



New Project Information

The City of Rocklin has begun processing the below referenced application for project approval. The request is now being reviewed for compliance with the requirements and regulations of relevant City, State, and Federal agencies, and Utility providers. Once any issues have been resolved notice will be provided to alert neighbors and interested parties of the availability of project information, the opportunity to comment on a project, and of any pending review or action.

Application Received: December 16, 2019

Project Name and Requested Approvals:

PASQUETTI ENGINEERING HEADQUARTERS
DESIGN REVIEW, DR2019-0013

Staff Description of Project:

This application is a request for approval of a Design Review to allow the construction of a new company headquarters comprised of a main office (6,539 square feet with 1,005 square feet of storage), a warehouse/office building (8,410 square feet), a shop/office building ((9,326 square feet), a future warehouse/office building (4,230 square feet), two pads for future phases, and a gravel yard, including truck and equipment storage and parking, employee and visitor parking, and associated site improvements, landscaping, and appropriate hardscape. (Square footages are approximate.)

Location:

The subject site is located at 4080 Del Mar Avenue. APNs 045-011-013 and 045-011-014.

Existing Land Use Designations:

The property is zoned Planned Development Light Industrial (PD-LI).
The General Plan designation is Light Industrial (LI).

This project does / XX does not require modification or change of the land use designations and regulations currently applicable to the project site.

Compliance with the California Environmental Quality Act:

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

Applicant & Property Owner:

The applicant is Mitch Bjorgum with MB Arcstudio, LLC. The property owner is Pasquetti Enterprises. Inc.

Attached Information:

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

P:\PUBLIC PLANNING FILES\Request for Comment\2020\Pasquetti Headquarters\2-Project Information.docx



City of Rocklin

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

UNIVERSAL
APPLICATION
FORM

NAME OF PROJECT: **Pasquetti Enterprises Inc.**

LOCATION: 4080 Delmar Ave

ASSESSOR'S PARCEL NUMBERS: **045-011-013-000 & 014**

DATE OF APPLICATION (STAFF): 12/16/19 RECEIVED BY (STAFF INITIALS): gs

FILE NUMBERS (STAFF): DR 2019-0013 FEES: ~~\$18,063~~ \$19,167

RECEIPT No.: R35611

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: 1/10/19

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

- | | | |
|--|--|--|
| <input type="checkbox"/> General Plan Amendment (GPA)
Fee: \$11,434 (< 100 Acres)
\$ 2,565 (each add'l 100 Acres) | <input type="checkbox"/> Tentative Subdivision Map (SD)
Fee: \$17,715 (1 st 50 lots)
\$2,188 (each add'l 50 lots)
\$10,337 Modification | <input type="checkbox"/> Use Permit (U)
<input type="checkbox"/> Minor (PC Approval - New Bldg) Fee: \$9,888
<input type="checkbox"/> Minor (PC Approval - Existing Bldg) Fee: \$7,496
<input type="checkbox"/> Major (CC Approval) Fee: \$13,252 |
| <input type="checkbox"/> Rezone (Reclassification) (Z)
Fee: \$9,846 < 20 acres
\$10,850 > 20 acres | <input type="checkbox"/> Tentative Parcel Map (DL)
Fee: \$9,888 | <input type="checkbox"/> Variance (V)
Fee: \$5,036 |
| <input type="checkbox"/> General Development Plan (PDG)
Fee: \$13,475 | <input checked="" type="checkbox"/> Design Review (DR) <u>12/12/19</u>
Commercial Fee: \$9,888
Residential Fee: \$6,097
Signs Fee: \$4,233 | <input type="checkbox"/> Oak Tree Preservation Plan Permit
Planning Commission Fee: \$ 915
City Council Fee: \$1,232 |
| <input type="checkbox"/> Concurrent Application (2 or more entitlements)
Fee: \$15,845
\$2,142 (each add'l 50 lots or 100 acres) | <u>13,484</u> | <input type="checkbox"/> Modification to Approved Projects
Fee: \$3,481 |

File Number

Environmental Requirements: Exempt - \$1,277.00 Mitigated Negative Declaration - ~~\$6,311.00~~ 5,639
(STAFF) Negative Declaration - \$5,166.00 EIR - See Fee Schedule



rev. 03/18 5683
13484
19,167

UNIVERSAL APPLICATION FORM (CONT.)

GENERAL PLAN DESIGNATION:	PROPERTY DATA:	UTILITIES:	
		EXISTING	PROPOSED
Existing: <u>LI</u>	Acres: <u>7.42</u>	<input checked="" type="checkbox"/> Pub. Sewer	<input checked="" type="checkbox"/> Pub. Sewer
Proposed: <u>LI</u>	Square Feet: <u>323,215</u>	<input type="checkbox"/> Septic Sewer	<input type="checkbox"/> Septic Sewer
Zoning:	Dimensions: <u>335.73'X</u> <u>1113.55'</u>	<input checked="" type="checkbox"/> Pub. Water	<input checked="" type="checkbox"/> Pub. Water
Existing: <u>PD-LI</u>	No. of Units: _____	<input type="checkbox"/> Well Water	<input type="checkbox"/> Well Water
Proposed: <u>PD-LI</u>	Building Size: <u>29,513 SF gross</u>	<input checked="" type="checkbox"/> Electricity	<input checked="" type="checkbox"/> Electricity
	Proposed Parking: <u>87</u>	<input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/> Gas
	Required Parking: <u>69</u>	<input checked="" type="checkbox"/> Cable	<input checked="" type="checkbox"/> Cable
	Access: <u>(1) on Delmar Ave.</u>		

PROJECT REQUEST: _____

Design review request for a proposed new site development of a 7.42 ac site of a new company headquarters for JD Pasquetti Engineering, Inc. The buildings include a new approx. 6539 sf main office plus an approx. 1005 of storage on the second floor, a 8410 sf warehouse/office building, a 9326 sf shop/office building and a future 4230 sf warehouse/office building. The new site development will contain vehicle parking for employees and guests and equipment parking located in the rear of the property.

+ 2 pad buildings + gravel yard

(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: Pasquetti Enterprises Inc.

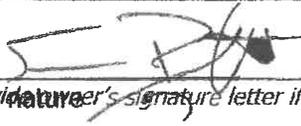
ADDRESS: 3032 Thunder Valley Court #200

CITY: Lincoln STATE: CA ZIP: 95648

PHONE NUMBER: 916-543-9401

EMAIL ADDRESS: jason@jdpasquetti.com

FAX NUMBER: 916-543-9426

SIGNATURE OF OWNER 
(Signature Authorizing Application; provide owner's signature letter if signature is other than property owner.)

NAME OF APPLICANT
(If different than owner): Mitch Bjorgum, Architect - MB Arcstudio LLC

CONTACT: Mitch Bjorgum

ADDRESS 950 Glenn Dr. #130

CITY: Folsom STATE: CA ZIP: 95630

PHONE NUMBER: 916-276-0851

EMAIL ADDRESS: mitch@mbarcstudio.com

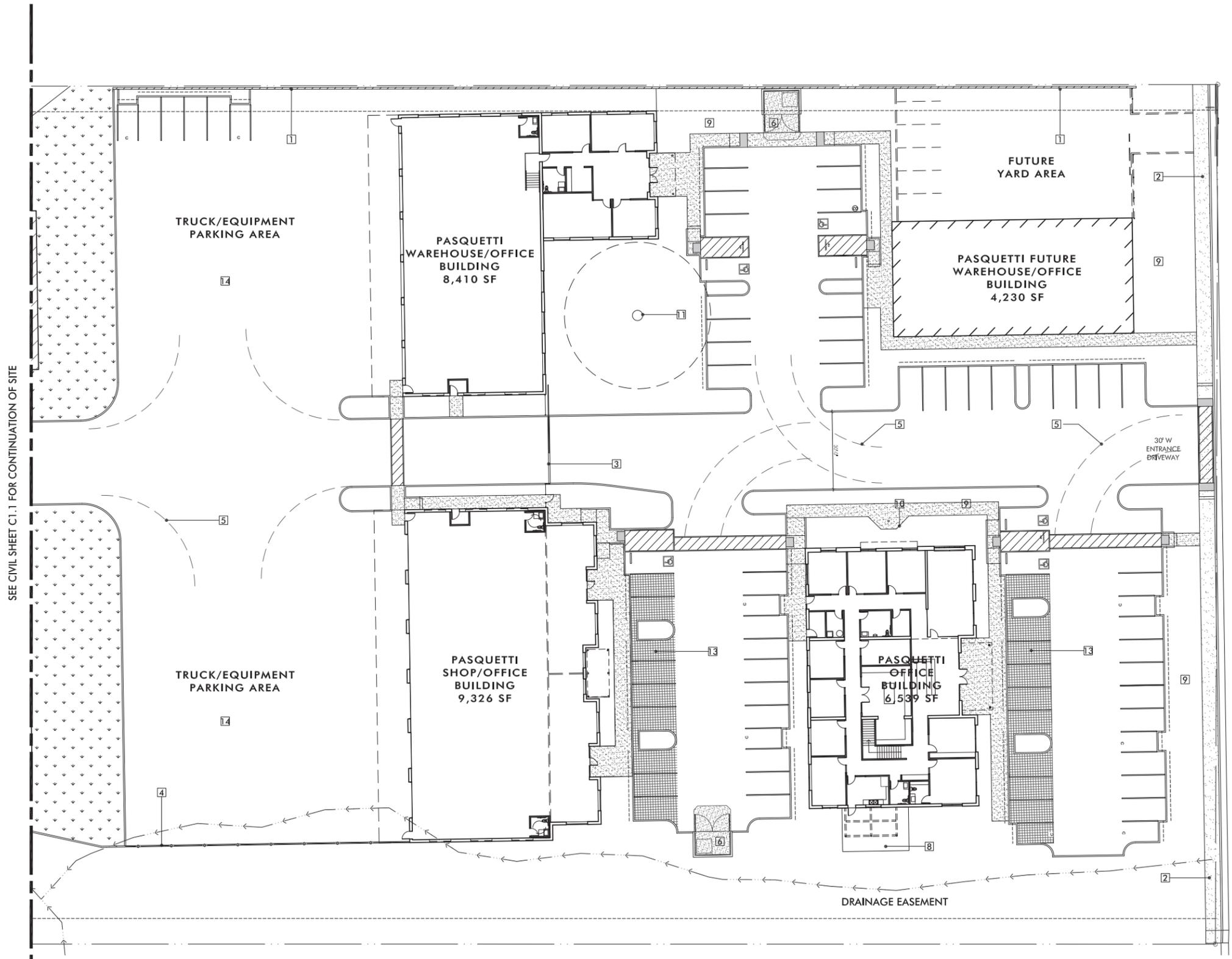
FAX NUMBER: _____

SIGNATURE OF APPLICANT 

AGENT AUTHORIZATION FORM

Property owners desiring to authorize individuals to represent them in conjunction with any application or matter before the City shall provide written authorization using this form. A separate form shall be used for each individual or firm authorized, and shall specifically note any restrictions upon the authorized person.

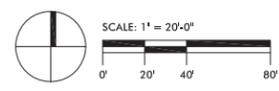
Project Name: Pasquetti Enterprises Inc.
Location: 4080 Delmar Ave
Assessors Parcel Number(s): 045-011-013 & 014
Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.): Design review
Name of person and / or firm authorized to represent property owner (Please print): Mitch Bjorgum, Architect , MB Arcstudio LLC
Address (Including City, State, and Zip Code): 950 Glenn Dr. #130, Folsom, CA 95630
Phone Number: 916-276-0851
Fax Number:
Email Address: mitch @mbarcstudio.com
The above named person or firm is authorized as: Agent (<input checked="" type="checkbox"/>) Buyer (<input type="checkbox"/>) Lessee (<input type="checkbox"/>)
The above named person or firm is authorized to (check all that are applicable): (<input type="checkbox"/>) File any and all papers in conjunction with the aforementioned request, including signing the application (<input checked="" type="checkbox"/>) Speak on behalf of and represent the owner at any Staff meeting and/or public hearing. (<input type="checkbox"/>) Sign any and all papers in my stead, with the exception of the application form.
The duration and validity of this authorization shall be: (<input checked="" type="checkbox"/>) Unrestricted (<input type="checkbox"/>) Valid until:
Owners Authorization Signature & Date:  8/7/19
Owners Name (Please Print): ^{nature} Jason Pasquetti
Owners Address (Including City, State, and Zip Code): 3032 Thunder Valley Ct. # 200 Lincoln, CA 95648
Phone Number: 916 543-9401
Email Address: jason @ jdpasquetti.com



SEE CIVIL SHEET C1.1 FOR CONTINUATION OF SITE

DELMAR AVE

SITE PLAN



SHEET NOTES

- 1 CMU WALL
- 2 NEW SIDEWALK
- 3 SECURED ACCESS SLIDING GATE
- 4 CHAIN LINK FENCE
- 5 FIRE TRUCK TURNING RADIUS 36' INSIDE AND 50' OUTSIDE
- 6 TRASH DUMPSTER
- 7 SEE CIVIL DRAWINGS
- 8 ALUMINUM OR STEEL PATIO STRUCTURE @ OUTDOOR BREAK/LUNCH AREA
- 9 LANDSCAPED AREA
- 10 FLAG POLE
- 11 (E) OAK TREE
- 12 FUTURE TRASH ENCLOSURE
- 13 PAVERS IN PARKING AREA FOR UNDERGROUND SITE DRAINAGE
- 14 AC PAVING

PROJECT DESCRIPTION:

OWNER: JD PASQUETTI, ENGINEERING INC.
3032 THUNDER VALLEY COURT #200
LINCOLN, CA 95648

ARCHITECT: MB ARCTUDIO LLC
950 GLENN DR. #130
FOLSOM, CA 95630

PARCEL NUMBER: 045-011-013-000 & 045-011-014-000

JOB SITE ADDRESS: 4080 DELMAR AVE.

LOT AREA: TOTAL = APPROX. 7.5 AC
PARCEL 13 = 5.6 AC
PARCEL 14 = 1.9 AC

ZONING: PD-LI

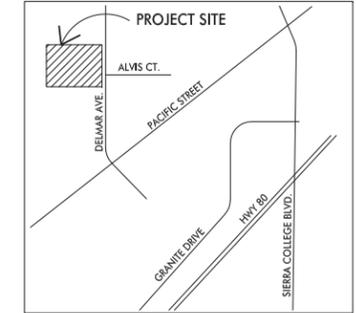
BUILDING USE: OFFICE, MAINTENANCE/SHOP, STORAGE

BUILDING AREAS: OFFICE: ± 6539 SF
SHOP/OFFICE: ± 9326 SF
OFFICE: 2174 SF
SHOP: 7152 SF
WAREHOUSE/OFFICE: ± 8410 SF
OFFICE: 2250 SF
WAREHOUSE: 6160 SF

PARKING: FUTURE WAREHOUSE/OFFICE: ± 4230 SF
OFFICE: ± 1410 SF
WAREHOUSE: ± 2820 SF

OFFICE: 33 SPACES
SHOP/OFFICE: 13 SPACES
WAREHOUSE/OFFICE: 13 SPACES
FUTURE WAREHOUSE/OFFICE: 10 SPACES
TOTAL REQUIRED: 69 SPACES
TOTAL PROVIDED: 87 SPACES

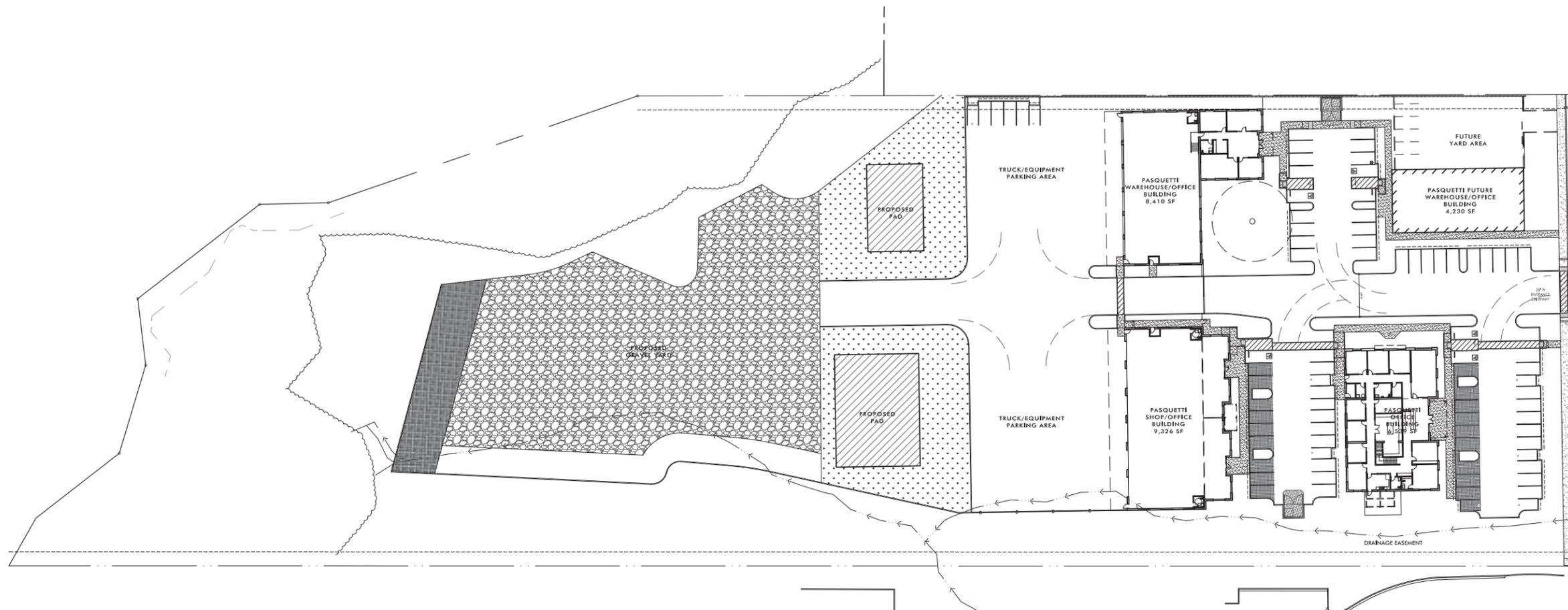
VICINITY MAP



**J.D. PASQUETTI
ENGINEERING INC.
HEADQUARTERS**

4080 DELMAR AVE
ROCKLIN, CA. 95677





OVERALL SITE PLAN
 SCALE: 1" = 40'-0"
 0' 40' 80' 160'

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 3032 THUNDER VALLEY COURT #200
 LINCOLN, CA 95648

ARCHITECT: MB ARCASTUDIO LLC
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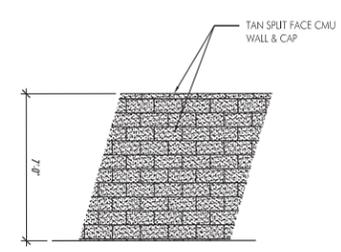
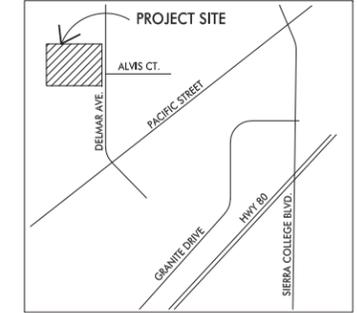
WAREHOUSE/OFFICE: ± 8410 SF
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 OFFICE: ± 1410 SF
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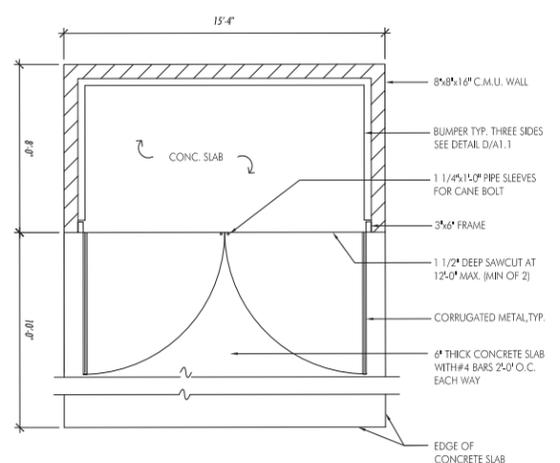
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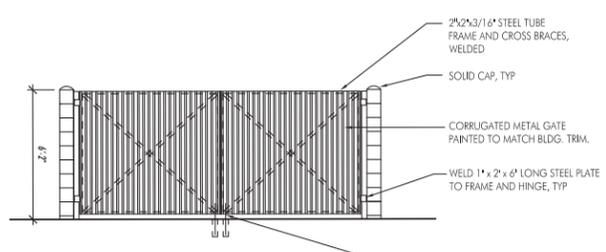
VICINITY MAP



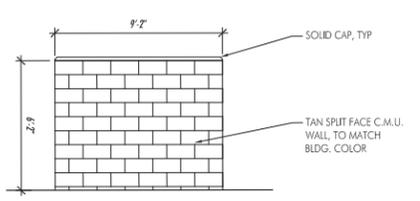
CMU WALL
 SCALE: 1/4" = 1'-0"



TRASH ENCLOSURE PLAN
 SCALE: 1/4" = 1'-0"



TRASH ENCLOSURE FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



TRASH ENCLOSURE SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

J.D. PASQUETTI ENGINEERING INC. HEADQUARTERS

4080 DELMAR AVE
 ROCKLIN, CA. 95677

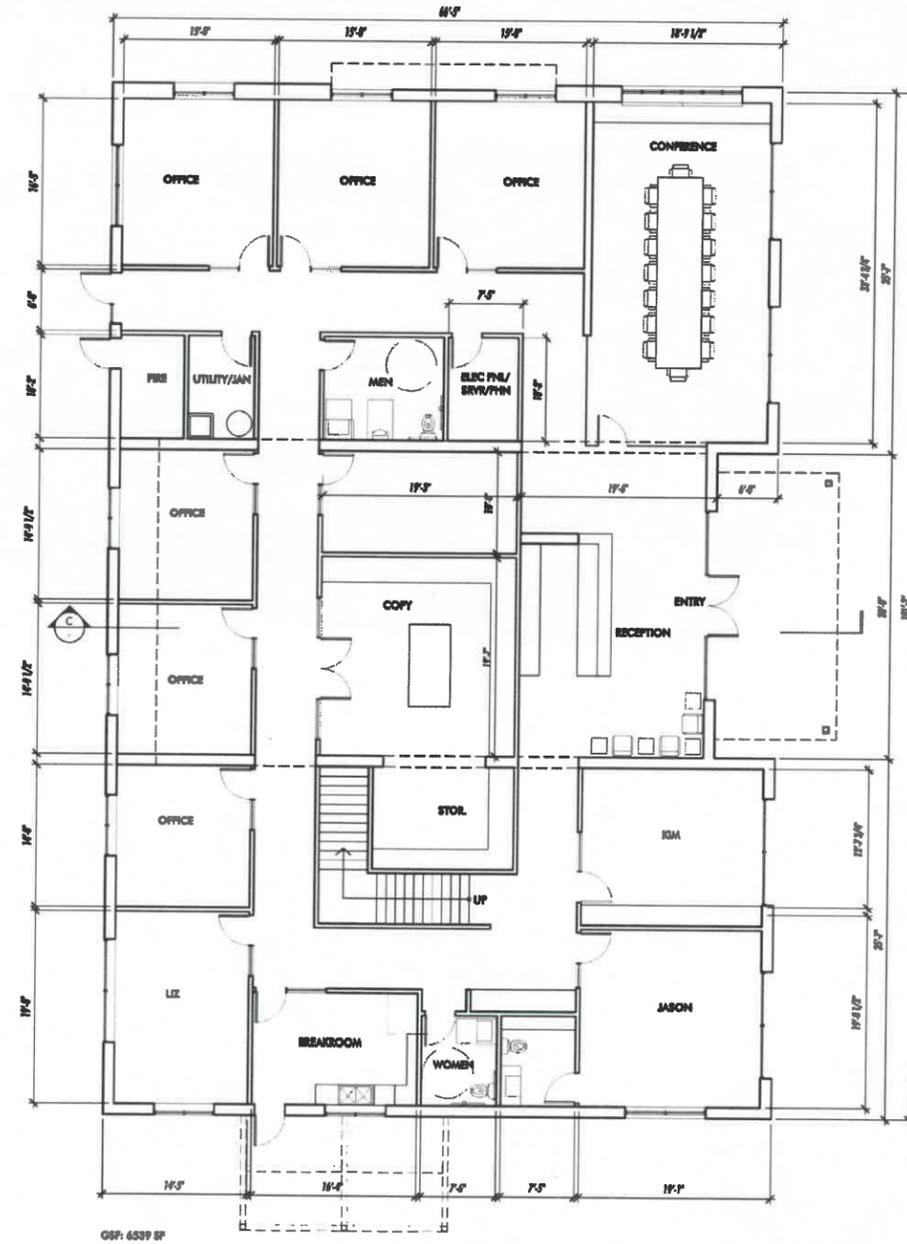
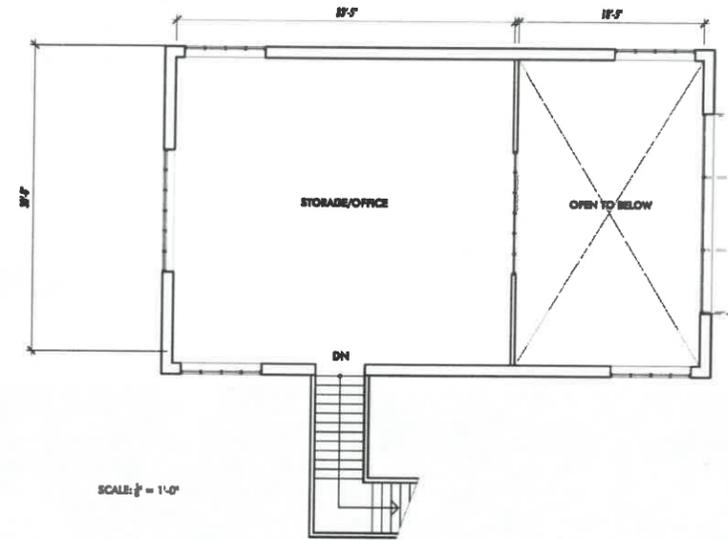
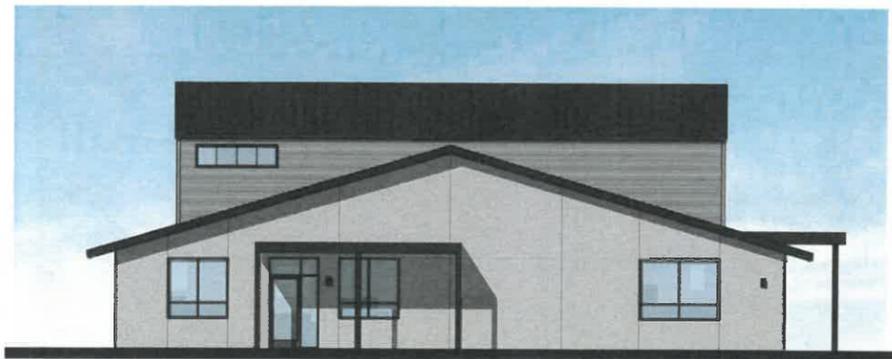
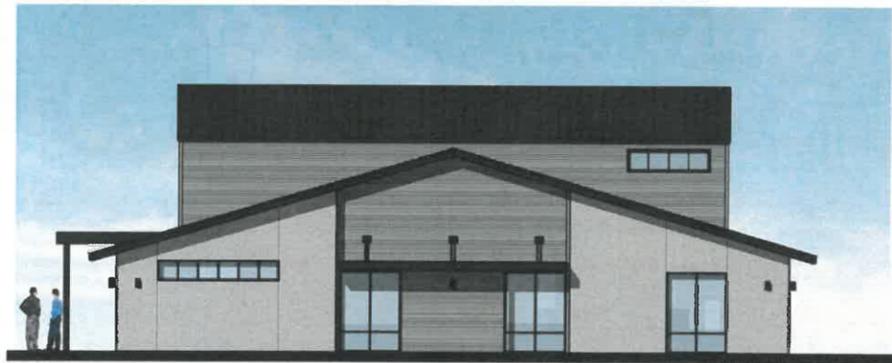


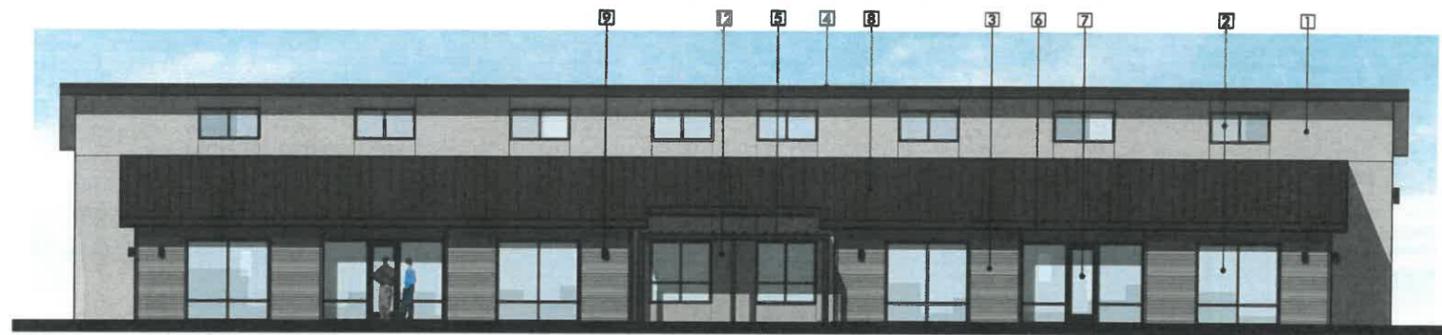
OFFICE RENDERING

mb arcstudio
ARCHITECTURE + PLANNING
950 GLENN DR. #130
FOLSOM, CA 95630
P: 916.276.0851

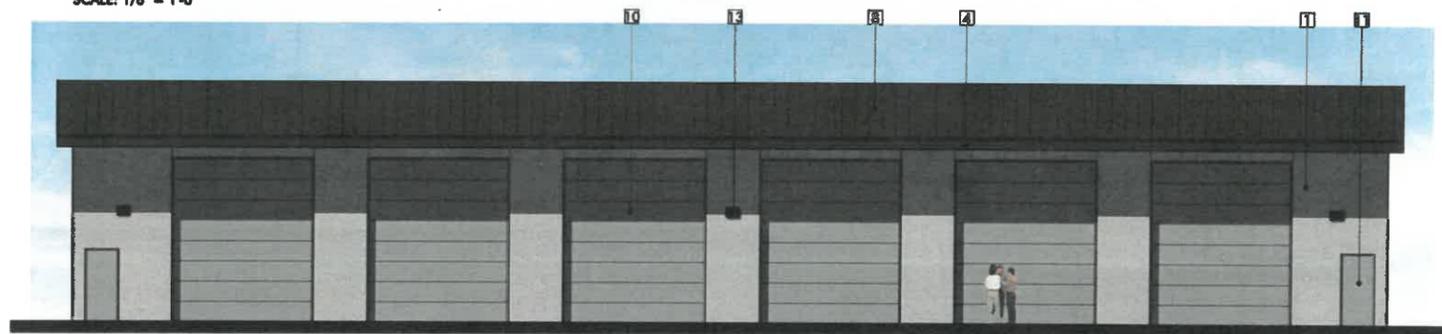
11/1/19

JDP
J.D. PASQUETTI
GENERAL ENGINEERING CONTRACTOR

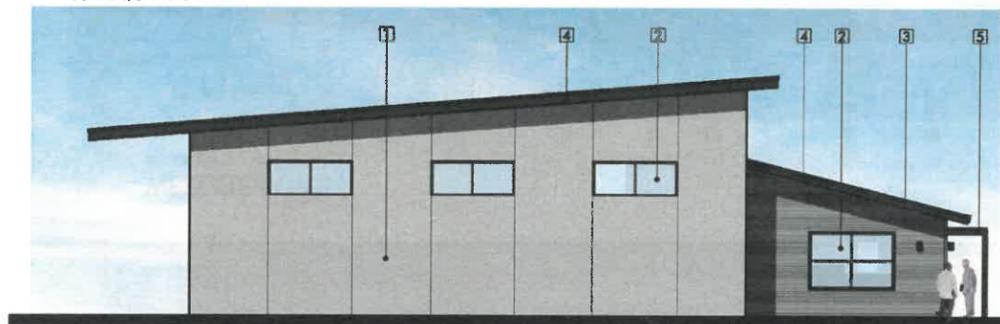




EAST ELEVATION
SCALE: 1/8" = 1'-0"



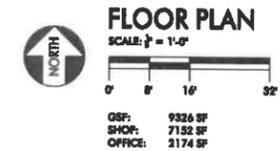
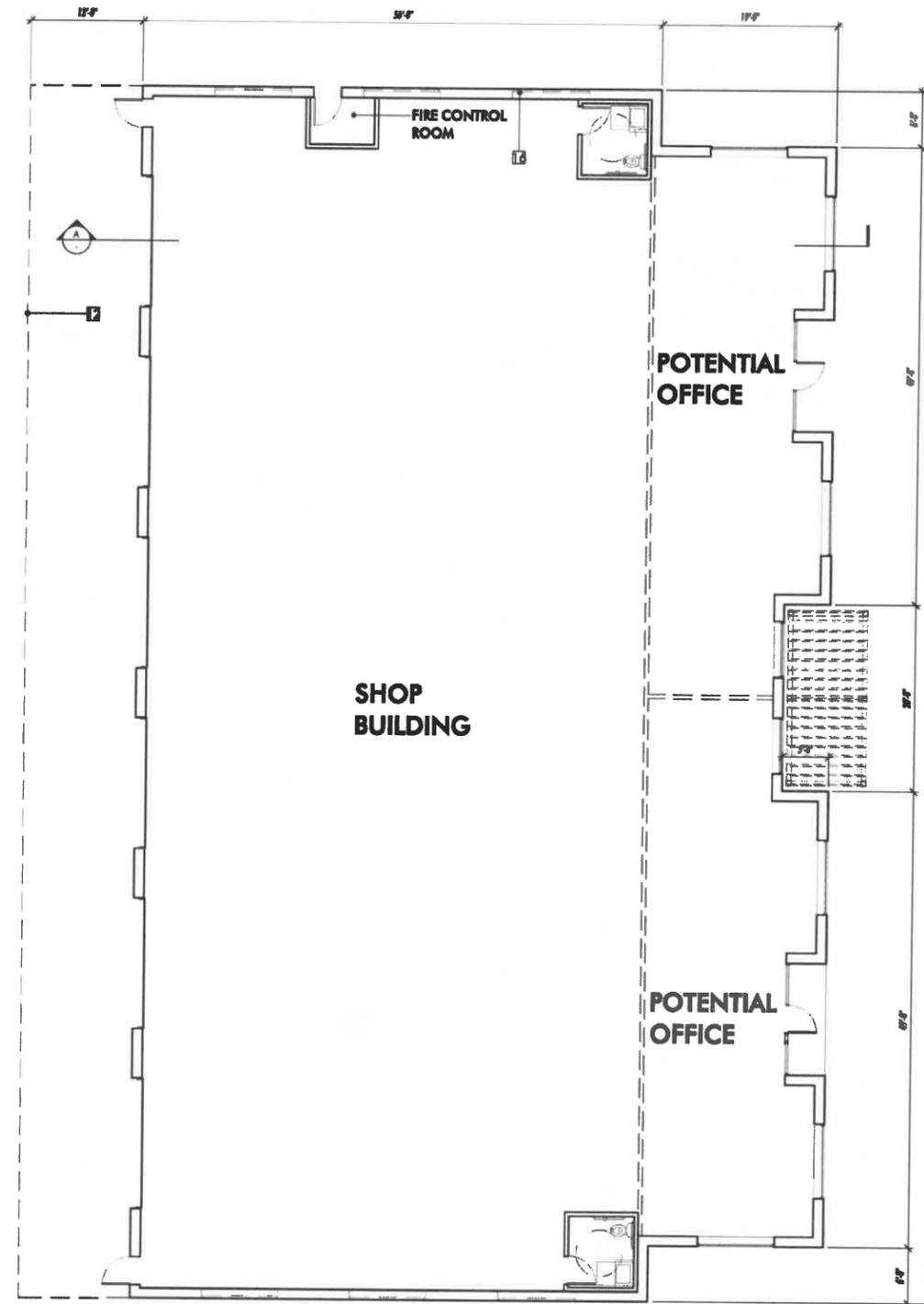
WEST ELEVATION
SCALE: 1/8" = 1'-0"



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



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



SHEET NOTES

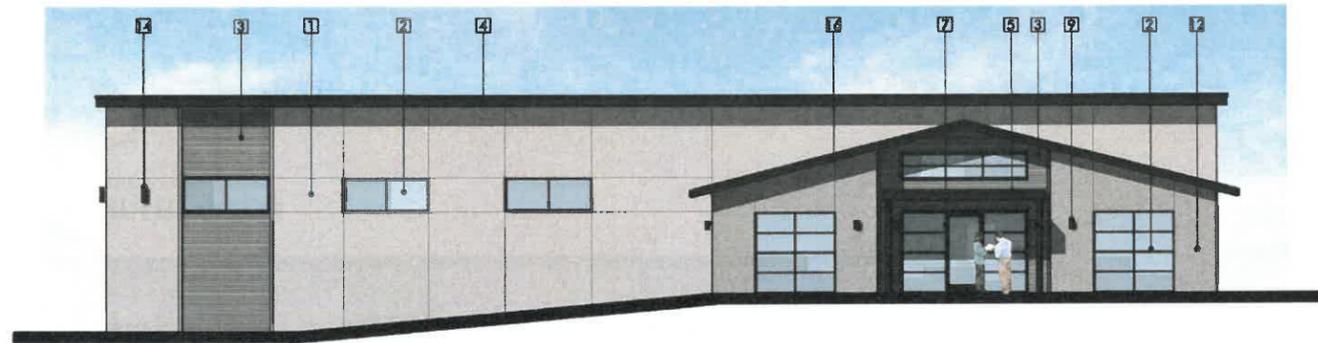
- 1 CEMENT PLASTER
COLOR: OMEGA "THUMPER"
- 2 ALUMINUM STOREFRONT WINDOW SYSTEM
COLOR: DARK BRONZE
- 3 PANEL 2: HORIZONTAL METAL WALL SIDING NU WAVE
PANEL COLOR: ZACTIQUE II
- 4 METAL ROOF TRIM / SACCIA
COLOR: DARK BRONZE
- 5 METAL CANOPY COLOR: DARK BRONZE
- 6 METAL GUTTER COLOR: DARK BRONZE
- 7 ALUMINUM STOREFRONT ENTRANCE DOOR
COLOR: DARK BRONZE
- 8 STANDING SEAM METAL ROOF
COLOR: DARK BRONZE
- 9 DOWN WALL LIGHT - COLOR: BRONZE
- 10 METAL ROLL UP DOOR
COLOR: PAINT TO MATCH ZACTIQUE II
- 11 METAL DOOR COLOR: TO MATCH ZACTIQUE II
- 12 CEMENT PLASTER
COLOR: OMEGA "THUMPER"
- 13 WALL LIGHTING WALL -PAK COLOR: DARK BROWN
- 14 UP/DOWN WALL LIGHT - COLOR: BRONZE
- 15 LINE OF CANOPY ABOVE
- 16 WINDOW ABOVE TYP.

SHOP BUILDING

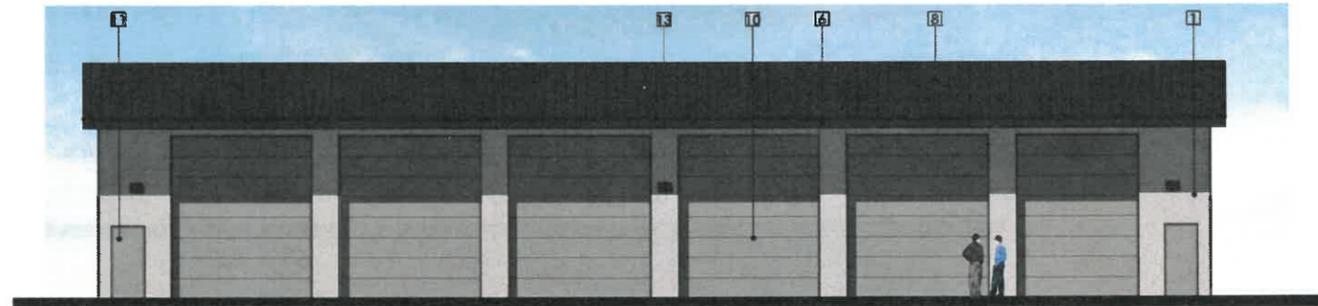
**J.D. PASQUETTI
ENGINEERING INC.
HEADQUARTERS**

4080 DELMAR AVE
ROCKLIN, CA. 95677

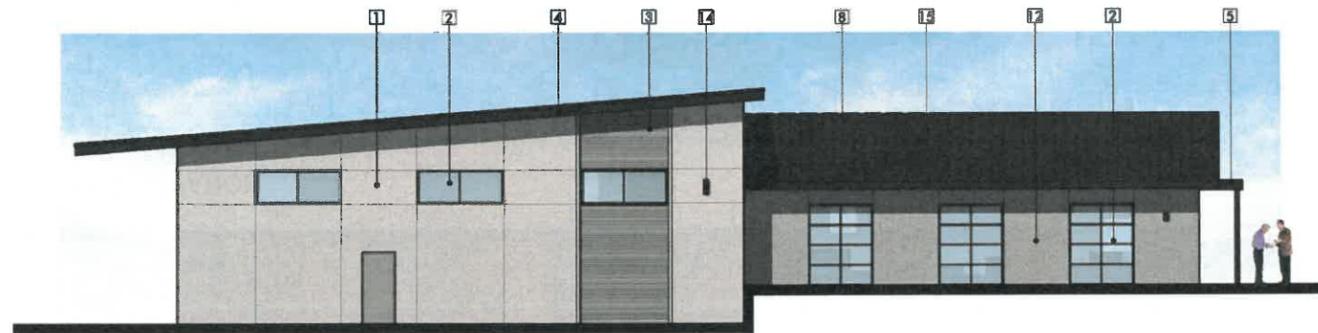
mb arcstudio
ARCHITECTURE + PLANNING
1700 GLENVIEW DR., #130
FOLSOM, CA 95630
P. 916.376.0851



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



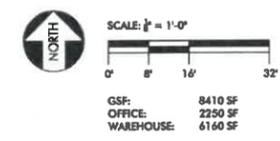
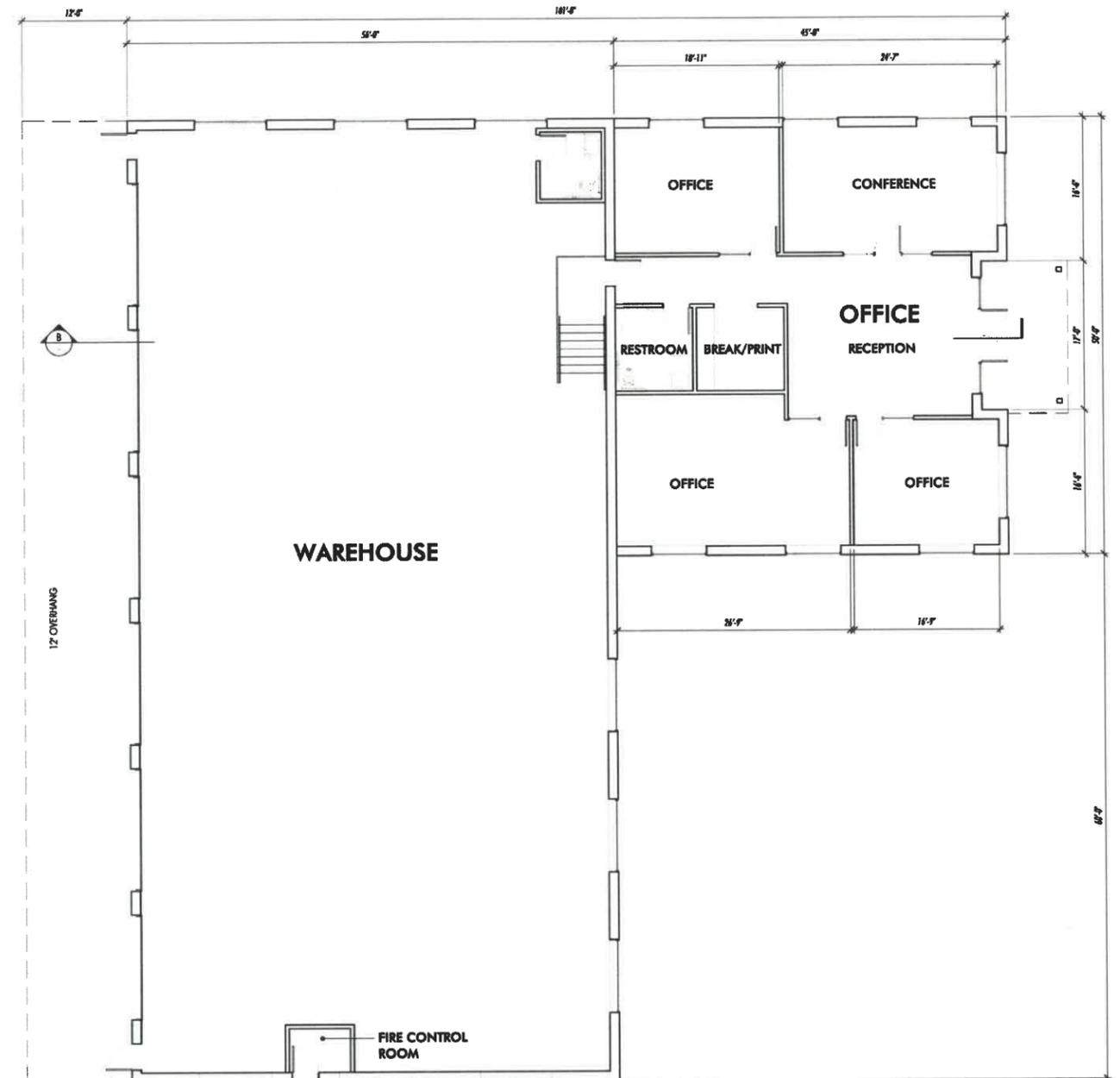
WEST ELEVATION
SCALE: 1/8" = 1'-0"



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



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



CEMENT PLASTER
COLOR: OMEGA 35 CLOUD GREY

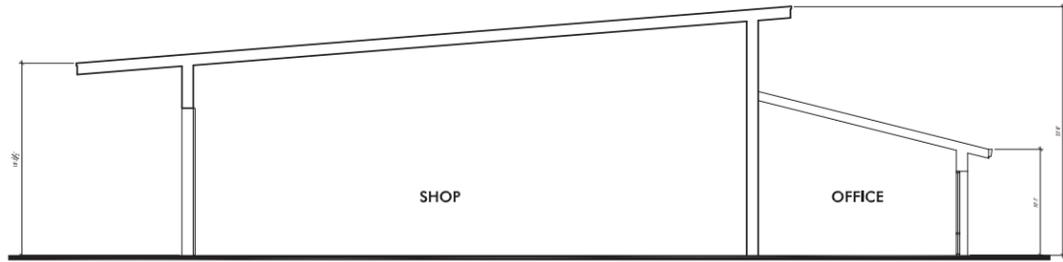
SHEET NOTES

- 1 CEMENT PLASTER
COLOR: OMEGA "THUMPER"
- 2 ALUMINUM STOREFRONT WINDOW SYSTEM
COLOR: DARK BRONZE
- 3 PANEL 2: HORIZONTAL METAL WALL SIDING NJ WAVE
PANEL COLOR: ZACTIQUE II
- 4 METAL ROOF TRIM / FACIA
COLOR: DARK BRONZE
- 5 METAL CANOPY COLOR: DARK BRONZE
- 6 METAL GUTTER COLOR: DARK BRONZE
- 7 ALUMINUM STOREFRONT ENTRANCE DOOR
COLOR: DARK BRONZE
- 8 STANDING SEAM METAL ROOF
COLOR: DARK BRONZE
- 9 DOWN WALL LIGHT - COLOR: BRONZE
- 10 METAL ROLL UP DOOR
COLOR: PAINT TO MATCH ZACTIQUE II
- 11 METAL DOOR COLOR: PAINT TO MATCH ZACTIQUE II
- 12 CEMENT PLASTER
COLOR: OMEGA "SHARK GRAY"
- 13 WALL LIGHTING WALL -PAK COLOR: DARK BROWN
- 14 UP/DOWN WALL LIGHT - COLOR: BRONZE
- 15 METAL GUTTER COLOR: DARK BRONZE
- 16 METAL ROOF TRIM / FACIA
COLOR: DARK BRONZE

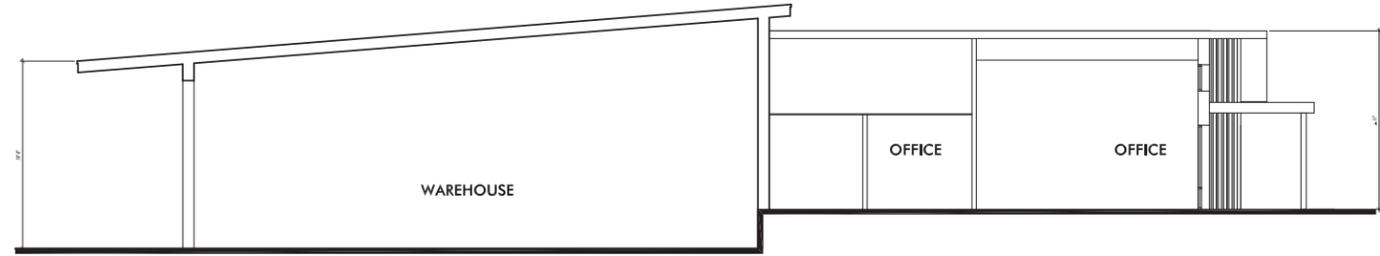
**OFFICE/
WAREHOUSE
BUILDING**

**J.D. PASQUETTI
ENGINEERING INC.
HEADQUARTERS**

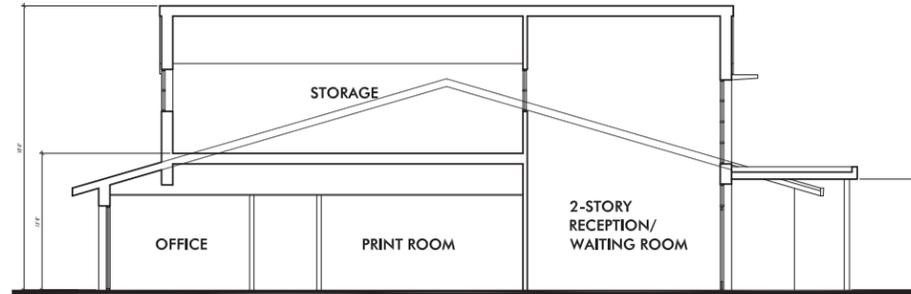
4080 DELMAR AVE
ROCKLIN, CA. 95677



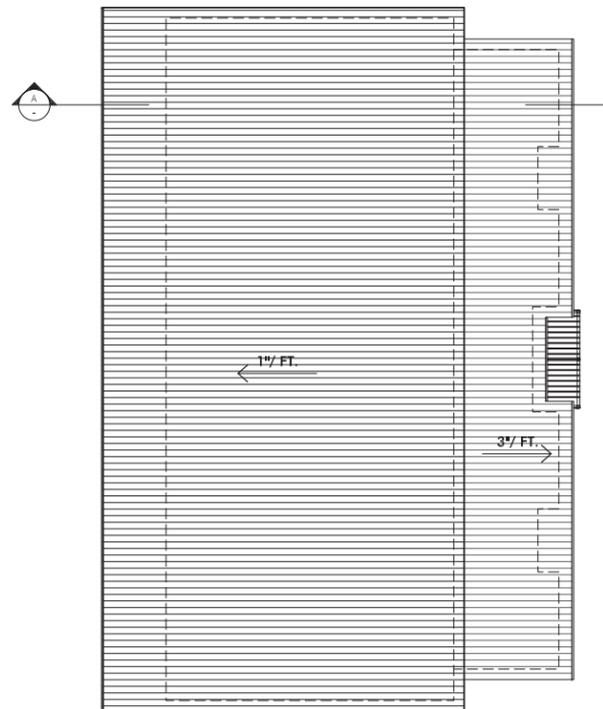
SHOP SECTION A
SCALE: 1/8" = 1'-0"



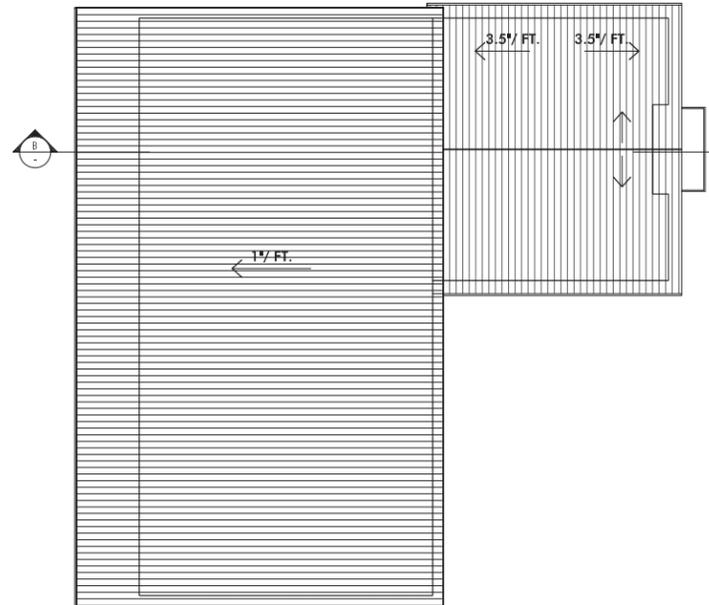
OFFICE/WAREHOUSE SECTION B
SCALE: 1/8" = 1'-0"



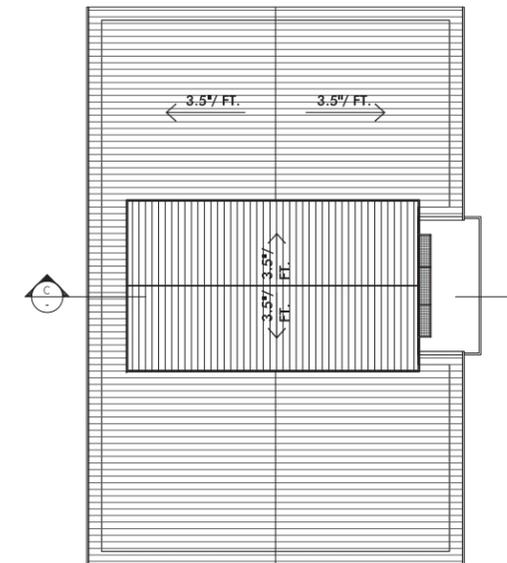
OFFICE SECTION C
SCALE: 1/8" = 1'-0"



SHOP ROOF PLAN
SCALE: 1/16" = 1'-0"



SHOP ROOF PLAN
SCALE: 1/16" = 1'-0"



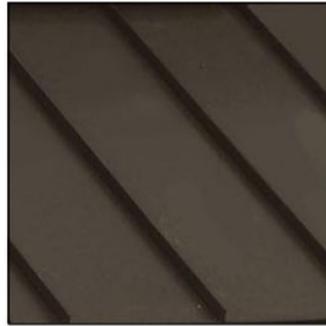
OFFICE ROOF PLAN
SCALE: 1/16" = 1'-0"

**BUILDING
SECTIONS &
ROOF PLANS**

**J.D. PASQUETTI
ENGINEERING INC.
HEADQUARTERS**

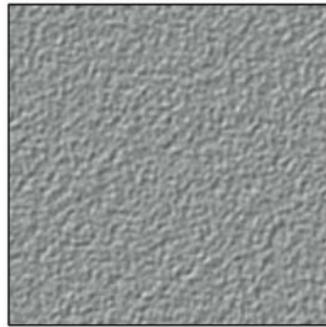
4080 DELMAR AVE
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ROOF

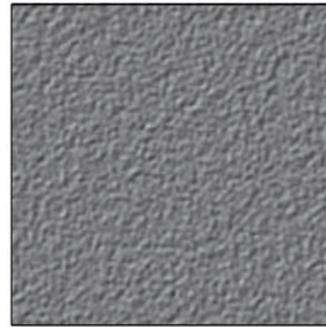


STANDING SEAM METAL
COLOR: DARK BRONZE

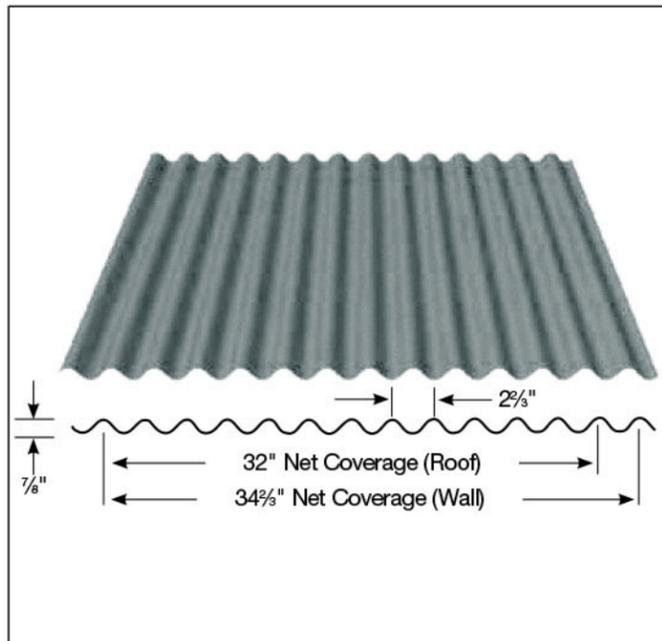
WALLS



CEMENT PLASTER
COLOR:
OMEGA "THUMPER"

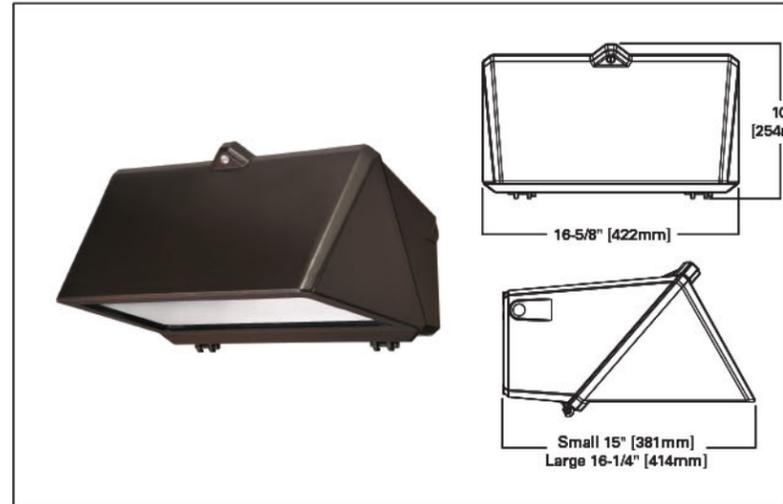


CEMENT PLASTER
COLOR:
OMEGA "SHARK GRAY"

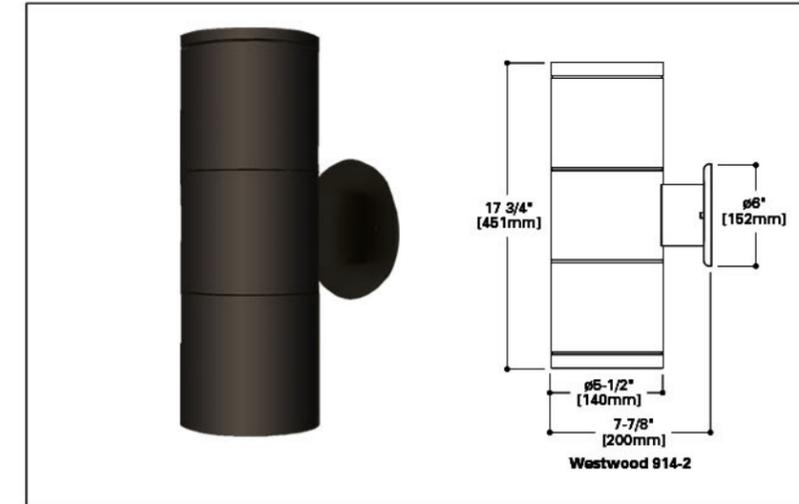


HORIZONTAL METAL PANEL
COLOR: ZACTIQUE II

LIGHTING



EXTERIOR WALL-PAK
COLOR: DARK BRONZE



EXTERIOR WALL LIGHTING UP/DOWN LIGHTING
COLOR: DARK BRONZE

WINDOWS AND DOORS



STORE FRONT
COLOR: DARK BRONZE



GLAZING
INSULATED 1" GREY TITNT

BIKE RACK



BIKE "WAVE" RACK
COLOR: STAINLESS STEEL

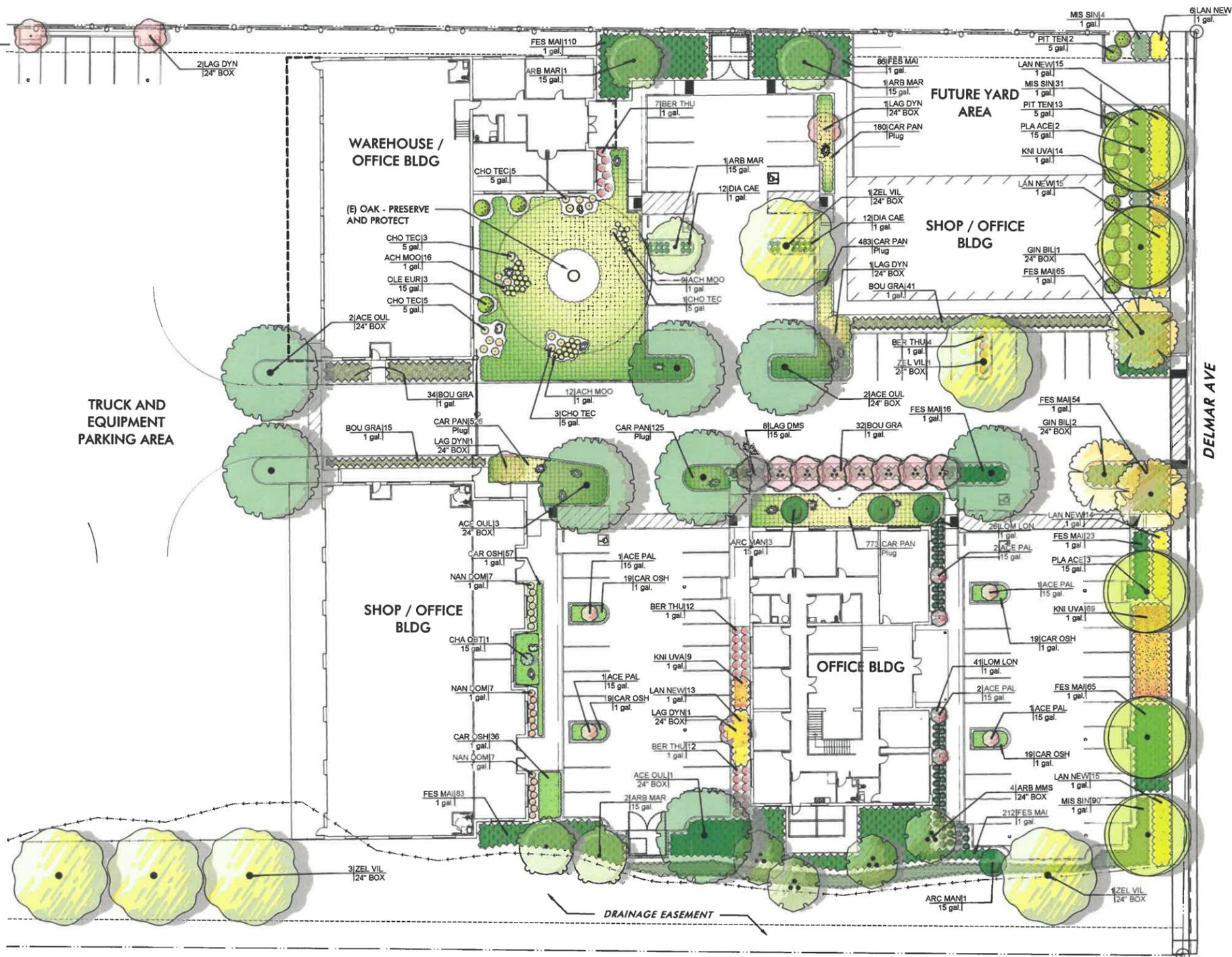
COLOR BOARD

J.D. PASQUETTI
ENGINEERING INC.
HEADQUARTERS

4080 DELMAR AVE
ROCKLIN, CA. 95677

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
	ACE PAL	Acer palmatum 'Butterfly'	Butterfly Japanese Maple	15 gal.	8	
	ACE OUL	Acer rubrum 'October Glory'	October Glory Red Maple	24" BOX	8	
	ARB MAR	Arbutus x 'Marina'	Arbutus Standard	15 gal.	5	
	ARB MMS	Arbutus x 'Marina'	Arbutus Multi-Trunk	24" BOX	4	
	CHA OBT	Chamaecyparis obtusa 'Gracilis'	Slender Hinoki Cypress	15 gal.	1	
	GIN BIL	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	24" BOX	3	
	LAG DYN	Lagerstroemia indica 'Whit II' TM	Dynamite Crape Myrtle	24" BOX	6	
	LAG DMS	Lagerstroemia indica 'Whit II' TM Multi-stem	Dynamite Crape Myrtle	15 gal.	8	
	PLA ACE	Platanus x acerifolia	London Plane Tree	15 gal.	5	
	ZEL VIL	Zelkova serrata 'Village Green'	Sawleaf Zelkova	24" BOX	6	
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	
	ACH MOO	Achillea x 'Moonshine'	Moonshine Yarrow	1 gal.	37	
	ARC MAN	Arctostaphylos manzanita 'Dr. Hurd'	Dr. Hurd Manzanita	15 gal.	4	
	BER THU	Berberis thunbergii 'Pyguzam'	Pygmy Ruby	1 gal.	35	
	CHO TEC	Chondropetalum tectorum	Cape Rush	5 gal.	17	
	DIA CAE	Dianella caerulea 'DBB03' TM	Cassa Blue Flax Lily	1 gal.	24	
	LOM LON	Lomandra longifolia 'Breeze'	Dwarf Mat Rush	1 gal.	67	
	NAN DOM	Nandina domestica 'Fire Power'	Firepower Nandina	1 gal.	21	
	OLE EUR	Olea europaea 'Montra' TM	Little Ollie Olive	15 gal.	3	
	PIT TEN	Pittosporum tenuifolium 'Tasman Ruffles'	Tasman Ruffles Pittosporum	5 gal.	15	
SHRUB AREAS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	BOU GRA	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	1 gal.	36" o.c.	122
	CAR OSH	Carex oshimensis 'Everoro'	Everoro Japanese Sedge	1 gal.	24" o.c.	169
	CAR PAN	Carex pansa	Sanddune Sedge	Plug	12" o.c.	6,061
	FES MAI	Festuca mairei	Atlas Fescue	1 gal.	30" o.c.	715
	KNI UVA	Kniphofia uvaria 'Flamenco'	Flamenco Red Hot Poker	1 gal.	30" o.c.	92
	LAN NEW	Lantana x 'New Gold'	New Gold Lantana	1 gal.	36" o.c.	78
	MIS SIN	Miscanthus sinensis 'Yakushima'	Dwarf Maiden Grass	1 gal.	42" o.c.	125



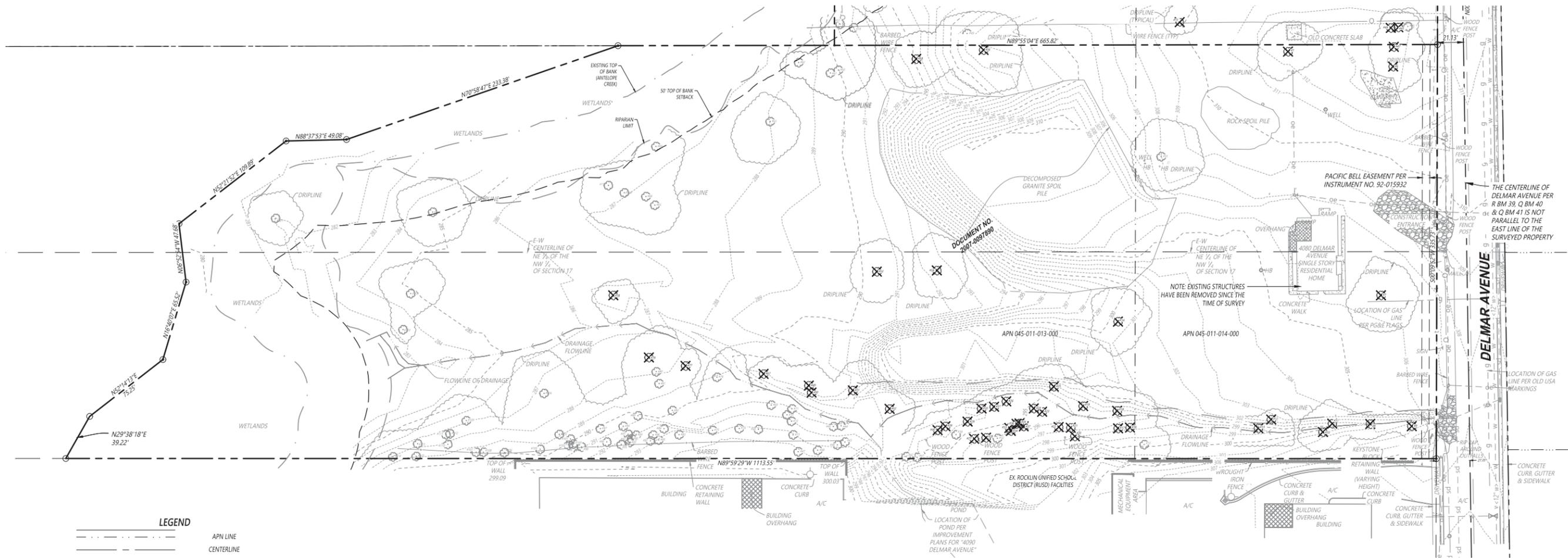
J.D. PASQUETTI ENGINEERING, INC.
HEADQUARTERS
 4080 DELMAR AVE ROCKLIN, CA. 95677

PRELIMINARY PLANTING PLAN
 9.23.2019

Lotus Designs
 Michelle Helzer
 916-705-0031
 lotusdesigns@comcast.net

SCALE: 1" = 20'-0"



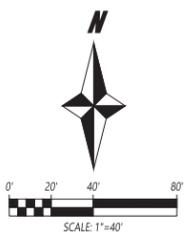


LEGEND

---	APN LINE
---	CENTERLINE
---	EASEMENT LINE
---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
- - - t - - - t	TELEPHONE UNDERGROUND LINE
- - - e - - - e	ELECTRICAL UNDERGROUND LINE
- - - g - - - g	GAS LINE
- - - jt - - - jt	JOINT TRENCH
- - - oe - - - oe	OVERHEAD ELECTRICAL
- - - ot - - - ot	OVERHEAD TELEPHONE
- - - <12" SS> - - - ss	SANITARY SEWER LINE
- - - <12" SD> - - - sd	STORM DRAIN LINE
- - - <12" W> - - - w	WATER LINE
- - - - - - - - -	FLOWLINE
- - - - - - - - -	MINOR CONTOUR (1' INTERVAL)
- - - - - - - - -	MAJOR CONTOUR (5' INTERVAL)
- - - - - - - - -	FENCE LINE
⊠	FIBER OPTICS UTILITY BOX
⊠	SANITARY SEWER MANHOLE
⊠	STORM DRAIN INLET
⊠	STORM DRAIN MANHOLE
⊠	TELEPHONE MANHOLE
⊠	BACKFLOW PREVENTOR
⊠	FIRE HYDRANT
⊠	VALVE (GATE)
⊠	WATER METER
⊠	VALVE (BUTTERFLY)
⊠	AVRV
⊠	BLOWOFF VALVE
⊠	JOINT POLE
⊠	SIGN
⊠	TREE TO REMAIN
⊠	TREE TO BE REMOVED

TOPOGRAPHIC SURVEY NOTE:

1. THE VERTICAL DATUM FOR THIS PROJECT IS NVGD29. CITY OF ROCKLIN MONUMENT "R 1-8" PER BOOK 18 OF SURVEYS, PAGE 114. SAID MONUMENT BEING A 2" BRASS DISC IN CONCRETE PAD ON THE SOUTH SIDE OF MONOPOLY COURT. ELEVATION: 3111.70 (NVGD 29)
2. DATE OF SURVEY: MARCH, 2018. THERE MAY HAVE BEEN CHANGES TO TREES AND TOPOGRAPHY SINCE THEN.
3. SURVEY PREPARED BY CENTERPOINT ENGINEERING, INC.



LogIn Name: auzand
 Plot Date: July 26, 2019 - 11:18 pm
 File Name: C:\181822-Parasetti\Hudson\CAD\Production Drawings\181822-SD-C00-EX-COND.dwg

GRADING AND DRAINAGE LEGEND

- 304 --- EXISTING 1-FT CONTOUR
 - 305 --- EXISTING 5-FT CONTOUR
 - 304 --- PROPOSED 1-FT CONTOUR
 - 305 --- PROPOSED 5-FT CONTOUR
 - 777P --- PAVEMENT ELEVATION
 - 777C --- TOP OF CURB ELEVATION
 - 777K --- CONCRETE ELEVATION
 - 777RIM --- RIM ELEVATION
 - 777FL --- FLOWLINE ELEVATION
 - 777S --- GROUND SPOT ELEVATION
 - 777LIP --- LIP OF GUTTER ELEVATION
 - 777S MATCH EX --- MATCH EXISTING ELEVATION
 - GB --- GB --- GRADE BREAK
 - SD --- SD --- PROPOSED STORM DRAIN LINE
- ALL TC ELEVATIONS ARE EQUAL TO ADJACENT PAVEMENT (P) OR CONCRETE (C) ELEVATION PLUS 6 INCHES UNLESS OTHERWISE NOTED. TC = P OR C + 0.5'

PROJECT SITE NOTES:

APN: 045-011-013 & 014
 GROSS PARCEL AREA: 7.42± AC
 FLOOD ZONE: ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)
 FEMA MAP #: 06061C0961H
 RETAINING WALLS: NO RETAINING WALLS ARE ANTICIPATED.

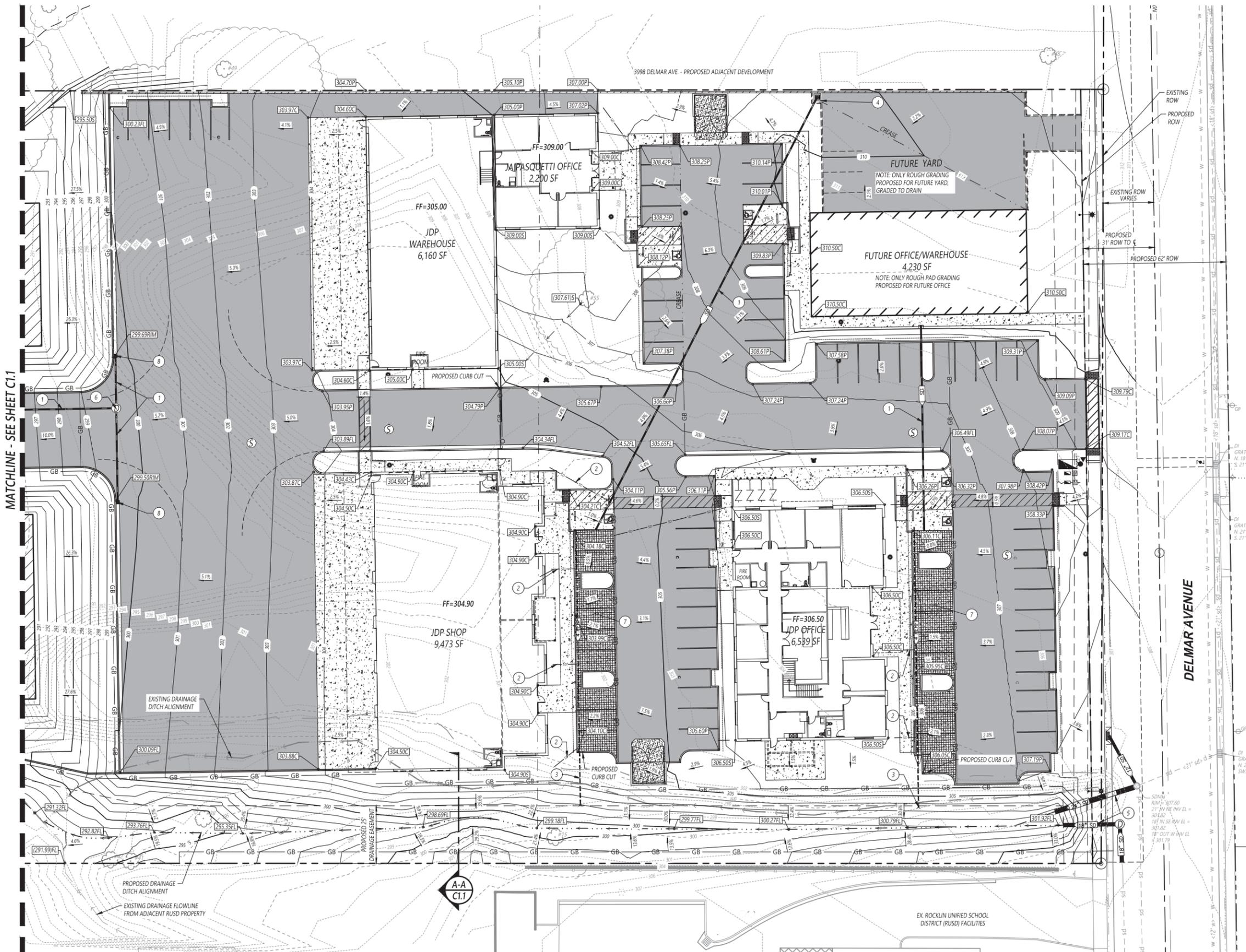
PRELIMINARY EARTHWORK QUANTITIES

CUT +4,800 CY
 FILL +13,700 CY
 NET +8,900 CY (FILL)

NOTE: ENGINEERS ESTIMATE OF EARTHWORK ARE RAW VOLUMES AND IS BASED ON THE SURFACE AT THE TIME OF THE SURVEY. THE ESTIMATE DOES NOT INCLUDE ANY PAVEMENT REMOVAL AS PART OF DEMOLITION, CUT FROM THE SECTION REQUIRED FROM PROPOSED ASPHALT, CONCRETE, AND BUILDING PAD, OR SHRINK OR SWELL FACTORS.

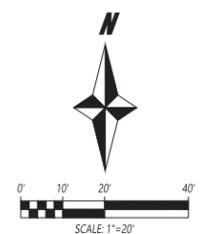
PRELIMINARY DRAINAGE KEYNOTES:

- 1 PROPOSED STORM DRAIN LINE.
- 2 PROPOSED ROOF DRAIN CONNECTION TO PERMEABLE PAVERS.
- 3 PROPOSED PERMEABLE PAVERS SUBDRAIN OUTFALL TO DRAINAGE DITCH.
- 4 PROPOSED STORM DRAIN INLET FOR FUTURE YARD/PARKING.
- 5 PROPOSED STORM DRAIN LINE REPLACEMENT/EXTENSION TO DRAINAGE DITCH OUTFALL. SEE OFFSITE PLANS.
- 6 PROPOSED STORM DRAIN MANHOLE.
- 7 PROPOSED PERMEABLE PAVERS PER DETAIL ON SHEET C3.0.
- 8 PROPOSED STORM DRAIN INLET.



PRELIMINARY GRADING AND DRAINAGE PLAN

J.D. PASQUETTI ENGINEERING INC. HEADQUARTERS
 4080 DELMAR AVENUE, ROCKLIN, CA



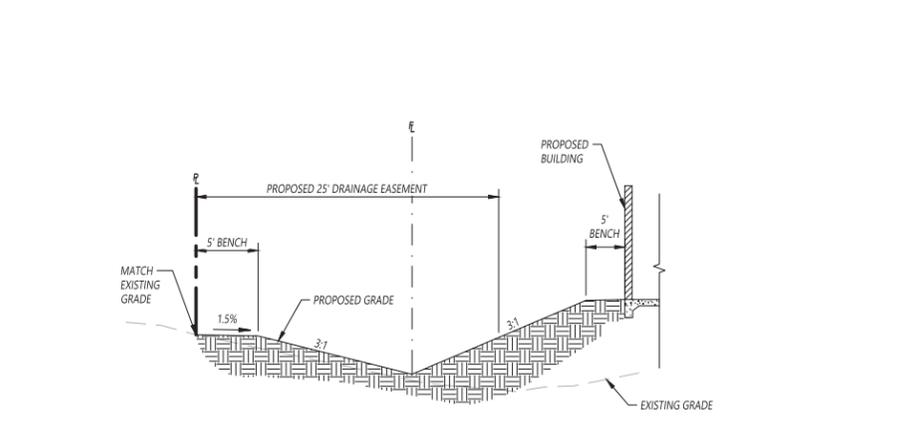
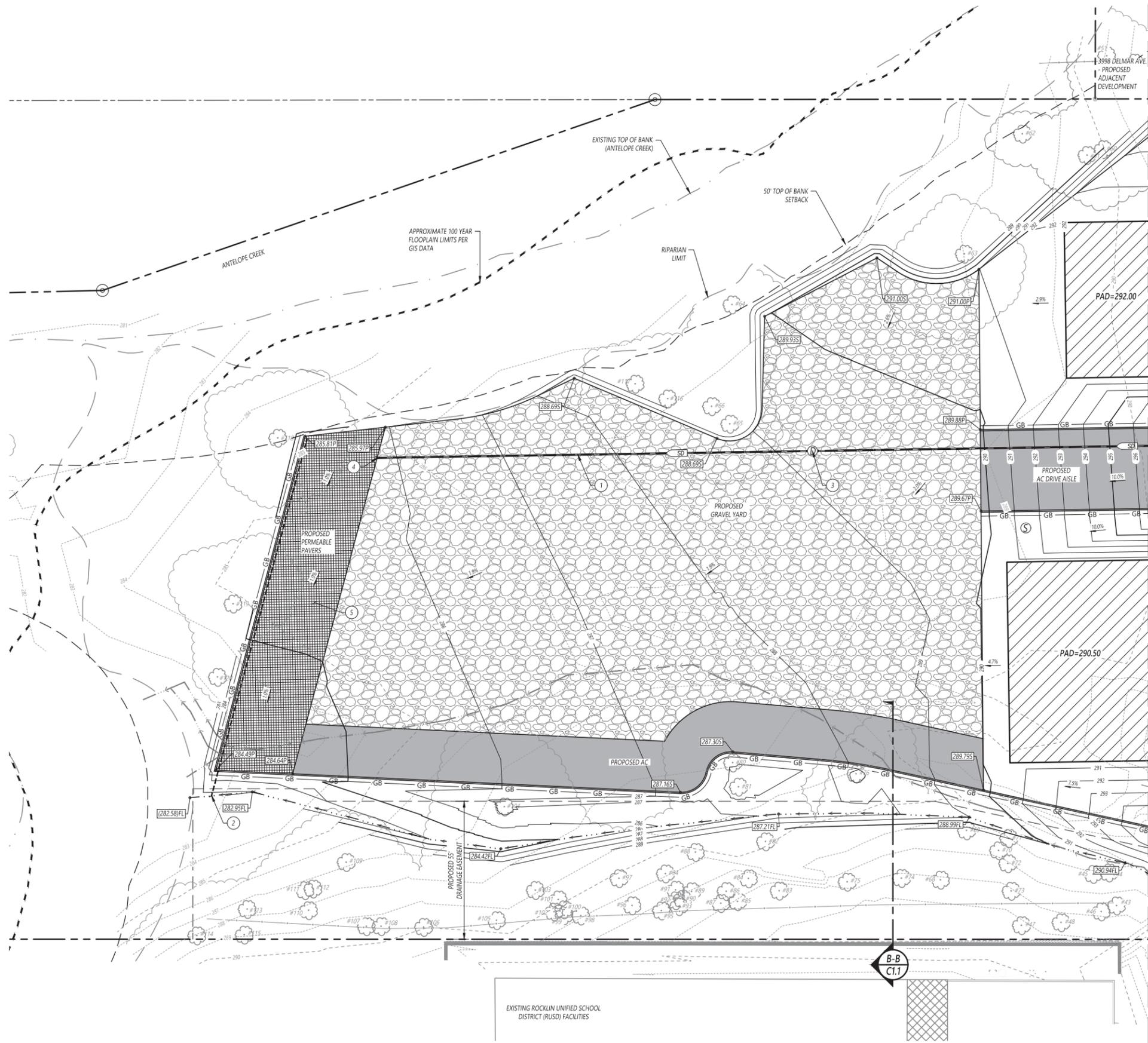
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DATE: 7/24/2019
 SCALE: 1"=20'
 DRAWN BY: SD/WY

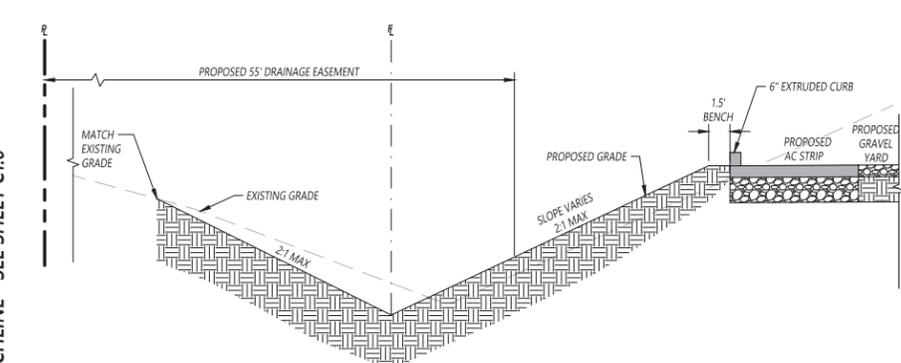
CARTWRIGHT NOR CAL
 CIVIL ENGINEERING & PROJECT MANAGEMENT

4180 DOUGLAS BLVD, SUITE 200
 GRANITE BAY, CALIFORNIA 95746
 T (916) 978-4001
 WWW.CARTWRIGHTENGINEERS.COM

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 Plot Date: July 26, 2019
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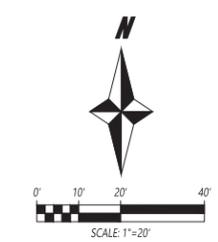
A-A SECTION A-A
C1.1 NOT TO SCALE



B-B SECTION B-B
C1.1 NOT TO SCALE

PRELIMINARY DRAINAGE KEYNOTES:

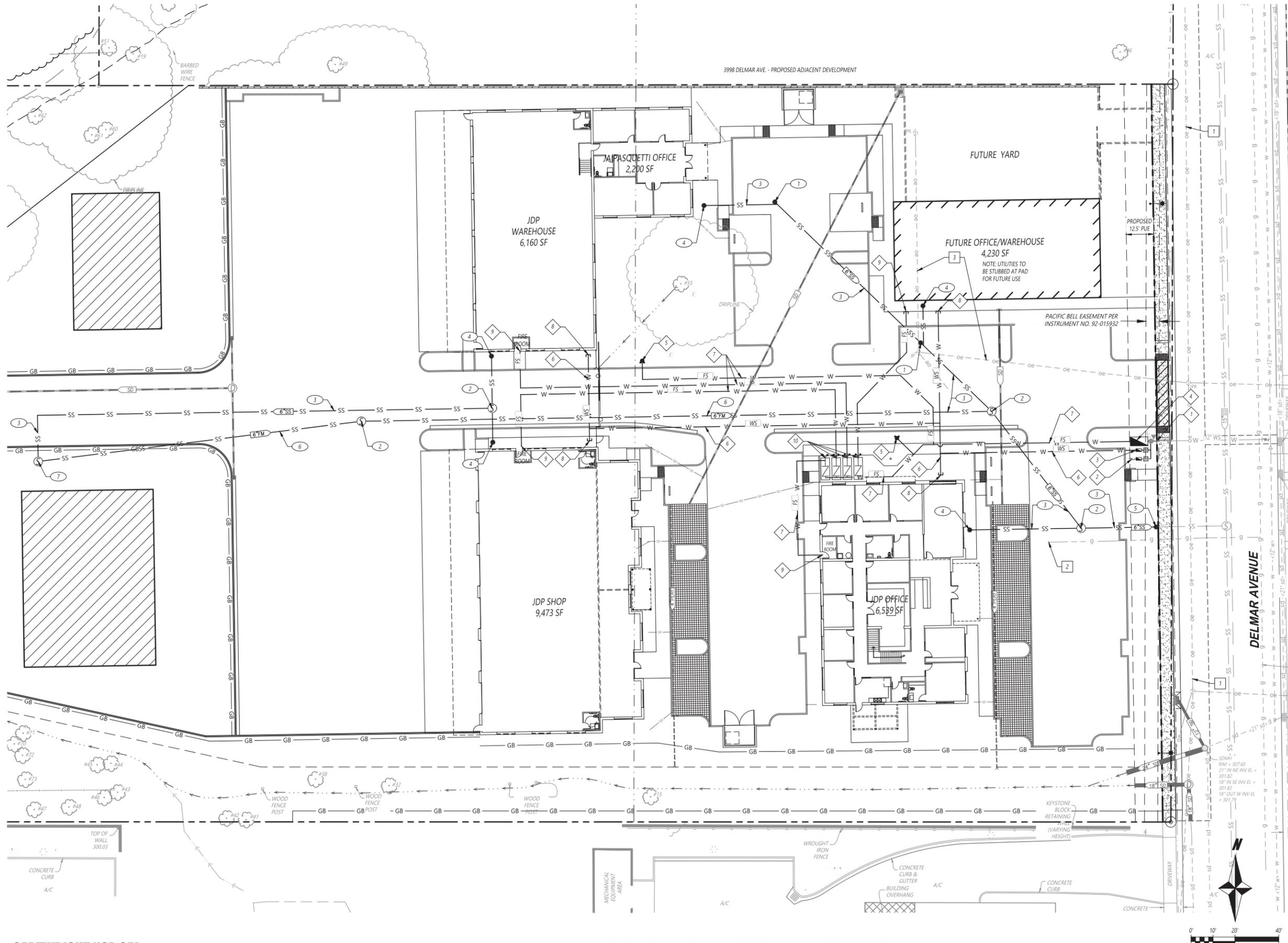
- ① PROPOSED STORM DRAIN LINE.
- ② PROPOSED PERMEABLE PAVERS SUBDRAIN OUTFALL TO DRAINAGE DITCH.
- ③ PROPOSED STORM DRAIN MANHOLE.
- ④ PROPOSED STORM DRAIN OUTLET TO PERMEABLE PAVERS.
- ⑤ PROPOSED PERMEABLE PAVERS PER DETAIL ON SHEET C3.0.



PRELIMINARY GRADING & DRAINAGE PLAN

J.D. PASQUETTI ENGINEERING INC. HEADQUARTERS
4080 DELMAR AVENUE, ROCKLIN, CA

C1.1
DATE: 7/24/2019
SCALE: 1"=20'
DRAWN BY: SD/WY



UTILITY LEGEND

- jt --- jt --- EXISTING JOINT TRENCH
- JT — JT — PROPOSED JOINT TRENCH
- W <X" W> — W EXISTING WATER LINE
- W X" W — PROPOSED WATER LINE
- sd <X" sd> --- sd EXISTING STORM DRAIN LINE
- ss <X" ss> --- ss EXISTING SEWER LINE
- SS X" SS — PROPOSED STORM DRAIN LINE
- SS X" SS — PROPOSED SANITARY SEWER LINE
- ⊙ EXISTING MANHOLE
- ⊞ PROPOSED DRAIN INLET
- ⊞ PROPOSED WATER METER
- ⊞ PROPOSED STORM DRAIN MANHOLE
- ⊞ PROPOSED SEWER MANHOLE
- ⊞ PROPOSED CLEANOUT
- ⊞ PROPOSED FIRE HYDRANT
- ⊞ EXISTING FIRE HYDRANT
- ⊞ PROPOSED WATER VALVE
- ⊞ EXISTING WATER VALVE
- ⊞ PROPOSED BACKFLOW PREVENTOR
- ⊞ PROPOSED DCDA AND FDC

PRELIMINARY WATER NOTES:

- 1 CONNECT PROPOSED 12" WATER SERVICE LINE TO 12" WATER SERVICE STUB AND REMOVE 2" BLOWOFF VALVE. SEE OFFSITE PLANS FOR CONTINUATION.
- 2 PROPOSED IRRIGATION POC WITH METER AND BACKFLOW.
- 3 PROPOSED DOMESTIC METER AND BACKFLOW.
- 4 PROPOSED 12" DCDA.
- 5 PROPOSED PRIVATE FIRE HYDRANT.
- 6 PROPOSED DOMESTIC WATER SERVICE LINE.
- 7 PROPOSED FIRE WATER SERVICE LINE.
- 8 PROPOSED DOMESTIC WATER SERVICE BUILDING POC.
- 9 PROPOSED FIRE WATER SERVICE BUILDING POC.
- 10 PROPOSED 8" DCDA AND FDC FOR BUILDING FIRE SERVICE.

PRELIMINARY SEWER NOTES:

- 1 PROPOSED SANITARY SEWER CLEANOUT.
- 2 PROPOSED SANITARY SEWER MANHOLE.
- 3 PROPOSED 6" PRIVATE SANITARY SEWER SERVICE.
- 4 PROPOSED SANITARY SEWER SERVICE BUILDING POC.
- 5 CONNECT PROPOSED 6" SANITARY SEWER SERVICE TO 6" SANITARY SEWER STUB WITH CLEANOUT. SEE OFFSITE PLANS FOR CONTINUATION.
- 6 PROPOSED SANITARY SEWER FORCE MAIN.
- 7 PROPOSED SEWER GRINDER PUMP.

PRELIMINARY DRY UTILITY NOTES:

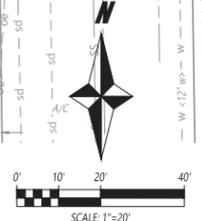
- 1 EXISTING OVERHEAD LINES TO UNDERGROUND BY PG&E.
- 2 APPROXIMATE LOCATION OF EXISTING GAS SERVICE TO BE REUSED.
- 3 EXISTING ONSITE OVERHEAD LINES TO BE REMOVED.

CONCEPTUAL UTILITY NOTES:

1. ALL PROPOSED UTILITIES SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE PENDING FURTHER DESIGN COORDINATION.

PRELIMINARY WATER AND SEWER PLAN

J.D. PASQUETTI ENGINEERING INC. HEADQUARTERS
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 Plot Date: July 26, 2019 - 1:19 pm
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C2.0
 DATE: 7/24/2019
 SCALE: 1"=20'
 DRAWN BY: SD/WY

LEGEND:

EXISTING
 - - - - -
 204
 205

PROPOSED
 - - - - -
 204
 205

PROPERTY LINE
 1.0-FOOT CONTOUR
 5.0-FOOT CONTOUR

DRAINAGE MANAGEMENT AREA NO. (DMA)
 DMA AREA (ACRES)
 DMA BOUNDARY
 DMA SUBSHED BOUNDARY
 FLOW ARROW
 STORM DRAIN LINE
 STORM DRAIN INLET
 CONCRETE SURFACE
 AC SURFACE
 PERMEABLE PAVERS
 LANDSCAPE
 GRAVEL

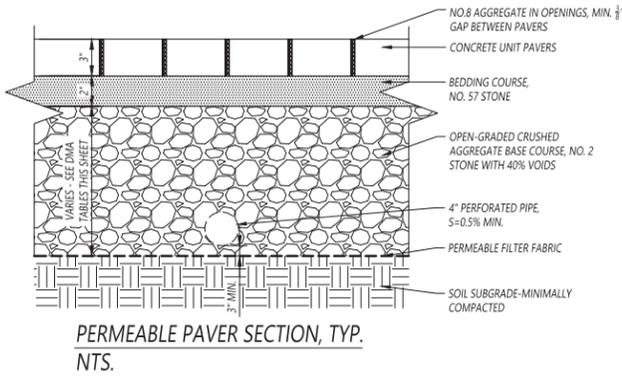
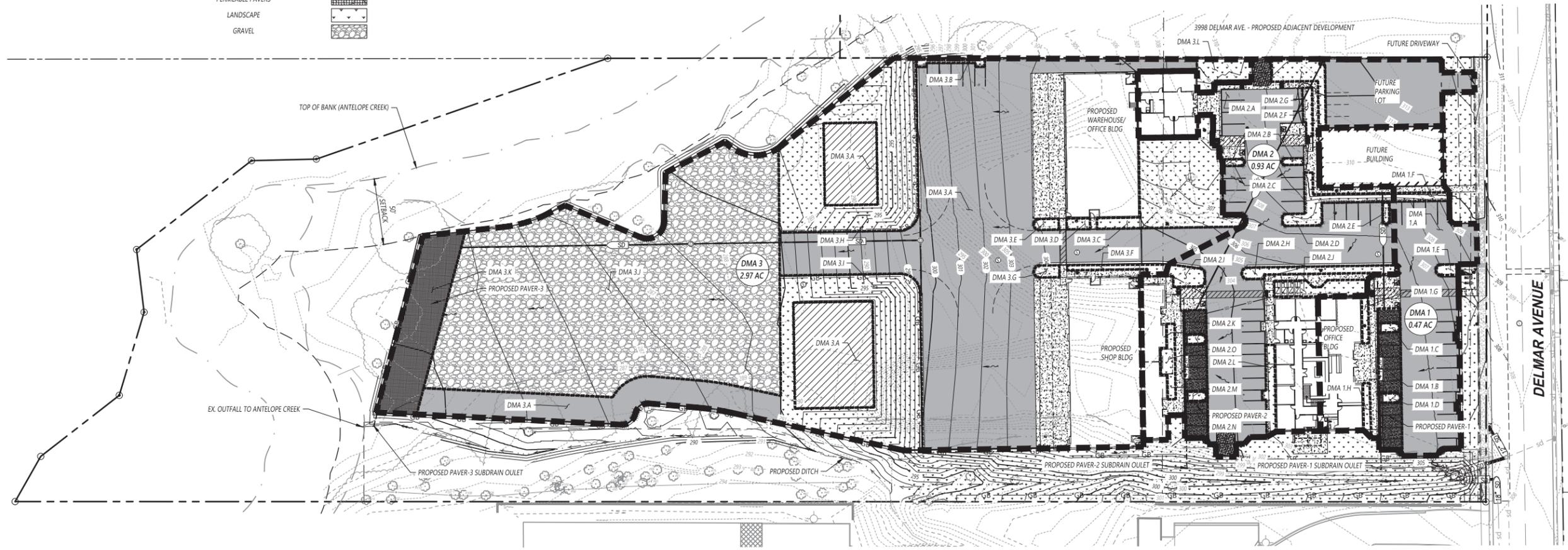
DMA #
 ## AC

DMA 1									
DMA SUBSHED NO.	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	FACILITY NAME				
1.A	17,912	ROOF/ASPHALT /CONCRETE	1	17,912	PAVER-1				
1.B	1,581	PAVERS	0	0	**UNIT BASIN STORAGE VOLUME (IN)	VOID RATIO	GRAVEL STORAGE DEPTH (FT)	*AREA REQUIRED (SF)	AREA PROVIDED (SF)
1.C+1.D+1.E+1.F+1.G+1.H	868	LANDSCAPE	0.1	140	0.56	0.4	1.75	1,358	1,581
TOTAL	20,361			18,052					

DMA 2									
DMA SUBSHED NO.	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	FACILITY NAME				
2.A	33,847	ROOF/ASPHALT /CONCRETE	1	33,847	PAVER-2				
2.N	1,411	PAVERS	0	0	**UNIT BASIN STORAGE VOLUME (IN)	VOID RATIO	GRAVEL STORAGE DEPTH (FT)	*AREA REQUIRED (SF)	AREA PROVIDED (SF)
2.B+2.C+2.D+2.E+2.F+2.G+2.H+2.I+2.J+2.K+2.L+2.M+2.O	5,114	LANDSCAPE	0.1	500	0.56	0.4	3.50	1,346	1,411
TOTAL	40,372			34,347					

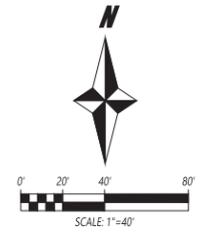
DMA 3									
DMA SUBSHED NO.	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR	FACILITY NAME				
3.A	65,962	ROOF/ASPHALT /CONCRETE	1	65,962	PAVER-3				
3.K	4,211	PAVERS	0	0	**UNIT BASIN STORAGE VOLUME (IN)	VOID RATIO	GRAVEL STORAGE DEPTH (FT)	*AREA REQUIRED (SF)	AREA PROVIDED (SF)
3.J	35,967	GRAVEL	0	0					
3.B+3.C+3.D+3.E+3.F+3.G+3.H+3.I+3.L	23,082	LANDSCAPE	0.1	2,308	0.34	0.4	2.25	4,069	4,211
TOTAL	129,222			68,270					

STORM WATER QUALITY NOTES:
 1. SEE ABOVE FOR TABULATED DMA SUBSHED AREAS.



PRELIMINARY STORM WATER QUALITY CONTROL PLAN

J.D. PASQUETTI ENGINEERING INC. HEADQUARTERS
 4080 DELMAR AVENUE, ROCKLIN, CA



C3.0

DATE: 7/24/2019
 SCALE: 1"=40'
 DRAWN BY: SD/WY

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