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

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

ASSESSOR'S PARCEL NUMBERS: 017-281-014 & 017-281-015

DATE OF APPLICATION (STAFF): August 6, 2021 **RECEIVED BY (STAFF INITIALS):** _____

FILE NUMBERS (STAFF): DR2021-0014; U2021-0004; DL2021-0002 **FEES:** $23,030.00

RECEIPT NO.: _____

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)

- ☑ General Plan Amendment (GPA) Fee: n/a
- ☐ BARRO Zone Application (BZ) Fee:
- ☑ Rezone (Reclassification) (Z) Fee: n/a
- ☐ General Development Plan (PDG) Fee:
- ☐ Tentative Subdivision Map (SD) Fee:
- ☐ Tentative Parcel Map (DL) Fee:
- ☑ Design Review (DR)
  - ☐ Commercial Fee:
  - ☑ Residential Fee: n/a
  - ☐ Signs Fee:
- ☐ Use Permit (U)
  - ☐ Minor (PC Approval – New Bldg) Fee:
  - ☐ Minor (PC Approval – Existing Bldg) Fee:
  - ☐ Major (CC Approval) Fee:
- ☐ Variance (V) Fee:
- ☐ Oak Tree Preservation Plan Permit
  - ☐ Planning Commission Fee:
  - ☐ City Council Fee:
- ☑ Concurrent Application (2 or more entitlements) Fee: $17,347.00
- ☐ Modification to Approved Projects Fee:
  File Number: _____

Environmental Requirements: (STAFF)

- ☐ Exempt -
- ☐ Negative Declaration –
- ☑ Mitigated Negative Declaration – $5,683.00
- ☐ EIR – See Fee Schedule

__ 15162 Determination -

UNIVERSAL APPLICATION FORM (CONT.)

GENERAL PLAN DESIGNATION:	PROPERTY DATA:	UTILITIES:	
		EXISTING	PROPOSED
Existing: _____	Acres: 9.7	____ Pub. Sewer	X Pub. Sewer
Proposed: _____	Square Feet: _____	____ Septic Sewer	____ Septic Sewer
ZONING:	Dimensions: _____	____ Pub. Water	X Pub. Water
Existing: _____	No. of Units: 240	____ Well Water	____ Well Water
Proposed: _____	Building Size: _____	____ Electricity	X Electricity
	Proposed Parking: 499	____ Gas	X Gas
	Required Parking: _____	____ Cable	X 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 DocuSigned by: A681DFFFFB0A4F4... _____

(*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

ADDRES 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 DocuSigned by: A681DFFFFB0A4F4... _____

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

Location: NWC Lone Tree and W Oaks Blvd, Rocklin, CA 95765

Assessors Parcel Number(s): 017-281-014 & 017-281-015

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 (X) Buyer (_____) Lessee (_____)

The above named person or firm is authorized to (check all that are applicable):

(X) File any and all papers in conjunction with the aforementioned request, including signing the application

(X) Speak on behalf of and represent the owner at any Staff meeting and/or public hearing.

(X) Sign any and all papers in my stead, with the exception of the application form.

The duration and validity of this authorization shall be:

(X) Unrestricted (_____) Valid until:

Owners Authorization Signature & Date:

Signature: DocuSigned by: A681DFFFFB0A4F4... Date: 7/15/2021

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

NOTIFICATION OF
OWNERS OF MINERAL RIGHTS

Government Code section 6509a(a)(2) states that if the Subdivision Map Act requires notice to be given pursuant to Section 65091, in addition to noticing the surrounding property owners, notice must also be given to anyone who has filed with the County recorder's office a "notice of intent to preserve the mineral right pursuant to Section 883.230 of the Civil Code" on the subject property.

Therefore, mailing labels must be provided with this application for any owner of a mineral right pertaining to the subject real property who has recorded a notice of intent to preserve the mineral right pursuant to Section 883.230 of the Civil Code (Subdivision Map Act Section 65091(a)(2)).

See page 24 of this application for instructions on how to submit mailing labels.

Section 65091(a)(2)
"(2) When the Subdivision Map Act (Div. d 9commencing with Section 66410)) requires notice of a public hearing to be given pursuant to this section, notice shall also be given to any owner of a mineral right pertaining to the subject property who has recorded a notice of intent to preserve the mineral right pursuant to Section 883.230 of the Civil Code."

There **are**_____ **/ are not** X (check one) owner(s) of record of preserved mineral rights on the subject property and I, Mark A. Tekin _____, the applicant or applicant's representative, **have**_____ **/ have not** X (check one) provided the name and mailing address of record for any and all owners of mineral rights pursuant to Section 883.230 of the Civil Code.

DocuSigned by:
_____ 7/15/2021
Signature A881DFFB0A4F4... Date

STATE OF CALIFORNIA
DEPARTMENT OF FISH AND GAME
FILING FEES

In 1990, the State adopted a fee pursuant to AB 3158 for the review of environmental documentation by the State Department of Fish and Game. Subsequently, in 1991, the fees were challenged. Then, in June 1995, the Department of Fish and Game instructed the jurisdictions to stop collecting fees. Following a great deal of court action and in a memorandum dated February 26, 1996, the State Clearinghouse, Office of Planning and Research, stated that the fees must again be collected.

On September 29, 2006, Senate Bill 1535 was passed increasing the amounts of filing fees collected by the Department, and requires the Department to adjust the fees annually pursuant to Fish and Game Code Section 713.

As of January 1, 2020, State law requires all applicants who have a Notice of Determination filed for a Negative Declaration to pay a $2,406.75 fee and those with a Notice of Determination for an Environmental Impact Report to pay a $3,343.25 fee. Both types must pay an additional $50.00 administrative fee making the total fees $2,456.75 and $3,393.25 respectively. Applicants whose projects require the filing of a Notice of Exemption will need to pay a $50.00 administrative fee. The City will notify each applicant which of the fees must be paid.

PLEASE NOTE: Effective January 1, 2008, the fee exemption for projects determined to have a ***De Minimis Impact Finding*** has been eliminated. (Section 711.4 Fish and Game Code).

The Fish and Game filing fee must be paid prior to the filing of the Notice of Determination with the County Clerk. Since the CEQA law requires a Notice of Determination to be filed with the County within 5 days of an action by the City, all applicants must remit to the City the necessary fee amount *no later than* the day of the final scheduled public hearing for the proposed project.

PLEASE MAKE ALL CHECKS PAYABLE TO PLACER COUNTY.

If you have any questions regarding this matter, please do not hesitate to contact the Planning Department at (916) 625-5160. Upon review of the above, please sign and return this document with your application.

I, Mark A. Tekin, Manager, the applicant or applicant's representative, have read the information above and understand its meaning.

DocuSigned by:
_____
A9B1DEEFFB0A4F4...
Signature

7/15/2021
Date

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, X_____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: 7/15/2021

Applicant: DocuSigned by: A681DFFFFB0A4F4...

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

MITIGATION FOR AIR QUALITY IMPACTS

The US Environmental Protection Agency (EPA) and the California Air Resources Board (CARB) have established air quality standards, referred to as the National Ambient Air Quality Standards (NAAQS) and the State Ambient Air Quality Standards (SAAQS) respectively. The federal Clean Air Act and State Clean Air Act both require that areas in violation of the ambient air quality standards adopt strategies to attain these standards. The Placer County Air Pollution Control District (APCD) has primary responsibility for planning and maintenance and/or attainment of air quality standards within Placer County. California is divided into 15 air basins for the purpose of monitoring air quality. Placer County is included in the Sacramento Valley Air Basin. Areas may be classified as attainment, non-attainment, or unclassified with regard to the adopted standards. The unclassified designation is assigned in cases where monitoring data is insufficient to make a definitive determination. Under the federal standards, all of Placer County, including Rocklin, is designated as non-attainment for ozone. All other pollutants are designated unclassified in Rocklin. Under the state standards, South Placer, including Rocklin, is designated as non attainment for ozone and PM10 and unclassified for hydrogen sulfide and visibility reducing particulate.

The project would have the following short-term construction impacts, if not mitigated:

a. Construction activities, including grading, would generate a variety of pollutants, the most significant of which would be dust (PM10). This would exacerbate the existing PM10 non attainment condition if not mitigated.

b. Construction equipment would produce short-term combustion emissions, and asphalt materials used for streets and driveways would produce pollutants during curing.

The mitigation measures listed below will reduce the short term impacts to less-than-significant. In the long-term, vehicle trips to and from the project site would generate Carbon Monoxide and ozone precursor emissions, thereby contributing to the non-attainment status of the local air basin. These incremental and cumulative adverse air quality impacts cannot be completely mitigated. However, these impacts were anticipated by the City of Rocklin General Plan, and were addressed through the 1991 Rocklin General Plan EIR and the North Rocklin Circulation and Traffic Study. Findings of overriding significance were adopted for the unmitigatable and unavoidable significant air quality impacts.

Therefore, I, as the applicant for the proposed project, agree that the mitigation measures listed below are incorporated as a part of my project description in order to mitigate for the short term impacts.

MITIGATION FOR AIR QUALITY IMPACTS (CONT.)

MITIGATIONS

1. The project shall conform with the requirements of the Placer County APCD.
2. Prior to commencement of grading, the applicant shall submit a dust control plan for approval by the City Engineer and the Placer County Air Pollution Control District. The plans shall specify measures to reduce dust pollution during all phases of construction.
3. Traffic speeds on all unpaved road surfaces shall be posted at 25 m.p.h. or less.
4. All grading operations shall be suspended when wind speeds exceed 25 m.p.h.
5. All trucks leaving the site shall be washed off to eliminate dust and debris.
6. All construction equipment shall be maintained in clean condition.
7. All exposed surfaces shall be revegetated as quickly as feasible.
8. If fill dirt is brought to the construction site, tarps or soil stabilizers shall be placed on the dirt piles to minimize dust problems.
9. Apply water or dust palliatives on all exposed earth surfaces as necessary to control dust. Construction contracts shall include dust control treatment as frequently as necessary to minimize dust.
10. Construction equipment shall be properly maintained and tuned.
11. Utilize low emission mobile construction equipment where possible.
12. Open burning of vegetative material is prohibited.

Mark A. Tekin

Applicant's Name (printed)

DocuSigned by:

Applicant's Signature

7/15/2021

Date

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

ENVIRONMENTAL INFORMATION SHEET

(To be completed by applicant)

LOCATION OF PROJECT (ADDRESS)

CITY: Rocklin **STATE:** CA **ZIP:** 95765

ASSESSORS PARCEL #: 017-281-014 & 017-281-015

NAME OF PROJECT: Lone Tree Apartments

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.

This project will consist of 116 apartment units and 124 multi-family townhome units. Additionally, the property will have a 8,500 SF clubhouse with gym facilities and a pool.

The townhomes will have attached garages for the tenants for a total of 248 parking spaces. The overall parking ration for this project is 2.08.

Property size:	454,362 Square Feet	10.43 Acres
Land Use:	Vacant Existing	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:

Permit or Approval Agency	Address	Contact Person/Phone
US Army Corps of Engineers - Individual Permit	1325 J Street, Room 1350, Sacramento, CA 95814	
US Fish and Wildlife Service - Biological Opinion	CA Dept of Fish and Wildlife - Streambed Alteration Agrmnt	
Regional Water Quality Control Board; 401 Water Quality Cert.	11020 Sun Center Drive, Ste 200, Cordova, CA 95670	

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?

   The property contains a single perennial drainage along the western boundary of the property totaling .418 AC; a series of wetlands totaling .097AC, combined; and a series of vernal pools totaling .832 AC, combined, are scattered across the property. A large majority of the property is dominated by non-native annual grassland habitat.

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: 5,500 CY cut and 5,500 Cy fill
   b. Deposited on the site: Negligible
   c. Removed from the site: Negligible
   d. Disposal site: Neglible

7. Are there any streams or permanent water courses on the site? Yes
   Describe:

   The property contains a single perennial drainage along the western boundary of the property totaling .418 AC.

8. Will the proposed project change drainage patterns or the quality of groundwater? No
   If so explain. If not, why not:

   No, the proposed project will not change drainage patterns or the quality of the groundwater.

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

   To achieve site development and use the land efficiently, the permanent fill of 0.929 AC of jurisdictional wetlands/waters is necessary. Approximately .097 AC of seasonal wetlands and .832 of vernal pools would be filled with redistributed on-site earthen fill. With an avg of 1' in depth for the wetlands and vernal pools combined, this would equate to a total of 1,499 cubic yards of redistributed on-site clean earthen

10. Is any portion of the property located in a flood plain? Yes
    If so describe:

    A portion is within the flood plain and this is being mitigated by providing storage equal to the volume misplaced.

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 permanent fill of 0.929 AC of jurisdictional wetlands/waters is necessary to allow for development. A total of 1,499 cubic yards of redistributed on-site clean earthen fill being discharged into jurisdictional wetlands/waters.

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?

Project activities will impact the habitat for Federally Threatened Vernal Pool Fairy Shrimp and Federally Endangered Vernal Pool Tadpole Shrimp. Historically, the site was part of Stanford Ranch in the 1990's. This master development project obtained take authorization (Biological Opinion) from the US Fish & 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? .12 miles, Rocklin Chinese School

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

Size of new structure(s) or addition in gross square feet: 369,271 SF

Building height measured from ground to highest point in feet: 36' - 11" top of highest parapet

Number of floors/stories: 3

Height of other appurtenances (antennas, steeples, mechanical equipment, etc.) measured from ground:

Project site coverage: Building 129,041 sq.ft. ____ %

Landscaping 115,579 sq.ft. ____ %

Paving 209,742 sq.ft. ____ %

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: 507 Provided: 494

Total number of bicycle parking spaces: 12 parkings spaces (3 racks of 4 distributed)

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 2 Total dwelling units 240

Density/acre 24.74 Total acreage 9.7

	Single Family		Two Family		Multi-Family (More than 2 units)
Number of Units					240
Size of lot/unit					
Studio					0
1 Bedroom					66
2 Bedroom					124
3 Bedroom					50
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? 28 tons (based on 120 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? 360

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 this site.

34. How close is the project to the nearest public park or recreation area? .29 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 the 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 and 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?

Lonetree Apartments

Project Description
August 2021

Tekin & Associates, LLC, a Texas limited liability company (Applicant) proposes the Lonetree Apartments, a 240-unit multifamily community at the intersection of Lonetree Boulevard and W. Oaks Boulevard in Rocklin, CA 95765.

Location. The project site is north of West Oaks Boulevard, west of Lonetree Boulevard and south of Atherton Road. The project site consists of APNs 017-281-014-000 and 017-281-015-000. GTA Lonetree, LLC, a Delaware limited liability company, owns the property.

Site Characteristics. The 9.7-acre (gross) project site is roughly rectangular in shape and vacant.

- Surrounding Uses. The James is to the immediate south of the proposed project, across West Oaks Boulevard. A creek is adjacent to the western most parcel. Commercial development is to the north east of the proposed project. The Seavey Center is to the west of the proposed project.
- General Plan and Zoning Designations. The APN's were originally part of the Stanford Ranch General Development Plan. The site is zoned Planned Development-24+ units per acre (PD-24+). Apartments are consistent with the General Plan designation and permitted in the PD-24+ zone.

Entitlement Request. The following entitlements are requested to implement the project:

- Design Review of the site design, architecture, and landscaping for a 240-unit multifamily residential project.
- A vacation of the No Vehicular Access Easement on West Oaks Boulevard by the City of Rocklin.
- Tentative Parcel Map Review and approval to merge the APN's into one parcel.

Proposed Project. The proposed project is an apartment community with 240 total units, 116 apartment units and 124 multifamily – townhome units, indoor and outdoor amenities, parking, and landscaping. A mix of one, two, and three-bedroom units are organized into eleven three-story buildings arranged around the site. A clubhouse, pool, and other outdoor amenities are interior to the site and screened from adjacent roadways by apartment buildings located on the site's perimeter. The total building area is 129,047 square feet (sf), total landscaping is 115,579 sf and paving of 209,742 sf.

Residential Units. The project will include a mix of one, and two-bedroom apartment homes ranging from 835 to 1,180 sf. The project will also include a mix of two and three-bedroom multifamily-townhomes ranging from 1,099 to 1,465 sf. The floorplans include a full kitchen, living space, bedroom(s), bathroom(s), indoor storage, and outdoor storage.

Unit Type	Bedroom/Bath	Net Unit Area	Number of Units
A-1	1/1	825	62
A-1 alt	1/1	825	4
B-1	1/1	1,150	18
B-1 alt	2/2	1,139	18
B-2	2/2	1,180	2
B-3	2/2	1,118	12

Townhome	Bedroom/Bath	Net Unit Area	Number of Units
B-1	2/2	1,225	27
B-2	2/2	1,301	33
B-3	2/2	1,180	9
B-4	2/2	1,099	5
C-1	3/2.5	1,465	50

Amenities. Community amenities include an 8,500+ sf single-story clubhouse/amenity building near the center of the site with a clubroom with lounge areas, large-screen television, meeting space, resident computer stations, fitness room, restrooms, laundry facilities, and leasing office. Outdoor amenities feature a swimming pool and outdoor patio with seating and barbeque picnic areas adjacent to the clubhouse and pool area.

Design Concept. The project design is consistent with the University Architectural District Guidelines. The proposed project's design concept consists of a contemporary architecture of horizontal rectilinear forms projecting in multiple planes. The building materials include stucco, fiber-cement lapped siding, stone veneer, painted steel railings, and fabricated metal awnings Lapped siding is used to in conjunction with taller building elements to call attention to corners and entries to the building. Stone veneer is used to provide a visual "weight" to anchors the base of building.

The main body of the buildings will feature a stucco system with scored construction joints that create an irregular grid along with the pattern of window grids and horizontal siding. The color scheme features warm neutral tones with pops of vibrant color in building accents and shade awnings. Using color accents and varying roof parapet heights create interest in the massing and form of the three-story buildings.

The maximum building height will be 36' 11" to the top of the highest parapet. Parapets will screen the building-attached mechanical equipment.

Landscape Concept. The overall landscape concept for Lonetree Apartments is to create a consistent treatment of all landscaped areas with high quality outdoor environments and amenity areas.

To reinforce the proposed multifamily community with a distinct identity a single species of street tree shall be used along West Oaks Blvd. and a separate species on Atherton Rd. The Landscape design shall reinforce the distinct character of the multi-family site, using uniform palette of accent,

shade, subordinate and screen trees, each with a distinct function and contrasting form with a deliberate use of limited long-lived plant species. Landscape treatment of all areas shall emphasize the planting of tree-shaded open space. Landscape improvements shall require minimal maintenance and irrigation, and the use of drought tolerant plant materials shall be maximized. Adjacent to the Clubhouse; is a pool and spa, outdoor kitchen with shade structure, fire pit area, and landscaped seating areas.

The internal paseos between the buildings have been designed with individual gated patios for each residence. Accent trees have been included in the front yard with a tree focal point breaking up the interior walk in each paseo.

Access and Circulation. The project is intended to be fenced and gated. The main vehicular access to the project will be on West Oaks Blvd, which will include gate access. A secondary gated access point is provided via a driveway entrance on Atherton Road. Drive aisles (25-foot width) will provide internal access throughout the site. Vehicular gates at both entry points will serve as emergency vehicle access points.

Pedestrian Paths. Accessible pedestrian paths are planned around the buildings to provide a walking route for residents.

Parking. The project requires 507 parking spaces under the Rocklin Zoning Code Section 17.66.020.

The zoning code sub-section refers to both apartments (section A) and townhouses / condo (section B) For purpose of parking calculation the townhome buildings in the project have been calculated using the "apartment" requirement as these units will be built and constructed as attached apartment buildings.

	Rocklin Zoning Code Requirements	Rocklin Zoning Code Spaces Req.	Lonetree Apartments Spaces Provided
1 bedroom	1.5 spaces / unit	99 spaces	
2+ bedroom	2 spaces / unit	348 spaces	
Guest	.25 spaces / unit	60 spaces	
Total		**507**	**494**

The project includes 494 parking spaces in surface parking areas proximate to buildings, including 248 spaces in townhome garages, 21 spaces in apartment garages, 212 uncovered spaces including 95 covered spaces, in addition to the garages, four compact and eight accessible for residents and guests. The townhome parking provided ratio is 2.15 spaces per unit and the apartment parking provided ratio is 2.0 for an overall parking provided ration of 2.08. Bicycle parking is planned throughout the site adjacent to apartment buildings for a total of twelve provided spaces.

Sustainability Features. The project design incorporates sustainable features consistent with the California Green Building Standards Code (CALGreen). The project provides electric vehicle charging spaces consistent with CALGreen. The position of some of the buildings in a north-south

orientation maximizes passive solar access and natural lighting. A photovoltaic system on carports and rooftops will benefit the community.

Fencing. An open wrought iron fence is planned for the perimeter of the entire complex. The pool fencing will complement the perimeter fence.

Signage. Two freestanding community-identification monument signs are anticipated on the Atherton Road and West Oaks Boulevard entrances. Monument sign building materials and colors complement the project design style and color palette.

Refuse Collection. Trash enclosures throughout the site are within a short distance of each unit. Trash enclosures, designed to accommodate trash and recycling dumpsters, will be constructed of tan split-face concrete masonry units and metal doors painted to match the building color schemes.

Utilities and Services. Sewer and water service will be extended into the site from existing stubs on Lonetree Boulevard and West Oaks Boulevard. Drainage and stormwater quality for the site is addressed in the Northwest Rocklin Annexation project Drainage Master Plan.

Grading. Site grading will occur in one phase and approximately 5,000 cubic yards of material will be cut, and 5,000 cubic yards of material will be used for fill.

Phasing and Construction. The project will be graded and constructed in a single phase and take approximately twenty months to complete.

Project Ownership and Management. The property is owned by GTA Lonetree, LLC, a Delaware limited liability company, and is managed by Tekin & Associates, LLC, a Texas limited liability company.

LONE TREE COMMUNITY

ROCKLIN, CA

SHEET INDEX

SERVICE PROVIDERS

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

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

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

SOLID WASTE
RECOLOGY - AUBURN PLACER
12305 SHALE RIDGE RD
AUBURN, CA 95602
PHCNE: 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

TEKIN & ASSOCIATES, LLC.
Frisco, TX

LONE TREE COMMUNITY
ROCKLIN, CA.

July 13, 2021 | MR210137.00

BSB DESIGN
BSBDESIGN.COM

APARTMENT PROJECT INFORMATION

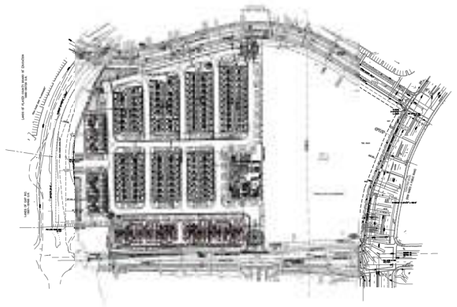
APN : 017-281-014-000, 017-281-015-000

LOT 1 & 2 SUMMARY

GROSS AREA	+/-10.43 ac
NET AREA	+/-9.70 ac
APARTMENT UNITS	116 units
MULTIFAMILY - TOWNHOME UNITS	124 units
TOTAL UNITS	**240 units**
DENSITY (NET SITE AREA):	24.74 du/ac

PARKING SUMMARY

PARKING REQUIRED:	
1BED:	1.5 x 66 = 99 spaces
2+ BED:	2 x 174 = 348 spaces
Guest:	.25 x 240 = 60 spaces
Total Required:	**507 spaces**
Covered:	240 spaces
PARKING PROVIDED:	**494 spaces**
- TH Garages (covered):	248 spaces
- Apartments Garages (covered):	21 spaces
Accessible	1 space
- Surface Parking:	212 spaces
Covered (in addition to garages):	95 spaces
Compact	4 spaces
Accessible	8 spaces
TOWNHOME PARKING RATIO:	2.15
APARTMENT PARKING RATIO:	2.0
OVERALL PARKING RATIO:	2.08
BICYCLE PARKING PROVIDED:	12



KEY MAP
SCALE: 1" = 250'

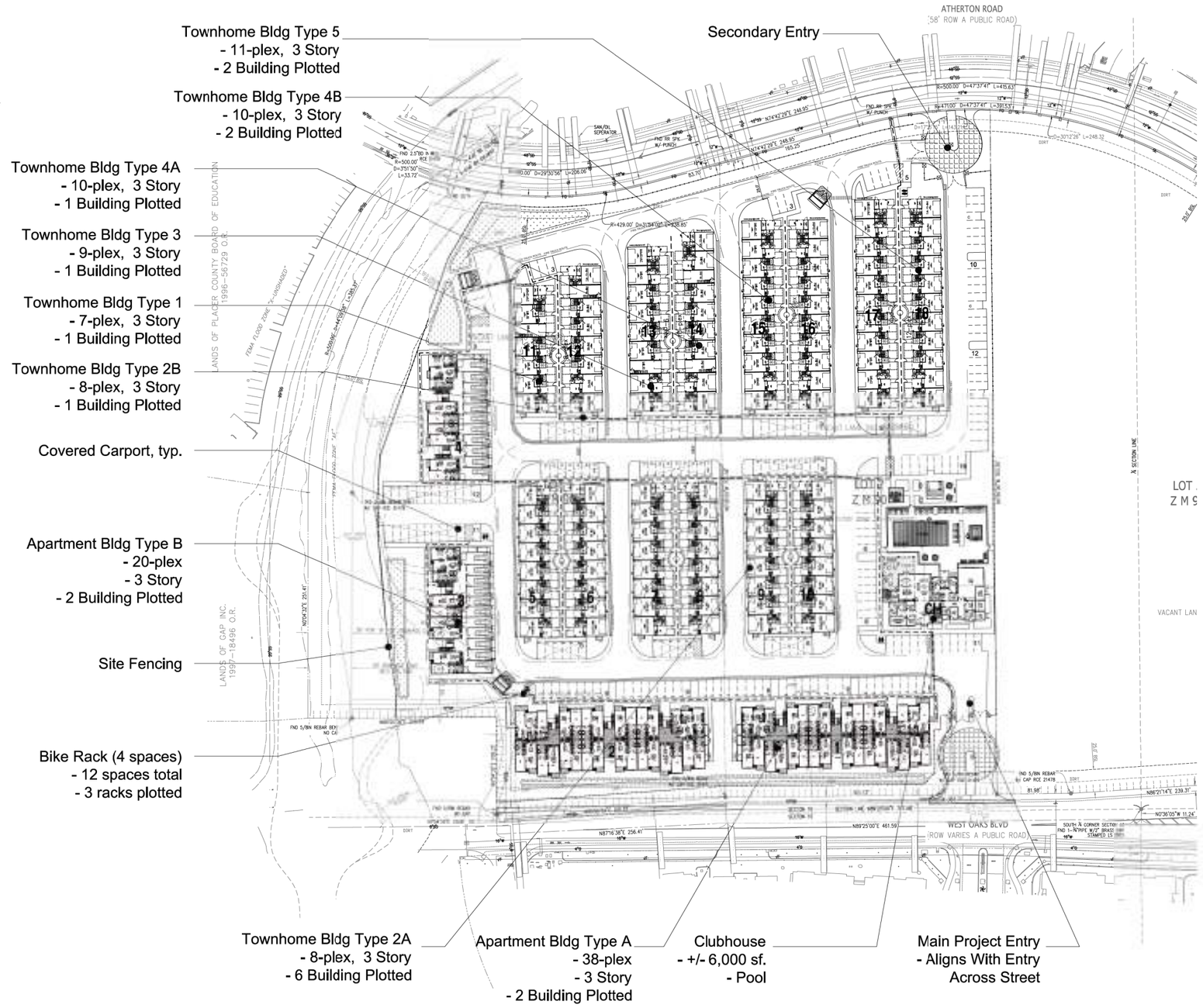
ACCESSIBLE PATH OF TRAVEL

BUILDING AREAS AND UNIT MIX

Apartment Bldg A (38 Plex)	Quantity (Units)	Net Unit Area (SF)	Balcony Area (SF)	Quantity / Bldg	% / Unit Type	Total Net Area (SF)	Unconditioned area (SF)
A-1 (Apartment 1x1)	20	825	38	22	57.89%	16,500	760
A-1 alt (Apartment 1x1)	2	825	40			1,650	80
B-1 alt (Apartment 2x2)	9	1,139	36	16	42.11%	10,251	324
B-2 (Apartment 2x2)	1	1,180	73			1,180	73
B-3 (Apartment 2x2)	6	1,118	36			6,708	216
Garage + Circuation							1,730
						Totals - Net (SF)	Totals - Gross (SF)
TOTAL (ea. Building):	**38**					**36,289**	**39,472**
TOTAL:	**76**					**72,578**	**78,944**

Apartment Bldg B (20 Plex)	Quantity (Units)	Net Unit Area (SF)	Balcony Area (SF)	Quantity / Bldg	% / Unit Type	Total Net Unit Area (SF)	Unconditioned area (SF)
A-1 (Apartment 1x1)	11	825	38	11	55.00%	9,075	418
B-1 (Apartment 2x2)	9	1,150	36	9	45.00%	10,350	324
Garage + Circuation							6,101
						Totals - Net (SF)	Totals - Gross (SF)
TOTAL (ea. Building):	**20**					**19,425**	**26,268**
TOTAL:	**40**					**38,850**	**52,536**

Townhomes	Quantity (Units)	Net Unit Area (SF)	Balcony Area (SF)	Garage Area (SF)		Total Net Unit Area (SF)	Total Gross area (SF)
B-1 (Townhome 2x2)	1	1,225	122	481		1,225	1,828
B-2 (3rd Floor Deck 2x2)	1	1,301	118	465		1,301	1,884
B-3 (Alley Deck 2x2)	1	1,180	147	466		1,180	1,793
B-4 (Tandem Unit 2x2)	1	1,099	0	476		1,099	1,575
C-1 (Townhome 3x2.5)	1	1,465	111	492		1,465	2,068
						Totals - Net (SF)	Totals - Gross (SF)
TOTAL B-1 (Site):	**27**					**33,075**	**49,356**
TOTAL B-2 (Site):	**33**					**42,933**	**62,172**
TOTAL B-3 (Site):	**9**					**10,620**	**16,137**
TOTAL B-4 (Site):	**5**					**5,495**	**7,875**
TOTAL C-1 (Site):	**50**					**73,250**	**103,400**
TOTAL (Townhomes):	**124**					**165,373**	**238,940**



A0.01
CONCEPTUAL SITE PLAN
LONE TREE COMMUNITY
ROCKLIN, CA.

TEKIN & ASSOCIATES, LLC.
Frisco, TX

BSB DESIGN
BSBDESIGN.COM

July 12, 2021 | MR210137.00

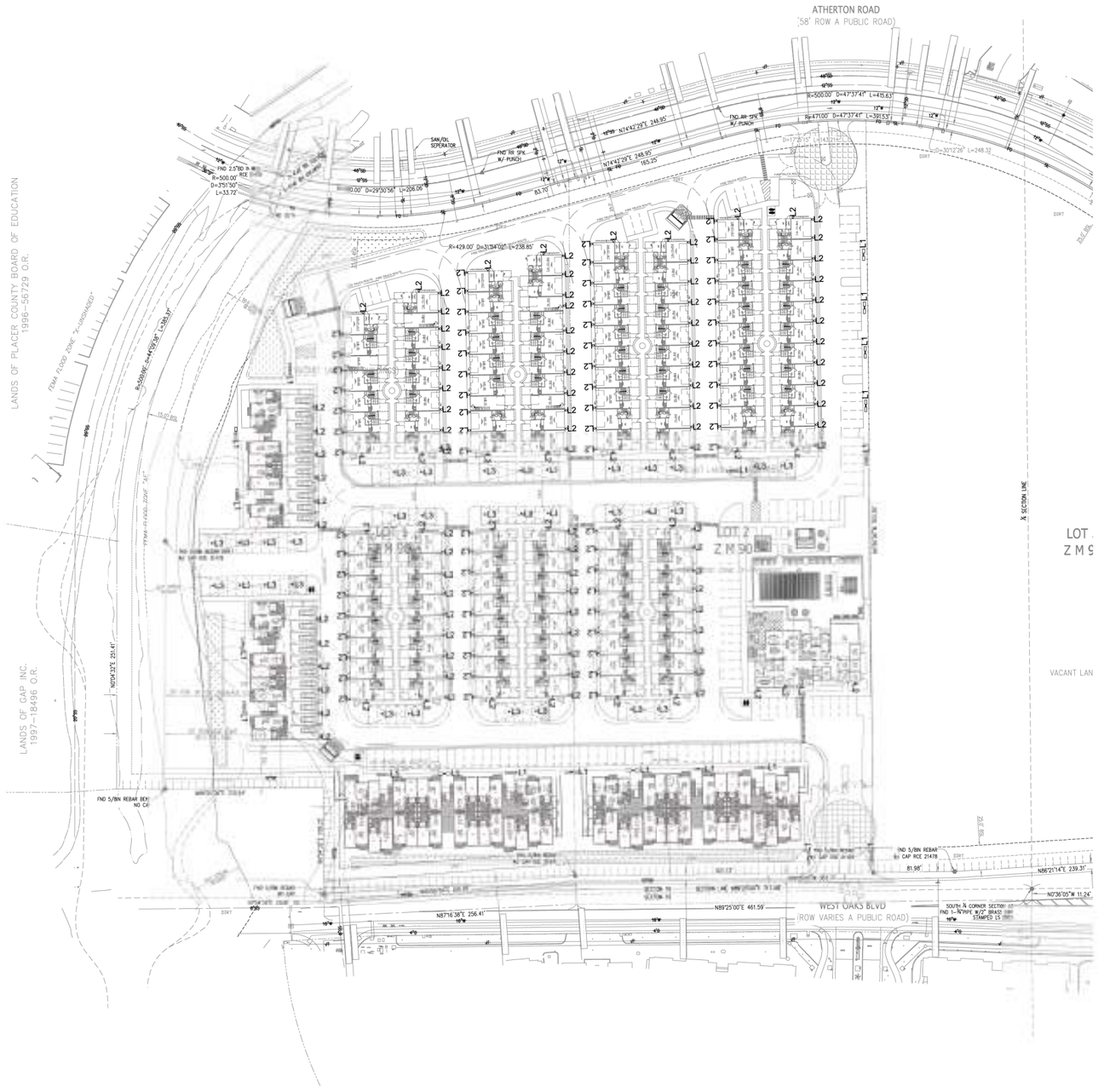
SITE LIGHTING

FIXTURE	IMAGE REFRENCE	MANUFACTURER	MODEL	DESCRIPTION	MOUNTING
L1		LUMARK	PREVAIL	PARKING LIGHTING - SINGLE OR DOUBLE HEADED - 26" X 14" HEAD	POLE - 20 FT A.F.F.
L2		PERFORMANCE IN LIGHTING	SHIELD+1 TYPE III	WALL SCONCE - 8" X 9"	WALL MOUNTED - 7 FT A.F.F.
L3		PERFORMANCE IN LIGHTING	BLIZ ROUND 30 HF	UNDER CANOPY LIGHTING @ CARPORTS - 12" DIAMETER	SURFACE MOUNT - 8 FT A.F.F.
L4		WAC LIGHTING	VEGA	WALL SCONCE - UNIT ENTRY, BALCONY LIGHT - 6" X 9"	WALL MOUNTED - 7 FT A.F.F.

PARTIAL ELEVATION - CLUBHOUSE

PARTIAL ELEVATION - TOWNHOMES

PARTIAL ELEVATION - APARTMENTS



North

0 60' 120' 240'
Scale: 1" = 60' (on 24x36 sheet)

A0.02
SITE LIGHTING PLAN
LONE TREE COMMUNITY
ROCKLIN, CA.

TEKIN & ASSOCIATES, LLC.
Frisco, TX

July 12, 2021 | MR210137.00

BSB DESIGN
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VIEW 1 - SITE CONTEXT AERIAL

VIEW 2 - SITE CONTEXT AERIAL

VIEW 3 - AERIAL LOOKING NORTH-WEST

VIEW 4 - AERIAL LOOKING NORTH-EAST

KEY PLAN

TEKIN & ASSOCIATES, LLC.
Frisco, TX

A0.3
SITE PERSPECTIVES
LONE TREE COMMUNITY
ROCKLIN, CA.

BSB DESIGN
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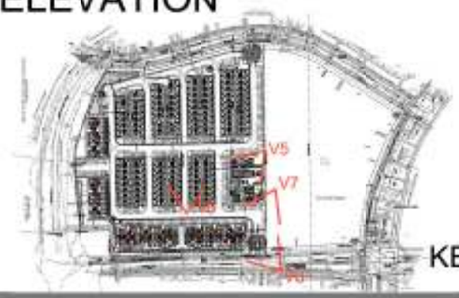
July 13, 2021 | MR210137.00

VIEW 5 - CLUBHOUSE AMENITY SPACE

VIEW 6 - TOWNHOME ALLEY VIEW

VIEW 7 - BLDG A. APARTMENT ELEVATION

VIEW 8 - CLUBHOUSE ENTRY



KEY PLAN

TEKIN & ASSOCIATES, LLC.
Frisco, TX

A0.4
SITE PERSPECTIVES
LONE TREE COMMUNITY
ROCKLIN, CA.

BSB DESIGN
BSBDESIGN.COM

July 13, 2021 | MR210137.00

VIEW 9 - TOWNHOME PASEO

VIEW 10 - TOWNHOME PASEO

VIEW 11 - TOWNHOME PASEO AERIAL

VIEW 12 - TOWNHOME END ELEVATION

KEY PLAN

TEKIN & ASSOCIATES, LLC.
Frisco, TX

A0.5
SITE PERSPECTIVES
LONE TREE COMMUNITY
ROCKLIN, CA.

BSB DESIGN
BSBDESIGN.COM

July 13, 2021 | MR210137.00

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-HOUI, FURNISHED TO KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC BY TOKIN & 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 EXCEPTIONS, 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 CIV. 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 MAY 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 0.2% ANNUAL FLOODPLAIN.

   INFORMATION WAS OBTAINED FROM THE CITY OF ROCKLIN, PLANNING DEPARTMENT ON DECEMBER 2, 2020. FEMA BASE FLOOD ELEVATIONS ARE BASED ON NAVD88 DATUM.

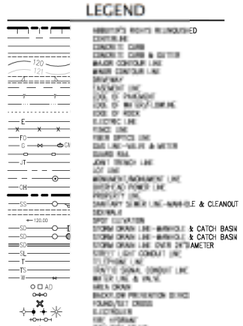
7. BENCHMARK:
   CITY OF ROCKLIN, BENCHMARK NUMBER 22-4-2 = 3 1/2" BRASS DISC IN MONUMENT WELL WITH PUNCH MARK STAMPED L.S.5250. LOCATED AT THE INTERSECTION OF BLUE OAKS BLVD AND LONETREE BLVD AND FAIRWAY DRIVE. ELEVATION = 141.76 (NAVD 29). (TO GET TO 88-DATUM ADD 2.33 FEET TO ALL ELEVATIONS)

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 Z 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 20110133. 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



ABBREVIATIONS

<	ANGLE POINT	OR	ORIGINAL RECORD
BC	BACK OF CURB	PSR	PROFESSIONAL ENGINEER
BEG	BEGIN	RCE	REGISTERED CIVIL ENGINEER
BFP	BACK FLOW PREVENTER	RE	RIM ELEVATION
BOV	BLOWOFF VALVE	ROW	RIGHT OF WAY
BTM	BOTTOM	S	SOUTH
BW	BACK OF WALL	SDMH	STORM DRAIN MANHOLE
BX	UNKNOWN_ABR	SE	SOUTH EAST
C-FC	CONCRETE ATTACHED OF CURB	SL	STREET LIGHT
CB	CATCH BASIN	SLB	STREET LIGHT BOX
DYLT	DAYLIGHT	SPK	RAILROAD SPIKE
E	EAST	SSMH	SANITARY SEWER MANHOLE
EB	ELECTRIC BOX	SW	SOUTH WEST
EP	EDGE OF PAVEMENT	TB	TELEPHONE BOX
ESMT	EASEMENT	TC	TOP OF CURB
EW	EDGE OF WALL	TMH	TELEPHONE MANHOLE
FH	FIRE HYDRANT	TOE	GRADE BREAK LINE TOE
FL	FLOW LINE	TOP	GRADE BREAK LINE TOP
FND	FOUND	TRANS	TRANSFORMER
FOB	FIBER OPTIC BOX	TSB	TRAFFIC SIGNAL BOX
GB	GRADE BREAK	TSP	TRAFFIC SIGNAL POLE
IE	INVERT ELEVATION	TYP	UNABLE TO OBTAIN
JT	JOINT TRENCH	UTO	WEST
LIP	LIP OF GUTTER	W	WATER
LS	LICENSED SURVEYOR	WSL	WALKWAY STREET LIGHT
MPE	MULTI-PURPOSE EASEMENT	WB	WATER BOX
N	NORTH	WM	WATER METER
NE	NORTH EAST	WV	WATER VALVE
NW	NORTH WEST		

PREPARED BY OR UNDER THE SUPERVISION OF
DEAN A. JURADO, L.S. 9082
LICENSE EXPIRES: 06-30-21

2/5/2021
DATE

REVISION	BY	NO.	REVISION	BY

KIER+WRIGHT
3350 Gallop Canyon Road
Livermore, CA 94551
Phone: (925) 454-0170
www.kierwright.com

BOUNDARY AND TOPOGRAPHIC SURVEY

LOTS 1, 2 AND 3 OF LOT 3 Z M 90

TEKIN & ASSOCIATES, LLC

ROCKLIN CALIFORNIA

DATE	MONTH, YEAR
SCALE	AS SHOWN
DESIGNER	ZTK
DRAWN BY	JDQ
JOB NO.	AJO700
SHEET	C1.0
OF	3 SHEETS

Z:\2020\AJO700\DWG\SHEET ELEMENTS\AJO700-BS.dwg 2-05-21 04:05:26 PM jquiroy

ATHERTON ROAD
(58' ROW A PUBLIC ROAD)

APPROXIMATE FEMA FLOOD ZONE BOUNDARY

FEMA FLOOD ZONE "SHADED"

FEMA FLOOD ZONE "AE"

APPROXIMATE FEMA FLOOD ZONE BOUNDARY

FEMA FLOOD ZONE "X"

LOT 3
Z M 90

LONETREE BLVD.
(ROW VARIES A PUBLIC ROAD)

WEST OAKS BLVD
(ROW VARIES A PUBLIC ROAD)

0 20 40 80 120
Scale: 1" = 40'

LEGEND

REVISION NO. BY

REVISION NO. BY

KIER+WRIGHT

FIRE TRUCK TURNING PLAN
LOTS 1, 2 AND LOT 3 Z M 90
OF
FOR
TEKIN & ASSOCIATES, LLC
EDGEWATER, CALIFORNIA

DATE	MONTH, YEAR
SCALE	AS SHOWN
DESIGNED	DS
DRAWN BY	JDQ
JOB NO.	A20700
SHEET	C2.0
OF	SHEETS

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ATHERTON ROAD
(56' ROW A PUBLIC ROAD)

WEST OAKS BLVD
(ROW VARIES A PUBLIC ROAD)

LONETREE BLVD.
(ROW VARIES A PUBLIC ROAD)

LOT 3
Z M 90

APPROXIMATE FEMA
FLOOD ZONE BOUNDARY

FEMA FLOOD ZONE "AE"

FEMA FLOOD ZONE "X" UNSHADED

0 20 40 80 120

Scale: 1" = 40'

LEGEND

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

REVISION | NO. | BY

REVISION | NO. | BY

KIER+WRIGHT

PRELIMINARY GRADING PLAN
OF
LOTS 1, 2 AND LOT 3 Z M 90
FOR
TEKIN & ASSOCIATES, LLC
ROCKLIN, CALIFORNIA

DATE	MONTH, YEAR
SCALE	AS SHOWN
DESIGNED	ZS
DRAWN BY	JDQ
JOB NO.	A20700
SHEET	C3.0
OF	SHEETS

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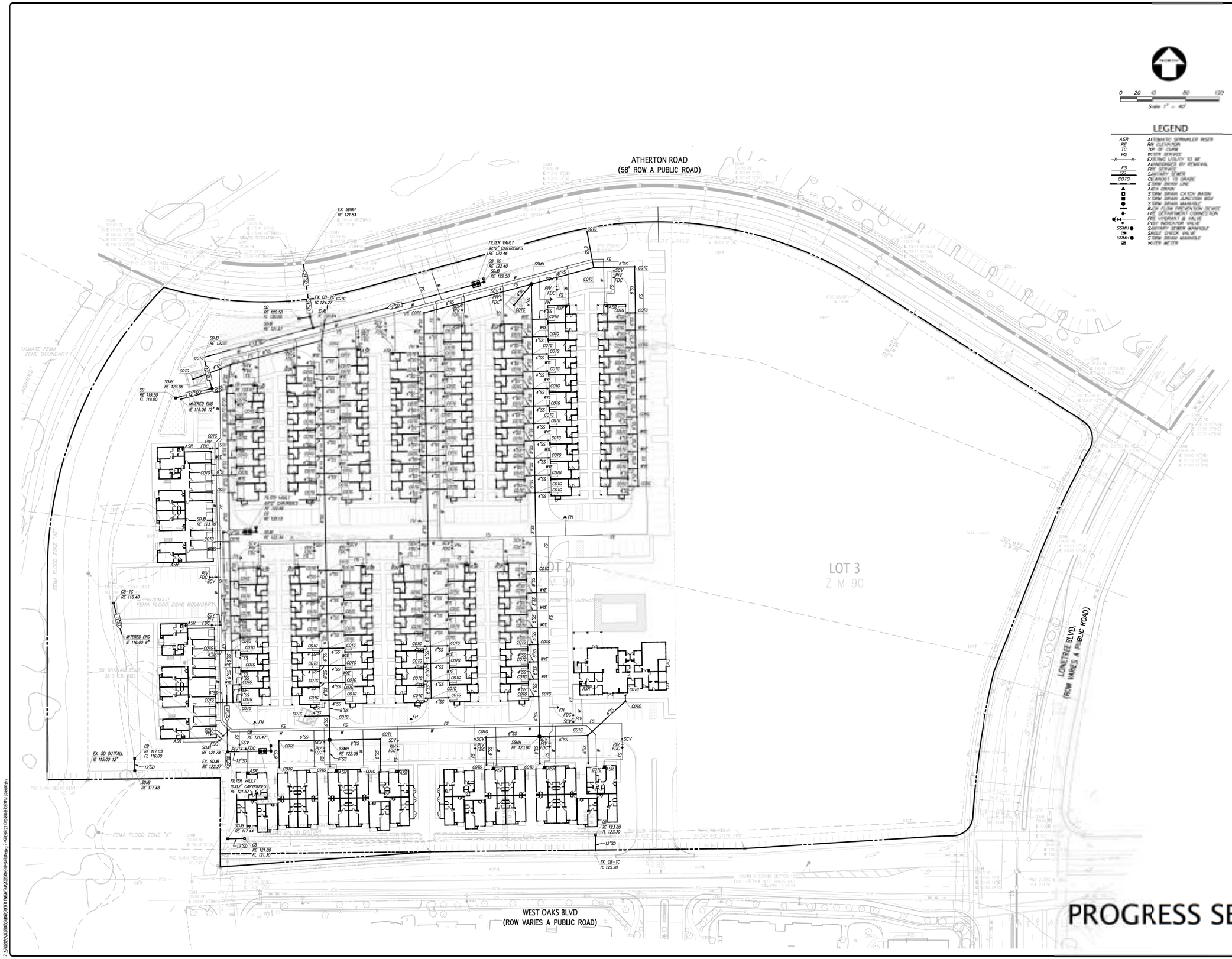


0 20 40 80 120

Scale: 1" = 40'

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
SSMH	SANITARY SEWER MANHOLE
	SINGLE CHECK VALVE
SDMH	STORM DRAIN MANHOLE
	WATER METER

PROGRESS SET

NO.	BY	REVISION

REGISTERED PROFESSIONAL ENGINEER
No. 93659
CIVIL
STATE OF CALIFORNIA

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

PRELIMINARY UTILITY PLAN
LOTS 1, 2 AND OF LOT 3 Z M 90
FOR
TEKIN & ASSOCIATES, LLC
EDGEWATER, CALIFORNIA

DATE	MONTH, YEAR
SCALE	AS SHOWN
DESIGNED	DS
DRAWN BY	JDC
JOB NO.	A20755
SHEET	C4.0
OF	SHEETS

0 20 40 80 120

Scale: 1" = 40'

LEGEND

TRIBUTARY AREA LIMITS

LANDSCAPE AREA

IMPERVIOUS AREA

BIO-RETENTION TREATMENT AREA

BIO-RETENTION SIZING CALCULATIONS

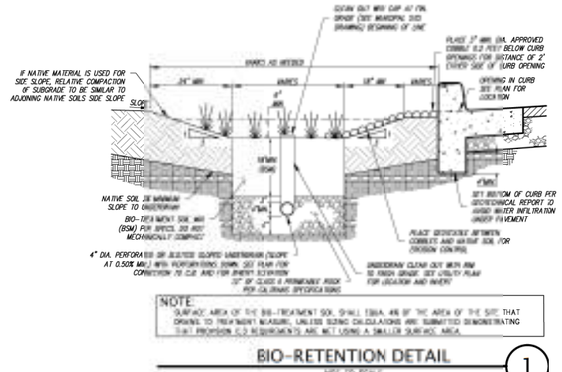
Area No.	Area (SF)	Area (AC)	Landscape (SF)	Landscape (AC)	Imperv. (SF)	Imper. (AC)	Treatment Area* (SF)	Treatment Provided (SF)	Sizing Ratio (%)	Type of Planter
1	83,221	1.910	22,881	0.525	57,536	1.321	59,824	2,805	4.7%	Bio-Retention Planter
2	29,076	0.667	6,921	0.159	21,131	0.485	21823	1,025	4.7%	Bio-Retention Planter
3	52,772	1.211	14,112	0.324	36,708	0.843	38119	1,952	5.1%	Bio-Retention Planter
4	25,205	0.579	8,930	0.205	15,413	0.354	16306	861	5.3%	Bio-Retention Planter
5	25,949	0.596	9,637	0.221	15,455	0.355	16419	857	5.2%	Bio-Retention Planter

*: Total Treatment Area is equal to Impverious Area + 0.10 * Landscape Area.

MEDIA FILTER SIZING CALCULATIONS

Area ID No.	Total Tributary Area (SF)	Total Tributary Area (AC)	Landscape Area (SF)	Pavement /Roof Area (SF)	"C" Factor	i (IN/HR)	Total Tributary Area "A" (AC)	Flow Rate $Q_d = C \times i \times A$ (cfs)	Min. # of 12" Filter Cartridges	Product Specified
6	122,776	2.819	23,295	99,481	0.75	0.20	2.82	0.42	6	Oldcastle Perk Filter 8' Wide Concrete Vault 12" f ter
7	45,406	1.042	7,527	37,879	0.77	0.20	1.04	0.16	6	Oldcastle Perk Filter 8' Wide Concrete Vault 12" f ter
8	69,956	1.606	14,777	55,179	0.73	0.20	1.61	0.23	9	Oldcastle Perk Filter 8' Wide Concrete Vault 12" f ter

# of Cartidges = Q_d / (0.0[illegible] cfs/cartridge) ; Oldcastle Perk Filter 12" Cartridge | manufacturer

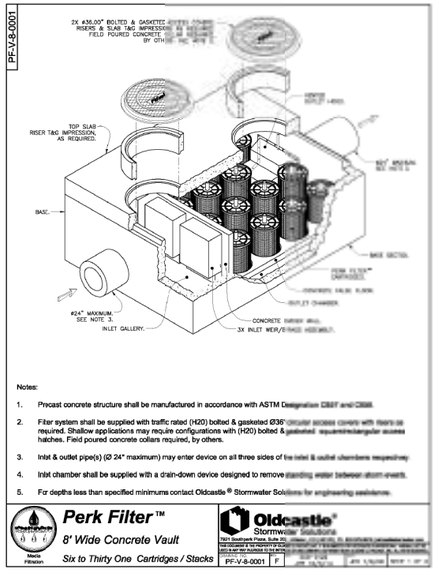


NOTE:
SURFACE AREA OF THE BIO-TREATMENT SOIL SHALL EQUAL 4% OF THE AREA OF THE SITE THAT DRAINS TO TREATMENT MEASURE, UNLESS SIZING CALCULATIONS ARE SUBMITTED DEMONSTRATING THAT PROVISION C.3 REQUIREMENTS ARE MET USING A SMALLER SURFACE AREA

BIO-RETENTION DETAIL

NOT TO SCALE

1

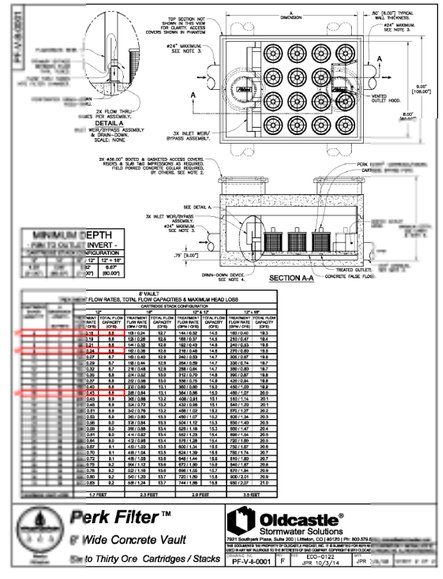


Notes:

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 Ø36" circular 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 — PF-V-8-0001 | F



MINIMUM DEPTH FROM TOP TO OUTLET INVERT

CARTRIDGE STACK CONFIGURATION	1	2	3
	12"	12" + 12"	12" + 12" + 12"
	[3']	[5']	[6'-0"]

8' VAULT
TREATMENT FLOW RATES, TOTAL FLOW CAPACITIES & MAXIMUM HEAD LOSS

	CARTRIDGE STACK CONFIGURATION									
	12"			12" & 12"			12" & 12" & 12"			
	TREATMENT FLOW (GPM/SQ. FT.)	TOTAL FLOW (GPM)	MAXIMUM HEAD LOSS (FT)	TREATMENT FLOW (GPM/SQ. FT.)	TOTAL FLOW (GPM)	MAXIMUM HEAD LOSS (FT)	TREATMENT FLOW (GPM/SQ. FT.)	TOTAL FLOW (GPM)	MAXIMUM HEAD LOSS (FT)
1	0.78	4.6	1.5	1.56	9.2	1.5	2.34	13.8	1.5
2	0.78	4.6	1.5	1.56	9.2	1.5	2.34	13.8	1.5
3	0.78	4.6	1.5	1.56	9.2	1.5	2.34	13.8	1.5
4	0.78	4.6	1.5	1.56	9.2	1.5	2.34	13.8	1.5
5	0.78	4.6	1.5	1.56	9.2	1.5	2.34	13.8	1.5
6	0.78	4.6	1.5	1.56	9.2	1.5	2.34	13.8	1.5
7	0.78	4.6	1.5	1.56	9.2	1.5	2.34	13.8	1.5
8	0.78	4.6	1.5	1.56	9.2	1.5	2.34	13.8	1.5
9	0.78	4.6	1.5	1.56	9.2	1.5	2.34	13.8	1.5
10	0.78	4.6	1.5	1.56	9.2	1.5	2.34	13.8	1.5
11	0.78	4.6	1.5	1.56	9.2	1.5	2.34	13.8	1.5
12	0.78	4.6	1.5	1.56	9.2	1.5	2.34	13.8	1.5
13	0.78	4.6	1.5	1.56	9.2	1.5	2.34	13.8	1.5
14	0.78	4.6	1.5	1.56	9.2	1.5	2.34	13.8	1.5
15	0.78	4.6	1.5	1.56	9.2	1.5	2.34	13.8	1.5
16	0.78	4.6	1.5	1.56	9.2	1.5	2.34	13.8	1.5
17	0.78	4.6	1.5	1.56	9.2	1.5	2.34	13.8	1.5
18	0.78	4.6	1.5	1.56	9.2	1.5	2.34	13.8	1.5
19	0.78	4.6	1.5	1.56	9.2	1.5	2.34	13.8	1.5
20	0.78	4.6	1.5	1.56	9.2	1.5	2.34	13.8	1.5
21	0.78	4.6	1.5	1.56	9.2	1.5	2.34	13.8	1.5
22	0.78	4.6	1.5	1.56	9.2	1.5	2.34	13.8	1.5
23	0.78	4.6	1.5	1.56	9.2	1.5	2.34	13.8	1.5
24	0.78	4.6	1.5	1.56	9.2	1.5	2.34	13.8	1.5
25	0.78	4.6	1.5	1.56	9.2	1.5	2.34	13.8	1.5
26	0.78	4.6	1.5	1.56	9.2	1.5	2.34	13.8	1.5
27	0.78	4.6	1.5	1.56	9.2	1.5	2.34	13.8	1.5
28	0.78	4.6	1.5	1.56	9.2	1.5	2.34	13.8	1.5
29	0.78	4.6	1.5	1.56	9.2	1.5	2.34	13.8	1.5
30	0.78	4.6	1.5	1.56	9.2	1.5	2.34	13.8	1.5
31	0.78	4.6	1.5	1.56	9.2	1.5	2.34	13.8	1.5
CARTRIDGE FLOW RATE	12 GPM			6.5 GPM			4.6 GPM			3.5 GPM

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

Oldcastle® Stormwater Solutions — PF-V-8-0001 | F | ECO-01122 | JPPR 10/3/14

PERK FILTER DETAILS

NOT TO SCALE

2

REVISION NO. BY

REVISION NO. BY

REGISTERED PROFESSIONAL ENGINEER — No. 69654 — CIVIL — STATE OF CALIFORNIA

KIER+WRIGHT

2850 Collier Canyon Road, Livermore, CA 94551

Phone: (925) 245-8788

www.kierwright.com

PRELIMINARY STORM WATER QUALITY CONTROL PLAN

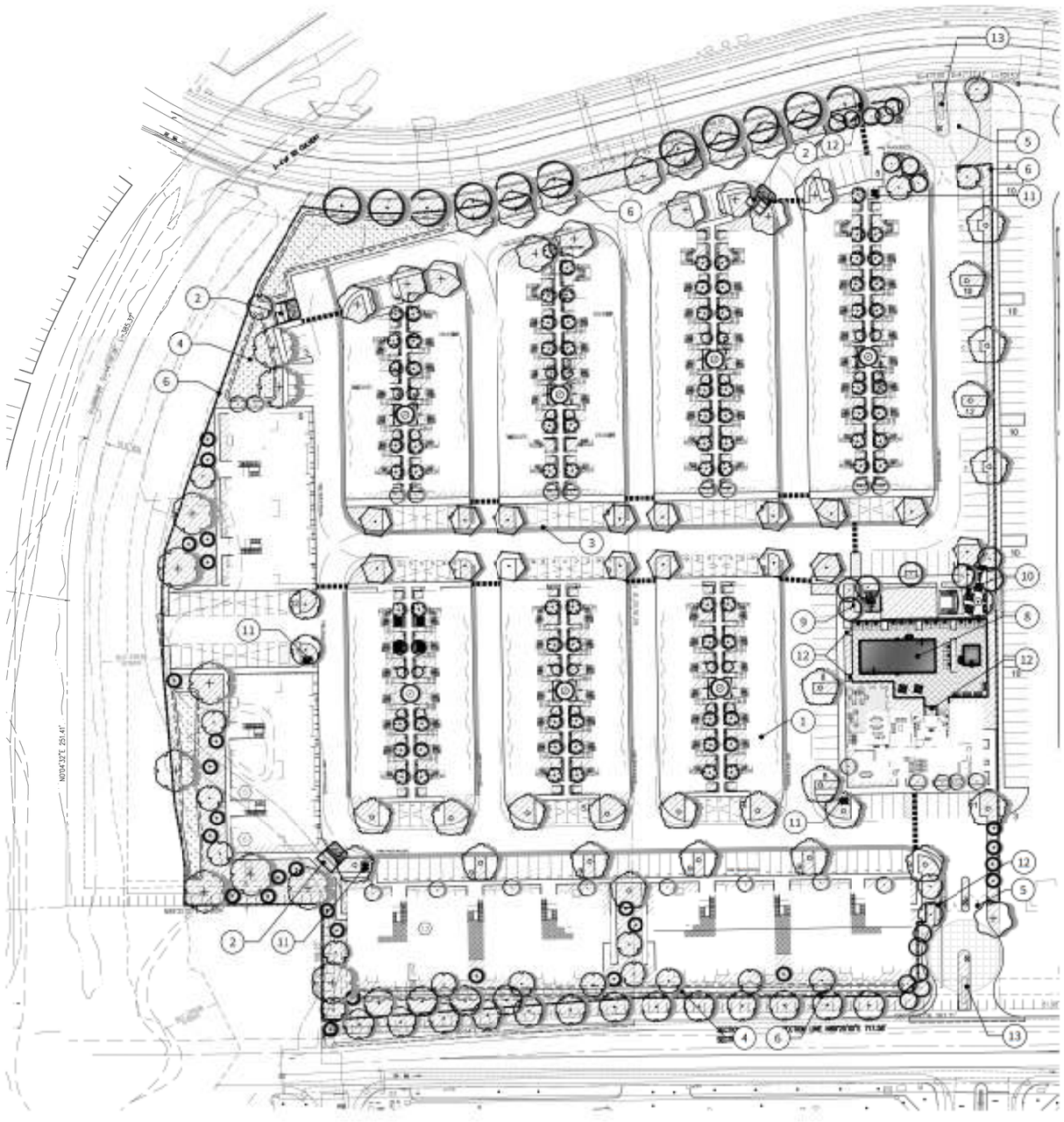
OF LOTS 1, 2 AND 3 Z M 90

FOR TEKIN & ASSOCIATES, LLC

REDCLIFF, CALIFORNIA

DATE	MONTH, YEAR
SCALE	AS SHOWN
DESIGNED	ZS
DRAWN BY	JDQ
JOB NO.	A20TEK
SHEET	C5.0
OF	SHEETS

\\Kierwright.local\Data\LV\2020\A20700\LIVM\ENTITLEMENT\A20700-PIC-SMM.dwg 7-09-21 04:53:53 PM cneff



PLANT SCHEDULE OVERALL

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	QTY	DETAIL
	ACE BOW	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE	15 GAL.	M	23	
	ACE SUR	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	15 GAL.	M	20	
	ARB UNE	ARBUTUS UNEDO	STRAWBERRY TREE SHRUB	5 GAL.	L	20	
	CER MEG	CERCIS OCCIDENTALIS	WESTERN REDBUD MULTI-TRUNK	5 GAL.	L	27	
	KOE BIP	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	15 GAL.	M	22	
	LAG NAT	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	24" BOX	L	21	
	LAU NOB	LAURUS NOBILIS	SWEET BAY	24" BOX	M	7	
	PIS RED	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	15 GAL.	L	11	
	QUE WIS	QUERCUS WISLIZENII	INTERIOR LIVE OAK	15 GAL.	L	10	
	SOL ROY	SOLANUM RANTONNETII 'ROYAL ROBE'	PARAGUAY NIGHTSHADE	5 GAL.	M	28	
	ULM PRO	ULMUS WILSONIANA 'PROSPECTOR'	PROSPECTOR ELM	15 GAL.	L	18	
	ZEL MUS	ZELKOVA SERRATA 'MUSASHINO'	MUSASHINO SAWLEAF ZELKOVA	15 GAL.	M	83	
	ZEL VIL	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN SAWLEAF ZELKOVA	15 GAL.	M	16	

SHRUBS					
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WATER USE	REMARKS
	BACKGROUND / SCREEN SHRUBS - EVERGREEN, LARGE SHRUBS TO 6'-4" USED FOR REDUCING BUILDING MASS OR SCREENING UNDESIRABLE VIEWS.			
	ABELIA X 'ED GOUCHER' GLOSSY ABELIA	# 5	LOW	—
	EUONIMUS JAPONICA '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	—
	EUONIMUS JAPONICA 'MICROPHYLLUS VARIEGATUS' VARIEGATED BOX-LEAF EUONYMUS	#5	MED	—
	MUHLENBERGIA 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.
	BIOFILTRATION SOD AS AVAILABLE THROUGH DELTA BLUEGRASS	SOD	MED	1898 S.F.
	CORNUS S. 'KELSEYI' MAHONIA COMPACTA JUNCUS EFFUSUS	# 1	MED	36" O.C.
PROVIDED LANDSCAPE IMPROVEMENTS: 115,583 S.F.				

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 GATED ENTRY SEE DETAILS C & D, SHEET PL2 & DETAIL 1, SHEET PL3.
6	PROPOSED 6' OPEN METAL FENCING. SEE DETAIL 5, SHEET PL3.
8	PROPOSED POOL AMENITY AREA. SEE DETAIL B, SHEET PL2.
9	PROPOSED LOUNGE WITH FIRE PIT. SEE DETAIL B, SHEET PL2.
10	PROPOSED COVERED OUTDOOR KITCHEN WITH TABLES. SEE DETAIL B, SHEET PL2.
11	PROPOSED BIKE RACK (TYP. OF 8).
12	PROPOSED PEDESTRIAN GATE.
13	PROPOSED PROJECT SIGN

TEKIN & ASSOCIATES, LLC.
Frisco, TX

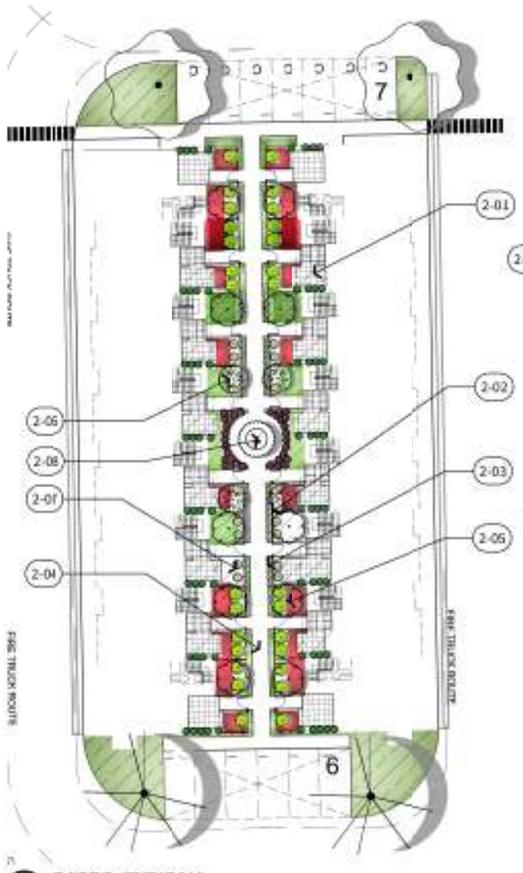
FUHRMAN LEAMY LAND GROUP
DESIGN • SERVICE • SOLUTIONS
1140 PROFESSIONAL DRIVE, SUITE 15 ROSEVILLE, CA 95661

LONE TREE COMMUNITY
ROCKLIN, CA.

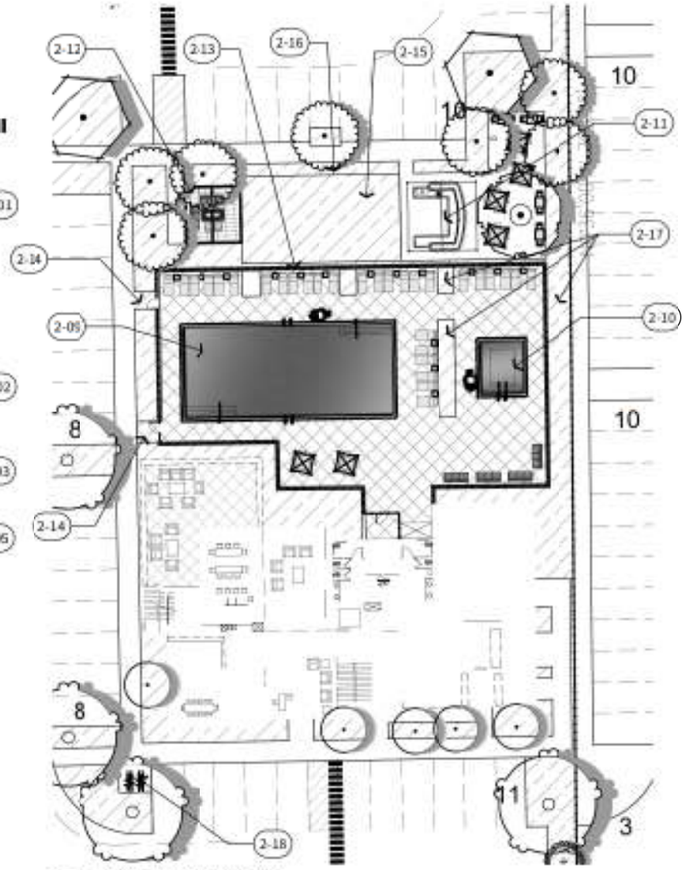
PL1

BSB DESIGN
BSBDESIGN.COM

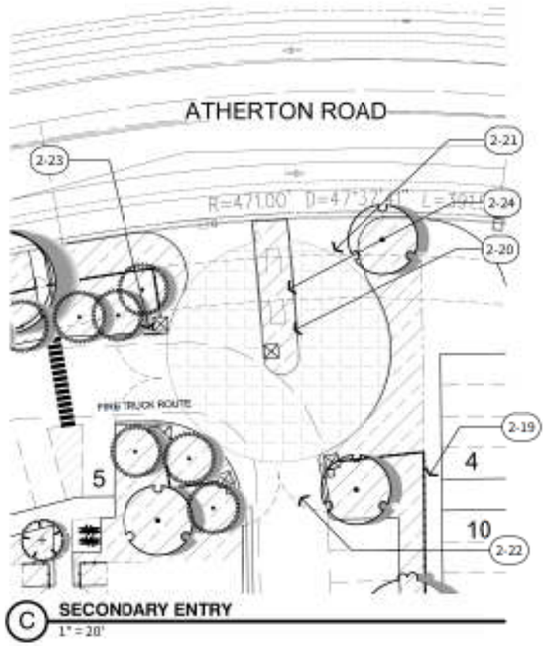
JULY 15, 2021 | MR210137.00



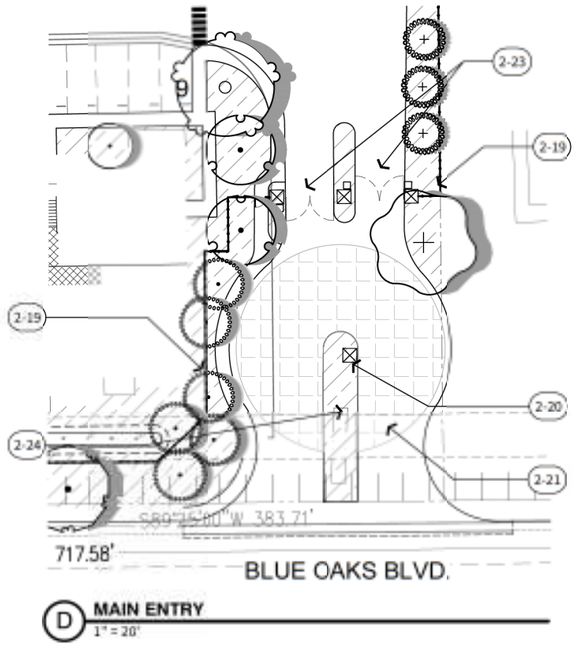
A **PASEO (TYPICAL)**
1" = 20'



B **POOL AMENITY AREA**
1" = 20'



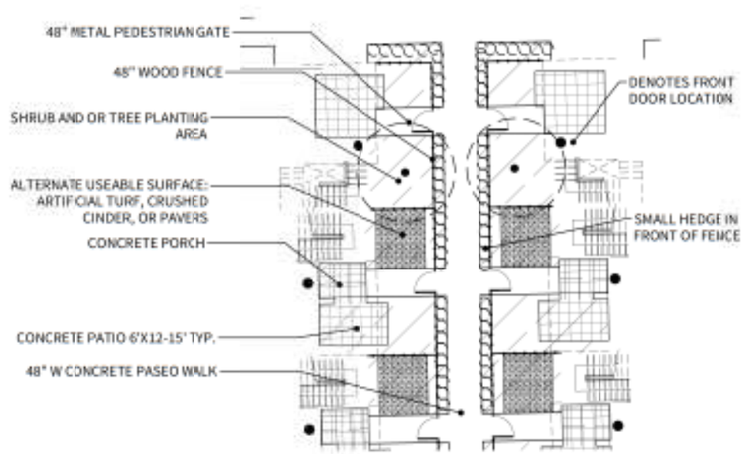
C **SECONDARY ENTRY**
1" = 20'



D **MAIN ENTRY**
1" = 20'

2 SITE KEYNOTES OVERALL

SYMBOL	DESCRIPTION
2-01	SMALL USEABLE PATIO AREA, TYPICAL 2 ALL UNITS ACTUAL SIZE TO BE DETERMINED.
2-02	LOW WOOD PRIVACY FENCE WITH GATE @ EA. UNIT
2-03	LOW HEDGE ALONG PASEO WALK
2-04	48" WIDE PASEO WALK
2-05	VERTICAL PATIO TREE
2-06	SMALL PATIO ACCENT TREE
2-07	LOW SHRUB AND GROUND COVER BORDER
2-08	CIRCULAR PLANTER WITH ACCENT TREE
2-09	PROPOSED SWIMMING POOL AND DECKING
2-10	PROPOSED SPA
2-11	COVERED OUTDOOR KITCHEN AND BAR COUNTER
2-12	PROPOSED LOUNGE AREA WITH LOUNGE FURNISHINGS
2-13	60" MIN POOL FENCE
2-14	PEDESTRIAN GATES
2-15	USEABLE LAWN AREA
2-16	SCREEN HEDGE
2-17	PLANTER AREA
2-18	BIKE RACKS
2-19	72" METAL FENCE
2-20	GUEST KEY PAD. TENANTS USE KEY FOB
2-21	ENHANCED PAVING @ TURNAROUND
2-22	GUEST VEHICULAR GATE
2-23	VEHICULAR GATE
2-24	PROPOSED PROJECT SIGNAGE



E **PATIO SPACE - USEABLE OPTION**
1" = 20'

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ROCKLIN, CA.

PL2

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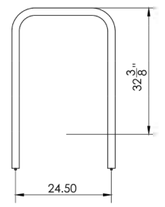
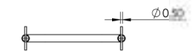
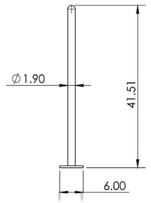
GROUND CONTROL SYSTEMS
Innovative Bike & Board Parking

HOOP RUNNER - HR100
2 Bike Below Ground Mount - Specs







MATERIALS
HSS 1.9" steel tubing
Two 1/2" x 6" anchor rods

FINISH
Galvanized
Galvanized to ASTM A123/A123M-12

Black Powder Coat
Final Coat-Polyester based Powder Coating -this offers a hard shell finish to the product to protect the metal substrate from oxidizing. Our finishes withstand harsh conditions with a strong polyester UV-stable coating with superior salt spray protection.

MOUNTING
Below Ground
Suggested concrete: 3000 PSI mix min.

SPACE USE*
Wall Setbacks:
For racks parallel to a wall
Minimum: 24"

For racks perpendicular to a wall
Minimum: 34"

Distance between racks
Minimum: 24"

Street Setbacks:
For racks parallel to the street
Minimum: 24"

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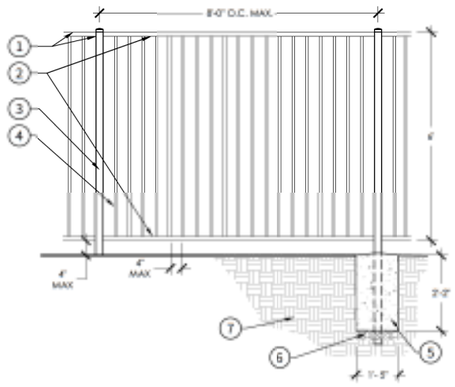
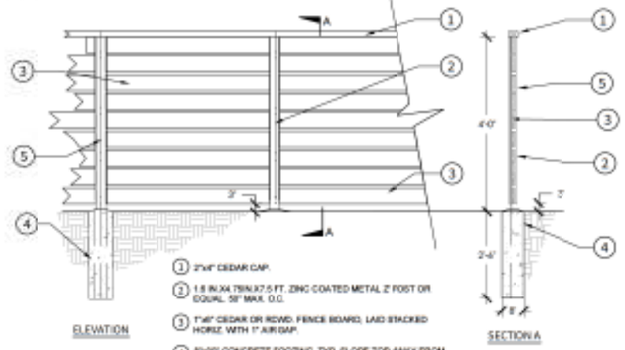
6 BIKE RACKS
1" = 1" R-21044-10



1. WELDED PANEL
2. 2" SQ. RAILS - 11 GA.
3. 3" SQ. POST - 12 GA. WITH CAP. PLACE POSTS 8'-0" O.C. MAXIMUM.
4. 1" SQ. PICKET - 14 GA.
5. 18" X 28" CONCRETE FOOTING. TYP. SLOPE TOP AWAY FROM POST TO PREVENT STANDING WATER.
6. 4" AGGREGATE BASE, COMPACTED.
7. COMPACTED SUBGRADE TO 90% REL. DENSITY.

FINISH:
PAINT ALL METAL WITH TWO COATS SHOP PRIMER AND ONE COAT ENAMEL PAINT. COLOR: BLACK.

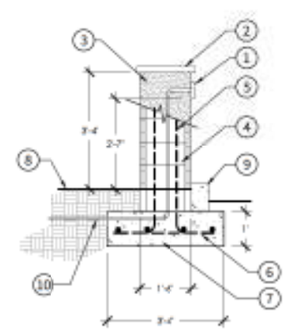
5 TUBULAR METAL FENCE
1/2" = 1'-0" R-21044-02



1. 2"x6" CEDAR CAP.
2. 1.5 IN X4.75IN X7.5 FT. ZINC COATED METAL Z POST OR EQUAL. 58" MAX. O.C.
3. 1"x6" CEDAR OR REWD. FENCE BOARD, LAID STACKED HORIZ. WITH 1" AIR GAP.
4. 8"x30" CONCRETE FOOTING, TYP. SLOPE TOP AWAY FROM POST TO PREVENT STANDING WATER.
5. 1"x6" TRIM OVER Z POST BOTH SIDES.

NOTE:
ALL HARDWARE ZINC COATED SCREWS. FINISH ALL WOOD TWO COATS SEMI TRANSPARENT PER OWNERS SPECIFICATION.

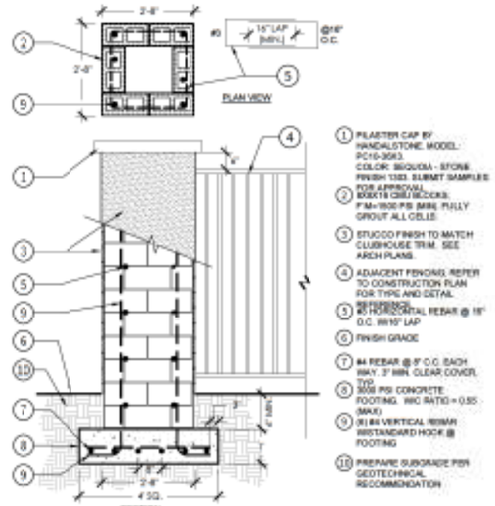
4 WOOD FENCE - HORIZ. BOARD
1/2" = 1'-0" R-21044-72



1. KEYPAD BY OTHERS.
2. PRECAST CONCRETE CAP BY HANDALSTONE. MODEL: PC-10-3082 COLOR: SEQUOIA - STONE FINISH- 1303
3. STUCCO FINISH TO MATCH CLUBHOUSE TRIM COLOR. SEE ARCH PLANS.
4. 8"X8"X16" C.M.U BLOCK. GROUT ALL CELLS SOLID IN REBAR VERTICAL AT EACH CORNER.
5. #4 REBAR VERTICAL AT EACH CORNER.
6. #4 REBAR HORIZONTAL.
7. CONCRETE FOOTING.
8. FINISH GRADE.
9. CONCRETE CURB.
10. PROVIDE 1" CONDUIT FOR ELECTRICAL AND GATE WIRING.

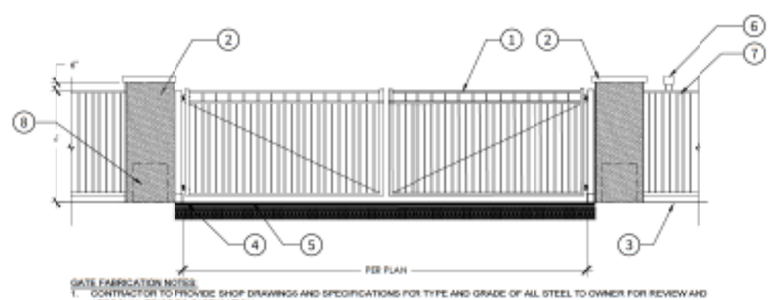
FINISH:
PAINT ALL METAL WITH TWO COATS SHOP PRIMER AND ONE COAT ENAMEL PAINT. COLOR PER FINISH SCHEDULE.

3 ENTRY GATE KEYPAD
1/2" = 1'-0" R-21044-63



1. PILASTER CAP BY HANDALSTONE. MODEL: PC10-3083 COLOR: SEQUOIA - STONE FINISH 1303. SUBMIT SAMPLES FOR APPROVAL.
2. KREETE CMU BLOCKS. F'M=1500 PSI (MIN). FULLY GROUT ALL CELLS.
3. STUCCO FINISH TO MATCH CLUBHOUSE TRIM. SEE ARCH PLANS.
4. ADJACENT FENCING. REFER TO CONSTRUCTION PLAN FOR TYPE AND DETAIL.
5. #3 HORIZONTAL REBAR @ 16" O.C. W/ 16" LAP.
6. FINISH GRADE
7. #4 REBAR @ 8" O.C. EACH WAY. 3" MIN. CLEAR COVER. TYP.
8. 3000 PSI CONCRETE FOOTING. W/C RATIO = 0.55 (MAX)
9. (E) #4 VERTICAL REBAR (RESTANDARD HOOK @ FOOTING
10. PREPARE SUBGRADE PER GEOTECHNICAL RECOMMENDATION

2 32" SQ. PILASTER
1/2" = 1'-0" R-21044-49



GATE FABRICATION NOTES:
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS AND SPECIFICATIONS FOR TYPE AND GRADE OF ALL STEEL TO OWNER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
2. ALL WELDS SHALL BE WIRE BRUSHED, DE-BURRED, GROUND SMOOTH AND PAINTED. GRIND ALL SQUARE WELDS OCCURRING ON FLAT STOCK.
3. ALL PIECES TO BE WELDED ALL AROUND.

FIRE NOTES:
1. PER CITY STANDARD, A KNOX KEY SWITCH (MODEL #3502) SHALL BE AFFIXED TO THE KEYPAD ON THE FACE OPPOSITE OF THE GATE PROVIDE PER LOCAL FIRE DEPARTMENT REQUIREMENTS.

FINISH:
PAINT ALL METAL WITH TWO COATS SHOP PRIMER AND ONE COAT ENAMEL PAINT.

1. TUBULAR STEEL GATES, TYP. OF (2). MINIMUM 1-1/2" SQ. FRAMING WITH 1" SQ. PICKETS. FINISH: BLACK.
2. PILASTER - SEE DETAIL
3. ADJACENT PLANTER. SEE PLANS.
4. CONCRETE CURB.
5. STREET FINISH SURFACE. SEE CIVIL PLANS FOR SECTION.
6. PROVIDE ELECTRONIC OVER RIDE SWITCH PER FIRE DEPARTMENT REQUIREMENTS.
7. ADJACENT METAL FENCE. SEE PLANS.
8. SWING GATE MOTOR. DOOR KING MODEL #6150 OR EQUAL. (BEHIND PILASTER.

1 ENTRY GATE - SWING
1/4" = 1'-0" R-21044-00

FUHRMAN LEAMY LAND GROUP
DESIGN - SERVICE - SOLUTIONS
3140 PROFESSIONAL DRIVE, SUITE 15 ROSEVILLE, CA 95661

TEKIN & ASSOCIATES, LLC.
Frisco, TX

LONE TREE COMMUNITY
ROCKLIN, CA.

PL3

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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 GATED ENTRY SEE DETAILS C & D, SHEET PL2 & DETAIL 1, SHEET PL3.
6	PROPOSED 6' OPEN METAL FENCING. SEE DETAIL 5, SHEET PL3.
8	PROPOSED POOL AMENITY AREA. SEE DETAIL B, SHEET PL2.
9	PROPOSED LOUNGE WITH FIRE PIT. SEE DETAIL B, SHEET PL2.
10	PROPOSED COVERED OUTDOOR KITCHEN WITH TABLES. SEE DETAIL B, SHEET PL2.
11	PROPOSED BIKERACK (TYP. OF 8).
12	PROPOSED PEDESTRIAN GATE.
13	PROPOSED PROJECT SIGN

PLANT SCHEDULE OVERALL

TREES	CODE	BOTANICAL NAME	COMMON NAME
	ACE BRD	ACER RUBRUM 'BOWHALL'	BOWHALL RED MAPLE
	ACE SBT	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE
	ARB UNE	ARBUTUS UNEDO	STRAWBERRY TREE SHRUB
	CER WES	CERCIS OCCIDENTALIS	WESTERN REDBUD MULTI-TRUNK
	KOE BIP	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE
	LAG MAI	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE
	LAU NOB	LAURUS NOBILIS	SWEET BAY
	PIS KE2	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE
	QUE WIS	QUERCUS WISLIZENII	INTERIOR LIVE OAK
	SOL ROY	SOLANUM RANTONNETII 'ROYAL ROBE'	PARAGUAY NIGHTSHADE
	ULM PRO	ULMUS WILSONIANA 'PROSPECTOR'	PROSPECTOR ELM
	ZEL MUS	ZELKOVA SERRATA 'MUSASHINO'	MUSASHINO SAWLEAF ZELKOVA
	ZEL VIL	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN SAWLEAF ZELKOVA
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME
	TUR TH2	TURF SOD ITF	RHIZOMATOUS TALL FESCUE

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ROCKLIN, CA.

SP1

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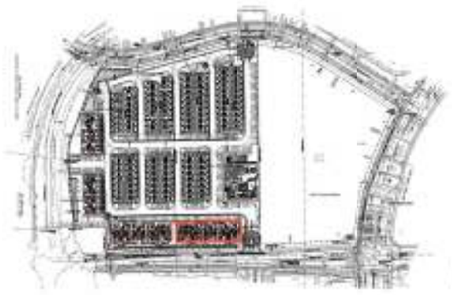
FRONT ELEVATION

FRONT ELEVATION - PERSPECTIVE

RIGHT ELEVATION



KEY PLAN

scale: 1/8"=1'-0" (on 24"x36" sheet)

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Frisco, TX

A1.00
EXTERIOR ELEVATIONS - APT. BLDG A - 38 PLEX
LONE TREE COMMUNITY
ROCKLIN, CA.

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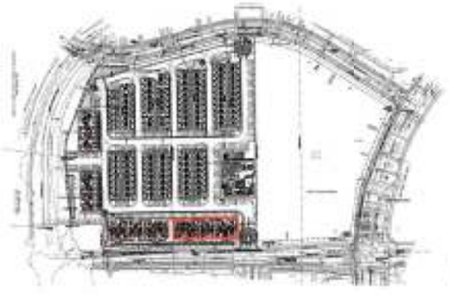
BACK ELEVATION

BACK ELEVATION - PERSPECTIVE

LEFT ELEVATION



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A1.01

EXTERIOR ELEVATIONS - APT. BLDG A - 38 PLEX

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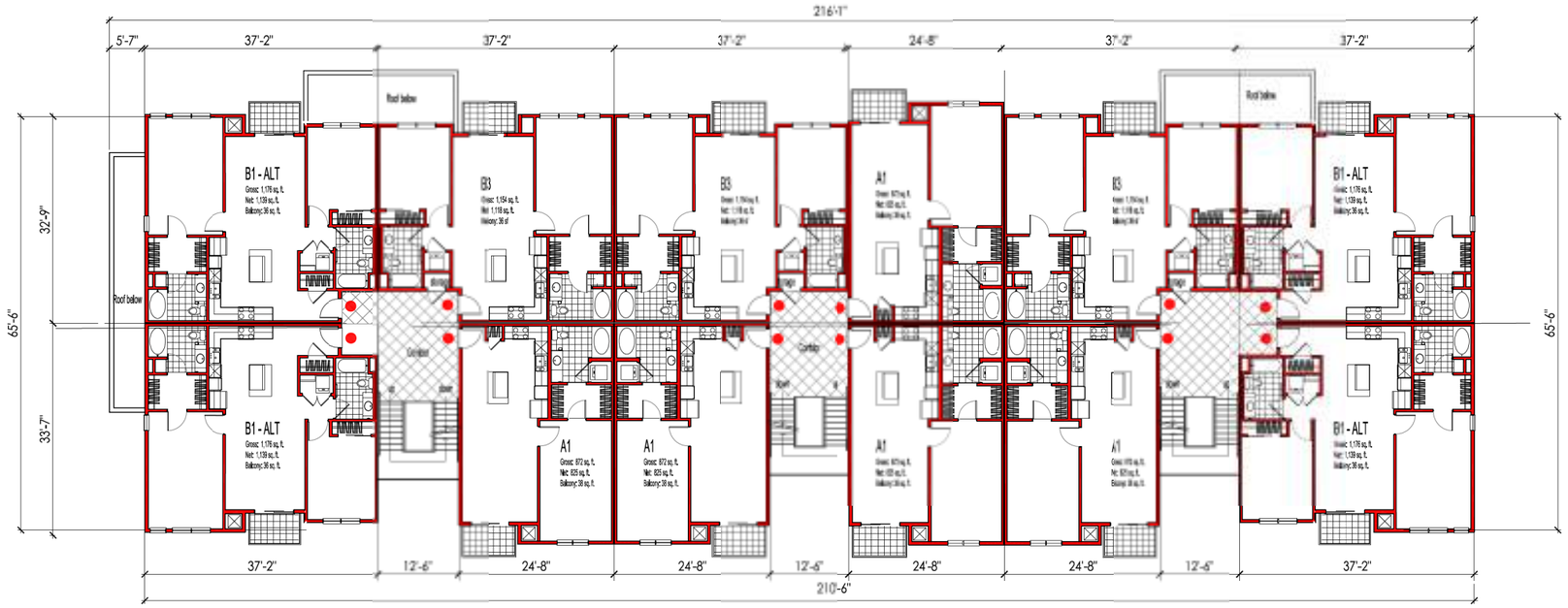
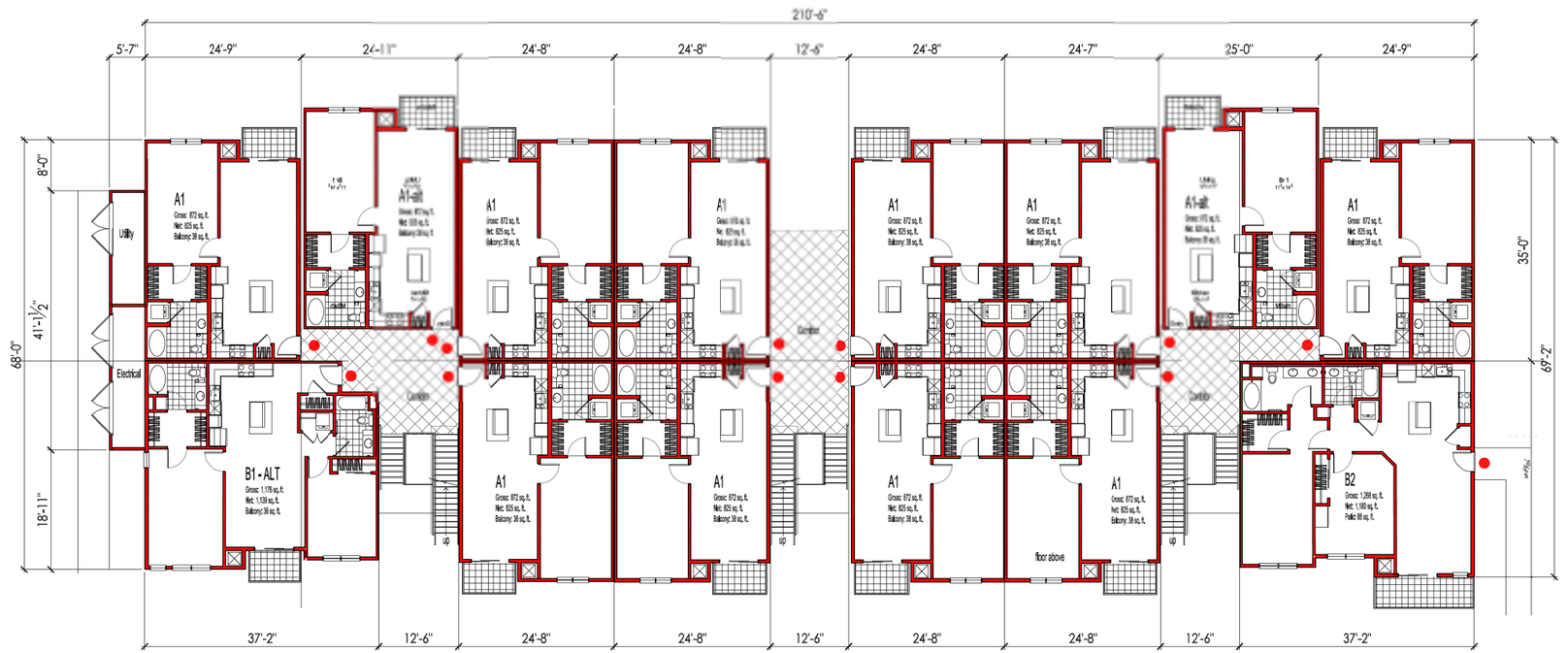
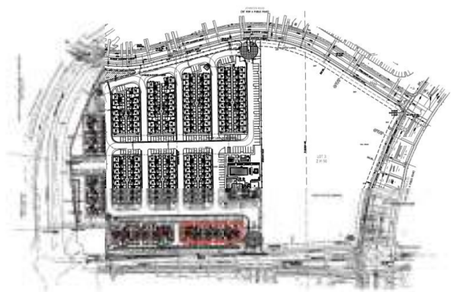




● MAIN ENTRY

SECOND FLOOR



KEY PLAN

FIRST FLOOR

0 5' 10' 20' 40'

scale: 3/32"=1'-0" (on 24"x36" sheet)

A1.02

1ST & 2ND FLOOR PLANS - APT. BLDG A - 38 PLEX

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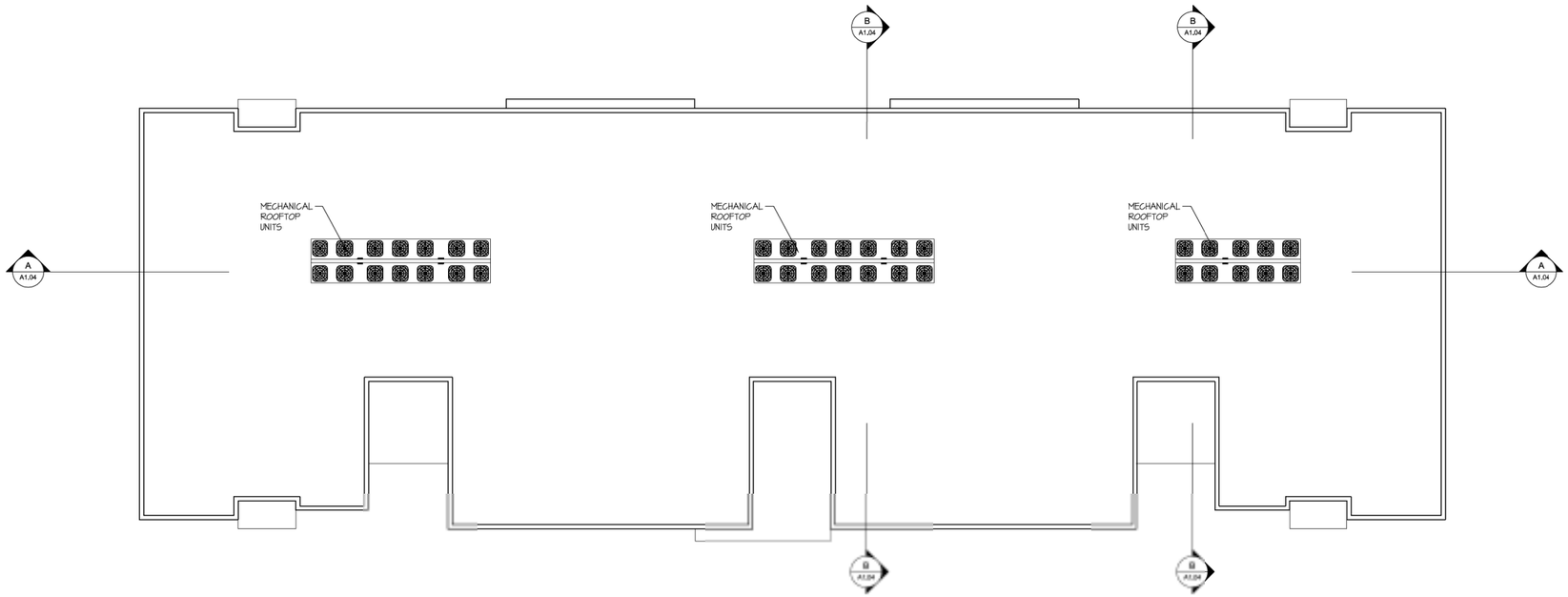
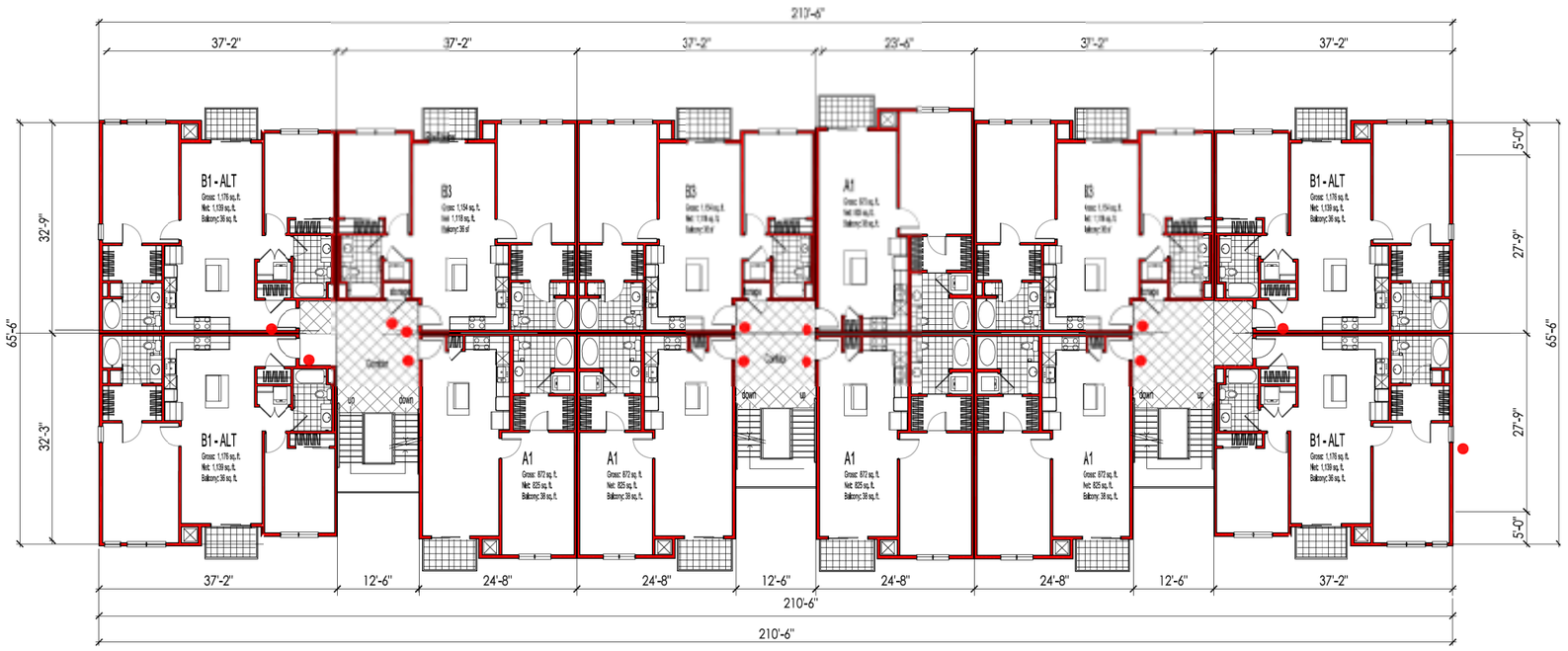
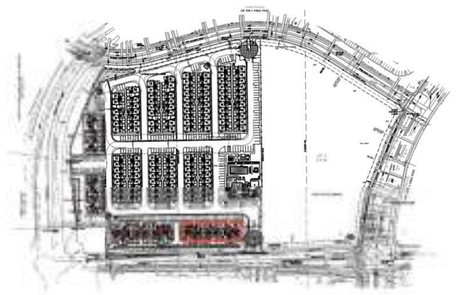


● MAIN ENTRY

ROOF PLAN





KEY PLAN

THIRD FLOOR

0 5' 10' 20' 40'

scale: 3/32"=1'-0" (on 24"x36" sheet)

A1.03

3RD FLOOR PLAN AND ROOF - APT. BLDG A - 38 PLEX

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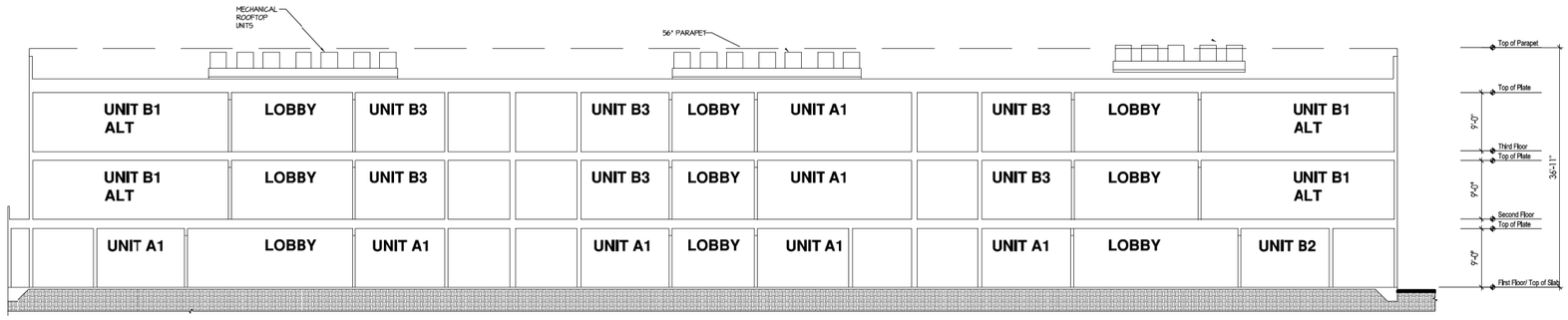

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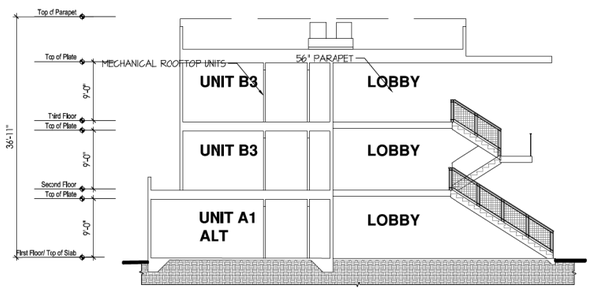

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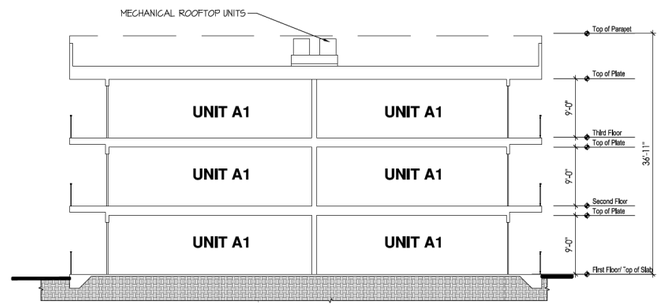

SECTION C

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A1.04
BUILDING SECTIONS - APT. BLDG A - 38 PLEX
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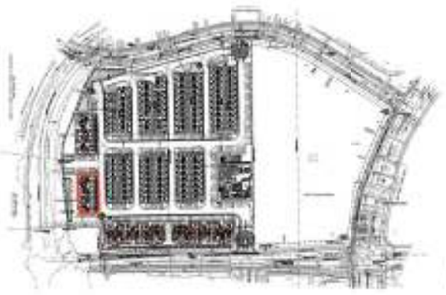
FRONT ELEVATION

FRONT ELEVATION - PERSPECTIVE

RIGHT ELEVATION



KEY PLAN

scale: 1/8"=1'-0" (on 24"x36" sheet)

TEKIN & ASSOCIATES, LLC.
Frisco, TX

A1.05
EXTERIOR ELEVATIONS - APT. BLDG B - 20 PLEX
LONE TREE COMMUNITY
ROCKLIN, CA.

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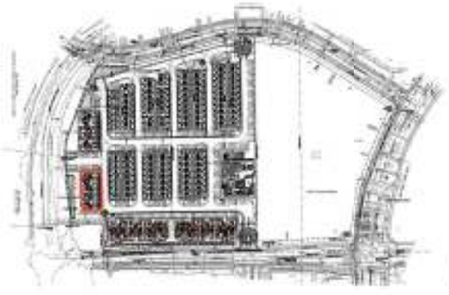
BACK ELEVATION

BACK ELEVATION - PERSPECTIVE

LEFT ELEVATION



KEY PLAN

scale: 1/8"=1'-0" (on 24"x36" sheet)

TEKIN & ASSOCIATES, LLC.
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A1.06

EXTERIOR ELEVATIONS - APT. BLDG B - 20 PLEX

LONE TREE COMMUNITY

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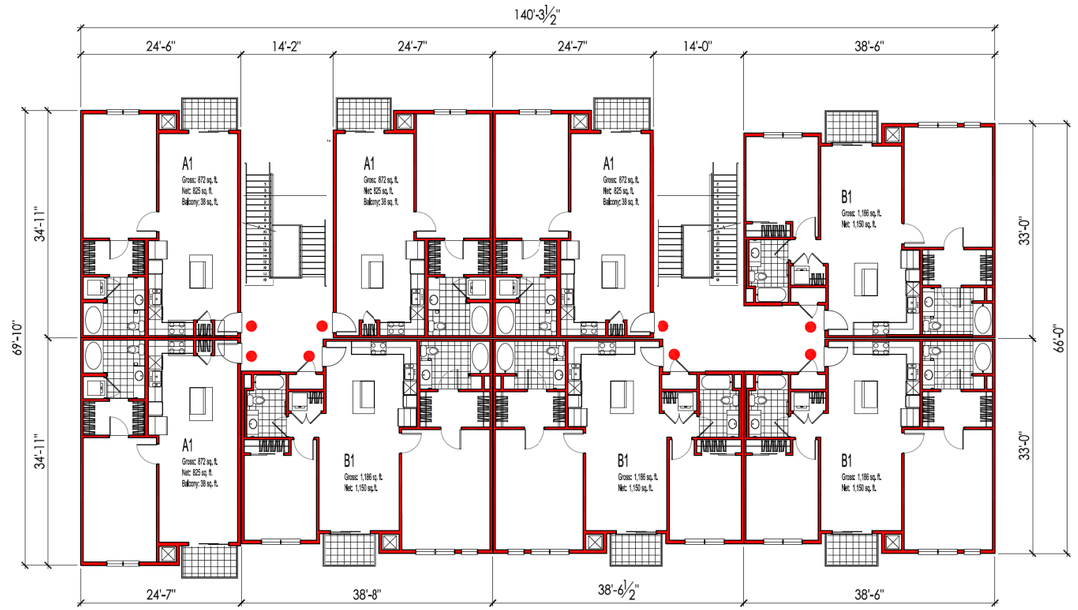
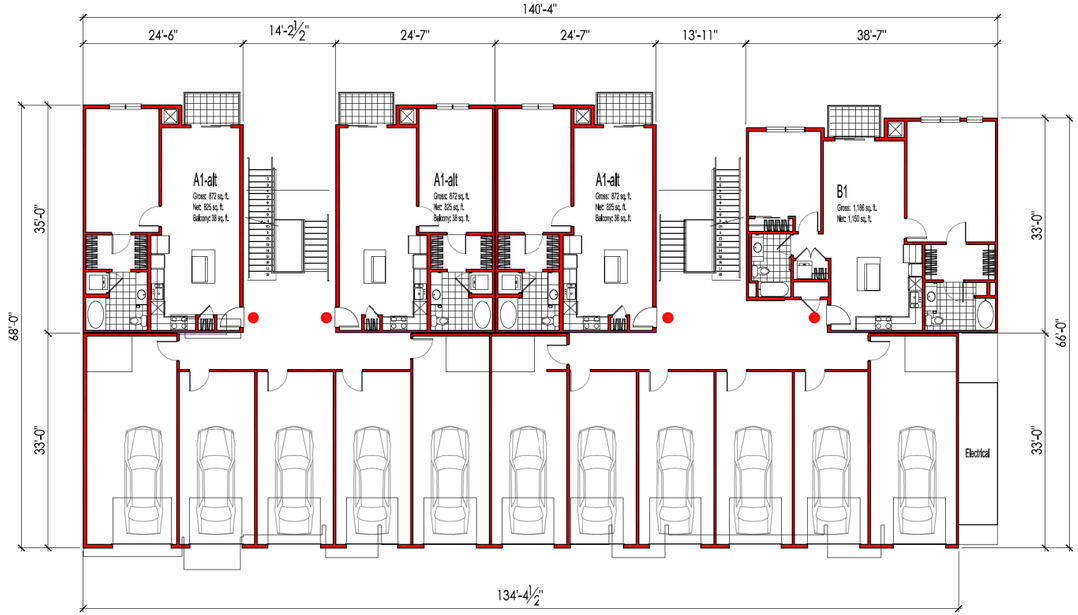
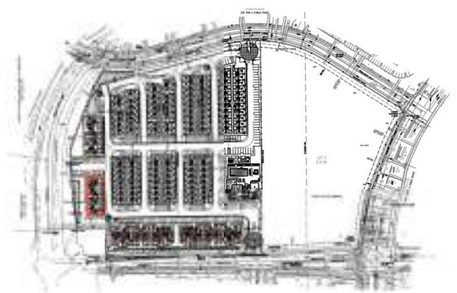


● MAIN ENTRY

SECOND FLOOR





KEY PLAN

FIRST FLOOR

0 5' 10' 20' 40'

scale: 3/32"=1'-0" (on 24"x36" sheet)

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A1.07

1ST & 2ND FLOOR PLANS - APT. BLDG B - 20 PLEX

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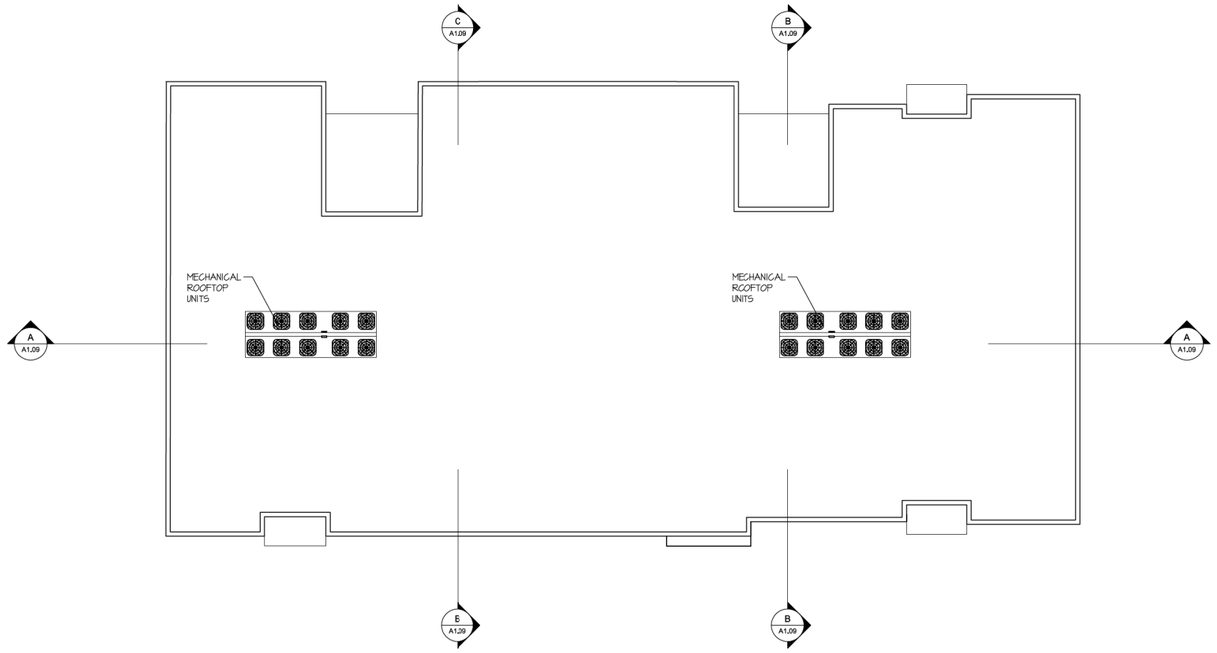
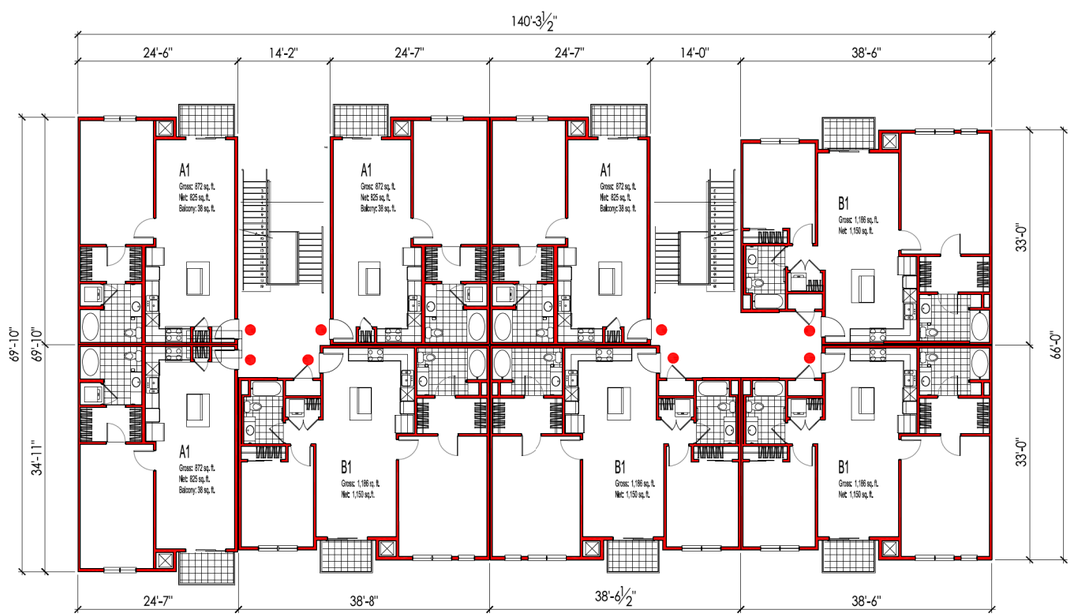
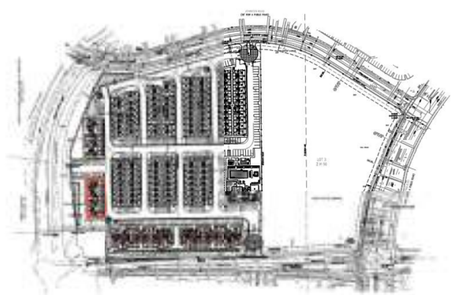


● MAIN ENTRY

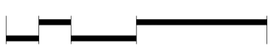
ROOF PLAN





KEY PLAN

THIRD FLOOR



scale: 3/32"=1'-0" (on 24"x36" sheet)

A1.08

3RD FLOOR PLAN AND ROOF - APT. BLDG B - 20 PLEX

LONE TREE COMMUNITY

ROCKLIN, CA.

TEKIN & ASSOCIATES, LLC.
Frisco, TX

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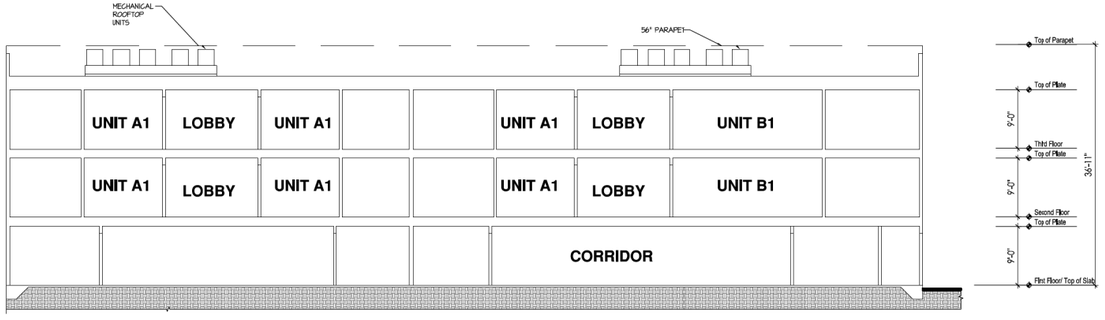
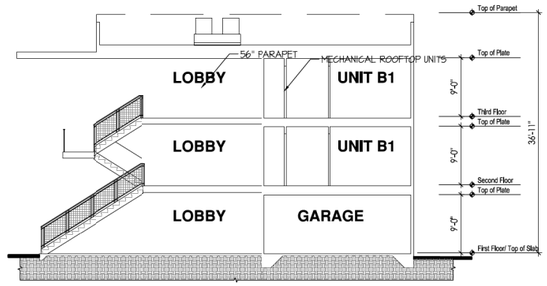


SECTION A



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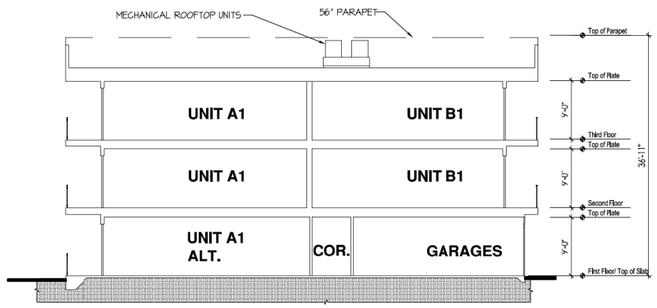

SECTION C

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scale: 3/32"=1'-0" (on 24"x36" sheet)

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A1.09

BUILDING SECTIONS - APT. BLDG B - 20 PLEX

LONE TREE COMMUNITY

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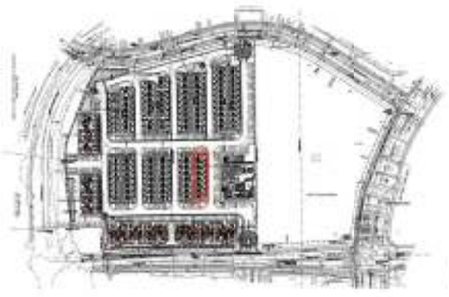
FRONT ELEVATION

FRONT ELEVATION - PERSPECTIVE

RIGHT ELEVATION



KEY PLAN

scale: 1/8"= 1'-0" (on 24"x36" sheet)

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Frisco, TX

A1.10

EXTERIOR ELEVATIONS - TOWNHOME BLDG 2A - 8 PLEX

LONE TREE COMMUNITY
ROCKLIN, CA.

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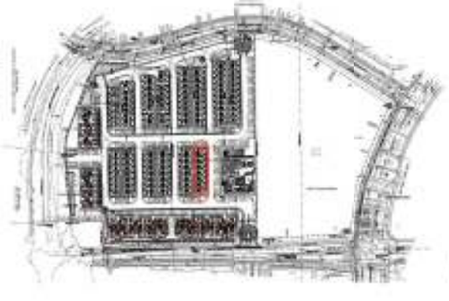
BACK ELEVATION

BACK ELEVATION - PERSPECTIVE

LEFT ELEVATION



KEY PLAN

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TEKIN & ASSOCIATES, LLC.
Frisco, TX

A1.11
EXTERIOR ELEVATIONS - TOWNHOME BLDG 2A - 8 PLEX
LONE TREE COMMUNITY
ROCKLIN, CA.

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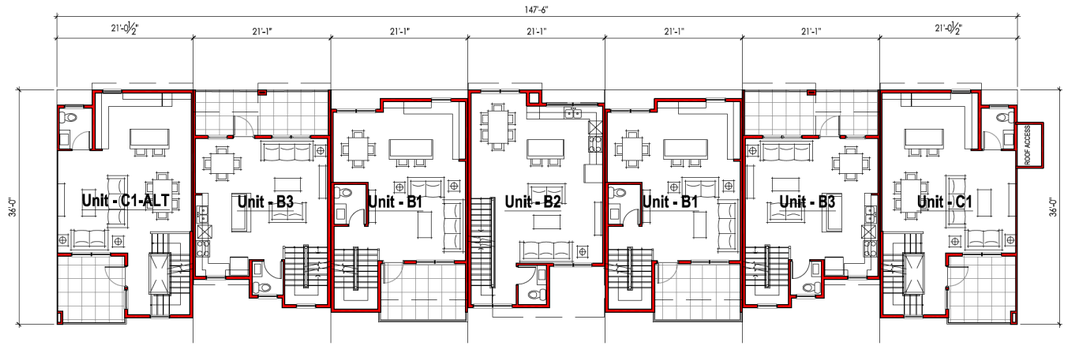
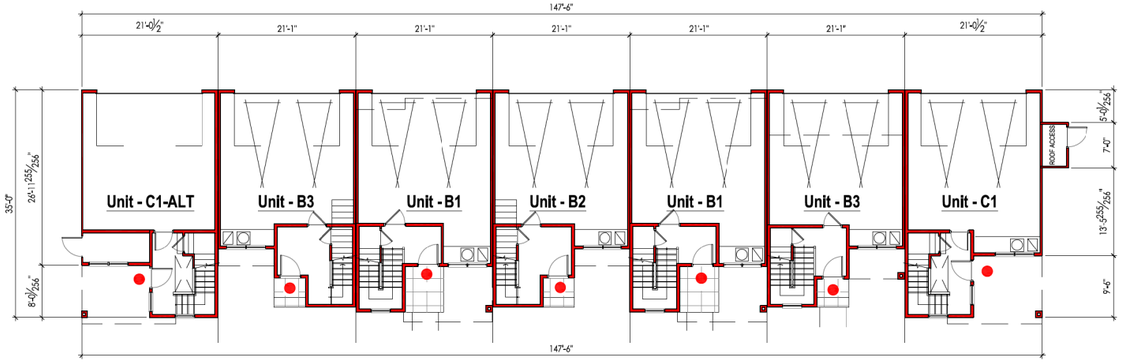
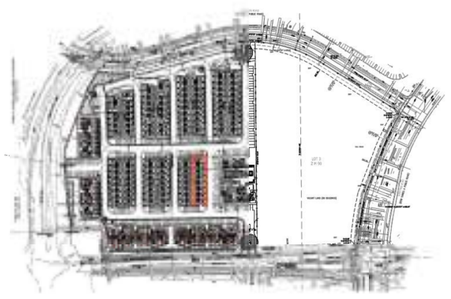
● MAIN ENTRY



SECOND FLOOR





KEY PLAN

FIRST FLOOR

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scale: 3/32"=1'-0" (on 24"x36" sheet)

TEKIN & ASSOCIATES, LLC.
Frisco, TX

A1.12

1ST & 2ND FLOOR PLANS - TOWNHOME BLDG 2A - 8 PLEX

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July 12, 2021 | MR210137.00

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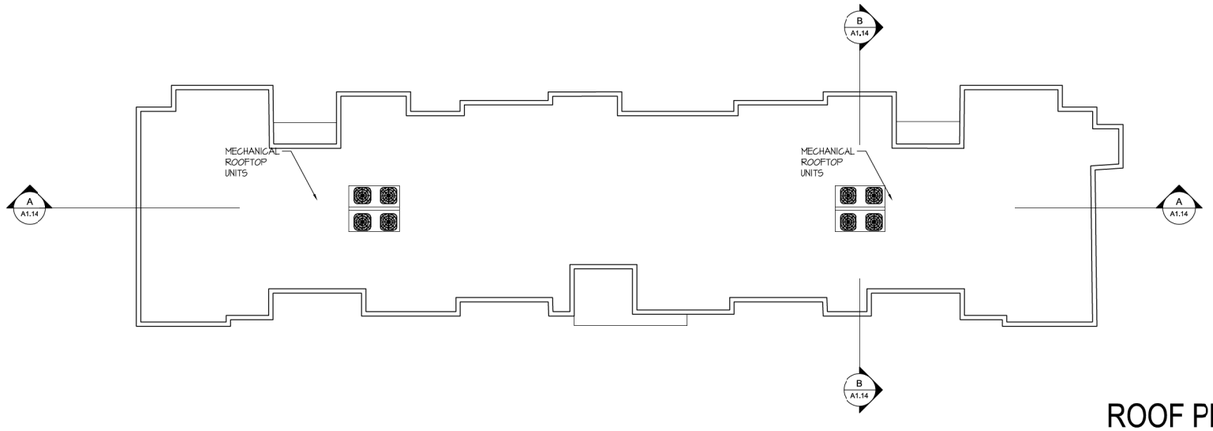
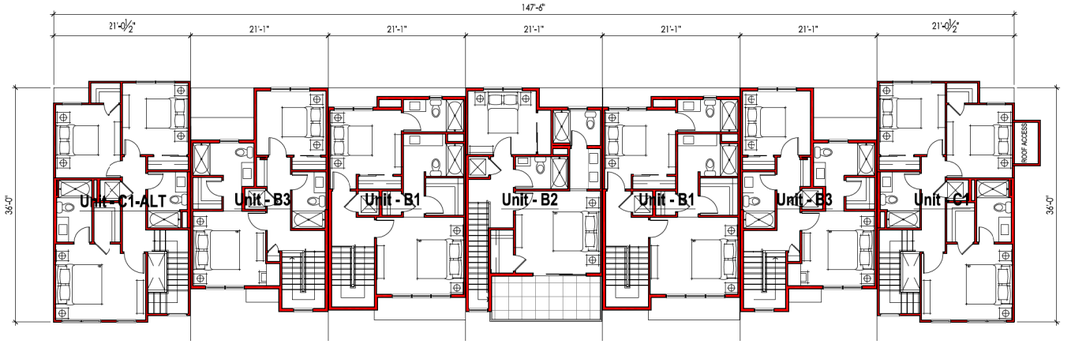
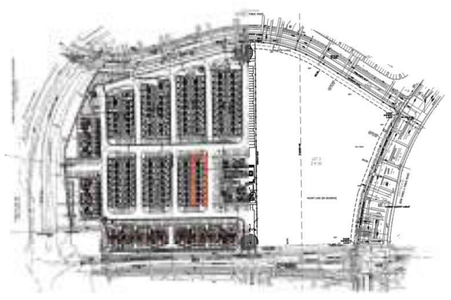
● MAIN ENTRY



ROOF PLAN



THIRD FLOOR



KEY PLAN

0 5' 10' 20' 40'

scale: 3/32"=1'-0" (on 24"x36" sheet)

TEKIN & ASSOCIATES, LLC.
Frisco, TX

A1.13

3RD FLOOR PLAN AND ROOF - TOWNHOME BLDG 2A - 8 PLEX

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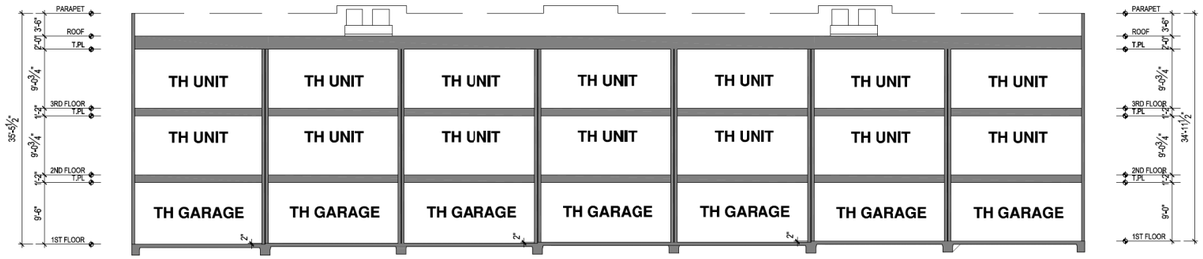
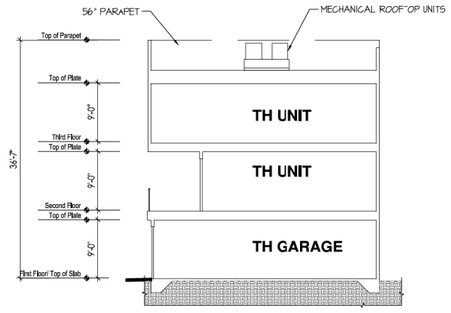


SECTION A



SECTION B

0 5' 10' 20' 40'

scale: 3/32"=1'-0" (on 24"x36" sheet)

TEKIN & ASSOCIATES, LLC.
Frisco, TX

A1.14

BUILDING SECTIONS - TOWNHOME BLDG 2A - 8 PLEX

LONE TREE COMMUNITY

ROCKLIN, CA.

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BSB DESIGN
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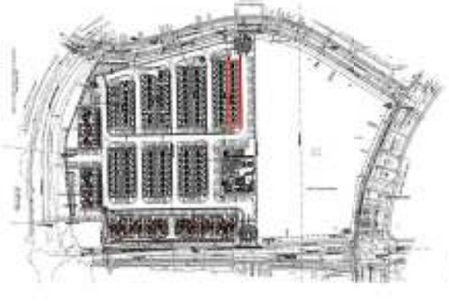
FRONT ELEVATION

FRONT ELEVATION - PERSPECTIVE

RIGHT ELEVATION



KEY PLAN

scale: 1/8"= 1'-0" (on 24"x36" sheet)

TEKIN & ASSOCIATES, LLC.
Frisco, TX

A1.15

EXTERIOR ELEVATIONS - TOWNHOME BLDG 5 - 11 PLEX

LONE TREE COMMUNITY
ROCKLIN, CA.

BSB DESIGN
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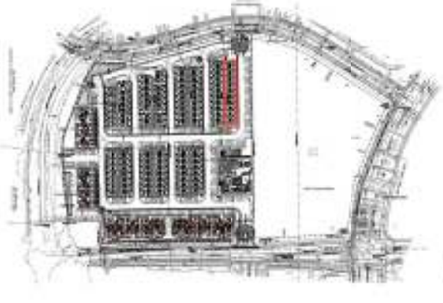
BACK ELEVATION

BACK ELEVATION - PERSPECTIVE

LEFT ELEVATION



KEY PLAN

scale: 1/8"=1'-0" (on 24"x36" sheet)

TEKIN & ASSOCIATES, LLC.
Frisco, TX

A1.16

EXTERIOR ELEVATIONS - TOWNHOME BLDG 5 - 11 PLEX

LONE TREE COMMUNITY
ROCKLIN, CA.

BSB DESIGN
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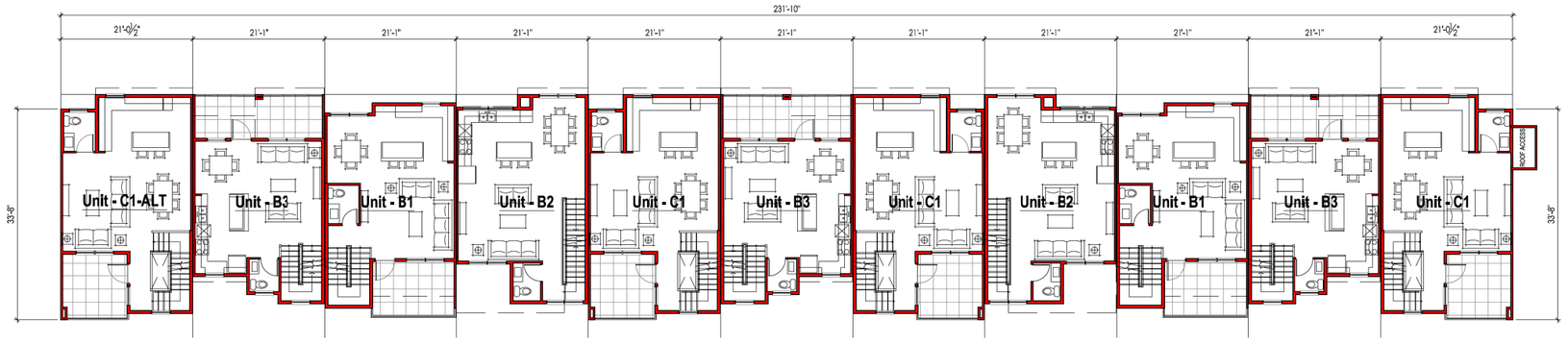
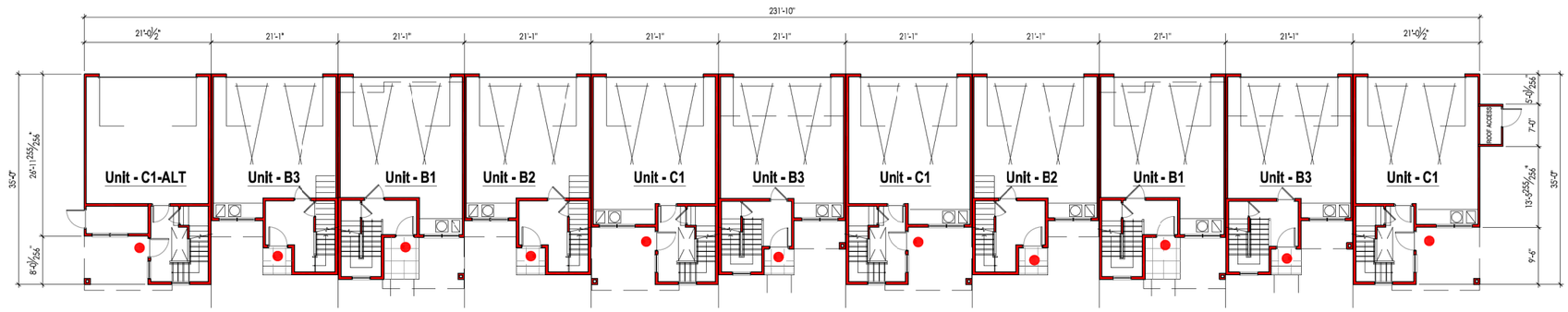
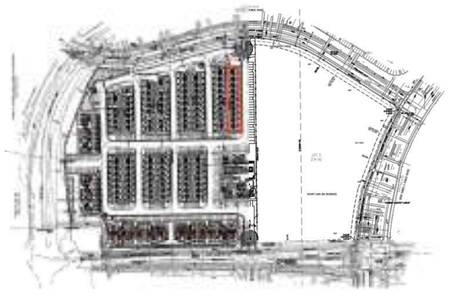
● MAIN ENTRY



SECOND FLOOR



FIRST FLOOR



KEY PLAN

0 5' 10' 20' 40'

scale: 3/32"=1'-0" (on 24"x36" sheet)

TEKIN & ASSOCIATES, LLC.
Frisco, TX

A1.17

1ST & 2ND FLOOR PLANS - TOWNHOME BLDG 5 - 11 PLEX

LONE TREE COMMUNITY

ROCKLIN, CA.

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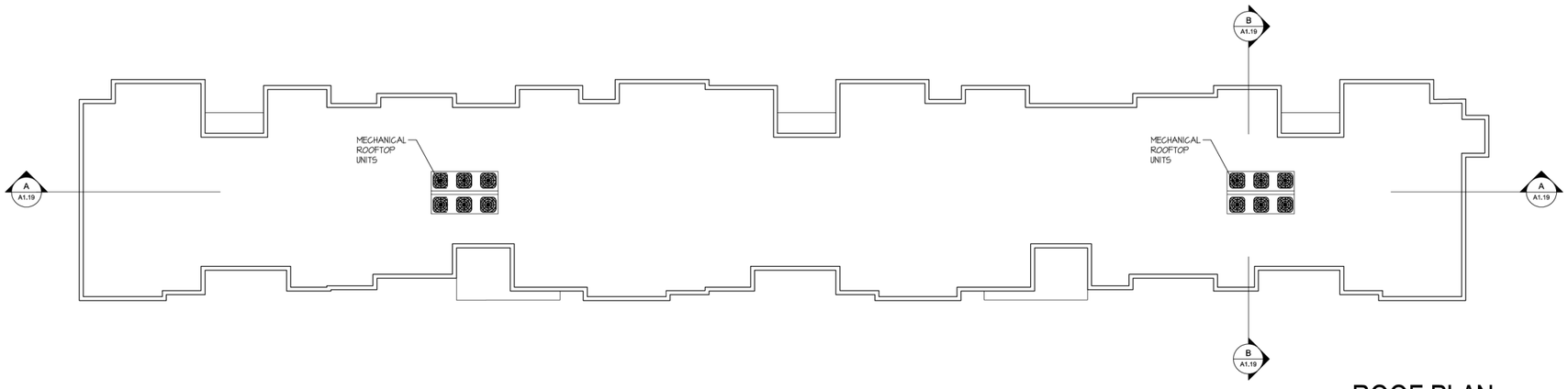
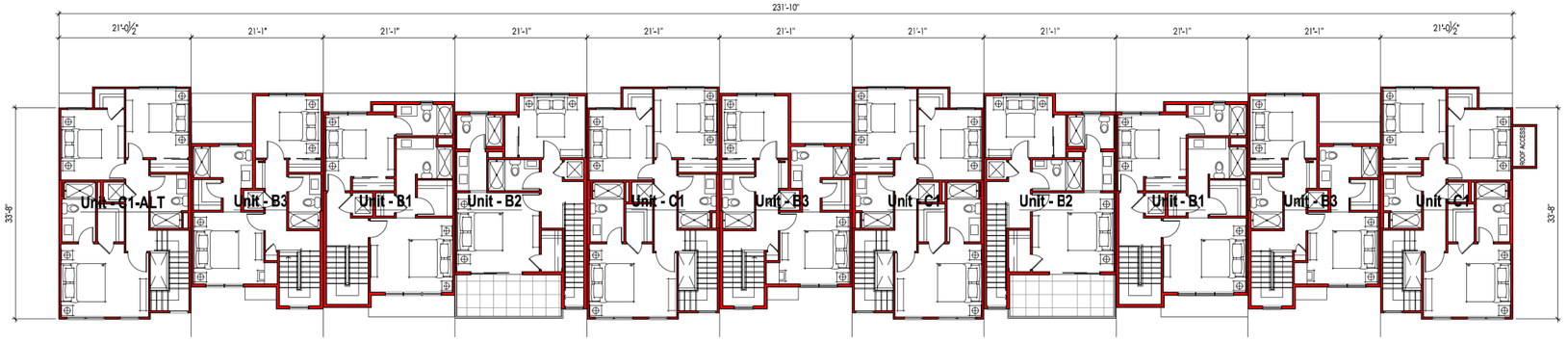
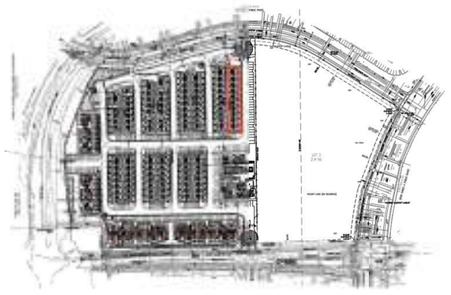
● MAIN ENTRY



ROOF PLAN



THIRD FLOOR



KEY PLAN

0 5' 10' 20' 40'

scale: 3/32"=1'-0" (on 24"x36" sheet)

TEKIN & ASSOCIATES, LLC.
Frisco, TX

A1.18

3RD FLOOR PLAN AND ROOF - TOWNHOME BLDG 5 - 11 PLEX

LONE TREE COMMUNITY

ROCKLIN, CA.

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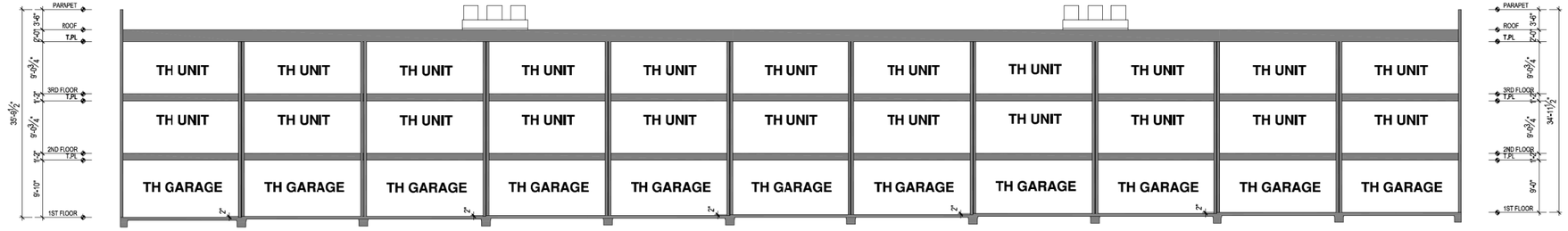
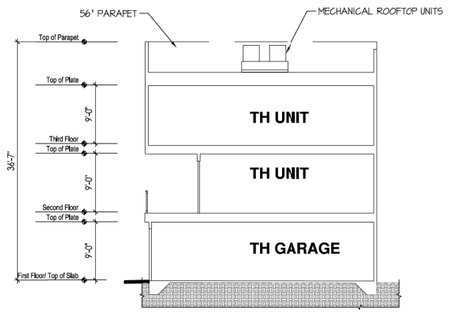


SECTION A



SECTION B

0 5' 10' 20' 40'

scale: 3/32"=1'-0" (on 24"x36" sheet)

TEKIN & ASSOCIATES, LLC.
Frisco, TX

A1.19

BUILDING SECTIONS - TOWNHOME BLDG. 5 - 11 PLEX

LONE TREE COMMUNITY

ROCKLIN, CA.

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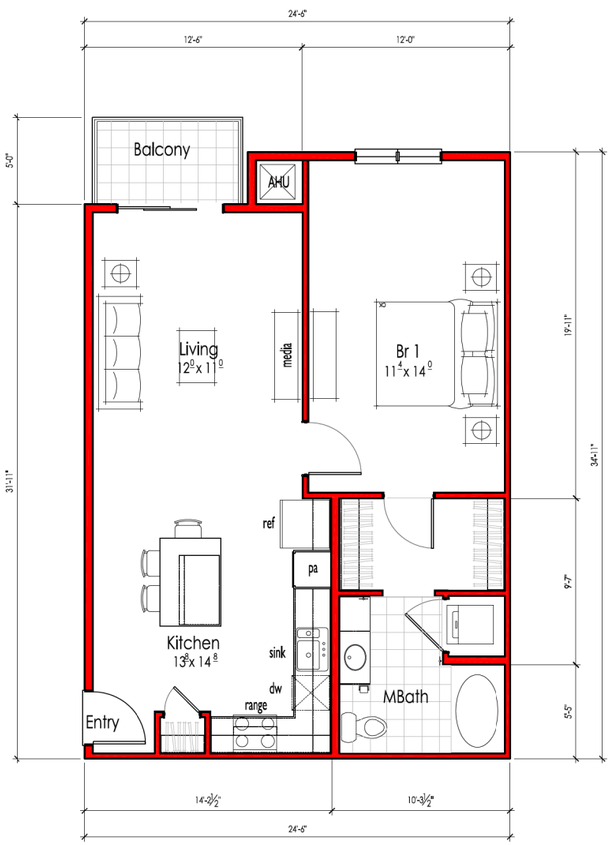
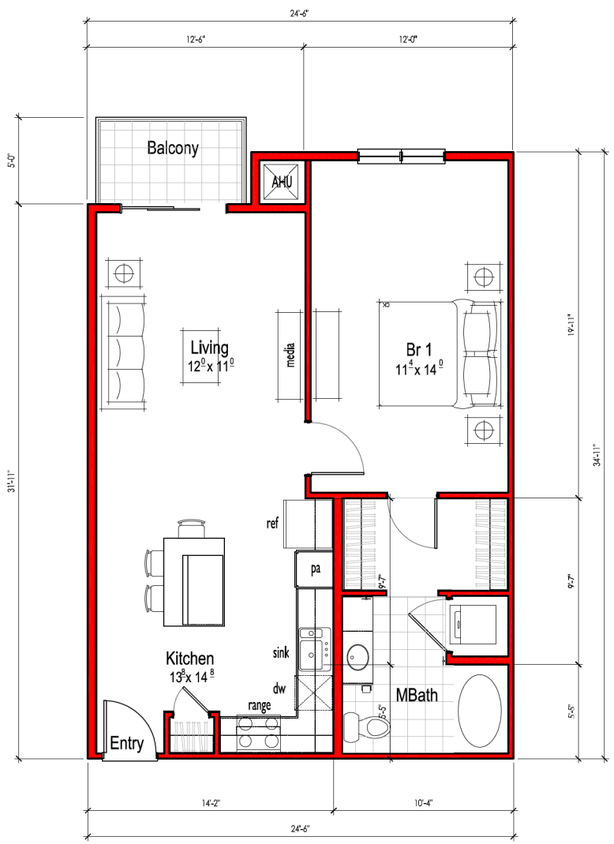


UNIT-A1

1 BEDROOM + 1 BATH

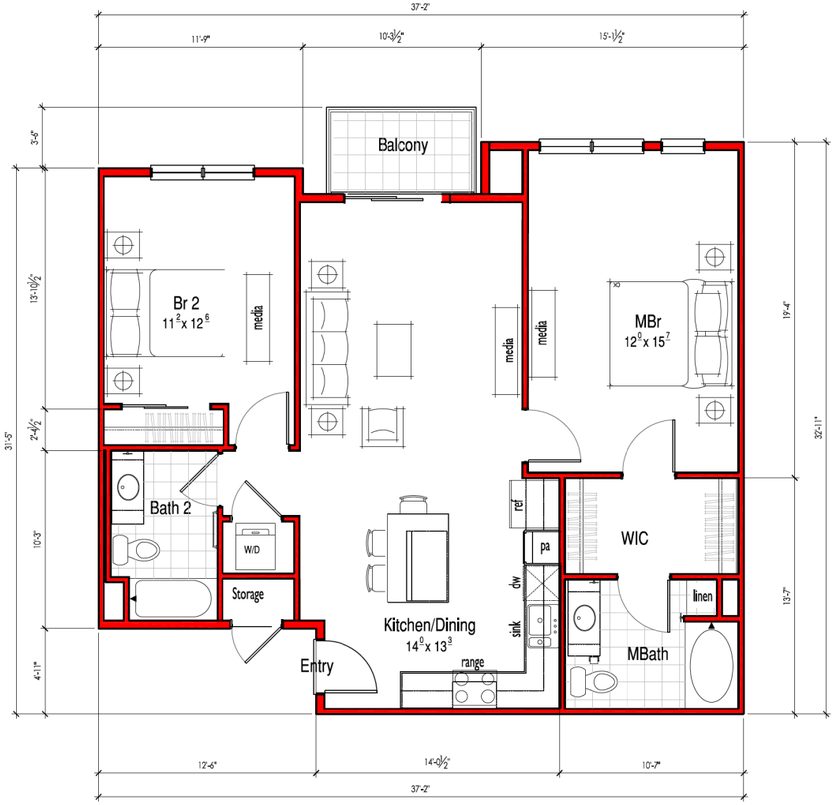
GROSS:	872 SQ. FT.
NET:	825 SQ. FT.
PATIO:	47 SQ. FT.



UNIT-A1 ALT

1 BEDROOM + 1 BATH

GROSS:	872 SQ. FT.
NET:	825 SQ. FT.
PATIO:	38 SQ. FT.



UNIT-B3

2 BEDROOM + 2 BATH

GROSS:	1,154 SQ. FT.
NET:	1,118 SQ. FT.
PATIO:	36 SQ. FT.

0 4' 8' 16'
Scale: 1/4" = 1' (on 24x36 sheet)

TEKIN & ASSOCIATES, LLC.
Frisco, TX

A1.20

APARTMENT UNIT PLANS
LONE TREE COMMUNITY
ROCKLIN, CA.

July 13, 2021 | MR210137.00

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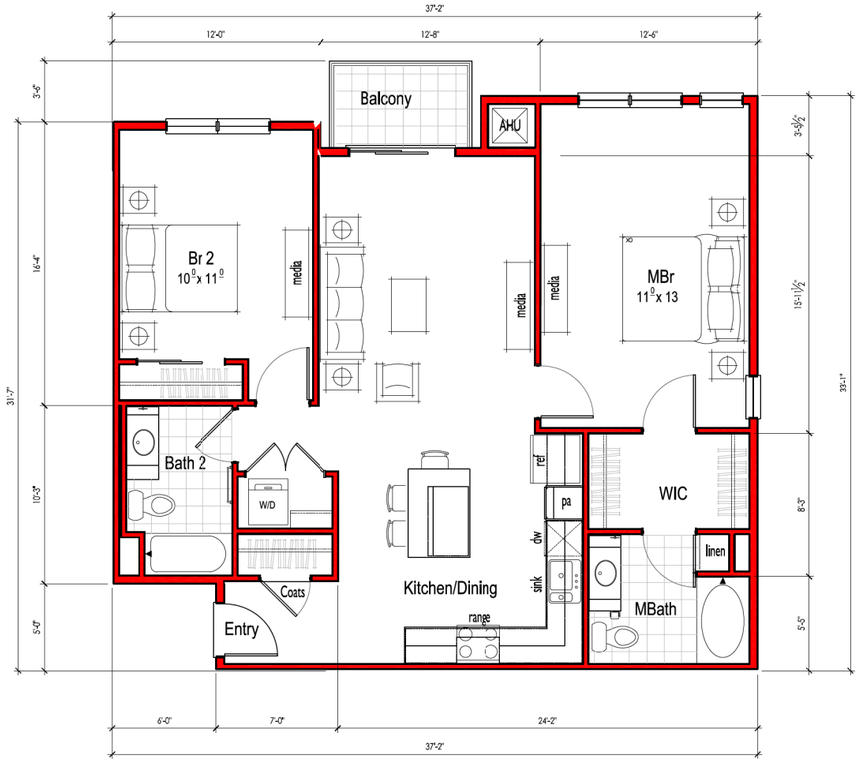
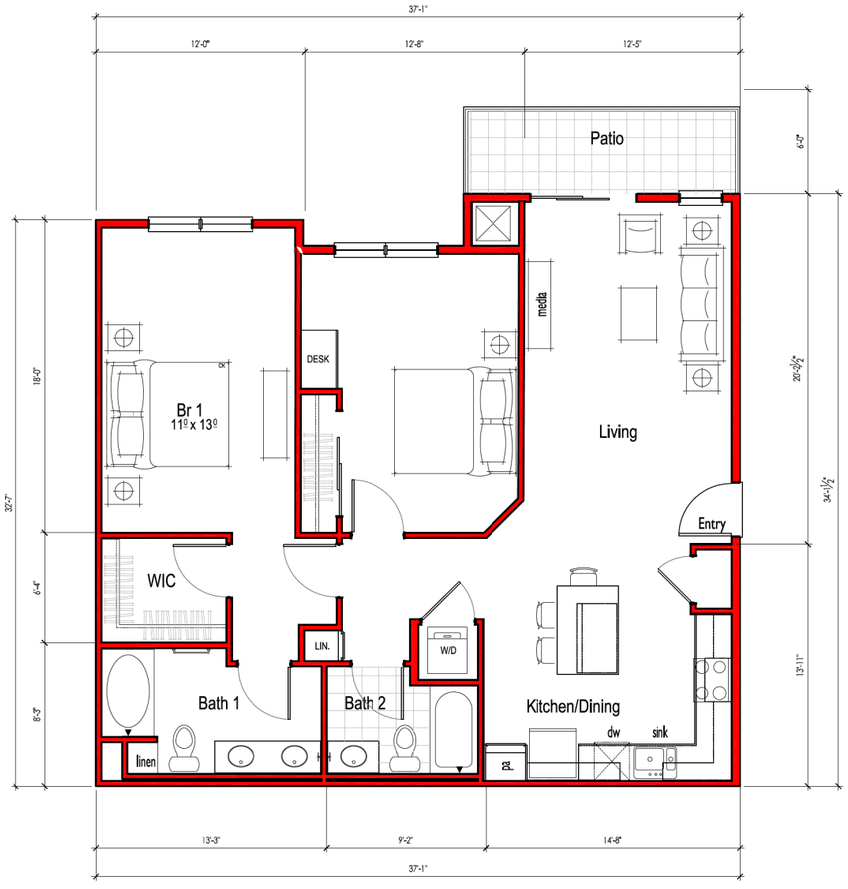


UNIT-B1 ALT

2 BEDROOM + 2 BATH

GROSS:	1,176 SQ. FT.
NET:	1,139 SQ. FT.
PATIO:	36 SQ. FT.



UNIT-B2

2 BEDROOM + 2 BATH

GROSS:	1,268 SQ. FT.
NET:	1,180 SQ. FT.
PATIO:	88 SQ. FT.

0 4' 8' 16'
Scale: 1/4" = 1' (on 24x36 sheet)

TEKIN & ASSOCIATES, LLC.
Frisco, TX

A1.21

APARTMENT UNIT PLANS
LONE TREE COMMUNITY
ROCKLIN, CA.

BSB DESIGN
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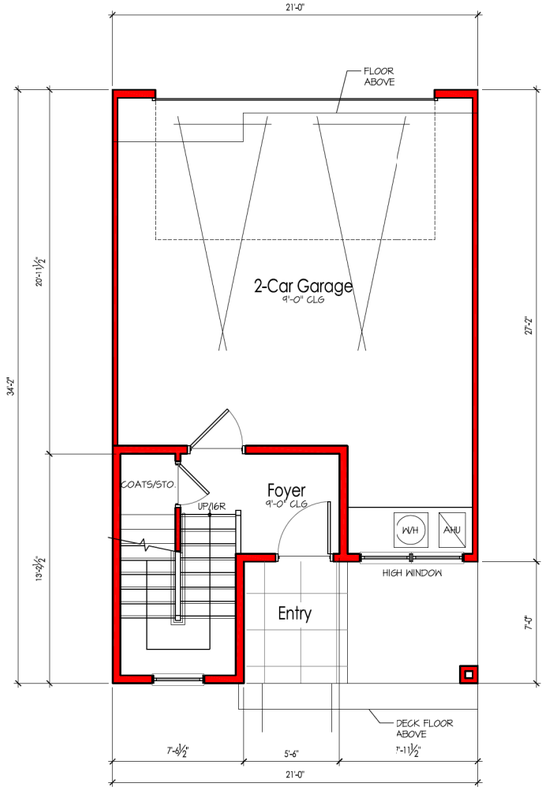
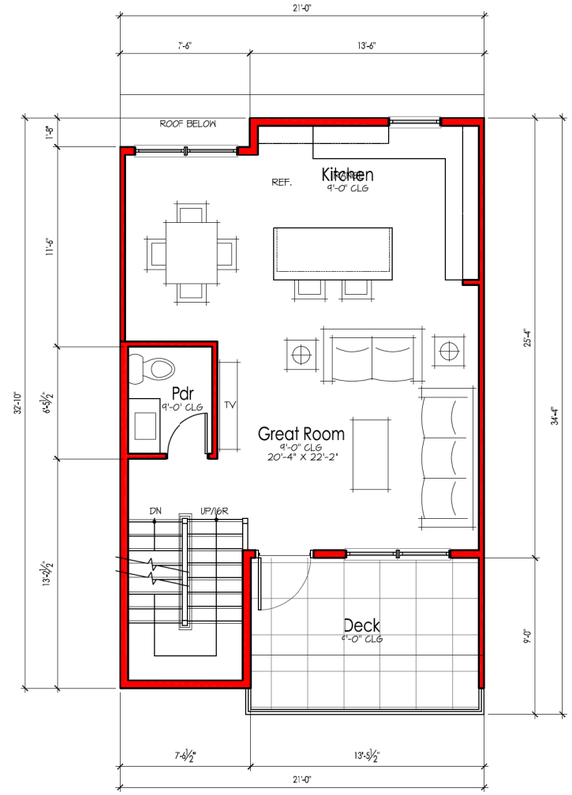


(147 square ft.)

garage: (481 square ft.)

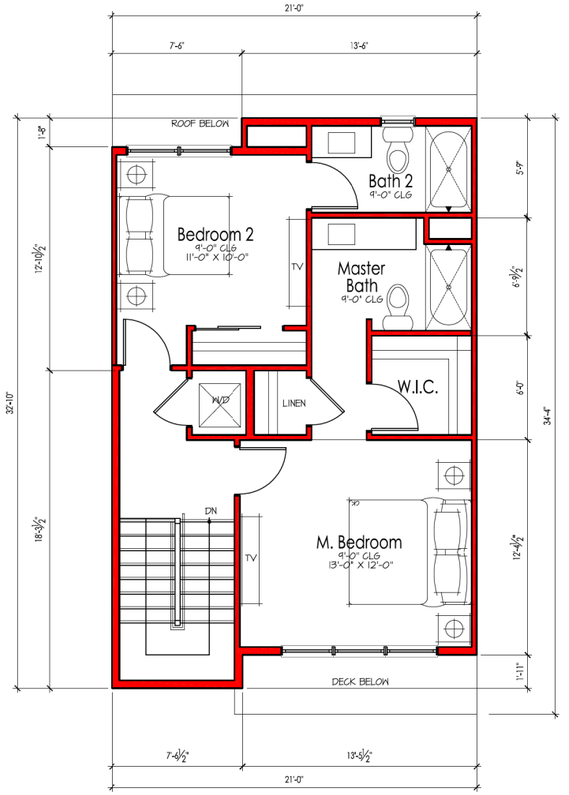
UNIT B1 - FIRST FLOOR



(477 square ft.)

deck:(122 square ft.)

UNIT B1 - SECOND FLOOR



(575 square ft.)

UNIT B1 - THIRD FLOOR

Unit - B1

First floor:	147 s.f.
Second floor:	503 s.f.
Third floor:	575 s.f.
Total:	1,225 s.f.
Garage:	481 s.f.
Deck:	122 s.f.

0 4' 8' 16'

Scale: 1/4" = 1' (on 24x36 sheet)

TEKIN & ASSOCIATES, LLC.
Frisco, TX

A1.22

TOWNHOME UNIT PLANS

LONE TREE COMMUNITY

ROCKLIN, CA.

BSB DESIGN
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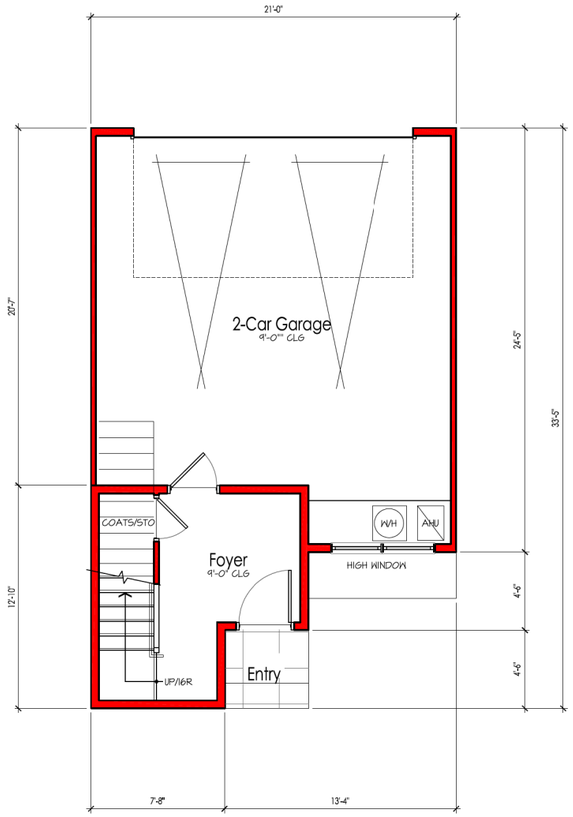
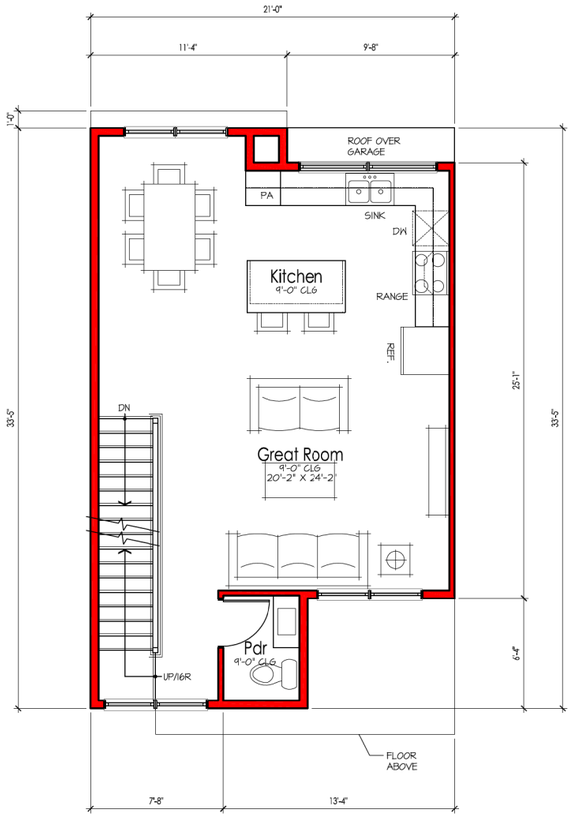


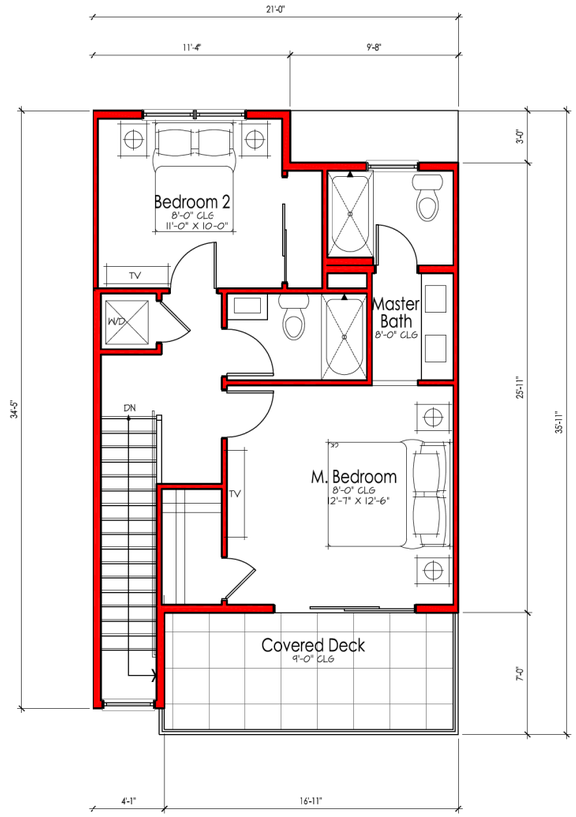
(137 square ft.)
garage: (465 square ft.)

UNIT B2 - FIRST FLOOR



(564 square ft.)

UNIT B2 - SECOND FLOOR



(600 square ft.)
(118 square ft.)

UNIT B2 - THIRD FLOOR

Unit - B2 (3rd Floor Deck)

First floor:	137 s.f.
Second floor:	564 s.f.
Third floor:	600 s.f.
Total:	1,301 s.f.
Garage:	465 s.f.
Deck:	118 s.f.

0 4' 8' 16'
Scale: 1/4" = 1' (on 24x36 sheet)

TEKIN & ASSOCIATES, LLC.
Frisco, TX

A1.23

TOWNHOME UNIT PLANS
LONE TREE COMMUNITY
ROCKLIN, CA.

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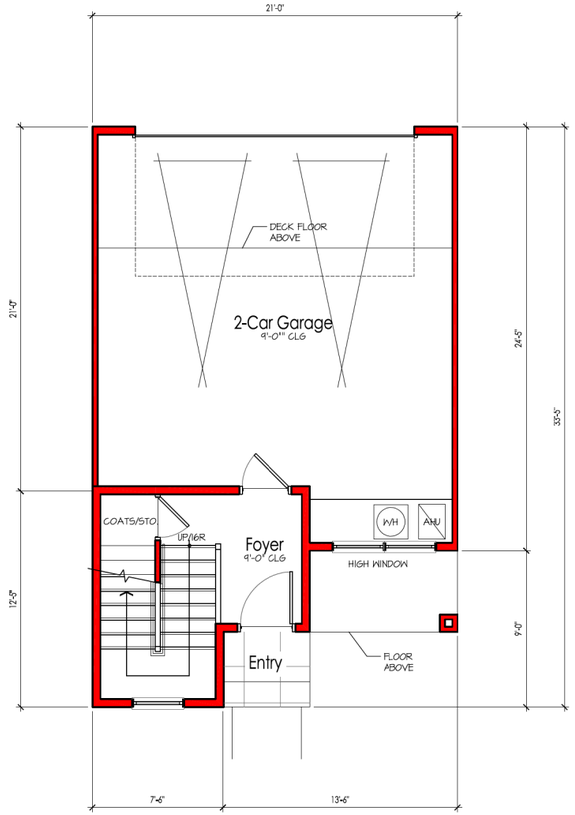
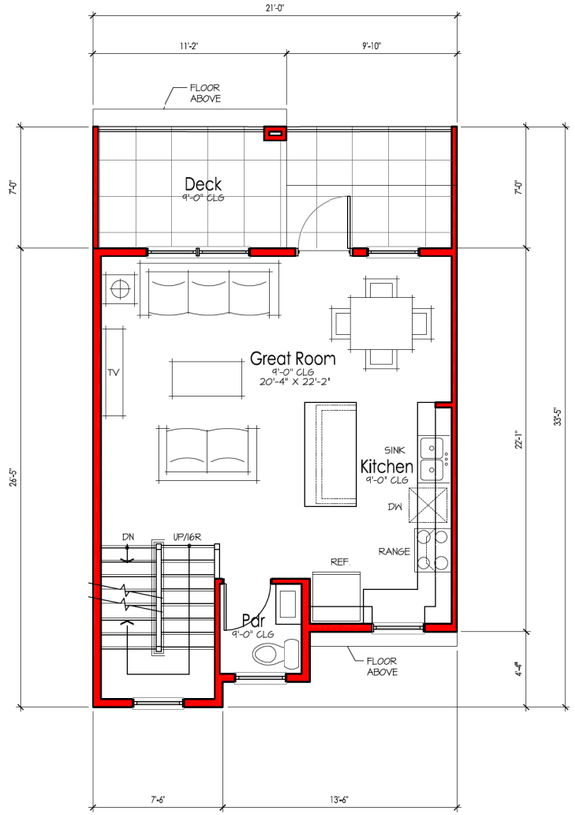


(137 square ft.)

garage: (490 square ft.)

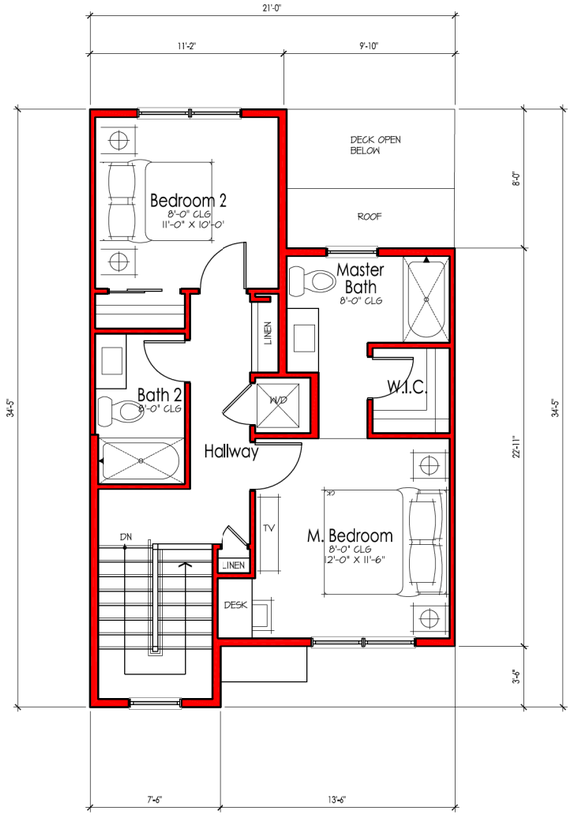
UNIT B3 - FIRST FLOOR



(445 square ft.)

deck:(147 square ft.)

UNIT B3 - SECOND FLOOR



(598 square ft.)

UNIT B3 - THIRD FLOOR

Unit - B3 (Alley Deck)

First floor:	137 s.f.
Second floor:	445 s.f.
Third floor:	598 s.f.
Total:	1,180 s.f.
Garage:	466 s.f.
Deck:	147 s.f.

0 4' 8' 16'

Scale: 1/4" = 1' (on 24x36 sheet)

TEKIN & ASSOCIATES, LLC.
Frisco, TX

A1.24

TOWNHOME UNIT PLANS

LONE TREE COMMUNITY

ROCKLIN, CA.

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BSB DESIGN
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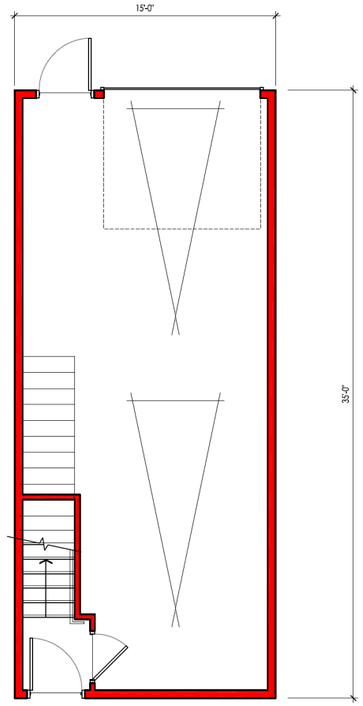
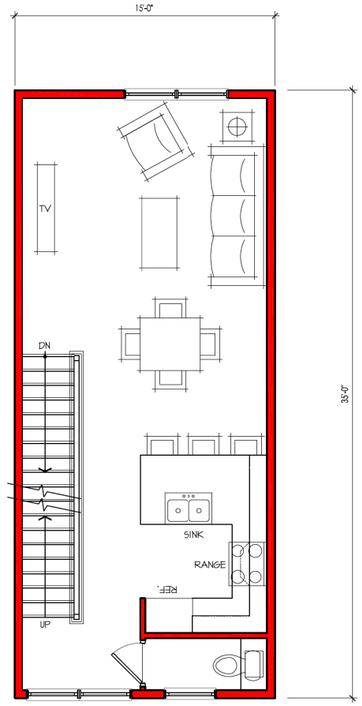
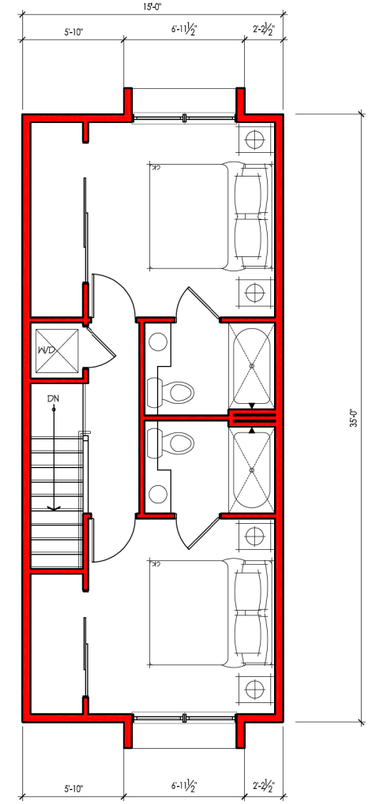


UNIT B4 - FIRST FLOOR



UNIT B4 - SECOND FLOOR



UNIT B4 - THIRD FLOOR

Unit - B4 (Tandem)

First floor:	49 s.f.
Second floor:	525 s.f.
Third floor:	525 s.f.
Total:	1,099 s.f.
Garage:	476 s.f.

0 4' 8' 16'
Scale: 1/4" = 1' (on 24x36 sheet)

TEKIN & ASSOCIATES, LLC.
Frisco, TX

A1.25

TOWNHOME UNIT PLANS
LONE TREE COMMUNITY
ROCKLIN, CA.

July 13, 2021 | MR210137.00

BSB DESIGN
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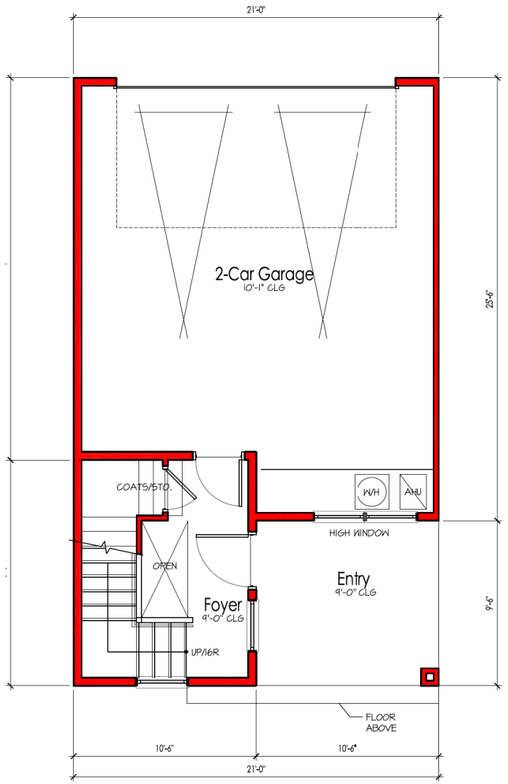
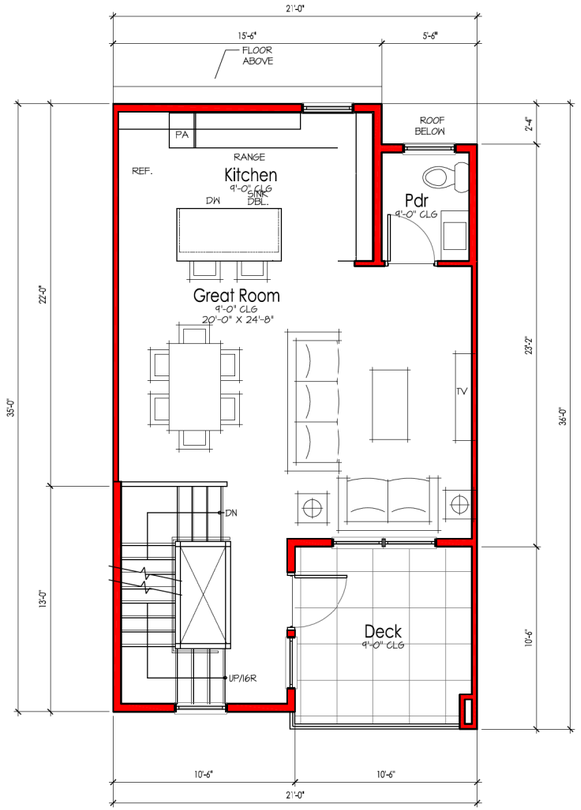


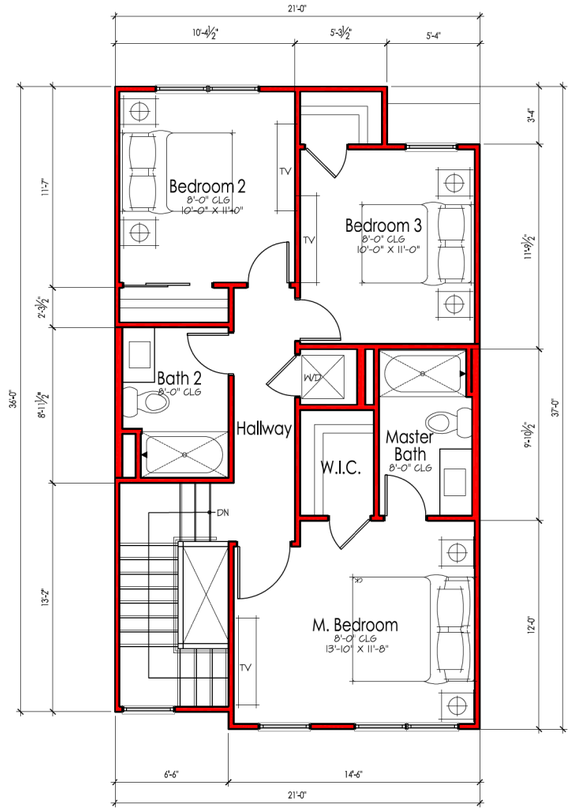
(141 square ft.)

UNIT C1 - FIRST FLOOR



(556 square ft.)

UNIT C1 - SECOND FLOOR



(753 square ft.)

UNIT C1 - THIRD FLOOR

Unit - C1

First floor:	156 s.f.
Second floor:	539 s.f.
Third floor:	753 s.f.
Total:	1,465 s.f.
Garage:	492 s.f.
Deck:	111 s.f.

0 4' 8' 16'
Scale: 1/4" = 1' (on 24x36 sheet)

TEKIN & ASSOCIATES, LLC.
Frisco, TX

A1.26

TOWNHOME UNIT PLANS
LONE TREE COMMUNITY
ROCKLIN, CA.

BSB DESIGN
BSBDESIGN.COM

LEFT ELEVATION

FRONT ELEVATION

REAR ELEVATION

RIGHT ELEVATION

scale: 1/8"=1'-0" (on 24"x36" sheet)

TEKIN & ASSOCIATES, LLC.
Frisco, TX

A1.27
EXTERIOR ELEVATIONS - CLUBHOUSE BLDG.
LONE TREE COMMUNITY
ROCKLIN, CA.

BSB DESIGN
BSBDESIGN.COM

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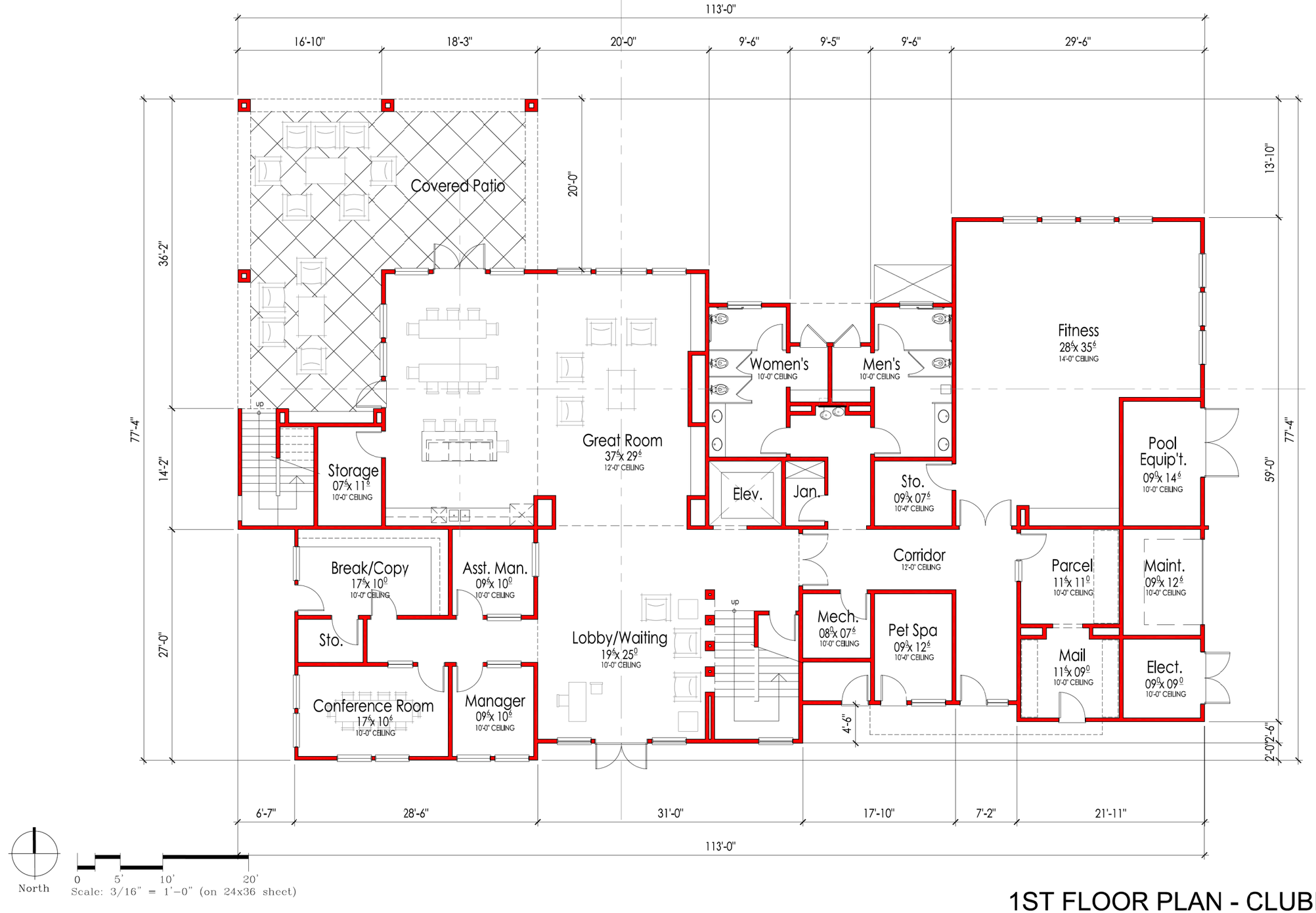

FIRST FLOOR

FIRST FLOOR:	5,800 SF
OUTDOOR PATIO:	1,000 SF

TOTAL FLOOR AREA

FIRST FLOOR:	5,800 SF
SECOND FLOOR:	2,664 SF
TOTAL GROSS:	8,554 SF

A1.28

1ST FLOOR PLAN - CLUBHOUSE BLDG

LONE TREE COMMUNITY

ROCKLIN, CA.

TEKIN & ASSOCIATES, LLC.
Frisco, TX

July 13, 2021 | MR210137.00

BSB DESIGN
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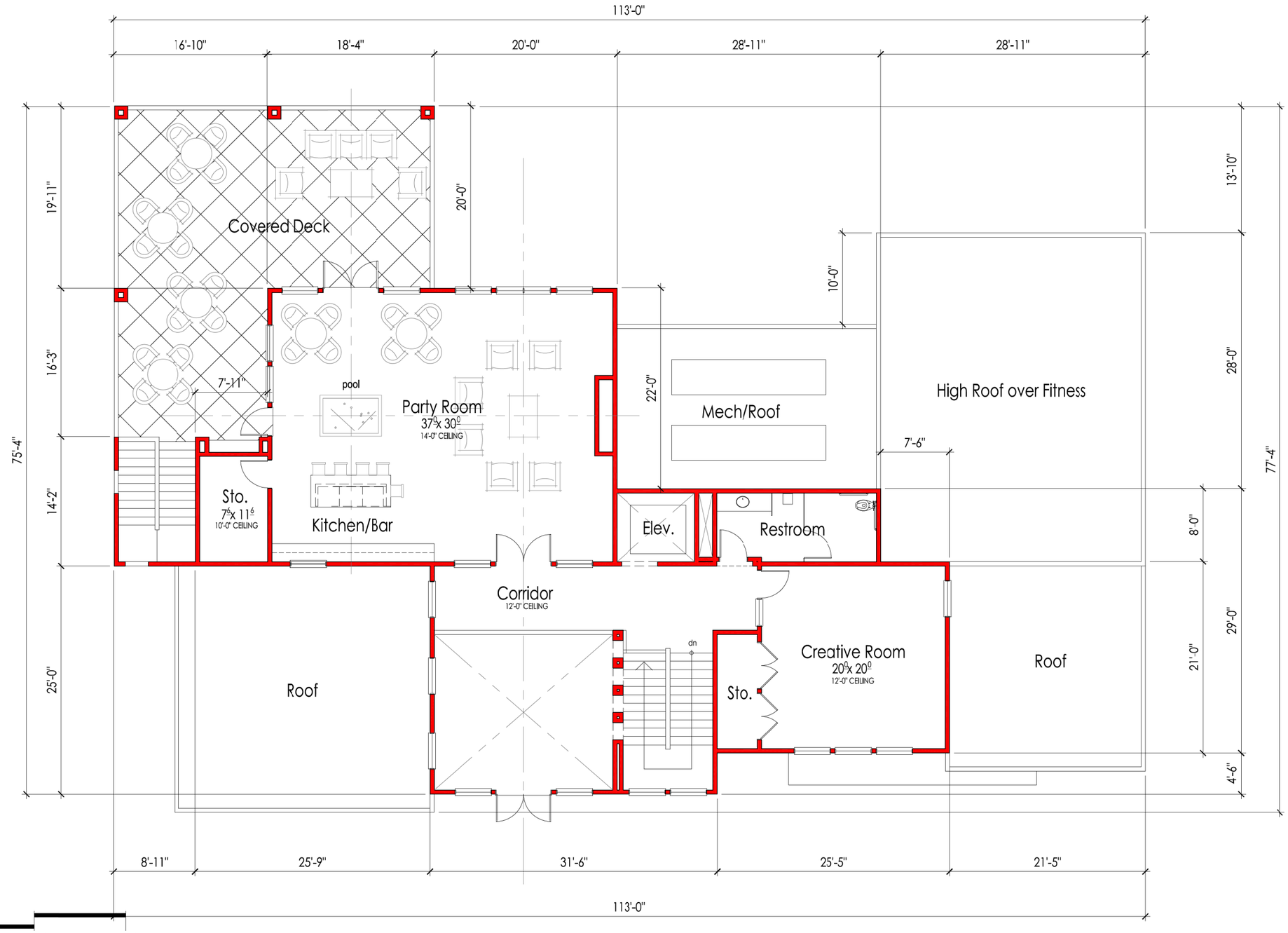


SECOND FLOOR

SECOND FLOOR:	2,664 SF
OUTDOOR PATIO:	1,000 SF

TOTAL FLOOR AREA

FIRST FLOOR:	5,800 SF
SECOND FLOOR:	2,664 SF
TOTAL GROSS:	8,554 SF

A1.29

2ND FLOOR PLAN - CLUBHOUSE BLDG

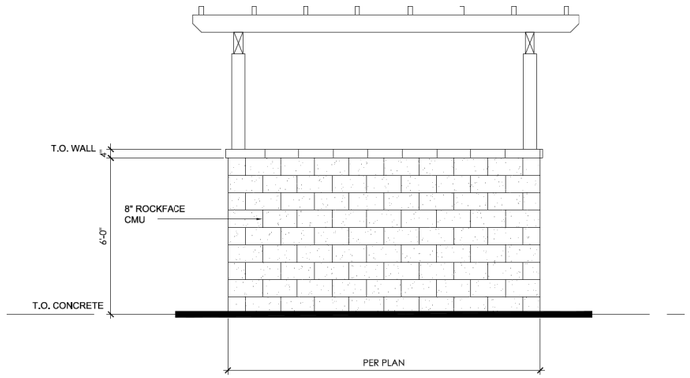
LONE TREE COMMUNITY

ROCKLIN, CA.

TEKIN & ASSOCIATES, LLC.
Frisco, TX

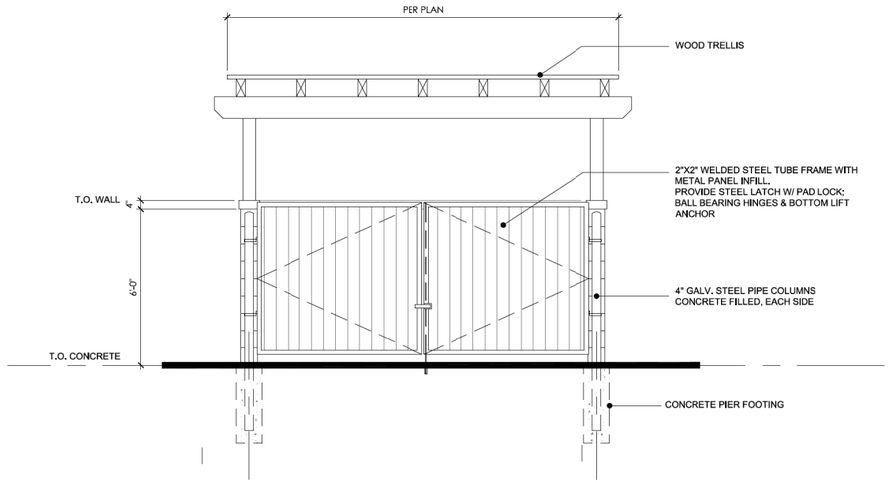
July 13, 2021 | MR210137.00

BSB DESIGN
BSBDESIGN.COM



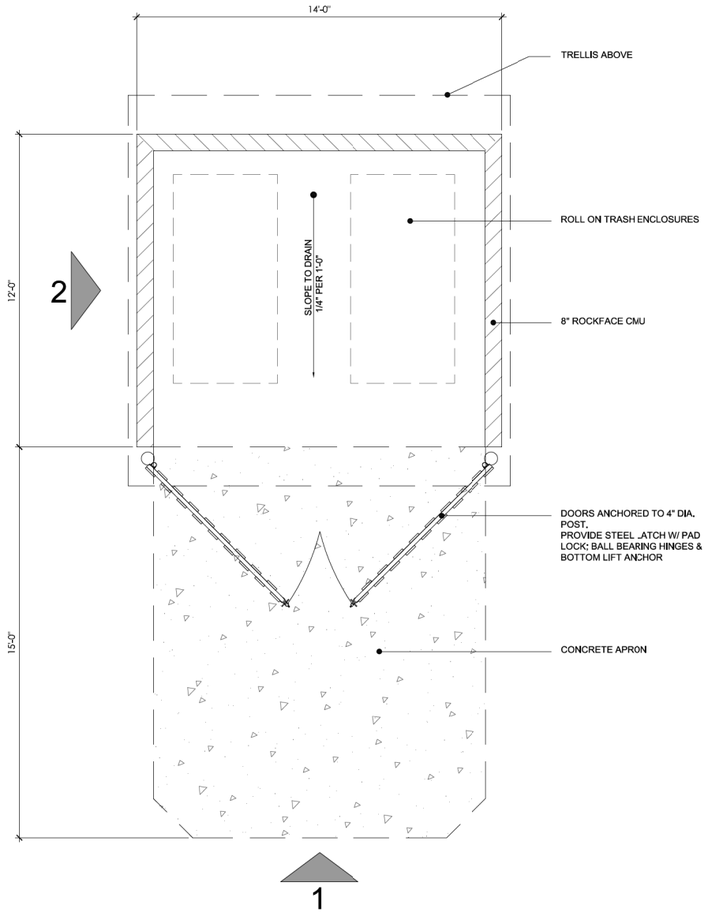
SIDE ELEVATION - 2

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



FRONT ELEVATION - 1

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



FLOOR PLAN

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

0 3' 6' 12'

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

TEKIN & ASSOCIATES, LLC.
Frisco, TX

A1.30

TRASH ENCLOSURE

LONE TREE COMMUNITY

ROCKLIN, CA.

July 13, 2021 | MR210137.00

BSB DESIGN
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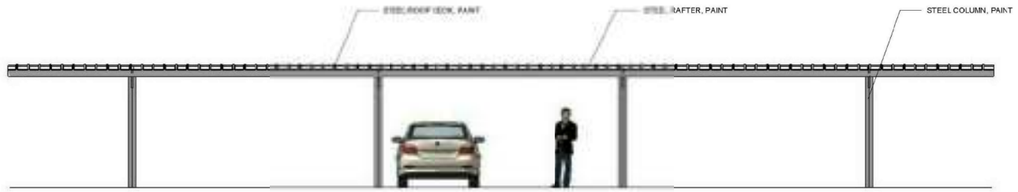
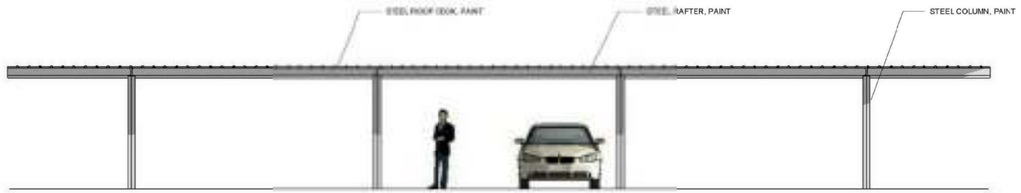


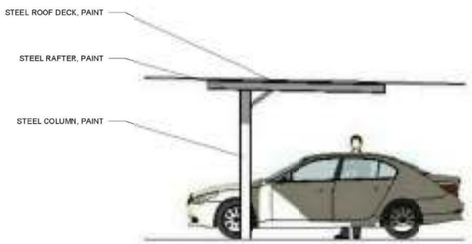
1 FRONT ELEVATION - CARPORT

NTS



2 REAR ELEVATION - CARPORT

NTS

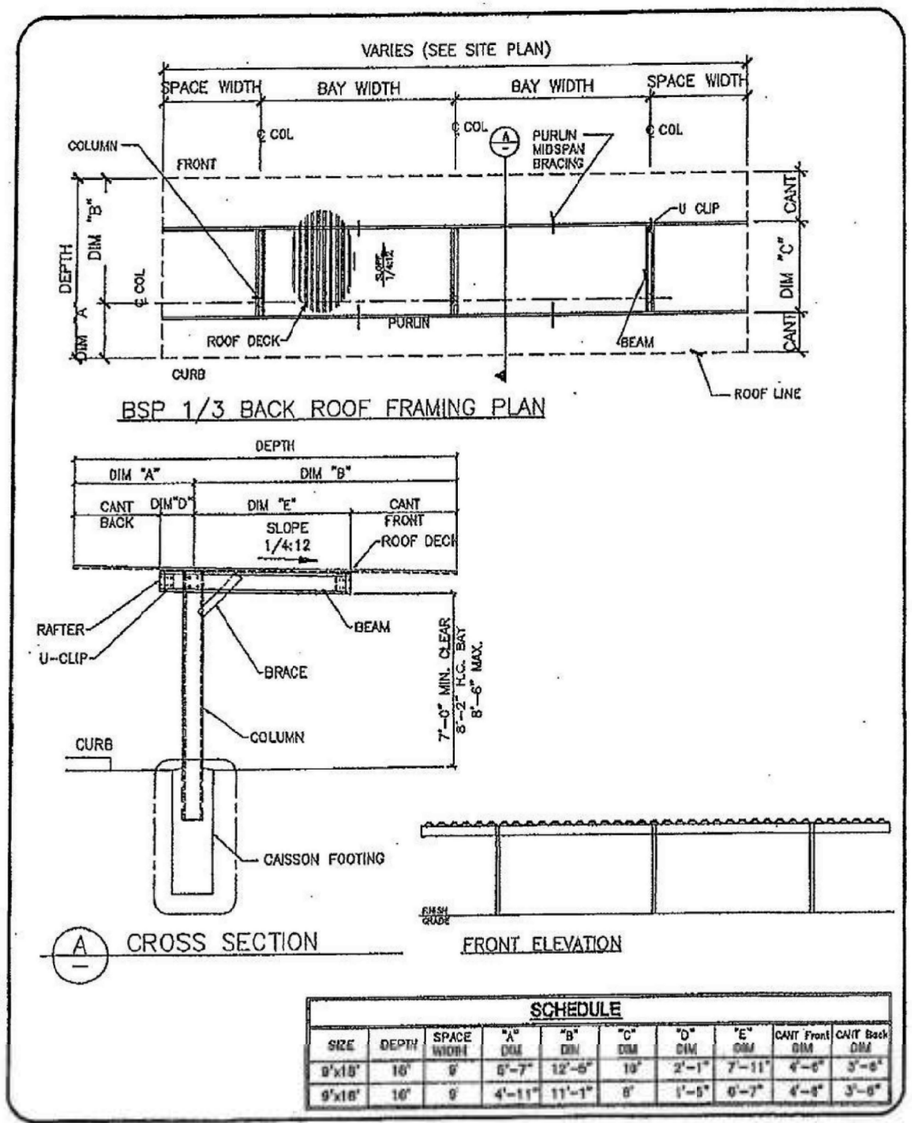


3 TYPICAL SIDE ELEVATON - CARPORT

NTS

0 3' 6' 12'

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



SCHEDULE

SIZE	DEPTH	SPACE WIDTH	"A" DIM	"B" DIM	"C" DIM	"D" DIM	"E" DIM	CANT Front DIM	CANT Back DIM
9'x18'	18'	9'	5'-7"	12'-5"	18"	2'-1"	7'-11"	4'-6"	3'-6"
9'x18'	18'	9'	4'-11"	11'-1"	6"	1'-5"	6'-7"	4'-6"	3'-6"

BAJA STANDARD	BAJA CONSTRUCTION CO., INC.	SHEET
BSP BACK 1/3 (GRADED SINGLE POST-BACK 1/3) CARPORTS	225 FOSTER ST., MARTINEZ CA 94553 1-800-368-9600 FAX: (925) 229-0161	Page 3 of 9

TEKIN & ASSOCIATES, LLC.
Frisco, TX

A1.31
COVERED CARPORT
LONE TREE COMMUNITY
ROCKLIN, CA.

BSB DESIGN
BSBDESIGN.COM

July 13, 2021 | MR210137.00

APARTMENTS ELEVATION

CLUBHOUSE ELEVATION

TOWNHOME ELEVATION

SW0031
DUTCH BLUE TILE
OR APPROVED EQUAL

1 PLASTER WALL MAIN

SW0045
ANTIQUARIAN BROWN
OR APPROVED EQUAL

2 PLASTER WALL ACCENT

SW9503
CHEVIOT
OR APPROVED EQUAL

3 PLASTER WALL ACCENT

SW6690
GAMBOL FOLD
OR APPROVED EQUAL

4 ACCENT TRIM

SW9660
TARRAGON
OR APPROVED EQUAL

5 SIDING WALL MAIN

SW6123
BAGUETTE
OR APPROVED EQUAL

6 SIDING WALL ACCENT

SW6994
GREENBLACK
OR APPROVED EQUAL

7 AWNING & ACCENT TRIM

SW6555
STORM WARNING
OR APPROVED EQUAL

8 ACCENT TRIM

HARDIE - CEMENTITIOUS
LAP SIDING
OR APPROVED EQUAL

9 WALL ACCENT

SW7069
IRON ORE
OR APPROVED EQUAL

10 RAILING

SW6990
GAMBOL GOLD
OR APPROVED EQUAL

11 METAL CANOPY

EL DORADO STONE
CLIFFSTONE - LANTANA
OR APPROVED EQUAL

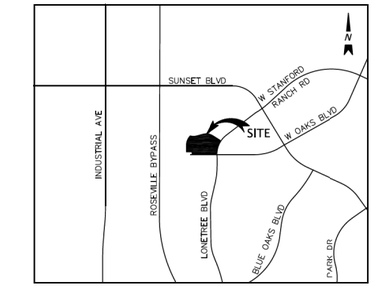
12 WALL ACCENT

A1.32
MATERIAL & COLOR BOARD
LONE TREE COMMUNITY
ROCKLIN, CA.

TEKIN & ASSOCIATES, LLC.
Frisco, TX

BSB DESIGN
BSBDESIGN.COM

July 13, 2021 | MR210137.00



VICINITY MAP

NOT TO SCALE

GENERAL NOTES

1) PROJECT ADDRESSES: THERE WAS NO PHYSICAL ADDRESS OBSERVED DURING THE COURSE OF THIS SURVEY

2) SUBDIVIDERS:
NAME: TA CHARTER WAY LLC
ATTN: MARK TEKIN
ADDRESS: 2600 DALLAS PKWY #370
FRISCO, TX 75034-9483
PHONE: 469-458-0485

3) OWNERS:
NAME: TA CHARTER WAY LLC
ATTN: MARK TEKIN
ADDRESS: 2600 DALLAS PKWY #370
FRISCO, TX 75034-9483
PHONE: 469-458-0485

4) ENGINEER:
KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
2850 COLLIER CANYON ROAD
LIVERMORE, CA 94551
(925) 245-8788 ATTN: JOSEPH THOMPSON

5) EXISTING ZONING: PD-IP (PLANNED DEVELOPMENT INDUSTRIAL PARK)

6) EXISTING USE VACANT LAND

7) APN'S: 017-281-014, 017-281-015 & 017-281-016

8) TOTAL SITE AREA: 795,376± S.F. OR 18.2593± ACRES

9) FLOOD ZONE: "X-UNSHADED", ZONE "X-SHADED" AND ZONE "AE"

10) BENCHMARK: CITY OF ROCKLIN, BENCHMARK NUMBER 219 H-2. A 2 1/2" BRASS DISC IN MONUMENT WELL WITH PUNCH MARK STAMPED L.S.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)

11) THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY DATED AS OF FEBRUARY 26, 2021, AMENDED ON MARCH 9, 2021, ORDER NUMBER NCS-1042551-HOU1, FURNISHED TO KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC BY TEKIN & ASSOCIATES ON MARCH 24, 2021. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.

12) 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 Z OF MAPS AT PAGE 90, OFFICIAL RECORDS OF PLACER COUNTY WAS TAKEN AS THE BASIS FOR ALL BEARINGS SHOWN HEREON.

13) 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 MAY 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.

14) THAT CERTAIN PARCEL MAP MAP ENTITLED "ROCKLIN CORPORATE CENTER", FILED FORRECORD ON OCTOBER 1, 2004 IN BOOK "Z" OF MAPS, PAGE 90, PLACER COUNTY RECORDS CONTAINS AN AREA OF "NON-ACCESS RIGHTS" ALONG WEST OAKS BOULEVARD; HOWEVER SAID AREA WAS NOT OFFERED ON SAID MAP OR ANY PREVIOUS RECORD MAPS. THE AREA OF "NON-ACCESS RIGHTS" ALONG WEST OAKS BOULEVARD WAS POSSIBLY ACCEPTED WITH THE ACCEPTANCE OF WEST OAKS BOULEVARD ON SAID MAP BUT IS NOT MENTIONED IN ANY OF THE STATEMENTS. THE AREA OF "NON-ACCESS RIGHTS" ALONG WEST OAKS BOULEVARD HAS BEEN PLOTTED HEREON FOR REFERENCE PURPOSES ONLY.

15) THERE IS A 50' NO-BUILD SETBACK LINE PLOTTED HEREON FROM THE "OP OF THE STREAM WHICH WAS MARKED IN THE FIELD BY OLBERDING ENVIRONMENTAL, INC. ON MARCH 26, 2021.

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF ROCKLIN, COUNTY OF PLACER, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

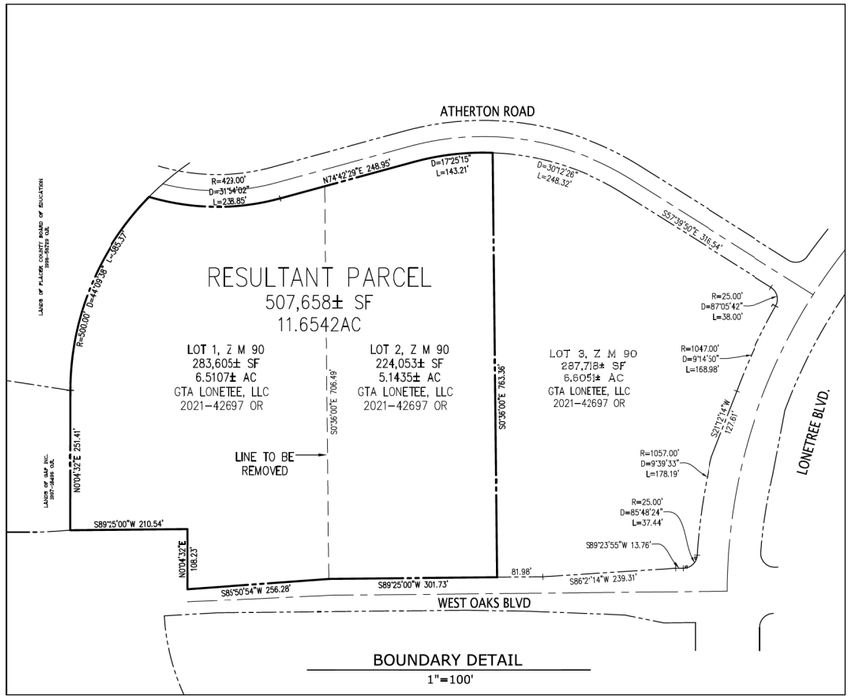
LOTS 1, 2 AND 3 AS SHOWN ON MAP ENTITLED "ROCKLIN CORPORATE CENTER", FILED FOR RECORD ON OCTOBER 1, 2004 IN BOOK "Z" OF MAPS, PAGE 90, PLACER COUNTY RECORDS.

PROJECT DATA

OWNER/DEVELOPER:
NAME: TA CHARTER WAY LLC
ATTN: MARK TEKIN
ADDRESS: 2600 DALLAS PKWY #370
FRISCO, TX 75034-9483
PHONE: 469-458-0485

CIVIL ENGINEER:
KIER & WRIGHT CIVIL ENGINEERS & SURVEYORS, INC.
ATTN: JOE THOMPSON
ADDRESS: 2850 COLLIER CANYON ROAD
LIVERMORE, CA 94551
PHONE: 925-245-8788

SHEET INDEX



BOUNDARY DETAIL

1"=100'

8/05/2021
PREPARED BY OR UNDER THE SUPERVISION OF DEAN A. JURADO, L.S. 9032
LICENSE EXPIRES 12-31-2021
DATE

LICENSED LAND SURVEYOR
DEAN A. JURADO
No. 9032
STATE OF CALIFORNIA

NO.	REVISION	BY

NO.	REVISION	BY

KIER+WRIGHT
250 Cherry Lane, Suite 107, 208
Manteca, CA 95337
Phone: (209) 338-1123
www.kierwright.com

TENTATIVE PARCEL MAP

OF

LOTS 1 AND 2, Z M 90

FOR

TEKIN & ASSOCIATES, LLC

ROCKLIN, CALIFORNIA

DATE	JULY, 2021
SCALE	AS SHOWN
SURVEYOR	GKL
DRAWN BY	GKL
JOB NO.	A20700
SHEET	TM-1
OF	5 SHEETS

Z:\2020\A20700\DWG\SURVEY\[A20700_TM.dwg 8/05/21 04:52:40 PM cmiff]

NORTH

0 22 40 80 120

Scale 1" = 40'

ATHERTON ROAD
(58' ROW A PUBLIC ROAD)

R=500.00' D=47°37'41" L=415.63'

FND. RR SPK W/ PUNCH

R=471.00' D=17°25'16" L=143.21'

D=13°12'26" L=248.32'

N74°42'29"E 248.95'

165.25

83.70

R=400.00' D=29°30'56" L=206.06'

R=429.00' D=31°54'02" L=238.85'

FND 2.5"BD IN WELL RCE 21478

R=2.00 D=3°51'50" L=33.72'

FND CUT

N57°39'30"W 387.16'

S57°39'30"E 316.54'

R=25.00' D=87°05'42" L=38.00'

FND 2.5"BD IN WELL RCE 21478

APPROXIMATE FEMA FLOOD ZONE BOUNDARY

FEMA FLOOD ZONE "X"-UNSHADED"

R=300.00' D=44°09'58" L=385.37'

APPROXIMATE 121.8' FEMA CONTOUR (BASED ON 88 DATUM)

100' STREAM SETBACK LINE

RIPARIAN BOUNDARY

15.0' BSL

LOT 1, Z M 90
283,605± SF
6.5107± AC
GTA LONETEE, LLC
2021-42697 OR

LOT 2, Z M 90
224,053± SF
5.1435± AC
GTA LONETEE, LLC
2021-42697 OR

RESULTANT PARCEL
507,658± SF
11.6542± AC

VACANT LAND (NO BUILDINGS)

LOT 3, Z M 90
287,718± SF
6.6051± AC
GTA LONETEE, LLC
2021-42697 OR

S0°36'05"E 763.36'

LANDS OF PLACER COUNTY BOARD OF EDUCATION
1996-56729 O.R.

LANDS OF GAP INC.
1997-18496 O.R.

FEMA FLOOD ZONE "AE"

FEMA FLOOD ZONE "X"

N0°04'32"E 251.41'

FND 5/8IN REBAR BENT W/ CAP RCE 21478

APPROXIMATE FEMA FLOOD ZONE BOUNDARY

RIPARIAN BOUNDARY

FEMA FLOOD ZONE "X"

50' POR. OF 100' DRAINAGE ESMT O M 24

50' DRAINAGE ESMT 3613 O.R. 660

15.0' BSL

NO VEHICULAR ACCESS O M 24

FND 5/8IN REBAR BENT NO CAP

S89°25'00"W 210.54'

N0°04'32"E 108.23'

20' DRAINAGE ESMT Z M 90

NO VEHICULAR ACCESS (TO BE REMOVED)

12.5' M.S.E. T.W.90

25.0' BSL

FND 5/8IN REBAR W/ CAP RCE 21478

S89°25'00"W 301.73'

S85°50'54"W 256.28'

FND 5/8IN REBAR W/ CAP RCE 21478

S0°04'32"E 20.81' TIE

N87°16'38"E 256.41'

N89°25'00"E 461.59'

WEST OAKS BLVD
(ROW VARIES A PUBLIC ROAD)

LINE TO BE REMOVED

FEMA FLOOD ZONE "X-UNSHADED"

APPROXIMATE 119.4' FEMA CONTOUR (BASED ON 88 DATUM)

S86°21'14"W 239.31'

S89°23'55"W 13.00'

R=25.00' D=85°49'24" L=37.44'

N0°36'05"W 11.24'

N89°23'55"E 253.81'

SOUTH ¼ CORNER SECTION 10
FND 1-¾"PIPE W/2" BRASS CAP
STAMPED LS 2933

FND 2.5"BD IN WELL RCE 21478

LONETREE BLVD.
(ROW VARIES A PUBLIC ROAD)

R=457.00' D=9°39'34" L=176.9'

R=104.00' D=9°47'47" L=17.78'

S0°17'24"W 127.67'

57.0' CL-PL

50.3' CL-FC

59.0' CL-PL

47.0' CL-PL

40.3' CL-FC

42.2' CL-PL

55.3' CL-PL

29.5' CL-PL

23.3' CL-FC

29.8' CL-PL

24.0' BSL

12.5' M.S.E. T.W.90

NO.	BY	REVISION

KIER+WRIGHT

TENTATIVE PARCEL MAP

OF
LOTS 1 AND 2, Z M 90
FOR
TEKIN & ASSOCIATES, LLC

ROCKLIN, CALIFORNIA

DATE	JULY, 2021
SCALE	AS SHOWN
SURVEYOR	DRL
DRAWN BY	DRL
JOB NO.	A20700
SHEET	TM-2
OF	3 SHEETS

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ATHERTON ROAD
(58' ROW A PUBLIC ROAD)

WEST OAKS BLVD
(ROW VARIES A PUBLIC ROAD)

LONETREE BLVD.
(ROW VARIES A PUBLIC ROAD)

LOT 3
Z M 90

0 20 40 80 120
Scale: 1" = 40'

LEGEND

- AREA DRAIN
- STORM SEWER CATCH BASIN
- STORM SEWER JUNCTION BOX
- STORM SEWER MANHOLE
- FL FLOW LINE
- FF FINISH FLOOR
- PV PAVEMENT
- RE RIM ELEVATION
- 23.8 SPOT ELEVATION
- STORM SEWER LINE
- TC TOP OF CURB

REVISION | NO. | BY

REVISION | NO. | BY

KIER+WRIGHT

PRELIMINARY GRADING PLAN
OF
LOTS 1, 2 AND LOT 3 Z M 90
FOR
TEKIN & ASSOCIATES, LLC
ROCKLIN, CALIFORNIA

DATE	JULY, 2021
SCALE	AS SHOWN
DESIGNED	ZS
DRAWN BY	JDQ
JOB NO.	A20700
SHEET	C1.0
OF	SHEETS

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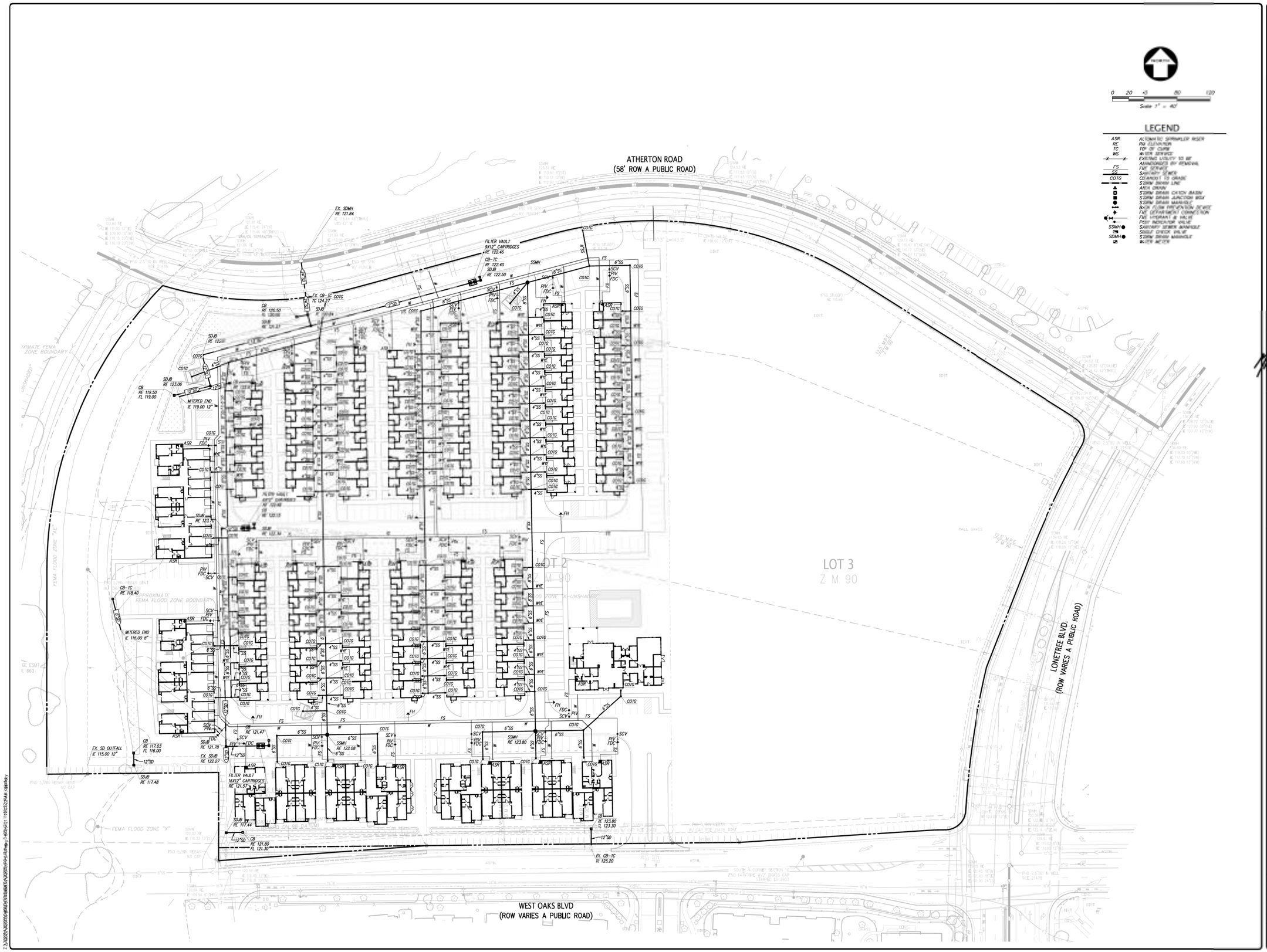


REVISION BY NO.

REVISION BY NO.

KIER+WRIGHT

PRELIMINARY UTILITY PLAN
LOTS 1, 2 AND 3 OF Z M 90
FOR
TEKIN & ASSOCIATES, LLC
EDCOLLIN, CALIFORNIA

DATE	JULY, 2021
SCALE	AS SHOWN
DESIGNED	DS
DRAWN BY	JDQ
JOB NO.	A20700
SHEET	C2.0
OF	SHEETS

0 20 40 80 120

Scale: 1" = 40'

LEGEND

- TRIBUTARY AREA LIMITS
- LANDSCAPE AREA
- IMPERVIOUS AREA
- BIO-RETENTION TREATMENT AREA

BIO-RETENTION SIZING CALCULATIONS

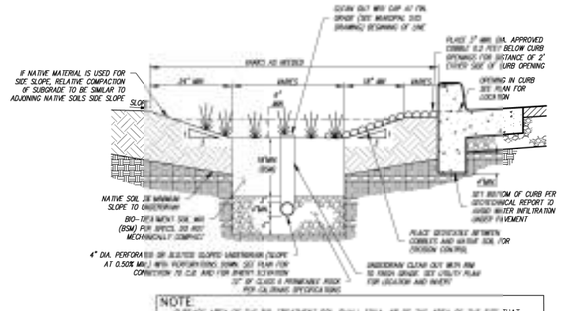
Area No.	Area (SF)	Area (AC)	Landscape (SF)	Landscape (AC)	Imperv. (SF)	Imper. (AC)	Treatment Area* (SF)	Treatment Provided (SF)	Sizing Ratio (%)	Type of Planter
1	83,221	1.910	22,881	0.525	57,536	1.321	59,824	2,805	4.7%	Bio-Retention Planter
2	29,076	0.667	6,921	0.159	21,131	0.485	21823	1,025	4.7%	Bio-Retention Planter
3	52,772	1.211	14,112	0.324	36,708	0.843	38119	1,952	5.1%	Bio-Retention Planter
4	25,205	0.579	8,930	0.205	15,413	0.354	16306	861	5.3%	Bio-Retention Planter
5	25,949	0.596	9,637	0.221	15,455	0.355	16419	857	5.2%	Bio-Retention Planter

*: Total Treatment Area is equal to Impverious Area + 0.10 * Landscape Area.

MEDIA FILTER SIZING CALCULATIONS

Area ID No.	Total Tributary Area (SF)	Total Tributary Area (AC)	Landscape Area (SF)	Pavement /Roof Area (SF)	"C" Factor	i (IN/HR)	Total Tributary Area "A" (AC)	Flow Rate $Q_F = C \times i \times A$ (cfs)	Min. # of 12" Filter Cartridges	Product Specified
6	122,776	2.819	23,295	99,481	0.75	0.20	2.82	0.42	6	Oldcastle Perk Filter 8' Wide Concrete Vault 12" f ter
7	45,406	1.042	7,527	37,879	0.77	0.20	1.04	0.16	6	Oldcastle Perk Filter 8' Wide Concrete Vault 12" f ter
8	69,956	1.606	14,777	55,179	0.73	0.20	1.61	0.23	9	Oldcastle Perk Filter 8' Wide Concrete Vault 12" f ter

# of Cartidges = Q_F / (0.0[illegible] cfs/cartridge) - Oldcastle Perk Filter 12" Cartridge (manufacturer)

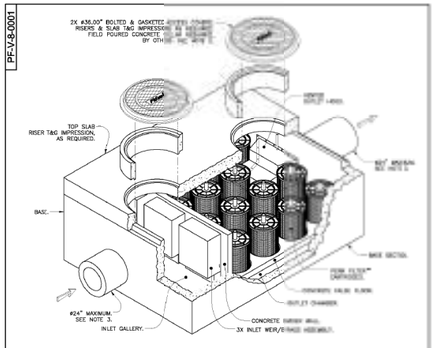


NOTE:
SURFACE AREA OF THE BIO-TREATMENT SOIL SHALL EQUAL 4% OF THE AREA OF THE SITE THAT DRAINS TO TREATMENT MEASURE, UNLESS SIZING CALCULATIONS ARE SUBMITTED DEMONSTRATING THAT PROVISION C.3 REQUIREMENTS ARE MET USING A SMALLER SURFACE AREA

BIO-RETENTION DETAIL

NOT TO SCALE

1

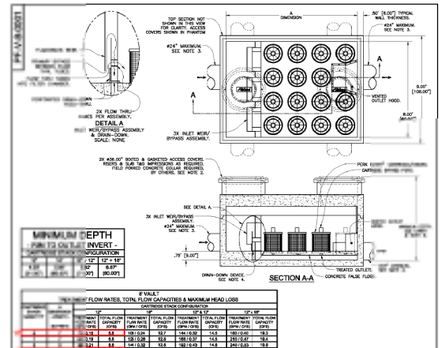


Notes:

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 Ø36" circular 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 — 7501 Southpark Plaza, Suite 201, Littleton, CO | 877.551.7283 | PF-V-8-0001 | F



MINIMUM DEPTH FROM TOP TO OUTLET INVERT

CARTRIDGE STACK CONFIGURATION	1	2	3
	12"	12" + 12"	12" + 12" + 12"
	[4']	[5']	[6'] [6'-3"]

8' VAULT
TREATMENT FLOW RATES, TOTAL FLOW CAPACITIES & MAXIMUM HEAD LOSS

# OF CARTRIDGES	SURFACE AREA (SF)	CARTRIDGE STACK CONFIGURATION					
		12"		24"		36"	
		TREATMENT FLOW (GPM)	TOTAL FLOW (GPM)	TREATMENT FLOW (GPM)	TOTAL FLOW (GPM)	TREATMENT FLOW (GPM)	TOTAL FLOW (GPM)
1	6.8	19	52	19	52	19	52
2	6.8	38	104	38	104	38	104
3	6.8	57	156	57	156	57	156
4	6.8	76	208	76	208	76	208
5	6.8	95	260	95	260	95	260
6	6.8	114	312	114	312	114	312
7	6.8	133	364	133	364	133	364
8	6.8	152	416	152	416	152	416
9	6.8	171	468	171	468	171	468
10	6.8	190	520	190	520	190	520
11	6.8	209	572	209	572	209	572
12	6.8	228	624	228	624	228	624
13	6.8	247	676	247	676	247	676
14	6.8	266	728	266	728	266	728
15	6.8	285	780	285	780	285	780
16	6.8	304	832	304	832	304	832
17	6.8	323	884	323	884	323	884
18	6.8	342	936	342	936	342	936
19	6.8	361	988	361	988	361	988
20	6.8	380	1040	380	1040	380	1040
21	6.8	399	1092	399	1092	399	1092
22	6.8	418	1144	418	1144	418	1144
23	6.8	437	1196	437	1196	437	1196
24	6.8	456	1248	456	1248	456	1248
25	6.8	475	1300	475	1300	475	1300
26	6.8	494	1352	494	1352	494	1352
27	6.8	513	1404	513	1404	513	1404
28	6.8	532	1456	532	1456	532	1456
29	6.8	551	1508	551	1508	551	1508
30	6.8	570	1560	570	1560	570	1560
31	6.8	589	1612	589	1612	589	1612
CONFIGURATION LIMIT		12 FEET		6.5 FEET		3.5 FEET	

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

Oldcastle® Stormwater Solutions — 7501 Southpark Plaza, Suite 201, Littleton, CO | 877.551.7283 | PF-V-8-0001 | F | ECO-0122 | JPPR 10/3/14

PERK FILTER DETAILS

NOT TO SCALE

2

REVISION | NO. | BY

KIER+WRIGHT
2850 Collins Concept Road
Livermore, CA 94551
Phone: (925) 245-8788
www.kierwright.com

PRELIMINARY STORM WATER QUALITY CONTROL PLAN
LOTS 1, 2 AND 3 OF Z M 90
FOR
TEKIN & ASSOCIATES, LLC
REDCLIFF, CALIFORNIA

DATE	JULY, 2021
SCALE	AS SHOWN
DESIGNED	ZS
DRAWN BY	JDQ
JOB NO.	A20700
SHEET	C3.0
OF	SHEETS

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DRAFT
Stormwater Control Plan
For a Regulated Project
Lone Tree Apartments

July 9, 2021

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Stormwater Control Plan Exhibit

I. Project Data

Table 1. Project Data Form

Project Name/Number	Lone Tree Apartments/ #
Application Submittal Date	07/09/2021
Project Location	Northwest corner of Lonetree Boulevard and West Oaks Boulevard in Rocklin, California
Project Phase No.	1
Project Type and Description	Multi-story, multi-building apartment/ condo complex with associated site improvements.
Total Project Site Area (acres)	10.43 acres
Total New and Replaced Impervious Surface Area	338,782 sf
Total Pre-Project Impervious Surface	0
Total Post-Project Impervious Surface	338,782 sf

II. Setting

II.A. Project Location and Description

The lone tree apartments are a proposed 17-acre multi-unit residential development on vacant land. The proposed site is located on the northwest corner of Lonetree Boulevard and West Oaks Boulevard in Rocklin, California. The western side of the site has a creek setback requirement within the property lines of the parcel that will not have any construction activities performed within the area. This project consists of two phases. Phase 1 is what is proposed with this project. Phase 2 will be to the East of the site, after the zoning has been changed. The Phase 1 site is approximately 10.4 acres and includes 19 multi-story apartments/condos. A vicinity map is provided below.

II.B. Existing Site Features and Conditions

The existing site is vacant and portions of the site drainage currently flows to the public right of way. There are seasonal wetlands on the site and a creek setback area on the western side. Vegetation is native weeds growing in clay topsoil underlain by rock which is similar to the soil profiles found throughout Rocklin. There is existing City storm drainage within the right of way to the north and south of the project.

II.C. Opportunities and Constraints for Stormwater Control

This site has several constraints that limit options for stormwater treatment for the site. The subsurface soil is rock which limits the ability to infiltrate into the groundwater and the western portion of the site is limited in the ability to develop due to a creek setback. Site slopes are mild and generally slope from east to west with some portions sloping towards the right of way. This project proposes to use a combination of LID treatment in the form of bioretention planters and non-LID treatment in the form of filter vaults.

III. Low Impact Development Design Strategies

III.A. Optimization of Site Layout

III.A.1. Limitation of development envelope

The site was designed to limit the amount of area to be disturbed within the flood way and creek setback.

III.A.2. Preservation of natural drainage features

Natural drainage features of the site will be maintained throughout construction.

III.A.3. Setbacks from creeks, wetlands, and riparian habitats
This project was designed with a setback from a creek.

III.A.4. Minimization of imperviousness
The site was designed to limit the amount of impervious pavement and pervious areas were left in place to the greatest extent possible.

III.A.5. Use of drainage as a design element
This site was graded to flatten and lengthen watershed areas to increase rainfall time of concentration, lowering site runoff.

III.B. Use of Permeable Pavements
Conventional concrete and conventional asphalt are used throughout the site. Permeable pavements are impractical for this site because pavements overlie rock.

III.C. Dispersal of Runoff to Pervious Areas
The on-site building rooftops and a majority of the asphalt concrete drive areas will drain to on-site bio-retention facilities. These facilities will allow for evapotranspiration of runoff, infiltration of runoff to the groundwater, and percolation of runoff through engineered soil.

III.D. Stormwater Control Measures
The existing soil structure at the site includes a subsurface consisting mainly of rock. This type of soil has a low permeability. The proposed bio-retention facilities will be designed to use engineered soils that will allow runoff to either permeate the soil then enter the perforated pipes in the bioretention planter drainage rock section. Bioretention facilities have been included in the design to treat runoff from the impervious pavement, building rooftops, and landscape areas. The facilities will act as swales and will include a top layer of plants and grasses, a secondary layer of permeable engineered soil to allow for percolation, and a gravel base with a 4" perforated pipe underdrain that drains treated stormwater to the City's system or an outfall located in the southwest corner of the site.

The media filters on the site are located in below grade vaults with internal bypass for large storm systems. Water will enter the filter vault and the hydraulic head on the upstream will push water through filters that will treat the stormwater runoff. These filters meet or exceed the ability to treat stormwater of a typical bioretention facility. These filters have been included in the design to treat runoff from the impervious pavement, building rooftops, and landscape areas. After treatment, these areas drain to the City's system or an outfall located in the southwest corner of the site.

IV. Documentation of Drainage Design

IV.A. Descriptions of Each Drainage Management Area

IV.A.1. Table of Drainage Management Areas

DMA Name	Surface Type	Area (square feet)
DMA 1	Buildings, pavement, and landscape	83,221
DMA 2	Buildings, pavement, and landscape	29,076
DMA 3	Buildings, pavement, and landscape	52,772
DMA 4	Buildings, pavement, and landscape	25,205
DMA 5	Buildings, pavement, and landscape	25,949
Media Filter 1	Buildings, pavement, and landscape	122,776
Media Filter 2	Pavement and landscape	45,406
Media Filter 3	Buildings, pavement, and landscape	69,956

IV.A.2. Drainage Management Area Descriptions

DMA 1, totaling 83,221 square feet, drains buildings, pavement and landscape. DMA 1 drains to a bioretention facility.

DMA 2, totaling 29,076 square feet, drains buildings, pavement and landscape. DMA 2 drains to a bioretention facility.

DMA 3, totaling 52,772 square feet, drains buildings, pavement and landscape. DMA 3 drains to a bioretention facility.

DMA 4, totaling 25,205 square feet, drains buildings, pavement and landscape. DMA 4 drains to a bioretention facility. [Describe notable or exceptional characteristics or conditions.]

DMA 5, totaling 25,949 square feet, drains buildings, pavement and landscape. DMA 5 drains to a bioretention facility.

DMA 6, totaling 122,776 square feet, drains buildings, pavement and landscape. DMA 6 drains to a media filter vault.

DMA 7, totaling 45,406 square feet, drains pavement and landscape. DMA 7 drains to a media filter vault.

DMA 8, totaling 69,956 square feet, drains buildings, pavement and landscape. DMA 8 drains to a media filter vault.

IV.B. Tabulation and Sizing Calculations

IV.B.1. Information Summary for Bioretention Facility Design

BIO-RETENTION SIZING CALCULATIONS

Area No.	Area (SF)	Area (AC)	Landscape (SF)	Landscape (AC)	Imperv. (SF)	Imper. (AC)	Treatment Area* (SF)	Treatment Provided (SF)	Sizing Ratio (%)	Type of Planter
1	83,221	1.910	22,881	0.525	57,536	1.321	59,824	2,805	4.7%	Bio-Retention Planter
2	29,076	0.667	6,921	0.159	21,131	0.485	21823	1,025	4.7%	Bio-Retention Planter
3	52,772	1.211	14,112	0.324	36,708	0.843	38119	1,952	5.1%	Bio-Retention Planter
4	25,205	0.579	8,930	0.205	15,413	0.354	16306	861	5.3%	Bio-Retention Planter
5	25,949	0.596	9,637	0.221	15,455	0.355	16419	857	5.2%	Bio-Retention Planter

*: Total Treatment Area is equal to Impverious Area + 0.10 * Landscape Area.

MEDIA FILTER SIZING CALCULATIONS

Area ID No.	Total Tributary Area (SF)	Total Tributary Area (AC)	Landscape Area (SF)	Pavement /Roof Area (SF)	"C" Factor	i (IN/HR)	Total Tributary Area "A" (AC)	Flow Rate $Q_T = C \bullet i \bullet A$ (cfs)	Min. # of 12" Filter Cartridges	Product Specified
6	122,776	2.819	23,295	99,481	0.75	0.20	2.82	0.42	**16**	Oldcastle Perk Filter 8' Wide Concrete Vault 12" filter
7	45,406	1.042	7,527	37,879	0.77	0.20	1.04	0.16	**6**	Oldcastle Perk Filter 8' Wide Concrete Vault 12" filter
8	69,956	1.606	14,777	55,179	0.73	0.20	1.61	0.23	**9**	Oldcastle Perk Filter 8' Wide Concrete Vault 12" filter

# of Cartidges = Q_t / (0.0266 cfs/cartridge) - Oldcastle Perk Filter 12" Cartritge (manufacturer)

IV.B.2. Self-Treating Areas
There are no self-treating areas on-site.

IV.B.3. Self-Retaining Areas
There are no self-retaining areas on-site.

IV.B.4. Areas Draining to Self-Retaining Areas
There are no areas being drained to self-retaining areas.

IV.B.5. Areas Draining to Bioretention Facilities
See above Information Summary for Bioretention Facility Design

V. Source Control Measures

V.A. Site activities and potential sources of pollutants
The site will be used for the day-to-day activities of the residents. This will include vehicles driving to and from the site and any pedestrians working or visiting the site. Pollutants from these activities can include typical wear and tear of vehicles and any pollution from people. Other sources of pollution can include pesticide use on the landscaped areas.

V.B. Source Control Table

Potential Source of Runoff Pollutants	*Permanent Source Control BMPs*	*Operational Source Control BMPs*
On-site Storm Drain Inlets	Mark all inlets with the words "No Dumping! Flows to River"	Maintain and periodically repaint or replace inlet markings, provide storm water pollution prevention information to new site owners, lessees, or operators, include the following in the lease agreements: "Tenant shall not allow anyone to discharge anything to storm drains or to store or deposit materials so as to create a potential discharge to storm drains.
Interior floor drains	Interior floor drains will be plumbed to sanitary sewer.	Inspect and maintain drains to prevent blockages and overflow.
Landscape/Outdoor Pesticide Use	The timing and application methods of the irrigation system at the site have been designed so as to minimize the runoff of excess irrigation water into the storm water conveyance system.	Maintain landscaping using minimum or no pesticides, provide IPM information to new owners, leasers, and operators.
Food service	N/A	N/A
Refuse areas	Refuse areas will be posted with the words “Do not dump hazardous materials here”. Project utilizes enclosed trash compactors	Inspect equipment regularly; repair or replace as required; inspection and litter pick up daily; clean spills immediately.
Loading docks	Grade site to minimize run on and to contain spills.	Loaded and unloaded items shall be moved in as soon as possible
Plazas, sidewalks, and parking lots	Parking lots drain to Bio-retention planters and not directly to storm drain.	Sweeping parking lots weekly.

V.C. Features, Materials, and Methods of Construction of Source Control BMPs

VI. Stormwater Facility Maintenance

VI.A. Ownership and Responsibility for Maintenance in Perpetuity

The applicant accepts responsibility for interim operation and maintenance of stormwater treatment and flow-control facilities until such time as this responsibility is formally transferred to a subsequent owner.

VI.B Summary of Maintenance Requirements for Each Stormwater Facility

In September of each year, facility inlets and outlets will be inspected to confirm there is no accumulation of debris that would block flow. If not previously addressed during monthly maintenance, any growth and spread of plantings that blocks inlets or the movement of runoff across the surface of the facility will be cut back or removed.

Once, in December – February of each year, vegetation will be cut back as needed, debris removed, plants and mulch replaced as needed, and inlets and outlets will be inspected to confirm there is no accumulation of debris that would block flow. If not previously addressed during monthly maintenance, any growth and spread of plantings that blocks inlets or the movement of runoff across the surface of the facility will be cut back or removed. The concrete work will be inspected for damage. The elevation of the top of soil and mulch layer will be confirmed to be consistent with the 6-inch reservoir depth.

The perk filter should be cleaned annually before the rainy season. Filters should be cleaned, and vault should be cleaned by a vacuum truck to ensure all accumulated debris are removed. Inspect all inlets and try to remove debris located in the catch basins.

VII. Construction Checklist

To be completed during construction.

VIII. Certifications

The preliminary design of stormwater treatment facilities and other stormwater pollution control measures in this plan are in accordance with the current edition of the City of Rocklin *Post-Construction Manual.*

DRAFT
Operations and Maintenance Plan
for a Regulated Project
Lone Tree Apartments

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Attachments

A. Preliminary Design Drawings
B. Inspection and Maintenance Log Template
C. Change of Designated Responsible Individuals Form

I. Introduction

I.A. Project Description

This site is located at the Northwest corner of Lonetree Boulevard and West Oaks Boulevard in Rocklin, California. The total site area is 454,362 square feet, including 19 structures and associates site improvements.

Stormwater treatment is provided by five bioretention facilities and three media filters.

II. Designation of Responsible Individuals

II.A. Contact Information for Responsible Individuals

Designated Contact for Operation and Maintenance	
Name: TBD	Title or Position:
Telephone:	Alternate Telephone:
Email:	
Off-Hours or Emergency Contact	
Name: TBD	Title or Position:
Telephone:	Alternate Telephone:
Email:	
Corporate Officer (authorized to execute contracts with the City)	
Name: Mark Tekin	Title or Position: Owner
Address: 2600 N. Dallas Parkway, Suite 370, Frisco, TX 75034	
Telephone: (469) 458-0485x1	Alternate Telephone:
Email: Mark.tekin@tekindevelopment.com	

Updated contact information must be provided to the City of Rocklin whenever a property is sold or the designated responsible individuals are changed for any reason.

II.B. Initial Training of Responsible Individuals

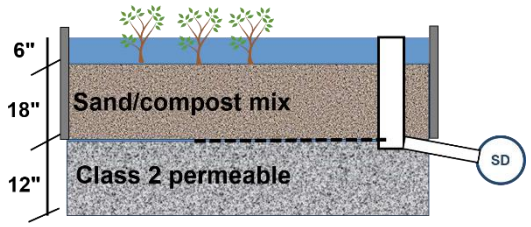
Following completion of construction, the contractor will coordinate with the owner's and/or lessee's personal to demonstrate proper maintenance of the bioretention facilities and demonstrate the proper practices.

III. Facilities to Be Maintained

III.A. Facility Descriptions

There are five bioretention facilities on-site. All have the following features:

- Surrounded by a concrete curb. Where adjacent to pavement, curbs are thickened and an impermeable vertical cutoff wall protects the pavement subgrade from moisture intrusion.
- Each layer built flat and level. See Figure 1.
- 12 inches of Class 2 permeable, Caltrans specification 68-2.02F(3)
- 18 inches bio-treatment soil mix (BSM)
- 4 in. dia. PVC SDR 35 perforated pipe underdrain, installed with the invert at the top of the Class 2 permeable layer with holes facing down, and connected to the overflow structure at that same elevation
- Minimum 6-inch-deep reservoir between top of soil elevation and overflow grate elevation
- Concrete drop inlet with frame overflow structure, with grate set to specified elevation, connected to storm drain in Main Street
- Plantings
- Irrigation system with drip emitters and “smart” irrigation controllers
- Sign identifying the facility as a stormwater treatment facility.



There are three media filters onsite. All have the following features:

- A concrete vault located below grade within the pavement area of the site. The vault and lids are located in the drive isle with traffic rated lids
- Treatment vault is sized for the proposed flow draining through the vault.
- Treatment meets or exceeds the treatment ability of bioretention planters
- Cartridge filters
- Internal overflow for large storm events
- Elevation drop across the inlet to the outlet pipe to provide hydraulic head to push water through the filter
- Routine cleaning required

III.B. Facility Locations and Tributary Drainage Areas

See attached SWQCP at the end of this report for the locations of the treatment facilities.

III.B.1. Bioretention Facility #1

See the attached Treatment Measures Attachment A. Bioretention Facility #1 receives drainage from Area 1, which includes the roof from buildings, the delineated portion of the parking lot/drive isle, and the delineated landscape areas totaling 83,221 SF of drainage surface. The impervious area draining into the bioretention area is 57,536 SF. During heavier rainfall events, the bioretention facility will pond and allow a set amount of water to discharge. Inflow is via curb cuts that accept sheet flow from the pavement and outflows that collect site water in storm drain lines and discharge to the bioretention facility. The facility underdrain is connected to the overflow structures located in the basin as shown in Attachment A, which are connected via a 12" storm drain line to the 24" storm drain line that drains to the City's storm drain system.

III.B.2. Bioretention Facility #2

See the attached Treatment Measures Attachment A. Bioretention Facility #2 receives drainage from Area 2, which includes the roof from buildings, the delineated portion of the parking lot/drive isle, and the delineated landscape areas totaling 69,076 SF of drainage surface. The impervious area draining into the bioretention area is 21,131 SF. During heavier rainfall events, the bioretention facility will pond and allow a set amount of water to discharge. Inflow is via curb cuts that accept sheet flow from the pavement and outflows that collect site water in storm drain lines and discharge to the bioretention facility. The facility underdrain is connected to the overflow structures located in the basin as shown in Attachment A, which are connected via a 12" storm drain line to the 24" storm drain line that drains to the City's storm drain system.

III.B.3. Bioretention Facility #3

See the attached Treatment Measures Attachment A. Bioretention Facility #3 receives drainage from Area 3, which includes the roof from buildings, the delineated portion of the parking lot/drive isle, and the delineated landscape areas totaling 52,772 SF of drainage surface. The impervious area draining into the bioretention area is 36,708 SF. During heavier rainfall events, the bioretention facility will pond and allow a set amount of water to discharge. Inflow is via curb cuts that accept sheet flow from the pavement and outflows that collect site water in storm drain lines and discharge to the bioretention facility. The facility underdrain is connected to the overflow structures located in the basin as shown in Attachment A, which are connected via a 12" storm drain line to the City's storm drain outfall.

III.B.4. Bioretention Facility #4

See the attached Treatment Measures Attachment A. Bioretention Facility #4 receives drainage from Area 4, which includes the roof from buildings, the delineated portion of the parking lot/drive isle, and the delineated landscape areas totaling 25,205 SF of drainage surface. The impervious area

draining into the bioretention area is 15,413 SF. During heavier rainfall events, the bioretention facility will pond and allow a set amount of water to discharge. Inflow is via curb cuts that accept sheet flow from the pavement and outflows that collect site water in storm drain lines and discharge to the bioretention facility. The facility underdrain is connected to the overflow structures located in the basin as shown in Attachment A, which are connected via a 12" storm drain line to the City's storm drain outfall.

III.B.5. Bioretention Facility #5

See the attached Treatment Measures Attachment A. Bioretention Facility #5 receives drainage from Area 5, which includes the roof from buildings, the delineated portion of the parking lot/drive isle, and the delineated landscape areas totaling 25,949 SF of drainage surface. The impervious area draining into the bioretention area is 15,455 SF. During heavier rainfall events, the bioretention facility will pond and allow a set amount of water to discharge. Inflow is via curb cuts that accept sheet flow from the pavement and outflows that collect site water in storm drain lines and discharge to the bioretention facility. The facility underdrain is connected to the overflow structures located in the basin as shown in Attachment A, which are connected via a 12" storm drain line to an existing public catch basin that drains to the City's storm drain system.

III.B.6. Media Filter #1

See the attached Treatment Measures Attachment A. Media Filter Facility #1 receives drainage from Area 6, which includes the roof from buildings, the delineated portion of the parking lot/drive isle, and the delineated landscape areas totaling 122,776 SF of drainage surface. The impervious area draining into the filter is 99,481 SF. During heavier rainfall events, the water level within the filter box will rise until it hits the internal overflow to reroute the large storm event. Inflow is through one incoming pipe that collects runoff into a catch basin. The facility connects via a 12" storm drain line to the City's storm drain outfall.

III.B.7. Media Filter #2

See the attached Treatment Measures Attachment A. Media Filter Facility #2 receives drainage from Area 7, which includes the roof from buildings, the delineated portion of the parking lot/drive isle, and the delineated landscape areas totaling 45,406 SF of drainage surface. The impervious area draining into the filter is 37,879 SF. During heavier rainfall events, the water level within the filter box will rise until it hits the internal overflow to reroute the large storm event. Inflow is through one incoming pipe that collects runoff into a catch basin. The facility connects via a 12" storm drain line to the City's storm drain outfall.

III.B.8. Media Filter #3

See the attached Treatment Measures Attachment A. Media Filter Facility #3 receives drainage from Area 8, which includes the roof from buildings, the delineated portion of the parking lot/drive isle, and the delineated landscape areas totaling 69,956 SF of drainage surface. The impervious area

draining into the filter is 55,179 SF. During heavier rainfall events, the water level within the filter box will rise until it hits the internal overflow to reroute the large storm event. Inflow is through one incoming pipe that collects runoff into a catch basin. The facility connects via a 12" storm drain line to the 24" storm drain line that drains to the City's storm drain system.

III.C. Facility Construction Details

See Attachment A for layout of site storm drain and location of treatment facilities. Typical details for each type of treatment facility on the site.

Details on construction shall be added after facilities have been constructed and points of connection to the City's system confirmed.

IV. Schedule of Maintenance Activities

IV.A. Routine Activities

The facilities will be examined daily for visible trash during regular policing of the site, and trash will be removed. Any graffiti, vandalism, or other damage will be noted and addressed within 48 hours.

The planted areas will be weeded by hand approximately monthly. At this time plants will be inspected for health and the irrigation system will be turned on manually and checked for any leaks or broken lines, misdirected spray patterns etc. Any dead plants will be replaced.

IV.B. Following Significant Rain Events

A significant rain event will be considered to be one that produces approximately a one inch or more rainfall in a 24-hour period. Within 5 days after each such event, the following will be conducted:

- The surface of the bioretention facility will be observed to confirm there is no ponding.
- Inspect inlets for channeling, ruts and holes, soil exposure or other evidence of erosion.
- Inspect downspouts, curb cuts, overflow pipes, inflow pipes, outflow pipes, and/or bubble ups to ensure flow to the treatment measure is unimpeded. Remove debris and repair damaged pipes. Check splash blocks or rocks and repair, replace and replenish as necessary.
- Remove obstructions, debris and trash from the treatment measure and dispose of properly.
- Clear obstructions and remove sediment accumulating near inlets when it builds up to 2 inches at any spot, or if it covers vegetation. Dispose of sediment properly.
- Check that mulch, cobble, and/or treatment soil are at the appropriate depth/s (per design specifications) and replenish when necessary.

IV.C. Annual Maintenance

In September of each year, facility inlets and outlets will be inspected to confirm there is no accumulation of debris that would block flow. If not previously addressed during monthly maintenance, any growth and spread of plantings that blocks inlets or the movement of runoff across the surface of the facility will be cut back or removed.

Once, in December – February of each year, vegetation will be cut back as needed, debris removed, plants and mulch replaced as needed, and inlets and outlets will be inspected to confirm there is no accumulation of debris that would block flow. If not previously addressed during monthly maintenance, any growth and spread of plantings that blocks inlets or the movement of runoff across the surface of the facility will be cut back or removed. The concrete work will be inspected for damage. The elevation of the top of soil and mulch layer will be confirmed to be consistent with the 6-inch reservoir depth.

The perk filter should be cleaned annually before the rainy season. Filters should be cleaned, and vault should be cleaned by a vacuum truck to ensure all accumulated debris are removed. Inspect all inlets and try to remove debris located in the catch basins.

V. Reporting

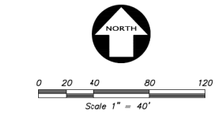
V.A. Annual Reporting

Once per year a copy of the annual inspection report for the previous year's activities shall be submitted to the City of Rocklin no later than January 31st. The annual inspection report shall contain at a minimum:

- A review of the Operations and Maintenance Plan for outdated information, including contact information and details on BMPs;
- A review of the inspection and maintenance log with comparison to maintenance schedule, including recommendations for changes to maintenance schedule;
- Overall condition of each BMP and any recommendations;
- A copy of the project's stormwater BMP inspection and maintenance log.

Attachment A

Preliminary Design Drawings



LEGEND

- TRIBUTARY AREA LIMITS
- LANDSCAPE AREA
- IMPERVIOUS AREA
- BIO-RETENTION TREATMENT AREA

BIO-RETENTION SIZING CALCULATIONS

Area No.	Area (SF)	Area (AC)	Landscape (SF)	Landscape (AC)	Imperv. (SF)	Imper. (AC)	Treatment Area* (SF)	Treatment Provided (SF)	Sizing Ratio (%)	Type of Planter
1	83,221	1.910	22,881	0.525	57,536	1.321	59,824	2,805	4.7%	Bio-Retention Planter
2	29,076	0.667	6,921	0.159	21,131	0.485	21823	1,025	4.7%	Bio-Retention Planter
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*: Total Treatment Area is equal to Impverious Area + 0.10 * Landscape Area.

MEDIA FILTER SIZING CALCULATIONS

Area ID No.	Total Tributary Area (SF)	Total Tributary Area (AC)	Landscape Area (SF)	Pavement /Roof Area (SF)	"C" Factor	i (IN/HR)	Total Tributary Area "A" (AC)	Flow Rate $Q_d = C \times i \times A$ (cfs)	Min. # of 12" Filter Cartridges	Product Specified
6	122,776	2.819	23,295	99,481	0.75	0.20	2.82	0.42	16	Oldcastle Perk Filter 8' Wide Concrete Vault 12" f ter
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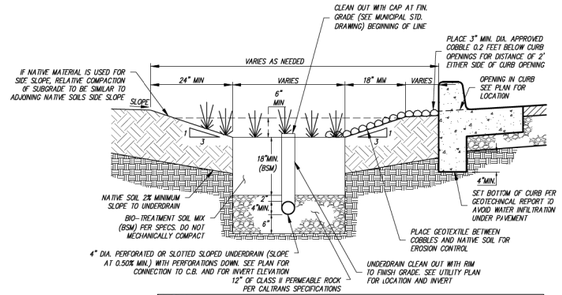
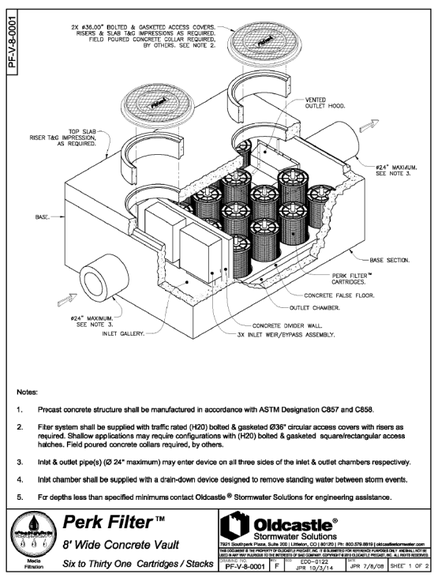
# of Cartidges = Q_d / (0.0266 cfs/cartridge) - Oldcastle Perk Filter 12" Cartritge (manufacturer



NOTE:
SURFACE AREA OF THE BIO-TREATMENT SOIL SHALL EQUA. 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 (1)
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 Ø36" circular 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
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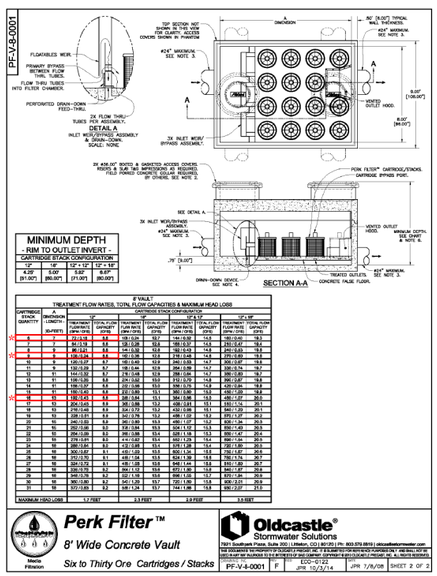

MINIMUM DEPTH
- RIM TO OUTLET INVERT -

CARTRIDGE STACK CONFIGURATION			
"S"	"M"	"L"	"XL"
1.25' [0.00"]	3.00' [00.00"]	4.75' x 12" [71.00"]	6.50' x 12" [00.00"]

PERK FILTER™ 8' WIDE CONCRETE VAULT
TREATMENT FLOW RATES, TOTAL # FLOW CAPACITIES & MAXIMUM HEAD LOSS

CARTRIDGE STACK QUANTITY	A DIVISION LOAD**	CARTRIDGE STACK CONFIGURATION "S" 1.25'		"M" 3.00'		"L" 4.75' x 12"		"XL" 6.50' x 12"	
		"S" TREATMENT FLOW (GPM/SQ FT)	"S" TOTAL FLOW (GPM)	"M" TREATMENT FLOW (GPM/SQ FT)	"M" TOTAL FLOW (GPM)	"L" TREATMENT FLOW (GPM/SQ FT)	"L" TOTAL FLOW (GPM)	"XL" TREATMENT FLOW (GPM/SQ FT)	"XL" TOTAL FLOW (GPM)
		(SURFACE)	(CFS)	(SURFACE)	(CFS)	(SURFACE)	(CFS)	(SURFACE)	(CFS)
4	4	72 / 0.16	4.6	109 / 0.24	52.7	144 / 0.32	13.3	181 / 0.40	18.3
5	5	91 / 0.20	5.8	136 / 0.30	65.8	180 / 0.40	16.6	226 / 0.50	22.8
6	6	95 / 0.21	6.0	144 / 0.32	70.0	192 / 0.43	17.8	242 / 0.53	24.8
7	7	109 / 0.24	6.9	163 / 0.36	78.8	216 / 0.48	19.9	272 / 0.60	27.4
10	10	145 / 0.32	9.1	218 / 0.48	105.1	288 / 0.64	26.5	363 / 0.80	36.5
11	9	150 / 0.33	9.7	218 / 0.54	92.9	284 / 0.59	17.7	338 / 0.74	19.7
12	10	164 / 0.32	9.1	218 / 0.58	105.1	288 / 0.64	26.5	363 / 0.80	36.5
13	11	159 / 0.35	9.8	234 / 0.52	53.3	310 / 0.70	14.8	386 / 0.87	19.8
14	12	178 / 0.37	9.9	255 / 0.56	53.3	337 / 0.74	14.8	420 / 0.94	19.8
15	13	190 / 0.43	9.8	327 / 0.69	53.1	382 / 0.85	15.2	458 / 1.00	19.8
16	14	218 / 0.48	10.8	327 / 0.72	53.3	432 / 0.95	15.1	540 / 1.19	20.1
17	15	204 / 0.45	9.5	340 / 0.86	53.3	428 / 0.93	15.1	510 / 1.14	20.1
18	13	219 / 0.48	8.8	364 / 0.72	53.3	432 / 0.86	15.1	540 / 1.09	20.1
19	14	238 / 0.51	8.8	343 / 0.76	53.3	480 / 1.02	15.3	572 / 1.27	20.3
20	15	240 / 0.53	9.0	382 / 0.89	53.3	450 / 1.07	15.2	600 / 1.34	20.3
21	16	262 / 0.58	9.0	418 / 0.94	53.3	524 / 1.16	15.2	656 / 1.45	20.3
22	16	284 / 0.58	9.0	382 / 0.88	53.4	528 / 1.16	15.3	659 / 1.47	20.4
23	17	285 / 0.64	9.3	427 / 0.96	53.4	570 / 1.28	15.4	712 / 1.60	20.5
24	18	308 / 0.64	9.3	412 / 0.96	53.4	551 / 1.28	15.4	732 / 1.69	20.5
25	19	300 / 0.67	9.1	450 / 1.03	53.5	600 / 1.34	15.6	750 / 1.67	20.6
26	18	312 / 0.70	9.1	468 / 1.04	53.5	624 / 1.38	15.6	780 / 1.74	20.7
27	18	324 / 0.72	9.1	476 / 1.09	53.6	640 / 1.44	15.6	800 / 1.80	20.7
28	19	338 / 0.76	9.2	504 / 1.12	53.6	672 / 1.48	15.7	840 / 1.87	20.8
29	18	340 / 0.76	9.2	522 / 1.16	53.6	696 / 1.55	15.7	870 / 1.94	20.8
30	19	357 / 0.80	9.2	546 / 1.21	53.7	728 / 1.62	15.8	910 / 2.02	21.0
31	18	372 / 0.83	9.2	567 / 1.26	53.7	744 / 1.66	15.8	930 / 2.07	21.0
MAXIMUM HEAD LOSS		1.2 FEET		2.3 FEET		2.8 FEET		3.5 FEET	

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PERK FILTER DETAILS (2)
NOT TO SCALE

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

REVISION / BY / NO.

REGISTERED PROFESSIONAL ENGINEER ZS YAE SAFYDEEN No. 65838 CIVIL STATE OF CALIFORNIA

PRELIMINARY STORM WATER QUALITY CONTROL PLAN

LOTS 1, 2 AND LOT 3 Z M 90
OF
TEKIN & ASSOCIATES, LLC
FOR

ROCKLIN, CALIFORNIA

DATE	MONTH, YEAR
SCALE	AS SHOWN
DESIGNER	ZS
DRAWN BY	JDQ
JOB NO.	A20700
SHEET	C5.0
OF	5 SHEETS

Attachment B

Inspection and Maintenance Log Template

Stormwater BMP Inspection and Maintenance Log

Facility Name	
Address	
Begin Date	End Date

Date	BMP ID#	BMP Description	Inspected by:	Cause for Inspection	Exceptions Noted	Comments and Actions Taken

Instructions: Record all inspections and maintenance for all treatment BMPs on this form. Use additional log sheets and/or attach extended comments or documentation as necessary. Submit a copy of the completed log with the annual independent inspectors' report to the municipality, and start a new log at that time.

- BMP ID# — Always use ID# from the Operation and Maintenance Manual.
- Inspected by — Note all inspections and maintenance on this form, including the required independent annual inspection.
- Cause for inspection — Note if the inspection is routine, pre-rainy-season, post-storm, annual, or in response to a noted problem or complaint.
- Exceptions noted — Note any condition that requires correction or indicates a need for maintenance.
- Comments and actions taken — Describe any maintenance done and need for follow-up.

Attachment C

Change of Designated Responsible Individuals Form

Designation of Individuals Responsible for Stormwater Treatment BMP Operation and Maintenance	
Date Change Completed	
Facility Name	
Facility Address	
Designated Contact for Operation and Maintenance	
Name:	Title or Position:
Telephone:	Alternate Telephone:
Email:	
Off-Hours or Emergency Contact	
Name:	Title or Position:
Telephone:	Alternate Telephone:
Email:	
Corporate Officer (authorized to execute contracts with the City)	
Name:	Title or Position:
Address:	
Telephone:	Alternate Telephone:
Email:	