

ADMINISTRATIVE DETERMINATION
AD-2021-0007

ADMINISTRATIVE DETERMINATION
OF THE COMMUNITY DEVELOPMENT DIRECTOR
OF THE CITY OF ROCKLIN APPROVING A BARRO ZONE ENTITLEMENT
(Placer Academy Expansion / BZ-2021-0001)

The Community Development Director of the City of Rocklin does resolve as follows:

Section 1. The Community Development Director of the City of Rocklin finds and determines that:

A. This project is an administrative entitlement approval pursuant to the Business Attraction Retention and Revitalization Overlay (BARRO) zone to allow for a Design Review to expand the Placer Academy Charter School, currently located at 4750 Grove Street (Assessor's Parcel Number (APN) 010-082-058), onto an adjacent vacant parcel located at 4700 Grove Street (APN 010-082-059). Only a minor portion of 4750 Grove Street would be modified, to allow for connection of a gate between properties. Development at 4700 Grove Street would consist of 11 modular classroom buildings, 1 modular restroom building, an asphalt play area, a turf play area, play equipment, and a two-way drive aisle and drop-off lane with onsite queuing.

B. Section 17.59.050(A) of the Rocklin Municipal Code authorizes the Community Development Director of the City of Rocklin to issue Design Review approvals in conformance with Chapter 17.59 of the Rocklin Municipal Code in the BARRO Zone area. A Design Review to expand a charter school onto an adjacent vacant parcel is within that scope of authorization.

C. A Notice of Exemption has been approved for this project by the Community Development Director of the City of Rocklin.

D. The design of the site is compatible with surrounding development, natural features and constraints. The proposed school is allowed by right within the General Commercial and Services (C-3) zoning district. The architectural design, colors and materials, and landscaping of the proposed charter school home is consistent with the existing charter school on the adjacent parcel (4750 Grove Street). Single-family residential uses located to the north are legal nonconforming in the C-3 Zoning District. A sound wall will be constructed adjacent to the neighboring single-family home to reduce potential noise impacts, consistent with the requirements of the Rocklin General Plan.

F. The height, bulk, area, color scheme and materials of the buildings and structures are compatible with surrounding development. The three proposed buildings are made up of single-story modular structures. Building 1 would contain classrooms and would be 1,920 total square feet; Building 2 would contain classrooms and restroom facilities and would be 5,280 square feet, and Building 3 would contain classrooms and would be 3,840 square feet. This size is consistent with many of the buildings which are located within the proximity of this site. The color scheme would utilize primarily tans and browns, and is consistent with those of adjacent buildings and surrounding development.

G. The buildings and structures have been oriented with consideration given to minimizing energy consumption and maximizing use of natural lighting. The proposed buildings have large windows to maximize natural lighting. The project shall be consistent with all California Building Code requirements.

H. The landscaping design is compatible with surrounding development and has been designed with provisions for minimizing water usage and maintenance needs. The landscaping is consistent with the requirements of the BARRO Zone and is consistent with the surrounding area. The landscaping shall meet the requirements of the Water Conservation in Landscaping Act.

I. The parking design, including ingress and egress traffic patterns, is compatible with the surrounding development and the existing street patterns. The project site, which includes a portion of 4750 Grove Street (existing school location) and 4700 Grove Street (proposed expansion area), would have a total of 118 parking spaces. This is anticipated to be adequate for the parking requirements of the school. Further, pursuant to the Rocklin Municipal Code, parking requirements in the BARRO Zone shall be determined on a project specific basis by the community development director. The proposed on-site parking has been determined to be adequate for the project. The project shall be subject to the requirements of a Traffic Circulation and Parking Plan, which has been conditioned to be updated annually and submitted to the community development director for review. In addition, parking and access has been reviewed by Engineering and Fire and has been determined to be acceptable for the project design.

J. The design of the site and buildings or structures is consistent with the goals, policies, and land use designations in the General Plan and with all zoning standards, regulations, and restrictions applicable to the property. The project is consistent with the requirements of the BARRO Zone and the Citywide Design Guidelines.

K. The City of Rocklin General Plan Circulation Element includes Policy C-16 "Provide each new elementary school site with a minimum of two full street frontages." The intent of this policy is to prevent school traffic, particularly pick up and drop off

movements, from unduly congesting a given street by providing for multiple street frontages to diffuse the traffic. It has been determined that the proposed on-site pick up / drop off circulation system for this project will provide the functional equivalent of a cul-de-sac street frontage and may therefore be found to be consistent with this policy. Turning movements from the public street into the project site will be equivalent to that of vehicles accessing a cul-de-sac street. The design allows ample room for pick up and drop off traffic activities and queuing to occur entirely on the project site resulting in traffic flow and circulation similar to a public street cul-de-sac, hence the determination of functional equivalency.

Section 2. The BARRO Zone Entitlement for Placer Academy Expansion / BZ-2021-0001 as depicted in Exhibit A, attached hereto and by this reference incorporated herein, is hereby approved subject to the conditions listed below.

The approved Exhibit A shall govern the operation and circulation/parking of the project. Any condition directly addressing an element incorporated into Exhibit A shall be controlling and shall modify Exhibit A. All other plans, specifications, details, and information contained within Exhibit A shall be specifically applicable to the project and shall be construed as if directly stated within the condition for approval. Unless expressly stated otherwise, the applicant is solely responsible for satisfying each condition prior to occupancy of the structure.

A. Notice to Applicant of Fees & Exaction Appeal Period

The conditions of project approval set forth herein include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code §66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations, and other exactions.

The applicant is hereby notified that the 90-day protest period, commencing from the date of approval of the project, has begun. If the applicant fails to file a protest regarding any of the fees, dedication requirements, reservation requirements or other exaction contained in this notice, complying with all the requirements of Government Code §66020, the applicant will be legally barred from later challenging such exactions.

B. Conditions

1. Utilities

- a. All utilities, including but not limited to water, sewer, telephone, gas, and electricity shall be provided to the project in compliance with all applicable standards and requirements of the applicable provider.
(APPLICABLE UTILITY)

- b. Prior to issuance of improvement plans, the project shall obtain necessary easements, on- and off-site, as required to accommodate water services, to the satisfaction of the Placer County Water Agency (“PCWA”). (PCWA)
- c. Prior to issuance of improvement plans, the project shall obtain necessary easements, on- and off-site, as required to accommodate sewer services, to the satisfaction of the South Placer Municipal Utility District (“SPMUD”). (SPMUD)

2. Schools

At the time of issuance of a Building Permit, the developer shall pay to the Rocklin Unified School District all fees required under Education Code section 17620 and Government Code Section 65995, unless waived by the RUSD. (ROCKLIN UNIFIED SCHOOL DISTRICT, BUILDING)

3. Fire

- a. Improvement plans shall show the location and size of fire hydrants and water mains in conformance with the standards and requirements of the Rocklin Fire Chief and PCWA. (PCWA, ENGINEERING, FIRE)

4. Improvements / Improvement Plans

Prior to any grading, site improvements, or other construction activities associated with this project, improvement plans shall be prepared consistent with the exhibits and conditions incorporated as a part of this entitlement, and in compliance with all applicable city standards, for the review and approval of the City Engineer.

Improvement plans shall be valid for a period of two years from date of approval by the City Engineer. If substantial work has not been commenced within that time, or if the work is not diligently pursued to completion thereafter, the City Engineer may require the improvement plans to be resubmitted and/or modified to reflect changes in the standard specifications or other circumstances.

The project improvement plans shall include the following:
(ENGINEERING, PLANNING)

- a. A detailed grading and drainage plan prepared by a registered civil engineer, in substantial compliance with the approved project exhibit(s) and in accord with the City of Rocklin Post-Construction Manual. The grading and drainage plan shall include the following:

1) Stormwater Management

- a. Prior to issuance of improvement plans, to ensure compliance with the City of Rocklin Post-Construction Manual, the project shall include an on-site stormwater treatment system or facility to the satisfaction of the City Engineer and Environmental Services Manager. (ENGINEERING, PUBLIC SERVICES)
- b. Prior to issuance of improvement plans, to ensure compliance with the National Pollutant Discharge Elimination System MS4s General Permit and the regulations and orders of the State Water Resources Control Board, the applicant shall prepare and implement a Stormwater Management Facility Operation and Maintenance Plan for the on-site treatment systems and hydromodification controls (if any, or acceptable alternative to the satisfaction of the City Engineer and Environmental Services Manager). All specified treatment systems and hydromodification controls shall be privately owned and maintained. (BUILDING, PUBLIC SERVICES)
- c. Prior to issuance of improvement plans (or building permit if no improvement plans), unless waived by the City Engineer and Environmental Services Manager, the developer shall grant a Stormwater Management Compliance Easement over the project site to the City of Rocklin, in a form acceptable to the City Attorney. The Stormwater Management Compliance Easement shall be recorded with the County Clerk's office and a copy of the recorded document shall be provided to the Environmental Services division. Said easement shall provide for the following: (CITY ATTORNEY, BUILDING, PUBLIC SERVICES)
 - i. Grant site access to City employees for the purpose of performing operations and maintenance inspections of the installed treatment system(s) and hydromodification control(s) (if any).
 - ii. Grant site access to City employees for the purpose of performing operations and maintenance work on the installed treatment system(s) and

hydromodification control(s) (if any) in the event that that the Director of Public Services determines, based upon the inspection results, that said work is not being performed adequately and has or will compromise the system's ability to function as required.

- iii. A statement that the City may, at its option, cause the operational and maintenance responsibilities set forth in the Stormwater Management Facility Operation and Maintenance Plan to be performed and place a special assessment against the project site to recover the costs to the City in the event the project is not operated and maintained in accord with the approved Stormwater Management Facility Operation and Maintenance Plan. (RMC §8.30.150).
 - c. All storm drainage inlets shall be stamped with City Engineer approved wording indicating that dumping of waste is prohibited and identifying that the inlets drain into the creek system.
 - d. Site design measures for detaining run off at pre-development levels, including location and specifications of on-site or off-site detention basins, if any.
 - e. Individual lot drainage management areas including individual drainage features, such as lined drainage swales.
 - f. The developer shall prepare a Storm Water Pollutant Protection Plan ("SWPPP") for review and approval by the State Regional Water Quality Control Board as part of the project's drainage improvement plans.
- 2) Prior to the commencement of grading operations, and if the project site will not balance with respect to grading, the contractor shall identify the site where any excess earthen material shall be deposited. If the deposit site is within the City of Rocklin, the contractor shall submit a report issued by a technical engineer to verify that the exported materials are suitable for the intended fill and show proof of all approved grading plans. Haul routes to be used shall be specified. If the site requires importing of earthen material, then prior to the commencement of grading

operations, the contractor shall identify the site where the imported earthen material is coming from and the contractor shall submit a report issued by a technical engineer to verify that the imported materials are suitable for the intended fill and show proof of all approved grading plans. Haul routes to be used shall be specified.

- 3) If at any time during the course of grading or construction activities evidence of the existence of old wells, septic systems or other similar features or any evidence of soil and/or groundwater contamination with hazardous material is encountered, work shall be halted within 100 feet of the find and the City of Rocklin Engineer shall be notified. The City Engineer shall make a determination as to the nature of the feature(s) (and/or contamination, the appropriate size for a buffer around the feature beyond which work could continue on the balance of the site, and which outside agencies, if any, should be notified and involved in addressing and / or remediation of the feature or contamination. At the discretion of the City Engineer and at the applicant's expense, a qualified consultant(s) shall be retained to assess and characterize the feature or contamination and to determine appropriate remediation, if any. Remediation of the feature including obtaining any special permits and/or approvals as needed shall be completed and documented to the satisfaction of the City Engineer and any responsible agencies, such as but not limited to the Placer County Department of Environmental Health, and the Central Valley Regional Water Quality Control Board, prior to completion of grading / construction in the affected area.

- b. All on-site standard improvements, including but not limited to:
 - i. All access and grading improvements as shown on Exhibit A. Said improvements shall be designed and installed in accord with adopted City Construction Standards.
 - ii. Paving, curbs (including concrete curbs to contain all landscape areas adjacent to vehicle parking areas or travel lanes), gutters, sidewalks, drainage improvements, irrigation improvements (main lines and distribution where located under paved areas), utility improvements, parking lot lights, fire hydrants, retaining walls, fences, pilasters, enhanced pavement treatments, trash enclosures, etc.

- iii. All necessary easements for drainage, access, utilities, etc. shall be shown and offered for dedication (or Irrevocable Offer of Dedication provided) with the improvement plans.
 - iv. To the extent possible underground facilities such as, but not limited to, electrical, gas, water, drainage, and irrigation lines shall be located outside of or to the edge of areas designated for landscaping so as to minimize impacts to the viability of these areas.
 - v. Walls, fencing, and gates shall be installed consistent with Exhibit A, to the satisfaction of the Community Development Director and the Fire Chief. (PLANNING, FIRE)
- c. The following off-site improvements:
- i. None; see condition #13 Deferral of Off Site Improvements.
- d. A detailed parking lot striping plan designed per City standards that indicates all parking spaces, aisles, entrances, and exits, including any required offsite signage in the public right-of-way. (PLANNING, ENGINEERING)
- e. Provisions for dust control, re-vegetation of disturbed areas, and erosion control, in conformance with the requirements of the City of Rocklin shall be included in the project notes on the improvement plans, including but not limited to the following:
- i. The prime contractor shall submit to the District a comprehensive inventory (e.g., make, model, year, emission rating) of all the heavy-duty off-road equipment (50 horsepower or greater) that will be used in aggregate of 40 or more hours for the construction project. If any new equipment is added after submission of the inventory, the prime contractor shall contact the District prior to the new equipment being utilized. At least three business days prior to the use of subject heavy-duty off-road equipment, the project representative shall provide the District with the anticipated construction timeline including start date, name, and phone number of the property owner, project manager, and on-site foreman.
 - ii. During construction the contractor shall utilize existing power sources (e.g., power poles) or clean fuel (e.g., gasoline, biodiesel,

natural gas) generators to minimize the use of temporary diesel power generators.

- iii. During construction, the contractor shall minimize idling time to a maximum of 5 minutes for all diesel powered equipment.
- v. All grading operations shall be suspended when fugitive dust emissions exceed District Rule 228-Fugitive Dust limitations. The prime contractor shall be responsible for having an individual who is California Air Resource Board (CARB)-certified to perform Visible Emissions Evaluations (“VEE”). This individual shall evaluate compliance with Rule 228 on a weekly basis.
- vi. Fugitive dust emissions shall not exceed 40% opacity and shall not go beyond the property boundary at any time. If lime or other drying agents are utilized to dry out wet grading areas, the developer shall ensure such agents are controlled so as not to exceed District Rule 228-Fugitive Dust limitations.
- vii. The prime contractor shall be responsible for keeping adjacent public thoroughfares clean of silt, dirt, mud, and debris, and shall “wet broom” the streets (or use another method to control dust as approved by the individual jurisdiction) if silt, dirt mud or debris is carried over to adjacent public thoroughfares.
- viii. The prime contractor shall suspend all grading operations when wind speeds (including instantaneous gusts) are excessive and dust is impacting adjacent properties.
- ix. The contractor shall apply water or use other method to control dust impacts offsite. Construction vehicles leaving the site shall be cleaned to prevent dust, silt, mud, and dirt from being released or tracked off-site.
- x. All construction equipment shall be maintained in clean condition.
- xi. Chemical soil stabilizers, vegetative mats, or other appropriate best management practices, in accordance with manufacturers’ specifications, shall be applied to all-inactive construction areas (previously graded areas which remain inactive for 96 hours).
- xii. All exposed surfaces disturbed by project grading but not developed shall be revegetated as quickly as feasible with, at

minimum, hydroseeding (with a drought tolerant mix of wild flowers and grasses), as deemed appropriate by the City Engineer.

- xiii. If fill dirt is brought to or exported from the construction site, tarps or soil stabilizers shall be placed on the dirt piles to minimize dust problems.
 - xiv. Processes that discharge 2 pounds per day or more of air contaminants, as defined by California State Health and Safety Code Section 39013, to the atmosphere may require a permit. Developers / Contractors should contact the PCAPCD prior to construction or use of equipment and obtain any necessary permits.
 - xv. Construction equipment exhaust emissions shall not exceed Placer County Air Pollution Control District ("APCD") Rule 202 Visible Emission limitations. Operators of vehicles and equipment found to exceed opacity limits are to be immediately notified by APCD to cease operations and the equipment must be repaired within 72 hours.
 - xvi. Open burning of any kind shall be prohibited. All removed vegetative material shall be either chipped on site or taken to an appropriate recycling site, or if a site is not available, a licensed disposal site.
 - xvii. Any diesel powered equipment used during project construction shall be Air Resources Board ("ARB") certified.
- g. The following shall be included in the project notes on the improvement plans:

If an inadvertent discovery of cultural materials (e.g., unusual amounts of shell, charcoal, animal bone, bottle glass, ceramics, burned soil, structure/building remains) is made during project-related construction activities, ground disturbances in the area of the find shall be halted and a qualified professional archaeologist, the Environmental Services Manager and the Native American Heritage Commission shall be notified regarding the discovery. The archaeologist shall determine whether the resource is potentially significant as per the California Environmental Quality Act ("CEQA") (i.e., whether it is a historical resource, a unique archaeological resource, or a unique paleontological resource) and shall develop specific measures to ensure preservation of the resource or to mitigate impacts to the resource if it cannot feasibly be preserved in light

of costs, logistics, technological considerations, the location of the find, and the extent to which avoidance and/or preservation of the find is consistent or inconsistent with the design and objectives of the project. Specific measures for significant or potentially significant resources would include, but are not necessarily limited to, preservation in place, in-field documentation, archival research, subsurface testing, and excavation. The specific type of measure necessary would be determined according to evidence indicating degrees of resource integrity, spatial and temporal extent, and cultural associations, and would be developed in a manner consistent with CEQA guidelines for preserving or otherwise mitigating impacts to archaeological and cultural artifacts.

In the event of the accidental discovery or recognition of any human remains, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains, until compliance with the provisions of Sections 15064.5 (e)(1) and (2) of the CEQA Guidelines, as well as Public Resources Code Section 5097.98, has occurred. If any human remains are discovered, all work shall stop in the immediate vicinity of the find and the County Coroner shall be notified, according to Section 7050.5 of the California Health and Safety Code. The City's Environmental Services Manager shall also be notified. If the remains are Native American, the Coroner will notify the Native American Heritage Commission, which in turn will inform a most likely descendant. The descendant will then recommend to the landowner appropriate disposition of the remains and any grave goods, and the landowner shall comply with the requirements of AB 2641 (2006).

- h. The following shall be included in the project notes on the improvement plans:
 - i) The discharge of fuels, oils, or other petroleum products, chemicals, detergents, cleaners, or similar chemicals to the surface of the ground or to drainage ways on, or adjacent to, the site is prohibited. (ENGINEERING, PUBLIC SERVICES, PLACER COUNTY ENVIRONMENTAL HEALTH)
 - ii) If Best Management Practices are required for control of urban runoff pollutants, then any hazardous materials collected shall be disposed of in accordance with all applicable hazardous materials laws and regulations. (ENGINEERING, PUBLIC SERVICES, PLACER COUNTY ENVIRONMENTAL HEALTH)
5. Improvements in the Public Right-of-Way

The applicant shall obtain an encroachment permit for all improvements within the public right-of-way. Applicant shall post a performance bond and labor and materials payment bond (or other equivalent financial security) in the amount of 100% of the cost of the improvements to be constructed in the public right-of-way as improvement security to ensure the faithful performance of all duties and obligations required of applicant in the construction of the improvements. Such improvement security shall be in a form acceptable to the City Attorney. Such security shall be either a corporate surety bond, a letter of credit, or other instrument of credit issued by a banking institution subject to regulation by the State or Federal government and pledging that the funds necessary to carry out this Agreement are on deposit and guaranteed for payment, or a cash deposit made either directly with the City or deposited with a recognized escrow agent for the benefit of the City. (PUBLIC SERVICES)

6. Landscaping

a. Final landscape plans shall be provided by the developer and approved by the Community Development Director. The landscape plans shall comply with the following requirements (PLANNING):

i. The landscaping plan shall be prepared by a landscape architect and shall include:

1. A legend of the common and botanical names of specific plant materials to be used. The legend shall indicate the size of plant materials and appropriate numbers of plants and spacing for groundcovers.

Shrubs shall be a minimum 5 gallon and trees a minimum of 15 gallon and meet the minimum height specified by the American Standards for Nursery Stock.

2. A section diagram of proposed tree staking. All tree stakes shall be constructed of metal.

3. An irrigation plan including an automatic irrigation system. The plan shall include drip irrigation wherever possible.

ii. The plan shall be certified by the landscape architect that the landscape plan meets the requirements of the Water Conservation in Landscaping Act. Government Code §65591, et seq.

- c. All landscaping shall be installed and the landscape architect shall certify, in writing, that the landscaping and irrigation system have been installed in full compliance with the approved plans prior to issuance of a Certificate of Occupancy. (PLANNING)

7. Lighting

The lighting design plan shall comply with the following and be approved by the Community Development Director. (PLANNING)

- a. All exterior lighting shall be designed and installed to avoid adverse glare on adjacent properties. Cut-off decorative lighting fixtures, or equivalent, shall be used and mounted such that all light is projected directly toward the ground.
- b. Light poles shall be a maximum of 20 feet in height as measured from adjacent finish grade to the top of the light.
- c. Building-mounted lighting shall be decorative, down-lit, and to the satisfaction of the Community Development Director.

8. Signs

All signs shall conform to the Sign Ordinance of the City of Rocklin and the sign designs and locations as shown on Exhibit A, except as modified herein. (PLANNING, ENGINEERING, FIRE)

- a. Building mounted signage is allowed and shall consist of individual internally illuminated or non-illuminated letters & logos.

9. Screening of Mechanical Equipment

- a. All mechanical equipment, whether ground- or roof-mounted shall be screened from view from all public rights of way to the satisfaction of the Community Development Director. The design of the screening shall be in harmony with the architectural design of the building. (PLANNING)
- b. The appearance of large utility features such as double detector check valves shall be minimized through the use of utility blankets or other acceptable screening methods. The developer shall also demonstrate that these facilities have been moved as far as possible from the public right-of-way. (PLANNING)

10. Air Quality

- a. Electrical receptacles shall be installed in the exterior walls of the building(s), or functional equivalent, to promote the use of electrical landscaping equipment. (BULDING, PLANNING)
- b. Low nitrous oxide (NO_x) natural gas hot water heaters shall be installed if gas hot water heaters are to be used in this project. (BUILDING, PLANNING)

11. Noise

- a. All “self-powered” construction equipment and stationary noise sources (i.e. pumps, electrical generators, etc.) shall be equipped with noise control devices (e.g., mufflers). (ENGINEERING, BUILDING)
- b. Equipment “warm-up” areas, water storage tanks, equipment storage areas, and stationary noise-generating machinery (i.e. pumps, electrical generators, etc.) shall be located away from existing residences and other sensitive noise receptors to the extent feasible. (ENGINEERING, BUILDING)
- c. All phases of project development shall be subject to the City of Rocklin Construction Noise Guidelines, including restricting construction-related noise generating activities within or near residential areas to between 7:00 a.m. and 7:00 p.m. on weekdays, and between 8:00 a.m. and 7:00 p.m. on weekends. The Economic and Community Development Director may grant exceptions to the Construction Noise Guidelines if, in the opinion of the Economic and Community Development Director, special and unusual circumstances exist that make strict adherence to the Construction Noise Guidelines infeasible. (ENGINEERING, BUILDING)

12. Transportation, Traffic, and Circulation

- a. Prior to the July 31st each year, the school shall prepare and submit an annual Traffic Circulation and Parking Plan for that school year, to be approved by the City Engineer and Director of Public Services. The annual Traffic Circulation and Parking Plan shall identify the school’s plan for traffic management to ensure the smooth and efficient flow of traffic. The plan shall include, but is not limited to, current and anticipated student population numbers, current and anticipated bell schedules, ingress and egress routes, placement of traffic control monitors, placement of traffic control signs and devices, preventing cars from queuing on the public street, restricting pick up/drop off traffic to making right turn movements only into/out of school property, and consideration

of any potential modifications/improvements as needed. The Traffic Circulation and Parking Plan shall also include an analysis of the impacts of the school's operations on the public right-of-way and nearby intersections. (PUBLIC SERVICES, ENGINEERING)

- b. The first year Traffic Circulation and Parking Plan, EXHIBIT B, is hereby approved. The school shall be responsible for ensuring that school traffic complies with the current and future iterations of the Traffic Circulation and Parking Plan. (PLANNING)
- c. At any time, should it become apparent that the approved annual Traffic Circulation and Parking Plan is not working as expected, the school shall work with the City to revise the plan and address the deficiencies as quickly as possible; including, if necessary, any analysis or study with recommendations to address any continuing problems with circulation on and through adjacent streets and intersections resulting from school operations. (PLANNING)
- d. The drive aisle gate at the northeasterly corner of the project site, adjacent to Grove Street, shall be closed during student outdoor activities. (PLANNING)

13. Off-Site Improvements

Prior to issuance of Certificate of Occupancy for any of the structures, the owner(s) of the parcel(s) shall enter into a written agreement with the City of Rocklin for the full installation of the street improvements along the project frontage within 10 years. The ultimate design, to be approved by the City Engineer, shall include paving, curb, gutter, and sidewalk along the entire site frontage to match the existing frontage improvements at 4750 Grove Street. The agreement shall provide for improvement security, in an amount and form approved by the City Engineer, to guarantee performance of the agreement. The agreement shall require the owner(s) to update the amount of the improvement security (with the updated amount requiring the prior review and written approval of the City Engineer), at a minimum, every two years, to ensure that the value of the improvement security guarantees performance of the agreement. The estimated cost of the street improvements, if built today (2021), is \$138,600. The term of the agreement shall be for ten (10) years, but the improvement security furnished by the owner(s) pursuant to the agreement shall be irrevocable, shall not be limited to as to time and shall provide that it shall be released, in whole or in part, only upon the written approval of the City Engineer or his delegate.

14. Special

- a. To ensure that the project parking functions as anticipated, the two temporary modular buildings installed on the east side of the existing building in the developed parking area of 4750 Grove Street shall be removed prior to issuance of certificate of occupancy for 4700 Grove Street. (PLANNING)
- b. Prior to issuance of a building permit and / or installation, as applicable, all outdoor play equipment shall be reviewed and approved by the Community Development Director to ensure that it will not result in excessive noise, light, or other nuisance to neighboring properties. (PLANNING)

Indemnification and Duty to Defend

Within 30 days of approval of this entitlement by the City, the applicant/property owner shall execute an Indemnity Agreement, approved by the City Attorney's Office, to indemnify, defend, reimburse, and hold harmless the City of Rocklin and its agents, officers and employees from any claim, action, or proceeding against the City of Rocklin to set aside, void or annul an approval of the entitlement by the City's Community Development Director, Planning Commission, or City Council. The City will promptly notify the applicant of any such claim, action or proceeding, and the City will cooperate in the defense of the claim, action or proceeding. Unless waived by the City, no further processing, permitting, implementation, plan checking or inspections related to the entitlement shall be performed by the City if the Indemnity Agreement has not been fully executed within 30 days. (CITY ATTORNEY)

16. Validity

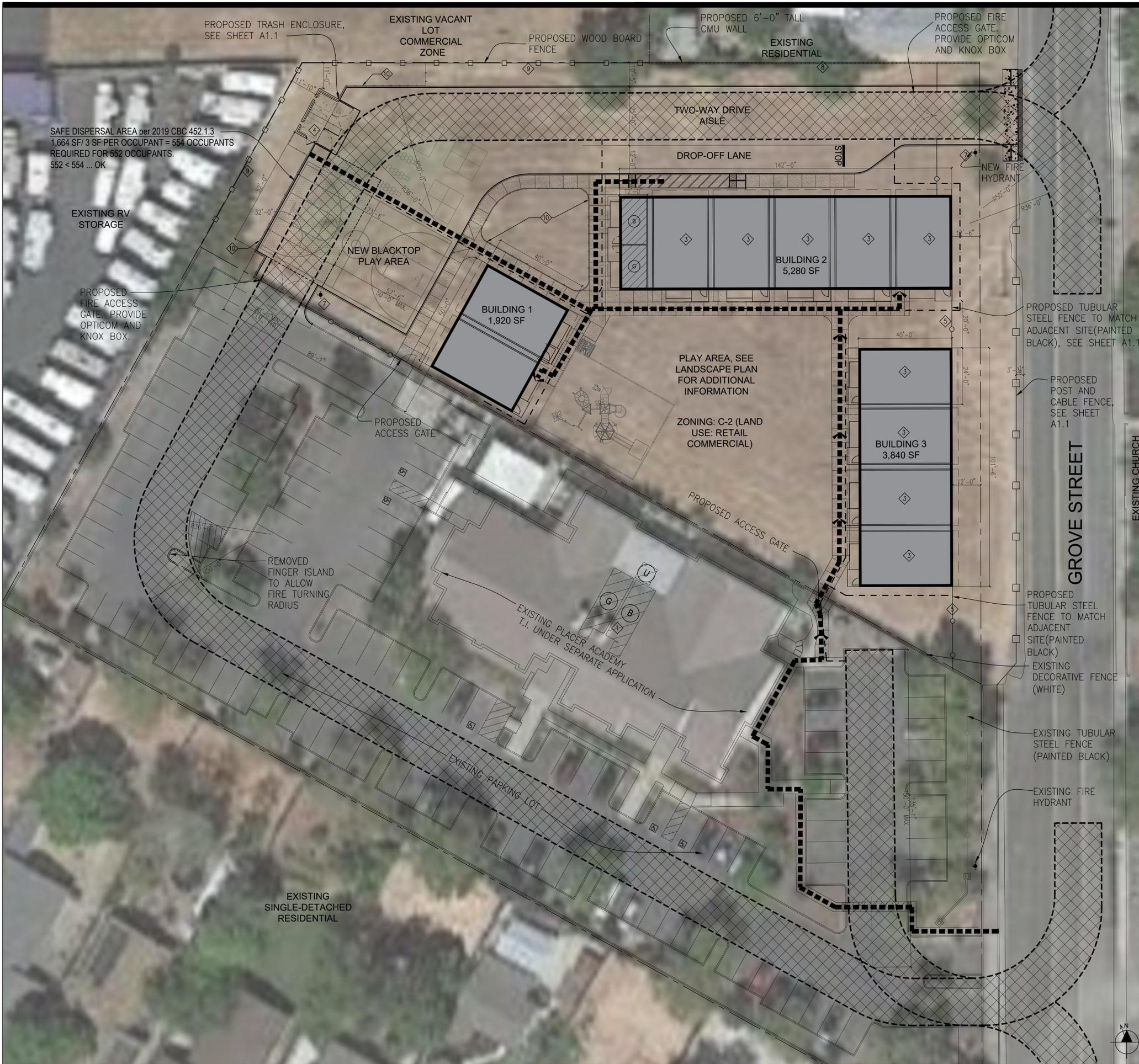
- a. This entitlement shall expire three years from the date of approval unless prior to that date a building permit has been issued or a time extension has been granted. (PLANNING)

APPROVED AND ADOPTED this 3rd day of June, 2021, by the Community Development Director of the City of Rocklin as authorized by Rocklin Municipal Code Section 17.59.

David Mohlenbrok
Community Development Director

EXHIBIT A
Project Plans

EXHIBIT B
Traffic Circulation and Parking Plan (2021)



KEY NOTES

- 1 (E) SOUTH SITE AS ADMINISTRATIVE SIDE OF SCHOOL, (WITH CLASSROOMS)
- 2 RESTROOM RELOCATABLES-DSA PRE-CHECKED
- 3 CLASSROOM RELOCATABLES-DSA PRE-CHECKED
- 4 TRASH ENCLOSURE, SEE 2/A1.1
- 5 ORNAMENTAL/TUBE STEEL FENCE TO MATCH ADJACENT SITE, SEE 3/A1.1
- 6 RELOCATE (E) TOW AWAY SIGN OUTSIDE OF (N) PATH OF TRAVEL.
- 7 (N) FIRE HYDRANT, SEE CIVIL PLANS
- 8 (N) CMU SOUND WALL
- 9 (N) WOOD BOARD FENCE, SEE 7/A1.1
- 10 (N) 42" TALL TUBULAR FENCE TO PROTECT BIORETENTION AREAS

SITE STATISTICS

TOTAL SITE AREA: 1.52 ACRES, 66,211 SF
 ASSESSOR'S PARCEL NO.: 10-082-058-000
 BUILDING AREA=10,584 SF (16% LOT COVERAGE)
 ZONING: C2

PARKING PROVIDED (SOUTH LOT AS ADMIN SIDE OF SCHOOL)	EXISTING
STANDARD	84 STALLS (1 STALL)
COMPACT	31 STALLS (1 STALL)
ACCESSIBLE VAN	1 STALLS
ACCESSIBLE	4 STALLS
TOTAL	118 STALLS

CITY OF ROCKLIN REQUIREMENT FOR ELEMENTARY SCHOOLS PER SECTION 17.66.150:
 A. ELEMENTARY SCHOOLS SHALL PROVIDE LOADING SPACE FOR AT LEAST FOUR SCHOOL BUSES.

PLACER ACADEMY DOES NOT USE SCHOOL BUSES. STUDENTS ARE DROPPED OFF BY PARENTS

FIRE FLOW TEST RESULTS

FIRE FLOW TEST RESULTS BELOW FOR A DOUBLE FLOW TEST AT HYDRANTS LOCATED AT 2750 GROVE STREET AND THE INTERSECTION OF GROVE STREET AND TUTTLE DRIVE, AND STATIC/RESIDUAL PRESSURE HYDRANT LOCATED AT 4701 GROVE STREET, ROCKLIN, CA

Discharge FH No. 1 During Test ¹ =	1,034 gpm
Discharge FH 6B During Test ² =	839 gpm
Combined Discharge During Test =	1,873 gpm
Static Pressure at Adjacent Hydrant ³ =	62 psi
Residual Pressure During Test ³ =	55 psi

¹Calculated using Hazen-Williams formula with a pitot tube reading of 38 psi, a 2 1/2-inch diameter opening, and a discharge coefficient of 0.9. Flow Hydrant No. 1.
²Calculated using Hazen-Williams formula with a pitot tube reading of 25 psi, a 2 1/2-inch diameter opening, and a discharge coefficient of 0.9. Flow Hydrant No. 2.
³Static and residual pressure readings are from an adjacent fire hydrant and represent local pressure; water pressure varies throughout the water system and may be lower elsewhere. Pressure Hydrant No. 127743.

REQUIRED FIRE FLOW PER 2019 CFC=1,500 GPM

BICYCLE STORAGE CALCS

BASED ON 2019 CAL GREEN BUILDING STANDARDS CODE SECTION 5.106.4.1.1 BICYCLE PARKING

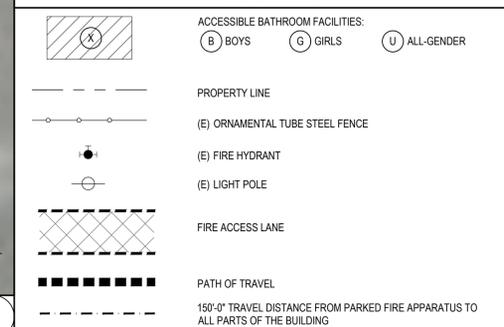
5.106.4.1.1 SHORT TERM BICYCLE PARKING (5% OF NEW VISITOR MOTORIZED VEHICLE)
 REQUIRED: NONE. NO NEW VEHICLE PARKING ADDED IN THIS PROJECT

5.106.4.1.2 LONG-TERM BICYCLE PARKING (10 OR MORE TENANT OCC., PROVIDE 5% OF TENANT OCCUPANT VEHICULAR SPACES W/ MIN. OF 1)
 REQUIRED: NONE. NO NEW VEHICLE PARKING ADDED IN THIS PROJECT

GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE FOR 6'-0" HIGH TEMPORARY CONSTRUCTION BARRIER WITH VISION SCREEN AT STAGING, STORAGE AND CONSTRUCTIONS AREA WITH SIGNAGE EVERY 20'-0" TO WARN STUDENTS OF CONSTRUCTION AREA.
- CONTRACTOR TO BRING IN OFFICE TRAILER TO CONSTRUCTION AREA.
- CONTRACTOR SHALL ACCESS THE SITE FROM GROVE STREET. ANY DAMAGE TO FIRE LANE WILL BE AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR TO REPAIR BACK TO EXISTING CONDITIONS ALL LAYDOWN AREAS AT THE END OF CONSTRUCTION. THIS INCLUDES LANDSCAPE AREAS AND ANY BROKEN SPRINKLERS, VALVE BOXES, CONCRETE, ASPHALT, ETC.
- CONTRACTOR SHALL REPLACE, RECONSTRUCT AND REPAIR ALL EXISTING WORK THAT IS IMPACTED, DAMAGED, OR DESTROYED AS A RESULT OF ANY CONTRACTOR WORK INCLUDING, BUT NOT LIMITED TO: HARDSCAPING, SIDEWALKS, IRRIGATION SYSTEMS, LANDSCAPING, LAWNS, STRUCTURES, AND UTILITIES - ALL TO THE SATISFACTION OF THE DISTRICT.
- WHERE ASPHALT OR CONCRETE IS BEING REPATCHED, CONTRACTOR SHALL PROVIDE EVEN AND STRAIGHT LINE CUTS WITH 2-FOOT STRAIGHT SLURRY SEAL SURFACE PATCH ON BOTH SIDES OF CUT.
- CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN EXCAVATING AN TRENCHING ON SITE TO AVOID EXISTING DUCTS, PIPES OR CONDUITS, ETC., AND TO PREVENT HAZARDS TO PERSONNEL AND/OR DAMAGE TO EXISTING UNDERGROUND UTILITIES OR STRUCTURES WHERE OR NOT SHOWN AND INSTALLED BY ANY OTHER CONTRACTS. THE ARCHITECT IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES WHETHER OR NOT SHOWN OR DETAILED AND INSTALLED BY ANY OTHER CONTRACTS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT SHOULD SUCH UNIDENTIFIED CONDITIONS BE DISCOVERED. THESE DRAWINGS AND SPECIFICATIONS DO NOT INCLUDE THE NECESSARY ELEMENTS FOR CONSTRUCTION SAFETY.
- GATES IN PATH OF TRAVEL SHALL COMPLY WITH EXIT DOOR REQUIREMENTS WITH PROPER LEVER HARDWARE AND KICK PLATES.
- SEE DETAIL 4/A1.1 FOR ADDITIONAL GENERAL NOTES RELATED TO COMMENTS RECEIVED.

LEGEND



OVERALL SITE PLAN 1" = 20'-0" 1



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ARCHITECT	ENGINEER

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NO.	REMARKS	DATE

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<input type="radio"/> AHJ APPROVAL	
<input type="radio"/> BIDDING	
<input type="radio"/> CONSTRUCTION	

PROJECT

PLACER ACADEMY
 4700 GROVE STREET
 ROCKLIN, CA 95677

SITE PLAN

Date	Project Number
03.25.2021	20032
Scale	Drawing Number
AS NOTED	A1.0
Drawn	Checked



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NO.	REMARKS	DATE

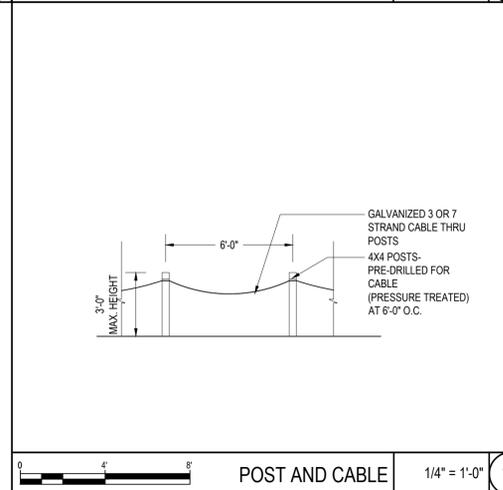
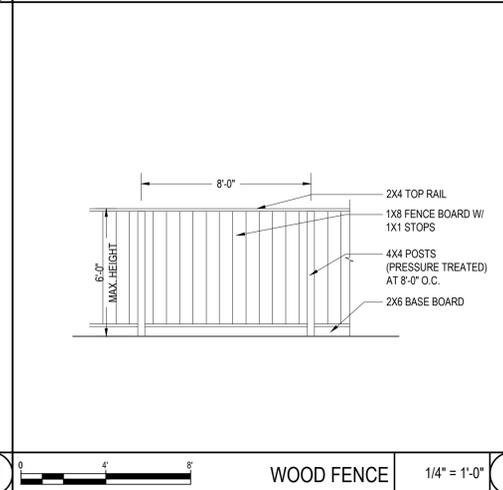
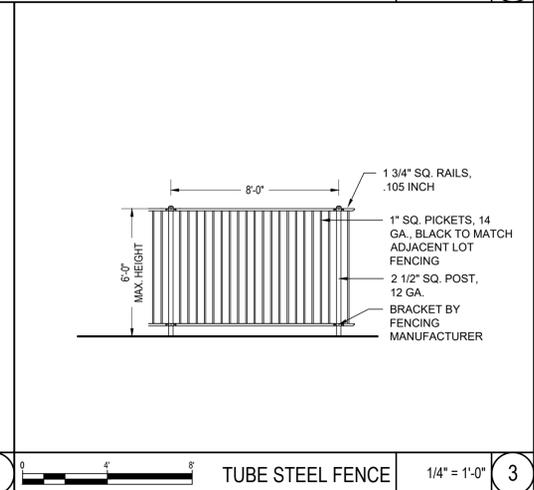
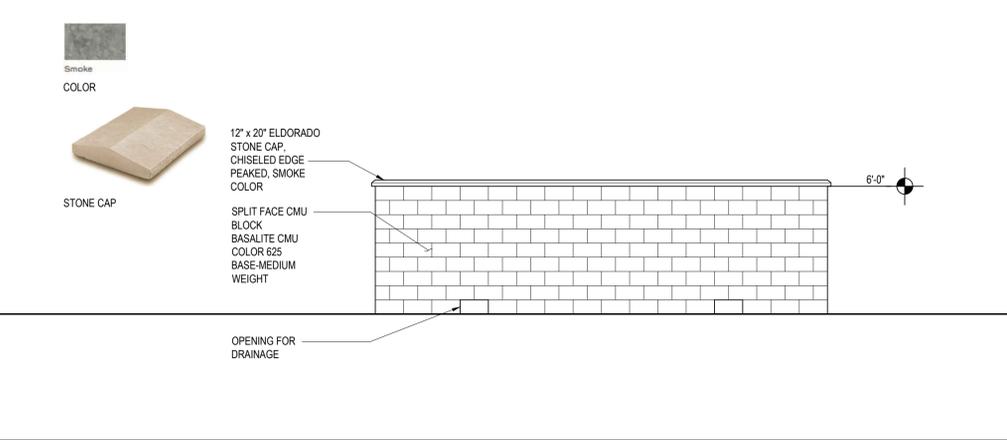
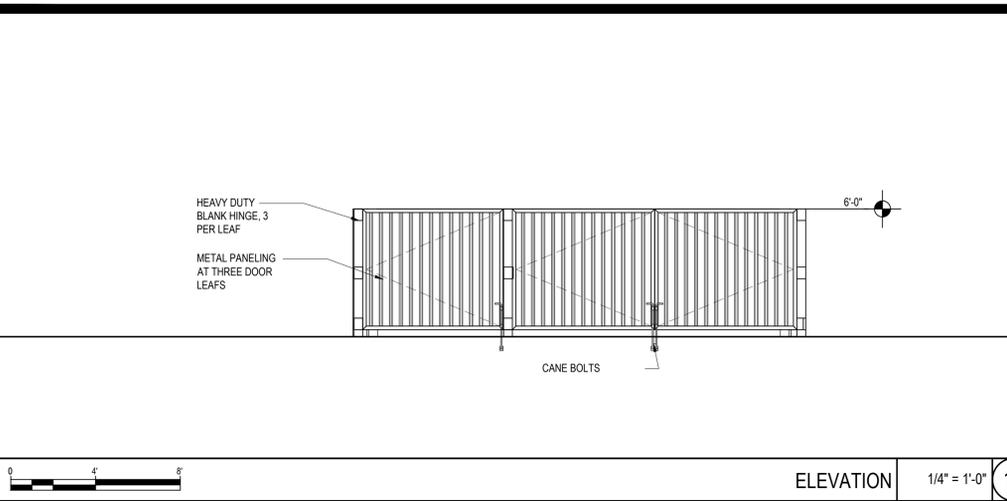
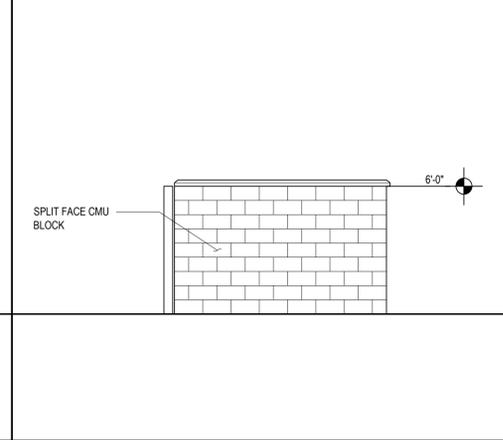
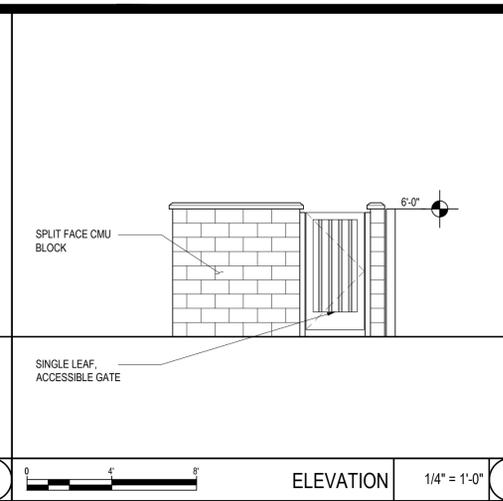
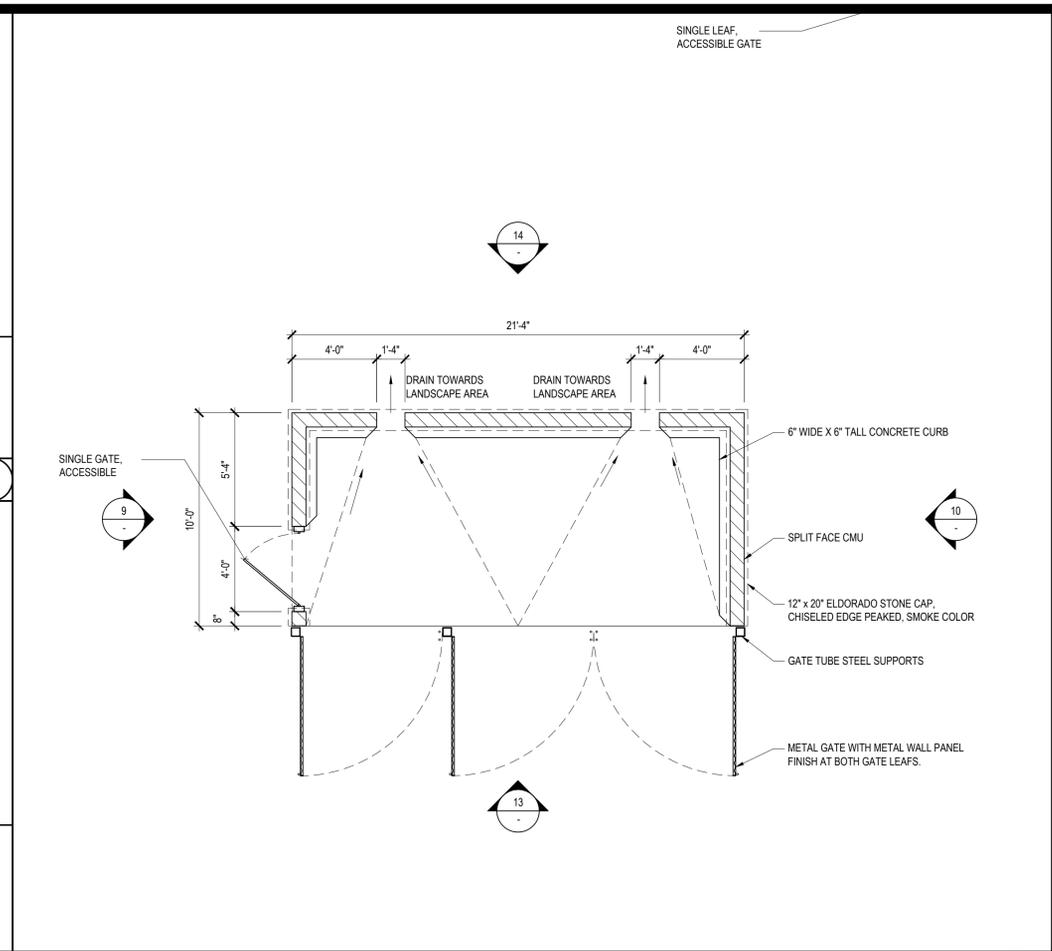
DRAWING STATUS	DATE
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<input type="radio"/> CONSTRUCTION	

PROJECT

PLACER ACADEMY
4700 GROVE STREET
ROCKLIN, CA 95677

SITE AMENITIES

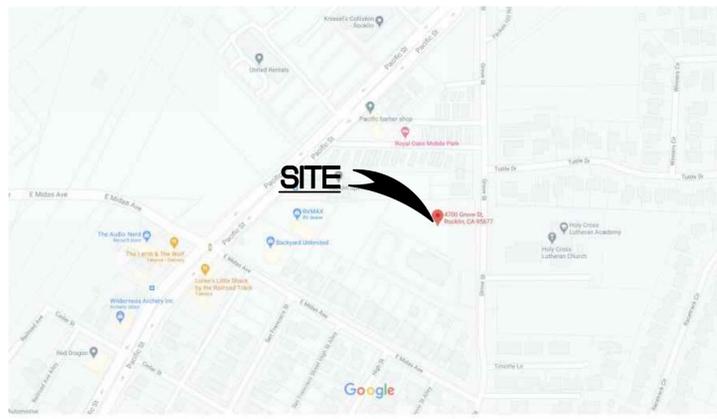
Date	Project Number
03.25.2021	20032
Scale	Drawing Number
AS NOTED	A1.1
Drawn	Checked



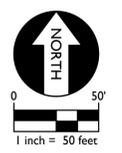
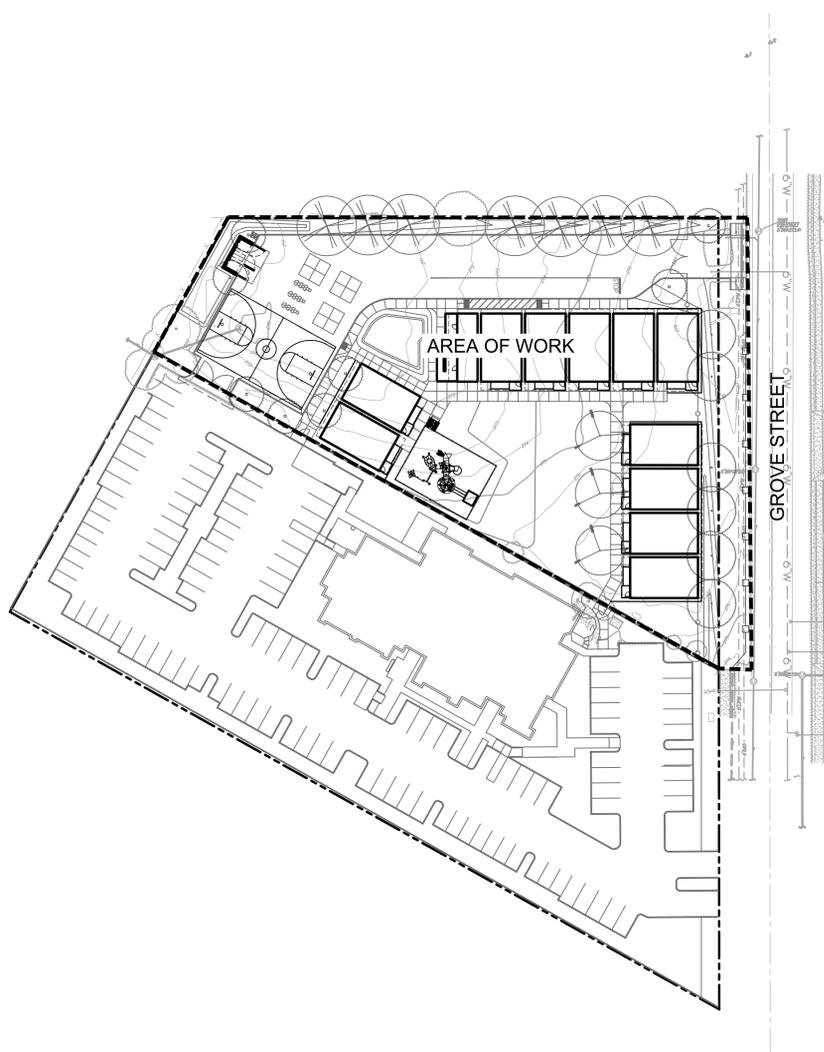
- ADDITIONAL NOTES**
- THE CONSTRUCTION PROJECT SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING STANDARDS CODE (OR THE MOST RECENT VERSION), ALL MUNICIPAL CODES AND BUILDING DIVISION POLICIES.
 - PRIOR TO THE CONSTRUCTION PERMIT BEING ISSUED, THE CHIEF BUILDING OFFICIAL SHALL COORDINATE WITH OTHER DIVISIONS, DEPARTMENTS AND AGENCIES TO HAVE A REPRESENTATIVE FROM THE RESPECTIVE DIVISION, DEPARTMENT, OR AGENCY TO ATTEND A PRE-CONSTRUCTION MEETING. THE PURPOSE OF SAID MEETING SHALL BE THREEFOLD:
 - DISCUSS CITY POLICIES, PROCEDURES, REQUIREMENTS, PERMITTING, AND INSPECTION PROCESSES, AND THE ROLE OF EACH DIVISION, DEPARTMENT AND / OR AGENCY.
 - ESTABLISH COMMUNICATION LINES AND A WORKING RELATIONSHIP BETWEEN ALL PARTIES
 - BECOME FAMILIAR WITH THE PROJECT AND EACH OTHER, AND ANSWER ANY QUESTIONS THAT THE CONTRACTOR / BUILDER MAY HAVE.
 - DUST CONTROL PLAN SHALL BE SUBMITTED TO THE AIR POLLUTION CONTROL DISTRICT SHOULD IT BE REQUIRED AS A CONDITION OF APPROVAL BY THE AGENCY.
 - PRIOR TO ISSUING A WATER AVAILABILITY LETTER, THE OWNER AND / OR OWNER'S REPRESENTATIVE SHALL SCHEDULE A MEETING WITH PCWA STAFF TO DISCUSS THE PROJECT AND DETERMINE SPECIFIC AGENCY REQUIREMENTS.
 - PRIOR TO ISSUING A WILL-SERVE LETTER FOR SEWER SERVICE, THE OWNER AND / OR OWNER'S REPRESENTATIVE SHALL SCHEDULE A MEETING WITH SPMUD STAFF TO DISCUSS THE PROJECT AND TO DETERMINE SPECIFIC AGENCY REQUIREMENTS.

PLACER ACADEMY SCHOOL SITE

4700 GROVE STREET ROCKLIN, CA 95677



VICINITY MAP
NO SCALE



SITE PLAN

- ABBREVIATIONS**
- NOTE: NOT ALL ABBREVIATIONS MAY BE USED ON THESE PLANS.
- AB AGGREGATE BASE
 - AC ASPHALTIC CONCRETE
 - AD AREA DRAIN
 - APN ASSESSOR'S PARCEL NUMBER
 - ARV AIR RELEASE VALVE
 - ASB AGGREGATE SUB-BASE
 - BO BLOW-OFF VALVE
 - BY BUTTERFLY VALVE
 - BW BACK OF WALK
 - C/L CENTERLINE
 - CB CONCRETE BAND
 - CL CLASS
 - CMP CORRUGATED METAL PIPE
 - CATV CABLE TELEVISION
 - CO CLEANOUT
 - COMM COMMUNICATION
 - CONC. CONCRETE
 - CONSTRUCT CONSTRUCT
 - CR CURB RETURN
 - CS CONCRETE SURFACE
 - DC DOUBLE CHECK VALVE
 - DDC DOUBLE DETECTOR CHECK VALVE
 - DG DECOMPOSED GRANITE
 - DI DROP INLET
 - DIA DIAMETER
 - DIP DUCTILE IRON PIPE
 - DWG DRAWING
 - DS DOWNSPOUT
 - E ELECTRIC
 - EP EDGE OF PAVEMENT
 - ESMT EASEMENT
 - EX EXISTING
 - FS FIRE SERVICE LINE
 - FDC FIRE DEPARTMENT CONNECTION
 - FL FLOWLINE
 - FM SANITARY SEWER FORCE MAIN
 - FF FINISHED FLOOR ELEVATION
 - GH FIRE HYDRANT
 - G GAS
 - GR GRATE ELEVATION
 - GRD GRADE ELEVATION
 - GV GATE VALVE
 - HB HOSE BIB
 - HBD HEADER BOARD
 - HDPE HIGH DENSITY POLYETHYLENE PIPE
 - HP HIGH POINT
 - INV PIPE INVERT ELEVATION
 - JP JOINT UTILITY POLE
 - LF LINEAL FEET
 - LIP LIP OF GUTTER
 - LEFT LEFT
 - MS MOWSTRIP
 - NTS NOT TO SCALE
 - OH OVERHEAD
 - PCC PORTLAND CEMENT CONCRETE
 - PD PLANTER DRAIN
 - PIV POST INDICATOR VALVE
 - PL PROPERTY LINE
 - PP POWER POLE
 - PUE PUBLIC UTILITY EASEMENT
 - PVC POLYVINYL CHLORIDE
 - RCP REINFORCED CONCRETE PIPE
 - R RADIUS
 - RIM MANHOLE RIM ELEVATION (SOLID COVER)
 - RP REDUCED PRESSURE BACKFLOW PREVENTER
 - RW RIGHT OF WAY
 - SCH SCHEDULE
 - SD STORM DRAIN
 - SDMH STORM DRAIN MANHOLE
 - SG SUBGRADE ELEVATION
 - SS SANITARY SEWER
 - SSMH SANITARY SEWER MANHOLE
 - STD STANDARD
 - S/W SIDEWALK
 - T TELEPHONE
 - TC TOP OF CURB
 - TD TRENCH DRAIN
 - TD/CB TRENCH DRAIN CATCH BASIN
 - TP TELEPHONE POLE
 - TRW TOP OF RETAINING WALL
 - TW TOP OF SEAT WALK
 - U UTILITY
 - UG UNDERGROUND
 - UON UNLESS OTHERWISE NOTED
 - VCP VITRIFIED CLAY PIPE
 - W WATER
 - W/ WITH
 - W/O WITHOUT
 - WW WATER VALVE

- LEGEND**
- NOTE: NOT ALL SYMBOLS MAY BE USED ON THESE PLANS.
- PROPOSED GRADING & DRAINAGE SYMBOLS:**
- 8" SD STORM DRAIN LINE (SIZE AND FLOW SHOWN)
 - STORM DRAIN MANHOLE (SDMH)
 - CATCH BASIN (CB)
 - DROP INLET (DI)
 - AREA DRAIN (AD)
 - PLANTER DRAIN (PD) OR FLOOR DRAIN (FD)
 - STORM DRAIN CLEANOUT
 - 99.99 ELEVATION
 - FF=100.00 FINISHED FLOOR ELEVATION
 - PAD=99.33 BUILDING PAD ELEVATION
 - CONCRETE SIDEWALK
 - GRADED DIRECTION FOR DRAINAGE FLOW
 - SWALE
 - SLOPE
 - ⊗ TREE TO BE REMOVED
 - RETAINING WALL
 - PROPERTY LINE

- PROPOSED SANITARY SEWER SYMBOLS:**
- 6" SS SANITARY SEWER LINE (SIZE AND FLOW SHOWN)
 - SANITARY SEWER MANHOLE (SSMH)
 - SEWER CLEANOUT
 - FLUSHER BRANCH
- WATER SYMBOL LEGEND**
- | EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|-------------------------------------|
| --- | 8" W | WATER LINE & SIZE |
| --- | 8" FS | FIRE LINE & SIZE |
| --- | — | GATE VALVE |
| --- | — | SERVICE LATERAL WITH METER BOX |
| --- | — | RESTRAINED FIRE HYDRANT |
| --- | — | RESTRAINED FIRE HYDRANT ASSEMBLY |
| --- | Y FDC | FIRE DEPARTMENT CONNECTION |
| --- | DC | DETECTOR CHECK VALVE |
| --- | DCDA | DOUBLE CHECK DETECTOR ASSEMBLY |
| --- | RP | REDUCED PRESSURE BACKFLOW PREVENTER |
| --- | — | BUTTERFLY VALVE |
| --- | 1" | AIR/VACUUM RELEASE VALVE WITH SIZE |
| --- | 2" | BLOWOFF WITH SIZE |
| --- | PIV | POST INDICATOR VALVE |
| --- | — | REDUCER |
| --- | — | BUTTERFLY VALVE |

A.P.N.	010-082-059
BENCHMARK NO.	R2-2 (NGVD 29) ELEV. 280.28
PK NAIL AND WASHER SIERRA MEADOWS DR AND SUCKER CREEK.	

UTILITY REPRESENTATIVES			
UTILITY	AGENCY	REPRESENTATIVE	PHONE
GAS	P.G.&E.	RICH RAWLINO	530-889-3199
ELECTRIC	P.G.&E.	SHAWN SMITH	530-889-3133
WATER	PCWA	RICHARD WIRTH	530-823-4886
SEWER	S.P.M.U.D.	CARIE HUFF	916-786-8555
DRAINAGE	CITY OF ROCKLIN	LYNN TOH	916-625-5568
FIRE DISTRICT	CITY OF ROCKLIN	ELAINE CLARK	916-625-5120
TELEPHONE	AT&T	LEE NIETO	916-484-2384

BASIS OF BEARINGS:
HELD FOUND MONUMENTS PER BOOK 15 PARCEL MAPS PAGE 37, WITH GROVE STREET CENTERLINE BEARING ADJUSTED TO MATCH LOT LINE ADJUSTMENT RECORDED IN INSTRUMENT NO. 92-046931 OF OFFICIAL RECORDS, COUNTY OF PLACER, STATE OF CALIFORNIA.

F.E.M.A. INFORMATION:
THE SUBJECT PROPERTY IS LOCATED IN "ZONE X-AREA OF MINIMAL FLOOD HAZARD" PER FLOOD INSURANCE RATE MAP 06061C0961H DATED 11/2/2018.

PLACER COUNTY WATER AGENCY

PLACER COUNTY WATER AGENCY FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AGENCY'S LATEST REVISED STANDARDS. THE CONTRACTOR SHALL PROVIDE TWO WORKING DAYS' NOTICE TO THE PLACER COUNTY WATER AGENCY INSPECTOR (530-823-4885) PRIOR TO BEGINNING WORK ON WATER FACILITIES AND BY 7:30 a.m. EACH DAY WORK ON WATER FACILITIES OCCURS. THE AGENCY'S APPROVAL OF THESE PLANS IS FOR WATER FACILITIES ONLY. UNDISCOVERED ERRORS AND OMISSIONS SHALL BE CORRECTED BY OTHERS. CONFLICTS WITH OTHER IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF OTHERS.

PLACER COUNTY WATER AGENCY MAP No. 25-C-08.

AGENCY APPROVAL: _____ DATE: _____

(THIS APPROVAL EXPIRES 24 MONTHS AFTER THE DATE AT THE AGENCY'S DISCRETION)

SHEET INDEX

- C0.1 COVER SHEET
- C0.2 GENERAL NOTES
- C0.3 TOPOGRAPHIC SURVEY
- C1.1 ENGINEERED FILL PLAN
- C2.1 GRADING PLAN
- C3.1 DRAINAGE AND SEWER PLAN
- C4.1 DOMESTIC WATER AND FIRE PROTECTION PLAN
- C4.2 12" WATER PLAN AND PROFILE
- C5.1 PAVING PLAN
- C5.2 STRIPING AND SIGNAGE PLAN
- C6.1 EROSION CONTROL PLAN
- C7.1 DETAILS AND SECTIONS
- C7.2 DETAILS AND SECTIONS
- C7.3 DETAILS AND SECTIONS
- L1 LANDSCAPE NOTES AND DETAILS
- L2 IRRIGATION PLAN
- L3 PLANTING PLAN
- L4 LANDSCAPE NOTES AND DETAILS

OWNER

PLACER ACADEMY SCHOOLS
4750 GROVE ST.
ROCKLIN CA. 95677

PHONE: 916-259-1688
CONTACT: JILL GODTLAND

CITY OF ROCKLIN ENGINEERING DEPARTMENT	
APPROVED BY: _____	DATE _____
CITY ENGINEER	
CITY OF ROCKLIN FIRE DEPARTMENT	
APPROVED BY: _____	DATE _____
FIRE CHIEF	
DEPARTMENT OF PUBLIC SERVICES	
APPROVED BY: _____	DATE _____
DIRECTOR	
SPMUD	
APPROVED BY: _____	DATE _____
ENGINEER	



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NO.	REMARKS	DATE

DRAWING STATUS

AHJ SUBMITTAL
 AHJ APPROVAL
 BIDDING
 CONSTRUCTION

DATE: 04/09/2021

STUDIO W ARCHITECTS
980 9TH STREET #2050
SACRAMENTO, CA 95814

CONSTRUCTION DOCUMENTS

PLACER ACADEMY
SCHOOL SITE
4700 GROVE STREET
ROCKLIN, CA 95677

COVER SHEET

Date: 04/09/2021
Scale: AS NOTED
Drawn: AT
Checked: AT

Project Number: 20032.2
Drawing Number: C0.1

FILENAME: I:\20-142\CIVIL\DWG\20-142-C01.DWG

STORM DRAINS

STORM DRAIN REQUIREMENTS SHALL BE PER THE CITY OF ROCKLIN STANDARD SPECIFICATIONS INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. MINIMUM OF 12" DIAMETER PIPE WITHIN THE CITY RIGHT OF WAY AND MINIMUM 8" DIAMETER PIPE ON PRIVATE PROPERTY. PIPE ALTERNATIVES SHALL BE:

- CONCRETE PIPE C76 REINFORCED CONCRETE PIPE
- ASTM-12" IS SMALLEST
- ASTM-C76 CLASS 5 (UNLESS OTHERWISE SHOWN ON PLANS)
- HDPE (PER CALTRANS STANDARD, DIVISION VII, MOST RECENT EDITION)

THE CONTRACTOR SHALL MAINTAIN ALL EXISTING DRAINAGE FACILITIES WITHIN THE CONSTRUCTION AREA UNTIL NEW DRAINAGE IMPROVEMENTS ARE IN PLACE AND FUNCTIONING.

EXISTING STORM DRAIN FACILITIES SHALL BE EXPOSED AND INVERT VERIFIED PRIOR TO PLACEMENT OF PIPE. ALL CONSTRUCTION SHALL CONFORM TO MANUFACTURERS SPECIFICATIONS AND TO REQUIREMENTS OF THE CITY OF ROCKLIN STANDARD SPECIFICATIONS.

CONFINED SPACE ENTRY (STORM DRAIN MANHOLES AND TRENCHING):

IT IS THE PROJECT OWNER/DEVELOPER'S RESPONSIBILITY AS HOST EMPLOYER TO HAVE A CONFINED SPACE ENTRY PROGRAM IN COMPLIANCE WITH THE REQUIREMENTS OF SECTIONS 5156-5159 OF TITLE 8, GENERAL INDUSTRIAL SAFETY ORDERS, AND CALIFORNIA CODE OF REGULATIONS. CITY OF ROCKLIN EXISTING MANHOLES ARE "PERMIT REQUIRED" CONFINED SPACES. THE HOST EMPLOYER'S CONTRACTOR MUST STRICTLY CONFORM TO THE CITY OF ROCKLIN PERMIT REQUIRED CONFINED SPACE ENTRY PROGRAM IN ENTERING ANY CITY OF ROCKLIN OWNED MANHOLE. REFER TO GS7-1.06.

A "NO DUMPING" STORM DRAIN MESSAGE SHALL BE PLACED ADJACENT TO ALL DRAIN INLETS IN ACCORDANCE WITH CITY STANDARD DRAWING 4-24.

SEWER

CONTACT SOUTH PLACER MUNICIPAL UTILITY DISTRICT FOR REQUIRED NOTES PERTAINING TO THE SEWER SYSTEM.

WATER

CONTACT PLACER COUNTY WATER AGENCY FOR REQUIRED NOTES PERTAINING TO THE WATER SYSTEM.

 DRAWING APPROVED - CITY ENGINEER	CITY OF ROCKLIN ENGINEERING DIVISION GENERAL NOTES (SHEET 7 OF 8)		DWG # 1-8
 DRAWING APPROVED - DIRECTOR OF PUBLIC SERVICES	SCALE: NONE DATE: JUNE 2015 DRAWN BY: J. PINKHAM		

8

BIOLOGICAL RESOURCES

PRIOR TO GRADING OR CONSTRUCTION ACTIVITIES, THE OPEN SPACE/WETLAND/RIPARIAN AREAS SHALL BE FENCED WITH ORANGE CONSTRUCTION FENCING SUCH THAT THE FENCING SEPARATES THE PROJECT SITE FROM THE OPEN SPACE/WETLAND/RIPARIAN AREAS. THE FENCING SHALL BE INSTALLED TO THE SATISFACTION OF THE CITY ENGINEER AND SHALL REMAIN IN PLACE DURING ALL CONSTRUCTION ACTIVITIES.

CULTURAL RESOURCES

IF EVIDENCE OF ARCHEOLOGICAL OR PALEONTOLOGICAL SITE IS UNCOVERED DURING GRADING OR OTHER CONSTRUCTION ACTIVITIES, WORK SHALL BE HALTED WITHIN 100 FT OF THE FIND AND THE CITY OF ROCKLIN ENVIRONMENTAL SERVICES DIVISION SHALL BE IMMEDIATELY NOTIFIED. A QUALIFIED ARCHAEOLOGIST OR PALEONTOLOGIST SHALL BE RETAINED AT THE EXPENSE OF THE DEVELOPER/CITY TO CONDUCT AN ON-SITE EVALUATION AND PROVIDE RECOMMENDATIONS FOR REMOVAL AND/OR PRESERVATION. WORK ON THE SITE SHALL NOT RESUME UNTIL THE ARCHAEOLOGIST OR PALEONTOLOGIST HAS HAD REASONABLE TIME TO CONDUCT AN EXAMINATION AND IMPLEMENT MITIGATION MEASURES DEEMED APPROPRIATE AND NECESSARY BY THE ENVIRONMENTAL SERVICES DIVISION TO REDUCE IMPACTS TO A LESS THAN SIGNIFICANT LEVEL.

EVIDENCE OF HUMAN BURIAL OR SCATTERED HUMAN REMAINS RELATED TO PRE-HISTORIC OCCUPATION OF THE AREA COULD BE INADVERTENTLY ENCOUNTERED ANYWHERE WITHIN THE PROJECT AREA DURING CONSTRUCTION ACTIVITY OR OTHER ACTIONS INVOLVING DISTURBANCE TO THE GROUND SURFACE AND SUBSURFACE COMPONENTS. IN THE EVENT OF SUCH AN INADVERTENT DISCOVERY, WORK SHALL BE HALTED WITHIN 100 FT OF THE FIND AND THE CITY OF ROCKLIN ENVIRONMENTAL SERVICES DIVISION AND THE COUNTY CORONER SHALL BE IMMEDIATELY NOTIFIED AND CONSULTED, PER STATE LAW.

AIR QUALITY

PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITY, A DUST CONTROL PLAN SHALL BE SUBMITTED FOR APPROVAL BY THE CITY ENGINEER AND THE PLACER COUNTY AIR POLLUTION CONTROL DISTRICT. THE DUST CONTROL PLAN SHALL SPECIFY MEASURES TO REDUCE DUST POLLUTION DURING ALL PHASES OF CONSTRUCTION.

 DRAWING APPROVED - CITY ENGINEER	CITY OF ROCKLIN ENGINEERING DIVISION GENERAL NOTES (SHEET 8 OF 8)		DWG # 1-9
 DRAWING APPROVED - DIRECTOR OF PUBLIC SERVICES	SCALE: NONE DATE: JUNE 2015 DRAWN BY: J. PINKHAM		

9

ALL UNSUITABLE AND SURPLUS MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE UNLESS THE ENGINEER SPECIFIES OTHERWISE.

4. UTILITY TRENCHING TO BE COMPLETED WITH FINAL EARTHWORK. THE PROJECT WILL BE TEMPORARILY SUSPENDED PER SEC 8-1.05 FOR ALLOWING PG&E AND WAVE BROADBAND TO INSTALL THEIR RESPECTIVE FACILITIES.

5. THE CONTRACTOR SHALL AT ALL TIMES CONFORM TO THE RECOMMENDATIONS FROM THE CITY OF ROCKLIN ON DUST CONTROL, AND ANY REQUIREMENTS OF PLACER COUNTY AIR POLLUTION CONTROL DISTRICT. AREAS SURROUNDING THE WORK SHALL BE KEPT CLEAN AND RETURNED TO ORIGINAL CONDITION UPON COMPLETION OF CONTRACT. GRADING SHALL NOT OCCUR WHEN WIND SPEED EXCEEDS 10 MPH CONTINUOUSLY FOR MORE THAN 1 HOUR.

6. CONTRACTOR SHALL APPLY EROSION CONTROL HYDROSEEDING TO ALL GRADED OR DISTURBED SOILS WITHIN THE WORK AREA AFTER COMPLETION OF IMPROVEMENTS OR AS SOON AS PRACTICAL AFTER GRADING TO REDUCE DUST AND EROSION POTENTIAL. STRAW OR HYDROMULCHING SHALL BE COMBINED WITH THE SEEDING ON SLOPES EQUAL TO OR GREATER THAN 10:1 AND PLACED PRIOR TO COMPLETION OF PROJECT IF DEEMED NECESSARY FOR CONTROLLING SOIL EROSION.

7. THE CONTRACTOR SHALL DO THE FOLLOWING IF GRADING AND CLEARING IMPROVEMENTS ARE INCOMPLETE BY OCTOBER 1ST:

- INSTALL EROSION PROTECTION ON SLOPES 10:1 OR STEEPER AND SWALES WITH SLOPES 2% OR GREATER
- PREVENT SEDIMENT FROM LEAVING THE PROJECT AREA
- GRADE GUTTER SAG POINTS TO DRAIN. PROVIDE FOR DRAINAGE FROM ENDS OF IMPROVEMENTS
- PREVENT SEDIMENTATION IN EXISTING STORM DRAIN SYSTEM AND CLEAN PIPES AS PER SPECIFICATION 5562
- SEAL OFF ALL SANITARY SEWER CONNECTIONS TO EXISTING SYSTEMS

THE CONTRACTOR SHALL MAINTAIN WINTERIZATION FACILITIES AT ALL TIMES UNTIL THE CITY ACCEPTS THE ROAD IMPROVEMENTS

8. PRIOR TO GRADING, A RAPTOR SURVEY SHALL BE DONE. NO CONSTRUCTION ACTIVITIES ARE ALLOWED WITHIN .25 MILES OF ANY IDENTIFIED RAPTOR NESTS BETWEEN THE DATES OF FEBRUARY 1ST THRU AUGUST 31ST AS APPROVED BY DIRECTOR.

9. APPROX. QUANTITY OF EARTHWORK: ____ CY CUT, ____ CY FILL

 DRAWING APPROVED - CITY ENGINEER	CITY OF ROCKLIN ENGINEERING DIVISION GENERAL NOTES (SHEET 5 OF 8)		DWG # 1-6
 DRAWING APPROVED - DIRECTOR OF PUBLIC SERVICES	SCALE: NONE DATE: MAY 2016 DRAWN BY: J. PINKHAM		

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10. THOSE ENGAGED IN CONSTRUCTION ACTIVITY SHALL COMPLY WITH THE CITY OF ROCKLIN CONSTRUCTION NOISE COMPATIBILITY GUIDELINES, INCLUDING RESTRICTING CONSTRUCTION NOISE GENERATING ACTIVITIES WITHIN OR NEAR RESIDENTIAL AREAS TO BETWEEN 7:00 AM AND 7:00 PM ON WEEKDAYS AND 8:00 AM AND 7:00 PM ON THE WEEKENDS TO THE SATISFACTION OF THE PUBLIC SERVICES DIRECTOR OR BUILDING OFFICIAL.

STRIPING

1. ALL EXISTING PAVEMENT MARKINGS TO BE REMOVED SHALL BE REMOVED BY GRINDING, AND A SURFACE TREATMENT MAY BE REQUIRED BY THE CITY.
2. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND ARE TO CONFORM TO THE MOST RECENT EDITION OF THE CALTRANS STANDARD SPECIFICATIONS AND PLANS.

CONSTRUCTION STAKING/MONUMENTATION

1. NO WORK SHALL COMMENCE UNTIL STAKING IS PROVIDED.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL MONUMENTS AND OTHER SURVEY MARKERS.
3. ALL SURVEY MONUMENTS SHALL BE SET IN ACCORDANCE WITH THE CITY OF ROCKLIN SUBDIVISION ORDINANCE PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF PUBLIC IMPROVEMENTS. MONUMENT BOXES SHALL BE FROM "IRONSIDES" 18-BODY WITH IL-LID MARKED "MONUMENT" OR APPROVED EQUAL.

LANDSCAPING

1. RAIN BIRD® ESP-LX SERIES COMMERCIAL CONTROLLER WITH FLOW SMART MODULE WITH LEARN FLOW UTILITY AND FLOW USAGE TOTALIZER.
2. ALL CONTROLLERS SHALL HAVE AN NCC-3G CELLULAR CARTRIDGE WITH EXTERNAL ANTENNA USED FOR DIRECT COMMUNICATION WITH THE IQ CENTRAL COMPUTER.
3. NO CO-MINGLING OF ONSITE AND CITY OF ROCKLIN IRRIGATION AND LANDSCAPE
4. ALL IRRIGATION AND LANDSCAPE SUBMITTALS SHALL BE SENT TO CITY OF ROCKLIN INSPECTOR 916-625-5577
5. ALL IRRIGATION MAINLINE AND LATERALS SHALL BE SCHEDULE 40 PVC OR GREATER. NO CLASS 200.
6. ALL BACKFLOWS SHALL BE A WILKINS 975XL INSTALLED PER PCWA SPEC WITH AN INSULATED PLACER WATER WORKS ENCLOSURE.
7. ALL IRRIGATION AND LANDSCAPE SHALL CONFORM TO THE LATEST CALIFORNIA MWEL0.

 DRAWING APPROVED - CITY ENGINEER	CITY OF ROCKLIN ENGINEERING DIVISION GENERAL NOTES (SHEET 6 OF 8)		DWG # 1-7
 DRAWING APPROVED - DIRECTOR OF PUBLIC SERVICES	SCALE: NONE DATE: JUNE 2015 DRAWN BY: J. PINKHAM		

7

STREETS

1. PLACEMENT OF PROPOSED PUBLIC IMPROVEMENTS AND PROPOSED ONSITE IMPROVEMENTS SHALL NOT BE LIMITED TO THESE PLANS, BUT BE BUILT IN ACCORDANCE WITH THE CITY OF ROCKLIN IMPROVEMENT STANDARDS AND TO THE SATISFACTION OF THE CITY ENGINEER.

2. SIDEWALK RAMPS SHALL BE CONSTRUCTED AT THE CENTER OF ALL CURB RETURNS.

3. ALL UTILITY TRENCHING TO BE DONE AS PER TRENCH DETAILS.

4. ALL DROP INLETS SHALL BE TYPE "B" AS SHOWN IN THE CITY OF ROCKLIN IMPROVEMENT STANDARDS, DRAWING 4-2, EXCEPT AS NOTED.

5. CONSTRUCT SIDEWALK RAMPS PER LATEST CALTRANS STANDARDS.

6. CONSTRUCT MONUMENT BOX PER CITY OF ROCKLIN IMPROVEMENTS, STANDARD DRAWINGS 3-34.

7. STOP SIGNS, THERMOPLASTIC STOP BARS, AND THE THERMOPLASTIC WORD "STOP" SHALL CONFORM TO CALTRANS STANDARDS (R1, 30").

8. THE CONTRACTOR SHALL COORDINATE WITH ALL OTHER WORK TO ASSURE THAT ALL UNDERGROUND CONDUITS AND UTILITIES ARE INSTALLED PRIOR TO PAVING. ALL PIPES IN PAVED AREAS SHALL BE PLACED PRIOR TO PLACING AGGREGATE BASE. NO CURB, GUTTER, SIDEWALK FOR AGGREGATE BASE SHALL BE PLACED UNTIL ALL UNDERGROUND UTILITIES ARE INSTALLED.

9. EXISTING A.C. SURFACE SHALL BE CUT TO A NEAT STRAIGHT LINE, PARALLEL WITH THE STREET CENTERLINE AND THE EXPOSED EDGE AND VERTICAL EDGE OF GUTTER LIP SHALL BE TACKED WITH EMULSION PRIOR TO PAVING. THE CONTRACTOR SHALL PREVENT SAW CUT MATERIAL FROM ENTERING DRAINAGE STRUCTURES, WATERWAYS, DRAINAGE SWALES, ETC.

MATERIAL SHALL BE GRADED, RECOMPACTED, AND RESEALED PRIOR TO PAVING. ANY CONCRETE, A.C., TREES, FENCES, AND/OR OTHER OBSTRUCTIONS REQUIRED TO CONSTRUCT THE IMPROVEMENT SHALL BE REMOVED PRIOR TO PAVING.

10. TRAFFIC CONTROL PROCEDURES SHALL CONFORM TO THE MOST RECENT EDITION OF THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CA MUTCD). THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE CITY OF ROCKLIN FOR THE METHOD OF TRAFFIC CONTROL PRIOR TO STARTING CONSTRUCTION.

11. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR SIDEWALKS DURING THE CONSTRUCTION PHASE. IF THE CITY FINDS A SIGNIFICANT AMOUNT OF STREET DAMAGE, AN OVERLAY OF THE ENTIRE PROJECT OR STREET IN QUESTION WILL BE REQUIRED BEFORE A NOTICE OF COMPLETION IS PROCESSED. THE CONTRACTOR, DEVELOPER AND/OR BUILDER ARE TOTALLY RESPONSIBLE FOR THE QUALITY OF WORKMANSHIP ON THE PROJECT.

 DRAWING APPROVED - CITY ENGINEER	CITY OF ROCKLIN ENGINEERING DIVISION GENERAL NOTES (SHEET 3 OF 8)		DWG # 1-4
 DRAWING APPROVED - DIRECTOR OF PUBLIC SERVICES	SCALE: NONE DATE: JUNE 2015 DRAWN BY: J. PINKHAM		

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UTILITIES:

- SEWER: SO. PLACER MUNICIPAL UTILITY DISTRICT (916) 786-8522
- WATER: PLACER COUNTY WATER AGENCY (530) 823-4886
- STORM DRAIN, TELECOMMUNICATION CONDUIT STREET LIGHTS & TRAFFIC SIGNALS: CITY OF ROCKLIN (PUBLIC WORKS) (916) 625-5500
- ELECTRICITY & NATURAL GAS: PACIFIC GAS & ELECTRIC (530) 320-0149
- TELEPHONE: ATT (916) 409-1384
- CABLE T.V.: WAVE BROADBAND (916) 630-7180
- CONSOLIDATED (916) 786-1217

13. SEE INDIVIDUAL AGENCIES FOR SIZE, TYPE, AND LOCATION OF THEIR PROPOSED FACILITIES.

14. ALL OF THE ABOVE UTILITIES ARE MEMBERS OF THE "UNDERGROUND SERVICES ALERT" (U.S.A.) ONE-CALL PROGRAM. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS PROJECT WILL BE REQUIRED TO NOTIFY MEMBERS OF (U.S.A.) 48 HOURS IN ADVANCE OF PERFORMING EXCAVATION WORK BY CALLING 811 (PHONE 800-227-2600) OR THROUGH THE WEBSITE AT [HTTP://USANORTH811.ORG](http://usanorth811.org). EXCAVATION, FOR THE PURPOSE OF THIS REQUIREMENT, IS DEFINED AS BEING 4" - 6" OR MORE IN DEPTH BELOW THE EXISTING SURFACE.

EARTHWORK AND GRADING

1. THE CONTRACTOR SHALL CONTACT THE CITY OF ROCKLIN PUBLIC SERVICES, 48 HOURS PRIOR TO THE START OF EARTHWORK AND GRADING CONSTRUCTION.
2. GRADING SHALL NOT OCCUR ON THE PROJECT AREA UNTIL ALL EXISTING UTILITIES AND TREES AND SENSITIVE AREAS TO BE SAVED ARE ADEQUATELY PROTECTED PER THE CITY OF ROCKLIN CONSTRUCTION SPECIFICATIONS.
3. ALL COMPACTION TESTING SHALL BE PERFORMED BY THE CITY OR ITS DESIGNATED AGENT AND BE PAID FOR BY THE CITY (OR CONTRACTOR IN CASE OF RETESTING). TESTS WITHIN THE RIGHT-OF-WAY SHALL BE APPROVED BY THE CITY OF ROCKLIN AND ALL TESTS OUTSIDE THE RIGHT-OF-WAY SHALL BE CERTIFIED BY THE SOILS ENGINEER FOR THE PROJECT.

 DRAWING APPROVED - CITY ENGINEER	CITY OF ROCKLIN ENGINEERING DIVISION GENERAL NOTES (SHEET 4 OF 8)		DWG # 1-5
 DRAWING APPROVED - DIRECTOR OF PUBLIC SERVICES	SCALE: NONE DATE: MAY 2016 DRAWN BY: J. PINKHAM		

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PROJECT NOTES

1. THE CONTRACTOR SHALL NOT BEGIN ANY WORK SHOWN ON THESE PLANS UNTIL THE CITY ENGINEER'S SIGNATURE OF APPROVAL IS AFFIXED HEREON AND ALL APPLICABLE PERMITS HAVE BEEN OBTAINED.

2. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY, OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CITY, OWNER OR ENGINEER.

3. THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION, HE SHALL CONTACT ALL UTILITY COMPANIES FOR VERIFICATION AT THE CONSTRUCTION SITE OF THE LOCATIONS OF ALL UNDERGROUND FACILITIES WHERE SUCH FACILITIES MAY CONFLICT WITH PLACEMENT OF IMPROVEMENTS SHOWN ON THIS PLAN. CALL "UNDERGROUND SERVICE ALERT" AT 811 (PHONE 800-227-2600) OR THROUGH THE WEBSITE AT [HTTP://USANORTH811.ORG](http://usanorth811.org) 48 HOURS IN ADVANCE PRIOR TO ANY EXCAVATION.

4. THE LOCATIONS OF ALL UNDERGROUND FACILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL UNDERGROUND FACILITIES; HOWEVER, THE ENGINEER ASSUMES NO LIABILITY FOR THE ACCURACY OR COMPLETENESS OF THE EXISTING FACILITIES SHOWN HEREON OR FOR THE EXISTENCE OF OTHER UNDERGROUND UTILITIES OR OBJECTS WHICH THE CONTRACTOR MAY DISCOVER, BUT ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING FACILITIES AND IMMEDIATELY NOTIFY THE ENGINEER IF ANY SUCH FACILITIES INTERFERE WITH THE CONSTRUCTION OF THE IMPROVEMENTS. THE CONTRACTOR SHALL STOP WORK UNTIL MITIGATIONS CAN BE MADE, ANY COSTS INCURRED RESULTING FROM CONTRACTOR'S FAILURE TO STOP AS DIRECTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

5. ALL MATERIALS, METHODS, AND WORKMANSHIP SHALL CONFORM TO THE SPECIFICATION OF THE AGENCIES INVOLVED AND ALL WORK IS SUBJECT THE APPROVAL OF THEIR DIRECTOR OR AUTHORIZED REPRESENTATIVE.

6. THE CONTRACTOR SHALL NOTIFY THE CITY OF ROCKLIN'S PUBLIC SERVICES INSPECTORS MON.-FRI. 8:00 A.M. TO 4:00 P.M. AT (916) 625-5500 FOR A PRECONSTRUCTION MEETING 48 HOURS IN ADVANCE OF STARTING ANY CONSTRUCTION ACTIVITIES. PLACER COUNTY WATER AGENCY AND SOUTH PLACER MUNICIPAL UTILITY DISTRICT REQUIRE AT LEAST 48-HOURS PRIOR TO ANY CONSTRUCTION REQUESTS FOR INSPECTION OF PUBLIC FACILITIES. THEREFORE, NOTICE SHALL BE GIVEN 48-HOURS IN ADVANCE AND BE PERFORMED BY THE AGENCY'S DESIGNATED AGENT.

7. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY ENCROACHMENT PERMITS AND SHALL POSSESS APPROVED PLANS PRIOR TO BEGINNING OF CONSTRUCTION. A SET OF SIGNED AND APPROVED PLANS ARE TO BE ON THE JOB SITE AT ALL TIMES.

 DRAWING APPROVED - CITY ENGINEER	CITY OF ROCKLIN ENGINEERING DIVISION GENERAL NOTES (SHEET 1 OF 8)		DWG # 1-2
 DRAWING APPROVED - DIRECTOR OF PUBLIC SERVICES	SCALE: NONE DATE: MAY 2016 DRAWN BY: J. PINKHAM		

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8. THE CONTRACTOR SHALL MAINTAIN THE EXISTING PUBLIC AND PRIVATE IMPROVEMENT WITHIN THE WORK AREA AND SHEL ADEQUATELY BARRICADE THE PROJECT SITE TO KEEP THE GENERAL PUBLIC FROM THE SITE. ANY IMPROVEMENTS DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY CONTRACTOR.

9. THE CONTRACTOR MUST EXPOSE THE END OF EXISTING GRAVITY LINES FOR THE SURVEYOR TO VERIFY LOCATION AND DEPTH OF FACILITIES PRIOR TO CONNECTION OF PROPOSED UTILITY. THE CONTRACTOR SHALL INCUR ALL COSTS FOR SUCH EXCAVATION.

10. THE CONTRACTOR SHALL AT ALL TIMES COORDINATE HIS WORK WITH THAT OF OTHERS ON THE SITE. THE CONTRACTOR SHALL HAVE A RESPONSIBLE PARTY, WHO SHALL HAVE THE AUTHORITY TO REPRESENT AND ACT FOR THE CONTRACTOR ON THE JOB SITE DURING ALL WORKING HOURS.

11. CONTRACTOR SHALL BE IN RECEIPT OF THE CITY APPROVED PLANS PRIOR TO CONSTRUCTION.

12. CONTRACTOR SHALL NOTIFY UTILITY COMPANIES INVOLVED IN THE DEVELOPMENT PRIOR TO BEGINNING OF WORK.

13. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MONUMENTS AND/OR OTHER SURVEY MONUMENTS AND SHALL NOTIFY CITY OF ROCKLIN DEPARTMENT OF PUBLIC SERVICES OF ANY DAMAGED OR REMOVED CITY, STATE, OR BUREAU MONUMENTS. CONTRACTOR SHALL BE RESPONSIBLE TO RESTORE ANY DAMAGED OR REMOVED MONUMENTS.

14. CONTRACTOR SHALL NOTIFY DEPARTMENT OF PUBLIC SERVICES UPON APPLICATION FOR PERMIT AND PAYMENT OF REQUIRED FEE.

15. THE CONTRACTOR SHALL VERIFY ALL STREETS NAMES AND THEIR CORRECT SPELLING WITH THE FIRE DEPARTMENT AND BUILDING DIVISION BEFORE ORDERING STREET SIGNS.

16. CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING HIS OPERATION ENTIRELY OUTSIDE OF ANY FLOODPLAIN BOUNDARIES. FLOODPLAIN BOUNDARIES SHALL BE CLEARLY DELINEATED IN THE FIELD WITH ORANGE ESA FENCING AND SIX FOOT (6') STAKES TEN FEET (10') OC PRIOR TO CONSTRUCTION.

17. CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING HIS OPERATION ENTIRELY OUTSIDE OF ANY "NO GRADING AREA." THESE AREAS SHALL BE CLEARLY DELINEATED IN THE FIELD PRIOR TO CONSTRUCTION.

18. WHERE WORK IS BEING DONE IN AN OFFSITE EASEMENT THE CONTRACTOR SHALL NOTIFY THE PROPERTY OWNER 48 HOURS PRIOR TO COMMENCING WORK.

 DRAWING APPROVED - CITY ENGINEER	CITY OF ROCKLIN ENGINEERING DIVISION GENERAL NOTES (SHEET 2 OF 8)		DWG # 1-3
 DRAWING APPROVED - DIRECTOR OF PUBLIC SERVICES	SCALE: NONE DATE: JUNE 2015 DRAWN BY: J. PINKHAM		

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ARCHITECT	ENGINEER
	

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NO.	REMARKS	DATE

<input checked="" type="radio"/> AHJ SUBMITTAL	DATE 04/09/2021
<input type="radio"/> AHJ APPROVAL	
<input type="radio"/> BIDDING	
<input type="radio"/> CONSTRUCTION	

STUDIO W ARCHITECTS

980 9TH STREET #2050
SACRAMENTO, CA 95814

CONSTRUCTION DOCUMENTS

PLACER ACADEMY SCHOOL SITE

4700 GROVE STREET
ROCKLIN, CA 95677

GENERAL NOTES

Date 04/09/2021	Project Number 20032.2
Scale AS NOTED	Drawing Number
Drawn AT	Checked AT

C0.2

FILENAME: I:\20-142 CIVIL DWG\20-142-C02.DWG

EXISTING TOPOGRAPHY

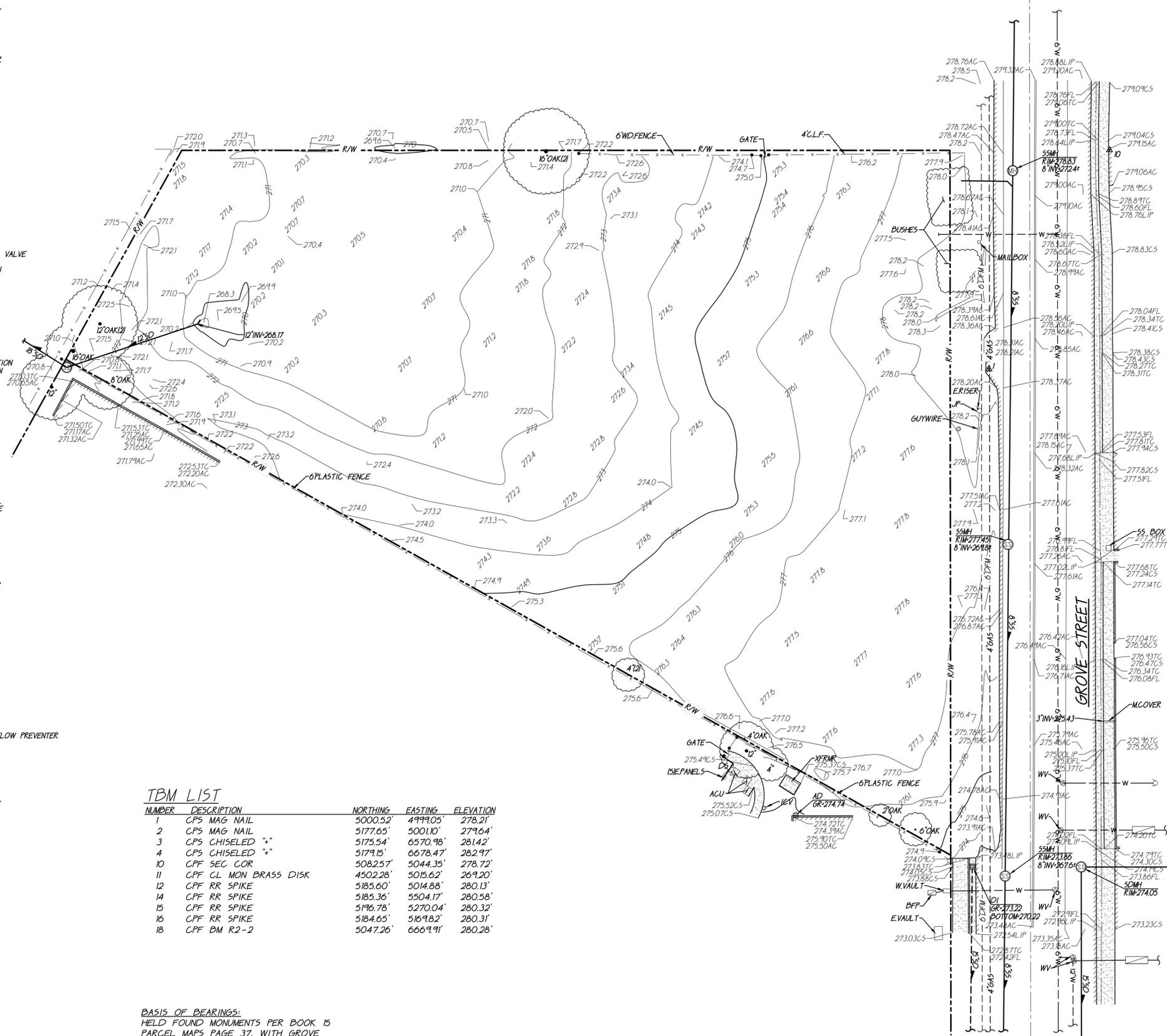
- - - - - PROPERTY LINE
- - - - - CENTERLINE
- - - - - EASEMENT
- ⊕ PROPERTY CORNER FOUND AS NOTED
- PROPERTY CORNER NOTHING FOUND OR SET
- △23 TEMPORARY BENCHMARK (SEE TBM LIST FOR INFO)
- SWALE OR DRAINAGE FLOW
- DRAINAGE FLOW
- FENCE (TYPE NOTED)
- TREE (SIZE/TYPE INDICATED)
- SLOPE
- 100 CONTOUR
- ▨ CONCRETE SURFACE
- ▨ EDGE OF ASPHALT
- ▨ EDGE OF BUILDING
- SIGN
- POST OR BOLLARD
- 99.9 GROUND ELEVATION
- 99.99 HARD SURFACE ELEVATION

EXISTING UTILITIES

- 12"SD STORM DRAIN LINE (SIZE + DIRECTION OF FLOW)
- 12"SD STORM DRAIN LINE (RECORD INFORMATION)
- 12"SD STORM DRAIN LINE (UNDERGROUND LOCATING)
- STORM DRAIN MANHOLE
- STORM DRAIN CLEANOUT
- DROP INLET
- AREA DRAIN
- RWL RAIN WATER LEADER
- DS DOWNSPOUT
- 12"SS SANITARY SEWER LINE (SIZE + DIRECTION OF FLOW)
- 12"SS SANITARY SEWER LINE (RECORD INFORMATION)
- 12"SS SANITARY SEWER LINE (UNDERGROUND LOCATING)
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- W WATER LINE (SIZE INDICATED)
- W WATER LINE (RECORD INFORMATION)
- W WATER LINE (UNDERGROUND LOCATING)
- WATER MANHOLE
- WATER VALVE
- WATER METER
- WATER BOX
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- BACKFLOW PREVENTER
- SPRINKLER
- HOSE BIBB
- OH-E OVERHEAD ELECTRIC LINE
- E UNDERGROUND ELECTRIC LINE
- E UNDERGROUND ELECTRIC LINE (RECORD INFORMATION)
- E UNDERGROUND ELECTRIC LINE (UNDERGROUND LOCATING)
- ELECTRIC MANHOLE
- UTILITY POLE (WITH GUY WIRE)
- ELECTRIC METER
- ELECTRIC BOX
- STREET LIGHTING BOX
- OR LIGHT STANDARD
- SIGNAL LIGHT
- FLOOD LIGHT
- ELECTRICAL OUTLET
- G GAS LINE (SIZE INDICATED)
- G GAS LINE (RECORD INFORMATION)
- G GAS LINE (UNDERGROUND LOCATING)
- GAS MANHOLE
- GAS VALVE
- GAS METER
- T TELEPHONE LINE
- T TELEPHONE LINE (RECORD INFORMATION)
- T TELEPHONE LINE (UNDERGROUND LOCATING)
- STORM DRAIN BOX
- TRAFFIC SIGNAL BOX

ABBREVIATIONS

- NOTE: NOT ALL ABBREVIATIONS MAY BE USED ON THESE PLANS.
- AC ASPHALTIC CONCRETE
 - ACC ACCESSIBLE
 - ACU AIR CONDITIONING UNIT
 - AD AREA DRAIN
 - APN ASSESSOR'S PARCEL NUMBER
 - ARV AIR RELEASE VALVE
 - BM BASKETBALL POLE
 - BCM BRASS CAP MONUMENT
 - BFP BACK FLOW PREVENTER
 - BL BLOCK
 - BLDG BUILDING
 - BOL BOLLARD
 - BOV BLOW-OFF VALVE
 - BR BRICK
 - BWF BARBED WIRE FENCE
 - COM COMMUNICATION CENTERLINE
 - CATV CABLE TELEVISION
 - CIP CAST IRON PIPE
 - CLF CHAIN LINE FENCE
 - CMP CORRUGATED METAL PIPE
 - CO CLEANOUT
 - COL COLUMN
 - CONC CONCRETE
 - COND CONDENSATE
 - CPF CONTROL POINT FOUND
 - CPS CONTROL POINT SET
 - CS CONCRETE SURFACE
 - D DEFLECTOR
 - DDC DOUBLE DETECTOR CHECK VALVE
 - DF DRINKING FOUNTAIN
 - DFM DISTRIBUTION FEEDER MAIN
 - DG DECOMPOSED GRANITE
 - DI DROP INLET
 - DIA DIAMETER
 - DRWY DRIVEWAY
 - DS DOWNSPOUT
 - DWG DRAWING
 - E EDGE OF PAVEMENT
 - EMT EASEMENT
 - EXG EXISTING
 - FA FIRE ALARM
 - FDC FIRE DEPARTMENT CONNECTION
 - FFH FINISHED FLOOR ELEVATION
 - FL FIRE HYDRANT
 - FLW FLOWLINE
 - FO FIBER OPTIC
 - FS FIRE SERVICE
 - G GAS
 - GB GRADE BREAK
 - GR GRATE
 - GRB GROUND ROD BOX
 - GROD GROUND ROD
 - GV GAS VALVE
 - HS HOSE BIBB
 - HB HEADER BOARD
 - HP HIGH PRESSURE
 - HR HANDRAIL
 - HVE HIGH VOLTAGE ELECTRIC
 - HWF HOSE WIRE FENCE
 - ICP IRRIGATION CONTROL PANEL
 - ICV IRRIGATION CONTROL VALVE
 - INV PIPE INVERT ELEVATION
 - IRR IRRIGATION
 - JP JOINT UTILITY POLE
 - JT JOINT TRENCH
 - LNDG LANDING
 - LVE LOW VOLTAGE ELECTRIC
 - M METAL
 - MH MANHOLE
 - MS MOW STRIP
 - MSC METAL STORAGE CONTAINER
 - NTS NOT TO SCALE
 - OH OVERHEAD
 - OHANG OVERHANG
 - OIP OPEN IRON PIPE
 - OSPH OLD STEEL POST HOLE
 - PL PROPERTY LINE
 - PA PLANTER AREA
 - PB PARKING BUMPER
 - PH POSTHOLE
 - PIV POST INDICATOR VALVE
 - PP POWER POLE
 - PRKG PARKING
 - PUE PUBLIC UTILITY EASEMENT
 - PV PAVERS
 - PVC POLYVINYL CHLORIDE
 - R RUBBER
 - RIM MANHOLE RIM ELEVATION
 - R/W RIGHT OF WAY
 - RP REDUCED PRESSURE BACKFLOW PREVENTER
 - RWALL RETAINING WALL
 - RWL RAIN WATER LEADER
 - SD STORM DRAIN
 - SDMH STORM DRAIN MANHOLE
 - SIG SIGNAL
 - SL STREET LIGHT
 - SLB STREET LIGHT BOX
 - SS SANITARY SEWER
 - SSCO SANITARY SEWER CLEANOUT
 - SSMH SANITARY SEWER MANHOLE
 - STL STEEL
 - T TELEPHONE
 - TB TETHER BALL POLE
 - TBM TEMPORARY BENCHMARK
 - TC TOP OF CURB
 - TOW TOP OF WALL
 - TP TELEPHONE POLE
 - TRW TOP OF RETAINING WALL
 - UG UNDERGROUND
 - UNK UNKNOWN
 - VBL VOLLEYBALL
 - W WATER
 - W WITH
 - W/O WITHOUT
 - WD WOOD
 - WIF WROUGHT IRON FENCE
 - WRF WOOD RAIL FENCE
 - XFRM TRANSFORMER
 - XWALK CROSSWALK



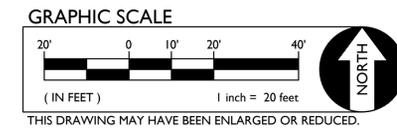
TBM LIST

NUMBER	DESCRIPTION	NORTHING	EASTING	ELEVATION
1	CPS MAG NAIL	5000.52'	4999.05'	278.21'
2	CPS MAG NAIL	5177.65'	5001.10'	279.64'
3	CPS CHISELED "	5175.54'	6570.98'	281.42'
4	CPS CHISELED "	5179.15'	6678.47'	282.97'
10	CPF SEC COR	5082.57'	5044.35'	278.72'
11	CPF CL MON BRASS DISK	4502.28'	5015.62'	269.20'
12	CPF RR SPIKE	5185.60'	5014.88'	280.13'
14	CPF RR SPIKE	5185.36'	5504.17'	280.58'
15	CPF RR SPIKE	5196.78'	5270.04'	280.32'
16	CPF RR SPIKE	5184.65'	5167.82'	280.31'
18	CPF BM R2-2	5047.26'	6666.91'	280.28'

BASIS OF BEARINGS:
 HELD FOUND MONUMENTS PER BOOK 15 PARCEL MAPS PAGE 37, WITH GROVE STREET CENTERLINE BEARING ADJUSTED TO MATCH LOT LINE ADJUSTMENT RECORDED IN INSTRUMENT NO. 92-046931 OF OFFICIAL RECORDS, COUNTY OF PLACER, STATE OF CALIFORNIA.

F.E.M.A. INFORMATION:
 THE SUBJECT PROPERTY IS LOCATED IN "ZONE X-AREA OF MINIMAL FLOOD HAZARD" PER FLOOD INSURANCE RATE MAP 06061C0961H DATED 11/2/2018.

A.P.N.	010-082-059
BENCHMARK NO.	R2-2 ELEV. 280.28
PK NAIL AND WASHER SIERRA MEADOWS DR AND SUCKER CREEK.	



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NO.	REMARKS	DATE

DRAWING STATUS

DATE: 04/09/2021

AHJ SUBMITTAL
 AHJ APPROVAL
 BIDDING
 CONSTRUCTION

STUDIO W ARCHITECTS
 980 9TH STREET #2050
 SACRAMENTO, CA 95814

CONSTRUCTION DOCUMENTS

PLACER ACADEMY
 SCHOOL SITE
 4700 GROVE STREET
 ROCKLIN, CA 95677

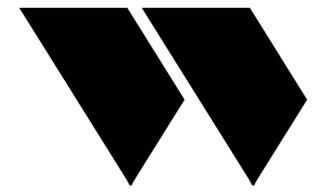
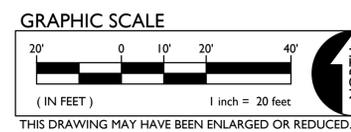
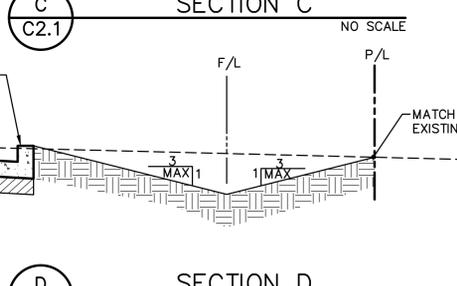
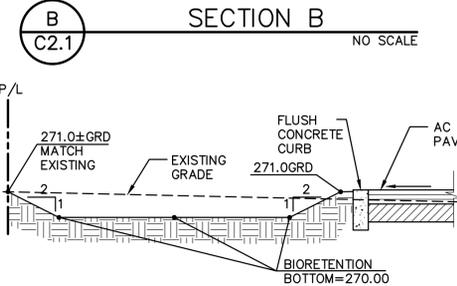
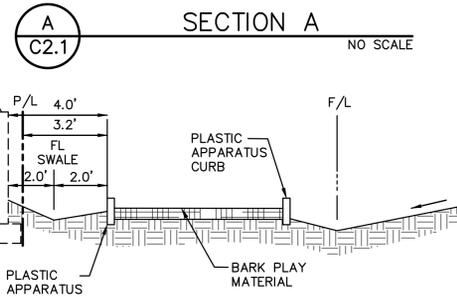
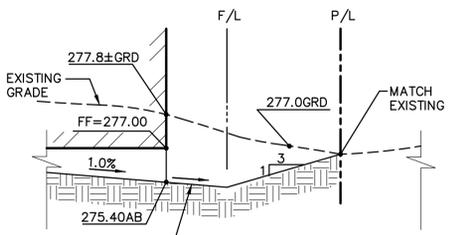
TOPOGRAPHIC SURVEY

Date	04/09/2021	Project Number	20032.2
Scale	AS NOTED	Drawing Number	
Drawn	Checked	C0.3	
AT	AT		

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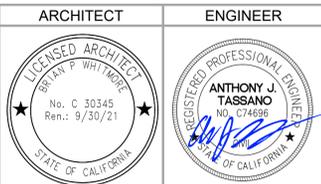


- CONSTRUCTION NOTES**
- MATCH EXISTING GRADE/ELEVATION.
 - GRADE UNIFORMLY TO INLET AND/OR SWALE.
 - CONSTRUCT CONCRETE SIDEWALK PER 1 4 C7.1
 - CONSTRUCT CONCRETE CURB PER 5 6 C7.1
 - CONSTRUCT CONCRETE FLUSH CURB PER 8 C7.1
 - TAPER LAST 6" OF CURB TO FLUSH WITH ADJACENT CURB.
 - CONSTRUCT 40 FT ACCESSIBLE LOADING/UNLOADING AREA PER 9 C7.1
 - PLACE HEADER BOARD PER 3 C7.1
 - CONSTRUCT "V-SHAPED" SWALE.
 - CONSTRUCT BIO-RETENTION FACILITY PER REFER TO LANDSCAPE PLANS FOR PROPOSED LANDSCAPING.
 - CONSTRUCT 25 FT WIDE DRIVEWAY PER CITY OF ROCKLIN DWG. NO. 3-19.
 - PROVIDE 2" WIDE CURB OPENING PER 11 C7.1
 - CONSTRUCT ACCESSIBLE CURB RAMP PER 10 C7.2



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NO.	REMARKS	DATE

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 BIDDING
 CONSTRUCTION

DATE: 04/09/2021

STUDIO W ARCHITECTS
980 9TH STREET #2050
SACRAMENTO, CA 95814

CONSTRUCTION DOCUMENTS

PLACER ACADEMY SCHOOL SITE
4700 GROVE STREET
ROCKLIN, CA 95677

GRADING PLAN

Date: 04/09/2021
Scale: AS NOTED
Drawn: AT
Checked: AT

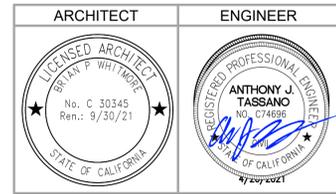
Project Number: 20032.2
Drawing Number: **C2.1**

FILENAME: I:\20-142\CIVIL\DWG\20-142-C2.1.DWG



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SACRAMENTO, CA 95814

CONSTRUCTION DOCUMENTS

PLACER ACADEMY
SCHOOL SITE
4700 GROVE STREET
ROCKLIN, CA 95677

DRAINAGE AND SEWER PLAN

Date 04/09/2021	Project Number 20032.2
Scale AS NOTED	Drawing Number C3.1
Drawn AT	Checked AT

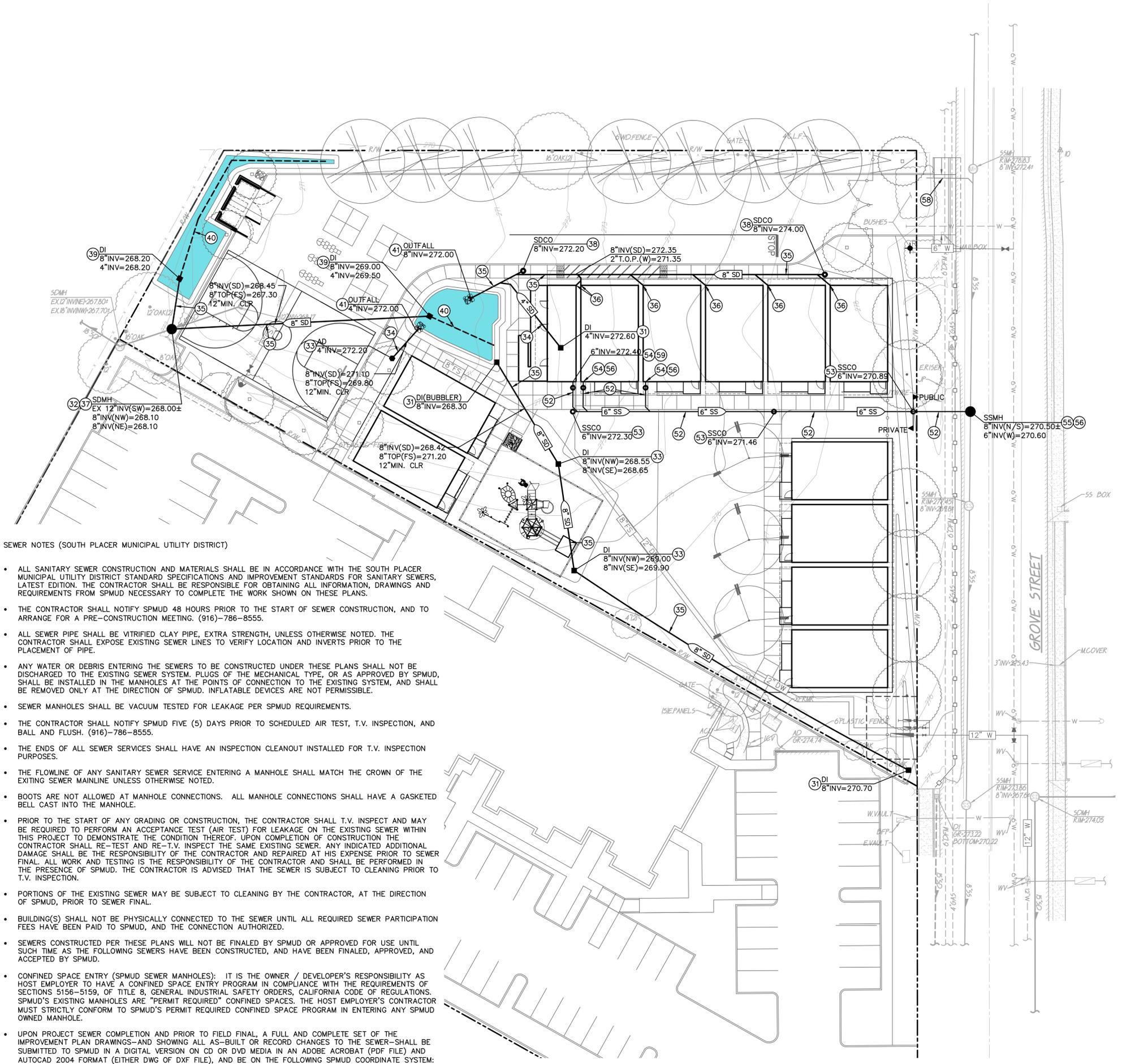
DRAINAGE NOTES

- CONSTRUCT DROP INLET PER $\frac{1}{C7.2}$
- CONSTRUCT STORM DRAIN MANHOLE PER $\frac{2}{C7.2}$
- CONSTRUCT AREA DRAIN PER $\frac{3}{C7.2}$
- PLACE 4" STORM DRAIN PER $\frac{4}{C7.2}$
- PLACE 8" STORM DRAIN PER $\frac{5}{C7.2}$
- PROVIDE DOWNSPOUT CONNECTION PER $\frac{6}{C7.2}$
- CONNECT TO EXISTING STORM DRAIN.
- CONSTRUCT STORM DRAIN CLEANOUT PER $\frac{6}{C7.2}$
- CONSTRUCT DROP INLET AT BIO-RETENTION FACILITY PER $\frac{10}{C7.1}$
- PLACE 4" SUBDRAIN AT BIO-RETENTION PER $\frac{9}{C7.1}$
- CONSTRUCT OUTFALL STRUCTURE PER $\frac{7}{C7.2}$

[SPMUD] = SOUTH PLACER MUNICIPAL UTILITY DISTRICT. SEE SHEET C7.3 FOR [SPMUD] REFERENCED STANDARD DETAILS

SANITARY SEWER NOTES

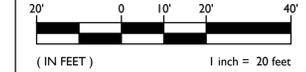
- PLACE 2" SEWER PER [SPMUD] STD. DWG. NO. 4.
- PLACE 6" SEWER PER [SPMUD] STD. DWG. NO. 4.
- CONSTRUCT SEWER CLEANOUT PER [SPMUD] STD. DWG. NO. 11.
- CONNECT TO BUILDING SEWER SERVICE. PROVIDE ALL FITTINGS NECESSARY TO MAKE CONNECTION.
- CONNECT TO EXISTING SEWER MAIN PER SOUTH PLACER MUNICIPAL UTILITY DISTRICT STANDARDS. POTHOLE AND FILED VERIFY DEPTH AND CONDITION OF EXISTING STUB PRIOR TO ANY TRENCHING.
- CONSTRUCT SEWER MANHOLE PER [SPMUD] STD. DWG. NO. 5.
- CONSTRUCT 2-WAY SEWER CLEANOUT WITHIN 2FT OF BUILDING PER [SPMUD] STANDARDS AND SPECIFICATIONS.
- ABANDON EXISTING 4" SEWER LATERAL IN PLACE PER SOUTH PLACER MUNICIPAL UTILITY DISTRICT STANDARDS AND SPECIFICATIONS.



SEWER NOTES (SOUTH PLACER MUNICIPAL UTILITY DISTRICT)

- ALL SANITARY SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE SOUTH PLACER MUNICIPAL UTILITY DISTRICT STANDARD SPECIFICATIONS AND IMPROVEMENT STANDARDS FOR SANITARY SEWERS, LATEST EDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL INFORMATION, DRAWINGS AND REQUIREMENTS FROM SPMUD NECESSARY TO COMPLETE THE WORK SHOWN ON THESE PLANS.
- THE CONTRACTOR SHALL NOTIFY SPMUD 48 HOURS PRIOR TO THE START OF SEWER CONSTRUCTION, AND TO ARRANGE FOR A PRE-CONSTRUCTION MEETING. (916)-786-8555.
- ALL SEWER PIPE SHALL BE VITRIFIED CLAY PIPE, EXTRA STRENGTH, UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL EXPOSE EXISTING SEWER LINES TO VERIFY LOCATION AND INVERTS PRIOR TO THE PLACEMENT OF PIPE.
- ANY WATER OR DEBRIS ENTERING THE SEWERS TO BE CONSTRUCTED UNDER THESE PLANS SHALL NOT BE DISCHARGED TO THE EXISTING SEWER SYSTEM. PLUGS OF THE MECHANICAL TYPE, OR AS APPROVED BY SPMUD, SHALL BE INSTALLED IN THE MANHOLES AT THE POINTS OF CONNECTION TO THE EXISTING SYSTEM, AND SHALL BE REMOVED ONLY AT THE DIRECTION OF SPMUD. INFLATABLE DEVICES ARE NOT PERMISSIBLE.
- SEWER MANHOLES SHALL BE VACUUM TESTED FOR LEAKAGE PER SPMUD REQUIREMENTS.
- THE CONTRACTOR SHALL NOTIFY SPMUD FIVE (5) DAYS PRIOR TO SCHEDULED AIR TEST, T.V. INSPECTION, AND BALL AND FLUSH. (916)-786-8555.
- THE ENDS OF ALL SEWER SERVICES SHALL HAVE AN INSPECTION CLEANOUT INSTALLED FOR T.V. INSPECTION PURPOSES.
- THE FLOWLINE OF ANY SANITARY SEWER SERVICE ENTERING A MANHOLE SHALL MATCH THE CROWN OF THE EXISTING SEWER MAINLINE UNLESS OTHERWISE NOTED.
- BOOTS ARE NOT ALLOWED AT MANHOLE CONNECTIONS. ALL MANHOLE CONNECTIONS SHALL HAVE A GASKETED BELL CAST INTO THE MANHOLE.
- PRIOR TO THE START OF ANY GRADING OR CONSTRUCTION, THE CONTRACTOR SHALL T.V. INSPECT AND MAY BE REQUIRED TO PERFORM AN ACCEPTANCE TEST (AIR TEST) FOR LEAKAGE ON THE EXISTING SEWER WITHIN THIS PROJECT TO DEMONSTRATE THE CONDITION THEREOF. UPON COMPLETION OF CONSTRUCTION THE CONTRACTOR SHALL RE-TEST AND RE-T.V. INSPECT THE SAME EXISTING SEWER. ANY INDICATED ADDITIONAL DAMAGE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND REPAIRED AT HIS EXPENSE PRIOR TO SEWER FINAL. ALL WORK AND TESTING IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE PERFORMED IN THE PRESENCE OF SPMUD. THE CONTRACTOR IS ADVISED THAT THE SEWER IS SUBJECT TO CLEANING PRIOR TO T.V. INSPECTION.
- PORTIONS OF THE EXISTING SEWER MAY BE SUBJECT TO CLEANING BY THE CONTRACTOR, AT THE DIRECTION OF SPMUD, PRIOR TO SEWER FINAL.
- BUILDING(S) SHALL NOT BE PHYSICALLY CONNECTED TO THE SEWER UNTIL ALL REQUIRED SEWER PARTICIPATION FEES HAVE BEEN PAID TO SPMUD, AND THE CONNECTION AUTHORIZED.
- SEWERS CONSTRUCTED PER THESE PLANS WILL NOT BE FINALED BY SPMUD OR APPROVED FOR USE UNTIL SUCH TIME AS THE FOLLOWING SEWERS HAVE BEEN CONSTRUCTED, AND HAVE BEEN FINALED, APPROVED, AND ACCEPTED BY SPMUD.
- CONFINED SPACE ENTRY (SPMUD SEWER MANHOLES): IT IS THE OWNER / DEVELOPER'S RESPONSIBILITY AS HOST EMPLOYER TO HAVE A CONFINED SPACE ENTRY PROGRAM IN COMPLIANCE WITH THE REQUIREMENTS OF SECTIONS 5156-5159, OF TITLE 8, GENERAL INDUSTRIAL SAFETY ORDERS, CALIFORNIA CODE OF REGULATIONS. SPMUD'S EXISTING MANHOLES ARE "PERMIT REQUIRED" CONFINED SPACES. THE HOST EMPLOYER'S CONTRACTOR MUST STRICTLY CONFORM TO SPMUD'S PERMIT REQUIRED CONFINED SPACE PROGRAM IN ENTERING ANY SPMUD OWNED MANHOLE.
- UPON PROJECT SEWER COMPLETION AND PRIOR TO FIELD FINAL, A FULL AND COMPLETE SET OF THE IMPROVEMENT PLAN DRAWINGS--AND SHOWING ALL AS-BUILT OR RECORD CHANGES TO THE SEWER--SHALL BE SUBMITTED TO SPMUD IN A DIGITAL VERSION ON CD OR DVD MEDIA IN AN ADOBE ACROBAT (PDF FILE) AND AUTOCAD 2004 FORMAT (EITHER DWG OR DXF FILE), AND BE ON THE FOLLOWING SPMUD COORDINATE SYSTEM: CALIFORNIA COORDINATE SYSTEM STATE PLANE, ZONE 2, NAD 1983 (CONUS), US SURVEY FEET.

GRAPHIC SCALE



THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED.

FILENAME: I:\20-142\CIVIL\DWG\20-142-C31.DWG



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NO.	REMARKS	DATE

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<input type="radio"/> AHJ APPROVAL	04/09/2021
<input type="radio"/> BIDDING	
<input type="radio"/> CONSTRUCTION	

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CONSTRUCTION DOCUMENTS

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4700 GROVE STREET
ROCKLIN, CA 95677

DOMESTIC WATER AND FIRE PROTECTION PLAN

Date	Project Number
04/09/2021	20032.2
Scale	Drawing Number
AS NOTED	C4.1
Drawn	Checked
AT	AT

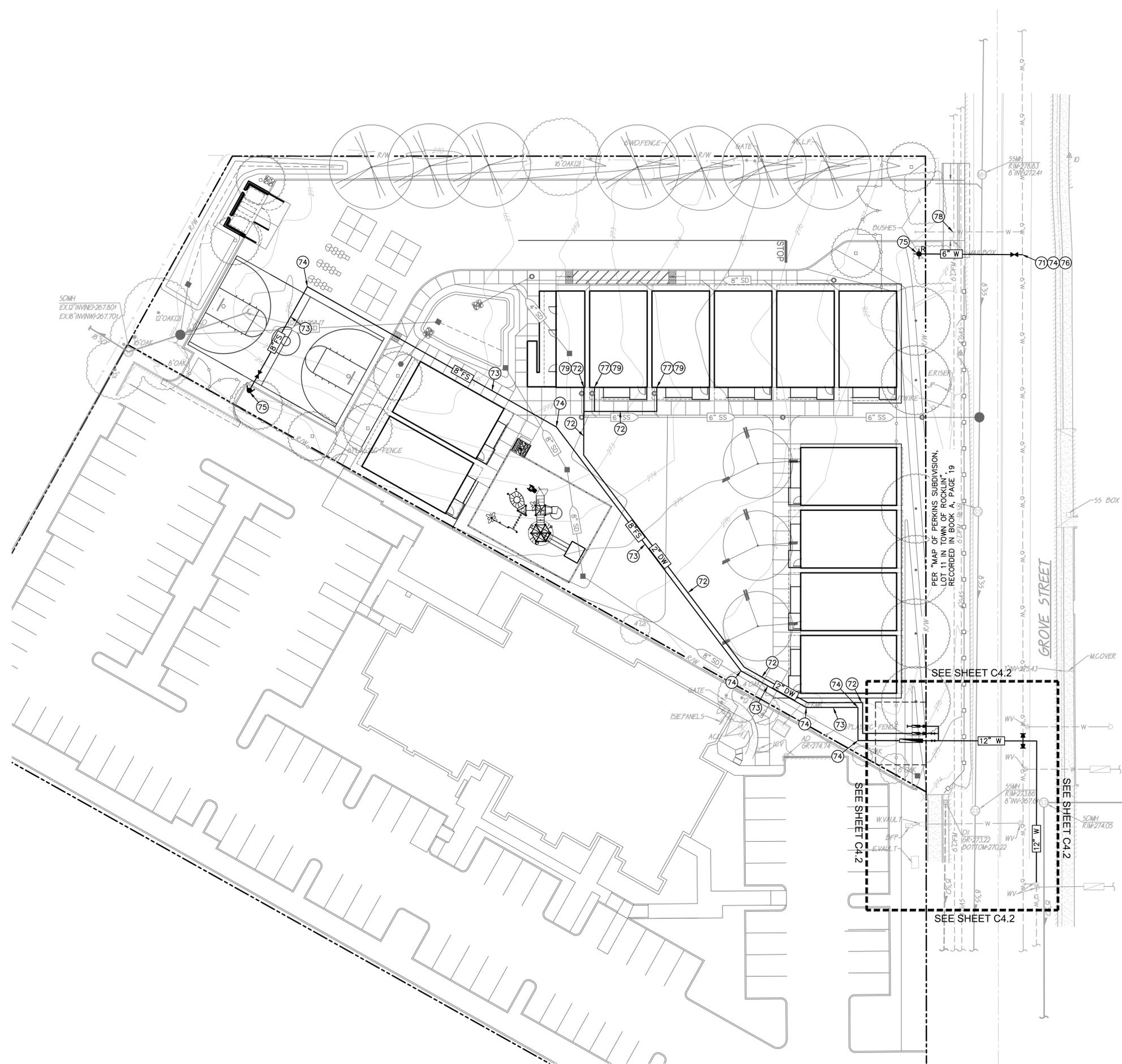
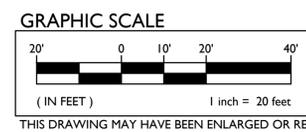
- WATER NOTES**
- NOTE: RESTRAIN ALL NEW PIPES AND FITTINGS.
- CONNECT TO EXISTING WATER MAIN PER PCWA STANDARDS AND SPECIFICATIONS.
 - PLACE 2" WATER PIPE PER
 - PLACE 8" WATER PIPE PER
 - PLACE THRUST BLOCK PER PCWA STD. DWG. NO. S111.
 - PLACE FIRE HYDRANT PER PCWA STD. DWG. NO. S210.
 - PLACE 6" VALVE ASSEMBLY PER PCWA STD. DWG. NO. S106.
 - PLACE 1" WATER PIPE PER
 - REMOVE AND DISPOSE OF EXISTING 1" WATER SERVICE PER PCWA STANDARDS. REPLACE SERVICE SADDLE WITH STAINLESS STEEL REPAIR BAND.
 - CONNECT TO BUILDING DOMESTIC WATER SERVICE. PROVIDE ALL FITTINGS NECESSARY TO MAKE CONNECTION.

PCWA FACILITIES NOTES:

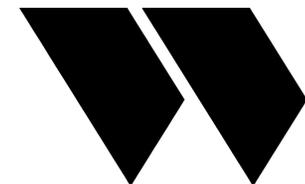
- WATER FACILITIES:**
PLACER COUNTY WATER AGENCY INSPECTOR - PHONE (530) 823-4885
PCWA MAP NO. 25-C-08
WATER LINES AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AGENCY'S LATEST REVISED SPECIFICATIONS. THE CONTRACTOR SHALL CONTACT PLACER COUNTY WATER AGENCY INSPECTOR FORTY EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF INITIAL WATER LINE CONSTRUCTION, AND BY 7:30 AM EACH DAY OF WORK ON WATER INSTALLATION OCCURS. THESE PLANS ARE APPROVED FOR USE FOR WATERLINE IMPROVEMENTS ONLY. CONFLICTS WITH OTHER IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF OTHERS.
- ROCKLIN PRESSURE ZONE, HGL= 440', TEST PRESSURE= 150 PSI (TEST PRESSURE=1.5 X OPERATING PRESSURE OF 150 PSI, WHICHEVER IS GREATER).**
- ALL VALVES, PIPE, FITTINGS, RESTRAINTS, AND APPURTENANCES SHALL BE A MINIMUM PRESSURE CLASS 150 RATING.
- IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE, SERVICES WITH MORE THAN 80 PSI STATIC PRESSURE MUST BE EQUIPPED WITH PRESSURE REGULATOR SET TO 60 PSI MAXIMUM AND INSTALLED ON THE CUSTOMER'S SIDE OF THE METER. THE REGULATOR SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
- RADIUSING OF D.I.P. SHALL BE ACCOMPLISHED BY PULLING PIPE AT JOINTS AT A MAXIMUM OF 75% OF THE MANUFACTURER'S MAXIMUM ALLOWABLE DEFLECTION.
- JOINT DEFLECTION AND RADIUSING OR BENDING OF PVC PIPE IS NOT ALLOWED. ANGLE FITTINGS REQUIRED AT ALL DEFLECTIONS OF PVC PIPE.

PCWA GENERAL NOTES

- PROVIDE A MINIMUM HORIZONTAL SEPARATION OF 10 FEET BETWEEN WATER AND SEWER LINES PER PCWA STANDARD DWG. NO. S103.
- PROVIDE A MINIMUM HORIZONTAL SEPARATION OF 4 FEET BETWEEN WATER AND STORM DRAIN LINES PER PCWA STANDARD DWG. NO. S103.
- PROVIDE A MINIMUM OF 12 INCHES CLEARANCE AT LATERAL CROSSINGS WITH WATER OVER ALL WET UTILITIES.
- ALL WET UTILITIES CROSSING WATER FACILITIES MUST NOT CROSS AT AN ANGLE GREATER THAN 45° FROM WHAT WOULD BE A PERPENDICULAR CROSSING.
- PIPE JOINTS SHALL BE MECHANICALLY RESTRAINED WHERE SHOWN ON PLANS.
- WATER METER SHALL BE INSTALLED 5 FEET FROM LOT LINE AND MAINTAIN SEPARATION PER PCWA STANDARD DWG. NO. S105. MINIMUM 12 INCHES SEPARATION BETWEEN ALL SERVICE SADDLES.
- 2-INCH BLOW-OFF VALVES TO BE INSTALLED PER PCWA STANDARD DWG. NO. S208.
- FIRE HYDRANTS TO BE INSTALLED PER PCWA STANDARD DWG. NO. S210.
- AIR VACUUM RELEASE VALVES TO BE INSTALLED PER PCWA STANDARD DWG. NO. S211.
- PIPE AND APPURTENANCES TO BE 30-INCHES MINIMUM BELOW GRADE.
- VALVES 12-INCHES AND LARGER SHALL BE BUTTERFLY VALVES, AND 6-INCHES AND SMALLER SHALL BE GATE VALVES. VALVES SHALL BE INSTALLED PER PCWA STANDARD DWG. NO. S108 AND S109. ALL VALVES SHALL INCLUDE 17-LB ANODE WITH INSTALLATION PER PCWA STANDARD DWG. NO. S112.
- PRIVATE COMMERCIAL FIRE SERVICE CONNECTION DDCA SHALL BE INSTALLED PER PCWA STANDARD DWG. NO. S207 WITH A BADGER METER DETECTOR ASSEMBLY (CFM WITH "O" DESIGNATION).

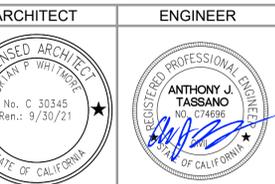


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NO.	REMARKS	DATE

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<input type="radio"/> AHJ APPROVAL	
<input type="radio"/> BIDDING	
<input type="radio"/> CONSTRUCTION	

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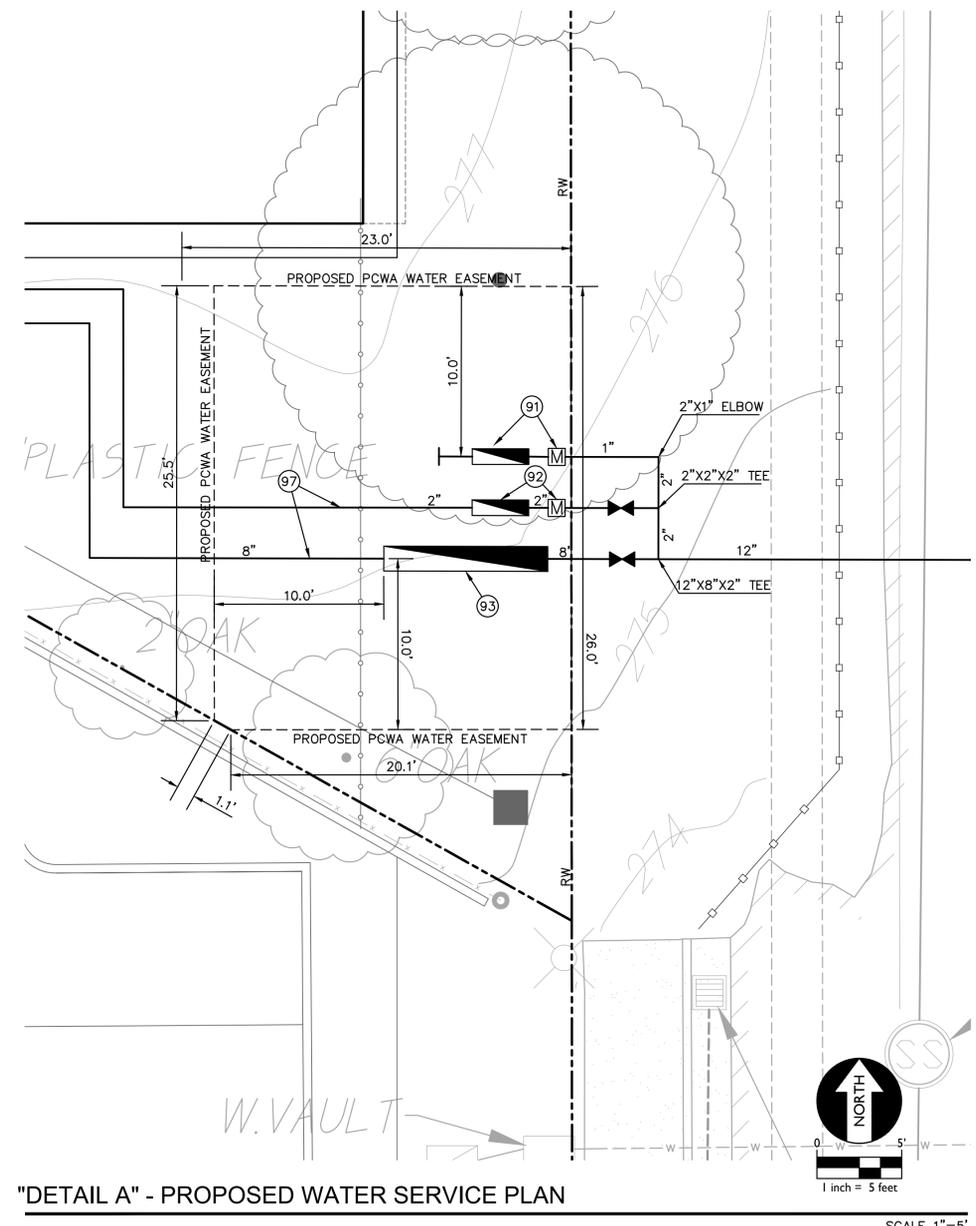
CONSTRUCTION DOCUMENTS

PLACER ACADEMY
SCHOOL SITE
4700 GROVE STREET
ROCKLIN, CA 95677

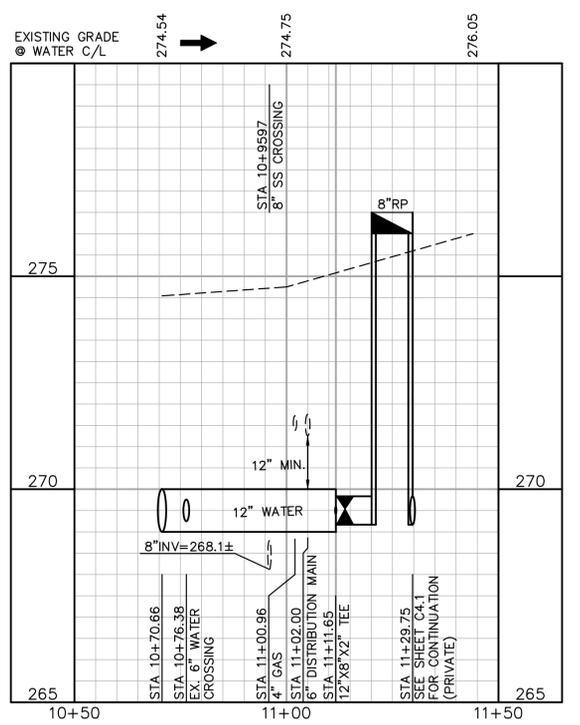
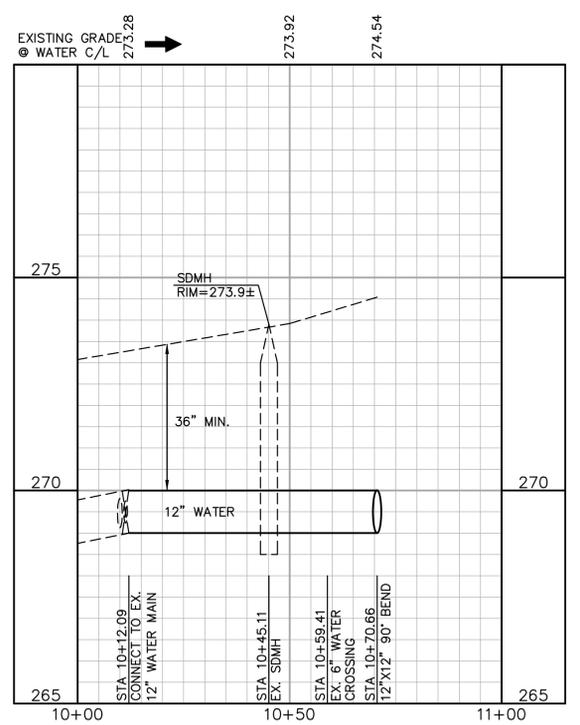
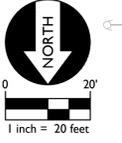
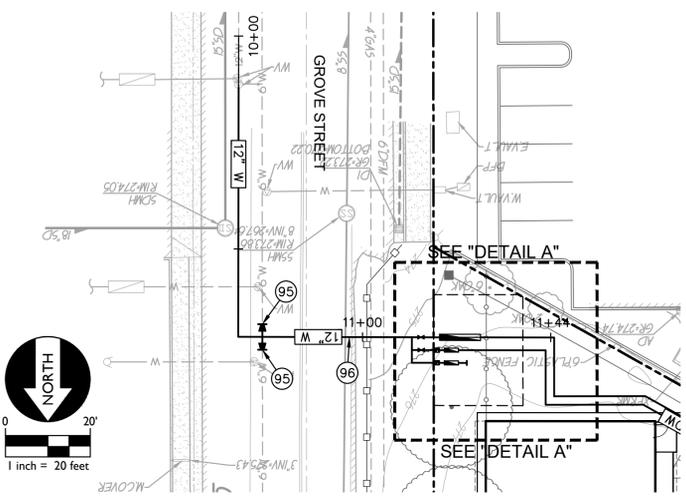
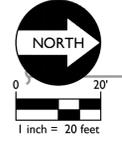
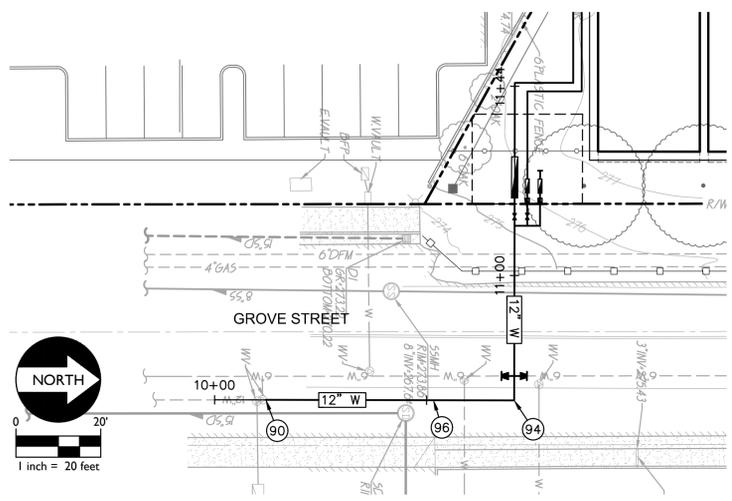
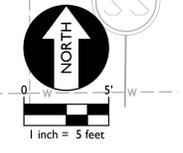
12" WATER PLAN AND PROFILE

Date 04/09/2021	Project Number 20032.2
Scale AS NOTED	Drawing Number
Drawn AT	Checked AT

C4.2



"DETAIL A" - PROPOSED WATER SERVICE PLAN



PCWA FACILITIES NOTES:

- WATER FACILITIES:
PLACER COUNTY WATER AGENCY INSPECTOR - PHONE (530) 823-4885
PCWA MAP NO. 25-C-08
WATER LINES AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AGENCY'S LATEST REVISED SPECIFICATIONS. THE CONTRACTOR SHALL CONTACT PLACER COUNTY WATER AGENCY INSPECTOR FORTY EIGHT (48) HOURS PRIOR TO COMMENCEMENT OF INITIAL WATER LINE CONSTRUCTION, AND BY 7:30 AM EACH DAY OF WORK ON WATER INSTALLATION OCCURS. THESE PLANS ARE APPROVED FOR USE FOR WATERLINE IMPROVEMENTS ONLY. CONFLICTS WITH OTHER IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF OTHERS.
- ROCKLIN PRESSURE ZONE, HGL= 440', TEST PRESSURE= 150 PSI (TEST PRESSURE=1.5 X OPERATING PRESSURE OF 150 PSI, WHICHEVER IS GREATER).
- ALL VALVES, PIPE, FITTINGS, RESTRAINTS, AND APPURTENANCES SHALL BE A MINIMUM PRESSURE CLASS 150 RATING.
- IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE, SERVICES WITH MORE THAN 80 PSI STATIC PRESSURE MUST BE EQUIPPED WITH PRESSURE REGULATOR SET TO 60 PSI MAXIMUM AND INSTALLED ON THE CUSTOMER'S SIDE OF THE METER. THE REGULATOR SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
- RADIUSING OF D.I.P. SHALL BE ACCOMPLISHED BY PULLING PIPE AT JOINTS AT A MAXIMUM OF 75% OF THE MANUFACTURER'S MAXIMUM ALLOWABLE DEFLECTION.
- JOINT DEFLECTION AND RADIUSING OR BENDING OF PVC PIPE IS NOT ALLOWED. ANGLE FITTINGS REQUIRED AT ALL DEFLECTIONS OF PVC PIPE.

PCWA GENERAL NOTES

- PROVIDE A MINIMUM HORIZONTAL SEPARATION OF 10 FEET BETWEEN WATER AND SEWER LINES PER PCWA STANDARD DWG. NO. S103.
- PROVIDE A MINIMUM HORIZONTAL SEPARATION OF 4 FEET BETWEEN WATER AND STORM DRAIN LINES PER PCWA STANDARD DWG. NO. S103.
- PROVIDE A MINIMUM OF 12 INCHES CLEARANCE AT LATERAL CROSSINGS WITH WATER OVER ALL WET UTILITIES.
- ALL WET UTILITIES CROSSING WATER FACILITIES MUST NOT CROSS AT AN ANGLE GREATER THAN 45° FROM WHAT WOULD BE A PERPENDICULAR CROSSING.
- PIPE JOINTS SHALL BE MECHANICALLY RESTRAINED WHERE SHOWN ON PLANS.
- WATER METER SHALL INSTALLED 5 FEET FROM LOT LINE AND MAINTAIN SEPARATION PER PCWA STANDARD DWG. NO. S105. MINIMUM 12 INCHES SEPARATION BETWEEN ALL SERVICE SADDLES.
- 2-INCH BLOW-OFF VALVES TO BE INSTALLED PER PCWA STANDARD DWG. MO. S208.
- FIRE HYDRANTS TO BE INSTALLED PER PCWA STANDARD DWG. NO. S210.
- AIR VACUUM RELEASE VALVES TO BE INSTALLED PER PCWA STANDARD DWG. NO. S211.
- PIPE AND APPURTENANCES TO BE 30-INCHES MINIMUM BELOW GRADE.
- VALVES 12-INCHES AND LARGER SHALL BE BUTTERFLY VALVES, AND 8-INCHES AND SMALLER SHALL BE GATE VALVES. VALVES SHALL BE INSTALLED PER PCWA STANDARD DWG. NO. S108 AND S109. ALL VALVES SHALL INCLUDE 17-LB ANODE WITH INSTALLATION PER PCWA STANDARD DWG. NO. S112.
- PRIVATE COMMERCIAL FIRE SERVICE CONNECTION DCDA SHALL BE INSTALLED PER PCWA STANDARD DWG. NO. S207 WITH A BADGER METER DETECTOR ASSEMBLY (CFM WITH "0" DESIGNATION).

WATER NOTES

- NOTE: RESTRAIN ALL NEW PIPES AND FITTINGS.
- CONNECT TO EXISTING 12" WATER MAIN PER PCWA STANDARDS AND SPECIFICATIONS.
 - PLACE 1" IRRIGATION SERVICE WITH 1" RP ASSEMBLY PER PCWA STD. DWG. NOS. S201 AND S206.
 - PLACE 2" DOMESTIC SERVICE FOR 1-1/2" DISK METER AND 2" RP ASSEMBLY PER PCWA STD. DWG. NOS. S202 AND 206.
 - PLACE 8" BACKFLOW PREVENTOR PER PCWA STD. DWG. NO. S207.
 - PLACE THRUST BLOCK PER PCWA STD. DWG. NO. S111.
 - PLACE 12"x6" REDUCER AND CONNECT TO EXISTING 6" AC PIPE.
 - PLACE 12' WATER PIPE PER PCWA STD. DWG. S101.
 - SEE SHEET C4.1, ON-SITE PLANS, FOR CONTINUATION.

FILENAME: I:\20-142 CIVIL DWG\20-142-C4.2.DWG



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NO.	REMARKS	DATE

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CONSTRUCTION DOCUMENTS

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ROCKLIN, CA 95677

PAVING PLAN

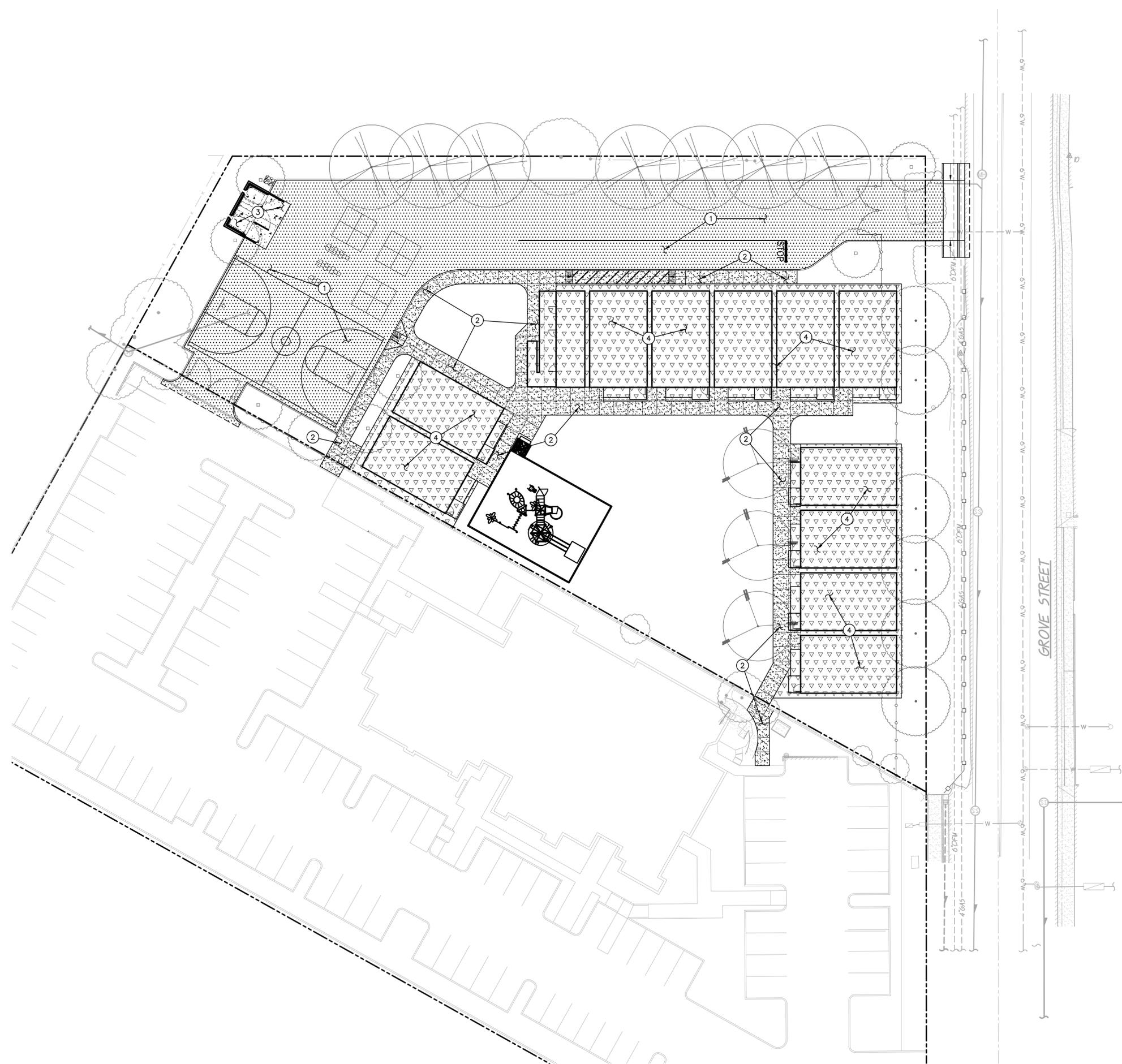
Date 04/09/2021	Project Number 20032.2
Scale AS NOTED	Drawing Number C5.1
Drawn AT	Checked AT

PAVING GENERAL NOTES:

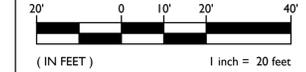
- ASPHALT MIX SHALL MEET CALTRANS SPECIFICATIONS FOR TYPE B ASPHALTIC CONCRETE. REFERENCE CALTRANS AND PROJECT SPECIFICATIONS.
- AGGREGATE BASE SHALL MEET CALTRANS SPECIFICATIONS FOR CLASS II AGGREGATE BASE.
- ALL AGGREGATE BASE SHALL BE MOISTURE CONDITIONED TO, OR SLIGHTLY ABOVE, OPTIMUM MOISTURE CONTENT AND COMPACTED TO 95% RELATIVE COMPACTION.
- RECYCLED ASPHALT MAY BE USED AS CONCRETE AND ASPHALT BASE MATERIAL PROVIDED IT MEETS CITY OF SACRAMENTO SPECIFICATIONS FOR CLASS II AB.
- PAVEMENT SUBGRADE PREPARATION, I.E. SCARIFICATION, MOISTURE CONDITIONING, AND COMPACTION SHALL BE PERFORMED AFTER;
- POT HOLE ALL EXISTING UTILITIES.
- THE INSTALLATION OF UNDERGROUND UTILITIES AND TRENCHES BACKFILLED IN ACCORDANCE WITH THESE PLANS.
- ALL AREAS DISTURBED BY GRADING, DEMOLITION, OR CONSTRUCTION ACCESS, WHICH ARE NOT SURFACED BY THIS SET OF PLANS, OR LANDSCAPE PLANS, SHALL BE RESTORED.
- REFER TO GRADING PLANS FOR CURBS, CURB GUTTERS, VALLEY GUTTERS, AND OTHER CONCRETE STRUCTURES AND PAVING FEATURES NOT SPECIFICALLY NOTED ON THIS PLAN.
- ADJUST TO FINISH GRADE ALL BOXES, FRAMES, COVERS SLEEVES, POST HOLES, GRATES, ETC. FOUND IN NEW ASPHALT OR CONCRETE PAVING AREAS, WHICH ARE NOT NOTED FOR REMOVAL. CLEAN/OR REPLACE AS NECESSARY TO ENSURE PROPER SEATING.

PAVING LEGEND

-  **1 TYPE 1 PAVING**
PLACE 3.5" AC OVER 10.5" CLASS II AB ON COMPACTED SUBGRADE.
-  **2 TYPE 2 PAVING**
PLACE 5" PCC WITH #4 REBAR @ 18" O.C.E.W. OVER 4" CLASS II AB ON COMPACTED SUBGRADE.
-  **3 TYPE 3 PAVING**
PLACE 6" PCC WITH #4 REBAR @ 18" O.C.E.W. OVER 6" CLASS II AB ON COMPACTED SUBGRADE.
-  **4 TYPE 4**
PLACE 12" OF AGGREGATE BASE ON COMPACTED SUBGRADE



GRAPHIC SCALE



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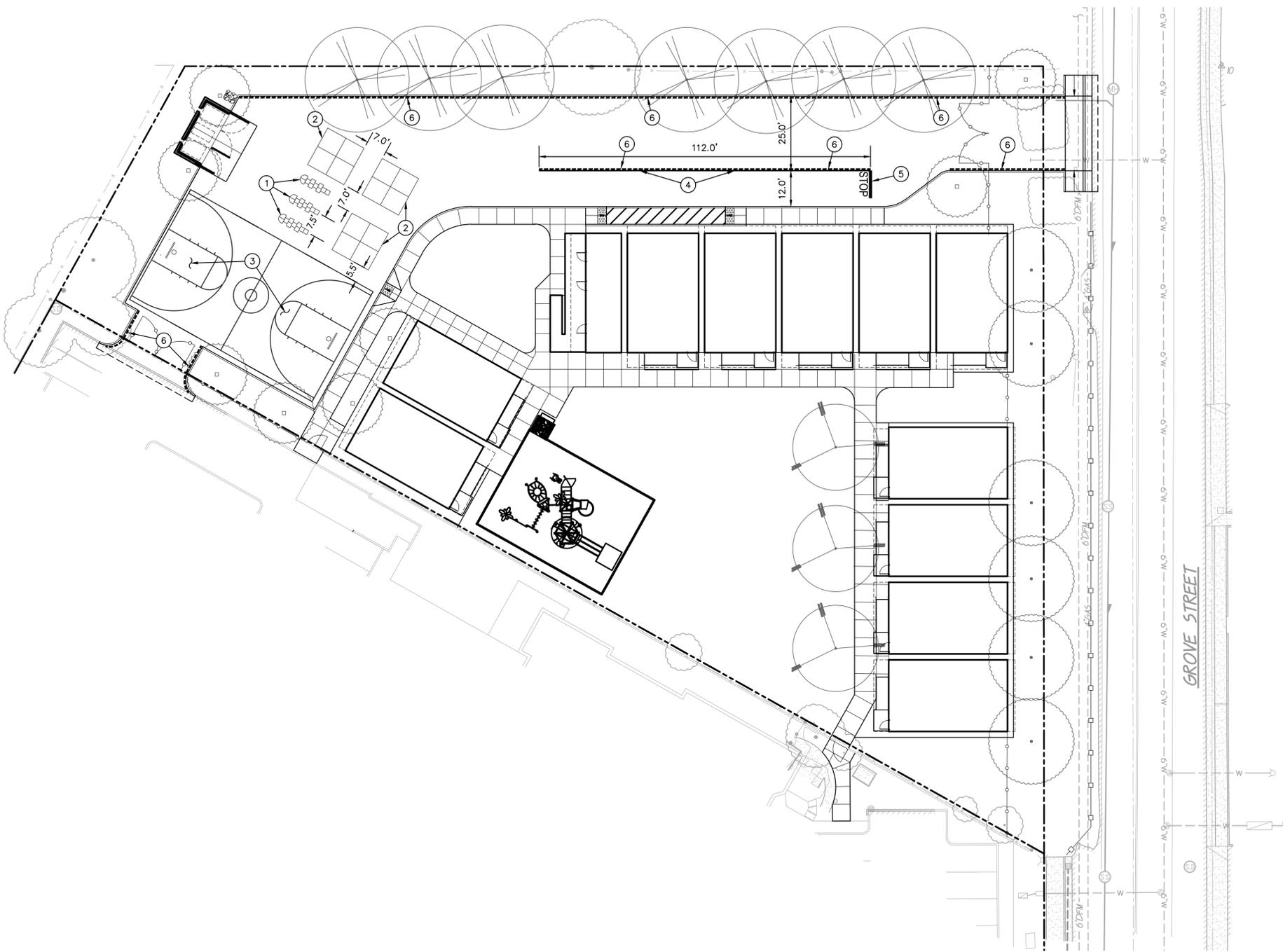
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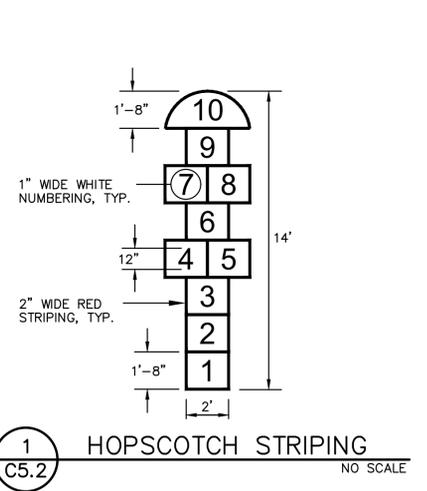
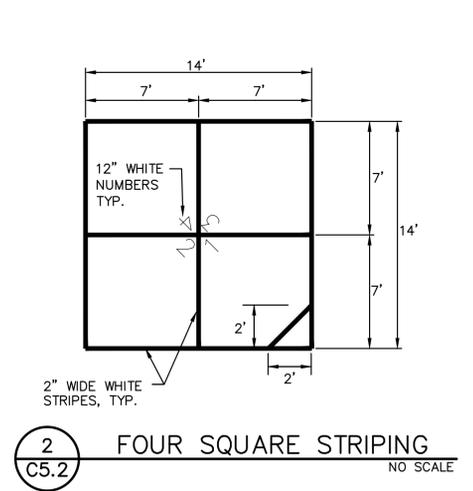
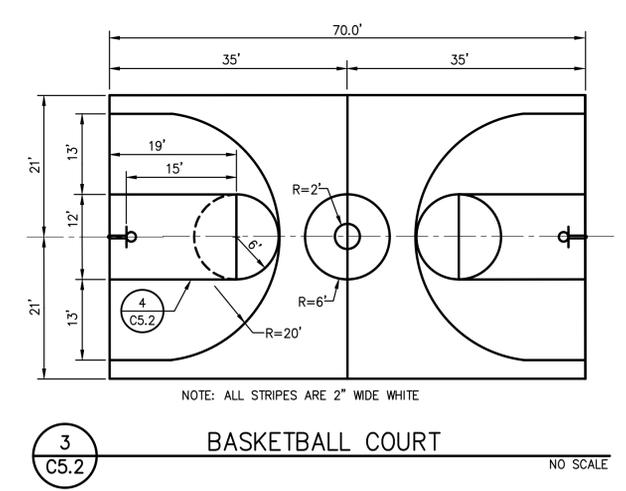
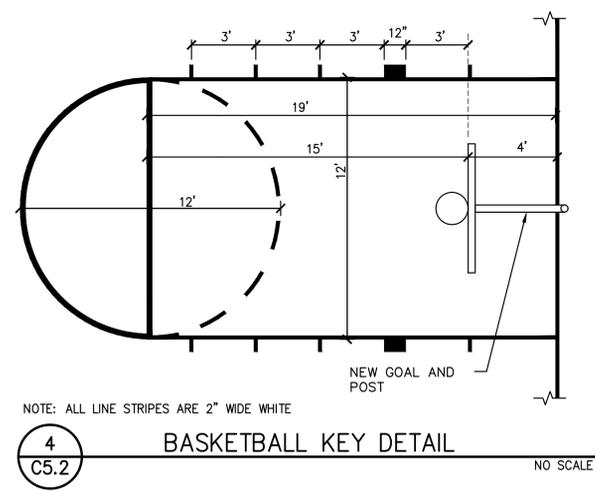
STRIPING PLAN

Date	Project Number
04/09/2021	20032.2
Scale	Drawing Number
AS NOTED	C5.2
Drawn	Checked
AT	AT

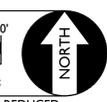


STRIPING NOTES

- PROVIDE HOPSCOTCH STRIPING PER
- PROVIDE FOUR SQUARE STRIPING PER
- PROVIDE BASKETBALL COURT STRIPING PER
- PAINT 4" WIDE WHITE STRIPE.
- PROVIDE STOP BAR AND LEGEND.
- PAINT CURB RED WITH 4" HIGH, 3/4" WIDE STROKE SAYING "NO PARKING - FIRE LANE". MARKINGS SHALL BE LOCATED EVERY 25'.
- PAINT PAVEMENT RED WITH 4" HIGH, 3/4" WIDE STROKE SAYING "NO PARKING - FIRE LANE". MARKINGS SHALL BE LOCATED EVERY 25'. ADD RED STRIPE NEXT TO "WHITE STRIPE".



GRAPHIC SCALE



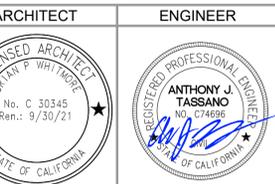
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DRAWING STATUS

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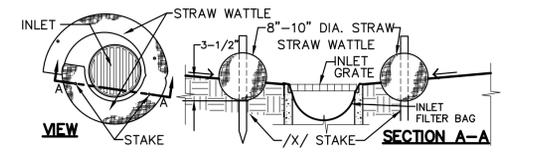
EROSION CONTROL PLAN

Date: 04/09/2021
Scale: AS NOTED
Drawn: AT
Checked: AT

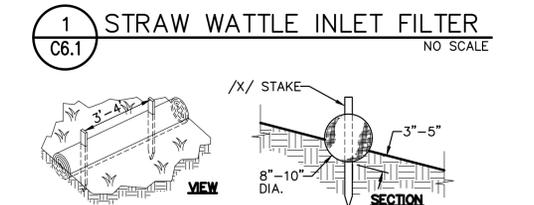
Project Number: 20032.2
Drawing Number: **C6.1**

EROSION AND SEDIMENT CONTROL GENERAL NOTES

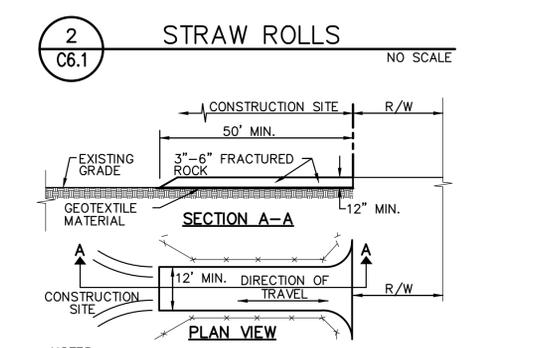
- IF CERTAIN SOIL TYPES (E.G. COLLOIDAL SOILS) ARE DETECTED, THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL TREATMENT MEASURES PRIOR TO DISCHARGE.
- CONTRACTOR IS RESPONSIBLE FOR THE DEWATERING AND REMOVAL OF ALL TEMPORARY EROSION CONTROL DEVICES JUST PRIOR TO THE COMMENCING OF THE FINAL GRADING AND PAVING OPERATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THE SITE TO MINIMIZE DUST CREATED DURING CONSTRUCTION.
- PRIOR TO PLACEMENT OF HYDRO SEEDING, REMOVE TEMPORARY EROSION CONTROL MEASURES (STRAW WATTLE FENCE AND TRACKED LOOSE STRAW).
- CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPLIANCE WITH STATE WATER RESOURCES CONTROL BOARD REQUIREMENTS.
- ALL MATERIALS STORED ON-SITE SHALL HAVE PROPER ENCLOSURES AND/OR COVERINGS.
- CONTRACTOR SHALL MAINTAIN ALL WATTLE OR SILT FENCES AND OTHER STORM WATER POLLUTION PREVENTION DEVICES THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL INSPECT ALL EROSION CONTROL DEVICES WEEKLY AS WELL AS BEFORE, DURING, AND AFTER A STORM EVENT. CONTRACTOR SHALL REMOVE ALL EROSION CONTROL AND POLLUTION PREVENTION DEVICES AT THE END OF CONSTRUCTION AS REQUIRED. REFER TO SPECIFICATIONS AND ADDITIONAL REQUIREMENTS.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN CONSTRUCTION FENCING THROUGHOUT THE PROJECT. THIS FENCING SHALL DETER PEDESTRIANS AND NON-CONSTRUCTION RELATED PERSONNEL FROM ENTERING THE CONSTRUCTION SITE AREA TO THE GREATEST POSSIBLE EXTENT. THE CONTRACTOR SHALL COORDINATE THIS FENCING LAYOUT WITH SCHOOL DISTRICT PERSONNEL PRIOR TO ANY FENCING PLACEMENT SO AS TO NOT SIGNIFICANTLY INTERFERE WITH SCHOOL OPERATION.
- CONTRACTOR SHALL ADEQUATELY PREVENT EXCESSIVE AMOUNTS OF MUD, SAND, DIRT, AND OTHER DEBRIS FROM BEING TRACKED ONTO THE STREET FROM CONSTRUCTION VEHICLE MOVEMENT. PROVIDE WASHING FACILITIES AT CONSTRUCTION ENTRANCE IF NECESSARY.
- CONTRACTOR SHALL ADEQUATELY PREVENT EXCESSIVE AMOUNTS OF MUD, SAND, DIRT, AND OTHER DEBRIS FROM BEING TRACKED ONTO THE STREET FROM CONSTRUCTION VEHICLE MOVEMENT. PROVIDE WASHING FACILITIES AT CONSTRUCTION ENTRANCE IF NECESSARY.



NOTE: STRAW WATTLE INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE WATTLE IN A TRENCH, 3'-1/2" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.



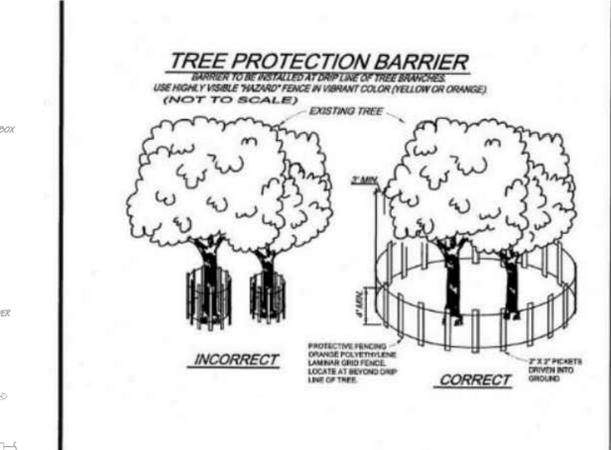
NOTE: STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3'-5" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.



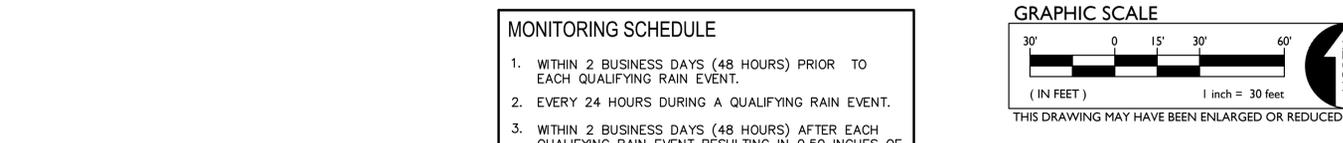
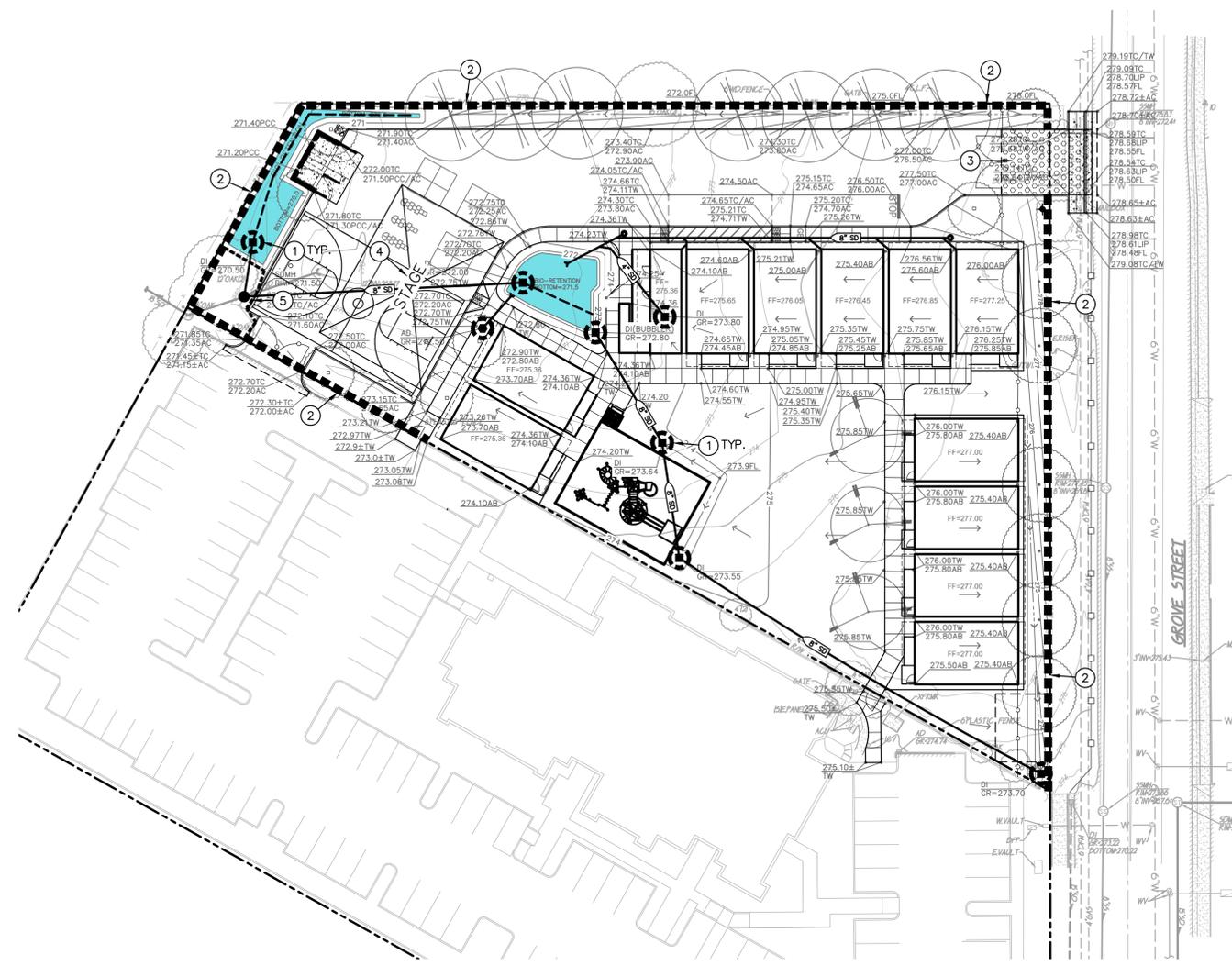
- NOTES:**
- STABILIZED CONSTRUCTION SITE ACCESS SHALL BE CONSTRUCTED OF 3"-6" ANGULAR ROCK MATERIAL CONFORMING TO SECTION 26 OF STATE SPECIFICATIONS PLACED OVER GEOTEXTILE MATERIAL. ROCK SHALL BE PLACED TO A MINIMUM THICKNESS OF SIX INCHES. THE METHOD OF PLACING, SPREADING AND COMPACTING ROCK SHALL CONFORM TO SECTION 26 OF THE STATE SPECIFICATIONS.
 - LENGTH OF SITE ACCESS SHALL BE A MINIMUM LENGTH OF FIFTY FEET. WIDTH SHALL BE A MINIMUM WIDTH OF TWELVE FEET OR AS NECESSARY TO COVER ALL VEHICULAR INGRESS AND EGRESS.
 - THE SITE ACCESS SHALL BE KEPT IN GOOD CONDITION BY OCCASIONAL TOP DRESSING.

EROSION CONTROL NOTES

- NOTE:** EXACT LOCATION WILL BE COORDINATED BY CONTRACTOR AND PROJECT QSP.
- CONTRACTOR SHALL PROVIDE STRAW WATTLE BARRIER AT ALL INLETS (NEW AND/OR EXIST.) IN AREAS OF ON-SITE WORK PER THE DETAIL PROVIDED. IN ADDITION TO WATTLE, PROVIDE FILTER BAG AT EACH INLET. STRAW WATTLES NOT REQUIRED AT INLETS IN PAVED AREAS, ONLY FILTER BAG.
 - CONTRACTOR SHALL PROVIDE STRAW WATTLES AT PERIMETER OF SITE PER DETAIL.
 - CONTRACTOR SHALL PROVIDE STABILIZED CONSTRUCTION SITE ACCESS PER DETAIL.
 - CONTRACTOR SHALL CONSTRUCT AND UTILIZE A STAGING AREA IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS IN SECTION 4 OF THE CALIFORNIA STORMWATER QUALITY ASSOCIATION BMP HANDBOOK. SIZE AS NEEDED. AFTER CONSTRUCTION COMPLETE, RETURN AREA TO NATURAL CONDITION.
 - PLACE TREE PROTECTION BARRIER AT EXISTING TREES PER



- NOTES:**
- TREE PROTECTION BARRIERS MUST BE PLACED AROUND TREES TO BE RETAINED WITHIN AN AREA WHERE LAND ALTERATION AND CONSTRUCTION ACTIVITIES WILL OCCUR. TREES TO REMAIN SHALL BE INDICATED ON THE PLANS.
 - TREE PROTECTION BARRIER MUST REMAIN IN PLACE UNTIL GRADING AND CONSTRUCTION ACTIVITY IS COMPLETE OR UNTIL COMMENCEMENT OF FINISH GRADING AND SODDING.
 - BARRIERS SHALL BE PLACED 3' OUTSIDE OF THE DRIFLINE EXCEPT WHERE LAND ALTERATION OR CONSTRUCTION ACTIVITIES ARE APPROVED WITHIN THE DRIFLINE.
 - THE DRIFLINE OF A TREE IS THE IMAGINARY VERTICAL LINE THAT EXTENDS DOWNWARD FROM THE OUTERMOST TIPS OF THE TREE'S BRANCHES TO THE GROUND.
 - AREAS SURROUNDED BY THE TREE PROTECTION BARRIERS SHALL BE PROTECTED FROM VEGETATION REMOVAL, PLACEMENT OF SOIL, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND.
 - ALL TREE ROOTS WITHIN AREA TO BE GRADED AND ORIGINATING FROM A PROTECTED TREE SHALL BE SEVERED CLEANLY AT THE LIMITS OF THE PROTECTED AREA.
 - ALL TREE PRUNING AND TRIMMING ON ANY TREE TO BE RETAINED SHALL BE PERFORMED BY AN ARBORIST CERTIFIED BY THE AMERICAN SOCIETY OF ARBORICULTURE (ASA).
 - 2'x2' TREE PROTECTION SIGNS SPACED A MINIMUM OF ON SIGN EVERY 300' SHALL CONTAIN THE WORDING "TREE PROTECTION ZONE - KEEP OUT".
 - SEE CASQA BMP DETAIL EC-2 & CITY OF ROCKLIN FOR MORE DETAILS.
 - THE FENCE SHALL BE INSTALLED 3' OUTSIDE OF DRIFLINE.



MONITORING SCHEDULE

- WITHIN 2 BUSINESS DAYS (48 HOURS) PRIOR TO EACH QUALIFYING RAIN EVENT.
- EVERY 24 HOURS DURING A QUALIFYING RAIN EVENT.
- WITHIN 2 BUSINESS DAYS (48 HOURS) AFTER EACH QUALIFYING RAIN EVENT RESULTING IN 0.50 INCHES OF RAIN OR MORE.
- RECORD THE TIME, DATE AND RAIN GAUGE READING OF ALL QUALIFYING RAIN EVENTS.
- QUARTERLY NON-STORM WATER DISCHARGE INSPECTIONS.
- WEEKLY INSPECTIONS.

PROJECT INFORMATION

PARCEL AREA	1.26 ACRES
TOTAL DISTURBED AREA	1.26 ACRES
S.W.P.P. REQUIRED?	YES

PHASE OF CONSTRUCTION	EROSION AND SEDIMENT CONTROL MEASURES																
	WET SEASON					WET & DRY SEASON											
	HYDRO-SEEDING	STRAW MULCHING/TACTHER	SOIL BINDERS	PRESERVATION OF EXISTING VEGETATION	BLANKETS MATS & GEOTEXTILES	FIBER ROLLS	DUST CONTROL	OUTLET PROTECTION	SILT FENCING	SAND/GRAVEL BAG BARRIERS	STORM DRAIN INLET PROTECTION	SEDIMENT BASIN	SEDIMENT TRAP	DEWATERING	STABILIZED CONSTRUCTION ENTRANCE	MATERIAL & WASTE DISPOSAL LOCATION	WASHOUT
PRE-GRADING	X	X		X													
CUT-FILL ACTIVITIES	X	X	X	X	X	X	X	X		X	X		X	X	X	X	
UNDERGROUND WORK	X	X	X	X	X	X	X	X		X	X		X	X	X	X	X
STORM IMPROVEMENTS	X			X	X	X	X	X		X	X		X	X	X	X	X
CURB AND GUTTER	N/A		X	X	X	X	X	X		X	X		X	X	X	X	X
STREET IMPROVEMENTS			X	X	X	X	X	X		X	X		X	X	X	X	X
PAVE OUT				X	X					X	X			X		X	X
POST CONSTRUCTION			X	X	X												
MAINTENANCE SCHEDULE																	
DAILY*																	
WEEKLY*		X	X			X	X			X	X				X	X	X
MONTHLY*																	
BEFORE RAIN		X	X			X	X			X	X						
DURING RAIN		X	X			X	X			X	X						
AFTER RAIN		X	X			X	X			X	X						
AS NEEDED				X										X			

* = WHEN RAIN EVENT INSPECTIONS OCCURS, THEY MAY QUALIFY AS A DAILY, WEEKLY, OR MONTHLY INSPECTION AS APPLIES.

ANY CHANGES MADE TO THE SWPPP IN THE FIELD MUST BE SHOWN ON THE MAP. UPDATE MAP TO REFLECT CHANGES.

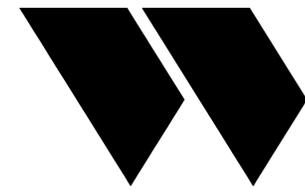
MAINTENANCE/REPAIRS OF BMP FAILURE SHALL BEGIN WITHIN 72 HOURS OF IDENTIFICATION AND CHANGES SHALL BE COMPLETED PRIOR TO THE NEXT RAIN EVENT.

STORM DRAINAGE OUTFALL BMP'S REFER TO PROTECT CONSTRUCTION PLAN DETAILS FOR SPECIFIC POST CONSTRUCTION BMP MEASURES AT OUTFALL STRUCTURES.

SEDIMENT AND EROSION CONTROL MEASURES ON SWPPP MAP ARE MINIMUM BMP'S RECOMMENDED FOR COMPLIANCE. CONSTRUCTION SITE MUST BE MONITORED AND BMP'S SHALL BE MODIFIED DEPENDING ON CONSTRUCTION SCHEDULE AND RAIN EVENTS.

- ADD TO MAP AS LOCATED IN THE FIELD**
- CONSTRUCTION TRAILER.
 - VEHICLE/EQUIPMENT MAINTENANCE AND FUELING AREA.
 - COVERED WASTE STORAGE (DUMPSTERS).
 - STAGING AREA
 - MATERIAL STORAGE
 - SOIL STOCKPILES.
 - CONCRETE WASHOUT.

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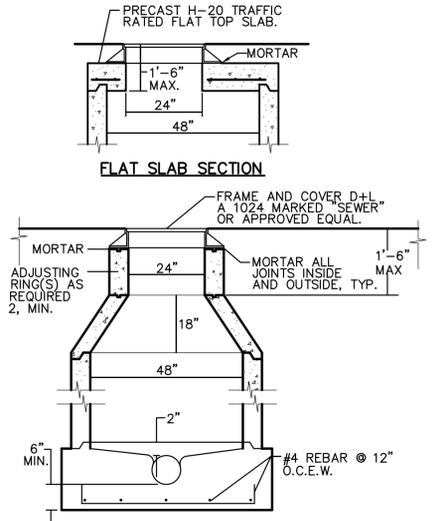
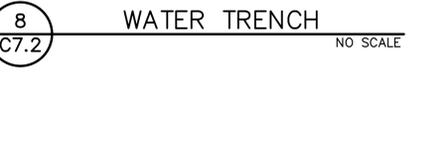
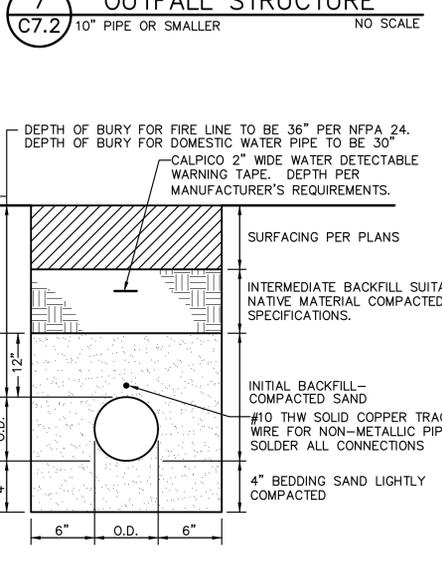
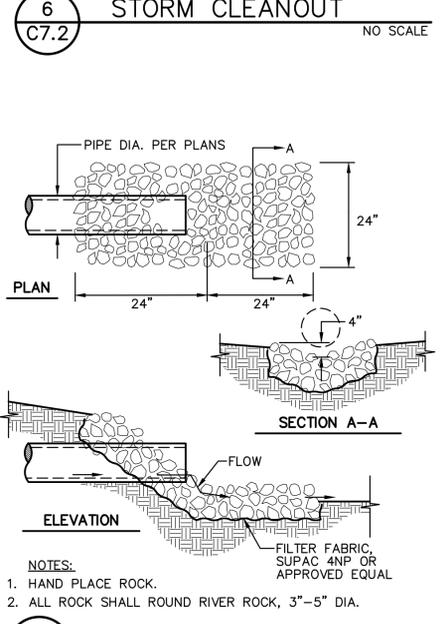
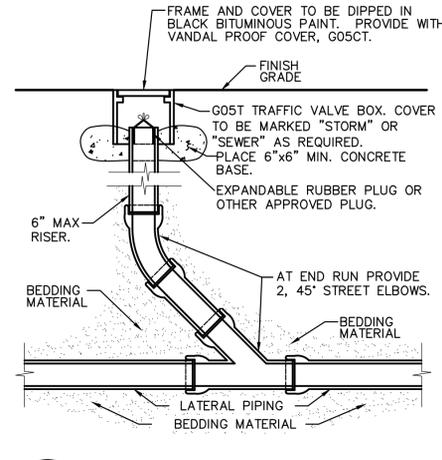
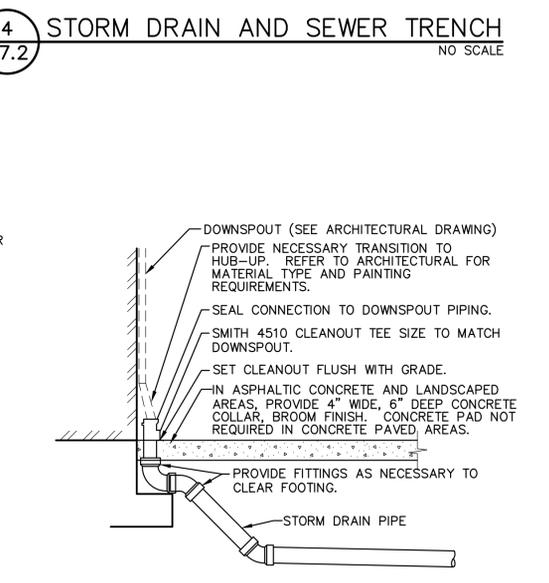
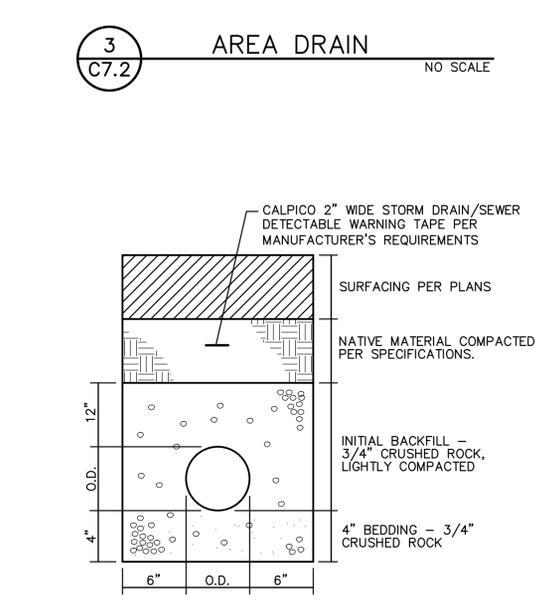
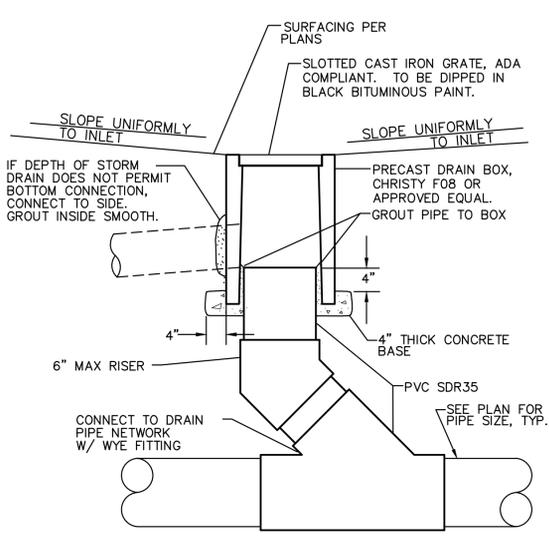
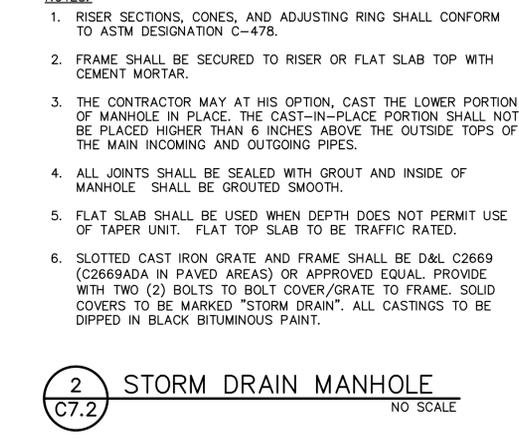
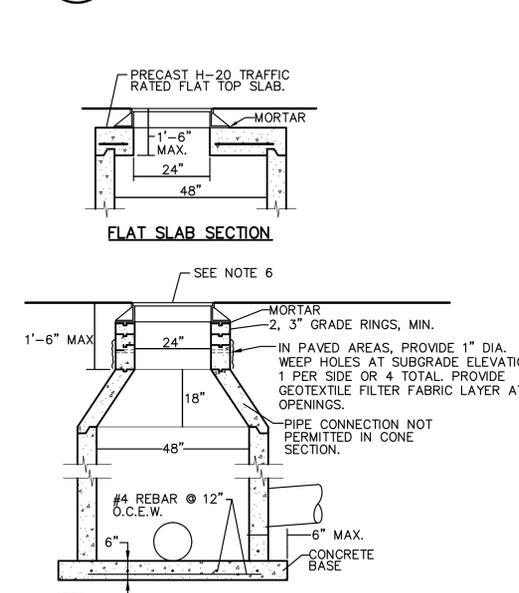
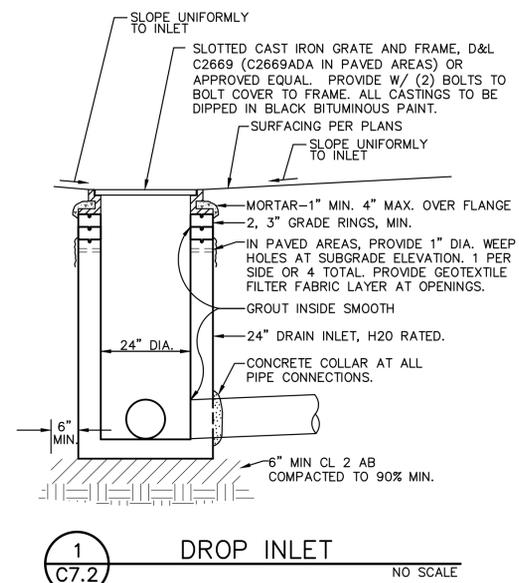
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DETAILS AND SECTIONS

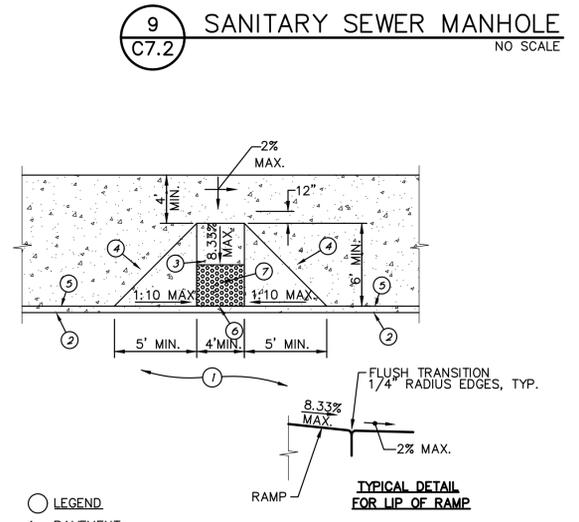
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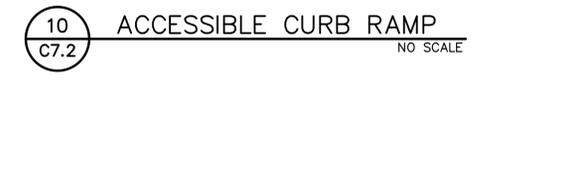
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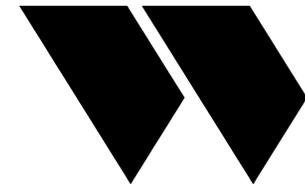


- NOTES:**
- RISER SECTIONS, CONES, AND ADJUSTING RING SHALL CONFORM TO ASTM DESIGNATION C-478.
 - FRAME SHALL BE SECURED TO RISER OR FLAT SLAB TOP WITH CEMENT MORTAR.
 - CONCRETE BASE MAY BE CAST-IN-PLACE AND POURED AGAINST UNDISTURBED MATERIAL OR PRE-CAST CONCRETE BASE ON 4" MIN. 3/4" CRUSHED ROCK PLACED ON UNDISTURBED MATERIAL.
 - ALL JOINTS SHALL BE SEALED WITH GROUT AND INSIDE OF MANHOLE SHALL BE GROUTED SMOOTH.
 - FLEXIBLE CONNECTORS SHALL BE INSTALLED ON BOTH INFLOW AND OUTFLOW PIPES PER CA. PLUMBING CODE 719.6.
 - FLAT SLAB SHALL BE USED WHEN DEPTH DOES NOT PERMIT USE OF TAPER UNIT. FLAT SLAB SHALL BE TRAFFIC RATED.



- LEGEND**
- PAVEMENT.
 - TOP FACE OF ROLLED CURB, STANDARD 4" HIGH.
 - 8.33% (1:12) MAXIMUM SLOPE, 2% MAX CROSS SLOPE LENGTH=6.5'.
 - LANDING SHALL BE 48" MIN. AND SLOPE SHALL NOT EXCEED 1:48 MAX PER CALIFORNIA BUILDING CODE, TITLE 24, SECTION 11B-406.5.3
 - SCORE MARK, 6" BACK OF CURB.
 - TRANSITION SHALL BE FLUSH AND FREE OF ABRUPT CHANGE WITH A COUNTER SLOPE NOT EXCEEDING 1:20 MAX FOR 24" PER CALIFORNIA BUILDING CODE, TITLE 24, SECTION 11B-406.5.8.
 - PLACE 36" WIDE PREFABRICATED CAST IN PLACE DETECTABLE WARNINGS TILE BY ARMOR-TILE OR APPROVED EQUAL. DETECTABLE WARNINGS AT CURB RAMP SHALL EXTEND 36 INCHES IN THE DIRECTION OF TRAVEL. DETECTABLE WARNINGS SHALL EXTEND THE FULL WIDTH OF THE RAMP RUN LESS 2 INCHES MAXIMUM ON EACH SIDE, EXCLUDING ANY FLARED SIDES. DETECTABLE WARNINGS SHALL BE LOCATED SO THE EDGE NEAREST THE CURB IS 6 INCHES MINIMUM AND 8 INCHES MAXIMUM FROM THE LINE, AT THE FACE OF THE CURB MARKING THE TRANSITION BETWEEN THE CURB AND THE GUTTER OR STREET.





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ARCHITECT	ENGINEER

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NO.	REMARKS	DATE

DRAWING STATUS	DATE
<input checked="" type="radio"/> AHJ SUBMITTAL	04/09/2021
<input type="radio"/> AHJ APPROVAL	
<input type="radio"/> BIDDING	
<input type="radio"/> CONSTRUCTION	

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980 9TH STREET #2050
SACRAMENTO, CA 95814

CONSTRUCTION DOCUMENTS

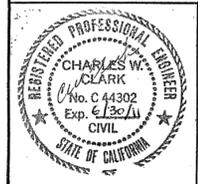
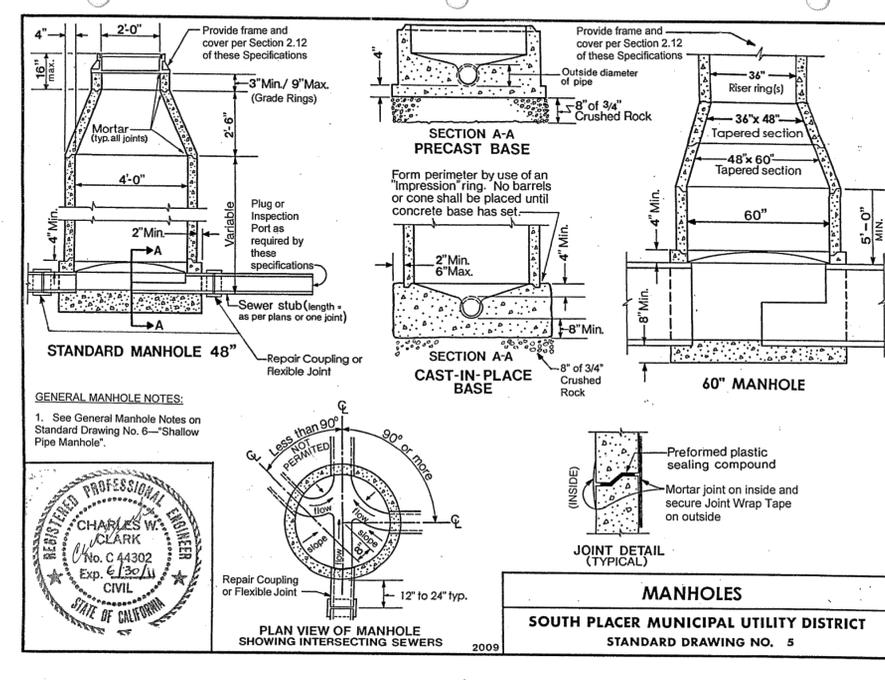
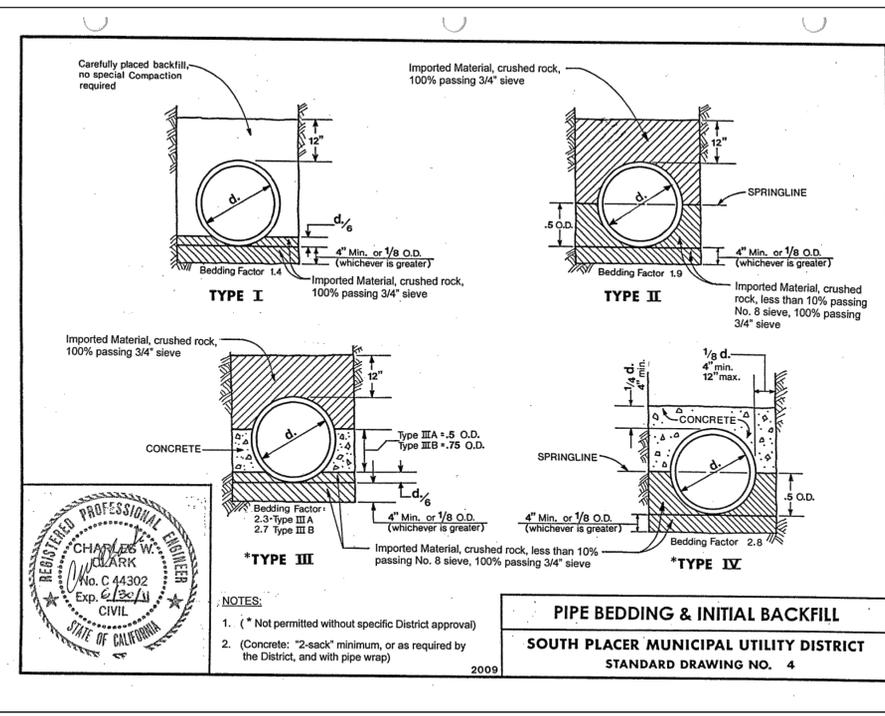
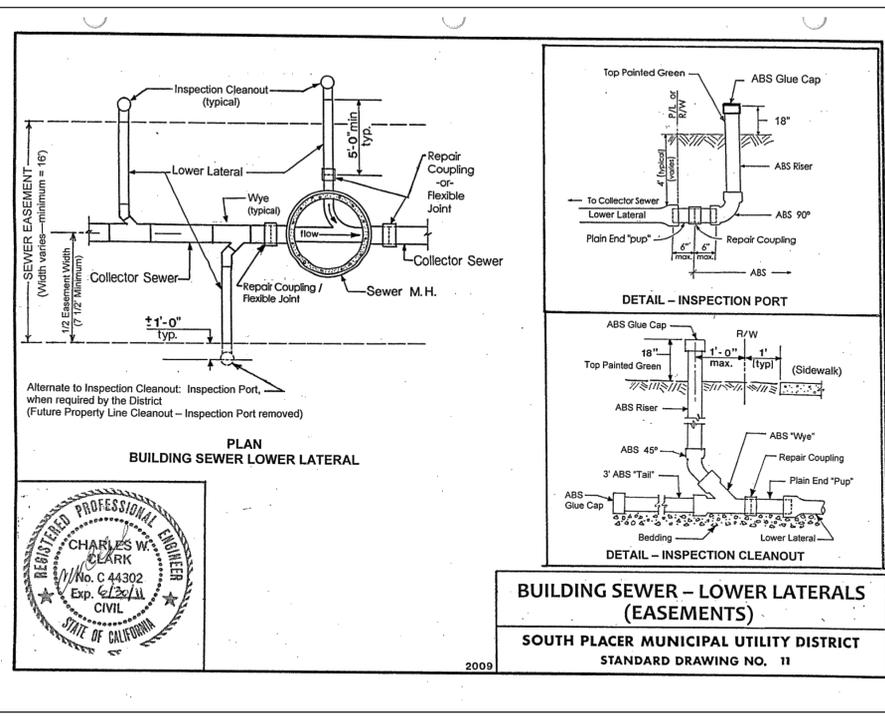
PLACER ACADEMY
SCHOOL SITE
4700 GROVE STREET
ROCKLIN, CA 95677

DETAILS AND SECTIONS

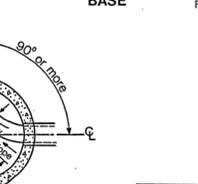
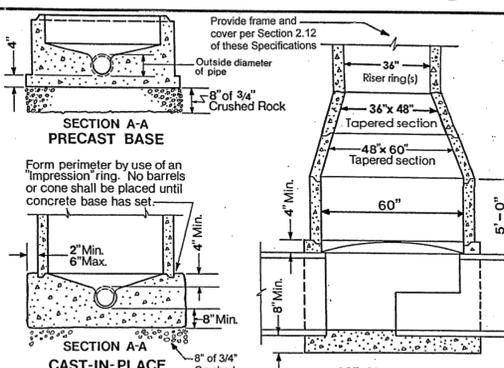
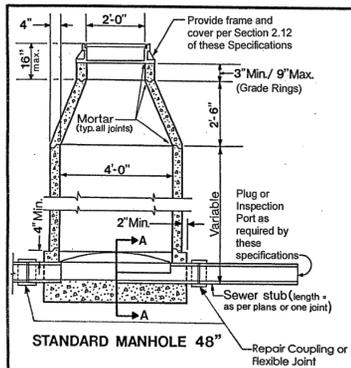
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Scale	AS NOTED	Drawing Number	
Drawn	Checked		
AT	AT		

C7.3

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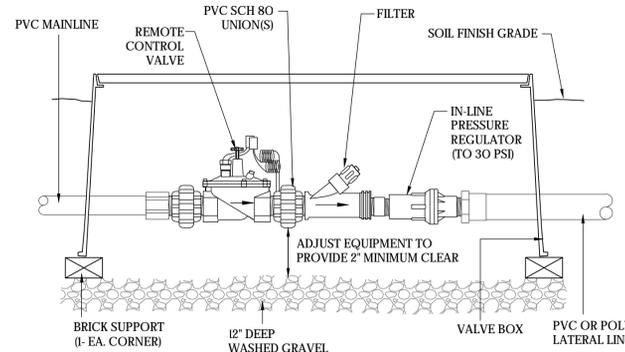


GENERAL MANHOLE NOTES:
1. See General Manhole Notes on Standard Drawing No. 6—"Shallow Pipe Manhole".



LANDSCAPE GENERAL NOTES

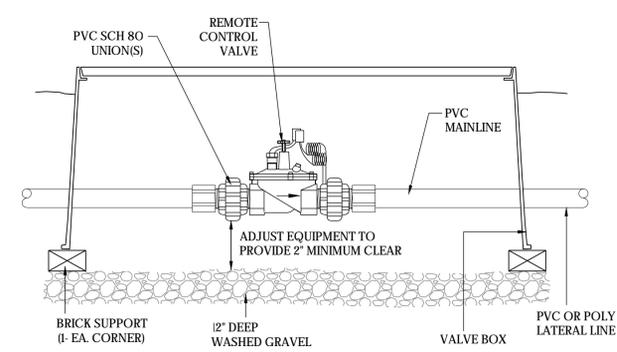
- CONSTRUCTION DOCUMENTS ARE PART OF THE CONTRACT DOCUMENTS. BY SUBMITTING A BID OR STARTING WORK, THE CONTRACTOR SIGNIFIES UNDERSTANDING AND ACCEPTANCE OF ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS PROVIDED BY THE OWNER/DEVELOPER, INCLUDING BUT NOT LIMITED TO THE GENERAL CONDITIONS, SPECIAL CONDITIONS, PROJECT SPECIFICATIONS, CONSTRUCTION DOCUMENTS AND ANY ADDENDA.
- THE CONTRACTOR SHALL EXAMINE THE SITE, COMPARE IT WITH THE PLANS, CAREFULLY EXAMINE ALL THE CONTRACT DOCUMENTS AND BECOME SATISFIED AS TO THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED BEFORE ENTERING INTO THIS CONTRACT. NO ALLOWANCE SHALL SUBSEQUENTLY BE MADE ON BEHALF OF THE CONTRACTOR ON ACCOUNT OF THAT CONTRACTOR'S ERROR, NEGLIGENCE OR FAILURE TO BECOME ACQUAINTED WITH THE CONDITIONS OF THE SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO VISUALLY INSPECT THE SITE PRIOR TO STARTING THE WORK AND FOR DOCUMENTING DAMAGE TO ANY EXISTING FEATURES. ANY DAMAGE TO THE EXISTING STREETS, SIDEWALKS, ADJACENT PROPERTIES OR ANY EXISTING FEATURES THAT ARE TO REMAIN (INCLUDING BUT NOT LIMITED TO EXISTING PLANT MATERIAL AND UTILITIES) DURING THE CONSTRUCTION OF THIS PROJECT SHALL BE REPAIRED OR REPLACED TO ORIGINAL CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- COMPACTION OF BACKFILL BY JETTING IS NOT PERMITTED UNLESS SPECIFIC REPORTS ARE SUBMITTED BY THE GEOTECHNICAL ENGINEER TO THE ENGINEERING DIVISION STATING THAT COMPACTION OF BACKFILL BY JETTING IS AN ACCEPTABLE METHOD OF COMPACTION FOR THE SOILS ENCOUNTERED.
- THE CONTRACTOR SHALL PERFORM ALL CLEARING, DEMOLITION, REMOVAL AND SITE PREPARATION NECESSARY FOR THE PROPER EXECUTION OF ALL WORK DESCRIBED WITHIN THIS PLAN SET. ANY ITEMS REQUIRED TO BE REMOVED SHALL BE LEGALLY DISPOSED OF OFF SITE.
- ALL EXISTING FEATURES AND STRUCTURES NOT SPECIFICALLY NOTED FOR REMOVAL SHALL BE RETAINED AND PROTECTED IN PLACE. ANY EXISTING FEATURES THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED TO ORIGINAL CONDITIONS BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL COMPLETE THE REQUIREMENTS OF THE LOCAL MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND THE CERTIFICATE OF COMPLETION (REQUIREMENTS ABOVE) UPON COMPLETION OF THE LANDSCAPE IMPROVEMENTS. FAILURE TO SUBMIT THE REQUIRED CERTIFICATES MAY DELAY THE FINAL APPROVAL OF THE LANDSCAPE IMPROVEMENTS AND PROJECT CERTIFICATE OF OCCUPANCY.
- LANDSCAPE SUBMITTALS (MANUFACTURERS PRODUCT SHEETS) AND SAMPLES SHALL BE PROVIDED PRIOR TO THE START OF THE WORK. LANDSCAPE SUBMITTALS SHALL INCLUDE SOIL AMENDMENT ANALYSIS REPORT AND MATERIAL SAMPLES.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST DURING THE CONSTRUCTION PERIOD (OR WHENEVER SOIL IS LEFT EXPOSED). ALL DUST CONTROL MEASURES MUST BE IMPLEMENTED AS NECESSARY, INCLUDING DAYS WHEN CONSTRUCTION ACTIVITIES ARE NOT OCCURRING (I.E. WEEKENDS OR HOLIDAYS).
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A MINIMUM 60-DAY MAINTENANCE PERIOD FOR ALL PLANTING AREAS. BEGIN MAINTAINING ALL PLANTINGS IMMEDIATELY UPON INSTALLATION THROUGH COMPLETION OF THE MAINTENANCE PERIOD. THE MAINTENANCE PERIOD SHALL NOT BEGIN UNTIL WRITTEN NOTICE IS PROVIDED TO THE CONTRACTOR BY THE OWNER. THE CONTRACTOR SHALL CONTINUE TO MAINTAIN THE LANDSCAPE BEYOND THE 60-DAY PERIOD UNTIL THE OWNER PROVIDES WRITTEN ACCEPTANCE OF THE WORK. DEAD/DYING PLANTINGS SHALL BE REPLACED BY THE CONTRACTOR AT NOT COST TO THE OWNER DURING THE MAINTENANCE PERIOD.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING AN ELECTRICAL CONNECTION IN THE FIELD FOR THE IRRIGATION CONTROLLER. COORDINATE THE ELECTRICAL WORK WITH OTHER TRADES.
- UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL PROVIDE AND PAY FOR LABOR, MATERIALS, EQUIPMENT, TOOLS, MACHINERY, UTILITIES, TRANSPORTATION AND OTHER FACILITIES AND SERVICES NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK, WHETHER TEMPORARY OR PERMANENT, AND WHETHER INCORPORATED OR NOT INCORPORATED IN THE WORK.
- THE CONTRACTOR SHALL SUPERVISE AND DIRECT ALL WORK, INCLUDING COORDINATION OF TRADES. ALL WORK SHALL BE ACCOMPLISHED BY LICENSED CONTRACTORS AND EXPERIENCED WORKERS. THE CONTRACTOR SHALL EMPLOY A SUPERINTENDENT TO SUPERVISE THE WORK ON SITE WHO SHALL BE THE CONTRACTORS REPRESENTATIVE.
- CONFORM TO ALL APPLICABLE CODES AND ORDINANCES, INCLUDING AIR QUALITY, NOISE AND WORK HOUR REQUIREMENTS.
- IF ANY HAZARDOUS MATERIALS, BURIAL MARKERS, ARCHEOLOGICAL MATERIALS OR WETLANDS ARE FOUND, CONTRACTOR SHALL SUSPEND WORK IMMEDIATELY AND NOTIFY THE OWNER IN WRITING. WORK SHALL BE SUSPENDED UNTIL THE SIGNIFICANCE OF THE DISCOVERY IS ASSESSED BY A QUALIFIED PROFESSIONAL AND MITIGATION MEASURES ARE APPROVED.
- DURING PROGRESSION OF THE WORK, THE CONTRACTOR SHALL MAINTAIN A COPY OF THE DRAWINGS ON SITE IN A NEAT AND ORDERLY MANNER, INCLUDING ALL ADDENDA, REQUESTS FOR INFORMATION, SUPPLEMENTAL INFORMATION, APPROVED SUBSTITUTIONS, APPROVED SHOP DRAWINGS, AND OTHER DOCUMENTS AND MARK THIS COPY TO INDICATE FIELD CHANGES AND AS-BUILT CONDITIONS THROUGHOUT THE PROGRESSION OF THE WORK.
- UNTIL PROJECT ACCEPTANCE, THE CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT AND MAINTAIN THE JOB SITE, INCLUDING ERECTING TEMPORARY FENCING, REMOVING TRASH, SWEEPING AND CLEANING. THE JOB SITE SHALL BE KEPT IN A NEAT AND CLEAN CONDITION AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS ON THE JOB SITE AND SHALL REPLACE ANY MATERIALS DAMAGED OR LOST THROUGH THEFT OR OTHER REASONS AT NO ADDITIONAL COST TO THE OWNER.



- NOTES:
- INSTALL VALVE BOX WITH BOLT DOWN LIDS
 - FINISH GRADE DEPTHS: 3/4" IN PLANTER, 2 1/2" IN SOD, 1 1/2" IN SEED.

A-REMOTE CONTROL VALVE (DRIP ZONES)

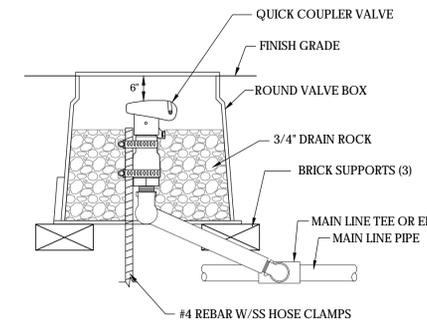
NTS



- NOTES:
- INSTALL VALVE BOX WITH BOLT DOWN LIDS
 - FINISH GRADE DEPTHS: 3/4" IN PLANTER, 2 1/2" IN SOD, 1 1/2" IN SEED.

B-REMOTE CONTROL VALVE (BUBBLER ZONES)

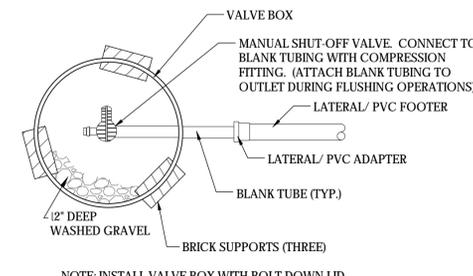
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NOTE: INSTALL VALVE BOX WITH BOLT DOWN LID

C- QUICK COUPLER

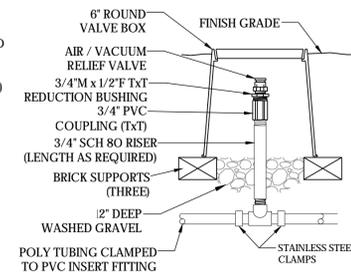
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NOTE: INSTALL VALVE BOX WITH BOLT DOWN LID

D- LINE FLUSH VALVE

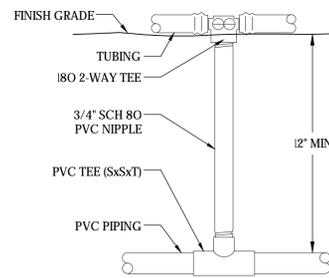
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NOTE: INSTALL VALVE BOX WITH BOLT DOWN LID

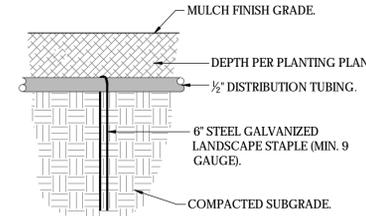
E- AIR/VACUUM RELIEF

NTS



F- STARTER CONNECTION

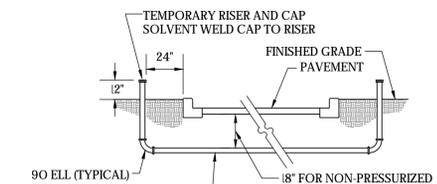
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- NOTES:
- LOCATE STAPLES ALONG TUBING AT 36" ON EMISSIONS AND AT ALL FITTINGS (TEES, ELLS, ETC.).
 - FULLY COVER DRIP/TUBE WITH MULCH.

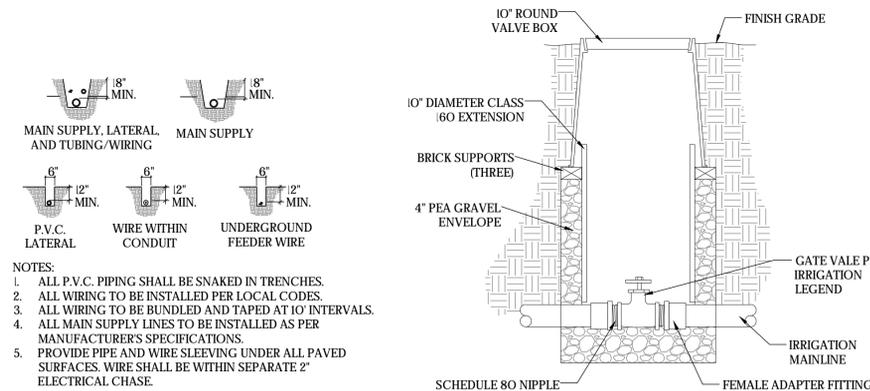
G-DRIPTUBE STAPLE

NTS



H- SLEEVE INSTALLATION

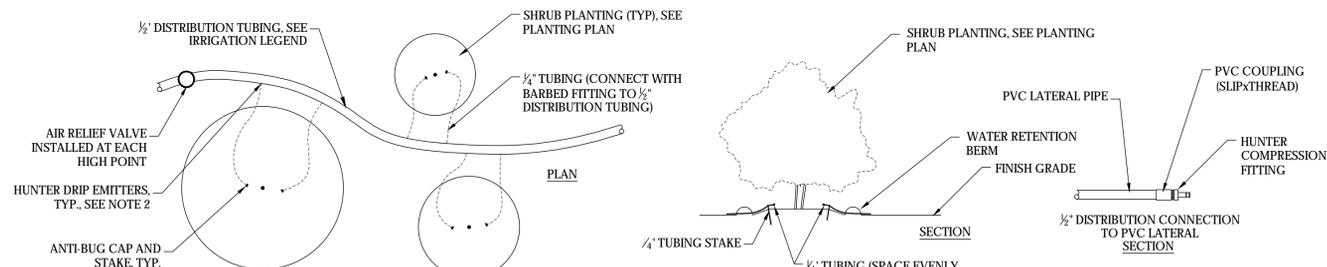
NTS



NOTE: INSTALL VALVE BOX WITH BOLT DOWN LID

J- GATE VALVE

NTS



- NOTES:
- MAXIMUM LENGTH OF 1/4" TUBING NOT TO EXCEED 24" (OR AS RECOMMENDED BY MANUFACTURER).
 - INSTALL TWO (2) 1.0 GPH EMITTERS PER 1 GALLON SHRUB AND TWO (2) 2 GPH EMITTERS PER 5 GALLON SHRUB.
 - INSTALL TREES ON SEPARATE ZONES BUBBLERS.
 - CONNECT 1/2" DISTRIBUTION LINE TO PVC LATERAL PER SECTION ABOVE.
 - INSTALL SOIL STAPLES 36" ON CENTER ALONG THE DISTRIBUTION TUBE AND AT EVERY FITTING.
 - ALL FITTINGS TO BE HUNTER PLD LOC FITTINGS.
 - EMITTERS TO BE HUNTER POINT SOURCE PRESSURE COMPENSATING SELF-PIERCING (MODELS HE-10-B & HE-20-B).

K- POINT SOURCE DRIP TUBE LAYOUT

NTS

I- TRENCHING

NTS



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Date: 4/2/2021		

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CONSTRUCTION DOCUMENTS

**PLACER ACADEMY
SCHOOL SITE**
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ROCKLIN, CA 95677

**LANDSCAPE NOTES
AND DETAILS**

Date 04/23/2021	Project Number 20032.2
Scale AS NOTED	Drawing Number L1
Drawn MS	Checked KB

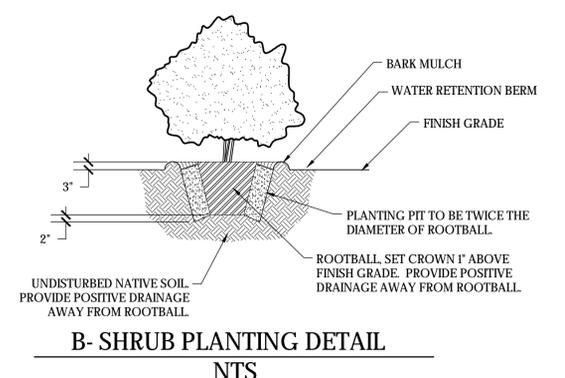
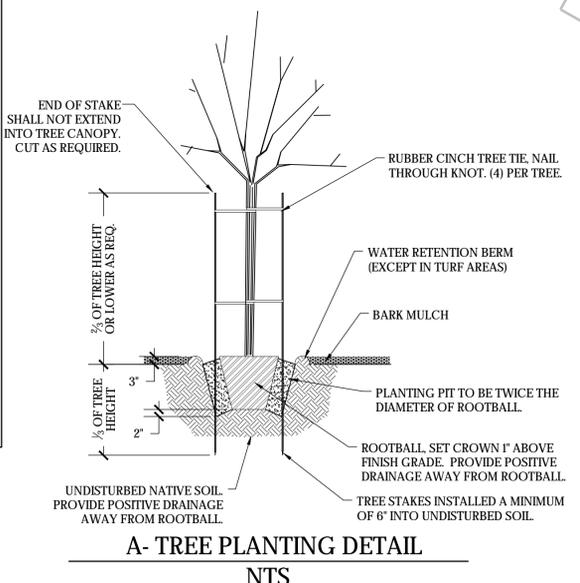
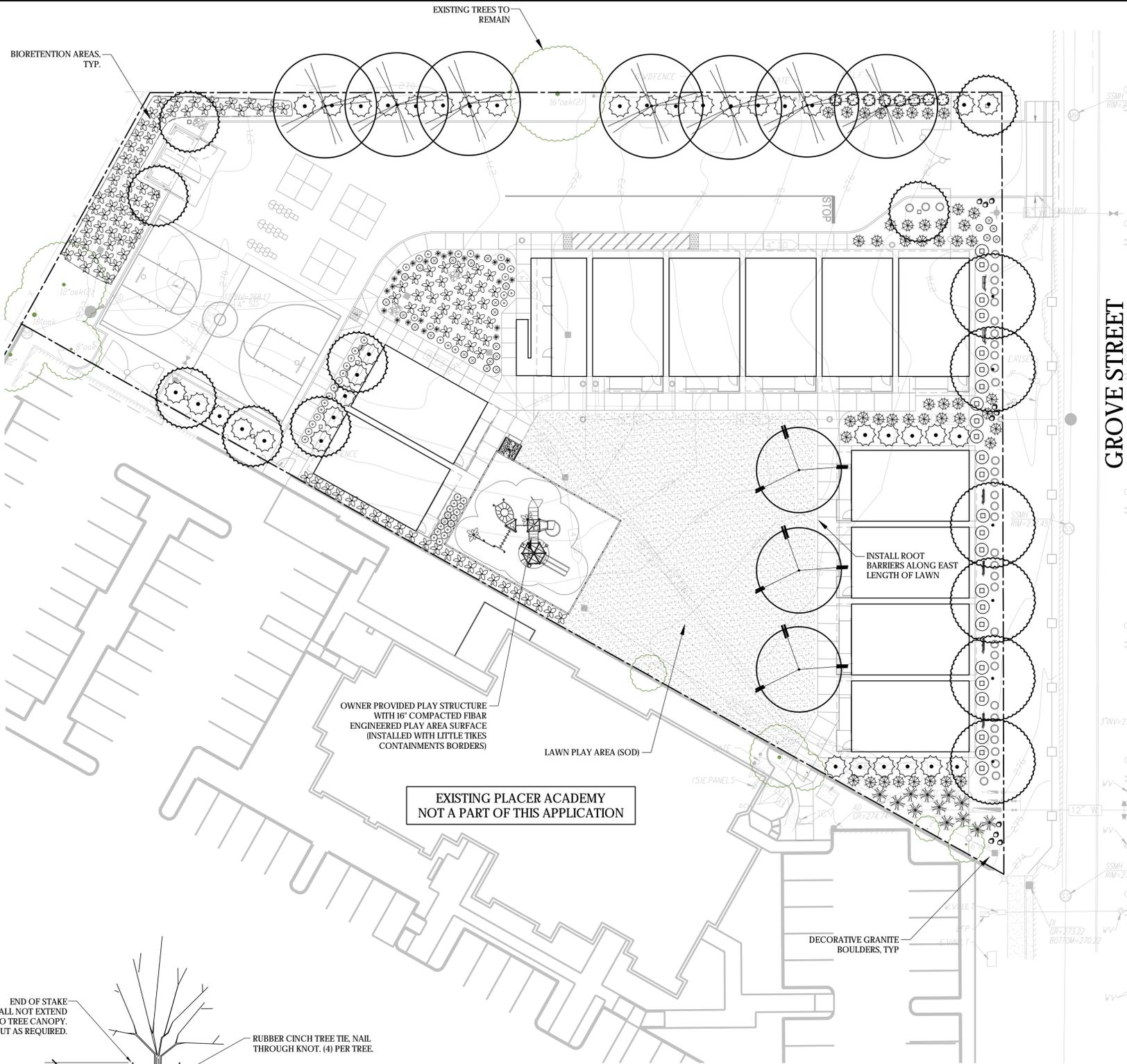
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PLANT LEGEND

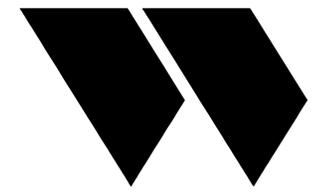
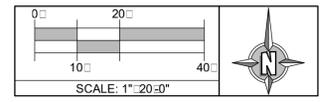
TREES					
SYMBOL	BOTANICAL/ COMMON NAME	QTY	WATER USE*	MATURE SIZE (HxW)	REMARKS
15 GALLON CONTAINERS					
	CERCIS CANADENSIS/ OAKLAHOMA/ EASTERN REDBUD	8	LOW	18'x18'	STANDARD
	PLATANUS A. BLOODGOOD/ LONDON PLANETREE	6	LOW	25'x20'	--
	PISTACIA CHINENSIS/ CHINESE PISTACHE	3	LOW	30'x30'	--
24" BOX CONTAINERS					
	QUERCUS WISLIZENII/ INTERIOR LIVE OAK	7	LOW	40'x40'	--
SHRUBS					
SYMBOL	BOTANICAL/ COMMON NAME	QTY	WATER USE*	MATURE SIZE (HxW)	REMARKS
1 GALLON CONTAINERS					
	ACHILLEA MILLEFOLIUM/ YARROW	42	LOW	18" x 18"	
	CAREX TUMULICOLA/ BERKELEY SEDGE	30	LOW	24" x 24"	
	ECHINACEA PURPUREA/ PURPLE CONEFLOWER	23	MED	24" x 24"	
5 GALLON CONTAINERS					
	ARCTOSTAPHYLOS/ EMERALD CARPET/ MANZANITA	12	LOW	--	
	CISTUS LADANIFER/ CRIMSON SPOT ROCKROSE	39	LOW	4'x4'	
	DIETES VEGETA/ FORTNIGHT LILY	46	LOW	30" x 24"	
	GARDENIA VETZCHII/ EVERBLOOMING GARDENIA	31	MED	4'x3'	
	MUHLENBERGIA RIGENS/ DEER GRASS	121	LOW	4'x3'	
	NANDINA GULF STREAM/ HEAVENLY BAMBOO	36	LOW	30" x 30"	
	ROSMARINUS OFFICINALIS/ TUSCAN BLUE/ ROSEMARY	8	LOW	5'x3'	
VINES					
SYMBOL	BOTANICAL/ COMMON NAME	QTY	WATER USE*	MATURE SIZE (HxW)	REMARKS
5 GALLON CONTAINERS					
	TRACHELOSPERMUM JASMINOIDES/ STAR JASMINE	6	MED	--	STAKED

PLANTING NOTES

- PLANTING SHALL CONFORM TO PLACER COUNTY REQUIREMENTS FOR LANDSCAPE SITE DEVELOPMENT.
- PROVIDE MINIMUM SLOPE OF 1/8% FOR POSITIVE DRAINAGE AWAY FROM CENTER IN ALL PLANTED AREAS.
- THE PLANT QUANTITIES SHOWN ON THE DRAWINGS ARE INFORMATIONAL ONLY. THE CONTRACTOR IS RESPONSIBLE FOR FINAL QUANTITIES REQUIRED TO COMPLETE THE WORK. IN CASE OF DISCREPANCY, THE PLAN SHALL GOVERN.
- ALL TREES SHALL BE PLANTED A MINIMUM OF 5' FROM UNDERGROUND UTILITIES (DISTANCE FROM TREE TRUNK).
- ALL EXISTING TREES SHALL BE PROTECTED FROM DAMAGE OR INJURY. NO PARKING OR STACKING OF CONSTRUCTION MATERIAL IS ALLOWED WITHIN THE DRIPLINE OF AN EXISTING TREE.
- IMMEDIATELY AFTER AWARD OF CONTRACT, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF SPECIFIED PLANT MATERIAL IS AVAILABLE FROM COMMERCIAL NURSERIES. IN THE EVENT THAT A PLANT IS NOT AVAILABLE, THE LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS. SUCH CHANGES WILL NOT ALTER THE CONTRACTOR'S ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER.
- THE CONTRACTOR SHALL ENSURE THAT ALL EXCAVATED PLANT PITS HAVE POSITIVE DRAINAGE. PLANT PITS SHALL BE FULLY FILLED WITH WATER AND SHALL DRAIN WITHIN ONE (1) HOUR OF FILLING. THE CONTRACTOR SHALL EXCAVATE THROUGH ANY IMPERVIOUS LAYER IF ENCOUNTERED.
- ALL PLANT MATERIAL SHALL COMPLY WITH ANSI Z601 STANDARD FOR NURSERY STOCK.
- ROOT BARRIERS SHALL BE PROVIDED FOR ALL TREES WITHIN ANY PLANTING AREAS THAT ARE LESS THAN 10' WIDE. FOR TREES WITHIN 5' OF HARDSCAPE OR CURBING OR AS NOTED ON THE PLAN. ROOT BARRIERS SHALL BE 24" PANEL STYLE AND EXTEND A MINIMUM OF 7' IN EACH DIRECTION FROM TREE TRUNK.
- ALL PLANTER AREAS SHALL RECEIVE A 3" LAYER OF BARK MULCH.
- THE CONTRACTOR SHALL PROVIDE A SOILS REPORT PREPARED BY A QUALIFIED SOILS SPECIALIST AND SUBMIT TO THE OWNER FOR FINAL APPROVAL. SOILS SAMPLES SHALL BE COLLECTED AFTER ROUGH GRADING OPERATIONS AND PRIOR TO THE INSTALLATION OF PLANT MATERIAL. SOIL SAMPLES SHALL BE SUFFICIENTLY NUMEROUS TO ACCOUNT FOR ANY SOIL VARIATIONS THAT MAY BE PRESENT ON THE SITE. THE FOLLOWING MINIMUM ITEMS SHALL BE INCLUDED IN THE ANALYSIS:
 - INFILTRATION RATE.
 - SOIL TEXTURE.
 - CATION EXCHANGE CAPACITY.
 - SOIL FERTILITY INCLUDING TESTS FOR NITROGEN, POTASSIUM, PHOSPHOROUS, PH, ORGANIC MATTER AND SPECIFIC CONDUCTANCE (E.C.).
- PRIOR TO PLANTING, SOIL AMENDMENTS SHALL BE ADDED PER RECOMMENDATIONS OF THE SOILS REPORT. SOIL AMENDMENTS SHOWN ON THE PLANS ARE TO BE USED FOR BIDDING PURPOSES ONLY. THE RESULTS OF THE SOILS TESTS THE CONTRACTOR OR PERFORMER SHALL DETERMINE ACTUAL AMENDMENTS. FAILURE TO PERFORM SOILS ANALYSIS AND RECOMMENDED SOILS AMENDMENTS WILL RESULT IN REPLACEMENT OF PLANT MATERIAL. CONTRACTOR WILL BE REQUIRED TO REMOVE AND REPLACE ANY PLANT MATERIAL, BARK, ETC. INSTALLED PRIOR TO SOIL AMENDMENTS (AT CONTRACTOR'S EXPENSE) TO ALLOW FOR INSTALLATION OF REQUIRED AMENDMENTS.



LANDSCAPE COMPLIANCE STATEMENT:
I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.
SIGNED: [Signature] DATE: 4/23/2021



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LANDSCAPE ARCHITECT

Date: 4/23/2021

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 - BIDDING
 - CONSTRUCTION

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CONSTRUCTION DOCUMENTS

PLACER ACADEMY SCHOOL SITE
4700 GROVE STREET
ROCKLIN, CA 95677

PLANTING PLAN

Date: 04/23/2021 Project Number: 20032.2
Scale: AS NOTED Drawing Number: L3
Drawn: MS Checked: KB

FILENAME: C:\MSLA\PROJECTS\2020\86920-PLACER_ACADEMY_CHARTER\CAD\3_86920-PLACER_ACADEMY_CHARTER_UPDATE.DWG



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LANDSCAPE ARCHITECT



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REVISION HISTORY

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SCHOOL SITE
4700 GROVE STREET
ROCKLIN, CA 95677

LANDSCAPE NOTES
AND DETAILS

Date: 04/23/2021
Project Number: 20032.2
Scale: AS NOTED
Drawing Number: L4
Drawn: MS
Checked: KB

CERTIFICATE OF COMPLETION

This certificate (or City/County Certificate) is to be completed by the applicant/owner upon completion of the landscape project. Contractor to coordinate all requirements with the owner and/or building inspector on required document(s) prior to final inspection. Contractor is responsible to include all minimum documents noted in this sample certificate as part of the landscape scope of work.

PART 1- PROJECT INFORMATION

Project Address and Contact Information

Date	Assessor's Parcel Number	
Project Name	Permit Number	
Name of Applicant	Phone Number	
	Fax Number	
Title	Email Address	
Company	Street Address	
City	State	Zip Code

Property Owner or His/Her Designee

Name of Applicant	Phone Number	
	Fax Number	
Title	Email Address	
Company	Street Address	
City	State	Zip Code

Property Owner

I/we certify that I/we received copies of all the documents within the landscape documentation package and the certificate of completion and that it is our responsibility to see that the project is maintained in accordance with the landscape and irrigation maintenance schedule.

Property Owner Signature _____ Date _____

PART 2- CERTIFICATION OF INSTALLATION ACCORDING TO THE LANDSCAPE DOCUMENTATION PACKAGE

I/we certify that based on periodic site observations, the work has been substantially completed in accordance with the water efficient landscape ordinance and that the landscape planting and irrigation installation conform with the criteria and specifications of the approved landscape documentation package.*

Signature*	Date	
Name (print)	Telephone Number	
Title	Phone Number	
License Type and Number	Fax Number	
Company	Email Address	
City	Street Address	
	State	Zip Code

*Owner, owners representative or the installation contractor

PART 3- SAMPLE IRRIGATION SCHEDULE

Irrigation contractor shall prepare an irrigation schedule for the entire project designating irrigation run-times for each zone with days of operation per season (Spring, Summer, Fall and Winter), cycles per day and shall be set per specific site requirements. The final schedule shall consider plant water requirements, sun exposure and water application.

PART 4- SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE

Contractor to provide a written schedule for site planting and irrigation maintenance as required by the water efficient landscape ordinance, including a landscape waste diversion plan.

PART 5- LANDSCAPE IRRIGATION AUDIT REPORT

Provide an audit of the installed irrigation system conducted by a third party certified landscape irrigation auditor. Irrigation audit shall not be conducted by the person who designed the landscape or installed the landscape.

PART 6- SOIL MANAGEMENT REPORT

Contractor to attach the soils fertility report (per planting notes). Include a statement on contractors company letterhead certifying that all planters were amended per the recommendations of the soil fertility report. include the certification as part of the certificate of completion.

WATER EFFICIENT LANDSCAPE WORKSHEET

Project: **Placer Academy**
4700 Grove Street
Rocklin, California

Maximum Applied Water Allowance (MAWA)
Area 18,983 ETAF: 0.45 Project Type: Commercial
ETo 52.2 Station: Roseville SLA: 7840

MAWA = (ETo) (0.62) [(ETAF x LA) + [(1-ETAF) x SLA]]
280,777 Gallons Per Year

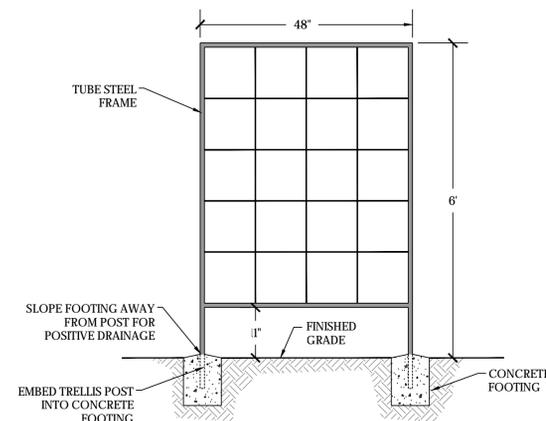
Hydrozone/ Planting Description	Plant Water Use	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency	ETAF (PF/E)	Hydrozone Area (HA) (square feet)	ETAF X Area	Estimated Total Water Use	
Regular Landscape Areas									
1	Low	0.2	Bub	0.75	0.27	150	40	1,295	
2	Low	0.2	Drip	0.81	0.25	720	178	5,754	
3	Low	0.2	Bub	0.75	0.27	1,286	343	11,099	
4	Med	0.4	Drip	0.81	0.49	125	62	1,998	
5	Med	0.4	Bub	0.75	0.53	1,451	774	25,045	
6	Low	0.2	Drip	0.81	0.25	866	214	6,920	
7	Low	0.2	Drip	0.81	0.25	125	31	999	
8	Med	0.4	Bub	0.75	0.53	1,169	623	20,178	
9	Low	0.2	Drip	0.81	0.25	150	37	1,199	
10	Low	0.2	Bub	0.75	0.27	804	214	6,939	
11	Low	0.2	Spray	0.75	0.27	477	127	4,117	
16	Low	0.2	Bub	0.75	0.27	597	159	5,152	
17	Med	0.4	Drip	0.81	0.49	647	320	10,340	
19	Low	0.2	Bub	0.75	0.27	1,247	333	10,762	
20	Low	0.2	Spray	0.75	0.27	175	47	1,510	
21	Med	0.4	Spray	0.75	0.53	1,154	615	19,919	
						Area Total	11,143	1,396	
Special Landscape Areas									
12					1	791	791	791	
13					1	1,901	1,901	1,901	
14					1	1,177	1,177	1,177	
15					1	1,742	1,742	1,742	
18					1	2,229	2,229	2,229	
						Area Total	7,840	2,692	
								ETWU Total	141,066
								MAWA	280,777

ETAF Calculations

Regular Landscape Areas		All Landscape Areas	
Total ETAF x Area	1,396	Total ETAF x Area	4,088
Total Area	18,983	Total Area	18,983
Average ETAF	0.07	Site ETAF	0.22

Note: Average ETAF for regular landscape areas must be below .55 for residential projects and below .45 for commercial projects

TOTAL LANDSCAPE AREA: 18,983 SQUARE FEET
SITE AREA: 55,446 SQUARE FEET
TOTAL LANDSCAPE AREA: 34%



- NOTES:
- DESIGN AND DIMENSIONS OF TRELLIS SHOWN ARE SCHEMATIC. AND PROVIDED TO REPRESENT GENERAL DESIGN INTENT.
 - OWNER TO APPROVE PRIOR TO INSTALLATION. CONTRACTOR TO INSTALL/TRAIN VINES TO GROW ON TRELLIS.

METAL LANDSCAPE TRELLIS

NTS

FILENAME: C:\MSLA\PROJECTS\2020\86920_PLACER_ACADEMY_CHARTER\CAD\11_869NOTES.DWG

PLANT LEGEND

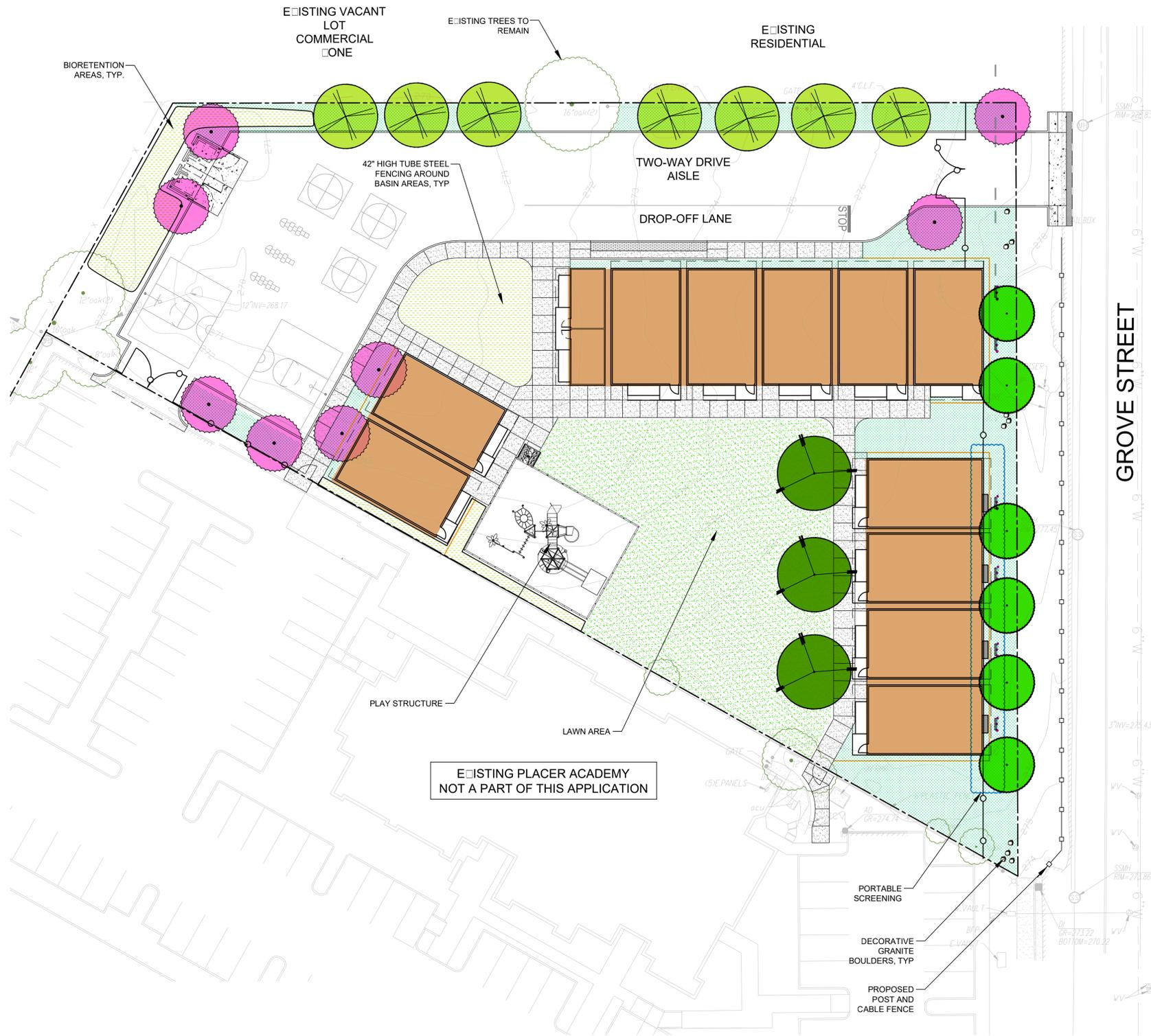
SYM	BOTANICAL/COMMON NAME	SIZE	QTY	WATER USE	HT./WD.
TREES					
	CERCIS CANADENSIS OAKLAHOMA EASTERN REDBUD	15 GAL	8	LOW	18" x 18"
	PLATANUS A. BLOODGOOD LONDON PLANETREE	15 GAL	6	LOW	25" x 20"
	PISTACIA CHINENSIS CHINESE PISTACHE	15 GAL	1	LOW	10" x 10"
	QUERCUS WISLII ENIGMA INTERIOR LIVE OAK	24" BO	7	LOW	40" x 40"
SHRUBS/GROUND COVER					
	ARCTOSTAPHYLOS EMERALD CARPET MANANITA	5 GAL	--	LOW	--
	CISTUS LADANIFER CRIMSON SPOT ROCKROSE	5 GAL	--	LOW	4" x 4"
	DIETES VEGETA FORTNIGHT LILY	5 GAL	--	LOW	10" x 24"
	MYRTUS COMMUNIS COMPACTA COMPACT MYRTLE	5 GAL	--	LOW	10" x 10"
	NANDINA GULF STREAM HEAVENLY BAMBOO	5 GAL	--	LOW	10" x 10"
	ROSMARINUS OFFICINALIS TUSCAN BLUE ROSEMARY	5 GAL	--	LOW	5" x 5"
BASIN PLANTINGS					
	ACHILLEA MILLEFOLIUM YARROW	1 GAL	--	LOW	18" x 18"
	CAREX TUMULICOLA BERKELEY SEDGE	1 GAL	--	LOW	24" x 24"
	ECHINACEA PURPUREA PURPLE CONEFLOWER	1 GAL	--	MED	10" x 24"
	MUHLENBERGIA RIGENS DEER GRASS	5 GAL	--	LOW	4" x 4"
VINES					
	TRACHELOSPERMUM JASMINOIDES STAR JASMINE (STAKED)	5 GAL	6	MED	--

PLANTING NOTES

- PLANTING SHALL CONFORM TO PLACER COUNTY REQUIREMENTS FOR LANDSCAPE SITE DEVELOPMENT.
- PROVIDE MINIMUM SLOPE OF 1% FOR POSITIVE DRAINAGE AWAY FROM CENTER IN ALL PLANTED AREAS.
- THE PLANT QUANTITIES SHOWN ON THE DRAWINGS ARE INFORMATIONAL ONLY. THE CONTRACTOR IS RESPONSIBLE FOR FINAL QUANTITIES REQUIRED TO COMPLETE THE WORK. IN CASE OF DISCREPANCY, THE PLAN SHALL GOVERN.
- ALL TREES SHALL BE PLANTED A MINIMUM OF 5' FROM UNDERGROUND UTILITIES.
- ALL EXISTING TREES SHALL BE PROTECTED FROM DAMAGE OR INJURY. NO PARKING OR STACKING OF CONSTRUCTION MATERIAL IS ALLOWED WITHIN THE DRIPLINE OF AN EXISTING TREE.
- IMMEDIATELY AFTER AWARD OF CONTRACT, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF SPECIFIED PLANT MATERIAL IS AVAILABLE FROM COMMERCIAL NURSERIES. IN THE EVENT THAT A PLANT IS NOT AVAILABLE, THE LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS. SUCH CHANGES WILL NOT ALTER THE CONTRACTOR'S ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER.
- THE CONTRACTOR SHALL ENSURE THAT ALL EXCAVATED PLANT PITS HAVE POSITIVE DRAINAGE. PLANT PITS SHALL BE FULLY FILLED WITH WATER AND SHALL DRAIN WITHIN ONE (1) HOUR OF FILLING. THE CONTRACTOR SHALL EXCAVATE THROUGH ANY IMPERVIOUS LAYER IF ENCOUNTERED.
- ALL PLANT MATERIAL SHALL COMPLY WITH ANSI Z601 STANDARD FOR NURSERY STOCK.
- ROOT BARRIERS SHALL BE PROVIDED FOR ALL TREES WITHIN ANY PLANTING AREAS THAT ARE LESS THAN 10' WIDE.
- ALL PLANTER AREAS SHALL RECEIVE A 1" LAYER OF BARK MULCH.
- THE CONTRACTOR SHALL PROVIDE A SOILS REPORT PREPARED BY A QUALIFIED SOILS SPECIALIST AND SUBMIT TO THE OWNER FOR FINAL APPROVAL. SOILS SAMPLES SHALL BE COLLECTED AFTER ROUGH GRADING OPERATIONS AND PRIOR TO THE INSTALLATION OF PLANT MATERIAL. SOIL SAMPLES SHALL BE SUFFICIENTLY NUMEROUS TO ACCOUNT FOR ANY SOIL VARIATIONS THAT MAY BE PRESENT ON THE SITE. THE FOLLOWING MINIMUM ITEMS SHALL BE INCLUDED IN THE ANALYSIS:
 - INFILTRATION RATE.
 - SOIL TEXTURE.
 - CATION EXCHANGE CAPACITY.
 - SOIL FERTILITY INCLUDING TESTS FOR NITROGEN, POTASSIUM, PHOSPHOROUS, PH, ORGANIC MATTER AND SPECIFIC CONDUCTANCE (E.C.).
- PRIOR TO PLANTING, SOIL AMENDMENTS SHALL BE ADDED PER RECOMMENDATIONS OF THE SOILS REPORT. SOIL AMENDMENTS SHOWN ON THE PLANS ARE TO BE USED FOR BIDDING PURPOSES ONLY. THE RESULTS OF THE SOILS TESTS THE CONTRACTOR PERFORMS SHALL DETERMINE ACTUAL AMENDMENTS. FAILURE TO PERFORM SOILS ANALYSIS AND RECOMMENDED SOILS AMENDMENTS WILL RESULT IN REPLACEMENT OF PLANT MATERIAL. CONTRACTOR WILL BE REQUIRED TO REMOVE AND REPLACE ANY PLANT MATERIAL, BARK, ETC INSTALLED PRIOR TO SOIL AMENDMENTS (AT CONTRACTOR'S EXPENSE) TO ALLOW FOR INSTALLATION OF REQUIRED AMENDMENTS.



PROPOSED LITTLE TIKES PLAY STRUCTURE



TOTAL LANDSCAPE AREA: 17,238 SQUARE FEET
 SITE AREA: 55,446 SQUARE FEET
 TOTAL LANDSCAPE AREA: 11%



STUDIO W ARCHITECTS

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 [T] 916.254.5600
 www.StudioW-Architects.com



LANDSCAPE ARCHITECT



Date: 4/26/2021

- GENERAL NOTES
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 - This sheet is not to be used for construction unless the architect's stamp and signature appear on the drawings and the status box indicated drawings have been released for construction.
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NO.	REMARKS	DATE

DRAWING STATUS

AHJ SUBMITTAL

AHJ APPROVAL

BIDDING

CONSTRUCTION

STUDIO W ARCHITECTS
 980 9TH STREET #2050
 SACRAMENTO, CA 95814

PROJECT

PLACER ACADEMY
 4700 GROVE STREET
 ROCKLIN, CA 95677

PRELIMINARY
 LANDSCAPE PLAN

Date	Project Number
04.26.2021	20032
Scale	Drawing Number
AS NOTED	P1
Drawn	Checked



EXTERIOR ELEVATIONS - FRONT - DUAL SLOPE

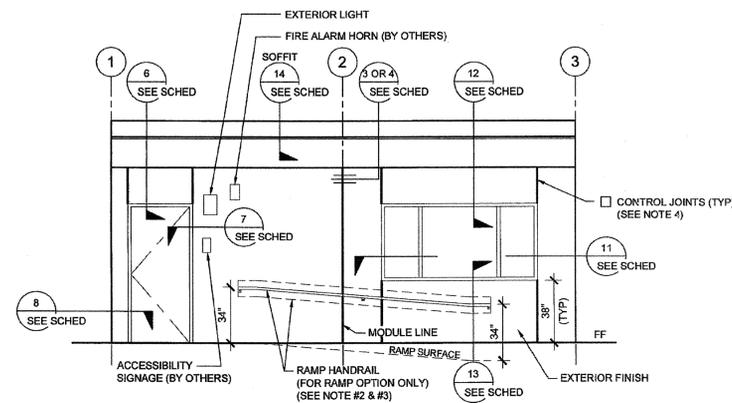
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATIONS - FRONT - MONO SLOPE FACING EXISTING SCHOOL CAMPUS

SCALE: 1/4" = 1'-0"

NOTES (EXTERIOR ELEVATION)

1. PROVIDE PROTECTION RAIL AROUND HVAC UNIT(S) IF LOCATED IN A PEDESTRIAN WAY IF THE HEIGHT FROM GRADE TO BOTTOM OF UNIT EXCEEDS 27" (NIC). REFERENCE TO DET. # 2/AS.81 FOR WOOD STUDS, # 17/AS.81 FOR STEEL STUDS
2. RAMP (WHERE OCCURS), NOT SHOWN FOR CLARITY.
3. WALL BEYOND HANDRAIL SHALL NOT HAVE ANY SHARP OR ABRASIVE SURFACE ADJACENT TO HANDRAILS. (GRIND SMOOTH ALL METAL RAILING CONNECTIONS - SMOOTH SURFACE TO EXTEND 8" ABOVE HANDRAIL)
4. FOR PLASTER ONLY, PROVIDE CONTROL JOINT AT EACH MODULE LINE, ON END WALLS, 10'-0" OC AT SIDE WALLS, AND / OR ABOVE AND BELOW OPENINGS. WHERE FIRE RATED WALLS ARE REQUIRED, MATERIALS AND METHODS OF CONSTRUCTION USED TO PROTECT JOINTS WILL COMPLY WITH CBC SECTION 703.2 AND 705.
5. HANDRAIL IS NOT ALLOWED AT PLASTER OPTION WHERE RAMP IS AGAINST THE WALL. SEE DETAIL 1/R-2.01 FOR SIMILAR APPLICATION



DETAIL SCHEDULE

EXTERIOR FINISH:	SHEET #:
<input checked="" type="checkbox"/> SIDING OVER WOOD STUDS	A-5.50
<input type="checkbox"/> PLASTER OVER 1/2" OSB OR 1/2" CDX PLY WITH WOOD STUDS	A-5.51
<input type="checkbox"/> SIDING OVER STEEL STUDS	A-5.60
<input type="checkbox"/> PLASTER OVER 1/2" OSB OR 1/2" CDX PLY WITH STEEL STUDS	A-5.61

FIRE RATED DETAIL SCHEDULE

FIRE PROTECTION:	SHEET #:
<input type="checkbox"/> 1 HOUR - SIDING OVER WOOD STUDS	A-5.52
<input type="checkbox"/> 1 HOUR - PLASTER OVER 1/2" OSB OR 1/2" CDX PLY WITH WOOD STUDS	A-5.53
<input type="checkbox"/> 1 HOUR - SIDING OVER STEEL STUDS	A-5.62
<input type="checkbox"/> 1 HOUR - PLASTER OVER 1/2" OSB OR 1/2" CDX PLY WITH STEEL STUDS	A-5.63

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SILVER CREEK INDUSTRIES, INC.

SILVER CREEK

"BUILDING FOR THE NEXT GENERATION"

2830 BARRETT AVE. FERRIS, CALIFORNIA 92571
PHONE: 951-943-5393 FAX: 951-943-2211

PROJECT NAME:
MOBILE MODULAR STOCKPILE (100) 24' x 40' CR.

SHEET TITLE:
EXTERIOR ELEVATION 24' X 40' MONO / DUAL SLOPE



ARCHITECT OF RECORD
SUBMISSION DATE

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
04 - 117709
ACS PLS SS CI
DATE AUG 09 2018

ORIGINAL PC STATE AGENCY APPROVAL

PRE-CHECK (PD) DOCUMENT
A SEPARATE PROJECT APPLICATION FOR CONSTRUCTION IS REQUIRED

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
PC 04-114027
ACS PLS SS CI
DATE APR 14 2015

REVISIONS

SILVER CREEK INDUSTRIES
24' x 40' PC (HIGH SEISMIC)

PROJECT NO:
DRAWN BY:
SCALE: AS NOTED
DATE: 09-10-14

P.C. SHEET NUMBER
A-4.01

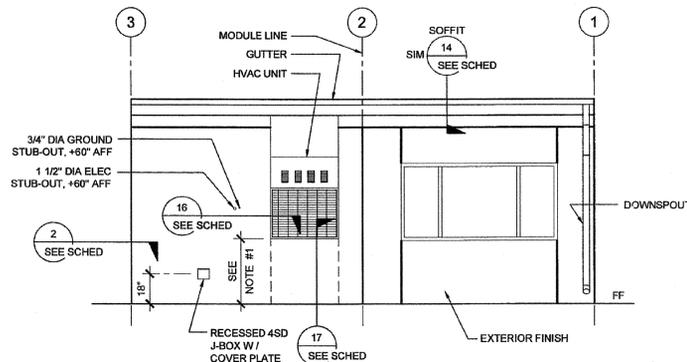


EXTERIOR

SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATIONS - REAR - MONO SLOPE FACING GROVE STREET

SCALE: 1/4" = 1'-0"



1

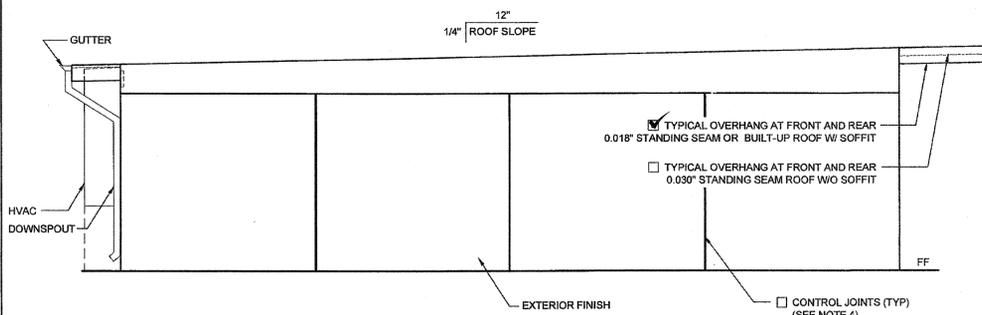


EXTER

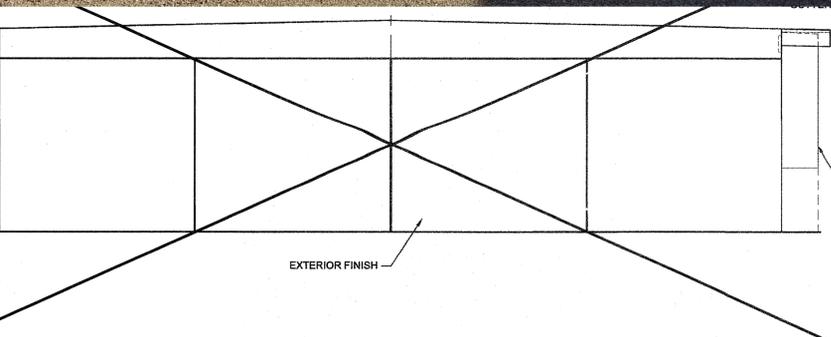
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATIONS - LEFT - MONO SLOPE

SCALE: 1/4" = 1'-0"



3



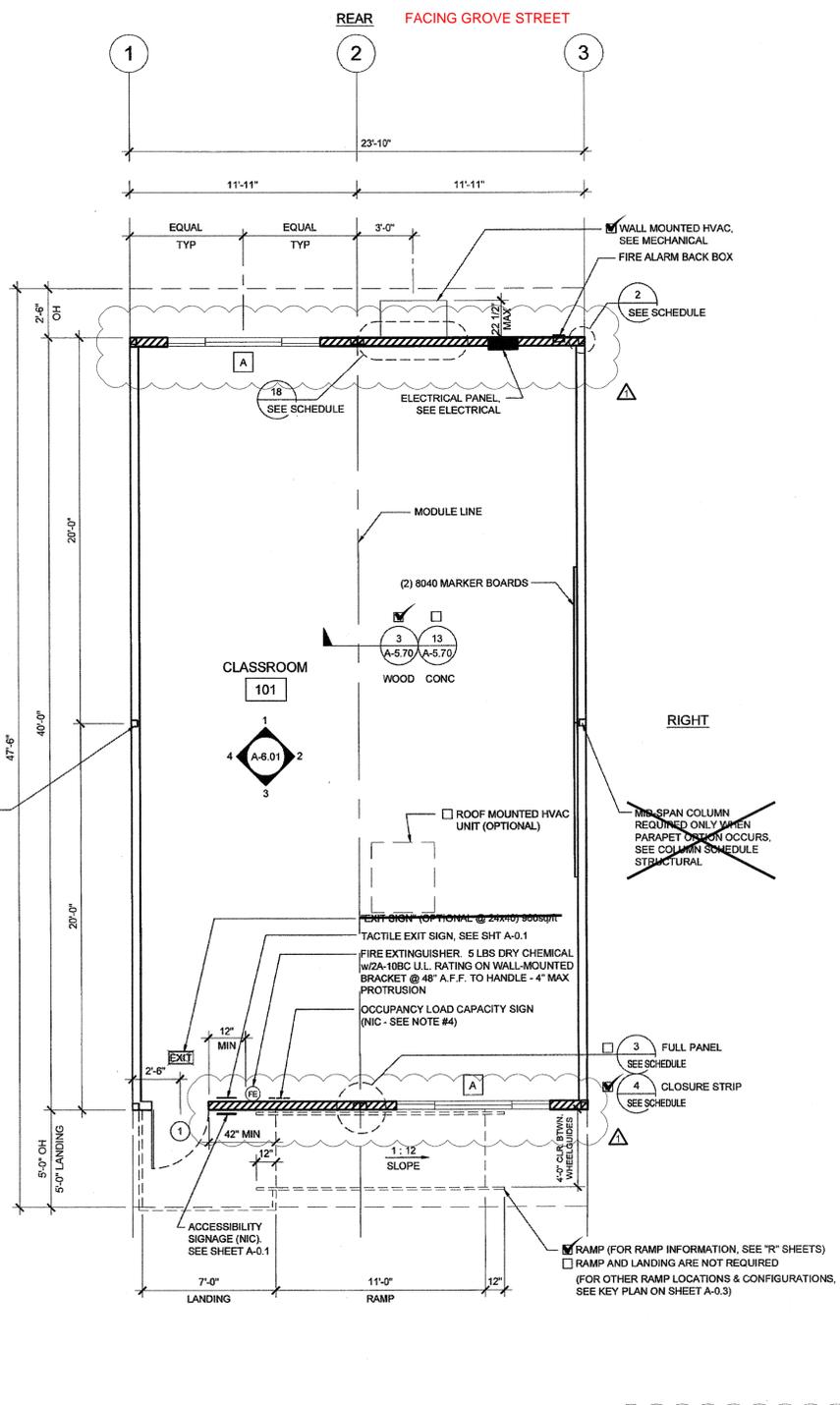
EXTERIOR ELEVATIONS - RIGHT - DUAL SLOPE

SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATIONS - RIGHT - MONO SLOPE

SCALE: 1/4" = 1'-0"

4



NOTE:

- PROVIDE 2x6 END WALLS
- PROVIDE 2x4 SIDE WALLS
- PLANS MAY BE BUILT "OPPOSITE HAND"

NOTE:
PROVIDE 2" Z-FLASHING AT FLOOR CHANNEL PER CUSTOMER SPECIFICATION

NOTES

1. PLACE (2) PERMANENT METAL IDENTIFICATION LABELS ON EACH MODULE. (PER IR 16-1.130)
 - (1) LABEL AT REAR EXTERIOR AND (1) LABEL ABOVE CEILING LINE AT INTERIOR FRAME. LABELS WILL BE MECHANICALLY FASTENED AND SHOW THE DSA APPLICATION NUMBER, MANUFACTURER'S NAME AND SERIAL NUMBER, DESIGN LIVE LOAD FOR ROOF AND FLOOR FRAMING, WIND SPEED, EXPOSURE CATEGORY, Kzt = 1.0 2013 CBC, DESIGN CLIMATE ZONE, SEISMIC PARAMETER = S_s
2. VINYL TACKBOARD INTERIOR FINISH SHALL COMPLY WITH CBC SECTION 803.7.
3. LOCATIONS OF DOORS AND WINDOWS MAY VARY PER JOB. (IF THE NUMBER OF WINDOWS INCREASE, A NEW TITLE 24 SHALL BE SUBMITTED TO DSA)
4. POSTING OF OCCUPANCY LOAD SIGNS SHALL COMPLY WITH CBC 1004.3 (NOT IN MODULAR MANUFACTURER'S SCOPE OF WORK)
5. IF BUILDING IS TO BE RELOCATED, SEE RELOCATION SHEETS REL-101 & REL-102.
6. FOR BUILDINGS THAT ARE MANUFACTURED IN-PLANT, THE IN-PLANT INSPECTOR IS TO ATTACH A VERIFIED REPORT INSIDE EACH BUILDING, WHICH SHALL INDICATE THE MANUFACTURER'S NAME AND THE SERIAL NUMBER FOR EACH BUILDING MODULE AS WELL AS THE DSA FILE AND APPLICATION NUMBERS. PER IR-16-1.13

DETAIL SCHEDULE

FINISH:	SHEET #:
<input checked="" type="checkbox"/> SIDING OVER WOOD STUDS	A-5.50
<input type="checkbox"/> PLASTER OVER 1/2" OSB OR 1/2" CDX PLY WITH WOOD STUDS	A-5.51
<input type="checkbox"/> SIDING OVER STEEL STUDS	A-5.60
<input type="checkbox"/> PLASTER OVER 1/2" OSB OR 1/2" CDX PLY WITH STEEL STUDS	A-5.61

FIRE RATED DETAIL SCHEDULE

FIRE PROTECTION:	SHEET #:
<input type="checkbox"/> 1 HOUR - SIDING OVER WOOD STUDS	A-5.52
<input type="checkbox"/> 1 HOUR - PLASTER OVER 1/2" OSB OR 1/2" CDX PLY WITH WOOD STUDS	A-5.53
<input type="checkbox"/> 1 HOUR - SIDING OVER STEEL STUDS	A-5.62
<input type="checkbox"/> 1 HOUR - PLASTER OVER 1/2" OSB OR 1/2" CDX PLY WITH STEEL STUDS	A-5.63

MARKING & IDENTIFICATION OF FIRE RATED CONSTRUCTION. (CBC 704.7)
FIRE WALLS, FIRE BARRIERS, FIRE PARTITIONS, SMOKE BARRIERS AND SMOKE PARTITIONS OR ANY OTHER WALL REQUIRED TO HAVE PROTECTED OPENINGS OR PENETRATIONS SHALL BE EFFECTIVELY AND PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING. SUCH IDENTIFICATION SHALL:

1. BE LOCATED IN ACCESSIBLE CONCEALED FLOOR, FLOOR-CEILING OR ATTIC SPACES.
2. BE LOCATED WITHIN 15 FEET OF THE END OF EACH WALL AND AT INTERVALS NOT EXCEEDING 30 FEET MEASURED HORIZONTALLY ALONG THE WALL OR PARTITION, AND
3. INCLUDE LETTERING NOT LESS THAN 3" IN HEIGHT AND A MIN. 3/8" STROKE IN A CONTRASTING COLOR INCORPORATING THE SUGGESTED WORDING: "FIRE AND/OR SMOKE BARRIER. PROTECT ALL OPENINGS" OR OTHER SIMILAR WORDING.

WALL LEGEND

	NOMINAL 4" WALL STUD <input checked="" type="checkbox"/>
	NOMINAL 6" WALL STUD <input checked="" type="checkbox"/>
	NOMINAL 8" WALL STUD <input type="checkbox"/>
	WINDOW PER SCHEDULE SHEET A-0.2
	DOOR PER SCHEDULE SHEET A-0.2

NOTE:
IF PARAPETS IS USED & HIGHER THAN 18", END WALLS MUST BE 2x6 @ 24" O.C.

THIS PLAN MAY INCLUDE THE VARIOUS EXERCISABLE OPTIONS APPLICABLE TO THE PC SUCH AS PARTITION WALLS, PLUMBING, ETC. FOR REFERENCE PURPOSES. OPTIONS CAN BE APPLIED AS REQUIRED TO THE PC'S BUILDING SIZES

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SILVER CREEK INDUSTRIES, INC.

"BUILDING FOR THE NEXT GENERATION"

SILVER CREEK

2830 BARRETT AVE. PERRIS, CALIFORNIA 92571
PHONE: 951-943-5393 FAX: 951-943-2211

PROJECT NAME:

MOBILE MODULAR STOCKPILE
(100) 24' x 40' CR.

SHEET TITLE:

FLOOR PLAN
24' x 40'

ARCHITECT OF RECORD
SUBMISSION DATE

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT

04-117709
ACS FLS 16 SS
DATE AUG 09 2018

ORIGINAL PC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES

04-114027
ACS FLS 16 SS
DATE APR 14 2015

REVISIONS

NO.	REVISION
1	PROJECT SPECIFIC REVISION

SILVER CREEK INDUSTRIES
24' x 40' PC (HIGH SEISMIC)

PROJECT NO:

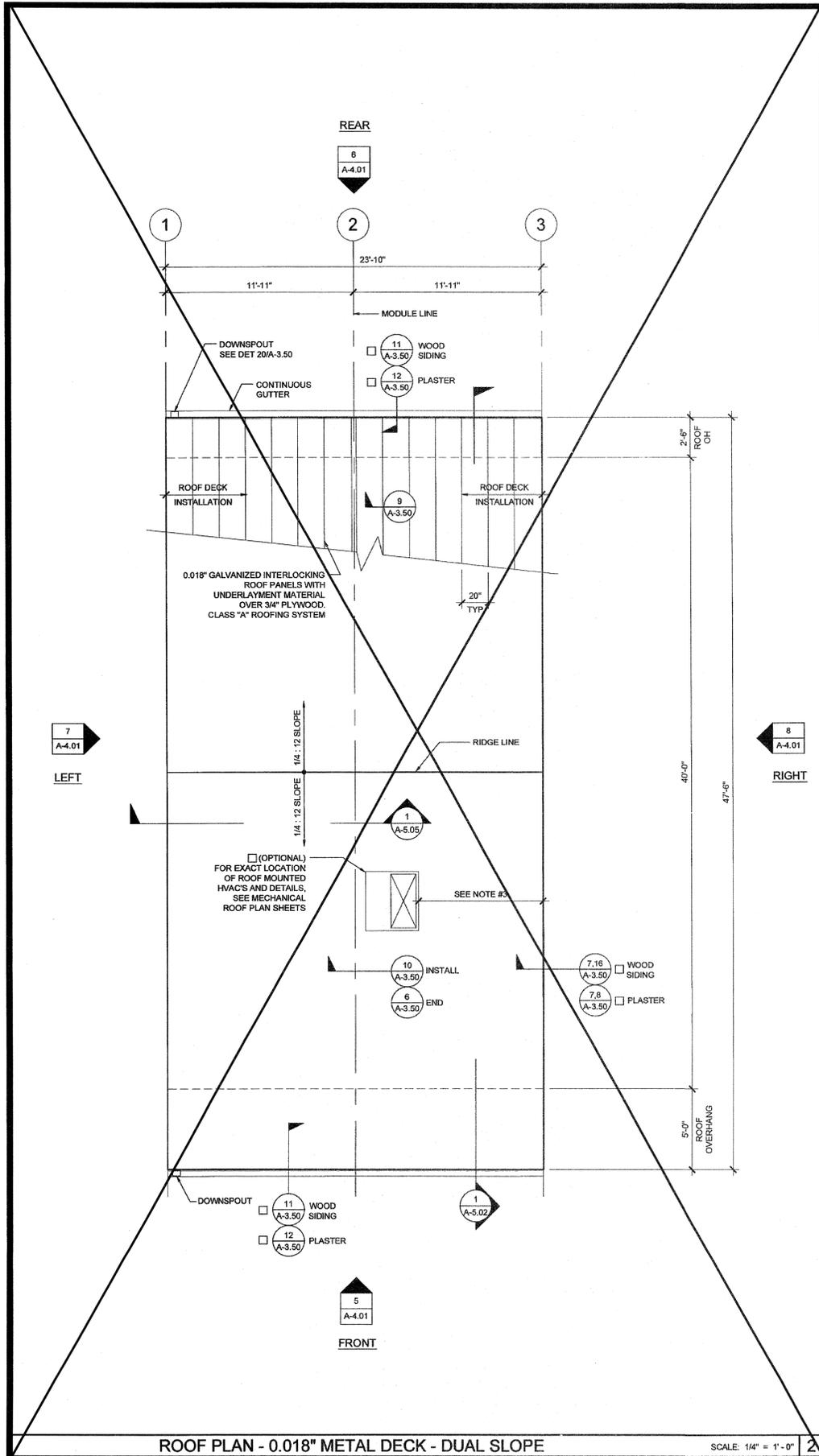
DRAWN BY:

SCALE: AS NOTED

DATE: 09-10-14

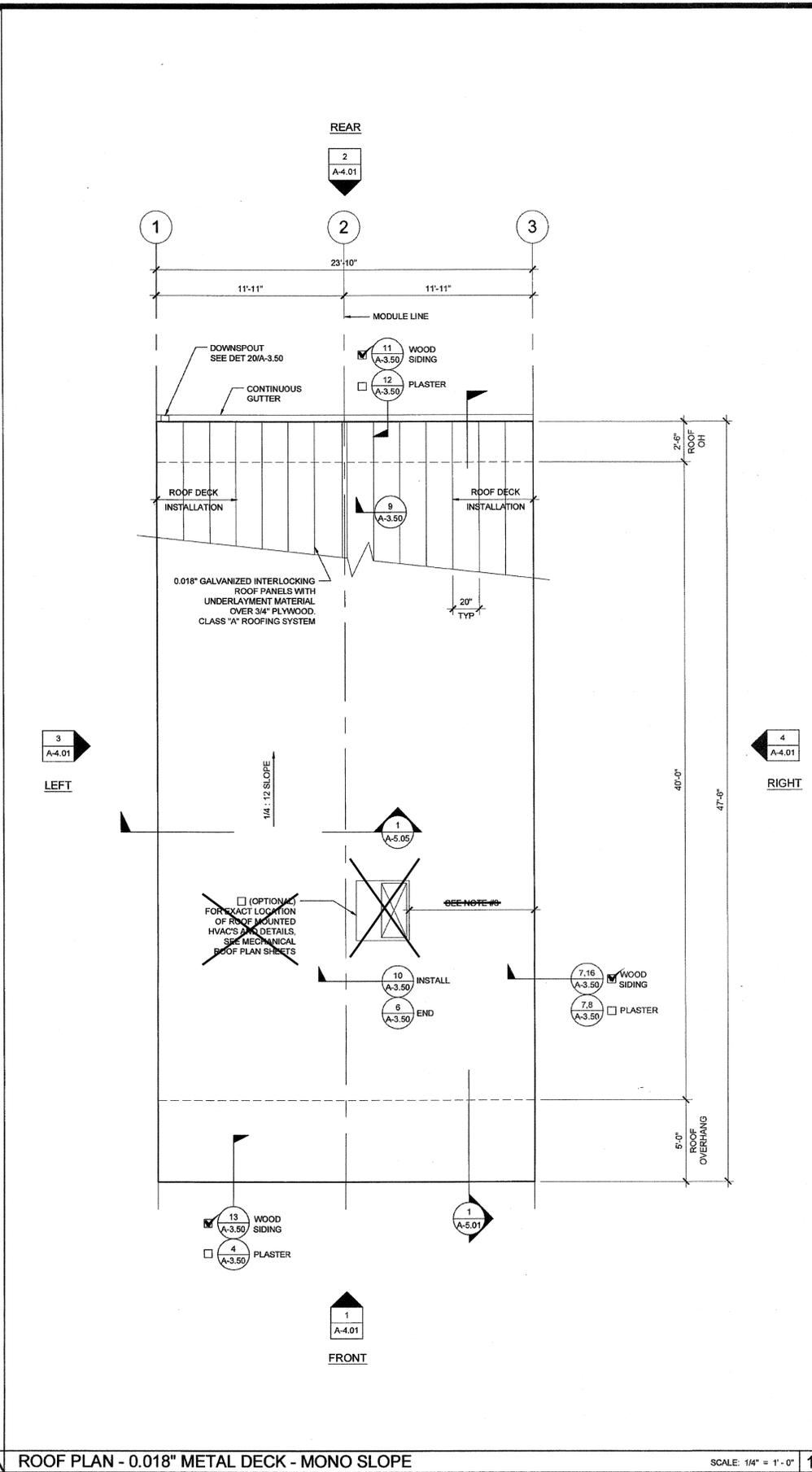
P.C. SHEET NUMBER

A-1.01



ROOF PLAN - 0.018" METAL DECK - DUAL SLOPE

SCALE: 1/4" = 1'-0"



ROOF PLAN - 0.018" METAL DECK - MONO SLOPE

SCALE: 1/4" = 1'-0"

NOTES

- GROUP B OCCUPANCIES - BUILDINGS SHALL HAVE ROOF COVERINGS AS SPECIFIED IN CBC TABLE 1505.1 - CLASS A.
- LOCATIONS OF DRAFTSTOP AND/OR FULL HEIGHT PARTITIONS AS REQUIRED PER CBC 718.4.3 SHALL BE SHOWN ON PROJECT SPECIFIC PLANS LOCATED AT MODULE LINES.
- ALL ROOFTOP EQUIPMENT THAT REQUIRES SERVICE & ROOF ACCESS HATCHES MUST BE A MIN. OF 10'-0" AWAY FROM ALL ROOF EDGES TO OPENING EDGES, OR PROVIDE 42" MIN. CBC 2013 SECTIONS 1013.6 & 1013.7. PARAPET OR GUARDRAIL.
- FOR SPECIFIC DOWNSPOUT LOCATIONS FOR VARIOUS BUILDING SIZES, SEE KEY PLANS ON SHEET A-0.3. LOCATE ONE (1) DOWNSPOUT FOR EVERY THREE (3) MODULES (TYP).
- ANY BUILDING OVER 3,000 SQFT REQUIRES A DRAFT STOP UNLESS BUILDING IS EQUIPPED WITH FIRE SPRINKLERS.

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SILVER CREEK INDUSTRIES, INC.

"BUILDING FOR THE NEXT GENERATION"

SILVER CREEK

2830 BARRETT AVE. PERRIS, CALIFORNIA 92571
PHONE: 951-943-5393 FAX: 951-943-2211

PROJECT NAME:
MOBILE MODULAR STOCKPILE (100) 24' x 40' CR.

SHEET TITLE:
**ROOF PLAN
24'x40' - 0.018" METAL DECK
MONO OR DUAL SLOPE**



ARCHITECT OF RECORD
SUBMISSION DATE

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
04-117709
ACS PLS SS G
DATE AUG 09 2018

ORIGINAL PC STATE AGENCY APPROVAL

PRE-CHECK (PD) DOCUMENT
DATE: APR 14 2015
FOR CONSTRUCTION (IF REQUIRED)

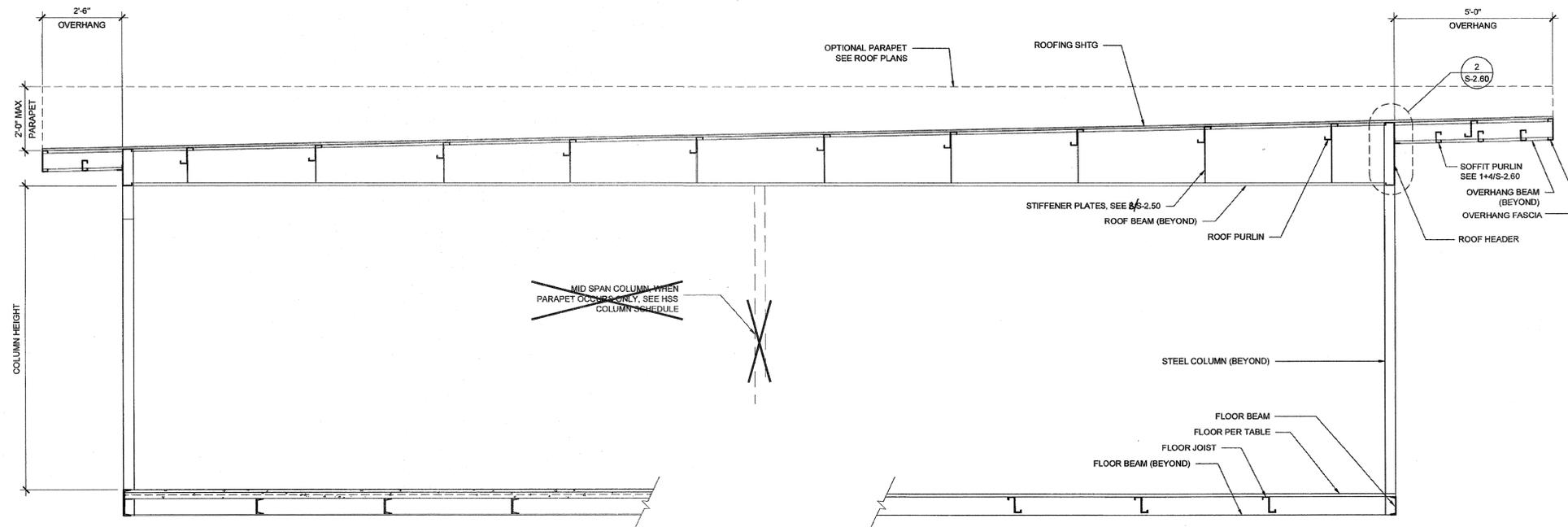
IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
PC 04-114027
DATE APR 14 2015

REVISIONS

SILVER CREEK INDUSTRIES
24' x 40' PC (HIGH SEISMIC)

PROJECT NO:
DRAWN BY:
SCALE: AS NOTED
DATE: 09-10-14

P.C. SHEET NUMBER
A-3.01



NOTES

1. ALL INFORMATION SUCH AS DETAILS, SECTIONS, CONNECTIONS, AND MATERIAL ATTACHMENT SHALL BE REFERENCED FROM OTHER SHEETS WITHIN THIS SET WHERE IT APPLIES.

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PROJECT NAME:
MOBILE MODULAR STOCKPILE
(100) 24' x 40' CR.

SHEET TITLE:
BUILDING SECTIONS
MONO SLOPE



ARCHITECT OF RECORD
SUBMISSION DATE

PROJECT SPECIFIC STATE AGENCY APPROVAL

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
04 117709
ACS / FLS / SS / G
DATE AUG 09 2018

ORIGINAL PC STATE AGENCY APPROVAL

PRE-CHECK (PC) DOCUMENT
DATE 08/09/2018
FOR CONSTRUCTION IS REQUIRED

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
OFFICE OF REGULATION SERVICES
PC 04-114027
ACS / FLS / SS / G
DATE APR 14 2018

REVISIONS

SILVER CREEK INDUSTRIES
24' x 40' PC (HIGH SEISMIC)

PROJECT NO:
DRAWN BY:
SCALE: AS NOTED
DATE: 09-10-14
P.C. SHEET NUMBER
S-3.01
-- HIGH SEISMIC --

FLOOR CONSTRUCTION

WOOD FLOOR
 CONCRETE FLOOR

HSS COLUMN SCHEDULE

COL HT	METAL ROOF	B.U.R OR UP TO 18' PARAPET	UP TO 48' PARAPET
<input checked="" type="checkbox"/> 9'-0"	<input checked="" type="checkbox"/> 5 x 5 x 1/4	<input type="checkbox"/> 6 x 6 x 1/4	<input checked="" type="checkbox"/> 8 x 8 x 1/4
<input type="checkbox"/> UP TO 10.5'	<input type="checkbox"/> 6 x 6 x 1/4	<input checked="" type="checkbox"/> 8 x 8 x 1/4	<input checked="" type="checkbox"/> 9 x 9 x 1/4

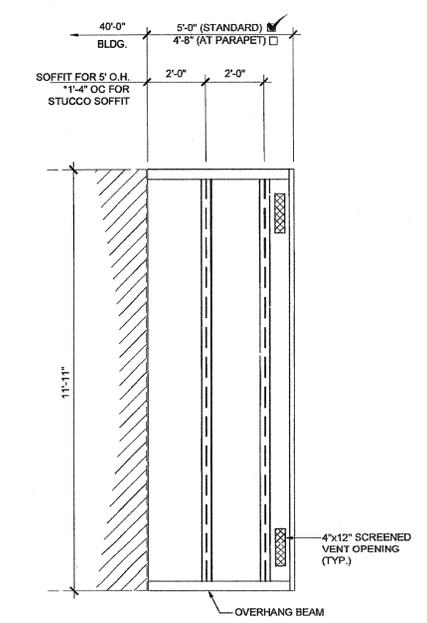
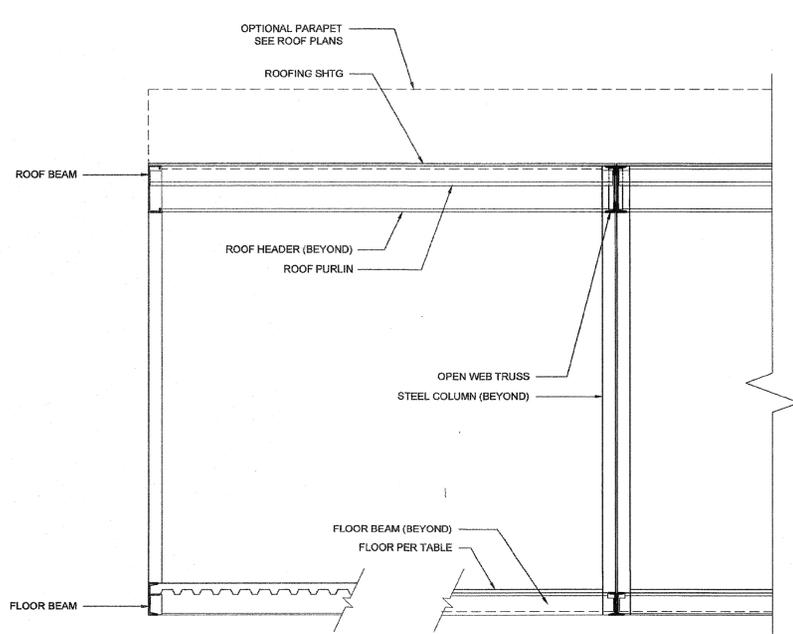
FLOOR BEAM

= C7x9.8
 = C8x11.5

NOTE: CONCRETE FLOOR REQUIRES C10x15.3 FLOOR BEAMS

BUILDING SECTION

SCALE: 1/2" = 1'-0" 1



BUILDING SECTION

SCALE: 1/2" = 1'-0" 3

ENCL. SOFFIT PLAN-OPT.

SCALE: 3/8" = 1'-0" 2

MODULAR BUILDING
BODY COLOR



SHERWIN WILLIAMS
CAMEL (CUSTOM COLOR)
SATIN FINISH

MODULAR BUILDING
TRIM AND FASCIA COLOR
&
TRASH ENCLOSURE GATE COLORS



SHERWIN WILLIAMS
MESA BROWN (CUSTOM COLOR)
SATIN FINISH

TRASH ENCLOSURE-SPLIT FACE CMU



BASALITE-BASE 625



PLACER ACADEMY-PORTABLE BUILDINGS

4700 Grove Street, Rocklin, CA

COLOR AND MATERIAL BOARD | 12/22/2020

architecture
planning
interiors

BCA ARCHITECTS

80 9TH STREET, SUITE 2050, SACRAMENTO, CA 95841
916.408.588.3800 | www.BCAarchitects.com

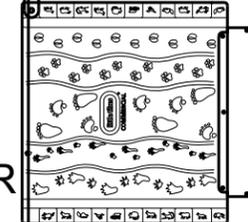
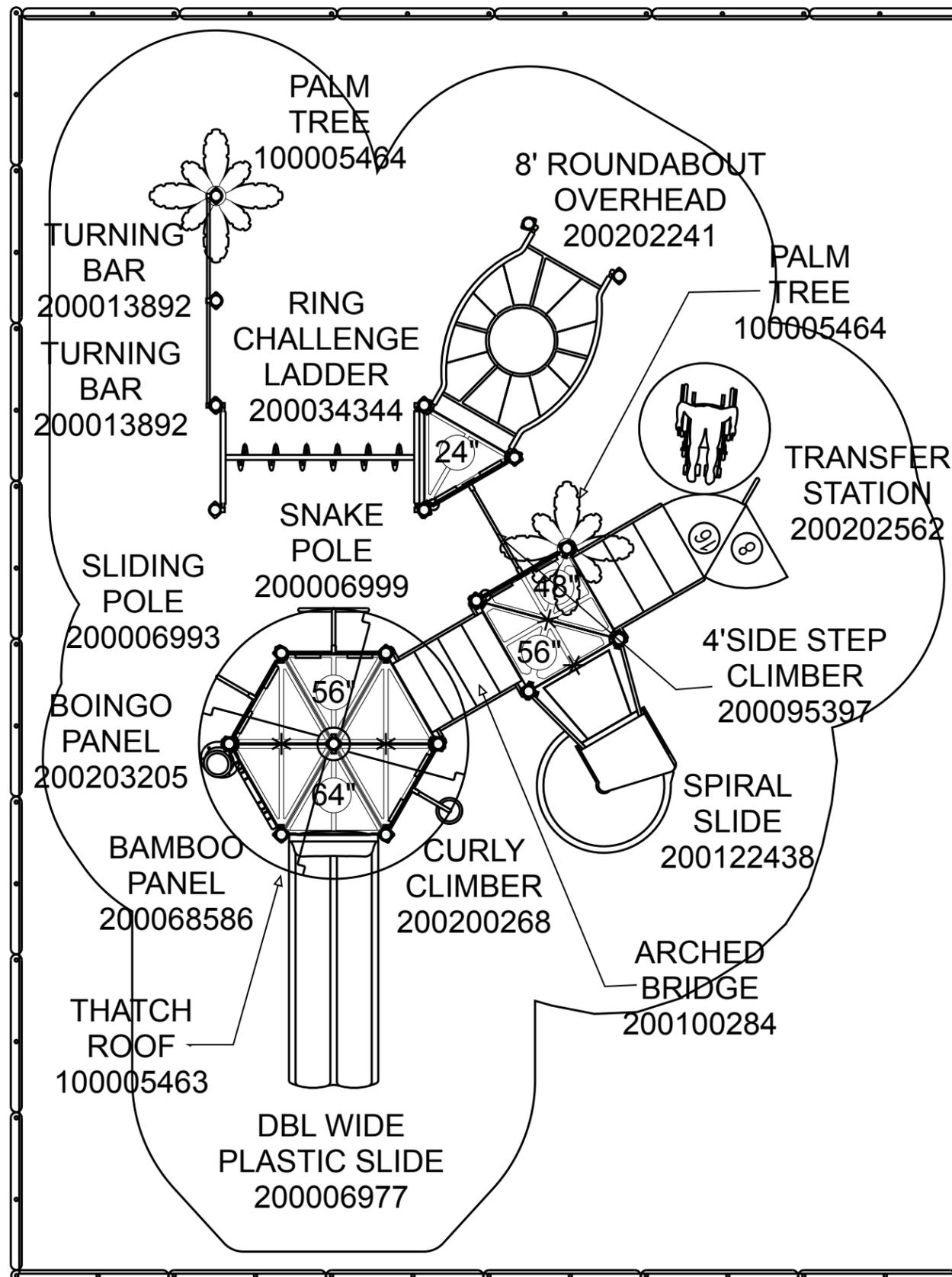
General Notes:

Age Group

2-5yrs 5-12 yrs 2-12yrs 13+ yrs

1. The Americans with Disabilities Act (ADA) may require that you make your park and/or playground accessible when viewed in its entirety. Please consult your legal counsel to determine if the ADA applies to you.
2. For playground equipment to be considered accessible, accessible surfacing must be utilized in applicable areas.
3. Although a particular playground design may not meet the proposed Access Board Regulations in regards to the appropriate number of ground level events, the actual playground may be in compliance when considering existing play components.
4. All deck heights are measured from top of ground cover.
5. Fall absorbing ground cover is required under and around all play equipment.
6. The minimum recommended fall zone around the entire playstructure is shown. This zone is to be free of all tripping or collision hazards (i.e. roots, rocks, border material, etc.).
7. All post lengths are identified by text showing the post lengths, i.e. '96 represents a 96 inch post.
8. Not all equipment may be appropriate for all children. Supervision is required.

AGE GROUP: 5-12
 ELEVATED PLAY ACTIVITIES - TOTAL: 7
 ELEVATED PLAY ACTIVITIES ACCESSIBLE BY TRANSFER: 7 REQ'D 4
 ELEVATED PLAY ACTIVITIES ACCESSIBLE BY RAMP: 0 REQ'D 0
 GROUND LEVEL ACTIVITY TYPE: 3 REQ'D 2
 GROUND LEVEL QUANTITY: 5 REQ'D 2



Project:
 Inspire Rocklin Site
 Rocklin, CA
LTCPS rep:
 Glen Wurster
 All About Play
 (916) 923-2180

Ground Space: 24'-0" x 34'-6"
Protective Area: 34'-6" x 47'-0"

Drawn by: Glen Wurster
Date: 10/9/2018
DWG Name: R0317_43380871166

LTCPS - Farmington
 878 East Highway 60
 Monett, Missouri 65708
Voice: 1-800-325-8828
Fax: 417-354-2273

Playground Layout Compliance:

- ASTM F1487 - Playground Equipment for Public Use.
- CPSC Handbook for Public Playground Safety

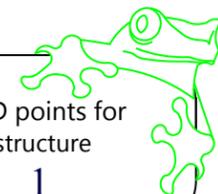
- This playground design meets the final Access Board Regulations.



The play components identified in this plan are IPEMA certified. The use and layout of these components conform to the requirements of ASTM F1487.

LEED points for this structure

1



EXISTING
RESIDENTIAL

PROPOSED
FIRE ACCESS
GATE

EXISTING VACANT
LOT
COMMERCIAL
ZONE

TWO-WAY DRIVE
AISLE

DROP-OFF LAINE

10'-0"

10'-0"

25'-0"

25'-0"

12'-6"

20'-0"

24'-2"

75'-5"

HARD
COURT/BLACKTOP
AREA
TURN AROUND AREA

PLAY AREA

ZONING: C-2 (LAND USE: RETAIL COMMERCIAL)

PROPOSED ACCESS GATE
(NEEDS ACCESSIBLE POT)

PROPOSED
FIRE ACCESS
GATE



Placer Academy Charter Project Description December 30, 2020

The project consists of a Charter School providing Transitional Kindergarten through 8th grade classes. The school is currently in the process of adapting an existing school resource facility located at 4750 Grove Street to house a portion of their students. These students are currently learning remotely and at the existing campus, located at 2213 Sunset Boulevard within Rocklin. The proposed project is to build out the vacant site to the north of the existing building to create a single unified campus.

The Placer Academy Charter mission is to provide enrichment opportunities and positive relationships that challenge and inspire students to be compassionate, engaged, problem-solvers. Placer Academy Charter encourages students to meet academic challenges with openness, enthusiasm and a willingness to seek solutions creatively. An integral part of the learning process has the school community learning how to ask questions, solve problems, and make thoughtful decisions. A climate of expectation and success is encouraged, and all pupils are helped to set realistic targets and then given every assistance in achieving them. The goal is to facilitate the development of self-confidence and to provide the students with the academic foundation necessary for them to reach their true potential and enjoy a successful experience in higher education.

Students at Placer Academy Charter attend school on a traditional 5-day per week schedule with early release at noon on Fridays. This allows staff the opportunity to collaborate and plan for instruction to meet the needs of all students.

Placer Academy Charter is a TK-8 program serving students from Rocklin, Lincoln, Roseville and the surrounding areas. Placer Academy Charter currently has a K-8 program that serves 360 students and a waiting list of about 50 students throughout these grade levels. In this location, the student population will not exceed 456 students.

Prior to March of 2020 when California Schools transitioned to remote learning the student body consisted of 360 students from 246 families. 90 students attended classes at the Stanford Ranch campus and 270 students attend classes at the Sunset Campus. There were 39 families that drove students to both campuses each day. The consolidation of the two campuses into one will reduce vehicle miles traveled for over 15% of the families who were attending the two campuses.

The Stanford Ranch campus has been vacated as will the Sunset Campus. Currently underway are plans to renovate the existing building at 4750 Grove Street and to install two temporary modular classrooms.

The Project which will be an expansion of that campus will improve the site with eleven modular classroom buildings, one modular restroom building, an asphalt play area, a turf play area, play equipment and a pick-up and drop-off area with on-site cueing.

The site is a vacant commercially zoned property. To the North is a single residence to the along Grove Street and unimproved portion of a commercial to the rear of the site. To the South is an exiting building that is to be utilized by the Placer Academy. To the West a Commercial property. To the East is a Church with a kindergarten program.

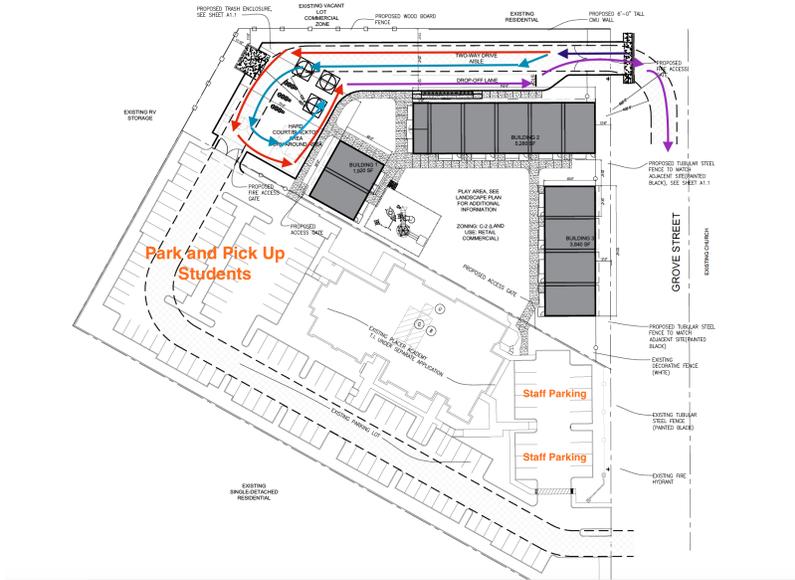
As it sits today the site is unimproved and generally flat. There are several trees covered by the City's tree ordinance. They have been identified in the tree exhibit within the application. The site will be served with utilities that are proximate to the site and access will be taken from Grove Street and through reciprocal

access from the site to the South. That access point will generally be closed for traffic, but will serve as Emergency Vehicle Access and as needed for school purposes.

Traffic Circulation and Parking Plan (2021)

Arrival Procedures:

Families have two options for morning arrival: the carline or the park/walk area. If opting for the carline, parents would follow the arrows in the image below.



Cars will turn into the drive lane. We will have a monitor stationed at the entrance to make sure parents are following procedures and to ensure safety. Another monitor will be stationed where the cars merge. We also have other staff stationed for unloading students, ensuring students get to class safely, and monitoring the crosswalk. Please see below.



The following directions will be provided to families:

Please follow the following directions for the CARLINE:

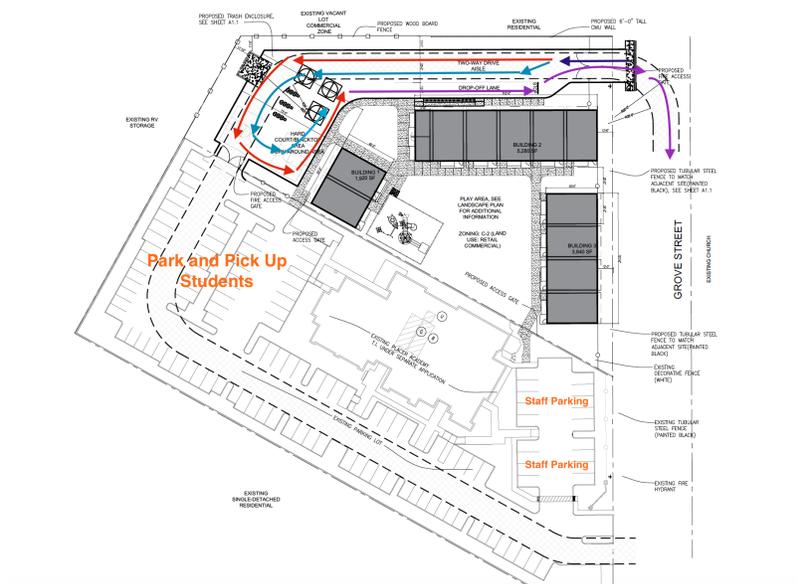
- **7:55 am - 8:15 am**
- **Cars may not queue on the street**
- Follow the red/blue arrows into and out of the drop-off area
- Be respectful of merging
- All students must be dropped off via the drop-off lane
- Students will exit vehicles at designated points
- All students and staff are required to wear a cloth face covering
- Only make a right turn into and out of the parking lot
- Follow all directions of the traffic monitors

Please follow the following directions for the PARK/WALK AREA:

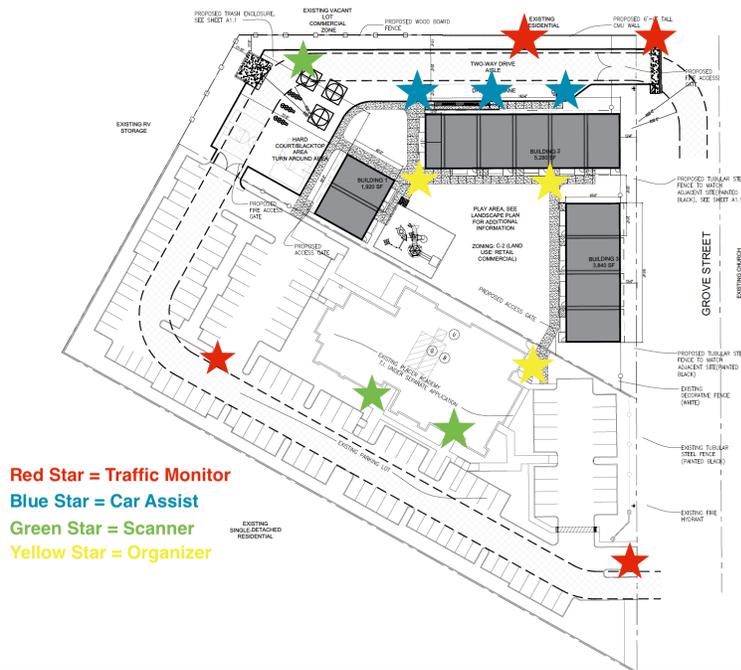
- **7:55 am - 8:15 am**
- Follow all directions of the traffic monitors
- Families must use the crosswalks
- All students, parents, and staff are required to wear a cloth face covering
- Only make a right turn into and out of the parking lot

Dismissal Procedures:

Families have two options for dismissal: the carline or the park/walk area. If opting for the carline, parents would follow the arrows in the image below. Additionally, students will follow a staggered dismissal schedule. All students will be dismissed from their classroom for pick-up.



Cars will turn into the drive lane. We will have a monitor stationed at the entrance to make sure parents are following procedures and to ensure safety. Another monitor will be stationed where the cars merge. We also have other staff stationed for unloading students, ensuring students get to class safely, and monitoring the crosswalk. Please see below.



The following directions will be distributed to families:

Please follow the following directions for CARLINE:

- 3:00 pm – 3:10 pm:** Families A-G
- 3:10 pm – 3:20 pm:** Families H-N
- 3:20 pm – 3:30 pm:** Families O-Z

- Follow the red/blue arrows into and out of the parking area
- Cars may not queue on the street
- Be respectful of merging
- All students will be picked up via the pick-up lane
- Students will enter their vehicles at designated parking stalls
- All students and staff are required to wear a cloth face covering
- Cars may not start queuing up until 2:45 pm
- When in the line of cars always stay to the right. Note: it is legal to “creep/crawl” or temporarily be “parked” in a fire lane red zone as long as you stay in the car.
- Only make a right turn into and out of the parking lot

- Staff will help load any/all children from their designated spot. Please do NOT open the trunk, load students on the left or confer with teachers/parents.
- Follow all directions of the traffic monitors

Please follow the following directions for the PARK/WALK AREA:

3:00 pm – 3:10 pm: Families A-G

3:10 pm – 3:20 pm: Families H-N

3:20 pm – 3:30 pm: Families O-Z

- Follow all directions of the traffic monitors
- Families must use the crosswalks
- All students, parents, and staff are required to wear a cloth face covering
- Parents will be able to pick up their student(s) from three designated areas
- Only make a right turn into and out of the parking lot

NOTICE OF EXEMPTION

TO: County Clerk, County of Placer
2954 Richardson Blvd.
Auburn, CA 95604-5228

FROM: City of Rocklin, Planning Department
3970 Rocklin Road
Rocklin, CA 95677

Project Title: Placer Academy Expansion (BZ2021-0001)

Project Location - Specific: 4700 Grove Street, APN 010-082-059

Project Location - City: Rocklin, CA; County: Placer

Description of Nature, Purpose and Beneficiaries of Project: This project is an administrative entitlement approval pursuant to the Business Attraction Retention and Revitalization Overlay (BARRO) zone to allow for a Design Review to expand the Placer Academy Charter School, currently located at 4750 Grove Street (Assessor's Parcel Number [APN] 010-082-058), onto an adjacent vacant parcel located at 4700 Grove Street (APN 010-082-059). Development would consist 11 modular classroom buildings, 1 modular restroom building, an asphalt play area, a turf play area, play equipment, and a two-way drive aisle and drop-off lane with onsite queuing.

Name of Public Agency Approving Project: City of Rocklin

Name of Person or Agency Carrying Out Project: The owner is the Placer County Association of Realtors, Inc., Attn: Dean Anderson, 270 Technology Way, Suite 100, Rocklin, CA 95765. The applicant is Placer Academy Charter, Attn: Jill Godtland, 2213 Sunset Boulevard, Rocklin, CA 95765.

Exempt Status (Check one):

X Categorical Exemption (California Code of Regulations Sec. 15300 et seq.): Section 15332 (Infill Development Projects)

Reasons why the project is exempt. The project involves a Design Review to allow for the expansion of an existing charter school on an approximately 1.3-acre site. The project requires a Design Review, subject to the requirements of the BARRO zone. The project is exempt as described below:

Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section. (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations .(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. (c) The project site has no value, as habitat for endangered, rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services.

The project site (a) is zoned and designated for commercial use and the school is consistent with the zoning and general plan designation and regulations; and (b) is located within the city limits on a property that is approximately 1.3 gross acre in size and substantially surrounded by urban uses; and (c) the site is vacant, and is not considered to be environmentally sensitive, or have value as habitat for endangered, rare or threatened species; and (d) approval of the project allowing the expansion of an existing charter school would not result in any significant impacts relating to traffic, noise, air quality, or water quality beyond what has been contemplated in the general plan; and (e) the site and can be adequately served by all required utilities and public services.

The project as proposed is consistent with the exemption class descriptions noted above and is exempt pursuant to Class 32 of the CEQA Guidelines.

Contact Person: David Mohlenbrok, Community Development Department Director

Date received for Filing: _____

Signature: _____
David Mohlenbrok, Community Development Department Director