



New Project Information

The City of Rocklin is continuing to process the below referenced application for project approval. The revised 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.

Revised Application Received: November 2, 2021 (Original application received May 18, 2017. Put on hold by the applicant)

Project Name and Requested Approvals: (2021 Revised Project)

PLACER CREEK APARTMENTS
DESIGN REVIEW, DR2017-0006
REZONE, Z2017-0006

Staff Description of Project:

Originally submitted in 2017, this revised application is a request for approval of a Rezone to change the zoning from Planned Development Commercial (PD-C) to Planned Development 22 units per acre minimum (PD-22+) and a Design Review to allow the construction of a 254-unit apartment development including landscaping and related hardscape. The previous request was for a 232-unit apartment development.

Location:

The subject site is located on the southeast corner of University Avenue and Whitney Ranch Parkway. APNs 017-081-079 and 089.

Existing Land Use Designations:

The property is zoned Planned Development Commercial (PD-C).
The General Plan designation is Mixed Use (MU).

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 Tiffany Wilson with RSC Engineering. The property owner is Evergreen/Rocklin Joint Land Venture.

Attached Information:

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

P:\PUBLIC PLANNING FILES\Request for Comment\2021\17 - Placer Creek Apartments (Revision '21)\2-Project Information.docx

Rocklin – Placer Creek Apartments

Project Description

November 1, 2021

Placer Creek Apartments is designed to provide a high quality, amenity rich environment for current and future residents in the Northwest Rocklin area and University District of the City of Rocklin. This is a revision to the project development application that was originally submitted to the City in 2017. In 2018, the project had been fully reviewed and supported by City Staff, had completed the Design Review process, and the development team was preparing to present to Planning Commission. Although the revised 2021 Placer Creeks Apartments plan varies little from the 2018 plan, a detailed overview of how the two plans compare has been provided within this document.

This updated residential community plan contains 254 apartment units, and occupies a 10-acre parcel on the southeast corner of Whitney Ranch Parkway and University Avenue in the University District area of Rocklin, CA. This location is ideal for higher density housing particularly considering the other current and near-future uses within the immediate area: educational, planned retail, the future UC Davis Health campus, as well as easy Highway 65 freeway access. As well, given the proximity of these various current and planned uses to this infill site, Placer Creek Apartments will be uniquely walkable as compared to other residential communities in the area.

The project will contain of mix of studio, one and two-bedroom units, with adaptable ground floor units to allow for accessibility. A number of the one- and two-bedroom units will have a den, ideal for residents who choose to work from home. The maximum building height is three stories.

The project will provide approx. 514 parking spaces with a combination of surface parking, carports, and garages distributed throughout the site, providing a minimum of one covered space per unit, and an average of 2.02 total spaces per unit.

Drive isles in the parking areas are landscaped with regularly spaced planters that contain shade trees. A combination of surface parking, detached garages and carports are provided between planters.

The project has been organized around a communal, landscaped amenity space, anchored by a one-story central community clubhouse complex, which will include:

- management offices and a business center,
- an indoor gathering space with kitchen,
- a fitness center, to include an indoor-outdoor yoga and cross-fit space,

- an outdoor kitchen with barbeque and gathering area, and
- a midsize lap pool and spa, surrounded by a deck with cabanas and lounge area

This amenity is connected through the entire project with a network of interconnected accessible walkways and courtyards. These courtyards create unique outdoor social gathering and activity spaces, to include fire pits, a small dog park, and an outdoor pavilion with barbeque area separate of the clubhouse. Landscape features include native planting, decorative flowering trees, pedestrian scale pole lights, and lighted bollards. Residential support such as accessible trash and recycling enclosures are distributed throughout the site for convenient resident access.

The architecture and landscape architecture will have a modern design in accordance with the University District guidelines, and in harmony with the nearby campus of William Jessup University. The site design, building forms, materials, and landscaping will be developed with clean modern lines, bold accent colors, and strong horizontal features, thereby creating a unique, high-quality sense of place. These ideas are also incorporated in the entry signage, located at the street corner and the central entry drive.

Residential buildings, clubhouse and other structures will be articulated with a palette of colorful plaster wall finishes and textured metal siding, evoking a modern aesthetic. Roofs will have a low-slope and will be screened by parapet walls of varying heights. Additional accent materials such as metal railings and awnings will also be provided in select locations.

Private patios and balconies will provide additional living space for units and large windows will serve to connect the living units to the surrounding open space. These windows will also offer abundant natural light and ventilation within the units.

A left turn in and right turn in and out is proposed at the main/central entrance into the project. Full access is proposed at the southern driveway into the project. This will align with the future retail center across University Avenue. A traffic signal is not a part of this project, but this intersection could accommodate one in the future when traffic warrants it.

Comparative Overview of Placer Creek Apartments Entitlement Revisions *(2018 as compared to 2021 plan)*

The proposed entitlement revisions are substantially similar to the original 2018 entitlement submittal in terms of overall site layout and architectural design. The proposed revisions and original submittal have the following attributes:

Site Plan:

Both the 2018 and the revised site plan consists of 7 residential buildings including 4 smaller buildings along University Drive, 1 larger building along Whitney Ranch, and 2 larger buildings internal to the site. The original buildings along University Avenue had tuck-under garages and parking courts between them. The proposed revisions eliminated the garages and parking courts and replaced them with ground-floor residential units and landscaping between the buildings. This type of building allows for more landscaping in place of the paving that would have been used to access the tuck under garages, which we believe will be more aesthetically pleasing. The community clubhouse is centered on the main entrance with outdoor amenity spaces and pool beyond the clubhouse. This remains in the same location as the 2018 plan and provides a focal point at the entry.

The site circulation is also similar with additional parking added along the eastern property line. The two driveway locations to University Avenue remain the same. Pedestrian connectivity between buildings, the street and the clubhouse remain.

The proposed project is removing the berm along the eastern boundary in coordination with the adjacent property owner. A masonry screen wall is proposed along the eastern boundary. This is different from the original project that had left the berm in place with a tubular steel fence on top. The screen wall will provide security between uses and provide sound attenuation.

Architecture:

The building scale and color palette is similar to what was originally approved with metal siding and a sloped parapet accentuating key building corners. This is consistent with the contemporary architecture recommended in the University Architectural District guidelines.

Project Data:

Although the overall building design and site configuration is similar, the number of residential units increased from 240 units to 254 units, and both provide parking in conformance with the City of Rocklin Zoning Code. The density increased from 23.90 du/ac to 25.30 du/ac which remains in the range allowed under the Mixed Use (MU) designation of the General Plan. Of note, as currently designed, 90 of the proposed units would include dens, providing residents additional living and working space which was incorporated in the earlier design.

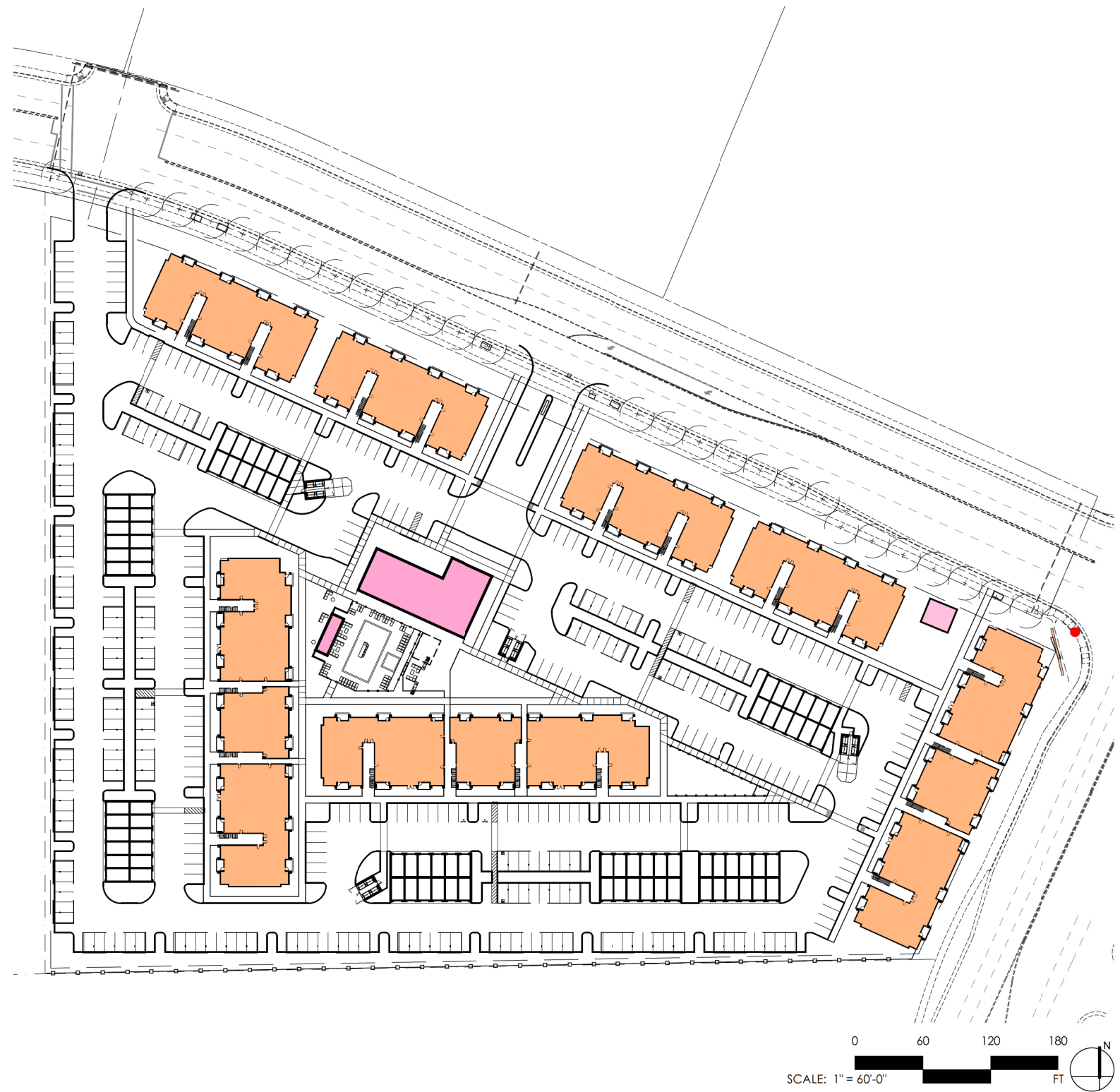
PREVIOUS ENTITLEMENT SUBMITTAL	
Site Area:	10.04 Acres
Density:	23.90 DU/Acre
Unit Mix:	
Studio:	0 Units
1 Bdr:	99 Units
1 Bdr + Den:	0 Units
2 Bdr:	141 Units
2 Bdr + Den:	0 Units
Total Units:	240 Units
Ave. Unit Size:	941 SF
Parking Required:	491 Spaces
Parking Provided:	
Garages:	84 Spaces
Carports:	168 Spaces
Surface"	243 Spaces
Total Parking:	495 Spaces
	2.06 Spaces / Unit

REVISED ENTITLEMENT SUBMITTAL	
Site Area:	10.04 Acres
Density:	25.30 DU/Acre
Unit Mix:	
Studio:	14 Units
1 Bdr:	71 Units
1 Bdr + Den:	40 Units
2 Bdr:	79 Units
2 Bdr + Den:	50 Units
Total Units:	254 Units
Ave. Unit Size:	886 SF
Parking Required:	509 Spaces
Parking Provided:	
Garages:	82 Spaces
Carports:	172 Spaces
Surface"	260 Spaces
Total Parking:	514 Spaces
	2.02 Spaces / Unit



ORIGINAL 2018 PROPOSED SITE PLAN
1" = 60'-0"

B



CURRENT (2021) PROPOSED SITE PLAN
1" = 60'-0"

A



BUILDING A3

MID-BLOCK DRIVEWAY

BUILDING A2

BUILDING A1

ORIGINAL 2018 VERSION - UNIVERSITY AVENUE STREET SCENE - SOUTH



BUILDING A3

MID-BLOCK DRIVEWAY

BUILDING A2

BUILDING A1

PROPOSED VERSION - UNIVERSITY AVENUE STREET SCENE - SOUTH



BUILDING B

BUILDING A4

ORIGINAL 2018 VERSION - UNIVERSITY AVENUE STREET SCENE - NORTH



BUILDING B

BUILDING A4

PROPOSED VERSION - UNIVERSITY AVENUE STREET SCENE - NORTH



BUILDING B
ORIGINAL 2018 VERSION - WHITNEY RANCH PARKWAY STREET SCENE



BUILDING B
PROPOSED VERSION - WHITNEY RANCH PARKWAY STREET SCENE

PLACER CREEK APARTMENTS

Rocklin, CA

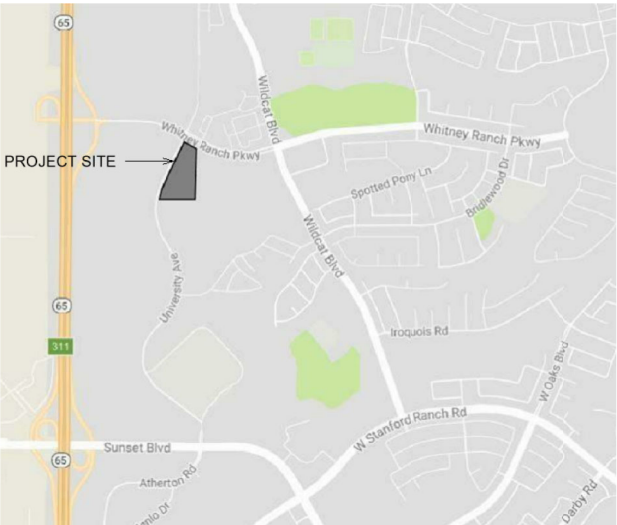
PROJECT DATA

PROJECT DATA										10/27/2021			
SITE AREA:		10.04 ACRES		+/-		437,342 SF							
DENSITY		25.30 DU/ACRE											
BUILDING A		4 BUILDINGS		FLOOR 1		FLOOR 2		FLOOR 3		BUILDING TOTAL		PROJECT TOTAL	
		Average unit Size:		893 SF									
RESIDENTIAL AREA:		10		7,482		8		7,862		8		7,862	
CIRC. & SUPPORT:				870				630		630		2,130	
TOTAL RESIDENTIAL BUILDING AREA (NOT INCLUDING DECKS):				8,352		8,492		8,492		25,336		101,344	
BUILDING B		2 BUILDINGS		FLOOR 1		FLOOR 2		FLOOR 3		BUILDING TOTAL		PROJECT TOTAL	
		Average unit Size:		908 SF									
RESIDENTIAL AREA:		18		14,583		16		15,411		16		15,411	
CIRC. & SUPPORT:				1,960				1,360		1,360		4,680	
TOTAL RESIDENTIAL BUILDING AREA (NOT INCLUDING DECKS):				16,543		16,771		16,771		50,085		100,170	
BUILDING C		1 BUILDINGS		FLOOR 1		FLOOR 2		FLOOR 3		BUILDING TOTAL		PROJECT TOTAL	
		Average unit Size:		915 SF									
RESIDENTIAL AREA:		18		14,947		16		15,411		16		15,411	
CIRC. & SUPPORT:				1,290				1,360		1,360		4,010	
TOTAL RESIDENTIAL BUILDING AREA (NOT INCLUDING DECKS):				16,237		16,771		16,771		49,779		49,779	

PARKING REQUIRED		
SPACES/ UNIT		
STUDIO	1.5	21 SPACES
1 BDR	1.5	107 SPACES
1 BDR+DEN	1.5	57 SPACES
2 BDR	2.0	162 SPACES
2 BDR+DEN	2.0	100 SPACES
GUEST	0.25	64 SPACES
TOTAL		510 SPACES
2.01 SPACES/UNIT		
PARKING PROVIDED		
SURFACE	261	SPACES
GARAGES	75	SPACES
CARPORTS	180	SPACES
TOTAL		516 SPACES
BICYCLE PARKING REQUIRED: 0		
BICYCLE PARKING PROVIDED:		
LONG TERM:	30	SPACES
SHORT TERM:	4	SPACES
TOTAL:	34	SPACES

UNIT MIX		PROJECT TOTAL		
STUDIO		Units	%	SF
S1	AVE. SIZE: 576 SF	14	5.5%	8,064
1 BEDROOM:				
A1		6	2.4%	4,308
A2		54	21.3%	39,960
A3		8	3.1%	5,344
A3A		3	1.2%	2,235
1 BDR + DEN:		71	28.0%	51,847
A1+		6	2.4%	4,980
A2+		15	5.9%	13,035
A3+		11	4.3%	9,768
A3A+		6	2.4%	4,602
2 BEDROOM:		38	15.0%	32,385
B1		18	7.1%	18,270
B2		12	4.7%	12,204
B3		45	17.7%	47,295
B4		6	2.4%	6,060
2 BDR + DEN:		81	31.9%	83,829
B2+		28	11.0%	28,924
B3+		22	8.7%	24,354
AVE. SIZE: 1066 SF		50	19.7%	53,278
NET RENTABLE RESIDENTIAL AREA:		254	100%	229,403
CIRC. & SUPPORT:				21,890
TOTAL RESIDENTIAL BUILDING AREA (NOT INCLUDING DECKS):		91%		251,293
AMENITY BUILDINGS:				6,000
CLUBHOUSE:				575
CABANA:				400
AMENITY PAVILION:				21,168
DETACHED GARAGES: 3,024 SF 7 Buildings		Efficiency		21,168
TOTAL OVERALL BUILDING AREA:		82%		279,436
TOTAL ENCLOSED BUILDING AREA W/O CIRC. & SUPPORT		89%		257,546

VICINITY MAP



PROJECT TEAM

OWNER / DEVELOPER:
COLE PARTNERS
2484 NATOMAS PARK DRIVE, SUITE 101
SACRAMENTO, CA 95833
CONTACT: ROB COLE
916.273-4020
RCOLE@COLEPARTNERS.COM

ARCHITECT:
LPAS ARCHITECTURE + DESIGN
2484 NATOMAS PARK DRIVE, SUITE 100
SACRAMENTO, CA 95833
CONTACT: CHRIS KELLY
916.443.0335
CKELLY@LPAS.COM

LANDSCAPE ARCHITECT:
LPAS ARCHITECTURE + DESIGN
2484 NATOMAS PARK DRIVE, SUITE 100
SACRAMENTO, CA 95833
CONTACT: THAIS DEL CASTILLO
916.443.0335
TDELCASTILLO@LPAS.COM

CIVIL ENGINEER:
RSC ENGINEERING, INC
1420 ROCKY RIDGE DRIVE, SUITE 105
ROSEVILLE, CA 95661
CONTACT: TIFFANY ANN WILSON
916.788.2884
T.WILSON@RSC-ENGR.COM

SHEET INDEX

ARCHITECTURAL AND LANDSCAPE	
A00	COVER SHEET
A01	STREET VIEW RENDERINGS
L01	OVERALL SITE PLAN
L02	SITE DETAILS
L03	SITE DETAILS
L04	LANDSCAPE SCHEDULE AND NOTES
L05	OVERALL LANDSCAPE PLAN
L06	COLOR LANDSCAPE PLAN
A02	BUILDING A - FLOOR/ROOF PLANS
A03	BUILDING A - EXTERIOR ELEVATIONS
A04	BUILDING B - FLOOR PLANS
A05	BUILDING B - FLOOR/ROOF PLAN
A06	BUILDING B - EXTERIOR ELEVATIONS
A07	BUILDING B - EXTERIOR ELEVATIONS
A08	BUILDING C - FLOOR PLANS
A09	BUILDING C - FLOOR/ROOF PLAN
A10	BUILDING C - EXTERIOR ELEVATIONS
A11	BUILDING C - EXTERIOR ELEVATIONS
A12	UNIT PLANS
A13	UNIT PLANS
A14	CLUBHOUSE/POOL BLDG - FLOOR/ROOF PLANS
A15	CLUBHOUSE/POOL BLDG - EXTERIOR ELEVATIONS
A16	SECTIONS
A17	GARAGE PLANS AND ELEVATIONS
A18	COLORS AND MATERIALS
CIVIL:	
SP	PRELIMINARY SITE PLAN
DA	DISABLED ACCESS PLAN
GR1	PRELIMINARY GRADING PLAN
UT1	PRELIMINARY UTILITY PLAN
DMA1	PRELIMINARY STORMWATER CONTROL PLAN
LT1	PHOTOMETRIC PLAN - SOUTH
LT2	PHOTOMETRIC PLAN - NORTH
RZ	REZONE EXHIBIT



BUILDING C

BUILDING A4

UNIVERSITY AVENUE STREET SCENE - NORTH

SEE UNIVERSITY AVE - SOUTH SCENE



BUILDING A3

MID-BLOCK DRIVEWAY

BUILDING A2

BUILDING A1

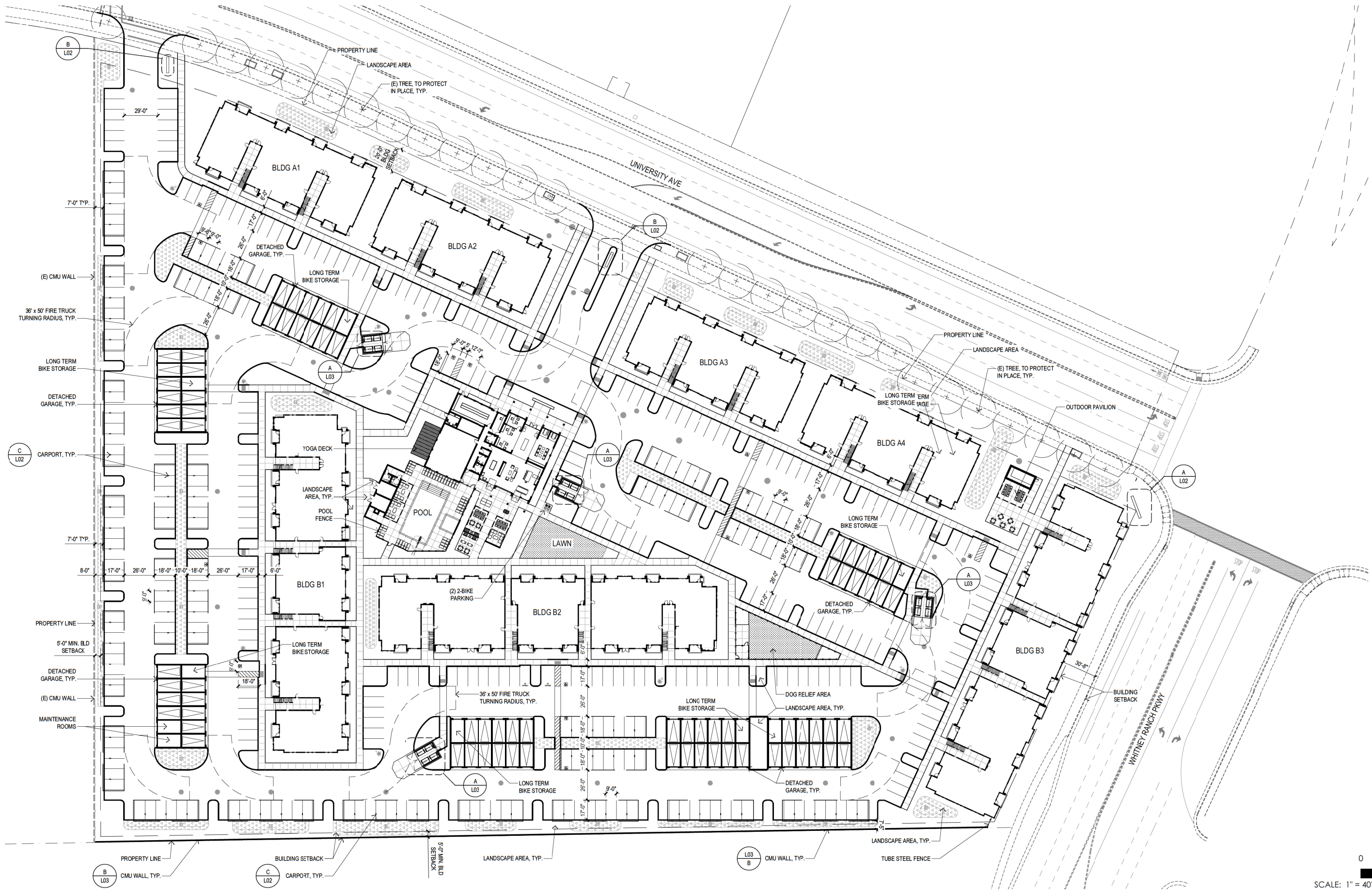
UNIVERSITY AVENUE STREET SCENE - SOUTH

SEE UNIVERSITY AVE - NORTH SCENE



BUILDING C

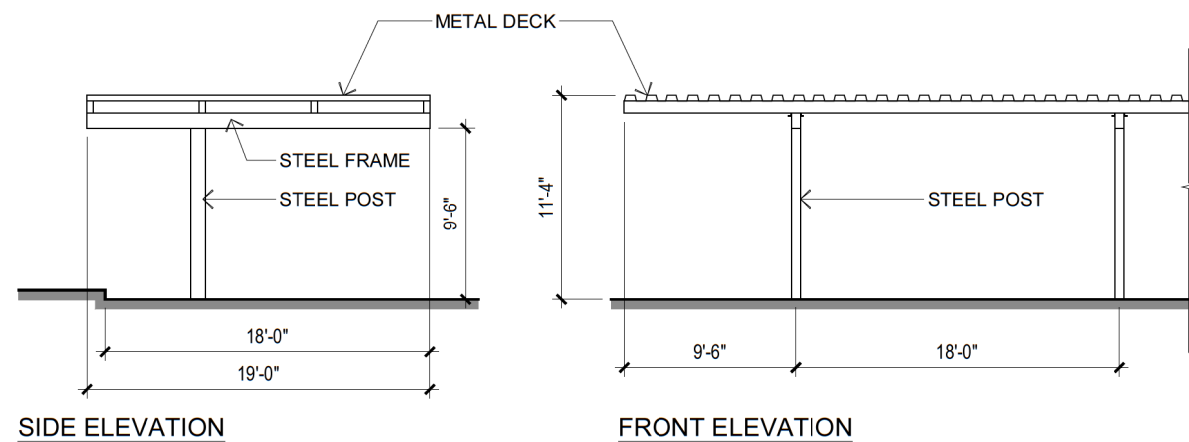
WHITNEY RANCH PARKWAY STREET SCENE





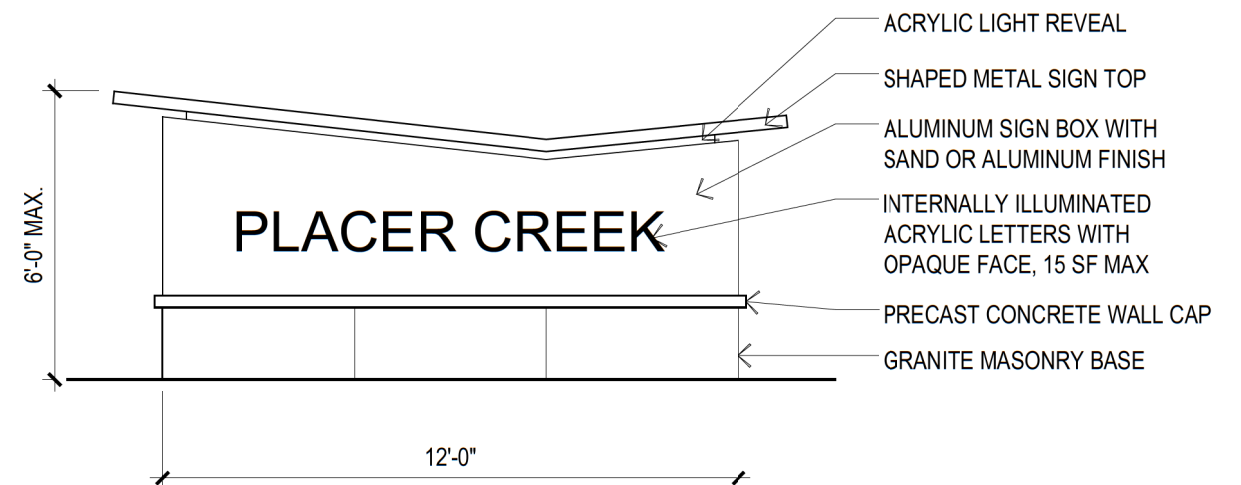
NOTE:
CONCEPTUAL MONUMENT SIGNAGE SHOWS DESIGN INTENT. ACTUAL SIGN AND PROJECT GRAPHICS TO
BE SUBMITTED UNDER SEPARATE PERMIT IN ACCORDANCE WITH CITY OF ROCKLIN DESIGN GUIDELINES.

CONCEPTUAL CORNER MONUMENT SIGN
SCALE: 1/2"=1'-0" **A**



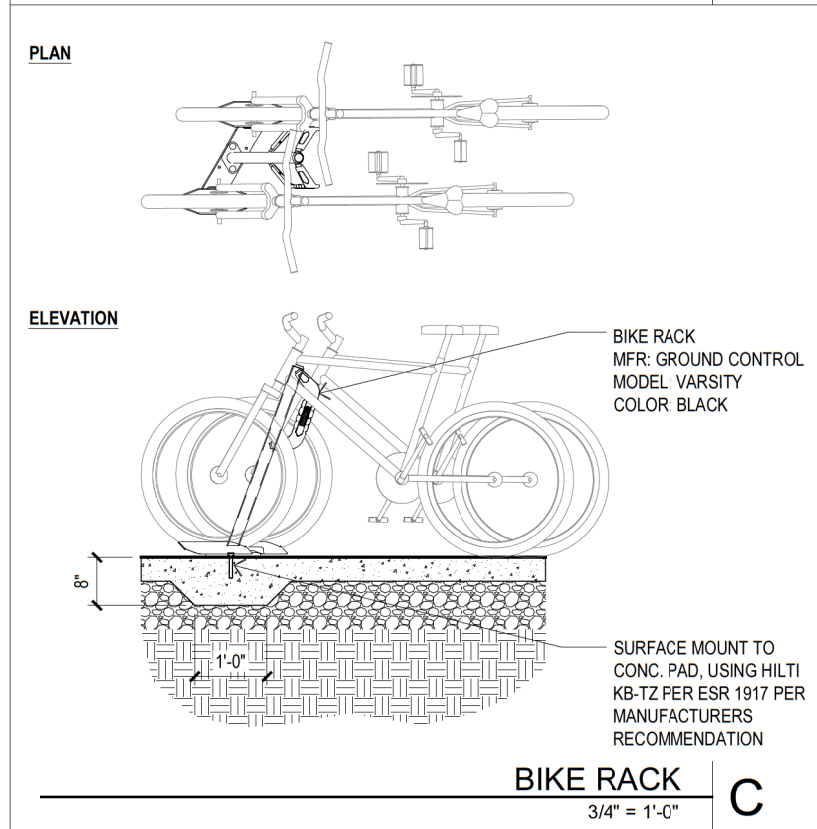
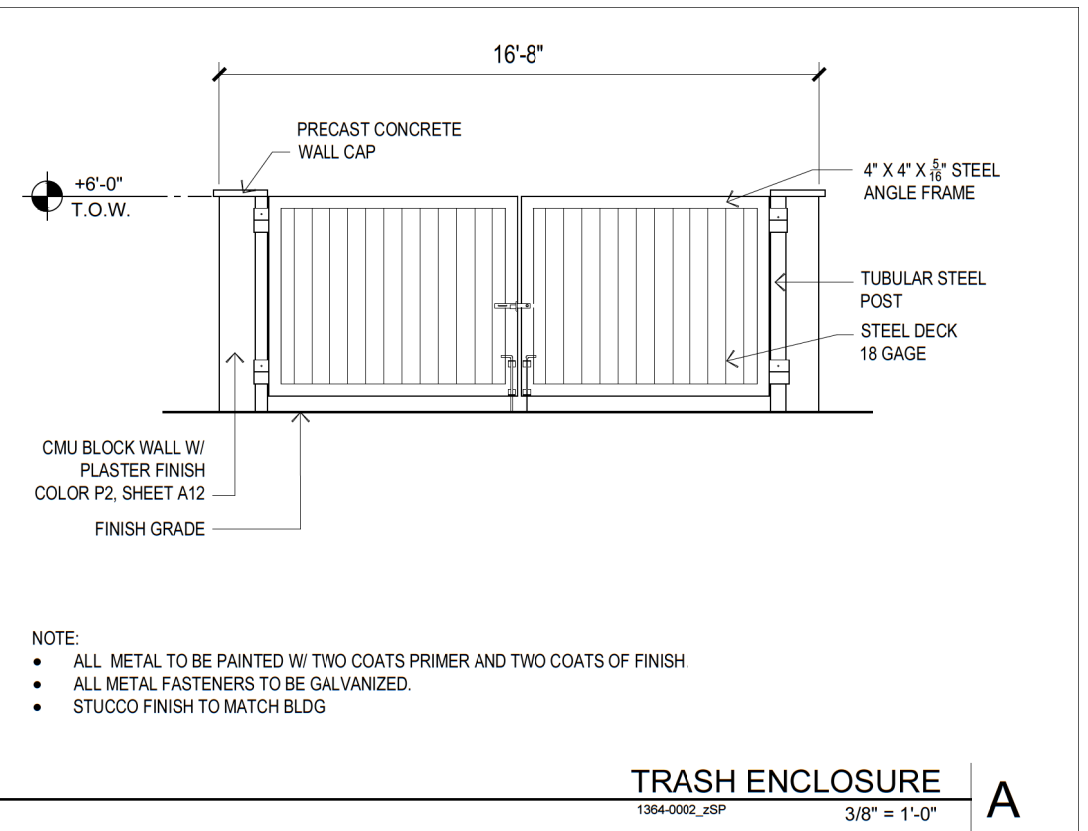
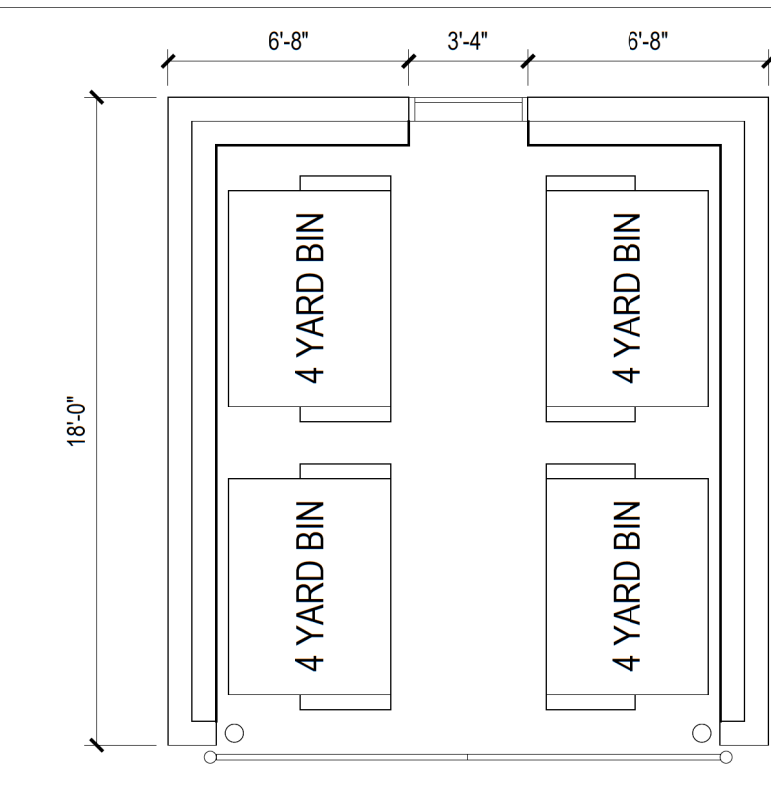
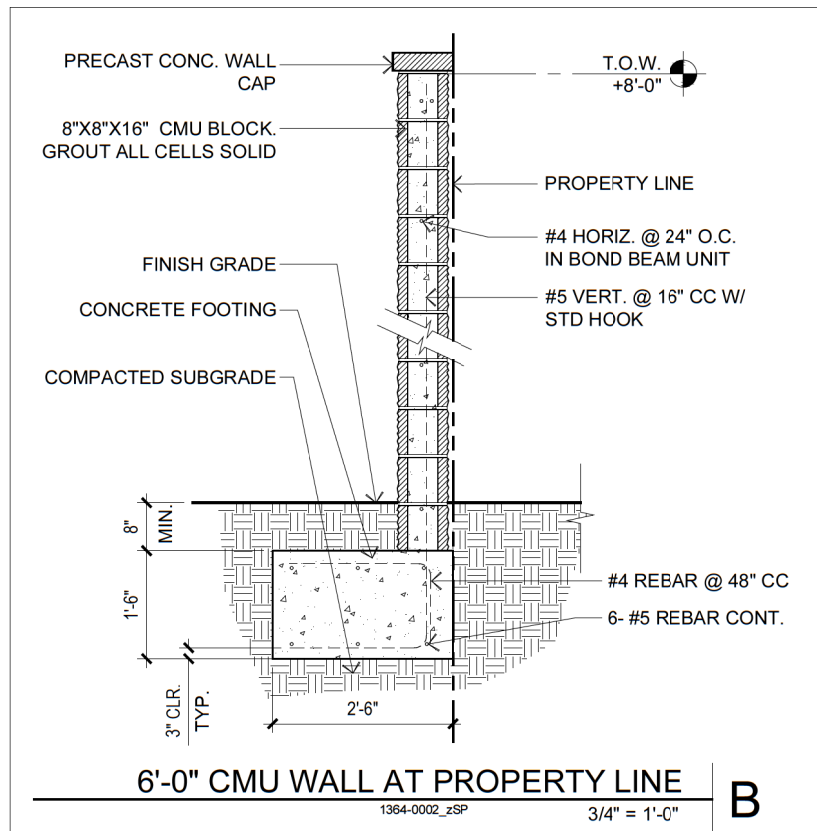
PAINT ALL STEEL W/ COATS OF PRIMER
AND 2 COATS OF PAINT TO MATCH
PRIMARY PLASTER COLOR ON BUILDINGS

CARPORT
1364-0002_zSP
3/16" = 1'-0" **C**



NOTE:
CONCEPTUAL MONUMENT SIGNAGE SHOWS DESIGN INTENT. ACTUAL SIGN TO AND PROJECT GRAPHICS TO
BE SUBMITTED UNDER SEPARATE PERMIT IN ACCORDANCE WITH CITY OF ROCKLIN DESIGN GUIDELINES.

CONCEPTUAL ENTRY DRIVE MONUMENT SIGN
SCALE: 1/2"=1'-0" **B**










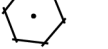



PLANTING NOTES

- IRRIGATION TO MEET PLACER COUNTY WATER EFFICIENT LANDSCAPE STANDARDS.
- PLANTINGS MEET THE REQUIREMENTS OF THE WATER CONSERVATION IN LANDSCAPING ACT
- ALL PLANT MATERIALS SHALL COMPLY WITH SPECIFICATIONS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK"
- LANDSCAPE PLAN NOTED AS SHRUB AND GROUND COVER SHALL BE A COMBINATION OF 1GAL AND 5GAL SHRUBS AND GROUND COVER, AND INCLUDE THE FOLLOWING:
 - FLOWERING SHRUBS AND GROUND COVER USED WHERE POSSIBLE
 - TREES, SHRUBS AND GROUND COVER TO COMPLY WITH MWEO WATER REQUIREMENTS
 - TREES, SHRUBS, AND GROUND COVER TO COMPLY WITH ROCKLIN DESIGN GUIDELINES
 - TREES, SHRUBS, AND GROUND COVER TO BE EVERGREEN OR HAVE SHOWY FALL COLOR
- FLOWERING TREES USED TO ACCENTUATE ARCHITECTURE AND ENTRIES
- SCREEN TREES TO BE USED ALONG PROPERTY LINES ADJACENT TO NEIGHBORING PROPERTIES


























SHADE CALCULATION

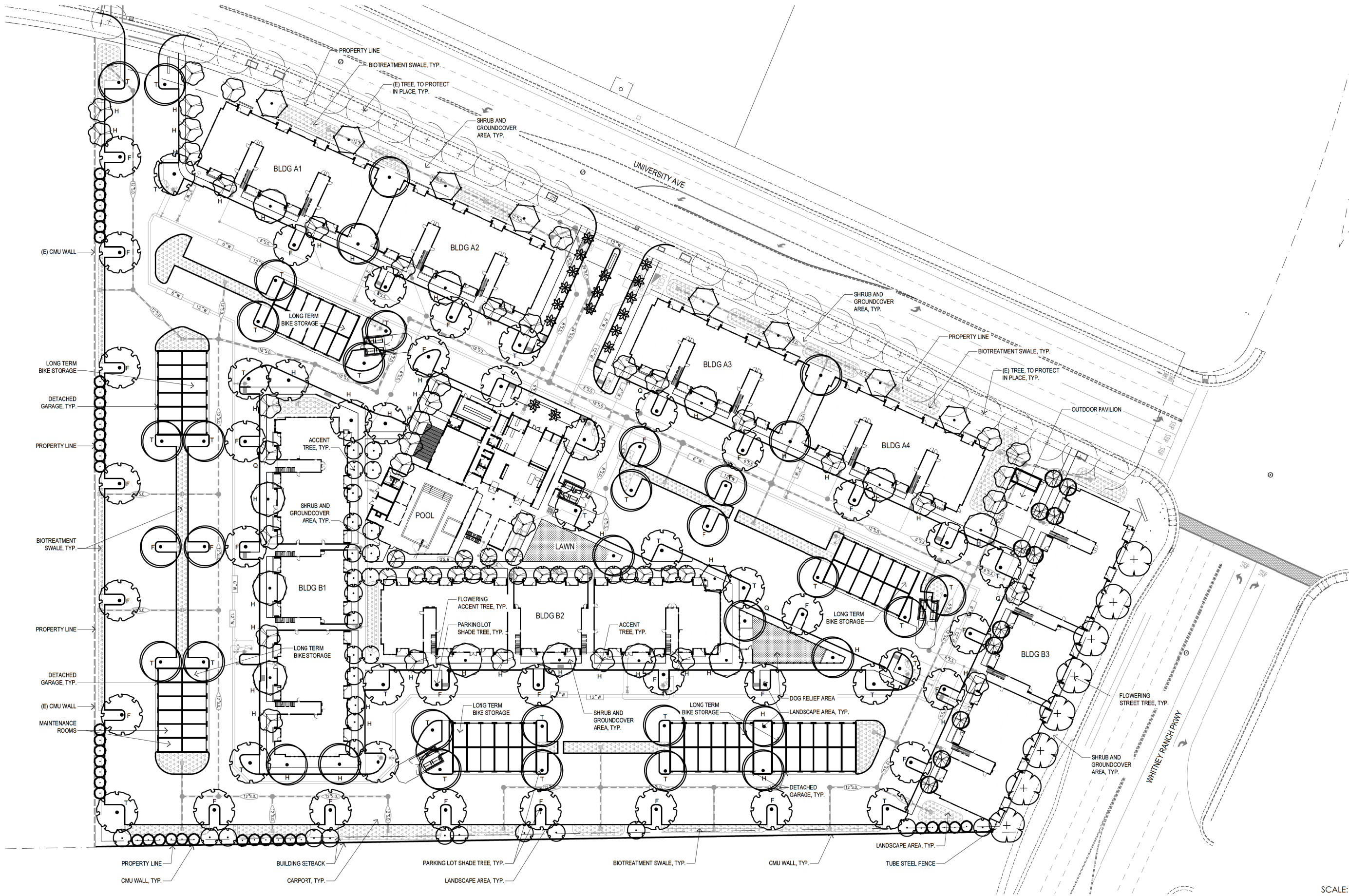
Tree Species	Tree Siz	Coverage Qty	Area	Shade Total
<i>Ulmus parvifolia 'Allee'</i> <i>Zelkova s. 'Green Vase'</i>	35'	Full	34	962
		Three-Qtrs	36	722
		Half	11	481
		Quarter	1	241
		Total		64,232
<i>Pistacia c. 'Kieth Davey'</i>	30'	Full	0	706
		Three-Qtrs	0	530
		Half	12	354
		Quarter	0	177
		Total		4,248
<i>Tristania conferta</i>	25'	Full	0	491
		Three-Qtrs	0	368
		Half	1	246
		Quarter	0	123
		Total		246
<i>Ginkgo b. 'Princeton Sentry'</i>	20'	Full	0	314
		Three-Qtrs	0	236
		Half	22	157
		Quarter	3	79
		Total		3,691
<i>Prunus caroliniana</i>	15'	Full	0	177
		Three-Qtrs	0	133
		Half	3	88
		Quarter	0	44
		Total		264
Total Tree Shaded Area Provided				72,681
Percent of Parking Shaded				50.0%
Total Parking Area				145,311

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	WATER USE	QTY
	<i>Acer rubrum</i> 'Bowhall' Bowhall Maple	15 gal	Low	31
	<i>Cercs canadensis</i> 'Forest Pansy' TM Forest Pansy Redbud	15 gal	Med	19
	<i>Ginkgo biloba</i> 'Princeton Sentry' Princeton Sentry Ginkgo	24"box	Med	39
	<i>Pistacia chinensis</i> 'Keith Davey' Keith Davey Chinese Pistache	15 gal	Low	12
	<i>Prunus caroliniana</i> Carolina Laurel Cherry	15 gal	Low	11
	<i>Prunus caroliniana</i> 'Bright 'N Tight' TM Bright 'N Tight Carolina Laurel	15 gal	Low	40
	<i>Pyrus calleryana</i> 'New Bradford' New Bradford Pear	24"box	Med	8
	<i>Tristania conferta</i> Bristane Box	15 gal	Med	9
	<i>Ulmus parvifolia</i> 'Allee' Allee Lacebark Elm	15 gal	Med	36
	<i>Washingtonia robusta</i> Mexican Fan Palm	15' BTH	Low	17
	<i>Zelkova serrata</i> 'Green Vase' Sawleaf Zelkova	15 gal	Med	49

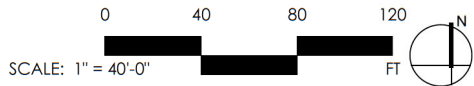
PLANT SCHEDULE

SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	WATER USE	SPACING	AVG SIZE
	<i>Agave parryi</i> / Parry's Agave	5 gal	Low	36" o.c.	3'x3'
	<i>Agave x 'Blue Flame'</i> / Blue Flame Agave	5 gal	Low	36" o.c.	3'x3'
	<i>Asparagus densiflorus</i> 'Myers' / Myers Asparagus	5 gal	Med	24" o.c.	2'x3'
	<i>Calamagrostis x acutiflora</i> 'Karl Foerster' / Feather Reed Grass	5 gal	Low	24" o.c.	3'x3'
	<i>Cupressus macrocarpa</i> 'Wilma Goldcrest' / Wilma Goldcrest Cypress	5 gal	Med	48" o.c.	6'x2'
	<i>Galvezia speciosa</i> / Island Bush Snapdragon	5 gal	Low	36" o.c.	3'x3'
	<i>Gaura lindheimeri</i> 'Whirling Butterflies' / Whirling Butterflies Gaura	5 gal	Med	36" o.c.	4'x3'
	<i>Muhlenbergia rigens</i> / Deer Grass	5 gal	Low	48" o.c.	4'x4'
	<i>Olea europaea</i> 'Little Ollie' TM / Little Ollie Olive	5 gal	Low	48" o.c.	4'x4'
	<i>Perovskia atriplicifolia</i> 'Lacey Blue' / Russian Sage	5 gal	Low	24" o.c.	2'x2'
	<i>Rhamnus californica</i> 'Eve Case' / California Coffeeberry	5 gal	Low	72" o.c.	6'x6'
	<i>Rhapiolepis indica</i> 'Clara' / Indian Hawthorn	5 gal	Med	48" o.c.	5'x5'
	<i>Salvia greggii</i> 'Heatwave Blaze' / Heatwave Blaze Salvia	5 gal	Low	36" o.c.	4'x4'
	<i>Yucca filamentosa</i> 'Color Guard' / Adam's Needle	5 gal	Low	36" o.c.	4'x4'
	<i>Zauschneria californica</i> 'Catalina' / California Fuchsia	5 gal	Low	36" o.c.	4'x4'
VINE/ESPALIER					
	<i>Ficus pumila</i> / Creeping Fig	5 gal	Med	24" o.c.	--
SHRUB AREAS					
	<i>Bouteloua gracilis</i> 'Blonde Ambition' / Blue Grama	5 gal	Low	24" o.c.	3'x3'
	<i>Lomandra longifolia</i> 'Breeze' / Dwarf Mat Rush	5 gal	Low	36" o.c.	3'x3'
GROUND COVERS					
	Annual Color Seasonal / Annual Color	1 gal	Med	12" o.c.	--
	<i>Festuca glauca</i> 'Siskiyou Blue' / Siskiyou Blue Fescue	1 gal	Low	12" o.c.	2'x2'
	<i>Lantana camara</i> 'Sunburst' / Sunburst Spreading Lantana	1 gal	Low	48" o.c.	3'x6'
	Native Sod Delta Grasslands Mix	sod	Low		--
	<i>Rosa x 'Flower Carpet White'</i> / Rose	5 gal	Med	36" o.c.	3'x3'
	<i>Trachelium permium jasminoides</i> / Star Jasmine	1 gal	Med	60" o.c.	2'x10'
	Turf Sod Bolero Plus / Fescue Blend	sod	High		--



PLANT SCHEDULE

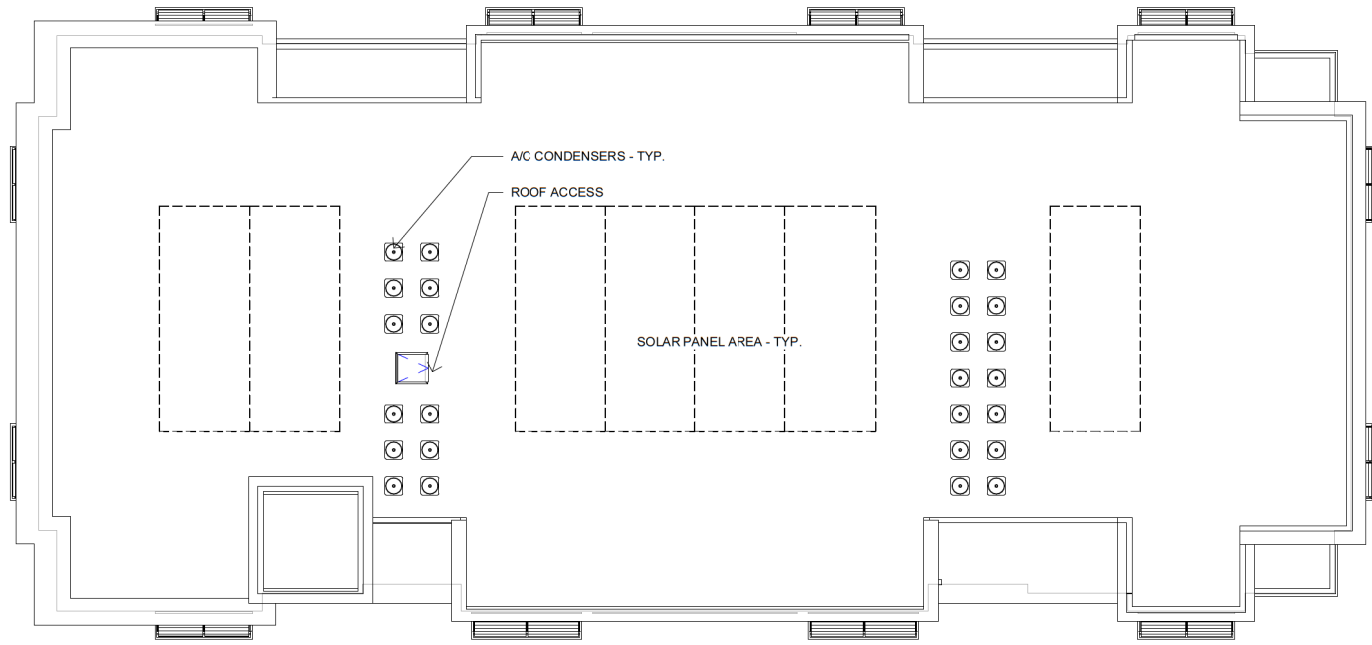
TREES	BOTANICAL / COMMON NAME
	<i>Acer rubrum</i> 'Bowhall' Bowhall Maple
	<i>Cercis canadensis</i> 'Forest Pansy'™ Forest Pansy Redbud
	<i>Ginkgo biloba</i> 'Princeton Sentry' Princeton Sentry Ginkgo
	<i>Pistacia chinensis</i> 'Keith Davey' Keith Davey Chinese Pistache
	<i>Prunus caroliniana</i> Carolina Laurel Cherry
	<i>Prunus caroliniana</i> 'Bright 'N Tight'™ Bright 'N Tight Carolina Laurel
	<i>Pyrus calleryana</i> 'New Bradford' New Bradford Pear
	<i>Tristania conferta</i> Brisbane Box
	<i>Ulmus parvifolia</i> 'Allee' Allee Lacebark Elm
	<i>Washingtonia robusta</i> Mexican Fan Palm
	<i>Zelkova serrata</i> 'Green Vase' Sawleaf Zelkova



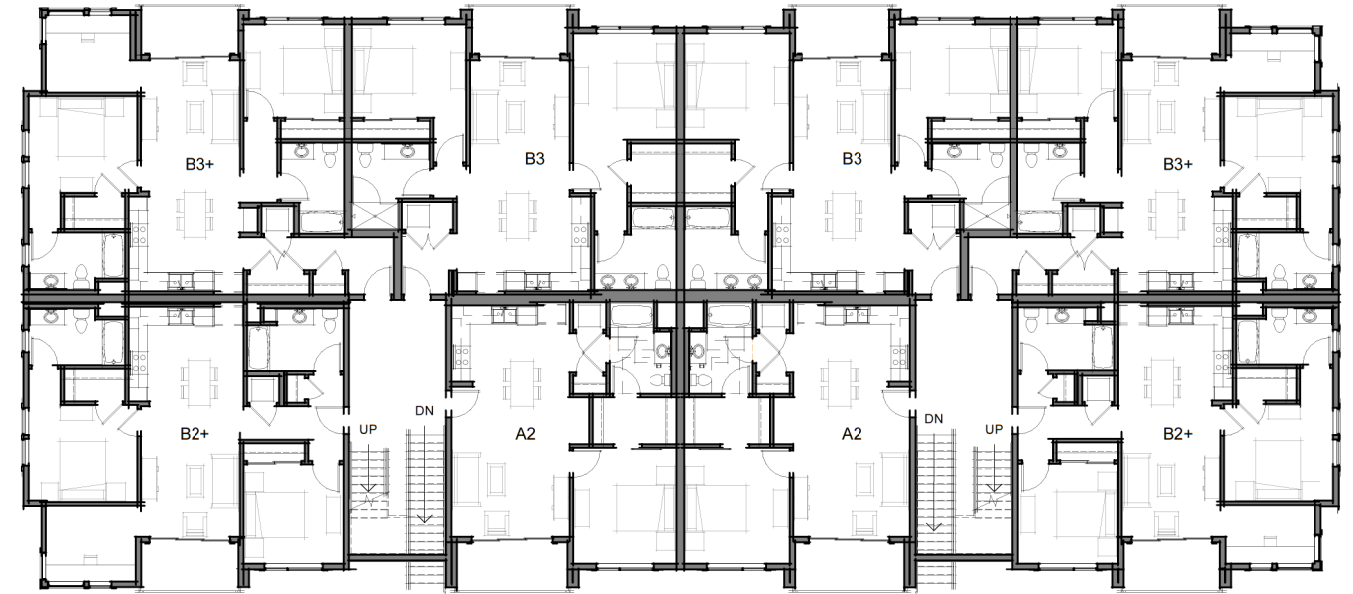


PLANT SCHEDULE

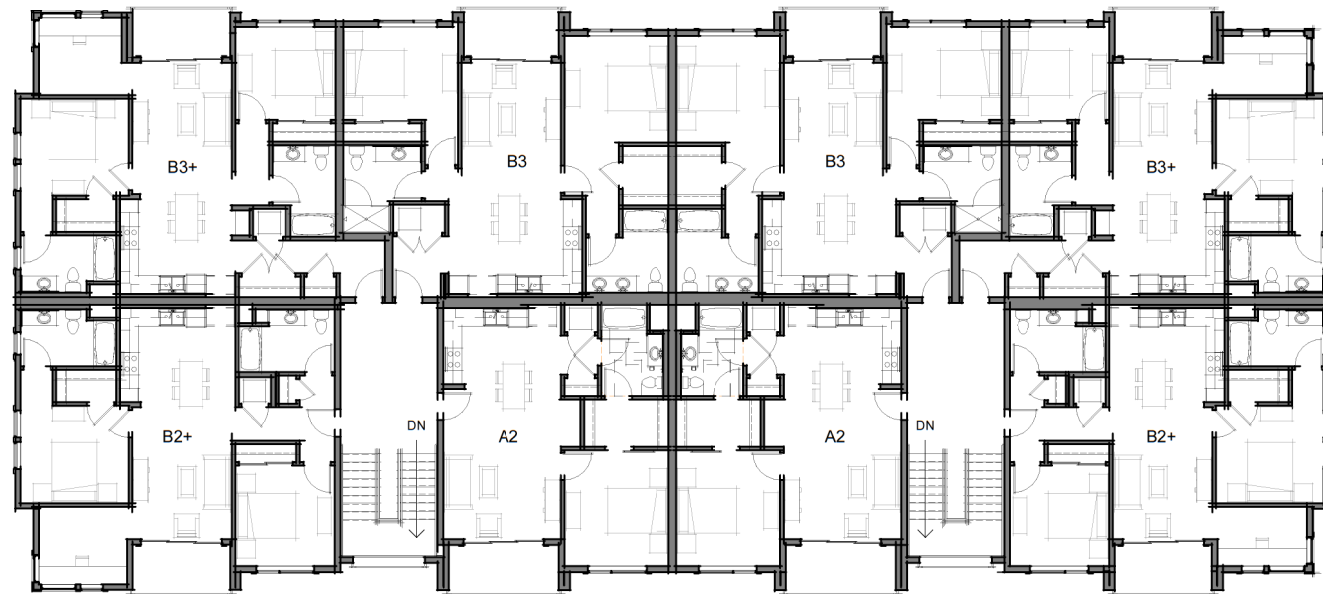
TREES	BOTANICAL / COMMON NAME
	<i>Acer rubrum</i> 'Bowhall' Bowhall Maple
	<i>Cercis canadensis</i> 'Forest Pansy'™ Forest Pansy Redbud
	<i>Ginkgo biloba</i> 'Princeton Sentry' Princeton Sentry Ginkgo
	<i>Pistacia chinensis</i> 'Keith Davey' Keith Davey Chinese Pistache
	<i>Prunus caroliniana</i> Carolina Laurel Cherry
	<i>Prunus caroliniana</i> 'Bright 'N Tight'™ Bright 'N Tight Carolina Laurel
	<i>Pyrus calleryana</i> 'New Bradford' New Bradford Pear
	<i>Tristania conferta</i> Brisbane Box
	<i>Ulmus parvifolia</i> 'Allee' Allee Lacebark Elm
	<i>Washingtonia robusta</i> Mexican Fan Palm
	<i>Zelkova serrata</i> 'Green Vase' Sawleaf Zelkova



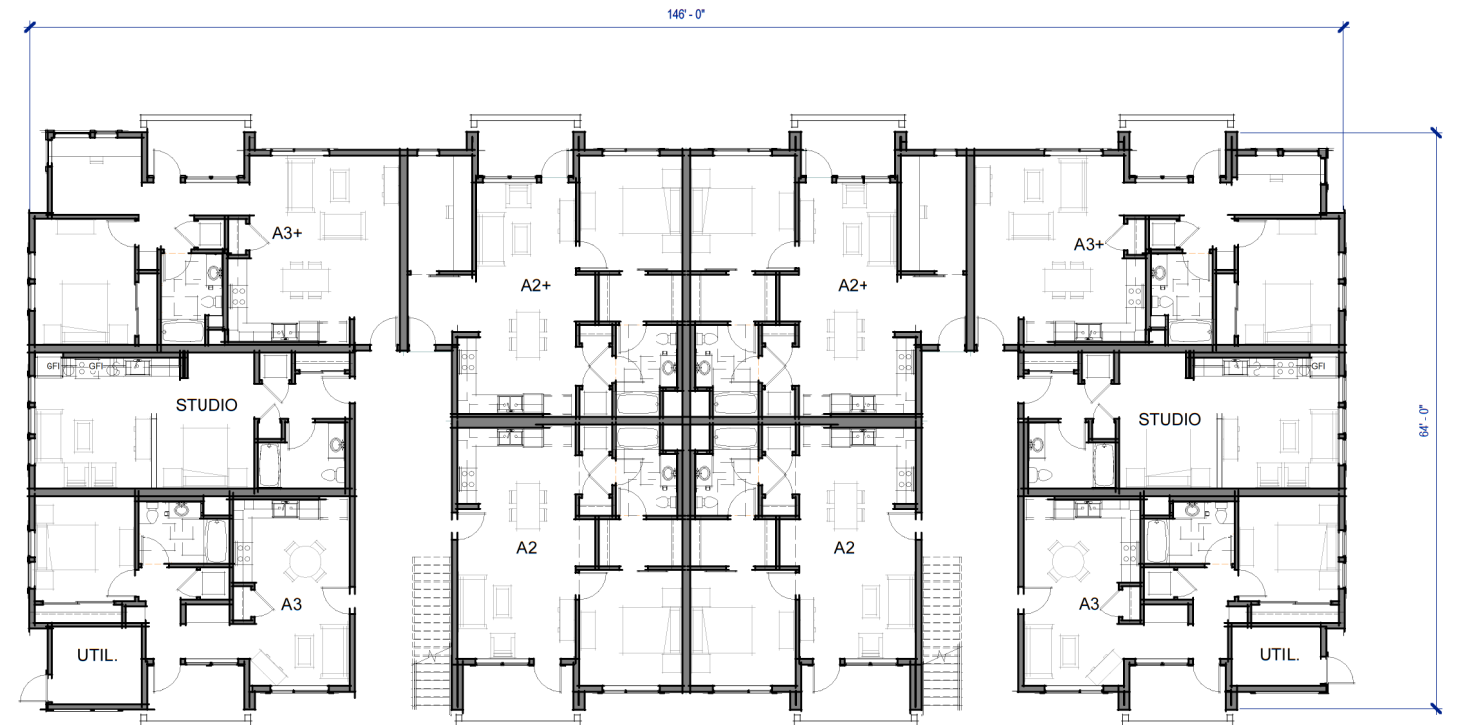
BUILDING A - ROOF PLAN
3/32" = 1'-0" 4



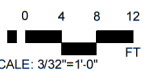
BUILDING A - SECOND FLOOR PLAN
3/32" = 1'-0" 2



BUILDING A - THIRD FLOOR PLAN
3/32" = 1'-0" 3



BUILDING A - FIRST FLOOR PLAN
3/32" = 1'-0" 1





RIGHT ELEVATION | 3
3/32" = 1'-0"



REAR ELEVATION | 4
3/32" = 1'-0"



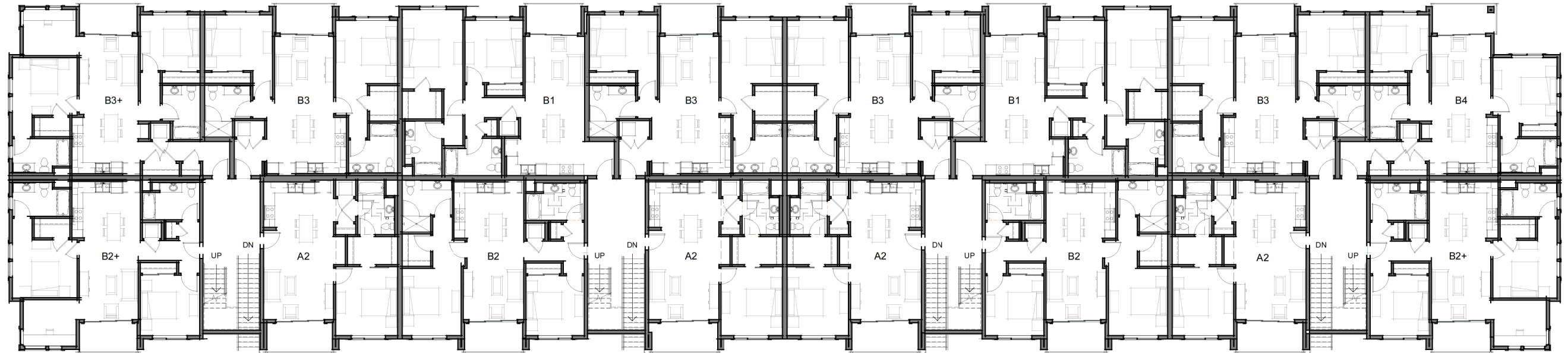
LEFT ELEVATION | 2
3/32" = 1'-0"



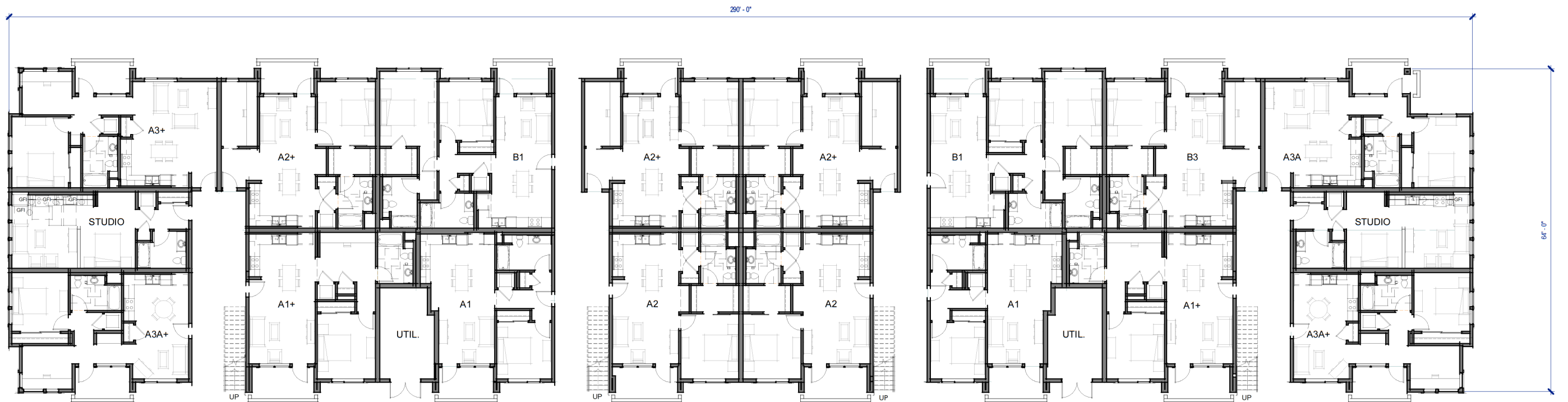
FRONT ELEVATION | 1
3/32" = 1'-0"

SEE SHEET A18 FOR COLOR AND MATERIALS LEGEND

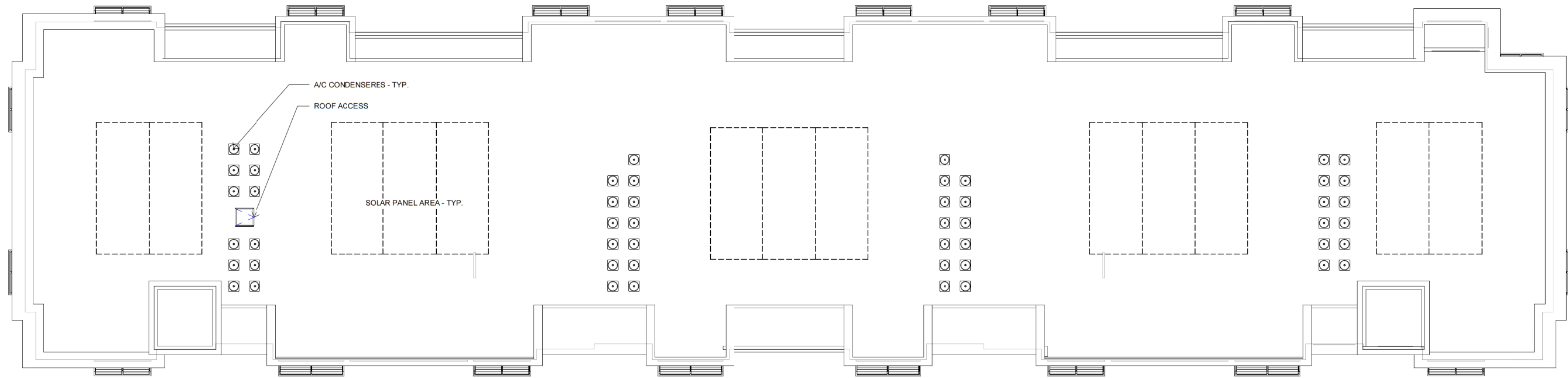
0 4 8 12
SCALE: 3/32" = 1'-0"
FT



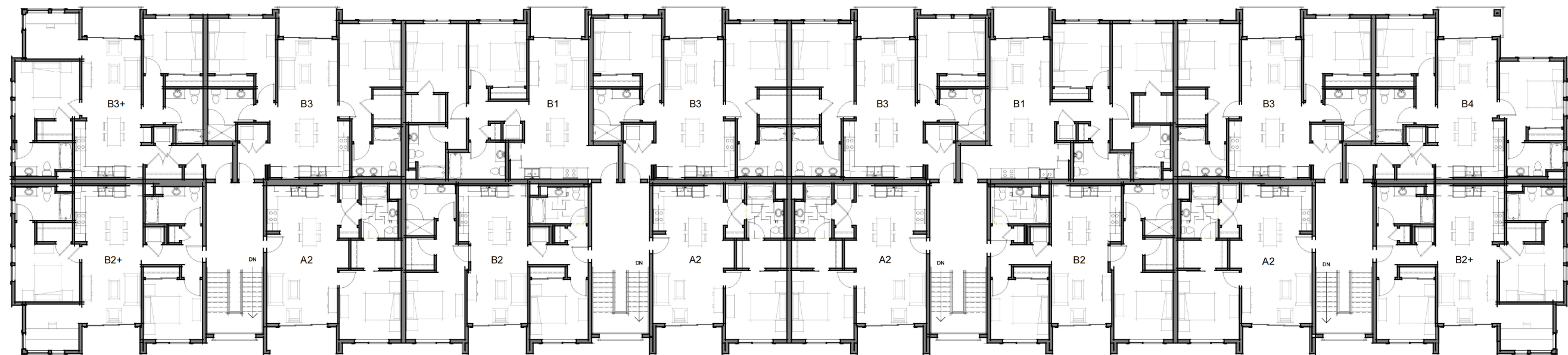
BUILDING B - SECOND FLOOR PLAN | 2
3/32" = 1'-0"



BUILDING B - FIRST FLOOR PLAN | 1
3/32" = 1'-0"



BUILDING B - ROOF PLAN | 2
3/32" = 1'-0"



BUILDING B - THIRD FLOOR PLAN | 1
3/32" = 1'-0"





WEST ELEVATION | 2
3/32" = 1'-0"



SOUTH ELEVATION | 1
3/32" = 1'-0"

SEE SHEET A18 FOR COLOR AND MATERIALS LEGEND

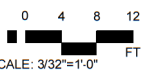
0 4 8 12
FT
SCALE: 3/32" = 1'-0"

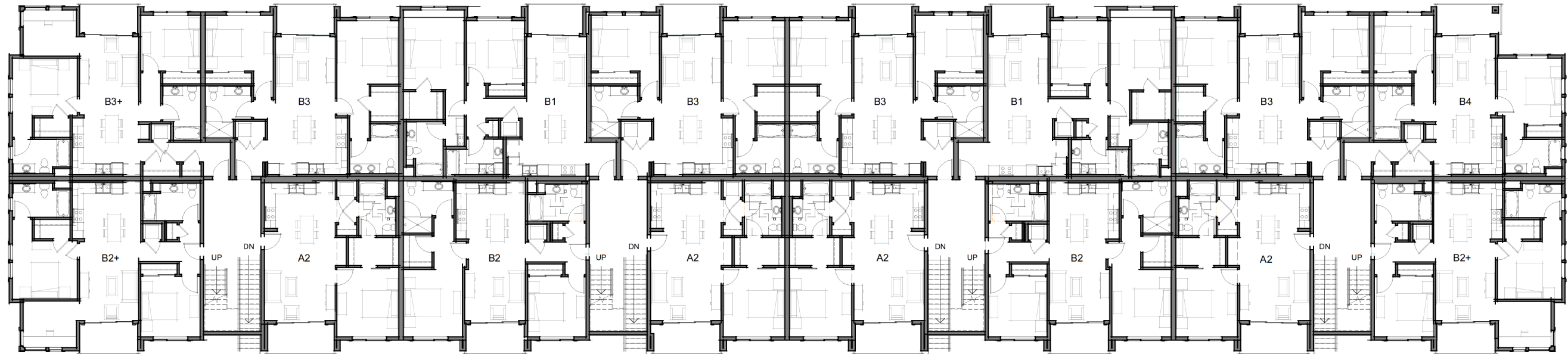


EAST ELEVATION | 2
3/32" = 1'-0"

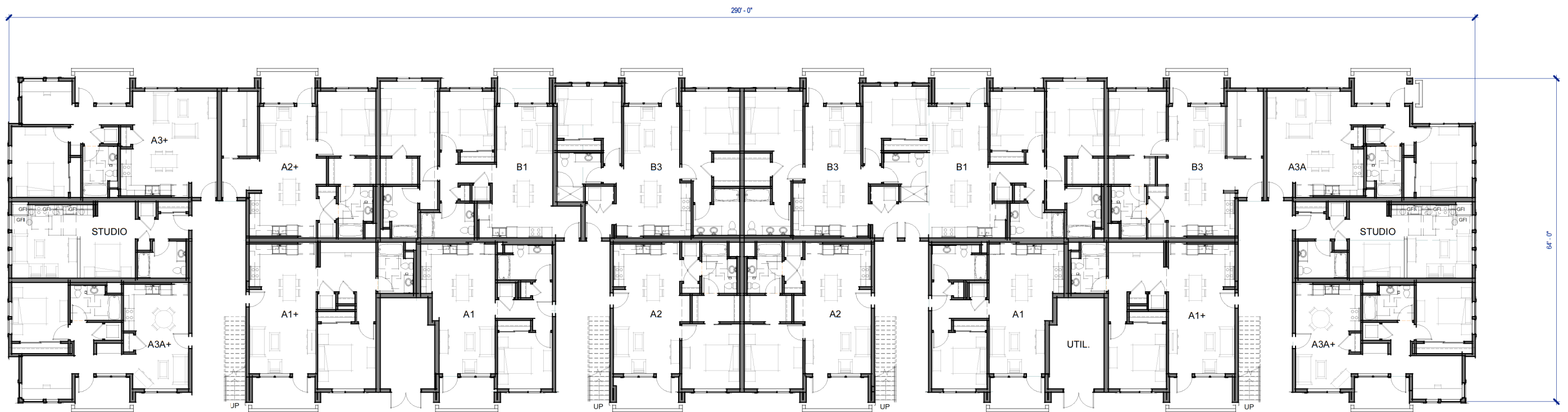


NORTH ELEVATION | 1
3/32" = 1'-0"

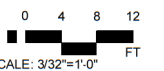


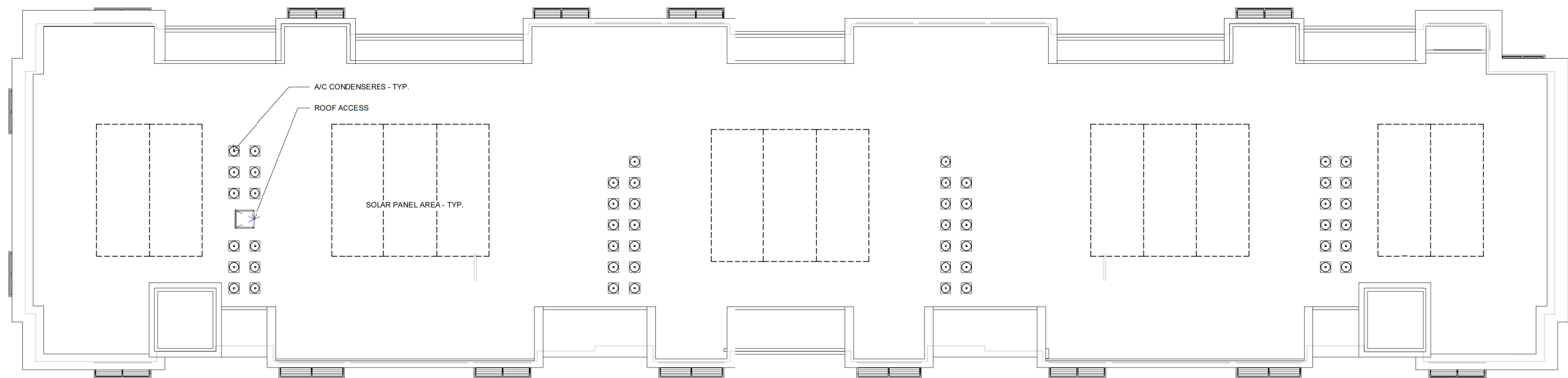


BUILDING C - SECOND FLOOR PLAN | 2
3/32" = 1'-0"

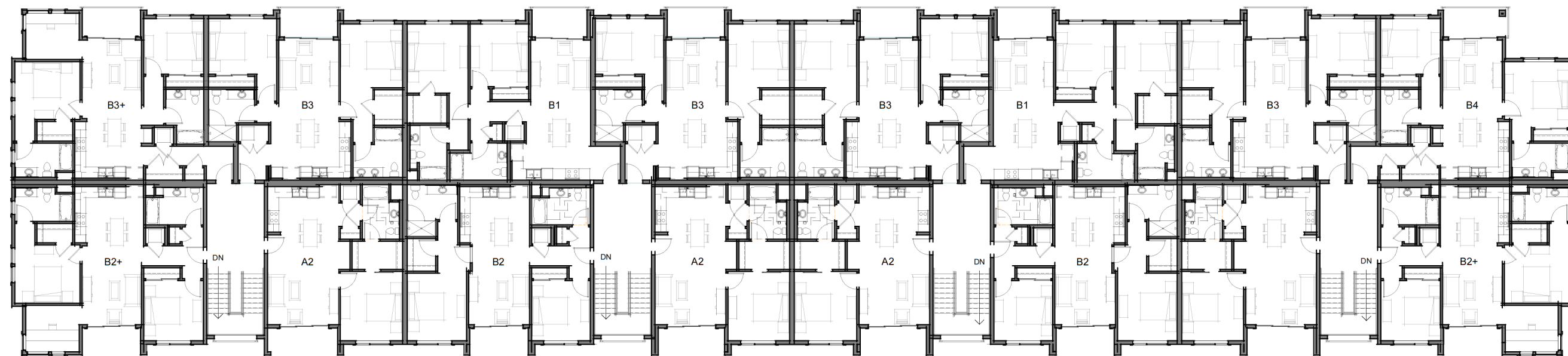


BUILDING C - FIRST FLOOR PLAN | 1
3/32" = 1'-0"

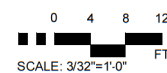




BUILDING C - ROOF PLAN
3/32" = 1'-0" 2



BUILDING C - THIRD FLOOR PLAN
3/32" = 1'-0" 1



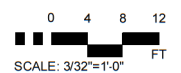


LEFT ELEVATION | 2
3/32" = 1'-0"



FRONT ELEVATION | 1
3/32" = 1'-0"

SEE SHEET A18 FOR COLOR AND MATERIALS LEGEND

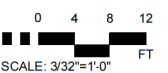


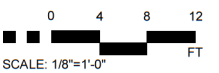
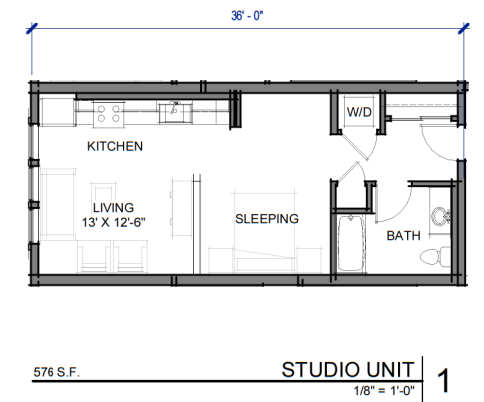
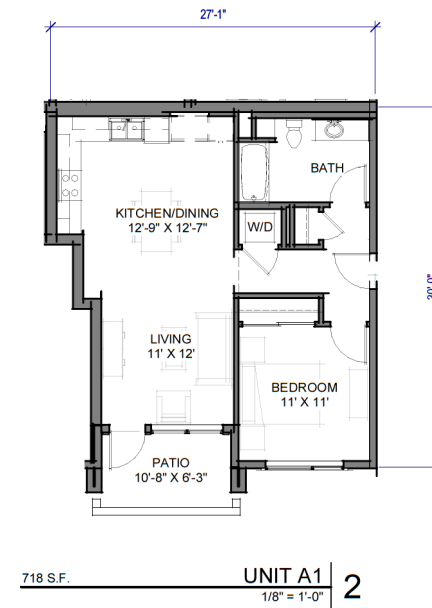
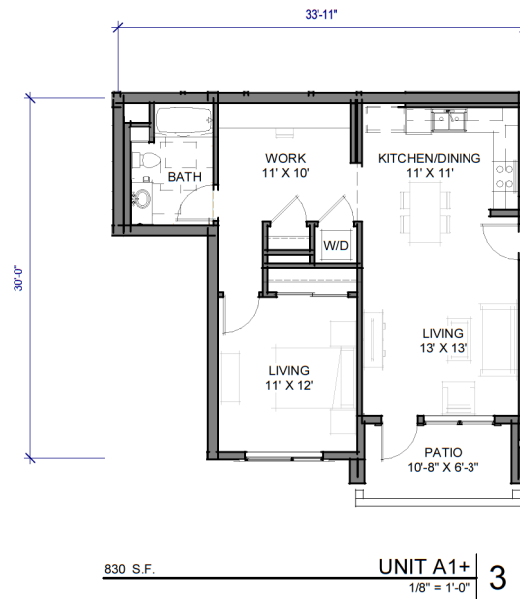
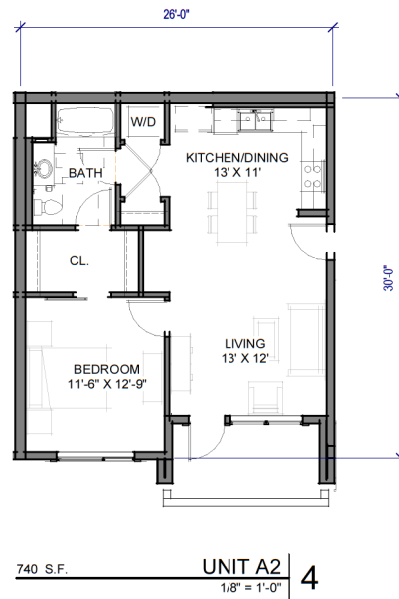
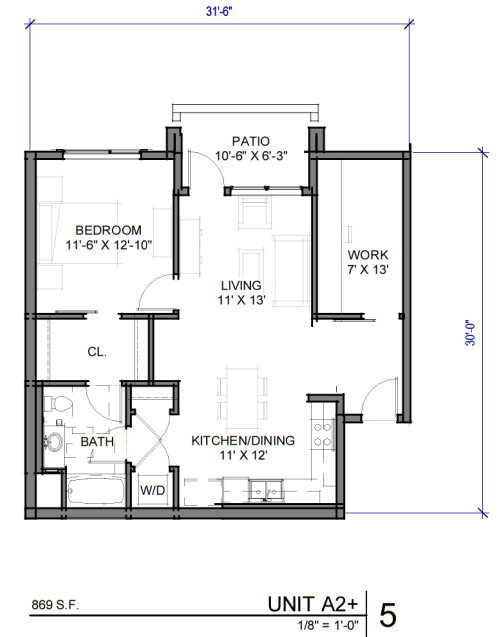
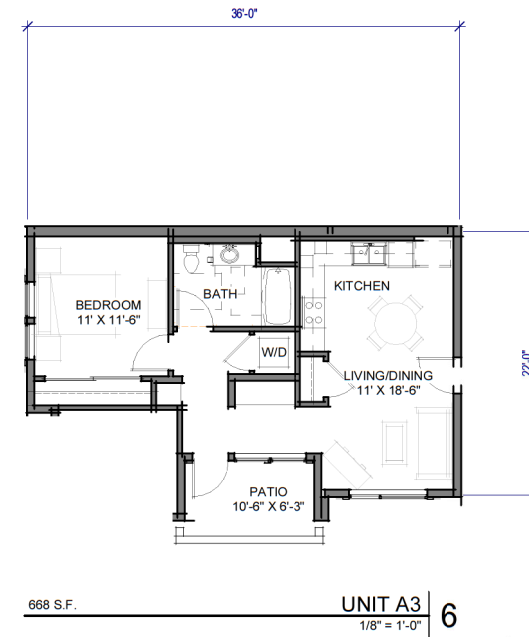
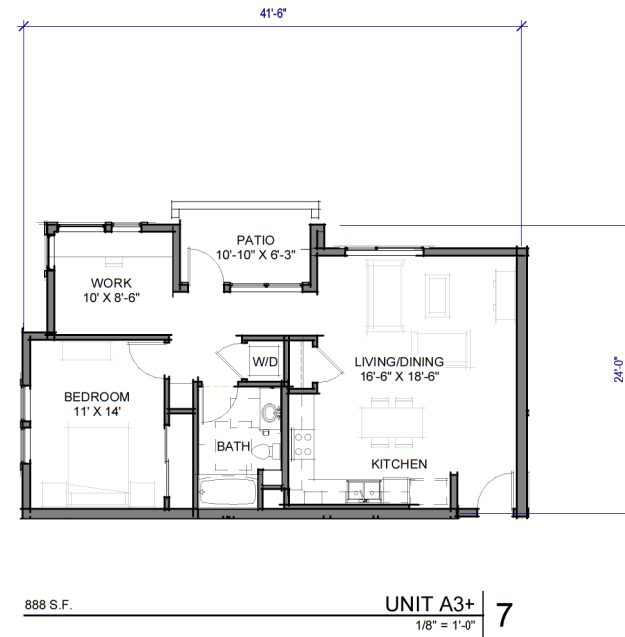


RIGHT ELEVATION | 2
3/32" = 1'-0"



REAR ELEVATION | 1
3/32" = 1'-0"





UNIT PLANS

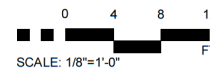
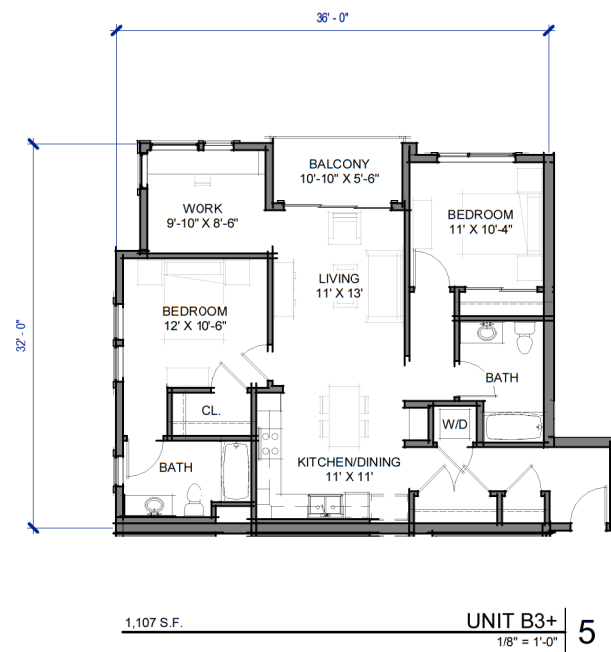
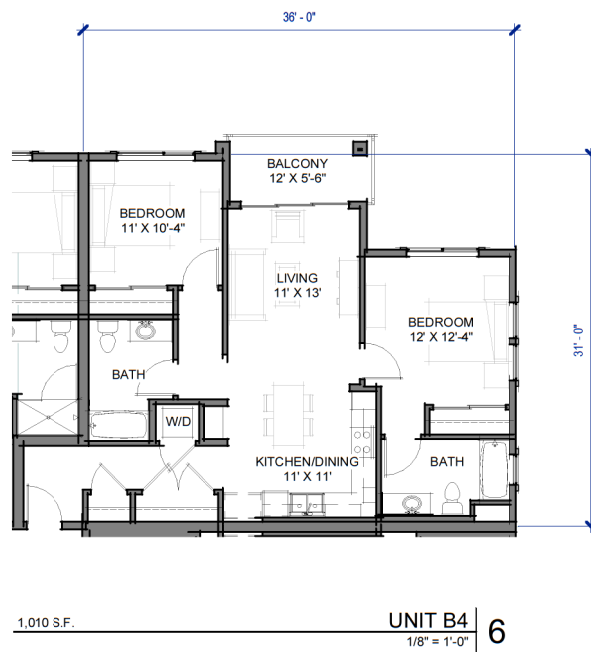
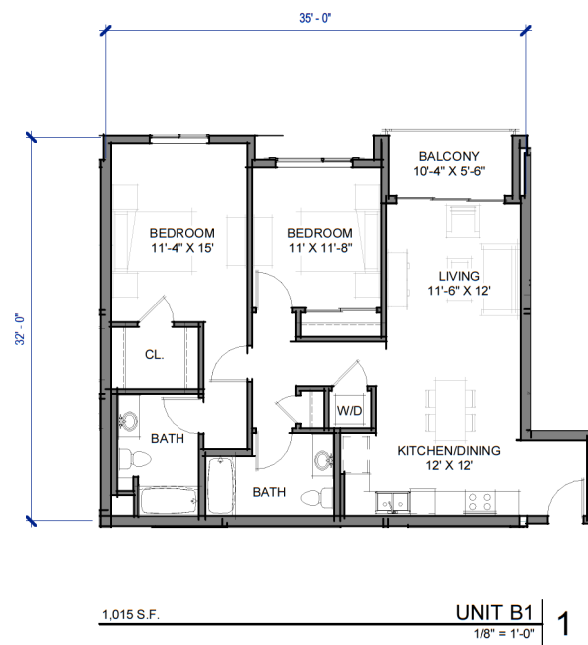
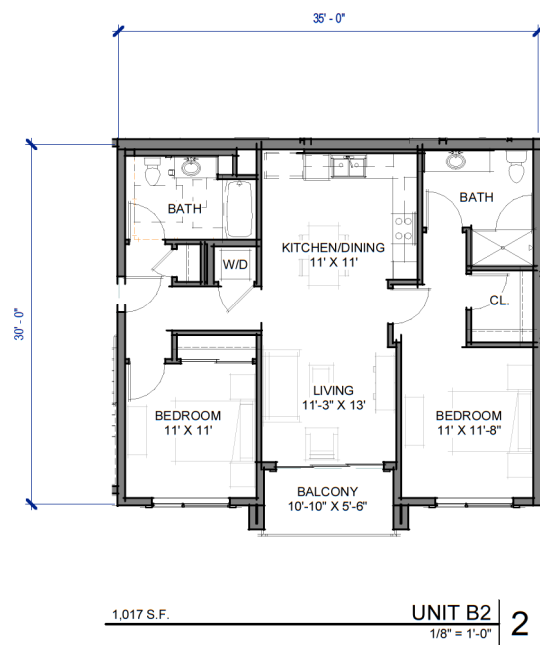
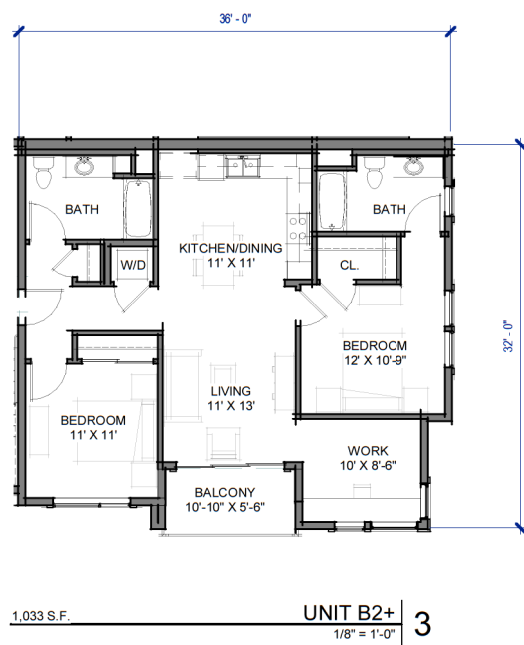
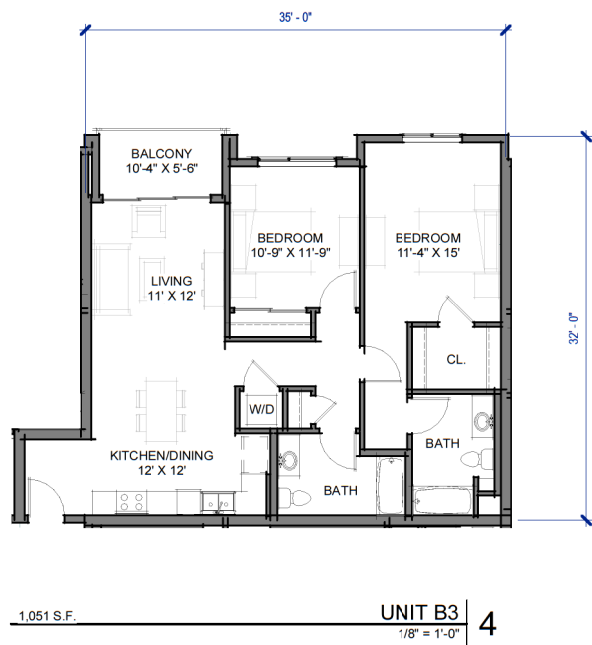
PLACER CREEK APARTMENTS

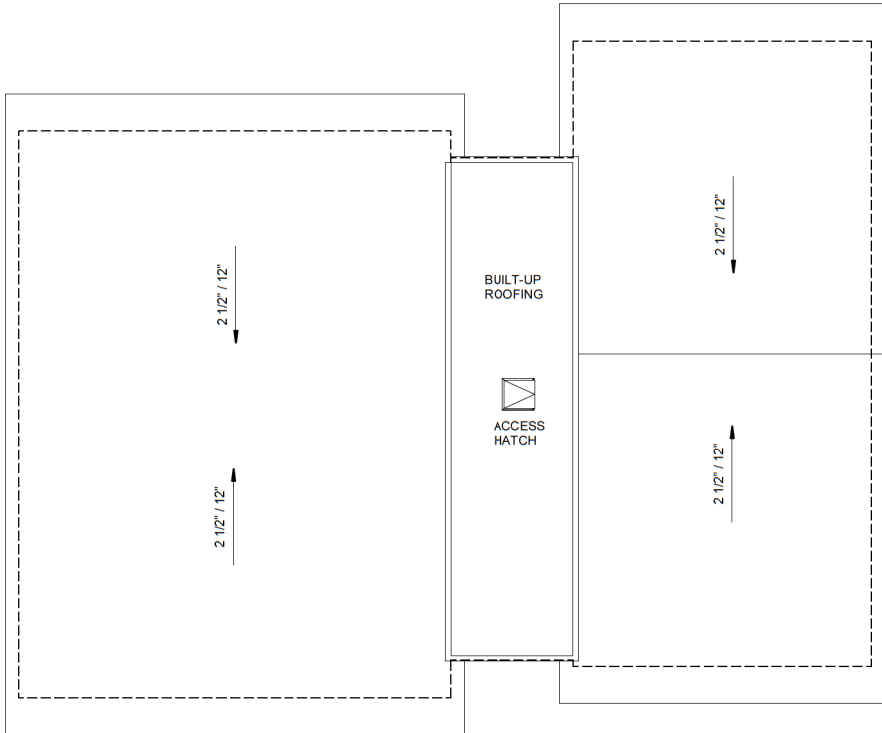
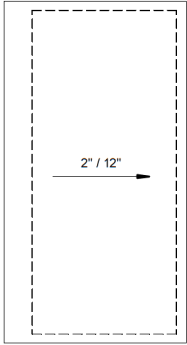
ROCKLIN, CA

A13

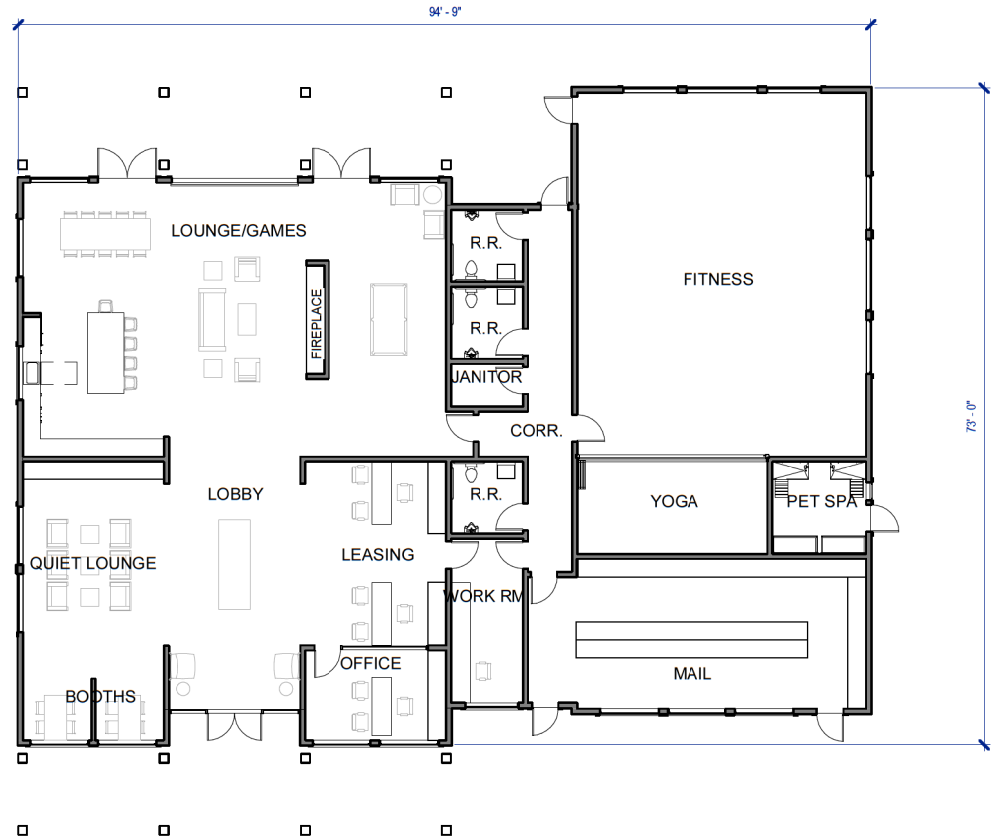
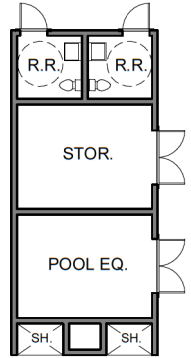
PROJECT NO. 1364-0002

10/22/21



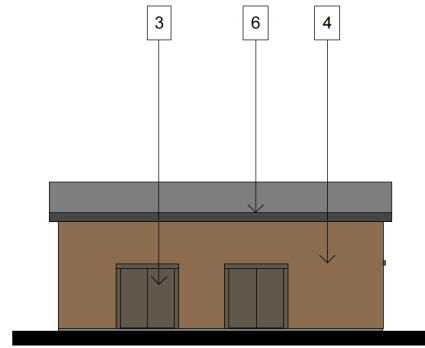


CLUBHOUSE AND POOL BUILDING - ROOF PLANS 2
3/32" = 1'-0"

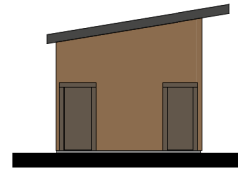


CLUBHOUSE AND POOL BUILDING - FLOOR PLAN 1
3/32" = 1'-0"

0 4 8 12
SCALE: 3/32" = 1'-0" FT



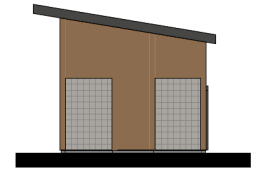
POOL BLDG - ELEVATION 4
3/32" = 1'-0" 8



POOL BLDG - ELEVATION 3
3/32" = 1'-0" 7



POOL BLDG - ELEVATION 2
3/32" = 1'-0" 6



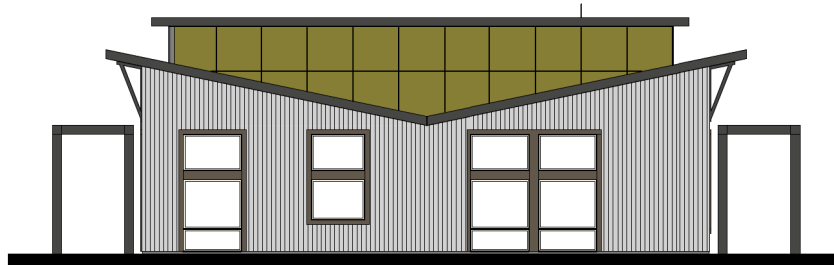
POOL BLDG - ELEVATION 1
3/32" = 1'-0" 5



CLUBHOUSE - RIGHT ELEVATION
3/32" = 1'-0" 4



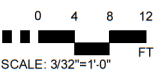
CLUBHOUSE - REAR ELEVATION
3/32" = 1'-0" 3

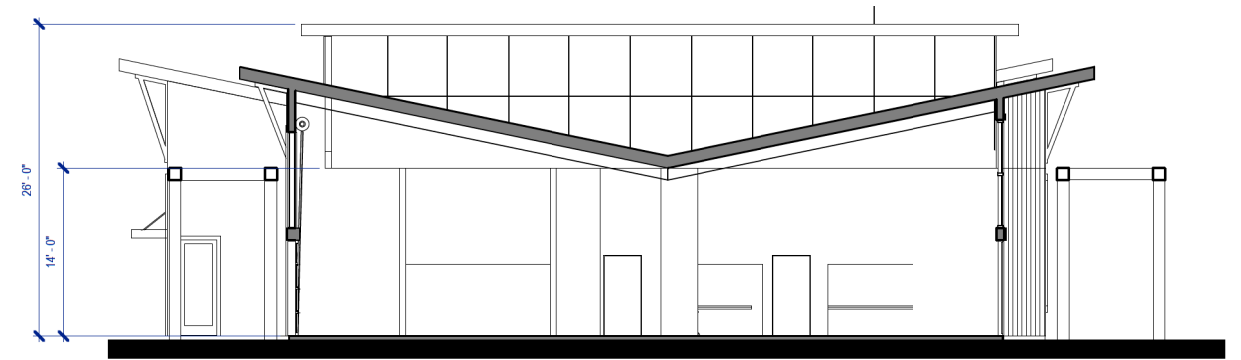


CLUBHOUSE - LEFT ELEVATION
3/32" = 1'-0" 2

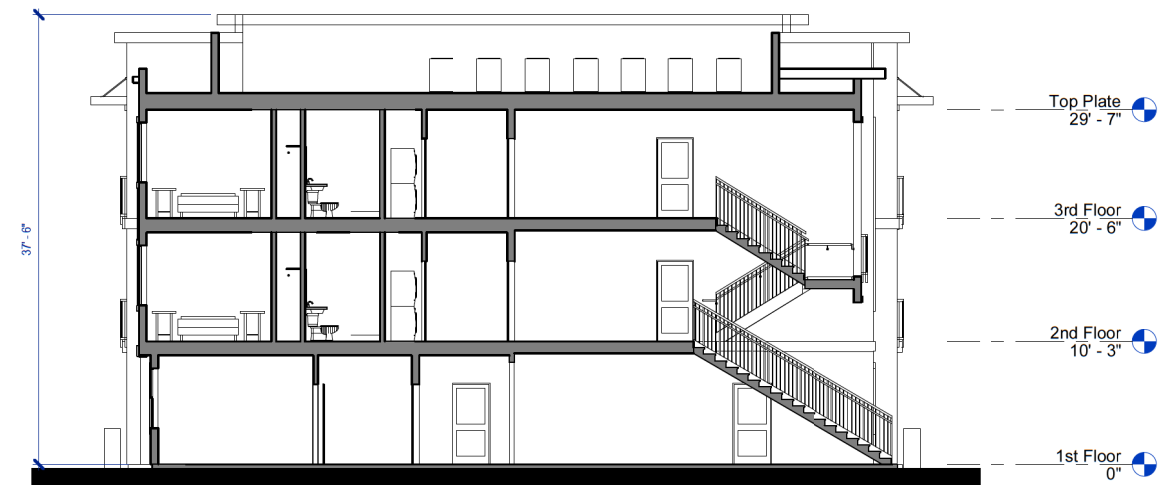


CLUBHOUSE - FRONT ELEVATION
3/32" = 1'-0" 1
SEE SHEET A18 FOR COLOR AND MATERIALS LEGEND

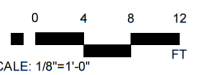


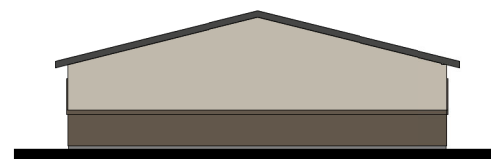


SECTION B - CLUBHOUSE | 2
1/8" = 1'-0"

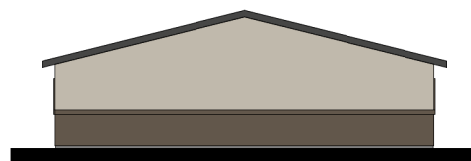


SECTION A - TYPICAL RESIDENTIAL BUILDING | 1
1/8" = 1'-0"

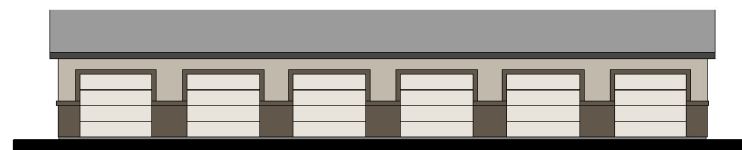




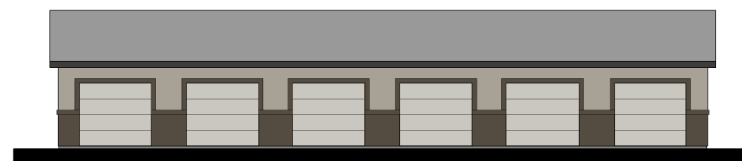
GARAGE - RIGHT ELEVATION | 6
3/32" = 1'-0"



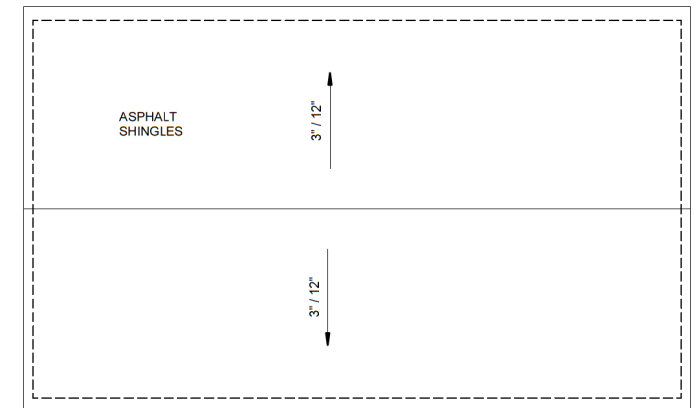
GARAGE - LEFT ELEVATION | 4
3/32" = 1'-0"



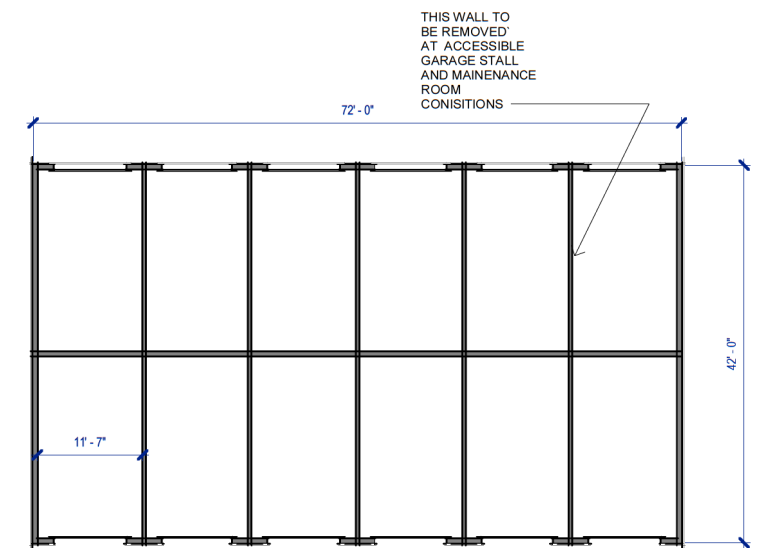
GARAGE - REAR ELEVATION | 5
3/32" = 1'-0"



GARAGE - FRONT ELEVATION | 3
3/32" = 1'-0"



GARAGE ROOF PLAN | 2
3/32" = 1'-0"



GARAGE FLOOR PLAN | 1
3/32" = 1'-0"

0 4 8 12
SCALE: 3/32" = 1'-0"
FT



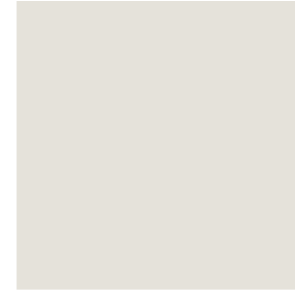
5 PLASTER ACCENT 2
SHERWIN WILLIAMS - SW 6713
VERDENT



4 PLASTER ACCENT 1
SHERWIN WILLIAMS - SW 6110
STEADY BROWN



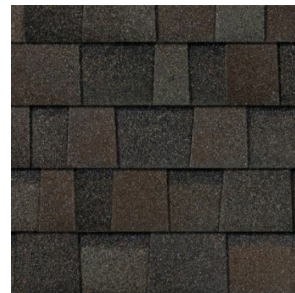
3 PLASTER BASE 3 / TRIM
KELLY MOOR - KM 4575
MUD ROOM



2 PLASTER BASE 2
SHERWIN WILLIAMS - SW 7636
ORIGAMI WHITE



1 PLASTER BASE 1
KELLY MOORE - KM 4941
CITY DWELLER



8 ASPHALT SHINGLES
OWENS CORNING
DURATION MAX - MESQUITE

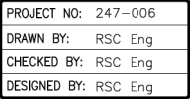


7 METAL SIDING
PROFILE METAL PANEL
SILVER



6 ACCENT TRIM
SHERWIN WILLIAMS - SW 7069
IRON ORE

REV.	DATE	DESCRIPTION	ENG. INT.	BY CITY APPROVED	DATE
△					
△					
△					
△					
△					



SHEET TITLE

**PRELIMINARY
SITE PLAN**

DATE: OCTOBER 22, 2021

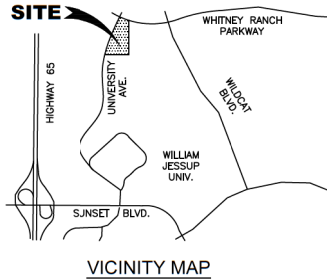
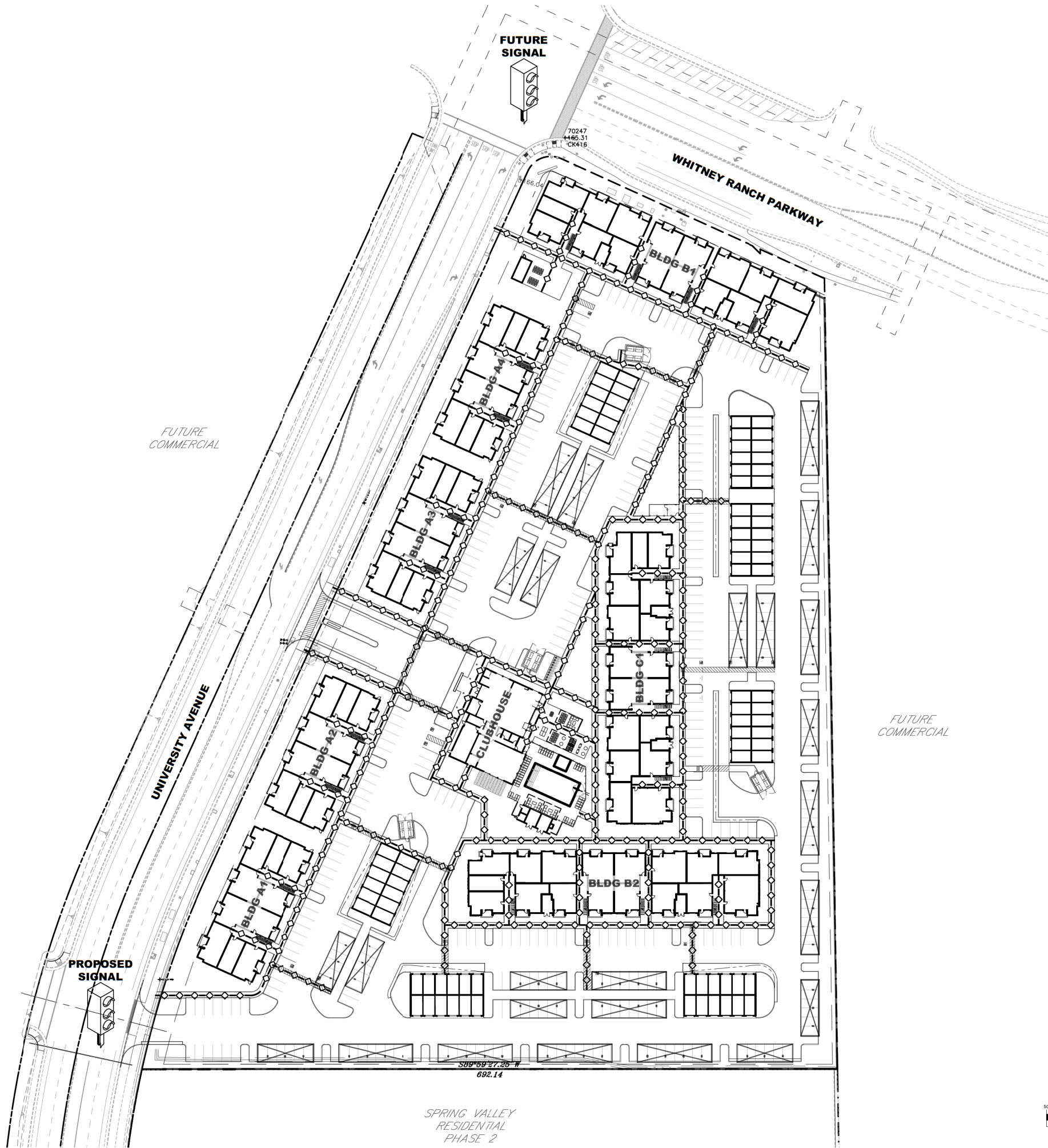
$$1 \text{ inch} = 50 \text{ ft}$$

```

DRAWING: P:\247-006\Warning\Conceptual\247006_08.dwg
USER: WILSON
DATE: 04/27/2015 04:27:21 - 18/14
PLOT: B315.dwt 2015 - 4/14/27 DM
PLOT: B315.dwt 2015 - 4/14/27 DM
Xrefs: \247006_0T00.dwg
        \247006_XB000.dwg
        \247006_XPR00.dwg

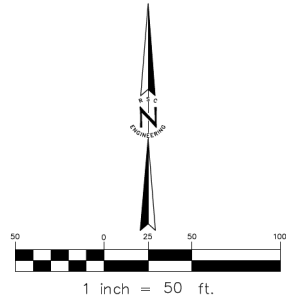
```


Drawings: P:\247-006\Planning\Conceptual\247006_01.dwg
User: J:\247006_01.dwg
Date: 10/22/2021 10:25:17 AM
Plot Date: 10/22/2021 10:25:17 AM



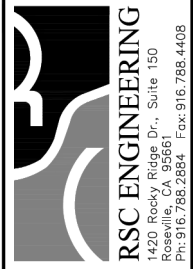
LEGEND:

- DISABLED ACCESS PATH OF TRAVEL
- ACCESSIBLE PARKING STALLS (9 STALLS PROVIDED)



COLE PARTNERS
DEVELOPMENT
COMPANY

REV. NO.	DATE	DESCRIPTION	ENG. INT.	BY	DATE



PROJECT NO:	247-006
DRAWN BY:	RSC Eng
CHECKED BY:	RSC Eng
DESIGNED BY:	RSC Eng

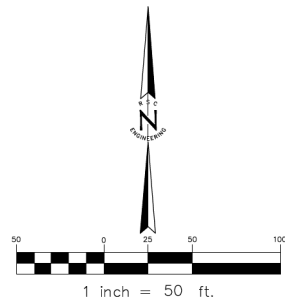
PRELIMINARY SITE PLAN
PLACER CREEK APARTMENTS
SEC WHITNEY RANCH PKY & UNIVERSITY AVE
ROCKLIN, CA 95666

SHEET TITLE
**DISABLED
ACCESS PLAN**

SHEET NO.
DA
27 OF 33

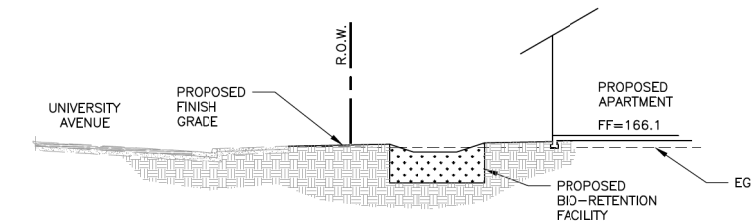
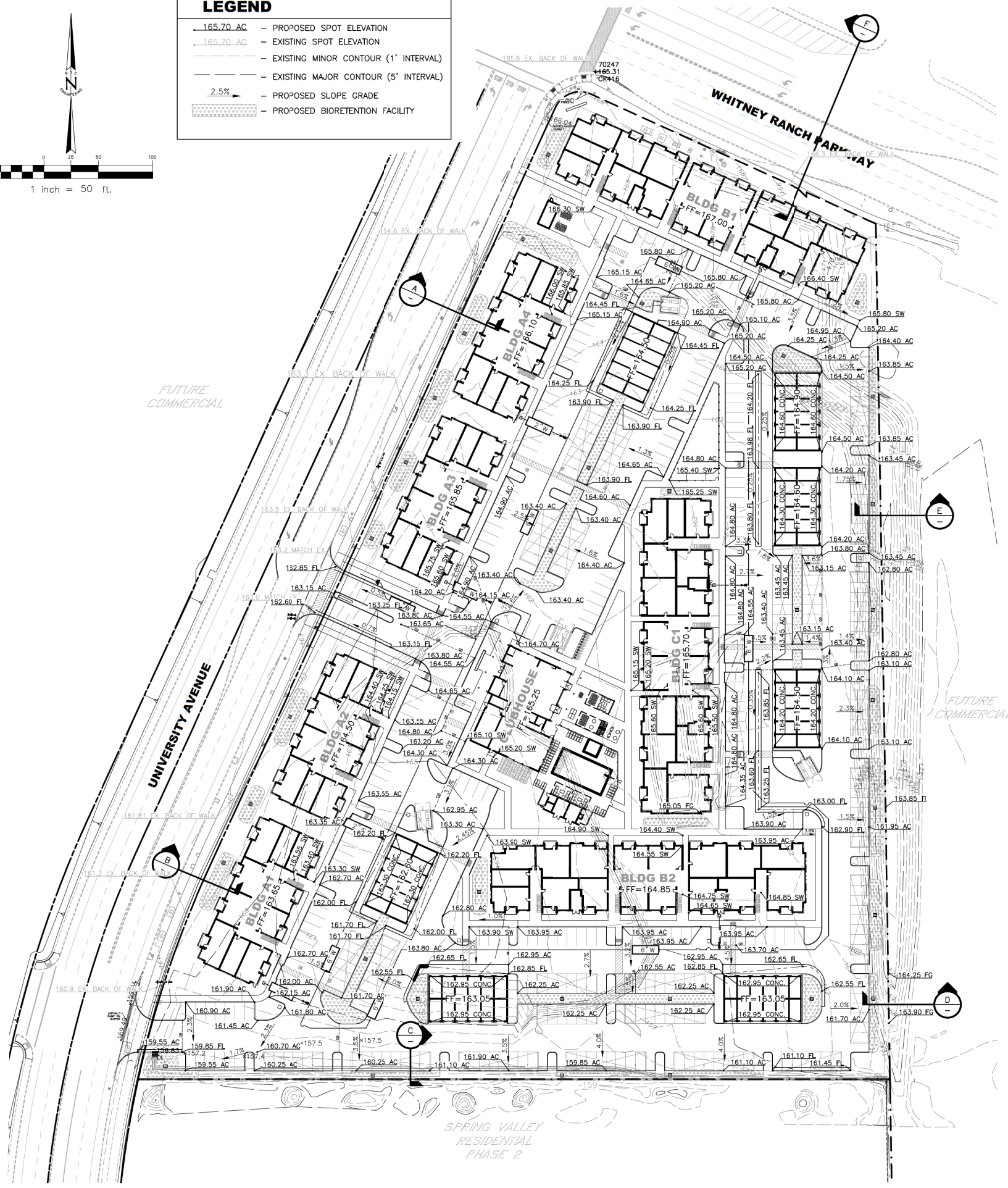
DATE: OCTOBER 22, 2021

Drawn: 10/24/2024
Checked: 10/24/2024
Designed: 10/24/2024
Project: 247-006
Sheet: GR1
Date: 10/24/2024

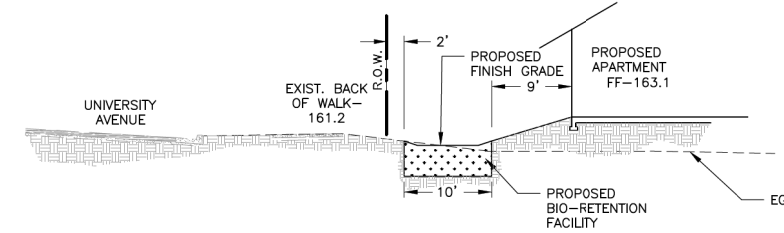


LEGEND

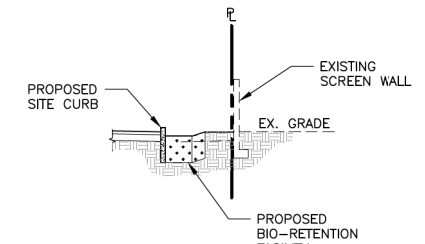
- 165.70 AC - PROPOSED SPOT ELEVATION
- 165.70 AC - EXISTING SPOT ELEVATION
- EXISTING MINOR CONTOUR (1' INTERVAL)
- EXISTING MAJOR CONTOUR (5' INTERVAL)
- 2.5% - PROPOSED SLOPE GRADE
- PROPOSED BIORETENTION FACILITY



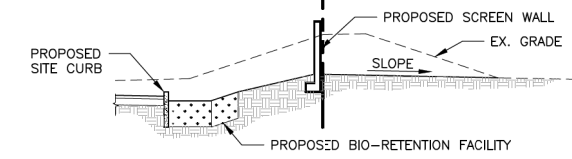
A GRADING SECTION
NOT TO SCALE



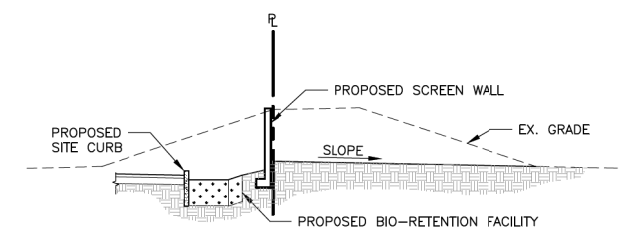
B GRADING SECTION
NOT TO SCALE



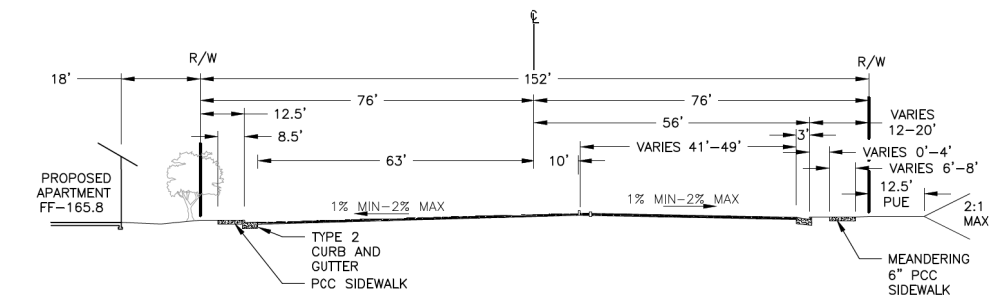
C GRADING SECTION
NOT TO SCALE



D GRADING SECTION
NOT TO SCALE



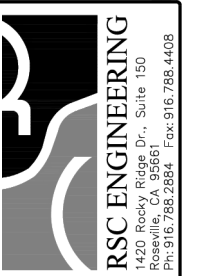
E GRADING SECTION
NOT TO SCALE



F EXISTING WHITNEY RANCH PARKWAY TYPICAL STREET SECTION
NOT TO SCALE

COLE PARTNERS
DEVELOPMENT
COMPANY

REV	NO.	DATE	DESCRIPTION



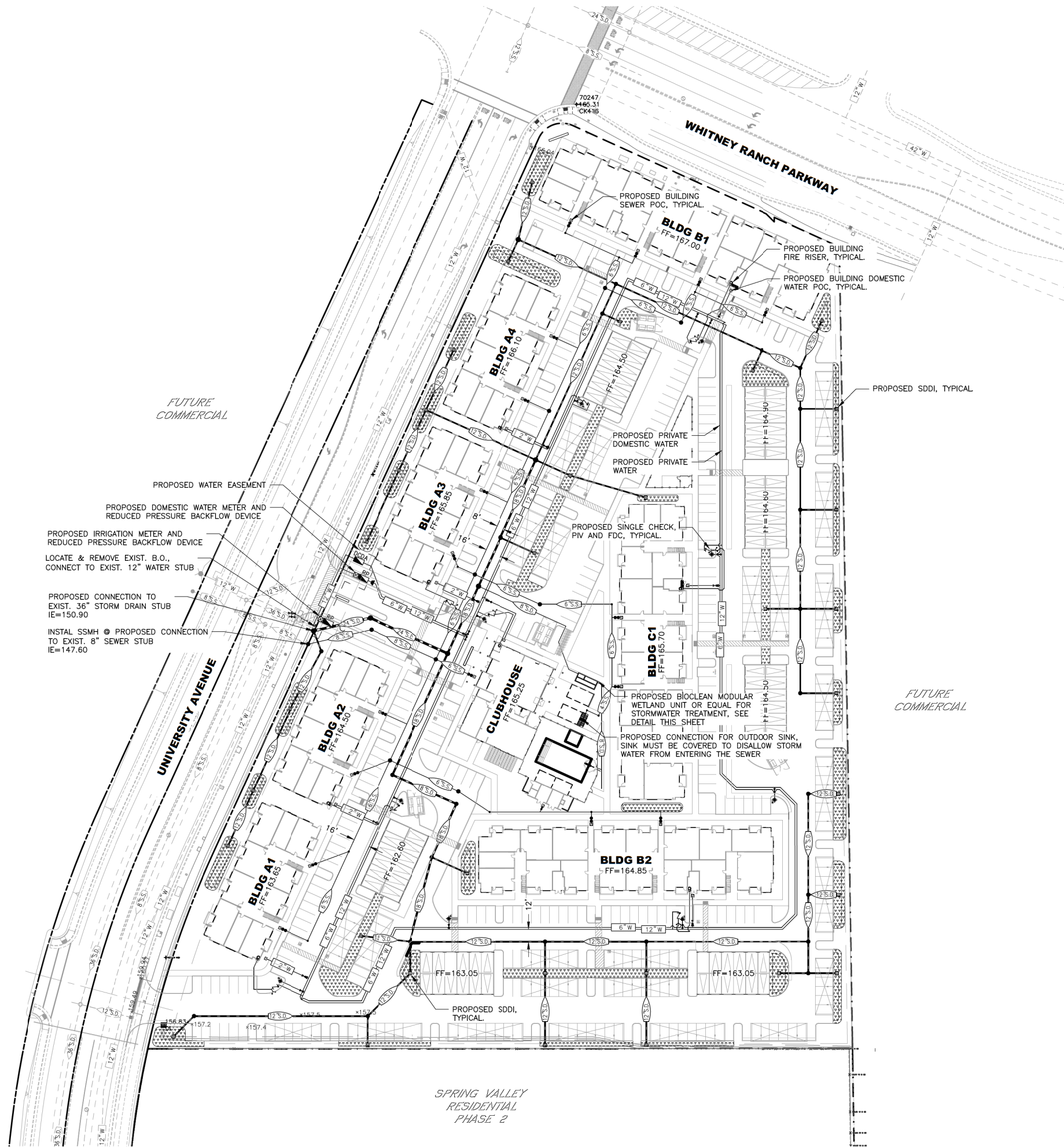
PROJECT NO: 247-006
DRAWN BY: RSC Eng
CHECKED BY: RSC Eng
DESIGNED BY: RSC Eng

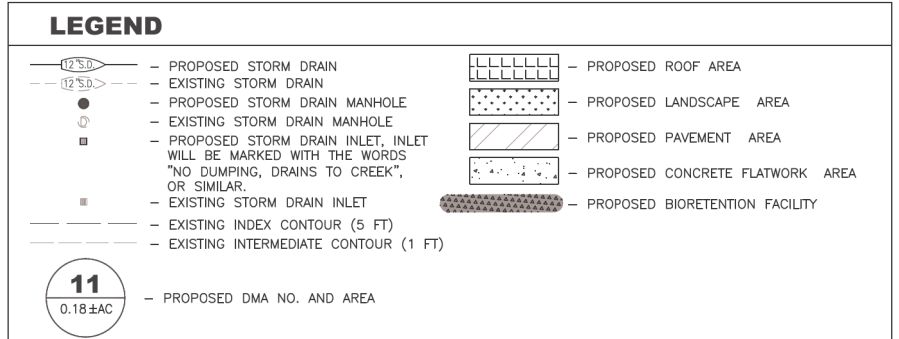
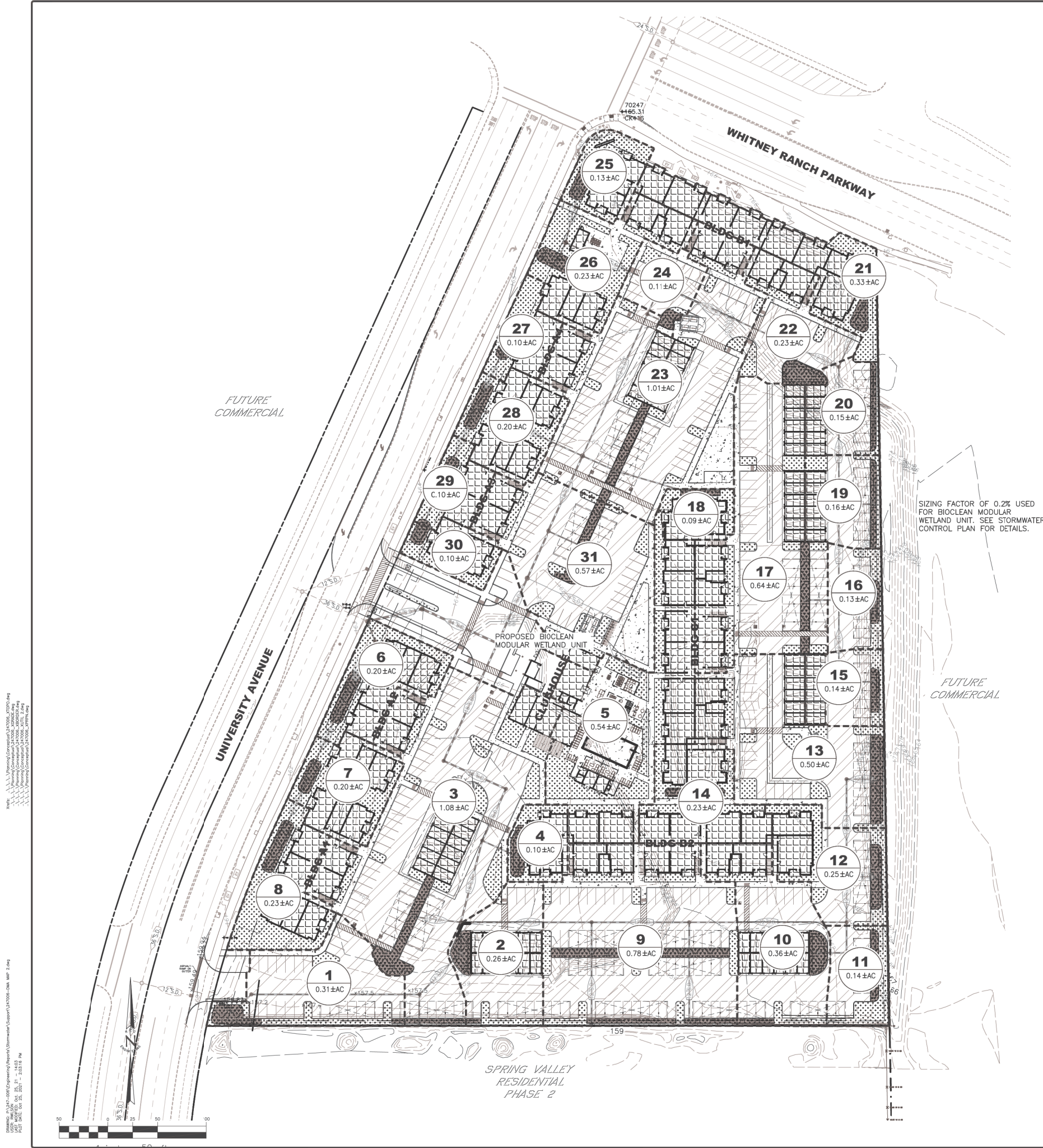
**PRELIMINARY SITE PLAN
PLACER CREEK APARTMENTS
SEC WHITNEY RANCH PKY & UNIVERSITY AVE
ROCKLIN, CA 95661**

**SHEET TITLE
PRELIMINARY
GRADING
PLAN**

SHEET NO.
GR1
28 OF 33

DATE: OCTOBER 22, 2021



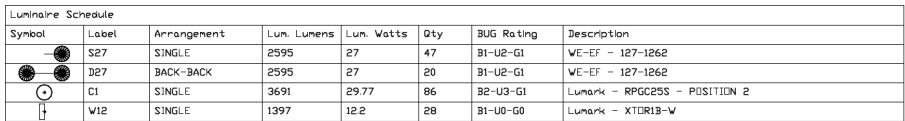


DMA'S DRAINING TO BIO-RETENTION AREAS

BMP 1						BMP 2						BMP 3						BMP 4						BMP 5						BMP 6						BMP 7						BMP 8						BMP 9						BMP 10						BMP 11						BMP 12						BMP 13						BMP 14						BMP 15						BMP 16																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-Off Factor	BMP	DMA Name	Area (sf)	Surface Type	Run-Off Factor	Area x Run-

1
SIZING FACTOR OF 0.2% USED
FOR BIOCLEAN MODULAR
WETLAND UNIT. SEE STORMWATER
CONTROL PLAN FOR DETAILS.

DISK2: C:\Program\Acadsoft\21074 Place Creek Apartments - HSC\21024 21074 Place Creek Apartments.dwg
USER: NOISE
LAST MODIFIED: Oct. 24, 21 - 09:52
PLOT DATE: Oct 24, 2021 - 9:54:12 AM



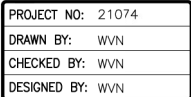
NORTH

A circular graphic with a vertical arrow pointing upwards, indicating North.

DATE: OCTOBER 24, 2021



REV NO.	DATE	DESCRIPTION	ENG BY	DATE CITY APPROVED
△				
△				
△				
△				
△				



SHEET TITLE

**PHOTOMETRIC
PLAN - NORTH**

32 OF 33

DATE: OCTOBER 24, 2021

