



## New Project Information

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

**Application Received:** April 4, 2016

**Project Name and Requested Approvals:**

FARRON STREET RETAIL BUILDING  
DESIGN REVIEW, DR2016-0005

**Staff Description of Project:**

This application is a request for approval of a Design Review to allow the construction of a new 2,100 square foot, single story building with drive through.

**Location:**

The subject site is located on the southwest corner of Pacific Street and Farron Street. APN 010-191-020 and 010-191-023.

**Existing Land Use Designations:**

The property is zoned Retail Business (C-2)

The General Plan designation is Service Commercial (SC).

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

**Compliance with the California Environmental Quality Act:**

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) Section 15332 Infill Development Projects has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project.

**Applicant & Property Owner:**

The applicant is Mal Montoya with Borges Architectural Group. The property owner is CSS Retail Properties, LLC.

**Attached Information:**

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

P:\PUBLIC PLANNING FILES\Request for Comment\2016\Farron Street Retail Building\2-Project Information.docx



Location Map

**Farron Street Retail Building**

Design Review (DR2016-0005)



# City of Rocklin

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

## UNIVERSAL APPLICATION FORM

NAME OF PROJECT: ROCKLIN RETAIL CENTER  
LOCATION: CORNER OF PACIFIC & FARRON ST  
ASSESSOR'S PARCEL NUMBERS: 010 - A1 - 020 & 023  
DATE OF APPLICATION (STAFF): 4/4/16 RECEIVED BY (STAFF INITIALS): DD/HJ  
FILE NUMBERS (STAFF): DR 2016-0005 FEES: \$ 9,888.00  
RECEIPT No.: R12399

**Pre-Application Meeting Requirements:**  
It is required that a pre-application meeting be held with a Staff Planner prior to submitting most applications for planning entitlements and permits. The purpose of the pre-application meeting is to expedite application processing by enabling staff to work with the applicant to assure that the officially submitted application materials are in the proper format and that the applicant understands the City of Rocklin's goals, policies, and ordinances that may affect the project. A copy of these and other planning provisions is available at the applicant's request.  
Generally, two sets of preliminary plans and a written description of the proposed project should be brought with the applicant to the pre-application meeting. To schedule this meeting, please contact a Staff Planner at the Rocklin Community Development Department by calling (916) 625-5160.  
DATE OF PRE-APPLICATION MEETING: February, 4, 2016

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

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

File Number \_\_\_\_\_

- Environmental Requirements (STAFF)**
- |  |  |
|--|--|
| <input type="checkbox"/> Exempt - \$1,277.00               | <input type="checkbox"/> Mitigated Negative Declaration - \$6,311.00 |
| <input type="checkbox"/> Negative Declaration - \$5,166.00 | <input type="checkbox"/> EIR - See Fee Schedule                      |

RECEIVED  
APR 04 2016  
BY: AC  
rev. 7/14

## UNIVERSAL APPLICATION FORM (CONT.)

GENERAL PLAN DESIGNATION:	PROPERTY DATA:	UTILITIES:	
Existing: _____	Acres: <u>2.71</u>	<b>EXISTING</b>	<b>PROPOSED</b>
Proposed: _____	Square Feet: <u>118,131</u>	<input checked="" type="checkbox"/> Pub. Sewer	_____ Pub. Sewer
<b>Zoning:</b>	Dimensions: _____	_____ Septic Sewer	_____ Septic Sewer
Existing: <u>C2</u>	No. of Units: _____	<input checked="" type="checkbox"/> Pub. Water	_____ Pub. Water
Proposed: <u>C2</u>	Building Size: <u>± 2,100</u>	_____ Well Water	_____ Well Water
	Proposed Parking: <u>21</u>	<input checked="" type="checkbox"/> Electricity	_____ Electricity
	Required Parking: <u>10</u>	<input checked="" type="checkbox"/> Gas	_____ Gas
	Access: <u>FARRON ST.</u>	_____ Cable	_____ Cable

**PROJECT REQUEST:** REQUEST <sup>FOR</sup> APPROVAL OF DESIGN REVIEW TO CONSTRUCT A ± 2,100 S.F., SINGLE STORY BLDG. WITH A DRIVE-THRU LANE. WE ARE PROPOSING A RECIPROCAL AGREEMENT WITH ADJACENT LOT. ELIMINATING ~~IT~~ EXISTING STATUS AND REPLACING WITH 21 \$ NEW STALLS.

*(Example: Request for approval of design review to construct a 10,000 square foot office building on 1.5 acres)*

NOTE: Annexations, Lot Line Adjustments, and Rocklin Ranch Industrial Park Specific Plan Use Permits require special application forms and additional submittal information available from the Planning Division.

UNIVERSAL APPLICATION FORM (CONT.)

PLEASE PRINT OR TYPE:

NAME OF PROPERTY OWNER: CSJ Retail Properties, LLC


ADDRESS: 90 1508 Eureka Rd. #230

CITY: Roseville STATE: CA ZIP: 95661

PHONE NUMBER: 916.677.2025

EMAIL ADDRESS: Michelle@Citadel-usa.com

FAX NUMBER: 916.791.6466

SIGNATURE OF OWNER 

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

NAME OF APPLICANT  
(If different than owner): BORGES ARCHITECTURAL GROUP

CONTACT: MAL MANTOUX

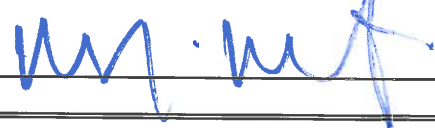
ADDRESS: 1470 STONE POINT DR. STE. 350

CITY: ROSEVILLE STATE: CA ZIP: 95661

PHONE NUMBER: 916.782.7200

EMAIL ADDRESS: MAL@BORGESARCH.COM


FAX NUMBER: 916.773.3037

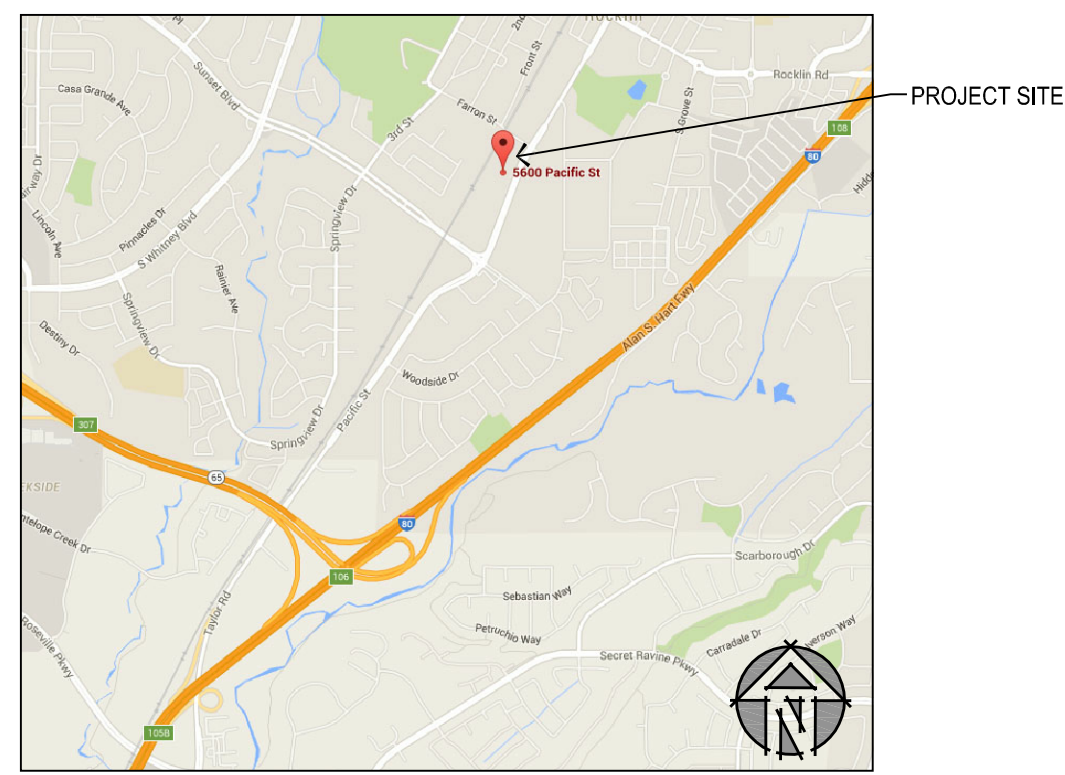
SIGNATURE OF APPLICANT 



AGENT AUTHORIZATION FORM

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

Project Name:	POCKLIN RETAIL CENTER
Location:	CORNER OF PACIFIC & FARRON ST.
Assessors Parcel Number(s):	010-191-020 & 023
Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.):	
Name of person and / or firm authorized to represent property owner (Please print):	Jorges Arctectural Group / MAL MONTANA
Address (Including City, State, and Zip Code):	1478 Stonepoint Dr. Roseville, CA. 95661
Phone Number:	916-782-7300
Fax Number:	916-773-2037
Email Address:	MAL@JORGESARCH.COM
The above named person or firm is authorized as:	Agent ( <input checked="" type="checkbox"/> ) Buyer ( <input type="checkbox"/> ) Lessee ( <input type="checkbox"/> )
The above named person or firm is authorized to (check all that are applicable):	( <input checked="" type="checkbox"/> ) File any and all papers in conjunction with the aforementioned request, including signing the application ( <input checked="" type="checkbox"/> ) Speak on behalf of and represent the owner at any Staff meeting and/or public hearing. ( <input checked="" type="checkbox"/> ) Sign any and all papers in my stead, with the exception of the application form.
The duration and validity of this authorization shall be:	( <input type="checkbox"/> ) Unrestricted ( <input checked="" type="checkbox"/> ) Valid until: December 31, 2016
Owners Authorization Signature & Date:	
Owners Name (Please Print):	Bob Reddy
Owners Address (Including City, State, and Zip Code):	c/o Citadel Management Co 1508 Eureka Rd. #230 Roseville, CA. 95661
Phone Number:	916-677-2025
Email Address:	Michelle@Citadel-USA.com



VICINITY MAP

PROJECT INFORMATION

**OWNER / DEVELOPER:**  
 CSS RETAIL PROPERTIES, LLC  
 1508 EUREKA ROAD, SUITE 230  
 ROSEVILLE, CA 95661  
 MICHELLE MARDEN  
 EMAIL: michelle@ctadad-usa.com  
 TELE: (916) 791-6466

**ARCHITECT:**  
 BORGES ARCHITECTURAL GROUP, INC.  
 1478 STONE POINT DRIVE, SUITE 350  
 ROSEVILLE, CA 95661  
 MAL MONTOYA  
 EMAIL: mal@borgesarch.com  
 TELE: (916) 782-7200  
 FAX: (916) 773-3037

**CIVIL ENGINEER:**  
 OURADA ENGINEERING  
 3111 SUNSET BLVD., SUITE L  
 ROCKLIN, CA 95877  
 STEVEN OURADA  
 EMAIL: steve@ourada.net  
 TELE: (916) 624-1221

**LANDSCAPE ARCHITECT:**  
 SIERRA DESIGN GROUP  
 5320 BARTON ROAD  
 Loomis, CA 95650  
 DARYL F. MARTIN  
 EMAIL: daryl-sdg@fasikat.com  
 TELE: (916) 660-9022

**ZONING:**  
 C-2: RETAIL BUSINESS

**ASSESSOR'S PARCEL NUMBERS**  
 APN: 010-191-023  
 AREA: 108,888 SF (2.50 ACRES)  
 APN: 010-191-020  
 AREA: 9,243 SF (0.21 ACRES)

**BUILDING AREAS**  
 EXISTING: 10,592 SF (A) + 8,842 SF (B) = 19,434 SF  
 PROPOSED: 2,100 SF (C) - Restaurant

PARKING SUMMARY

**EXISTING:** (for New & Existing Adjacent Sites)

STANDARD	= 84
COMPACT	= 14
ADA	= 5 (2 VAN)
TOTAL	= 103

**EXISTING TO BE REMOVED:**

STANDARD	= 6
COMPACT	= 8
ADA	= 0
TOTAL	= 14

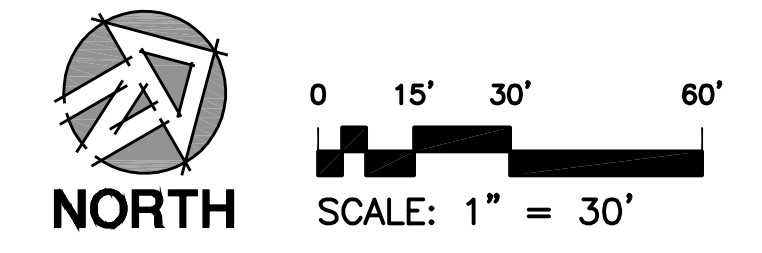
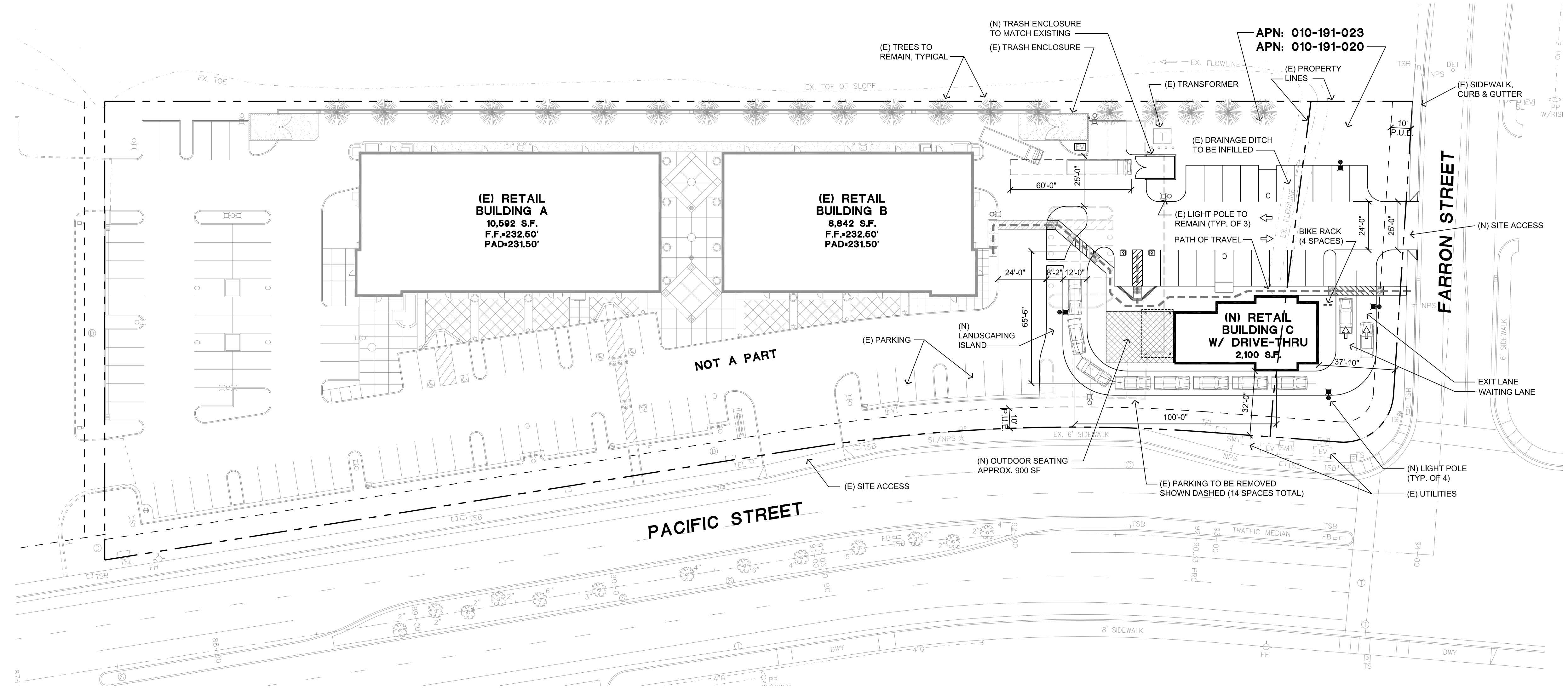
**NEW:**  
 REQUIRED (Restaurant: 30 Fixed Seats) = 10 (1 per 3 seats)

**PROVIDED:**

STANDARD	= 17
COMPACT	= 2
ADA	= 2 (1 VAN)
TOTAL	= 21

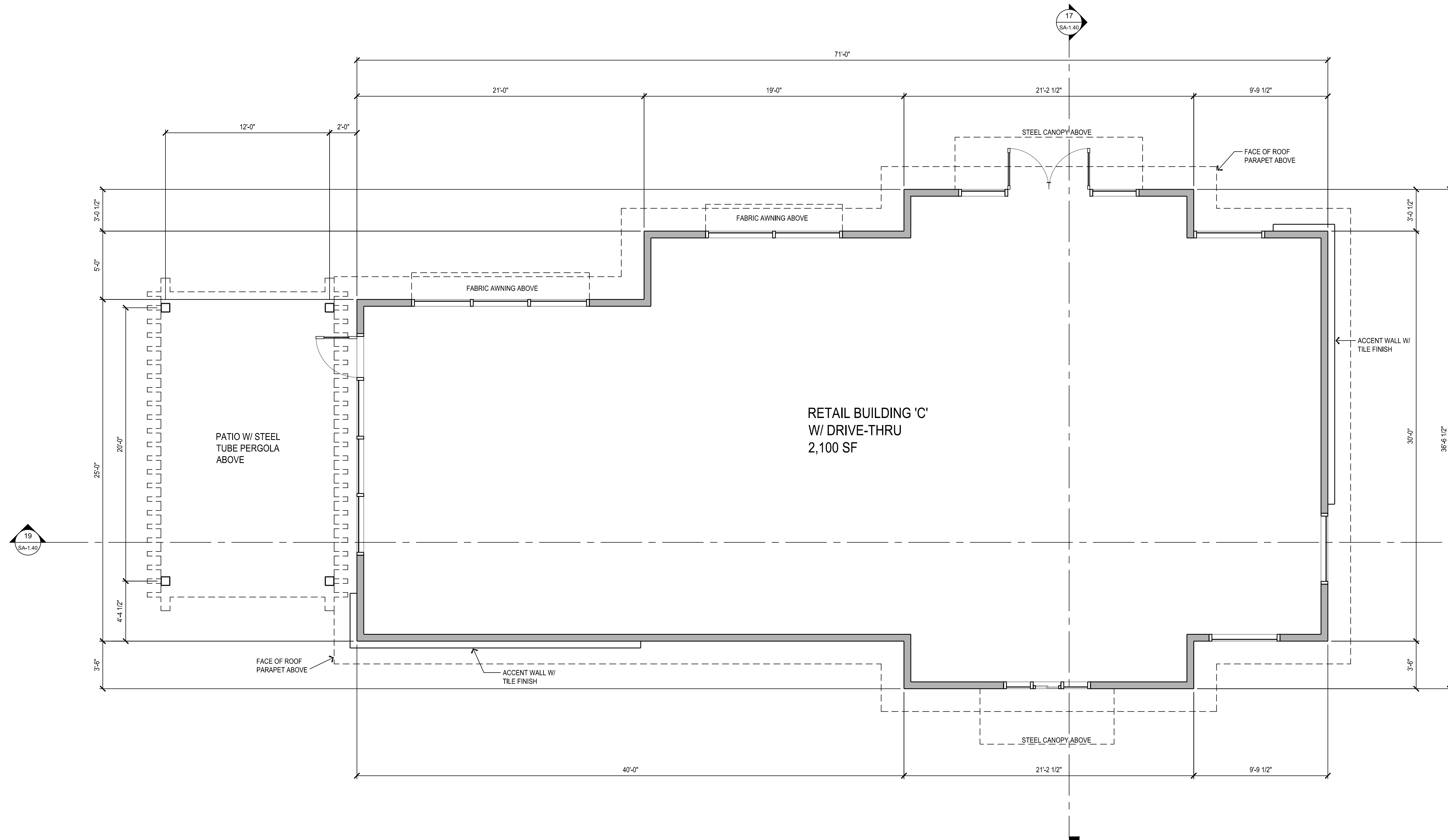
**GRAND TOTAL FOR NEW & EXISTING:**

STANDARD	= 95
COMPACT	= 8
ADA	= 7 (3 VAN)
TOTAL	= 110 (NET = +7)



ROCKLIN RETAIL CENTER OVERALL SITE PLAN





# ROCKLIN RETAIL CENTER FLOOR PLAN

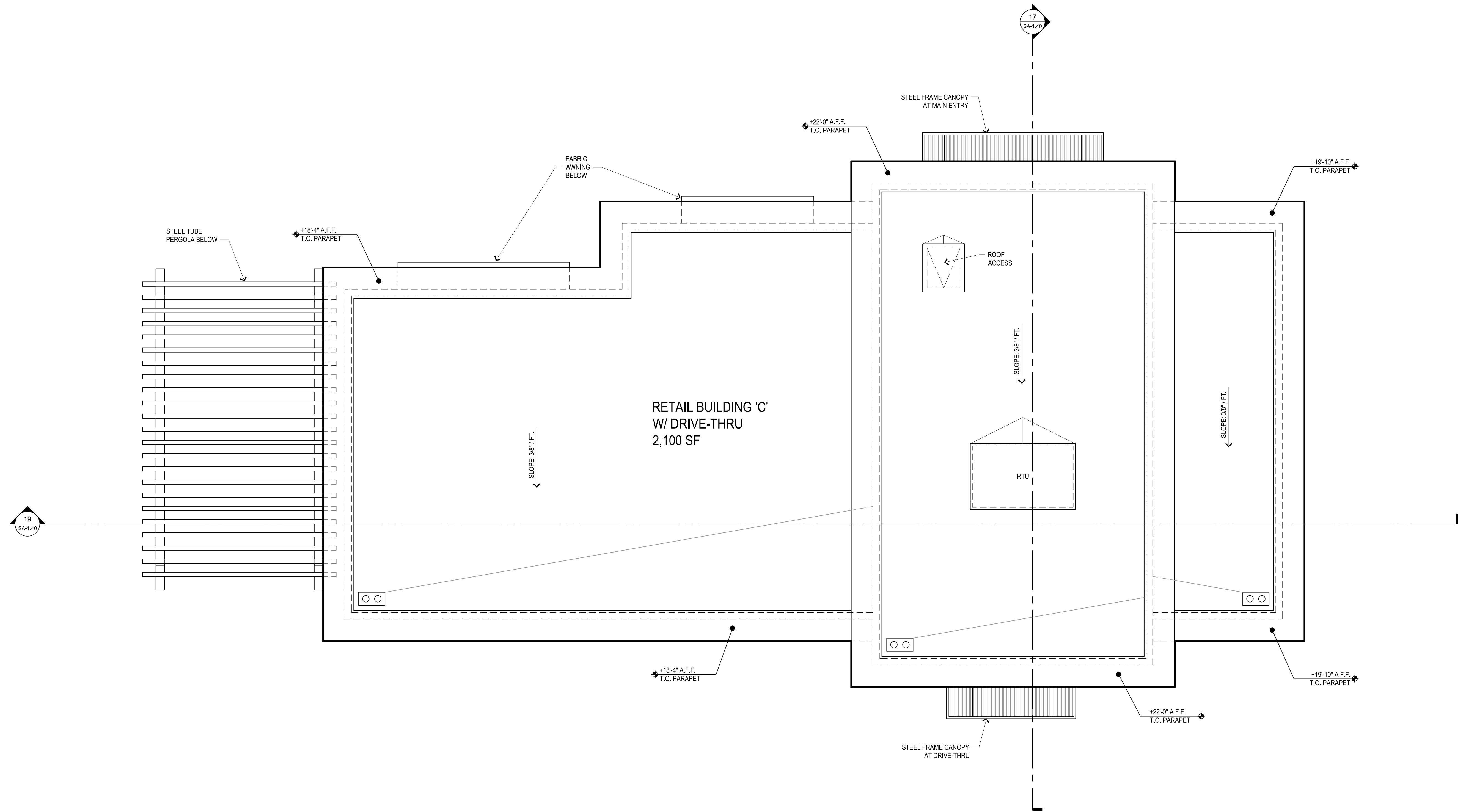
5514, 5600 PACIFIC STREET ROCKLIN, CA 14059 2/22/16

SA-1.10



1478 STONE POINT DRIVE SUITE 350 ROSEVILLE, CA 95661 T | 916 782 7200 borgesarch.com





# ROCKLIN RETAIL CENTER ROOF PLAN

5514, 5600 PACIFIC STREET ROCKLIN, CA 14059 2/22/16

SA-1.20



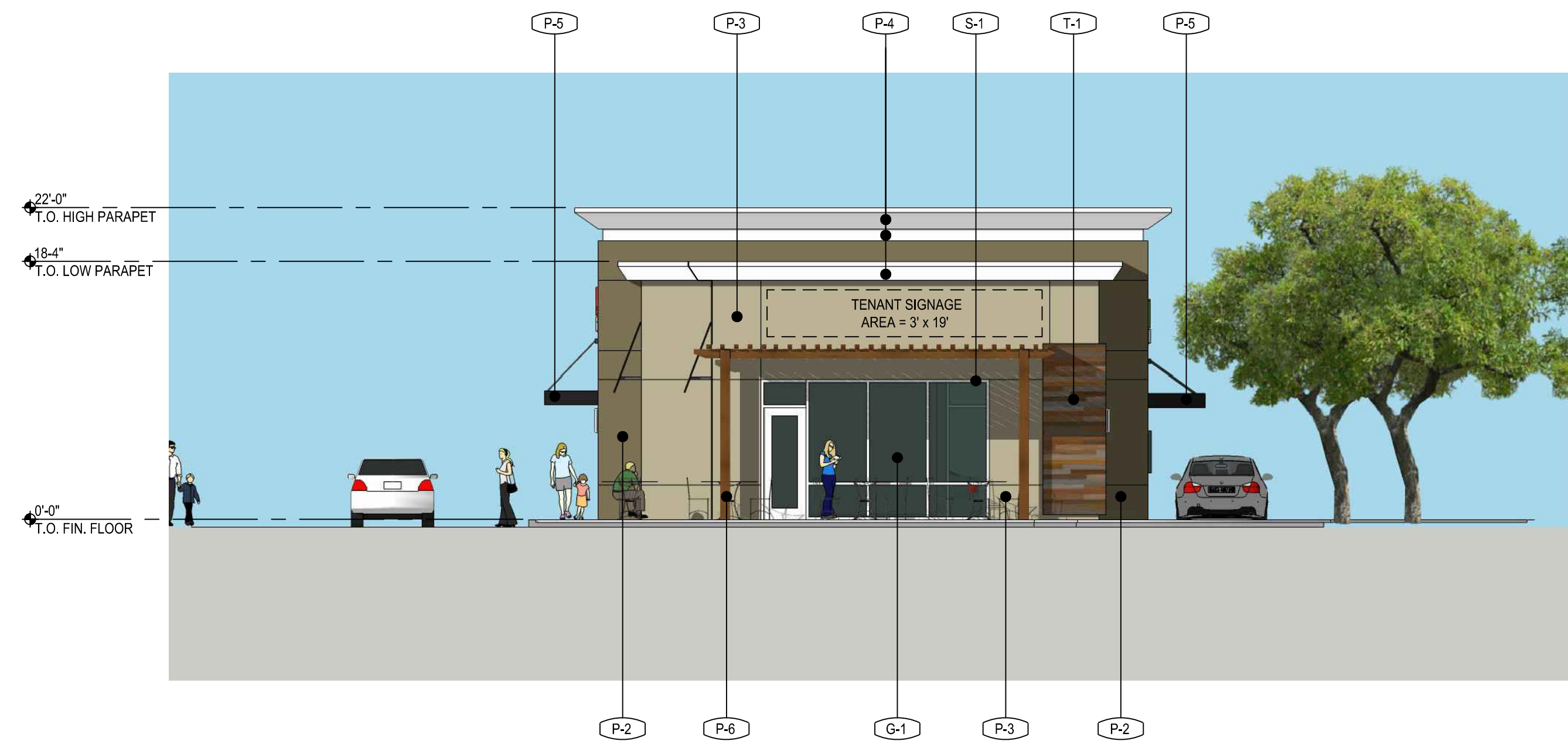
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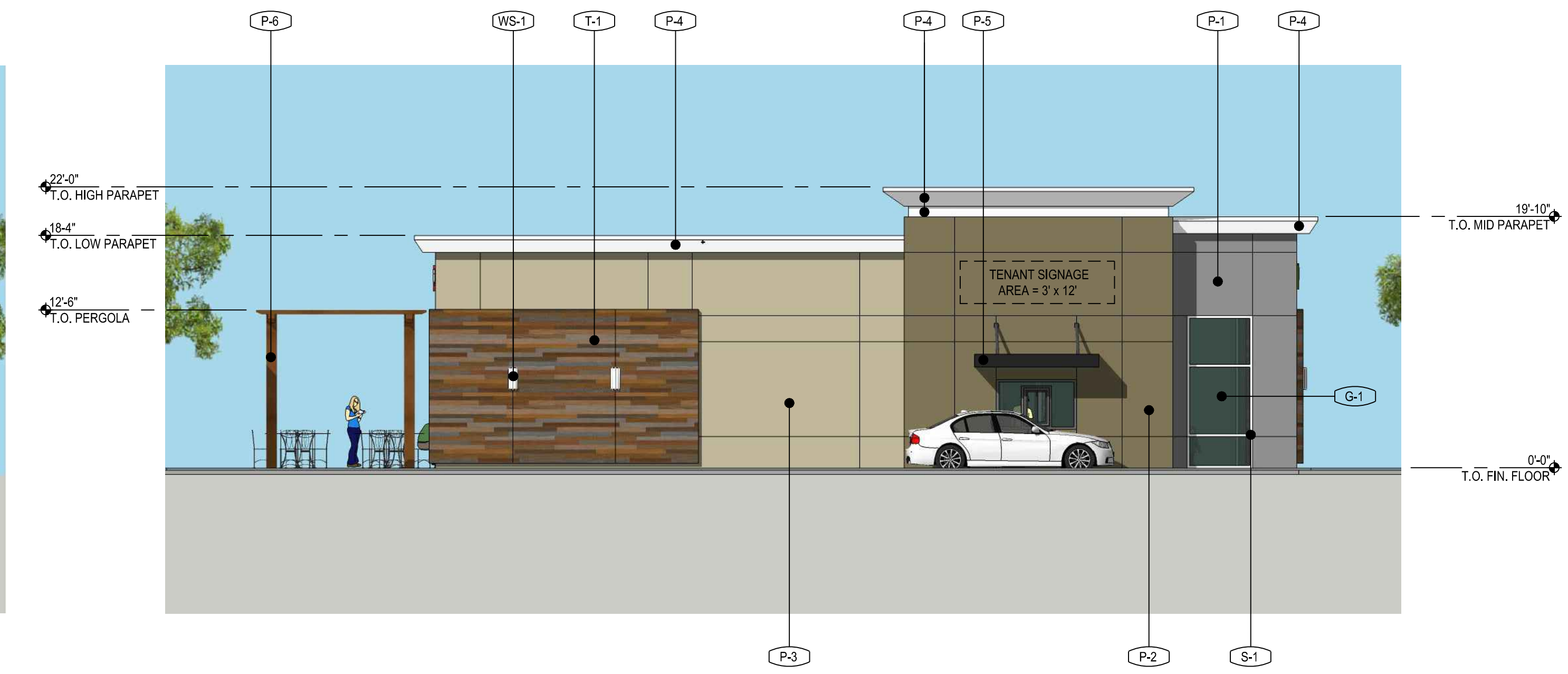
NORTH ELEVATION (FARRON STREET)



WEST ELEVATION (MAIN ENTRY)



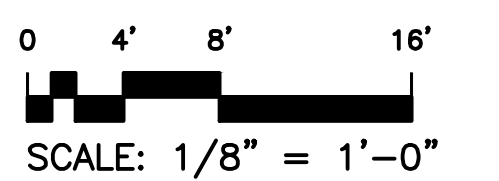
SOUTH ELEVATION



EAST ELEVATION (PACIFIC STREET)

MATERIALS & FINISH LEGEND

 P-1 PAINT FINISH 'SOFTWARE' SHERWIN WILLIAMS #7074	 P-4 PAINT FINISH 'RHINESTONE' SHERWIN WILLIAMS #7656	 WS-1 WALL SCONCE LIGHTWAY MODEL MERW-626-LED	 G-1 GLAZING LE-63 CLEAR
 P-2 PAINT FINISH 'RENWICK OLIVE' SHERWIN WILLIAMS #2815	 P-5 PAINT FINISH 'CAVIAR' SHERWIN WILLIAMS #6990	 CV-1 CANVAS AWNING SUNBRELLA BLACK- STYLE 4608	 S-1 CLEAR ANODIZED STOREFRONT
 P-3 PAINT FINISH 'BALANCED BEIGE' SHERWIN WILLIAMS #7037	 P-6 PAINT FINISH 'SMOKEY TOPAZ' SHERWIN WILLIAMS #6117	 T-1 PORCELAIN TILE D7 BAYSIDE NBLK- COLOR NOCE	



ROCKLIN RETAIL CENTER EXTERIOR ELEVATIONS

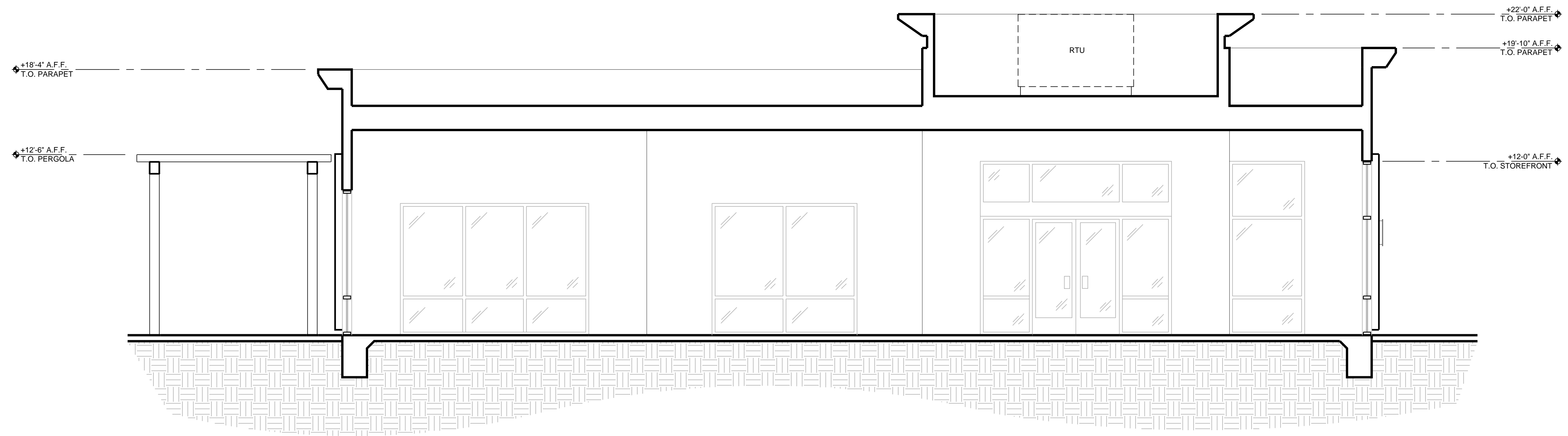
5514, 5600 PACIFIC STREET ROCKLIN, CA 14059 2/22/16

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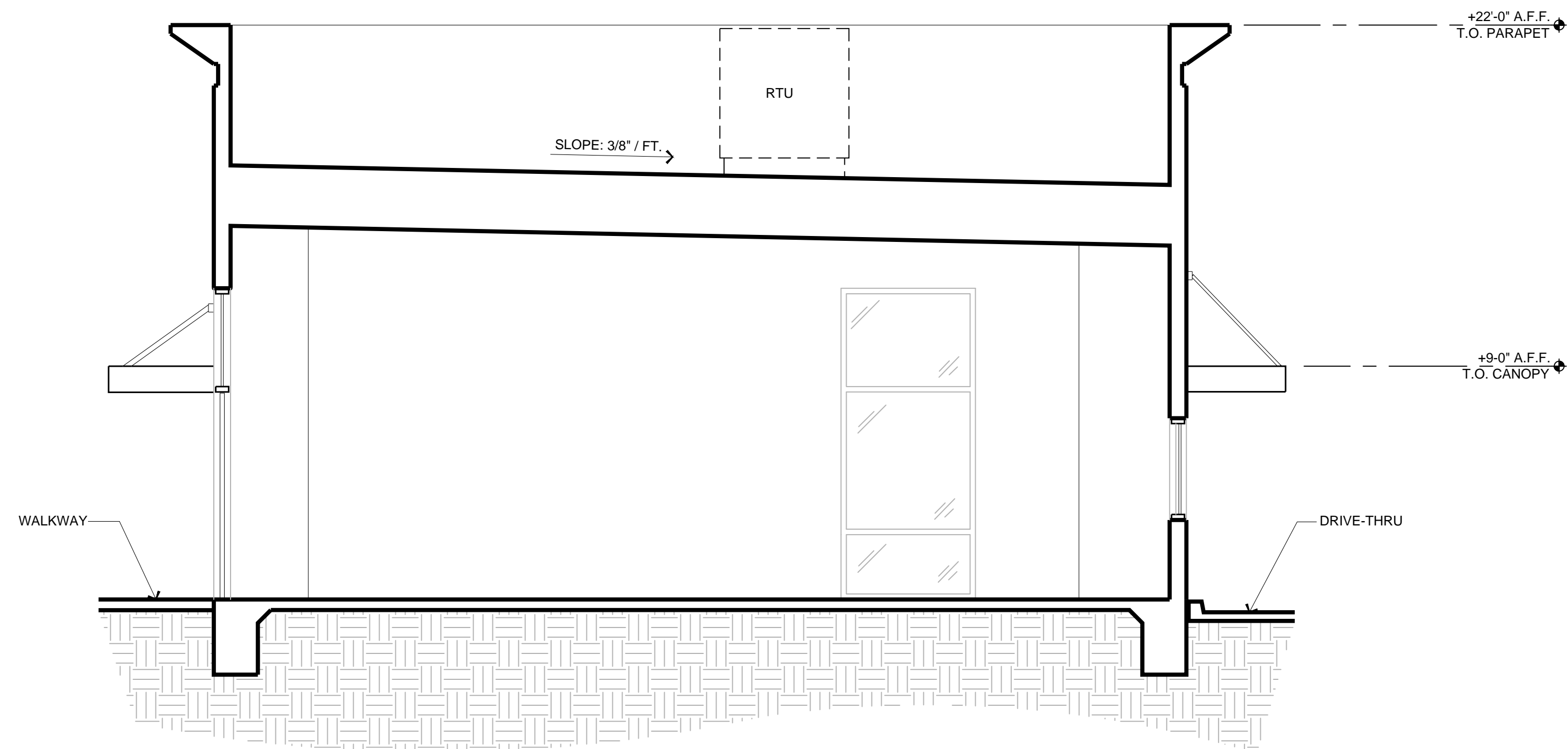
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ARCHITECTURAL GROUP  
Borges

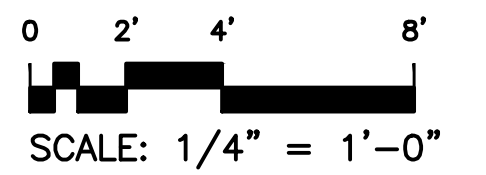




19 LONGITUDINAL SECTION  
1/4" = 1'-0"



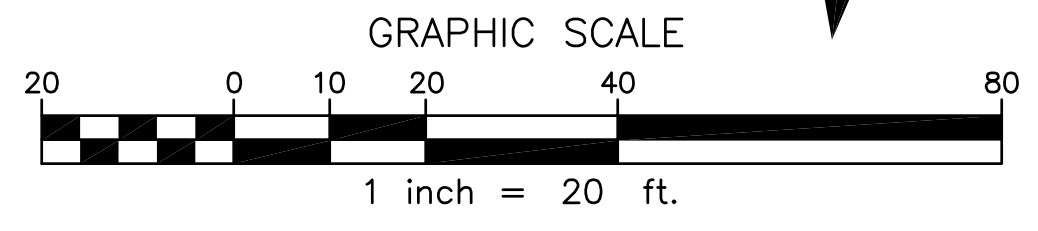
17 TRANSVERSE SECTION  
1/4" = 1'-0"



**ABBREVIATION LEGEND:**

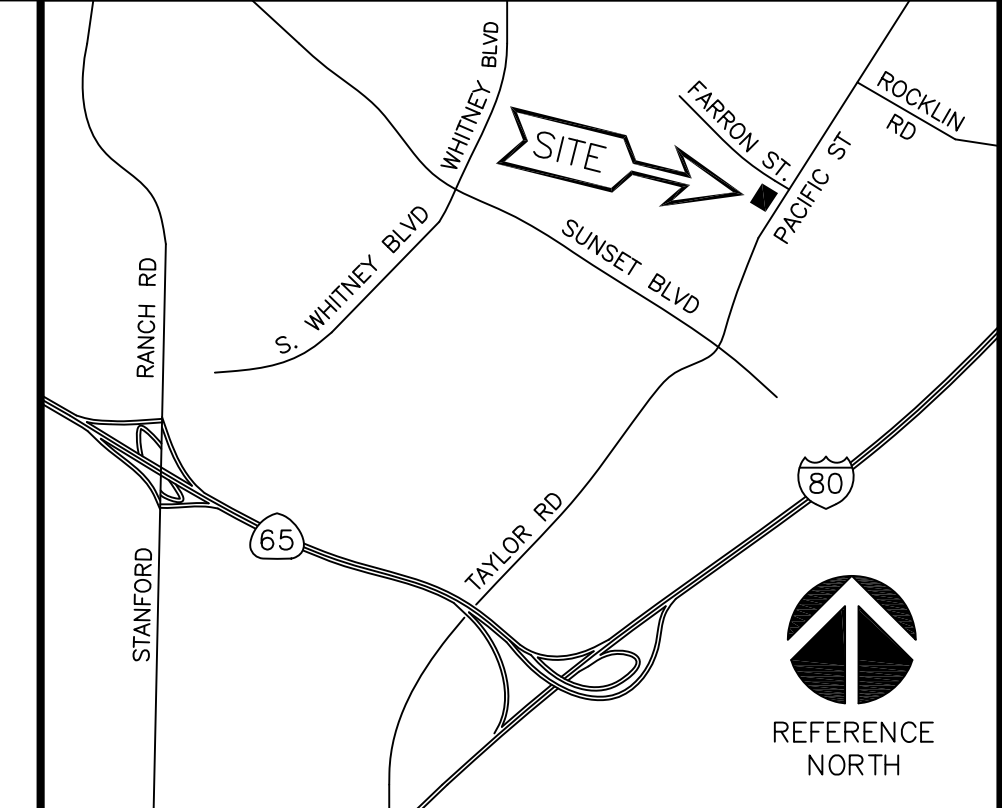
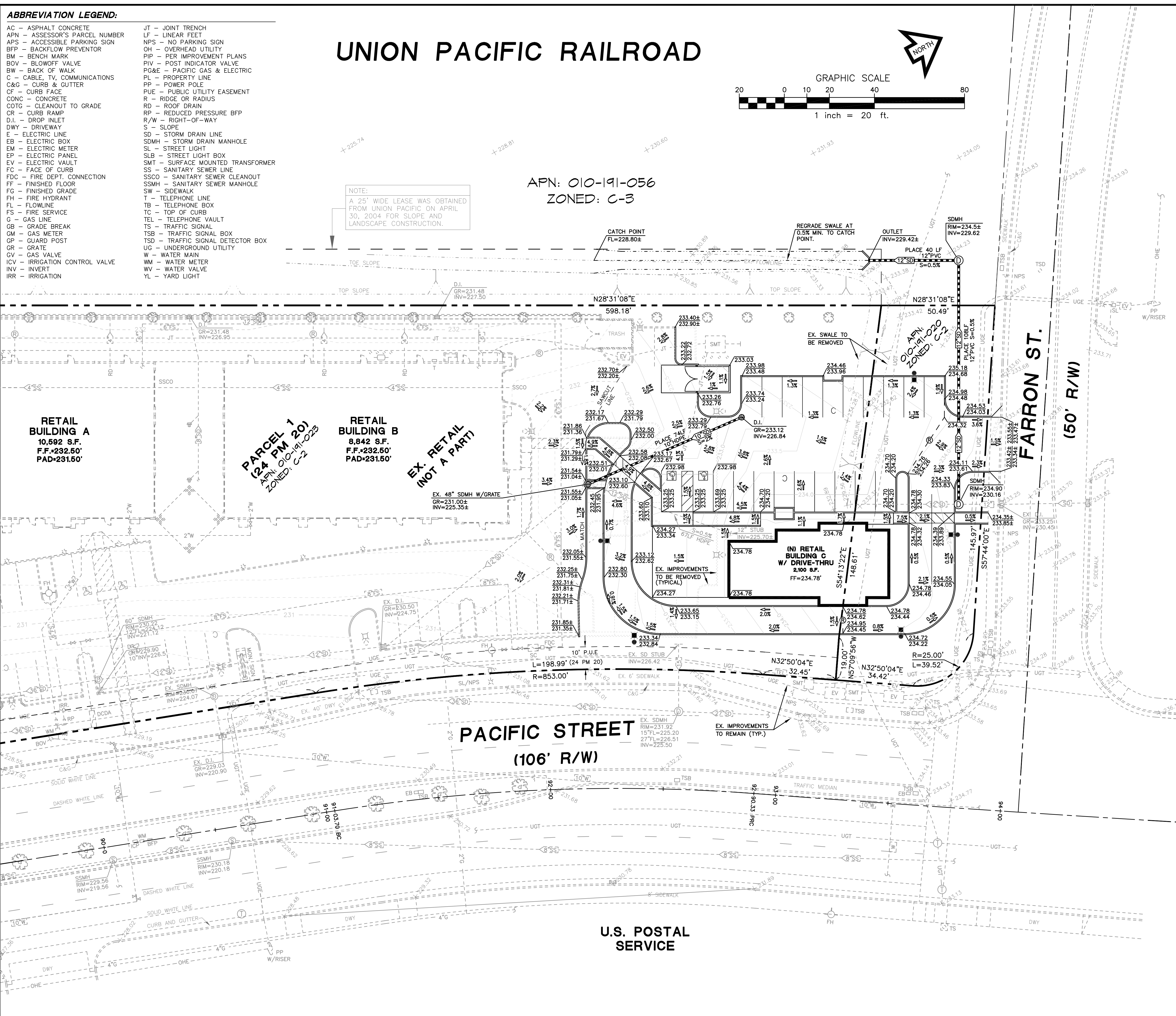
- |                                |                                   |
|--------------------------------|-----------------------------------|
| AC - ASPHALT CONCRETE          | JT - JOINT TRENCH                 |
| APN - ASSESSOR'S PARCEL NUMBER | LF - LINEAR FEET                  |
| APS - ACCESSIBLE PARKING SIGN  | NPS - NO PARKING SIGN             |
| BFP - BACKFLOW PREVENTOR       | OH - OVERHEAD UTILITY             |
| BM - BENCH MARK                | PIP - PER IMPROVEMENT PLANS       |
| BOV - BLOWOFF VALVE            | PIV - POST INDICATOR VALVE        |
| BW - BACK OF WALK              | PG&E - PACIFIC GAS & ELECTRIC     |
| C - CABLE, TV, COMMUNICATIONS  | PL - PROPERTY LINE                |
| C&G - CURB & GUTTER            | PP - POWER POLE                   |
| CF - CURB FACE                 | PUE - PUBLIC UTILITY EASEMENT     |
| CONC - CONCRETE                | R - RIDGE OR RADIUS               |
| COTG - CLEANOUT TO GRADE       | RD - ROOF DRAIN                   |
| CR - CURB RAMP                 | RP - REDUCED PRESSURE BFP         |
| D.I. - DROP INLET              | R/W - RIGHT-OF-WAY                |
| DWY - DRIVEWAY                 | S - SLOPE                         |
| E - ELECTRIC LINE              | SD - STORM DRAIN LINE             |
| EB - ELECTRIC BOX              | SDMH - STORM DRAIN MANHOLE        |
| EM - ELECTRIC METER            | SL - STREET LIGHT                 |
| EP - ELECTRIC PANEL            | SLB - STREET LIGHT BOX            |
| EV - ELECTRIC VAULT            | SMT - SURFACE MOUNTED TRANSFORMER |
| FC - FACE OF CURB              | SS - SANITARY SEWER LINE          |
| FDC - FIRE DEPT. CONNECTION    | SSCO - SANITARY SEWER CLEANOUT    |
| FF - FINISHED FLOOR            | SSMH - SANITARY SEWER MANHOLE     |
| FG - FINISHED GRADE            | SW - SIDEWALK                     |
| FH - FIRE HYDRANT              | T - TELEPHONE LINE                |
| FL - FLOWLINE                  | TB - TELEPHONE BOX                |
| FS - FIRE SERVICE              | TC - TOP OF CURB                  |
| G - GAS LINE                   | TEL - TELEPHONE VAULT             |
| GB - GRADE BREAK               | TS - TRAFFIC SIGNAL               |
| GM - GAS METER                 | TSB - TRAFFIC SIGNAL BOX          |
| GP - GUARD POST                | TSD - TRAFFIC SIGNAL DETECTOR BOX |
| GR - GRATE                     | UG - UNDERGROUND UTILITY          |
| GV - GAS VALVE                 | W - WATER MAIN                    |
| ICV - IRRIGATION CONTROL VALVE | WM - WATER METER                  |
| INV - INVERT                   | WV - WATER VALVE                  |
| IRR - IRRIGATION               | YL - YARD LIGHT                   |

# UNION PACIFIC RAILROAD



APN: 010-191-056  
ZONED: C-3

NOTE:  
A 25' WIDE LEASE WAS OBTAINED FROM UNION PACIFIC ON APRIL 30, 2004 FOR SLOPE AND LANDSCAPE CONSTRUCTION.



**VICINITY MAP N.T.S.**

**CIVIL SHEET INDEX**

1. PRELIMINARY GRADING PLAN C-1
2. PRELIMINARY UTILITY PLAN C-2

**SYMBOL LEGEND:**

- ⊖ CENTERLINE
- ⊙ STORM DRAIN MANHOLE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ EX. WATER VALVE
- ⊙ EX. BACKFLOW PREVENTION DEVICE
- ⊙ PROP. REDUCED PRESSURE PRINCIPAL BACKFLOW PREVENTION ASSEMBLY
- ⊙ EX. WATER SERVICE AND METER BOX
- ⊙ PROP. WATER SERVICE AND METER BOX
- ⊙ EX. FIRE HYDRANT ASSEMBLY
- ⊙ EX. TREES (AS NOTED)
- ⊙ UTILITY POLE
- XXX.XX - EXISTING ELEVATION
- XXX.XX TC - PROPOSED ELEVATION
- XXX.XX / FL/FG - PROPOSED ELEVATION
- X.XX - SLOPE & DIRECTION
- 12" SD - EX. STORM DRAIN LINE
- 12" SD - PROP. STORM DRAIN LINE
- 6" SS - EX. SANITARY SEWER LINE
- 6" SS - PROP. SANITARY SEWER LINE
- 8" W - EX. WATER LINE
- 8" W - PROP. WATER LINE
- 100 - EX. CONTOUR ELEVATION
- 100 - PROP. CONTOUR ELEVATION
- ⊖ RIDGE

**UTILITY NOTE:**

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE LOCATION OF ANY UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE TO PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

**ENCROACHMENT PERMIT:**

CONTRACTOR TO OBTAIN AN ENCROACHMENT PERMIT PRIOR TO COMMENCING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.

**BENCH MARK:**

BENCH MARK #D13-HV-11: COPPERWELD MONUMENT IN CENTERLINE OF SUNSET BLVD. ON BRIDGE OVER UNION PACIFIC RAIL ROAD TRACKS, JUST WEST OF THE INTERSECTION OF SUNSET BLVD. AND PACIFIC STREET.

ELEVATION = 249.40 FEET (U.S.G.S. DATUM)

**OURADA ENGINEERING**  
5805 FLEET COURT  
ROCKLIN, CALIFORNIA 95765  
PHONE: (916) 624-1221 EMAIL: steve@ourada.net

**SURVEY INFORMATION:** OURADA ENGINEERING 3/20/2001  
**JOB NO.:** CC-770 **LAYOUT:** PRE-GR  
**DRAWING:** CC770CGR-C.DWG **DRAFTED BY:** SPB

PRELIMINARY GRADING PLAN  
2/19/2016

REV	DATE	DESCRIPTION	BY

**APPROVED FOR CONSTRUCTION**

REGISTERED PROFESSIONAL ENGINEER  
No. 51537  
STATE OF CALIFORNIA

STATE OF CALIFORNIA, BUSINESS AND PROFESSIONS CODE SECTION 6735. THIS PLAN IS INTENTIONALLY UNSIGNED UNTIL FINAL APPROVAL.

**ROCKLIN RETAIL CENTER BUILDING C**

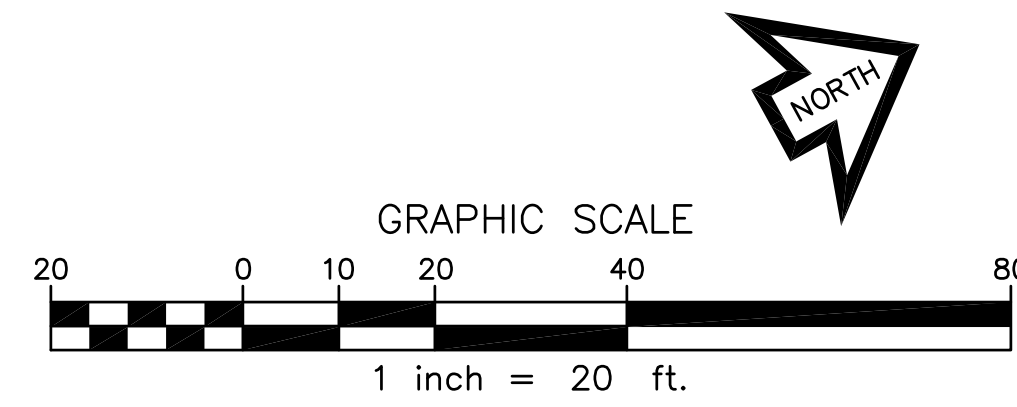
BORGES ARCHITECTURE GROUP, INC.  
1478 STONE POINT DRIVE, SUITE 350, ROSEVILLE, CA 95661  
PHONE: 916-682-7200 FAX: 916-775-3037

STREET ADDRESS	PACIFIC STREET
CITY	ROCKLIN
COUNTY	PLACER
STATE	CALIFORNIA
ZIP	95677
A.P.N.	010-191-020 & 023
CROSS STREET	FARRON STREET
SHEET NO.	C-1
SHEET 1 OF 2	



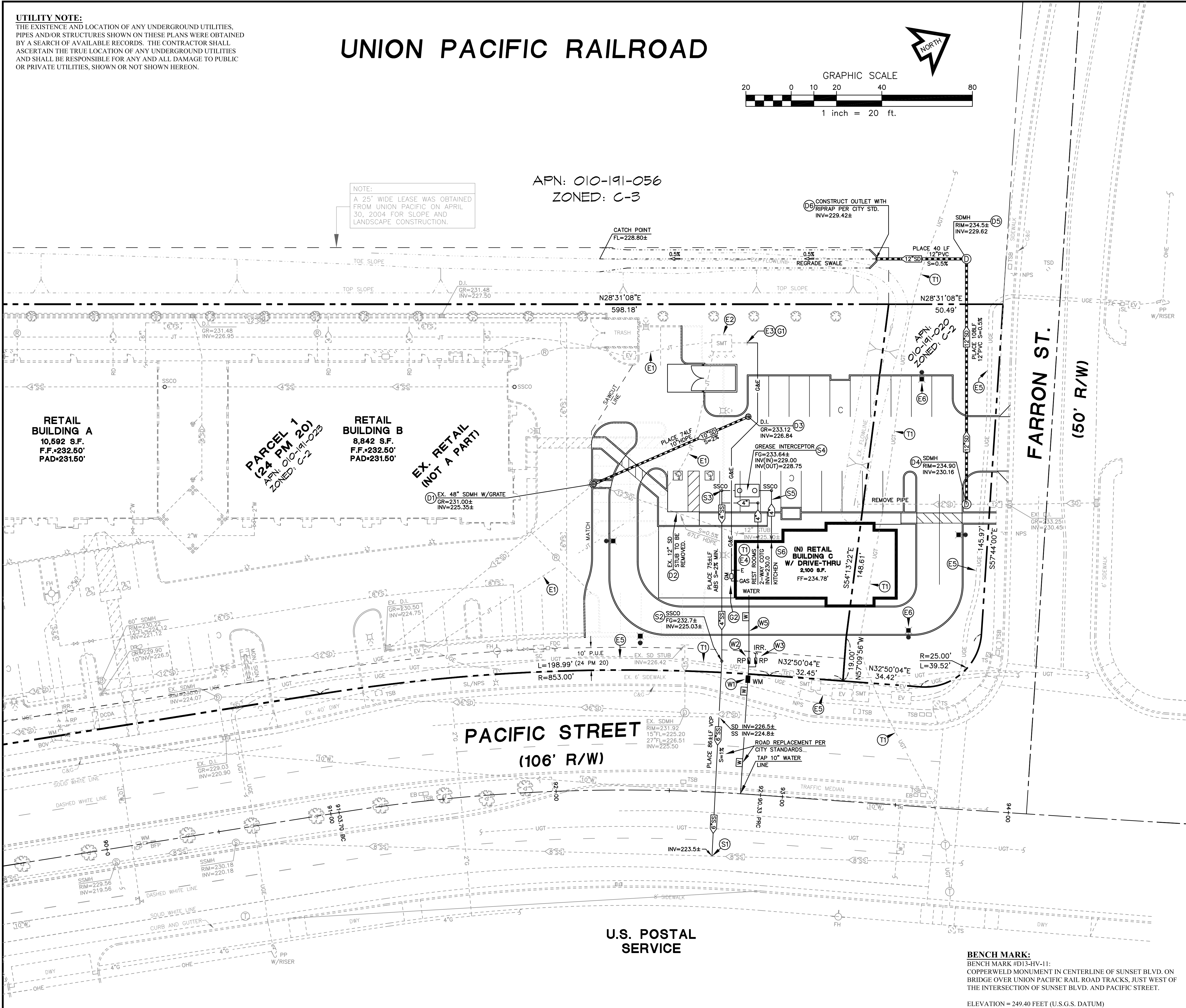
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# UNION PACIFIC RAILROAD



APN: 010-191-056  
ZONED: C-3

NOTE:  
A 25' WIDE LEASE WAS OBTAINED FROM UNION PACIFIC ON APRIL 30, 2004 FOR SLOPE AND LANDSCAPE CONSTRUCTION.



- DRAINAGE:**  
ALL STORM DRAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARDS AND REQUIREMENTS.
- (D1) EX. 48" MANHOLE WITH GRATE TO REMAIN. REMOVE 12" PIPE TO NORTHEAST AND CONNECT NEW 10" HDPE PIPE.
  - (D2) REMOVE EXISTING 12" HDPE PIPE.
  - (D3) INSTALL JENSEN 200 DROP INLET.
  - (D4) INSTALL STD. 48" STORM DRAIN MANHOLE PER CITY STD. AT EXISTING 12" PIPE. REMOVE REMAINDER OF PIPE TO OLD SWALE. CONTRACTOR TO VERIFY SIZE, INVERT, LOCATION AND PIPE MATERIAL PRIOR TO ANY CONSTRUCTION.
  - (D5) INSTALL STD. 48" STORM DRAIN MANHOLE PER CITY STD.
  - (D6) CONSTRUCT HEADWALL WITH OUTLET PIPE WITH ROCK RIPRAP PER CITY OF ROCKLIN STD. REGRADE SWALE AT 0.5% SLOPE TO CATCH POINT.
- SEWER:**  
ALL SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CPC, SPMUD AND THE CITY'S STANDARDS AND REQUIREMENTS.
- (S1) CONNECT TO EXISTING 8" SEWER MAIN AND CONSTRUCT 6" SERVICE LATERAL. INVERT=223.54. CONTRACTOR TO VERIFY PIPE SIZE, INVERT, LOCATION AND CONDITION PRIOR TO ANY CONSTRUCTION.
  - (S2) CONSTRUCT SEWER CLEANOUT PER SPMUD'S REQUIREMENTS.
  - (S3) INSTALL SEWER CLEANOUT TO FINISHED GRADE. NOTE: NO CLEANOUTS OR STRUCTURES SHALL BE CONSTRUCTED IN RAMPS, ACCESSIBLE PARKING STALLS OR ACCESSIBLE AISLE.
  - (S4) INSTALL JENSEN 1500 GALLON GREASE INTERCEPTOR. VENT TO ROOF (SEE BUILDING PLANS).
  - (S5) ALL ONSITE 4" SEWER PIPES ARE TO BE ABS AT S=2% MIN. UNLESS OTHERWISE NOTED.
  - (S6) INSTALL 2-WAY SEWER CLEANOUT TO FINISHED GRADE. VERIFY BUILDING CONNECTION LOCATION AND INVERT PRIOR TO CONSTRUCTION. SEE PLUMBING PLANS FOR SEWER CONTINUATION AND ADDITIONAL INFORMATION.
- WATER:**  
CONSTRUCTION OF ALL WATER LINES AND APPURTENANCES SHALL BE IN ACCORDANCE WITH THE CITY'S STDS AND REQUIREMENTS.
- (W1) TAP 10" WATERLINE AND INSTALL WATER SERVICE AND METER BOX FOR 1-1/2" METER (BY PCWA ENGINEER. ALL ROAD REPAIR IS TO BE PER CITY OF ROCKLIN STANDARDS).
  - (W2) INSTALL APPROVED 2" REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY FOR DOMESTIC PER PCWA STD. DRAWINGS SA005 AND SA008 WITH INSULATED COVER.
  - (W3) INSTALL APPROVED 2" REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY FOR IRRIGATION WITH INSULATED COVER AND STUB AND CAP.
  - (W4) PLACE 2" SCHEDULE 40 PVC DELIVERY LINE TO BUILDING WITH 24" MINIMUM COVER. VERIFY EXACT POINT OF CONNECTION WITH BUILDING PLANS.
- ELECTRICAL:**
- (E1) WARNING! JOINT TRENCH WITH ELECTRIC AND GAS LINES TO REMAIN. VERIFY EXACT LOCATIONS PRIOR TO ANY CONSTRUCTION.
  - (E2) EXISTING SURFACED MOUNTED TRANSFORMER TO REMAIN. CONTRACTOR TO COORDINATE USE WITH ELECTRIC COMPANY PRIOR TO ANY CONSTRUCTION.
  - (E3) EXTEND JOINT TRENCH WITH GAS AND ELECTRIC TO BUILDING. COORDINATE WITH PG&E PRIOR TO ANY CONSTRUCTION.
  - (E4) CONTRACTOR TO COORDINATE EXACT BUILDING CONNECTION WITH BUILDING PLANS PRIOR TO ANY CONSTRUCTION.
  - (E5) WARNING! UNDERGROUND ELECTRIC LINES AND ALL ELECTRICAL STRUCTURES TO REMAIN. VERIFY EXACT LOCATIONS PRIOR TO ANY CONSTRUCTION.
  - (E6) YARD LIGHTS (TYPICAL). VERIFY CONDUIT ROUTING, SERVICE CONNECTION AND LOCATION PRIOR TO CONSTRUCTION.
- GAS:**
- (G1) CONNECT TO EXISTING GAS STUB. CONTRACTOR TO VERIFY EXACT SIZE AND LOCATION, ADEQUATE PRESSURE AND FLOW RATE AND COORDINATE SERVICE LOCATION AND ROUTING WITH PG&E PRIOR TO ANY CONSTRUCTION.
  - (G2) GAS METER. CONTRACTOR TO VERIFY BUILDING CONNECTION AND WITH PG&E PRIOR TO ANY CONSTRUCTION.
- TELEPHONE:**
- (T1) WARNING! UNDERGROUND FIBER OPTIC CABLES AND ALL STRUCTURES TO REMAIN. COORDINATE WITH TELEPHONE COMPANIES PRIOR TO ANY CONSTRUCTION.
  - (T2) CONTRACTOR TO VERIFY TELEPHONE CONNECTION TO BUILDING WITH BUILDING PLANS AND SERVICE CONNECTION AND ROUTING WITH TELEPHONE COMPANY PRIOR TO ANY CONSTRUCTION.

REV	DATE	DESCRIPTION



**ROCKLIN RETAIL CENTER BUILDING C**

BORGES ARCHITECTURE GROUP, INC.  
1478 STONE POINT DRIVE, SUITE 350, ROSEVILLE, CA 95661  
PHONE: 916-882-7200 FAX: 916-775-3037

STREET ADDRESS	PACIFIC STREET
CITY	ROCKLIN
COUNTY	PLACER
STATE	CALIFORNIA
ZIP	95677
A.P.N.	010-191-020 & 023
CROSS STREET	FARRON STREET

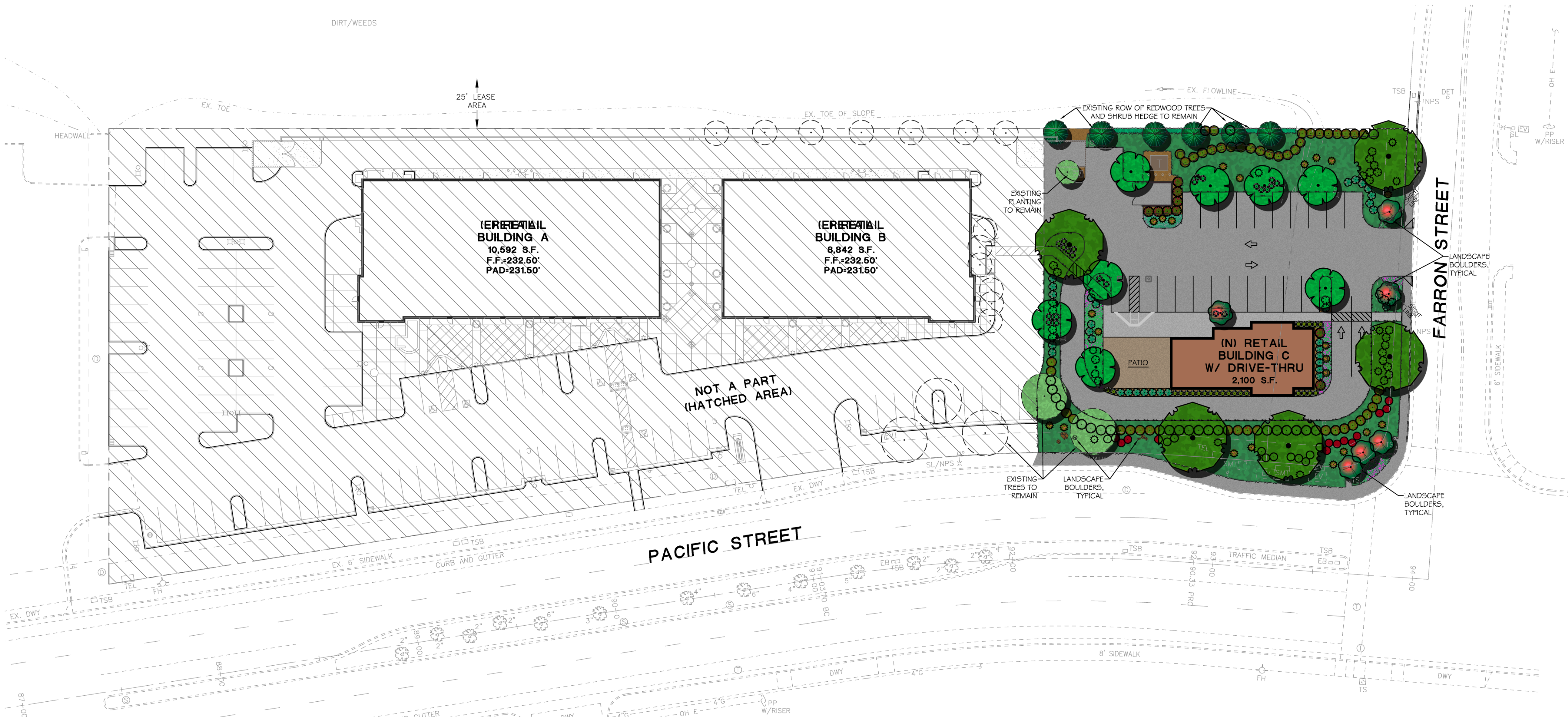
**OURADA ENGINEERING**  
5805 FLEET COURT  
ROCKLIN, CALIFORNIA 95765  
PHONE: (916) 624-1221 EMAIL: steve@ourada.net

**SURVEY INFORMATION:** OURADA ENGINEERING 3/20/2001  
**JOB NO.:** CC-770 **LAYOUT:** PRE-UTIL  
**DRAWING:** CC770CGR-C.DWG **DRAFTED BY:** SPB

**PRELIMINARY UTILITY PLAN**  
2/19/2016

**BENCH MARK:**  
BENCH MARK #D13-HV-11: COPPERWELD MONUMENT IN CENTERLINE OF SUNSET BLVD. ON BRIDGE OVER UNION PACIFIC RAIL ROAD TRACKS, JUST WEST OF THE INTERSECTION OF SUNSET BLVD. AND PACIFIC STREET.  
ELEVATION = 249.40 FEET (U.S.G.S. DATUM)





- ### LANDSCAPE DESIGN NOTES
- IRRIGATION AND PLANTING PLANS DESIGNED TO COMPLY WITH THE WATER EFFICIENT LANDSCAPE REQUIREMENTS SHALL BE SUBMITTED AFTER PRELIMINARY DESIGN REVIEW.
  - ALL PLANTING AREAS SHALL BE IRRIGATED WITH A FULLY AUTOMATIC IRRIGATION SYSTEM.
  - SEE PLAN FOR EXISTING TREES ON SITE TO REMAIN. THREE EXISTING PARKING LOT TREES ARE PROPOSED TO BE REMOVED.
  - SITE ENTRY SHALL INCLUDE ACCENT FLOWERING TREES, SHRUBS, AND GROUND COVER.
  - SEE CIVIL ENGINEERING AND ARCHITECTURAL PLANS FOR ALL PAVING, FENCING, AND OTHER SITE STRUCTURES.

### PARKING LOT SHADING

PARKING LOT SHADING REQUIREMENT: 1 TREE FOR EVERY 5 PARKING SPACES.

TOTAL PARKING SPACES: 23  
 NUMBER OF TREES ADJACENT TO PARKING REQUIRED: 23 / 5 = 5 TREES  
 NUMBER OF TREES ADJACENT TO PARKING PROVIDED: 6 TREES

### LANDSCAPE AREA

LANDSCAPE AREA REQUIREMENT: MINIMUM OF 20% OF SITE.

AREA OF SITE: APPROX. 28,970 S.F.  
 TOTAL LANDSCAPING AREA: APPROX. 14,000 S.F.  
 LANDSCAPING AREA AS PERCENTAGE OF SITE: 14,000 / 28,970 = 48%

### PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	PLANTED SIZE	
	Lagerstroemia x 'Muskogee'	Lavender Crape Myrtle	15 gal	Low	Ht:7-8' Sp:2-3'	
	Platanus x acerifolia 'Bloodgood'	London Plane Tree	15 gal	Medium	Ht:7-8' Sp:2-3'	
	Fyrus calleryana 'Anstocrat'	Anstocrat Flowering Pear	15 gal	Medium	Ht:7-8' Sp:2-3'	
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	PLANTED SIZE	
	Berberis thunbergii 'Cherry Bomb'	Cherry Bomb Barberry	5 gal	Low		
	Cotoneaster lacteus	Red Clusterberry Cotoneaster	5 gal	Low		
	Diets vegeta	African Iris	5 gal	Low		
	Loropetalum chinense 'Chang Nian Hong'	Ever Red Fringe Flower	5 gal	Low		
	Phormium tenax 'Firebird'	Fire Bird Flax	5 gal	Low		
	Rhaphelepis indica 'Pink Lady'	Pink Lady Hawthorne	5 gal	Low		
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	PLANTED SIZE	SPACING
	Arctostaphylos x 'Emerald Carpet'	Emerald Carpet Manzanita	1 gal	Low		48" o.c.
	Lantana montevidensis	Trailing Lantana	1 gal	Low		48" o.c.
	Verbena x hybrida 'Homestead'	Purple Spreader Garden Verbena	1 gal	Low		30" o.c.

### PRELIMINARY WATER EFFICIENT LANDSCAPE WORKSHEET

REFERENCE EVAPOTRANSPIRATION (ET<sub>o</sub>): 52.2

HYDROZONE # /PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF/IE)	LANDSCAPE AREA (SQ. FT.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU) IN GALLONS/YEAR
<b>REGULAR LANDSCAPE AREAS</b>							
1 - LOW W.U.	0.2	DRIP	0.81	0.25	14,000	3,500	113,274
					TOTALS:	14,000	3,500
<b>SPECIAL LANDSCAPE AREAS</b>							
					TOTALS	-	-
						ETWU TOTAL:	113,274
						MAXIMUM APPLIED WATER ALLOWANCE (MAWA):	203,893
<b>MAXIMUM APPLIED WATER ALLOWANCE (MAWA)</b>							
WHERE MAWA = (ET <sub>o</sub> ) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]							
MAWA: (52.2) (0.62) [(6,300) + ((.55) x 0)] = 203,893							
<b>ETAF CALCULATIONS</b>							
<b>REGULAR LANDSCAPE AREAS</b>				<b>ALL LANDSCAPE AREAS</b>			
TOTAL ETAF x AREA	3,500	TOTAL ETAF x AREA	3,500	NOTE: AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS IS 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.			
TOTAL AREA	14,000	TOTAL AREA	14,000				
AVERAGE ETAF	0.25	SITEWIDE ETAF	0.25				

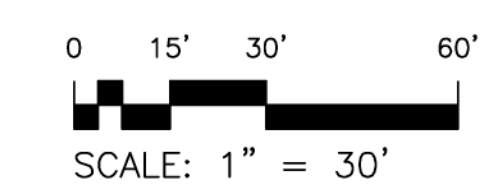
**NOTE: THE PLAN, AS PROPOSED, WILL COMPLY WITH THE CALIFORNIA WATER CONSERVATION IN LANDSCAPE ACT.**

## PRELIMINARY LANDSCAPE PLAN

# ROCKLIN RETAIL CENTER PRELIMINARY LANDSCAPE PLAN

5514, 5600 PACIFIC STREET ROCKLIN, CA 14059 2/19/16

1478 STONE POINT DRIVE SUITE 350 ROSEVILLE, CA 95661 T | 916 782 7200 borgesarch.com



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 Landscape Architects  
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 Loomis, California 95650  
 (916) 860-9022 CLA 2694  
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