

EXHIBIT A
SD2016-0003/
TRE2016-0002

QUARRY ROW
TENTATIVE MAP
LOTING PLAN
ROCKLIN, CALIFORNIA

SEPTEMBER 2019
SHEET 1 OF 6

LEGEND

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

ABBREVIATIONS

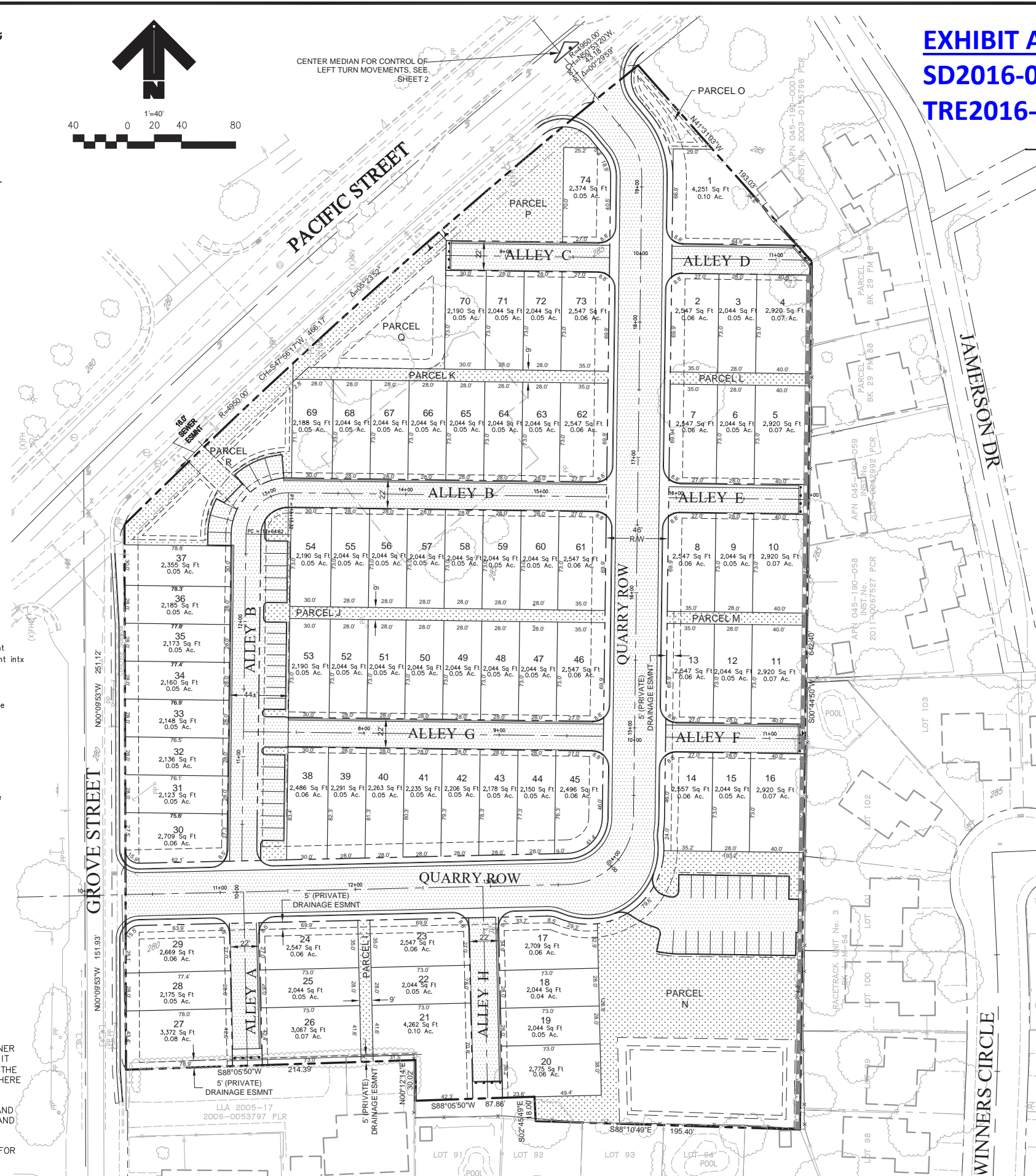
- | | |
|-------------------------------|------------------------------------|
| AB aggregate base | MED median |
| AC asphalt concrete | MH manhole |
| ARV air release valve | MIN minimum |
| AVRV air vacuum release valve | MOD modified |
| BC begin horizontal curve | MON monument |
| BM bench mark | NTS not to scale |
| BOV blow off valve | OC on center |
| BVC begin vertical curve | OG original ground |
| BW back of walk | OH overhead utility line |
| C&G curb, gutter | PL property line |
| CL centerline | PUE public utilities easement |
| CONC concrete | PVI point of vertical tangent intx |
| DI drainage inlet | PVC poly vinyl chloride |
| DIP ductile iron pipe | PWMT pavement |
| DIA diameter | R radius |
| DWY driveway | RCP reinforced concrete pipe |
| EA each | RT right |
| EC end horizontal curve | R/W OR RW right of way |
| EL or ELEV elevation | S slope |
| EG existing ground | SD storm drain |
| EP edge of pavement | SDMH storm drain manhole |
| EQ equation | SHT sheet |
| ESMNT easement | SS sanitary sewer |
| EVC end vertical curve | SSMH sanitary sewer manhole |
| EX or EXIST existing | STA station |
| FES flared end section | STD standard |
| FF finished floor | STR structure |
| FG finished grade | S.W. sidewalk |
| FH fire hydrant installation | TBC or TC top back of curb |
| FL flow line | TBW or BW top back of walk |
| FT foot; feet | TBM temporary bench mark |
| GB grade break | TEMP temporary |
| HP high point | TFC top face of curb |
| HWY highway | TG top of grate |
| INTX intersection | TI traffic index |
| K vertical curve coefficient | TRANS transition |
| LE landscape easement | TYP typical |
| LP low point | W water main |
| LT left | VCP vitrified clay pipe |
| MAX maximum | |

USE EASEMENT

USE EASEMENTS WILL BE PLACED OVER THE SIDE YARD AREA BETWEEN ADJOINING LOTS. A USE EASEMENT ALLOWS THE OWNER OF A LOT TO USE THE SIDE YARD OF NEIGHBORING LOT AS IF IT WERE HIS/HER PROPERTY. THE NEIGHBORING OWNER RETAINS THE RIGHT TO ACCESS THE EASEMENT AREA FOR MAINTENANCE. THERE WILL BE NO FENCING ALONG THE SIDE YARD PROPERTY LINE.

THE USE EASEMENT WILL BE FORMALIZED ON THE FINAL MAP AND THE CC&RS, SO THAT ALL OWNERS UNDERSTAND THE RIGHTS AND BENEFITS ASSOCIATED WITH THESE EASEMENTS.

SEE SHEET 5 FOR AN EXAMPLE OF THE USE EASEMENT AREA FOR LOTS 11-13.



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- SHEET 2 PRELIMINARY GRADING AND DRAINAGE PLAN
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- SHEET 5 TYPICAL STREET AND GRADING SECTIONS AND DETAILS
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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, PLACER 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 95650
PHONE: (916) 660-1720

ENGINEER

TLA ENGINEERING AND PLANNING
1504 EUREKA ROAD, SUITE 110
ROSEVILLE, CA 95661
PHONE: (916) 786-0685

DATE OF SURVEY

06/16/2015

LOT SIZE (SQUARE FEET)

MIN: 2,044 MAX: 4,262 AVG: 2,360
MIN WIDTH: 28.0'
MIN DEPTH: 73.0'

ACREAGE

TOTAL SINGLE FAMILY LOTS	4.01±
TOTAL QUARRY ROW RIGHT OF WAY	1.02±
TOTAL ALLEY RIGHT OF WAY	0.88±
PARCEL J	0.02±
PARCEL K	0.05±
PARCEL L	0.05±
PARCEL M	0.02±
PARCEL N	0.69±
PARCEL O	0.03±
PARCEL P	0.10±
PARCEL Q	0.14±
PARCEL R	0.14±
TOTAL AREA	7.17±

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 |

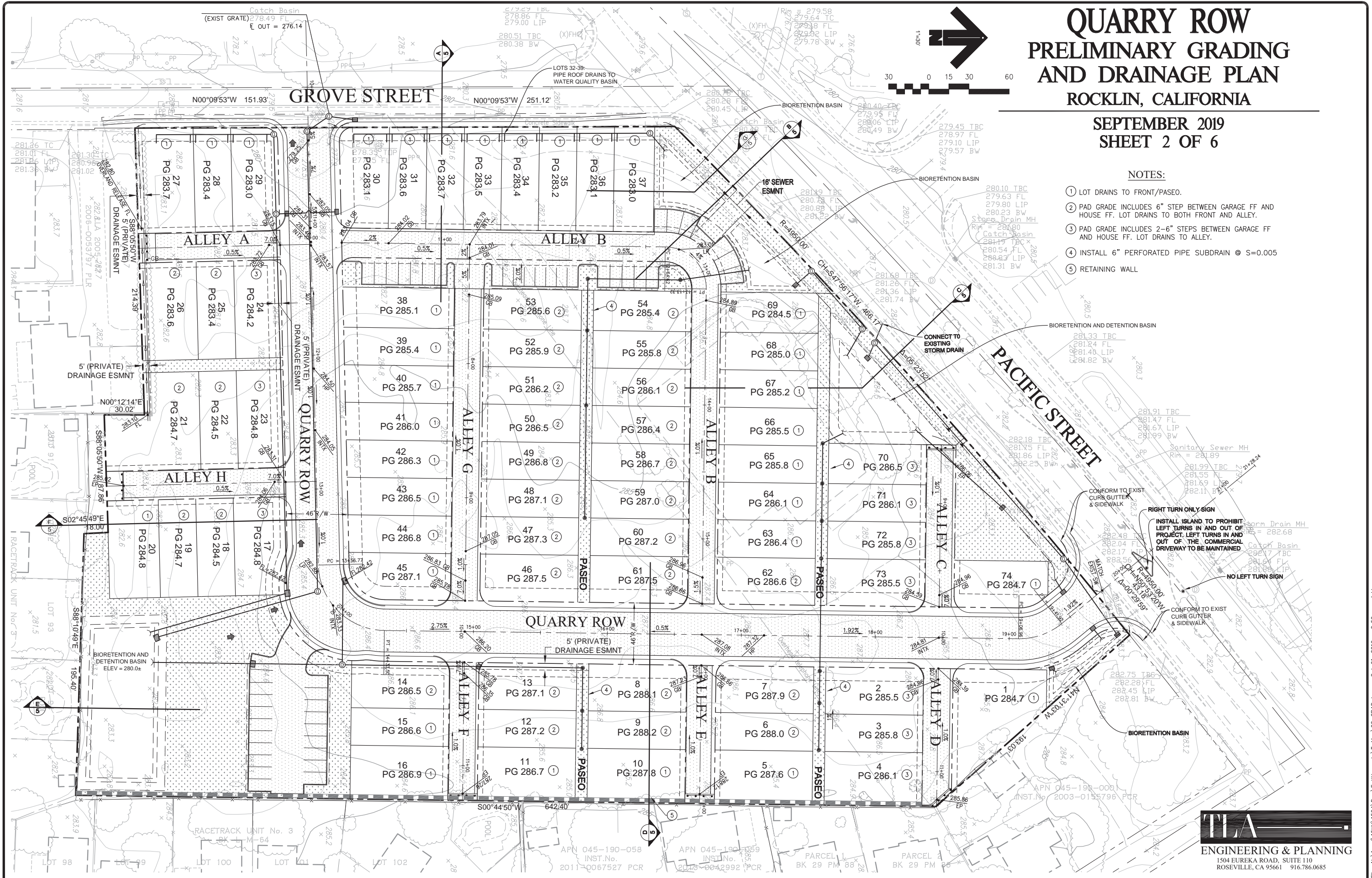


QUARRY ROW PRELIMINARY GRADING AND DRAINAGE PLAN ROCKLIN, CALIFORNIA

SEPTEMBER 2019
SHEET 2 OF 6

NOTES:

- ① LOT DRAINS TO FRONT/PASEO.
- ② PAD GRADE INCLUDES 6" STEP BETWEEN GARAGE FF AND HOUSE FF. LOT DRAINS TO BOTH FRONT AND ALLEY.
- ③ PAD GRADE INCLUDES 2-6" STEPS BETWEEN GARAGE FF AND HOUSE FF. LOT DRAINS TO ALLEY.
- ④ INSTALL 6" PERFORATED PIPE SUBDRAIN @ S=0.005
- ⑤ RETAINING WALL



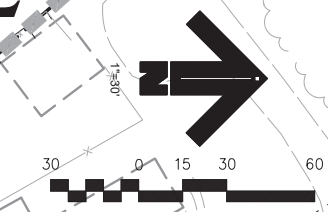
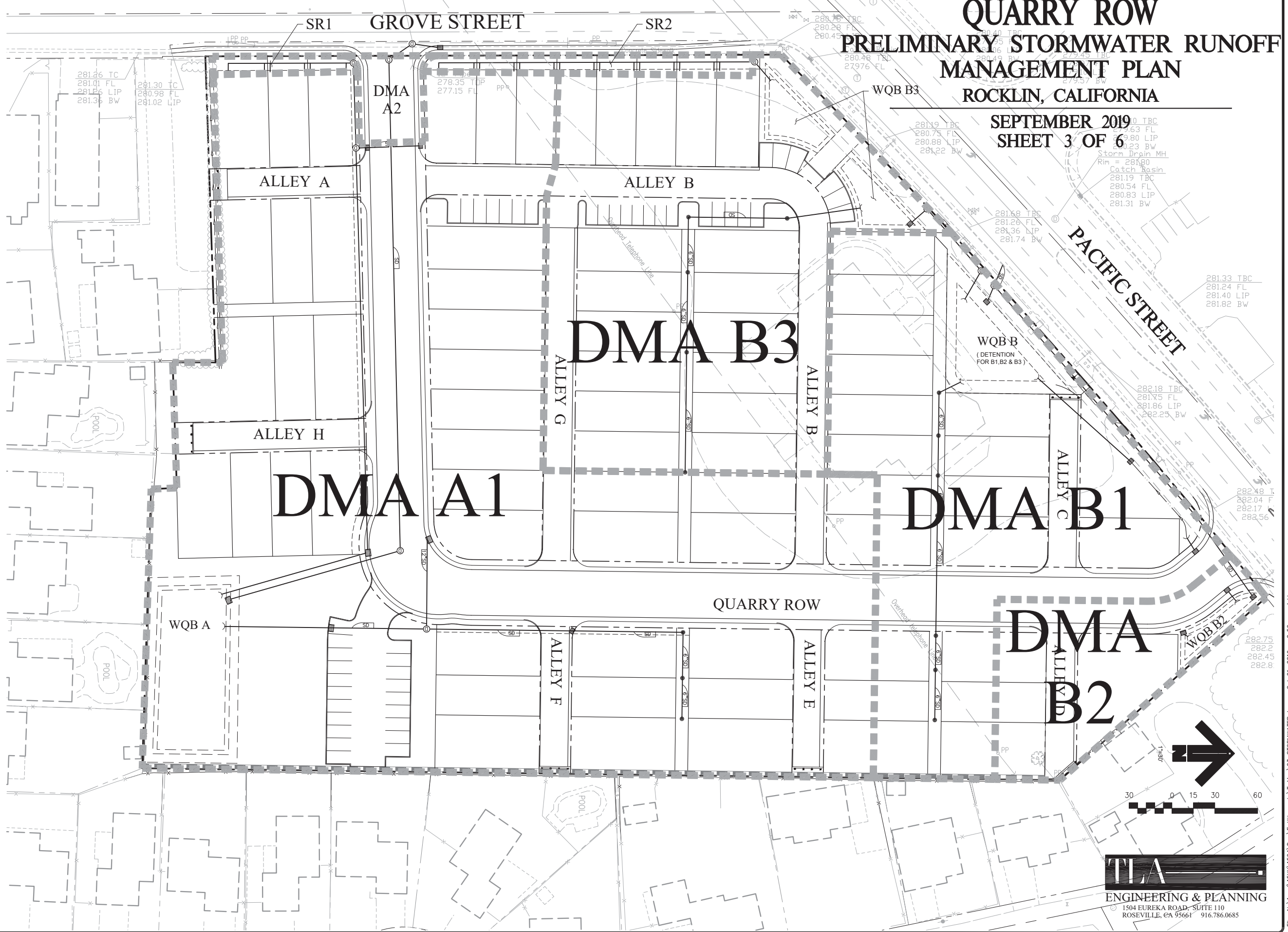
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QUARRY ROW PRELIMINARY STORMWATER RUNOFF MANAGEMENT PLAN ROCKLIN, CALIFORNIA

SEPTEMBER 2019
SHEET 3 OF 6

<p>DMA A1: TOTAL 171,775 S.F. NUMBER OF UNITS = 39.5 IMPERVIOUS AREAS (S.F.) UNITS = 65,254 RIGHT OF WAY = 29,692 ALLEY = 21,140 OTHER = Ø</p>
<p>PERVIOUS AREAS (S.F.) LANDSCAPE = 50,689 BASINS = 5,000 OTHER = Ø</p>
<p>DMA B1: TOTAL 58,310 S.F. NUMBER OF UNITS = 15 IMPERVIOUS AREAS (S.F.) UNITS = 24,780 RIGHT OF WAY = 7,734 ALLEY = 2,580 OTHER = Ø</p>
<p>PERVIOUS AREAS (S.F.) LANDSCAPE = 21,076 BASINS = 2,140 OTHER = Ø</p>
<p>DMA B2: TOTAL 15,638 S.F. NUMBER OF UNITS = 2.5 IMPERVIOUS AREAS (S.F.) UNITS = 4,130 RIGHT OF WAY = 4,254 ALLEY = 2,136 OTHER = Ø</p>
<p>PERVIOUS AREAS (S.F.) LANDSCAPE = 4,646 BASINS = 472 OTHER = Ø</p>
<p>DMA B3: TOTAL 58,705 S.F. NUMBER OF UNITS = 17 IMPERVIOUS AREAS (S.F.) UNITS = 28,084 RIGHT OF WAY = Ø ALLEY = 15,978 OTHER = Ø</p>
<p>PERVIOUS AREAS (S.F.) LANDSCAPE = 12,818 BASINS = 1,825 OTHER = Ø</p>
<p>DMA A2: 2,834 S.F. OF QUARRY ROW DRAINING TO GROVE STREET</p>
<p>SELF RETAINING AREAS SR1: 1,180 S.F. SR2: 2,936 S.F.</p>



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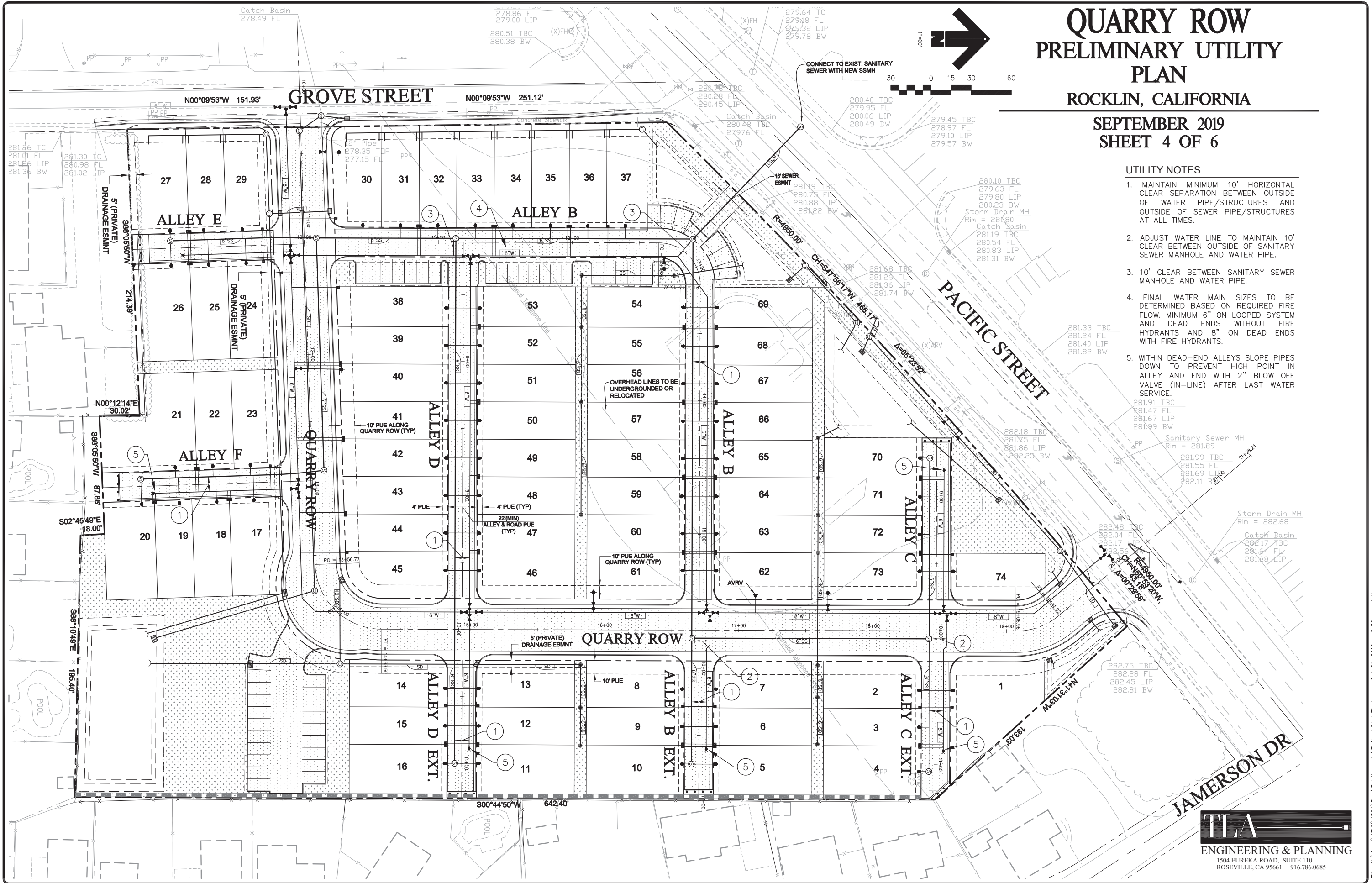
QUARRY ROW PRELIMINARY UTILITY PLAN

ROCKLIN, CALIFORNIA

SEPTEMBER 2019
SHEET 4 OF 6

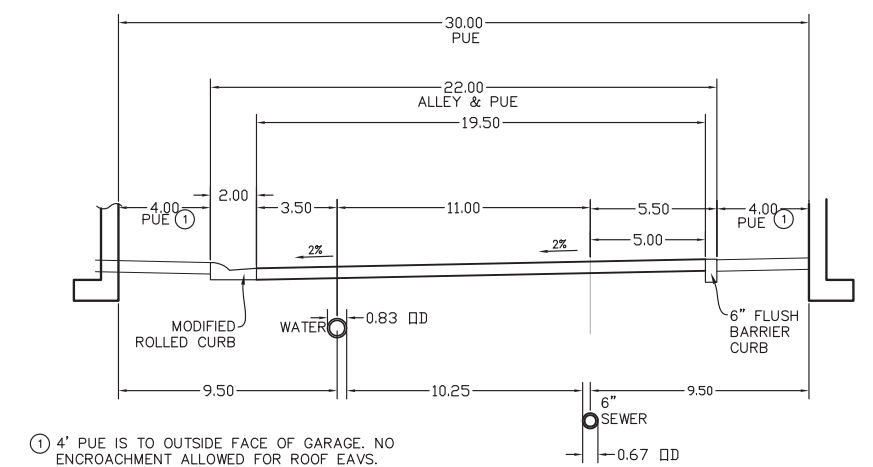
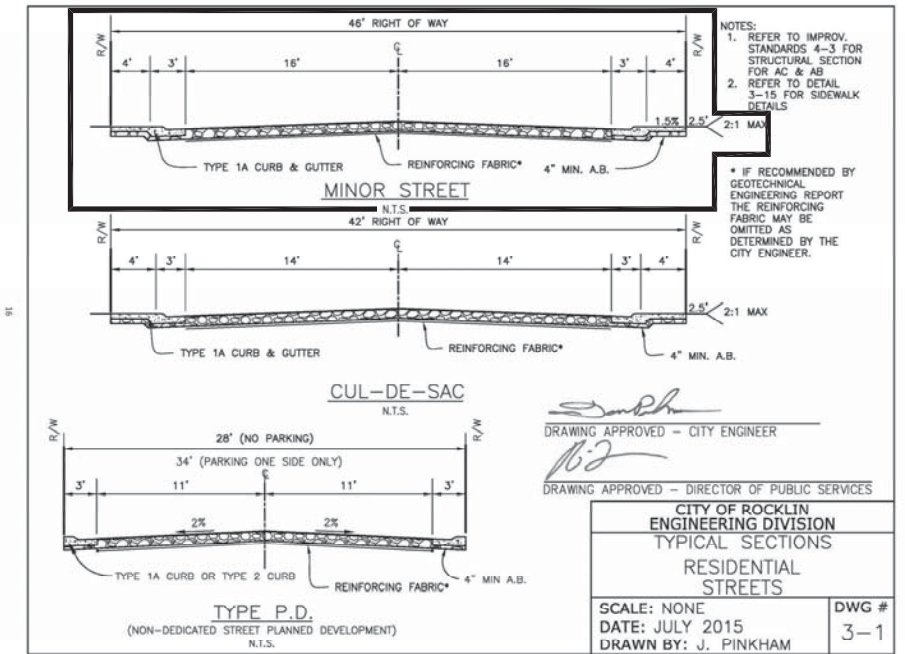
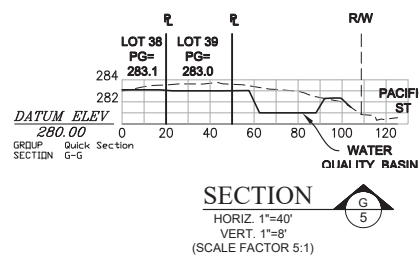
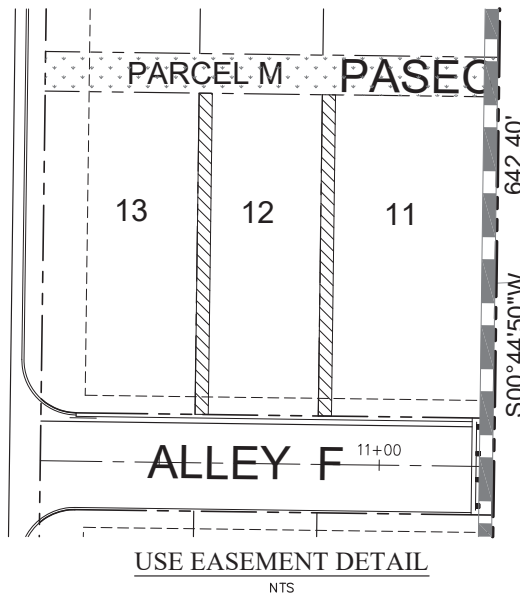
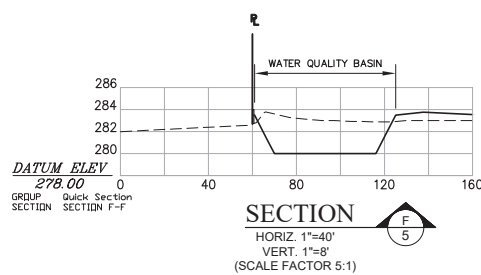
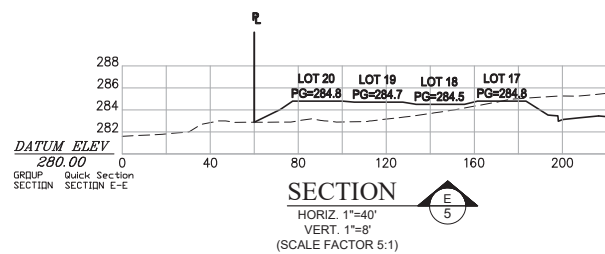
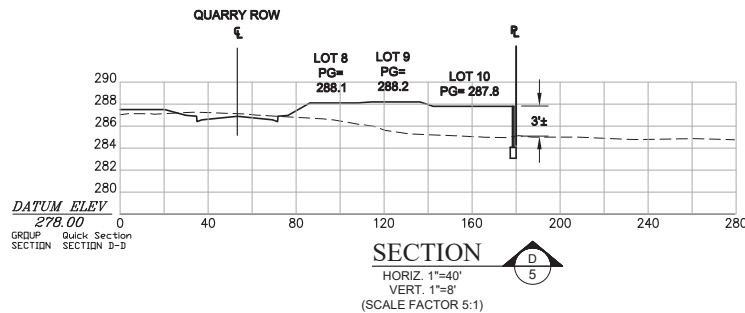
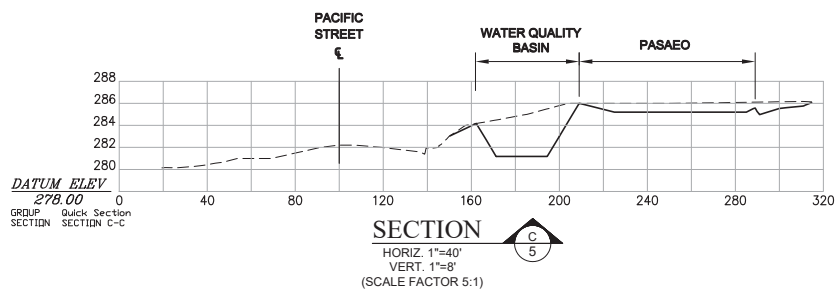
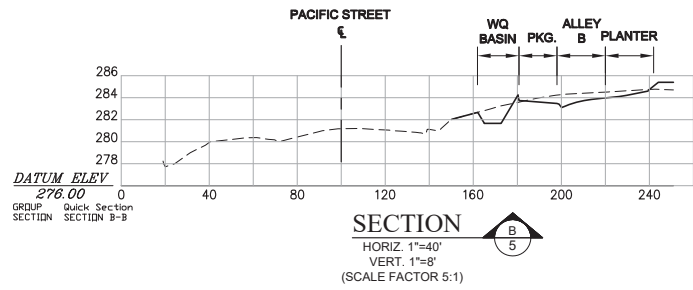
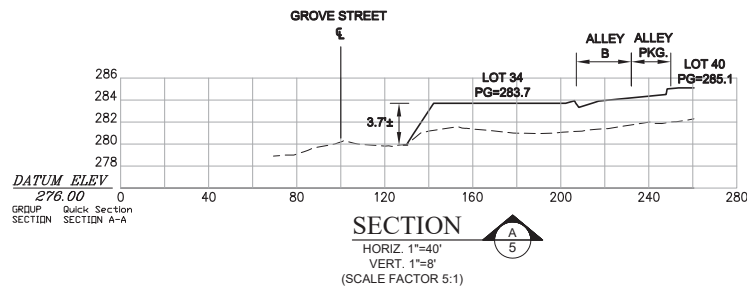
UTILITY NOTES

1. MAINTAIN MINIMUM 10' HORIZONTAL CLEAR SEPARATION BETWEEN OUTSIDE OF WATER PIPE/STRUCTURES AND OUTSIDE OF SEWER PIPE/STRUCTURES AT ALL TIMES.
2. ADJUST WATER LINE TO MAINTAIN 10' CLEAR BETWEEN OUTSIDE OF SANITARY SEWER MANHOLE AND WATER PIPE.
3. 10' CLEAR BETWEEN SANITARY SEWER MANHOLE AND WATER PIPE.
4. FINAL WATER MAIN SIZES TO BE DETERMINED BASED ON REQUIRED FLOW. MINIMUM 6" ON LOOPED SYSTEM AND DEAD ENDS WITHOUT FIRE HYDRANTS AND 8" ON DEAD ENDS WITH FIRE HYDRANTS.
5. WITHIN DEAD-END ALLEYS SLOPE PIPES DOWN TO PREVENT HIGH POINT IN ALLEY AND END WITH 2" BLOW OFF VALVE (IN-LINE) AFTER LAST WATER SERVICE.



QUARRY ROW TYPICAL STREET AND GRADING SECTIONS AND DETAILS ROCKLIN, CALIFORNIA

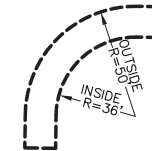
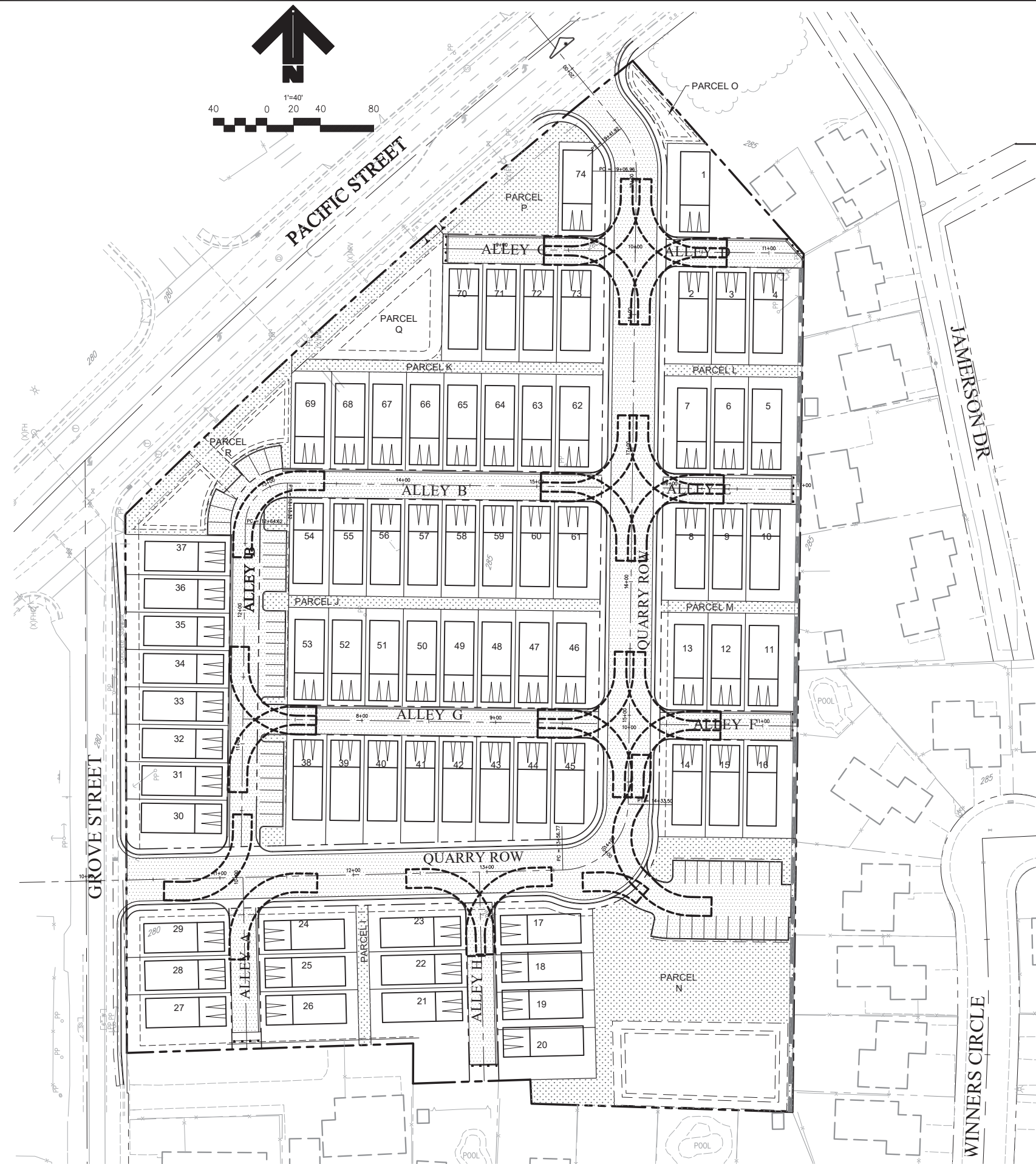
SEPTEMBER 2019
SHEET 5 OF 6



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QUARRY ROW FIRE DEPARTMENT EXHIBIT ROCKLIN, CALIFORNIA

SEPTEMBER 2019
SHEET 6 OF 6



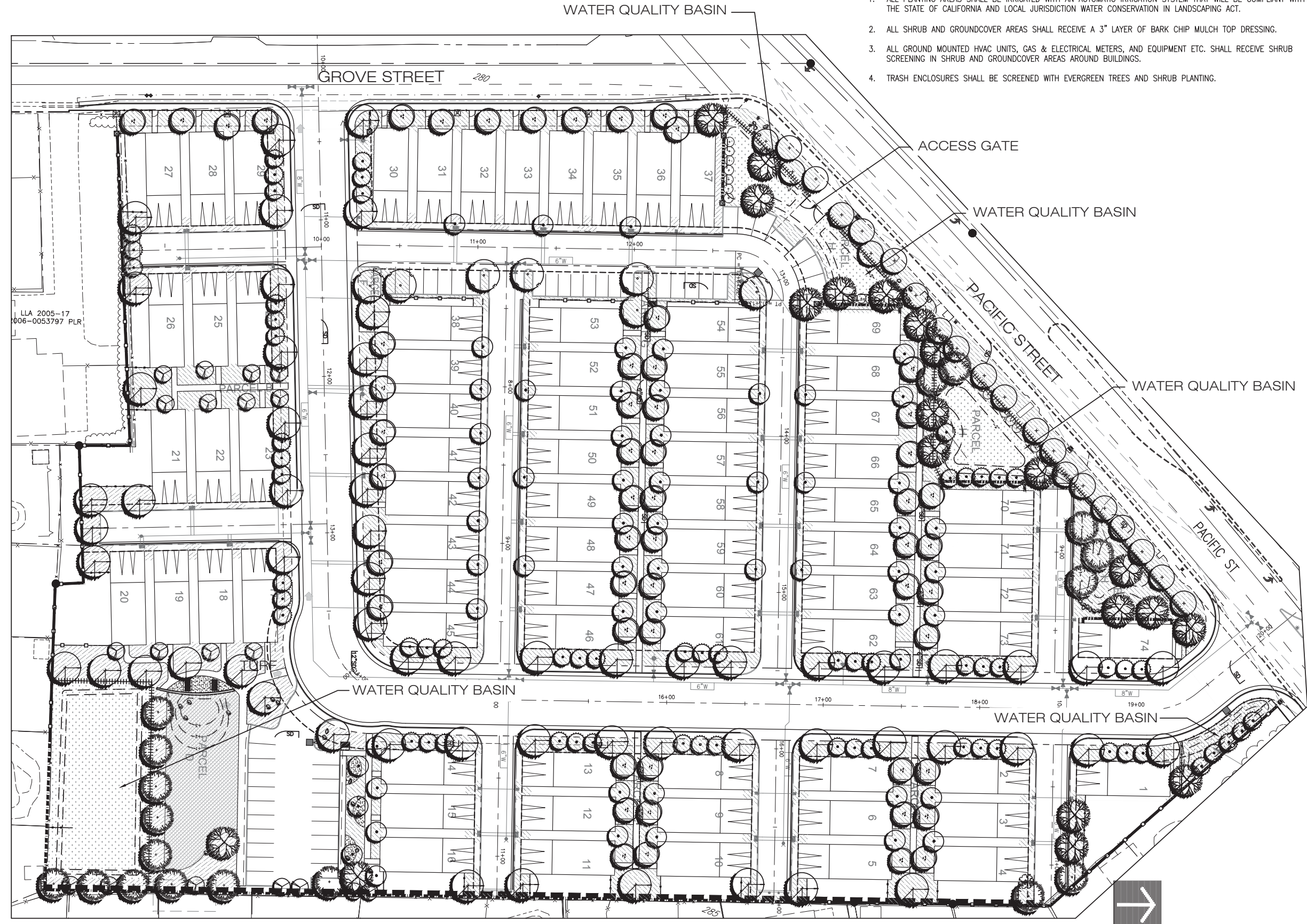
NOTES:

FIRE TRUCK TURNING RADIUS IS SHOWN USING THE 36-FOOT INTERIOR/50-FOOT EXTERIOR TURNING RADII.

THE ALLEYS SHALL BE DESIGNED AS "FIRE LANES" AND SHALL EITHER INCLUDE RED PAINTED CURBS OR SIGNAGE FOR THIS DESIGNATION.

REFLECTIVE BLUE DOTS SHALL BE INSTALLED INDICATING THE LOCATION OF FIRE HYDRANTS. LOCATION OF FIREHYDRANTS WILL BE APPROVED BY THE FIRE DEPARTMENT DURING IMPROVEMENT PLAN PROCESSING.

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- ### PRELIMINARY LANDSCAPING PLANTING NOTES
1. ALL PLANTING AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM THAT WILL BE COMPLIANT WITH THE STATE OF CALIFORNIA AND LOCAL JURISDICTION WATER CONSERVATION IN LANDSCAPING ACT.
 2. ALL SHRUB AND GROUNDCOVER AREAS SHALL RECEIVE A 3" LAYER OF BARK CHIP MULCH TOP DRESSING.
 3. ALL GROUND MOUNTED HVAC UNITS, GAS & ELECTRICAL METERS, AND EQUIPMENT ETC. SHALL RECEIVE SHRUB SCREENING IN SHRUB AND GROUNDCOVER AREAS AROUND BUILDINGS.
 4. TRASH ENCLOSURES SHALL BE SCREENED WITH EVERGREEN TREES AND SHRUB PLANTING.

PRELIMINARY PLANT LIST AND LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	MATURE HGT. X WTH.	MIN. SIZE	WATER USE
STREET TREES				
	PLATANUS ACERIFOLIA 'BLOODGOOD' LONDON PLANE TREE	60'x40'	15 GAL	MED
	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	50'x30'	15 G	MED
	NYSSA SYLVATICA TUPELO	50'x25'	15 GAL	MED
SCREENING TREES				
	LAURUS NOBILIS LAUREL	30'x25'	15 G	LOW
	GEUERA PARVIFOLIA AUSTRALIAN WILLOW	30'x20'	15 G	LOW
SUBORDINATE TREES				
	CERCIS CANADENSIS 'FOREST PANSY' EASTERN REDBUD	20'x20'	15 G	MED
	PISTACIA CHINENSIS CHINESE PISTACH	45'x40'	15 GAL	LOW
	CRATAEGUS PHAENOPYRUM WASHINGTON THORN	30'x20'	15 G	MED
		60'x40'		
ACCENT TREES				
	LAGERSTROEMIA INDICA 'SEMINOLE' CRAPE MYRTLE	20'x20'	15 G	LOW
	ACER RUBRUM ARMSTRONG FLAME MAPLE	35'x20'	15 G	MED
	VITEX LINGUIS CATUS CHASTE TREE	15'x15'	15 G	MED
NATURALIZED TREES				
	QUERCUS LOBATA BLUE OAK	60'x60'	15 GAL	LOW
	QUERCUS WISLIZNEI INTERIOR LIVE OAK	60'x50'	36" BX, 24" BX, 15 G	LOW

NOTE: ALL PLANT MATERIAL SHALL MEET AVG. SIZE RANGE FOR TREES IN SPECIFIED CONTAINER SIZE PER ASNS

SHRUBS

SYMBOL	BOTANICAL NAME COMMON NAME	MATURE HGT. X WTH.	SIZE	WATER USE
BACKGROUND / SCREEN SHRUBS - EVERGREEN, LARGE SHRUBS TO 6'-0" USED FOR REDUCING BUILDING MASS OR SCREENING UNDESIRABLE VIEWS.				
	ABELIA X 'ED GOUCHER' GLOSSY ABELIA	6'x7'	5 G	MED
	ABRUS UNICUDO 'COMPACTA' DWARF STRAWBERRY TREE	8'x6'	5 G	LOW
	CHOISYA TERNATA MEXICAN ORANGE	6'x5'	5 G	MED
	LOROPETULUM CHINENSIS 'RAZZLEBERRY' CHINESE FRINGE FLOWER	5'x5'	5 G	MED
	MYRTUS COMMUNIS COMPACTA DWARF MYRTLE	4'x4'	5 G	LOW
	PODOCARPUS MACROPHYLLUS 'MAKI' SHRUBBY YEW PINE	8'x3'	5 G	MED
	RHAPHOLEPIS INDICA 'JACK EVANS' INDIA HAWTHORN	6'x5'	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.				
	CALAMAGROSTIS X ACUTIFLORA 'YARL FOERSTER' FEATHER REED GRASS	6'x2'	5 G	LOW
	DIETES BICOLOR FORTNIGHT LILY	3'x3'	5 G	LOW
	DIANELLA REVOLUTA 'LITTLE REV' LITTLE REV FLAX LILY	2'x3'	1 G	LOW
	JUNIPERUS CHINENSIS 'SEA BREEZE' SEA GREEN JUNIPER	6'x5'	5 G	LOW
	LAVANDULA ANGUSTIFOLIA ENGLISH LAVENDER	2'x2'	5 G	LOW
	NANDINA DOMESTICA 'COMPACTA' HEAVENLY BAMBOO	3'x3'	5 G	LOW
	POLYSTICHUM MUNITUM SWORD FERN	3'x2'	1 G	MED
	RHAPHOLEPIS UMBELLATA 'MINOR' DWARF YEDDO HAWTHORN	5'x4'	5 G	LOW
	SALVIA X HOT LIPS SAGE	3'x4'	5 G	LOW
	VIBURNUM DAVIDII DAVID'S VIBURNUM	3'x5'	5 G	MED
	WESTRINGIA R. 'MORNING LIGHT' VAREGATED COAST ROSEMARY	4'x5'	5 G	LOW

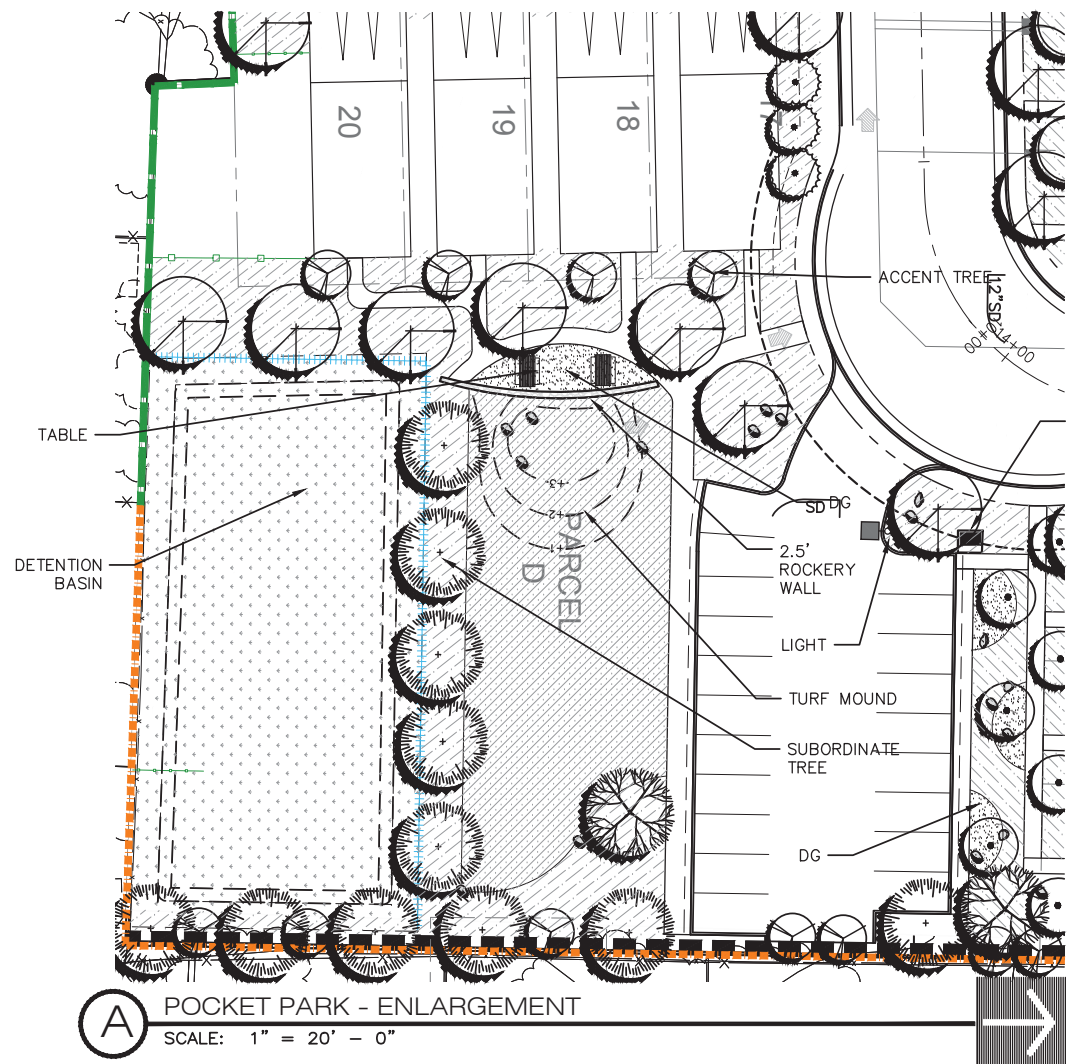
GROUND COVER MATERIAL - SMALL SCALE DUE TO PROJECT TYPE, EVERGREEN OR PERENNIAL SHRUBS TO 24" HIGH, USED AS A FILLER BETWEEN SITE WORK EDGES AND FACER SHRUBS.

	ARCTOSTAPHYLOS U. URSI MANZANITA	3'x6'	1 G	LOW
	ROSA FLOWER CARPET (WHITE AND RED) FLOWER CARPET ROSE	3'x3'	1 G	MED
	SOLLYA HETEROPHYLLA AUSTRALIAN BLUEBELL CREEPER	2'x2'	1 G	MED
	TEUCRIUM X LUCIDORIS 'PROSTRATUM' PROSTRATE GERMANDER	18'x36'	1 G	LOW
VINES/ESPALEER MATERIAL - EVERGREEN OR PERENNIAL VINES WITH MANAGEABLE SPREAD FOR COVERING BLANK WALLS, AND CASCADE OVER OUTDOOR ARRORS AND ACCENT STONE WALLS. USED TO SOFTEN ARCHITECTURAL ELEMENTS ANDF CREATE SEASONAL INTEREST VERTICALLY.				
	CLEMATIS ARMANDII EVERGREEN CLEMATIS	20'	1 G	MED
	MACRADAENIA LINGUIS CATI CATS CLAW VINE	20'	1 G	LOW
	PARTHENOCISSUS TRICUSPIDATA BOSTON IVY	30'	1 G	MED

DECOMPOSED GRANITE				
	DG - YELLOW IN COLOR			
TURF				
	TURF - 'BOLERO' TURF TYPE DWARF FESCUE		SOD	HIGH

DETENTION BASIN PLANTING

SYMBOL	BOTANICAL NAME COMMON NAME	MATURE HGT. X WTH.	SIZE	WATER USE
EVERGREEN OR PERENNIAL SPECIES TO 36" HIGH, USED TO BLANKET LARGE AREAS IN HIGHER WATER FLOW AREAS.				
	BILFILTATION SOBE (CALIFORNIA NATIVES) DELTA BLUEGRASS	12"-18"	SOD	MED
	CHONDRPETALUM TECTORUM CAPE RUSH	2'x3'	1 G	LOW
	CORNUS STOLONIFERA KELSEYI RED TWIG DOGWOOD	3'x4'	1 G	MED
	JUNCUS PATENS CALIFORNIA GRAY RUSH	2'x2'	1 G	MED



1 30" DECORATIVE WOOD FENCE WITH METAL MESH



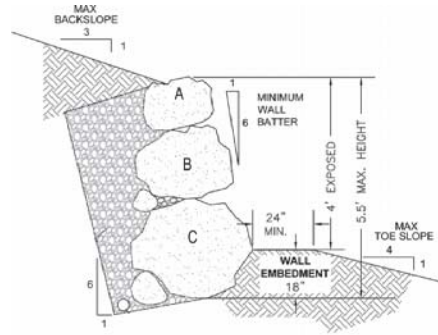
2 5' & 6' DECORATIVE GOOD NEIGHBOR WOOD FENCE



3 5' 0" STONE VENEER WALL



8 42" METAL FENCING



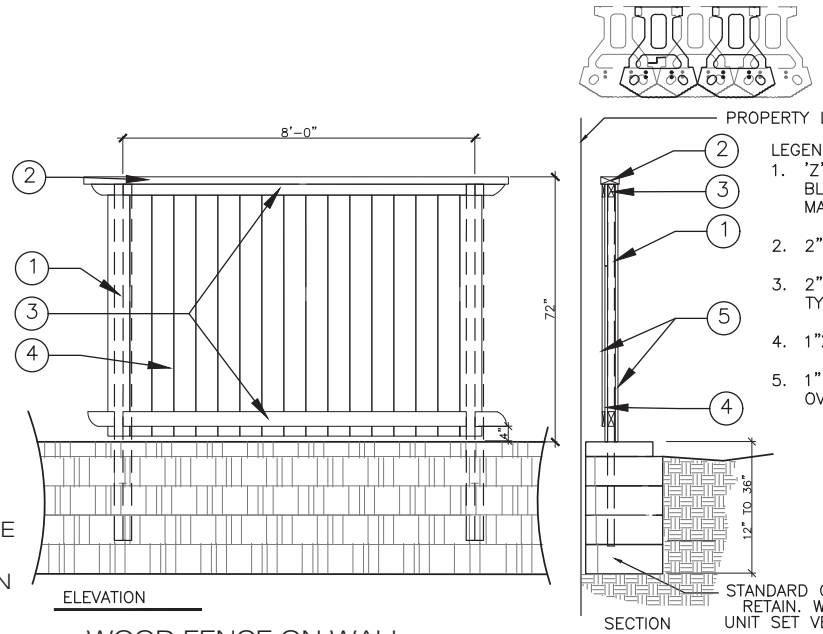
4 0 TO 4' ROCKERY RETAINING WALL



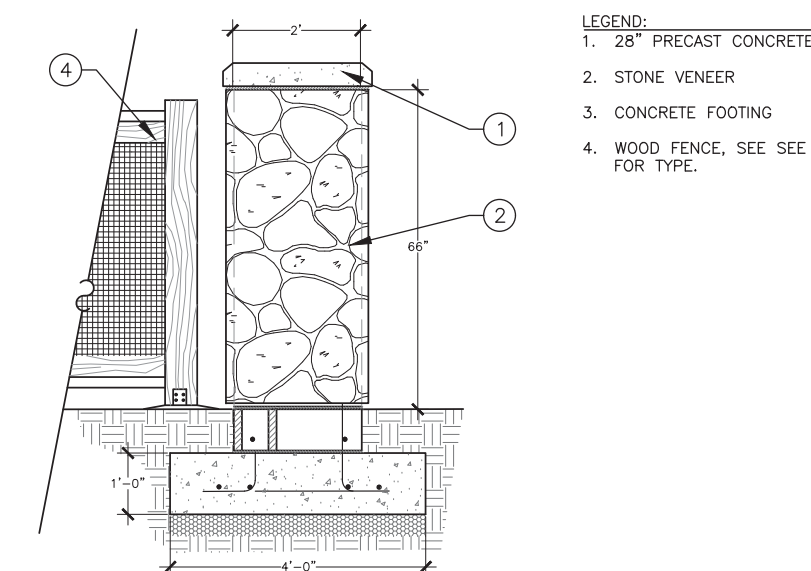
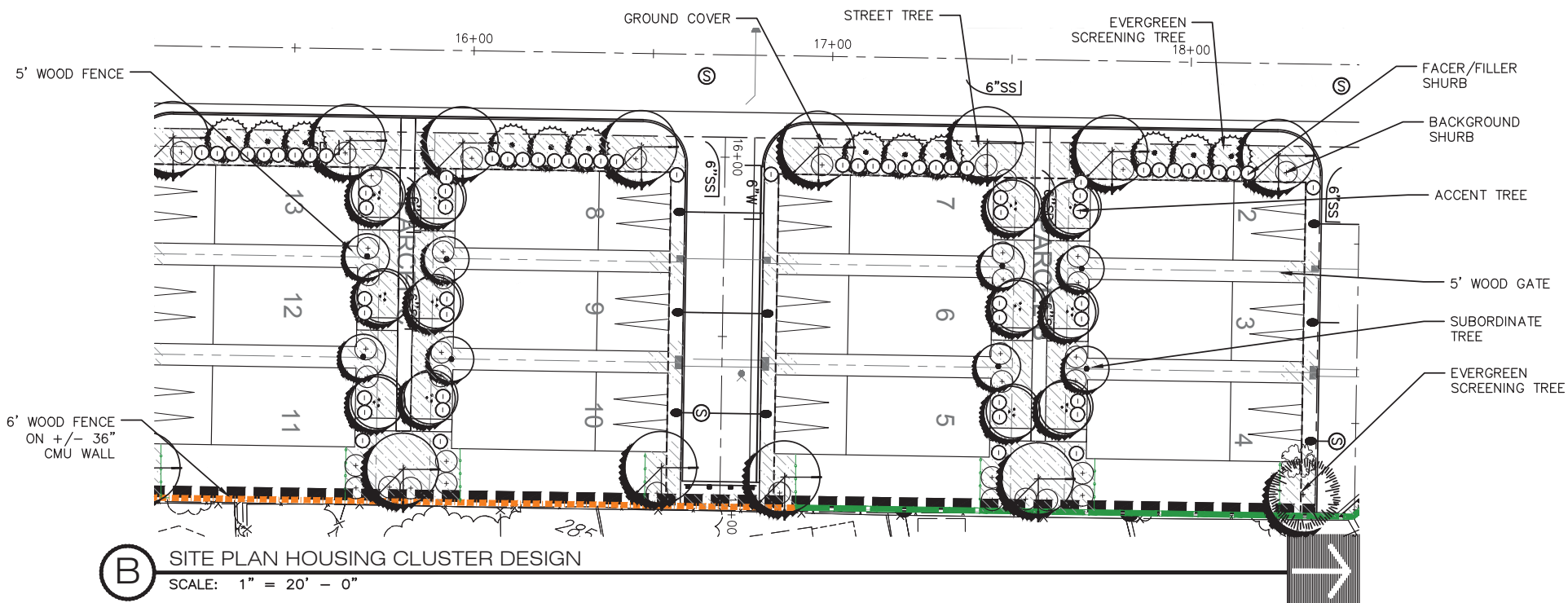
5 BENCH



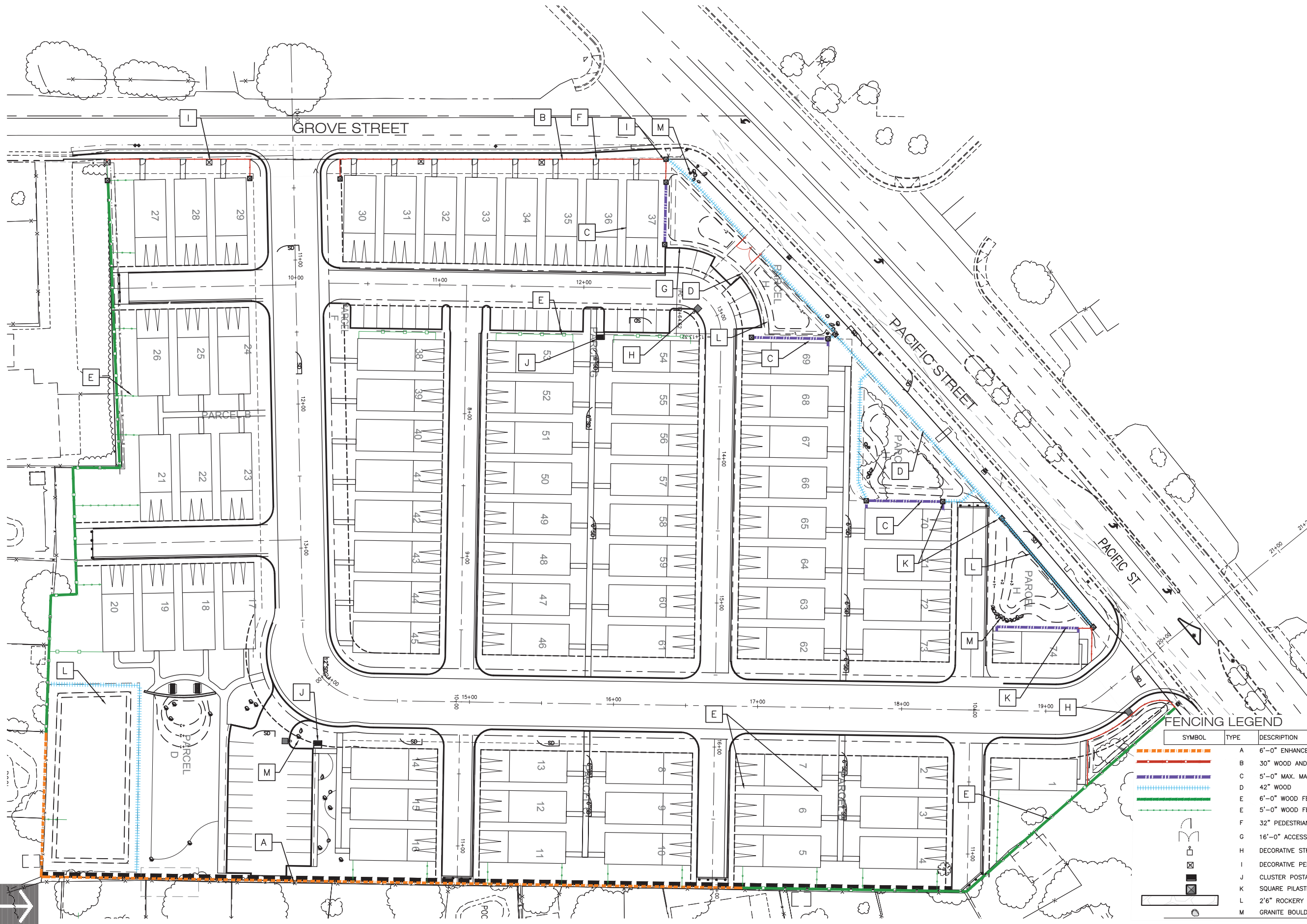
6 & 7 DECORATIVE STREET & PEDESTRIAN LIGHTING



9 WOOD FENCE ON WALL
SCALE: 1/2" = 1' - 0"



10 PILASTER
SCALE: 3/4" = 1' - 0"



FENCING LEGEND

SYMBOL	TYPE	DESCRIPTION	DETAIL
	A	6'-0" ENHANCED WOOD FENCE ON CMU RETAINING WALL	9-PL2
	B	30" WOOD AND METAL MESH DECORATIVE FENCE	1-PL2
	C	5'-0" MAX. MASONRY WITH STONE VENER	3-PL2
	D	42" WOOD AND METAL MESH DECORATIVE FENCE	1,8-PL2
	E	6'-0" WOOD FENCE (BOUNDARY PERIMETER)	2-PL2
	E	5'-0" WOOD FENCE (BETWEEN UNITS)	2-PL2
	F	32" PEDESTRIAN GATE	
	G	16'-0" ACCESS GATE	
	H	DECORATIVE STREET LAMP	6-PL2
	I	DECORATIVE PEDESTRIAN SCALE STREET LAMP	7-PL2
	J	CLUSTER POSTAL MAIL BOX	
	K	SQUARE PILASTER	10-PL2
	L	2'6" ROCKERY RETAINING WALL	4-PL2
	M	GRANITE BOULDERS	

ROCKLIN INFILL
Rocklin, CA

PRELIMINARY FENCING PLAN

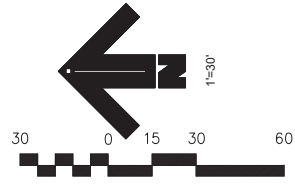
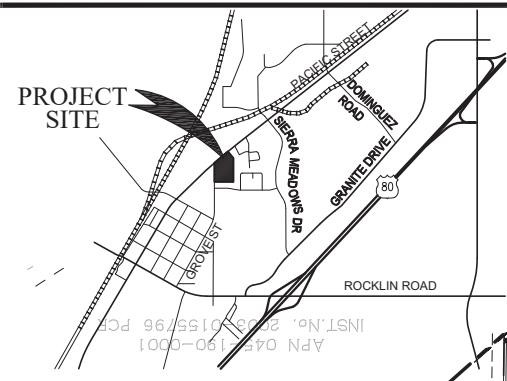
PL3



DATE: 10/01/19
PROJECT: LDI:15045

QUARRY ROW GUEST PARKING EXHIBIT ROCKLIN, CALIFORNIA

AUGUST 2019
SHEET 1 OF 1



<u>ON STREET PARKING:</u>	59
(GROVE STREET AND QUARRY ROW)	
<u>OFF STREET PARKING:</u>	46
<u>TOTAL GUEST PARKING:</u>	105

ALL PARKING SPACES CONFORM
TO CITY OF ROCKLIN STD DWG 3-32.

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