

APPROVED BY COUNCIL ON 11/14/06
SA

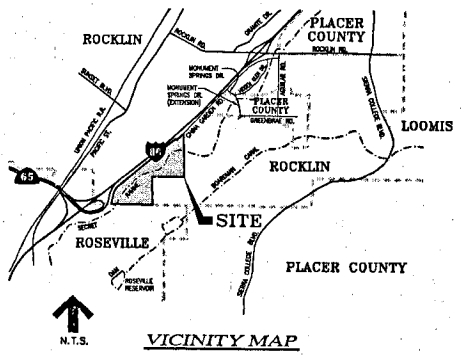
VISTA OAKS

TENTATIVE MAP

ROCKLIN, CALIFORNIA

CIRCULATION PLAN

DECEMBER 2003
 SHEET 1 OF 9



OWNER / DEVELOPER
 RONALD GUNTERT
 222 EAST 4TH STREET
 RIPON, CA. 95366
 (209) 599-6131
 FAX: (209) 599-2021

ENGINEER
 TIA ENGINEERING & LAND PLANNING
 1528 EUREKA ROAD, SUITE 100
 ROSEVILLE, CA 95661
 (916) 786-0885
 FAX: (916) 786-0529

LEGEND

---	PROJECT BOUNDARY
---	LOT LINES
---	R/W - EXISTING
---	R/W - PROPOSED
---	EASEMENT
---	CREEKS & TRIBUTARIES
---	OFF-SITE ROADS

SHEET INDEX

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SHEET 2	LOTTING PLAN
SHEET 3	GRADING & DRAINAGE PLAN NORTH
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SHEET 8	LANDSCAPE & SOUND WALL DETAILS
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GENERAL NOTES:

A. Parking
 All individual residential parcels are required to provide a minimum of two parking spaces per residence. Spaces can be a combination of garage spaces and carport or uncovered parking spaces.

B. Grading
 Residential lots shall be either pad graded or graded on a limited basis. See Grading Guidelines for grading construction standards for non-pad graded lots. See Grading & Drainage Plan for impacts to trees and wetland resources.

C. Sewer Systems
 There are no such known existing wells, abandoned wells, sumps or any other underground systems on the property.

D. Signs
 There are no signs planned at this time.

E. Tentative Map
 Dimensions & areas shown are approximate & subject to change.

F. Final Map
 Applicant reserves the right to record multiple final maps.

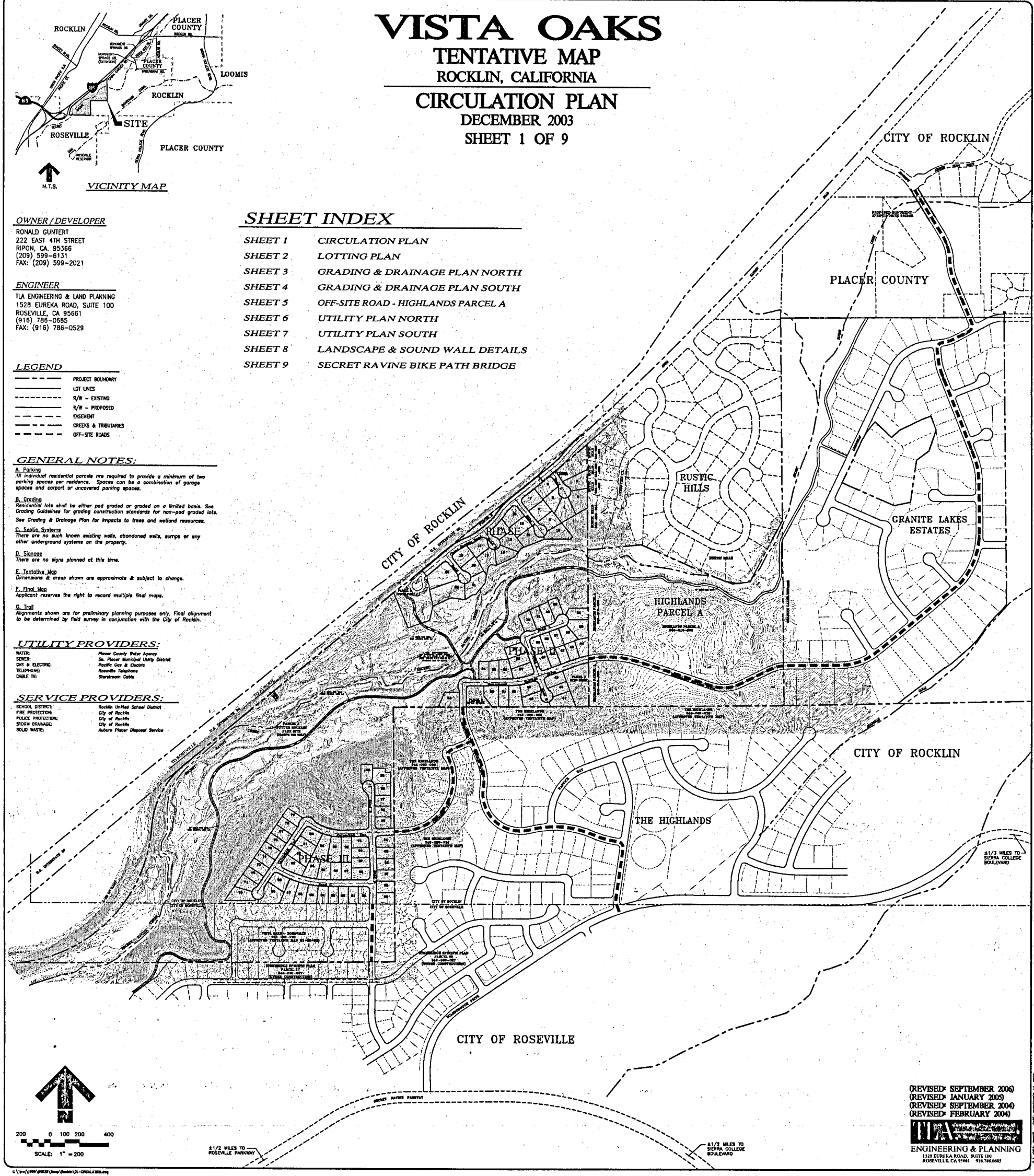
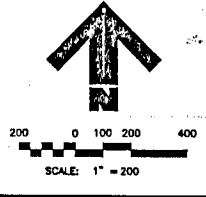
G. Title
 Alignments shown are for preliminary planning purposes only. Final alignment to be determined by field survey in conjunction with the City of Rocklin.

UTILITY PROVIDERS:

WATER:	Placer County Water Agency
SEWER:	St. Placer Municipal Utility District
GAS & ELECTRIC:	Pacific Gas & Electric
TELEPHONE:	Roseville Telephone
CABLE TV:	Starstream Cable

SERVICE PROVIDERS:

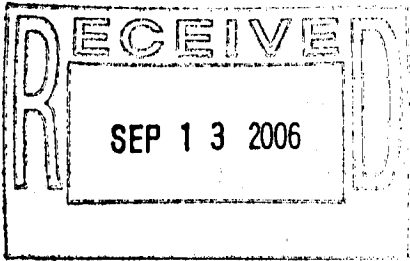
SCHOOL DISTRICT:	Roseville Unified School District
FIRE PROTECTION:	City of Rocklin
POLICE PROTECTION:	City of Rocklin
STORM DRAINAGE:	City of Rocklin
SOLID WASTE:	Advanced Placer Disposal Services



(REVISED: SEPTEMBER 2006)
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 1528 EUREKA ROAD, SUITE 100
 ROSEVILLE, CA 95661 916.786.0885

APPROVED BY PLANNING COMMISSION ON
October 3, 2006 *SA*



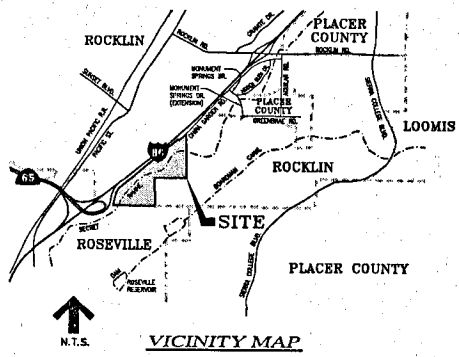
VISTA OAKS

TENTATIVE MAP

ROCKLIN, CALIFORNIA

LOTING PLAN

DECEMBER 2003
SHEET 2 OF 9

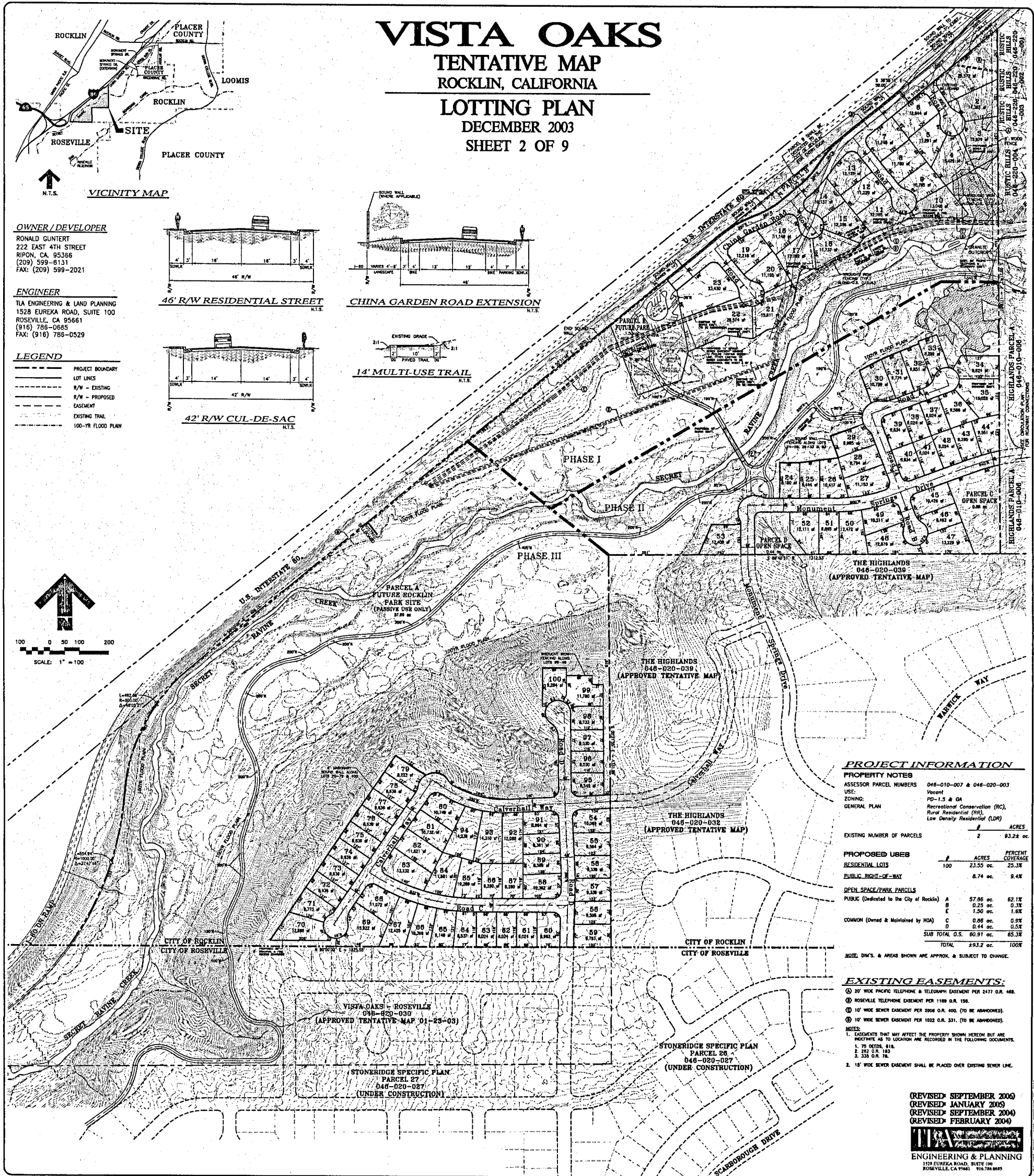
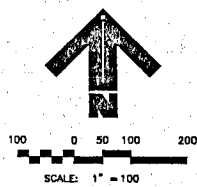
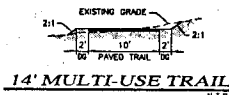
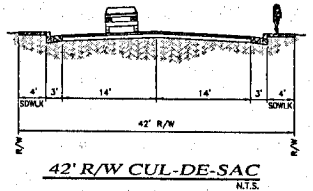
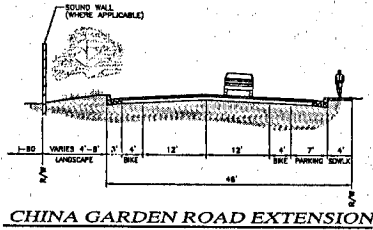
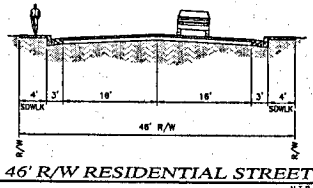


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222 EAST 4TH STREET
RIPON, CA 95366
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FAX: (209) 599-2021

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TIA ENGINEERING & LAND PLANNING
1528 EUREKA ROAD, SUITE 100
ROSEVILLE, CA 95661
(916) 786-0685
FAX: (916) 786-0529

LEGEND

- PROJECT BOUNDARY
- LOT LINES
- R/W - EXISTING
- R/W - PROPOSED
- EASEMENT
- EXISTING TRAIL
- 100-YR FLOOD PLAN



PROJECT INFORMATION

PROPERTY NOTES

ASSESSOR PARCEL NUMBERS 046-010-007 & 046-020-003

USE: Vacant

ZONING: PD-1.5 & OA

GENERAL PLAN: Recreational Conservation (RC), Rural Residential (RR), Low Density Residential (LDR)

EXISTING NUMBER OF PARCELS	ACRES
7	83.24 ac.

PROPOSED USES	#	ACRES	PERCENT COVERAGE
RESIDENTIAL LOTS	100	23.55 ac.	25.3%
PUBLIC RIGHT-OF-WAY		8.74 ac.	9.4%
OPEN SPACE/PARK PARCELS			
PUBLIC (Dedicated to the City of Rocklin)	A	57.86 ac.	62.1%
	B	0.25 ac.	0.3%
	E	1.50 ac.	1.6%
COMMON (Owned & Maintained by HOA)	C	0.86 ac.	0.9%
	D	0.44 ac.	0.5%
SUB TOTAL O.S.		60.91 ac.	65.3%
TOTAL		293.2 ac.	100%

NOTE: DIM'S. & AREAS SHOWN ARE APPROX. & SUBJECT TO CHANGE.

EXISTING EASEMENTS:

- 1. 20' WIDE PACIFIC TELEPHONE & TELEGRAPH EASEMENT PER 2477 O.R. 488.
 - 2. ROSEVILLE TELEPHONE EASEMENT PER 1189 O.R. 158.
 - 3. 10' WIDE SEWER EASEMENT PER 2008 O.R. 400. (TO BE ABANDONED).
 - 4. 10' WIDE SEWER EASEMENT PER 1022 O.R. 331. (TO BE ABANDONED).
- NOTES:
1. EASEMENTS THAT MAY AFFECT THE PROPERTY SHOWN HEREON BUT ARE NEGATIVE AS TO LOCATION ARE RECORDED IN THE FOLLOWING DOCUMENTS:
1. 75 OCTOBER, 816.
2. 282 O.R. 183.
3. 338 O.R. 76.
2. 10' WIDE SEWER EASEMENT SHALL BE PLACED OVER EXISTING SEWER LINE.

(REVISED: SEPTEMBER 2006)
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VISTA OAKS

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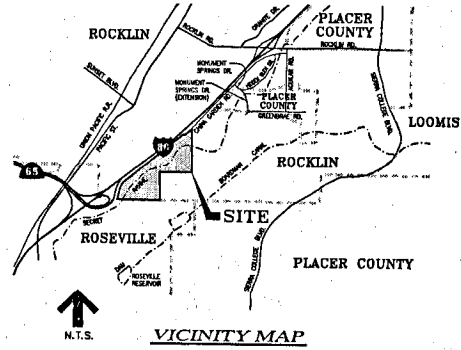
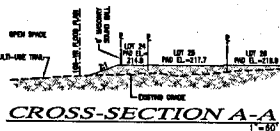
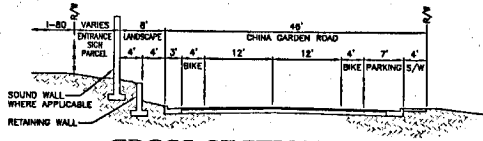
GRADING & DRAINAGE PLAN NORTH

DECEMBER 2003

SHEET 3 OF 9

LEGEND

- PROPOSED STORM DRAIN LINE
- PROJECT BOUNDARY
- LOT LINES
- R/W - EXISTING
- R/W - PROPOSED
- EASEMENT
- EXISTING TRAIL
- STREAM CHANNEL
- 100-YR FLOOD PLAIN
- W-DITCH
- MASONRY SOUND WALL
RETAINING WALL
- WETLAND AREA
- WETLAND IMPACTS
- CULVERT CUTFALL &
STREAM BANK SLOPE
PROTECTION
- ELDERBERRY BUSH
- EXISTING TREE (TO REMAIN)
- EXISTING TREE (TO BE IMPACTED)
- EXISTING TREE (DEAD OR DYING)



OWNER / DEVELOPER

RONALD GUNTER
222 EAST 4TH STREET
RIPON, CA 95366
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FAX: (209) 599-2021

OAK TREE IMPACTS:

Total Oak Trees within
Developable Portions 1,454 (23,170 in.)
Roads & Lot Areas 1,258 (19,896 in.)
Bike Trail Area 195 (3,274 in.)
Total Oak Tree Impact 443 (25,935 in.)
Roads & Lot Areas 377 (25,935 in.)
Bike Trail Area 66 (4,635 in.)

NOTE:

1. Tree numbers do not include the 291 (2,812 in.) dead or dying oak trees recommended for removal by the project architect.
2. An additional 244 (3,632 in.) oak trees are preserved within open space Parcel A.
3. 13 Elderberry bushes to be impacted.

ENGINEER

TIA ENGINEERING & LAND PLANNING
1528 EUREKA ROAD, SUITE 100
ROSEVILLE, CA 95661
(916) 786-0885
FAX: (916) 786-0529

WETLAND IMPACTS:

TOTAL WETLANDS 334,236 SQ.FT. 7.67 AC. 100%
WETLANDS IMPACTED 37,487 SQ.FT. 0.86 AC. 11.2%

GRADING DISTURBANCE:

	PHASE 1	PHASE 2	PHASE 3	TOTAL	TOTAL	
ROADWAYS	136,100 sf.	83,100 sf.	111,900 sf.	341,100 sf.	7.83 ac.	25%
PAD GRADING	96,600 sf.	307,300 sf.	546,200 sf.	950,100 sf.	21.81 ac.	68%
TRAIL GRADING	102,100 sf.	102,100 sf.	102,100 sf.	306,300 sf.	7.04 ac.	22%
TOTAL GRADING	234,800 sf.	492,500 sf.	760,200 sf.	1,487,500 sf.	34.88 ac.	100%

GRADING CONCEPT NOTES:

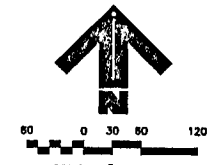
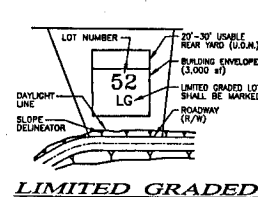
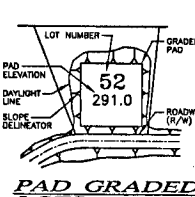
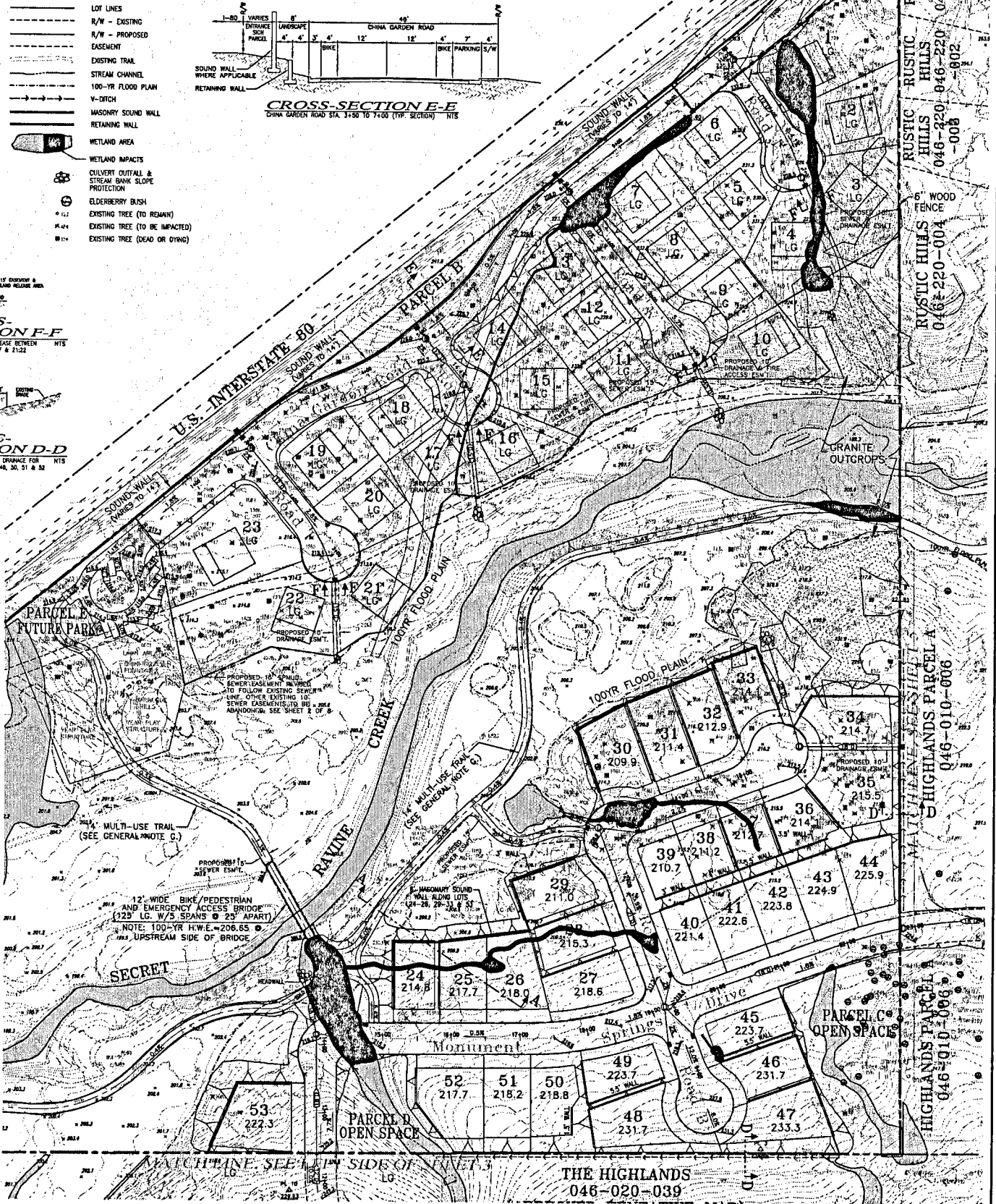
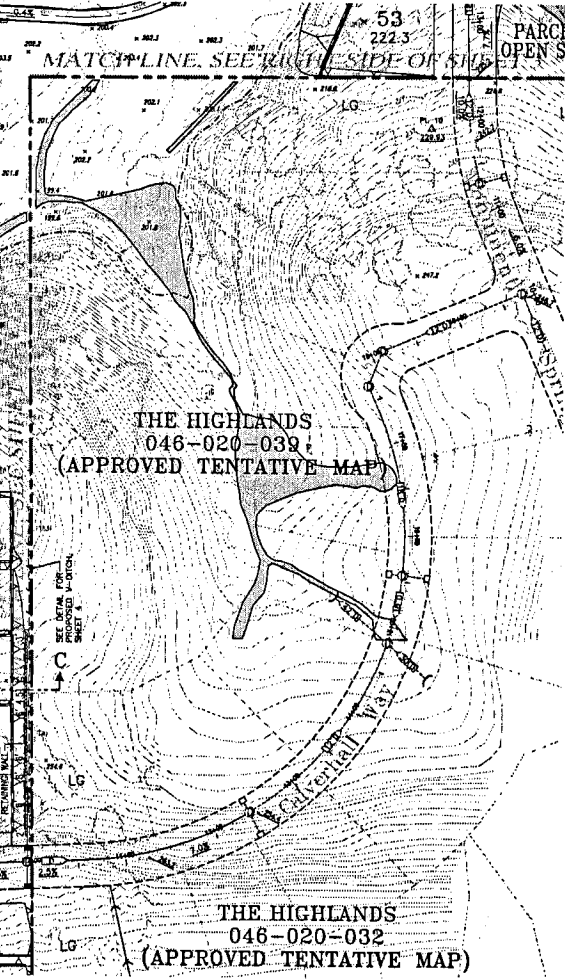
1. ALL SLOPES SHALL BE 2:1 UNLESS OTHERWISE SPECIFIED.
2. RETAINING WALLS & 2:1 SLOPES MAY BE USED INTERCHANGEABLY BASED ON APPROVAL BY THE CITY OF ROCKLIN.
3. LOTS MARKED LG ARE LIMITED GRADED LOTS. ALL OTHER LOTS ARE TO BE PAD GRADED.
4. GRADING CALCULATIONS AND PRELIMINARY AND INTENDED TO PRIORITY ORDER OF MAGNITUDE. MODIFICATION TO FINAL GRADINGS WILL BE MADE DURING PREPARATION OF PROJECT IMPROVEMENT PLANS. SUCH MODIFICATIONS WILL BE NECESSARY TO ADDRESS SOIL FACTORS RELATING TO SHROU/SWELL AND EXPAVATED ROCK MATERIAL. THE PROJECT IS ANTICIPATED TO BALANCE ON-SITE.
5. SEE SHEET 5 OF 9 FOR TREE IMPACTS, WETLAND IMPACTS & GRADING DISTURBANCES PERTAINING TO THE EXTENSION OF MOUNTAIN SPRINGS ROAD THRU THE ELIOTT HOMES PARCEL. QUANTITIES ON THIS PAGE ARE FOR VISTA OAKS ONLY.
6. ALL LATEST STORM DRAINAGE STRUCTURES PRIOR TO ENTERING THE CREEK SHALL BE SAND AND OIL SEPARATOR TYPE.

CROSS-SECTION F-F

TYPICAL OVERLAND RELEASE BETWEEN LOTS 24, 1811, 1817 & 2122

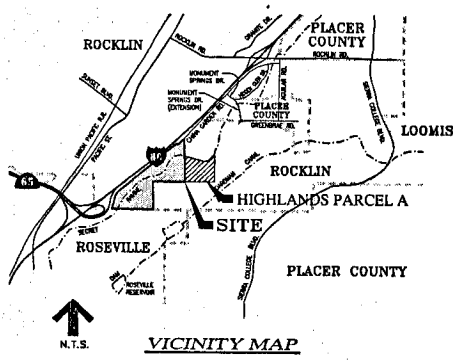
CROSS-SECTION D-D

TYPICAL TOP OF SLOPE DRAINAGE FOR LOTS 34, 35, 44, 47, 48, 50, 51 & 52



(REVISED: SEPTEMBER 2006)
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1528 EUREKA ROAD, SUITE 100
ROSEVILLE, CA 95661 916.786.0885



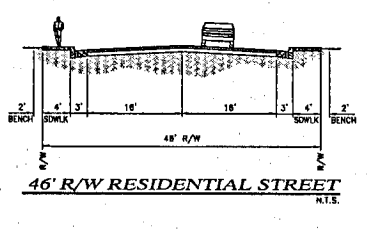
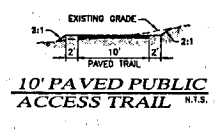
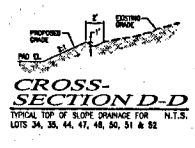
VISTA OAKS

TENTATIVE MAP

ROCKLIN, CALIFORNIA

OFF-SITE ROAD - HIGHLANDS PARCEL A

DECEMBER 2003
SHEET 5 OF 9



OWNER
ELLIOTT HOMES, INC.
80 IRON POINT CIRCLE, SUITE 110
FOLSOM, CA 95630-8574
(916) 984-1300
FAX: (916) 984-1322

DEVELOPER
RONALD GUNTERT
222 EAST 4TH STREET
RIPON, CA 95366
(209) 599-8131
FAX: (209) 599-2021

ENGINEER
TERRANCE E. LOWELL & ASSOC., INC.
1528 EUREKA ROAD, SUITE 100
ROSEVILLE, CA 95661
(916) 786-0685
FAX: (916) 786-0529

- LEGEND**
- PROJECT BOUNDARY
 - R/W - OFF-SITE
 - R/W - ON-SITE
 - DRAINAGE
 - EXISTING TRAIL
 - STREAM CHANNEL
 - 100-YR FLOOD PLAN
 - V-DITCH
 - SOUND WALL
 - WETLAND AREA
 - WETLAND IMPACTS
 - PROPOSED WATER
 - PROPOSED SEWER
 - PROPOSED STORM DRAIN
 - CULVERT OUTFALL & STREAM BANK SLOPE PROTECTION
 - ELDERBERRY BUSH
 - EXISTING TREE (TO REMAIN)
 - EXISTING TREE (TO BE IMPACTED)
 - EXISTING TREE (DEAD OR DYING)

TREE IMPACTS:

Total Oak Trees within Developable Portions: 289 (3,786 in.)

Total Oak Tree Impact: 51 (448 in.) 17.6%

NOTE:

1. Tree numbers do not include the 20 (230 in.) dead or dying trees recommended for removal by the project.

WETLAND IMPACTS:

TOTAL WETLANDS: 59,655 SQ. FT. 1.37 AC. 100%

WETLANDS IMPACTED: 974 SQ. FT. 0.02 AC. 0.02%

GRADING DISTURBANCE:

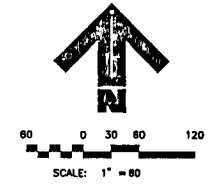
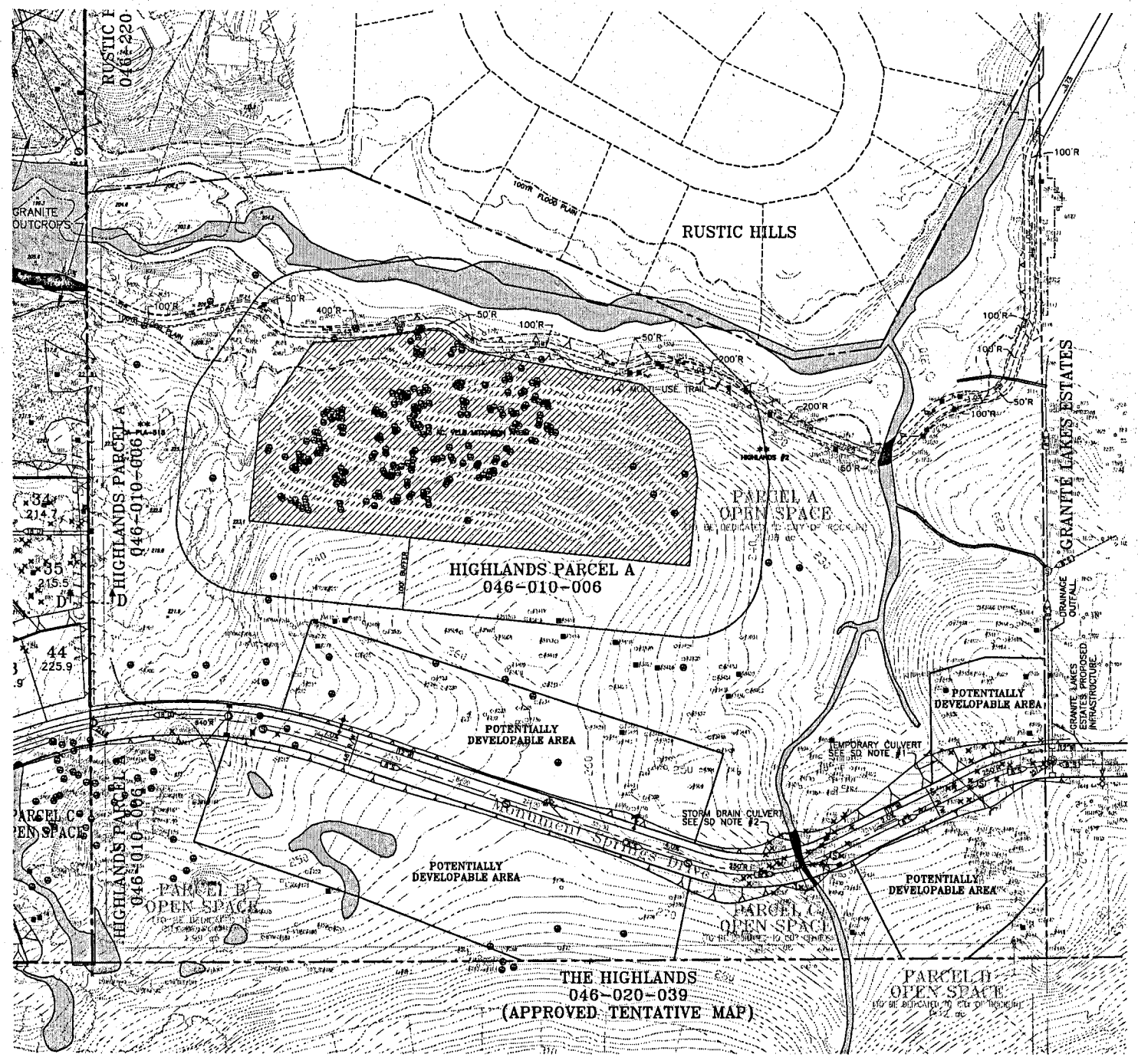
ROADWAYS: 2.04 AC. 88,646 SQ. FT.

GRADING CONCEPT NOTES:

- MAXIMUM SLOPE SHALL BE 2:1.
- RETAINING WALLS MAY BE USED IN PLACE OF 2:1 SLOPES.
- PROPOSED 14' WIDE PAVED PUBLIC ACCESS TRAIL, NOT TO EXCEED 5% SLOPES.

STORM DRAIN NOTES:

- FOR THE CONSTRUCTION OF MONUMENT SPRINGS ROAD, A TEMPORARY DRAINAGE CULVERT WILL BE REQUIRED. FUTURE DEVELOPMENT (PAVED RESIDENTIAL LOTTING) WOULD RESULT IN THE PERMANENT REMOVAL OF THE TEMPORARY CULVERT. IT WOULD BE REPLACED BY UPHILL CUTOFF DITCHES THAT WILL OVERTHEAD THE DRAINAGE TO OTHER FACILITIES. THE CULVERT WILL BE REINFORCED CONCRETE PIPE OR CORRUGATED STEEL PIPE PER THE CITY OF ROCKLIN STANDARDS. PIPE SIZE ESTIMATED TO BE 36".
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ENGINEERING & PLANNING
1528 EUREKA ROAD, SUITE 100
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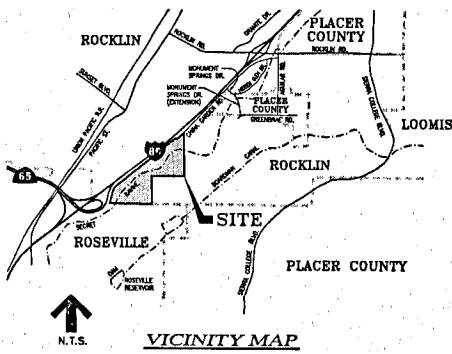
VISTA OAKS

TENTATIVE MAP

ROCKLIN, CALIFORNIA

UTILITY PLAN SOUTH

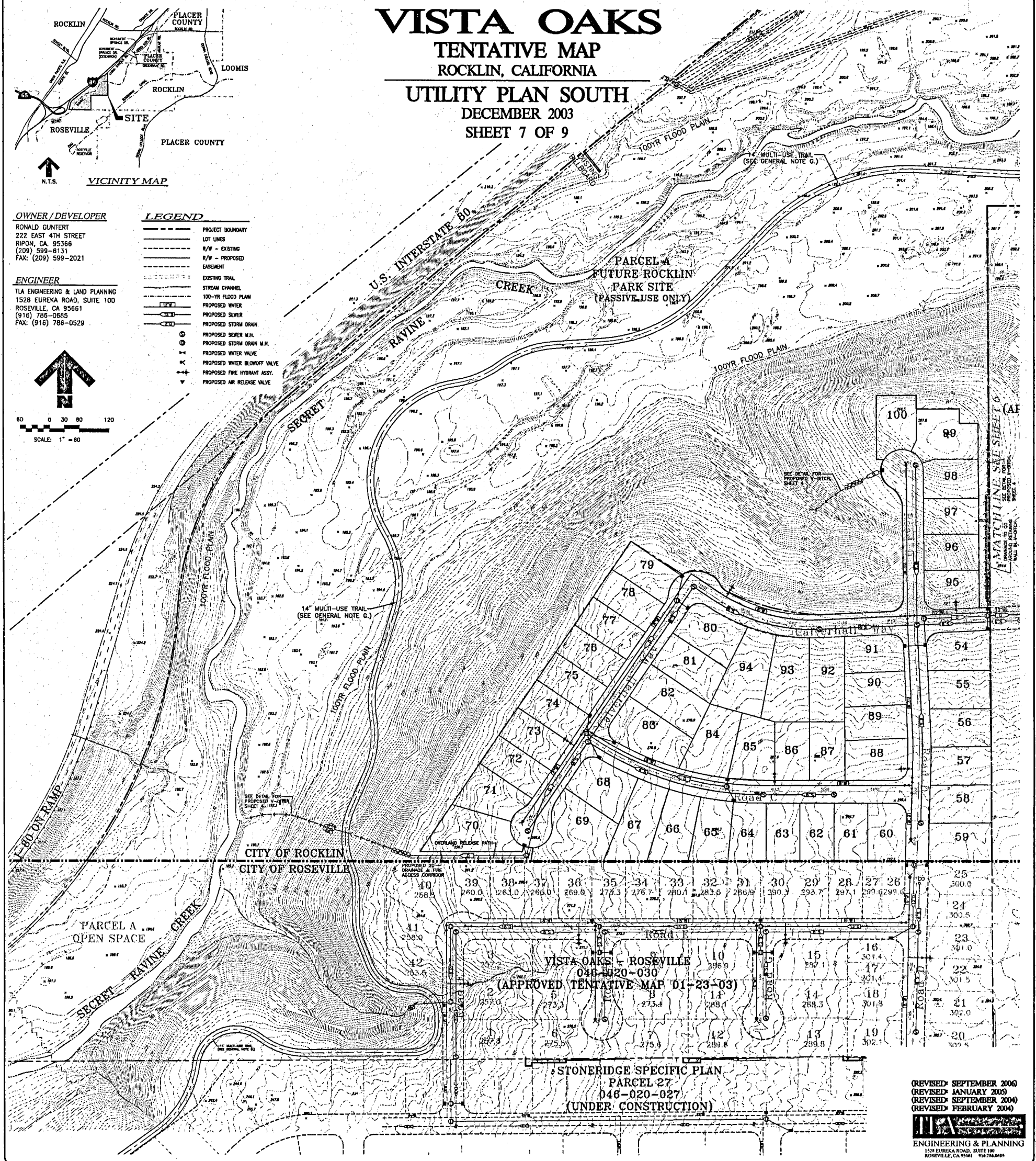
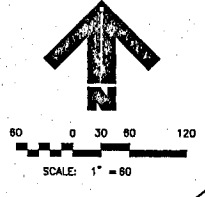
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SHEET 7 OF 9



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 - PROPOSED WATER
 - PROPOSED SEWER
 - PROPOSED STORM DRAIN
 - PROPOSED SEWER M.J.
 - PROPOSED STORM DRAIN M.J.
 - PROPOSED WATER VALVE
 - PROPOSED WATER BLOWOFF VALVE
 - PROPOSED FIRE HYDRANT ASSY.
 - PROPOSED AIR RELEASE VALVE



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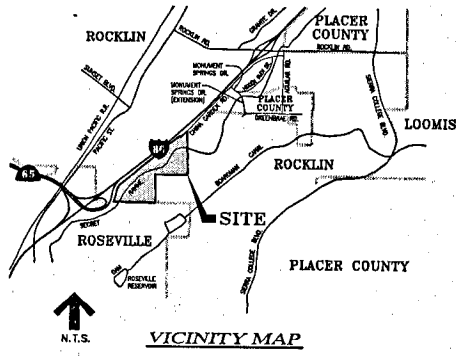
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SECRET RAVINE BIKE PATH BRIDGE

DECEMBER 2003
SHEET 9 OF 9

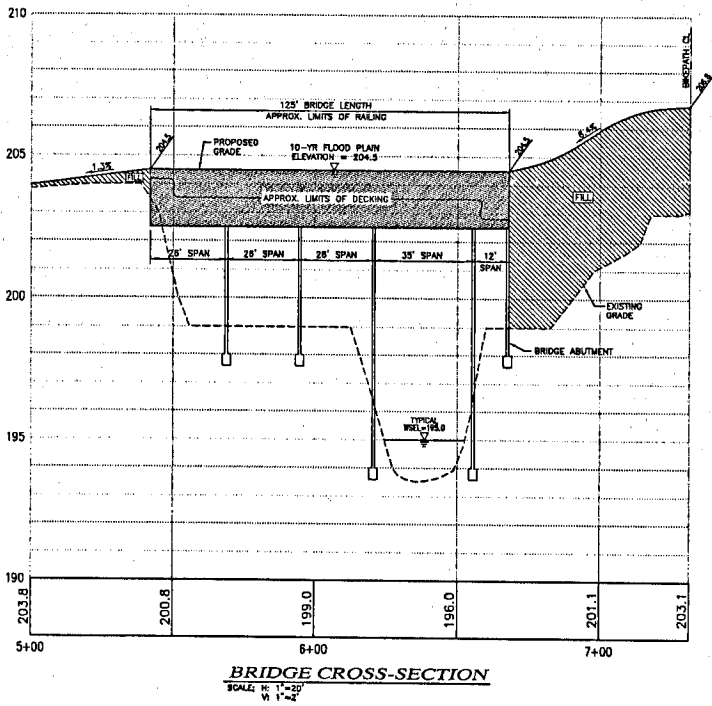
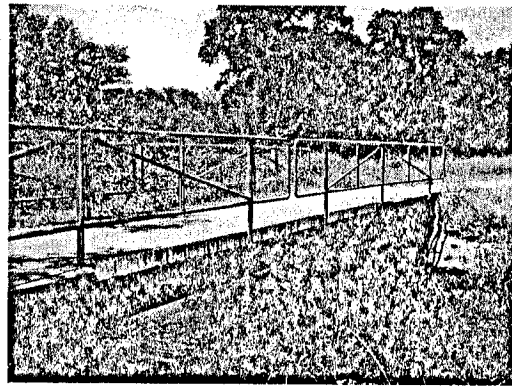
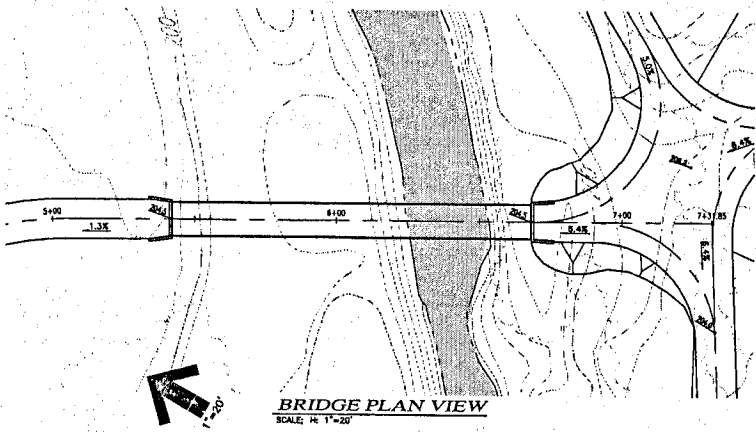
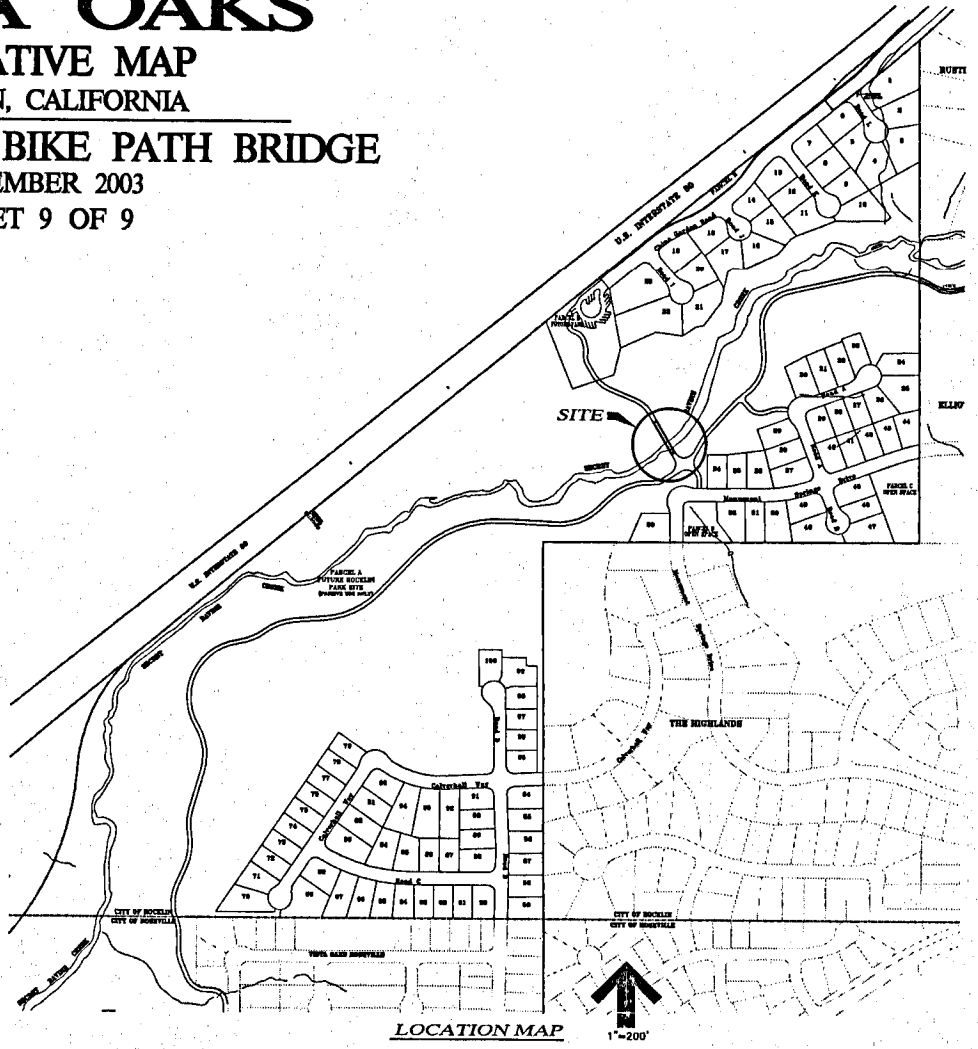


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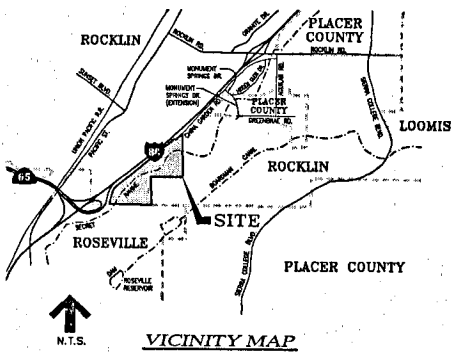
VISTA OAKS

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ROCKLIN, CALIFORNIA

LANDSCAPE & SOUND WALL DETAILS

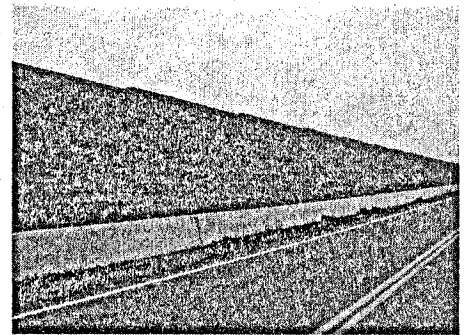
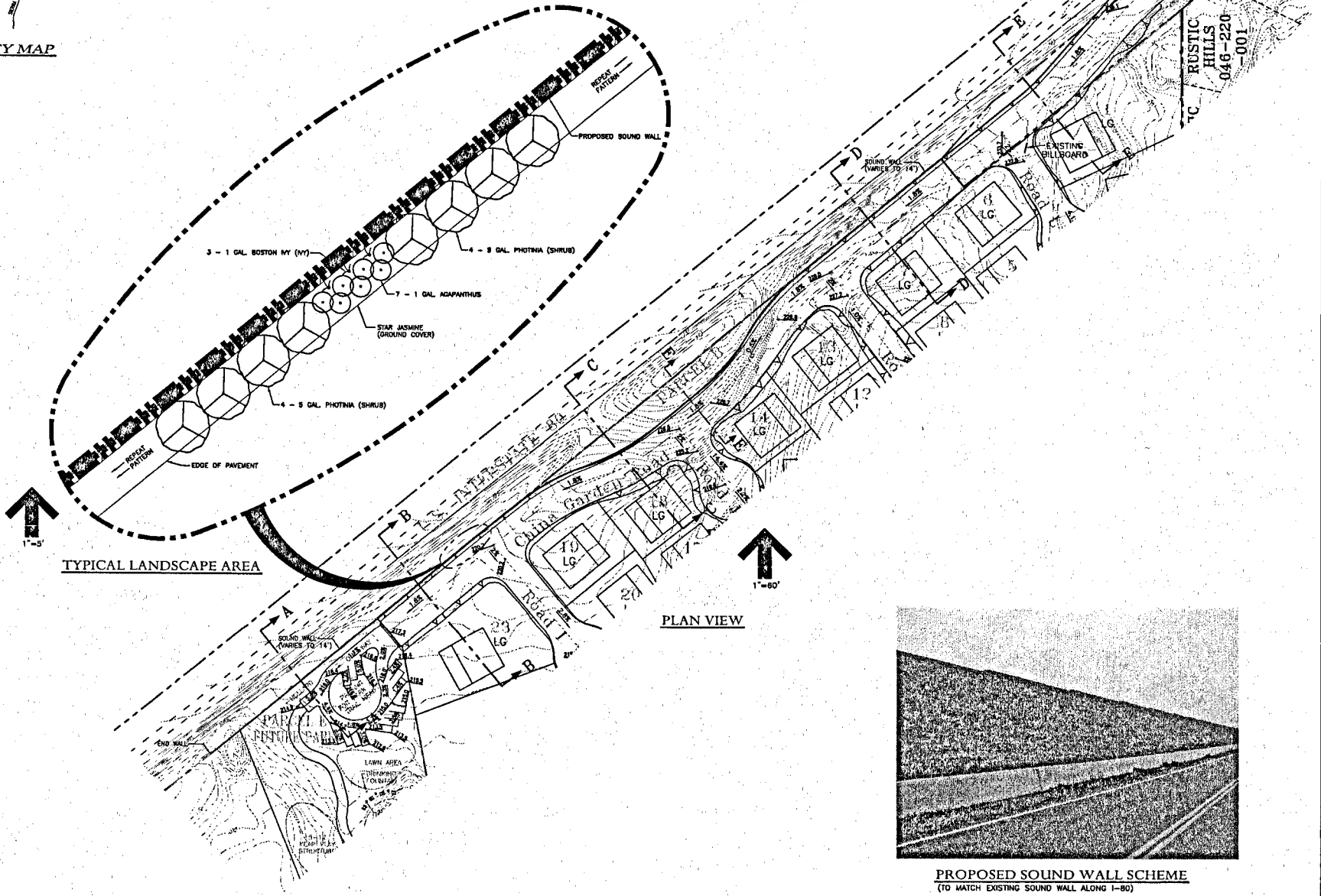
DECEMBER 2003
SHEET 8 OF 9



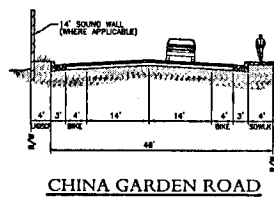
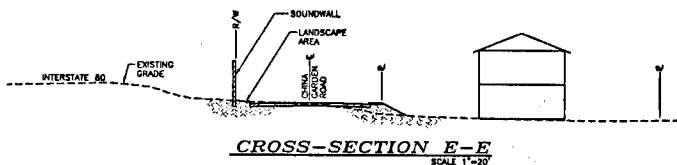
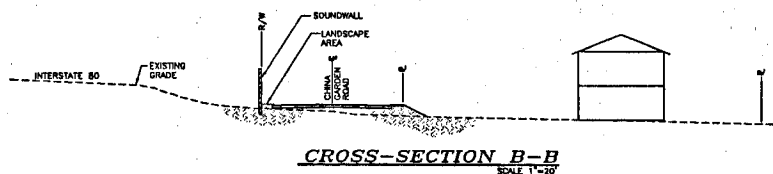
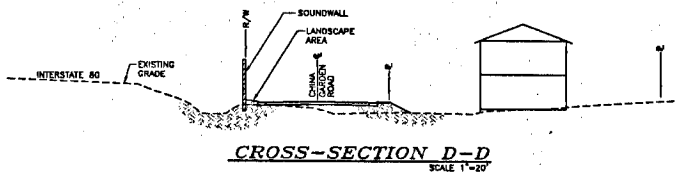
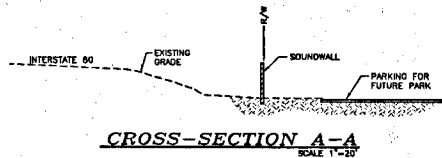
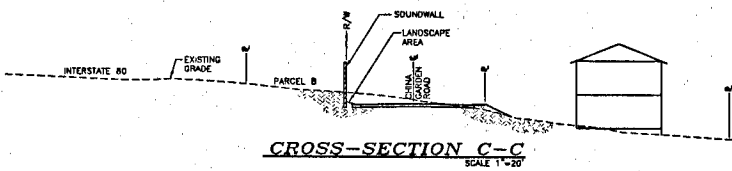
OWNER / DEVELOPER
RONALD GUNTERT
222 EAST 4TH STREET
RIPON, CA. 95366
(209) 599-6131
FAX: (209) 599-2021

ENGINEER
TIA ENGINEERING & LAND PLANNING
1528 EUREKA ROAD, SUITE 100
ROSEVILLE, CA. 95661
(916) 786-0855
FAX: (916) 786-0529

LEGEND
--- PROJECT BOUNDARY
--- LOT LINES
--- SOUND WALL



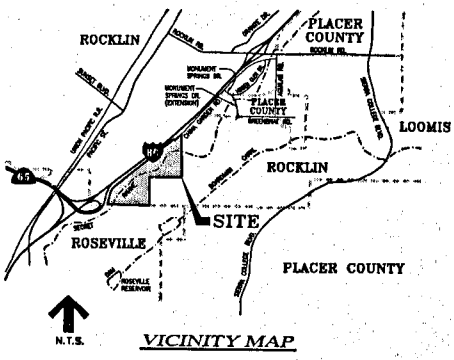
PROPOSED SOUND WALL SCHEME
(TO MATCH EXISTING SOUND WALL ALONG I-80)



(REVISED: SEPTEMBER 2006)
(REVISED: JANUARY 2005)
(REVISED: SEPTEMBER 2004)
(REVISED: FEBRUARY 2004)

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1528 EUREKA ROAD, SUITE 100
ROSEVILLE, CA 95661 916.786.0855

APPROVED BY COUNCIL ON 11/14/06
SEA



VISTA OAKS

TENTATIVE MAP

ROCKLIN, CALIFORNIA

CIRCULATION PLAN

DECEMBER 2003
 SHEET 1 OF 9

OWNER / DEVELOPER
 RONALD GUNTERT
 222 EAST 4TH STREET
 RYLAND, CA 95366
 (209) 599-8131
 FAX: (209) 599-2021

ENGINEER
 TLA ENGINEERING & LAND PLANNING
 1528 EUREKA ROAD, SUITE 100
 ROSEVILLE, CA 95661
 (916) 786-0685
 FAX: (916) 786-0529

SHEET INDEX

SHEET 1	CIRCULATION PLAN
SHEET 2	LOTTING PLAN
SHEET 3	GRADING & DRAINAGE PLAN NORTH
SHEET 4	GRADING & DRAINAGE PLAN SOUTH
SHEET 5	OFF-SITE ROAD - HIGHLANDS PARCEL A
SHEET 6	UTILITY PLAN NORTH
SHEET 7	UTILITY PLAN SOUTH
SHEET 8	LANDSCAPE & SOUND WALL DETAILS
SHEET 9	SECRET RAVINE BIKE PATH BRIDGE

LEGEND

--- PROJECT BOUNDARY
--- LOT LINES
--- R/W - EXISTING
--- R/W - PROPOSED
--- EASEMENT
--- CREEKS & TRIBUTARIES
--- OFF-SITE ROADS

GENERAL NOTES:

A. Parking
 All individual residential parcels are required to provide a minimum of two parking spaces per residence. Spaces can be a combination of garage spaces and carport or uncovered parking spaces.

B. Grading
 Residential lots shall be either pad graded or graded on a finished basis. See Grading Guidelines for grading construction standards for non-pad graded lots. See Grading & Drainage Plan for impacts to trees and wetland resources.

C. Sanitic Systems
 There are no such known existing wells, abandoned wells, sumps or any other underground systems on the property.

D. Signs
 There are no signs planned at this time.

E. Tentative Map
 Dimensions & areas shown are approximate & subject to change.

F. Final Map
 Applicant reserves the right to record multiple final maps.

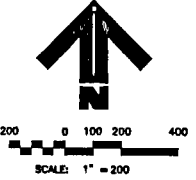
G. Trail
 Alignments shown are for preliminary planning purposes only. Final alignment to be determined by field survey in conjunction with the City of Rocklin.

UTILITY PROVIDERS:

WATER:	Placer County Water Agency
SEWER:	Placer Municipal Utility District
GIS & ELECTRIC:	Pacific Gas & Electric
TELEPHONE:	Roseville Telephone
CABLE TV:	Starstream Cable

SERVICE PROVIDERS:

SCHOOL DISTRICT:	Roseville Unified School District
FIRE PROTECTION:	City of Rocklin
POLICE PROTECTION:	City of Rocklin
STORM DRAINAGE:	City of Rocklin
WILD WILDS:	Robert Placer Regional Services



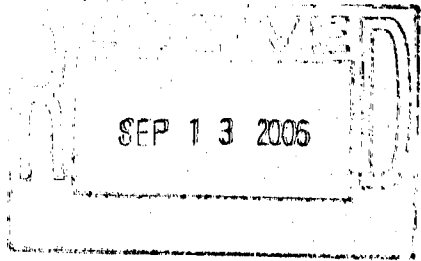
4 1/2 MILES TO ROSEVILLE PARKWAY

4 1/2 MILES TO SIERRA COLLEGE BOULEVARD

(REVISED) SEPTEMBER 2006
 (REVISED) JANUARY 2005
 (REVISED) SEPTEMBER 2004
 (REVISED) FEBRUARY 2004

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 ROSEVILLE, CA 95661 (916) 786-0685

APPROVED BY PLANNING COMMISSION ON
October 3, 2006 *SEA*



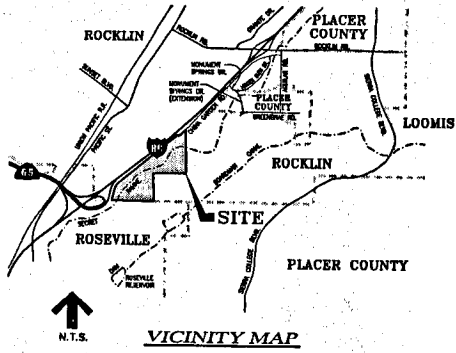
VISTA OAKS

TENTATIVE MAP

ROCKLIN, CALIFORNIA

LOTING PLAN

DECEMBER 2003
SHEET 2 OF 9

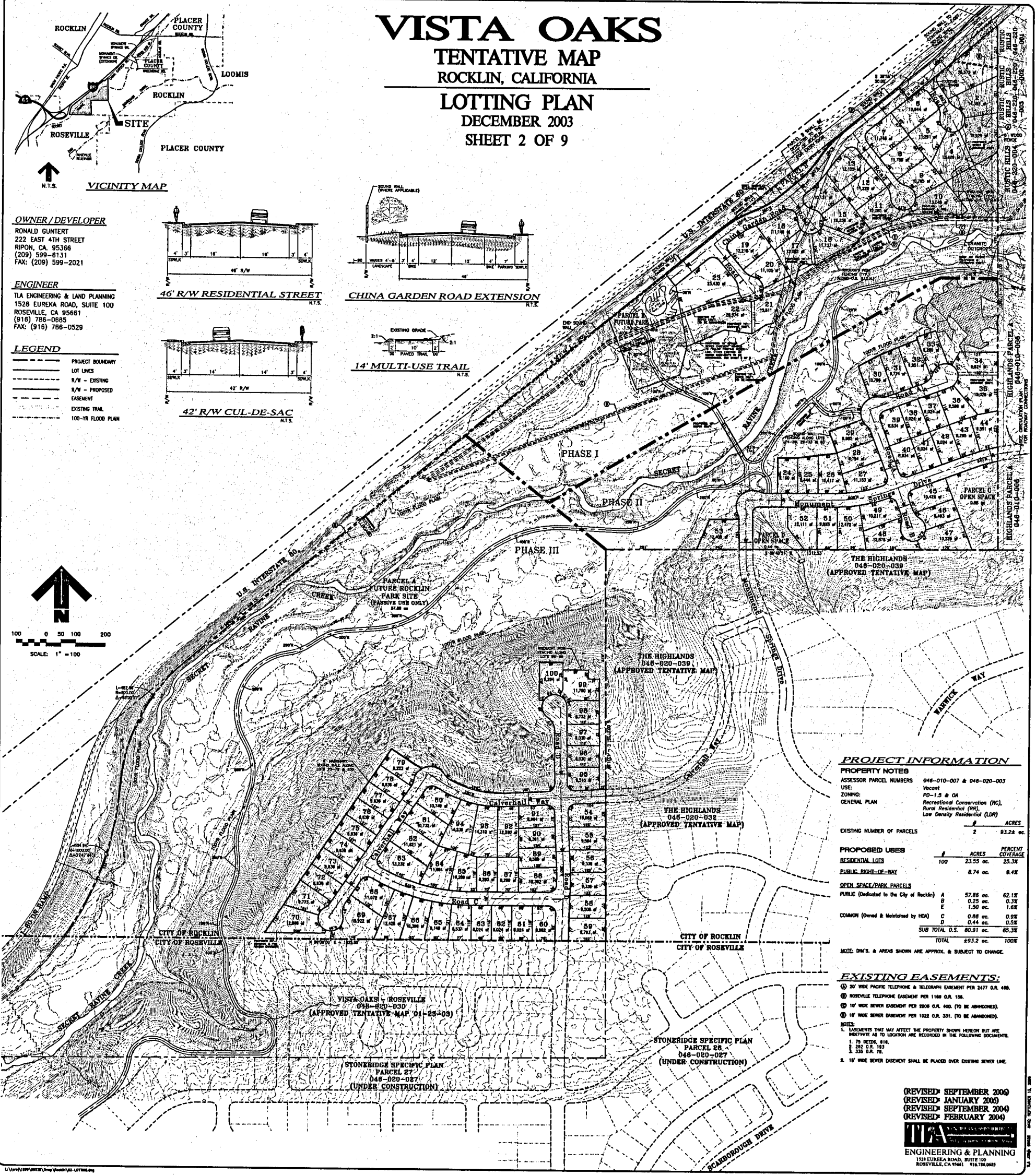
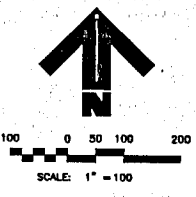
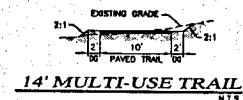
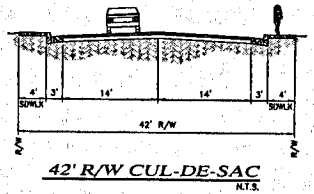
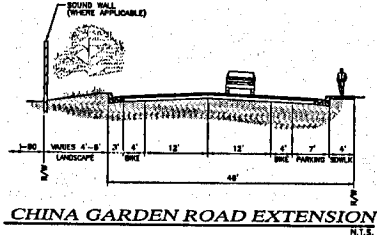
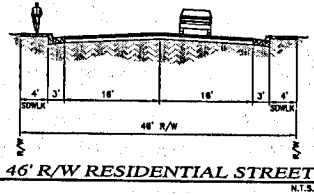


OWNER / DEVELOPER
RONALD GUNTERT
222 EAST 4TH STREET
RIPON, CA. 95366
(209) 599-8131
FAX: (209) 599-2021

ENGINEER
TIA ENGINEERING & LAND PLANNING
1528 EUREKA ROAD, SUITE 100
ROSEVILLE, CA 95661
(916) 786-0865
FAX: (916) 786-0529

LEGEND

- PROJECT BOUNDARY
- LOT LINES
- EXISTING R/W
- PROPOSED R/W
- EASEMENT
- EXISTING TRAIL
- 100-YR FLOOD PLAN



PROJECT INFORMATION

PROPERTY NOTES

ASSESSOR PARCEL NUMBERS 046-010-007 & 046-020-003
 USE: Vacant
 ZONING: PD-1.5 & OA
 GENERAL PLAN: Recreational Conservation (RC), Rural Residential (RR), Low Density Residential (LDR)

EXISTING NUMBER OF PARCELS	ACRES
2	83.28 ac.

PROPOSED USES	#	ACRES	PERCENT COVERAGE
RESIDENTIAL LOTS	100	23.55 ac.	28.3%
PUBLIC RIGHT-OF-WAY		8.74 ac.	10.5%
OPEN SPACE/PARK PARCELS			
PUBLIC (Dedicated to the City of Rocklin)	A	57.85 ac.	69.2%
	B	0.25 ac.	0.3%
	E	1.50 ac.	1.8%
COMMON (Owned & Maintained by HOA)	C	0.86 ac.	1.0%
	D	0.44 ac.	0.5%
SUB TOTAL O.S.		60.91 ac.	73.3%
TOTAL		83.28 ac.	100%

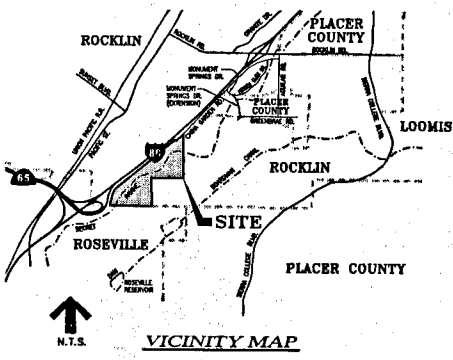
NOTE: DIM'S. & AREAS SHOWN ARE APPROX. & SUBJECT TO CHANGE.

EXISTING EASEMENTS:

- 1. 30' WIDE PACIFIC TELEPHONE & TELEGRAPH EASEMENT PER 2417 O.R. 488.
 - 2. ROCKVILLE TELEPHONE EASEMENT PER 1188 O.R. 196.
 - 3. 10' WIDE SEWER EASEMENT PER 2006 O.R. 600. (TO BE ABANDONED).
 - 4. 10' WIDE SEWER EASEMENT PER 1022 O.R. 331. (TO BE ABANDONED).
- NOTES:
 1. EASEMENTS THAT MAY AFFECT THE PROPERTY SHOWN HEREON BUT ARE NOT RECORDED AS TO LOCATION ARE RECORDED IN THE FOLLOWING DOCUMENTS:
 A. 75 DEED, 816.
 B. 202 O.R. 123.
 C. 335 O.R. 78.
 2. 10' WIDE SEWER EASEMENT SHALL BE PLACED OVER EXISTING SEWER LINE.

(REVISED) SEPTEMBER 2006
 (REVISED) JANUARY 2005
 (REVISED) SEPTEMBER 2004
 (REVISED) FEBRUARY 2004

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 1528 EUREKA ROAD, SUITE 100
 ROSEVILLE, CA 95661 916.786.0865



OWNER / DEVELOPER
 RONALD GUNTER
 222 EAST 4TH STREET
 RIFON, CA 95366
 (209) 599-8131
 FAX: (209) 599-2021

OAK TREE IMPACTS:
 Total Oak Trees within Developable Portions 1,454 (23,170 in.)
 Roads & Lot Areas 1,258 (19,898 in.)
 Bike Trail Area 196 (3,274 in.)
 Total Oak Tree Impact 443 (30,592 in.)
 Roads & Lot Areas 377 (25,932 in.)
 Bike Trail Area 66 (4,660 in.)

ENGINEER
 TLA ENGINEERING & LAND PLANNING
 1526 EUREKA ROAD, SUITE 100
 ROSEVILLE, CA 95661
 (916) 788-0565
 FAX: (916) 788-0529

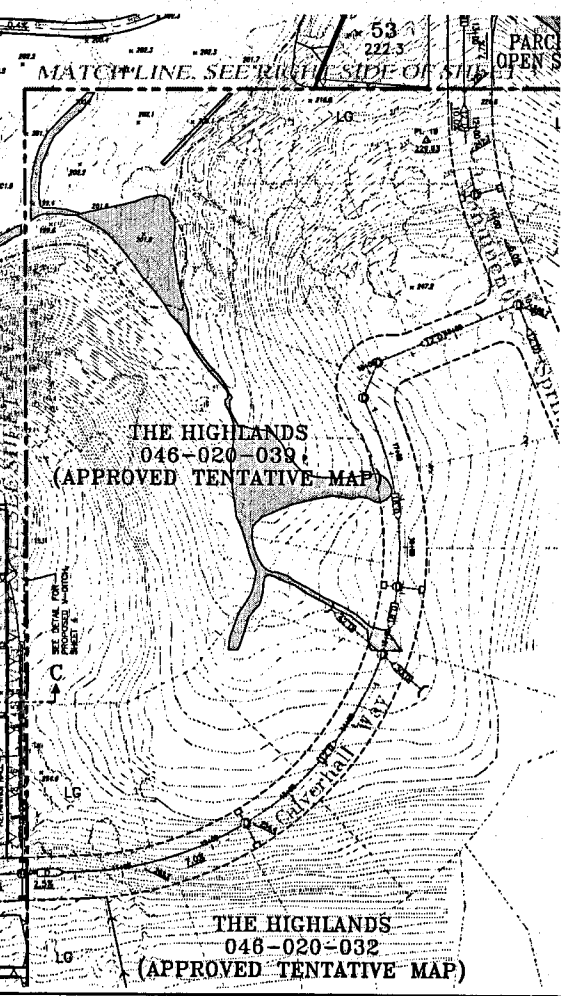
WETLAND IMPACTS:
 TOTAL WETLANDS 334,238 SQ.FT. 7.87 AC. 100%
 WETLANDS IMPACTED 37,487 SQ.FT. 0.86 AC. 11.2%

GRADING DISTURBANCE:

	PHASE 1	PHASE 2	PHASE 3	TOTAL	TOTAL
ROADWAYS	138,100 sq. ft.	83,100 sq. ft.	111,900 sq. ft.	341,100 sq. ft.	7.83 ac.
PAD GRADING	98,900 sq. ft.	307,300 sq. ft.	850,100 sq. ft.	1,255,300 sq. ft.	28.81 ac.
TRAIL GRADING			102,100 sq. ft.	102,100 sq. ft.	2.34 ac.
TOTAL GRADING	237,000 sq. ft.	490,400 sq. ft.	764,100 sq. ft.	1,491,500 sq. ft.	33.98 ac.

GRADING CONCEPT NOTES:

1. ALL SLOPES SHALL BE 2:1 UNLESS OTHERWISE SPECIFIED.
2. RETAINING WALLS & 2:1 SLOPES MAY BE USED INTERCHANGEABLY BASED ON APPROVAL BY THE CITY OF ROCKLIN.
3. LOTS MARKED LG ARE LIMITED GRADED LOTS. ALL OTHER LOTS ARE TO BE PAD GRADED.
4. GRADING CALCULATIONS ARE PRELIMINARY AND INTENDED TO PORTRAY ORDER OF MAGNITUDE. MODIFICATION TO FINAL GRADES WILL BE MADE DURING PREPARATION OF PROJECT IMPROVEMENT PLANS. SUCH MODIFICATIONS WILL BE NECESSARY TO ADDRESS SOIL FACTORS RELATING TO SWELLING/SHRINKING AND EXHAUSTED ROCK MATERIALS. THE PROJECT IS ANTICIPATED TO BALANCE ON-SITE.
5. SEE SHEET 5 OF 9 FOR TREE IMPACTS, WETLAND IMPACTS & GRADING DISTURBANCES PERTAINING TO THE EXTENSION OF MONUMENT SPRINGS ROAD THRU THE ELLIOTT HOMES PARCEL. QUANTITIES ON THIS PAGE ARE FOR VISTA OAKS ONLY.
6. ALL LAST STORM DRAINAGE STRUCTURES PRIOR TO ENTERING THE CREEK SHALL BE SAND AND OIL SEPARATOR TYPE.



THE HIGHLANDS
 046-020-032
 (APPROVED TENTATIVE MAP)

THE HIGHLANDS
 046-020-039
 (APPROVED TENTATIVE MAP)

VISTA OAKS

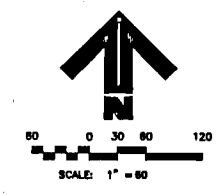
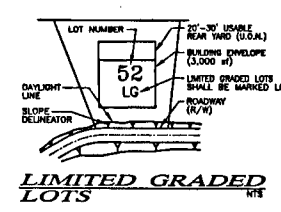
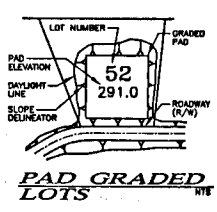
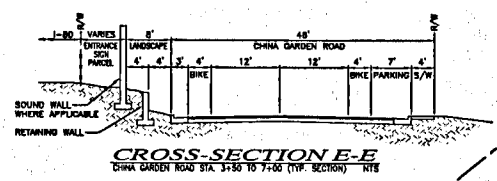
TENTATIVE MAP

ROCKLIN, CALIFORNIA

GRADING & DRAINAGE PLAN NORTH

DECEMBER 2003
 SHEET 3 OF 9

- LEGEND**
- PROPOSED STORM DRAIN LINE
 - PROJECT BOUNDARY
 - LOT LINES
 - R/W - EXISTING
 - R/W - PROPOSED
 - EASEMENT
 - EXISTING TRAIL
 - STREAM CHANNEL
 - 100-YR FLOOD PLAN
 - V-DITCH
 - MASONRY SOUND WALL
 - RETAINING WALL
 - WETLAND AREA
 - WETLAND IMPACTS
 - CLVERTY OUTFALL & STREAM BANK SLOPE PROTECTION
 - ELECTRICAL BUSH
 - EXISTING TREE (TO REMAIN)
 - EXISTING TREE (TO BE IMPACTED)
 - EXISTING TREE (DEAD OR DYING)



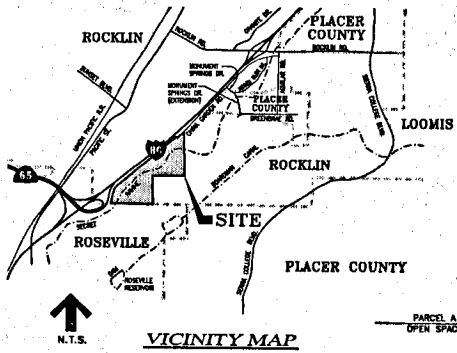
REVISED: SEPTEMBER 2006
 REVISED: JANUARY 2005
 REVISED: SEPTEMBER 2004
 REVISED: FEBRUARY 2004

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VISTA OAKS

TENTATIVE MAP
ROCKLIN, CALIFORNIA

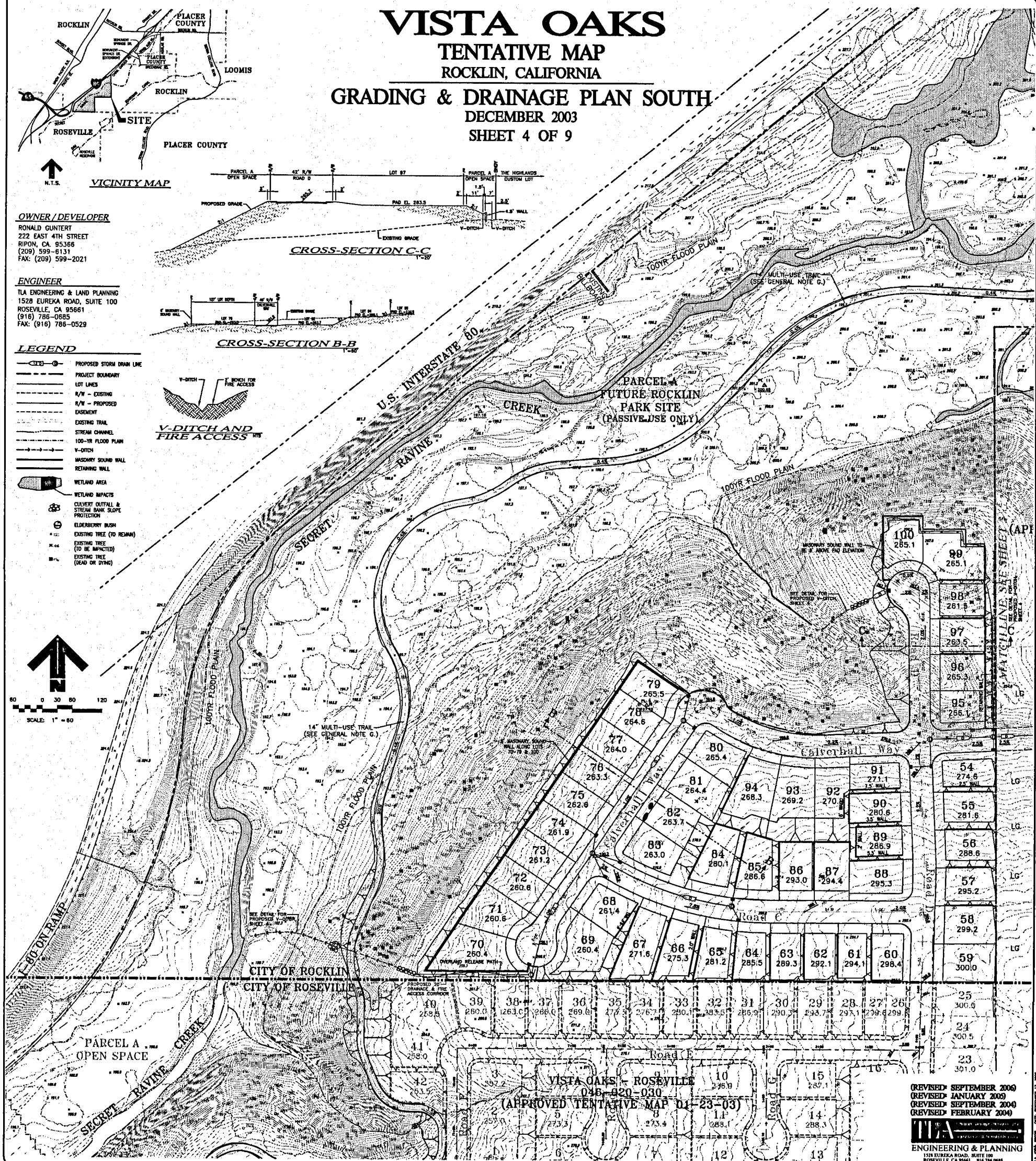
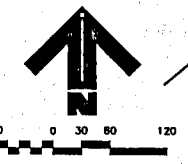
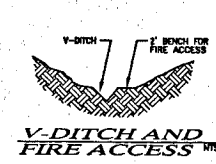
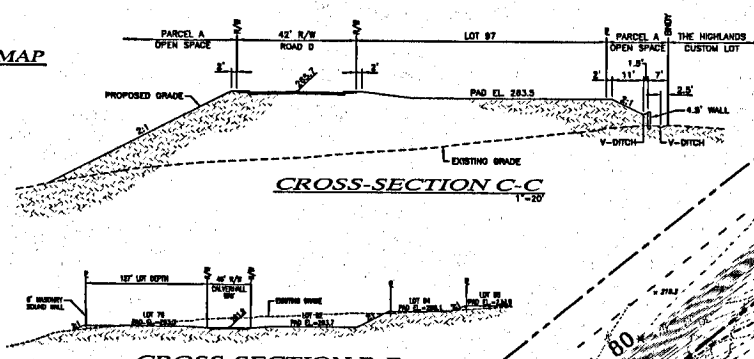
GRADING & DRAINAGE PLAN SOUTH
DECEMBER 2003
SHEET 4 OF 9



OWNER / DEVELOPER
RONALD GUNTER
222 EAST 4TH STREET
RIPON, CA 95366
(209) 599-6131
FAX: (209) 599-2021

ENGINEER
TLA ENGINEERING & LAND PLANNING
1528 EUREKA ROAD, SUITE 100
ROSEVILLE, CA 95661
(916) 786-0685
FAX: (916) 786-0529

- LEGEND**
- PROPOSED STORM DRAIN LINE
 - PROJECT BOUNDARY
 - LOT LINES
 - N/W - EXISTING
 - N/W - PROPOSED
 - EASEMENT
 - EXISTING TRAIL
 - STREAM CHANNEL
 - 100-YR FLOOD PLAN
 - V-DITCH
 - MASONRY SOUND WALL
 - RETAINING WALL
 - WETLAND AREA
 - WETLAND IMPACTS
 - CULVERT OUTFALL & STREAM BANK SLOPE PROTECTION
 - ELDERBERRY BUSH
 - EXISTING TREE (TO REMAIN)
 - EXISTING TREE (TO BE IMPACTED)
 - EXISTING TREE (DEAD OR DYING)



(REVISED SEPTEMBER 2006)
(REVISED JANUARY 2005)
(REVISED SEPTEMBER 2004)
(REVISED FEBRUARY 2004)

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1528 EUREKA ROAD, SUITE 100
ROSEVILLE, CA 95661 916.786.0685

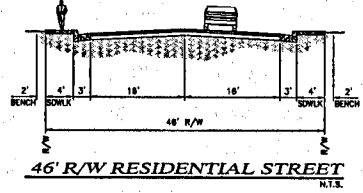
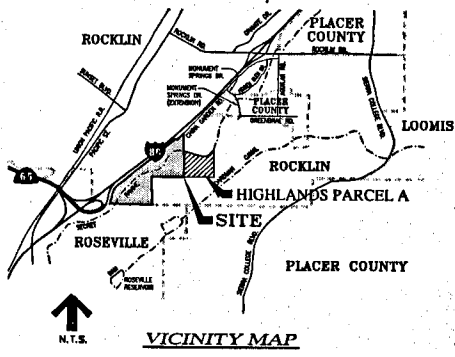
VISTA OAKS

TENTATIVE MAP

ROCKLIN, CALIFORNIA

OFF-SITE ROAD - HIGHLANDS PARCEL A

DECEMBER 2003
SHEET 5 OF 9



OWNER
ELLIOTT HOMES, INC.
80 IRON POINT CIRCLE, SUITE 110
FOLSOM, CA 95630-8574
(916) 984-1300
FAX: (916) 984-1322

DEVELOPER
RONALD GUNTERT
222 EAST 4TH STREET
RIPON, CA 95356
(209) 599-8131
FAX: (209) 599-2021

ENGINEER
TERRANCE E. LOWELL & ASSOC., INC.
1528 EUREKA ROAD, SUITE 100
ROSEVILLE, CA 95661
(916) 786-0885
FAX: (916) 786-0529

LEGEND

---	PROJECT BOUNDARY
---	R/W - OFF-SITE
---	R/W - ON-SITE
---	EASEMENT
---	EXISTING TRAIL
---	STREAM CHANNEL
---	100-YR FLOOD PLAN
---	V-DITCH
---	SOUND WALL
---	WETLAND AREA
---	WETLAND IMPACTS
---	PROPOSED WATER
---	PROPOSED SEWER
---	PROPOSED STORM DRAIN
---	CULVERT CUTFALL & STREAM BANK SLOPE PROTECTION
---	ELDERBERRY BUSH
---	EXISTING TREE (TO REMAIN)
---	EXISTING TREE (TO BE IMPACTED)
---	EXISTING TREE (DEAD OR DYING)

TREE IMPACTS:

Total Oak Trees within Developable Portions 289 (3,786 in.)
Total Oak Tree Impact 51 (448 in.) 17.6%

NOTE:
1. Tree numbers do not include the 20 (230 in.) dead or dying trees recommended for removal by the project arborist.

WETLAND IMPACTS:

TOTAL WETLANDS 59,655 SQ. FT. 1.37 AC. 100%
WETLANDS IMPACTED 874 SQ. FT. 0.02 AC. 0.0%

GRADING DISTURBANCE:

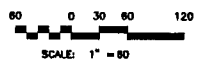
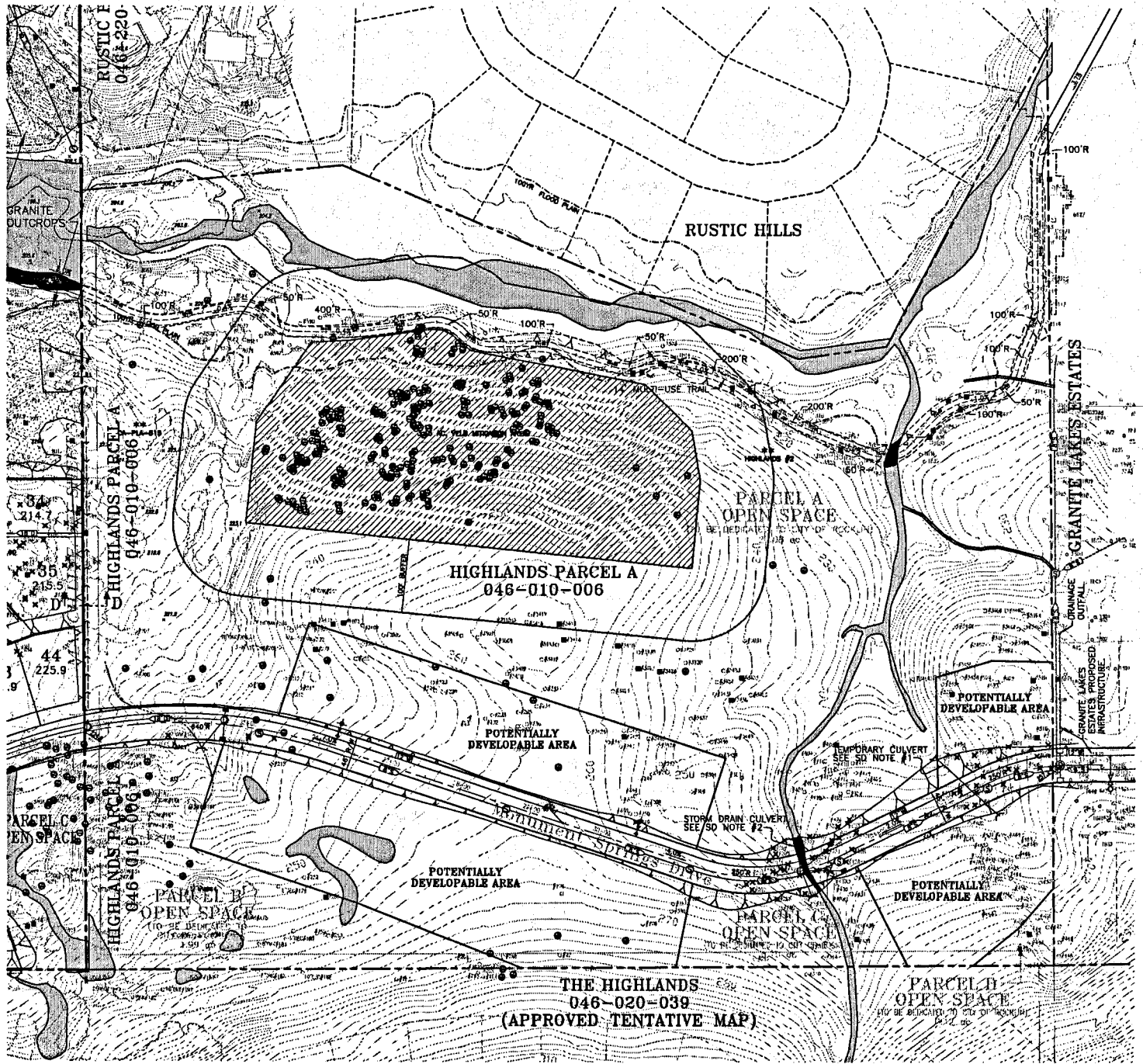
ROADWAYS 2.04 AC. 88,846 SQ. FT.

GRADING CONCEPT NOTES:

- MAXIMUM SLOPE SHALL BE 2:1.
- RETAINING WALLS MAY BE USED IN PLACE OF 2:1 SLOPES.
- PROPOSED 14' WIDE PAVED PUBLIC ACCESS TRAIL, NOT TO EXCEED 3% SLOPE.

STORM DRAIN NOTES:

- FOR THE CONSTRUCTION OF MONUMENT SPRINGS ROAD, A TEMPORARY DRAINAGE CULVERT WILL BE REQUIRED. FUTURE DEVELOPMENT (PAVED RESIDENTIAL LOTS) WOULD RESULT IN THE PERMANENT REMOVAL OF THE TEMPORARY CULVERT. IT WOULD BE REPLACED BY UPHILL CUTOFF STITCHES THAT WILL DIVERT THE DRAINAGE TO OTHER FACILITIES. THE CULVERT WILL BE REINFORCED CONCRETE PIPE OR CORRUGATED STEEL PIPE PER THE CITY OF ROCKLIN STANDARDS. PIPE SIZE ESTIMATED TO BE 36".
- THE CULVERT WILL BE REINFORCED CONCRETE PIPE OR CORRUGATED STEEL PIPE PER THE CITY OF ROCKLIN STANDARDS. PIPE SIZE ESTIMATED TO BE 36".



(REVISED) SEPTEMBER 2006
(REVISED) JANUARY 2005
(REVISED) SEPTEMBER 2004
(REVISED) FEBRUARY 2004

TEA
ENGINEERING & PLANNING
1528 EUREKA ROAD, SUITE 100
ROSEVILLE, CA 95661 (916) 786-0885

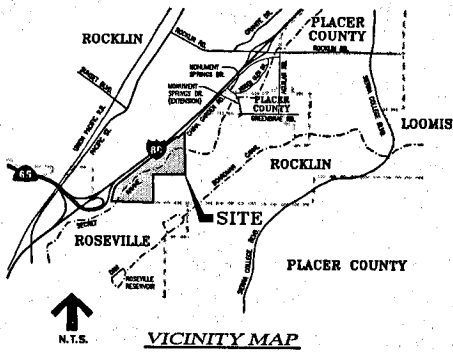
VISTA OAKS

TENTATIVE MAP

ROCKLIN, CALIFORNIA

UTILITY PLAN SOUTH

DECEMBER 2003
SHEET 7 OF 9

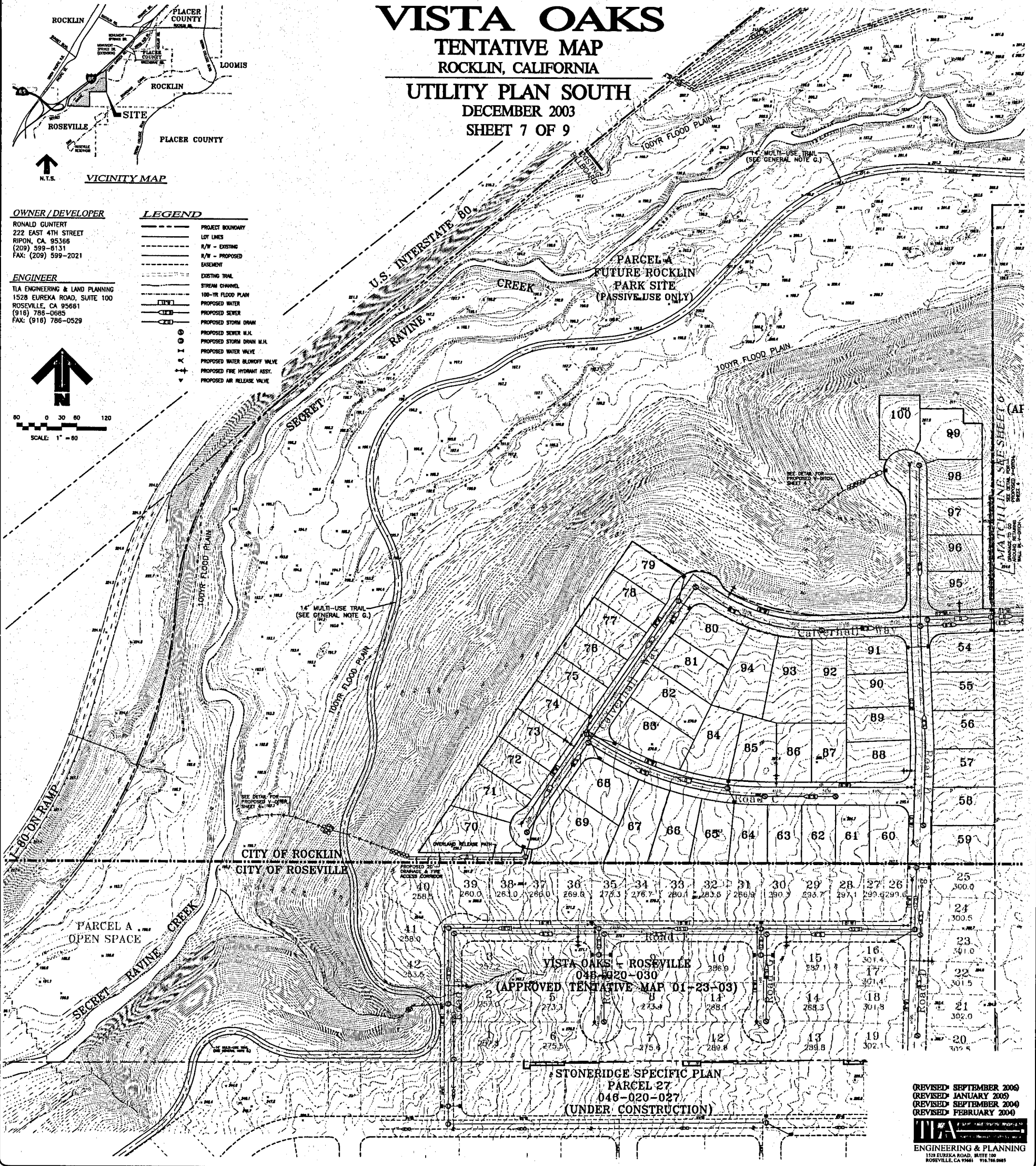
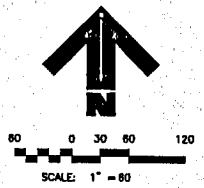


OWNER / DEVELOPER
RONALD GUNTERT
222 EAST 4TH STREET
RIPON, CA 95366
(209) 599-8131
FAX: (209) 599-2021

ENGINEER
TIA ENGINEERING & LAND PLANNING
1528 EUREKA ROAD, SUITE 100
ROSEVILLE, CA 95661
(916) 788-0685
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LEGEND

- PROJECT BOUNDARY
- LOT LINES
- R/W - EXISTING
- R/W - PROPOSED
- EASEMENT
- EXISTING TRAIL
- STREAM CHANNEL
- 100-YR FLOOD PLAN
- PROPOSED WATER
- PROPOSED SEWER
- PROPOSED STORM DRAIN
- PROPOSED SEWER M.I.
- PROPOSED STORM DRAIN M.I.
- PROPOSED WATER VALVE
- PROPOSED WATER BLOWOFF VALVE
- PROPOSED FIRE HYDRANT ASSY.
- PROPOSED AIR RELEASE VALVE



40	39	38	37	36	35	34	33	32	31	30	29	28	27	26	25
258.5	260.0	261.0	266.0	269.6	273.3	276.7	280.1	283.5	286.9	290.3	293.7	297.1	299.4	299.6	300.0
11	10	9	8	7	6	5	4	3	2	1	15	16	17	18	19
258.0	258.5	257.0	255.0	253.0	251.0	249.0	247.0	245.0	243.0	241.0	239.0	237.0	235.0	233.0	231.0
42	41	40	39	38	37	36	35	34	33	32	31	30	29	28	27
253.6	254.0	254.5	255.0	255.5	256.0	256.5	257.0	257.5	258.0	258.5	259.0	259.5	260.0	260.5	261.0
12	11	10	9	8	7	6	5	4	3	2	14	13	12	11	10
249.8	249.5	249.0	248.5	248.0	247.5	247.0	246.5	246.0	245.5	245.0	244.5	244.0	243.5	243.0	242.5
19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4
302.1	301.8	301.5	301.4	301.3	301.2	301.1	301.0	300.9	300.8	300.7	300.6	300.5	300.4	300.3	300.2
20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5
302.5	302.1	301.8	301.5	301.4	301.3	301.2	301.1	301.0	300.9	300.8	300.7	300.6	300.5	300.4	300.3

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1528 EUREKA ROAD, SUITE 100
ROSEVILLE, CA 95661 916.788.0685

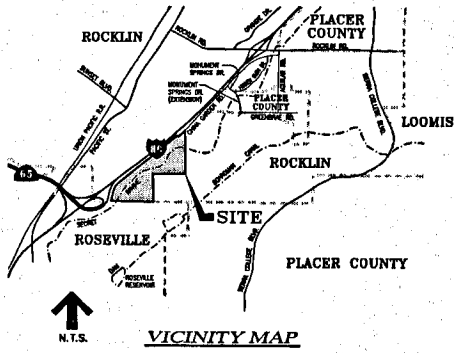
VISTA OAKS

TENTATIVE MAP

ROCKLIN, CALIFORNIA

LANDSCAPE & SOUND WALL DETAILS

DECEMBER 2003
SHEET 8 OF 9

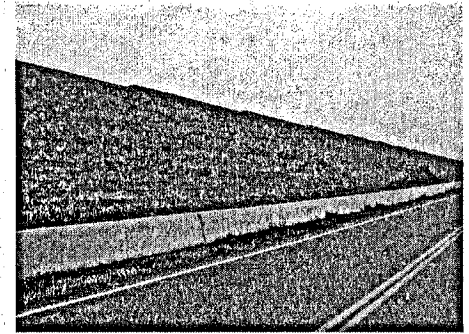
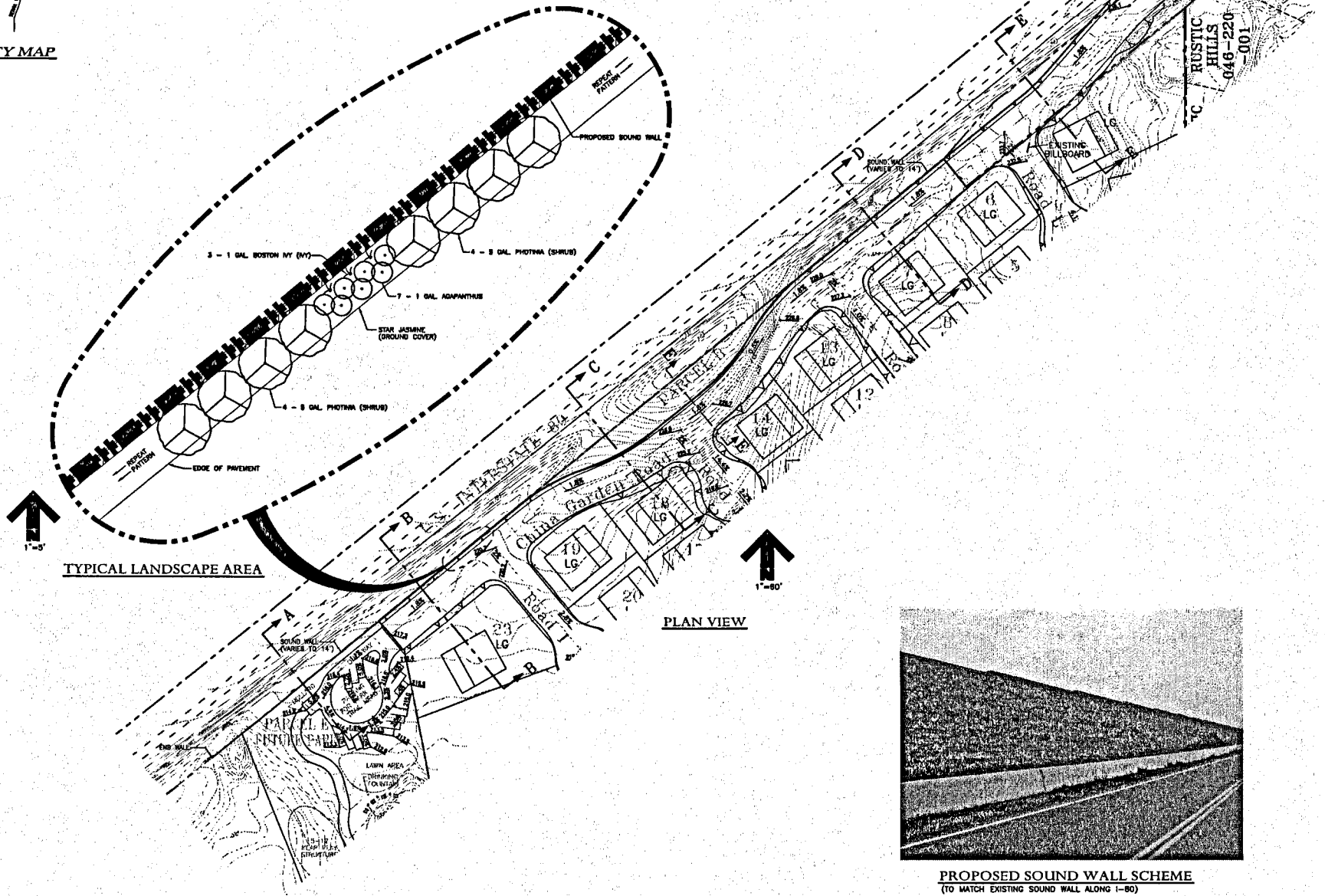


OWNER / DEVELOPER
RONALD GUNTERT
222 EAST 4TH STREET
RIPON, CA 95366
(209) 599-0131
FAX: (209) 599-2021

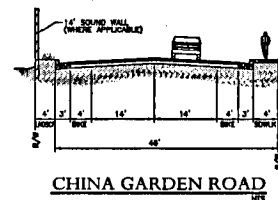
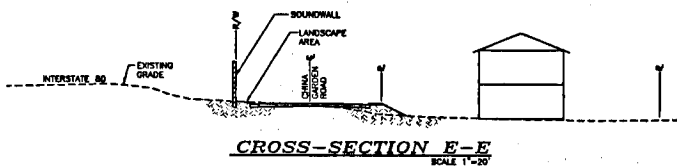
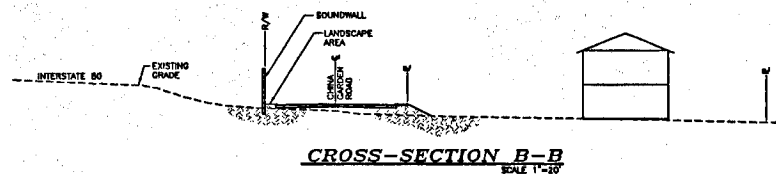
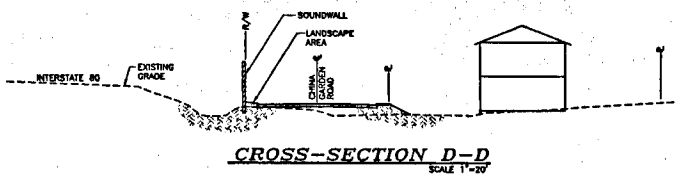
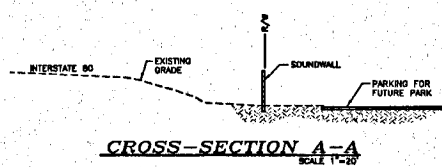
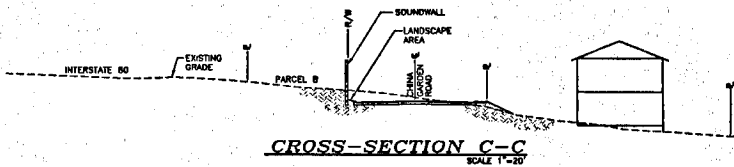
ENGINEER
TLA ENGINEERING & LAND PLANNING
1528 EUREKA ROAD, SUITE 100
ROSEVILLE, CA 95661
(916) 788-0685
FAX: (916) 788-0529

LEGEND

- PROJECT BOUNDARY
- LOT LINES
- SOUND WALL



PROPOSED SOUND WALL SCHEME
(TO MATCH EXISTING SOUND WALL ALONG I-80)



(REVISED: SEPTEMBER 2006)
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TLA
ENGINEERING & PLANNING
1528 EUREKA ROAD, SUITE 100
ROSEVILLE, CA 95661 916.788.0685

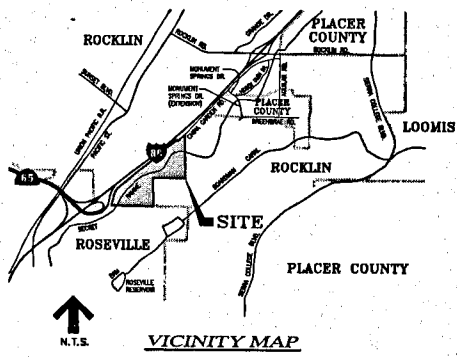
VISTA OAKS

TENTATIVE MAP

ROCKLIN, CALIFORNIA

SECRET RAVINE BIKE PATH BRIDGE

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SHEET 9 OF 9

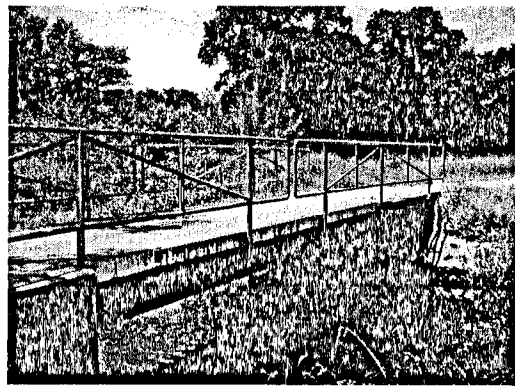
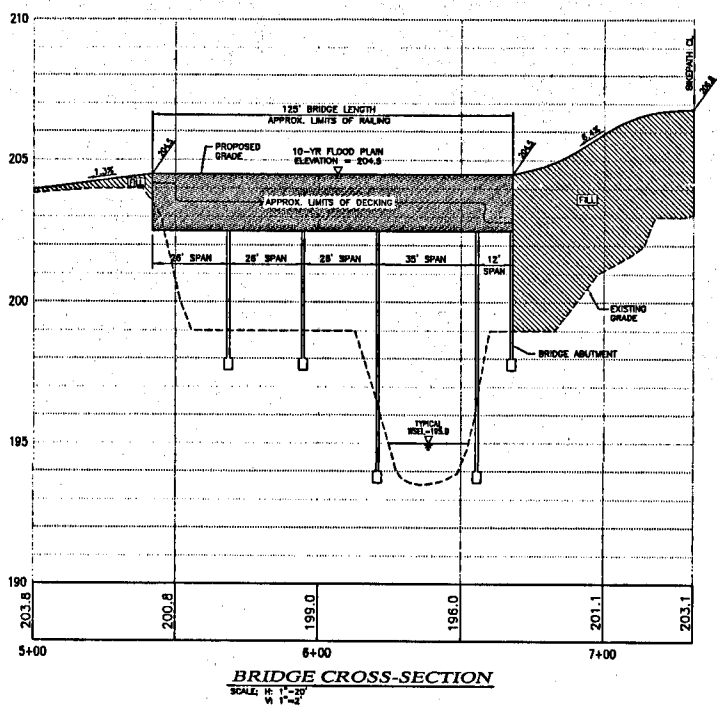
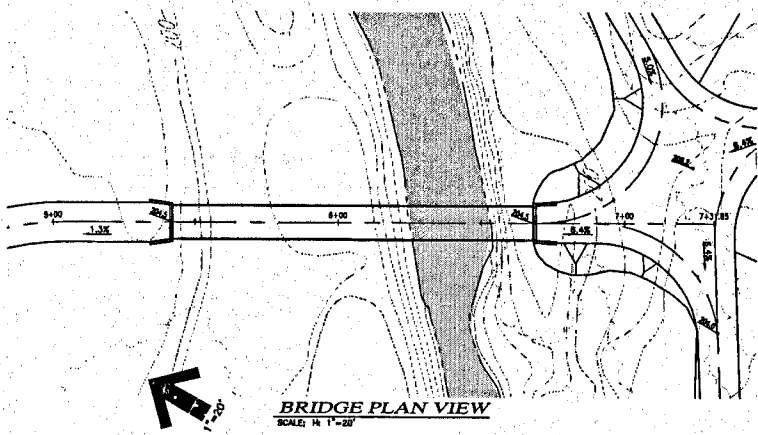
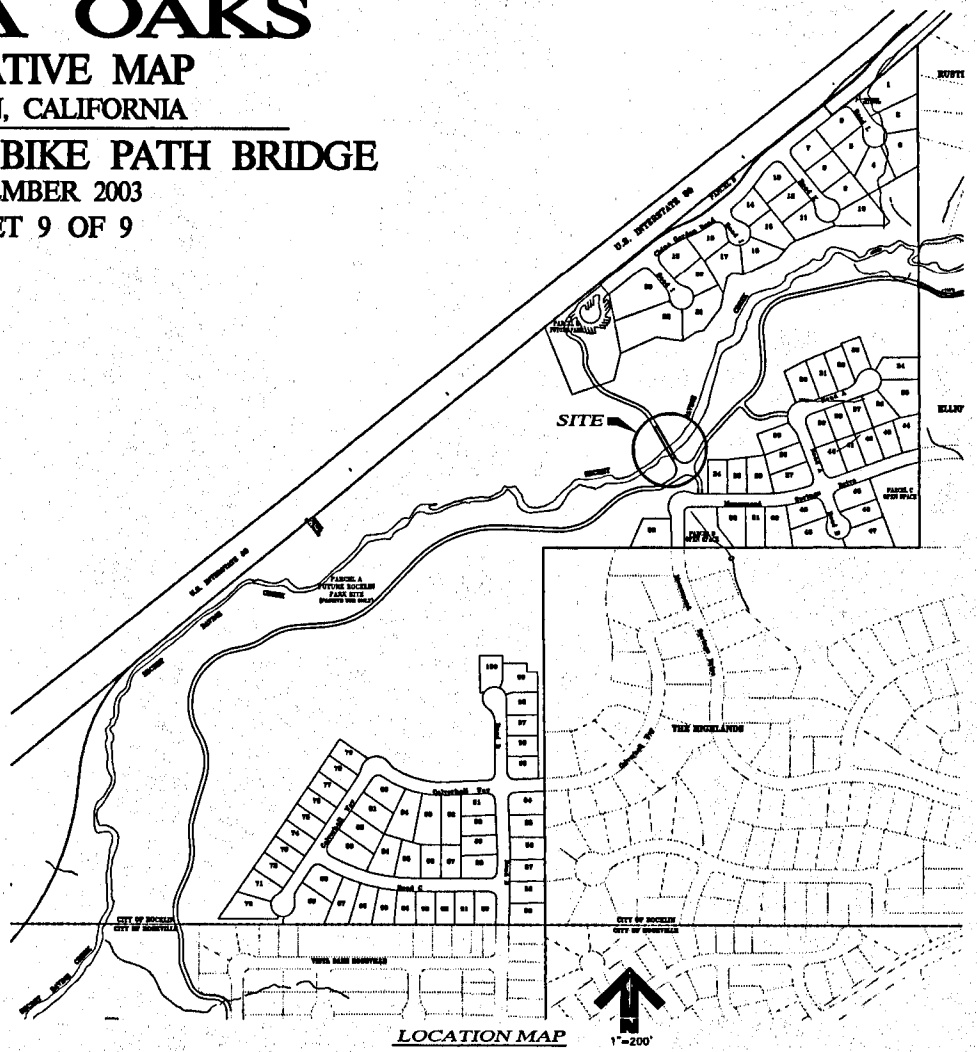


OWNER / DEVELOPER

RONALD GUNTERT
222 EAST 4TH STREET
RIPON, CA 95366
(209) 599-6131
FAX: (209) 599-2021

ENGINEER

TIA ENGINEERING & LAND PLANNING
1528 EUREKA ROAD, SUITE 100
ROSEVILLE, CA 95661
(916) 786-0685
FAX: (916) 786-0529



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ENGINEERING & PLANNING
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