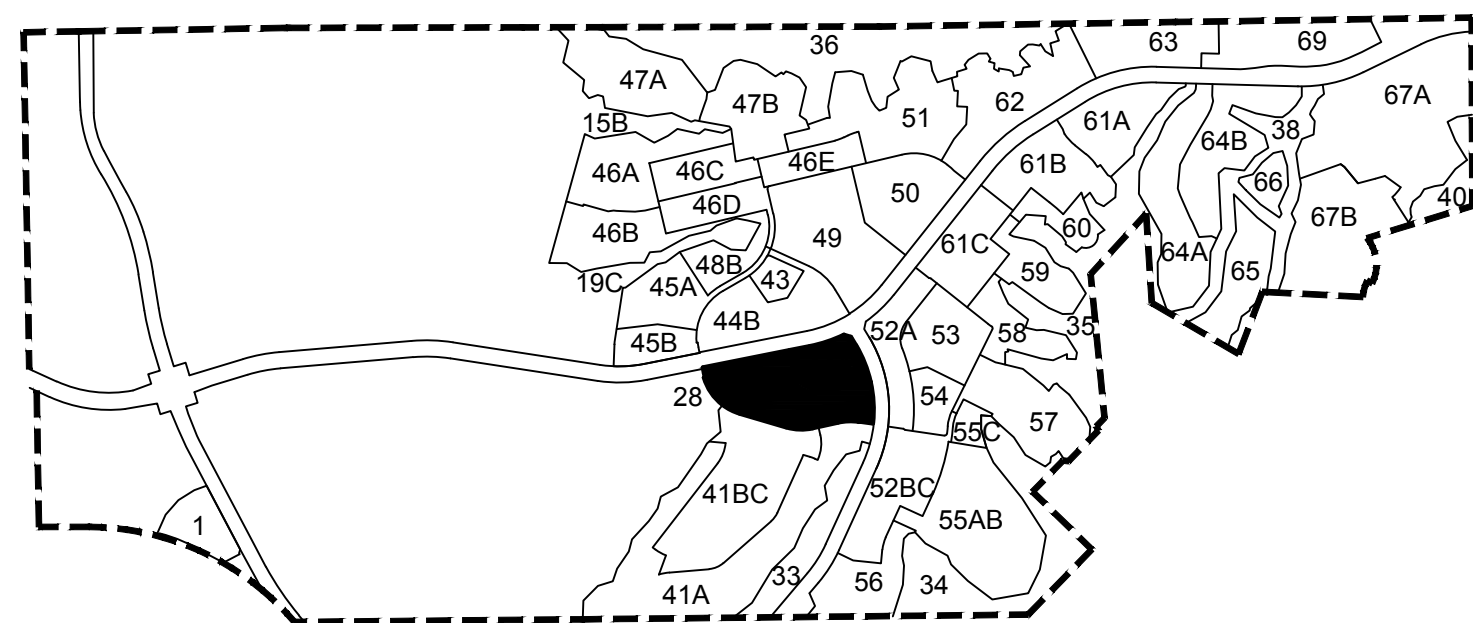
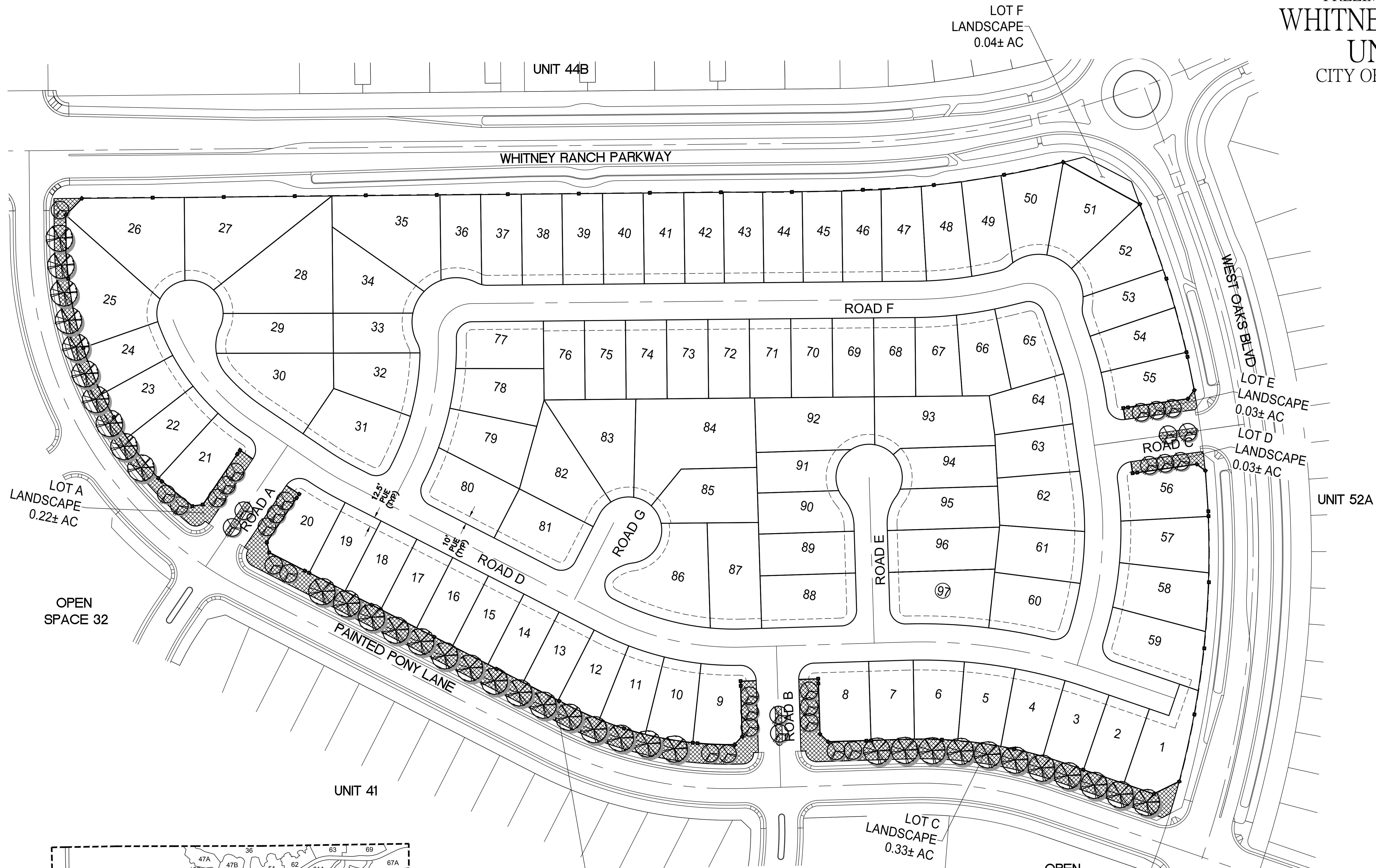
FUHRMAN LEAMY
LAND GROUP
 DESIGN · SERVICE · SOLUTIONS
 2140 PROFESSIONAL DRIVE, SUITE 115 ROSEVILLE, CA 95661

UBORA ENGINEERING & PLANNING
 "EXCELLENCE"

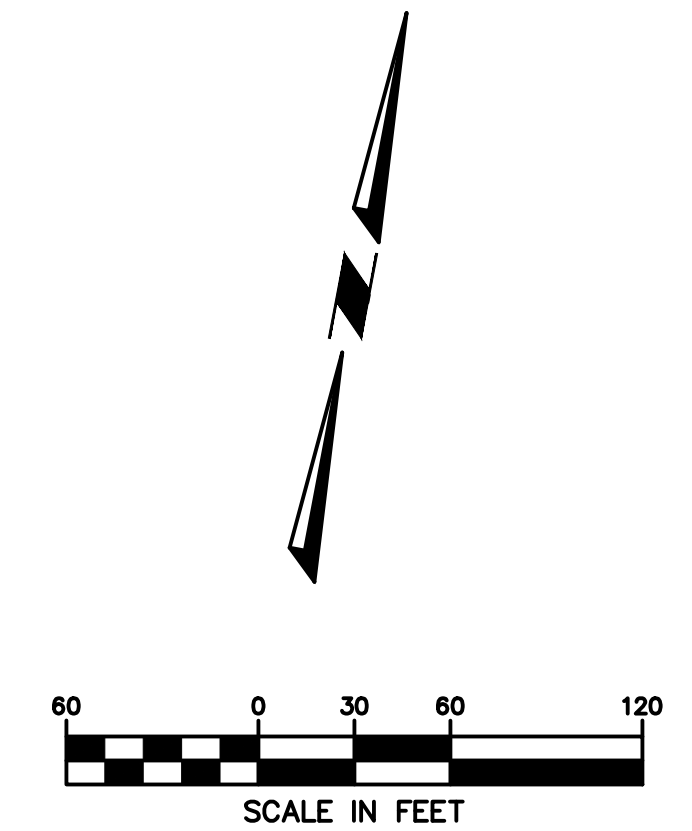
2901 DOUGLAS BOULEVARD, SUITE 285
 ROSEVILLE, CA 95661 (916) 780-2500

J:_R\RESIDENTIAL\RESIDENTIAL - COMMUNITY\R_U\UBORA - ENGINEERING & PLANNING\R_U\UBORA - ENGINEERING & PLANNING\PHASE 3\2 DD\2 LA\17040_44A_Fence.dwg, kevinl, 17:25:58, 05-08-17

PRELIMINARY PLANTING PLAN
WHITNEY RANCH PHASE 3
UNIT 42 & 44A
 CITY OF ROCKLIN, CALIFORNIA
 APRIL 2017



KEY MAP



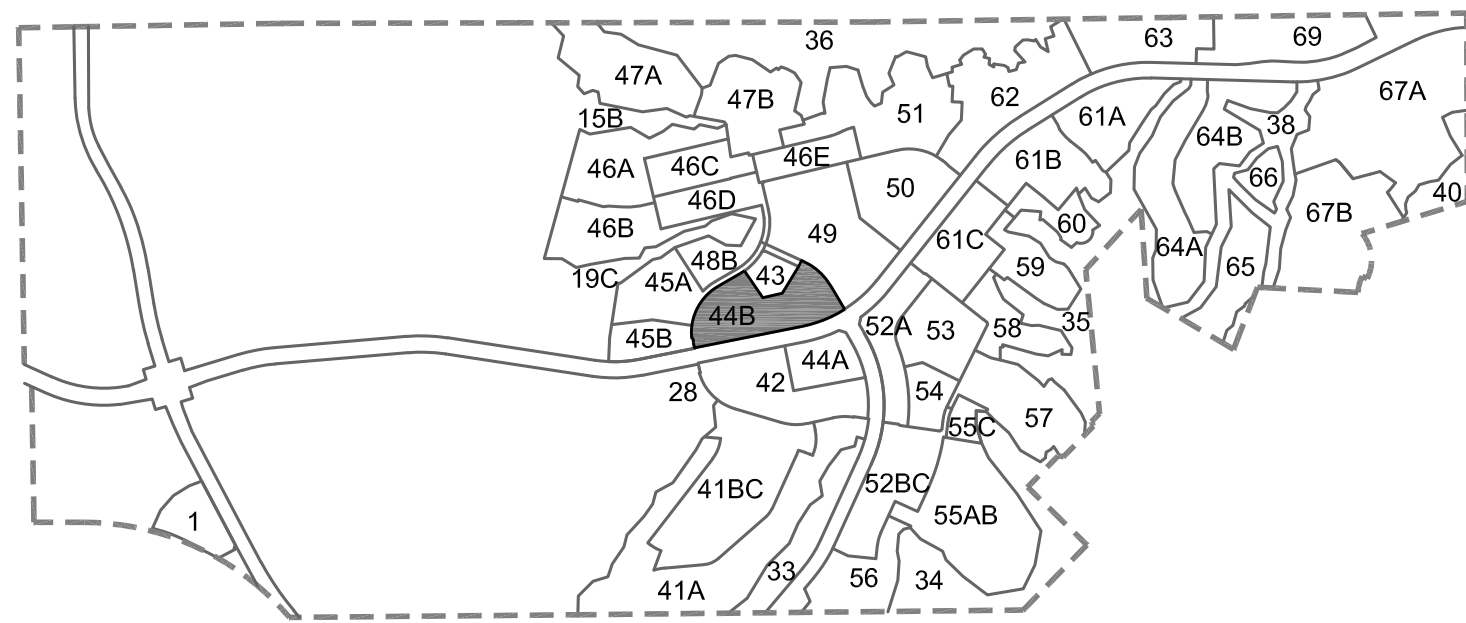
FUHRMAN LEAMY
LAND GROUP
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 2140 PROFESSIONAL DRIVE, SUITE 115 ROSEVILLE, CA 95661

UBORA ENGINEERING & PLANNING
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2901 DOUGLAS BOULEVARD, SUITE 285
 ROSEVILLE, CA 95661 (916) 780-2500

J:_R\RESIDENTIAL\RESIDENTIAL - COMMUNITY\R_U\UBORA - ENGINEERING & PLANNING\R_U\UBORA - ENGINEERING & PLANNING\PHASE 3\2 DD\2 LA\17040_44A_PlanL.dwg, kevin, 17:26:06, 05-08-17

TENTATIVE SUBDIVISION MAP
WHITNEY RANCH PHASE 3
UNIT 44B
 CITY OF ROCKLIN, CALIFORNIA
 MAY 2017



KEY MAP

PROJECT INFORMATION

APN	017-174-045
EXISTING/PROPOSED USE	VACANT/RESIDENTIAL
EXISTING/PROPOSED ZONING	PD-10/PD-10A
EXISTING/PROPOSED GEN. PLAN	MHDR/MDR
EXISTING PARCEL	UNIT 44B, DD MAPS 16

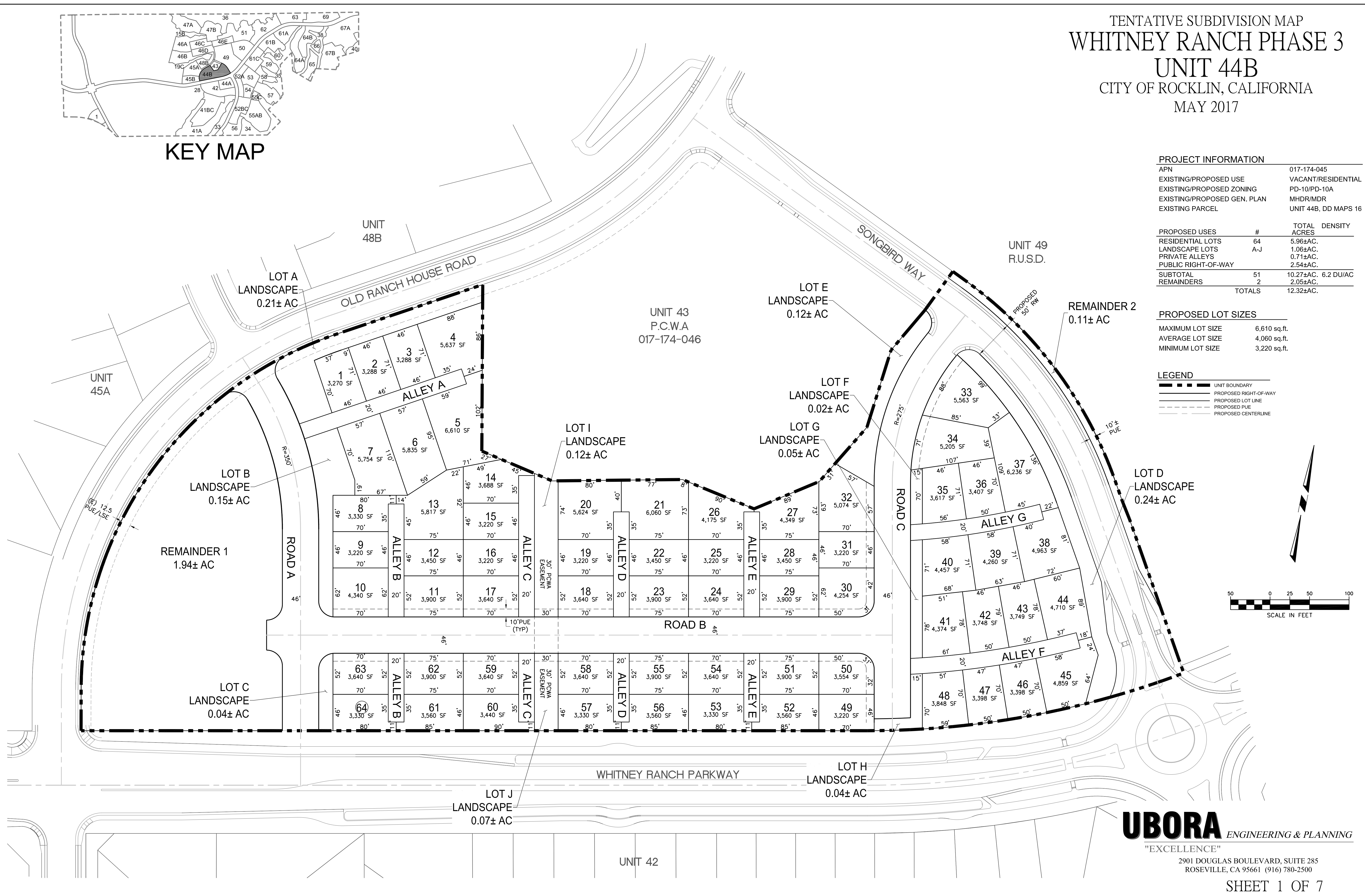
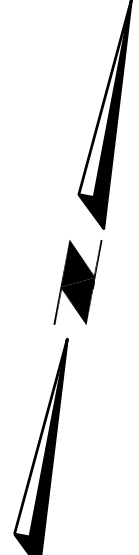
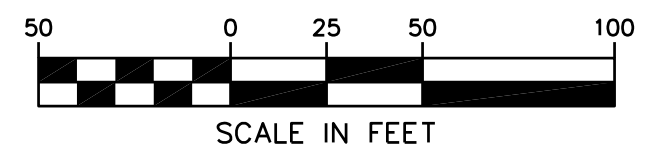
PROPOSED USES	#	TOTAL ACRES	DENSITY
RESIDENTIAL LOTS	64	5.96±AC.	
LANDSCAPE LOTS	A-J	1.06±AC.	
PRIVATE ALLEYS		0.71±AC.	
PUBLIC RIGHT-OF-WAY		2.54±AC.	
SUBTOTAL	51	10.27±AC.	6.2 DU/AC
REMAINDERS	2	2.05±AC.	
TOTALS		12.32±AC.	

PROPOSED LOT SIZES

MAXIMUM LOT SIZE	6,610 sq.ft.
AVERAGE LOT SIZE	4,060 sq.ft.
MINIMUM LOT SIZE	3,220 sq.ft.

LEGEND

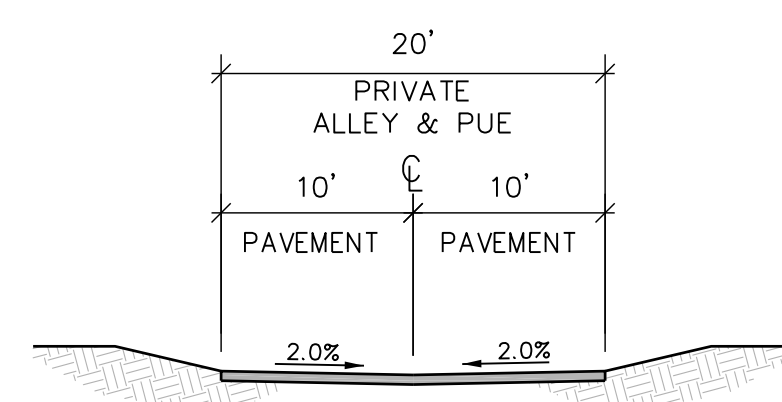
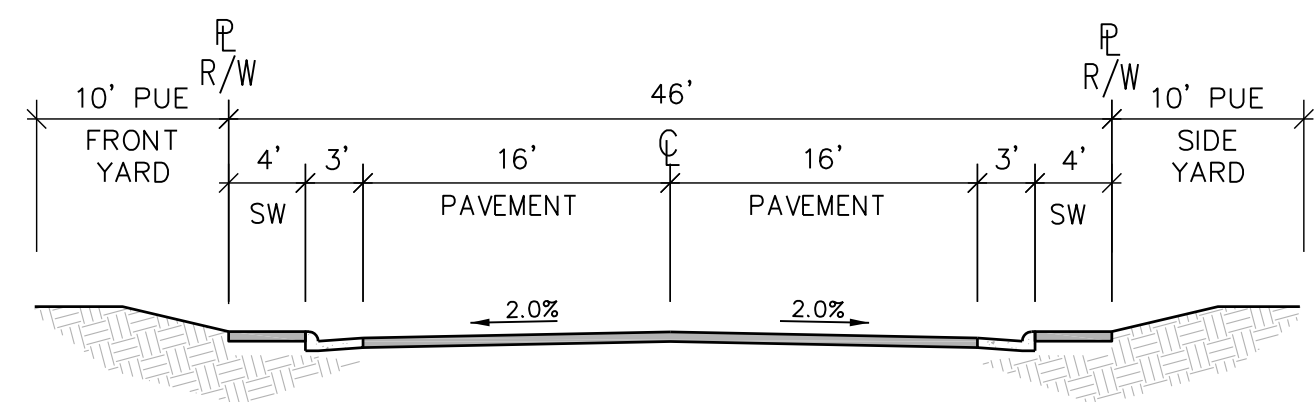
- UNIT BOUNDARY
- PROPOSED RIGHT-OF-WAY
- PROPOSED LOT LINE
- PROPOSED PUE
- PROPOSED CENTERLINE



UBORA ENGINEERING & PLANNING
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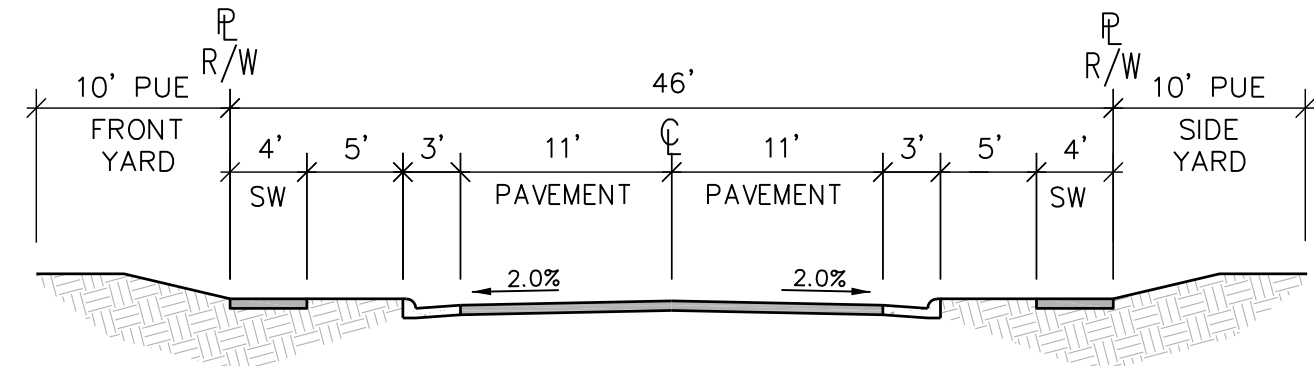
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PRELIMINARY GRADING PLAN
WHITNEY RANCH PHASE 3
UNIT 44B
 CITY OF ROCKLIN, CALIFORNIA
 MAY 2017



X 46' RW STREET ROAD "A" & "C" (PUBLIC)
 NOT TO SCALE

Z 20' ALLEY (PRIVATE)
 NOT TO SCALE

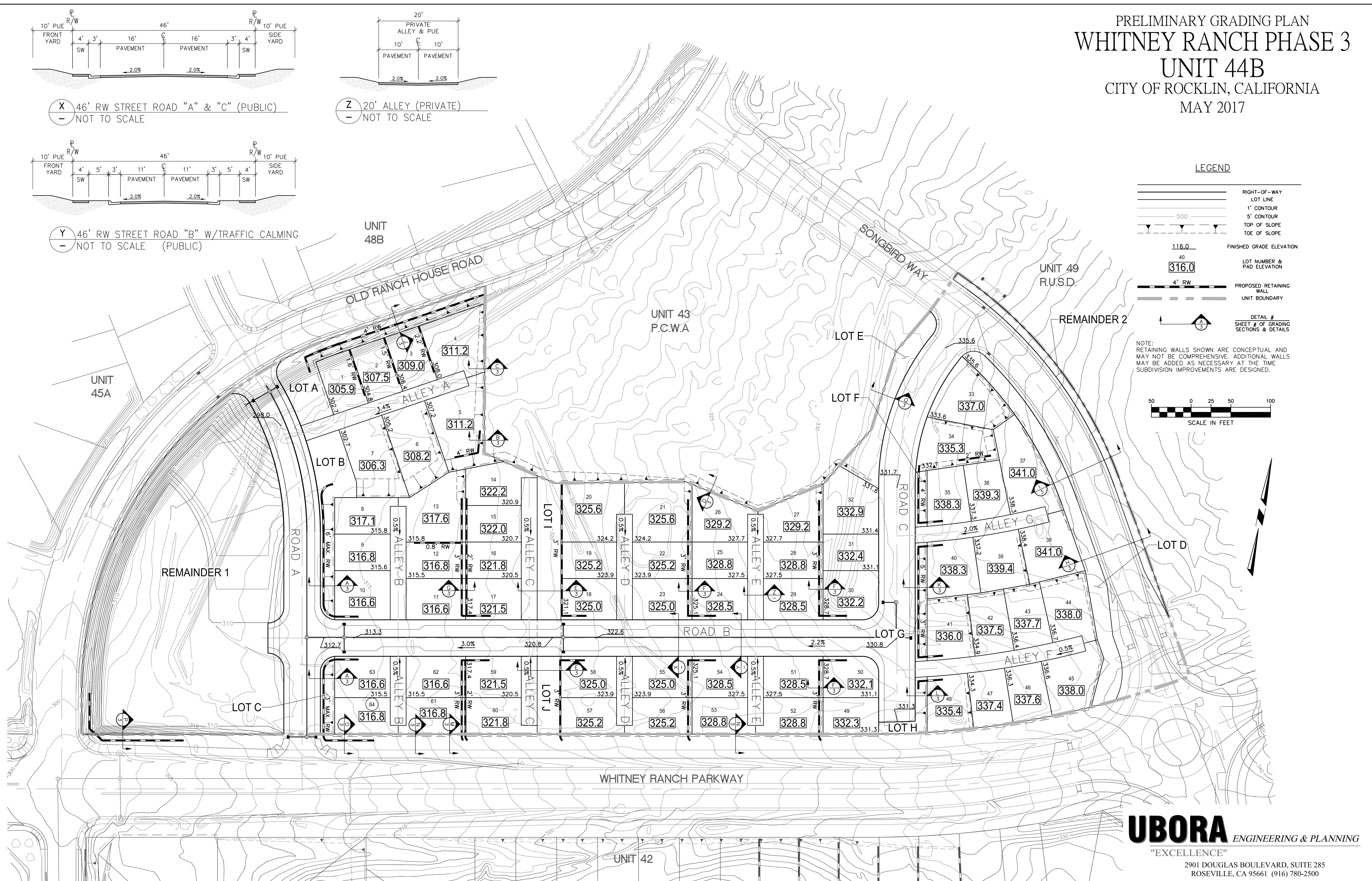
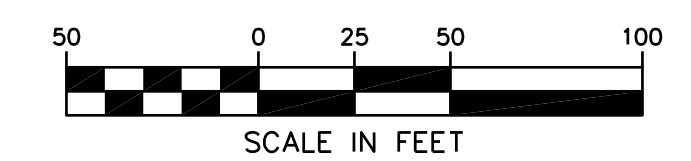


Y 46' RW STREET ROAD "B" W/TRAFFIC CALMING
 NOT TO SCALE (PUBLIC)

LEGEND

- RIGHT-OF-WAY
- LOT LINE
- 1' CONTOUR
- 5' CONTOUR
- TOP OF SLOPE
- TOE OF SLOPE
- 116.0 FINISHED GRADE ELEVATION
- 40 LOT NUMBER & PAD ELEVATION
- 4' RW PROPOSED RETAINING WALL
- UNIT BOUNDARY
- DETAIL #**
- SHEET # OF GRADING SECTIONS & DETAILS

NOTE: RETAINING WALLS SHOWN ARE CONCEPTUAL AND MAY NOT BE COMPREHENSIVE. ADDITIONAL WALLS MAY BE ADDED AS NECESSARY AT THE TIME SUBDIVISION IMPROVEMENTS ARE DESIGNED.

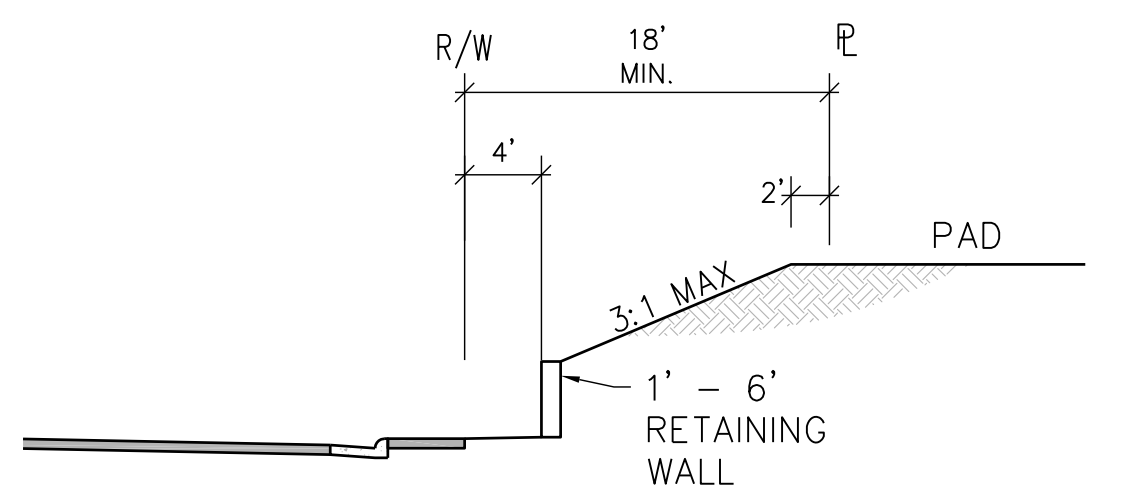


UBORA ENGINEERING & PLANNING
 "EXCELLENCE"

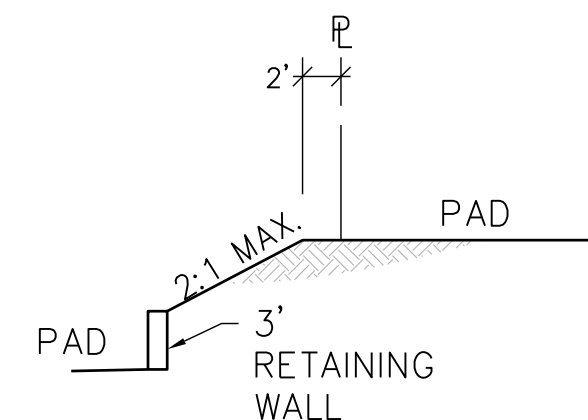
2901 DOUGLAS BOULEVARD, SUITE 285
 ROSEVILLE, CA 95661 (916) 780-2500

P:\Project\9-110.10 (Whitney Ranch)\Unit 44B\entative Map\W 44B GRADING.dwg, mch, 12:54:57, 05-10-17

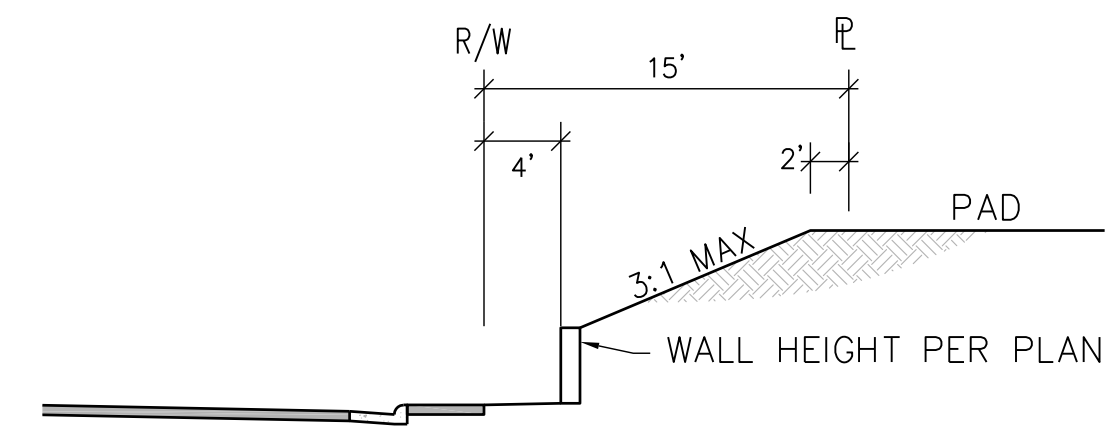
PRELIMINARY GRADING DETAILS
WHITNEY RANCH PHASE 3
UNIT 44B
 CITY OF ROCKLIN, CALIFORNIA
 MAY 2017



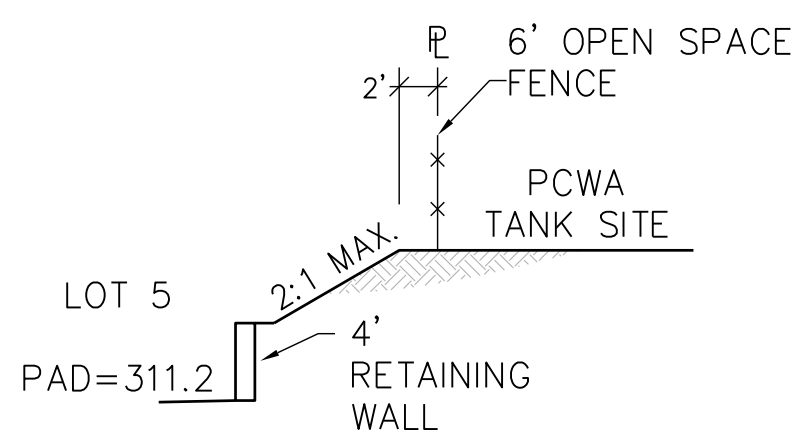
A ROAD 'A' FRONTAGE
 NOT TO SCALE



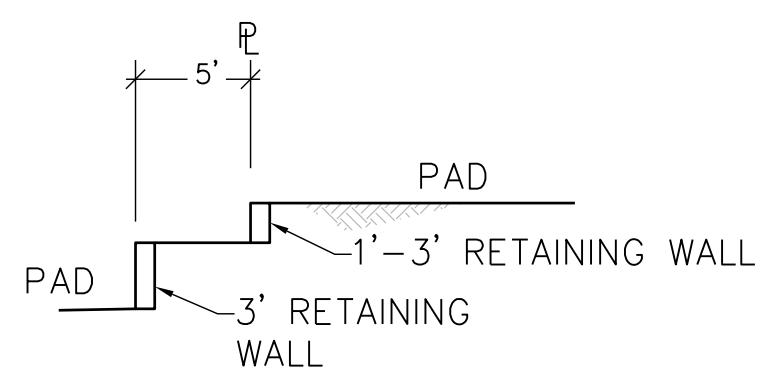
F INTERIOR RETAINING WALL
 NOT TO SCALE



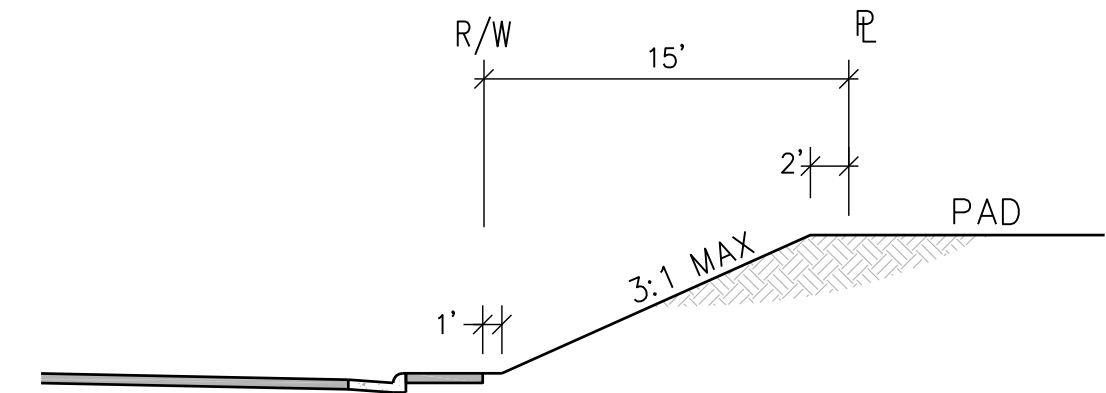
K ROAD 'C' FRONTAGE
 NOT TO SCALE



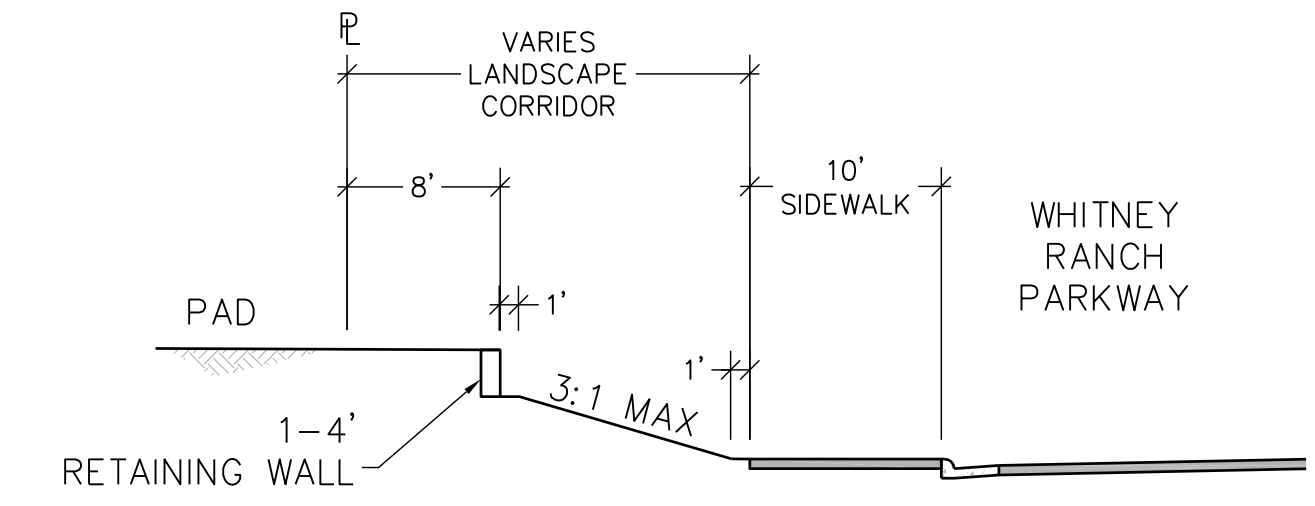
B LOTS BELOW TANK SITE
 NOT TO SCALE



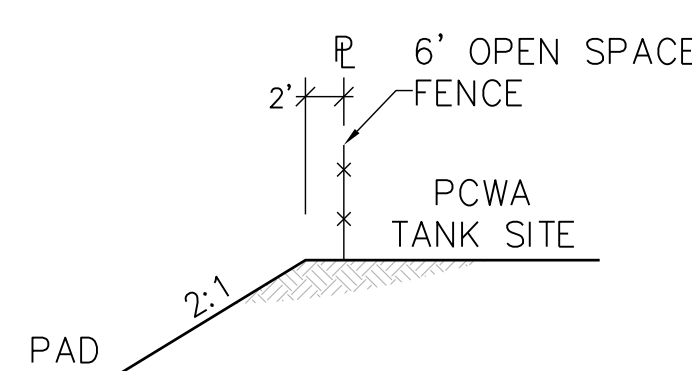
G INTERIOR RETAINING WALL
 NOT TO SCALE



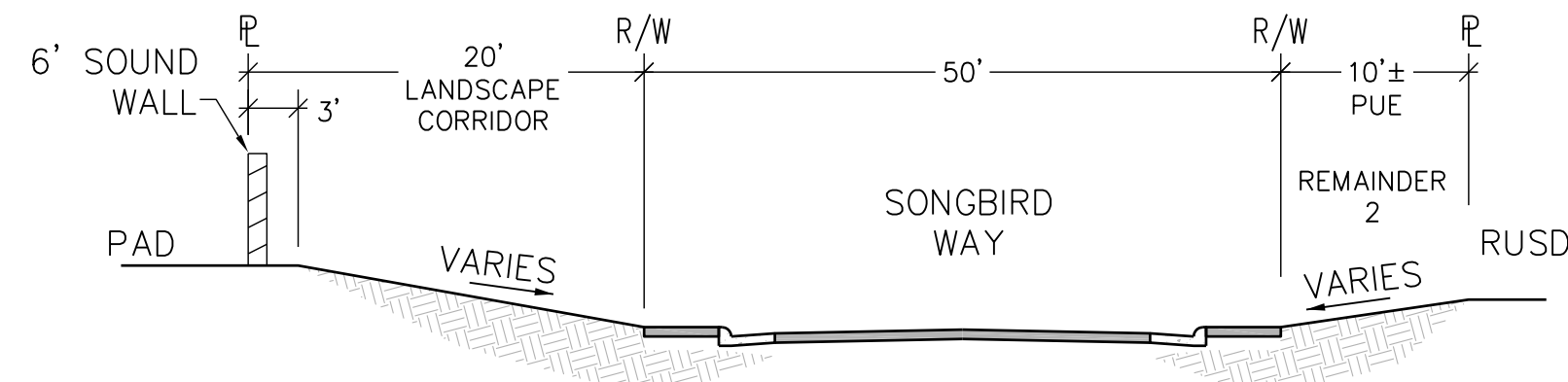
L ROAD 'C' FRONTAGE
 NOT TO SCALE



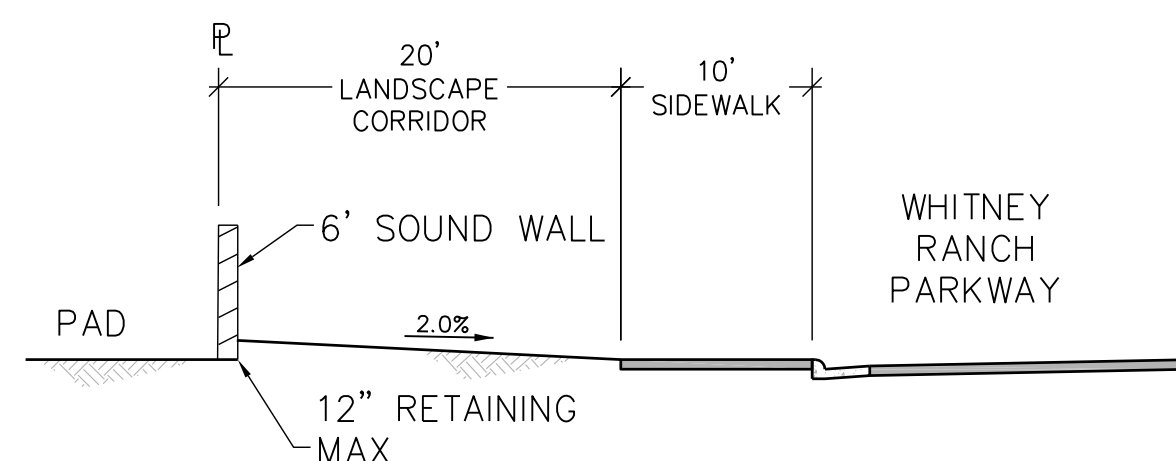
P WHITNEY RANCH PARKWAY FRONTAGE
 NOT TO SCALE



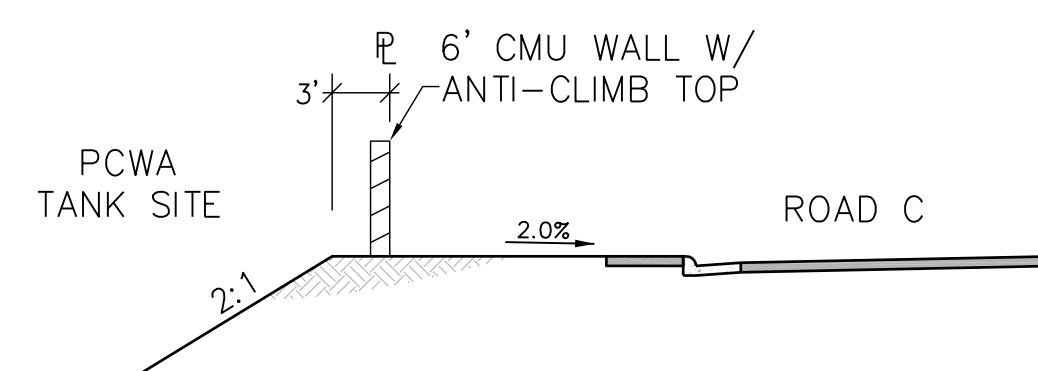
C LOTS BELOW TANK SITE
 NOT TO SCALE



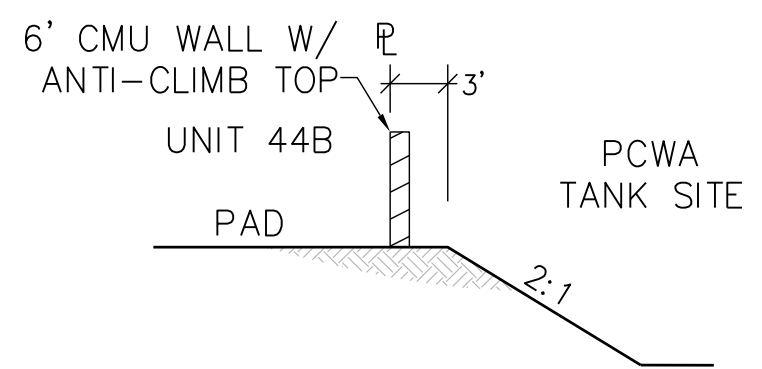
H SONGBIRD WAY FRONTAGE
 NOT TO SCALE



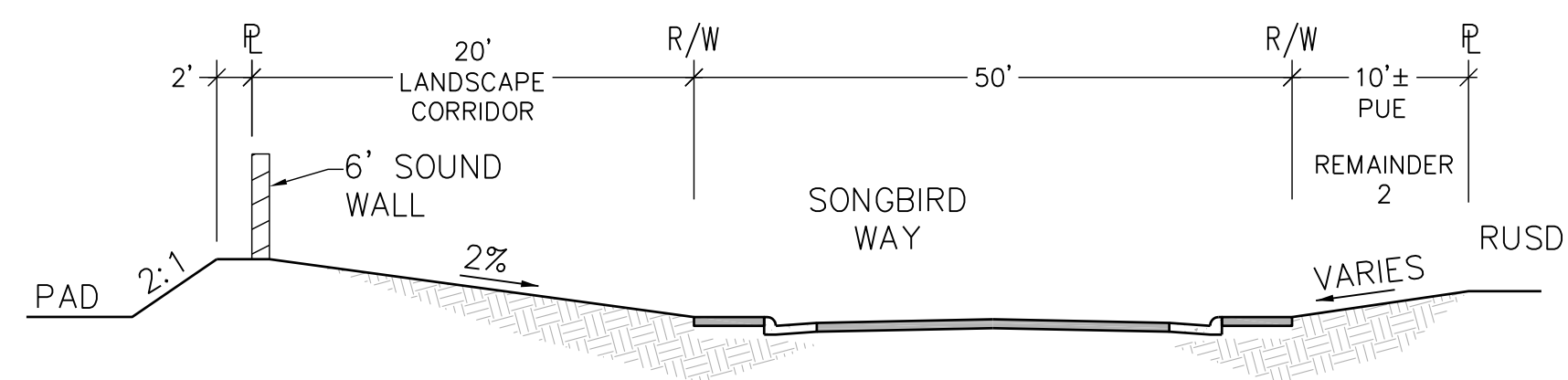
M WHITNEY RANCH PARKWAY FRONTAGE
 NOT TO SCALE



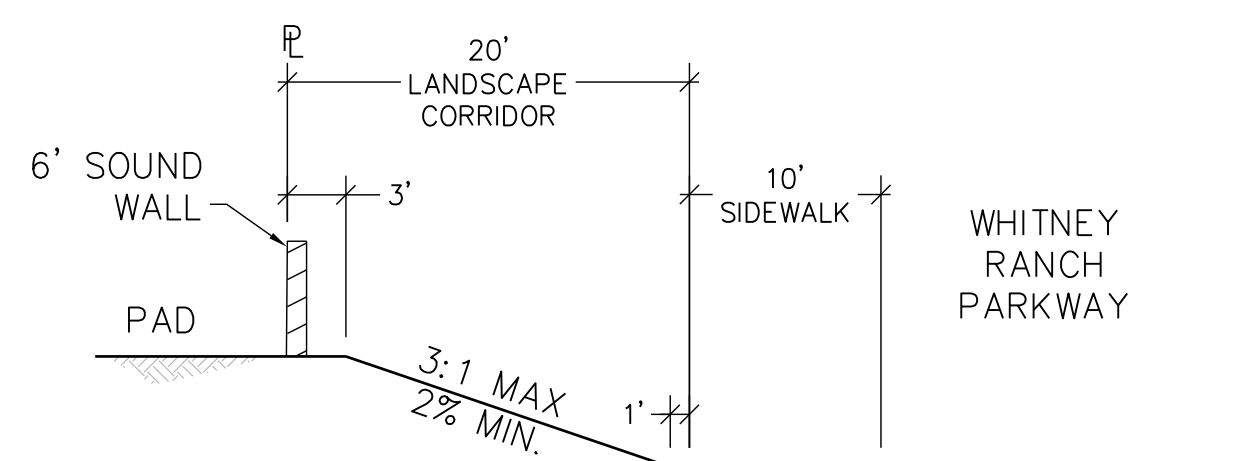
Q ROAD 'C' ABOVE TANK SITE
 NOT TO SCALE



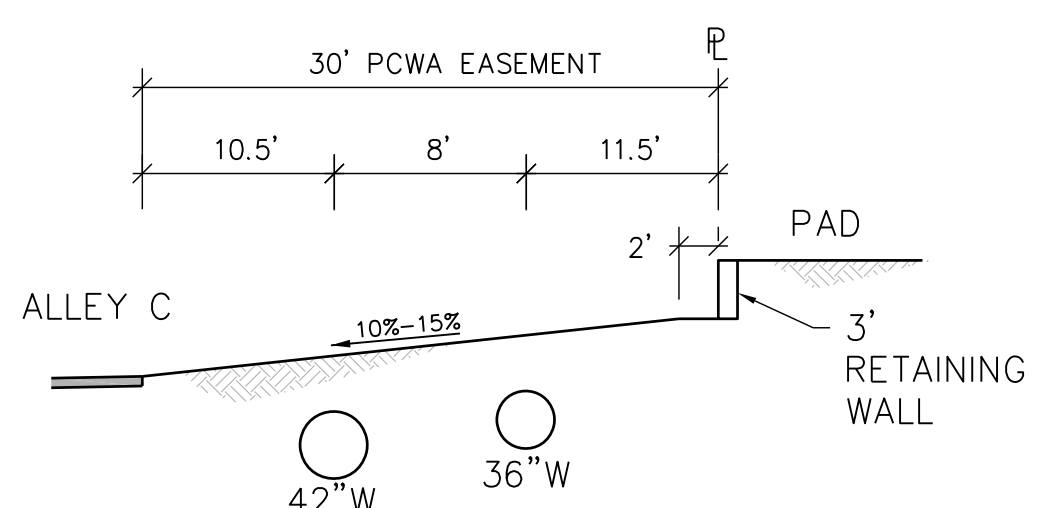
D LOTS ABOVE TANK SITE
 NOT TO SCALE



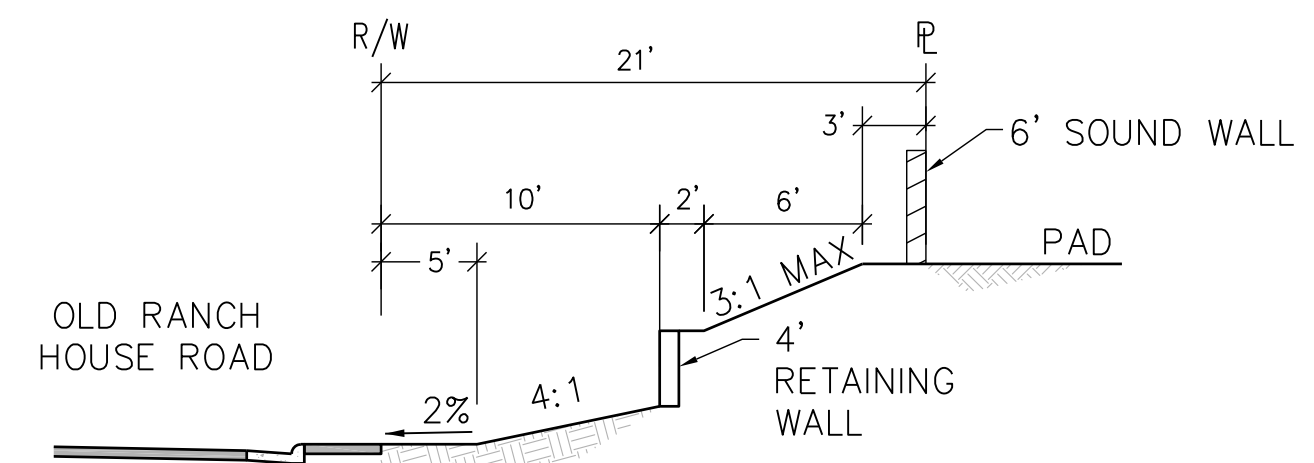
I SONGBIRD WAY FRONTAGE
 NOT TO SCALE



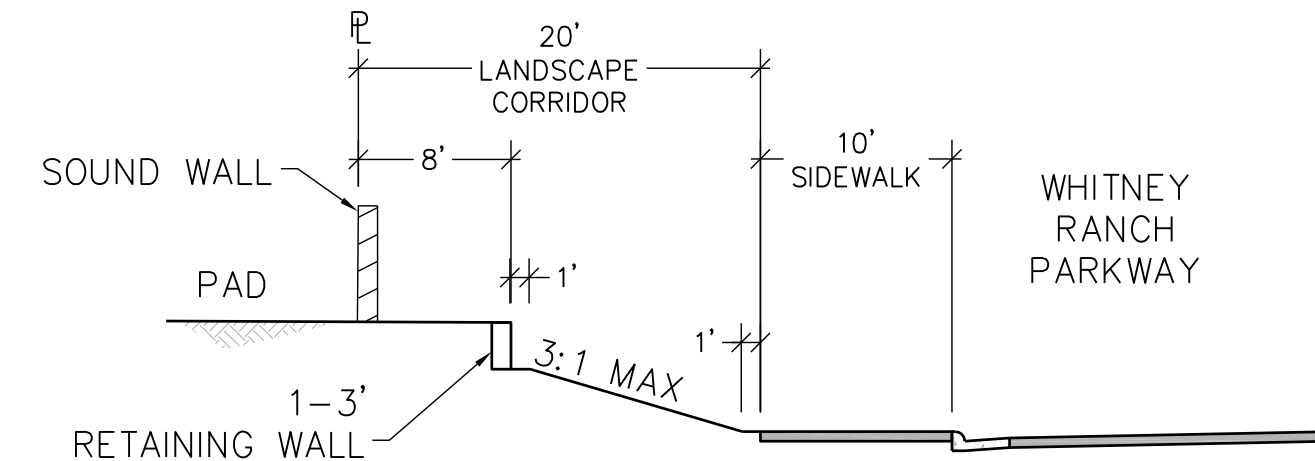
N WHITNEY RANCH PARKWAY FRONTAGE
 NOT TO SCALE



E 30' PCWA EASEMENT
 NOT TO SCALE



J OLD RANCH HOUSE ROAD FRONTAGE
 NOT TO SCALE



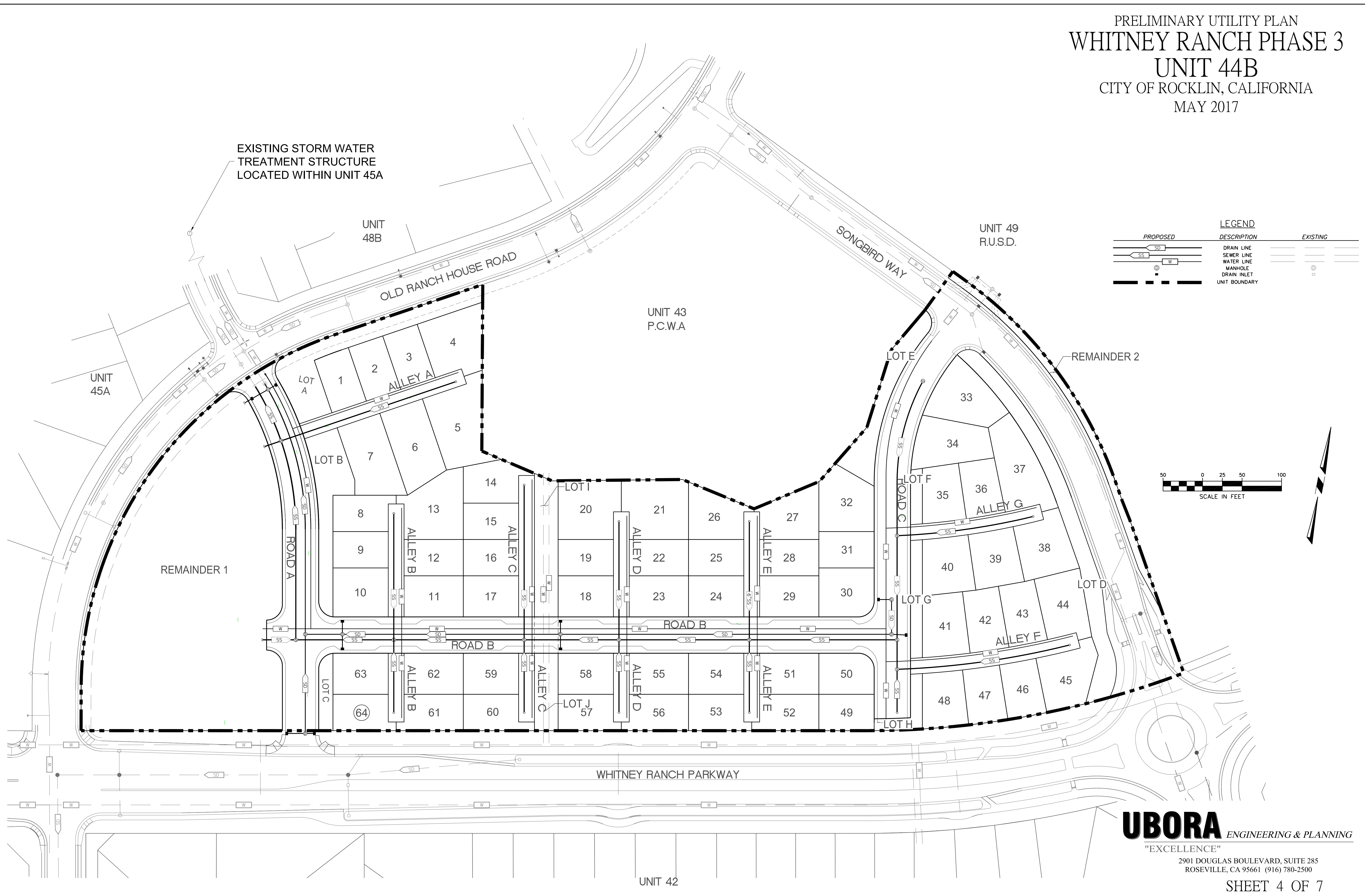
O WHITNEY RANCH PARKWAY FRONTAGE
 NOT TO SCALE

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 "EXCELLENCE"
 2901 DOUGLAS BOULEVARD, SUITE 285
 ROSEVILLE, CA 95661 (916) 780-2500

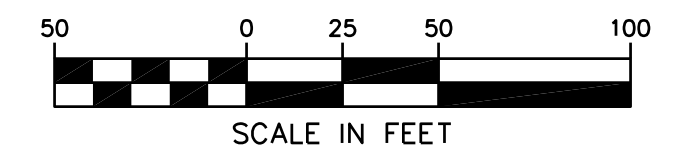
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PRELIMINARY UTILITY PLAN
WHITNEY RANCH PHASE 3
UNIT 44B
 CITY OF ROCKLIN, CALIFORNIA
 MAY 2017

EXISTING STORM WATER
 TREATMENT STRUCTURE
 LOCATED WITHIN UNIT 45A



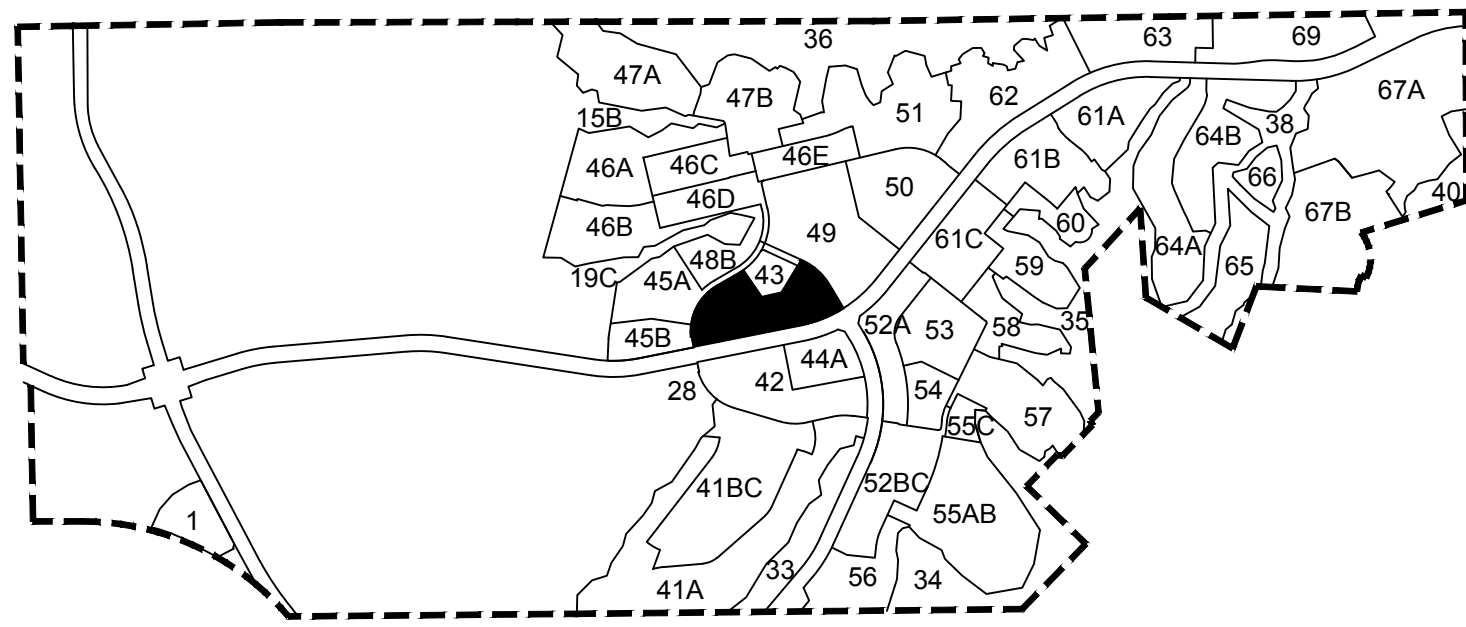
PROPOSED	DESCRIPTION	EXISTING
	DRAIN LINE	
	SEWER LINE	
	WATER LINE	
	MANHOLE	
	DRAIN INLET	
	UNIT BOUNDARY	



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 SHEET 4 OF 7

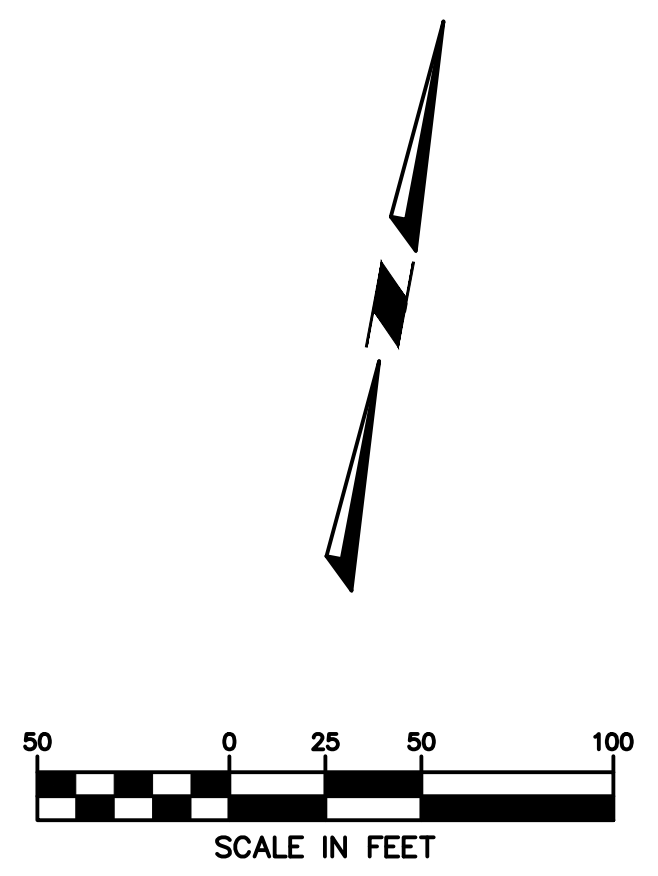
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PRELIMINARY FENCING PLAN
WHITNEY RANCH PHASE 3
UNIT 44B
 CITY OF ROCKLIN, CALIFORNIA
 APRIL 2017



KEY MAP

KEYNOTE	SYMBOL	PROPOSED DESCRIPTION
1.0		PROVIDE MASONRY PILASTER PER DETAILS A.
1.1		PROVIDE PROTO II WALL WITH STONE VENEER. SEE DETAIL B.
1.2		PROVIDE PROTO II WALL WITH SPLITFACE FINISH ON STREET SIDE, COMBED FINISH ON LOT SIDE. SEE DETAIL C.
1.3		PROVIDE 50-50 WALL. SEE DETAIL D.
1.4		PROVIDE 6' OPEN SPACE FENCE. SEE DETAIL E.
1.5		PROVIDE 6" CONCRETE MOWSTRIP. SEE DETAIL F.

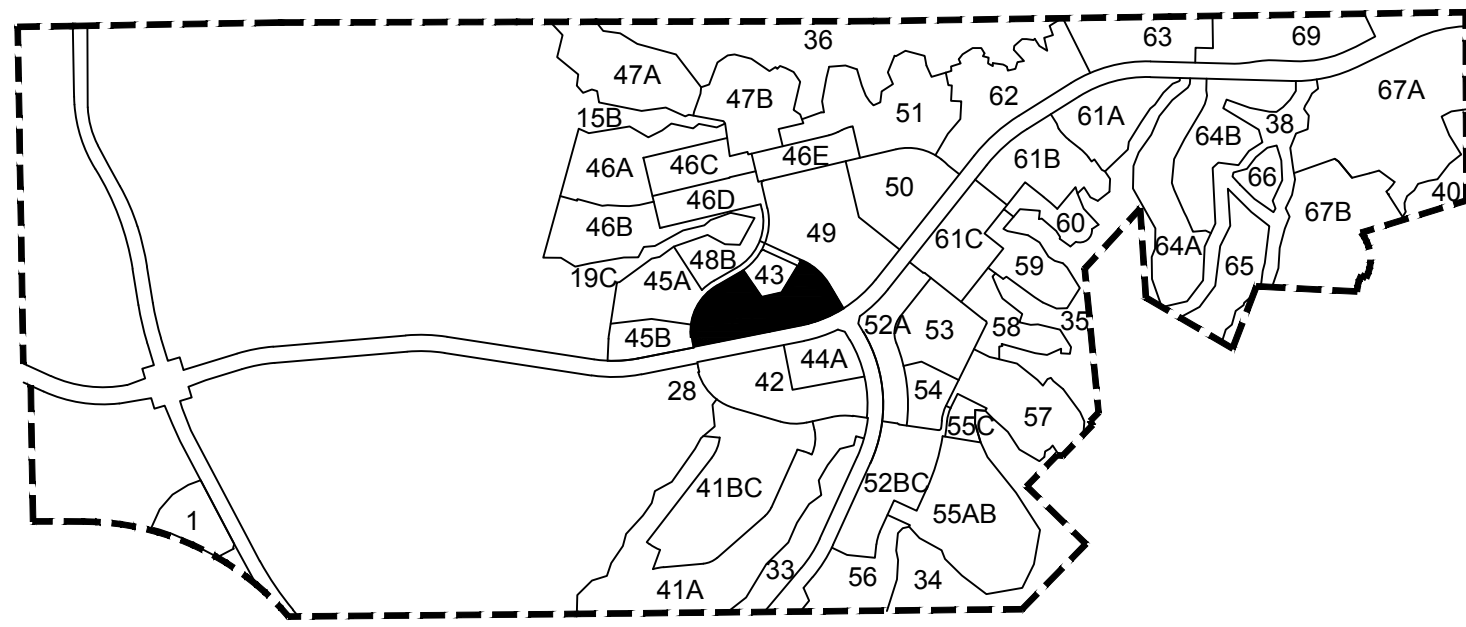


FUHRMAN LEAMY LAND GROUP
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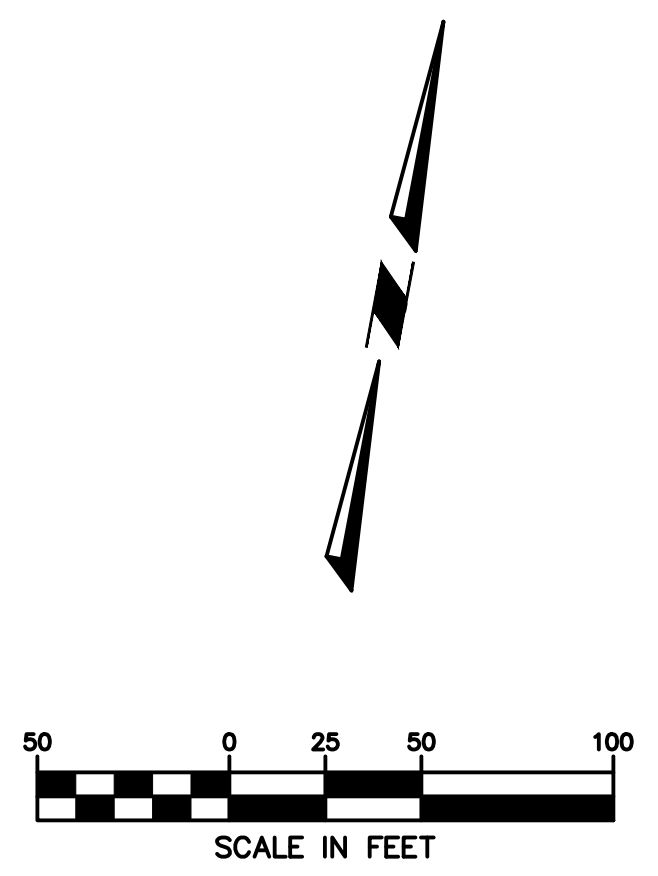
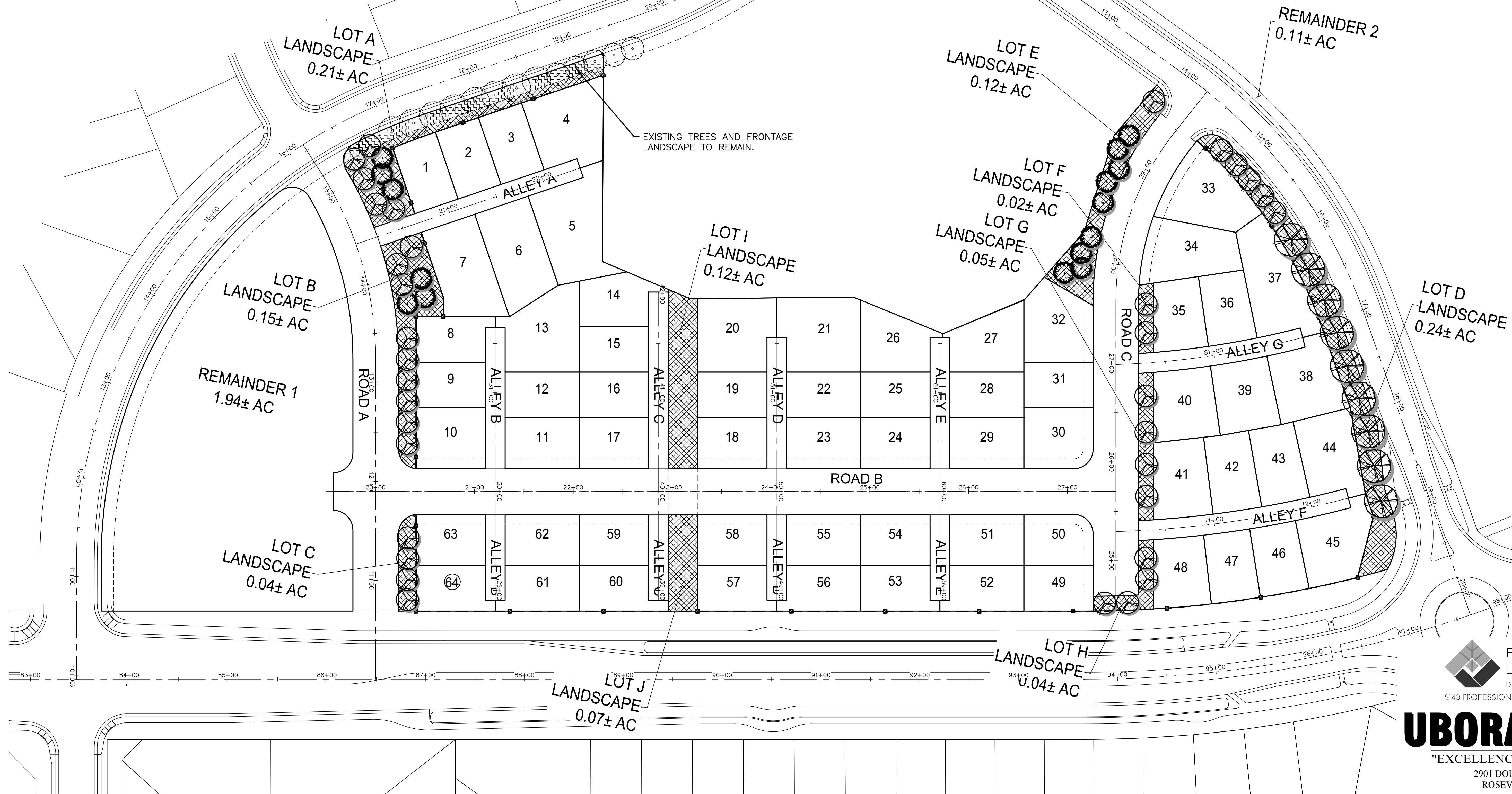
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 ROSEVILLE, CA 95661 (916) 780-2500

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PRELIMINARY FENCING PLAN
WHITNEY RANCH PHASE 3
UNIT 44B
 CITY OF ROCKLIN, CALIFORNIA
 APRIL 2017



KEY MAP

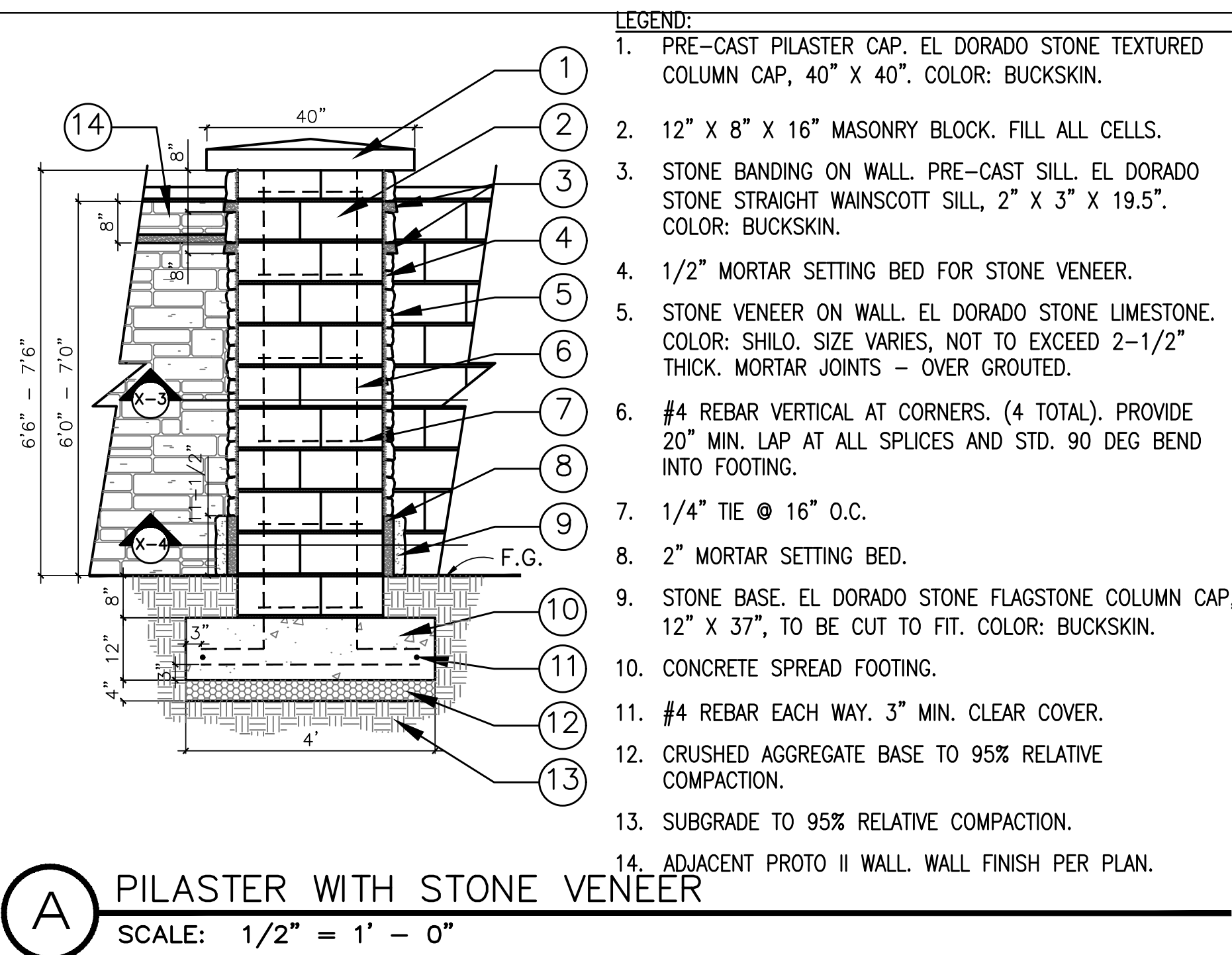


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LAND GROUP
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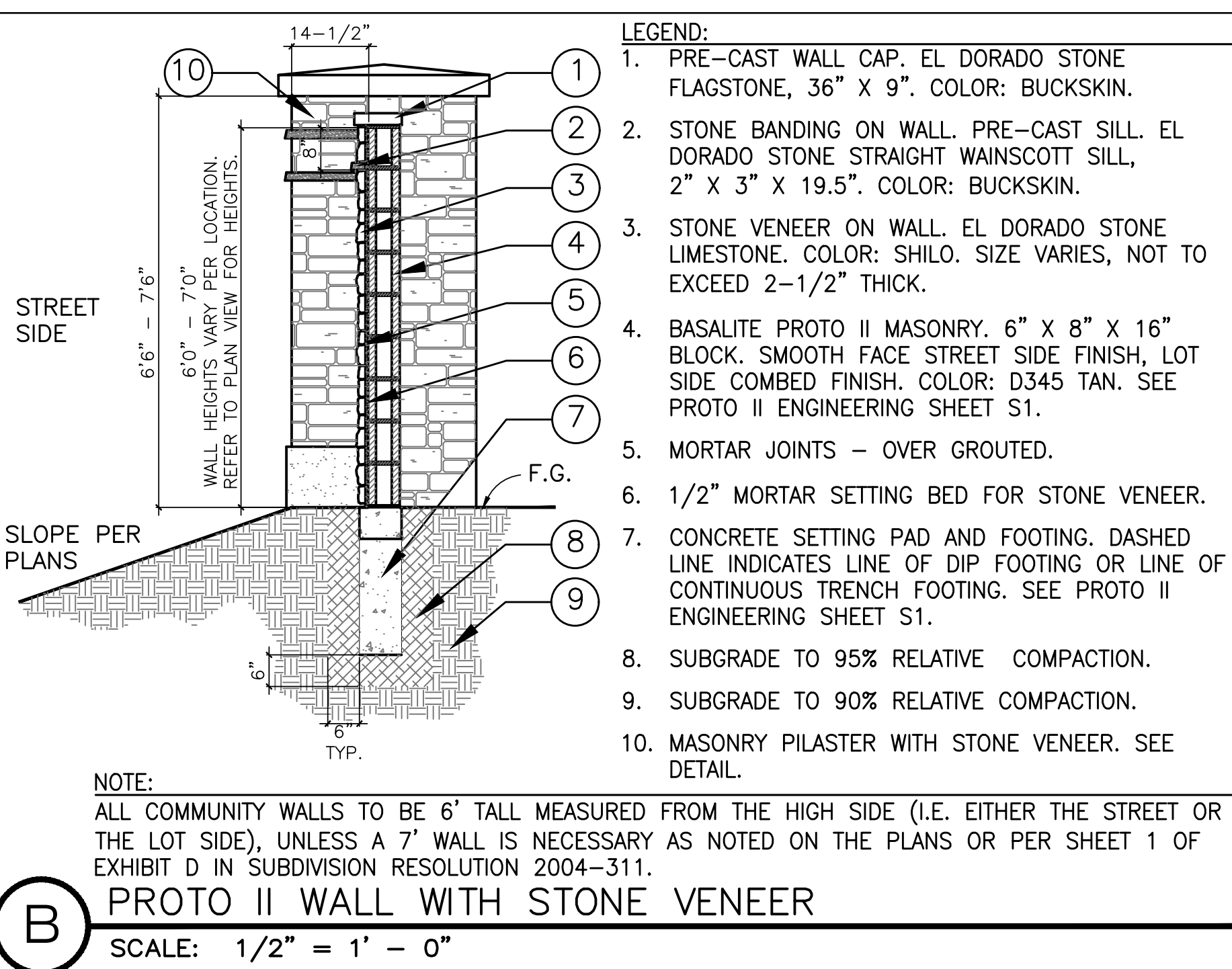
UBORA ENGINEERING & PLANNING
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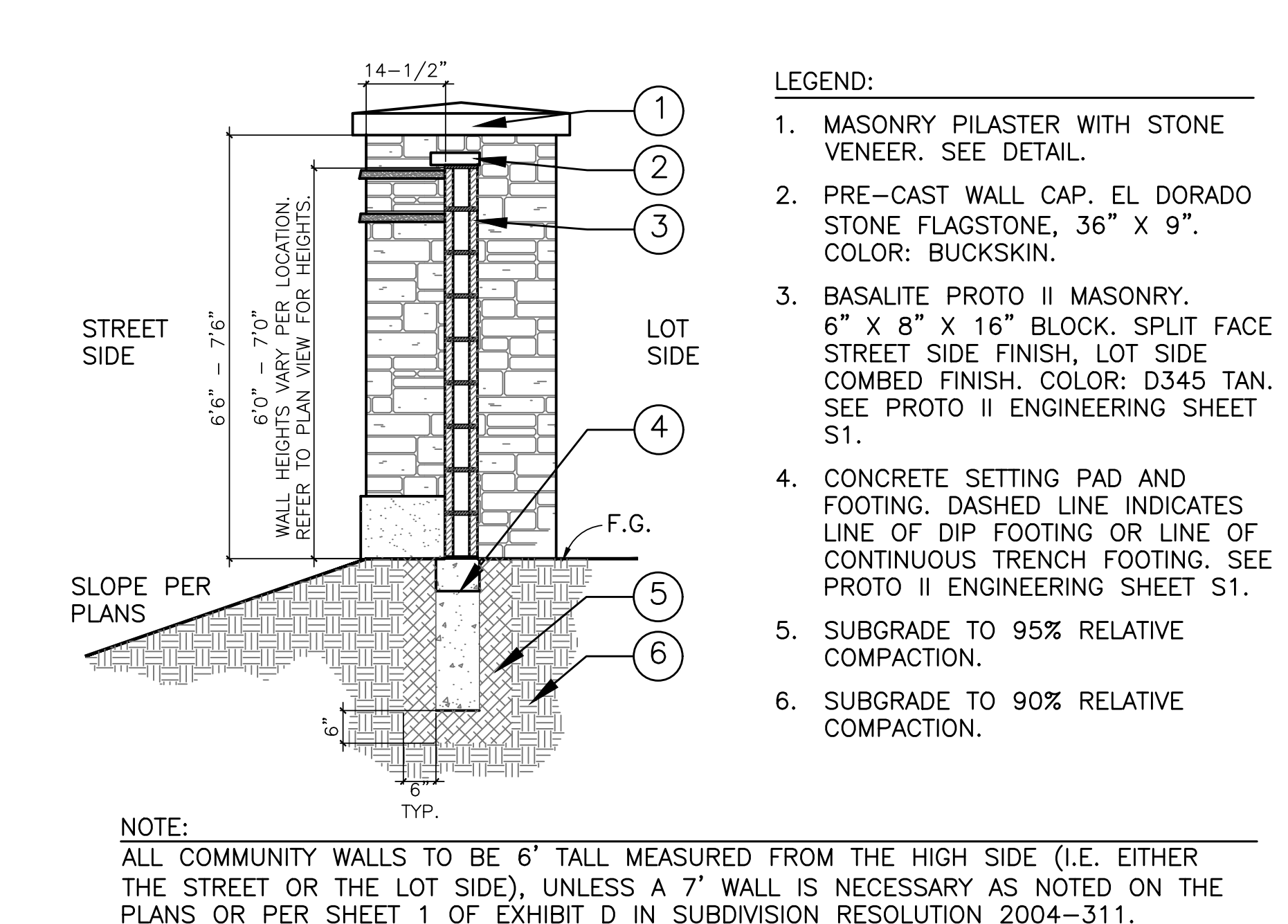
LEGEND AND DETAILS
WHITNEY RANCH PHASE 3
UNIT 44B
 CITY OF ROCKLIN, CALIFORNIA
 APRIL 2017



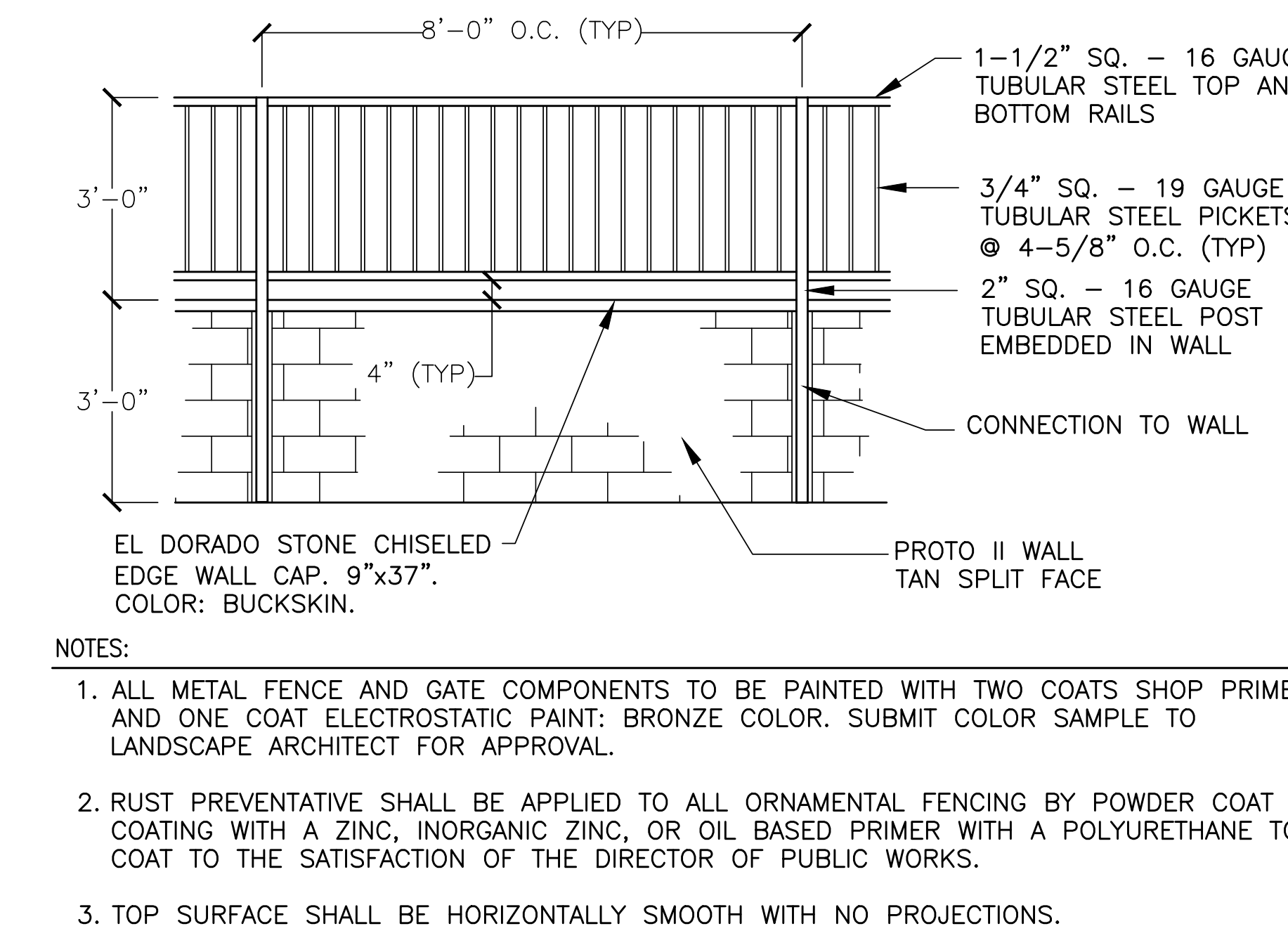
A PILASTER WITH STONE VENEER
 SCALE: 1/2" = 1' - 0"



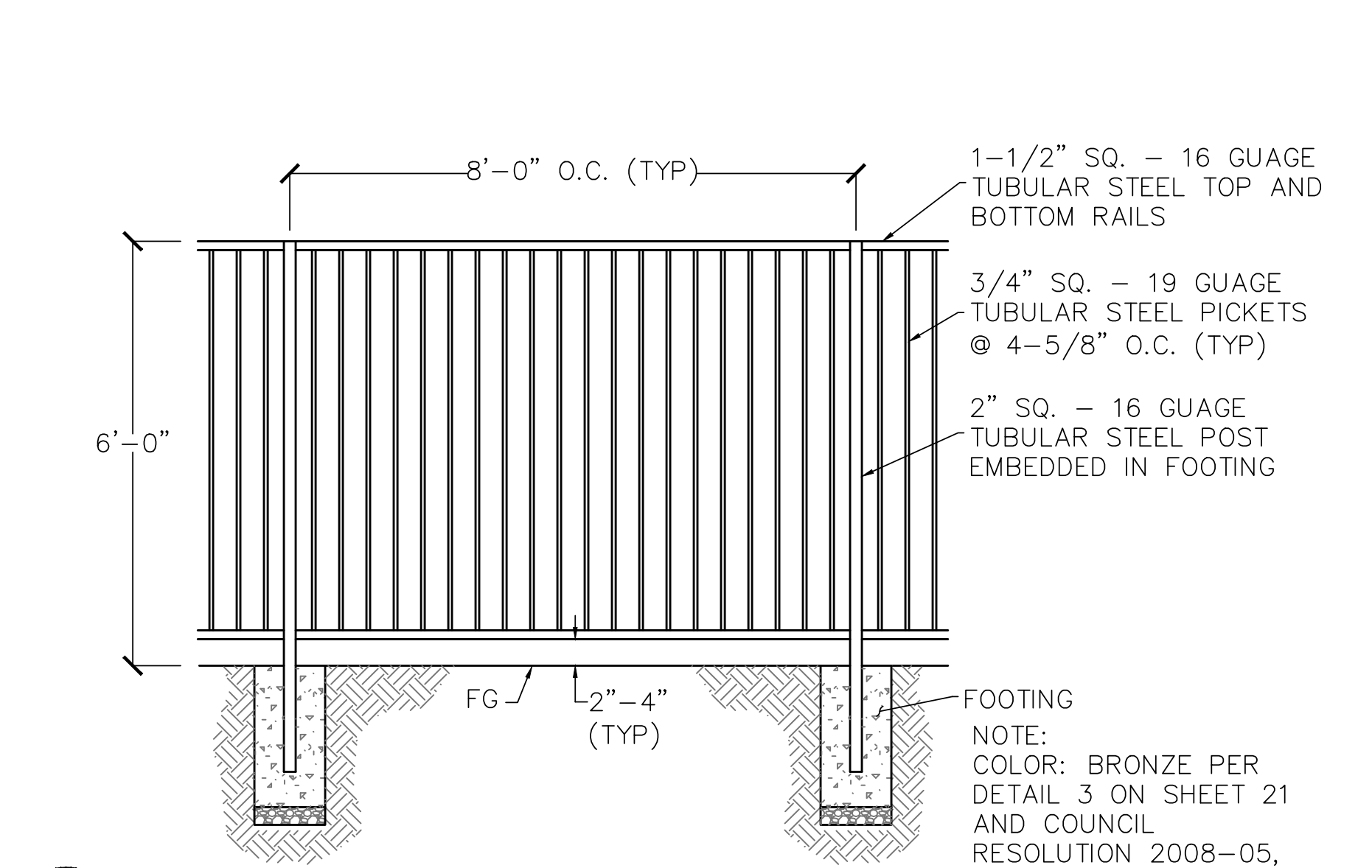
B PROTO II WALL WITH STONE VENEER
 SCALE: 1/2" = 1' - 0"



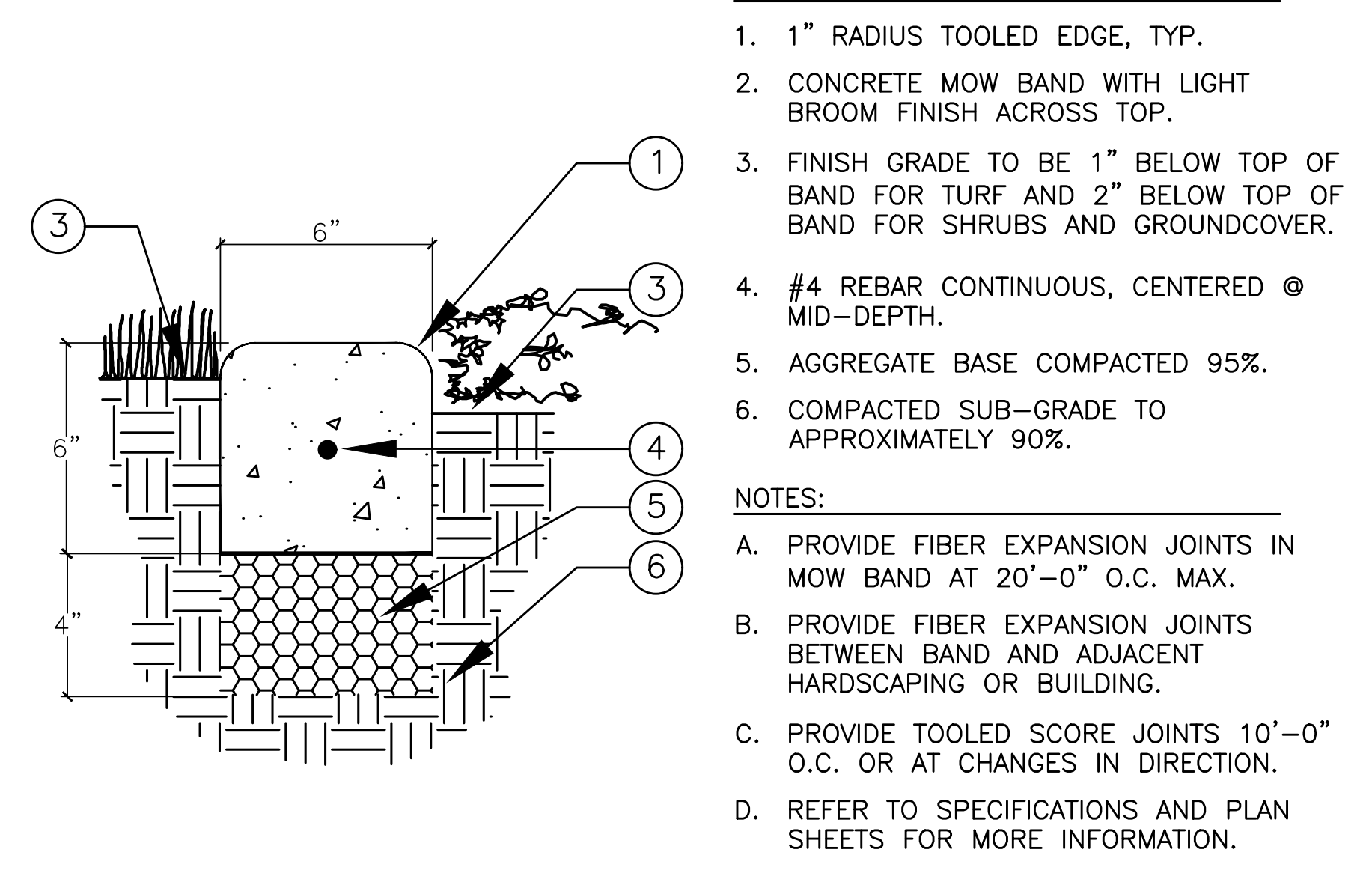
C PROTO II WALL
 SCALE: 1/2" = 1' - 0"



D 3' OPEN SPACE FENCE (ON PROTO II WALL) DETAIL
 SCALE: 1/2" = 1'0"



E 6' OPEN SPACE FENCE
 SCALE: 1/2" = 1'0"



F 6" CONCRETE MOW BAND
 SCALE: 3" = 1' - 0"

PRELIMINARY PLANT MATERIAL LIST AND LEGEND

TREES				
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	REMARKS	WATER USE
STREET TREES				
	PISTACIA CHINENSIS 'KEITH DAVEY' CHINESE PISTACHE	15 G	40'H x 35'W	LOW
	PLATANUS ACERIFOLIA 'BLOODGOOD' LONDON PLANE TREE	15 G	40'H x 30'W	MED
	TILIA CORDATA 'GREENSPIRE' LITTLE-LEAF LINDEN	15 G	35'H x 25'W	MED
	ULMUS PARVIFOLIA 'TRUE GREEN' TRUE GREEN CHINESE EVERGREEN ELM	15 G	50'H x 30'W	MED
	LIRIODENDRON TULIPIFERA TULIP TREE	15 G	60'H x 35'W	MED
	QUERCUS WISLIZENII INTERIOR LIVE OAK	15 G	40'H x 45'	LOW
SUBORDINATE TREES				
	ACER RUBRUM 'AUTUMN BLAZE' AUTUMN BLAZE RED MAPLE	15 G	40'H x 20'W	MED
	CERCIS OCCIDENTALIS WESTERN REDBUD	15 G	15'H x 12'W	LOW
	LAGERSTROEMIA SPP. CRAPE MYRTLE	15 G	15'H x 15'W MULTI-TRUNK	LOW
SCREEN TREES				
	CEDRUS DEODARA DEODAR CEDAR	15 G	50'H x 25'W	LOW
	LAURUS 'SARATOGA' SARATOGA SWEET BAY	15 G	25'H x 25'W	LOW
SHRUBS				
	BACKGROUND / SCREEN SHRUBS - EVERGREEN, LARGE SHRUBS TO 6'-0" USED FOR REDUCING BUILDING MASS OR SCREENING UNDESIRABLE VIEWS.			
	ABELIA X 'ED GOUCHER' GLOSSY ABELIA	5 G		MED 5'H x 5'W
	ARCTOSTAPHYLOS U. 'HOWARD MCMINN' HOWARD MCMINN MANZANITA	5 G		LOW 5'H x 5'W
	DODONAEA VISCOOSA 'PURPUREA' PURPLE HOPSPEED BUSH	5 G		LOW 8'H x 6'W
	LEUCOPHYLLUM FRUTESCENS 'COMPACTUM' COMPACT TEXAS RANGER	5 G		LOW 5'H x 5'W
	FACER/FILLER SHRUBS EVERGREEN OR DECIDUOUS SHRUBS TO 4'-0". USED FOR "TERRACING" OF PLANT MATERIAL. SEASONAL COLOR AND SOFTENING OF BUILDING EDGES AND FOUNDATION SHRUBS.			
	CALLISTEMON VIMINALIS 'LITTLE JOHN' DWARF BOTTELBRUSH	5 G		LOW 3'H x 4'W
	DIETS BICOLOR FORTNIGHT LILY	1 G		LOW 2.5'H x 2'W
	RHAMPHILEPIS INDICA 'JACK EVANS' INDIA HAWTHORN	5 G		LOW 4'H x 4'W
	SALVIA GREGGI 'WILD THING' PINK SALVIA	5 G		LOW 3'H x 3'W
	GROUND COVER MATERIAL - SMALL SCALE DUE TO PROJECT TYPE, EVERGREEN OR PERENNIAL SHRUBS TO 24" HIGH. USED AS A FILLER BETWEEN SITE WORK EDGES AND FACER SHRUBS.			
	ARCTOSTAPHYLOS U. 'EMERALD CARPET' EMERALD CARPET MANZANITA	1 G		LOW 2'H x 5'W
	CISTUS X CRISPATUS 'WARLEY ROSE' WARLEY ROSE ROCKROSE	1 G		LOW 2'H x 4'W
	HEMEROCALLIS SP. EVERGREEN DAYLILY	1 G		MED 18"H x 18"W
	ROSA X 'NOARE' RED FLOWER CARPET ROSE	1 G		MED 2'H x 3'W
	VINES/ESPALIER MATERIAL - EVERGREEN VINE WITH MANAGEABLE SPREAD FOR COVERING BLANK WALLS. USED TO SOFTEN ARCHITECTURAL ELEMENTS AND CREATE SEASONAL INTEREST VERTICALLY.			
	FICUS PUMILA CREEPING FIG	5 G		MED EVERGREEN; PLANT AT BASE OF WALL
BOULDERS AND ROCK				
SYMBOL	TYPE	APPROXIMATE SIZE	QUANTITY	DEPTH
	FIELD STONE	30" DIAMETER		BURIED A MIN. OF 1/3 OF THE OVERALL BOULDER HEIGHT
	FIELD STONE	24" DIAMETER		
	FIELD STONE	18" DIAMETER		
FIELD STONE BOULDERS MAY BE FROM THE WHITNEY RANCH SITE				

- LEGEND:**
- 1" RADIUS TOOLED EDGE, TYP.
 - CONCRETE MOW BAND WITH LIGHT BROOM FINISH ACROSS TOP.
 - FINISH GRADE TO BE 1" BELOW TOP OF BAND FOR TURF AND 2" BELOW TOP OF BAND FOR SHRUBS AND GROUND COVER.
 - #4 REBAR CONTINUOUS, CENTERED @ MID-DEPTH.
 - AGGREGATE BASE COMPACTED 95%.
 - COMPACTED SUB-GRADE TO APPROXIMATELY 90%.
- NOTES:**
- PROVIDE FIBER EXPANSION JOINTS IN MOW BAND AT 20'-0" O.C. MAX.
 - PROVIDE FIBER EXPANSION JOINTS BETWEEN BAND AND ADJACENT HARDSCAPING OR BUILDING.
 - PROVIDE TOOLED SCORE JOINTS 10'-0" O.C. OR AT CHANGES IN DIRECTION.
 - REFER TO SPECIFICATIONS AND PLAN SHEETS FOR MORE INFORMATION.

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SHEET 7 OF 7

TENTATIVE SUBDIVISION MAP
WHITNEY RANCH PHASE 3
UNIT 48B
 CITY OF ROCKLIN, CALIFORNIA
 MAY 2017

PROJECT INFORMATION

APN	017-174-043
EXISTING/PROPOSED USE	VACANT/RESIDENTIAL
EXISTING/PROPOSED ZONING	NH, PARK/PD-8
EXISTING/PROPOSED GEN. PLAN	PQP/MDR
EXISTING PARCEL	UNIT 48, DD MAPS 16

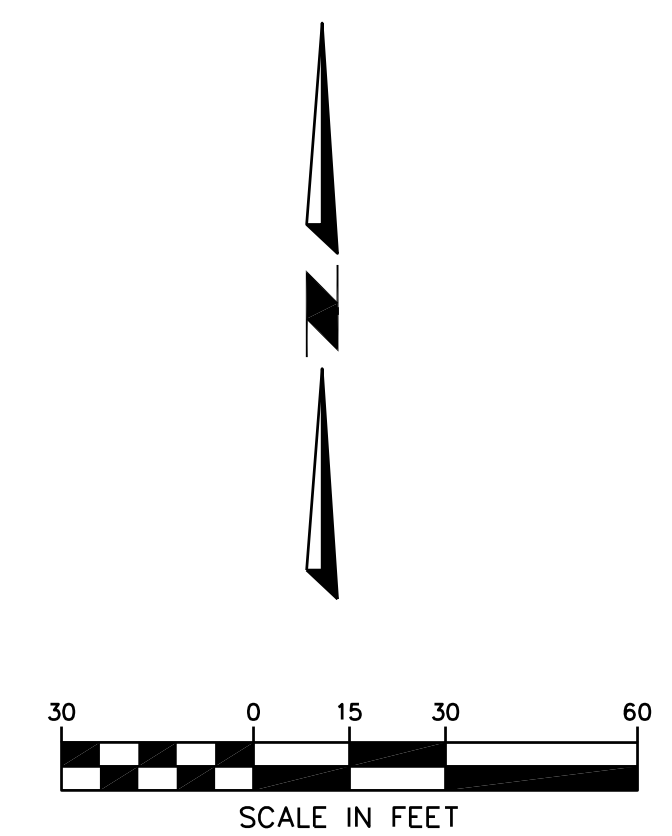
PROPOSED USES	#	TOTAL ACRES	DENSITY
RESIDENTIAL LOTS	13	2.11±AC.	
LANDSCAPE LOTS	A	0.24±AC.	
PUBLIC RIGHT-OF-WAY		0.37±AC.	
SUBTOTAL	13	2.72±AC.	4.8 DU/AC
OPEN SPACE	B	1.16±AC.	
TOTALS		3.88±AC.	

PROPOSED LOT SIZES

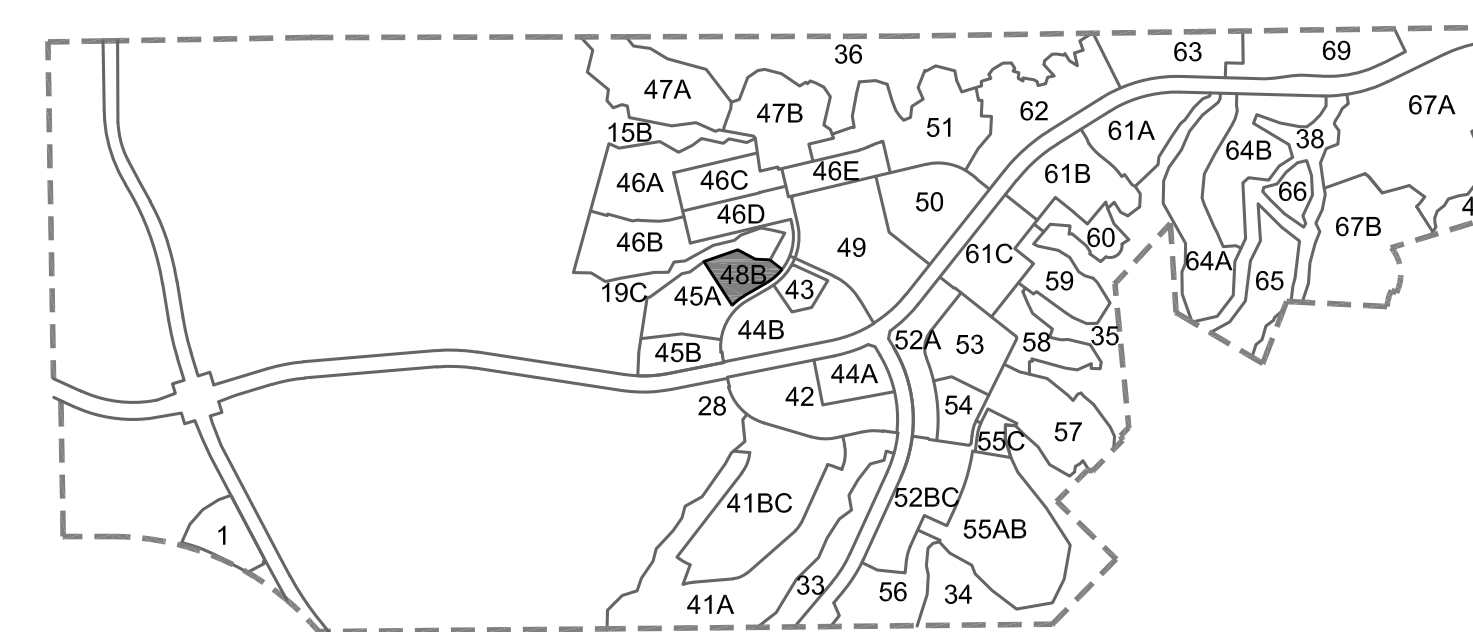
MAXIMUM LOT SIZE	11,600 sq.ft.
AVERAGE LOT SIZE	7,080 sq.ft.
MINIMUM LOT SIZE	5,100 sq.ft.

LEGEND

	UNIT BOUNDARY
	PROPOSED RIGHT-OF-WAY
	PROPOSED LOT LINE
	PROPOSED PUE
	PROPOSED CENTERLINE

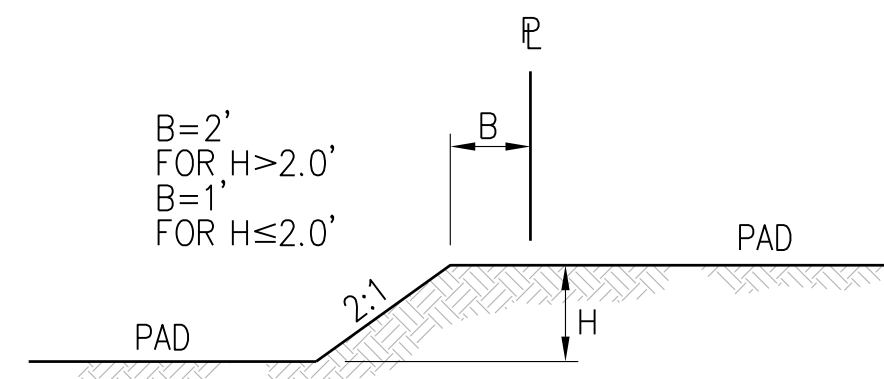


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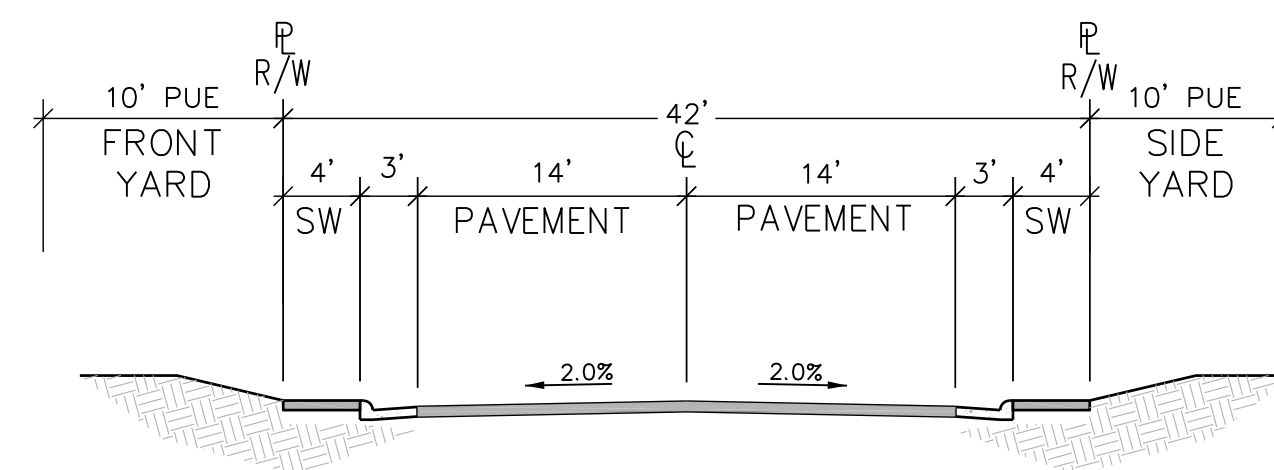


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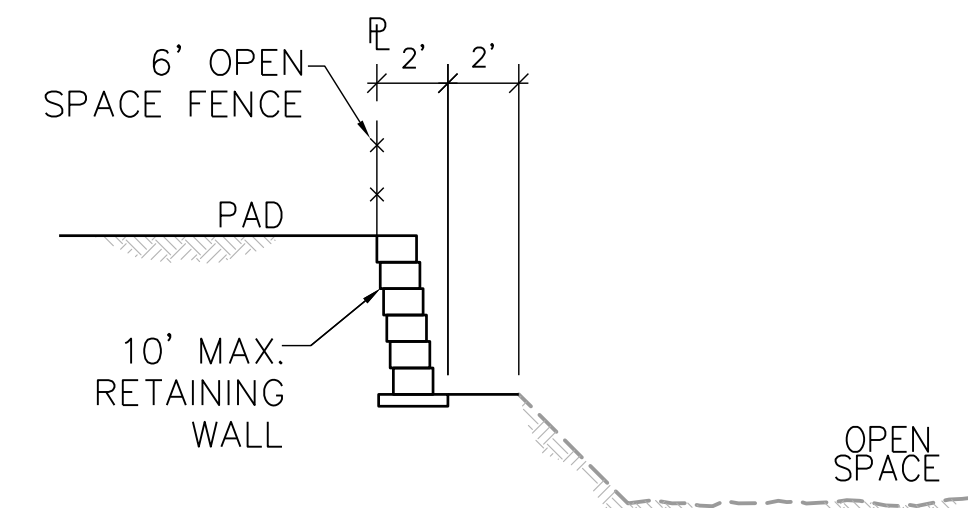
PRELIMINARY GRADING PLAN
WHITNEY RANCH PHASE 3
UNIT 48B
 CITY OF ROCKLIN, CALIFORNIA
 MAY 2017



A INTERIOR PROPERTY LINE GRADING
 - NOT TO SCALE



B 42' RW RESIDENTIAL STREET
 - NOT TO SCALE



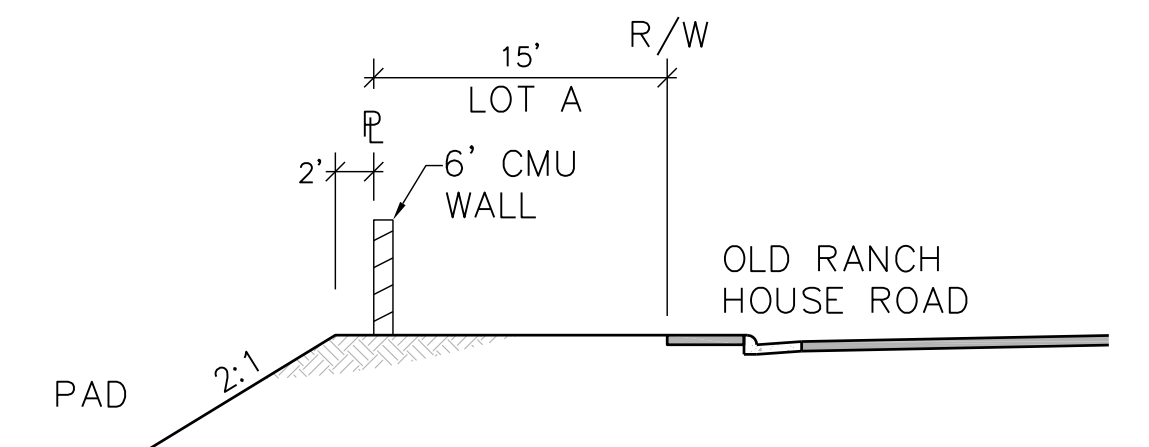
C OPEN SPACE RETAINING WALL DETAIL
 - NOT TO SCALE



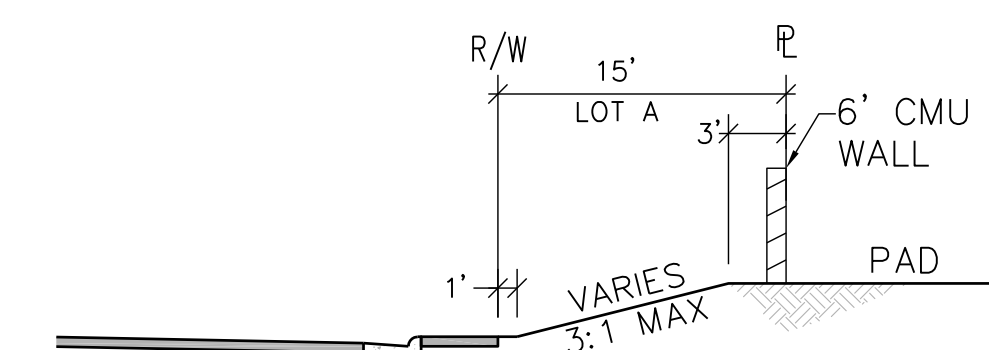
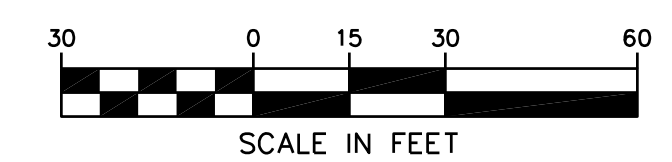
LEGEND

	RIGHT-OF-WAY
	LOT LINE
	1' CONTOUR
	5' CONTOUR
	TOP OF SLOPE
	TOE OF SLOPE
	FINISHED GRADE ELEVATION
	LOT NUMBER & PAD ELEVATION
	PROPOSED RETAINING WALL
	UNIT BOUNDARY
	DETAIL #
	SHEET # OF GRADING SECTIONS & DETAILS

NOTE:
 RETAINING WALLS SHOWN ARE CONCEPTUAL AND MAY NOT BE COMPREHENSIVE. ADDITIONAL WALLS MAY BE ADDED AS NECESSARY AT THE TIME SUBDIVISION IMPROVEMENTS ARE DESIGNED.



D LOTS ALONG ORH ROAD
 - NOT TO SCALE

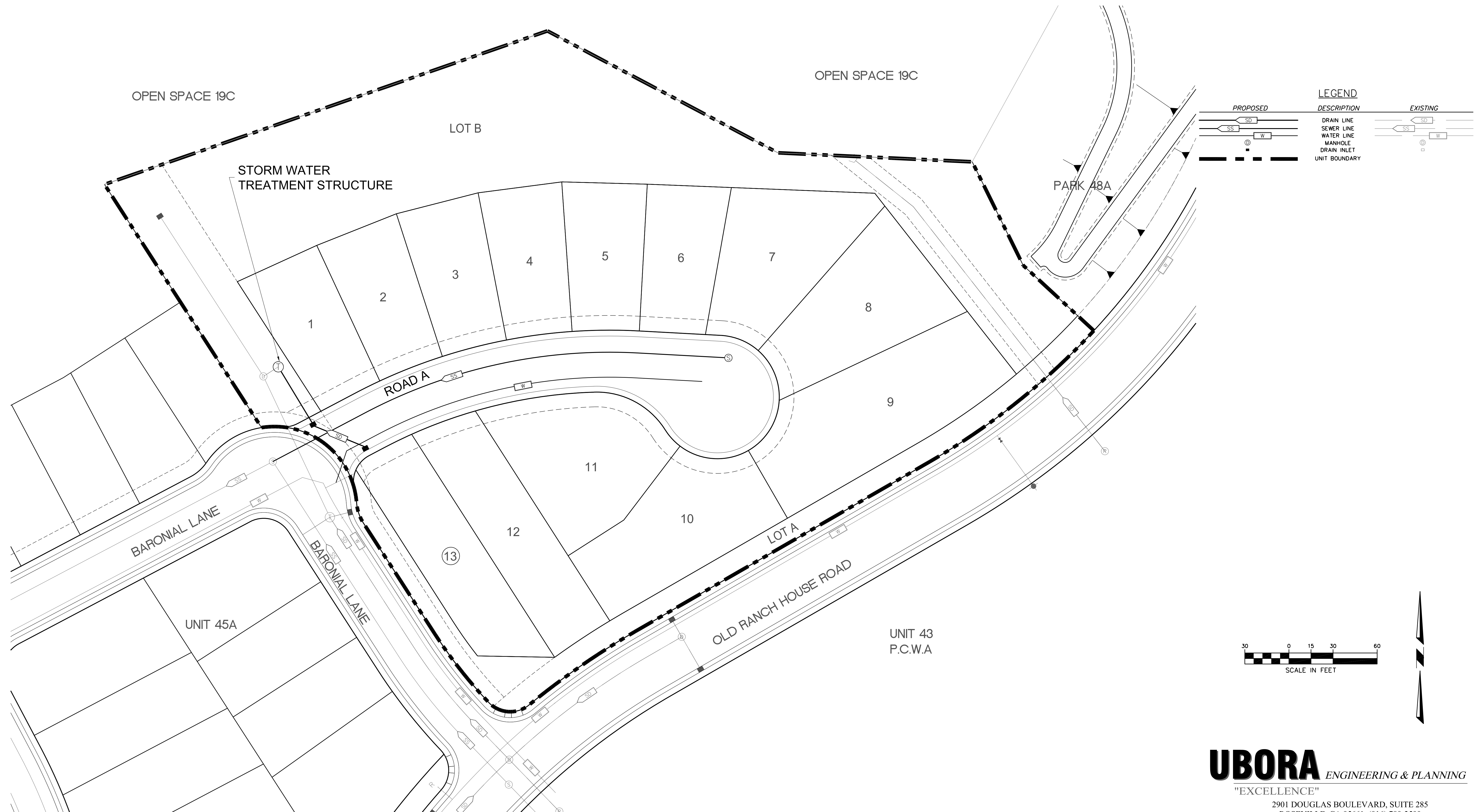


E BARONIAL LANE FRONTAGE
 - NOT TO SCALE

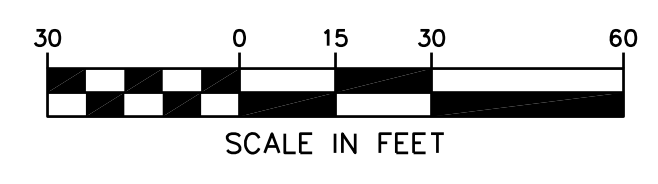
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PRELIMINARY UTILITY PLAN
WHITNEY RANCH PHASE 3
UNIT 48B
 CITY OF ROCKLIN, CALIFORNIA
 MAY 2017



PROPOSED	DESCRIPTION	EXISTING
	DRAIN LINE	
	SEWER LINE	
	WATER LINE	
	MANHOLE	
	DRAIN INLET	
	UNIT BOUNDARY	

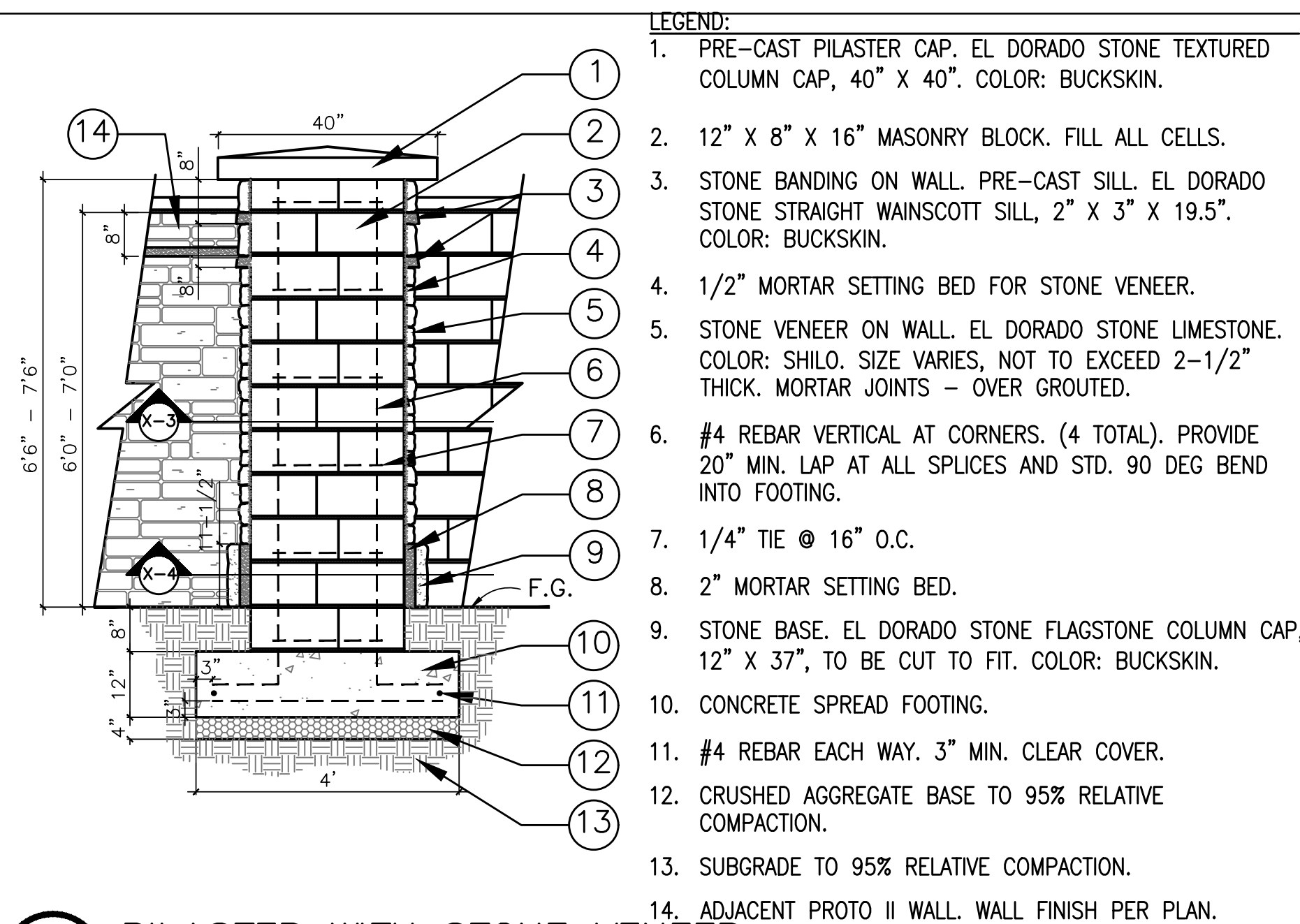


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 "EXCELLENCE"

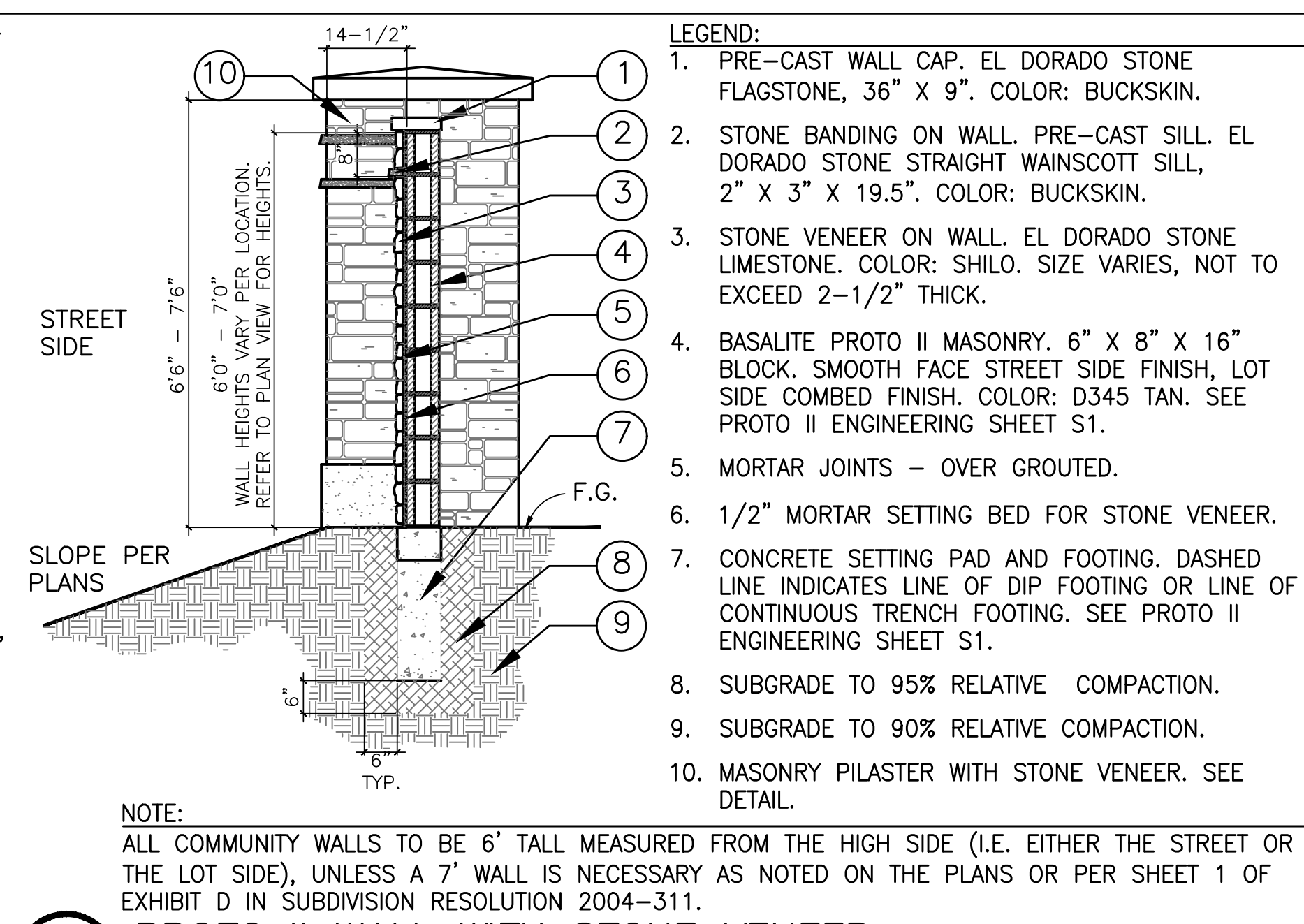
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 ROSEVILLE, CA 95661 (916) 780-2500

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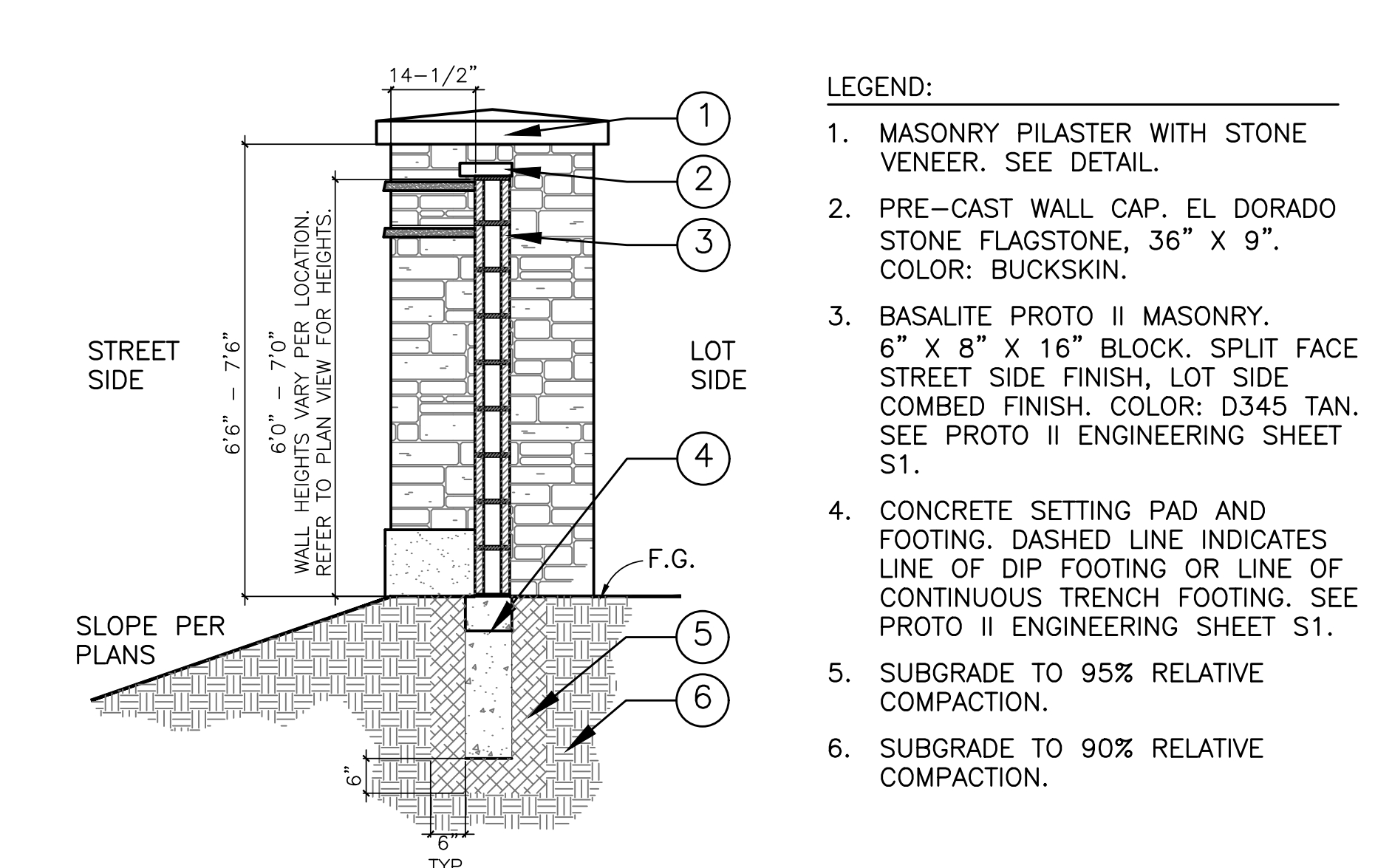
LEGEND AND DETAILS
WHITNEY RANCH PHASE 3
UNIT 48B
 CITY OF ROCKLIN, CALIFORNIA
 APRIL 2017



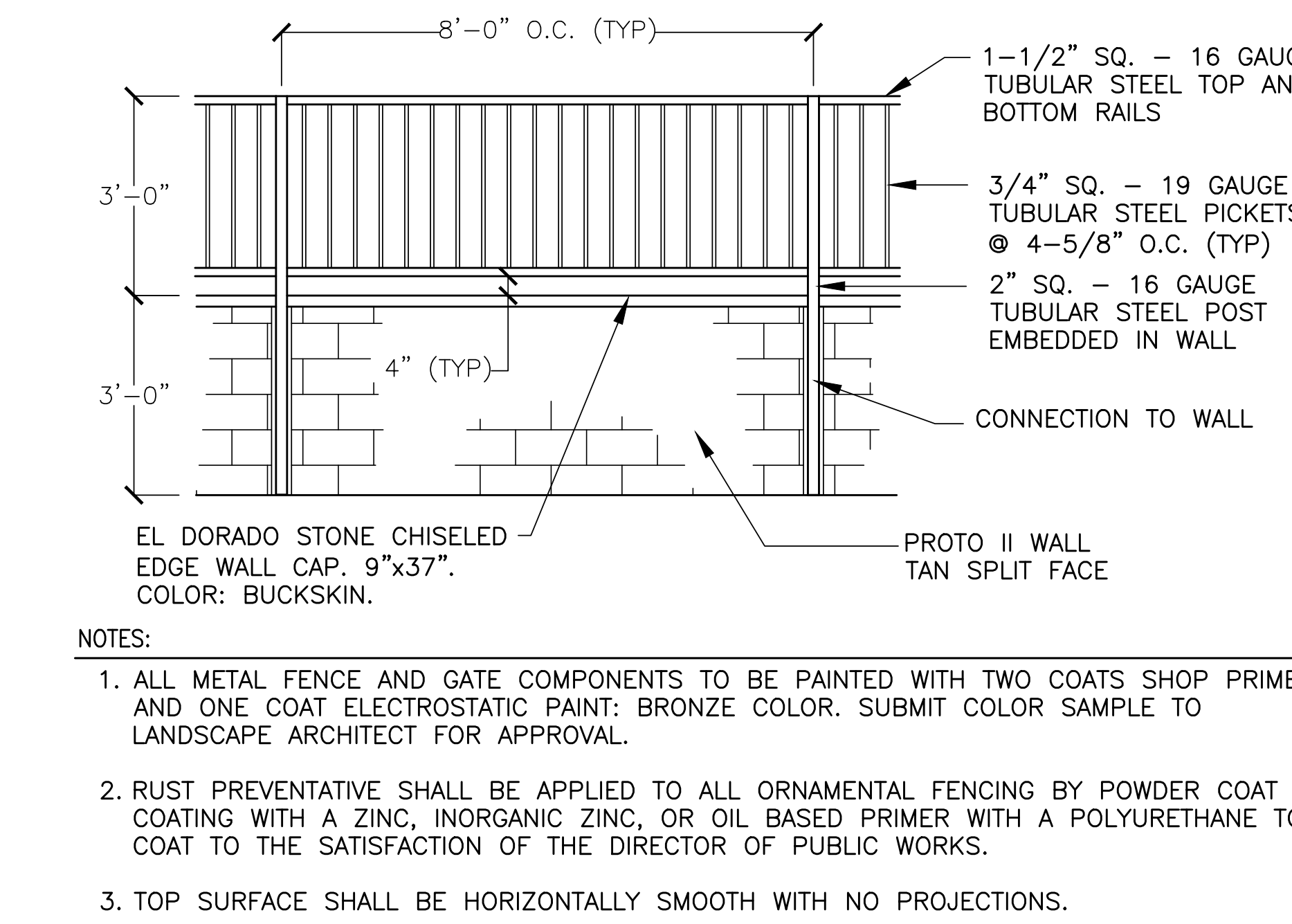
A PILASTER WITH STONE VENEER
 SCALE: 1/2" = 1' - 0"



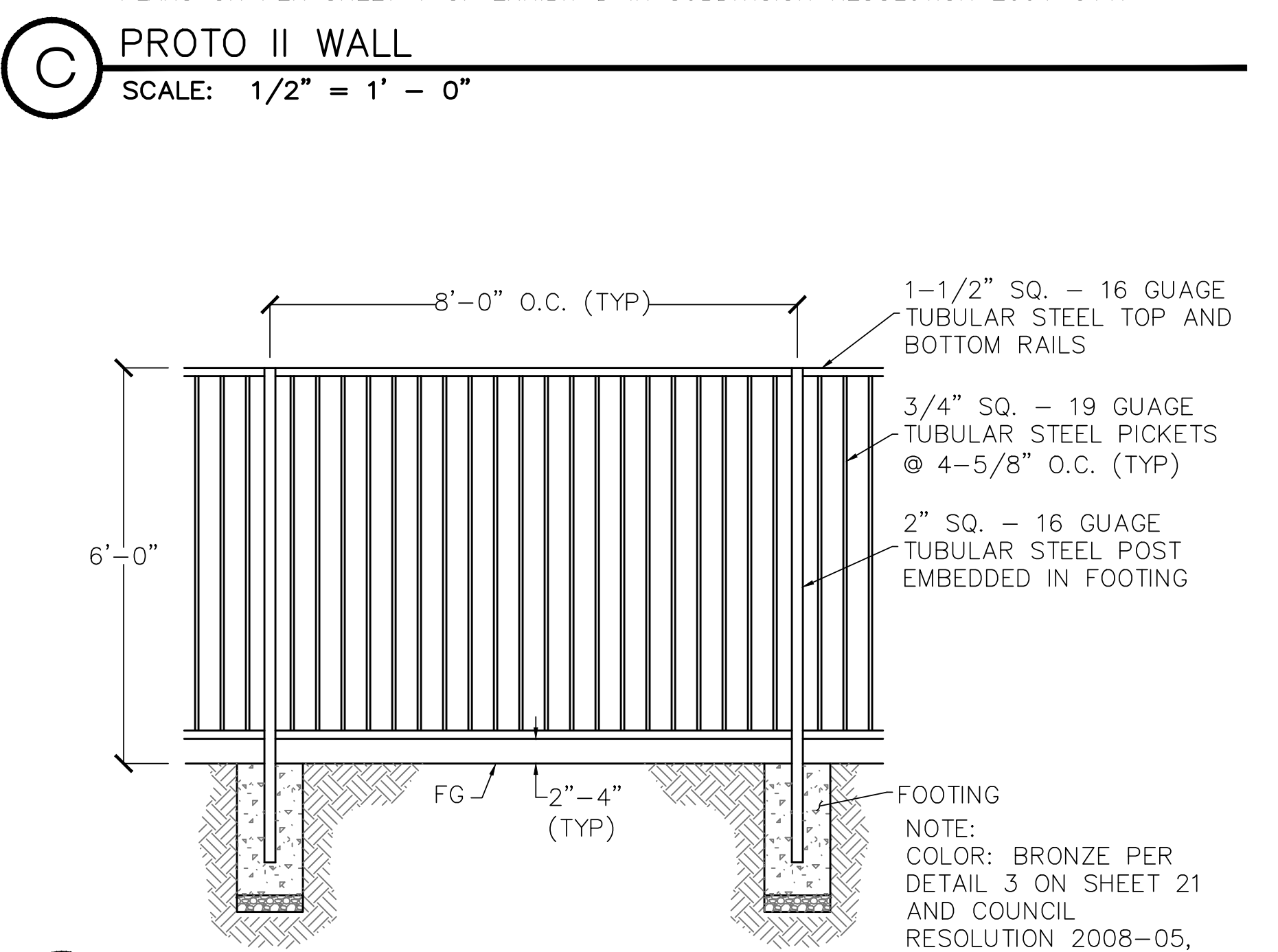
B PROTO II WALL WITH STONE VENEER
 SCALE: 1/2" = 1' - 0"



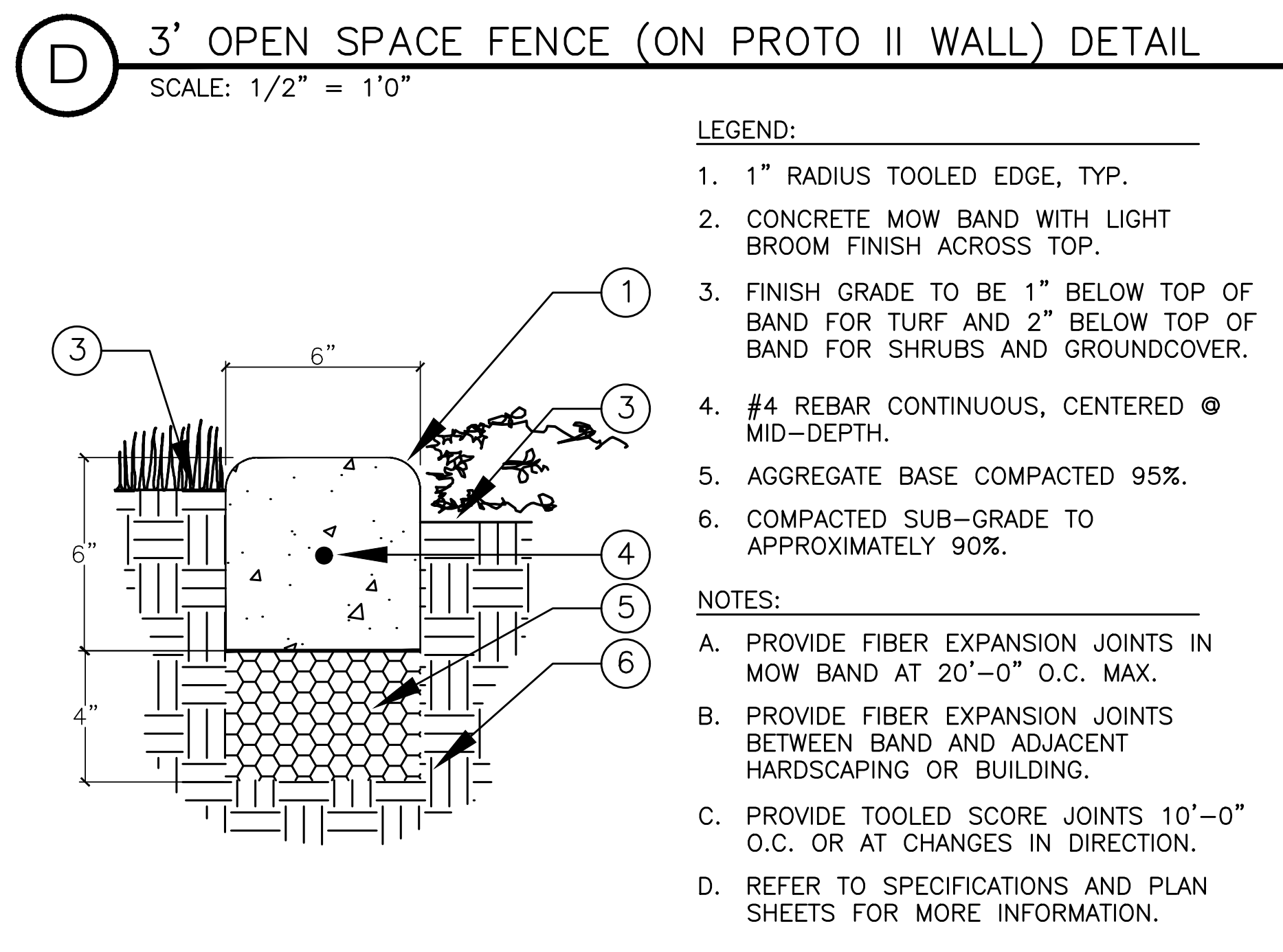
C PROTO II WALL
 SCALE: 1/2" = 1' - 0"



D 3' OPEN SPACE FENCE (ON PROTO II WALL) DETAIL
 SCALE: 1/2" = 1'0"



E 6' OPEN SPACE FENCE
 SCALE: 1/2" = 1'0"



F 6" CONCRETE MOW BAND
 SCALE: 3" = 1' - 0"

PRELIMINARY PLANT MATERIAL LIST AND LEGEND

TREES				
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	REMARKS	WATER USE
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	PLATANUS ACERIFOLIA 'BLOODGOOD' LONDON PLANE TREE	15 G	40'H x 30'W	MED
	TILIA CORDATA 'GREENSPIRE' LITTLE-LEAF LINDEN	15 G	35'H x 25'W	MED
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SUBORDINATE TREES				
	ACER RUBRUM 'AUTUMN BLAZE' AUTUMN BLAZE RED MAPLE	15 G	40'H x 20'W	MED
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	LAGERSTROEMIA SPP. CRAPE MYRTLE	15 G	15'H x 15'W MULTI-TRUNK	LOW
SCREEN TREES				
	CEDRUS DEODARA DEODAR CEDAR	15 G	50'H x 25'W	LOW
	LAURUS 'SARATOGA' SARATOGA SWEET BAY	15 G	25'H x 25'W	LOW
SHRUBS				
	BACKGROUND / SCREEN SHRUBS - EVERGREEN, LARGE SHRUBS TO 6'-0" USED FOR REDUCING BUILDING MASS OR SCREENING UNDESIRABLE VIEWS.			
	ABELIA X 'ED GOUCHER' GLOSSY ABELIA	5 G		MED 5'H x 5'W
	ARCTOSTAPHYLOS U. 'HOWARD MCMINN' HOWARD MCMINN MANZANITA	5 G		LOW 5'H x 5'W
	DODONAEA VISCOOSA 'PURPUREA' PURPLE HOPSEED BUSH	5 G		LOW 8'H x 6'W
	LEUCOPHYLLUM FRUTESCENS 'COMPACTUM' COMPACT TEXAS RANGER	5 G		LOW 5'H x 5'W
	FACER/FILLER SHRUBS EVERGREEN OR DECIDUOUS SHRUBS TO 4'-0". USED FOR "TERRACING" OF PLANT MATERIAL. SEASONAL COLOR AND SOFTENING OF BUILDING EDGES AND FOUNDATION SHRUBS.			
	CALLISTEMON VIMINALIS 'LITTLE JOHN' DWARF BOTTELBRUSH	5 G		LOW 3'H x 4'W
	DIETS BICOLOR FORTNIGHT LILY	1 G		LOW 2.5'H x 2'W
	RHAMPHILEPIS INDICA 'JACK EVANS' INDIA HAWTHORN	5 G		LOW 4'H x 4'W
	SALVIA GREGGI 'WILD THING' PINK SALVIA	5 G		LOW 3'H x 3'W
	GROUND COVER MATERIAL - SMALL SCALE DUE TO PROJECT TYPE, EVERGREEN OR PERENNIAL SHRUBS TO 24" HIGH. USED AS A FILLER BETWEEN SITE WORK EDGES AND FACER SHRUBS.			
	ARCTOSTAPHYLOS U. 'EMERALD CARPET' EMERALD CARPET MANZANITA	1 G		LOW 2'H x 5'W
	CISTUS X CRISPATUS 'WARLEY ROSE' WARLEY ROSE ROCKROSE	1 G		LOW 2'H x 4'W
	HEMEROCALLIS SP. EVERGREEN DAYLILY	1 G		MED 18"H x 18"W
	ROSA X 'NOARE' RED FLOWER CARPET ROSE	1 G		MED 2'H x 3'W
	VINES/ESPALIER MATERIAL - EVERGREEN VINE WITH MANAGEABLE SPREAD FOR COVERING BLANK WALLS. USED TO SOFTEN ARCHITECTURAL ELEMENTS AND CREATE SEASONAL INTEREST VERTICALLY.			
	FICUS PUMILA CREEPING FIG	5 G		MED EVERGREEN; PLANT AT BASE OF WALL
BOULDERS AND ROCK				
SYMBOL	TYPE	APPROXIMATE SIZE	QUANTITY	DEPTH
	FIELD STONE	30" DIAMETER		BURIED A MIN. OF 1/3 OF THE OVERALL BOULDER HEIGHT
	FIELD STONE	24" DIAMETER		
	FIELD STONE	18" DIAMETER		
FIELD STONE BOULDERS MAY BE FROM THE WHITNEY RANCH SITE				

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TENTATIVE SUBDIVISION MAP
WHITNEY RANCH PHASE 3
UNIT 55C
 CITY OF ROCKLIN, CALIFORNIA
 MAY 2017

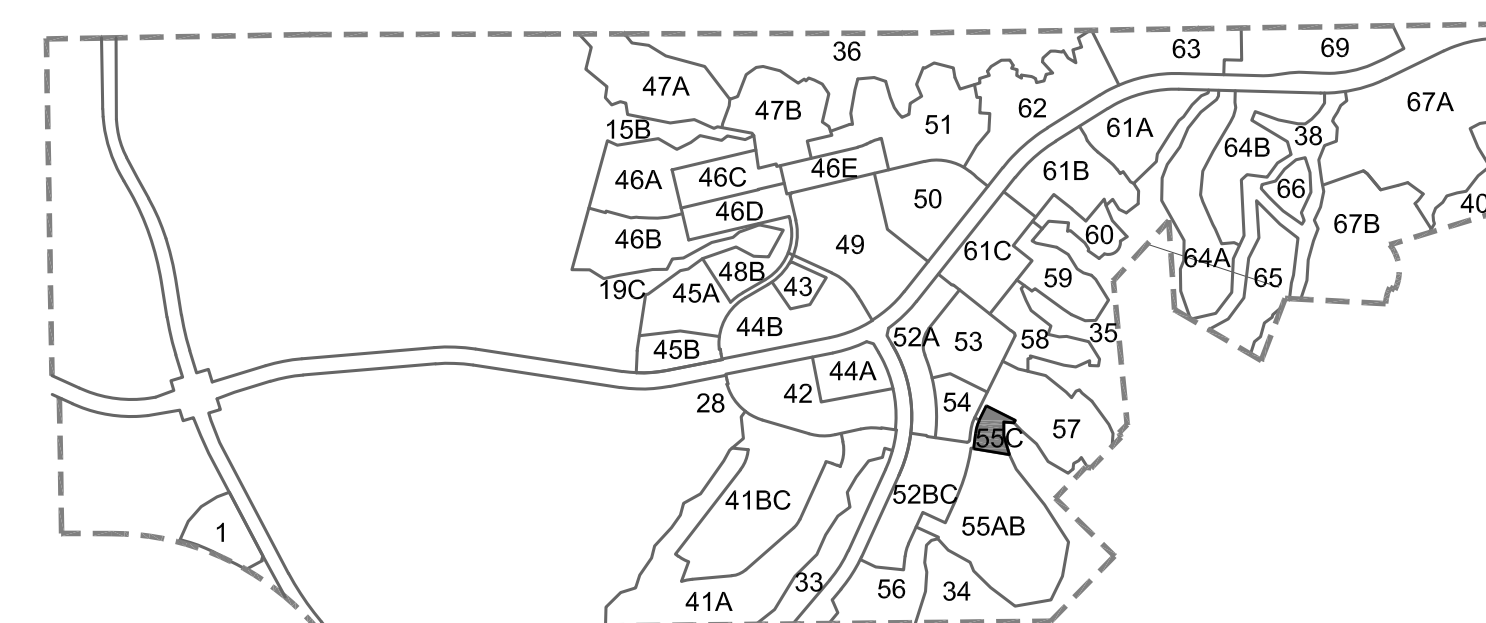
PROJECT INFORMATION

APN	017-182-018
EXISTING/PROPOSED USE	VACANT/RESIDENTIAL
EXISTING/PROPOSED ZONING	REC. FACILITY/PD-5
EXISTING/PROPOSED GEN. PLAN	PQP/MDR
EXISTING PARCEL	DESIGNATED REMAINDER, DD MAPS 72

PROPOSED USES	#	TOTAL ACRES	DENSITY
RESIDENTIAL LOTS	5	1.03±AC.	4.9 DU/AC
OPEN SPACE LOTS	A	1.17±AC.	
TOTALS		2.20±AC.	

PROPOSED LOT SIZES

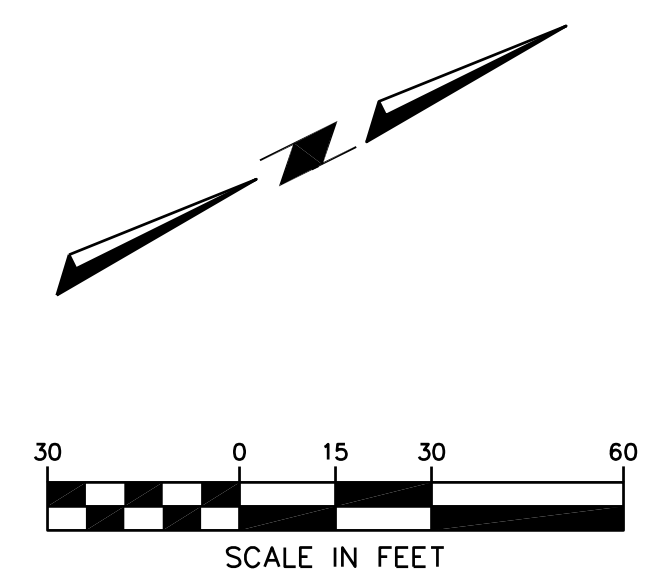
MAXIMUM LOT SIZE	9,870 sq.ft.
AVERAGE LOT SIZE	9,030 sq.ft.
MINIMUM LOT SIZE	8,120 sq.ft.



KEY MAP

LEGEND

	UNIT BOUNDARY
	PROPOSED RIGHT-OF-WAY
	PROPOSED LOT LINE
	PROPOSED PUE
	PROPOSED CENTERLINE

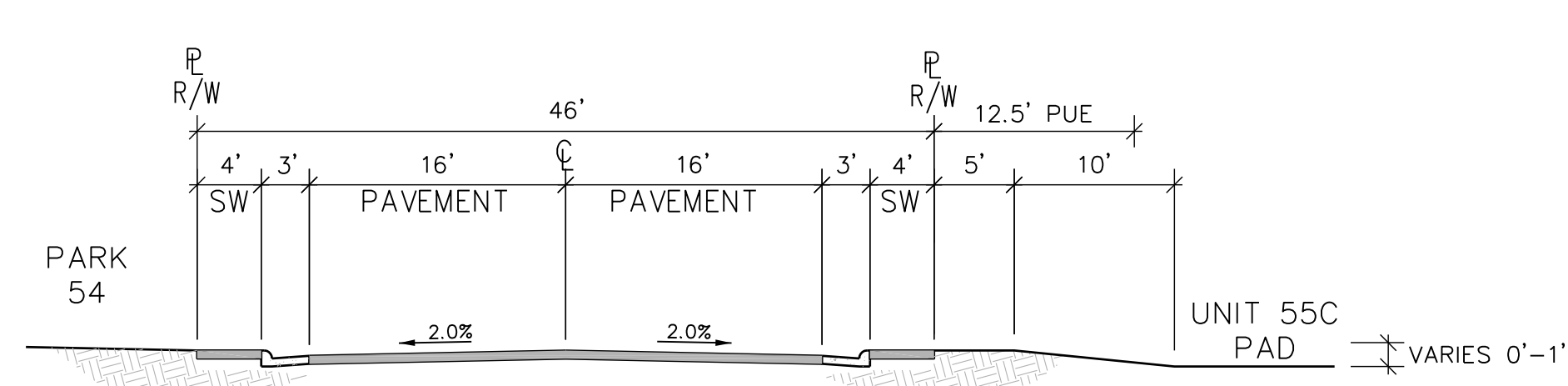
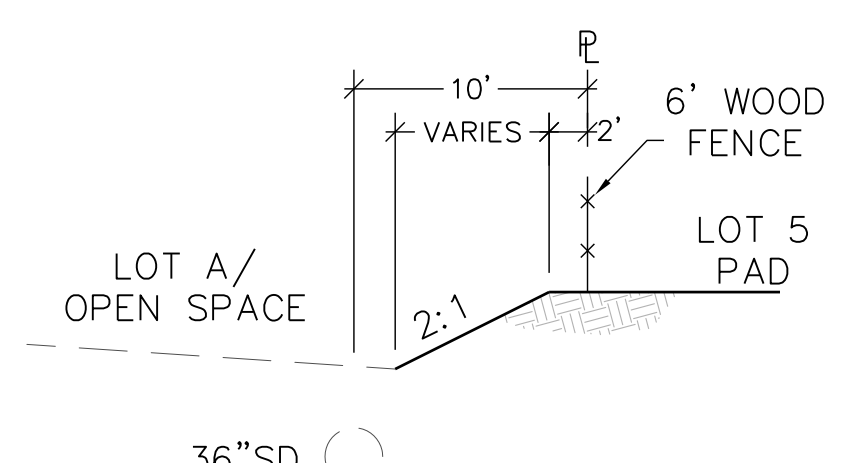
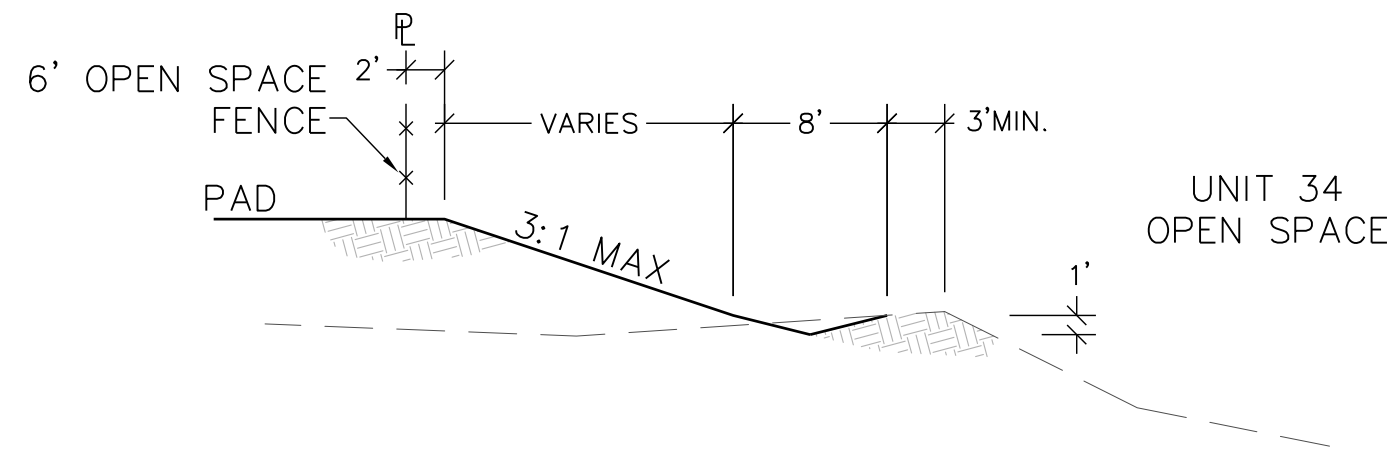


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PRELIMINARY GRADING PLAN
WHITNEY RANCH PHASE 3
UNIT 55C
 CITY OF ROCKLIN, CALIFORNIA
 MAY 2017



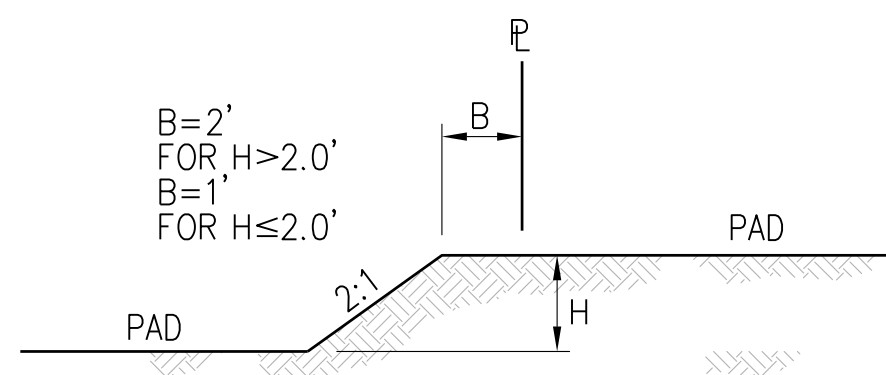
A SWALE
 - NOT TO SCALE

B LOT 5 / OPEN SPACE EDGE
 - NOT TO SCALE

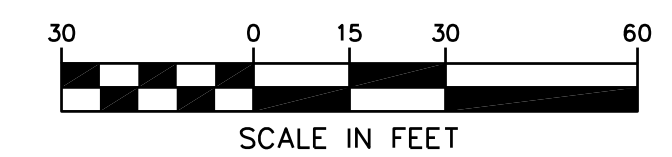
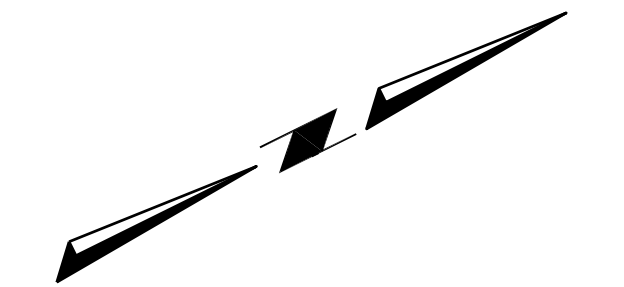
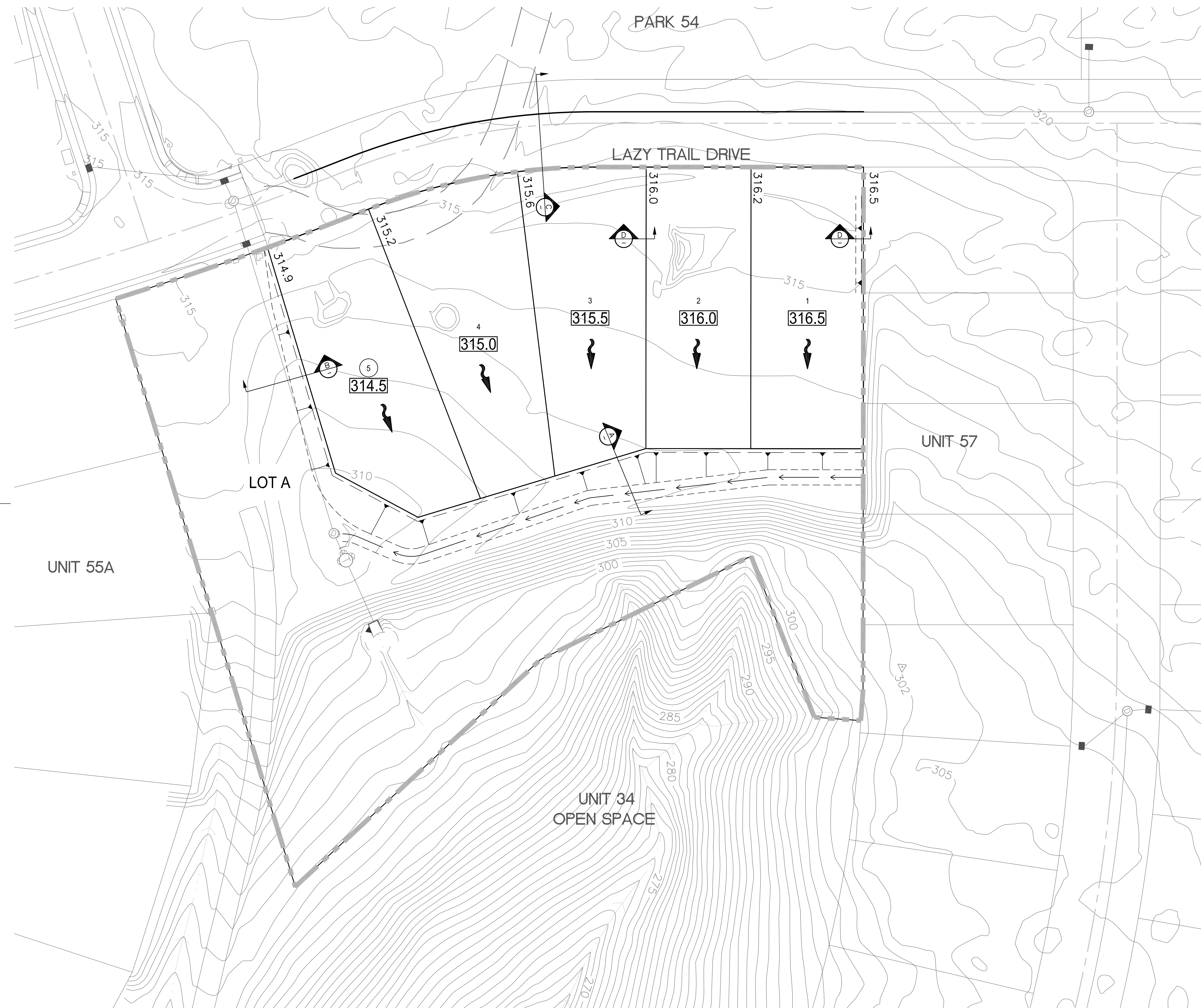
C 46' RW RESIDENTIAL STREET
 - NOT TO SCALE

LEGEND

	RIGHT-OF-WAY
	LOT LINE
	1' CONTOUR
	5' CONTOUR
	TOP OF SLOPE
	TOE OF SLOPE
	FINISHED GRADE ELEVATION
	LOT NUMBER & PAD ELEVATION
	PROPOSED RETAINING WALL
	UNIT BOUNDARY
	DETAIL #
	SHEET # OF GRADING SECTIONS & DETAILS



D INTERIOR PROPERTY LINE GRADING
 - NOT TO SCALE



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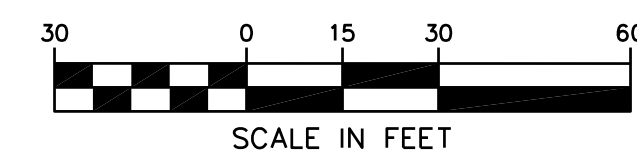
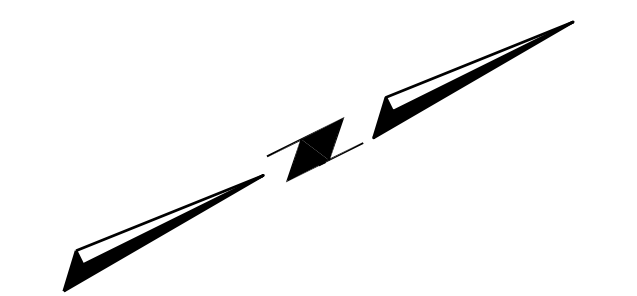
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PRELIMINARY UTILITY PLAN
WHITNEY RANCH PHASE 3
UNIT 55C
 CITY OF ROCKLIN, CALIFORNIA
 MAY 2017



PROPOSED	DESCRIPTION	EXISTING
	DRAIN LINE	
	SEWER LINE	
	WATER LINE	
	MANHOLE	
	DRAIN INLET	
	UNIT BOUNDARY	

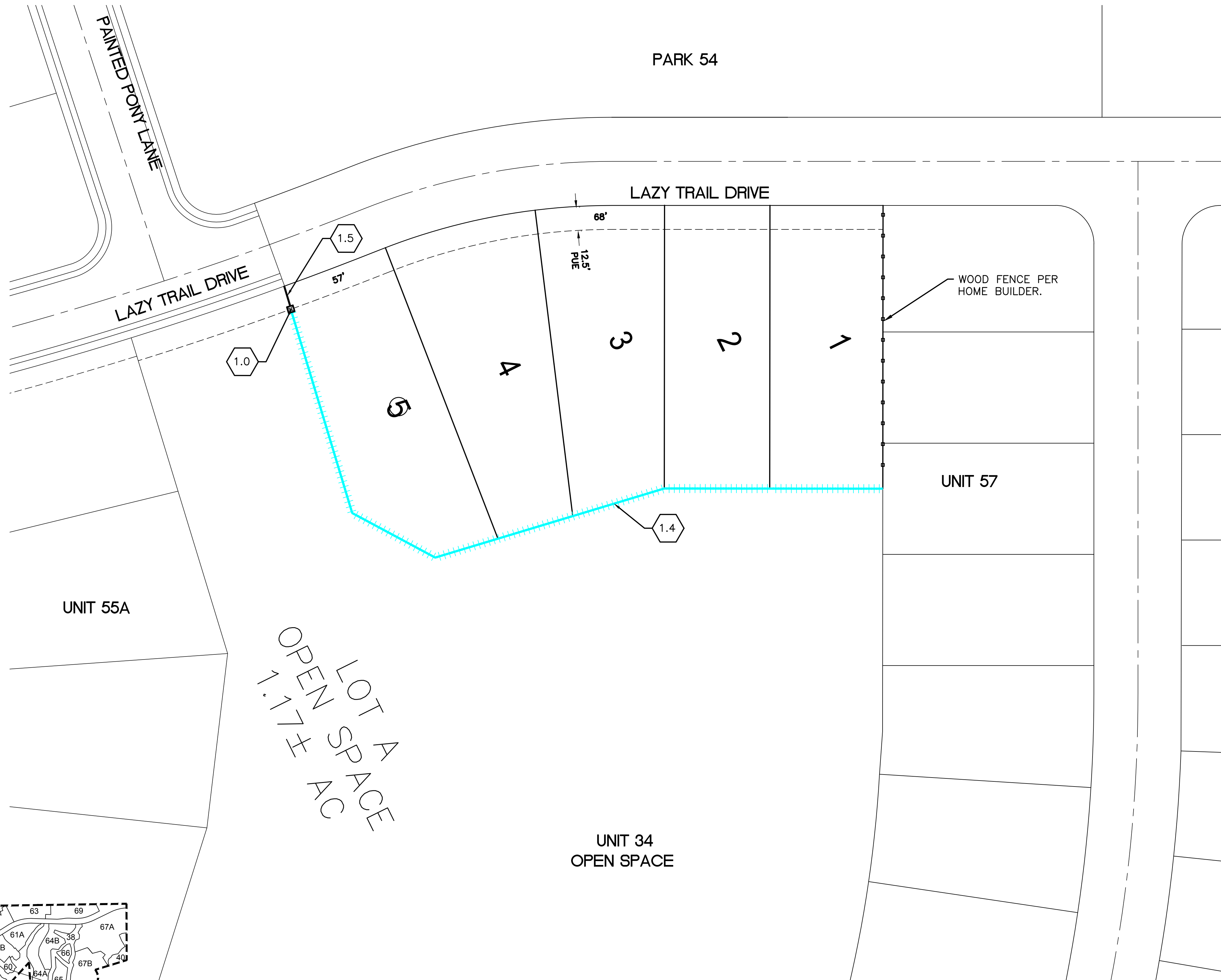


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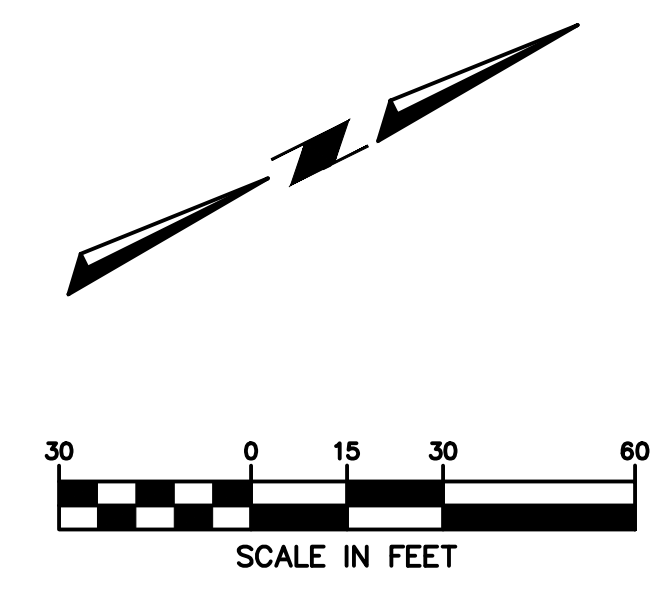
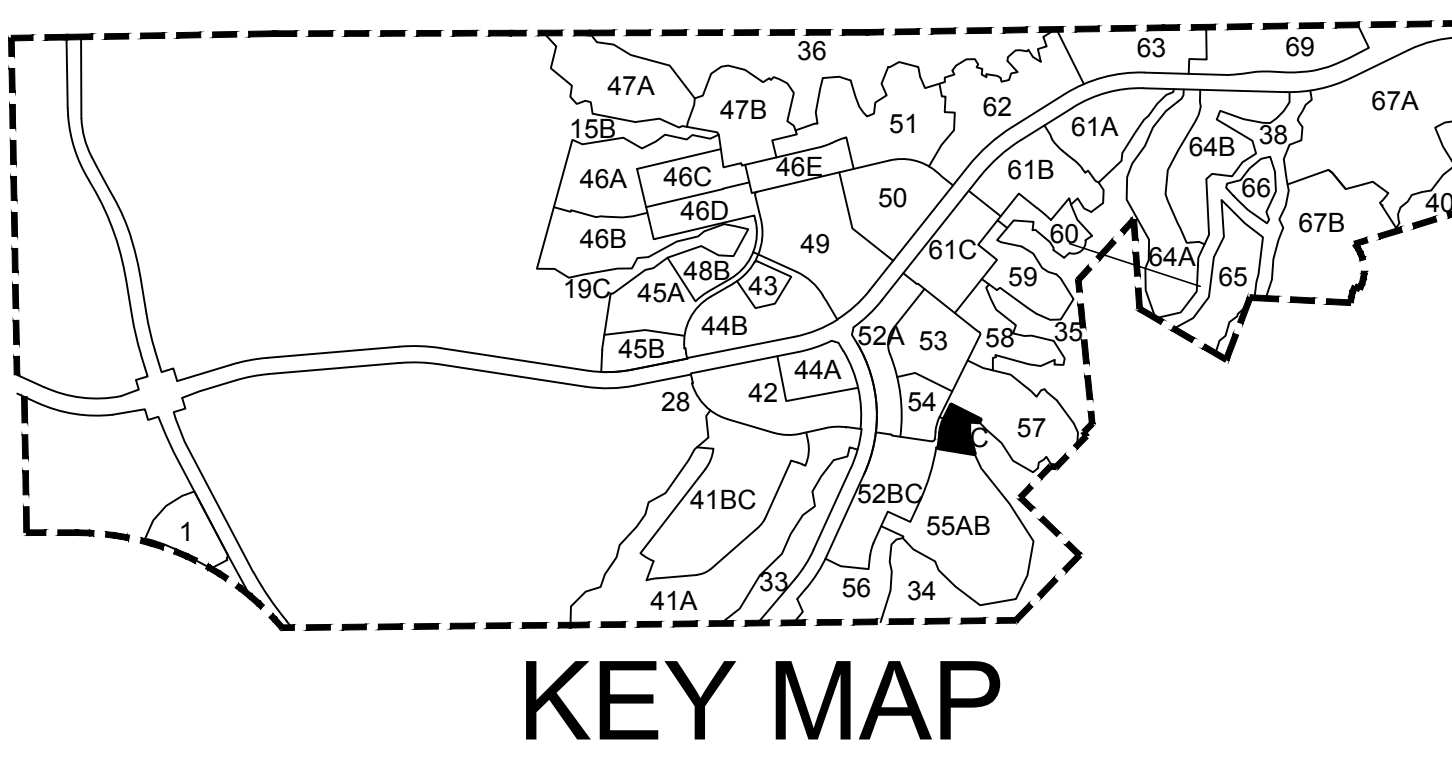
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TENTATIVE FENCING PLAN
WHITNEY RANCH PHASE 3
UNIT 55C
 CITY OF ROCKLIN, CALIFORNIA
 APRIL 2017



FENCE AND WALL LEGEND

KEYNOTE	SYMBOL	PROPOSED DESCRIPTION
1.0		PROVIDE MASONRY PILASTER PER DETAILS A.
1.1		PROVIDE PROTO II WALL WITH STONE VENEER. SEE DETAIL B.
1.2		PROVIDE PROTO II WALL WITH SPLITFACE FINISH ON STREET SIDE, COMBED FINISH ON LOT SIDE. SEE DETAIL C.
1.3		PROVIDE 50-50 WALL. SEE DETAIL D.
1.4		PROVIDE 6' OPEN SPACE FENCE. SEE DETAIL E.
1.5		PROVIDE 6" CONCRETE MOWSTRIP. SEE DETAIL F.

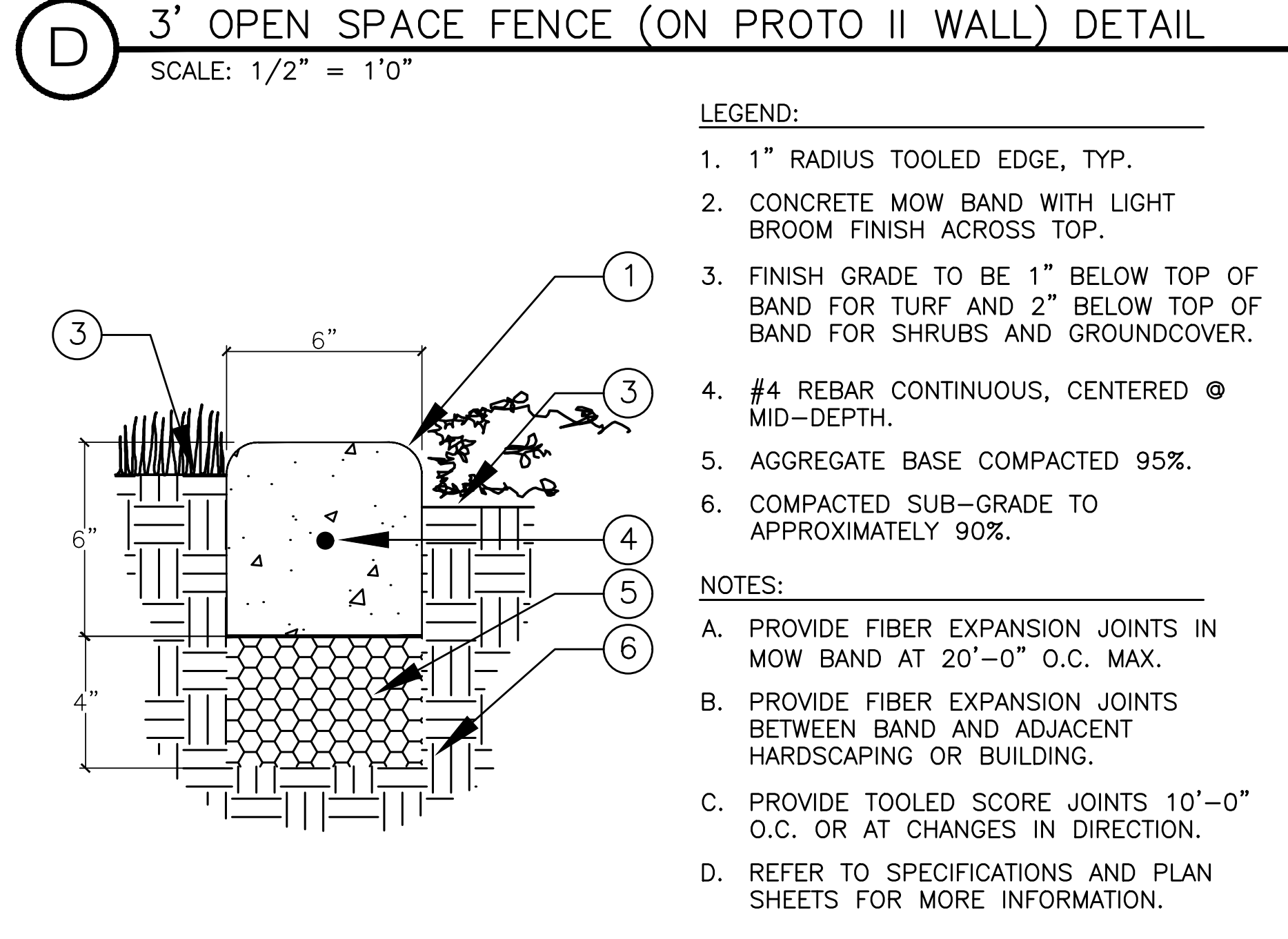
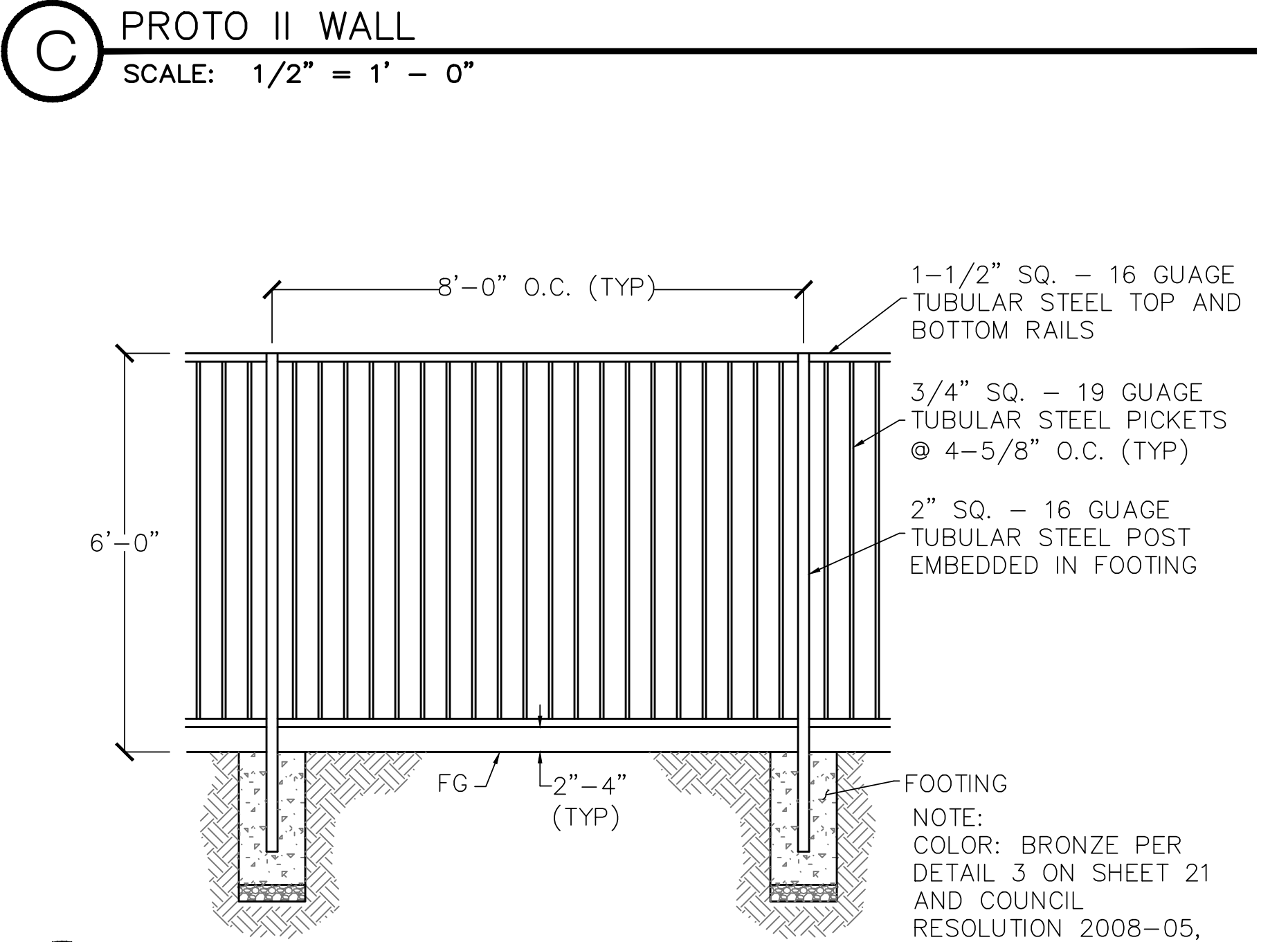
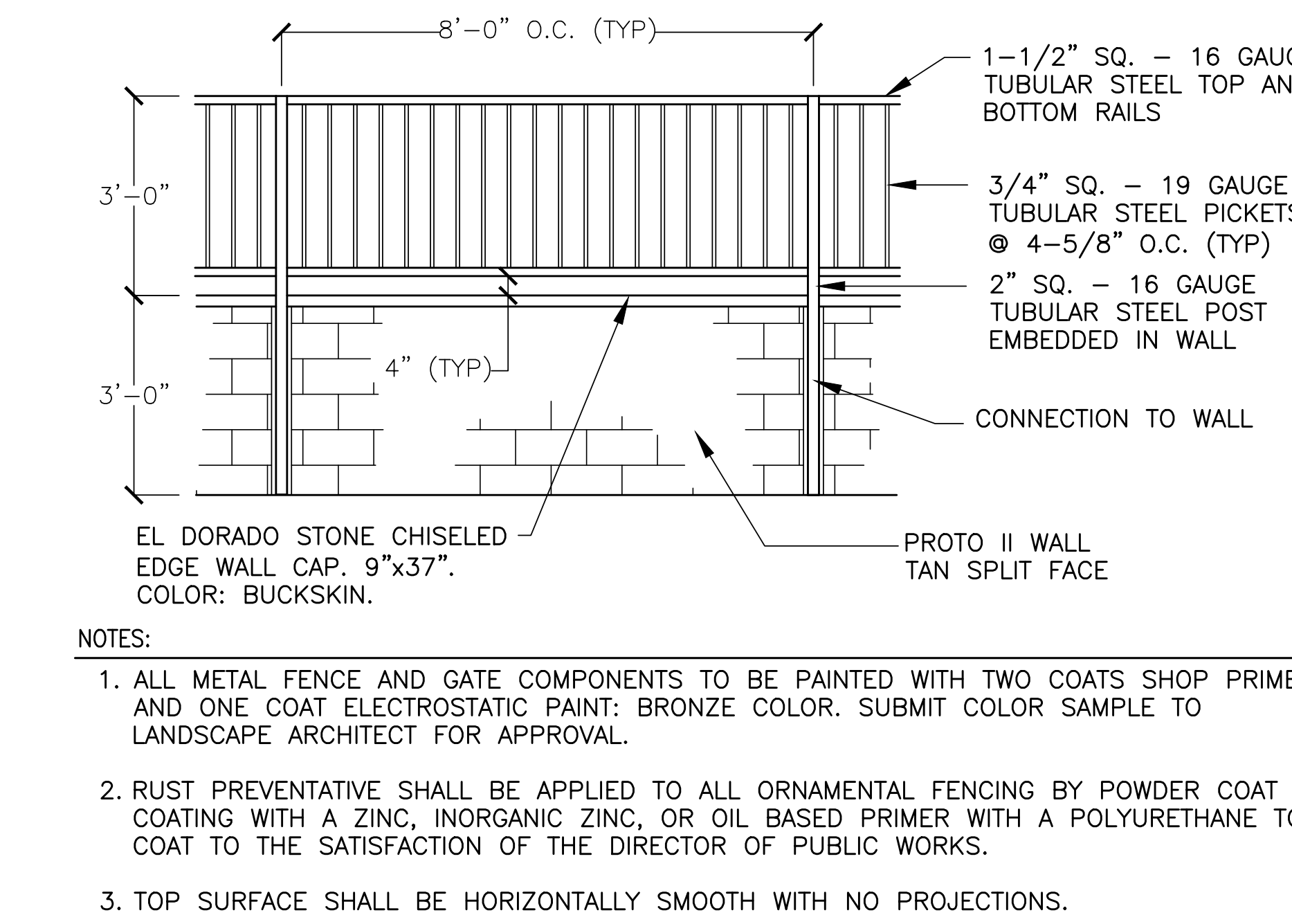
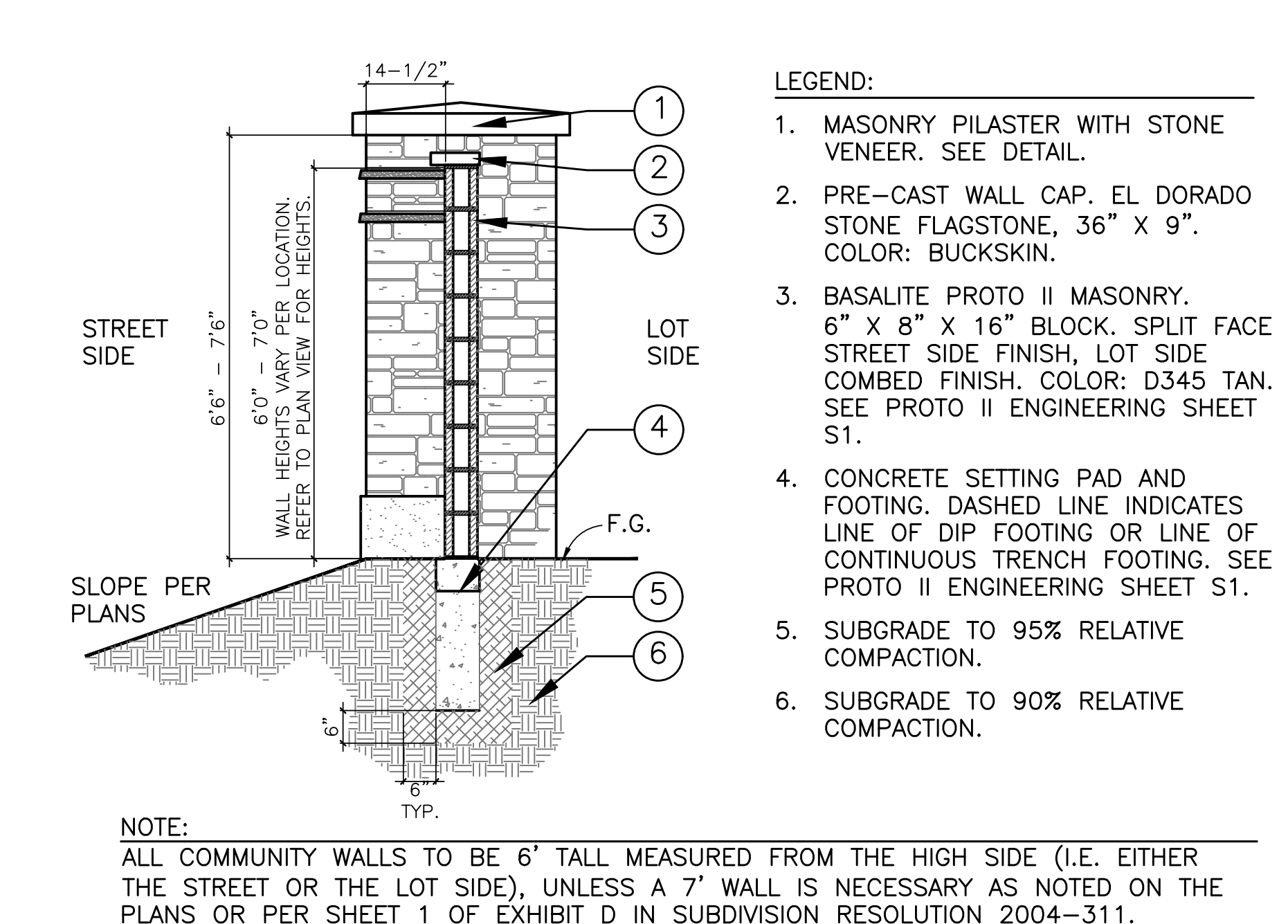
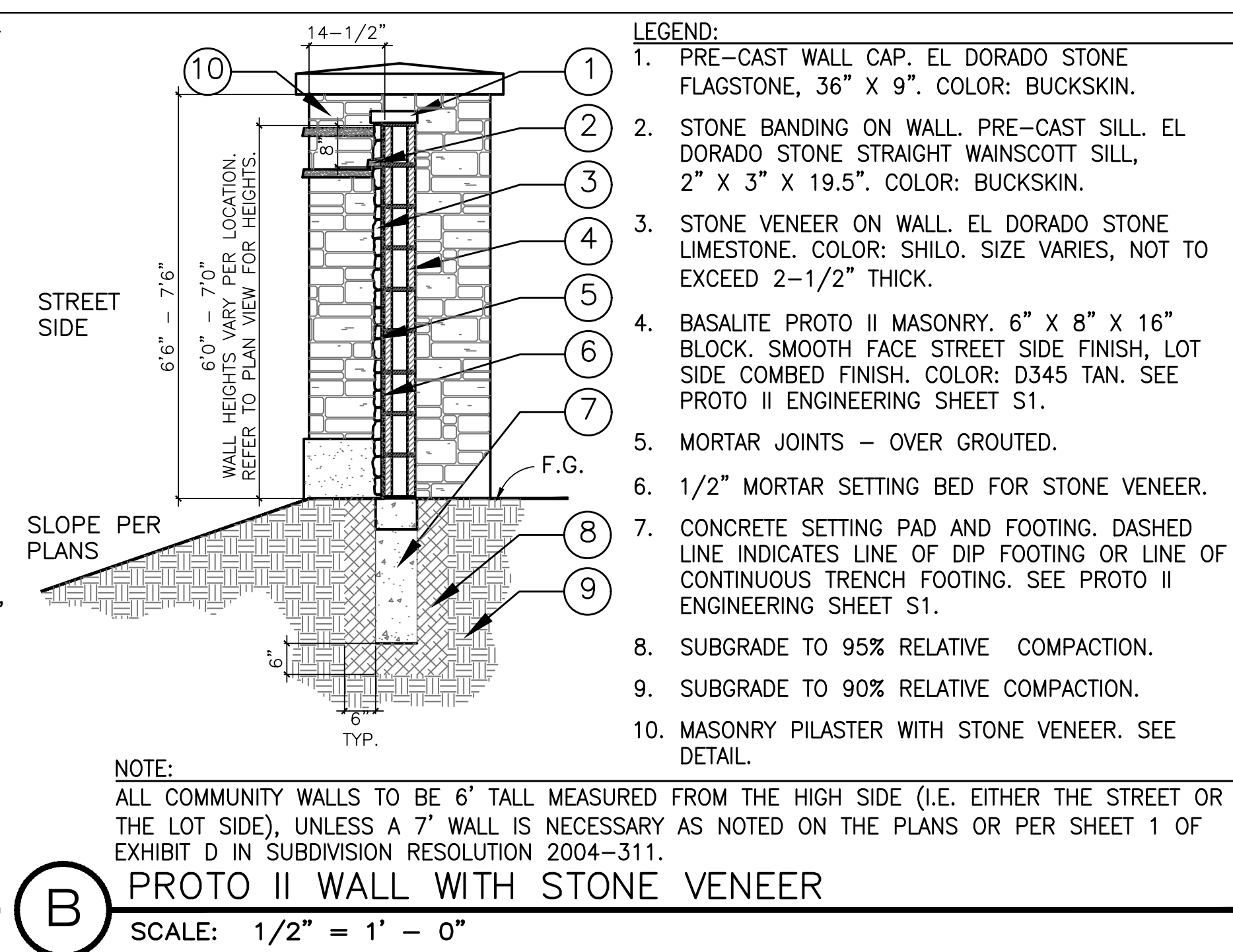
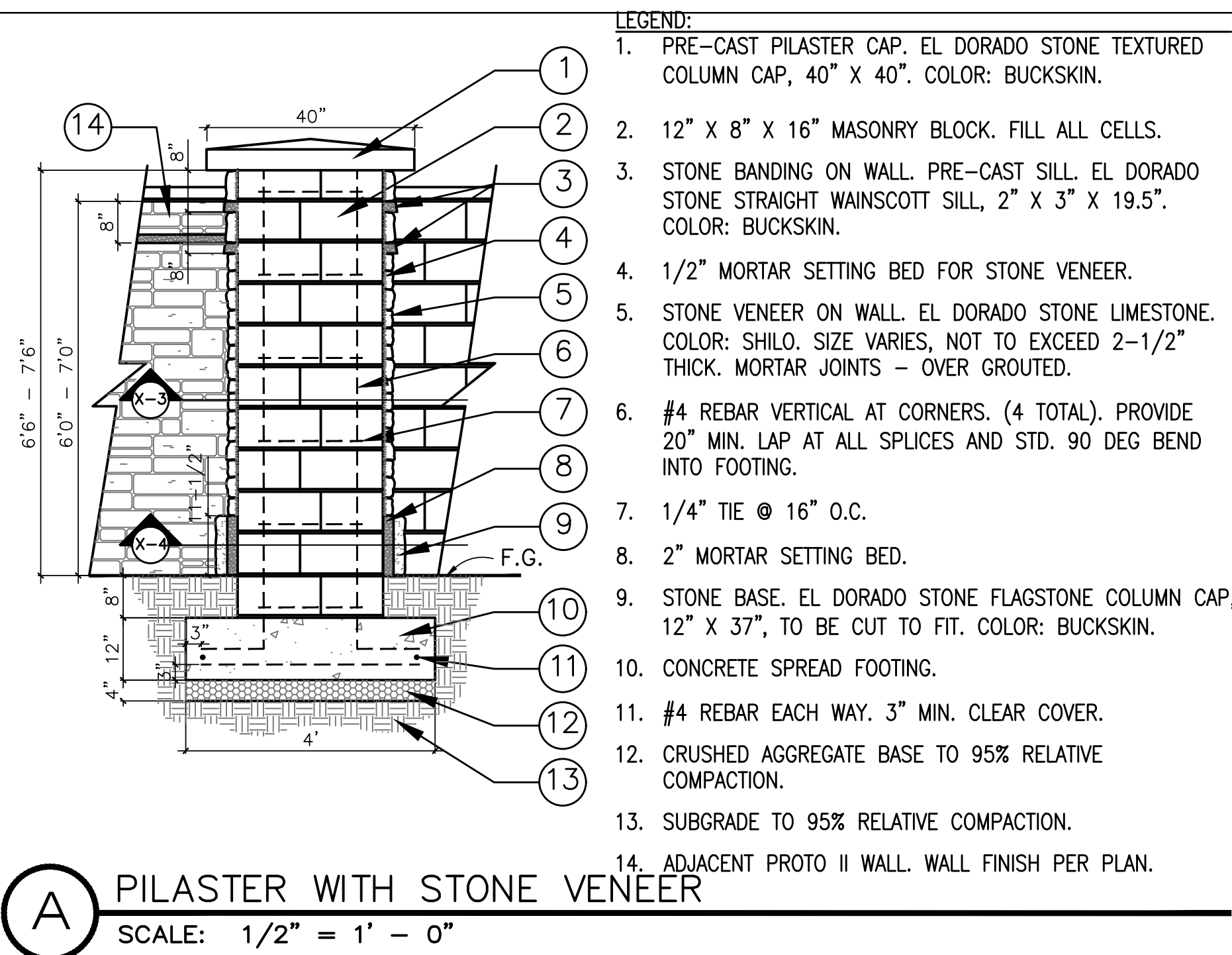


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PRELIMINARY FENCING DETAILS
WHITNEY RANCH PHASE 3
UNIT 55C
 CITY OF ROCKLIN, CALIFORNIA
 APRIL 2017



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