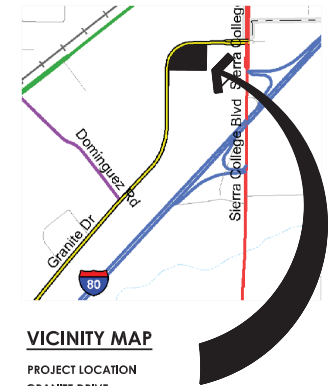


EXHIBIT B

DR2018-0006/TRE2018-0002



VICINITY MAP

PROJECT LOCATION
GRANITE DRIVE
ROCKLIN, CA

PROJECT TEAM

DEVELOPER:
ARCATA INC-OBJECT PROPERTIES, LLC
PO BOX 5349
SANTA ROSA, CA 95402
PHONE: (707) 483-3127
CONTACT: BRAD YUST

ARCHITECT:
API
4335-B NORTH STAR WAY
MODESTO, CA 95356
(209) 577-4661
CONTACT: JOSEPH L. SMITH

SITE DATA

PARCEL A - TSC SITE ± 113,972 S.F. (± 2.62 AC)
PARCEL B - REMAINDER ± 55,847 S.F. (± 1.28 AC)
TOTAL ± 169,819 S.F. (± 3.90 AC)

BUILDING/PARKING DATA

PARCEL A:
RETAIL BUILDING = 19,034 S.F.
PARKING REQUIRED: RETAIL
1 SPACE PER 250 SF = 76 STALLS

PARKING PROVIDED:
TSC STANDARD (TS) = 14 STALLS
CITY OF ROCKLIN STANDARD (S) = 41 STALLS
COMPACT (CO) = 8 STALLS
HANDICAP = 4 STALLS
CLEAN AIR/VAN POOL/EV = 8 STALLS
TOTAL = 75 STALLS

MOTORCYCLE PARKING = 56 S.F.
PARKING RATIO PROVIDED = 1/254 S.F.

DISPLAY AREAS

FENCED OUTDOOR DISPLAY = 15,000 S.F.
PERMANENT SIDEWALK DISPLAY = 1,506 S.F.
PERMANENT TRAILER & EQUIPMENT DISPLAY = 3,156 S.F.
TOTAL DISPLAY AREA = 19,662 S.F.

PROPOSED NEW DEVELOPEMENT:
TRACTOR SUPPLY Co.
GRANITE DRIVE
ROCKLIN, CA.

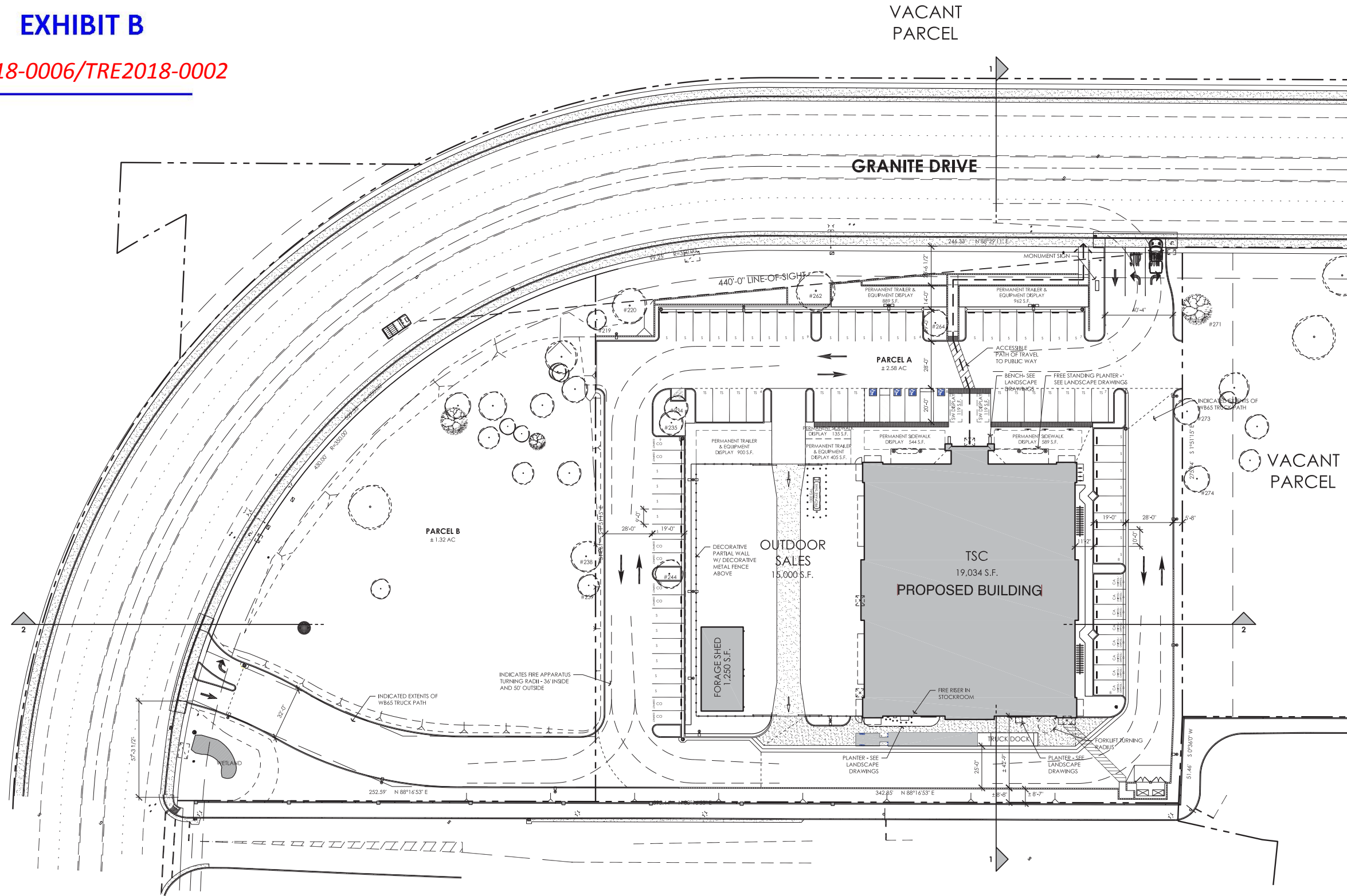


ARCHITECTURE PLUS INC.
4335-B NORTH STAR WAY
MODESTO, CA 95356

ph. 209.577.4661
fx. 209.577.0213

www.apiarc.com

Sheet 1A
of 1



ADJACENT COMMERCIAL DEVELOPMENT (ROCKLIN COMMONS)

PROPOSED SITE PLAN

SCALE: 1" = 30'-0"



NOTE:
THIS CONCEPTUAL SITE PLAN WAS DEVELOPED WITH SITE BOUNDARY INFORMATION PROVIDED BY THE OWNER. API IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS INFORMATION.
THE TRUCK TURN SHOWN IS CONCEPTUAL ONLY FOR THE PURPOSE OF SHOWING THE DIRECTION OF TRAVEL. API IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS INFORMATION AND THE CIVIL ENGINEER OF RECORD IS RESPONSIBLE FOR ALL LEGITIMATE TRUCK MOVMENTS.

Parking Tree Canopy Shade Provided

TREE	FULL	3/4	1/2	1/4
30'-36' DIAMETER				
Quercus illex Platanus chinensis	N/A 9x707= 6,363 s.f.	N/A N/A	21x354= 7,434 s.f. 3x354= 1,062 s.f.	N/A N/A
16'-20' DIAMETER				
Cercis canadensis	2x314= 628 s.f.	N/A	7x157= 1,099 s.f.	N/A
SHADE SUB-TOTAL	6,991 s.f.	N/A	9,595 s.f.	N/A

Shade Calculations

Minimum 50% Tree Shade Coverage Required at Maturity		
Paved Parking Area: 32,522 s.f.	Total Shade Provided: 16,586 s.f.	Shade Percentage: 51%



Bike Racks

Property & Right of Way Line

Section A-A'

Concrete Mow Band

Lippia nodiflora
12" High
4.7
5-Gal
Callistemon v. 'Little John'
Baccharis p. 'Pigeon Point'
24" High
4
24" Box
Quercus illex
33
5-Gal
Raphiolepis u.
'Minor'
Monument
Sign

Line of Sight



Metal Planter

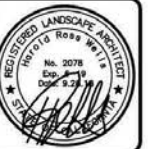
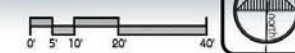


Bench

Notes

- All landscape and irrigation shall conform to the standards of the City wide landscape regulations and guidelines and all other Landscape related City and Regional standards.
- All plant materials have been selected from the following:
 ● + WULCOS Project "Water-Use Classification of Landscape Species"
 California Department of Water Resources
- TOTAL LANDSCAPE AREA: 23,093 SF

Low Impact Development Area/Wetlands



TSC Rocklin
Granite Drive
Rocklin, California

Preliminary Landscape Plan
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date: 9/28/18
scale: 1"=20'
revisions:
1) 7/10/18 Revised Building
2) 12/7/18 Revised Site and Landscape

sheet:
L.1
of 2 sheets



Planting Legend

Category	Selection Options	Size	Water Use
CANOPY TREE	<i>Pistacia chinensis</i>	24" Box	Low
	<i>Quercus ilex</i>	CHINESE PISTACHE	Low
	<i>Quercus lobata</i>	HOLLY OAK	Low
CONIFER	<i>Cedrus deodar</i>	24" Box	Low
		DEODAR CEDAR	
SMALL ACCENT TREE	<i>Cercis occidentalis</i>	24" Box	Low
	<i>Pyrus c. 'Chanticleer'</i>	WESTERN REDBUD	Moderate
		CHANTICLEER PEAR	
LARGE SHRUB	<i>Arbutus unedo</i>	15-Gal	Low
	<i>Arctostaphylos</i> spp.	STRAWBERRY TREE	Low
	<i>Ceanothus 'Dark Star'</i>	MANZANITA	Low
	<i>Lavatera assurgentiflora</i>	WILD LILAC	Moderate
	<i>Rhus ovata</i>	TREE MALLOW	Low
	<i>Rhamnus californicum</i>	SUGAR BUSH	Low
MEDIUM SHRUB	<i>Berberis t. 'Atropurpurea'</i>	5-Gal	Moderate
	<i>Callistemon v. 'Little John'</i>	BARBERRY	Low
	<i>Dietes iridioides</i>	BOTTLEDRUSH	Low
	<i>Lavandula</i> spp.	FORTNIGHT LILY	Low
	<i>Phormium t. 'Bronze Baby'</i>	LAVENDER	Low
	<i>Pittosporum</i> spp.	DWARF NEW ZEALAND FLAX	Moderate
	<i>Raphiolepis umbellata</i>	PITTOSPORUM	Low
	<i>Salvia leucantha</i>	INDIA HAWTHORN	Low
	<i>Teucrium fruticans</i>	MEXICAN SAGE	Low
		BUSH GERMANDER	Low
VINES	<i>Lonicera hildebrandiana</i>	15-Gal	Moderate
SUB SHRUB	<i>Hemerocallis</i>	1-Gal	Moderate
	<i>Scaevola 'Mauve Clusters'</i>	DAY LILY	Low
	<i>Lavandula a. 'Blue cushion'</i>	SCAEVOLA	Low
	<i>Teucrium chamaedrus</i>	LAVANDER	Low
GROUND COVER	<i>Lippia nodiflora</i>	1-Gal & Liners	Low
		KURAPIA (seed)	
	<i>Carex pansa</i>	CALIFORNIA MEADOW SEDGE	Low
	<i>Baccharis p. 'Pigeon Point'</i>	COYOTE BUSH	Low
	Hydroseed native grasses		

WATER EFFICIENT LANDSCAPE STATEMENT

The irrigation system shall be designed to meet current water efficient standards and State Water Efficient Ordinance AB 1881 as required by local jurisdictions while achieving the goal of effectively providing the landscape with water by the means of high efficiency spray irrigation to the turf and ground cover areas and drip irrigation bubblers to restrict shrub planting and shrub mass planting area as applicable.

Irrigation systems shall be designed to accommodate recycled water where available either currently or in the future as directed by the Local Water Purveyor. Recycled water systems shall be designed in accordance with Local and State codes.

Irrigation systems for landscapes greater than 5,000 SF shall have a dedicated water meter for irrigation.

A water efficient landscape work sheet shall be included with hydrozone information table, water budget calculations and irrigation operating schedules.

A state of the art ET based self-adjusting irrigation controller shall be specified for this project to automatically control the water allocated to each valve grouped per individual hydrozone (based on plant type and exposure). This shall include rain and flow sensors as applicable for a higher level of water conservation.

Tree bubblers shall be included on separate circuits to isolate the irrigation to trees and provide deep watering to promote a deeper root zone.

Spray irrigation systems for ground cover areas greater than 8' wide in any direction shall be designed with commercial series spray heads with high efficiency nozzles that include internal check valves and pressure compensating devices. The heads shall be designed in a head to head layout to achieve an even level of precipitation throughout the irrigation system. The nozzles will deliver water at a minimum of 70% efficiency with a low precipitation rate that matches the infiltration rate of the soil.

The drip irrigation system will incorporate pressure compensating drip bubblers with 1/4" drip tubes to each plant which delivers water at 90% efficiency at an application rate that matches the soil type.



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Landscape Architecture
Site Planning
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Brentwood, Ca 94513
Phone: 925.513.3001
Fax: 925.513.3009



TSC Rocklin
Granite Drive
Rocklin, California

Preliminary Landscape Plan

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scale: 1"=50'
drawn by: hnu
job no: 18-005
revisions:

sheet:
L.2
of 2 sheets