



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: _____

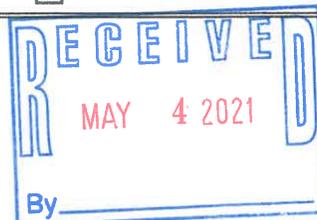
THIS APPLICATION IS FOR THE FOLLOWING ENTITLEMENTS: (CHECK APPROPRIATE SQUARES)

| | | |
|---|---|---|
| <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 checked="" type="checkbox"/> Concurrent Application (2 or more entitlements) Fee: \$8,431.00 | <input type="checkbox"/> Modification to Approved Projects Fee: _____ File Number: _____ |

Environmental Requirements: (STAFF)

| | |
|---|--|
| <input type="checkbox"/> Exempt - | <input checked="" type="checkbox"/> Mitigated Negative Declaration - \$6,659.00 |
| <input type="checkbox"/> Negative Declaration - | <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: _____ | Square Feet: _____ | <input type="checkbox"/> Septic Sewer | <input type="checkbox"/> Septic Sewer |
| ZONING: | Dimensions: _____ | <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="checkbox"/> Well Water |
| Proposed: _____ | Building Size: _____ | <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: _____ | | |

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: Lone Tree Apartments Phase II
Location: NWC Lone Tree and W Oaks Blvd, Rocklin, CA 95765
Assessors Parcel Number(s): 017-281-016
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):
Tekin & Associates, LLC
Mark A. Tekin
Address: 2600 Dallas Parkway, Suite 370
City: Frisco State: TX Zip: 75034
Phone Number: (469) 458-0485 Fax Number: _____
Email Address: mark.tekin@tekindevelopment.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:  Date: 4/28/2022
Owners Name (Please Print): Mark A. Tekin
Owners Address: 2600 Dallas Parkway, Suite 370
City: Frisco State: TX Zip: 75034
Phone Number: (469) 458-0485
Email Address: mark.tekin@tekindevelopment.com

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>



City of Rocklin

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Rocklin, California 95677
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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.

Table with 2 columns: Property size (287,932 Square Feet), Land Use (Vacant Existing), 6.61 Acres, Multifamily Residential 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:

Table with 3 columns: Permit or Approval Agency, Address, Contact Person/Phone. Rows include US Army Corps of Engineers, US Fish and Wildlife Service.

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

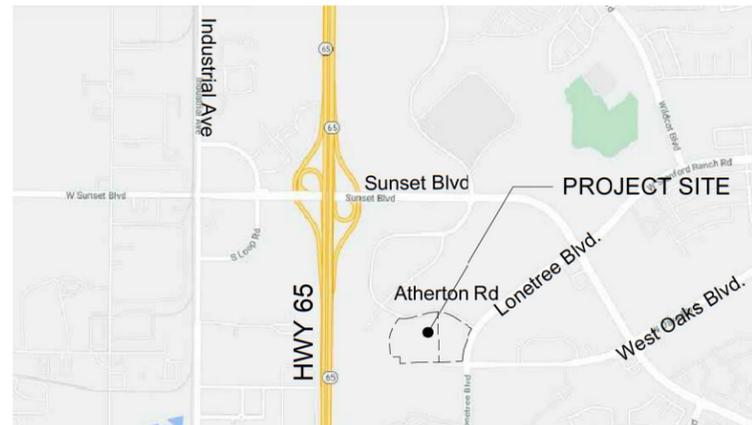
CONTACT: MAL MONTOYA
PHONE: 916-550-9723
EMAIL: MMONTOYA@BSBDESIGN.COM

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@FLANDGROUP.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

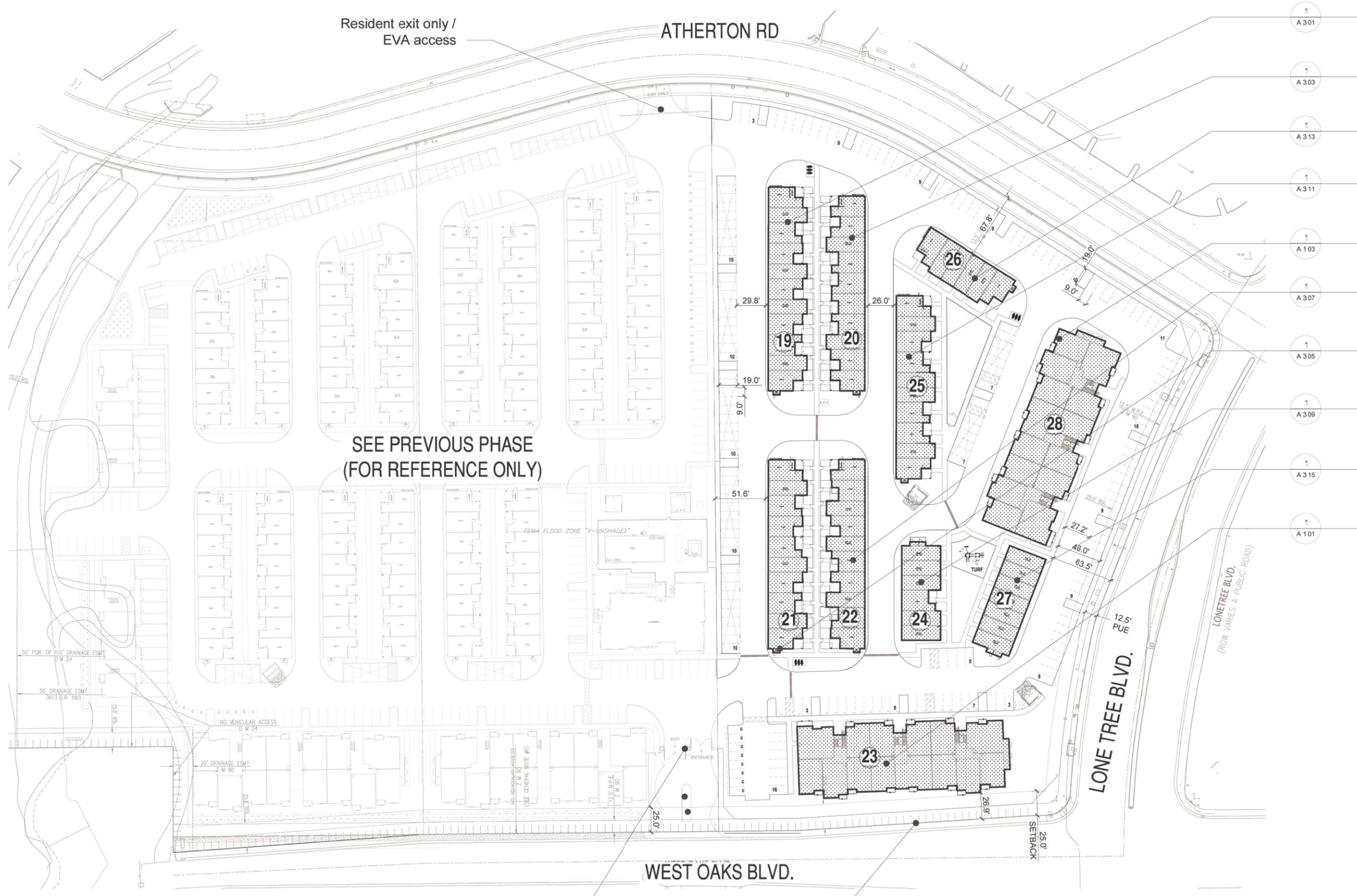
A3.17 - 1ST FLOOR PLAN - BLDGS 19 & 20
A3.18 - 2ND FLOOR PLAN - BLDGS 19 & 20
A3.19 - 3RD FLOOR PLAN - BLDGS 19 & 20
A3.20 - ROOF FLOOR PLAN - BLDGS 19 & 20
A3.21 - BUILDING SECTION - TYPICAL

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

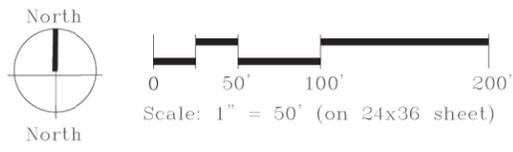
LONETREE COMMUNITY - PHASE 2
ROCKLIN, CA.





- 1 A 301 Building Type #19
- 11-plex, 3 Story
- Multi-level Units
- 1 A 303 Building Type #20
- 10-plex, 3 Story
- Multi-level Units
- 1 A 313 Building Type #26
- 6-plex, 3 Story
- Multi-level Units
- 1 A 311 Building Type #25
- 10-plex, 3 Story
- Multi-level Units
- 1 A 103 Building #28
- 38-plex - 3 Story
- 1 A 307 Building Type #22
- 10-plex, 3 Story
- Multi-level Units
- 1 A 305 Building Type #21
- 10-plex, 3 Story
- Multi-level Units
- 1 A 309 Building Type #24
- 10-plex, 3 Story
- Multi-level Units
- 1 A 315 Building Type #27
- 10-plex, 3 Story
- Multi-level Units
- 1 A 101 Building #23
- 38-plex - 3 Story

SEE PREVIOUS PHASE
(FOR REFERENCE ONLY)



Main Project Entry
(See Previous Phase)

Property Line, typ.

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
 MULTILEVEL UNITS 70
 TOTAL UNITS 146 units
 DENSITY (NET SITE AREA) 25.22 du/ac

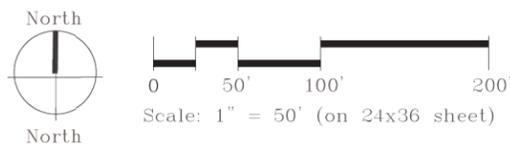
PARKING SUMMARY

REQUIRED PARKING
 1 BEDROOM 42 x 1.5 = 63 spaces
 2 BEDROOM 34 x 2.0 = 68 spaces
 MULTILEVEL 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

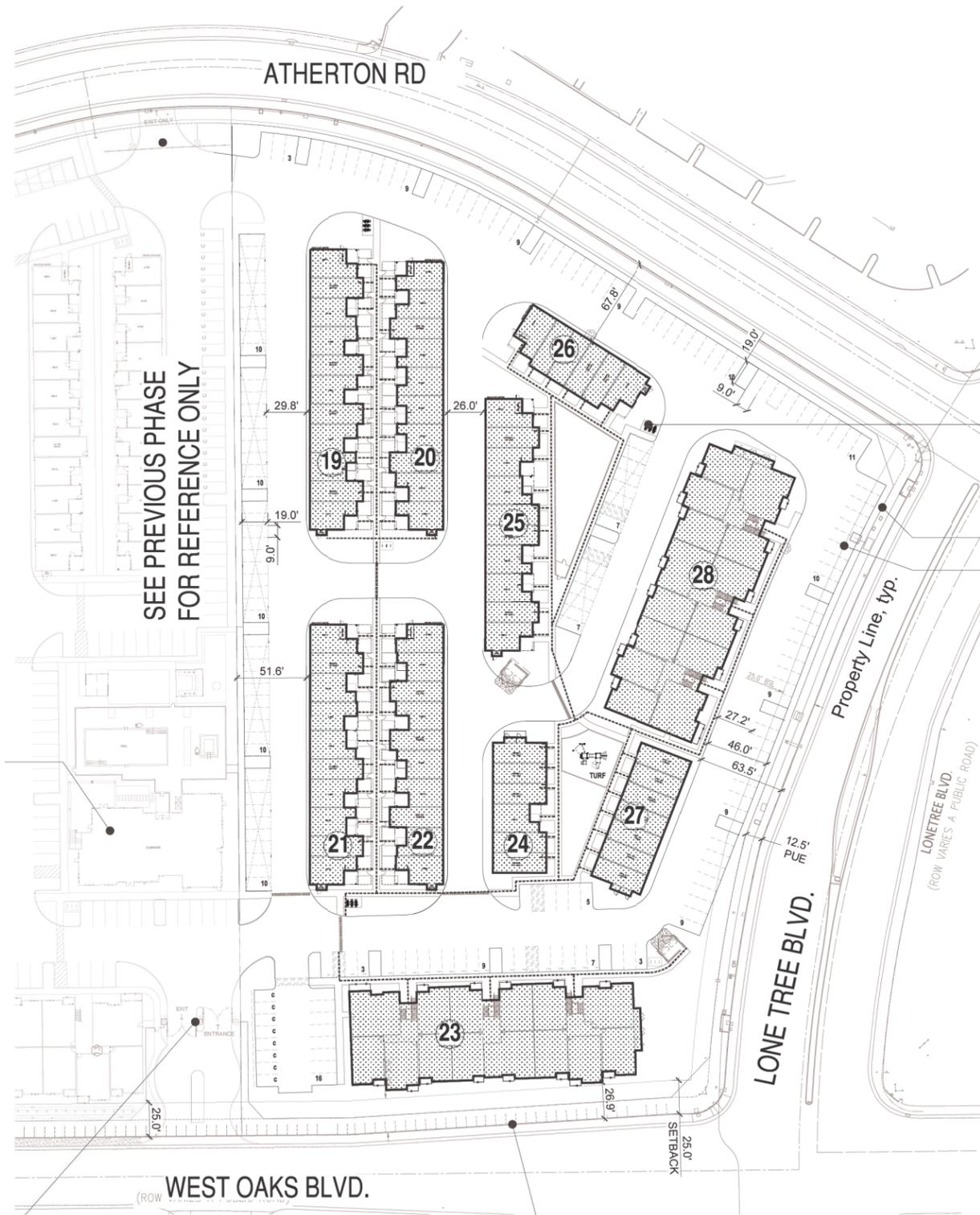
PROVIDED PARKING
 Non-Covered Parking:
 Standard: 115 spaces
 Standard Accessible: 10 spaces
 Compact: 8 spaces
 Covered Parking:
 Carports: 62 spaces
 Garages: 2 x 70 = 140 spaces
TOTAL PARKING PROVIDED 335 SPACES
 Non-Covered Parking: 133 spaces
 Covered Parking: 202 spaces

| 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 | 12,776 | 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, Utilites and exterior storage closets



TEKIN & ASSOCIATES, LLC.
 Frisco, TX

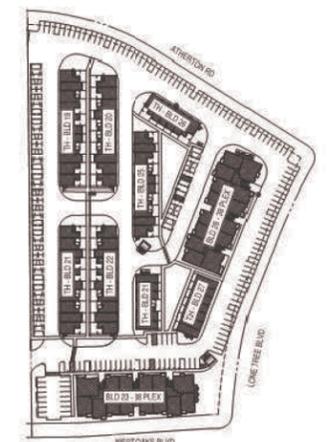


LEGEND

- 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.



LOT 3 SUMMARY - BUILDING SUMMARY

Building #19
- 11-plex, 3 Story

Building #23
- 38-plex - 3 Story

Building #20
- 10-plex, 3 Story

Building #28
-38-plex - 3 Story

Building #21
- 10-plex, 3 Story

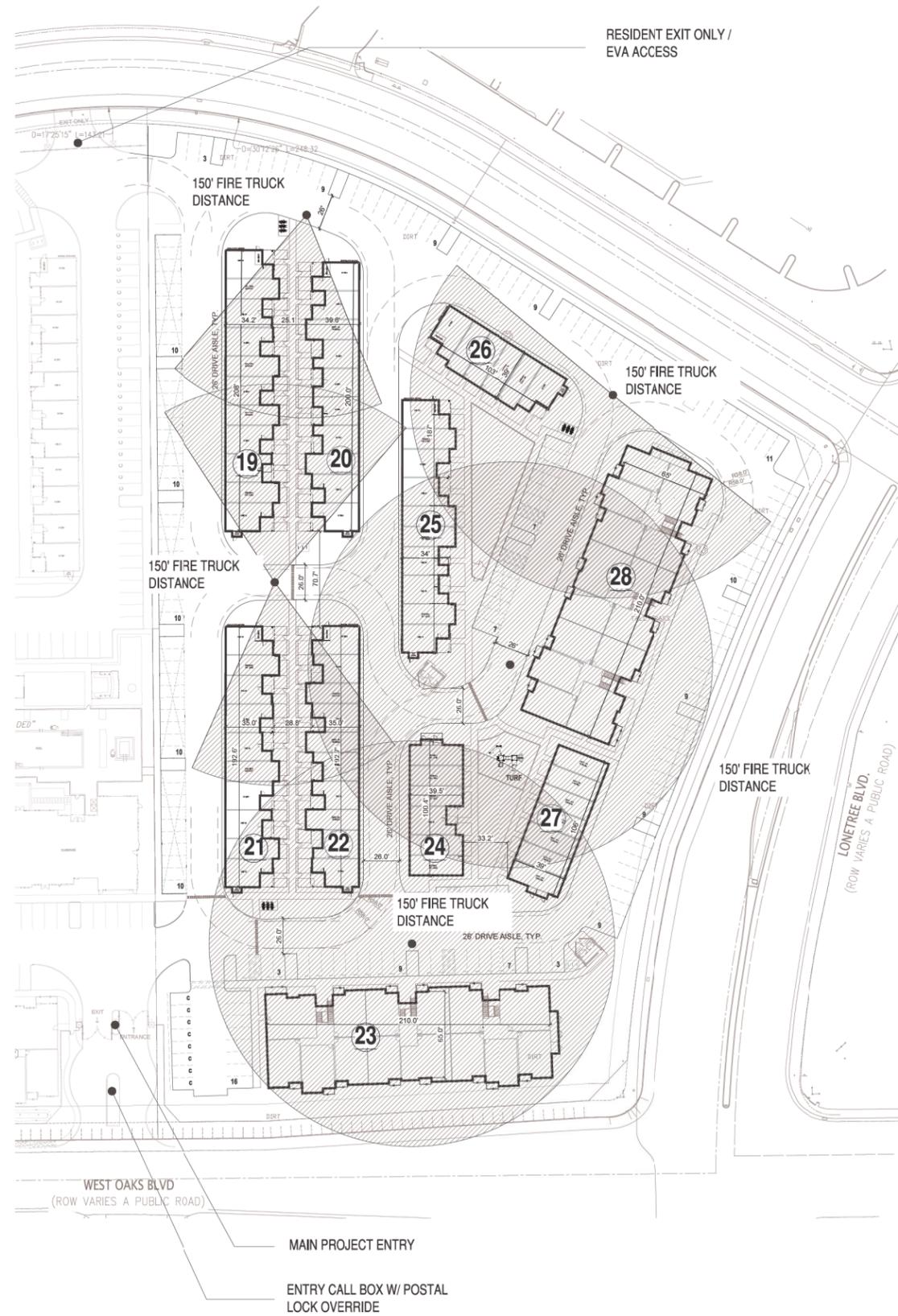
Building #22
- 10-plex, 3 Story

Building #24
- 6-plex, 3 Story

Building #25
- 10-plex, 3 Story

Building #26
- 6-plex, 3 Story

Building #27
- 7-plex, 3 Story

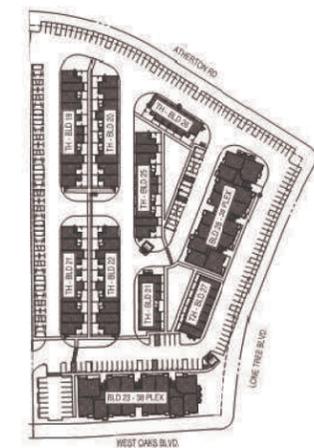


FIRE DEPARTMENT NOTES

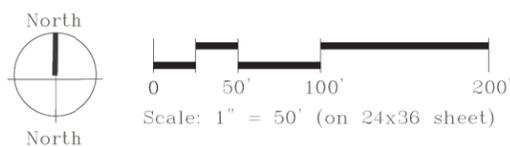
1. OPTICOM DEVICE AND KNOX SWITCH ON THE VEHICULAR GATE(S) SHALL BE PROVIDED

FIRE TURN RADIUS

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



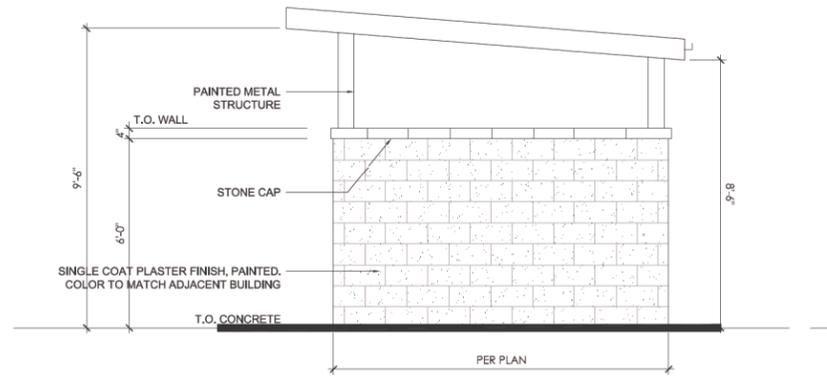
KEY PLAN



TEKIN & ASSOCIATES, LLC.
Frisco, TX

A0.03
SITE FIRE ACCESS PLAN
LONETREE COMMUNITY - PHASE 2
ROCKLIN, CA.

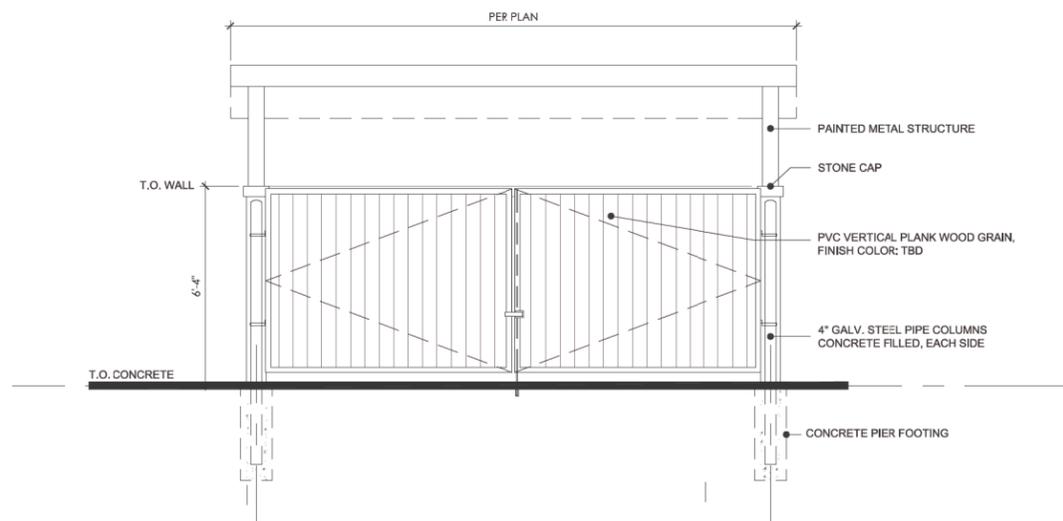




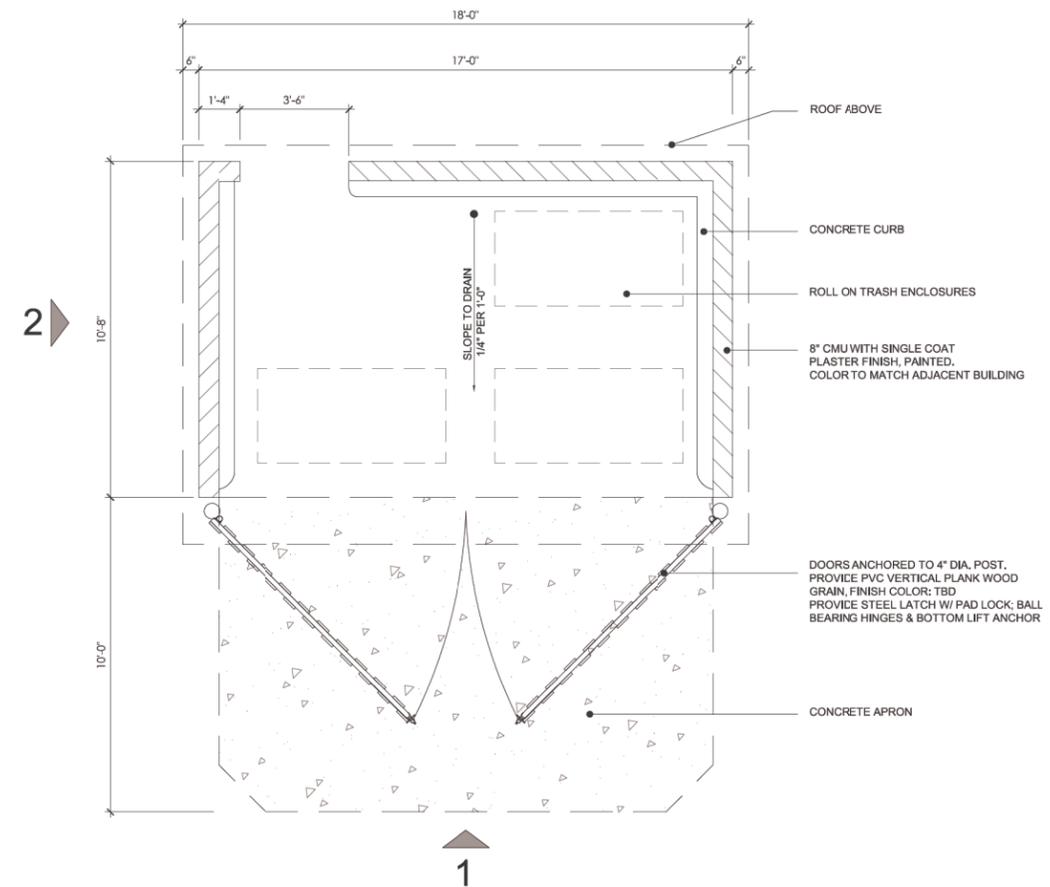
SIDE ELEVATION - 2
SCALE: 3/8"=1'-0"



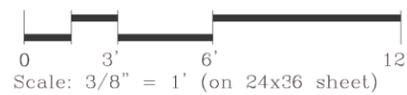
TRASH PERSPECTIVE
SCALE: NOT TO SCALE



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



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



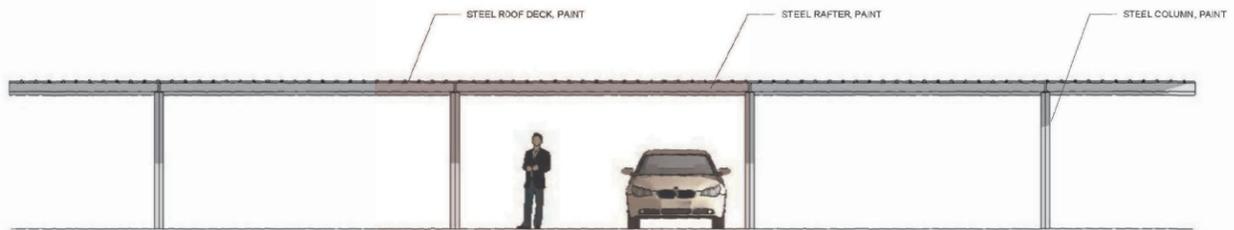
TEKIN & ASSOCIATES, LLC.
Frisco, TX

A0.09
SITE DETAILS- TRASH ENCLOSURE
LONE TREE COMMUNITY - PHASE 2
ROCKLIN, CA.

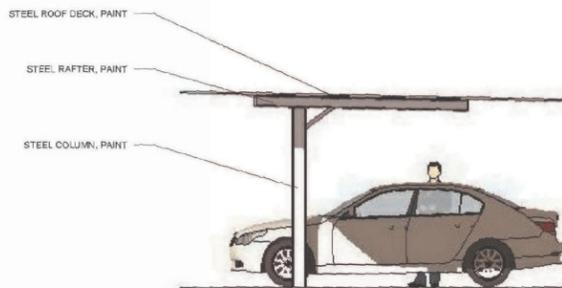




1 FRONT ELEVATION - CARPORT
NTS



2 REAR ELEVATION - CARPORT
NTS

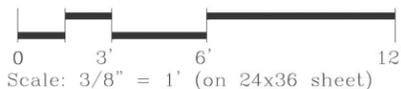


3 TYPICAL SIDE ELEVATION - CARPORT
NTS

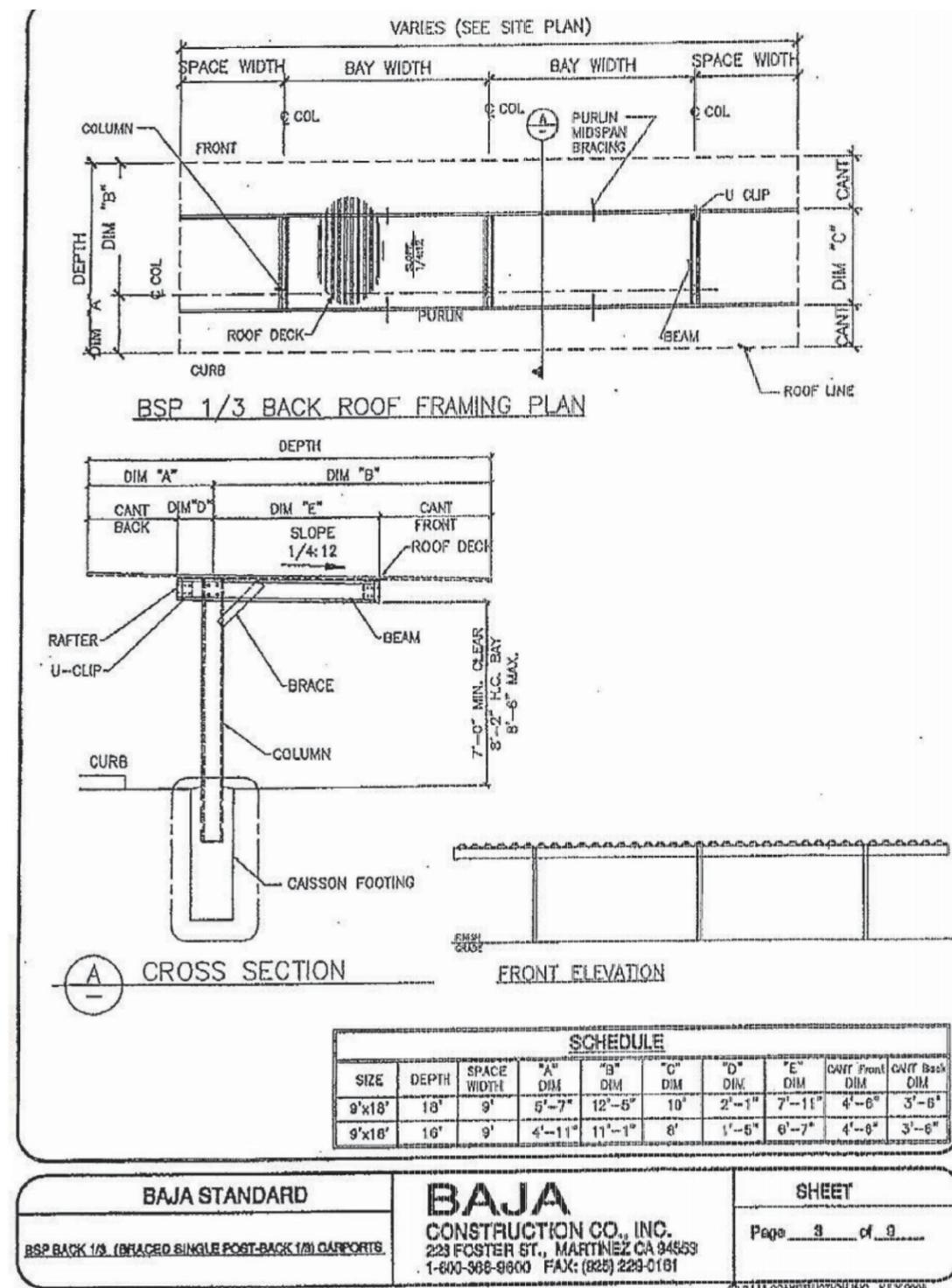


STEEL STRUCTURE, PAINTED TO MATCH BUILDING COLOR SCHEME

CARPORT



TEKIN & ASSOCIATES, LLC.
Frisco, TX



| | | |
|---|--|--------------|
| BAJA STANDARD | BAJA CONSTRUCTION CO., INC. 223 FCSTER ST., MARTINEZ CA 94553 1-800-368-9800 FAX: (925) 229-0181 | SHEET |
| BSP BACK 1/3 (BRACED SINGLE POST-BACK 1/3) CARPORTS | | Page 3 of 9 |

© BAJA CONSTRUCTION INC. JULY 2008



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

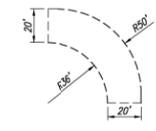


Z:\2020\A20700\DWG\DWG\DWG\A20700-PP2-PP2-PP2.dwg 5-03-22 12:11:28 AM cwh/ef



0 20 40 80 120
Scale 1" = 40'

LEGEND



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

| | | |
|----------|-----|----|
| REVISION | NO. | BY |
| | | |
| | | |
| | | |
| | | |

| |
|--|
| REGISTERED PROFESSIONAL ENGINEER No. 65838 CIVIL STATE OF CALIFORNIA |
| KIER+WRIGHT 2850 Collier Canyon Road Livermore, CA 94551 Phone: (925) 945-0788 www.kierwright.com |
| CALIFORNIA |

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

ROCKLIN, CALIFORNIA
2022-04-20 1ST SUBMITTAL



0 20 40 80 120
Scale 1" = 40'

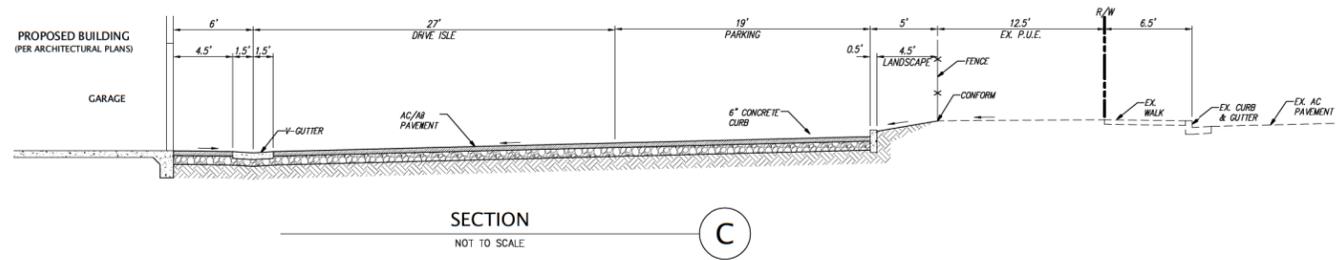
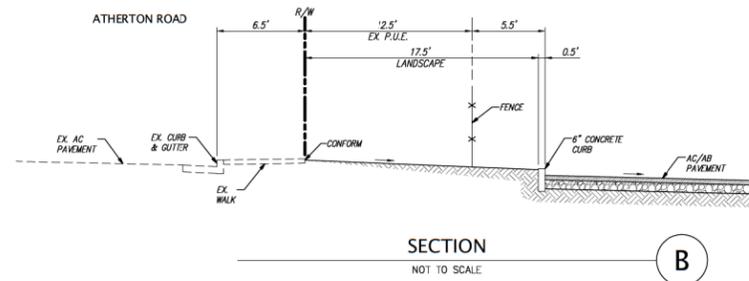
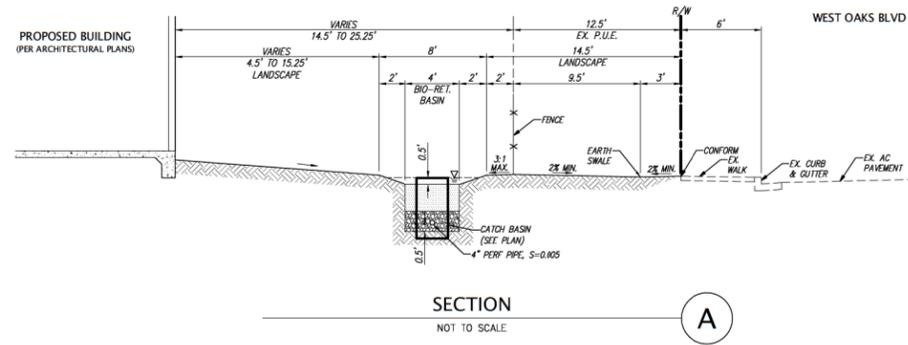
LEGEND

- ▲ AREA DRAIN
- STORM DRAIN CATCH BASIN
- STORM DRAIN JUNCTION BOX
- STORM DRAIN MANHOLE
- FLOW LINE
- FF FINISH FLOOR
- PV PAVEMENT
- RE RM ELEVATION
- 23.8 SPOT ELEVATION
- S-20 STORM DRAIN LINE
- TC TOP OF CURB



| | |
|---|--|
| REVISION NO. 1 BY NO. 2 BY | REVISION NO. 1 BY NO. 2 BY |
| | |
| KIER+WRIGHT REGISTERED PROFESSIONAL ENGINEER No. 65838 CIVIL STATE OF CALIFORNIA 2850 Collier Canyon Road Livermore, CA 94551 Phone: (925) 445-0788 www.kierwright.com | |
| CALIFORNIA 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 | |

Z:\2020\A20700\DWG\ENTITLEMENT\A20700-PP2-PP3-PP4-PP5-PP6-PP7-PP8-PP9-PP10-PP11-PP12-PP13-PP14-PP15-PP16-PP17-PP18-PP19-PP20-PP21-PP22-PP23-PP24-PP25-PP26-PP27-PP28-PP29-PP30-PP31-PP32-PP33-PP34-PP35-PP36-PP37-PP38-PP39-PP40-PP41-PP42-PP43-PP44-PP45-PP46-PP47-PP48-PP49-PP50-PP51-PP52-PP53-PP54-PP55-PP56-PP57-PP58-PP59-PP60-PP61-PP62-PP63-PP64-PP65-PP66-PP67-PP68-PP69-PP70-PP71-PP72-PP73-PP74-PP75-PP76-PP77-PP78-PP79-PP80-PP81-PP82-PP83-PP84-PP85-PP86-PP87-PP88-PP89-PP90-PP91-PP92-PP93-PP94-PP95-PP96-PP97-PP98-PP99-PP100-PP101-PP102-PP103-PP104-PP105-PP106-PP107-PP108-PP109-PP110-PP111-PP112-PP113-PP114-PP115-PP116-PP117-PP118-PP119-PP120-PP121-PP122-PP123-PP124-PP125-PP126-PP127-PP128-PP129-PP130-PP131-PP132-PP133-PP134-PP135-PP136-PP137-PP138-PP139-PP140-PP141-PP142-PP143-PP144-PP145-PP146-PP147-PP148-PP149-PP150-PP151-PP152-PP153-PP154-PP155-PP156-PP157-PP158-PP159-PP160-PP161-PP162-PP163-PP164-PP165-PP166-PP167-PP168-PP169-PP170-PP171-PP172-PP173-PP174-PP175-PP176-PP177-PP178-PP179-PP180-PP181-PP182-PP183-PP184-PP185-PP186-PP187-PP188-PP189-PP190-PP191-PP192-PP193-PP194-PP195-PP196-PP197-PP198-PP199-PP200-PP201-PP202-PP203-PP204-PP205-PP206-PP207-PP208-PP209-PP210-PP211-PP212-PP213-PP214-PP215-PP216-PP217-PP218-PP219-PP220-PP221-PP222-PP223-PP224-PP225-PP226-PP227-PP228-PP229-PP230-PP231-PP232-PP233-PP234-PP235-PP236-PP237-PP238-PP239-PP240-PP241-PP242-PP243-PP244-PP245-PP246-PP247-PP248-PP249-PP250-PP251-PP252-PP253-PP254-PP255-PP256-PP257-PP258-PP259-PP260-PP261-PP262-PP263-PP264-PP265-PP266-PP267-PP268-PP269-PP270-PP271-PP272-PP273-PP274-PP275-PP276-PP277-PP278-PP279-PP280-PP281-PP282-PP283-PP284-PP285-PP286-PP287-PP288-PP289-PP290-PP291-PP292-PP293-PP294-PP295-PP296-PP297-PP298-PP299-PP300-PP301-PP302-PP303-PP304-PP305-PP306-PP307-PP308-PP309-PP310-PP311-PP312-PP313-PP314-PP315-PP316-PP317-PP318-PP319-PP320-PP321-PP322-PP323-PP324-PP325-PP326-PP327-PP328-PP329-PP330-PP331-PP332-PP333-PP334-PP335-PP336-PP337-PP338-PP339-PP340-PP341-PP342-PP343-PP344-PP345-PP346-PP347-PP348-PP349-PP350-PP351-PP352-PP353-PP354-PP355-PP356-PP357-PP358-PP359-PP360-PP361-PP362-PP363-PP364-PP365-PP366-PP367-PP368-PP369-PP370-PP371-PP372-PP373-PP374-PP375-PP376-PP377-PP378-PP379-PP380-PP381-PP382-PP383-PP384-PP385-PP386-PP387-PP388-PP389-PP390-PP391-PP392-PP393-PP394-PP395-PP396-PP397-PP398-PP399-PP400-PP401-PP402-PP403-PP404-PP405-PP406-PP407-PP408-PP409-PP410-PP411-PP412-PP413-PP414-PP415-PP416-PP417-PP418-PP419-PP420-PP421-PP422-PP423-PP424-PP425-PP426-PP427-PP428-PP429-PP430-PP431-PP432-PP433-PP434-PP435-PP436-PP437-PP438-PP439-PP440-PP441-PP442-PP443-PP444-PP445-PP446-PP447-PP448-PP449-PP450-PP451-PP452-PP453-PP454-PP455-PP456-PP457-PP458-PP459-PP460-PP461-PP462-PP463-PP464-PP465-PP466-PP467-PP468-PP469-PP470-PP471-PP472-PP473-PP474-PP475-PP476-PP477-PP478-PP479-PP480-PP481-PP482-PP483-PP484-PP485-PP486-PP487-PP488-PP489-PP490-PP491-PP492-PP493-PP494-PP495-PP496-PP497-PP498-PP499-PP500-PP501-PP502-PP503-PP504-PP505-PP506-PP507-PP508-PP509-PP510-PP511-PP512-PP513-PP514-PP515-PP516-PP517-PP518-PP519-PP520-PP521-PP522-PP523-PP524-PP525-PP526-PP527-PP528-PP529-PP530-PP531-PP532-PP533-PP534-PP535-PP536-PP537-PP538-PP539-PP540-PP541-PP542-PP543-PP544-PP545-PP546-PP547-PP548-PP549-PP550-PP551-PP552-PP553-PP554-PP555-PP556-PP557-PP558-PP559-PP560-PP561-PP562-PP563-PP564-PP565-PP566-PP567-PP568-PP569-PP570-PP571-PP572-PP573-PP574-PP575-PP576-PP577-PP578-PP579-PP580-PP581-PP582-PP583-PP584-PP585-PP586-PP587-PP588-PP589-PP590-PP591-PP592-PP593-PP594-PP595-PP596-PP597-PP598-PP599-PP600-PP601-PP602-PP603-PP604-PP605-PP606-PP607-PP608-PP609-PP610-PP611-PP612-PP613-PP614-PP615-PP616-PP617-PP618-PP619-PP620-PP621-PP622-PP623-PP624-PP625-PP626-PP627-PP628-PP629-PP630-PP631-PP632-PP633-PP634-PP635-PP636-PP637-PP638-PP639-PP640-PP641-PP642-PP643-PP644-PP645-PP646-PP647-PP648-PP649-PP650-PP651-PP652-PP653-PP654-PP655-PP656-PP657-PP658-PP659-PP660-PP661-PP662-PP663-PP664-PP665-PP666-PP667-PP668-PP669-PP670-PP671-PP672-PP673-PP674-PP675-PP676-PP677-PP678-PP679-PP680-PP681-PP682-PP683-PP684-PP685-PP686-PP687-PP688-PP689-PP690-PP691-PP692-PP693-PP694-PP695-PP696-PP697-PP698-PP699-PP700-PP701-PP702-PP703-PP704-PP705-PP706-PP707-PP708-PP709-PP710-PP711-PP712-PP713-PP714-PP715-PP716-PP717-PP718-PP719-PP720-PP721-PP722-PP723-PP724-PP725-PP726-PP727-PP728-PP729-PP730-PP731-PP732-PP733-PP734-PP735-PP736-PP737-PP738-PP739-PP740-PP741-PP742-PP743-PP744-PP745-PP746-PP747-PP748-PP749-PP750-PP751-PP752-PP753-PP754-PP755-PP756-PP757-PP758-PP759-PP760-PP761-PP762-PP763-PP764-PP765-PP766-PP767-PP768-PP769-PP770-PP771-PP772-PP773-PP774-PP775-PP776-PP777-PP778-PP779-PP780-PP781-PP782-PP783-PP784-PP785-PP786-PP787-PP788-PP789-PP790-PP791-PP792-PP793-PP794-PP795-PP796-PP797-PP798-PP799-PP800-PP801-PP802-PP803-PP804-PP805-PP806-PP807-PP808-PP809-PP810-PP811-PP812-PP813-PP814-PP815-PP816-PP817-PP818-PP819-PP820-PP821-PP822-PP823-PP824-PP825-PP826-PP827-PP828-PP829-PP830-PP831-PP832-PP833-PP834-PP835-PP836-PP837-PP838-PP839-PP840-PP841-PP842-PP843-PP844-PP845-PP84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| NO. | REVISION | BY | DATE |
|-----|----------|----|------|
| | | | |
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| | | | |



KIER+WRIGHT
 2850 Collier Canyon Road
 Livermore, CA 94551
 Phone: (925) 245-9788
 www.kierwright.com

CALIFORNIA

TYPICAL SECTIONS
 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 | C3.1 |
| OF | 9 SHEETS |

ROCKLIN, 2022-04-20 1ST SUBMITTAL



LEGEND

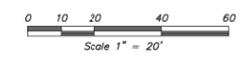
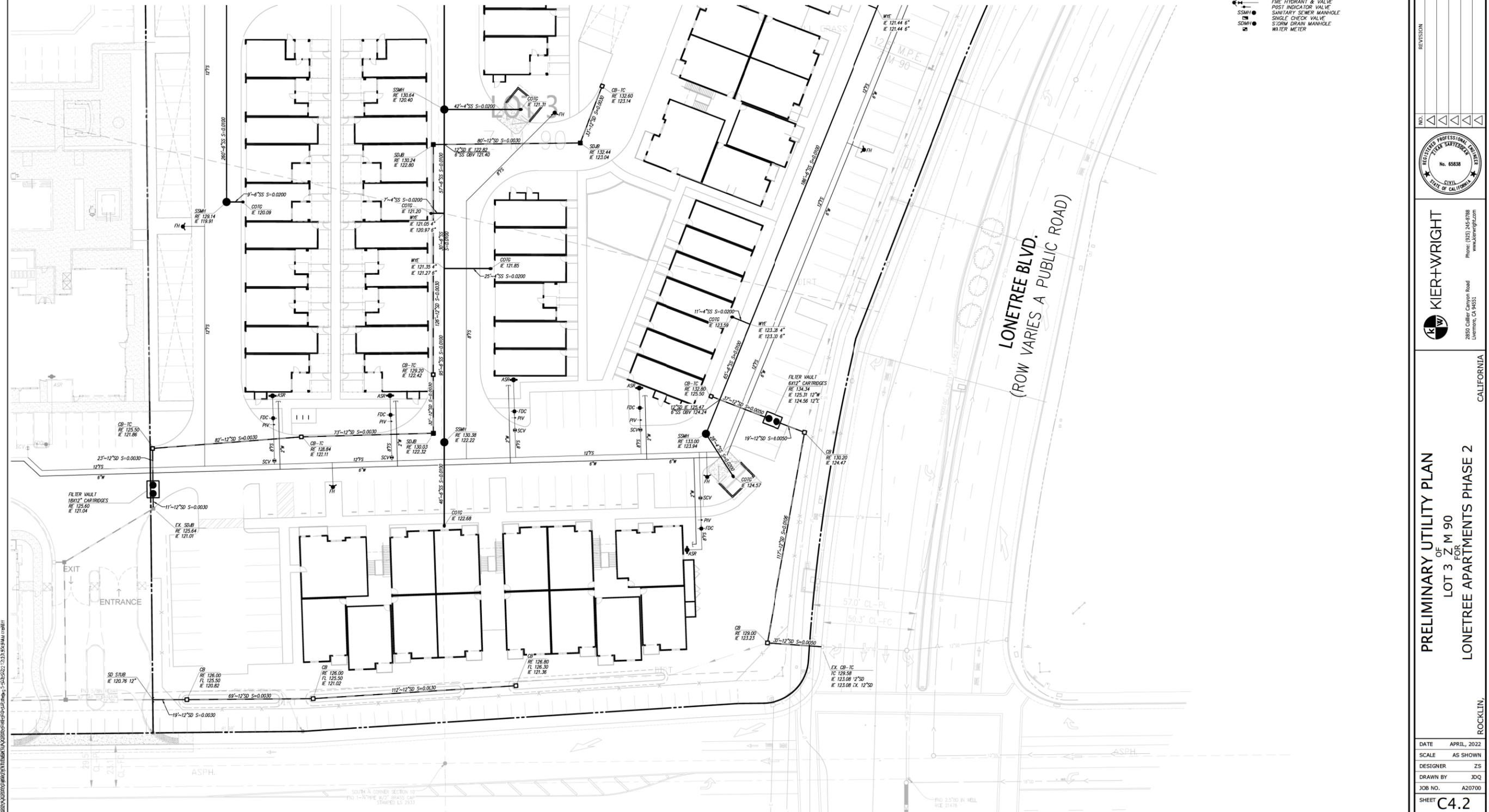
- ASR AUTOMATIC SPRINKLER RISER
- RE RM ELEVATION
- TC TOP OF CURB
- WS WATER SERVICE
- X-X- EXISTING UTILITY TO BE ABANDONED BY REMOVAL
- FS FIRE SERVICE
- SS SANITARY SEWER
- COTG CLEANOUT TO GRADE
- SDM STORM DRAIN LINE
- ▲ AREA DRAIN
- STORM DRAIN CATCH BASIN
- STORM DRAIN JUNCTION BOX
- STORM DRAIN 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



| | |
|--|--|
| <p>PRELIMINARY UTILITY PLAN OF LOT 3 Z M 90 FOR LONETREE APARTMENTS PHASE 2</p> | <p>CALIFORNIA</p> |
| <p>DATE APRIL, 2022 SCALE AS SHOWN DESIGNER ZS DRAWN BY JDO JOB NO. A20700 SHEET C4.1 OF 9 SHEETS</p> | <p>ROCKLIN, 2022-04-20 1ST SUBMITTAL</p> |

KIER+WRIGHT
2850 Collier Canyon Road
Livermore, CA 94551
Phone: (925) 265-9788
www.kierwright.com

| | |
|-----|----------|
| BY | REVISION |
| NO. | NO. |
| | |
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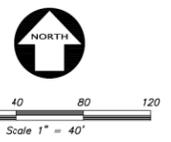
LEGEND

- ASR AUTOMATIC SPRINKLER RISER
- RE RM ELEVATION
- TC TOP OF CURB
- WS WATER SERVICE
- X --- EXISTING UTILITY TO BE ABANDONED BY REMOVAL
- FS FIRE SERVICE
- SS SANITARY SEWER
- COTG CLEANOUT TO GRADE
- SDR STORM DRAIN LINE
- ▲ STORM DRAIN CATCH BASIN
- STORM DRAIN JUNCTION BOX
- STORM DRAIN MANHOLE
- BACK FLOW PREVENTION DEVICE
- ◆ FIRE DEPARTMENT CONNECTION
- ⊕ FIRE HYDRANT & VALVE
- ⊖ POST INDICATOR VALVE
- SSMH SANITARY SEWER MANHOLE
- SCV SINGLE CHECK VALVE
- SSMH STORM DRAIN MANHOLE
- WATER METER

| | | | | | | | | | |
|---|--|----------|--|-----|--|----------|--|-----|--|
| BY | | REVISION | | NO. | | REVISION | | NO. | |
| | | | | | | | | | |
| | | | | | | | | | |
| KIER+WRIGHT 2850 Collier Canyon Road Livermore, CA 94551 Phone: (925) 265-8788 www.kierwright.com | | | | | | | | | |
| PRELIMINARY UTILITY PLAN OF LOT 3 Z M 90 FOR LONETREE APARTMENTS PHASE 2 | | | | | | | | | |
| ROCKLIN, CALIFORNIA | | | | | | | | | |
| DATE APRIL, 2022 SCALE AS SHOWN DESIGNER ZS DRAWN BY JDO JOB NO. A20700 SHEET C4.2 OF 9 SHEETS | | | | | | | | | |
| 2022-04-20 1ST SUBMITTAL | | | | | | | | | |

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SOUTH A CORNER SECTION 10
 NO. 1-K-TREE, N/2, 189533-141
 STAMPED LS 2833



BIO-RETENTION SIZING CALCULATIONS

| Area No. | Area (SF) | Area (AC) | Landscape (SF) | Landscape (AC) | Imperv. (SF) | Imperv. (AC) | Treatment Area* (SF) | Treatment Provided (SF) | Sizing Ratio (%) | Type of Planter |
|----------|-----------|-----------|----------------|----------------|--------------|--------------|----------------------|-------------------------|------------------|-----------------------|
| 4 | 10,352 | 0.238 | 4,514 | 0.104 | 5,577 | 0.128 | 6,029 | 260 | 4.3% | Bio-Retention Planter |
| 5 | 10,986 | 0.252 | 3,403 | 0.078 | 7,253 | 0.167 | 7,993 | 330 | 4.3% | Bio-Retention Planter |
| 6 | 10,759 | 0.247 | 3,025 | 0.069 | 7,404 | 0.170 | 7,707 | 330 | 4.3% | Bio-Retention Planter |
| 7 | 8,661 | 0.199 | 8,661 | 0.199 | 0 | 0.000 | 866 | 0 | 0.7% | Self-Treating |

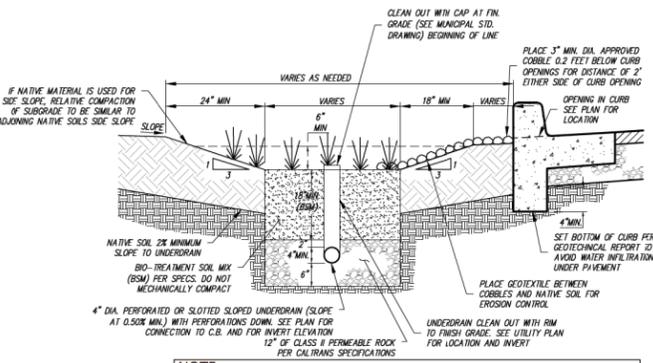
* Total Treatment Area is equal to Impervious Area + 0.10 * Landscape Area.

MEDIA FILTER SIZING CALCULATIONS

| Area ID No. | Total Tributary Area (SF) | Total Landscape Area (AC) | Pavement / Roof Area (SF) | "C" Factor | i (IN/HR) | Total Tributary Area "A" (AC) | Flow Rate Q ₂ = C _i *A (cfs) | Min. # of 12" Filter Cartridges | Product Specified |
|-------------|---------------------------|---------------------------|---------------------------|------------|-----------|-------------------------------|--|---------------------------------|--|
| 1 | 65,517 | 1,504 | 20,516 | 45,001 | 0.65 | 0.20 | 1.50 | 0.20 | 8 Oldcastle Perk Filter 8" Wide Concrete Vault 12" filter |
| 2 | 140,596 | 3,228 | 30,180 | 110,416 | 0.73 | 0.20 | 3.23 | 0.47 | 18 Oldcastle Perk Filter 8" Wide Concrete Vault 12" filter |
| 3 | 40,833 | 0.937 | 6,991 | 33,842 | 0.76 | 0.20 | 0.94 | 0.14 | 6 Oldcastle Perk Filter 8" Wide Concrete Vault 12" filter |

of Cartridges = $Q_2 / (0.0266 \text{ cfs/cartridge})$ - Oldcastle Perk Filter 12" Cartridge (manufacturer)

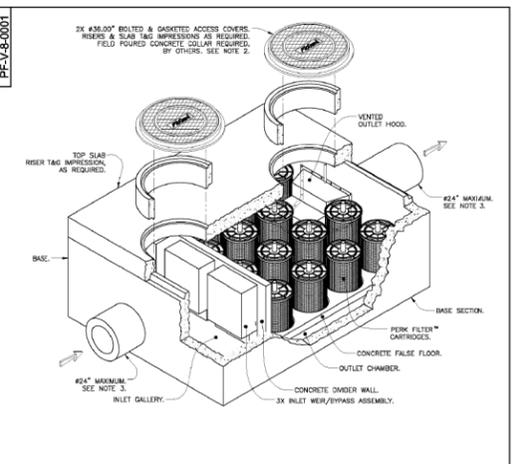
IMPERVIOUS AREA TREATMENT SUMMARY



NOTE: SURFACE AREA OF THE BIO-TREATMENT SOIL SHALL EQUAL 4% OF THE AREA OF THE SITE THAT DRAINS TO TREATMENT MEASURE, UNLESS SIZING CALCULATIONS ARE SUBMITTED DEMONSTRATING THAT PROVISION C.3 REQUIREMENTS ARE MET USING A SMALLER SURFACE AREA.

BIO-RETENTION DETAIL

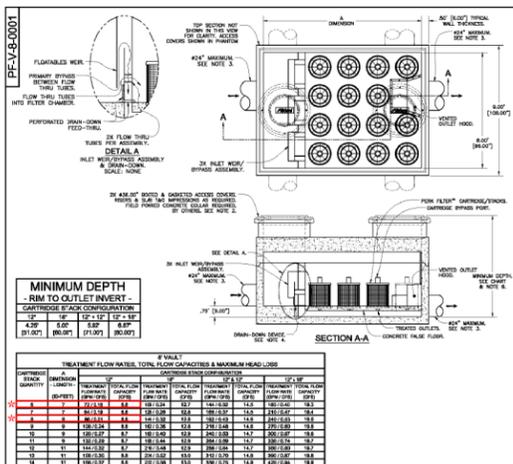
NOT TO SCALE



- Notes:**
1. Precast concrete structure shall be manufactured in accordance with ASTM Designation C857 and C858.
 2. Filter system shall be supplied with traffic rated (H20) bolted & gasketed access covers with risers as required. Shallow applications may require configurations with (H20) bolted & gasketed square/rectangular access hatches. Field poured concrete collars required, by others.
 3. Inlet & outlet pipe(s) (Ø 24" maximum) may enter device on all three sides of the inlet & outlet chambers respectively.
 4. Inlet chamber shall be supplied with a drain-down device designed to remove standing water between storm events.
 5. For depths less than specified minimums contact Oldcastle® Stormwater Solutions for engineering assistance.

Perk Filter™
8" Wide Concrete Vault
Six to Thirty One Cartridges / Stacks

Oldcastle®
Stormwater Solutions



MINIMUM DEPTH - RIM TO OUTLET INVERT - CARTRIDGE STACK CONFIGURATION

| INLET | OUTLET | MINIMUM DEPTH (FEET) |
|-------|--------|----------------------|
| 12" | 12" | 1.0 |
| 18" | 18" | 1.5 |
| 24" | 24" | 2.0 |
| 30" | 30" | 2.5 |
| 36" | 36" | 3.0 |
| 42" | 42" | 3.5 |
| 48" | 48" | 4.0 |
| 54" | 54" | 4.5 |
| 60" | 60" | 5.0 |
| 66" | 66" | 5.5 |
| 72" | 72" | 6.0 |
| 78" | 78" | 6.5 |
| 84" | 84" | 7.0 |
| 90" | 90" | 7.5 |
| 96" | 96" | 8.0 |
| 102" | 102" | 8.5 |
| 108" | 108" | 9.0 |
| 114" | 114" | 9.5 |
| 120" | 120" | 10.0 |
| 126" | 126" | 10.5 |
| 132" | 132" | 11.0 |
| 138" | 138" | 11.5 |
| 144" | 144" | 12.0 |
| 150" | 150" | 12.5 |
| 156" | 156" | 13.0 |
| 162" | 162" | 13.5 |
| 168" | 168" | 14.0 |
| 174" | 174" | 14.5 |
| 180" | 180" | 15.0 |
| 186" | 186" | 15.5 |
| 192" | 192" | 16.0 |
| 198" | 198" | 16.5 |
| 204" | 204" | 17.0 |
| 210" | 210" | 17.5 |
| 216" | 216" | 18.0 |
| 222" | 222" | 18.5 |
| 228" | 228" | 19.0 |
| 234" | 234" | 19.5 |
| 240" | 240" | 20.0 |
| 246" | 246" | 20.5 |
| 252" | 252" | 21.0 |
| 258" | 258" | 21.5 |
| 264" | 264" | 22.0 |
| 270" | 270" | 22.5 |
| 276" | 276" | 23.0 |
| 282" | 282" | 23.5 |
| 288" | 288" | 24.0 |
| 294" | 294" | 24.5 |
| 300" | 300" | 25.0 |
| 306" | 306" | 25.5 |
| 312" | 312" | 26.0 |
| 318" | 318" | 26.5 |
| 324" | 324" | 27.0 |
| 330" | 330" | 27.5 |
| 336" | 336" | 28.0 |
| 342" | 342" | 28.5 |
| 348" | 348" | 29.0 |
| 354" | 354" | 29.5 |
| 360" | 360" | 30.0 |
| 366" | 366" | 30.5 |
| 372" | 372" | 31.0 |
| 378" | 378" | 31.5 |
| 384" | 384" | 32.0 |
| 390" | 390" | 32.5 |
| 396" | 396" | 33.0 |
| 402" | 402" | 33.5 |
| 408" | 408" | 34.0 |
| 414" | 414" | 34.5 |
| 420" | 420" | 35.0 |
| 426" | 426" | 35.5 |
| 432" | 432" | 36.0 |
| 438" | 438" | 36.5 |
| 444" | 444" | 37.0 |
| 450" | 450" | 37.5 |
| 456" | 456" | 38.0 |
| 462" | 462" | 38.5 |
| 468" | 468" | 39.0 |
| 474" | 474" | 39.5 |
| 480" | 480" | 40.0 |
| 486" | 486" | 40.5 |
| 492" | 492" | 41.0 |
| 498" | 498" | 41.5 |
| 504" | 504" | 42.0 |
| 510" | 510" | 42.5 |
| 516" | 516" | 43.0 |
| 522" | 522" | 43.5 |
| 528" | 528" | 44.0 |
| 534" | 534" | 44.5 |
| 540" | 540" | 45.0 |
| 546" | 546" | 45.5 |
| 552" | 552" | 46.0 |
| 558" | 558" | 46.5 |
| 564" | 564" | 47.0 |
| 570" | 570" | 47.5 |
| 576" | 576" | 48.0 |
| 582" | 582" | 48.5 |
| 588" | 588" | 49.0 |
| 594" | 594" | 49.5 |
| 600" | 600" | 50.0 |
| 606" | 606" | 50.5 |
| 612" | 612" | 51.0 |
| 618" | 618" | 51.5 |
| 624" | 624" | 52.0 |
| 630" | 630" | 52.5 |
| 636" | 636" | 53.0 |
| 642" | 642" | 53.5 |
| 648" | 648" | 54.0 |
| 654" | 654" | 54.5 |
| 660" | 660" | 55.0 |
| 666" | 666" | 55.5 |
| 672" | 672" | 56.0 |
| 678" | 678" | 56.5 |
| 684" | 684" | 57.0 |
| 690" | 690" | 57.5 |
| 696" | 696" | 58.0 |
| 702" | 702" | 58.5 |
| 708" | 708" | 59.0 |
| 714" | 714" | 59.5 |
| 720" | 720" | 60.0 |
| 726" | 726" | 60.5 |
| 732" | 732" | 61.0 |
| 738" | 738" | 61.5 |
| 744" | 744" | 62.0 |
| 750" | 750" | 62.5 |
| 756" | 756" | 63.0 |
| 762" | 762" | 63.5 |
| 768" | 768" | 64.0 |
| 774" | 774" | 64.5 |
| 780" | 780" | 65.0 |
| 786" | 786" | 65.5 |
| 792" | 792" | 66.0 |
| 798" | 798" | 66.5 |
| 804" | 804" | 67.0 |
| 810" | 810" | 67.5 |
| 816" | 816" | 68.0 |
| 822" | 822" | 68.5 |
| 828" | 828" | 69.0 |
| 834" | 834" | 69.5 |
| 840" | 840" | 70.0 |
| 846" | 846" | 70.5 |
| 852" | 852" | 71.0 |
| 858" | 858" | 71.5 |
| 864" | 864" | 72.0 |
| 870" | 870" | 72.5 |
| 876" | 876" | 73.0 |
| 882" | 882" | 73.5 |
| 888" | 888" | 74.0 |
| 894" | 894" | 74.5 |
| 900" | 900" | 75.0 |
| 906" | 906" | 75.5 |
| 912" | 912" | 76.0 |
| 918" | 918" | 76.5 |
| 924" | 924" | 77.0 |
| 930" | 930" | 77.5 |
| 936" | 936" | 78.0 |
| 942" | 942" | 78.5 |
| 948" | 948" | 79.0 |
| 954" | 954" | 79.5 |
| 960" | 960" | 80.0 |
| 966" | 966" | 80.5 |
| 972" | 972" | 81.0 |
| 978" | 978" | 81.5 |
| 984" | 984" | 82.0 |
| 990" | 990" | 82.5 |
| 996" | 996" | 83.0 |
| 1002" | 1002" | 83.5 |
| 1008" | 1008" | 84.0 |
| 1014" | 1014" | 84.5 |
| 1020" | 1020" | 85.0 |
| 1026" | 1026" | 85.5 |
| 1032" | 1032" | 86.0 |
| 1038" | 1038" | 86.5 |
| 1044" | 1044" | 87.0 |
| 1050" | 1050" | 87.5 |
| 1056" | 1056" | 88.0 |
| 1062" | 1062" | 88.5 |
| 1068" | 1068" | 89.0 |
| 1074" | 1074" | 89.5 |
| 1080" | 1080" | 90.0 |
| 1086" | 1086" | 90.5 |
| 1092" | 1092" | 91.0 |
| 1098" | 1098" | 91.5 |
| 1104" | 1104" | 92.0 |
| 1110" | 1110" | 92.5 |
| 1116" | 1116" | 93.0 |
| 1122" | 1122" | 93.5 |
| 1128" | 1128" | 94.0 |
| 1134" | 1134" | 94.5 |
| 1140" | 1140" | 95.0 |
| 1146" | 1146" | 95.5 |
| 1152" | 1152" | 96.0 |
| 1158" | 1158" | 96.5 |
| 1164" | 1164" | 97.0 |
| 1170" | 1170" | 97.5 |
| 1176" | 1176" | 98.0 |
| 1182" | 1182" | 98.5 |
| 1188" | 1188" | 99.0 |
| 1194" | 1194" | 99.5 |
| 1200" | 1200" | 100.0 |

Perk Filter™
8" Wide Concrete Vault
Six to Thirty One Cartridges / Stacks

Oldcastle®
Stormwater Solutions

PERK FILTER DETAILS

NOT TO SCALE

REVISION

NO.

REVISION

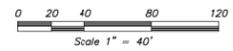
IF BUILDING PLANS ARE COMPLETE

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.



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| | | | | | |
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| REVISION | | | | | |
| NO. | BY | DATE | NO. | BY | DATE |
| | | | | | |

KIER+WRIGHT
 REGISTERED PROFESSIONAL ENGINEER
 No. 65838
 CIVIL
 STATE OF CALIFORNIA

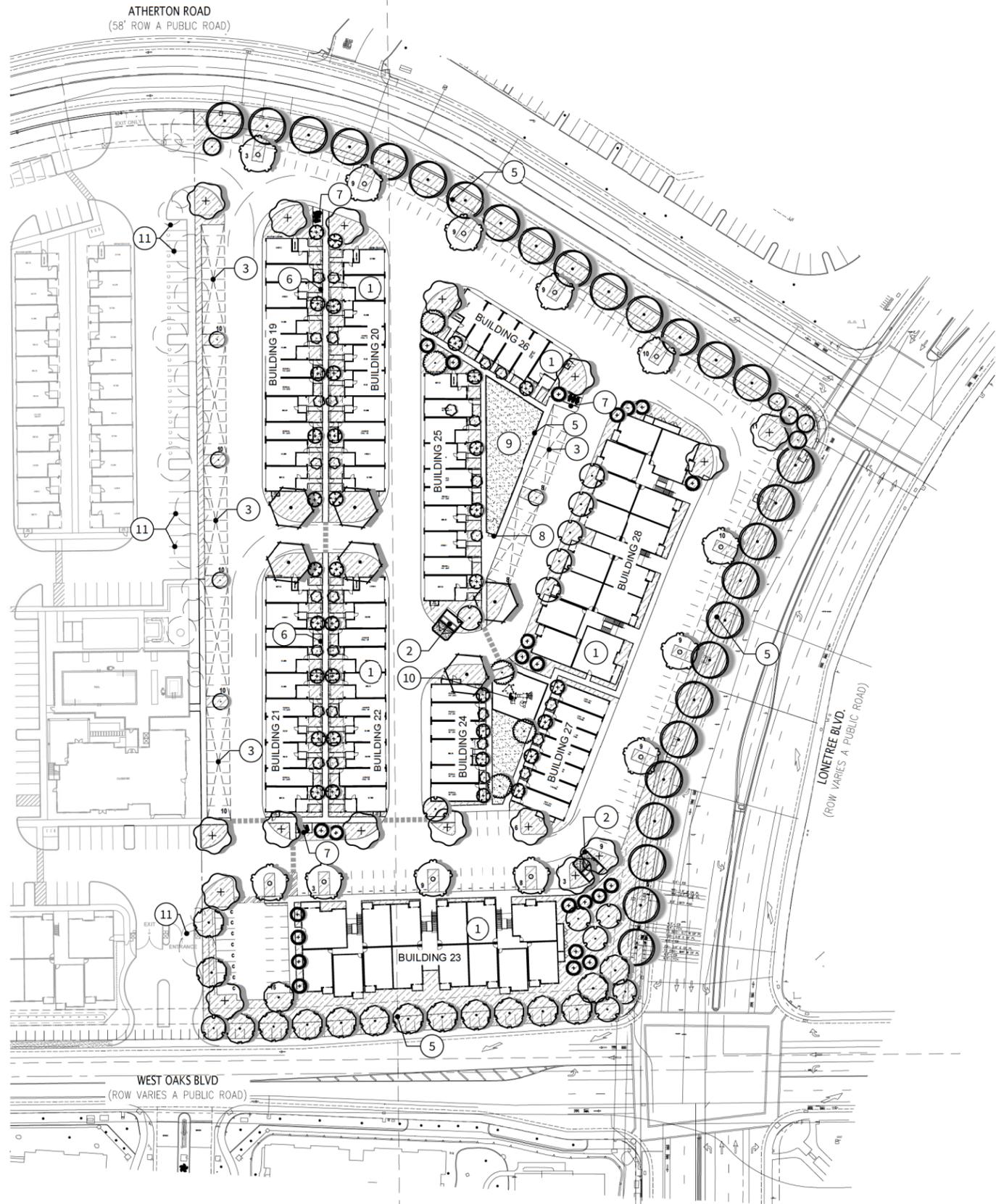
2850 Collier Canyon Road
 Livermore, CA 94551
 Phone: (925) 245-8788
 www.kierwright.com

HORIZONTAL CONTROL 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 | C6.0 |
| OF | 9 SHEETS |

2022-04-20 1ST SUBMITTAL



PRELIMINARY PLANT LIST & LEGEND

| TREES | | | | |
|--------|--|---------|--------------|-----|
| SYMBOL | BOTANICAL NAME COMMON NAME | SIZE | WATER USE | QTY |
| ○ | ACER RUBRUM 'BOWHALL' BOWHALL RED MAPLE | 15 GAL | MED | 5 |
| ○ | ACER RUBRUM 'RED SUNSET' RED SUNSET RED MAPLE | 15 GAL | MED | 16 |
| ○ | AFBUTUS UNEDO STRAWBERRY TREE | 15GAL | LOW | 13 |
| ⊕ | CERCIS OCCIDENTALIS WESTERN RED BUD - MULTI-TRUNK | 15 GAL | LOW | 23 |
| ○ | KOELREUTERIA BIPINNATA CHINESE FLAME TREE | 15 GAL | MED | 12 |
| ○ | LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' WHITE CRAPE MYRTLE | 24" BOX | LOW | 5 |
| ○ | LAURUS NOBILIS SWEET BAY | 24" BOX | MED | 5 |
| ○ | PISTACIA CHINESIS 'KEITH DAVEY' KEITH DAVEY CHINESE PISTACHE | 15 GAL | LOW | 28 |
| ○ | SOLANUM RANTONNETII 'ROYAL ROBE' PARAQUAY NIGHTSHADE | 15GAL | MED | 28 |
| ⊕ | ULMUS WILSONIANA 'PROSPECTOR' PROSPECTOR ELM | 15GAL | LOW | 16 |
| ⊕ | ZELKOVA SERRATA 'MUSASHINO' COLUMNAR SAWLEAF ZELKOVA | 15GAL | MED | 34 |
| ⊕ | ZELKOVA SERRATA 'VILLAGE GREEN' VILLAGE GREEN SAWLEAF ZELKOVA | 15 GAL | MED | 6 |

SHRUBS

| SYMBOL | BOTANICAL NAME COMMON NAME | SIZE | WATER USE | REMARKS |
|---|---|------|--------------|-------------|
| BACKGROUND / SCREEN SHRUBS - EVERGREEN, LARGE SHRUBS TO 6'-0" USED FOR REDUCING BUILDING MASS OR SCREENING UNDESIRABLE VIEWS. | | | | |
| | ABELIA X 'ED GOUCHER' GLOSSY ABELIA | # 5 | LOW | - |
| | EUONYMUS JA'ONICA 'GREENSPIRE' GREENSPIRE EUONYMUS | # 5 | MED | - |
| | ILEX CRENATA 'SKY PENCIL' COLUMNAR JAPANESE HOLLY | # 5 | LOW | - |
| | RHAPHIOLEPIS INDICA 'JACK EVANS' INDIA HAWTHORN | # 5 | LOW | - |
| | THUJA ORIENTALIS 'AUREA NANA' DWARF GOLDEN ARBORVITAE | # 5 | MED | - |
| FACER/FILLER SHRUBS EVERGREEN OR DECIDUOUS SHRUBS TO 4'-0". USED FOR "TERRACING" OF PLANT MATERIAL. SEASONAL COLOR AND SOFTENING OF BUILDING EDGES AND FOUNDATION SHRUBS. | | | | |
| | DIANELLA TASMANICA 'VARIEGATA' VARIEGATED FLAX LILY | # 5 | LOW | - |
| | DIETES BICOLOR FORTNIGHT LILY | # 5 | LOW | - |
| | LOMONDRA LONGIFOLIA 'BREEZE' DWARF MAT RUSH | # 5 | LOW | - |
| | EUONYMUS JA'ONICA 'MICROPHYLLUS VARIEGATUS' VARIEGATED BOX-LEAF EUONYMUS | # 5 | MED | - |
| | MUHLBERGIA RIGENS DEER GRASS | # 5 | LOW | - |
| | NANDINA DOMESTICA 'GULF STREAM' GULF STREAM HEAVENLY BAMBOO | # 5 | LOW | - |
| | RHAPHIOLEPIS INDICA 'SOUTHERN MOON' INDIA HAWTHORN | # 5 | LOW | - |
| GROUND COVER MATERIAL - SMALL SCALE DUE TO PROJECT TYPE, EVERGREEN OR PERENNIAL SHRUBS TO 24" HIGH. USED AS A FILLER BETWEEN SITE WORK EDGES AND FACER SHRUBS. | | | | |
| | ARCTOSTAPHYLOS U. URSI MANZANITA | # 1 | LOW | 36" O.C. |
| | LIRIOPE MUSCARI 'SILVERY SUNPROOF' VARIEGATED LILY TURF | # 1 | LOW | 24" O.C. |
| | NANDINA DOMESTICA 'HARBOUR DWARF' SPREADING DWARF HEAVENLY BAMBOO | # 1 | LOW | 36" O.C. |
| | ROSA FLOWER CARPET (WHITE AND RED) FLOWER CARPET ROSE | # 1 | MED | 36" O.C. |
| | TEUCRIUM X LUCIDRYS 'PROSTRATUM' PROSTRATE GERMANDER | # 1 | LOW | 18" O.C. |
| | BOLERO PLUS AVAILABLE THROUGH DELTA BLUEGRASS | SOD | HIGH | 1,144 S.F. |
| | BIOFILTRATION SOD AVAILABLE THROUGH DELTA BLUEGRASS | SOD | MED | 12,460 S.F. |
| | CORNUS S. 'KELSEY' MAHONIA COMPACTA JUNCUS EFFUSUS | # 1 | MED | 36" O.C. |

LANDSCAPE CALCULATIONS

TOTAL SITE AREA = 288,398 S.F.
 LANDSCAPE IMPROVEMENTS = 77,919 S.F.
 PERCENTAGE OF LANDSCAPE = 27%

REFERENCE NOTES SCHEDULE

| SYMBOL | DESCRIPTION |
|--------|--|
| ① | PROPOSED BUILDINGS - SEE ARCHITECTURAL PLANS. |
| ② | PROPOSED TRASH ENCLOSURE - SEE ARCHITECTURAL PLANS. |
| ③ | PROPOSED CARPORTS - SEE ARCHITECTURAL PLANS. |
| ④ | PROPOSED STORMWATER APPURTENANCES - SEE CIVIL PLANS. |
| ⑤ | PROPOSED 6" OPEN METAL FENCING. SEE DETAIL 1, SHEET PL2. |
| ⑥ | PROPOSED 4" WOOD SCREEN FENCE. SEE DETAIL 3, SHEET PL2. |
| ⑦ | PROPOSED BIKE RACK (TYP. OF 9). SEE DETAIL 4, SHEET PL2. |
| ⑧ | PROPOSED PEDESTRIAN GATE. SEE DETAIL 2, SHEET PL2. |
| ⑨ | PROPOSED DOG PARK. |
| ⑩ | PROPOSED TOT LOT. |
| ⑪ | EXISTING TREES - SEE PHASE 1 LANDSCAPE PLANS. |

SHADE CALCULATIONS

TOTAL PARKING AREA = 53,610 S.F.
 TOTAL SHADE REQUIRED (50%) = 26,805 S.F.
 TOTAL SHADE PROVIDED (58%) = 30,854 S.F.

| DIA. | QTY. | S.F. | TOTAL S.F. |
|-----------------------------------|------|-------------|------------|
| 35' TREES | | | |
| 100% | 12 | 962 | 11,544 |
| 75% | 0 | 722 | 0 |
| 50% | 15 | 481 | 7,215 |
| 25% | 0 | 240 | 0 |
| 25' TREES | | | |
| 100% | 0 | 491 | 0 |
| 75% | 0 | 369 | 0 |
| 50% | 3 | 246 | 736 |
| 25% | 0 | 123 | 0 |
| 20' TREES | | | |
| 100% | 0 | 314 | 0 |
| 75% | 0 | 236 | 0 |
| 50% | 1 | 157 | 157 |
| 25% | 0 | 79 | 0 |
| TOTAL SHADE PROVIDED BY TREES: | | 19,654 S.F. | |
| TOTAL SHADE PROVIDED BY CARPORTS: | | 11,200 S.F. | |
| TOTAL SHADE PROVIDED: | | 30,854 S.F. | |

TEKIN & ASSOCIATES, LLC.
Frisco, TX



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

PHASE 2 - PRELIMINARY LANDSCAPE PLAN

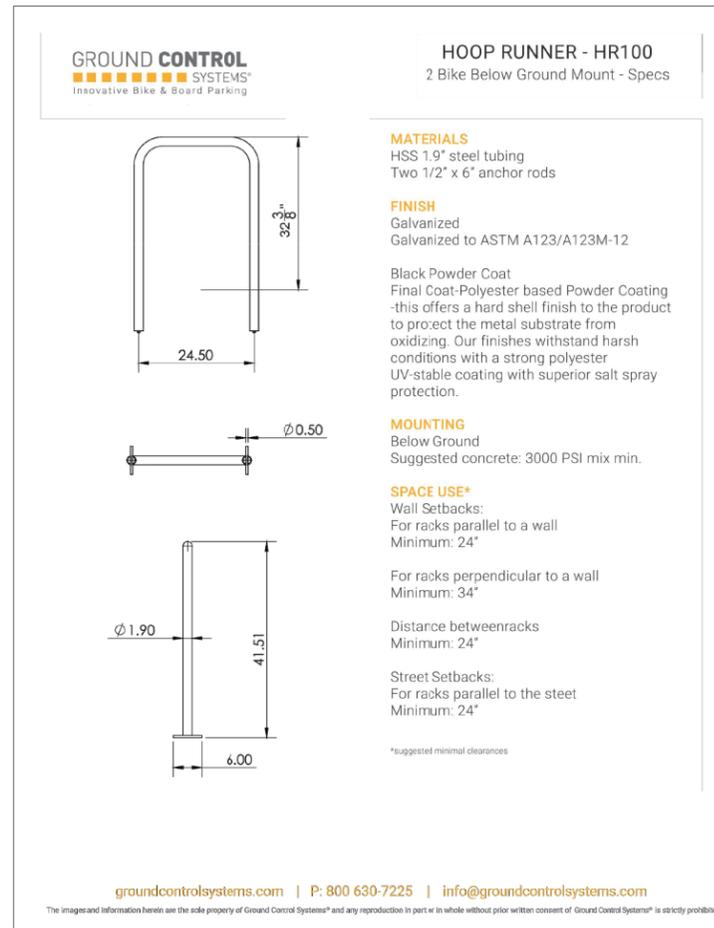
LONE TREE COMMUNITY

ROCKLIN, CA.

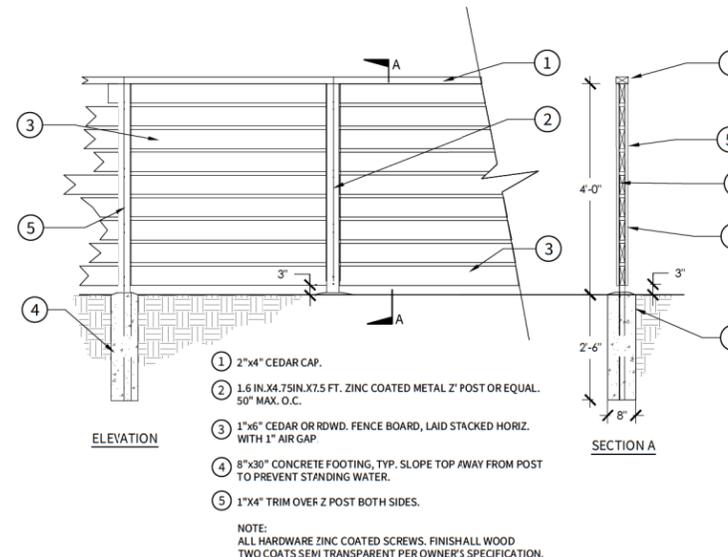


The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2017 BSB Design, Inc.

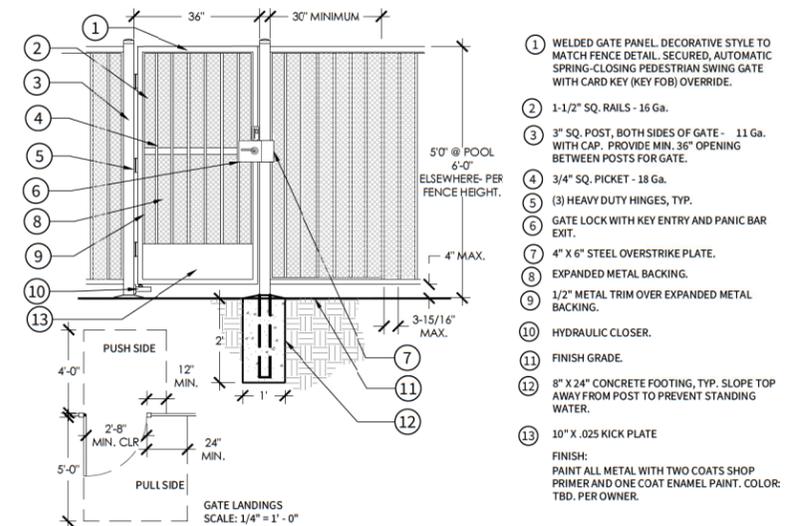
April 20, 2022 | MR210137.00



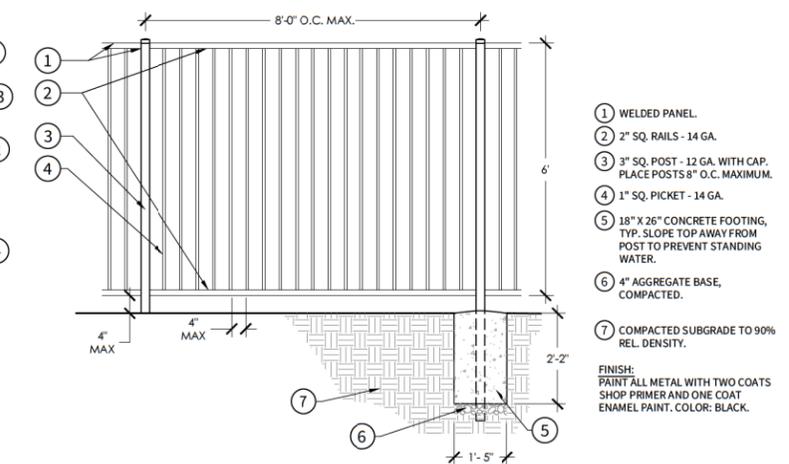
4 BIKE RACKS
1" = 1" R-21044.1-16



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