



New Project Information

The City of Rocklin has begun 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 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: April 13, 2018

Project Name and Requested Approvals:

WEST OAKS TOWNHOMES

GENERAL PLAN AMENDMENT, GPA2017-0005
GENERAL DEVELOPMENT PLAN, PDG2018-0002
REZONE, Z2017-0009
TENTATIVE SUBDIVISION MAP, SD2017-0013
DESIGN REVIEW, DR2017-0014

Staff Description of Project:

This application is a request for approval of a General Plan Amendment (GPA2017-0005) to change the general plan designation from Recreation-Conservation to High Density Residential; General Development Plan (PDG2018-0002) to establish development standards for the site; Rezone (Z2017-0009) to change the zoning of the property from Fire Station to Planned Development – 20 units per acre; Tentative Subdivision Map (SD2017-0003) to subdivide the 1.1-acre site into 20 townhome lots, and a Design Review (DR2017-0014) for building architecture, site design, and landscaping.

Location:

The subject site is a 1.1-acre parcel located south of West Oaks Boulevard, directly to the east of Kathy Lund Park. APN 365-020-030.

Existing Land Use Designations:

The property is zoned Fire Station (F Station).
The General Plan designation is Recreation-Conservation (R-C).

This project xx **does** / _____ **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 Brentwood Development. The property owner is the City of Rocklin.

Attached Information:

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



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: West Oaks Townhomes

LOCATION: West Oaks Boulevard east of Kathy Lund Park

ASSESSOR'S PARCEL NUMBERS: 365-020-030-000

DATE OF APPLICATION (STAFF): 4/13/18 RECEIVED BY (STAFF INITIALS): MRA

FILE NUMBERS (STAFF): SD 2017-0013; GPA 2017-0005; PDG 2018-0002
Z 2017-0009; DR 2017-0014 FEES: \$ 22,156

RECEIPT No.: R22557

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: October 26, 2017

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

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> General Plan Amendment (GPA)
Fee: \$11,434 (< 100 Acres)
\$ 2,565 (each add'l 100 Acres) | <input checked="" 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 checked="" 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 checked="" type="checkbox"/> General Development Plan (PDG)
Fee: \$13,475 | <input checked="" type="checkbox"/> Design Review (DR)
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 checked="" type="checkbox"/> Concurrent Application (2 or more entitlements)
Fee: \$15,845
\$2,142 (each add'l 50 lots or 100 acres) | | <input type="checkbox"/> Modification to Approved Projects
Fee: \$3,481 |

File Number _____

Environmental Requirements: (STAFF)

- | | |
|--|---|
| <input type="checkbox"/> Exempt - \$1,277.00 | <input checked="" type="checkbox"/> Mitigated Negative Declaration - \$6,311.00 |
| <input type="checkbox"/> Negative Declaration - \$5,166.00 | <input type="checkbox"/> EIR - See Fee Schedule |

UNIVERSAL APPLICATION FORM (CONT.)

GENERAL PLAN DESIGNATION:	PROPERTY DATA:	UTILITIES:	
Existing: <u>R/C</u>	Acres: <u>1.1 acres</u>	EXISTING	PROPOSED
Proposed: <u>HDR</u>	Square Feet: <u>47,916 sf</u>	<input checked="" type="checkbox"/> Pub. Sewer	<input checked="" type="checkbox"/> Pub. Sewer
Zoning:	Dimensions: <u>210' x 231.57'</u>	<input type="checkbox"/> Septic Sewer	<input type="checkbox"/> Septic Sewer
Existing: <u>Fire Station</u>	No. of Units: <u>20</u>	<input checked="" type="checkbox"/> Pub. Water	<input checked="" type="checkbox"/> Pub. Water
Proposed: <u>PD-20</u>	<u>64,734 s.f in 20</u>	<input type="checkbox"/> Well Water	<input type="checkbox"/> Well Water
	Building homes incl. roof	<input checked="" type="checkbox"/> Electricity	<input checked="" type="checkbox"/> Electricity
	Size: <u>deck</u>	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Gas
	Proposed	<input checked="" type="checkbox"/> Cable	<input checked="" type="checkbox"/> Cable
	Parking: <u>46 spaces</u>		
	Required <u>45 spaces (2 per</u>		
	Parking: <u>home + 5 guest</u>		
	Access: <u>West Oaks Blvd.</u>		

PROJECT REQUEST: _____

See attached Project Request and Description

(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: City of Rocklin

ADDRESS: 3970 Rocklin Road

CITY: Rocklin STATE: CA ZIP: 95667

PHONE NUMBER: _____

EMAIL ADDRESS: _____

FAX NUMBER: _____

SIGNATURE OF OWNER _____

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

NAME OF APPLICANT
(If different than owner): Brentwood Development

CONTACT: Brad Griffith

ADDRESS 5800 Stanford Ranch Road, Suite 210

CITY: Rocklin STATE: CA ZIP: 95766

PHONE NUMBER: (916) 435-4178

EMAIL ADDRESS: brad@brentwooddev.com

FAX NUMBER: (916) 435-4181

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: West Oaks Townhomes
Location: West Oaks Boulevard east of Kathy Lund Park (no address for the site)
Assessors Parcel Number(s): 365-020-030-000
Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.): GP Amend., Area Plan Amend., Rezone, Tentative Subdivision Map, Design Review,
Name of person and / or firm authorized to represent property owner (Please print): Philip Harvey, Kuchman Architects pc
Address (Including City, State, and Zip Code): Kuchman Architects pc 2203 13th Street Sacramento, CA 95811
Phone Number: (916) 447-3436 ext. 6#
Fax Number: (916) 447-3466
Email Address: phil@kuchman.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 checked="" type="checkbox"/>) File any and all papers in conjunction with the aforementioned request, including signing the application (<input checked="" type="checkbox"/>) Speak on behalf of and represent the owner at any Staff meeting and/or public hearing. (<input checked="" type="checkbox"/>) Sign any and all papers in my stead, with the exception of the application form.
The duration and validity of this authorization shall be: (<input checked="" type="checkbox"/>) Unrestricted (<input type="checkbox"/>) Valid until:
Owners Authorization Signature & Date:
Owners Name (Please Print): Brad Griffith, Brentwood Developments
Owners Address (Including City, State, and Zip Code): 5800 Stanford Ranch Road, Suite 210 Rocklin, CA 95768
Phone Number: (916) 435-4178
Email Address: brad@brentwooddev.com



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) West Oaks Boulevard east of Kathy Lund Park (site does not have an address)

ASSESSORS PARCEL # 365-020-030-000

NAME OF PROJECT West Oaks Townhomes

CONTACT/APPLICANT Philip Harvey, Kuchman Architects pc

ADDRESS 2203 13th Street, Sacramento, CA 95811

PHONE (916) 447-3426 ext. 6# **EMAIL** phil@kuchman.com

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

See attached

Property size:	<u>47,916 sf</u>	<u>1.1 acres</u>
	Square Feet	Acres
Land Use:	<u>Vacant</u>	<u>Single-Family Homes</u>
	Existing	Proposed

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

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

OTHER REQUIRED PERMITS OR APPROVALS:

<u>Permit or Approval</u>	<u>Agency</u>	<u>Address</u>	<u>Contact Person/Phone</u>
<u>Building Permits</u>	<u>City of Rocklin</u>		

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

SITE CHARACTERISTICS

1. What natural features (trees, rock outcroppings etc.) presently exist on the site?
None - site is flat with no natural features

2. What are the surrounding land uses?
East Open Space West Park North Office South Open Space/Park
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? No
If so, describe in detail, or refer to attached soils report.

6. Grading, excavating or filling activities - Quantity of cubic yards to be:
 - a. Moved within the site TBD
 - b. Deposited on the site None
 - c. Removed from the site NoneDisposal site _____
7. Are there any streams or permanent water courses on the site? No
Describe _____

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

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

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

11. Are there any jurisdictional wetlands or vernal pools on the site? If so how will they be impacted by the project? No

12. Are there any trees or shrubs on the project site? No
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?
None

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? No

15. What type of equipment will be associated with the project during construction?
Normal construction equipment for site work and home construction.

During permanent operation? _____
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.
None

17. Will the project produce new sources of dust, ash, smoke, fumes or objectionable odor? If yes, describe the source of the emission, methods to control emissions and means of mitigating those effects on adjacent properties: No

18. Will the project create any new light source, other than street lighting? If yes, describe below:
No

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? Been Elementary School, approx. 2 miles from site

24. PROPOSED BUILDING CHARACTERISTICS (BOTH RESIDENTIAL AND NON-RESIDENTIAL)
 Size of new structure(s) or addition in gross square feet: 20 new homes +/- 2,500 sf each
 Building height measured from ground to highest point in feet: _____
 Number of floors/stories: Three floors plus roof deck
 Height of other appurtenances (antennas, steeples, mechanical equipment, etc.) measured from ground: _____
 Project site coverage: Building _____ sq.ft. _____ %
 Landscaping _____ sq.ft. _____ %
 Paving _____ sq.ft. _____ %
 Exterior building materials: Brick, Plaster, Wood,
 Exterior building colors: Dark Smoke (Brick and Wood Siding), White (Plaster
 Wall and/or fencing material: Open metal fencing at perimeter
 Total number of off-street parking spaces required: 45 Provided: 45
 Total number of bicycle parking spaces: Bicycle parking is provided in garages
25. Is there any exposed mechanical equipment associated with the project? No
 Location and screening method _____

26. RESIDENTIAL PROJECTS

Total lots 20 Total dwelling units 20
 Density/acre 18.2 units/acre Total acreage 1.1 acres

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

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

Type of use(s): _____
 Oriented to: Regional _____ City _____ Neighborhood _____
 Hours of operation: _____
 Total occupancy/Building capacity: _____
 Gross floor area: _____ Number of fixed seats: _____
 Number of employees (total): _____ Employees per shift: _____ Number of Shifts _____
 Number of visitors/customers on site at busiest time (best estimate): _____
 Other occupants (specify): _____

ALL PROJECTS

28. Approximately how many tons of solid waste will the project produce each year? Approx. 2 tons
 (average per US)

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? +/- 55 (2.76 per home average)
31. Will the project generate a demand for additional housing? No - project provides housing
32. What is the current and estimated number of motor vehicles to arrive at the site as a result of the project? _____
33. Could the project increase traffic hazards to motor vehicles, bicyclists or pedestrians? No
 If yes, explain _____
34. How close is the project to the nearest public park or recreation area? Next parcel to the west is Kathy Lund Park
35. What school districts will be affected by this project? _____
36. Describe energy-efficient features included in the project. Project will be built to State of California Title 24 Energy Code requirements, Space to be provided for PV.s on upper roof area
37. Describe how the following services or utilities will be provided:
 Power and Natural Gas PG&E
 Telephone Consolidated Communications or AT&T
 Water Placer County Water Agency
 Sewer South Placer Municipal Utility District
 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
39. Are there any known historic or significant building features on or near the site? If so, will the project result in any impact to the building? None
40. Are there any archaeological features on the site? None If so, will the project result in any impact to these features? _____

WEST OAKS TOWNHOMES

Project Request and Description

This application is a request to the City of Rocklin the following entitlements to allow for the development of a 20 unit single-family small lot development:

1. General Plan Amendment to change the existing General Plan designation of the property from Recreational/Conservation (R/C) to High Density Residential (HDR);
2. Rezone the property from the existing Fire Station zoning designation to General Plan Development PD-20;
3. Tentative Subdivision Map to subdivide the 1.1 acre site into 20 single-family home lots; and Design Review for a 20-unit small lot single-family home subdivision

The project site is a 1.1- acre lot (APN 365-020-030-0000 located immediately to the east of Kathy Lund Park on West Oaks Boulevard in the Sunset West General Plan Area of the City of Rocklin. The project requests to in-fill an existing vacant under-used parcel that is surrounded by development that includes office, open space, and park uses along West Oaks Boulevard. Given the challenges presented by the property the project seeks a level of development that will contribute positively to the Sunset West General Plan Area of the City of Rocklin with a well-designed modern residential community.

The West Oaks Townhomes project is designed consistent with the City of Rocklin's "Design Guidelines for Small Lot Single Family Subdivisions" bringing innovation and creativity in the design of the subdivision with a modern contemporary design of three-story "rowhouse" style homes. The West Oaks Townhome subdivision provides special accent paving and entry bollards at the driveway from West Oaks Boulevard to articulate the community and provide a sense of arrival. The overall modern architectural theme of the project carries through the development in special paving and landscaping treatments creating a sense of place for the residents. In keeping with a small lot development the homes have minimal footprints on each lot to maximize the living opportunities for the residents in each home. The homes are designed to meet current structural and energy code requirements and all public utilities will be brought to the homes in the two drives that circulate through the project.

At the West Oaks Townhomes each residence has a two-car garage. The homes along West Oaks Boulevard have garage access from the drive behind the home keeping the public façade along West Oaks Boulevard garage free. The houses along the perimeter of the site are oriented such that living spaces with active rooms overlook the surrounding open space. Homes along the west side of the site with the adjacent baseball fields of Kathy Lund Park are designed to present minimal glass or open façade areas that could encounter potential impacts from the fields. Green spaces are including in areas around the development and will provide accent landscaping areas for the enjoyment of the residents. Six visitor parking spaces are provided with two internal to the project site and four on the adjacent access road on the west side of the site that will be improved with the project to provide access to West Oaks Boulevard.

The overall architectural theme is modern contemporary with simple forms and layering of materials to form a cohesive whole to the design. The modern architecture is reflective of the immediate area including the modern design of the dual three-story office buildings to the north of the site. The site is set apart from other residential neighborhoods and is flanked by the open space on the east and south, Kathy Lund Park on the west, and the office development to the north. In keeping with a modern theme the roof lines are flat with a roof deck for open space for each unit on the top of the home. Each home includes either 2,140 sf or 2,219 sf of living space with three bedrooms and two bathrooms on the third floor, living spaces with kitchen and powder room on the second floor, and a ground floor "flex room" which could be used for a fourth bedroom or den with a bathroom on the first floor. The roof top terrace provides outdoor space that can include a grill area, dining, and lounging opportunities. A two-car garage, second floor balcony, and a roof deck add to the overall square footage of each home.

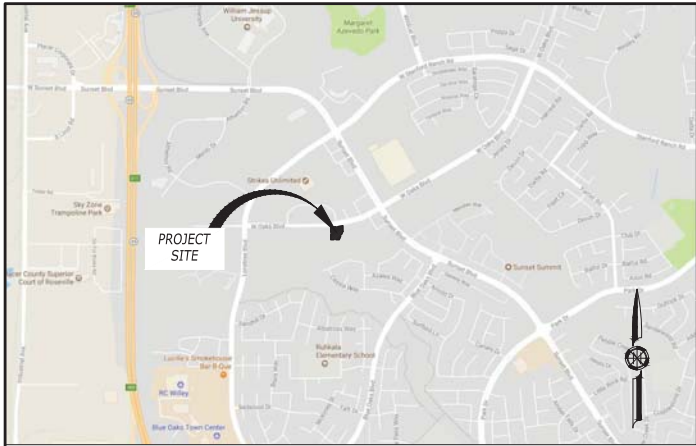
Massing of the homes is articulated with vertical elements in plaster and dark colored vertical siding areas. A horizontal brick base grounds the structures providing a base to the overall composition. Plaster elements frame the second-floor deck and around window areas further articulating the horizontal and vertical layering of the design. As the homes will be prominent from all directions the design is four sided with the articulation and finishes carried on all facades. Entries are recessed providing shelter to front door. Homes along West Oak Boulevard include small patio spaces separated from the public sidewalk by a low wall providing a sense of arrival and procession to the home from the public way into the home.

Architectural elements are used to add visual interest, scale, and character including recessed entry areas, projecting balconies, contrasting yet complimentary use of high quality materials of brick, plaster, and vertical wood siding will further enhance the overall visual excitement of the project. At three stories in height with a roof top deck the West Oak Townhomes will create visual interest to the surrounding area. Mechanical equipment is located on the top of the roof deck access and is screened from view by the roof parapet.

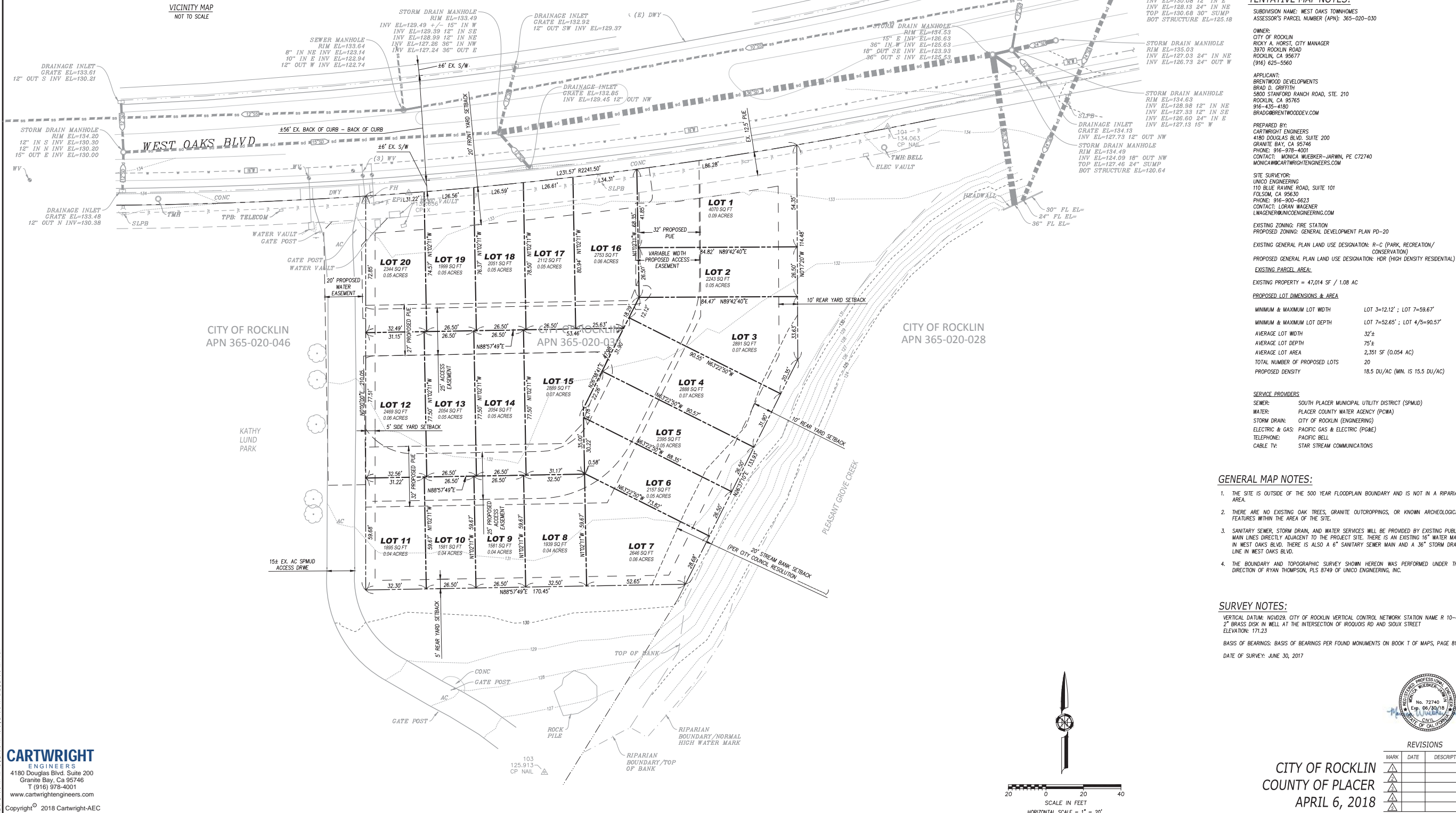
The exterior landscaping of the site will be maintained by the HOA as will the private drives which will be access and utility easements throughout the project. Fencing will be limited with post and cable fencing 3 feet high along the boundary between the overall parcel and the adjacent open space of Pleasant Grove Creek. All refuse storage is accommodated in the two-car garage of each home specifically designed not to encroach into the minimum area required and reserved for parking.

The West Oaks Townhomes will be an exciting new addition to the diversity of housing in the City of Rocklin. The project is designed to take full advantage of the unique site that is surrounded by open space, parkland, and office development. The modern design of the West Oaks Townhomes will provide residents with unparalleled views of the surrounding area from all three floors of the homes and the roof terraces. The quality of the modern design will be a positive addition to the community viewed from the surrounding area and the project will present a modern and sophisticated living opportunity to residents in the City of Rocklin.

TENTATIVE SUBDIVISION MAP FOR
WEST OAKS TOWNHOMES
APN: 365-020-030-000
CITY OF ROCKLIN, CALIFORNIA



VICINITY MAP
NOT TO SCALE



LEGEND

---	EXISTING PROPERTY LINE
---	EXISTING RIGHT OF WAY
---	EXISTING CENTER LINE
---	ADJACENT LOT LINE
---	PROPOSED LOT LINE
---	PROPOSED EASEMENT LINE
---	EXISTING EASEMENT
---	PROPOSED SETBACK LINE
---	EXISTING WATER LINE
---	EXISTING SANITARY SEWER LINE
---	EXISTING STORM DRAIN LINE
---	EXISTING 1-FT CONTOUR LINE
---	PROPOSED 1-FT CONTOUR LINE

TENTATIVE MAP NOTES:
SUBDIVISION NAME: WEST OAKS TOWNHOMES
ASSESSOR'S PARCEL NUMBER (APN): 365-020-030

OWNER:
CITY OF ROCKLIN
RICKY A. HORST, CITY MANAGER
3070 ROCKLIN ROAD
ROCKLIN, CA 95677
(916) 625-5560

APPLICANT:
BRENTWOOD DEVELOPMENTS
BRAD D. GRIFFITH
5800 STANFORD RANCH ROAD, STE. 210
ROCKLIN, CA 95765
916-435-4180
BRAD@BRENTWOODDEV.COM

PREPARED BY:
CARTWRIGHT ENGINEERS
4180 DOUGLAS BLVD., SUITE 200
GRANITE BAY, CA 95746
PHONE: 916-978-4001
CONTACT: MONICA WUEKER-JARWIN, PE C72740
MONICA@CARTWRIGHTENGINEERS.COM

SITE SURVEYOR:
UNICO ENGINEERING
110 BLUE RAVINE ROAD, SUITE 101
FOLSOM, CA 95630
PHONE: 916-900-5623
CONTACT: LORAN WAGENER
LWAGENER@UNICOENGINEERING.COM

EXISTING ZONING: FIRE STATION
PROPOSED ZONING: GENERAL DEVELOPMENT PLAN PD-20
EXISTING GENERAL PLAN LAND USE DESIGNATION: R-C (PARK, RECREATION/ CONSERVATION)
PROPOSED GENERAL PLAN LAND USE DESIGNATION: HDR (HIGH DENSITY RESIDENTIAL)
EXISTING PARCEL AREA:
EXISTING PROPERTY = 47,014 SF / 1.08 AC
PROPOSED LOT DIMENSIONS & AREA:
MINIMUM & MAXIMUM LOT WIDTH LOT 3=12.12' ; LOT 7=59.67'
MINIMUM & MAXIMUM LOT DEPTH LOT 7=52.65' ; LOT 4/5=90.57'
AVERAGE LOT WIDTH 32'±
AVERAGE LOT DEPTH 75'±
AVERAGE LOT AREA 2,351 SF (0.054 AC)
TOTAL NUMBER OF PROPOSED LOTS 20
PROPOSED DENSITY 18.5 DU/AC (MIN. IS 15.5 DU/AC)

SERVICE PROVIDERS
SEWER: SOUTH PLACER MUNICIPAL UTILITY DISTRICT (SPMUD)
WATER: PLACER COUNTY WATER AGENCY (PCWA)
STORM DRAIN: CITY OF ROCKLIN (ENGINEERING)
ELECTRIC & GAS: PACIFIC GAS & ELECTRIC (PG&E)
TELEPHONE: PACIFIC BELL
CABLE TV: STAR STREAM COMMUNICATIONS

- GENERAL MAP NOTES:**
- THE SITE IS OUTSIDE OF THE 500 YEAR FLOODPLAIN BOUNDARY AND IS NOT IN A RIPARIAN AREA.
 - THERE ARE NO EXISTING OAK TREES, GRANITE OUTCROPPINGS, OR KNOWN ARCHEOLOGICAL FEATURES WITHIN THE AREA OF THE SITE.
 - SANITARY SEWER, STORM DRAIN, AND WATER SERVICES WILL BE PROVIDED BY EXISTING PUBLIC MAIN LINES DIRECTLY ADJACENT TO THE PROJECT SITE. THERE IS AN EXISTING 16" WATER MAIN IN WEST OAKS BLVD. THERE IS ALSO A 6" SANITARY SEWER MAIN AND A 36" STORM DRAIN LINE IN WEST OAKS BLVD.
 - THE BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED UNDER THE DIRECTION OF RYAN THOMPSON, PLS 8749 OF UNICO ENGINEERING, INC.

SURVEY NOTES:
VERTICAL DATUM: NGVD29, CITY OF ROCKLIN VERTICAL CONTROL NETWORK STATION NAME R 10-6
2" BRASS DISK IN WELL AT THE INTERSECTION OF IROQUOIS RD AND SIOUX STREET
ELEVATION: 171.23
BASIS OF BEARINGS: BASIS OF BEARINGS PER FOUND MONUMENTS ON BOOK T OF MAPS, PAGE 81
DATE OF SURVEY: JUNE 30, 2017

CITY OF ROCKLIN
COUNTY OF PLACER
APRIL 6, 2018

REVISIONS

MARK	DATE	DESCRIPTION
△		
△		
△		
△		





WEST OAKS TOWNHOMES

ROCKLIN, CA 95765



BUILDING SUMMARY

UNITS A1 1-5, 17-20		UNITS A2 6-16	
1ST FLOOR LIVING	401 SQ. FT.	1ST FLOOR LIVING	480 SQ. FT.
2ND FLOOR LIVING	754 SQ. FT.	2ND FLOOR LIVING	754 SQ. FT.
3RD FLOOR LIVING	917 SQ. FT.	3RD FLOOR LIVING	917 SQ. FT.
4TH FLOOR LIVING	68 SQ. FT.	4TH FLOOR LIVING	68 SQ. FT.
TOTAL LIVING	2,140 SQ. FT.	TOTAL LIVING	2,219 SQ. FT.
GARAGE	481 SQ. FT.	GARAGE	376 SQ. FT.
2ND FLOOR BALCONY	78 SQ. FT.	2ND FLOOR BALCONY	78 SQ. FT.
ROOF DECK	554 SQ. FT.	ROOF DECK	554 SQ. FT.

PARKING SUMMARY

VEHICLE PARKING SPACES: 7
GROSS PARKING AREA: 1,382 SF

PROJECT SUMMARY

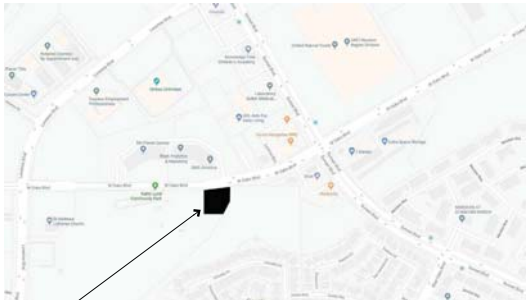
TWENTY SINGLE-FAMILY RESIDENCES	
ADDRESS	WEST OAKS BLVD ROCKLIN, CA 95765
COUNTY	PLACER
JURISDICTION	CITY OF ROCKLIN
ASSESSORS PARCEL NUMBER	365-020-030
SPRINKLER	NFPA 13D
CONSTRUCTION TYPE	V-8
OCCUPANCY GROUP	R-3 / U
STORIES	FOUR, 47' - 0"

PROJECT DIRECTORY

OWNER & APPLICANT	BRENTWOOD DEVELOPMENTS CA INC 5800 STANFORD RANCH RD #210 ROCKLIN, CA 95765 PHONE: (916) 435-4180
ARCHITECT	KUCHMAN ARCHITECTS PC ATTENTION: PHIL HARVEY 2203 13TH STREET SACRAMENTO, CA 95818 PHONE: (916) 447-3436 FAX: (916) 447-3466 EMAIL: phil@kuchman.com
A0.1	COVER SHEET
A1.1	SITE PLAN
A2.1	UNIT PLANS
A2.2	BUILDING PLANS
A3.1	ELEVATIONS
A3.4.1	COLOR ELEVATIONS
A4.1	SECTION
A5.1	GENERAL PLAN AMENDMENT & REZONE EXHIBIT
L1.1	LANDSCAPE

VICINITY MAP

N.T.S.



PROJECT LOCATION

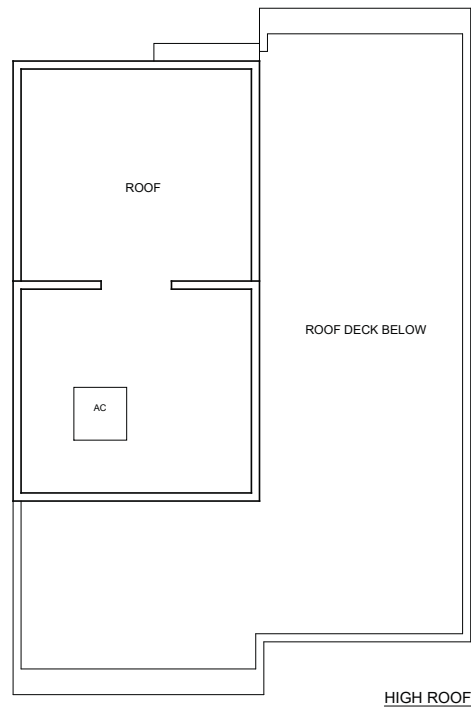
AREA MAP

N.T.S.

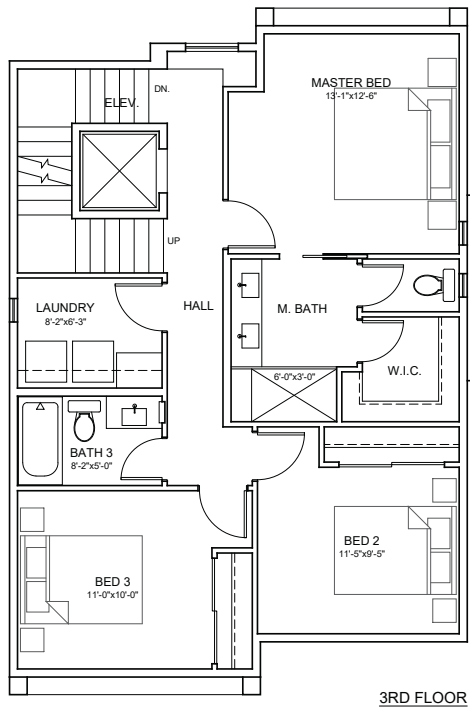


PROJECT LOCATION

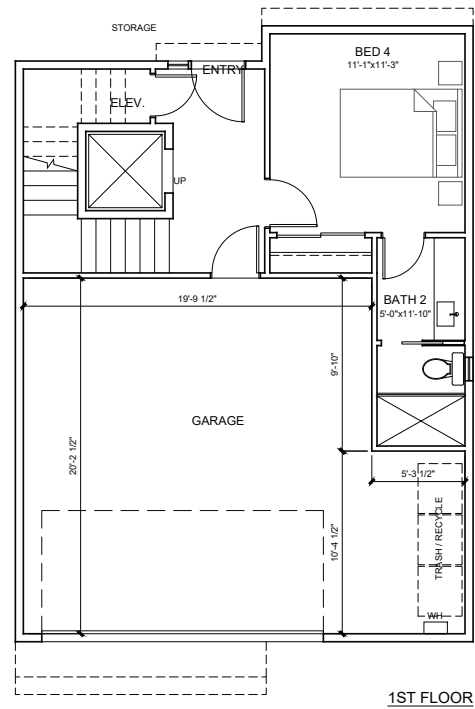




HIGH ROOF



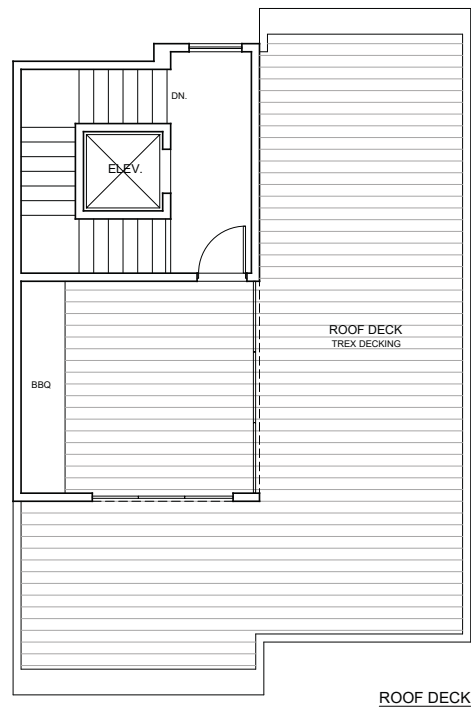
3RD FLOOR



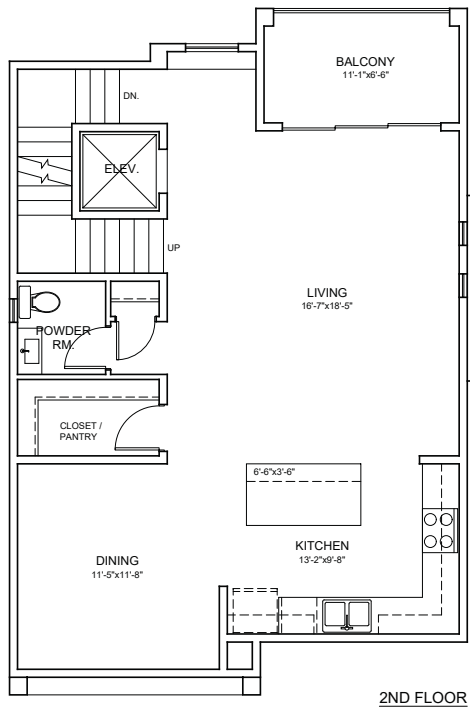
1ST FLOOR

UNIT A1 - 4BED / 3.5BATH

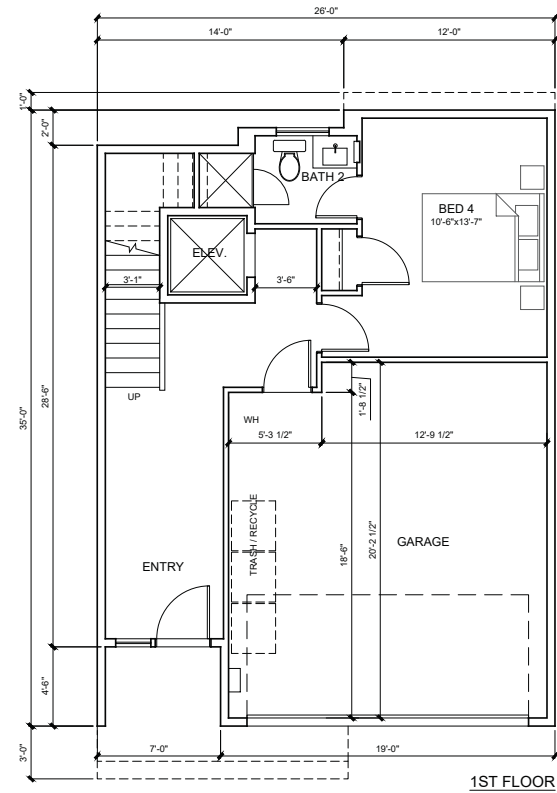
1ST FLOOR: 401 SF.
2ND FLOOR: 754 SF.
3RD FLOOR: 917 SF.
4TH FLOOR: 68 SF.
TOTAL LIVING: 2,140 SF.
GARAGE: 481 SF.
BALCONY: 76 SF.
ROOF DECK: 554 SF.



ROOF DECK



2ND FLOOR

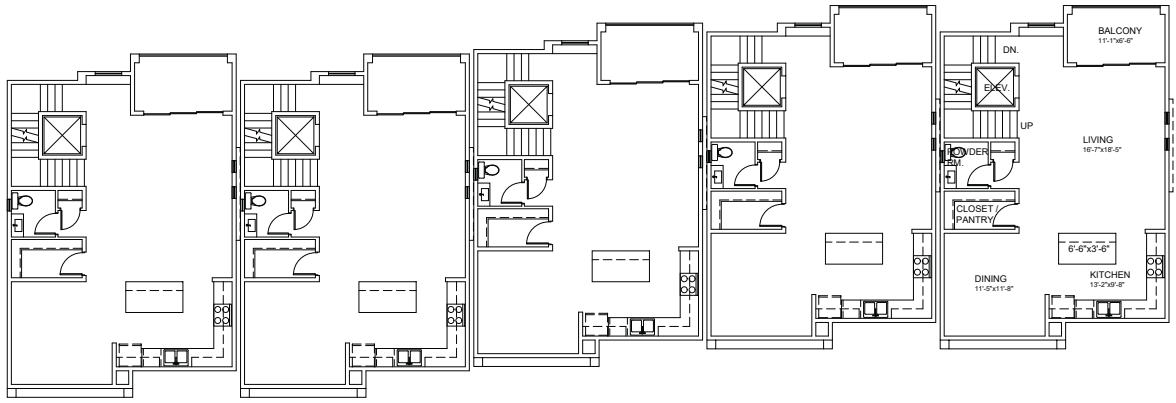


1ST FLOOR

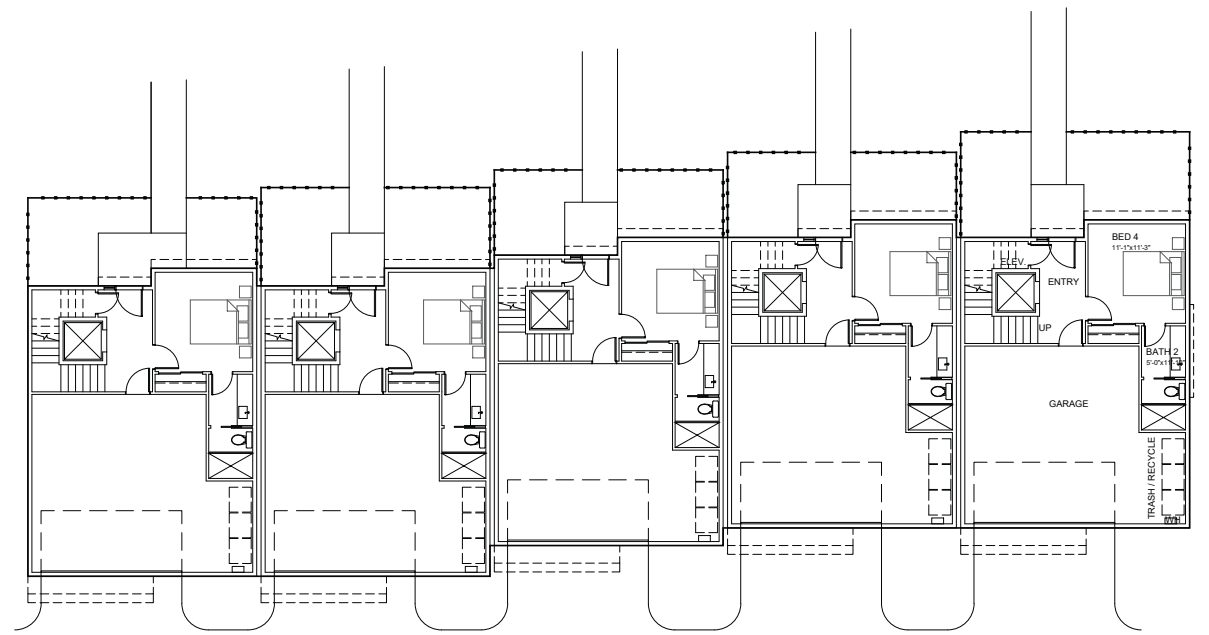
UNIT A2 - 4BED / 3.5BATH

1ST FLOOR: 480 SF.
2ND FLOOR: 754 SF.
3RD FLOOR: 917 SF.
4TH FLOOR: 68 SF.
TOTAL LIVING: 2,219 SF.
GARAGE: 376 SF.
BALCONY: 76 SF.
ROOF DECK: 554 SF.

0 1 2 4 8
SCALE 1/4" = 1'-0"
MARCH 8, 2018



2ND FLOOR



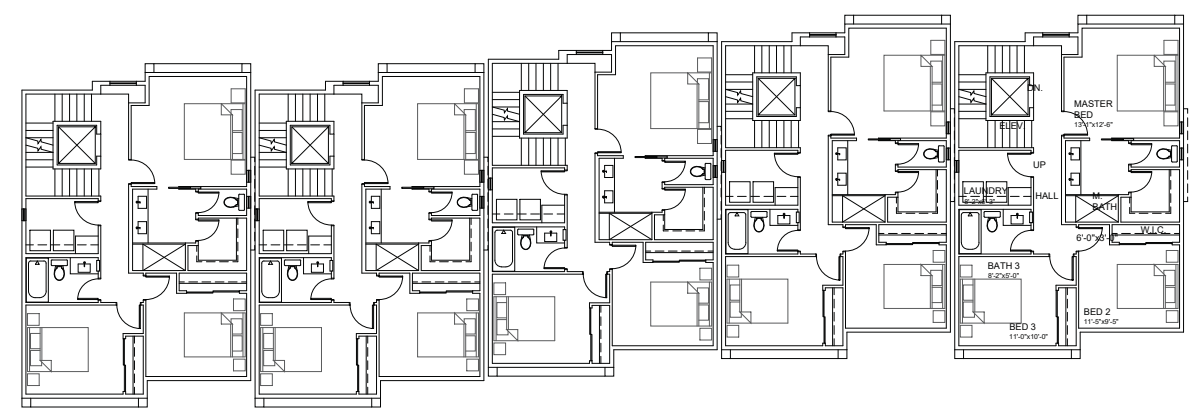
1ST FLOOR

BUILDING 1
UNIT A1 - 4BED / 3.5BATH

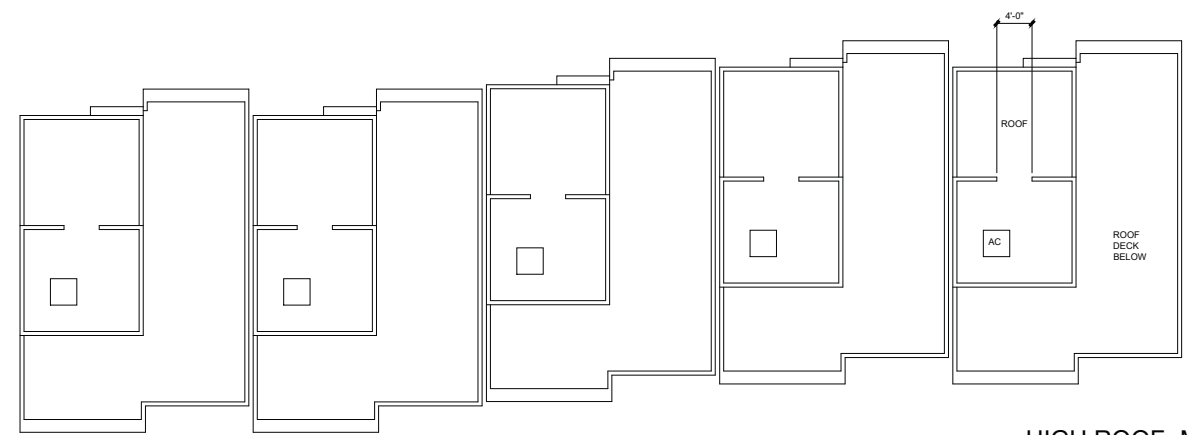
1ST FLOOR:	401 SF.
2ND FLOOR:	754 SF.
3RD FLOOR:	917 SF.
4TH FLOOR:	68 SF.
TOTAL LIVING:	2,140 SF.
GARAGE:	481 SF.
BALCONY:	78 SF.
ROOF DECK:	554 SF.



4TH FLOOR-ROOF DECK

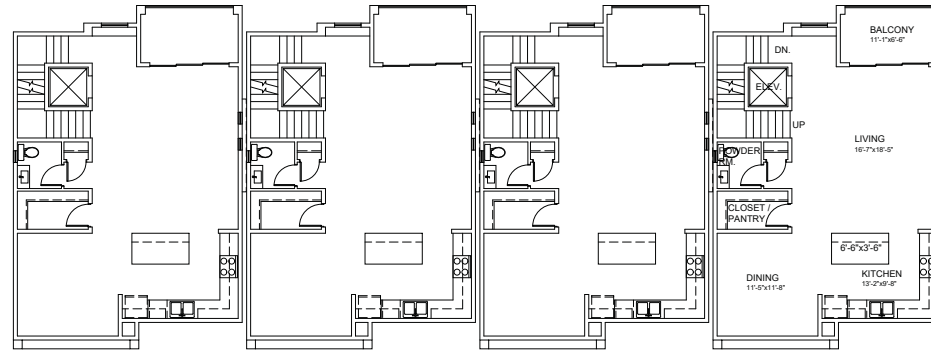


3RD FLOOR

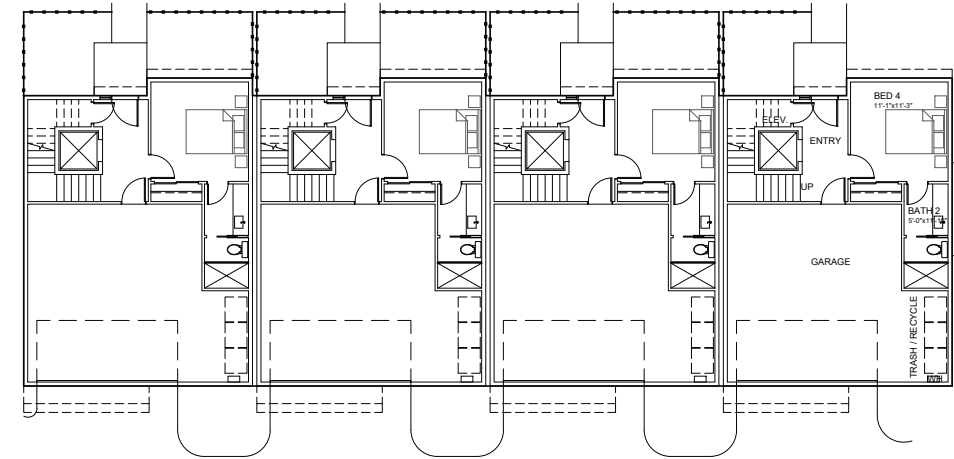


HIGH ROOF- MECHANICAL

0 2 4 8 16
 SCALE 1/8" = 1'-0"
 MARCH 8, 2018



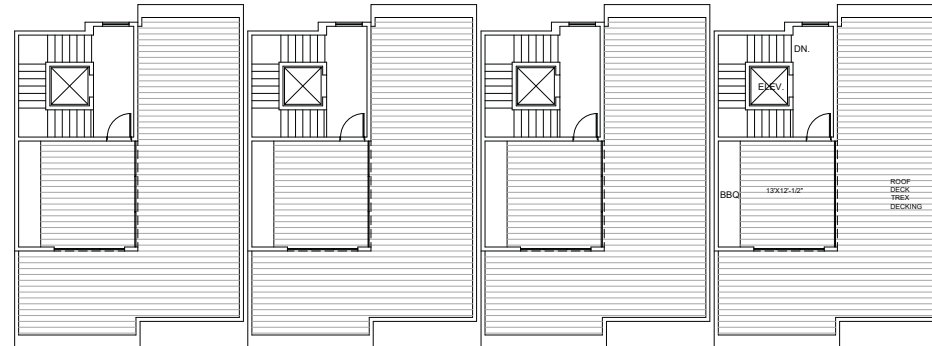
2ND FLOOR



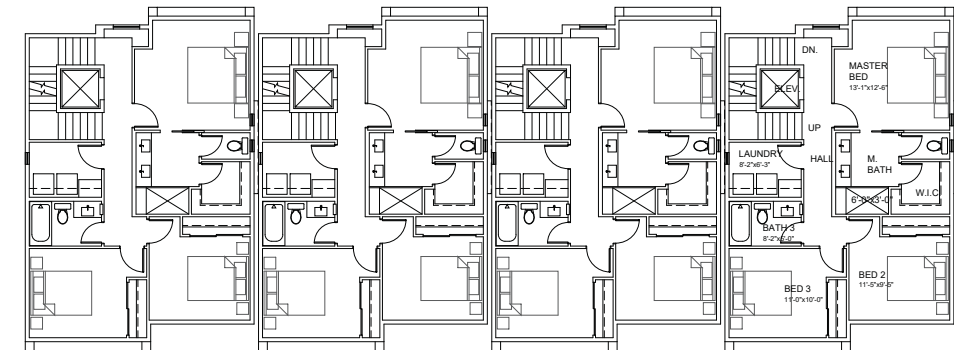
1ST FLOOR

**BUILDING 2
UNIT A1 - 4BED / 3.5BATH**

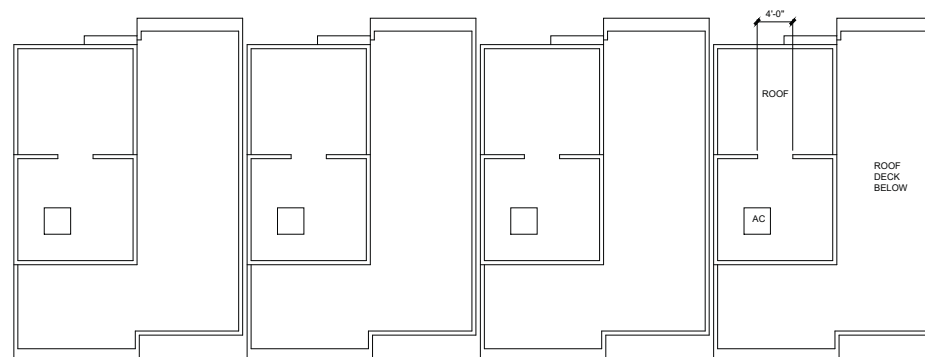
1ST FLOOR:	401 SF.
2ND FLOOR:	754 SF.
3RD FLOOR:	917 SF.
4TH FLOOR:	68 SF.
TOTAL LIVING:	2,140 SF.
GARAGE:	481 SF.
BALCONY:	76 SF.
ROOF DECK:	554 SF.



4TH FLOOR-ROOF DECK



3RD FLOOR

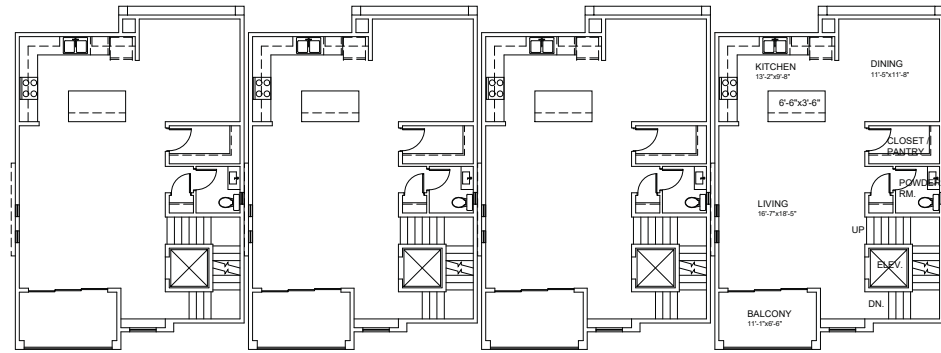


HIGH ROOF- MECHANICAL

0 2 4 8 16

SCALE 1/8" = 1'-0"

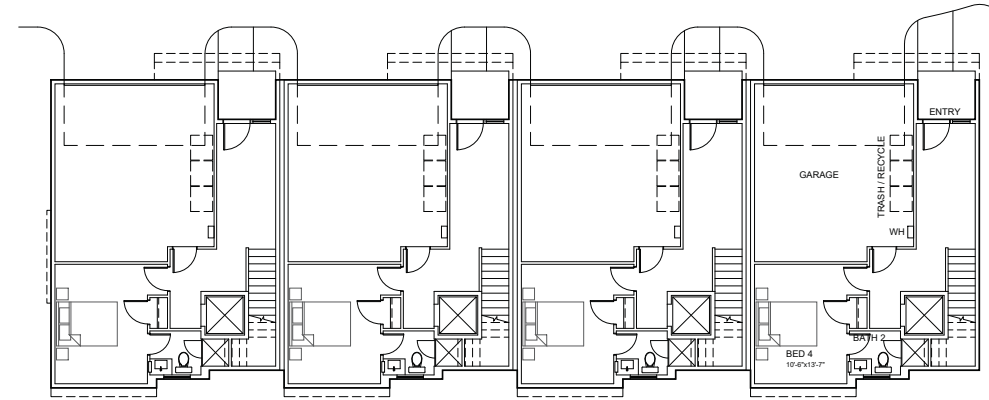
MARCH 8, 2018



2ND FLOOR

**BUILDING 3
UNIT A2 - 4BED / 3.5BATH**

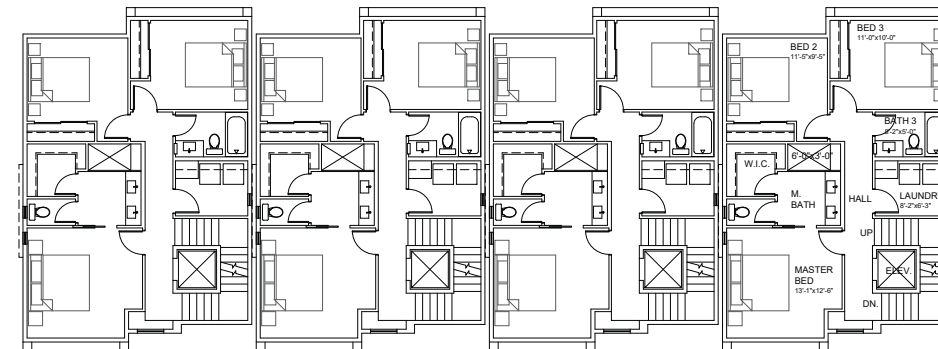
1ST FLOOR: 480 SF.
2ND FLOOR: 754 SF.
3RD FLOOR: 917 SF.
4TH FLOOR: 68 SF.
TOTAL LIVING: 2,219 SF.
GARAGE: 378 SF.
BALCONY: 76 SF.
ROOF DECK: 554 SF.



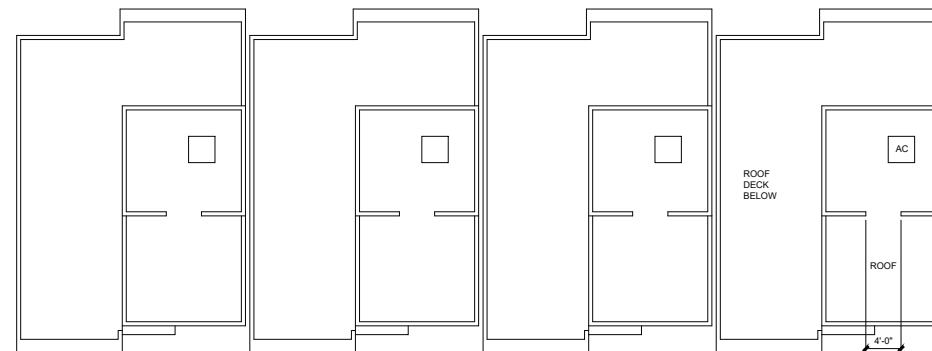
1ST FLOOR



4TH FLOOR-ROOF DECK

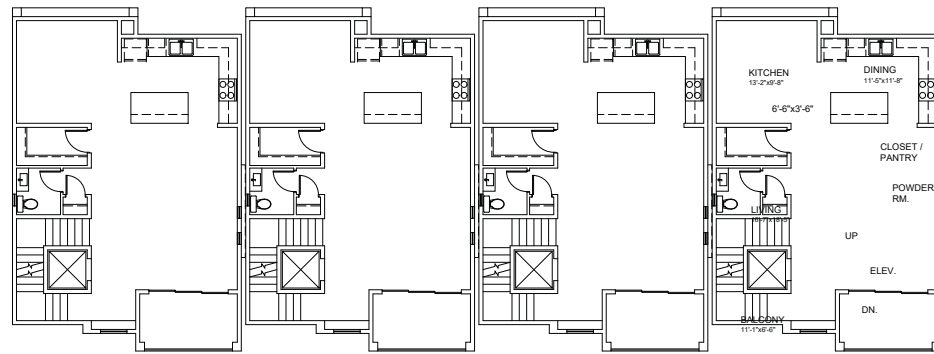


3RD FLOOR

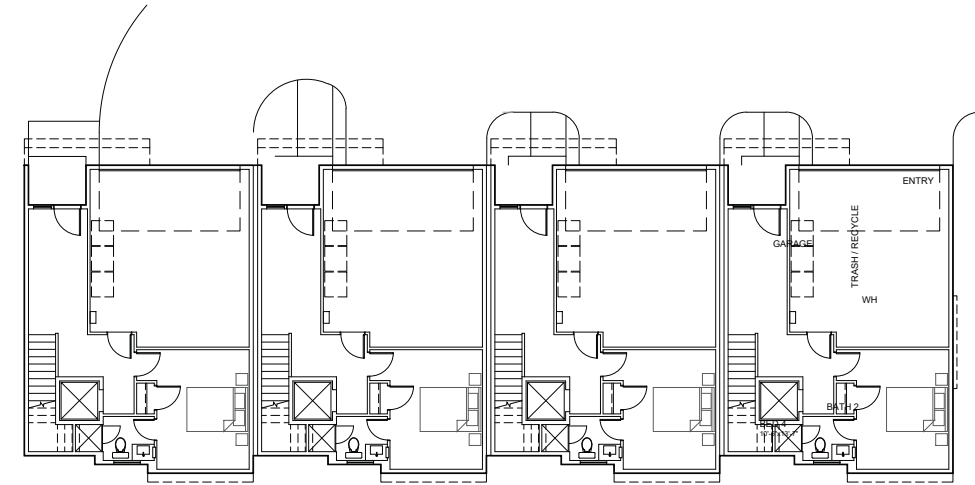


HIGH ROOF- MECHANICAL

0 2 4 8 16
SCALE 1/8" = 1'-0"
MARCH 8, 2018



2ND FLOOR



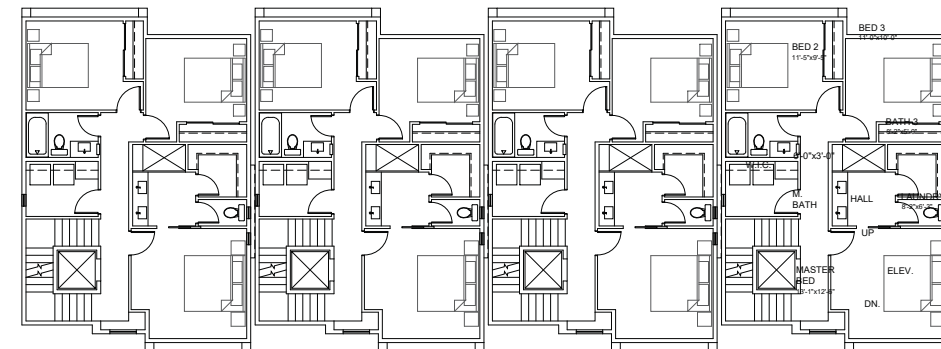
1ST FLOOR

**BUILDING 4
UNIT A2 - 4BED / 3.5BATH**

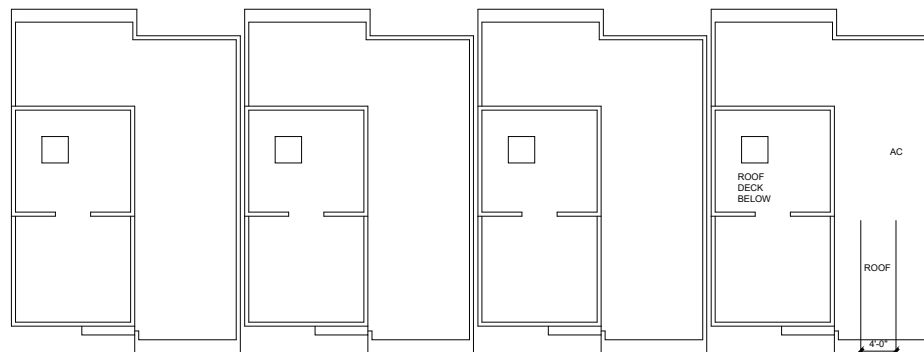
1ST FLOOR: 480 SF.
2ND FLOOR: 754 SF.
3RD FLOOR: 917 SF.
4TH FLOOR: 68 SF.
TOTAL LIVING: 2,219 SF.
GARAGE: 376 SF.
BALCONY: 76 SF.
ROOF DECK: 554 SF.



4TH FLOOR-ROOF DECK

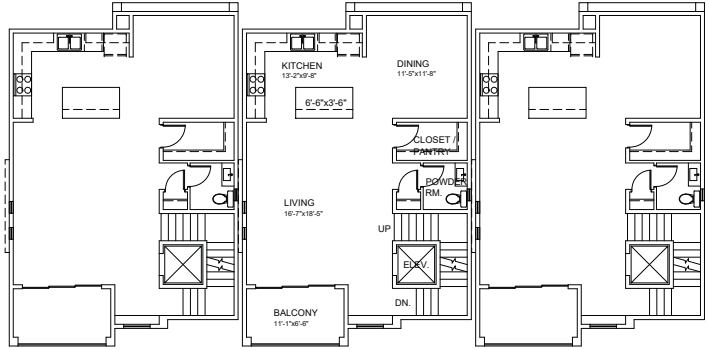


3RD FLOOR

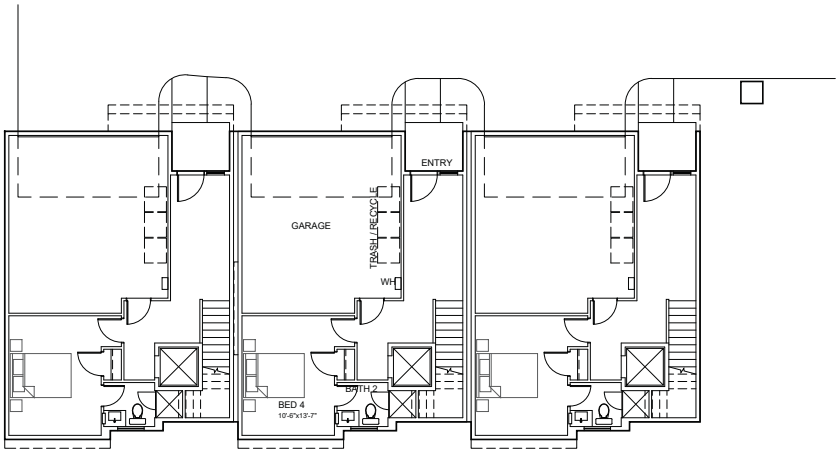


HIGH ROOF- MECHANICAL

0 2 4 8 16
SCALE 1/8" = 1'-0"
MARCH 8, 2018



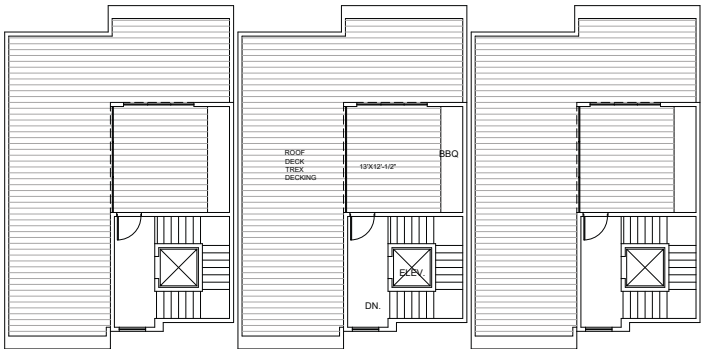
2ND FLOOR



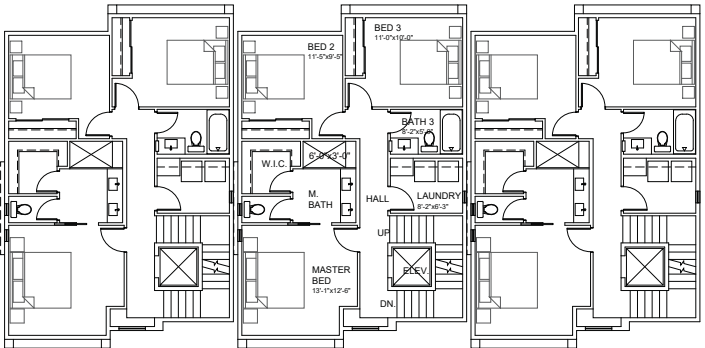
1ST FLOOR

**BUILDING 5
UNIT A2 - 4BED / 3.5BATH**

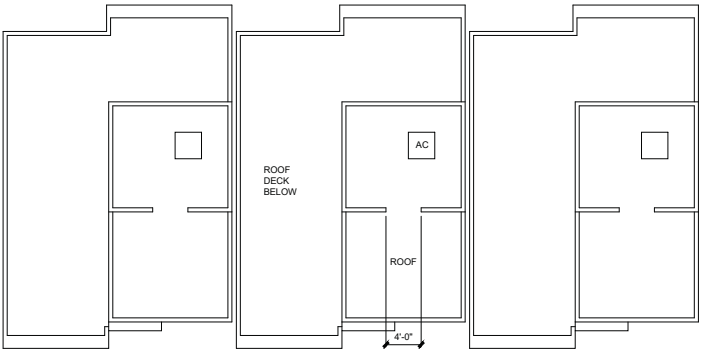
1ST FLOOR:	480 SF.
2ND FLOOR:	754 SF.
3RD FLOOR:	917 SF.
4TH FLOOR:	69 SF.
TOTAL LIVING:	2,219 SF.
GARAGE:	376 SF.
BALCONY:	76 SF.
ROOF DECK:	554 SF.



4TH FLOOR-ROOF DECK

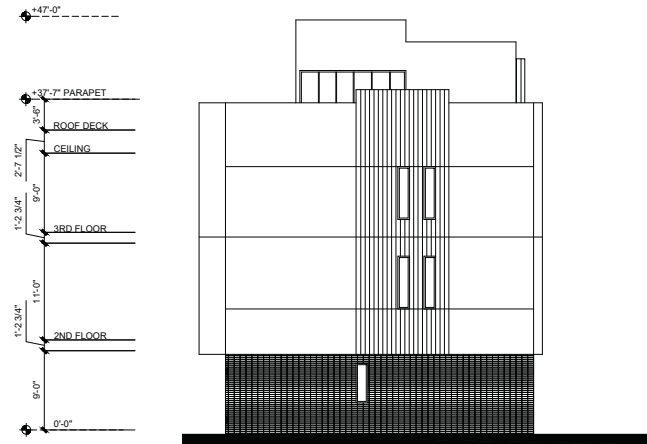


3RD FLOOR

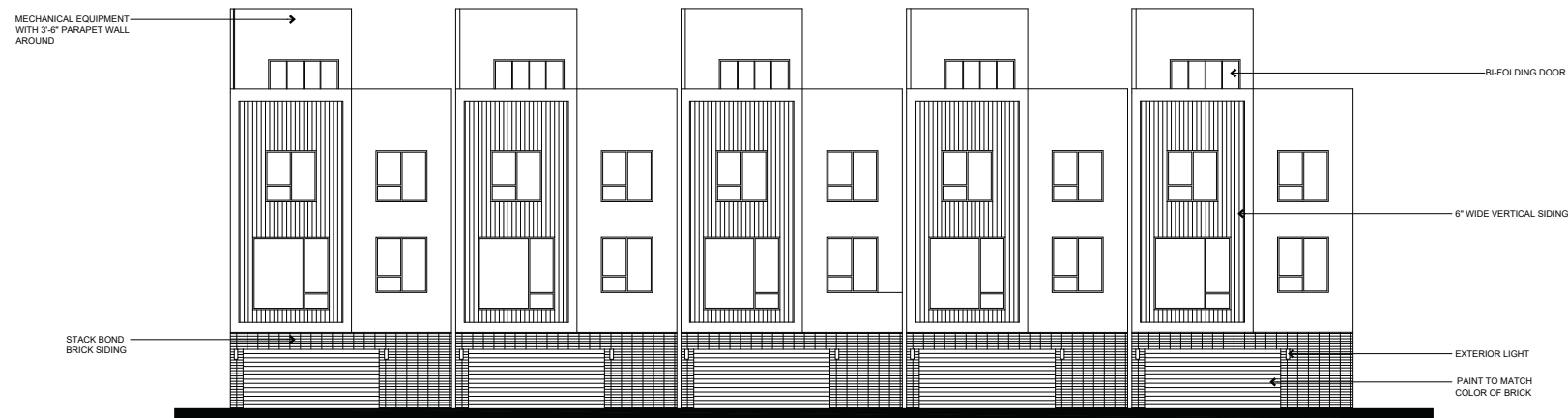


HIGH ROOF- MECHANICAL

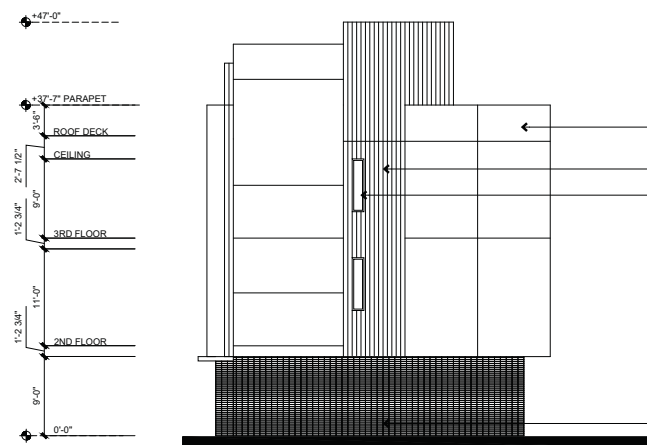
0 2 4 8 16
SCALE 1/8" = 1'-0"
MARCH 8, 2018



EAST ELEVATION



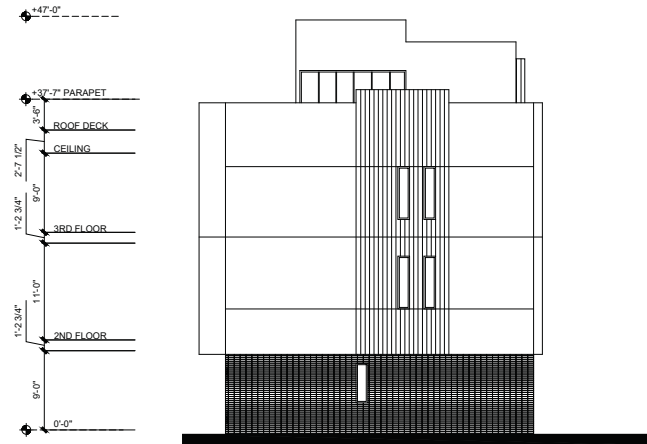
SOUTH ELEVATION



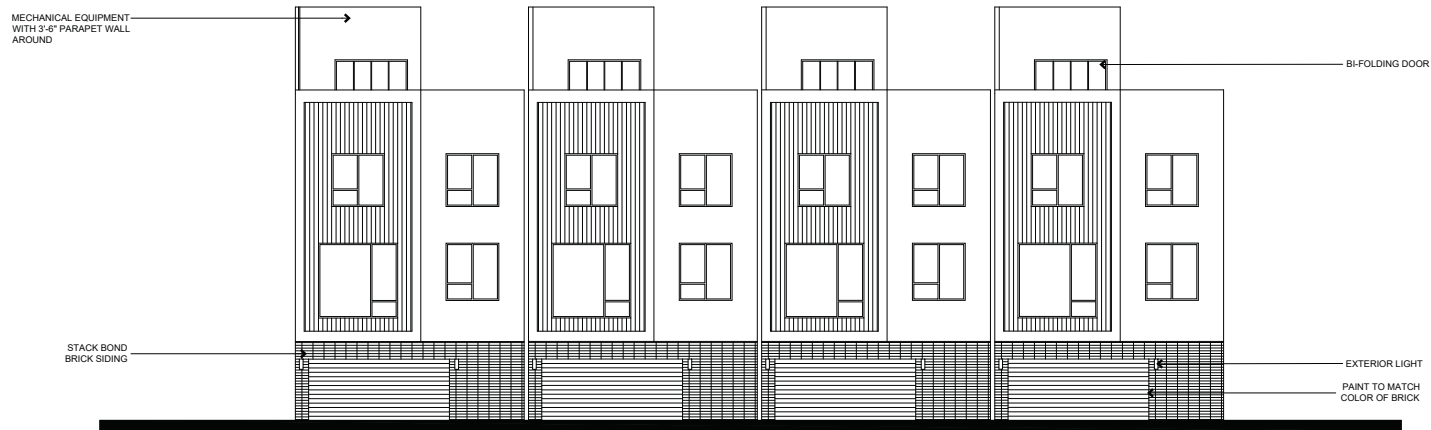
WEST ELEVATION



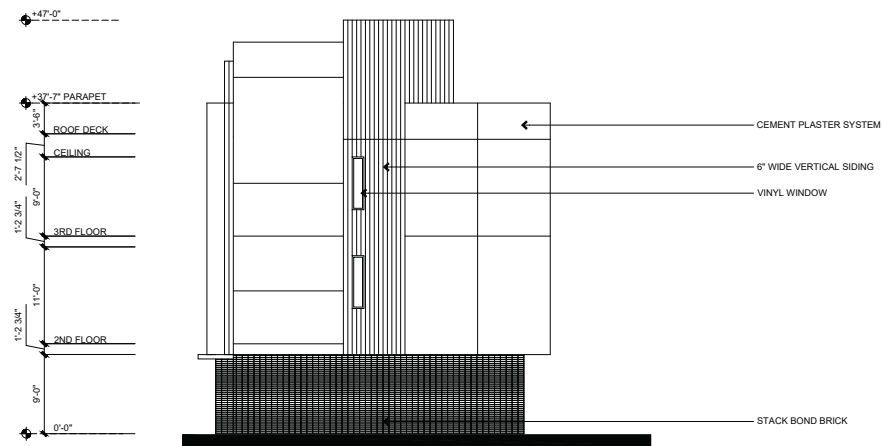
NORTH / WEST OAKS BLVD STREET ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

0 1 2 4 8
SCALE 1/4" = 1'-0"
MARCH 8, 2018

BRENTWOOD
developments

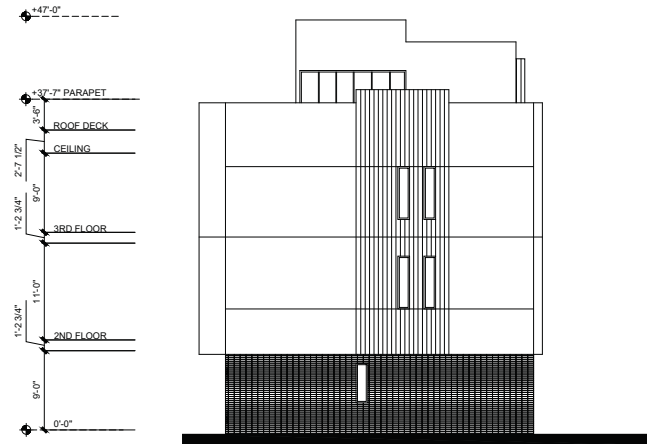
West Oaks Townhomes

Rocklin, California

BUILDING 2 ELEVATIONS

kuchman
ARCHITECTS PC

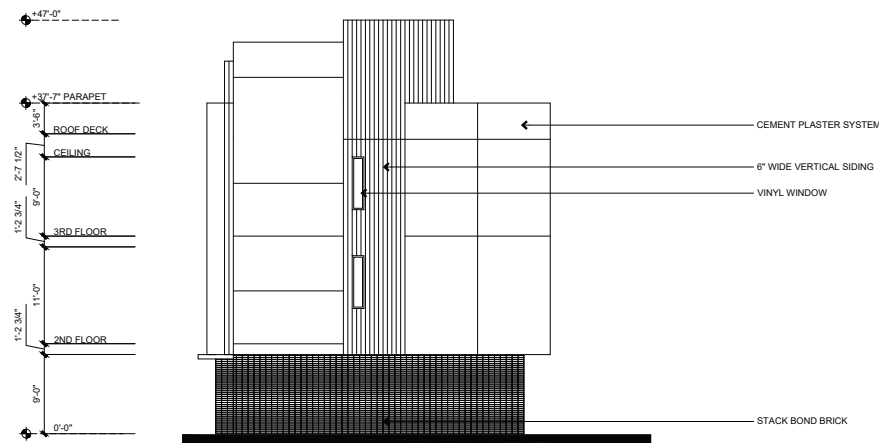
A3.2



EAST ELEVATION



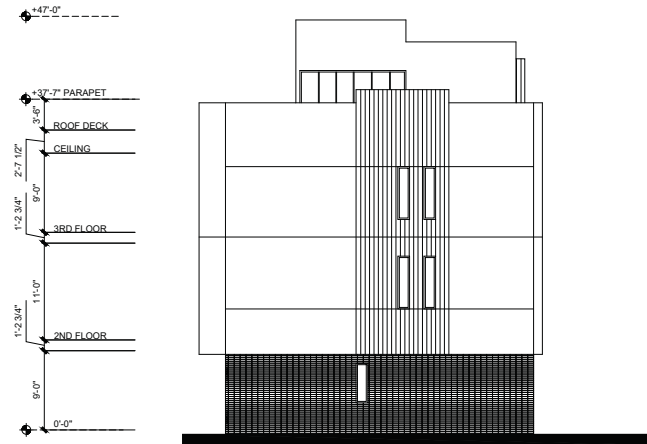
SOUTH ELEVATION



WEST ELEVATION



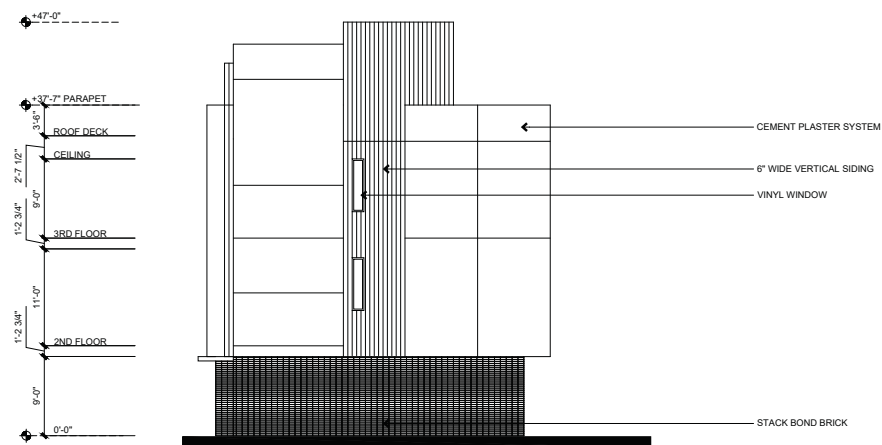
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION





3
EAST ELEVATION

1
SOUTH ELEVATION



2
WEST ELEVATION

4
NORTH ELEVATION



2

EAST ELEVATION

1

SOUTH ELEVATION



3

WEST ELEVATION

4

NORTH ELEVATION



2

SOUTH ELEVATION

1

EAST ELEVATION



3

NORTH ELEVATION

4

WEST ELEVATION

BRENTWOOD
developments

West Oaks Townhomes

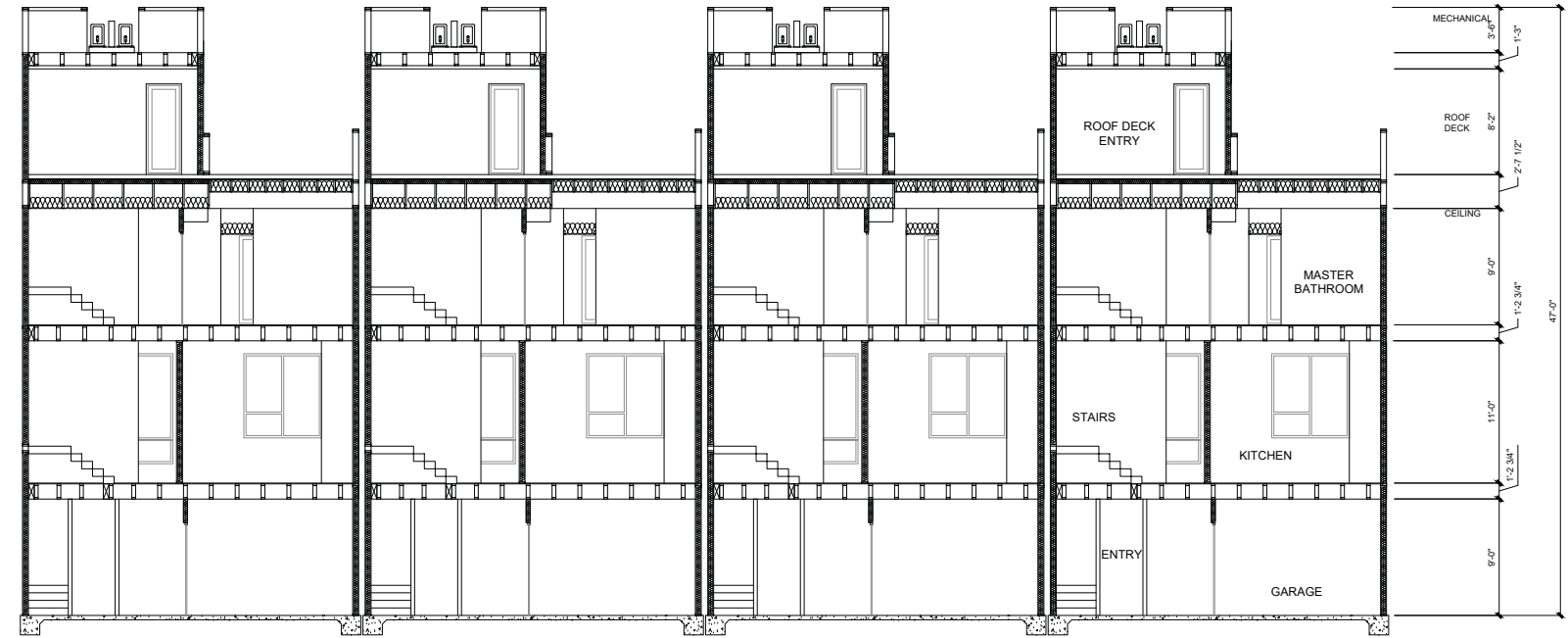
Rocklin, California

BLDG 5 COLOR ELEVATIONS

kuchman
ARCHITECTS PC

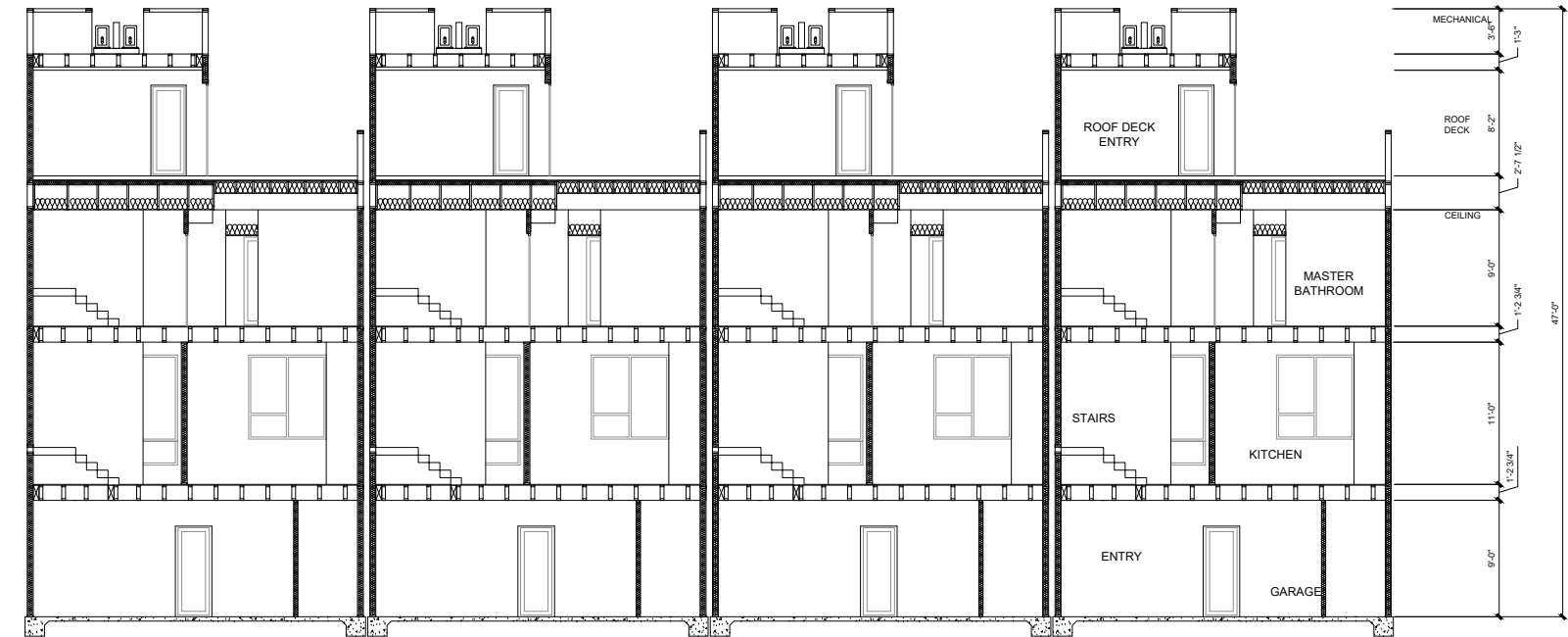
0 1 2 4 8
SCALE 1/4" = 1'-0"
MARCH 8, 2018

A3.4.4



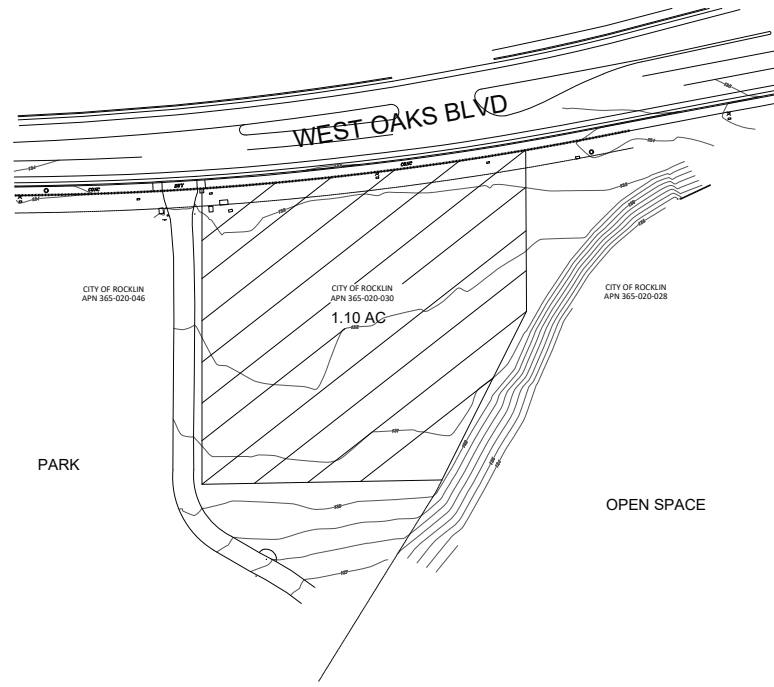
BUILDING SECTION UNIT A2

SCALE 3/16" = 1'-0"



BUILDING SECTION UNIT A1

SCALE 3/16" = 1'-0"

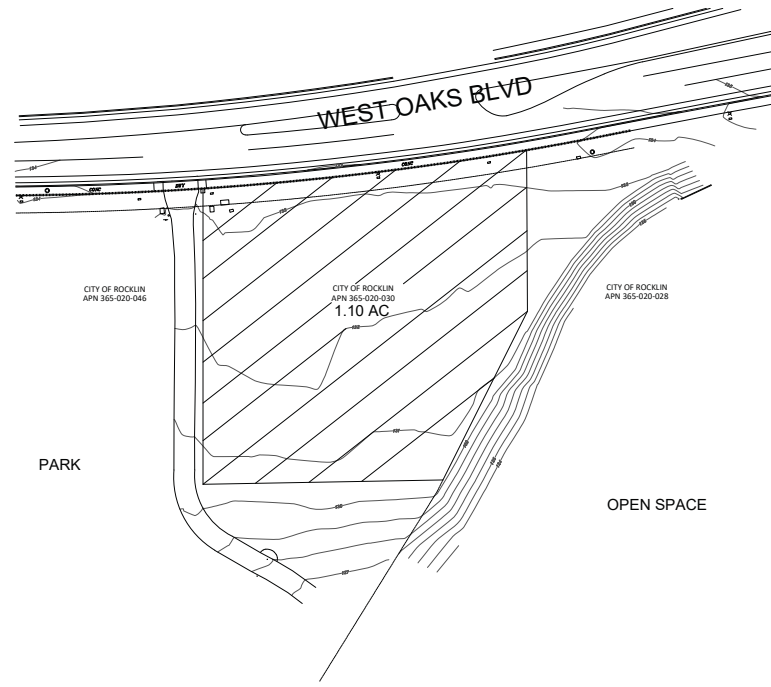


EXISTING ZONING &
GENERAL PLAN
DESIGNATIONS

GENERAL PLAN:
RECREATION/CONSERVATION
(R/C)

ZONING:
FIRE STATION

N.T.S.

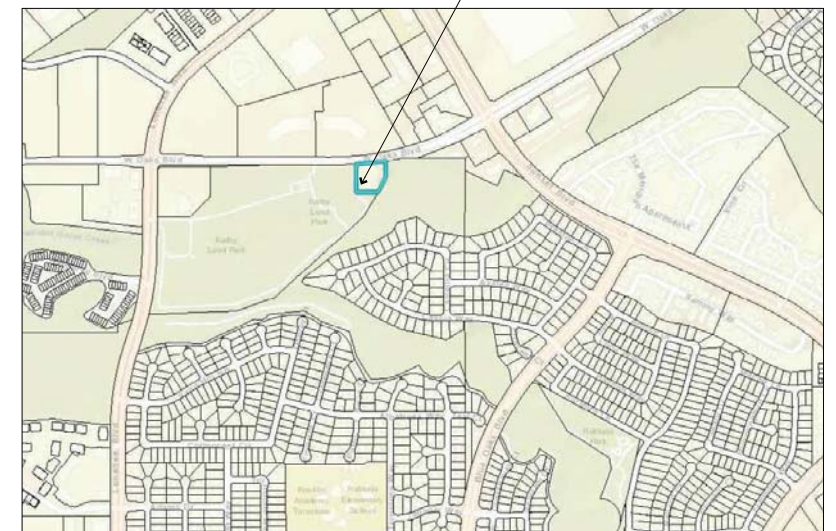


PROPOSED ZONING &
GENERAL PLAN
DESIGNATIONS

GENERAL PLAN:
HIGH DENSITY RESIDENTIAL
(HDR)

ZONING:
PD-20

N.T.S.



VICINITY MAP
N.T.S.

LOCATION OF PROJECT

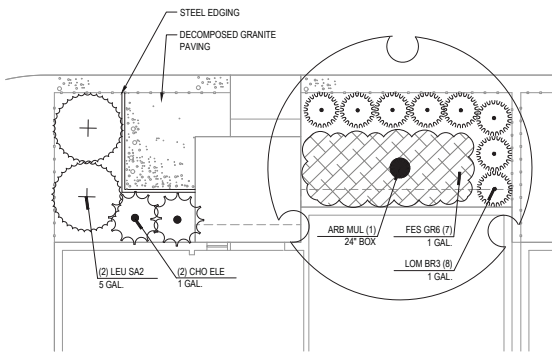


PLANT LEGEND	
	PATIO ACCENT TREES SMALLER SCALE TREES VARYING BETWEEN 12'-20' TALL AND 10'-15' WIDE TO ACCOMMODATE TIGHTER PLANTING AREAS AND PROVIDE SCALE TO THE ARCHITECTURE ACER BURGERSIANUM / TRIDENT MAPLE ARBITUS X MARINA / ARBITUS MULTI-TRUNK CERCIS CANADENSIS / EASTERN REDBUD MULTI-TRUNK COTINUS COCCINEA / ROYAL PURPLE / ROYAL PURPLE SMOKE TREE 24" BOX 24" BOX 24" BOX 24" BOX
	SCREEN TREES TREES TO PROVIDE SCREENING FROM ADJACENT LANDUSE CEDRUS DEODARA / DEODAR CEDAR PINUS PINEA / ITALIAN STONE PINE QUERCUS VIRGINIANA / SOUTHERN LIVE OAK 15 GAL. 15 GAL. 15 GAL.
	RIPIARIAN BUFFER TREES A MIX OF TREES TO PROVIDE SCREENING BETWEEN THE ADJACENT RIPIARIAN ZONE AND RESIDENTIAL AREAS FRAXINUS VELUTINA / VELVET ASH PLATANUS RACEMOSA / CALIFORNIA BYCAMORE MULTI-TRUNK QUERCUS AGROFOLIA / COAST LIVE OAK MULTI-TRUNK 15 GAL. 15 GAL. 15 GAL.
	RIPIARIAN BUFFER ACCENT TREES SMALLER SCALE TREES THAT ENHANCE THE RIPIARIAN ZONE ECOLOGY AND PROVIDE ADDITIONAL SCREENING BETWEEN THE DEVELOPMENT AND ADJACENT USES HETEROMELES ARBUSTIFOLIA / TOYON LAURUS NOBILIS / ANGSTROFOLIA / WILLOW LEAF BAY SAMBUCUS MEXICANA / MEXICAN ELDERBERRY 15 GAL. 15 GAL. 15 GAL.
	STREET TREES 30' DIAMETER DECIDUOUS STREET TREES PLATANUS X ACERFOLIA / COLUMBIA / LONDON PLANE TREE 24" BOX
	COLUMNAR SHADE TREES COLUMNAR SHADE TREES ISLES AND IN TIGHTER LOCATIONS ACER GINNALA / AMUR MAPLE CHONANTHUS RETUSUS / CHINESE FRINGE TREE QUERCUS ROBUR / FASTIGIATA / PYRAMIDAL ENGLISH OAK 15 GAL. 15 GAL. 15 GAL.
	FOUNDATION SHRUBS LARGE, EVERGREEN SHRUBS USED AS A BACKDROP AND FOR SCREENING. TYPICALLY 5' GALLON SIZE. ARCTOSTAPHYLOS D. / HOWARD MCNANNY / HOWARD M. MANZANITA PITTOSPORUM TOBIANA / VARIEGATA / VARIEGATED MOCK ORANGE RHAPHOLEPSIS X MAJESTIC BEAUTY TM / MAJESTIC B. HAWTHORNE 5 GAL. 5 GAL. 5 GAL.
	MID-GROUND SHRUBS MID-GROUND SHRUBS SELECTED FOR INTEREST AND COLOR. PREDOMINATELY LOW WATER USE AGAVE DESMETTIANA / VARIEGATA / VARIEGATED AGAVE CHONDRIPETALUM ELEPHANTINUM / LARGE CAPE RUSH LOMANDRA LONGIFOLIA / BREEZE / DWARF MAT RUSH 1 GAL. 1 GAL. 1 GAL.
	VERTICAL ACCENT ELAEAGNUS DECIPRENS / LITTLE EMPEROR / DWARF JAPANESE BLUEBERRY TREE PITTOSPORUM TENUIFOLIUM / OLIVER TWIST / OLIVER TWIST KOHUIJI PODOCARPUS X ICEE BLUE / ICEE BLUE PODOCARPUS PRUNUS CAROLINIANA / CAROLINA LAUREL CHERRY 5 GAL. 5 GAL. 5 GAL. 5 GAL.
	RIPIARIAN BUFFER FRONTAGE GROUNDCOVERS AND SHRUBS FOR STREETSCAPE PLANTING PROVIDING SEASONAL INTEREST ACACIA COGNATA / COUSIN ITT / RIVER WATTLE DANIELA TASMANICA / VARIEGATA / FLAX LILY FESTUCA MAUREI / GREENLEE'S FORM / GREENLEE ATLAS FESCUE WESTRINGIA F. / MORNING LIGHT / MORNING LIGHT COAST ROSEMARY 5 GAL. 1 GAL. 1 GAL. 5 GAL.
	NATIVE AND ADAPTED PLANTING LOW WATER USE GROUNDCOVER AND NATIVE BUNCHGRASS ACACIA REDDLENS / LOWBOY / BANK CATCLAW ARCTOSTAPHYLOS X EMERALD CARPET / EMERALD CARPET MANZANITA BACCHARIS PILLULARIS / DWARF COYOTE BRUSH CORNUS SERICEA / RED TWIG DOGWOOD FESTUCA MAUREI / GREENLEE'S FORM / GREENLEE ATLAS FESCUE HORDEUM BRACHYANTHERUM CALIFORNICUM / CALIFORNIA MEADOW BARLEY MUHLENBERGIA DUBIA / PINE MIMLY MUHLENBERGIA RIGENS / DEER GRASS MYRTICA CALIFORNICA / PACIFIC WAX MYRTLE 5 GAL. 5 GAL. 5 GAL. 5 GAL. 1 GAL. 1 GAL. 5 GAL.
	COURTYARD PLANTING WITHIN THE COURTYARD WALLS, THIS MIX PROVIDES FORM, TEXTURE, AND VARIETY TO THE INTIMATE SPACE BOUTELOUA GRACILIS / BLONDE AMBITION / BLUE GRAMA CHONDRIPETALUM TECTORUM / CAPE RUSH FESTUCA GLAUCA / SISKIYOU BLUE / SISKIYOU BLUE FESCUE FESTUCA MAUREI / GREENLEE'S FORM / GREENLEE ATLAS FESCUE LEUCADENDRON SALICIFORMIS / WINTER RED LOMANDRA LONGIFOLIA / BREEZE / DWARF MAT RUSH OPHIPOGON JAPONICUS / BLACK / BLACK MONDO GRASS 1 GAL. 5 GAL. 1 GAL. 5 GAL. 1 GAL. 1 GAL.
	INTERIOR PLANTING SHRUBS AND GROUND COVER TO CREATE FORM AND CONTINUITY AROUND THE DEVELOPMENT ACACIA COGNATA / COUSIN ITT / RIVER WATTLE FESTUCA MAUREI / GREENLEE'S FORM / GREENLEE ATLAS FESCUE LIQUISTRUM SINENSE / SUNSHINE / SUNSHINE LIQUISTRUM PHORAILM TENAX / MACRO MAIDENSUNRISE / TRICOLOR NEW ZEALAND FLAX 5 GAL. 1 GAL. 1 GAL. 5 GAL.
	BIORETENTION AREA PLANTS SUITED FOR PERIODIC INUNDATION OF WATER EVENTS CAREX BARBERAE / SANTA BARBARA SEDGE CAREX NUDATA / CALIFORNIA BLACK-FLORING SEDGE JUNCUS PALLIDUS / HAMMER'S RUSH LEYMUS TRITICOIDES / WILD RYE LILIAM PAROLINUM / LEOPARD LILY MUHLENBERGIA RIGENS / DEER GRASS 1 GAL. 1 GAL. 1 GAL. 1 GAL. 1 GAL.

Parking Lot Shade Calculations		Project:	17049A
West Oak Townhomes		Date:	4/13/2018

Qty. 35' Diameter Trees	2	3							
sub total of shade at 962sf for 100% canopy	480	1443	0	0	0	0	0	0	1,923
Qty. 30' Diameter Trees	0	0	0	0	0	0	0	0	-
sub total of shade at 706sf for 100% canopy	0	0	0	0	0	0	0	0	-
Qty. 25' Diameter Trees	0	0	0	0	0	0	0	0	-
sub total of shade at 490sf for 100% canopy	0	0	0	0	0	0	0	0	-
Qty. 20' Diameter Trees	0	0	0	0	0	0	0	0	-
sub total of shade at 314sf for 100% canopy	0	0	0	0	0	0	0	0	-
Qty. 15' Diameter Trees	0	0	0	0	0	0	0	0	-
sub total of shade at 178sf for 100% canopy	0	0	0	0	0	0	0	0	-
Total Shade Provided									1,923
Total Parking Area									3,541
Percent Shaded									54%

Note: shaded area includes parking stalls and a minimum 24' maneuvering space adjacent



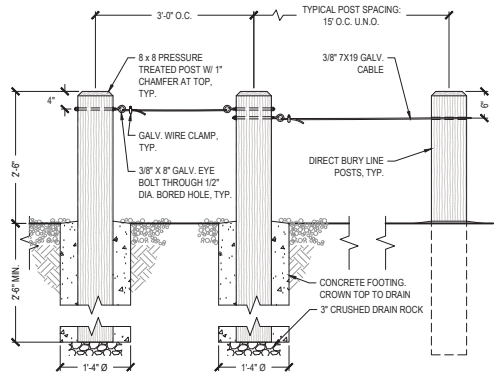
COURTYARD PRELIMINARY PLANT LEGEND

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	QTY	
	ARB MUL	ARBUTUS X 'MARINA' / ARBUTUS MULTI-TRUNK WUCOLS (L)	24" BOX	1	
SHRUBS	CODE	BOTANICAL NAME / COMMON NAME	CONT	QTY	
	CHO ELE	CHONDRPETALUM ELEPHANTINUM / LARGE CAPE RUSH WUCOLS (L)	1 GAL.	2	
	LEU SA2	LEUCADENDRON SALIGNUM 'WINTER RED' WUCOLS (UNK)	5 GAL.	2	
	LOM BR3	LOMANDIRA LONGIFOLIA 'BREEZE' / DWARF MAT RUSH WUCOLS (UNK)	1 GAL.	8	
GROUND COVERS	CODE	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	FES GR6	FESTUCA MAIREI 'GREENLEE'S FORM' / GREENLEE ATLAS FESCUE WUCOLS (M)	1 GAL.	30" o.c.	7

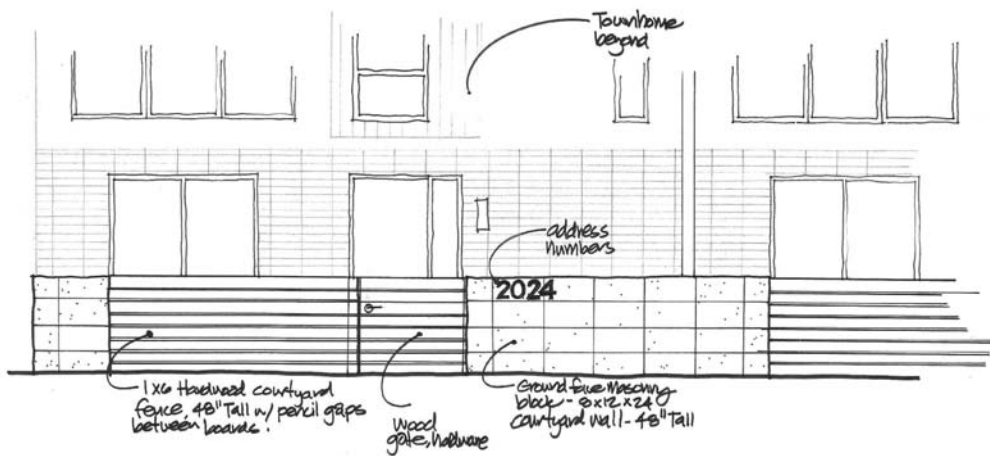
1 | COURTYARD ENLARGEMENT

NOTES

A. CONCRETE FOOTING AT ALL END POSTS AND CHANGES IN DIRECTION.



2 | POST AND CABLE FENCE



4 | COURTYARD WALL AND GATE

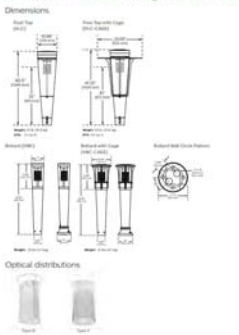


3 | PHILLIPS LUMEC SLEEKVISION LIGHT

Fresh, modular family style

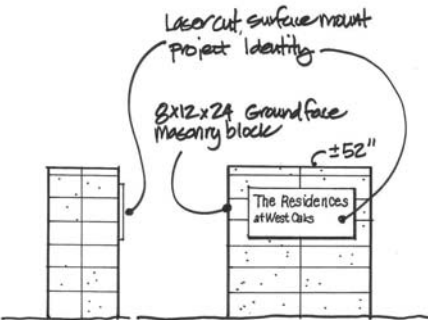


Technical and ordering information



Our luminaire is designed for use in any outdoor environment. It is available in a variety of finishes and colors. It is also available in a variety of sizes and heights. It is designed to be easy to install and maintain. It is also designed to be energy efficient and long-lasting.

5 | PROJECT MONUMENT



BRENTWOOD
developments

West Oaks Townhomes
Rocklin, California

PRELIMINARY SITE DETAILS



APRIL 13, 2018

L1.2

EXHIBIT A

West Oaks Townhomes General Development Plan

Purpose

The West Oaks Townhomes General Development Plan (PDG-93-01) provides for the development of 20 homes on small lots and includes the measures identified below.

Site Location

The site plan for this General Development Plan is contained in the project Site Plan Exhibit A (Attached).

Permitted Uses

Permitted uses within the General Development Plan shall be a single-family residential subdivision, with a 20 ft wetlands restoration area along the east property line along the Dry Creek open space area.

Permitted Uses in the **PD-20** Zone:

- A. Single-family dwellings;

Development Standards

1. Development Standards

- a. Minimum Lot Area: 1,581 s.f.
- b. Lot Width: 20.50 feet to 54.35 feet
- c. Maximum Lot Coverage: 60%
- d. Building Height: 50 feet
- e. Number of Stories: Each home to be 3 stories with a roof deck
- f. Setbacks:
 - Front – 25 feet
 - Rear – 5 feet and 10 feet
 - Interior – 0.5 feet
 - Street (West Oaks Blvd.) – 40 feet
 - Stream Bank Setback – 20 feet

2. Circulation Plan:

- a. All proposed circulation systems shall indicate two points of access from West Oaks Boulevard; the east entrance directly from West Oaks Boulevard and the west access from the adjacent service road that connects to West Oaks Boulevard on the west side of the development.
- b. All proposed streets shall be private streets.
- c. The 20-foot west access to West Oaks Boulevard shall be constructed with emergency vehicle accessibility standards.

3. Intensity:

- a. The intensity of land uses on the property shall not exceed 20 dwelling units per acre.



PROJECT
INFORMATION

RESIDENTIAL LOTS: 20

EXHIBIT A
GENERAL DEVELOPMENT PLAN
WEST OAKS TOWNHOMES





OWNER: CITY OF ROCKLIN
APPLICANT: BRENTWOOD DEVELOPMENTS
ARCHITECT: KUCHMAN ARCHITECTS - PHILIP HARVEY
CIVIL ENGINEER: CARTWRIGHT NORCAL - MONICA WUEBKER-JARWIN, PE

APN: 365-020-030
GROSS PARCEL AREA: 1.08 AC
FLOOD ZONE: ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN)
FEMA MAP #: 05051C043F
100 YEAR FLOOD PLAIN: NOT MAPPED - PARCEL IS OUTSIDE PLEASANT GROVE CREEK
FLOOD ZONE PER CITY GIS MAPS
RETAINING WALLS: NO RETAINING WALLS ARE ANTICIPATED.

TOPOGRAPHIC SURVEY NOTE:

1. THE VERTICAL DATUM FOR THIS PROJECT IS NAD83. CITY OF ROCKLIN VERTICAL CONTROL NETWORK STATION NAME R 10-6 2" BRASS DISK IN WELL AT THE INTERSECTION OF WOODBURN RD AND SIOUX STREET ELEVATION: 171.23
2. BASIS OF BEARINGS PER FOUND MONUMENTS ON BOOK T OF MAPS, PAGE 81
3. DATE OF SURVEY: JUNE 30, 2017.

PRELIMINARY EARTHWORK QUANTITIES

CUT	±.35 CY
FILL	±.523 CY
NET	±.498 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.

GRADING LEGEND

---	EXISTING 1-FT CONTOUR
---	EXISTING 5-FT CONTOUR
---	PROPOSED 1-FT CONTOUR
---	PROPOSED 5-FT CONTOUR
XXXXP	PAVEMENT ELEVATION
XXXXTC	TOP OF CURB ELEVATION
XXXXC	CONCRETE ELEVATION
XXXXR	RIM ELEVATION
XXXXFL	FLOWLINE ELEVATION
XXXXS	GROUND SPOT ELEVATION
XXXXLP	LIP OF GUTTER ELEVATION
(XXXX)	EXISTING ELEVATION

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'

CARTWRIGHT
ENGINEERS
4180 Douglas Blvd, Suite 200
Granite Bay, CA 95746
T (916) 978-4001
www.cartwrightengineers.com
Copyright © 2018 Cartwright-AEC

APRIL 6, 2018

kuchman
ARCHITECTS PC

C1

BRENTWOOD
developments

West Oaks Townhomes
Rocklin, California

CONCEPTUAL GRADING PLAN

Scale: 1" = 10'
Date: April 10, 2018
Project: West Oaks Townhomes
Sheet: C1 of C1
Drawn by: [Name]
Checked by: [Name]
Approved by: [Name]



UTILITY LEGEND	
	EXISTING JOINT TRENCH
	PROPOSED JOINT TRENCH
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING STORM DRAIN LINE
	EXISTING COMBINED SEWER LINE
	PROPOSED STORM DRAIN LINE
	PROPOSED SANITARY SEWER LINE
	EXISTING MANHOLE
	PROPOSED DRAIN INLET
	PROPOSED WATER METER
	PROPOSED STORM DRAIN MANHOLE
	PROPOSED SEWER MANHOLE
	PROPOSED CLEANOUT
	EXISTING LIGHT POLE
	PROPOSED FIRE HYDRANT
	EXISTING FIRE HYDRANT
	PROPOSED WATER VALVE
	EXISTING WATER VALVE

- PRELIMINARY WATER NOTES:**
- 1 EXISTING FIRE HYDRANT TO REMAIN.
 - 2 PROPOSED WATER METER.
 - 3 PROPOSED 6" PUBLIC WATER MAIN.
 - 4 PROPOSED WATER SERVICE.
 - 5 PROPOSED FIRE HYDRANT.
 - 6 CONNECT PROPOSED 6" PUBLIC WATER MAIN TO EXISTING 16" WATER MAIN.
 - 7 CONNECT PROPOSED 6" PUBLIC WATER MAIN TO EXISTING 8" WATER MAIN STUB.
- PRELIMINARY SEWER NOTES:**
- 1 PROPOSED SANITARY SEWER CLEANOUT.
 - 2 PROPOSED SANITARY SEWER MANHOLE.
 - 3 PROPOSED 6" PUBLIC SANITARY SEWER MAIN.
 - 4 PROPOSED SANITARY SEWER SERVICE.
 - 5 CONNECT TO EXISTING 10" SEWER MAIN WITH PROPOSED SANITARY SEWER MANHOLE.
- PRELIMINARY STORM DRAIN NOTES:**
- 1 PROPOSED PVC STORM DRAIN PIPE - SIZES TO BE CONFIRMED AS PART OF CONSTRUCTION DOCUMENTS.
 - 2 PROPOSED BIOTENTION OVERFLOW RISER.
 - 3 CONNECT TO EXISTING 36" STORM DRAIN MAIN WITH PROPOSED STORM DRAIN MANHOLE.
 - 4 PROPOSED STORM DRAIN MANHOLE.
 - 5 PROPOSED FILTERRA STORM FILTER.
- PRELIMINARY DRY UTILITY NOTES:**
- 1 PROPOSED JOINT UTILITY TRENCH.

CONCEPTUAL UTILITY NOTES:

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

Project Name: West Oaks Townhomes
Project Number: 2018-001
Date: April 06, 2018
Scale: 1" = 20'
Drawing Title: CONCEPTUAL UTILITY PLAN
Drawing Number: 101-UTL-01.dwg
Author: J. Wright
Checker: J. Wright
Plot Date: 4/6/2018

BRENTWOOD
developments

West Oaks Townhomes

Rocklin, California

CONCEPTUAL UTILITY PLAN

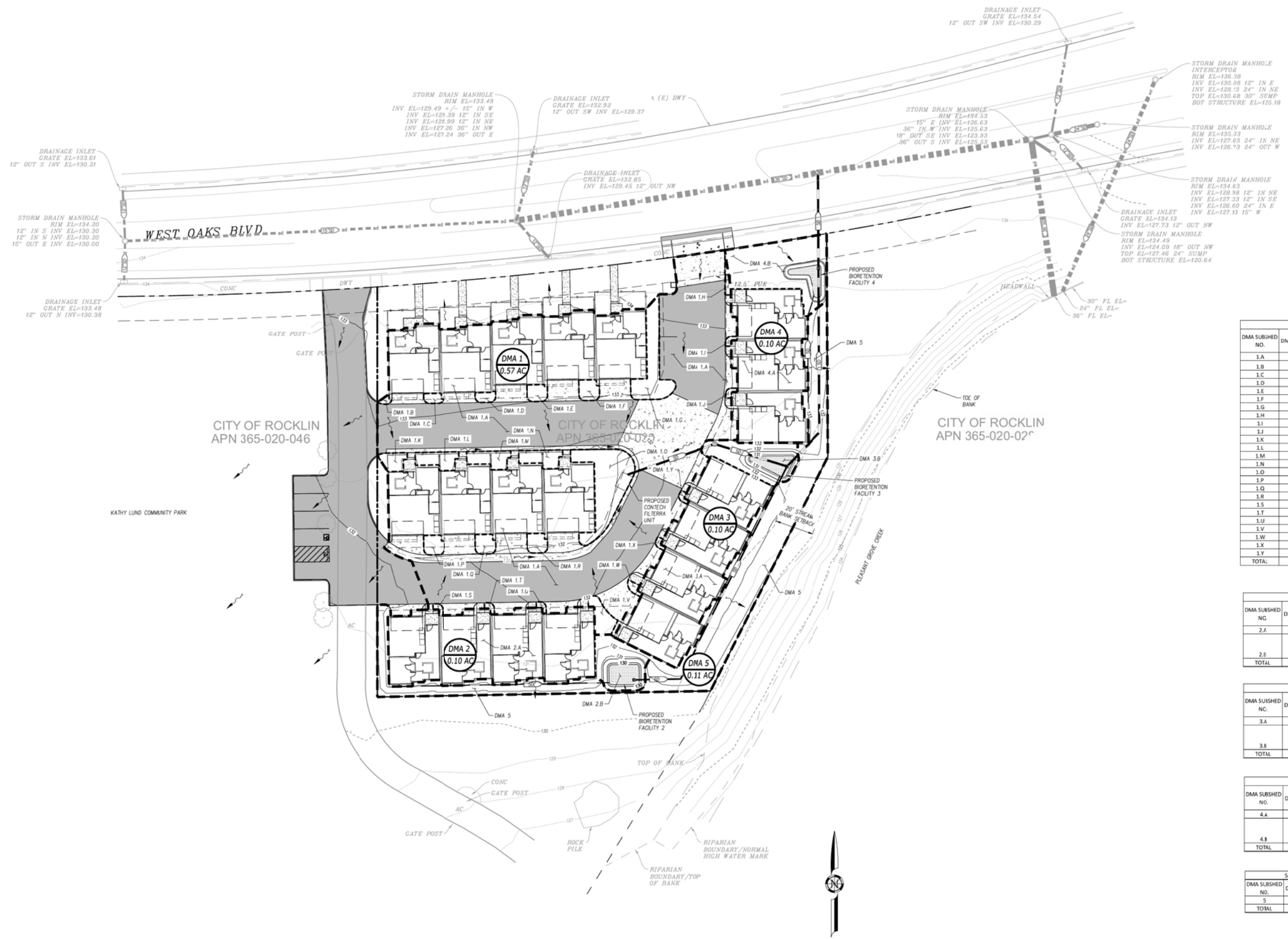
kuchman
ARCHITECTS PC

CARTWRIGHT
ENGINEERS
4180 Douglas Blvd. Suite 200
Grantee Bay, CA 95746
T (916) 978-4001
www.cartwrightengineers.com

APRIL 6, 2018 Copyright© 2018 Cartwright-AEC

C2

Scale: 1" = 20' (Horizontal)
Scale: 1" = 10' (Vertical)
Date: April 10, 2018
Project: West Oaks Townhomes
Location: Rocklin, California
Client: Brentwood Developments
Prepared by: Cartwright Engineers
Checked by: [Signature]
Approved by: [Signature]



LEGEND:

EXISTING

- 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
- BIORETENTION

PROPOSED

- DMA #
- AREA
- BIORETENTION

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

DMA 1						FACILITY NAME			
DMA SUBSHED NO.	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR (SF)		FILTERRA UNIT			
1.A	21,896	ROOF/PAVEMENT	1	21,896					
1.B	18	LANDSCAPE	0.1	2					
1.C	45	LANDSCAPE	0.1	5					
1.D	51	LANDSCAPE	0.1	5					
1.E	85	LANDSCAPE	0.1	9					
1.F	103	LANDSCAPE	0.1	10					
1.G	477	LANDSCAPE	0.1	48					
1.H	38	LANDSCAPE	0.1	4					
1.I	19	LANDSCAPE	0.1	2					
1.J	20	LANDSCAPE	0.1	2					
1.K	109	LANDSCAPE	0.1	11					
1.L	166	LANDSCAPE	0.1	17					
1.M	166	LANDSCAPE	0.1	17					
1.N	166	LANDSCAPE	0.1	17					
1.O	757	LANDSCAPE	0.1	76					
1.P	97	LANDSCAPE	0.1	10					
1.Q	97	LANDSCAPE	0.1	10					
1.R	97	LANDSCAPE	0.1	10					
1.S	19	LANDSCAPE	0.1	2					
1.T	19	LANDSCAPE	0.1	2					
1.U	19	LANDSCAPE	0.1	2					
1.V	162	LANDSCAPE	0.1	16					
1.W	32	LANDSCAPE	0.1	3					
1.X	19	LANDSCAPE	0.1	2					
1.Y	19	LANDSCAPE	0.1	2					
TOTAL	24,696			21,978					

DMA 2						FACILITY NAME			
DMA SUBSHED NO.	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR		BIORETENTION 2			
2.A	3,820	ROOF	1	3,820					
2.E	627	LANDSCAPE	0.1	63					
TOTAL	4,447			3,883					

DMA 3						FACILITY NAME			
DMA SUBSHED NO.	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR		BIORETENTION 3			
3.A	3,820	ROOF	1	3,820					
3.B	735	LANDSCAPE	0.1	74					
TOTAL	4,555			3,894					

DMA 4						FACILITY NAME			
DMA SUBSHED NO.	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA x RUNOFF FACTOR		BIORETENTION 4			
4.A	2,861	ROOF	1	2,861					
4.B	1,355	LANDSCAPE	0.1	136					
TOTAL	4,216			2,997					

Self-Treating DMAs		
DMA SUBSHED NO.	DMA AREA (SF)	POST-PROJECT SURFACE TYPE
5	4,611	LANDSCAPE
TOTAL	4,611	

CARTWRIGHT
ENGINEERS
4180 Douglas Blvd. Suite 200
Grante Bay, CA 95746
T (916) 978-4001
www.cartwrightengineers.com
Copyright © 2018 Cartwright-AEC

BRENTWOOD
developments

West Oaks Townhomes

Rocklin, California

CONCEPTUAL STORMWATER CONTROL PLAN

kuchman
ARCHITECTS PC

C3