



## New Project Information

The City of Rocklin is processing the below referenced application(s) 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 a hearing date will be set and public notice provided to alert neighbors and interested parties of the hearing date, availability of project information, the opportunity to comment on the project.

**Application Received:** May 14, 2025

**Project Name and Requested Approvals:**

Sierra Wilds Apartments

Design Review (DR2025-0005)  
Environmental (ENV2025-0008)

**Staff Description of Project:**

The project is a request for a 120-unit multifamily apartment project on 4.67 acres. The complex would consist of four apartment buildings and a community center, as well as associated parking and landscaping. The project would be 100 percent affordable.

**Location:**

1800 Wildcat Boulevard; Assessor's Parcel Number (APN) 378-020-006

**Land Use Designation(s)/Zoning:**

The property is currently designated Business Professional/Commercial/Light Industrial (BP/C/LI) in the Rocklin General Plan and zoned Planned Development Business Professional/Commercial/Light Industrial (PD-BP/Comm/LI) under the Stanford Ranch General Development Plan. As part of a concurrent project, the site is also included in the Residential Minimum Density Overlay District Alternative Sites, which supports the City's compliance with State-mandated Regional Housing Needs Allocation (RHNA) requirements.

If the RHNA Alternative Sites project is approved, the General Plan designation for the site would change to Mixed Use (MU), and the zoning would be updated to Residential Minimum Density Overlay Mixed Use – 24 Dwellings Per Acre Minimum (RMDO-MU24+). Assuming approval, this project does / XX does not require modification or change of the land use designations and regulations currently applicable to the project site. If the RHNA project is not approved, the project may require revisions to comply with land use and zoning regulations.

**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 Categorical Exemption as the appropriate level of environmental review for this project.

**Applicant & Property Owner:**

The applicant is Pacific West Communities, Inc.; the owner is The Rector, Wardens and Vestry of St. Augustine of Canterbury Episcopal Parish in Rocklin

**Attached Information:**

For additional detail, please visit the following link: <https://www.rocklin.ca.us/post/>

# TPC WILDCAT | ROCKLIN, CA

## PLANNING SUBMITTAL | MAY 5, 2025



AERIAL SITE MAP

346.041 TPC Wildcat  
Rocklin, CA  
May 05, 2025

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- 2 of 4 PRELIMINARY UTILITY PLAN
- 3 of 4 PRELIMINARY GRADING SECTION
- 4 of 4 STORMWATER CONTROL PLAN

#### LANDSCAPE

- L1 LANDSCAPE PLAN

#### PHOTOMETRIC

- 1 of 1 LIGHTING PLAN - PHOTOMETRIC ANALYSIS

### PROJECT DIRECTORY

#### CLIENT

PACIFIC WEST COMMUNITIES, INC.  
430 EAST STATE ST., SUITE 100  
EAGLE, IDAHO 83616

DON SLATTERY  
PH: (208) 461-0022  
LAUREN ALEXANDER  
PH: (650) 465-8782

#### ARCHITECTURE

SDG ARCHITECTS, INC.  
3361 WALNUT BLVD., SUITE 120  
BRENTWOOD, CA 94513

LANCE CRANNELL, AIA  
PH: (925) 634-7000

#### CIVIL

ATLAS CIVIL DESIGN  
871 HIGUERA ST.  
SAN LUIS OBISPO, CA 93401

A.J. WHITAKER, PE, PLS  
PH: (760) 718-8010

#### LANDSCAPE

IDLA, INC.  
P.O. BOX 170129  
BOISE, ID 83717

THOMAS H. PHELPS  
PH: (208) 906-1300

### PROJECT DATA SUMMARY

ADDRESS: 1800 WILDCAT BLVD, ON THE WEST SIDE OF WILDCAT BLVD BETWEEN REDMOND DR. AND MARGARET AZEVEDO PARK

APN: 378-020-006-000

ZONING: MU-24 (MMC 12.53.060)

### PROPOSED DEVELOPMENT

TYPE OF CONSTRUCTION :	TYPE VB
OCCUPANCY CLASSIFICATION:	R-2
PROPOSED USE:	RESIDENTIAL
PARKING SUMMARY :	SEE SITE PLAN
BUILDING HEIGHT :	SEE ELEVATIONS
SPRINKLERS :	YES

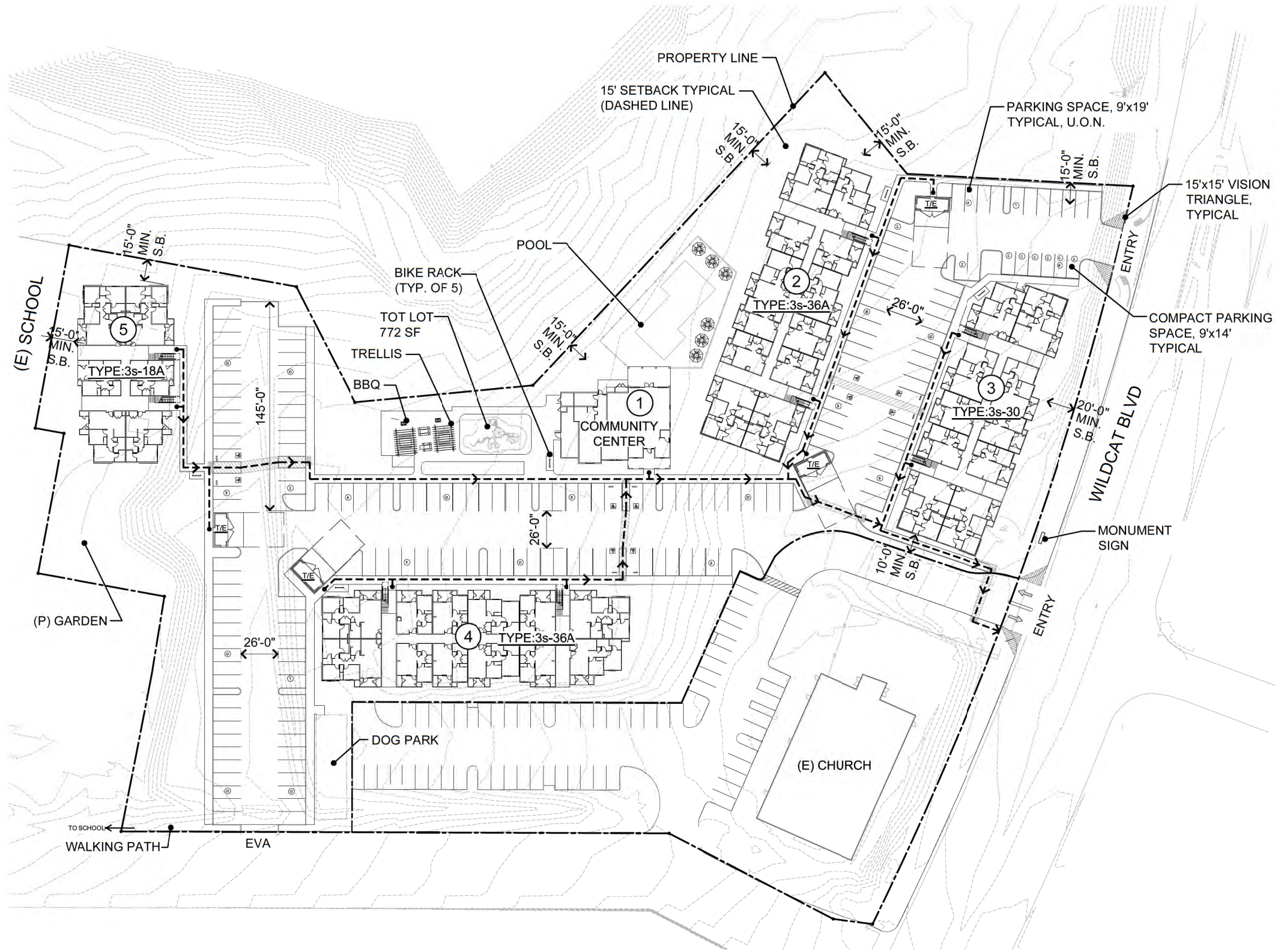
### SERVICE PROVIDERS

GAS	PG&E
ELECTRIC	PG&E
SEWER	SPMUD
WATER	PLACER COUNTY WATER AGENCY
GARBAGE	RECOLOGY AUBURN PLACER

TITLE SHEET

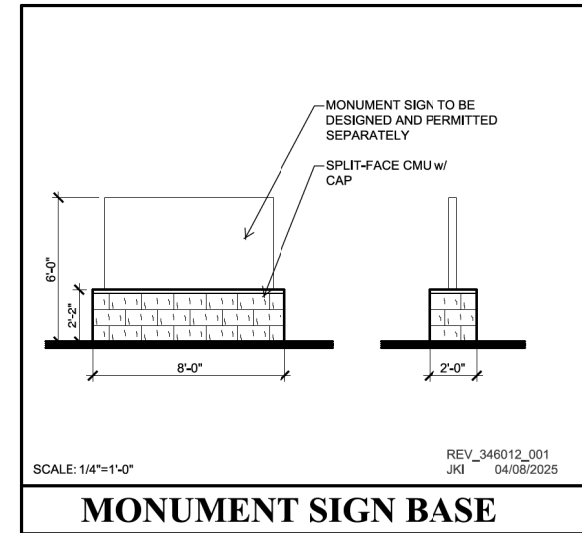
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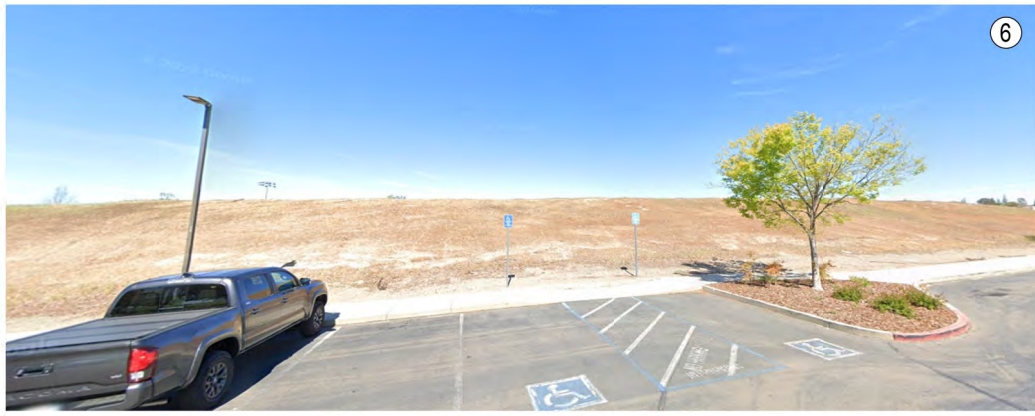
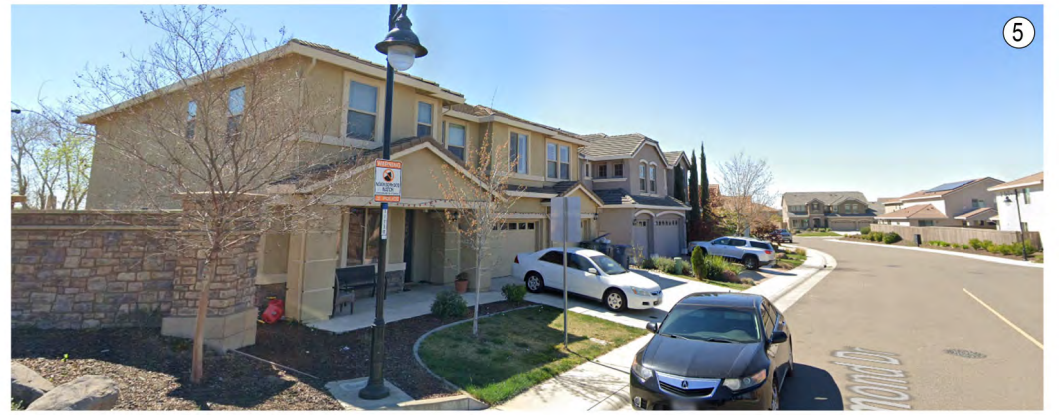
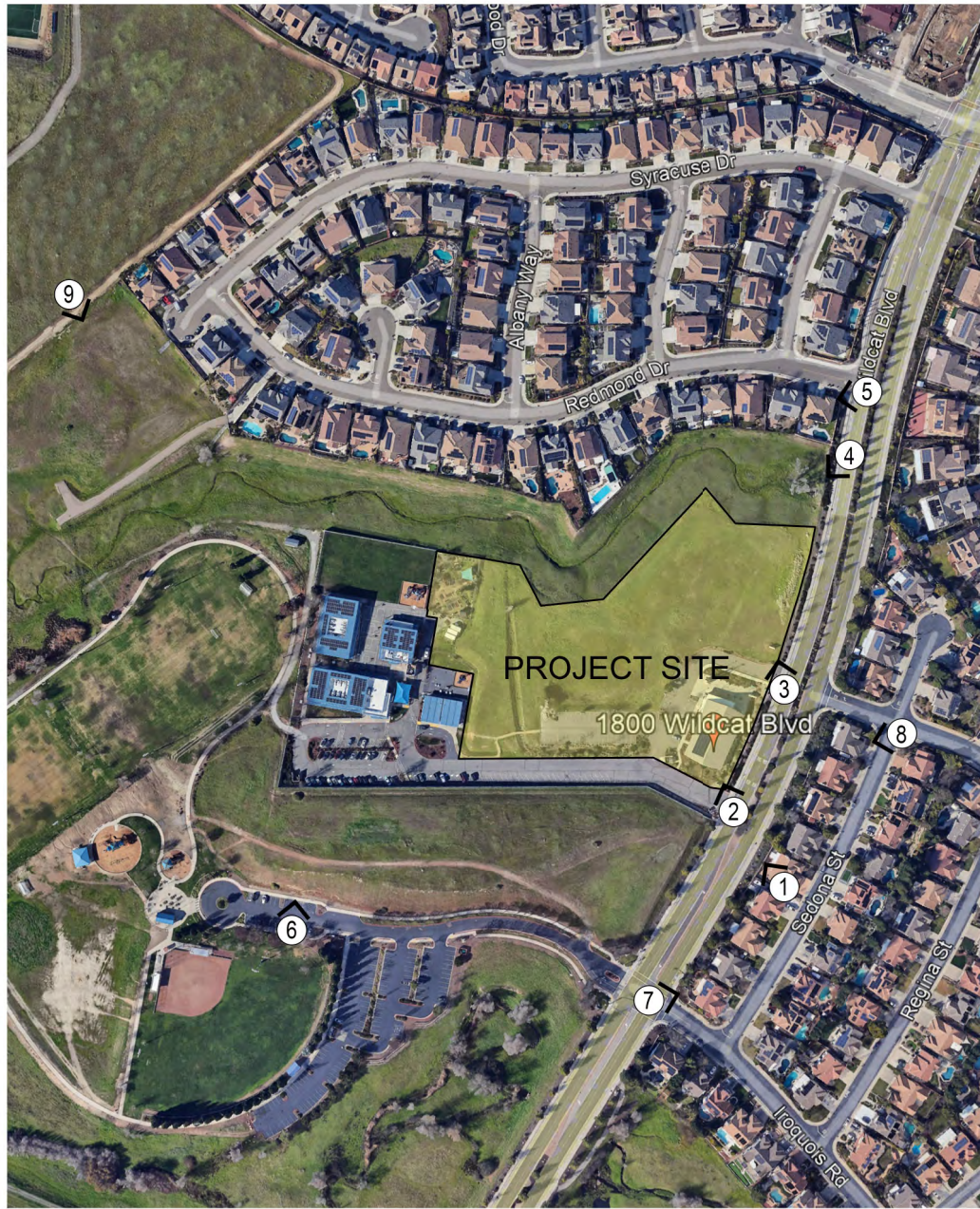
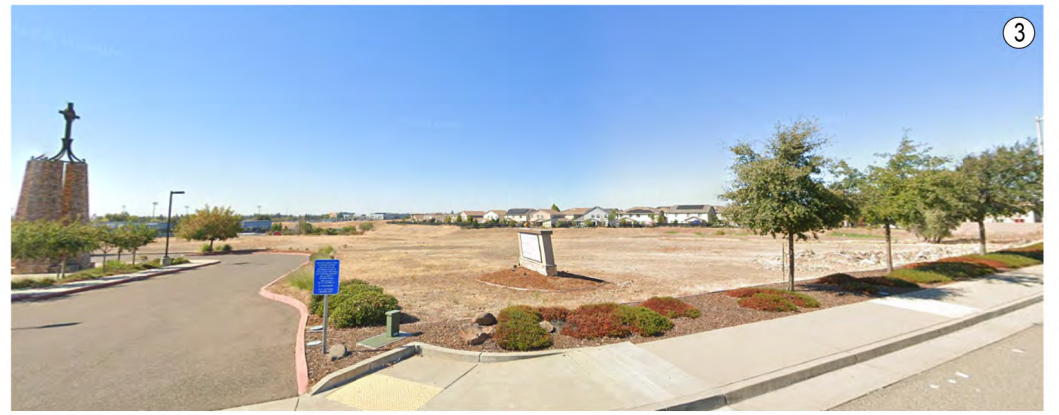




PROJECT DATA	
Jurisdiction	Rocklin, CA
General Plan Designation	Medium Density Residential
Existing Zoning	PD-BP/C/LI
Gross Land Area	203,772 S.F. 4.67 ACRES
Net Land Area (Site Area within Setbacks)	203,772 S.F. 4.67 ACRES
<b>Total Units Proposed</b>	<b>120</b>
Density Proposed per Gross Acre (DU/AC.)	25.71
Density Proposed per Net Acre (DU/AC.)	25.71
PARKING SUMMARY	
Standard Stalls	163
Compact Stalls	7
Accessible Stalls	10
<b>Total Proposed</b>	<b>180</b>

- ← - - - - - ACCESSIBLE ROUTE OF TRAVEL
- LOOP BICYCLE RACK (2 BIKE CAPACITY)  
10 BICYCLE PARKING SPACES PROVIDED





PROJECT SUMMARY				
1 BED	U1	607 S.F.	54	45.00%
2 BED	U2A	855 S.F.	18	27.50%
	U2B	867 S.F.	15	
3 BED	U3	1,166 S.F.	33	27.50%
COMMUNITY CENTER	CC	3,663 S.F.	1	0.00%
<b>TOTALS UNITS</b>			<b>120</b>	<b>100%</b>

RENTABLE UNIT TOTAL				
1 BED	U1	607 S.F.	54	45.76%
2 BED	U2A	855 S.F.	18	27.97%
	U2B	867 S.F.	15	
3 BED	U3	1,166 S.F.	31	26.27%
<b>TOTALS RENTAL UNITS</b>			<b>118</b>	<b>100%</b>

MANAGERS UNIT				
3 BED	U3	1,166	1	1%
<b>TOTALS MANAGER UNITS</b>			<b>2</b>	<b>2%</b>

BEDROOM PER NET ACRES				
UNITS	RENTABLE BEDS PLUS MANAGER	RENTABLE BEDS	UNIT PERCENT	
1 BED	54	54	24.66%	
2 BED	66	66	30.14%	
3 BED	99	93	45.21%	
TOTAL	219	213	100.00%	
RENTABLE BED PER NET ACRE		46.91		
RENTABLE BEDS PLUS MANAGERS PER NET ACRE		45.63		

BUILDING TYPE SUMMARY							
BUILDING TYPE	UNIT TYPE	UNIT	UNITS PER FLOOR	UNIT COUNT	BUILDING TOTALS	SITE UNIT TOTALS	UNIT %
SMALL CC	CC	CC	1	1	1	1	0%
	<b>TOTALS</b>		<b>1</b>	<b>1</b>		<b>1</b>	

BUILDING TYPE SUMMARY				
BUILDING TYPE	UNIT TYPE	UNIT	UNIT COUNTS	UNIT %
3s-18A 18 UNITS	1 BED	U1	6	33%
	2 BED	U2A	0	0%
	0	U2B	6	33%
	3 BED	U3	6	33%
	0	0	0	0%

BUILDING TYPE SUMMARY				
BUILDING TYPE	UNIT TYPE	UNIT	UNIT COUNTS	UNIT %
3s-30B 30 UNITS	1 BED	U1	12	40%
	2 BED	U2A	6	20%
	2 BED	U2B	3	10%
	3 BED	U3	9	30%
	3 BED	0	0	0%

BUILDING TYPE SUMMARY				
BUILDING TYPE	UNIT TYPE	UNIT	UNIT COUNTS	UNIT %
3s-36A 36 UNITS	1 BED	U1	18	50%
	2 BED	U2A	6	17%
	2 BED	U2B	3	8%
	3 BED	U3	9	25%
	3 BED	0	0	0%

FLOOR AREA PROPOSED				
	SMALL CC			Total
Level 1	3,663			
Building Floor Area	3,663			
Total Floor Area (sf)	<b>3,663</b>			<b>3,663</b>
<b>Total Gross Floor Area Proposed</b>				<b>3,663 S.F.</b>

LOT COVERAGE					
BUILDING FOOTPRINT PROPOSED					
	3s-18A 18 UNITS	3s-30B 30 UNITS	3s-36A 36 UNITS	SMALL CC	Total
Footprint (sf)	7,640	11,843	13,504	3,663	
Count	1	1	2	1	5
Total	<b>7,640</b>	<b>11,843</b>	<b>27,008</b>	<b>3,663</b>	<b>50,154</b>
<b>Lot Area</b>					<b>203,772 S.F.</b>
<b>Lot Coverage Proposed (With Easements)</b>					<b>25%</b>

FLOOR AREA PROPOSED (Private Balcony area & Garages Excluded)					
	3s-18A 18 UNITS	3s-30B 30 UNITS	3s-36A 36 UNITS	SMALL CC	Total
Level 1	5,280	8,503	9,717	3,663	
Level 2	5,280	8,503	9,717		
Level 3	5,280	8,503	9,717		
Building Floor Area	15,840	25,509	29,151	3,663	
Total Floor Area (sf)	<b>15,840</b>	<b>25,509</b>	<b>58,302</b>	<b>3,663</b>	
<b>Total Gross Floor Area Proposed</b>					<b>103,314</b>
<b>Floor Area Ratio Proposed (With Easements)</b>					<b>0.49</b>

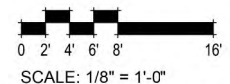
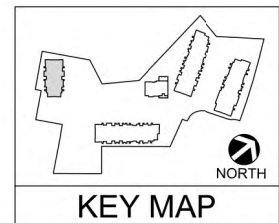
SETBACKS AND HEIGHTS	
Zoning Setbacks	SEE PD
FRONT	SEE PD
SIDE	SEE PD
REAR	SEE PD
INTERIOR	SEE PD
Building Height Limit	SEE PD



RIGHT ELEVATION (NORTH WEST)



FRONT ELEVATION (NORTH EAST)



18 UNIT BUILDING - FRONT & RIGHT ELEVATIONS  
A7

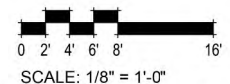
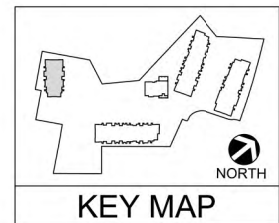
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Rocklin, CA  
April 16, 2025



LEFT ELEVATION (SOUTH EAST)



REAR ELEVATION (SOUTH WEST)



18 UNIT BUILDING - REAR & LEFT ELEVATIONS  
A8

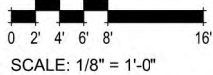
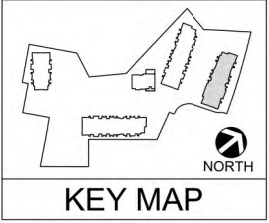
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RIGHT ELEVATION (SOUTH EAST)



FRONT ELEVATION (SOUTH WEST)



30 UNIT BUILDING - FRONT & RIGHT ELEVATIONS  
A12

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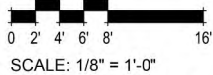
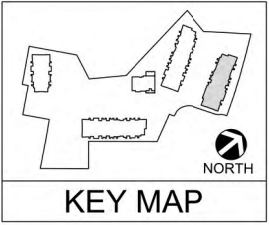




LEFT ELEVATION (NORTH WEST)



REAR ELEVATION (NORTH EAST)



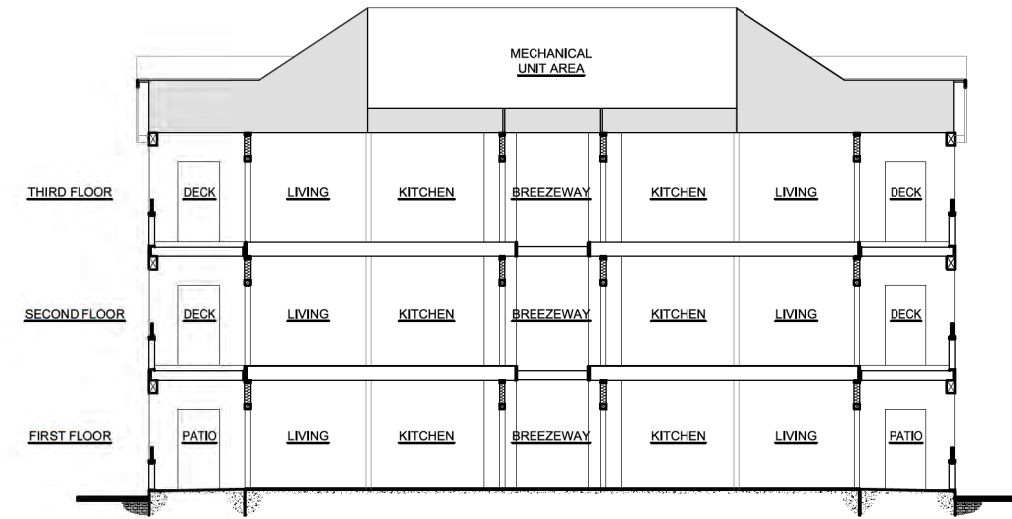
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Rocklin, CA  
April 16, 2025

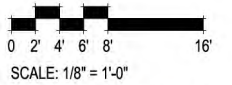
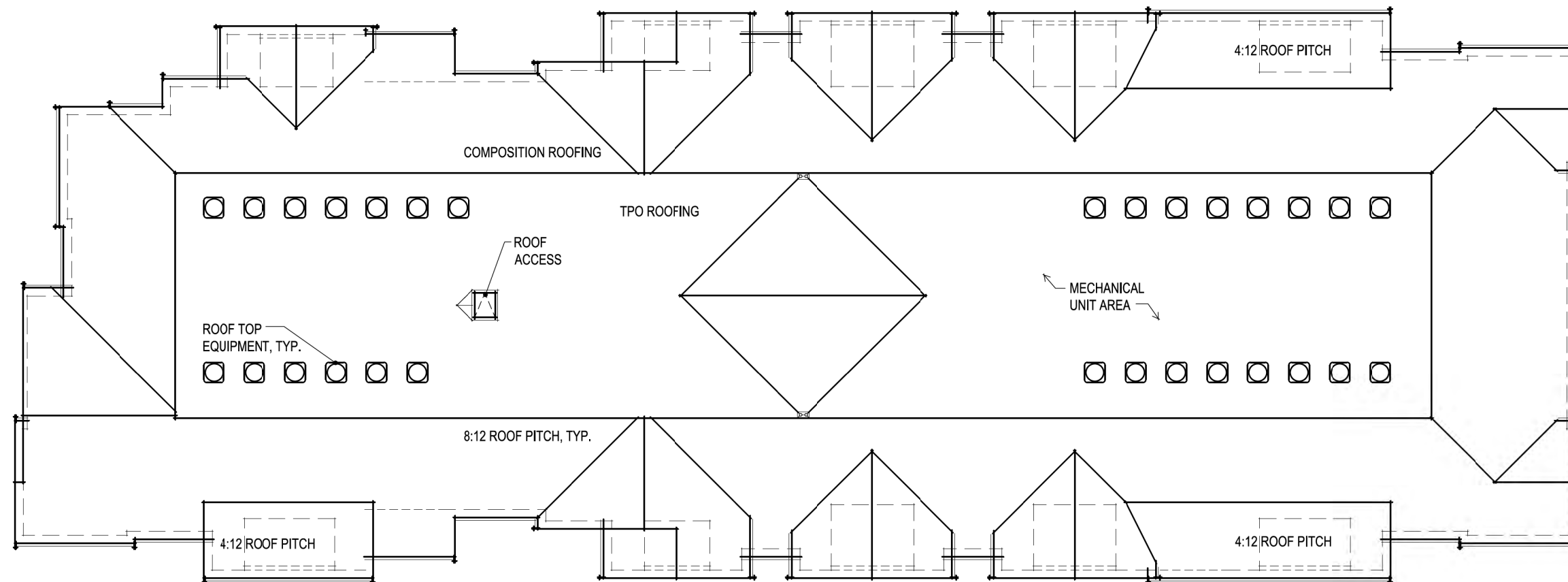
30 UNIT BUILDING - REAR & LEFT ELEVATIONS  
A13

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TYPICAL SECTION



30 UNIT BUILDING - ROOF PLAN & SECTION  
A14

- +40'-0" MAX. BLDG. HT.  
+39'-11 1/2" BLDG. HT.
- +29'-4 1/2"  
T.O. PL
- +20'-3 1/2"  
THIRD FLOOR
- +10'-1 3/4"  
SECOND FLOOR
- +0'-0"  
FIRST FLOOR

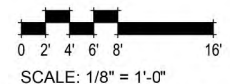
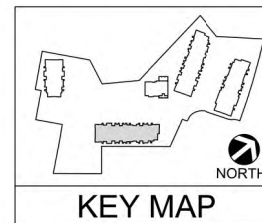


RIGHT ELEVATION (SOUTH WEST)



LAP SIDING

FRONT ELEVATION (NORTH WEST)



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Rocklin, CA  
April 16, 2025

36 UNIT BUILDING - FRONT & RIGHT ELEVATIONS  
A17

- +40'-0" MAX. BLDG. HT.
- +39'-11 1/2" BLDG. HT.
- +29'-4 1/2" T.O. PL
- +20'-3 1/2" THIRD FLOOR
- +10'-1 3/4" SECOND FLOOR
- +0'-0" FIRST FLOOR

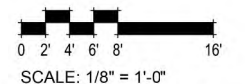
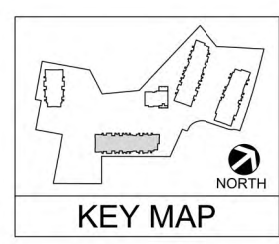


LEFT ELEVATION (NORTH EAST)



- EXTERIOR PRIVATE DECKS w/ METAL RAILINGS
- BOARD & BATT SIDING
- COMPOSITION SHINGLES
- LAP SIDING

REAR ELEVATION (SOUTH EAST)



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 Rocklin, CA  
 April 16, 2025

36 UNIT BUILDING - REAR & LEFT ELEVATIONS  
 A18

- +40'-0" MAX. BLDG. HT.  
+39'-11 1/2" BLDG. HT.
- +29'-4 1/2"  
T.O. PL
- +20'-3 1/2"  
THIRD FLOOR
- +10'-1 3/4"  
SECOND FLOOR
- +0'-0"  
FIRST FLOOR

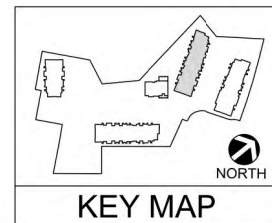


RIGHT ELEVATION (NORTH WEST)



LAP SIDING

FRONT ELEVATION (NORTH EAST)



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

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Rocklin, CA  
April 16, 2025

36 UNIT BUILDING - FRONT & RIGHT ELEVATIONS  
A19

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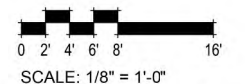
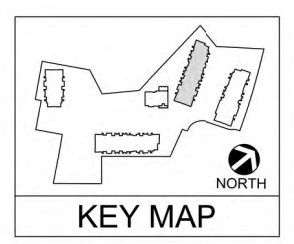
+40'-0" MAX. BLDG. HT.  
 +39'-11" BLDG. HT.  
 +29'-4 1/2"  
 T.O. PL  
 +20'-3 1/2"  
 THIRD FLOOR  
 +10'-1 3/4"  
 SECOND FLOOR  
 +0'-0"  
 FIRST FLOOR



LEFT ELEVATION (SOUTH EAST)



REAR ELEVATION (SOUTH WEST)

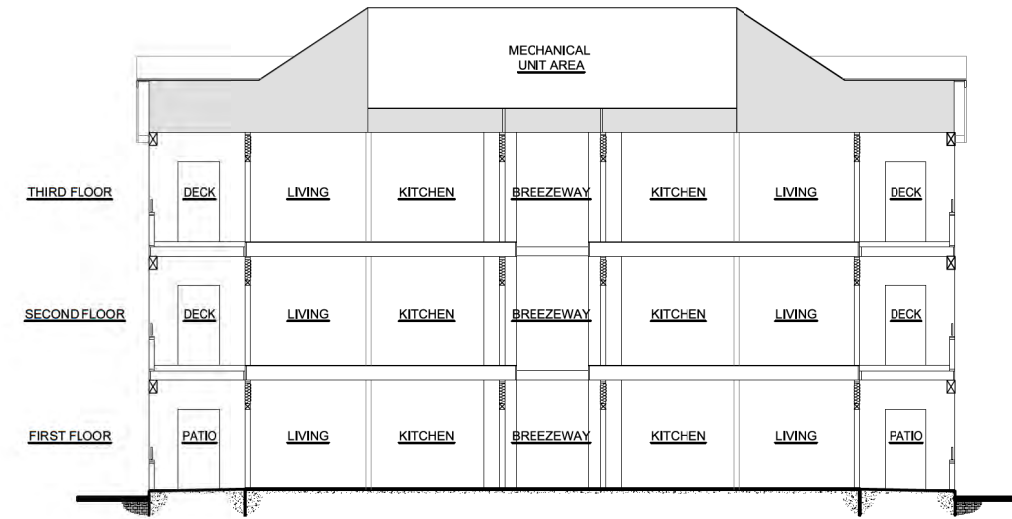


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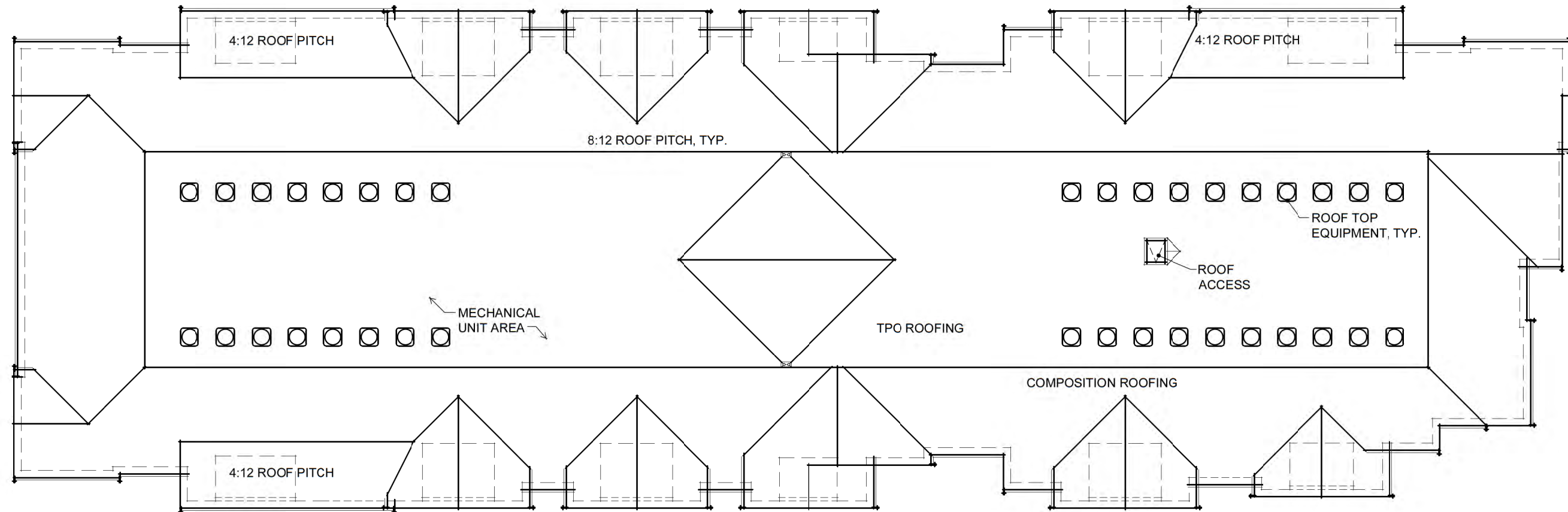
36 UNIT BUILDING - REAR & LEFT ELEVATIONS  
 A20

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TYPICAL SECTION



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

36 UNIT BUILDING - ROOF PLAN & SECTION  
A21





RIGHT ELEVATION (NORTH EAST)



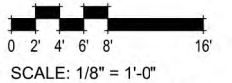
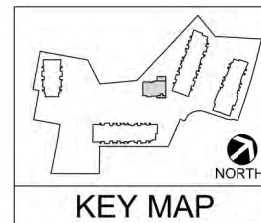
REAR ELEVATION (NORTH WEST)



LEFT ELEVATION (SOUTH WEST)



FRONT ELEVATION (SOUTH EAST)



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Rocklin, CA  
April 16, 2025

CLUBHOUSE - ELEVATIONS  
A23

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COLOR SCHEME 1



CertainTeed Roofing  
Weathered Wood



**Body 1 / Fascia**  
SW 7757 High Reflective White  
256-C1



**Body 2**  
SW 7542 Naturel  
286-C3



**Steel Railings**  
SW 7069 Iron Ore  
251-C7



**Entry Door / Accent**  
SW 6153 Protégé Bronze  
207-C7

*Note: All colors and textures are representative samples only, pending verification of actual material suppliers and manufacturers for this particular project.*

COLOR SCHEME 2



CertainTeed Roofing  
Weathered Wood



**Body 1 / Fascia**  
SW 7757 High Reflective White  
256-C1



**Body 2**  
SW 7542 Naturel  
286-C3



**Body 3**  
SW 6150 Universal Khaki  
207-C3



**Steel Railings**  
SW 7069 Iron Ore  
251-C7



**Entry Door / Accent**  
SW 6153 Protégé Bronze  
207-C7

COLOR SCHEME 3



CertainTeed Roofing  
Weathered Wood



**Body 1 / Fascia**  
SW 9166 Drift of Mist  
238-C2



**Body 2 / Accent Panels**  
SW 6171 Chatroom  
211-C3



**Body 3**  
SW 6150 Universal Khaki  
207-C3



**Steel Railings**  
SW 7069 Iron Ore  
251-C7

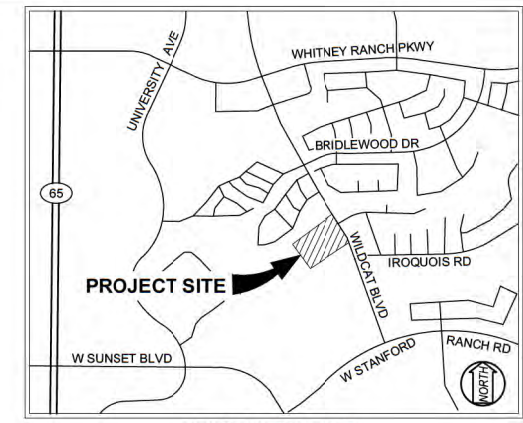
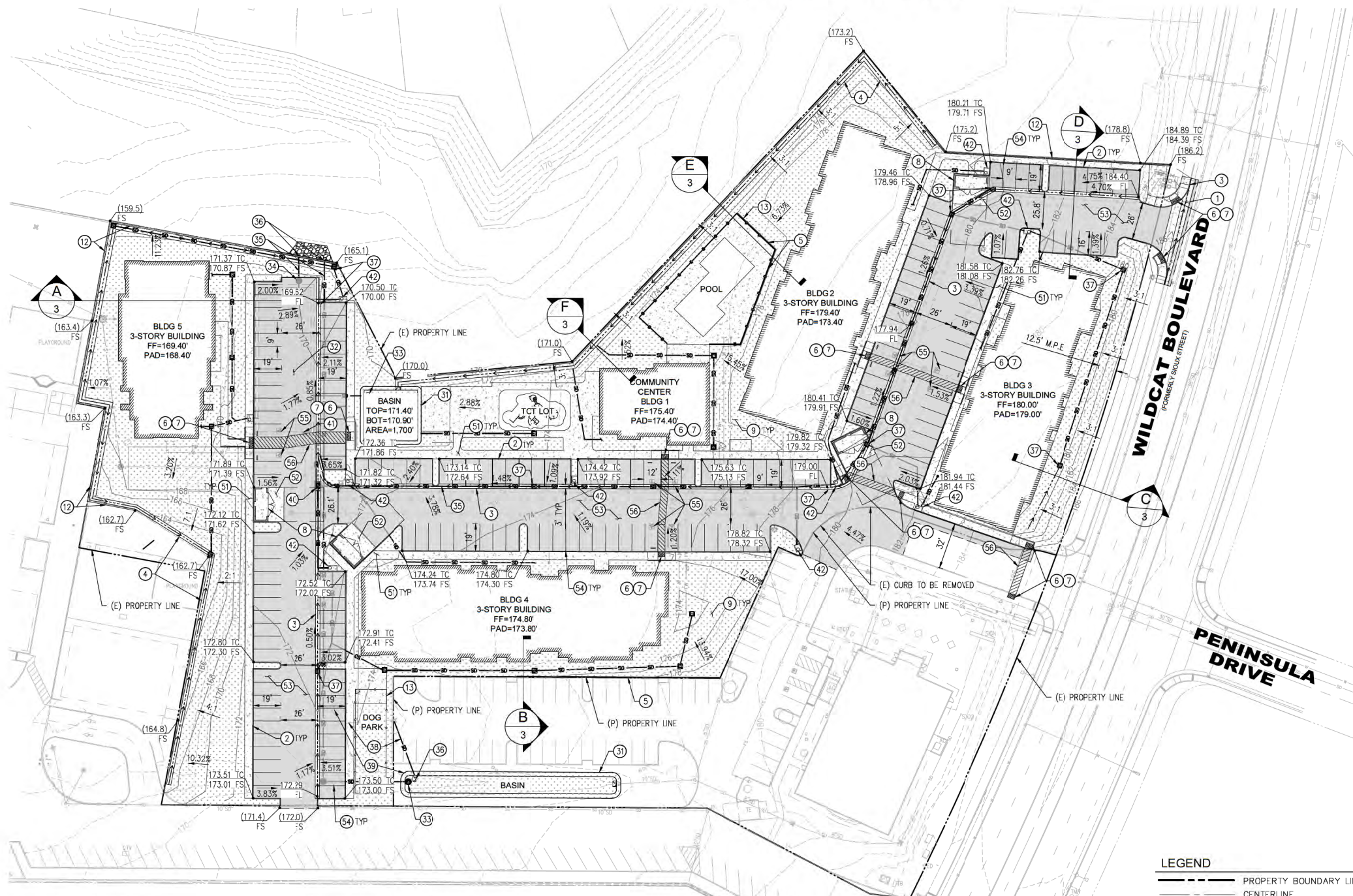


**Entry Door / Accent**  
SW 6153 Protégé Bronze  
207-C7

# PRELIMINARY GRADING & DRAINAGE PLAN

## 1800 WILDCAT BOULEVARD

CITY OF ROCKLIN, COUNTY OF PLACER  
STATE OF CALIFORNIA



VICINITY MAP  
NOT TO SCALE

### EARTHWORK QUANTITIES

FILL:	9,100 CY
OUT:	4,800 CY
NET:	4,300 CY (FILL)

NOTE: EARTHWORK QUANTITIES ARE RAW ESTIMATES ONLY. THEY DO NOT REFLECT SUBSIDENCE, OR ANY MATERIAL GENERATED BY UTILITY TRENCHING AND BUILDING FOOTINGS. THE QUANTITIES SHOWN ABOVE ARE INTENDED FOR USE IN ESTABLISHING GOVERNING AGENCY FEES. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE QUANTITIES FOR BID PURPOSES. ANY EXPORT OR IMPORT REQUIRE TO BALANCE THE SITE SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

### BASIS OF BEARINGS

THE BEARING OF NORTH 19°35'13" WEST TAKEN ON THE CENTERLINE OF WILDCAT BOULEVARD (FORMERLY SIOUX STREET) AS SHOWN ON THAT CERTAIN MAP ENTITLED "STANFORD RANCH PHASE IV UNIT 3" FILED FOR RECORD ON JULY 12, 1996 IN BOOK "T" OF MAPS AT PAGE 51, PLACER COUNTY RECORDS WAS TAKEN AS THE BASIS OF ALL BEARINGS SHOWN HEREON.

### BASIS OF ELEVATION

CITY OF ROCKLIN BENCHMARK "R 10-6" FOUND BRASS DISK MONUMENT STAMPED "RCE 21478" LOCATED ON THE INTERSECTION OF WILDCAT BOULEVARD AND IROQUOIS ROAD. ELEVATION: 173.70 FEET (GPS OBSERVED) (DATUM) NAVD 1988

### FLOOD DESIGNATION

THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 060242 0933 H, DATED NOVEMBER 02, 2018, AS BEING LOCATED IN FLOOD ZONE "X". AREAS OF DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

INFORMATION WAS OBTAINED FROM THE FEMA WEBSITE (WWW.FEMA.GOV) ON JULY 15, 2024.

### LEGAL DESCRIPTION FROM TITLE REPORT

SUBJECT PARCEL: APN: 378-020-006-000  
REAL PROPERTY IN THE CITY OF ROCKLIN, COUNTY OF PLACER, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
ALL THAT PORTION OF PARCEL 67, STANFORD RANCH IV, UNIT 3 AS SHOWN ON THAT MAP RECORDED IN BOOK "T" OF MAPS AT PAGE 51, PLACER COUNTY RECORDS, BEING MORE PRECISELY DESCRIBED AS FOLLOWS:  
RESULTANT PARCEL #1 LA-2022 SHALL BE DEFINED AS ALL THAT PORTION OF SAID PARCEL 67 THAT LIES NORTH AND EAST OF THE COMMON LINE DESCRIBED HEREIN AS FOLLOWS:  
BEGINNING AT A POINT IN THE NORTH-WESTERLY LINE OF SAID PARCEL 67 FROM WHICH THE MOST WESTERLY CORNER OF SAID PARCEL 67 BEARS SOUTH 49°30'00" WEST 225.54 FEET; SAID POB IS THE MOST NORTHERLY COMMON CORNER OF RESULTANT PARCEL #1-2022 AND RESULTANT PARCEL #2-2022.  
THENCE FROM THE POB ALONG SAID COMMON LINE THE FOLLOWING EIGHT COURSES:  
SOUTH 40°30'00" EAST 128.04 FEET; NORTH 49°30'00" EAST 20.01 FEET; SOUTH 40°30'00" EAST 98.66 FEET; NORTH 49°30'00" EAST 89.00 FEET; SOUTH 40°30'00" EAST 165.81 FEET; NORTH 39°20'00" EAST 380.13 FEET; NORTH 68°45'30" EAST 128.01 FEET; NORTH 46°24'40" EAST 28.07 FEET, TO THE POINT OF TERMINUS OF SAID COMMON LINE.  
THIS LEGAL DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE APPROVING A LOT LINE ADJUSTMENT, CERTIFICATE NO. LA2022-0003, RECORDED MARCH 10, 2023, AS INSTRUMENT NO. 2023-0011720 AND RECORDED APRIL 5, 2023, AS INSTRUMENT NO. 2023-0017739, BOTH OF OFFICIAL RECORDS.  
EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, INERT GASES, MINERALS AND METALS, LYING BELOW A DEPTH OF FIVE HUNDRED (500) FEET FROM SURFACE OF SAID PROPERTY, WHETHER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED, INCLUDING BUT NOT LIMITED TO THE RIGHTS TO EXPLORE FOR, DEVELOP AND REMOVE SUCH OIL, GAS, AND OTHER HYDROCARBON SUBSTANCES, INERT GASES, MINERALS AND METALS, WITHOUT HOWEVER, ANY RIGHT TO USE, DISTURB OR ACCESS THE SURFACE OF SAID PROPERTY, OR ANY OTHER PORTION THEREOF ABOVE A DEPTH OF FIVE HUNDRED (500) FEET FROM THE SURFACE THEREOF, FOR ANY PURPOSE WHATSOEVER.

### CONSTRUCTION NOTES

- CONSTRUCT DRIVEWAY TYPE A-7 PER CITY OF ROCKLIN STANDARDS.
- CONSTRUCT 6" CURB.
- CONSTRUCT 6" CURB AND GUTTER.
- CONSTRUCT 36" WIDE RIBBON GUTTER.
- CONSTRUCT 2' RETAINING CURB.
- CONSTRUCT CURB RAMP.
- INSTALL TRUNCATED DOMES.
- CONSTRUCT TRASH ENCLOSURE PER ARCHITECTURAL PLAN.
- INSTALL LANDSCAPING PER LANDSCAPE PLAN.
- CONSTRUCT BIKE RACKS PER ARCHITECTURAL PLAN.
- CONSTRUCT 2' - 8' VARIABLE HEIGHT RETAINING WALL.
- PROPOSED FENCING. SEE LANDSCAPE AND ARCHITECTURAL PLANS FOR ALL FENCING AND GATE REQUIREMENTS.

### DRAINAGE CONSTRUCTION NOTES

- CONSTRUCT BIORETENTION BASIN.
- INSTALL AQUIVALE SD SUBSURFACE STORAGE SYSTEM OR APPROVED EQUAL.
- INSTALL 48" PRECAST STORM DRAIN MANHOLE WITH BEEHIVE GRATE FOR OVERFLOW.
- INSTALL 48" PRECAST STORM DRAIN MANHOLE W/ SOLID LOCKING LID.
- INSTALL 18" PVC STORM DRAIN PIPE.
- INSTALL SD OUTFALL PIPE WITH ACCESS CONTROL RACK AT FACE OF WALL WITH RIPRAP PAD.
- CONSTRUCT 36"x36" PRECAST CATCH BASIN.
- DEMO AND RE-ROUTE EXISTING STORM DRAIN LINE TO PROPOSED BIORETENTION BASIN.
- REMOVE EXISTING DRAINAGE SWALE AND RE-ROUTE STORMWATER TO PROPOSED BIORETENTION BASIN.
- INSTALL CONTECH CDS HYDRODYNAMIC SEPARATOR OR APPROVED EQUAL.
- CONNECT STORM DRAIN TO PROPOSED AQUIVALE SYSTEM.
- INSTALL FILTERRA SW BIOFILTRATION SYSTEM OR APPROVED EQUAL.

### HORIZONTAL CONTROL & PAVING NOTES

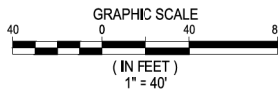
- CONSTRUCT 4" PEDESTRIAN P.C.C. PAVEMENT WITH #3 BARS AT 18" O.C. E.W. OVER NATIVE. SCARIFY AND RECOMPACT BASE 12" MIN. PER SOILS REPORT.
- CONSTRUCT 6" VEHICULAR P.C.C. PAVEMENT WITH #3 BARS AT 18" O.C. E.W. OVER 5" CLASS II A.B. SCARIFY AND RECOMPACT SUBBASE 12" MIN. PER SOILS REPORT.
- CONSTRUCT 3.5" VEHICULAR A.C. PAVEMENT OVER 5.5" CLASS II A.B. SCARIFY AND RECOMPACT SUBBASE 12" MIN. PER SOILS REPORT.
- STRIPE STANDARD PARKING STALL PER ARCHITECTURAL PLAN. DIMENSIONS SHOWN HEREIN FOR REFERENCE ONLY.
- STRIPE A.D.A. ACCESSIBLE STALL.
- STRIPE ACCESSIBLE PATH OF TRAVEL CROSSHATCH.

### PRELIMINARY IMPROVEMENT PLAN NOTES

- THE PROPERTY IS BEING SUBDIVIDED. THE EXISTING BOUNDARY AND PROPOSED BOUNDARY LINES ARE SHOWN.
- THE PRIVATE SEWER AND STORM ROUTING FROM THE CHURCH THROUGH THE SITE WOULD BE IN PROPOSED EASEMENTS.

### LEGEND

	PROPERTY BOUNDARY LINE
	CENTERLINE
	LINE EASEMENT LINE
	EXISTING CONTOURS
	PROPOSED CONTOURS
	SANITARY SEWER
	STORM DRAIN
	WATER MAIN
	FIRE WATER MAIN
	RETAINING WALL
	PROPOSED CONCRETE
	AC PAVEMENT
	PROPOSED LANDSCAPE
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	WATER VALVE
	STORM DRAIN MANHOLE
	SEWER CLEANOUT



### PROJECT INFORMATION

**OWNER/DEVELOPER**  
PACIFIC WEST COMMUNITIES, INC.  
430 E. STATE ST., SUITE 100  
EAGLE, ID 83616  
CONTACT: DON SLATTERY  
DIRECT: (208) 461-0022

**ARCHITECT**  
SDG ARCHITECTS, INC.  
3361 WALNUT BLVD., SUITE 120  
BRENTWOOD, CA 94513  
CONTACT: LANCE CRANNELL  
(925) 634-7000

**ENGINEER**  
ATLAS CIVIL DESIGN, INC.  
872 HIGUERA STREET SAN  
LUIS OBISPO, CA 93401  
CONTACT: TYLER JOHNSON  
TEL: (213) 810-8477

**SURVEYOR**  
BARBER SURVEYING, INC.  
261 BOEING COURT  
LIVERMORE, CA 94551  
CONTACT: SHANE BARBER  
TEL: (925) 344-6461

**PARCEL INFORMATION**  
APN: 378-020-006-000  
SQ. FT. = 267,251 / 6.135 ACRES  
ZONING: PD-BP/C/LI (PLANNED DEVELOPMENT BUSINESS PROFESSIONAL/COMMERCIAL/LIGHT INDUSTRIAL)

### SHEET INDEX

SHEET 1	PRELIMINARY GRADING & DRAINAGE PLAN
SHEET 2	PRELIMINARY UTILITY PLAN
SHEET 3	PRELIMINARY GRADING SECTIONS
SHEET 4	PRELIMINARY STORMWATER CONTROL PLAN

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REGISTERED PROFESSIONAL ENGINEER  
TYLER JOHNSON  
NO. 25839  
CIVIL  
STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

DATE	REVISIONS	BY

**ROCKLIN WILDCAT MULTI-FAMILY**  
1800 WILDCAT BLVD  
CITY OF ROCKLIN, CA

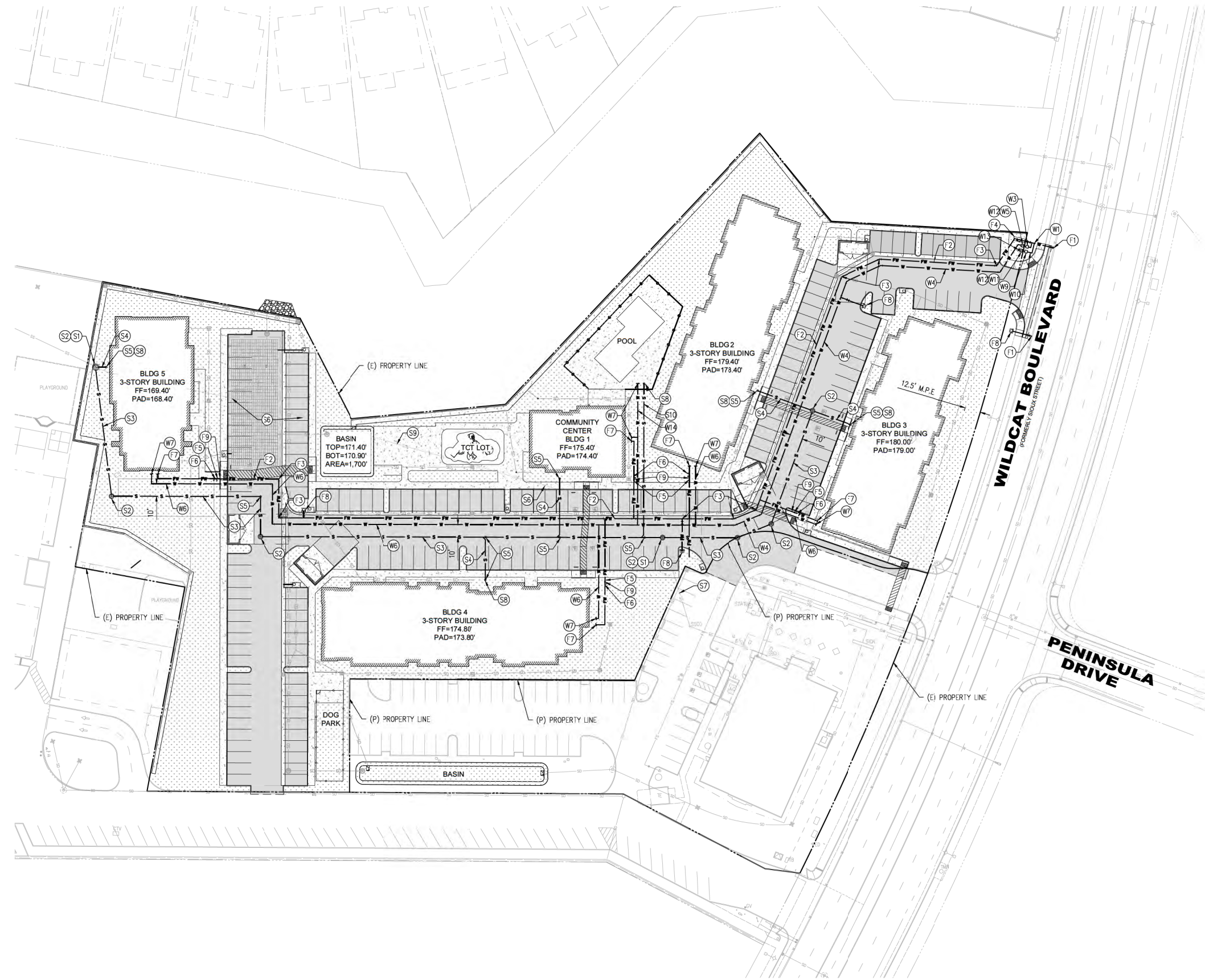
**PRELIMINARY GRADING AND DRAINAGE PLAN**

PROJECT NUMBER: 24-060  
PREPARED ON: 5/1/25  
REVISOR: PNC  
PREPARED BY: THJ  
CHECKED BY: THJ

SHEET  
1 OF 4

S:\SHARED\2024\24-060 ROCKLIN WILDCAT MULTI-FAMILY\CIVIL\PRELIMINARY IMPROVEMENT PLAN\24-060-1 PRELIMINARY GRADING AND DRAINAGE - PLOT DATE: May 1, 2025

I:\SHARED\2024\24-060 ROCKLIN WILDCAT MULTI-FAMILY\CIVIL\PRELIMINARY IMPROVEMENT PLANS\24-060 2 PRELIMINARY UTILITY PLANNING - PLOT DATE: May 1, 2025



**WATER CONSTRUCTION NOTES**

- W1 CONNECT TO PROPOSED WATER LATERAL, INSTALL GATE VALVE.
- W2 INSTALL 4" DOMESTIC WATER SERVICE.
- W3 INSTALL 4" WATER METER FOR DOMESTIC SERVICE.
- W4 INSTALL 4" PVC PIPE.
- W5 INSTALL 4" REDUCED PRESSURE BACKFLOW ASSEMBLY FOR DOMESTIC SERVICE.
- W6 INSTALL 2" PVC PIPE.
- W7 CONTINUATION PER PLUMBING PLAN.
- W8 INSTALL 2" FOR IRRIGATION SERVICE.
- W9 INSTALL 2" WATER METER FOR IRRIGATION SERVICE.
- W10 INSTALL 2" PVC PIPE.
- W11 INSTALL 2" REDUCED PRESSURE BACKFLOW ASSEMBLY FOR IRRIGATION SERVICE.
- W12 INSTALL STANDARD GUARDSHACK ENCLOSURE (MODEL GS-1 OR APPROVED EQUAL).
- W13 CONTINUATION PER LANDSCAPE AND IRRIGATION PLANS.
- W14 INSTALL 1" PVC PIPE.

**FIRE CONSTRUCTION NOTES**

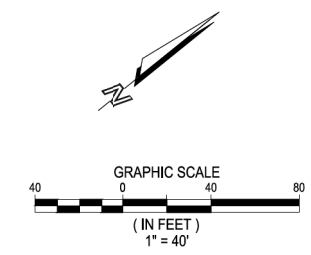
- F1 CONNECT TO EXISTING WATER MAIN, INSTALL GATE VALVE.
- F2 INSTALL 8" CL200 C900 AWWA PVC PIPE.
- F3 INSTALL 8" FITTING AND CONCRETE THRUST BLOCK.
- F4 INSTALL 8" DOUBLE DETECTOR CHECK ASSEMBLY.
- F5 INSTALL POST INDICATOR VALVE.
- F6 INSTALL FIRE DEPARTMENT CONNECTION.
- F7 CONTINUE TO FIRE RISER ROOM PER MECHANICAL PLANS.
- F8 INSTALL FIRE HYDRANT ASSEMBLY.
- F9 INSTALL SINGLE CHECK VALVE.

**SEWER CONSTRUCTION NOTES**

- S1 CONNECT TO EXISTING SEWER MAIN.
- S2 CONSTRUCT PRECAST 48" SEWER MANHOLE.
- S3 INSTALL 8" PVC SEWER PIPE.
- S4 INSTALL 6" PVC SEWER PIPE.
- S5 INSTALL 6" SEWER CLEANOUT.
- S6 REMOVE EXISTING SEWER CLEANOUT.
- S7 CONNECT AND RE-ROUTE EXISTING SEWER LINE TO PROPOSED SANITARY SEWER MANHOLE.
- S8 CONTINUATION PER PLUMBING PLAN.
- S9 REMOVE EXISTING SANITARY SEWER LINE.
- S10 INSTALL 4" PVC SEWER PIPE.

**PRELIMINARY IMPROVEMENT PLAN NOTES**

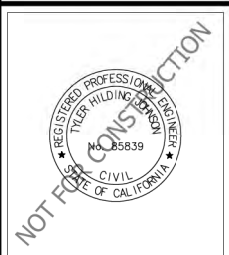
1. THE PROPERTY IS BEING SUBDIVIDED. THE EXISTING BOUNDARY AND PROPOSED BOUNDARY LINES ARE SHOWN.
2. THE PRIVATE SEWER AND STORM ROUTING FROM THE CHURCH THROUGH THE SITE WOULD BE IN PROPOSED EASEMENTS.



THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING - ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO ATLAS CIVIL DESIGN WITHOUT DELAY. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF ATLAS CIVIL DESIGN. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY ATLAS CIVIL DESIGN IS FORBIDDEN.

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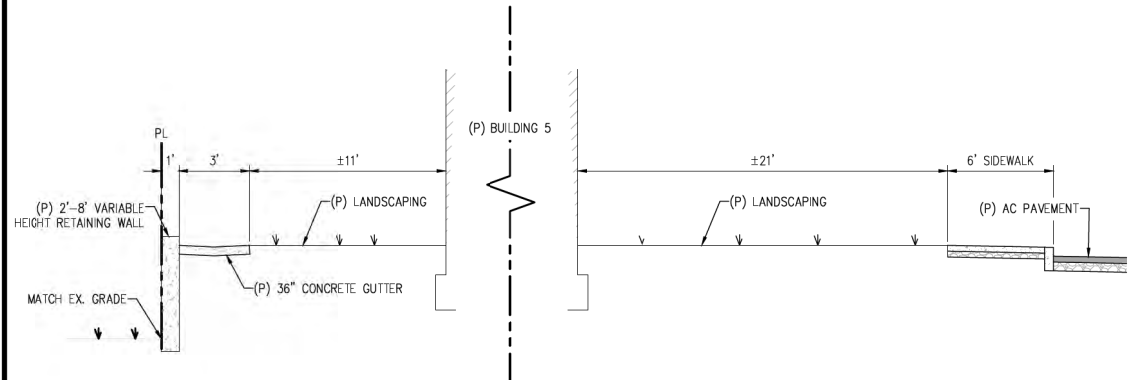


DATE	REVISIONS	BY

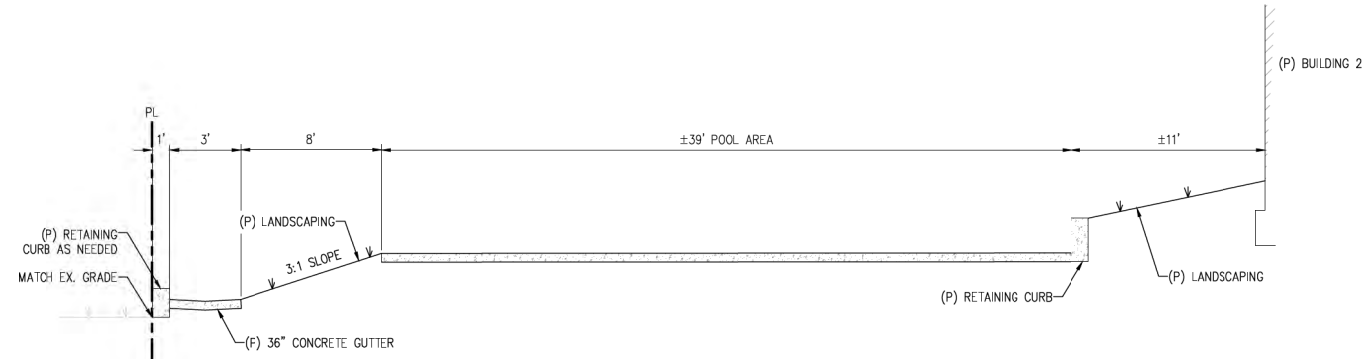
**ROCKLIN WILDCAT MULTI-FAMILY**  
 1800 WILDCAT BLVD  
 CITY OF ROCKLIN, CA  
 PRELIMINARY UTILITY PLAN

PROJECT NUMBER: 24-060
PREPARED ON:
REVISED ON: 5/1/25
PREPARED BY: PNC
CHECKED BY: THJ
SHEET <b>2 OF 4</b>

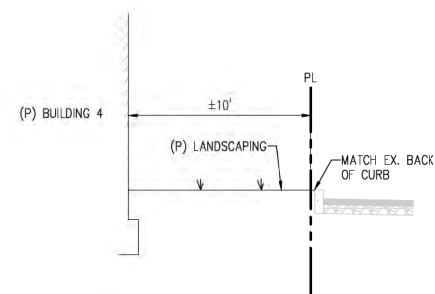
Z:\SHARED\2024\24-060 ROCKLIN WILDCAT MULTI-FAMILY\CIVIL\PRELIMINARY IMPROVEMENT PLANS\24-060 1 PRELIMINARY GRADING PLANS.DWG - PLOT DATE: May 1, 2025



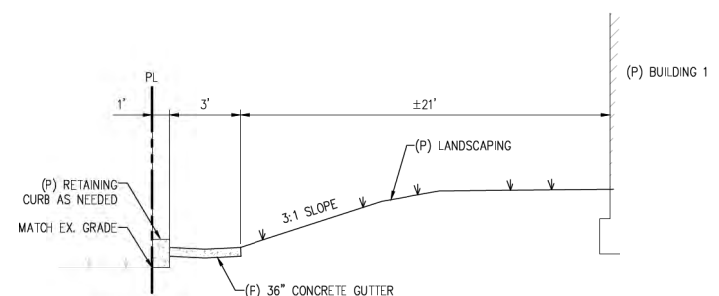
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NOT TO SCALE



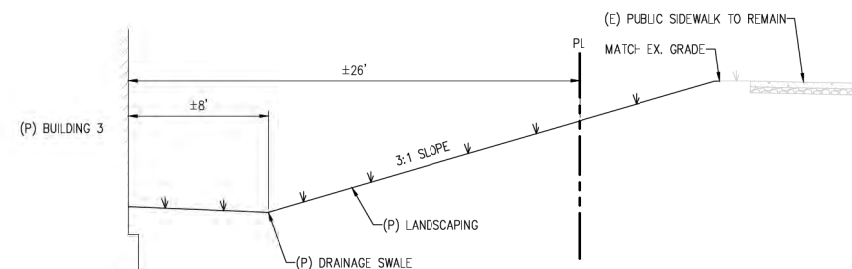
**E** SITE SECTION  
NOT TO SCALE



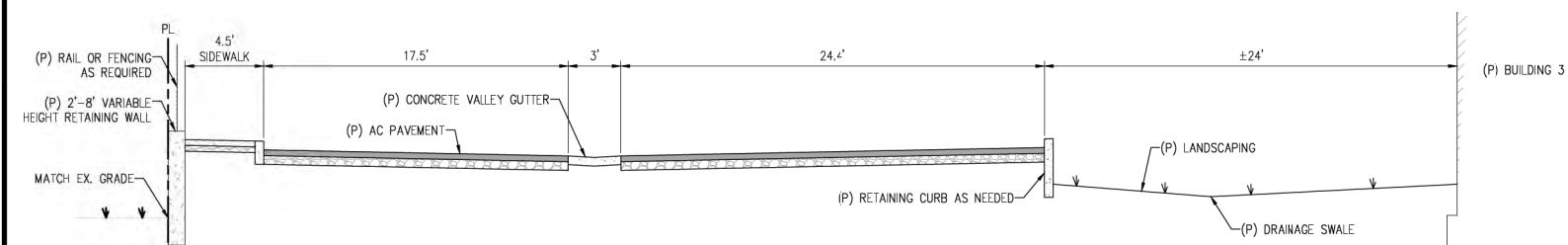
**B** SITE SECTION  
NOT TO SCALE



**F** SITE SECTION  
NOT TO SCALE



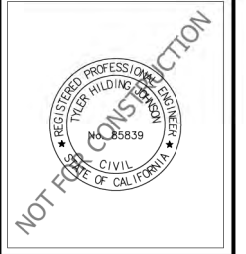
**C** SITE SECTION  
NOT TO SCALE



**D** SITE SECTION  
NOT TO SCALE

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DATE	REVISIONS	BY

**ROCKLIN WILDCAT MULTI-FAMILY**  
1800 WILDCAT BLVD  
CITY OF ROCKLIN, CA

PRELIMINARY GRADING SECTIONS

PROJECT NUMBER: 24-060
PREPARED ON:
REVISED ON: 5/1/25
PREPARED BY: PNC
CHECKED BY: THJ
SHEET <b>3</b> OF <b>4</b>

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**CONTENTS OF THE LANDSCAPE DOCUMENTATION PACKAGE:**

THE LANDSCAPE DOCUMENTATION PACKAGE INCLUDES THE FOLLOWING SIX (6) ELEMENTS:

- (1) PROJECT INFORMATION:
  - (A) DATE 4/16/25
  - (B) PROJECT APPLICANT  
ROCKLIN WILDCAT PACIFIC ASSOCIATES II, CA LP  
430 E. STATE ST., STE. 100  
EAGLE, ID 83616
  - (C) PROJECT ADDRESS  
1800 WILDCAT BLVD  
ROCKLIN, CA
  - (D) TOTAL LANDSCAPE AREA (SQUARE FEET)  
62,216 SF
  - (E) PROJECT TYPE  
MULTI-FAMILY APARTMENTS
  - (F) WATER SUPPLY TYPE
- WATER SOURCES:
- CHECKLIST OF ALL DOCUMENTS IN LANDSCAPE DOCUMENTATION PACKAGE
- (G) PROJECT CONTACTS AND PROPERTY OWNER  
LAUREN ALEXANDER | THE ARMONY COMPANIES  
PACIFIC WEST COMMUNITIES  
430 E. STATE ST., STE. 100  
EAGLE, ID 83616  
CONTACT:  
LAUREN ALEXANDER | THE ARMONY COMPANIES  
LAUREN@THEARMONYCO.COM  
(605) 465-8182

APPLICANT SIGNATURE AND DATE WITH STATEMENT, "I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN"

APPLICANT \_\_\_\_\_  
DATE \_\_\_\_\_

CHECKLIST OF ALL DOCUMENTS IN LANDSCAPE DOCUMENTATION PACKAGE:

- WATER EFFICIENT LANDSCAPE WORKSHEET \_\_\_\_\_
- SOIL MANAGEMENT REPORT \_\_\_\_\_
- LANDSCAPE DESIGN PLAN \_\_\_\_\_
- IRRIGATION DESIGN PLAN \_\_\_\_\_
- GRADING DESIGN PLAN \_\_\_\_\_



**PLANT SCHEDULE**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
<b>TREES</b>				
	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR TREE	24"	4
	LAURUS NOBILIS	SWEET BAY	24" BOX	3
	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	DWARF SOUTHERN MAGNOLIA	24" BOX	4
	NYSSA SYLVATICA	TUPELO	15 GAL	6
	PISTACIA X 'RED PUSH'	RED PUSH PISTACHE	24" BOX	9
	PLATANUS X ACERIFOLIA 'YARWOOD'	LONDON PLANE TREE	15 GAL	10
	QUERCUS ILEX	HOLLY OAK	15 GAL	3
	QUERCUS LOBATA	VALLEY OAK	15 GAL	11
	ZELKOVA SERRATA 'VILLAGE GREEN'	SAWLEAF ZELKOVA	15 GAL	15
<b>SHRUB AREAS</b>				
	EXISTING SHRUB & GROUND COVER	PLANTING AREA		2,229 SF
	SHRUB & GROUND COVER	PLANTING AREA		53,965 SF
	STORM WATER TREATMENT	PLANTING AREA		4,423 SF
	VEGETABLES & CUT FLOWERS	OWNER'S CHOICE		208 SF
<b>MATERIALS</b>				
	DECOMPOSED GRANITE	4" DEPTH		1,401 SF

**PLANTING NOTES:**

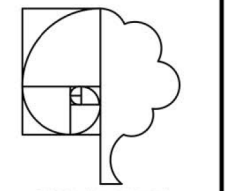
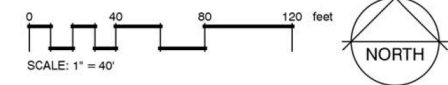
- A. PLACE 2" DEPTH 2" 'SONOMA GOLD' CRUSHED ROCK OVER LANDSCAPE FABRIC UNDER STAIRWAYS AND UTILITY ACCESS AREAS. INSTALL 'PERMALOC CLEAN LINE' 1/2" X 4" ALUMINUM EDGING WITH MILL FINISH (MF), BETWEEN CRUSHED ROCK AND ADJACENT SHRUB BED.
- B. PLACE 2-3" SIZE RIVER WASHED COBBLE OVER LANDSCAPE FABRIC WHERE INDICATED.
- C. PLACE A 12" WIDE BAND OF 2-3" SIZE COBBLE OVER LANDSCAPE FABRIC AROUND THE PERIMETER OF BIO-RETENTION AREAS AND VEGETATED SWALES TO INTERCEPT DEBRIS PRIOR TO ENTERING INTO THE FILTRATION AREA. NO EDGING REQUIRED. NOT SHOWN.
- D. SOIL PREPARATION AND AMENDING:
  - 1) AFTER ROUGH GRADING OPERATIONS, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A SOILS REPORT THAT PROVIDES AN ANALYSIS OF THE EXISTING SOIL THAT STATES WHAT SOIL AMENDMENTS ARE REQUIRED FOR OPTIMUM PLANTING GROWTH. THE CONTRACTOR SHALL INCORPORATE THE RECOMMENDED QUANTITIES BY THOROUGHLY CULTIVATING ALL PLANTING AREAS TO A DEPTH OF EIGHT (8) INCHES. ROUGH FINISH GRADE ALL AREAS.
  - 2) BROADCAST THE FOLLOWING SOIL AMENDMENTS. QUANTITIES GIVEN ARE PER 1,000 SQUARE FEET OF AREA.
    - NITROGEN STABILIZED AND IRON FORTIFIED COMPOST-PER SOIL ANALYSIS RECOMMENDATIONS, OR 4 CY FOR BID PURPOSES
    - PELLETIZED FERTILIZER (11-0-0) 10 LBS, OR AS PER SOIL ANALYSIS RECOMMENDATIONS
    - SOIL SULFUR-PER SOIL ANALYSIS RECOMMENDATIONS
    - GYP-SUM: 100 LBS
  - 3) CULTIVATE AND THOROUGHLY INCORPORATE THE AMENDMENTS INTO THE TOP EIGHT (8) INCHES OF SOIL.
  - 4) DE-ROCK AREA TO BE PLANTED BY USING A MECHANICAL ROCK PICKER. ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER ARE TO BE REMOVED.
- A. INSTALL WEED BARRIER FILTER FABRIC OVER DRIP IRRIGATION COMPONENTS, MANUFACTURED OF POLYPROPYLENE, 38 MIL THICKNESS, AND 2.6 OUNCES PER SQUARE YARD. DEWITT PRO-3, OR EQUAL. SECURE FABRIC SEGMENTS, TO SOIL, WITH 6"x1"x6" STEEL U SHAPE PINS. OVERLAP ADJACENT FABRIC SEGMENTS A MINIMUM OF SIX (6) INCHES AND SECURE WITH PINS AT TWENTY FOUR (24) INCHES ON CENTER.
- B. INSTALL 3" DEPTH FIR BARK MULCH OVER THE FILTER FABRIC ON ALL SHRUB AND GROUND COVER PLANTING AREAS. BARK MULCH SHALL BE WOOD RESIDUAL DERIVED AND MANUFACTURED FROM PINE, WHITE AND/OR RED FIR TREE BARK. THE MATERIAL SHALL BE EQUAL TO THAT REFERRED TO AS 'WALK ON BARK' IN THE TRADE.

**GENERAL NOTES:**

- A. THE LANDSCAPE PLANS WILL COMPLY WITH THE REQUIREMENTS OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO)
- B. ELEMENTS OF THE LANDSCAPE DOCUMENTATION PACKAGE:
  - (A) THE LANDSCAPE DOCUMENTATION PACKAGE SHALL INCLUDE THE FOLLOWING SEVEN (7) ELEMENTS:
    - (1) PROJECT INFORMATION TABLE:
    - (2) PROJECT APPLICANT
    - (3) PROJECT ADDRESS (IF AVAILABLE, A.P.N., PARCEL AND/OR LOT NUMBER(S))
    - (4) DATE
    - (5) PROJECT TYPE (E.G., NEW, REHABILITATED, PUBLIC, PRIVATE, CEMETERY, HOMEOWNER INSTALLED)
    - (6) WATER SUPPLY TYPE, RECYCLED, WELL) AND IDENTIFY THE LOCAL RETAIL WATER PURVEYOR
    - (7) CHECKLIST OF ALL DOCUMENTS IN LANDSCAPE DOCUMENTATION PACKAGE
  - (B) PROJECT CONTACTS TO INCLUDE CONTACT INFORMATION FOR THE PROJECT APPLICANT, PROPERTY OWNER, PREPARER OF PLANNING APPLICATION
  - (C) APPLICANT SIGNATURE AND DATE WITH STATEMENT, "I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE"
  - (D) WATER EFFICIENT LANDSCAPE WORKSHEET:
  - (E) HYDRO ZONE INFORMATION TABLE
  - (F) WATER BUDGET CALCULATIONS
  - (G) MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
  - (H) ESTIMATED TOTAL WATER USE (ETWU)
  - (I) SOIL MANAGEMENT REPORT:
  - (J) LANDSCAPE DESIGN PLAN TO INCLUDE FENCING, UTILITY SCREENING AND TREE MANAGEMENT PLAN
  - (K) IRRIGATION DESIGN PLAN
  - (L) LANDSCAPE GRADING DESIGN PLAN AND
  - (M) CERTIFICATES OF COMPLETION AND INSTALLATION.

"THIS PLAN WILL COMPLY WITH THE REQUIREMENTS OF THE CITY OF FOLSOM MUNICIPAL CODE AND STATE WATER CONSERVATION ORDINANCES."

"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN."  
SIGNED \_\_\_\_\_ DATE \_\_\_\_\_



THOMAS H. PHELPS  
LANDSCAPE ARCHITECTURE  
IDLA, INC.  
California Landscape Architect #4122  
ID #LA-16771 \* HI #LA-16112  
AZ #76633  
  
P.O. BOX 170129  
Boise, Idaho 83717  
thp@idlainc.net  
(208) 906-1300

SIERRA WILDS APARTMENTS  
 THE PACIFIC COMPANIES  
 1800 WILDCAT BLVD.  
 ROCKLIN, CALIFORNIA

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Sheet Title  
LANDSCAPE PLAN

Soil

No.	Date	Revision
1		
2		
3		
4		
5		

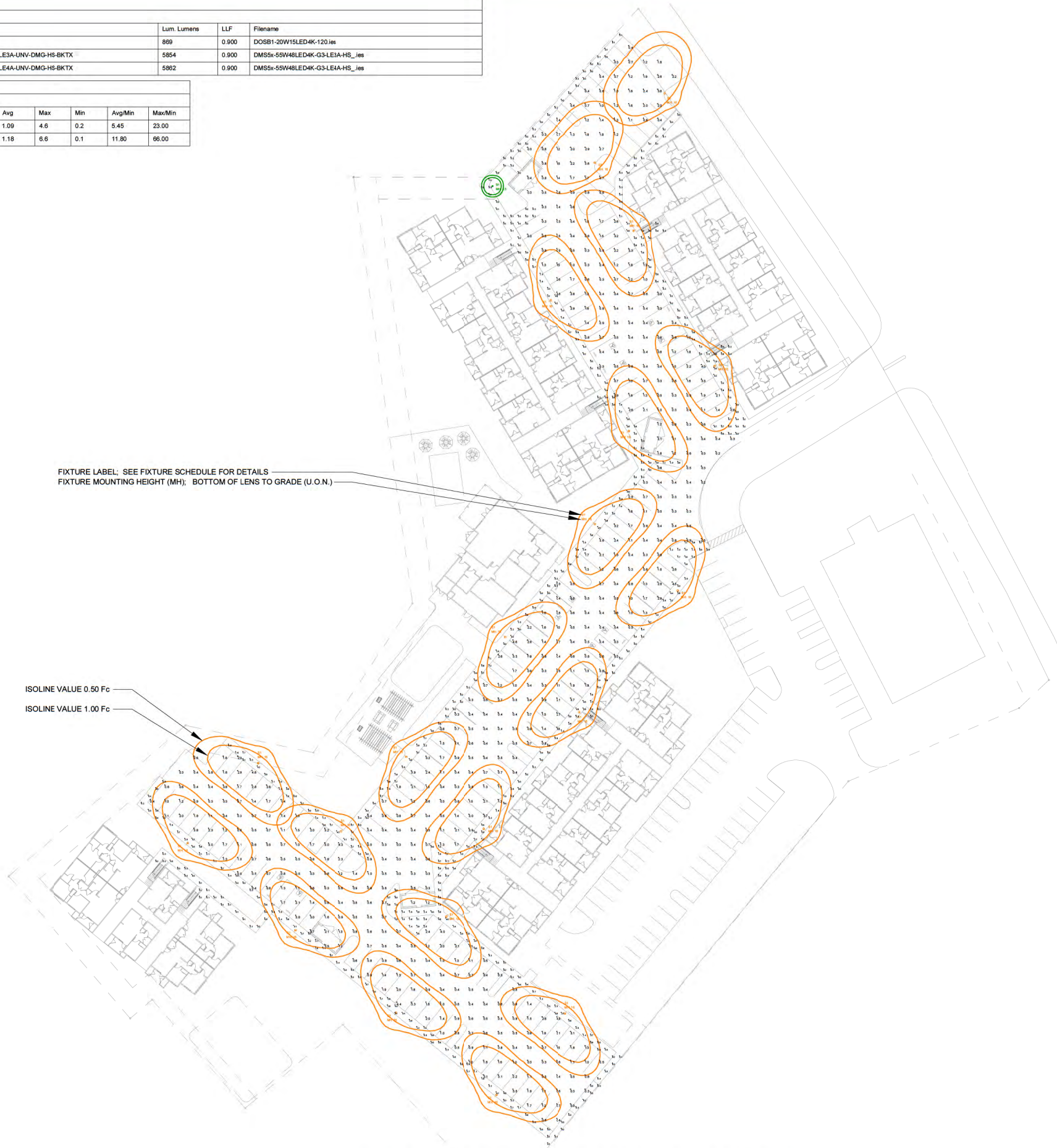
Project Mgr: THP  
Drawn By: THP  
Scale: 1"=40'  
Date: 04/16/25  
File Name: 24-047 of \_\_\_\_\_ sheets

SHEET ISSUANCE

Luminaire Schedule							
Scenario: GENERAL							
Symbol	Qty	Label	Arrangement	Description	Lum. Lumens	LLF	Filename
	1	B1	SINGLE	LUMEC DOSB1-20W16LED4K-120	869	0.900	DOSB1-20W16LED4K-120_ies
	18	S1	SINGLE	LUMEC DMS5-55W48LED4K-G3-ACDR-LE3A-UNV-DMG-HS-BKTX	5854	0.900	DMS5-55W48LED4K-G3-LE3A-HS_ies
	2	S2	SINGLE	LUMEC DMS5-55W48LED4K-G3-ACDR-LE4A-UNV-DMG-HS-BKTX	5892	0.900	DMS5-55W48LED4K-G3-LE4A-HS_ies

Calculation Summary							
Scenario: GENERAL							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING	Illuminance	Fc	1.09	4.6	0.2	5.45	23.00
WALKWAY	Illuminance	Fc	1.18	6.6	0.1	11.80	66.00



Note: Unless otherwise specified - the lamp lumen depreciation (LLD) for legacy sources used in these calculations is based on published mean lumen ratings by major lamp manufacturers; 0.80 LLD for pulse start metal halide; 0.90 LLD for high pressure sodium; 0.95 LLD for linear T8 and T5 fluorescent; 0.85 LLD for compact fluorescent and induction; 0.88 LLD for Cosmo and Elite lamps; 0.94 LLD for all LED sources. Unless otherwise noted - 0.90 luminaire dirt depreciation (LDD) is commonly applied. In cases where appropriate - ballast factor (BF) is applied. Additional user defined factors (UDF) may be applied if necessary to represent luminaire performance to a higher degree of accuracy. Total light loss factor (LLF) is the product of all multiplied loss factors.

**LIGHTING PLAN - PHOTOMETRIC ANALYSIS - LAYOUT VERIFICATION**  
 SCALE: 1" = 30'-0" (ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT FINISHED GRADE, U.O.N.)

PRELIMINARY - NOT FOR CONSTRUCTION  
 NOT FOR QUOTING PURPOSES

<p><b>Associated Lighting Representatives, Inc.</b>        11000 E. 15th Avenue, Suite 100        Denver, CO 80231        Phone: 303.755.1000        Fax: 303.755.1001        Email: sales@alr.com</p>	
<p>PHOTOMETRIC ANALYSIS AS SHOWN ON THESE CALCULATIONS IS BASED ON ESTABLISHED DESIGN TESTING PROCEDURES AND ASSUMES UNIFORM MOUNTING HEIGHTS AND UNIFORM DISTRIBUTION OF LIGHTING FIXTURES. ACTUAL LAMP OUTPUT, ELECTRICAL, AND SITE CHARACTERISTICS DIFFERENCES WILL CAUSE VARIATIONS IN FOOTCANDLE VALUES.</p>	
<p>Calculations have been prepared in accordance with the IESNA Handbook, 10th Edition, and the IESNA Lighting Handbook, 10th Edition. Some differences between measured values and calculated values may occur due to measurement techniques and field conditions such as surface and luminaire reflectance, fixture distribution, and fixture characteristics. Differences between measured and calculated values are normal and expected. Differences will occur between measured values and calculated values.</p>	
<p><b>AGI32</b>        AGI (© 2004) LIGHTING ANALYSIS, INC. FROM REVALIZE SOFTWARE        8808 BAYMEADOWS WAY WEST, SUITE 500, JACKSONVILLE, FL 32256</p>	
<p>REPORT FOR:</p> <p>ANGEL GASTELUM        SIG ARCHITECTS        KRISTIAN REYES        ASSOCIATED LIGHTING REPRESENTATIVES, INC.        GREG KESZLER        APPLICATION (PROJECT):</p>	
PROJECT DESCRIPTION:	TPC Wildcat - Rocklin
DATE:	4/15/25
SCALE:	AS NOTED
SHEET:	1 OF 1