



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: May 31, 2018

Project Name and Requested Approvals:

TRACTOR SUPPLY COMPANY

DESIGN REVIEW, DR2018-0006

CONDITIONAL USE PERMIT, U2018-0005

TENTATIVE PARCEL MAP, DL2018-0002

Staff Description of Project:

This application is a request for approval of a Design Review and Conditional Use Permit to allow the construction of a new farm and home supply retail store with enclosed outdoor storage, including parking, landscaping and associated hardscape. The Tentative Parcel Map requests to subdivide the approximately 3.90 acre parcel into two parcels of 2.58 acres and 1.32 acres.

Location:

The subject site is located approximately 800 feet west of the intersection of Granite Drive and Sierra College Boulevard. APN 045-041-020.

Existing Land Use Designations:

The property is zoned Planned Development Commercial (PD- C). The General Plan designation is Retail Commercial (RC).

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

Applicant & Property Owner:

The applicant is Brad Yust with Rocklin Retail Group, LLC. The property owner is Trimm's Pavilions, LLC.

Attached Information:

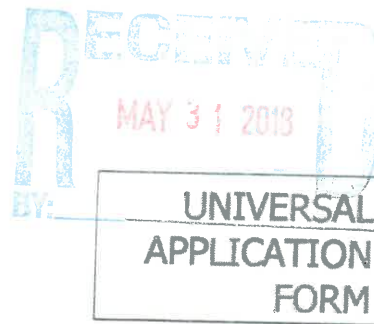
For additional detail please see the attached information from the project application form and the submitted application exhibits.

P:\PUBLIC PLANNING FILES\Request for Comment\2018\Tractor Supply Company\2-Project Information.docx



City of Rocklin

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



X

NAME OF PROJECT: TRACTOR SUPPLY COMPANY

LOCATION: GRANITE DR

ASSESSOR'S PARCEL NUMBERS: 045-041-020-000 (PORTION)

DATE OF APPLICATION (STAFF): 5/31/18 RECEIVED BY (STAFF INITIALS): ijm

FILE NUMBERS (STAFF): DR 2018-0006 FEES: # 22,156⁰⁰

RECEIPT No.: U 2018-0005

DL 2018-0002

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: 11/19/17 DND

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 checked="" 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 checked="" 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) <input checked="" type="checkbox"/> Commercial Fee: \$9,888 <input type="checkbox"/> Residential Fee: \$6,097 <input type="checkbox"/> 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)	<input type="checkbox"/> Exempt - \$1,277.00 <input type="checkbox"/> Negative Declaration - \$5,166.00	<input checked="" type="checkbox"/> Mitigated Negative Declaration - \$6,311.00 <input type="checkbox"/> EIR - See Fee Schedule

UNIVERSAL APPLICATION FORM (CONT.)

GENERAL PLAN DESIGNATION:	PROPERTY DATA:	UTILITIES:	
		EXISTING	PROPOSED
Existing: <u>COMMERCIAL</u>	Acres: <u>2.58</u>	<input checked="" type="checkbox"/> Pub. Sewer	<input checked="" type="checkbox"/> Pub. Sewer
Proposed: <u>COMMERCIAL</u>	Square Feet: <u>112,534</u>	<input type="checkbox"/> Septic Sewer	<input type="checkbox"/> Septic Sewer
Zoning:	Dimensions: <u>276' x 343'</u>	<input checked="" type="checkbox"/> Pub. Water	<input checked="" type="checkbox"/> Pub. Water
Existing: <u>COMMERCIAL</u>	No. of Units: <u>1</u>	<input type="checkbox"/> Well Water	<input type="checkbox"/> Well Water
Proposed: <u>COMMERCIAL</u>	Building Size: <u>19,034</u>	<input checked="" type="checkbox"/> Electricity	<input checked="" type="checkbox"/> Electricity
	Proposed Parking: <u>77</u>	<input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/> Gas
	Required Parking: <u>76</u>	<input checked="" type="checkbox"/> Cable	<input checked="" type="checkbox"/> Cable
	Access: <u>PUBLIC</u>		

PROJECT REQUEST: NEW CONSTRUCTION RETAIL BUILDING FOR TRACTOR SUPPLY COMPANY 19,034 SQ.FT.

77 PARKING SPACES - MOTORCYCLE PARKING 56 SQ.FT.
DISPLAY AREAS FENCED/SCREENED 15,000 SQ.FT.
PERMANENT SIDEWALK 1,500 SQ.FT.
PERMANENT TRAILER LEG 3,905 SQ.FT.
LOT SPLIT PARCEL INTO 2 PARCELS

(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: TRIMM'S PAVILIONS, LLC

NAME OF PROPERTY OWNER: MR. RALPH TRIMM

ADDRESS: 3930 SIERRA COLLEGE BLVD.

CITY: LOOMIS STATE: CA ZIP: 95650

PHONE NUMBER: ATTN: JEFF PEHRSON 916-751-3638

EMAIL ADDRESS: JPEHRSON@KIDDERMATHUEWS.COM

FAX NUMBER: _____

X SIGNATURE OF OWNER Trimm Pavilions LLC by Brad Yust
(Signature Authorizing Application; provide owner's signature letter if signature is other than property owner.)

NAME OF APPLICANT
(If different than owner): ROCKLIN RETAIL GROUP, LLC

CONTACT: MR. BRAD YUST

ADDRESS: P. O. BOX 5349

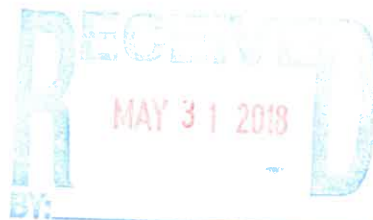
CITY: SANTA ROSA STATE: CA ZIP: 95402

PHONE NUMBER: 707-483-3127

EMAIL ADDRESS: YUSTCRE@GMAIL.COM

FAX NUMBER: _____

X SIGNATURE OF APPLICANT Rocklin Retail Group, LLC
Brad Yust



X

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: TRACTOR SUPPLY COMPANY

Location: GRANITE DRIVE

Assessors Parcel Number(s): 045-041-020-000

Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.):
ALL THAT APPLY

Name of person and/or firm authorized to represent property owner (Please print):
BRAD YUST
ROCKLIN RETAIL GROUP, LLC

Address (Including City, State, and Zip Code):
P. O. BOX 5349
SANTA ROSA, CA 95402

Phone Number: 707-483-3127

Fax Number:

Email Address: YUSTCRE@GMAIL.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):
 1) → File any and all papers in conjunction with the aforementioned request, including signing the application
 or
 3) → 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:

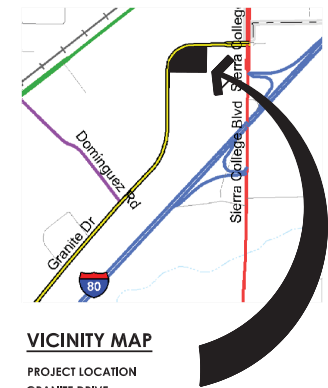
Owners Authorization Signature & Date:
Trimm's Pavilions, LLC AS Brad Yust agent 5/30/18

Owners Name (Please Print):
RALPH TRIMM

Owners Address (Including City, State, and Zip Code):
3930 SIERRA COLLEGE BLVD
LORMIS, CA 95650

Phone Number: JEFF PEARSON 916-751-3638

Email Address: JPEARSON@KIDDERMATHENS.COM



VICINITY MAP

PROJECT LOCATION
GRANITE DRIVE
ROCKLIN, CA

PROJECT TEAM

DEVELOPER:
ARCATA INCOME PROPERTIES, LLC
PO BOX 5349
SANTA ROSA, CA 95402
PHONE: (707) 483-3127
CONTACT: BRAD YUST

ARCHITECT:
API
4335-B NORTH STAR WAY
MODESTO, CA 95356
(209) 577-4661
CONTACT: JOSEPH L. SMITH

SITE DATA

PARCEL A - TSC SITE ± 112,539 S.F. (± 2.58 AC)
PARCEL B - REMAINDER ± 57,286 S.F. (± 1.32 AC)
TOTAL ± 169,825 S.F. (± 3.90 AC)

BUILDING/PARKING DATA

PARCEL A:
RETAIL BUILDING = 19,034 S.F.
PARKING REQUIRED: RETAIL
1 SPACE PER 250 SF = 76 STALLS

PARKING PROVIDED:
TSC STANDARD = 44 STALLS
CITY OF ROCKLIN STANDARD = 20 STALLS
HANDICAP = 4 STALLS
CLEAN AIR/VAN POOL/EV = 8 STALLS
TOTAL = 76 STALLS

MOTORCYCLE PARKING = 56 S.F.
PARKING RATIO PROVIDED = 1/250 S.F.

DISPLAY AREAS

FENCED OUTDOOR DISPLAY = 15,000 S.F.
PERMANENT SIDEWALK DISPLAY = 1,506 S.F.
PERMANENT TRAILER & EQUIPMENT DISPLAY = 3,338 S.F.
TOTAL DISPLAY AREA = 19,844 S.F.

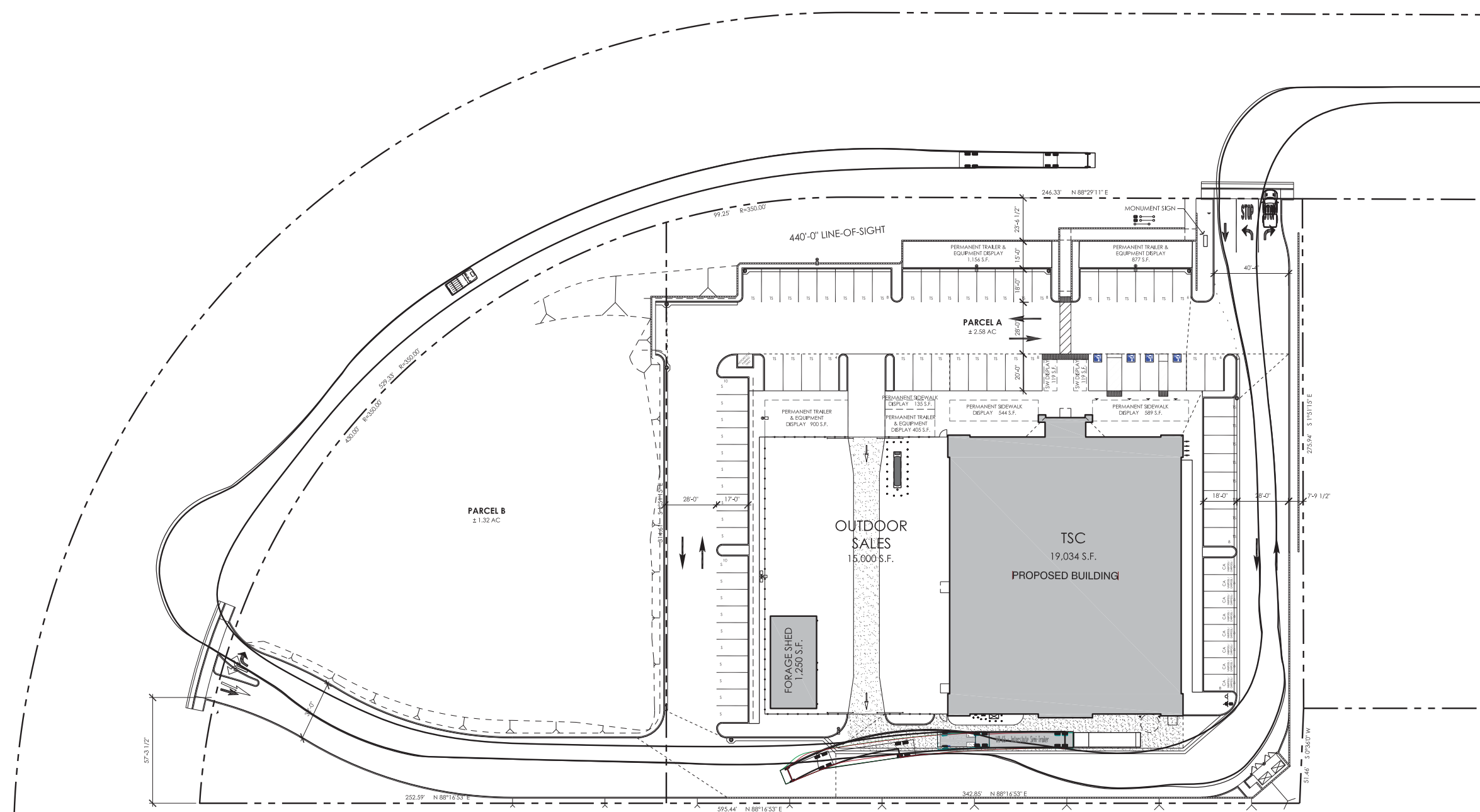
PROPOSED NEW DEVELOPEMENT:
TRACTOR SUPPLY Co.
GRANITE DRIVE
ROCKLIN, CA.



ARCHITECTURE PLUS INC.
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MODESTO, CA 95356

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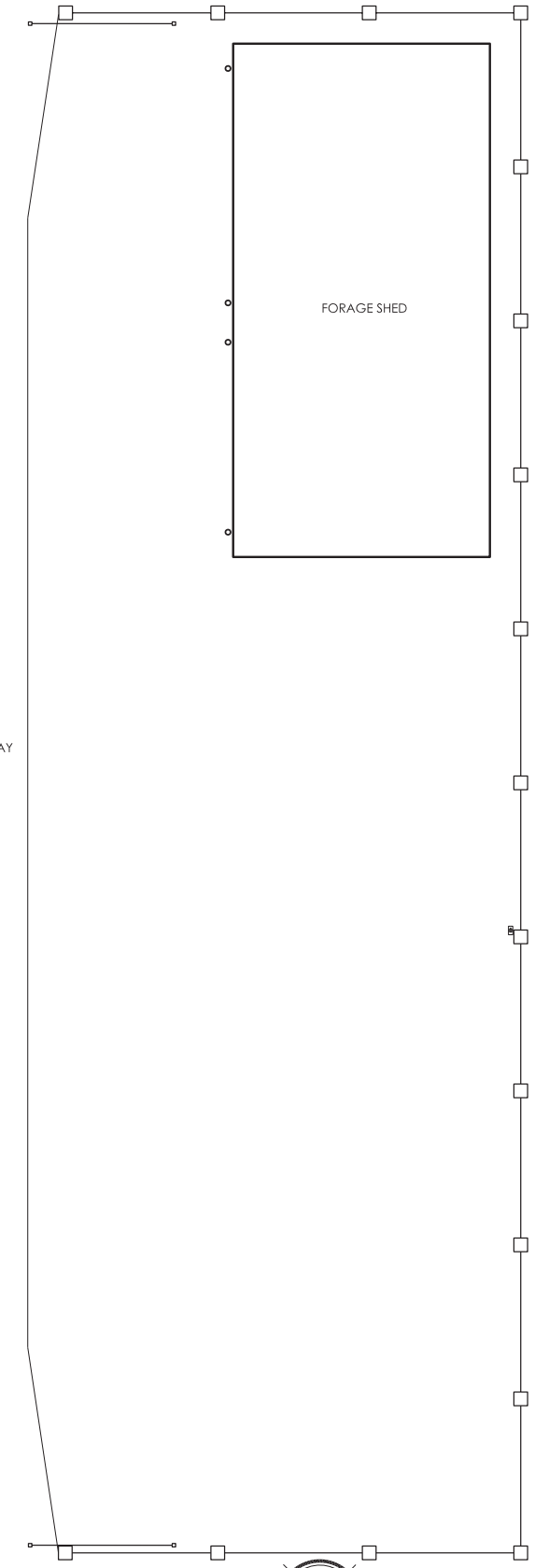
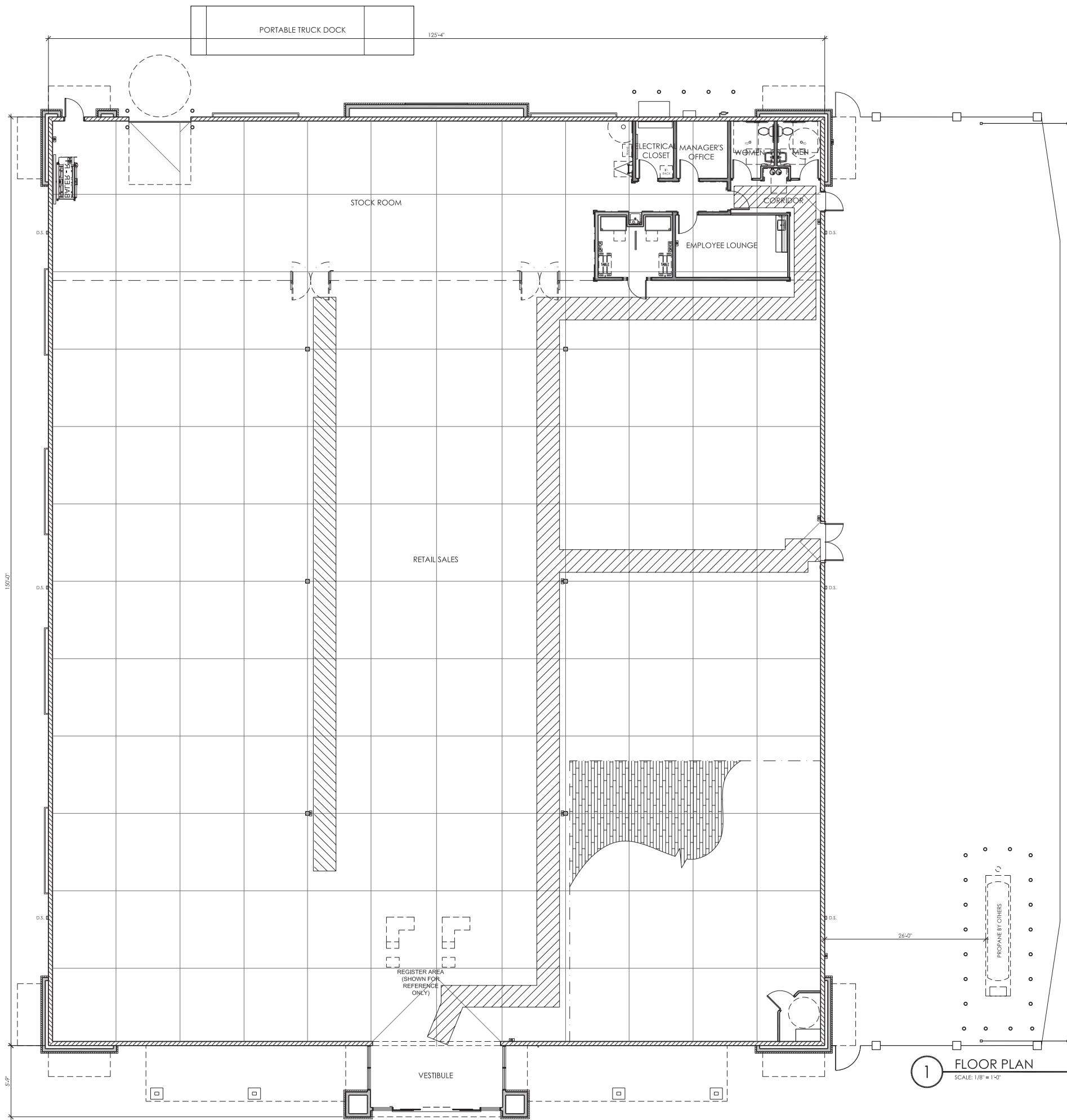


PROPOSED SITE PLAN

SCALE: 1" = 30'-0"



NOTE:
THIS CONCEPTUAL SITE PLAN WAS DEVELOPED WITH SITE BOUNDARY INFORMATION PROVIDED BY THE OWNER. API IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS INFORMATION.
THE TRUCK TURN SHOWN IS CONCEPTUAL ONLY FOR THE PURPOSE OF SHOWING THE DIRECTION OF TRAVEL. API IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS INFORMATION AND THE CIVIL ENGINEER OF RECORD IS RESPONSIBLE FOR ALL LEGITIMATE TRUCK MOVMENTS.



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

FLOOR AREAS:

RETAIL SALES	- 15,489 S.F.
VESTIBULE	- 234 S.F.
OFFICE CORE	- 897 S.F.
STOCKROOM	- 2,414 S.F.
TOTAL	- 19,034 S.F.



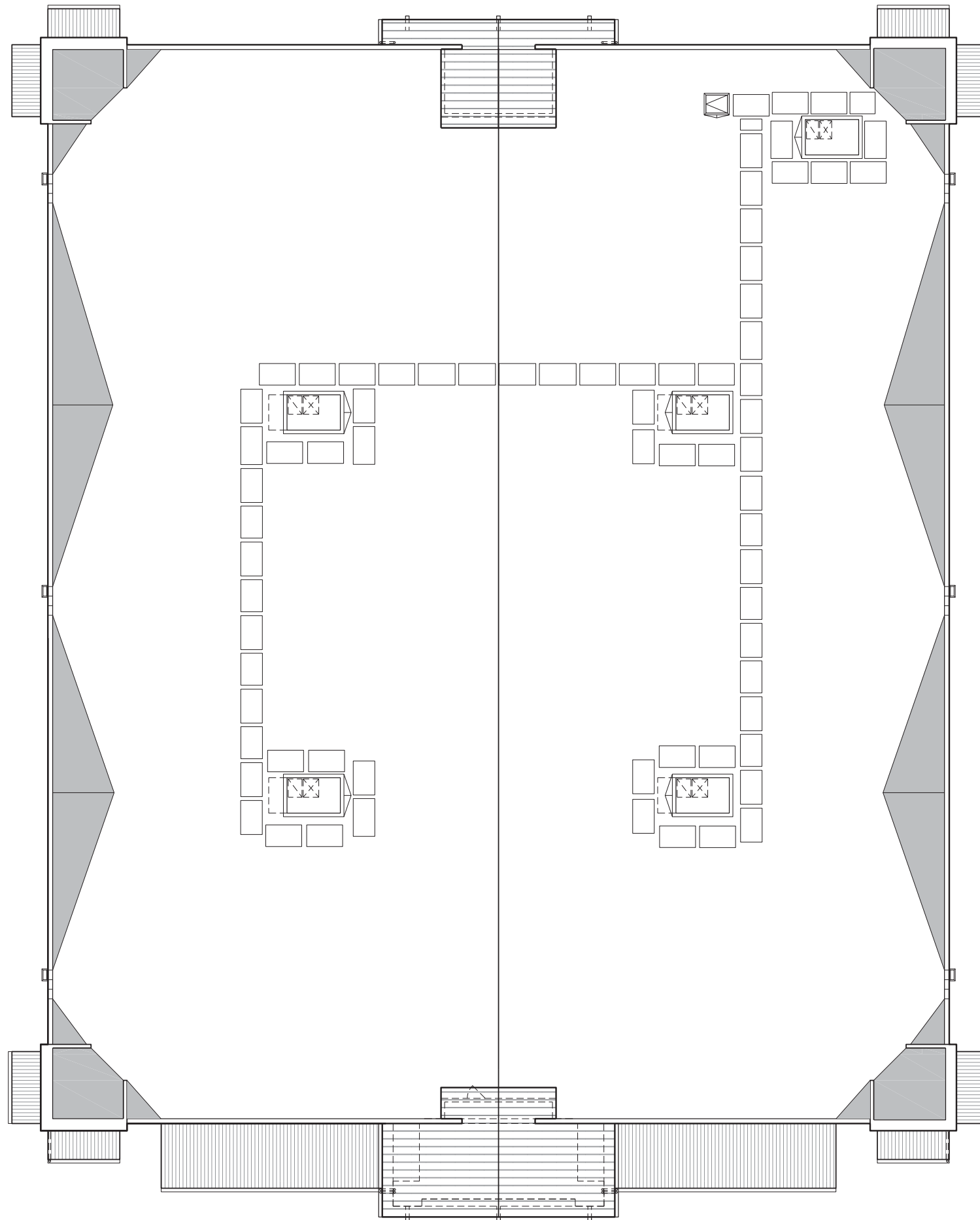
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1 ROOF PLAN
SCALE: 1/8" = 1'-0"



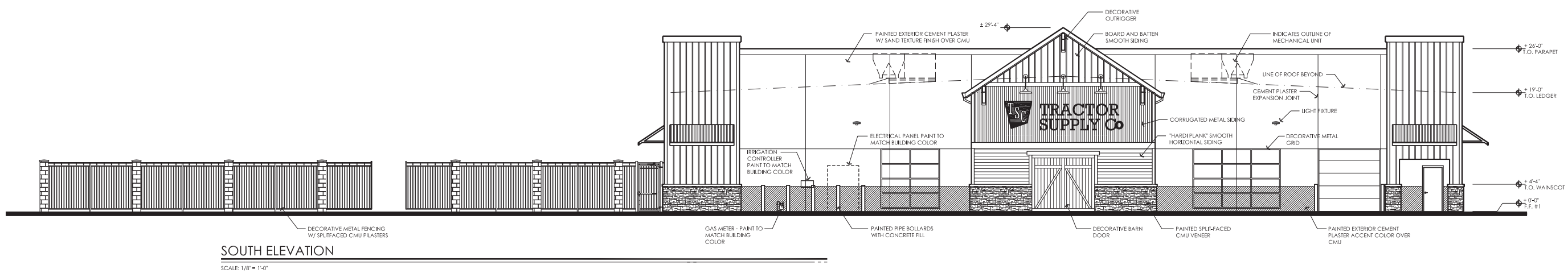
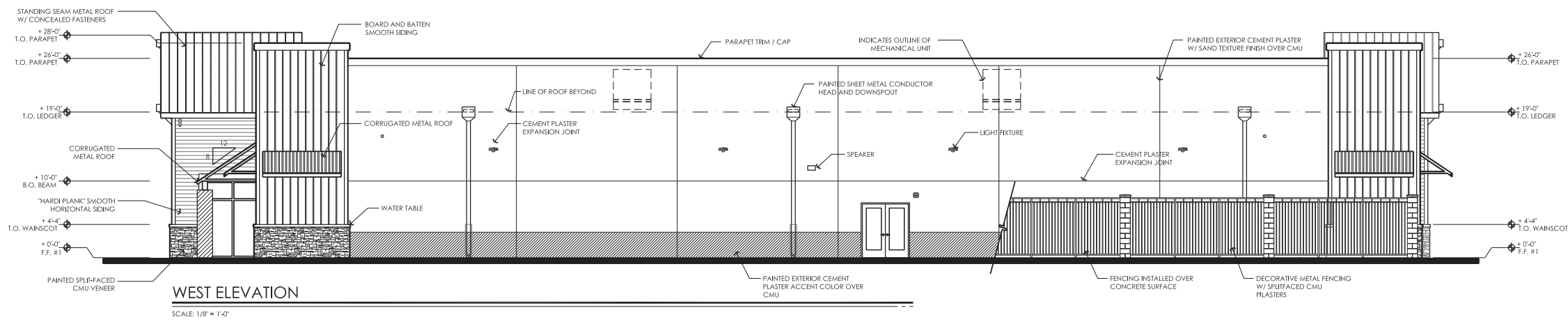
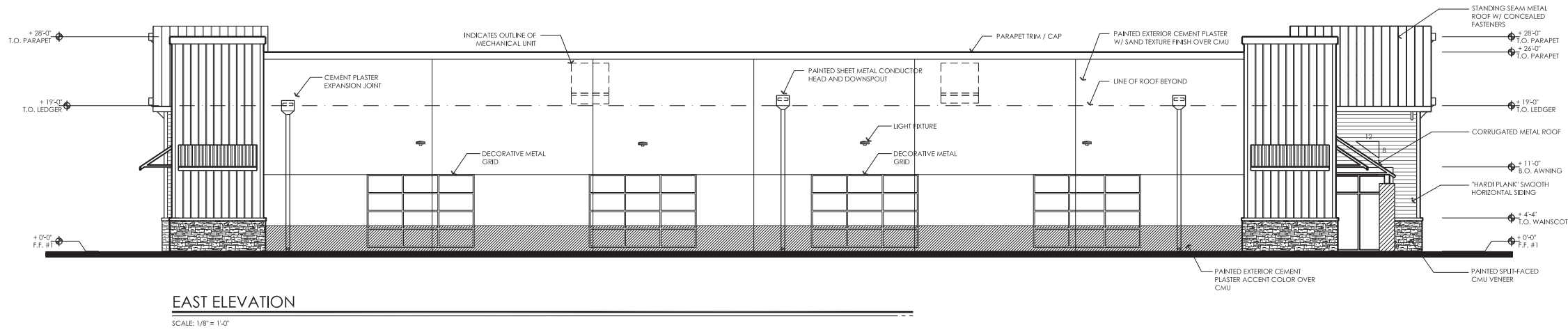
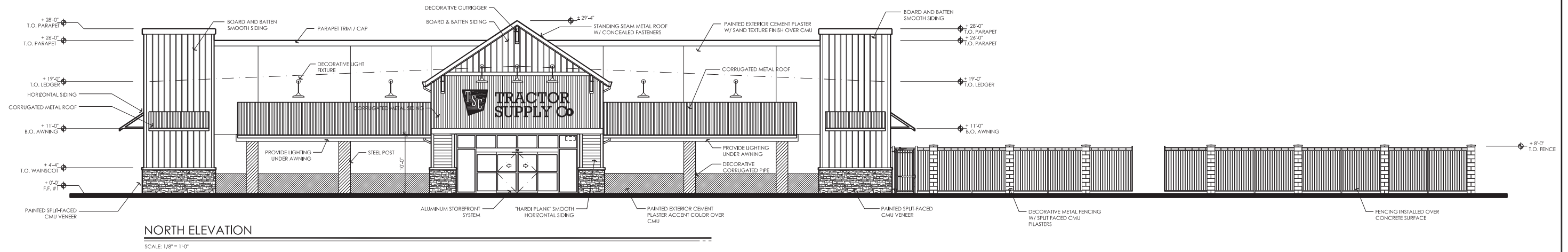
PROPOSED NEW
DEVELOPEMENT:
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GRANITE DRIVE
ROCKLIN, CA.



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PROPOSED NEW DEVELOPEMENT:
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ROCKLIN, CA.

PLANNING ARCHITECTURE
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MODESTO, CA 95356

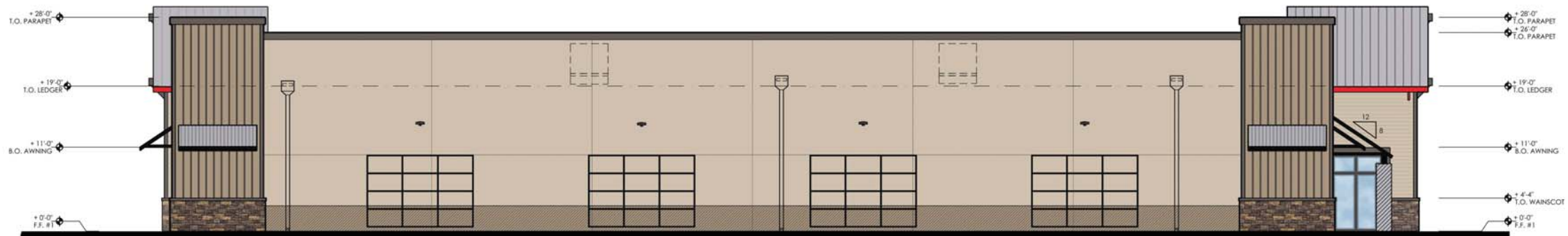
ph. 209.577.4661
fx. 209.577.0213

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EAST ELEVATION

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








SOUTH ELEVATION

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



NORTH ELEVATION

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

-  BODY COLOR:
SHERWIN WILLIAMS:
#7532 URBAN PUTTY
-  SECONDARY COLOR:
SHERWIN WILLIAMS:
#7513 SANDERLING
-  TRIM COLOR:
SHERWIN WILLIAMS:
#7505 MANOR HOUSE
-  "MBC" FASCIA TRIM:
SCARLET RED
-  STONE VENEER:
EL DORADO STONE
LIMESTONE - SAVANNAH
-  "MBC" CORRUGATED /
STANDING SEAM:
GALVALUME PLUS
-  CANOPY / AWNING FRAME:
POWDER COATED BLACK
-  LIGHT FIXTURES:
ARCHITECTURAL
BRONZE FINISH

PROPOSED NEW DEVELOPEMENT:
TRACTOR SUPPLY Co.
GRANITE DRIVE ROCKLIN, CA.

PLANNING ARCHITECTURE

api

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MODESTO, CA 95356

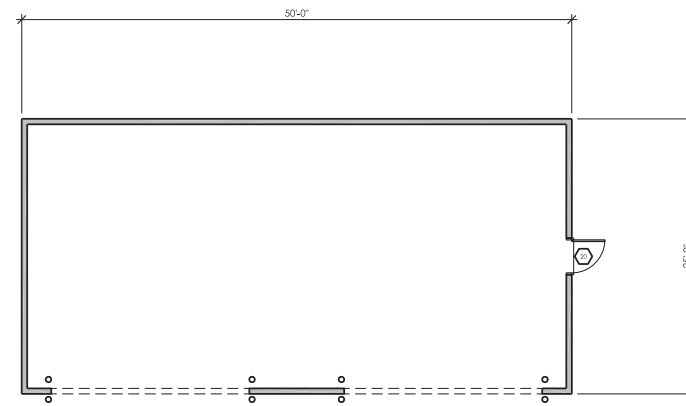
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WEST ELEVATION

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



FORAGE SHED FLOOR PLAN

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

FLOOR AREA:
FLOOR - 1,250 S.F.



CODE REVIEW:

JURISDICTION: CITY OF ROCKLIN
 OCCUPANCY TYPE: S-1
 CONSTRUCTION TYPE: V-8
 FIRE SPRINKLERS: NO
 APPLICABLE CODES: 2016 C.B.C., C.M.C., C.P.C., C.E.C., C.F.C., C.G.S.C., TITLE 24, PART 6, 2016 CALIFORNIA ENERGY CODE AND APPLICABLE STATE AND LOCAL REGULATIONS.

OCCUPANCY TYPE: S1
 CONSTRUCTION TYPE: V-8

FLOOR AREA (ACTUAL)

BUILDING FOOTPRINT: 1,250 S.F.

ALLOWABLE AREA: PER CBC TABLE 506.2, S-1, V-8, BASIC ALLOWABLE 9,000 S.Q. F.T.

TOTAL BUILDING AREA = 1,250 S.F. : OK

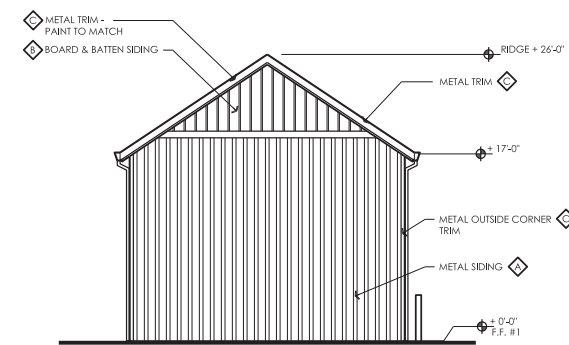
EXTERIOR FINISHES

BODY/TRIM COLOR:

- ◆ 'SHERWIN WILLIAMS' - COLOR: SW7532 URBAN PUTTY
- ◆ 'SHERWIN WILLIAMS' - COLOR: SW7513 SANDERLING
- ◆ 'SHERWIN WILLIAMS' - COLOR: SW7505 MANOR HOUSE

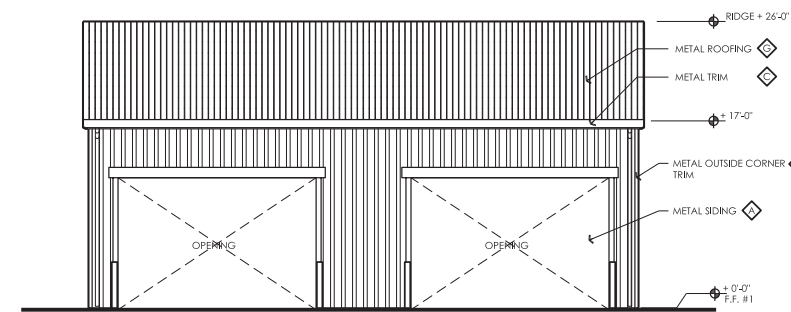
METAL ROOFING:

- ◆ CORRUGATED METAL PANELS - "MBCI" - COLOR - #SIG 300 GALVALUME PLUS



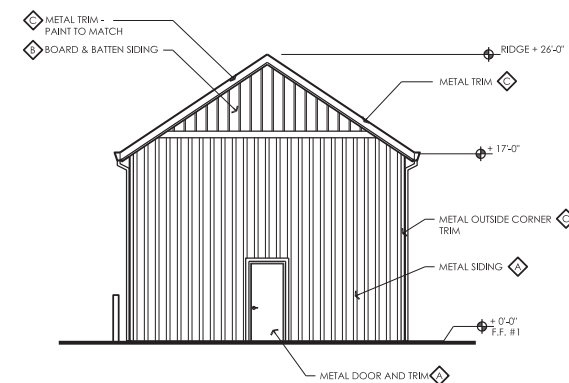
SOUTH ELEVATION

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



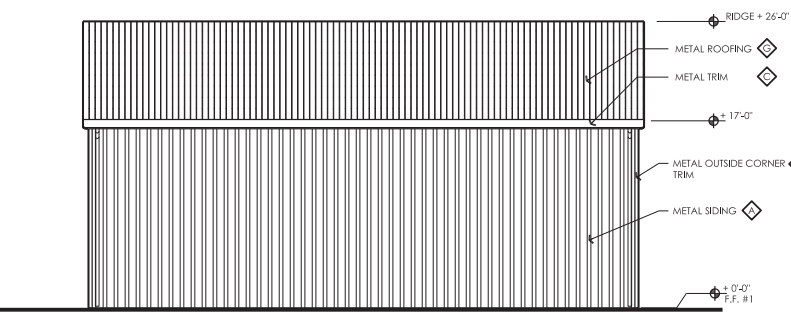
EAST ELEVATION

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



NORTH ELEVATION

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



WEST ELEVATION

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

PROPOSED NEW DEVELOPEMENT:
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 ROCKLIN, CA.



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EAST ELEVATION

SCALE: 3/16" = 1'-0"



A BODY COLOR:
SHERWIN WILLIAMS:
#7532 URBAN PUTTY



B SECONDARY COLOR:
SHERWIN WILLIAMS:
#7513 SANDERLING



C TRIM COLOR:
SHERWIN WILLIAMS:
#7505 MANOR HOUSE



D CANOPY / AWNING FRAME:
POWDER COATED BLACK



E "MBC" CORRUGATED /
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F "MBC" FASCIA TRIM:
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G STONE VENEER:
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Parking Tree Canopy Shade Provided

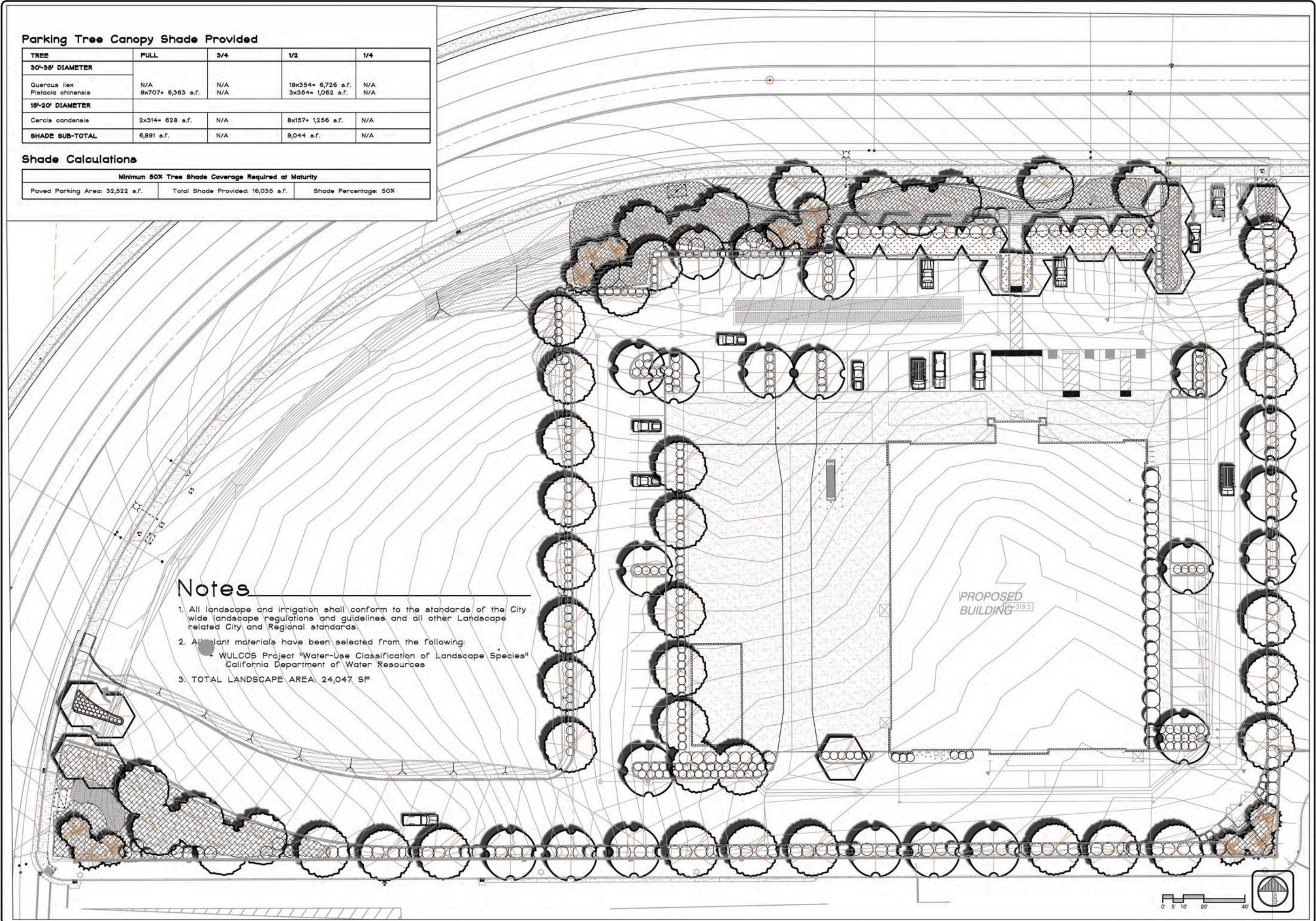
TREE	FULL	3/4	1/2	1/4
30'-35' DIAMETER				
Quercus ilex	N/A	N/A	19x354= 6,726 s.f.	N/A
Platanus chinensis	8x707= 6,363 s.f.	N/A	3x354= 1,062 s.f.	N/A
15'-20' DIAMETER				
Cercia canadensis	2x314= 628 s.f.	N/A	8x157= 1,256 s.f.	N/A
SHADE SUB-TOTAL	6,991 s.f.	N/A	8,044 s.f.	N/A

Shade Calculations

Minimum 50% Tree Shade Coverage Required at Maturity		
Paved Parking Area: 32,522 s.f.	Total Shade Provided: 16,035 s.f.	Shade Percentage: 50%

Notes

- All landscape and irrigation shall conform to the standards of the City wide landscape regulations and guidelines and all other Landscape related City and Regional standards.
- All plant materials have been selected from the following:
 • WULCOS Project "Water-Use Classification of Landscape Species"
 California Department of Water Resources
- TOTAL LANDSCAPE AREA: 24,047 SF



Parking Tree Canopy Shade Provided

TREE	FULL	3/4	1/2	1/4
30'-35' DIAMETER				
Quercus ilex	N/A	N/A	19x354= 6,726 s.f.	N/A
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- TOTAL LANDSCAPE AREA: 24,047 SF

DATE: 5/18/18
 DRAWN BY: HNU
 JOB NO: 18-005



TSC Rocklin
 Granite Drive
 Rocklin, California

Preliminary Landscape Plan

All designs, drawings and all other documents are the property of HWA Landscape Architecture. Use of this work product is limited to the project and site for which it was prepared. HWA Landscape Architecture, its employees, agents, representatives, successors and assigns shall not be liable for any damages, including consequential damages, arising out of or from the use of this work product.

date: 5/18/18
 scale: 1"=20'
 drawn by: hnu
 job no: 18-005
 revisions:

sheet:
L.1
 of 2 sheets





Planting Legend

Symbol	Category (Selection Options)	Plant Name	Size	Water Use
Canopy Tree	CANOPY TREE (Selection Options):	Pistacia chinensis	24" Box	Low
		Quercus ilex	CHINESE PISTACHE	Low
		Quercus lobata	HOLLY OAK	Low
Conifer	CONIFER (Selection Options):	Cedrus deodar	24" Box	Low
Small Accent Tree	SMALL ACCENT TREE (Selection Options):	Cercis canadensis	24" Box	Low
		Pyrus c. 'Chanticleer'	EASTEN REDBUD	Low
			CHANTICLEER PEAR	Low
Large Shrub	LARGE SHRUB (Selection Options):	Arbutus unedo	15-Gal	Low
		Arctostaphylos spp.	STRAWBERRY TREE	Low
		Ceanothus 'Dark Star'	MANZANITA	Low
		Lavatera assurgentiflora	WILD LILAC	Moderate
		Rhus ovata	TREE MALLOW	Low
		Rhamnus californicum	SUGAR BUSH	Low
Medium Shrub	MEDIUM SHRUB (Selection Options):	Berberis t. 'Atropurpurea'	5-Gal	Moderate
		Callistemon v. 'Little John'	BARBERRY	Low
		Diets iridioides	BOTTLEBRUSH	Low
		Lavandula spp.	FORTNIGHT LILY	Low
		Phormium t. 'Bronze Baby'	LAVENDER	Low
		Pittosporum spp.	DWARF NEW ZELAND FLAX	Moderate
		Rhaphiolepis umbellata	PITTOSPORUM	Low
		Salvia leucantha	INDIA HAWTHORN	Low
		Teucrium fruticans	MEXICAN SAGE	Low
			BUSH GERMANDER	Low
Sub Shrub	SUB SHRUB (Selection Options):	Hemerocallis	1-Gal	Moderate
		Scaevola 'Mauve Clusters'	DAY LILY	Low
		Lavandula a. 'Blue cushion'	SCAEVOLA	Low
		Teucrium chamaedrus	LAVANDER	Low
Ground Cover	GROUND COVER (Selection Options):	Lippia nodiflora	1-Gal & Liners	Low
		Carex pansa	KURAPIA (sod)	Low
Special		Baccharis p. 'Pigeon Point'	COYOTE BUSH	Low
		Hydroseed native grasses		

WATER EFFICIENT LANDSCAPE STATEMENT

The irrigation system shall be designed to meet current water efficient standards and State Water Efficient Ordinance AB 1881 as required by local jurisdictions while achieving the goal of effectively providing the landscape with water by the means of high efficiency spray irrigation to the turf and ground cover areas and drip irrigation bubblers to restrict shrub planting and shrub mass planting area as applicable.

Irrigation systems shall be designed to accommodate recycled water where available either currently or in the future as directed by the Local Water Purveyor. Recycled water systems shall be designed in accordance with Local and State codes.

Irrigation systems for landscapes greater than 5,000 SF shall have a dedicated water meter for irrigation.

A water efficient landscape work sheet shall be included with hydrozone information table, water budget calculations and irrigation operating schedules.

A state of the art ET based self-adjusting irrigation controller shall be specified for this project to automatically control the water allocated to each valve grouped per individual hydrozone (based on plant type and exposure). This shall include rain and flow sensors as applicable for a higher level of water conservation.

Tree bubblers shall be included on separate circuits to isolate the irrigation to trees and provide deep watering to promote a deeper root zone.

Spray irrigation systems for ground cover areas greater than 8' wide in any direction shall be designed with commercial series spray heads with high efficiency nozzles that include internal check valves and pressure compensating devices. The heads shall be designed in a head to head layout to achieve an even level of precipitation throughout the irrigation system. The nozzles will deliver water at a minimum of 70% efficiency with a low precipitation rate that matches the infiltration rate of the soil.

The drip irrigation system will incorporate pressure compensating drip bubblers with 1/4" drip tubes to each plant which delivers water at 90% efficiency at an application rate that matches the soil type.



Quercus ilex



Quercus lobata



Pistacia chinensis



Cercis canadensis



Pyrus c. 'Chanticleer'



Cedrus deodar



Arbutus unedo



Ceanothus 'Dark Star'



Lavatera assurgentiflora



Berberis t. 'Atropurpurea'



Callistemon v. 'Little John'



Diets iridioides



Lacanula angustifolia



Phormium 'Bronze Baby'



Pittosporum t. 'Variegata'



Rhaphiolepis umbellata



Salvia leucantha



Teucrium fruticans



Hemerocallis



Scaevola



Lavandula a. 'Blue cushion'



Lippia nodiflora



Carex pansa



Baccharis p. 'Pigeon point'



Planting Legend

CANOPY TREE (Selection Options):
 Pistacia chinensis
 Quercus ilex
 Quercus lobata

24" Box
 CHINESE PISTACHE
 HOLLY OAK
 VALLEY OAK
 Water Use
 Low
 Low
 Low

CONIFER (Selection Options):
 Cedrus deodar

24" Box
 DEODAR CEDAR

SMALL ACCENT TREE (Selection Options):
 Cercis canadensis
 Pyrus c. 'Chanticleer'

24" Box
 EASTEN REDBUD
 CHANTICLEER PEAR
 Low



LARGE SHRUB (Selection Options):
 Arbutus unedo
 Arcostaphylos spp.
 Ceanothus 'Dark Star'
 Lavatera assurgentiflora
 Rhus ovata
 Rhamnus californicum

15-Gal
 STRAWBERRY TREE
 MANZANITA
 WILD LILAC
 TREE MALLOW
 SUGAR BUSH
 COFFEEBERRY
 Low
 Low
 Low
 Moderate
 Low
 Low



MEDIUM SHRUB (Selection Options):
 Berberis t. 'Atropurpurea'
 Callistemon v. 'Little John'
 Diets iridioides
 Lavandula spp.
 Phormium t. 'Bronze Baby'
 Pittosporum spp.
 Rhampholepis umbellata
 Salvia leucantha
 Teucrium fruticans

5-Gal
 BARBERRY
 BOTTLEBRUSH
 FORTNIGHT LILY
 LAVENDER
 DWARF NEW ZELAND FLAX
 PITTOSPORUM
 INDIA HAWTHORN
 MEXICAN SAGE
 BUSH GERMANDER
 Moderate
 Low
 Low
 Low
 Low
 Moderate
 Low
 Low
 Low



SUB SHRUB (Selection Options):
 Hemerocallis
 Scaevola 'Mauve Clusters'
 Lavandula a. 'Blue cushion'
 Teucrium chamaedrus

1-Gal
 DAY LILY
 SCAEVOLA
 LAVANDER
 GERMANDER
 Moderate
 Low
 Low
 Low



GROUND COVER (Selection Options):
 Lippia nodiflora

1-Gal & Liners
 KURAPIA (sod)
 Low



Carex pansa

CALIFORNIA MEADOW SEDGE
 Low



Baccharis p. 'Pigeon Point'

COYOTE BUSH
 Low



Hydroseed native grasses

WATER EFFICIENT LANDSCAPE STATEMENT

The irrigation system shall be designed to meet current water efficient standards and State Water Efficient Ordinance AB 1881 as required by local jurisdictions while achieving the goal of effectively providing the landscape with water by the means of high efficiency spray irrigation to the turf and ground cover areas and drip irrigation bubblers to restrict shrub planting and shrub mass planting area as applicable.

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Ceanothus 'Dark Star'



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Rhampholepis umbellata



Salvia leucantha



Teucrium fruticans



Hemerocallis



Scaevola



Lavandula a. 'Blue cushion'



Lippia nodiflora



Carex pansa



Baccharis p. 'Pigeon point'

Print Date: 5/18/2018
 File: 18-005-001-001.dwg

LEGEND

	RIGHT OF WAY (ROW)		EXISTING STREET LIGHT
	PROPERTY LINE(PL)		EXISTING SIGN
	PROPERTY LINE TO BE CREATED		EXISTING TELEPHONE MANHOLE
	EASEMENT		EXISTING UTILITY VAULT
	RESTRICTED ACCESS EASEMENT		EXISTING OAK TREE (SPREAD TO SCALE)
	EXISTING CURB, GUTTER & SIDEWALK		EXISTING OTHER TREE (SPREAD TO SCALE)
	EXISTING RETAINING WALL		EXISTING PINE TREE (SPREAD TO SCALE)
	EXISTING WATER PIPE		REMOVE EXISTING TREE
	EXISTING WATER VALVE		x=AC ASPHALT CONCRETE
	EXISTING WATER BLOWOFF		x=BSK BACK OF SIDEWALK
	EXISTING FIRE HYDRANT		x=FL FLOWLINE
	EXISTING SANITARY SEWER PIPE		x=D GROUND SHOT
	EXISTING SANITARY SEWER MANHOLE		x=STR STRIPPING
	EXISTING STORM DRAIN PIPE		x=TOE TOE
	EXISTING STORM DRAIN MANHOLE		x=TOB TOP OF BERM
	EXISTING CATCH BASIN		x=TW TOP OF WAL

ABBREVIATION LIST

±	PLUS OR MINUS	LF	LINEAL FEET
AB	AGGREGATE BASE	LIP	LIP
AC	ASPHALT CONCRETE	MH	MANHOLE
BC	BEGINNING OF CURVE	MIN	MINIMUM
BDRY	BOUNDARY	NOT	NOT TO SCALE
BM	BENCHMARK	P	PAVEMENT
BO	BLOW-OFF	PIV	POST INDICATOR VALVE
BOW	BACK OF WALKWAY	PL	PROPERTY LINE
CC	CONCRETE	PUE	PUBLIC UTILITY EASEMENT
CB	CATCH BASIN	PVC	POLYVINYL CHLORIDE PIPE
CO	CLEANOUT	R	RADIUS
C	CENTERLINE	RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE	RD	RELATIVE DENSITY
CY	CUBIC YARD	SD	STORM DRAIN
DW	DOMESTIC WATER	SS	SWALE
EC	END OF CURVE	SSW	SANITARY SEWER
ELEV	ELEVATION	ST	STANDARD
EP	EDGE OF PAVEMENT	THRU	THROUGH
ESMT	EASEMENT	TCP	TEMPORARY
EX	EXISTING	TOW	TOP OF WALL
FDC	FIRE DEPARTMENT CONNECTION	TYP	TYPICAL
FF	FINISH FLOOR	U.N.O.	UNLESS NOTED OTHERWISE
FH	FIRE HYDRANT	VERT	VERTICAL
FL	FLOWLINE	W	WATER OR WEST
FW	FIRE WATER		
GB	GRADE BREAK		
HORIZ	HORIZONTAL		
HP	HIGH POINT		
INV	INVERT		

CAUTION: UTILITY LOCATION NOTES

1. EXISTING UNDERGROUND UTILITIES ARE SHOWN AS THEY ARE BELIEVED TO EXIST. THE LOCATIONS SHOWN ARE BASED ON RECORD INFORMATION, PROVIDED BY OTHERS, AND BY FIELD LOCATION OF SURFACE FEATURES. THIS INFORMATION IS PROVIDED ONLY AS AN AID TO THE CONTRACTOR. THEREFORE, THE OWNER AND ENGINEER CANNOT ACCEPT RESPONSIBILITY FOR THE LOCATION AND/OR DESIGN OF EXISTING UNDERGROUND FACILITIES. PRIOR TO COMMENCING WORK THE CONTRACTOR SHALL HAVE EACH UTILITY COMPANY ACCURATELY LOCATE IN THE FIELD THEIR MAINS AND SERVICE LINES. CONTRACTOR SHALL VERIFY LOCATION (BOTH VERTICAL AND HORIZONTAL) OF ALL EXISTING UNDERGROUND FACILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES OR CONFLICTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL EXISTING UTILITIES, SO THAT NO DAMAGE RESULTS TO THEM DURING THE PERFORMANCE OF HIS WORK. AT LEAST 48 HOURS PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONTACT U.S.A. AT 1-800-227-2600. TEST LINE OF TEXT

BENCHMARK

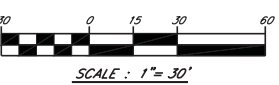
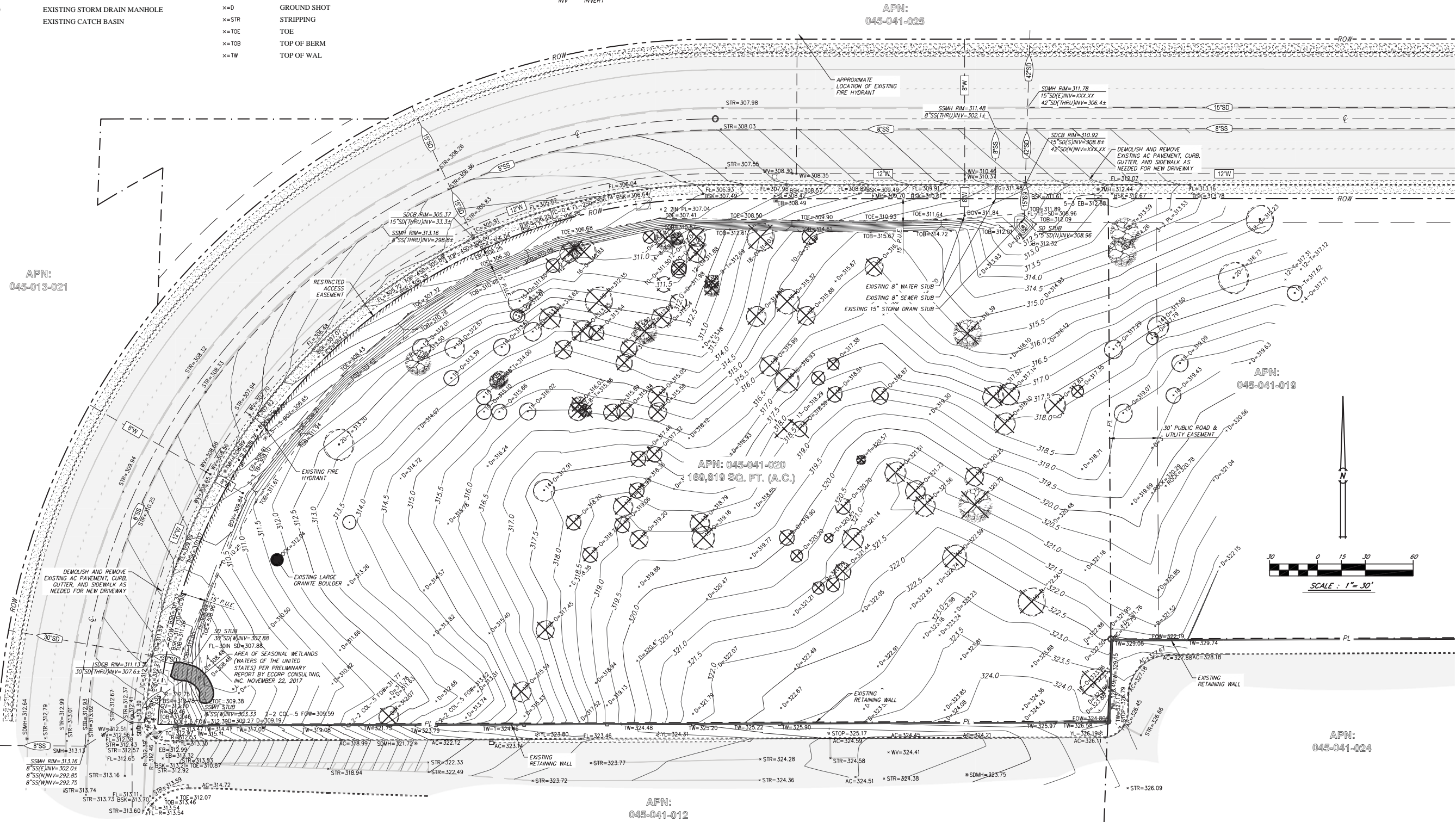
BENCHMARK - R1-5
 DATUM - NVGD29
 ELEVATION - 315.83 FEET
 DESCRIPTION - BRASS CAP IN MONUMENT WELL MARKED 14 CORNER S16 AND S17. LOCATED IN CENTERLINE OF GRANITE DRIVE 100' NORTH OF BC OF CURVE TO RIGHT.

FLOOD ZONE CLASSIFICATION

THIS PROPERTY LIES WHOLLY WITHIN IN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAN) PER THE FIRM MAP NUMBER 060610418 F PLACER COUNTY, CALIFORNIA AND INCORPORATED AREAS.

OAK TREE NOTE

SEE PRELIMINARY LANDSCAPE PLANS FOR OAK TREE PRESERVATION PLAN



R.C.E. 50188	APPD
R.C.E. 84375	
R.C.E. 31900, P.L.S. 4709	
RODRICK H. HAWKINS	
ANDREW S. FOX	
CROLE E. LINDSAY	
SYM. DATE	DESCRIPTION OF REVISION

HAWKINS & ASSOCIATES ENGINEERING, INC.
 436 MITCHELL ROAD
 MODESTO, CA. 95354
 PH: (209) 575 - 4295
 FX: (209) 578 - 4295

EXISTING TOPOGRAPHY & DEMOLITION
 PLANNING EXHIBIT FOR:
TRACTOR SUPPLY COMPANY
 GRANITE DRIVE
 CITY OF ROCKLIN, CALIFORNIA

DATE: _____
 SHEET **C1**
 OF **5**

BENCHMARK

BENCHMARK - R1-5
DATUM - NVGD29
ELEVATION - 315.83 FEET
DESCRIPTION - BRASS CAP IN MONUMENT WELL MARKED
1/4 CORNER S16 AND S17 LOCATED IN
CENTERLINE OF GRANITE DRIVE 100'
NORTH OF BC OF CURVE TO RIGHT.

FLOOD ZONE CLASSIFICATION

THIS PROPERTY LIES WHOLLY WITHIN IN ZONE X (AREAS
DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN)
PER THE FIRM MAP NUMBER 06061C0418 F PLACER COUNTY,
CALIFORNIA AND INCORPORATED AREAS.

OAK TREE NOTE

SEE PRELIMINARY LANDSCAPE PLANS FOR OAK TREE
PRESERVATION PLAN

SYMBOL	DATE	DESCRIPTION OF REVISION	APPD.



BY: MTS
CHK: RHH
DATE: 2018-05-25

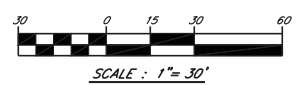
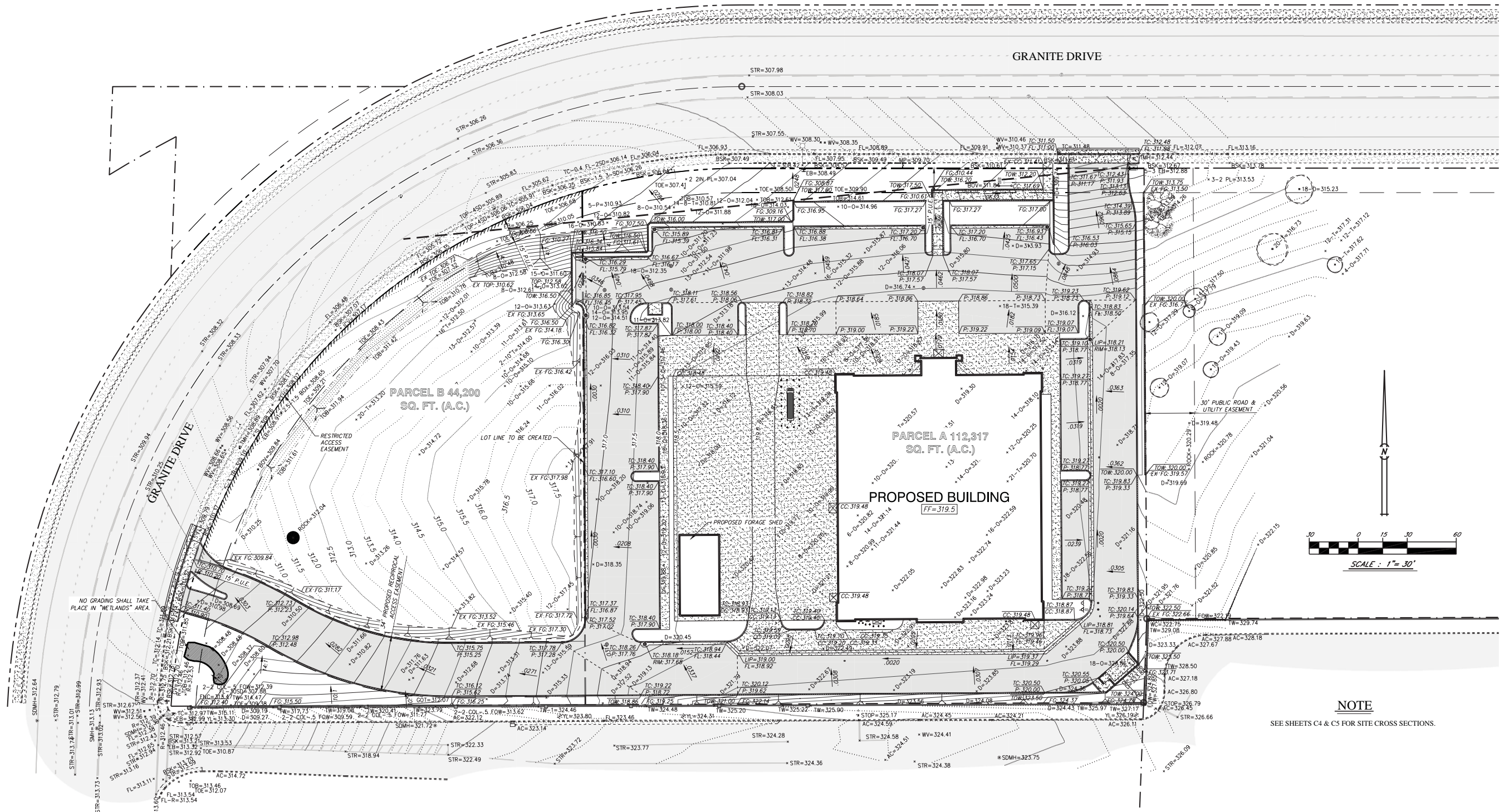
**HAWKINS & ASSOCIATES
ENGINEERING, INC.**
436 MITCHELL ROAD
MODESTO, CA. 95354
PH: (209) 575 - 4295
FX: (209) 578 - 4295



GRADING & DRAINAGE PLAN
PLANNING EXHIBIT FOR:
TRACTOR SUPPLY COMPANY
GRANITE DRIVE
CITY OF ROCKLIN, CALIFORNIA

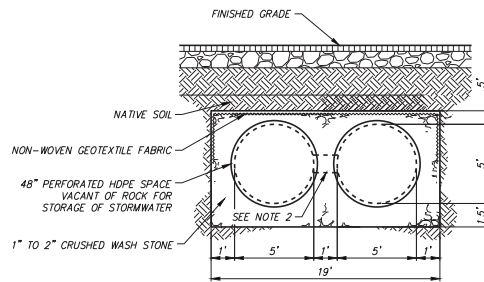
DATE:
SHEET
C2
OF
5

3446



NOTE

SEE SHEETS C4 & C5 FOR SITE CROSS SECTIONS.



- NOTES:
 1. INSTALL END CAP AT EACH END OF ALL 60° PIPES.
 2. INTERCONNECT 60° PIPES WITH 12" LINES

FRENCH DRAIN DETAIL
 NTS

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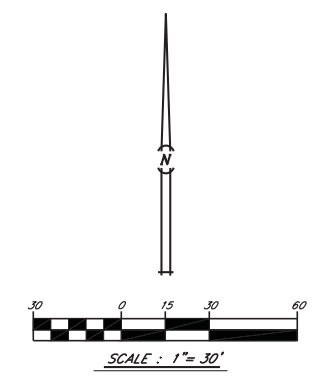
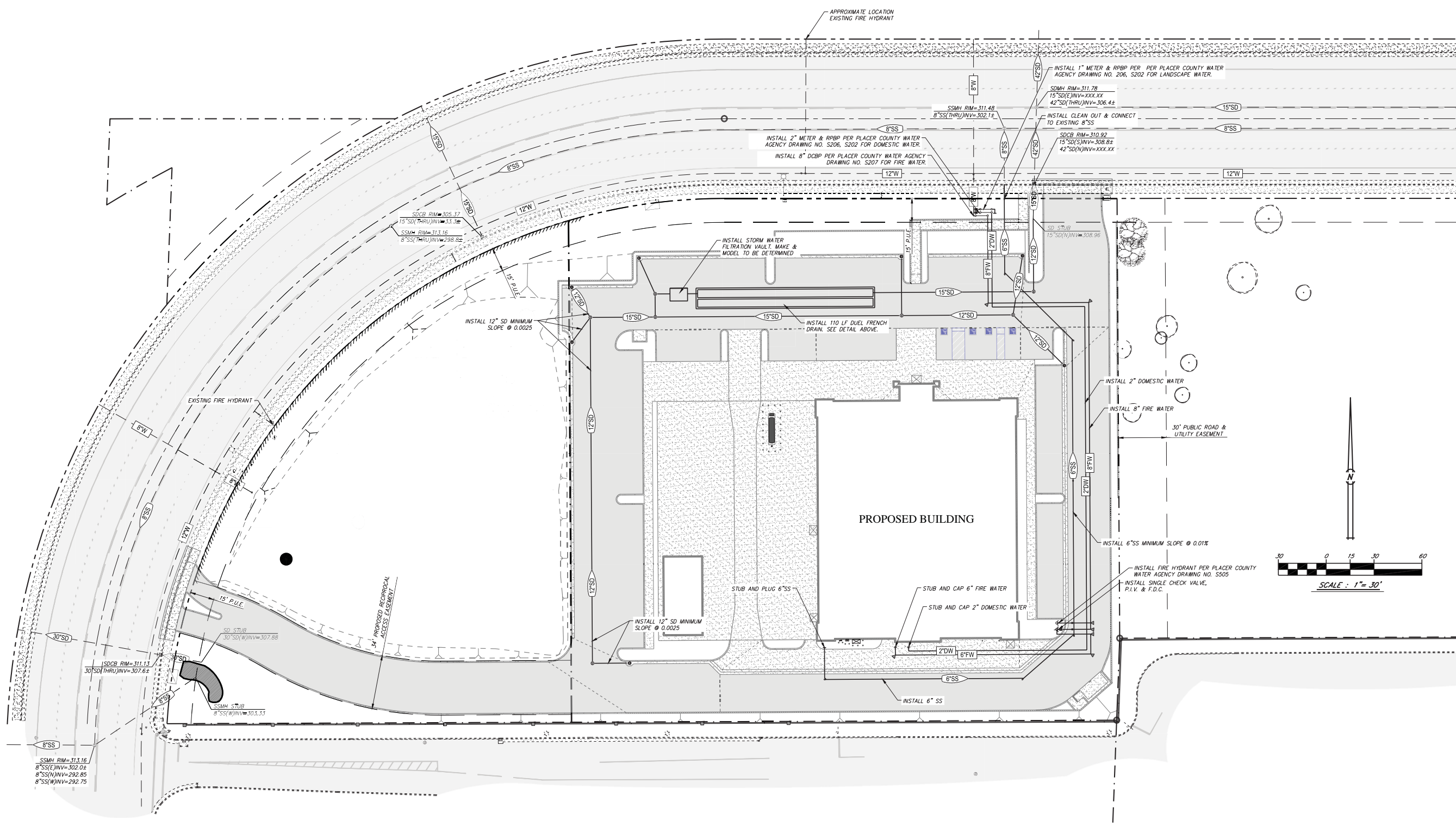
BENCHMARK - R1-5
 DATUM - NVGD29
 ELEVATION - 315.83 FEET
 DESCRIPTION - BRASS CAP IN MONUMENT WELL MARKED 1/4 CORNER S16 AND S17, LOCATED IN CENTERLINE OF GRANITE DRIVE 100' NORTH OF BC OF CURVE TO RIGHT.

FLOOD ZONE CLASSIFICATION

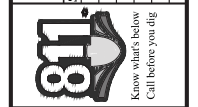
THIS PROPERTY LIES WHOLLY WITHIN IN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN PER THE FIRM MAP NUMBER 06061C0418 F PLACER COUNTY, CALIFORNIA AND INCORPORATED AREAS.

OAK TREE NOTE

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SYM.	DATE	DESCRIPTION OF REVISION	APPD.

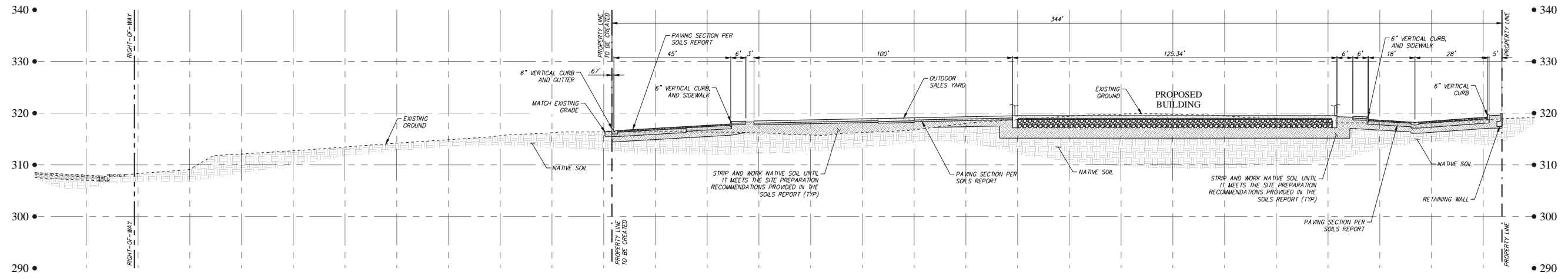
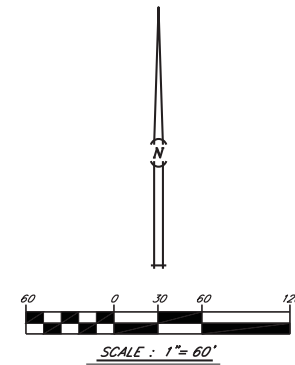
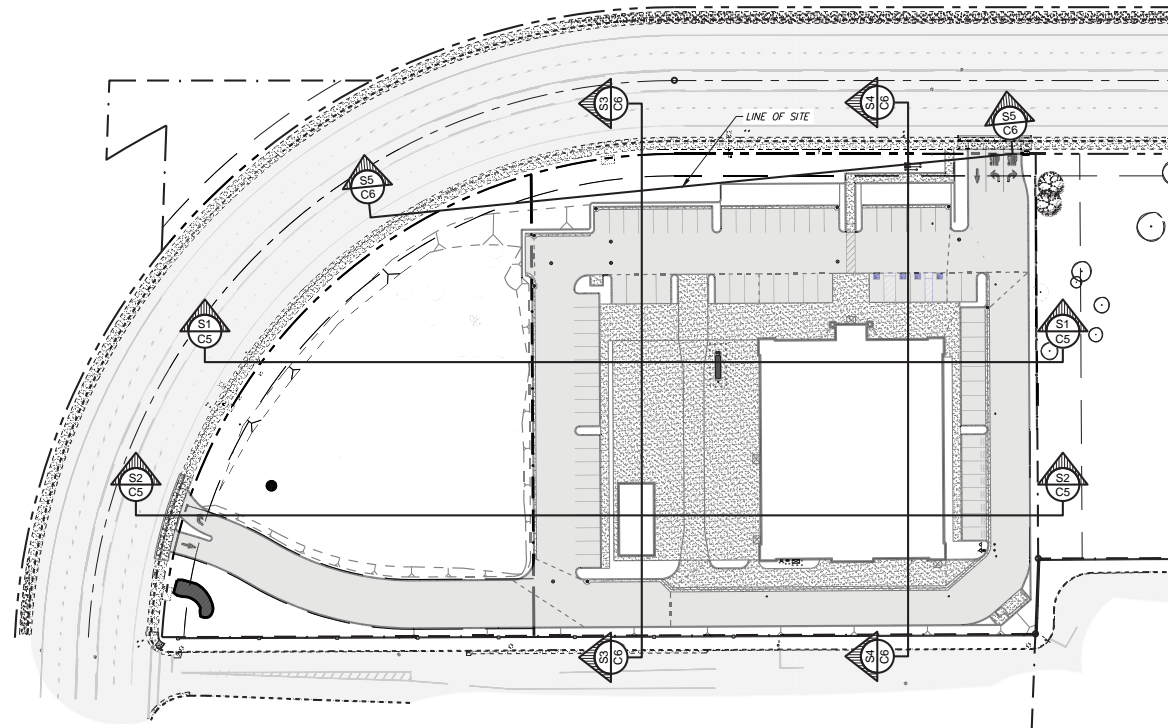


BY: MTS
 CHK: RHH
 DATE: 2018-05-25

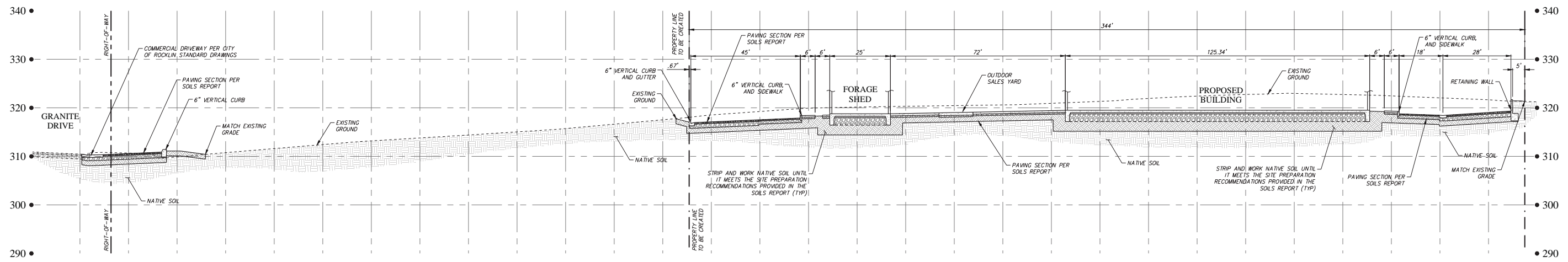
HAWKINS & ASSOCIATES ENGINEERING, INC.
 436 MITCHELL ROAD
 MODESTO, CA. 95354
 PH: (209) 575 - 4295
 FX: (209) 578 - 4295

COMPOSITE UTILITY PLAN
 PLANNING EXHIBIT FOR:
TRACTOR SUPPLY COMPANY
GRANITE DRIVE
 CITY OF ROCKLIN, CALIFORNIA

DATE: _____
 SHEET
C3
 OF
5



S1 CROSS SECTION
 1" = 20' HORIZONTAL
 1" = 10' VERTICAL



S2 CROSS SECTION
 1" = 20' HORIZONTAL
 1" = 10' VERTICAL

SYM.	DATE	DESCRIPTION OF REVISION	APPD.



BY: MTS
 CHK: RHH
 DATE: 2018-05-25

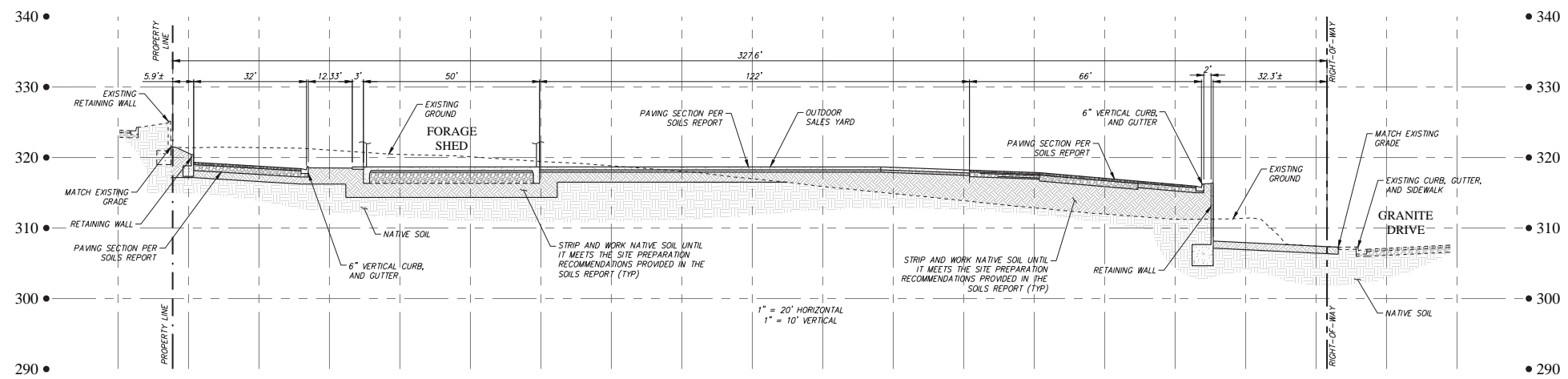
HAWKINS & ASSOCIATES ENGINEERING, INC.
 436 MITCHELL ROAD
 MODESTO, CA. 95354
 PH: (209) 575 - 4295
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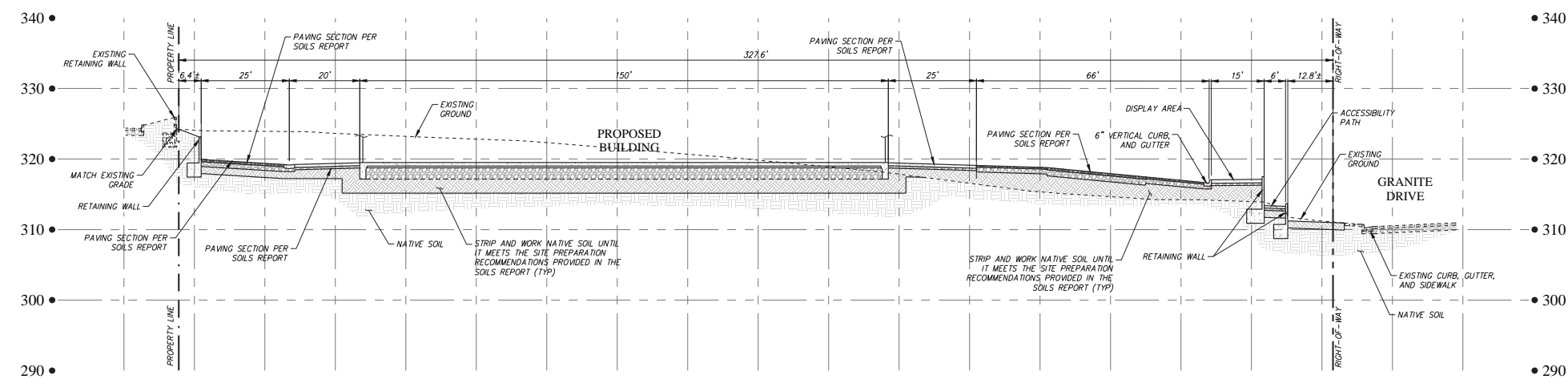
CROSS SECTIONS
 PLANNING EXHIBIT FOR:
TRACTOR SUPPLY COMPANY
GRANITE DRIVE
 CITY OF ROCKLIN, CALIFORNIA

DATE: _____
 SHEET
C4
 OF
5

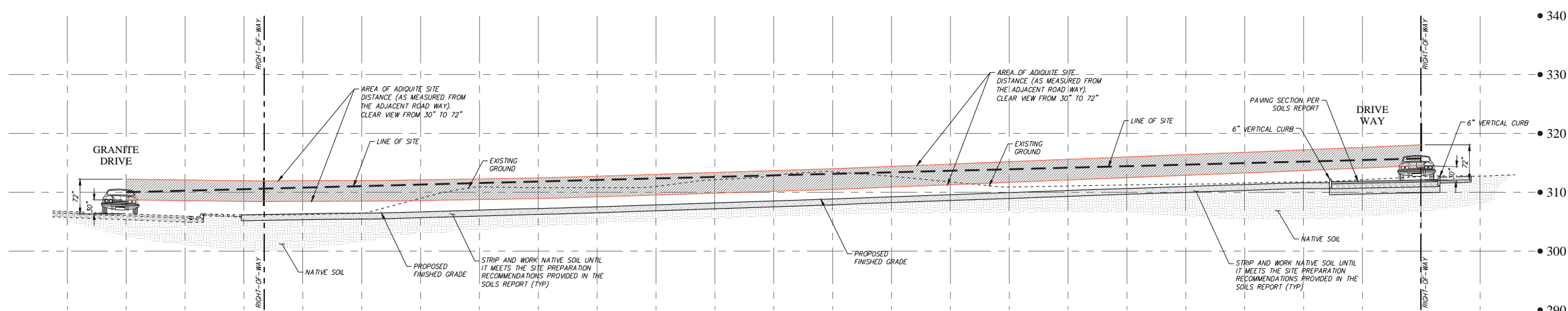
DATE: _____
 SHEET
C4
 OF
5



S3 CROSS SECTION
 1" = 20' HORIZONTAL
 1" = 10' VERTICAL

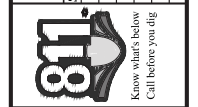


S4 CROSS SECTION
 1" = 20' HORIZONTAL
 1" = 10' VERTICAL



S5 CROSS SECTION
 1" = 20' HORIZONTAL
 1" = 10' VERTICAL

RODRICK H. HAWKINS	R.C.E. 50188
ANDREW S. FOX	R.C.E. 84375
CROLIE E. LINDSAY	R.C.E. 31900, P.L.S. 4709
SYM. DATE	DESCRIPTION OF REVISION
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BY: MTS
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CROSS SECTIONS
 PLANNING EXHIBIT FOR:
TRACTOR SUPPLY COMPANY
GRANITE DRIVE
 CITY OF ROCKLIN, CALIFORNIA

DATE: _____
 SHEET
C5
 OF
5