

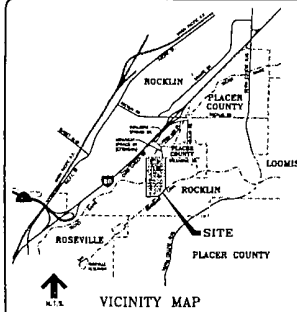
GRANITE LAKES ESTATES

TENTATIVE MAP
CITY OF ROCKLIN, CALIFORNIA

LOTTING PLAN

MARCH, 2002

SHEET 1 OF 8



VICINITY MAP

PROJECT INFORMATION

PROPERTY NOTES

PROPOSED PARCEL NUMBERS 043-170-012, 044-830-52, 53 & 54
 Name: Granite Lakes Estates
 Date: 3/1/02
 Plan: Lotting Plan
 Law: (City Ordinance 1.00)

EXISTING NUMBER OF PARCELS 1 ACRES 86.02

PROPOSED LOTS ACRES PERCENT
 RESIDENTIAL LOTS 119 36.79 42.78
 PUBLIC (R/O) 8.81 10.24

AREA (R/O) PARCELS	ACRES	PERCENT
Public (Dedicated to the City of Rocklin)	12.12	14.09
Other (Dedicated & Maintained by HOA)	7.56	8.79
A	7.56	8.79
B	1.12	1.30
C	1.12	1.30
D	0.00	0.00
E	0.00	0.00
F	0.00	0.00
G	0.00	0.00
H	0.00	0.00
I	0.00	0.00
J	0.00	0.00
K	0.00	0.00
L	0.00	0.00
M	0.00	0.00
N	0.00	0.00
O	0.00	0.00
P	0.00	0.00
Q	0.00	0.00
R	0.00	0.00
S	0.00	0.00
T	0.00	0.00
U	0.00	0.00
V	0.00	0.00
W	0.00	0.00
X	0.00	0.00
Y	0.00	0.00
Z	0.00	0.00

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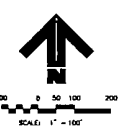
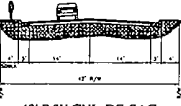
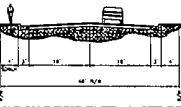
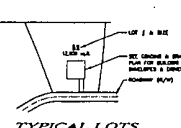
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LEGEND

PROJECT BOUNDARY	SOLID LINE
LOT LINES	DASHED LINE
R/W - EXISTING	DASHED LINE WITH DOTS
R/W - PROPOSED	DASHED LINE WITH DOTS AND DASHES
LEGEND	SOLID LINE
SETBACK	DASHED LINE
EXISTING TRAIL	DASHED LINE WITH DOTS
STREAM CHANNEL	SOLID LINE WITH DOTS
100-YR FLOOD PLAN	DASHED LINE WITH DOTS AND DASHES



GENERAL NOTES:

1. All residential parcels are required to provide a minimum of five parking spaces per residential unit. Spaces can be a combination of garage spaces and approved off-street parking spaces.

2. All residential parcels shall be subject to a 10-foot setback from the front and side property lines.

3. All residential parcels shall be subject to a 10-foot setback from the rear property line.

4. All residential parcels shall be subject to a 10-foot setback from the rear property line.

5. All residential parcels shall be subject to a 10-foot setback from the rear property line.

6. All residential parcels shall be subject to a 10-foot setback from the rear property line.

7. All residential parcels shall be subject to a 10-foot setback from the rear property line.

8. All residential parcels shall be subject to a 10-foot setback from the rear property line.

9. All residential parcels shall be subject to a 10-foot setback from the rear property line.

10. All residential parcels shall be subject to a 10-foot setback from the rear property line.

UTILITY PROVIDERS:

WATER: Placer County Water Agency
 GAS: Placer County Water Agency
 ELECTRIC: Placer County Water Agency
 TELEPHONE: Placer County Water Agency
 CABLE TV: Placer County Water Agency

SERVICE PROVIDERS:

POSTAL SERVICE: Placer County Water Agency
 CITY OF ROCKLIN: Placer County Water Agency
 PLACER COUNTY: Placer County Water Agency
 PLACER COUNTY: Placer County Water Agency
 PLACER COUNTY: Placer County Water Agency

EXISTING EASEMENTS:

- 1. 10' R/W RESIDENTIAL STREET PER 100-100-100
- 2. 10' R/W RESIDENTIAL STREET PER 100-100-100
- 3. 10' R/W RESIDENTIAL STREET PER 100-100-100
- 4. 10' R/W RESIDENTIAL STREET PER 100-100-100
- 5. 10' R/W RESIDENTIAL STREET PER 100-100-100
- 6. 10' R/W RESIDENTIAL STREET PER 100-100-100
- 7. 10' R/W RESIDENTIAL STREET PER 100-100-100
- 8. 10' R/W RESIDENTIAL STREET PER 100-100-100
- 9. 10' R/W RESIDENTIAL STREET PER 100-100-100
- 10. 10' R/W RESIDENTIAL STREET PER 100-100-100

SHEET INDEX

1. LOTTING PLAN
2. UTILITIES PLAN
3. 4. GRADING & DRAINAGE PLAN
5. SLOPE CONSTRAINTS EXHIBIT
6. 7. TREE EXHIBIT
8. BRIDGE CROSS-SECTIONS & DETAILS

OWNER / DEVELOPER

ALLEGHENY PROPERTIES, INC.
 2150 RIVER PLAZA DR., SUITE 145
 SACRAMENTO, CA 95833
 (916) 845-7700
 FAX: (916) 848-7728

ENGINEER

TERRANCE E. LOWELL & ASSOCIATES, INC.
 1520 EURICA ROAD, SUITE 100
 ROSEVILLE, CA 95661
 (916) 788-0885
 FAX: (916) 788-0529



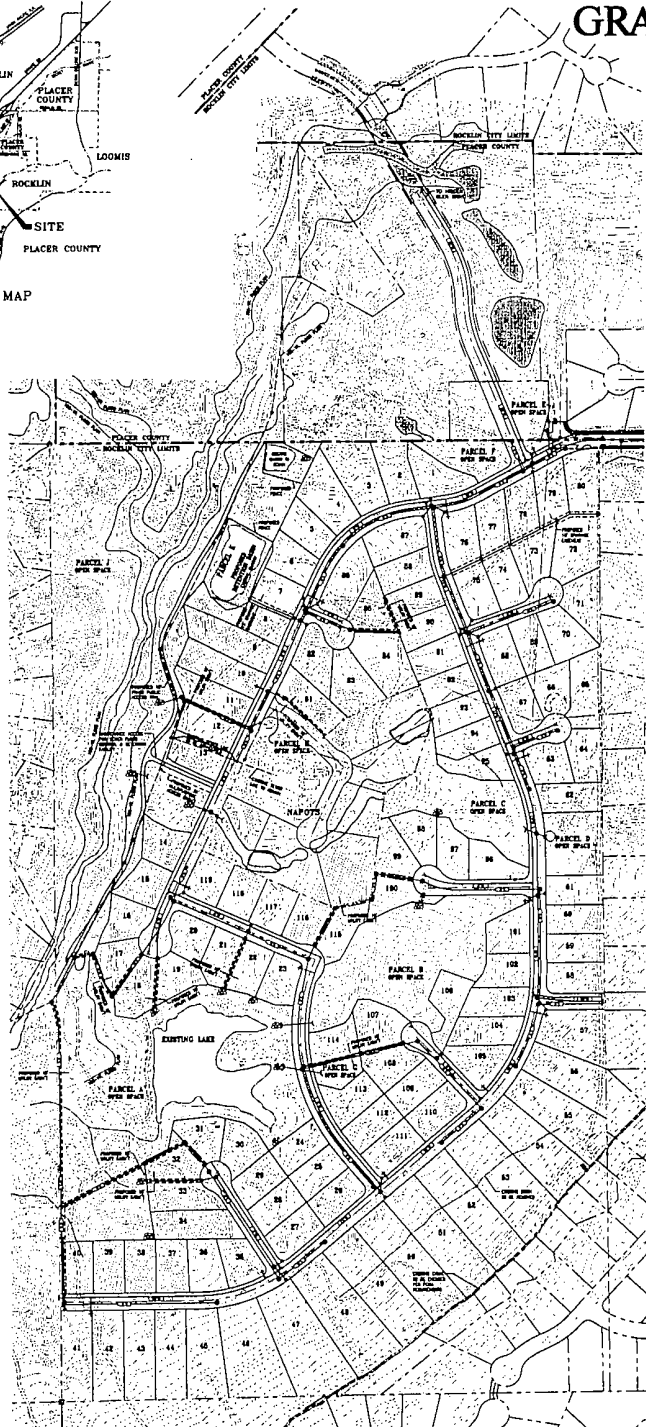
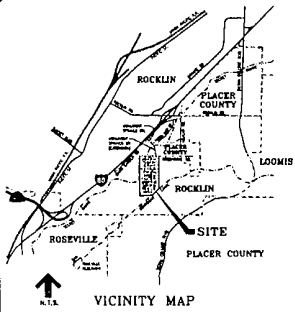
RECOMMENDED BY PLANNING COMMISSION
 FOR APPROVAL ON 3-19-02
 SCA

EXHIBIT A
 SD 2000-02
 FILE NO. TRE-2000-33

APPROVED BY COUNCIL ON 5-28-02
 SCA

GRANITE LAKES ESTATES

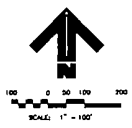
TENTATIVE MAP
 CITY OF ROCKLIN, CALIFORNIA
 UTILITIES PLAN
 MARCH, 2002
 SHEET 2 OF 8



OWNER / DEVELOPER
 ALLEGHANY PROPERTIES, INC.
 2150 LOWER PLAZA DR., SUITE 145
 SACRAMENTO, CA 95833
 (916) 848-7700
 FAX: (916) 848-7739

ENGINEER
 TERRANCE E. LOWELL & ASSOCIATES, INC.
 1528 FUREKA ROAD, SUITE 100
 ROSEVILLE, CA 95661
 (916) 785-0625
 FAX: (916) 785-0529

- LEGEND**
- PROJECT BOUNDARY
 - LOT LINES
 - P/W - EXISTING
 - P/W - PROPOSED
 - EASEMENTS
 - EXISTING SIDE
 - STREAM CHANNEL
 - 100-YR FLOOD PLAIN
 - PROPOSED WATER
 - PROPOSED SEWER
 - PROPOSED STORM DRAIN
 - PROPOSED STREET LIGHT
 - PROPOSED STORM DRAIN ALI
 - PROPOSED WATER VALVE
 - PROPOSED WATER METER
 - PROPOSED FIRE HYDRANT ADPT



TERRANCE E. LOWELL & ASSOCIATES, INC.
 Engineering, Planning & Public Finance
 1528 FUREKA ROAD, SUITE 100
 ROSEVILLE, CA 95661

OWNER / DEVELOPER

ALLEGHANY PROPERTIES, INC.
2150 RIVER PLAZA DR., SUITE 1145
SACRAMENTO, CA 95833
(916) 648-7700
FAX: (916) 648-7738

ENGINEER

TERRANCE E. LOWELL & ASSOCIATES, INC.
1526 EUREKA ROAD, SUITE 100
ROOSEVELT, CA 95861
(916) 755-0685
FAX: (916) 755-0529

NOTES:

SEE SHEET 4 OF 8 FOR WETLAND SPACING ONE OFF-SET
SPACING SPACING SPACING & DETAILS
PROPOSED PUBLIC ACCESS TRAIL, NOT TO EXCEED 8% SLOPE

WETLAND IMPACTS:

TOTAL WETLANDS 13,276 SQ.FT. 1.82 AC. 100%
WETLAND IMPACTS 13,276 SQ.FT. 1.82 AC. 100%

GRADING DISTURBANCE:

ROADWAYS 11.38 AC. 629,341 SQ. FT.
PUD GRADING 11.38 AC. 629,341 SQ. FT.
TOTAL GRADING 22.76 AC. 1,258,682 SQ. FT.

ON-FIELD 71,142 CY OF DIRT RELIANT TO FILL
OFF-FIELD 14,111 CY FILL
NUMBER OF PUD UNITS 12
NUMBER OF PARTIAL PAD GRADED LOTS 3
NUMBER OF LOTS GRADED LOTS 12

LEGEND

--- PROPOSED STORM DRAIN LINE
--- PROJECT BOUNDARY
--- LOT LINES

--- EXISTING
--- PROPOSED
--- EXISTING TRAIL
--- STORM DRAINAGE
--- 100-YR FLOOD PLAN
--- 5-FOOT
--- WETLAND AREA

--- WETLAND IMPACTS
--- COLLECTOR DRAINAGE
--- PROTECTION

--- LOT NUMBER
--- 100-YR FLOOD PLAN
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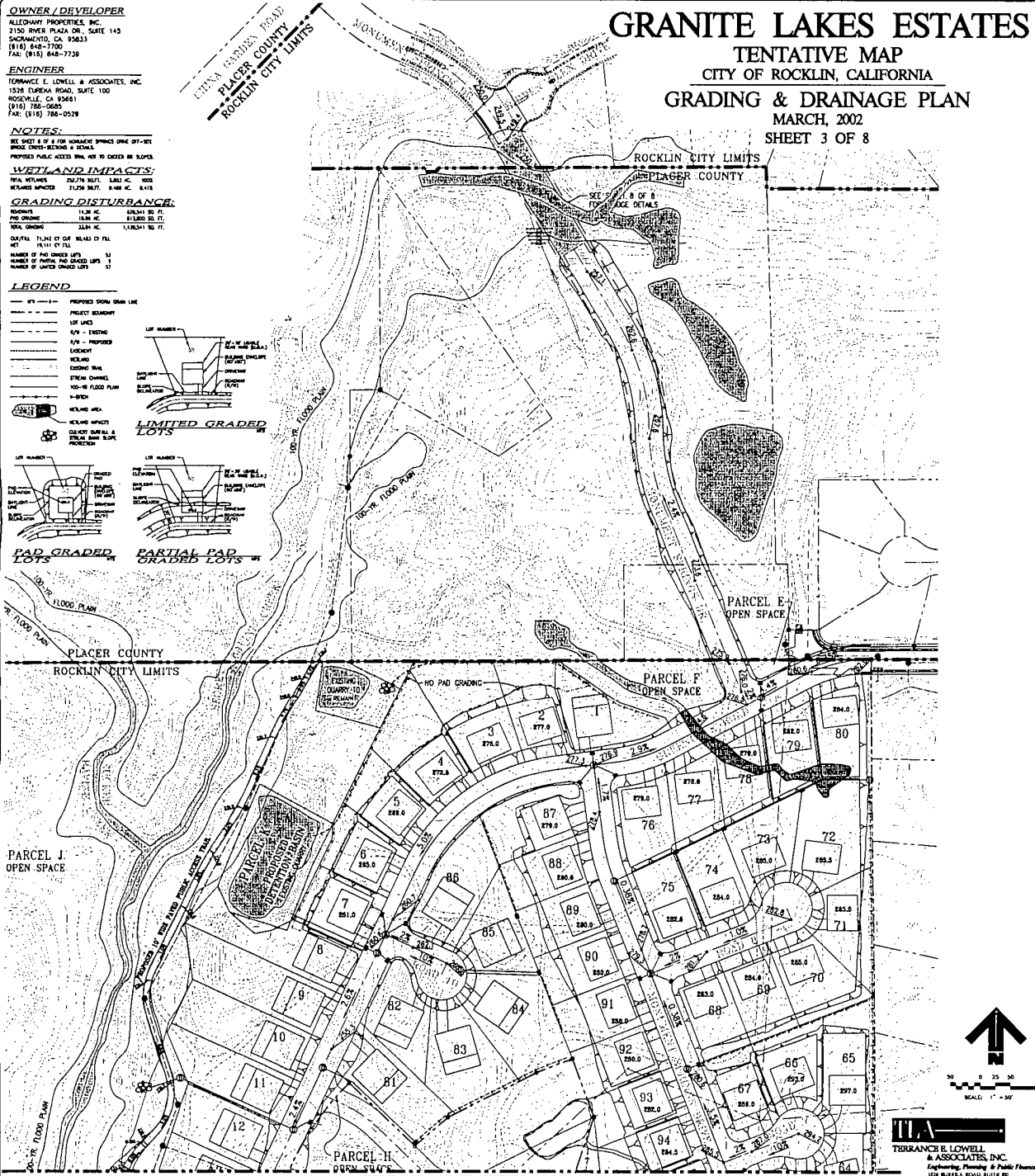
GRANITE LAKES ESTATES

TENTATIVE MAP
CITY OF ROCKLIN, CALIFORNIA

GRADING & DRAINAGE PLAN

MARCH, 2002

SHEET 3 OF 8

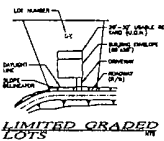
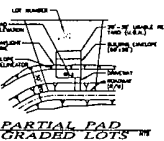
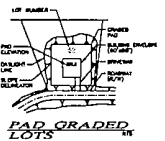


MATCHLINE - SEE SHEET 4 OF 8

TERRANCE E. LOWELL & ASSOCIATES, INC.
Engineering, Planning & Public Finance
1000 BULLOCK ROAD, SUITE 100
ROOSEVELT, CALIFORNIA 95861

LEGEND

- PROPOSED STORM DRAIN LINE
- PROJECT BOUNDARY
- LOT LINES
- APN - EXISTING
- APN - PROPOSED
- CULVERT
- VERTICAL CURVE
- 100-YR FLOOD PLAN
- F-1000
- VERTICAL HIC
- VERTICAL SLOPE
- DRIVE PAVEMENT & DRIVE
- SIDE DRIVE PROVISION



GRANITE LAKES ESTATES

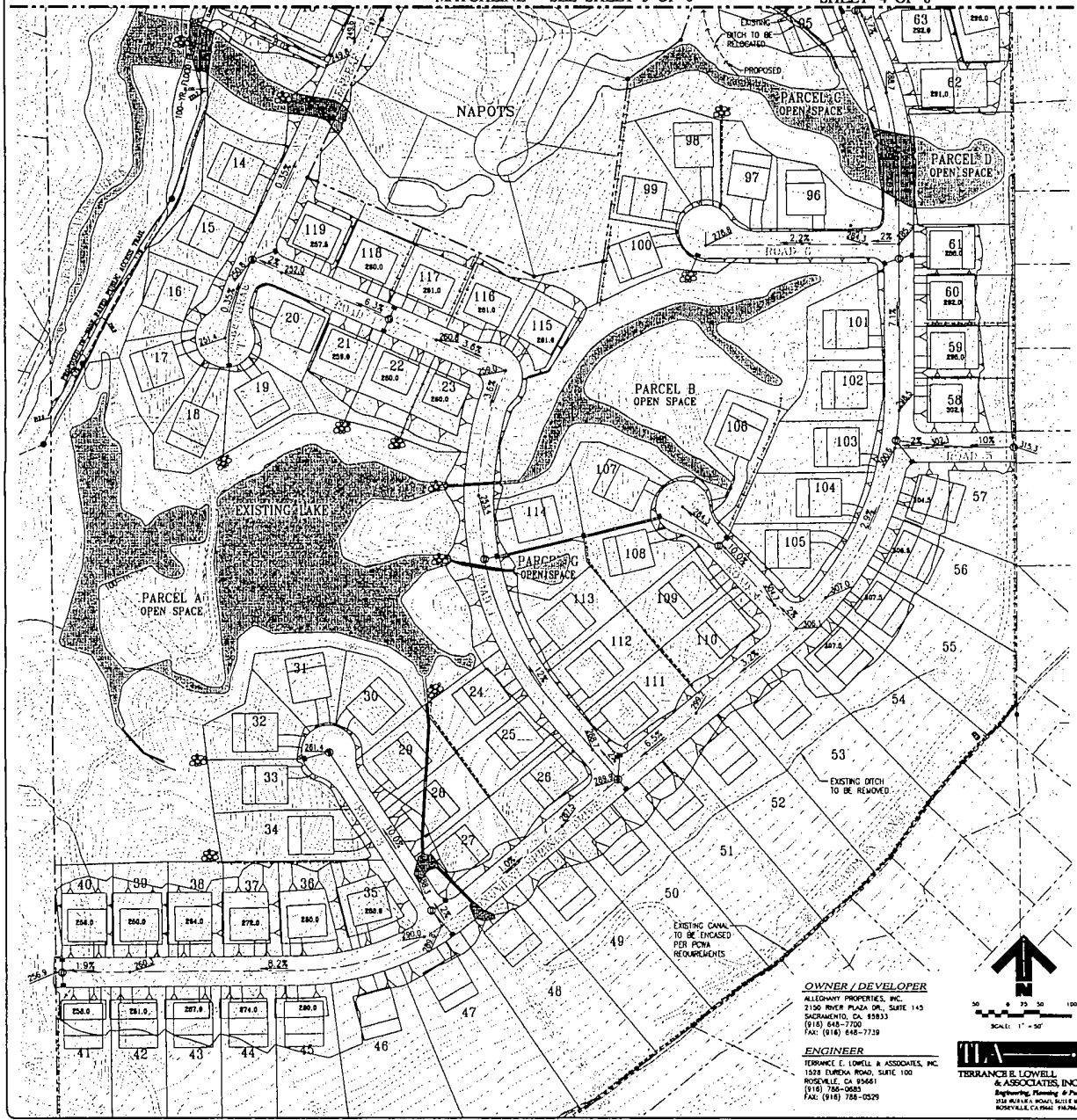
TENTATIVE MAP

CITY OF ROCKLIN, CALIFORNIA

GRADING & DRAINAGE PLAN

MARCH, 2002
SHEET 4 OF 8

MATCHLINE - SEE SHEET 3 OF 8



OWNER / DEVELOPER
 ALLEGANY PROPERTIES, INC.
 2150 RIVER PLAZA DR., SUITE 143
 SACRAMENTO, CA 95833
 (916) 645-7100
 FAX: (916) 645-7739

ENGINEER
 TERRANCE E. LOWELL & ASSOCIATES, INC.
 1528 EUREKA ROAD, SUITE 100
 ROSVILLE, CA 95661
 (916) 786-0683
 FAX: (916) 786-0529

Scale: 1" = 50'

TERRANCE E. LOWELL & ASSOCIATES, INC.
 Engineering, Planning, & Public Utilities
 314 MILLER ROAD, SUITE 99
 ROSVILLE, CALIF. 95661

GRANITE LAKES ESTATES

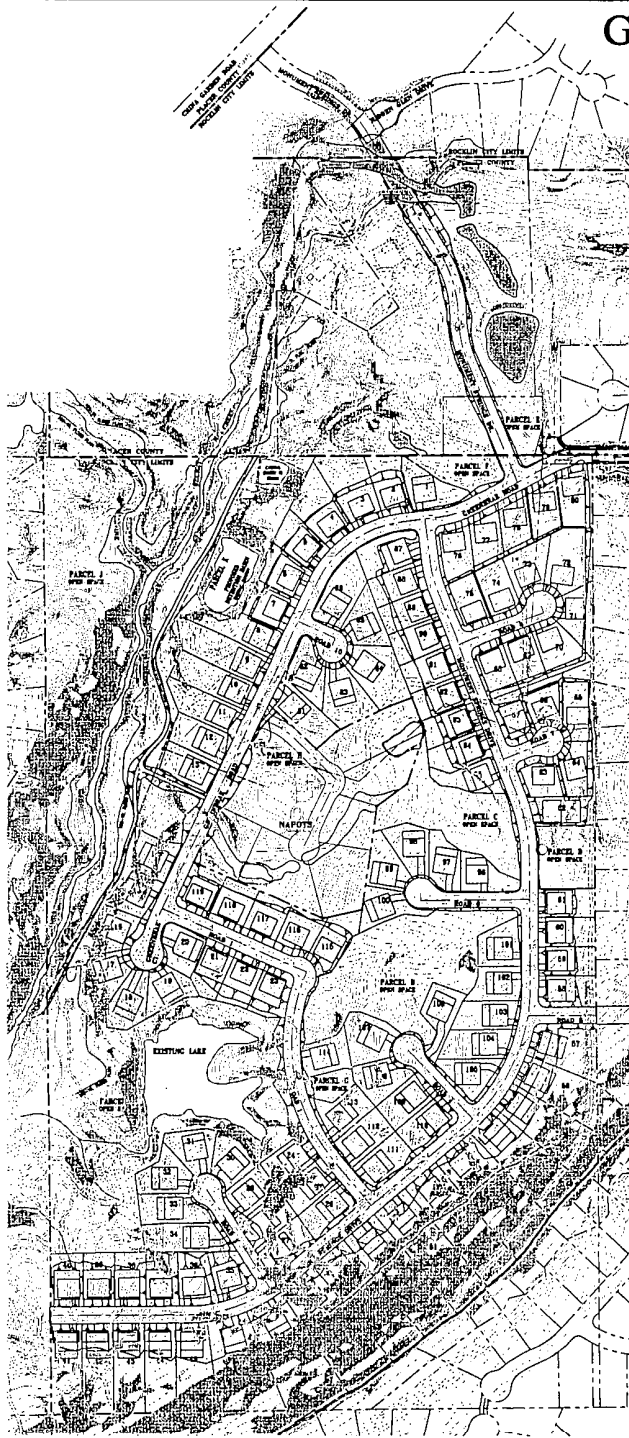
TENTATIVE MAP

CITY OF ROCKLIN, CALIFORNIA

SLOPE CONSTRAINTS MAP

MARCH, 2002

SHEET 5 OF 8



OWNER / DEVELOPER

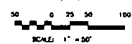
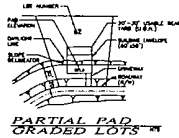
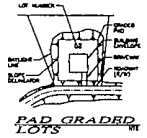
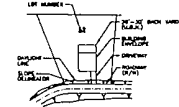
ALLEGANTY PROPERTIES, INC.
2150 RIVER PLAZA DR., SUITE 140
SACRAMENTO, CA 95833
(916) 848-7100
FAX: (916) 848-7738

ENGINEER

TERRANCE E. LOWELL & ASSOCIATES, INC.
1528 EUREKA ROAD, SUITE 100
ROCKVILLE, CA 95681
(916) 760-0665
FAX: (916) 768-0529

LEGEND

- L/S --- PROPOSED STORM DRAIN LINE
- PROJECT BOUNDARY
- L/S --- EXISTING
- L/S --- PROPOSED
- DRAINAGE
- NEARBY
- EXISTING HWY
- OPEN CHANNEL
- 100-YR FLOOD PLUM
- 200-YR FLOOD PLUM
- 500-YR FLOOD PLUM
- 100-YR FLOOD PLUM
- 200-YR FLOOD PLUM
- 500-YR FLOOD PLUM



TERRANCE E. LOWELL & ASSOCIATES, INC.
Engineering, Planning & Public Finance
1528 EUREKA ROAD, SUITE 100
ROCKVILLE, CALIFORNIA 95681

GRANITE LAKES ESTATES

TENTATIVE MAP
CITY OF ROCKLIN, CALIFORNIA

TREE EXHIBIT

MARCH, 2002
SHEET 6 OF 8

LEGEND

- PROJECT BOUNDARY
- LOT LINES
- AVB - EXISTING
- AVB - PROPOSED
- EXISTING
- NEW
- EXISTING FENCE
- NEW FENCE
- SEWER CHANNEL
- SEWER FLOOD PLAN
- GLUEBERRY ALLEY
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- EXISTING TREE WITH CANOPY REMOVED TO PROPOSED DEVELOPMENT
- NEW

OWNER / DEVELOPER

ALLEGHANY PROPERTIES, INC.
2150 RIVER PLAZA DR., SUITE 145
SACRAMENTO, CA 95833
(916) 848-7700
FAX: (916) 848-7738

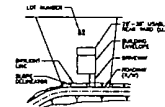
ENGINEER

TERRANCE E. LOWELL & ASSOCIATES, INC.
1578 LURESA ROAD, SUITE 100
ROSEVILLE, CA 95661
(916) 766-8663
FAX: (916) 768-0529

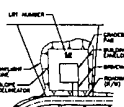
TREE IMPACTS:

AREA	FEET
AREA IMPACTED BY ROADS	428
AREA IMPACTED BY LOTTING	714
AREA IMPACTED BY 3' BENCH	1,172
TOTAL	2,314

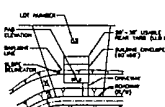
NOTE: THIS MAP INCLUDES TREE AND BENCH TREE REMOVALS FOR REMOVAL BY THE PROJECT OWNERS.



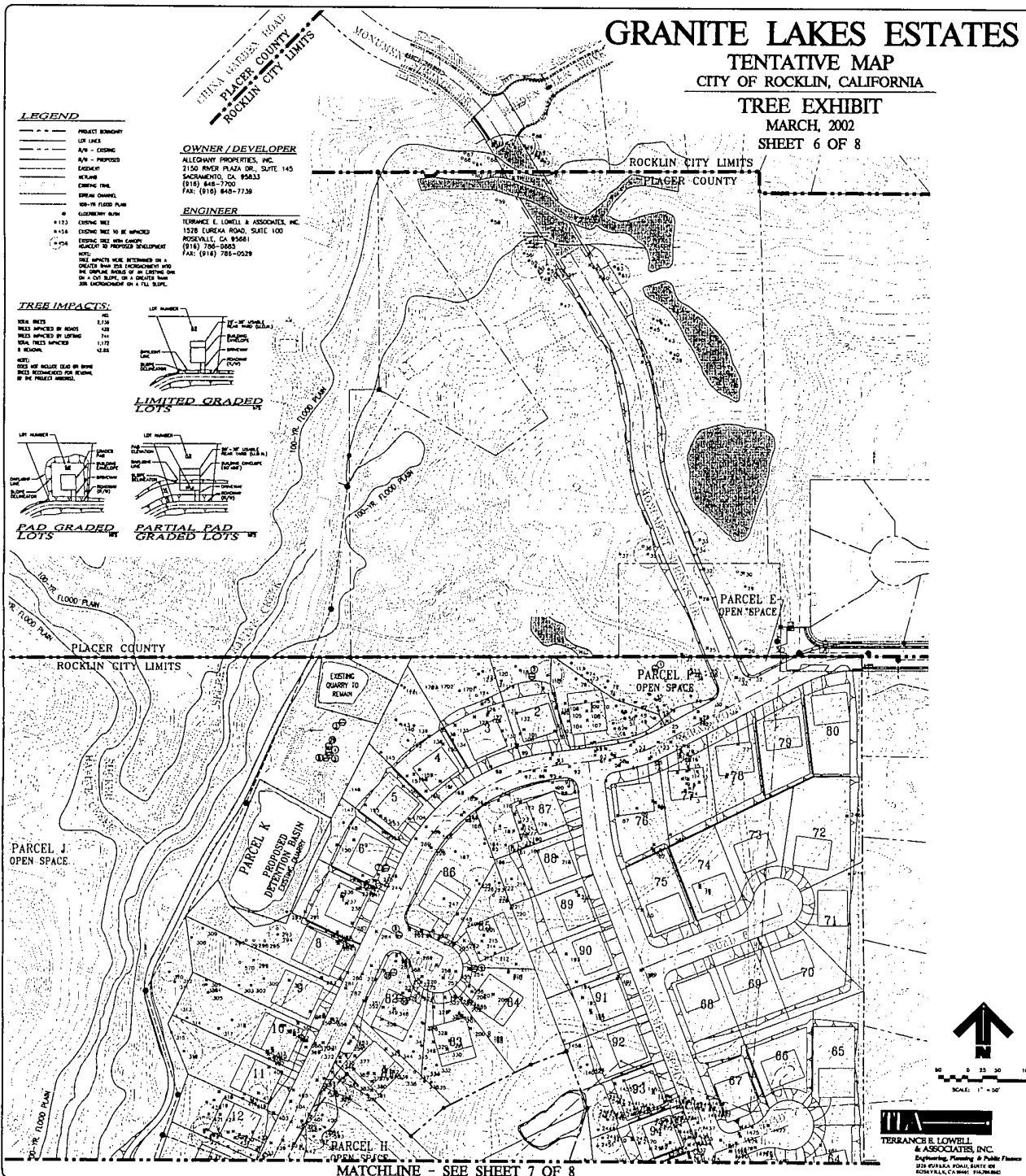
LIMITED GRADED LOTS



PAD GRADED LOTS



PARTIAL PAD GRADED LOTS

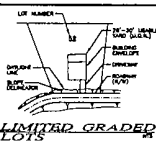
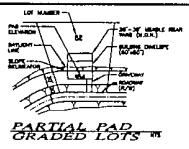
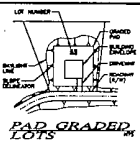


TERRANCE E. LOWELL & ASSOCIATES, INC.
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620 STEVENS ROAD, SUITE 500
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MATCHLINE - SEE SHEET 7 OF 8

LEGEND

- PROJECT BOUNDARY
- LOT LINES
- EXISTING
- PROPOSED
- EXISTING DRIVE
- EXISTING CHANNEL
- EXISTING FLOOD PLAIN
- ELEVATION MARK
- EXISTING TREE TO BE SPACED
- EXISTING TREE WITH CHOP
- EXISTING TREE TO BE REMOVED



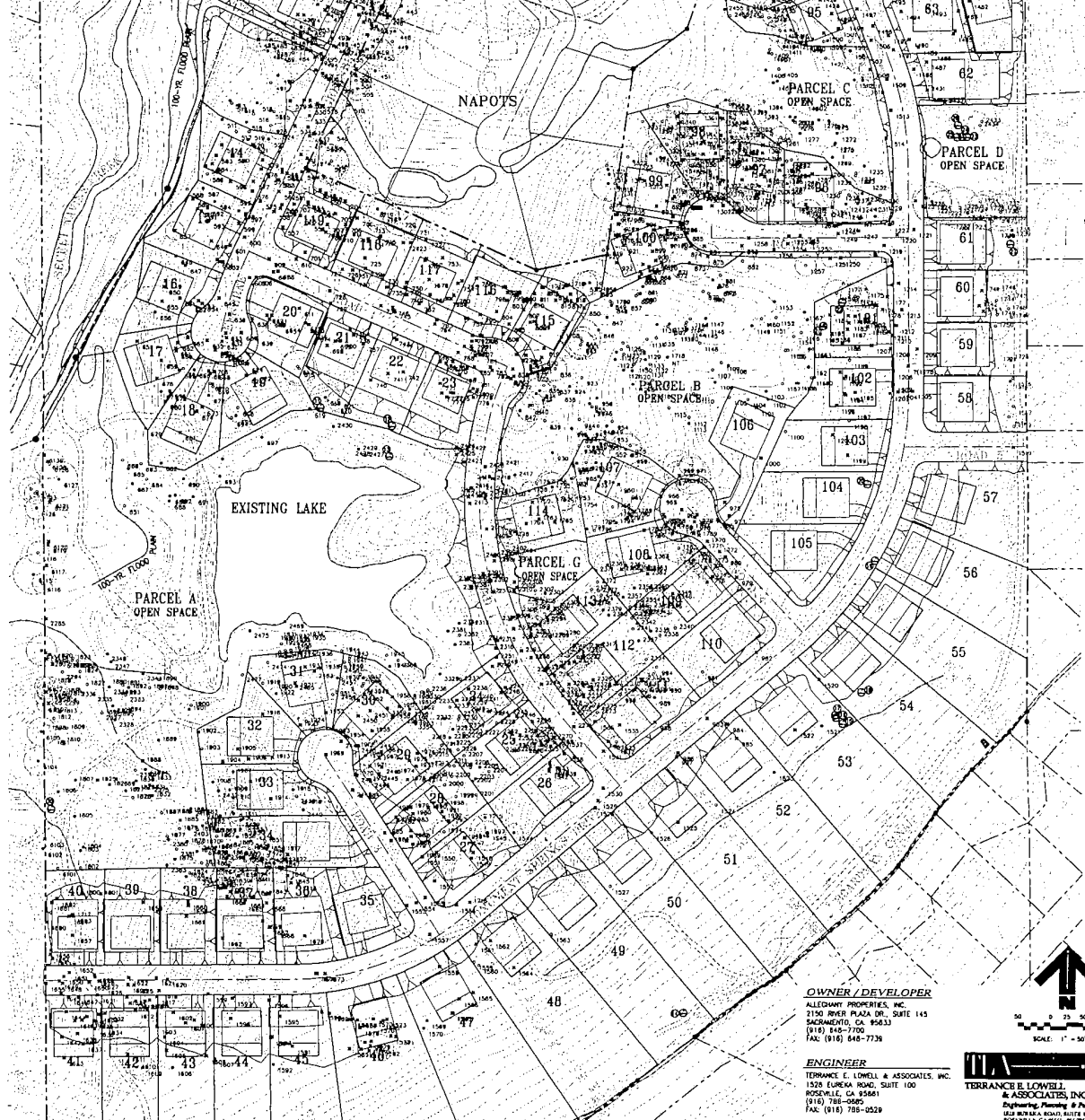
GRANITE LAKES ESTATES

TENTATIVE MAP

CITY OF ROCKLIN, CALIFORNIA

TREE EXHIBIT
 MARCH, 2002
 SHEET 7 OF 8

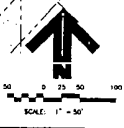
MATCHLINE - SEE SHEET 6 OF 8



OWNER / DEVELOPER
 ALLIANTY PROPERTIES, INC.
 2150 RIVER PLAZA DR., SUITE 145
 SACRAMENTO, CA 95833
 (916) 348-7700
 FAX: (916) 648-7736

ENGINEER
 TERRANCE E. LOWELL & ASSOCIATES, INC.
 1528 EURICA ROAD, SUITE 100
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 Engineering, Planning & Public Planning
 1528 EURICA ROAD, SUITE 100
 ROCKLIN, CA 95765



GRANITE LAKES ESTATES

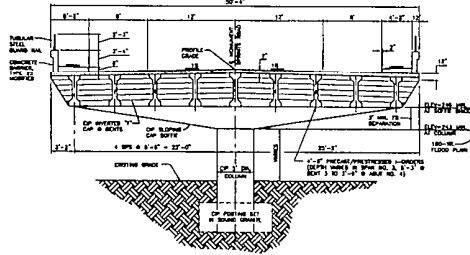
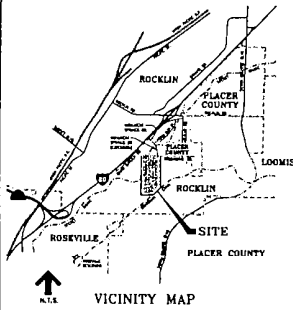
TENTATIVE MAP

CITY OF ROCKKLIN, CALIFORNIA

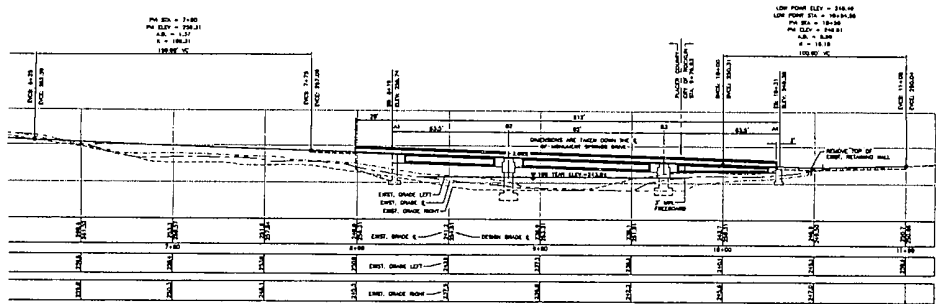
BRIDGE CROSS-SECTIONS & DETAILS

MARCH, 2002

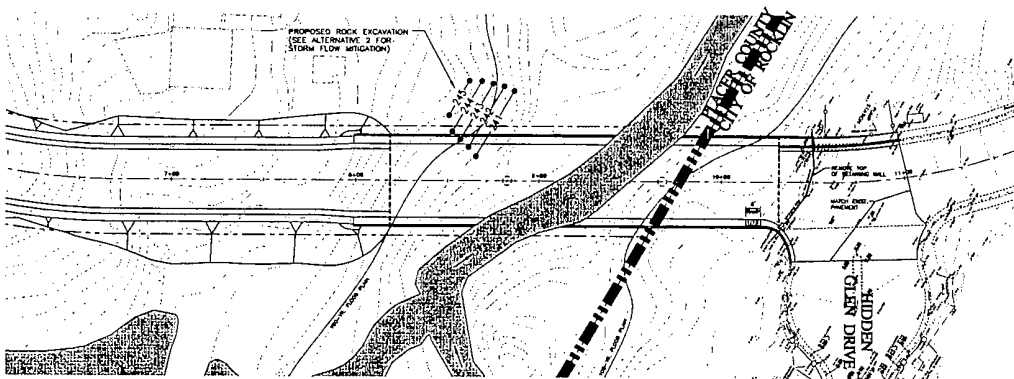
SHEET 8 OF 8



TYPICAL BRIDGE SECTION
SCALE: 1"=3'



BRIDGE PROFILE
SCALE: 1"=20'



MONUMENT SPRINGS DRIVE
SCALE: 1"=20'

LEGEND

- 8/8" - 1/2" LINING
- LEGEND
- 100-15 FLOOD PLUM

OWNER / DEVELOPER

ALLEGANY PROPERTIES, INC.
2150 RIVER PLAZA DR., SUITE 143
SACRAMENTO, CA 95833
(916) 648-7100
FAX: (916) 648-7739

ENGINEER

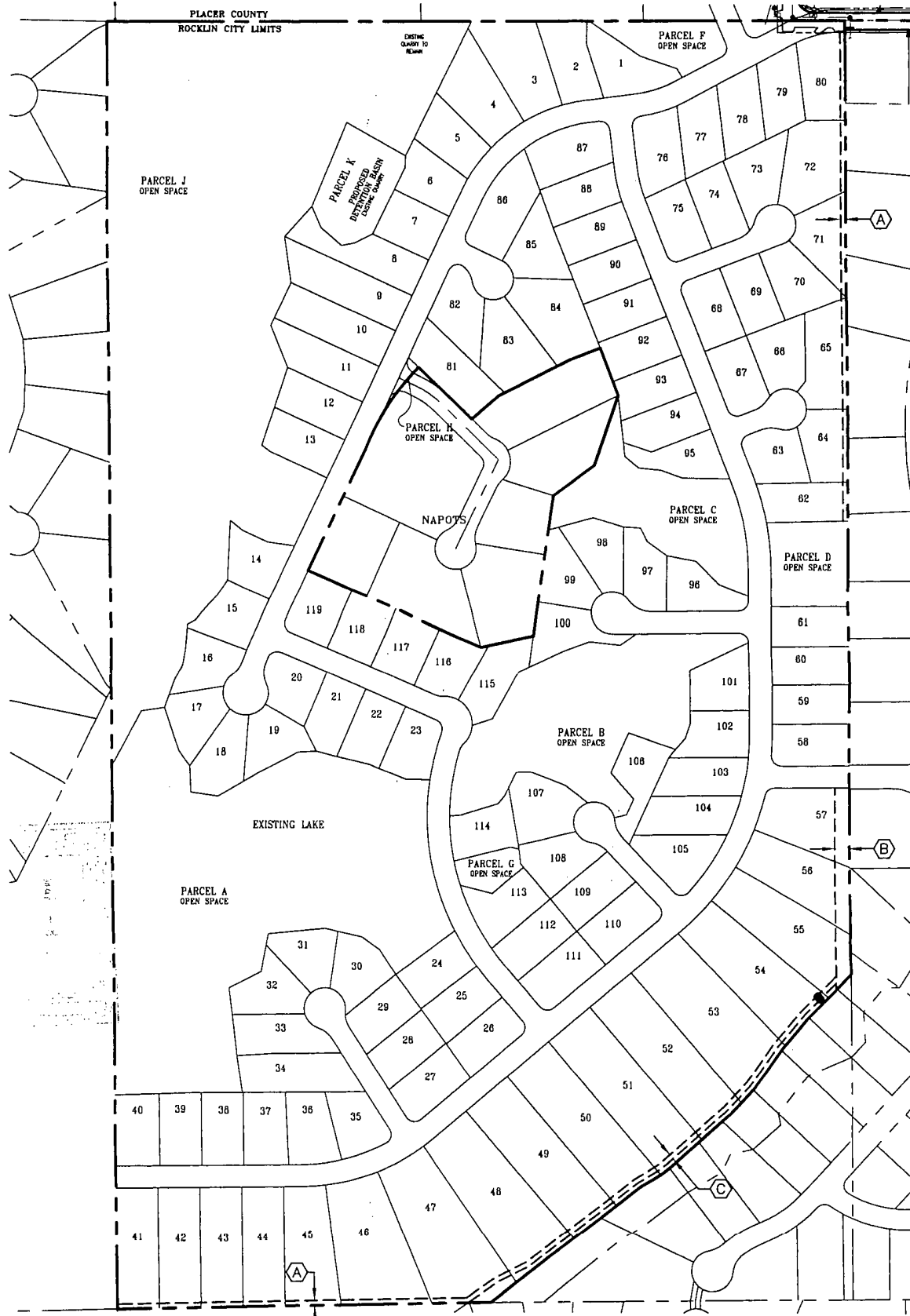
TERRANCE C. LOWELL & ASSOCIATES, INC.
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GRANITE LAKES ESTATES

PROPOSED TEMPORARY FIRE ACCESS EASEMENT



NOTES:

- A - PROPOSED 10' WIDE TEMPORARY EMERGENCY FIRE ACCESS EASEMENT.
- B - EXISTING 30' WIDE ROAD & P.U.E. TO PROVIDE EMERGENCY FIRE ACCESS.
- C - PROPOSED 10' WIDE TEMPORARY EMERGENCY FIRE ACCESS EASEMENT TO BE ADJACENT TO EXISTING BOARDMAN CANAL EASEMENT.



TERRANCE R. LOWELL & ASSOCIATES, INC.
EXHIBIT