



## 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: Lone Tree Apartments (Phase II)

LOCATION: NWC Lone Tree & W. Oaks Blvd, Rocklin, CA 95765

ASSESSOR'S PARCEL NUMBERS: 017-281-016

DATE OF APPLICATION (STAFF): 5/4/22 RECEIVED BY (STAFF INITIALS): MC

FILE NUMBERS (STAFF): DR2022-0004 FEES: \$15,090

RECEIPT NO.: R48236

### 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.

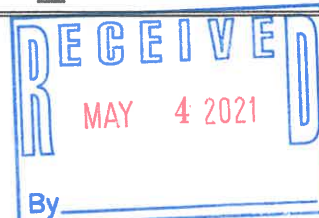
Generally, two sets of preliminary plans and a written description of the proposed project should be brought with the applicant to the pre-application meeting. To schedule this meeting, please contact a Staff Planner at the Rocklin Community Development Department by calling (916) 625-5160.

DATE OF PRE-APPLICATION MEETING: \_\_\_\_\_

### 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 checked="" type="checkbox"/> Design Review (DR) <input type="checkbox"/> Commercial Fee: _____ <input checked="" 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"/> Modification to Approved Projects Fee: _____ File Number: _____
<input checked="" type="checkbox"/> Concurrent Application (2 or more entitlements) Fee: <b>\$8,431.00</b>		
Environmental Requirements: (STAFF)	<input type="checkbox"/> Exempt - <input type="checkbox"/> Negative Declaration -	<input checked="" type="checkbox"/> Mitigated Negative Declaration - <b>\$6,659.00</b> <input type="checkbox"/> EIR - See Fee Schedule

15162 Determination -



# **UNIVERSAL APPLICATION FORM (CONT.)**

GENERAL PLAN DESIGNATION:		PROPERTY DATA:		UTILITIES:	
				EXISTING	PROPOSED
Existing:	<u>HDR</u>	Acres:	<u>6.61</u>	<input type="checkbox"/> Pub. Sewer	<input checked="" type="checkbox"/> Pub. Sewer
Proposed:	<input type="text"/>	Square Feet:	<input type="text"/>	<input type="checkbox"/> Septic Sewer	<input type="text"/> Septic Sewer
ZONING:		Dimensions:	<input type="text"/>	<input type="checkbox"/> Pub. Water	<input checked="" type="checkbox"/> Pub. Water
Existing:	<u>PD-24+</u>	No. of Units:	<u>146</u>	<input type="checkbox"/> Well Water	<input type="text"/> Well Water
Proposed:	<input type="text"/>	Building Size:	<input type="text"/>	<input type="checkbox"/> Electricity	<input checked="" type="checkbox"/> Electricity
		Proposed Parking:	<u>335</u>	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Gas
		Required Parking:	<u>308</u>	<input type="checkbox"/> Cable	<input checked="" type="checkbox"/> Cable
		Access:	<input type="text"/>		

## **PROJECT REQUEST:**

*(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: GTA Lonetree, LLC

ADDRESS: 2600 Dallas Parkway, Suite 370

CITY: Frisco STATE: TX ZIP: 75034

PHONE NUMBER: (469) 458-0485

EMAIL ADDRESS: mark.tekin@tekindevelopment.com

FAX NUMBER: \_\_\_\_\_

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): \_\_\_\_\_

CONTACT: Mark Tekin

ADDRESS: 2600 Dallas Parkway, Suite 370

CITY: Frisco STATE: TX ZIP: 75034

PHONE NUMBER: (469) 458-0485

EMAIL ADDRESS: mark.tekin@tekindevelopment.com

FAX NUMBER: \_\_\_\_\_

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: <u>Lone Tree Apartments Phase II</u>		
Location: <u>NWC Lone Tree and W Oaks Blvd, Rocklin, CA 95765</u>		
Assessors Parcel Number(s): <u>017-281-016</u>		
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):		
<u>Tekin &amp; Associates, LLC</u>		
<u>Mark A. Tekin</u>		
Address: <u>2600 Dallas Parkway, Suite 370</u>		
City: <u>Frisco</u>	State: <u>TX</u>	Zip: <u>75034</u>
Phone Number: <u>(469) 458-0485</u>		Fax Number: _____
Email Address: <u>mark.tekin@tekindevelopment.com</u>		
The above named person or firm is authorized as:		
Agent ( <input checked="" type="checkbox"/> )    Buyer (____)    Lessee (____)		
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 checked="" 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    (____) Valid until:		
Owners Authorization Signature & Date:		
Signature: <u>[Signature]</u>		Date: <u>4/28/2022</u>
Owners Name (Please Print): <u>Mark A. Tekin</u>		
Owners Address: <u>2600 Dallas Parkway, Suite 370</u>		
City: <u>Frisco</u>	State: <u>TX</u>	Zip: <u>75034</u>
Phone Number: <u>(469) 458-0485</u>		
Email Address: <u>mark.tekin@tekindevelopment.com</u>		



## HAZARDOUS WASTE AND SUBSTANCES STATEMENT

Pursuant to California Government Code Section 56962.5, I have consulted the Hazardous Waste and Substances Sites List (Cortese List), consolidated by the State of California, Environmental Protection Agency and find that;

The project, including any alternatives, \_\_\_\_\_ is, ☒ is not (check which applies) located on a site which is included on the Hazardous Waste and Substances Sites List (Cortese List). If on the list, provide the following information:

Regulatory identification number: \_\_\_\_\_ Date of list: \_\_\_\_\_

Type of problem:

I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct.

Dated: 4/28/2022

Applicant: [Signature]

Applicants can verify this information by reviewing the Hazardous Waste and Substances Sites List (Cortese List), available for review at the City of Rocklin Planning Department counter, or at the California Department of Toxic Substance Control web site: <http://www.calepa.ca.gov/SiteCleanup/CorteseList/default.htm>



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### ENVIRONMENTAL INFORMATION SHEET (To be completed by applicant)

LOCATION OF PROJECT (ADDRESS) \_\_\_\_\_

CITY: Rocklin STATE: CA ZIP: 95765

ASSESSORS PARCEL #: 017-281-016

NAME OF PROJECT: Lone Tree Apartments Phase II

CONTACT/APPLICANT NAME: Mark A. Tekin

ADDRESS: 2600 Dallas Parkway, Suite 370

CITY: Frisco STATE: TX ZIP: 75034

PHONE: (469) 458-0485 EMAIL: mark.tekin@tekindevelopment.com

**Project Description - Describe in detail. Add separate sheet if necessary.**

*Please see attached.*

Property size:	<u>287,932</u>	<u>6.61</u>
	Square Feet	Acres
Land Use:	<u>Vacant</u>	<u>Multifamily Residential</u>
	Existing	Proposed

**RELATED PROJECTS:** If this project is a part or portion of a larger project, describe the previous project by name, general development plan number, or other project identification:

**PREVIOUS ENVIRONMENTAL DOCUMENTS:** If this project is part of a larger project for which a negative declaration or an environmental impact report has been prepared and certified, reference the document below. Include the date and SCH#, if possible:

#### **OTHER REQUIRED PERMITS OR APPROVALS:**

<u>Permit or Approval Agency</u>	<u>Address</u>	<u>Contact Person/Phone</u>
US Army Corps of Engineers - Clean Water Act Section 404 Permit	Regional Board - 401 Water Quality Cert	CA Dept of Fish and Wildlife - Incidental Take Permit
US Fish and Wildlife Service - Biological Opinion	CA Dept of Fish and Wildlife - Streambed Alteration Agmmt	

**PREVIOUS LAND USES:** Describe existing and previous land uses of the site for the last 10 years or more:

*Vacant land*

## SITE CHARACTERISTICS

1. What natural features (trees, rock outcroppings etc.) presently exist on the site?

None, with the exception of the wetlands.

2. What are the surrounding land uses?

East Commercial West Commercial North Commercial South Residential

3. Is the project proposed on land which contains fill or a slope of 10% or more? No

4. Are there any existing erosion problems? No

5. Is the site on expansive soils (as defined in Table 18 of the UBC) or immediately adjoining an area subject to slides, liquefaction, slope instability or other related hazards? Shaking hazard  
If so, describe in detail, or refer to attached soils report.

Please see the attached Geotechnical Report, prepared by Terracon Consultants on March 16, 2021, beginning on page 5, regarding seismic considerations.

6. Grading, excavating or filling activities - Quantity of cubic yards to be:

- a. Moved within the site: 7,081 cubic yards  
b. Deposited on the site: 6,509 cubic yards  
c. Removed from the site: 2,696 cubic yards  
d. Disposal site: \_\_\_\_\_

7. Are there any streams or permanent water courses on the site? No  
Describe: \_\_\_\_\_

8. Will the proposed project change drainage patterns or the quality of groundwater? Yes  
If so explain. If not, why not:

Drainage patterns currently have the water sheet flowing through the wetland complex and eventually entering the creek channel. Site grading would eliminate sheet flow from entering the creek.

9. Will the project affect any drainage channel, creek, pond or any other water body? No  
Describe below:

The project will only affect the wetland.

10. Is any portion of the property located in a flood plain? No  
If so describe: \_\_\_\_\_

11. Are there any jurisdictional wetlands or vernal pools on the site? Yes  
If so how will they be impacted by the project?  
There are vernal pools and seasonal wetlands on site. The project will result in the fill (impact) of all vernal pools and seasonal wetlands on site.
12. Are there any trees or shrubs on the project site? No, only non-native grasslands.  
What types? \_\_\_\_\_  
Are any to be removed or transplanted? \_\_\_\_\_  
State the location of transplant site: \_\_\_\_\_  
State the number & species to be removed: \_\_\_\_\_
13. Will the project affect the habitat of any endangered, threatened, or other special status species?  
Historically, the site was part of Stanford Ranch in the 1990's. This master development project obtained take authorization (Biological Opinion) from the United States Fish and Wildlife Service for shrimp species. These impacts were mitigated by the master developer.
14. Will the project result in any new noise source, or will it place new residents in an area of high traffic noise or noise from any other source?  
Please see the Noise Study provided to the City of Rocklin for this project.
15. What type of equipment will be associated with the project during construction?  
Standard earth moving equipment and other standard construction equipment for site construction.
- During permanent operation?  
None.
16. Describe any air pollutants, other than vehicle exhaust, which would be generated by this project, both during and after construction. Dust particulates are considered pollutants.  
The project will have a SWPPP in place to help mitigate potential dust issues and routine watering will be conducted during construction to limit dust as well.
17. Will the project produce new sources of dust, ash, smoke, fumes or objectionable odor? No  
If yes, describe the source of the emission, methods to control emissions and means of mitigating those effects on adjacent properties:
18. Will the project create any new light source, other than street lighting? Yes  
If yes, describe below:  
If the City requires additional off-site lighting, then yes.
19. Is this property covered by a Williamson Act contract? No
20. Has this property ever been used for agricultural purposes? No  
If so, for what purpose and when?
21. Does the project involve the use of routine transport or disposal of hazardous materials? No
22. Are there any known mineral resources of value to the region and the residents of the state located on the site?  
If so, what types? No
23. How close is the nearest school? .4 miles, Western Sierra Collegiate Academy

24. PROPOSED BUILDING CHARACTERISTICS (BOTH RESIDENTIAL AND NON-RESIDENTIAL)

Size of new structure(s) or addition in gross square feet: See attached area Matrix

Building height measured from ground to highest point in feet: Approx. 40' - 1"

Number of floors/stories: 3

Height of other appurtenances (antennas, steeples, mechanical equipment, etc.) measured from ground:  
Approx. 40'-1"

Project site coverage: Building 86,810 sq.ft. 30 %

Landscaping 77,919 sq.ft. 27 %

Paving 122,975 sq.ft. 43 %

Exterior building materials: Cement plaster, fiber-cement horizontal siding, stone veneer, painted steel railings, fabricated steel awnings

Exterior building colors: Building colors consist of warm neutral tones with pops of vibrant colors

Wall and/or fencing material: wrought iron or equal

Total number of off-street parking spaces required: 308 Provided: 335

Total number of bicycle parking spaces: 0

25. Is there any exposed mechanical equipment associated with the project? Roof mounted equipment

Location and screening method:

Roof mounted equipment is to be screened from view using parapet walls.

26. RESIDENTIAL PROJECTS

Total lots 1  
Density/acre 25.22

Total dwelling units 146  
Total acreage 5.79 (net)

	Single Family	Two Family	Multi-Family (More than 2 units)
Number of Units			
Size of lot/unit			
Studio			
1 Bedroom			42
2 Bedroom			84
3 Bedroom			20
4+ Bedroom			

27. RETAIL, COMMERCIAL, INDUSTRIAL, INSTITUTIONAL OR OTHER PROJECT

Type of use(s): \_\_\_\_\_

Oriented to: Regional \_\_\_\_\_ City \_\_\_\_\_ Neighborhood \_\_\_\_\_

Hours of operation: \_\_\_\_\_

Total occupancy/Building capacity: \_\_\_\_\_

Gross floor area: \_\_\_\_\_ Number of fixed seats: \_\_\_\_\_

Number of employees (total): \_\_\_\_\_ Employees per shift: \_\_\_\_\_ Number of Shifts: \_\_\_\_\_

Number of visitors/customers on site at busiest time (best estimate): \_\_\_\_\_

Other occupants (specify): \_\_\_\_\_

ALL PROJECTS

28. Approximately how many tons of solid waste will the project produce each year? 18 tons (based on 73 yards per week)
29. Will the proposed use involve any toxic or hazardous material? No  
Is the project site within 2,000 feet of an identified hazardous/toxic site? No  
Is the project site within 2,000 feet of a school or hospital? No  
If the project involves any hazardous material, explain:
30. How many new residents is the project estimated to generate? 250
31. Will the project generate a demand for additional housing? No
32. What is the current and estimated number of motor vehicles to arrive at the site as a result of the project?  
Current: 0 Estimated: 1.75 per unit use
33. Could the project increase traffic hazards to motor vehicles, bicyclists or pedestrians? TBD  
If yes, explain:  
The development of this site will meet City requirements and a traffic study will be performed to mitigate traffic issues for the site.
34. How close is the project to the nearest public park or recreation area? .23 miles, Kathy Lund Community Park
35. What school districts will be affected by this project? Rocklin ISD
36. Describe energy-efficient features included in the project  
All appliances will be Energy Star rated, building and site lighting will utilize LED lights, buildings will be designed to meet or exceed T-24 standards.
37. Describe how the following services or utilities will be provided:  
Power and Natural Gas: Pacific Gas & Electric (Gas & Electric)  
Telephone: AT&T  
Water: PCWA  
Sewer: SPMUD  
Storm Drainage: City of Rocklin  
Solid Waste: Recology - Auburn Placer
38. Will the project block any vista or view currently enjoyed by the public? No known public vistas or views will be blocked.
39. Are there any known historic or significant building features on or near the site? No  
If so, will the project result in any impact to the building?
40. Are there any archaeological features on the site? No  
If so, will the project result in any impact to these features?



**FORMATTING AND MINIMUM INFORMATION REQUIREMENTS**  
**TO BE COMPLETED BY APPLICANT**

INSTRUCTIONS: The following are the formatting and minimum information requirements for the applicable exhibits and documents submitted as a part of all applications. Please check off the line indicating the information has been included and / or formatting requirements met and **submit this checklist with your application**. Mark the line *N/A* if the item is not applicable.

**EXHIBIT SETS (Copies of all project drawings stapled together as follows, except tentative maps)**

- ☒ 1. All project maps and drawings collated together
- ☒ 2. Sets stapled together along the left margin
- ☒ 3. Each set folded to 8-1/2" x 11" (If there are too many sheets to staple and fold to 8 1/2" x 11" in a single set the plan sets may be broken into two to three subsets, each subset to be stapled, folded to 8 1/2" x 11", and labeled as "1 of \_\_\_", "2 of \_\_\_", etc. as appropriate, and the subsets rubber banded together into units.)
- ☒ 4. Full sized and 11" x 17" reduced sets collated in the same order and including the same sheets
- ☒ 5. All sheets in the 11" x 17" reduced sets clearly legible
- ☒ 6. For the initial submittal and re-submittals, provide 2 sets of full size and 2 sets of 11" x 17" reduced size drawings (Additional copies to be provided when requested by the City for referral and final, pre-hearing submittals.)

**COLORED EXHIBITS (Full size drawings, colored)**

- ☒ 1. Exhibits rolled not mounted
- ☒ 2. Colors as close as possible to the true colors proposed to be used

**MATERIALS SAMPLE BOARD (Accurate samples of colors and materials for ALL finishes proposed)**

- ☒ 1. Maximum size not to exceed 8-1/2" x 14" (May be a series labeled with the project name and numbered "1 of \_\_\_", "2 of \_\_\_", etc.)
- ☒ 2. Actual chips, samples, and swatches (preferred) or colors shown as close as possible to the true colors proposed to be used
- ☒ 3. Manufacturer name and product name and identification number called out

**\*DIGITAL MATERIAL BOARD PROVIDED AT INITIAL SUBMITTAL**

**SITE PLAN (A plot plan drawn to scale showing the following)**

- ☒ 1. Proposed and existing structures (including those to be relocated or removed)
- ☒ 2. Square footage of structures and area of all parcels or pads
- ☒ 3. Dimensions (i.e. property lines, driveways, structures)
- ☒ 4. Natural features (Trees to stay and be removed, rock outcroppings, quarries, etc.)
- ☒ 5. All property lines, including those on-site, those immediately off-site and those across any street.
- ☒ 6. Circulation
- ☒ 7. All existing and proposed public right-of-way improvements
- ☒ 8. North arrow

- ☒ 9. Vicinity map
- ☒ 10. Reciprocal driveways, if appropriate
- ☒ 11. Trash enclosures. (Auburn Placer Disposal to approve location and size.)
- ☒ 12. Landscaped areas
- ☒ 13. Prominent features including structures and natural features of surrounding properties
- ☒ 14. All existing and proposed easements (i.e. open space, floodplain, scenic, proposed abandonments, etc., including name of person or group to own and maintain area)
- ☒ 15. Location, size, and height of pole lights, signs, street lights, flag poles
- ☒ 16. Scale (Scale shall be shown in printed text and with a bar scale).
- ☒ 17. Project notes including:     Owner;  
  Developer;  
  Engineer/Architect;  
  Service Providers;  
  General Plan and Zoning;  
  Assessors Parcel Number(s);  
  Land Area;  
  Building Area;  
  Parking including calculations for parking requirements (The general parking lot design shall be consistent with City of Rocklin Improvement Standards, including size, dimensions, driveway widths, and required landscaping)

#### DISABLED ACCESS REQUIREMENTS FOR SITE PLANS

- ☒ 1. Accessible route of travel requirements (per Title 24):
  - At least one accessible route within the boundary of the site shall be provided from public transportation stops, public streets, or sidewalks
  - The accessible route of travel shall be the most practical direct route between the accessible entrance to the site and accessible building entrance and accessible site facilities
  - The accessible route of travel shall be provided to all entrances and exterior ground floor exits along normal paths of travel, as well as to the trash enclosure(s)
  - When more than one building or facility is located on a site, the accessible route of travel shall be provided between buildings and accessible facilities
  - The accessible route of travel shall be at least 48 inches wide and have a cross slope no greater than 1/4 inch per foot (1 inch vertical per 50 inches horizontal)
  - The accessible route of travel shall be provided in such a way that persons with disabilities are not compelled to wheel or walk behind parked cars other than their own
  - Clearly delineate all accessible routes and accessible parking areas and include sufficient grade call outs to assure compliance with required slopes
- ☒ 2. Accessible parking area requirements:
  - Accommodate required number of handicap spaces
  - One-quarter inch per foot slope in any direction, maximum
  - Reasonable distance to entrance
  - Equally dispersed throughout project for multiple buildings

Questions or clarification of the Disabled Access requirements should be addressed by the Building Department. Sites that require variation from the guidelines will be handled on a case by case basis.



# LONE TREE COMMUNITY - PHASE 2

## ROCKLIN, CA

### SERVICE PROVIDERS

**POWER AND NATURAL GAS**  
PACIFIC GAS AND ELECTRIC (PG&E)

**WATER**  
PLACER COUNTY WATER AUTHORITY  
144 FERGUSON RD  
AUBURN, CA, 95603  
PHONE: 530-823-4850

**SEWER**  
SPMUD  
5807 SPRINGVIEW DR  
ROCKLIN, CA 95677  
PHONE: 916-786-8555

**SOLID WASTE**  
RECOLOGY - AUBURN PLACER  
12305 SHALE RIDGE RD  
AUBURN, CA 95602  
PHONE: 530-885-3735

### PROJECT TEAM

**OWNER/ DEVELOPER**  
GTA LONETREE, LLC  
2600 DALLAS PARKWAY, STE. 370  
FRISCO TEXAS 75034

CONTACT: MARK TEKIN  
PHONE: 469-458-0485  
EMAIL: MARK.TEKIN@TEKINDEVELOPMENT.COM

**ARCHITECT**  
BSB DESIGN  
11211 GOLD COUNTRY BLVD. UNIT 101  
GOLD RIVER, CA 95670

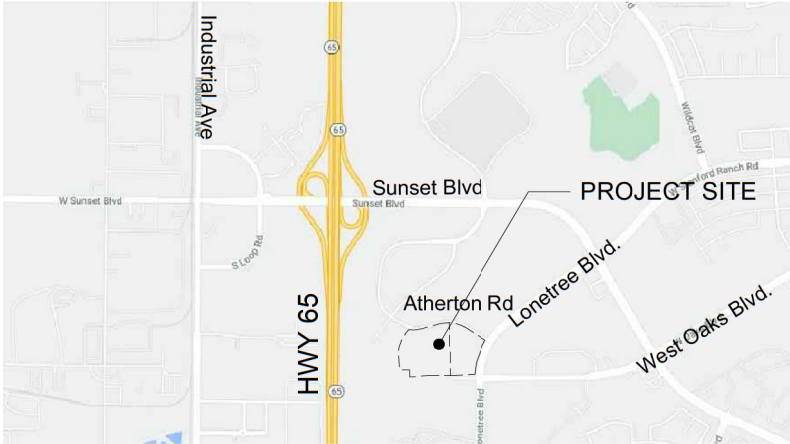
CONTACT: MAL MONTOYA  
PHONE: 916-550-9723  
EMAIL: MMONTOYA@BSBDESIGN.COM

**CIVIL ENGINEER**  
KIER WRIGHT  
2850 COLLIER CANYON RD  
LIVERMORE, CA 94551

CONTACT: ZICO SARYEDDEAN, PE  
PHONE: 245-8788 X 2022  
EMAIL: ZSARYEDDEAN@KIERWRIGHT.COM

**LANDSCAPE ARCHITECT**  
FUHRMAN LEAMY LAND GROUP  
2140 PROFESSIONAL DR, ST 115  
ROSEVILLE, CA 95661

CONTACT: STEVE FUHRMAN  
PHONE: 916-783-5263  
EMAIL: STEVEF@FLLANDGROUP.COM



VICINITY MAP

### APPLICABLE CODES

2019 CALIFORNIA BUILDING CODE  
2019 CALIFORNIA PLUMBING CODE  
2019 CALIFORNIA MECHANICAL CODE  
2019 CALIFORNIA GREEN BUILDING STANDARDS  
2019 CALIFORNIA FIRE CODE  
2019 CALIFORNIA ENERGY CODE  
2019 CALIFORNIA ELECTRICAL CODE

### AUTHORITIES HAVING JURISDICTION

CITY OF ROCKLIN  
ROCKLIN FIRE DEPARTMENT

### SHEET INDEX

**GENERAL**  
A0.00 - COVER SHEET  
A0.01 - SITE PLAN - OVERALL  
A0.02 - SITE PLAN - PHASE 2  
A0.03 - SITE PLAN - FIRE ACCESS  
A0.04 - PROJECT DATA  
A0.05 - SITE LIGHTING PLAN  
A0.06 - SITE PERSPECTIVES  
A0.07 - SITE PERSPECTIVES  
A0.08 - SITE PERSPECTIVES  
A0.09 - SITE DETAILS - TRASH ENCLOSURE  
A0.10 - SITE DETAILS - COVERED CARPORT  
A0.11 - MATERIAL & COLOR BOARD

**CIVIL**  
C1.0 - BOUNDARY AND TOPOGRAPHIC SURVEY  
C2.0 - FIRE TRUCK TURNING PLAN  
C3.0 - PRELIMINARY GRADING PLAN  
C3.1 - TYPICAL SECTIONS  
C4.0 - PRELIMINARY UTILITY PLAN  
C4.1 - ENLARGED PRELIMINARY UTILITY PLAN  
C4.2 - ENLARGED PRELIMINARY UTILITY PLAN  
C5.0 - PRELIMINARY SWQ CONTROL PLAN  
C6.0 - HORIZONTAL CONTROL PLAN

**LANDSCAPE**  
PL1 - PRELIMINARY LANDSCAPE PLAN  
PL2 - PRELIMINARY LANDSCAPE DETAILS

**ARCHITECTURAL**  
A1.01 - EXTERIOR ELEVATIONS - BLDG 23 - 38 PLEX  
A1.02 - EXTERIOR ELEVATIONS - BLDG 23 - 38 PLEX  
A1.03 - EXTERIOR ELEVATIONS - BLDG 28 - 38 PLEX  
A1.04 - EXTERIOR ELEVATIONS - BLDG 28 - 38 PLEX  
A1.05 - 1ST AND 2ND FLOOR PLANS - BLDGS 23 & 28 - 38 PLEX  
A1.06 - 3RD FLOOR AND ROOF PLAN - BLDGS 23 & 28 - 38 PLEX  
A1.07 - BUILDING SECTIONS - BLDGS 23 & 28 - 38 PLEX

A3.01 - EXTERIOR ELEVATIONS - BLDG 19 - 11 PLEX  
A3.02 - EXTERIOR ELEVATIONS - BLDG 19 - 11 PLEX  
A3.03 - EXTERIOR ELEVATIONS - BLDG 20 - 10 PLEX  
A3.04 - EXTERIOR ELEVATIONS - BLDG 20 - 10 PLEX  
A3.05 - EXTERIOR ELEVATIONS - BLDG 21 - 10 PLEX  
A3.06 - EXTERIOR ELEVATIONS - BLDG 21 - 10 PLEX  
A3.07 - EXTERIOR ELEVATIONS - BLDG 22 - 10 PLEX  
A3.08 - EXTERIOR ELEVATIONS - BLDG 22 - 10 PLEX  
A3.09 - EXTERIOR ELEVATIONS - BLDG 24 - 6 PLEX  
A3.10 - EXTERIOR ELEVATIONS - BLDG 24 - 6 PLEX  
A3.11 - EXTERIOR ELEVATIONS - BLDG 25 - 10 PLEX  
A3.12 - EXTERIOR ELEVATIONS - BLDG 25 - 10 PLEX  
A3.13 - EXTERIOR ELEVATIONS - BLDG 26 - 6 PLEX  
A3.14 - EXTERIOR ELEVATIONS - BLDG 26 - 6 PLEX  
A3.15 - EXTERIOR ELEVATIONS - BLDG 27 - 7 PLEX  
A3.16 - EXTERIOR ELEVATIONS - BLDG 27 - 7 PLEX

A3.17 - 1ST FLOOR PLAN - BLDGS 19 & 20  
A3.18 - 2ND FLOOR PLAN - BLDGS 19 & 20  
A3.19 - 3RD FLOOR PLAN - BLDGS 19 & 20  
A3.20 - ROOF FLOOR PLAN - BLDGS 19 & 20  
A3.21 - BUILDING SECTION - TYPICAL

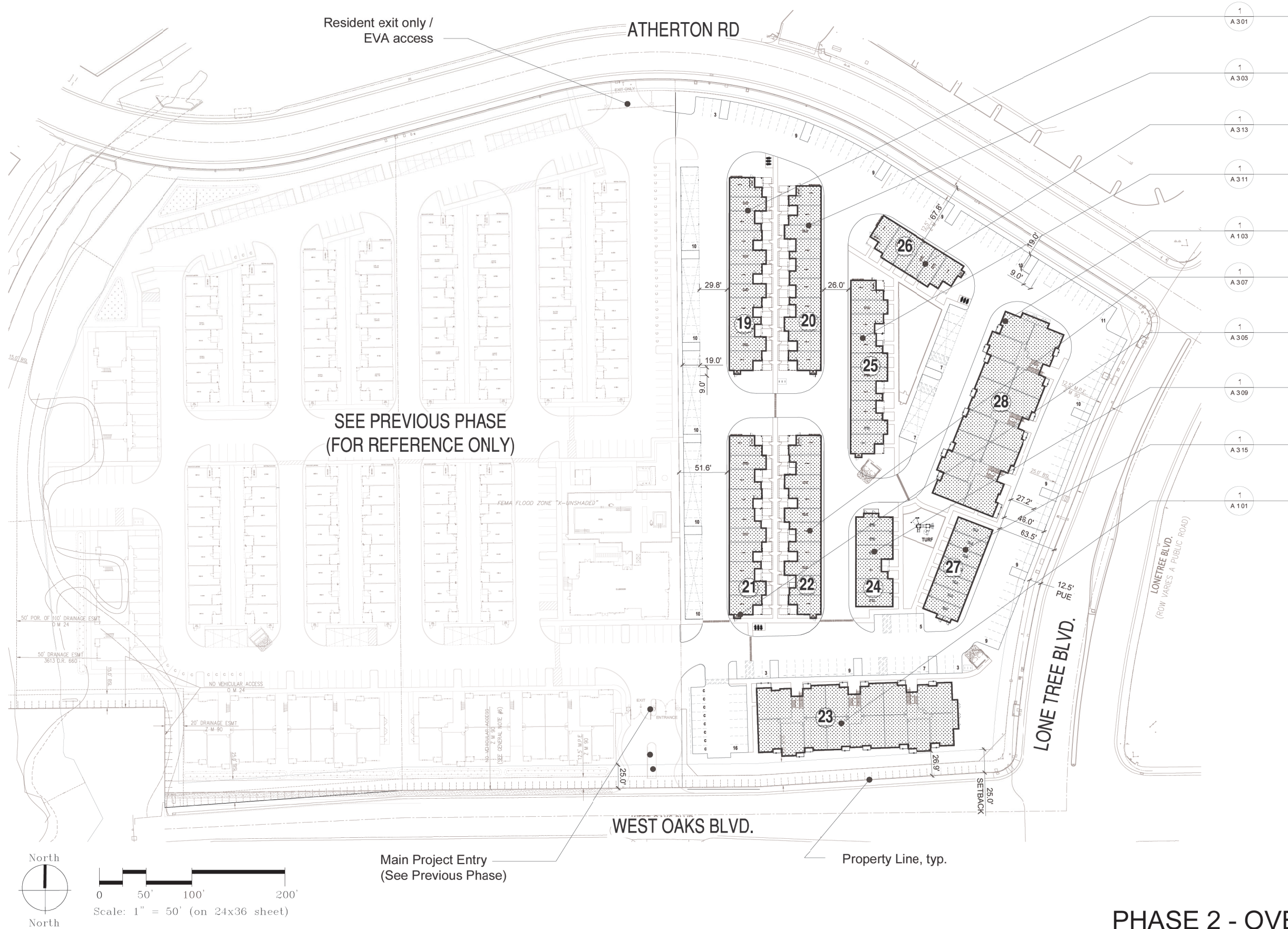
A4.00 - ENLARGED UNIT PLANS - 1 BEDROOM  
A4.01 - ENLARGED UNIT PLANS - 1 BEDROOM  
A4.02 - ENLARGED UNIT PLANS - 1 AND 2 BEDROOM  
A4.03 - ENLARGED UNIT PLANS - 2 BEDROOM  
A4.04 - ENLARGED UNIT PLANS - 2 BEDROOM  
A4.05 - ENLARGED MULTI-LEVEL UNIT PLANS - B1 - 2 BEDROOM  
A4.06 - ENLARGED MULTI-LEVEL UNIT PLANS - B2 - 2 BEDROOM  
A4.07 - ENLARGED MULTI-LEVEL UNIT PLANS - B3 - 2 BEDROOM  
A4.08 - ENLARGED MULTI-LEVEL UNIT PLANS - B4 - 2 BEDROOM  
A4.09 - ENLARGED MULTI-LEVEL UNIT PLANS - C1 - 3 BEDROOM

TEKIN & ASSOCIATES, LLC.  
Frisco, TX

LONETREE COMMUNITY - PHASE 2  
ROCKLIN, CA.







- Building Type #19  
- 11-plex, 3 Story  
- Multi-level Units
- Building Type #20  
- 10-plex, 3 Story  
- Multi-level Units
- Building Type #26  
- 6-plex, 3 Story  
- Multi-level Units
- Building Type #25  
- 10-plex, 3 Story  
- Multi-level Units
- Building #28  
- 38-plex - 3 Story
- Building Type #22  
- 10-plex, 3 Story  
- Multi-level Units
- Building Type #21  
- 10-plex, 3 Story  
- Multi-level Units
- Building Type #24  
- 10-plex, 3 Story  
- Multi-level Units
- Building Type #27  
- 10-plex, 3 Story  
- Multi-level Units
- Building #23  
- 38-plex - 3 Story

TEKIN & ASSOCIATES, LLC.  
Frisco, TX

**A0.01**  
**PHASE 2 - OVERALL SITE PLAN**  
**LONETREE COMMUNITY - PHASE 2**  
ROCKLIN, CA.





PROJECT INFORMATION

APN: 017-281-016-000 (LCT 3)  
PHASE 1 ADJACENT PARCELS FOR REFERENCE (017-281-014-000, 017-281-015-000)

SITE SUMMARY

GROSS SITE AREA +/- 6.61 ac  
NET SITE AREA +/-5.79 ac  
GENERAL PLAN: MIXED USE 24 UNITS PER ACRE  
ZONING DESIGNATION: MU-24+

APARTMENT UNITS	76
MULTI-LEVEL UNITS	70
TOTAL UNITS	146 units
DENSITY (NET SITE AREA)	25.22 du/ac

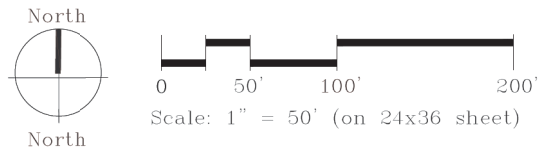
PARKING SUMMARY

REQUIRED PARKING	
1 BEDROOM	42 x 1.5 = 63 spaces
2 BEDROOM	34 x 2.0 = 68 spaces
MULTI-LEVEL UNITS (2 and 3 Bedroom units)	70 x 2.0 = 140 spaces
GUEST TOTAL	146 x .25 = 37 spaces
TOTAL REQUIRED	308* spaces
COVERED PARKING REQ.	146 x 1 = 146 spaces
*covered parking total included in overall required parking number	

PROVIDED PARKING	
Non-Covered Parking:	
Standard:	115 spaces
Standard Accessible:	10 spaces
Compact	8 spaces
Covered Parking:	
Carpools:	62 spaces
Garages:	2 x 70 = 140 spaces
TOTAL PARKING PROVIDED	335 SPACES
Non-Covered Parking:	133 spaces
Covered Parking:	202 spaces

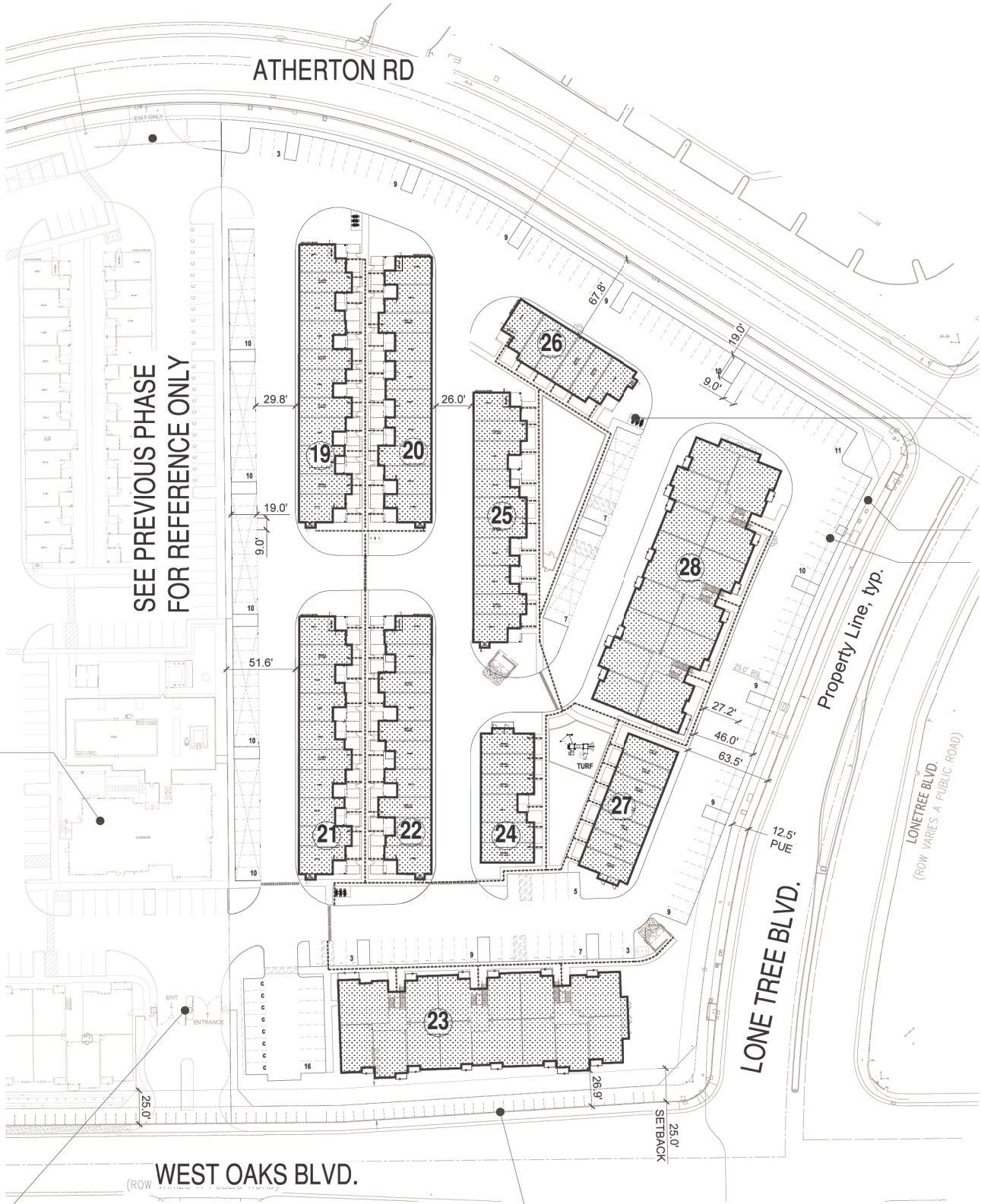
Lone Tree Apartments -Phase 2 - Building Areas Summary									
	Conditioned Area (Gross)	Non-Conditioned Area* (Gross)	Garage Area	Deck / Patio Area	Yard Area	# of Dwellings	Occupancy Type	Type of Construction	Sprinklered
Building 19- 11 Plex	13,995	78	5,416	1,122	2,110	11	R-2, U	V-A	Yes, NPFA 13
Building 20 - 10 Plex	13,140	78	4,868	1,072	2,412	10	R-2, U	V-A	Yes, NPFA 13
Building 21 - 10 Plex	12,76	78	4,882	1,061	2,112	10	R-2, U	V-A	Yes, NPFA 13
Building 22 - 10 Plex	12,976	78	4,908	1,023	2,112	10	R-2, U	V-A	Yes, NPFA 13
Building 23- 38 Plex	38,229	4,633	-	1,517	-	38	R-2	V-A	Yes, NPFA 13
Building 24 - 5 Plex	6,854	78	3,086	457	300	6	R-2, U	V-A	Yes, NPFA 13
Building 25 - 10 Plex	12,484	78	4,922	988	1,816	10	R-2, U	V-A	Yes, NPFA 13
Building 26- 6 plex	7,346	78	3,030	492	596	6	R-2, U	V-A	Yes, NPFA 13
Building 27 - 7 plex	7,346	78	3,030	492	596	7	R-2, U	V-A	Yes, NPFA 13
Building 28- 38 Plex	38,229	4,633	-	1,517	-	38	R-2	V-A	Yes, NPFA 13
Total (Site)	163,315	9,890	34,142	9,741	12,054	146			

\* Non-Conditioned Areas include Stairs, Stair Lobbies, Utilities and exterior storage closets



TEKIN & ASSOCIATES, LLC.  
Frisco, TX

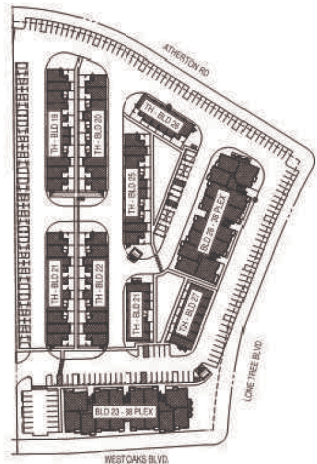
The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2017 BSB Design, Inc.



- LEGEND
- ACCESSIBLE PATH OF TRAVEL
  - COVERED CARPORT
  - BUILDING NUMBER, SEE SUMMARY
  - PARKING STALLS, SEE SUMMARY  
9' X 18' STANDARD STALL
  - BIKE RACK

Bike Rack  
- 12 spaces total  
- 3 racks plotted

Site Fencing  
Bldg Setback Line, typ.



KEY PLAN

Main Project Entry  
(See Previous Phase)

Property Line, typ.

A0.02  
PHASE 2 - SITE PLAN  
LONETREE COMMUNITY - PHASE 2  
ROCKLIN, CA.



April 20, 2022 | MR210137.00



LOT 3 SUMMARY - BUILDING SUMMARY

- Building #19

- 11-plex, 3 Story
- Building #20

- 10-plex, 3 Story
- Building #21

- 10-plex, 3 Story
- Building #22

- 10-plex, 3 Story
- Building #24

- 6-plex, 3 Story
- Building #25

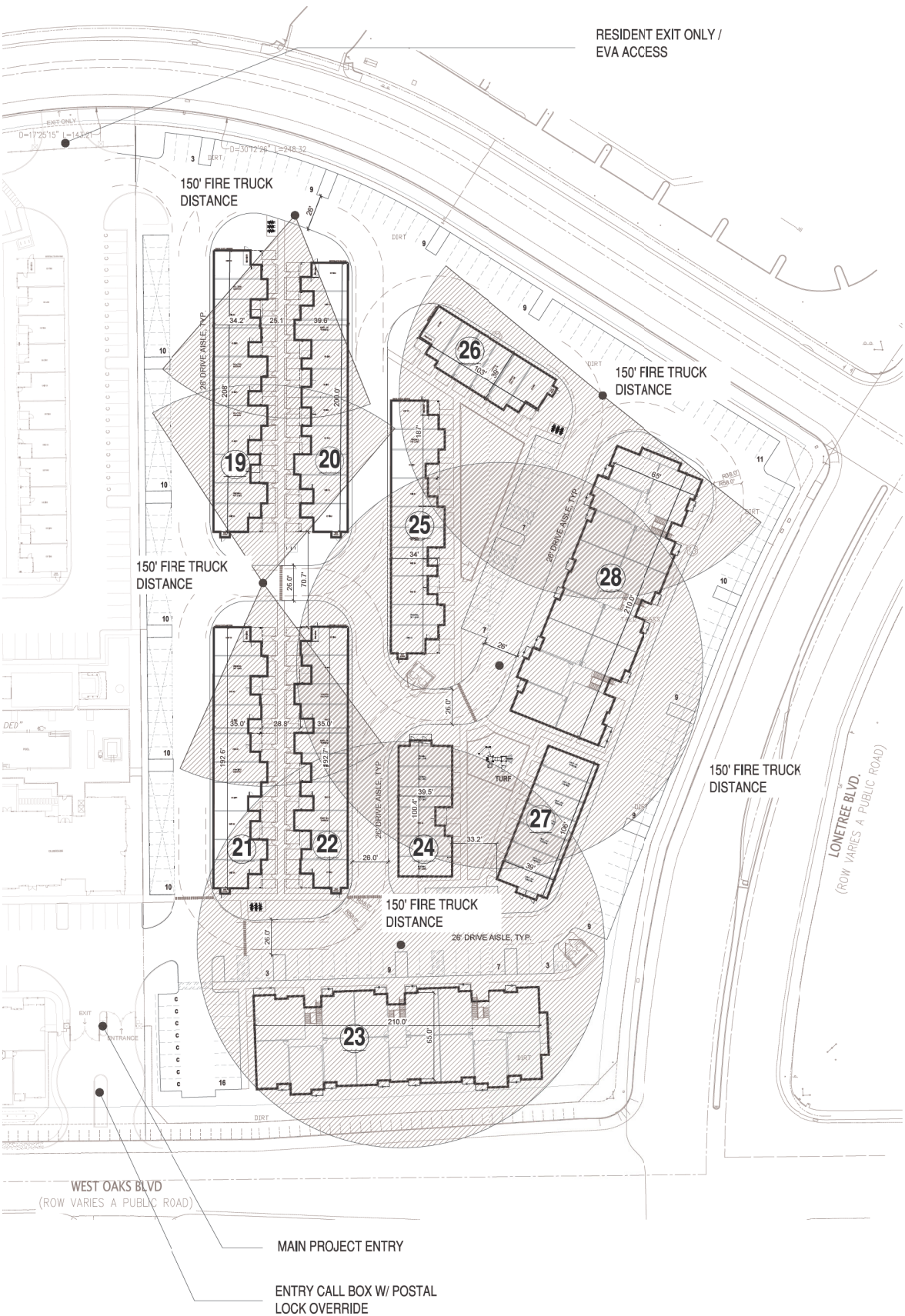
- 10-plex, 3 Story
- Building #26

- 6-plex, 3 Story
- Building #27

- 7-plex, 3 Story
- Building #23

- 38-plex - 3 Story
- Building #28

-38-plex - 3 Story



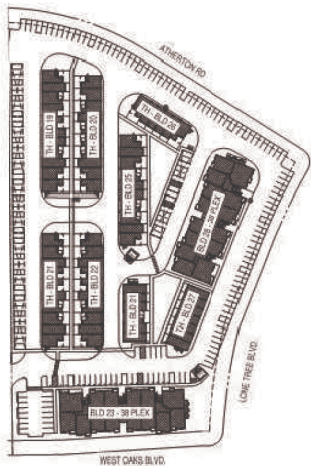
FIRE DEPARTMENT NOTES

1. OPTICOM DEVICE AND KNOX SWITCH ON THE VEHICULAR GATE(S) SHALL BE PROVIDED

FIRE TURN RADIUS

- 38' INSIDE RADIUS
- 58' OUTSIDE RADIUS
- 20' TRUCK PATH SHOWN
- 150' FIRE TRUCK HOSE DISTANCE RADIUS SHOWN

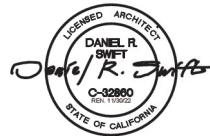
150' FIRE TRUCK DISTANCE



KEY PLAN

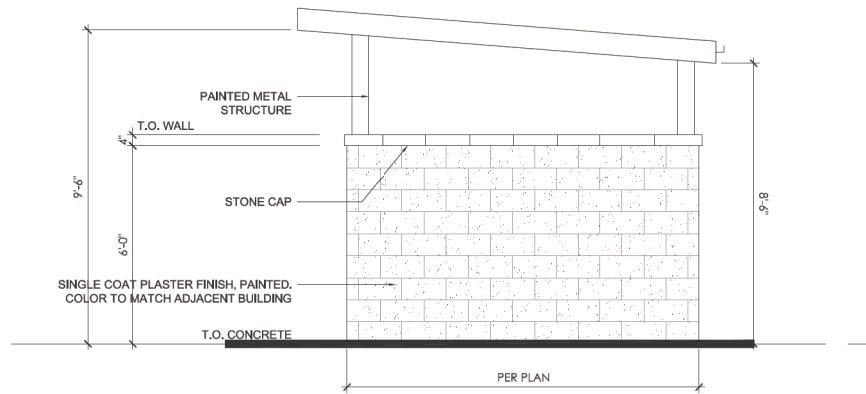
A0.03

SITE FIRE ACCESS PLAN  
LONETREE COMMUNITY - PHASE 2  
ROCKLIN, CA.

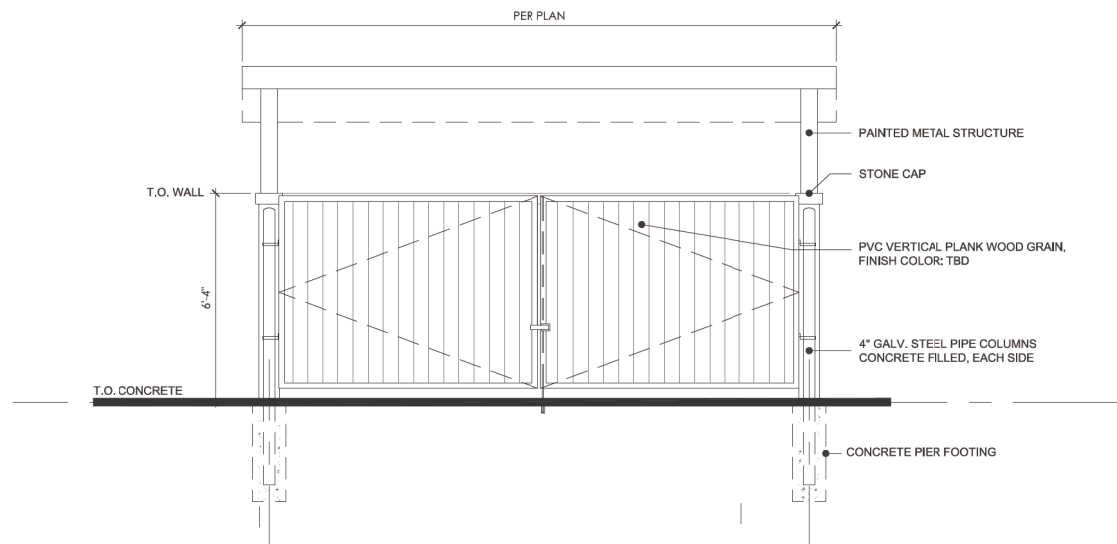


TEKIN & ASSOCIATES, LLC.  
Frisco, TX

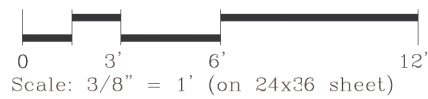




**SIDE ELEVATION - 2**  
SCALE: 3/8"=1'-0"



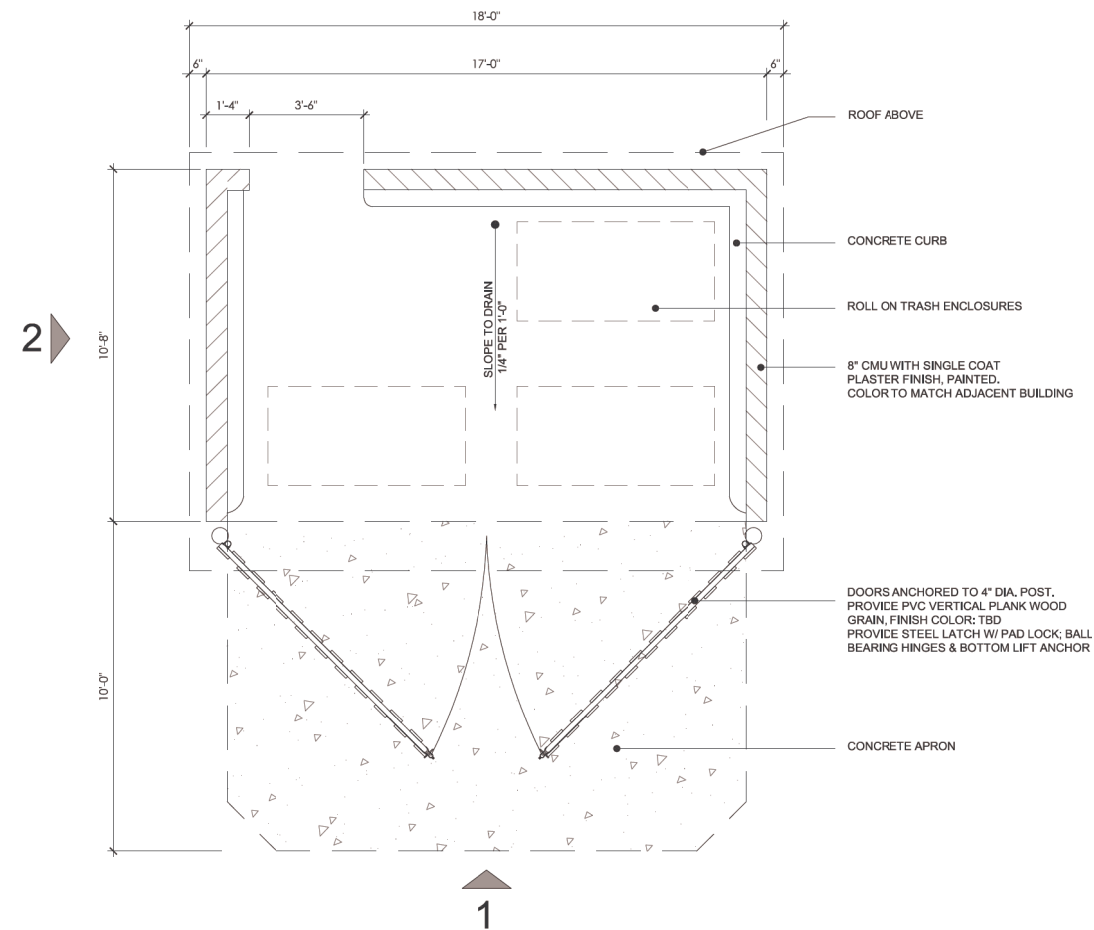
**FRONT ELEVATION - 1**  
SCALE: 3/8"=1'-0"



**TEKIN & ASSOCIATES, LLC.**  
Frisco, TX



**TRASH PERSPECTIVE**  
SCALE: NOT TO SCALE



**FLOOR PLAN**  
SCALE: 3/8"=1'-0"

# A0.09

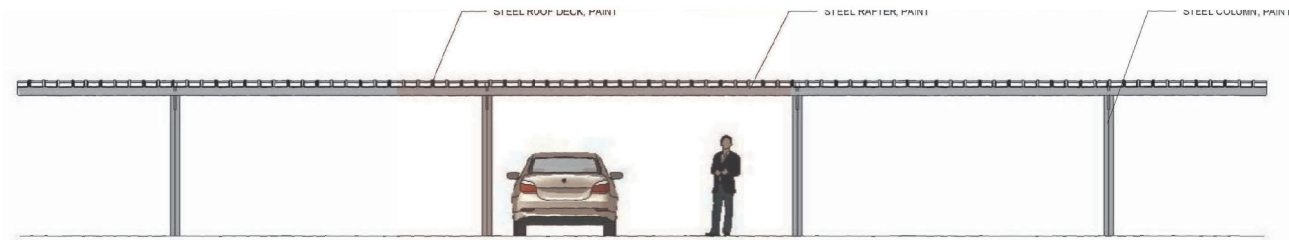
## SITE DETAILS- TRASH ENCLOSURE

### LONE TREE COMMUNITY - PHASE 2

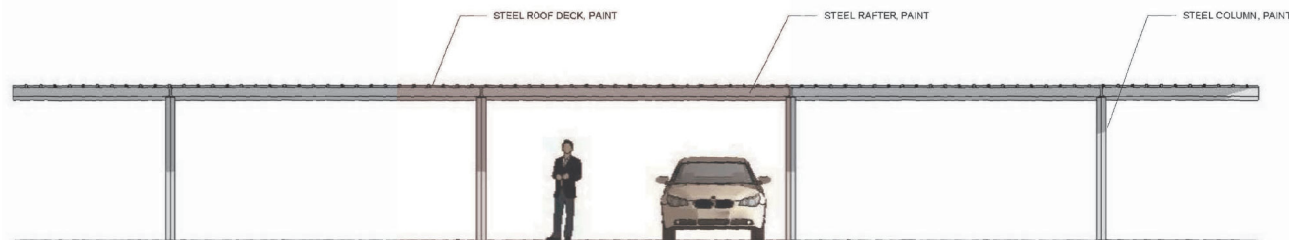
ROCKLIN, CA.

NOT FOR  
CONSTRUCTION

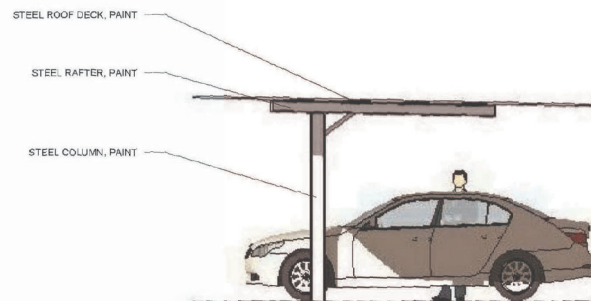




1 FRONT ELEVATION - CARPORT  
NTS



2 REAR ELEVATION - CARPORT  
NTS



3 TYPICAL SIDE ELEVATION - CARPORT  
NTS

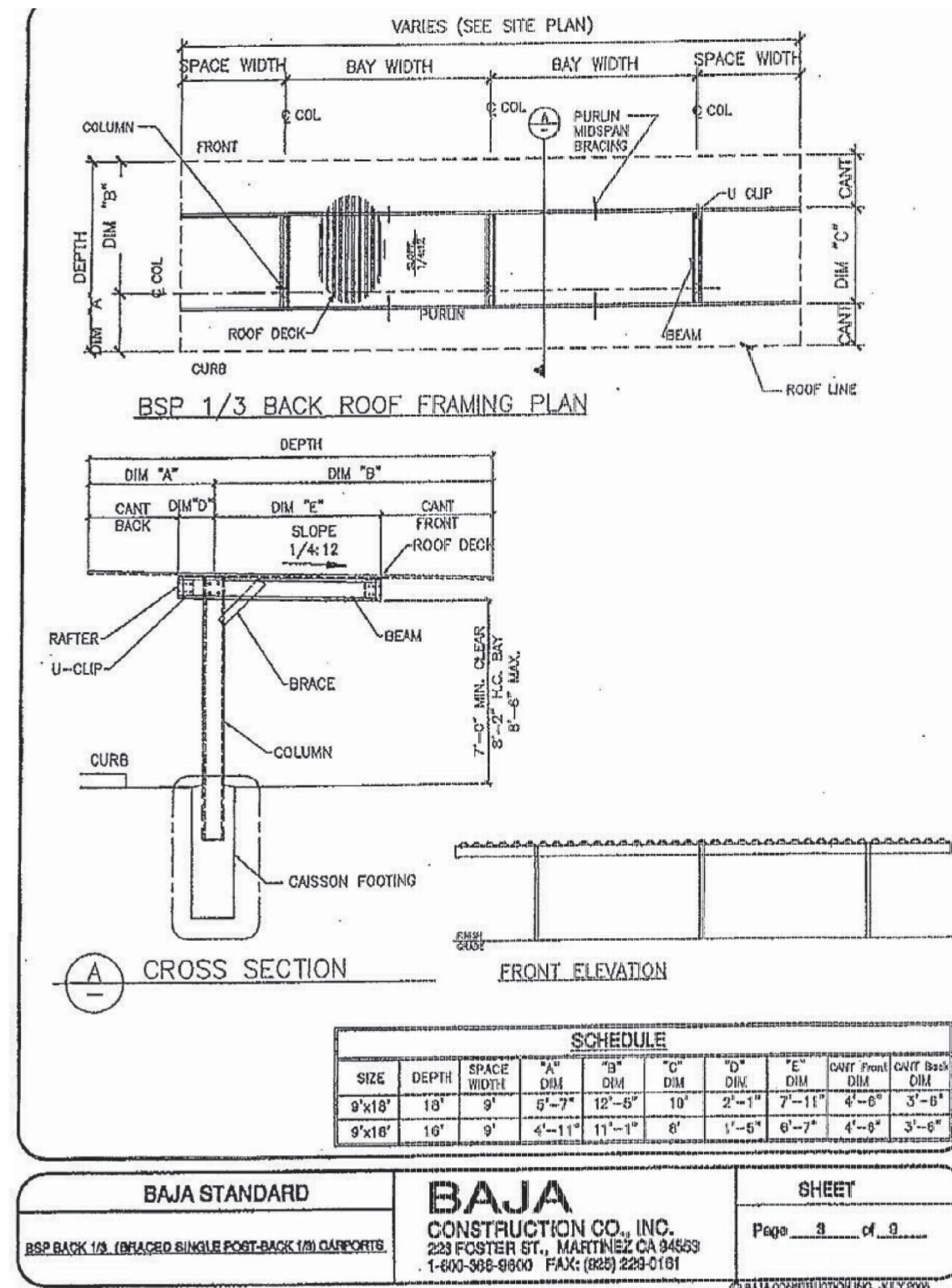


STEEL STRUCTURE, PAINTED TO MATCH BUILDING COLOR SCHEME

## CARPORT

0 3' 6' 12'  
Scale: 3/8" = 1' (on 24x36 sheet)

TEKIN & ASSOCIATES, LLC.  
Frisco, TX



NOT FOR CONSTRUCTION



A0.10  
SITE DETAILS- COVERED CARPORT  
LONE TREE COMMUNITY - PHASE 2  
ROCKLIN, CA.



NOTES

1. THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED AS OF NOVEMBER 24, 2020. ORDER NUMBER NCS-1042551-H01, FURNISHED TO KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. BY TEKIN & ASSOCIATES ON DECEMBER 11, 2020. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID REPORT THAT MAY AFFECT THE TITLE LINES, OR EASEMENTS OF THE PROPERTY.
2. ALL DISTANCES AND ELEVATIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
3. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. (A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES). HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
4. THIS SURVEY DOES NOT SHOW THE LOCATIONS OF THE FOLLOWING UNDERGROUND UTILITY LINES DUE TO THE FACT THAT THE CLIENT HAS NOT FURNISHED KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC. WITH ANY PLANS THAT DELINEATE THEIR LOCATIONS: NITROGEN LINES, (IF ANY), ALL PARTIES SHOULD CONSIDER THIS SURVEY AS PRELIMINARY WITH REGARDS TO THE LOCATION OF THE UTILITY FACILITIES. UPON RECEIPT OF THIS INFORMATION KIER & WRIGHT WILL UPDATE THIS SURVEY AND REISSUE IT.
5. PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY. SUBSURFACE STRUCTURES, IF ANY, ARE NOT SHOWN. SAID SUBSURFACE OBJECTS INCLUDE, BUT ARE NOT LIMITED TO, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, UTILITY VAULTS, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.
6. THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR PLACER COUNTY, CALIFORNIA, MAP NUMBER 06061C0941H FOR COMMUNITY NUMBER 060242 (CITY OF ROCKLIN), WITH AN EFFECTIVE DATE OF NOVEMBER 2, 2018, AS BEING LOCATED IN FLOOD ZONE "X-UNSHADED". ACCORDING TO FEMA THE DEFINITION OF ZONE "X-UNSHADED" IS: AREA DETERMINED TO BE OUTSIDE THE 2% ANNUAL FLOODPLAIN.
- INFORMATION WAS OBTAINED FROM THE CITY OF ROCKLIN, PLANNING DEPARTMENT ON DECEMBER 2, 2020. FEMA BASE FLOOD ELEVATIONS ARE BASED ON NAVD83 DATUM.
7. BENCHMARK: CITY OF ROCKLIN, BENCHMARK NUMBER 219 H-2, A 2 1/2" BRASS DISC IN MONUMENT WELL WITH PUNCH MARK STAMPED LS.5250. LOCATED AT THE INTERSECTION OF BLUE OAKS BLVD AND LONETREE BLVD AND FAIRWAY DRIVE. ELEVATION = 141.76 (NGVD 29). (TO GET TO 88 DATUM ADD 2.33 FEET TO ALL ELEVATIONS)
8. BASIS OF BEARINGS: THE BEARING OF NORTH 57° 39' 50" WEST TAKEN ON THE MONUMENT LINE OF ATHERTON ROAD AS SHOWN ON THAT CERTAIN PARCEL MAP, FILED FOR RECORD ON OCTOBER 1, 2004, IN BOOK 2 OF MAPS AT PAGE 90, OFFICIAL RECORDS OF PLACER COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.
9. CORNER RECORD NOTE: THE DEVELOPER AND/OR CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION AND FILING OF PRE-CONSTRUCTION AND POST-CONSTRUCTION CORNER RECORDS FOR ANY MONUMENTS OR PROPERTY CORNERS SHOWN HEREON THAT MAY BE DESTROYED DURING IMPROVEMENTS TO THE SUBJECT PROPERTY AS DEFINED IN SECTION 8771(B) OF THE PROFESSIONAL LAND SURVEYORS ACT.
10. THE AERIAL MAPPING WAS PREPARED USING COMPUTER ASSISTED, PHOTOGRAMMETRIC METHODS BY COOPER AERIAL SURVEYS CO., IN PHOENIX ARIZONA. JOB NUMBER 2010333. IN AREAS OF DENSE VEGETATION, ACCURACY OF CONTOURS MAY DEVIATE FROM ACCEPTED ACCURACY STANDARDS. DATE OF PHOTOGRAPHY 11-25, 2020. ORIGINAL COMPILED MAP SCALE 1"=20'. CONTOUR INTERVAL 1 FOOT. THE GRID IS BASED ON PHOTOGRAMMETRIC METHODS COMPILED ON DIGITAL STEREO WORKSTATIONS USING AERIAL PHOTOGRAPHY. CONTROL SURVEY PERFORMED BY KIER & WRIGHT, LIVERMORE, CA.

LEGEND

- ABBUTTER'S RIGHTS RELINQUISHED  
CENTERLINE  
CONCRETE CURB  
CONCRETE CURB & GUTTER  
MAJOR CONTOUR LINE  
MAJOR CONTOUR LINE  
DRAINAGE  
EASMENT LINE  
EDGE OF PAVEMENT  
EDGE OF WATER/FLOWLINE  
CORNER OF ROCK  
ELECTRIC LINE  
FENCE LINE  
FIBER OPTIC LINE  
GAS LINE-VALVE & METER  
JOINT TRENCH LINE  
LOT LINE  
MONUMENT/ANCHOR LINE  
OVERHEAD POWER LINE  
PROPERTY LINE  
SANITARY SEWER LINE-MANHOLE & CLEANOUT  
SIDEWALK  
SPOT ELEVATION  
STORM DRAIN LINE-MANHOLE & CATCH BASIN  
STORM DRAIN LINE-MANHOLE & CATCH BASIN  
STORM DRAIN LINE OVER 24" DIAMETER  
STREET LIGHT CONDUIT LINE  
TELEPHONE LINE  
TRAFFIC SIGNAL CONDUIT LINE  
WATER LINE & VALVE  
AREA DRAIN  
BACKFLOW PREVENTION DEVICE  
FOUND/SET CROSS  
ELECTRIC BOX  
EDGE OF MALL  
FIRE HYDRANT  
FLOW LINE  
FOUND  
FIBER OPTIC BOX  
GRADE BREAK  
INVERT ELEVATION  
JOINT TRENCH  
UP OF CUTTER  
LICENSED SURVEYOR  
MULTI-PURPOSE EASEMENT  
NORTH  
NORTH EAST  
NORTH WEST

ABBREVIATIONS

BC	ANGLE POINT	OR	OFFICIAL RECORD
BEG	BACK OF CURB	PEB	PEDESTRIAN
BFP	BEGIN	REC	REGISTERED CIVIL ENGINEER
BOV	BACK FLOW PREVENTER	RE	RE ELEVATION
BOV	BLOWOFF VALVE	ROW	RIGHT OF WAY
BTM	BOTTOM	S	SOUTH
BW	BACK OF WALL	SB	SOUTH DRAIN MANHOLE
BW	UNKNOWN ABBR	SE	SOUTH EAST
C-FC	CONCRETE AT FACE OF CURB	SL	STREET LIGHT
CB	CATCH BASIN	SLB	SWEET LIGHT BOX
DYLT	DAYLIGHT	SPK	RAILROAD SPIKE
E	EAST	SSMH	SANITARY SEWER MANHOLE
EP	ELECTRIC BOX	SW	SOUTH WEST
ESMT	EASEMENT	TEB	TELEPHONE BOX
EW	EDGE OF WALL	TC	TOP OF CURB
FH	FIRE HYDRANT	TMH	TELEPHONE MANHOLE
FL	FLOW LINE	TOE	GRADE BREAK LINE TOE
FND	FOUND	TOP	GRADE BREAK LINE TOP
FOB	FIBER OPTIC BOX	TRANS	TRANSFORMER
GB	GRADE BREAK	TSP	TRAFFIC SIGNAL POLE
GE	GRADE ELEVATION	UTO	UNABLE TO OBTAIN
JT	JOINT TRENCH	W	WEST
LIP	UP OF CUTTER	W/	WITH
LS	LICENSED SURVEYOR	W/SL	WITH STREET LIGHT
MPE	MULTI-PURPOSE EASEMENT	WB	WATER BOX
N	NORTH	WM	WATER METER
NE	NORTH EAST	WV	WATER VALVE
NW	NORTH WEST		



KIER+WRIGHT

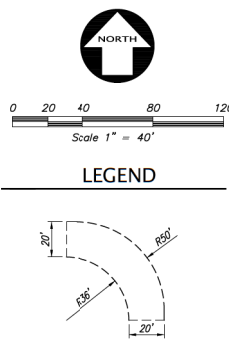
BOUNDARY AND TOPOGRAPHIC SURVEY  
OF  
LOT 3 Z M 90  
FOR  
LONETREE APARTMENTS PHASE 2

DATE APRIL, 2022  
SCALE AS SHOWN  
DESIGNER ZS  
DRAWN BY JDQ  
JOB NO. A20700  
SHEET C1.0  
OF 9 SHEETS

ROCKLIN, CALIFORNIA  
2022-04-20 1ST SUBMITTAL



Z:\2020\A20700\DWG\ENTITLEMENT\A20700-PCS-PC.dwg 5-03-22 12:11:26 AM user1



FIRE TRUCK TURNING PLAN  
OF  
LOT 3 Z M 90  
FOR  
LONETREE APARTMENTS PHASE 2

DATE	APRIL, 2022
SCALE	AS SHOWN
DESIGNER	ZS
DRAWN BY	JDQ
JOB NO.	A20700
SHEET	C2.0
OF	9 SHEETS

ROCKLIN, CALIFORNIA  
2022-04-20 1ST SUBMITTAL

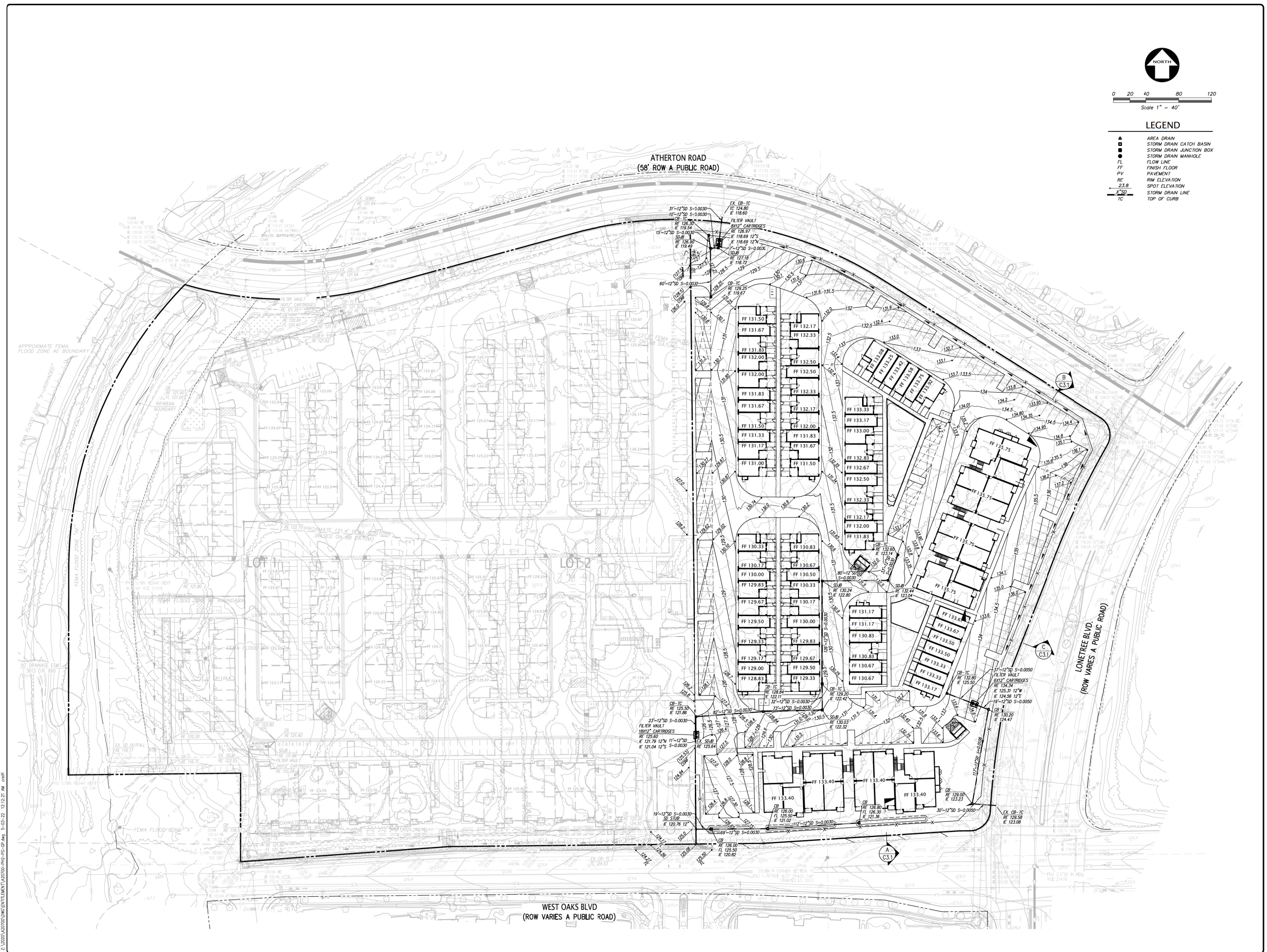
**KIER+WRIGHT**  
2850 Collier Canyon Road  
Livermore, CA 94551  
Phone: (925) 945-9788  
www.kierwright.com



NO.	BY	REVISION
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REVISION		BY	
NO.	DATE	NO.	DATE
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2		2	
3		3	
4		4	
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7		7	
8		8	
9		9	
10		10	

REGISTERED PROFESSIONAL ENGINEER  
No. 65838  
STATE OF CALIFORNIA  
CIVIL

**KIER+WRIGHT**  
2850 Collier Canyon Road  
Livermore, CA 94551  
Phone: (925) 945-9788  
www.kierwright.com

**PRELIMINARY GRADING PLAN**  
OF  
**LOT 3 Z M 90**  
FOR  
**LONETREE APARTMENTS PHASE 2**

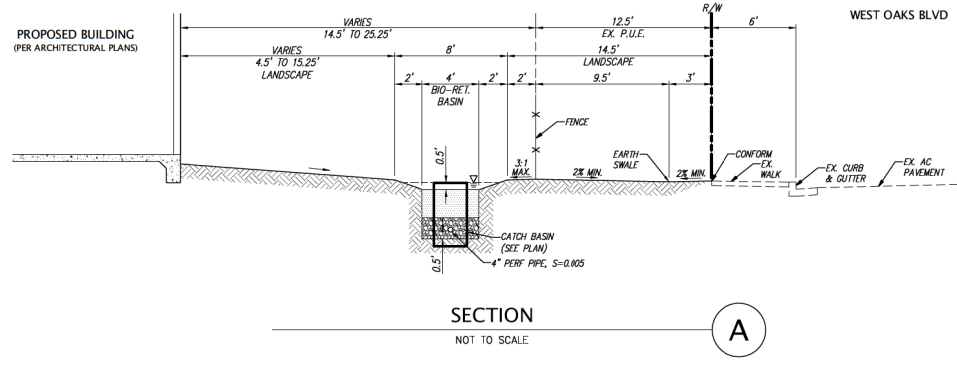
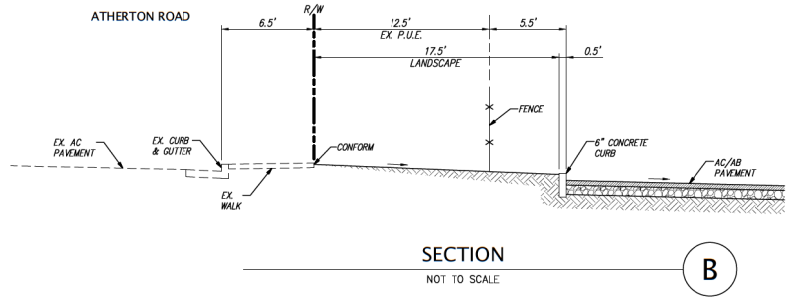
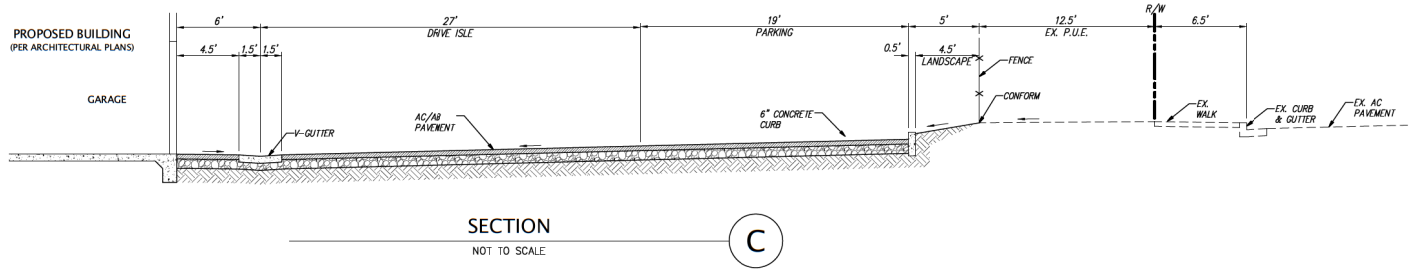
ROCKLIN, CALIFORNIA

DATE	APRIL, 2022
SCALE	AS SHOWN
DESIGNER	ZS
DRAWN BY	JDQ
JOB NO.	A20700
SHEET	C3.0
OF	9 SHEETS

2022-04-20 1ST SUBMITTAL



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DATE	APRIL, 2022
SCALE	AS SHOWN
DESIGNER	ZS
DRAWN BY	JDQ
JOB NO.	A20700
SHEET	C3.1
OF	9 SHEETS

TYPICAL SECTIONS  
OF  
LOT 3 Z M 90  
FOR  
LONETREE APARTMENTS PHASE 2

ROCKLIN,  
CALIFORNIA

**KIER+WRIGHT**

2850 Collier Canyon Road  
Livermore, CA 94551

Phone: (925) 245-9788  
www.kierwright.com



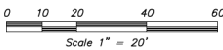
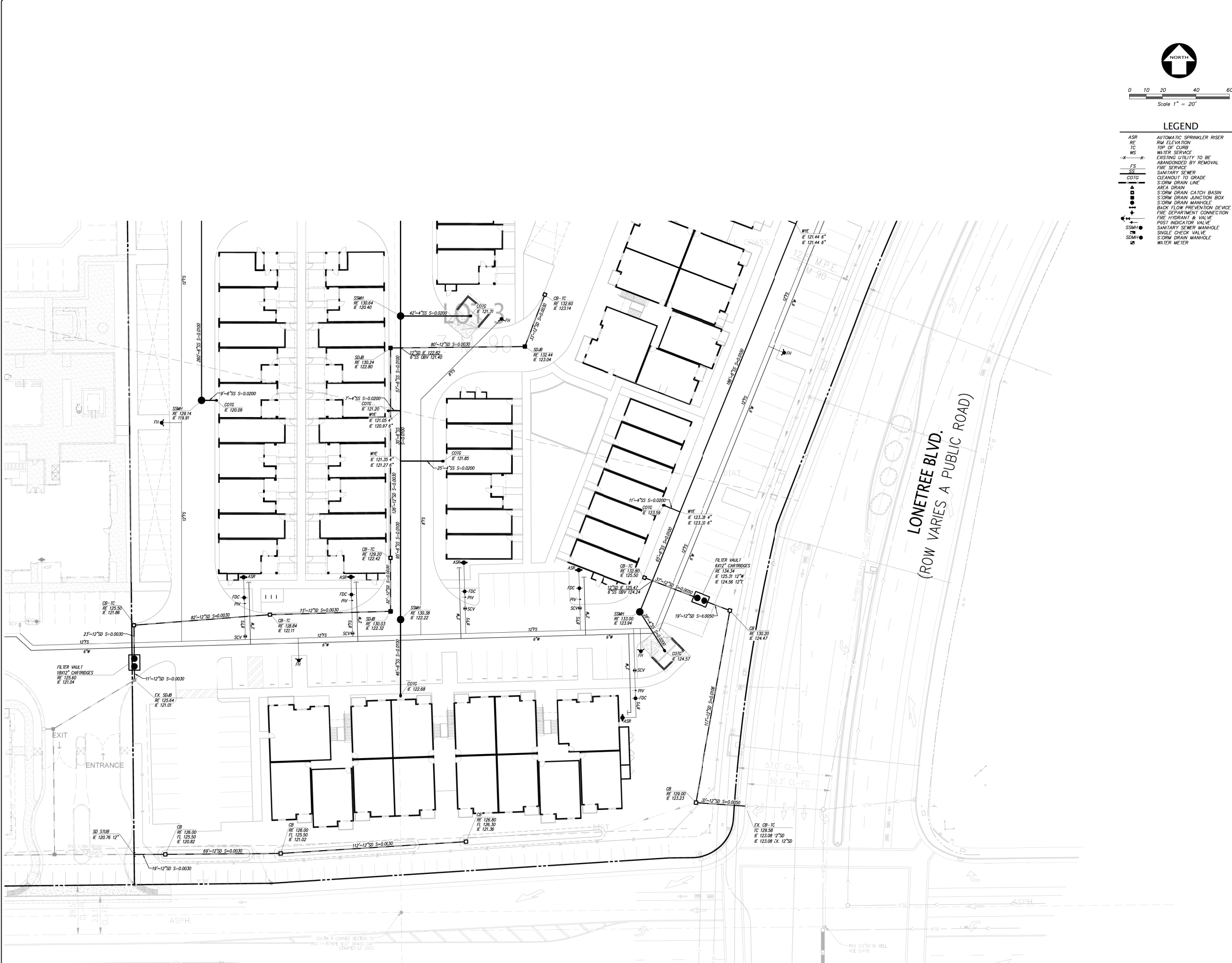
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2			2		
3			3		
4			4		
5			5		











LEGEND

ASR	AUTOMATIC SPRINKLER RISER
RE	RIM ELEVATION
TC	TOP OF CURB
WS	WATER SERVICE
---	EXISTING UTILITY TO BE ABANDONED BY REMOVAL
FS	FIRE SERVICE
SS	SANITARY SEWER
COTG	CLEANOUT TO GRADE
---	STORM DRAIN LINE
▲	AREA DRAIN
■	STORM DRAIN CATCH BASIN
□	STORM DRAIN JUNCTION BOX
○	STORM DRAIN MANHOLE
●	BACK FLOW PREVENTION DEVICE
+	FIRE DEPARTMENT CONNECTION
+	FIRE HYDRANT & VALVE
+	POST INDICATOR VALVE
●	SANITARY SEWER MANHOLE
●	SINGLE CHECK VALVE
●	STORM DRAIN MANHOLE
○	WATER METER

DATE	APRIL, 2022
SCALE	AS SHOWN
DESIGNER	ZS
DRAWN BY	JDQ
JOB NO.	A20700
SHEET	C4.2
OF	9 SHEETS

PRELIMINARY UTILITY PLAN  
OF  
LOT 3 Z M 90  
FOR  
LONETREE APARTMENTS PHASE 2

ROCKLIN, CALIFORNIA

KIER+WRIGHT  
REGISTERED PROFESSIONAL ENGINEER  
No. 65838  
CIVIL  
STATE OF CALIFORNIA  
2850 Collier Canyon Road  
Livermore, CA 94551  
Phone: (925) 245-9788  
www.kierwright.com

REVISION

NO.	1	2	3	4	5
BY					
REVISION					

2022-04-20 1ST SUBMITTAL







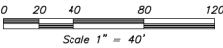
IF BUILDING PLANS ARE COMPLETE

This Horizontal Control Plan has been based upon Structural Plans dated \_\_\_\_\_ and Architectural Plans dated \_\_\_\_\_. If said plans have been revised since the above dates, and without the knowledge of Kier & Wright, then the contractor shall contact Kier & Wright at (925) 245-8788 to update this Horizontal Control Plan.

IF BUILDING PLANS ARE NOT COMPLETE

This Horizontal Control Plan has been laid out based upon the architectural site plan. (This means this plan is only for city submittal and should not be used for construction. It should be revised after building plans are complete.)

ALL HORIZONTAL CONTROL PLANS SHOULD BE REVIEWED BY THE SURVEY DEPT. PRIOR TO COMPLETION OF CONSTRUCTION SET.



HORIZONTAL CONTROL PLAN  
OF  
LOT 3 Z M 90  
FOR  
LONETREE APARTMENTS PHASE 2

DATE APRIL, 2022  
SCALE AS SHOWN  
DESIGNER ZS  
DRAWN BY JDQ  
JOB NO. A20700  
SHEET C6.0  
OF 9 SHEETS

ROCKLIN, CALIFORNIA  
2022-04-20 1ST SUBMITTAL

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NO.	BY	REVISION
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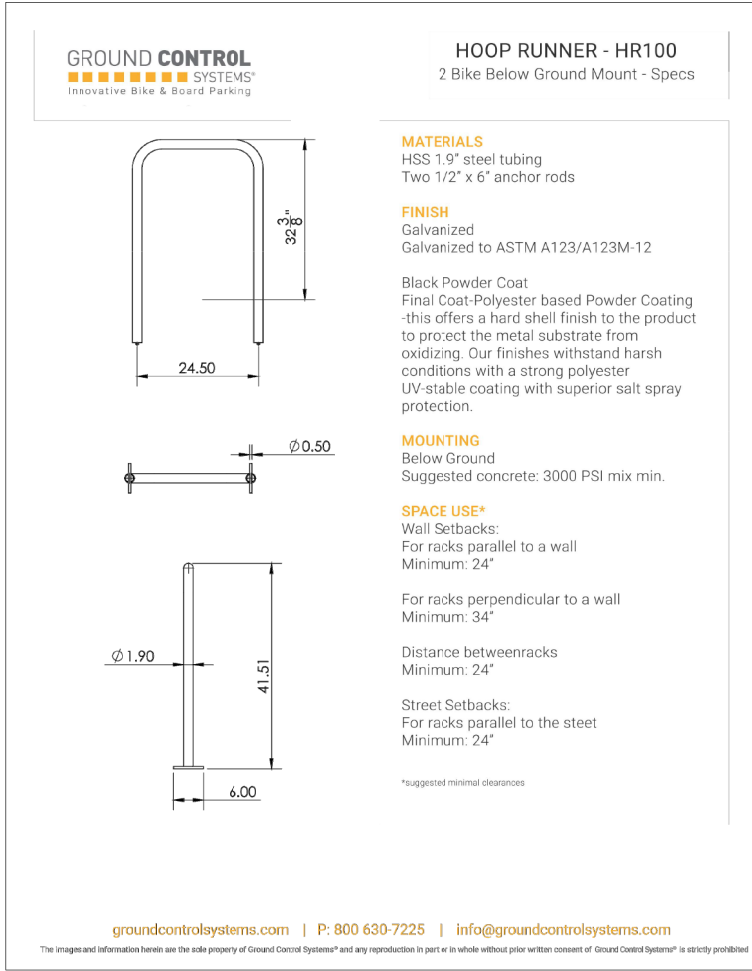




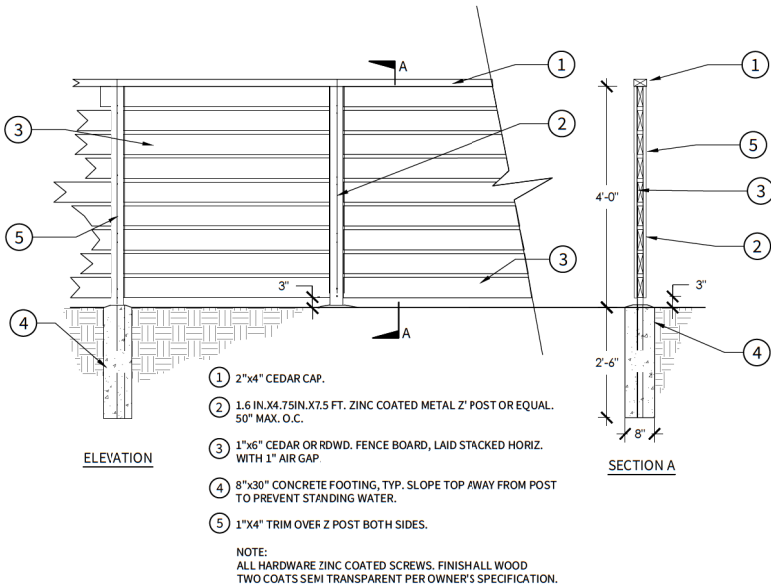


FUHRMAN LEAMY  
LAND GROUP  
DESIGN • SERVICE • SOLUTIONS  
2140 PROFESSIONAL DRIVE, SUITE 115 ROSEVILLE, CA 95661

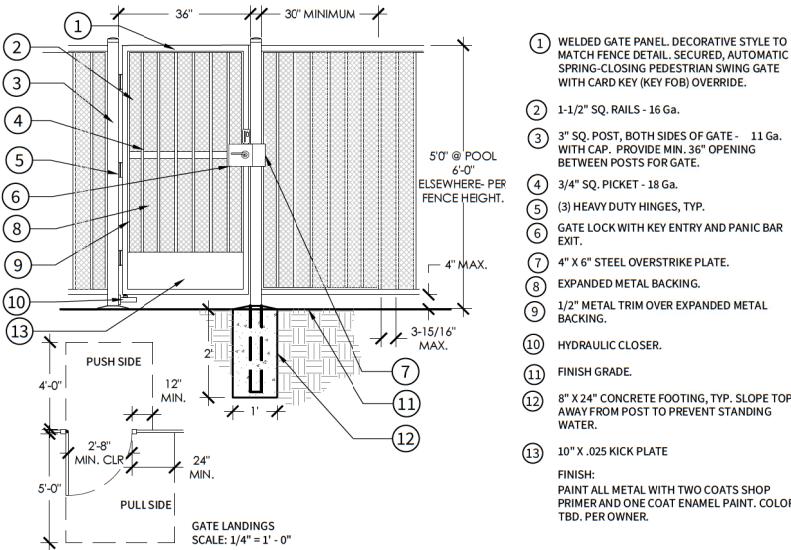
PHASE 2 - PRELIMINARY LANDSCAPE DETAILS  
LONE TREE COMMUNITY  
ROCKLIN, CA.



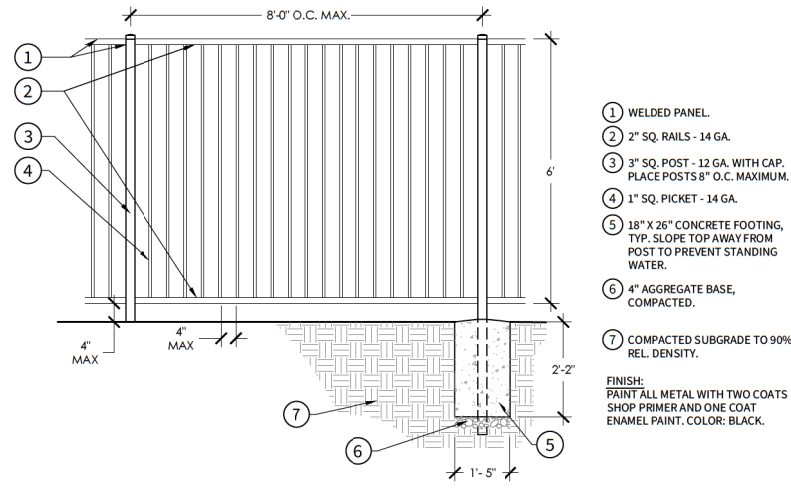
4 BIKE RACKS  
1" = 1'  
R-21044.1-16



3 WOOD FENCE - HORIZ. BOARD  
1/2" = 1'-0"  
R-21044.1-72



2 PEDESTRIAN GATE  
1/2" = 1'-0"  
R-21044.1-73



1 TUBULAR METAL FENCE  
1/2" = 1'-0"  
R-21044.1-02