



New Project Information

The City of Rocklin has begun processing the below referenced application(s) for project approval. The request is now being reviewed for compliance with the requirements and regulations of relevant City, State, and Federal agencies, and Utility providers. Once any issues have been resolved notice will be provided to alert neighbors and interested parties of the availability of project information, the opportunity to comment on a project, and of any pending review or action.

Application Received: December 21, 2016

Project Name and Requested Approvals:

ALVIS COURT AUTO STORAGE YARD (Lot 1 & Portion of Lot 2 Rocklin Ranch Industrial Park)

SPECIFIC PLAN USE PERMIT, SPU2016-0001

Staff Description of Project:

This application is a request for approval of a Specific Plan Use Permit to allow the construction of a fenced and landscape-screened auto storage yard to serve the Mercedes dealership located on Granite Drive. The proposed project will consist of paving the northerly half of the parcel and include grading and drainage improvements (bio detention system) to accommodate future development of the southern half of the parcel. A security gate is included with the project.

Location:

The subject site is located at 4001 Alvis Ct. on the northeast corner Del Mar Avenue and Alvis Court.
APN 045-390-020.

Existing Land Use Designations:

The property is zoned Planned Development Light Industrial (PD-LI).
The General Plan designation is Light Industrial (LI).

This project **does / XX does not** require modification or change of the land use designations and regulations currently applicable to the project site.

Compliance with the California Environmental Quality Act:

A preliminary review of this project pursuant to the California Environmental Quality Act (CEQA) Section 15311 Accessory Structures and Section 15332 Infill Development Projects has tentatively identified a Categorical Exemption as the appropriate level of environmental review for this project.

Applicant & Property Owner:

The applicant/Agent is: GCRP, LP/Jerry Slinkard, P.E., Claybar Engineering.
The property owner is: GCRP, LLC.

Attached Information:

For additional detail please see the attached information from the project application form and the submitted application exhibits.

P:\PUBLIC PLANNING FILES\BVF\Special Projects\Website Posting of Referrals\Background Info & Project Description\Alvis Court Auto Storage Yard.docx

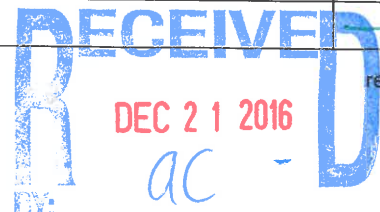
APPLICATION SUBMITTAL REQUIREMENTS / CHECK-IN SHEET

To be Returned with the Application Package

To be Completed by Staff Planner (Completed by: _____)

Project Name: Alvis Ct Auto Storage Yard Date: _____

Required*	FORMS & DOCUMENTS:	Received
	Completed Application Form (p. 3-5) Clarify Contact George or Jerry?	O DD 1/21
	Completed Agent Authorization Form (one per authorized agent) (p. 6) missing signatures	O 12/15/16
	Completed Notification of Owners of Mineral Rights (p. 7)	✓
	Completed Notice of Department of Fish and Game Filing Fees (p. 8)	✓
	Completed Hazardous Waste and Substances Statement (p. 9)	✓
	Completed Mitigation for Air Quality Impacts Statement (p. 10-11)	✓
	Completed Environmental Information Sheet (p. 12-16)	✓
	Completed Formatting and Minimum Requirements checklist (p. 17-23)	O
	300 Foot Radius Map and Labels (Include owners, applicant, and property owners—see p. 24 for additional instructions)	O
	One Preliminary Title Report for all subject properties (current within six months)	CD
	Soil Report	—
	STANDARD EXHIBIT SETS:	
	One CD or USB Flash Drive of All Project Exhibits and submission materials	✓
	Two Sets <u>11" x 17"</u> Reductions of All Project Exhibits for the initial submittal	✓ too big
	** All plan sets to be collated, stapled into single sets, and folded to 8-1/2" x 11"	
	<i>Exhibit Sets to include the following sheets as applicable:</i>	
	Site Plan	✓
	Preliminary Grading and Drainage	✓
	Preliminary Landscape Plan (include symbols, quantities, botanical names, container sizes, and average height based on American Standards for Nursery Stock)	✓
	Elevations of All Four Sides of All Buildings	—
	Architectural and Site Details (trash enclosures, bike racks, special building treatments)	—
	Building Sections and Roof Plans	—
	Rough Floor Plans	—
	Elevations of Sign Design	—
	A Stormwater Control Plan and draft Operation and Maintenance Plan consistent with the requirements of the City of Rocklin Post Construction LID Manual (www.rocklin.ca.us/LID)	CD
	Tentative Map (separate set from design review/use permit, if applicable)	—
	SPECIAL EXHIBITS:	
	Color and Material Boards for Buildings and Signs (maximum size: 8 1/2" x 14")	—
	Colored Building Elevations	—



	Colored Sign Elevations	—
	Colored Landscaping Plan	—
	Color Renderings (11" x 17" Reductions)	—
	Photo-simulations (11" x 17" Reductions)	—
	ADDITIONAL INFORMATION (as may be required; may include, but is not limited to, the following):	
	Tree Survey/Arborist Report	
	Wetland/Riparian Delineation	
	Archeological/Cultural Survey	
	Traffic Study	
	Phase 1 Site Assessment	
	Photometric Study	
	Noise Study	
	Air Quality / Green House Gas	

* Unless waived by a Staff Planner

Additional Submittal Information

- Note 1:** All use permits and design review applications shall include a site plan, building exterior elevations, preliminary landscape plans, rough floor plans, preliminary grading plans, a color and materials board, and colored elevations and landscaping plans.
- Note 2:** The applicant shall be responsible for contacting the Army Corps of Engineers, to determine whether a wetland delineation is needed, and the Fish and Game Department, regarding floodplains and riparian areas, prior to application submittal.
- Note 3:** Any dedication resulting in transfer of ownership from a private party to the City will require a Phase One Hazardous Materials Study in accordance with CEQA guidelines and shall be transferred with free and clear title.
- Note 4:** The City requests that the property owner or property manager notify tenants of the proposed project and the date, time, and location of the public hearing.
- Note 5:** Applicants are strongly encouraged to conduct neighborhood and/or property owners association meetings prior to the City scheduling the project for public hearing.



City of Rocklin

Planning Division
3970 Rocklin Road
Rocklin, California 95677
Phone (916) 625-5160 FAX (916) 625-5195

UNIVERSAL APPLICATION FORM

NAME OF PROJECT: ALVIS COURT AUTO STORAGE YARD

LOCATION: 4001 ALVIS COURT, ROCKLIN, CA.

ASSESSOR'S PARCEL NUMBERS: 045-390-020

DATE OF APPLICATION (STAFF): _____ RECEIVED BY (STAFF INITIALS): _____

FILE NUMBERS (STAFF): _____ FEES: _____

RECEIPT NO.: _____

Pre-Application Meeting Requirements:

It is required that a pre-application meeting be held with a Staff Planner prior to submitting most applications for planning entitlements and permits. The purpose of the pre-application meeting is to expedite application processing by enabling staff to work with the applicant to assure that the officially submitted application materials are in the proper format and that the applicant understands the City of Rocklin's goals, policies, and ordinances that may affect the project. A copy of these and other planning provisions is available at the applicant's request.

Generally, two sets of preliminary plans and a written description of the proposed project should be brought with the applicant to the pre-application meeting. To schedule this meeting, please contact a Staff Planner at the Rocklin Community Development Department by calling (916) 625-5160.

DATE OF PRE-APPLICATION MEETING: SEPTEMBER 8, 2016

THIS APPLICATION IS FOR THE FOLLOWING ENTITLEMENTS: (CHECK APPROPRIATE SQUARES)

- | | | |
|--|---|--|
| <input type="checkbox"/> General Plan Amendment (GPA)
Fee: \$11,434 (< 100 Acres)
\$ 2,565 (each add'l 100 Acres) | <input type="checkbox"/> Tentative Subdivision Map (SD)
Fee: \$17,715 (1 st 50 lots)
\$2,188 (each add'l 50 lots)
\$10,337 Modification | <input type="checkbox"/> Use Permit (U)
<input type="checkbox"/> Minor (PC Approval – New Bldg) Fee: \$9,888
<input type="checkbox"/> Minor (PC Approval – Existing Bldg) Fee: \$7,496
<input type="checkbox"/> Major (CC Approval) Fee: \$13,252 |
| <input type="checkbox"/> Rezone (Reclassification) (Z)
Fee: \$9,846 < 20 acres
\$10,850 > 20 acres | <input type="checkbox"/> Tentative Parcel Map (DL)
Fee: \$9,888 | <input type="checkbox"/> Variance (V)
Fee: \$5,036 |
| <input type="checkbox"/> General Development Plan (PDG)
Fee: \$13,475 | <input type="checkbox"/> Design Review (DR)
Commercial Fee: \$9,888
Residential Fee: \$6,097
Signs Fee: \$4,233 | <input type="checkbox"/> Oak Tree Preservation Plan Permit
Planning Commission Fee: \$ 915
City Council Fee: \$1,232 |
| <input type="checkbox"/> Concurrent Application (2 or more entitlements)
Fee: \$15,845
\$2,142 (each add'l 50 lots or 100 acres) | | <input type="checkbox"/> Modification to Approved Projects
Fee: \$3,481 |

_____ File Number

Environmental Requirements: Exempt - \$1,277.00 Mitigated Negative Declaration – \$6,311.00
(STAFF) Negative Declaration – \$5,166.00 EIR – See Fee Schedule

UNIVERSAL APPLICATION FORM (CONT.)

GENERAL PLAN DESIGNATION: Existing: <u>LI</u> Proposed: <u>LI</u> Zoning: Existing: <u>PD-L1</u> Proposed: <u>PD-L1</u>	PROPERTY DATA: Acres: <u>2.5</u> Square Feet: _____ Dimensions: _____ No. of Units: <u>N/A</u> Building Size: <u>N/A</u> Proposed Parking: <u>N/A</u> Required Parking: <u>N/A</u> Access: <u>D/W ALVIS CT.</u>	UTILITIES:																																	
	<table border="0"> <tr> <td>EXISTING</td> <td></td> <td>PROPOSED</td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td>Pub. Sewer</td> <td><input type="checkbox"/></td> <td>Pub. Sewer</td> </tr> <tr> <td><input type="checkbox"/></td> <td>Septic Sewer</td> <td><input type="checkbox"/></td> <td>Septic Sewer</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td>Pub. Water</td> <td><input type="checkbox"/></td> <td>Pub. Water</td> </tr> <tr> <td><input type="checkbox"/></td> <td>Well Water</td> <td><input type="checkbox"/></td> <td>Well Water</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td>Electricity</td> <td><input type="checkbox"/></td> <td>Electricity</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td>Gas</td> <td><input type="checkbox"/></td> <td>Gas</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td>Cable</td> <td><input type="checkbox"/></td> <td>Cable</td> </tr> </table>	EXISTING		PROPOSED		<input checked="" type="checkbox"/>	Pub. Sewer	<input type="checkbox"/>	Pub. Sewer	<input type="checkbox"/>	Septic Sewer	<input type="checkbox"/>	Septic Sewer	<input checked="" type="checkbox"/>	Pub. Water	<input type="checkbox"/>	Pub. Water	<input type="checkbox"/>	Well Water	<input type="checkbox"/>	Well Water	<input checked="" type="checkbox"/>	Electricity	<input type="checkbox"/>	Electricity	<input checked="" type="checkbox"/>	Gas	<input type="checkbox"/>	Gas	<input checked="" type="checkbox"/>	Cable	<input type="checkbox"/>	Cable		
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PROJECT REQUEST: REQUEST TO CONSTRUCT A FENCED AUTO STORAGE YARD ON THE NORTH 1/2 OF THE 2.5 ACRE PARCEL. DESIGN STORM DRAINAGE SYSTEM TO ALLOW FOR THE POTENTIAL DEVELOPMENT OF THE SOUTH 1/2 OF THE PARCEL.

(Example: Request for approval of design review to construct a 10,000 square foot office building on 1.5 acres)

NOTE: Annexations, Lot Line Adjustments, and Rocklin Ranch Industrial Park Specific Plan Use Permits require special application forms and additional submittal information available from the Planning Division.

UNIVERSAL APPLICATION FORM (CONT.)

PLEASE PRINT OR TYPE:

NAME OF PROPERTY OWNER: GCRP LP

ADDRESS: 1810 HOWE AVE.

CITY: SACRAMENTO STATE: CA ZIP: 95825

PHONE NUMBER: 916-812-8008

EMAIL ADDRESS: ggrinzewitsch@vonhousen.com

FAX NUMBER: _____

SIGNATURE OF OWNER 

(Signature Authorizing Application; provide owner's signature letter if signature is other than property owner.)

NAME OF APPLICANT
(If different than owner): SAME

CONTACT: _____

ADDRESS _____

CITY: _____ STATE: _____ ZIP: _____

PHONE NUMBER: _____

EMAIL ADDRESS: _____

FAX NUMBER: _____

SIGNATURE OF APPLICANT _____

AGENT AUTHORIZATION FORM

Property owners desiring to authorize individuals to represent them in conjunction with any application or matter before the City shall provide written authorization using this form. A separate form shall be used for each individual or firm authorized, and shall specifically note any restrictions upon the authorized person.

Project Name: ALVIS COURT AUTO STORAGE YARD
Location: 4001 ALVIS COURT, ROCKLIN, CA
Assessors Parcel Number(s): 045-390-020
Entitlements for which authorization is applicable (use permit, variance, tentative map, etc.): CONSTRUCT AUTO STORAGE YARD
Name of person and / or firm authorized to represent property owner (Please print): JERRY SLINKARD, P.E., CLAYBAR ENGINEERING
Address (Including City, State, and Zip Code): 9354 ELK GROVE BLVD, ELK GROVE, CA. 95624
Phone Number: 916-847-9084
Fax Number: 916-286-6323
Email Address: jlsengr1971@gmail.com
The above named person or firm is authorized as: Agent (<input checked="" type="checkbox"/>) Buyer (<input type="checkbox"/>) Lessee (<input type="checkbox"/>)
The above named person or firm is authorized to (check all that are applicable): <input type="checkbox"/> File any and all papers in conjunction with the aforementioned request, including signing the application <input checked="" type="checkbox"/> Speak on behalf of and represent the owner at any Staff meeting and/or public hearing. <input checked="" type="checkbox"/> Sign any and all papers in my stead, with the exception of the application form.
The duration and validity of this authorization shall be: <input type="checkbox"/> Unrestricted <input type="checkbox"/> Valid until:
Owners Authorization Signature & Date:
Owners Name (Please Print): GEORGE GRINZEWITSCH JR.
Owners Address (Including City, State, and Zip Code): 1810 HOWE AVE SACRAMENTO, CA. 95825
Phone Number: 916-812-8008
Email Address: ggrinzewitsch@vonhausen.com

**NOTIFICATION OF
OWNERS OF MINERAL RIGHTS**

Government Code section 6509a(a)(2) states that if the Subdivision Map Act requires notice to be given pursuant to Section 65091, in addition to noticing the surrounding property owners, notice must also be given to anyone who has filed with the County recorder's office a "notice of intent to preserve the mineral right pursuant to Section 883.230 of the Civil Code" on the subject property.

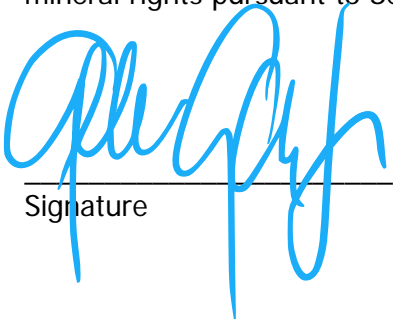
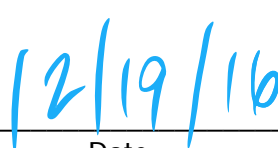
Therefore, mailing labels must be provided with this application for any owner of a mineral right pertaining to the subject real property who has recorded a notice of intent to preserve the mineral right pursuant to Section 883.230 of the Civil Code (Subdivision Map Act Section 65091(a)(2)).

See page 24 of this application for instructions on how to submit mailing labels.

Section 65091(a)(2)

"(2) When the Subdivision Map Act (Div. d 9commencing with Section 66410)) requires notice of a public hearing to be given pursuant to this section, notice shall also be given to any owner of a mineral right pertaining to the subject property who has recorded a notice of intent to preserve the mineral right pursuant to Section 883.230 of the Civil Code."

There **are / are not** (circle one) owner(s) of record of preserved mineral rights on the subject property and I, GEORGE GRINZEWITCH, the applicant or applicant's representative, **have / have not** (circle one) provided the name and mailing address of record for any and all owners of mineral rights pursuant to Section 883.230 of the Civil Code.

 
Signature _____ Date _____

**STATE OF CALIFORNIA
DEPARTMENT OF FISH AND GAME
FILING FEES**

In 1990, the State adopted a fee pursuant to AB 3158 for the review of environmental documentation by the State Department of Fish and Game. Subsequently, in 1991, the fees were challenged. Then, in June 1995, the Department of Fish and Game instructed the jurisdictions to stop collecting fees. Following a great deal of court action and in a memorandum dated February 26, 1996, the State Clearinghouse, Office of Planning and Research, stated that the fees must again be collected.

On September 29, 2006, Senate Bill 1535 was passed increasing the amounts of filing fees collected by the Department, and requires the Department to adjust the fees annually pursuant to Fish and Game Code Section 713.

As of January 1, 2016, State law requires all applicants who have a Notice of Determination filed for a Negative Declaration to pay a \$2,210.25 fee and those with a Notice of Determination for an Environmental Impact Report to pay a \$3,070.00 fee. Both types must pay an additional \$50.00 administrative fee making the total fees \$2,260.25 and \$3,120.00 respectively. Applicants whose projects require the filing of a Notice of Exemption will need to pay a \$50.00 administrative fee. The City will notify each applicant which of the fees must be paid.

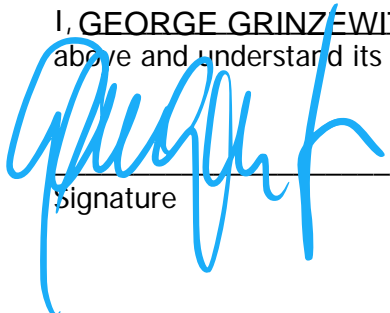

PLEASE NOTE: Effective January 1, 2008, the fee exemption for projects determined to have a *De Minimis Impact Finding* has been eliminated. (Section 711.4 Fish and Game Code).

The Fish and Game filing fee must be paid prior to the filing of the Notice of Determination with the County Clerk. Since the CEQA law requires a Notice of Determination to be filed with the County within 5 days of an action by the City, all applicants must remit to the City the necessary fee amount *no later than* the day of the final scheduled public hearing for the proposed project.

PLEASE MAKE ALL CHECKS PAYABLE TO PLACER COUNTY.

If you have any questions regarding this matter, please do not hesitate to contact the Planning Department at (916) 625-5160. Upon review of the above, please sign and return this document with your application.

I, GEORGE GRINZEWITSCH the applicant or applicant's representative, have read the information above and understand its meaning.

Signature Date

HAZARDOUS WASTE AND SUBSTANCES STATEMENT

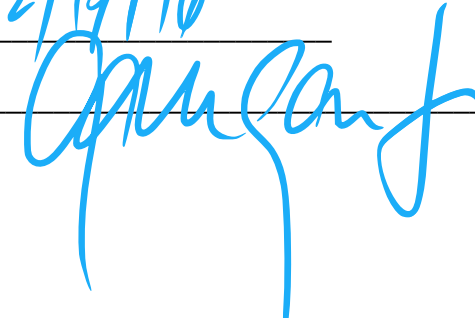
Pursuant to California Government Code Section 56962.5, I have consulted the Hazardous Waste and Substances Sites List (Cortese List), consolidated by the State of California, Environmental Protection Agency and find that;

The project, including any alternatives, _____ is, is not (check which applies) located on a site which is included on the Hazardous Waste and Substances Sites List (Cortese List). If on the list, provide the following information:

Regulatory identification number: _____ Date of list: _____

Type of problem: _____

I declare under penalty of perjury of the laws of the State of California that the foregoing is true and correct.

Dated: 12/19/16
Applicant: 

Applicants can verify this information by reviewing the Hazardous Waste and Substances Sites List (Cortese List), available for review at the City of Rocklin Planning Department counter, or at the California Department of Toxic Substance Control web site:
<http://www.calepa.ca.gov/SiteCleanup/CorteseList/default.htm>

MITIGATION FOR AIR QUALITY IMPACTS

The US Environmental Protection Agency (EPA) and the California Air Resources Board (CARB) have established air quality standards, referred to as the National Ambient Air Quality Standards (NAAQS) and the State Ambient Air Quality Standards (SAAQS) respectively. The federal Clean Air Act and State Clean Air Act both require that areas in violation of the ambient air quality standards adopt strategies to attain these standards. The Placer County Air Pollution Control District (APCD) has primary responsibility for planning and maintenance and/or attainment of air quality standards within Placer County. California is divided into 15 air basins for the purpose of monitoring air quality. Placer County is included in the Sacramento Valley Air Basin. Areas may be classified as attainment, non-attainment, or unclassified with regard to the adopted standards. The unclassified designation is assigned in cases where monitoring data is insufficient to make a definitive determination. Under the federal standards, all of Placer County, including Rocklin, is designated as non-attainment for ozone. All other pollutants are designated unclassified in Rocklin. Under the state standards, South Placer, including Rocklin, is designated as non attainment for ozone and PM10 and unclassified for hydrogen sulfide and visibility reducing particulate.

The project would have the following short-term construction impacts, if not mitigated:

- a. Construction activities, including grading, would generate a variety of pollutants, the most significant of which would be dust (PM10). This would exacerbate the existing PM10 non attainment condition if not mitigated.
- b. Construction equipment would produce short-term combustion emissions, and asphalt materials used for streets and driveways would produce pollutants during curing.

The mitigation measures listed below will reduce the short term impacts to less-than-significant. In the long-term, vehicle trips to and from the project site would generate Carbon Monoxide and ozone precursor emissions, thereby contributing to the non-attainment status of the local air basin. These incremental and cumulative adverse air quality impacts cannot be completely mitigated. However, these impacts were anticipated by the City of Rocklin General Plan, and were addressed through the 1991 Rocklin General Plan EIR and the North Rocklin Circulation and Traffic Study. Findings of overriding significance were adopted for the unmitigatable and unavoidable significant air quality impacts.

Therefore, I, as the applicant for the proposed project, agree that the mitigation measures listed below are incorporated as a part of my project description in order to mitigate for the short term impacts.

MITIGATION FOR AIR QUALITY IMPACTS (CONT.)

MITIGATIONS

1. The project shall conform with the requirements of the Placer County APCD.
2. Prior to commencement of grading, the applicant shall submit a dust control plan for approval by the City Engineer and the Placer County Air Pollution Control District. The plans shall specify measures to reduce dust pollution during all phases of construction.
3. Traffic speeds on all unpaved road surfaces shall be posted at 25 m.p.h. or less.
4. All grading operations shall be suspended when wind speeds exceed 25 m.p.h.
5. All trucks leaving the site shall be washed off to eliminate dust and debris.
6. All construction equipment shall be maintained in clean condition.
7. All exposed surfaces shall be revegetated as quickly as feasible.
8. If fill dirt is brought to the construction site, tarps or soil stabilizers shall be placed on the dirt piles to minimize dust problems.
9. Apply water or dust palliatives on all exposed earth surfaces as necessary to control dust. Construction contracts shall include dust control treatment as frequently as necessary to minimize dust.
10. Construction equipment shall be properly maintained and tuned.
11. Utilize low emission mobile construction equipment where possible.
12. Open burning of vegetative material is prohibited.

GEORGE GRINZEWITSCH JR.

Applicant's Name (printed)



Applicant's Signature

12/19/10

Date

SITE CHARACTERISTICS

1. What natural features (trees, rock outcroppings etc.) presently exist on the site?
THE PARCEL IS GRADED RELATIVELY FLAT AND HAS NO TREES,
OR ROCK OUTCROPS AND IN COVERED WITH GRASS

2. What are the surrounding land uses?
East INDUSTRIAL West DEL MAR BLVD North UNDEV South ALVIS COURT

3. Is the project proposed on land which contains fill or a slope of 10% or more? NO

4. Are there any existing erosion problems? NO

5. Is the site on expansive soils (as defined in Table 18 of the UBC) or immediately adjoining an area subject to slides, liquefaction, slope instability or other related hazards? _____
If so, describe in detail, or refer to attached soils report.
NO SEE ATTACH REPORTS

6. Grading, excavating or filling activities - Quantity of cubic yards to be:
 - a. Moved within the site 1681
 - b. Deposited on the site 100 YDS TO BE PLACED ON SOUTH 1/2 OF PARCEL
 - c. Removed from the site NONEDisposal site ON SITE SEE PLANS

7. Are there any streams or permanent water courses on the site? NO
Describe _____

8. Will the proposed project change drainage patterns or the quality of groundwater?
If so explain. If not, why not. NO

9. Will the project affect any drainage channel, creek, pond or any other water body?
Describe below: _____
NO

10. Is any portion of the property located in a flood plain? NO
 If so describe _____

11. Are there any jurisdictional wetlands or vernal pools on the site? If so how will they be impacted by the project? NO

12. Are there any trees or shrubs on the project site? NO
 What types? _____
 Are any to be removed or transplanted? _____
 State the location of transplant site: _____
 State the number & species to be removed: _____
13. Will the project affect the habitat of any endangered, threatened, or other special status species?
NO

14. Will the project result in any new noise source, or will it place new residents in an area of high traffic noise or noise from any other source? NO

15. What type of equipment will be associated with the project during construction?
MID SIZE EARTH MOVERS, BACKHOES

 During permanent operation? NONE

16. Describe any air pollutants, other than vehicle exhaust, which would be generated by this project, both during and after construction. Dust particulates are considered pollutants.
NONE

17. Will the project produce new sources of dust, ash, smoke, fumes or objectionable odor? If yes, describe the source of the emission, methods to control emissions and means of mitigating those effects on adjacent properties: NO

18. Will the project create any new light source, other than street lighting? If yes, describe below:
NO

19. Is this property covered by a Williamson Act contract? NO

20. Has this property ever been used for agricultural purposes? _____ If so, for what purpose and when? UNKNOWN

21. Does the project involve the use of routine transport or disposal of hazardous materials?
NO

22. Are there any known mineral resources of value to the region and the residents of the state located on the site? If so, what types? NO

23. How close is the nearest school? 5 MILES

24. PROPOSED BUILDING CHARACTERISTICS (BOTH RESIDENTIAL AND NON-RESIDENTIAL)

Size of new structure(s) or addition in gross square feet: NONE
 Building height measured from ground to highest point in feet: _____
 Number of floors/stories: _____
 Height of other appurtenances (antennas, steeples, mechanical equipment, etc.) measured from ground: _____
 Project site coverage: Building _____ sq.ft. _____ %
 Landscaping _____ sq.ft. _____ %
 Paving _____ sq.ft. _____ %
 Exterior building materials: _____
 Exterior building colors: _____
 Wall and/or fencing material: _____
 Total number of off-street parking spaces required: _____ Provided: _____
 Total number of bicycle parking spaces: _____

25. Is there any exposed mechanical equipment associated with the project? N/A
 Location and screening method _____

26. RESIDENTIAL PROJECTS

Total lots N/A Total dwelling units _____
 Density/acre _____ Total acreage _____

	Single Family		Two Family		Multi-Family (More than 2 units)
Number of Units					
Size of lot/unit					
Studio					
1 Bedroom					
2 Bedroom					
3 Bedroom					
4+ Bedroom					

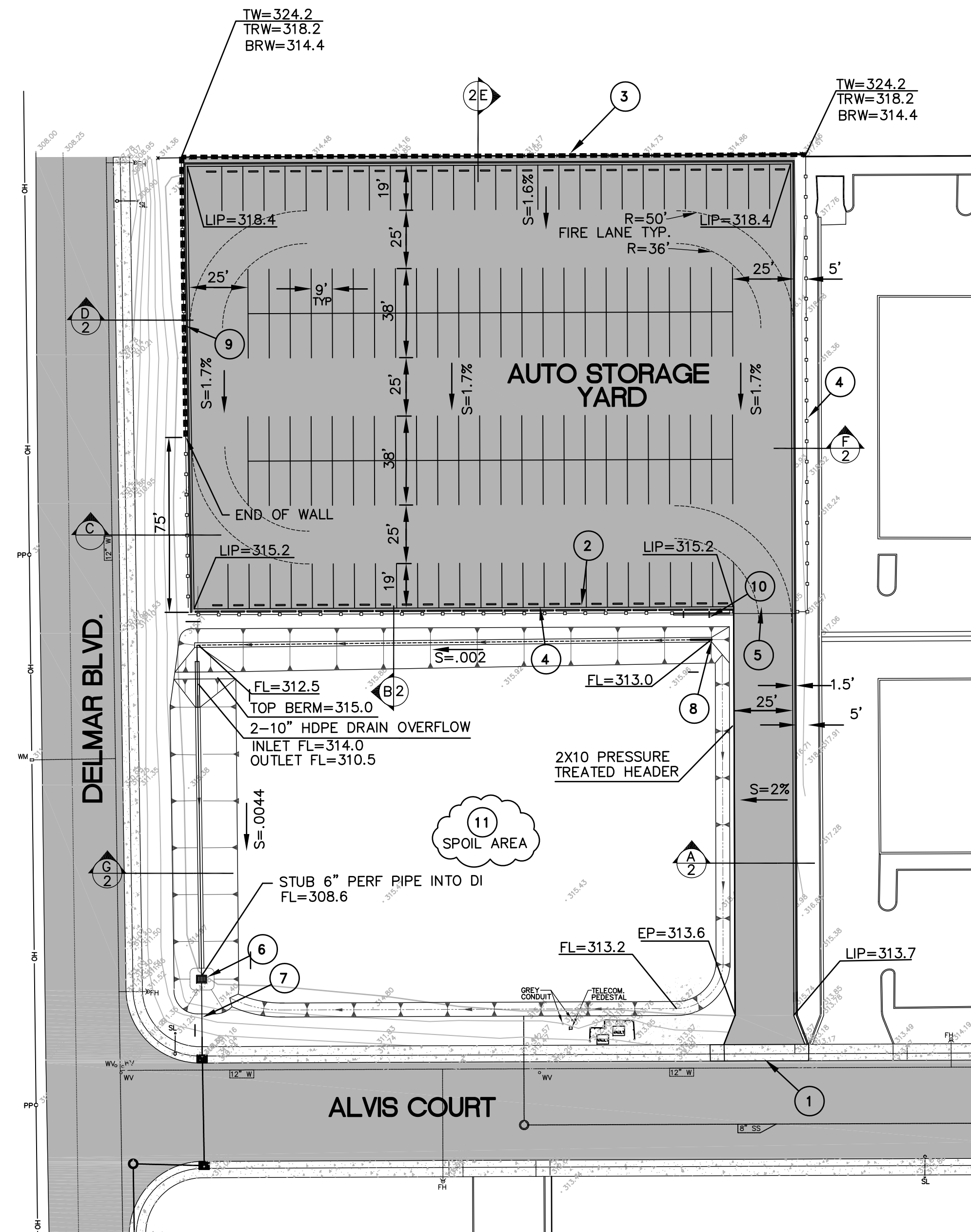
27. RETAIL, COMMERCIAL, INDUSTRIAL, INSTITUTIONAL OR OTHER PROJECT

Type of use(s): AUTO STORAGE YARD
 Oriented to: Regional _____ City _____ Neighborhood _____
 Hours of operation: _____
 Total occupancy/Building capacity: _____
 Gross floor area: _____ Number of fixed seats: _____
 Number of employees (total): _____ Employees per shift: _____ Number of Shifts _____
 Number of visitors/customers on site at busiest time (best estimate): _____
 Other occupants (specify): NONE

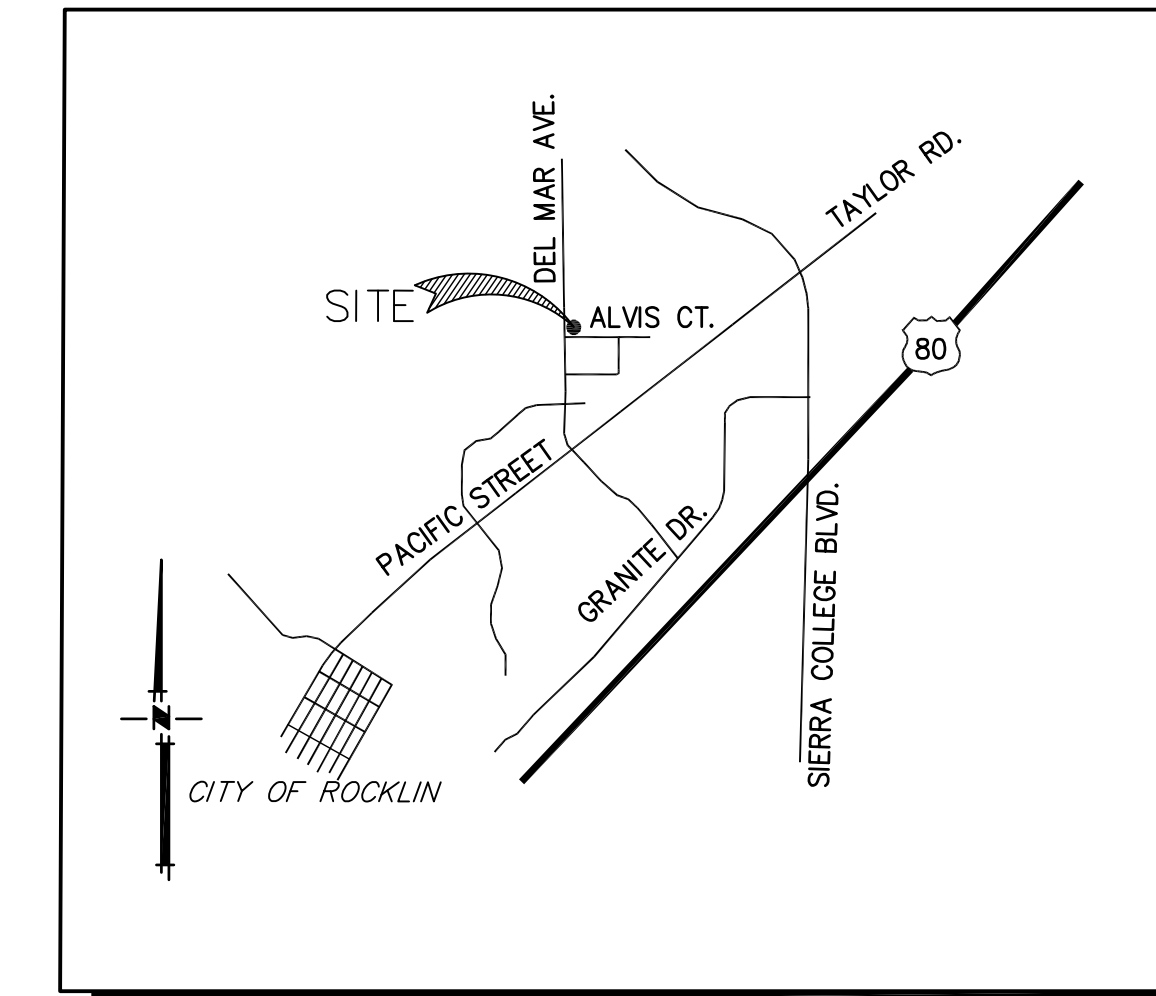
ALL PROJECTS

28. Approximately how many tons of solid waste will the project produce each year? NONE

29. Will the proposed use involve any toxic or hazardous material? NONE
 Is the project site within 2,000 feet of an identified hazardous/toxic site? NO
 Is the project site within 2,000 feet of a school or hospital? NO
 If the project involves any hazardous material, explain: N/A
30. How many new residents is the project estimated to generate? NONE
31. Will the project generate a demand for additional housing? NO
32. What is the current and estimated number of motor vehicles to arrive at the site as a result of the project? THE YARD WILL STORE UP TO 145 VEHICLES
33. Could the project increase traffic hazards to motor vehicles, bicyclists or pedestrians? NO
 If yes, explain _____
34. How close is the project to the nearest public park or recreation area? 5 MILES
35. What school districts will be affected by this project? NONE
36. Describe energy-efficient features included in the project. N/A
37. Describe how the following services or utilities will be provided:
 Power and Natural Gas PG&E
 Telephone N/A
 Water PCWA
 Sewer N/A
 Storm Drainage CITY OF ROCKLIN
 Solid Waste N/A
38. Will the project block any vista or view currently enjoyed by the public? NO
39. Are there any known historic or significant building features on or near the site? If so, will the project result in any impact to the building? NO
40. Are there any archaeological features on the site? NO If so, will the project result in any impact to these features? _____



SITE PLAN



VICINITY MAP
N.T.S.

CONSTRUCTION NOTES

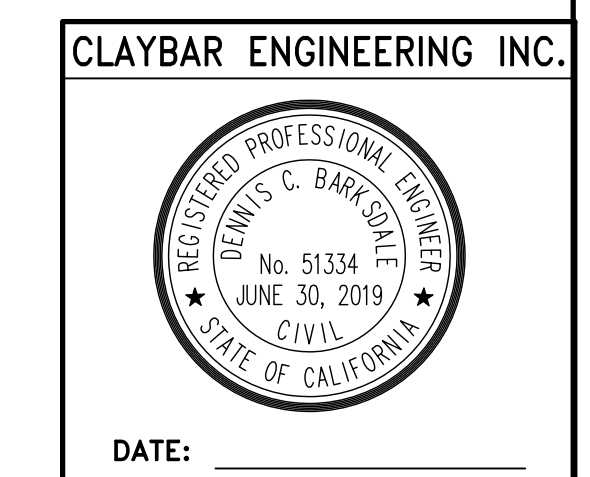
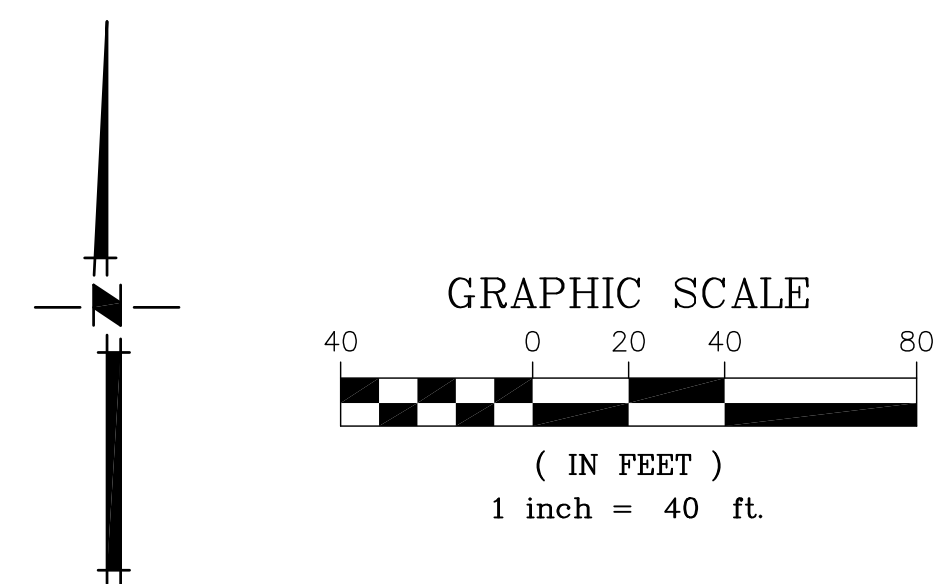
- 1 SAWCUT AND REMOVE EXISTING CURB GUTTER AND SIDEWALK
CONSTRUCT 36' COMMERCIAL DRIVEWAY PER STD. DWG.# 3-19
SEE SHEET 2
- 2 CONSTRUCT 12" WIDE OPENINGS IN THE CURB
AT 10' O.C. TO ALLOW DRAINAGE TO THE EARTH LINED DITCH
- 3 REMOVE EXISTING FENCE AND
CONSTRUCT 6" MASONRY WALL (MW) OVER RETAINING WALL (RW)
SEE SECTION E SHEET 2
- 4 CONSTRUCT 6' HIGH TUBULAR STEEL FENCE. SEE DETAIL SHEET 2
- 5 INSTALL 27" WIDE SINGLE SLIDE GATE WITH/ CARD OPERATED CONTROL.
SEE DETAIL SHEET 2
- 6 CONSTRUCT TYPE F DROP INLET. SEE DETAIN SHEET 2
FL OPENING=312.5, BOTTOM BASIN 310.0, INV. OUT=308.5
- 7 CONSTRUCT 23 LF 12" HDPE DRAIN PIPE S=.004
CONNECT TO EXISTING 12" DRAIN STUB (VERIFY DEPTH)
- 8 CONSTRUCT 4" SDR PIPE INSPECTION RISER AND CAP
- 9 CONSTRUCT 1'-4' HIGH RETAINING WALL WITH 6" TUBULAR STEEL FENCE ON TOP
- 10 CONSTRUCT 4" DIA. UNDER DRAINS BELOW CONC. GATE RUNNER STRIP
- 11 PLACE EXCESS EXCAVATION IN THIS AREA. SHAPE FOR UNIFORM SURFACE AND DRAINAGE

CITY OF ROCKLIN BUILDING DIVISION PERMITS REQUIRED

A SEPARATE SUBMITTAL TO AND PERMIT FROM THE BUILDING DIVISION IS REQUIRED PRIOR TO THE CONSTRUCTION OF THE FOLLOWING AMENITIES (Permits may be pulled individually or collectively by an appropriately licensed Contractor):

- RETAINING WALLS:** BUILDING PERMIT FOR INSPECTION ONLY
- SITE SOUND WALLS AND FENCES:** BUILDING PERMIT FOR INSPECTION ONLY
- STREET LIGHT FOUNDATION & ELECTRICAL** (PRIVATELY OWNED AND MAINTAINED): PLAN REVIEW FOR BUILDING PERMIT AND INSPECTION
- SITE LIGHTING ELECTRICAL DESIGN** (COMMON USE AREA LIGHTING, LIGHTED BOLLARDS, ETC.): PLAN REVIEW FOR BUILDING PERMIT AND INSPECTION
- COMMON USE AREA AMENITIES** (STRUCTURES AND ADA ACCESS COMPLIANCE): PLAN REVIEW FOR BUILDING PERMIT AND INSPECTION
- ENTRY GATE ELECTRICAL AND STRUCTURAL DESIGN:** PLAN REVIEW FOR BUILDING PERMIT AND INSPECTION
- SPECIAL INSPECTION TESTING AND AGREEMENT FORM** REQUIRED FOR POST-TENSIONED DESIGNED SOUND WALLS AND GRAVITY SEGMENTAL RETAINING WALLS

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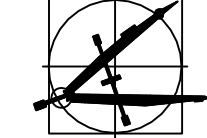


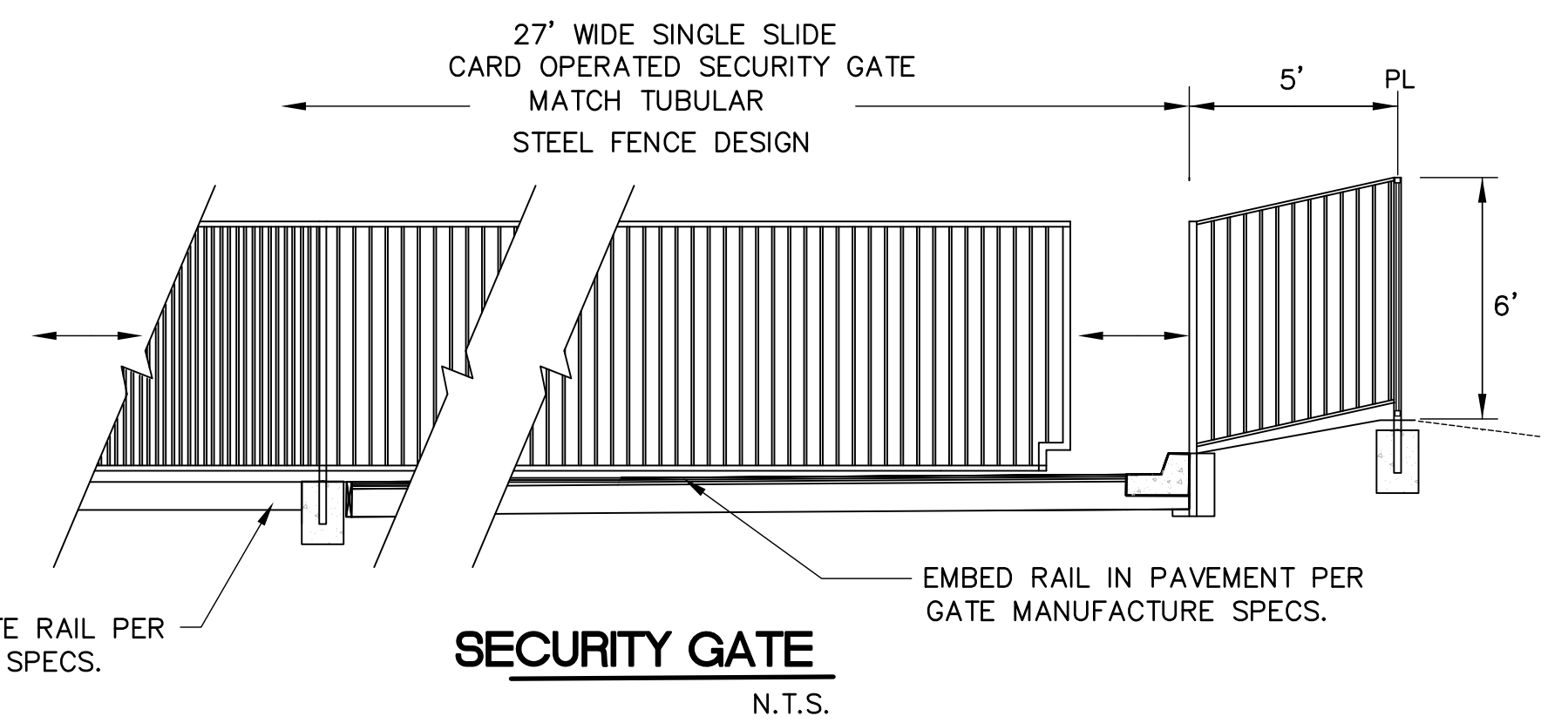
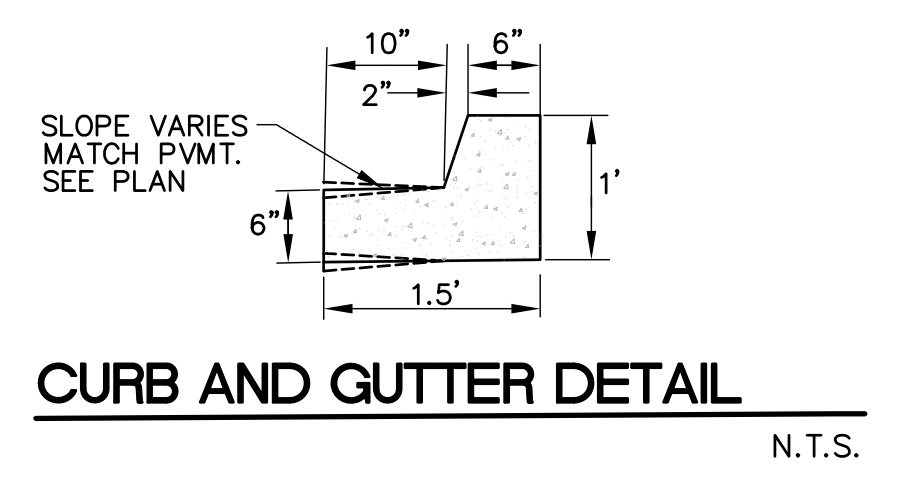
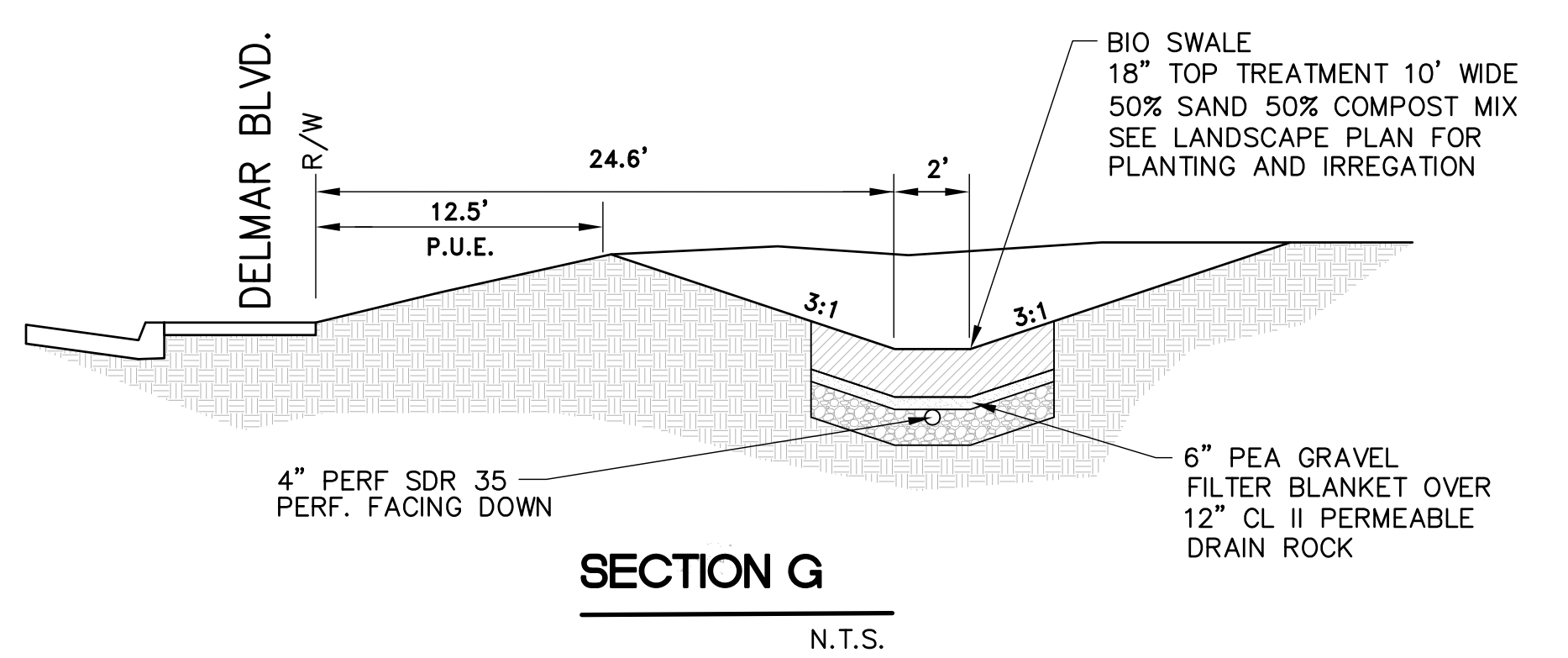
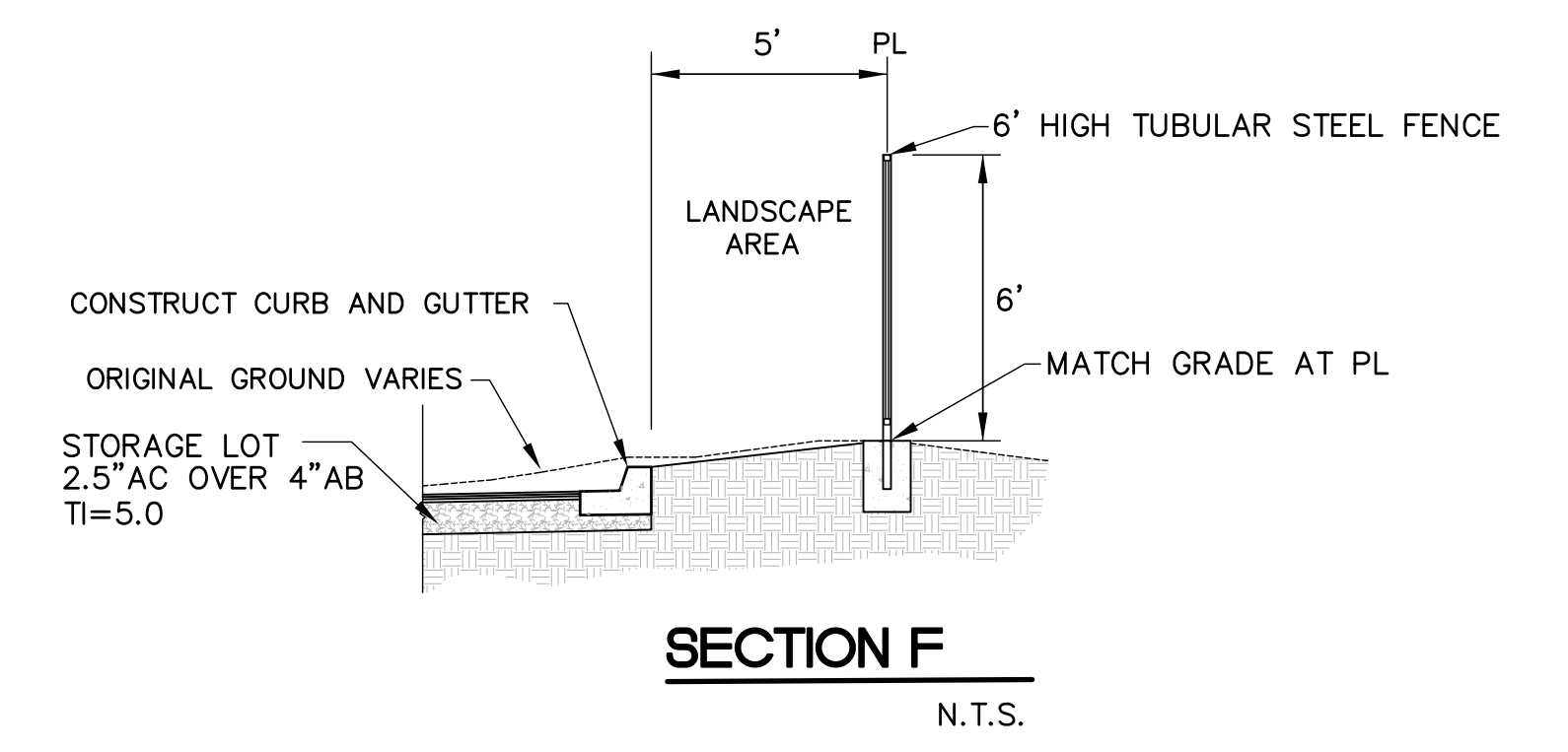
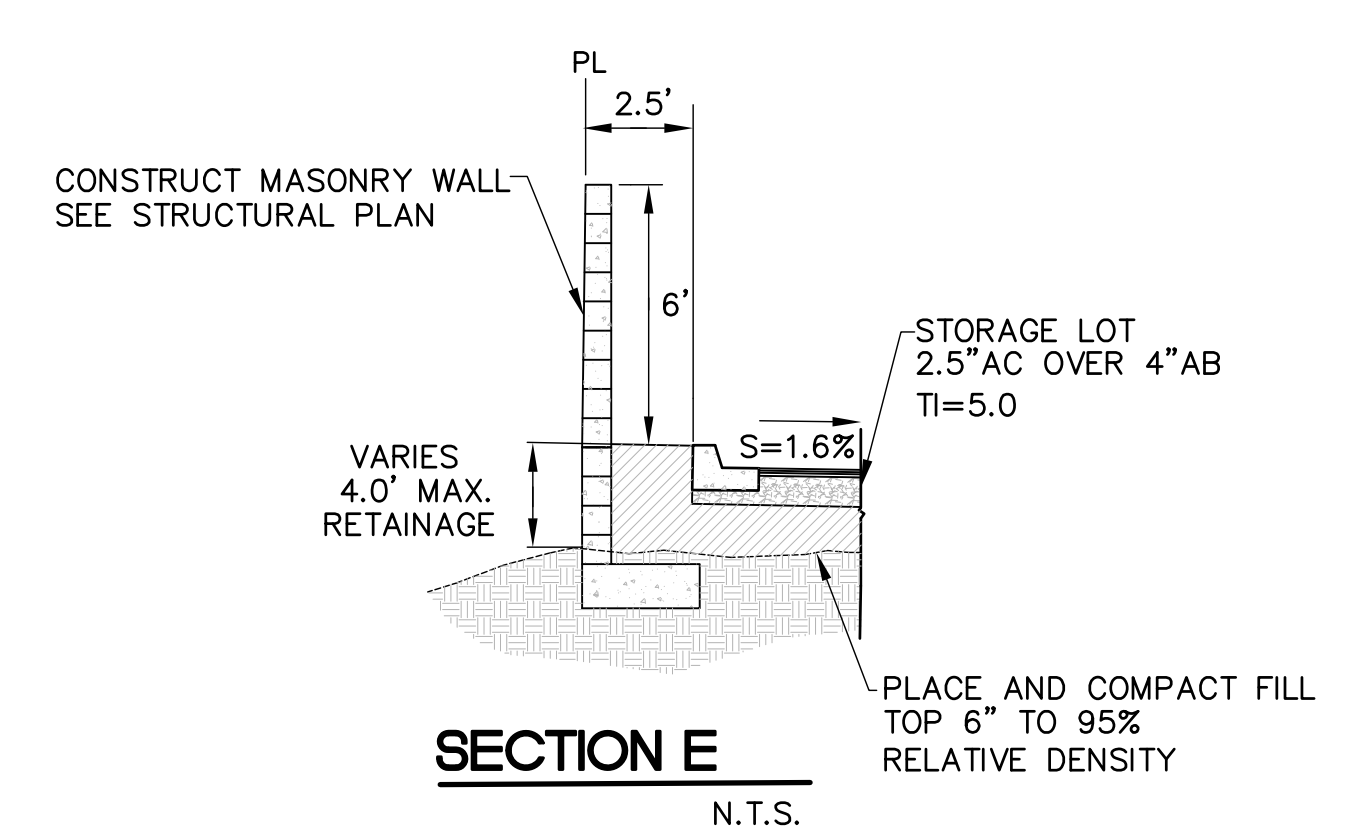
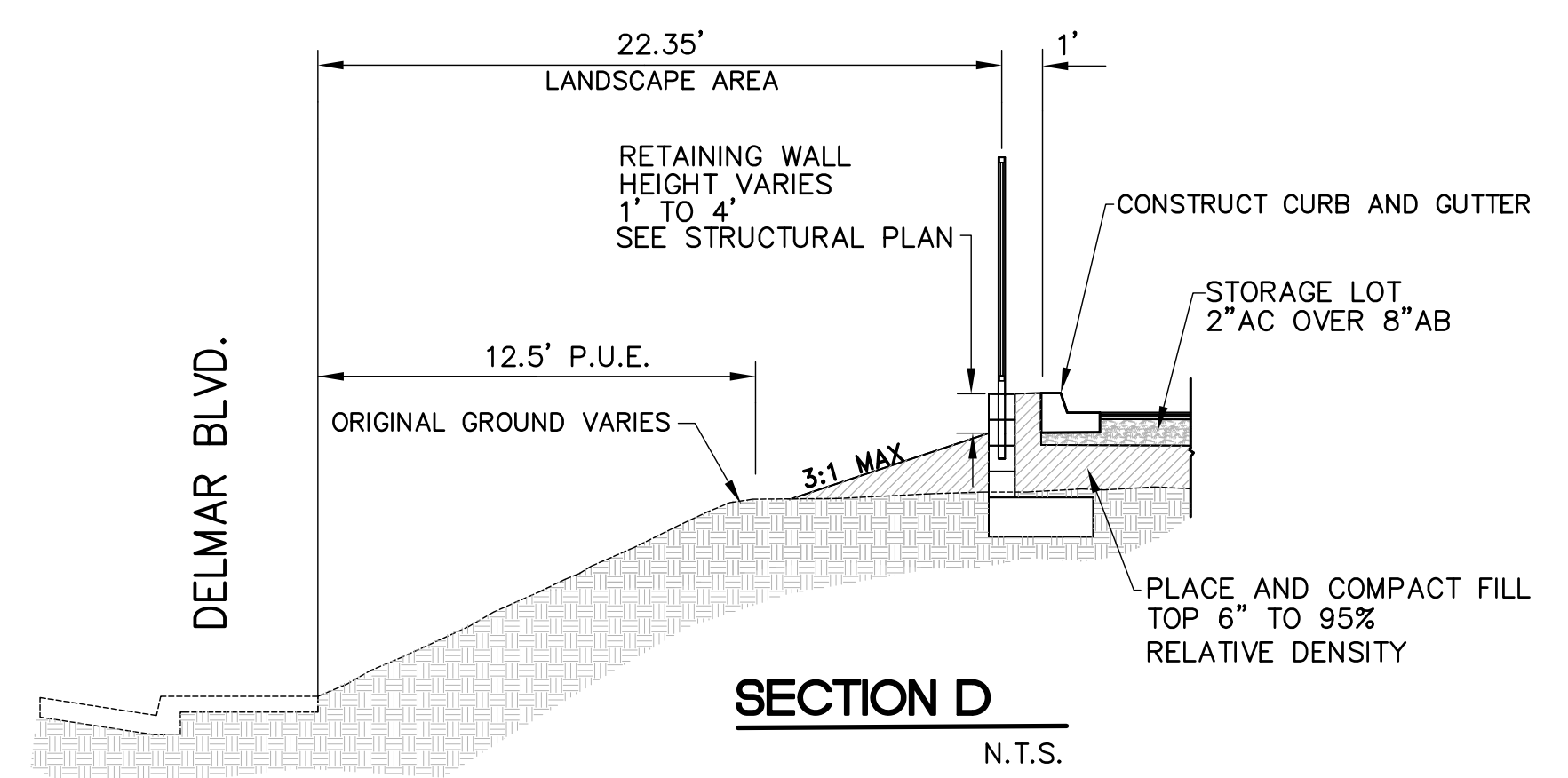
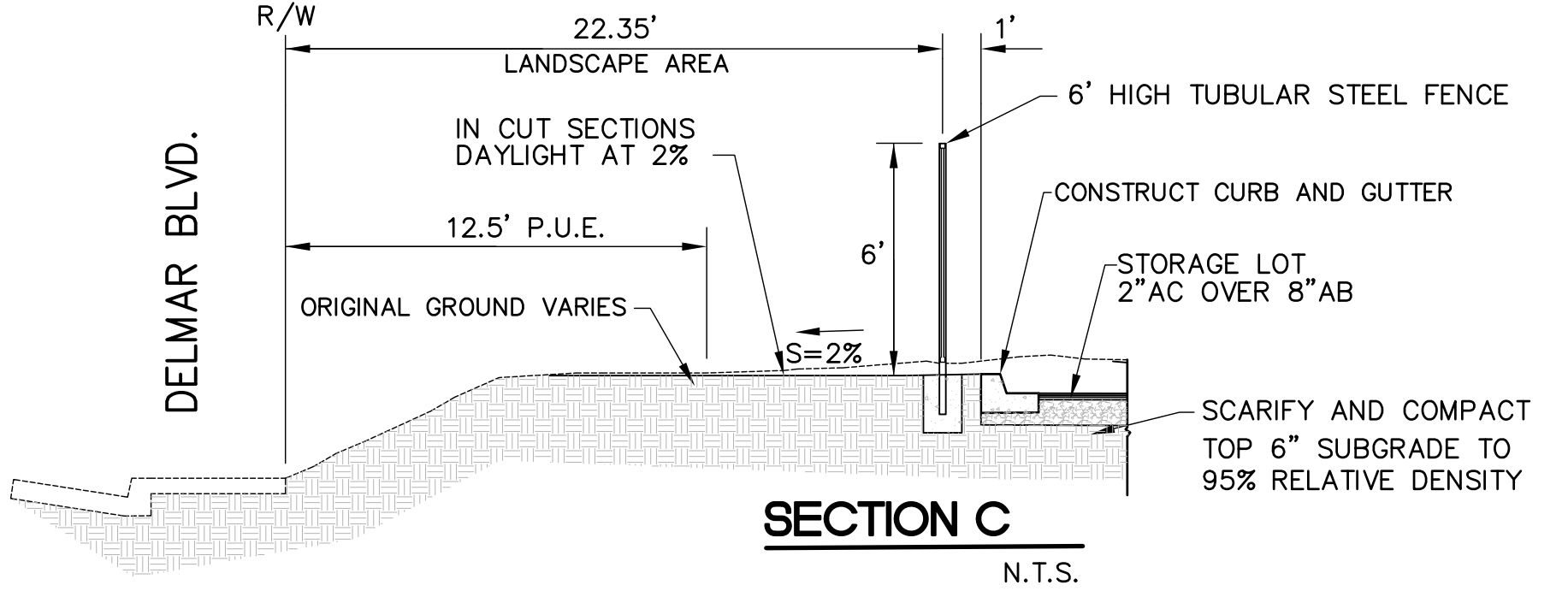
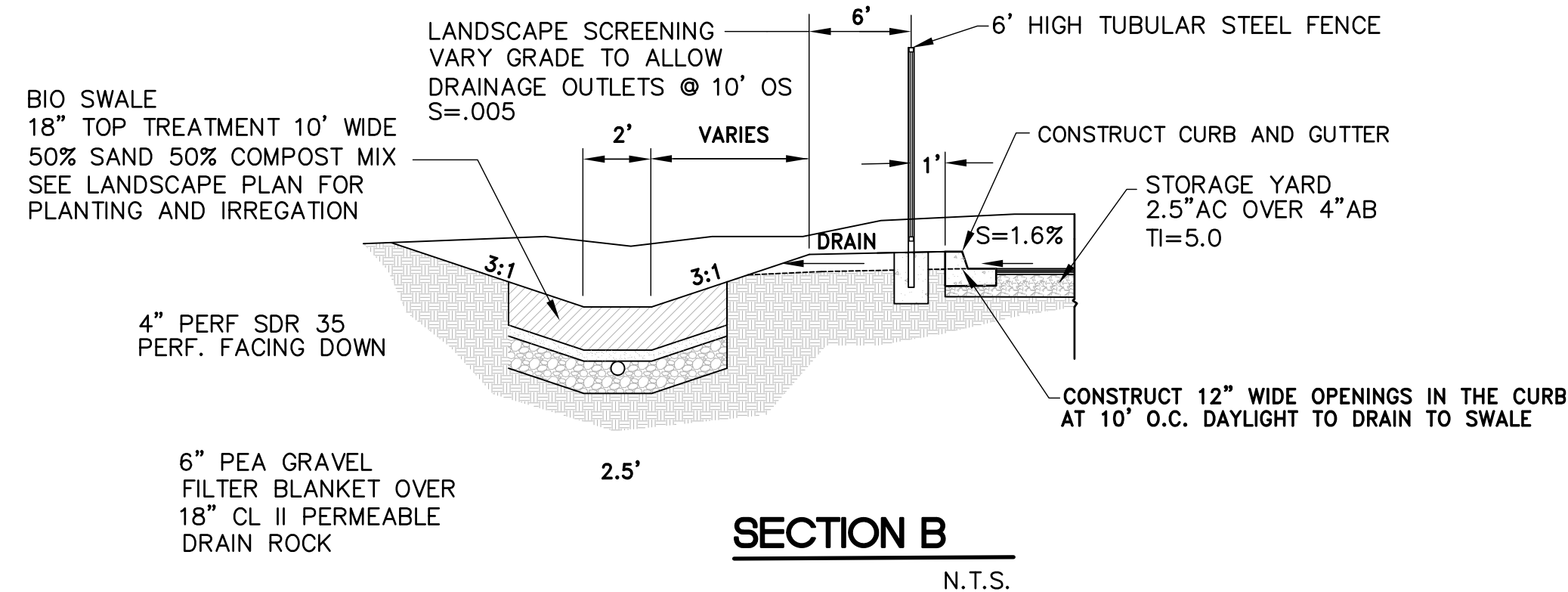
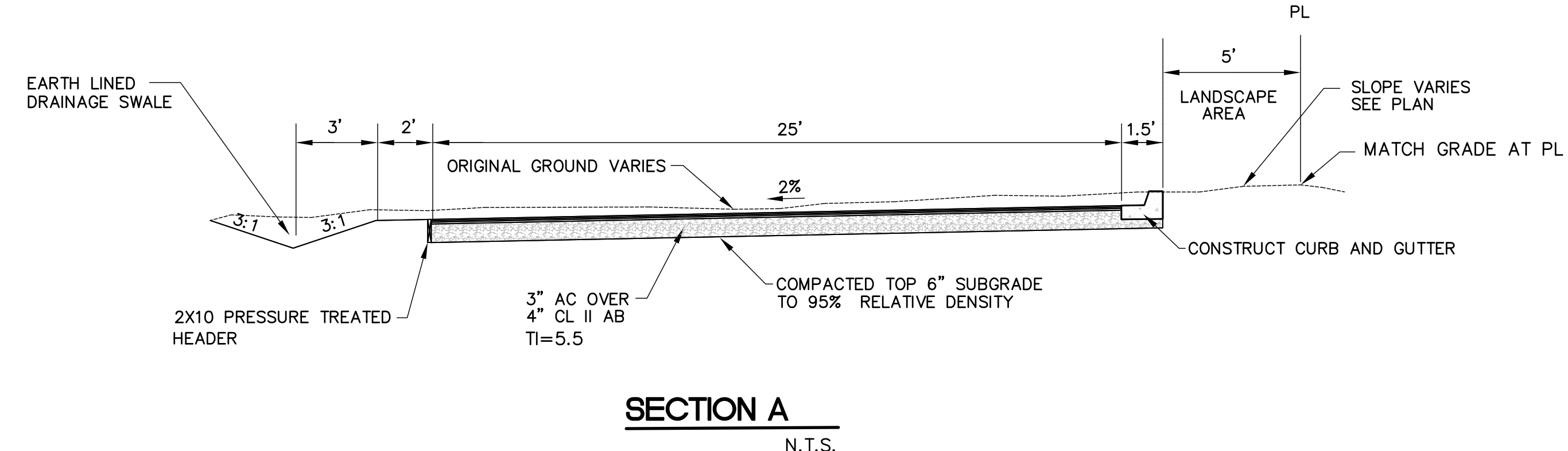
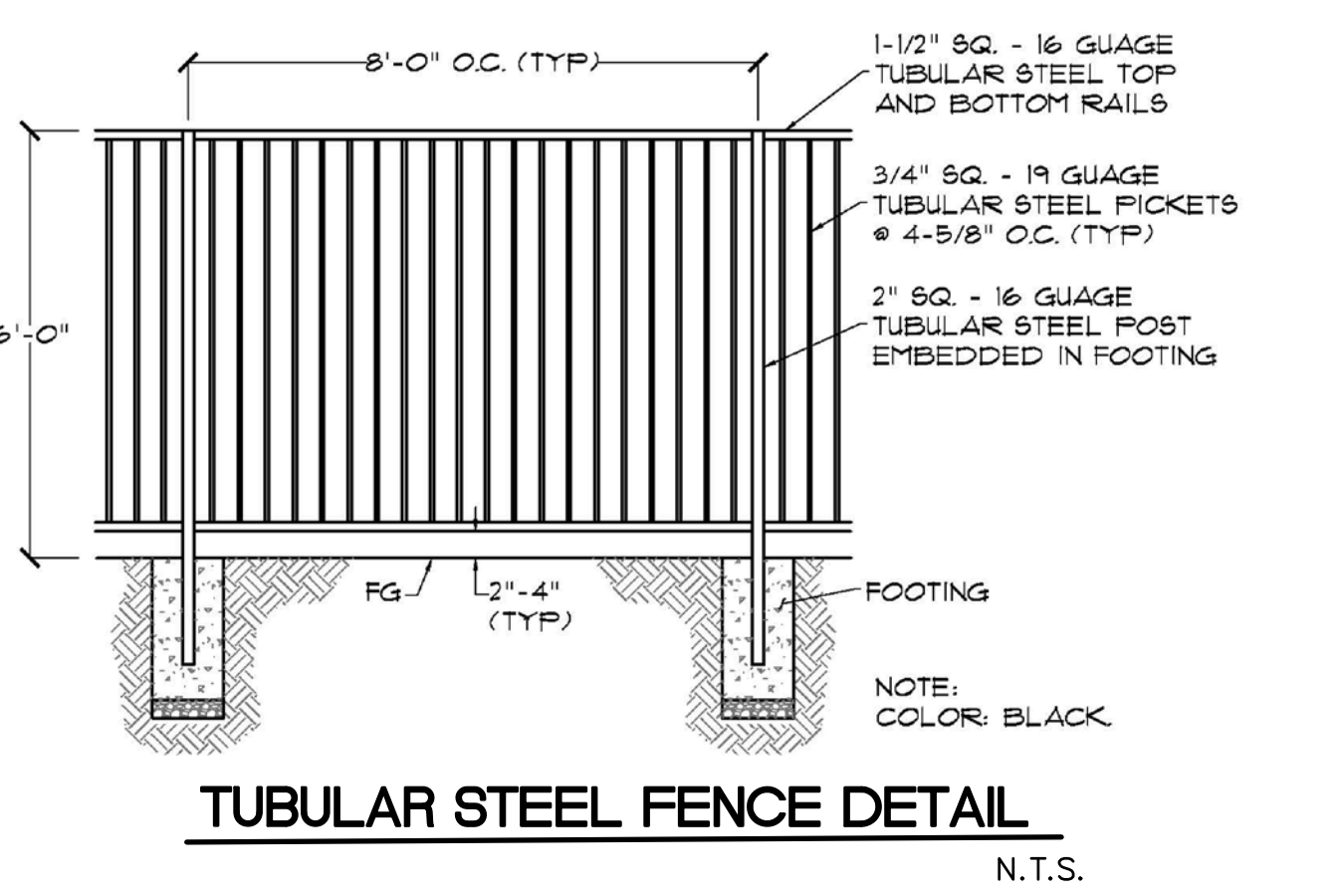
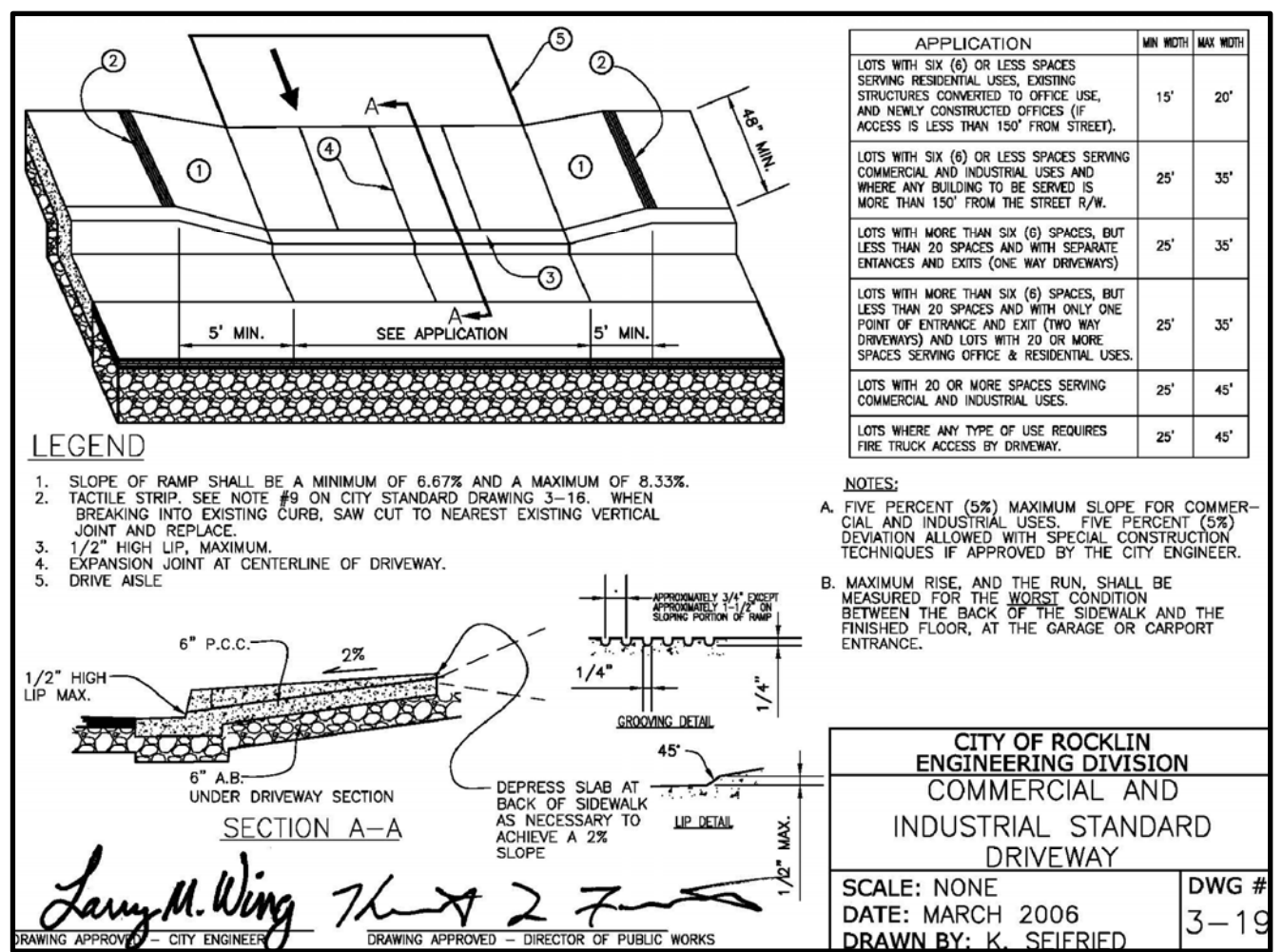
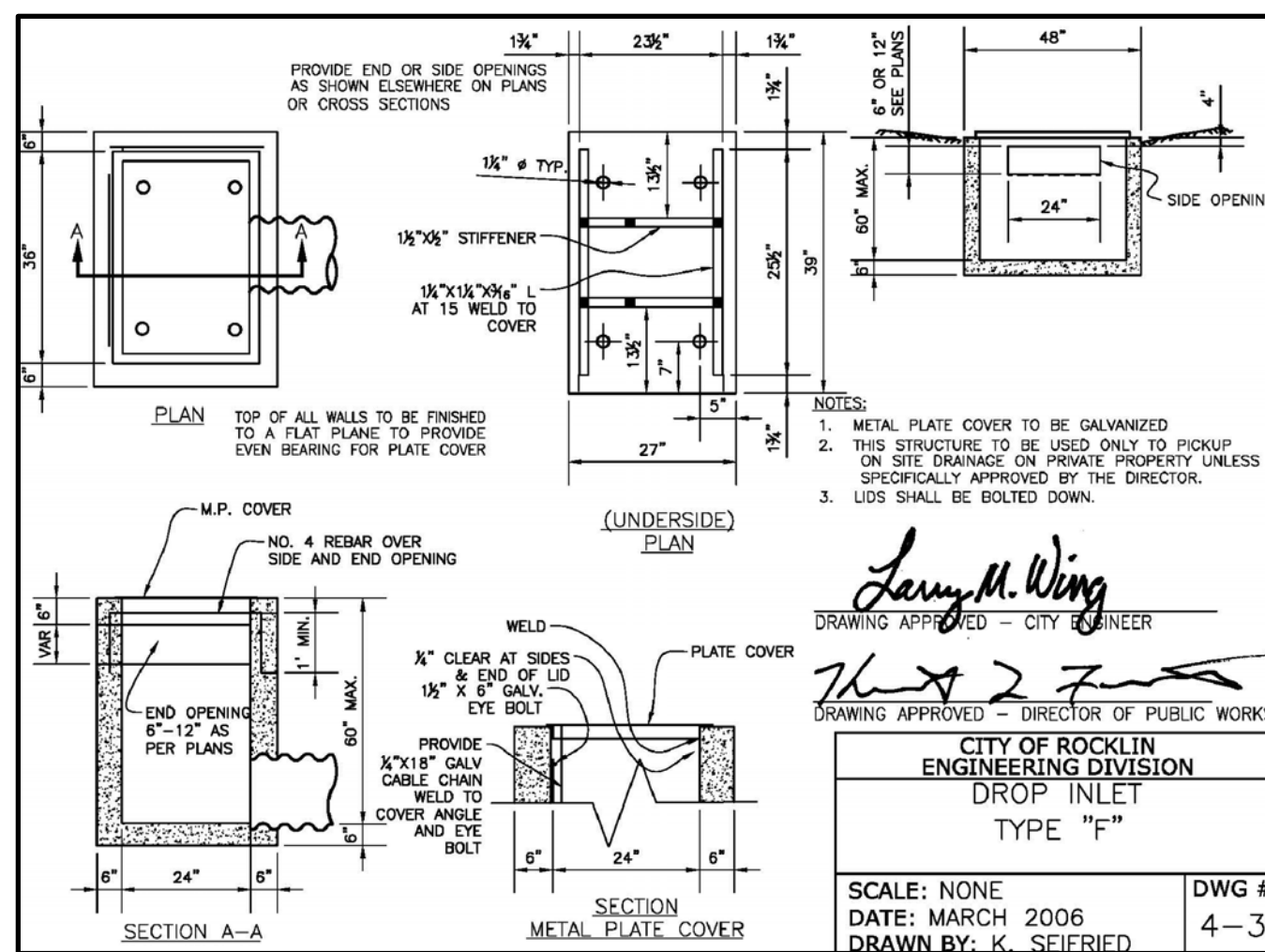
RECORD DRAWING

ALL INFORMATION SHOWN ON THESE PLANS HAVE BEEN PREPARED BY, OR UNDER THE DIRECTION OF, THE UNDERSIGNED ENGINEER. ADJUSTMENTS MADE IN THE FIELD DURING CONSTRUCTION ARE INCLUDED HEREON WHEN THE PROJECT ENGINEER IS ADVISED IN WRITING OF SUCH CHANGE BY THE OWNER, DEVELOPER, CONTRACTOR, OR THE CITY OF ROCKLIN.

PROJECT ENGINEER _____
C51334
R.C.E. # _____

CITY OF ROCKLIN ENGINEERING DEPARTMENT	
APPROVED BY: _____	DATE _____
CITY OF ROCKLIN FIRE DEPARTMENT	
APPROVED BY: _____	DATE _____
PLACER COUNTY WATER AGENCY	
APPROVED BY: _____	DATE _____
AGENCY ENGINEER _____	DATE _____

DATE: _____	SCALE: _____	DRAWN BY: _____	DESIGNED BY: _____	CHECKED BY: _____	DESCRIPTION	NO.	ENGR. INT.	DATE	JURISDICTIONAL APPROVAL
CLAYBAR ENGINEERING INC. 9354 ELK GROVE-FLOREN ROAD ELK GROVE, CA 95624 Ph: 916-684-7301 Fax: 916-684-2627									
									
IMPROVEMENT PLANS FOR ALVIS COURT AUTO STORAGE YARD CALIFORNIA PLACER COUNTY									
PROJECT NO. 201083	CITY OF ROCKLIN SHEET 1 OF _____								



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PROJECT ENGINEER
CS1334
R.C.E. #

CITY OF ROCKLIN ENGINEERING DEPARTMENT

APPROVED BY: _____ DATE: _____

CITY ENGINEER

CITY OF ROCKLIN FIRE DEPARTMENT

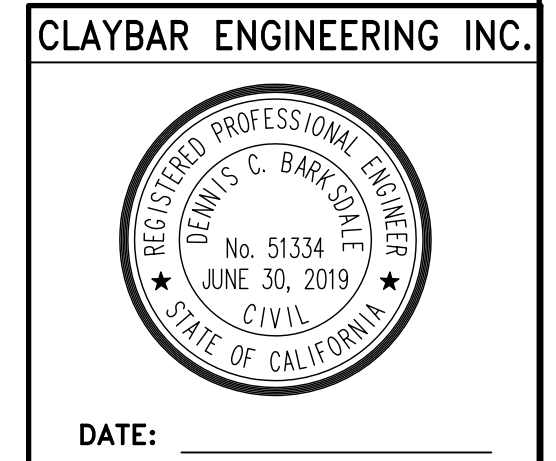
APPROVED BY: _____ DATE: _____

FIRE CHIEF

PLACER COUNTY WATER AGENCY

APPROVED BY: _____ DATE: _____

AGENCY ENGINEER



CLAYBAR ENGINEERING INC.
9354 ELK GROVE-FLOREN ROAD
ELK GROVE, CA 95624
PH: 916-684-7201
FOX: 916-684-2627

IMPROVEMENT PLANS FOR
ALVIS COURT AUTO STORAGE YARD
PLACER COUNTY CALIFORNIA

DATE: _____ BY: JURISDICTIONAL APPROVAL

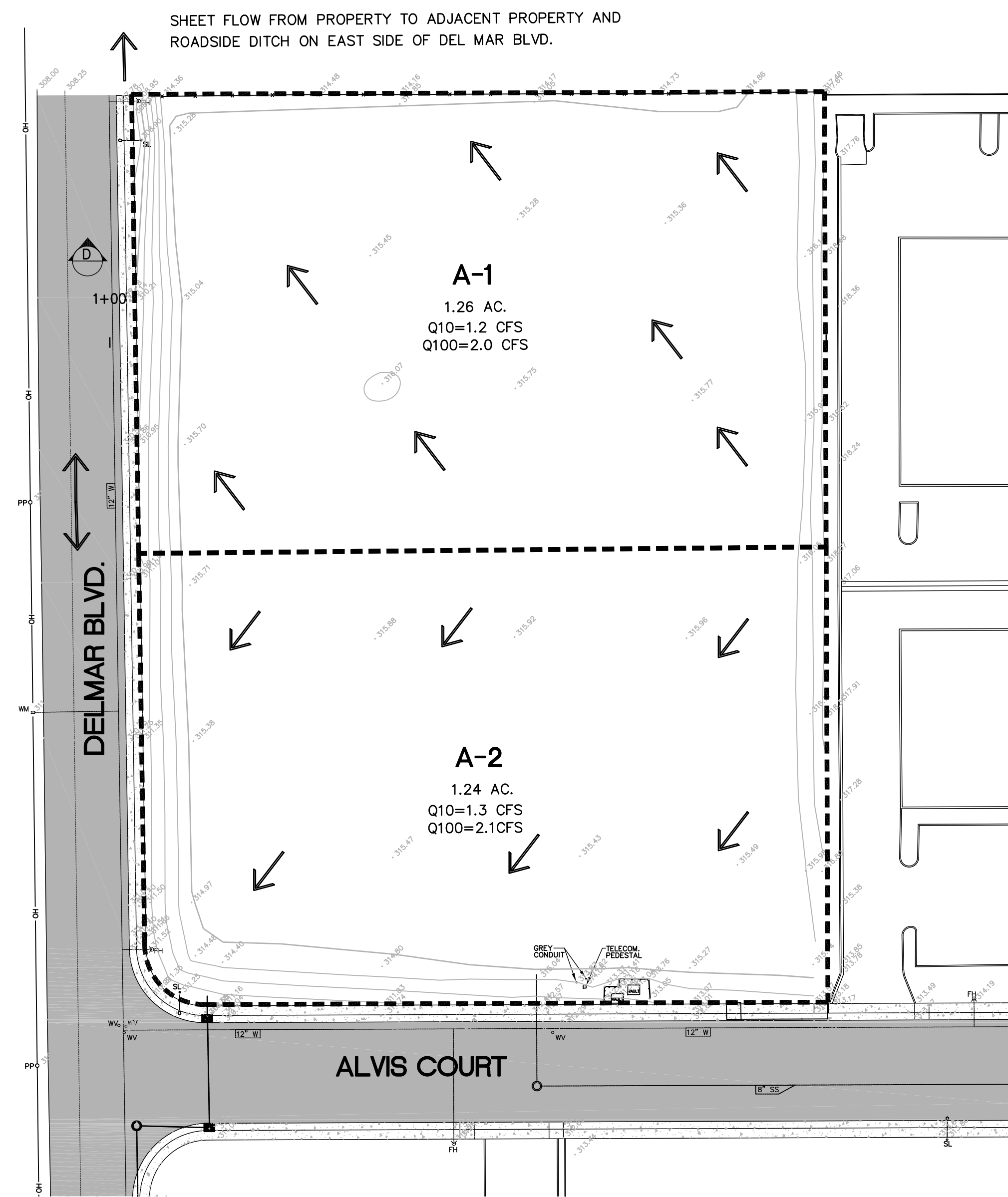
ENGR. INT. _____ DESCRIPTION _____ NO. _____

DATE: _____ SCALE: _____ DRAWN BY: _____ DESIGNED BY: _____ CHECKED BY: _____

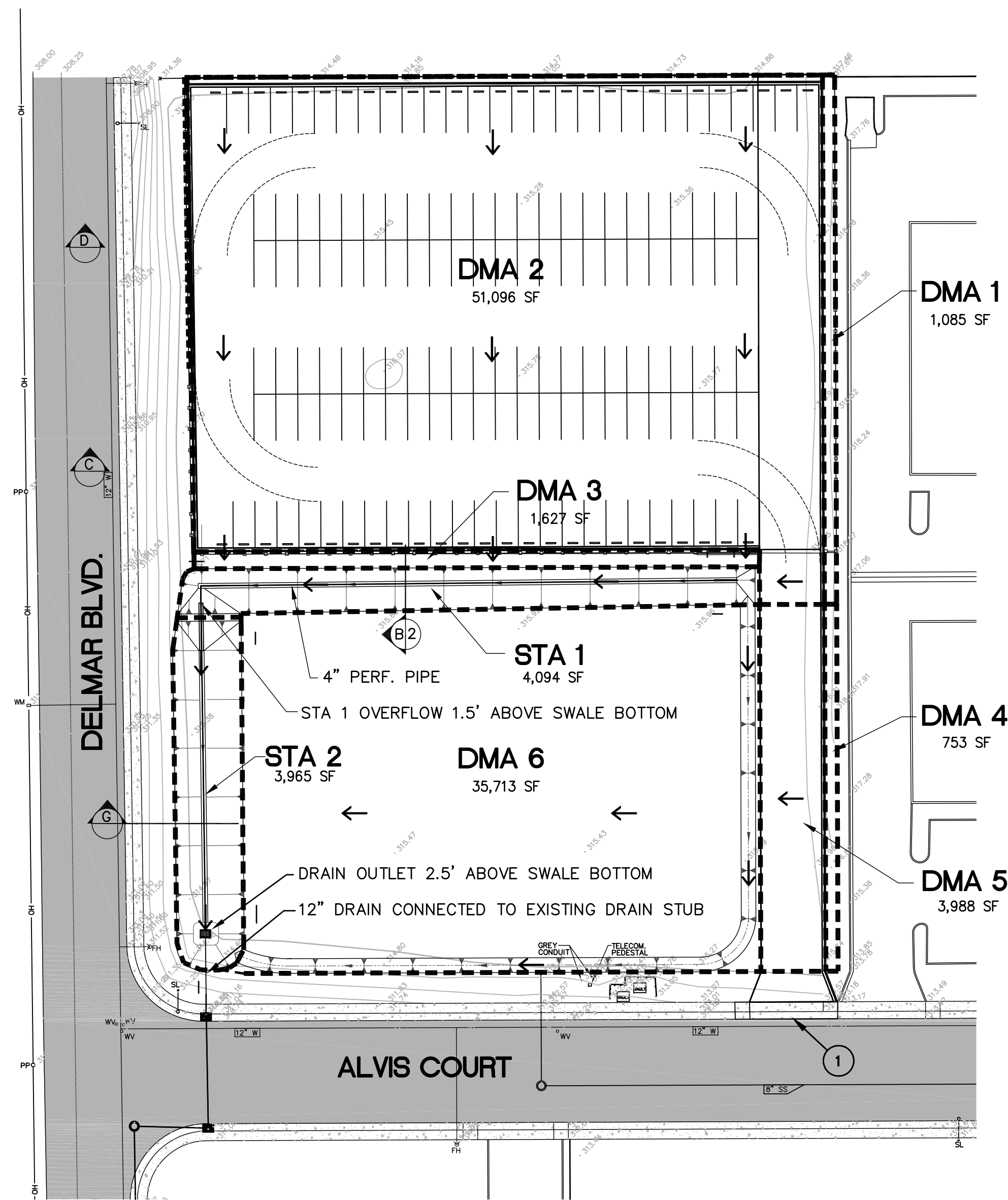
PROJECT NO. **201083**

SHEET 2 OF _____

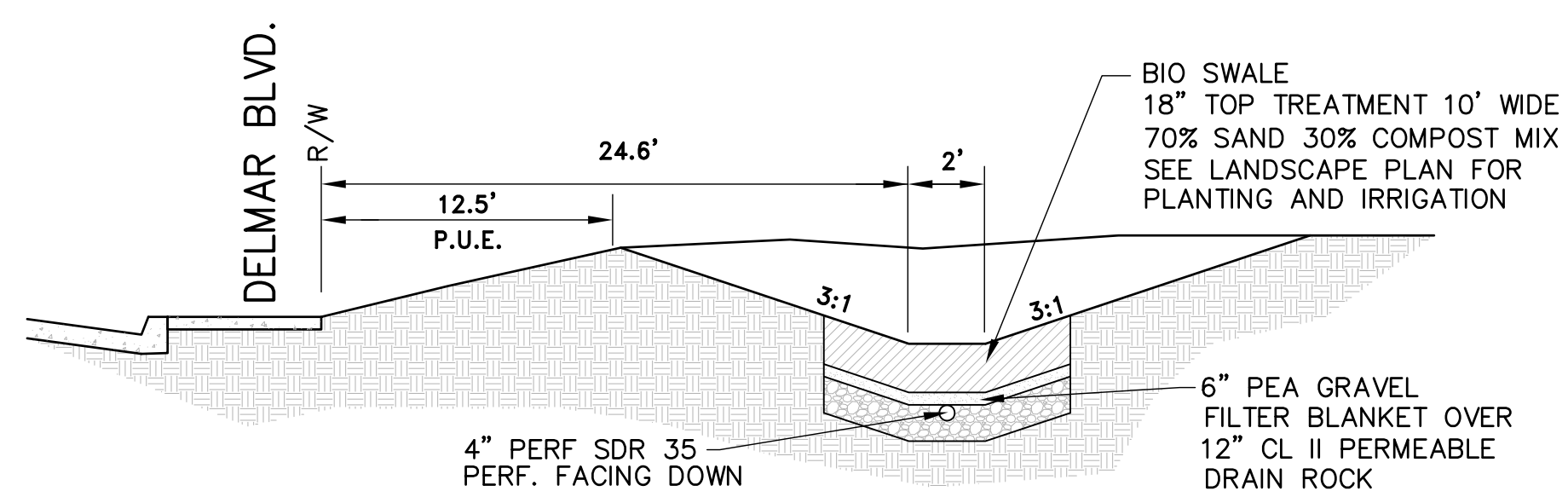
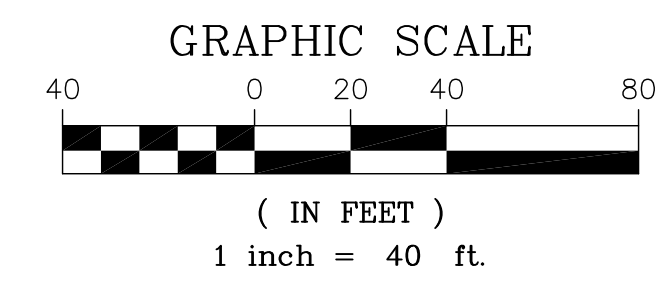
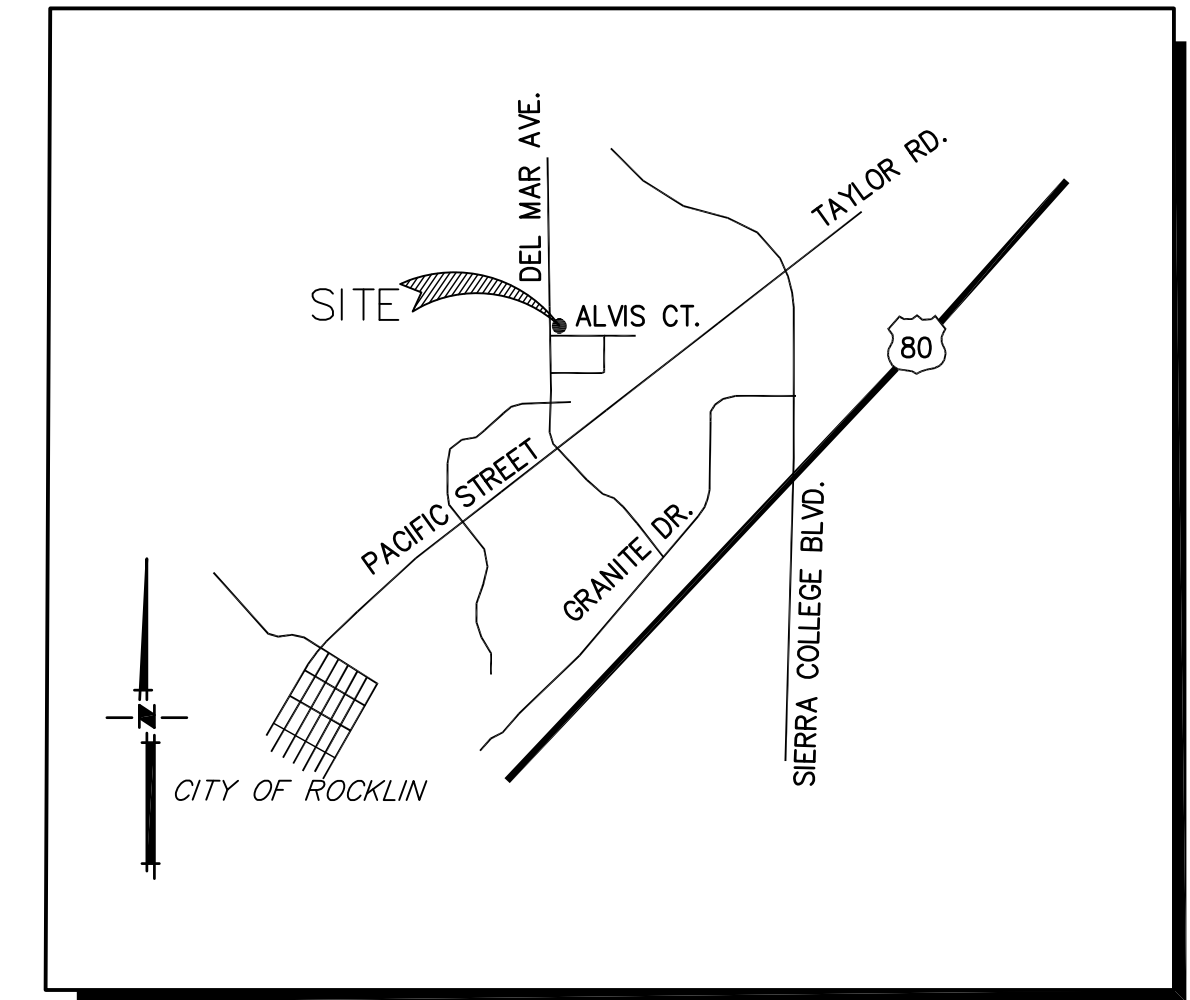
ALVIS COURT AUTO STORAGE YARD DRAINAGE SHED MAP



EXISTING PRE-DEVELOPMENT

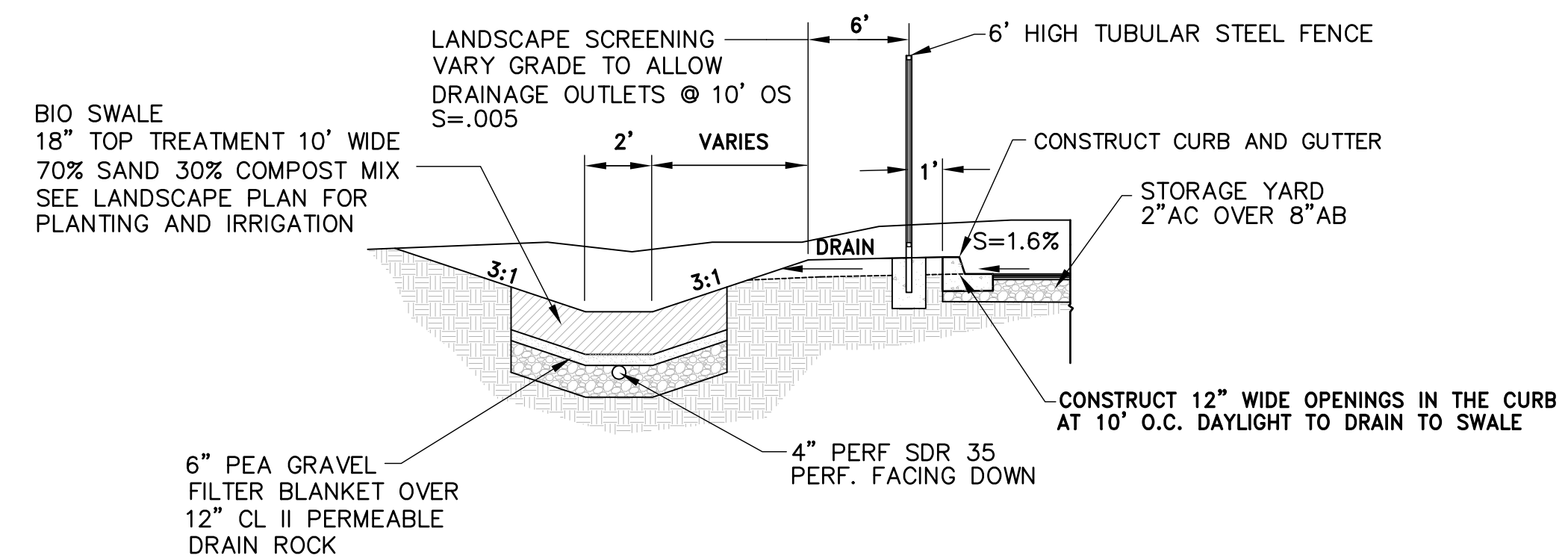


POST DEVELOPMENT



STA 2
SECTION G

N.T.S.



STA 1
SECTION B

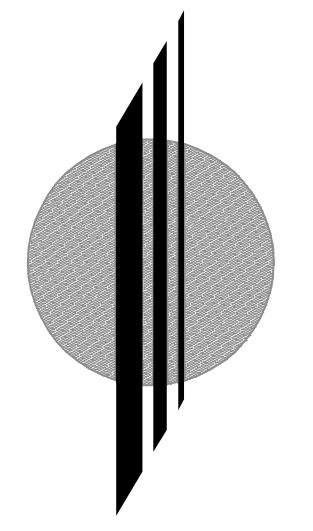
N.T.S.

CLAYBAR ENGINEERING INC.



DATE: _____

DATE: _____	BY: JURISDICTIONAL APPROVAL
SCALE: H: _____ V: _____	ENGR. INT.:
DRAWN BY: _____	DESCRIPTION:
DESIGNED BY: _____	No.:
CHECKED BY: _____	
CLAYBAR ENGINEERING INC. 9354 ELK GROVE-FLOREN ROAD ELK GROVE, CA 95624 Ph: 916-684-7201 Fax: 916-684-2627	
IMPROVEMENT PLANS FOR ALVIS COURT AUTO STORAGE YARD DRAINAGE SHED MAP	
PROJECT NO. 201083	CITY OF ROCKLIN PLACER COUNTY CALIFORNIA
SHEET 1 OF	



**CARUSO
TURLEY
SCOTT
INC.**

consulting
structural
engineers
1215 W. Rio Salado Pkwy
Suite 200
Tempe, Arizona 85281
(480) 774-1700
(480) 774-1701 FAX
www.ctsaz.com



REGISTERED PROFESSIONAL ENGINEER
A. K. ATKINSON
12/08/18
94955
STRUCTURAL
STATE OF CALIFORNIA

PROTO II FENCE WALL
ALVIS COURT AUTO STORAGE YARD
CITY OF ROCKLIN, CA

PROTO-II WALL SYSTEMS
WWW.PROTO2.COM

REGISTERED PROFESSIONAL ENGINEER
A. K. ATKINSON
12/08/18
94955
STRUCTURAL
STATE OF CALIFORNIA

U.S. PATENTED 5,794,921
U.S. PATENTED 6,431,791
U.S. PATENTED 6,832,048
U.S. PATENTED 7,188,453
U.S. PATENTED 7,454,870
U.S. PATENTED 7,461,487
(MAY ONLY BE INSTALLED BY APPROVED AND CERTIFIED INSTALLERS)

TRACKING NUMBERS:
16-115-1600

JOB NUMBER:
16-115-2206

DRAWN: **MDF** ENGINEER: **TH**

CHECKED: **JAD** SCALE: **AS NOTED**

DATE: **12/07/16**
SHEET: **1** OF 1

GENERAL STRUCTURAL NOTES 2013 CBC/2012 IBC

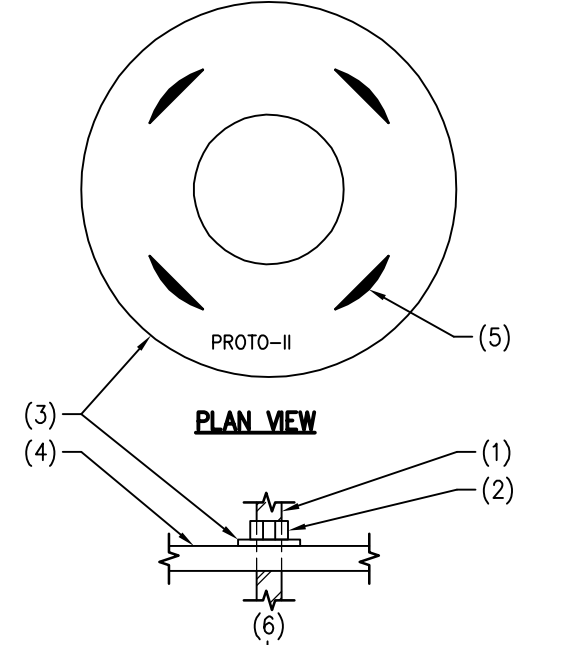
- SOIL SHALL BE FIRM AND COMPACTED PRIOR TO PLACEMENT OF CONCRETE. PRIOR TO FOUNDATION EXCAVATION, USER SHALL VERIFY THAT SITE SOILS CONDITIONS MEET OR EXCEED SOIL VALUES SHOWN ON SHEET A.
- FOOTINGS TO BE LEVEL. IF GROUND SLOPES THE FOOTING SHALL BE STEPPED. EACH STEP SHOULD BE PROPER HEIGHT TO FIT BLOCK TYPE USED. ALL EXCAVATIONS SHOULD BE CLEAN AND CONTAIN NO LOOSE EARTH OR FOREIGN MATTER.
- SEE DETAILS FOR EXPOSURE, WIND SPEED, POST TENSIONED ROD SPACING, FOOTING SIZES, ETC. USER IS RESPONSIBLE TO VERIFY REQUIREMENTS WITH BUILDING DEPARTMENT AND OWNER. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH THE APPROVED SITE PLAN AND APPLICABLE CODE OR JURISDICTION REQUIREMENTS.
- SOIL BELOW FOUNDATIONS SHALL BE WELL DRAINED AND NON-COMPACTIVE. USE CONCRETE WITH A MIN. STRENGTH OF 2,500 PSI - TYPE II CEMENT (TYPE V WHERE REQUIRED BY OWNER, SOILS ENGINEER OR JURISDICTION). CONCRETE SHALL BE A MIN. OF 48 HOURS OLD PRIOR TO FINAL TENSIONING. ALL CONCRETE SHALL BE THOROUGHLY CONSOLIDATED BY SUITABLE MEANS DURING PLACEMENT.
- LAP REINFORCING STEEL LAP = 24" FOR #4 BARS IN MASONRY AND 32" FOR #4 BARS IN CONCRETE LAP = 40" FOR #5 BARS IN MASONRY.
- CONCRETE MASONRY UNITS SHALL COMPLY WITH ASTM C-90 AND BE 2,000 PSI MIN. (7" M DESIGN CRITERIA FOR BLOCK IS BASED ON 2000 PSI). BLOCK SHALL BE A MIN OF 7 DAYS OLD PRIOR TO ROD TENSIONING. STANDARD HEAD AND BED JOINT BLOCKS WITH MORTAR MAY BE USED OR INTERLOCKING BLOCKS MAY BE USED. BLOCKING TO BE LAID IN RUNNING BOND.
- MORTAR SHALL BE TYPE S, 2000 PSI MIN. MORTAR MUST BE A MIN. OF 4 HOURS OLD PRIOR TO INITIAL TENSIONING AND 24 HOURS OLD PRIOR TO FINAL TENSIONING. GROUT SHALL BE 2000 PSI PER THE LATEST EDITION OF ACI 530. MECHANICALLY VIBRATE GROUT IMMEDIATELY AFTER PLACEMENT.
- FIRST MASONRY COURSE MAY BE SET IN FRESH CONCRETE FOOTING.
- REINFORCING REBAR SHALL CONFORM TO ASTM A615; Fy = 60,000 PSI.
- PROTO-II HARDWARE IS DEFINED AS: TENSION RODS, BEARING PLATES, COUPLERS, NUTS, ALL THREADS, DIRECT TENSION INDICATORS (A DIRECT TENSION INDICATOR (DTI) IS A COMPRESSIBLE WASHER) AND PLASTIC SADDLES. ALL OF THIS HARDWARE SHALL BE SUPPLIED BY ONLY AN APPROVED PROTO-II LICENSEE TO THE CERTIFIED INSTALLER. POST TENSION RODS SHALL BE 7/16" DIAMETER WITH 1/2" ROLL THREADS CONFORMING TO ASTM A641 (Fy = 60,000 PSI) AND HAVE STEEL CHEMISTRY SO THAT BENDING AND THREADING CAN BE ACCOMPLISHED WITHOUT DAMAGE TO THE POST TENSION ROD. AREA OF POST TENSION ROD = .1503 SQUARE INCHES. BEARING PLATES ARE 1/4" THICK (Fy=50 KSI) SEE SHEET C FOR DIMENSIONS. 1/2" COUPLERS PER ASTM A563 GRADE A, AND THE COUPLER MUST FULLY ENGAGE THE UPPER AND LOWER ROD. FULLY ENGAGED IS DEFINED AS 1/2" MIN. INTO COUPLER. 1/2" NUTS ARE TO BE GRADE 8, PER ASTM A325. 1/2" ALL THREADS PER ASTM A307, GRADE 60. DIRECT TENSION INDICATOR (DTI) - COMPRESSIBLE WASHER) IS MANUFACTURED PER ASTM F959. PLASTIC REBAR SADDLES ARE NON-STRUCTURAL.
- HORIZONTAL JOINT REINFORCING SHALL BE 9 GAGE DIAMETER WIRE AND PLACED PER DETAILS AND CONFORM TO ASTM A82 LADDER TYPE, 9 GAGE DIAMETER. LAP JOINT REINFORCING ONE FULL CROSS SQUARE (6" MINIMUM LAP).
- IN LIEU OF FULL HEIGHT RODS, CONTRACTOR MAY USE SHORTER RODS, 1/2" COUPLERS AND STRAIGHT RODS THREADED BOTH ENDS FOR ADDITIONAL LIFTS. RODS SHALL HAVE A MIN. OF 3" L" HOOK, WITH 1/2" NUT AT END OF TENSION ROD WHERE EMBEDDED IN FOOTING.
- VERTICAL CONTROL JOINTS TO BE PLACED AT MAX. 36" O.C. IN ALL NON-STUCCOED WALLS AND 20" ON CENTER IN STUCCOED WALLS WITH CLEAN VERTICAL BREAK OF ALL MATERIALS. POST TENSION ROD SHALL OCCUR WITHIN 12" OF END OF WALL AND 12" EACH SIDE OF CONTROL JOINT. SEE SHEET D.
- NO COUPLERS MAY OCCUR DIRECTLY BELOW AND IN CONTACT WITH THE BEARING PLATE. NO BOND BEAM BLOCK MAY BE USED AT PLATE/TENSION LOCATION.
- TENSION RODS MAY BE STABBED INTO WET CONCRETE OR TIED IN PLACE AT CONTRACTOR OPTION.
- A PROTO-II DTI (COMPRESSIBLE WASHER) SHALL BE INSTALLED AT EVERY TENSION ROD BETWEEN THE BEARING PLATE AND NUT WITH THE DTI "TABS" FACING UP AGAINST THE BOTTOM OF THE NUT. THE SPECIAL DEPUTY INSPECTION REQUIRED AT TIME OF FINAL TENSIONING BY A DEPUTY INSPECTOR SHALL VERIFY FINAL TENSIONING TO 6,000 POUNDS BY 1 OF 2 METHODS: METHOD 1: VISUAL INSPECTION OF DIRECT TENSION INDICATOR (DTI), TABS FACING UP AND COLLAPSED AGAINST NUT WITH NO LIGHT LEAKAGE BETWEEN THE PROTO-II DTI AND BOTTOM OF NUT. METHOD 2: USE OF A CALIBRATED TORQUE WRENCH TORQUED TO 55 FT-LBS. (DTI MUST STILL BE PLACED WITH METHOD 2. NO VISUAL INSPECTION OF DTI REQUIRED WHEN USING METHOD 2). INSPECTOR SHALL OBSERVE THE USE OF THREAD LUBRICANT, THE POSITION OF PLATE ON BLOCK, AND INTEGRITY OF MORTAR JOINTS, AND PROVIDE A SIGNED REPORT TO ALL REQUIRED PARTIES. PROTO II MASONRY DESIGN IS BASED ON THIS SPECIAL INSPECTION.
- POST TENSION ROD SPACING IS INDEPENDENT OF DIP SPACING. TOLERANCE FOR DIP SPACING IS ±12" BUT THE NUMBER OF DPS MUST REMAIN THE SAME FOR A GIVEN LENGTH OF WALL. POST TENSION ROD SPACING TOLERANCE IS ±8" BUT THE NUMBER OF RODS FOR A GIVEN LENGTH OF WALL MUST REMAIN THE SAME.
- ALL CONVENTIONALLY REINFORCED MASONRY DESIGNS ARE BASED ON FULL STRESSES AND REQUIRE INSPECTION. FOUNDATION INSPECTION PRIOR TO PLACEMENT OF CONCRETE INCLUDES: FOOTING STEEL LOCATION AND GRADE, AND SIZE/DEPTH OF FOUNDATION AND CLEANLINESS OF FOUNDATION. FOR MASONRY A PRE-GROUT INSPECTION SHALL BE PERFORMED. THE PRE-GROUT INSPECTION INCLUDES: VERIFICATION OF THE LOCATION OF STRUCTURAL ELEMENTS, GRADE OF REINFORCEMENT AND OVERALL WORKMANSHIP AND QUALITY OF MATERIALS BEING USED FOR CONFORMANCE WITH CONSTRUCTION DOCUMENTS. ADDITIONAL SPECIAL INSPECTIONS AS REQUIRED BY JURISDICTION.
- SEISMIC DESIGN CRITERIA: Sd=2.0, S=0.749 SOIL CLASS=D (ASSUMED), RISK CATEGORY 1, NO DYNAMIC LOAD APPLIED TO RETAINING WALLS PER CBC SECTION 1803.5.12(1).
- NO SURCHARGES WITHIN 6'-0" OF RETAINING WALLS ARE ALLOWED UNLESS NOTED OTHERWISE. SURCHARGES INCLUDE, BUT ARE NOT LIMITED TO, HOUSE FOUNDATIONS, DRIVEWAYS, FENCE WALLS WITHIN 6'-0" OF FACE OF WALL AND SOIL BACKFILL OVER 4:1 SLOPE.
- "SHEET" AND "DETAIL" ARE INTERCHANGEABLE (SHEET B = DETAIL B).
- DESIGNS ARE BASED ON A RISK CATEGORY I STRUCTURE, OCCUPANCY U (BUILDINGS AND STRUCTURES THAT REPRESENT A LOW RISK TO HUMAN LIFE IN THE EVENT OF FAILURE).

SOIL DESIGN PARAMETERS

BEARING CAPACITY = 1500 PSF
PASSIVE PRESSURE = 150 PSF
ACTIVE PRESSURE = 45 PCF

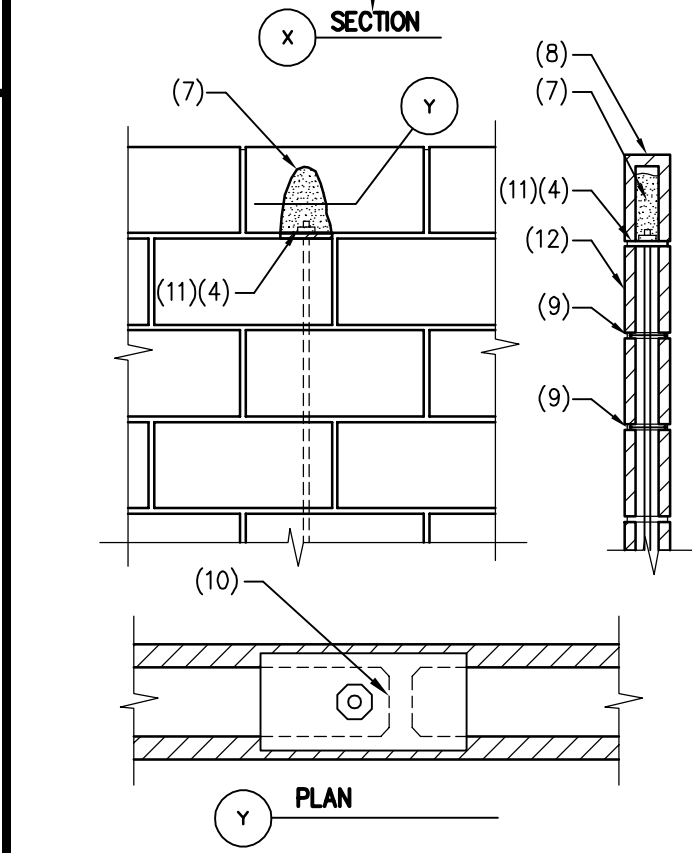
B

TOP OF PROTO II WALL



- KEY NOTES:**
- POST TENSION ROD.
 - NUT.
 - DIRECT TENSION INDICATOR (DTI).
 - BEARING TOP PLATE.
 - COLLAPSIBLE TABS.
 - MINIMUM TENSION TO BE 6,000 LBS LOAD AND CONFIRMED BY ONE OF TWO METHODS PER NOTES "B" & "C" BELOW.
 - AFTER TENSION INSPECTION, PLACE MORTAR MOUND OVER THE TOP OF ROD/PLATE/NUT LOCATION BLOCK.
 - OPTIONAL CAP BLOCK.
 - CONTINUOUS HORIZONTAL JOINT REINFORCING.
 - CENTER WEB OR END FACE SHELL BELOW.
 - STEEL PLATE SIZES:
A. 4" PROTO II: 1/4"x3"x6"
B. 4" SLUMP PROTO II: 1/4"x2 1/2"x6"
C. 6" PROTO II: 1/4"x4 1/2"x6"
D. 6" SLUMP PROTO II: 1/4"x4"x6"
E. 8" PROTO II: 1/4"x6 1/2"x6"
 - STEEL PLATES TO BE PLACED AT THE EDGE OF THE CELL SO THAT THE PLATE BEARS FULLY ON THREE SIDES.
 - DO NOT USE BOND BEAM BLOCK AT BEARING PLATE LOCATIONS.

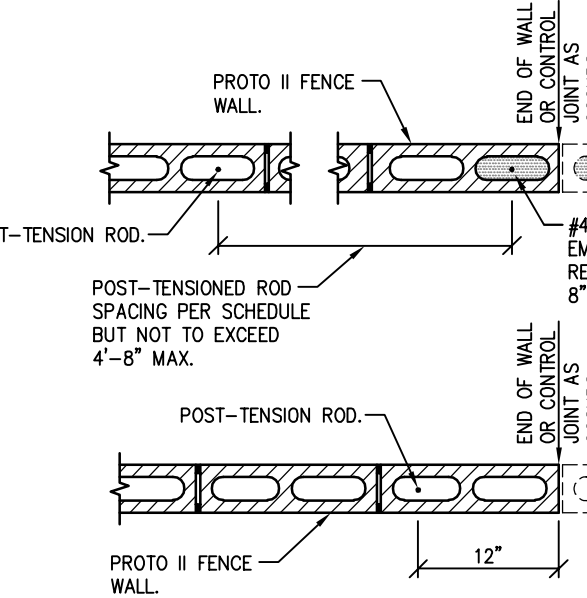
C



- NOTES:**
- PROTO II DTI TO BE USED AT EACH TENSION ROD. TABS FOR DTI SHOULD FACE UP AGAINST BOTTOM OF NUT. TABS WILL COLLAPSE (NO LIGHT PASSES BETWEEN BOTTOM OF NUT AND DTI) WHEN PROPER TORQUE OF NUT HAS BEEN ACHIEVED.
 - AS ALTERNATE TO VISUAL INSPECTION OF TABS, INSPECTION OF NUT TORQUE MAY BE ACHIEVED BY USE OF A CALIBRATED TORQUE WRENCH. TORQUE NUTS TO 55 FT-LBS. DTI STILL MUST BE PLACED ON ROD IF USING TORQUE WRENCH METHOD. SEE SPECIAL NOTE ON SHEET B.
 - SPECIAL DEPUTY INSPECTOR WILL PERFORM A VISUAL INSPECTION WHEN USING THE DTI METHOD TO CONFIRM THE DTI IS COLLAPSED WITH NO LIGHT LEAKS BETWEEN THE TABS AND BOTTOM OF NUT. IF USING TORQUE WRENCH METHOD, DEPUTY INSPECTOR WILL CONFIRM WALL IS TORQUED TO 55 FT-LBS. NO VISUAL INSPECTION OF DTI IS REQUIRED.
 - INSTALLER MUST HAVE SPECIAL DEPUTY INSPECTION OF TENSIONING PERFORMED BY ONE OF THE TWO METHODS NOTED ABOVE. SPECIAL DEPUTY INSPECTOR TO PROVIDE A COMPLETED REPORT TO LISTED PARTIES.

D

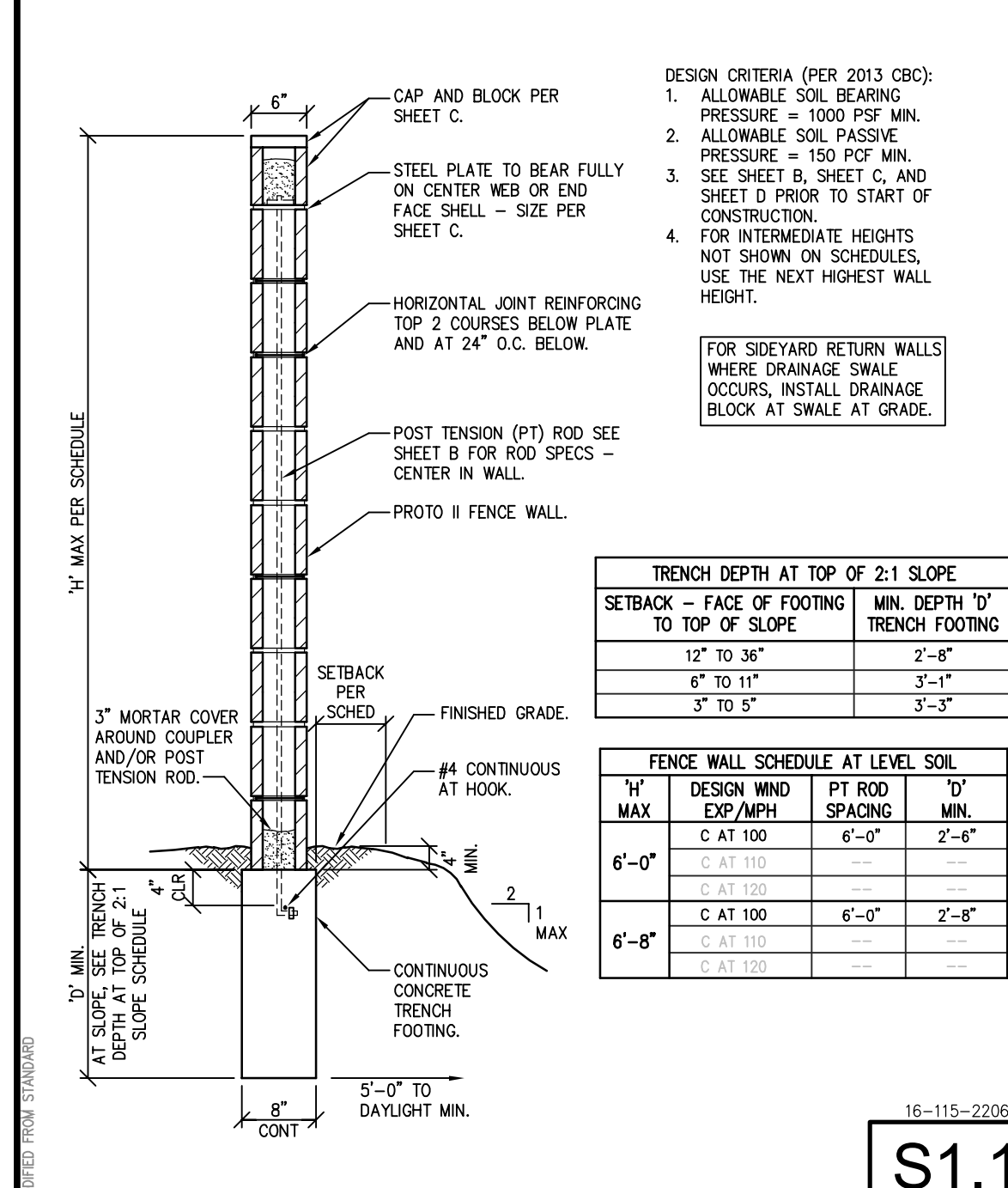
END OF WALL / CONTROL JOINT IN PROTO II WALL



- NOTE:**
- FOR CONVENTIONAL MASONRY, MATCH WALL REINFORCING.
 - AT CONTROL JOINT PROVIDE CLEAN VERTICAL BREAK OF ALL MATERIALS.

D

6" (6'-0 TO 6'-8") PROTO II - EXPOSURE C - TRENCH FOOTING



- DESIGN CRITERIA (PER 2013 CBC):**
- ALLOWABLE SOIL BEARING PRESSURE = 1000 PSF MIN.
 - ALLOWABLE SOIL PASSIVE PRESSURE = 150 PCF MIN.
 - SEE SHEET B, SHEET C, AND SHEET D PRIOR TO START OF CONSTRUCTION.
 - FOR INTERMEDIATE HEIGHTS NOT SHOWN ON SCHEDULES, USE THE NEXT HIGHEST WALL HEIGHT.

TRENCH DEPTH AT TOP OF 2:1 SLOPE

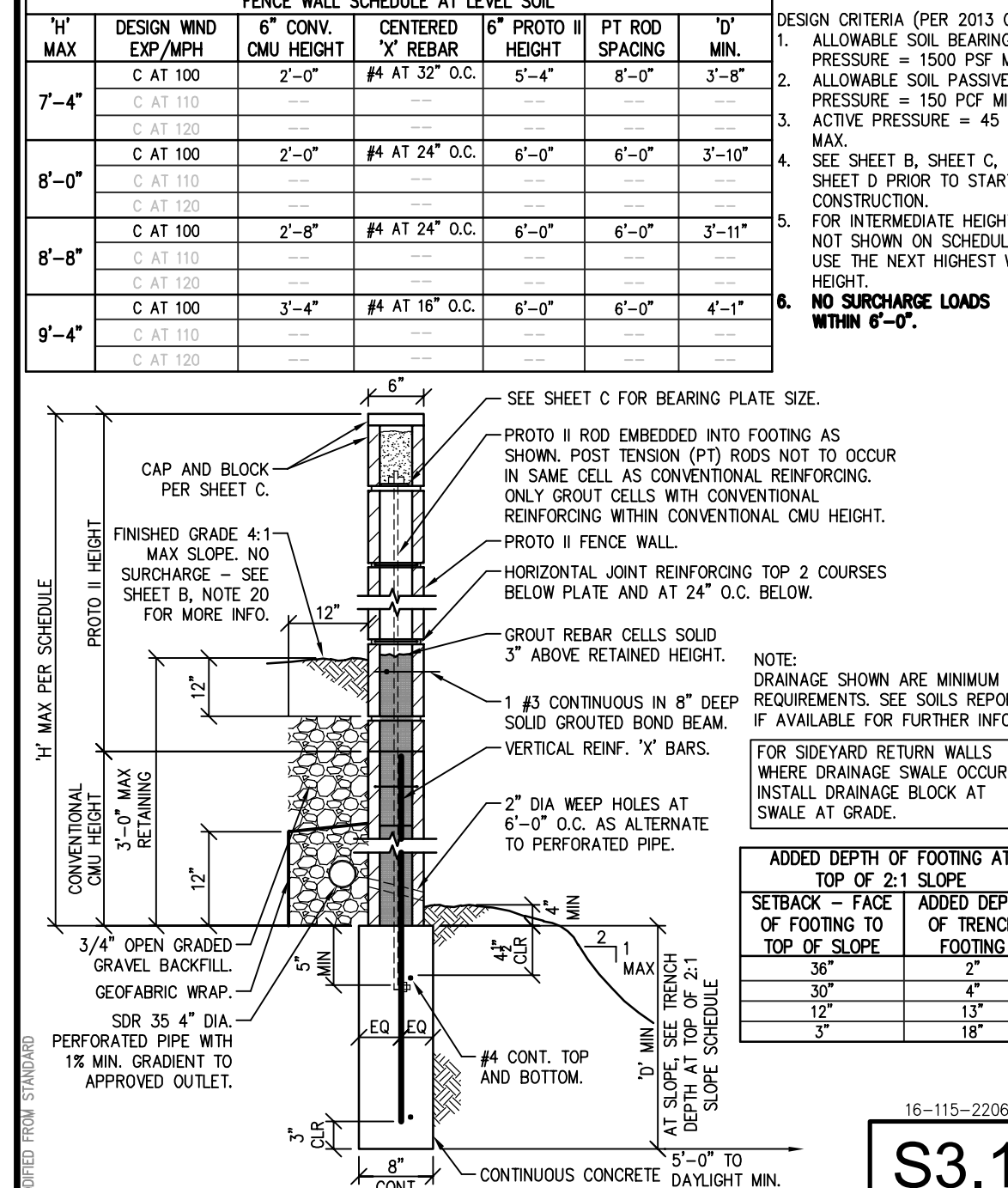
SETBACK - FACE OF FOOTING TO TOP OF SLOPE	MIN. DEPTH TO TRENCH FOOTING
12" to 36"	2'-8"
6" to 11"	3'-1"
3" to 5"	3'-3"

FENCE WALL SCHEDULE AT LEVEL SOIL

WALL HEIGHT	DESIGN WIND EXP/MPH	PT ROD SPACING	MIN. DEPTH
6'-0"	C AT 100	6'-0"	2'-8"
6'-8"	C AT 100	6'-0"	2'-8"
6'-8"	C AT 120	6'-0"	2'-8"

S1.1

6" (7'-4 TO 8'-4") PROTO II EXPOSURE C TRENCH FOOTING - MINOR RETAINAGE



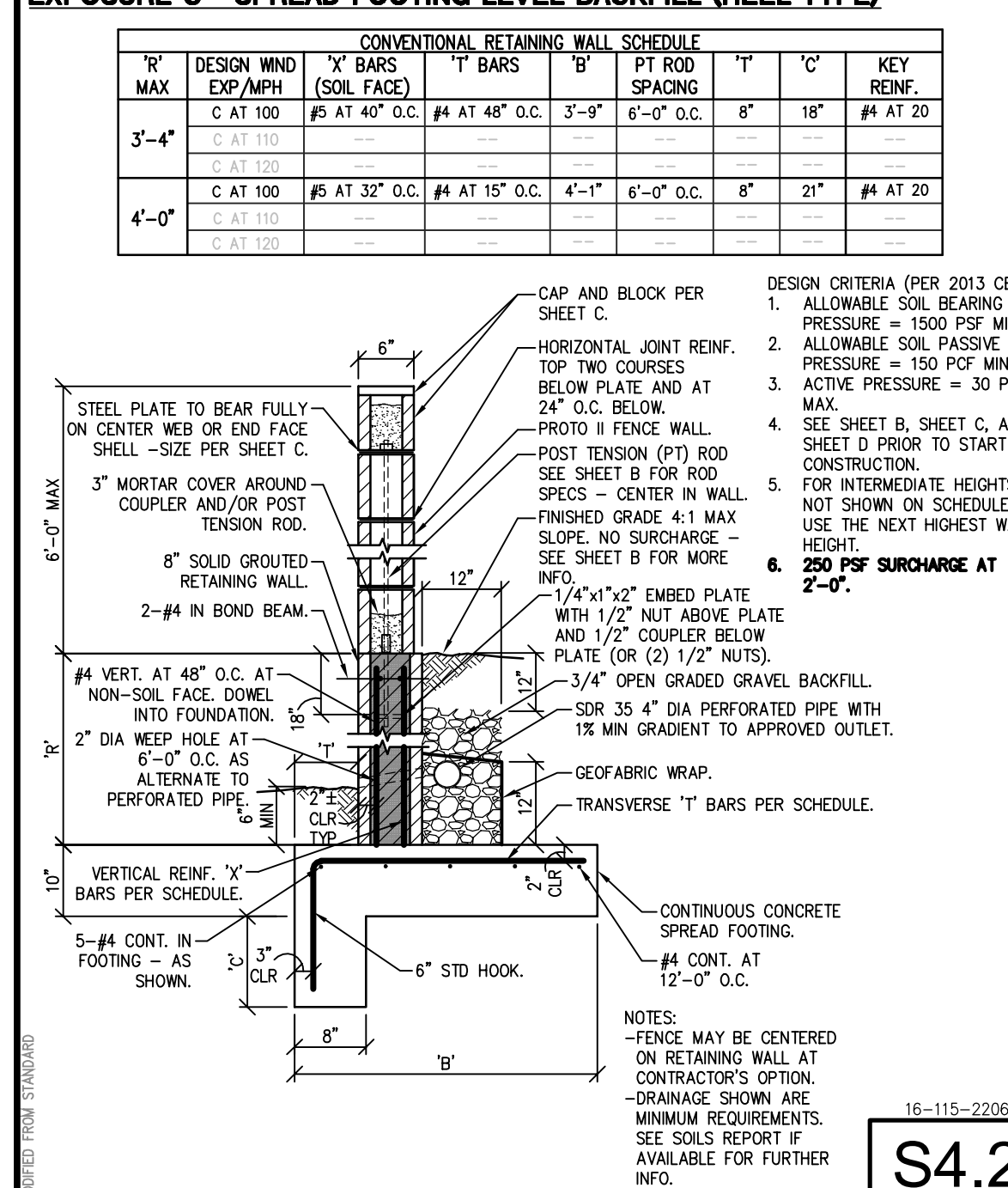
- DESIGN CRITERIA (PER 2013 CBC):**
- ALLOWABLE SOIL BEARING PRESSURE = 1500 PSF MIN.
 - ALLOWABLE SOIL PASSIVE PRESSURE = 150 PCF MIN.
 - ACTIVE PRESSURE = 45 PCF MAX.
 - SEE SHEET B, SHEET C, AND SHEET D PRIOR TO START OF CONSTRUCTION.
 - FOR INTERMEDIATE HEIGHTS NOT SHOWN ON SCHEDULES, USE THE NEXT HIGHEST WALL HEIGHT.
 - NO SURCHARGE LOADS WITHIN 6'-0".**

ADDED DEPTH OF FOOTING AT TOP OF 2:1 SLOPE

SETBACK - FACE OF FOOTING TO TOP OF SLOPE	ADDED DEPTH OF TRENCH FOOTING
30"	2'
30"	4"
12"	13"
3"	18"

S3.1

8" (3'-4 TO 4'-0") RETAINING WITH 6" 8'-0" PROTO II FENCE ON TOP - EXPOSURE C - SPREAD FOOTING LEVEL BACKFILL (HEEL TYPE)



- DESIGN CRITERIA (PER 2013 CBC):**
- ALLOWABLE SOIL BEARING PRESSURE = 1500 PSF MIN.
 - ALLOWABLE SOIL PASSIVE PRESSURE = 150 PCF MIN.
 - ACTIVE PRESSURE = 30 PCF MAX.
 - SEE SHEET B, SHEET C, AND SHEET D PRIOR TO START OF CONSTRUCTION.
 - FOR INTERMEDIATE HEIGHTS NOT SHOWN ON SCHEDULES, USE THE NEXT HIGHEST WALL HEIGHT.
 - 250 PSF SURCHARGE AT 2'-0".**

S4.2

IRRIGATION SPRINKLER LEGEND

SYMBOL	BODY DESCRIPTION	NOZZLE DESCRIPTION	RADIUS	FLOW	PSI	PRECIP. RATE (INCHES)	PATTERN
(B)	HUNTER RZWS-18-25	(INSTALL 2 PER TREE)	--	0.25 GPM	40	--	TRICKLE
(T)	HUNTER RZWS-18-50	(INSTALL 2 PER TREE)	--	0.50 GPM	40	--	TRICKLE

IRRIGATION MAINLINE EQUIPMENT

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION
(W)	--	--	WATER METER, SEE CIVIL PLANS FOR SIZING & VERIFY LOCATION IN FIELD
(BP)	--	--	BACKFLOW PREVENTER, SEE CIVIL PLANS FOR SIZING & VERIFY LOCATION IN FIELD
(V)	NIBCO	T-113	THREADED GATE VALVE (LINE SIZE 2-1/2" AND SMALLER). PROVIDE IN VALVE BOX PER DETAIL I, SHEET LI-2.0
(F)	HUNTER	FCT-150	1-1/2" SCHEDULE 40 SENSOR (WHITE) RECEPTACLE TEE
(A)	HUNTER	IC-600-M WITH 2-ICM-600	6-STATION CONTROLLER, METAL CABINET WITH (2) ADDITIONAL ICM-600 MODULES (18 STATIONS TOTAL).
(S)	STONGBOX	SB-18SSW, ON QP-18	16" WIDE ENCLOSURE, 18" HT, 10" DEEP WITH LOCKING DOOR MOUNTED ON QUICKPAD MOUNTING PAD.
(C)	RAIN BIRD	44-LRC	QUICK COUPLING VALVE, TWO PIECE BODY, WITH LOCKING RUBBER COVER. PROVIDE IN VALVE BOX PER DETAIL L-E, SHEET LI-2.0
(G)	HUNTER	ICV-101G	1" GLOBE VALVE WITH NPT THREADED REMOTE CONTROL VALVE. SEE PLANS FOR SIZE. PROVIDE IN VALVE BOX PER DETAIL L-D, SHEET LI-2.0

IRRIGATION DRIP EQUIPMENT

SYMBOL	MANUFACTURER	MODEL	DESCRIPTION
(G)	HUNTER	ICV-101	1" ICV GLOBE VALVE W/ 1" HY100 FILTER SYSTEM & FACTORY INSTALLED 25 PSI REGULATOR SEE DETAIL L-B, SHEET LP-2.0
(A)	HUNTER	PLD-AVR	1/2" AIR/VACUUM RELIEF VALVE. PLACE IN 10" ROUND VALVE BOX WITH ONE CUBIC FOOT OF DRAIN ROCK. INSTALL ONE VALVE AT THE HIGHEST POINT ON EACH EXHAUST HEADER. SEE PLAN FOR APPROXIMATE LOCATIONS. SEE DETAIL L-I, SHEET LI-2.0
(L)	NETAFIM	TLFV-1	LINE FLUSHING VALVE. PLACE BALL VALVE & COMPRESSION FEMALE HOSE ADAPTER IN 10" ROUND VALVE BOX W/ONE CU. FT. OF DRAIN ROCK. PROVIDE ONE VALVE AT THE LOWEST POINT ON EACH EXHAUST HEADER. SEE PLAN FOR APPROX. LOCATIONS & DETAIL L-F, SHEET LI-2.1.
(D)	HUNTER	PLD-06-18-250	DRIPPER LINE WITH .6 GPH FLOW RATE AND 18" DRIPPER SPACING, PLACED AT 24" O.C. PROVIDE 6" BELOW FINISH GRADE OF TOP DRESSING (4" BELOW FINISHED SOIL GRADE). INSTALL PER MANUFACTURER'S SPECIFICATIONS AND DETAILS.
(E)	HUNTER	PLD-ESD	DRIPPER LINE WITH .6 GPH FLOW RATE AND 12" DRIPPER SPACING, PLACED AT 18" O.C. PROVIDE 6" BELOW FINISHED SOIL GRADE. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND DETAILS.

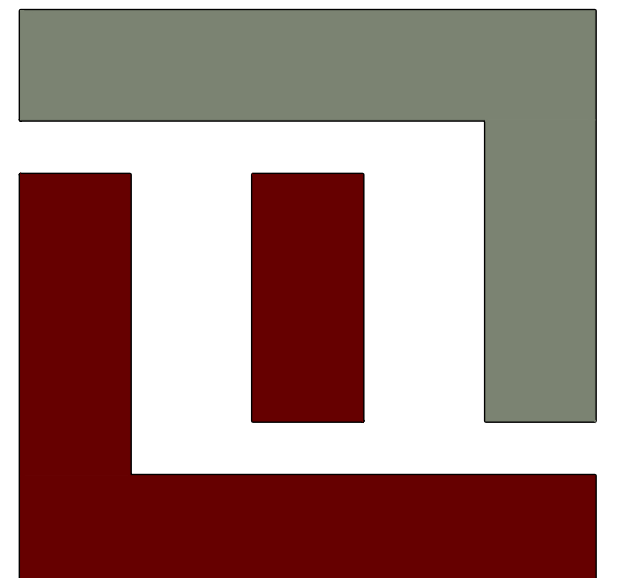
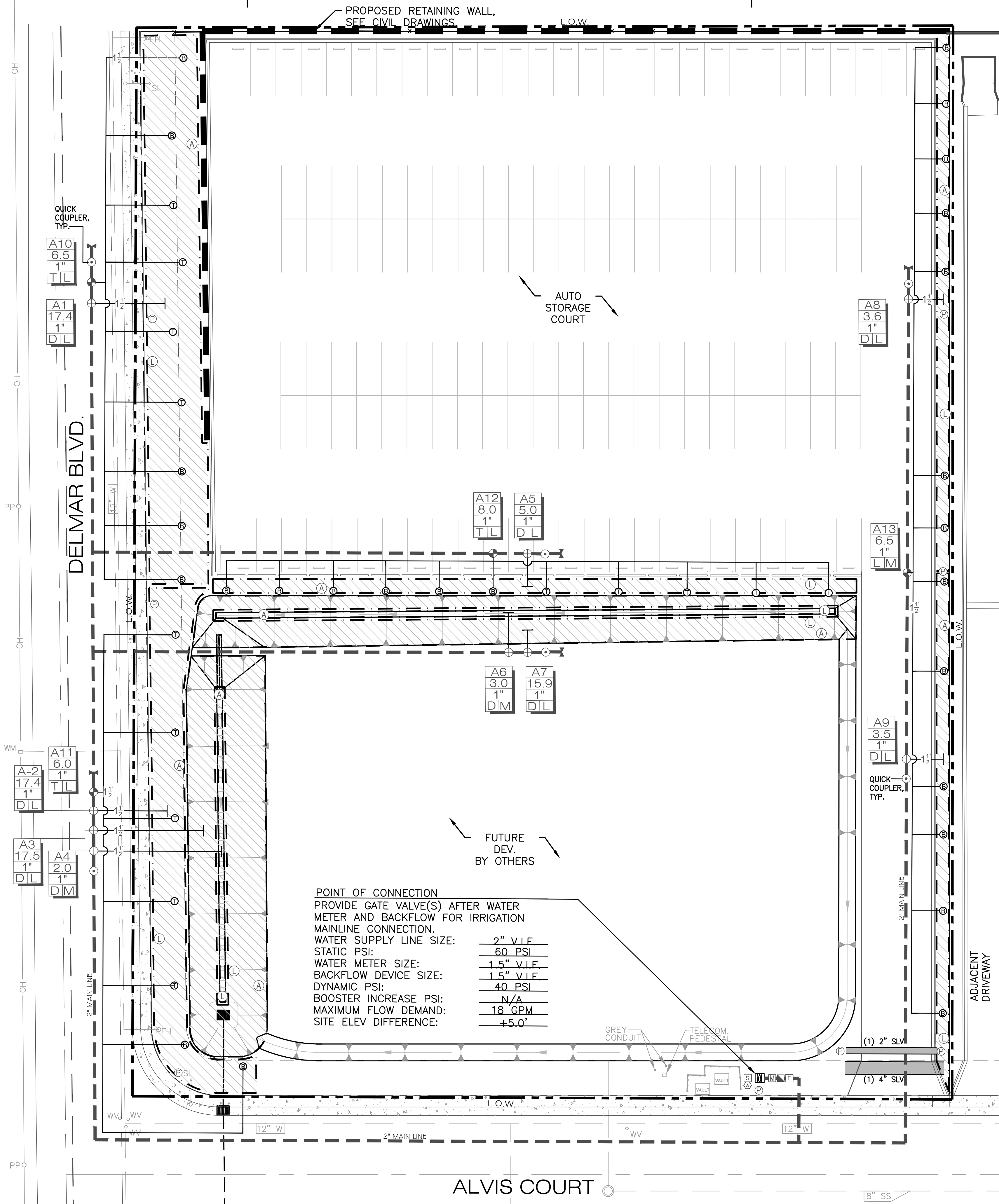
IRRIGATION PIPING

SYMBOL	TYPE	DESCRIPTION
(P)	PRESSURE MAIN LINE	PVC CLASS 315 FOR SIZES 2" AND LARGER, PVC SCHEDULE 40 FOR SIZES 1-1/2" AND SMALLER (SIZE AS NOTED). INSTALL #10 BARE COPPER TRACER WIRE THE ENTIRE LENGTH OF THE MAIN LINE.
(L)	NON-PRESSURE LATERAL	PVC SCHEDULE 40 (SIZE AS NOTED)
(C)	CONDUIT	PVC SCHEDULE 40 - 2" MIN. DIAMETER FOR LOW VOLTAGE WIRING.
(PB)	PULL BOX	PROVIDE FOR LOW VOLTAGE WIRING.
(S)	SLEEVE	PVC SCHEDULE 40 - TWICE THE DIAMETER OF THE LINE SIZE MINIMUM OR AS NOTED ON PLAN. INSTALL 24" BELOW FINISHED GRADE. EXTEND 12" PAST END OF PAVING.

(A1)	INDICATES CONTROLLER LETTER DESIGNATION AND STATION NUMBER
(13.0)	INDICATES FLOW IN GALLONS PER MINUTE
(1")	INDICATES ELECTRIC CONTROL VALVE SIZE
(T)	INDICATES TYPE OF PLANT MATERIAL BEING IRRIGATED. B=BUBBLERS AT TREE, D=DRIP FOR SHRUBS OR GROUNDCOVER.
(L)	INDICATES HYDROZONE AREA. L = LOW, M = MODERATE, H = HIGH

LATERAL LINE SIZING CHART

TYPE	GALLONS PER MINUTE	PIPE SIZE
DRIP ZONES	1-5	3/4"
	6-10	1"
	11-20	1 1/4"
	21-28	1 1/2"
BUBBLERS TO TREES	1-8	3/4"
	9-15	1"
	16-25	1 1/4"



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 916.783.5263 www.FLLANDGROUP.COM

JOB NO. : JMP.16091
 CONSULTANT

PROJECT:
**ALVIS COURT
 AUTO STORAGE
 YARD**

ALVIS COURT
 ROCKLIN, CA

CLIENT:
 JOHN MANIKAS
 PROPERTIES

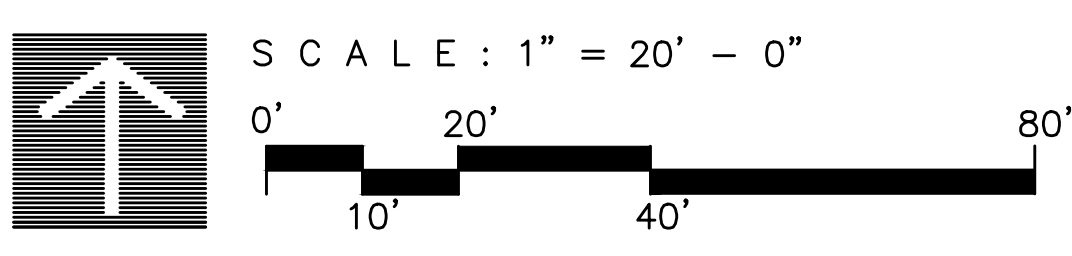
REVISIONS	DATE
1	12/6/2016
2	
3	
4	
5	



DRAWN : AWR / MU
 CHECKED : SCF
 SCALE : 1" = 20'-0"

SHEET TITLE:
**LANDSCAPE
 IRRIGATION
 PLAN**

SHEET
LI-1.0



IRRIGATION SYSTEM NOTE:
 IRRIGATION SYSTEM AS SHOWN ON PLANS IS
 DIAGRAMMATIC ONLY FOR GRAPHIC CLARITY. ALL
 IRRIGATION EQUIPMENT, INCLUDING MAIN LINE AND
 VALVES, SHALL BE PLACED IN PLANTER AREAS, TYPICAL.

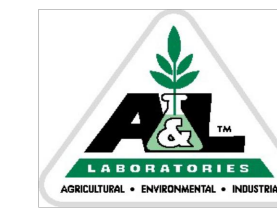
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A & L WESTERN AGRICULTURAL LABORATORIES

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REPORT NUMBER: 15-208-078

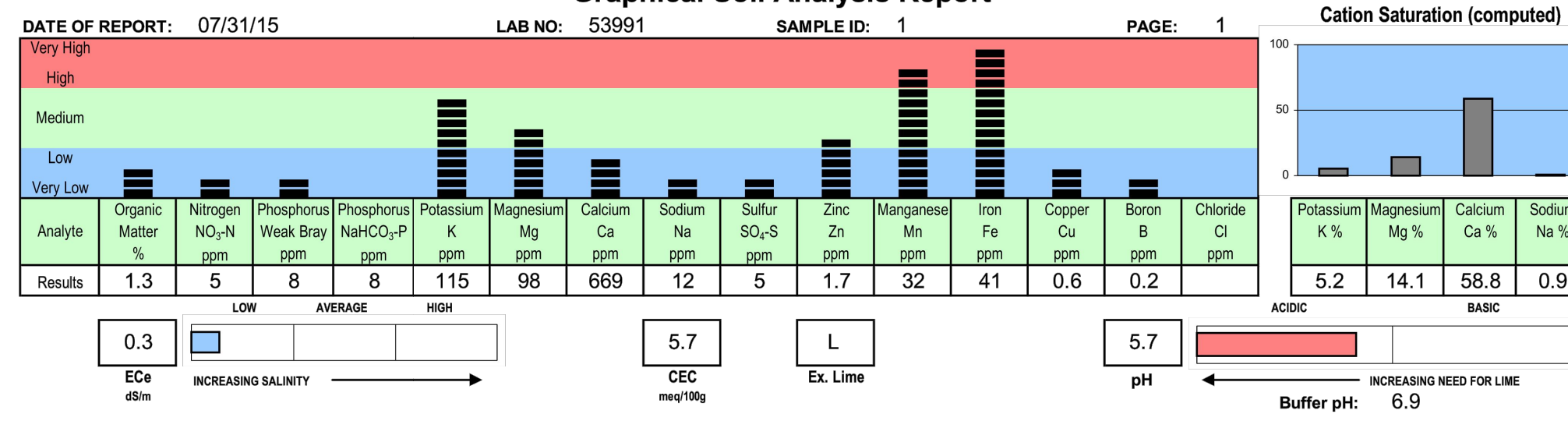
CLIENT NO: 1358

SEND TO: GRO-POWER INC
15065 TELEPHONE AVENUE
CHINO, CA 91710-9614

GROWER: FUHRMAN LEAMY LAND GROUP

SUBMITTED BY: ALVIS AUTO COURT SITE

Graphical Soil Analysis Report



Soil Fertility Guidelines

CROP: LANDSCAPE RATE: lb/1000 sq ft

Dolomite (70 score)	Lime (70 score)	Gypsum	Elemental Sulfur	Nitrogen N	Phosphate P ₂ O ₅	Potash K ₂ O	Magnesium Mg	Sulfur SO ₄ -S	Zinc Zn	Manganese Mn	Iron Fe	Copper Cu	Boron B
20				3.6	4.5	2.0		0.6					*

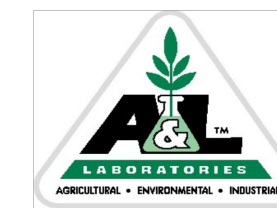
C ORGANIC MATTER levels maintained above 2.0 percent will provide an improved soil structure and a more sustained release of nutrients. Follow supplier's instructions where levels are low.
O LIME REQUIREMENT: Liming may be necessary if buffer index is less than 6.9. Guidelines are based upon common agricultural lime (70-score) per six-inch depth to raise SOIL pH to about 6.5.
E * BORON may not necessarily be deficient in the soil, and it is hard to correct an excessive application. Therefore, apply boron only if confirmed deficient through a leaf analysis.
N YOUR SUPPLIER will recommend to you choice, rate and method of application of fertilizer materials and amendments.
S

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Phoebe Gordon, PhD
Phoebe Gordon, PhD
A & L WESTERN LABORATORIES, INC

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SUBMITTED BY:

SEND TO: GRO-POWER INC
15065 TELEPHONE AVENUE
CHINO, CA 91710-9614

GROWER: FUHRMAN LEAMY LAND GROUP

DATE OF REPORT: 07/31/15

SOIL PHYSICAL CHARACTERISTICS

PAGE: 1

Sample ID	Lab Number	% Sand	% Silt	% Clay	Soil Texture	Moisture @ 1/3 Bar	Moisture @ 15 Bar	Available Water %
1	53991	76	12	12	SANDY LOAM			

NOTES:

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Phoebe Gordon, PhD
Phoebe Gordon, PhD
A & L WESTERN LABORATORIES, INC.

GENERAL IRRIGATION NOTES

1. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE OF 60 PSI AND THE MAXIMUM FLOW OF 20 GPM AS SHOWN ON THE IRRIGATION DRAWINGS AT THE METER OR POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
2. 120 VOLT ELECTRICAL POWER OUTLET AT THE AUTOMATIC CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. IT SHALL BE THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE ELECTRICAL OUTLET TO THE AUTOMATIC CONTROLLER.
3. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS. AVOID ANY CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.
4. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST THE SYSTEM AFTER INSTALLATION.
5. DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
6. INSTALL ALL PIPE MATERIALS AND EQUIPMENT AS SHOWN IN THE DETAILS. USE TEFLON TAPE OR TEFLON PIPE DOPE ON ALL PVC MALE PIPE THREADS ON ALL SPRINKLER SWING JOINT AND VALVE ASSEMBLIES.
7. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. HE SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUB-CONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC.
8. IN ADDITION TO THE CONTROL WIRE SLEEVES SHOWN ON THE DRAWINGS, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF CONTROL WIRE SLEEVES OF SUFFICIENT SIZE UNDER ALL OTHER PAVED AREAS.
13. IN ADDITION TO THE CONTROL WIRE NECESSARY FOR THE REMOTE CONTROL VALVES SHOWN ON THE DRAWING, THE CONTRACTOR SHALL PROVIDE A MINIMUM OF EIGHTEEN (18) INCHES OF A COMPLETE SET OF SPARE CONTROL WIRES, LOOPED, WITHIN EACH VALVE BOX.
9. CONTRACTOR SHALL PROGRAM IRRIGATION CONTROLLER TO OPERATE AS FOLLOWS POST-CONSTRUCTION: SPRAY VALVES SHALL ONLY BE TURNED ON BETWEEN THE HOURS OF 10:00 P.M. AND 6:00 A.M. BUBBLER AND DRIP VALVES CAN OPERATE AT ANY TIME.

PROJECT:

**ALVIS COURT
AUTO STORAGE
YARD**

**ALVIS COURT
ROCKLIN, CA**

CLIENT:

**JOHN MANIKAS
PROPERTIES**

REVISIONS DATE

- △
- △
- △
- △

ISSUE DATE

- ① 1ST SUBMITTAL 12/6/2016
- ②
- ③
- ④
- ⑤



DRAWN : AWR / MU
CHECKED : SCF
SCALE : 1" = 20'-0"

SHEET TITLE:

**LANDSCAPE
IRRIGATION
PLAN**

SHEET

LI-1.1

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IRRIGATION SCHEDULE - COMMERCIAL

PROJECT: ALVIS CT. AUTO STORAGE YARD
 LOCATION: Roseville, CA
 JOB#: JMP.16091
 DATE: NOV. 23, 2016



VALVE	GPM	Landscape Area (S.F.)	PLANT TYPE	WATER USE	IRRIGATION METHOD	WATERING DAYS/WK	MAX RUN TIME/ CYCLE	ESTABLISHMENT PERIOD												MAINTENANCE PERIOD												PER VALVE		
								MONTHLY ETO												MONTHLY ETO												PR (In/Yr)	MAWA (Gal/Yr)	ETWU (Gal/Yr)
								JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JULY	AUG	SEP	OCT	NOV	DEC			
								1.1	1.7	3.1	4.7	6.2	7.7	8.5	7.3	5.6	3.7	1.7	1	1.1	1.7	3.1	4.7	6.2	7.7	8.5	7.3	5.6	3.7	1.7	1			
A1	17.4	3,900	Shrub/GC	Low	Bubblers/Drip	4	27.94	4	6	12	18	24	29	32	28	21	14	6	4	3	5	9	14	18	22	25	21	16	11	5	3	13.00	56799	46748
A2	10.8	2,430	Shrub/GC	Low	Bubblers/Drip	4	28.05	4	6	12	18	24	29	32	28	21	14	6	4	3	5	9	14	18	23	25	21	16	11	5	3	13.00	35390	29128
A3	17.5	3,940	Shrub/GC	Low	Bubblers/Drip	4	28.07	5	8	14	22	28	35	39	33	26	17	8	5	4	6	11	17	22	27	30	26	20	13	6	4	15.60	57381	47227
A4	1.2	250	Shrub/GC	Med	Bubblers/Drip	4	25.97	8	12	22	33	44	54	60	52	40	26	12	7	6	9	17	26	34	42	46	40	30	20	9	5	26.01	3641	4994
A5	5.0	1,125	Shrub/GC	Low	Bubblers/Drip	4	28.05	4	6	12	18	24	29	32	28	21	14	6	4	3	5	9	14	18	23	25	21	16	11	5	3	13.00	16384	13485
A6	3.0	450	Shrub/GC	Med	Bubblers/Drip	4	18.70	6	9	16	24	32	39	43	37	28	19	9	5	4	7	12	18	24	30	33	29	22	14	7	4	26.01	6554	8990
A7	15.9	3,570	Shrub/GC	Low	Bubblers/Drip	4	27.99	5	8	14	21	28	35	39	33	26	17	8	5	4	6	11	17	22	27	30	26	20	13	6	4	15.60	51993	42792
A8	3.6	800	Shrub/GC	Low	Bubblers/Drip	4	27.71	4	6	12	18	23	29	32	27	21	14	6	4	3	5	9	14	18	22	25	21	16	11	5	3	13.00	11651	9589
A9	3.5	780	Shrub/GC	Low	Bubblers/Drip	4	27.78	4	6	12	18	23	29	32	28	21	14	6	4	3	5	9	14	18	22	25	21	16	11	5	3	13.00	11360	9350
A10	6.5	90	Shrub/GC	Low	Bubblers/Drip	4	1.73	0	0	0	1	1	1	2	2	1	1	0	0	0	0	1	1	1	1	2	1	1	1	0	0	13.00	1311	1079
A11	6.0	70	Shrub/GC	Low	Bubblers/Drip	4	1.45	0	0	1	1	1	2	2	1	1	1	0	0	0	0	0	1	1	1	1	1	1	1	0	0	13.00	1019	839
A12	8.0	110	Shrub/GC	Low	Bubblers/Drip	4	1.71	0	0	1	1	1	2	2	2	1	1	0	0	0	0	1	1	1	1	2	1	1	1	0	0	13.00	1602	1319
A13	6.5	130	Shrub/GC	Low	Bubblers/Drip	4	2.49	0	1	1	2	2	3	3	2	2	1	1	0	0	0	0	1	1	2	2	2	1	1	0	0	13.00	1893	1558
ESTIMATED PLANTED AREA AVERAGE PRECIPITATION IN INCHES/YEAR:																											15.40							
TOTAL # OF VALVES:																											13							

LANDSCAPE AREA			SPECIAL LA			OTHER		
SHRUB	#VALUE!	S.F.	SHRUB	#VALUE!	S.F.	BARK MULCH		S.F.
ANNUALS	#VALUE!	S.F.	TURF	#VALUE!	S.F.	D.G.		S.F.
TURF	#VALUE!	S.F.	TREE	#VALUE!	S.F.	HARDSCAPE		S.F.
TREE	#VALUE!	S.F.	EDIBLE	#VALUE!	S.F.	SLA	0	S.F.
TEMP	#VALUE!	S.F.	ACTIVE	#VALUE!	S.F.	TOTAL AREA		
HA	#VALUE!	S.F.	WATER	#VALUE!	S.F.	#VALUE!		
			SLA	#VALUE!	S.F.			

WATER DEMAND		
Maximum Flow Demand	18	Gpm/Day
Watering Window of	8	Hours
# of Watering Days/Wk - Turf	4	Days
# of Watering Days/Wk - Shrub	4	Days

SOILS		YEARLY ETO	
Texture	Silt Loam	Roseville	52.2

MAWA = (YEARLY ETO) (0.62) [(0.45 x LA) + (0.55 x SLA)]
 MAWA = 256,978

ETWU = (YEARLY ETO)(0.62)((HA x Ks/IE)+SLA)
 ETWU = 217,099

ETWU 217,099 < MAWA 256,978

NOTES:

- Run Time in Minutes/Day shall occur on each Watering Day per Week. Run Time = Weekly ETO*(60/PR)*Watering Days
- Any irrigation valve whose Precipitation Rate (PR) exceeds the Soil Infiltration Rate (SIR), shall be programmed using the Cycle and Soak feature. Run times in minutes per day shall be divided into the necessary amount of cycles to avoid runoff. Do not exceed Max Cycle Time. Maximum Run Time per Cycle shown becomes invalid if there is a slope involved. Visual analysis in the field will be needed to determine Cycle time.
- Any landscaped area graded to a slope of 10:1 or greater shall be programmed using the Cycle and Soak feature. Run times in minutes per day shall be divided in half for each cycle. Do not exceed Max Cycle Time.
- Controllers need to be programmed using multiple program features in order to obtain the maximum flow demand. If necessary, program multiple valves to run simultaneously so that the Maximum Flow Demand is met.
- Establishment period is 6 months.

ESTIMATED TOTAL WATER USE:

This estimate of water use is based on watering properly maintained, established plantings with a water use management plan in place. In providing this estimate of water use, it is recognized that Fuhrman Leamy Land Group does not have control over the maintenance of the landscaped areas or management of water use. This estimate of water use is based on AB1881 requirements and Fuhrman Leamy Land Group's reasonable professional judgement and experience and does not constitute a warranty, express or implied, that the actual water use will not vary from this estimate.

WATER EFFICIENT LANDSCAPE WORKSHEET

PROJECT: ALVIS CT. AUTO STORAGE YARD
 LOCATION: Roseville, CA
 JOB#: JMP.16091
 DATE: NOV. 23, 2016



Appendix B

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 52.2

Hydrozone # /Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d	
Regular Landscape Areas								
A1	Shrub/GC	0.30	Bubblers/Drip	0.81	0.37	3,900	1444.44	46748
A2	Shrub/GC	0.30	Bubblers/Drip	0.81	0.37	2,430	900.00	29128
A3	Shrub/GC	0.30	Bubblers/Drip	0.81	0.37	3,940	1459.26	47227
A4	Shrub/GC	0.50	Bubblers/Drip	0.81	0.62	250	154.32	4994
A5	Shrub/GC	0.30	Bubblers/Drip	0.81	0.37	1,125	416.67	13485
A6	Shrub/GC	0.50	Bubblers/Drip	0.81	0.62	450	277.78	8990
A7	Shrub/GC	0.30	Bubblers/Drip	0.81	0.37	3,570	1322.22	42792
A8	Shrub/GC	0.30	Bubblers/Drip	0.81	0.37	800	296.30	9589
A9	Shrub/GC	0.30	Bubblers/Drip	0.81	0.37	780	288.89	9350
A10	Shrub/GC	0.30	Bubblers/Drip	0.81	0.37	90	33.33	1079
A11	Shrub/GC	0.30	Bubblers/Drip	0.81	0.37	70	25.93	839
A12	Shrub/GC	0.30	Bubblers/Drip	0.81	0.37	110	40.74	1319
A13	Shrub/GC	0.30	Bubblers/Drip	0.81	0.37	130	48.15	1558
Totals						17,645	6708.02	217098.51
Special Landscape Areas								
						1	0	0
Totals						0	0.00	0
						ETWU Total		217099
						Maximum Allowed Water Allowance (MAWA)		256978

^a Hydrozone #/Planting Descrip. E.g. 1.) front lawn 2.) low water use plantings 3.) medium water use planting

^b Irrigation Method overhead spray or drip

^c Irrigation Efficiency 0.75 for spray head 0.81 for drip

^d ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area

where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

* MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]

where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas		
Total ETAF x Area	6708	
Total Area	17,645	
Average ETAF	0.38	

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas		
Total ETAF x Area	6708	
Total Area	17,645	
Sitewide ETAF	0.38	

MAXIMUM DEMAND

Worst Case Scenario (July) in Gallons per Minute

PROJECT: ALVIS CT. AUTO STORAGE YARD
 LOCATION: Roseville, CA
 JOB#: JMP.16091
 DATE: NOV. 23, 2016



ETO INFORMATION:	52.2	YEARLY ETO
Roseville	8.5	MONTHLY ETO - JULY
	1.9	WEEKLY ETO - JULY

PLANT MATERIAL	ETO PER WEEK	PLANT FACTOR	AREA (SQ. FT)	IRRIGATION EFFICIENCY	GAL / WEEK	# OF WATERING DAYS/WK	GALLONS / DAY / CYCLE	WATERING WINDOW IN # OF HRS	WATER DEMAND IN GPM	
METER										
SHRUBS - LOW	1.9	0.3	9530	0.81	4,200	4	DAYS/WK	1,050	8 HRS 2.19	GPM
SHRUBS - MED	1.9	0.5	7985	0.81	5,866	4	DAYS/WK	1,466	8 HRS 3.05	GPM
GROUND COVER- BIOSWALE	1.9	0.8	475	0.81	558	4	DAYS/WK	140	8 HRS 0.29	GPM
TOTAL GPM:									5.53	
TOTAL MAXIMUM GPM DEMAND									18	

PLANT MATERIAL	ETO PER WEEK	PLANT FACTOR	AREA (SQ. FT)	IRRIGATION EFFICIENCY	GAL / DAY
METER					
SHRUBS - LOW	1.9	0.3	9530	0.81	600
SHRUBS - MED	1.9	0.5	7985	0.81	838
GROUND COVER- BIOSWALE	1.9	0.8	475	0.81	80
TOTAL GAL / DAY:					1,518

FORMULAS:
 ETO x Plant Factor x Area x 0.62 / Irrigation efficiency = Gallons Per Week
 Gallons Per Week / 7 = Gallons Per Day

MWEO CERTIFICATE OF COMPLETION

THE FOLLOWING LANDSCAPE DOCUMENTATION IS TO BE SUBMITTED TO THE BUILDING INSPECTOR AT TIME OF FINAL INSPECTION:

CERTIFICATE OF COMPLETION:	COMPLETED BY PROPERTY OWNER
CERTIFICATE OF INSTALLATION:	COMPLETED BY LANDSCAPE ARCHITECT OR LICENSED LANDSCAPE CONTRACTOR
SCHEDULE OF LANDSCAPE MAINTENANCE:	SEE IRRIGATION PLANS FOR LANDSCAPE MAINTENANCE SCHEDULES
SOIL MANAGEMENT REPORT:	SEE IRRIGATION PLANS FOR SOILS REPORT
LANDSCAPE AUDIT REPORTS:	PREPARED BY A CERTIFIED LANDSCAPE IRRIGATION AUDITOR

WATER EFFICIENT LANDSCAPE ORDINANCE

SUBMITTAL DOCUMENTATION COVERSHEET

PROJECT: ALVIS COURT AUTO STORAGE YARD
 JOB#: JMP.16091
 DATE: NOV. 23, 2016



APPLICANT

CONTACT NAME: STEVE FUHRMAN
 TITLE: PRESIDENT
 COMPANY NAME: FUHRMAN LEAMY LAND GROUP
 STREET ADDRESS: 2140 PROFESSIONAL DR., SUITE 115
 CITY, STATE, ZIP: ROSEVILLE, CA 95661
 TELEPHONE #: 916.783.5263
 FAX #: n/a
 EMAIL ADDRESS: STEVE@FLLANDGROUP.COM

PROPERTY OWNER AND/OR REPRESENTATIVE

CONTACT NAME: JOHN MANIKAS PROPERTIES
 TITLE: PRESIDENT
 COMPANY NAME: MANIKAS PROPERTIES
 STREET ADDRESS: 1817 MARYAL DRIVE, SUITE 100
 CITY, STATE, ZIP: SACRAMENTO, CA 95864
 TELEPHONE #: 916-481-3955
 FAX #: N/A
 EMAIL ADDRESS: JOHN@MANIKASPROPERTIES.COM

PROJECT

STREET ADDRESS: 4000 ALVIS COURT
 CITY, STATE, ZIP: Roseville, CA
 PARCEL, TRACT, OR LOT NUMBER: 045-390-020-000, 2.524 Acres
 LATITUDE/LONGITUDE (Optional): 38°48'33.5"N 121°13'07.6"W

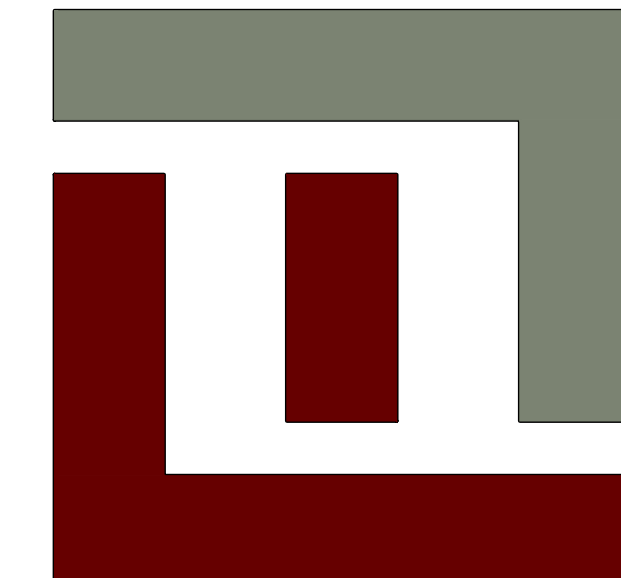
PROJECT TYPE: Light Industrial Landscape
 TOTAL LANDSCAPE AREA: 17,645 S.F.
 WATER SUPPLY TYPE: Domestic

APPLICANT

"I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete landscape documentation package."

[Signature]
 Applicant Signature

Nov. 23rd, 2016
 Date



FUHRMAN LEAMY LAND GROUP

landscape architecture . urban design
 parks & recreation . site & master planning
 2140 PROFESSIONAL DR., SUITE 115
 ROSEVILLE, CALIFORNIA 95661
 916.783.5263 www.FLLANDGROUP.COM

JOB NO.: JMP.16091

CONSULTANT

PROJECT:

ALVIS COURT AUTO STORAGE YARD

ALVIS COURT
 ROCKLIN, CA

CLIENT:

JOHN MANIKAS PROPERTIES

REVISIONS DATE

- ①
 - ②
 - ③
 - ④
 - ⑤
- ISSUE DATE
- ① 1ST SUBMITTAL 12/6/2016



DRAWN : AWR / MU
 CHECKED : SCF
 SCALE : 1" = 20'-0"

SHEET TITLE:

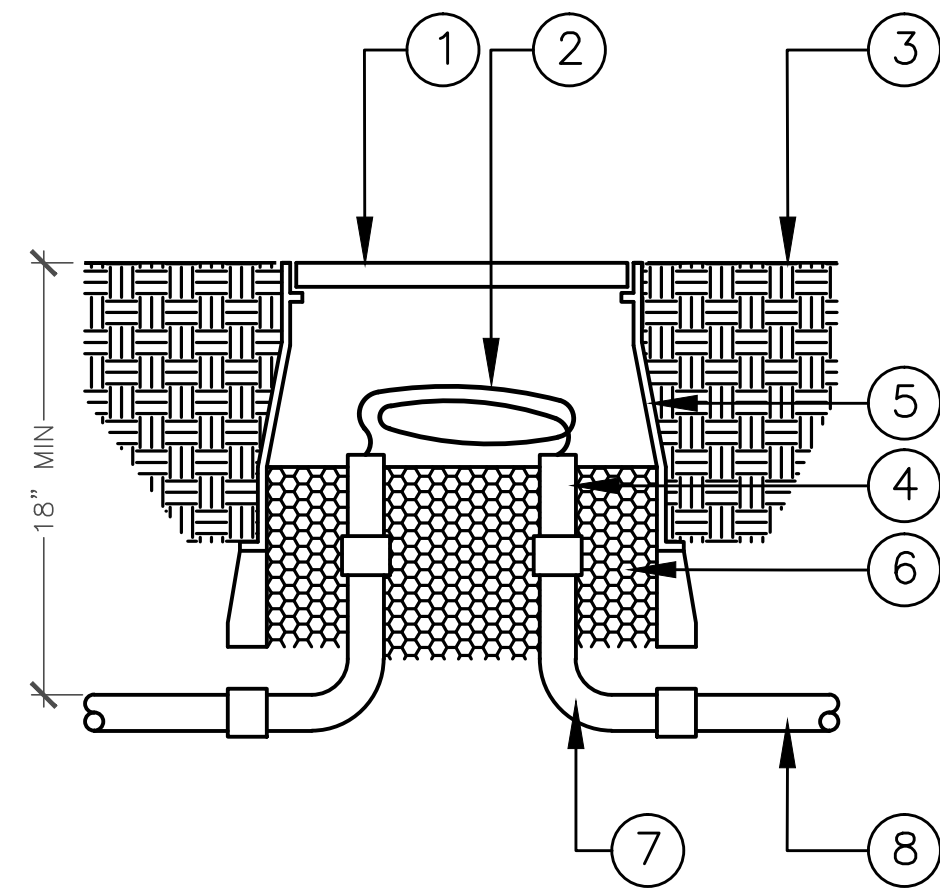
LANDSCAPE IRRIGATION PLAN

SHEET

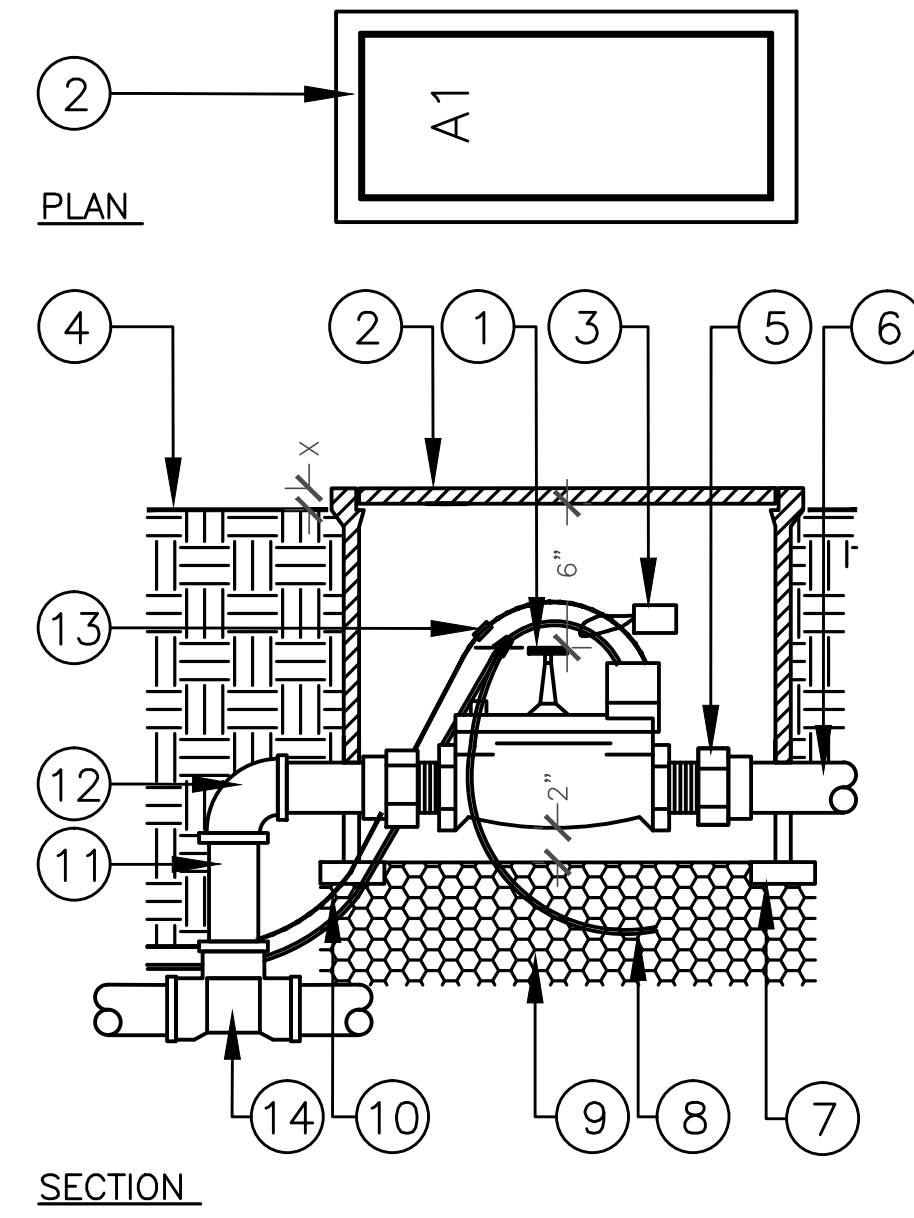
LI-1.2

811 Know what's below
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 CALL (2) WORKING DAYS BEFORE YOU DIG
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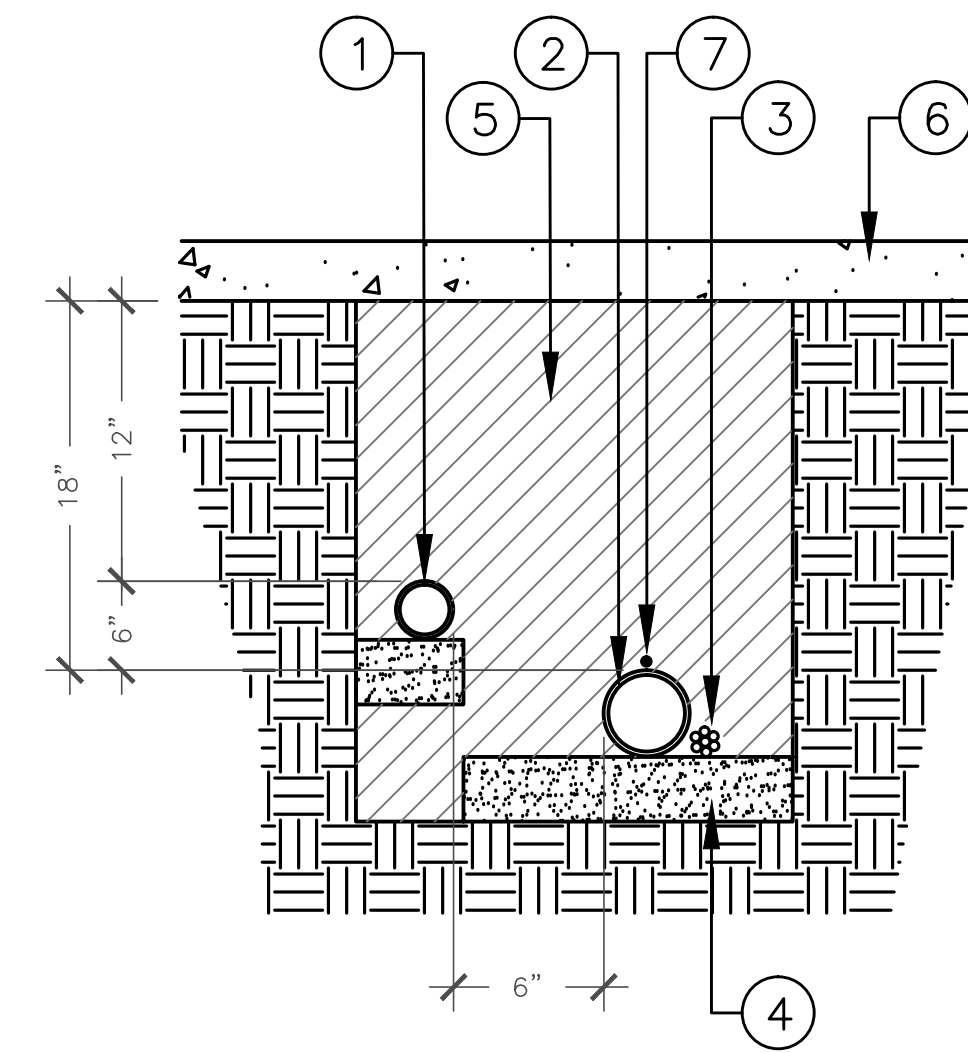
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- LEGEND:**
1. VALVE BOX COVER.
 2. PE39 WIRE. 36" LOOP IN PULL BOX.
 3. FINISH GRADE.
 4. ENDS OF CONDUIT SEALED WITH WATERPROOF SILICONE.
 5. VALVE BOX. 14" RECTANGLE PLACED EVERY 200 LF MAXIMUM.
 6. 3/4" DRAIN ROCK. 4" DEPTH MIN. EXTEND 3" BEYOND PERIMETER OF BOX.
 7. 90° SWEEP ELL.
 8. 1 1/2" SCHEDULE 40 PIPE.



- LEGEND:**
1. ELECTRIC CONTROL VALVE.
 2. RECTANGULAR VALVE BOX W/GREEN BOLT DOWN COVER. HEAT BRAND VALVE STATION NO. ON LID IN 2" HIGH CHARACTERS.
 3. CHRISTY I.D. TAG NUMBERED TO MATCH DRAWINGS.
 4. FINISH GRADE.
 5. UNION FITTING.
 6. PVC PIPE TO SPRINKLERS. ANGLE PIPE TO SPECIFIED DEPTH WITH 45° ELLS.
 7. COMMON BRICK (2 REQUIRED).
 8. COMMON WIRE TO OTHER VALVES ON SAME CONTROLLER.
 9. 3/4" CRUSHED ROCK. 8" DEPTH.
 10. CONTROL/Common WIRES FROM CONTROLLER.
 11. PVC SCH. 80 NIPPLE.
 12. PVC SxS 90° ELL.
 13. DBY BY 3M WIRE SPLICE KIT.
 14. MAINLINE FITTING W/SOLVENT WELD OUTLET.
- NOTE:**
 X - 1" IN TURF AREAS
 2" IN TURF AREAS

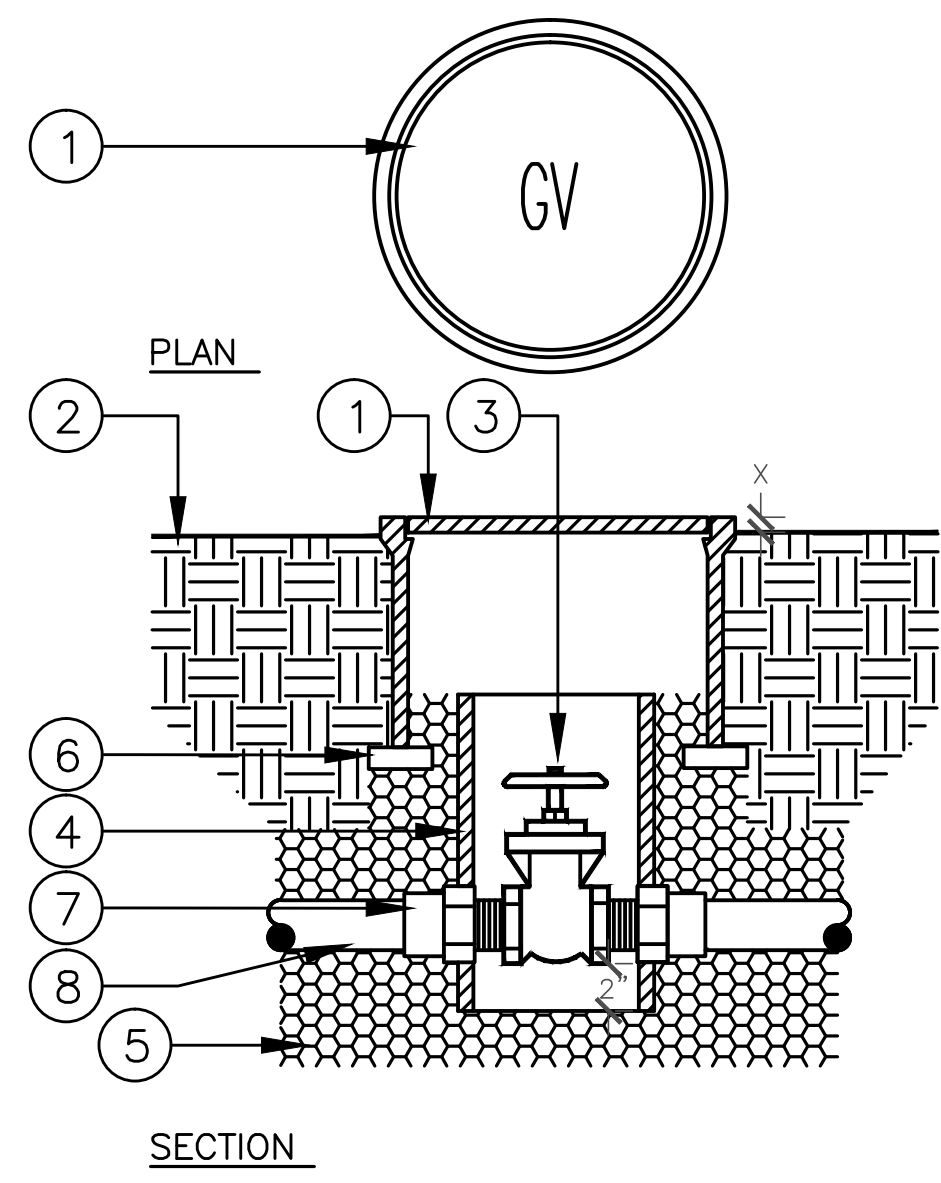


- LEGEND:**
1. NON-PRESSURE PURPLE LATERAL LINE PIPING.
 2. PRESSURE PURPLE MAIN LINE PIPING. SNAKE FROM SIDE TO SIDE.
 3. CONTROL WIRES - TAPE AND BUNDLE EVERY 4'-6" FEET. INSTALL ADJACENT TO PRESSURE MAIN LINE.
 4. PROVIDE 2" DEPTH OF CLEAN BACKFILL.
 5. SEE IRRIGATION SPECS FOR BACKFILL AND COMPACTION REQUIREMENTS.
 6. FINISH GRADE OF ASPHALT PAVING CONCRETE OR OTHER IMPERVIOUS MATERIALS.
 7. #10 BARE COPPER TRACE WIRE.
- NOTE:**
 PROVIDE 24" OF COVER WHERE PIPING IS UNDER PAVING.

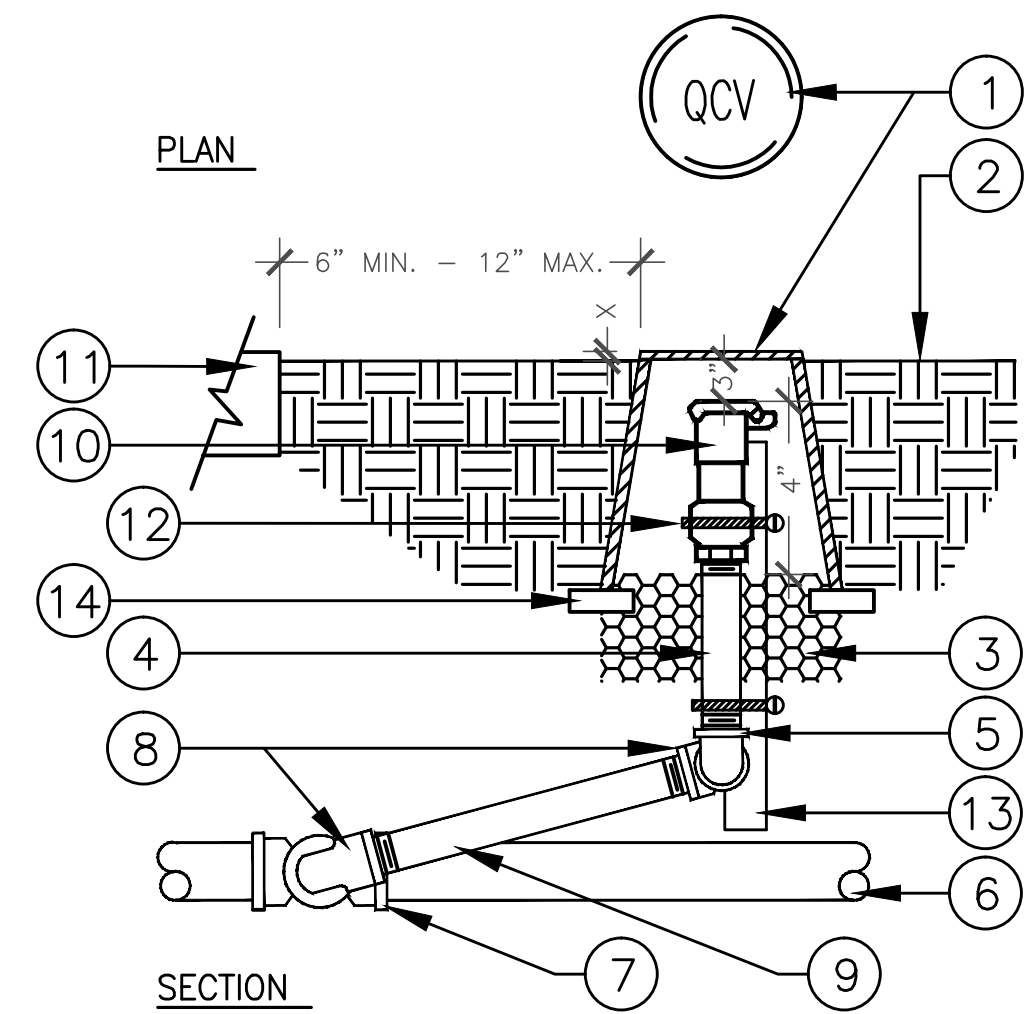
G PULL BOX
 SCALE: 1-1/2" = 1' - 0"

D ELECTRIC REMOTE CONTROL VALVE (DOMESTIC)
 SCALE: N.T.S.

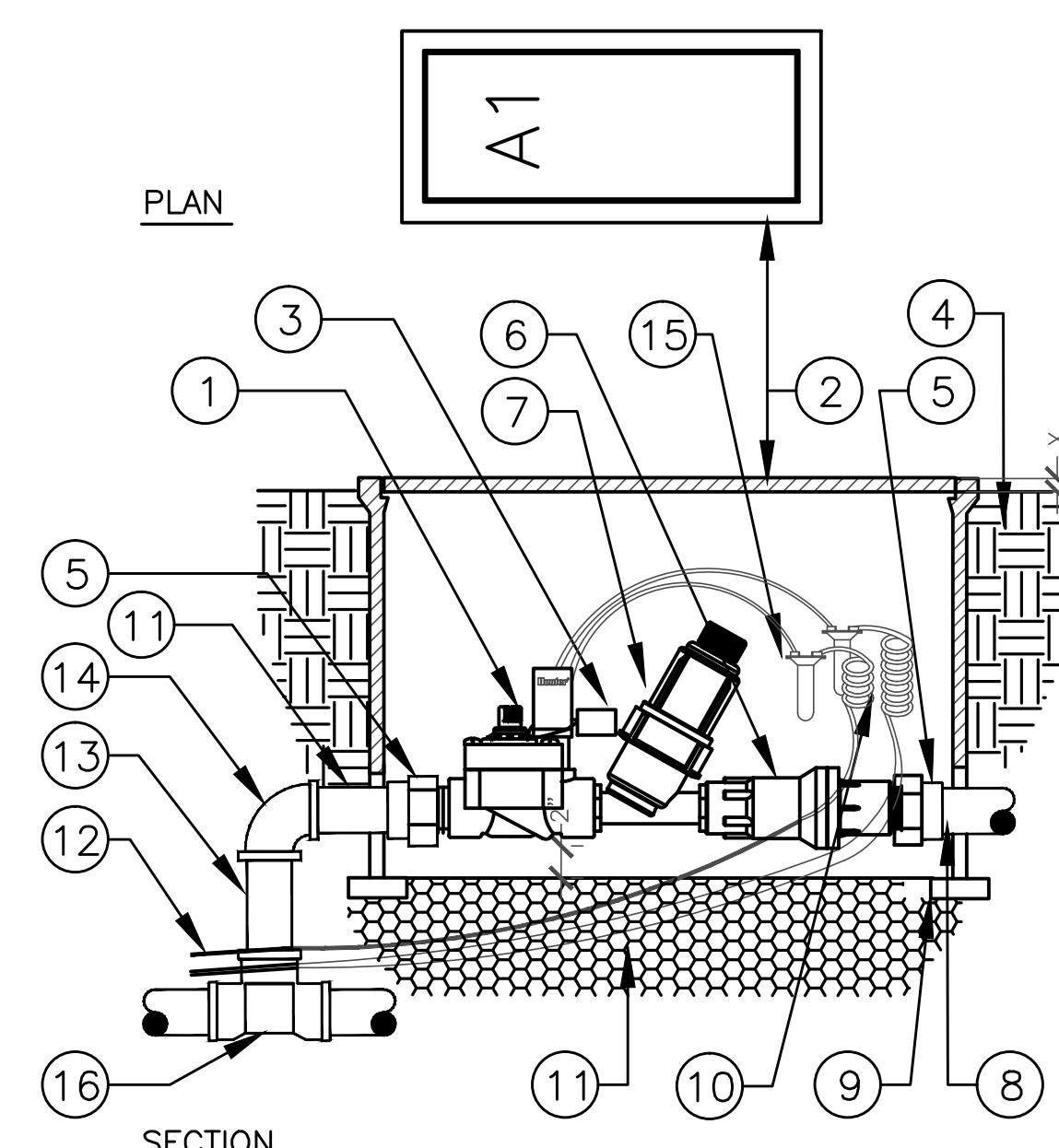
A IRRIGATION TRENCHING: 18" DEPTH
 SCALE: N.T.S.



- LEGEND:**
1. ROUND VALVE BOX WITH GREEN BOLT-DOWN COVER. HEAT BRAND "GV" ON VALVE BOX COVER IN 2" HIGH LETTERS.
 2. FINISH GRADE.
 3. GATE VALVE WITH BRONZE WHEEL HANDLE OR CROSS-HANDLE.
 4. 6" DIA. SCH. 40 PVC PIPE EXTENSION. LENGTH AS REQUIRED.
 5. 3/4" CRUSHED ROCK. 8" DEPTH.
 6. COMMON BRICK (2 REQUIRED).
 7. PVC MALE ADAPTER. TYPICAL.
 8. PVC MAIN LINE PIPE.
- NOTE:**
 X - 1" IN TURF AREAS
 2" IN SHRUB AREAS



- LEGEND:**
1. 10" ROUND VALVE BOX. HEAT BRAND "QCV" ON LID IN 2" HIGH CHARACTERS.
 2. FINISH GRADE.
 3. 3/4" CRUSHED ROCK. 6" DEPTH.
 4. SCH 80 NIPPLE. LENGTH AS REQUIRED.
 5. SCH 40 90 DEG. ELL.
 6. MAINLINE PIPING.
 7. MAINLINE FITTING.
 8. SCH 40 90 DEG. STREET ELL.
 9. SCH 80 NIPPLE. 6" LONG.
 10. QUICK COUPLER VALVE.
 11. ADJACENT CONCRETE.
 12. STAINLESS STEEL CLAMPS.
 13. 1" X 3/16" X 30" ANGLE IRON.
 14. COMMON BRICK (2 REQUIRED).
- NOTES:**
 1. USE TEFLON TAPE ON ALL MALE PIPE THREADS.
 X - 1 1/2" ABOVE FINISH GRADE IN LAWN AREAS
 2 1/2" ABOVE FINISH GRADE IN SHRUB AREAS.

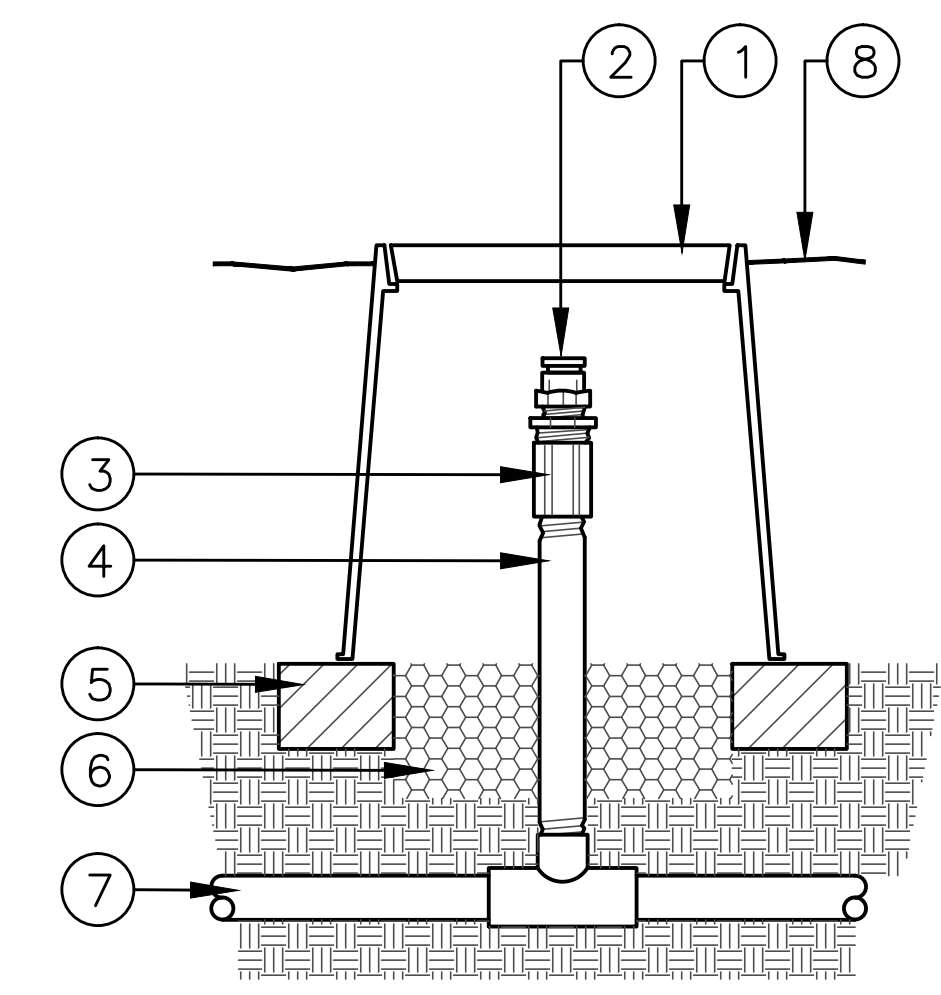


- LEGEND:**
1. ELECTRIC CONTROL VALVE.
 2. JUMBO RECTANGULAR VALVE BOX W/BOLT DOWN COVER. HEAT BRAND VALVE STATION NO. ON LID IN 2" HIGH CHARACTERS.
 3. CHRISTY'S I.D. TAG - NUMBERED TO MATCH DRAWINGS.
 4. FINISH GRADE.
 5. UNION FITTING.
 6. PRESSURE REGULATING VALVE.
 7. DRIP FILTER
 8. PVC PIPE TO DRIP. ANGLE PIPE TO SPECIFIED DEPTH WITH 45° ELLS.
 9. COMMON BRICK (4 REQUIRED).
 10. EXPANSION COIL.
 11. 3/4" CRUSHED ROCK. 8" DEPTH.
 12. CONTROL/Common WIRES FROM CONTROLLER.
 13. PVC SCHEDULE 80 NIPPLE.
 14. PVC SxS 90° ELL.
 15. DBY 3M SPLICE KIT.
 16. MAINLINE FITTING WITH SOLVENT WELD OUTLET.
- NOTE:**
 X - 1" IN TURF AREAS.
 2" IN SHRUB AREAS.

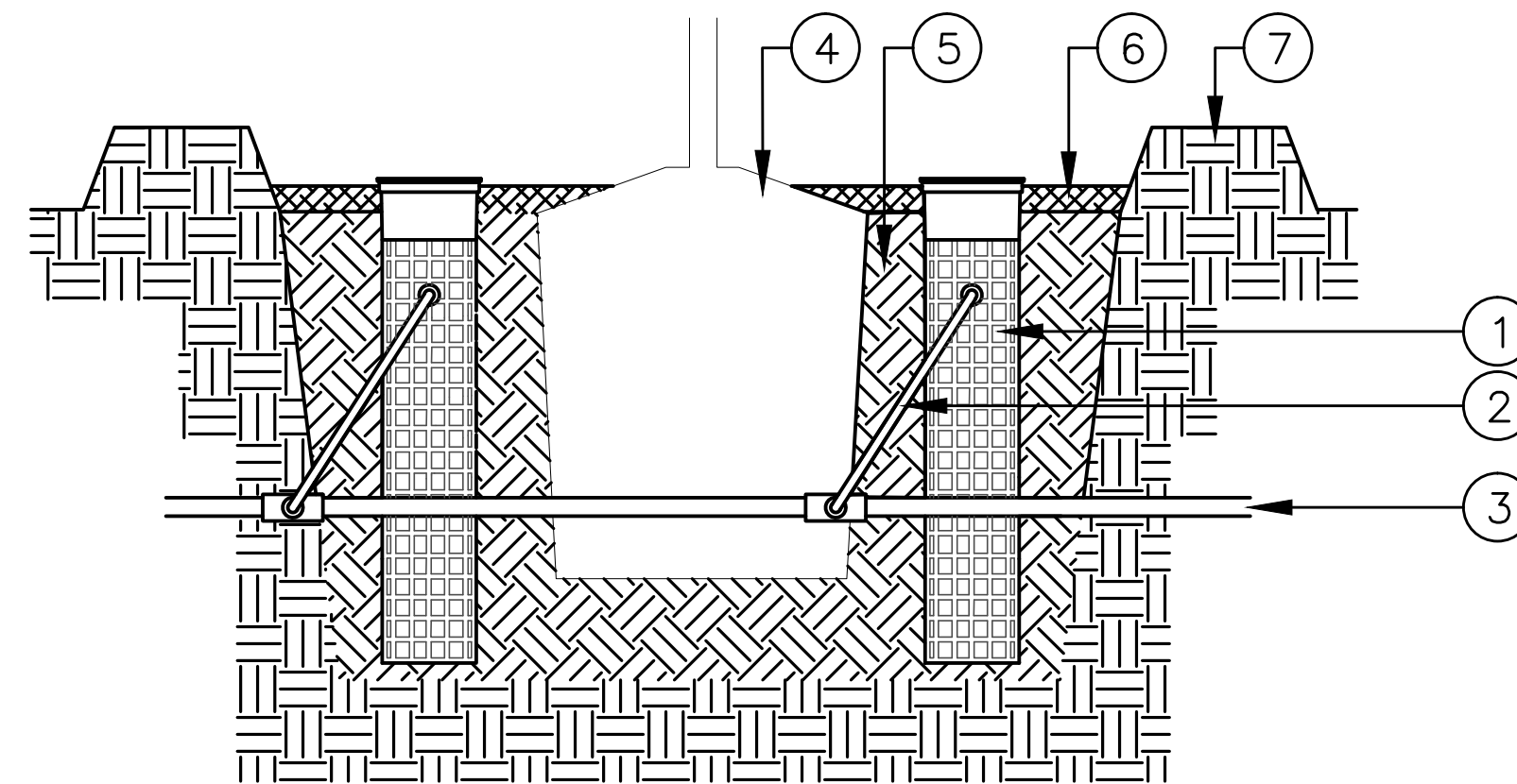
B ELECTRIC REMOTE CONTROL VALVE (DRIP)
 N.T.S.

H GATE VALVE (DOMESTIC)
 SCALE: N.T.S.

E QUICK COUPLER (DOMESTIC)
 SCALE: N.T.S.

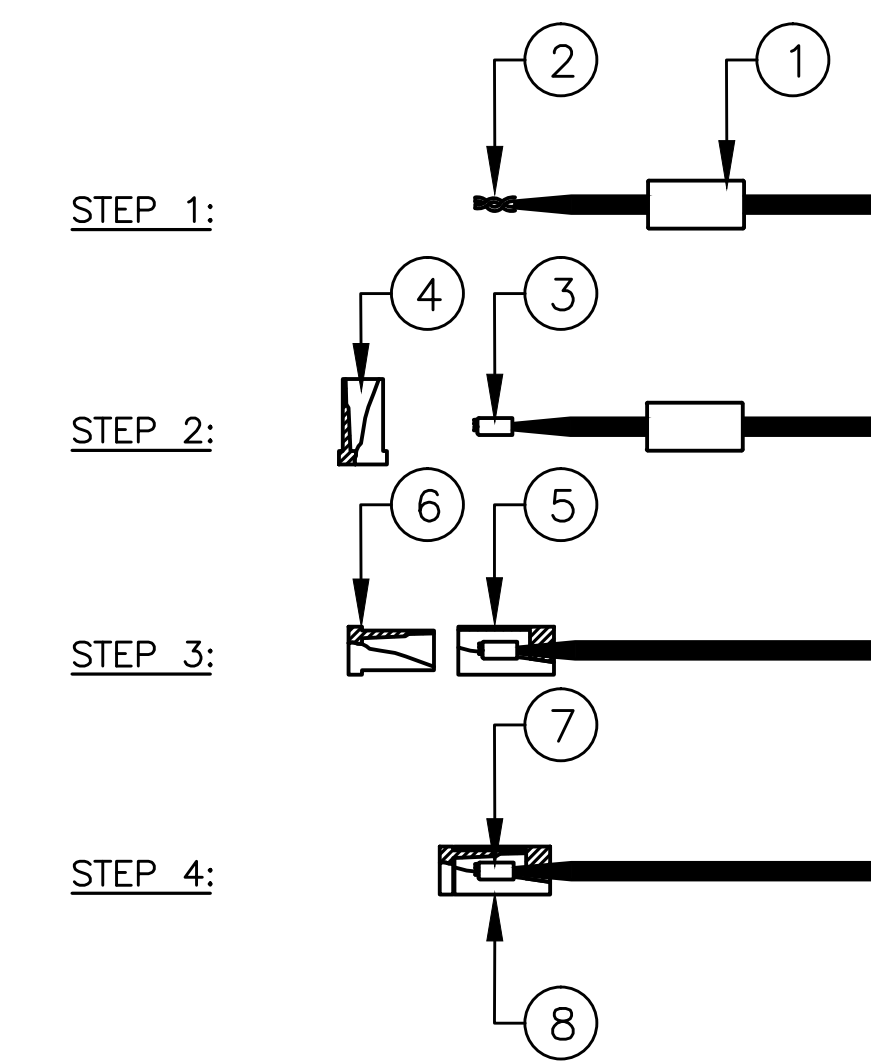


- LEGEND:**
1. 6" ROUND VALVE BOX.
 2. AIR/VACUUM RELIEF VALVE.
 3. 1/2" PVC COUPLING: T X T.
 4. 1/2" SCH 80 RISER. LENGTH AS REQUIRED.
 5. STANDARD BRICK SUPPORTS. THREE EACH BOX.
 6. 3/4" CRUSHED GRAVEL SUMP.
 7. PVC PIPING AND FITTINGS.
 8. FINISH GRADE.



- LEGEND:**
1. ROOT WATERING SYSTEM BASKET WEAVE CANISTER WITH PRE-INSTALLED BUBBLER. SEE IRRIGATION LEGEND FOR MANUFACTURER AND MODEL.
 2. SWING PIPE, 12" SWING ASSEMBLY.
 3. LATERAL LINE PIPE. SEE LEGEND.
 4. TREE ROOTBALL.
 5. CONDITIONED BACKFILL.
 6. TOP DRESSING.
 7. FINISH GRADE / PLANTING BERMS.
- NOTE:** USE TEFLON TAPE ON ALL MALE PIPE THREADS.

F BUBBLER: ROOT WATERING SYSTEM FOR TREES (DOMESTIC)
 SCALE: N.T.S.



- LEGEND:**
1. SLIP BASE SOCKET OVER ENDS OF WIRES.
 2. STRIP WIRES APPROX. 3/8" FROM ENDS - TWIST TOGETHER.
 3. PUT CRIMP SLEEVE OVER WIRE ENDS - CRIMP AND CUT OFF EXCESS WIRE.
 4. APPLY SEALER TO OUTSIDE OF SEALING PLUG - FILL CAVITY WITH SEALER.
 5. PULL BASE SOCKET OVER CRIMPED CONNECTION AS FAR AS POSSIBLE.
 6. PUSH SEALING PLUG INTO BASE SOCKET.
 7. PUSH WIRES TO END OF BASE SOCKET TO ASSURE COMPLETE SEALING OF CONNECTION.
 8. RAIN BIRD "SNAP-TITE" WIRE CONNECTOR OR APPROVED EQUAL.

C WIRE CONNECTION
 SCALE: N.T.S.

I AIR/VACUUM RELIEF VALVE (PLUMBED TO PVC)
 SCALE: N.T.S.



FUHRMAN LEAMY LAND GROUP
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 parks & recreation . site & master planning
 2140 PROFESSIONAL DR., SUITE 115
 ROSEVILLE, CALIFORNIA 95661
 916.783.5263 www.FLLANDGROUP.COM

JOB NO. : JMP.16091
 CONSULTANT

PROJECT:
**ALVIS COURT
 AUTO STORAGE
 YARD**

ALVIS COURT
 ROCKLIN, CA
 CLIENT:

JOHN MANIKAS
 PROPERTIES

REVISIONS	DATE
△	
△	
△	
△	
ISSUE	DATE
①	1ST SUBMITTAL 12/6/2016
②	
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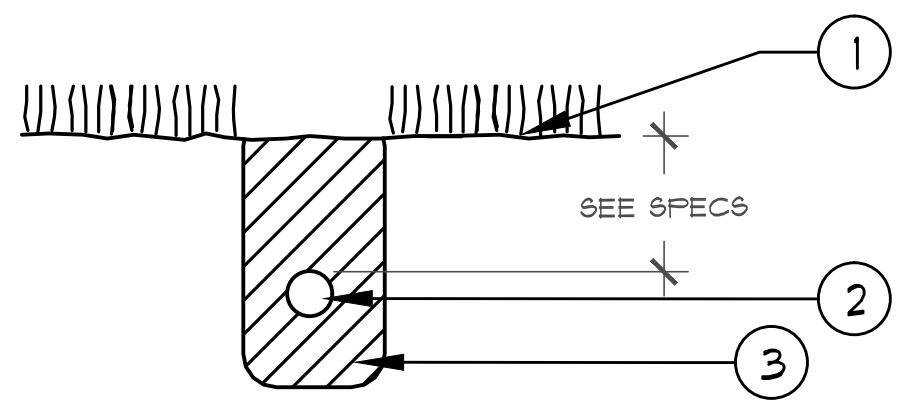


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 CHECKED : SCF
 SCALE : AS SHOWN

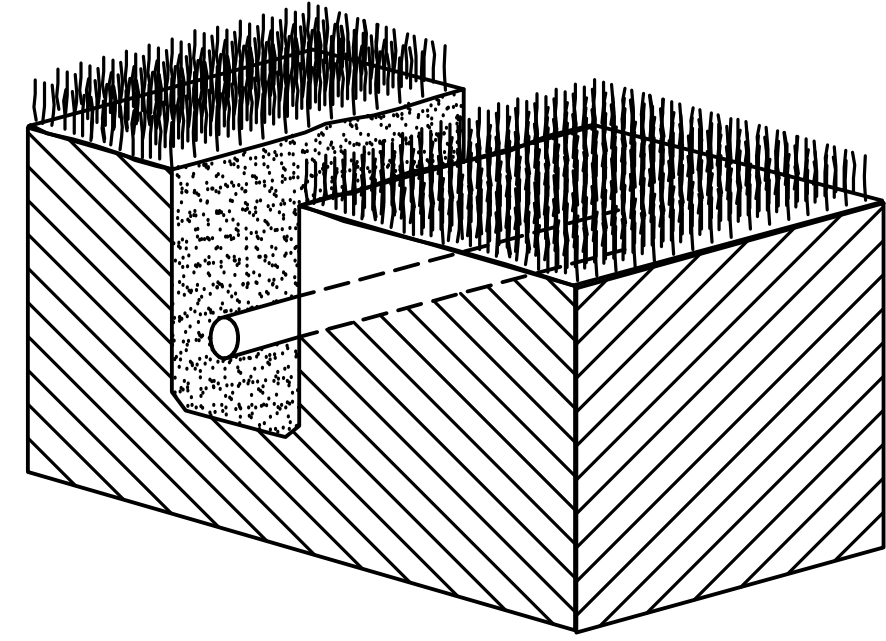
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**LANDSCAPE
 IRRIGATION
 DETAILS**

SHEET
LI-2.0

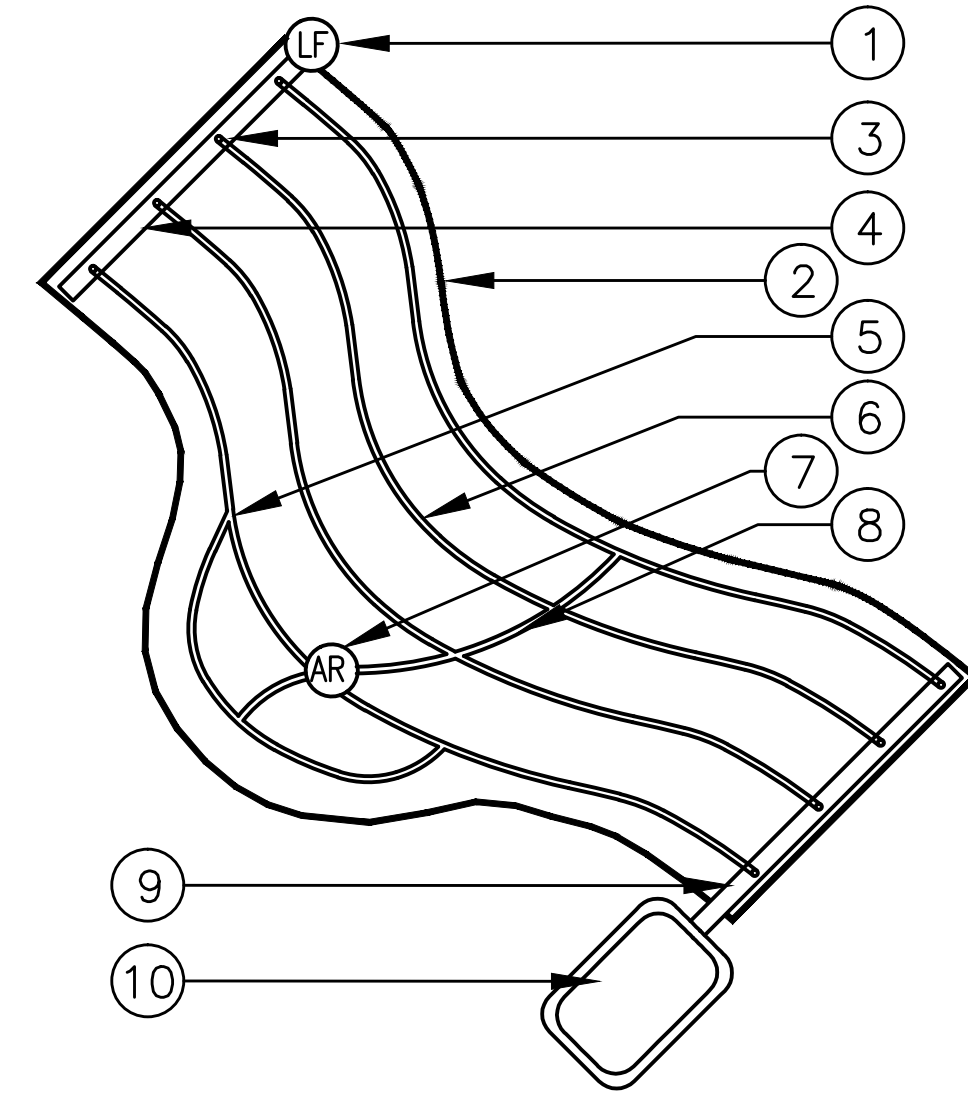
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- LEGEND:**
1. FINISH GRADE.
 2. PLD LATERAL TUBING.
 3. BACKFILLED TRENCH FREE OF DEBRIS.

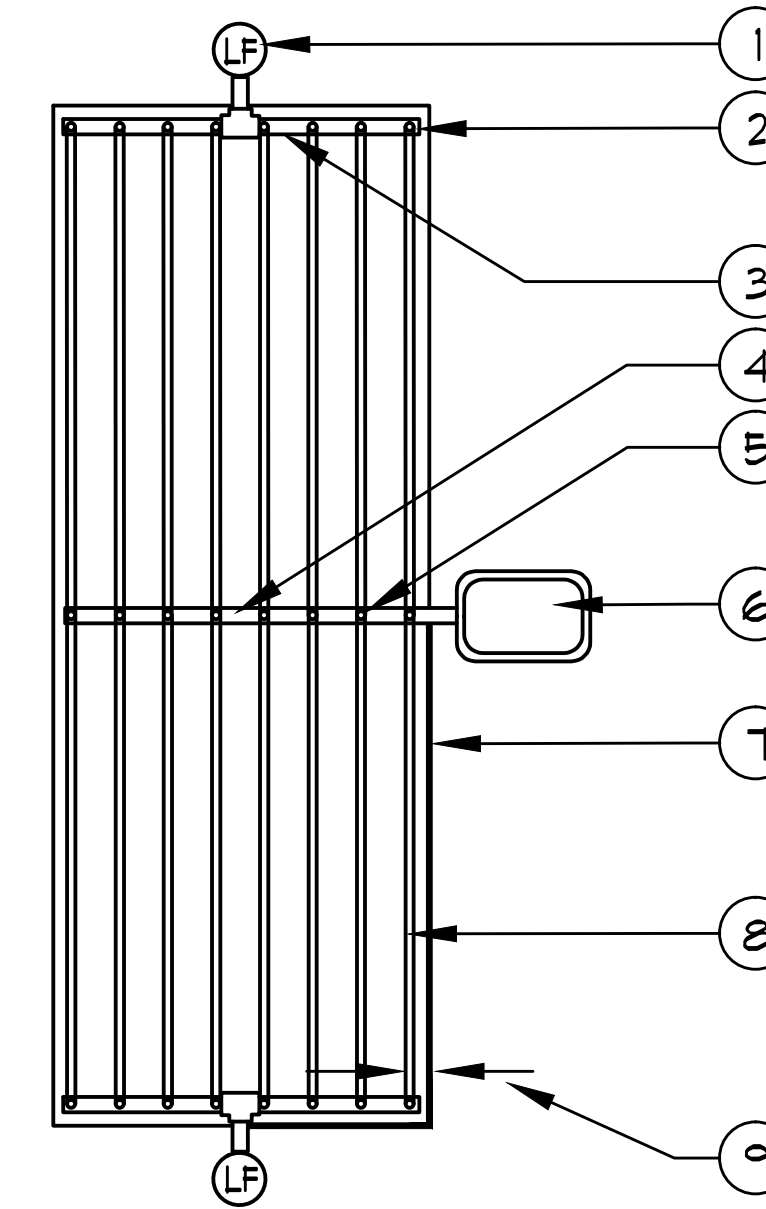


G PLD: TRENCHING
SCALE: N.T.S.



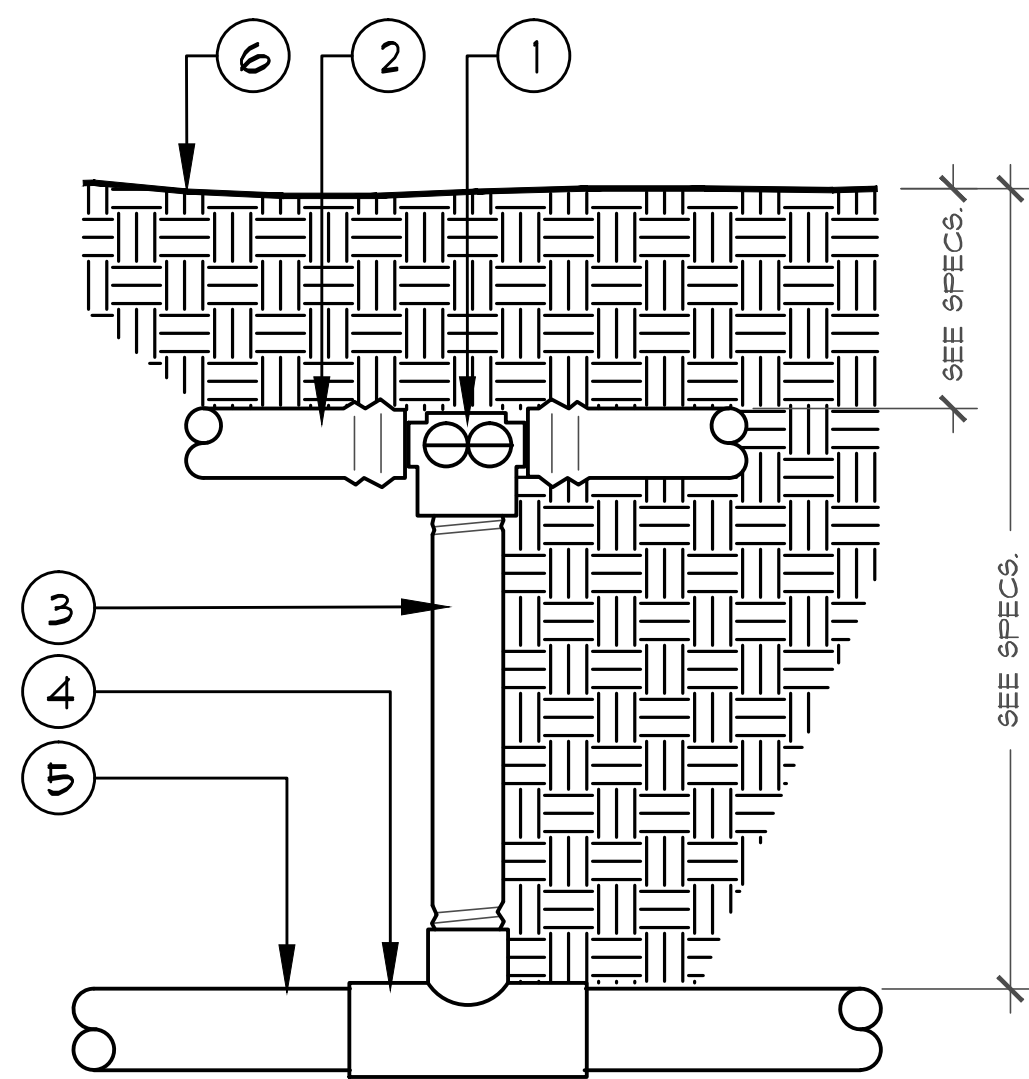
- LEGEND:**
1. LINE FLUSHING VALVE PLUMBED TO PVC OR POLY.
 2. AREA PERIMETER.
 3. TECHLINE START CONNECTION.
 4. PVC OR POLY EXHAUST HEADER.
 5. TECHLINE TEE.
 6. TECHLINE LATERAL TUBING.
 7. AIR/VACUUM RELIEF VALVE PLUMBED TO TECHLINE. ONE AT EACH HIGH POINT.
 8. BLANK TECHLINE TUBING (CENTERED ON MOUND OR BERM).
 9. PVC OR POLY SUPPLY HEADER.
 10. REMOTE CONTROL VALVE WITH DISC FILTER AND PRV.

D PLD: IRREGULAR AREAS/ODD CURVES
SCALE: N.T.S.



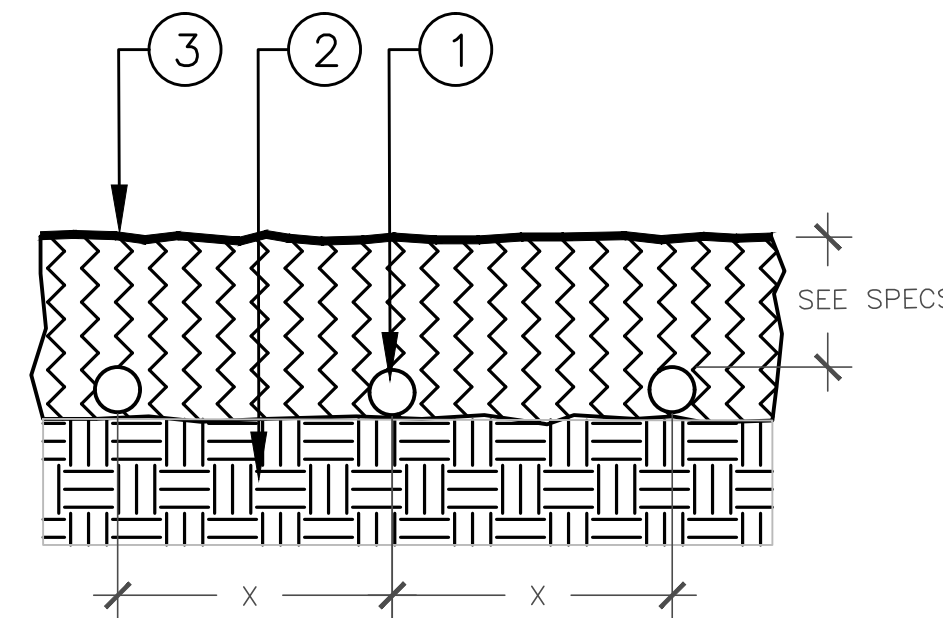
- LEGEND:**
1. MANUAL LINE FLUSHING VALVE PLUMBED TO PVC OR POLY.
 2. PLD START CONNECTION MALE ADAPTER.
 3. PVC OR POLY EXHAUST HEADER.
 4. PVC OR POLY SUPPLY HEADER.
 5. PLD START CONNECTION.
 6. REMOTE CONTROL VALVE WITH DISC FILTER AND PRV.
 7. AREA PERIMETER.
 8. PLD TUBING LATERAL.
 9. PERIMETER LATERALS 2" TO 4" FROM EDGE.

A PLD: CENTER FEED LAYOUT
SCALE: N.T.S.



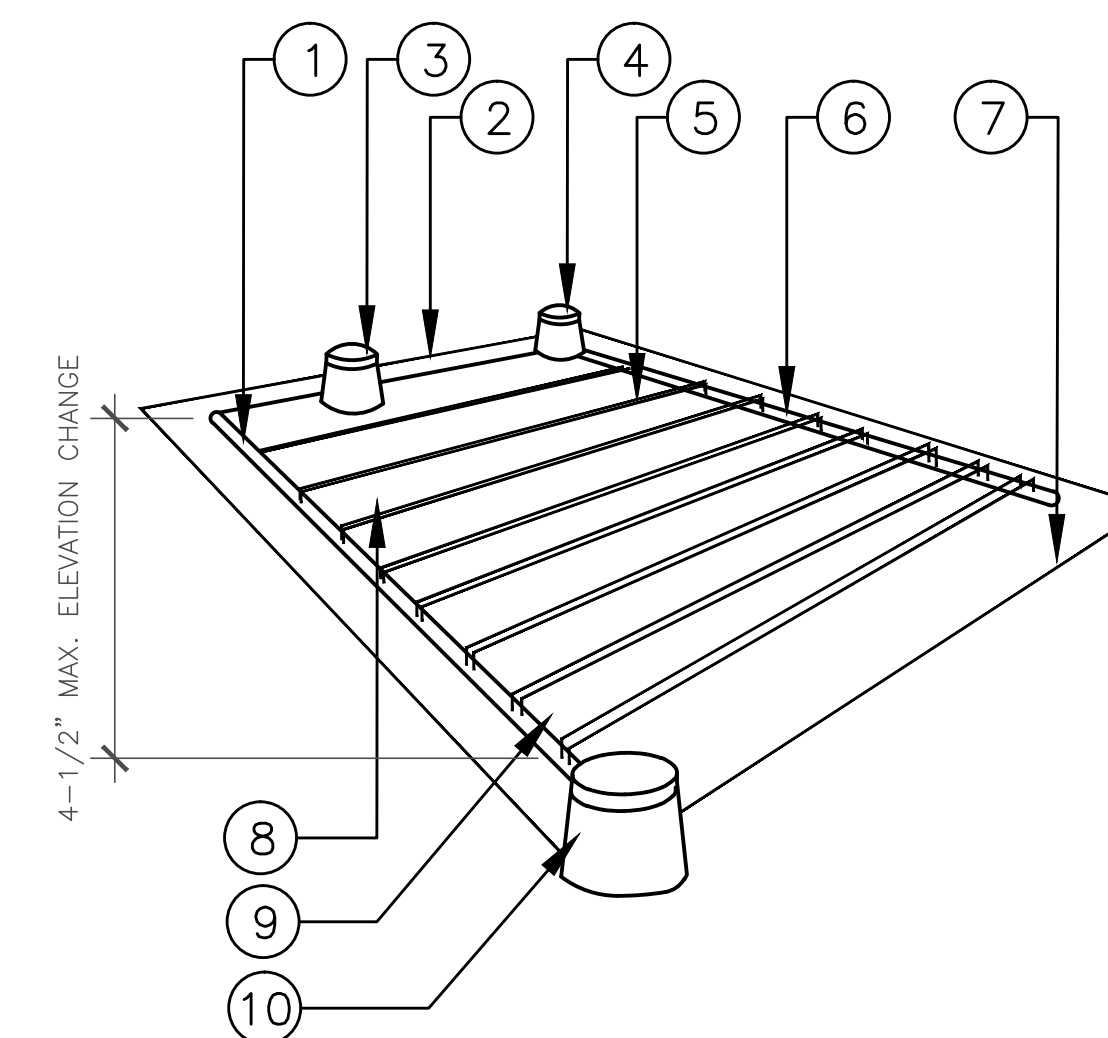
- LEGEND:**
1. PLD-015-TBTEE.
 2. PLD TUBING.
 3. 3/4" SCH. 80 PVC NIPPLE.
 4. PVC TEE: S x S x T.
 5. PVC PIPING.
 6. FINISH GRADE.

H PLD: START CONNECTION W/PVC RISER
SCALE: N.T.S.



- LEGEND:**
1. TECHLINE LATERAL TUBING. SEE PLANS FOR SPACING.
 2. SUB GRADE.
 3. FINISH GRADE.

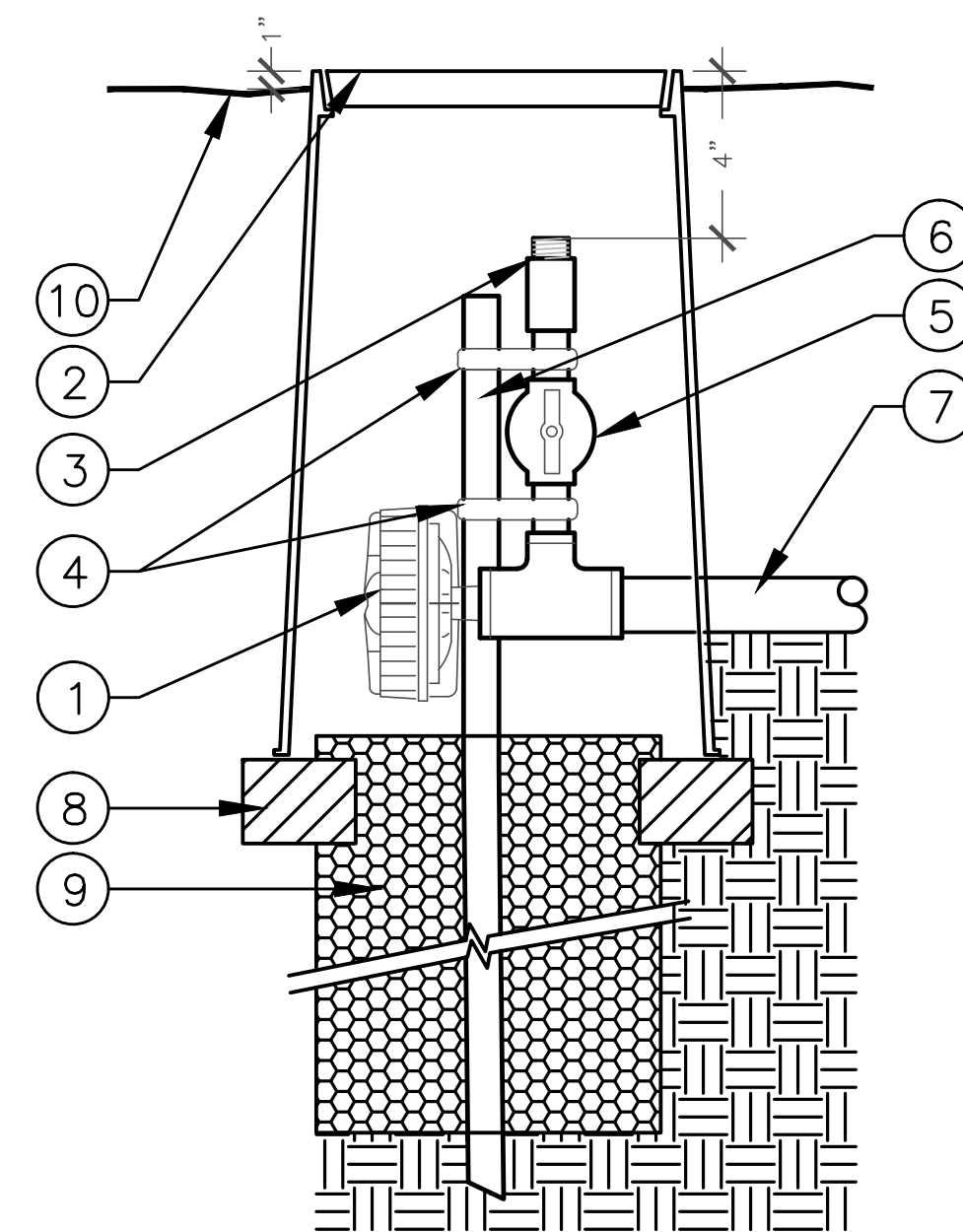
E PLD: SUBGRADE INSTALLATION
SCALE: N.T.S.



- LEGEND:**
1. PVC SUPPLY HEADER.
 2. TOP OF SLOPE.
 3. AIR/VACUUM RELIEF ASSEMBLY.
 4. LINE FLUSHING VALVE ASSEMBLY.
 5. TECHLINE LATERAL TUBING.
 6. PVC EXHAUST HEADER.
 7. TOE OF SLOPE.
 8. CONVENTIONAL SPACING ON TOP 2/3 OF SLOPE.
 9. CONVENTIONAL SPACING PLUS 25% OF BOTTOM 1/3 OF SLOPE.
 10. REMOTE CONTROL VALVE ASSEMBLY WITH DISC FILTER AND PRV.

NOTE:
ALIGN TECHLINE LATERALS PARALLEL TO THE CONTOURS OF THE SLOPE. TYPICAL.

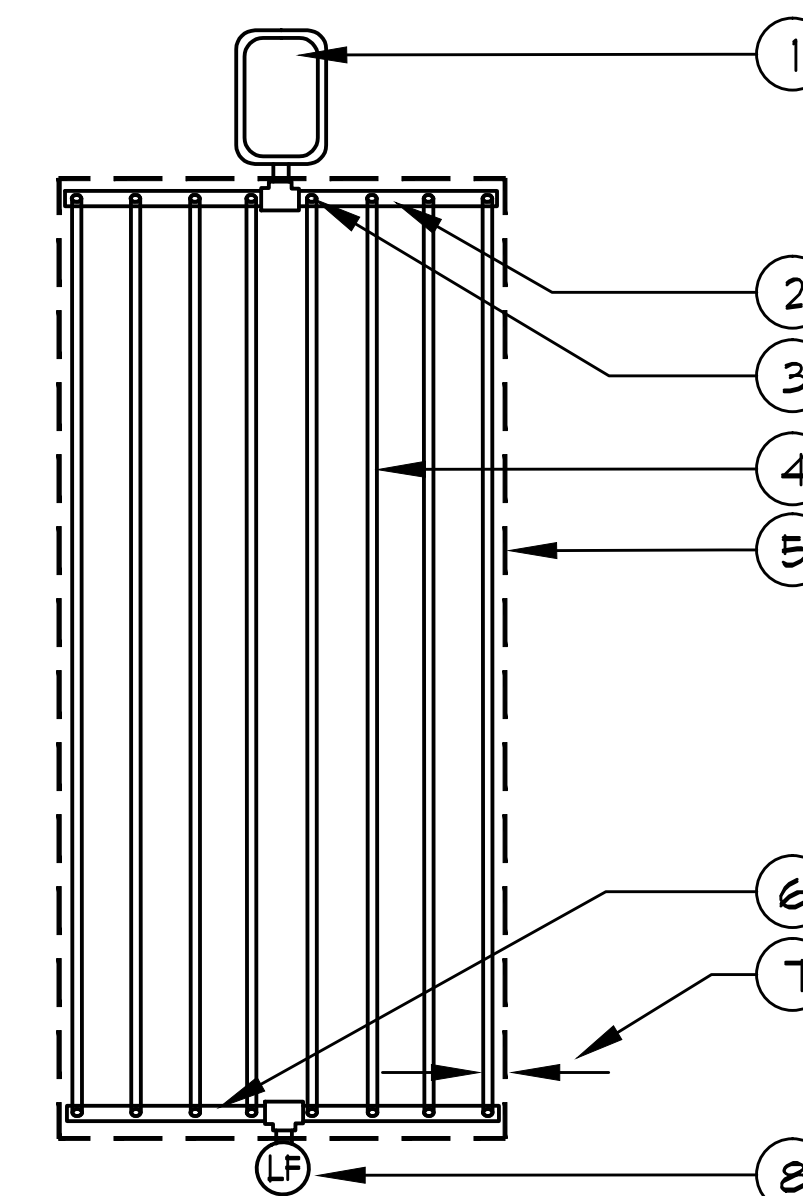
B PLD: SLOPE FEED LAYOUT
SCALE: N.T.S.



- LEGEND:**
1. LINE FLUSHING VALVE: F-TLFV-1.
 2. VALVE BOX WITH LOCKING COVER.
 3. BRASS HOSE THREAD ADAPTER.
 4. 2 STAINLESS STEEL HOSE CLAMP.
 5. MANUAL BALL VALVE.
 6. #4 X30" REBAR STAKE.
 7. TECHLINE 17mm LATERAL TUBING.
 8. STANDARD BRICK SUPPORTS (THREE PER BOX).
 9. 1 CU. FOOT 3/4" GRAVEL SUMP.
 10. FINISH GRADE.

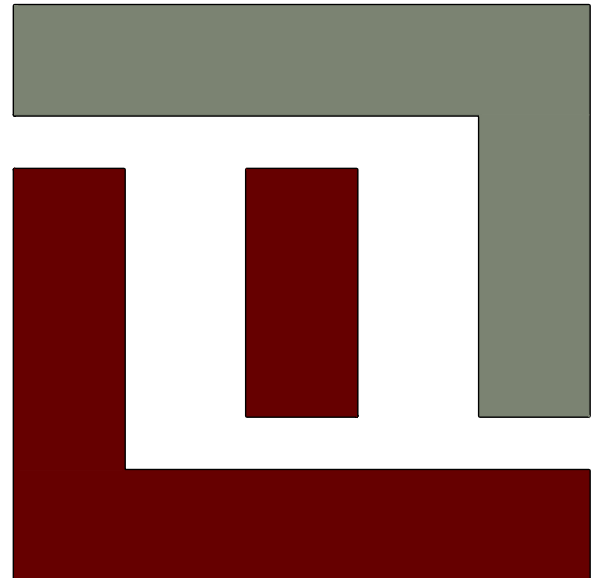
NOTE:
CENTER BALL VALVE IN VALVE BOX OPENING TO ALLOW EASY ACCESS.

F LINE FLUSHING VALVE-MANUAL/AUTOMATIC
SCALE: N.T.S.



- LEGEND:**
1. REMOTE CONTROL VALVE WITH DISC FILTER AND PRV.
 2. PVC OR POLY SUPPLY HEADER.
 3. PLD START CONNECTION MALE ADAPTER.
 4. PLD TUBING LATERAL.
 5. AREA PERIMETER.
 6. PVC OR POLY EXHAUST HEADER.
 7. PERIMETER LATERALS 2" TO 4" FROM EDGE.
 8. MANUAL LINE FLUSHING VALVE PLUMBED TO PVC OR POLY.

C PLD: END FEED LAYOUT
SCALE: N.T.S.



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JOB NO. : JMP.16091
CONSULTANT

PROJECT:

ALVIS COURT AUTO STORAGE YARD

ALVIS COURT
ROCKLIN, CA

CLIENT:

JOHN MANIKAS
PROPERTIES

REVISIONS DATE

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△	
△	
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ISSUE DATE

①	1ST SUBMITTAL	12/6/2016
②		
③		
④		
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DRAWN : AWR / MU
 CHECKED : SCF
 SCALE : AS SHOWN

SHEET TITLE:

LANDSCAPE
IRRIGATION
DETAILS

SHEET

LI-2.1

PLANT MATERIAL LIST AND LEGEND

TREES

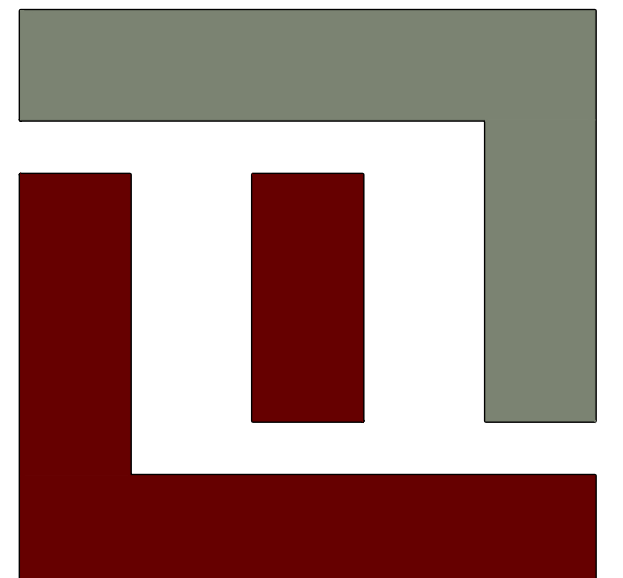
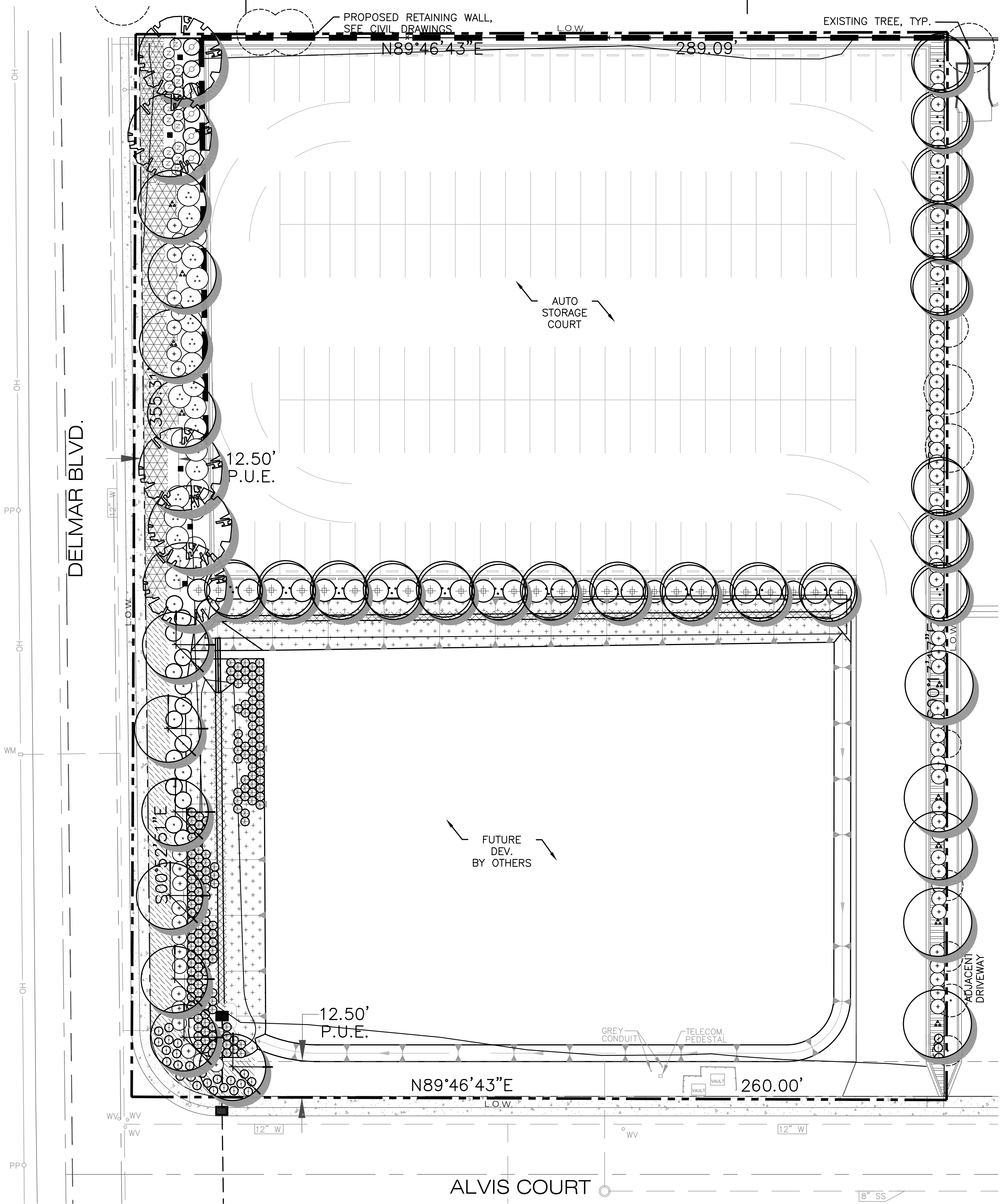
SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	REMARKS	WATER USE	QTY
	ULMUS WILSONIANA 'PROSPECTOR' PROSPECTOR ELM	15 GAL	35'H X 25'W	LOW	9
	LAURUS NOBILIS 'SARATOGA' SARATOGA BAY LAUREL	15 GAL	25'H X 20'W	LOW	19
	QUERCUS WISLIZENII INTERIOR LIVE OAK	24" BOX	30'H X 35'W	V. LOW	5
	ARBUTUS UNEDO 'MARINA' MARINA STRAWBERRY TREE	15 GAL	40'H X 25'W	LOW	7

SHRUBS

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	REMARKS	WATER USE	QTY
	ARBUTUS UNEDO 'COMPACTA' DWARF STRAWBERRY TREE	5 G	8'H x 8'W	LOW	7
	ARCTOSTAPHYLOS 'JOHN DOURLEY' JOHN DOURLEY MANZANITA	5 G	3'H x 6'W	LOW	15
	CISTUS PURPUREUS ORCHID SPOT ROCKROSE	5 G	5'H x 6'W	LOW	78
	ELAEAGNUS PUNGENS SILVER BERRY	5 G	6'H x 8'W	LOW	27
	ELYMUS CONDENSATUS 'CANYON PRINCE' 'CANYON PRINCE' ELYMUS	1 G	2'H x 3'W	MED	62
	MUHLENBERGIA CAPILLARIS PINK MUHLY	5 G	3'H x 3'W	LOW	27
	MUHLENBERGIA RIGENS DEER GRASS	5 G	4'H x 4'W	LOW	19
	PRUNUS CAROLINIANA 'COMPACTA' CAROLINA LAUREL CHERRY	5 G	8'H x 8'W	LOW	6

GROUNDCOVERS

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	SPACING	WATER USE
	COPROSMA PETRIE 'VERDE VISTA' CREEPING COPROSMA	1 G	60" O.C.	LOW
	JUNCUS PATENS 'ELK BLUE' ELK BLUE CALIFORNIA GRAY RUSH	1 G	12" O.C.	MOD
	BERBERIS AQUIFOLIUM 'COMPACTA' COMPACT OREGON GRAPE	1 G	48" O.C.	LOW
	ROSMARINUS OFFICINALIS 'PROSTRATUS' CREEPING ROSEMARY	1 G	48" O.C.	LOW
	TEUCRIUM X LUCIDRYS 'PROSTRATUM' PROSTRATE GERMANDER	1 G	36" O.C.	LOW



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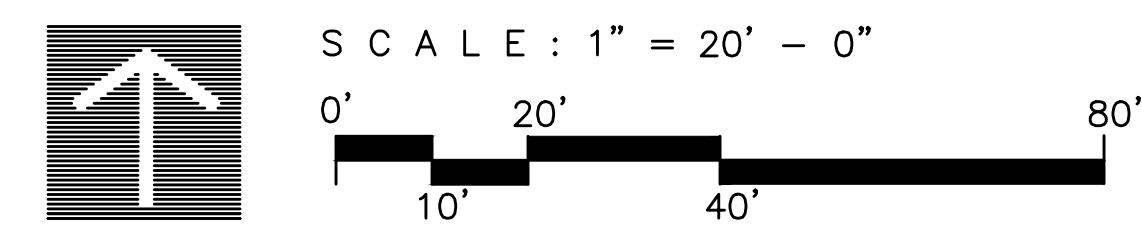


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SCALE : 1" = 20'

SHEET TITLE:
**LANDSCAPE
PLANTING
PLAN**

SHEET
LP-1.0

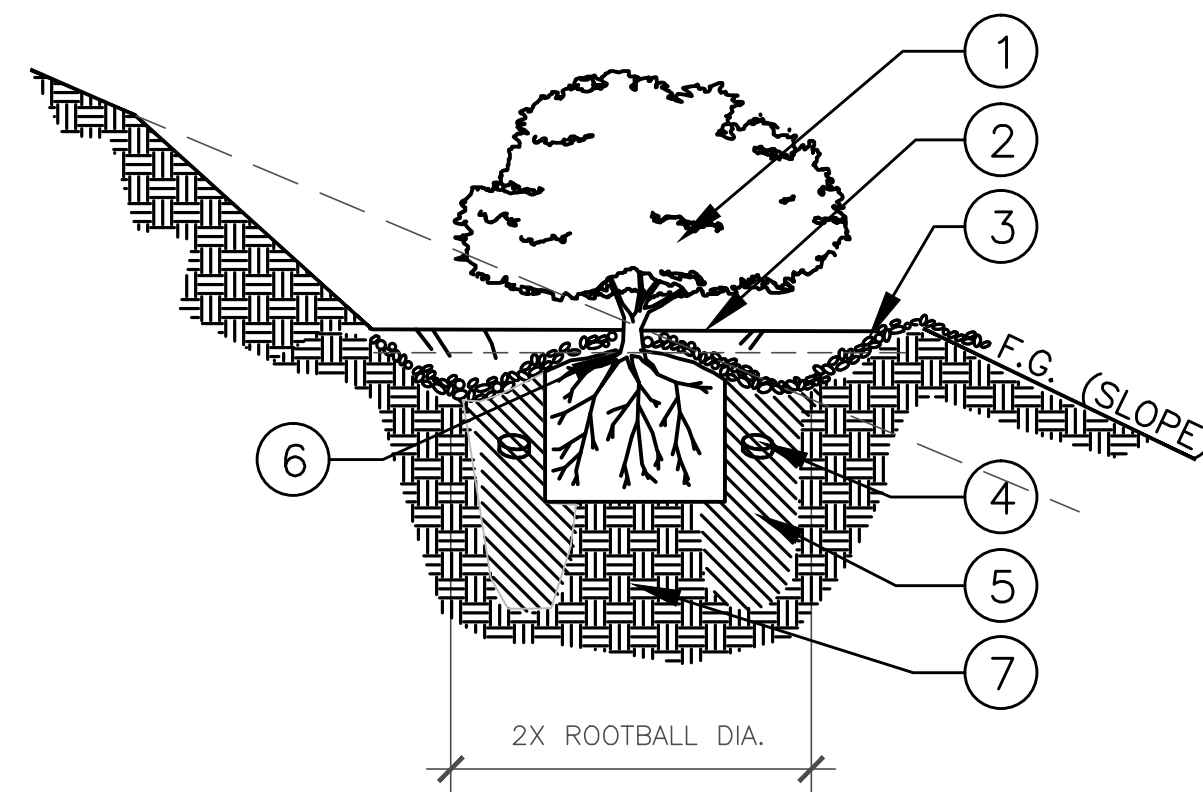
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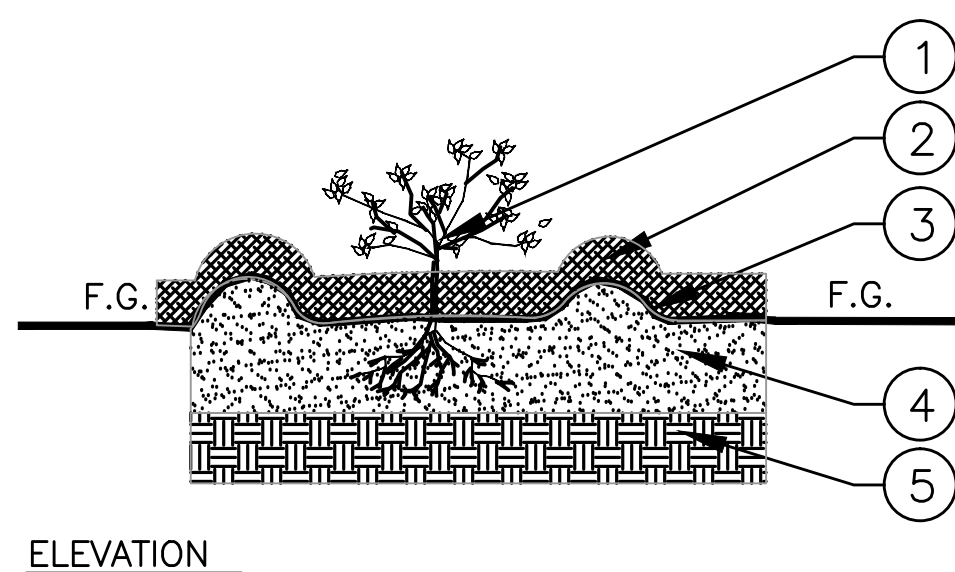
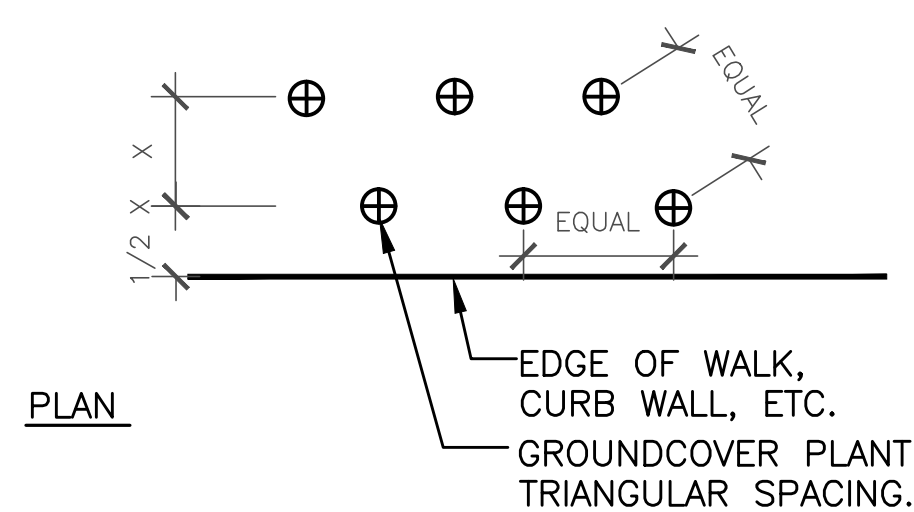
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GENERAL PLANTING NOTES

- CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION.
- ALL TREES SHALL BE TAGGED AND/OR APPROVED BY OWNER & LANDSCAPE ARCHITECT. NURSERY SOURCES SHALL BE AT OWNER/LANDSCAPE ARCHITECT'S DISCRETION.
- ALL SHRUBS AND GROUND COVER AREAS SHALL BE TOP DRESSED WITH A THREE (3") INCH LAYER "SHREDDED" CEDAR BARK PER PLANS AND SPECIFICATIONS.
- ALL TREES (EXCEPT IN TURF AREAS), SHRUBS AND GROUND COVERS (INCLUDING THOSE ON SLOPES) SHALL HAVE WATERING BASINS BUILT UP AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOTBALL. TREE AND SHRUB BASINS SHALL BE A MINIMUM OF THREE (3") INCHES HIGH. GROUND COVER BASINS SHALL BE A MINIMUM OF TWO (2") INCHES HIGH.
- ALL PLANT MATERIALS SHALL BE IMMEDIATELY "HAND" WATERED AFTER PLANTING AND CONTINUALLY MONITORED AND SUPPLEMENTALLY "HAND" WATERED DURING THE CONSTRUCTION AND CONTRACT MAINTENANCE PHASES AS NEEDED.
- SUBSTITUTION OF PLANT MATERIALS WILL NOT BE ACCEPTABLE UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.
- ALL PLANT MATERIALS DELIVERED TO THE SITE MUST HAVE AT LEAST ONE OF EACH PLANT TYPE TAGGED WITH THE GENUS AND SPECIES CLEARLY MARKED. PLANTS OF THE SAME GENUS TYPE WITH DIFFERENT SPECIES TYPE WITH DIFFERENT COLOR OR SPECIES VARIATION MUST HAVE ALL OF EACH DIFFERENT SPECIES CLEARLY TAGGED.
- ALL PLANT HOLES SHALL BE DUG TO A MINIMUM OF TWO (2) TIMES THE PLANT CONTAINER WIDTH (WIDTH ONLY, NOT DEPTH) AND ALL VERTICAL SIDES IN THE HOLES SHALL BE SHOVEL SCORED. IN NO CASE SHALL SMOOTHLY EXCAVATED SIDES BE ALLOWED FOR PLANTING.
- PRIOR TO PLANTING OF ANY MATERIALS, COMPACTED SOILS SHALL BE TRANSFORMED INTO A FRIABLE CONDITION. ON ENGINEERED SLOPES, ONLY AMENDED PLANTING HOLES NEED TO MEET THIS REQUIREMENT. "FRIABLE" MEANS A SOIL CONDITION THAT IS EASILY CRUMBLED OR LOOSELY COMPACTED DOWN TO A MINIMUM PLANTING DEPTH PER PLANTING MATERIAL WHEREBY THE ROOT STRUCTURE OR NEWLY PLANTED MATERIAL WILL BE ALLOWED TO SPREAD UNIMPEDED.
- PREPARE ALL PLANTING AREAS WITH FOUR (4) CUBIC YARDS/1,000 S.F. OF NITROLIZED ORGANIC SOIL CONDITIONER. PROVIDE 200 LBS./1,000 S.F. OF GRO-POWER 5-3-1 FERTILIZER. ROTOTILL EVENLY TO A DEPTH OF SIX (6") INCHES INTO EXISTING SOIL.
- PROVIDE SOILS FERTILITY TEST, AS PER SPECIFICATIONS, TO LANDSCAPE ARCHITECT PRIOR TO COMMENCING WITH WORK. PREPARE ALL PLANTING AREAS WITH THE MINIMUM OF SOIL CONDITIONER AND FERTILIZER AS STATED IN NOTE #10 ABOVE, OR AS PER RECOMMENDATIONS OF SOILS FERTILITY TEST, WHICHEVER IS GREATER. ROTOTILL EVENLY TO A DEPTH OF SIX (6") INCHES INTO EXISTING SOIL.
- IF ANY PORTION OF THE SITE IS LIME TREATED, THE LANDSCAPE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING. DO NOT PROCEED WITH ANY WORK IN LIME TREATED SOIL. TYPICALLY, LIME TREATED SOILS ABOVE 1% RESULT IN PH VALUES AND COMPACTION THAT ARE DELETERIOUS TO PLANT MATERIAL, EVEN WITH AGGRESSIVE AMENDMENTS AND CONDITIONERS. THESE LIME TREATED SOILS MUST BE REMOVED AND REPLACED WITH IMPORT SOILS OF SUITABLE CHEMISTRY AND COMPATIBLE TEXTURE. THE LANDSCAPE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK IN LIME TREATED AREAS UNTIL A RESOLUTION IS PROVIDED IN WRITING.
- ALL LANDSCAPE BERMS ARE TO BE GRADED SIX (6") INCHES HIGHER THAN THE HIGHEST CONTOUR SHOWN ON PLANS, TYPICAL.
- ALL LANDSCAPE AREAS WITH A SLOPE OF TWO AND A HALF TO ONE (2-1/2:1) OR GREATER MUST HAVE JUTE NETTING INSTALLED FOR EROSION CONTROL.
- SHRUB AND GROUND COVER AREAS SHALL BE TREATED WITH CHIPCO RONSTAR 'G' PRE-EMERGENT HERBICIDE. PROVIDE PER MANUFACTURER'S SPECIFICATIONS.

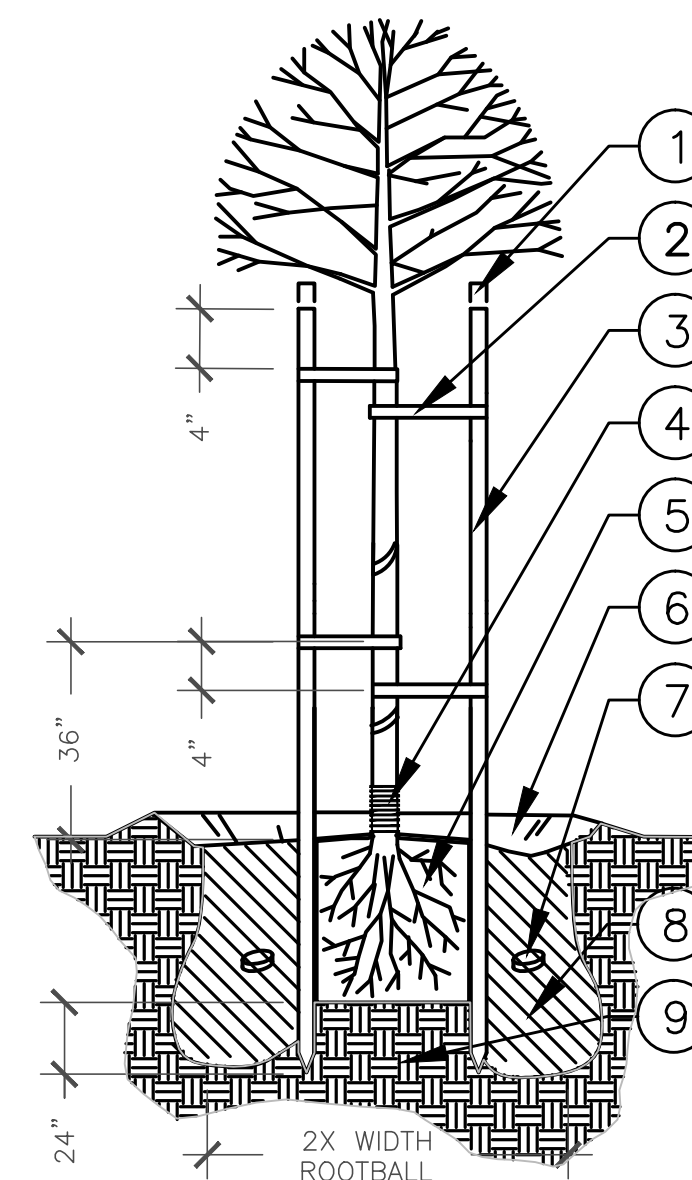


D SHRUB PLANTING ON SLOPE
SCALE: N.T.S.



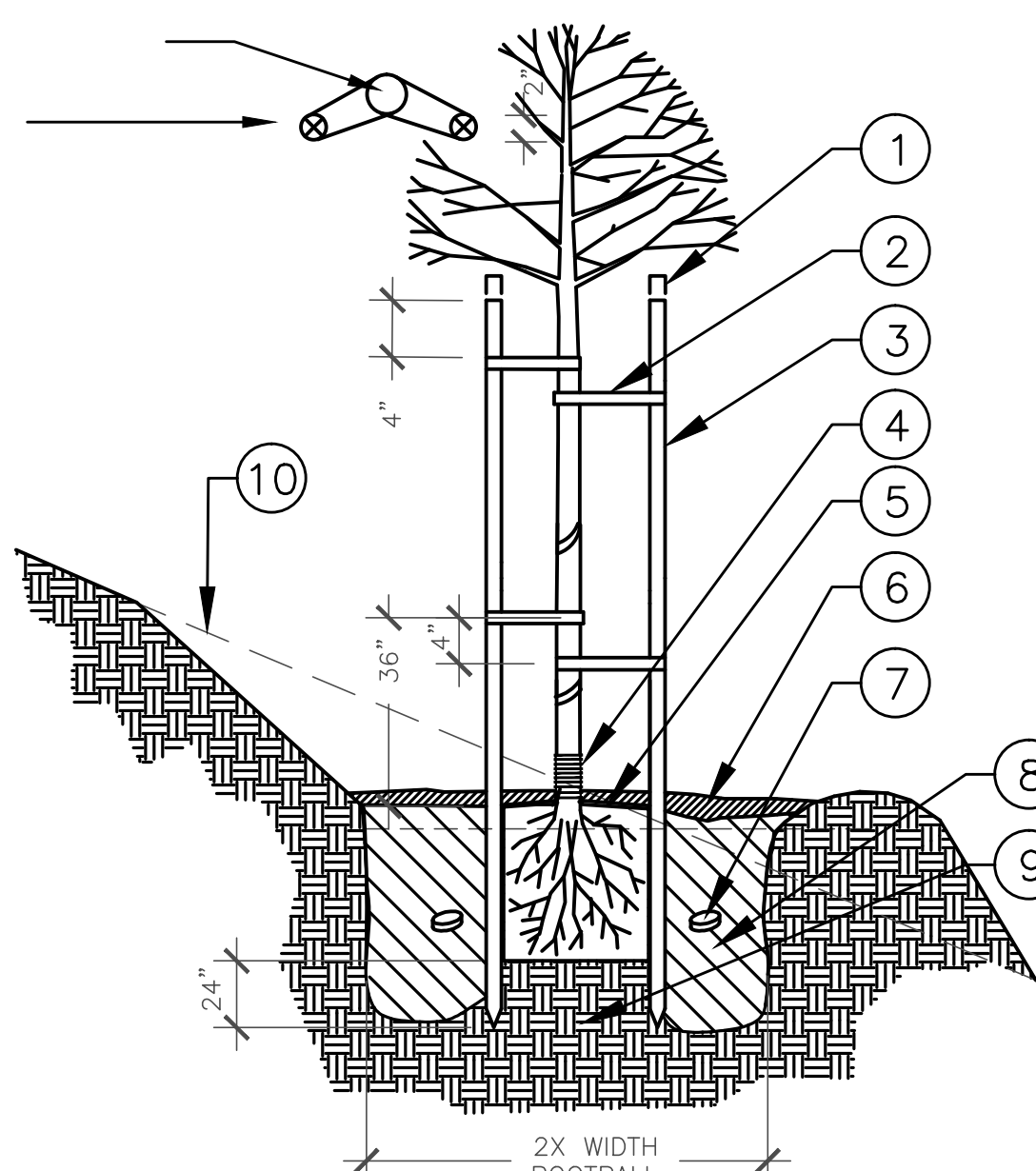
E GROUND COVER PLANTING
SCALE: N.T.S.

- LEGEND:**
- SHRUB PLANT MATERIAL. SEE PLANTING PLANS AND LEGEND.
 - 4" HIGH x 2' DIAMETER PLANT BASIN. COVER WITH TOP DRESSING.
 - TOP DRESSING PER PLANTING PLANS AND LOCAL GOVERNING AGENCY STANDARDS AND SPECIFICATIONS.
 - FERTILIZER PLANT TABLETS. SEE SPECIFICATIONS FOR SIZE AND QUANTITY.
 - PLANTING BACKFILL MIX PER SPECIFICATIONS.
 - PLANTING DEPTH: TOP OF ROOTBALL 1" ABOVE FINISH GRADE
 - NATIVE SOIL (OR APPROVED IMPORT).
- NOTE: BUBBLERS TO BE PLACED ON UPHILL SIDE OF SHRUB.



- LEGEND:**
- CUT OFF ENDS DAMAGED BY DRIVING.
 - FOUR (4) "CINCH-TIE" RUBBER TREE STRAPS ATTACHED TO STAKES WITH 1-1/4" THREADED GALVANIZED NAILS.
 - TWO (2) 2" DIA. LODGEPOLE STAKES. DO NOT DRIVE STAKE(S) INTO ROOT BALL AND AVOID CONTACT WITH BRANCHES WHEREVER POSSIBLE. SINGLE STAKE CONIFERS. IF TRUNK IS 4'6" OR LESS, ONLY ONE SUPPORT IS REQUIRED APPROX. 6" BELOW PRIMARY BRANCHES.
 - APPROVED TRUNK PROTECTOR, ARBOR GUARD OR EQUAL, IN TURF AREAS ONLY.
 - ROOT BALL.
 - CONTINUOUS 3" HEIGHT WATERING BASIN, EXCEPT IN TURF AREAS. REMOVE BASIN AT END OF MAINTENANCE PERIOD. PROVIDE BARK MULCH PER PLANTING NOTES (KEEP 6" AWAY FROM TRUNK).
 - PLANT TABLETS PER PLANTING NOTES.
 - AMENDED SOIL PER PLANTING NOTES.
 - NATIVE SOIL.

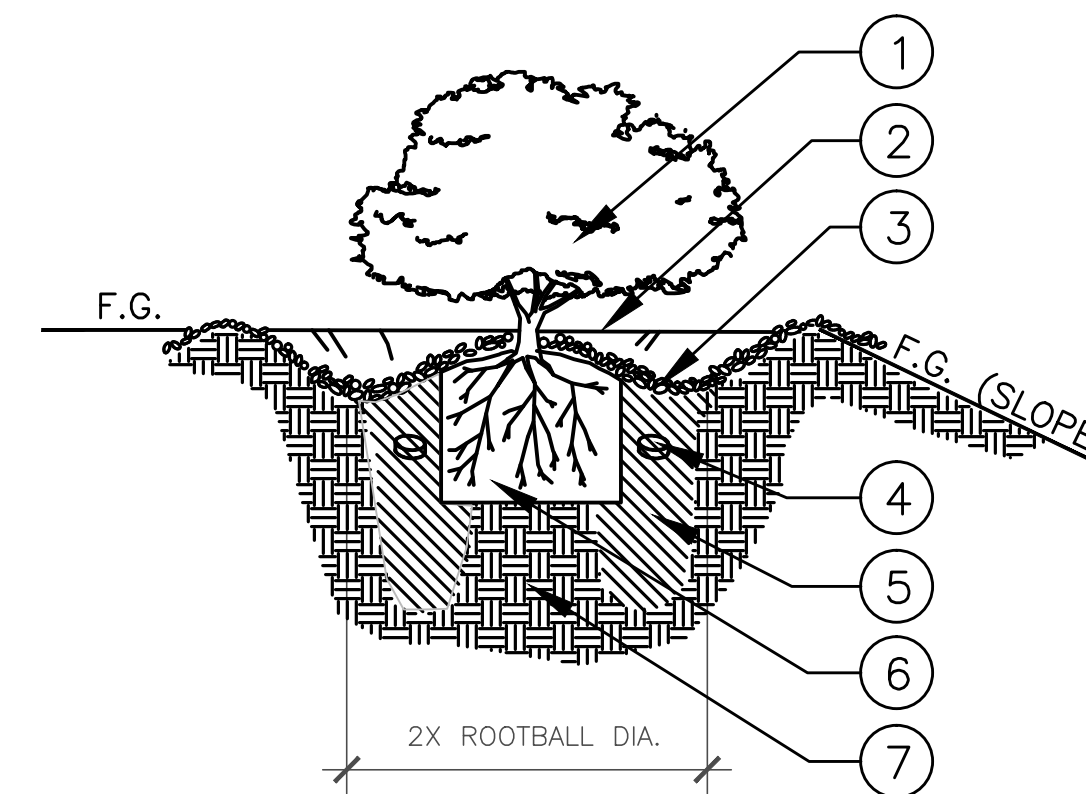
A TREE STAKING - 2 STAKES, TYP.
SCALE: N.T.S.



- CUT OFF ENDS DAMAGED BY DRIVING.
- FOUR (4) "CINCH-TIE" RUBBER TREE STRAPS ATTACHED TO STAKES WITH 1-1/4" THREADED GALVANIZED NAILS.
- TWO (2) 2" DIA. LODGEPOLE STAKES. DO NOT DRIVE STAKE(S) INTO ROOT BALL AND AVOID CONTACT WITH BRANCHES WHEREVER POSSIBLE. SINGLE STAKE CONIFERS. IF TRUNK IS 4'6" OR LESS, ONLY ONE SUPPORT IS REQUIRED APPROX. 6" BELOW PRIMARY BRANCHES.
- APPROVED TRUNK PROTECTOR, ARBOR GUARD OR EQUAL, IN TURF AREAS ONLY.
- ROOT BALL PLANTING DEPTH: TOP OF ROOT BALL TO BE 1" ABOVE FINISH GRADE.
- 4" HIGH x 2' DIA. PLANT BASIN. PROVIDE BARK MULCH PER SPECS (KEEP 6" AWAY FROM TRUNK).
- PLANT TABLETS PER SPECS.
- BACKFILL MIX -- SEE DRAWINGS OR SPECS.
- NATIVE SOIL.
- SLOPE TO BE 2:1 MAXIMUM. BLEND INTO EXISTING SLOPE.

B TREE PLANTING ON SLOPE
SCALE: N.T.S.

- LEGEND:**
- SHRUB PLANT MATERIAL. SEE PLANTING PLAN AND LEGEND.
 - MINIMUM 2"-3" HIGH WATER BASIN.
 - TOP DRESSING PER PLANTING NOTES.
 - FERTILIZER PLANT TABLETS PER PLANTING NOTES.
 - AMENDED SOIL PER PLANTING NOTES.
 - SHRUB ROOTBALL, AT OR ABOVE FINISH GRADE.
 - NATIVE SOIL (OR APPROVED IMPORT).



C SHRUB PLANTING (2x DIAMETER)
SCALE: N.T.S.

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SCALE : AS NOTED

SHEET TITLE:
**LANDSCAPE
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