

# PLACER CREEK APARTMENTS

EXHIBIT A  
DR2017-0006

## Rocklin, CA

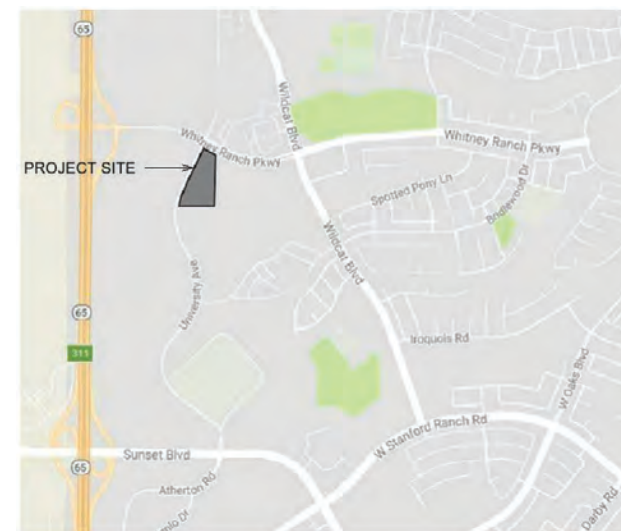
### PROJECT DATA

PROJECT DATA							12/20/2021		
SITE AREA:	10.04 ACRES +/- 437,342 SF								
DENSITY:	25.30 DU/ACRE								
<b>BUILDING A</b>	<b>4 BUILDINGS</b>	<b>FLOOR 1</b>	<b>FLOOR 2</b>	<b>FLOOR 3</b>	<b>BUILDING TOTAL</b>	<b>PROJECT TOTAL</b>			
	Average unit Size:	899 SF							
RESIDENTIAL AREA:	10	7,542	8	7,922	8	7,922	26	23,386	
CIRC. & SUPPORT:		870		630		630		2,130	
<b>TOTAL RESIDENTIAL BUILDING AREA (NOT INCLUDING DECKS):</b>		<b>8,412</b>		<b>8,552</b>		<b>8,552</b>		<b>25,518</b>	
<b>BUILDING B</b>	<b>2 BUILDINGS</b>	<b>FLOOR 1</b>	<b>FLOOR 2</b>	<b>FLOOR 3</b>	<b>BUILDING TOTAL</b>	<b>PROJECT TOTAL</b>			
	Average unit Size:	911 SF							
RESIDENTIAL AREA:	18	14,598	16	15,471	16	15,471	50	45,540	
CIRC. & SUPPORT:		1,960		1,360		1,360		4,680	
<b>TOTAL RESIDENTIAL BUILDING AREA (NOT INCLUDING DECKS):</b>		<b>16,558</b>		<b>16,831</b>		<b>16,831</b>		<b>50,220</b>	
<b>BUILDING C</b>	<b>1 BUILDINGS</b>	<b>FLOOR 1</b>	<b>FLOOR 2</b>	<b>FLOOR 3</b>	<b>BUILDING TOTAL</b>	<b>PROJECT TOTAL</b>			
	Average unit Size:	918 SF							
RESIDENTIAL AREA:	18	14,962	16	15,471	16	15,471	50	45,904	
CIRC. & SUPPORT:		1,290		1,360		1,360		4,010	
<b>TOTAL RESIDENTIAL BUILDING AREA (NOT INCLUDING DECKS):</b>		<b>16,252</b>		<b>16,831</b>		<b>16,831</b>		<b>49,914</b>	

PARKING REQUIRED		
SPACES/ UNIT		
STUDIO	1.5	21 SPACES
1 BDR	1.5	307 SPACES
1 BDR+DEN	1.5	57 SPACES
2 BDR	2.0	162 SPACES
2 BDR+DEN	2.0	100 SPACES
GUEST	0.25	64 SPACES
<b>TOTAL</b>	<b>510 SPACES</b>	<b>2.01 SPACES/UNIT</b>
PARKING PROVIDED		
SURFACE	251	SPACES
GARAGES	80	SPACES
CARPORTS	182	SPACES
<b>TOTAL</b>	<b>513 SPACES</b>	
<b>BICYCLE PARKING REQUIRED:</b>	0	
<b>BICYCLE PARKING PROVIDED:</b>		
LONG TERM:	30	SPACES
SHORT TERM:	4	SPACES
<b>TOTAL:</b>	<b>34</b>	<b>SPACES</b>

UNIT MIX		PROJECT TOTAL	
STUDIO		Units	% SF
S1	AVE. SIZE: 576 SF	14	5.5% 8,064
<b>1 BEDROOM:</b>			
A1		6	2.4% 4,308
A2		54	21.3% 39,960
A3		8	3.1% 5,464
A3A		3	1.2% 2,235
<b>1 BDR + DEN:</b>	AVE. SIZE: 732 SF	<b>71</b>	<b>28.0% 51,967</b>
A1+		6	2.4% 4,980
A2+		15	5.9% 13,035
A3+		11	4.3% 9,933
A3A+		6	2.4% 4,602
<b>2 BEDROOM:</b>	AVE. SIZE: 857 SF	<b>38</b>	<b>15.0% 32,550</b>
B1		18	7.1% 18,270
B2		12	4.7% 12,204
B3		45	17.7% 47,295
B4		6	2.4% 6,150
<b>2 BDR + DEN:</b>	AVE. SIZE: 1,036 SF	<b>81</b>	<b>31.9% 83,919</b>
B2+		28	11.0% 29,344
B3+		22	8.7% 24,684
<b>AVE. SIZE: 1,081 SF</b>		<b>50</b>	<b>19.7% 54,028</b>
<b>NET RENTABLE RESIDENTIAL AREA:</b>		<b>254</b>	<b>100% 230,528</b>
<b>CIRC. &amp; SUPPORT:</b>			<b>21,890</b>
<b>TOTAL RESIDENTIAL BUILDING AREA (NOT INCLUDING DECKS):</b>		<b>91%</b>	<b>252,418</b>
<b>AMENITY BUILDINGS:</b>			
CLUBHOUSE:			6,000
CABANA:			575
AMENITY PAVILION:			400
DETACHED GARAGES:	3,024 SF 7 Buildings	Efficiency	21,168
<b>TOTAL OVERALL BUILDING AREA:</b>		<b>82%</b>	<b>280,561</b>
<b>TOTAL ENCLOSED BUILDING AREA W/O CIRC. &amp; SUPPORT</b>		<b>89%</b>	<b>258,671</b>

### VICINITY MAP



### PROJECT TEAM

#### OWNER / DEVELOPER:

COLE PARTNERS  
2484 NATOMAS PARK DRIVE, SUITE 101  
SACRAMENTO, CA 95833  
CONTACT: ROB COLE  
916.273-4020  
RCOLE@COLEPARTNERS.COM

#### ARCHITECT:

LPAS ARCHITECTURE + DESIGN  
2484 NATOMAS PARK DRIVE, SUITE 100  
SACRAMENTO, CA 95833

CONTACT: CHRIS KELLY  
916.443.0335  
CKELLY@LPAS.COM

#### LANDSCAPE ARCHITECT:

LPAS ARCHITECTURE + DESIGN  
2484 NATOMAS PARK DRIVE, SUITE 100  
SACRAMENTO, CA 95833

CONTACT: THAIS DEL CASTILLO  
916.443.0335  
TDELCASTILLO@LPAS.COM

#### CIVIL ENGINEER:

RSC ENGINEERING, INC  
1420 ROCKY RIDGE DRIVE, SUITE 105  
ROSEVILLE, CA 95661

CONTACT: TIFFANY ANN WILSON  
916.788.2884  
T.WILSON@RSC-ENGR.COM

### SHEET INDEX

#### ARCHITECTURAL AND LANDSCAPE

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A19	OUTDOOR PAVILION - FLOOR/ROOF PLANS AND ELEVATIONS

#### CIVIL:

SP	PRELIMINARY SITE PLAN
DA	DISABLED ACCESS PLAN
GR1	PRELIMINARY GRADING PLAN
UT1	PRELIMINARY UTILITY PLAN
DMA1	PRELIMINARY STORMWATER CONTROL PLAN
LT1	PHOTOMETRIC PLAN - SOUTH
LT2	PHOTOMETRIC PLAN - NORTH





BUILDING C

BUILDING A4

UNIVERSITY AVENUE STREET SCENE - NORTH

SEE UNIVERSITY AVE - SOUTH SCENE



BUILDING A3

MID-BLOCK DRIVEWAY

BUILDING A2

BUILDING A1

UNIVERSITY AVENUE STREET SCENE - SOUTH

SEE UNIVERSITY AVE - NORTH SCENE



BUILDING C

WHITNEY RANCH PARKWAY STREET SCENE



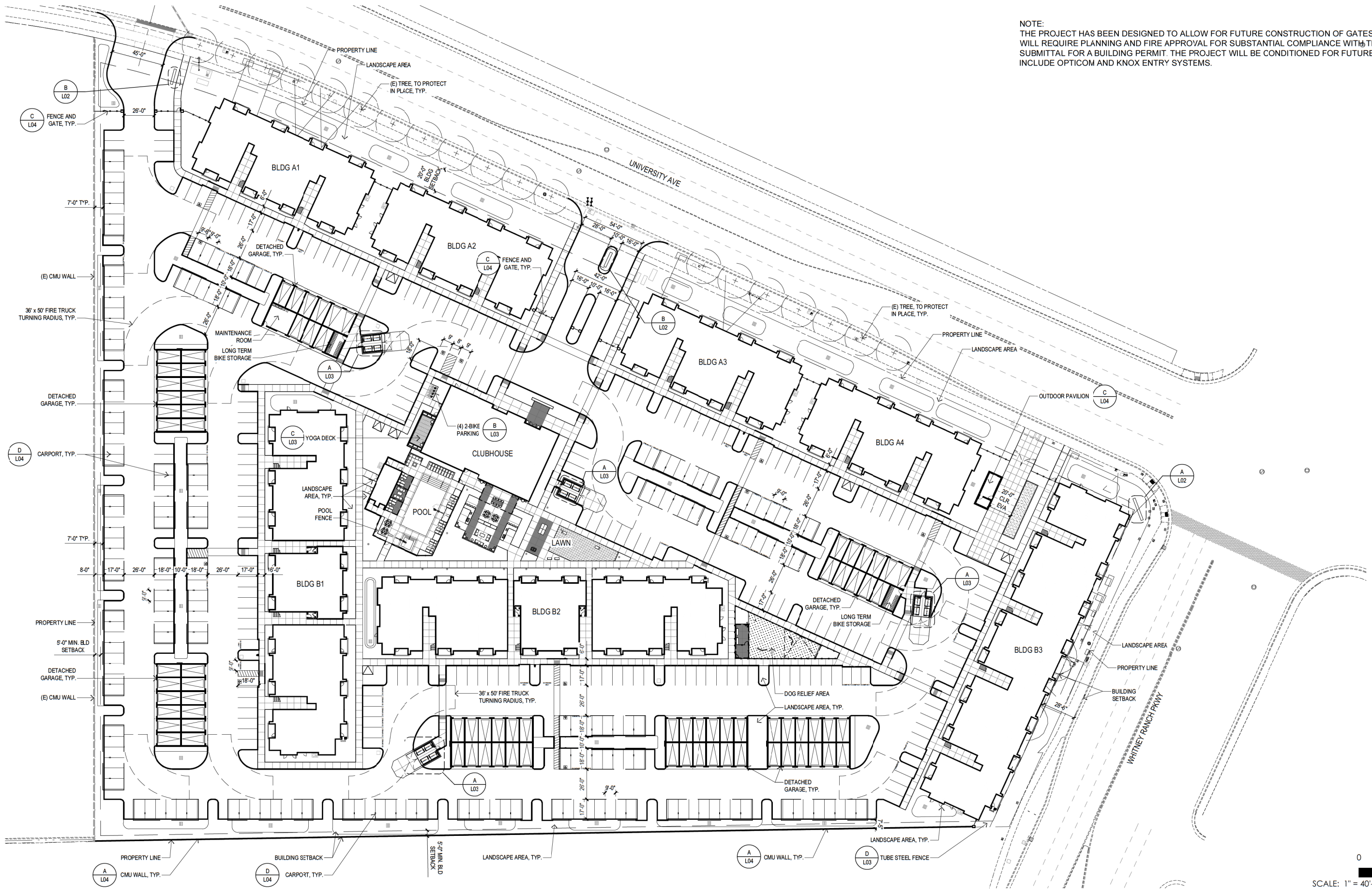




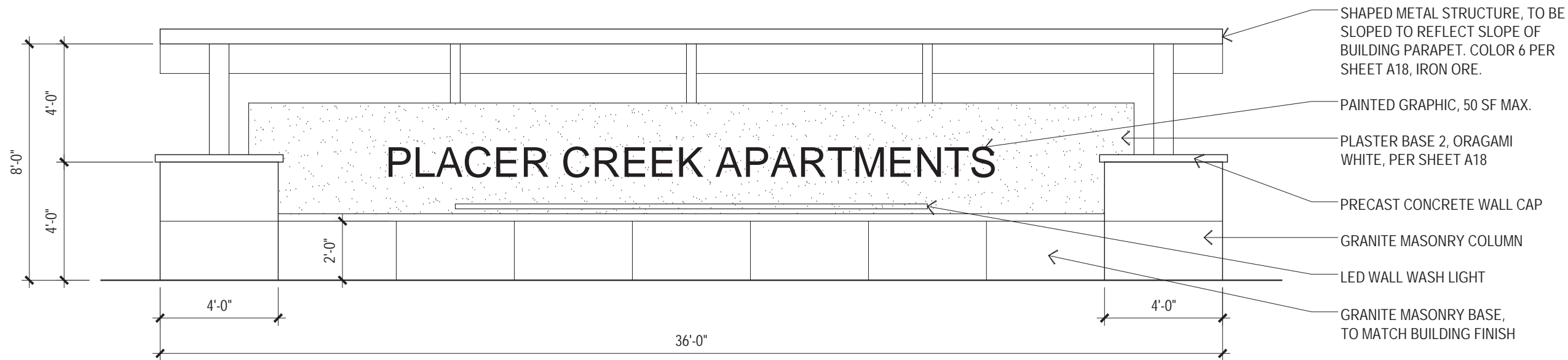
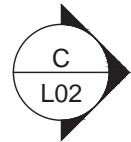




NOTE:  
 THE PROJECT HAS BEEN DESIGNED TO ALLOW FOR FUTURE CONSTRUCTION OF GATES IF DESIRED, AND FUTURE GATES WILL REQUIRE PLANNING AND FIRE APPROVAL FOR SUBSTANTIAL COMPLIANCE WITH THE APPROVED PROJECT PRIOR TO SUBMITTAL FOR A BUILDING PERMIT. THE PROJECT WILL BE CONDITIONED FOR FUTURE GATES TO MATCH THE WALLS AND INCLUDE OPTICOM AND KNOX ENTRY SYSTEMS.

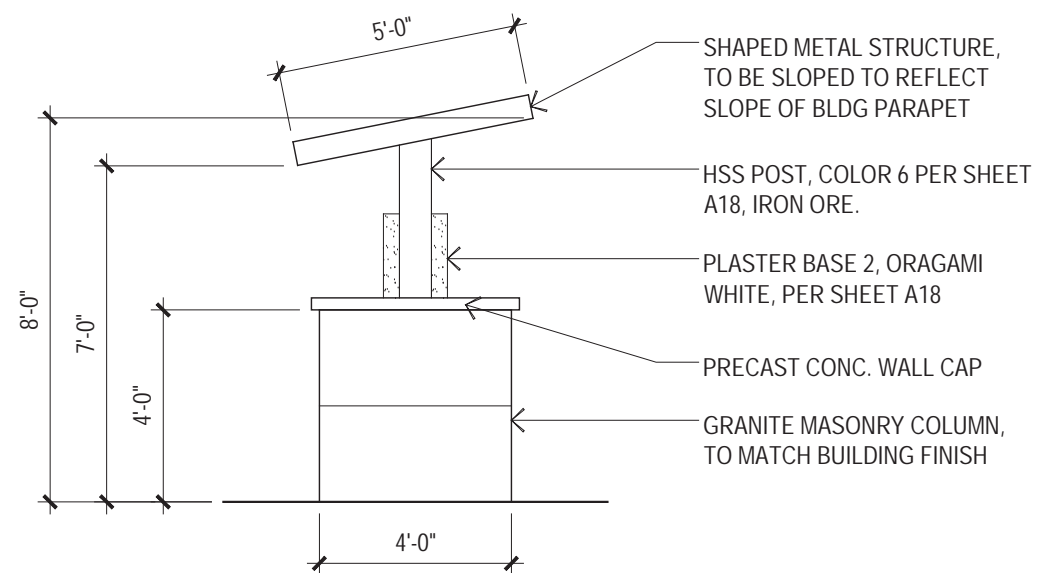






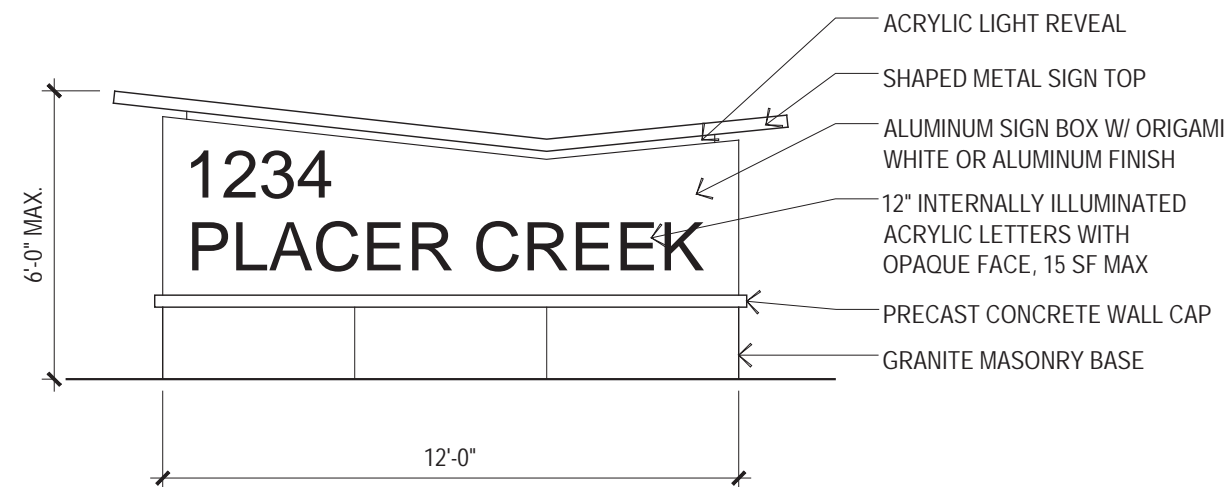
NOTE:  
DEVIATIONS FROM THE APPROVED EXHIBIT ARE SUBJECT TO FURTHER REVIEW AND APPROVAL BY THE COMMUNITY DEVELOPMENT DIRECTOR FOR SUBSTANTIAL COMPLIANCE.

CONCEPTUAL CORNER MONUMENT SIGN | A  
SCALE: 1/2"=1'-0"



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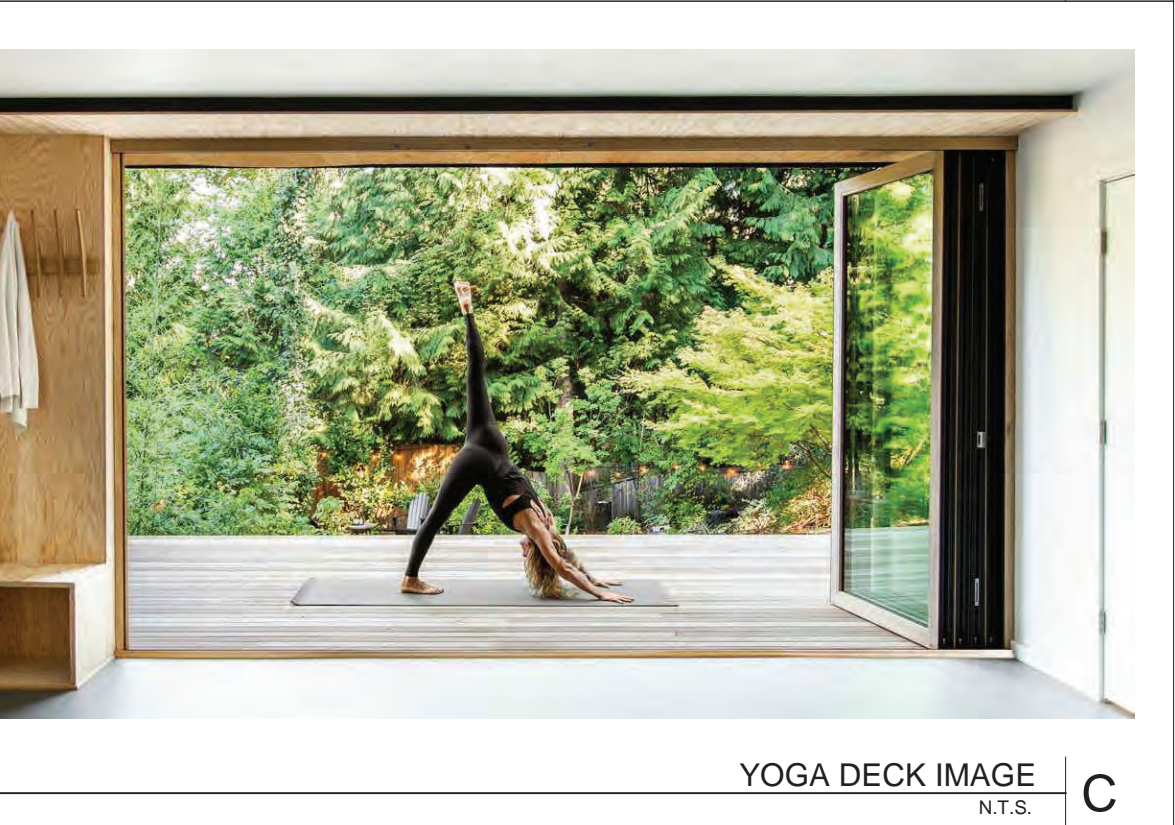
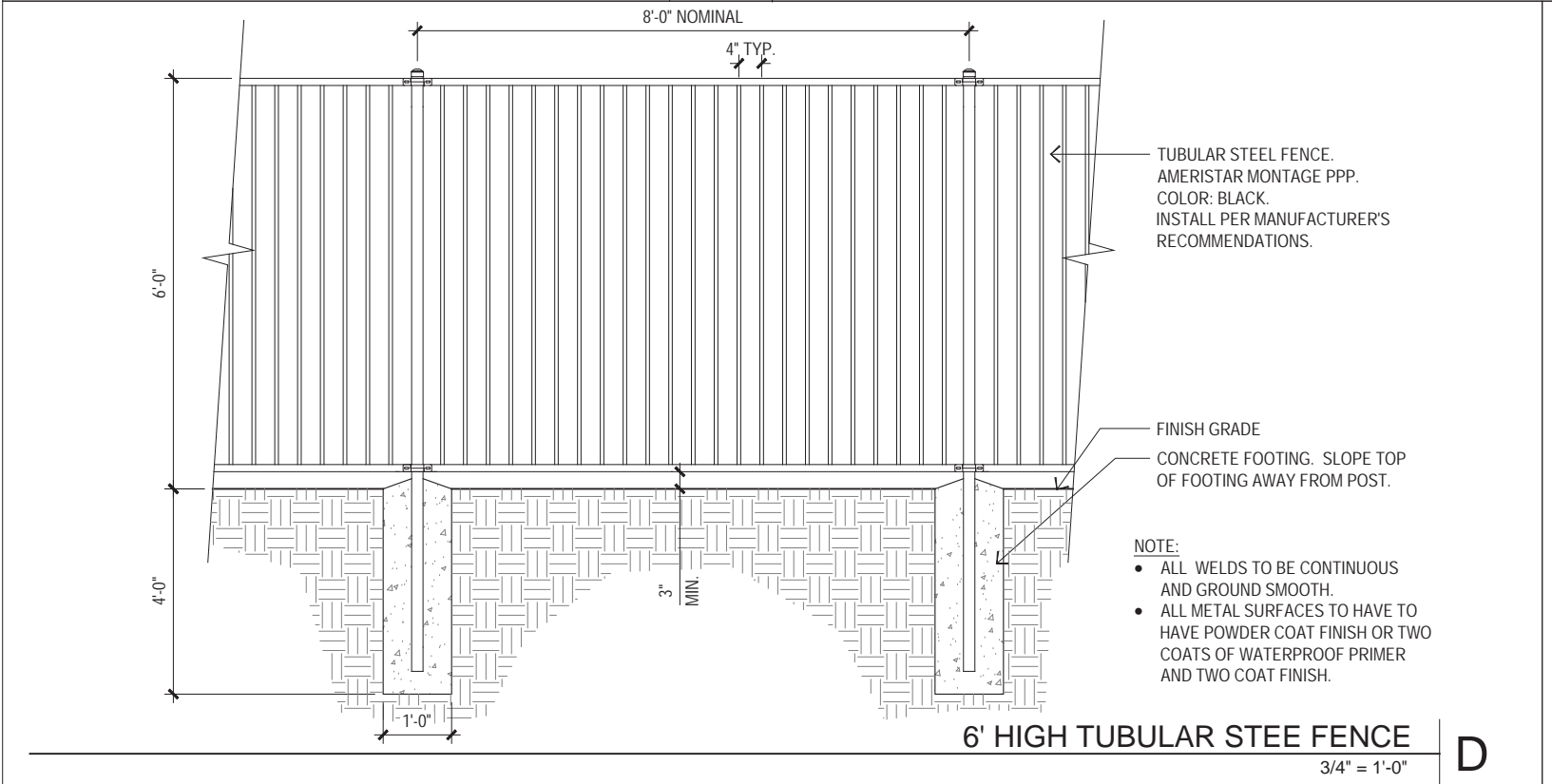
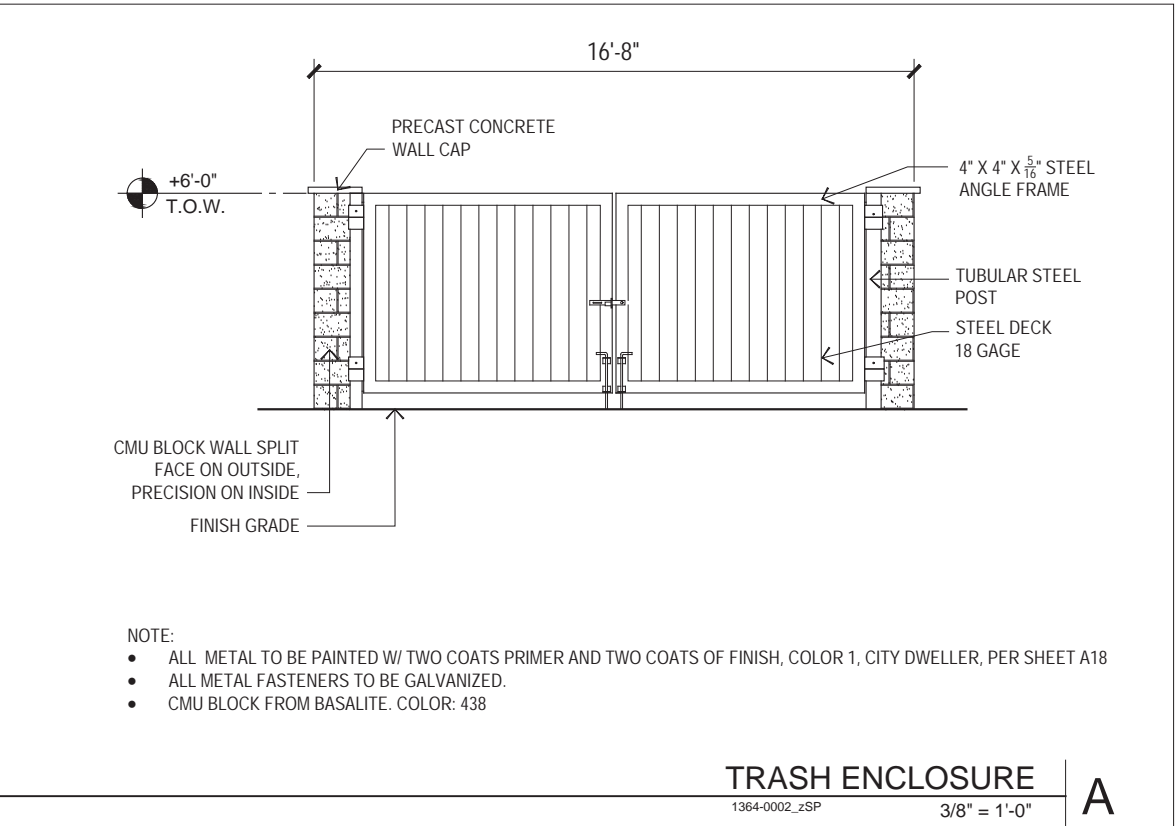
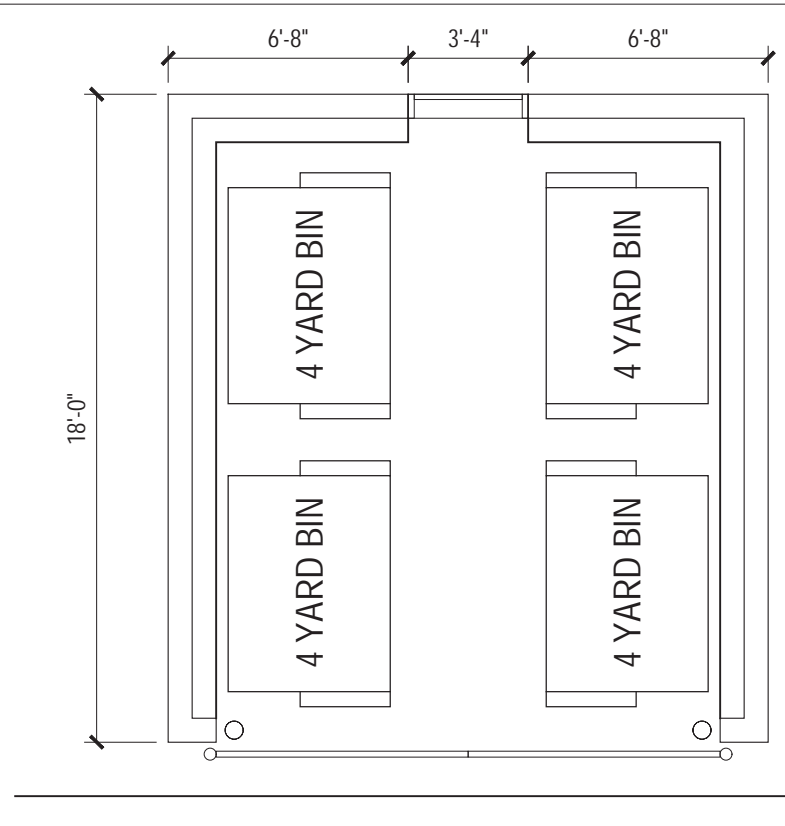
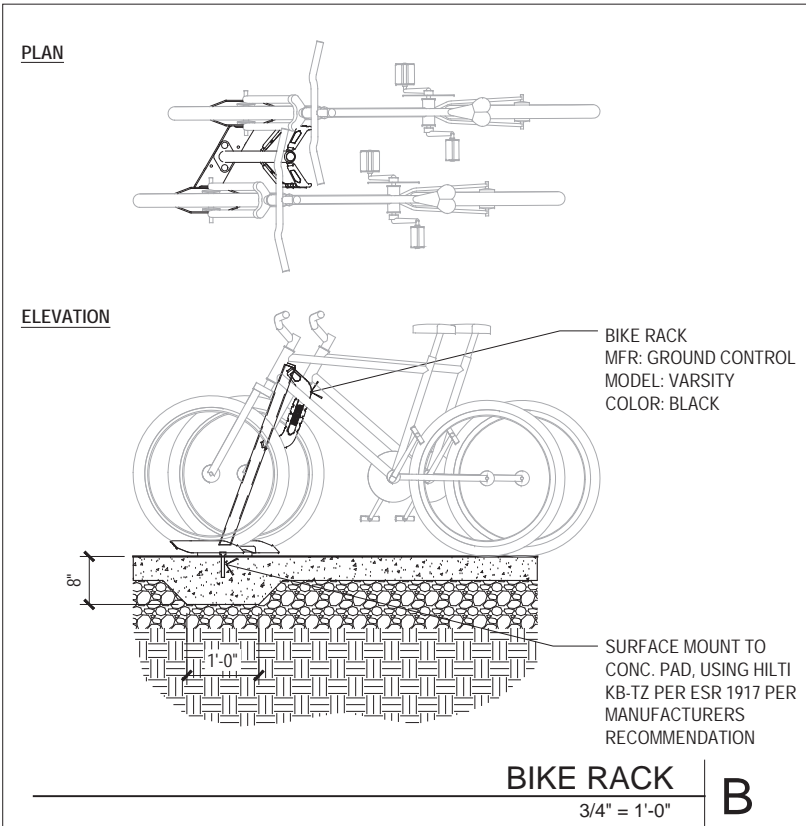
CONCEPTUAL CORNER MONUMENT SIGN | C  
SCALE: 1/2"=1'-0"



NOTE:  
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CONCEPTUAL ENTRY DRIVE MONUMENT SIGN | B  
SCALE: 1/2"=1'-0"

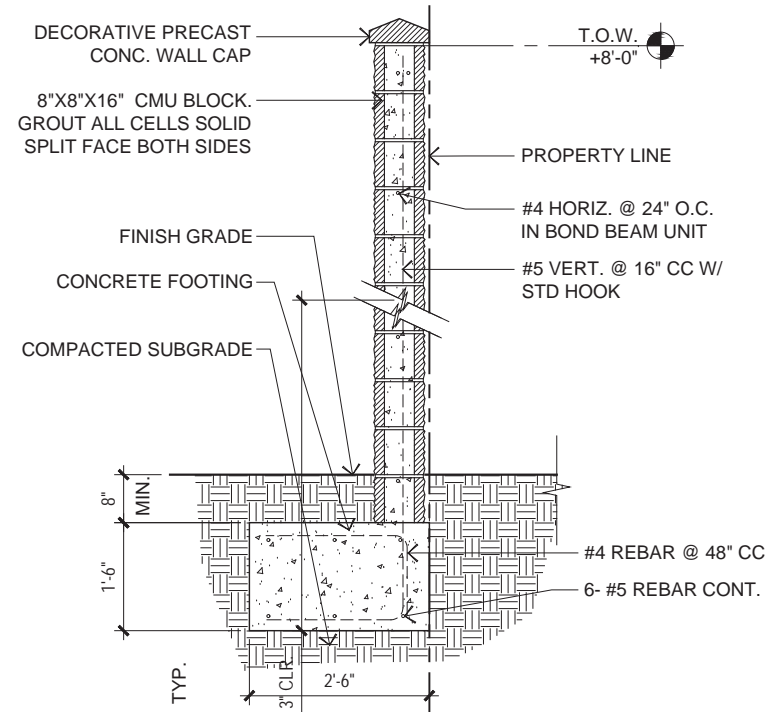




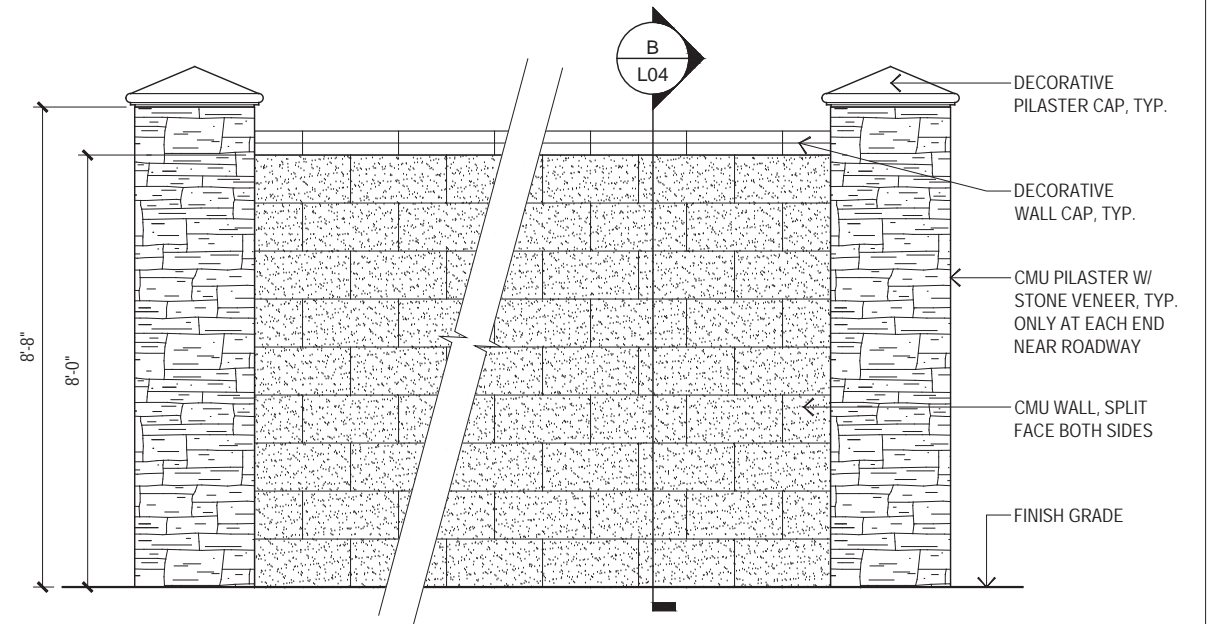




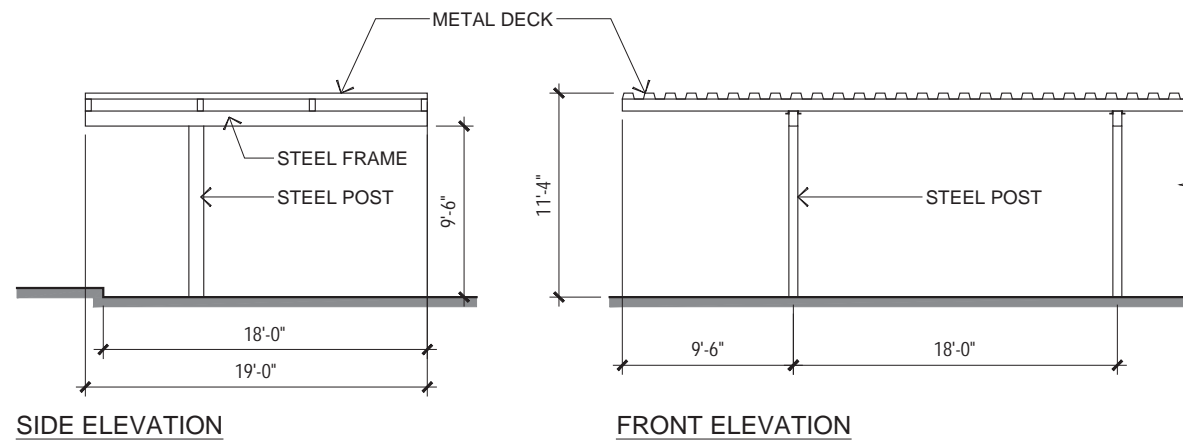
**OUTDOOR PAVILLION**  
N.T.S. **C**



**6'-0" CMU WALL AT PROPERTY LINE**  
1364-0002\_zSP  $3/4" = 1'-0"$  **B**



**CMU WALL WITH PILASTER**  
 $3/4" = 1'-0"$  **A**

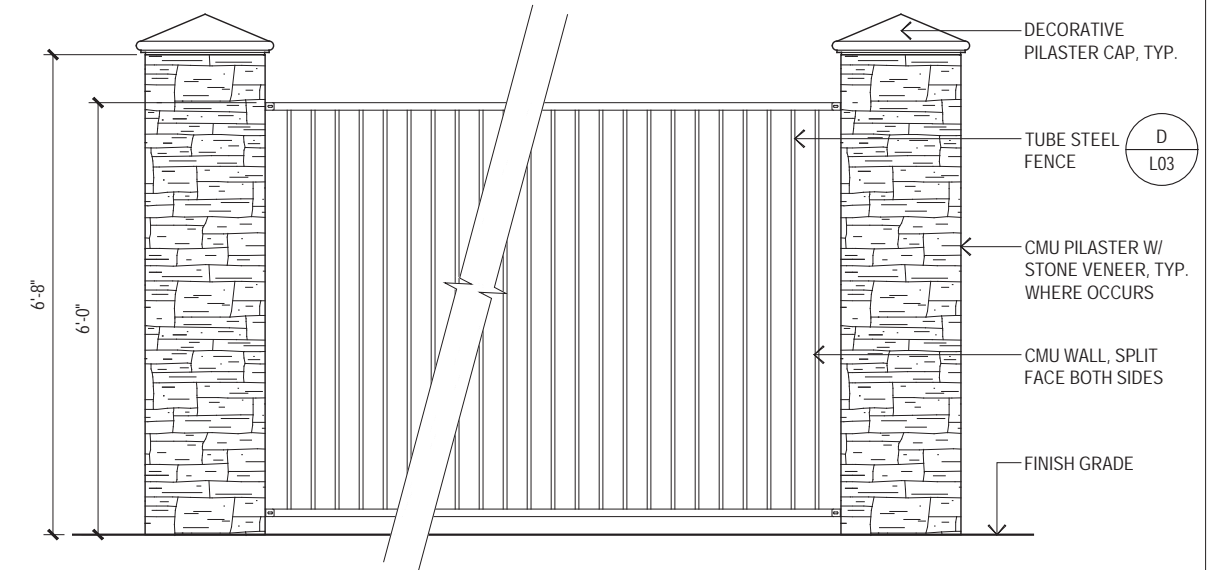


**SIDE ELEVATION**

**FRONT ELEVATION**

NOTE:  
PAINT ALL STEEL W/ COATS OF PRIMER AND 2 COATS OF PAINT TO MATCH  
PLASTER COLOR ON BUILDINGS, PLASTER BASE 1, CITY DWELLER, PER A18

**CARPORT**  
1364-0002\_zSP  $3/16" = 1'-0"$  **D**



**TUBE STEEL FENCE WITH PILASTER**  
 $3/4" = 1'-0"$  **D**

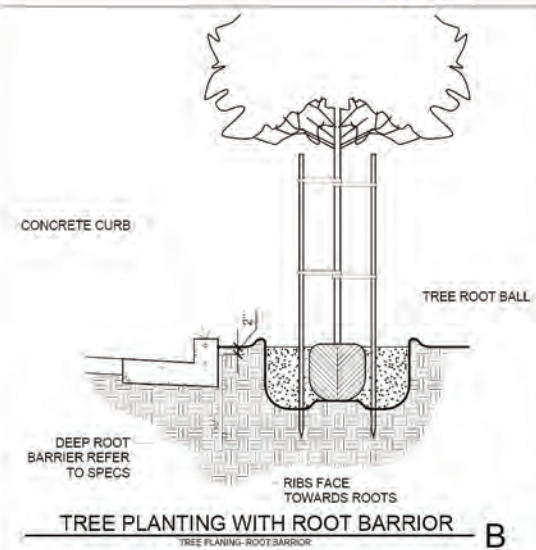
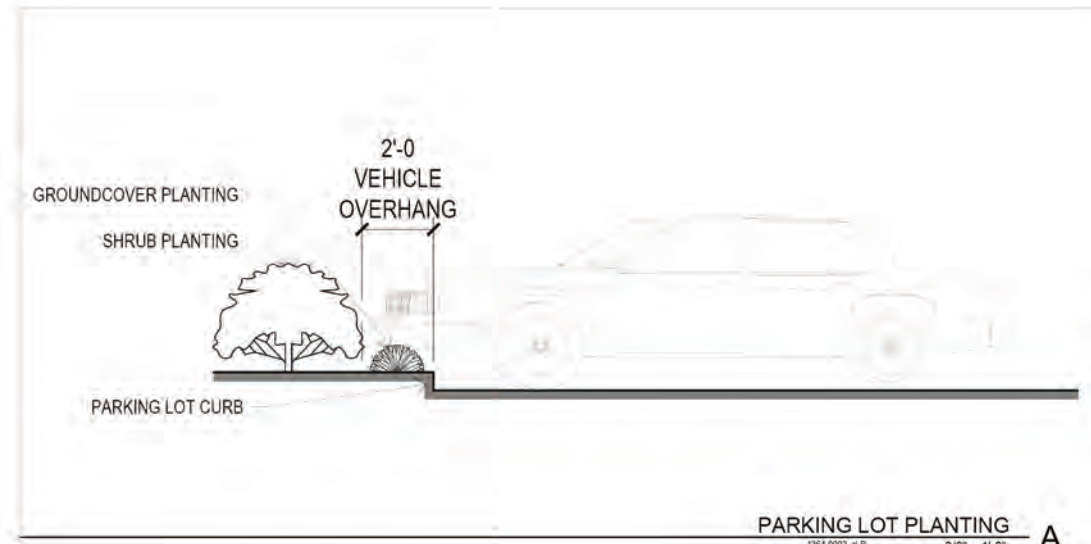


**PLANTING NOTES**

1. IRRIGATION TO MEET STATE WATER EFFICIENT LANDSCAPE STANDARDS.
2. PLANTINGS MEET THE REQUIREMENTS OF THE WATER CONSERVATION IN LANDSCAPING ACT
3. ALL PLANT MATERIALS SHALL COMPLY WITH SPECIFICATIONS OF ANSI Z60.1 "AMERICAN STANDARD FOR NURSERY STOCK"
4. LANDSCAPE PLAN NOTED AS SHRUBS SHALL BE 5 GAL SHRUBS AND INCLUDE THE FOLLOWING:

(ALL SHRUBS ARE CONDITIONED TO BE 5 GALLON AND FEW EXCEPTIONS WILL BE MADE IN PLAN CHECK EXCEPT FOR AVAILABILITY OR OTHER DESIGN REASON THAT STAFF CAN FIND SUBSTANTIALLY COMPLIANT WITH THE APPROVED LANDSCAPE PLAN. GENERALLY, WE PREFER TO SUBSTITUTE PLANT TYPES BEFORE THE SIZE IS REDUCED.)

- FLOWERING SHRUBS AND GROUND COVER USED WHERE POSSIBLE
  - TREES, SHRUBS AND GROUND COVER TO COMPLY WITH MWELQ WATER REQUIREMENTS
  - TREES, SHRUBS, AND GROUND COVER TO COMPLY WITH ROCKLIN DESIGN GUIDELINES
  - TREES, SHRUBS, AND GROUND COVER TO BE EVERGREEN OR HAVE SHOWY FALL COLOR
5. FLOWERING TREES USED TO ACCENTUATE ARCHITECTURE AND ENTRIES
  6. SCREEN TREES TO BE USED ALONG PROPERTY LINES ADJACENT TO NEIGHBORING PROPERTIES
  7. PLANTER POTS AND POT PLANTINGS: THE PROJECT WILL BE CONDITIONED TO PROVIDE GOOD SIZED POTS WITH A MIX OF PLANTINGS TO CREATE VARIATION OF HEIGHT AND TEXTURE (AKA THRILLER, FILLER, SPILLER). THE POTS ARE TO HAVE AUTOMATIC IRRIGATION.



**PLANT SCHEDULE**

TREES	BOTANICAL / COMMON NAME	CONT	WATER USE	MATURE HEIGHT / WIDTH
	<i>Acer rubrum</i> 'Bowhall' Bowhall Maple	15 gal	Low	40X15'
	<i>Cercis canadensis</i> 'Forest Pansy' TM Forest Pansy Redbud	15 gal	Med	20X25'
	<i>Ginkgo biloba</i> 'Princeton Sentry' Princeton Sentry Ginkgo	24"box	Med	30X25'
	<i>Laurus x 'Saratoga'</i> Saratoga Hybrid Laurel	24"box	Low	35X30'
	<i>Pistacia chinensis</i> 'Keith Davey' Keith Davey Chinese Pistache	15 gal	Low	45X35'
	<i>Prunus caroliniana</i> Carolina Laurel Cherry	15 gal	Low	25X20'
	<i>Prunus caroliniana</i> 'Bright 'N Tight' TM Bright 'N Tight Carolina Laurel	15 gal	Low	10X8'
	<i>Pyrus calleryana</i> 'New Bradford' New Bradford Pear	24"box	Med	35X30'
	<i>Tristania conferta</i> Brisbane Box	15 gal	Med	30X25'
	<i>Ulmus parvifolia</i> 'Allee' Allee Lacebark Elm	15 gal	Med	45X35'
	<i>Washingtonia robusta</i> Mexican Fan Palm	15' BTH	Low	40X8'
	<i>Zelkova serrata</i> 'Green Vase' Sawleaf Zelkova	15 gal	Med	45X35'
SHRUBS	BOTANICAL / COMMON NAME	CONT	WATER USE	
	<i>Acacia cognata</i> 'ACCOG01' Cousin Itt Little River Wattle	5 gal	Low	ROW
	<i>Achillea millefolium</i> Common Yarrow	5 gal	Low	
	<i>Calamagrostis x acutiflora</i> 'Karl Foerster' Feather Reed Grass	5 gal	Low	
	<i>Callistemon viminalis</i> 'CV01' TM Slim Weeping Bottlebrush	5 gal	Low	
	<i>Callistemon viminalis</i> 'Neon Pink' TM Bottle Pop Neon Pink Weeping Bottlebrush	5 gal	Low	
	<i>Callistemon viminalis</i> 'Bette' John Dwarf Weeping Bottle Brush	5 gal	Low	
	<i>Cistus x purpureus</i> Orchid Rockrose	5 gal	Low	ROW
	<i>Dendromecon harfordii</i> Island Bush Poppy	5 gal	Low	ROW
	<i>Dianella revoluta</i> 'DR5000' TM Little Rev Flax Lily	5 gal	Low	ROW
	<i>Eriogonum fasciculatum</i> 'Warriner Lytle' Warriner Lytle California Buckwheat	5 gal	Low	
	<i>Euonymus japonicus</i> 'Green Spire' Green Spire Euonymus	5 gal	Low	
	<i>Galvezia speciosa</i> Island Bush Snapdragon	5 gal	Low	ROW
	<i>Hesperaloe parviflora</i> 'Perpa' TM Brakelights Red Yucca	5 gal	Low	ROW
	<i>Miscanthus sinensis</i> 'Morning Light' Morning Light Eulalia Grass	5 gal	Med	
	<i>Myrtus communis</i> 'Compacta' Dwarf Common Myrtle	5 gal	Low	
VINE	BOTANICAL / COMMON NAME	CONT	WATER USE	
	<i>Hardenbergia violacea</i> 'Happy Wanderer' Happy Wanderer Lilac Vine	5 gal	Med	
	<i>Parthenocissus tricuspidata</i> 'Veitchii' Boston Ivy	5 gal	Med	
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	WATER USE	
	<i>Baccharis pilularis</i> 'Twin Peaks#2' Twin Peaks #2 Coyote Brush	1 gal	Low	
	<i>Bulbine frutescens</i> 'Athena Compact Yellow' Athena Compact Yellow Stalked Bulbine	1 gal	Low	ROW
	<i>Carex divisa</i> European Gray Sedge	5 gal	Low	ROW
	<i>Epilobium catum latifolium</i> 'Everett's Choice' Everett's California Fuchsia	5 gal	Low	ROW
	<i>Grevillea lanigera</i> 'Coastal Gem' Coastal Gem Grevillea	5 gal	Low	ROW
	<i>Juniperus horizontalis</i> 'Blue Chip' Blue Chip Juniper	1 gal	Low	
	<i>Lomandra longifolia</i> 'Breeze' TM Breeze Mat Rush	5 gal	Low	
	Native Sod Delta Grasslands MIX	sod	Low	
	<i>Rosmarinus officinalis</i> 'Huntington Carpet' Huntington Carpet Rosemary	1 gal	Low	

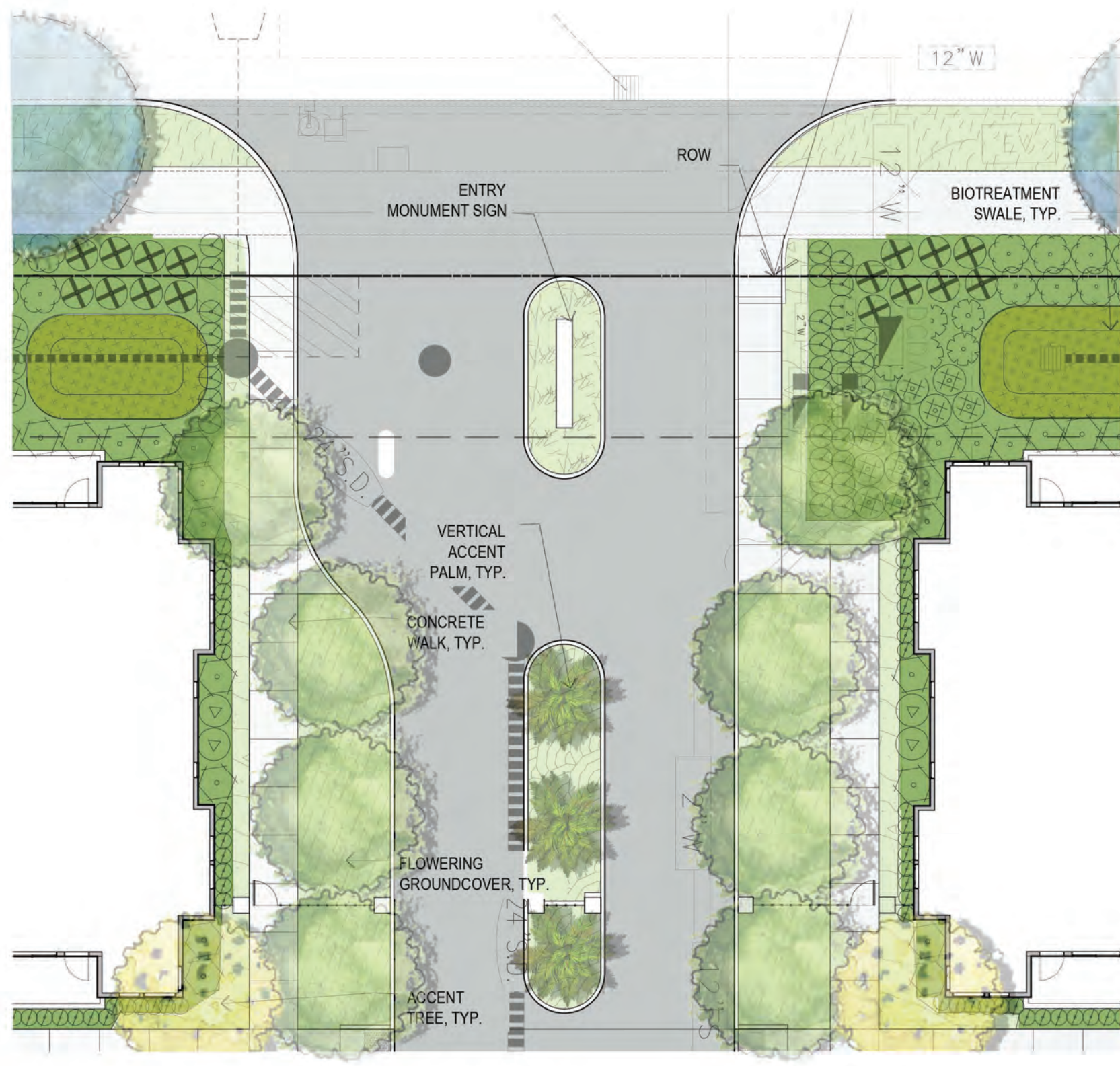




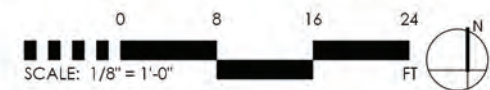




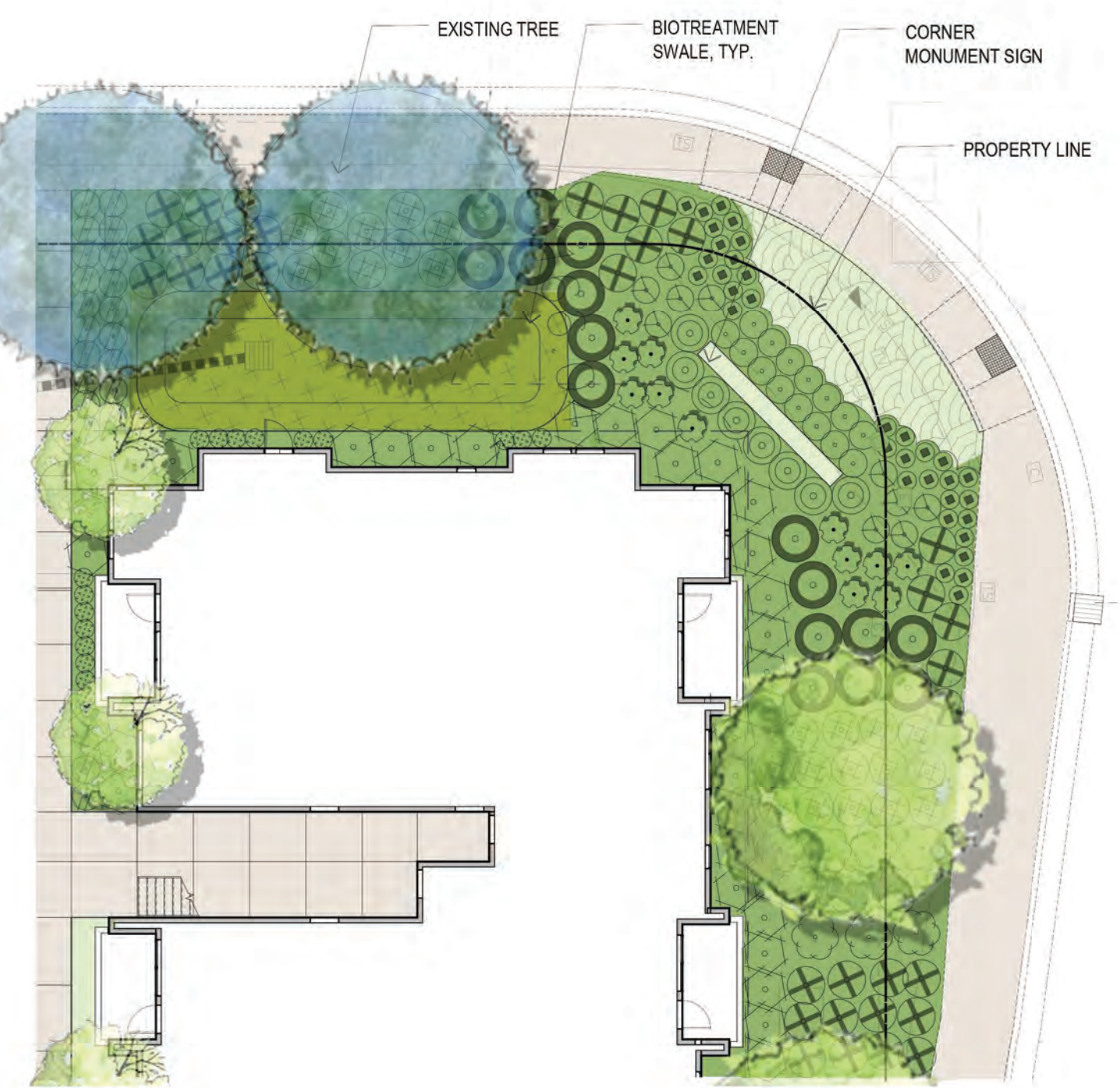
CORNER ENTRY DRIVE LANDSCAPE ENLARGEMENT  
1/8" = 1'-0" B



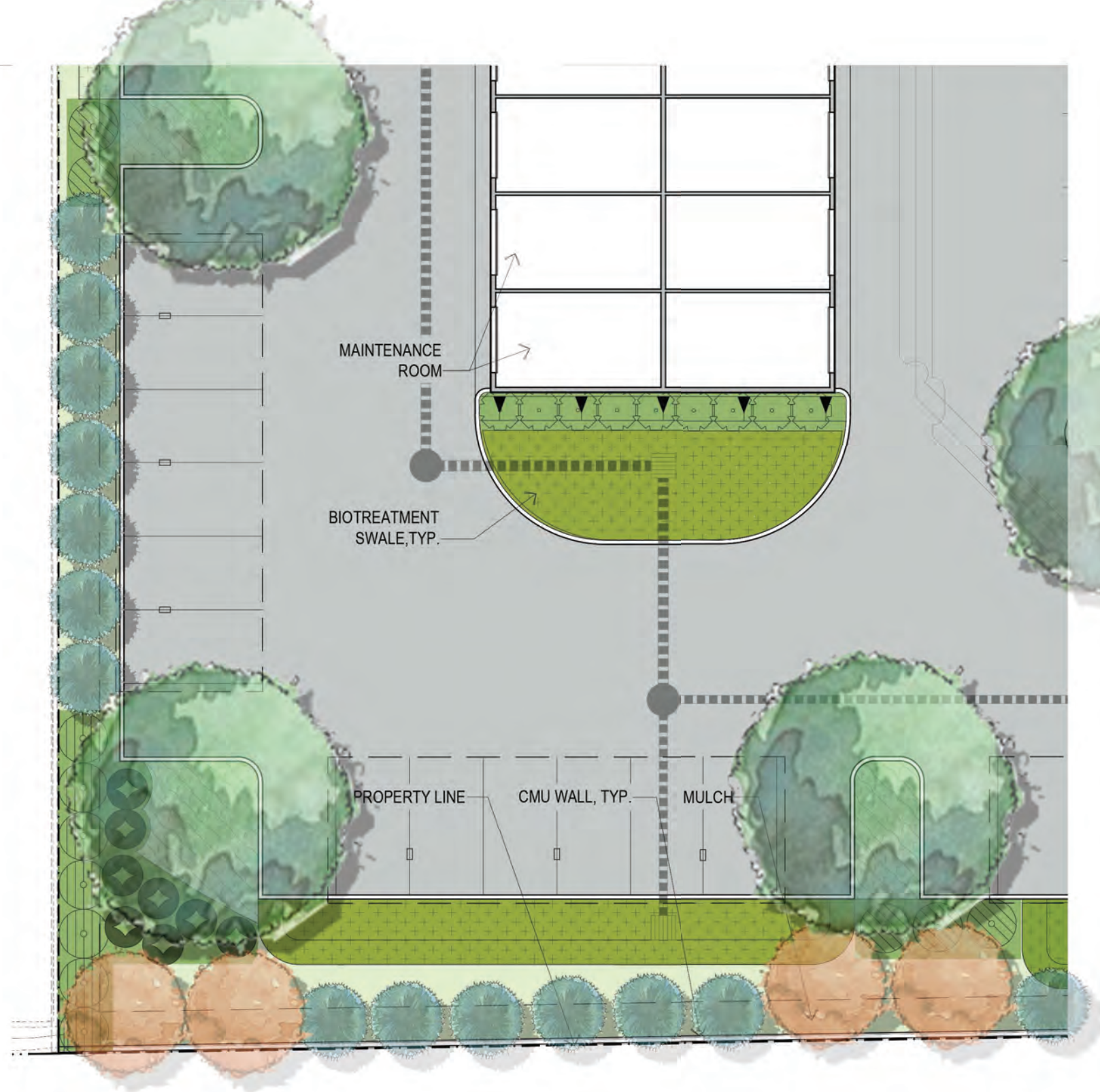
ENTRY DRIVE LANDSCAPE ENLARGEMENT  
1/8" = 1'-0" A



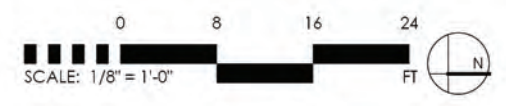




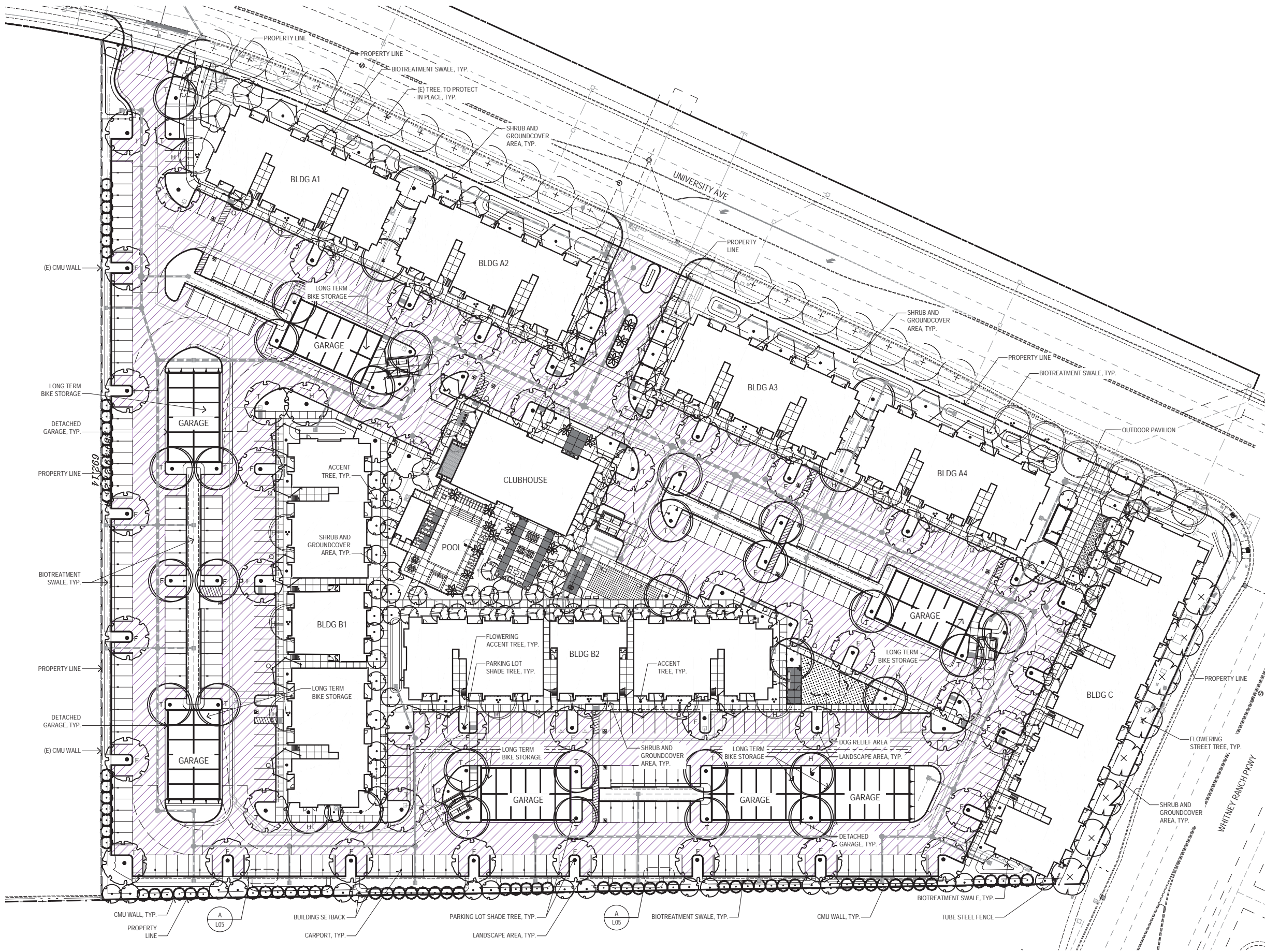
CORNER AT INTERSECTION  
1/8" = 1'-0" B



EASTERN PROPERTY LINE LANDSCAPE AREA  
1/8" = 1'-0" A



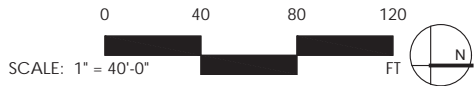




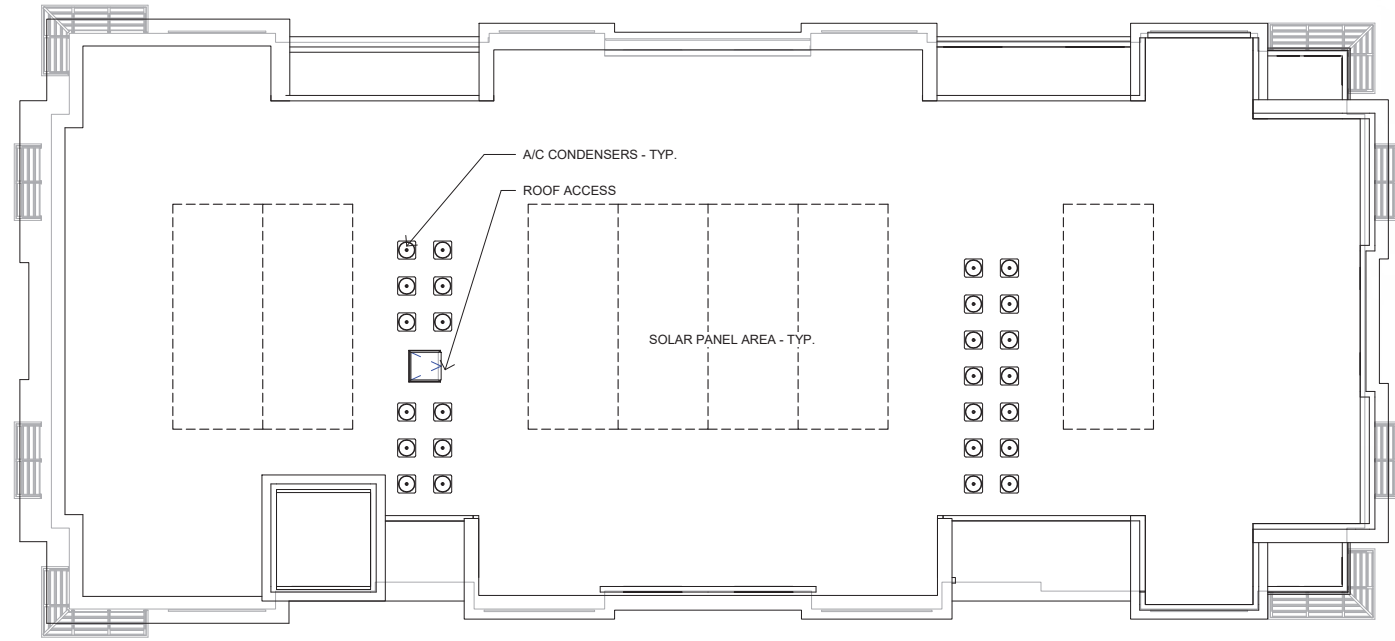
SHADE CALCULATION

Tree Species	Tree Height and Spread	Coverage	Qty	Area	Shade Total
<i>Ulmus parvifolia</i> 'Allee'	45' x 35'	(F) Full	33	962	31,746
<i>Zelkova s.</i> 'Green Vase'		(T) Three-Qtrs	37	722	26,714
<i>Pistacia c.</i> 'Kieth Davey'		(H) Half	11	481	5,291
		(Q) Quarter	2	241	482
		Total			64,233
<i>Laurus 'Saratoga'</i>	35' x 30'	(F) Full	0	706	0
		(T) Three-Qtrs	0	530	0
		(H) Half	8	354	2,832
		(Q) Quarter	5	177	885
		Total			3,717
<i>Tristania conferta</i>	30' x 25'	(F) Full	0	491	0
<i>Ginkgo b.</i> 'Princeton Sentry'		(T) Three-Qtrs	2	368	736
		(H) Half	10	246	2,460
		(Q) Quarter	32	123	3,936
		Total			7,132
<i>Prunus caroliniana</i>	25' x 20'	(F) Full	0	314	0
		(T) Three-Qtrs	0	236	0
		(H) Half	0	157	0
		(Q) Quarter	1	79	79
		Total			79
Total Tree Shaded Area Provided					75,161
Percent of Parking Shaded					51.7%
Total Parking Area					145,311

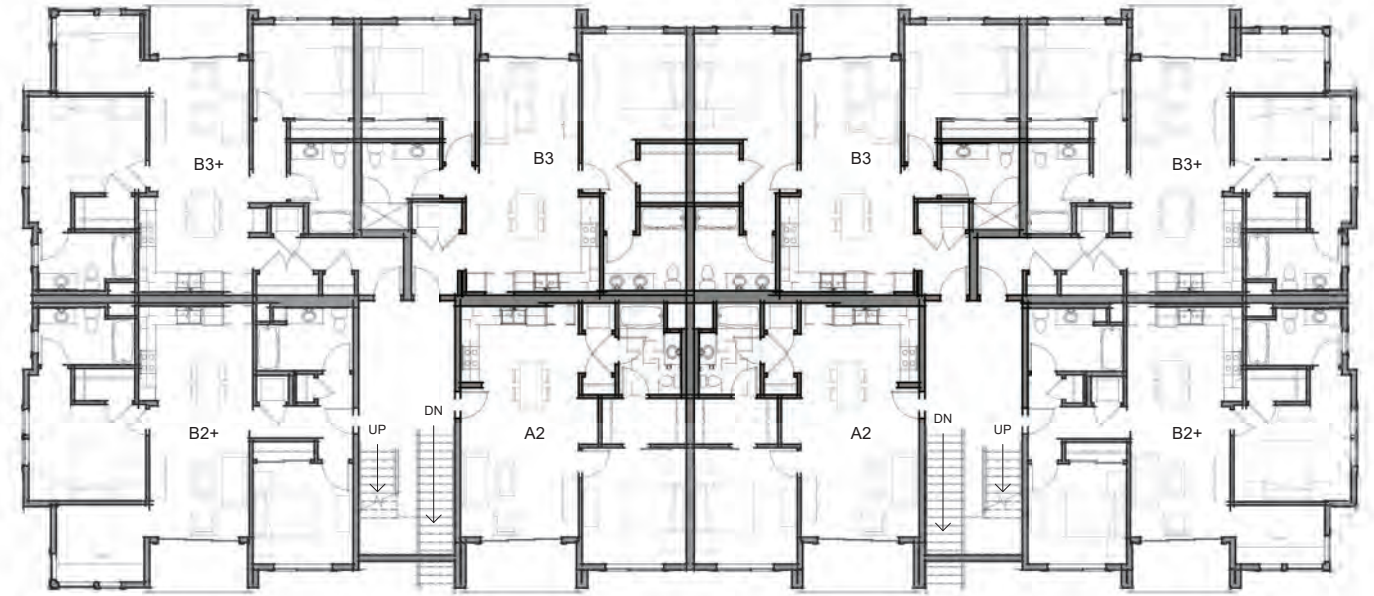
LEGEND



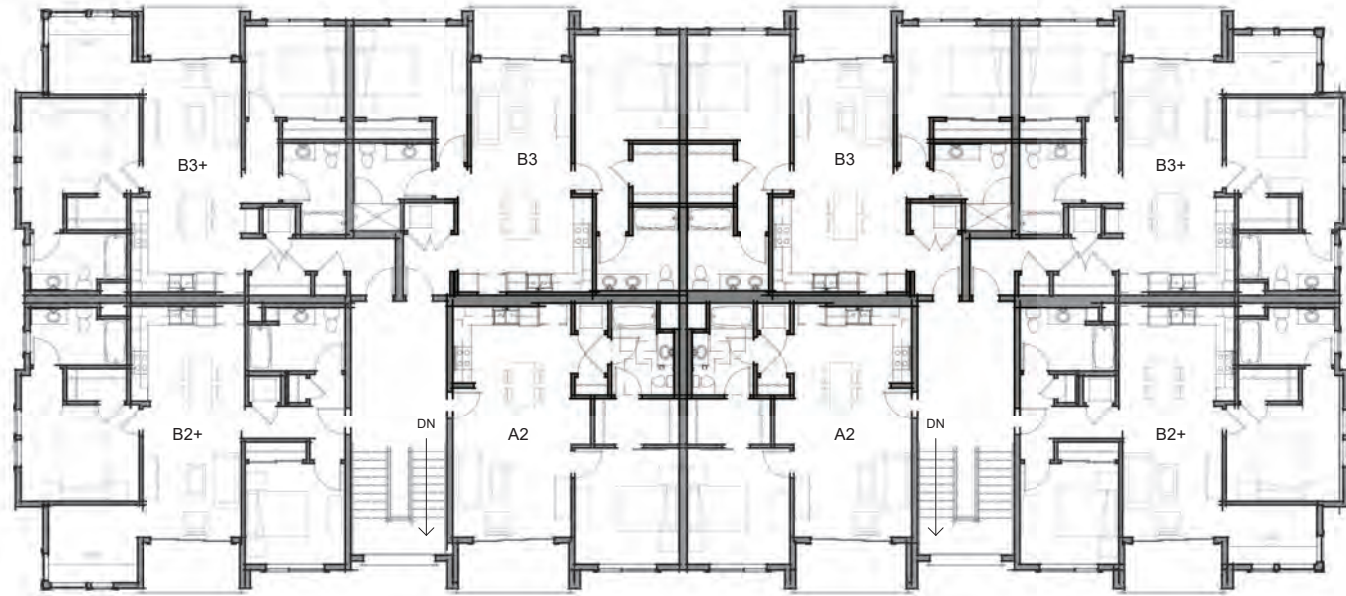




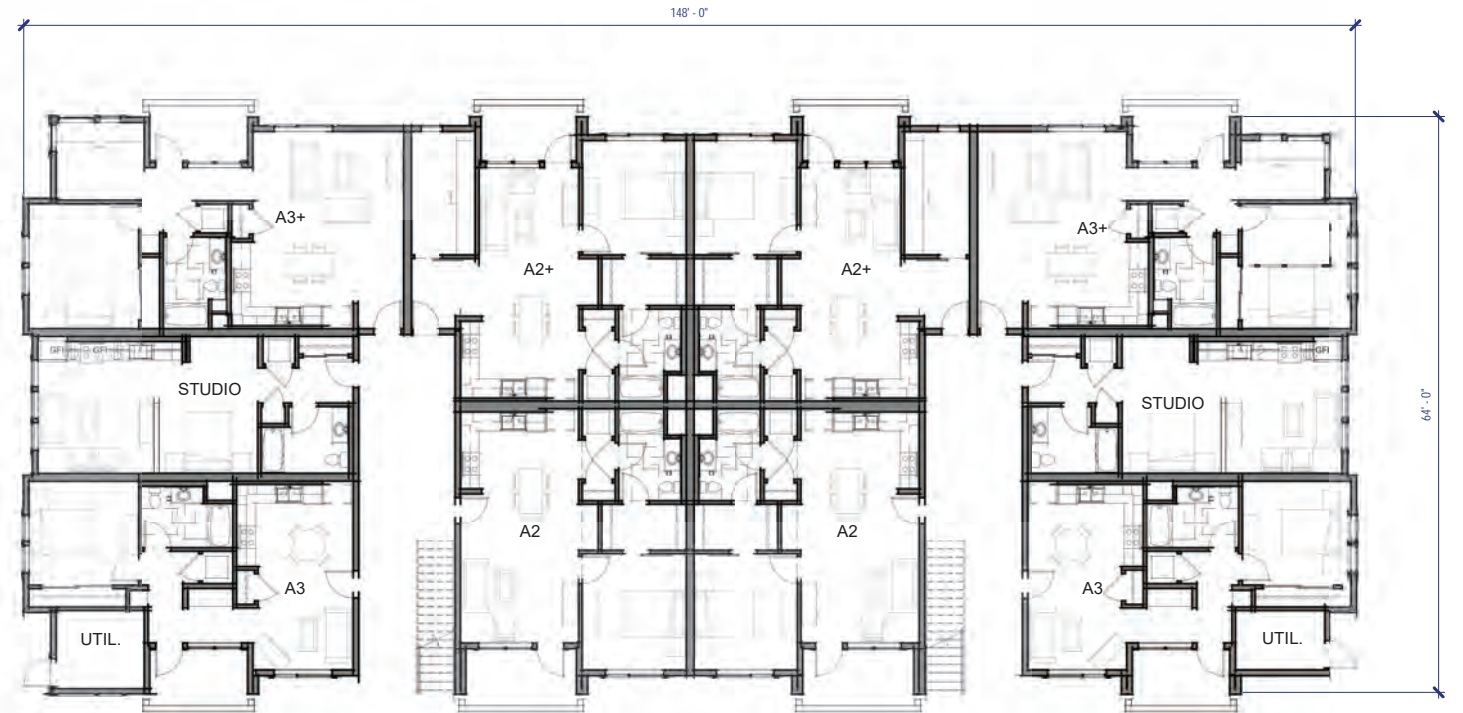
BUILDING A - ROOF PLAN  
3/32" = 1'-0" 4



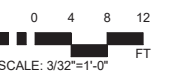
BUILDING A - SECOND FLOOR PLAN  
3/32" = 1'-0" 2



BUILDING A - THIRD FLOOR PLAN  
3/32" = 1'-0" 3



BUILDING A - FIRST FLOOR PLAN  
3/32" = 1'-0" 1







RIGHT ELEVATION | 3  
3/32" = 1'-0"



REAR ELEVATION | 4  
3/32" = 1'-0"

COLOR AND MATERIALS LEGEND

- |                                      |                        |
|--------------------------------------|------------------------|
| 1 PLASTER BASE COLOR 1 (WARM GRAY)   | KM 4941 CITY DWELLER   |
| 2 PLASTER BASE/TRIM COLOR 2 (WHITE)  | SW 7636 ORIGAMI WHITE  |
| 3 PLASTER BASE/TRIM COLOR 3 (BRONZE) | KM 4575 MUD ROOM       |
| 4 PLASTER ACCENT 1 (COPPER)          | KM 5366 EXOTIC LIFE    |
| 5 PLASTER ACCENT 2 (GREEN)           | KM 5155 WEEPING WILLOW |
| 6 ACCENT TRIM (DARK BRONZE)          | SW 7069 IRON ORE       |
| 7 METAL SIDING                       |                        |
| 8 COMPOSITION SHINGLES               |                        |



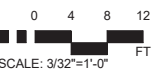
LEFT ELEVATION | 2  
3/32" = 1'-0"



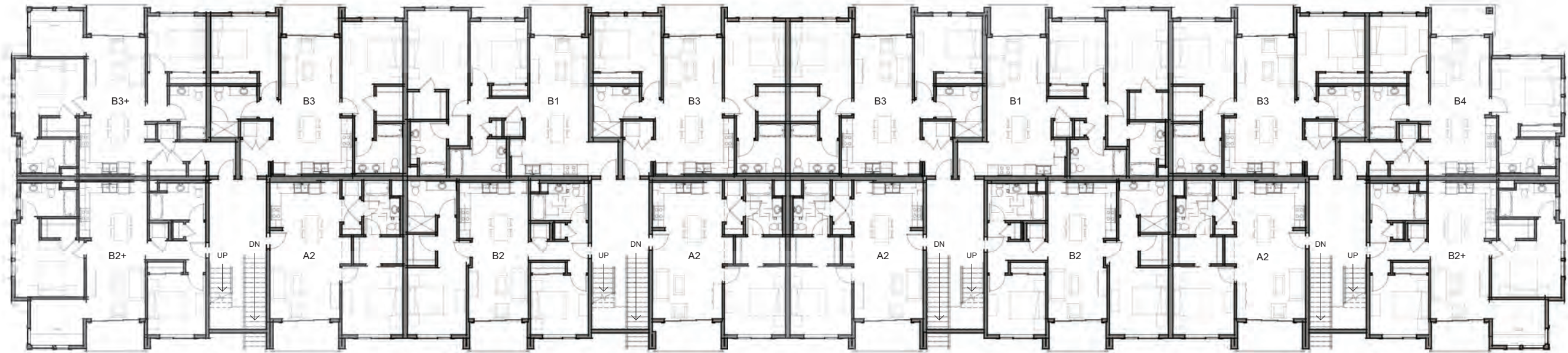
SEE SHEET A18 FOR COLOR AND MATERIALS LEGEND

FRONT ELEVATION | 1  
3/32" = 1'-0"

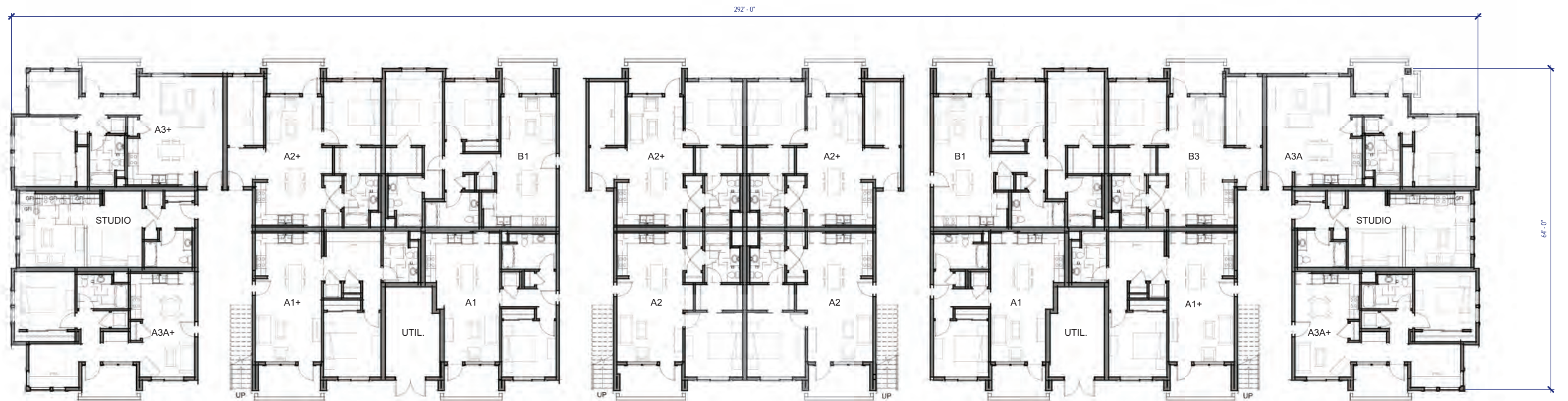
- Top of Roof 40' - 11"
- Roof 31' - 1"
- Top Plate 29' - 7"
- 3rd Floor 20' - 6"
- 2nd Floor 10' - 3"
- 1st Floor 0"



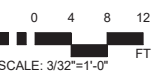




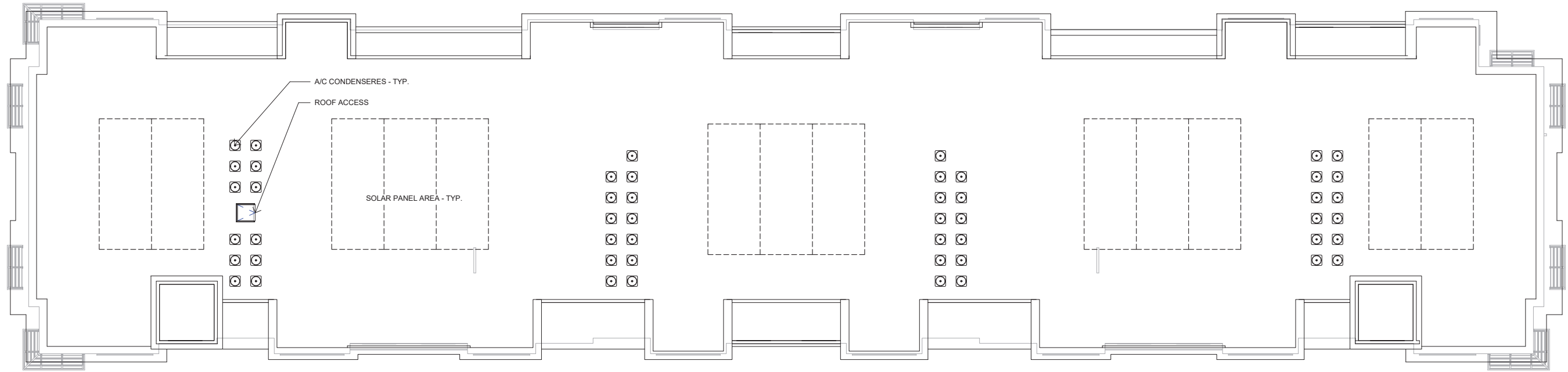
BUILDING B - SECOND FLOOR PLAN | 2  
3/32" = 1'-0"



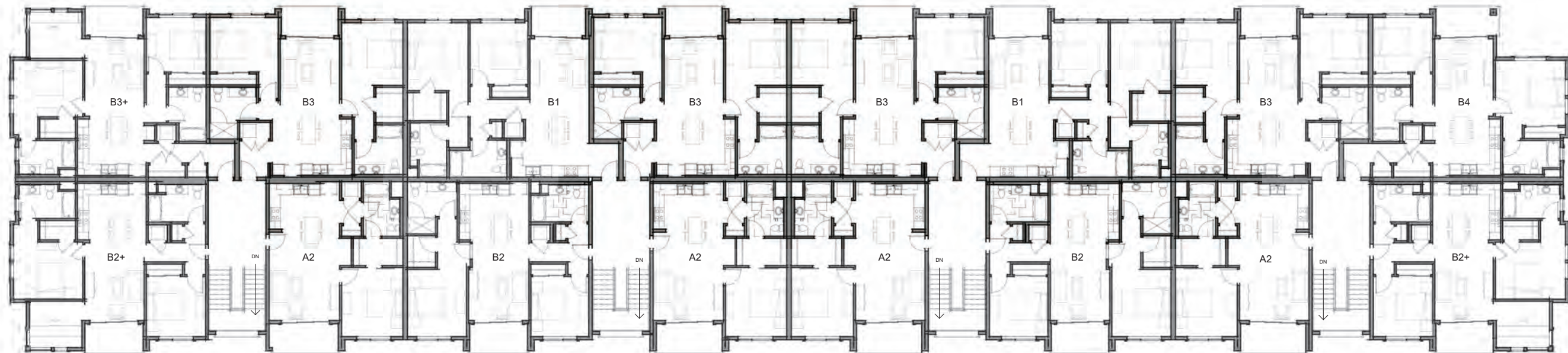
BUILDING B - FIRST FLOOR PLAN | 1  
3/32" = 1'-0"



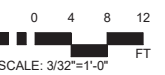




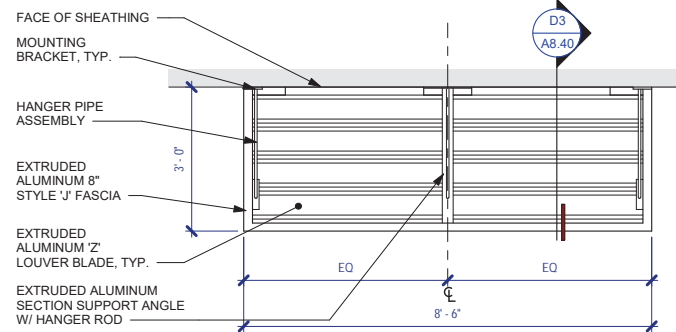
BUILDING B - ROOF PLAN | 2  
3/32" = 1'-0"



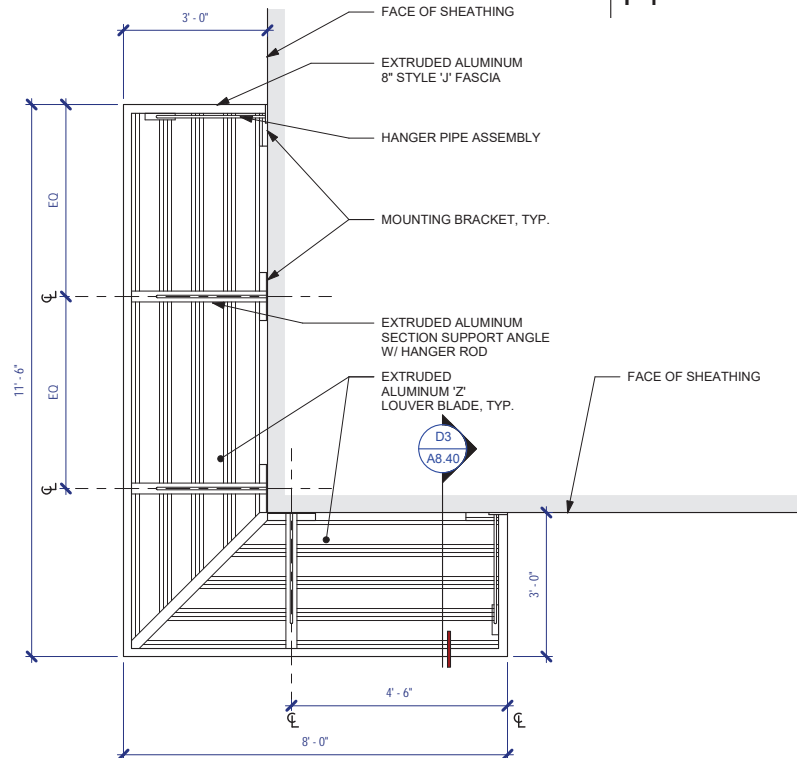
BUILDING B - THIRD FLOOR PLAN | 1  
3/32" = 1'-0"



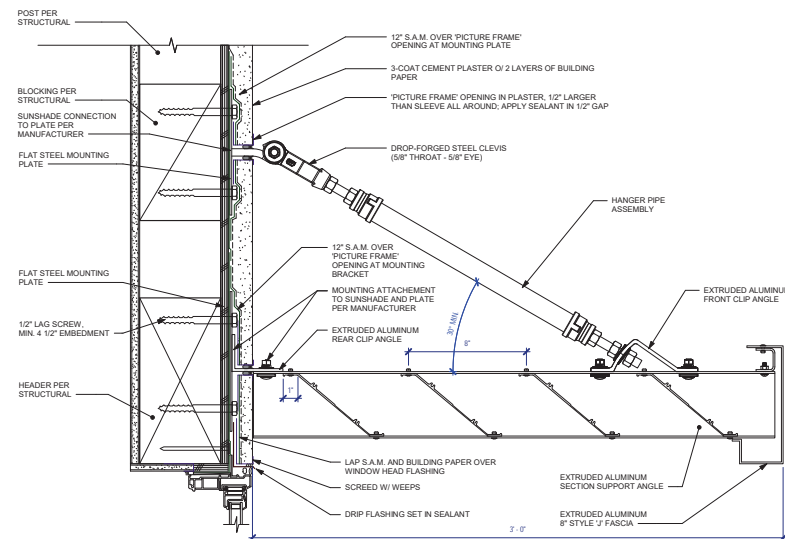




SUNSHADE TYPE 3'-0" X 8'-6" F1



SUNSHADE TYPE 3'-0" x 11'-6" x 8'-0" K4



SUNSHADE SECTION A D3

COLOR AND MATERIALS LEGEND

- |                                      |                        |
|--------------------------------------|------------------------|
| 1 PLASTER BASE COLOR 1 (WARM GRAY)   | KM 4941 CITY DWELLER   |
| 2 PLASTER BASE/TRIM COLOR 2 (WHITE)  | SW 7636 ORIGAMI WHITE  |
| 3 PLASTER BASE/TRIM COLOR 3 (BRONZE) | KM 4575 MUD ROOM       |
| 4 PLASTER ACCENT 1 (COPPER)          | KM 5366 EXOTIC LIFE    |
| 5 PLASTER ACCENT 2 (GREEN)           | KM 5155 WEEPING WILLOW |
| 6 ACCENT TRIM (DARK BRONZE)          | SW 7069 IRON ORE       |
| 7 METAL SIDING                       |                        |
| 8 COMPOSITION SHINGLES               |                        |

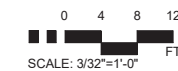


LEFT ELEVATION 2  
3/32" = 1'-0"



FRONT ELEVATION 1  
3/32" = 1'-0"

SEE SHEET A18 FOR COLOR AND MATERIALS LEGEND





COLOR AND MATERIALS LEGEND

- |                                      |                        |
|--------------------------------------|------------------------|
| 1 PLASTER BASE COLOR 1 (WARM GRAY)   | KM 4941 CITY DWELLER   |
| 2 PLASTER BASE/TRIM COLOR 2 (WHITE)  | SW 7636 ORIGAMI WHITE  |
| 3 PLASTER BASE/TRIM COLOR 3 (BRONZE) | KM 4575 MUD ROOM       |
| 4 PLASTER ACCENT 1 (COPPER)          | KM 5366 EXOTIC LIFE    |
| 5 PLASTER ACCENT 2 (GREEN)           | KM 5155 WEEPING WILLOW |
| 6 ACCENT TRIM (DARK BRONZE)          | SW 7069 IRON ORE       |
| 7 METAL SIDING                       |                        |
| 8 COMPOSITION SHINGLES               |                        |

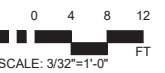


RIGHT ELEVATION | 2  
3/32" = 1'-0"

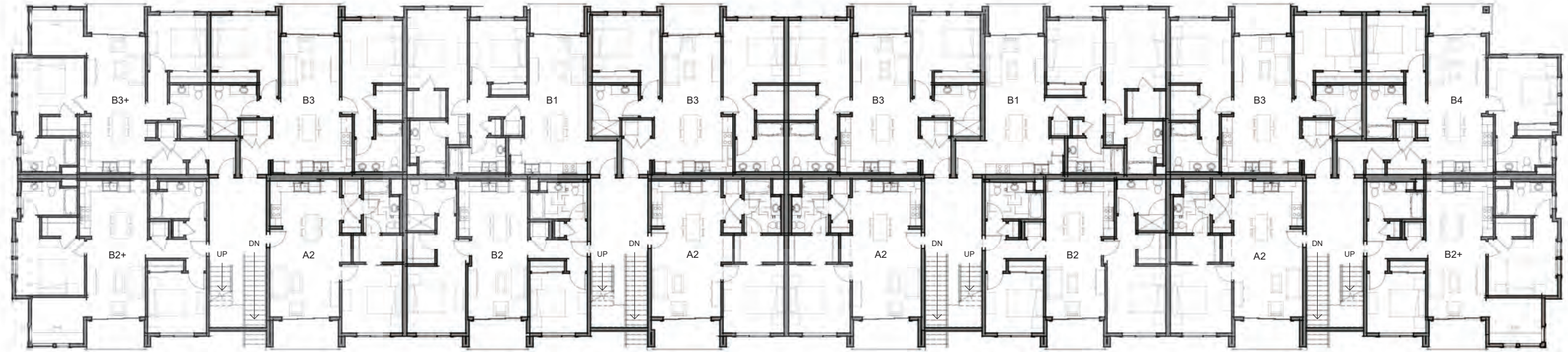


REAR ELEVATION | 1  
3/32" = 1'-0"

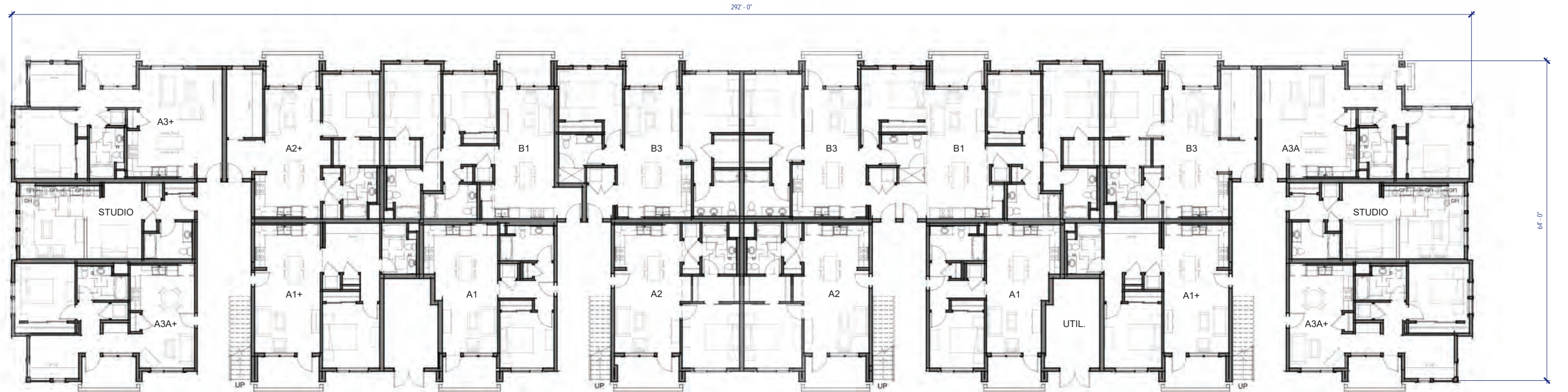
SEE SHEET A18 FOR COLOR AND MATERIALS LEGEND



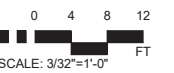




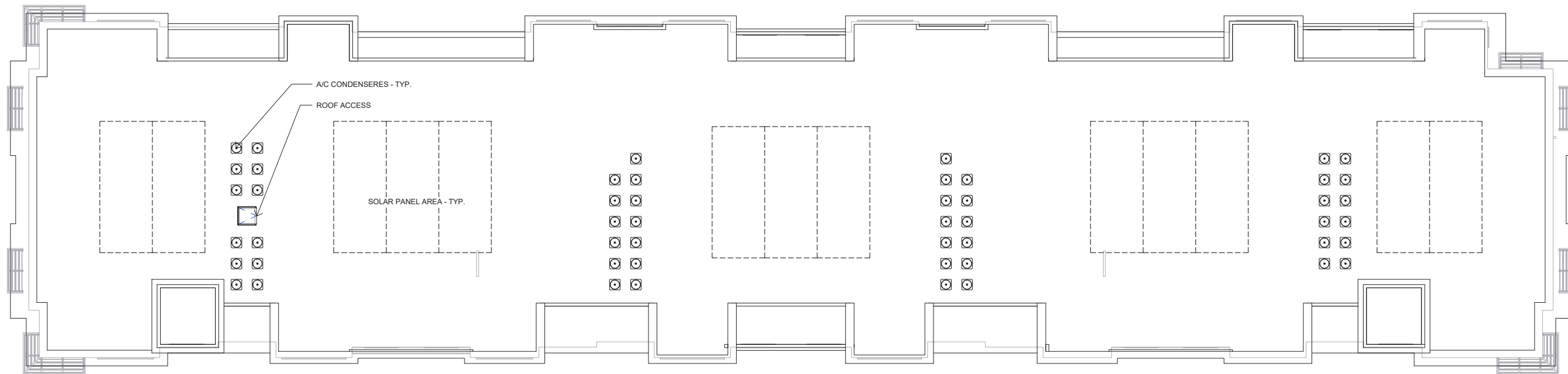
BUILDING C - SECOND FLOOR PLAN  
3/32" = 1'-0" 2



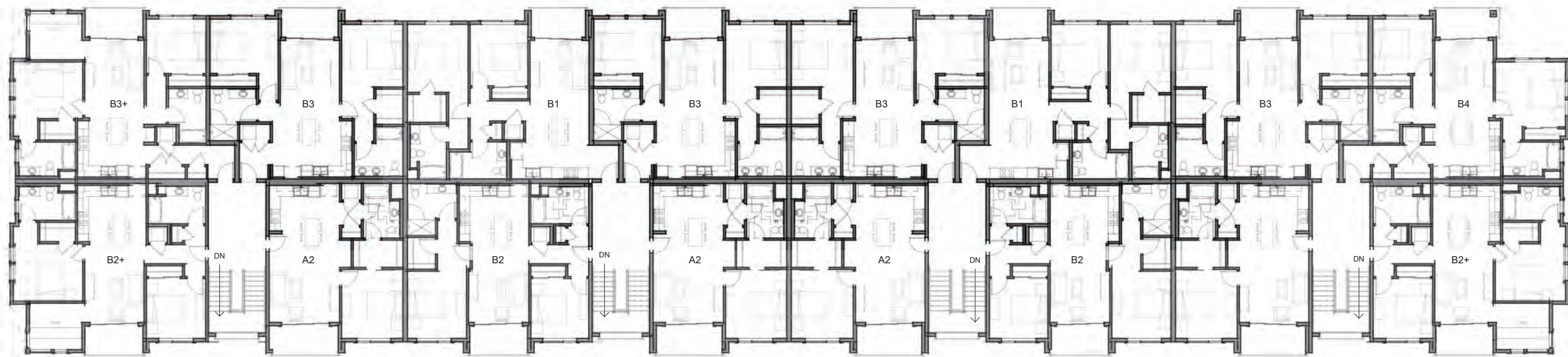
BUILDING C - FIRST FLOOR PLAN  
3/32" = 1'-0" 1



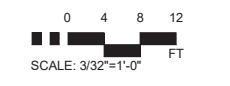




BUILDING C - ROOF PLAN | 2  
3/32" = 1'-0"



BUILDING C - THIRD FLOOR PLAN | 1  
3/32" = 1'-0"





COLOR AND MATERIALS LEGEND

- |                                      |                        |
|--------------------------------------|------------------------|
| 1 PLASTER BASE COLOR 1 (WARM GRAY)   | KM 4941 CITY DWELLER   |
| 2 PLASTER BASE/TRIM COLOR 2 (WHITE)  | SW 7636 ORIGAMI WHITE  |
| 3 PLASTER BASE/TRIM COLOR 3 (BRONZE) | KM 4575 MUD ROOM       |
| 4 PLASTER ACCENT 1 (COPPER)          | KM 5366 EXOTIC LIFE    |
| 5 PLASTER ACCENT 2 (GREEN)           | KM 5155 WEEPING WILLOW |
| 6 ACCENT TRIM (DARK BRONZE)          | SW 7069 IRON ORE       |
| 7 METAL SIDING                       |                        |
| 8 COMPOSITION SHINGLES               |                        |

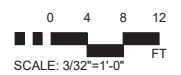


LEFT ELEVATION | 2  
3/32" = 1'-0"



FRONT ELEVATION | 1  
3/32" = 1'-0"

SEE SHEET A18 FOR COLOR AND MATERIALS LEGEND





COLOR AND MATERIALS LEGEND

- |                                      |                        |
|--------------------------------------|------------------------|
| 1 PLASTER BASE COLOR 1 (WARM GRAY)   | KM 4941 CITY DWELLER   |
| 2 PLASTER BASE/TRIM COLOR 2 (WHITE)  | SW 7636 ORIGAMI WHITE  |
| 3 PLASTER BASE/TRIM COLOR 3 (BRONZE) | KM 4575 MUD ROOM       |
| 4 PLASTER ACCENT 1 (COPPER)          | KM 5366 EXOTIC LIFE    |
| 5 PLASTER ACCENT 2 (GREEN)           | KM 5155 WEEPING WILLOW |
| 6 ACCENT TRIM (DARK BRONZE)          | SW 7069 IRON ORE       |
| 7 METAL SIDING                       |                        |
| 8 COMPOSITION SHINGLES               |                        |

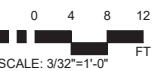


RIGHT ELEVATION | 2  
3/32" = 1'-0"

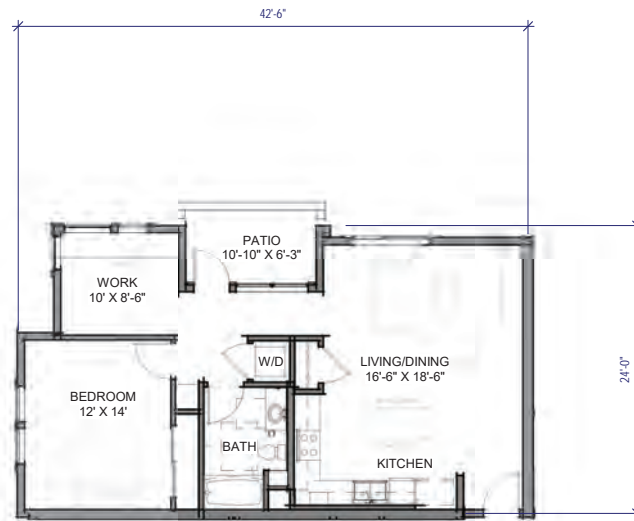


REAR ELEVATION | 1  
3/32" = 1'-0"

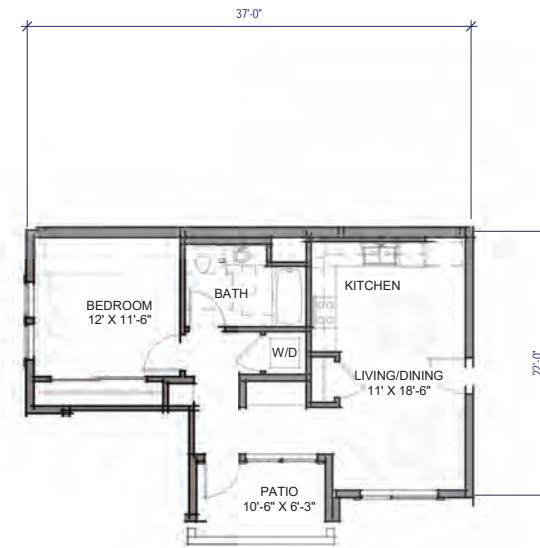
SEE SHEET A18 FOR COLOR AND MATERIALS LEGEND



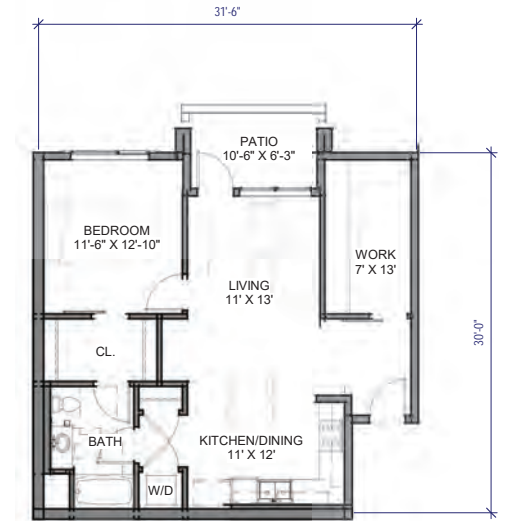




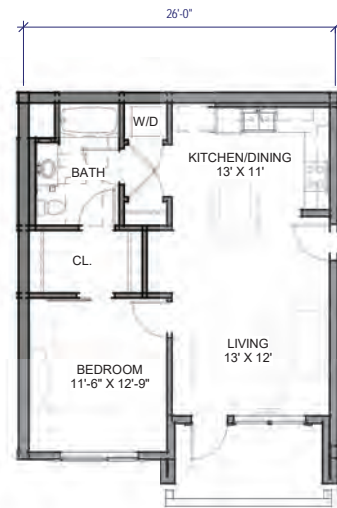
903 S.F. UNIT A3+ | 7  
1/8" = 1'-0"



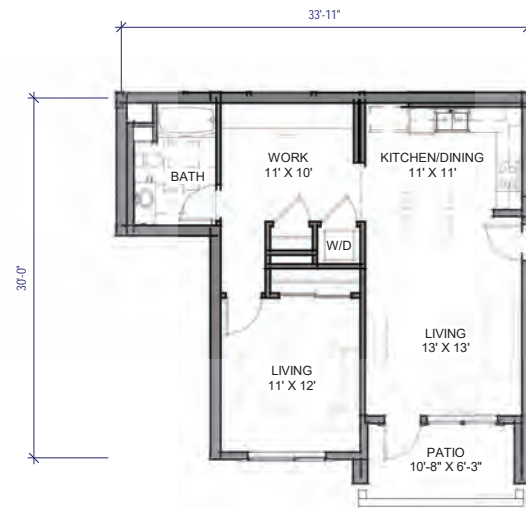
683 S.F. UNIT A3 | 6  
1/8" = 1'-0"



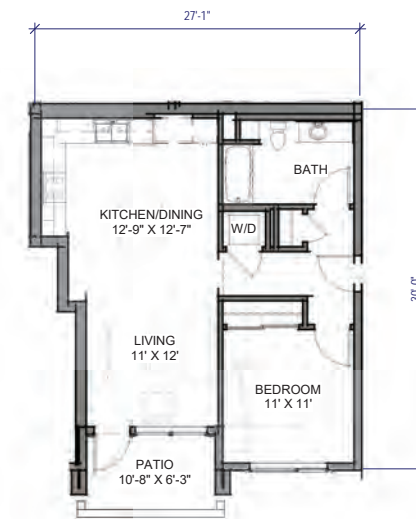
869 S.F. UNIT A2+ | 5  
1/8" = 1'-0"



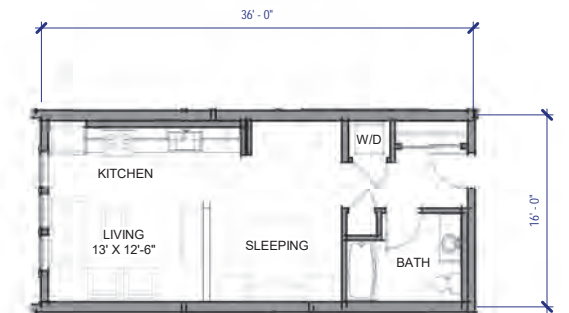
740 S.F. UNIT A2 | 4  
1/8" = 1'-0"



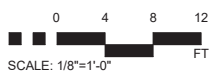
830 S.F. UNIT A1+ | 3  
1/8" = 1'-0"



718 S.F. UNIT A1 | 2  
1/8" = 1'-0"

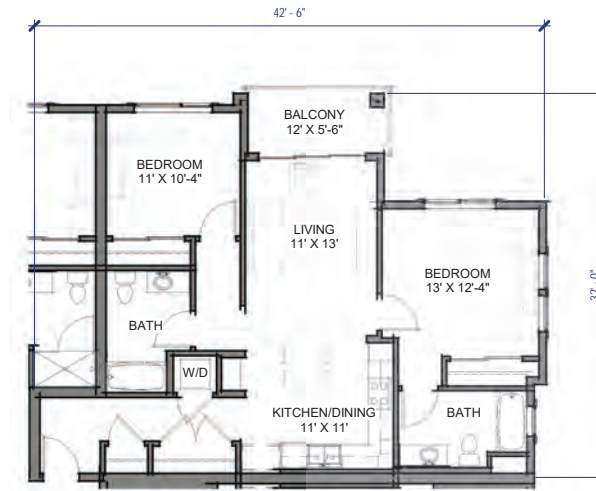


576 S.F. STUDIO UNIT | 1  
1/8" = 1'-0"

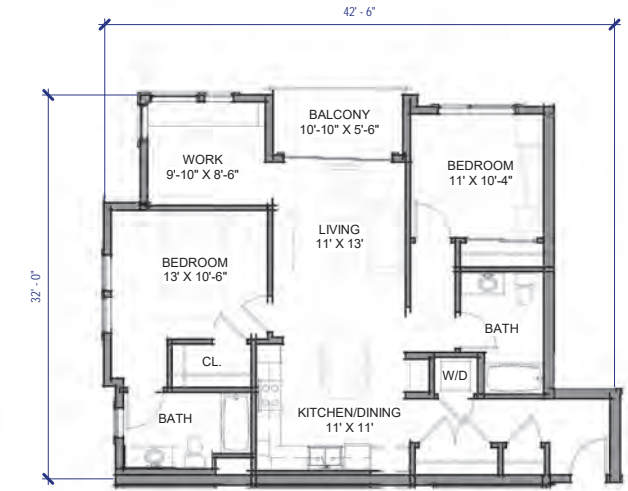


SCALE: 1/8" = 1'-0"

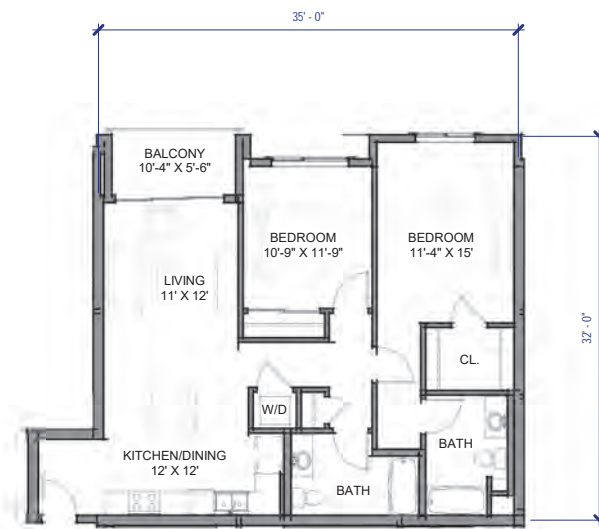




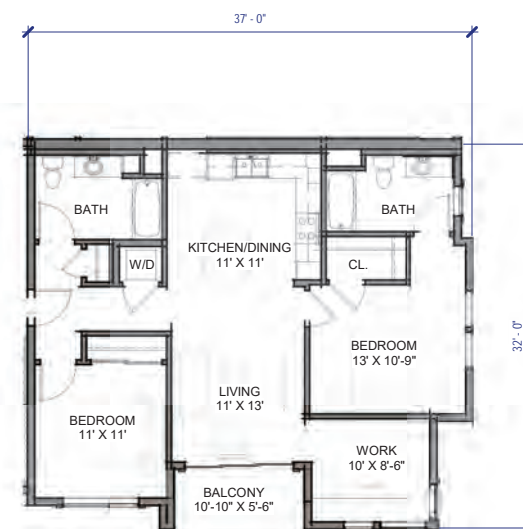
1,025 S.F. UNIT B4 | 6  
1/8" = 1'-0"



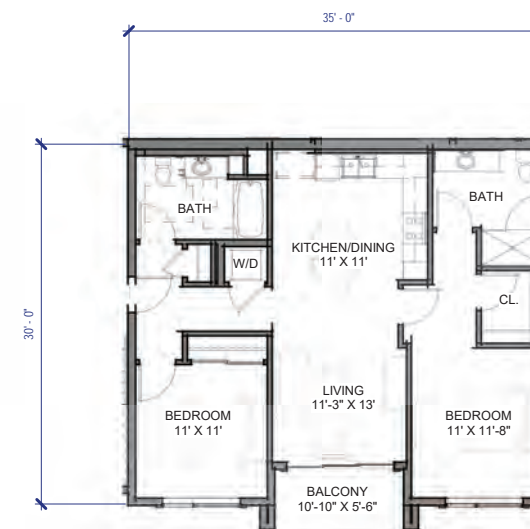
1,122 S.F. UNIT B3+ | 5  
1/8" = 1'-0"



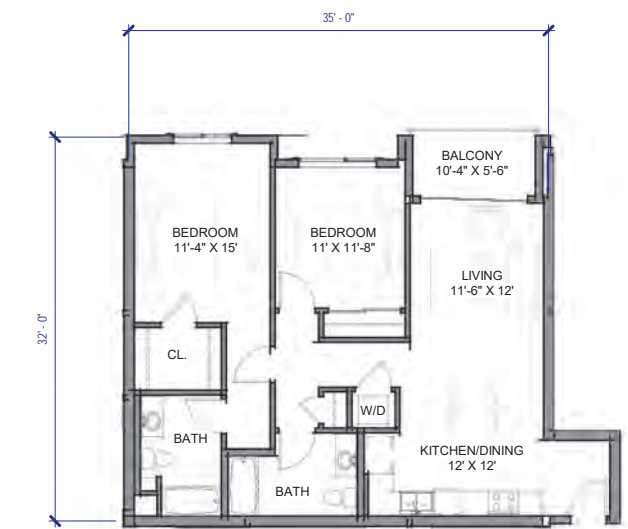
1,051 S.F. UNIT B3 | 4  
1/8" = 1'-0"



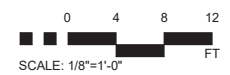
1,048 S.F. UNIT B2+ | 3  
1/8" = 1'-0"



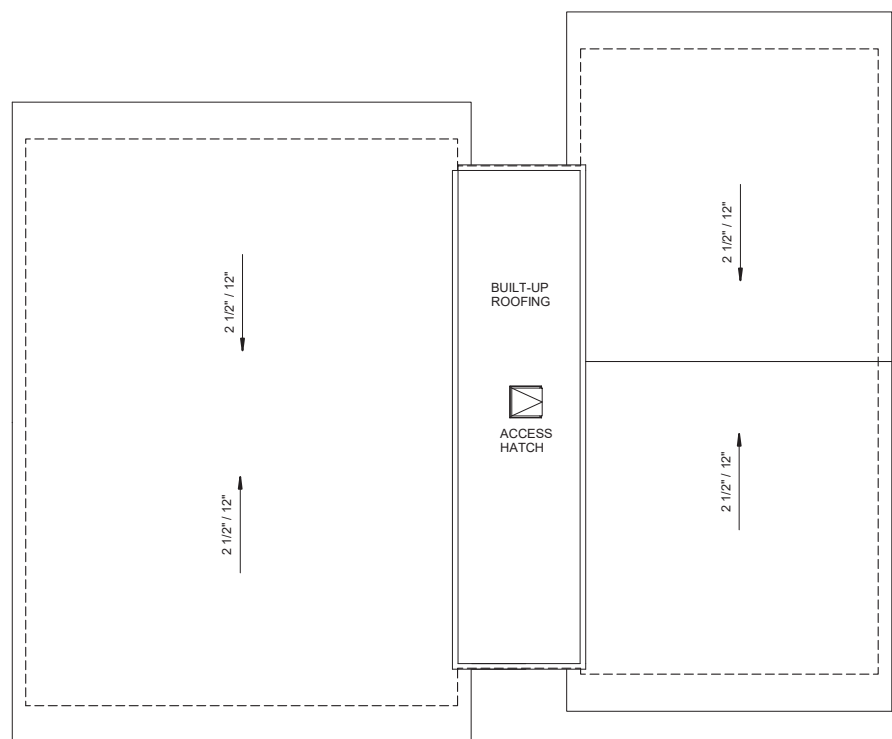
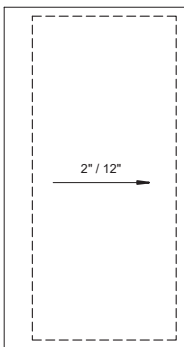
1,017 S.F. UNIT B2 | 2  
1/8" = 1'-0"



1,015 S.F. UNIT B1 | 1  
1/8" = 1'-0"



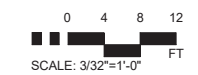




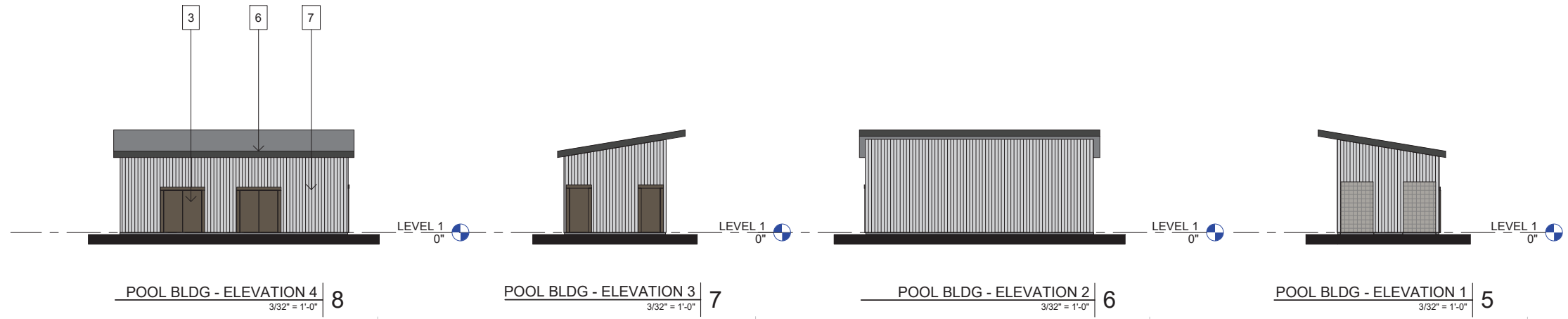
CLUBHOUSE AND POOL BUILDING - ROOF PLANS | 2  
3/32" = 1'-0"



CLUBHOUSE AND POOL BUILDING - FLOOR PLAN | 1  
3/32" = 1'-0"





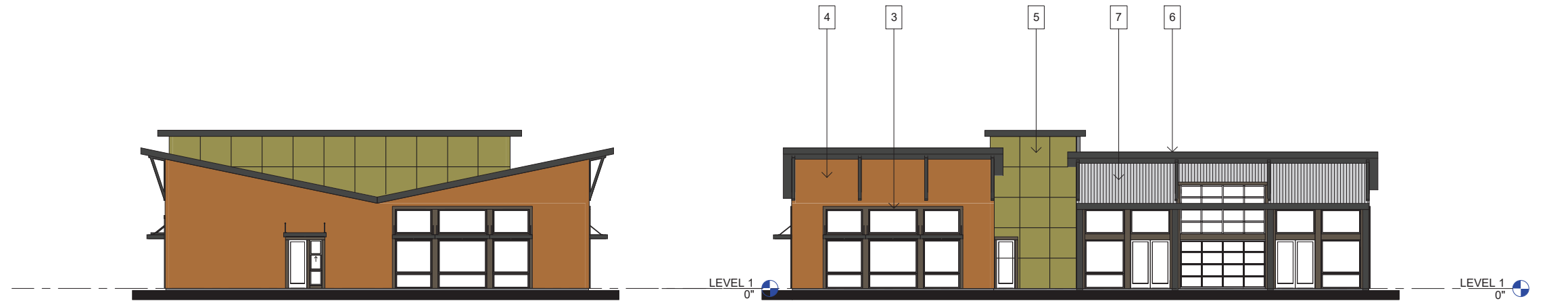


POOL BLDG - ELEVATION 4  
3/32" = 1'-0" 8

POOL BLDG - ELEVATION 3  
3/32" = 1'-0" 7

POOL BLDG - ELEVATION 2  
3/32" = 1'-0" 6

POOL BLDG - ELEVATION 1  
3/32" = 1'-0" 5

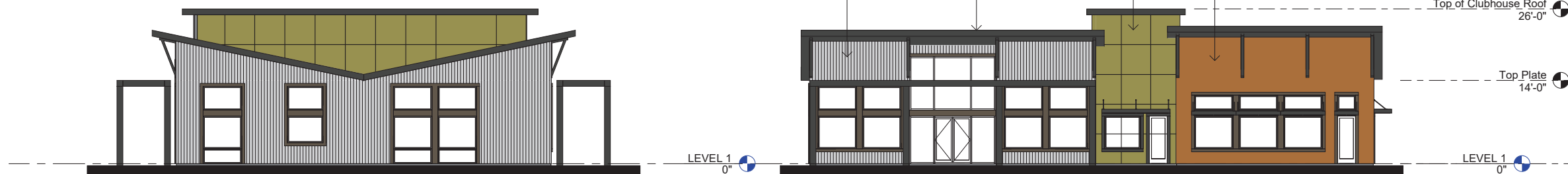


CLUBHOUSE - RIGHT ELEVATION  
3/32" = 1'-0" 4

CLUBHOUSE - REAR ELEVATION  
3/32" = 1'-0" 3

COLOR AND MATERIALS LEGEND

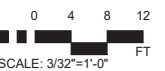
- |                                      |                        |
|--------------------------------------|------------------------|
| 1 PLASTER BASE COLOR 1 (WARM GRAY)   | KM 4941 CITY DWELLER   |
| 2 PLASTER BASE/TRIM COLOR 2 (WHITE)  | SW 7636 ORIGAMI WHITE  |
| 3 PLASTER BASE/TRIM COLOR 3 (BRONZE) | KM 4575 MUD ROOM       |
| 4 PLASTER ACCENT 1 (COPPER)          | KM 5366 EXOTIC LIFE    |
| 5 PLASTER ACCENT 2 (GREEN)           | KM 5155 WEEPING WILLOW |
| 6 ACCENT TRIM (DARK BRONZE)          | SW 7069 IRON ORE       |
| 7 METAL SIDING                       |                        |
| 8 COMPOSITION SHINGLES               |                        |



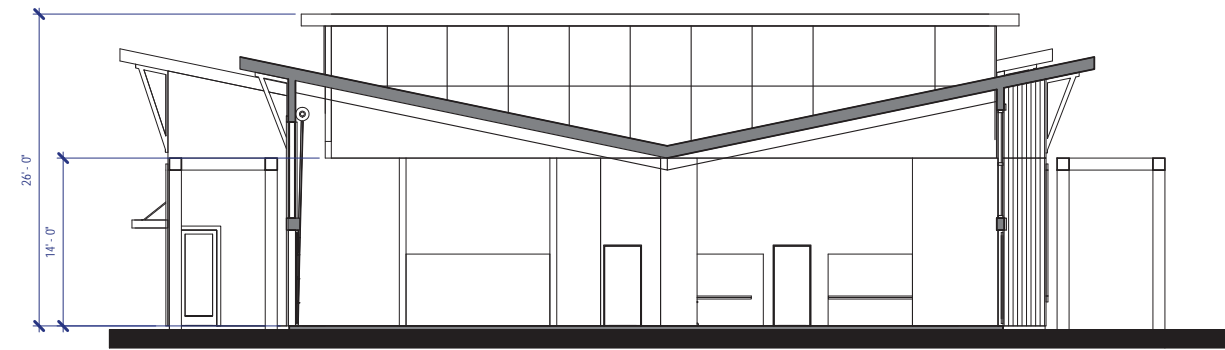
CLUBHOUSE - LEFT ELEVATION  
3/32" = 1'-0" 2

CLUBHOUSE - FRONT ELEVATION  
3/32" = 1'-0" 1

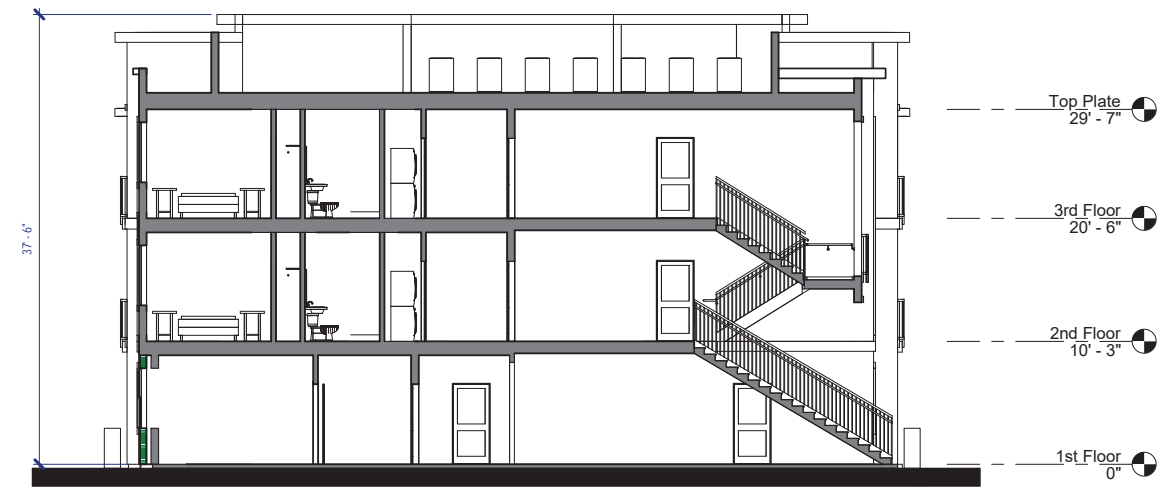
SEE SHEET A18 FOR COLOR AND MATERIALS LEGEND



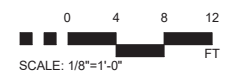




SECTION B - CLUBHOUSE | 2  
1/8" = 1'-0"



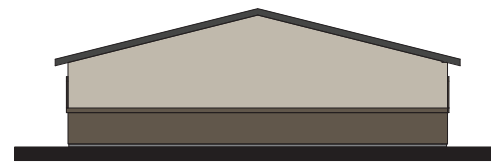
SECTION A - TYPICAL RESIDENTIAL BUILDING | 1  
1/8" = 1'-0"



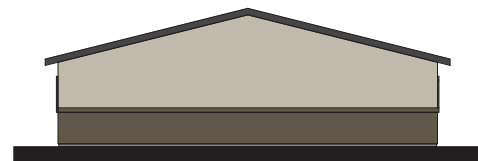


COLOR AND MATERIALS LEGEND

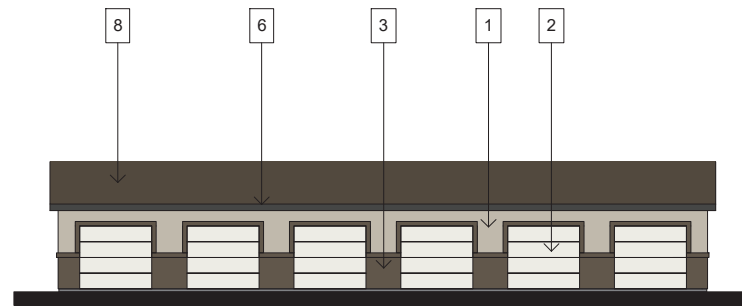
- |                                      |                        |
|--------------------------------------|------------------------|
| 1 PLASTER BASE COLOR 1 (WARM GRAY)   | KM 4941 CITY DWELLER   |
| 2 PLASTER BASE/TRIM COLOR 2 (WHITE)  | SW 7836 ORIGAMI WHITE  |
| 3 PLASTER BASE/TRIM COLOR 3 (BRONZE) | KM 4575 MUD ROOM       |
| 4 PLASTER ACCENT 1 (COPPER)          | KM 5366 EXOTIC LIFE    |
| 5 PLASTER ACCENT 2 (GREEN)           | KM 5155 WEEPING WILLOW |
| 6 ACCENT TRIM (DARK BRONZE)          | SW 7069 IRON ORE       |
| 7 METAL SIDING                       |                        |
| 8 COMPOSITION SHINGLES               |                        |



GARAGE - RIGHT ELEVATION | 6  
3/32" = 1'-0"



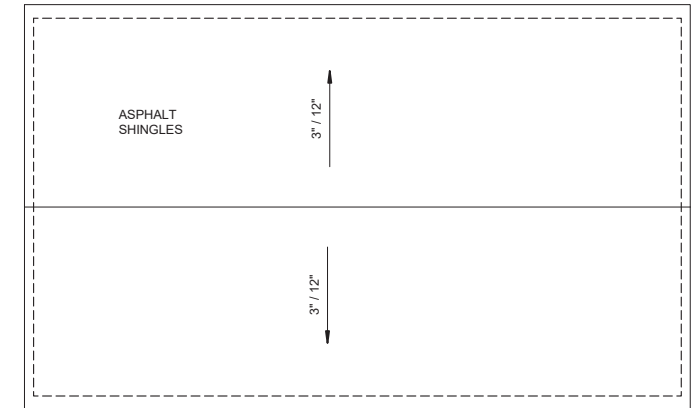
GARAGE - LEFT ELEVATION | 4  
3/32" = 1'-0"



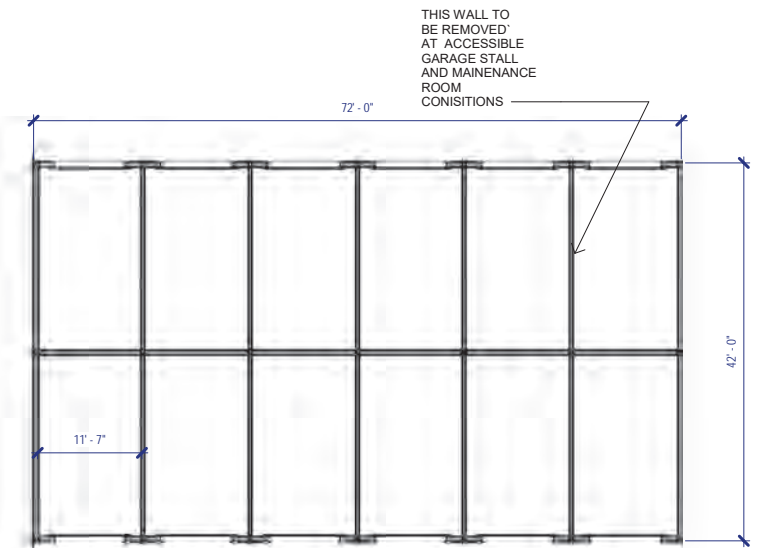
GARAGE - REAR ELEVATION | 5  
3/32" = 1'-0"



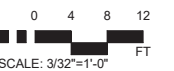
GARAGE - FRONT ELEVATION | 3  
3/32" = 1'-0"  
SEE SHEET A18 FOR COLOR AND MATERIALS LEGEND



GARAGE ROOF PLAN | 2  
3/32" = 1'-0"



GARAGE FLOOR PLAN | 1  
3/32" = 1'-0"



SCALE: 3/32" = 1'-0"



5 PLASTER ACCENT 2  
KELLY MOORE - KM 5155  
WEEPING WILLOW



4 PLASTER ACCENT 1  
KELLY MOORE - KM 5366  
EXOTIC LIFE



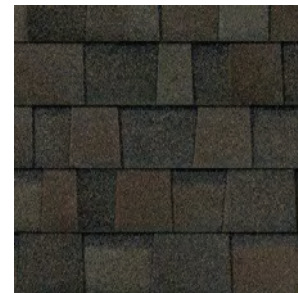
3 PLASTER BASE 3 / TRIM  
KELLY MOOR - KM 4575  
MUD ROOM



2 PLASTER BASE 2  
SHERWIN WILLIAMS - SW 7636  
ORIGAMI WHITE



1 PLASTER BASE 1  
KELLY MOORE - KM 4941  
CITY DWELLER



8 ASPHALT SHINGLES  
OWENS CORNING  
DURATION MAX - MESQUITE

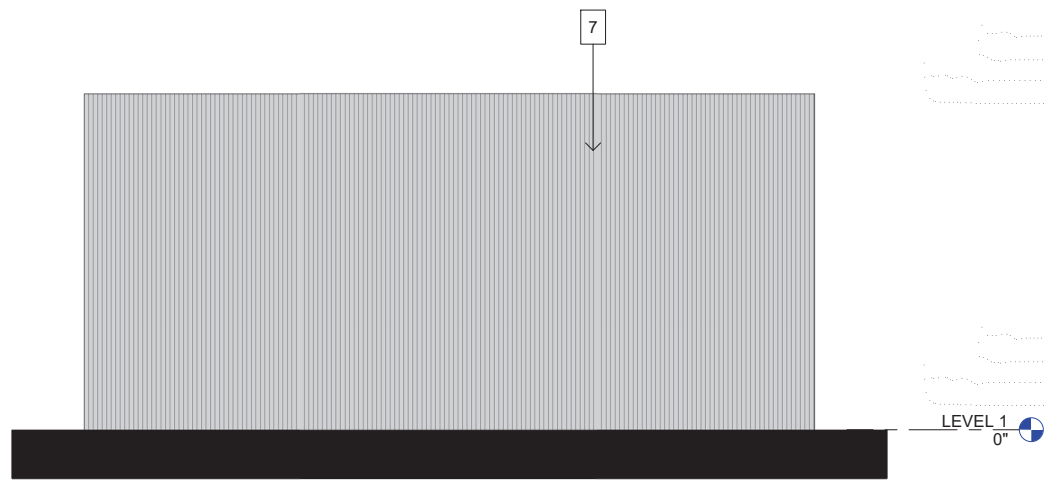


7 METAL SIDING  
PROFILE METAL PANEL  
SILVER

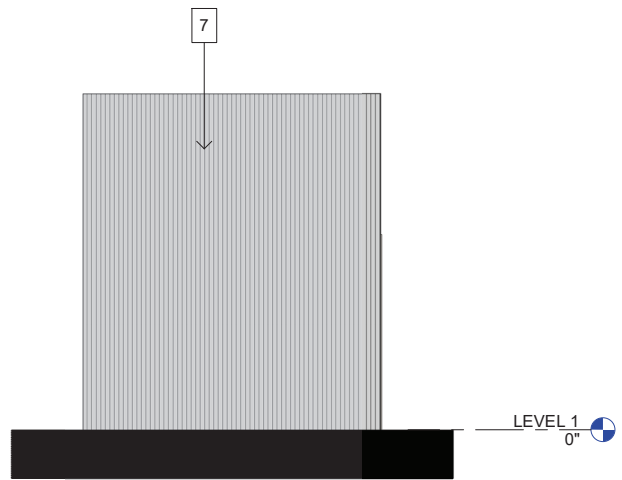


6 ACCENT TRIM  
SHERWIN WILLIAMS - SW 7069  
IRON ORE

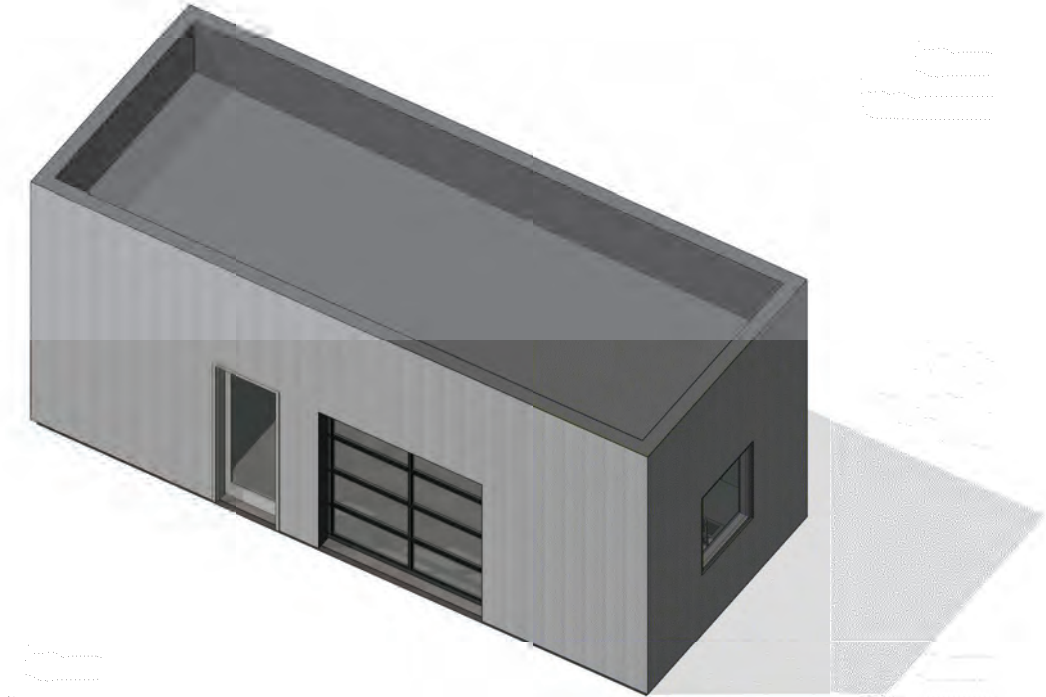




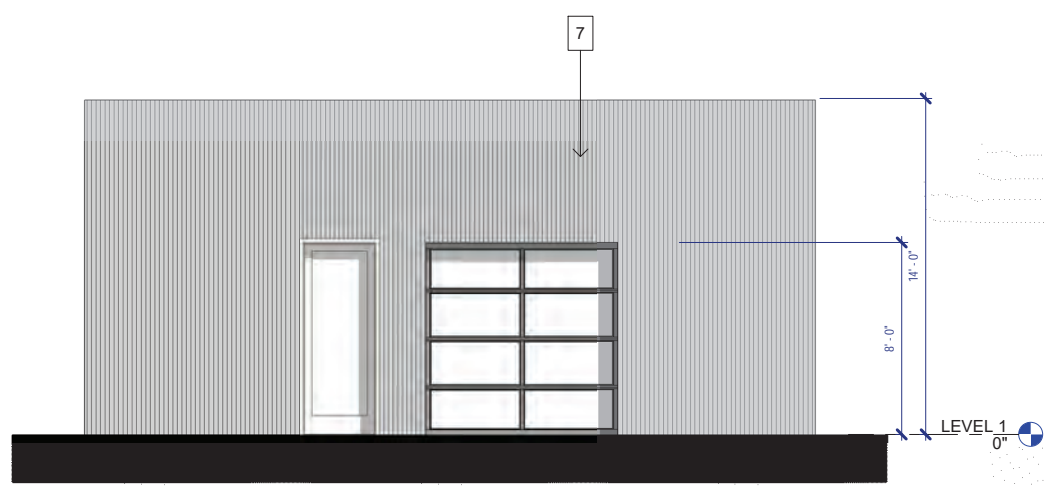
REAR ELEVATION | 3  
1/4" = 1'-0"



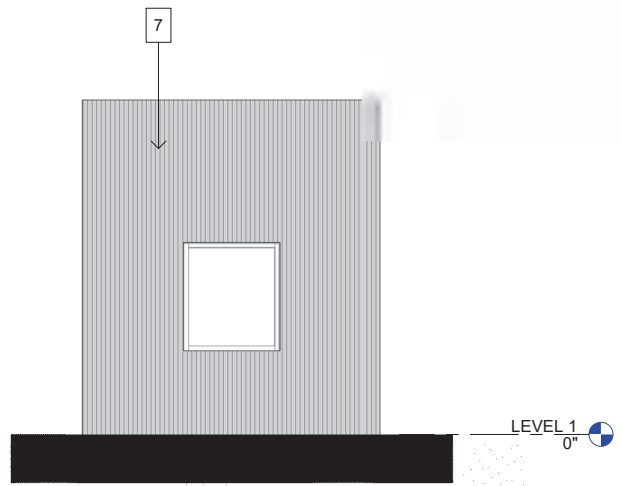
LEFT ELEVATION | 4  
1/4" = 1'-0"



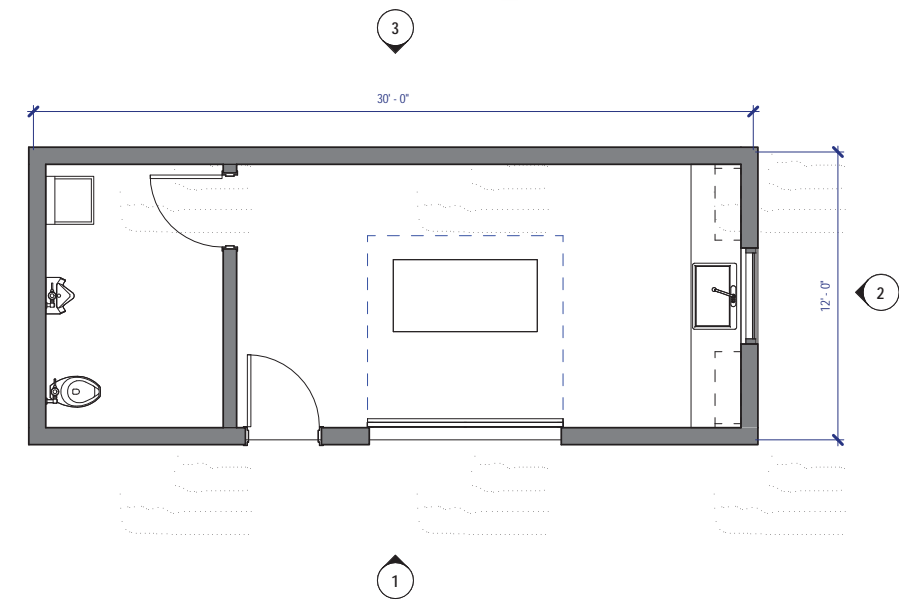
- COLOR AND MATERIALS LEGEND
- |                                      |                        |
|--------------------------------------|------------------------|
| 1 PLASTER BASE COLOR 1 (WARM GRAY)   | KM 4941 CITY DWELLER   |
| 2 PLASTER BASE/TRIM COLOR 2 (WHITE)  | SW 7636 ORIGAMI WHITE  |
| 3 PLASTER BASE/TRIM COLOR 3 (BRONZE) | KM 4575 MUD ROOM       |
| 4 PLASTER ACCENT 1 (COPPER)          | KM 5366 EXOTIC LIFE    |
| 5 PLASTER ACCENT 2 (GREEN)           | KM 5155 WEEPING WILLOW |
| 6 ACCENT TRIM (DARK BRONZE)          | SW 7069 IRON ORE       |
| 7 METAL SIDING                       |                        |
| 8 COMPOSITION SHINGLES               |                        |



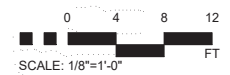
FRONT ELEVATION | 1  
1/4" = 1'-0"



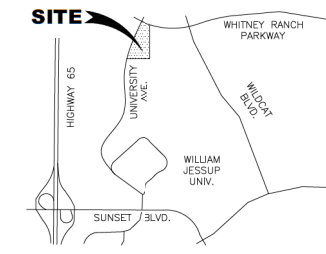
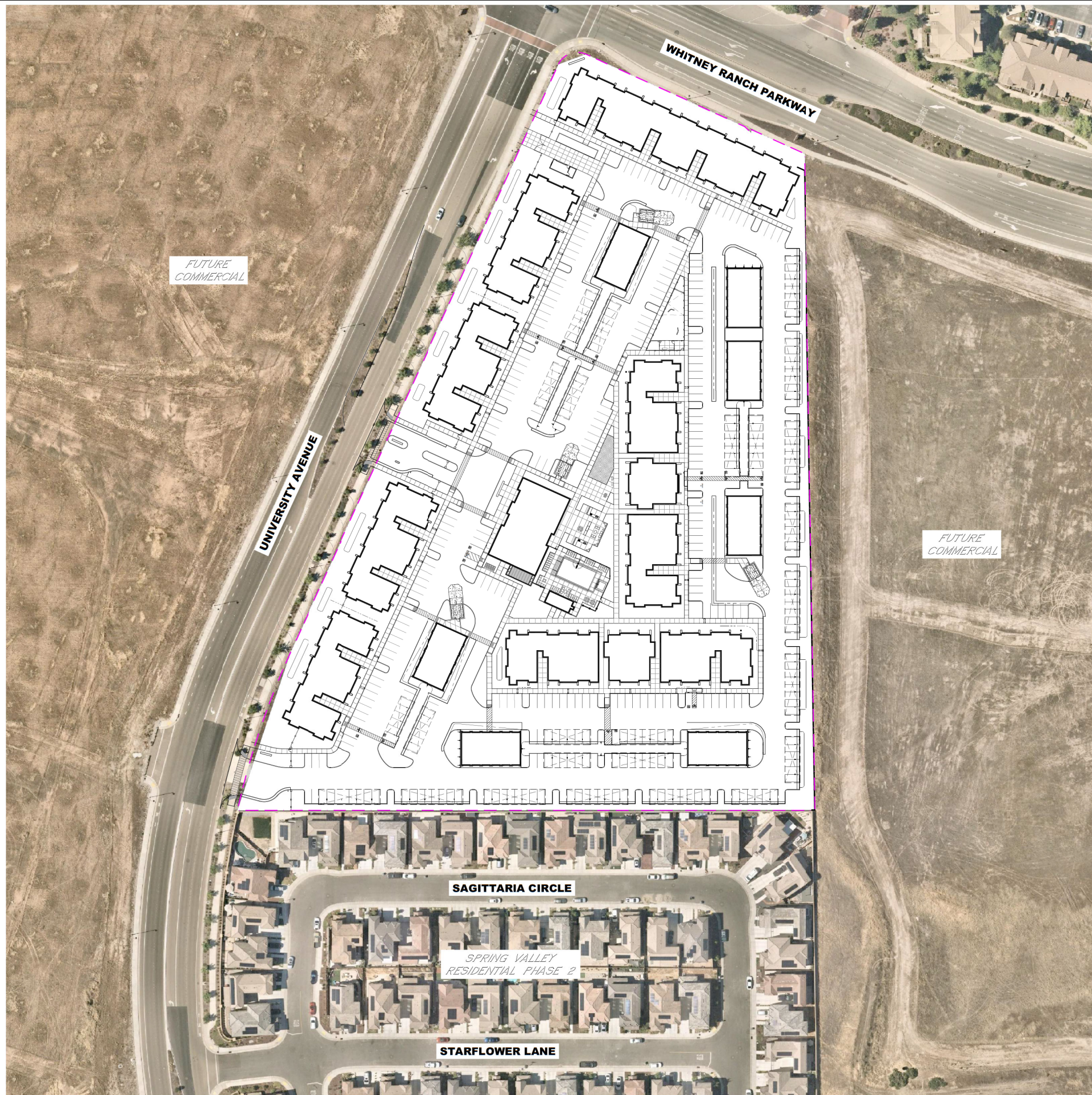
RIGHT ELEVATION | 2  
1/4" = 1'-0"



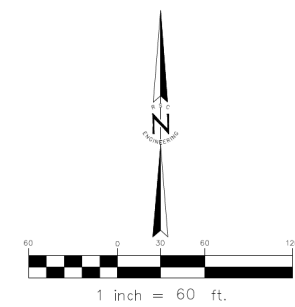
FLOOR PLAN | 5  
1/4" = 1'-0"





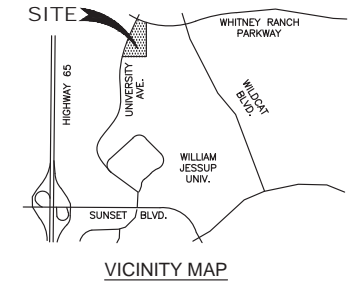


**VICINITY MAP**



**PLACER CREEK APARTMENTS**  
**ROCKLIN, CA**  
**DATE: AUGUST 19, 2022**





**PROJECT SUMMARY:**

**OWNER**  
COLE PARTNERS DEVELOPMENT COMPANY  
ATTN: ROB COLE  
2484 NATOMAS PARK DRIVE, SUITE 101  
SACRAMENTO, CA 95833  
(916) 273-4020  
RCOLE@COLEPARTNERS.COM

**APPLICANT/ENGINEER**  
RSC ENGINEERING, INC.  
ATTN: TIFFANY WILSON  
1420 ROCKY RIDGE DR., STE. 150  
ROSEVILLE, CA 95661  
(916) 788-2884  
T.WILSON@RSC-ENGR.COM

**ARCHITECT**  
LPAS  
ATTN: RON METZKER  
2484 NATOMAS PARKING DRIVE, STE. 140  
SACRAMENTO, CA 95833  
(916)443-0335  
RMETZKER@LPAS.COM

**APN:**  
017-084-001 & 011

**EXISTING GENERAL PLAN**  
MU - MIXED USE

**EXISTING ZONING**  
PD-C/PD-BP

**PROPOSED ZONING**  
PD-22+

**LAND AREA**  
10.04± ACRES (437,398± SF)

**BUILDING AREA**  
246,926 SF APARTMENTS  
6,000 SF CLUBHOUSE  
21,168 SF DETACHED GARAGES

**BUILDING SUMMARY**  
TOTAL 254 UNITS 25.30 du/ac  
AVERAGE UNIT SIZE 886 SF

**REQUIRED PARKING**  
421 SPACES

**PROPOSED PARKING**

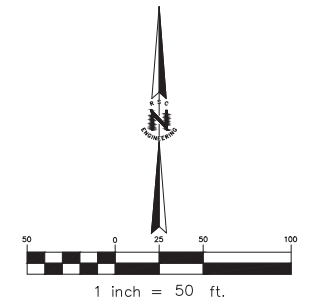
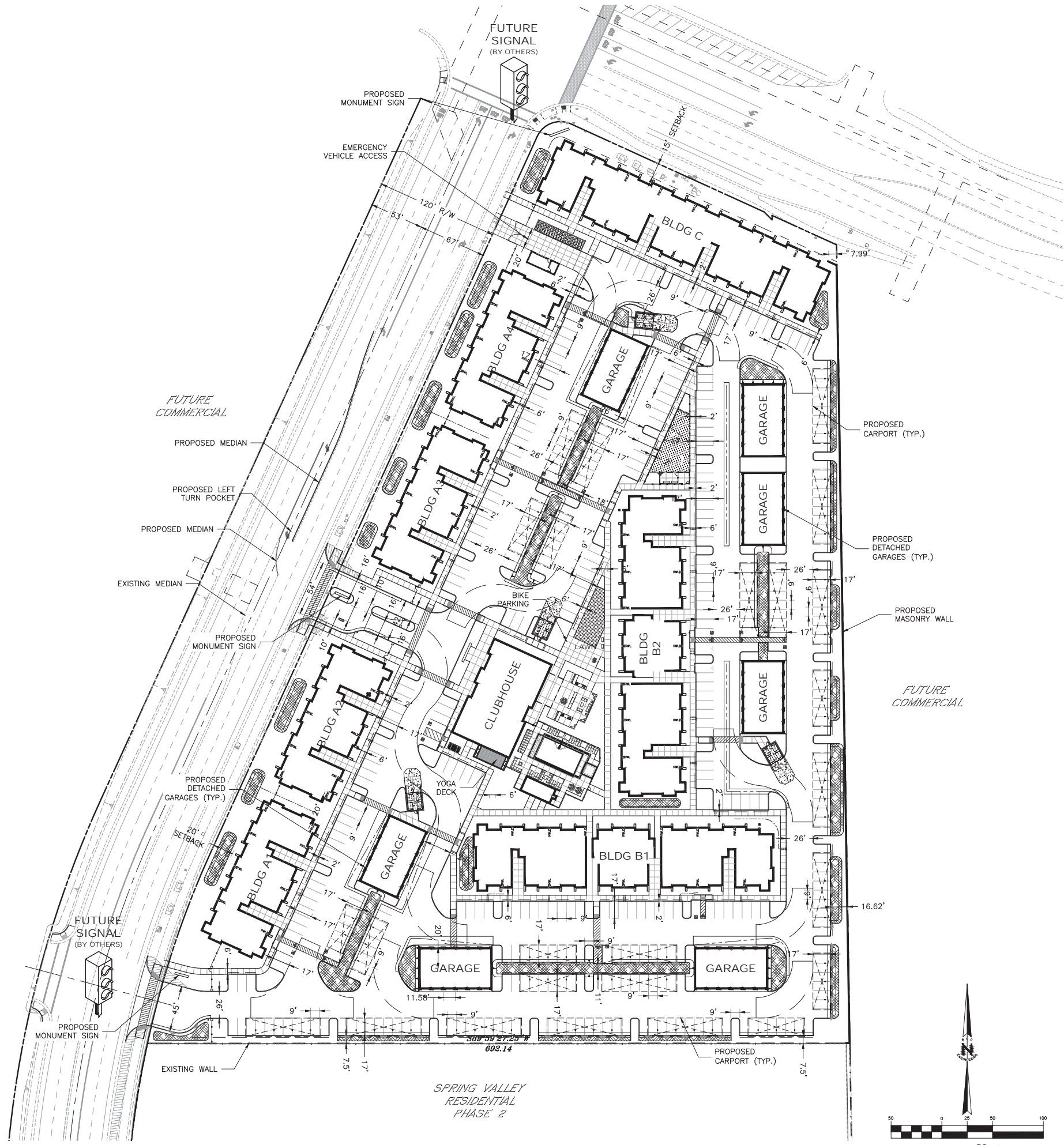
GARAGE	80 SPACES
CARPORT	177 SPACES
CARPORT - ACCESSIBLE	5 SPACES
SURFACE PARKING	241 SPACES
SURFACE - ACCESSIBLE	8 SPACES
EV	2 SPACES
<b>TOTAL</b>	<b>513 SPACES</b>

**PARKING RATIO: 2.02 SPACES PER UNIT**

**SERVICE PROVIDERS:**  
SEWER - SPMUD  
WATER - PCWA  
DRAINAGE - CITY OF ROCKLIN  
FIRE - CITY OF ROCKLIN  
PHONE - AT&T  
GAS - PG&E  
ELECTRIC - PG&E  
CABLE - WAVE BROADBAND  
SCHOOL - ROCKLIN UNIFIED SCHOOL DISTRICT

**LEGEND:**

- 20' WATER EASEMENT  
DOC 2016-0003002, O.R.
- TRASH ENCLOSURE
- FIRE TRUCK TURNING RADIUS
- CARPORT
- DETACHED GARAGE
- PROPOSED CROSSWALK
- PROPOSED SIGHT DISTANCE



P:\2022\247-000\Planning\Conceptual\247000\_01.dwg  
 DATE: 06/08/2022 11:07:01 AM  
 PLOT DATE: 06/08/2022 11:07:01 AM

REV. NO.	DATE	DESCRIPTION



PROJECT NO:	247-006
DRAWN BY:	RSC Eng
CHECKED BY:	RSC Eng
DESIGNED BY:	RSC Eng

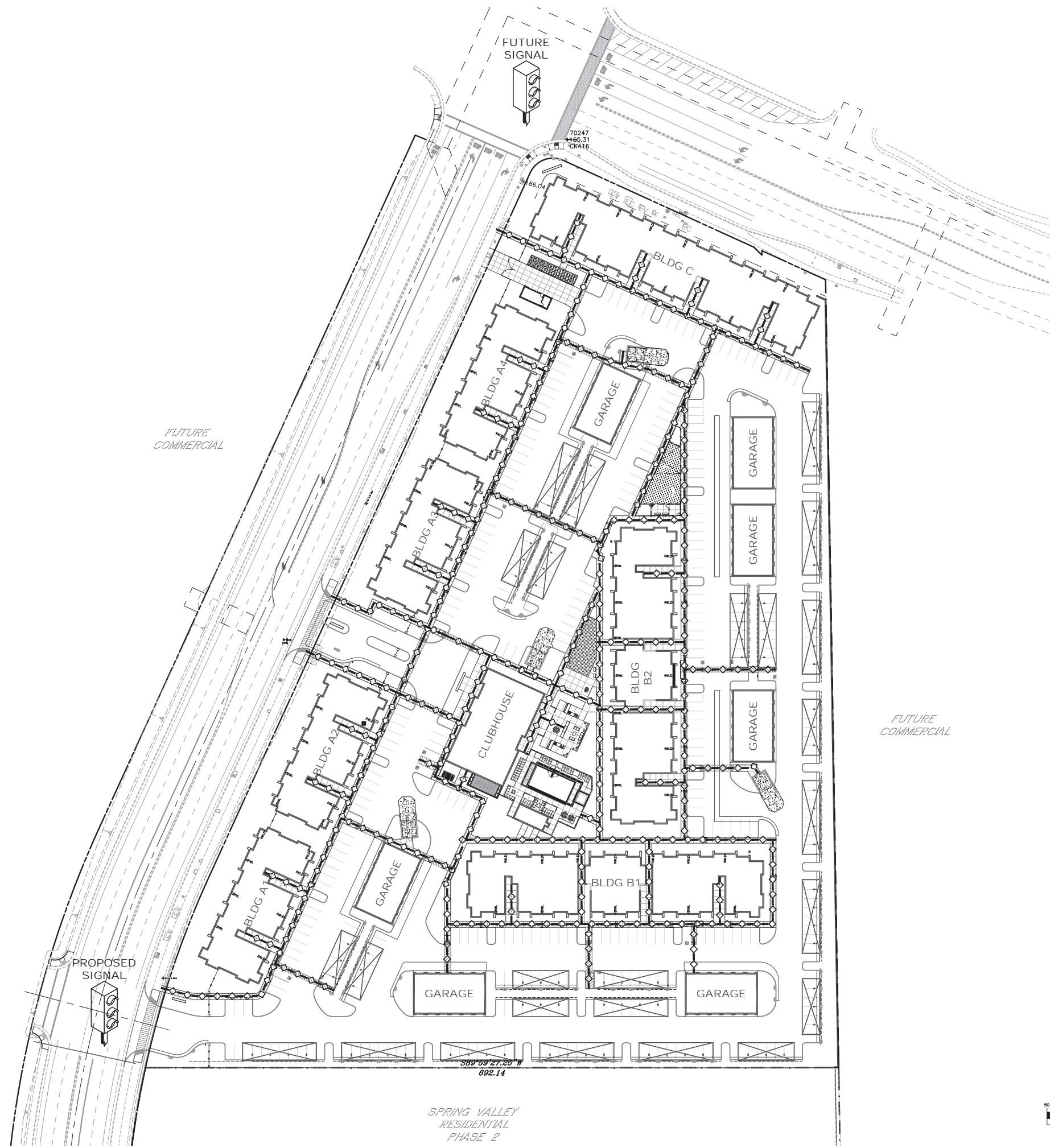
PRELIMINARY SITE PLAN  
PLACER CREEK APARTMENTS  
SEC WHITNEY RANCH PKY & UNIVERSITY AVE  
ROCKLIN, CA 95666

SHEET TITLE  
PRELIMINARY  
SITE PLAN

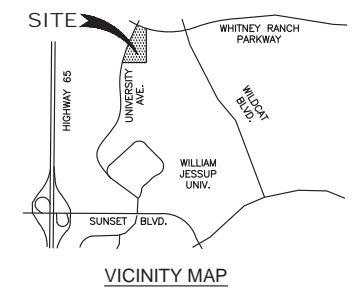
SHEET NO.  
**SP**  
32 OF 38

DATE: JUNE 8, 2022

Drawing: P:\247-006\Planning\Conceptual\247006\_1.dwg  
 User: RSC  
 Plot Date: 06/08/2022 11:09 AM  
 Plot Scale: 1/8" = 1'-0"

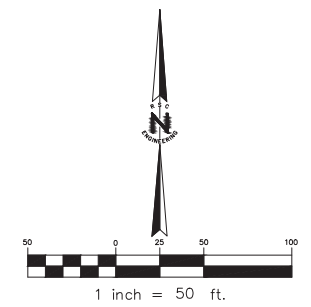


SPRING VALLEY  
 RESIDENTIAL  
 PHASE 2



**LEGEND:**

- DISABLED ACCESS PATH OF TRAVEL
- ACCESSIBLE PARKING STALLS (9 STALLS PROVIDED)



COLE PARTNERS  
 DEVELOPMENT  
 COMPANY

REV. NO.	DATE	DESCRIPTION	ENG. INT.	BY CITY APPROVED



**RSC ENGINEERING**  
 1420 Rocky Ridge Dr., Suite 150  
 Roseville, CA 95661  
 Ph: 916.786.2884 Fax: 916.788.4408

PROJECT NO: 247-006  
 DRAWN BY: RSC Eng  
 CHECKED BY: RSC Eng  
 DESIGNED BY: RSC Eng

PRELIMINARY SITE PLAN  
 PLACER CREEK APARTMENTS  
 SEC WHITNEY RANCH PKY & UNIVERSITY AVE  
 ROCKLIN, CA 95666

SHEET TITLE  
 DISABLED  
 ACCESS PLAN

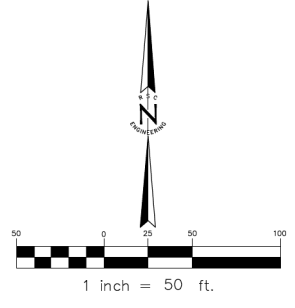
SHEET NO.  
**DA**  
 33 OF 38

DATE: JUNE 8, 2022



**LEGEND**

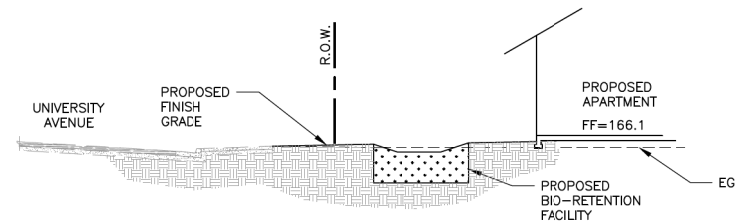
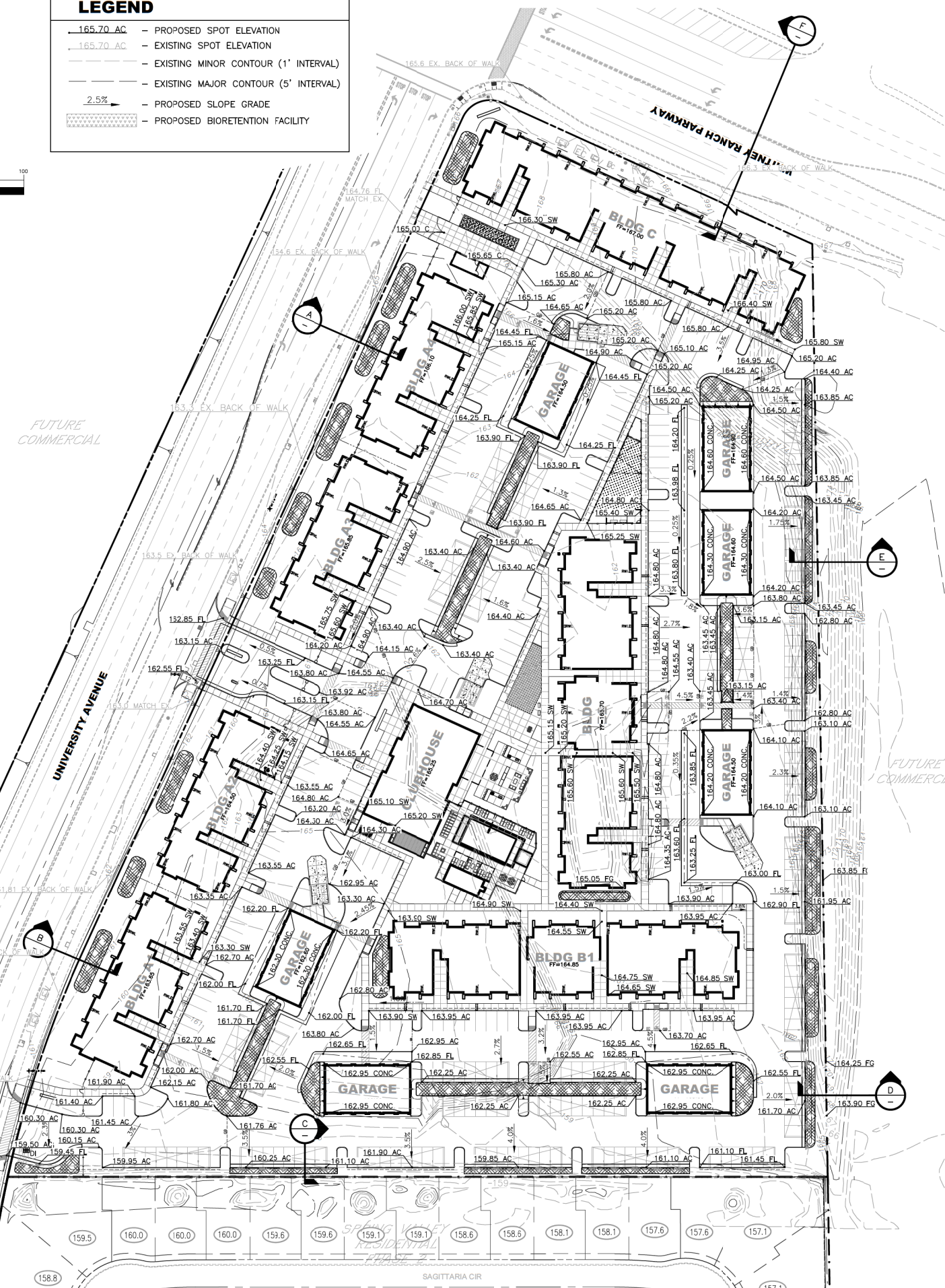
- 165.70 AC - PROPOSED SPOT ELEVATION
- 165.70 AC - EXISTING SPOT ELEVATION
- - - EXISTING MINOR CONTOUR (1' INTERVAL)
- - - EXISTING MAJOR CONTOUR (5' INTERVAL)
- 2.5% - PROPOSED SLOPE GRADE
- [Pattern] - PROPOSED BIORETENTION FACILITY



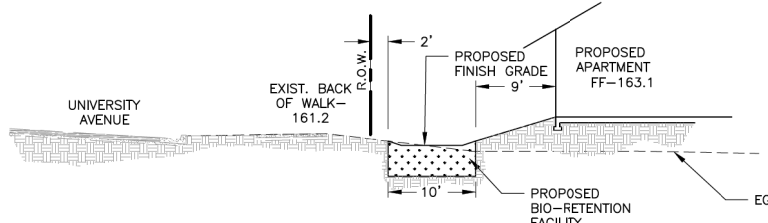
FUTURE COMMERCIAL

FUTURE COMMERCIAL

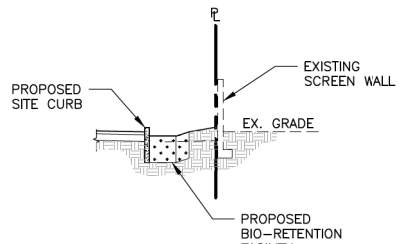
DATE: 06/08/2022  
 DRAWN BY: RSC Eng  
 CHECKED BY: RSC Eng  
 DESIGNED BY: RSC Eng  
 PROJECT NO: 247-006  
 SHEET NO: GR1  
 OF: 38



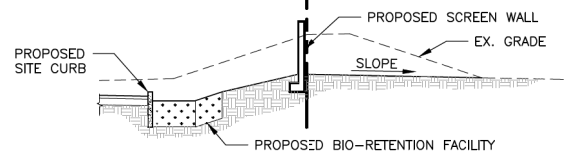
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NOT TO SCALE



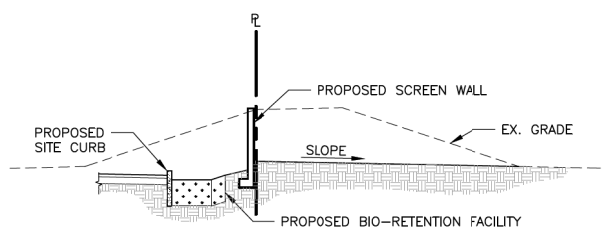
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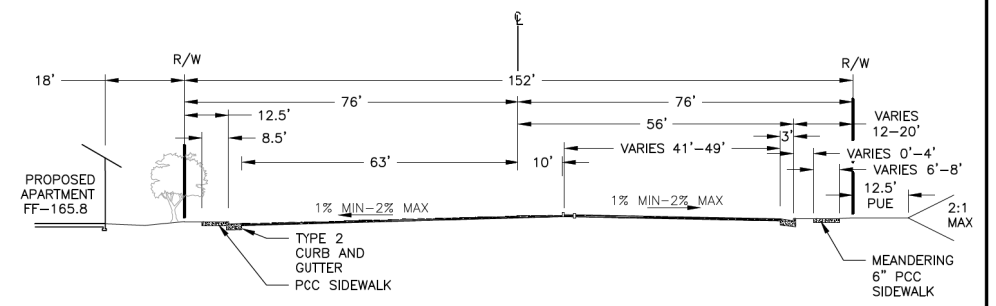
**C GRADING SECTION**  
NOT TO SCALE



**D GRADING SECTION**  
NOT TO SCALE



**E GRADING SECTION**  
NOT TO SCALE



**F EXISTING WHITNEY RANCH PARKWAY TYPICAL STREET SECTION**  
NOT TO SCALE

NOTE:  
PRELIMINARY EARTHWORK QUANTITY ONLY.  
FINAL QUANTITIES TO BE DETERMINED  
WITH CONSTRUCTION DRAWINGS.

EARTHWORK QUANTITIES		
CUT	FILL	NET IMPORT/EXPORT
14,069	14,069	0

**COLE PARTNERS  
DEVELOPMENT  
COMPANY**

DATE	DESCRIPTION

**RSC ENGINEERING**  
1420 Rocky Ridge Dr., Suite 150  
Roseville, CA 95661  
Ph: 916.786.2884 Fax: 916.788.4408

PROJECT NO: 247-006  
DRAWN BY: RSC Eng  
CHECKED BY: RSC Eng  
DESIGNED BY: RSC Eng

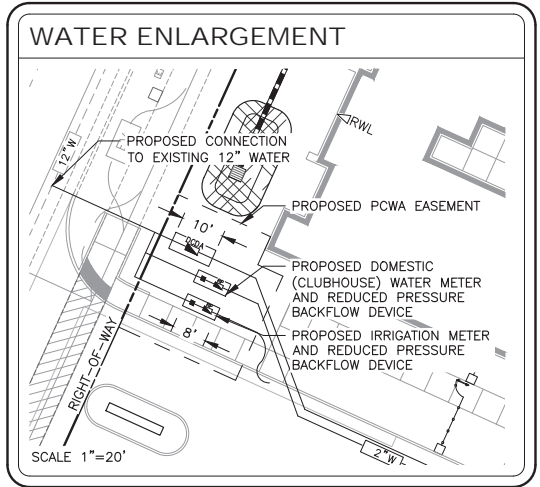
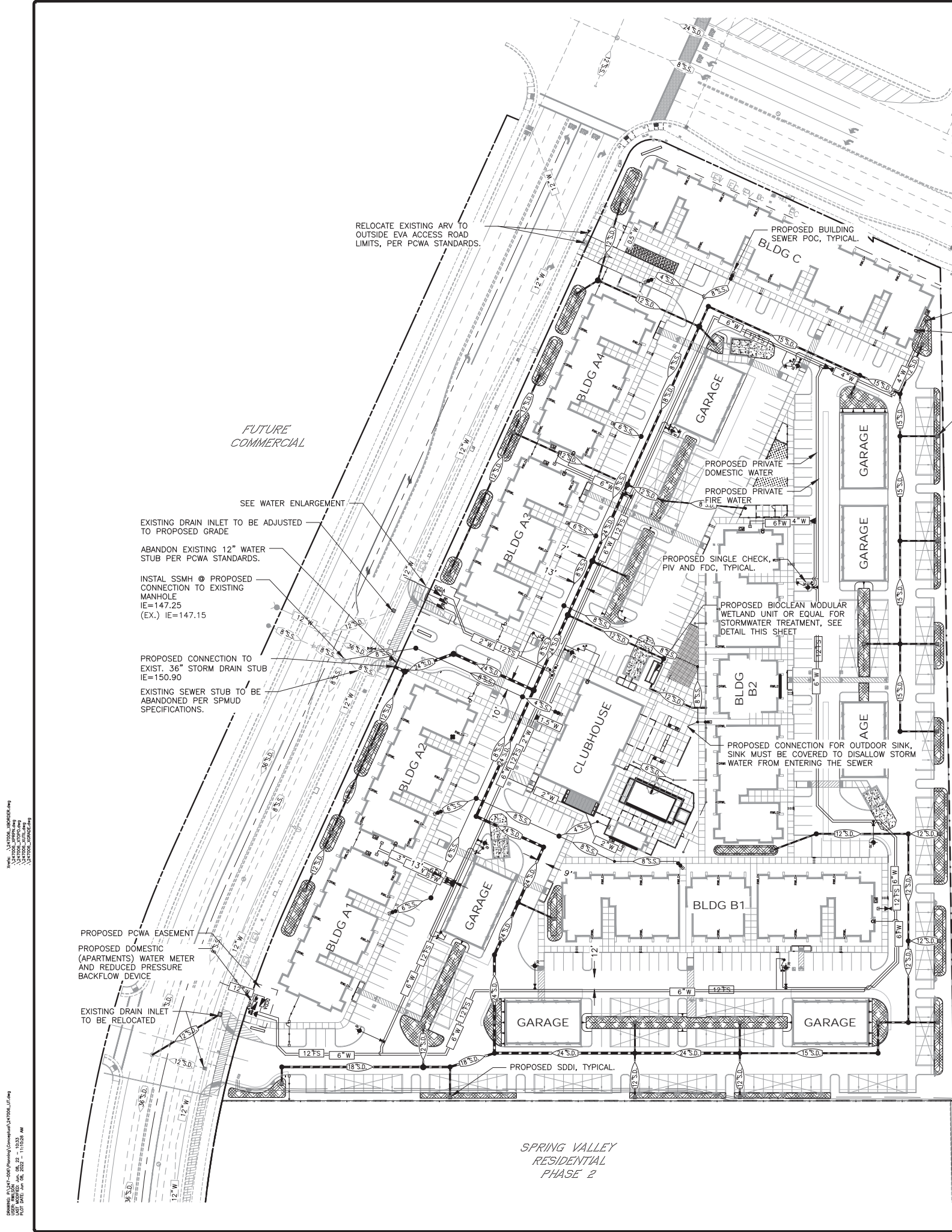
**PRELIMINARY SITE PLAN  
PLACER CREEK APARTMENTS  
SEC WHITNEY RANCH PKY & UNIVERSITY AVE  
ROCKLIN, CA 95666**

SHEET TITLE  
**PRELIMINARY GRADING PLAN**

SHEET NO.  
**GR1**  
34 OF 38

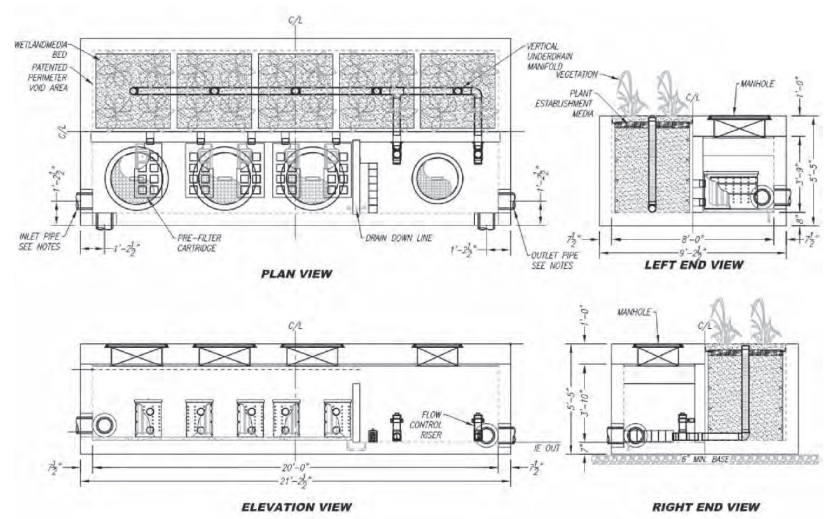
DATE: JUNE 8, 2022



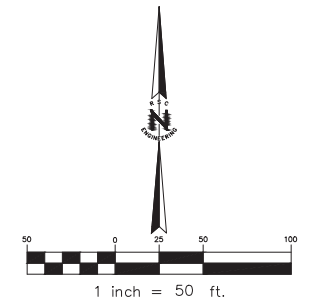


**LEGEND**

- 8" S.S. --- PROPOSED SANITARY SEWER
- 8" S.S. --- EXISTING SANITARY SEWER
- 12" S.D. --- PROPOSED STORM DRAIN
- 12" S.D. --- EXISTING STORM DRAIN
- 12" W --- PROPOSED WATER LINE
- 12" W --- PROPOSED WATER METER
- PROPOSED WATER EASEMENT, MINIMUM EASEMENT WIDTH IS 20 FEET CENTERED OVER THE PUBLIC WATER FACILITIES, WITH 10' MIN. ON EACH SIDE OF FACILITY, INCLUDING HYDRANTS, WATER METERS AND BACKFLOW PREVENTION DEVICES.
- [Hatched Box] --- PROPOSED BIO-RETENTION FACILITY
- [Symbol] --- PROPOSED WATER METER
- [Symbol] --- PROPOSED REDUCED PRESSURE BACKFLOW DEVICE FOR POTABLE OR IRRIGATION CONNECTION
- [Symbol] --- PROPOSED DOUBLE CHECK DETECTOR ASSEMBLY FOR FIRE SPRINKLER CONNECTION
- [Symbol] --- PROPOSED FIRE DEPARTMENT CONNECTION
- [Symbol] --- PROPOSED FIRE HYDRANT
- [Symbol] --- PROPOSED SANITARY SEWER SERVICE
- [Symbol] --- PROPOSED SANITARY SEWER MANHOLE
- [Symbol] --- EXISTING SANITARY SEWER MANHOLE
- [Symbol] --- PROPOSED SANITARY SEWER CLEANOUT
- [Symbol] --- PROPOSED STORM DRAIN MANHOLE
- [Symbol] --- EXISTING STORM DRAIN MANHOLE
- [Symbol] --- PROPOSED STORM DRAIN INLET
- [Symbol] --- EXISTING STORM DRAIN INLET



TYPICAL BIOCLEAN MODULAR WETLAND UNIT DETAIL



COLE PARTNERS  
DEVELOPMENT  
COMPANY

REV. NO.	DATE	DESCRIPTION

**RSC ENGINEERING**  
1420 Rocky Ridge Dr., Suite 150  
Roseville, CA 95661  
Ph: 916.786.2884 Fax: 916.786.4408

PROJECT NO: 247-006  
DRAWN BY: RSC Eng  
CHECKED BY: RSC Eng  
DESIGNED BY: RSC Eng

PRELIMINARY SITE PLAN  
PLACER CREEK APARTMENTS  
SEC WHITNEY RANCH PKY & UNIVERSITY AVE  
ROCKLIN, CA 95666

SHEET TITLE  
PRELIMINARY UTILITY PLAN

SHEET NO.  
**UT1**  
35 OF 38

DATE: JUNE 8, 2022

DATE: 06/08/2022 11:03:23 AM  
 USER: JHARRIS  
 PLOT: 06/08/2022 11:03:23 AM  
 FILE: \\P001\Projects\247-006\Working\Conceptual\SitePlan\UT1.dwg  
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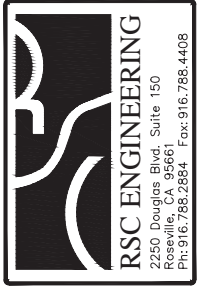


DATE: 6/3/22  
 PROJECT NO: 21074  
 DRAWN BY: WVN  
 CHECKED BY: WVN  
 DESIGNED BY: WVN  
 RSC ENGINEERING  
 2250 Douglas Blvd, Suite 150  
 Roseville, CA 95661  
 Ph: 916.788.2884 Fax: 916.788.4408  
 No. 9668  
 Exp. 9-30-22  
 STATE OF CALIFORNIA  
 6/3/22  
 PROJECT NO: 21074  
 DRAWN BY: WVN  
 CHECKED BY: WVN  
 DESIGNED BY: WVN  
 PRELIMINARY SITE PLAN  
 PLACER CREEK APARTMENTS  
 SEC WHITNEY RANCH PKY & UNIVERSITY AVE  
 ROCKLIN, CA 95666  
 SHEET TITLE  
 PHOTOMETRIC PLAN - NORTH  
 SHEET NO.  
 LT2  
 38 OF 38  
 DATE: JUNE 8, 2022



NORTH  
 PHOTOMETRIC PLAN  
 SCALE: 30' = 1" - 0'  
 NORTH

REV	DATE	DESCRIPTION
1	6/3/22	Revised Fixture Type



PROJECT NO: 21074  
 DRAWN BY: WVN  
 CHECKED BY: WVN  
 DESIGNED BY: WVN

PRELIMINARY SITE PLAN  
 PLACER CREEK APARTMENTS  
 SEC WHITNEY RANCH PKY & UNIVERSITY AVE  
 ROCKLIN, CA 95666

SHEET TITLE  
 PHOTOMETRIC  
 PLAN - NORTH

SHEET NO.  
 LT2  
 38 OF 38

DATE: JUNE 8, 2022

COLE PARTENRS