



## New Project Information

The City of Rocklin has begun processing the below referenced application 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:** March 30, 2023

**Project Name and Requested Approvals:**

ESTIA AT ROCKLIN MODIFICATION  
DESIGN REVIEW, DR2021-0012 (MODIFICATION TO AN APPROVED PROJECT)

**Staff Description of Project:**

This application is a request for approval of a Modification to a previously approved Design Review to allow the addition of nineteen apartment units, the architecture of five additional buildings, and associated revisions to the site layout, parking, and landscaping.

**Location:**

The subject site is located on the northerly 20-acre portion of a 30-acre site at the northwest corner of University Avenue and Sunset Boulevard 017-276-007.

**Existing Land Use Designations:**

The property is zoned Planned Development 10 units per acre (PD-10).  
The General Plan designation is Medium High Density Residential (MHDR).

This project      **does** / **XX** **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 Mitigated Negative Declaration of Environmental Impacts was previously approved by the Rocklin City Council through Resolution No. 2022-192. The requested design review modification does not result in any environmental impacts beyond those that were previously identified and therefore, the design review can rely on the approved Mitigated Negative Declaration, pursuant to Section 15162 of the CEQA Guidelines.

**Applicant & Property Owner:**

The applicant is Jeff Pemstein with Towne Development of Sacramento, Inc. The property owner is Joseph Mohamed, Trustee of the Joseph Mohamed, Sr. & Shirley M. Mohamed Charitable Remainder Unitrust II.

**Attached Information:**

For additional detail please see the attached information from the project application form and the submitted application exhibits.

P:\PUBLIC PLANNING FILES\Request for Comment\2023\12 - Estia Modification\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:** Estia at Rocklin · Modification

**LOCATION:** NWC of Sunset Blvd. and University Avenue

**ASSESSOR'S PARCEL NUMBERS:** 017-276-007-000

**DATE OF APPLICATION (STAFF):** 3/31/23 **RECEIVED BY (STAFF INITIALS):** JH/OD

**FILE NUMBERS (STAFF):** DE2021-0012 **FEES:** \$7,051.00

**RECEIPT No.:** 01099812

**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:** Waived per BF 3/31/23



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

<input type="checkbox"/> General Plan Amendment (GPA) Fee:	<input type="checkbox"/> Tentative Subdivision Map (SD) Fee:	<input type="checkbox"/> Use Permit (U) <input type="checkbox"/> Minor (PC Approval – New Bldg) Fee: <input type="checkbox"/> Minor (PC Approval – Existing Bldg) Fee: <input type="checkbox"/> Major (CC Approval) Fee:
<input type="checkbox"/> BARRO Zone Application (BZ) Fee:	<input type="checkbox"/> Tentative Parcel Map (DL) Fee:	<input type="checkbox"/> Variance (V) Fee:
<input type="checkbox"/> Rezone (Reclassification) (Z) Fee:	<input type="checkbox"/> Design Review (DR) <input type="checkbox"/> Commercial Fee: <input type="checkbox"/> Residential Fee: <input type="checkbox"/> Signs Fee:	<input type="checkbox"/> Oak Tree Preservation Plan Permit <input type="checkbox"/> Planning Commission Fee: <input type="checkbox"/> City Council Fee:
<input type="checkbox"/> General Development Plan (PDG) Fee:	<input type="checkbox"/> Concurrent Application (2 or more entitlements) Fee:	<input checked="" type="checkbox"/> Modification to Approved Projects Fee: <b>\$6,038.00</b> File Number: <u>GPA2021-0001, Z2021-0002, PDG2021-0002</u> <u>BR2021-0012</u>

**Environmental Requirements: (STAFF)**

<input type="checkbox"/> Exempt -	<input type="checkbox"/> Mitigated Negative Declaration -
<input type="checkbox"/> Negative Declaration -	<input type="checkbox"/> EIR - See Fee Schedule

CEQA - Determination - \$1013

**UNIVERSAL APPLICATION FORM (CONT.)**

GENERAL PLAN DESIGNATION:	PROPERTY DATA:	UTILITIES:	
Existing: <u>BP</u>	Acres: <u>30</u>	<b>EXISTING</b>	<b>PROPOSED</b>
Proposed: <u>PD</u>	Square Feet: <u>1,306,800</u>	<input type="checkbox"/> Pub. Sewer	<input checked="" type="checkbox"/> Pub. Sewer
<b>ZONING:</b>	Dimensions: <u>irregular</u>	<input type="checkbox"/> Septic Sewer	<input checked="" type="checkbox"/> Septic Sewer
Existing: <u>PD-C</u>	No. of Units: <u>200</u>	<input type="checkbox"/> Pub. Water	<input checked="" type="checkbox"/> Pub. Water
Proposed: <u>PD</u>	Building Size: <u>n/a</u>	<input type="checkbox"/> Well Water	<input type="checkbox"/> Well Water
	Proposed Parking: <u>404</u>	<input type="checkbox"/> Electricity	<input checked="" type="checkbox"/> Electricity
	Required Parking: <u>404</u>	<input type="checkbox"/> Gas	<input type="checkbox"/> Gas
	Access: <u>Yes</u>	<input type="checkbox"/> Cable	<input checked="" type="checkbox"/> Cable

**PROJECT REQUEST:**

We are requesting a proposed modification to the approved map that would add 19 units, for a total of 200 units. Along with the additional units, the modification includes additional parking.

*(Example: Request for approval of design review to construct a 10,000 square foot office building on 1.5 acres)*

NOTE: Annexations, Lot Line Adjustments, and Rocklin Ranch Industrial Park Specific Plan Use Permits require special application forms and additional submittal information available from the Planning Division.

UNIVERSAL APPLICATION FORM (CONT.)

PLEASE PRINT OR TYPE:

NAME OF PROPERTY OWNER:	Shirley M. Mohamed CRUT II Trustee		
ADDRESS:	4405 College Oak Dr.		
CITY:	SAC	STATE:	CA ZIP: 95841
PHONE NUMBER:	916-600-6822		
EMAIL ADDRESS:	JWENTERPRISES@REAGAN.COM		
FAX NUMBER:			
SIGNATURE OF OWNER:	<i>Shirley M. Mohamed</i>		
	<small>(Signature Authorizing Application; provide owner's signature letter if signature is other than property owner.)</small>		
NAME OF APPLICANT (If different than owner):	Towne Development of Sacramento		
CONTACT:	Jeff Pemstein		
ADDRESS:	11060 White Rock Rd.		
CITY:	Rancho Cordova	STATE:	CA ZIP: 95670
PHONE NUMBER:	916-782-2424		
EMAIL ADDRESS:			
FAX NUMBER:	916-782-2666		
SIGNATURE OF APPLICANT:	<i>Shirley M. Mohamed CRUT II Trustee</i>		

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: Estia at Rocklin  
Location: NWC of Sunset Blvd and University Avenue  
Assessors Parcel Number(s): 017-276-007-000

Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.):  
\_\_\_\_\_

Name of person and / or firm authorized to represent property owner (Please print):  
Jeff Feinstein / Towne Development of Sacramento

Address: 11060 White Rock Rd.  
City: Rancho Cordova State: CA Zip: 95670  
Phone Number: 916-782-2424 Fax Number: 916-782-2666  
Email Address: jfeinstein@hbtsac.com

The above named person or firm is authorized as:  
Agent (  ) Buyer (  ) Lessee (  )

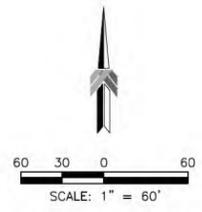
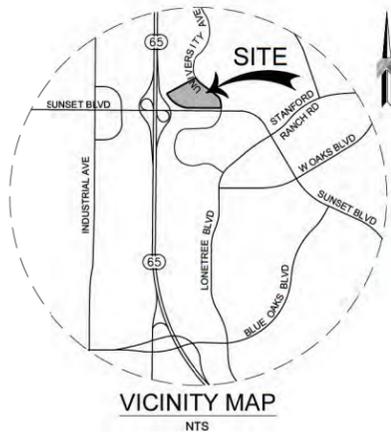
The above named person or firm is authorized to (check all that are applicable):  
 File any and all papers in conjunction with the aforementioned request, including signing the application  
 Speak on behalf of and represent the owner at any Staff meeting and/or public hearing.  
 Sign any and all papers in my stead, with the exception of the application form.

The duration and validity of this authorization shall be:  
 Unrestricted  Valid until: \_\_\_\_\_

Owners Authorization Signature & Date:  
Signature: Shirley M. Mohamed & Joseph Mohamed Sr. Date: 3/27/23  
Owners Name (Please Print): Shirley M. Mohamed and Joseph Mohamed Sr.  
Owners Address: 4405 College Oak Dr.  
City: Sacramento State: CA Zip: 95841  
Phone Number: 916-486-1630  
Email Address: jmoenterprises@reagan.com

# PRELIMINARY SITE PLAN

## APPROVED SITE PLAN DR2021-0012



**ESTIA AT ROCKLIN**  
Rocklin, California

MAY 2022 | SR210296.00

### SITE INFORMATION

- 181 TOTAL DWELLING UNITS - 20.0 AC
- 40% 1 BEDROOM (74 Du's)
- 60% 2 BEDROOM (107 Du's)
- GROSS DENSITY - 9.3 Du/AC

### RESIDENTIAL COMMUNITY FEATURES

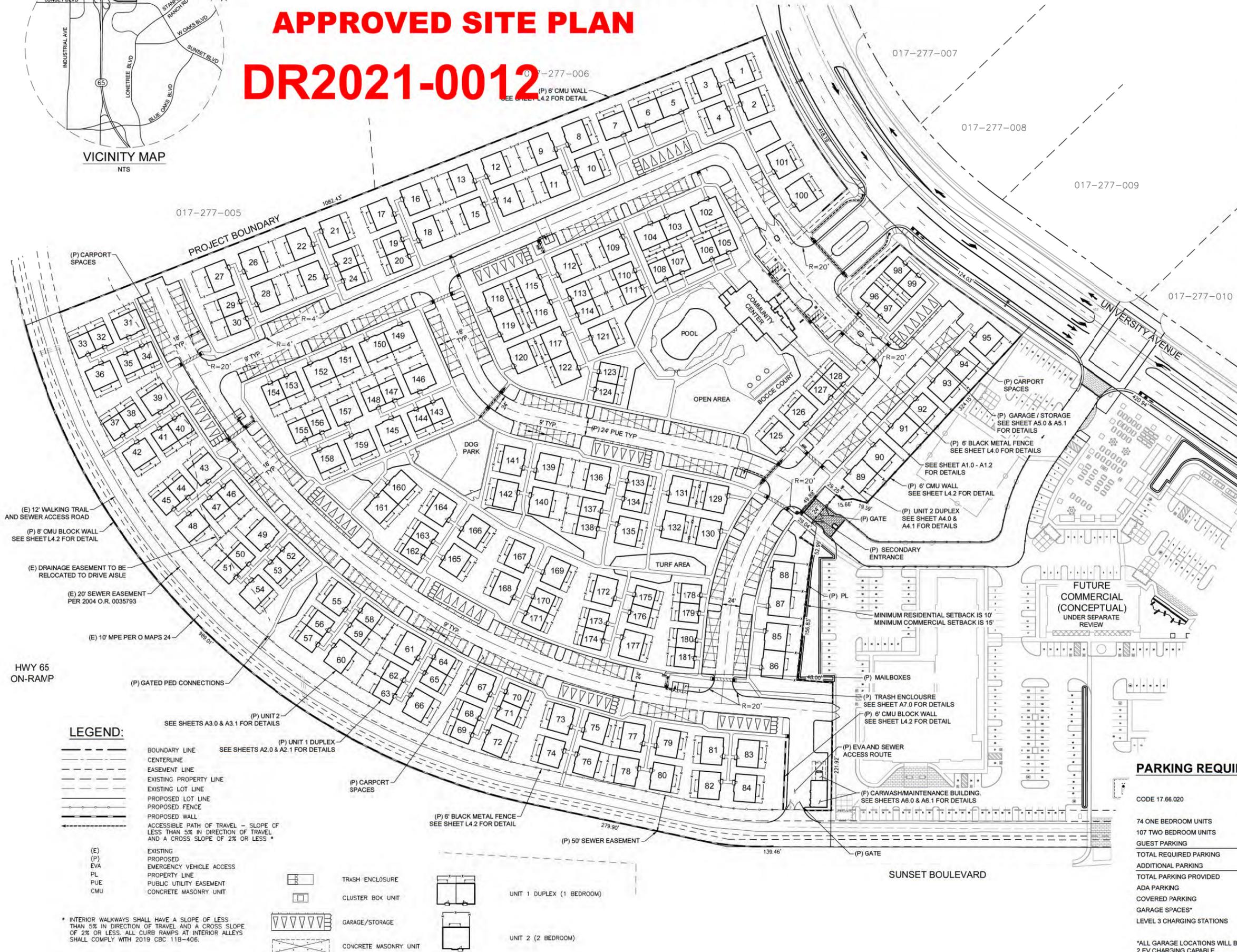
- COMMUNITY GATED FOR SECURITY
- CENTRAL CLUBHOUSE WITH PROSPECTIVE TENANT PARKING
- COMMUNITY RECREATION CENTER WITH POOL COMPLEX
- ABUNDANT OPEN SPACE WITH POCKETS
- MAINTENANCE / CAR WASHING AREA / FACILITIES
- DOG WALKING AREAS

### ASSESSOR'S PARCEL NUMBER

- APN: 017-276-007 PLACER COUNTY

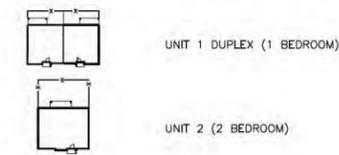
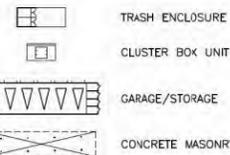
### NOTES

- SEE PRELIMINARY GRADING & DRAINAGE PLAN AND TENTATIVE PARCEL MAP FOR ADDITIONAL INFORMATION NOT SHOWN HEREON.
- FOR CROSS SECTIONS AND WALL DETAILS, PLEASE SEE SHEET C3.0 & C4.0.
- FOR COMMON AREA AMENITIES AND FACILITIES, SEE SHEET L3.0.



### LEGEND:

- BOUNDARY LINE
- CENTERLINE
- EASEMENT LINE
- EXISTING PROPERTY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- PROPOSED FENCE
- PROPOSED WALL
- ACCESSIBLE PATH OF TRAVEL - SLOPE OF LESS THAN 5% IN DIRECTION OF TRAVEL AND A CROSS SLOPE OF 2% OR LESS \*
- (E) EXISTING
- (P) PROPOSED
- EVA EMERGENCY VEHICLE ACCESS
- PL PROPERTY LINE
- PUE PUBLIC UTILITY EASEMENT
- CMU CONCRETE MASONRY UNIT



\* INTERIOR WALKWAYS SHALL HAVE A SLOPE OF LESS THAN 5% IN DIRECTION OF TRAVEL AND A CROSS SLOPE OF 2% OR LESS. ALL CURB RAMPS AT INTERIOR ALLEYS SHALL COMPLY WITH 2019 CBC 11B-406.

### PARKING REQUIREMENTS

CODE 17.66.020	REQUIRED RATIO PER 17.66.020(A)	UNITS REQUIRED	PROVIDED PARKING
74 ONE BEDROOM UNITS	1.5 SPACES PER UNIT	111	111
107 TWO BEDROOM UNITS	2 SPACES PER UNIT	214	214
GUEST PARKING	25% OF TOTAL UNITS	46	46
TOTAL REQUIRED PARKING		371	371
ADDITIONAL PARKING		0	22
TOTAL PARKING PROVIDED			393
ADA PARKING			4
COVERED PARKING			277
GARAGE SPACES*			54
LEVEL 3 CHARGING STATIONS			3

\*ALL GARAGE LOCATIONS WILL BE LEVEL 2 EV CHARGING CAPABLE

**A0.2**



**Homes by Towne**  
Rancho Cordova, California

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2021 BSB Design, Inc.

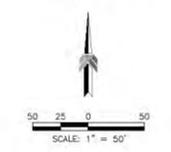
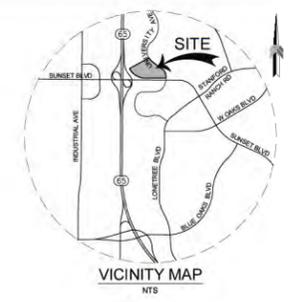
TENTATIVE PARCEL MAP  
**ESTIA AT ROCKLIN**  
 APN:017-276-007

CITY OF ROCKLIN

JANUARY 2023

STATE OF CALIFORNIA

**COMPARISON -- APPROVED  
 & PROPOSED**



**LEGEND:**

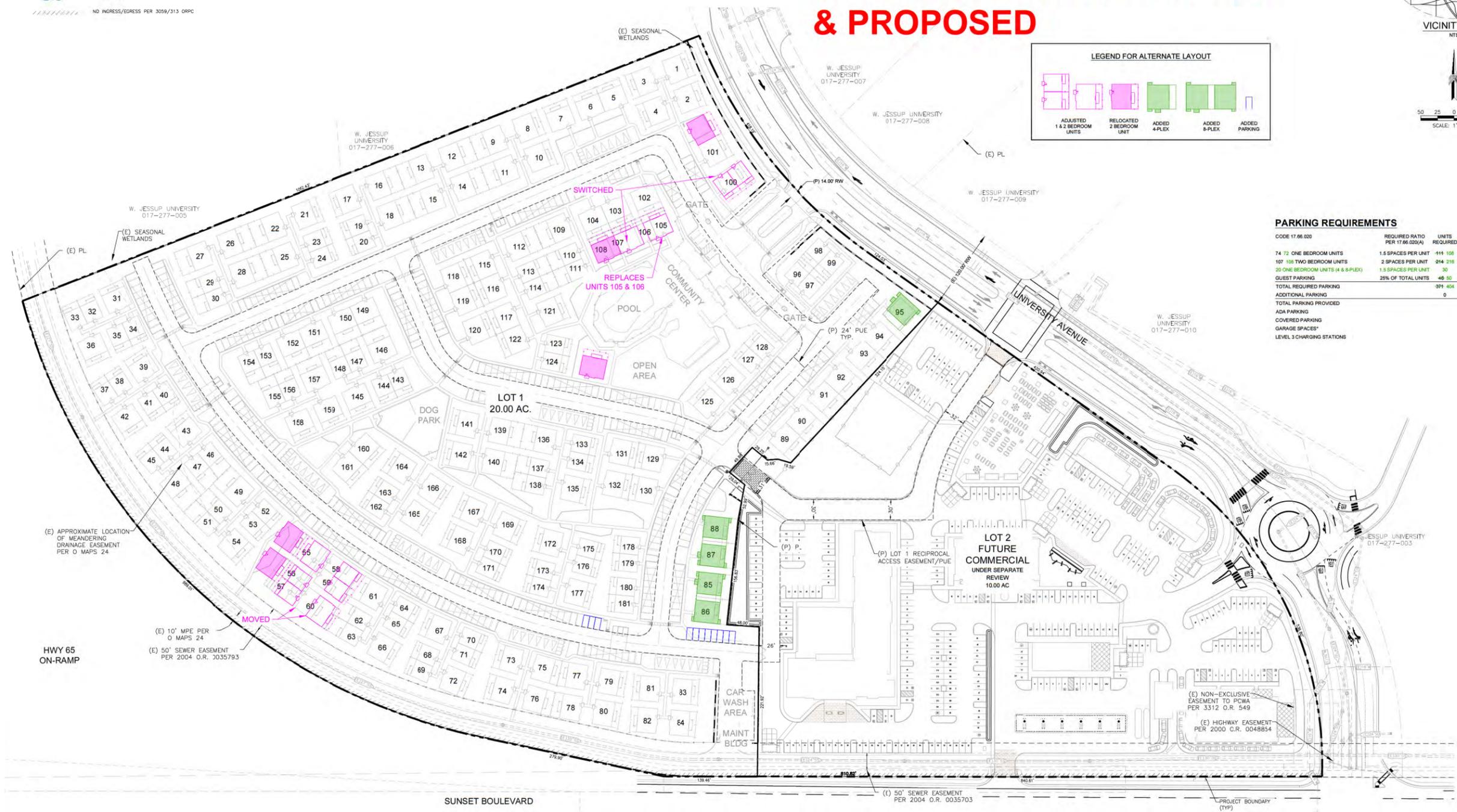
---	BOUNDARY LINE
- - - -	CENTERLINE
- - - -	EASEMENT LINE
- - - -	EXISTING PROPERTY LINE
- - - -	PROPOSED LOT LINE
(P)	PROPOSED
(E)	EXISTING
AC	ACRES
RW	RIGHT OF WAY
YR	YEAR
MPE	MULTI PURPOSE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
(Wavy lines)	SEASONAL WETLANDS
(Blue wavy lines)	VERNAL POOLS
////	NO INGRESS/EGRESS PER 3099/313 ORPC

**LEGEND FOR ALTERNATE LAYOUT**

(Pink box)	ADJUSTED 1 & 2 BEDROOM UNITS
(Purple box)	RELOCATED 2 BEDROOM UNIT
(Green box)	ADDED 4-PLEX
(Light Green box)	ADDED 8-PLEX
(Blue box)	ADDED PARKING

**PARKING REQUIREMENTS**

CODE 17.06.020	REQUIRED RATIO PER 17.06.020(A)	UNITS REQUIRED	PROVIDED PARKING
74 72 ONE BEDROOM UNITS	1.5 SPACES PER UNIT	111 108	111 108
107 108 TWO BEDROOM UNITS	2 SPACES PER UNIT	216 216	214 216
30 ONE BEDROOM UNITS (4 & 8 PLEX)	1.5 SPACES PER UNIT	30	30
GUEST PARKING	25% OF TOTAL UNITS	46 50	46 50
<b>TOTAL REQUIRED PARKING</b>		<b>371 404</b>	<b>371 404</b>
ADDITIONAL PARKING		0	22 33
<b>TOTAL PARKING PROVIDED</b>			<b>393 404</b>
ADA PARKING			4
COVERED PARKING			277
GARAGE SPACES*			54
LEVEL 3 CHARGING STATIONS			3



**ASSESSOR'S PARCEL NUMBER**  
 \* APN: 017-276-007 PLACER COUNTY

**ARCHITECT**  
 BSB DESIGN, INC.  
 11211 GOLD COUNTRY BLVD., STE 101  
 GOLD RIVER, CA 95670  
 916-941-0990

**TOTAL AREA**  
 30.00 ACRES

**100-YR FLOODPLAIN**  
 NONE

**EXISTING ZONING**  
 PD-C

**PROPOSED ZONING**  
 PD-C, PD-10

**UTILITY INFORMATION SERVICE PROVIDERS**

POLICE PROTECTION:	PLACER COUNTY SHERIFFS DEPARTMENT / CHP
FIRE PROTECTION:	ROCKLIN FIRE DEPARTMENT
SANITARY SEWER:	SPMUD
CITY OF ROCKLIN:	CITY OF ROCKLIN
STORM DRAIN:	PCWA
DOMESTIC WATER:	PCWA
ELECTRICITY:	PG&E
TELEPHONE:	AT&T
GAS:	PG&E
CABLE:	WARRIORBROADBAND

**GENERAL PLAN & GENERAL PLAN LAND USES**

EXISTING GENERAL PLAN LAND USE	BP
PROPOSED GENERAL PLAN LAND USE	BP, MHDR

**NOTES**

- SEE PRELIMINARY GRADING & DRAINAGE PLAN AND PRELIMINARY SITE PLAN FOR ADDITIONAL INFORMATION NOT SHOWN HEREON.
- FOR CROSS SECTIONS AND WALL DETAILS, PLEASE SEE SHEET CA.0 & CA.1.
- NO EXISTING TREES WITHIN THE PROJECT BOUNDARY.

**TOTAL AREA OF WETLANDS TO BE IMPACTED**  
 0.89 ACRES

\*044 PERMIT UNDER REVIEW

**PROJECT ENGINEER**  
  
 239 Adair Street, Suite 201  
 Auburn, California 95603  
 T: 530-272-0288  
 F: 530-272-0288  
 E: info@king-engineering.com

**TENTATIVE MAP STATEMENT**

HEREBY STATE THAT THIS TENTATIVE MAP ACCURATELY DEPICTS THE LOCATION, WIDTH, TYPE AND RECORDING INFORMATION OF ALL RECORD EASEMENTS LISTED IN THE "PRELIMINARY TITLE REPORT" ISSUED BY OLD REPUBLIC TITLE COMPANY, DATED JANUARY 18, 2023. ALL EASEMENTS PROPOSED TO BE ABANDONED OR EXTINGUISHED ARE IDENTIFIED. EASEMENTS THAT CANNOT BE LOCATED FROM RECORD INFORMATION ARE LISTED IN THE NOTES.

JIM C. KOO, PLS 7629  
 EXP. 12-31-22

DATE

**ENGINEER'S CERTIFICATE**

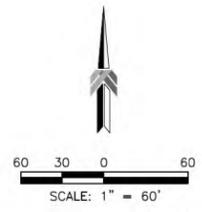
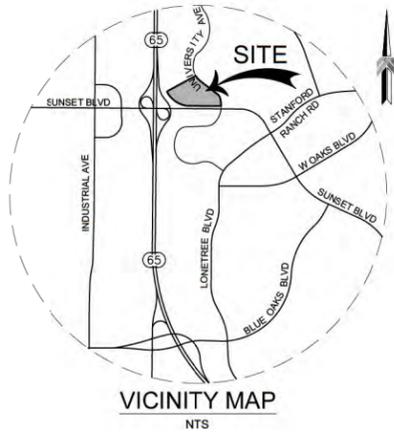
HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THE LAND DEVELOPMENT KNOWN AS ESTIA AT ROCKLIN HAS BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND GUIDELINES ESTABLISHED BY CITY OF ROCKLIN.

JURIS J. KING, RCE 79801  
 EXP. 9-30-22



# PRELIMINARY SITE PLAN

## REQUESTED MODIFICATION



**ESTIA AT ROCKLIN**  
Rocklin, California

APRIL 2023 | SR210296.00

### SITE INFORMATION

- 200 TOTAL DWELLING UNITS - 20.0 AC
- 38% 1 BEDROOM (72 Du/s)
- 54% 2 BEDROOM (108 Du/s)
- 10% 1 BD - 4 & 8-PLEX (20 Du/s)
- GROSS DENSITY - 10.0 Du/AC

### RESIDENTIAL COMMUNITY FEATURES

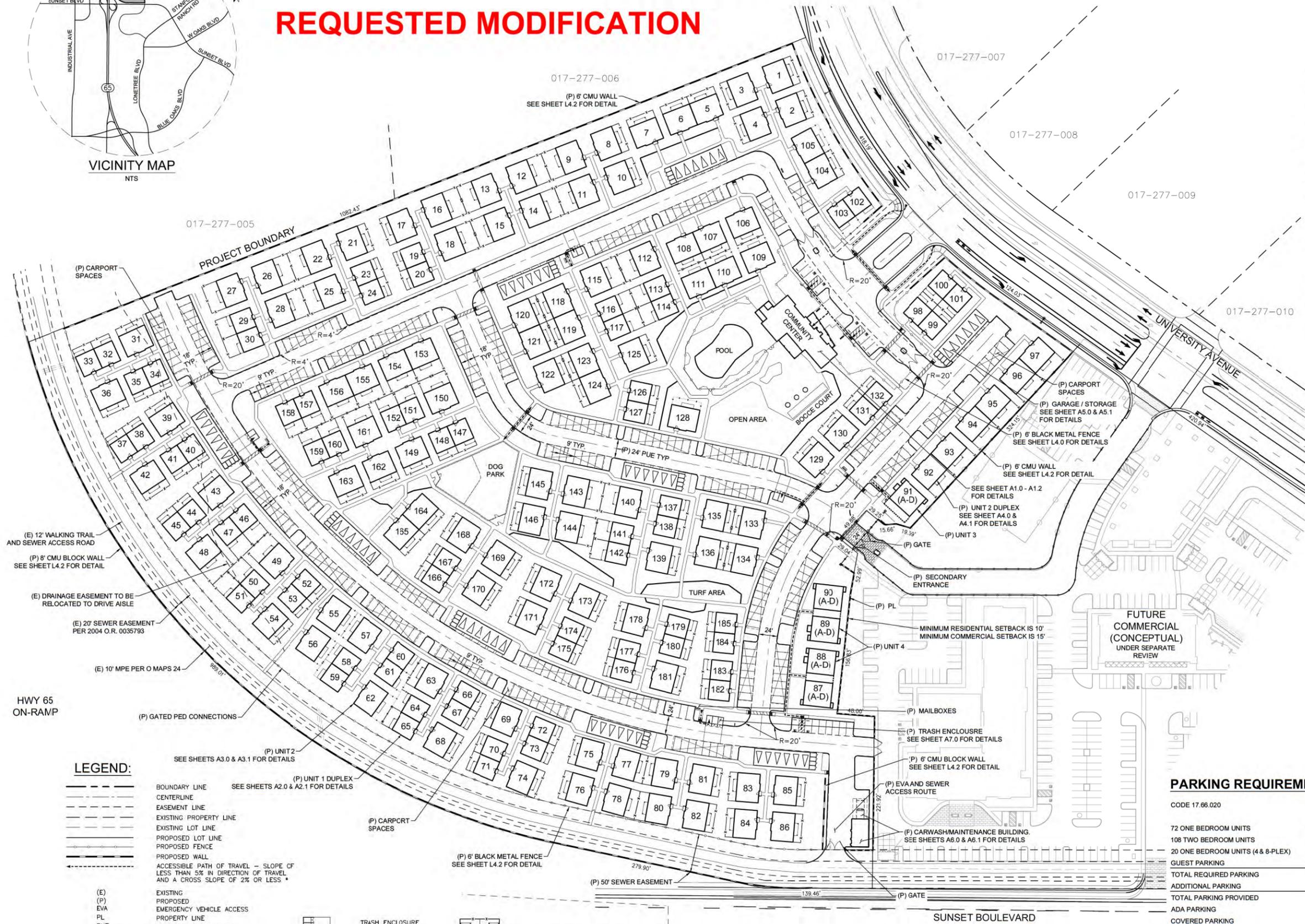
- COMMUNITY GATED FOR SECURITY
- CENTRAL CLUBHOUSE WITH PROSPECTIVE TENANT PARKING
- COMMUNITY RECREATION CENTER WITH POOL COMPLEX
- ABUNDANT OPEN SPACE WITH POCKETS
- MAINTENANCE / CAR WASHING AREA / FACILITIES
- DOG WALKING AREAS

### ASSESSOR'S PARCEL NUMBER

- APN: 017-276-007 PLACER COUNTY

### NOTES

- SEE PRELIMINARY GRADING & DRAINAGE PLAN AND TENTATIVE PARCEL MAP FOR ADDITIONAL INFORMATION NOT SHOWN HEREON.
- FOR CROSS SECTIONS AND WALL DETAILS, PLEASE SEE SHEET C3.0 & C4.0.
- FOR COMMON AREA AMENITIES AND FACILITIES, SEE SHEET L3.0.



### PARKING REQUIREMENTS

CODE 17.66.020	REQUIRED RATIO PER 17.66.020(A)	UNITS REQUIRED	PROVIDED PARKING
72 ONE BEDROOM UNITS	1.5 SPACES PER UNIT	108	108
108 TWO BEDROOM UNITS	2 SPACES PER UNIT	216	216
20 ONE BEDROOM UNITS (4 & 8-PLEX)	1.5 SPACES PER UNIT	30	30
GUEST PARKING	25% OF TOTAL UNITS	50	50
TOTAL REQUIRED PARKING		404	404
ADDITIONAL PARKING		0	0
TOTAL PARKING PROVIDED			404
ADA PARKING			7
COVERED PARKING			277
GARAGE SPACES*			54
LEVEL 3 CHARGING STATIONS			3

\*ALL GARAGE LOCATIONS WILL BE LEVEL 2 EV CHARGING CAPABLE

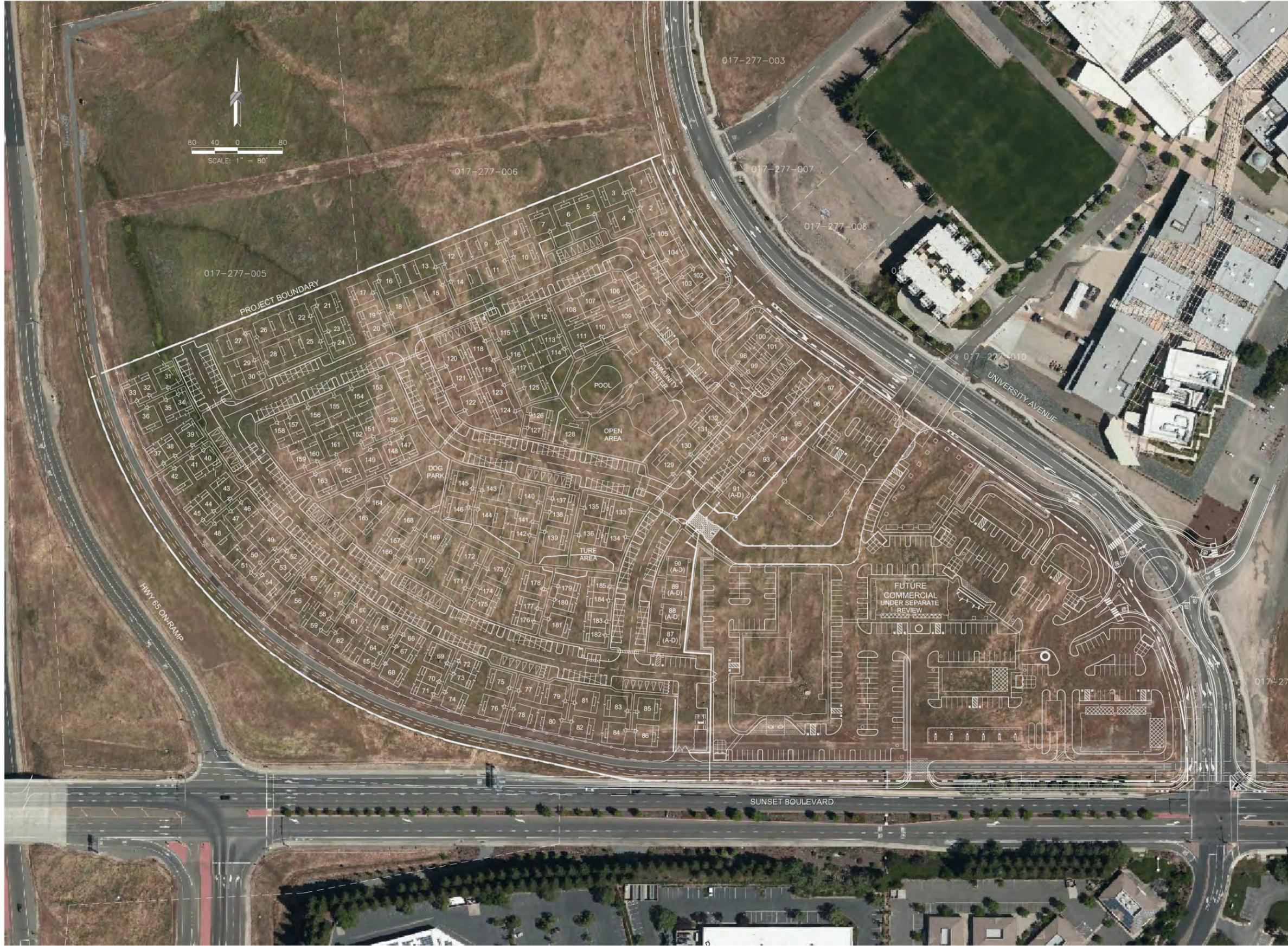


Civil: Landscape:

Homes by Towne  
Rancho Cordova, California

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2021 BSB Design, Inc.

# PHOTO EXHIBIT



A0.3

**Homes by Towne**  
Rancho Cordova, California

**Roach & Campbell**  
Landscape:

**KING**  
ENGINEERING  
Civil:

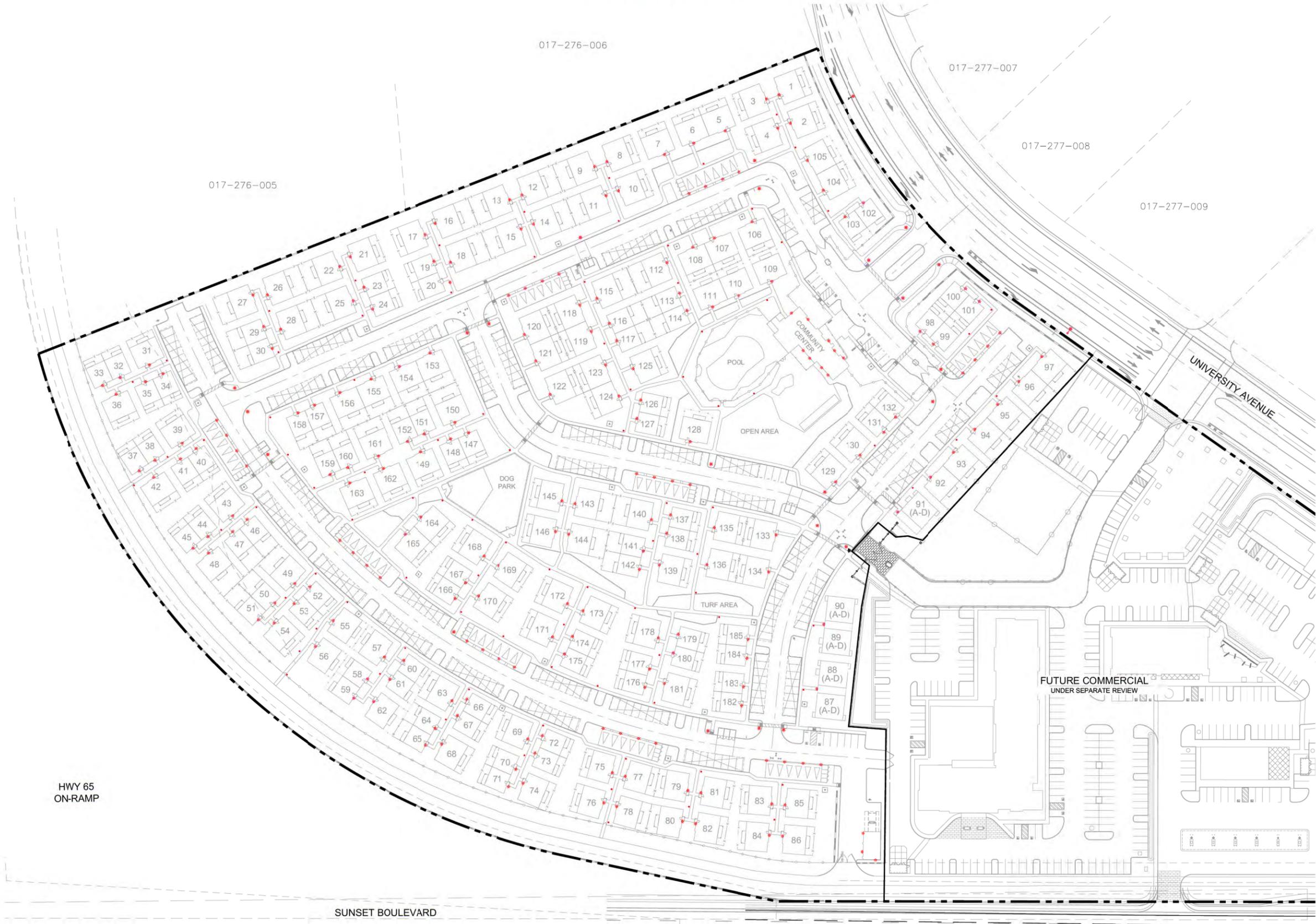
**ESTIA AT ROCKLIN**  
Rocklin, California



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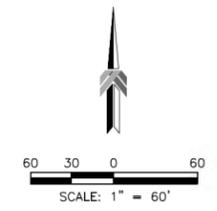
APRIL 2023 | SR210296.00

# PRELIMINARY LIGHTING PLAN

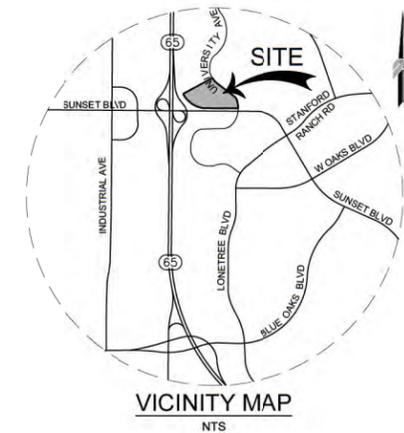


- LEGEND**
- ✱ ALLEY POLE LIGHT
  - BOLLARD LIGHT
  - ✱ BUILDING MOUNTED LIGHT

- NOTES**
- SEE SHEET A9.0 FOR BUILDING MOUNTED LIGHT AND CARPORT LIGHT DETAILS.
  - SEE SHEET C3.0 FOR BOLLARD LIGHTING DETAIL AND ALLEY POLE LIGHTING DETAIL.

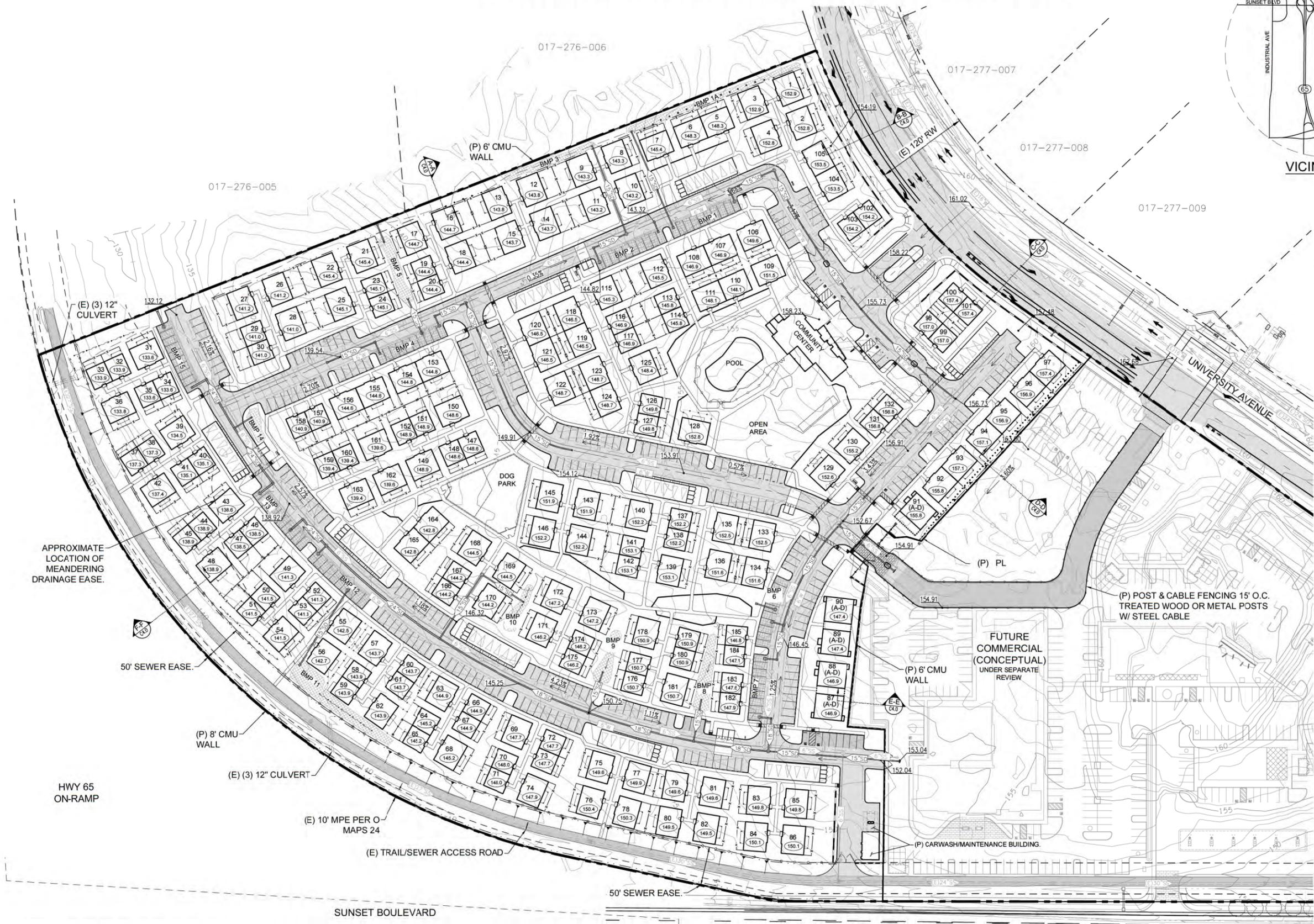


# PRELIMINARY GRADING AND DRAINAGE PLAN



**ESTIA AT ROCKLIN**  
Rocklin, California

APRIL 2023 | SR210296.00



**TOTAL AREA**  
20.00 ACRES

**100-YR FLOODPLAIN**  
NONE

**NOTES**

1. ALL GRADES ARE TOP OF ASPHALT UNLESS OTHERWISE NOTED.
2. SEE PRELIMINARY SITE PLAN AND TENTATIVE PARCEL MAP FOR ADDITIONAL INFORMATION NOT SHOWN HEREON.
3. SEE C4.0 FOR TYPICAL CROSS SECTIONS.
4. FOR WALLS AND FENCES PLEASE SEE SHEET L4.0.
5. PLEASE SEE STORMWATER QUALITY CONTROL PLAN, SHEET 3, FOR BMP/DMA INFORMATION.

**VERTICAL DATUM**

NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88)

**HORIZONTAL DATUM**

STATE PLANE COORDINATE SYSTEM (NAD-83), ZONE 2

**ESTIMATED EARTHWORK**

42,000 CY EXCAVATION (INCLUDING FOOTINGS & UTILITIES)  
42,000 CY EMBANKMENT

**CONTOUR INTERVAL**

CONTOUR INTERVAL = 1 FOOT MINOR, 5 FEET MAJOR

**LEGEND:**

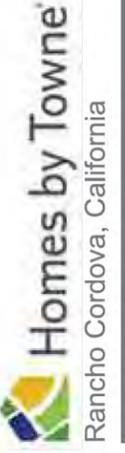
- BOUNDARY LINE
- - - CENTERLINE
- - - EASEMENT LINE
- - - EXISTING PROPERTY LINE
- - - EXISTING LOT LINE
- - - PROPOSED LOT LINE
- - - PROPERTY LINE
- - - EASEMENT
- - - PCWA
- - - D
- - - S
- - - CONCRETE
- - - BMP
- - - SANITARY SEWER
- - - STORM DRAIN
- (E) EXISTING
- (P) PROPOSED
- PL PROPERTY LINE
- EASEMENT
- PLACER COUNTY WATER AGENCY
- STORM DRAIN MANHOLE (DMH)
- SANITARY SEWER MANHOLE (SMH)
- CONCRETE
- BMP
- SANITARY SEWER
- STORM DRAIN



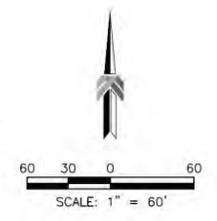
Civil: King Engineering



Landscape: Roach & Campbell



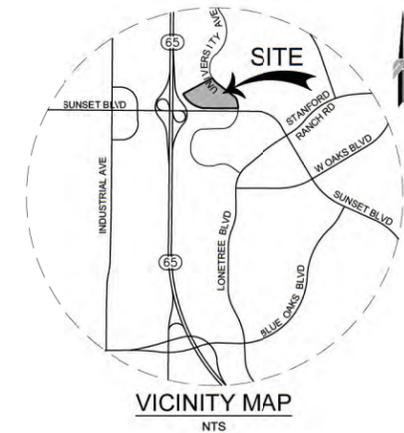
Homes by Towne  
Rancho Cordova, California



**C1.0**

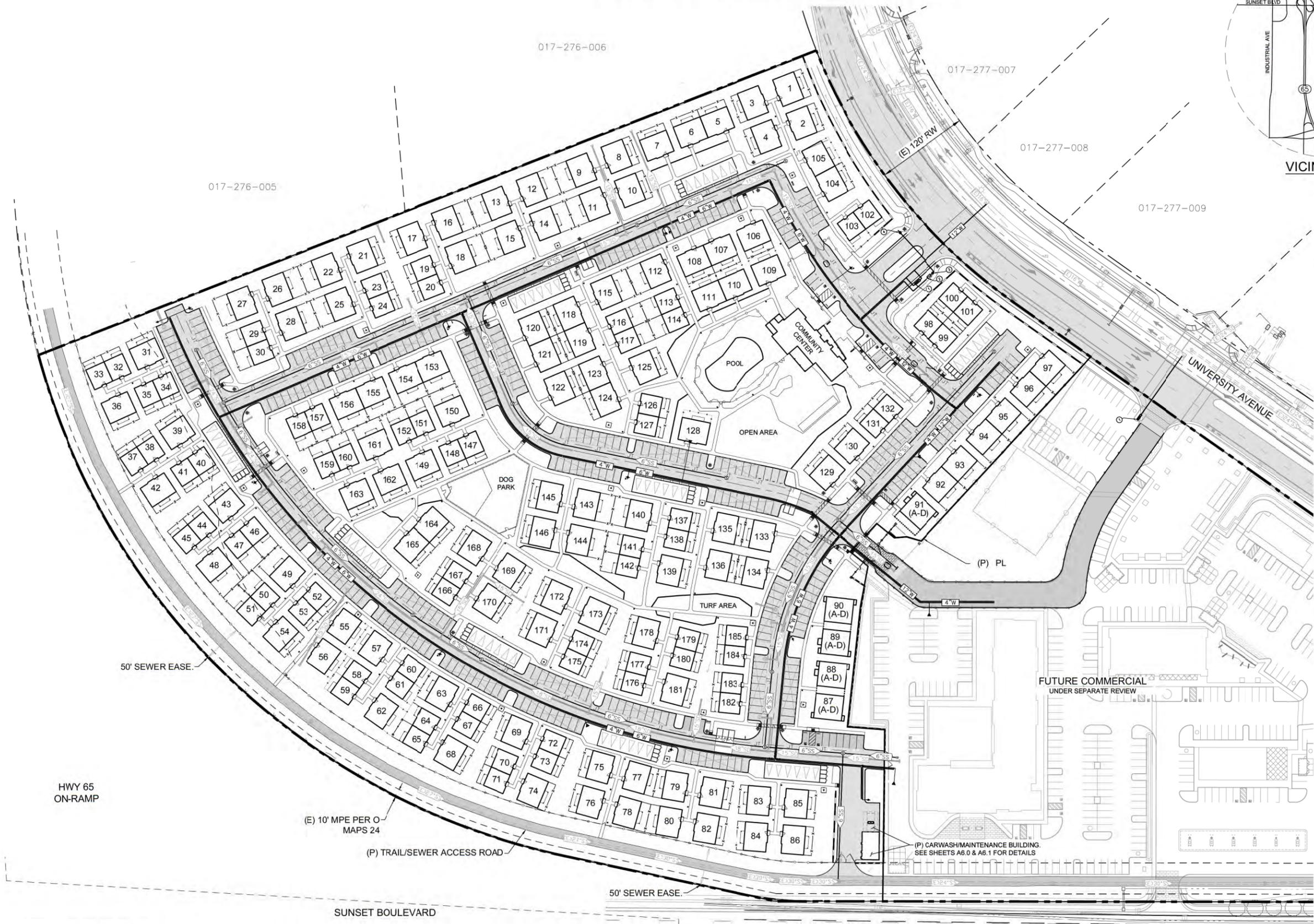
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# PRELIMINARY UTILITY PLAN



**ESTIA AT ROCKLIN**  
Rocklin, California

APRIL 2023 | SR210296.00



**TOTAL AREA**  
20.00 ACRES

**NOTES**

1. ALL GRADES ARE TOP OF ASPHALT UNLESS OTHERWISE NOTED.
2. SEE PRELIMINARY SITE PLAN AND TENTATIVE PARCEL MAP FOR ADDITIONAL INFORMATION NOT SHOWN HEREON.
3. SEE C4.0 FOR TYPICAL CROSS SECTIONS.
4. FOR WALLS AND FENCES PLEASE SEE SHEET L4.0.
5. PLEASE SEE STORMWATER QUALITY CONTROL PLAN, SHEET 3, FOR BMP/DMA INFORMATION.
6. ALL ROADWAY TYPE 1 CURB NOT ADJACENT TO PARKING SPACES SHALL BE PAINTED RED FOR FIRE LANE.
7. ANY REQUIRED FIRE LANES SHALL BE ENFORCED AND MAINTAINED BY THE HOA.
8. AUTOMATIC GATES TO THE SITE AND FUTURE COMMERCIAL PROPERTY SHALL BE EQUIPPED WITH OPTICOM AND KNOX SWITCHES. THESE GATES SHALL BE DESIGNED AND CONSTRUCTED TO COMPLY WITH ASMT F2200.

**CONSTRUCTION NOTES**

- ① FIRE DOUBLE DETECTOR CHECK WITH METER SIZE PER PCWA STANDARD DRAWING S207.
- ② 4" BACKFLOW PREVENTION DEVICE.
- ③ 4" MASTER DOMESTIC COMPOUND METER.
- ④ IRRIGATION METER.



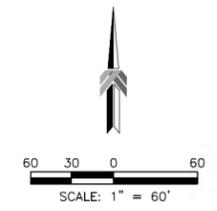
Civil:



Landscape:



Rancho Cordova, California

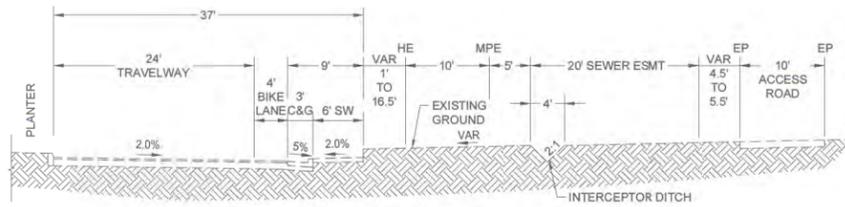


**C2.0**

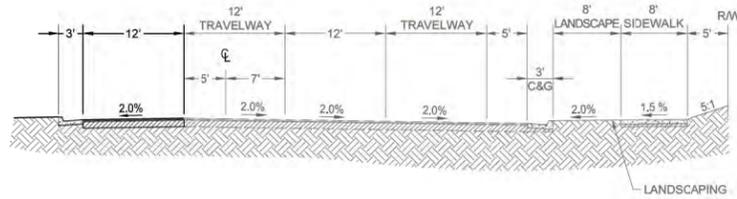
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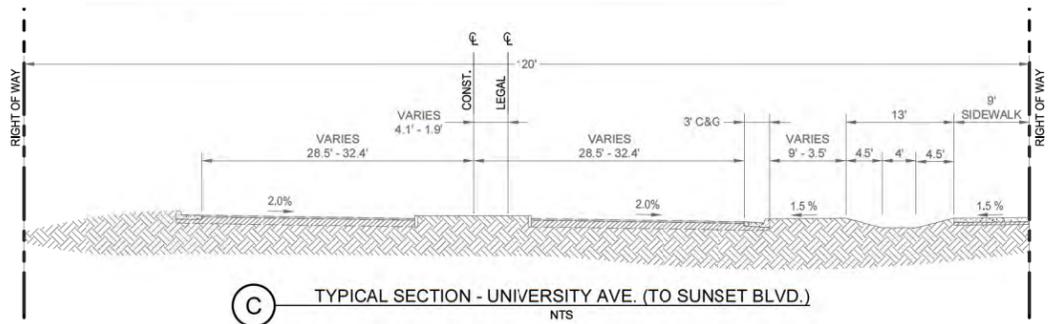
# PRELIMINARY PLAN DETAILS



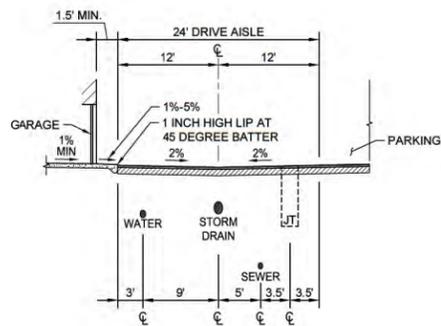
**A** TYPICAL SECTION - SUNSET BLVD.  
NTS



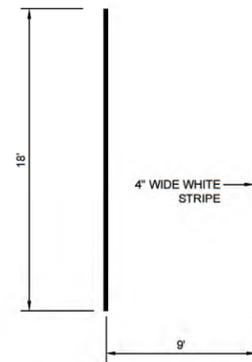
**B** TYPICAL SECTION - UNIVERSITY AVE. 48'  
NTS



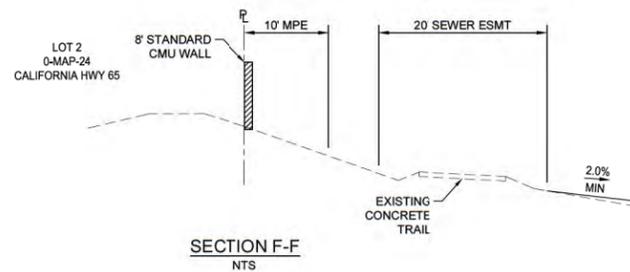
**C** TYPICAL SECTION - UNIVERSITY AVE. (TO SUNSET BLVD.)  
NTS



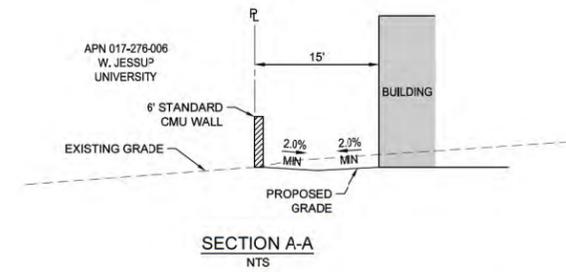
**D** TYPICAL ALLEY  
NTS



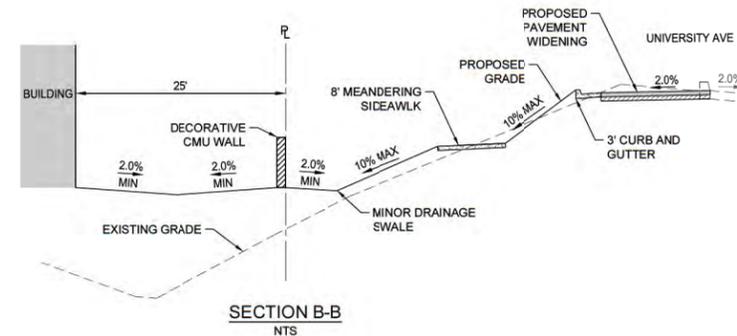
TYPICAL PARKING STALL STRIPING  
NTS



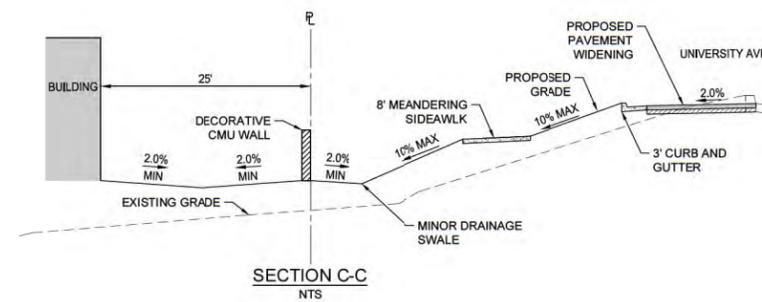
SECTION F-F  
NTS



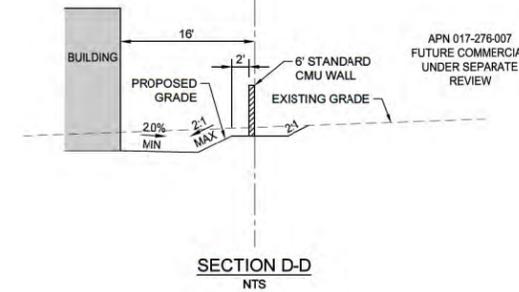
SECTION A-A  
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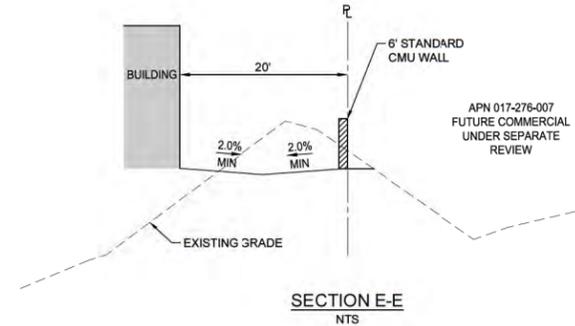
SECTION B-B  
NTS



SECTION C-C  
NTS



SECTION D-D  
NTS



SECTION E-E  
NTS



**ESTIA AT ROCKLIN**  
Rocklin, California

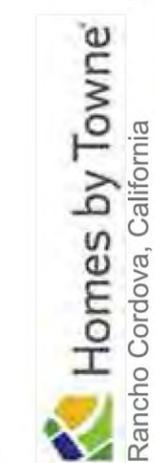
APRIL 2023 | SR210296.00



Civil



Landscape



Rancho Cordova, California

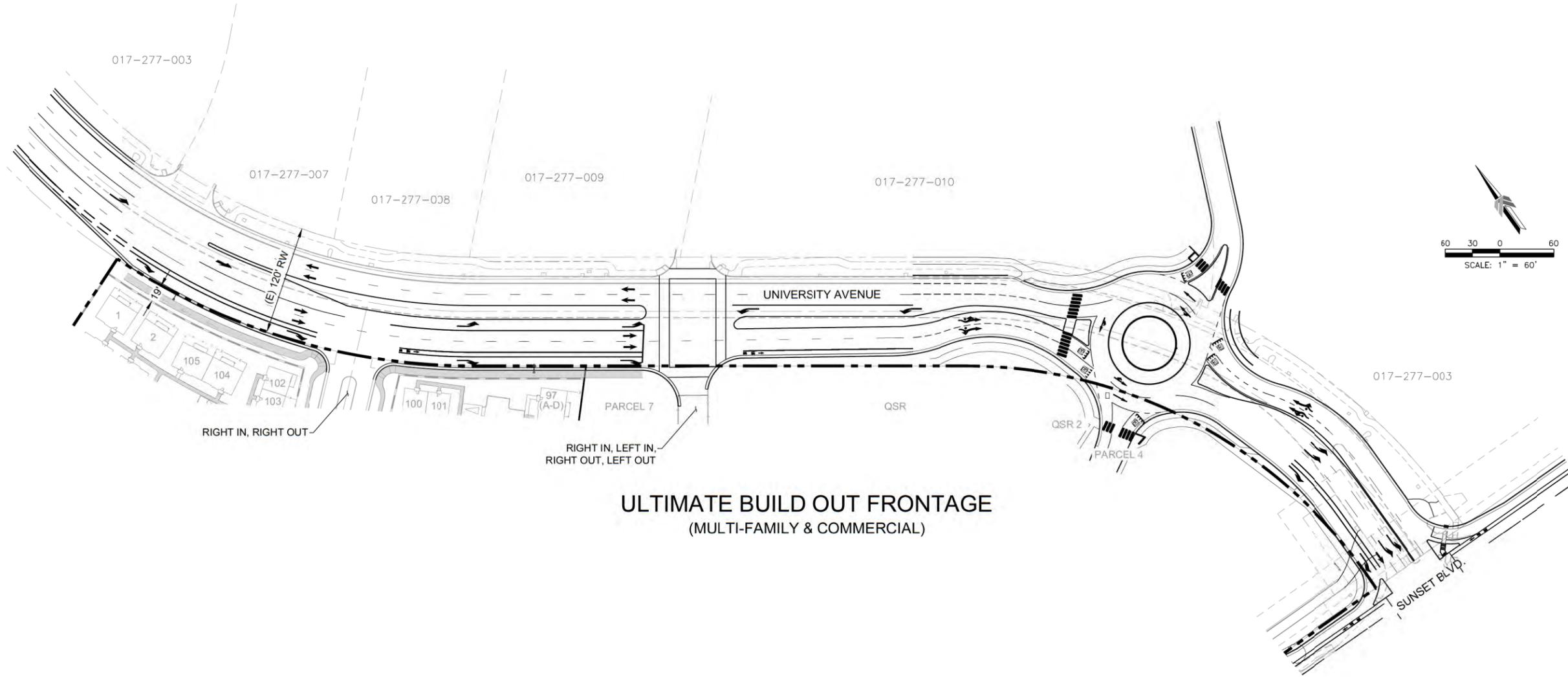
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# UNIVERSITY AVE FRONTAGE IMPROVEMENTS



**ESTIA AT ROCKLIN**  
Rocklin, California

APRIL 2023 | SR210296.00



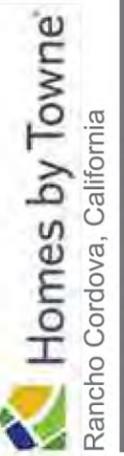
**ULTIMATE BUILD OUT FRONTAGE**  
(MULTI-FAMILY & COMMERCIAL)



Civil:



Landscape:



Rancho Cordova, California

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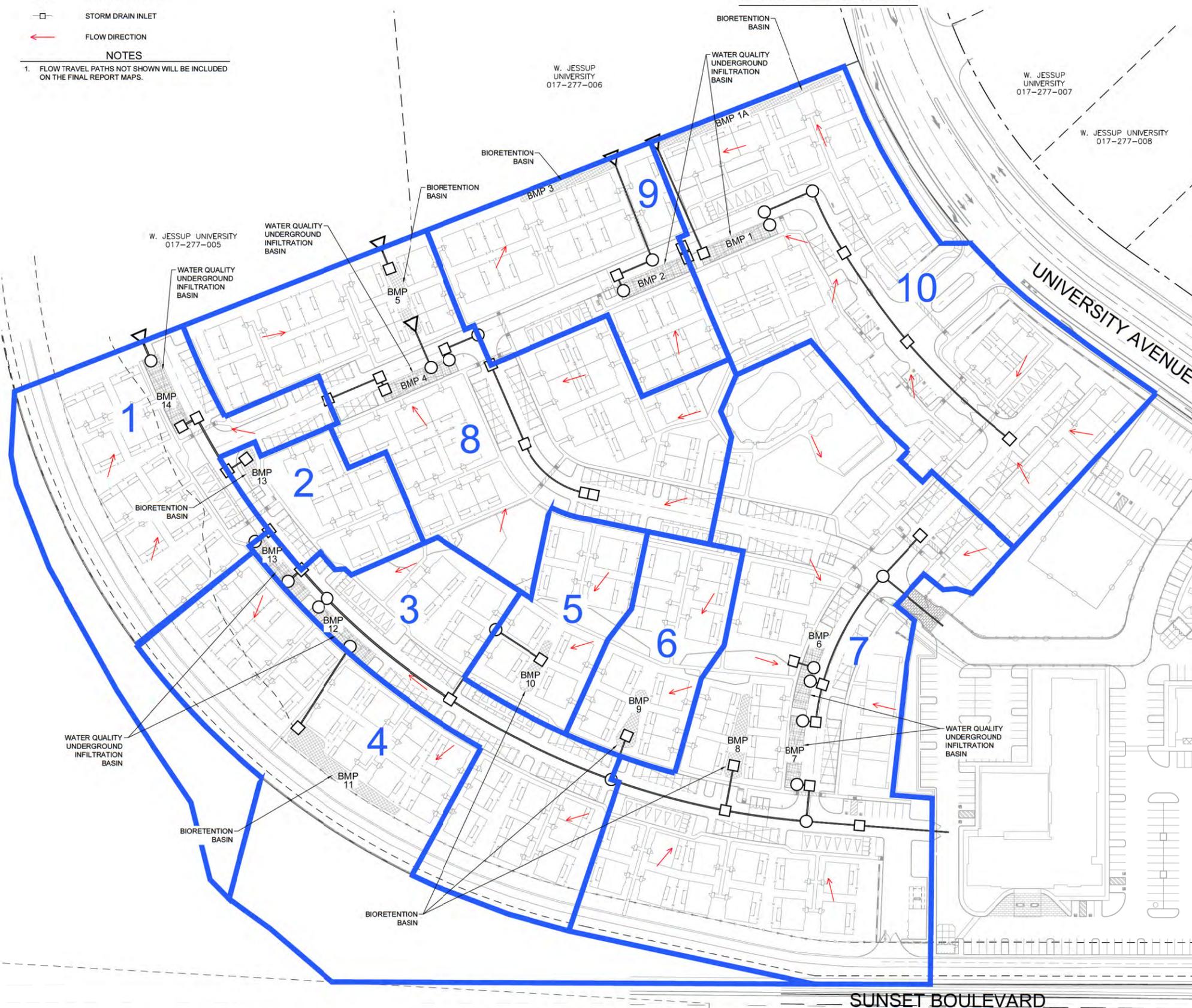
**LEGEND**

- ▽ STORM DRAIN FLARED END SECTION
- STORM DRAIN MANHOLE
- STORM DRAIN INLET
- FLOW DIRECTION

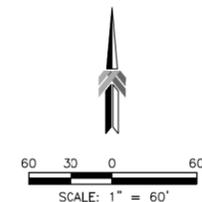
**NOTES**

1. FLOW TRAVEL PATHS NOT SHOWN WILL BE INCLUDED ON THE FINAL REPORT MAPS.

# DMA EXHIBIT



LID SITE ASSESSMENT		
SOILS	Eschequer-Rock	{Hydrologic Soil Group D} - Use 0.12 in./hr. Infil. Rate
SLOPES	Slopes are generally 1% to 6% across the site.	
GEOLOGY	Impervious layers are rare and groundwater is sufficiently deep so that flow in swales.	
VEGETATION	Vegetation consists mainly of grasses with a few trees. The improvement plan shows which trees are to be removed.	
SETBACKS	No regulatory setbacks to wetlands for this site.	
DMA Name	Surface Type	Area (square feet)
1	Roofs and Paving	36207
	Landscaped Areas	36207
	<b>Total Area =</b>	<b>72414</b>
2	Roofs and Paving	12554
	Landscaped Areas	12554
	<b>Total Area =</b>	<b>25108</b>
3	Roofs and Paving	17119
	Landscaped Areas	17119
	<b>Total Area =</b>	<b>34238</b>
4	Roofs and Paving	57549
	Landscaped Areas	57549
	<b>Total Area =</b>	<b>115099</b>
5	Roofs and Paving	15226
	Landscaped Areas	15226
	<b>Total Area =</b>	<b>30453</b>
6	Roofs and Paving	16714
	Landscaped Areas	16714
	<b>Total Area =</b>	<b>33428</b>
7	Roofs and Paving	105572
	Landscaped Areas	105572
	<b>Total Area =</b>	<b>211144</b>
8	Roofs and Paving	67111
	Landscaped Areas	67111
	<b>Total Area =</b>	<b>134222</b>
9	Roofs and Paving	50331
	Landscaped Areas	50331
	<b>Total Area =</b>	<b>100663</b>
10	Roofs and Paving	57057
	Landscaped Areas	57057
	<b>Total Area =</b>	<b>114114</b>



**ESTIA AT ROCKLIN**  
Rocklin, California

APRIL 2023 | SR210296.00



**Homes by Towne**  
Rancho Cordova, California

Landscape:

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# VEHICLE TURNING EXHIBIT 1



**ESTIA AT ROCKLIN**  
Rocklin, California

APRIL 2023 | SR210296.00

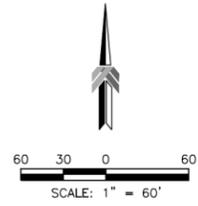


Civil:



Landscape:

**Homes by Towne**  
Rancho Cordova, California



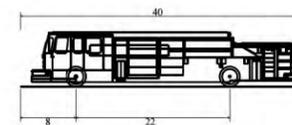
**LEGEND:**

- 36' TURNING RADIUS
- 50' TURNING RADIUS
- WHEEL PATH
- VEHICLE PATH

**NOTES**

- ① AUTODESK VEHICLE TRACKING 2020 WAS USED TO DETERMINE THE TURNING PATHS & DESIGN VEHICLE USED.
- ② AUTOMATIC GATES TO THE SITE AND FUTURE COMMERCIAL PROPERTY SHALL BE EQUIPPED WITH OPTICOM AND KNOX SWITCHES. THESE GATES SHALL BE DESIGNED AND CONSTRUCTED TO COMPLY WITH ASMT F2200.

**DESIGN VEHICLE**



Pumper Fire Truck	40.000ft
Overall Length	8.167ft
Overall Width	7.745ft
Overall Body Height	0.656ft
Min Body Ground Clearance	8.167ft
Track Width	5.00s
Lock-to-lock time	
Max Wheel Angle	

HWY 65  
ON-RAMP

**C7.0**

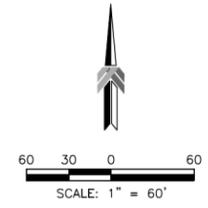
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# VEHICLE TURNING EXHIBIT 2



**ESTIA AT ROCKLIN**  
Rocklin, California

APRIL 2023 | SR210296.00



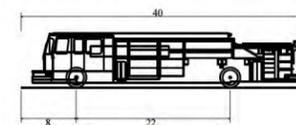
**LEGEND:**

- 36' TURNING RADIUS
- 50' TURNING RADIUS
- WHEEL PATH
- VEHICLE PATH

**NOTES**

- ① AUTODESK VEHICLE TRACKING 2020 WAS USED TO DETERMINE THE TURNING PATHS & DESIGN VEHICLE USED.
- ② AUTOMATIC GATES TO THE SITE AND FUTURE COMMERCIAL PROPERTY SHALL BE EQUIPPED WITH OPTICOM AND KNOX SWITCHES. THESE GATES SHALL BE DESIGNED AND CONSTRUCTED TO COMPLY WITH ASMT F2200.

**DESIGN VEHICLE**



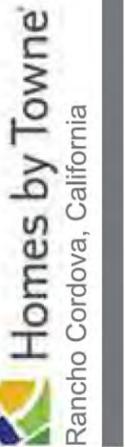
Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	



Civil:



Landscape:



Rancho Cordova, California

**C7.1**

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017-277-006

REFER TO SHEET L1.5.2 FOR COMMON FRONT AND REAR LANDSCAPES, TYP.

017-277-007

TREES AND SHRUBS WITHIN THE CITY ROW TO FOLLOW THE NORTHWEST ROCKLIN GENERAL DEVELOPMENT PLAN

017-277-008

017-277-005

017-277-



SPMUD EASEMENT WITH EXISTING ASPHALT ACCESS ROAD, TYP.

HWY. 65 ON-RAMP

MAIN PROJECT ENTRY

UNIVERSITY AVENUE

PRIVATE DRIVE

PRIVATE DRIVE

PRIVATE DRIVE

PRIVATE DRIVE

PRIVATE DRIVE

SECONDARY PROJECT ENTRY  
CONNECTION TO FUTURE COMMERCIAL SITE

FUTURE COMMERCIAL SITE

MAINTENANCE AREA

MAINTENANCE BUILDING

GARAGE / STORAGE BUILDING, TYP.

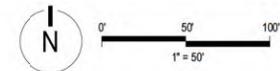
INTERNAL COMMUNITY WALKWAYS

REFER TO L4.0 FOR WALL AND FENCE PLAN

**PRELIMINARY LANDSCAPE NOTES**

1. ALL PLANTING AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM THAT WILL BE COMPLIANT WITH THE STATE OF CALIFORNIA AND LOCAL JURISDICTION WATER CONSERVATION IN LANDSCAPE ACT.
2. ALL SHRUBS AND GROUND COVER AREAS SHALL RECEIVE A 3" LAYER OF BARK MULCH TOP DRESSING.
3. ALL GROUND MOUNTED GAS & ELECTRICAL METERS, AND EQUIPMENT SHALL BE SCREENED FROM VIEW WITH SHRUBS AND GROUND COVER. HVAC UNITS TO BE LOCATED WITHIN FENCED REAR YARDS AT EACH UNIT.
4. TRASH ENCLOSURES SHALL BE SCREEN WITH VINES AND SHRUB PLANTING.
5. A STRONG MIX OF PLANTS LISTED IN THE PRELIMINARY PLANT LEGEND ARE REPRESENTATIVE OF THE PROPOSED PLANTS TO BE USED ON THE PROJECT. LEGEND MAY BE MODIFIED IF AT TIME OF ORDERING AND/OR PLANTING SOME PLANT MATERIALS ARE NOT AVAILABLE AND ARE SUBJECT TO PRIOR APPROVAL BY THE PLANNING DEPARTMENT (OR CITY).

SEE SHEET L1.1 FOR PLANT LEGENDS



**OVERALL PRELIMINARY LANDSCAPE PLAN | L1.0**



**ESTIA AT ROCKLIN**  
Rocklin, California



**Homes by Towne**  
Rancho Cordova, California

Landscape:

May 10, 2022 | SR210296.00  
March 10, 2023 | REVISION 1

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17-277-005



CONTINUATION LINE - REFER TO SHEET L1.1

CONTINUATION LINE - REFER TO SHEET L1.3

**PRELIM PLANT LEGEND - SPMUD EASEMENT**

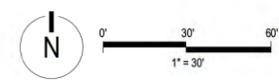
	<b>SHRUBS - SPMUD EASEMENT</b> SMALL SHRUBS AND GROUND COVER SELECTED FOR UNIQUE FOLIAGE OR FLOWERING CHARACTERISTICS. PREDOMINATELY LOW WATER USE.	
	ABELIA X GRANDIFLORA 'CANYON CREEK' / GLOSSY ABELIA	5 GAL
	AGAPANTHUS AFRICANUS 'BLUE' OR 'WHITE' / LILY OF THE NILE	5 GAL
	BOUTELOUA GRACILIS 'ALMA' / ALMA BLUE GRAMA GRASS	5 GAL
	CAMELLIA SASANQUA 'SHISHI GASHIRA' / SHISHI GASHIRA CAMELLIA	5 GAL
	CISTUS PULVERULENTUS 'SUNSET' / ROCKROSE	5 GAL
	COLEONEMA PULCHRUM 'DWARF PINK' / DWARF PINK BREATH OF HEAVEN	5 GAL
	COTONEASTER LACTEUS / RED CLUSTERBERRY COTONEASTER	5 GAL
	DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY	5 GAL
	DIETES VEGATA / FORTNIGHT LILY	5 GAL
	ESCALLONIA X 'COMPACTA' / COMPACT ESCALLONIA	5 GAL
	HEMEROCALLIS X 'STELLA SUPREME' / STELLA SUPREME DAYLILY	5 GAL
	LAVANDULA DENTATA 'MUNSTEAD' OR 'GOODWIN CREEK' / FRENCH LAVENDER	5 GAL
	LIGUSTRUM JAPONICUM 'TEXANUM' / WAX LEAF PRIVET	5 GAL
	LOMANDRA LONGIFOLIA / MAT RUSH	5 GAL
	LOROPETALUM CHINENSE RUBRUM 'RAZZLEBERRY' / PURPLE LEAF FRINGE FLOWER	5 GAL
	MUHLENBERGIA CAPILLARIS 'PINK CLOUD' / PINK CLOUD PINK MUHLY GRASS	5 GAL
	MUHLENBERGIA DUBIA / PINE MUHLY	5 GAL
	PENNISETUM X 'FAIRY TAILS' / EVERGREEN FOUNTAIN GRASS	5 GAL
	RHAPHIOLEPIS INDICA 'INDIAN PRINCESS' TM / INDIAN PRINCESS INDIAN HAWTHORNE	5 GAL
	RHAPHIOLEPIS INDICA 'PINK DANCER' / INDIAN HAWTHORNE	5 GAL
	RHAPHIOLEPIS UMBELLATA 'PINKIE' / PINK INDIAN HAWTHORNE	5 GAL
	RHAPHIOLEPIS X 'MONTIC' / MAGESTIC BEAUTY INDIAN HAWTHORN	5 GAL
	WESTRINGIA FRUTICOSA / COAST ROSEMARY	5 GAL
	WESTRINGIA FRUTICOSA 'BLUE GEM' / COAST ROSEMARY	5 GAL
	<b>GROUNDCOVERS - SPMUD EASEMENT</b> AND TURF SUBSTITUTE.	
	ACACIA REDOLENS 'LOW BOY' / LOW BOY BARK CATCLAW	1 GAL
	ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA	1 GAL
	BULBINE FRUTESCENS / STALKED BULBINE	1 GAL
	COTONEASTER DAMMERI 'LOWFAST' / LOWFAST BEARBERRY COTONEASTER	1 GAL
	JUNIPERUS HORIZONTALIS 'BLUE RUG' / BLUE RUG JUNIPER	1 GAL
	ROSA X 'MEIZORLAND' TM / WHITE DRIFT GROUND COVER ROSE	2 GAL
	ROSMARINUS OFF. 'HUNTINGTON CARPET' / PROSTRATE ROSEMARY	1 GAL
	TRACHELOSPERMUM JASMINOIDES / STAR JASMINE	1 GAL

**PRELIMINARY LANDSCAPE NOTES**

- ALL PLANTING AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM THAT WILL BE COMPLIANT WITH THE STATE OF CALIFORNIA AND LOCAL JURISDICTION WATER CONSERVATION IN LANDSCAPE ACT.
- ALL SHRUBS AND GROUND COVER AREAS SHALL RECEIVE A 3" LAYER OF BARK MULCH TOP DRESSING.
- ALL GROUND MOUNTED GAS & ELECTRICAL METERS, AND EQUIPMENT SHALL BE SCREENED FROM VIEW WITH SHRUBS AND GROUND COVER. HVAC UNITS TO BE LOCATED WITHIN FENCED REAR YARDS AT EACH UNIT.
- TRASH ENCLOSURES SHALL BE SCREEN WITH VINES AND SHRUB PLANTING.
- A STRONG MIX OF PLANTS LISTED IN THE PRELIMINARY PLANT LEGEND ARE REPRESENTATIVE OF THE PROPOSED PLANTS TO BE USED ON THE PROJECT. LEGEND MAY BE MODIFIED IF AT TIME OF ORDERING AND/OR PLANTING SOME PLANT MATERIALS ARE NOT AVAILABLE AND ARE SUBJECT TO PRIOR APPROVAL BY THE PLANNING DEPARTMENT (OR CITY).

**CONCEPT PLANT SCHEDULE ONSITE**

	<b>STREET TREES</b> TREES SELECTED FOR SHADE, DEEP ROOTING STRUCTURE, AND CANOPY GROWTH WITHIN SPACE AVAILABLE. TREE SELECTIONS FROM CITY OF ROCKLIN STD. TREE LIST AND TO MATCH EXISTING STREET TREE ON THE OPPOSITE SIDE OF THE STREET	
	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	15 GAL
	ULMUS PARVIFOLIA 'ATHENA' / ATHENA ELM (SMILEVERGREEN)	15 GAL
	ULMUS PROPINQUA 'FS-BIEBERICH' TM / EMERALD SUNSHINE ELM	15 GAL
	ULMUS X 'ACCOLADE' / ACCOLADE ELM	15 GAL
	<b>ACCENT TREES</b> SMALLER SIZE SUITABLE FOR PLANTING ADJACENT HOMES. LOCATE WHERE SPACE ALLOWS BETWEEN UNITS AND IN GREEN CORRIDORS. ADJACENT TO FRONT DOOR OR WALK AS SHOWN	
	ARBUUS UNEDO 'COMPACTA' / COMPACT STRAWBERRY TREE	15 GAL
	CERCIS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD	15 GAL
	CHIONANTHUS RETULUS / CHINESE FRINGE TREE	15 GAL
	CORNUS KOUSA / KUSA DOGWOOD	15 GAL
	LAGERSTROEMIA INDICA 'MUSKOGEE' / MUSKOGEE CRAPE MYRTLE	15 GAL
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA	15 GAL
	NYSSA SYLVATICA / TUPELO	15 GAL
	<b>SCREENBACKGROUND TREES</b> EVERGREEN SECONDARY TREES TO USE AS BACKDROP AND SCREENING	
	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA	15 GAL
	PODOCARPUS MACROPHYLLUS 'MAKI' / MAKI PODOCARPUS	15 GAL
	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	15 GAL
	<b>SHADE TREES</b> TREES SELECTED FOR SHADE AND MODERATE CANOPY GROWTH, AND WITH FALL COLOR OR OTHER ATTRIBUTES	
	ACER RUBRUM 'AUTUMN RED' / AUTUMN RED MAPLE	15 GAL
	FRAXINUS LATIFOLIA / OREGON ASH	15 GAL
	PLATANUS RACEMOSA 'ROBERTS' / ROBERTS CALIFORNIA SYCAMORE	15 GAL
	ULMUS PROPINQUA 'FS-BIEBERICH' TM / EMERALD SUNSHINE ELM	15 GAL
	ULMUS X 'ACCOLADE' / ACCOLADE ELM	15 GAL
	ZELKOVA SERRATA 'VILLAGE GREEN' / SAWLEAF ZELKOVA	15 GAL
	<b>COLUMNAR TREES</b> TREES WITH UPRIGHT, FASTIGIATE HABIT; USED AT NARROW AREAS OR ADJACENT TO BUILDINGS	
	ACER RUBRUM 'BOWHALL' / BOWHALL MAPLE	15 GAL
	CARPINUS BETULUS 'COLUMNARIS' / COLUMNAR EUROPEAN HORNBEAM	15 GAL
	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA	15 GAL
	QUERCUS ROBUR 'FASTIGIATA' / PYRAMIDAL ENGLISH OAK	15 GAL
	QUERCUS VIRGINIANA 'SKY CLIMBER' / SKY CLIMBER SOUTHERN LIVE OAK	15 GAL
	<b>SCREEN SHRUBS</b> VERTICAL SCREENING SHRUBS; UPRIGHT HABIT; USED AGAINST WALLS, FENCES, ETC.	
	CALLISTEMON VIMINALIS SLIM TM / SLIM BOTTLEBRUSH	5 GAL
	LIGUSTRUM JAPONICUM 'TEXANUM' / WAX LEAF PRIVET	5 GAL
	PHOTINIA X FRASERI 'PIKOTINA'	5 GAL
	PODOCARPUS MACROPHYLLUS 'MAKI' / SHRUBBY YEW	5 GAL
	PRUNUS CAROLINIANA 'COMPACTA' / DWARF CAROLINA LAUREL	5 GAL
	RHAPHIOLEPIS INDICA 'JACK EVANS' / INDIAN HAWTHORN	5 GAL
	XYLOSMA CONGESTUM 'COMPACTA' / COMPACT XYLOSMA	5 GAL
	<b>VINES</b> VINES TO BE PLANTED AGAINST TRASH ENCLOSURES AND CMU WALLS (AS APPLICABLE) FOR SCREENING	
	FICUS PUMILA / CREEPING FIG	5 GAL
	LONICERA X 'FREEDOM' / FREEDOM HONEYSUCKLE	5 GAL
	TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE	5 GAL
	<b>ENTRY PLANTING</b> ENHANCED PLANTING AT ENTRY AREAS. TIGHTER PLANT SPACING AND FLOWER OR LEAF COLOR TO ACCENTUATE WALKWAYS. SHRUBS TO BE 5-GALLON, GROUND COVER TO BE 1-GALLON. SPACING AS SHOWN. REFER TO ENLARGEMENTS AND LEGEND ON SHEET L1.5.1 AND L1.5.3	
	<b>SHRUBS AND GROUND COVER</b> SMALL SHRUBS AND GROUND COVER SELECTED FOR UNIQUE FOLIAGE OR FLOWERING CHARACTERISTICS. PREDOMINATELY LOW WATER USE.	
	ABELIA X GRANDIFLORA 'CANYON CREEK' / GLOSSY ABELIA	5 GAL
	AGAPANTHUS AFRICANUS 'BLUE' OR 'WHITE' / LILY OF THE NILE	5 GAL
	BOUTELOUA GRACILIS 'ALMA' / ALMA BLUE GRAMA GRASS	5 GAL
	CAMELLIA SASANQUA 'SHISHI GASHIRA' / SHISHI GASHIRA CAMELLIA	5 GAL
	CISTUS PULVERULENTUS 'SUNSET' / ROCKROSE	5 GAL
	COLEONEMA PULCHRUM 'DWARF PINK' / DWARF PINK BREATH OF HEAVEN	5 GAL
	COTONEASTER LACTEUS / RED CLUSTERBERRY COTONEASTER	5 GAL
	DIANELLA REVOLUTA 'LITTLE REV' / LITTLE REV FLAX LILY	5 GAL
	DIETES VEGATA / FORTNIGHT LILY	5 GAL
	ESCALLONIA X 'COMPACTA' / COMPACT ESCALLONIA	5 GAL
	HEMEROCALLIS X 'STELLA SUPREME' / STELLA SUPREME DAYLILY	5 GAL
	LAVANDULA DENTATA 'MUNSTEAD' OR 'GOODWIN CREEK' / FRENCH LAVENDER	5 GAL
	LIGUSTRUM JAPONICUM 'TEXANUM' / WAX LEAF PRIVET	5 GAL
	LOMANDRA LONGIFOLIA / MAT RUSH	5 GAL
	LOROPETALUM CHINENSE RUBRUM 'RAZZLEBERRY' / PURPLE LEAF FRINGE FLOWER	5 GAL
	MUHLENBERGIA CAPILLARIS 'PINK CLOUD' / PINK CLOUD PINK MUHLY GRASS	5 GAL
	MUHLENBERGIA DUBIA / PINE MUHLY	5 GAL
	PENNISETUM X 'FAIRY TAILS' / EVERGREEN FOUNTAIN GRASS	5 GAL
	RHAPHIOLEPIS INDICA 'INDIAN PRINCESS' TM / INDIAN PRINCESS INDIAN HAWTHORNE	5 GAL
	RHAPHIOLEPIS INDICA 'PINK DANCER' / INDIAN HAWTHORNE	5 GAL
	RHAPHIOLEPIS UMBELLATA 'PINKIE' / PINK INDIAN HAWTHORNE	5 GAL
	RHAPHIOLEPIS X 'MONTIC' / MAGESTIC BEAUTY INDIAN HAWTHORN	5 GAL
	WESTRINGIA FRUTICOSA / COAST ROSEMARY	5 GAL
	WESTRINGIA FRUTICOSA 'BLUE GEM' / COAST ROSEMARY	5 GAL
	<b>TURF</b> TURF / 90% DWARF FESCUE / 10% KENTUCKY BLUE	SOD
	<b>ENGINEERED WOOD FIBER</b> ENGINEERED WOOD FIBER SURFACING WITHIN DOG PARK FENCING	



**PRELIMINARY LANDSCAPE PLAN | L1.2**



**ESTIA AT ROCKLIN**  
Rocklin, California



**Homes by Towne**  
Rancho Cordova, California

May 10, 2022 | SR210296.00  
March 10, 2023 | REVISION 1

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CONTINUATION LINE - REFER TO SHEET L1.3

CONCRETE WALKWAY CONNECTION TO EXISTING ASPHALT PAVING  
 CMU WALL, REFER TO OVERALL FENCING PLAN  
 EXISTING ASPHALT ACCESS ROAD WITHIN 50' SPMUD EASEMENT TO REMAIN  
 6" METAL VIEW FENCE, TYP.  
 NEW ASPHALT ACCESS TO SITE

MAINTENANCE BUILDING AND ONSITE CAR WASH STATION. REFER TO ARCH DRAWINGS FOR ADDITIONAL INFORMATION

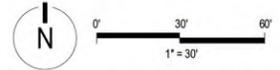
PRELIM PLANT LEGEND - SPMUD EASEMENT

	<b>SHRUBS - SPMUD EASEMENT</b> SMALL SHRUBS AND GROUND COVER SELECTED FOR UNIQUE FOLIAGE OR FLOWERING CHARACTERISTICS. PREDOMINATELY LOW WATER USE.	5 GAL.
	<b>GROUND COVER - SPMUD EASEMENT</b> GROUND COVERS: SPREADING PLANTS TYPICALLY EVERGREEN, AS FOREGROUND AND TURF SUBSTITUTE.	1 GAL.
	<b>SHRUBS AND GROUND COVER</b> SMALL SHRUBS AND GROUND COVER SELECTED FOR UNIQUE FOLIAGE OR FLOWERING CHARACTERISTICS. PREDOMINATELY LOW WATER USE.	5 GAL.
	<b>BIORENTION AREA</b> PLANTS SUITED FOR PREIODIC INUNDATION OF WATER EVENTS. SIDE SLOPES WILL BE PLANTED WITH BUNCH GRASSES TO STABILIZE THE SLOPES.	1 GAL.
	<b>TURF</b> TURF / 90% DWARF FESCUE / 10% KENTUCKY BLUE.	SOD
	<b>ENGINEERED WOOD FIBER</b> ENGINEERED WOOD FIBER SURFACING WITHIN DOG PARK FENCING	1 GAL.

PRELIMINARY LANDSCAPE NOTES

- ALL PLANTING AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM THAT WILL BE COMPLIANT WITH THE STATE OF CALIFORNIA AND LOCAL JURISDICTION WATER CONSERVATION IN LANDSCAPE ACT.
- ALL SHRUBS AND GROUND COVER AREAS SHALL RECEIVE A 3" LAYER OF BARK MULCH TOP DRESSING.
- ALL GROUND MOUNTED GAS & ELECTRICAL METERS, AND EQUIPMENT SHALL BE SCREENED FROM VIEW WITH SHRUBS AND GROUND COVER. HVAC UNITS TO BE LOCATED WITHIN FENCED REAR YARDS AT EACH UNIT.
- TRASH ENCLOSURES SHALL BE SCREEN WITH VINES AND SHRUB PLANTING.
- A STRONG MIX OF PLANTS LISTED IN THE PRELIMINARY PLANT LEGEND ARE REPRESENTATIVE OF THE PROPOSED PLANTS TO BE USED ON THE PROJECT. LEGEND MAY BE MODIFIED IF AT TIME OF ORDERING AND/OR PLANTING. SOME PLANT MATERIALS ARE NOT AVAILABLE AND ARE SUBJECT TO PRIOR APPROVAL BY THE PLANNING DEPARTMENT (OR CITY).

	<b>STREET TREES</b> TREES SELECTED FOR SHADE, DEEP ROOTING STRUCTURE, AND CANOPY GROWTH WITHIN SPACE AVAILABLE. TREE SELECTIONS FROM CITY OF ROCKLIN STD. TREE LIST AND TO MATCH EXISTING STREET TREE ON THE OPPOSITE SIDE OF THE STREET	15 GAL.
	<b>ACCENT TREES</b> SMALLER SIZE SUITABLE FOR PLANTING ADJACENT HOMES. LOCATE WHERE SPACE ALLOWS BETWEEN UNITS AND IN GREEN CORRIDORS. ADJACENT TO FRONT DOOR OR WALK AS SHOWN	15 GAL.
	<b>SCREEN/BACKGROUND TREES</b> EVERGREEN SECONDARY TREES TO USE AS BACKDROP AND SCREENING	15 GAL.
	<b>SHADE TREES</b> TREES SELECTED FOR SHADE AND MODERATE CANOPY GROWTH, AND WITH FALL COLOR OR OTHER ATTRIBUTES	15 GAL.
	<b>COLUMNAR TREES</b> TREES WITH UPRIGHT, FASTIGIATE HABIT, USED AT NARROW AREAS OR ADJACENT TO BUILDINGS.	15 GAL.
	<b>SCREEN SHRUBS</b> VERTICAL SCREENING SHRUBS: UPRIGHT HABIT, USED AGAINST WALLS, FENCES, ETC.	5 GAL.
	<b>VINES</b> VINES TO BE PLANTED AGAINST TRASH ENCLOSURES AND CMU WALLS (AS APPLICABLE) FOR SCREENING.	5 GAL.
	<b>ENTRY PLANTING</b> ENHANCED PLANTING AT ENTRY AREAS. TIGHTER PLANT SPACING AND FLOWER OR LEAF COLOR TO ACCENT WALKWAYS.	5 GAL.
	<b>SHRUBS AND GROUND COVER</b> SMALL SHRUBS AND GROUND COVER SELECTED FOR UNIQUE FOLIAGE OR FLOWERING CHARACTERISTICS. PREDOMINATELY LOW WATER USE.	5 GAL.
	<b>BIORENTION AREA</b> PLANTS SUITED FOR PREIODIC INUNDATION OF WATER EVENTS. SIDE SLOPES WILL BE PLANTED WITH BUNCH GRASSES TO STABILIZE THE SLOPES.	1 GAL.
	<b>TURF</b> TURF / 90% DWARF FESCUE / 10% KENTUCKY BLUE.	SOD
	<b>ENGINEERED WOOD FIBER</b> ENGINEERED WOOD FIBER SURFACING WITHIN DOG PARK FENCING	1 GAL.



**ESTIA AT ROCKLIN**  
Rocklin, California

May 10, 2022 | SR210296.00  
 March 10, 2023 | REVISION 1



**Homes by Towne**  
Rancho Cordova, California

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**PLAN LEGEND**

- 25% 50% 75% 100% TREES COUNTED IN SHADE CALCULATIONS
- PAVED AREA
- OVERHEAD CANOPIES (CANOPY CREDIT)

**CONCEPT PLANT SCHEDULE ONSITE**

- STREET TREES**  
TREES SELECTED FOR SHADE, DEEP ROOTING STRUCTURE, AND CANOPY GROWTH WITHIN SPACE AVAILABLE. TREE SELECTIONS FROM CITY OF ROCKLIN STD TREE LIST AND TO MATCH EXISTING STREET TREES ON THE OPPOSITE SIDE OF THE STREET
- ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE 15 GAL
- ULMUS PARVIFOLIA 'ATHENA' / ATHENA ELM (SM/EVERGREEN) 15 GAL
- ULMUS PROPINQUA 'JFS-BEEBERRY' TM / EMERALD SUNSHINE ELM 15 GAL
- ULMUS X 'ACCOLADE' / ACCOLADELM 15 GAL
- ACCENT TREES**  
SMALLER SIZE, SUITABLE FOR PLANTING ADJACENT HOMES. LOCATE WHERE SPACE ALLOWS BETWEEN PATENTS AND IN GREEN CORRIDORS, ADJACENT TO FRONT DOOR OR WALK AS SHOWN
- ARBUTUS UNEDO 'COMPACTA' / COMPACT STRAWBERRY TREE 15 GAL
- CERCIS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD 15 GAL
- CHONANTHUS RETIUSUS / CHINESE FRINGE TREE 15 GAL
- CORNUS KOUSA 'KOUSA DOGWOOD' 15 GAL
- LAGERSTROMIA INDICA 'MUSKOGEE' / MUSKOGEE GRAPE MYRTLE 15 GAL
- MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA 15 GAL
- NYSSA SYLVATICA 'TUPELO' 15 GAL
- SCREEN/BACKGROUND TREES**  
EVERGREEN SECONDARY TREES TO USE AS BACKDROP AND SCREENING
- MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA 15 GAL
- PODOCARPUS MACKENZIEI 'MAH' / MAH PODOCARPUS 15 GAL
- QUERCUS VIRGINIANA / SOUTHERN LIVE OAK 15 GAL
- SHADE TREES**  
TREES SELECTED FOR SHADE AND MODERATE CANOPY GROWTH, AND WITH FALL COLOR OR OTHER ATTRIBUTES
- ACER RUBRUM 'AUTUMN RED' / AUTUMN RED MAPLE 15 GAL
- FRAXINUS LATIFOLIA 'OREGON ASI' 15 GAL
- PLATANUS RACEMOSA 'ROBERTS' / ROBERTS CALIFORNIA SYCAMORE 15 GAL
- ULMUS PROPINQUA 'JFS-BEEBERRY' TM / EMERALD SUNSHINE ELM 15 GAL
- ULMUS X 'ACCOLADE' / ACCOLADELM 15 GAL
- ZELKOVA SERRATA 'VILLAGE GREEN' / SAWLEAF ZELKOVA 15 GAL
- COLUMNAR TREES**  
TREES WITH UPRIGHT, FASTIGIATE HABIT. USED AT NARROW AREAS OR ADJACENT TO BUILDINGS
- ACER RUBRUM 'BONNELL' / BONNELL MAPLE 15 GAL
- CARPINUS BETULUS 'COLUMNARIS' / COLUMNAR EUROPEAN HORNBEEAM 15 GAL
- MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA 15 GAL

**Parking Lot Shade Calculations**  
Site Description: Housing Development

Project: Estia at Rocklin  
Date: 3/3/2023

	25%	50%	75%	100%	Total
Qty. 35' Diameter Trees	6	24	31	8	
sub total of shade at 962 sf for 100% canopy	1440	11544	22362	7696	43,062
Qty. 30' Diameter Trees	0	12	4	0	
sub total of shade at 708 sf for 100% canopy	0	4248	2120	0	6,368
Qty. 25' Diameter Trees	0	16	5	0	
sub total of shade at 491 sf for 100% canopy	0	3936	1840	0	5,776
Qty. 20' Diameter Trees	0	8	0	0	
sub total of shade at 314 sf for 100% canopy	0	1256	0	0	1,256
<b>Total Shade Provided by Trees</b>					<b>56,462</b>
<b>Total Parking Area</b>					<b>108,729</b>
<b>Percent Shaded</b>					<b>52%</b>





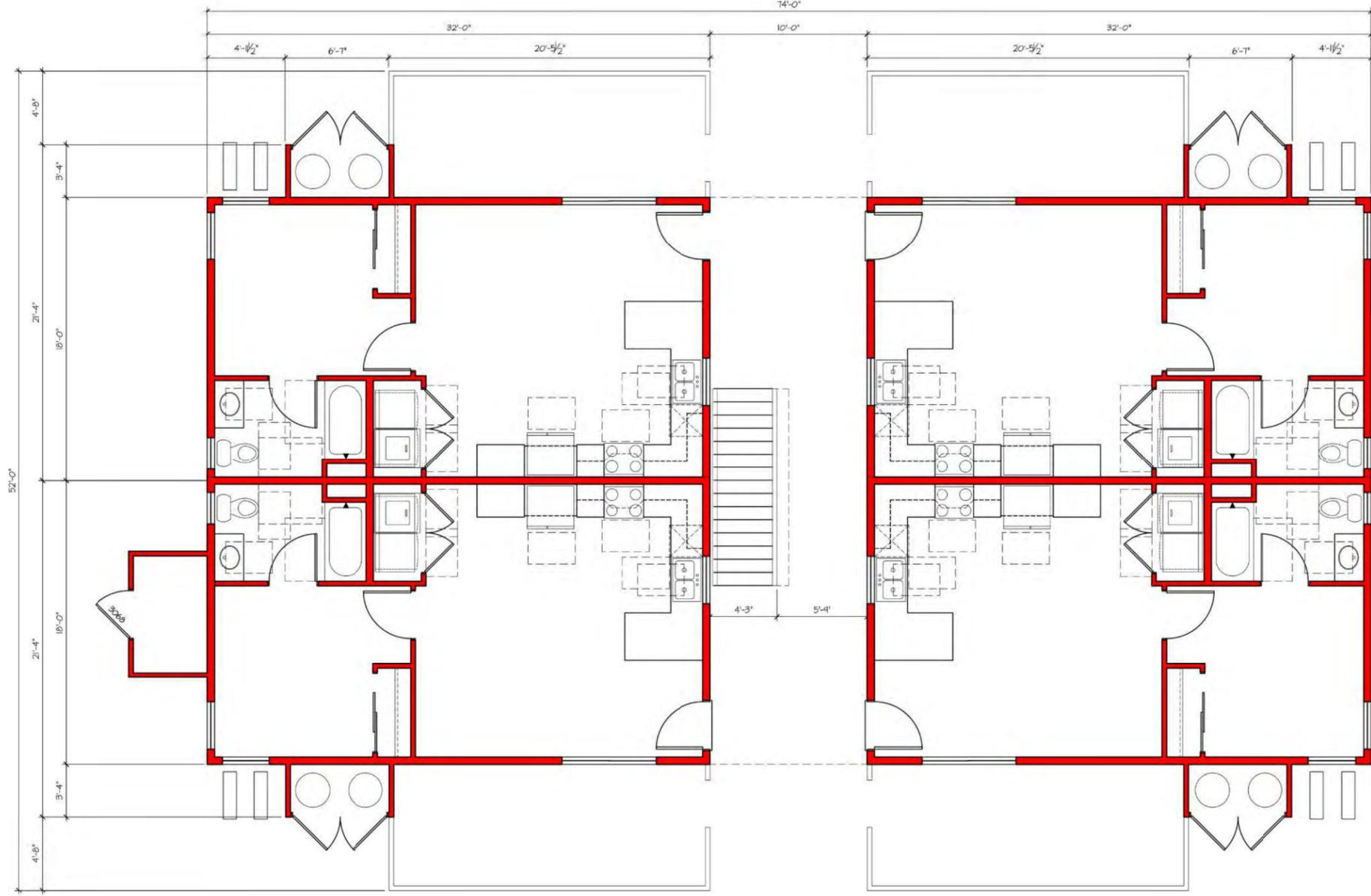
**RIGHT ELEVATION**



**LEFT ELEVATION**

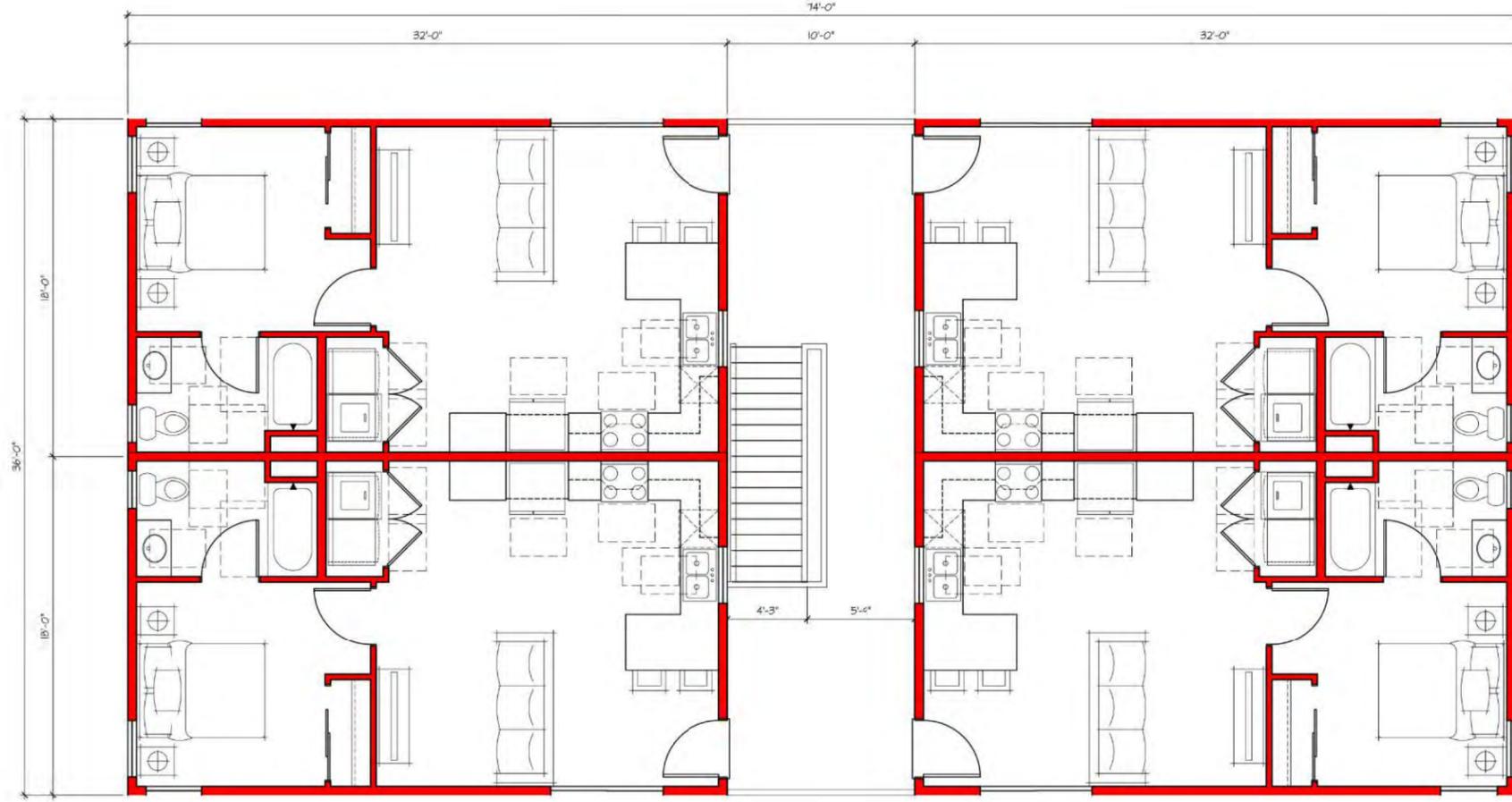
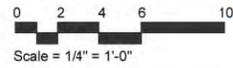


**FRONT ELEVATION  
4 PLEX BUILDING**

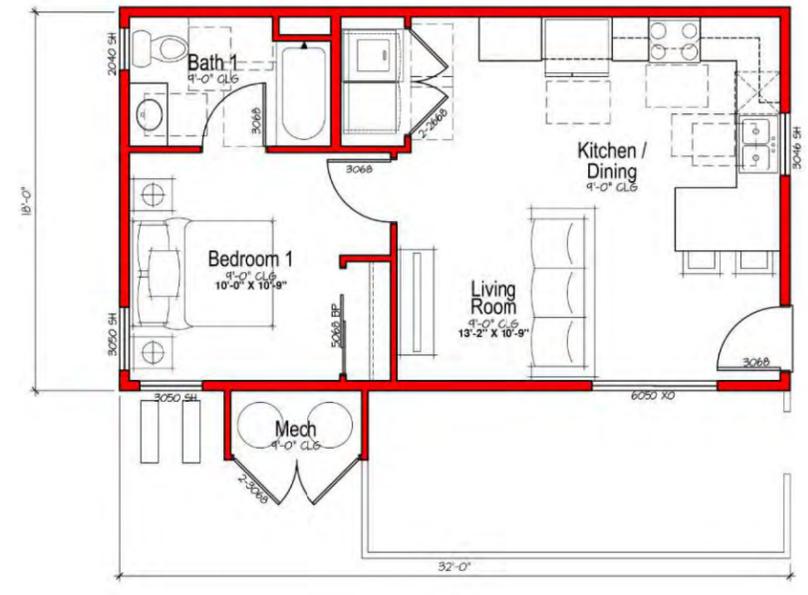


**Main Floor Assembly Plan**  
**Apartment Building Type 1**

0 2 4 6 10  
 Scale = 1/4" = 1'-0"

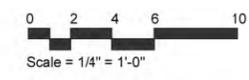


## Upper Floor Assembly Plan Apartment Building Type 1



**Main Floor Plan**

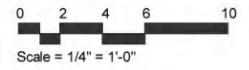
**Unit 3 (1 Bedroom) Apartment - 576 sf**





**Upper Floor Plan**

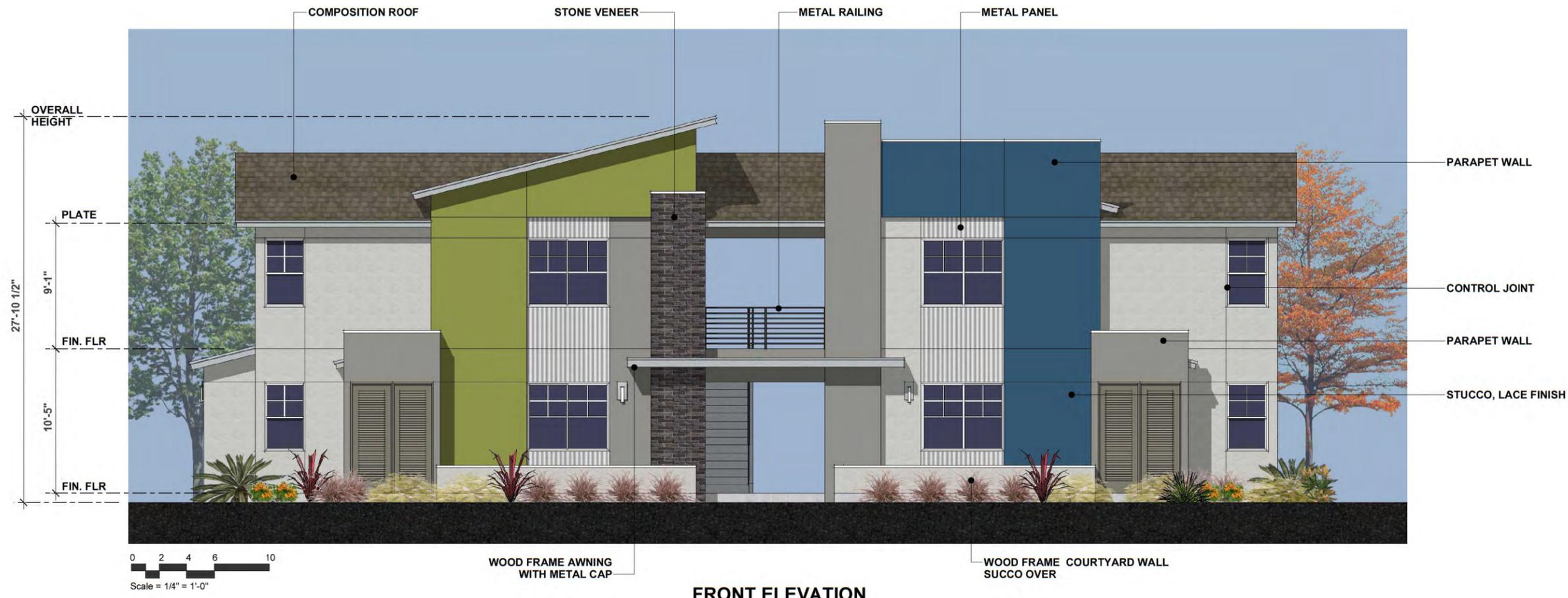
**Unit 3 (1 Bedroom) Apartment - 576 sf**





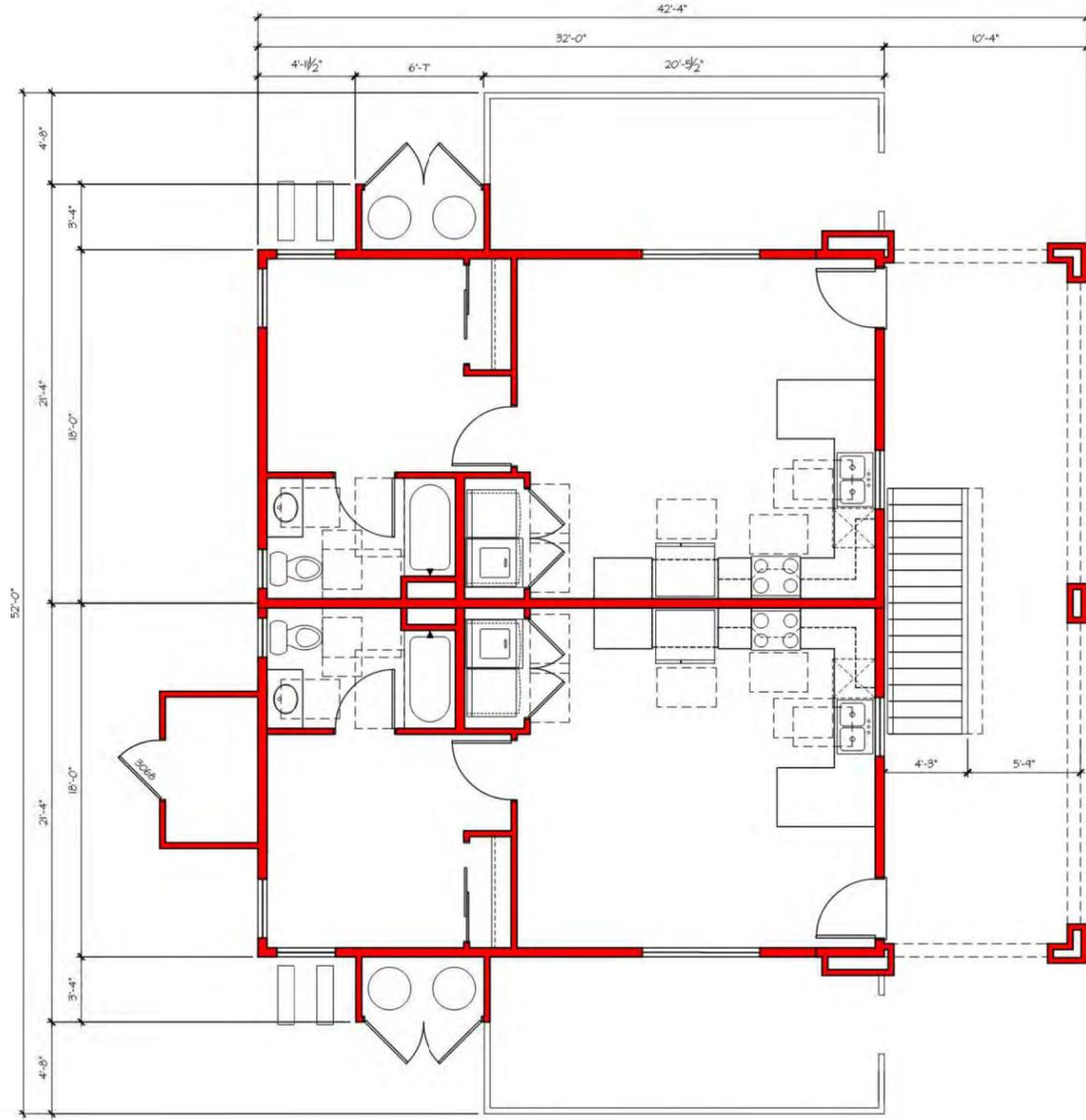
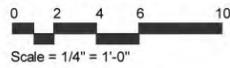
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Scale = 1/4" = 1'-0"

**SIDE ELEVATION**

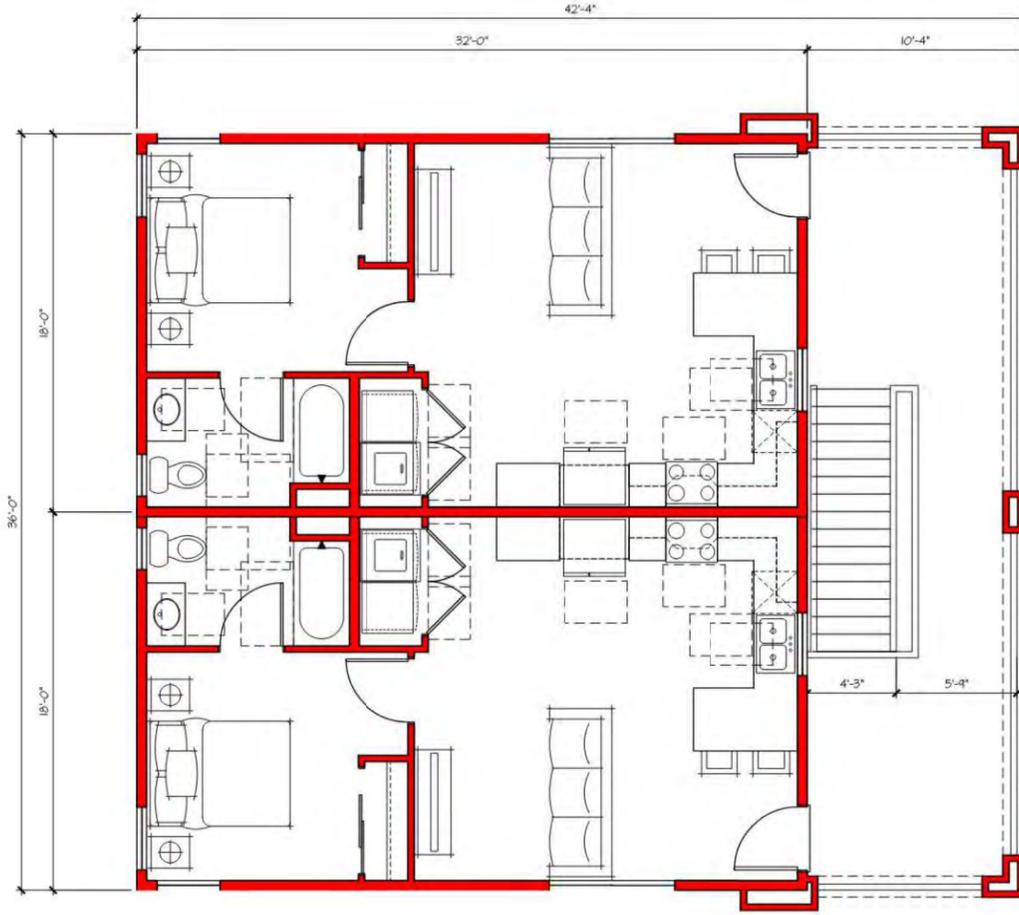
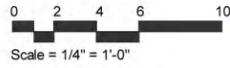


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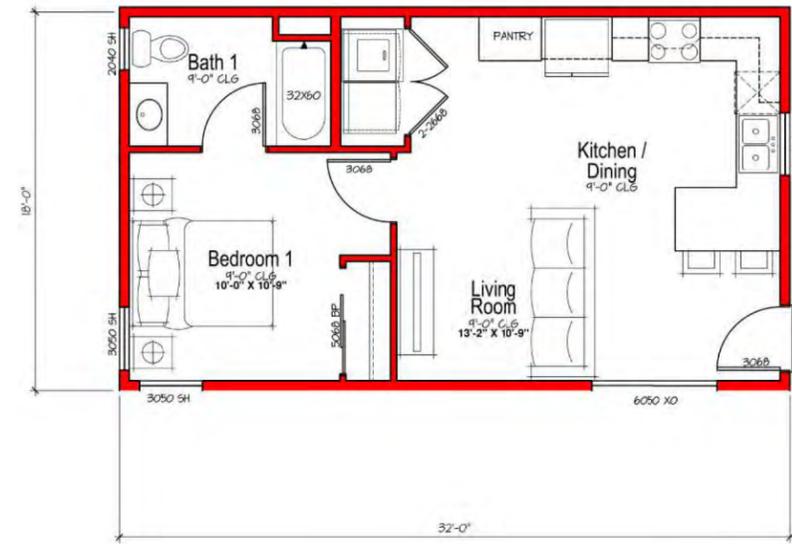
**FRONT ELEVATION**  
**8 PLEX BUILDING**



**Main Floor Assembly Plan**  
**Apartment Building Type 2**

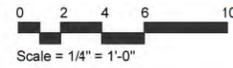


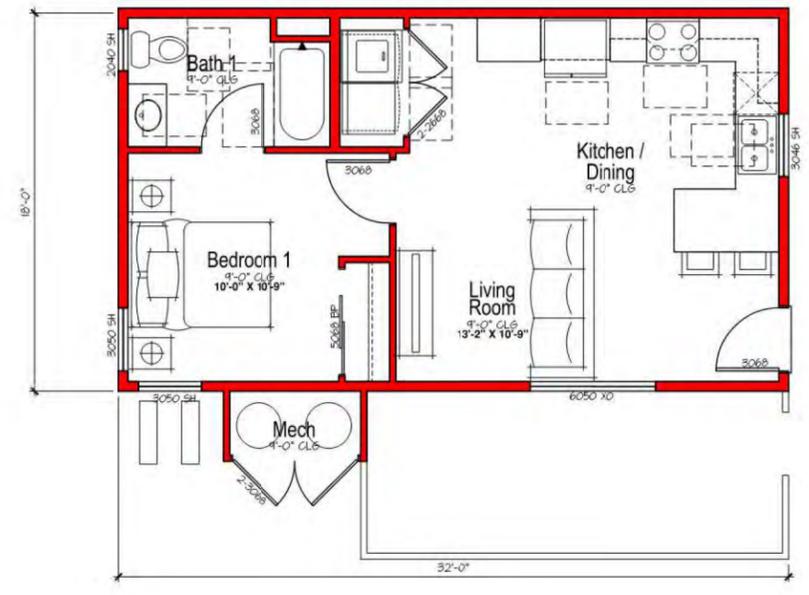
**Upper Floor Assembly Plan**  
**Apartment Building Type 2**



**Upper Floor Plan**

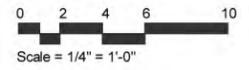
**Unit 3 (1 Bedroom) Apartment - 576 sf**





**Main Floor Plan**

**Unit 3 (1 Bedroom) Apartment - 576 sf**



DOOR	DOOR	DOOR	DOOR
TRIM	TRIM	TRIM	TRIM
BODY 1	BODY 1	BODY 1	BODY 1
BODY 2	BODY 2	BODY 2	BODY 2
BODY 3	BODY 3	BODY 3	BODY 3
ROOF	ROOF	ROOF	ROOF

COLOR PALETTE

1

COLOR PALETTE

2

COLOR PALETTE

3

COLOR PALETTE

4

**NOTES:**

PAINT - KELLY MOORE

ROOF TILE - BORAL - SAXONY 900 SLATE

ROOF SHINGLE - IKO CAMBRIDGE SERIES



COMMON BRICK - EL DORADO STONE - TUNDRABRICK

DOOR REFER TO REGULAR DOORS AS WELL AS GARAGE DOORS UNLESS NOTED OTHERWISE

**APPROVED**

COLOR AND MATERIALS