



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: March 1, 2016

Project Name and Requested Approvals:

QUARRY ROW SUBDIVISION
GENERAL PLAN AMENDMENT, GPA2016-0001
GENERAL DEVELOPMENT PLAN, PDG2016-0001
REZONE, Z2016-0001
TENTATIVE SUBDIVISION MAP, SD2016-0003
TREE PRESERVATION PLAN PERMIT, TRE2016-0002
DESIGN REVIEW, DR2016-0003

Staff Description of Project:

This application is a request for approval of the following entitlements to allow the development of approximately 7.4± acres as a small lot single-family residential subdivision:

- A General Plan Amendment to change the land use designation of 1.58± acres of Mixed Use (MU) and 5.8± acres of High Density Residential (HDR) to 7.4± acres of Medium High Density Residential (MHDR).
- A General Development Plan to establish the land uses and development standards for the proposed zone district.
- A Rezone to change the zoning applicable to the project site from Retail Business (C-2) to Planned Development 9 dwelling units per acre (PD-9).
- A Tentative Subdivision Map to create a 64-unit single family small lot residential subdivision.
- The removal of five oak trees and mitigated as required in the City's Oak Tree Preservation Ordinance.
- A Design Review for the site design, landscaping, architectural designs, colors and materials of a proposed single-family small lot residential subdivision.

Location:

The subject site is located on the southeast corner of Pacific Street and Grove Street, 4545 Pacific Street. APNs 045-031-001 through -005, 045-031-005-510, 045-031-005-520, and 045-031-047.

Existing Land Use Designations:

The property is zoned Retail Business (C-2).

The General Plan designation is Mixed Use (MU) and High Density Residential (HDR).

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

Compliance with the California Environmental Quality Act:

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) has tentatively identified a Mitigated Negative Declaration as the appropriate level of environmental review for this project.

Applicant & Property Owner:

The applicant is Todd Lowell with Lowell Development, Inc. The property owner is Irene Ann Coker, Trustee.

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\Quarry Row Subdivision\2-Project Information.docx



Location Map

Quarry Row Subdivision

- General Plan Amendment (GPA2016-0001)
- General Development Plan (PDG2016-0001)
- Rezone (Z2016-0001)
- Tentative Subdivision Map (SD2016-0003)
- Tree Preservation Plan Permit (TRE2016-0002)
- Design Review (DR2016-0003)



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: Quarry Row

LOCATION: Southeast corner of the intersection of Pacific Street and Grove Street; 4545 Pacific Street

ASSESSOR'S PARCEL NUMBERS: 045-031-001, 002, 003, 004; 045-031-005-510; 045-031-005-520; 045-031-047

DATE OF APPLICATION (STAFF): 3/1/16 **RECEIVED BY (STAFF INITIALS):** DD

FILE NUMBERS (STAFF): SD2014-0003, DR2016-0003, ^{TRE} 2016-0002 **FEES:** \$15,845.00

RECEIPT NO.: R11887

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: MM/WW/DD BF

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

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

File Number

Environmental Requirements: (STAFF)

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

UNIVERSAL APPLICATION FORM (CONT.)

| | | | |
|----------------------------------|---------------------------------------------|------------------------|------------------------|
| GENERAL PLAN DESIGNATION: | PROPERTY DATA: | UTILITIES: | |
| | | EXISTING | PROPOSED |
| Existing: <u>HDR, MU</u> | Acres: <u>Approx 7.4</u> | <u>Yes</u> Pub. Sewer | <u>Yes</u> Pub. Sewer |
| Proposed: <u>MDR</u> | Square Feet: <u>321,170</u> | <u>No</u> Septic Sewer | <u>No</u> Septic Sewer |
| Zoning: | Dimensions: <u>irregular</u> | <u>Yes</u> Pub. Water | <u>Yes</u> Pub. Water |
| Existing: <u>C-2</u> | No. of Units: <u>64</u> | <u>No</u> Well Water | <u>Yes</u> Well Water |
| Proposed: _____ | Building Size: <u>N/A</u> | <u>Yes</u> Electricity | <u>Yes</u> Electricity |
| | Proposed Parking: <u>N/A</u> | <u>Yes</u> Gas | <u>Yes</u> Gas |
| | Required Parking: <u>N/A</u> | <u>Yes</u> Cable | <u>Yes</u> Cable |
| | Access: <u>Pacific Street, Grove Street</u> | | |

PROJECT REQUEST: This is an application for a development project. The request includes a General Plan Amendment, a Rezone, a Tentative Subdivision Map, and a Design Review Permit. For further information please see the attached project description.

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

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

UNIVERSAL APPLICATION FORM (CONT.)

PLEASE PRINT OR TYPE:

NAME OF PROPERTY OWNER: ^{Jac}
~~Irene Ann~~
Ann Irene Coker Trustee

ADDRESS: 4661 Grove Street

CITY: Rocklin

STATE: CA

ZIP: 95677

PHONE NUMBER: 916-624-0088

EMAIL ADDRESS: ~~jen.l.duncan@sbcglobal.net~~ ^{Jac}
mattmccoy1023@gmail.com

FAX NUMBER:

SIGNATURE OF OWNER

Irene Ann Coker, Trustee
(Signature Authorizing Application; provide owner's signature letter if signature is other than property owner.)

NAME OF APPLICANT

(If different than owner): Lowell Development, Inc.

CONTACT: Todd Lowell

ADDRESS PO Box 1200

CITY: Loomis

STATE: CA

ZIP: 95650

PHONE NUMBER: 916-660-1720

EMAIL ADDRESS: todd@lowelldev.com


FAX NUMBER: 916-786-0529

SIGNATURE OF APPLICANT

Todd Lowell

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: Pacific Street Housing |
| Location: 4545 Pacific Street |
| Assessors Parcel Number(s): 045 031 001, 002, 003, 004; 045 031 005 510, -520; 045 031 047 |
| Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.): GP Amendment; Rezone; Tentative Map; Tree Removal; Design Review; Variances |
| Name of person and / or firm authorized to represent property owner (Please print): Lowell Development, Inc. (Todd R. Lowell) |
| Address (Including City, State, and Zip Code): PO Box 1200, Loomis CA 95650 |
| Phone Number: 916 660 1720 |
| Fax Number: 916-786-0529 |
| Email Address: todd@lowelldev.com |
| The above named person or firm is authorized as: Agent (<input checked="" type="checkbox"/>) Buyer () Lessee () |
| 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: () Unrestricted (<input checked="" type="checkbox"/>) Valid until: April 16, 2016 |
| Owners Authorization Signature & Date:  |
| Owners Name (Please Print): Irene Ann Coker Trustee |
| Owners Address (Including City, State, and Zip Code): 4661 Grove Street, Rocklin CA 95677 |
| Phone Number: 916-624-0088 |
| Email Address: jeryl.duncan@sbcglobal.net ¹⁰²³ mattmccoy@gmail.com ^{Jac} |

Quarry Row

Project Description

Introduction

The project sponsor is requesting entitlements for a development project. Anticipated entitlements include a General Plan Amendment, Rezone, and Tentative Subdivision Map, Design Review and Tree Removal to facilitate construction of 64 single family homes. The following discussion includes a description of the subject site, a description of the proposed project, existing regulatory setting and project objectives. The project is called Quarry Row and the design intent is to be part of the City's Quarry District. The project is an infill development of alley-loaded single-family homes, with architectural and landscape architectural styles and details that complement the design aesthetic of the Quarry District. The project intent is to blend into the community by fronting homes onto Grove Street and thereby knitting itself into the neighborhood fabric. Architectural styles consist of Farmhouse, Bungalow and Craftsman to create the historic character appropriate to this infill, downtown location. The landscape plan also capitalizes on the Quarry District design theme by incorporating elements and details in Quarry Park.

Site Location and Surrounding Uses

The project site is located fronting on Pacific Street and on Grove Street in Rocklin. The site is surrounded on the south and east by single family residential land use. To the west across Grove Street land is vacant or contains a mobile home park. Across Pacific Street a commercial site referred to as the "Train Depot" is generally underdeveloped.

Site Description

The 7.4± acre site is largely flat and generally irregular in shape. Most of the site is vacant and sees no more activity than an annual mowing. The single land use is a 14,000± square foot meeting hall lately used for dance lessons, and historically used as a night club or dance hall. The property is a collection of six parcels held under single ownership. The parcels are APN: 045-031-001, -002, -003, -004, 045-031-005-510, 045-031-005-520 and 045-031-047.

Approximately five City of Rocklin defined heritage trees live on the site along with a similar number of unprotected ornamental species. As a result of the built-out nature of surrounding land the site is unlikely to support special status species. It is also devoid of wetlands as defined by the US Army Corps of Engineers.

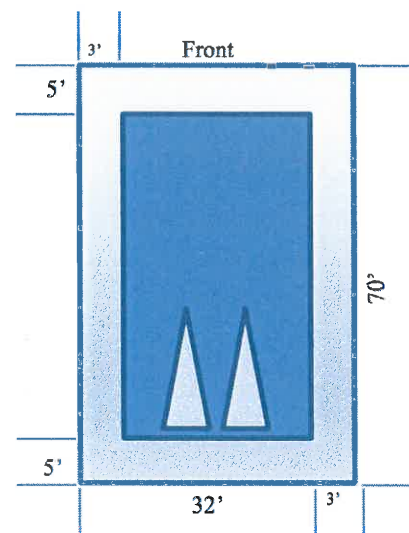
Project Description

Intent

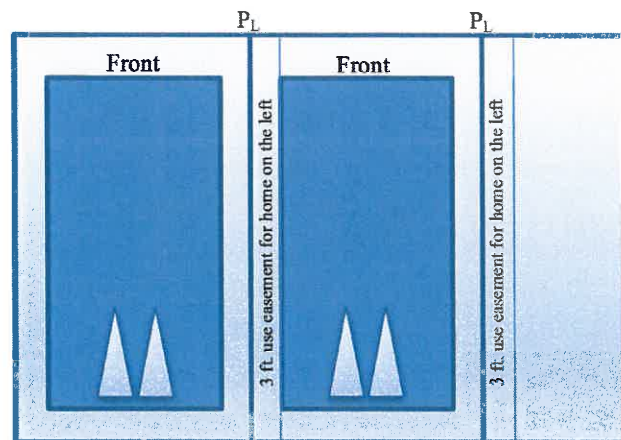
The project applicant intends to raze the single structure onsite and develop 64 single family homesites in a tight, nearly zero lot line configuration at a density of about 8.6 dwelling units per gross acre. Typically in Rocklin this type of housing development makes use of the Rocklin's Planned Development zoning designation where the land developer specifies development standards with a unique product in mind. Proposed development standards are indicated in the table and graphics below.

| Development Standards | |
|-----------------------|-------------------|
| Lot Dimensions | |
| Min Width | 35 feet |
| Max Depth | 70 feet |
| Min Area | 2,450 square feet |
| Max Area | 2,870 square feet |
| Setbacks | |
| Front | 5 feet |
| Rear | 5 feet |
| Side | 3 feet |
| Corner side | 10 feet* |
| Height | |
| | 30 feet |
| Parking Spaces | |
| | 2 spaces per home |
| Mew | |
| Width | 15 feet |

*Architectural features (i.e., pop-outs, bay windows, etc.) attached to the dwelling may extend up to 24 inches into this setback.



Minimum Setbacks NTS



Side by side relationship NTS

Homesites

Minimum lot size would be 35 feet by 70 feet for a total minimum area of 2450 square feet. Vehicular entrance to each lot would be from an alley at the rear of the homes. The alley would be loaded on both sides with homesites. Occupants would share this alley for access to their respective two-car garage.

Homesite Use Easements

Along the left side of each home site the neighboring property will have a 3-foot use easement. In the “Side by side” example, above, the house on the left will have a use easement over the adjacent sideyard area of the house on the right. This easement area, plus the sideyard of the house on the left, will be used by the house on the left as private yard space. The house on the right maintains the ability to enter upon that side of the lot for maintenance of the house. There will be no fence along the property line between the homes. For privacy there will be wing fences at the front and rear between the homes.

Parking

The City of Rocklin Municipal Code specifies that single family residential developments shall provide two parking spaces in a two-car garage via a twenty-foot long driveway immediately contiguous to the garage opening. These requirements are somewhat restrictive when contemplating a denser, infill residential development.

This project proposes to omit the driveway area (other than five feet off of the alley for vehicle maneuvering) and allow parking on both sides of the street and designated spaces in the project. To minimize the chance that residents might use garages for storage other than primarily for automobiles requirements thereto would be included in the Codes Covenants and Restrictions for this project.

Water & Sewage

Conveyance for both wet utilities are available adjacent to the project site.

Construction Phases

Construction will be in a single phase.

Map Phases

The land developer reserves the right to record multiple final map phases.

Access

Access to the project site would be from essentially a project driveway onto Pacific Street and on to Grove Street.

On-site Drainage

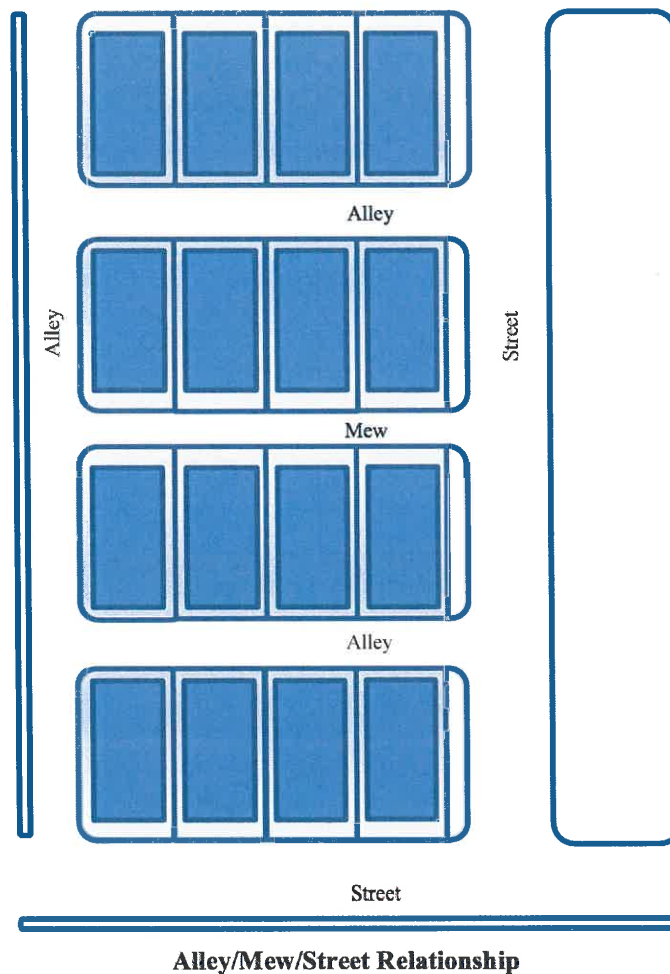
The project would be compatible with the Phase II Small MS-4 requirements. On site storm drainage would be collected, treated on site, and discharged. Volume and rate would remain unchanged from undeveloped land.

Street Design

In this infill location, the project proposes to use an internal street section that that is a modification to the City’s “Typical Sections” per drawing 3-1. The residential street would include a total right of way width of 42 feet, consisting of: a 34-foot paved section (back of curb to back of curb with parking on both sides) and four-foot sidewalks along each side. Immediately behind the sidewalk the landscape plan proposes to plant trees to create a tree-lined streetscape.

Alleys and Mews

The vehicle access for the homesites will be accessed from a shared 20-foot wide paved alley. The front of homes would face Grove Street, the internal street, or a 15-foot wide Mew. Mews, in this sense, are a shared landscaped area between the fronts of homes. The fifteen foot Mew combined with the five-foot front yard setback would place 25 feet between the fronts of opposing homes. A stylized graphic of the Alley/Mew/Street relationship is provided below.



CC&R - HOA

Mews and alleys will be held as common property by a Home Owners Association. As such the project will create Code Covenants and Restrictions (CC&R) for recordation with the project’s final map.

Cut and Fill

Cut and fill earthwork on the site is anticipated to balance. Total disturbance is indicated on the grading and utility plan.

Trees

All existing trees are proposed for removal.

Dance Hall

The existing dance hall is proposed for removal.

Storm Drainage

Storm drainage will be collected, treated, and discharged pursuant to the City's requirements. A Preliminary Drainage Report has been provided. The preliminary design of the system is indicated on the grading and utility plan.

Off Site Improvements

No offsite improvements are currently anticipated as necessary.

Architecture

The style of the proposed two story homes are a mix of Farmhouse, Bungalow, and Craftsman. They range in size from just under 1,900 to just under 2,200 square feet.

Lighting

The project uses decorative street lighting by incorporating the distinctive street light style from Quarry Park.

Services

Off-site Improvements

There are no anticipated off-site improvements necessary to implement the project other than the minor road and infrastructure improvements discussed above.

Other Services

Sewer, Water, and Fire and Emergency Response Service will be provided by the District. Gas will be provided in buried propane tanks. Power presently traverses the site on the eastern boundary. Distribution of power within the site will be underground.

Existing Regulatory Setting

General Plan

The project site is currently designated for 5.82 acres High Density Residential (minimum 15.5 units per acre); the purpose of which is to provide areas for multi-family homes, conveniently near commercial uses, employment centers, arterial and collector streets and other intensive uses and

1.58± acres Mixed Use; the purpose of which is to provide for land use patterns and mixed use development that integrate residential and non-residential land uses such that residents may easily walk or bicycle to shopping, services, employment, and leisure activities. The theoretical residential units could number as high as 150 dwelling units.

Zoning

The entire site is zoned for General Commercial (C-2). This zone provides for Retail Business Establishments. All uses to be conducted entirely within a building with no outside storage or display permitted:

- All uses as permitted in the C-1 zone and; coin-operated laundry or dry cleaners; furniture store; general merchandise store, department store; hardware store; household appliance store; liquor store; retail food store; adult related businesses; variety store.
- Personal Service Establishments. All uses to be conducted entirely within a building with no outside storage or display permitted: All uses as permitted in the C-1 zone; Theatres, except sex-oriented motion picture theatres as defined in Section 17.79.020; exercise or athletic club, figure salon; public utility uses, but not including equipment yards, storage yards, warehouses or repair shops; schools, public elementary and secondary.

State & Federal Permits

Federal, state, and local governments are all active participants in the institutional and regulatory setting under which projects in the City of Rocklin are implemented. Technical studies prepared by consultants for the applicant indicate that the site is devoid of protected species, habitats, and waters.

Other Development Related County Code

This project may be subject to other uniformly applied development standards and policies that were adopted by the City of Rocklin for the purposes of mitigating environmental impacts. In those cases, separate mitigation is not required pursuant to CEQA Section 15183 (f).

Requested Entitlements

In conformance with City of Rocklin Municipal Code the project proponent is seeking the following entitlements consistent with the development proposal:

- General Plan amendment to redesignate 1.58± acres of Mixed Use and 5.82± acres of High Density Residential to 7.4± acres of Medium High Density Residential;
- Rezone of 7.4± acres from General Commercial (C-2) to 7.4± acres of Planned Development 9 dwelling units per acre (PD-9.0);
- Tentative Map to subdivide 7.4± acres for creation of 64 single family residential lots on 7.4± acres in the Planned Development (PD-9.0) zone;
- Design Review Permit for the site design, landscaping, architectural designs, colors and materials of a single family residential project on 7.4± acre site located generally at the southeast corner of the intersection of Pacific Street and Grove Street.

End

QUARRY ROW TENTATIVE MAP LOTTING PLAN ROCKLIN, CALIFORNIA

MARCH 2016
SHEET 1 OF 5

SHEET INDEX

- SHEET 1 TENTATIVE MAP--LOTTING PLAN
- SHEET 2 PRELIMINARY GRADING AND DRAINAGE PLAN
- SHEET 3 PRELIMINARY STORMWATER RUNOFF MANAGEMENT PLAN
- SHEET 4 PRELIMINARY UTILITY PLAN
- SHEET 5 TYPICAL STREET AND GRADING SECTIONS AND DETAILS

BENCHMARK

HORIZONTAL DATUM: THE BEARING S59°17'18"W AS ESTABLISHED ON THAT CERTAIN RECORD OF SURVEY RECORDED IN BOOK 18 OF SURVEYS, AT PAGE 114, PLACWER COUNTY RECORDS IS THE BASIS OF ALL BEARINGS SHOWN HEREON.

VERTICAL DATUM:

OWNERS / DEVELOPER

OWNER: THE IRENE ANN COKER REVOCABLE LIVING TRUST
IRENE ANN COKER, TRUSTEE
4661 GROVE STREET
ROCKLIN, CA 95677

DEVELOPER: LOWELL DEVELOPMENT, INC.
P.O. BOX 1200 LOOMIS, CA 95655
PHONE: (916) 660-1720

ENGINEER

TLA ENGINEERING & PLANNING, INC.
1504 EUREKA ROAD, SUITE 110
ROSEVILLE, CA 95661
PHONE: (916) 786-0685
FAX: (916) 786-0529

DATE OF SURVEY

06/16/2015

LOT SIZE (SQUARE FEET)

MIN: 2,450 MAX: 5,169 AVG: 2,784

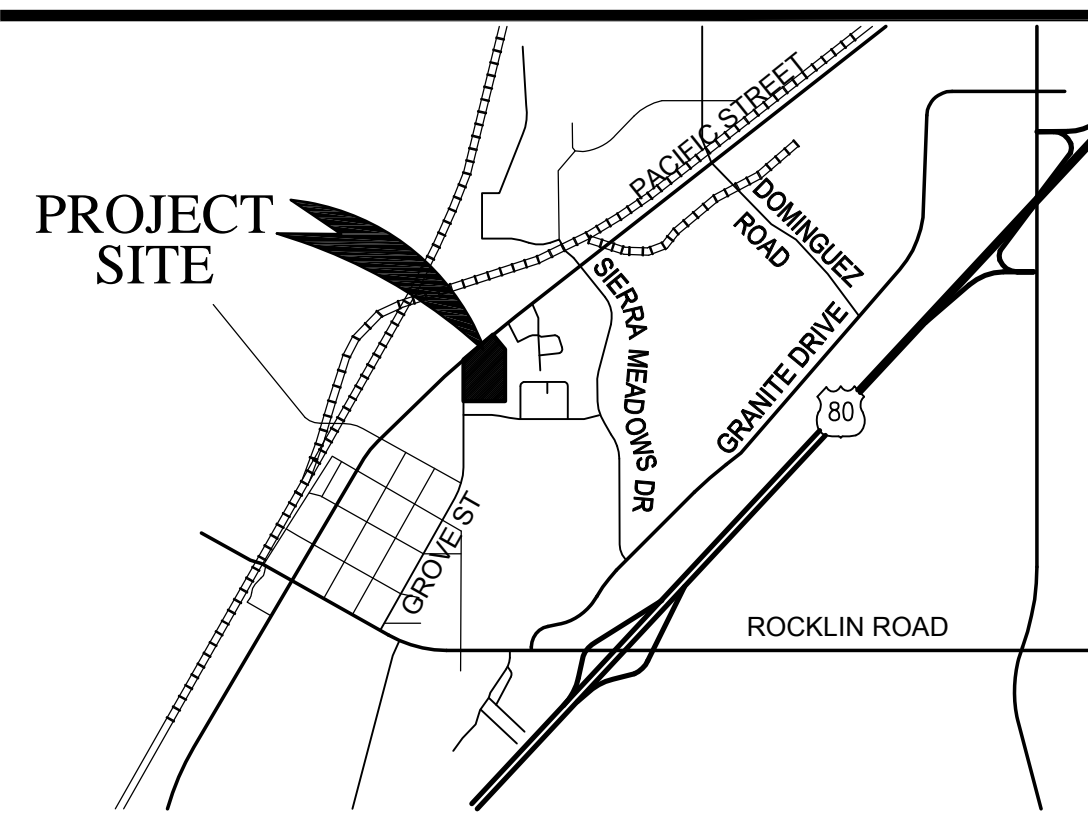
ACREAGE* TOTAL LOTS

6.13± 64

*DOES NOT INCLUDE R/W

UTILITY AND SERVICE PROVIDERS:

| | |
|---------------------|-----------------------------------------|
| WATER: | PLACER COUNTY WATER AGENCY |
| SEWER: | SOUTH PLACER MUNICIPAL UTILITY DISTRICT |
| GAS & ELECTRIC: | PACIFIC GAS & ELECTRIC |
| TELEPHONE: | AT&T |
| CABLE TV: | WAVE BROADBAND |
| SCHOOL DISTRICT: | ROCKLIN UNIFIED SCHOOL DISTRICT |
| STREET MAINTENANCE: | CITY OF ROCKLIN |
| FIRE PROTECTION: | CITY OF ROCKLIN FIRE DEPARTMENT |
| POLICE PROTECTION: | CITY OF ROCKLIN POLICE DEPARTMENT |
| STORM DRAINAGE: | CITY OF ROCKLIN |
| SOLID WASTE: | AUBURN PLACER DISPOSAL SERVICE |



VICINITY MAP
NTS

LEGEND

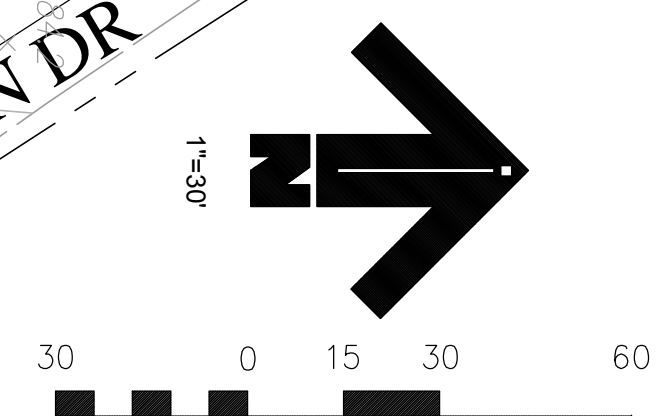
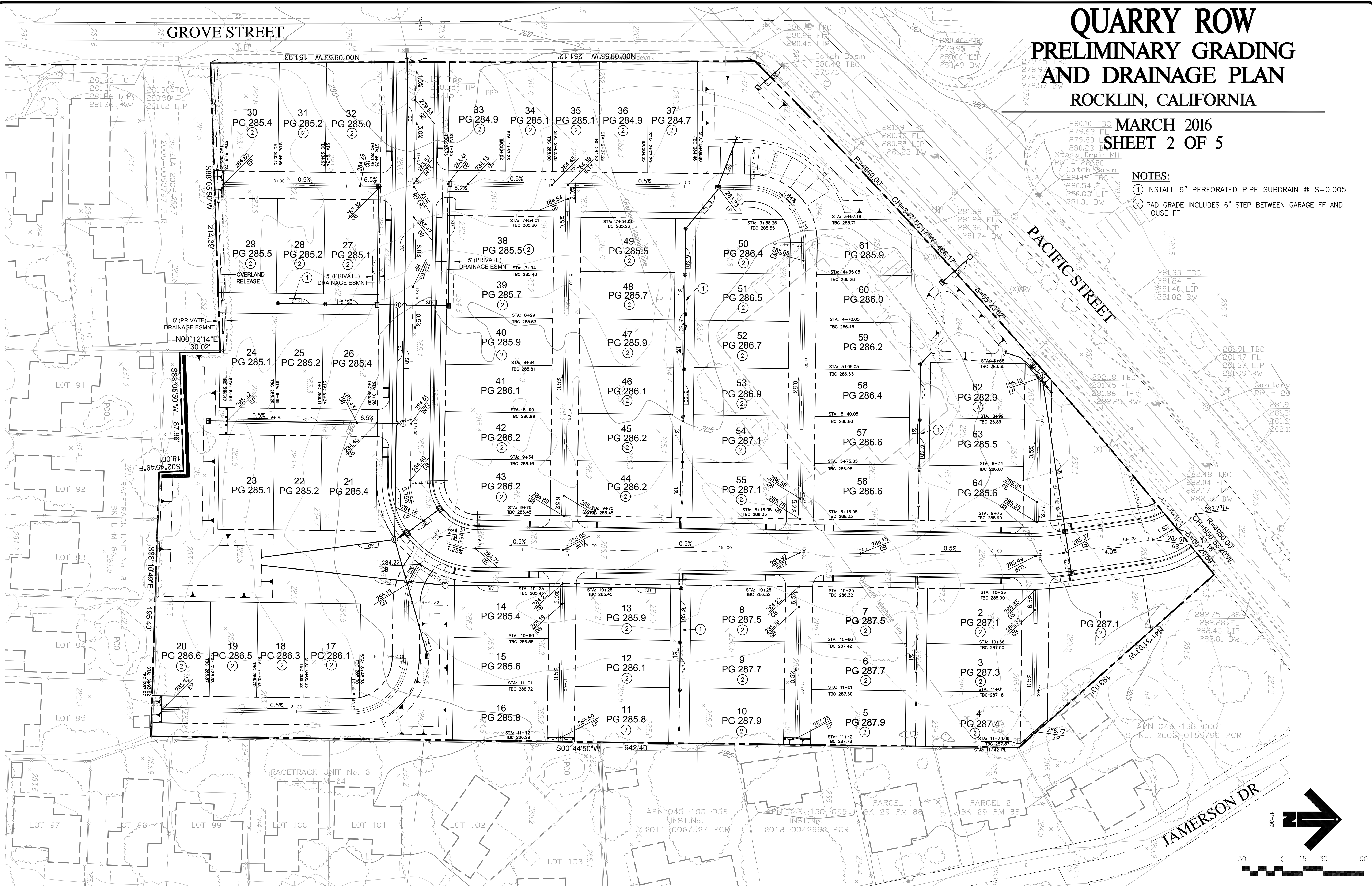
- PROJECT BOUNDARY LINE
- ADJACENT EXISTING LOT LINES
- PROPOSED LOT LINES
- R/W - EXISTING
- R/W - PROPOSED
- EASEMENT



QUARRY ROW PRELIMINARY GRADING AND DRAINAGE PLAN ROCKLIN, CALIFORNIA

MARCH 2016
SHEET 2 OF 5

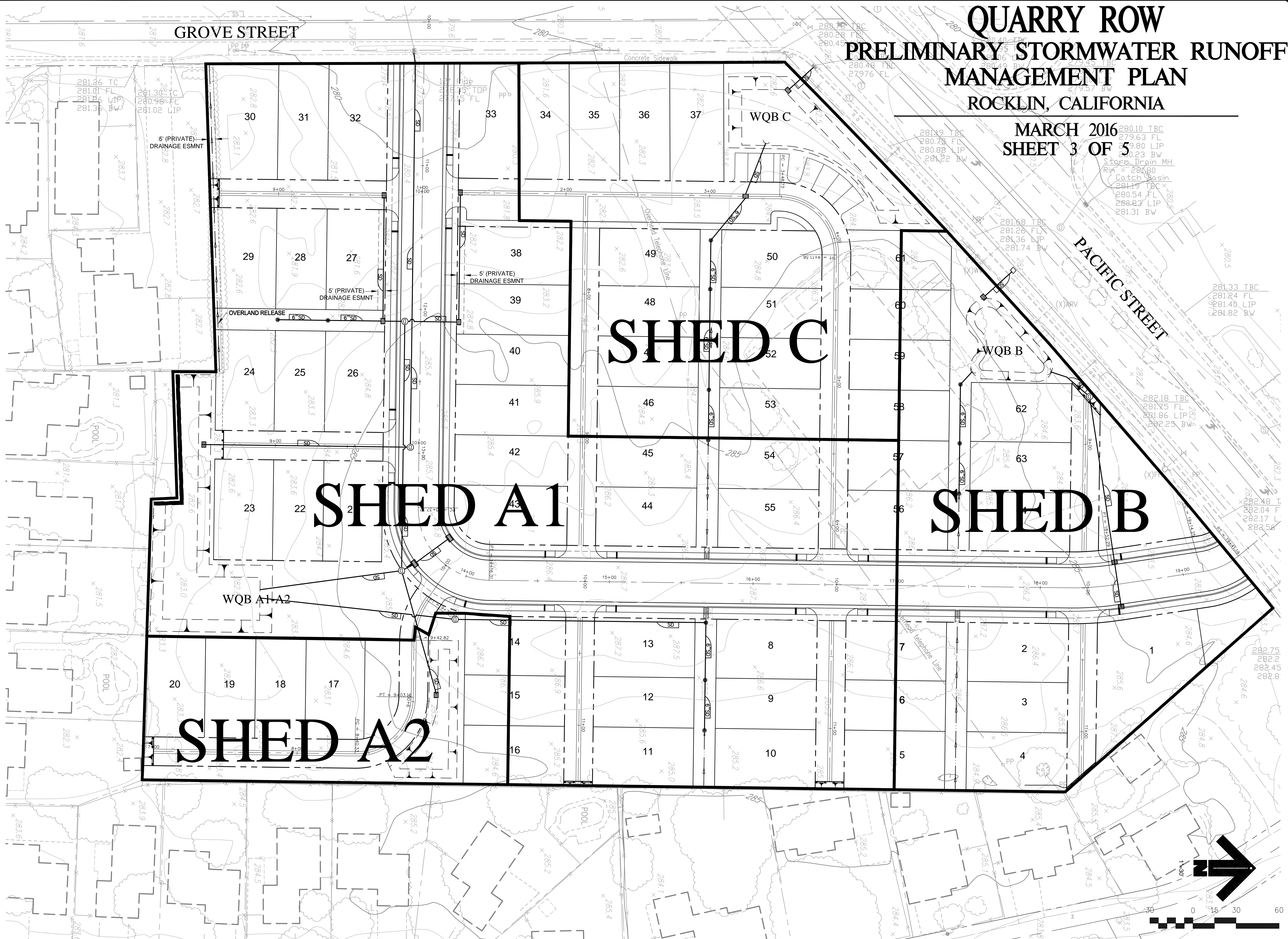
- NOTES:
- ① INSTALL 6" PERFORATED PIPE SUBDRAIN @ S=0.005
 - ② PAD GRADE INCLUDES 6" STEP BETWEEN GARAGE FF AND HOUSE FF



QUARRY ROW PRELIMINARY STORMWATER RUNOFF MANAGEMENT PLAN ROCKLIN, CALIFORNIA

MARCH 2016
SHEET 3 OF 5

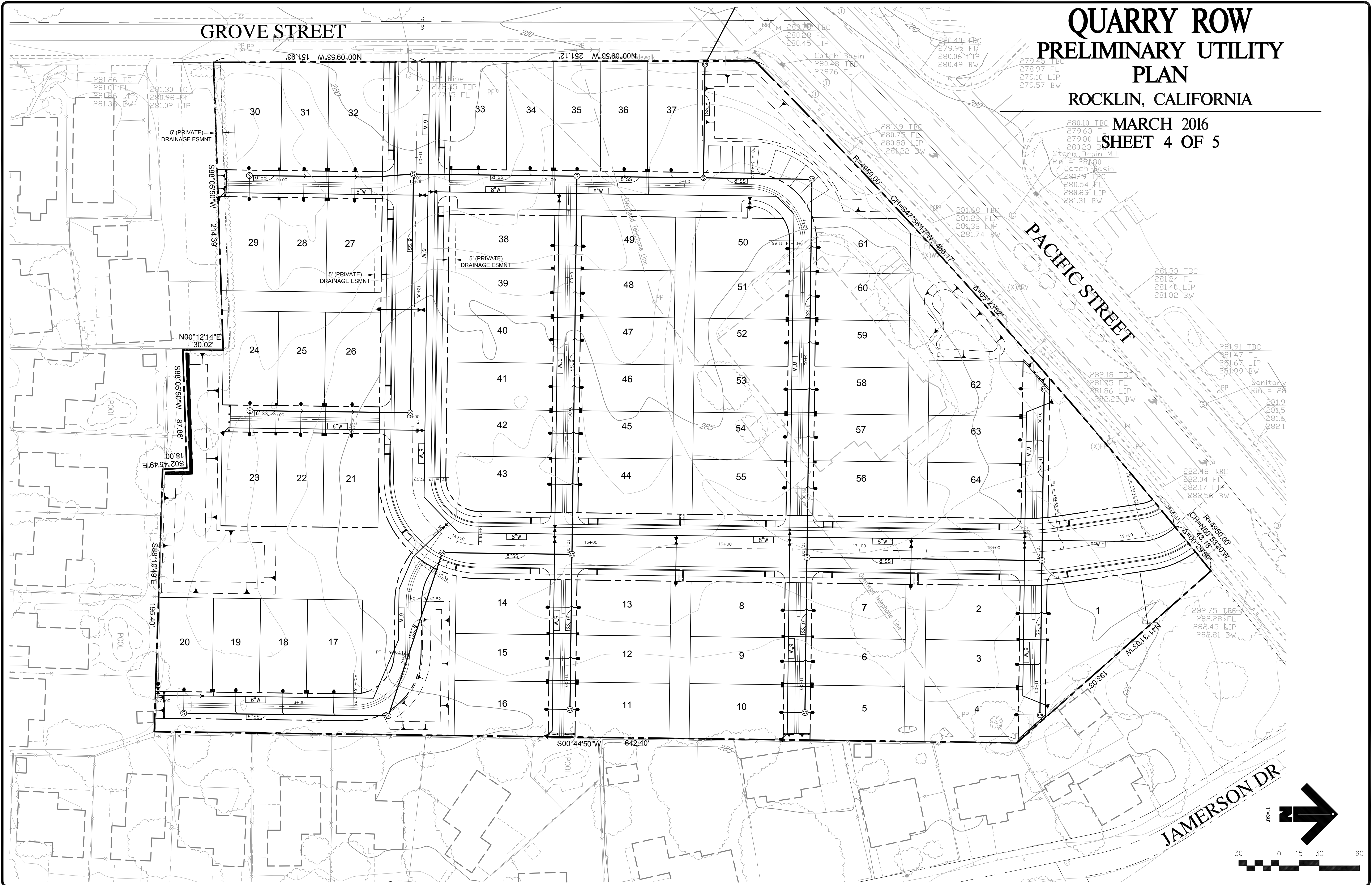
| |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>DMA A1: TOTAL 164,866 S.F. NUMBER OF UNITS = 33 IMPERVIOUS AREAS (S.F.) UNITS = 47,520 WALKS = 1,000 RIGHT OF WAY = 33,588 ALLEY = 13,955 OTHER = Ø</p> |
| <p>PERVIOUS AREAS (S.F.) LANDSCAPE = 64,463 BASINS = 4,340 OTHER = Ø</p> |
| <p>DMA A2: TOTAL 26,367 S.F. NUMBER OF UNITS = 5.5 IMPERVIOUS AREAS (S.F.) UNITS = 7,920 WALKS = 400 RIGHT OF WAY = Ø ALLEY = 4,717 OTHER = Ø</p> |
| <p>PERVIOUS AREAS (S.F.) LANDSCAPE = 12,755 BASINS = 575 OTHER = Ø</p> |
| <p>DMA B: TOTAL 63,422 S.F. NUMBER OF UNITS = 11.5 IMPERVIOUS AREAS (S.F.) UNITS = 16,560 WALKS = 850 RIGHT OF WAY = 12,203 ALLEY = 4,414 OTHER = Ø</p> |
| <p>PERVIOUS AREAS (S.F.) LANDSCAPE = 27,920 BASINS = 1,475 OTHER = Ø</p> |
| <p>DMA C: TOTAL 61,278 S.F. NUMBER OF UNITS = 14 IMPERVIOUS AREAS (S.F.) UNITS = 20,160 WALKS = 800 RIGHT OF WAY = Ø ALLEY = 10,961 OTHER = Ø</p> |
| <p>PERVIOUS AREAS (S.F.) LANDSCAPE = 27,957 BASINS = 1,400 OTHER = Ø</p> |



QUARRY ROW PRELIMINARY UTILITY PLAN

ROCKLIN, CALIFORNIA

MARCH 2016
SHEET 4 OF 5

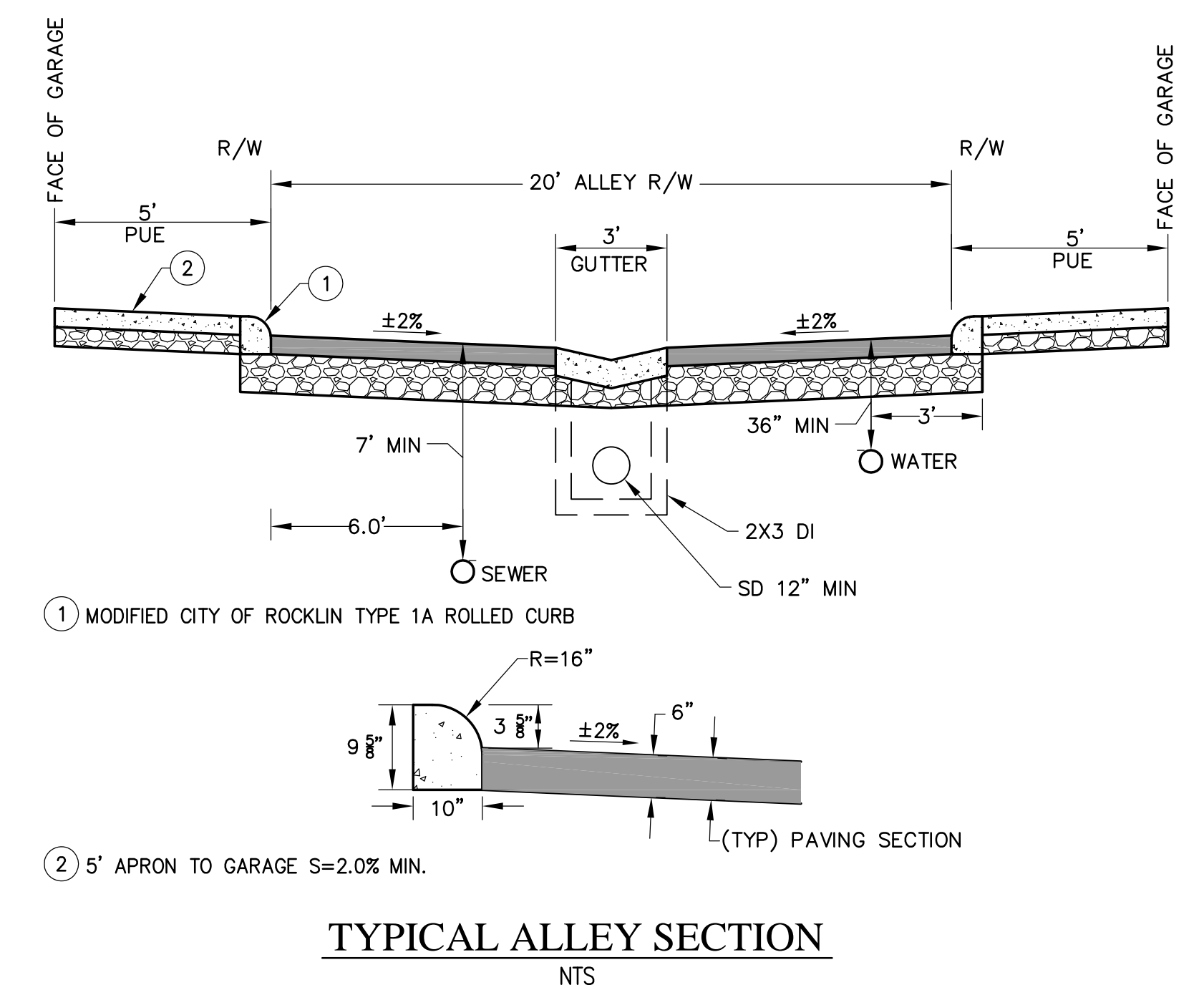
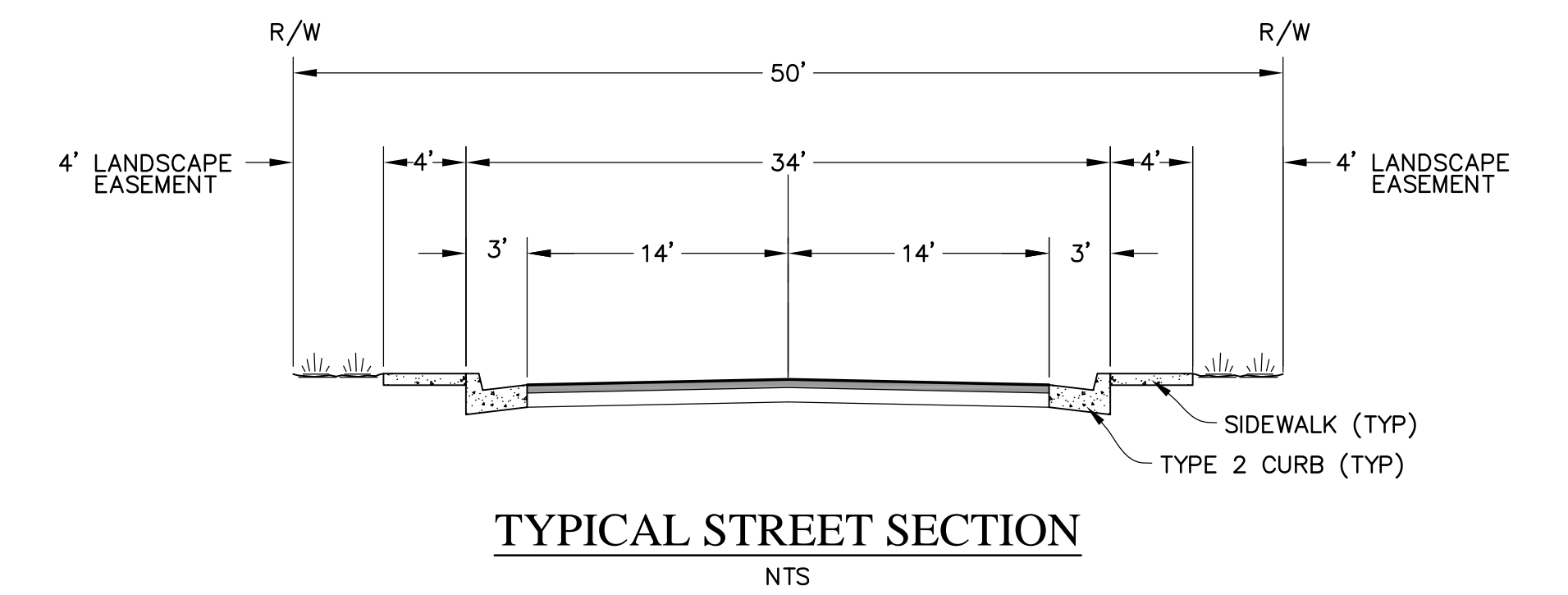


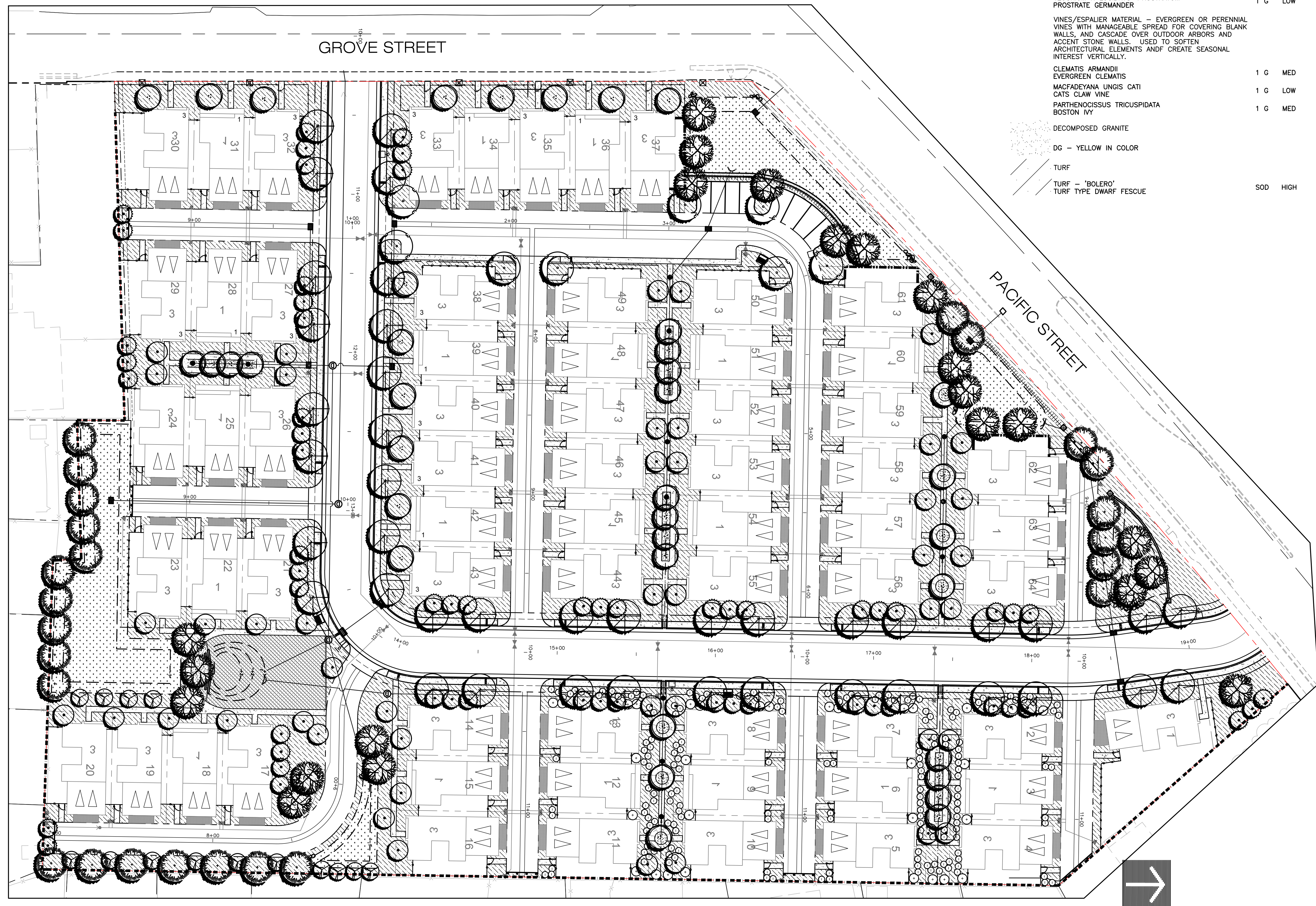
QUARRY ROW

TYPICAL STREET AND GRADING SECTIONS AND DETAILS

ROCKLIN, CALIFORNIA

MARCH 2016
SHEET 5 OF 5

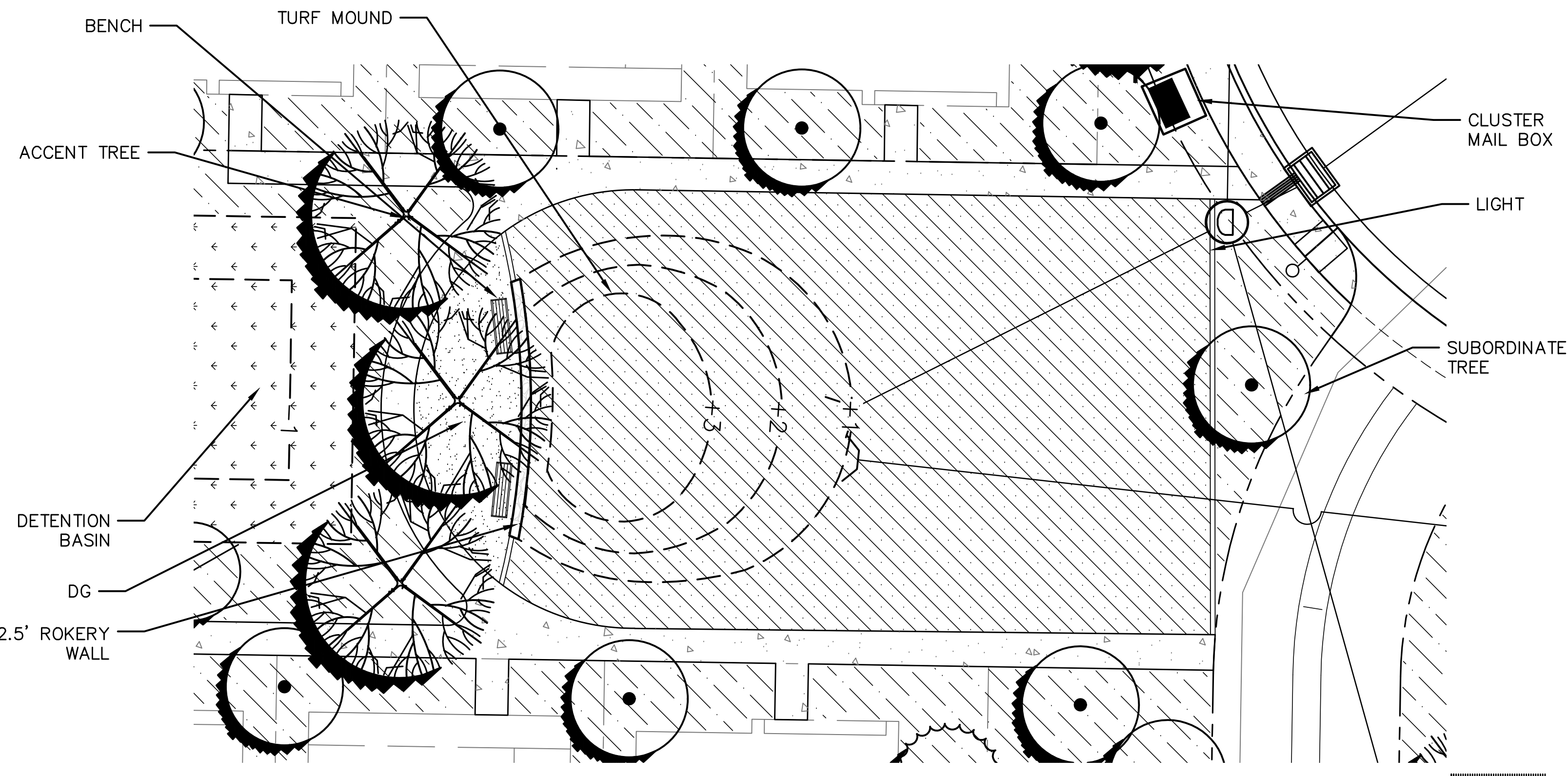




- GROUND COVER MATERIAL - SMALL SCALE DUE TO PROJECT TYPE, EVERGREEN OR PERENNIAL SHRUBS TO 24" HIGH. USED AS A FILLER BETWEEN SITE WORK EDGES AND FACER SHRUBS.
- ARCTOSTAPHYLOS U. URSI
MANZANITA 1 G LOW
- ROSA FLOWER CARPET (WHITE AND RED)
FLOWER CARPET ROSE 1 G MED
- SOLLYA HETEROPHYLLA
AUSTRALIAN BLUEBELL CREEPER 1 G MED
- TEUCRIUM X LUCIDRYS 'PROSTRATUM'
PROSTRATE GERMANDER 1 G LOW
- VINES/ESPALIER MATERIAL - EVERGREEN OR PERENNIAL VINES WITH MANAGEABLE SPREAD FOR COVERING BLANK WALLS, AND CASCADE OVER OUTDOOR ARBORS AND ACCENT STONE WALLS. USED TO SOFTEN ARCHITECTURAL ELEMENTS AND CREATE SEASONAL INTEREST VERTICALLY.
- CLEMATIS ARMANDII
EVERGREEN CLEMATIS 1 G MED
- MACFADYANA UNGIS CATI
CATS CLAW VINE 1 G LOW
- PARTHENOCISSUS TRICUSPIDATA
BOSTON IVY 1 G MED
- DECOMPOSED GRANITE
- DG - YELLOW IN COLOR
- TURF
- TURF - 'BOLERO' SOD HIGH
- TURF TYPE DWARF FESCUE

PRELIMINARY PLANT LIST AND LEGEND

| SYMBOL | BOTANICAL NAME COMMON NAME | MIN. SIZE | WATER USE |
|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|-----------|
| STREET TREES | | | |
| | PLATANUS ACERIFOLIA 'BLOODGOOD' LONDON PLANE TREE | 15 GAL | MED |
| | ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE | 15 G | MED |
| | NYSSA SYLVATICA TUPELO | 15 GAL | MED |
| SCREENING TREES | | | |
| | LAURUS NOBILIS LAUREL | 15 G | LOW |
| | ARBUTUS UNEDO 'MARINA' STRAWBERRY TREE | 15 G | LOW |
| SUBORDINATE TREES | | | |
| | CERCIS CANADENSIS 'FOREST PANSY' EASTERN REDBUD | 15 G | MED |
| | PISTACIA CHINENSIS CHINESE PISTACH | 15 GAL | LOW |
| | CRATEAGUS PHAENOPYRUM WASHINGTON THORN | 15 G | MED |
| ACCENT TREES | | | |
| | LAGERSTROEMIA INDICA 'SEMINOLE' CRAPE MYRTLE | 15 G | LOW |
| | ACER GINNALA 'FLAME' FLAME MAPLE | 15 G | MED |
| | VITEX UNGUIS CATUS CHASTE TREE | 15 G | MED |
| NATURALIZED TREES | | | |
| | QUERCUS DOUGLASII BLUE OAK | 15 GAL | LOW |
| | QUERCUS WISLIZNEI INTERIOR LIVE OAK | 36" BX, 24" BX, 15 G | LOW |
| SHRUBS | | | |
| SYMBOL | BOTANICAL NAME COMMON NAME | SIZE | WATER USE |
| | BACKGROUND / SCREEN SHRUBS - EVERGREEN, LARGE MASS OR SCREENING UNDESIRABLE VIEWS. | | |
| | ABELIA X 'ED GOUCHER' GLOSSY ABELIA | 5 G | MED |
| | ARBUTUS UNEDO 'COMPACTA' DWARF STRAWBERRY TREE | 5 G | LOW |
| | CHOISYA TERNATA MEXICAN ORANGE | 5 G | MED |
| | LEUCOPHYLLUM FRUTESCENS 'COMPACTUM' COMPACT TEXAS RANGER | 5 G | LOW |
| | LOROPETULUM CHINENSIS 'RAZZLEBERRI' CHINESE FRINGE FLOWER | 5 G | MED |
| | MYRTUS COMMUNIS MYRTLE | 5 G | LOW |
| | PODOCARPUS MACROPHYLLUS 'MAKI' SHRUBBY YEW PINE | 5 G | MED |
| | RHAPHIOLEPIS INDICA 'JACK EVANS' INDIA HAWTHORN | 5 G | LOW |
| | FACER/FILLER SHRUBS EVERGREEN OR DECIDUOUS SHRUBS TO 4'-0" USED FOR 'TERRACING' OF PLANT MATERIAL. SEASONAL COLOR AND SOFTENING OF BUILDING EDGES AND FOUNDATION SHRUBS. | | |
| | CALAMAGROSIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS | 5 G | LOW |
| | DIETES BICOLOR FORTNIGHT LILY | 5 G | LOW |
| | DIANELLA REVOLUTA 'LITTLE REV' LITTLE REV FLAX LILY | 1 G | LOW |
| | HEMEROCALLIS 'STELLA D' ORO' DAYLILY | 5 G | MED |
| | JUNIPERUS CHINENSIS 'SEA BREEZE' SEA GREEN JUNIPER | 5 G | LOW |
| | LAVANDULA ANGSTIFOLIA ENGLISH LAVENDER | 5 G | LOW |
| | NANDINA DOMESTICA 'COMPACTA' HEAVENLY BAMBOO | 5 G | LOW |
| | POLYSTICHUM MUNITUM SWORD FERN | 1 G | MED |
| | RHODODENDRON SPP. AZALEA | 5 G | MED |
| | RHAPHIOLEPIS UMBELLATA 'MINOR' DWARF YEDDO HAWTHORN | 5 G | LOW |
| | SALVIA GREGGII PINK PINK AUTUMN SAGE | 5 G | LOW |
| | VIBURNUM DAVIDII DAVID'S VIBURNUM | 5 G | MED |
| | WESTRINGIA R. 'MORNING LIGHT' VARIEGATED COAST ROSEMARY | 5 G | LOW |
| DETENTION BASIN PLANTING | | | |
| SYMBOL | BOTANICAL NAME COMMON NAME | SIZE | WATER USE |
| | EVERGREEN OR PERENNIAL SPECIES TO 36" HIGH. USED TO BLANKET LARGE AREAS IN HIGHER WATER FLOW AREAS. | | |
| | BILFILTRATION SODE (CALIFORNIA NATIVES) DELTA BLUEGRASS | SOD | MED |
| | CHONDROPETALUM TECTORUM CAPE RUSH | 1 G | LOW |
| | DESCHAMPSIA CESPITOSA TUFTED HAIR GRASS | 1 G | LOW |
| | JUNCUS PATENS CALIFORNIA GRAY RUSH | 1 G | MED |



A POCKET PARK - ENLARGEMENT
SCALE: 1" = 10' - 0"



DECORTIVE WOOD FENCE WITH METAL MESH



5' & 6' DECORTIVE GOOD NEIGHBOR WOOD FENCE



5' STONE VENEER WALL



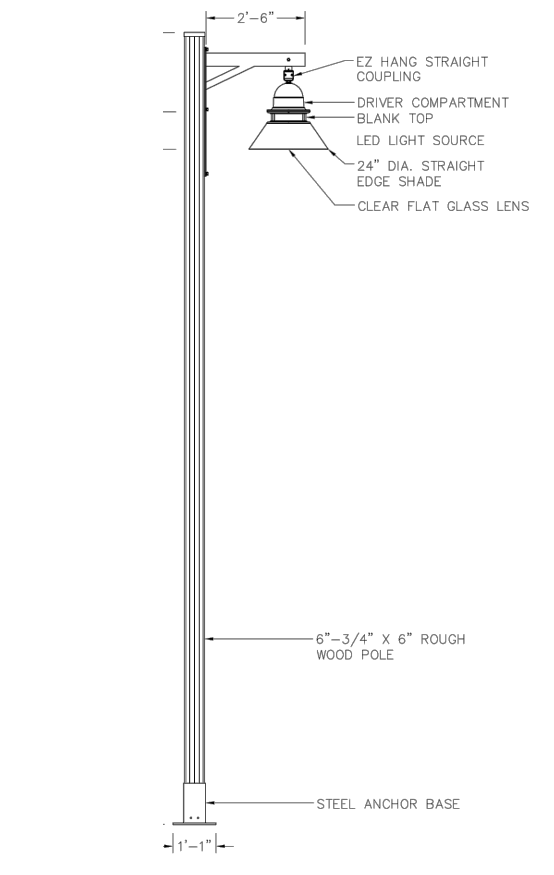
ROCKERY WALL



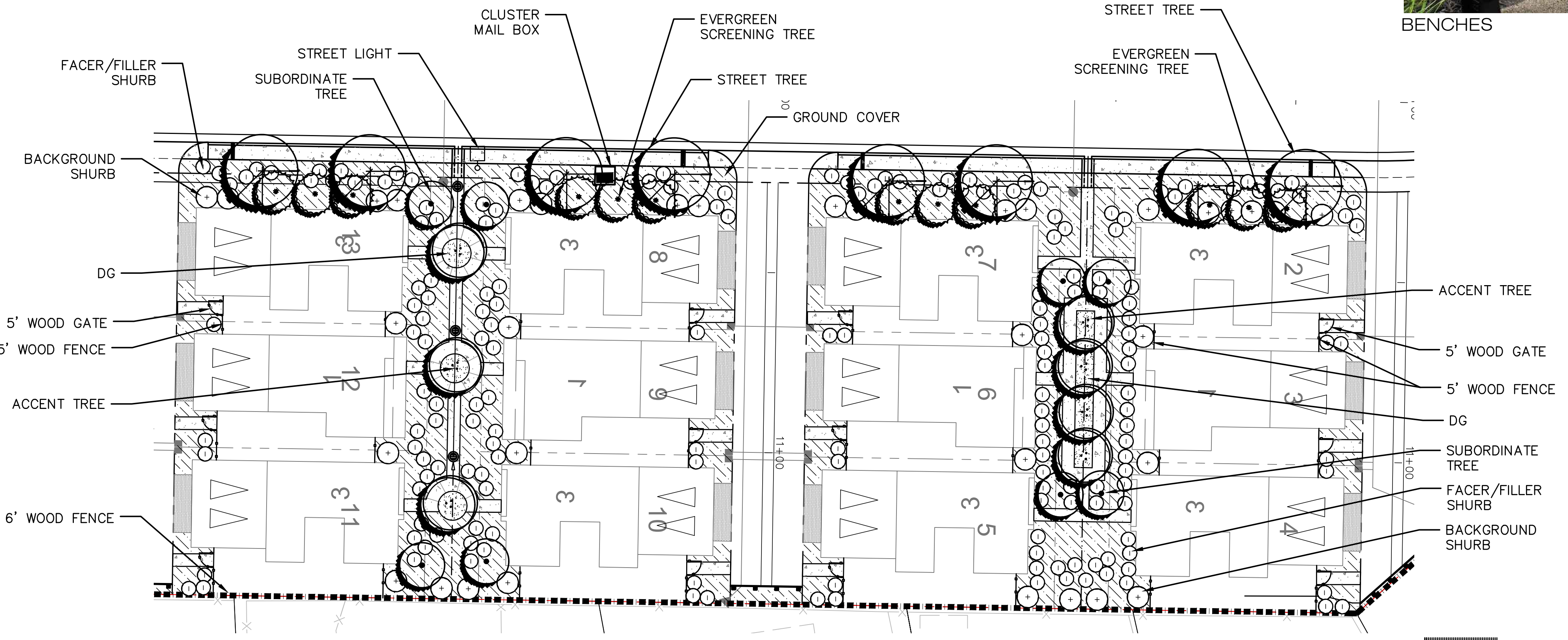
BENCHES



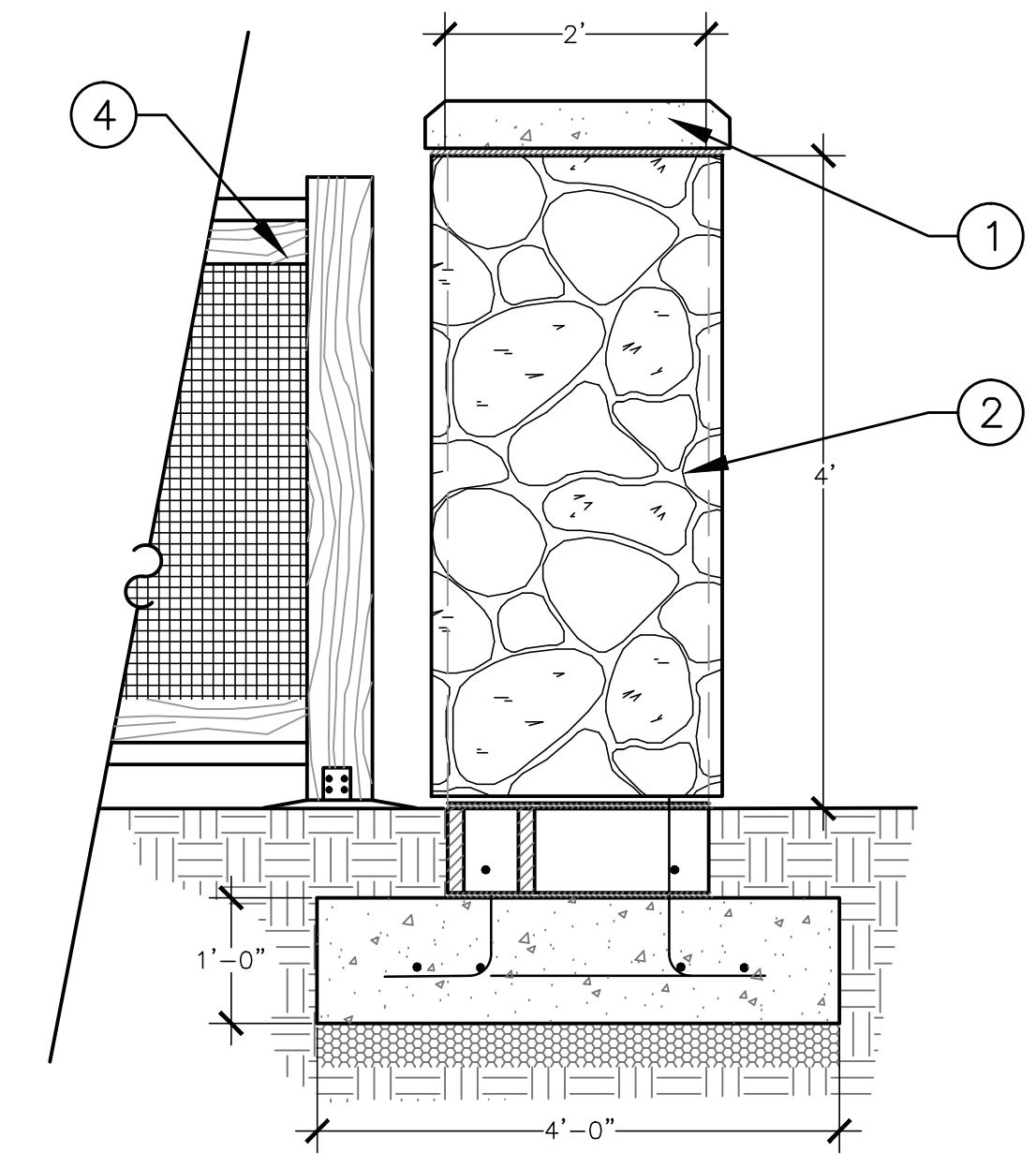
DECORATIVE STREET LIGHTING



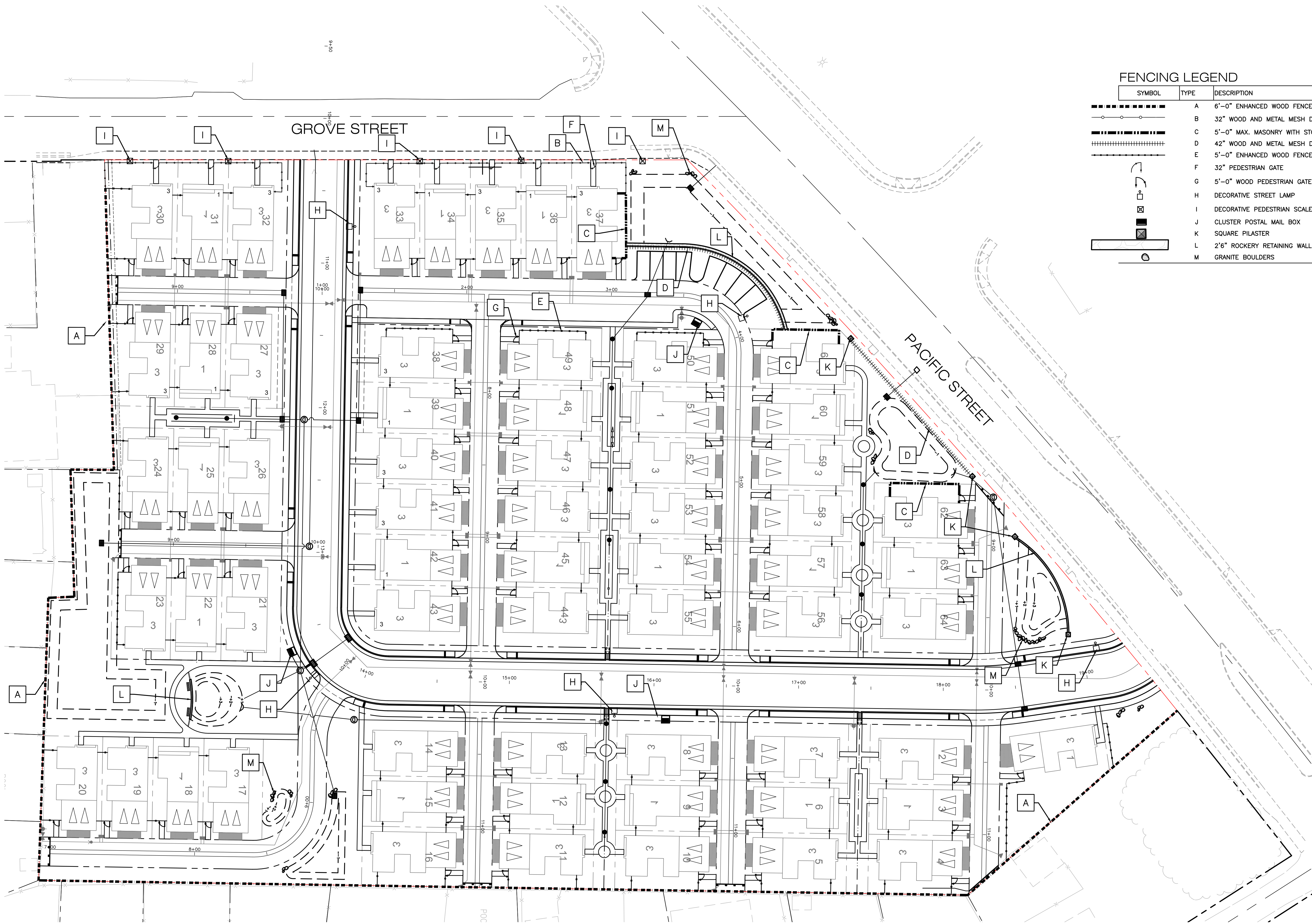
DECORATIVE PEDESTRIAN LIGHTING



B SITE PLAN HOUSING CLUSTER DESIGN
SCALE: 1" = 20' - 0"

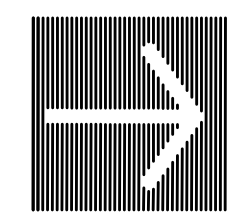
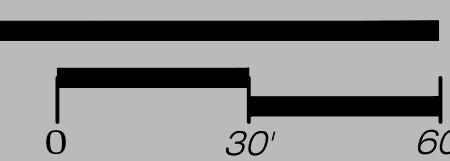


A 48" PILASTER SECTION
SCALE: 3/4" = 1' - 0"



FENCING LEGEND

| SYMBOL | TYPE | DESCRIPTION | DETAIL |
|--------|------|------------------------------------------|--------|
| | A | 6'-0" ENHANCED WOOD FENCE | PL2 |
| | B | 32" WOOD AND METAL MESH DECORATIVE FENCE | PL2 |
| | C | 5'-0" MAX. MASONRY WITH STONE VENEER | PL2 |
| | D | 42" WOOD AND METAL MESH DECORATIVE FENCE | PL2 |
| | E | 5'-0" ENHANCED WOOD FENCE | PL2 |
| | F | 32" PEDESTRIAN GATE | |
| | G | 5'-0" WOOD PEDESTRIAN GATE | |
| | H | DECORATIVE STREET LAMP | PL2 |
| | I | DECORATIVE PEDESTRIAN SCALE STREET LAMP | PL2 |
| | J | CLUSTER POSTAL MAIL BOX | PL2 |
| | K | SQUARE PILASTER | A/PL2 |
| | L | 2'6" ROCKERY RETAINING WALL | PL2 |
| | M | GRANITE BOULDERS | |

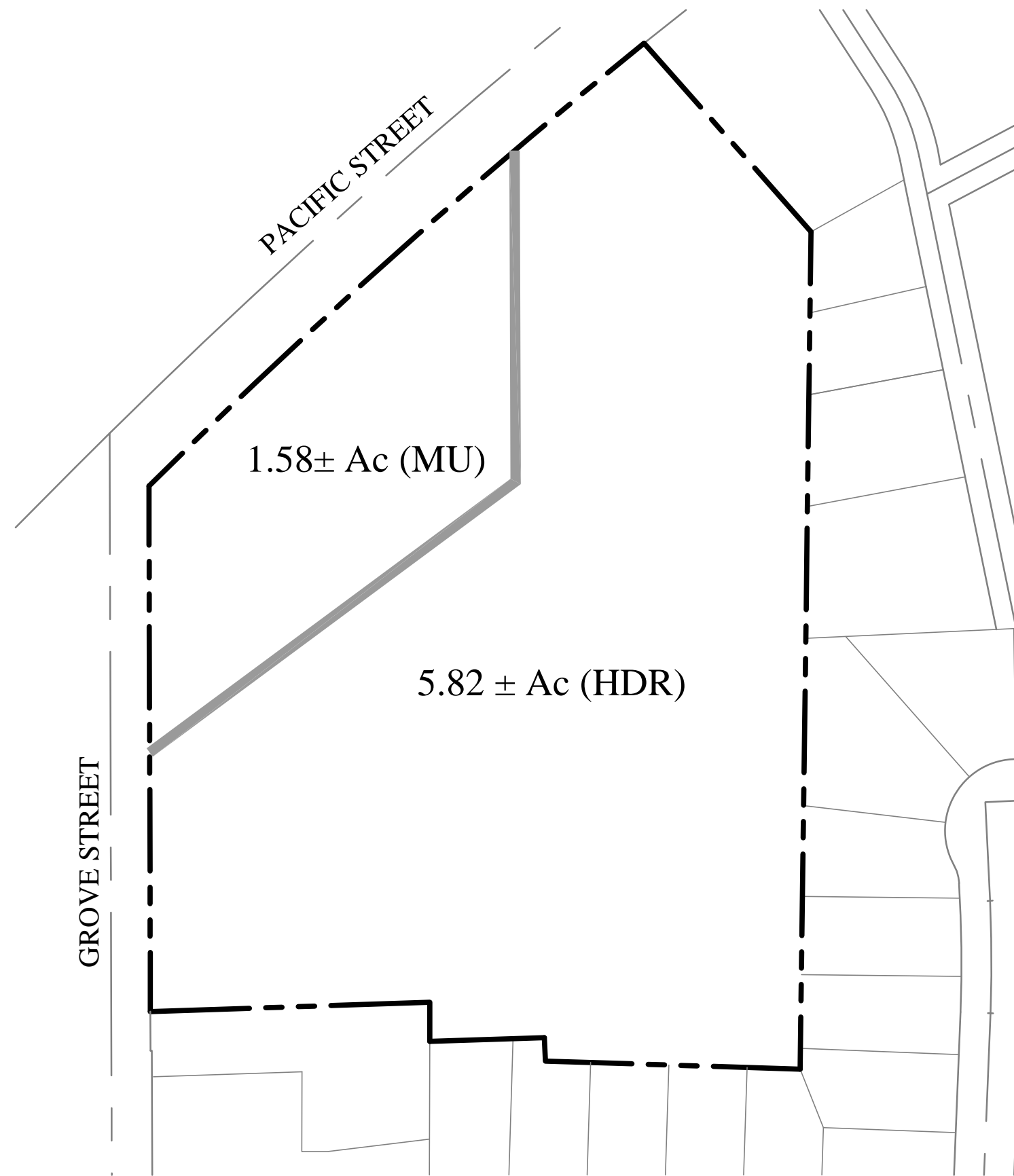


QUARRY ROW

GENERAL PLAN AMENDMENT

ROCKLIN, CALIFORNIA

MARCH 2016
SHEET 1 OF 2



EXISTING GENERAL PLAN

5.82± Acres High Density Residential (HDR)
1.58± Acres Mixed Use (MU)

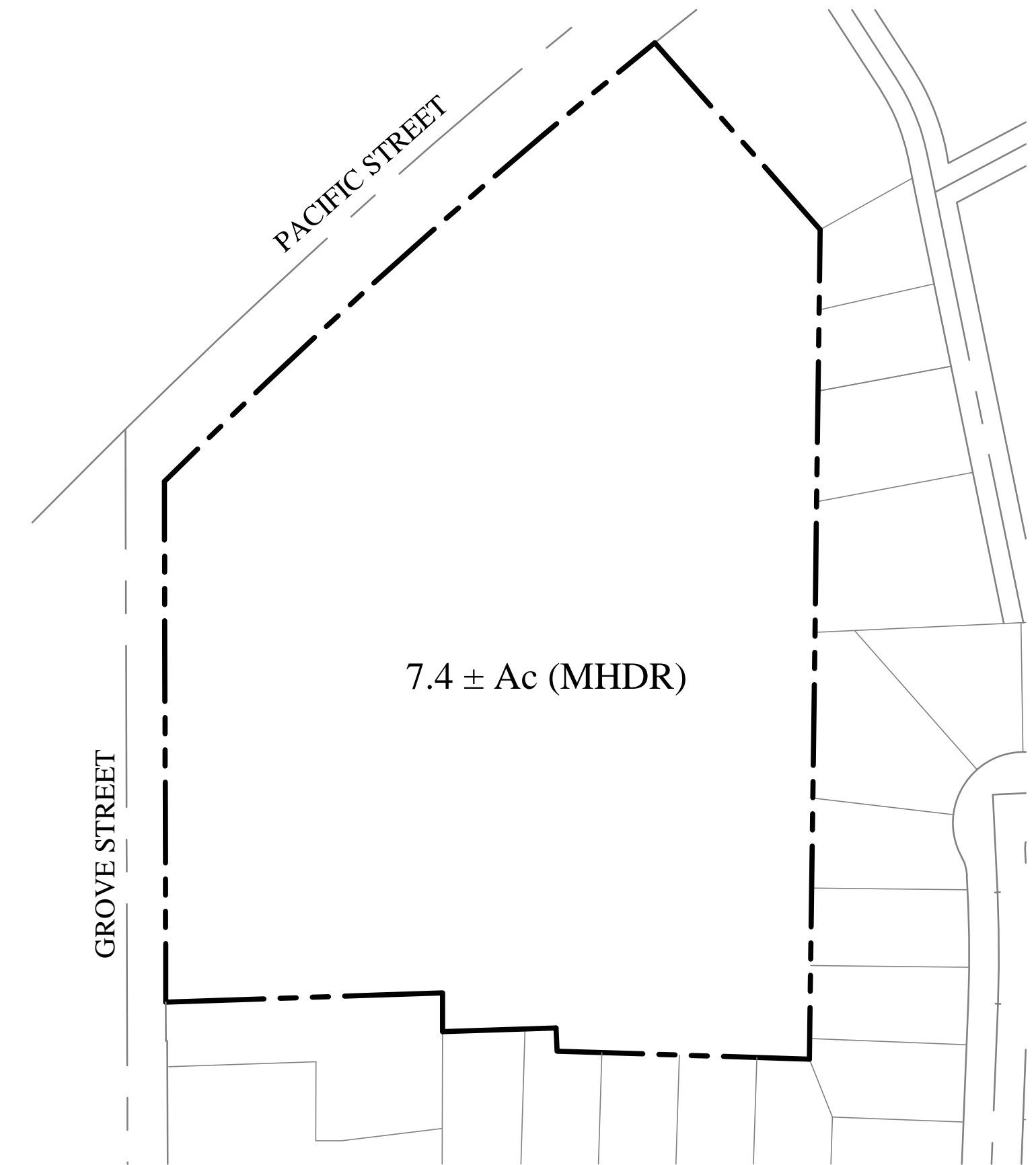
LEGEND

- PROJECT BOUNDARY
- ADJACENT EXISTING LOT LINES
- GENERAL PLAN DESIGNATION

OWNERS / DEVELOPER

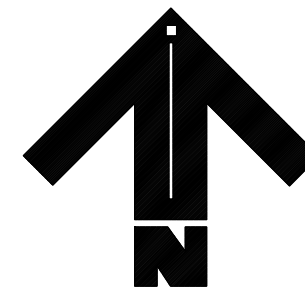
OWNER: THE IRENE ANN COKER REVOCABLE LIVING TRUST
IRENE ANN COKER, TRUSTEE
4661 GROVE STREET
ROCKLIN, CA 95677

DEVELOPER: LOWELL DEVELOPMENT, INC.
P.O. BOX 1200 LOOMIS, CA 9565
PHONE: (916) 660-1720



PROPOSED GENERAL PLAN

7.4± Acres Medium High Density Residential (MHDR)



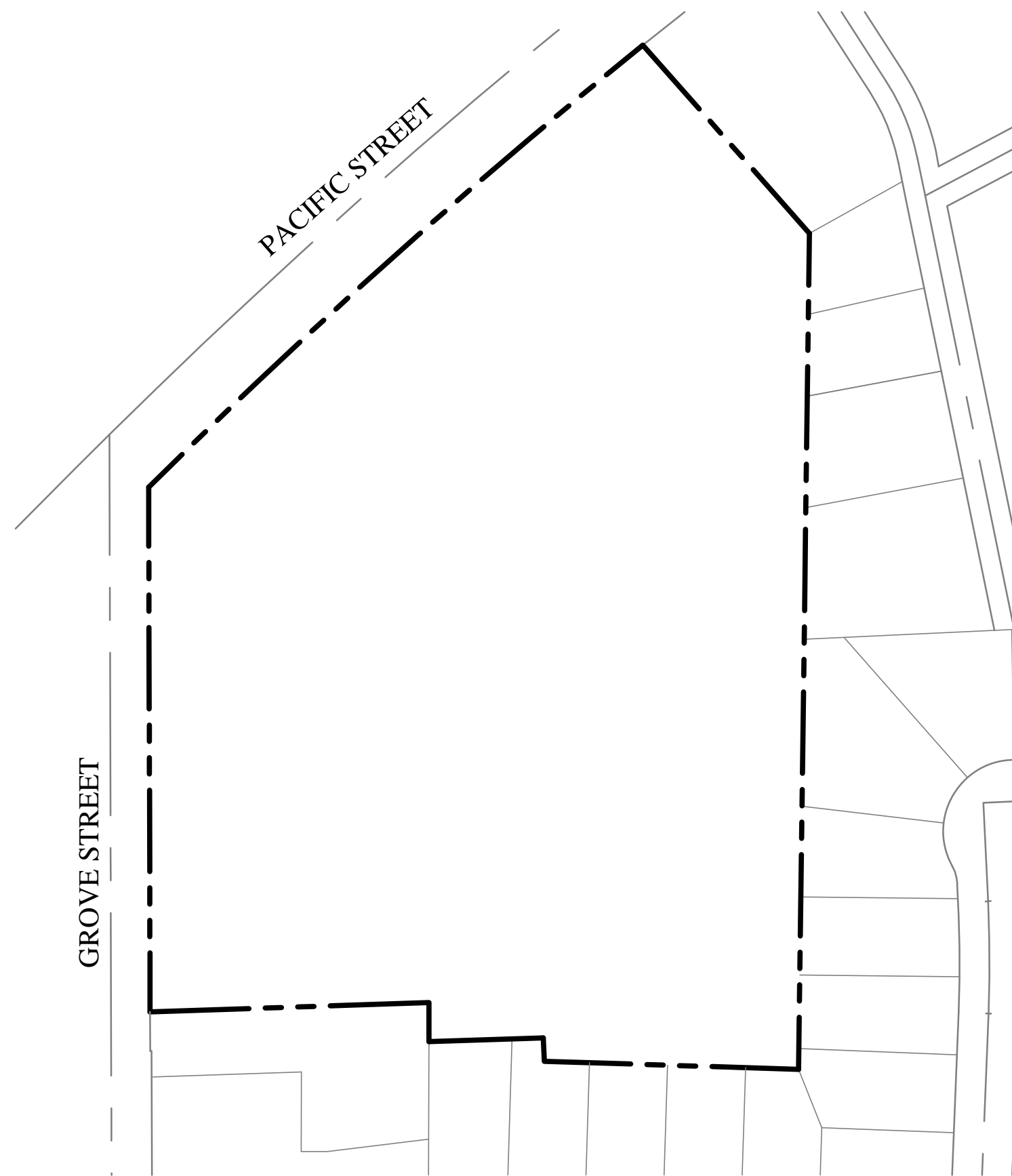
100 0 50 100 200



SCALE: 1" = 100'

QUARRY ROW REZONE EXHIBIT ROCKLIN, CALIFORNIA

MARCH 2016
SHEET 2 OF 2

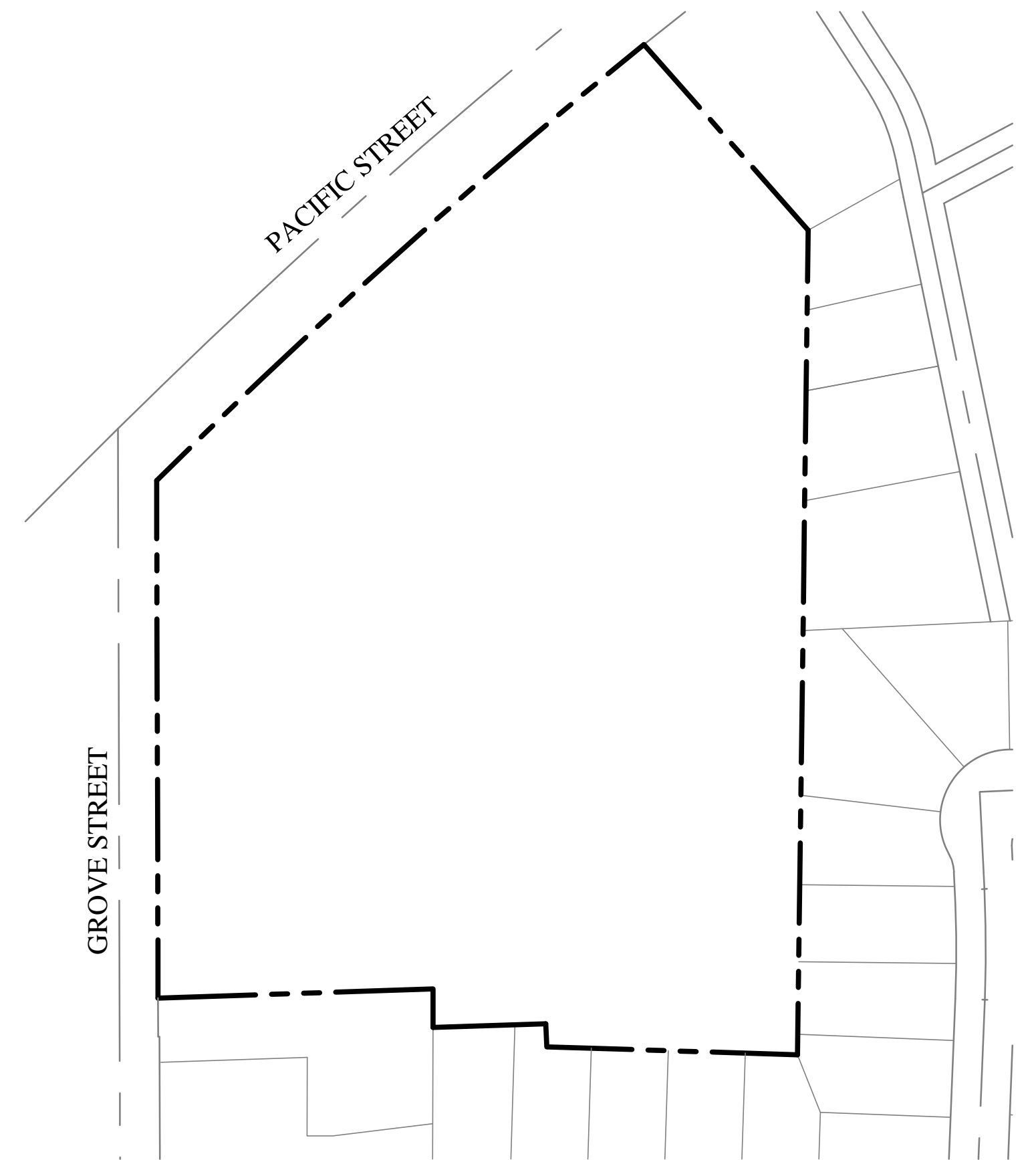


EXISTING PARCELS AND ZONING

7.4± Acres General Commercial (C-2)

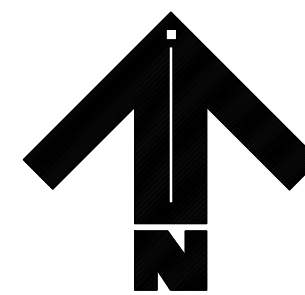
LEGEND

- PROJECT BOUNDARY
- ADJACENT EXISTING LOT LINES



PROPOSED ZONING

7.4± Acres Planned Development
9 Dwelling Units per Acre (PD-9.0)



100 0 50 100 200



SCALE: 1" = 100



Scheme 9

2C - Craftsman

Scheme 5

1B - Bungalow

Scheme 3

3A - Farmhouse

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NOTE: Artist's conception; colors, materials and application may vary.
Refer to Landscape Drawing for Tree Location.

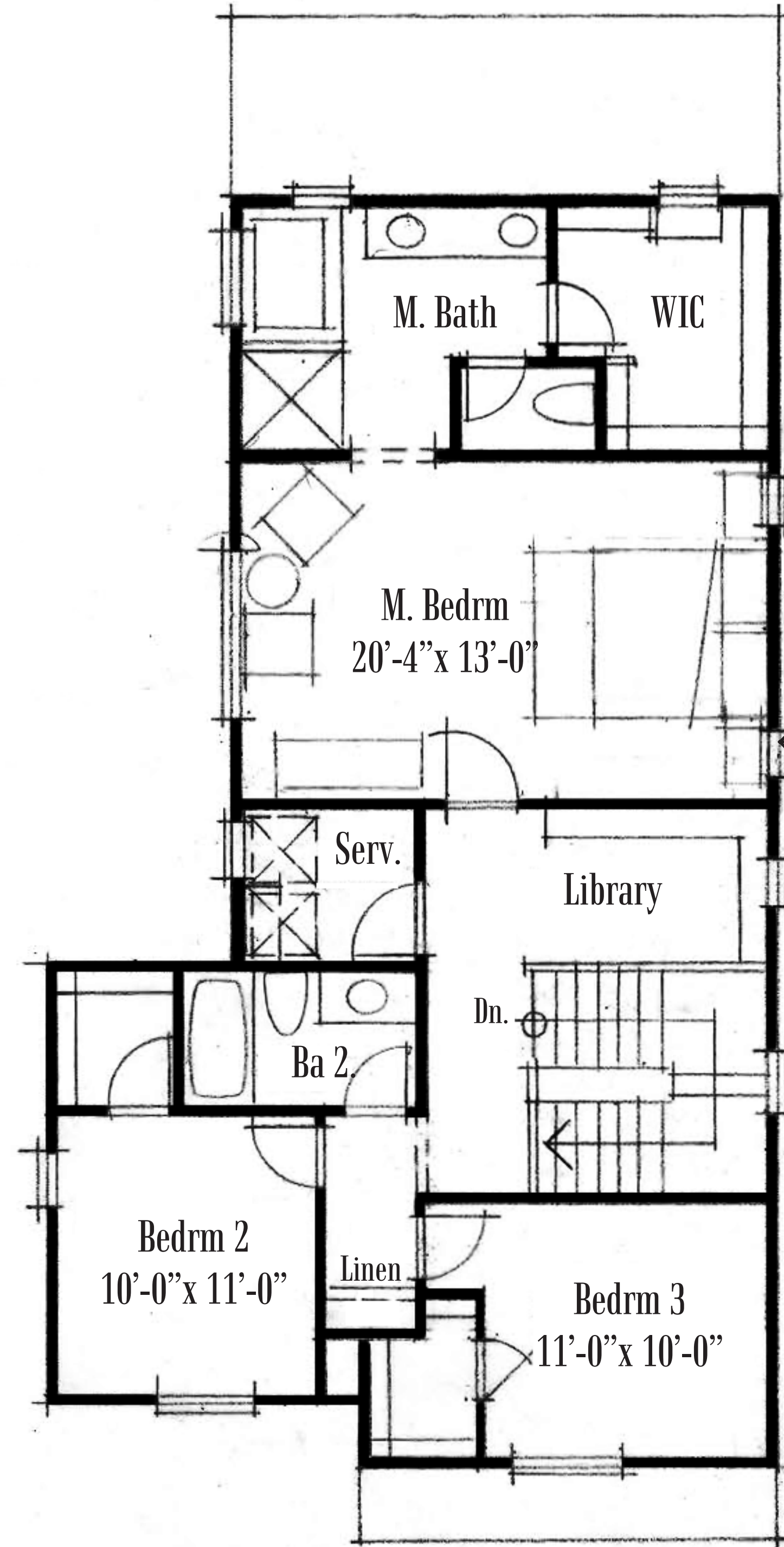
Typical Paseo

Design Submittal Package February 24, 2016

Quarry Row Rocklin, California

February 24, 2016
2015227

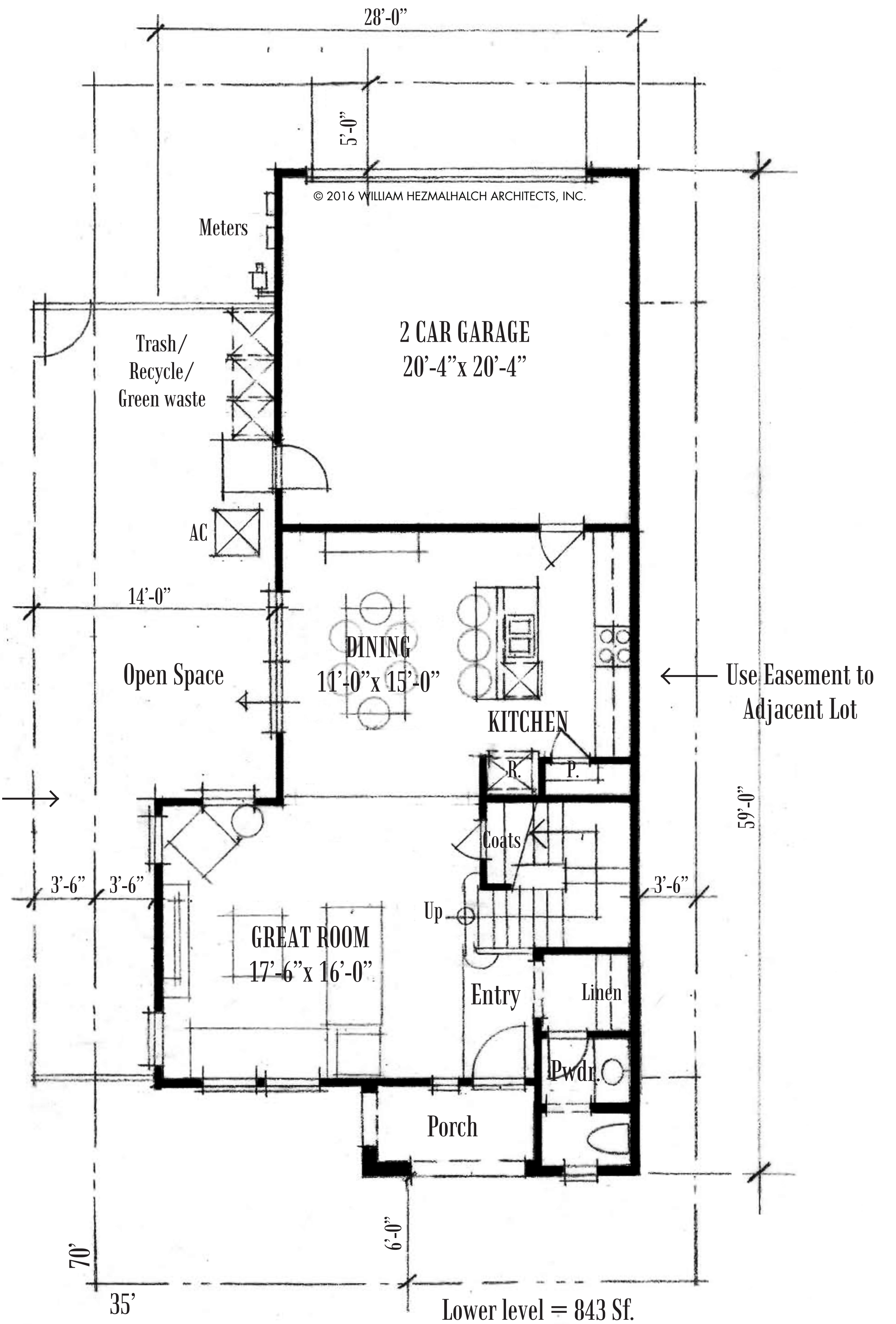




Upper level = 1043 Sf.

Windows This Side Fixed and High or Obscure for Privacy for Adjacent Unit Open Space

Use Easement from Adjacent Lot



Lower level = 843 Sf.

Plan 1B
3 Bedrooms/Library/2 Baths
2 Car Garage
Total: 1,886 Sf.



Scheme 1

1A - Farmhouse

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Scheme 8

1C - Craftsman

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Scheme 5

1B - Bungalow

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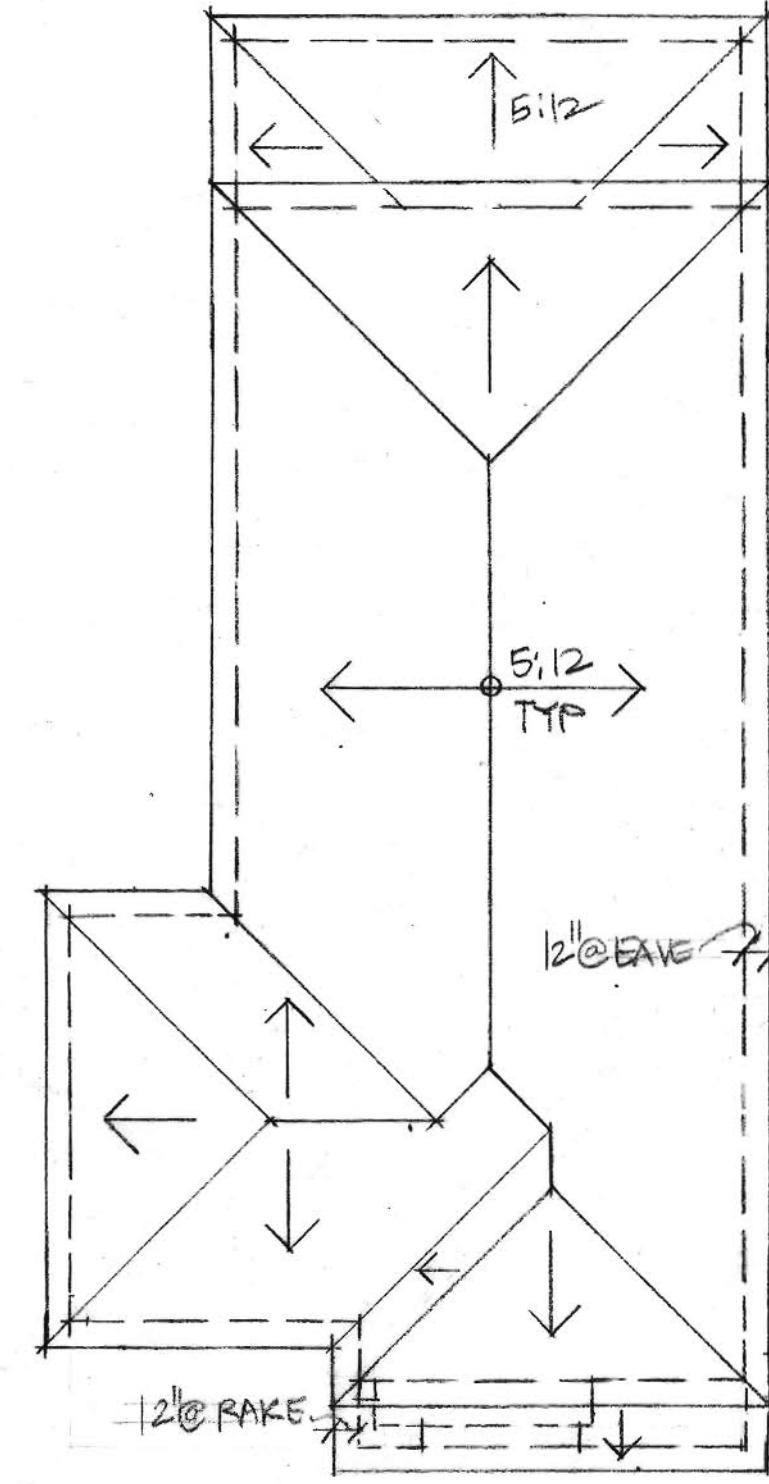
NOTE: Artist's conception; colors, materials and application may vary. Refer to Landscape Drawing for Tree Location.

Plan 1 - Elevations

Quarry Row Rocklin, California



Left

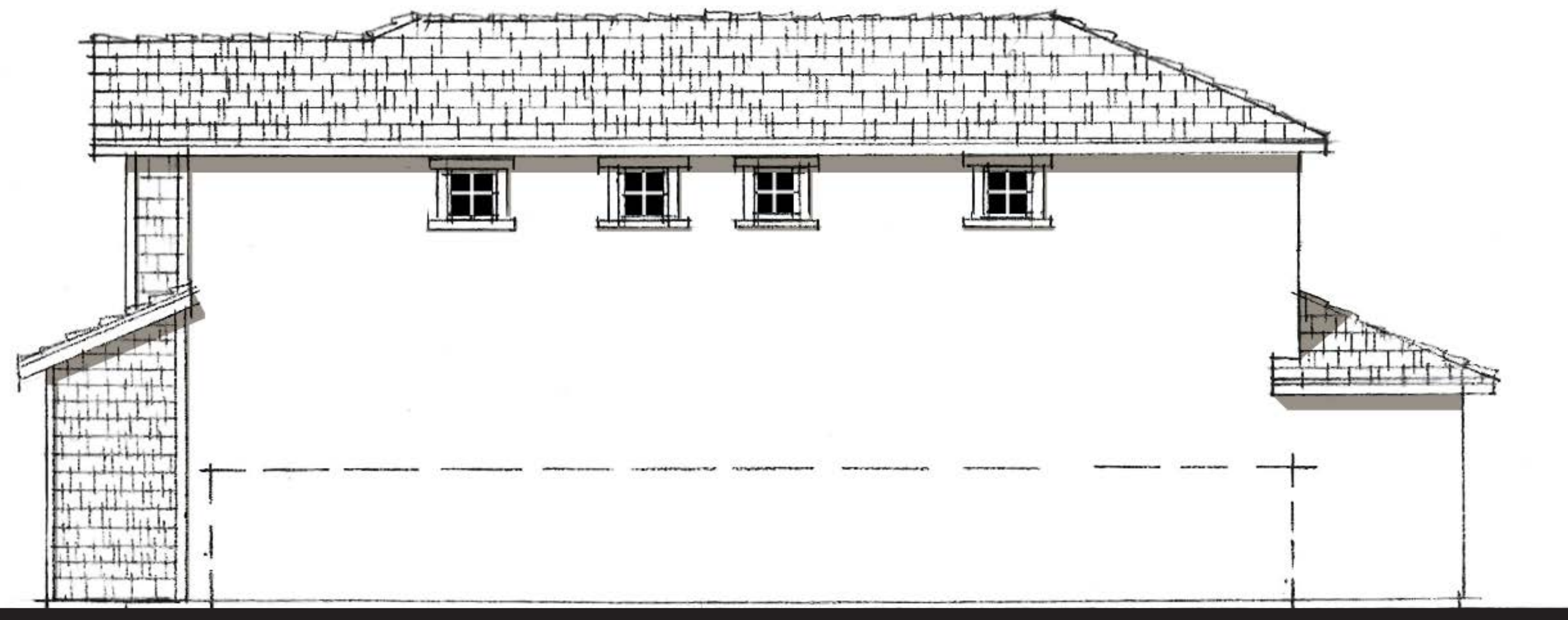


Roof Plan



Front

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Right

"B" BUNGALOW MATERIALS:

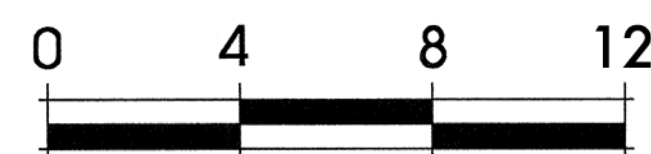
- ROOF: FLAT CONCRETE TILE
- FASCIA: WOOD
- WALL: STUCCO / FIBER CEMENT SHINGLE SIDING
- TRIM: STUCCO OVER FOAM AT STUCCO / FIBER CEMENT OR WOOD AT SHINGLE SIDING
- WINDOW: WHITE VINYL
- POTSHELF: PREFABRICATED OR WOOD
- GARAGE DOOR: METAL SECTIONAL



Rear

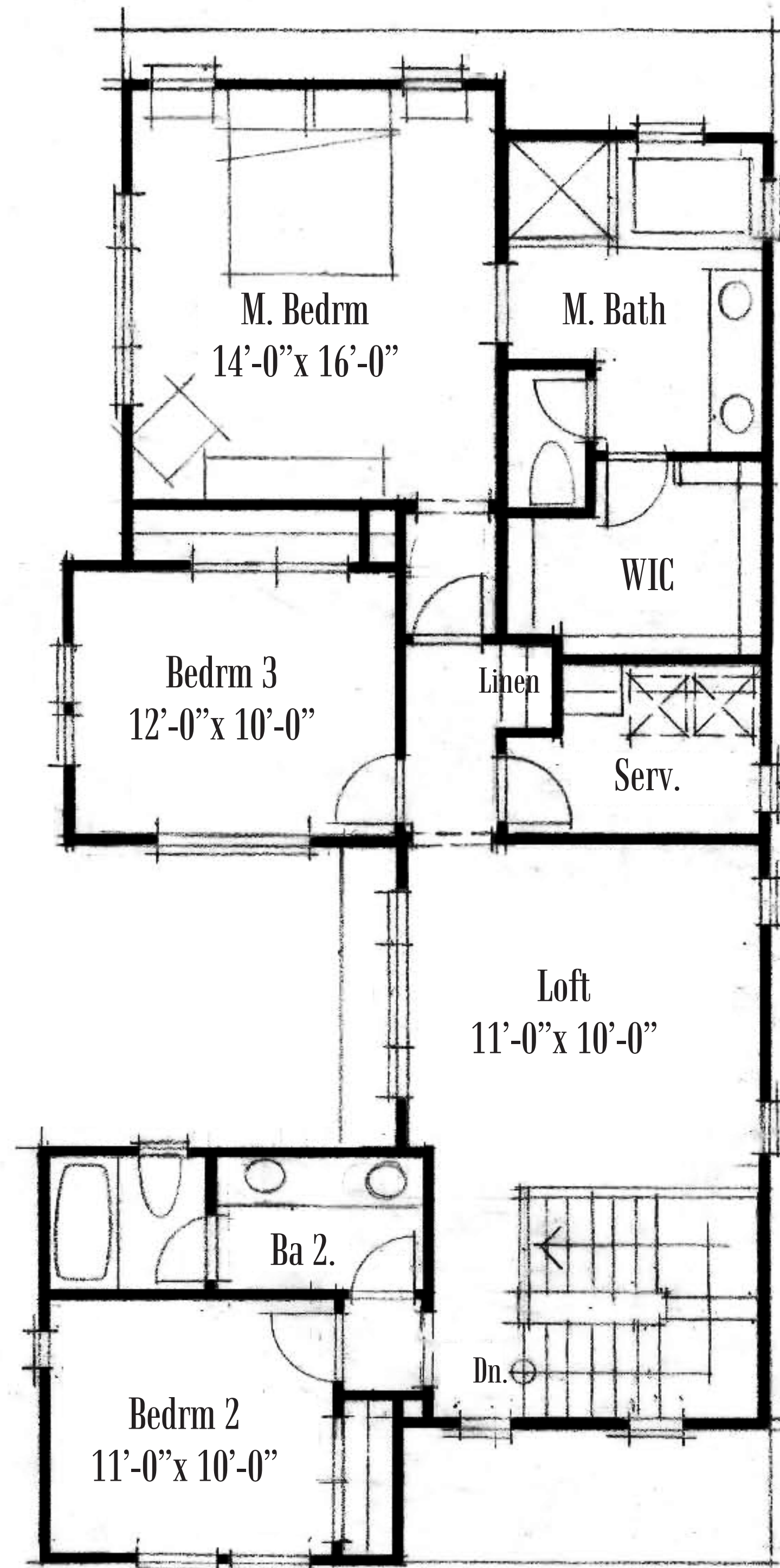
Plan 1B - Elevations

Quarry Row
Rocklin, California



February 24, 2016
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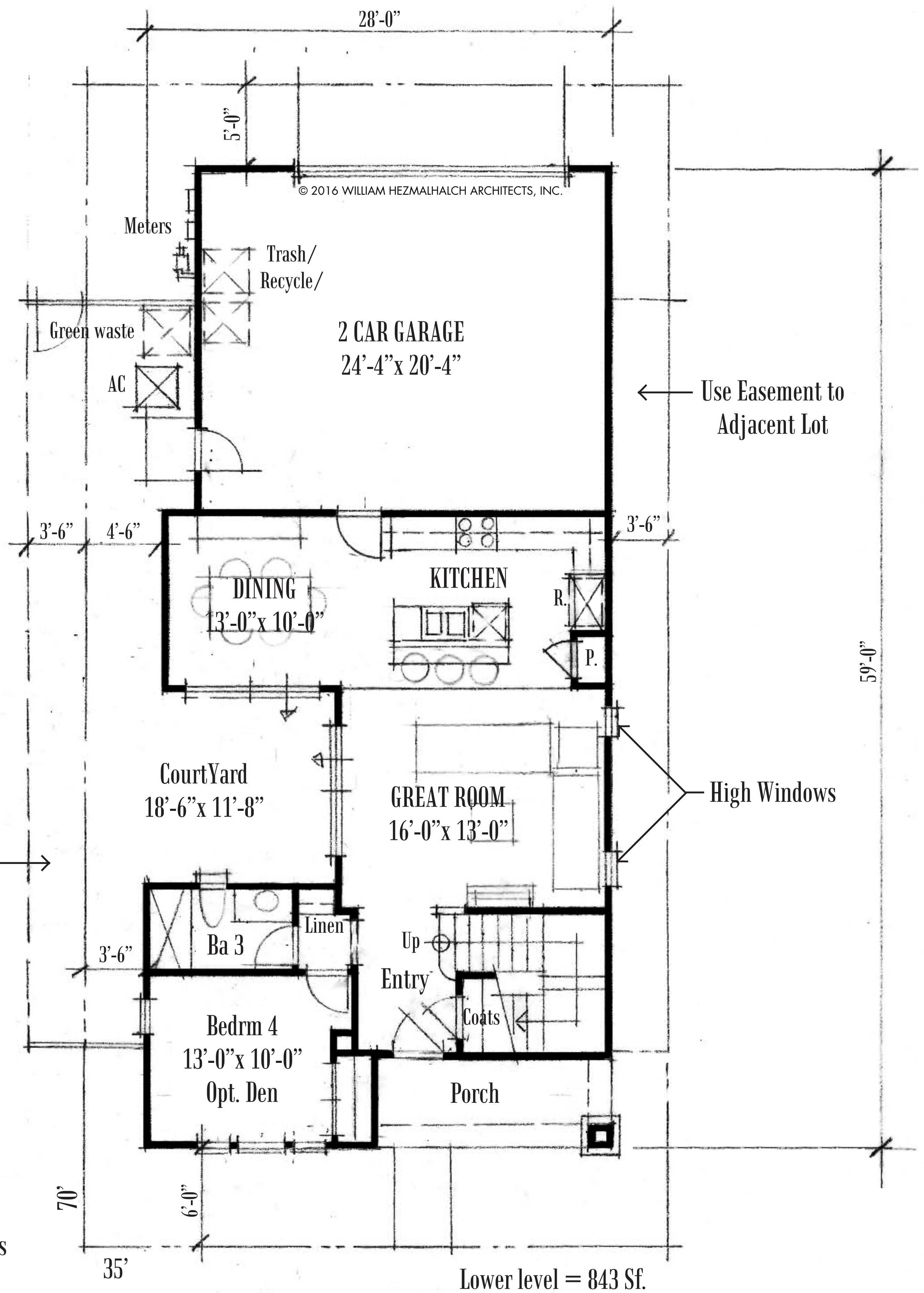
WH
WILLIAM HEZMALHALCH
ARCHITECTS INC.
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949 250 0807 www.wharchitects.com fax 949 250 1529
6111 BOLLINGER CANYON ROAD, SUITE 485 SAN RAMON, CA 94583-6186
925 463 1700 fax 925 463 1725



Upper level = 1,199 Sf.

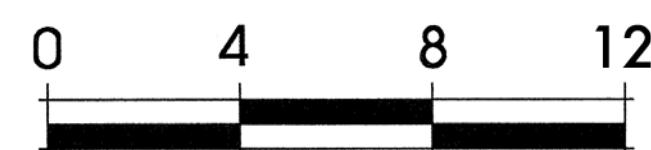
Windows This Side Fixed and High or Obscure for Privacy for Adjacent Unit Open Space

Use Easement from Adjacent Lot



Lower level = 843 Sf.

Plan 2C
 4 Bedrooms/Loft/3 Baths
 Opt. Den
 2 Car Garage
 Total: 2,042 Sf.



Quarry Row Rocklin, California

February 24, 2016
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Scheme 2

2A - Farmhouse

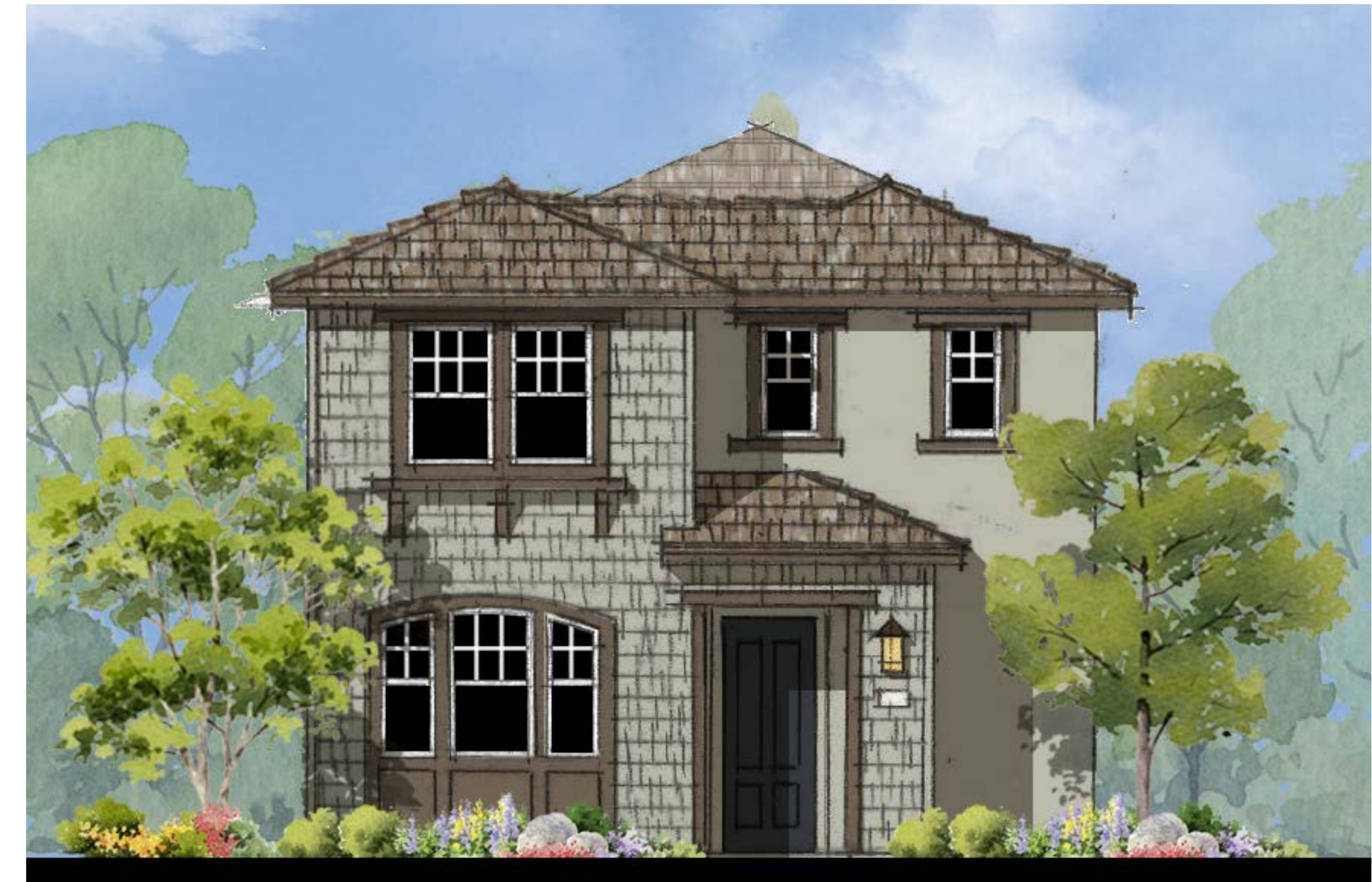
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Scheme 9

2C - Craftsman

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Scheme 4

2B - Bungalow

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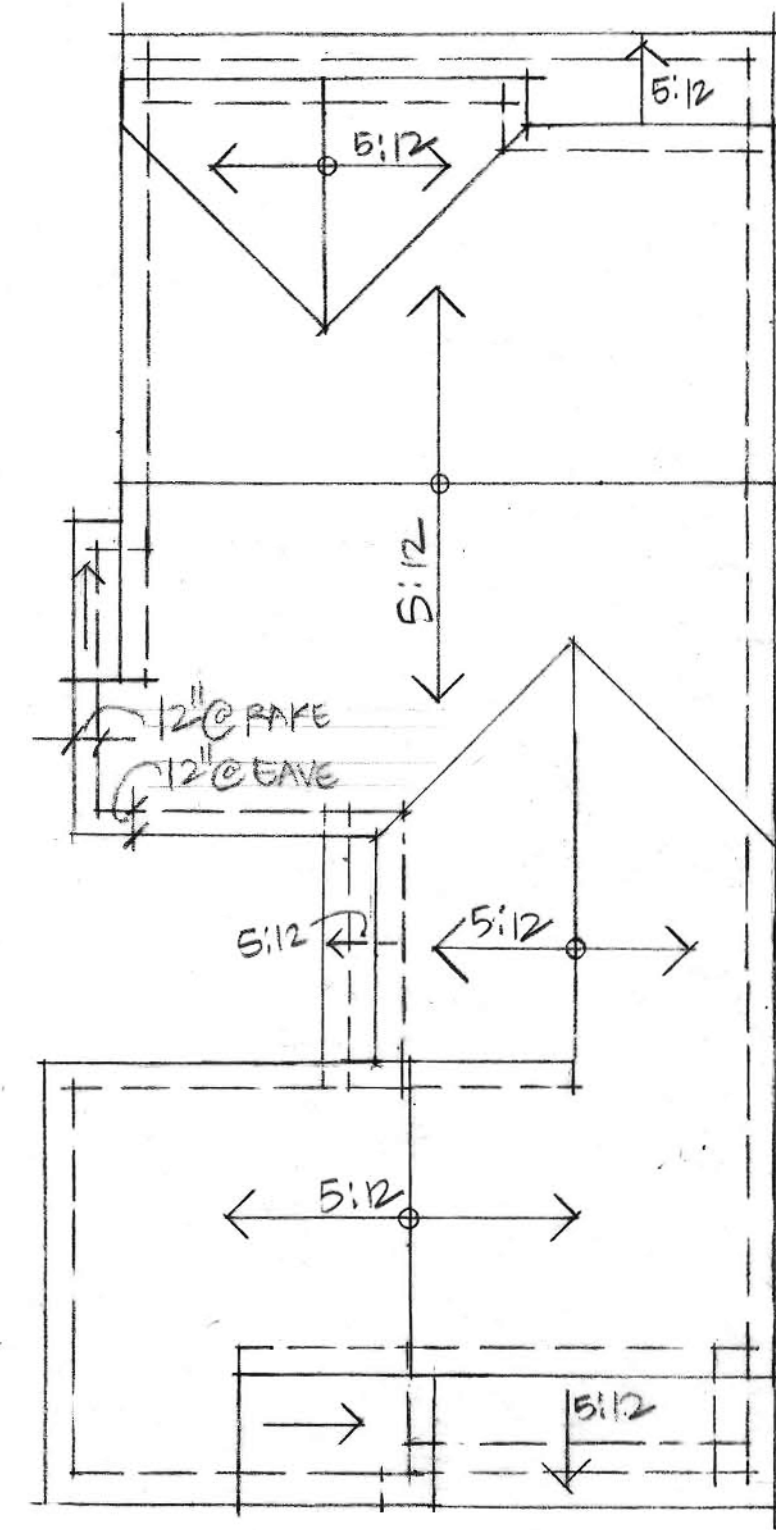
NOTE: Artist's conception; colors, materials and application may vary. Refer to Landscape Drawing for Tree Location.

Plan 2 - Elevations

Quarry Row Rocklin, California



Left



Roof Plan



Front

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Right

"C" CRAFTSMAN MATERIALS:

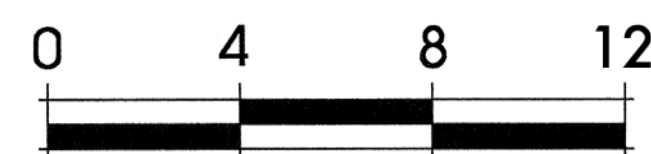
- ROOF: FLAT CONCRETE TILE
- FASCIA/BARGE BD: WOOD
- OUTLOOKER/BRACE: PREFABRICATED OR WOOD
- WALL: STUCCO/BATTS OVER PANEL(FIBER CEMENT OR WOOD)
- TRIM: STUCCO OVER FOAM AT STUCCO/FIBER CEMENT OR WOOD AT BATTS
- WINDOW: WHITE VINYL
- COLUMN: BOXED FIBER CEMENT OR WOOD WITH MANUFACTURED STONE BASE
- GARAGE DOOR: METAL SECTIONAL



Rear

Plan 2C - Elevations

Quarry Row
Rocklin, California



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Left Elevation at Visible Side

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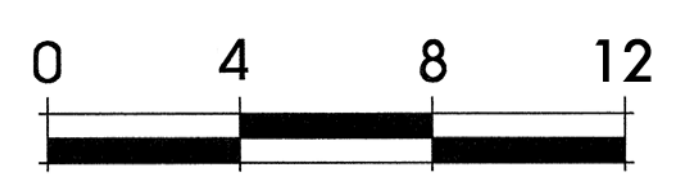
Right Elevation at Corner Lot

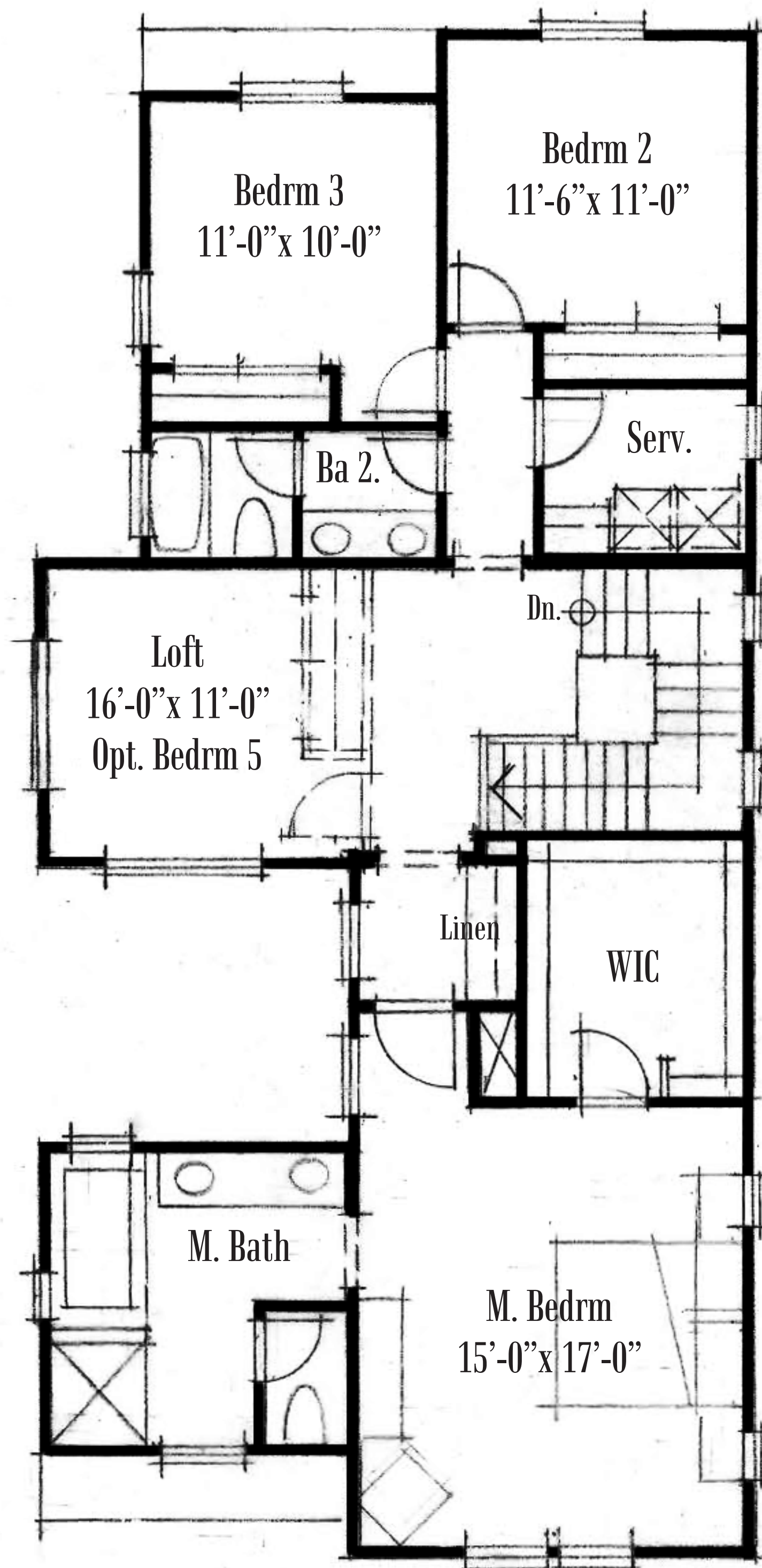
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Plan 2C - Enhanced Elevations

Quarry Row
Rocklin, California

February 24, 2016
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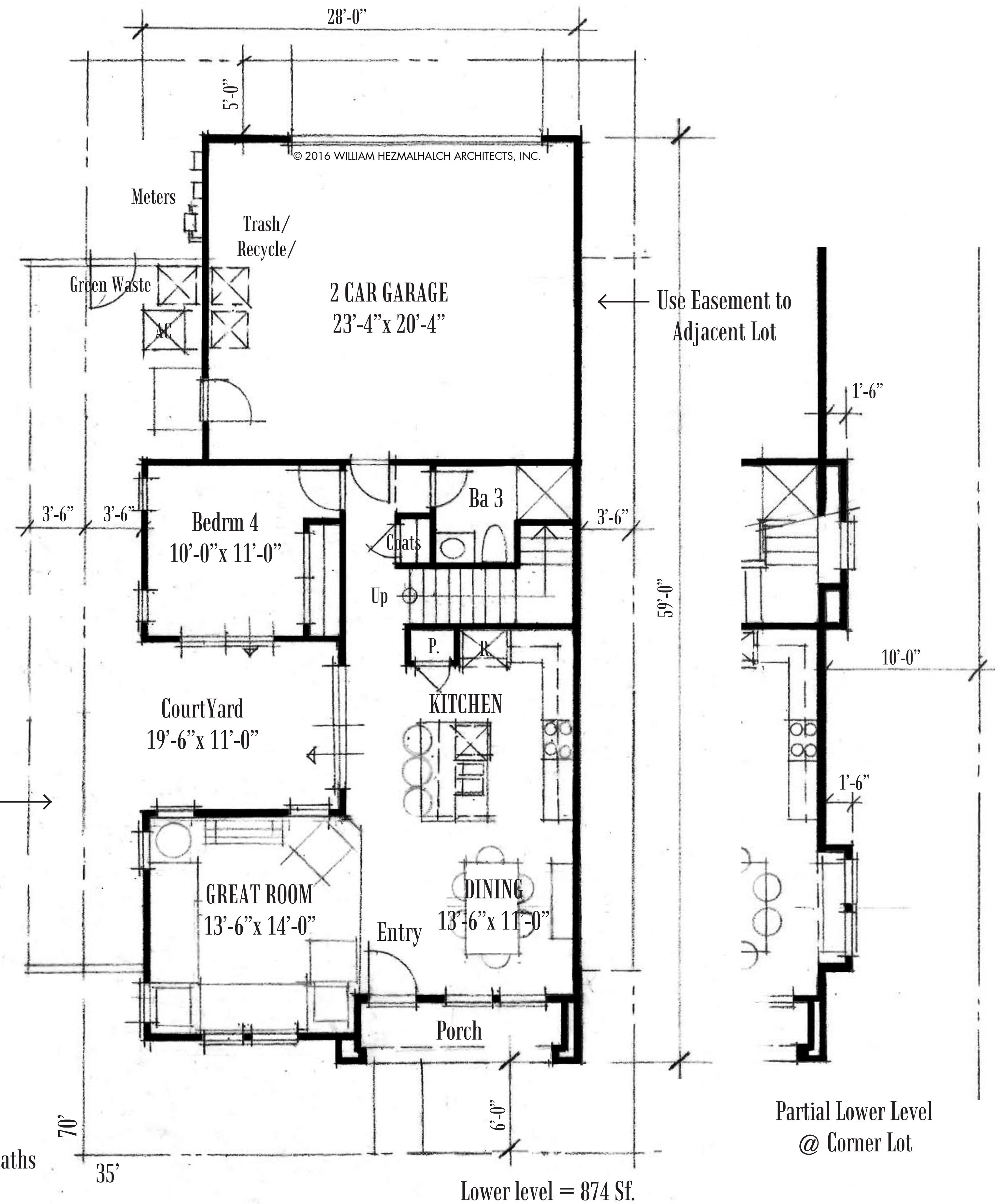




Upper level = 1,287 Sf.

Windows This Side Fixed and High or Obscure for Privacy for Adjacent Unit Open Space

Use Easement from Adjacent Lot



Lower level = 874 Sf.

Partial Lower Level @ Corner Lot

Plan 3A
 4 Bedrooms/Loft/3 Baths
 Opt. Bedrm 5
 2 Car Garage
 Total: 2,161 Sf.



Scheme 3

3A - Farmhouse

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Scheme 7

3C - Craftsman

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NOTE: Artist's conception; colors, materials and application may vary. Refer to Landscape Drawing for Tree Location.



Scheme 6

3B - Bungalow

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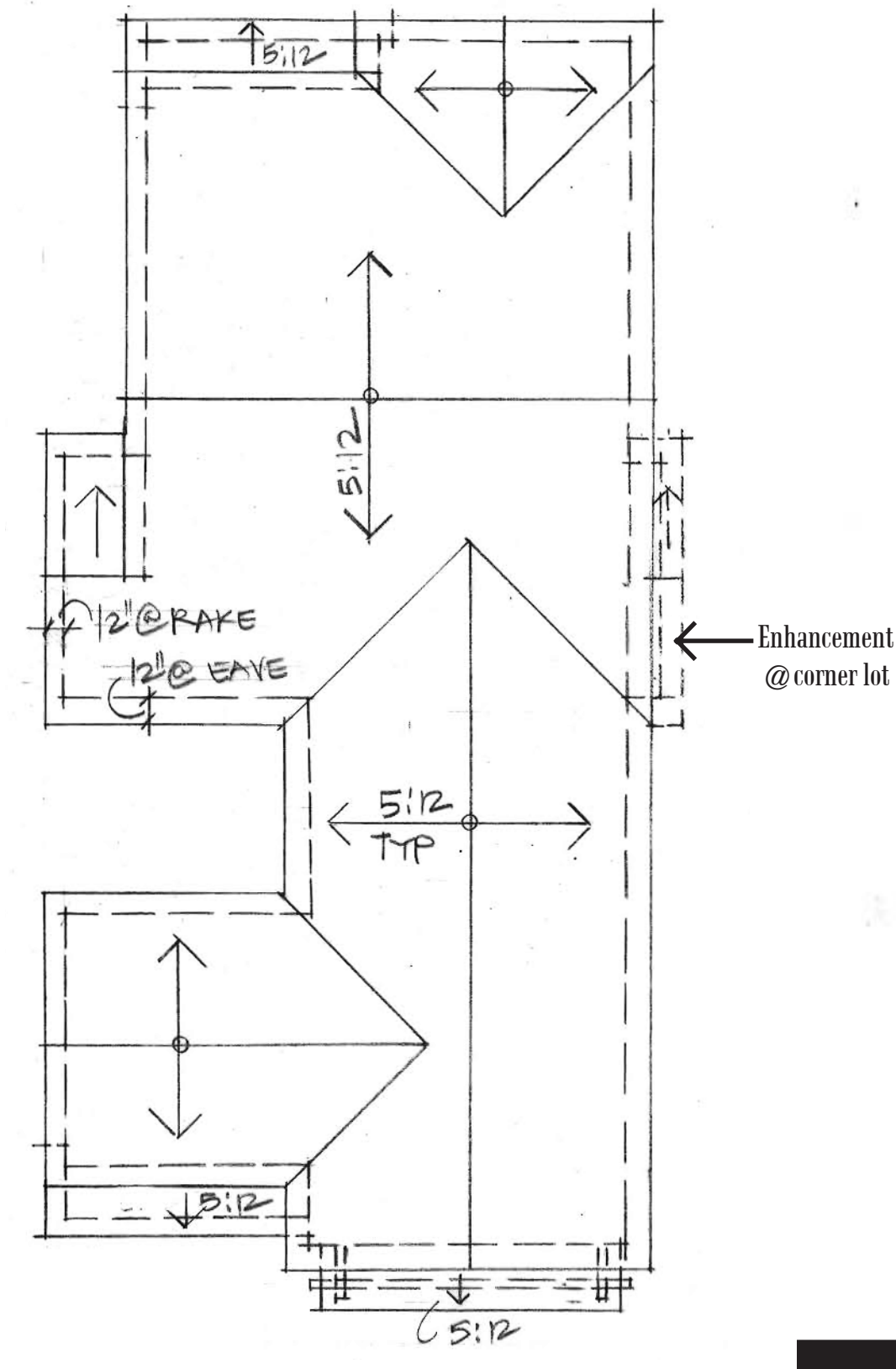
Plan 3 - Elevations

Quarry Row Rocklin, California

February 24, 2016
2015227



Left



Roof Plan



Front

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Right

"A" FARMHOUSE MATERIALS:

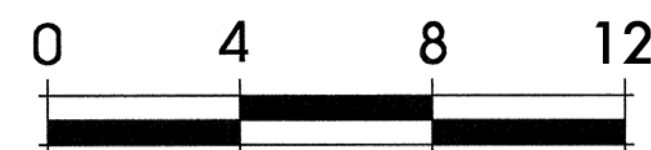
- ROOF: FLAT CONCRETE TILE/SEALED METAL
- FASCIA: WOOD
- OUTLOOKER/BRACE: PREFABRICATED OR WOOD
- WALL: STUCCO/FIBER CEMENT LAP SIDING/BATTS OVER PANEL(FIBER CEMENT OR WOOD)
- TRIM: STUCCO OVER FOAM AT STUCCO/FIBER CEMENT OR WOOD AT LAP SIDING OR BATTS
- WINDOW: WHITE VINYL
- PORCH: WOOD COLUMN/ CORBEL
- GARAGE DOOR: METAL SECTIONAL



Rear

Plan 3A - Elevations

Quarry Row
Rocklin, California



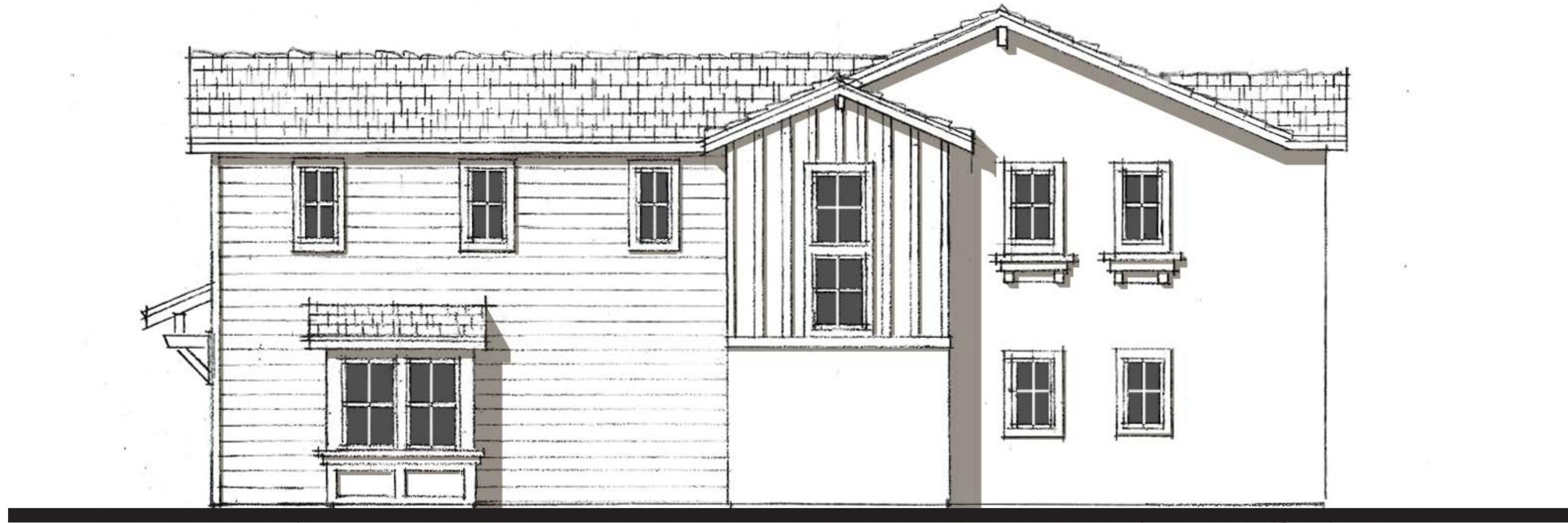
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Left Elevation at Visible Side

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Right Elevation at Corner Lot

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Plan 3A - Enhanced Elevations

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Rocklin, California

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