

RESOLUTION NO. 2021-224

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE DENYING AN APPEAL OF THE PLANNING COMMISSION APPROVAL, FINDING THE PROJECT EXEMPT FROM FURTHER CEQA REVIEW AND APPROVING A MAJOR DESIGN REVIEW, CONDITIONAL USE PERMIT, SPECIAL PARKING PERMIT, TREE REMOVAL PERMIT AND FINDING THE ABANDONMENT OF THE EXISTING PUBLIC UTILITIES EASEMENT CONSISTENT WITH THE GENERAL PLAN FOR THE KUBOTA TRACTOR CORPORATION PROJECT (APLA21-002) LOCATED AT 10251 GRANT LINE ROAD; ASSESSOR PARCEL NUMBER 134-0190-009

WHEREAS, the Development Services Department of the City of Elk Grove (the “City”) received an application on March 25, 2021, from Kubota Tractor Corporation (the “Applicant”) requesting a Conditional Use Permit, Major Design Review, and Special Parking Permit for the Kubota Tractor Corporation Project (the “Project”); and

WHEREAS, the proposed Project is located on real property in the incorporated portions of the City more particularly described as APN: 134-0190-009; and

WHEREAS, the Development Services Department considered the Project request pursuant to the Elk Grove General Plan, the Elk Grove Municipal Code (EGMC) Title 23 (Zoning), Title 22 (Land Development), the Elk Grove Multi-Sports Complex and Southeast Industrial Area Specific Plan, the Elk Grove Design Guidelines, and all other applicable state and local regulations; and

WHEREAS, on July 15, 2021, the Planning Commission approved the Project (PLNG21-026) by a 5-0 vote; and

WHEREAS, on July 26, 2021, an appeal was filed with the Elk Grove Office of the City Clerk by Kevin Carmichael on behalf of the Sacramento County Residents for Responsible Development (the “Appellant”) appealing the Planning Commission’s approval of the Project; and

WHEREAS, the City Council held a duly noticed public hearing on August 11, 2021, as required by law to hear the appeal and consider all of the information presented by staff, information presented by the Appellant, and public testimony presented in writing and at the meeting.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Elk Grove hereby denies the Appellant’s appeal of the Planning Commission’s approval of the Kubota Tractor Corporation Project and finds that no further environmental review is necessary pursuant to State CEQA Guidelines Section 15168 (Program EIR) and Section 15162 (Subsequent EIRs and Negative Declarations) based upon the following finding:

California Environmental Quality Act (CEQA)

Finding: Finding the no further environmental review is necessary under CEQA pursuant to State CEQA Guidelines Section 15168 (Program EIR) and Section 15162 (Subsequent EIRs and Negative Declarations).

Evidence: CEQA requires analysis of agency approvals of discretionary “projects.” A “project,” under CEQA, is defined as “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment” (State CEQA Guidelines Section 15378). The proposed Project is a project under CEQA.

The Southeast Industrial Area Supplemental EIR (SEIR) was certified by the Elk Grove City Council on January 27, 2021 (SCH #2015102067). The SEIR was prepared to address changes in the land use designations for a General Plan amendment and pre-zoning, and to address information related to infrastructure improvements that will be necessary to serve the Southeast Industrial area. The SEIR specifically evaluated development on the subject parcel with Light Industrial uses.

State CEQA Guidelines Section 15168 allows for the use of the Certified SEIR for later activities but requires those activities to be examined in light of the program SEIR to determine if an additional environmental document must be prepared. This section also states that if an agency finds that pursuant to Section 15162, no subsequent EIR would be required, the agency can approve the activity as being within the scope of the project covered by the SEIR and no new environmental document would be required.

The Southeast Industrial Area SEIR analyzed the development of the subject site with Light Industrial with build out assumptions based on the General Plan's Light Industrial designation. The Project, as proposed, is consistent with land uses allowed in the within the Light Industrial designation and will result in a Floor Area Ratio (FAR) of 0.32 which is below the General Plan FAR of 1.5 for Light Industrial uses. State CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) provides that when an EIR has been certified for an adopted project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, that one or more of the following exists:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with exercise of reasonable diligence at the time the previous EIR was certified as complete shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR;
 - b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measures or alternative.

The proposed Project consists of the construction of a new manufacturing building of approximately 632,000 square feet. Construction of the building and subsequent minor manufacturing operation have been found to comply with the General Plan as the Project site's LI (Light Industrial) zoning designation is considered an implementing zoning district of the LI land use designation (General Plan Consistency Matrix Table 3-1). Pursuant to Elk Grove Municipal Code (EGMC) Table 23.27-1 (Allowed Uses and Required Entitlements), "manufacturing, minor" is conditionally permitted in the LI zone. The Project will result in a Floor Area Ratio (FAR) of 0.32 which is below the maximum Light Industrial FAR of 1.5. In addition, the Project supports the following General Plan Policies:

- **Policy ED-1-1:** Allow for a variety of sizes and types of commercial development in order to attract a diverse range of job opportunities and types.
- **Policy ED-2-1:** Continue to improve Elk Grove's jobs/housing ratio by expanding local employment opportunities, with an emphasis on attracting jobs in sectors and industries that are well matched for the skills of the local workforce.
- **Policy RC-1-2:** Continue efforts to attract larger employers in target industries.

In addition to compliance with the General Plan, the Project is consistent with the Southeast Industrial Area Specific Plan's guidelines related to the compatibility between urban and agricultural uses, and the Elk Grove Municipal Code (EGMC) development standards that are applicable to the project. Furthermore, the Project is subject to the Mitigation Monitoring and Reporting Plan (MMRP) adopted with the certified SEIR. There are no substantial changes in the Project that have the potential for new environmental effects; that there are no substantial changes that have occurred with respect to the circumstances which the Project is undertaken; and that there is no new information of substantial importance that show that the Project will have additional significant effects, will have more severe effects, or that mitigation measures originally found feasible would in fact be feasible, or that the proponents have declined to adopt mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR but would substantially reduce one or more significant effects on the environment.

There are no new substantial changes to the Project that have the potential for new environmental effects. Since no subsequent EIR is necessary pursuant to CEQA Section 15162 and since the City can approve the Project as being within the scope of the analysis covered by the SEIR, no further environmental review, and new environmental document, is required.

AND, BE IT FURTHER RESOLVED, that the City Council of the City of Elk Grove hereby denies the appeal, affirming the Planning Commission's approval of the Conditional Use Permit, Major Design Review, Special Parking Permit, and Tree Permit for the Kubota Tractor Corporation Project (PLNG21-026), as described in Exhibit A and illustrated in Exhibit B, subject to the conditions of approval in Exhibit C (all incorporated herein by this reference), based upon the following findings:

Conditional Use Permit

Finding #1: The proposed use is consistent with the General Plan and all applicable provisions of this title.

Evidence #1: Project consists of a Major Design Review for a new building of approximately 632,000 square feet and associated site improvements, and a Conditional Use Permit to allow a “manufacturing, minor” use on the Project site. The purpose of the new building is to manufacture and assemble Kubota branded lawn tractors, zero-turn mowers, subcompact tractors, loaders, backhoes and other implements, as well as sales, training and accessory office uses. General Plan land plan identifies the Project site as Light Industrial (LI). LI uses are generally characterized by a diverse range of light industrial activities, including limited manufacturing, processing, research and development, fabrication, utility equipment and service yards, wholesaling, warehousing, or distribution. These include manufacturing, processing, fabrication, and similar activities that occur entirely within an enclosed building. Ancillary office spaces and supporting retail uses are also allowed. The Project site’s LI (Light Industrial) zoning designation is considered an implementing zoning district of the LI land use designation (General Plan Consistency Matrix Table 3-1). Pursuant to Elk Grove Municipal Code (EGMC) Table 23.27-1 (Allowed Uses and Required Entitlements), “manufacturing, minor” is conditionally permitted in the LI zone. The Project will result in a Floor Area Ratio (FAR) of 0.32 which is below the maximum Light Industrial FAR of 1.5.

The proposed Project is consistent with the following General Plan Policies:

- **Policy ED-1-1:** Allow for a variety of sizes and types of commercial development in order to attract a diverse range of job opportunities and types.
- **Policy ED-2-1:** Continue to improve Elk Grove’s jobs/housing ratio by expanding local employment opportunities, with an emphasis on attracting jobs in sectors and industries that are well matched for the skills of the local workforce.
- **Policy RC-1-2:** Continue efforts to attract larger employers in target industries.

Finding #2: The establishment, maintenance or operation of the use applied for will not, under the circumstances of the particular case (location, size, design, and operating characteristics), be detrimental to the health, safety, peace, morals, comfort, or general welfare of persons residing or working in the neighborhood of such use, or the general welfare of the City.

Evidence #2: The new Kubota facility will be a facility where new equipment is assembled from parts received from other locations/suppliers. Though it is anticipated that such assembly will require the machining of various parts, the new facility is not intended for the fabrication of parts from raw materials. All assembly and manufacturing activities will occur indoors. Outdoor activity will be limited to the shipping and receiving of parts and machinery.

The proposed manufacturing, minor use would have minimal impacts on the surrounding neighborhood as the manufacturing and assembly operations will occur indoors. The Project is generally surrounded by properties zoned for urban uses including Light Industrial and Commercial uses. Where the subject site abuts

agricultural uses to the northeast that may continue for some time, the Projects implements design features from the SEIA SP that are indented to provide for a vegetated buffer between urban and agriculture uses and reduce the effects of light and glare from urban uses onto agricultural properties.

Major Design Review

Finding #1: The proposed project is consistent with the objectives of the General Plan, complies with applicable Zoning regulations, applicable Design Guidelines, and Improvement Standards adopted by the City.

Evidence #1: Project consists of a Major Design Review for a new building of approximately 632,000 square feet and associated site improvements, and a Conditional Use Permit to allow a “manufacturing, minor” use on the Project site. The purpose of the new building is to manufacture and assemble Kubota branded lawn tractors, zero-turn mowers, subcompact tractors, loaders, backhoes and other implements, as well as sales, training and accessory office uses. General Plan land plan identifies the Project site as Light Industrial (LI). LI uses are generally characterized by a diverse range of light industrial activities, including limited manufacturing, processing, research and development, fabrication, utility equipment and service yards, wholesaling, warehousing, or distribution. These include manufacturing, processing, fabrication, and similar activities that occur entirely within an enclosed building. Ancillary office spaces and supporting retail uses are also allowed. The Project site’s LI (Light Industrial) zoning designation is considered an implementing zoning district of the LI land use designation (General Plan Consistency Matrix Table 3-1). Pursuant to Elk Grove Municipal Code (EGMC) Table 23.27-1 (Allowed Uses and Required Entitlements), “manufacturing, minor” is conditionally permitted in the LI zone. The Project will result in a Floor Area Ratio (FAR) of 0.32 which is below the maximum Light Industrial FAR of 1.5.

The proposed Project is consistent with the following General Plan Policies:

- **Policy ED-1-1**: Allow for a variety of sizes and types of commercial development in order to attract a diverse range of job opportunities and types.
- **Policy ED-2-1**: Continue to improve Elk Grove’s jobs/housing ratio by expanding local employment opportunities, with an emphasis on attracting jobs in sectors and industries that are well matched for the skills of the local workforce.
- **Policy RC-1-2**: Continue efforts to attract larger employers in target industries.

The proposed building elevations and site plan have been reviewed in accordance with the General Plan, Southeast Industrial Area Specific Plan (SEIA SP), Zoning Code, and the Elk Grove Design Guidelines. As described in the staff report, the Project complies with the development standards of the Zoning Code, including setback and height limits. Though the number of parking spaces provided on the site is below the number of spaces require for manufacturing uses as determined by EGMC Table 23.58-2, the Applicant has demonstrated, through the Special Permit Process, that adequate on-site parking is provided based on the nature of Kubota’s manufacturing operations.

The site is located in an industrial zone. According to the Elk Grove Design Guidelines, nonresidential buildings in industrial zones are required to be designed with architectural treatments and/or dense landscaping on sides of the building which are visible from the street in order to reduce aesthetic impacts. Generally, the Guidelines for industrial development are intended to protect adjoining uses from excessive noise, odor, objectionable views and unrestricted vehicular circulation. The proposed 50'-6" tall building will portray a modern industrial theme consisting of concrete walls with steel canopies. The proposed colors of the building include dark and light gray, teal, and white, with orange and black accents. Much attention has been given to the building entry which is designed to create an enhanced "sense of entry" and focal point for the building. The entry includes an orange steel canopy and a parapet with accent "fins" and glass storefront system. The proposed building is consistent with the intent of the Elk Grove Design Guidelines by providing a modern industrial architectural aesthetic as well as providing landscape screening on the perimeter of the Project site to reduce aesthetic impacts.

Finding #2: The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.

Evidence #2: The proposed 50'-6"-tall building will portray a modern industrial theme consisting of concrete walls with steel canopies. The proposed colors of the building include dark and light gray, teal, and white, with orange and black accents. Much attention has been given to the building entry which is designed to create an enhanced "sense of entry" and focal point for the building. The entry includes an orange steel canopy and a parapet with accent "fins" and glass storefront system. The proposed building is consistent with the intent of the Elk Grove Design Guidelines by providing a modern industrial architectural aesthetic as well as providing landscape screening on the perimeter of the Project site to reduce aesthetic impacts.

Finding #3: The architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signage and similar elements establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.

Evidence #3: The proposed 50'-6"-tall building will portray a modern industrial theme consisting of concrete walls with steel canopies. The proposed colors of the building include dark and light gray, teal, and white, with orange and black accents. Much attention has been given to the building entry which is designed to create an enhanced "sense of entry" and focal point for the building. The entry includes an orange steel canopy and a parapet with accent "fins" and glass storefront system.

Surrounding properties are undeveloped. The building and site design of those surrounding properties will be guided by the Elk Grove Design Guidelines. Where the subject site abuts agricultural uses to the northeast that may continue for some time, the Project implements design features from the SEIA SP that are indented to provide for a vegetated buffer between urban and agriculture uses and reduce the effects of light and glare from urban uses onto agricultural properties.

Finding #4: The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Evidence #4: The proposed Project will not negatively affect vehicular, bicycle, or pedestrian transportation modes of circulation. The new manufacturing building will be accessed from one new driveway on Grant Line Road and two new driveways on New Waterman Road. The proposed site plan will allow for sufficient vehicle circulation throughout the site. The proposed building does not interfere with any existing pedestrian paths of travel or designated bicycle pathway. Additionally, due to the nature of the manufacturing and assembly operations, including the scheduling of employee shifts, the Project will generate less than 100 peak-hour vehicle trips, therefore, the Project is not expected to lead to vehicle congestion. The Project was reviewed by all appropriate departments and commenting agencies and it has been determined that the proposed Project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Finding #5: For residential subdivision design review applications, the residential subdivision is well integrated with the City's street network, creates unique neighborhood environments, reflects traditional architectural styles, and establishes a pedestrian friendly environment

Evidence #5: The Project is not a residential subdivision. Therefore, this finding is not relevant to the Project.

Special Parking Permit

Finding #1: A reduction is justified based on characteristics of the uses, hourly parking demand studies published by the Urban Land Institute, or other appropriate information demonstrating that sufficient parking capacity will exist to accommodate uses as determined by the approving authority.

Evidence #1: The Project includes 292 parking stalls plus 107 trailer parking stalls (399 parking stalls total), which is a 68.9% reduction necessitating approval of a Special Parking Permit. The proposed facility will manufacture large commercial and industrial machinery which requires a large, open assembly floor. The Applicant has provided employee information for the Project as justification for reduced parking. According to the Applicant, the maximum number of employees on the site at any given time on a typical weekday will be approximately 115. Employees shifts will be staggered such that approximately 40 employees will arrive between 6:00 A.M. and 6:30 A.M. with the remaining 75 employees arriving between 7:00 A.M. and 9:00 A.M. The service training classes, which only occur a few weeks out of the year, typically have a group size of 35 people. Therefore, the total number of employees and training students on the Project site is ±150 people, though this number is only expected during the few weeks each year that training is conducted on-site. The Special Parking Permit is appropriate due to the number of employees/training students on-site. Because of the lower parking demand based on the nature of Kubota's manufacturing operations, 292 stalls will be sufficient and adjacent parcels are not expected to be impacted.

Finding #2: For any other circumstance where the applicant wishes to request a special parking permit, such permit may be granted where the approving authority finds that:

- a. The intent of the parking regulations, in compliance with all other applicable provisions of this title, is met; and
- b. Sufficient parking would be provided to serve the use intended and potential future uses of the subject parcel.

Evidence #2: The purpose of the parking regulations of EGMC Title 23 is to provide for safe, attractive, and convenient off-street parking and loading and ensure that parking areas are compatible with surrounding land uses. The request is justified as the proposed Kubota facility will manufacture large commercial and industrial machinery which requires a large, open assembly floor. Furthermore, based in information provided by the Applicant, the maximum number of employees on the site at any given time on a typical weekday will be approximately 115 with the exception to the few weeks each year that Kubota will offer on-site service training classes. During such times, the total number of employees and training students on-site is expected to be approximately 150. Because of the lower parking demand, 292 stalls will be sufficient and adjacent parcels are not expected to be impacted. Therefore, the intent of the EGMC parking regulations is met and there is sufficient parking to serve the intended and potential future uses of the Project site.

Tree Removal Permit

Finding #1: For development projects, every effort has been made to integrate the existing tree(s) into project design, including the use of minor deviations and/or variances.

Evidence: Most of the trees of local importance proposed for removal (Trees 69-76) are located near the center of the site and are directly underneath the proposed building pad. Kubota's operations require a large, open floor area for the manufacturing and assembly of tractors and construction equipment. Retention of these trees would necessitate the relocation of the proposed building which would not be feasible due to its size. Additionally, there are three trees of local importance (trees 77, 78, and 90) that are located near the east property line. These trees are impacted by existing overhead utility liens and have either been trimmed Tree 90), or currently have utilities lines running through their canopies (Trees 77 and 78). The Project is subject to the mitigation requirements for tree removal per Chapter 19.12 of the EGMC. The Applicant proposes to plant a total of 74 Oak trees on site that will qualify as on-site replacement mitigation for the tree removals. Any remaining mitigation will be subject to the payment of in-lieu fees.

Finding #2: The effect of the removal of the trees will not negatively impact the health, safety, and prosperity of surrounding trees, or the aesthetics and general welfare of the area.

Evidence: The trees proposed for removal are not located immediately adjacent to any other trees. Therefore, the removal will not negatively impact the health, safety, or prosperity of surrounding trees, or the aesthetics and general welfare of the area. Due to the location of the trees and the size of the proposed manufacturing and assembly facility, the trees cannot be integrated into the existing site design. Furthermore, the Applicant is subject to the mitigation requirements for tree removal

per EGMC Chapter 19.12. The Applicant proposes to plant a total of 74 Oak trees on site that will qualify as on-site replacement mitigation for the tree removals. Any remaining mitigation will be subject to the payment of in-lieu fees.

Determination of consistency with the General Plan for the Abandonment of an existing Public Utilities Easement

Finding #1: The abandonment of the existing utility easement is consistent with the City's General Plan.

Evidence: There is an existing utility easement on the south side of the property utilized by the Sacramento Municipal Utilities District (SMUD) to provide electrical service to a building that has since been removed. General Plan Policy CIF-2-4 seeks to maintain, improve, and modernize existing facilities and services when necessary to meet the needs of Elk Grove residents and businesses. The City and SMUD are in agreement that the existing easement is no longer necessary and new easements for utilities to serve the Kubota Facility will be dedicated with this Project. As the existing easement is not adequate to serve the new facility and new easements will be dedicated with the project, abandonment of the existing easement is consistent with General Plan Policy CIF-2-4.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 11th day of August 2021



BOBBIE SINGH-ALLEN, MAYOR of the
CITY OF ELK GROVE

ATTEST:


JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS,
CITY ATTORNEY

EXHIBIT A

PROJECT DESCRIPTION

The Project consists of a Major Design Review for a new building of approximately 632,000 square feet and associated site improvements, and a Conditional Use Permit to allow a “manufacturing, minor” use on the Project site. The Project also includes a Special Parking Permit for a reduction in the number of required parking spaces and a Tree Removal Permit for the removal of trees of local importance. Development will occur on approximately 39.67 acres with 32.54 acres for building, vehicle circulation, and landscaping, and 7.13 acres for a stormwater detention facility on City Property.

The Project shall comply with the City’s Climate Action Plan (CAP) for new non-residential development, including CAP measures related to energy efficiency (BE-4), photovoltaic installation (BE-7), pedestrian and bicycle travel (TACM-4), off-road construction fleet (TACM-8), intracity trip reduction (TACM-3), and electric vehicle charging (TACM-9).

EXHIBIT B

PLANNING SUBMITTAL DRAWINGS FOR:
PROJECT KUBOTA WDC
 GRANT LINE ROAD AT WATERMAN ROAD
 ELK GROVE, CALIFORNIA

RMW

RMW Architecture Interiors 1718 Third Street Suite 101 Sacramento California 95811

Office 916 449-1400

rmw.com

OWNER / DEVELOPER:



KAMILOS COMPANIES
 Transforming Communities Since 1990

11249 GOLD COUNTRY BLVD.
 GOLD RIVER, CA 95670

PRELIMINARY DESIGN DOCUMENTS FOR:

PROJECT KUBOTA WDC

GRANT LINE ROAD AT WATERMAN ROAD
 CITY OF ELK GROVE, CALIFORNIA

approved for the owner by:

approved for the architect by:

Issue	Description	Date
A	FINAL PLANNING SUBMITTAL	05-13-2021
B	PLANNING RE-SUBMITTAL	05-13-2021
C	PLANNING RE-SUBMITTAL	05-18-2021



PERSPECTIVE RENDERING OF PROPOSED BUILDING

PROJECT NARRATIVE:

Site: The project site is located along Grantline Rd. in the City of Elk Grove, California. The project site (APN 134-019-0009-0000) has a gross square footage of 4,191,779 S.F. approximately +/- 96.23 acres of land. The site is currently undeveloped.

This project will consist of a new 631,465 S.F. building on the Northwest portion of the site apportioned to ±1242' by ±1145' (approx. 32.54 Acres).

7.13 Acres in the middle of the site will be dedicated to Storm Water Detention. The Southeast 39.95 Acre portion of the site will remain undeveloped.

The building will be of Type II-B construction, site cast, tilted concrete panels with a variety of architectural enhancements. The typical wall panels are to be enhanced with reveals and a textured elastomeric, multicolored coating system. The areas around the building entries are also enhanced with tinted glazing in aluminum frames with overhead steel-framed painted canopies. The placement of these enhancements is focused at those locations most visible from the public roadways.

Site Access and Parking:

Entry into the site can be accessed at three entrance drives. One along Grant Line Rd. and Two along a new extension of Waterman Road. The site will include two semi-truck access aisles that will be separate from employee vehicle parking.

Signage: The proposed signage included in this submittal is for reference only. Criteria for future tenant signage will be provided at a later and under a separate permit as required.

Landscaping: The project will be fully landscaped using plants appropriate for and indigenous to the City of Elk Grove. Low water use plants will be used extensively, while moderate water use plants will be concentrated at accent points, such as driveways and building entries. For further landscaping design information, see "Design Notes" on the LP Preliminary Landscape Plan.

Sustainable Materials & Construction Practices: The project will incorporate a variety of sustainable materials and construction practices to include the following: 1) A storm water pollution prevention plan to minimize contamination, erosion, and dust pollution during construction. All storm water runoff from impervious surfaces (roofs and paving) will be routed through a specially designed water quality detention and treatment basin. Additionally, on-site detention will be provided to meet the local jurisdictional standards. 2) Storage and collection of recyclable materials. 3) Construction waste management. 4) Environmental tobacco smoke control. 5) Heat reflecting roof membranes. 6) Light pollution reduction. 7) Water efficient landscaping. 8) Water use reduction methods. 9) Low VOC emitting sealants, adhesives, coatings, floorings, and wood materials. 10) Roof structures designed to accommodate additional weight for roof-top photovoltaic electricity generation panel arrays. 11) California Green Building Code compliant electric vehicle charging stations at seven locations. 12) The project architect is a LEED accredited professional and will apply his knowledge of LEED techniques and practices to the project design and construction.

VICINITY MAP:



PROJECT TEAM:

OWNER:
 KUBOTA TRACTOR CO.
 1175 S GUILD AVE
 LODI, CA 95240
 P: 209-334-9910 x5701

MANAGER:
 JOHN FIRESTONE
 john.firestone@kubota.com

ARCHITECT:
 RMW ARCHITECTURE & INTERIORS
 1718 3RD STREET, SUITE 101
 SACRAMENTO, CA 95811
 P: 916-449-1400 x405

PROJECT ARCHITECT & DESIGNER:
 JEFF LEONHARDT
 jeleonhardt@rmw.com

CIVIL ENGINEER:
 BURRELL CONSULTING GROUP, INC.
 1001 ENTERPRISE WAY, SUITE 100
 ROSEVILLE, CA 95678
 P: 916-783-8898

PRELIMINARY GRADING AND UTILITY PLAN:
 JERRY APLASS
 japl@burrellcg.com
 REGINA REUSSER
 reusser@burrellcg.com

LEED CONSULTANT:
 SUSTAINABLE INVESTMENT GROUP (SIG)
 5607 GLENRIDGE DRIVE NE, SUITE 250
 ATLANTA, GA 30342
 P: 415-823-3442

PHOTOMETRICS:
 NICK KASSANIS
 nickk@sigearth.com

LANDSCAPE DESIGNER:
 VISTA PARKS LANDSCAPING, INC.
 3323 WATT AVE. #229
 SACRAMENTO, CA 95821
 P: 916-681-2227 F: 916-681-2228

PRELIMINARY PLANTING PLAN *:
 ERIC DEARING
 VICE PRESIDENT
 eric@vistaparks.com

SHEET INDEX:

A00.1 *	COVER SHEET
A00.2 *	PROJECT RENDERINGS
A00.3 *	MONUMENT SIGN PLAN AND RENDERING
A01.0 *	PRELIMINARY OVERALL SITE PLAN
A01.1 *	PRELIMINARY SITE PLAN
A01.2 *	SITE DETAILS
A02.1	PRELIMINARY FLOOR PLAN
A02.2	PRELIMINARY ROOF PLAN
A03.1 *	EXTERIOR ELEVATIONS

CIVIL
 C1 PRELIMINARY GRADING AND UTILITY PLAN

LANDSCAPE
 LP PRELIMINARY PLANTING PLAN *

PHOTOMETRICS
 PHOT.1 PRELIMINARY LIGHTING PLAN
 PHOT.2 PRELIMINARY PHOTOMETRIC PARTIAL PLAN
 PHOT.3 PRELIMINARY PHOTOMETRIC PARTIAL PLAN

*DENOTES A SHEET TO BE PRINTED IN FULL COLOR

OWNER'S DEVELOPMENT MANAGER:

drawn by: JDL/RDG plot date: 06-18-2021

checked by: JDL

stamp

scale: AS NOTED

project number: 2204029.00

COVER SHEET

sheet no.:

A00.1

SITE DEVIATIONS

1. THE PROJECT PROPOSES A PARKING TOTAL THAT IS LESS THAN THE PRESCRIBED PARKING CALCULATIONS FOUND IN THE CITY OF ELK GROVE ZONING CODE.
2. THE PROJECT MONUMENT SIGN EXCEEDS THE TOTAL SIGN AREA AS PRESCRIBED BY THE CITY OF ELK GROVE ZONING CODE.
3. THE PROJECT DESIGN DOES NOT UTILIZE A TRASH ENCLOSURE. INSTEAD THE OWNER WILL UTILIZE FIVE TRASH COMPACTORS IN THE DOCK AREA FOR THE FOLLOWING USES: RECYCLING, REFUSE, AND WOOD REMAINTS.
4. THE SITE DRIVEWAY ENTRANCE FOR THE SEMI-TRUCKS IS IN EXCESS OF 45'. THIS IS NECESSARY TO PROVIDE ADEQUATE SPACE FOR THE TRUCKS ENTERING AND EXITING THE SITE.



RMW

RMW Architecture Interiors 1718 Third Street Suite 101 Sacramento California 95811

Office 916 449-1400

rmw.com

OWNER / DEVELOPER:



KAMILOS COMPANIES

Transforming Communities Since 1990

11249 GOLD COUNTRY BLVD. GOLD RIVER, CA 95670

PRELIMINARY DESIGN DOCUMENTS FOR:

PROJECT KUBOTA WDC

GRANT LINE ROAD AT WATERMAN ROAD CITY OF ELK GROVE, CALIFORNIA

approved for the owner by:

approved for the architect by:

issue	description	date
A	FINAL PLANNING SUBMITTAL	05-12-2021
B	PLANNING RE-SUBMITTAL	05-12-2021
C	PLANNING RE-SUBMITTAL	06-18-2021

OWNER'S DEVELOPMENT MANAGER:

drawn by: JDL/RDG plot date: 06-18-2021

checked by: JDL

stamp

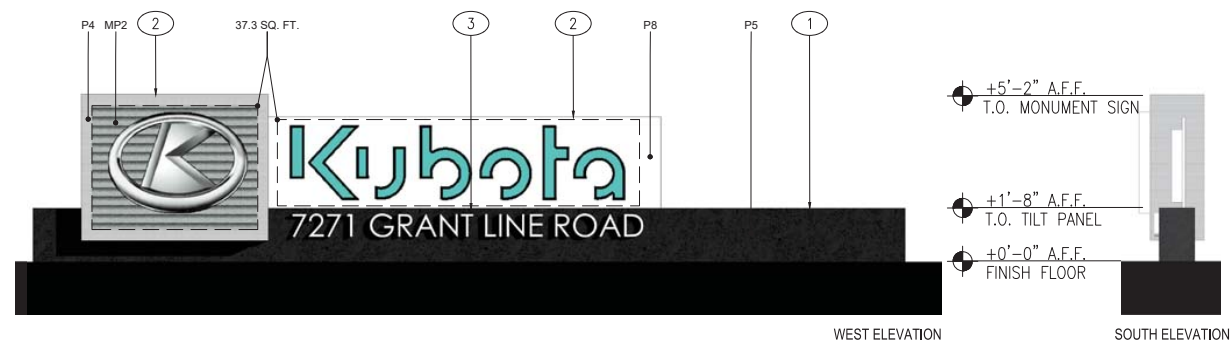
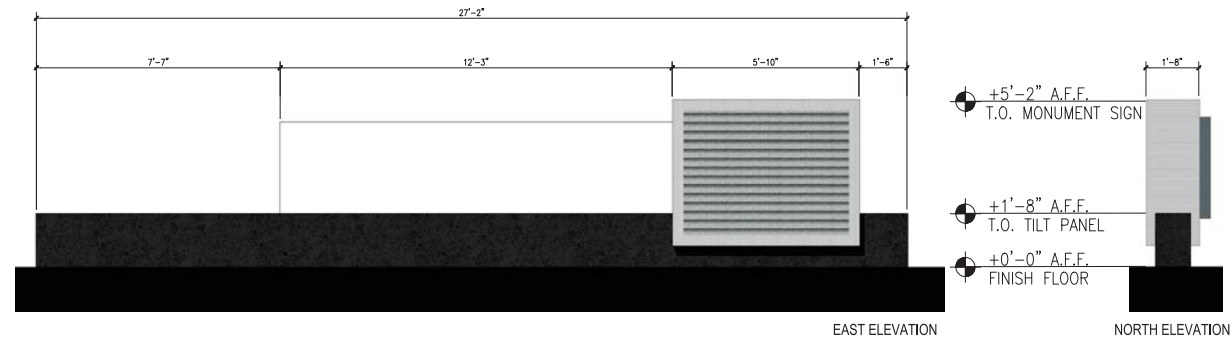
scale: AS NOTED

project number: 2204029.00

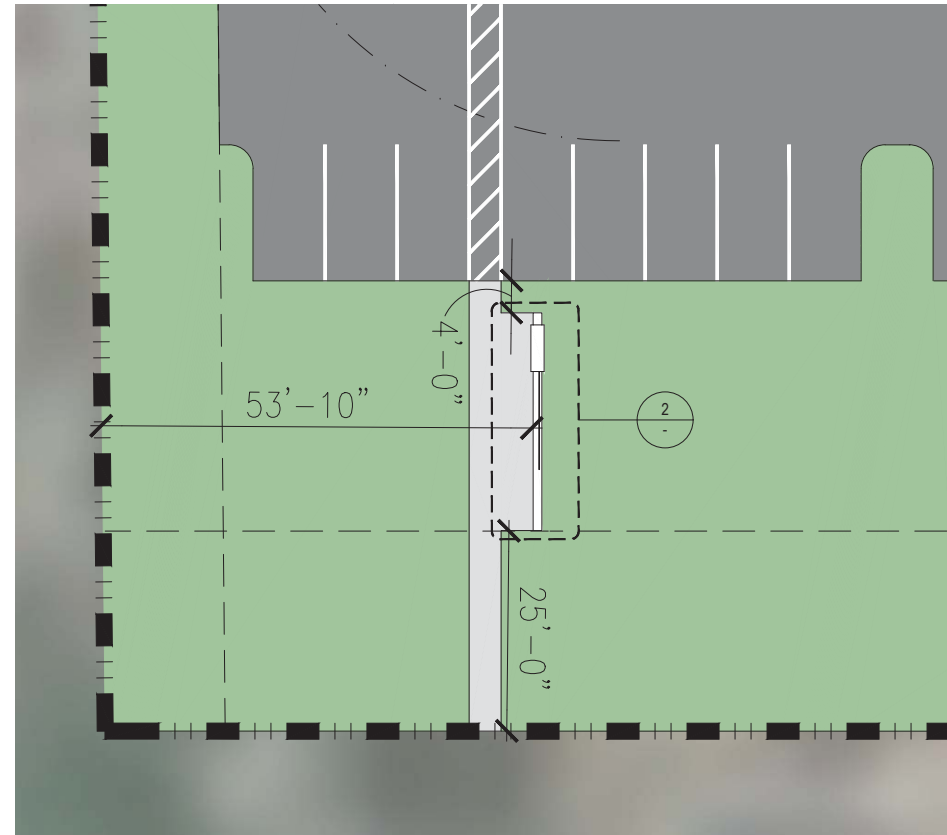
PROJECT RENDERINGS

sheet no.:

A00.2







MONUMENT SIGN ELEVATIONS
SCALE: 1/2" = 1'-0" 2



ENLARGED SITE PLAN - MONUMENT SIGN
SCALE: 1/8" = 1'-0" 1

FINISH LEGEND:

-  P4: TEXTURED COATING SYSTEM
SHERWIN WILLIAMS SW7670 - GRAY SHINGLE
-  P5: TEXTURED COATING SYSTEM
SHERWIN WILLIAMS SW6990 CAVIAR
-  P8: TEXTURED COATING SYSTEM
KELLY MOORE KMW43-1 WHITEST WHITE
-  MP2: HORIZONTAL METAL WALL PANEL
PROFILE: MINI V BEAM - AEP SPAN 24 GA.
COLOR: MATCH BUILDING

KEYNOTE LEGEND:

- ① VERTICALLY CANTILEVERED CONCRETE
TILT-UP PANEL BY CONTRACTOR
- ② SIGNAGE BOX; BY SIGN VENDOR
- ③ ADDRESS SIGN TBD. BY SIGN VENDOR



KUBOTA MONUMENT SIGN RENDERING
SCALE: NO SCALE 3

RMW

RMW Architecture Interiors 1718 Third Street Suite 101 Sacramento California 95811

Office 916 449-1400

rmw.com

OWNER / DEVELOPER:



KAMILOS COMPANIES
Transforming Communities Since 1990

11249 GOLD COUNTRY BLVD.
GOLD RIVER, CA 95670

PRELIMINARY DESIGN DOCUMENTS FOR:

PROJECT KUBOTA WDC

GRANT LINE ROAD AT WATERMAN ROAD
CITY OF ELK GROVE, CALIFORNIA

approved for the owner by:

approved for the architect by:

issue	description	date
A	PREL. PLANNING SUBMITTAL	05-13-2021
B	PLANNING REG-SUBMITTAL	05-13-2021
C	PLANNING REG-SUBMITTAL	06-18-2021

OWNER'S DEVELOPMENT MANAGER:

drawn by: JDL/RDG plot date: 06-18-2021

checked by: JDL

stamp

scale: AS NOTED
project number: 2204029.00

MONUMENT SIGN PLAN AND RENDERING

sheet no.:

A00.3

OWNER / DEVELOPER:



KAMILOS COMPANIES
Transforming Communities Since 1990

11249 GOLD COUNTRY BLVD.
GOLD RIVER, CA 95670

PRELIMINARY DESIGN DOCUMENTS FOR:

PROJECT KUBOTA WDC

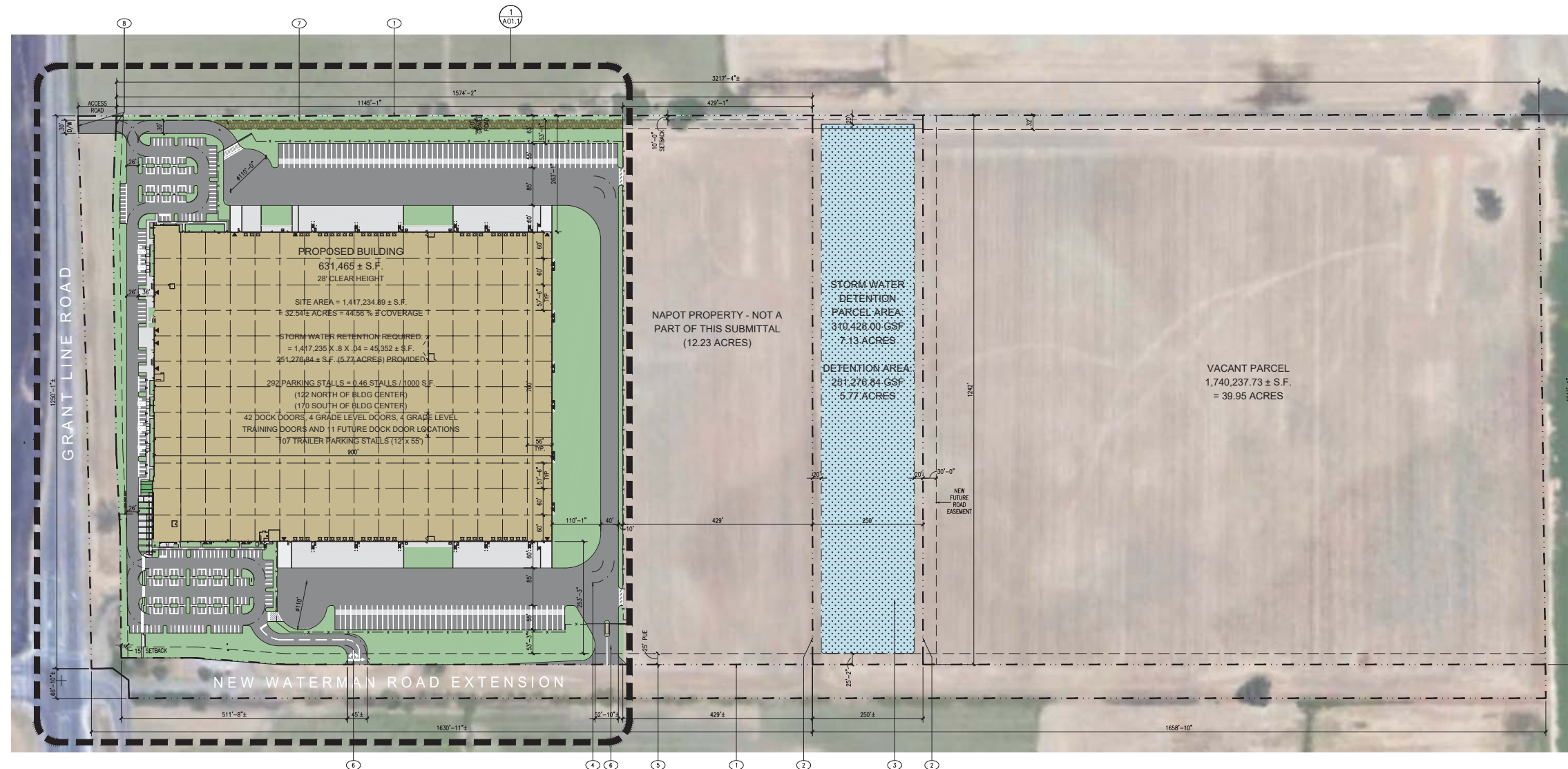
GRANT LINE ROAD AT WATERMAN ROAD
CITY OF ELK GROVE, CALIFORNIA

approved for the owner by:

approved for the architect by:

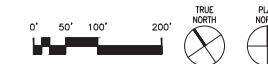
Issue	Description	Date
A	PREL PLANNING SUBMITTAL	03-10-2021
B	PLANNING RE-SUBMITTAL	05-15-2021
C	PLANNING RE-SUBMITTAL	06-16-2021

OWNER'S DEVELOPMENT MANAGER:



OVERALL SITE PLAN

SCALE: 1" = 100'-0"



1

drawn by: JDL/RDG plot date: 06-18-2021

checked by: JDL

stamp

SITE INFORMATION / STATISTICS:

APN:	134-019-000-000
ZONING:	AG-40
TOTAL GROSS SITE AREA:	1,417,234.89 G.S.F. = 32.54 ACRES
BUILDING AREA:	631,465 S.F.
CONSTRUCTION TYPE:	I-B
BUILDING HEIGHT:	50'-0"
NUMBER OF STORES:	1
PARKING:	292 STALLS TOTAL
PARKING STANDARDS (ELK GROVE ZONING CODE)	
STANDARD STALLS:	9' X 19' (17' WITH A 2'-0" OVERHANG)
COMPACT STALLS:	8' X 16' (14' WITH A 2'-0" OVERHANG) (50% MAX)
DRIVE ISLES:	20'-0" ONE-WAY, 25'-0" MIN TWO-WAY
FIRE TRUCK RADIUS:	20'-0" INSIDE, 30' OUTSIDE
EMERGENCY ACCESS AISLE:	20'-0" MIN
BICYCLE PARKING (ELK GROVE MUNICIPAL CODE, 23.58-100, TABLE 23.58-4 INDUSTRIAL - 1 SPACE / 25 VEHICLES, 202 / 25 = 12 SPACES PROVIDED CLASS 1 (Bike Lockers) 1 Bike Per Space (AFTER LOCKER BAY))	

PARKING NOTES:

PER 2019 CBC TABLE 11B-208.2, 201 TO 300 STALLS, 7 ADA STALLS REQUIRED OF WHICH 2 ARE TO BE VAN ACCESSIBLE STALLS, 7 ADA STALLS (INCLUDING 2 VAN ACCESSIBLE STALLS) PROVIDED.

PER 2019 CALIFORNIA GREEN BUILDING CODE TABLE S.106.5.2, 201 PARKING SPACES AND OVER SHALL PROVIDE AT LEAST 6% OF TOTAL SHALL BE DESIGNATED FOR CLEAN AIR VEHICLES.

23 CLEAN AIR STALLS ARE PROVIDED AND ARE TO BE LABELED WITH PAINTED LETTERS PER CALIFORNIA SECTION 5.106.5.2.1 STATING "CLEAN AIR / VANPOOL / EV". THE LOWER EDGE OF THE LAST WORK IS TO ALIGN WITH THE END OF THE PARKING STALL.

PER 2019 CALIFORNIA GREEN BUILDING CODE TABLE S.106.5.3.3, 201 OR MORE STALLS, 6% OF PARKING STALLS TO BE ELECTRICAL VEHICLE CHARGING STATIONS (EVS).

18 EVCS SPACES ARE PROVIDED. PER CALIFORNIA GREEN BUILDING CODE S.106.5.3.3, THESE SPACES ARE DEDUCTED FROM THE TOTAL "CLEAN AIR / VANPOOL / EV" SPACES.

PER CBC TABLE 11B-228.2.2.1, 5 TO 25 EVCS STALLS, 1 STANDARD ACCESSIBLE EVCS STALLS ARE REQUIRED.

1 VAN ACCESSIBLE EVCS & 2 STANDARD ACCESSIBLE EVCS PROVIDED.

SITE LEGEND

WAREHOUSE AREA	LANDSCAPE AREA	FIRE DEPARTMENT TURN RADIUS TEMPLATE
ASPHALT AREA	STORM WATER DETENTION AREA	
PROPERTY LINE	SECURITY FENCE	

SITE DEVIATIONS

- THE PROJECT PROPOSES A PARKING TOTAL THAT IS LESS THAN THE PRESCRIBED PARKING CALCULATIONS FOUND IN THE CITY OF ELK GROVE ZONING CODE.
- THE PROJECT MONUMENT SIGN EXCEEDS THE TOTAL SIGN AREA AS PRESCRIBED BY THE CITY OF ELK GROVE ZONING CODE.
- THE PROJECT DESIGN DOES NOT UTILIZE A TRASH ENCLOSURE. INSTEAD THE OWNER WILL UTILIZE FIVE TRASH COMPACTORS IN THE DOCK AREA FOR THE FOLLOWING USES: RECYCLING, REFUSE, AND WOOD REMNANTS.
- THE SITE DRIVEWAY ENTRANCE FOR THE SEM-TRUCKS IS IN EXCESS OF 45'. THIS IS NECESSARY TO PROVIDE ADEQUATE SPACE FOR THE TRUCKS ENTERING AND EXITING THE SITE.

KEYNOTES:

- EXISTING PROPERTY LINES.
- PROPOSED PROPERTY LINES.
- STORM WATER BASIN, SEE CIVIL DRAWINGS.
- FIRE DEPT. TURN RADIUS, SEE TEMPLATE THIS SHEET.
- EXISTING P.U.E., SEE CIVIL DRAWINGS FOR MORE INFORMATION.
- SEE CIVIL DRAWINGS FOR PROPOSED ACCESS DRIVE AISLE AND CURB CUTS.
- MIN. 20' WIDE GRAVEL ROAD FOR PROPOSED MAHON RANCH ACCESS EASEMENT.
- DRIVEWAY TO ACCESS THE PROPOSED 30' MAHON RANCH ACCESS EASEMENT.

scale: AS NOTED

project number: 22040209.00

OVERALL SITE PLAN

sheet no.:

A01.0

SITE INFORMATION / STATISTICS:

SEE SHEET A01.0 FOR INFORMATION



RMW
Architecture
Interiors

1718 Third Street
Suite 101
Sacramento
California 95811

Office:
916 449-1400

rmw.com

OWNER / DEVELOPER:



11249 GOLD COUNTRY BLVD.
GOLD RIVER, CA 95670

PRELIMINARY DESIGN DOCUMENTS FOR:

**PROJECT
KUBOTA WDC**

GRANT LINE ROAD AT WATERMAN ROAD
CITY OF ELK GROVE, CALIFORNIA

approved for the owner by:

approved for the architect by:

Issue	Description	Date
A	INITIAL PLANNING SUBMITTAL	03-12-2021
B	PLANNING RE-SUBMITTAL	05-13-2021
C	PLANNING RE-SUBMITTAL	06-16-2021

OWNER'S DEVELOPMENT MANAGER:

drawn by: JDL/RD/G plot date: 06-18-2021

checked by: JDL

stamp

scale: AS NOTED

project number: 2204029.00

**ENLARGED
PARTIAL
SITE PLAN**

sheet no.:

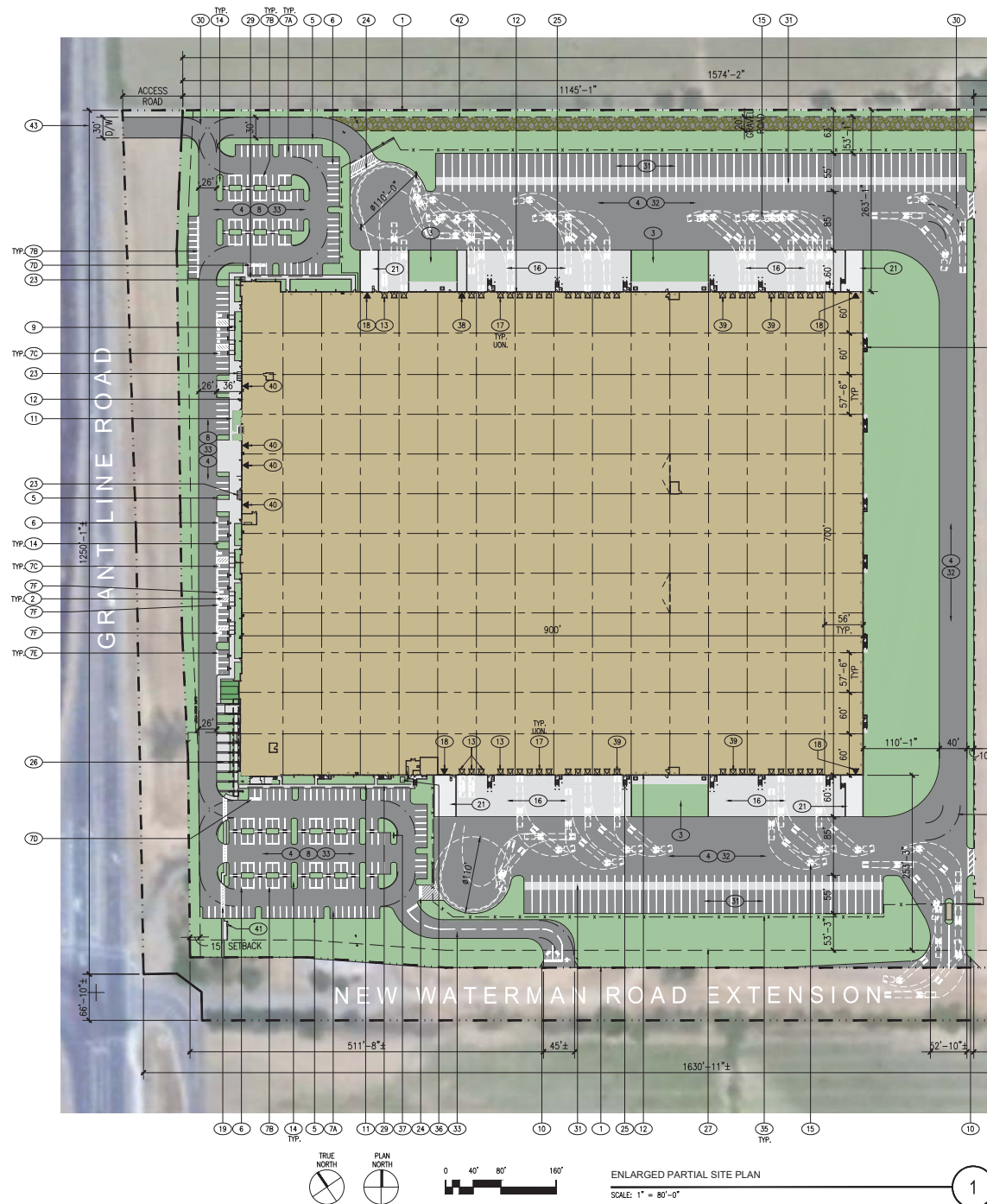
A01.1

SITE DEVIATIONS

- THE PROJECT PROPOSES A PARKING TOTAL THAT IS LESS THAN THE PRESCRIBED PARKING CALCULATIONS FOUND IN THE CITY OF ELK GROVE ZONING CODE.
- THE PROJECT MONUMENT SIGN EXCEEDS THE TOTAL SIGN AREA AS PRESCRIBED BY THE CITY OF ELK GROVE ZONING CODE.
- THE PROJECT DESIGN DOES NOT UTILIZE A TRASH ENCLOSURE. INSTEAD THE OWNER WILL UTILIZE FIVE TRASH COMPACTORS IN THE DOCK AREA FOR THE FOLLOWING USES: RECYCLING, REFUSE, AND WOOD REMAINS.
- THE SITE DRIVEWAY ENTRANCE FOR THE SEMI-TRUCKS IS IN EXCESS OF 45°. THIS IS NECESSARY TO PROVIDE ADEQUATE SPACE FOR THE TRUCKS ENTERING AND EXITING THE SITE.

KEYNOTES:

- EXISTING PROPERTY LINES.
- STRIPPED PASSENGER LOADING/UNLOADING AREA.
- LANDSCAPE AREA - SLOPED UP TO MEET FINISH FLOOR AND OUTDOOR PATIO AREA.
- PARKING AND DRIVE ISLES TO BE ASPHALTIC CONCRETE.
- TYPICAL 6" TALL X 6" WIDE CONCRETE CURBS, SEE CIVIL DRAWINGS.
- TYPICAL 4" WIDE TRAFFIC STRIPING.
- TYPICAL PARKING:
 - A. STANDARD STALLS: 9' X 19' OR 9' X 17' WITH 2' PARKING OVERHANG
 - B. COMPACT STALLS: 8' X 16' OR 8' X 14' WITH 2' PARKING OVERHANG (SEE MAX)
 - C. ACCESSIBLE PARKING STALLS: 9' X 18' MIN. WITH 2' PARKING OVERHANG WITH 5' OR 8' WIDE LOADING ZONE AS SHOWN SEE DETAIL 12 /A01.2
 - D. DESIGNATED PARKING PER CAL-GREEN REQUIREMENTS FOR CAR/AVN POOL, FUEL EFFICIENT, EV & LOW-EMITTING VEHICLES.
 - E. ELECTRIC VEHICLE CHARGING SPACES (STALLS LABELED "ELECTRIC VEHICLE CHARGING"), PER CODE 11.04.02.2 TO FACILITATE FUTURE INSTALLATION CONDUIT, RING AND STRING SHALL BE INSTALLED AT THIS TIME AS PART OF THE SHELL CONSTRUCTION.
 - F. ACCESSIBLE ELECTRIC VEHICLE CHARGING STALL (RING AND STRING ONLY)
 - G. FUTURE ELECTRIC SEMI-TRUCK CHARGING STALLS (RING AND STRING ONLY)
- TYPICAL DRIVE ISLE, 26'-0" WIDE MINIMUM.
- CURB RAMP, SEE DETAIL 9/A01.2.
- SEE CIVIL DRAWINGS FOR PROPOSED LOCATIONS OF ACCESS DRIVES.
- NEW CONCRETE PEDESTRIAN WALKS. ASSUME ALL SIDEWALKS TO BE ACCESSIBLE PATH OF TRAVEL. SLOPE NOT TO EXCEED 1:20 (5%) IN DIRECTION OF TRAVEL. CROSS SLOPE NOT TO EXCEED 1:50 (2%) WHERE PARKING OVERHANG OCCURS, INCREASE WIDTH OF SIDEWALK TO 6'-0" MIN.
- PROPOSED BUILDING EXTERIOR WALLS TO BE SITE CAST TILTED CONCRETE WALLS WITH REVEALS, A TEXTURED ELASTOMERIC COATING AND A MULTI-COLOR PAINT PALLET. SEE EXTERIOR ELEVATIONS, SHEET A03.1.
- "ROLL OFF" TRASH COMPACTOR / WOOD BIN. NO DOCK EQUIP. DOORS ONLY.
- TYPICAL LANDSCAPE PLANTER AREA, SEE LANDSCAPE DRAWINGS.
- SEMI TRACTOR TRAILER TEMPLATE SHOWN FOR REFERENCE ONLY.
- 80' CONCRETE TRUCK DOCK.
- 9' W X 10' H DOCK LEVEL OVERHEAD COILING ROLL-UP DOOR.
- 14' W X 16' H GRADE LEVEL OVERHEAD COILING ROLL-UP DOOR.
- ACCESSIBLE PATH OF TRAVEL AT PUBLIC SIDEWALK.
- LOCATION OF SITE ENTRY SIGN REGARDING PARKING IN ACCESSIBLE PARKING STALLS. SEE DETAIL 15/A01.2.
- EDGE OF CONCRETE LOADING DOCK.
- FUTURE "TV READY" SEMI-TRUCK CHARGING SPACES... TBD.
- BICYCLE LOCKERS, SEE DETAIL 10/A01.2.
- EMERGENCY VEHICLE ACCESS WITH REMOVABLE BOLLARDS. SEE DETAIL 19 /A01.2.
- PREFABRICATED PAINTED STEEL DOCK STAR & FIXED BOLLARDS. SEE DETAIL 20 /A01.2.
- SCORED CONCRETE "ACCENT" AT BUILDING ENTRY.
- EXISTING P.U.E.L., SEE CIVIL DRAWINGS FOR MORE INFORMATION.
- SITE LIGHTING, SEE PHOTOMETRIC PLANS.
- DASHED LINE INDICATES 2'-0" PARKING OVERHANG.
- FIRE DEPT. TURN RADIUS, SEE TEMPLATE THIS SHEET.
- TRAILER PARKING STALLS WITH CONCRETE DOLLY PADS.
- PROPOSED TRUCK ACCESS DRIVE AISLE.
- PROPOSED VEHICLE ACCESS DRIVE AISLE.
- GUARDRAIL AT EXIT STAR, SEE DETAIL 18 /A01.2.
- DECORATIVE SECURITY FENCING.
- TRANSFORMER LOCATION.
- FDC PANEL LOCATION.
- "LIPS" ROLL UP DOOR W/ 2' HIGH RAMP. NO DOCK EQUIP.
- OVERSIZED 10' X 12' DOCK LEVEL OVERHEAD COILING ROLL-UP DOOR.
- 14' W X 16' H GRADE LEVEL SECTIONAL OVERHEAD DOOR w/ VISION PANELS.
- PROPOSED MONUMENT SIGN LOCATION. SEE SHEET A00.3.
- MIN. 20' WIDE GRAVEL ROAD FOR PROPOSED MAHON RANCH ACCESS EASEMENT.
- DRIVEWAY TO ACCESS THE PROPOSED 30' MAHON RANCH ACCESS EASEMENT.



ENLARGED PARTIAL SITE PLAN
SCALE: 1" = 80'-0"

1



PROJECT KUBOTA WDC

GRANT LINE ROAD AT WATERMAN ROAD
CITY OF ELK GROVE, CALIFORNIA

approved for the owner by:

approved for the architect by:

Issue:	description:	date:
A	PREL PLANNING SUBMITTAL	03-12-2021
B	PLANNING RE-SUBMITTAL	05-13-2021
C	PLANNING RE-SUBMITTAL	06-16-2021

OWNER'S DEVELOPMENT MANAGER:

drawn by: JDL/RDG plot date: 06-18-2021

checked by: JDL

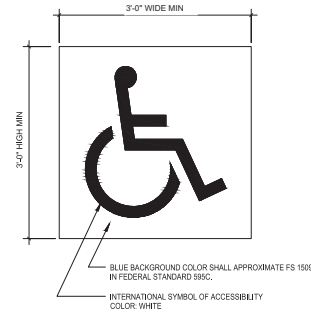
stamp

scale: AS NOTED

project number: 2204029.00

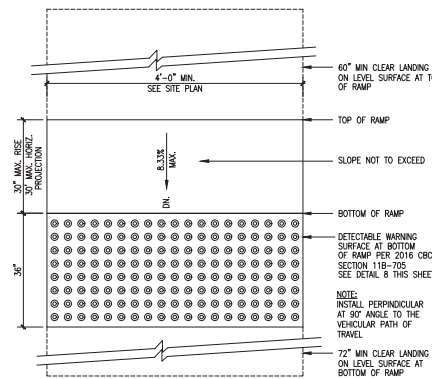
SITE DETAILS

sheet no.:

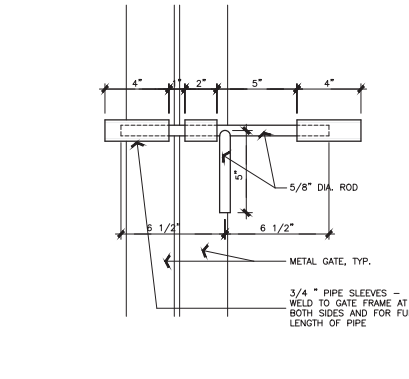


NOTES:
1. THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND ITS BACKGROUND SHALL HAVE A NON-GLARE FINISH.
2. CHECK WITH THE LOCAL AUTHORITY HAVING JURISDICTION FOR REQUIREMENTS OTHER THAN THOSE SHOWN IN THIS DETAIL.

17 ACCESSIBLE SYMBOL AT ACCESSIBLE PARKING STALLS
SCALE: 1" = 1'-0"

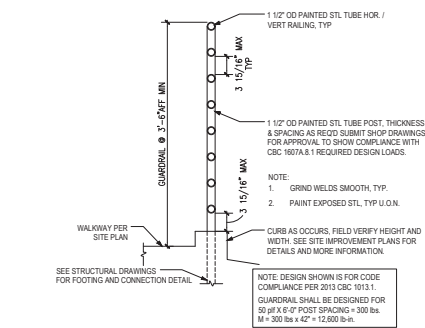


13 TYPICAL RAMP DETAIL
SCALE: 1" = 1'-0"



9 SIDE BOLT ELEVATION AT HEAD
SCALE: 3/4" = 1'-0"

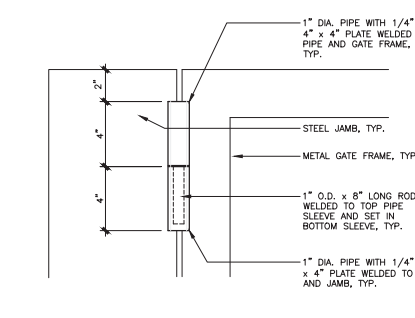
5 SCALE: 1/4" = 1'-0"



18 GUARDRAIL
SCALE: 1" = 1'-0"

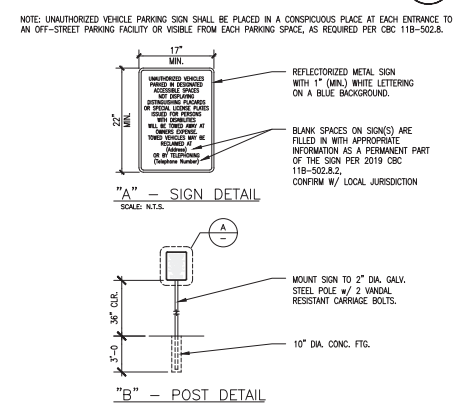


14 SPACE SAVER BIKE LOCKER - SINGLE
SCALE: N.T.S.

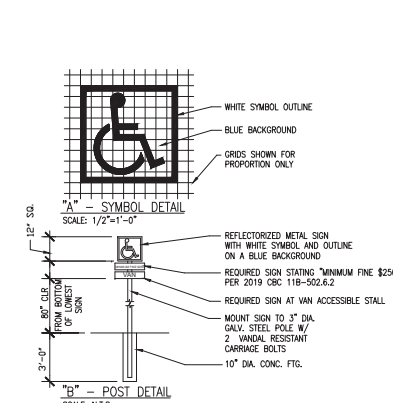


10 HINGE ELEVATION, TYP.
SCALE: 3/4" = 1'-0"

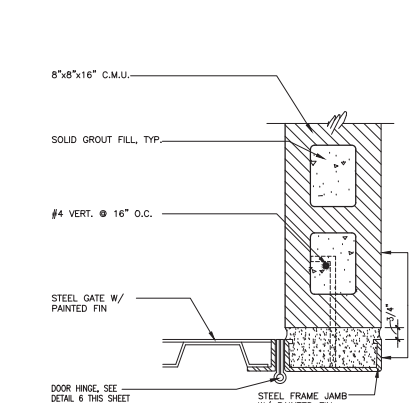
6 SCALE: 1/4" = 1'-0"



15 SIGN AT ACCESSIBLE PARKING STALLS
SCALE: NO SCALE

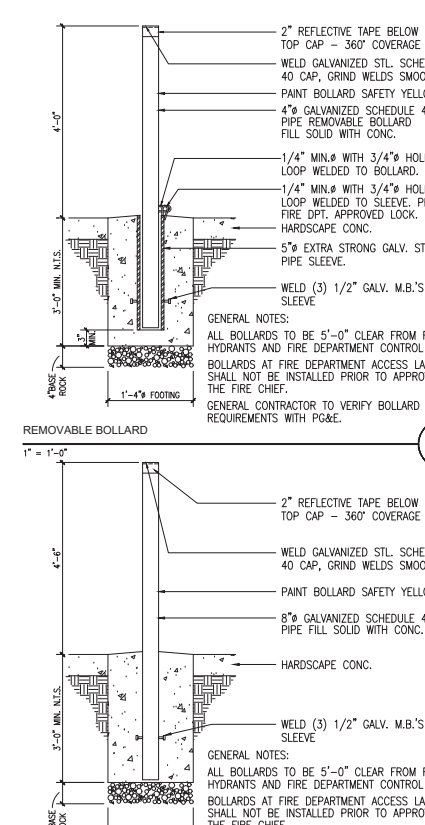


11 SITE ENTRY ACCESSIBLE SIGN
SCALE: 3/16" = 1'-0"

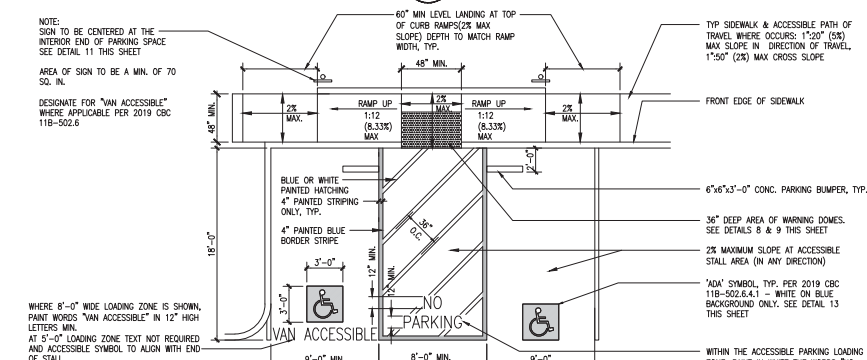


11 GATE JAMB
SCALE: 3/4" = 1'-0"

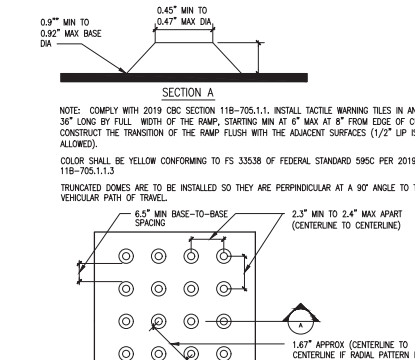
7 SCALE: 1/2" = 1'-0"



19 REMOVABLE BOLLARD
SCALE: 1" = 1'-0"

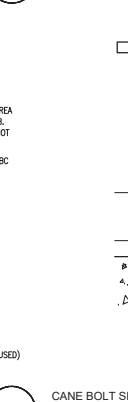


15 DOUBLE ACCESSIBLE STALLS
SCALE: 3/16" = 1'-0"



12 WARNING DOMES AT SITE RAMP
SCALE: N.T.S.

8 SCALE: 3/4" = 1'-0"



4 CANE BOLT SECTION
SCALE: 3/4" = 1'-0"

20 FIXED NON-REMOVABLE BOLLARD
SCALE: 1" = 1'-0"



RMW Architecture Interiors 1718 Third Street Suite 101 Sacramento California 95811

Office: 916 449-1400

rmw.com

OWNER / DEVELOPER:



KAMILOS COMPANIES
Transforming Communities Since 1990

11249 GOLD COUNTRY BLVD.
GOLD RIVER, CA 95670

PRELIMINARY DESIGN DOCUMENTS FOR:

PROJECT KUBOTA WDC

GRANT LINE ROAD AT WATERMAN ROAD
CITY OF ELK GROVE, CALIFORNIA

approved for the owner by:

approved for the architect by:

Issue	Description	Date
A	INITIAL PLANNING SUBMITTAL	3-12-2021
B	PLANNING RE-SUBMITTAL	5-13-2021

OWNER'S DEVELOPMENT MANAGER:

drawn by: JDL/RDG plot date: 12-21-2020

checked by: JDL

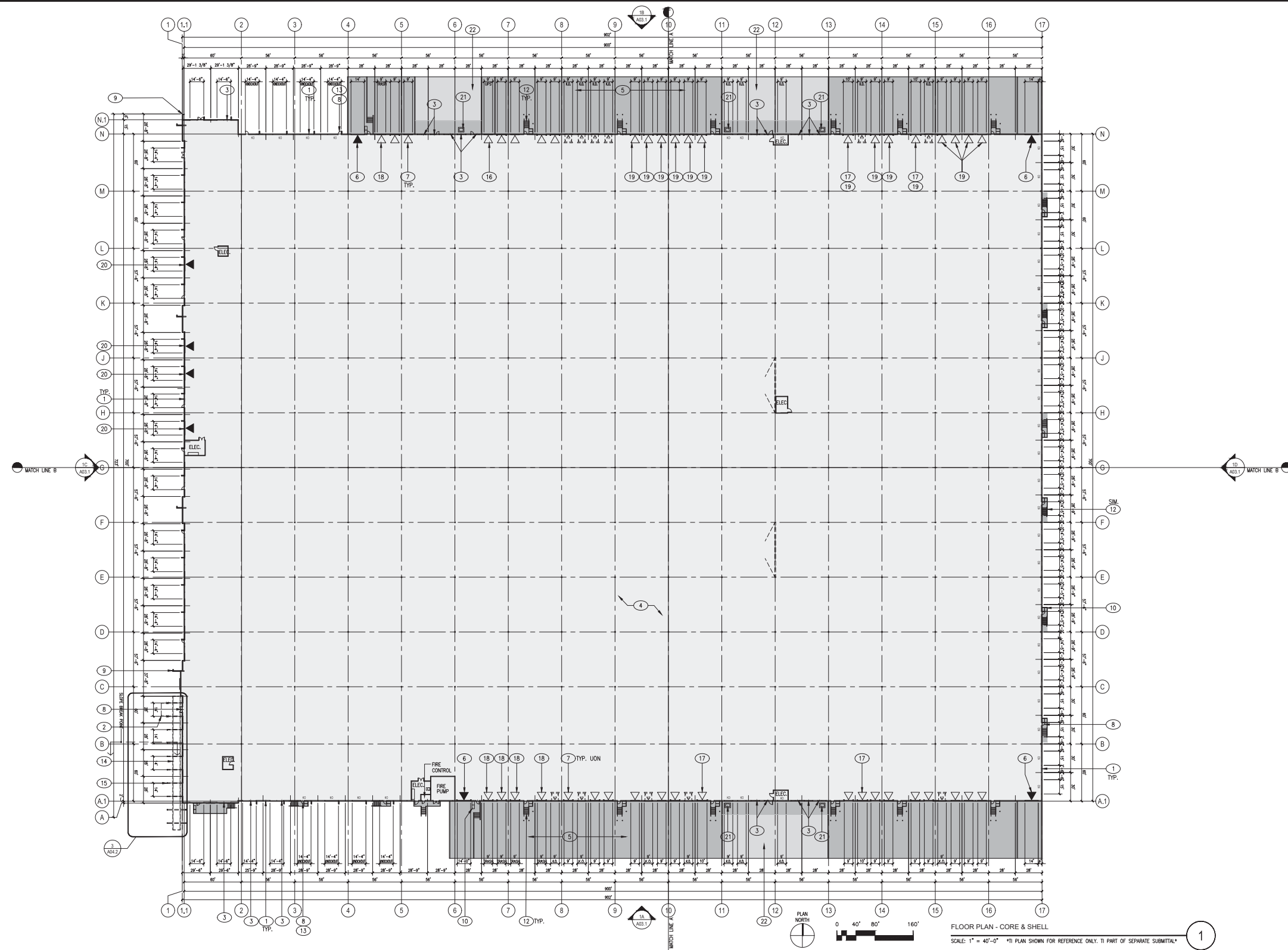
stamp

scale: AS NOTED
project number: 2204029.00

FLOOR PLAN

sheet no.:

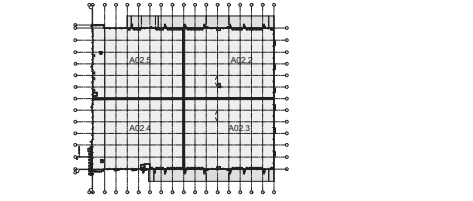
A02.1



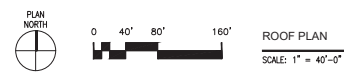
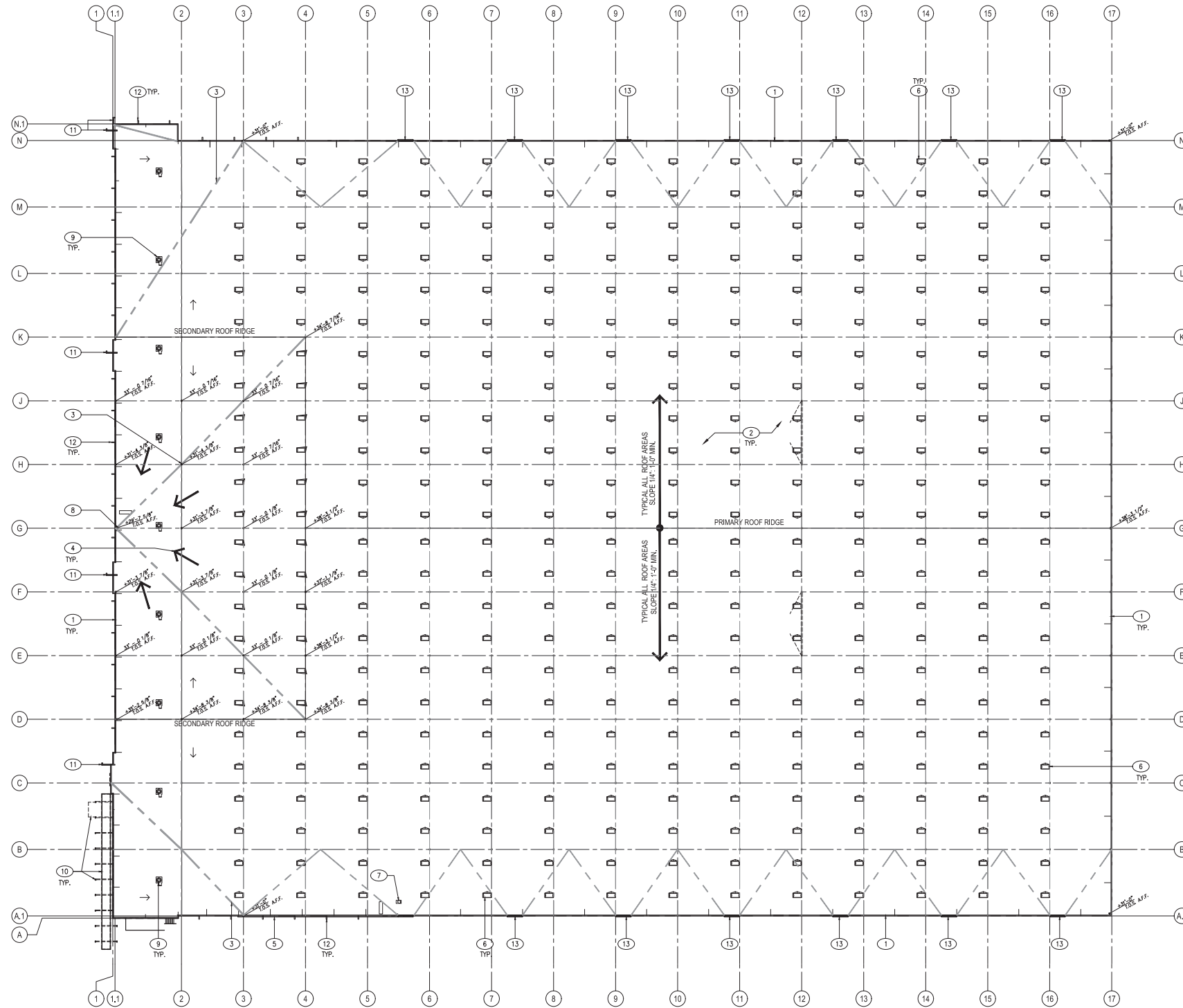
KEYNOTES: GENERAL NOTE: AT NOTED DOCK DOORS THERE SHALL BE HYDRAULIC LIFTED LEVELERS, RED/GREEN SAFETY LIGHTS OUTSIDE WITH TRAILER RESTRAINTS.

- 1 TYPICAL EXTERIOR WALLS TO BE TILT-UP CONCRETE WITH REVEALS AND A MULTICOLORED TEXTURED ELASTOMERIC FINISH SYSTEM. SEE EXTERIOR ELEVATIONS, SHEETS A03.1
- 2 LINE OF ENTRY CANOPY ABOVE. SEE EXTERIOR ELEVATIONS, SHEETS A03.1
- 3 TINTED GLAZING IN ALUMINUM FRAMES
- 4 CONCRETE FLOOR SLAB
- 5 CONCRETE TRUCK DOCK
- 6 14' W X 16' H GRADE LEVEL ROLL UP DOOR
- 7 9' X 10' DOCK LEVEL ROLL UP DOOR
- 8 3' X 7' STEEL MAN DOOR, WHERE DOORS ARE SHOWN AT GLAZING, DOORS TO BE STOREFRONT DOORS
- 9 EXTERIOR TILT-UP CONCRETE ACCENT WALL, TYP. SEE EXTERIOR ELEVATIONS, SHEET A03.1 FOR FINISHES
- 10 DASH-DOT OUTLINE INDICATED AREA OF ASSISTED RESCUE.
- 11 EXTERIOR WALL PACK LIGHTING. SEE PHOTOMETRIC PLAN FOR MORE INFORMATION.
- 12 PREFABRICATED STEEL STAIR AND FIXED BOLLARDS PAINTED "SAFETY YELLOW" TYPICAL. SEE 11/A09.3 FOR STAIR DETAIL AND 20/A01.2 FOR BOLLARD DETAIL. ENLARGE LANDING AS REQUIRED AT STAIRS WITH EXTERIOR AREA OF ASSISTED RESCUE.
- 13 SURFACE MOUNTED EMERGENCY LIGHT FIXTURE CENTERED ABOVE DOOR, TYPICAL AT ALL EXTERIOR DOORS. SEE EXTERIOR ELEVATIONS, SHEET A03.1. SEE PHOTOMETRIC DRAWINGS FOR MORE INFORMATION.
- 14 STEEL CHANNEL ACCENT ELEMENT ABOVE. SEE EXTERIOR ELEVATION SHEETS
- 15 STEEL I-BEAM ACCENT ELEMENT. SEE EXTERIOR ELEVATION SHEETS
- 16 "UPS" ROLL UP DOOR W/ 2' HIGH RAMP. NO DOCK EQUIP.
- 17 OVERSIZED 10' X 12' DOCK LEVEL ROLL UP DOOR
- 18 "ROLL OFF" TRASH AND WOOD BINS/COMPACTORS. NO DOCK EQUIP. DOORS ONLY
- 19 TWO BRAND HEAVY DUTY ROLL UP DOOR (18 OF THESE)
- 20 14' W X 16' H GRADE LEVEL SECTIONAL OVERHEAD DOOR w/ VISION PANELS
- 21 CONDENSING UNITS ON CONCRETE PAD. COORDINATE WITH MECHANICAL DRAWINGS.
- 22 LANDSCAPED PATIO AREA TO BE SLOPED UP TO FINISH FLOOR. COORD. WITH CIVIL & LANDSCAPE

FLOOR PLAN - CORE & SHELL
SCALE: 1" = 40'-0" *1) PLAN SHOWN FOR REFERENCE ONLY. 2) PART OF SEPARATE SUBMITTAL*



KEY PLAN - NOT TO SCALE



1

KEYNOTES:

- ① LINE OF TYPICAL PARAPET WALL.
- ② TYPICAL LOW SLOPE ROOF 1/4" PER 12" MIN SLOPE. ROOF ASSEMBLY CONSISTS OF A TPO SINGLE PLY SYSTEM OVER 1/2" STRUCTURAL SHEATHING OVER SLOPED STRUCTURAL FRAMING.
- ③ THICK DASHED GRAY LINE INDICATES WARPED ROOF AREA.
- ④ INDICATES DIRECTION OF ROOF SLOPE.
- ⑤ NOT USED.
- ⑥ INDICATES LOCATION OF 4' X 8' SELF-CURRING DUAL DOME SKYLIGHT & SMOKE VENT. PROVIDE SHAPED FOAM CRICKET AT HIGH SIDE(S) OF SKYLIGHT CURB TO PROVIDE SLOPE FOR DRAINAGE. SMOKE VENT / SKYLIGHTS MUST HAVE A FUSIBLE LINK WITH A TEMPERATURE RATING NOT LESS THAN 212 DEGREES. CONFIRM WITH THE CITY OF ELK GROVE FIRE MARSHAL.
- ⑦ ROOF LADDER. SEE DETAIL 15 /A09.2
- ⑧ ROOF DRAIN AND OVERFLOW
- ⑨ POTENTIAL LOCATION OF FUTURE ROOF MOUNTED HVAC EQUIPMENT. ALL ROOF MOUNTED EQUIPMENT SHALL BE DETERMINED AT TIME OF TENANT IMPROVEMENTS AND SHALL BE SCREENED FROM VIEW BY NATURE OF ITS PLACEMENT OR BY A FUTURE MECHANICAL SCREEN.
- ⑩ STEEL I-BEAM ACCENT, CANOPY & CHANNEL ACCENT BELOW. SEE EXTERIOR ELEVATIONS SHEETS FOR FINISHES AND ENLARGED PLANS ON A04.3
- ⑪ EXTERIOR TILT-UP CONCRETE ACCENT WALL. SEE EXTERIOR ELEVATIONS SHEETS FOR FINISHES.
- ⑫ WING WALLS BELOW WITH LIGHT FIXTURES. SEE EXTERIOR ELEVATIONS SHEETS FOR FINISHES.
- ⑬ 14"-Ø METAL WITH DOWNSPOUTS ON BOTH SIDES. PAINT TO MATCH ADJACENT BUILDING. SEE EXTERIOR ELEVATIONS FOR FINISH COLOR.



RMW Architecture Interiors 1718 Third Street Suite 101 Sacramento California 95811

Office: 916 449-1400

rmw.com

OWNER / DEVELOPER:



KAMILOS COMPANIES
Transforming Communities Since 1990
11249 GOLD COUNTRY BLVD.
GOLD RIVER, CA 95670

PRELIMINARY DESIGN DOCUMENTS FOR:

PROJECT KUBOTA WDC

GRANT LINE ROAD AT WATERMAN ROAD
CITY OF ELK GROVE, CALIFORNIA

approved for the owner by:

approved for the architect by:

Issue	description	date
A	PREL PLANNING SUBMITTAL	03-10-2021
B	PLANNING RE-SUBMITTAL	05-13-2021
C	PLANNING RE-SUBMITTAL	06-18-2021

OWNER'S DEVELOPMENT MANAGER:

drawn by: JDL/RDG plot date: 06-18-2021

checked by: JDL

stamp

scale: AS NOTED
project number: 2204029.00

ROOF PLAN

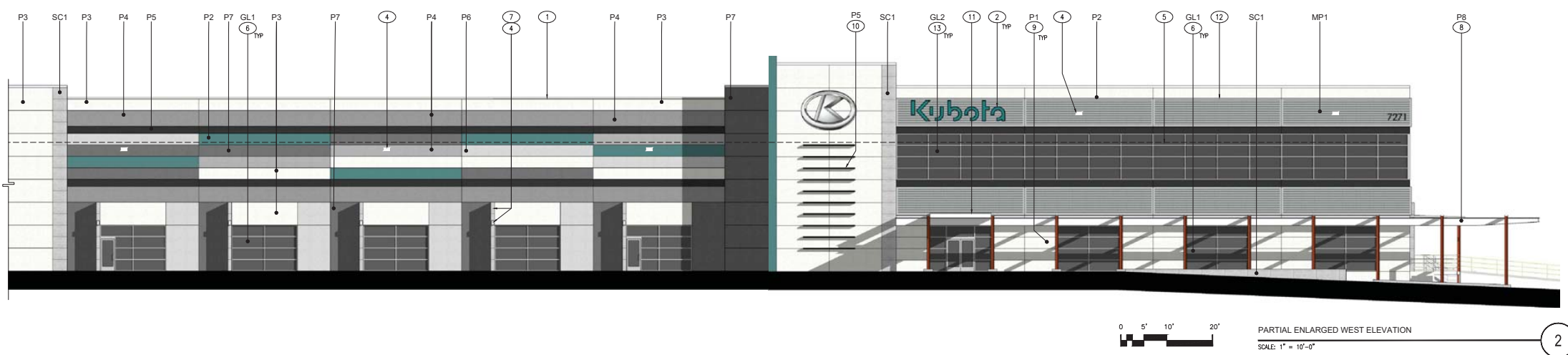
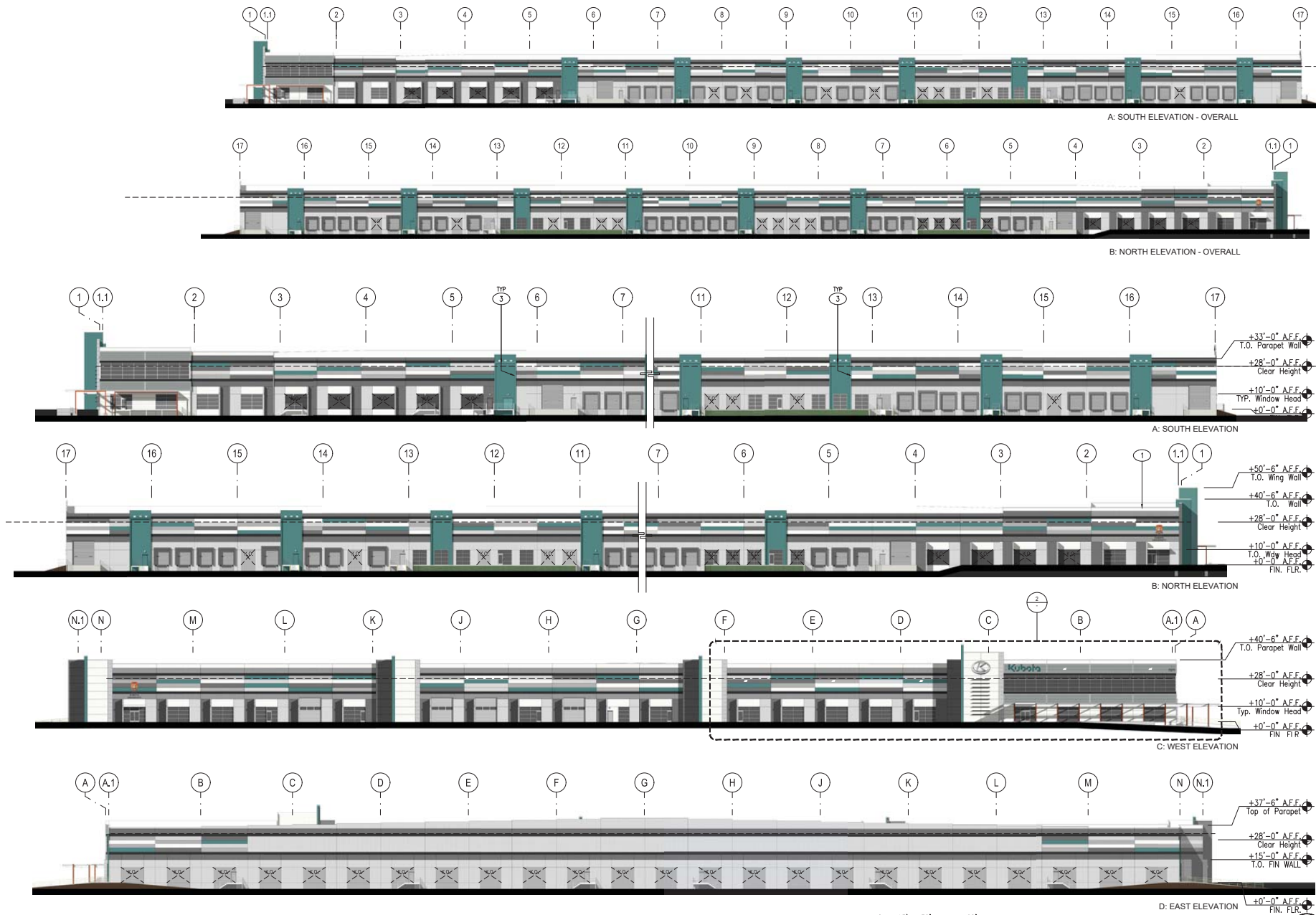
sheet no.: **A02.6**

FINISH LEGEND:

- P1: TEXTURED COATING SYSTEM
SHERWIN WILLIAMS SW683 RAUCOUS ORANGE
- P2: TEXTURED COATING SYSTEM
SHERWIN WILLIAMS SW009 TEAL STENCIL
- P3: TEXTURED COATING SYSTEM
SHERWIN WILLIAMS SW7737 - HIGH REFLECTIVE WHITE
- P4: TEXTURED COATING SYSTEM
SHERWIN WILLIAMS SW7070 - GRAY SHINGLE
- P5: TEXTURED COATING SYSTEM
SHERWIN WILLIAMS SW690 CAHAR
- P6: TEXTURED COATING SYSTEM
SHERWIN WILLIAMS SW7061 REFLECTION
- P7: TEXTURED COATING SYSTEM
SHERWIN WILLIAMS SW7075 WEB GRAY
- P8: TEXTURED COATING SYSTEM
KELLY MOORE KMN45-1 WHEAT WHITE
- GL1: 1" DUAL GLAZED INSULATING UNITS IN ALUMINUM FRAMES
OUTSIDE PANE: WITRO GRAYLITE II 1/4" THICK DARK GRAY VISION GLAZ.
INSIDE PANE: CLEAR FLUAT 1/4" GLASS
FRAMES: THERMALLY BROKEN CLEAR ANODIZED ALUMINUM FRAMES
- GL2: SPANDREL GLAZING 1/2" MIN. SINGLE PANE IN ALUMINUM FRAMES
GLAZING: WITRO GRAYLITE II 1/4" THICK DARK GRAY WITH GRAYLITE
SPRINKLE GLAZING COATING. GLAZING TO BE COATED WITH IGO HIGH
PERFORMANCE COATINGS OF PACOCOT K3-747 GRAYLITE SILICON
COATING ON INTERIOR SURFACE.
FRAMES: CLEAR ANODIZED ALUMINUM
TYPICAL AT ALL EXTERIOR GLAZING ABOVE 12' ABOVE FINISHED FLOOR
- SC1: CONCRETE PANELS WITH SIMULATED CAST IN PLACE APPEARANCE
CONSISTING OF 3/8" x 3/8" DOUBLE CHAMFER REVEALS AND 3/4" CONE
SHAPED DIVOTS. SACK AND PATCH PANELS AND PAINT PER ARCHITECT'S
COLOR SAMPLE.
- MP1: HORIZONTAL METAL WALL PANEL
PROFILE: AEP SPAN HR 36R OR ARCHITECT APPROVED EQ.
COLOR: AEP SPAN 2ACTIQUE P

KEYNOTES:

- 1 TYPICAL SITE CAST, CONCRETE TILT-UP PANELS WITH 3/4" REVEALS AND A MULTI COLOR TEXTURED COATING SYSTEM.
- 2 TENANT SIGNAGE UNDER SEPARATE PERMIT. SIGNAGE TO COMPLY WITH THE CITY OF AMERICAN CANYON DESIGN STANDARDS.
- 3 CONTINUOUS OUTTER AND SURFACE MOUNTED DOWNSPOUTS.
- 4 WALL PACK LIGHTING. SEE PHOTOMETRIC DRAWINGS FOR MORE INFORMATION.
- 5 DASHED LINE INDICATES INTERNAL CLEAR HEIGHT. SEE ELEVATION DATUMS FOR HEIGHT.
- 6 TYPICAL WINDOW SYSTEM: DUAL PANE GLAZING IN 2" x 4" (NOMINAL) THERMALLY BROKEN, CLEAN ANODIZED ALUMINUM FRAMES. OUTER GLAZING PANE TO BE TINTED WITH LOW-E COATING ON INTERIOR SURFACE. INNER PANE CLEAR FLUAT. STOREFRONT DOORS WHERE SHOWN.
- 7 CONCRETE TILT PANEL WING WALL. SEE FINISH SCHEDULE FOR COLOR AND MATERIAL.
- 8 PAINTED STEEL CHANNEL ACCENT CANOPIES. PAINT AS SPECIFIED.
- 9 PAINTED STEEL CHANNEL ACCENT COLUMNS. PAINT AS SPECIFIED.
- 10 FOAM ACCENT "TINS". PAINT AS SPECIFIED.
- 11 ALUCOBOND OR EQUAL ENTRY CANOPY.
- 12 AEP SPAN HR 36R METAL WALL PANEL.
- 13 TYPICAL SPANDREL WINDOW SYSTEM: SINGLE PANE NON-VISION GRAYLITE SPANDREL GLAZING IN 2" x 4" (NOMINAL) NON-THERMALLY BROKEN, CLEAN ANODIZED ALUMINUM FRAMES.



RMW Architecture Interiors
1718 Third Street Suite 101
Sacramento California 95811

Office: 916 449-1400

rmw.com

OWNER / DEVELOPER:



KAMILOS COMPANIES
Transforming Communities Since 1990

11249 GOLD COUNTRY BLVD.
GOLD RIVER, CA 95670

PRELIMINARY DESIGN DOCUMENTS FOR:

PROJECT KUBOTA WDC

GRANT LINE ROAD AT WATERMAN ROAD
CITY OF ELK GROVE, CALIFORNIA

approved for the owner by:

approved for the architect by:

Issue description date

A INITIAL PLANNING SUBMITTAL 03-12-2021

B PLANNING RE-SUBMITTAL 05-15-2021

C PLANNING RE-SUBMITTAL 06-18-2021

OWNER'S DEVELOPMENT MANAGER:

drawn by: JDL/RDG plot date: 06-18-2021

checked by: JDL

stamp

scale: AS NOTED

project number: 2204029.00

EXTERIOR ELEVATIONS

sheet no.:

A03.1

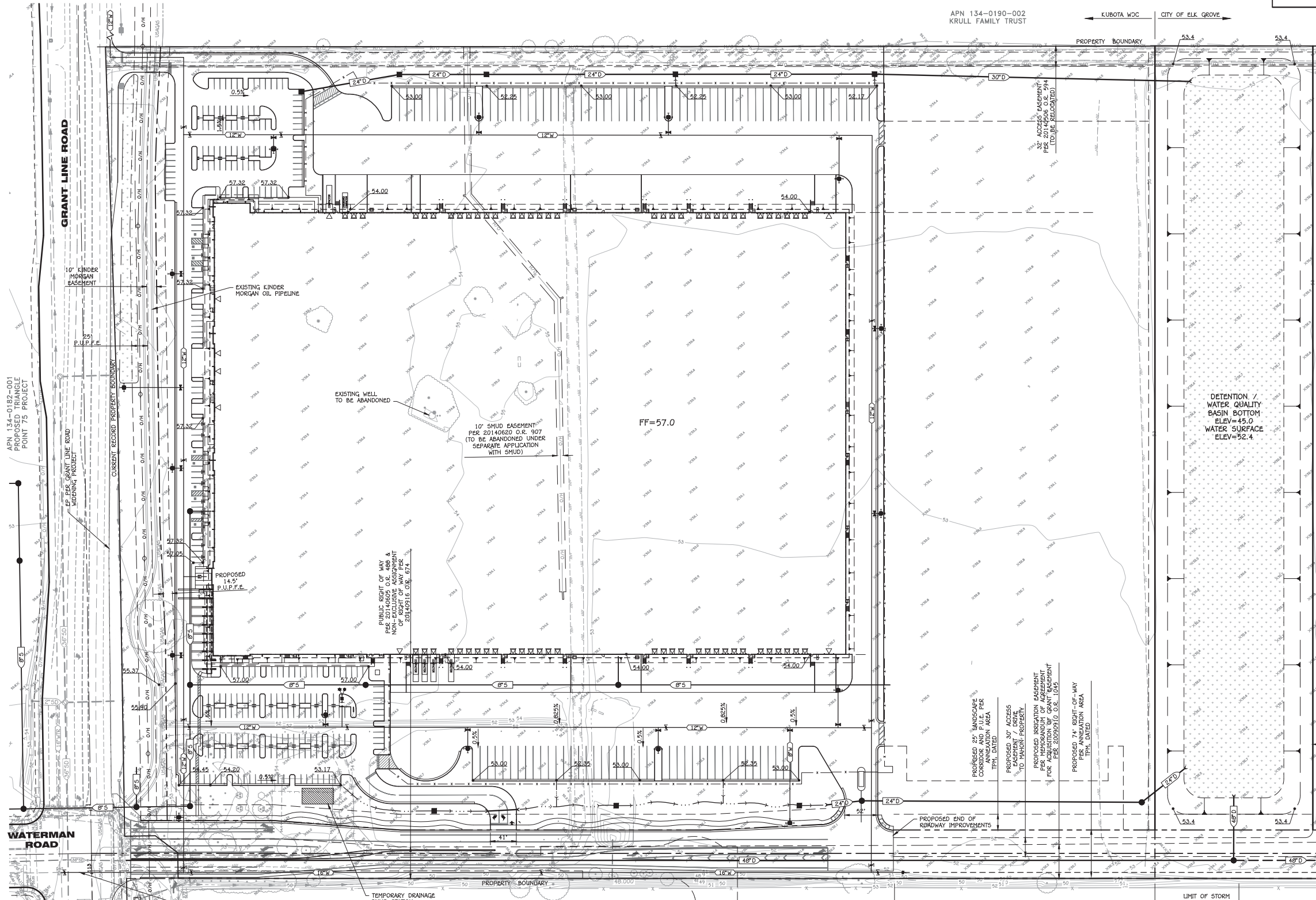
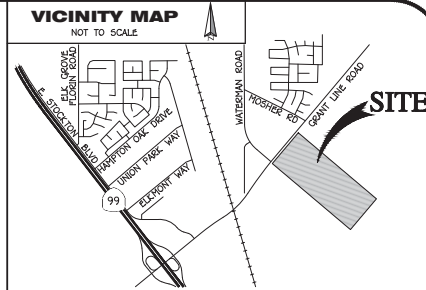
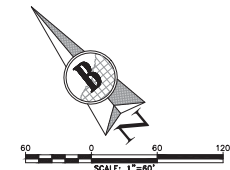
PRELIMINARY GRADING AND UTILITY EXHIBIT FOR:

KUBOTA WDC

GRANT LINE ROAD

CITY OF ELK GROVE

CALIFORNIA



STORM DRAIN FACILITIES BY KUBOTA WDC INCLUDE:

- DETENTION / STORMWATER QUALITY BASIN SIZED FOR ALT. B OF STORM DRAINAGE MASTER PLAN LAND USES.
- STORM DRAIN PIPE FROM GRANT LINE ROAD TO DETENTION BASIN.
- INTERIM PUMPING FACILITIES PER ALT. 3 OF CITY TECH MEMO, DATED 9-14-20, LOCATED AT EXISTING GRANT LINE ROAD BUBBLE UP.
- RELEASE FROM DETENTION BASIN TO BE LESS THAN OR EQUAL TO EXISTING CONDITIONS AS SPECIFIED IN STORM DRAINAGE MASTER PLAN.
- DETENTION BASIN FLOWS TO REVERSE FLOW TO EXISTING STORM DRAIN BUBBLE UP UNTIL DOWNSTREAM OUTFALL COMPLETED BY OTHERS.

NOTE:

- EXISTING WELL TO BE ABANDONED PER E.M.D. REQUIREMENTS.

I HEREBY STATE THAT ALL EASEMENTS AS INDICATED IN _____ TITLE COMPANY PRELIMINARY TITLE REPORT NO. _____ DATED AS OF _____ 2021 HAVE BEEN SHOWN HEREON AND/OR HAVE BEEN ACCOUNTED FOR IN NOTE(S) PLACED HEREON. ALL EASEMENTS PROPOSED TO BE ABANDONED OR QUITCLAIMED AND/OR ALL EASEMENTS THAT CANNOT BE LOCATED ARE NOTED HEREON.

(L.S. OR CIVIL ENGINEER LICENSED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA)

DATE: _____
LICENSED REGISTRATION EXPIRES: _____

CITY OF ELK GROVE
REMAINDER PARCEL

PROPOSED 30' ACCESS
EASEMENT / DRIVE
TO MAHON PROPERTY

FUTURE STORM DRAIN OUTFALL
BY OTHERS IN THE FUTURE PER
ANNEXATION DRAINAGE STUDY

PRELIMINARY GRADING AND UTILITY EXHIBIT FOR:
KUBOTA WDC
MARCH 19, 2021
REVISED JUNE 4, 2021
SHEET C1



APN 134-0182-001
PROPOSED
POINT 75 PROJECT

APN 134-0190-010
LEONARD KENDRICK/SON
INCORPORATED

B:\V\051878\051878.dwg - 05/18/2021 11:46:00 AM - 05/18/21 09:20:33am - 05/18

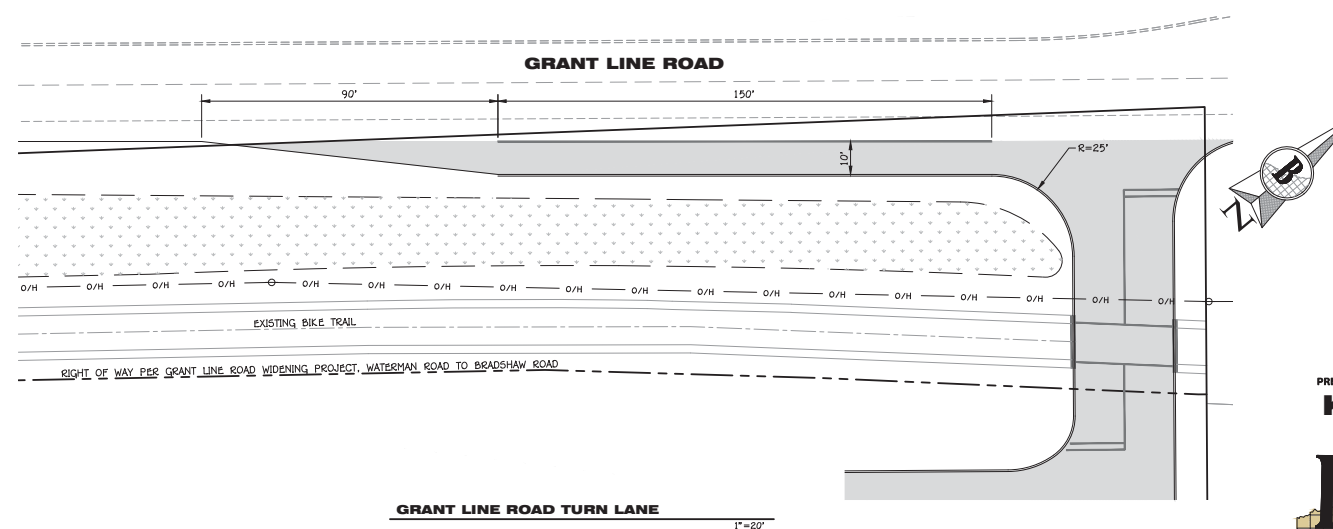
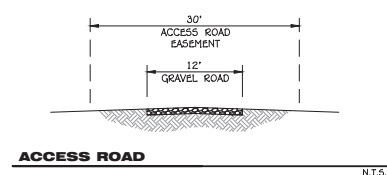
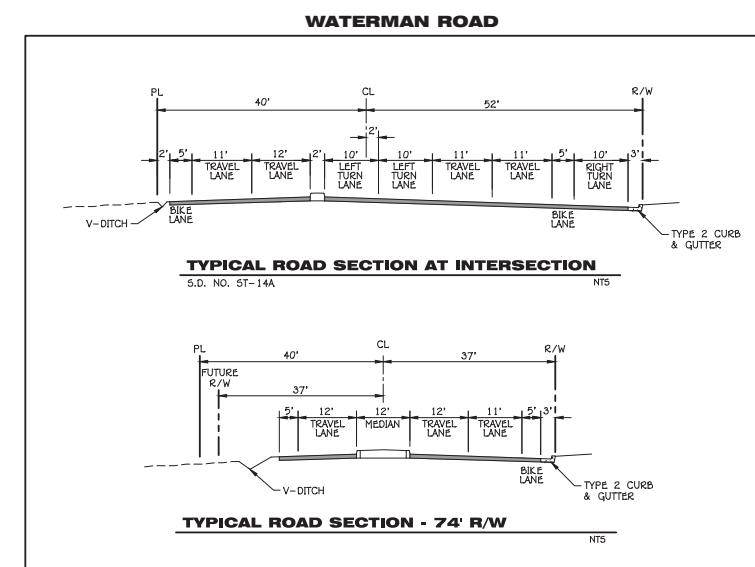
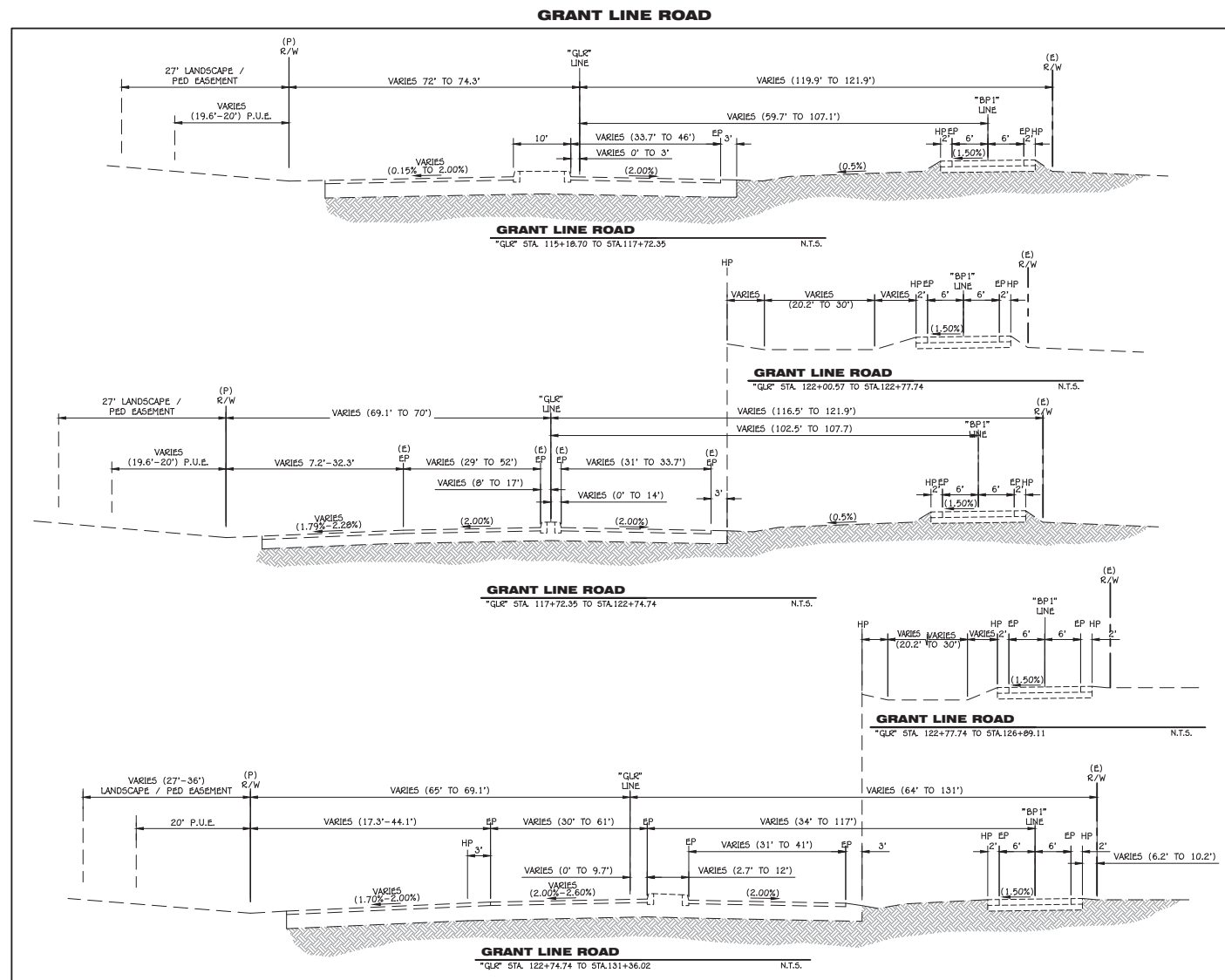
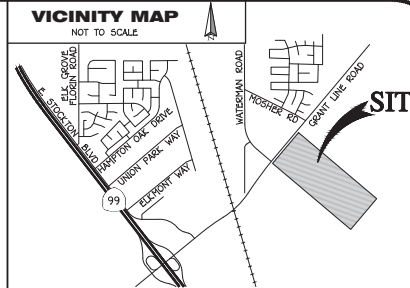
PRELIMINARY GRADING AND UTILITY EXHIBIT FOR:

KUBOTA WDC

GRANT LINE ROAD

CITY OF ELK GROVE

CALIFORNIA



PRELIMINARY GRADING AND UTILITY EXHIBIT FOR:
KUBOTA WDC
 MARCH 19, 2021
 REVISED JUNE 4, 2021
 SHEET C2

B BURRELL CONSULTING GROUP, INC.
 1001 Enterprise Way, Suite 100 Roseville, CA 95678 (916) 783-8898

ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BURRELL CONSULTING GROUP, INC.

D:\Projects\2021\Kubota WDC\Drawings\GR-02-C2.dwg, 06/21/21, 08:21:21am, bkg

NOTES

SOIL ANALYSIS NOTES

7. Contractor shall submit soil samples to the Laboratory for analysis and recommendations.
1. Soil sampling shall be conducted in accordance with laboratory protocol, including protocols regarding adequate sampling depth for the intended plants.
2. Soil analysis may include:
 - a. Soil texture;
 - b. Infiltration rate determined by laboratory test or soil infiltration rate table;
 - c. pH;
 - d. Total soluble salts;
 - e. Sodium;
 - f. Percent organic matter; and
 - g. Recommendations.
8. Contractor shall submit the soil analysis report to the City as part of the certificate of completion.
9. The Contractor shall submit documentation to the City verifying implementation of soil analysis report recommendations to the City with certificate of completion.

GENERAL NOTES


1. THE SITE SHALL BE ROUGH GRADED TO PLUS OR MINUS (1) FT OF FINISH GRADE BY THE SITE GRADING CONTRACTOR (UNLESS AGREED UPON OTHERWISE). SOIL TO BALANCE AT 2" BELOW CURBS AND SIDEWALKS, INCLUDING MOUNDING CONTOURS (IF APPLICABLE), FREE OF DEBRIS. THE NATIVE ON-SITE TOPSOIL MAY BE USED FOR FILLING THE PLANTERS IF IT IS OF GOOD QUALITY, CLEAN AND SUITABLE FOR PROPER PLANT GROWTH. AMEND WITH GREENWASTE COMPOST OR SOIL TEST RECOMMENDATION. SLOPE ALL PLANTERS AT 2% MINIMUM FOR PROPER DRAINAGE. ALL AS ROCK, CONCRETE WASTE OR LIME TREATED SOIL SHALL BE REMOVED FROM ALL PLANTERS PRIOR TO FILLING. ROCKS LARGER THAN 2" DIAMETER ARE UNACCEPTABLE WITHIN THE TOP 18" OF GRADE (PLANTING MEDIUM).
2. ALL WORK SHALL BE INSTALLED IN COMPLIANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES BY A LICENSED CONTRACTOR.
3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES, BUILDINGS, TREES, AND UNDERGROUND UTILITIES DURING THE PERFORMANCE OF HIS WORK AND SHALL MAKE ANY NECESSARY REPAIRS. CONTACT UNDERGROUND SERVICE ALERT PRIOR TO WORK AT 811.
4. NO PLANTING OPERATIONS ARE TO BEGIN UNTIL IRRIGATION SYSTEM IS FULLY INSTALLED AND A COMPLETE OPERATIONAL SYSTEM CHECK HAS BEEN COMPLETED.
5. ALL TREES PLANTED WITHIN 10' OF PAVING, CURBING OR BUILDING SHALL BE INSTALLED WITH ROOTBARRIER. SEE DETAIL M, SHEET L3.0
6. CERTIFICATE OF COMPLETION IS DUE AT CONSTRUCTION COMPLETION.

PLANTING NOTES

1. SEE DETAILS FOR PROCEDURES AND MATERIALS.
2. SOIL AMENDMENTS ARE TO BE APPLIED AND ROTOTILLED INTO THE TOP 6" OF SOIL. THE QUANTITY AND TYPE OF AMENDMENTS ARE BASED ON SOIL REPORT SUPPLIED BY VISTA PARKS. RECYCLED GREENWASTE COMPOST SHALL BE USED AS A SOIL CONDITIONER. BRING THE SOIL ORGANIC MATTER CONTENT TO A MINIMUM OF 3.5% DRY WEIGHT OR 1" LAYER OF COMPOST. TEST SOLIDS SHALL BE COLLECTED AFTER MASS GRADING HAS BEEN PERFORMED.
3. GRADING CONTOURS ARE TO BE SMOOTH AND EVEN THROUGHOUT LANDSCAPE AREA RESULTING IN POSITIVE DRAINAGE.
4. TREE AND PLANT QUANTITIES ARE BASED ON THE DRAWING, QUANTITIES ON PLANT LEGEND ARE FOR CONVENIENCE ONLY. QUANTITIES OF PLANTS REPRESENTED BY HATCH PATTERNS ARE TO BE BASED ON THE O.C. (ION CENTER) SPECS IN THE PLANT LEGEND.
5. NO PLANT MATERIAL IS TO BE PLANTED WITHIN 18" OF ANY CURB, BUILDING, SIDEWALK, OR OTHER HARDSCAPE.
6. PLANTING PITS AND TREE STAKING SHALL BE DONE PER DETAILS.
7. GRO POWER TABLETS SHALL BE INSTALLED IN PLANTING PITS AS RECOMMENDED BY MANUFACTURER.
8. DO NOT PLANT TREES UNDER POWER LINES.
9. REMOVE NURSERY STAKES ON TREES AFTER LODGEPOLE STAKES HAVE BEEN INSTALLED.
11. INSTALL 3" LAYER OF BARK MULCH IN ALL PLANTER AREAS.
12. MOVE BARK MULCH AWAY FROM PLANT CROWNS IMMEDIATELY AFTER MULCH INSTALLATION.
- 13A. ALL PLANTS MUST BE ACCEPTABLE ACCORDING TO CURRENT ANSI Z60.4 CONTAINER GUIDELINES/AMERICAN NURSERY & LANDSCAPE ASSOCIATION STANDARDS FOR NURSERY STOCK.
- 13B. ALL TREES MUST ADDITIONALLY BE ACCEPTABLE UNDER THE GUIDELINE SPECIFICATIONS FOR NURSERY TREE QUALITY, AS PUBLISHED BY THE URBAN TREE FOUNDATION.
- 13C. ALL STREET TREES ARE SUBJECT TO REVIEW, AND MAY BE REJECTED IF THEY DO NOT MEET THE FOLLOWING STANDARDS: 1. OF "SPECIMAN" OR "QUALITY GRADE" WITH EACH TREE POSSESSING A SINGLE, STRAIGHT, AND DOMINANT LEADER; A FULL CROWN; AND AN EVEN BRANCHING STRUCTURE. 2. FREE OF WATER SPROUTS, SUCKERS, AND DEAD OR DAMAGED WOOD. 3. SUFFICIENTLY ROOTED. ROOTBOUND OR UNDER-ROOTED TREES WILL BE REJECTED. 4. OF MATCHING SIZE, PROPORTION, AND HEALTH, IF MORE THAN ONE STREET TREE IS BEING INSTALLED.
- 13D. STREET TREES MAY BE REJECTED IF NOT PROPERLY PLANTED, STAKED, AND IRRIGATED PER CITY OF ELK GROVE (LANDSCAPE STANDARD DETAIL) L3D-1.
- 13E. CONTACT THE PROJECT LANDSCAPE ARCHITECT FOR FINAL INSPECTION OF LANDSCAPE AND IRRIGATION. PRIOR TO BUILDING OCCUPANCY, THE MAINTENANCE PERIOD SHALL BEGIN AT THE TIME OF SUBSTANTIAL COMPLETION, OR AT THE TIME OF FINAL INSPECTION FOR A CERTIFICATE OF OCCUPANCY AND SHALL CONTINUE FOR 30 DAYS.

- L-CVR Cover Sheet
- L1.1 Southwest Irrigation Plan
- L1.2 Northwest Irrigation Plan
- L1.3 Northeast Irrigation Plan
- L1.4 Southeast Irrigation Plan
- L2.1 Southwest Planting Plan
- L2.2 Northwest Planting Plan
- L2.3 Northeast Planting Plan
- L2.4 Southeast Planting Plan
- L3.0 Details
- L4.0 Specifications


Landscape Maintenance
Landscape maintenance shall be maintained by the Owner



CITY OF ELK GROVE
GENERAL NOTES

Phone: 916.483.3111 Fax: 916.483.3182 Web: www.elkgrove.org 1401 Laguna Palms Way, Elk Grove, California 95757

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF ELK GROVE STANDARD CONSTRUCTION SPECIFICATIONS AND IMPROVEMENT STANDARDS. WHERE INCONSISTENCIES EXIST, THE LATEST EDITION SHALL TAKE PRECEDENCE.
2. PUBLIC SAFETY AND TRAFFIC CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 6-13 OF THE STANDARD CONSTRUCTION SPECIFICATIONS AND AS DIRECTED BY THE CITY INSPECTOR. SAFE VEHICULAR AND PEDESTRIAN ACCESS SHALL BE PROVIDED AT ALL TIMES DURING CONSTRUCTION.
3. THE CONSULTING ENGINEER SHALL NOTIFY THE CITY OF ELK GROVE CONSTRUCTION INSPECTION OFFICE UPON COMPLETION OF STAKING BY CALLING (916) 687-3013.
4. THE CONTRACTOR SHALL NOTIFY THE CITY OF ELK GROVE CONSTRUCTION INSPECTION OFFICE TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR SHALL NOT START ANY GRADING UNTIL THE CITY COMPLETES A PRE-CONSTRUCTION MEETING. PLEASE CALL (916) 687-3013 TO SCHEDULE A PRE-CONSTRUCTION MEETING.
5. THE CITY OF ELK GROVE IS A MEMBER OF THE UNDERGROUND SERVICE ALERT (U.S.A.) ONE-CALL PROGRAM. THE CONTRACTOR OR ANY SUB-CONTRACTOR FOR THIS CONTRACT SHALL NOTIFY MEMBERS OF U.S.A. TWO WORKING DAYS IN ADVANCE OF PERFORMING ANY EXCAVATION WORK BY CALLING THE TOLL-FREE NUMBER: 811 THOMAS GUIDE MAP PAGE _____ INDEX _____, 20 EDITION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MONUMENTS AND OTHER SURVEY MARKERS DURING CONSTRUCTION. THE ENGINEER IS TO SHOW AND IDENTIFY ALL SURVEY MONUMENTS OF RECORD. THE CONTRACTOR SHALL FURNISH TO THE CITY OF ELK GROVE A RECORDED CORNER RECORD FOR EACH MONUMENT AS DESCRIBED IN SECTION 8771 (B) OF THE LAND SURVEYORS ACT AT THE PRE-CON MEETING. ALL SUCH MONUMENTS OR MARKERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.



CITY OF ELK GROVE
GENERAL NOTES

Phone: 916.483.3111 Fax: 916.483.3182 Web: www.elkgrove.org 1401 Laguna Palms Way, Elk Grove, California 95757

7. ALL SERVICE SEWERS SHALL HAVE FOUR TO FIVE FEET OF COVER AT THE PROPERTY LINE OR RIGHT-OF-WAY, UNLESS OTHERWISE NOTED ON PLANS.
8. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH SECTION 11 OF THE CITY OF ELK GROVE IMPROVEMENT STANDARDS.
9. THE DEVELOPER OR CONTRACTOR SHALL BE RESPONSIBLE FOR ADDITIONAL SIGNING AND STRIPING FOR PUBLIC SAFETY, AS DETERMINED BY THE CITY OF ELK GROVE.
10. SIDEWALK RAMPS AND DRIVEWAYS SHALL CONFORM TO THE CITY OF ELK GROVE STANDARDS.
11. IF THIS PROJECT INCLUDES FACILITIES TO BE REIMBURSED BY A FINANCING DISTRICT AND/OR FEE PROGRAM, THE CITY'S "REIMBURSEMENT POLICIES AND PROCEDURES FOR PRIVATELY CONSTRUCTED PUBLIC FACILITIES" AVAILABLE FROM THE CITY ENGINEER, MUST BE FOLLOWED TO ENSURE REIMBURSEMENT ELIGIBILITY. ALL CHANGES IN WORK THAT AFFECTS REIMBURSABLE FACILITIES SHALL BE COORDINATED WITH THE CITY'S PROGRAM MANAGER BY CALLING (916) 478-2256.

SACRAMENTO COUNTY WATER AGENCY
IRRIGATION/LANDSCAPING PLAN WATER NOTES (June 2013)

1. All work and materials shall be in accordance with the latest edition of the Sacramento County Standard Construction Specifications (January 2008), and Improvement Standards (October 2008), unless otherwise shown or described on the plans. For irrigation systems utilizing non-potable (recycled) water, refer to Section 41-52 RECYCLED WATER of the Sacramento County Standard Construction Specifications.
2. The Contractor shall notify Sacramento County Construction Management, Melody Busk at 875-2700, five (5) working days in advance of beginning work.
3. Plans shall be resubmitted for approval if construction of water facilities has not begun within one (1) year after the approval date of these improvement plans.
4. All work shall be inspected by Sacramento County Construction Management prior to backfilling.
5. The Contractor shall notify the Sacramento County Water Agency at 875-RAIN in case of a water emergency.
6. A construction water permit is required for any water withdrawn from newly constructed or existing water distribution system. Water use shall comply with rules and regulations of the construction water permit. A tested and approved temporary backflow prevention assembly shall be required for certain installations as determined by the Sacramento County Water Agency. Failure by the Contractor to obtain and display a permit will result in a \$275 fine for each occurrence.
Contact Sean Martin at 875-4837 to obtain a construction water permit five (5) working days in advance of beginning work. The contractor shall have all approved paperwork in possession prior to connection to existing water system for construction water.
7. The Contractor shall notify Sacramento County Construction Management or the inspector for the project's water facilities at 875-2700, five (5) days in advance of connecting to the existing water system so the inspector can arrange for closure of valves and customer notification of shut down prior to connection being made. The method of connection to the existing water main(s) shall be by **Direct Connection, Hot Tap, or Cut-In** as specified on these plans. The County will arrange for closure of valves and customer notifications of shutdown to allow connections to the water system to be made. **The contractor is prohibited from operating valves that are not part of this project.**
The Contractor shall disinfect and flush the new water system prior to connecting to existing water system per Sacramento County Standard Construction Specifications.
8. Service connections to an existing potable or nonpotable water main, or to an extension of an existing main, shall be made by a qualified contractor, after payment of all applicable fees and issuance of a connection permit. The Contractor shall schedule and proceed with the service connection without delay and with minimum interference to existing water and fire services. An inspection by Sacramento County Construction Management of all connections made by the Contractor is required prior to backfilling.
The County reserves the option to make all water taps after payment of fees and issuance of a connection permit.
9. Valves three inches (3") and larger placed at tees, crosses, bends, and reducers shall be flanged and bolted to the fittings.
10. Unless otherwise specified, pipe joints will not be allowed within six feet (6') of a valve, fitting, or hydrant. Deflection of pipe will not be allowed within ten feet (10') of any fitting or valve.
11. Standard pipe lengths (minimum eighteen (18) to twenty (20) feet) shall be used for all horizontal and vertical installations.
12. Water meter boxes shall be installed in accordance with the applicable standard drawing for the size of meter, and in accordance with nonpotable (Recycled) water specifications when applicable.
13. The Reduced Pressure Principle (RP) backflow preventer shall be located within five (5) feet of the water meter.
14. No tree shall be planted within eight (8) feet of any potable or nonpotable water main as measured from the trunk of the tree to the center of the pipe
15. Three (3) sets of "Record Drawings" plans shall be submitted to the Supervising Construction Inspector of Sacramento County Construction Management and Inspection Division prior to acceptance of the water system by the County. All sheets shall be stamped "Record Drawing" or "As-Built".

WELO WORKSHEET

KUBOTA Welo Worksheet
Reference Evapotranspiration (Eto) 51.9

Hydrozone#	Plant	Irrigation Method	Irrigation Efficiency (PE/E)	ETAF	ETAF X	Estimated Total Water Use (GPY)
1	0.2	Drip	0.81	0.61	15073	9194.53
2	0.2	Drip	0.81	0.25	14271	3567.75
3	0.2	Drip	0.81	0.25	18036	4509
4	0.2	Drip	0.81	0.25	13649	3412.25
5	0.2	Drip	0.81	0.25	14538	3634.5
6	0.2	Drip	0.81	0.25	8368	2092
7	0.2	Drip	0.81	0.25	13493	3373.25
8	0.2	Drip	0.81	0.25	12826	3206.5
9	0.2	Drip	0.81	0.25	10562	2640.5
10	0.2	Drip	0.81	0.25	28043	7010.75
11	0.2	Drip	0.81	0.25	32398	8099.5
12	0.2	Bubbler	0.81	0.25	725	181.25
13	0.4	Bubbler	0.81	0.49	850	416.5
14	0.2	Bubbler	0.81	0.25	725	181.25
15	0.2	Bubbler	0.81	0.25	575	143.75
16	0.4	Bubbler	0.81	0.49	925	453.25
17	0.2	Bubbler	0.81	0.25	575	143.75
Total					185632	1691352

Maximum Allowed Water Allowance (MAWA) 2703507
Estimated Total Water Use (ETWU) 1691352
Average ETAF 0.25
Allowed ETAF 0.45

IRRIGATION SCHEDULE

Station	Days/Wk.	Start/Day	Mins/Run	Min/wk	ST	Irrig. Type	GPM	Total Gals.
1	2	2	24	96	1	Drip	6.8	12712
2	2	2	24	96	2	Drip	8.3	15516
3	2	2	24	96	3	Drip	8.3	15516
4	2	2	24	96	4	Drip	8.7	16264
5	2	2	24	96	5	Drip	8	14855
6	2	2	24	96	6	Drip	11.5	21498
7	2	2	24	96	7	Drip	5.1	9534
8	2	2	24	96	8	Drip	6.4	11964
9	2	2	24	96	9	Drip	6	11216
10	2	2	24	96	10	Drip	10.8	20190
11	2	2	24	96	11	Drip	11.7	21872
12	2	2	24	96	12	Bubbler	7.25	13553
13	2	2	16	64	13	Bubbler	8.5	10593
14	2	2	14	56	14	Bubbler	7.25	7906
15	2	2	14	56	15	Bubbler	5.75	6270
16	2	2	16	64	16	Bubbler	9.25	11528
17	2	2	14	56	17	Bubbler	5.75	6270

IRR SCHED 227359.6
ETWU 1691352.0
MAWA 2703507.0

WATER SCHEDULE

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Rainfall	3.85	2.98	2.79	1.24	0.29	0.12	0.05	0.07	0.37	1.12	2.97	2.76	18.61
ETO (inches)	1.0	1.8	3.2	4.7	6.4	7.7	8.4	7.2	5.4	3.7	1.7	0.9	51.90
Adjusted ETO	0.00	0.00	0.41	3.46	6.11	7.58	8.35	7.13	5.03	2.58	0.00	0.00	

average/mo 0.00 0.00 0.05 0.41 0.73 0.91 1.00 0.85 0.60 0.31 0.00 0.00

Water Efficient Landscape Ordinance
Submital Documentation Coversheet

Project: Project Kubota WDC Date: 3/22/2021

APPLICANT
Contact Name: Eric Dearing
Company Name: Vista Parks
Street Address: 8264 Barryman Court, Sacramento, CA 95829
Phone: 916-661-2229
Email: eric@vistaparks.com

PROPERTY OWNER AND/OR REPRESENTATIVE
Contact Name: Gerry Kamilos
Company Name: Kamilos Companies LLC
Address: 11249 Gold Country Blvd, Suite 190, Gold River, CA 95670
Phone: 916-802-8070
Email: gkamilos@kamilos.com

PROJECT INFORMATION
Project Name: Project Kubota WDC
Project Address: Grantline Rd at Waterman Rd, Elk Grove, CA 134-0190-009-0000
APN: 134-0190-009-0000
Project Type: Commercial
Total Landscape area: 207,077 sq
Water Supply Type: Domestic

DOCUMENTATION PACKAGE
 Water Efficient Landscape Worksheet
 Soil Management Report-Test After Mass Grading Has Been Performed
 Landscape Design Plan
 Irrigation Design Plan
 Grading Design Plan-Per Civil Engineer

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

Joshua B. Nash 3/22/21 Date
Applicant Signature Date

I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation plan.

Joshua B. Nash 3/22/21 Date
Applicant Signature Date

I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the landscape plan.

Joshua B. Nash 3/22/21 Date
Applicant Signature Date

HYDROZONE TABLE

Hydrozone	Valve#	Irrigation Method	Area (sq')	% of Lndsp Area
Med	1	Drip	15073	8.12%
Low	2	Drip	14271	7.69%
Low	3	Drip	18036	9.72%
Low	4	Drip	13649	7.35%
Low	5	Drip	14538	7.83%
Low	6	Drip	8368	4.51%
Low	7	Drip	13493	7.27%
Med	8	Drip	12826	6.91%
Low	9	Drip	10562	5.69%
Low	10	Drip	28043	15.11%
Low	11	Drip	32398	17.45%
Low	12	Bubbler	725	0.39%
Low	13	Bubbler	850	0.40%
Low	14	Bubbler	725	0.39%
Low	15	Bubbler	575	0.31%
Med	16	Bubbler	925	0.50%
Low	17	Bubbler	575	0.31%
Total			185632	100%

Summary Hydrozone Table

Hydrozone	Area (sq')	% of Lndsp Area
High	0	0%
Med	1775	1%
Low	183857	99%
Total	185632	100%

WATER BUDGET

ESTABLISHED LANDSCAPE	% OF SCHEDULE
JANUARY	0%
FEBRUARY	0%
MARCH	3%
APRIL	41%
MAY	17%
JUNE	91%
JULY	100%
AUGUST	65%
SEPTEMBER	60%
OCTOBER	31%
NOVEMBER	0%
DECEMBER	0%

ESTABLISHMENT PERIOD	% OF SCHEDULE
JANUARY	0%
FEBRUARY	0%
MARCH	0%
APRIL	41%
MAY	102%
JUNE	136%
JULY	150%
AUGUST	127%
SEPTEMBER	90%
OCTOBER	46%
NOVEMBER	0%
DECEMBER	0%

PRESSURE LOSS CALCULATIONS
Assumed PSI: 52 psi
Design Requirement: 20 psi net
Demand: 11.7 GPM
Meter size: 1"

Unit Loss in PSI
1" Meter: 2.0
1" Backflow Device: 11.0
2" Master Valve: .5
2" Flow Sensor: .5
1" Control Valve: 3.0
2" Sch 40 Marine (242): 2.6
1.5" Class 200 Lateral (1107): .1
1" Class 200 Lateral (108): .1
Total Loss: 19.8

PRESSURE LOSS RESULTS
MAX Static PSI: 52.0
Design Pressure Loss: 19.8
Residual Critical Pressure: 11.0
Design Net Requirement: 20.0
RESULT: +11.2



RAW Architecture Interiors
1718 Third Street Suite 101 Sacramento California 95811

Office 916 449-1400

rmw.com



KAMILOS COMPANIES
Transforming Communities Since 1990

11249 GOLD COUNTRY BLVD, GOLD RIVER, CA 95670
PRELIMINARY DESIGN DOCUMENTS FOR:

PROJECT KUBOTA WDC

GRANT LINE ROAD AT WATERMAN ROAD
CITY OF ELK GROVE, CALIFORNIA

approved for the owner by:

approved for the architect by:

description: INITIAL PLANNING SUBMITTAL date: 12/21/2020

OWNER'S DEVELOPMENT MANAGER:

VISTA PARKS
design / build / construction
824 Barryman Court Sacramento, CA 95829
PH (916) 481-2227 FAX (916) 481-2228

drawn by: EJD plot date: 3-15-21

checked by: JN

stamp



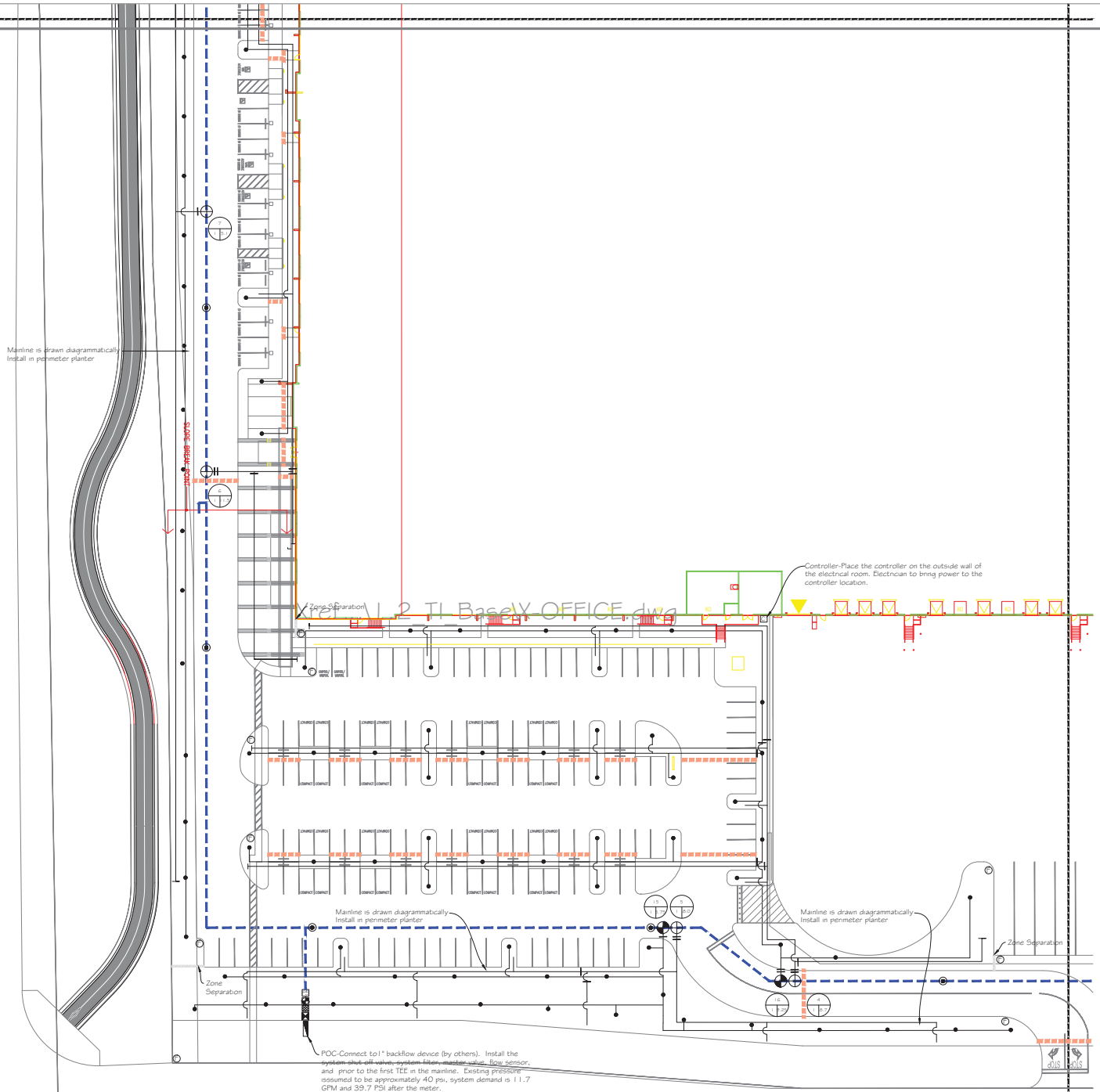
scale: AS NOTED

project number: 2204029.00

sheet no.: L-CVR

Cover Sheet

GRANTLINE ROAD



WATERMAN ROAD EXTENSION

IRRIGATION LEGEND

SYMBOLS	DESCRIPTION	MODEL	REMARKS	DETAIL
NOT SHOWN	DRIP-POLY PIPE	3/4" POLYETHYLENE PIPE	STAPLE AT 10' INTERVALS	L3.0, DETAIL F, I
NOT SHOWN	DRIP EMITTERS	RAINBIRD XB5, XB10 2EA .5 GPH / 1 GAL 2EA 1 GPH / 5 GPHYS GA 3EA / GPHYTREE	INSTALL IN 6" ROUND BOX	L3.0, DETAIL H, J
NOT SHOWN	DRIP FLUSH VALVE	1/2" POLY DRIP BALL VALVE	INSTALL IN 6" ROUND BOX	L3.0, DETAIL J
NOT SHOWN	TREE DEEP BUBBLER	RAINBIRD RWS-M-B-C-1402 1 PER TREE W/GRN-FLAT GRATE		L3.0, DETAIL K
NOT SHOWN	BACKFLOW DEVICE	1.5" BY OTHERS	INSTALLED BY OTHERS	
NOT SHOWN	MASTER VALVE	2" HUNTER ICV201-G	LOCATE AFTER BACKFLOW	L3.0, DETAIL B
NOT SHOWN	FLOW SENSOR	HUNTER FCT-200	LOCATE AFTER MASTER VALVE	L3.0, DETAIL B
NOT SHOWN	WHOLE SYSTEM FILTER	2" AMIAD 2-T	USE JUMBO VALVE BOX	L3.0, DETAIL C
NOT SHOWN	CONTROLLER	HUNTER IC-DUAL-48 OUTDOOR WALL MOUNT	LOCATE AT ELECTRICAL ROOM	L3.0, DETAIL D
NOT SHOWN	DUAL DECODERS	DUAL 1, DUAL2, DUAL-5	PLACE IN VALVE BOX	L3.0, DET. Q, R
NOT SHOWN	CONTROL SENSOR	HUNTER WIRELESS SOLAR SYNC	LINE OF SIGHT TO CONTROLLER	L3.0, DET. Q, R
NOT SHOWN	DRIP CONTROL VALVE	HUNTER IC2-101-XL-40	PRESET TO 40 PSI	L3.0, DETAIL E
NOT SHOWN	BUBBLER CONTROL VALVE	1" HUNTER ICV		L3.0, DETAIL F
NOT SHOWN	QUICK COUPLER	RAINBIRD 33 DRC	USE 10" ROUND BOX	L3.0, DETAIL G
NOT SHOWN	GATE VALVE	2.5" MATCO 513 BRONZE-NON RISING STEM	LOCATE AFTER FLOW SENSOR	L3.0 DETAIL P
NOT SHOWN	2" SCH 40 MAINLINE PIPE	2.5" SIZE UNLESS NOTED	MINIMUM 12" COVER	L3.0 DETAIL A
NOT SHOWN	SCH 40 LATERAL LINE	1" SIZE MINIMUM-SEE PLAN FOR SIZES	MINIMUM 12" COVER	L3.0, DETAIL A
NOT SHOWN	SCHEDULE 40 SLEEVE		2 SIZES LARGER THAN PIPE	L3.0 DETAIL A
NOT SHOWN	ZONE SEPARATION LINE		2 SIZES LARGER THAN PIPE	L3.0 DETAIL A
NOT SHOWN	STATION NUMBER			LATERAL SIZING
NOT SHOWN	GALLONS PER MINUTE			1" = 1
NOT SHOWN	VALVE SIZE			1.5" = 1

THIS IS A DOMESTIC WATER IRRIGATION SYSTEM.

IRRIGATION NOTES

- SEE DETAILS FOR PROCEDURES AND MATERIALS.
- WORK SHALL FOLLOW ALL LOCAL AND STATE CODES.
- POC. CONNECT TO THE EXISTING IRRIGATION MAINLINE AFTER THE EXISTING BACKFLOW DEVICES. INSTALL A MASTER VALVE/FLOW SENSOR AND THE SYSTEM FILTER AFTER THE BACKFLOW DEVICE AND BEFORE THE FIRST TEE IN THE MAINLINE. SYSTEM DEMAND IS 16.8 GPM AND 52.9 STATIC PSI AT THE POINT OF CONNECTION. EXISTING STATIC PRESSURE IS 40 PSI PER SCVD. TEST PRESSURE AT BACKFLOW AFTER INSTALLATION. IF EXISTING STATIC PRESSURE IS DIFFERENT THAN 62 PSI AT THE DOWNFLOW SIDE OF BACKFLOW FT COCK, INFORM LANDSCAPE ARCHITECT IMMEDIATELY. PHONE NUMBER IS 916-681-2227. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
- ALL VALVES, QUICK COUPLERS, BOXES, AND MAJOR IRRIGATION COMPONENTS SHALL BE AS SHOWN IN THE IRRIGATION LEGEND/SPECIFICATIONS.
- MAINLINE AND LATERALS ARE DRAWN DIAGRAMMATIC AND SHALL BE INSTALLED IN PLANTER AREAS WHEREVER POSSIBLE.
- VALVES AND QCS SHALL BE LOCATED IN PLANTER AREAS WHEREVER POSSIBLE.
- INSTALL 1/2" DRIP TUBING PER MANUFACTURERS RECOMMENDATIONS. FEED TUBING FROM PVC CONNECTIONS WITH A MAXIMUM SPACING OF 100 LF IF CENTER LOADED, AND 50 LF IN ONE DIRECTION. PLACE FLUSH VALVES AT LOWEST ELEVATION OF PLANTER, AND AT THE END OF THE LATERAL RUN.
- INSTALL 2-RAINBIRD XB-5 EMITTERS FOR 1 GALLON PLANTS AND 2-XB-10 EMITTERS FOR 5 GALLON PLANTS.
- TREES SHALL RECEIVE BUBBLERS AND DEEP WATERING TUBES PER DETAILS AND SHALL BE RUN ON SEPARATE CONTROL VALVES FROM DRIP SYSTEMS.
- FLUSH MAINLINE PRIOR TO VALVE AND QUICK COUPLER INSTALLATION. FLUSH LATERALS PRIOR TO TUBING CONNECTIONS. FLUSH DRIP TUBING PRIOR TO INSTALLATION OF FLUSH VALVES.
- IRRIGATION CONTROLLER SHALL BE PLACED ON THE WALL OF THE ELECTRICAL ROOM. OTHERS TO BRING 120V POWER TO THE CONTROLLER LOCATION. WIRELESS SOLAR SYNC SHALL BE INSTALLED WHERE IT IS UNOBSTRUCTED FROM RELIABLE WEATHER CONDITIONS. CONTROL WIRES SHALL BE HUNTER IG-1 (2 WIRE). INSTALL DECODERS IN VALVE BOXES.
- PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIC IRRIGATION DEVICES.
- A THIRD PARTY IRRIGATION AUDIT SHALL BE PERFORMED AT THE CONCLUSION OF THE LANDSCAPE INSTALLATION AND SUBMITTED WITH THE CERTIFICATE OF INSTALLATION.

PRESSURE LOSS CALCULATIONS

Assumed PSI	52.0
Design Requirement	20.0 psi net
Demand	14.8 GPM
Motor size	1"
Unit	Loss in PSI
1" Meter	2.0
1" Backflow Device	11.0
2" Master Valve	.5
2" Flow Sensor	.5
1" Control Valve	3.0
2" Sch 40 Mainline (242')	.3
1.5" Class 200 Lateral (80')	.2
1" Class 200 Lateral (245')	.9
Total Loss	18.4
PRESSURE LOSS RESULTS	
MAX Static PSI	52.0
Design Pressure Loss	18.4
Residual Critical Pressure	1.0
Design Net Requirement	20.0
RESULT	+12.6



RAW Architecture Interiors 1718 Third Street Suite 101 Sacramento California 95811

Office 916 449-1400

rww.com



KAMILOS COMPANIES Transforming Communities Since 1990

11249 GOLD COUNTRY BLVD. GOLD RIVER, CA 95670

PRELIMINARY DESIGN DOCUMENTS FOR:

PROJECT KUBOTA WDC

GRANT LINE ROAD AT WATERMAN ROAD CITY OF ELK GROVE, CALIFORNIA

approved for the owner by:

approved for the architect by:

description: INITIAL PLANNING SUBMITTAL date: 12-21-2020

OWNER'S DEVELOPMENT MANAGER:

VISTA PARKS design / build / construction 824 Serrano Court Sacramento, CA 95829 PH (916) 481-2227 FAX (916) 481-2228

drawn by: EJD plot date: 3-15-21

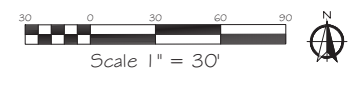
checked by: JN

stamp



scale: AS NOTED project number: 2204029.00

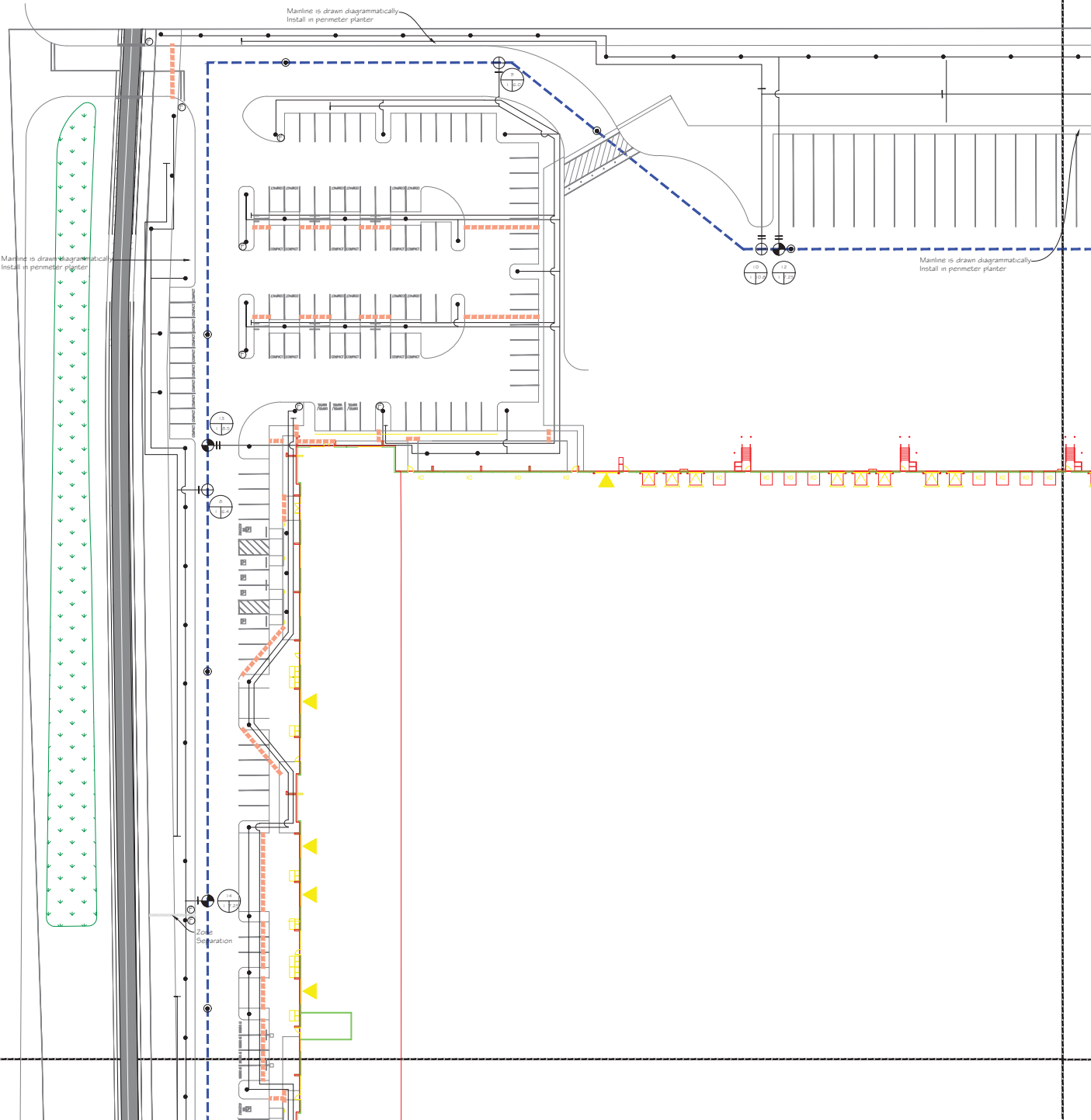
Southwest Irrigation Plan



I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation plan
 JDN 3/22/21
 Joshua S. Nash Calif. RLA #6162 Date

sheet no.: L1.1

GRANTLINE ROAD



IRRIGATION LEGEND

SYMBOLS	DESCRIPTION	MODEL	REMARKS	DETAIL
NOT SHOWN	DRIP-POLY PIPE	3/4" POLYETHYLENE PIPE	STAPLE AT 10' INTERVALS	L3.0, DETAIL H
NOT SHOWN	DRIP EMITTERS	RAINBIRD XB5, XB10 2EA .5 GPH/1 GAL 2EA 1 GPH/5 GA 3EA/1 GPH/TREE		L3.0, DETAIL J
NOT SHOWN	DRIP FLUSH VALVE	1/2" POLY DRIP BALL VALVE	INSTALL IN 6" ROUND BOX	L3.0, DETAIL J
NOT SHOWN	TREE DEEP BUBBLER	RAINBIRD RW5-M-B-C-1402 1 PER TREE W/GRN-FLAT GRATE		L3.0, DETAIL K
NOT SHOWN	BACKFLOW DEVICE	1.5" BY OTHERS	INSTALLED BY OTHERS	
NOT SHOWN	MASTER VALVE	2" HUNTER ICV201-G	LOCATE AFTER BACKFLOW	L3.0, DETAIL B
NOT SHOWN	FLOW SENSOR	HUNTER FCT-200	LOCATE AFTER MASTER VALVE	L3.0, DETAIL B
NOT SHOWN	WHOLE SYSTEM FILTER	2" AMIAD 2"-T	USE JUMBO VALVE BOX	L3.0, DETAIL C
NOT SHOWN	CONTROLLER	HUNTER IC-DUAL 48 OUTDOOR WALL MOUNT	LOCATE AT ELECTRICAL ROOM	L3.0, DETAIL D
NOT SHOWN	DUAL DECODERS	DUAL 1, DUAL2, DUAL-5	PLACE IN VALVE BOX	L3.0, DET. Q, R
NOT SHOWN	CONTROL SENSOR	HUNTER WIRELESS SOLAR SYNC	LINE OF SIGHT TO CONTROLLER	
NOT SHOWN	DRIP CONTROL VALVE	HUNTER IC2-101-XL-40	PRESET TO 40 PSI	L3.0, DETAIL E
NOT SHOWN	BUBBLER CONTROL VALVE	1" HUNTER ICV		L3.0, DETAIL F
NOT SHOWN	QUICK COUPLER	RAINBIRD 33 DRC	USE 10" ROUND BOX	L3.0, DETAIL G
NOT SHOWN	GATE VALVE	2.5" MATCO 513 BRONZE-NON RISING STEM	LOCATE AFTER FLOW SENSOR	L3.0, DETAIL P
NOT SHOWN	2" SCH 40 MAINLINE PIPE	2.5" SIZE UNLESS NOTED	MINIMUM 18" COVER	L3.0, DETAIL A
NOT SHOWN	SCH 40 LATERAL LINE	1" SIZE MINIMUM-SEE PLAN FOR SIZES	MINIMUM 12" COVER	L3.0, DETAIL A
NOT SHOWN	SCHEDULE 40 SLEEVE		2 SIZES LARGER THAN PIPE	L3.0, DETAIL A
NOT SHOWN	ZONE SEPARATION LINE		2 SIZES LARGER THAN PIPE	L3.0, DETAIL A
NOT SHOWN	STATION NUMBER			
NOT SHOWN	GALLONS PER MINUTE			
NOT SHOWN	VALVE SIZE			
THIS IS A DOMESTIC WATER IRRIGATION SYSTEM.				LATERAL SIZING 1" = 1 1.5" = 11

IRRIGATION NOTES

- SEE DETAILS FOR PROCEDURES AND MATERIALS.
- WORK SHALL FOLLOW ALL LOCAL AND STATE CODES.
- POC: CONNECT TO THE EXISTING IRRIGATION MAINLINE AFTER THE EXISTING BACKFLOW DEVICES. INSTALL A MASTER VALVE/FLOW SENSOR AND THE SYSTEM FILTER AFTER THE BACKFLOW DEVICE AND BEFORE THE FIRST TEE IN THE MAINLINE. SYSTEM DEMAND IS 16.8 GPM AND 52.9 STATIC PSI AT THE POINT OF CONNECTION. EXISTING STATIC PRESSURE IS 40 PSI PER SCWD. TEST PRESSURE AT BACKFLOW AFTER INSTALLATION. IF EXISTING STATIC PRESSURE IS DIFFERENT THAN 62 PSI AT THE DOWNFLOW SIDE OF BACKFLOW FIT COCK, INFORM LANDSCAPE ARCHITECT IMMEDIATELY. PHONE NUMBER IS 916-681-2227. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
- ALL VALVES, QUICK COUPLERS, BOXES, AND MAJOR IRRIGATION COMPONENTS SHALL BE AS SHOWN IN THE IRRIGATION LEGEND/SPECIFICATIONS.
- MAINLINE AND LATERALS ARE DRAWN DIAGRAMMATIC AND SHALL BE INSTALLED IN PLANTER AREAS WHEREVER POSSIBLE.
- VALVES AND QCS SHALL BE LOCATED IN PLANTER AREAS WHEREVER POSSIBLE.
- INSTALL 1/2" DRIP TUBING PER MANUFACTURERS RECOMMENDATIONS. FEED TUBING FROM PVC CONNECTIONS WITH A MAXIMUM SPACING OF 100 LF IF CENTER LOADED, AND 50 LF IN ONE DIRECTION. PLACE FLUSH VALVES AT LOWEST ELEVATION OF PLANTER, AND AT THE END OF THE LATERAL RUN.
- INSTALL 2-RAINBIRD XB-5 EMITTERS FOR 1 GALLON PLANTS AND 2-XB-10 EMITTERS FOR 5 GALLON PLANTS.
- TREES SHALL RECEIVE BUBBLERS AND DEEP WATERING TUBES PER DETAILS AND SHALL BE RUN ON SEPARATE CONTROL VALVES FROM DRIP SYSTEMS.
- FLUSH MAINLINE PRIOR TO VALVE AND QUICK COUPLER INSTALLATION. FLUSH LATERALS PRIOR TO TUBING CONNECTIONS. FLUSH DRIP TUBING PRIOR TO INSTALLATION OF FLUSH VALVES.
- IRRIGATION CONTROLLER SHALL BE PLACED ON THE WALL OF THE ELECTRICAL ROOM. OTHERS TO BRING 120V POWER TO THE CONTROLLER LOCATION. WIRELESS SOLAR SYNC SHALL BE INSTALLED WHERE IT IS UNOBSTRUCTED FROM RELIABLE WEATHER CONDITIONS. CONTROL WIRES SHALL BE HUNTER IG-1(2 WIRE). INSTALL DECODERS IN VALVE BOXES.
- PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIC IRRIGATION DEVICES.
- A THIRD PARTY IRRIGATION AUDIT SHALL BE PERFORMED AT THE CONCLUSION OF THE LANDSCAPE INSTALLATION AND SUBMITTED WITH THE CERTIFICATE OF INSTALLATION.

PRESSURE LOSS CALCULATIONS

Assumed PSI	52 psi
Design Requirement	20 psi net
Demand	14.8 GPM
Meter size	1"
Unit	Loss in PSI
1" Meter	2.0
1" Backflow Device	11.0
2" Master Valve	.5
2" Flow Sensor	.5
1" Control Valve	3.0
2" Sch 40 Mainline (242')	.3
1.5" Class 200 Lateral (60')	.2
1" Class 200 Lateral (249')	.9
Total Loss	18.4
PRESSURE LOSS RESULTS	
MAX Static PSI	52.0
Design Pressure Loss	18.4
Residual Critical Pressure	1.0
Design Net Requirement	20.0
RESULT	+12.6



RAW Architecture Interiors 1718 Third Street Suite 101 Sacramento California 95811

Office 916 449-1400

rmw.com

OWNER / DEVELOPER:



KAMILOS COMPANIES Transforming Communities Since 1990

11249 GOLD COUNTRY BLVD. GOLD RIVER, CA 95670

PRELIMINARY DESIGN DOCUMENTS FOR:

PROJECT KUBOTA WDC

GRANT LINE ROAD AT WATERMAN ROAD CITY OF ELK GROVE, CALIFORNIA

approved for the owner by:

approved for the architect by:

description: date: issue: A INITIAL PLANNING SUBMITTAL 12-21-2020

OWNER'S DEVELOPMENT MANAGER:

VISTA PARKS

design / build / construction 824 Berryman Court Sacramento, CA 95829 PH (916) 481-2227 FAX (916) 481-2228

drawn by: EJD plot date: 12-21-2020

checked by: JN

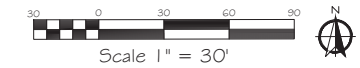
stamp



scale: AS NOTED

project number: 2204029.00

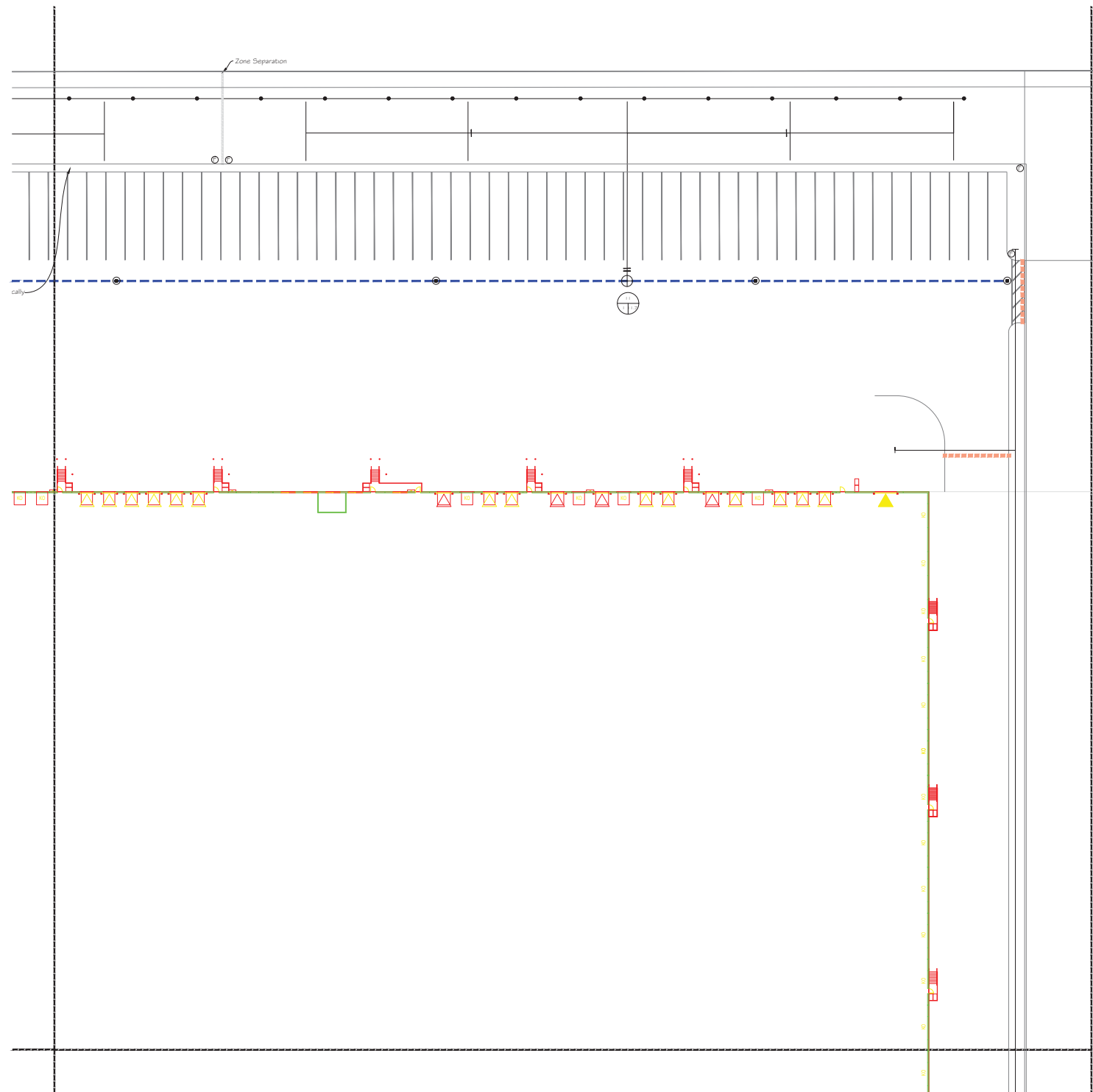
Northwest Irrigation Plan



I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation plan

J.S.N. 3/22/21
Joshua S. Nash Calif. RLA #6162 Date

sheet no.: L1.2



IRRIGATION LEGEND

SYMBOLS	DESCRIPTION	MODEL	REMARKS	DETAIL
NOT SHOWN	DRIP-POLY PIPE	3/4" POLYETHYLENE PIPE	STAPLE AT 10' INTERVALS	L3.0, DETAIL H,I
NOT SHOWN	DRIP EMITTERS	RAINBIRD XB5, XB10 ZEA .5 GPH/1 GAL ZEA 1 GPH/5 GAL ZEA1 GPH/TREE		L3.0, DETAIL H,I
○	DRIP FLUSH VALVE	1/2" POLY DRIP BALL VALVE	INSTALL IN 6" ROUND BOX	L3.0, DETAIL J
●	TREE DEEP BUBBLER	RAINBIRD RW5-M-B-C-1402 1 PER TREE WIGORN-FLAT GRATE		L3.0, DETAIL K
⊥	BACKFLOW DEVICE	1.5" BY OTHERS	INSTALLED BY OTHERS	
⊥	MASTER VALVE	2" HUNTER ICV20 I-G	LOCATE AFTER BACKFLOW	L3.0, DETAIL B
⊥	FLOW SENSOR	HUNTER FCT-200	LOCATE AFTER MASTER VALVE	L3.0, DETAIL B
⊥	WHOLE SYSTEM FILTER	2" MAND 2"-1"	USE GUARDO VALVE BOX	L3.0, DETAIL C
⊥	CONTROLLER	HUNTER IC-DUAL-48 OUTDOOR WALL MOUNT	LOCATE AT ELECTRICAL ROOM	L3.0, DETAIL D, R
⊥	DUAL DECODERS	DUAL I, DUAL2, DUAL-S	PLACE IN VALVE BOX	L3.0, DET. Q, R
⊥	CONTROL SENSOR	HUNTER WIRELESS SOLAR SYNC	LINE OF SIGHT TO CONTROLLER	
⊥	DRIP CONTROL VALVE	HUNTER ICZ-101-XL-40	PRESET TO 40 PSI	L3.0, DETAIL E
⊥	BUBBLER CONTROL VALVE	1" HUNTER ICV		L3.0, DETAIL F
⊥	QUICK COUPLER	RAINBIRD 33 ORC	USE 10" ROUND BOX	L3.0, DETAIL G
⊥	GATE VALVE	2.5" MATCO 513 BRONZE-NON RISING STEM	LOCATE AFTER FLOW SENSOR	L3.0 DETAIL P
⊥	2" SCH 40 MAINLINE PIPE	2.5" SIZE UNLESS NOTED	MINIMUM 18" COVER	L3.0 DETAIL A
⊥	SCH 40 LATERAL LINE	1" SIZE MINIMUM-SEE PLAN FOR SIZES	MINIMUM 12" COVER	L3.0 DETAIL A
⊥	SCHEDULE 40 SLEEVE		2 SIZES LARGER THAN PIPE	L3.0 DETAIL A
⊥	ZONE SEPARATION LINE		2 SIZES LARGER THAN PIPE	L3.0 DETAIL A

STATION NUMBER
GALLONS PER MINUTE
VALVE SIZE
THIS IS A DOMESTIC WATER IRRIGATION SYSTEM.

LATERAL SIZING
1" = |
1.5" = ||

IRRIGATION NOTES

- SEE DETAILS FOR PROCEDURES AND MATERIALS.
- WORK SHALL FOLLOW ALL LOCAL AND STATE CODES.
- FOC. CONNECT TO THE EXISTING IRRIGATION MAINLINE AFTER THE EXISTING BACKFLOW DEVICES. INSTALL A MASTER VALVE/FLOW SENSOR AND THE SYSTEM FILTER AFTER THE BACKFLOW DEVICE AND BEFORE THE FIRST TEE IN THE MAINLINE. SYSTEM DEMAND IS 16.8 GPM AND 52.9 STATIC PSI AT THE POINT OF CONNECTION. EXISTING STATIC PRESSURE IS 40 PSI PER SCWD. TEST PRESSURE AT BACKFLOW AFTER INSTALLATION. IF EXISTING STATIC PRESSURE IS DIFFERENT THAN 62 PSI AT THE DOWNFLOW SIDE OF BACKFLOW PIT COCK, INFORM LANDSCAPE ARCHITECT IMMEDIATELY. PHONE NUMBER IS 916-681-2227. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
- ALL VALVES, QUICK COUPLERS, BOXES, AND MAJOR IRRIGATION COMPONENTS SHALL BE AS SHOWN IN THE IRRIGATION LEGEND/SPECIFICATIONS.
- MAINLINE AND LATERALS ARE DRAWN DIAGRAMMATIC AND SHALL BE INSTALLED IN PLANTER AREAS WHEREVER POSSIBLE.
- VALVES AND QCS SHALL BE LOCATED IN PLANTER AREAS WHEREVER POSSIBLE.
- INSTALL 1/2" DRIP TUBING PER MANUFACTURER'S RECOMMENDATIONS. FEED TUBING FROM PVC CONNECTIONS WITH A MAXIMUM SPACING OF 100 LF IF CENTER LOADED, AND 50 LF IN ONE DIRECTION. PLACE FLUSH VALVES AT LOWEST ELEVATION OF PLANTER, AND AT THE END OF THE LATERAL RUN.
- INSTALL 2-RAINBIRD XB-5 EMITTERS FOR 1 GALLON PLANTS AND 2-XB-10 EMITTERS FOR 5 GALLON PLANTS.
- TREES SHALL RECEIVE BUBBLERS AND DEEP WATERING TUBES PER DETAILS AND SHALL BE RUN ON SEPARATE CONTROL VALVES FROM DRIP SYSTEMS.
- FLUSH MAINLINE PRIOR TO VALVE AND QUICK COUPLER INSTALLATION. FLUSH LATERALS PRIOR TO TUBING CONNECTIONS. FLUSH DRIP TUBING PRIOR TO INSTALLATION OF FLUSH VALVES.
- IRRIGATION CONTROLLER SHALL BE PLACED ON THE WALL OF THE ELECTRICAL ROOM. OTHERS TO BRING 120V POWER TO THE CONTROLLER LOCATION. WIRELESS SOLAR SYNC SHALL BE INSTALLED WHERE IT IS UNOBSTRUCTED FROM RELIABLE WEATHER CONDITIONS. CONTROL WIRES SHALL BE HUNTER IG-1(2 WIRE). INSTALL DECODERS IN VALVE BOXES.
- PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIC IRRIGATION DEVICES.
- A THIRD PARTY IRRIGATION AUDIT SHALL BE PERFORMED AT THE CONCLUSION OF THE LANDSCAPE INSTALLATION AND SUBMITTED WITH THE CERTIFICATE OF INSTALLATION.

PRESSURE LOSS CALCULATIONS

Assumed PSI	52 psi
Design Requirement:	20 psi net
Demand:	14.8 GPM
Meter size:	1"
Line	Loss in PSI
1" Meter	2.0
1" Backflow Device	11.0
2" Master Valve	.5
2" Flow Sensor	.5
1" Control Valve	3.0
2" Sch 40 Mainline (242')	.3
1.5" Class 200 Lateral (80')	.2
1" Class 200 Lateral (245')	.9
Total Loss	18.4
PRESSURE LOSS RESULTS	
MAX Static PSI:	52.0
Design Pressure Loss:	18.4
Residual Critical Pressure:	1.0
Design Net Requirement:	20.0
RESULT	+12.6



RAW Architecture Interiors 1718 Third Street Suite 101 Sacramento California 95811

Office 916 449-1400

rmw.com

OWNER / DEVELOPER:



KAMILOS COMPANIES Transforming Communities Since 1990

11249 GOLD COUNTRY BLVD. GOLD RIVER, CA 95670

PRELIMINARY DESIGN DOCUMENTS FOR:

PROJECT KUBOTA WDC

GRANT LINE ROAD AT WATERMAN ROAD CITY OF ELK GROVE, CALIFORNIA

approved for the owner by:

approved for the architect by:

description: date: issue: A INITIAL PLANNING SUBMITTAL 12-21-2020

OWNER'S DEVELOPMENT MANAGER:

VISTA PARKS

design / build / construction 824 Berryman Court Sacramento, CA 95829 PH (916) 485-2227 FAX (916) 485-2228

drawn by: EJD plot date: 12-21-2020

checked by: JN

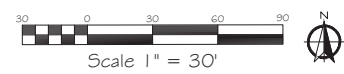
stamp



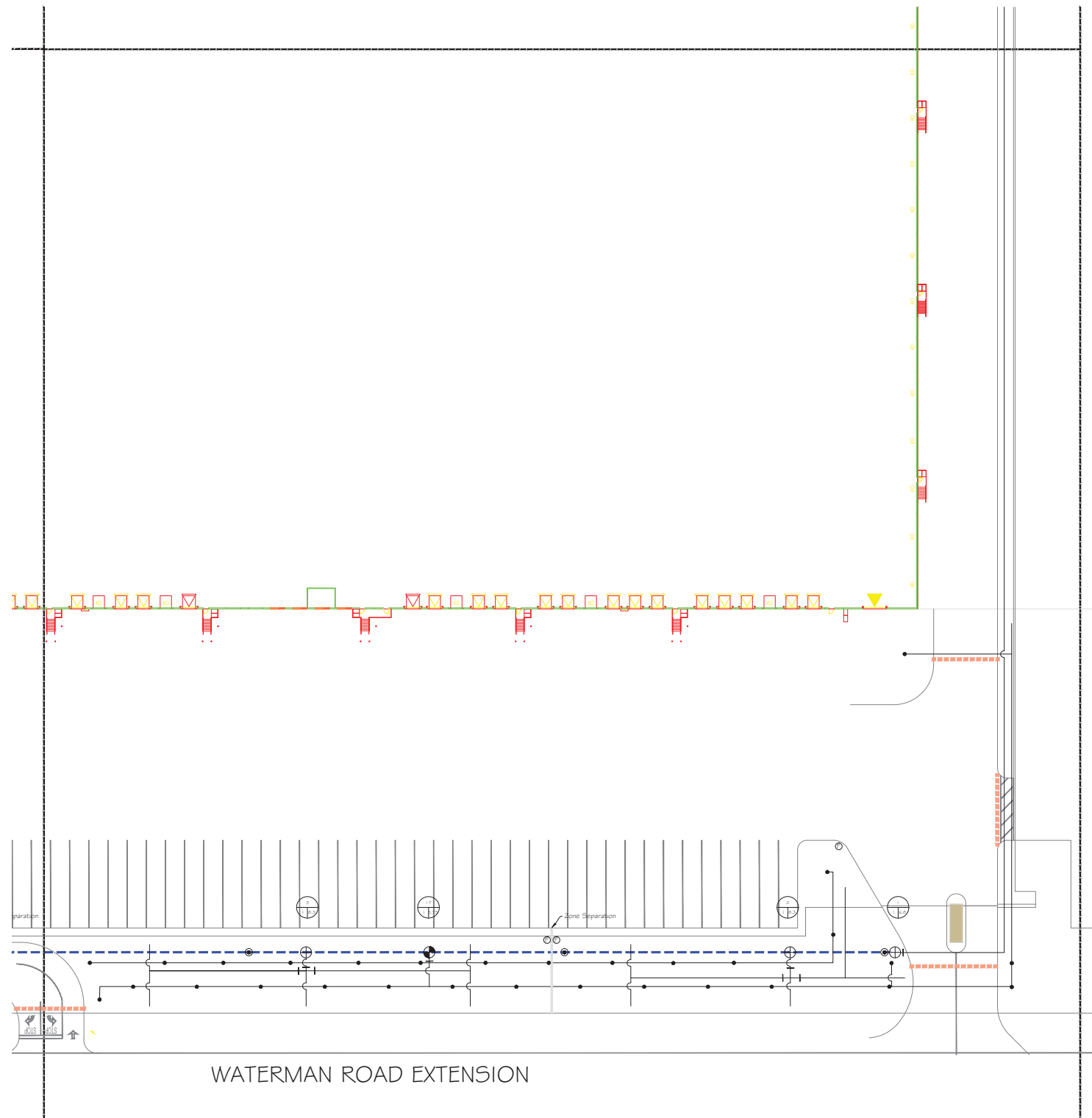
scale: AS NOTED project number: 2204029.00

Northeast Irrigation Plan

I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation plan
J.S.N. 3/22/21
Joshua S. Nash Calif. RLA #6162 Date



sheet no.: L1.3



WATERMAN ROAD EXTENSION

I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation plan
 JDN 3/22/21
 Joshua S. Nash Calif. RLA #6162 Date

IRRIGATION LEGEND

SYMBOLS	DESCRIPTION	MODEL	REMARKS	DETAIL
NOT SHOWN	DRIP-POLY PIPE	3/4" POLYETHYLENE PIPE	STAPLE AT 10' INTERVALS	L3.0, DETAIL H
NOT SHOWN	DRIP EMITTERS	RAINBIRD XB5, XB10 ZEA-5 GPH/1 GAL 2EA 1 GPH/5 GAL 3EA/1 GPH/TREE		L3.0, DETAIL H,I
○	DRIP FLUSH VALVE	1/2" POLY DRIP BALL VALVE	INSTALL IN 6" ROUND BOX	L3.0, DETAIL J
●	TREE DEEP BUBBLER	RAINBIRD RW5-M-B-C-1402 1 PER TREE W/GRN-FLAT GRATE		L3.0, DETAIL K
⊠	BACKFLOW DEVICE	1.5" BY OTHERS	INSTALLED BY OTHERS	
⊠	MASTER VALVE	2" HUNTER ICV201-G	LOCATE AFTER BACKFLOW	L3.0, DETAIL B
⊠	FLOW SENSOR	HUNTER FCT-200	LOCATE AFTER MASTER VALVE	L3.0, DETAIL C
⊠	WHOLE SYSTEM FILTER	2" AMIAD 2-T	USE JUMBO VALVE BOX	L3.0, DETAIL C
⊠	CONTROLLER	HUNTER IC-DUAL-4S OUTDOOR WALL MOUNT	LOCATE AT ELECTRICAL ROOM	L3.0, DETAIL D
⊠	DUAL DECODERS	DUAL1, DUAL2, DUAL3	PLACE IN VALVE BOX	L3.0, DET. O, R
⊠	CONTROL SENSOR	HUNTER WIRELESS SOLAR SYNC	LINE OF SIGHT TO CONTROLLER	
⊠	DRIP CONTROL VALVE	HUNTER ICZ-101-XL-40	PRESET TO 40 PSI	L3.0, DETAIL E
⊠	BUBBLER CONTROL VALVE	1" HUNTER ICV		L3.0, DETAIL F
⊠	QUICK COUPLER	RAINBIRD 33 DRC	USE 1" O' ROUND BOX	L3.0, DETAIL G
⊠	GATE VALVE	2.5" MATCO 513 BRONZE-NON RISING STEM	LOCATE AFTER FLOW SENSOR	L3.0 DETAIL P
---	2" SCH 40 MAINLINE PIPE	2.5" SIZE UNLESS NOTED	MINIMUM 18" COVER	L3.0 DETAIL A
---	SCH 40 LATERAL LINE	1" SIZE MINIMUM-SEE PLAN FOR SIZES	MINIMUM 12" COVER	L3.0, DETAIL A
---	SCHEDULE 40 SLEEVE		2 SIZES LARGER THAN PIPE	L3.0 DETAIL A
---	ZONE SEPARATION LINE		2 SIZES LARGER THAN PIPE	L3.0 DETAIL A

THIS IS A DOMESTIC WATER IRRIGATION SYSTEM.

IRRIGATION NOTES

- SEE DETAILS FOR PROCEDURES AND MATERIALS.
- WORK SHALL FOLLOW ALL LOCAL AND STATE CODES.
- CONNECT TO THE EXISTING IRRIGATION MAINLINE AFTER THE EXISTING BACKFLOW DEVICES. INSTALL A MASTER VALVE/FLOW SENSOR AND THE SYSTEM FILTER AFTER THE BACKFLOW DEVICE AND BEFORE THE FIRST TEE IN THE MAINLINE. SYSTEM DEMAND IS 16.8 GPM AND 52.9 STATIC PSI AT THE POINT OF CONNECTION. EXISTING STATIC PRESSURE IS 40 PSI PER SCWD. TEST PRESSURE AT BACKFLOW AFTER INSTALLATION. IF EXISTING STATIC PRESSURE IS DIFFERENT THAN 62 PSI AT THE DOWNFLOW SIDE OF BACKFLOW FIT COCK, INFORM LANDSCAPE ARCHITECT IMMEDIATELY. PHONE NUMBER IS 916-681-2227. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
- ALL VALVES, QUICK COUPLERS, BOXES, AND MAJOR IRRIGATION COMPONENTS SHALL BE AS SHOWN IN THE IRRIGATION LEGEND/SPECIFICATIONS.
- MAINLINE AND LATERALS ARE DRAWN DIAGRAMMATIC AND SHALL BE INSTALLED IN PLANTER AREAS WHEREVER POSSIBLE.
- VALVES AND QCS SHALL BE LOCATED IN PLANTER AREAS WHEREVER POSSIBLE.
- INSTALL 1/2" DRIP TUBING PER MANUFACTURERS RECOMMENDATIONS. FEED TUBING FROM PVC CONNECTIONS WITH A MAXIMUM SPACING OF 100 LF IF CENTER LOADED, AND 50 LF IN ONE DIRECTION. PLACE FLUSH VALVES AT LOWEST ELEVATION OF PLANTER, AND AT THE END OF THE LATERAL RUN.
- INSTALL 2-RAINBIRD XB-5 EMITTERS FOR 1 GALLON PLANTS AND 2-XB-10 EMITTERS FOR 5 GALLON PLANTS.
- TREES SHALL RECEIVE BUBBLERS AND DEEP WATERING TUBES PER DETAILS AND SHALL BE RUN ON SEPARATE CONTROL VALVES FROM DRIP SYSTEMS.
- FLUSH MAINLINE PRIOR TO VALVE AND QUICK COUPLER INSTALLATION. FLUSH LATERALS PRIOR TO TUBING CONNECTIONS. FLUSH DRIP TUBING PRIOR TO INSTALLATION OF FLUSH VALVES.
- IRRIGATION CONTROLLER SHALL BE PLACED ON THE WALL OF THE ELECTRICAL ROOM. OTHERS TO BRING 120V POWER TO THE CONTROLLER LOCATION. WIRELESS SOLAR SYNC SHALL BE INSTALLED WHERE IT IS UNOBSTRUCTED FROM RELIABLE WEATHER CONDITIONS. CONTROL WIRES SHALL BE HUNTER IG-1 (2 WIRE). INSTALL DECODERS IN VALVE BOXES.
- PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIC IRRIGATION DEVICES.
- A THIRD PARTY IRRIGATION AUDIT SHALL BE PERFORMED AT THE CONCLUSION OF THE LANDSCAPE INSTALLATION AND SUBMITTED WITH THE CERTIFICATE OF INSTALLATION.

PRESSURE LOSS CALCULATIONS

Assumed PSI	52 psi
Design Requirement	20 psi net
Demand	14.8 GPM
Meter size	1"
Unit	Loss in PSI
1" Meter	2.0
1" Backflow Device	11.0
2" Master Valve	.5
2" Flow Sensor	.5
1" Control Valve	3.0
2" Sch 40 Mainline (242')	.3
1.5" Class 200 Lateral (80')	.2
1" Class 200 Lateral (245')	.9
Total Loss	18.4
PRESSURE LOSS RESULTS	
MAX Static PSI	52.0
Design Pressure Loss	18.4
Residual Critical Pressure	1.0
Design Net Requirement	20.0
RESULT	+12.6



RAW Architecture Interiors 1718 Third Street Suite 101 Sacramento California 95811

Office 916 449-1400

rmw.com

OWNER / DEVELOPER:



KAMILOS COMPANIES Transforming Communities Since 1990

11249 GOLD COUNTRY BLVD. GOLD RIVER, CA 95670

PRELIMINARY DESIGN DOCUMENTS FOR:

PROJECT KUBOTA WDC

GRANT LINE ROAD AT WATERMAN ROAD CITY OF ELK GROVE, CALIFORNIA

approved for the owner by:

approved for the architect by:

description: INITIAL PLANNING SUBMITTAL date: 12-21-2020

Issue: A

OWNER'S DEVELOPMENT MANAGER:

VISTA PARKS design / build / construction 824 Berryman Court Sacramento, CA 95829 PH (916) 485-2227 FAX (916) 485-1228

drawn by: EJD plot date: 12-21-2020

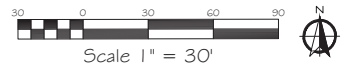
checked by: JN

stamp



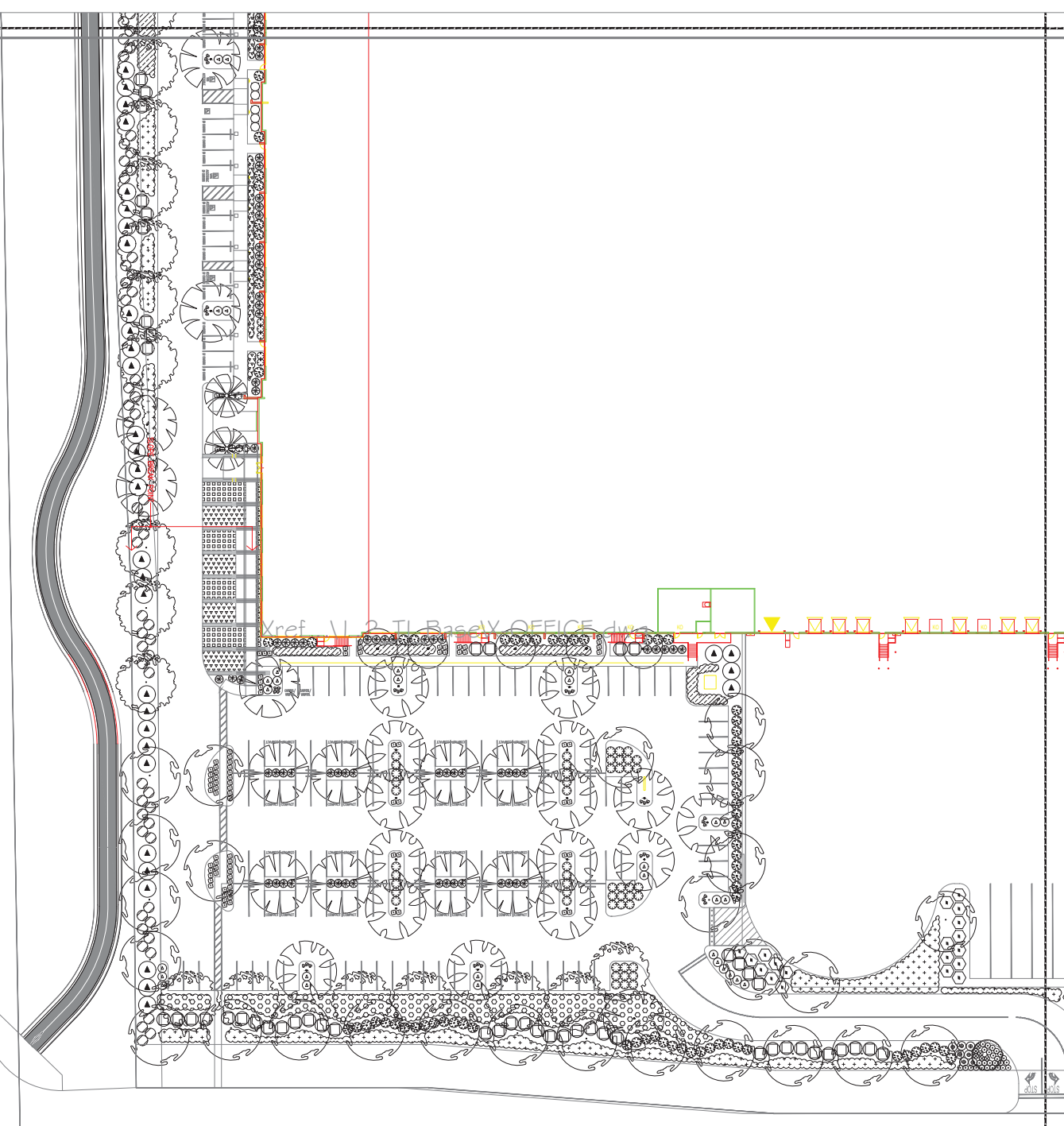
scale: AS NOTED project number: 2204029.00

Southeast Irrigation Plan



sheet no.: L1.4

GRANTLINE ROAD



WATERMAN ROAD EXTENSION

PLANT LEGEND

TREES									
	Acer p. Columnare	Norway Maple	Med	15 Gallon	10	Deciduous Shade Tree			
	Acer r. 'October Glory'	October Glory Maple	Med	15 Gallon	20	Deciduous Shade Tree			
	Arbutus manna	Strawberry Manna Tree	Low	24" box	6	Deciduous Shade Tree			
	Ginkgo b. 'Princeton Sentry'	Maidenhair Tree	Med	24" Box	6	Deciduous Shade Tree			
	Lagerstroemia f. 'Dynamite'	Crepe Myrtle	Low	24" Box	16	Flowering Accent Tree			
	Pistacia chinensis	Chinese Pistache	Low	24" Box	14	Deciduous Shade Tree			
	Quercus agrifolia	Coast Live Oak	Low	15 Gallon	16	Native Evergreen Oak			
	Quercus r. Shumardii	Shumard Oak	Low	15 Gallon	22	Deciduous Shade Tree			
	Quercus lobata	Valley Oak	Low	15 Gallon	9	Evergreen Street Tree			
	Quercus wislizenii	Live Oak-Standard	Low	24" Box	65	Native Evergreen Oak			
	Zelkova 'Village Green'	Village Green Elm	Med	15 Gallon	28	Deciduous Shade Tree			

SHRUBS

	Achillea m. 'Paprika'	Paprika Yarrow	Low	1 Gallon	3' OC	1' X 3'
	Arctostaphylos 'Sunset'	Manzanita	Low	5 Gallon	5' OC	5' X 5'
	Ceanothus 'Concha'	California Lilac	Low	5 Gallon	6' OC	6' X 6'
	Calamagrostis 'Karl Foerster'	Feather Reed Grass	Low	1 Gallon	4' OC	4' X 3'
	Ceanothus 'Skyline'	California Lilac	Low	5 Gallon	5' OC	5' X 5'
	Cistus purpureus	Purple Rockrose	Low	5 Gallon	6' OC	4' X 6'
	Grevillea canberra	Canberra Grevillea	Low	5 Gallon	6' OC	6' X 6'
	Grevillea noeli	Noel Grevillea	Low	5 Gallon	5' OC	5' X 5'
	Heteromeles arbutifolia	Toyon	Low	5 Gallon	6' OC	8' X 10'
	Lantana Gold Mound	Lantana	Low	1 Gallon	4' OC	3' X 4'
	Lavandula a. 'Tinkie Purple'	English Lavender	Low	1 Gallon	3' OC	3' X 3'
	Loropetalum 'Ever Red'	Fringe Flower	Low	5 Gallon	6' OC	6' X 6'
	Muhlebergia capillans	Pink Muhly Grass	Low	1 Gallon	4' OC	4' X 5'
	Nandina 'Gulfstream'	Heavenly Bamboo	Low	1 Gallon	3' OC	3' X 3'
	Raphiolepis 'Pink Lady'	Indian Hawthorne	Low	5 Gallon	5' OC	4' X 5'
	Rhamnus Mound 'San Bruno'	Coffeeberry	Low	5 Gallon	6' OC	3' X 6'
	Rosemarinus 'Tuscan Blue'	Tuscan Rosemary	Low	5 Gallon	5' OC	6' X 5'
	Salvia Santa Barbara	Santa Barbara Sage	Low	5 Gallon	5' OC	3' X 5'
	Teucrium chamaedrys	Germander	Low	1 Gallon	3' OC	2' X 3'
	Tulbaghia violacea	Society Garlic	Low	1 Gallon	2' OC	2' X 2'
	Westringia wynyabbie gem	Coast Rosemary	Low	5 Gallon	8' OC	6' X 8'
	Xylosma c. compacta	Compact Xylosma	Low	5 Gallon	6' OC	6' X 6'

GROUND COVER

	Baccharis Pigeons Point	Dwf. Coyote Brush	Low	1 Gallon	6' OC	3' X 6'
	Cistus 'Sunset'	Sunset Rockrose	Low	1 Gallon	5' OC	3' X 6'
	Coprosma p. 'Kirkii'	NCN	Low	1 Gallon	5' OC	2' X 5'
	Cotoneaster Coral Beauty	Bearberry	Low	1 Gallon	5' OC	1' X 6'
	Nandina 'Harbor Dwarf'	Dwf. Heavenly Bamboo	Low	1 Gallon	3' OC	1' X 4'
	Lavandula s. 'Otto Quast'	Lavender	Low	1 Gallon	3' OC	2' X 3'
	Myoporum 'Pink'	NCN	Low	1 Gallon	5' OC	1' X 8'

Landscape Planters-3" Layer of Arbor mulch in all landscape planters



RAW Architecture Interiors
1718 Third Street Suite 101 Sacramento California 95811

Office 916 449-1400

rmw.com

OWNER / DEVELOPER:



KAMILOS COMPANIES
Transforming Communities Since 1990

11249 GOLD COUNTRY BLVD. GOLD RIVER, CA 95670

PRELIMINARY DESIGN DOCUMENTS FOR:

PROJECT KUBOTA WDC

GRANT LINE ROAD AT WATERMAN ROAD CITY OF ELK GROVE, CALIFORNIA

approved for the owner by:

approved for the architect by:

description: INITIAL PLANNING SUBMITTAL date: 12-21-2020

Issue: A

OWNER'S DEVELOPMENT MANAGER:

VISTA PARKS design / build / construction
824 Serrano Court Sacramento, CA 95829
PH (916) 481-2227 FAX (916) 481-2228

drawn by: EJD plot date: 12-21-2020

checked by: JN

stamp

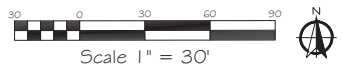


scale: AS NOTED
project number: 2204029.00

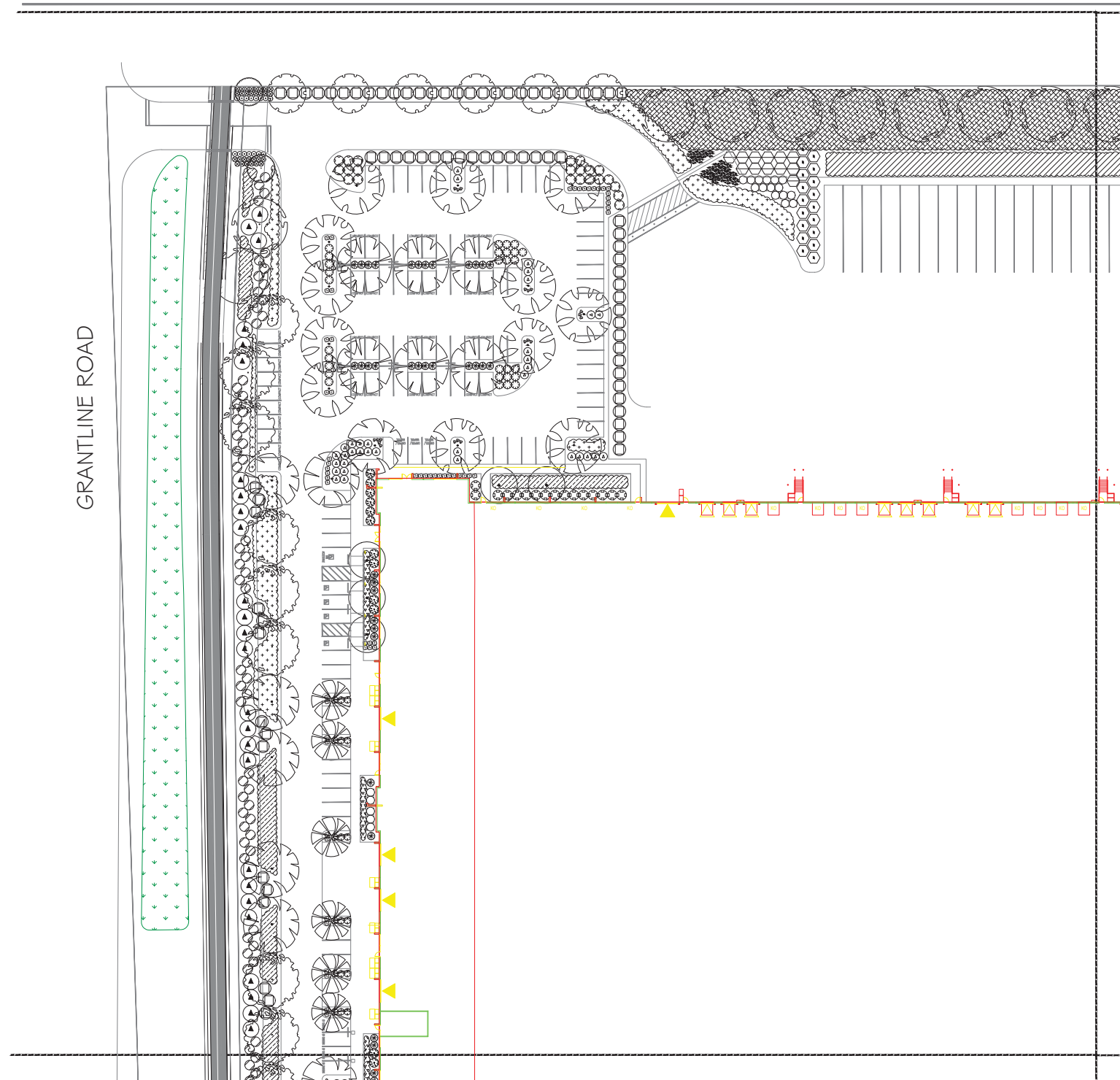
Southwest Planting Plan

I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the landscape plan

Joshua B. Nash Calif. RLA #6162 Date 3/22/21



sheet no.: L2.1



PLANT LEGEND

TREES

	Acer p. Columnare	Norway Maple	Med	15 Gallon	10	Deciduous Shade Tree
	Acer r. 'October Glory'	October Glory Maple	Med	15 Gallon	20	Deciduous Shade Tree
	Arbutus manna	Strawberry Manna Tree	Low	24" box	6	Deciduous Shade Tree
	Ginkgo b. 'Princeton Sentry'	Maidenhair Tree	Med	24" Box	6	Deciduous Shade Tree
	Lagerstroemia f. 'Dynamite'	Crepe Myrtle	Low	24" Box	16	Flowering Accent Tree
	Pistacia chinensis	Chinese Pistache	Low	24" Box	14	Deciduous Shade Tree
	Quercus agrifolia	Coast Live Oak	Low	15 Gallon	16	Native Evergreen Oak
	Quercus r. shumardii	Shumard Oak	Low	15 Gallon	22	Deciduous Shade Tree
	Quercus lobata	Valley Oak	Low	15 Gallon	9	Evergreen Street Tree
	Quercus wislizenii	Live Oak-Standard	Low	24" Box	65	Native Evergreen Oak
	Zelkova 'Village Green'	Village Green Elm	Med	15 Gallon	28	Deciduous Shade Tree

SHRUBS

	Achillea m. 'Paprika'	Paprika Yarrow	Low	1 Gallon	3' OC	1' X 3'
	Arctostaphylos 'Sunset'	Manzanita	Low	5 Gallon	5' OC	5' X 5'
	Ceanothus 'Concha'	California Lilac	Low	5 Gallon	6' OC	6' X 6'
	Calamagrostis 'Karl Foerster'	Feather Reed Grass	Low	1 Gallon	4' OC	4' X 3'
	Ceanothus 'Skylark'	California Lilac	Low	5 Gallon	5' OC	5' X 5'
	Cistus purpureus	Purple Rockrose	Low	5 Gallon	6' OC	4' X 6'
	Grevillea canberra	Canberra Grevillea	Low	5 Gallon	6' OC	6' X 6'
	Grevillea noeli	Noel Grevillea	Low	5 Gallon	5' OC	5' X 5'
	Heteromeles arbutifolia	Toyon	Low	5 Gallon	6' OC	8' X 10'
	Lantana Gold Mound	Lantana	Low	1 Gallon	4' OC	3' X 4'
	Lavandula a. 'Tunkle Purple'	English Lavender	Low	1 Gallon	3' OC	3' X 3'
	Loropetalum 'Ever Red'	Fringe Flower	Low	5 Gallon	6' OC	6' X 6'
	Muhlebergia capillans	Pink Muhly Grass	Low	1 Gallon	4' OC	4' X 5'
	Nandina 'Gulfstream'	Heavenly Bamboo	Low	1 Gallon	3' OC	3' X 3'
	Rapholepis 'Pink Lady'	Indian Hawthorne	Low	5 Gallon	5' OC	4' X 5'
	Rhamnus Mound San Bruno	Coffeeberry	Low	5 Gallon	6' OC	3' X 6'
	Rosemarinus 'Tuscan Blue'	Tuscan Rosemary	Low	5 Gallon	5' OC	6' X 5'
	Salvia Santa Barbara	Santa Barbara Sage	Low	5 Gallon	5' OC	3' X 5'
	Teucrium chamaedrys	Germander	Low	1 Gallon	3' OC	2' X 3'
	Tulbaghia violacea	Society Garlic	Low	1 Gallon	2' OC	2' X 2'
	Westringia wynyabbe gem	Coast Rosemary	Low	5 Gallon	8' OC	6' X 8'
	Xylosma c. compacta	Compact Xylosma	Low	5 Gallon	6' OC	6' X 6'

GROUNDCOVER

	Bacchans Pigeons Point	Dwf. Coyote Brush	Low	1 Gallon	6' OC	3' X 6'
	Cistus 'Sunset'	Sunset Rockrose	Low	1 Gallon	5' OC	3' X 6'
	Coprosma p. 'Kirkii'	NCN	Low	1 Gallon	5' OC	2' X 5'
	Cotoneaster Coral Beauty	Bearberry	Low	1 Gallon	5' OC	1' X 6'
	Nandina Harbor Dwarf	Dwf. Heavenly Bamboo	Low	1 Gallon	3' OC	1' X 4'
	Lavandula s. 'Otto Quast'	Lavender	Low	1 Gallon	3' OC	2' X 3'
	Myoporum 'Pink'	NCN	Low	1 Gallon	5' OC	1' X 8'

Landscape Planters-3" Layer of Arbor mulch in all landscape planters

RWW

RWW Architecture Interiors
1718 Third Street Suite 101
Sacramento California 95811

Office
916 449-1400

rmw.com

OWNER / DEVELOPER:

KAMILOS COMPANIES
Transforming Communities Since 1990

11249 GOLD COUNTRY BLVD.
GOLD RIVER, CA 95670

PRELIMINARY DESIGN DOCUMENTS FOR:

PROJECT KUBOTA WDC

GRANT LINE ROAD AT WATERMAN ROAD
CITY OF ELK GROVE, CALIFORNIA

approved for the owner by: _____

approved for the architect by: _____

description: _____ date: _____

Issue: A INITIAL PLANNING SUBMITTAL 12-21-2020

OWNER'S DEVELOPMENT MANAGER:

VISTA PARKS
design / build / construction

824 Serrano Court Sacramento, CA 95829
PH (916) 481-2227 FAX (916) 481-2228

drawn by: EJD plot date: 12-21-2020

checked by: JN

stamp



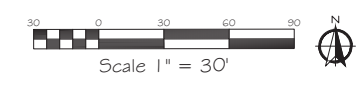
scale: AS NOTED

project number: 2204029.00

I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the landscape plan

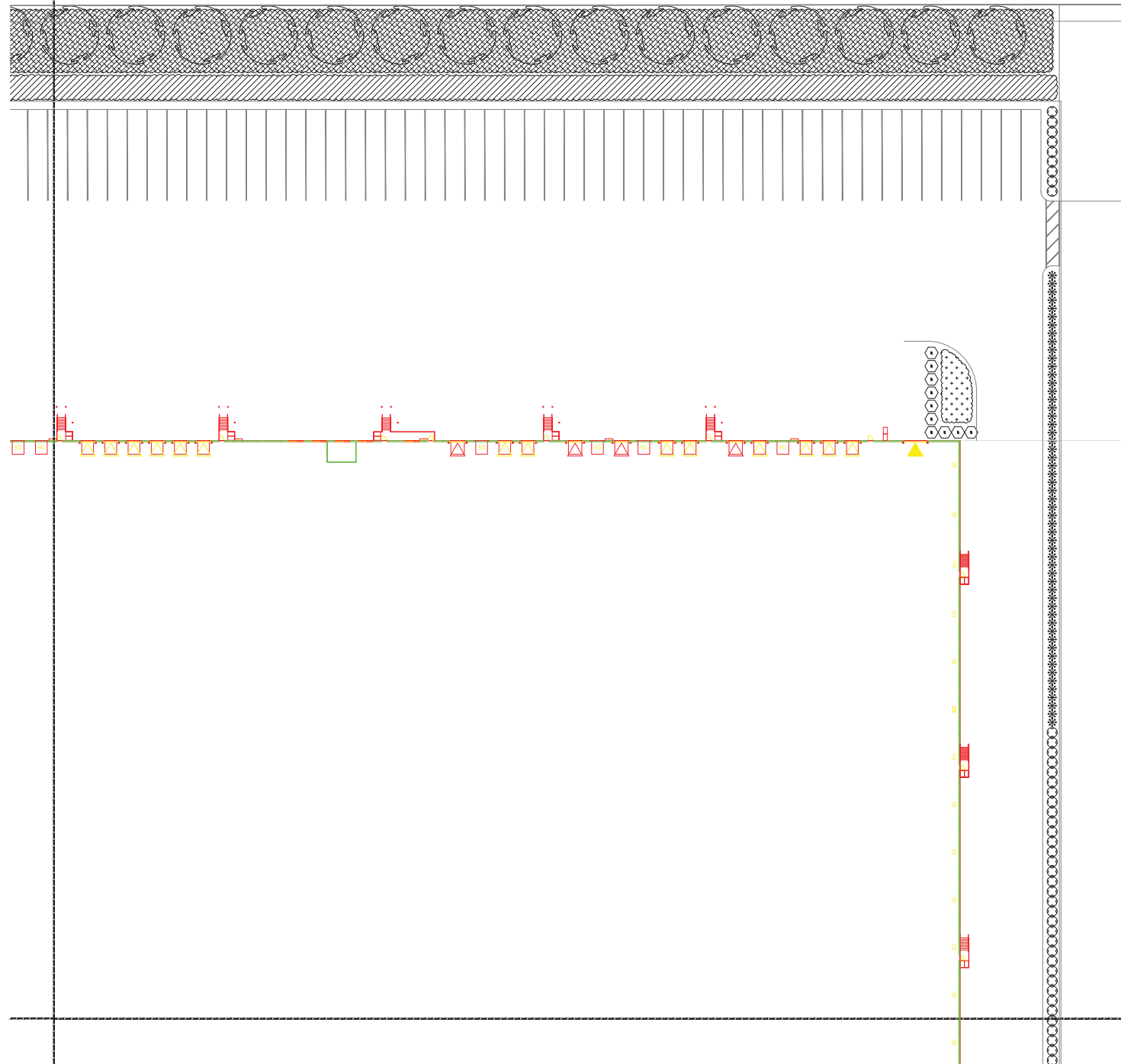
3/22/21
Joshua B. Nash Calif. RLA #6162 Date

IRRIGATION NOTES



Northwest Planting Plan

sheet no.: **L2.2**



PLANT LEGEND

TREES

	Acer p. Columnare	Norway Maple	Med	15 Gallon	10	Deciduous Shade Tree
	Acer f. 'October Glory'	October Glory Maple	Med	15 Gallon	20	Deciduous Shade Tree
	Arbutus manna	Strawberry Manna Tree	Low	24" box	6	Deciduous Shade Tree
	Ginkgo b. 'Princeton Sentry'	Maidenhair Tree	Med	24" Box	6	Deciduous Shade Tree
	Lagerstroemia f. 'Dynamite'	Crape Myrtle	Low	24" Box	16	Flowering Accent Tree
	Pistacia chinensis	Chinese Pistache	Low	24" Box	14	Deciduous Shade Tree
	Quercus agrifolia	Coast Live Oak	Low	15 Gallon	16	Native Evergreen Oak
	Quercus r. Shumardii	Shumard Oak	Low	15 Gallon	22	Deciduous Shade Tree
	Quercus lobata	Valley Oak	Low	15 Gallon	9	Evergreen Street Tree
	Quercus wislizenii	Live Oak-Standard	Low	24" Box	65	Native Evergreen Oak
	Zelkova 'Village Green'	Village Green Elm	Med	15 Gallon	28	Deciduous Shade Tree

SHRUBS

	Achillea m. 'Paprika'	Paprika Yarrow	Low	1 Gallon	3 OC	1' X 3'
	Arctostaphylos 'Sunset'	Manzanita	Low	5 Gallon	5 OC	5' x 5'
	Ceanothus 'Concha'	California Lilac	Low	5 Gallon	6 OC	6' x 6'
	Calamagrostis 'Karl Foerster'	Feather Reed Grass	Low	1 Gallon	4 OC	4' X 3'
	Ceanothus 'Skylark'	California Lilac	Low	5 Gallon	5 OC	5' x 5'
	Cistus purpureus	Purple Rockrose	Low	5 Gallon	6 OC	4' x 6'
	Grevillea canberra	Canberra Grevillea	Low	5 Gallon	6 OC	6' X 6'
	Grevillea noelli	Noel Grevillea	Low	5 Gallon	5 OC	5' X 5'
	Heteromeles arbutifolia	Toyon	Low	5 Gallon	6 OC	8' X 10'
	Lantana Gold Mound	Lantana	Low	1 Gallon	4 OC	3' X 4'
	Lavandula a. 'Twinkle Purple'	English Lavender	Low	1 Gallon	3 OC	3' X 3'
	Loropetalum 'Ever Red'	Fringe Flower	Low	5 Gallon	6 OC	6' X 6'
	Mulibergnia capillans	Pink Muihy Grass	Low	1 Gallon	4 OC	4' X 5'
	Nandina 'Gulfstream'	Heavenly Bamboo	Low	1 Gallon	3 OC	3' X 3'
	Rapholepis 'Pink Lady'	Indian Hawthorne	Low	5 Gallon	5 OC	4' X 5'
	Rhamnus Mound San Bruno	Coffeeberry	Low	5 Gallon	6 OC	3' X 6'
	Rosemarinus 'Tuscan Blue'	Tuscan Rosemary	Low	5 Gallon	5 OC	6' X 5'
	Salvia Santa Barbara	Santa Barbara Sage	Low	5 Gallon	5 OC	3' X 5'
	Teucrium chamaedrys	Germander	Low	1 Gallon	3 OC	2' X 3'
	Tulbaghia violacea	Society Garlic	Low	1 Gallon	2 OC	2' X 2'
	Westringia wynyabbie gem	Coast Rosemary	Low	5 Gallon	8 OC	6' X 8'
	Xylosma c. compacta	Compact Xylosma	Low	5 Gallon	6 OC	6' X 6'

GROUND COVER

	Baccharis Pigeons Point	Dwf. Coyote Brush	Low	1 Gallon	6 OC	3' X 6'
	Cistus 'Sunset'	Sunset Rockrose	Low	1 Gallon	5 OC	3' X 6'
	Coprosma p. 'Kiku'	NCN	Low	1 Gallon	5 OC	2' X 5'
	Cotoneaster Coral Beauty	Bearberry	Low	1 Gallon	5 OC	1' X 6'
	Nandina Harbor Dwarf	Dwf. Heavenly Bamboo	Low	1 Gallon	3 OC	1' X 4'
	Lavandula s. 'Otto Quast'	Lavender	Low	1 Gallon	3 OC	2' X 3'
	Myoporum 'Pink'	NCN	Low	1 Gallon	5 OC	1' X 8'

Landscape Planters-3" Layer of Arbor mulch in all landscape planters



RWW Architecture Interiors
1718 Third Street Suite 101
Sacramento California 95811

Office
916 449-1400

rmw.com

OWNER / DEVELOPER:



KAMILOS COMPANIES
Transforming Communities Since 1990

11249 GOLD COUNTRY BLVD.
GOLD RIVER, CA 95670

PRELIMINARY DESIGN DOCUMENTS FOR:

PROJECT
KUBOTA WDC

GRANT LINE ROAD AT WATERMAN ROAD
CITY OF ELK GROVE, CALIFORNIA

approved for the owner by:

approved for the architect by:

description :
date :
sheet :
INITIAL PLANNING SUBMITTAL
12-21-2020

OWNER'S DEVELOPMENT MANAGER:

VISTA PARKS

design / build / construction
824 Serrano Court Sacramento, CA 95829
PH (916) 485-2277 FAX (916) 485-1228

drawn by : EJD plot date : 12-21-2020

checked by : JN

stamp



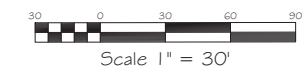
scale : AS NOTED
project number : 2204029.00

Northeast Planting Plan

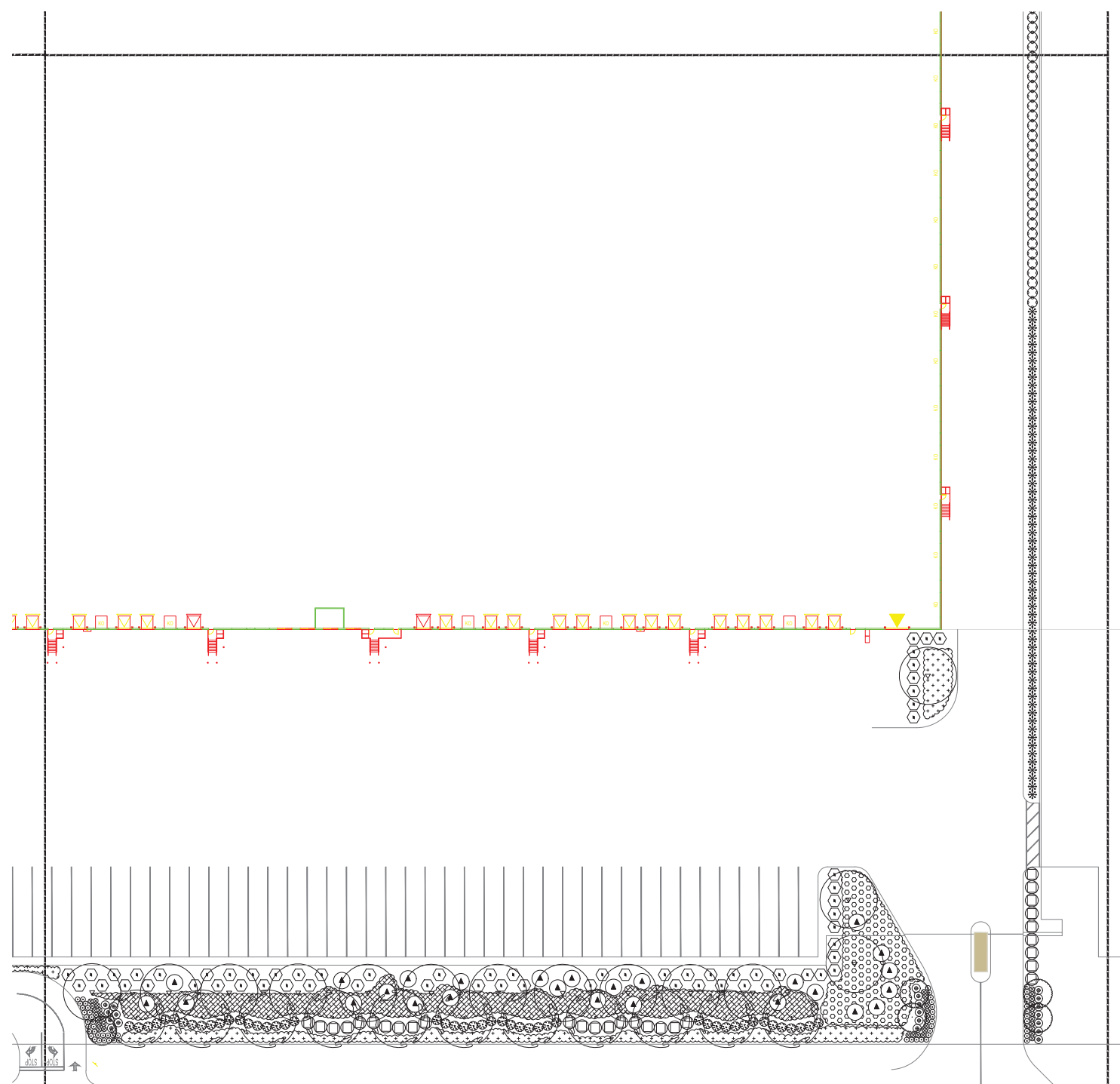
sheet no. : L2.3

I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the landscape plan

Joshua B. Nash Calif. RLA #6162 Date 3/22/21



Scale 1" = 30'



WATERMAN ROAD EXTENSION

PLANT LEGEND

TREES

	Acer p. Columnare	Norway Maple	Med	15 Gallon	10	Deciduous Shade Tree
	Acer r. 'October Glory'	October Glory Maple	Med	15 Gallon	20	Deciduous Shade Tree
	Arbutus manna	Strawberry Manna Tree	Low	24" box	6	Deciduous Shade Tree
	Ginkgo b. 'Princeton Sentry'	Maidenhair Tree	Med	24" Box	6	Deciduous Shade Tree
	Lagerstroemia f. 'Dynamite'	Crape Myrtle	Low	24" Box	16	Flowering Accent Tree
	Pistacia chinensis	Chinese Pistache	Low	24" Box	14	Deciduous Shade Tree
	Quercus agrifolia	Coast Live Oak	Low	15 Gallon	16	Native Evergreen Oak
	Quercus r. 'Shumardii'	Shumard Oak	Low	15 Gallon	22	Deciduous Shade Tree
	Quercus lobata	Valley Oak	Low	15 Gallon	9	Evergreen Street Tree
	Quercus wislizenii	Live Oak-Standard	Low	24" Box	65	Native Evergreen Oak
	Zelkova 'Village Green'	Village Green Elm	Med	15 Gallon	28	Deciduous Shade Tree

SHRUBS

	Achillea m. 'Paprika'	Paprika Yarrow	Low	1 Gallon	3' OC	1' X 3'
	Arctostaphylos 'Sunset'	Manzanita	Low	5 Gallon	5' OC	5' x 5'
	Ceanothus 'Concha'	California Lilac	Low	5 Gallon	6' OC	6' x 6'
	Calamagrostis 'Karl Foerster'	Feather Reed Grass	Low	1 Gallon	4' OC	4' X 3'
	Ceanothus 'Skyline'	California Lilac	Low	5 Gallon	5' OC	5' x 5'
	Cistus purpureus	Purple Rockrose	Low	5 Gallon	6' OC	4' x 6'
	Grevillea canberra	Canberra Grevillea	Low	5 Gallon	6' OC	6' X 6'
	Grevillea noelii	Noel Grevillea	Low	5 Gallon	5' OC	5' X 5'
	Heteromeles arbutifolia	Toyon	Low	5 Gallon	6' OC	8' X 10'
	Lantana Gold Mound	Lantana	Low	1 Gallon	4' OC	3' X 4'
	Lavandula a. 'Twinkle Purple'	English Lavender	Low	1 Gallon	3' OC	3' X 3'
	Loropetalum 'Ever Red'	Fringe Flower	Low	5 Gallon	6' OC	6' X 6'
	Muhlenbergia capillaris	Pink Muhly Grass	Low	1 Gallon	4' OC	4' X 5'
	Nandina 'Gulfstream'	Heavenly Bamboo	Low	1 Gallon	3' OC	3' X 3'
	Raphiolepis 'Pink Lady'	Indian Hawthorne	Low	5 Gallon	5' OC	4' X 5'
	Rhamnus Mound San Bruno	Coffeeferry	Low	5 Gallon	6' OC	3' X 6'
	Rosemannus 'Tuscan Blue'	Tuscan Rosemary	Low	5 Gallon	5' OC	6' X 5'
	Salvia Santa Barbara	Santa Barbara Sage	Low	5 Gallon	5' OC	3' X 5'
	Teucrium chamaedrys	Germander	Low	1 Gallon	3' OC	2' X 3'
	Tulbaghia violacea	Society Garlic	Low	1 Gallon	2' OC	2' X 2'
	Westringia wynyabbie gem	Coast Rosemary	Low	5 Gallon	8' OC	6' X 8'
	Xylosma c. compacta	Compact Xylosma	Low	5 Gallon	6' OC	6' X 6'

GROUND COVER

	Baccharis Pigeons Point	Dwf. Coyote Brush	Low	1 Gallon	6' OC	3' X 6'
	Cistus 'Sunset'	Sunset Rockrose	Low	1 Gallon	5' OC	3' X 6'
	Coprosma p. 'Kurki'	NCN	Low	1 Gallon	5' OC	2' X 5'
	Cotoneaster Coral Beauty	Bearberry	Low	1 Gallon	5' OC	1' X 6'
	Nandina 'Harbor Dwarf'	Dwf. Heavenly Bamboo	Low	1 Gallon	3' OC	1' X 4'
	Lavandula s. 'Otto Quast'	Lavender	Low	1 Gallon	3' OC	2' X 3'
	Myoporum 'Pink'	NCN	Low	1 Gallon	5' OC	1' X 8'

Landscape Planters-3" Layer of Arbor mulch in all landscape planters



RWV Architecture Interiors
1718 Third Street Suite 101
Sacramento California 95811

Office
916 449-1400

rmw.com

OWNER / DEVELOPER:



KAMILOS COMPANIES
Transforming Communities Since 1990

11249 GOLD COUNTRY BLVD.
GOLD RIVER, CA 95670

PRELIMINARY DESIGN DOCUMENTS FOR:

PROJECT KUBOTA WDC

GRANT LINE ROAD AT WATERMAN ROAD
CITY OF ELK GROVE, CALIFORNIA

approved for the owner by:

approved for the architect by:

description:

date:

Issue: A INITIAL PLANNING SUBMITTAL

12-21-2020

OWNER'S DEVELOPMENT MANAGER:

VISTA PARKS
design / build / construction
824 Serrano Court Sacramento, CA 95829
PH (916) 485-2227 FAX (916) 485-2228

drawn by: EJD plot date: 12-21-2020

checked by: JN

stamp



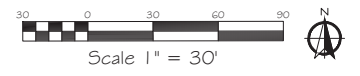
scale: AS NOTED

project number: 2204029.00

Southeast Planting Plan

I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the landscape plan

 Joshua B. Nash Calif. RLA #6162 Date 3/22/21



sheet no.: L2.4

Exhibit C

Kubota Tractor Corporation (PLNG21-026)

Conditions of Approval

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
ON-GOING				
1.	Development and operation of the proposed Project shall be consistent with the Project Description and Project Plans as provided in Exhibits A and B, incorporated herein by this reference. Deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.	On-Going	Planning	
2.	This action does not relieve the Applicant of the obligation to comply with all ordinances, statutes, regulations, and procedures.	On-Going	Planning	
3.	The Applicant, or Successors in Interest (hereinafter referred to as the Applicant) shall indemnify, protect, defend, and hold harmless the City, its officers, officials, agents, employees, and volunteers from and against any and all claims, damages, demands, liability, costs, losses or expenses including without limitation court costs, reasonable attorney's fees and expert witness fees arising out of this Project including challenging the validity of this Application/permit or any environmental or other documentation related to approval of this application.	On-Going	Planning	
4.	As to any fee, dedication, reservation, or exaction established by these conditions of approval that are subject to the Mitigation Fee Act, notice is hereby given pursuant to California Government Code Section 66020(d) that the 90-day period in which you may protest the fees set forth herein has begun to run as of the date of approval of this Project. Other limitations periods may apply. The City reserves all rights.	On-Going	Planning	

Exhibit C

Kubota Tractor Corporation (PLNG21-026)

Conditions of Approval

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
5.	<p>Except as otherwise specified or provided for in the Project plans or in these conditions, the Project shall conform to the development standards and design requirements adopted by the City of Elk Grove, specifically including but not limited to the following:</p> <ul style="list-style-type: none"> • The Elk Grove Zoning Code (Title 23 of the EGMC) • EGMC Chapter 14.10 (Water Efficient Landscape Requirements) • EGMC Title 16 (Building and Construction) • EGMC Title 22 (Land Development) 	On-Going	Planning	
6.	<p>The Applicant shall design and construct all improvements in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and to the reasonable satisfaction of the City. All street improvements shall include vertical curb and gutter, except as approved by the City, in which case street improvements shall include rolled curb and gutter. Specific locations on median(s) that require emergency vehicle access will be evaluated during review and acceptance of the Improvement Plans.</p> <p>Public sewer, water, and other utility infrastructure shall be designed and constructed with the standards of the appropriate utility.</p>	On-Going	Engineering SCWA SASD SMUD PG&E	
7.	<p>The Applicant shall pay all plan check fees, impact fees, or other costs as required by the City, the Cosumnes Community Services District (CCSD), Sacramento Area Sewer District (SASD), Sacramento County Water Agency (SCWA), or other agencies or services providers as established by law.</p>	On-Going	Planning Engineering Building CCSD SCWA SASD	

Exhibit C

Kubota Tractor Corporation (PLNG21-026)

Conditions of Approval

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
8.	<p>Approval of this Project does not relieve the Applicant from the requirements of subsequent permits and approvals, including but not limited to the following as may be applicable:</p> <ul style="list-style-type: none"> • Grading Permit and Improvement Plans • Building Permit and Certificate of Occupancy • Requirements of the Sacramento Metropolitan Air Quality Management District • Fire Department review for permits and/or occupancy 	On-Going	Planning Engineering Building CCSD SCWA SASD	
9.	<p>The development approved by this action is subject to the Mitigation Monitoring and Reporting Program (MMRP) adopted as part of the Multi-Sport Complex and Southeast Industrial Annexation Area SEIR as it applies to this Project.</p>	On-Going	Planning	
10.	<p>Any trash enclosures shall be locked when not in use and well maintained at all times.</p>	On-Going	Code Enforcement, Planning	
11.	<p>SMUD has existing overhead 69kV and/or 12kV facilities along Grant Line Rd., the eastern and northern parcel boundary, and on the project parcel at various points that shall remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 95 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.</p>	On-Going	SMUD	

Exhibit C

Kubota Tractor Corporation (PLNG21-026)

Conditions of Approval

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
12.	SMUD has planned underground 12kV facilities along new Waterman Rd. and Grant Line Rd. that shall remain. The Applicant shall be responsible for maintaining all CalOSHA and State of California Public Utilities Commission General Order No. 128 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.	On-Going	SMUD	
13.	Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.	On-Going	SMUD	
14.	In the event the Applicant requires the relocation or removal of existing SMUD facilities on the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.	On-Going	SMUD	
15.	SMUD reserves the right to use any portion of its easements on the subject property and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.	On-Going	SMUD	
16.	Water supply will be provided by the Sacramento County Water Agency.	On-Going	SCWA	

Exhibit C

Kubota Tractor Corporation (PLNG21-026)

Conditions of Approval

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
PRIOR TO IMPROVEMENT PLANS				
17.	The City may allow for issuance of the Grading Permit and Building Foundation Permit prior to submittal or issuance of the Improvement Plans. In order for the City to do so, the Applicant shall prepare an operational program report for handling of the storm drainage through the course of construction until the Project outfall solution is implemented. The report shall address how storm water runoff will be managed during the grading operation and until such time the Project storm water improvements are completed. The report shall specifically address how the Project site and the partially constructed detention basin shall be dewatered following a storm event. All shall be demonstrated to the satisfaction of the City.	Grading and Foundation Permits	Engineering Public Works	
18.	Applicant shall prepare and submit a sufficient Project Drainage Report to the satisfaction of the City and in accordance with City of Elk Grove Storm Drainage Master Plan, Improvement Standards, General Plan, and any other applicable drainage master plans or studies, including the Multi-Sport Park Complex and Grant Line Industrial Area Drainage Mater Plan. Phased drainage improvements may be allowed, subject to review and approval by the Development Services Director, in their sole discretion, provided such improvements demonstrate an ability to serve the Project. The Project Drainage Report shall specify what phased improvement shall be constructed and how they will be operated, including any interim pumping facilities (location, size, and operating characteristics), maintenance, stormwater flows in the 5, 10, and 100-year events, and capacity and characteristics of the Grant Line Ditch.	Improvement Plans	Engineering Public Works	

Exhibit C

Kubota Tractor Corporation (PLNG21-026)

Conditions of Approval

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
19.	The Applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan in accordance with the City of Elk Grove Improvement Standards and most recent version of the Stormwater Quality Design Manual for the Sacramento Region. The Applicant shall also submit a separate maintenance manual describing proper maintenance practices for the specific treatment controls to be constructed.	Improvement Plans or Grading Permit(s), whichever occurs first	Engineering Public Works	
20.	The Applicant shall provide procedures to accommodate Hydromodification requirements. Low Impact Development (LID) features adopted in the Sacramento Region Stormwater Quality Manual (Manual) shall be implemented for the Project. All the designs shall be consistent with the design examples prescribed in the latest edition of the Manual.	Improvement Plans or Grading Permit(s), whichever occurs first	Engineering Public Works	
21.	Prior to issuance of the Improvement Plans, the size of the potable water loop shown on the Project plans (currently shown as 12") shall be verified relative to pending amendments to the Southeast Industrial Area Water Master Plan. Based upon the results of that update, the Applicant shall upsize that pipeline as determined necessary, in the sole discretion and to the satisfaction of the City to ensure adequate fire flow capacity to the Plan area.	Improvement Plans	Engineering	

Exhibit C

Kubota Tractor Corporation (PLNG21-026)

Conditions of Approval

<u>Conditions of Approval</u>		<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
22.	Construction measures for the Project and/or on-site work shall be subject to the local requirements for land disturbance and the MMRP adopted as part of the Multi-Sport Complex and Southeast Industrial Annexation Area SEIR, including, but not limited to the mitigation of any biological impacts through South Sacramento Habitat Conservation Plan. This includes compliance with requirements for any pre-construction surveys from a qualified biologist for biological resources prior to tree removal or earth moving activities associated with construction as required by the MMRP.	Prior to Improvement Plans or Grading Permit(s), whichever occurs first.	Planning	
23.	All water lines shall be located within a public right-of-way or within easements dedicated to SCWA. Easements shall be reviewed and approved by Sacramento County Water Agency prior to Improvement Plan approval.	Improvement Plans	SCWA	
24.	No water supply mains shall be located under structures such as box culverts and bridges. If the Project will build box culverts and bridges to the ultimate width, water mains shall cross above ground attached to the side of the structure. Structures shall be designed accordingly. If the ultimate width is not being built, water mains shall cross underground routed outside of and around the ultimate structure footprint. Fifteen-foot wide water main easements shall be dedicated for the portion outside of public right-of-way. The crossing shall be approved by the Agency Engineer. Underground crossings and attachments to structures shall be included in the environmental impact analysis. Additional environmental permitting and other associated costs will be at applicant's expense.	Improvement Plans	SCWA	

Exhibit C

Kubota Tractor Corporation (PLNG21-026)

Conditions of Approval

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
25.	Destroy all abandoned wells on the Project site in accordance with the requirements of the Sacramento County Environmental Health Division. Clearly show all abandoned/destroyed wells on the improvement plans for the project. Prior to abandoning any existing agricultural wells, applicant may use water from agricultural wells for grading and construction.	Improvement Plans	SCWA	
26.	The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-feet wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.	Improvement Plans	SMUD	
27.	The Applicant shall dedicate any private drive, ingress, and egress easement, (and 10-feet adjacent thereto) as a public utility easement for overhead and underground facilities and appurtenances All access roads shall meet minimum SMUD requirements for access roads.	Improvement Plans	SMUD	
28.	In the event the City requires an Irrevocable Offer of Dedication (IOD) for future roadway improvements, the Applicant shall dedicate a 12.5-foot public utility easement (PUE) for overhead and/or underground facilities and appurtenances adjacent to the City's IOD.	Improvement Plans	SMUD	

Exhibit C

Kubota Tractor Corporation (PLNG21-026)

Conditions of Approval

29.	Preliminary electrical demand estimates based on light industrial manufacturing and the proposed building square footage indicate that the project may require a 69kV service from SMUD's sub-transmission system.	Improvement Plans	SMUD	
30.	The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found	Improvement Plans	SMUD	

Exhibit C
Kubota Tractor Corporation (PLNG21-026)
Conditions of Approval

<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
at: https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services			

Exhibit C

Kubota Tractor Corporation (PLNG21-026)

Conditions of Approval

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
31.	When new water mains are extended along streets where hydrants are not needed for protection of structures, fire hydrants shall be provided at not less than 1000-foot intervals and at each intersection for transportation hazards.	Improvement Plans	CCSD Fire	

Exhibit C

Kubota Tractor Corporation (PLNG21-026)

Conditions of Approval

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
32.	Commercial developments are required to provide fire flow from a public water system that meet the fire flow requirements of the California Fire Code. Commercial developments more than 10,000 square feet (single building or the aggregate of multi-building complexes) require a minimum 10-inch looped fire main to supply on-site fire hydrants. Larger mains may be required due to fire flow requirements or fire suppression system needs. This on-site fire main shall be connected to the municipal water supply at two approved, remotely located points of connection. Also see COA #20.	Improvement Plans	CCSD Fire	
33.	Fire department access routes shall be constructed to a 20-foot minimum width, 26-foot minimum width on two intersecting sides for aerial operations, 25 feet wide through the turns, and no parking on either side. Routes shall provide a minimum 13-foot 6-inch vertical clearance and turning radii of 25feet inside and 50 feet outside (25 feet wide at turn). Routes shall be paved and capable of supporting at least 80,000 pounds gross vehicle weight in all weather conditions. The slope for access roadways shall not exceed 10% for asphalt and 5% for concrete. The angle of approach and angle of departure shall not exceed eight degrees. The use of turf-block, grass-crete or similar alternate road surfaces is not approved for installation for fire apparatus access routes.	Improvement Plans	CCSD Fire	

Exhibit C

Kubota Tractor Corporation (PLNG21-026)

Conditions of Approval

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
34.	Fire department access in circumference of the building shall be provided to the satisfaction of the fire department.	Improvement Plans	CCSD Fire	
35.	Fire apparatus access roads for aerial fire apparatus shall be provided for all buildings exceeding 30 feet in height. Aerial apparatus access roads shall be provided on at least two intersecting building sides. Overhead utility and power lines shall not be located over aerial apparatus access roads or between the access road and the building. Shade trees shall not interfere with aerial operations. Underground vaults or utility boxes shall not be located within designated aerial operations areas to avoid conflict with outriggers. The unobstructed width of aerial apparatus roads shall not be less than 26 feet. Aerial apparatus access roads shall be located in relation to buildings as follows: a. Buildings up to 40-ft in height, located a minimum of 14-feet from building b. Buildings 41 to 50-ft in height, located a minimum of 20-feet from building c. Buildings 51 to 60-ft in height, located a minimum of 27-feet from building d. Buildings 61-ft in height and greater, located a minimum of 33-feet from building	Improvement Plans	CCSD Fire	
36.	"NO PARKING FIRE LANE" signs and/or red painted curbs shall be installed in accordance with the California Fire Code and to the satisfaction of the fire department.	Improvement Plans	CCSD Fire	

Exhibit C**Kubota Tractor Corporation (PLNG21-026)****Conditions of Approval**

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
37.	Standard fire civil engineering requirements, standard fire architectural comments, and fire standards for gates and barriers apply to this Project and shall be included in the Project design. Project shall conform to the adopted building standards at the time of plan submittal for Building Permit.	Improvement Plans	CCSD Fire	
38.	Prior to the SUBMITTAL OF Sewer IMPROVEMENT PLANS: The project has a Level 2 sewer study currently under review. For this project, SASD requires a Level 3 sewer study prior to the submittal of improvement plans for plan check to SASD. The sewer study shall demonstrate the quantity of discharge and any "flow through sewage" along with appropriate pipe sizes and related appurtenances from this subject and other upstream areas and shall be done in accordance with SASDs' most recent "Minimum Sewer Study Requirements". The study shall be done on a no "Shed-Shift" basis unless approved by SASD in advance and in compliance with SASD Design Standards	Improvement Plans	SASD	
39.	Prior to the APPROVAL OF Sewer IMPROVEMENT PLANS: Alignment of all main lines and structures must provide a minimum of 1 foot vertical clearance and 5 feet horizontal clearance from all other utilities and improvements. Sewer is to be located a minimum of 10 feet (measured horizontally) from any structure or footing. Show public sanitary sewer and water supply facilities in accordance with the Health and Safety Code.		SASD	
40.	Prior to the APPROVAL OF Sewer IMPROVEMENT PLANS: SASD requires each building on each lot with a sewage source to have a separate connection to SASD's sewer system. If there is more than one building in any single parcel and the parcel is not proposed for split, then each building on that parcel must have a separate connection to a private onsite sewer line or a separate		SASD	

Exhibit C

Kubota Tractor Corporation (PLNG21-026)

Conditions of Approval

<u>Conditions of Approval</u>		<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
	connection to the SASD public sewer line. These improvements must be shown on the plans.			
41.	Prior to the SUBMITTAL of IMPROVEMENT PLANS: The project area must be annexed into both the SASD and Regional Sanitation Service Districts.		SASD	
PRIOR TO OR IN CONJUNCTION WITH BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY				
42.	The existing 10-foot SMUD Easement (20140620 O.R. 907) shall be quitclaimed prior to the issuance of the first Building Permit.	1 st Building Permit	Engineering	
43.	<p>The Applicant shall comply with the City's Climate Action Plan (CAP), as described in the Project Description, and related measures of the MMRP and the Air Quality Mitigation Plan, including but not limited to the following:</p> <ul style="list-style-type: none"> • Include a 15% improvement over Title 24 California Green Building Standards Code; • Solar ready roof; • Provide bicycle parking racks for 5% of visitors; and • Install nine electric vehicle (EV) charging stations and nine "EV Ready" parking stalls. • Provide "EV Ready" locations for future recharging of delivery trucks/semi trucks. • Any new forklifts, manlifts, carts, and utility vehicles shall, to the extent feasible, be electric. • Use Low VOC paints. 	Building Permit	Planning	

Exhibit C

Kubota Tractor Corporation (PLNG21-026)

Conditions of Approval

<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
44. The existing 32-foot Access Easement (20140506 O.R. 594; the Mahon Easement) within the Project shall be abandoned and relocated to the satisfaction of the City and in consultation with and consent of Mahon. It is intended that the relocated easement be along the southerly boundary of the detention basin to the satisfaction of the City and CCSD Fire Department, coterminous with the basin maintenance access path. As such, the access path shall comply with the design standards of the City and CCSD Fire for vehicle width, weight, and all-weather access.	Building Permit	Engineering	
45. The Applicant shall design and construct the off-site detention basin consistent with the City's Multi-Sport Park Complex and Grant Line Industrial Area Drainage Master Plan, the Project's drainage study, and to the reasonable satisfaction of the City.	Building Permit	Engineering	
46. Prior to issuance of the Tenant Improvement Permit, the Applicant shall construct the drainage improvements provided in the Project Drainage Report pursuant to Condition 18. Should the Project construct a pump station, the pump, electrical connection, pad, fuel tank(s), and any other apparatus used to operate the pump station shall be installed to the satisfaction of the City. The Applicant shall provide a means of maintaining and operating the pump station, to the satisfaction of the City, which may include an annual operating deposit to the City or some other form of surety as approved by the City.	Tenant Improvement Permit	Engineering	
47. The Applicant shall pay a fair-share cost, as determined by the City, towards the design and construction of the ultimate drainage improvements in accordance with the City's Multi-Sport Park Complex and Grant Line Industrial Area Drainage Master Plan. Such fair-share cost, if any, shall be as stipulated in a Reimbursement Agreement.	Building Permit	Engineering	

Exhibit C

Kubota Tractor Corporation (PLNG21-026)

Conditions of Approval

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
48.	<p>The Applicant shall design and improve the easterly half-section of Waterman Road extension plus the inside lane and shoulder on the southbound approach, from Grant Line Road to the southerly boundary of the Mahon access road based on a 74-foot Minor Arterial street section and consistent with the Southeast Industrial Area Transportation Master Plan. A 25-foot wide landscape corridor with an 8-foot sidewalk shall also be designed and installed adjacent to Waterman Road along the Project's frontage.</p> <p>The Applicant shall install appropriate road transitions, including all necessary signing and striping, to the reasonable satisfaction of the City. Transitions will be evaluated and determined by the City during Improvement Plan review.</p>	Building Permit	Engineering	
49.	<p>The Applicant shall design and improve the expanded intersection on Waterman Road extension at the Waterman Road and Grant Line Road intersection in accordance with City of Elk Grove Improvement Standards and to the reasonable satisfaction of the City.</p>	Building Permit	Engineering	
50.	<p>The Applicant shall design and construct the southerly driveway on Waterman Road in anticipation of this location as a future signalized intersection. Consistent with the limits of work of Waterman Road, the intersection work includes the easterly half section and left turn access into the Project. It shall also include conduit for future traffic signals and interconnect to Grant Line Road. Design and improvements shall be consistent with the City Improvement Standards to the reasonable satisfaction of the City.</p>	Building Permit	Engineering	

Exhibit C

Kubota Tractor Corporation (PLNG21-026)

Conditions of Approval

<u>Conditions of Approval</u>		<u>Timing/Implementation</u>	<u>Enforcement/Monitoring</u>	<u>Verification (date and Signature)</u>
51.	The Applicant shall construct temporary turnarounds at dead-end of Waterman Road extension to the satisfaction of the City and the CCSD Fire Department.	Building Permit	Engineering CCSD Fire	
52.	The Applicant shall design and construct the right-turn pocket on Grant Line Road onto the Project site with a 90-foot taper and 150-foot pocket as shown on the plans to the reasonable satisfaction of the City.	Building Permit	Engineering	
53.	The Applicant shall dedicate, design, and construct an emergency vehicle access path along the easterly property line, extending from the northerly Grant Line Road driveway south to the southern limits of the Storm Water Detention Basin. The access path shall comply with the design standards of the City and CCSD Fire for vehicle width, weight, and all-weather access. Fair-share cost for this improvement, if any, shall be as stipulated in a Reimbursement Agreement.	Building Permit	Engineering CCSD Fire	
54.	The Applicant shall: (1) approve (a) the formation of a new or annexation into an existing community facilities district ("CFD") and (b) an annual CFD special tax; or (2) deposit a sum money, as determined by the Cosumnes Community Services District ("CCSD"), sufficient for the CCSD to fund a portion of the cost of the CCSD's costs of providing ongoing fire and emergency services, maintenance, operation, and repair and replacement of fire facilities, apparatus, and equipment. Any costs for the formation of the new or annexation into an existing CFD, and approval of such annual CFD special taxes, or administration of the sum of money deposited to fund the CCSD's costs of providing ongoing fire and emergency services, shall be paid from the annual CFD special taxes or the sum of money deposited with the CCSD. In the event that the Applicant fails to approve an annual CFD special tax or	Tenant Improvement Permit	CCSD Fire	

Exhibit C

Kubota Tractor Corporation (PLNG21-026)

Conditions of Approval

<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
deposit a sum of money as provided for herein for such purposes for the CCSD, no further building permits for the property shall be issued, or approval of the Improvement Plan shall be provided.			
55. The Applicant shall reconstruct any damaged curb, gutter, sidewalk and/or pavement caused by construction-related activities associated with the Project site. If pavement replacement is necessary, as determined by the City, the Applicant may be required to grind, overlay, and/or slurry seal the damaged portion(s) in accordance with the City Improvement Standards and to the satisfaction of the City. The Applicant shall schedule an inspection with the City to document the pre-construction condition of existing surface infrastructure adjacent to and near the Project.	Building Permit	Engineering	
56. The Applicant shall reconstruct any existing ADA compliance improvements adjacent to the Project to meet current standards.	Building Permit	Engineering	
57. The Applicant shall provide separate public water service to each building.	Building Permit	SCWA	

Exhibit C**Kubota Tractor Corporation (PLNG21-026)****Conditions of Approval**

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
58.	The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, or similar).	Building Permit	SMUD	
59.	The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services .	Building Permit	SMUD	
60.	The Applicant shall serve the proposed Project and electric vehicle charging stations from their dedicated electricity distribution system.	Building Permit	SMUD	
61.	Prior to the ISSUANCE OF A BUILDING PERMIT: The owner must contact Permit Services Unit at PermitServices@sacsewer.com or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits	Building Permit	SASD	
62.	Water mains and fire hydrants designated for the Project shall be installed, tested, flushed, inspected, and able to provide the required fire flow prior to combustible construction.	Prior to Combustible Construction	CCSD Fire	

Exhibit C

Kubota Tractor Corporation (PLNG21-026)

Conditions of Approval

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
63.	Required roadways, fire access lanes, street signs, and addresses shall be installed prior to combustible construction or on-site storage of combustible materials. Required roadways shall be capable of supporting 80,000 pounds gross vehicle weight in all-weather conditions. All-weather is defined as at least one layer of asphalt or concrete that is designed to carry the imposed weight load of fire apparatus.	Prior to Combustible Construction	CCSD Fire	
64.	Project shall provide a building Knox Remote Power Box shunt trip installed inside the fire control room that would shut down building power, including back up power, solar power, stored energy, and any automated equipment, except that power supporting the fire protection systems.	Prior to Combustible Construction	CCSD Fire	
65.	The Applicant shall provide for on-site emergency vehicle access around the building to the satisfaction of CCSD Fire. Access shall be in perpetuity as evidenced by an easement recorded against the property to the satisfaction of CCSD Fire and any gates shall be fitted with Knox box access consistent with CCSD standards.	Prior to Combustible Construction	CCSD Fire	

Exhibit C

Kubota Tractor Corporation (PLNG21-026)

Conditions of Approval

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
66.	Approved radio coverage for emergency responders shall be provided. A test conducted by a licensed contractor shall be performed at building or Project completion, but prior to final inspection and issuance of a certificate of occupancy, to determine if the public safety communication system is adequate for emergency responder radio coverage. Buildings that cannot support the required level of radio coverage shall be equipped with a distributed antenna system with FCC certified signal boosters. Plans and permits required.	Certificate of Occupancy	CCSD Fire	
67.	The Project area shall annex into the Maintenance Mello-Roos Community Facilities District 2006-1 (CFD) , to fund the Project's fair share of landscape related maintenance costs associated with public parkways, public parks, open space, landscape setbacks, bike and other paths, landscaped medians in and adjacent to roadways, maintenance and operation of a community center, sports (including aquatic) facilities, cultural arts center, and water features, and maintenance of other related facilities. The annexation process can take several months, so applicants should plan accordingly. The application fee and completed application for the annexation is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax. For further information regarding this CFD, see http://www.elkgrovecity.org/city_hall/departments_divisions/finance/mello_roos_cfds/ .	Tenant Improvement Permit	Finance Department	

Exhibit C

Kubota Tractor Corporation (PLNG21-026)

Conditions of Approval

<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement/ Monitoring</u>	<u>Verification (date and Signature)</u>
68. The project area shall annex into the Storm Water Drainage Fee Zone 2 to fund a portion of the additional costs for storm water drainage and run-off maintenance related to serving the new development. The annexation process can take several months, so applicants should plan accordingly. The completed application for the annexation is due prior to the Resolution of Intention to Levy Storm Water Drainage Fee Zone 2 assessments. For further information on this District, see http://www.codepublishing.com/CA/elkgrove/#!/ElkGrove15/ElkGrove1510.html#15.10 .	Tenant Improvement Permit	Finance Department	

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2021-224

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO) ss
CITY OF ELK GROVE)

I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on August 11, 2021 by the following vote:

AYES: **COUNCILMEMBERS:** *Singh-Allen, Hume, Spease, Suen*

NOES: **COUNCILMEMBERS:** *Nguyen*

ABSTAIN: **COUNCILMEMBERS:** *None*

ABSENT: **COUNCILMEMBERS:** *None*



Jason Lindgren, City Clerk
City of Elk Grove, California