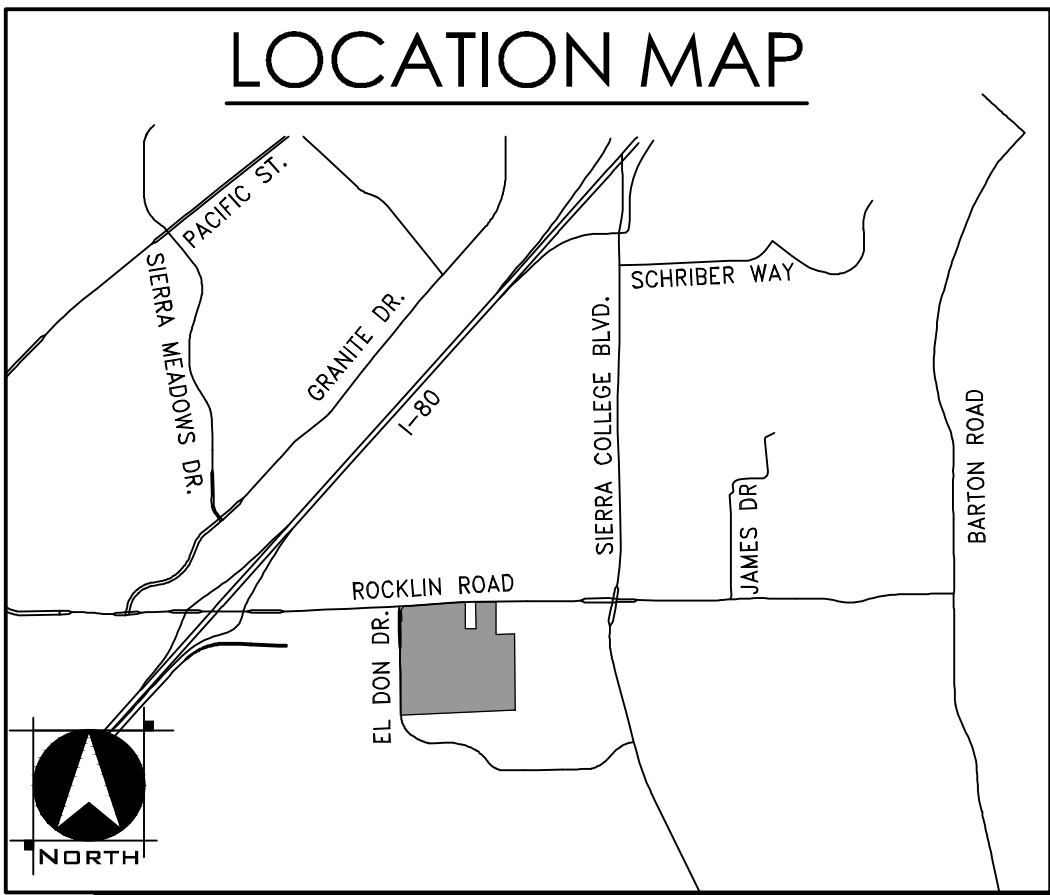


TENTATIVE PARCEL MAP
COLLEGE PARK
SOUTH
CITY OF ROCKLIN, CALIFORNIA
SHEET 1 OF 7
JANUARY 25, 2019
REVISED: NOVEMBER 5, 2020



PROJECT NOTES

APPLICANT/OWNER
EVERGREEN SIERRA EAST, LLC
C/O COLE PARTNERS DEVELOPMENT COMPANY
2684 NATIONAL PARK DRIVE SUITE 101
SACRAMENTO, CALIFORNIA 95833
CONTACT: DANIEL COLE
PHONE: 916.804.9199

CREST/ECH HOMES CORPORATION
3001 DOUGLAS BOULEVARD, SUITE 110
ROSEVILLE, CALIFORNIA 95661
CONTACT: DEANA BLIS
PHONE: 916.781.4620

PLANNER/ENGINEER
WOOD RODGERS INC.
4670 WILLOW ROAD, SUITE 125
PLEASANTON, CALIFORNIA 94588
CONTACT: PAUL WOODS/ JEFF CARPENTER
PHONE: 925.847.1549/ 916.326.5884

ASSESSOR'S PARCEL NO.
045-131-003, 045-131-001

AREA
35.81 ACRES GROSS

NUMBER OF PARCELS
4 PARCELS

EXISTING USE
VACANT

EXISTING GENERAL PLAN USE
MIXED USE (MU)
RESOURCE CONSERVATION (RC)

PROPOSED GENERAL PLAN USES
MIXED USE (MU)
MEDIUM DENSITY RESIDENTIAL (MDR)
RECREATION CONSERVATION (RC)

EXISTING ZONING
PLANNED DEVELOPMENT - COMMUNITY COLLEGE (PD-CC)

PROPOSED ZONING
PLANNED DEVELOPMENT - MIXED USE (PD-MU)
PLANNED DEVELOPMENT - MEDIUM DENSITY RESIDENTIAL (PD-MDR)
PLANNED DEVELOPMENT - HIGH DENSITY RESIDENTIAL (PD-HDR)
PLANNED DEVELOPMENT - COMMUNITY COLLEGE ADJACENT WEST (PD-CCAW)
PLANNED DEVELOPMENT - PARK (PD-P)
PLANNED DEVELOPMENT - OPEN SPACE (PD-OS)

PARK DISTRICT
CITY OF ROCKLIN

FIRE PROTECTION
CITY OF ROCKLIN

SCHOOL DISTRICT
LOOMIS UNITED SCHOOL DISTRICT

SEWER
SOUTH PLACER MUNICIPAL UTILITY DISTRICT (SPMUD)

STORM DRAIN
CITY OF ROCKLIN

WATER
CITY OF ROCKLIN

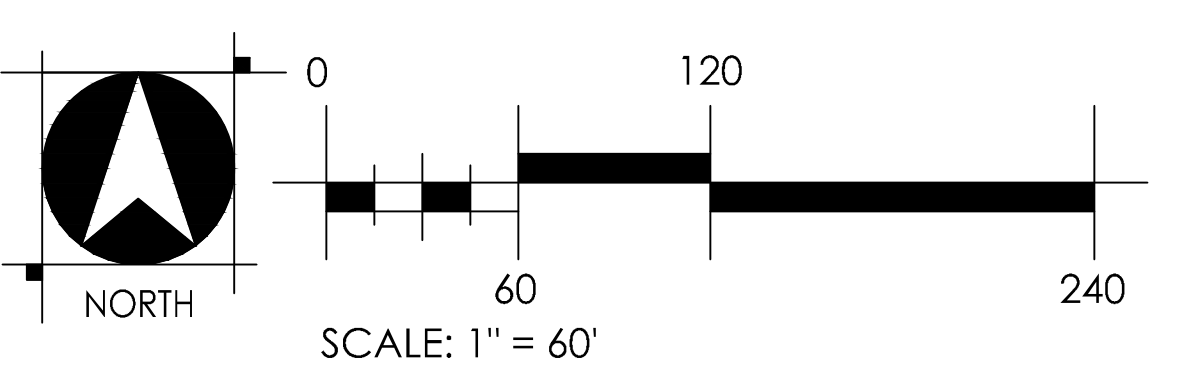
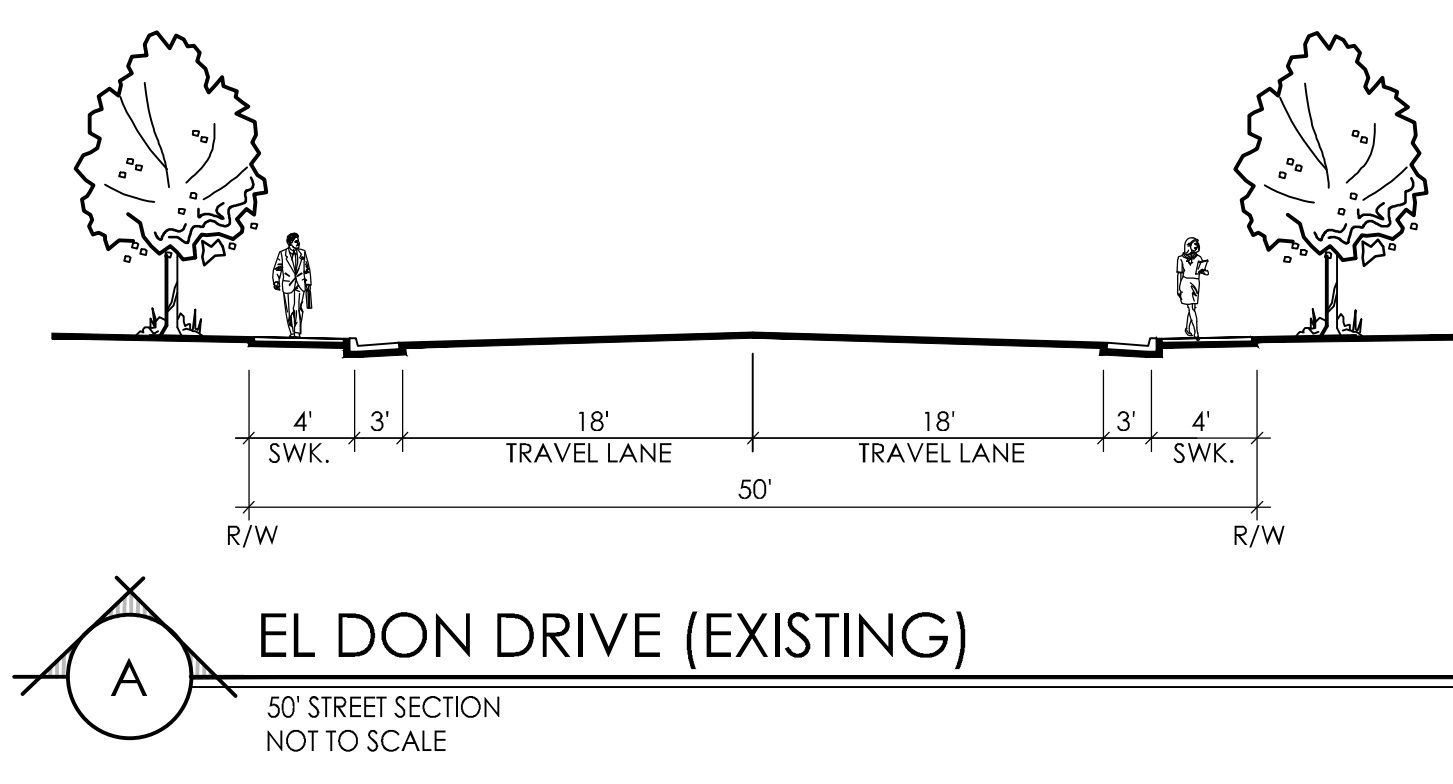
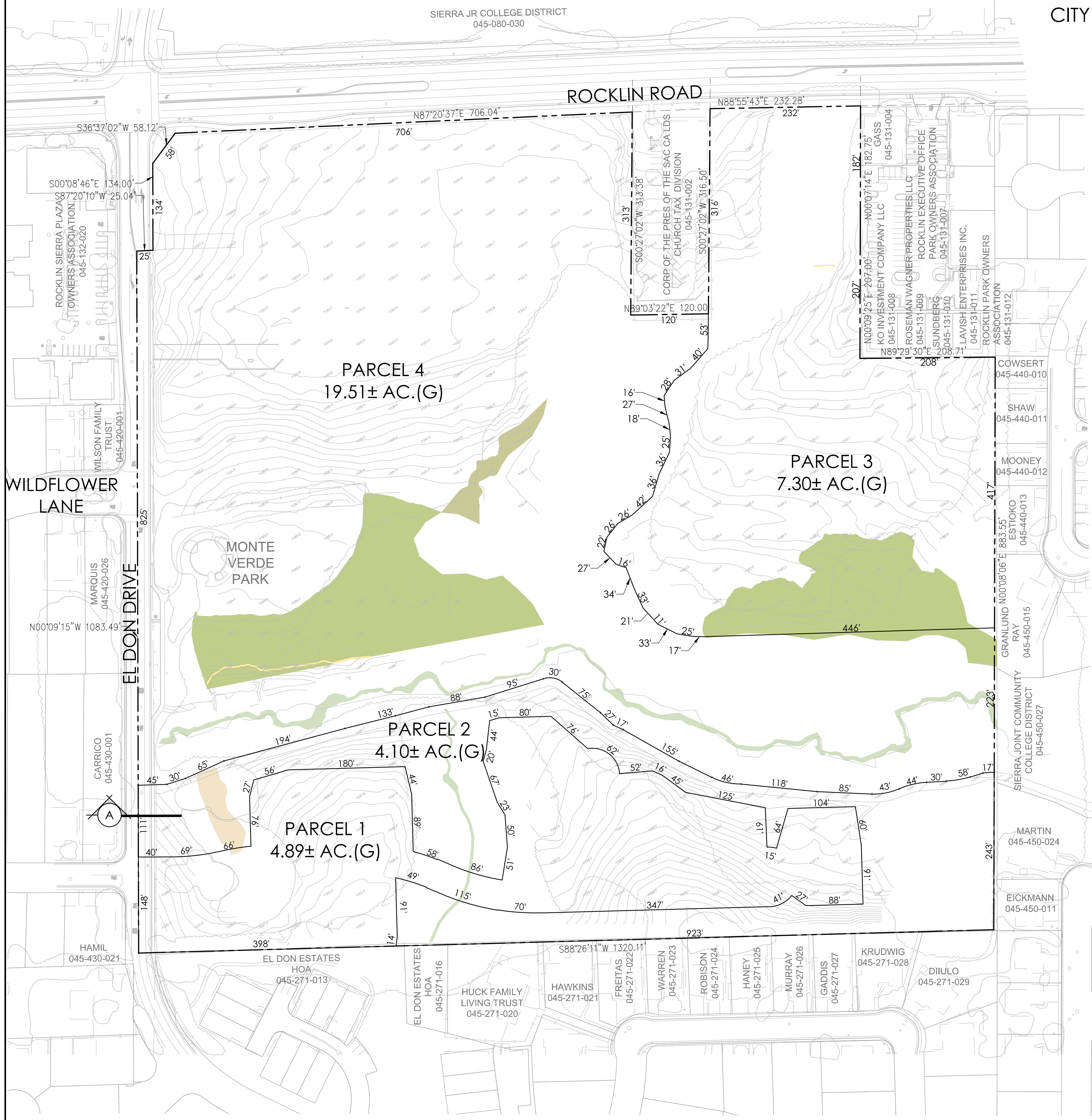
ELECTRICITY
PG&E

GAZ
PG&E

NOTES
1. SUBMITTER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.
2. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
3. PURSUANT TO SECTION 66434(a) OF THE SUBDIVISION MAP ACT,
EASEMENTS TO BE ABANDONED ARE MARKED ON THE MAP.
4. THE AERIAL TOPOGRAPHY SHOWN HEREON IS FROM MARCH 2018.

LEGEND

- RIPARIAN AREA
- 100 YEAR FLOODPLAIN
- PERENNIAL CREEK (0.293 ACRES)
- RIPARIAN WETLAND (5.065 ACRES)
- SEASONAL WETLAND (2.98 ACRES)
- SEASONAL WETLAND SWALE (0.133 ACRE)
- SEEP (0.070 ACRE)
- DITCH (0.020 ACRE)



WOOD RODGERS
DEVELOPING INNOVATIVE DESIGN SOLUTIONS
4670 WILLOW ROAD STE 125 TEL 925.847.1556
PLEASANTON, CA 94588 FAX 925.847.1557

TENTATIVE SUBDIVISION MAP COLLEGE PARK SOUTH

CITY OF ROCKLIN, CALIFORNIA

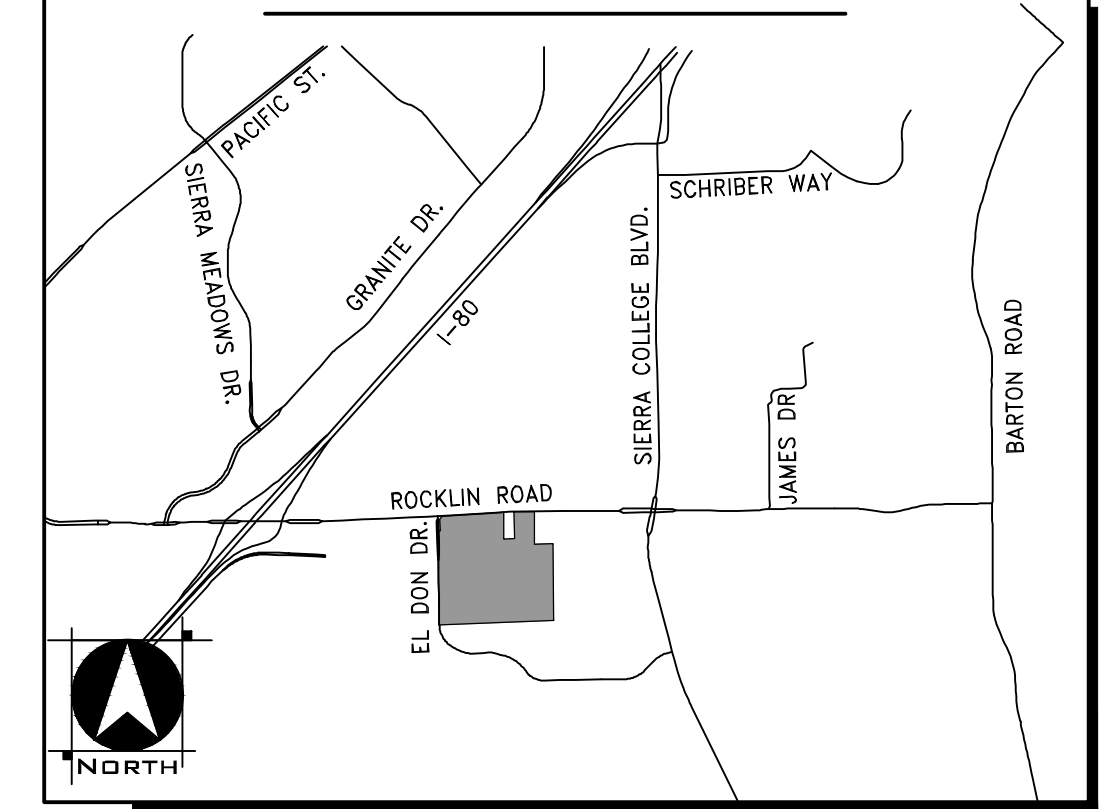
SHEET 2 OF 7

JANUARY 25, 2019

REVISED: MARCH 22, 2019

REVISED: NOVEMBER 5, 2020

LOCATION MAP



PROJECT NOTES

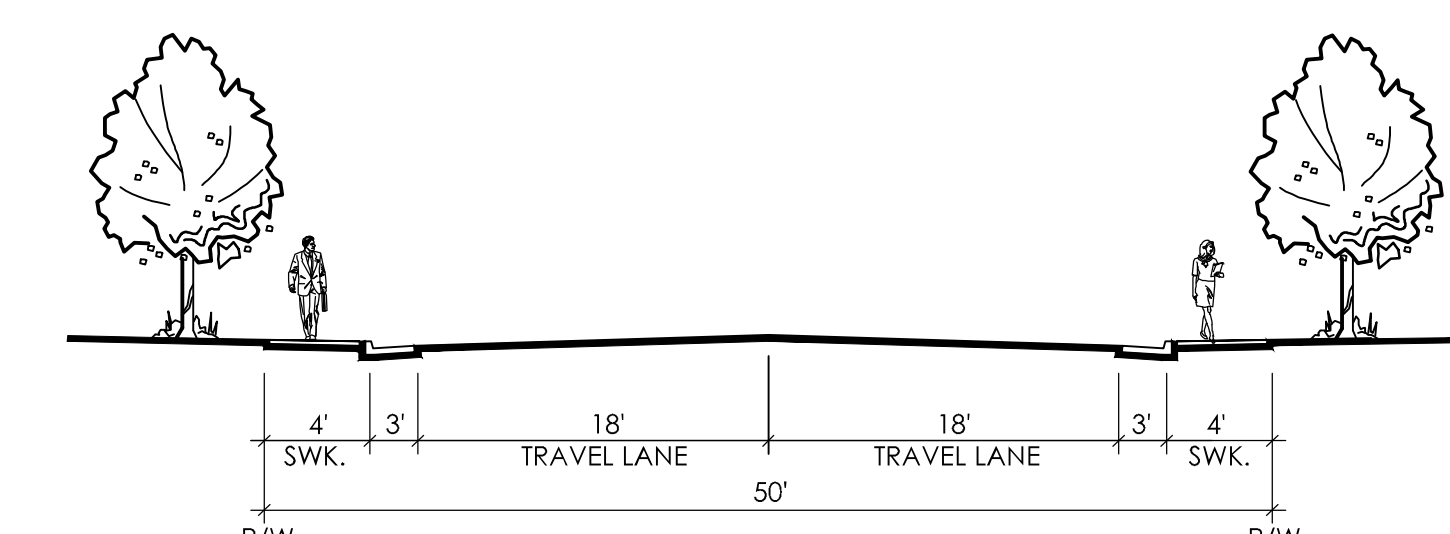
- APPLICANT/OWNER**
EVERGREEN SIERRA EAST, LLC
C/O COLE PARTNERS DEVELOPMENT COMPANY
2484 N. WILLOW PARK DRIVE, SUITE 101
SACRAMENTO, CALIFORNIA 95833
CONTACT: DANIEL COLE
PHONE: 916.804.9199
- CRENSHAW HOMES CORPORATION**
3001 DOLAN AVENUE, SUITE 110
ROSELIE, CALIFORNIA 95661
CONTACT: DEANA ELIS
PHONE: 916.781.4600
- PLANNER/ENGINEER**
WOOD RODGERS INC.
4070 WILLOW ROAD, SUITE 125
PLEASANTON, CALIFORNIA 94566
CONTACT: PAUL WELSH/ JEFF CARPENTER
PHONE: 925.847.1549/ 916.326.5884
- ASSESSOR'S PARCEL NO.**
045-131-003, 045-131-001
- AREA**
8.99 ACRES GROSS
- NUMBER OF LOTS**
25
- EXISTING USE**
1. SINGLE-FAMILY RESIDENTIAL LOTS
2. OPEN SPACE PRESERVE/RECREATION CONSERVATION LOT
3. LANDSCAPE LOTS
- EXISTING ZONING**
PLANNED DEVELOPMENT - COMMUNITY COLLEGE (PD-CG)
- PROPOSED ZONING**
PLANNED DEVELOPMENT - MEDIUM DENSITY RESIDENTIAL (PD-MDR)
PLANNED DEVELOPMENT - OPEN SPACE (PD-OS)
- PARK DISTRICT**
CITY OF ROCKLIN
- FIRE PROTECTION**
CITY OF ROCKLIN
- SCHOOL DISTRICT**
LOUIS UNIFIED SCHOOL DISTRICT
- SEWER**
SOUTH PLACER MUNICIPAL UTILITY DISTRICT (SPUD)
- STORM DRAIN**
CITY OF ROCKLIN
- WATER**
CITY OF ROCKLIN
- ELECTRICITY**
PG&E
- GAS**
PG&E
- NOTES**
1. SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.
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3. PURSUANT TO SECTION 64434(g) OF THE SUBDIVISION MAP ACT, EASEMENTS TO BE ABANDONED ARE MARKED ON THE MAP.
4. THE AERIAL TOPOGRAPHY SHOWN HEREIN IS FROM MARCH 2018.

LEGEND

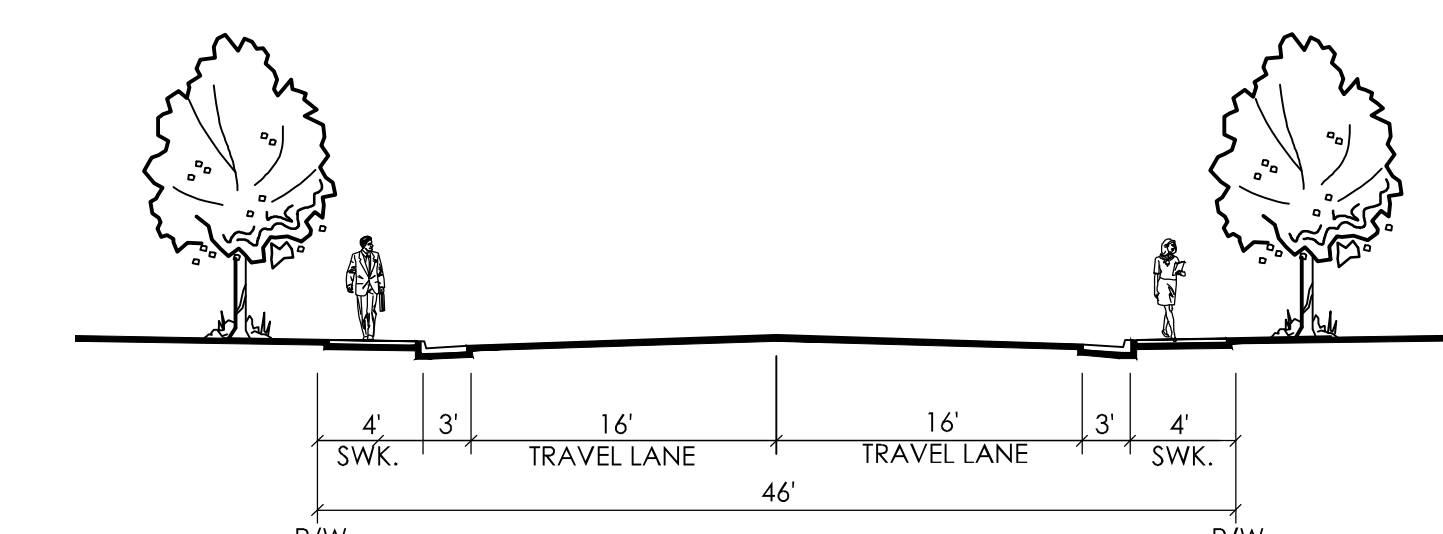
- RIPIARIAN AREA
- 100 YEAR FLOODPLAIN
- PERENNIAL CREEK (0.293 ACRES)
- RIPIARIAN WETLAND (5.065 ACRES)
- SEASONAL WETLAND (2.98 ACRES)
- SEASONAL WETLAND SWALE (0.133 ACRE)
- SEEP (0.070 ACRE)
- DITCH (0.020 ACRE)

LAND USE SUMMARY

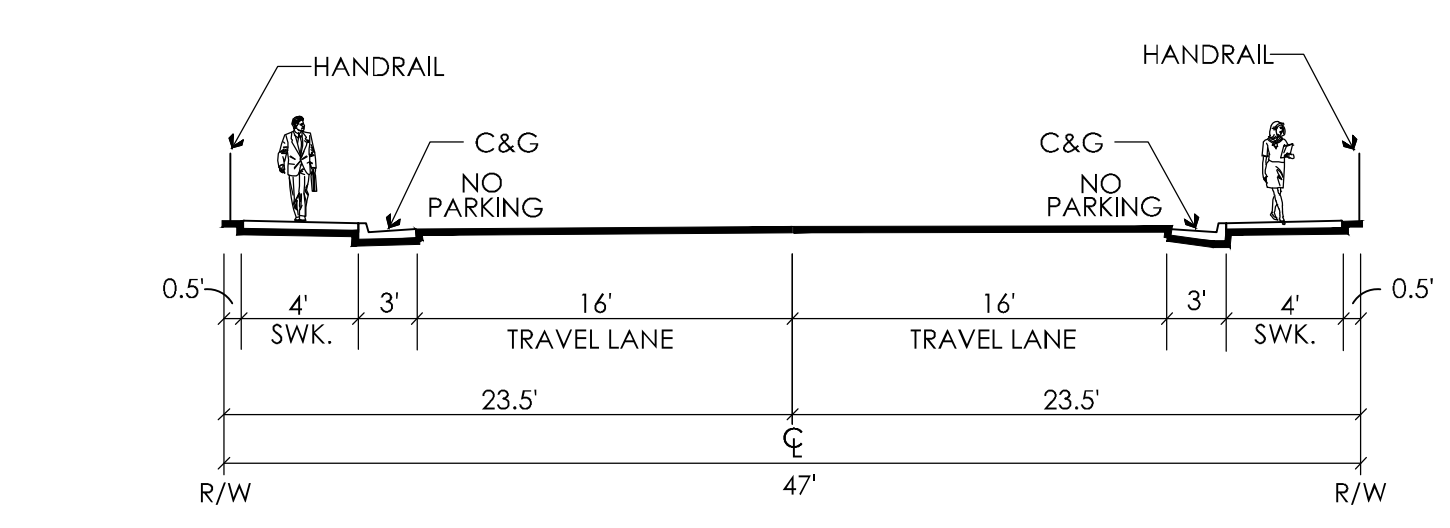
LOT NO. / VILLAGE NO.	GENERAL PLAN ZONING DESIGNATIONS	USE	ACRES (N)	ACRES (G)	UNITS
VILLAGE 1	MDR / PD-MDR	S.F. RESIDENTIAL (50'X100')	3.38	4.92	25
LOT A	MDR / PD-OS	OPEN SPACE PRESERVE/ DETENTION	4.01	4.07	-
LOT B	MDR / PD-MDR	LANDSCAPE LOT	0.03	-	-
LOT C	MDR / PD-MDR	LANDSCAPE LOT	0.05	-	-
ROADWAY	MDR / PD-MDR	ROADWAY	1.52	-	-
TOTAL			8.99	8.99	25



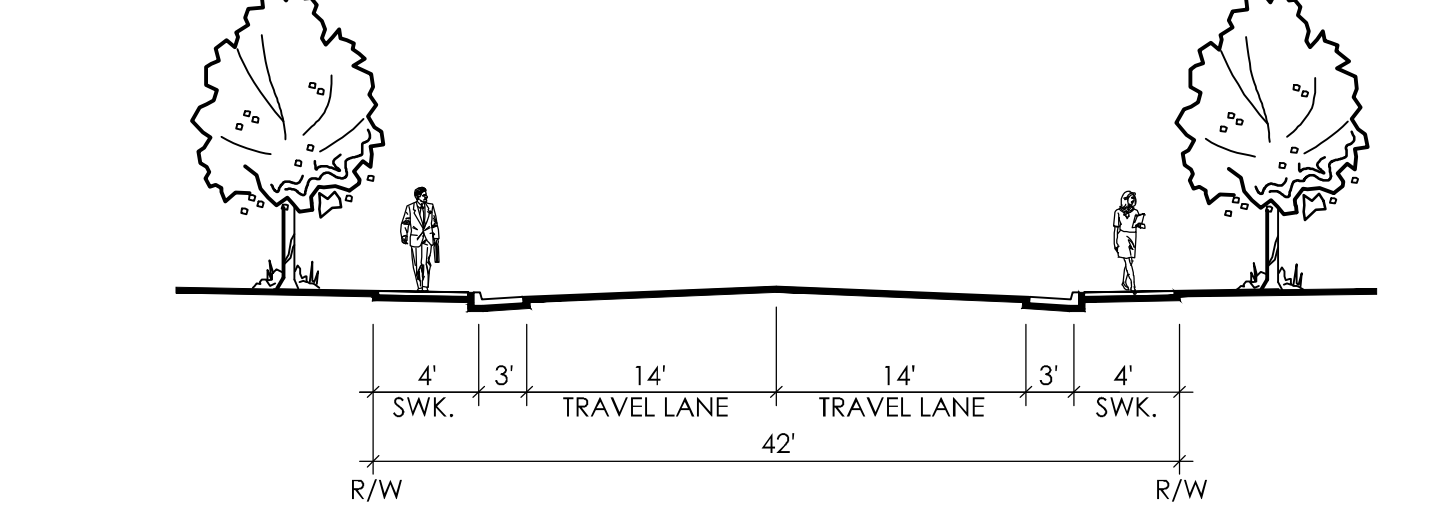
A EL DON DRIVE (EXISTING)
30' STREET SECTION
NOT TO SCALE



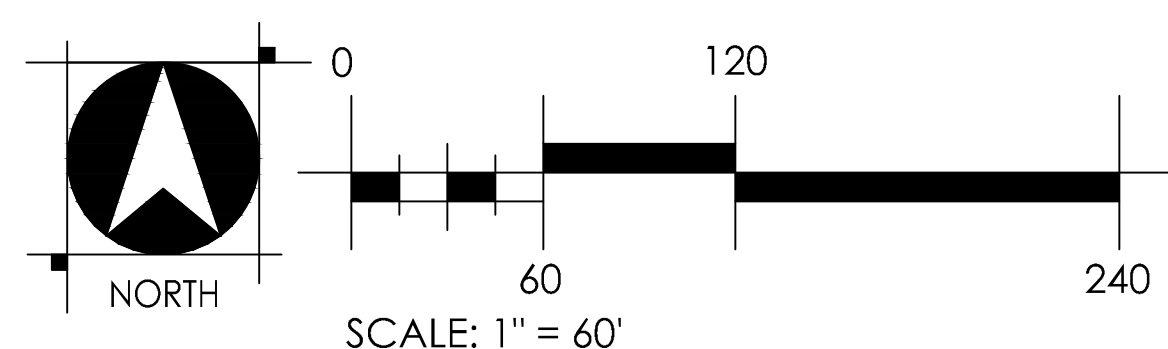
B STREET A/COURT A
46' STREET SECTION
NOT TO SCALE



C BRIDGE @ OPEN SPACE (STREET A)
47' STREET SECTION
NOT TO SCALE

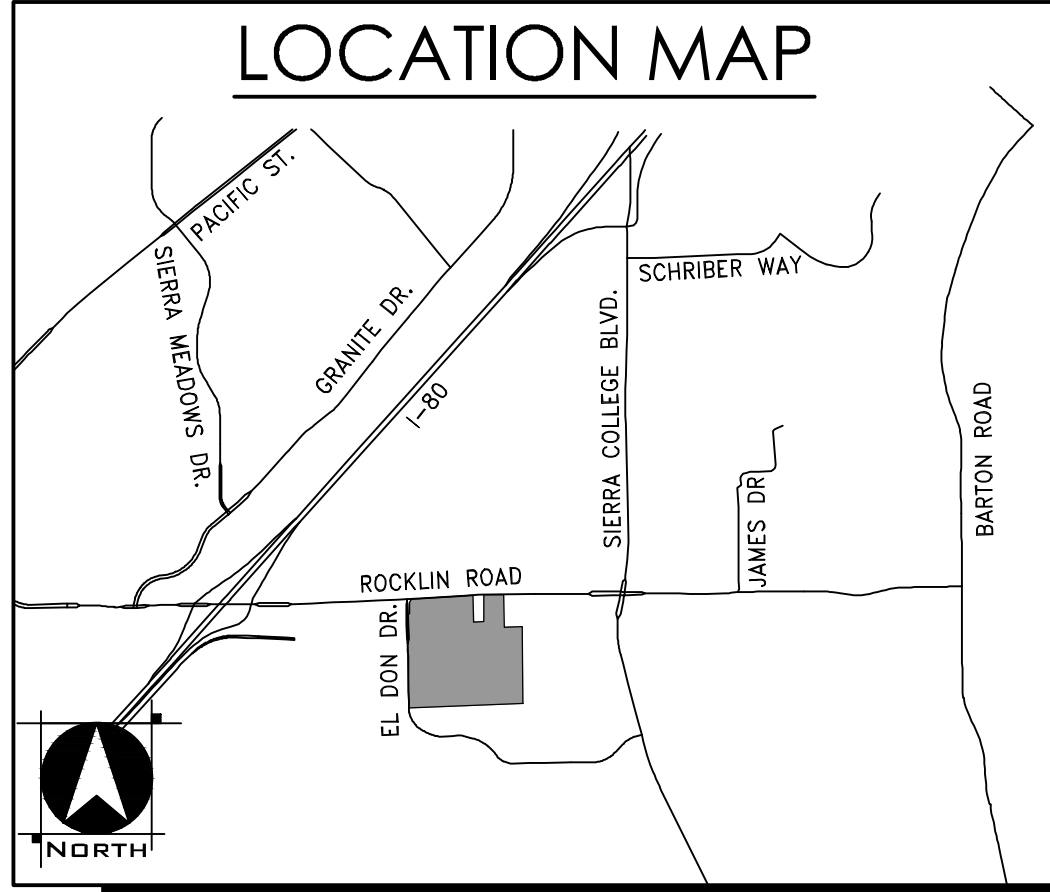


D COURT B
42' STREET SECTION
NOT TO SCALE



PRELIMINARY SITE PLAN
COLLEGE PARK
SOUTH

SHEET 3 OF 7
CITY OF ROCKLIN, CALIFORNIA
JANUARY 25, 2019
REVISED: MARCH 22, 2019
REVISED: NOVEMBER 5, 2020



PROJECT NOTES

APPLICANT/OWNER
EVERGREEN SIERRA EAST, LLC
C/O CODE PARTNERS DEVELOPMENT COMPANY
2684 NATOMAS PARK DRIVE, SUITE 101
SACRAMENTO, CALIFORNIA 95833
CONTACT: DANIEL COLE
PHONE: 916.804.9199

CRESLIGHT HOMES CORPORATION
3001 DOUGLAS BOULEVARD, SUITE 110
ROSEVILLE, CALIFORNIA 95661
CONTACT: DEANNA ELUS
PHONE: 916.781.4500

PLANNER/ENGINEER
WOOD RODGERS INC.
4670 WILLOW ROAD, SUITE 125
PLEASANTON, CALIFORNIA 94588
CONTACT: PAUL MEUSER/JEFF CARPENTER
PHONE: 925.847.1549/916.326-5884

ASSESSOR'S PARCEL NO.
045-131-001, 045-131-002

AREA
8.992 ACRES GROSS

NUMBER OF LOTS
25

EXISTING USE
1. SINGLE-FAMILY RESIDENTIAL LOTS
2. OPEN SPACE PRESERVE/RECREATION CONSERVATION LOT
LANDSCAPE LOTS

EXISTING ZONING
VACANT

EXISTING GENERAL PLAN USE
MIXED USE (MU)
RESOURCE CONSERVATION (RC)

PROPOSED GENERAL PLAN USES
MEDIUM DENSITY RESIDENTIAL (MDR)
RICKLAHON CONSERVATION (RC)

EXISTING ZONING
PLANNED DEVELOPMENT - COMMUNITY COLLEGE (PD-CC)

PROPOSED ZONING
PLANNED DEVELOPMENT - MEDIUM DENSITY RESIDENTIAL (PD-MDR)
PLANNED DEVELOPMENT - OPEN SPACE (PD-OS)

PARK DISTRICT
CITY OF ROCKLIN

FIRE PROTECTION
CITY OF ROCKLIN

SCHOOL DISTRICT
LOOMIS UNITED SCHOOL DISTRICT

SEWER
SOUTH PLACER MUNICIPAL UTILITY DISTRICT (SPMUD)

STORM DRAIN
CITY OF ROCKLIN

WATER
CITY OF ROCKLIN

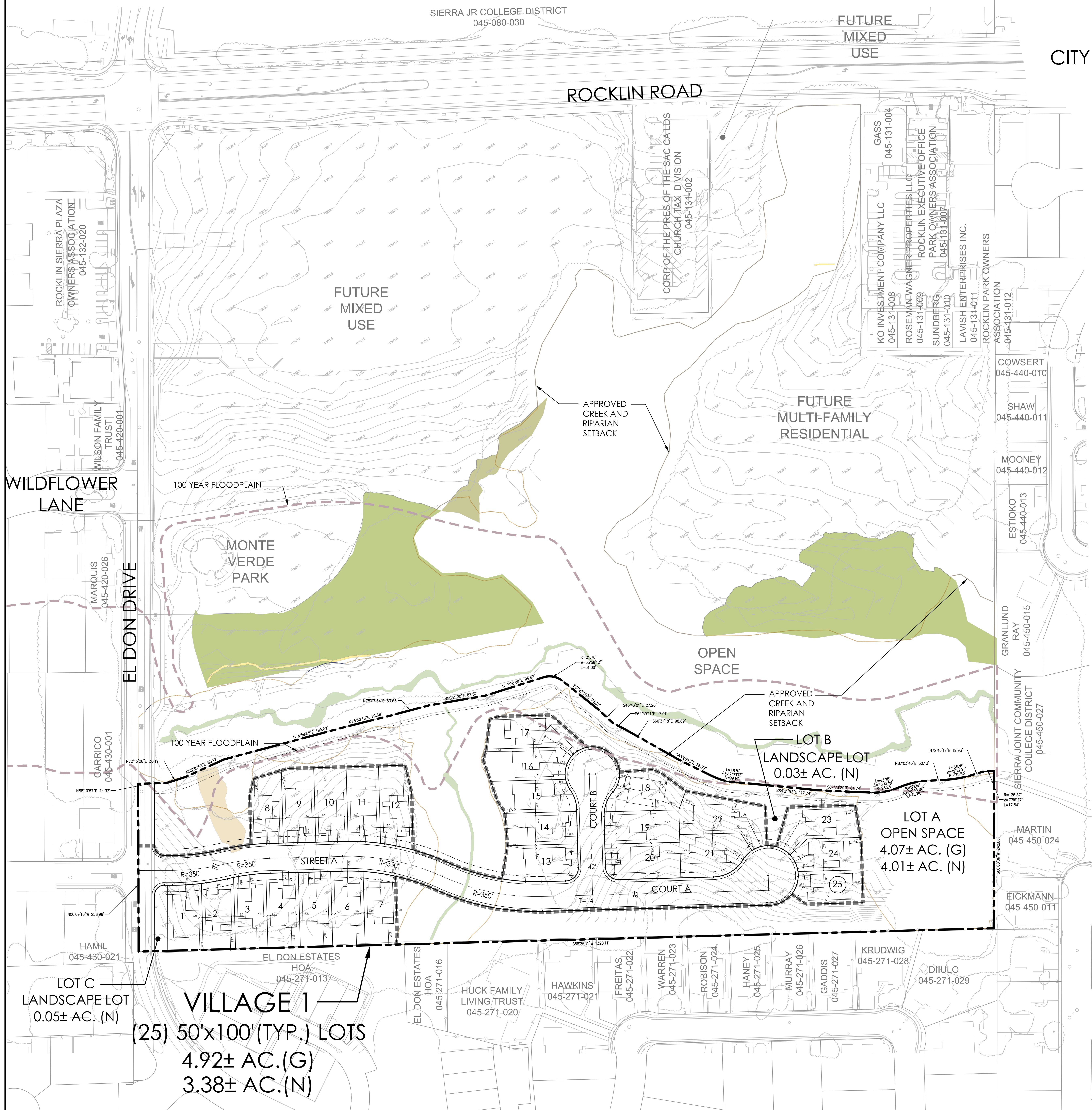
ELECTRICITY
PG&E

GAS
PG&E

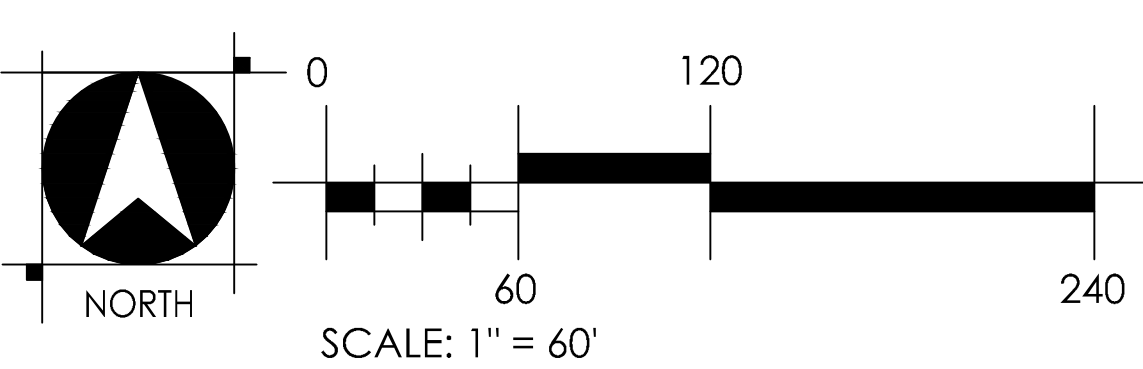
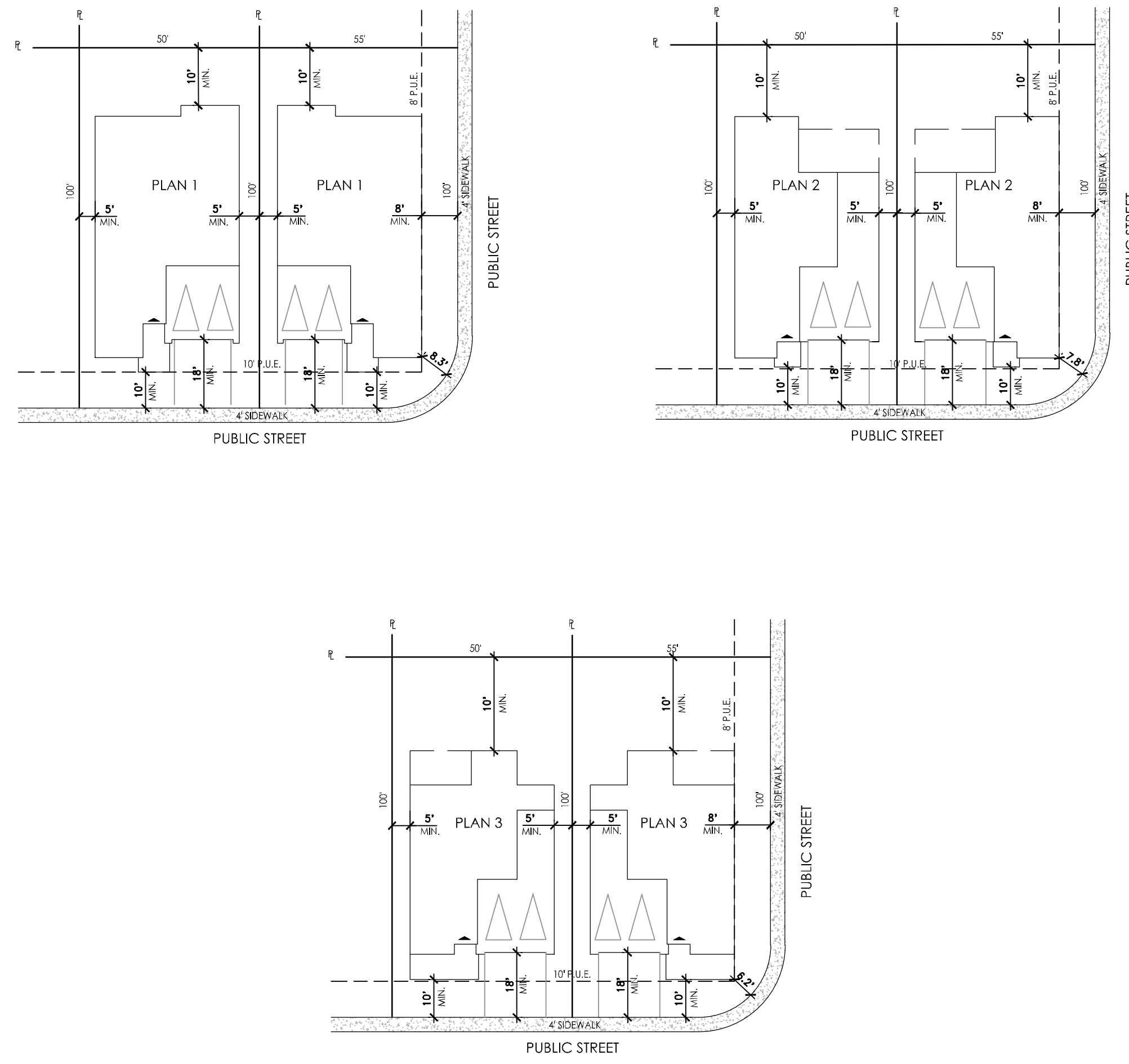
NOTES
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LEGEND

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- RIPARIAN WETLAND (5.065 ACRES)
- SEASONAL WETLAND (2.98 ACRES)
- SEASONAL WETLAND SWALE (0.133 ACRE)
- SEEP (0.070 ACRE)
- DITCH (0.020 ACRE)



50' X 100'
SCALE 1"=30'



PARKING PLAN

COLLEGE PARK SOUTH

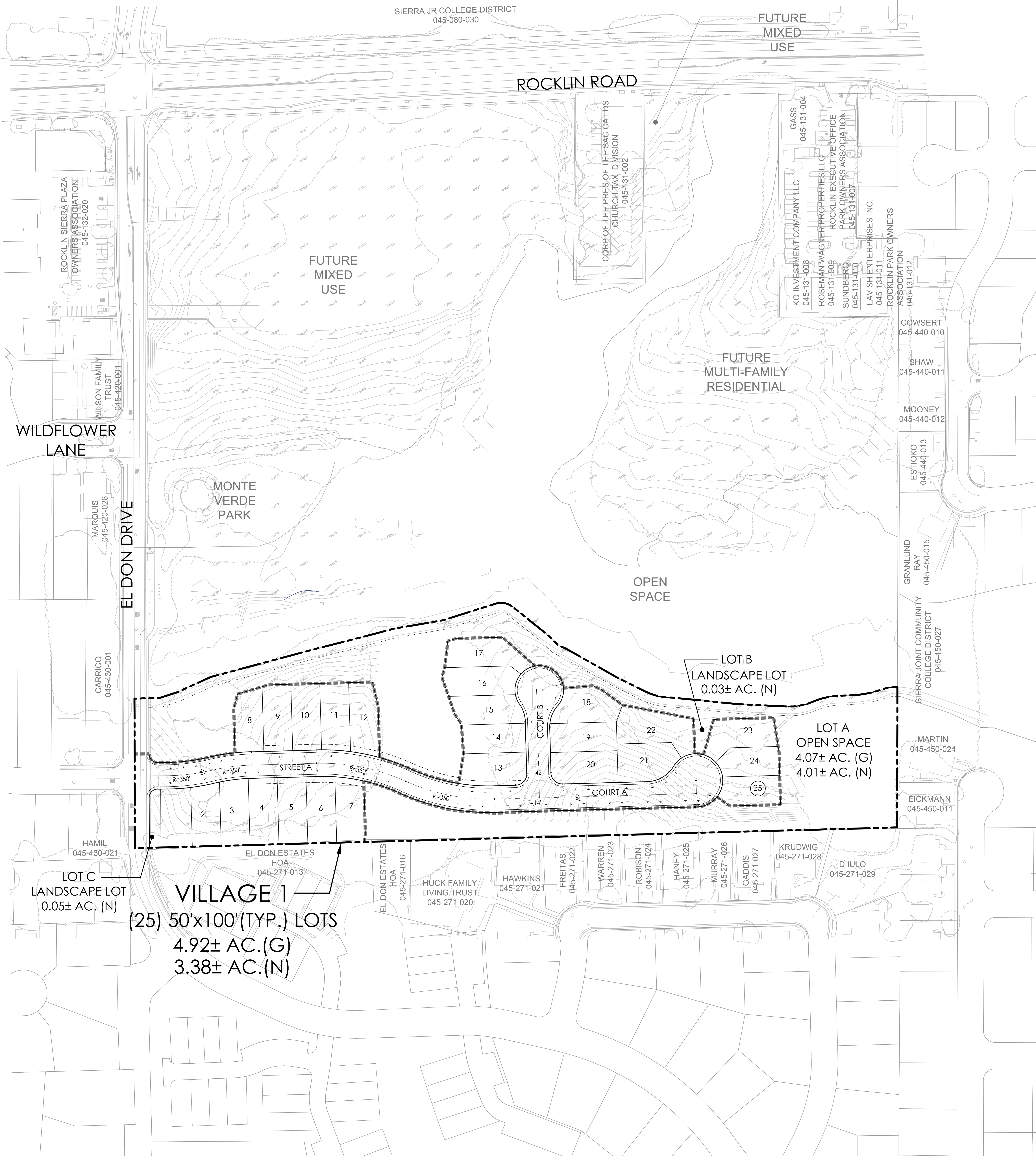
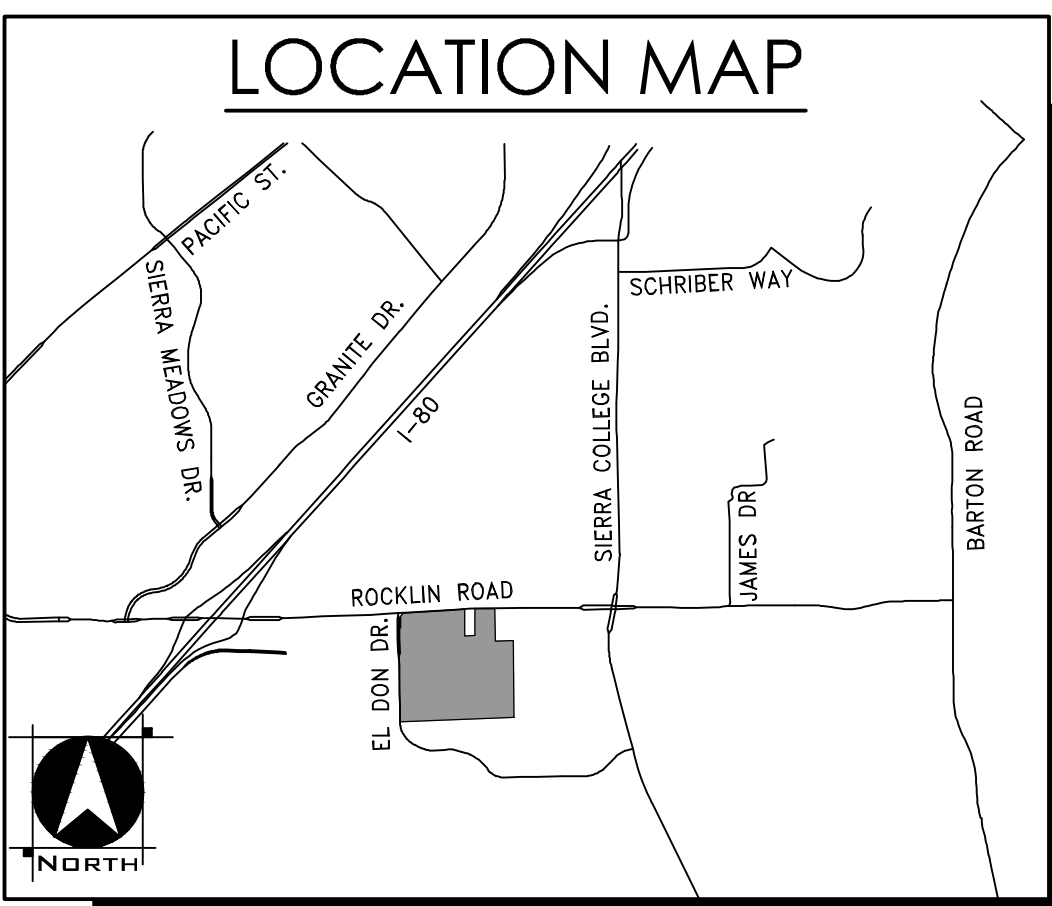
CITY OF ROCKLIN, CALIFORNIA

SHEET 4 OF 7

JANUARY 25, 2019

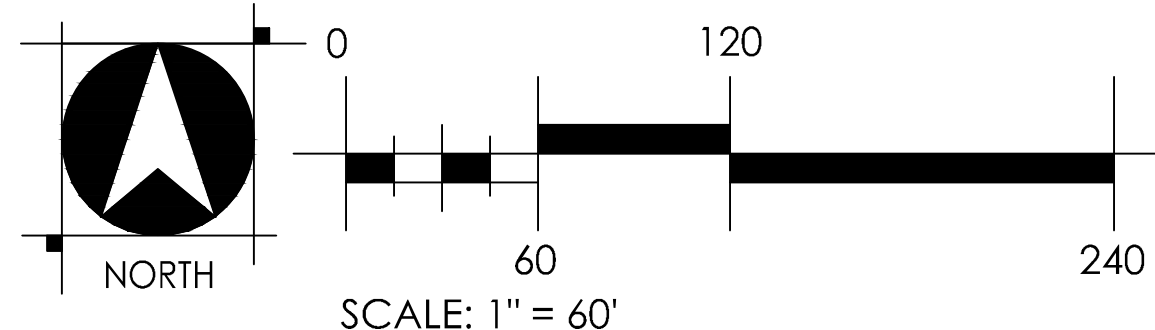
REVISED: MARCH 22, 2019

REVISED NOVEMBER 5, 2020



PARKING SUMMARY

PARKING SPACE TYPE	NO. OF SPACES	SPACE/ UNIT
GARAGE	50	2.0
DRIVEWAY	50	2.0
STREET	58	2.3
TOTAL	158	6.3 SPACES/UNIT



CALIFORNIA

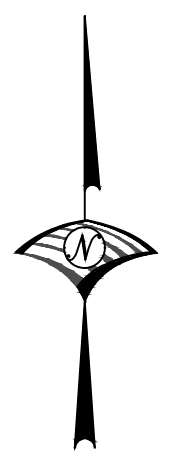
SHEET 5 OF 7

JANUARY 25, 2019

REVISED: MARCH 10, 2020

REVISED: NOVEMBER 5, 2020

Map of the Project Site showing its location relative to major roads. The map includes labels for JAMES STREET, BRACE ROAD, LINDEN ROAD, RUDOLPH ROAD, and DARTON ROAD. A thick black line indicates the Project Site, which runs diagonally across the map. A north arrow is located in the bottom left corner.



40' 20' 0 40'



SCALE: 1" = 40'

PROJECT / UNIT BOUNDARY

- | | |
|---|--|
| P= 20.0 | PROPOSED MASS GRADING PAD ELEVATION |
|  | PROPOSED MASS GRADING STREET ELEVATION |
|  | PROPOSED OVERLAND RELEASE |
|  | STORM DRAIN INLET |
|  | STORM DRAIN |
|  | STORM DRAIN MANHOLE |
|  | 100 YR FLOODPLAIN |
|  | RETAINING WALL (FACE OF WALL, TOP OF WALL) |
|  | TURNING MOVEMENTS |

CUT	± 14800 CY
FILL	± 14800 CY
NET	± 0 CY

GRADING AND RETAINING WALLS SHOWN ARE PRELIMINARY. FINAL PAD ELEVATIONS AND WALL HEIGHTS SHALL BE DETERMINED WITH FINAL DESIGN. GRADES AT LOT LINES ARE TOP BACK OF WALK UNLESS NOTED OTHERWISE

NOTE

FINAL DETENTION BASIN/LID AND WATER QUALITY TREATMENT SHALL BE CALCULATED AND SIZED BASED UPON THE FINAL LAND USE PLAN.

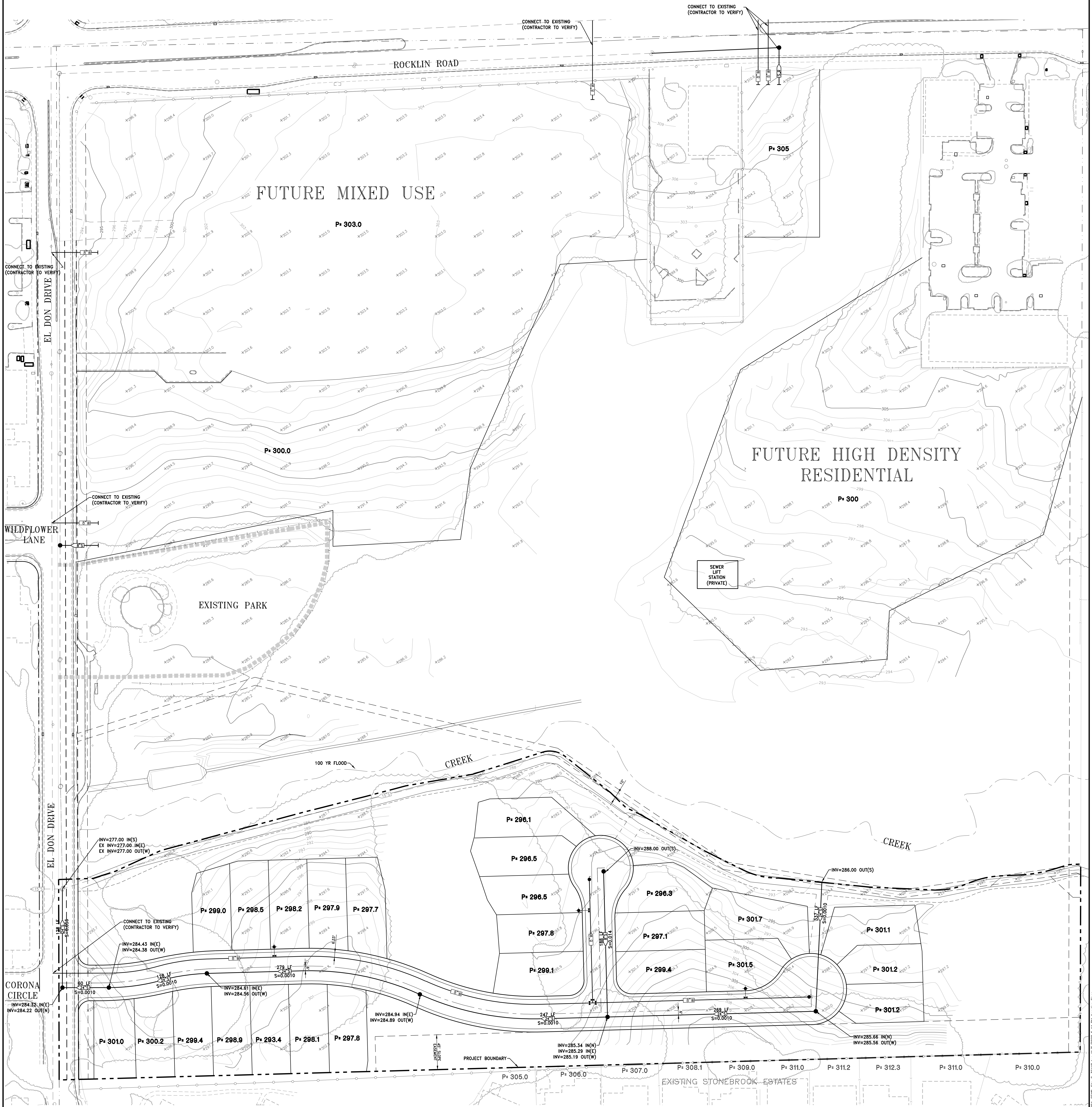
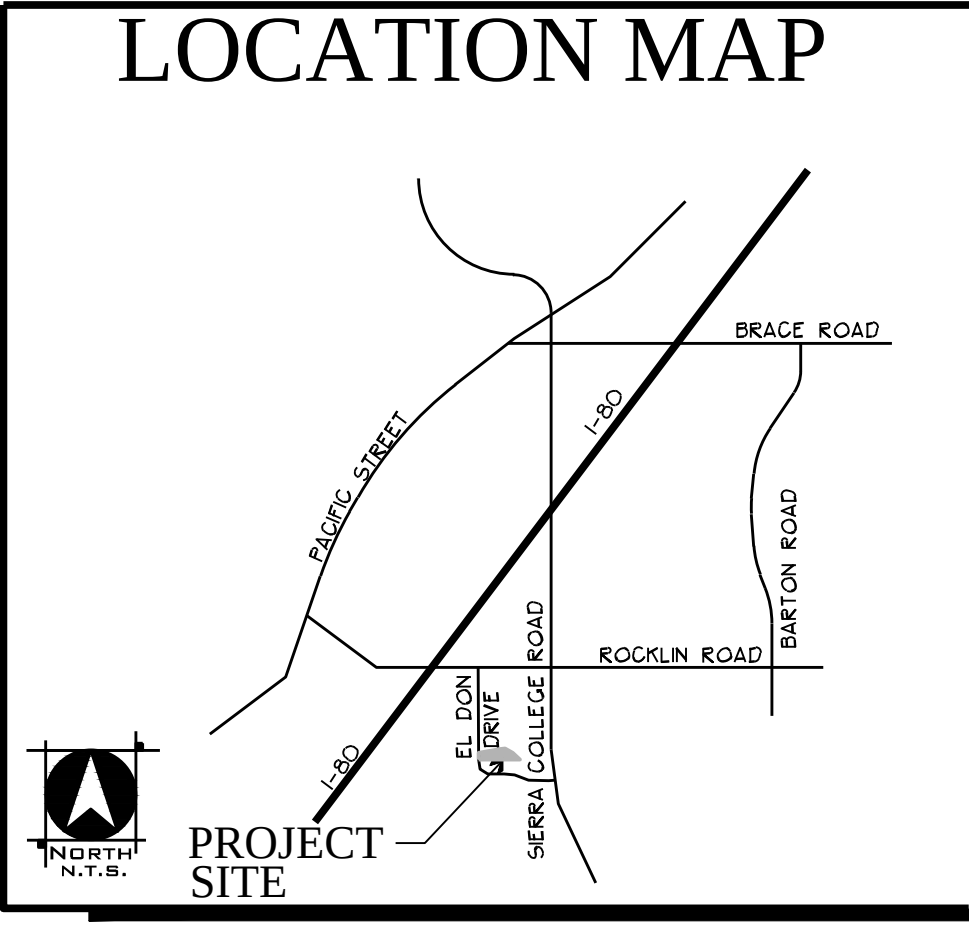
SANITARY SEWER AND WATER

SIERRA COLLEGE - SOUTH

ROCKLIN

CALIFORNIA

SHEET 6 OF 7
JANUARY 25, 2019
REVISED: MARCH 10, 2020
REVISED: NOVEMBER 5, 2020

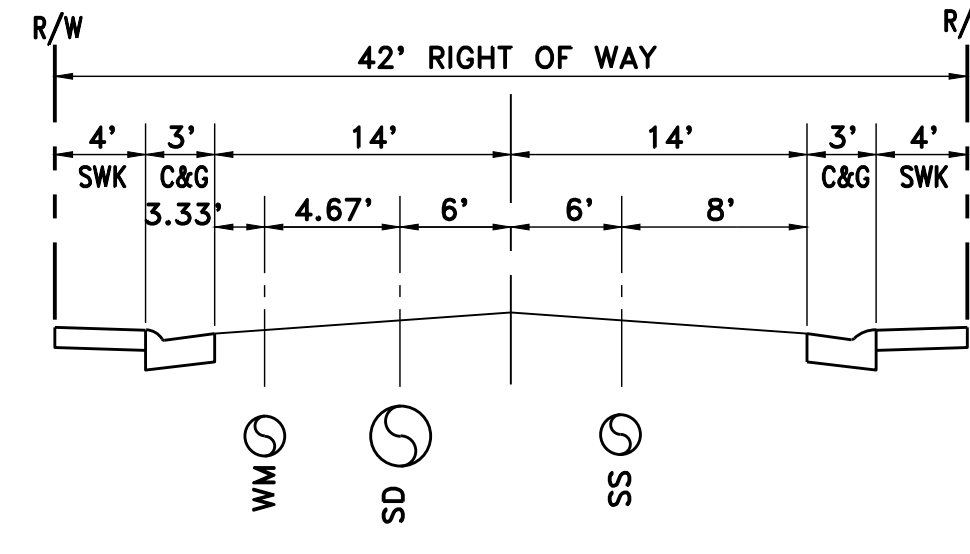


SEWER DESIGN

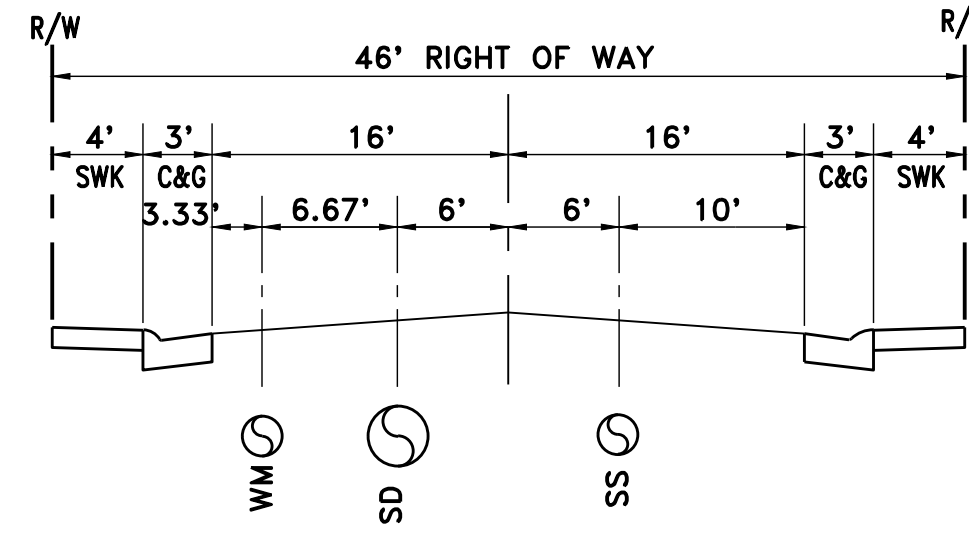
SEWER INVERTS AND SLOPES SHOWN ARE PRELIMINARY. FINAL INVERT ELEVATIONS AND SLOPES SHALL BE DETERMINED WITH FINAL DESIGN.

LEGEND:

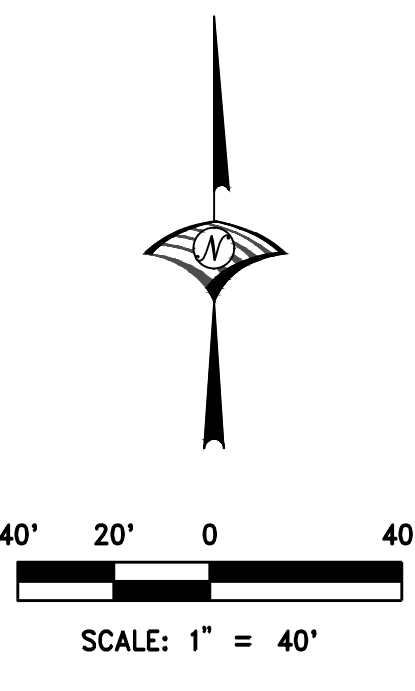
- PROJECT / UNIT BOUNDARY
- SANITARY SEWER LINE
- DOMESTIC WATER LINE
- 48" SANITARY SEWER MANHOLE
- FIRE HYDRANT



TYPICAL R/W & UTIL DIMENSIONS
N.T.S.
42' RIGHT OF WAY



TYPICAL R/W & UTIL DIMENSIONS
N.T.S.
46' RIGHT OF WAY



TREE IMPACT EXHIBIT
COLLEGE PARK SOUTH
CITY OF ROCKLIN, CALIFORNIA
MARCH 22, 2019
(REVISED: JULY 16, 2020)



**SITE C2 EAST
APPROXIMATE
IMPACTED
TREE CANOPY:
0.98± AC. (42,613± SF)**

**10% CONTINGENCY:
0.098± AC. (4,261 SF)**

**TOTAL:
1.08± AC. (46,874± SF)**

**COLLEGE PARK SOUTH
APPROXIMATE
IMPACTED
TREE CANOPY:
1.7± AC. (74,111± SF)**

**10% CONTINGENCY:
0.17± AC. (7,411 SF)**

**TOTAL:
1.87± AC. (81,522± SF)**

AERIAL FLOWN ON MARCH 30, 2018

