

CITY COUNCIL RESOLUTION 2019-234

RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF ROCKLIN RECOMMENDING APPROVAL OF A DESIGN REVIEW

(Quarry Place Retail / DR2019-0008)

The City Council of the City of Rocklin does resolve as follows:

Section 1. The City Council of the City of Rocklin finds and determines that:

A. Design Review (DR2019-0008) allows the development of a two-building retail project totaling 9,700 +/- square foot including architecture, colors and materials, site design, landscaping, and signage.

B. A Mitigated Negative Declaration has been approved for this project via City Council Resolution No.2019-232

C. The design of the site is compatible with surrounding development, natural features and constraints.

D. The height, bulk, area, color scheme and materials of the buildings and structures are compatible with surrounding development.

E. The buildings and structures have been oriented with consideration given to minimizing energy consumption and maximizing use of natural lighting.

F. Adverse light and glare impacts upon adjoining properties have been eliminated or reduced to a less than significant level by consideration and / or modification of the location and height of light standards, orientation of exterior lighting fixtures, and conditioning the project to use light fixtures that will direct light downward.

G. The dimensions, placement, and design of the signs are compatible with the proposed buildings and structures and the surrounding development and environment.

H. The landscaping design is compatible with surrounding development and has been designed with provisions for minimizing water usage and maintenance needs.

I. The parking design, including ingress and egress traffic patterns, is compatible with the surrounding development and the public street patterns.

J. The design of the site and buildings or structures is consistent with the goals, policies, and land use designations in the General Plan and with all zoning standards, regulations, and restrictions applicable to the property.

Section 2. The Design Review for the Quarry Place Retail / DR2019-0008 as depicted in Exhibit A, attached hereto and by this reference incorporated herein, is hereby approved subject to the conditions listed below. The approved Exhibit A shall govern the design and construction of the project. Any condition directly addressing an element incorporated into Exhibit A shall be controlling and shall modify Exhibit A. All other plans, specifications, details, and information contained within Exhibit A shall be specifically applicable to the project and shall be construed as if directly stated within the conditions for approval. Unless otherwise expressly stated, the applicant / developer shall be solely responsible for satisfying each condition prior a final Building Permit Inspection or Issuance of a Certificate of Occupancy as applicable. The agency and / or City departments responsible for ensuring implementation of each condition are indicated in parenthesis with each condition.

A. Notice to Applicant of Fees & Exaction Appeal Period

The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code §66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations, and other exactions.

The applicant is hereby notified that the 90-day protest period, commencing from the date of approval of the project, has begun. If the applicant fails to file a protest regarding any of the fees, dedication requirements, reservation requirements or other exaction contained in this notice, complying with all the requirements of Government Code §66020, the applicant will be legally barred from later challenging such exactions.

B. Conditions

1. Utilities

- a. All utilities, including but not limited to water, sewer, telephone, gas, electricity, and conduit for cable television shall be provided to the project in compliance with all-applicable standards and requirements of the applicable provider. (APPLICABLE UTILITY)
- b. Solid Waste Disposal – The applicant shall install masonry trash enclosures with solid metal gates and a decorative wall cap matching the Quarry Place Apartments, to the satisfaction of the Community Development Director. The location and design of trash enclosures shall provide for a minimum clear width and gate opening of 11 feet, a

minimum interior depth of 16 feet (to accommodate a grease rendering container), and gates designed to clear adjacent curbing to the satisfaction of Recology Auburn Placer. (RECOLOGY AUBURN PLACER, ENGINEERING, BUILDING, PLANNING)

- c. Prior to issuance of the first Building Permit, the project shall be included in the appropriate City financing districts, as needed, to most efficiently provide for public maintenance of public landscaping, improvements such as sound walls, and provision of new or enhanced services such as street lighting to the satisfaction of the City Finance Officer. (FINANCE, ENGINEERING, PUBLIC SERVICES)

It is anticipated that the following will be necessary:

De-annexation out of: Lighting and Landscaping District #1 (LLD#1)

Annexation into: Community Facility Districts #1 and #5 (CFD#1 and CFD#5)

2. Schools

At the time of issuance of the first building permit, the developer shall pay to the Rocklin Unified School District all fees required under Education Code section 17620 and Government Code Section 65995, to the satisfaction of the Rocklin Unified School District. (ROCKLIN UNIFIED SCHOOL DISTRICT, BUILDING)

3. Fire

- a. Improvement plans shall show the location and size of fire hydrants and water mains in conformance with the standards and requirements of the Rocklin Fire Chief and PCWA. (PCWA, ENGINEERING, FIRE)
- b. Improvement plans shall reflect a water supply main to the satisfaction of the Rocklin Fire Chief and PCWA. (PCWA, ENGINEERING, FIRE)

4. Improvements / Improvement Plans

Prior to any grading, site improvements, or other construction activities associated with this project improvement plans shall be prepared consistent with the exhibits and conditions incorporated as a part of this entitlement, and in compliance with all applicable city standards, for the review and approval of the City Engineer Public Services Director and/or the Community Development Director.

Improvement plans shall be valid for a period of two years from date of approval by the City Engineer. If substantial work has not been commenced within that time, or if the work is not diligently pursued to completion thereafter, the City Engineer may require the improvement plans to be resubmitted and/or modified to reflect changes in the standard specifications or other circumstances.

The project improvement plans shall include the following:
(ENGINEERING, PUBLIC SERVICES, PLANNING)

a. A detailed grading and drainage plan prepared by a registered civil engineer, in substantial compliance with the approved project exhibit(s) and in accord with the City of Rocklin Post-Construction Manual. The grading and drainage plan shall include the following:

i. Stormwater Management

A) Prior to issuance of improvement plans, to ensure compliance with the National Pollutant Discharge Elimination System MS4s General Permit and the regulations and orders of the State Water Resources Control Board, the applicant shall prepare and implement a Stormwater Management Facility Operation and Maintenance Plan for the on-site treatment systems and hydromodification controls, if any, to the satisfaction of the City Engineer and Environmental Services Manager. All specified treatment systems and hydromodification controls shall be privately owned and maintained.
(BUILDING, PUBLIC SERVICES)

B) Prior to issuance of improvement plans, unless waived by the City Engineer and Environmental Services Manager, the developer shall grant a Stormwater Management Compliance Easement over the project site to the City of Rocklin, in a form acceptable to the City Attorney. The Stormwater Management Compliance Easement shall be recorded with the County Clerk's office and a copy of the recorded document shall be provided to the Environmental Services division. Said easement shall provide for the following: (CITY ATTORNEY, ENGINEERING, PUBLIC SERVICES)

1) Grant site access to City employees for the purpose of performing operations and maintenance

inspections of the installed treatment system(s) and hydromodification control(s), (if any).

- 2) Grant site access to City employees for the purpose of performing operations and maintenance work on the installed treatment system(s) and hydromodification control(s), if any, in the event that that the Director of Public Services determines, based upon the inspection results, that said work is not being performed adequately and has or will compromise the system's ability to function as required.
 - 3) A statement that the City may, at its option, cause the operational and maintenance responsibilities set forth in the Stormwater Management Facility Operation and Maintenance Plan to be performed and place a special assessment against the project site to recover the costs to the City in the event the project is not operated and maintained in accord with the approved Stormwater Management Facility Operation and Maintenance Plan. (RMC §8.30.150).
- C) All storm drainage inlets shall be stamped with City Engineer approved wording indicating that dumping of waste is prohibited and identifying that the inlets drain into the creek system.
 - D) Site design measures for detaining run off at pre-development levels, including location and specifications of oversized pipes, on-site or off-site detention basins, if any, or other acceptable methods.
 - E) Individual lot drainage management areas including individual drainage features, such as lined drainage swales.
 - F) The developer shall prepare a Storm Water Pollutant Protection Plan (SWPPP) for review and approval by the State Regional Water Quality Control Board as part of the project's drainage improvement plans.
- ii. Prior to the commencement of grading operations, and if the project site will not balance with respect to grading, the

contractor shall identify the site where any excess earthen material shall be deposited. If the deposit site is within the City of Rocklin, the contractor shall submit a report issued by a technical engineer to verify that the exported materials are suitable for the intended fill and show proof of all approved grading plans. Haul routes to be used shall be specified. If the site requires importing of earthen material, then prior to the commencement of grading operations, the contractor shall identify the site where the imported earthen material is coming from and the contractor shall submit a report issued by a technical engineer to verify that the imported materials are suitable for the intended fill and show proof of all approved grading plans. Haul routes to be used shall be specified.

- iii. If at any time during the course of grading or construction activities evidence of the existence of old wells, septic systems or other similar features or any other evidence of soil and/or groundwater contamination with hazardous material is encountered, work shall be halted within 100 feet of the find and the City of Rocklin Engineer shall be notified. The City Engineer shall make a determination as to the nature of the feature(s) (and/or contamination, the appropriate size for a buffer around the feature beyond which work could continue on the balance of the site, and which outside agencies, if any, should be notified and involved in addressing and / or remediation of the feature or contamination. At the discretion of the City Engineer and at the applicant's expense, a qualified consultant(s) shall be retained to assess and characterize the feature or contamination and to determine appropriate remediation, if any. Remediation of the feature including obtaining any special permits and/or approvals as needed shall be completed and documented to the satisfaction of the City Engineer and any responsible agencies, such as but not limited to the Placer County Department of Environmental Health, and the Central Valley Regional Water Quality Control Board, prior to completion of grading / construction in the affected area.
- b. All on-site standard improvements, including but not limited to:
 - i. Paving, curbs (including concrete curbs to contain all landscape areas adjacent to vehicle parking areas or travel lanes), gutters, sidewalks, drainage improvements, irrigation improvements (main lines and distribution where located under paved areas), utility improvements, parking lot lights, fire hydrants (where

necessary), retaining walls, fences, pilasters, enhanced pavement treatments, trash enclosures, etc.

- ii. All necessary easements for drainage, access, utilities, etc. shall be shown and offered for dedication (or Irrevocable Offer of Dedication provided) with the improvement plans.
 - iii. To the extent possible, underground facilities such as but not limited to electrical, gas, water, drainage, and irrigation lines shall be located outside of or to the edge of areas designated for landscaping so as to minimize impacts to the viability of these areas.
- c. A detailed parking lot signage and striping plan, designed per City standards that indicates all parking spaces, aisles, entrances, and exits, and any required off-site signage in the public right-of-way. The plan shall include all new and any modified on-site or off-site (on adjacent parcels) striping and/or signage.
- d. The following on-site special improvements:
- i. Decorative, stamped and colored paving at the project driveway(s), in compliance with Exhibit A.
 - ii. A screen wall or other structure(s), a minimum three feet in height, shall be installed along the project's Pacific Street frontage, as needed to screen the undercarriages and headlights of cars in the drive-through lane from the street, to the extent not otherwise accomplished by landscaping and/or berming, to the satisfaction of the Community Development Director.
- e. The following off-site improvements:
- i. Rough grading, erosion control, and hydroseeding (with a drought tolerant mix of wild flowers and grasses), as deemed appropriate by the City Engineer, for all areas disturbed by project related grading, but not developed.
 - ii. Construct curb, gutter, and sidewalk to match existing on Pacific Street where the existing driveway is being relocated, to the satisfaction of the City Engineer.
- f. Prior to any grading or construction activities including issuance of improvement plans, the developer shall submit a design-level soil

investigation for the review and approval of the City Engineer and Chief Building Official that evaluates soil and rock conditions, particularly the potential for expansive soils. The professional engineer that prepared the soil investigation shall recommend appropriate roadway construction and foundation techniques and other best practices that are to be implemented by the project during construction. These techniques and practices shall address expansive soils or other geological concerns requiring remediation, including but not limited to:

- Recommendations for building pad and footing construction;
- Use of soil stabilizers or other additives; and
- Recommendations for surface drainage.

g. Notes addressing conformance with the development standards and requirements of the City of Rocklin shall be included on the project improvements plans, including but not limited to the following:

- i. Prior to commencement of grading, the developer shall submit a Construction Emission / Dust Control Plan for approval by the City Engineer and the Placer County Air Pollution Control District. This plan must address how the project meets the minimum requirements of sections 300 and 400 of Rule 228-Fugitive Dust.
- ii. Any diesel powered equipment used during project construction shall be Air Resources Board (ARB) certified.
- iii. The prime contractor shall submit to the Placer County Air Quality Control District a comprehensive inventory (e.g., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact the District prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman.
- iv. Construction equipment exhaust emissions shall not exceed Placer County APCD Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours.

- v. Processes that discharge 2 pounds per day or more of air contaminants, as defined by California State Health and Safety Code Section 39013, to the atmosphere may require a permit. Developers / Contractors should contact the Placer County Air Pollution Control District prior to construction or use of equipment and obtain any necessary permits.
- vi. During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
- vii. Traffic speeds on all unpaved road surfaces shall be posted at 15 mph or less.
- viii. During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel, natural gas) generators to minimize the use of temporary diesel power generators.
- ix. All construction equipment shall be maintained in clean condition.
- x. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall “wet broom” the streets (or use another method to control dust as approved by the City) if silt, dirt mud or debris is carried over to adjacent public thoroughfares.
- xi. If fill dirt is brought to or exported from the construction site, tarps or soil stabilizers shall be placed on the dirt piles to minimize dust problems.
- xii. All grading operations shall be suspended when fugitive dust emissions exceed Placer County Air Pollution Control District Rule 228-Fugitive Dust limitations. The prime contractor shall be responsible for having an individual who is CARB-certified to perform Visible Emissions Evaluations (VEE). This individual shall evaluate compliance with Rule 228 on a weekly basis.
- xiii. Fugitive dust emissions shall not exceed 40% opacity and shall not go beyond the property boundary at any time. If lime or other drying agents are utilized to dry out wet grading areas, the developer shall ensure such agents are controlled so as not to exceed District Rule 228-Fugitive Dust limitations.

- xiv. The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.
 - xv. Water shall be applied to control fugitive dust, as needed, to prevent impacts offsite. Operational water trucks shall be onsite to control fugitive dust. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.
 - xvi. In order to minimize wind driven dust during construction, the prime contractor shall apply methods such as surface stabilization, establishment of a vegetative cover, paving, (or use another method to control dust as approved by the City).
 - xvii. Open burning of any kind shall be prohibited. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site.
 - xviii. Chemical soil stabilizers, vegetative mats, or other appropriate best management practices, in accordance with manufacturers' specifications, shall be applied to all-inactive construction areas (previously graded areas which remain inactive for 96 hours).
 - xix. All exposed surfaces shall be revegetated as quickly as feasible.
- h. The following cultural resource condition shall be included in the project notes on the improvement plans, to the satisfaction of the City Engineer:

If an inadvertent discovery of cultural materials (e.g., unusual amounts of shell, charcoal, animal bone, bottle glass, ceramics, burned soil, structure/building remains) or tribal cultural resources is made during project-related construction activities, ground disturbances in the area of the find shall be halted and a qualified professional archaeologist, the Environmental Services Manager and the Native American Heritage Commission shall be notified regarding the discovery. The archaeologist shall determine whether the resource is potentially significant as per CEQA (i.e., whether it is a historical resource, a unique archaeological resource, a unique paleontological resource, or a tribal cultural resource) and shall develop specific measures to ensure preservation of the resource or to mitigate impacts to the resource if it cannot feasibly be preserved in light of costs, logistics, technological considerations, the location of the find, and the extent to which avoidance and/or

preservation of the find is consistent or inconsistent with the design and objectives of the project. Specific measures for significant or potentially significant resources would include, but are not necessarily limited to, preservation in place, in-field documentation, archival research, subsurface testing, and excavation. The specific type of measure necessary would be determined according to evidence indicating degrees of resource integrity, spatial and temporal extent, and cultural associations, and would be developed in a manner consistent with CEQA guidelines for preserving or otherwise mitigating impacts to archaeological and cultural artifacts and tribal cultural resources.

In the event of the accidental discovery or recognition of any human remains, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains, until compliance with the provisions of Sections 15064.5 (e)(1) and (2) of the CEQA Guidelines, as well as Public Resources Code Section 5097.98, has occurred. If any human remains are discovered, all work shall stop in the immediate vicinity of the find and the County Coroner shall be notified, according to Section 7050.5 of the California Health and Safety Code. The City's Environmental Services Manager shall also be notified. If the remains are Native American, the Coroner will notify the Native American Heritage Commission, which in turn will inform a most likely descendant. The descendant will then recommend to the landowner appropriate disposition of the remains and any grave goods, and the landowner shall comply with the requirements of AB2641 (2006). (ENVIRONMENTAL SERVICES, ENGINEERING) {MM V.-1}

- i. The applicant shall attempt to time the removal of potential nesting habitat for raptors and migratory birds to avoid the nesting season (February 1 through September 15).

If vegetation removal and/or project grading or construction activities occur during the nesting season for raptors and migratory birds, the applicant shall hire a qualified biologist approved by the City to conduct pre-construction surveys no more than 14 days prior to initiation of development activities. The survey shall cover all areas of suitable nesting habitat within 500 feet of project activity and shall be valid for one construction season. Prior to the start of grading or construction activities, documentation of the survey shall be provided to the City of Rocklin Public Services Department and if the survey results are negative, no further mitigation is required and necessary tree removal may proceed. If there is a break in construction activities of more than 14 days, then subsequent surveys shall be conducted.

If the survey results are positive (active nests are found), impacts shall be avoided by the establishment of appropriate buffers. The biologist shall consult with the California Department of Fish and Wildlife (CDFW) and the City to determine the size of an appropriate buffer area (CDFW guidelines recommend implementation of 500-foot buffers). Monitoring of the nest by a qualified biologist shall be required if the CDFW determines that the activity has the potential to adversely affect an active nest.

If construction activities are scheduled to occur during the non-breeding season (September 16 - January), a survey is not required and no further studies are necessary. (ENGINEERING, PLANNING) {MM IV.-1}

5. Improvements in the Public Right-of-Way

The applicant shall obtain an encroachment permit for all improvements within the public right-of-way. Applicant shall post a performance bond and labor and materials payment bond (or other equivalent financial security) in the amount of 100% of the cost of the improvements to be constructed in the public right-of-way as improvement security to ensure the faithful performance of all duties and obligations required of applicant in the construction of the improvements. Such improvement security shall be in a form acceptable to the City Attorney. Such security shall be either a corporate surety bond, a letter of credit, or other instrument of credit issued by a banking institution subject to regulation by the State or Federal government and pledging that the funds necessary to carry out this Agreement are on deposit and guaranteed for payment, or a cash deposit made either directly with the City or deposited with a recognized escrow agent for the benefit of the City. (PUBLIC SERVICES)

6. On- and Off-site Oak Tree Protection and Removal

The following shall be incorporated as notes on the project's Improvement Plans and shall be implemented prior to any grading or ground/vegetation-disturbing activities: (ENGINEERING, PLANNING)

- a. Prior to the issuance of improvement plans or grading permits, the applicant/developer shall submit a grading plan with a list of all existing on- and off-site oak tree(s) and standard notes to ensure the protection of any oak tree(s) on or off-site, including but not limited to the 45 inch Blue Oak located on APN 010-470-001, that are designated to remain. The grading plan shall be review and approved by the Community Development Director and the City Engineer to ensure that oak trees not scheduled for removal will be protected from construction activities in

compliance with the pertinent sections of the City of Rocklin Oak Tree Preservation Ordinance.

- b. Prior to the issuance of improvement plans or grading permits, the applicant/developer shall retain a certified arborist to review the design of the project improvements and recommend measures to protect oak trees that are designated to remain, both during construction and afterwards. These measures shall be incorporated into the project's grading and / or improvement plans, for review and approval by the City Engineer. The protection measures shall include but are not limited to construction fencing, and special construction methods such as hand digging and root pruning around those trees to remain as outlined in the "Arborist Report and Tree Inventory Summary – 5615 Pacific Street Project Site" prepared by Sierra Nevada Arborists dated September 14, 2017. The protection measures shall be approved prior to the issuance of improvement plans or a grading permit for all or any portion of the project.
- c. Prior to the issuance of improvement plans or grading permits, the applicant shall retain a certified arborist to prepare and implement an inspection plan for review and approval by the Community Development Director and City Engineer which provides for the periodic inspection of the site during grading and construction activities. During grading and construction activities, the certified arborist shall provide documentation to the City Engineer that the approved protection measures have been properly implemented and are being maintained.
- d. Upon completion of the project and prior to the first building's final inspection / issuance of a certificate of occupancy, the project arborist shall prepare a report to verify the on- and off-site oak tree(s) that were designated to remain have not been negatively impacted by construction of the project. If the project has negatively impacted the on- and off-site oak tree(s), then prior to a final inspection / issuance of a certificate of occupancy for the first building, the developer shall mitigate for all oak trees removed as a result of the project consistent with the requirements of the City's Oak Tree Preservation Ordinance (Rocklin Municipal Code Section 17.77.080.B). The required mitigation shall be calculated using the formula provided in the Oak Tree Preservation Ordinance and to that end the project arborist shall provide the following information:
 - The total number of surveyed oak trees;
 - The total number of oak trees to be removed;
 - The total number of oak trees to be removed that are to be removed because they are sick or dying, and

- The total, in inches, of the trunk diameters at breast height (TDBH) of all surveyed oak trees on the site in each of these categories.

7. Landscaping

a. Final landscape plans shall be provided by the developer and approved by the Community Development Director. The landscape plans shall comply with the following requirements (PLANNING):

i. The landscaping plan shall be prepared by a landscape architect and shall include:

A) A legend of the common and botanical names of specific plant materials to be used. The legend should indicate the size and quantities or spacing for ground covers of plant materials.

Shrubs shall be a minimum of 5 gallon and trees shall be a minimum of 15 gallon and meet the minimum height specified by the American Standards for Nursery Stock.

B) A section diagram of proposed tree staking, utilizing metal posts.

C) An irrigation plan including an automatic irrigation system. The plan shall include drip irrigation wherever possible.

D) Provision for the shading of the parking lot, including parking spaces, maneuvering areas, driveways and drive-throughs, generally excluding trash enclosure approaches and loading docks/facilities, by shade trees of appropriate size(s) and characteristic(s) in locations to achieve 50% shading at maturity (15 years from planting). Include a table of the shade trees to provide the calculation demonstrating compliance with this condition on the plan. The shade calculation for Quarry Place Retail and Quarry Place Apartments is inclusive; therefore the parking lot shading for either the Retail or the Apartments shall not be reduced without an equal increase of shading on the other project.

E) Granite or moss rock boulders within the planting strips adjacent to public streets.

- ii. The plan shall be certified by the landscape architect that the landscape plan meets the requirements of the Water Conservation in Landscaping Act. Government Code §65591, et seq.

- b. The parking lot lighting plan shall be designed to accommodate shade trees and provide for illumination of the parking areas. Light standards and underground utilities shall be located such that required parking lot shade trees can still be planted. (ENGINEERING, BUILDING, PLANNING)

- c. All landscaping shall be installed and the landscape architect shall certify, in writing, that the landscaping and irrigation system have been installed in full compliance with the approved plans prior to issuance of a Certificate of Occupancy. (PLANNING)

- d. A minimum of 5 (approximately one container per 2,000 square feet of building area or portion thereof / one per tenant space) container plantings shall be placed throughout the project with appropriate automatic irrigation systems. Said containers shall be decorative stoneware (i.e. terra cotta, concrete, etc.) in a variety of sizes but with a minimum size of no less than 15 gallons. The containers shall be planted with a varied mix of plant materials to achieve a layered and attractive appearance. The locations and irrigation systems for said containers shall be indicated on the landscape plans and shall be installed prior to occupancy of the adjacent building to the satisfaction of the Community Development Director. (PLANNING)

8. Lighting

All exterior lighting shall be designed and installed to avoid adverse glare on adjacent properties. Decorative lighting fixtures, consistent with Quarry District standards, shall be used and mounted such that all light is projected directly toward the ground. Light poles shall be a maximum of 20 feet in height as measured from grade to the top of the light. The lighting design plan shall be approved by the Community Development Director for compliance with this condition. (PLANNING)

9. Design

- a. The architecture, colors, and materials shall be in substantial compliance with Exhibit A which reflects conformance with the Quarry Architectural District Guidelines. (PLANNING)
- b. The back or rear of any parapet wall that may be visible from an adjacent right of way or property shall be painted the same color as the front of the parapet wall to provide a more finished appearance. (PLANNING)

10. Signs

All signs shall conform to the Sign Ordinance of the City of Rocklin and the sign design(s) and location(s) as shown on Exhibit A, except as modified herein. (PLANNING, FIRE)

- a. All building mounted signage shall consist of individual internally illuminated or halo illuminated letters and logos, consistently on both buildings. The first sign installed shall establish the type of sign, either individual internally illuminated or halo illuminated letters and logos.
- b. Prior to sign/building permit issuance, the design of the freestanding signs, as shown in Exhibit A, shall be modified to incorporate the architecture and materials approved for the buildings, including a gable roof and colors and materials, and to incorporate the project site address(es) to the satisfaction of the Community Development Director and the Fire Chief.
- c. The sign face for all freestanding signs shall be tex-coated, or approved equal with an opaque face painted to match the building(s), and shall utilize internal illumination.
- d. All freestanding signs shall be located outside of any public utility easements.

11. Screening of Mechanical Equipment

- a. All mechanical equipment, whether ground- or roof-mounted shall be screened from view from all public rights of way to the satisfaction of the Community Development Director. The design of the screening shall be appear integral to the building and shall be in harmony with the architectural design of the building. (PLANNING)

- b. The appearance of large utility features such as double detector check valves shall be minimized through the use of utility blankets or other acceptable screening methods. The developer shall also demonstrate that these facilities have been moved as far as possible from the public right-of-way. (PLANNING)

12. Security

- a. Prior to building permit issuance the applicant shall prepare a security plan for review by the Rocklin Police Department, and shall provide the Rocklin Police Department with the name(s) and telephone number(s) of a responsible party to contact. (POLICE)
- b. Prior to building / unit occupancy the property owner, or each tenant, shall obtain and maintain at all times, an Alarm System Permit for each security system installed and operated in the buildings, if any, in accord with the requirements of Chapter 9.44 of the Rocklin Municipal Code. (POLICE)

13. Outdoor Storage

All incidental and miscellaneous outdoor storage areas shall be completely screened from public view by a decorative masonry or concrete wall or approved equal. All gates shall be solid and view obstructing, constructed of metal or other durable and sturdy materials acceptable to the Community Development Director. (PLANNING)

14. Outdoor Seating

- a. Prior to establishing, enlarging, or modifying any outdoor seating area, the property owner shall present a detailed dimensioned plan of the outdoor seating area, including the number of chairs and tables, provisions for access, ADA compliance, fencing, screening, and providing shade for patrons to the Community Development Director for review and approval. (PLANNING, BUILDING)
- b. Decorative tubular steel fencing and/or container plantings may be required to delineate outdoor seating areas to the satisfaction of the Community Development Director. (PLANNING)
- c. Decorative and sturdy metal outdoor furniture which compliments the buildings and environment created for the area shall be used in all outdoor seating areas to the satisfaction of the Community Development Director. No plastic furniture shall be permitted. (PLANNING)

15. Noise

- a. All “self-powered” construction equipment and stationary noise sources (i.e. pumps, electrical generators, etc.) shall be equipped with noise control devices (e.g., mufflers). (ENGINEERING, BUILDING)
- b. Equipment “warm-up” areas, water storage tanks, equipment storage areas, and stationary noise-generating machinery (i.e. pumps, electrical generators, etc.) shall be located away from existing residences and other sensitive noise receptors to the extent feasible. (ENGINEERING, BUILDING)
- c. All phases of project development shall be subject to the City of Rocklin Construction Noise Guidelines, including restricting construction-related noise generating activities within or near residential areas to between 7:00 a.m. and 7:00 p.m. on weekdays, and between 8:00 a.m. and 7:00 p.m. on weekends. The Community Development Director may grant exceptions to the Construction Noise Guidelines if, in the opinion of the Community Development Director, special and unusual circumstances exist that make strict adherence to the Construction Noise Guidelines infeasible. (ENGINEERING, BUILDING)
- d. Use of a public address system that can be heard outside of a building is prohibited. (PLANNING)
- e. Use of an amplified sound system to provide music for an outdoor seating area(s), if any, is permissible, however such music is intended to be a muted background noise and should not be audible beyond the property line.. (PLANNING)

16. Air Quality

- a. Electrical receptacles shall be installed in the exterior walls of the buildings in this project to promote the use of electrical landscaping equipment. (BUILDING, PLANNING)
- b. Low nitrous oxide (NO_x) natural gas hot water heaters shall be installed if gas hot water heaters are to be used in this project. (BUILDING, PLANNING)

17. Maintenance

- a. The property owner shall remove within 72 hours all graffiti placed on any fence, wall, existing building, paved area or structure on the property consistent with the provisions of Rocklin Municipal Code Section 9.32. Prior to removal of said graffiti, the property owner shall report the graffiti vandalism to the Rocklin Police Department. (PLANNING, POLICE)
- b. The project, including but not limited to paving, landscaping, structures, and improvements shall be maintained by the property owners, to the standard of similarly situated properties in equivalent use zones, to the satisfaction of the Community Development Director. (PLANNING)
- c. The outdoor seating area(s), if any, parking areas, etc., shall be maintained free of trash and any other debris to the satisfaction of the Community Development Director. (PLANNING)

18. Lot Line Adjustment

Prior to or concurrent with the approval of improvement plans, a Lot Line Adjustment shall be recorded to modify the existing property boundaries of APNs 010-470-023, 010-470-024, 010-470-003, and 010-470-008 consistent with the project boundaries shown in Exhibit A.

19. Reciprocal Easements

- a. Prior to issuance of building permits or improvement plans the project applicant shall record, a reciprocal parking easement, or its legal equivalent in a form acceptable to the City Attorney, over and between the two retail parcels (APNs 010-470-023 and 010-470-024) and each of the commercial parcels in the Walmart center (APNs 010-470-010, 010-470-025, and 010-470-027) or provide evidence that such an easement already exists. (CITY ATTORNEY, ENGINEERING)
- b. Prior to issuance of building permits or improvement plans the project applicant shall record a reciprocal access easement, or its legal equivalent in a form acceptable to the City Attorney over and between the two retail parcels (APNs 010-470-023 and 010-470-024), the apartment parcel(s) (portions of APN 010-470-021 and 010-470-022), and each of the commercial parcels in the Walmart center (APNs 010-470-010, 010-470-027, and 010-470-025) or provide evidence that such an easement, or its legal equivalent already exists. (CITY ATTORNEY, ENGINEERING)

20. Phasing

If the Quarry Place Retail project is constructed prior to Quarry Place Apartments and/or the Cobblestone subdivision, a phasing plan showing the sequence of off-site improvements shall be submitted for review and approval by the Community Development Director. The phasing plan shall include, at a minimum, the provision for public, delivery, and emergency vehicle access between the existing shopping center (Walmart) and Sunset Boulevard, acceptable Fire access, soil stabilization for areas disturbed but not developed, sequencing and coordination of utilities, sequencing of off-site improvements, if any, and sequencing of grading, retaining walls, sound walls, fencing, and pilasters, as applicable. (ENGINEERING, FIRE, BUILDING, PLANNING)

21. Approval of Off-site Improvements

Prior to approval of improvement plans, the applicant/developer shall provide documentation that the adjacent landowners whose properties are proposed to be modified by construction of the project are in agreement with the construction and access as provided in the proposed phasing plan and improvements shown in Exhibit A. If the applicant is unable to obtain such agreements it may be necessary to process a revision to the project that would allow it to function without benefit of off-site improvements. (ENGINEERING, PLANNING, CITY ATTORNEY)

22. Right of Way Dedication

Prior to or concurrently with approval of any improvement plans, an irrevocable offer of dedication shall be provided to the City for an additional 5 feet of right-of-way on the easterly side of Pacific Street beginning at the southerly corner of the project site and extending northerly along the existing right-of-way to the southerly boundary of APN 010-470-010, the Sherwin Williams parcel.

23. Monitoring

Prior to any grading on the property, the applicant/developer shall deposit with the City of Rocklin the current fee to pay for the City's time and material cost to administer the Mitigation Monitoring Program. The Community Development Director shall determine if and when additional deposits must be paid for administering the Mitigation Monitoring Program, including additional deposits on subsequent phases of construction. These amounts shall be paid prior to construction for additional phases on this project. (ENGINEERING, PUBLIC WORKS, BUILDING, PLANNING)

24. Indemnification and Duty to Defend


Within 15 days of approval of this entitlement by the City, the applicant / developer shall execute an Indemnity Agreement, approved by the City Attorney's Office, to indemnify, defend, reimburse, and hold harmless the City of Rocklin and its agents, officers and employees from any claim, action, or proceeding against the City of Rocklin to set aside, void or annul an approval of the entitlement by the City's Planning Commission or City Council, which action is brought. The City will promptly notify the applicant of any such claim, action or proceeding, and the City will cooperate in the defense of the claim, action or proceeding. Unless waived by the City, no further processing, permitting, implementation, plan checking or inspections related to the subdivision or parcel map shall be performed by the City if the Indemnity Agreement has not been fully executed.

25. Validity

- a. Approval of this entitlement does not relieve the developer of the need to obtain subsequent permits and approvals, such as but not limited to Grading Permits, Improvement Plans, Building Permits, and Oak Tree Removal Permits.
- b. This entitlement shall expire two years from the date of approval unless prior to that date a building permit has been issued or a time extension has been granted. (PLANNING)

PASSED AND ADOPTED this 8th day of October, 2019, by the following vote:

AYES: Councilmember(s): Broadway, Gayaldo, Halldin, Janda, Patterson
NOES: Councilmember(s): None
ABSENT: Councilmember(s): None
ABSTAIN: Councilmember(s):None



Joe Patterson, Mayor

ATTEST:



Mona Forster, City Clerk

EXHIBIT A

Quarry Place Retail / DR2019-0008

Available at the Community Development Department, Planning Division



SHEET INDEX	<p>ARCHITECTURE</p> <p>A0.1 COVER SHEET</p> <p>A1.0 SITE PLAN A1.1 FIRE ACCESS PLAN A1.2 CONTEXT INTERFACE PLAN</p> <p>A2.0 BUILDING ELEVATIONS - BUILDING A A2.1 BUILDING ELEVATIONS - BUILDING A ENHANCED ELEVATION A2.2 BUILDING ELEVATIONS - BUILDING B A2.3 BUILDING ELEVATIONS - BUILDING C A2.4 BUILDING ELEVATIONS - AMENITY BUILDING A2.5 BUILDING ELEVATIONS - POOL HOUSE A2.6 BUILDING ELEVATIONS - TRASH ENCLOSURE</p> <p>A3.0 BUILDING PLANS - BUILDING A A3.1 BUILDING ROOF PLAN - BUILDING A A3.2 BUILDING PLANS - BUILDING B A3.3 BUILDING ROOF PLAN - BUILDING B A3.4 BUILDING PLANS - BUILDING C A3.5 BUILDING ROOF PLAN - BUILDING C</p> <p>A4.0 BUILDING SECTIONS</p> <p>A5.0 UNIT PLANS A5.1 UNIT PLANS A5.2 FLOOR PLANS - AMENITY BUILDINGS & TRASH ENCLOSURE</p> <p>A6.0 PERSPECTIVES - BUILDING A A6.1 PERSPECTIVES - AERIAL VIEW A6.2 PERSPECTIVES - POOL DECK A6.3 PERSPECTIVES - CLUBHOUSE</p> <p>A7.0 COLORS AND MATERIALS</p> <p>LANDSCAPE</p> <p>L1.0 PRELIMINARY CONSTRUCTION PLAN L1.1 PRELIMINARY CONSTRUCTION PLAN L1.2 PRELIMINARY FENCING PLAN L1.3 PRELIMINARY DETAILS L1.4 PRELIMINARY DETAILS L1.5 PRELIMINARY DETAILS L1.6 PRELIMINARY PLANTING PLAN L1.7 PRELIMINARY PLANTING PLAN</p> <p>CIVIL</p> <p>1 OF 7 PRELIMINARY COVER SHEET 2 OF 7 PRELIMINARY GRADING & DRAINAGE PLAN 3 OF 7 PRELIMINARY GRADING & DRAINAGE PLAN 4 OF 7 PRELIMINARY GRADING & DRAINAGE PLAN 5 OF 7 PRELIMINARY UTILITY PLAN 6 OF 7 PRELIMINARY STORM WATER MANAGEMENT PLAN 7 OF 7 PRELIMINARY OVERALL PLAN, SIGNAGE AND STRIPING, AND WALMART TRUCK ACCESS</p>		<p>EXHIBIT A</p> <p>DR2017-0001</p>
	CONTACTS	<p>OWNER: Ardie Zahedani, St. Anton Communities</p> <p>ARCHITECT: Ben Seager, KTGy Group, Inc.</p> <p>LANDSCAPE ARCHITECT: Kevin Leamy, Fuhrman Leamy Land Group</p> <p>CIVIL ENGINEER: Patrick Longtin, TLA Inc.</p>	UTILITIES & SERVICES
SUMMARY	<p>Apartment Site Area: ±7.8 acres APN:010-470-021-022</p> <p>Existing General Plan Use: RC 010-470-021-026</p> <p>Amended General Plan Use: HDR</p> <p>Existing Zoning: C-2</p> <p>Amended Zoning: R-3</p> <p>NOTE: A Lot Line Adjustment is required to create the parcels as proposed.</p>		

QUARRY PLACE - APARTMENTS

COVER SHEET

A0.1

ST. ANTON
COMMUNITIES

1801 I Street, Suite 200
Sacramento, CA
916.471.3000

TLA

1528 Eureka Road, Suite 100
Roseville, CA 95661
916.786.0685

FUHRMAN LEAMY
LAND GROUP

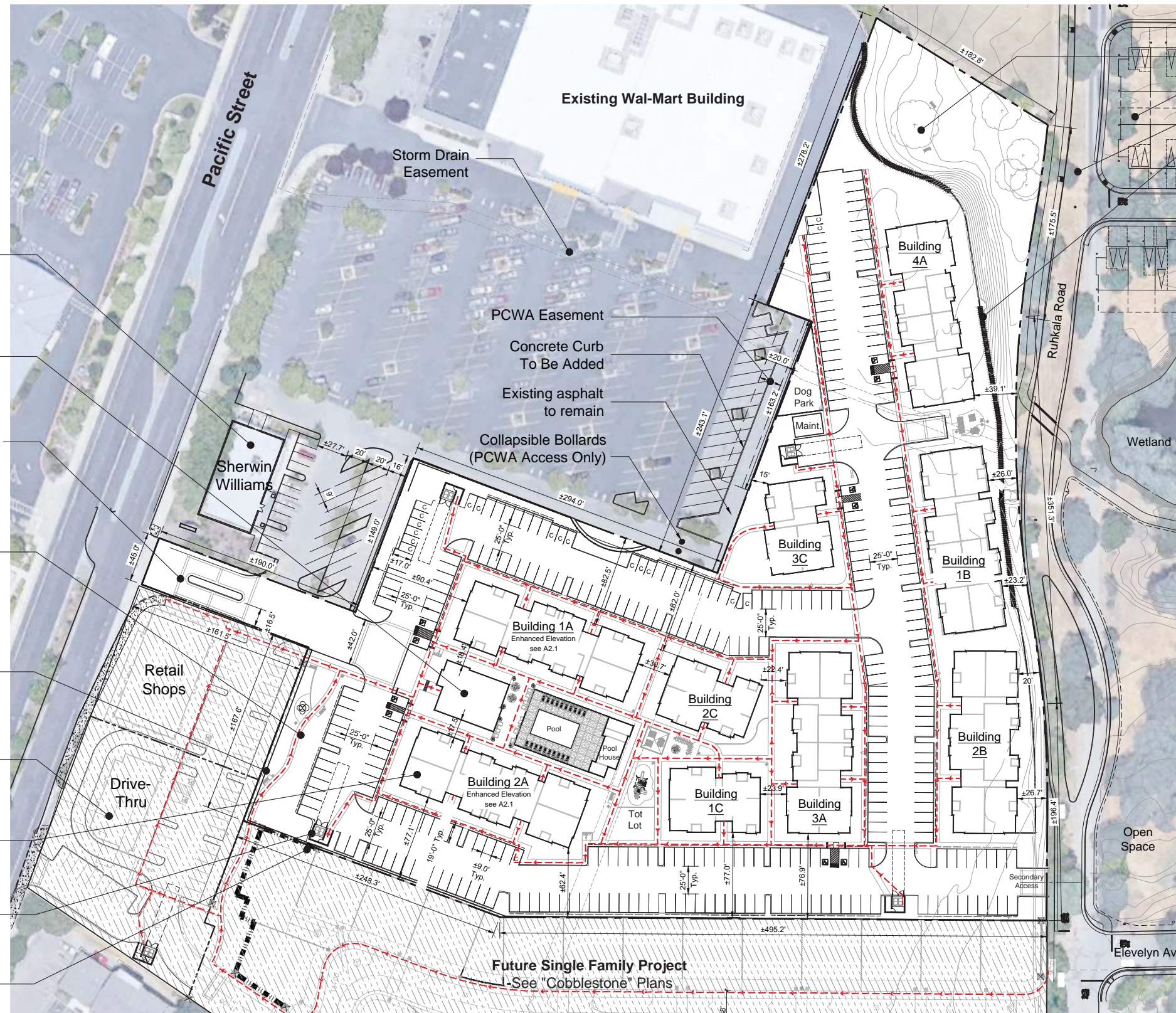
2140 Professional Drive, Suite 115
Roseville, CA 95661
916.783.5263

ROCKLIN, CA
KTGY # 2016-0189

07.19.2019

KTGY Group, Inc.
Architecture+Planning
17911 Von Karman #200
Irvine, CA 92614
949.851.2133
ktgy.com





Existing Sherwin Williams store to remain
-See A1.2 for parking modification detail plan

1-Story Leasing & Community Building

Project Entry with new decorative pavement

Linear Park (See L1.1 for details)

Project Boundary

Retail Component (See Quarry Place Retail Plans)

3-Story Walk-up Building, typ.

Trash Enclosure with front approach clearance, typ. (See A2.6 for details)

Proposed masonry soundwall (See L1.2 for Fencing Plan)

Existing oak tree to remain
Future "Villages" Improvement
Ruhkala Road ROW
Existing retaining wall to remain (See L1.2 for Fencing Plan)

Site Summary:
Gross Site Area: ±15.2 acres

Retail Site:
Gross Area: ±1.18 Acres
Retail Component: ±9,700 sf
-See "Quarry Place - Retail" drawing set for building details

Apartment Project Summary:
Apartment Site Area: ±7.8 acres APN:010-470-021-022
General Plan Use: HDR 010-470-021-026
Zoning Designation: R-3

Unit Count: 180 Units
Density: ±23.1 du/acres

Building Area:	Building Area	Occurrences	Total
Building Type A:	±24,770 sf	4	±99,080 sf
Building Type B:	±27,570 sf	2	±55,140 sf
Building Type C:	±12,385 sf	3	±37,155 sf
Leasing Building:	±2,706 sf	1	±2,706 sf
Pool House:	±919 sf	1	±919 sf
Total Building Area:			±194,997 sf

Lot Coverage:	Lot Coverage	Occurrences	Gross Coverage
Building Type A:	±8,212 sf	4	±32,848 sf
Building Type B:	±8,809 sf	2	±17,618 sf
Building Type C:	±4,117 sf	3	±12,351 sf
Leasing Building:	±2,706 sf	1	±2,706 sf
Pool House:	±919 sf	1	±919 sf
Total Lot Coverage:			±66,442 sf ±19.6% Lot Coverage

Unit Summary:

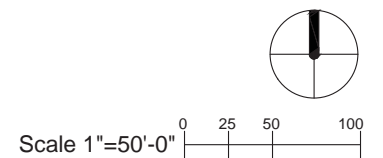
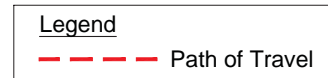
1 Bedroom	78 DUs	(43%)
2 Bedrooms	72 DUs	(40%)
3 Bedrooms	30 DUs	(17%)
Total Units	180 DUs	(100%)

Parking Required:

1 Bedroom (1 Space) X 78 = 78	
2 Bedrooms (2 Spaces) X 72 = 144	
3 Bedrooms (2 Spaces) X 30 = 60	
Total	282 spaces

Parking Provided:

Parking Type	Count
Standard	304 spaces
Compact	19 spaces
Accessible Standard	8 spaces
Accessible Van	2 Spaces
Total	333 Spaces (1.85 sp/unit)



QUARRY PLACE - APARTMENTS

ST. ANTON
COMMUNITIES

1801 I Street, Suite 200
Sacramento, CA
916.471.3000

SITE PLAN

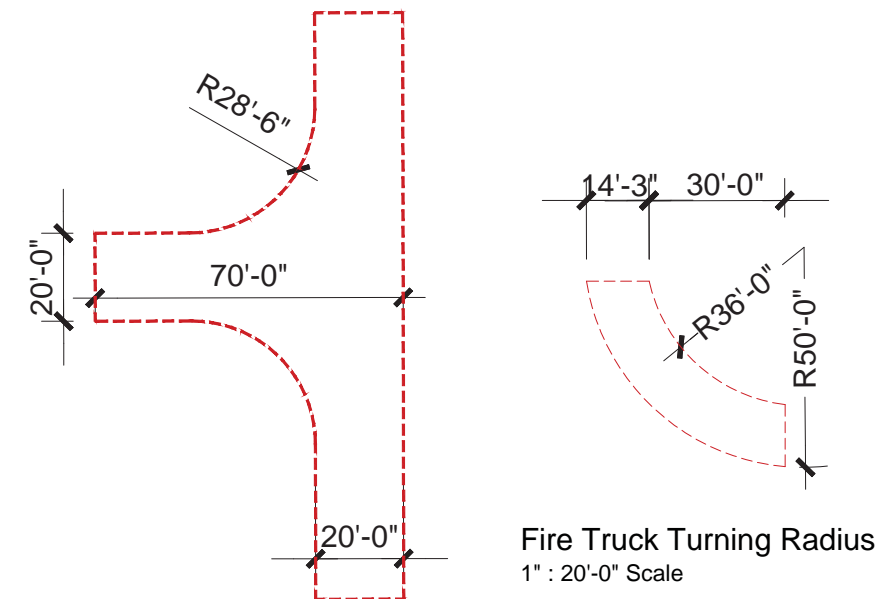
ROCKLIN, CA
KTGY # 2016-0189

07.19.2019

A1.0

KTGY Group, Inc.
Architecture+Planning
17911 Von Karman #200
Irvine, CA 92614
949.851.2133
ktgy.com





Fire Truck Turning Radius
1" : 20'-0" Scale

Acceptable Alternative
To 120' Hammerhead*
(Per CFC Appendix D)
1" : 20'-0" Scale

3-Story Walk-up Building, Typ.

Fire Truck Access
Along Ruhkala Road

Legend	
	"Hose Pull" 150' Max Per CFC §503.1.1
	Red Curb
	Fire Lane

*Note: Hammerhead to be designated as Fire Lane with use of red curb and stamped asphalt (to match project entry paving).
-See Landscape Drawings for details



Scale 1"=60'-0"

QUARRY PLACE - APARTMENTS

ST. ANTON
COMMUNITIES

1801 I Street, Suite 200
Sacramento, CA
916.471.3000

FIRE TRUCK ACCESS PLAN

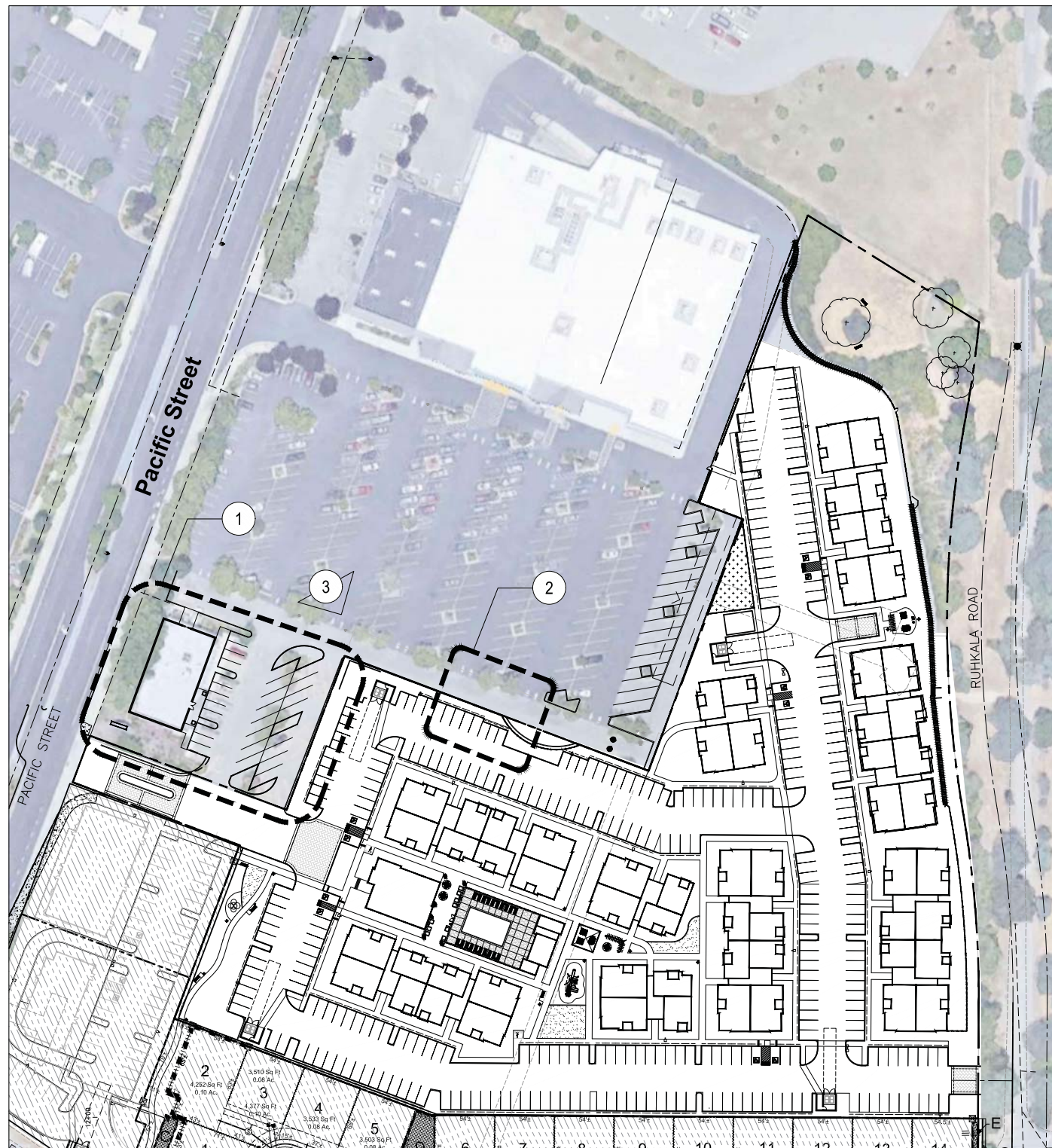
ROCKLIN, CA
KTGY # 2016-0189

07.19.2019

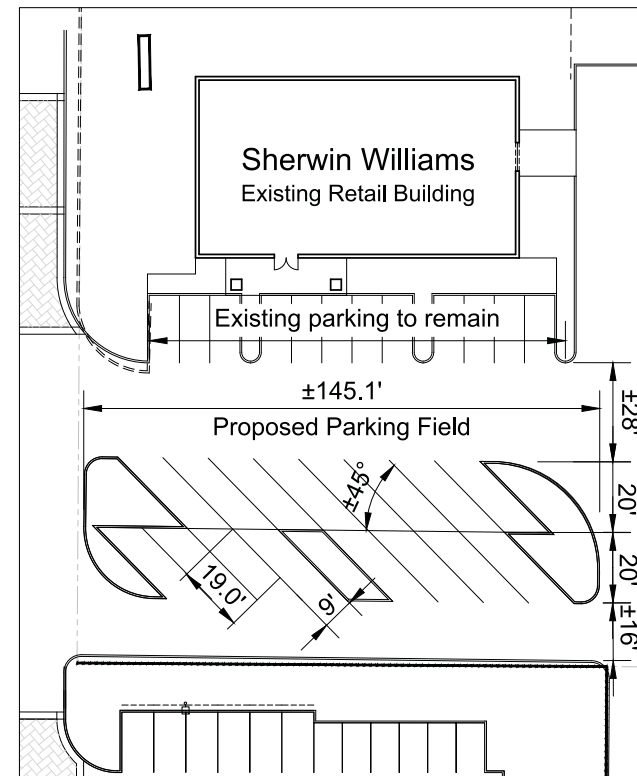
A1.1

KTGY Group, Inc.
Architecture+Planning
17911 Von Karman #200
Irvine, CA 92614
949.851.2133
ktgy.com

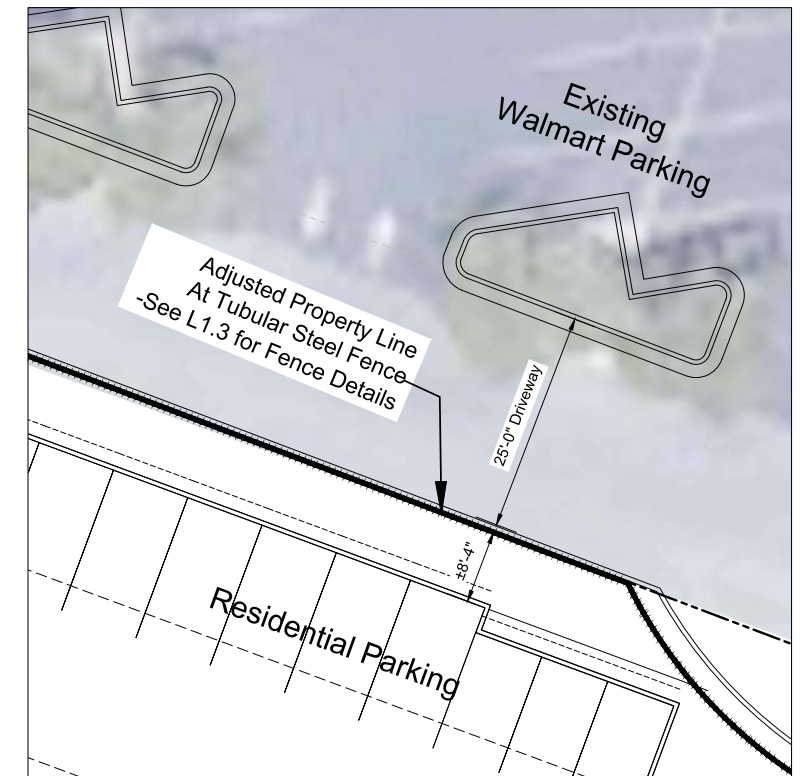




Wal-Mart Truck Access Exhibit



1. Sherwin Williams Parking Detail Plan
N.T.S.



2. Typical Condition of Wal-Mart site interface
N.T.S.



3. View of Wal-Mart Drive Aisle Easement

25'-0" Wal-Mart Drive Aisle Easement

Proposed Fence
- This rendering is intended to depict spatial relationships only
See L1.3 for fencing details

QUARRY PLACE - APARTMENTS

ST. ANTON
COMMUNITIES

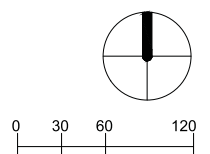
1801 I Street, Suite 200
Sacramento, CA
916.471.3000

CONTEXT INTERFACE PLAN

WALMART DRIVE AISLE EXHIBIT
AND SHERWIN WILLIAMS MODIFICATION PLAN

ROCKLIN, CA
KTGY # 2016-0189

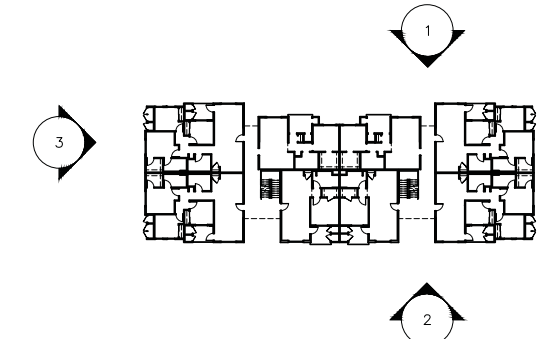
05.10.2019



A1.2

KTGY Group, Inc.
Architecture+Planning
17911 Von Karman #200
Irvine, CA 92614
949.851.2133
ktgy.com





Key Map n.t.s.

Material Legend

- 1. Asphalt Composite Roof
- 2. Stucco
- 3. Fiber Cement Siding
- 4. Stone Veneer
- 5. Vinyl Window With Trim
- 6. Painted Vertical Siding
- 7. Painted Metal Door
- 8. Bracket
- 9. Painted Wood
- 10. Standing Seam Roof
- 11. Metal Railings

1. Rear Elevation



2. Front Elevation

3. Typ. Side Elevation

Scale 1/8"=1'-0" 0 4 8 16

QUARRY PLACE - APARTMENTS

ST. ANTON
COMMUNITIES
1801 I Street, Suite 200
Sacramento, CA
916.471.3000

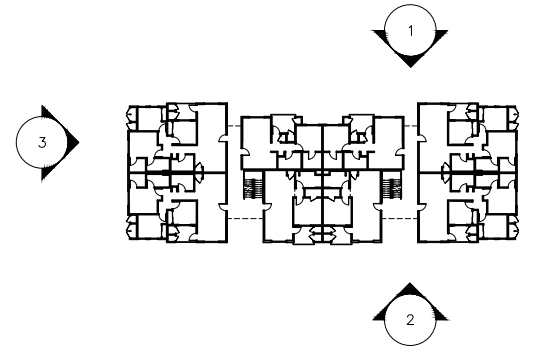
ELEVATIONS - 'BUILDING A'

ROCKLIN, CA
KTGY # 2016-0189 05.10.2019

KTGY Group, Inc.
Architecture+Planning
17911 Von Karman #200
Irvine, CA 92614
949.851.2133
ktgy.com



A2.0



Key Map n.t.s.

- Material Legend**
- 1. Asphalt Composite Roof
 - 2. Stucco
 - 3. Fiber Cement Siding
 - 4. Stone Veneer
 - 5. Vinyl Window With Trim
 - 6. Painted Vertical Siding
 - 7. Painted Metal Door
 - 8. Bracket
 - 9. Painted Wood
 - 10. Standing Seam Roof
 - 11. Metal Railings



1. Rear Elevation

- 5
- 3
- 11



2. Front Elevation

- 4



3. Typ. Side Elevation

Scale 1/8"=1'-0" 0 4 8 16

QUARRY PLACE - APARTMENTS

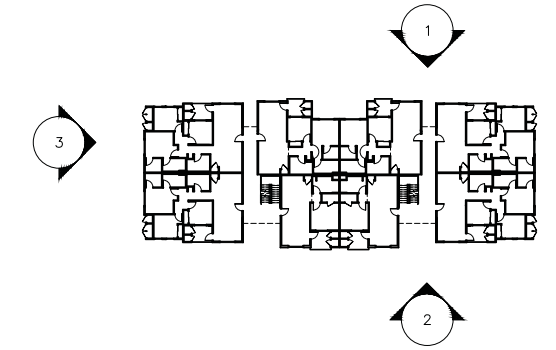
ELEVATIONS - 'BUILDING A - ENHANCED ELEVATION A2.1

ST. ANTON
COMMUNITIES
1801 I Street, Suite 200
Sacramento, CA
916.471.3000

ROCKLIN, CA
KTGY # 2016-0189 05.10.2019

KTGY Group, Inc.
Architecture+Planning
17911 Von Karman #200
Irvine, CA 92614
949.851.2133
ktgy.com





Key Map n.t.s.

- Material Legend**
1. Asphalt Composite Roof
 2. Stucco
 3. Fiber Cement Siding
 4. Stone Veneer
 5. Vinyl Window With Trim
 6. Painted Vertical Siding
 7. Painted Metal Door
 8. Bracket
 9. Painted Wood
 10. Standing Seam Roof
 11. Metal Railings

1. Rear Elevation



2. Front Elevation



3. Typ. Side Elevation

Scale 1/8"=1'-0"

QUARRY PLACE - APARTMENTS



1801 I Street, Suite 200
 Sacramento, CA
 916.471.3000

ELEVATIONS - 'BUILDING B'

ROCKLIN, CA
 KTG # 2016-0189

05.10.2019

KTGY Group, Inc.
Architecture+Planning
 17911 Von Karman #200
 Irvine, CA 92614
 949.851.2133
 ktgy.com



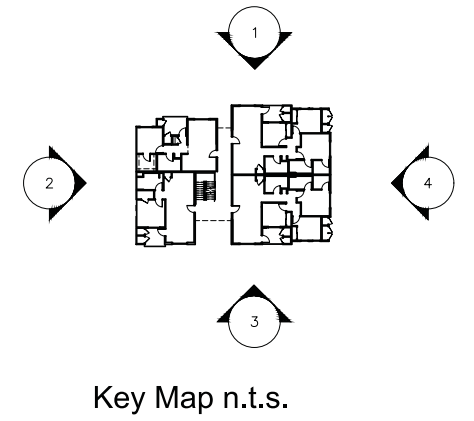
A2.2



1. Rear Elevation



2. Right Elevation



3. Front Elevation



4. Left Elevation

Material Legend

- 1. Asphalt Composite Roof
- 2. Stucco
- 3. Fiber Cement Siding
- 4. Stone Veneer
- 5. Vinyl Window With Trim
- 6. Painted Vertical Siding
- 7. Painted Metal Door
- 8. Bracket
- 9. Painted Wood
- 10. Standing Seam Roof
- 11. Metal Railing

Scale 1/8"=1'-0"

QUARRY PLACE - APARTMENTS

ST. ANTON
COMMUNITIES

1801 I Street, Suite 200
Sacramento, CA
916.471.3000

ELEVATIONS - BUILDING C

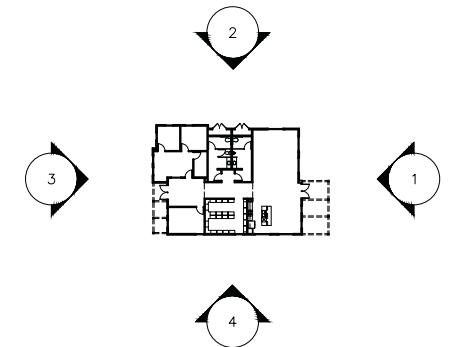
ROCKLIN, CA
KTGY # 2016-0189

05.10.2019

A2.3

KTGY Group, Inc.
Architecture+Planning
17911 Von Karman #200
Irvine, CA 92614
949.851.2133
ktgy.com





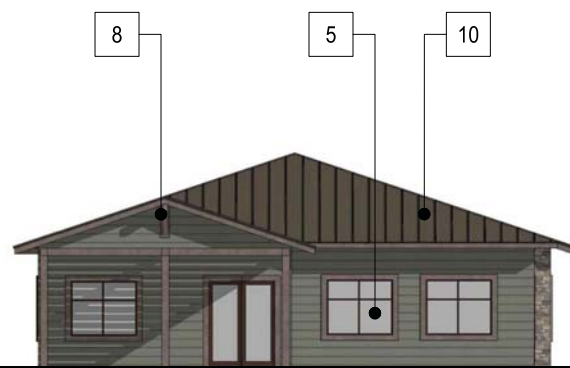
Key Map n.t.s.



1. Front Elevation



2. Left Elevation



3. Rear Elevation



4. Right Elevation

Material Legend

- 1. Asphalt Composite Roof
- 2. Stucco
- 3. Fiber Cement Siding
- 4. Stone Veneer
- 5. Vinyl Window With Trim
- 6. Painted Vertical Siding
- 7. Painted Metal Door
- 8. Bracket
- 9. Painted Wood
- 10. Standing Seam Roof

Scale 1/8"=1'-0"

QUARRY PLACE - APARTMENTS

ST. ANTON
COMMUNITIES

1801 I Street, Suite 200
Sacramento, CA
916.471.3000

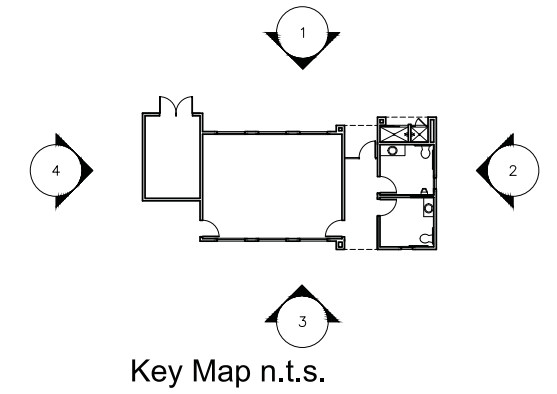
ELEVATIONS - 'AMENITY BUILDING' A2.4

ROCKLIN, CA
KTGY # 2016-0189

05.10.2019

KTGY Group, Inc.
Architecture+Planning
17911 Von Karman #200
Irvine, CA 92614
949.851.2133
ktgy.com

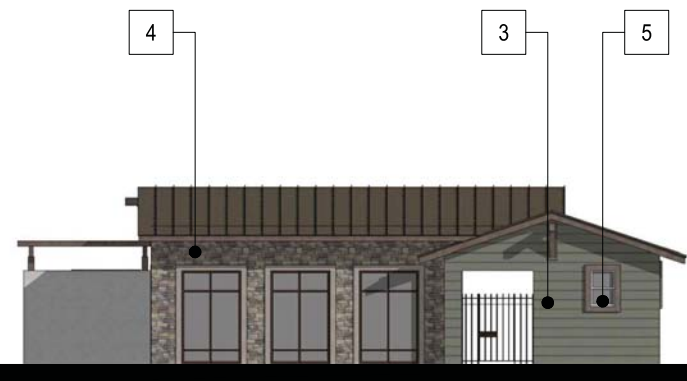




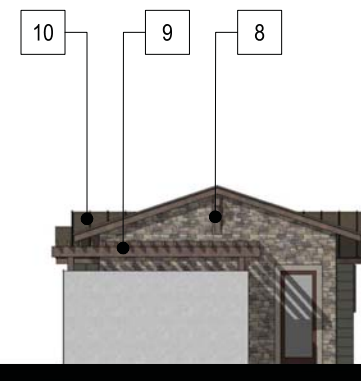
1. Front Elevation



2. Left Elevation



3. Rear Elevation



4. Right Elevation

Material Legend

- 1. Asphalt Composite Roof
- 2. Stucco
- 3. Fiber Cement Siding
- 4. Stone Veneer
- 5. Vinyl Window With Trim
- 6. Painted Vertical Siding
- 7. Painted Metal Door
- 8. Bracket
- 9. Painted Wood
- 10. Standing Seam Roof

Scale 1/8"=1'-0"

QUARRY PLACE - APARTMENTS

ST. ANTON
COMMUNITIES

1801 I Street, Suite 200
Sacramento, CA
916.471.3000

ELEVATIONS - 'POOL HOUSE'

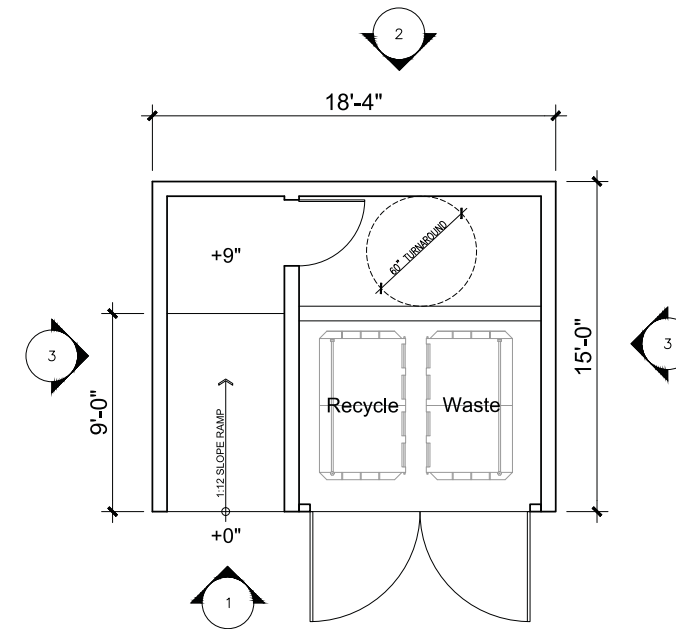
ROCKLIN, CA
KTGY # 2016-0189

05.10.2019

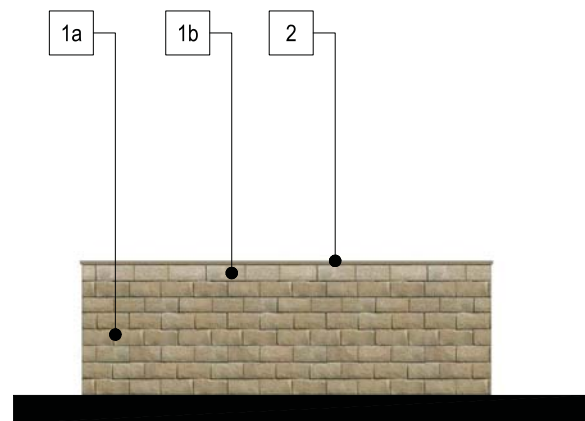
KTGY Group, Inc.
Architecture+Planning
17911 Von Karman #200
Irvine, CA 92614
949.851.2133
ktgy.com



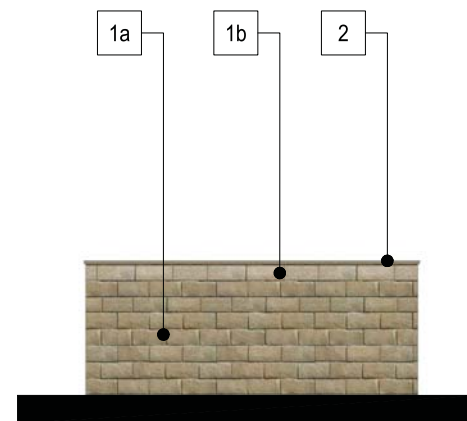
A2.5



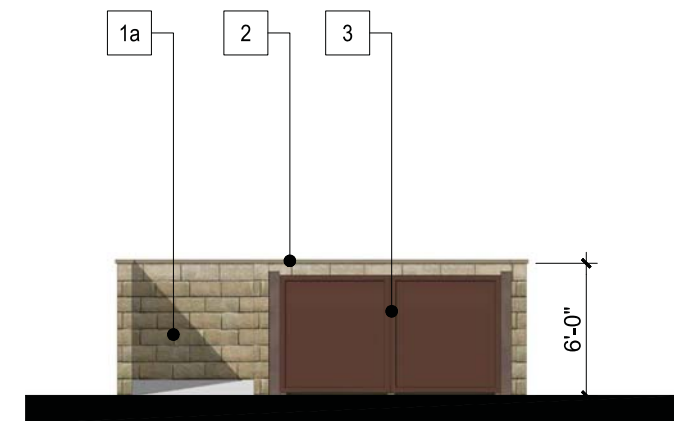
Trash Enclosure - Floor Plan



2. Rear Elevation



3. Side Elevation



1. Front Elevation

Material Legend

- 1a. Tan Split Face CMU
- 1b. Top Coarse - Standard Face Tan CMU
- 2. Split Paver Cap
- 3. Painted Metal Door with Metal Posts

Note: Masonry wall details similar to Detail A on sheet L1.3

Scale 1/4"=1'-0"

QUARRY PLACE - APARTMENTS

ST. ANTON
COMMUNITIES

1801 I Street, Suite 200
Sacramento, CA
916.471.3000

ELEVATIONS - 'TRASH ENCLOSURE'

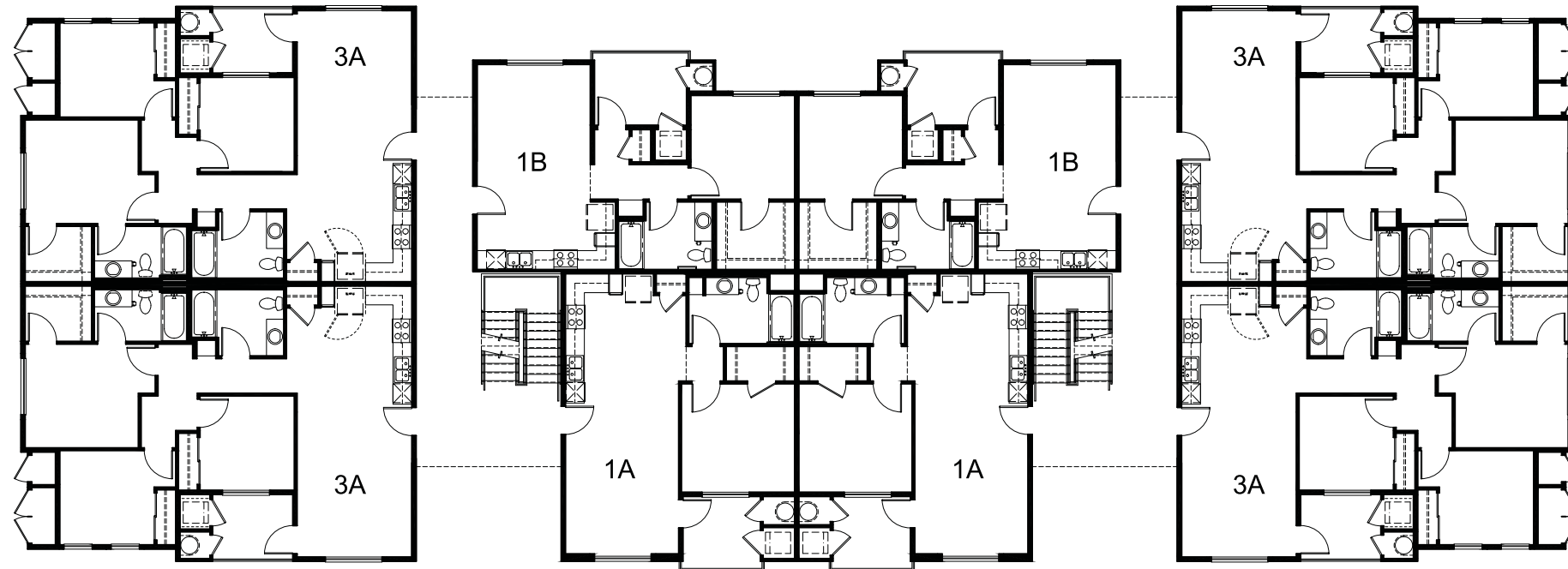
A2.6

ROCKLIN, CA
KTGY # 2016-0189

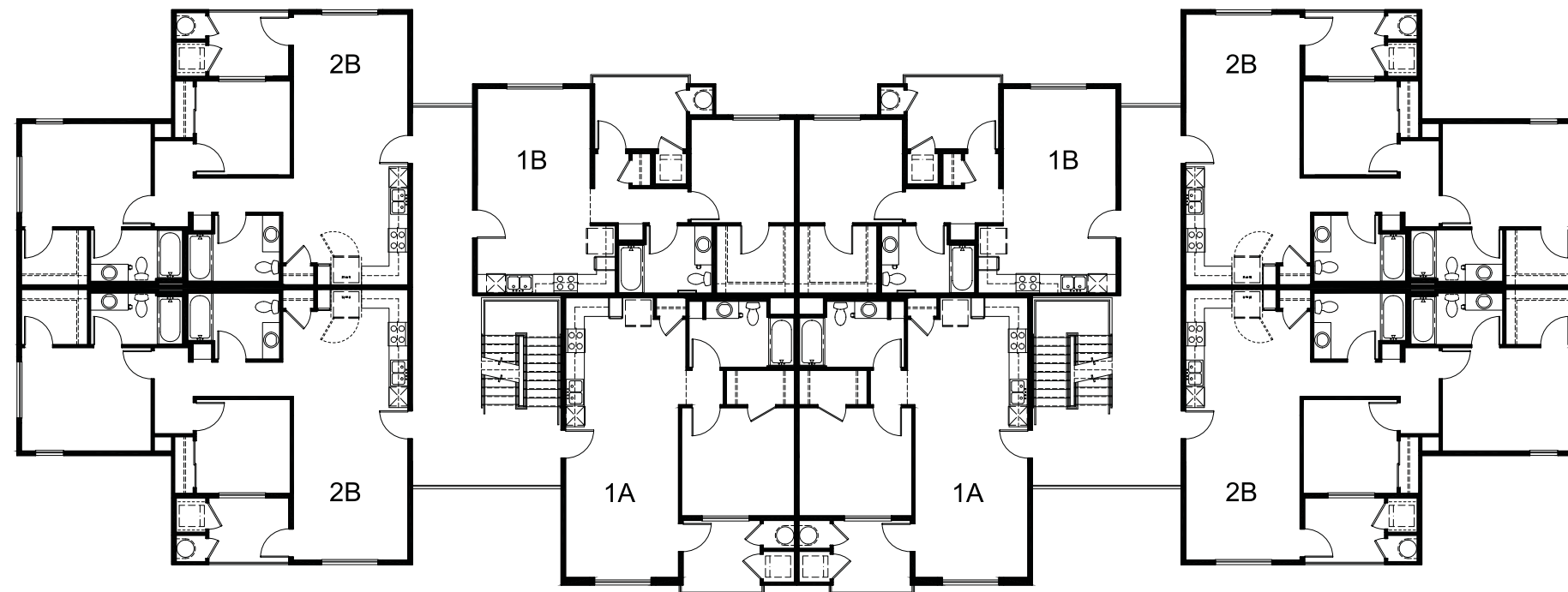
05.10.2019

KTGY Group, Inc.
Architecture+Planning
17911 Von Karman #200
Irvine, CA 92614
949.851.2133
ktgy.com





First Floor



Second - Third Floor

Scale 1/8"=1'-0"

QUARRY PLACE - APARTMENTS

ST. ANTON
COMMUNITIES

1801 I Street, Suite 200
Sacramento, CA
916.471.3000

FLOOR PLAN - 'BUILDING A'

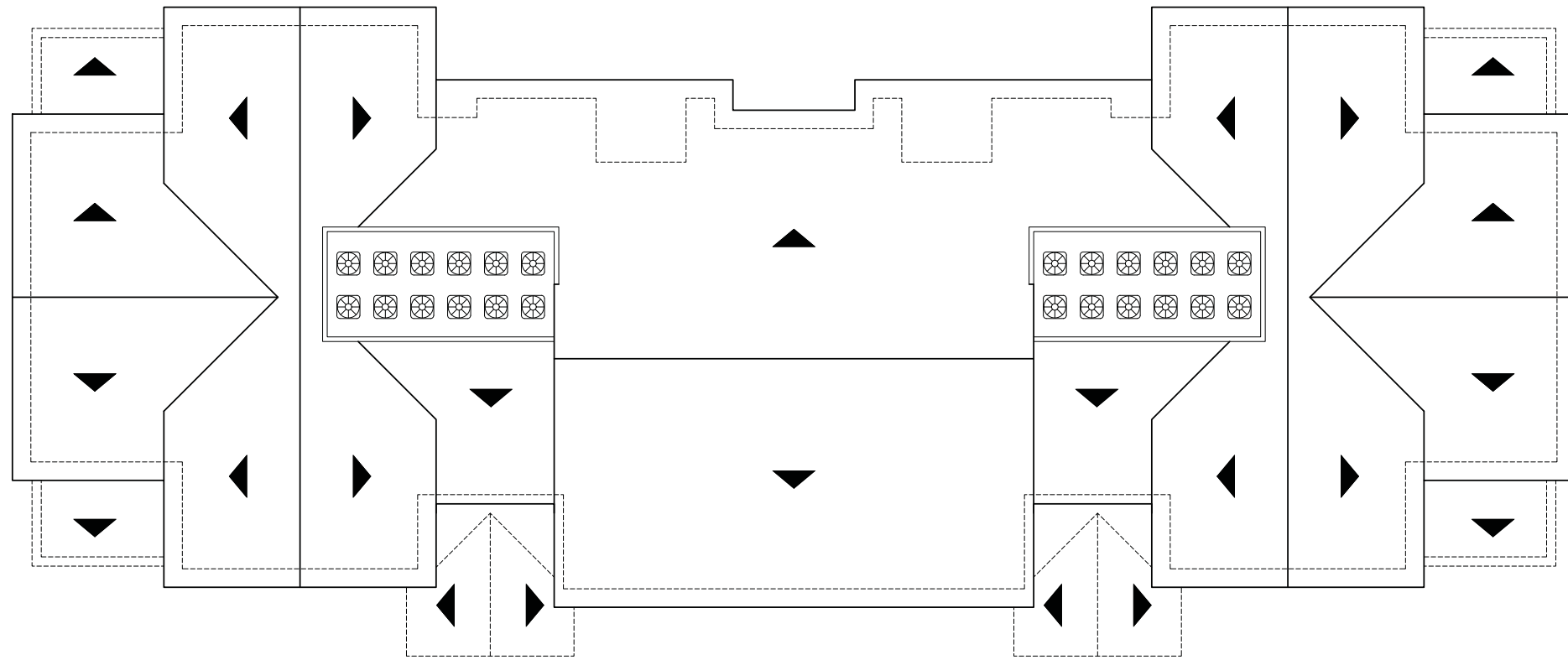
ROCKLIN, CA
KTGY # 2016-0189

05.10.2019

A3.0

KTGY Group, Inc.
Architecture+Planning
17911 Von Karman #200
Irvine, CA 92614
949.851.2133
ktgy.com





Roof Plan

Scale 1/8"=1'-0"

QUARRY PLACE - APARTMENTS

ST. ANTON
COMMUNITIES

1801 I Street, Suite 200
Sacramento, CA
916.471.3000

FLOOR PLAN - 'BUILDING A'

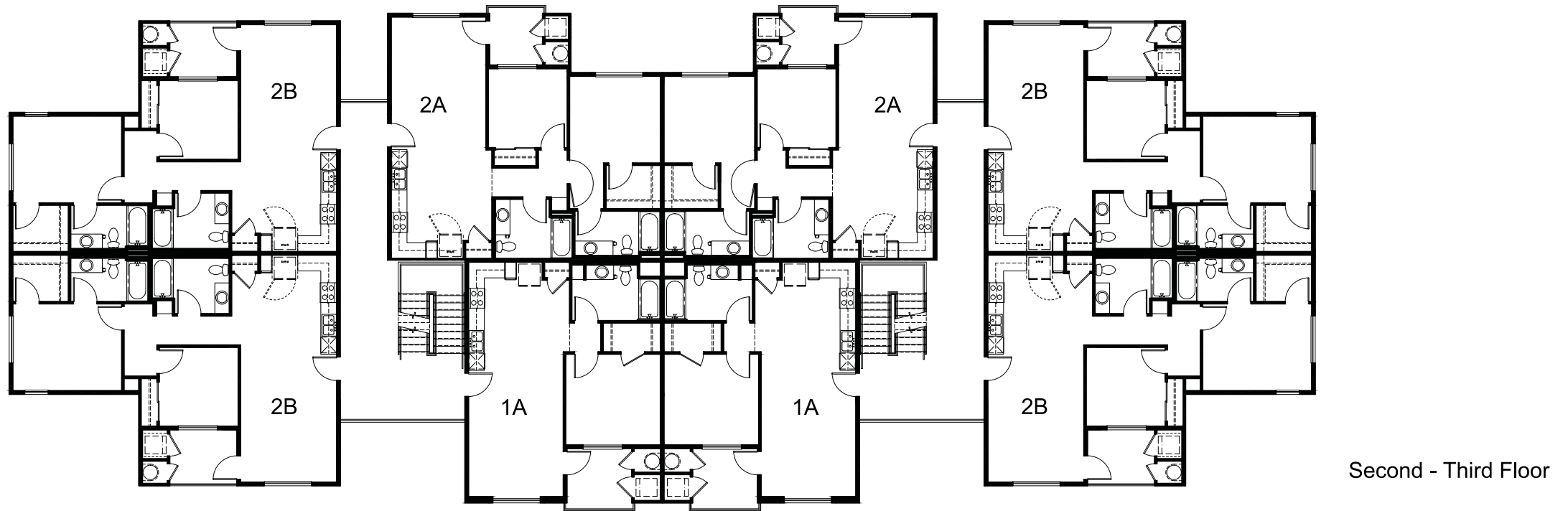
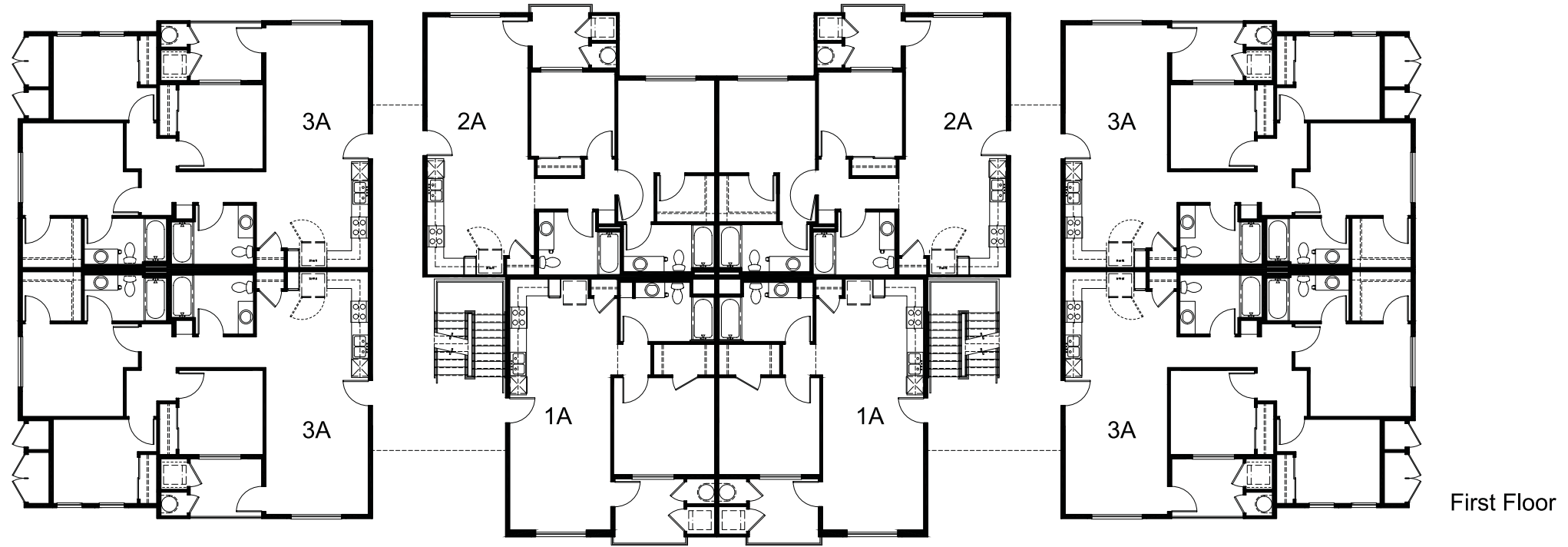
ROCKLIN, CA
KTGY # 2016-0189

05.10.2019

KTGY Group, Inc.
Architecture+Planning
17911 Von Karman #200
Irvine, CA 92614
949.851.2133
ktgy.com



A3.1



Scale 1/8"=1'-0" 0 4 8 16

QUARRY PLACE - APARTMENTS

ST. ANTON
COMMUNITIES

1801 I Street, Suite 200
Sacramento, CA
916.471.3000

FLOOR PLAN - 'BUILDING B'

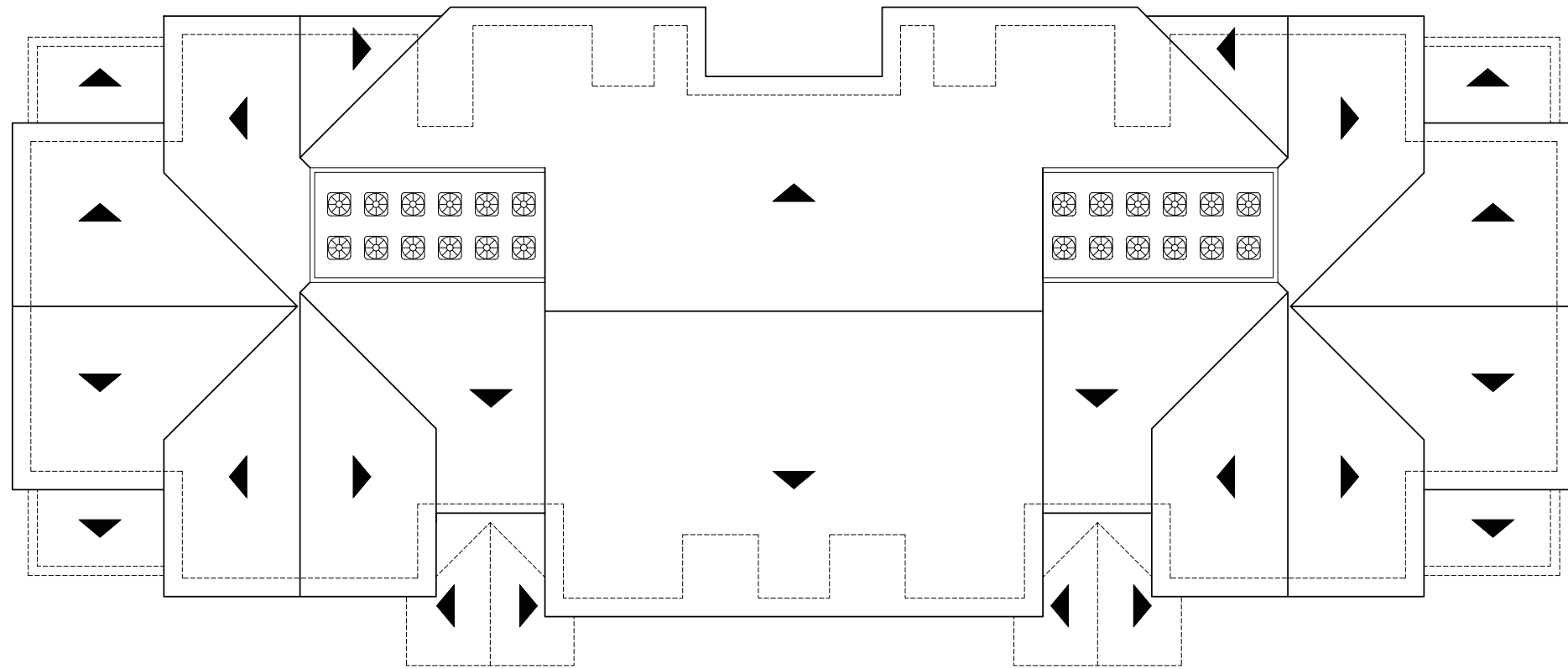
ROCKLIN, CA
KTGY # 2016-0189

05.10.2019


KTGY Group, Inc.
Architecture+Planning
17911 Von Karman #200
Irvine, CA 92614
949.851.2133
ktgy.com



A3.2



Roof Plan

Scale 1/8"=1'-0" 

QUARRY PLACE - APARTMENTS

ST. ANTON
COMMUNITIES

1801 I Street, Suite 200
Sacramento, CA
916.471.3000

FLOOR PLAN - 'BUILDING B'

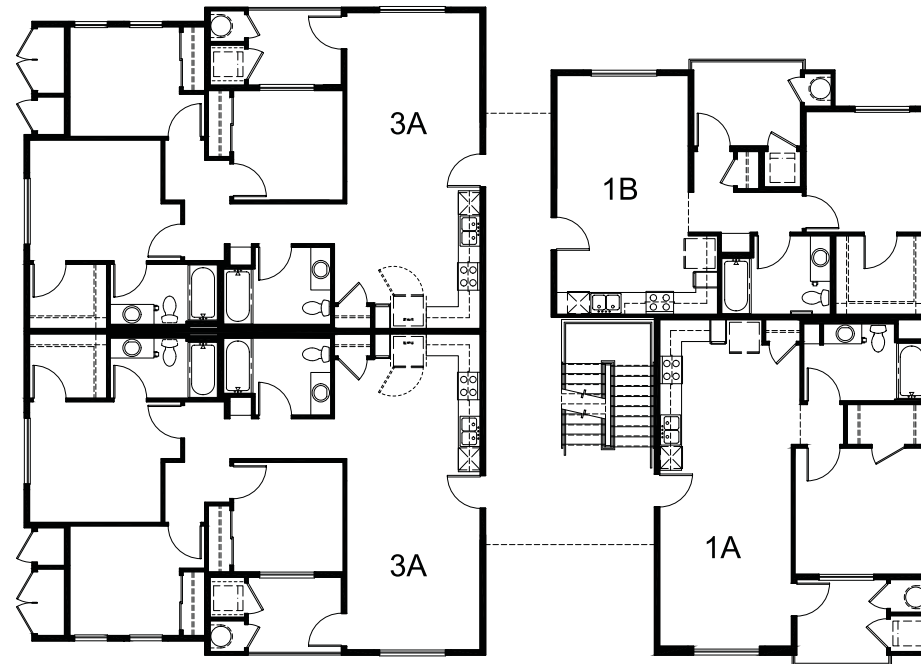
ROCKLIN, CA
KTGY # 2016-0189

05.10.2019

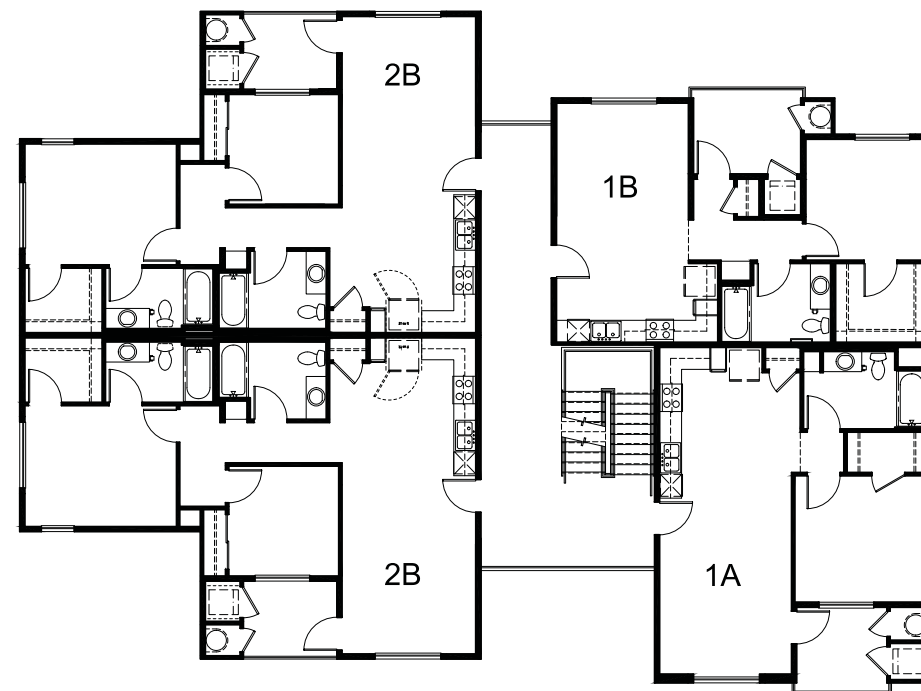
KTGY Group, Inc.
Architecture+Planning
17911 Von Karman #200
Irvine, CA 92614
949.851.2133
ktgy.com



A3.3



First Floor



Second - Third Floor

Scale 1/8"=1'-0"

QUARRY PLACE - APARTMENTS

ST. ANTON
COMMUNITIES

1801 I Street, Suite 200
Sacramento, CA
916.471.3000

FLOOR PLAN - 'BUILDING C'

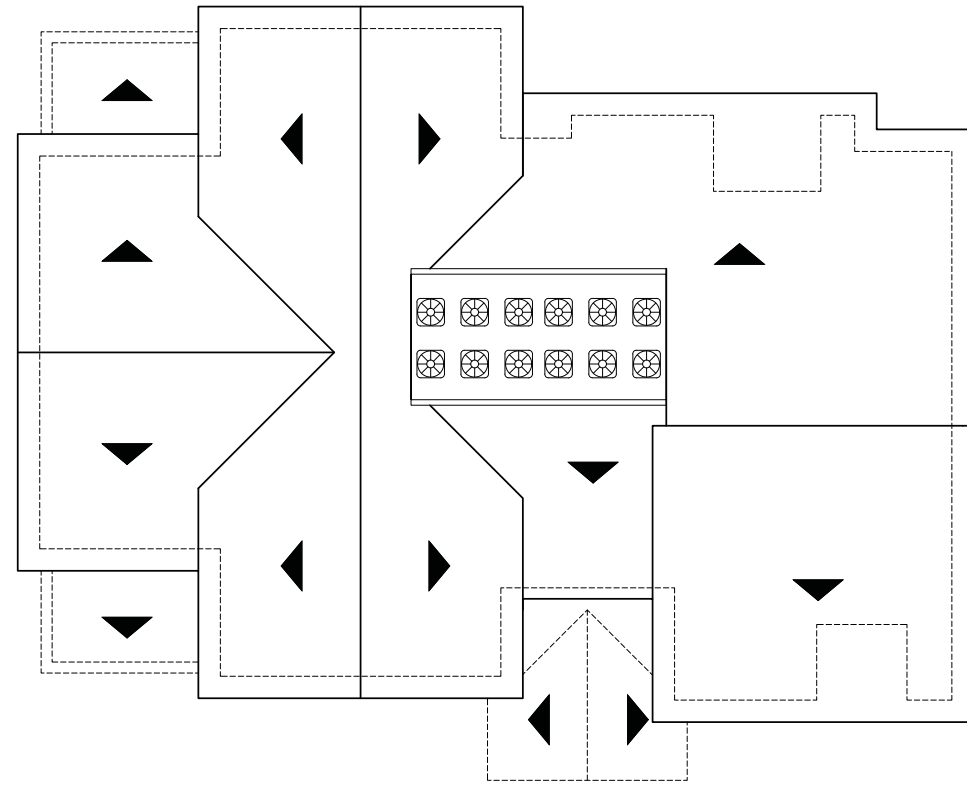
ROCKLIN, CA
KTGY # 2016-0189

05.10.2019

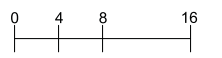
KTGY Group, Inc.
Architecture+Planning
17911 Von Karman #200
Irvine, CA 92614
949.851.2133
ktgy.com



A3.4



Roof Plan

Scale 1/8"=1'-0" 

QUARRY PLACE - APARTMENTS

ST. ANTON
COMMUNITIES

1801 I Street, Suite 200
Sacramento, CA
916.471.3000

FLOOR PLAN - 'BUILDING C'

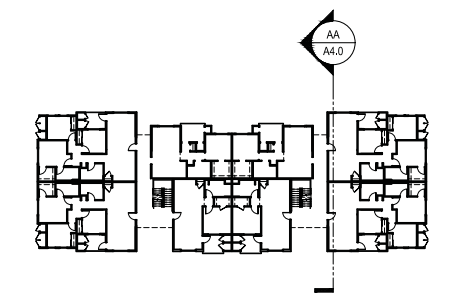
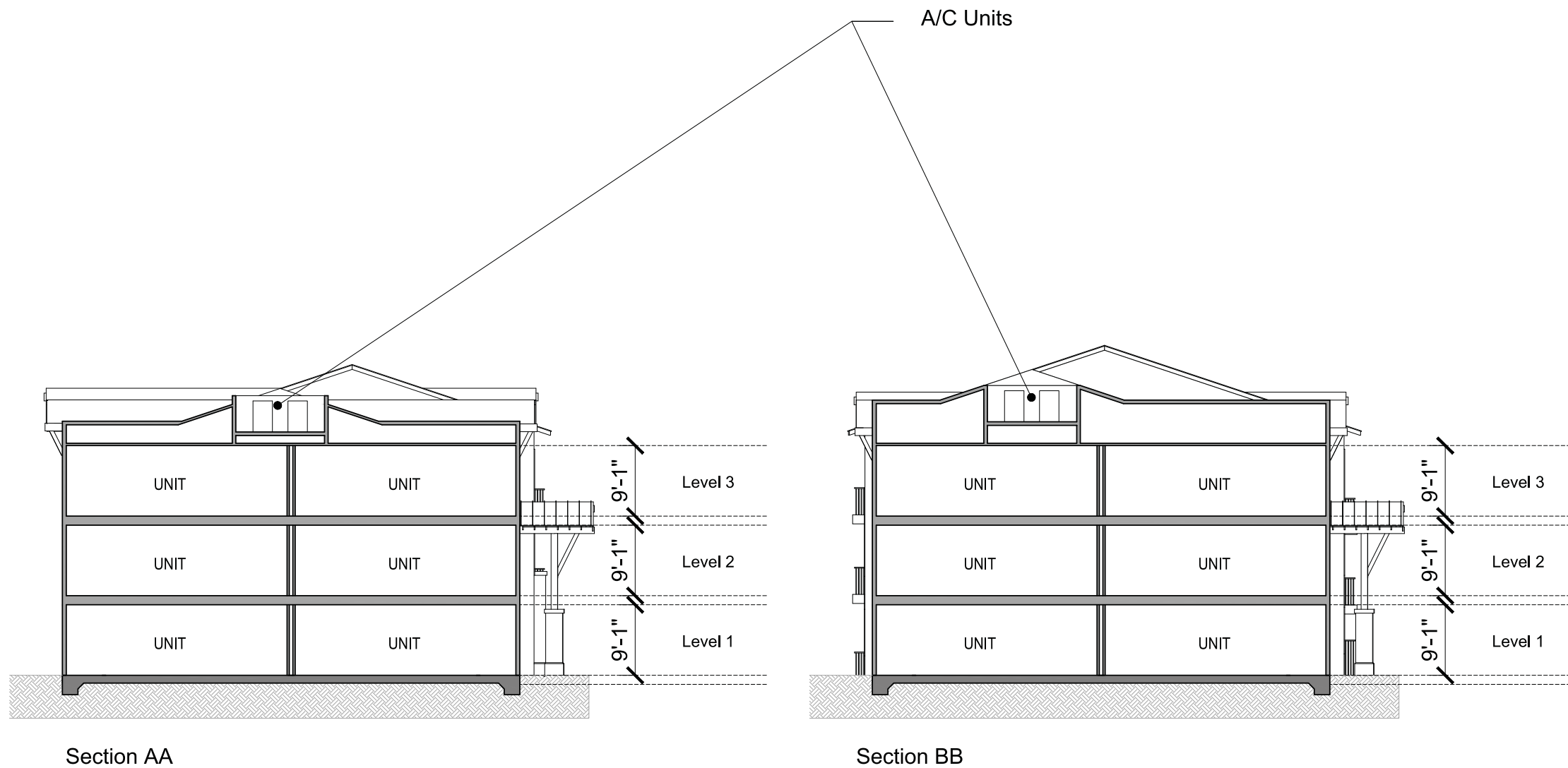
ROCKLIN, CA
KTGY # 2016-0189

05.10.2019

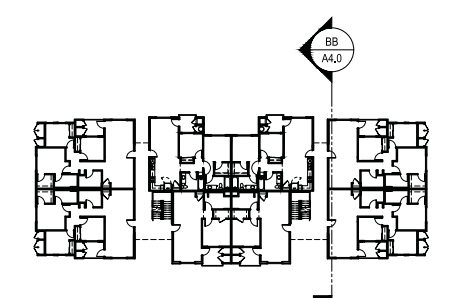
KTGY Group, Inc.
Architecture+Planning
17911 Von Karman #200
Irvine, CA 92614
949.851.2133
ktgy.com



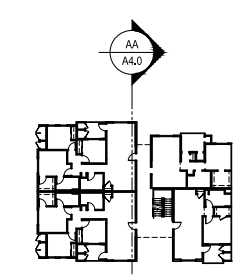
A3.5



Building A



Building B



Building C

Key Map n.t.s.

Scale 1/8"=1'-0" 0 4 8 16

QUARRY PLACE - APARTMENTS

ST. ANTON
COMMUNITIES

1801 I Street, Suite 200
Sacramento, CA
916.471.3000

SECTIONS

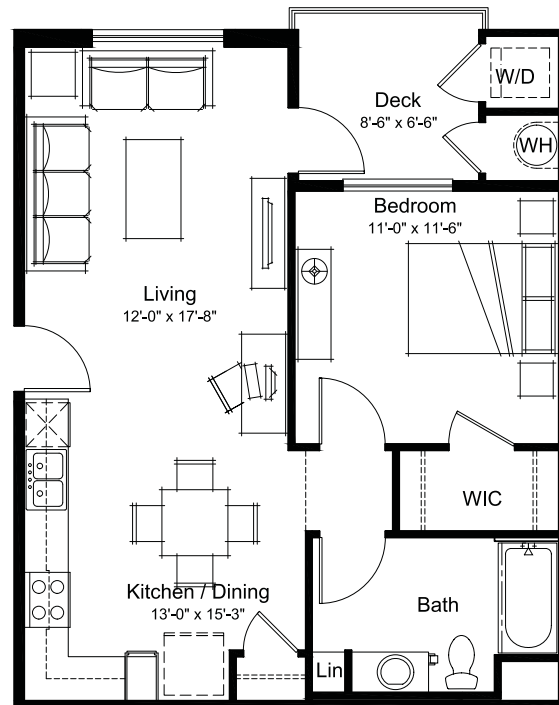
ROCKLIN, CA
KTGY # 2016-0189

05.10.2019

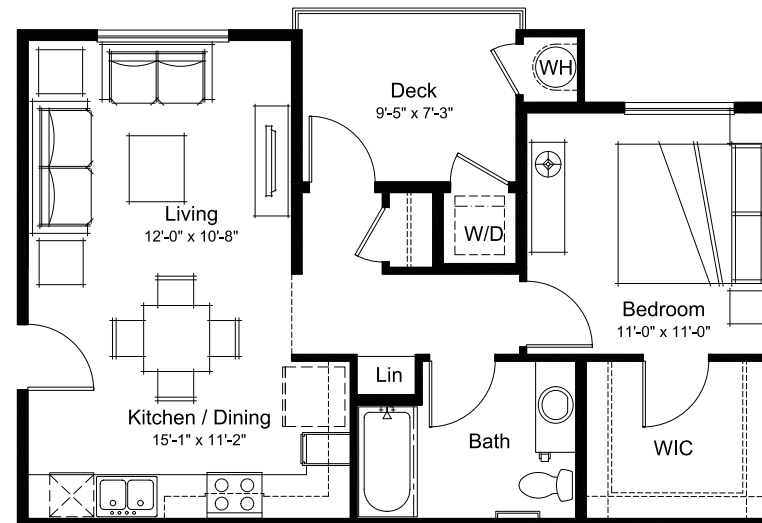
A4.0

KTGY Group, Inc.
Architecture+Planning
17911 Von Karman #200
Irvine, CA 92614
949.851.2133
ktgy.com

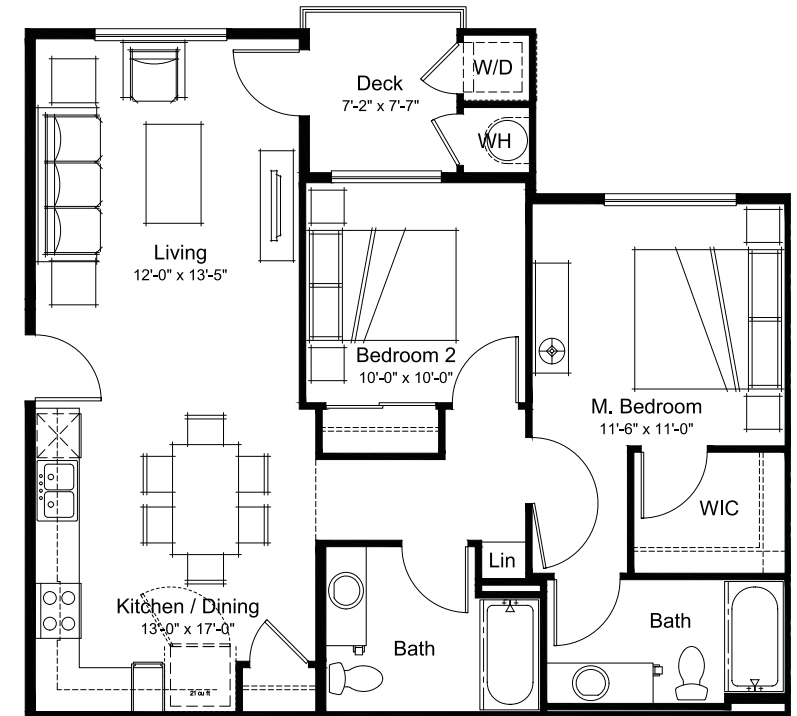




Unit 1A
1 Bd_1 Ba
632 NSF
685 GSF



Unit 1B
1 Bd_1 Ba
622 NSF
674 GSF



Unit 2A
2 Bd_2 Ba
881 NSF
933 GSF

Scale 1/4"=1'-0" 0 2 4 8

QUARRY PLACE - APARTMENTS

ST. ANTON
COMMUNITIES

1801 I Street, Suite 200
Sacramento, CA
916.471.3000

UNIT PLANS

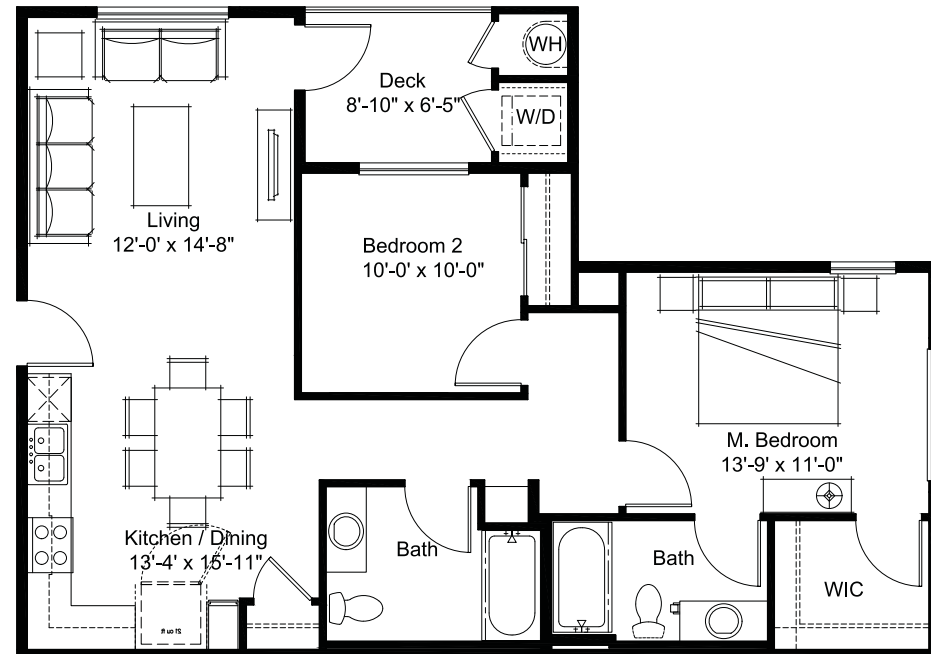
ROCKLIN, CA
KTGY # 2016-0189

05.10.2019

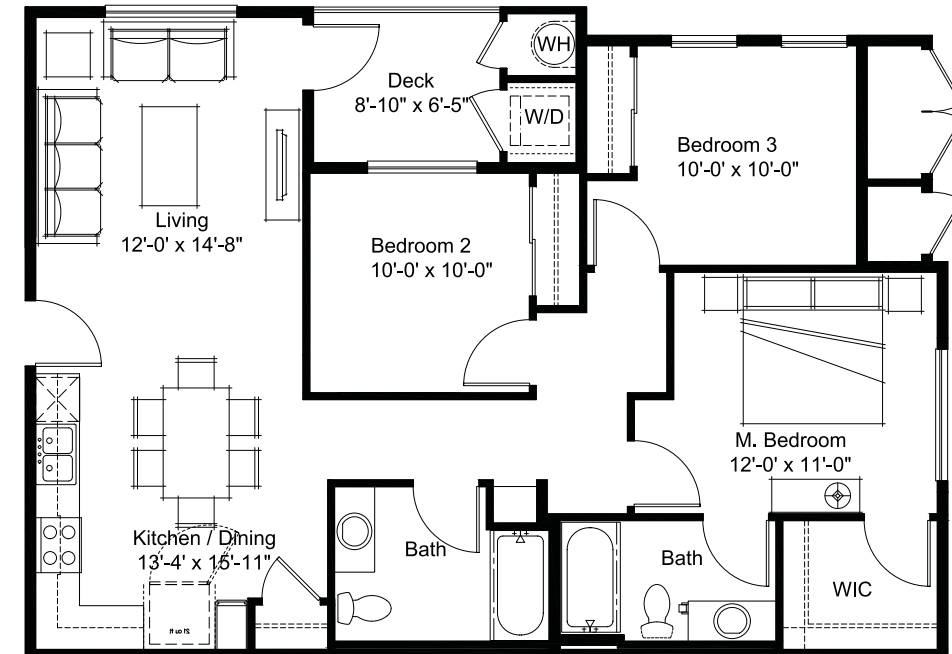
A5.0

KTGY Group, Inc.
Architecture+Planning
17911 Von Karman #200
Irvine, CA 92614
949.851.2133
ktgy.com





Unit 2B
 2 Bd_2 Ba
 897 NSF
 954 GSF



Unit 3A
 3 Bd_2 Ba
 1028 NSF
 1090 GSF

Scale 1/4"=1'-0"

QUARRY PLACE - APARTMENTS

ST. ANTON
 COMMUNITIES

1801 I Street, Suite 200
 Sacramento, CA
 916.471.3000

UNIT PLANS

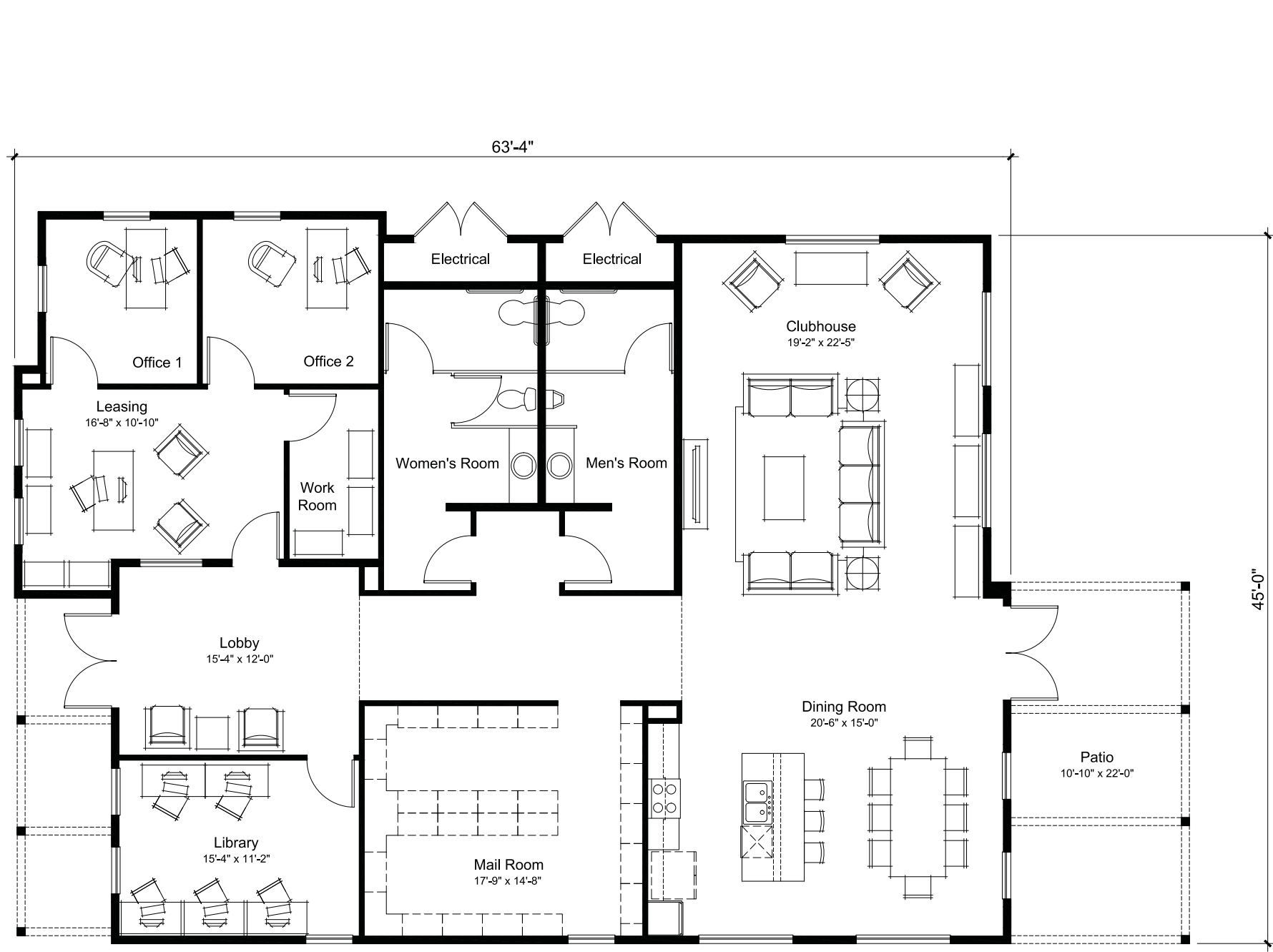
ROCKLIN, CA
 KTGy # 2016-0189

05.10.2019

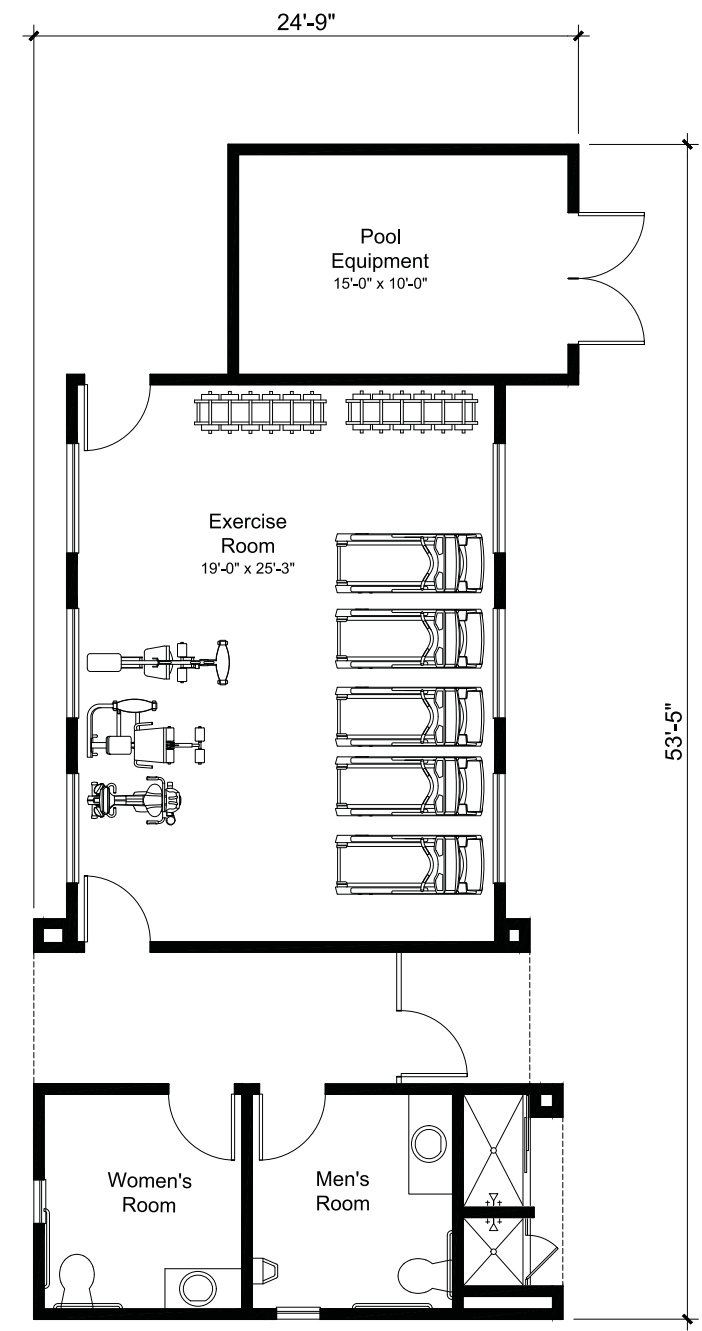
KTGY Group, Inc.
Architecture+Planning
 17911 Von Karman #200
 Irvine, CA 92614
 949.851.2133
 ktgy.com



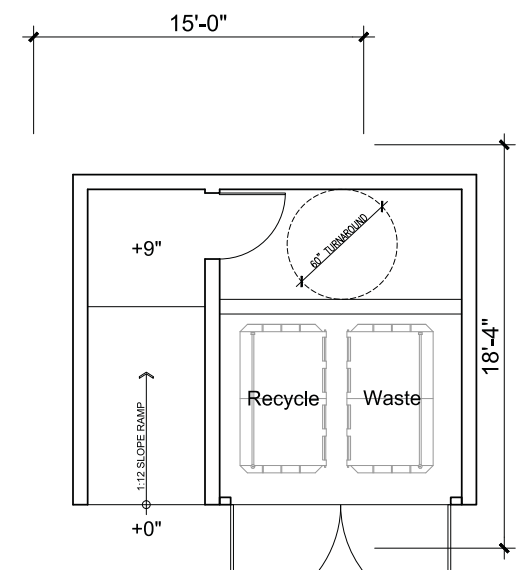
A5.1



Leasing Offices and Clubhouse



Pool House



Trash Enclosure

Scale 1/4"=1'-0" 0 2 4 8

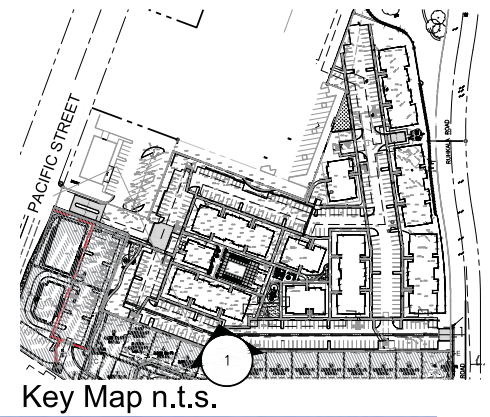
QUARRY PLACE - APARTMENTS FLOOR PLANS - 'AMENITY BUILDINGS & TRASH ENCLOSURE' A5.2

ST. ANTON
COMMUNITIES
1801 I Street, Suite 200
Sacramento, CA
916.471.3000

ROCKLIN, CA
KTGY # 2016-0189 05.10.2019

KTGY Group, Inc.
Architecture+Planning
17911 Von Karman #200
Irvine, CA 92614
949.851.2133
ktgy.com





View of 'Building A', looking north from Single Family Lots

QUARRY PLACE - APARTMENTS

ST. ANTON
COMMUNITIES

1801 I Street, Suite 200
Sacramento, CA
916.471.3000

RENDERING

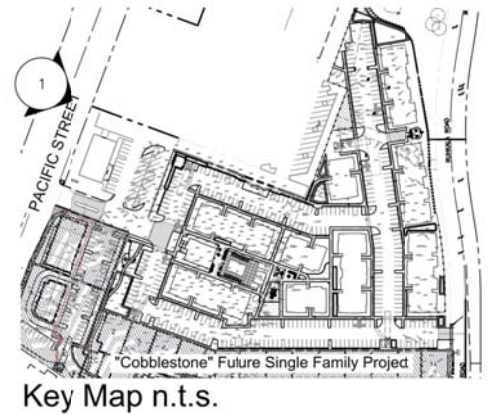
ROCKLIN, CA
KTGY # 2016-0189

05.10.2019

A6.0

KTGY Group, Inc.
Architecture+Planning
17911 Von Karman #200
Irvine, CA 92614
949.851.2133
ktgy.com





Aerial View of Project Site, facing Southeast from Pacific Street

QUARRY PLACE - APARTMENTS & RETAIL

ST. ANTON
COMMUNITIES

1801 I Street, Suite 200
Sacramento, CA
916.471.3000

RENDERING

ROCKLIN, CA
KTGY # 2016-0189

05.10.2019

A6.1

KTGY Group, Inc.
Architecture+Planning
17911 Von Karman #200
Irvine, CA 92614
949.851.2133
ktgy.com





Key Map n.t.s.

View of Pool Deck, above Leasing

QUARRY PLACE - APARTMENTS

ST. ANTON
COMMUNITIES

1801 I Street, Suite 200
Sacramento, CA
916.471.3000

RENDERING

ROCKLIN, CA
KTGY # 2016-0189

05.10.2019

A6.2

KTGY Group, Inc.
Architecture+Planning
17911 Von Karman #200
Irvine, CA 92614
949.851.2133
ktgy.com





Key Map n.t.s.

Perspective View of Clubhouse from Project Entry

QUARRY PLACE - APARTMENTS

ST. ANTON
COMMUNITIES

1801 I Street, Suite 200
Sacramento, CA
916.471.3000

RENDERING

ROCKLIN, CA
KTGY # 2016-0189

05.10.2019

A6.3

KTGY Group, Inc.
Architecture+Planning
17911 Von Karman #200
Irvine, CA 92614
949.851.2133
ktgy.com



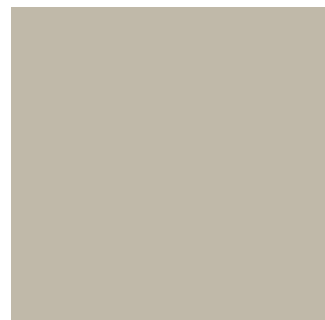


MATERIALS

1	ROOFING - CONCRETE S-TILE ROOF - 3689 BROWN RANGE
2	STUCCO - JOGGING PATH SW7638 - SHERWIN WILLIAMS
3	FIBER CEMENT SIDING - ROSEMARY SW6187 - SHERWIN WILLIAMS
4	STONE VENEER - FIELDLEDGE ANDANTE - ELDORADO STONE
5	VINYL WINDOW - ESPRESSO - MILGARD
6	TRIM - GARRET GRAY SW6075 - SHERWIN WILLIAMS
7	METAL RAILING - SEALSKIN SW7675 - SHERWIN WILLIAMS



1



2



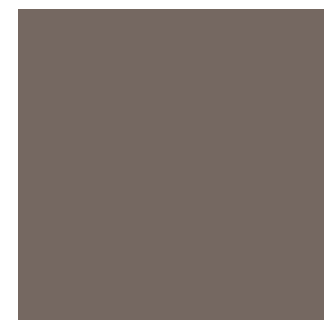
3



4



5



6



7

QUARRY PLACE - APARTMENTS

St. Anton Communities
 1801 I Street, Suite 200
 Sacramento, CA
 916.471.3000

MATERIAL BOARD

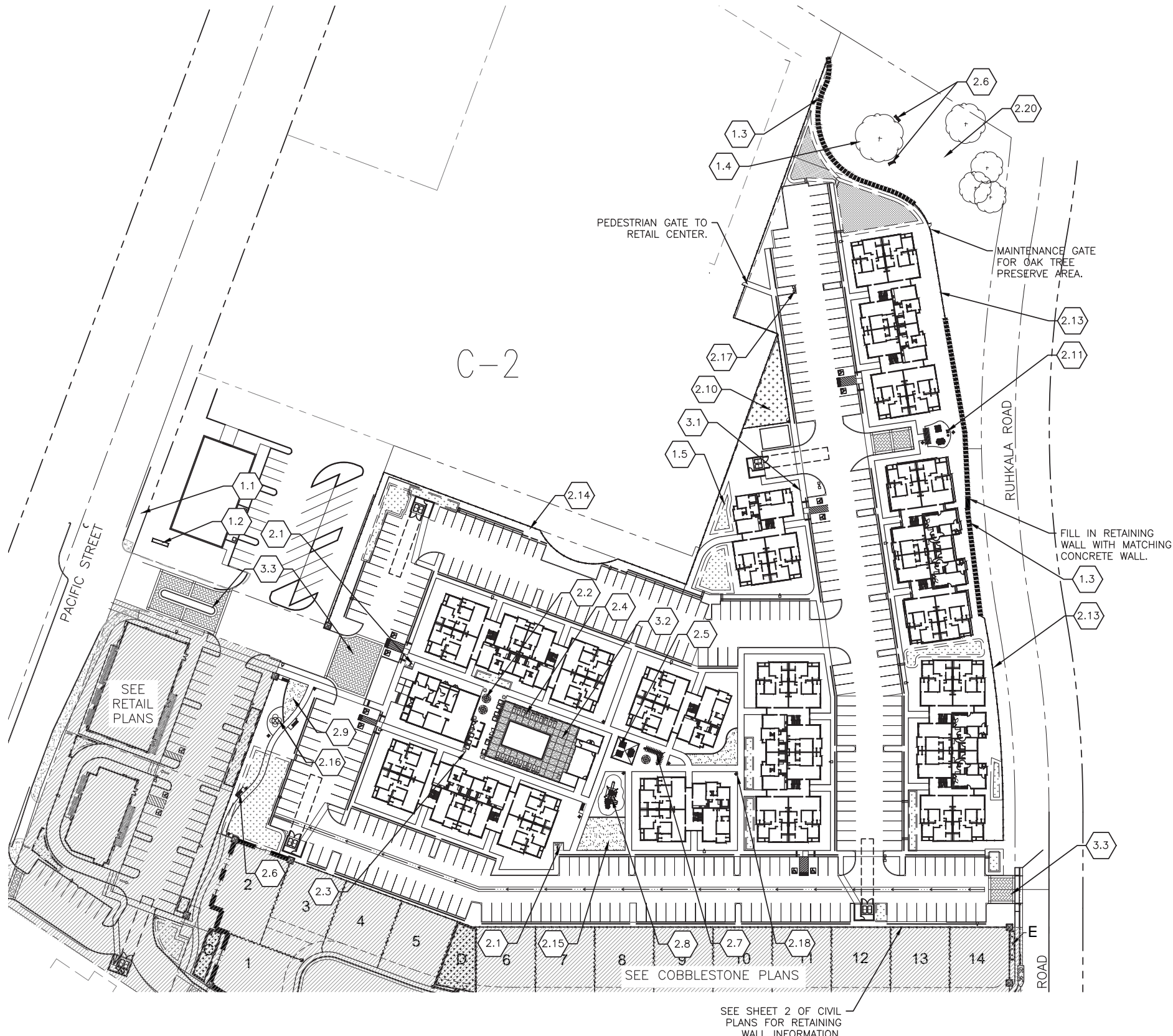
ROCKLIN, CA

KTGY # 2016-0189

06.09.2017

KTGY Group, Inc.
Architecture+Planning
 17911 Von Karman #200
 Irvine, CA 92614
 949.851.2133
 ktgy.com





CONSTRUCTION KEYNOTES

GENERAL NOTES

- 1.1. EXISTING SIDEWALK.
- 1.2. EXISTING MONUMENT SIGN.
- 1.3. EXISTING RETAINING WALL WITH 4' METAL FENCE ON TOP. REPLACE FENCE AS NECESSARY.
- 1.4. EXISTING NATIVE OAK TREE OPEN SPACE WITH FENCING TO REMAIN. REPAIR / REPLACE EXISTING FENCING AS NEEDED.
- 1.5. STORMWATER APPURTENANCES - SEE CIVIL PLANS.

SITE NOTES

- 2.1. PROPOSED BIKE RACKS. SEE DETAIL B, SHEET L1.5.
- 2.2. PROPOSED TABLE WITH UMBRELLA. SEE DETAIL B, SHEET L1.5.
- 2.3. PROPOSED PLANTER POTS. SEE DETAIL B, SHEET L1.5.
- 2.4. PROPOSED OUTDOOR FURNITURE. PROVIDED BY OWNER.
- 2.5. PROPOSED SHADE STRUCTURE WITH PICNIC TABLES AND TRASH RECEPTACLES. SEE DETAIL B, SHEET L1.5.
- 2.6. PROPOSED BENCHES. SEE DETAIL B, SHEET L1.5.
- 2.7. PROPOSED BBQ WITH TRELIS. SEE DETAIL A, SHEET L1.4.
- 2.8. PROPOSED PLAY STRUCTURE.
- 2.9. PROPOSED TURF AREA.
- 2.10. PROPOSED DOG PARK.
- 2.11. PROPOSED PATIO WITH PICNIC TABLES, TRELIS, TRASH RECEPTACLES AND BBQ. SEE DETAIL B, SHEET L1.5.
- 2.12. PROPOSED 6' PROTO II WALL. SEE DETAIL A & B, SHEET L1.3.
- 2.13. PROPOSED 6' OPEN METAL FENCE. SEE DETAIL C, SHEET L1.3.
- 2.14. PROPOSED 6' OPEN METAL FENCE WITH PILASTERS. SEE ARCHITECTURAL PLANS.
- 2.15. PROPOSED GAME LAWN.

SITE NOTES (CONT.)

- 2.16. PROPOSED ART SCULPTURE.
- 2.17. PROPOSED PARKING LOT LIGHTS.
- 2.18. PROPOSED BOLLARD LIGHTS.
- 2.19. PROPOSED DOG WASTE STATION.
- 2.20. PROPOSED NATIVE NON-IRRIGATED HYDROSEED UNDER EXISTING OAK TREES.

CONCRETE NOTES

- 3.1. PROPOSED CONCRETE FLATWORK WITH MEDIUM BROOM FINISH.
- 3.2. PROPOSED COLORED AND SCORED PEDESTRIAN LOAD CONCRETE FLATWORK. COLOR HARDENER: ARIZONA TAN (A53) BY LM. SCOFIELD. SEE SHEET L1.5.
- 3.3. PROPOSED COLORED AND STAMPED ASPHALT BY STREETPRINT. FIELD PATTERN: DIAGONAL HERRINGBONE. COLOR: KHAKI. BANDING PATTERN: NONE. SEE SHEET L1.5.

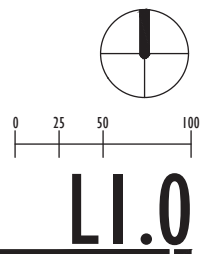
QUARRY PLACE
ST. ANTON
 COMMUNITIES
 1801 I Street, Suite 200
 Sacramento, CA
 916.471.3000

PRELIMINARY CONSTRUCTION PLAN

ROCKLIN, CA
 KTG # 2016-0189

- 02.10.2017
- 06.16.2017 2nd SUBMITTAL
- 01.05.2018 3rd SUBMITTAL
- 10.22.2018 4th SUBMITTAL
- 01.22.2019 5th SUBMITTAL
- 05.10.2019 6th SUBMITTAL

SAC-17009
FUHRMAN LEAMY
 LAND GROUP
 DESIGN • SERVICE • SOLUTIONS
 2140 PROFESSIONAL DRIVE, SUITE 115 ROSEVILLE, CA 95661
 (916) 783-5263 info@fllandgroup.com



LI.0

KTGY Group, Inc.
Architecture+Planning
 17911 Von Karman #200
 Irvine, CA 92614
 949.851.2133
 ktgy.com





CONSTRUCTION KEYNOTES

GENERAL NOTES

- 1.1. EXISTING SIDEWALK.
- 1.2. EXISTING MONUMENT SIGN.
- 1.3. EXISTING RETAINING WALL WITH 4' METAL FENCE ON TOP. REPLACE FENCE AS NECESSARY.
- 1.4. EXISTING NATIVE OAK TREE OPEN SPACE WITH FENCING TO REMAIN. REPAIR / REPLACE EXISTING FENCING AS NEEDED.
- 1.5. STORMWATER APPURTENANCES - SEE CIVIL PLANS.

SITE NOTES

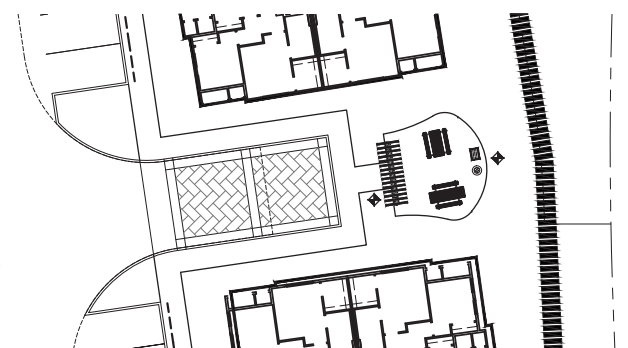
- 2.1. PROPOSED BIKE RACKS. SEE DETAIL B, SHEET L1.5.
- 2.2. PROPOSED TABLE WITH UMBRELLA. SEE DETAIL B, SHEET L1.5.
- 2.3. PROPOSED PLANTER POTS. SEE DETAIL B, SHEET L1.5.
- 2.4. PROPOSED OUTDOOR FURNITURE. PROVIDED BY OWNER.
- 2.5. PROPOSED SHADE STRUCTURE WITH PICNIC TABLES AND TRASH RECEPTACLES. SEE DETAIL B, SHEET L1.5.
- 2.6. PROPOSED BENCHES. SEE DETAIL B, SHEET L1.5.
- 2.7. PROPOSED BBQ WITH TRELLIS. SEE DETAIL A, SHEET L1.4.
- 2.8. PROPOSED PLAY STRUCTURE.
- 2.9. PROPOSED TURF AREA.
- 2.10. PROPOSED DOG PARK.
- 2.11. PROPOSED PATIO WITH PICNIC TABLES, TRELLIS, TRASH RECEPTACLES AND BBQ. SEE DETAIL B, SHEET L1.5.
- 2.12. PROPOSED 6' PROTO II WALL. SEE DETAIL A & B, SHEET L1.3.
- 2.13. PROPOSED 6' OPEN METAL FENCE. SEE DETAIL C, SHEET L1.3.
- 2.14. PROPOSED 6' OPEN METAL FENCE WITH PILASTERS. SEE ARCHITECTURAL PLANS.
- 2.15. PROPOSED GAME LAWN.

SITE NOTES (CONT.)

- 2.16. PROPOSED ART SCULPTURE.
- 2.17. PROPOSED PARKING LOT LIGHTS.
- 2.18. PROPOSED BOLLARD LIGHTS.
- 2.19. PROPOSED DOG WASTE STATION.
- 2.20. PROPOSED NATIVE NON-IRRIGATED HYDROSEED UNDER EXISTING OAK TREES.

CONCRETE NOTES

- 3.1. PROPOSED CONCRETE FLATWORK WITH MEDIUM BROOM FINISH.
- 3.2. PROPOSED COLORED AND SCORED PEDESTRIAN LOAD CONCRETE FLATWORK. COLOR HARDENER: ARIZONA TAN (A53) BY LM. SCOFIELD. SEE SHEET L1.5.
- 3.3. PROPOSED COLORED AND STAMPED ASPHALT BY STREETPRINT. FIELD PATTERN: DIAGONAL HERRINGBONE. COLOR: KHAKI. BANDING PATTERN: NONE. SEE SHEET L1.5.



A POOL AMENITY AREA AND LINEAR PARK
1"=20'-0"

A PICNIC AREA
1"=20'-0"

QUARRY PLACE

ST. ANTON COMMUNITIES

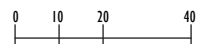
1801 I Street, Suite 200
Sacramento, CA
916.471.3000

PRELIMINARY CONSTRUCTION PLAN

ROCKLIN, CA
KTGY # 2016-0189

02.10.2017
06.16.2017 2nd SUBMITTAL
01.05.2018 3rd SUBMITTAL
10.22.2018 4th SUBMITTAL
01.22.2019 5th SUBMITTAL
05.10.2019 6th SUBMITTAL

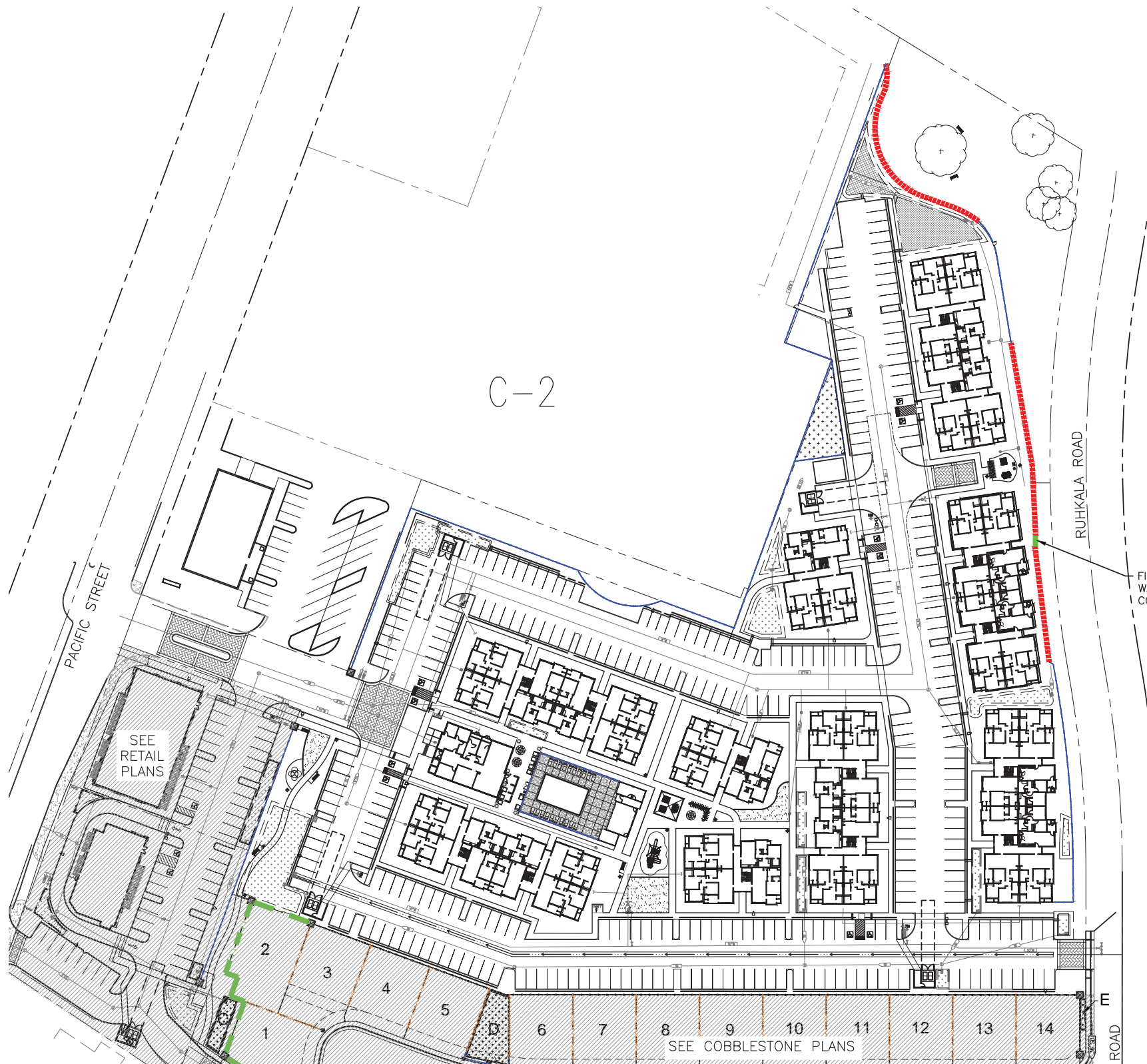
SAC-17009
FUHRMAN LEAMY
LAND GROUP
DESIGN • SERVICE • SOLUTIONS
2140 PROFESSIONAL DRIVE, SUITE 115 ROSEVILLE, CA 95661
(916) 783-5263 info@fllandgroup.com



LI.I

KTGY Group, Inc.
Architecture+Planning
17911 Von Karman #200
Irvine, CA 92614
949.851.2133
ktgy.com





FENCING LEGEND

SYMBOL	DESCRIPTION
	6" TO 8" CMU SPLIT FACE, SCORED FACE/COMBED WALL HEIGHTS PER SOUND STUDY
	6' OPEN METAL FENCE
	6' ENHANCED WOOD FENCE
	6' WOOD GOOD NEIGHBOR FENCE
	28" SQUARE PILASTER - LOCATION AS SHOWN ON PLAN
	ENTRY MONUMENT SIGN
	EXISTING CONCRETE RETAINING WALL
	EXISTING CMU WALL

NOTE:
WHEN 6' OPEN METAL FENCE IS ABUTTING THE ADJACENT RETAIL PROPERTIES - CMU PILASTERS WILL BE INSTALLED AT 30' O.C.

QUARRY PLACE

ST. ANTON
COMMUNITIES

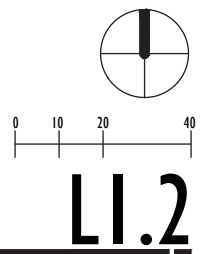
1801 I Street, Suite 200
Sacramento, CA
916.471.3000

PRELIMINARY FENCING PLAN

ROCKLIN, CA
KTGY # 2016-0189

02.10.2017
06.16.2017 2nd SUBMITTAL
01.05.2018 3rd SUBMITTAL
10.22.2018 4th SUBMITTAL
01.22.2019 5th SUBMITTAL
05.10.2019 6th SUBMITTAL

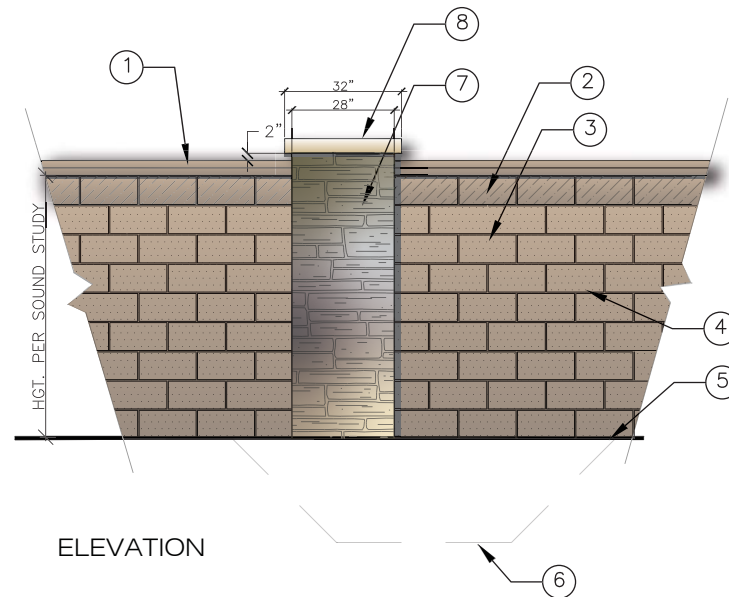
SAC-17009
FUHRMAN LEAMY
LAND GROUP
DESIGN • SERVICE • SOLUTIONS
2140 PROFESSIONAL DRIVE, SUITE 115 ROSEVILLE, CA 95661
(916) 783-5263 info@fllongroup.com



L1.2

KTGY Group, Inc.
Architecture+Planning
17911 Von Karman #200
Irvine, CA 92614
949.851.2133
ktgy.com



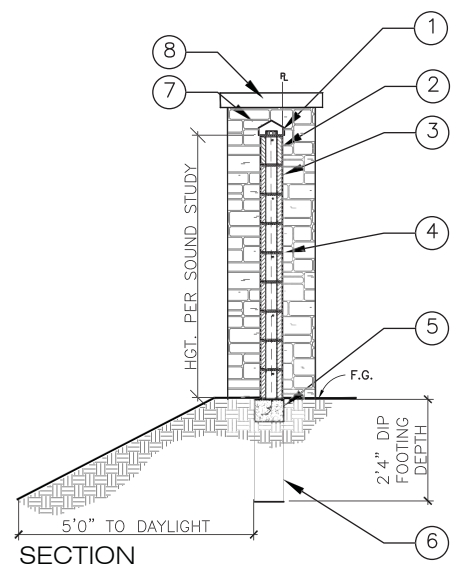


1. GABLE CAP BY BASALITE. COLOR: TAN D-345.
2. TOP COURSE. BASALITE PROTO II MASONRY 8"x8"x16" BLOCK. STD. FACE/COMBED BACK. COLOR: TAN D-345. PLACE WASHER AND NUT OVER STEEL TENSION ROD.
3. REMAINING FIELD COURSES, BASALITE PROTO II MASONRY 8"x8"x16" SPLIT FACE/COMBED BACK BLOCK. COLOR: TAN D-345.
4. HORIZONTAL JOINT REINFORCING. PER MANUFACTURER'S SPECIFICATIONS. SEE PROTO II ENGINEERING.
5. CONCRETE SETTING PAD.
6. CONCRETE FOOTING. DASHED LINE INDICATES LINE OF DIP FOOTING OR LINE OF CONTINUOUS TRENCH FOOTING. SEE PROTO II ENGINEERING.
7. 28" SQ. CMU BLOCK PILASTER WITH VENEER. CORE: 8"x8"x16" WITH STONE VENEER FINISH, STONE: EL DORADO ROUGH CUT STONE, COLOR: AUTUMN LEAF.
8. PILASTER CAP: #PC10-32"x32"x4", COLOR: 'SANDSTONE' TRAVERTINE (102). AVAILABLE BY HANDALSTONE (916) 386-1430.

NOTE: ALL MASONRY WALLS ARE TO BE PAINTED WITH AN ANTI-GRAFFITI COATING. COATING TO BE BLOCK GUARD (PROSOCO), MONOCHEM PERMA SHIELD (VISTA PAINT), ACRYLI-MASTER (GRAFFITI MASTER), GCP 1000 (GENESIS COATINGS, INC.) OR APPROVED EQUAL, NON-SACRIFICIAL TYPE ONLY.



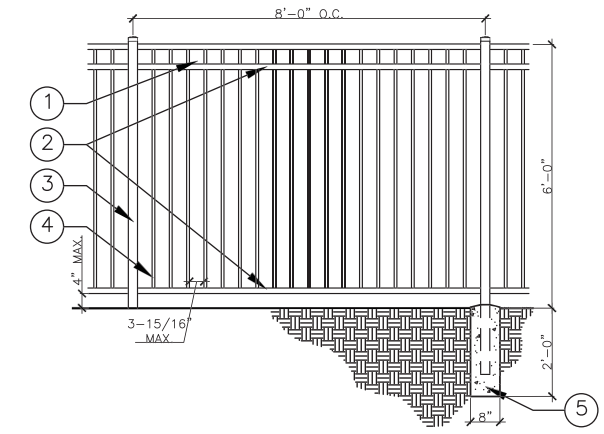
A MASONRY SOUNDWALL
SCALE: 1/2" = 1'0"



1. GABLE WALL CAP BY BASALITE. COLOR: TAN D-345.
2. TOP COURSE. BASALITE PROTO II MASONRY 8"x8"x16" BLOCK. STD. FACE/COMBED BACK. COLOR: TAN D-345. PLACE WASHER AND NUT OVER STEEL TENSION ROD.
3. REMAINING FIELD COURSES, BASALITE PROTO II MASONRY 8"x8"x16" SPLIT FACE/COMBED BACK BLOCK. COLOR: TAN D-345.
4. HORIZONTAL JOINT REINFORCING. PER MANUFACTURER'S SPECIFICATIONS. SEE PROTO II ENGINEERING.
5. CONCRETE SETTING PAD.
6. CONCRETE FOOTING. DASHED LINE INDICATES LINE OF DIP FOOTING OR LINE OF CONTINUOUS TRENCH FOOTING. SEE PROTO II ENGINEERING.
7. 28" SQ. CMU BLOCK PILASTER WITH VENEER. CORE: 8"x8"x16" WITH STONE VENEER FINISH, STONE: EL DORADO ROUGH CUT STONE, COLOR: AUTUMN LEAF.
8. PILASTER CAP: #PC10-32"x32"x4", COLOR: 'SANDSTONE' TRAVERTINE (102). AVAILABLE BY HANDALSTONE (916) 386-1430.

NOTE: ALL MASONRY WALLS ARE TO BE PAINTED WITH AN ANTI-GRAFFITI COATING. COATING TO BE BLOCK GUARD (PROSOCO), MONOCHEM PERMA SHIELD (VISTA PAINT), ACRYLI-MASTER (GRAFFITI MASTER), GCP 1000 (GENESIS COATINGS, INC.) OR APPROVED EQUAL, NON-SACRIFICIAL TYPE ONLY.

B MASONRY SOUNDWALL
SCALE: 1/2" = 1'0"



- LEGEND:
1. WELDED PANEL.
 2. 1-1/2" SQ. RAILS - 16 Ga.
 3. 2-1/2" SQ. POST - 11 Ga. WITH CAP. PLACE POSTS 8'-0" O.C. MAXIMUM.
 4. 3/4" SQ. PICKET - 18 Ga.
 5. 8" X 24" CONCRETE FOOTING, TYP. SLOPE TOP AWAY FROM POST TO PREVENT STANDING WATER.
- FINISH:
POWDERCOATED BLACK.

C TUBULAR METAL FENCE - 6'0" HEIGHT
SCALE: 1/2" = 1' - 0"

QUARRY PLACE

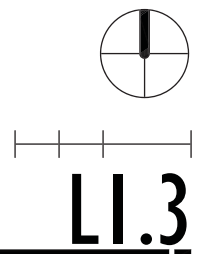


1801 I Street, Suite 200
Sacramento, CA
916.471.3000

PRELIMINARY DETAILS

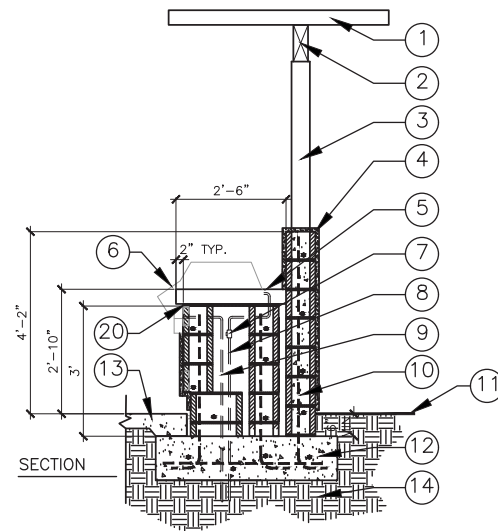
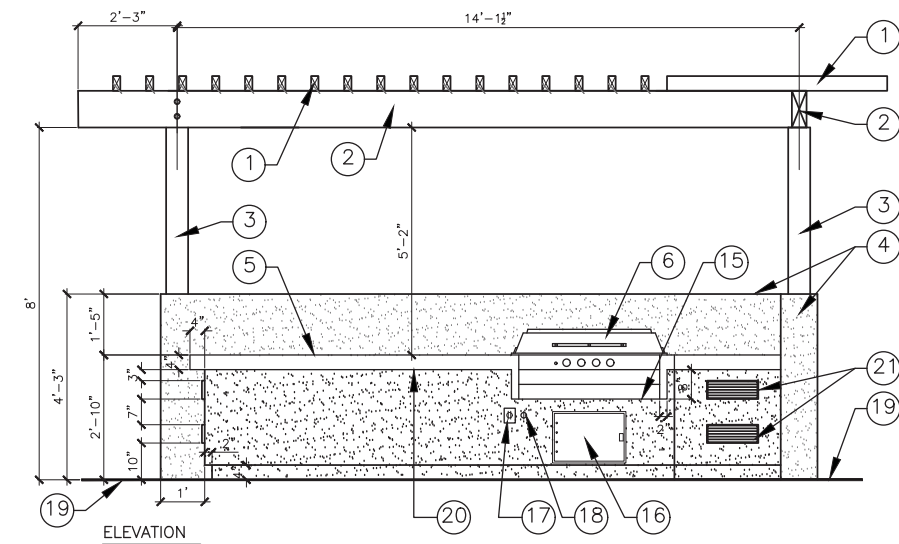
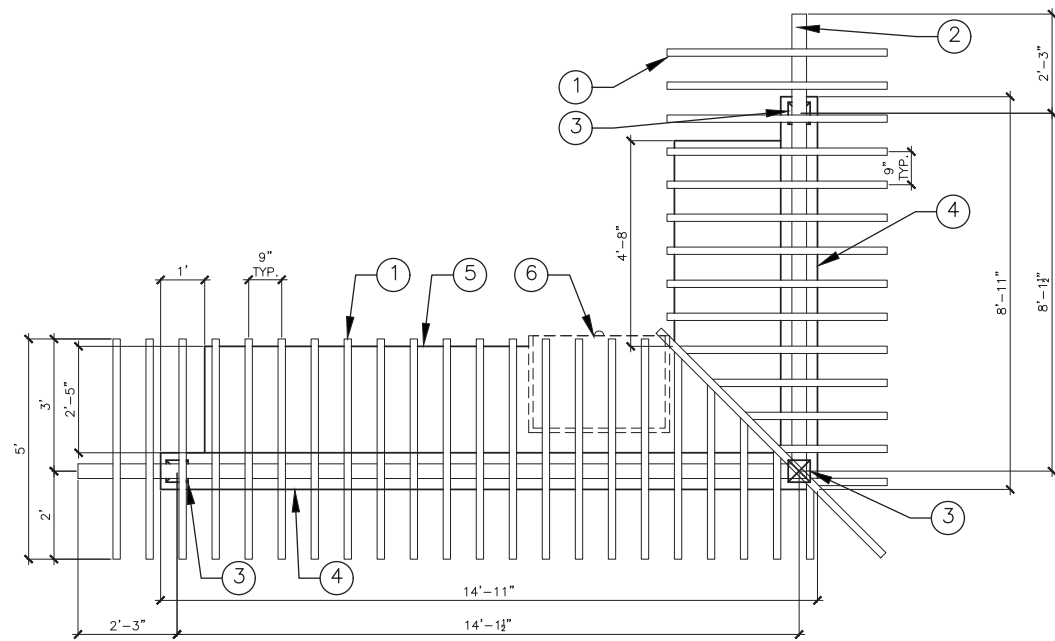
ROCKLIN, CA
KTGY # 2016-0189

- 02.10.2017
- 06.16.2017 2nd SUBMITTAL
- 01.05.2018 3rd SUBMITTAL
- 10.22.2018 4th SUBMITTAL
- 01.22.2019 5th SUBMITTAL
- 05.10.2019 6th SUBMITTAL



KTGY Group, Inc.
Architecture+Planning
17911 Von Karman #200
Irvine, CA 92614
949.851.2133
ktgy.com





LEGEND:

1. 2" X 4" DF #1 TRELLIS MEMBERS PRIMED & STAINED. COLOR: DARK WALNUT OR EQUAL. ATTACH WITH SIMPSON BRACKET.
2. 4" X 10" DF #1 JOISTS, NO SPLICING. PRIMED & PAINTED. COLOR: DARK WALNUT OR EQUAL.
3. 6" X 6" DF #1 WOOD POSTS. ANCHOR POSTS TO CMU COLUMN WITH SIMPSON CB66'S CAST INTO CMU GROUT.
4. WALL WITH STUCCO: 8"X8"X16" CMU BLOCK. GROUT ALL CELLS SOLID. REINFORCEMENT PER STRUCTURAL ENGINEER. STUCCO FINISH ALL EXPOSED PORTIONS OF WALL. STUCCO FINISH TO MATCH BUILDING.
5. POURED IN PLACE CONCRETE COUNTER TOP. COLOR TO BE SELECTED BY OWNER.
6. GAS BARBECUE - FIRE MAGIC CHOICE C540I. ALLOW MINIMUM REQUIRED CLEARANCE INTO COUNTER TOP PER MANUFACTURERS SPECS.
7. EMERGENCY SHUT-OFF VALVE INSIDE COUNTER AND BELOW BBQ. SEE ARCHITECTURAL PLANS AND LOCAL BUILDING CODE.
8. 1/2" PRESSURE GAS MAIN TO BBQ UNIT. SEE ARCHITECTURAL PLANS AND LOCAL BUILDING CODE.
9. ELECTRICAL CONDUIT FOR GAS CUT-OFF SWITCH/TIMER AND GFCI OUTLET,
10. REBAR PER STRUCTURAL ENGINEER.
11. FINISH GRADE OF ADJACENT PLANTING AREA.
12. CONCRETE FOOTING: SIZE AND REINFORCEMENT PER STRUCTURAL ENGINEER.
13. ADJACENT CONCRETE.
14. SUBGRADE COMPACTED TO AT LEAST 90% RELATIVE COMPACTION.
15. CAST-IN-PLACE CONCRETE BASE.
16. PROVIDE FIRE MAGIC LEGACY STAINLESS SINGLE ACCESS DOOR (MODEL #23914-S, 20"X14") TO EMERGENCY SHUT-OFF VALVE.
17. WATERPROOF DUPLEX (GFCI) OUTLET.
18. AUTOMATIC GAS SHUT-OFF VALVE WITH ELECTRIC TIMER.
19. ADJACENT FINISH SURFACE/GRADE. SEE GRADING PLANS.
20. SECURE COUNTER TO WALL WITH WATERPROOF ADHESIVE.
21. VENT NOTCH CMU BBQ COUNTER TO ALLOW FOR FIRE MAGIC LEGACY LOUVERED STAINLESS STEEL VENT (MODEL #5510-01, 5"X14"). TWO (2) VENTS PER BBQ, ONE HIGH, ONE LOW.

NOTES:

- A. PROVIDE SHOP DRAWINGS FOR ALL ARBOR WOOD ATTACHMENTS.
- B. CONTRACTOR SHALL PROVIDE SAMPLES OF CAST CONCRETE COUNTER FOR OWNER'S REVIEW PRIOR TO INSTALLATION.

A BBQ WITH COUNTER AND ARBOR
SCALE: 1/2" = 1' - 0"
KEYNOTE 2.11



BOLLARD LIGHT - KEY NOTE 2.18



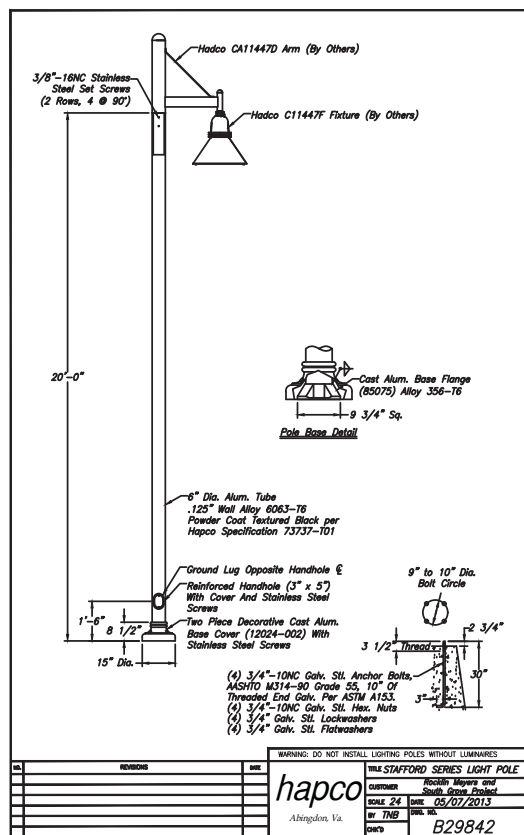
TRASH RECEPTACLE - KEYNOTES 2.5 & 2.11



BENCH - KEYNOTE 2.6



TABLE WITH UMBRELLA - KEYNOTE 2.2



PARKING LOT LIGHT - KEY NOTE 2.17
NOTE: EXACT SPECIFICATION SUBJECT TO CHANGE.



PLANTER POTS - KEYNOTE 2.3



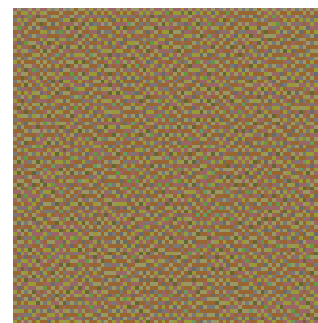
BIKE RACK - KEYNOTE 2.1



PICNIC TABLE - KEYNOTE 2.5



DIAGONAL HERRINGBONE STAMPED ASPHALT
COLOR: KHAKI
KEYNOTE 3.3



COLOR AND SCORED CONCRETE
COLOR: ARIZONA TAN
KEYNOTE 3.2



SHADE STRUCTURE - KEYNOTE 2.5

A SITE LIGHTING
SCALE: NTS

B SITE FURNISHINGS
SCALE: NTS

PRELIMINARY PLANT LIST AND LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WATER USE	DESIGN USE	SIZE WxH	QUANTITY
	ACER RUBRUM 'ARMSTRONG' ARMSTRONG RED MAPLE	15 G	MED	VERTICAL ACCENT	20'x40'	15
	PISTACIA CHINENSIS CHINESE PISTACH	15 G	LOW	STREET TREE	30'x40'	25
	ARBUTUS UNEDO 'MARINA' STRAWBERRY TREE LAURUS NOBILIS GRECIAN LAUREL	15 G	MED	EVERGREEN SCREEN	25'x30'	41
	GINKGO BILOBA FAIRMOUNT FAIRMOUNT MAIDENHAIR TREE	24" BOX	MED	VERTICAL ACCENT	15'x45'	12
	FRAXINUS PENNSYLVANICA 'PATMORE' GREEN ASH	15 G	MED	STREET TREE	30'x40'	8
	LAGERSTROEMIA INDICA 'ARAPAHO' ARAPAHO CRAPE MYRTLE	15 G	LOW	FLOWERING ACCENT	15'x20'	42
	NYSSA SYLVATICA TUPELO	15 G	MED	ACCENT GROVE FALL COLOR	20'x40'	4
	PINUS HALEPENSIS ALEPPO PINE	24" BOX	LOW	EVERGREEN SCREEN	30'x40'	4
	ACER RUBRUM 'OCTOBER GLORY' RED MAPLE	24" BOX	LOW	STREET TREE GRANITE DR	35' X 55'	14
	QUERCUS WISLEZENEII INTERIOR LIVE OAK	15 G	LOW	NATURALIZED STREET TREE	50'x60'	4
	ULMUS X JAPONICA 'WILSONIANA' 'PROSPECTOR' ELM	15 G	MED	STREET / SHADE TREE	25'x45'	18

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WATER USE	REMARKS	SIZE WxH
	BACKGROUND / SCREEN SHRUBS - EVERGREEN, LARGE SHRUBS TO 6'-0" USED FOR REDUCING WALL MASS OR SCREENING UNDESIRABLE VIEWS.				
	ARCTOSTAPHYLOS HOWARD MCMINN HOWARD MCMINN MANZANITA	5 G	LOW	---	6'x7'
	BERBERIS T. ATROPURPUREA BARBERRY	5 G	LOW	---	4'x5"
	CISTUS PURPURUS ORCHID SPOT ROCKROSE	5 G	LOW	---	5'x5"
	LORAPETALUM CHINENSIS 'RUBY' DWARF FRINGE FLOWER	5 G	MED	---	4'x5"
	OLEA E. 'MONTRA' LITTLE OLLIE DWARF OLIVE	5 G	LOW	---	5'x6"
	SPECIMEN SHRUBS EVERGREEN OR DECIDUOUS SHRUBS TO 8'-0" USED AT ENTRY FOCAL POINTS, SEASONAL INTEREST, AND CONTRAST.				
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' REED GRASS	5 G	LOW	---	3'x5"
	LAGERSTROEMIA X F. PECOS DWARF CRAPE MYRTLE	15 G	LOW	NATURAL	6'x8"
	LEPTOSPERMUM SCOPARIUM 'RUBY GLOW' NEW ZEALAND TEA TREE	15 G	LOW	---	6'x7"
	PHORMIUM TENAX ATROPURPUREA NEW ZEALAND FLAX	5 G	LOW	---	4'x6"
	FACER/FILLER SHRUBS EVERGREEN OR DECIDUOUS SHRUBS TO 4'-0", USED FOR 'TERRACING' OF PLANT MATERIAL, SEASONAL COLOR AND CONTRAST WITH FOUNDATION SHRUBS.				
	ABELIA KALIDESCOPE KALIDESCOPE ABELIA	1 G	MED	---	24"x36"
	BERBERIS T. CRIMSON PYGMEA DWARF BARBERRY	5 G	LOW	---	18"x24"
	CISTUS SALVIFOLIUS SAGE LEAF ROCKROSE	1 G	LOW	---	24"x36"
	RHAPIOLEPHIS INDICA BALLERINA INDIAN HAWTHORN	5 G	LOW	---	24"x36"
	ROSA X NOATRUM RED CARPET ROSE	5 G	LOW	---	30"x36"

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WATER USE	REMARKS	SIZE WxH
	GROUND COVER MATERIAL - SMALL SCALE DUE TO PROJECT TYPE, EVERGREEN OR PERENNIAL SHRUBS TO 24" HIGH. USED AS A FILLER BETWEEN SITE WORK EDGES AND FACER SHRUBS.				
	ARCTOSTAPHYLOS UVI URSI MANZANITA	1 G	LOW	36" O.C.	18"x48"
	COPROSMA PUMILA VISTA VERDE COPROSMA	1 G	LOW	36" O.C.	24"x48"
	ELYNOMUS F. COLORATA PURPLE WINTER CREEPER	1 G	LOW	24" O.C.	24"x48"
	NANDIANA HARBOR DWARF HEAVENLY BAMBOO	1 G	LOW	24" O.C.	24"x48"
	HYPERICUM CALYCIUM AARONS BEARD	1 G	LOW	18" O.C.	30"x48"
	BIO-RETENTION PLANT MATERIAL	1 G	MED	---	---
	BOLERO PLUS TURF AVAILABLE FROM DELTA BLUEGRASS COMPANY	SOD	HIGH	---	---

SHADE CALCULATIONS

DIA.	QTY.	S.F.	TOTAL S.F.
35' TREES			
PISC, FRAP, ACEO			
100%	24	962	23,088
75%	7	722	5,054
50%	13	481	6,253
25%	0	240	0
25' TREES			
ULMW			
100%	0	707	0
75%	0	531	0
50%	18	354	6,372
25%	0	177	0
20' TREES			
CINB			
100%	0	314	0
75%	0	236	0
50%	2	157	314
25%	0	79	0
TOTAL SHADE PROVIDED:			41,081 S.F.

THE RETAIL AND APARTMENT PROJECTS MEET THE 50% SHADING REQUIREMENT WHEN COMBINED. THE PROJECTS CANNOT BE MODIFIED WITHOUT ENSURING THAT THE SHADING REQUIREMENT IS COMPLIED WITH PER THE CITY OF ROCKLIN STANDARDS.

- NOTES:
- THIS LIST IS A GUIDE FOR PROJECT PLANT SELECTION. FINAL SELECTION TO BE MADE AT THE TIME OF REVIEW FOR BUILDING PERMIT. LANDSCAPE ARCHITECT RESERVES THE RIGHT, UPON CITY APPROVAL, TO SUBSTITUTE PLANT MATERIAL DUE TO INHERENT AVAILABILITY SHORTAGES OR ENVIRONMENTAL RESTRICTIONS.
 - ALL TREES SHALL BE PLANTED AS MINIMUM 15 GALLON, SHRUBS AS MINIMUM 5 GALLON, AND GROUND COVER AS 1 GALLON.
 - ALL GROUND MOUNTED UTILITY EQUIPMENT SHALL BE SCREENED USING PLANT MATERIAL.
 - THE LANDSCAPE AND IRRIGATION PLANS HAVE BEEN DESIGNED TO COMPLY WITH THE STATE MWELO REQUIREMENTS.



QUARRY PLACE
ST. ANTON
COMMUNITIES
1801 I Street, Suite 200
Sacramento, CA
916.471.3000

PRELIMINARY PLANTING PLAN
ROCKLIN, CA
KTGY # 2016-0189

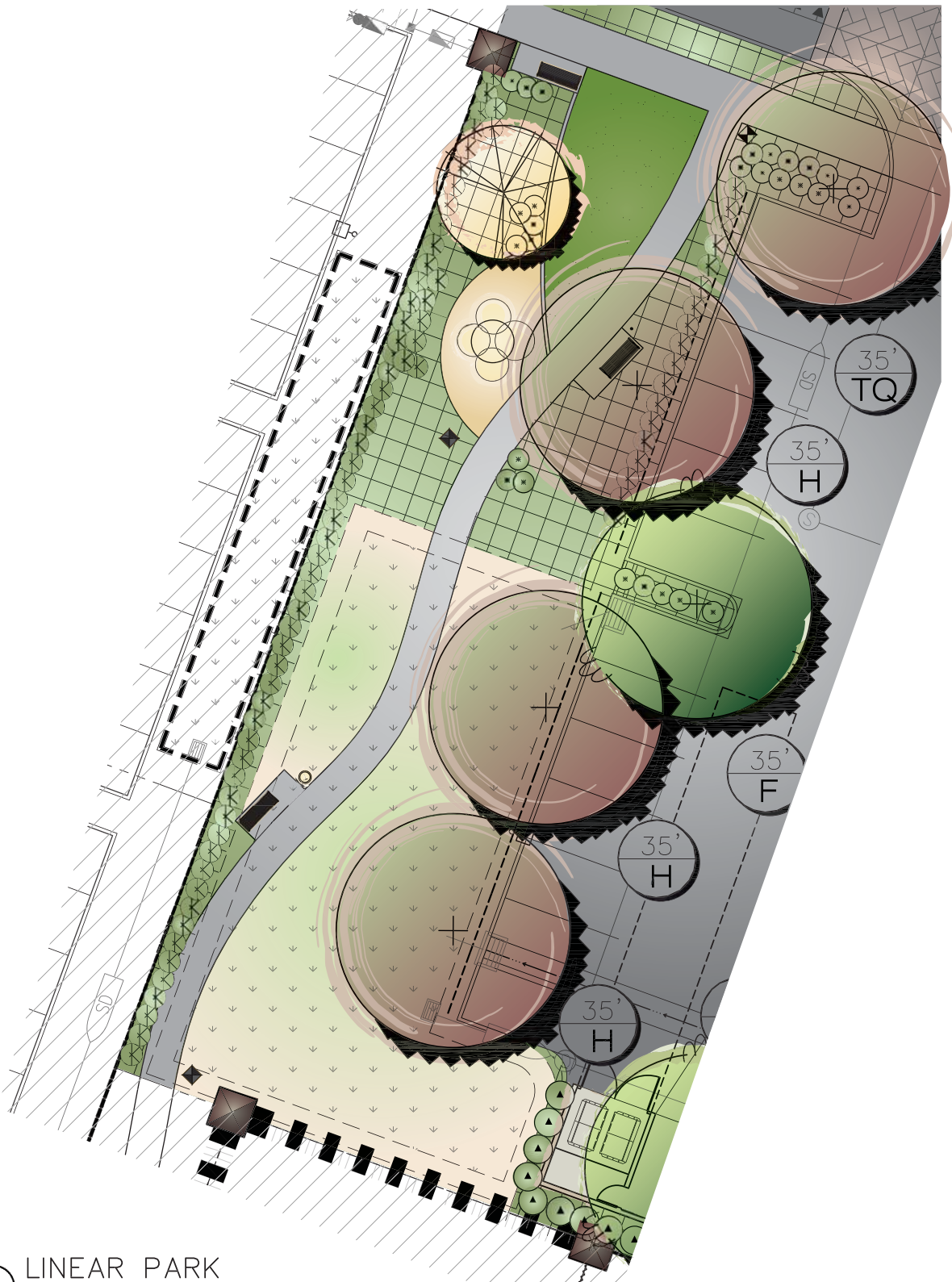
- 02.10.2017
- 06.16.2017 2nd SUBMITTAL
- 01.05.2018 3rd SUBMITTAL
- 10.22.2018 4th SUBMITTAL
- 01.22.2019 5th SUBMITTAL
- 05.10.2019 6th SUBMITTAL

FUHRMAN LEAMY
LAND GROUP
DESIGN • SERVICE • SOLUTIONS
2140 PROFESSIONAL DRIVE, SUITE 115 ROSEVILLE, CA 95661
(916) 783-5263 info@fllandgroup.com

KTGY Group, Inc.
Architecture+Planning
17911 Von Karman #200
Irvine, CA 92614
949.851.2133
ktgy.com



LI.6

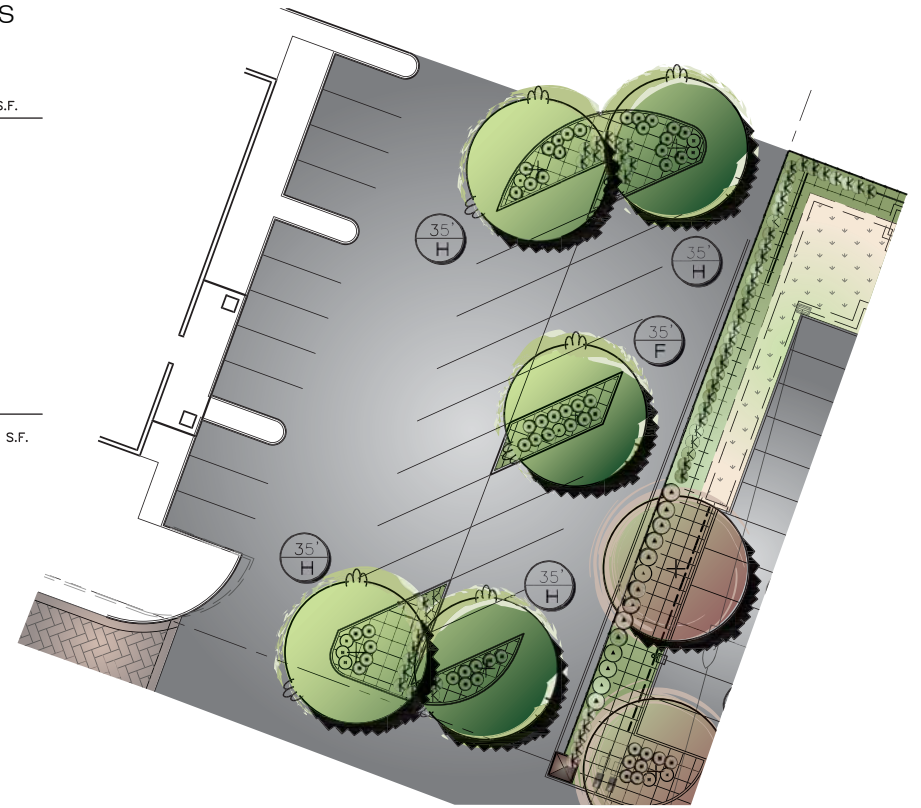


(A) LINEAR PARK
1"=10'-0"

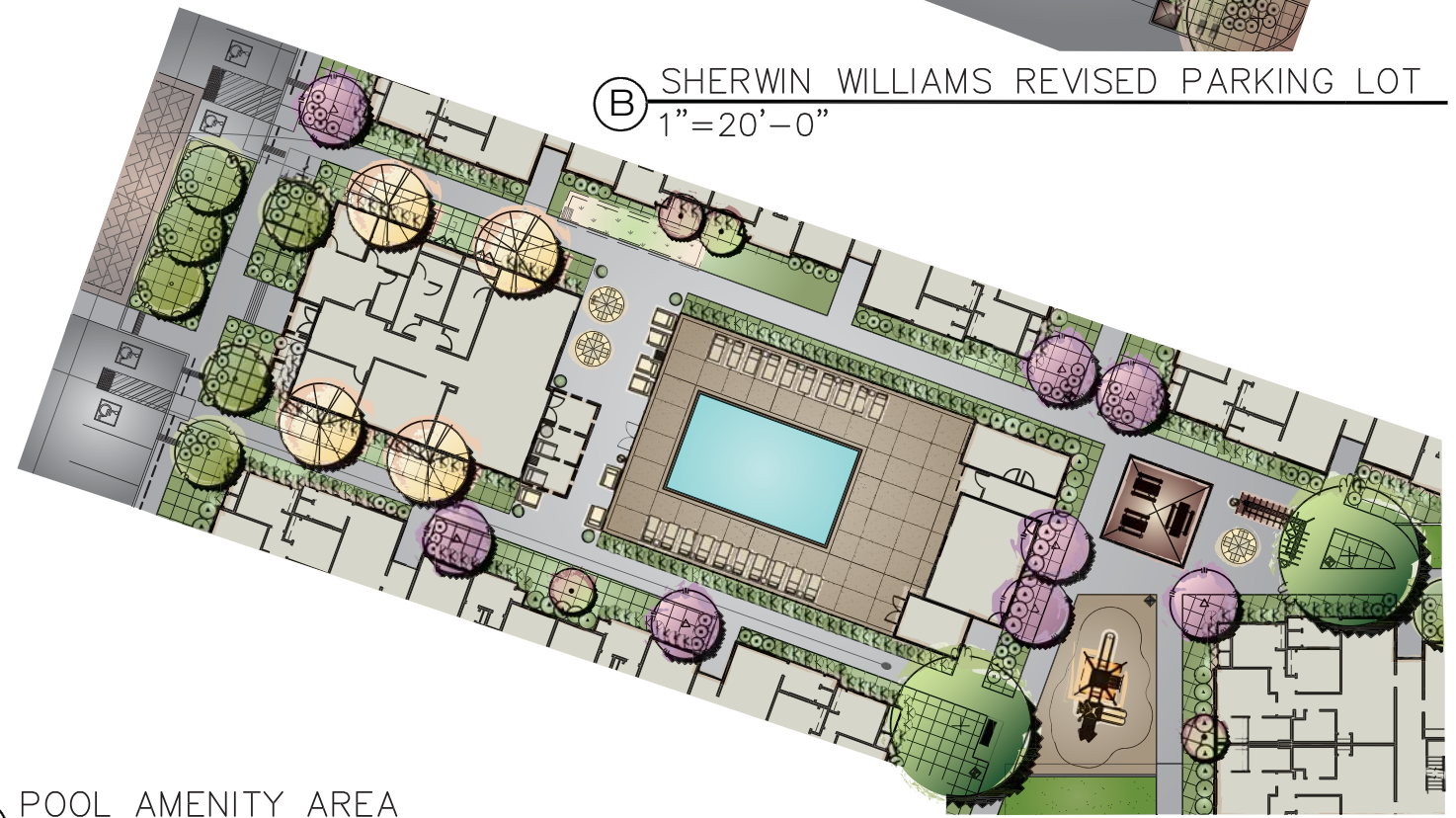
SHADE CALCULATIONS

TOTAL PAVED AREA = 4,590 S.F.
TOTAL SHADE REQUIRED (50%) = 2,295 S.F.
TOTAL SHADE PROVIDED (62%) = 2,886 S.F.

DIA.	QTY.	S.F.	TOTAL S.F.
35' TREES			
PISC			
100%	1	962	962
75%	0	722	0
50%	4	481	1,924
25%	0	240	0
25' TREES			
100%	0	707	0
75%	0	531	0
50%	0	354	0
25%	0	177	0
20' TREES			
100%	0	314	0
75%	0	236	0
50%	0	157	0
25%	0	79	0
TOTAL SHADE PROVIDED:			2,886 S.F.



(B) SHERWIN WILLIAMS REVISED PARKING LOT
1"=20'-0"



(C) POOL AMENITY AREA
1"=20'-0"

QUARRY PLACE

ST. ANTON
COMMUNITIES

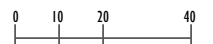
1801 I Street, Suite 200
Sacramento, CA
916.471.3000

PRELIMINARY PLANTING PLAN

ROCKLIN, CA
KTGY # 2016-0189

02.10.2017
06.16.2017 2nd SUBMITTAL
01.05.2018 3rd SUBMITTAL
10.22.2018 4th SUBMITTAL
01.22.2019 5th SUBMITTAL
05.10.2019 6th SUBMITTAL

SAC-17009
FUHRMAN LEAMY
LAND GROUP
DESIGN • SERVICE • SOLUTIONS
2140 PROFESSIONAL DRIVE, SUITE 115 ROSEVILLE, CA 95661
(916) 783-5263 info@fllandgroup.com

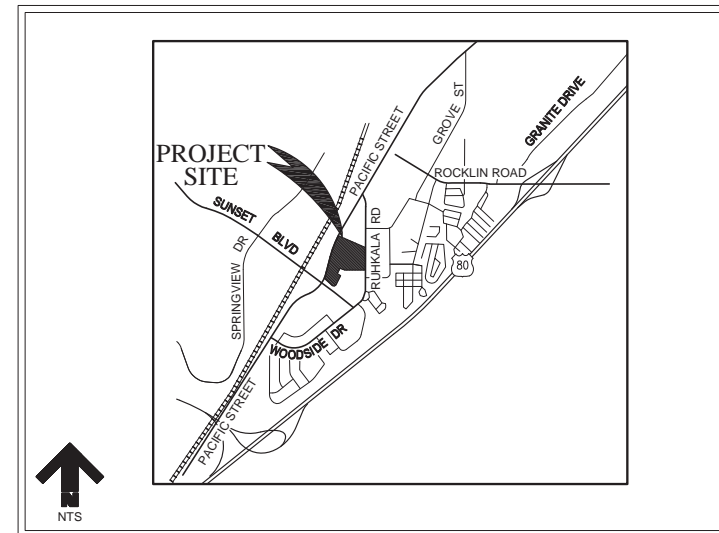


LI.7

KTGY Group, Inc.
Architecture+Planning
17911 Von Karman #200
Irvine, CA 92614
949.851.2133
ktgy.com



QUARRY PLACE APARTMENTS PRELIMINARY GRADING, DRAINAGE & UTILITY PLANS ROCKLIN, CA MAY 2019

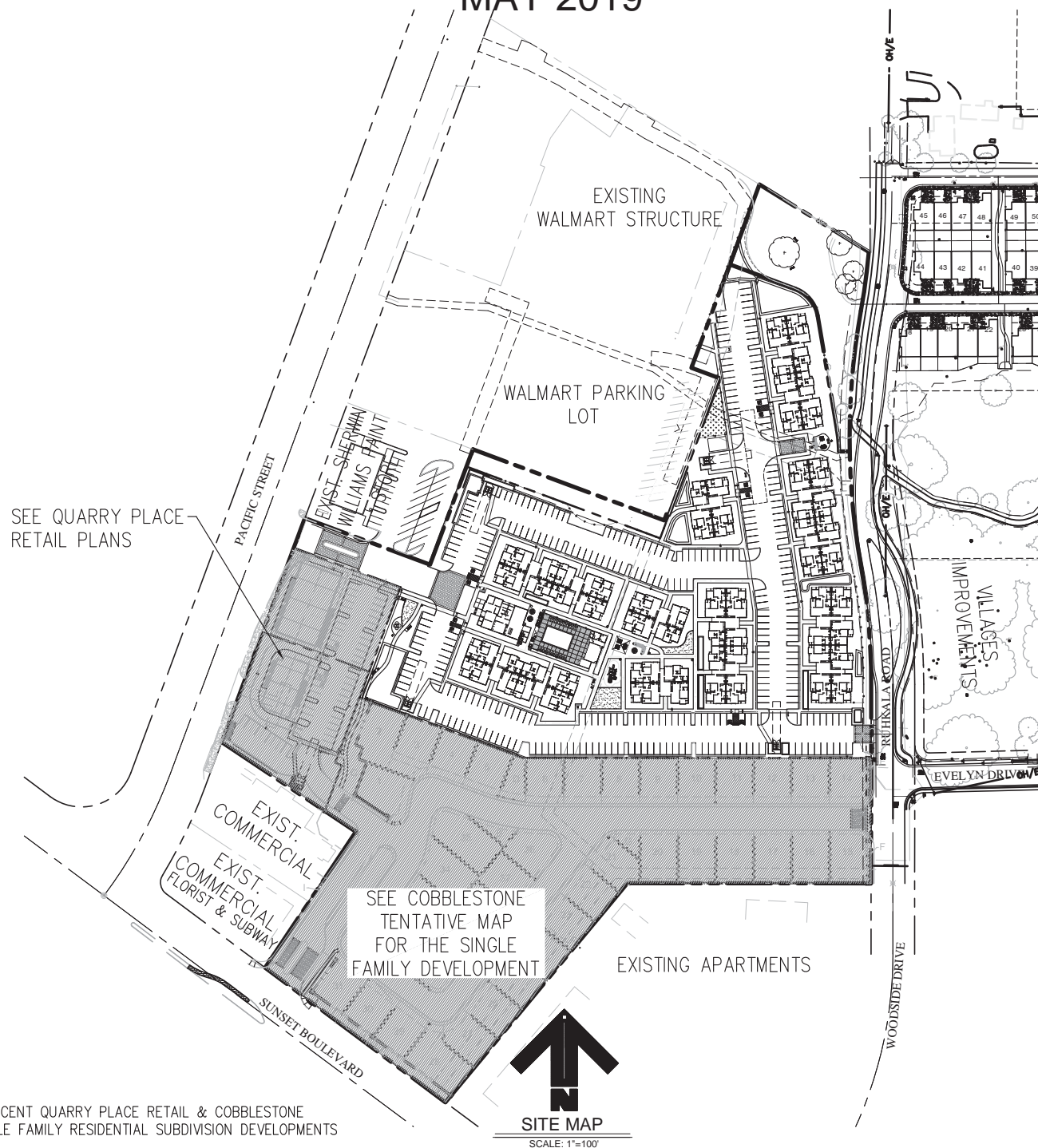


LOCATION MAP

EXISTING	PROPOSED	DESCRIPTION
D	D	DRAIN MANHOLE
○	○	STORM WATER QUALITY TREATMENT MANHOLE
□	■	DRAIN INLET
S	S	SEWER MANHOLE
○	●	CLEAN OUT
—	—	SEWER SERVICE
8"SS	8"SS	SEWER LINE AND SIZE
24"SD	SD	DRAIN LINE AND SIZE
12"WD	6" F	WATER LINE AND SIZE
—	—	WATER SRV. w/METER BOX
—	—	GATE VALVE
—	—	BUTTERFLY VALVE
—	—	FIRE HYDRANT
—	—	DOUBLE CHECK DETECTOR VALVE OR AS NOTED
—	—	AIR VACUUM RELEASE VALVE
—	—	BLOW-OFF VALVE
+	+	STOP SIGN
#	#	STREET SIGN
—	—	STREET LIGHT
—	—	SLOPE BANK
○	⊗	EXISTING TREE / TREE TO BE REMOVED
155.0	290.81 AC 291.31 TC	SPOT ELEVATION
—	0.5%	SLOPE DIRECTION
160	150	CONTOUR LINE
—	—	FENCE
—	—	GAS, ELEC., TELE. OR JOINT TRENCH
—	—	PROPERTY LINE
○	○	MONUMENT WELL
—	—	DETAIL DESIGNATION / SHEET REFERENCE
—	—	STATE STANDARD PLAN REFERENCE

ABBREVIATIONS

AB	aggregate base	MAX	maximum
AC	asphalt concrete	MED	median
AD	algebraic difference	MH	manhole
ARV	air release valve	MIN	minimum
ARV	air vacuum release valve	MOD	modified
BC	begin horizontal curve	MON	monument
BKF	backfill	MPE	multipurpose easement
BM	bench mark	MTL	material
BOV	blow off valve	NTS	not to scale
BVC	begin vertical curve	OC	on center
BW	back of walk	OG	original ground
C,G	curb, gutter	OH	overhead utility line
CL	centerline; chain link; class	PI	point of intx, angle point
CONC	concrete	PL	property line
CSP	corrugated steel pipe	PUE	public utilities easement
CTS	corrosion test station	PVI	point of vertical tangent intx
DBL	double	PVC	poly vinyl chloride
DI	drainage inlet	PVMT	pavement
DIP	ductile iron pipe	R	radius
DIA	diameter	RAC	rubberized asphalt concrete
DWY	driveway	RCP	reinforced concrete pipe
EA	each	RL	restrained length
EC	end horizontal curve	RSP	rock slope protection
EL or ELEV	elevation	RT	right
EG	existing ground	R/W	right of way
EP	edge of pavement	S	slope
EQ	equation	SD	storm drain
EVC	end vertical curve	SHT	sheet
EX or EXIST	existing	SS	sanitary sewer
FES	flared end section	STA	station
FF	filter fabric; finished floor	STD	standard
FG	finished grade	STR	structure
FH	fire hydrant installation	S/W	sidewalk
FL	flow line; full length	TBC or TC	top back of curb
FT	foot; feet	TBW or BW	top back of walk
GB	grade break	TBM	temporary bench mark
HP	hinge point; high point	TEMP	temporary
HWY	highway	TFC	top face of curb
INTX	intersection	TG	top of grate
K	vertical curve coefficient	TI	traffic index
LE	landscape easement	TRANS	transition
LP	low point	TYP	typical
LT	left	W	water main
MAX	maximum	WWM	welded wire mesh
MBGR	metal beam guard railing	VCP	vitriified clay pipe



SHEET INDEX

- COVER SHEET
- PRELIMINARY GRADING & DRAINAGE PLAN
- PRELIMINARY GRADING & DRAINAGE PLAN
- PRELIMINARY GRADING & DRAINAGE PLAN
- PRELIMINARY UTILITY PLAN
- PRELIMINARY STORM WATER MANAGEMENT PLAN
- OVERALL PLAN, SIGNAGE AND STRIPING, AND WALMART TRUCK ACCESS

PRELIMINARY EARTHWORK (CYD.)

	CUT	FILL
APARTMENTS	7,800	4,700

IMPORT/EXPORT = 3,100 CYD
SPOILS FROM TRENCHING AND FOOTINGS NOT INCLUDED.
DEMO AC AND AB MAY BE USED FOR NEW SUBGRADE AND BASE MATERIAL REDUCING THE AMOUNT OF EXPORT REQUIRED AND DECREASING THE AMOUNT OF IMPORTED AB REQUIRED FOR THE PROJECT.

NO.	BY	DATE	APP'D	DATE	REVISIONS

BENCHMARK: CITY OF ROCKLIN ELEV. 249.40'
STATION NAME D-13-HV-11 R 8-2 DATUM: (NGVD 29)
DESCRIPTION: COPPERWELD IN WELL IN SUNSET BOULEVARD OVER UPRR.
BASIS OF BEARING: WESTERLY LINE OF PACIFIC STREET PER BOOK 28 OF MAPS, PAGE 12, TAKEN AS N20°21'39"E, ANS WAS ESTABLISHED FROM FOUND MONUMENTS AS SHOWN HEREON.

TLA
ENGINEERING & PLANNING
1528 EUREKA ROAD, SUITE 100
ROSEVILLE, CA 95661 916.786.0685



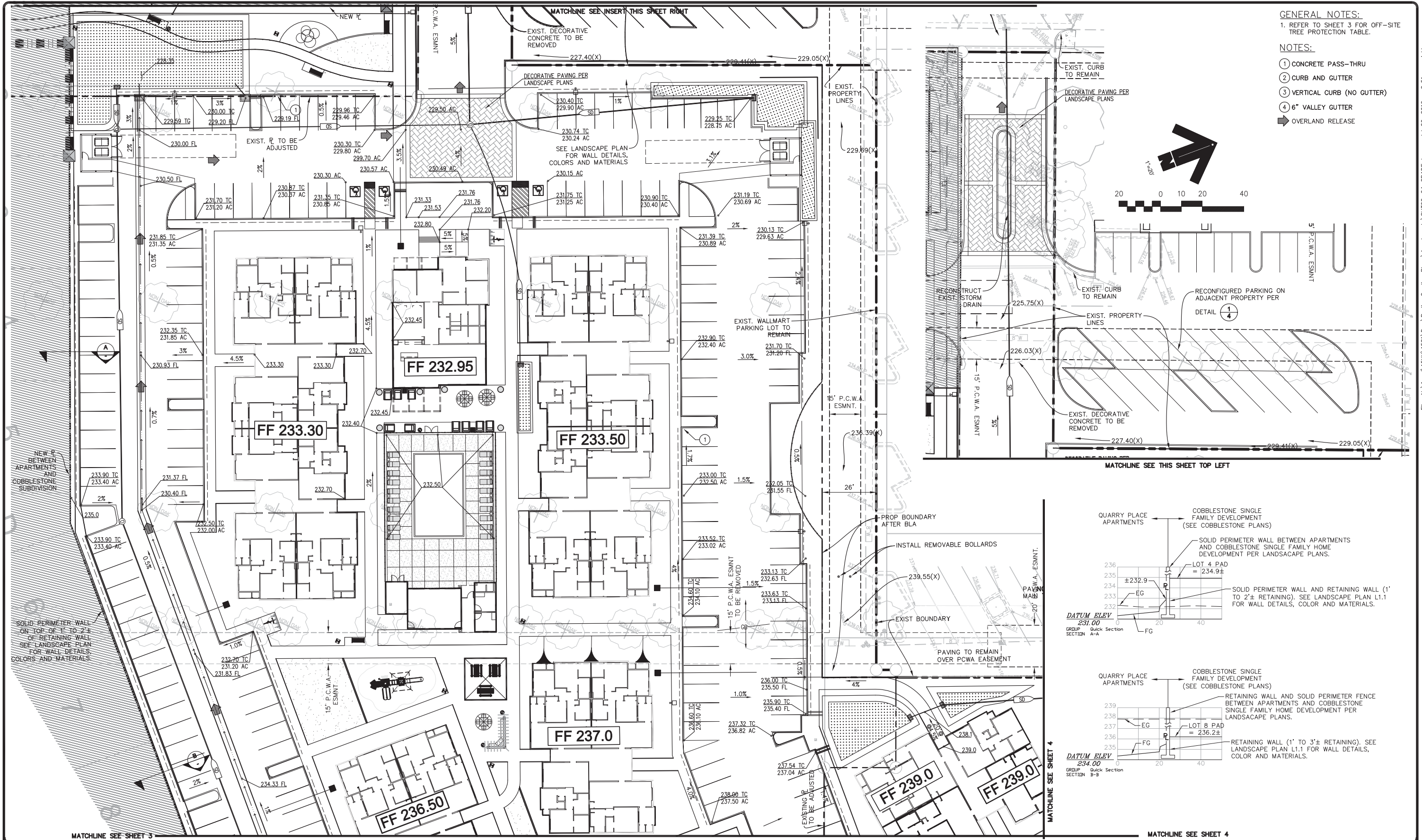
DESIGNED UNDER THE SUPERVISION OF:
PATRICK J. LONGTIN
RCE C52516
DATE

FOR REDUCED PLANS ORIGINAL SCALE IS IN INCHES
0 1" 2"
HORIZ. SCALE: AS SHOWN
VERT. SCALE: NA
(E) CONTOUR INTERVAL: 5' MAJOR 1' MINOR

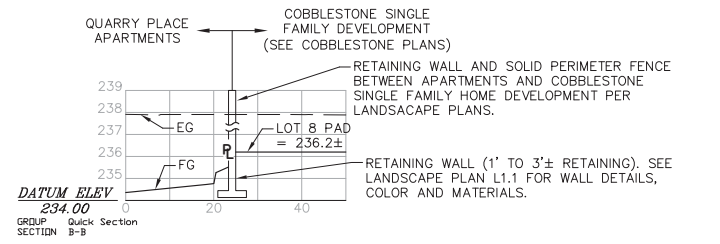
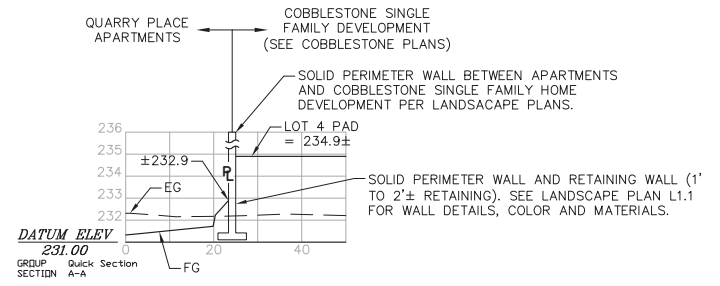
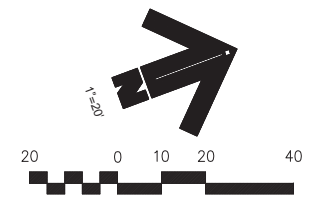
QUARRY PLACE APARTMENTS
ROCKLIN CALIFORNIA

PRELIMINARY COVER SHEET

SHEET 1 OF 7



- GENERAL NOTES:**
 1. REFER TO SHEET 3 FOR OFF-SITE TREE PROTECTION TABLE.
- NOTES:**
- ① CONCRETE PASS-THRU
 - ② CURB AND GUTTER
 - ③ VERTICAL CURB (NO GUTTER)
 - ④ 6" VALLEY GUTTER
- ➔ OVERLAND RELEASE



PL DESIGNED BY EOW, SAF DRAFTED BY PL CHECKED BY 1581 PROJECT NO. JULY 2019 DATE	NO.	BY	DATE	APP'D	DATE	REVISIONS

BENCHMARK: CITY OF ROCKLIN ELEV. 249.40'
 STATION NAME D-13-HV-11 R 8-2 DATUM: (NGVD 29)
 DESCRIPTION: COPPERWELD IN WELL IN SUNSET BOULEVARD OVER UPRR.
 BASIS OF BEARING: WESTERLY LINE OF PACIFIC STREET PER BOOK 28 OF MAPS, PAGE 12, TAKEN AS N20°21'39"E, ANS WAS ESTABLISHED FROM FOUND MONUMENTS AS SHOWN HEREON.

TLA
ENGINEERING & PLANNING
 1528 EUREKA ROAD, SUITE 100
 ROSEVILLE, CA 95661 916.786.0685

REGISTERED PROFESSIONAL ENGINEER
 PATRICK J. LONGTIN
 No. C52516
 Exp. 12-31-20
 CIVIL
 STATE OF CALIFORNIA

DESIGNED UNDER THE SUPERVISION OF:
 PATRICK J. LONGTIN
 RCE C52516
 DATE

FOR REDUCED PLANS ORIGINAL SCALE IS IN INCHES
 0 1" 2"
 HORIZ. SCALE: AS SHOWN
 VERT. SCALE: NA
 (E) CONTOUR INTERVAL: 5' MAJOR 1' MINOR

QUARRY PLACE APARTMENTS
 ROCKLIN CALIFORNIA

PRELIMINARY GRADING & DRAINAGE PLAN

SHEET
2
 OF
7

MATCHLINE SEE SHEET 2

OFF-SITE TREE PROTECTION TABLE

TREE #	COMMON NAME	SPECIES	DBH (inches)	TOTAL DBH (inches)	DIA (inches)	HT (ft)	RT CR	TRUNK	CONDITIONAL ASSESSMENT			YEARS	Rating	Tree Value (P&G)	Protective City Tree	NOTABLE CHARACTERISTICS	MAINTENANCE RECOMMENDATIONS
									LDBS	FOLIAGE	STRUCTURE						
13802	Blue Oak	(Quercus douglasii)	40	25	Poor	Poor			Poor	Poor	Poor	Poor	1	P	40	Most of the tree crown is blown out; trunk broken at approximately 20' with decay and cavity cavity on trunk, west side, 12-40'; very sparse foliage.	Recommend removal due to mature and extent of wood defects.
13803	Coast Live Oak	(Quercus agrifolia)	13	17	Poor	Fair			Fair	Fair	Fair	Fair	3	M	15	This is a planned tree in what was an overlook.	Clear out crown.
13804	Interior Live Oak	(Quercus wislizenii)	6.7	20	12	Poor to fair	Poor to fair		Fair	Fair	Poor to fair	Fair	3	M	7	Forks at grade; weak attachments; above average amount of deadwood; recently stem had a large failure 4' above grade, compromising the remaining stem.	Note at this time.
13802	Interior Live Oak	(Quercus wislizenii)	5.6	24	12	Fair	Fair		Fair	Fair	Fair	Fair	3	M	7	Forks 1' and 3' above grade; weak attachments; slightly above average amount of deadwood.	Note at this time.
13803	Blue Oak	(Quercus douglasii)	8	9	Fair	Fair			Fair	Fair	Fair	Fair	3	M	8	Slightly above average amount of deadwood.	Note at this time.
13804	Blue Oak	(Quercus douglasii)	7	8	Fair	Fair			Fair	Fair	Fair	Fair	3	M	7	Slightly above average amount of deadwood.	Note at this time.
13805	Blue Oak	(Quercus douglasii)	24	25	Poor	Poor			Poor	Dormant	Poor	Poor to fair	1	P	24	Measure 3' above grade; callusing basal and trunk wounds, west side, to 12' above grade; moderate to significant interior decay; significant damage to approximately 1/4 of the circumference of the tissues on the west side; above average amount of deadwood; poor bud formation.	Recommend removal due to mature and extent of wood defects.
13806	Blue Oak	(Quercus douglasii)	6	8	Fair	Fair			Fair	Fair	Fair	Fair	3	M	6	Slightly above average amount of deadwood.	Note at this time.
13807	Blue Oak	(Quercus douglasii)	14.15	29	25	Fair	Fair		Fair	Dormant	Fair	Fair	3	M	15	Above average amount of deadwood.	Note at this time.
13808	Interior Live Oak	(Quercus wislizenii)	24	25	Fair	Poor			Poor to fair	Fair	Poor	Fair	2	P-M	24	Callusing trunk wounds, west side; moderate decay; loose cast.	Inspect annually.
13809	Interior Live Oak	(Quercus wislizenii)	8	14	Fair	Fair			Fair	Fair	Fair	Fair	3	M	8	Slightly above average amount of deadwood.	Note at this time.
13810	Blue Oak	(Quercus douglasii)	45	37	Fair	Fair			Fair	Fair	Fair	Fair	2	P-M	45	Fair callusing basal lower trunk wounds, various locations, minor decay; slightly above average amount of deadwood.	Perform root collar and aerial inspection.

TOTAL INVENTORIED TREES = 12 trees (248 aggregate diameter inches)
 TOTAL RECOMMENDED REMOVALS = 2 trees (64 aggregate diameter inches)
 PRECAUTIONARY TREES HIGHLIGHTED FOR REFERENCE
 Suitability for Preservation (Poor/Moderate/Good) = P-2 trees; P-M-2 trees; M-8 trees; G-0 trees
 Total Protected Trees = 12 trees (284 aggregate diameter inches)

CITY OF ROCKLIN CONDITIONAL RATING KEY:

5 (Excellent) = No problem(s)
4 (Good) = No apparent problem(s)
3 (Fair) = Minor problem(s)
2 (Poor) = Major problem(s)
1 (Hazardous, non-correctable) = Extreme problem(s)
0 (Dead) = Dead

TREE PRESERVATION NOTES

- GRADING AROUND TREES TO BE SAVED TO BE LIMITED TO OUTSIDE DRIPLINE.
- GRADING AROUND TREES SHALL BE GRADED TO DRAIN AND NOT POND.
- THE FOLLOWING CONDITION SHALL APPLY TO PRESERVED TREES:
 - TREES TO BE SAVED SHALL BE FENCED WITH TREE PROTECTION FENCING PRIOR TO ANY GRADING OR TRENCHING OR MOVEMENT OF HEAVY EQUIPMENT.
 - FENCING SHALL BE LOCATED THREE FOOT (3') OUTSIDE THE DRIPLINES OF PROTECTED TREES.
 - SIGNS SHALL BE POSTED ON ALL SIDES OF SAID FENCING STATING:
- GRADING HAS BEEN DESIGNED FOR NO GRADING TO OCCUR WITHIN DRIPLINES OF ANY OAK TREE UNLESS SPECIFICALLY APPROVED BY THE PLANNING DEPARTMENT AND SHOWN ON THE PLANS.
- NOT GRADING OR TRENCHING SHALL OCCUR WITHIN THE DRIPLINE OF ANY OAK TO BE SAVED UNLESS STATED ON THE APPROVED PLANS THAT TRENCHING UNDER THIS TREE IS APPROVED.
- OFFSITE TREES SHOWN TO REMAIN ARE NOT TO BE REMOVED WITH THIS PROJECT. HOWEVER THEY MAY BE REMOVED WITH THE VILLAGES PROJECT.

NOTES:

- CONCRETE PASS-THRU
- CURB AND GUTTER
- VERTICAL CURB (NO GUTTER)
- 6" VALLEY GUTTER
- TREE NOT TO BE REMOVED WITH THIS PROJECT. HOWEVER, TRENCHING AND/OR GRADING MAY OCCUR WITHIN THE DRIPLINES OF PRESERVED TREES AND WILL BE SHOWN ON IMPROVEMENT PLANS.

OVERLAND RELEASE



DESIGNED BY: FOW, SAF
 DRAFTED BY: FL
 CHECKED BY: 1581
 PROJECT NO. JULY 2019
 DATE

NO.	BY	DATE	APP'D	DATE	REVISIONS

BENCHMARK: CITY OF ROCKLIN ELEV. 249.40'
 STATION NAME D-13-HV-11 R 8-2 DATUM: (NGVD 29)
 DESCRIPTION: COPPERWELD IN WELL IN SUNSET BOULEVARD OVER UPRR.
 BASIS OF BEARING: WESTERLY LINE OF PACIFIC STREET PER BOOK 28 OF MAPS, PAGE 12, TAKEN AS N20°21'39"E, ANS WAS ESTABLISHED FROM FOUND MONUMENTS AS SHOWN HEREON.

TLA
 ENGINEERING & PLANNING
 1528 EUREKA ROAD, SUITE 100
 ROSEVILLE, CA 95661 916.786.0685

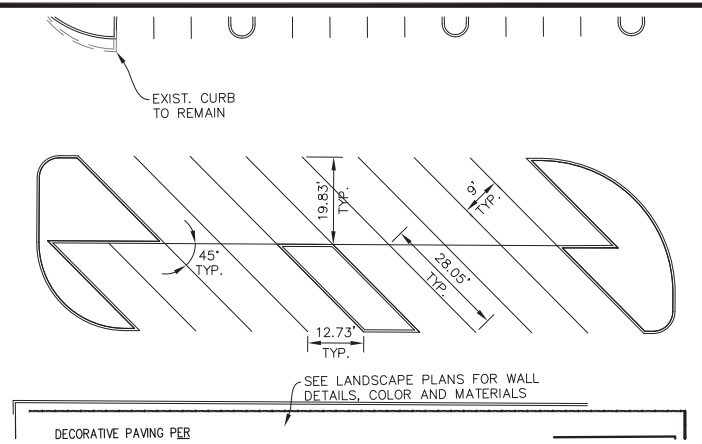
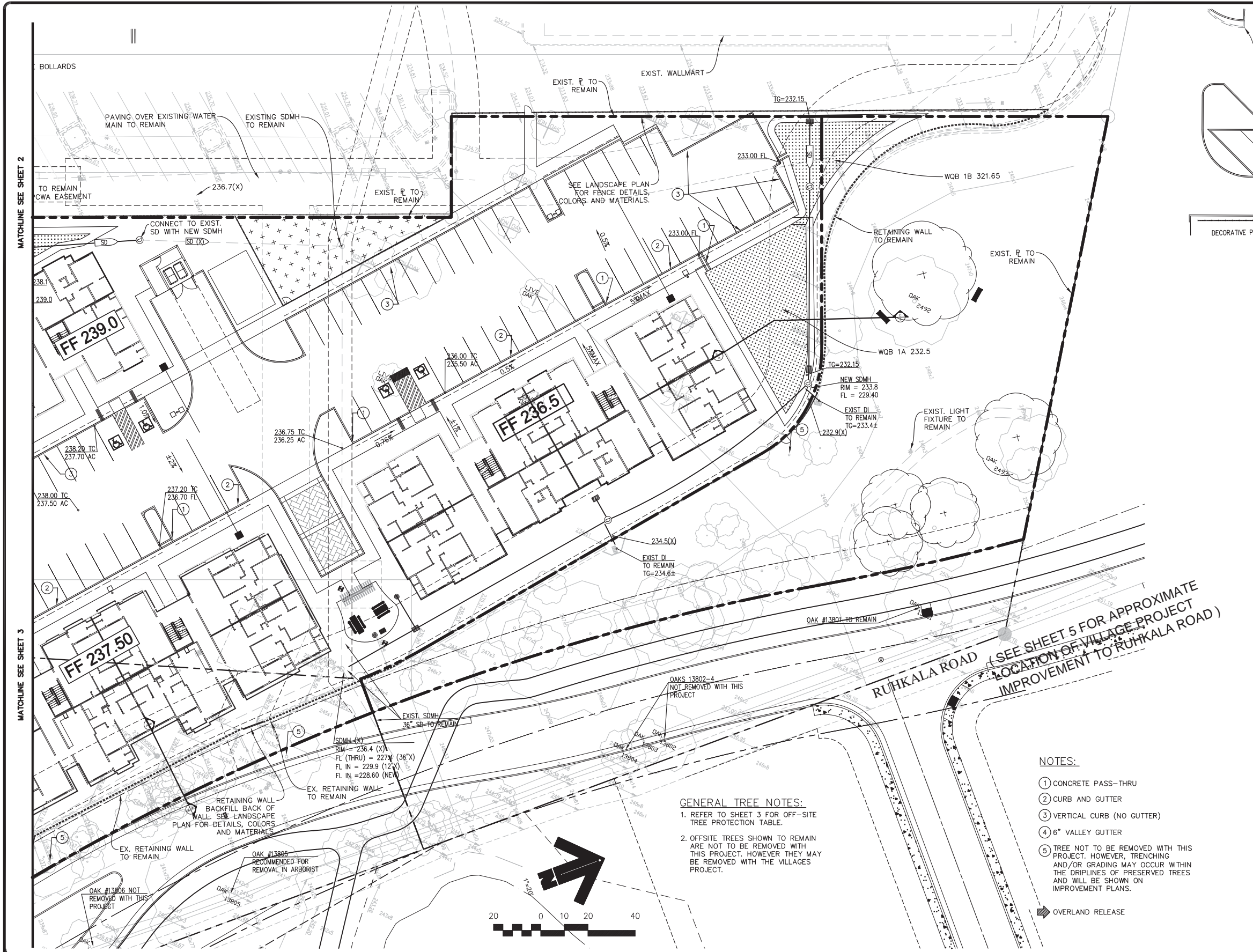


DESIGNED UNDER THE SUPERVISION OF:
 PATRICK J. LONGTIN
 RCE C52516
 DATE

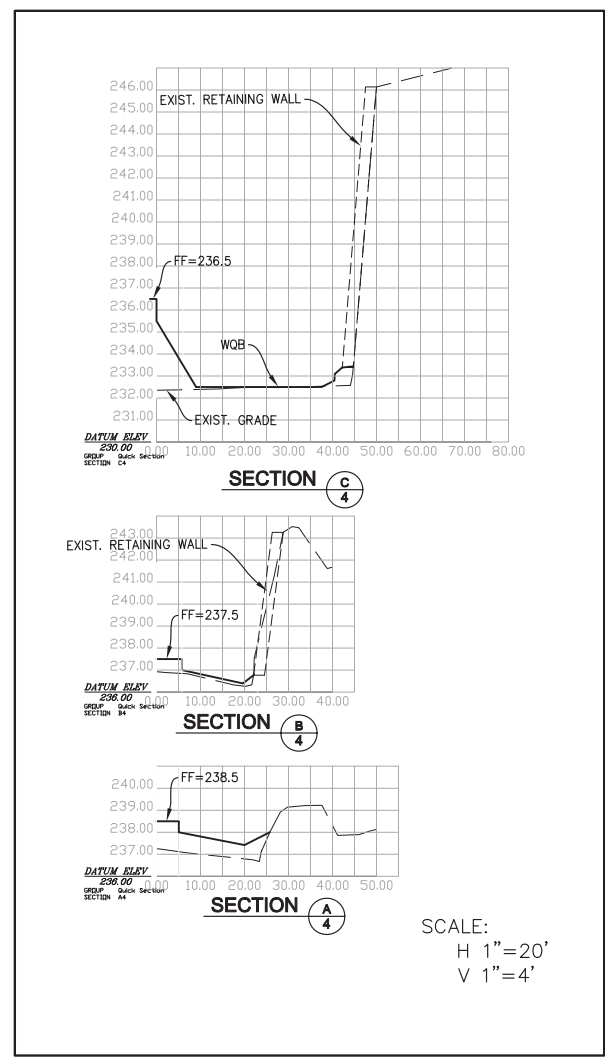
FOR REDUCED PLANS ORIGINAL SCALE IS IN INCHES
 0 1" 2"
 HORIZ. SCALE: AS SHOWN
 VERT. SCALE: NA
 (E) CONTOUR INTERVAL: 5' MAJOR 1' MINOR

QUARRY PLACE APARTMENTS
 ROCKLIN CALIFORNIA

PRELIMINARY
GRADING & DRAINAGE PLAN
 SHEET 3 OF 7



RECONFIGURED PARKING DETAIL 1
1" = 20'-0"



SCALE:
H 1" = 20'
V 1" = 4'

- NOTES:
- ① CONCRETE PASS-THRU
 - ② CURB AND GUTTER
 - ③ VERTICAL CURB (NO GUTTER)
 - ④ 6" VALLEY GUTTER
 - ⑤ TREE NOT TO BE REMOVED WITH THIS PROJECT. HOWEVER, TRENCHING AND/OR GRADING MAY OCCUR WITHIN THE DRIP LINES OF PRESERVED TREES AND WILL BE SHOWN ON IMPROVEMENT PLANS.

GENERAL TREE NOTES:
1. REFER TO SHEET 3 FOR OFF-SITE TREE PROTECTION TABLE.
2. OFFSITE TREES SHOWN TO REMAIN ARE NOT TO BE REMOVED WITH THIS PROJECT. HOWEVER THEY MAY BE REMOVED WITH THE VILLAGES PROJECT.

MATCHLINE SEE SHEET 2

MATCHLINE SEE SHEET 3

PL DESIGNED BY EOW, SAF DRAFTED BY PL CHECKED BY 1581 PROJECT NO. JULY 2019 DATE	NO.	BY	DATE	APP'D	DATE	REVISIONS

BENCHMARK: CITY OF ROCKLIN ELEV. 249.40'
STATION NAME D-13-HV-11 R 8-2 DATUM: (NGVD 29)
DESCRIPTION: COPPERWELD IN WELL IN SUNSET BOULEVARD OVER UPRR.
BASIS OF BEARING: WESTERLY LINE OF PACIFIC STREET PER BOOK 28 OF MAPS, PAGE 12, TAKEN AS N20°21'39"E, ANS WAS ESTABLISHED FROM FOUND MONUMENTS AS SHOWN HEREON.

TLA
ENGINEERING & PLANNING
1528 EUREKA ROAD, SUITE 100
ROSEVILLE, CA 95661 916.786.0685

REGISTERED PROFESSIONAL ENGINEER
PATRICK JOHN LONGTIN
No. C52516
Exp. 12-31-20
CIVIL
STATE OF CALIFORNIA

DESIGNED UNDER THE SUPERVISION OF:
PATRICK J. LONGTIN
RCE C52516
DATE

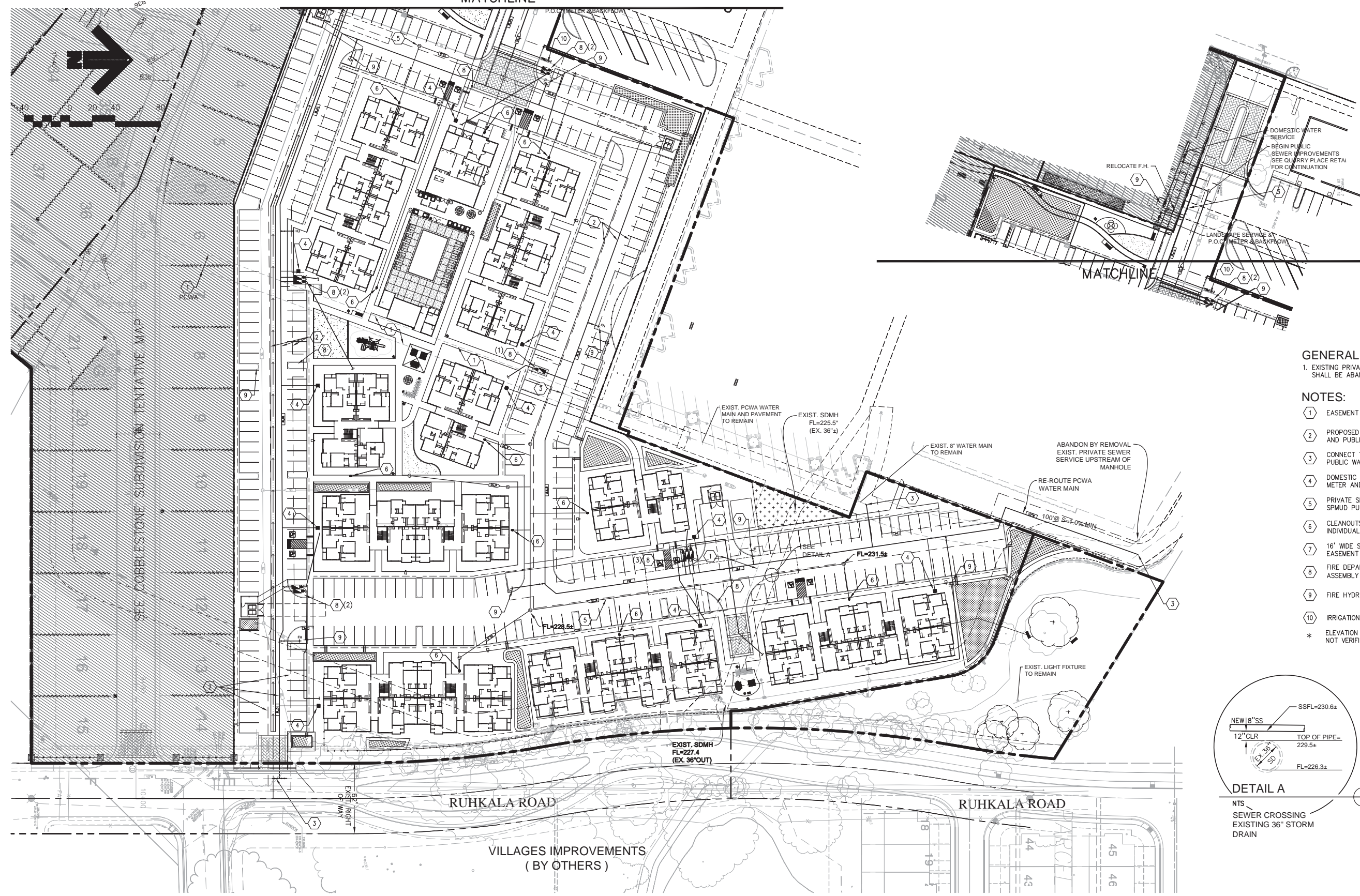
FOR REDUCED PLANS ORIGINAL SCALE IS IN INCHES
0 1" 2"
HORIZ. SCALE: AS SHOWN
VERT. SCALE: NA
(E) CONTOUR INTERVAL: 5' MAJOR 1' MINOR

QUARRY PLACE APARTMENTS
ROCKLIN CALIFORNIA

PRELIMINARY
GRADING & DRAINAGE PLAN

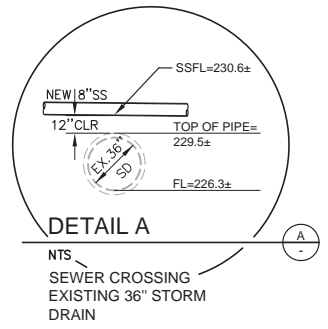
SHEET
4
OF
7

MATCHLINE



GENERAL NOTES:
 1. EXISTING PRIVATE SEWER INFRASTRUCTURE SHALL BE ABANDONED BY REMOVAL.

- NOTES:**
- ① EASEMENT TO BE ABANDONED
 - ② PROPOSED 20' P.C.W.A. EASEMENT AND PUBLIC WATERLINE
 - ③ CONNECT TO EXISTING PUBLIC WATER LINE
 - ④ DOMESTIC WATER SERVICE - METER AND BACKFLOW
 - ⑤ PRIVATE SEWER BUILT TO SPMUD PUBLIC STANDARDS
 - ⑥ CLEANOUTS (CO) @ 100' MAX (TYP.) ON INDIVIDUAL BUILDING SERVICES ONLY
 - ⑦ 16" WIDE S.P.M.U.D. SEWER EASEMENT
 - ⑧ FIRE DEPARTMENT CONNECTION ASSEMBLY (DCDA & FDC)
 - ⑨ FIRE HYDRANT
 - ⑩ IRRIGATION POINT OF CONNECTION
 - * ELEVATION FROM RECORD DRAWING - NOT VERIFIED



PL DESIGNED BY FCW, SAF DRAFTED BY PL CHECKED BY 1581 PROJECT NO. JULY 2019 DATE	NO.	BY	DATE	APP'D	DATE	REVISIONS

BENCHMARK: CITY OF ROCKLIN ELEV. 249.40'
 STATION NAME D-13-HV-11 R 8-2 DATUM: (NGVD 29)
 DESCRIPTION: COPPERWELD IN WELL IN SUNSET BOULEVARD OVER UPRR.
 BASIS OF BEARING: WESTERLY LINE OF PACIFIC STREET PER BOOK 28 OF MAPS, PAGE 12, TAKEN AS N20°21'39"E, ANS WAS ESTABLISHED FROM FOUND MONUMENTS AS SHOWN HEREON.

TLA
ENGINEERING & PLANNING
 1528 EUREKA ROAD, SUITE 100
 ROSEVILLE, CA 95661 916.786.0685



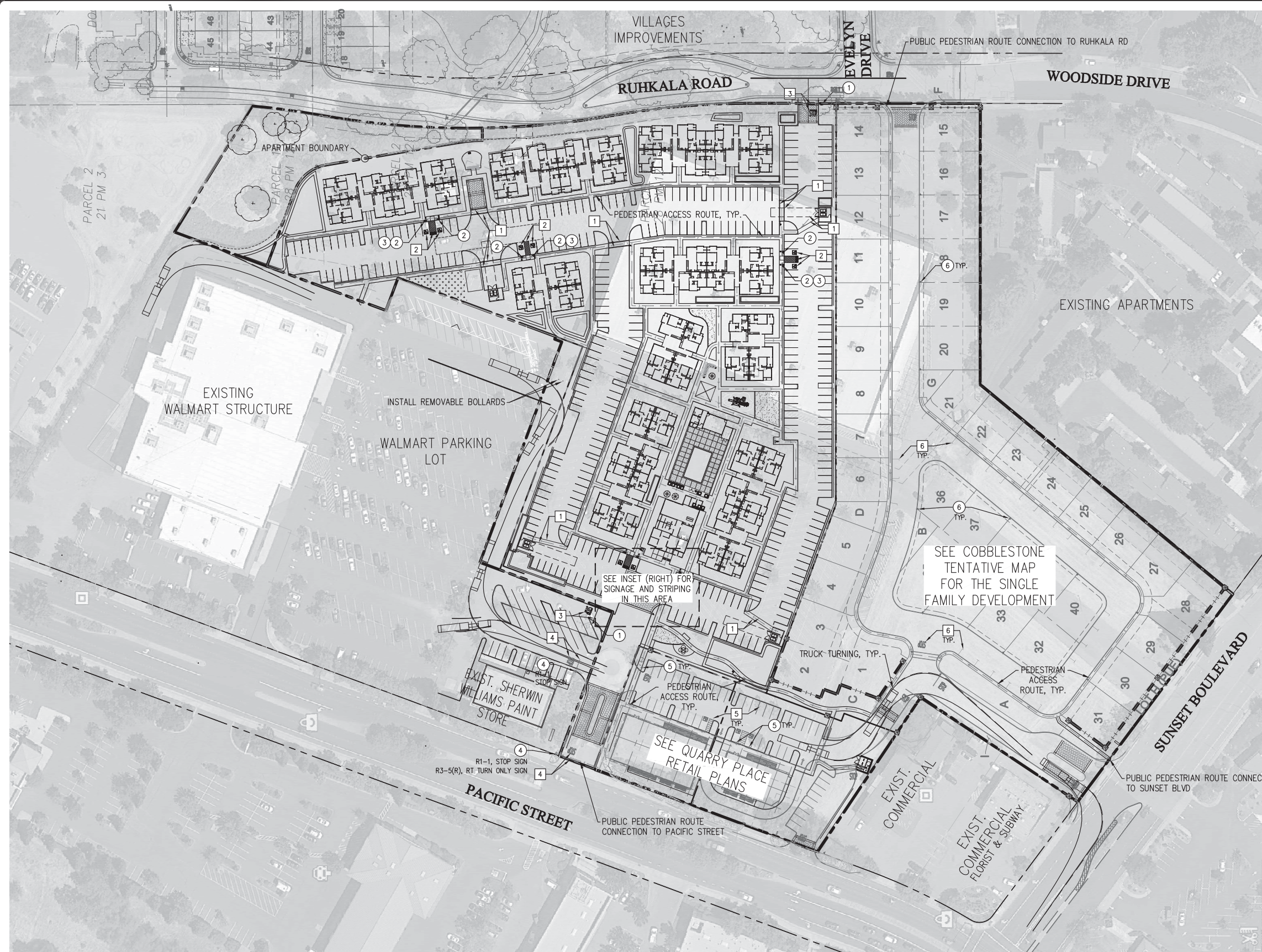
DESIGNED UNDER THE SUPERVISION OF:
 PATRICK J. LONGTIN
 RCE C52516
 DATE

FOR REDUCED PLANS ORIGINAL SCALE IS IN INCHES
 0 1" 2"
 HORIZ. SCALE: AS SHOWN
 VERT. SCALE: NA
 (E) CONTOUR INTERVAL: 5' MAJOR 1' MINOR

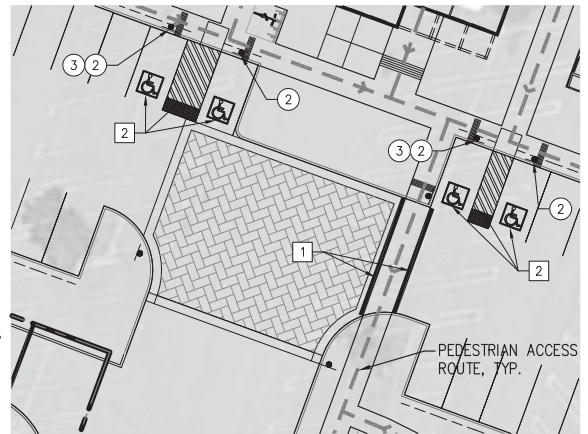
QUARRY PLACE APARTMENTS
 ROCKLIN CALIFORNIA

PRELIMINARY UTILITY PLAN

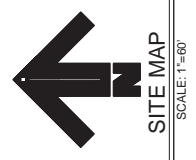
SHEET
5
 OF
7



- GENERAL NOTES:**
1. ALL PARKING STALLS SHALL BE 4" WHITE STRIPE UNLESS OTHERWISE NOTED.
- SIGNAGE KEY NOTES:**
- 1 R1-1, STOP SIGN
 - 2 R99C, INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) PARKING SIGN
 - 3 R7-BB, VAN ACCESSIBLE SIGN
 - 4 EXISTING SIGN TO REMAIN, PROTECT IN PLACE. SEE PLAN FOR SIGN TYPE
 - 5 SEE RETAIL PLANS FOR SIGNAGE IN THIS AREA
 - 6 SEE COBBLESTONE PLANS FOR SIGNAGE IN THIS AREA
- STRIPING KEY NOTES:**
- 1 12" WHITE STRIPE CROSSWALK
 - 2 HANDICAP PARKING STALL STRIPING PER CALTRANS STD DET A90A
 - 3 "STOP" WORD MARKING PER CALTRANS STD DET A24D AND 12" WHITE STRIPE STOP BAR
 - 4 EXISTING STRIPING TO REMAIN, PROTECT IN PLACE
 - 5 SEE RETAIL PLANS FOR STRIPING IN THIS AREA
 - 6 SEE COBBLESTONE PLANS FOR STRIPING IN THIS AREA



SIGNAGE AND STRIPING DETAIL
1" = 20'-0"



PL DESIGNED BY EOW, SAF DRAFTED BY PL CHECKED BY 1581 PROJECT NO. JUNE 2017 DATE	NO.	BY	DATE	APP'D	DATE	REVISIONS

BENCHMARK: CITY OF ROCKLIN ELEV. 249.40'
STATION NAME D-13-HV-11 R 8-2 DATUM: (NGVD 29)
DESCRIPTION: COPPERWELD IN WELL IN SUNSET BOULEVARD OVER UPRR.
BASIS OF BEARING: WESTERLY LINE OF PACIFIC STREET PER BOOK 28 OF MAPS, PAGE 12, TAKEN AS N20°21'39"E, ANS WAS ESTABLISHED FROM FOUND MONUMENTS AS SHOWN HEREON.

TLA
ENGINEERING & PLANNING
1528 EUREKA ROAD, SUITE 100
ROSEVILLE, CA 95661 916.786.0685

REGISTERED PROFESSIONAL ENGINEER
PATRICK J. LONGTIN
No. C52516
Exp. 12-31-20
CIVIL
STATE OF CALIFORNIA

DESIGNED UNDER THE SUPERVISION OF:
PATRICK J. LONGTIN
RCE C52516
DATE

FOR REDUCED PLANS ORIGINAL SCALE IS IN INCHES
HORIZ. SCALE: AS SHOWN
VERT. SCALE: NA
(E) CONTOUR INTERVAL: 5' MAJOR
1' MINOR

QUARRY PLACE APARTMENTS
ROCKLIN CALIFORNIA

PRELIMINARY OVERALL PLAN, SIGNAGE AND STRIPING, AND WALMART TRUCK ACCESS

SHEET
7
OF
7