CITY OF LINCOLN
DESIGN REVIEW BOARD
July 23, 2026

*** SPECIAL MEETING ***

Matt Alves, Police Chief
Ronee Briley, Public Appointee
Vin Cay, City Engineer
Sean Freitas, City Manager Designee
Michelle Hutchinson, Planning Commission Appointee
Anthony Mejia, Fire Chief
Efren Sanchez, City Planner

AS A COURTESY, PLEASE TURN OFF ALL CELL PHONES & ELECTRONIC DEVICES DURING THE MEETING

BOARD / COMMISSION / COMMITTEE

2:00 PM
***** SPECIAL MEETING *****

First Floor Conference Room
City Hall, 600 Sixth Street
Lincoln, CA 95648

or attend via
ZOOM
register by using this link:
https://us06web.zoom.us/webinar/register/WN__janb1GkRuuBnta63jHtSA
or participate by calling US: +1 (669) 900-6833
use ID# 891 8724 3342 and use *9 to raise hand to speak

1. CALL TO ORDER

2. ROLL CALL

3. CITIZENS ADDRESSING THE COMMITTEE (Within the subject matter jurisdiction of the Board / Committee)

4. PROJECTS UNDER REVIEW

4.A Recommend Planning Commission to approve the Heartland at Hidden Hills Production Homes Design Review (Thomas Cruickshank)

4.B Recommend Planning Commission to approve the Auburn Ravine Estates Production Homes - Epick 1 & 2 Design Review (Thomas Cruickshank)

4.C Recommend Planning Commission to approve the 1905 Aviation Boulevard Specific Development Plan / Development Permit (Design Review) (Thomas Cruickshank)

5. ADJOURNMENT

NOTE: *Materials related to an item on this Agenda submitted to the Council/Redevelopment Successor Agency after distribution of the agenda packet are available for public inspection in the City Clerk's office at 600 Sixth Street, Lincoln, CA during normal business hours. Such documents are also available on the City of Lincoln's website at https://www.lincolnca.gov/ subject to staff's availability to post the documents before the meeting.*

In compliance with the American with Disabilities Act, the City will provide special assistance for disabled members of the public. The meeting room is wheelchair accessible and disabled parking is available. If you have a disability and need a disability-related modification or accommodation to participate in the meeting, please contact the City Clerk's Office at (916) 434-2490. As a courtesy, please make every effort to inform the Clerk of your needs at least 24 hours prior to the meeting so the City may make reasonable arrangements to ensure accessibility to this meeting.

Pursuant to applicable laws and regulations, including without limitation, California Government Code Section 65009 and/or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (including any action regarding planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, the public hearing.

Levine Act Provisions -- The Levine Act requires a party (or the party's agent(s)) to a proceeding before the City of Lincoln that involves any action or consideration to their contract, license, permit, or other entitlement for use, to disclose any campaign contribution made to City elected or appointed officer totaling more than $500 within the 12 months before the City decision. This includes contributions to Councilmembers, Planning Commissioners and members of other City boards and commissions.

STAFF REPORT

Item Number 4.A

SUBJECT:	Recommend Planning Commission to approve the Heartland at Hidden Hills Production Homes Design Review (Thomas Cruickshank)
SUBMITTED BY:	Tom Cruickshank
DEPARTMENT:	Community Development
DATE:	July 23, 2026

BACKGROUND/INTRODUCTION:

Design Review of Heartland at Hidden Hills residential development will consist of (14) lots in which Fieldstone Communities is proposing to build three floor plans with three elevations per plan and one floor plan with one elevation type. The plans range from 2,247 sf to 3,250 sf. The elevation styles will feature Stratford Modern, Santa Barbara, and Farmhouse styles, creating varied architectural character throughout the neighborhood.

The project site lies within the adopted Village 1 Specific Plan area of the City of Lincoln. The development is positioned east of Silverado Trail, with seven homes located along Trailhead Lane and the remaining seven located off Basecamp Court. These homes will be constructed on land bordered by the Hidden Hills neighborhood to the north, west, and south, with the planned Leavell Ranch development situated to the east. APN: 021-274-026. (Property Owner: Edward Johanson; Applicant: Aaron Ross-Swain, Fieldstone Communities).

ATTACHMENTS:

Attachment 1 - Project Location.pdf

Attachment 2 - Design Review Set.pdf

Attachment 1 - Project Location

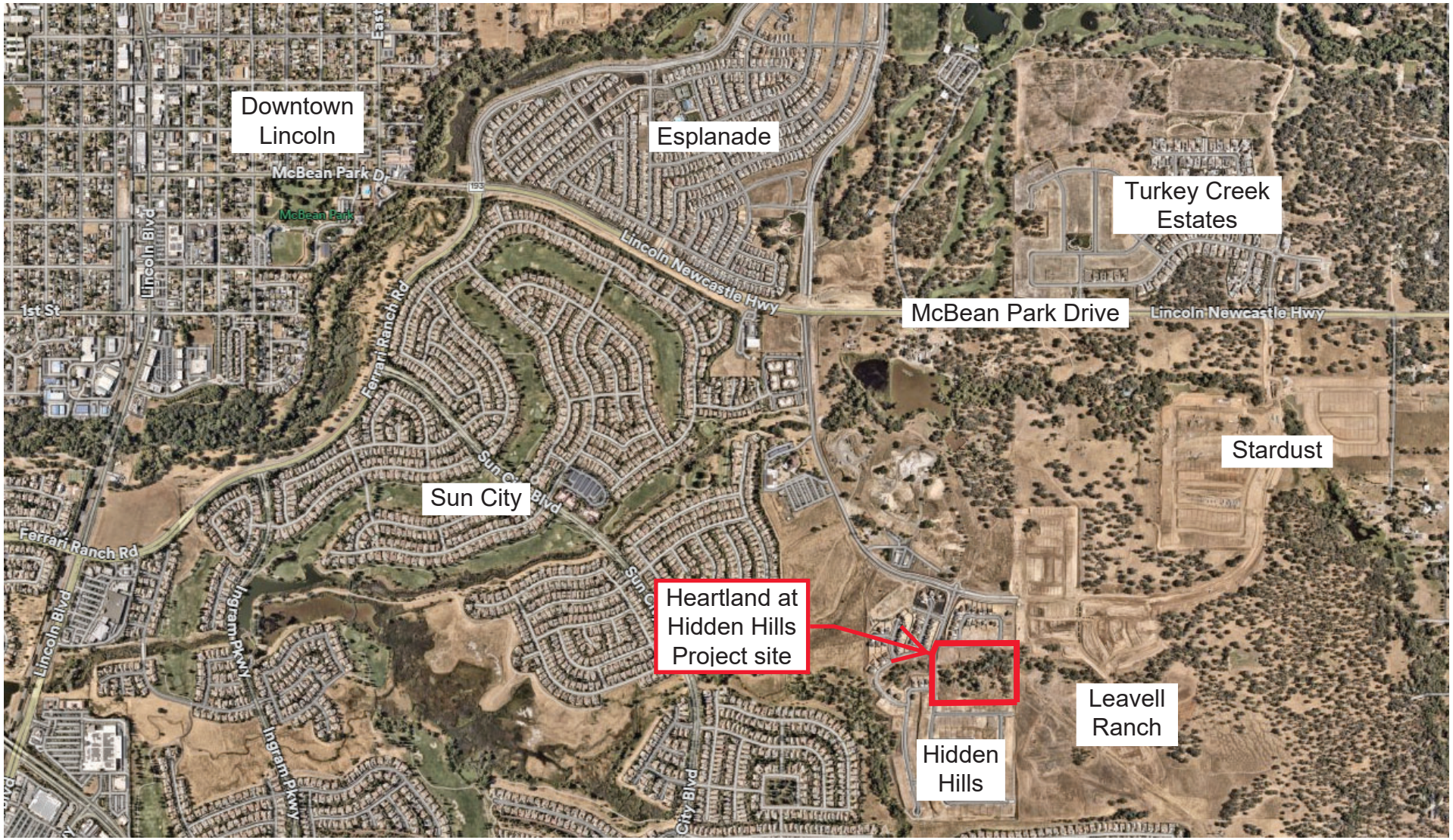
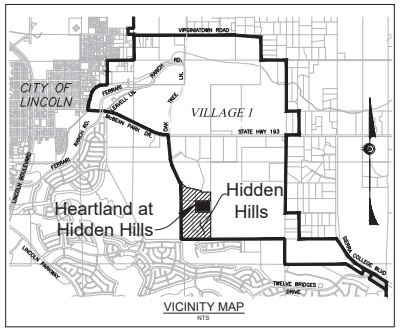


Exhibit B

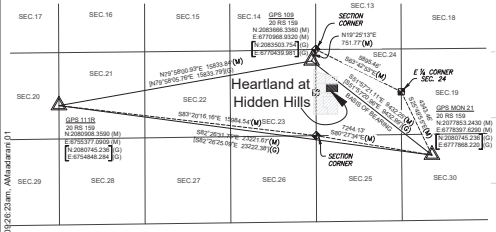


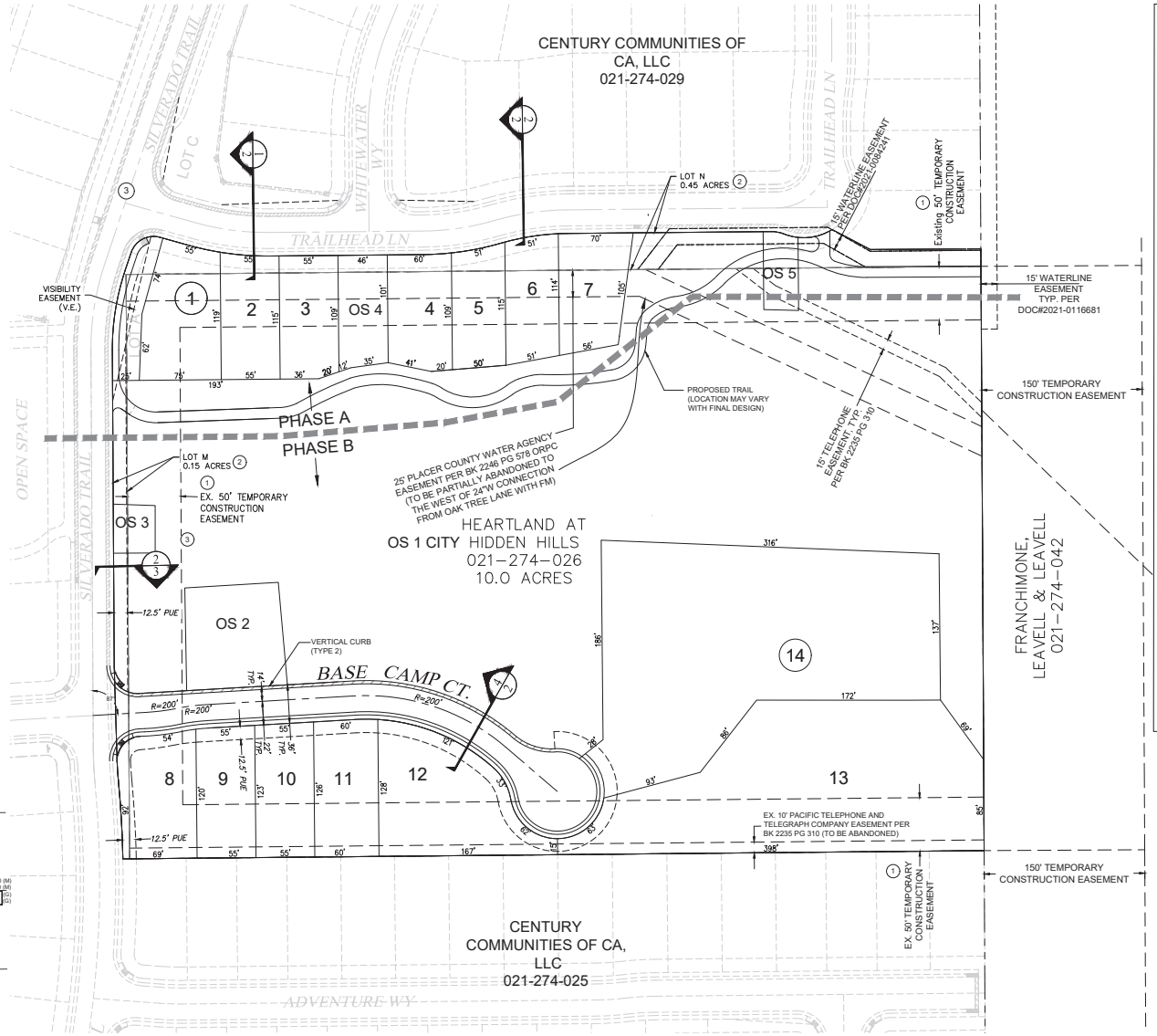
NOTES:

1. PARCEL LINES AND AREAS MAY BE ADJUSTED AT THE TIME OF THE FINAL MAP, PROVIDED THE GENERAL LOTTING SCHEME IS PRESERVED AND NO NEW ADDITIONAL RESIDENTIAL PARCELS ARE CREATED, SUBJECT TO THE APPROVAL OF THE CITY OF LINCOLN. PROPOSED NUMBER OF RESIDENTIAL LOTS MAY BE REDUCED AT TIME OF FINAL MAP.
2. PURSUANT TO GOVERNMENT CODE SECTION 56456.1, THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS BASED UPON THIS TENTATIVE MAP. THE FILING OF A FINAL MAP ON A PORTION OF THIS TENTATIVE MAP SHALL NOT INVALIDATE ANY PART OF THIS TENTATIVE MAP.
3. THE RESIDENTIAL LOTS SHOWN ON THIS TENTATIVE MAP ARE TENTATIVE AND MAY BE MODIFIED TO FIT THE FINAL BUILDING DESIGN AT THE TIME OF THE FINAL MAP.
4. ACCESS, PUBLIC UTILITY, AND LANDSCAPE AND MAINTENANCE EASEMENT LOTS SHOWN OR IMPLIED IN THIS TENTATIVE MAP ARE TENTATIVE AND MAY BE MODIFIED AT THE TIME OF THE FINAL MAP.
5. ALL UTILITY SYSTEMS ILLUSTRATED ON THIS TENTATIVE MAP ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE AT THE TIME OF IMPROVEMENT PLANS.
6. GRADING SHOWN ON THIS TENTATIVE MAP IS TENTATIVE AND SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN OF GRADING PLANS.
7. PARK FEES SHALL BE BASED UPON THE NUMBER OF LOTS SHOWN ON THE FINAL MAP.
8. MINIMUM LOT DIMENSIONS PER VILLAGE 1 GENERAL DEVELOPMENT PLAN.
9. ALL EXISTING STRUCTURES ARE TO BE REMOVED PRIOR TO SUBSEQUENT DEVELOPMENT.
10. ALL NON-STANDARD ITEMS MUST BE JUSTIFIED AND MITIGATED FOR AND REQUIRE CITY-ENGINEER APPROVAL. IF NON-STANDARD ITEMS ARE NOT SPECIFICALLY IDENTIFIED ON THE TENTATIVE MAP, THEY ARE SPECIFICALLY NOT APPROVED.

SURVEYOR'S STATEMENT:

THE BOUNDARY SHOWN HEREON IS BASED ON THE LEGAL DESCRIPTION AS DESCRIBED IN FIDELITY NATIONAL TITLE REPORT ORDER NUMBER 01004732-010-PA-SLO DATED AUGUST 10, 2021. ALL EASEMENTS SHOWN IN THE REPORT ARE SHOWN HEREON OR IF AN EASEMENT IS NOT PLOTTABLE OR BLANKET, A NOTE TO THAT AFFECT IS SHOWN HEREON. ANY PUBLIC EASEMENTS TO BE ABANDONED ARE SHOWN AS "TO BE ABANDONED WITH THE FINAL MAP".





TENTATIVE MAP INFORMATION

DEVELOPER/ OWNER:	EDWARD JOHNSON and ELIZABETH JOHNSON 3400 DOUGLAS BLVD., SUITE 270 ROSEVILLE, CA 95661 (916) 406-7627
ENGINEER/ PLANNER:	FRAYJI DESIGN GROUP, INC. 1316 BLUE OAKS BOULEVARD ROSEVILLE, CA 95678 (916) 782-3000
ASSESSOR'S PARCEL NO.S:	021-274-026
ACREAGE:	
HEARTLAND:	10.0 ± AC
LOT M:	0.15 ± AC
LOT N:	0.45 ± AC
TOTAL ACREAGE:	10.6 ± AC
EXISTING ZONE:	VLDR, VOS, VPR, VR, LSC
PROPOSED ZONE:	VLDR, VOS, LSC
LOT SUMMARY:	SMALL LOT TENTATIVE MAP 14 SINGLE FAMILY LOTS SMALLEST: 5,560 S.F. LARGEST: 54,316 S.F. AVERAGE: 12,991 S.F. LSC LOT A: 1,545 S.F. PORTION LOT M: 1,058 S.F. PORTION LOT N: 872 S.F. TOTAL: 3,475 S.F. OS 1: 223,698 S.F. PORTION LOT M: 3,142 S.F. PORTION LOT N: 7,852 S.F. TOTAL: 234,692 S.F. OS 2: 8,724 S.F. TOTAL: 8,724 S.F. OS 3: 1,155 S.F. PORTION LOT M: 605 S.F. TOTAL: 1,760 S.F. OS 4: 4,046 S.F. PORTION LOT N: 732 S.F. TOTAL: 4,778 S.F. OS 5: 1,270 S.F. PORTION LOT N: 1,052 S.F. TOTAL: 2,322 S.F.

DENSITY:

	DU	ACRES
VLDR : 2.9 DU/ACRE	14	4.8

SERVICE PROVIDERS	
SCHOOL DISTRICTS:	WESTERN PLACER UNIFIED SCHOOL DISTRICT, K-12
PARKS & RECREATION:	CITY OF LINCOLN
POLICE & FIRE PROTECTION:	LINCOLN POLICE DEPT./ LINCOLN FIRE DEPT.
SANITARY SEWER:	CITY OF LINCOLN
DOMESTIC WATER:	CITY OF LINCOLN
STORM DRAIN:	CITY OF LINCOLN
ELECTRICITY:	PACIFIC GAS & ELECTRIC CO.
TELEPHONE:	AT&T
CABLE:	WAVE COMMUNICATIONS / CABLE CO.

NOTES:

1. TCE WILL BE REMOVED UPON COMPLETION OF HIDDEN HILLS CONSTRUCTION, AND PRIOR TO RECORDATION OF HEARTLAND FINAL MAP.
2. PARCELS M(0.15AC) AND N(0.45AC) BEING CREATED WITH HIDDEN HILLS FINAL MAP, WILL BE SUBDIVIDED TO CREATE THE PROPOSED LOTS.
3. EXISTING ACCESS BEING REALIGNED TO BE SILVERADO TRAIL WITH HIDDEN HILLS FINAL MAP.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SAME AS THE BASIS OF BEARINGS AS SHOWN ON THE LINCOLN GPS CONTROL NETWORK, RECORDED AS RECORD OF SURVEY #3069 IN BOOK 20, PAGE 159 OF SURVEYS, OFFICIAL RECORDS OF PLACER COUNTY. (SEE 'CITY OF LINCOLN CONTROL DETAIL ON SHEET 4) BEING: S51°57'21"E

FRAYJI DESIGN GROUP
CIVIL ENGINEERING | PLANNING | SURVEYING

Cover Sheet
Tentative Subdivision Map

Heartland at Hidden Hills

City of Lincoln, California April 02, 2025

REGISTERED PROFESSIONAL ENGINEER TONY J. FRAYJI NO. 57285 CIVIL STATE OF CALIFORNIA

0 50' 100' 200'
SCALE 1"=50'

SHEET 1 OF 4

I:\Drafting\21169-Dobach\Tentative Map\TM 01.dwg, 04/02/25 09:26:23am, AMastarani p1

/Users/jsallai/Library/CloudStorage/Egnyte-dsandr/Shared/02 PROJECTS/FIELDSTONE COMMUNITIES/25089 HEARTLAND AT HIDDEN HILLS/01 DESIGN/02 WORKING FILES/02 LAYOUT/01 SD/DRSP/25089_A0_COVER_30x42L

HEARTLAND AT HIDDEN HILLS

SINGLE FAMILY HOMES

Fieldstone Communities LLC

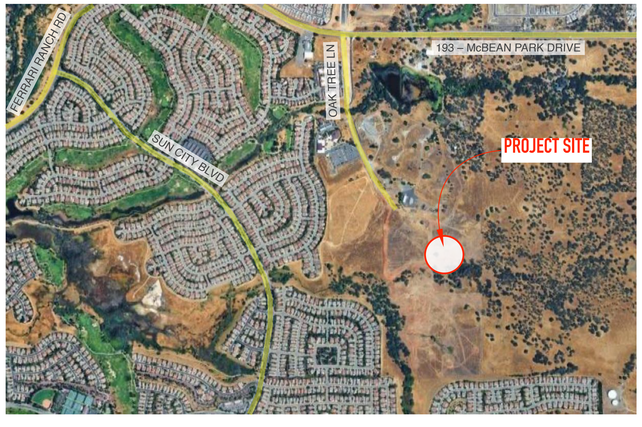
JEFFREY DeMURE + ASSOCIATES
ARCHITECTS PLANNERS

LINCOLN, CALIFORNIA
06.12.2026 I DESIGN REVIEW SUBMITTAL

VICINITY MAP



CONTEXT MAP



PROJECT TEAM

APPLICANT
FIELDSTONE COMMUNITIES
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JEFFREY DeMURE + ASSOCIATES
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LANDSCAPE ARCHITECT
ROACH & CAMPBELL
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SACRAMENTO, CALIFORNIA 95825
CONTACT: DAVID CAMPBELL
PHONE: 916.827.4020
EMAIL: DAVID@ROACHCAMPBELL.COM

SHEET INDEX

A0.0	COVER SHEET
L1.1	PRELIMINARY LANDSCAPE TYPICALS
L1.2	PRELIMINARY LANDSCAPE TYPICALS
L1.3	OVERALL COMMUNITY MAP AND STREET TREE LIST
A1.1	TYPICAL PLOTTING PLAN
A1.2	PRELIMINARY LOT FIT
A1.2	SCHEMATIC RENDERINGS
A1.3	SCHEMATIC RENDERINGS
A2.1	SCHEMATIC FLOOR PLAN I PLAN 1 – 2,247 SF
A2.2	SCHEMATIC ELEVATIONS I PLAN 1 – ‘STRATFORD MODERN’
A2.3	SCHEMATIC ELEVATIONS I PLAN 1 PATIO OPTION – ‘STRATFORD MODERN’
A2.4	SCHEMATIC ELEVATIONS I PLAN 1 – ‘SANTA BARBARA’
A2.5	SCHEMATIC ELEVATIONS I PLAN 1 PATIO OPTION – ‘SANTA BARBARA’
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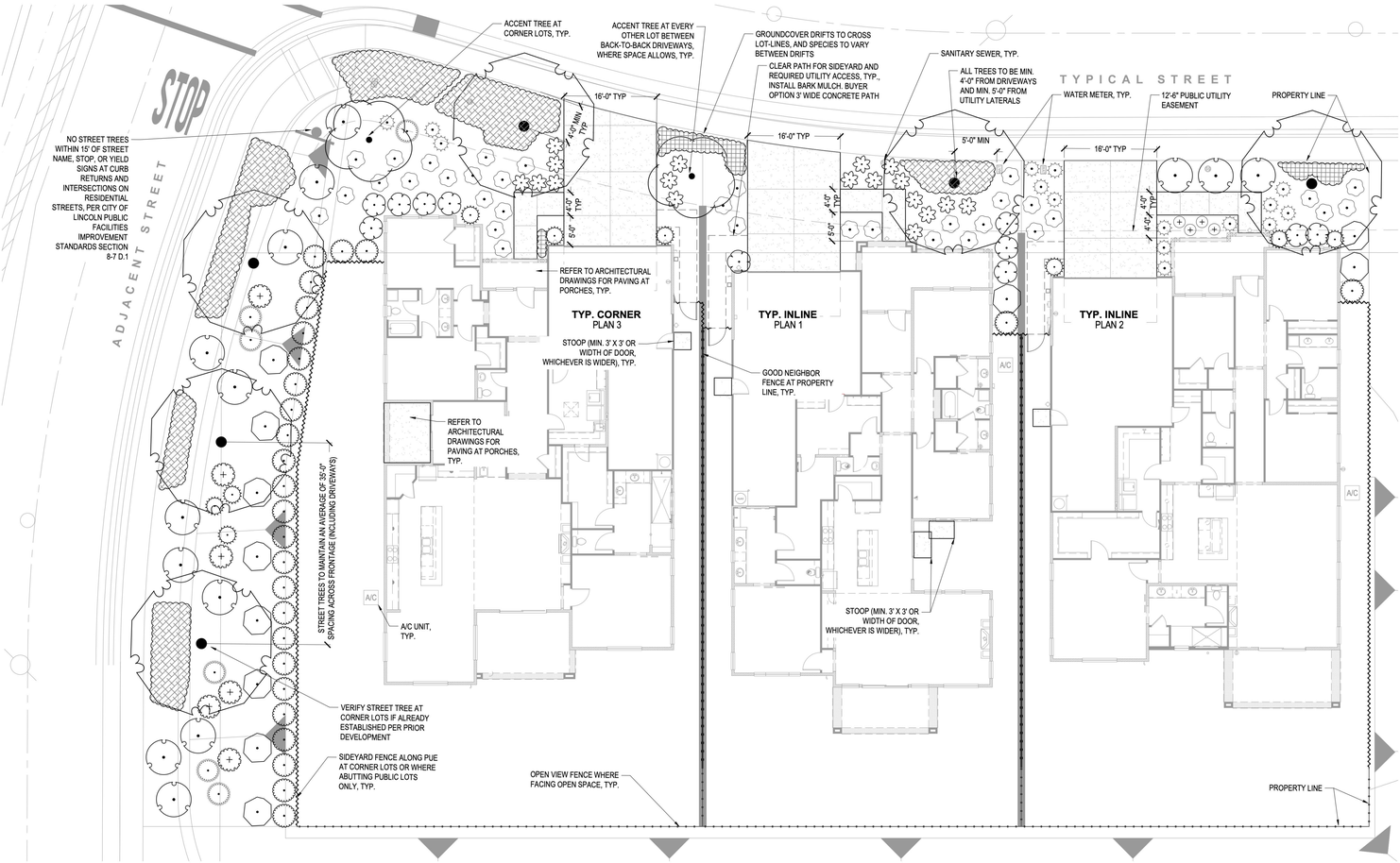
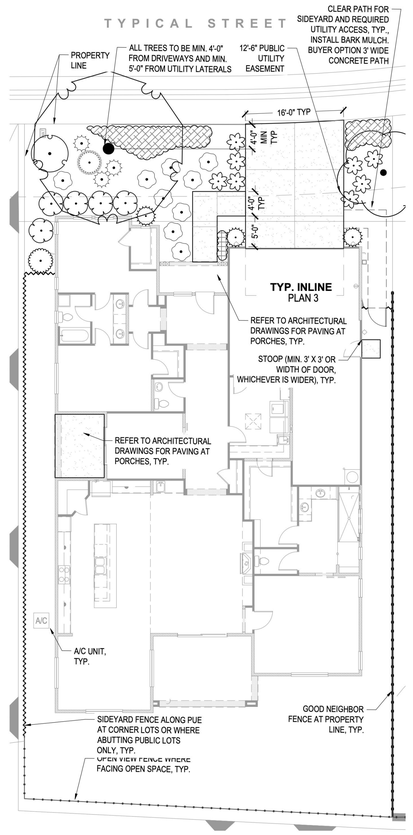
A5.3	SCHEMATIC ROOF PLANS I PLAN 4
A6.1	COLOR + MATERIALS – ‘STRATFORD MODERN’
A6.2	COLOR + MATERIALS – ‘SANTA BARBARA’
A6.3	COLOR + MATERIALS – ‘TRADITIONAL FARMHOUSE’
A6.4	COLOR + MATERIALS – ‘TRADITIONAL FARMHOUSE’





PRELIMINARY LANDSCAPE DESIGN CONCEPT

Heartland at Hidden Hills is a proposed community of single family residences. As part of an overall City of Lincoln Village 1 master-planned community, interest and variation is provided through the various differing styles (elevations) of single family residential homes, while a consistent palette of planting unites the public-facing landscaped areas of the project.

Within the landscape of *Heartland*, all plant types emphasize flowering species. Combined with striking seasonal and year-round leaf color planting selections provide a diverse range of color and texture. Front yard planting shown is indicative of builder-installed landscape, within a typical streetscape scene, though house placement and plan mix may vary.

Planting will include a mixed palette of plants, from low foreground planting to large background shrubs. Turf is replaced by swaths of low-growing groundcover, emphasizing low-water use and sustainable principles. Tree species shall be coordinated with the city's street tree list and supplemented with appropriately-sized species, and verified upon submittal of construction documents.

All planting and irrigation will conform to the City's Water Efficient Landscape Ordinance (per lot). Point-source drip emitters will be used to irrigate shrubs and groundcover. Irrigation controllers will include weather sensors, and be self-adjusting (smart). All other requirements of the ordinance will be followed, including a minimum 3" deep layer of bark mulch in all non-turf planter areas.

All planting and irrigation will follow the City of Lincoln Village 1 Specific Plan and General Development Plan.

PRELIMINARY PLANT LEGEND

T1 — 11
STREET TREES: SINGLE SPECIES AT EACH STREET SELECTED FOR SHADE AND MODERATE CANOPY GROWTH. SEE COVER SHEET FOR STREET TREE DESIGNATIONS.

ACER RUBRUM 'FRANKSRED' / RED SUNSET® MAPLE	15 GAL., M
PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE	15 GAL., L
ZELKOVA SERRATA 'GREEN VASE' / SAWLEAF ZELKOVA	15 GAL, M

T2 — 3
ACCENT TREES: SMALLER SIZE SUITABLE FOR PLANTING ADJACENT HOMES. LOCATED NEAR FRONT WALK BUT NOT DIRECTLY IN LINE WITH DOORS OR WINDOWS

ARBUTUS X 'MARINA' / MARINA STRAWBERRY TREE STANDARD	15 GAL., L
CERCIS CANADENSIS 'OKLAHOMA' / OKLAHOMA REDBUD	15 GAL., L
CHIONANTHUS RETUSUS / CHINESE FRINGE TREE	15 GAL., M
LAGERSTROEMIA INDICA 'NATCHEZ' / WHITE CRAPE MYRTLE	15 GAL., L
MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM DWARF SOUTHERN MAGNOLIA	15 GAL., M

T4 — 6
LARGE OAKS TO BE USED IN BROADER LANDSCAPE AREAS

QUERCUS LOBATA / VALLEY OAK	15 GAL., L
QUERCUS WISLIZENII / INTERIOR LIVE OAK	15 GAL., VL

S1 — 62
VERTICAL SCREENING SHRUBS - UPRIGHT HABIT, USED AGAINST WALLS, FENCES, ETC.

DODONAEA VISCOSA 'PURPUREA' / PURPLE HOPSEED BUSH	5 GAL., L
ELAEOCARPUS DECIPIENS 'MONPROUD' / LITTLE EMPEROR™ JAPANESE BLUEBERRY TREE	5 GAL., L
LAURUS X 'SARATOGA' / SARATOGA HYBRID LAUREL	5 GAL., L
LIGUSTRUM COMPACTUM / COMPACT PRIVET	5 GAL., L
PODOCARPUS MACROPHYLLUS 'MAKI' / MAKI YEW PODOCARPUS	5 GAL., M
PRUNUS CAROLINIANA "COMPACTA" / DWARF CAROLINA LAUREL	5 GAL., L

S2 — 74
LARGE, EVERGREEN SHRUBS 4'-6' USED AS FOUNDATION PLANTING, BACKGROUND PLANTING, AND FOR SCREENING.

ARBUTUS UNEDO 'COMPACTA' / COMPACT STRAWBERRY TREE	5 GAL., L
ARCTOSTAPHYLOS DENSIFLORA 'HOWARD MCMINN' / HOWARD MCMINN MANZANITA	5 GAL., L
GREVILLEA ROSMARINIFOLIA 'SCARLET SPRITE' / SCARLET SPRITE ROSEMARY GREVILLEA	5 GAL., L
PITTOSPORUM TOBIRA 'VARIEGATA' / VARIEGATED MOCK ORANGE	5 GAL., M
PRUNUS LAUROCERASUS 'OTTO LUYKEN' / LUYKENS LAUREL	5 GAL., M
RHAMNUS CALIFORNICA 'EVE CASE' / CALIFORNIA COFFEEBERRY	5 GAL., L
RHAPHIOLEPIS INDICA 'JACK EVANS' / INDIAN HAWTHORN	5 GAL., M
TEUCRIUM FRUTICANS 'AZUREUM' / AZURE BUSH GERMANDER	5 GAL., L
VIBURNUM TINUS 'SPRING BOUQUET' / SPRING BOUQUET LAURUSTINUS	5 GAL., M
WESTRINGIA FRUTICOSA 'BLUE GEM' / COAST ROSEMARY	1 GAL., L

S3 — 61
MID-GROUND EVERGREEN SHRUBS 3'-5' IN SIZE SELECTED FOR INTEREST AND COLOR. MIXED LOW AND MEDIUM WATER USE.

CISTUS PULVERULENTUS 'SUNSET' / ROCKROSE	1 GAL., L
LOROPETALUM CHINENSE RUBRUM 'FIRE DANCE' / PURPLE LEAF FRINGE FLOWER	1 GAL., L
NANDINA DOMESTICA 'LEMON-LIME' / LEMON-LIME HEAVENLY BAMBOO	1 GAL., L
PITTOSPORUM TENUIFOLIUM 'COMPACTA' / COMPACT TAWHIWHI	1 GAL., M
PITTOSPORUM TOBIRA 'WHEELER'S DWARF' / WHEELER'S DWARF PITTOSPORUM	1 GAL., M
RHAPHIOLEPIS INDICA 'CLARA' / CLARA INDIAN HAWTHORN	1 GAL., M
ROSA FLORIBUNDA 'ICEBERG' / ICEBERG ROSE	1 GAL., M
ROSMARINUS OFFICINALIS 'COLLINGWOOD INGRAM' / ROSEMARY	1 GAL., L
SPIRAEA X BUMALDA 'GOLDMOUND' TM / GOLD MOUND SPIREA	1 GAL., M
TEUCRIUM FRUTICANS 'AZUREUM' / AZURE BUSH GERMANDER	1 GAL., L
WESTRINGIA FRUTICOSA 'MORNING LIGHT' / MORNING LIGHT COAST ROSEMARY	1 GAL., L
WESTRINGIA FRUTICOSA 'BLUE GEM' / COAST ROSEMARY	1 GAL., L

S4 — 32
ACCENT PLANTS 2'-3' FOR SPECIAL INTEREST DUE TO UNIQUE FLOWERS OR FOLIAGE.

AGAPANTHUS PRAECOX ORIENTALIS 'GETTY WHITE' / GETTY WHITE AFRICAN LILY	1 GAL., M
AGAVE X 'BLUE GLOW' / BLUE GLOW AGAVE	1 GAL., VL
BULBINE FRUTESCENS 'YELLOW' / YELLOW BULBINE	1 GAL., L
DIANELLA REVOLUTA 'LITTLE REV' / 'LITTLE REV' FLAX LILY	1 GAL., L
ERIGERON KARVINSKIANUS 'PROFUSION' / PROFUSION SANTA BARBARA DAISY	1 GAL., L
HEUCHERA MAXIMA / ISLAND ALUM ROOT	1 GAL., M
LAVANDULA X INTERMEDIA 'NIKO' / PHENOMENAL® LAVENDIN	1 GAL., L
LIRIOPE MUSCARI 'MAJESTIC' / MAJESTIC LILYTURF	1 GAL., M
VERBENA BONARIENSIS 'LOLLIPOP' / LOLLIPOP TALL VERBENA	1 GAL., L

S5 — 46
ORNAMENTAL GRASS LIKE PLANTS, MOSTLY EVERGREEN, FOR TEXTURE AND MOVEMENT.

CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	1 GAL., L
CHONDROPETALUM TECTORUM 'EL CAMPO' / EL CAMPO SMALL CAPE RUSH	1 GAL., L
DIANELLA X 'DPI401' / CLARITY BLUE™ FLAX LILY	1 GAL., L
DIETES VEGETA / AFRICAN IRIS	1 GAL., L
FESTUCA MAIREI 'GREENLEE'S FORM' / GREENLEE ATLAS FESCUE	1 GAL., L
LOMANDRA LONGIFOLIA 'ROMA 13' / PLATINUM BEAUTY® VARIEGATED MAT RUSH	1 GAL., L
LOMANDRA LONGIFOLIA 'BREEZE' / BREEZE™ MAT RUSH	1 GAL., M
PHORMIUM X 'PLATT'S BLACK' / PLATT'S BLACK NEW ZEALAND FLAX	1 GAL., L

S6 — 12
UNIQUE SPECIMENS FOR VISUAL INTEREST. PLANT NO MORE THAN TWO VARIETIES PER LOT.

AGAVE AMERICANA 'MEDIO-PICTA ALBA' / STRIPED CENTURY PLANT	5 GAL., L
AGAVE ANGUSTIFOLIA 'MARGINATA' / VARIEGATED CARIBBEAN CENTURY PLANT	5 GAL., L
DASYLIRION LONGISSIMUM / TOOTHLESS DESERT SPOON	5 GAL., L
LEUCADENDRON X 'EBONY' / EBONY CONEBUSH	5 GAL., M
PHORMIUM 'TENAX 'RUBRUM' / NEW ZEALAND FLAX	5 GAL., M
YUCCA FILAMENTOSA 'COLOR GUARD' / COLOR GUARD ADAM'S NEEDLE	5 GAL., L
YUCCA PARVIFLORA / RED YUCCA	5 GAL., L
YUCCA ROSTRATA / BEAKED YUCCA	5 GAL., L

S8 — 26
LARGE ORNAMENTAL GRASSES FOR TEXTURE AND SEASONALITY.

CHONDROPETALUM ELEPHANTINUM / LARGE CAPE RUSH	5 GAL., L
MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO EULALIA GRASS	5 GAL, M
MISCANTHUS SINENSIS 'VARIEGATUS' / VARIEGATED EULALIA GRASS	5 GAL, M
MUHLENBERGIA LINDHEIMERI / LINDHEIMER'S MUHLY	5 GAL., L
MUHLENBERGIA RIGENS / DEER GRASS	5 GAL., L
SALVIA CLEVELANDII 'WINNIFRED GILMAN' / WINNIFRED GILMAN CLEVELAND SAGE	5 GAL., L

S9 — 15
UPRIGHT SHRUBS AND GRASS LIKE PLANTS FOR DRAMATIC INTEREST OR USE UNDER TALL WINDOWS. TYPICALLY EVERGREEN.

CHONDROPETALUM ELEPHANTINUM / LARGE CAPE RUSH	5 GAL., L
CHONDROPETALUM TECTORUM / SMALL CAPE RUSH	5 GAL., L
ILEX CRENATA 'SKY PENCIL' / SKY PENCIL JAPANESE HOLLY	5 GAL., M
PHORMIUM X 'ALISON BLACKMAN' / ALISON BLACKMAN NEW ZEALAND FLAX	5 GAL., M
PHORMIUM X 'PLATT'S BLACK' / PLATT'S BLACK NEW ZEALAND FLAX	5 GAL., M
PHORMIUM X 'RAINBOW MAIDEN' / RAINBOW MAIDEN NEW ZEALAND FLAX	5 GAL., M
ROSMARINUS OFFICINALIS 'BARBEQUE' / BARBEQUE ROSEMARY	5 GAL., L

S10 — 13
FLOWERING OR EVERGREEN PLANTS SUITED TO SMALL SPACES 12- 24" WIDE .

CISTUS CORBARIENSIS 'DUNNECIS' / LITTLE MISS SUNSHINE ROCKROSE	1 GAL., L
DIANELLA REVOLUTA 'ALLYN-CITATION' / COOLVISTA™ FLAX LILY	1 GAL., L
HEUCHERA X 'CHOCOLATE RUFFLES' / CHOCOLATE RUFFLES CORAL BELLS	1 GAL., M
LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE' / HIDCOTE BLUE ENGLISH LAVENDER	1 GAL., L
LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	1 GAL., M
PHORMIUM TENAX 'TONY TIGER' / TONY TIGER NEW ZEALAND FLAX	1 GAL., L
ROSMARINUS OFFICINALIS 'ROMAN BEAUTY' / CHEFS CHOICE® ROSEMARY	1 GAL., L
SANTOLINA CHAMAECYPARISSUS 'NANA' / LAVENDER COTTON	1 GAL., L
SESLERIA AUTUMNALIS / AUTUMN MOOR GRASS	1 GAL., M
SESLERIA X 'GREENLEE' / GREENLEE MOOR GRASS	1 GAL., M
TEUCRIUM CHAMAEDRYS / GERMANDER	1 GAL., L

S11 — 55
LOW GROWING MOUNDING SHRUBS FOR LARGE EXPANSES. USE MIN THREE TYPES PER LOT, ONE TO BE CONSISTENT WITH SWATH AT STREET.

ACACIA REDOLENS 'LOW BOY' / LOW BOY BANK CATCLAW	1 GAL, VL
EREMOPHILA GLABRA 'EREMI' / GREY HORIZON EMU BUSH	1 GAL., L
GREVILLEA LANIGERA 'COASTAL GEM' / COASTAL GEM GREVILLEA	1 GAL., L
ROSMARINUS OFFICINALIS 'IRENE' / IRENE TRAILING ROSEMARY	1 GAL., L
WESTRINGIA FRUTICOSA 'NFL25' / MUNDI™ COAST ROSEMARY	1 GAL., L

S7 — 67
MID-GROUND MOSTLY 2'-3' EVERGREEN SHRUBS SELECTED FOR INTEREST AND COLOR TO BE USED UNDER LOWER WINDOWS. MIXED LOW AND MEDIUM WATER USE.

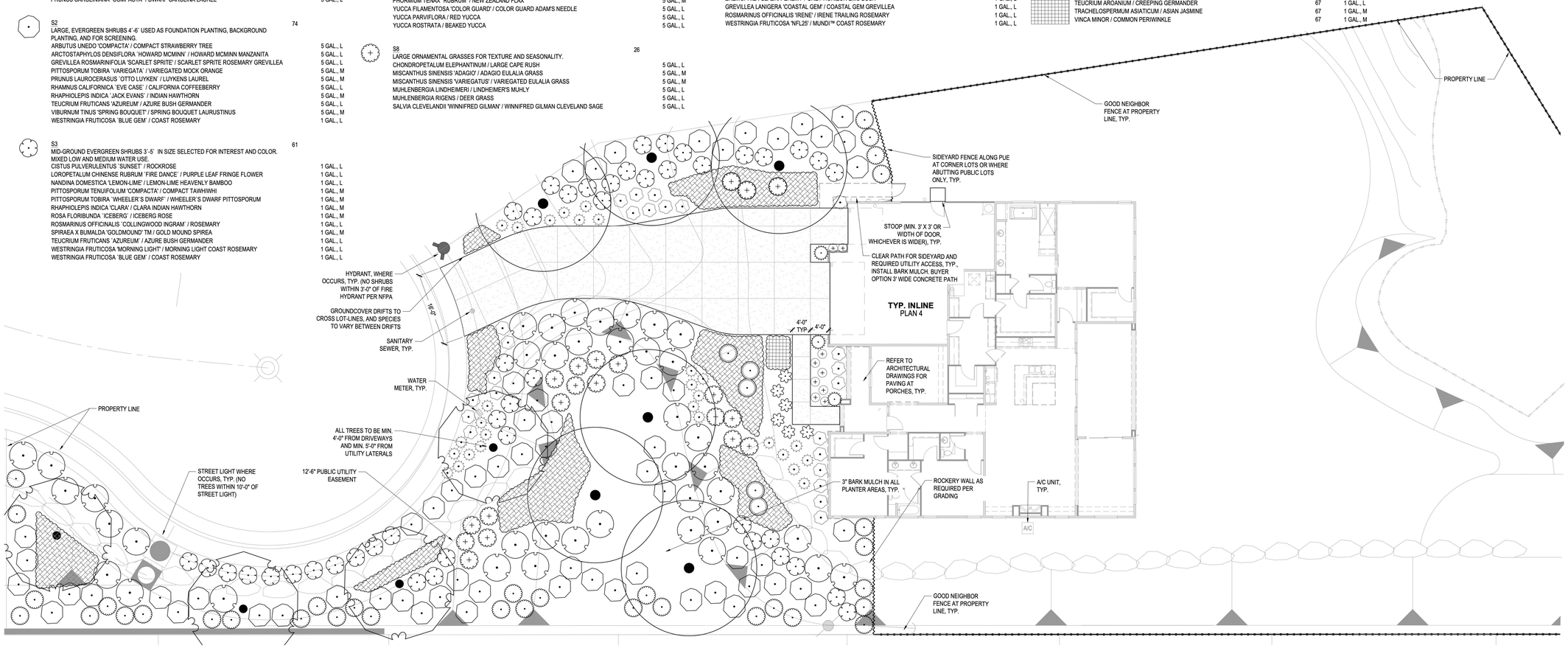
ABELIA X GRANDIFLORA 'KALEIDOSCOPE' / KALEIDOSCOPE GLOSSY ABELIA	1 GAL., M
CALLISTEMON VIMINALIS 'BETTER JOHN' / BETTER JOHN WEEPING BOTTLEBRUSH	1 GAL., L
PITTOSPORUM TOBIRA 'DWARF VARIEGATA' / DWARF VARIEGATED PITTOSPORUM	1 GAL., L
RHAPHIOLEPIS INDICA 'PINK DANCER' / INDIAN HAWTHORNE	1 GAL., L
SALVIA CHAMAEDRYOIDES / MEXICAN BLUE SAGE	1 GAL., L
TEUCRIUM FRUTICANS 'COMPACTUM' / COMPACT BUSH GERMANDER	1 GAL., L

G1 — 2,196 SF
GROUNDCOVER: SPREADING PLANTS, TYPICALLY EVERGREEN, FOR AREAS LARGER THAN 3' WIDE

ARCTOSTAPHYLOS X 'EMERALD CARPET' / EMERALD CARPET MANZANITA	253	1 GAL.
COPROSMA PUMILA 'VERDE VISTA' / CREEPING COPROSMA	253	1 GAL.
COTONEASTER DAMMERI 'LOWFAST' / LOWFAST BEARBERRY COTONEASTER	253	1 GAL.
HYPERICUM CALYCINUM / CREEPING ST. JOHN'S WORT	253	1 GAL., M
JUNIPERUS HORIZONTALIS 'BLUE RUG' / BLUE RUG JUNIPER	253	1 GAL.
MYOPORUM PARVIFOLIUM / TRAILING MYOPORUM	253	1 GAL.
MYOPORUM PARVIFOLIUM 'PUTAH CREEK' / PUTAH CREEK TRAILING MYOPORUM	253	1 GAL., L
ROSA X 'NOARE' / FLOWER CARPET® RED GROUNDCOVER ROSE	365	1 GAL.
ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / HUNTINGTON CARPET ROSEMARY	253	1 GAL.
TRACHELOSPERMUM JASMINOIDES 'STAR' / STAR JASMINE	253	1 GAL.
VERBENA CANADENSIS 'HOMESTEAD PURPLE' / HOMESTEAD PURPLE VERBENA	365	1 GAL.
VERBENA X HYBRIDA 'SNOW FLURRY' / SNOW FLURRY VERBENA	365	1 GAL.

G2 — 418 SF
GROUNDCOVER: SMALLER-SCALE FOR ENTRY WALKS OR AREAS 3' AND SMALLER TYPICALLY FLOWERING, USED TO ADD INTEREST AND COLOR AT ENTRY WALKS

AJUGA REPTANS / CARPET BUGLE	69	1 GAL., M
ROSA X 'MEIZORLAND' TM / WHITE DRIFT ROSE		1 GAL., M
TEUCRIUM ARDANIUM / CREEPING GERMANDER	67	1 GAL., L
TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE	67	1 GAL., M
VINCA MINOR / COMMON PERIWINKLE	67	1 GAL., M



Fieldstone Communities LLC

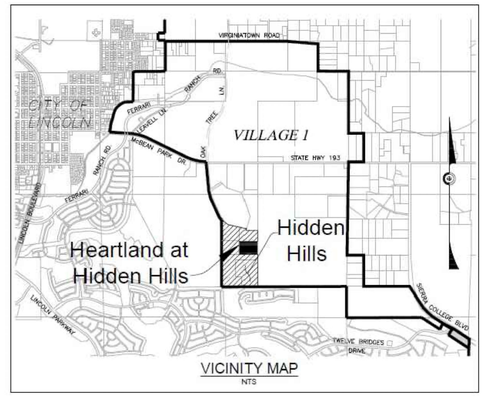
Roach & Campbell

June 8, 2026
Hidden Hills, Lincoln, CA
Fieldstone Communities
R&C PN:26035A

Heartland at Hidden Hills
Preliminary Landscape Typicals

L1.2





VICINITY MAP
NTS

LEGEND

LOTS INCLUDED WITHIN THIS SCOPE.

STREET TREE LIST

STREET TREES
TREES SELECTED FOR SHADE, DEEP ROOTING STRUCTURE, AND CANOPY GROWTH WITHIN SPACE AVAILABLE. SAME SPECIES THROUGHOUT EACH STREET.

TRAIL HEAD LANE AND SILVERADO TRAIL
STREET TREE WILL MATCH APPROVED STREET TREE PLAN FROM ADJACENT DEVELOPMENT (IF EXISTING). IF NON EXISTING TREE WILL BE SELECTED FROM THE LIST BELOW.

BASECAMP COURT
STREET TREE WILL BE CHOSEN FROM THE FOLLOWING TREES CONTINGENT UPON ADJACENT STREET TREES

ACER RUBRUM 'FRANKSRED' / RED SUNSET MAPLE WUCOLS (M)	15 GAL.
PISTACHE CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE WUCOLS (L)	15 GAL.
ZELKOVA SERRATA 'GREEN VASE' / SAWLEAF ZELKOVA WUCOLS (M)	15 GAL.

NOTES

1. THIS EXHIBIT INDICATES SPECIES, CONTAINER SIZE, AND PARAMETERS FOR PLACEMENT AND PLANTING OF STREET TREES ON PRIVATE LOTS IN THE SUBJECT PROJECT AREA.
2. STREET TREE PLANTING SHALL FOLLOW, AT A MINIMUM, CITY OF LINCOLN STANDARDS AND VILLAGE 1 SPECIFIC PLAN AND GENERAL DEVELOPMENT PLAN.

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PLAN 1 LOT COVERAGE DATA

MINIMUM LOT AREA:	6,050 SF
LIVING AREA:	2,247 SF
COVERED OUTDOOR AREA:	206 SF
OPTIONAL COVERED PATIO:	144 SF
GARAGE AREA:	695 SF
TOTAL LOT COVERAGE AREA:	3,148 SF
TOTAL LOT COVERAGE AT OPT:	3,292
TOTAL LOT COVERAGE PERCENTAGE:	52%
TOTAL LOT COVERAGE AT OPT:	54%

PLAN 2 LOT COVERAGE DATA

MINIMUM LOT AREA:	6,600 SF
LIVING AREA:	2,590 SF
COVERED OUTDOOR AREA:	329 SF
GARAGE AREA:	704 SF
TOTAL LOT COVERAGE AREA:	3,623 SF
TOTAL LOT COVERAGE PERCENTAGE:	55%

PLAN 3 LOT COVERAGE DATA

MINIMUM LOT AREA:	6,600 SF
LIVING AREA:	2,737 SF
COVERED OUTDOOR AREA:	373 SF
GARAGE AREA:	667 SF
TOTAL LOT COVERAGE AREA:	3,777 SF
TOTAL LOT COVERAGE PERCENTAGE:	57%

PROGRESS SET

Fieldstone Communities LLC

HEARTLAND AT HIDDEN HILLS

LINCOLN, CALIFORNIA

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TYPICAL PLOTTING PLAN

0 2 4 8

SCALE: 3/16" = 1'-0"

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LOT #	PLAN #	ELEVATION STYLE	LOT AREA	BUILDING COVERAGE	SITE COVERAGE
1	1	TRADITIONAL FARMHOUSE	8,610.13	3,286	38%
2	2	SANTA BARBARA	6,408.47	3,640	57%
3	3	STRATFORD MODERN	6,900.00	3,731	54%
4	3	TRADITIONAL FARMHOUSE	6,702.14	3,731	56%
5	2	SANTA BARBARA	7,078.29	3,640	51%
6	1	STRATFORD MODERN	6,392.92	3,286	51%
7	1	TRADITONAL FARMHOUSE	6,170.83	3,286	53%
8	3	SANTA BARBARA	8,219.02	3,731	45%
9	1	STRATFORD MODERN	6,717.86	3,286	49%
10	3	TRADITIONAL FARMHOUSE	7,498.03	3,731	50%
11	1	SANTA BARBARA	7,018.57	3,286	47%
12	2	STRATFORD MODERN	16,724.44	3,640	22%
13	4	TRADITIONAL FARMHOUSE	35,002.17	4,651	13%
14	4	TRADITIONAL FARMHOUSE	51,452.68	4,651	9%

NOTE: PRELIMINARY LOT FIT SHOWN, SUBJECT TO MODIFICATIONS BASED ON MARKET DEMAND. FINAL LOT FIT SHALL COMPLY WITH NO MORE THAN 2 OF THE SAME PLAN + ELEVATION STYLES NEXT TO ONE ANOTHER, WITH NO REPEAT OF COLOR SCHEMES ON ADJACENT LOTS.



PRELIMINARY LOT FIT

SCALE: 1" = 30'

PLAN 1

PLAN 2

PLAN 3

PLAN 4

PROGRESS SET

Fieldstone Communities, LLC

HEARTLAND AT HIDDEN HILLS

LINCOLN, CALIFORNIA

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PRELIMINARY LOT FIT

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PROGRESS SET

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SCHEMATIC RENDERINGS

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PROGRESS SET

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HEARTLAND AT HIDDEN HILLS

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SCHEMATIC RENDERINGS

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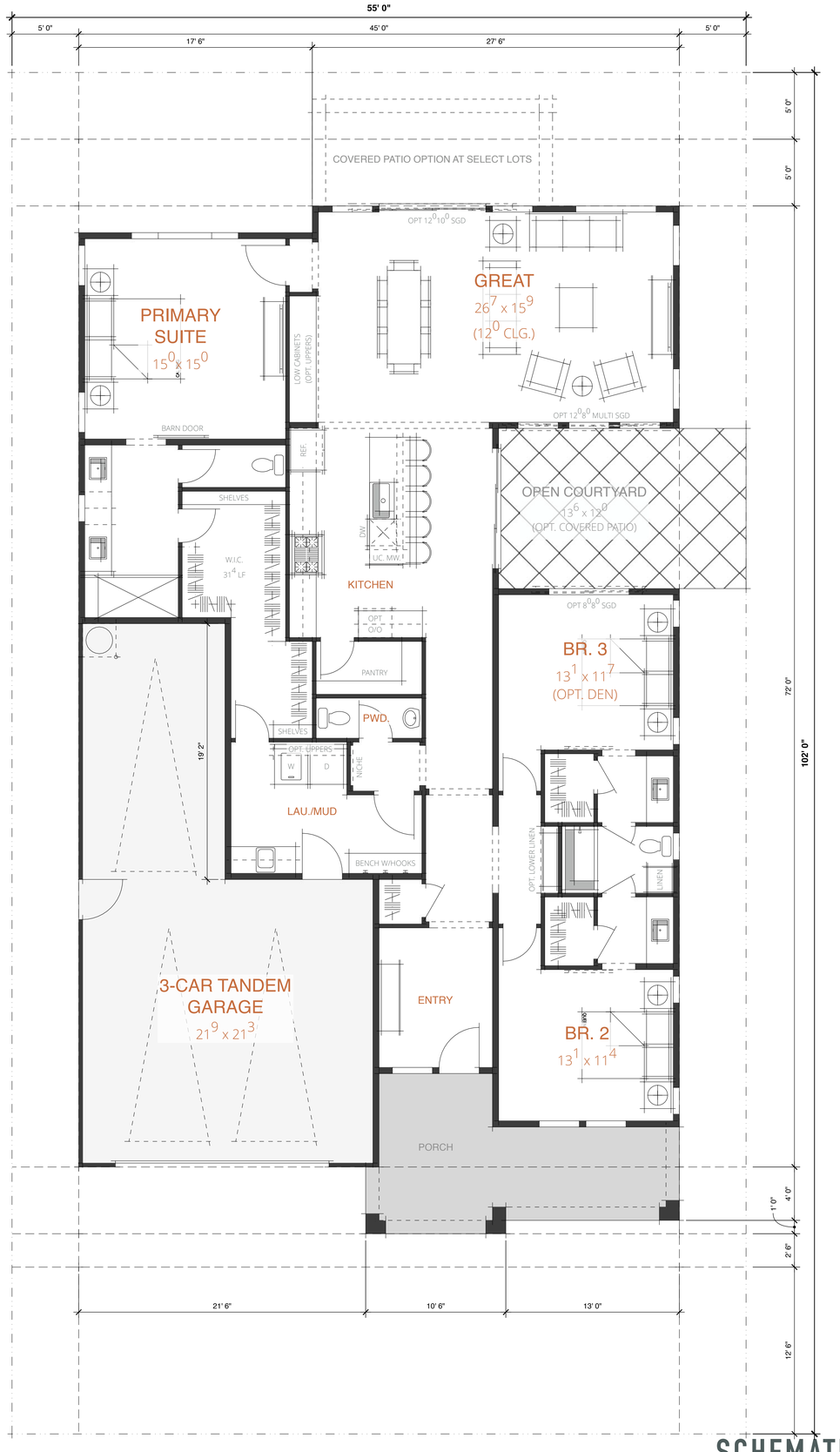

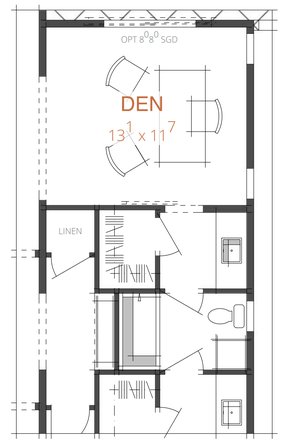

DEN OPTION
(IN LIEU OF BR. 3)

PROGRESS SET

SCHEMATIC FLOOR PLAN | PLAN 1 - 2,247 SF

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

HEARTLAND AT HIDDEN HILLS

LINCOLN, CALIFORNIA

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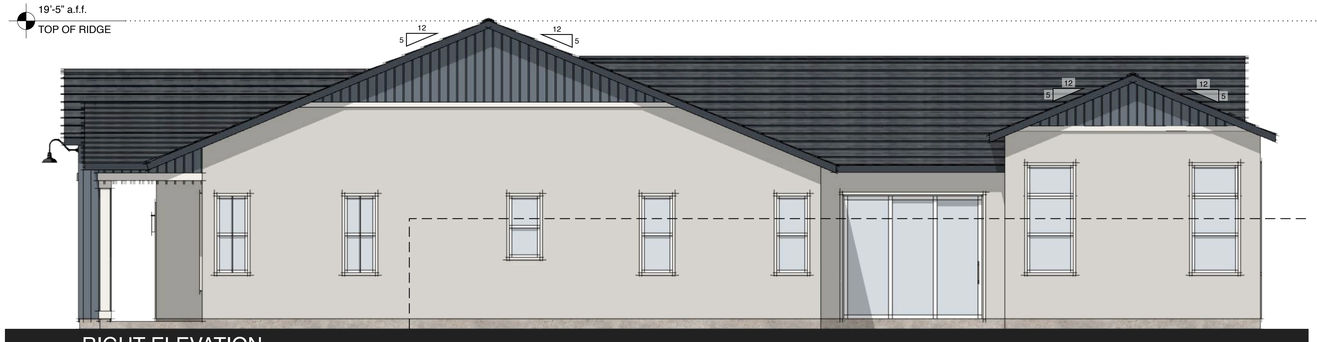
SHEET NOTES

MATERIALS

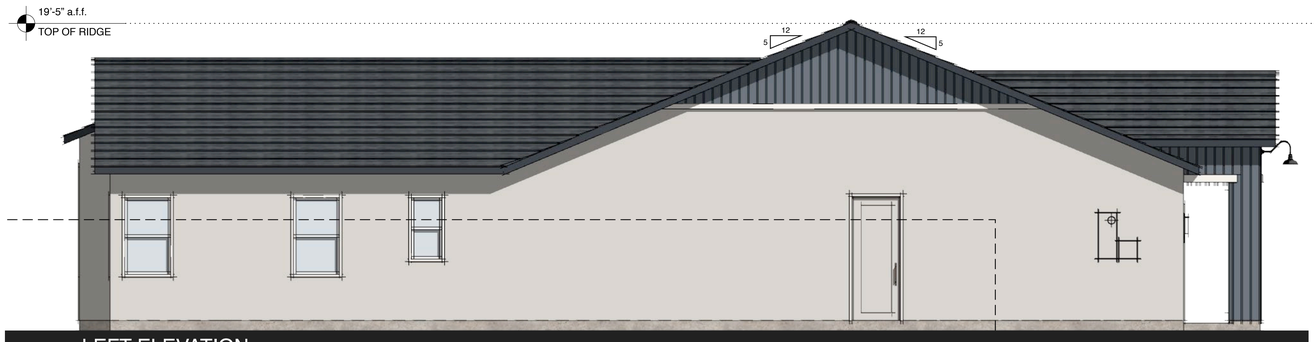
1. COMPOSITION ROOF
2. STUCCO
3. VERTICAL SIDING – ARTISAN BY JAMES HARDIE 'V-GROOVE' — 6" EXPOSURE



RIGHT ELEVATION



FRONT ELEVATION I SCHEME 1



LEFT ELEVATION



REAR ELEVATION

PROGRESS SET

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HEARTLAND AT HIDDEN HILLS

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SCHEMATIC ELEVATIONS | PLAN 1 - 'STRATFORD MODERN'

0 2 4 8

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

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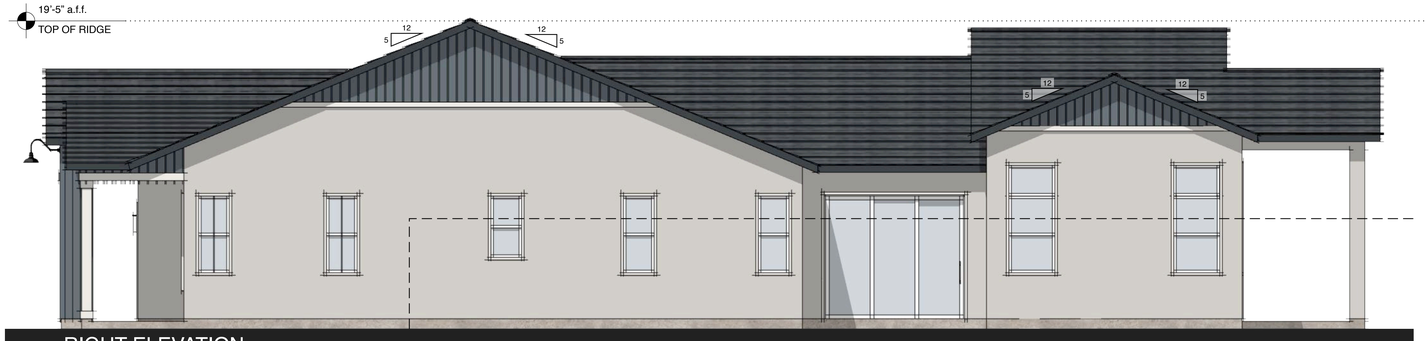
SHEET NOTES

MATERIALS

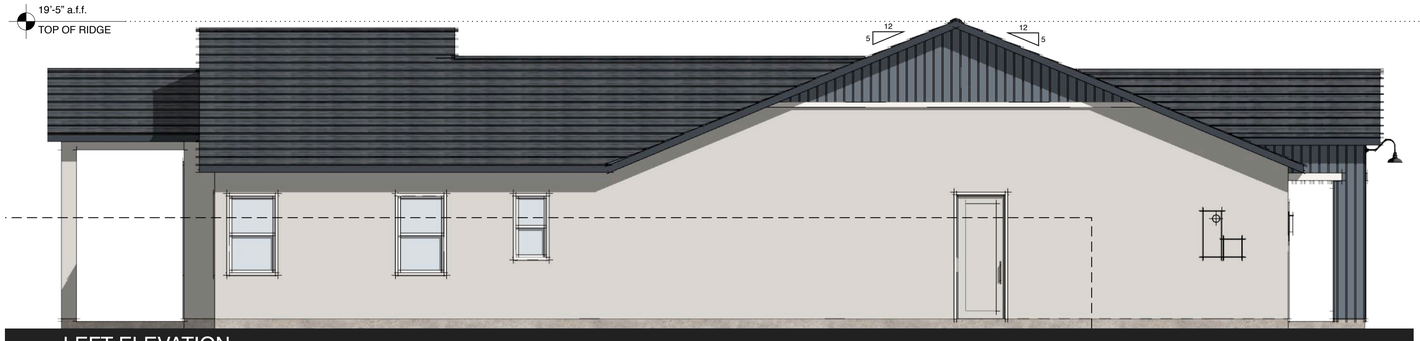
1. COMPOSITION ROOF
2. STUCCO
3. VERTICAL SIDING – ARTISAN BY JAMES HARDIE 'V-GROOVE' — 6" EXPOSURE



RIGHT ELEVATION



FRONT ELEVATION I SCHEME 1



LEFT ELEVATION



REAR ELEVATION

PROGRESS SET

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HEARTLAND AT HIDDEN HILLS

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SCHEMATIC ELEVATIONS | PLAN 1 PATIO OPTION - 'STRATFORD MODERN'

0 2 4 8

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

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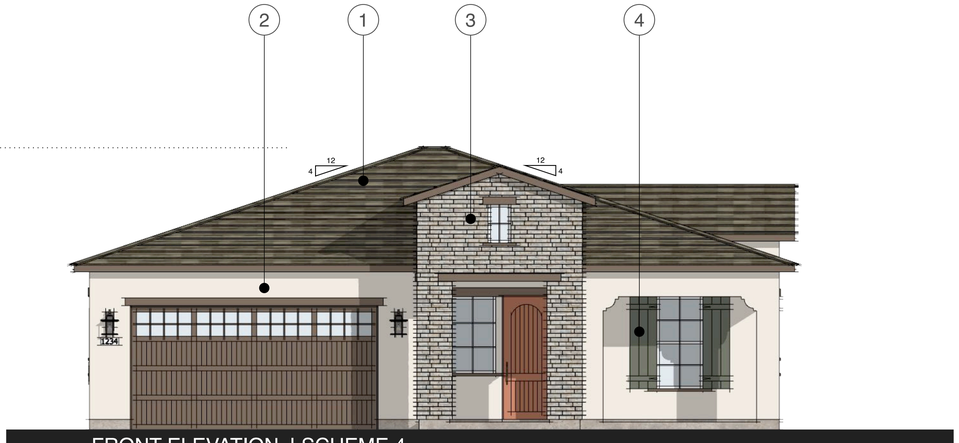
SHEET NOTES

MATERIALS

1. COMPOSITION ROOF
2. STUCCO
3. BRICK VENEER
4. DECORATIVE SHUTTERS
5. DECORATIVE CANALE



RIGHT ELEVATION



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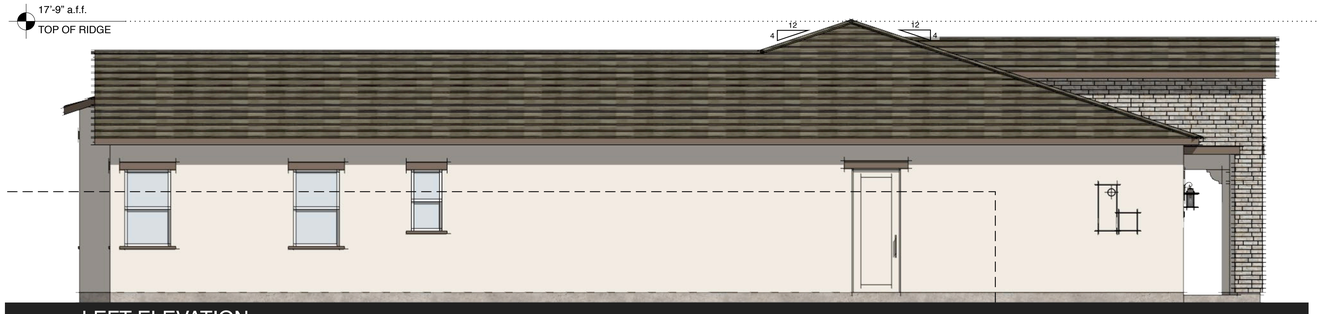

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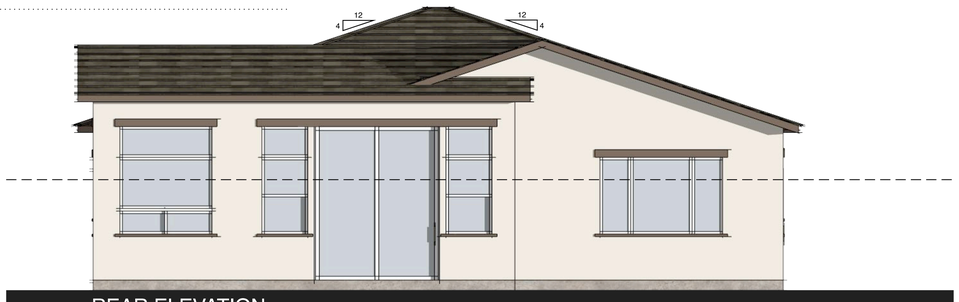

REAR ELEVATION

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SCHEMATIC ELEVATIONS | PLAN 1 - 'SANTA BARBARA'

0 2 4 8

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

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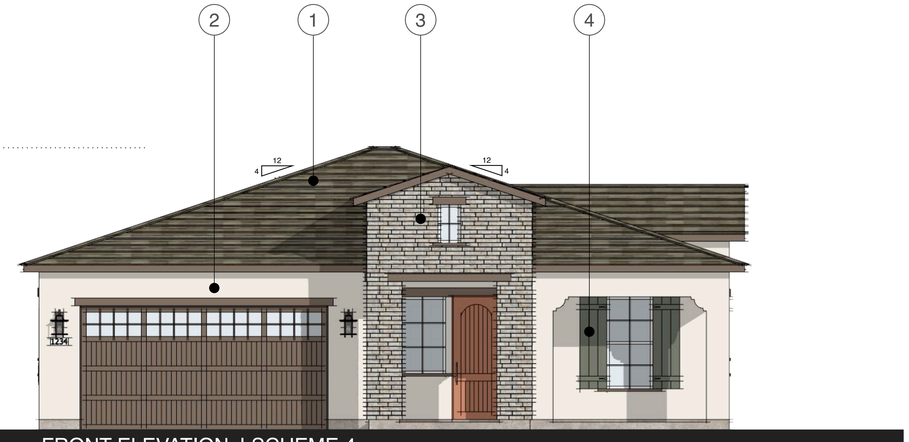
SHEET NOTES

MATERIALS

1. COMPOSITION ROOF
2. STUCCO
3. BRICK VENEER
4. DECORATIVE SHUTTERS
5. DECORATIVE CANALE



RIGHT ELEVATION



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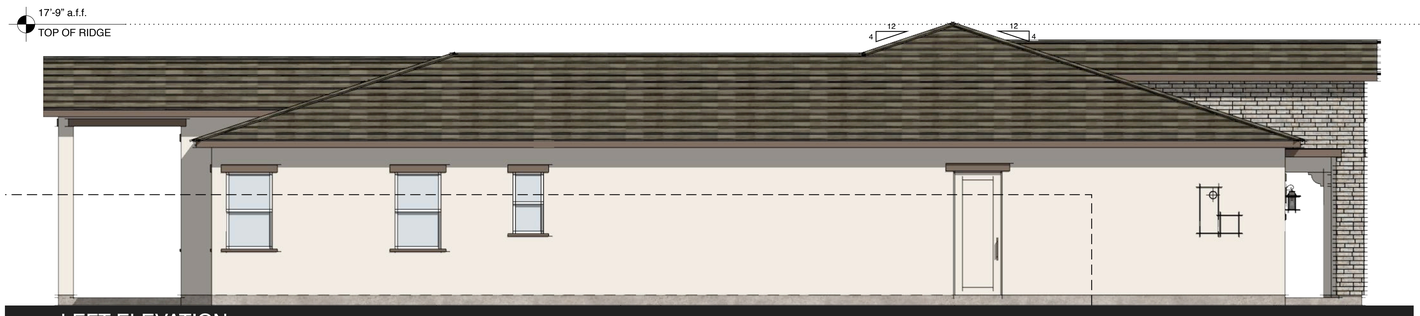

LEFT ELEVATION



REAR ELEVATION

PROGRESS SET

Fieldstone Communities LLC

HEARTLAND AT HIDDEN HILLS

LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 1 PATIO OPTION - 'SANTA BARBARA'

0 2 4 8

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

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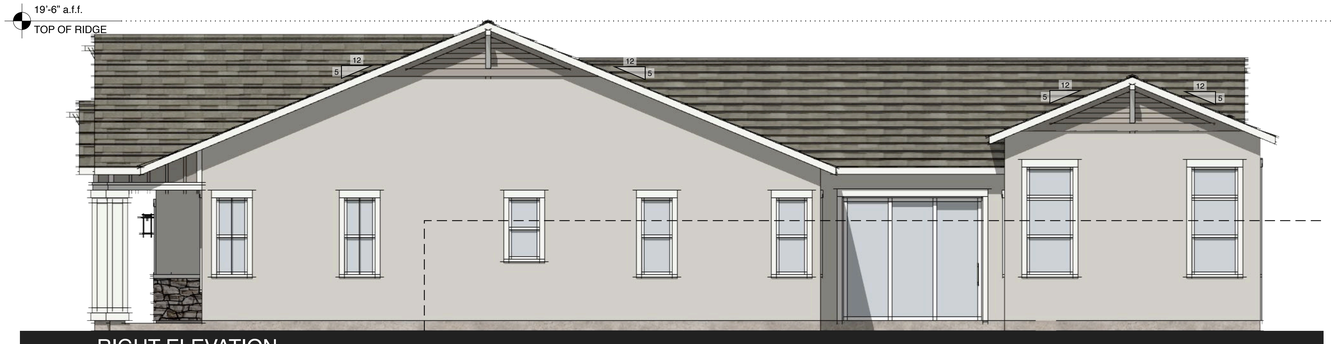
SHEET NOTES

MATERIALS

1. COMPOSITION ROOF
2. STUCCO
3. BOARD + BATTEN SIDING 16" O.C.
4. 4" HORIZONTAL SIDING
5. MASONRY VENEER
6. DECORATIVE BRACE



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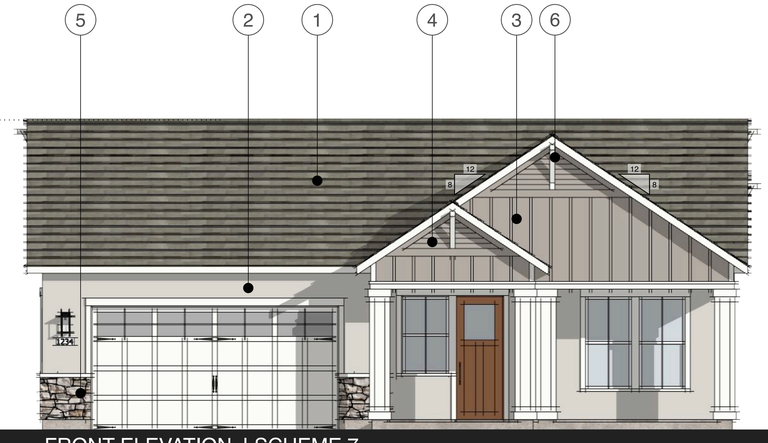

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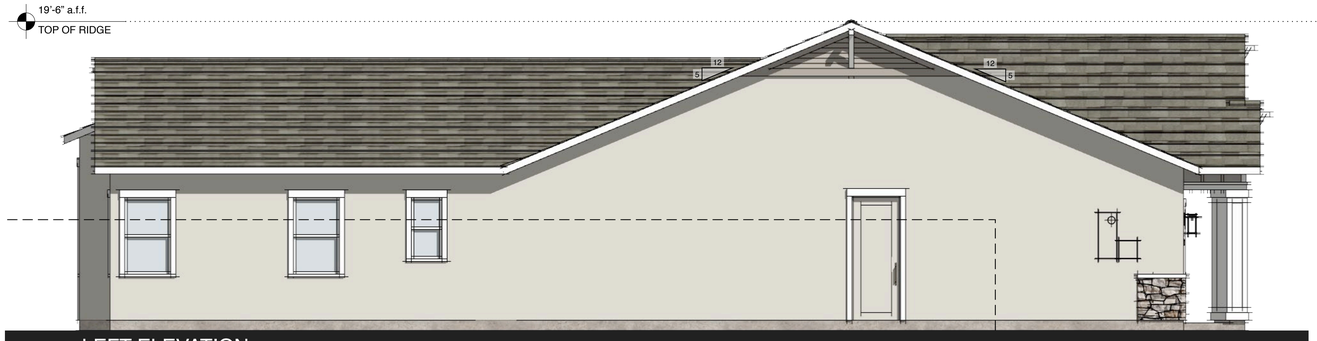


LEFT ELEVATION



REAR ELEVATION

PROGRESS SET

Fieldstone Communities LLC

HEARTLAND AT HIDDEN HILLS

LINCOLN, CALIFORNIA

© 2004 - 2025 JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.

SCHEMATIC ELEVATIONS | PLAN 1 - 'TRADITIONAL FARMHOUSE'

0 2 4 8

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

JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS

3001 DOUGLAS BOULEVARD I SUITE 110 I ROSEVILLE, CALIFORNIA 95661 I 916.783.3700 I WWW.JDAARCH.COM

JD+A JOB NUMBER: 25089
DATE: 06.12.2026

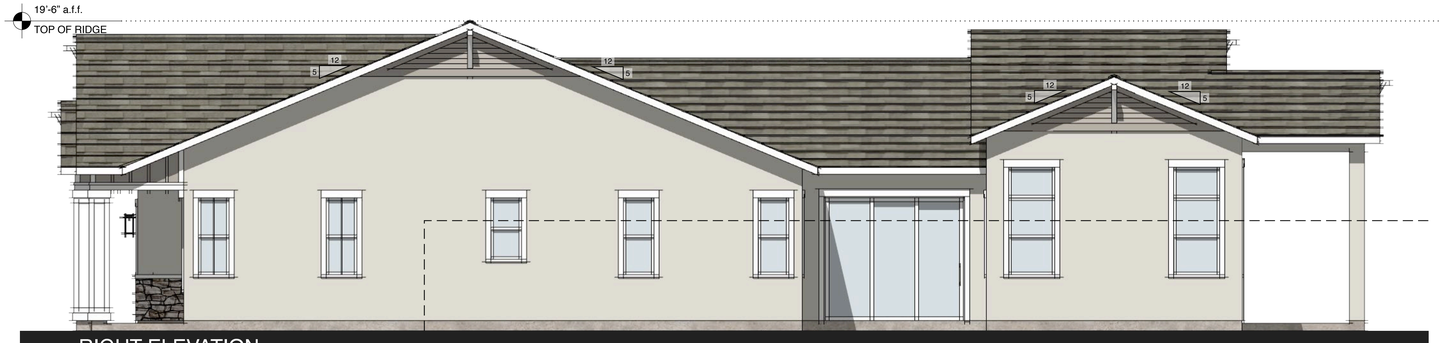
A2.6

/Users/jbattal.library/CloudStorage/Egnyte-jdaarch/Shared/02 PROJECTS/FIELDSTONE COMMUNITIES/25089 HEARTLAND AT HIDDEN HILLS/01 DESIGN/02 WORKING FILES/02 LAYOUT/01 SD/DRSP/250889_A2_PLAN 1_30x42L

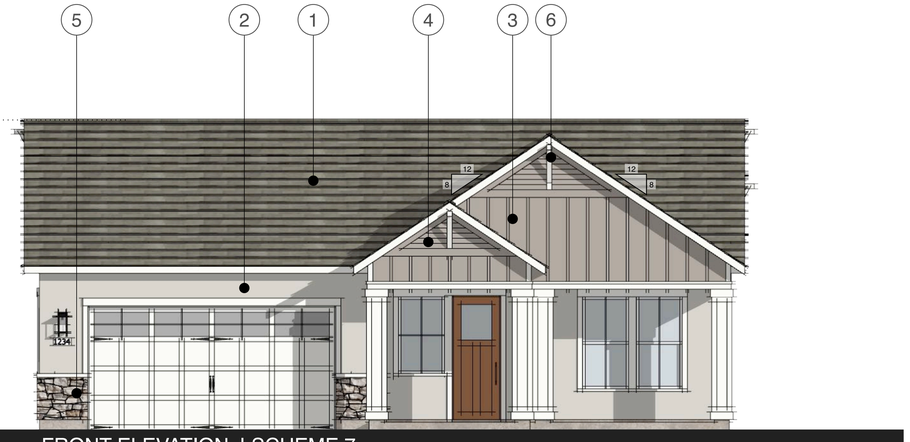
SHEET NOTES

MATERIALS

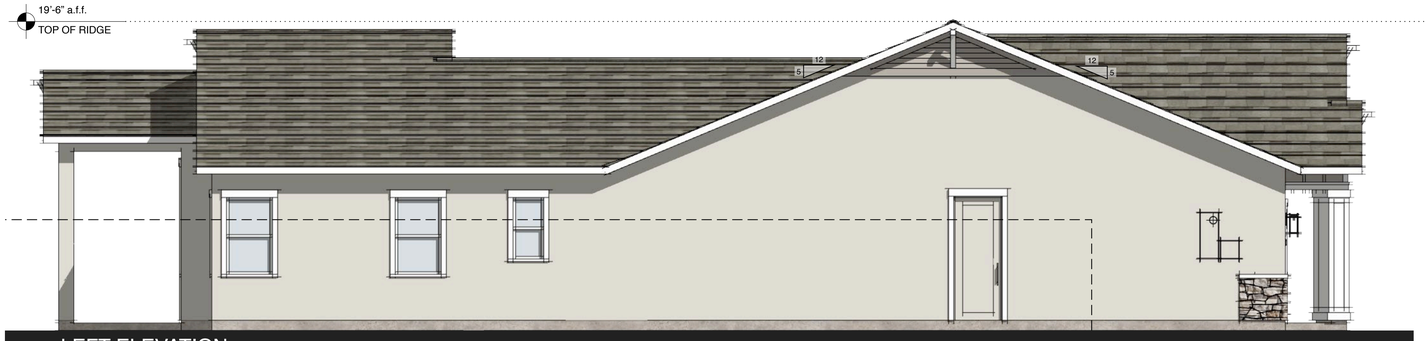
1. COMPOSITION ROOF
2. STUCCO
3. BOARD + BATTEN SIDING 16" O.C.
4. 4" HORIZONTAL SIDING
5. MASONRY VENEER
6. DECORATIVE BRACE



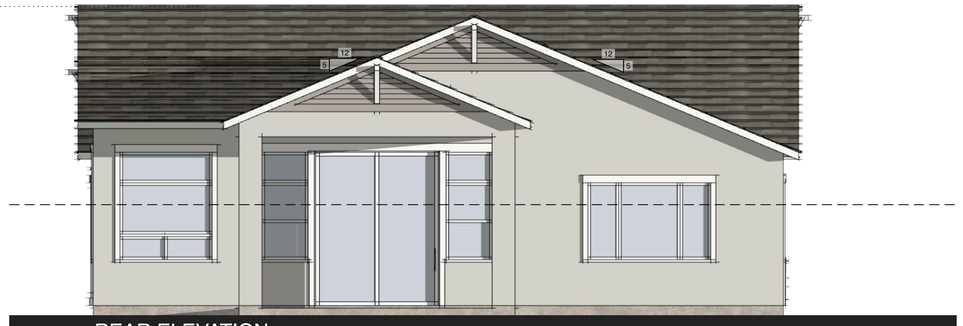
RIGHT ELEVATION



FRONT ELEVATION I SCHEME 7



LEFT ELEVATION



REAR ELEVATION

PROGRESS SET

Fieldstone Communities LLC

HEARTLAND AT HIDDEN HILLS

LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 1 PATIO OPTION - 'TRADITIONAL FARMHOUSE'

0 2 4 8

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

JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS

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A2.7

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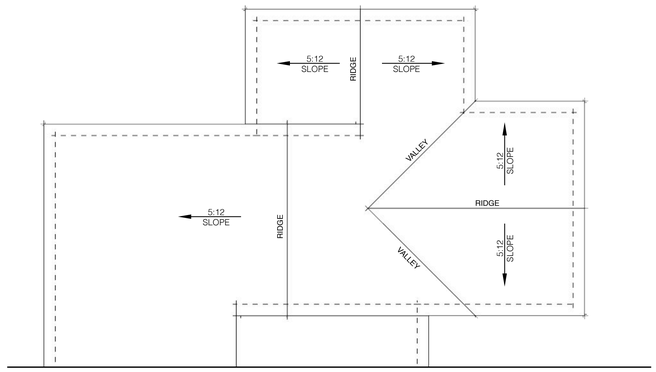
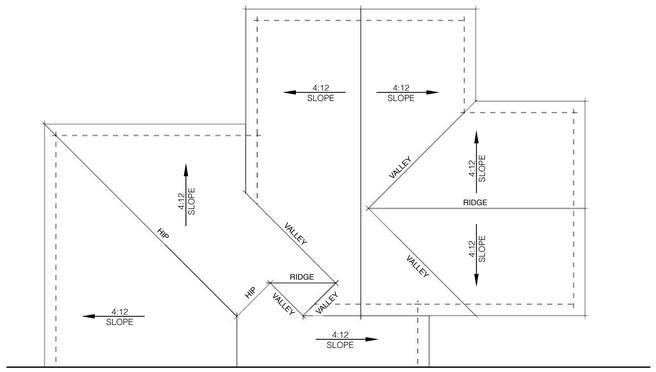
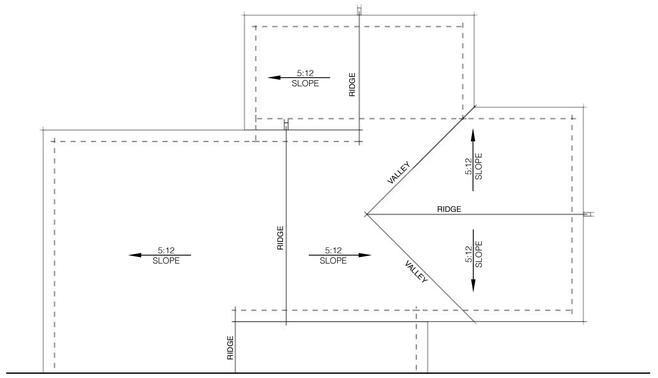


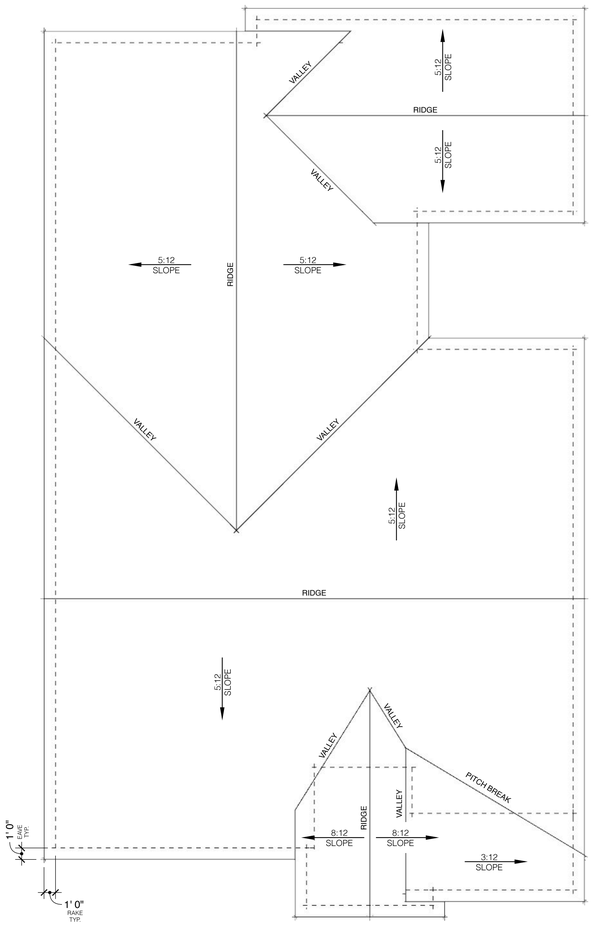
ROOF PLAN – STRATFORD MODERN PATIO OPTION



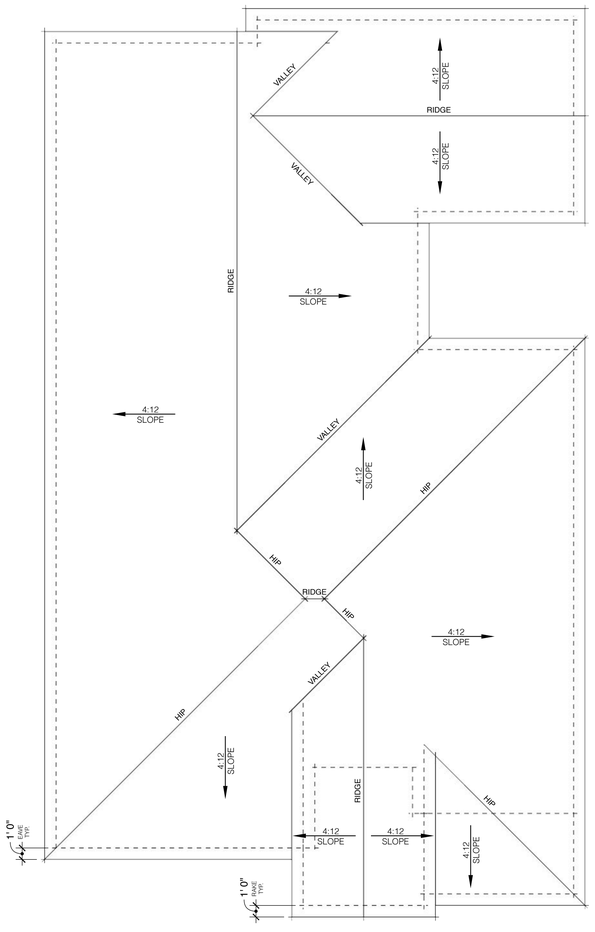
ROOF PLAN – SANTA BARBARA PATIO OPTION



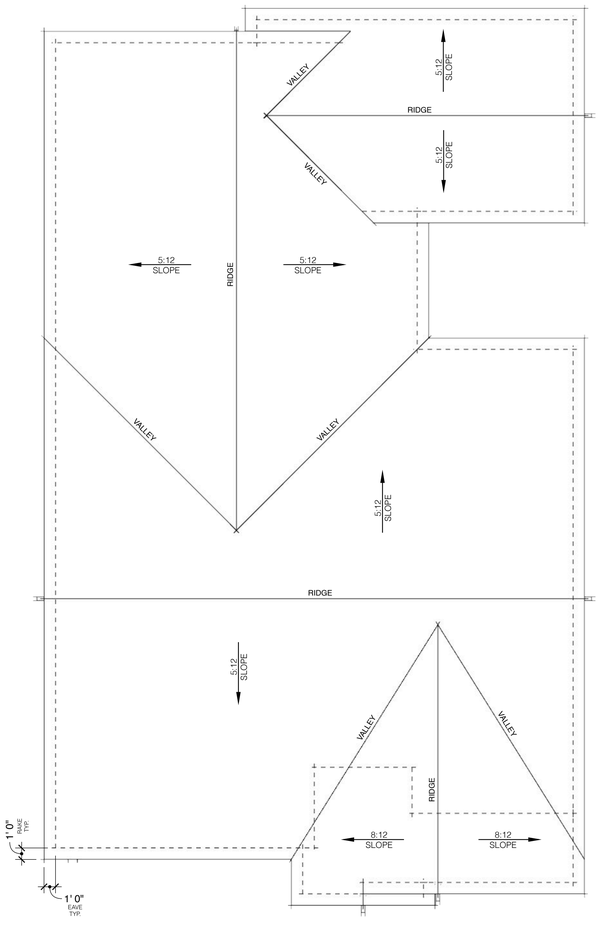
ROOF PLAN – NAPA FARMHOUSE PATIO OPTION



ROOF PLAN – STRATFORD MODERN



ROOF PLAN – SANTA BARBARA



ROOF PLAN – TRADITIONAL FARMHOUSE

PROGRESS SET

Fieldstone Communities LLC

HEARTLAND AT HIDDEN HILLS

LINCOLN, CALIFORNIA

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SCHEMATIC ROOF PLANS | PLAN 1

0 2 4 8

SCALE: 3/16" = 1'-0"

JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS

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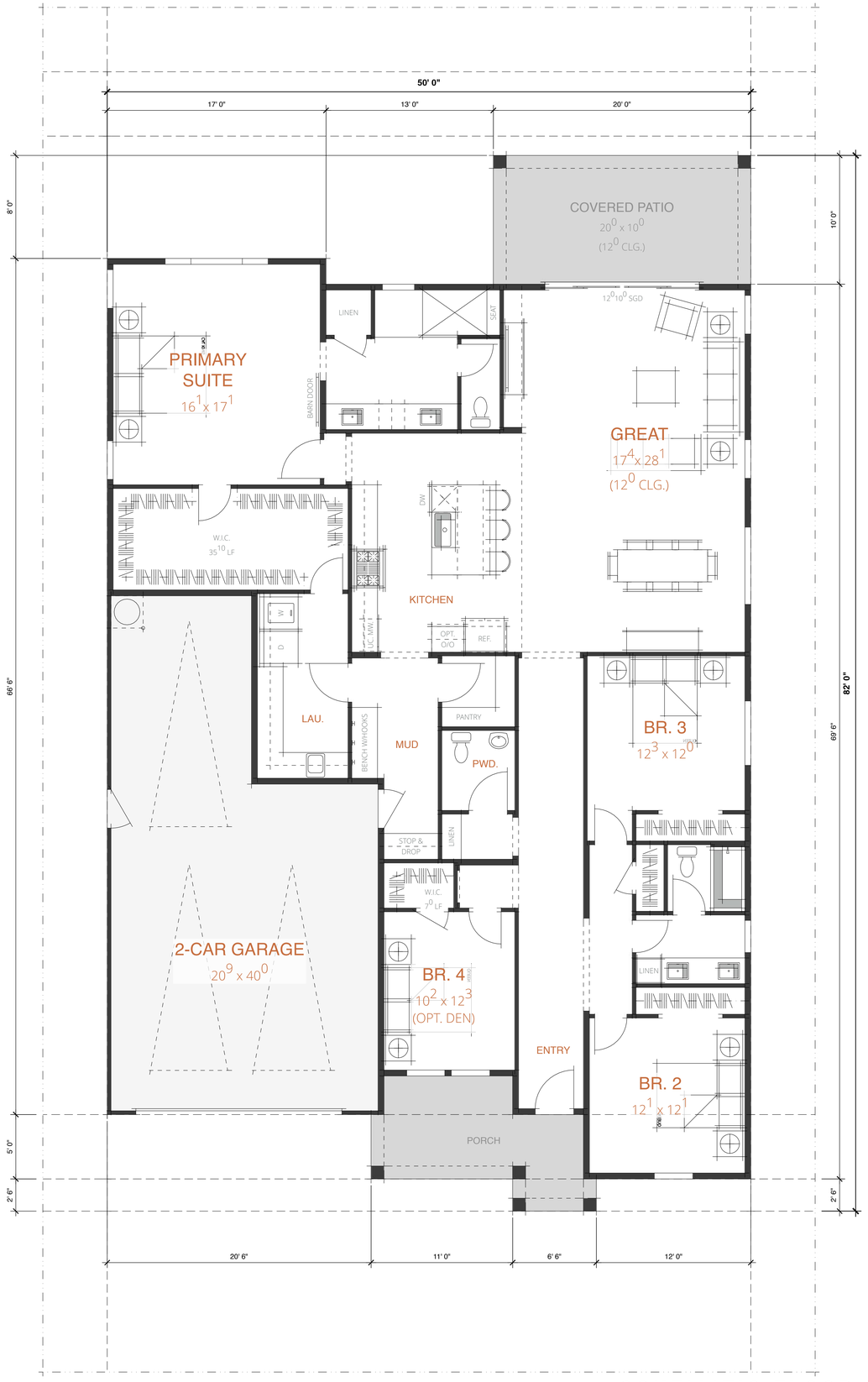
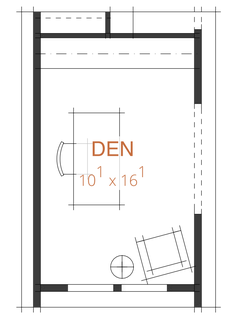
DATE: 06.12.2026

A2.8





DEN OPTION

(IN LIEU OF BR. 4)

PROGRESS SET

HEARTLAND AT HIDDEN HILLS

LINCOLN, CALIFORNIA

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SCHEMATIC FLOOR PLAN | PLAN 2 - 2,590 SF

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

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A2.1

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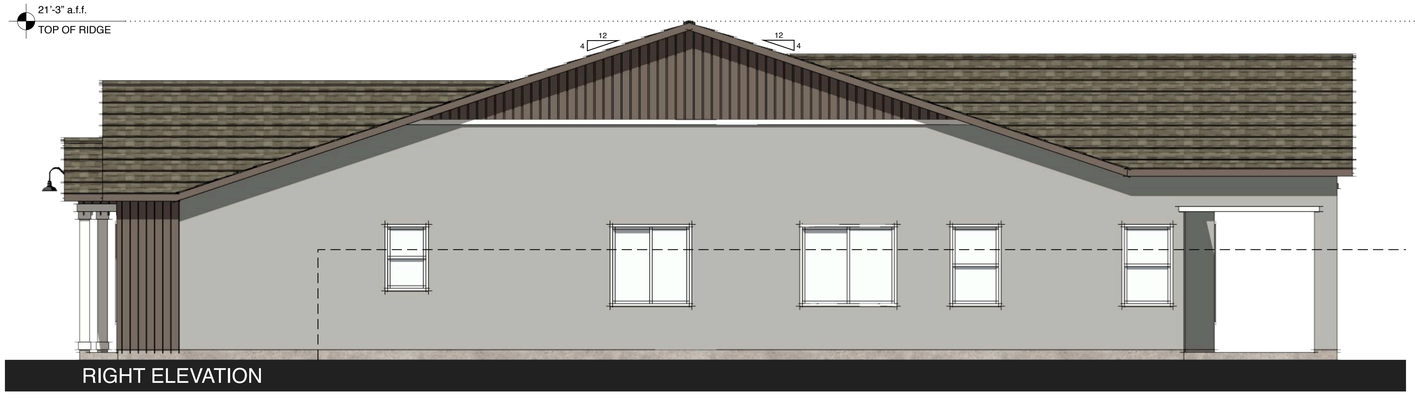
SHEET NOTES

MATERIALS

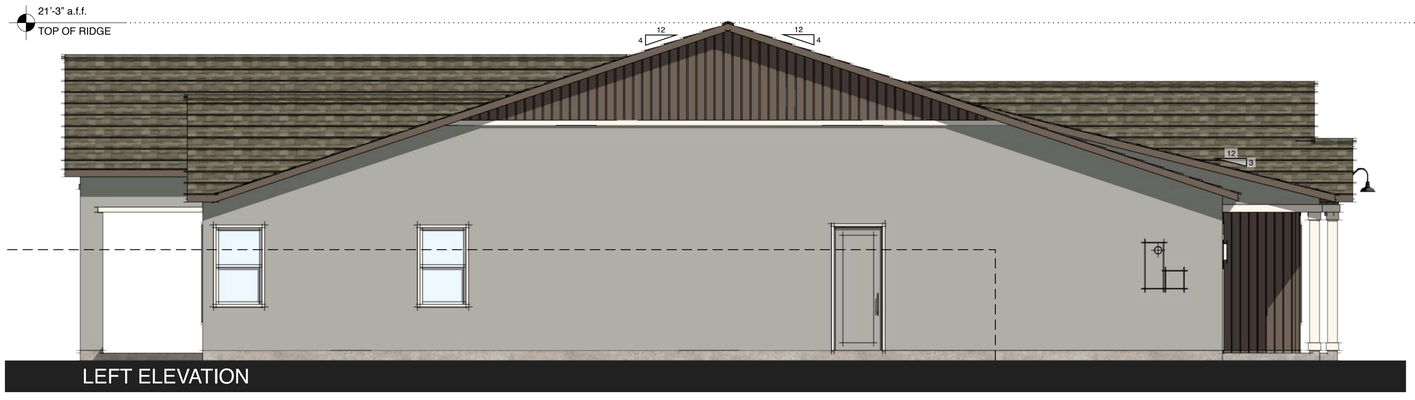
1. COMPOSITION ROOF
2. STUCCO
3. VERTICAL SIDING – ARTISAN BY JAMES HARDIE 'V-GROOVE' — 6" EXPOSURE



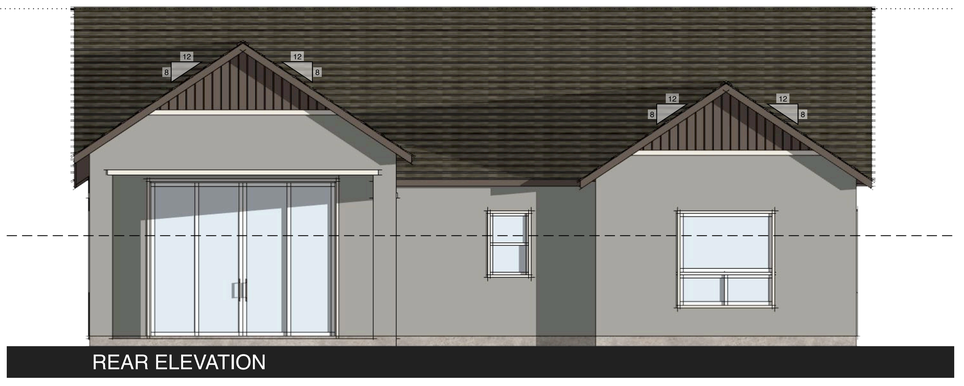
RIGHT ELEVATION



FRONT ELEVATION I SCHEME 2



LEFT ELEVATION



REAR ELEVATION

PROGRESS SET

Fieldstone Communities LLC

HEARTLAND AT HIDDEN HILLS

LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 2 - 'STRATFORD MODERN'

0 2 4 8

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

JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS

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A2.2

/Users/jbattal/Library/CloudStorage/Egnyte-jdaarch/Shared/02 PROJECTS/FIELDSTONE COMMUNITIES/25089 HEARTLAND AT HIDDEN HILLS/01 DESIGN/02 WORKING FILES/02 LAYOUT/01 SD/DRSP/25089_A3_PLAN 2_30x42.

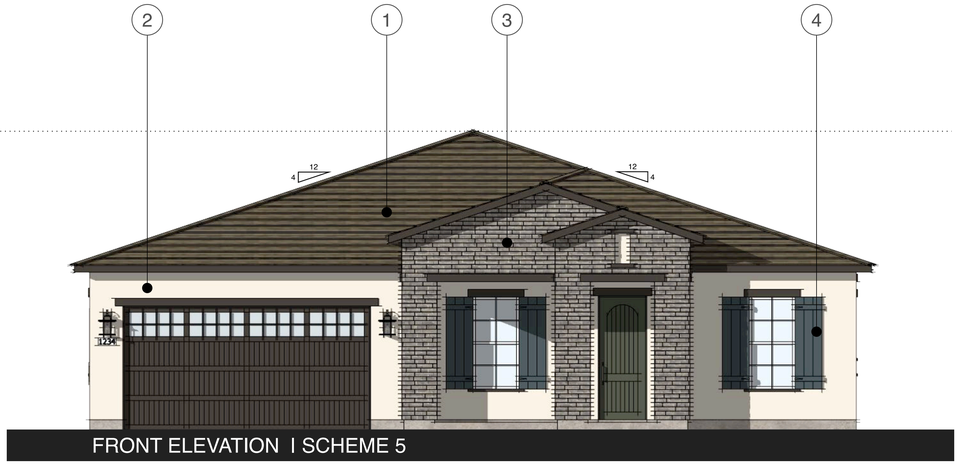
SHEET NOTES

MATERIALS

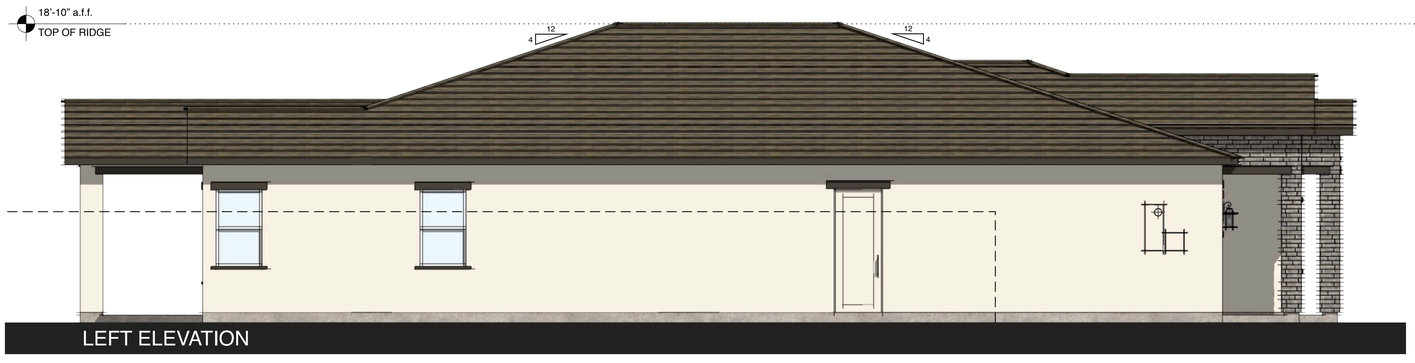
1. COMPOSITION ROOF
2. STUCCO
3. BRICK VENEER
4. DECORATIVE SHUTTERS
5. DECORATIVE CANALE



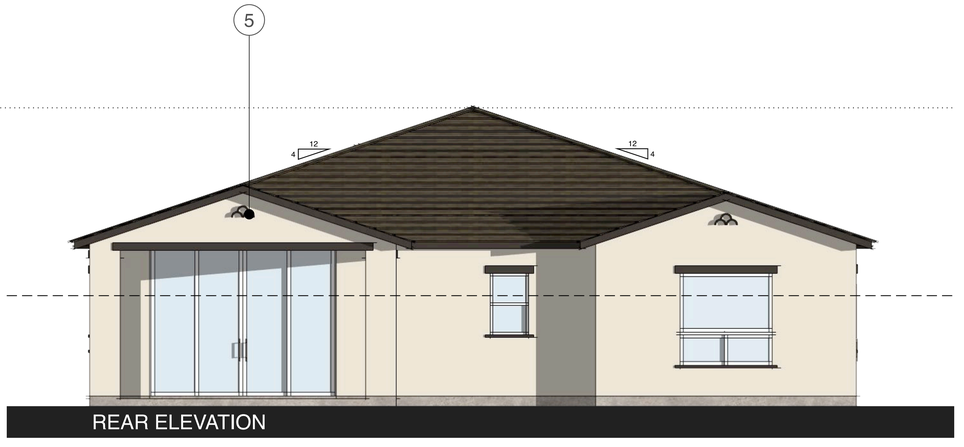
RIGHT ELEVATION



FRONT ELEVATION I SCHEME 5



LEFT ELEVATION



REAR ELEVATION

PROGRESS SET

Fieldstone Communities LLC

HEARTLAND AT HIDDEN HILLS

LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 2 - 'SANTA BARBARA'

0 2 4 8

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

JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS

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DATE: 06.16.2026

A2.3

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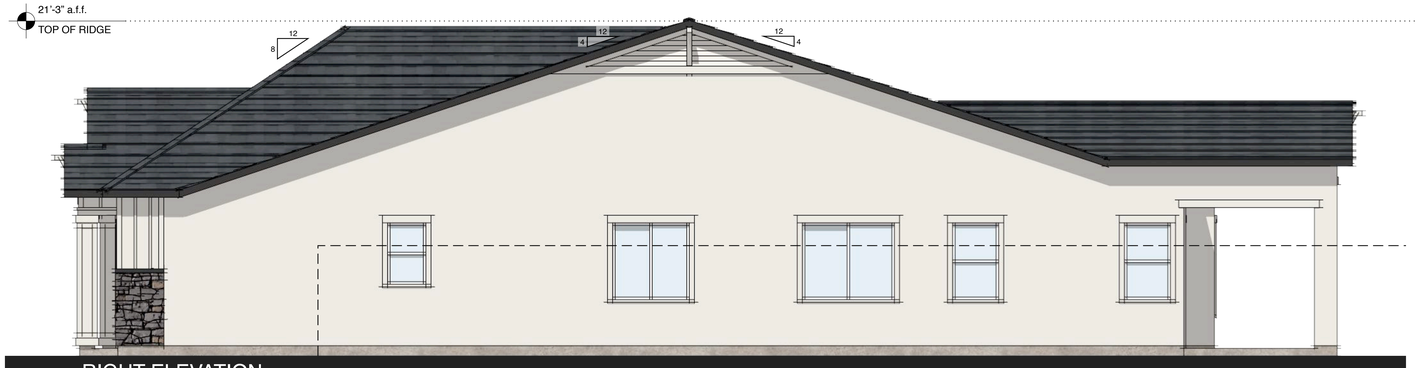
SHEET NOTES

MATERIALS

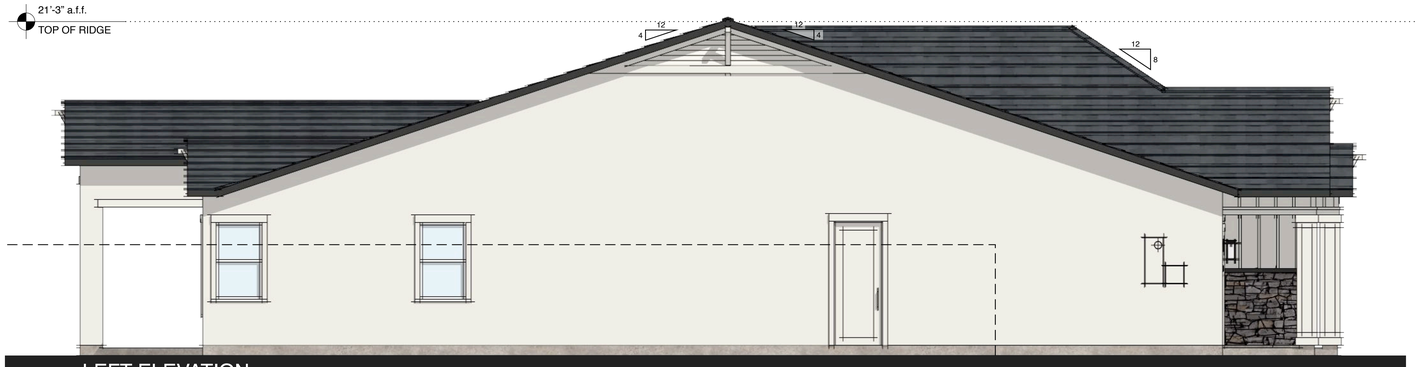
1. COMPOSITION ROOF
2. STUCCO
3. BOARD + BATTEN SIDING 16" O.C.
4. 4" HORIZONTAL SIDING
5. MASONRY VENEER
6. DECORATIVE BRACE



RIGHT ELEVATION



FRONT ELEVATION I SCHEME 8



LEFT ELEVATION



REAR ELEVATION

PROGRESS SET

Fieldstone Communities LLC

HEARTLAND AT HIDDEN HILLS

LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 2 - 'TRADITIONAL FARMHOUSE'

0 2 4 8

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

JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS

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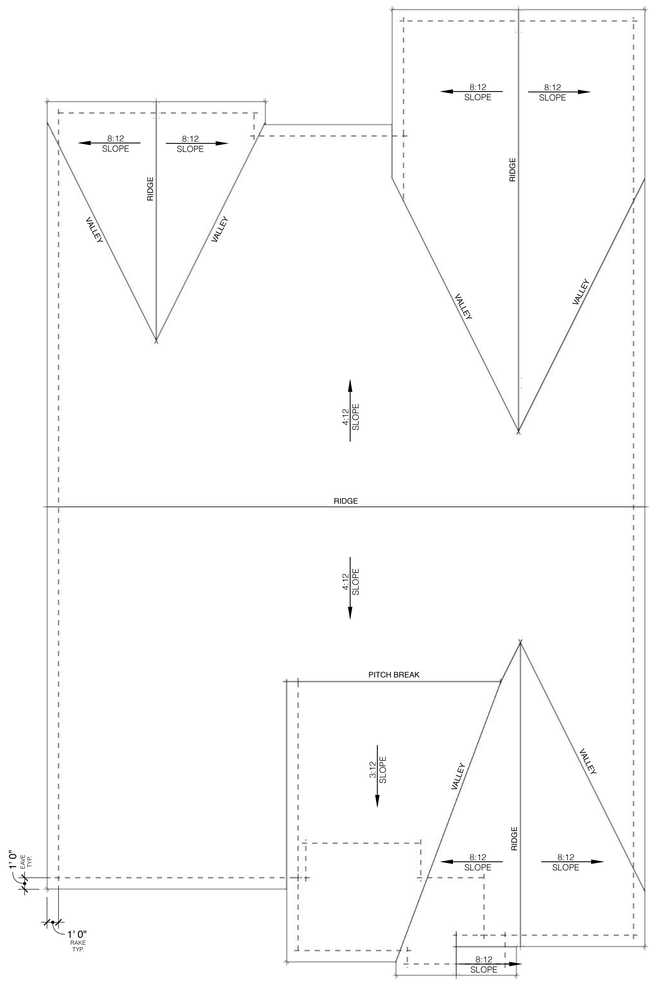
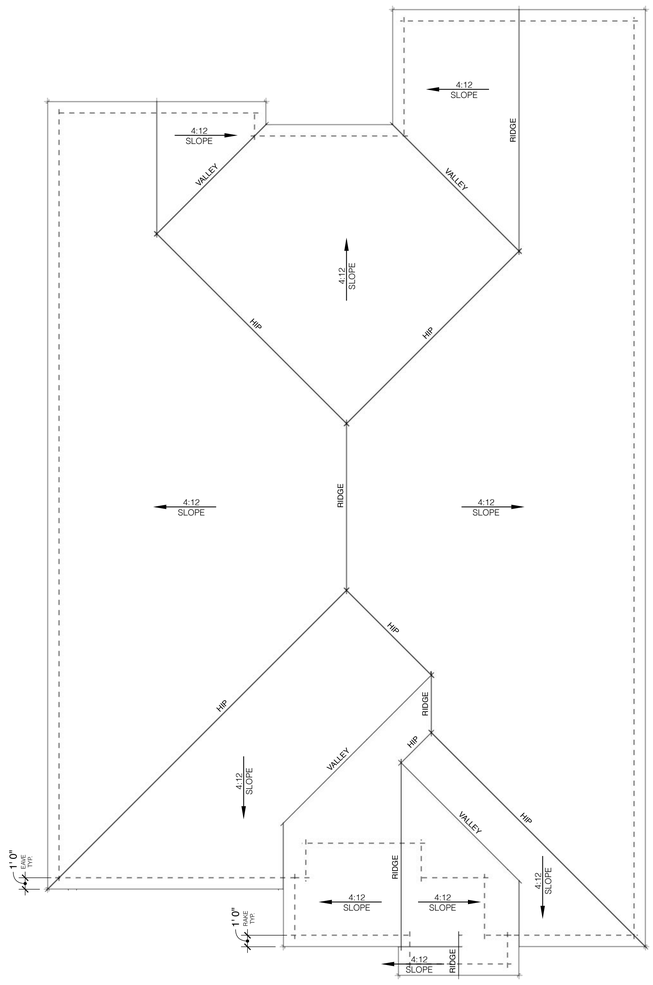
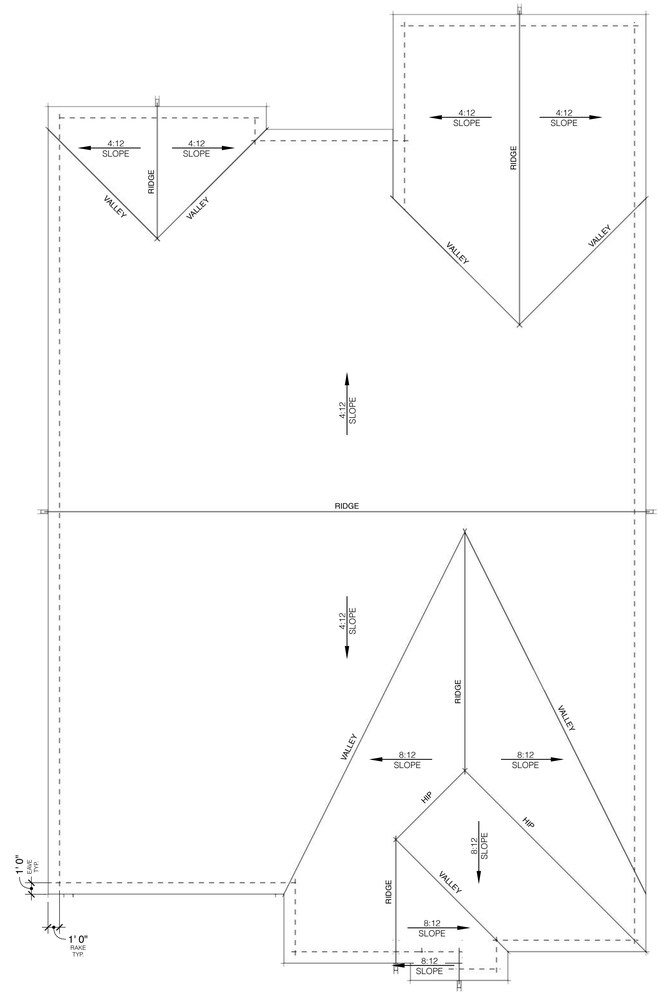


ROOF PLAN – STRATFORD MODERN



ROOF PLAN – SANTA BARBARA



ROOF PLAN – TRADITIONAL FARMHOUSE

PROGRESS SET

Fieldstone Communities LLC

HEARTLAND AT HIDDEN HILLS

LINCOLN, CALIFORNIA

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SCHEMATIC ROOF PLANS | PLAN 2

0 2 4 8

SCALE: 3/16" = 1'-0"

JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS

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A2.5

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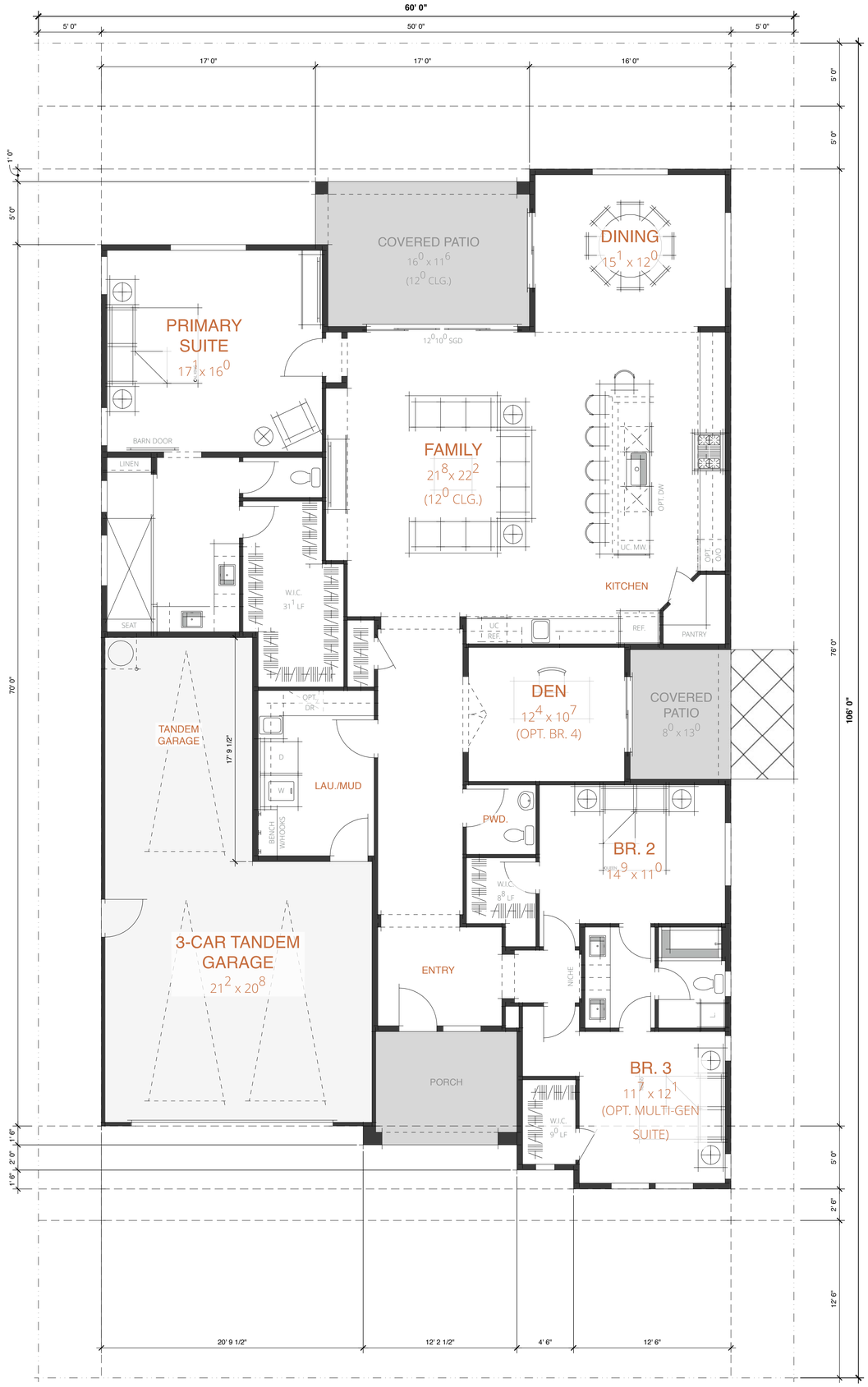
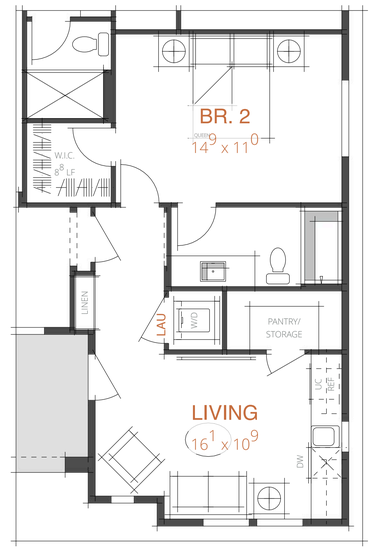
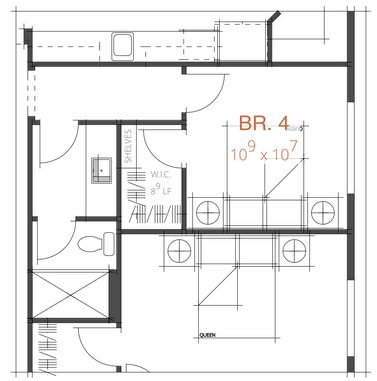




MULTI-GEN SUITE OPTION + 82 SF

(IN LIEU OF BR. 3)



BR. 4 OPTION + 82 SF

(IN LIEU OF DEN)

PROGRESS SET

HEARTLAND AT HIDDEN HILLS

LINCOLN, CALIFORNIA

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SCHEMATIC FLOOR PLAN | PLAN 3 - 2,737 SF

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

JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS

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JD+A JOB NUMBER: 25089

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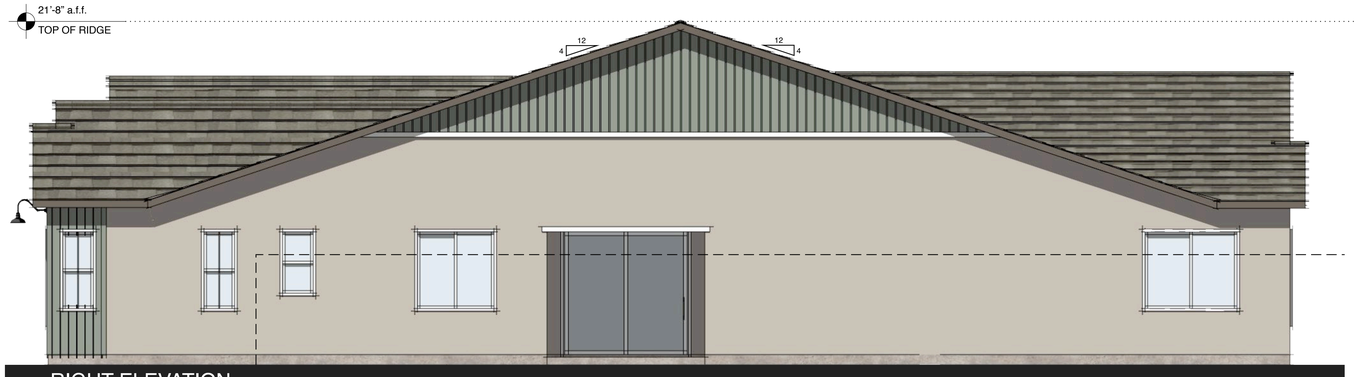
SHEET NOTES

MATERIALS

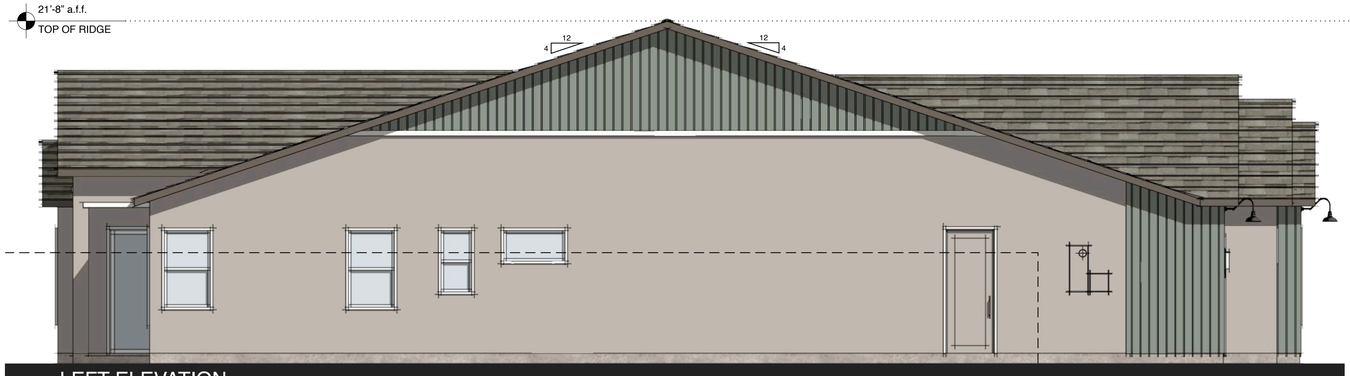
1. COMPOSITION ROOF
2. STANDING SEAM METAL ROOF
3. STUCCO
4. VERTICAL SIDING – ARTISAN BY JAMES HARDIE 'V-GROOVE' — 6" EXPOSURE



RIGHT ELEVATION



FRONT ELEVATION I SCHEME 3



LEFT ELEVATION



REAR ELEVATION

PROGRESS SET

Fieldstone Communities LLC

HEARTLAND AT HIDDEN HILLS

LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 3 - 'STRATFORD MODERN'

0 2 4 8

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

JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS

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DATE: 06.16.2026

A4.2

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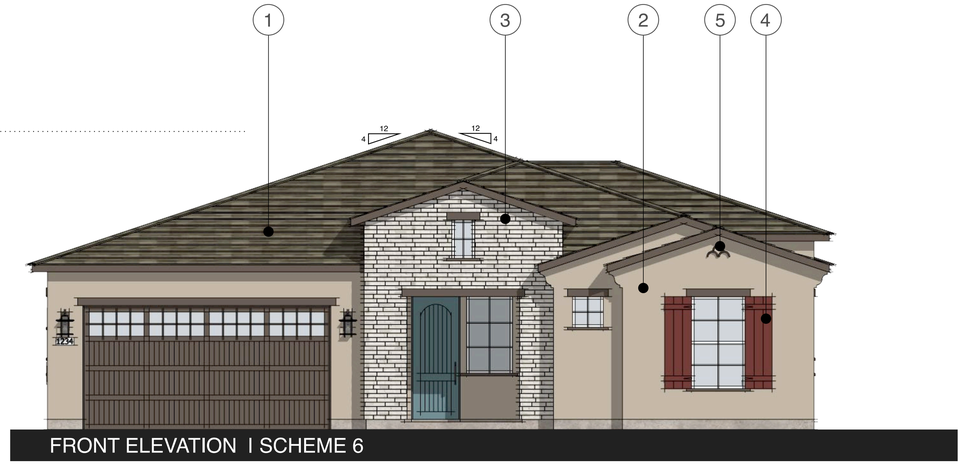
SHEET NOTES

MATERIALS

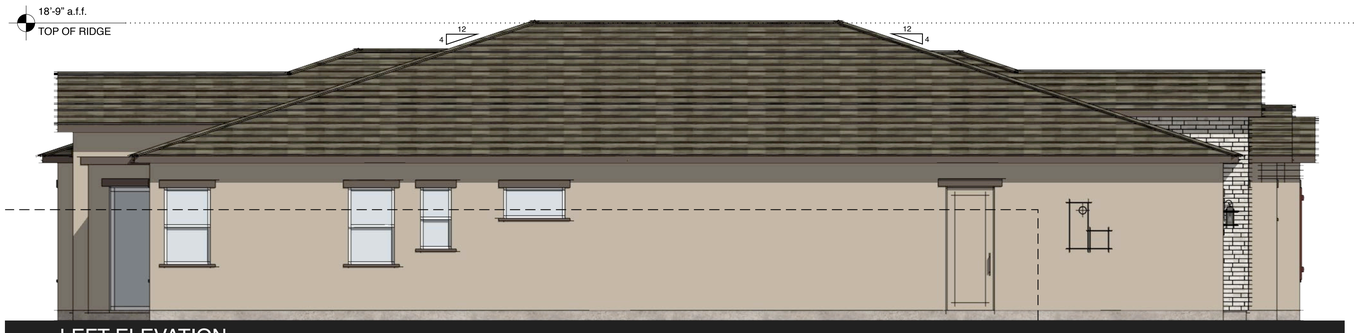
1. COMPOSITION ROOF
2. STUCCO
3. BRICK VENEER
4. DECORATIVE SHUTTERS
5. DECORATIVE CANALE



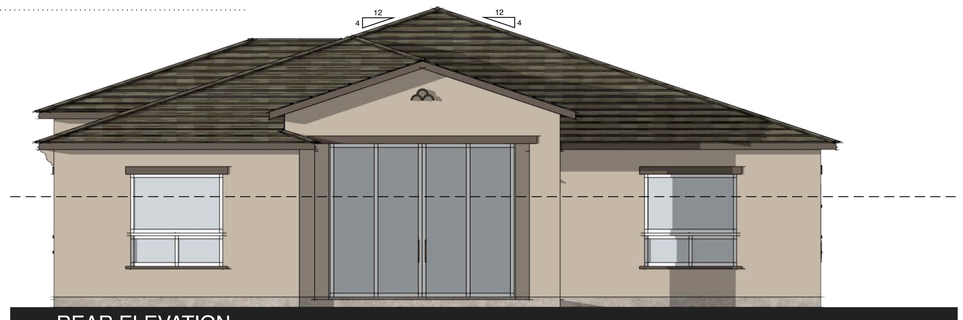
RIGHT ELEVATION



FRONT ELEVATION I SCHEME 6



LEFT ELEVATION



REAR ELEVATION

PROGRESS SET

Fieldstone Communities LLC

HEARTLAND AT HIDDEN HILLS

LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 3 - 'SANTA BARBARA'

0 2 4 8

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

JEFFREY DeMURE + ASSOCIATES
ARCHITECTS PLANNERS

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JD+A JOB NUMBER: 25089
DATE: 06.16.2026

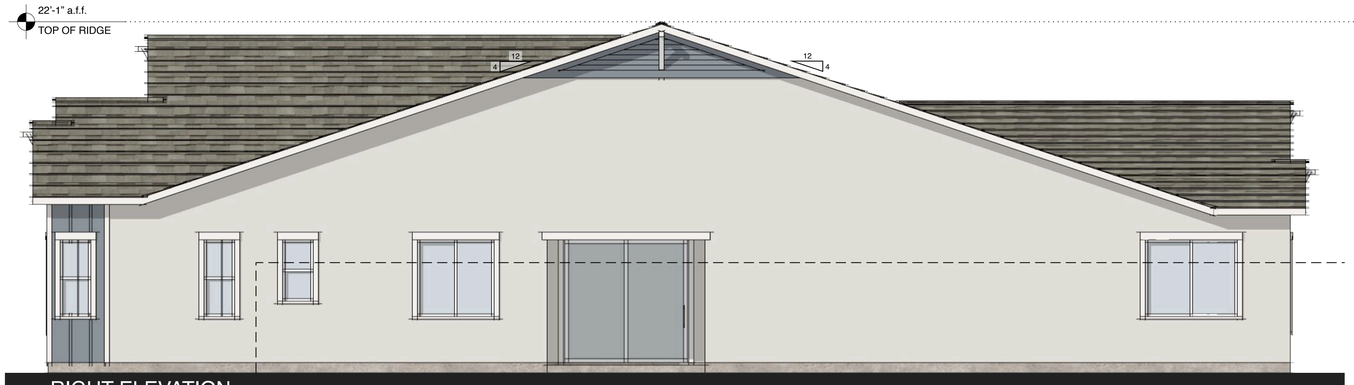
A4.3

/Users/jbattal/Library/CloudStorage/Egnyte-jdaarch/Shared/02 PROJECTS/FIELDSTONE COMMUNITIES/25089 HEARTLAND AT HIDDEN HILLS/01 DESIGN/02 WORKING FILES/02 LAYOUT/01 SD/DRSP/25089_A4_PLAN 3_30x42L

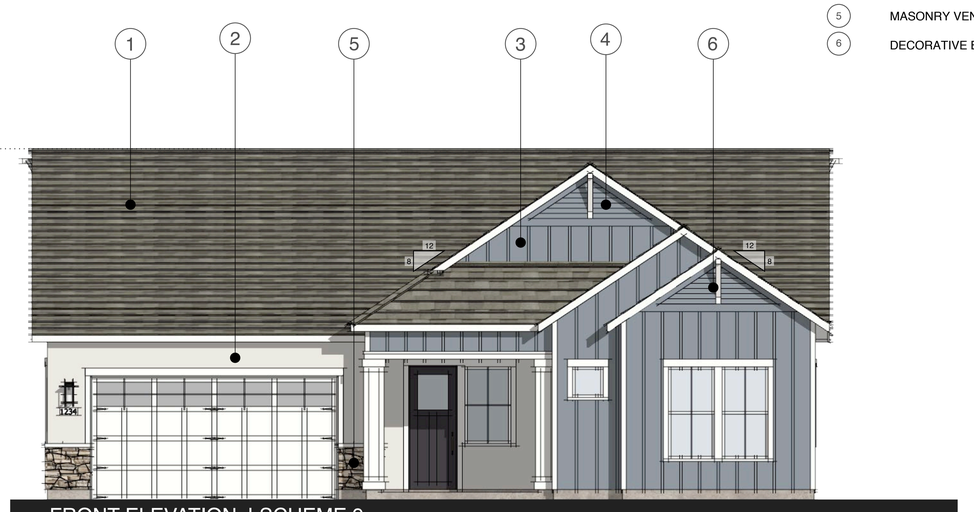
SHEET NOTES

MATERIALS

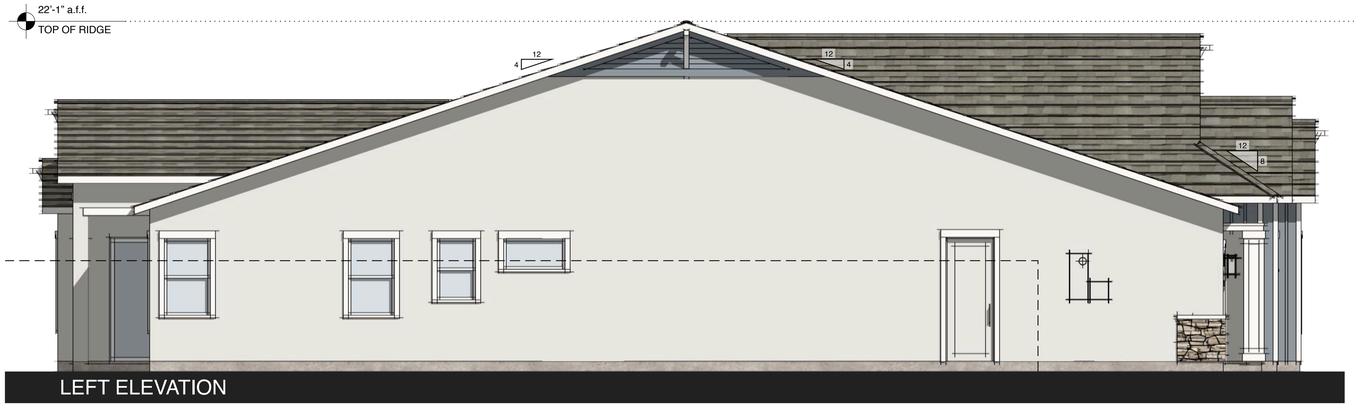
1. COMPOSITION ROOF
2. STUCCO
3. BOARD + BATTEN SIDING 16" O.C.
4. 4" HORIZONTAL SIDING
5. MASONRY VENEER
6. DECORATIVE BRACE



RIGHT ELEVATION



FRONT ELEVATION I SCHEME 9



LEFT ELEVATION



REAR ELEVATION

PROGRESS SET

Fieldstone Communities LLC

HEARTLAND AT HIDDEN HILLS

LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 3 - 'TRADITIONAL FARMHOUSE'

0 2 4 8

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

JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS

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JD+A JOB NUMBER: 25089
DATE: 06.16.2026

A4.4

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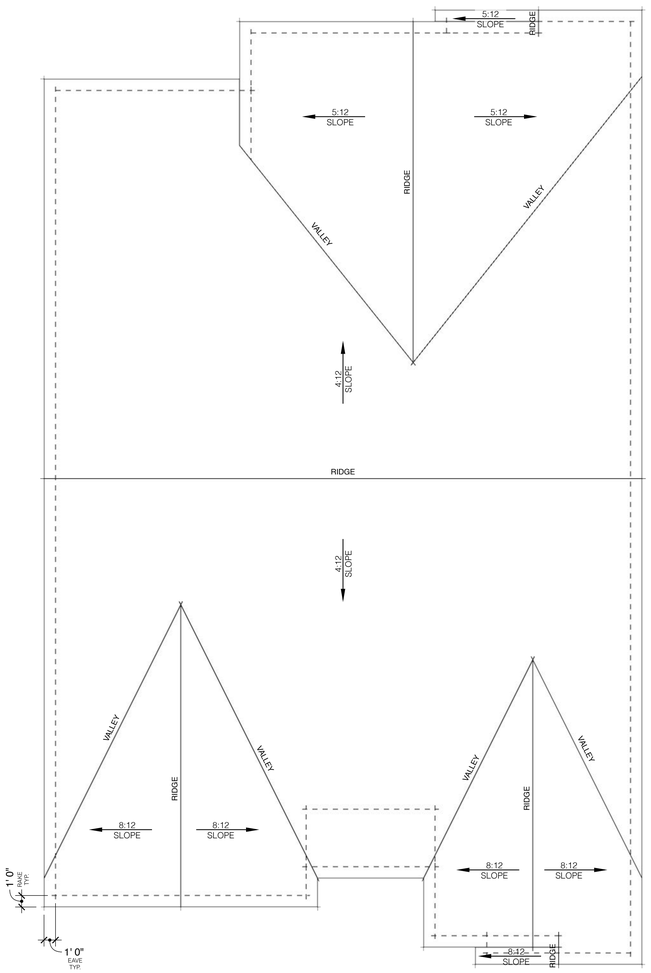
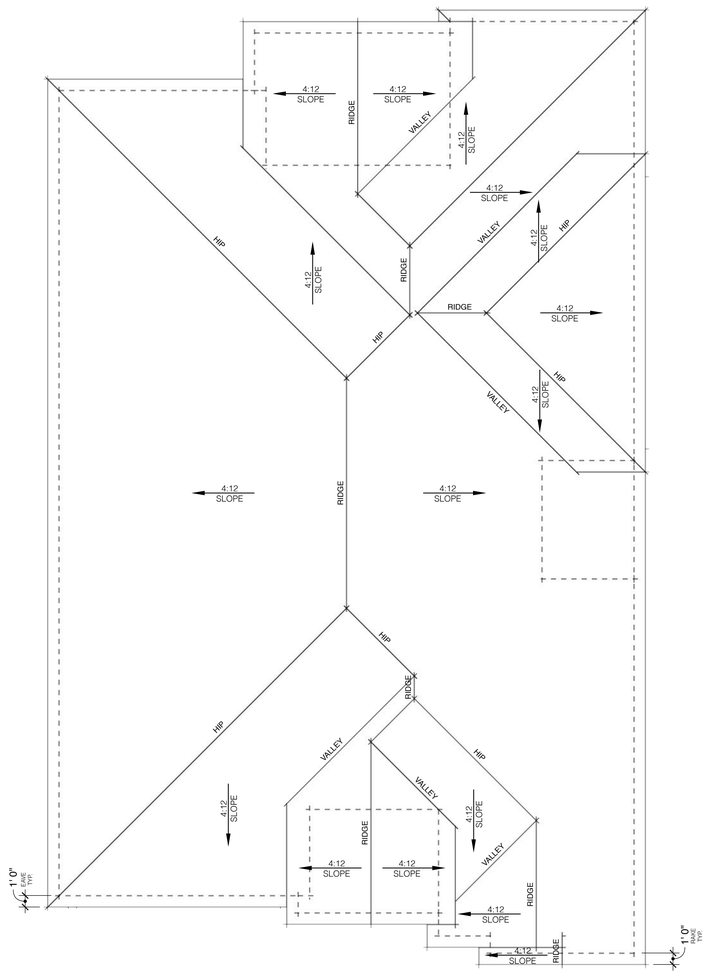
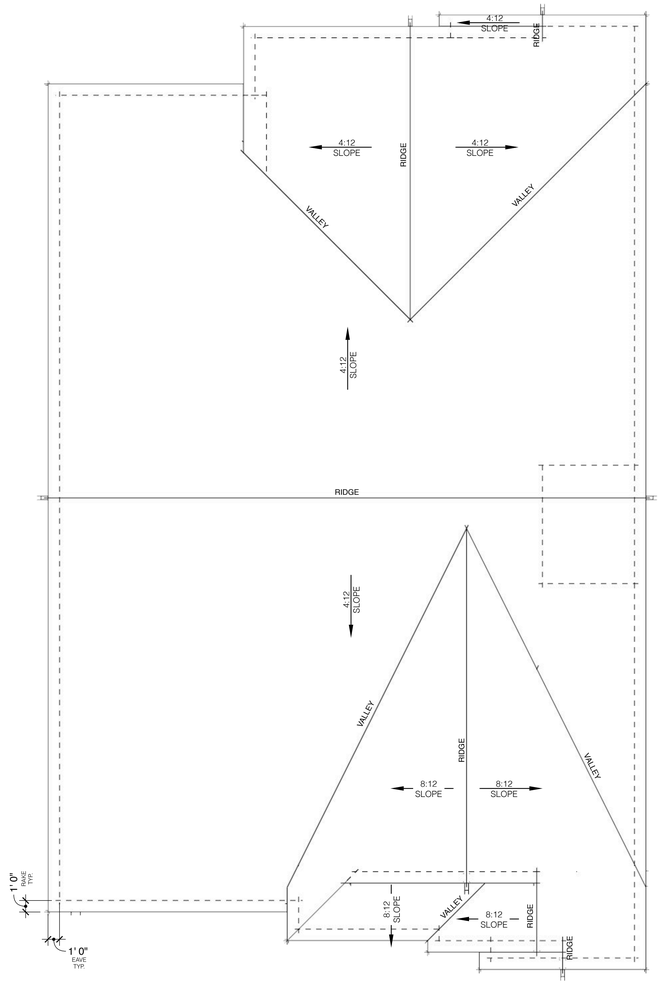


ROOF PLAN – STRATFORD MODERN



ROOF PLAN – SANTA BARBARA



ROOF PLAN – TRADITIONAL FARMHOUSE

PROGRESS SET

Fieldstone Communities LLC

HEARTLAND AT HIDDEN HILLS

LINCOLN, CALIFORNIA

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SCHEMATIC ROOF PLAN | PLAN 3

0 2 4 8

SCALE: 3/16" = 1'-0"

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A4.5

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MAIN FLOOR I 3,250 SF

PROGRESS SET

Fieldstone Communities LLC

HEARTLAND AT HIDDEN HILLS

LINCOLN, CALIFORNIA

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SCHEMATIC FLOOR PLAN | PLAN 4 - 3,250 SF

0 2 4 8

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

JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS

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JD+A JOB NUMBER: 25089

DATE: 06.16.2026

A5.1

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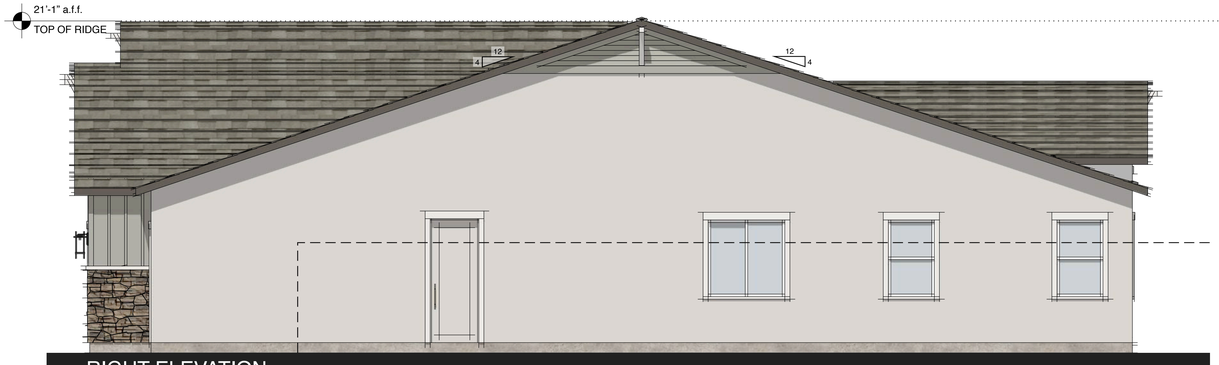
SHEET NOTES

MATERIALS

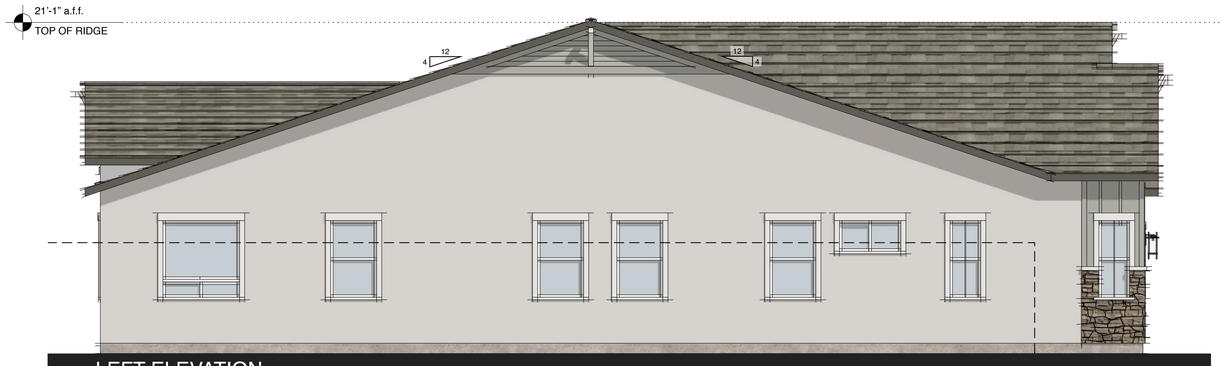
1. COMPOSITION ROOF
2. STUCCO
3. BOARD + BATTEN SIDING 16" O.C.
4. 4" HORIZONTAL SIDING
5. MASONRY VENEER
6. DECORATIVE BRACE



RIGHT ELEVATION



FRONT ELEVATION I SCHEME 10



LEFT ELEVATION



REAR ELEVATION

PROGRESS SET

Fieldstone Communities LLC

HEARTLAND AT HIDDEN HILLS

LINCOLN, CALIFORNIA

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SCHEMATIC ELEVATIONS | PLAN 4 - 'TRADITIONAL FARMHOUSE'

0 2 4 8

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

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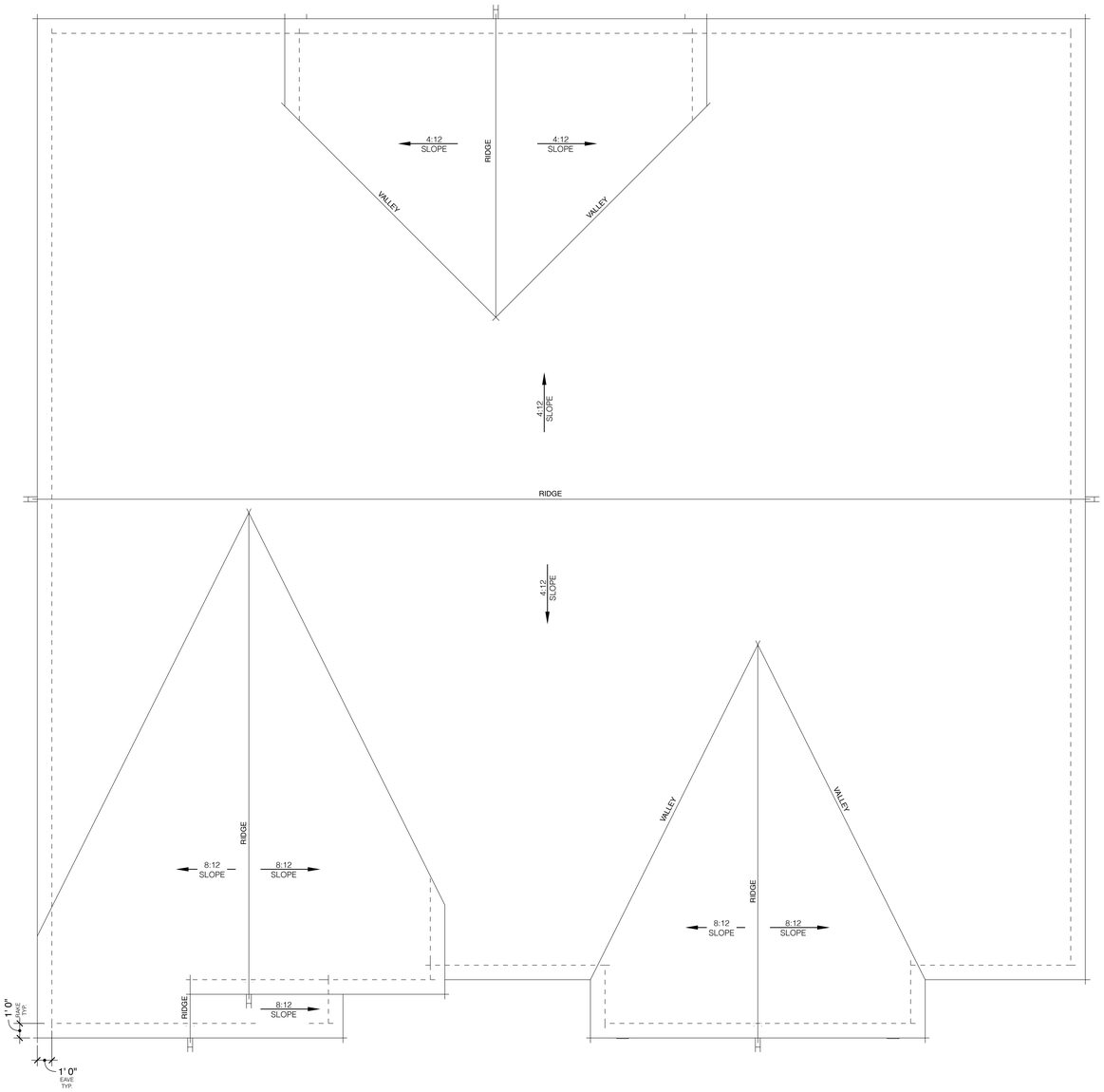
JEFFREY DeMURE + ASSOCIATES ARCHITECTS PLANNERS

JD+A JOB NUMBER: 25089
DATE: 06.16.2026

A5.2

/Users/jhalla/Library/CloudStorage/Egnyte-jdaarch/Shared/02 PROJECTS/FIELDSTONE COMMUNITIES/25089 HEARTLAND AT HIDDEN HILLS/01 DESIGN/02 WORKING FILES/02 LAYOUT/01 SD/DHSP/25089_AS_PLAN 4_30x42L



ROOF PLAN – TRADITIONAL FARMHOUSE

PROGRESS SET

Fieldstone Communities LLC

HEARTLAND AT HIDDEN HILLS

LINCOLN, CALIFORNIA

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SCHEMATIC ROOF PLAN | PLAN 4

0 2 4 8

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

JEFFREY DeMURE + ASSOCIATES
ARCHITECTS PLANNERS

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A5.3

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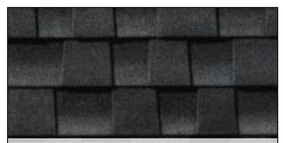
MANUFACTURER DETAILS

- **ROOFING —** GAF TIMBERLINE HDZ
- **STONE & BRICK —** ELDORADO STONE
- **PAINT —** SHERWIN WILLIAMS

SCHEME 1



TIMBERLINE HDZ – CHARCOAL
COMP ROOFING

INKWELL (SW 6992)
FASCIA + GARAGE

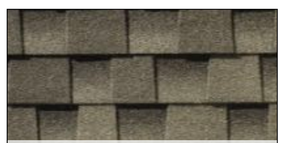
BIG CHILL (SW 7648)
STUCCO BODY

SNOWBOUND (SW 7004)
TRIM + POSTS

OUTERSPACE (SW 6251)
VERTICAL SIDING + VERTICAL CORNER TRIM

BLONDE (SW 6128)
ENTRY DOOR

SCHEME 2



TIMBERLINE HDZ – WEATHERED WOOD
COMP ROOFING

GRIFFIN (SW 7026)
FASCIA + GARAGE

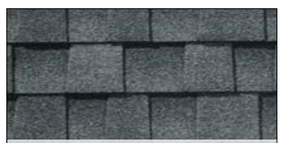
ELLIE GRAY (SW 7566)
STUCCO BODY

WESTHIGHLAND WHITE (SW 7566)
TRIM + POSTS

GRIFFIN (SW 7026)
VERTICAL SIDING + VERTICAL CORNER TRIM

VINTAGE VESSEL (SW 9050)
ENTRY DOOR

SCHEME 3



TIMBERLINE HDZ – PEWTER GRAY
COMP ROOFING

PORPOISE (SW 7047)
FASCIA + GARAGE

REQUISITE GRAY (SW 7023)
STUCCO BODY

ALABASTER (SW 7008)
TRIM + POSTS

RETREAT (SW 6207)
VERTICAL SIDING + VERTICAL CORNER TRIM

WINDOW PANE (SW 6210)
ENTRY DOOR



PROGRESS LIGHTING I DISTRICT I P5622-31
OUTDOOR WALL MOUNTED I COLOR : PAINTED TEXTURED BLACK
W: 8" / H: 8-1/4" / D: 10-1/4"
(OR SIMILAR)



PROGRESS LIGHTING I ENDICOTT I P5610-31
OUTDOOR WALL MOUNTED I COLOR : PAINTED TEXTURED BLACK
W: 7-1/4" / H: 14-1/4" / D: 9-1/2"
(OR SIMILAR)



CLOPAY I BRIDGEPORT I PREMIUM SERIES - BD1EU
GARAGE DOOR I COLOR : SCHEME SPECIFIC
(OR SIMILAR)



SMOOTH STAR I THERMA TRU I S4200-SDLF1LE1
ENTRY DOOR I COLOR : SCHEME SPECIFIC
(OR SIMILAR)

GENERAL GUIDELINES

1. **MAINTAIN CLEAN, CONSISTENT COLOR BREAKS —** NO ARBITRARY CHANGES OR EARLY TERMINATIONS.
2. **DOWNSPOUTS :** MATCH THE ADJACENT SURFACE UNLESS OTHERWISE NOTED.
3. **EAVES :** PAINT AS SINGLE COLOR, TYPICALLY THE MAIN BODY COLOR, UNLESS OTHERWISE NOTED.
4. **DO NOT TERMINATE PAINT AT OUTSIDE CORNERS**, UNLESS SPECIFICALLY DETAILED. CONTINUE COLOR AROUND TO THE NEXT LOGICAL TRANSITION — AN **INSIDE CORNER, WINDOW TRIM, EXPANSION JOINT OR MATERIAL CHANGE.**
5. **INSIDE CORNERS** ARE TYPICALLY THE CORRECT TERMINATION POINT BETWEEN COLOR OR MATERIAL CHANGES.
6. **MATERIAL TRANSITIONS** (E.G., LAP SIDING TO STUCCO, BOARD & BATTEN TO STONE) ARE ACCEPTABLE COLOR BREAKS IF ALIGNED WITH DESIGN INTENT.
7. **WHERE TRIM OCCURS OVER A SOFFITED OPENING**, PAINT THE FACE **AND** UNDERSIDE OF THE TRIM THE SAME COLOR FOR A UNIFORM APPEARANCE.
8. **ALL FOUR SIDES** OF PORCH COLUMNS MUST RECEIVE FULL PAINT APPLICATION IN THE DESIGNATED COLOR(S).

VERIFICATION + DISCREPANCIES

- IF ANY DISCREPANCY EXIST BETWEEN DRAWINGS, COLOR PALETTES, OR COLOR SPECIFICATIONS — **STOP** AND CONFIRM BEFORE ORDERING.
- **STOP** IF COLOR NAME AND NUMBER DO NOT MATCH.
- CONFIRM ALL DISCREPANCIES WITH THE ARCHITECT OR CONSTRUCTION MANAGER BEFORE PROCEEDING.
- ALWAYS REFERENCE THE MOST CURRENT APPROVED COLOR ELEVATION FOR DIRECTION.

FIELD REMINDER

WHEN IN DOUBT — ASK BEFORE YOU PAINT.
ONE QUICK QUESTION SAVES A FULL REPAINT LATER.

DRSP SUBMITTAL

Fieldstone Communities LLC

HEARTLAND AT HIDDEN HILLS

LINCOLN, CALIFORNIA

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COLOR + MATERIAL | STRATFORD MODERN

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS
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JD+A JOB NUMBER: 25089
DATE: 06.16.2026

A6.1

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MANUFACTURER DETAILS

- **ROOFING —** GAF TIMBERLINE HDZ
- **STONE & BRICK —** ELDORADO STONE
- **PAINT —** SHERWIN WILLIAMS

SCHEME 4



TIMBERLINE HDZ – WEATHERED WOOD
COMP ROOFING

HOMESTEAD BROWN (SW 7515)
FASCIA + TRIM + GARAGE

GREEK VILLA (SW 7551)
STUCCO BODY

CAVERN CLAY (SW 7701)
ENTRY DOOR

ROSEMARY (SW 6187)
SHUTTERS



TUNDRABRICK – LATIGO
BRICK MASONRY



PROGRESS LIGHTING I GIBBES STREET I P560022-031
OUTDOOR WALL MOUNTED I COLOR : PAINTED BLACK
W: 7" / H: 21-3/4" / D: 8-3/4"
(OR SIMILAR)

SCHEME 5



TIMBERLINE HDZ – BARKWOOD
COMP ROOFING

SEALSKIN (SW 7675)
FASCIA + TRIM + GARAGE

CREAMY (SW 7012)
STUCCO BODY

RIPE OLIVE (SW 6209)
ENTRY DOOR

MOUNT ETNA (SW 7625)
SHUTTERS



TUNDRABRICK – ASHLAND
BRICK MASONRY



CLOPAY I GALLERY STEEL I PREMIUM SERIES - GD2LU
GARAGE DOOR I COLOR : SCHEME SPECIFIC
(OR SIMILAR)

SCHEME 6



TIMBERLINE HDZ – WEATHERED WOOD
COMP ROOFING

GRIFFIN (SW 7026)
FASCIA + TRIM + GARAGE

SHIITAKE (SW 9173)
STUCCO BODY

REFUGE (SW 6228)
ENTRY DOOR

ROOKWOOD RED (SW 2802)
SHUTTERS



TUNDRABRICK – CHAULK DUST
BRICK MASONRY



SMOOTH STAR I THERMA TRU I S205
ENTRY DOOR I COLOR : SCHEME SPECIFIC
(OR SIMILAR)

GENERAL GUIDELINES

1. **MAINTAIN CLEAN, CONSISTENT COLOR BREAKS —** NO ARBITRARY CHANGES OR EARLY TERMINATIONS.
2. **DOWNSPOUTS :** MATCH THE ADJACENT SURFACE UNLESS OTHERWISE NOTED.
3. **EAVES :** PAINT AS SINGLE COLOR, TYPICALLY THE MAIN BODY COLOR, UNLESS OTHERWISE NOTED.
4. **DO NOT TERMINATE PAINT AT OUTSIDE CORNERS**, UNLESS SPECIFICALLY DETAILED. CONTINUE COLOR AROUND TO THE NEXT LOGICAL TRANSITION — AN **INSIDE CORNER, WINDOW TRIM, EXPANSION JOINT OR MATERIAL CHANGE.**
5. **INSIDE CORNERS** ARE TYPICALLY THE CORRECT TERMINATION POINT BETWEEN COLOR OR MATERIAL CHANGES.
6. **MATERIAL TRANSITIONS** (E.G., LAP SIDING TO STUCCO, BOARD & BATTEN TO STONE) ARE ACCEPTABLE COLOR BREAKS IF ALIGNED WITH DESIGN INTENT.
7. **WHERE TRIM OCCURS OVER A SOFFITED OPENING**, PAINT THE FACE **AND** UNDERSIDE OF THE TRIM THE SAME COLOR FOR A UNIFORM APPEARANCE.
8. **ALL FOUR SIDES** OF PORCH COLUMNS MUST RECEIVE FULL PAINT APPLICATION IN THE DESIGNATED COLOR(S).

VERIFICATION + DISCREPANCIES

- IF ANY DISCREPANCY EXIST BETWEEN DRAWINGS, COLOR PALETTES, OR COLOR SPECIFICATIONS — **STOP** AND CONFIRM BEFORE ORDERING.
- **STOP** IF COLOR NAME AND NUMBER DO NOT MATCH.
- CONFIRM ALL DISCREPANCIES WITH THE ARCHITECT OR CONSTRUCTION MANAGER BEFORE PROCEEDING.
- ALWAYS REFERENCE THE MOST CURRENT APPROVED COLOR ELEVATION FOR DIRECTION.

FIELD REMINDER

WHEN IN DOUBT — ASK BEFORE YOU PAINT.
ONE QUICK QUESTION SAVES A FULL REPAINT LATER.

DRSP SUBMITTAL

Fieldstone Communities LLC

HEARTLAND AT HIDDEN HILLS

LINCOLN, CALIFORNIA

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COLOR + MATERIAL | SANTA BARBARA

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS
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JD+A JOB NUMBER: 25089
DATE: 06.16.2026

A6.2

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MANUFACTURER DETAILS

- **ROOFING —** GAF TIMBERLINE HDZ
- **STONE & BRICK —** ELDORADO STONE
- **PAINT —** SHERWIN WILLIAMS

SCHEME 7



TIMBERLINE HDZ – WEATHERED WOOD
COMP ROOFING

HIGH REFLECTIVE WHITE (SW 7757)
FASCIA + TRIM + GARAGE

REPOSE GRAY (SW 7015)
STUCCO BODY

BRANDYWINE (SW 7710)
ENTRY DOOR

PAVESTONE (SW 7642)
SIDING



CLIFFSTONE – WHITEBARK
STONE MASONRY

SCHEME 8



TIMBERLINE HDZ – CHARCOAL
COMP ROOFING

CAVIAR (SW 6990)
FASCIA

ORIGAMI WHITE (SW 7636)
STUCCO BODY

ROOKWOOD RED (SW 2802)
ENTRY DOOR

ORIGAMI WHITE (SW 7636)
SIDING + TRIM + GARAGE



CLIFFSTONE – BANFF SPRING
STONE MASONRY

SCHEME 9



TIMBERLINE HDZ – WEATHERED WOOD
COMP ROOFING

SNOWBOUND (SW 7004)
FASCIA + TRIM + GARAGE

CRUSHED ICE (SW 7647)
STUCCO BODY

BLACK MAGIC (SW 6991)
ENTRY DOOR

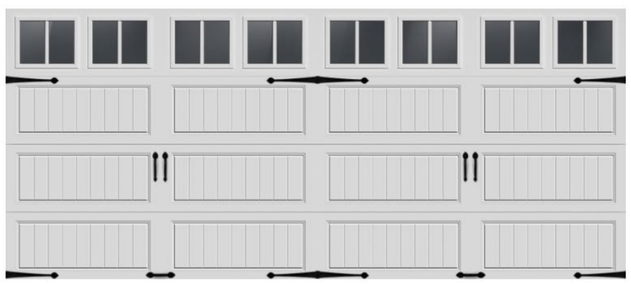
DOWNING SLATE (SW 2819)
SIDING



CLIFFSTONE – BOARDWALK
STONE MASONRY



PROGRESS LIGHTING I TRAFFORD NON-METALLIC I P560288-031
OUTDOOR WALL MOUNTED I COLOR : TEXTURED BLACK
W: 5" / H: 11-1/2" / D: 6-3/4"
(OR SIMILAR)



CLOPAY I BRIDGEPORT I PREMIUM SERIES - BD1EU
GARAGE DOOR I COLOR : SCHEME SPECIFIC
(OR SIMILAR)



SMOOTH STAR I THERMA TRU I S4810-LE1
ENTRY DOOR I COLOR : SCHEME SPECIFIC
(OR SIMILAR)

GENERAL GUIDELINES

1. **MAINTAIN CLEAN, CONSISTENT COLOR BREAKS —** NO ARBITRARY CHANGES OR EARLY TERMINATIONS.
2. **DOWNSPOUTS :** MATCH THE ADJACENT SURFACE UNLESS OTHERWISE NOTED.
3. **EAVES :** PAINT AS SINGLE COLOR, TYPICALLY THE MAIN BODY COLOR, UNLESS OTHERWISE NOTED.
4. **DO NOT TERMINATE PAINT AT OUTSIDE CORNERS**, UNLESS SPECIFICALLY DETAILED. CONTINUE COLOR AROUND TO THE NEXT LOGICAL TRANSITION — AN **INSIDE CORNER, WINDOW TRIM, EXPANSION JOINT OR MATERIAL CHANGE.**
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7. **WHERE TRIM OCCURS OVER A SOFFITED OPENING**, PAINT THE FACE **AND** UNDERSIDE OF THE TRIM THE SAME COLOR FOR A UNIFORM APPEARANCE.
8. **ALL FOUR SIDES** OF PORCH COLUMNS MUST RECEIVE FULL PAINT APPLICATION IN THE DESIGNATED COLOR(S).

VERIFICATION + DISCREPANCIES

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- ALWAYS REFERENCE THE MOST CURRENT APPROVED COLOR ELEVATION FOR DIRECTION.

FIELD REMINDER

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ONE QUICK QUESTION SAVES A FULL REPAINT LATER.

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MANUFACTURER DETAILS

- **ROOFING —** GAF TIMBERLINE HDZ
- **STONE & BRICK —** ELDORADO STONE
- **PAINT —** SHERWIN WILLIAMS

SCHEME 10



TIMBERLINE HDZ – WEATHERED WOOD
COMP ROOFING

URBANE BRONZE (SW 7048)
FASCIA

SNOWBOUND (SW 7004)
TRIM + GARAGE

CRUSHED ICE (SW 7647)
STUCCO BODY

FLOWER POT (SW 6334)
ENTRY DOOR

RARE GRAY (SW 6199)
SIDING



CLIFFSTONE – LANTANA
STONE MASONRY

SCHEME 11



TIMBERLINE HDZ – WEATHERED WOOD
COMP ROOFING

BIG CHILL (SW 7648)
FASCIA + TRIM + GARAGE

FIRST STAR (SW 7646)
STUCCO BODY

DRIED LAVENDER (SW 9072)
ENTRY DOOR

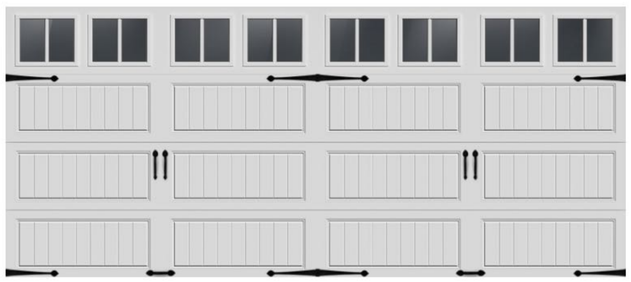
CHELSEA GRAY (SW 2850)
SIDING



CLIFFSTONE – WHITE BARK
STONE MASONRY



PROGRESS LIGHTING I TRAFFORD NON-METALLIC I P560288-031
OUTDOOR WALL MOUNTED I COLOR : TEXTURED BLACK
W: 5" / H: 11-1/2" / D: 6-3/4"
(OR SIMILAR)



CLOPAY I BRIDGEPORT I PREMIUM SERIES - BD1EU
GARAGE DOOR I COLOR : SCHEME SPECIFIC
(OR SIMILAR)



SMOOTH STAR I THERMA TRU I S4810-LE1
ENTRY DOOR I COLOR : SCHEME SPECIFIC
(OR SIMILAR)

GENERAL GUIDELINES

1. **MAINTAIN CLEAN, CONSISTENT COLOR BREAKS —** NO ARBITRARY CHANGES OR EARLY TERMINATIONS.
2. **DOWNSPOUTS :** MATCH THE ADJACENT SURFACE UNLESS OTHERWISE NOTED.
3. **EAVES :** PAINT AS SINGLE COLOR, TYPICALLY THE MAIN BODY COLOR, UNLESS OTHERWISE NOTED.
4. **DO NOT TERMINATE PAINT AT OUTSIDE CORNERS**, UNLESS SPECIFICALLY DETAILED. CONTINUE COLOR AROUND TO THE NEXT LOGICAL TRANSITION — AN **INSIDE CORNER, WINDOW TRIM, EXPANSION JOINT OR MATERIAL CHANGE.**
5. **INSIDE CORNERS** ARE TYPICALLY THE CORRECT TERMINATION POINT BETWEEN COLOR OR MATERIAL CHANGES.
6. **MATERIAL TRANSITIONS** (E.G., LAP SIDING TO STUCCO, BOARD & BATTEN TO STONE) ARE ACCEPTABLE COLOR BREAKS IF ALIGNED WITH DESIGN INTENT.
7. **WHERE TRIM OCCURS OVER A SOFFITED OPENING**, PAINT THE FACE **AND** UNDERSIDE OF THE TRIM THE SAME COLOR FOR A UNIFORM APPEARANCE.
8. **ALL FOUR SIDES** OF PORCH COLUMNS MUST RECEIVE FULL PAINT APPLICATION IN THE DESIGNATED COLOR(S).

VERIFICATION + DISCREPANCIES

- IF ANY DISCREPANCY EXIST BETWEEN DRAWINGS, COLOR PALETTES, OR COLOR SPECIFICATIONS — **STOP** AND CONFIRM BEFORE ORDERING.
- **STOP** IF COLOR NAME AND NUMBER DO NOT MATCH.
- CONFIRM ALL DISCREPANCIES WITH THE ARCHITECT OR CONSTRUCTION MANAGER BEFORE PROCEEDING.
- ALWAYS REFERENCE THE MOST CURRENT APPROVED COLOR ELEVATION FOR DIRECTION.

FIELD REMINDER

WHEN IN DOUBT — ASK BEFORE YOU PAINT.
ONE QUICK QUESTION SAVES A FULL REPAINT LATER.

DRSP SUBMITTAL

Fieldstone Communities LLC

HEARTLAND AT HIDDEN HILLS

LINCOLN, CALIFORNIA

© 2004 - 2025 JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS, INC.

COLOR + MATERIAL | TRADITIONAL FARMHOUSE

JEFFREY DEMURE + ASSOCIATES ARCHITECTS PLANNERS
3001 DOUGLAS BOULEVARD I SUITE 110 I ROSEVILLE, CALIFORNIA 95661 I 916.783.3700 I WWW.JDAARCH.COM

JD+A JOB NUMBER: 25089
DATE: 06.16.2026

A6.4

STAFF REPORT

Item Number 4.B

SUBJECT:	Recommend Planning Commission to approve the Auburn Ravine Estates Production Homes - Epick 1 & 2 Design Review (Thomas Cruickshank)
SUBMITTED BY:	Tom Cruickshank
DEPARTMENT:	Community Development
DATE:	July 23, 2026

BACKGROUND/INTRODUCTION:

Auburn Ravine residential development will consist of (80) lots in which Lennar is proposing to build three floor plans with three elevations per plan. The plans range from 1,832 sf to 3,384 sf. The home elevation styles include Spanish Eclectic, Bungalow, and Ranch each with unique elements and offerings to diversify the streetscape and community.

The project site lies within the adopted Village 1 Specific Plan area of the City of Lincoln. The development is situated along the north and south sides of E 8th Street. The project site is bound by E 9th St on the north, Auburn Ravine on the south, Theresa Lane on the west and Liberty Lane on the east. APNs: 021-272-066 and 021-231-045. (Property Owner / Applicant: Lennar Homes of California Inc).

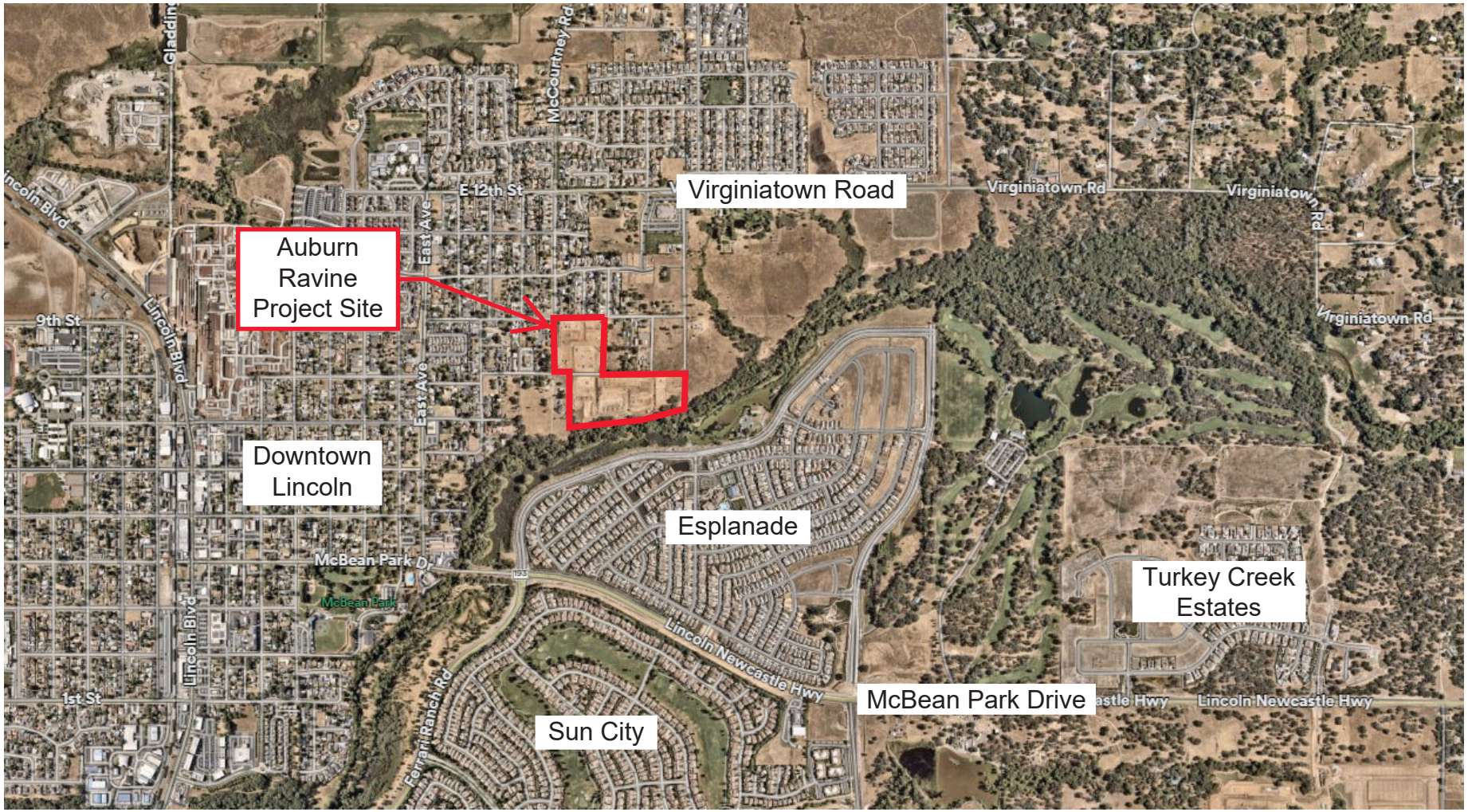
ATTACHMENTS:

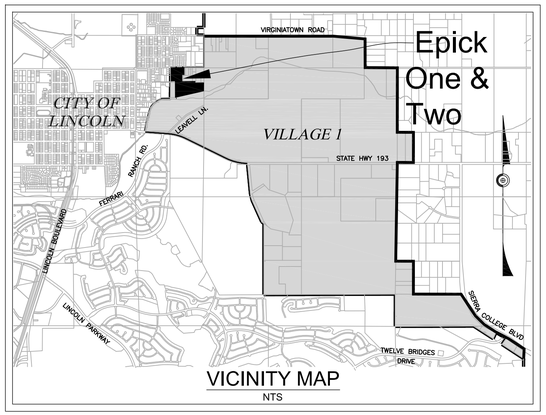
Attachment 1 - Project Location.pdf

Attachment 2 - Design Review Set.pdf

Attachment 3 - Updated Plan 3 Elevations.pdf

Attachment 1 - Project Location





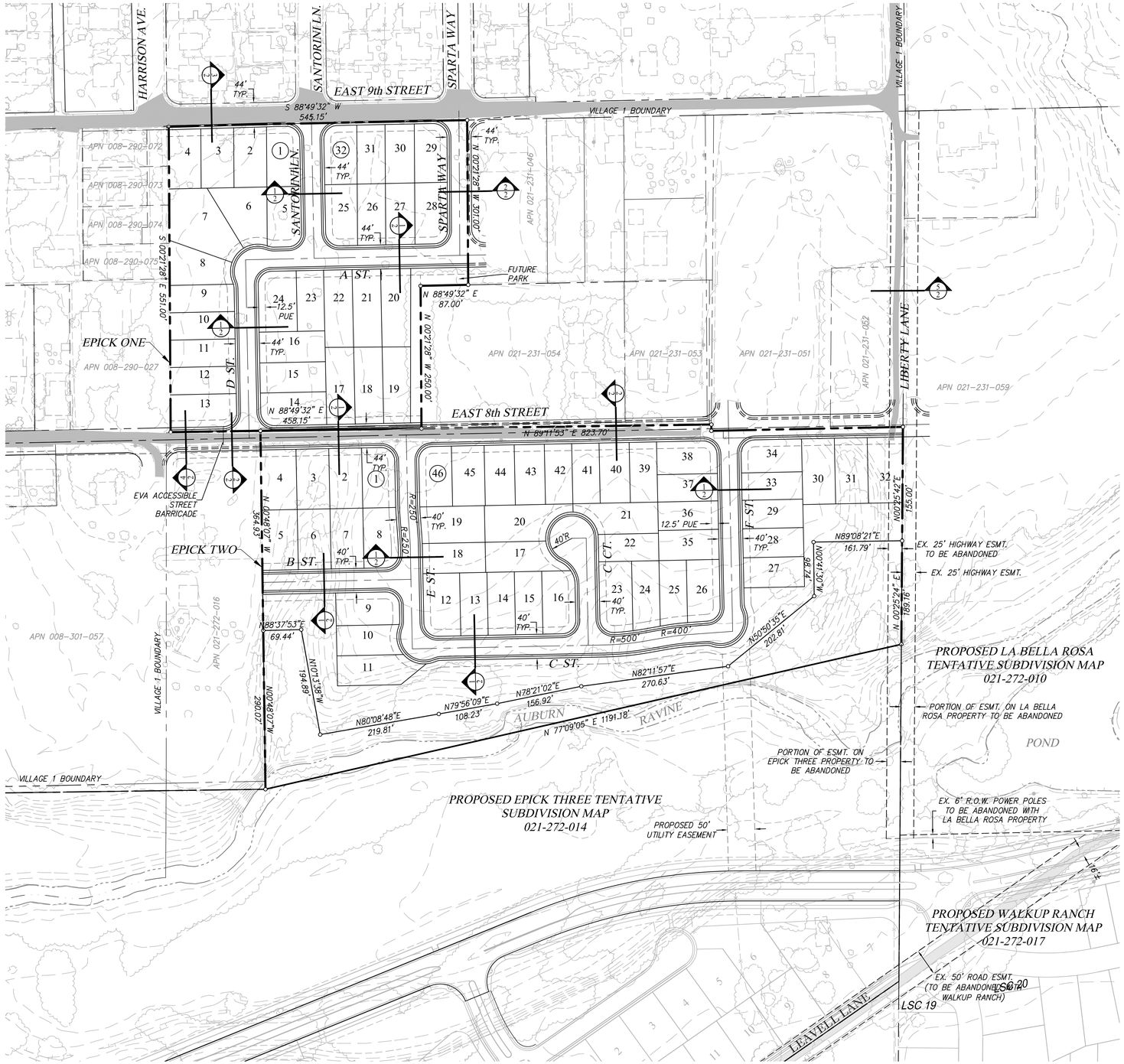
VICINITY MAP
NTS

NOTES:

1. PARCEL LINES AND AREAS MAY BE ADJUSTED AT THE TIME OF THE FINAL MAP, PROVIDED THE GENERAL LOTTING SCHEME IS PRESERVED AND NO NEW ADDITIONAL RESIDENTIAL PARCELS ARE CREATED, SUBJECT TO THE APPROVAL OF THE CITY OF LINCOLN. PROPOSED NUMBER OF RESIDENTIAL LOTS MAY BE REDUCED AT TIME OF FINAL MAP.
2. PURSUANT TO GOVERNMENT CODE SECTION 56456.1, THE SUBDIVIDER MAY FILE MULTIPLE FINAL MAPS BASED UPON THIS TENTATIVE MAP. THE FILING OF A FINAL MAP ON A PORTION OF THIS TENTATIVE MAP SHALL NOT INVALIDATE ANY PART OF THIS TENTATIVE MAP.
3. THE RESIDENTIAL LOTS SHOWN ON THIS TENTATIVE MAP ARE TENTATIVE AND MAY BE MODIFIED TO FIT THE FINAL BUILDING DESIGN AT THE TIME OF THE FINAL MAP.
4. ACCESS, PUBLIC UTILITY, AND LANDSCAPE AND MAINTENANCE EASEMENT LOTS SHOWN OR IMPLIED IN THIS TENTATIVE MAP ARE TENTATIVE AND MAY BE MODIFIED AT THE TIME OF THE FINAL MAP.
5. ALL UTILITY SYSTEMS ILLUSTRATED ON THIS TENTATIVE MAP ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE AT THE TIME OF IMPROVEMENT PLANS.
6. GRADING SHOWN ON THIS TENTATIVE MAP IS TENTATIVE AND SUBJECT TO CHANGE AT THE TIME OF FINAL DESIGN OF GRADING PLANS.
7. PARK FEES SHALL BE BASED UPON THE NUMBER OF LOTS SHOWN ON THE FINAL MAP.
8. MINIMUM LOT DIMENSIONS PER VILLAGE 1 GENERAL DEVELOPMENT PLAN:

   LOT DIMENSIONS:
   - INTERIOR LOT WIDTH - 50 FEET
   - CORNER LOT WIDTH - 60 FEET
   - CUL-DE-SAC STREET FRONTAGE - 30 FEET (UNLESS APPROVED OTHERWISE)
   - LOT DEPTH - 100 FEET

   SETBACKS:
   - BUILDING - 15 FEET - LEADING EDGE OF BUILDING SHALL BE CLOSER TO STREET THAN GARAGE ON 50% OF DWELLING UNITS.
   - PORCH - 15 FEET
   - GARAGE - 20 FEET
   - GARAGE (SIDE ENTRY) - 15 FEET
   - SIDE YARD AGGREGATE - 10 FEET
   - SIDE YARD ADJOINING STREET - 10 FEET
   - REAR YARD - 15' TO LIVING SPACE



TENTATIVE MAP INFORMATION

DEVELOPER/OWNER:	EPICK HOMES 901 BRUCE ROAD, SUITE 280 CHICO, CA 95928 (530) 891-4757
ENGINEER/PLANNER:	FRAYJI DESIGN GROUP, INC. 2235 DOUGLAS BLVD, SUITE 520 ROSEVILLE, CA 95661 (916) 782-3000
ASSESSOR'S PARCEL NO.:	021-272-014, 021-231-045
TOTAL ACREAGE:	20.2± AC
EXISTING ZONE:	F-B-X (20 AC. MIN)
PROPOSED ZONE:	LDR
LOT SUMMARY:	SMALL LOT TENTATIVE MAP 78 SINGLE FAMILY SMALLEST: 5,500 S.F. LARGEST: 12,039 S.F. AVERAGE: 6,541 S.F.
DENSITY:	EPICK ONE - LDR 5.0 DU/ACRE EPICK TWO - LDR 4.1 DU/ACRE

SERVICE PROVIDERS

SCHOOL DISTRICTS:	WESTERN PLACER UNIFIED SCHOOL DISTRICT, K-12
PARKS & RECREATION:	CITY OF LINCOLN
POLICE & FIRE PROTECTION:	LINCOLN POLICE DEPT./LINCOLN FIRE DEPT.
SANITARY SEWER:	CITY OF LINCOLN
DOMESTIC WATER:	CITY OF LINCOLN
STORM DRAIN:	CITY OF LINCOLN
ELECTRICITY:	PACIFIC GAS & ELECTRIC CO.
TELEPHONE:	AT&T
CABLE:	WAVE COMMUNICATIONS / CABLE CO.

ESTABLISHED STREET OR VEHICLE EASEMENT IN USE

FRAYJI DESIGN GROUP, INC.
2235 Douglas Blvd Ste. 520 (916) 782-3000 Phone
Roseville, CA 95661 (916) 782-3955 Fax
CIVIL ENGINEERING • PLANNING • SURVEYING

Cover Sheet
Tentative Subdivision Map

Epick One & Two

City of Lincoln, California July 2, 2014

REGISTERED PROFESSIONAL ENGINEER — TONY J. FRAYJI — NO. 57265 — EXP. 12-31-15 — CIVIL — STATE OF CALIFORNIA

N W E S

0 100' 200' 300'
SCALE 1"=100'

AUBURN RAVINE

LINCOLN, CALIFORNIA



LENNAR®

07.08.2026

Kevin L. Crook
Architect
Inc
#26006
PLANNING + ARCHITECTURE

AUBURN RAVINE

LINCOLN, CALIFORNIA

#26006
07.08.2026

C-1 Auburn Ravine Estates _ Lot Mix Exhibit
C-2 Fit List

ARCHITECTURE

A-1 Typical Plotting
A-2 Plan 1 (1832) - Front Elevations
A-3 Plan 1B (1832) - Floor Plan
A-4 Plan 1B (1832) - "B" Elevations
A-5 Plan 1B (1832) - "B" Enhanced Elevations
A-6 Plan 1C (1832) - "C" Elevations
A-7 Plan 1C (1832) - "C" Enhanced Elevations
A-8 Plan 1F (1832)- "F" Elevations
A-9 Plan 1F (1832)- "F" Enhanced Elevations
A-10 Plan 1 (1832) - Roof Plans

A-11 Plan 2 (2389) - Front Elevations
A-12 Plan 2B (2389) - Floor Plan
A-13 Plan 2B (2389) - "B" Elevations
A-14 Plan 2B (2389) - "B" Enhanced Elevations
A-15 Plan 2C (2389) - "C" Elevations
A-16 Plan 2C (2389) - "C" Enhanced Elevations
A-17 Plan 2F (2389)- "F" Elevations
A-18 Plan 2F (2389)- "F" Enhanced Elevations
A-19 Plan 2 (2389) - Roof Plans

A-20 Plan 3 (2629) - Front Elevations
A-21 Plan 3B (2629) - Floor Plan
A-22 Plan 3B (2629) - "B" Elevations
A-23 Plan 3B (2629) - "B" Enhanced Elevations
A-24 Plan 3C (2629) - "C" Elevations
A-25 Plan 3C (2629) - "C" Enhanced Elevations
A-26 Plan 3F (2629)- "F" Elevations
A-27 Plan 3F (2629)- "F" Enhanced Elevations
A-28 Plan 3 (2629) - Roof Plans

A-29 Plan 4 (3384) - Front Elevations
A-30 Plan 4B (3384) - Floor Plan
A-31 Plan 4B (3384) - "B" Elevations
A-32 Plan 4B (3384) - "B" Enhanced Elevations
A-33 Plan 4C (3384) - "C" Elevations
A-34 Plan 4C (3384) - "C" Enhanced Elevations
A-35 Plan 4F (3384)- "F" Elevations
A-36 Plan 4F (3384)- "F" Enhanced Elevations
A-37 Plan 4 (3384) - Roof Plans

A-38 Written Color Schemes
A-39 Color Boards - "B"
A-40 Color Boards - "C"
A-41 Color Boards - "F"

LANDSCAPE

L1.0 Cover Sheet
L1.1 Typical Landscape Layout Plan
L1.2 Typical Landscape Layout Plan
L1.3 Landscape Notes
L1.4 Matrices + Construction Details
L2.1 Typical Irrigation Schematic
L2.2 Water Use Calculations
L3.1 Typical Drainage Schematic

CIVIL

C1 Cover Sheet
C2 General Notes
C3 General Sections
C4 General Details
C5 Typical Sections & Details
C6 Utility Plan
C7 Plan & Profile - E. 8th Street
C8 Plan & Profile - E. 8th Street - Santorini Lane
C9 Plan & Profile - Sunflower Loop
C10 Plan & Profile - Sunflower Loop - Daffodil Ct.
C11 Plan & Profile - Sapphire Lane, Sewer 'A'/ Water 'A' Conn.
C12 Plan & Profile - E. 9th Street
C13 Plan & Profile - Sunflower CT., Outfall 'D1' and "D' 2
C14 Plan & Profile - Liberty Lane
C15 Plan & Profile - Auburn Ravine Crossing
C16 Grading Notes and Details
C17 Grading Details
C18 Grading Plan
C19 Grading Plan
C20 Grading Plan
C21 Erosion Control Notes and Details
C22 Erosion Control Plan
C23 Erosion Control Plan
C24 Post Construction Erosion Control
C25 Post Construction Erosion Control
C26 Street Light & Stripe Plan
C27 Street Light Details
C28 Conditions of Approval & Mitigation Measures 1 of 2
C29 Conditions of Approval & Mitigation Measures 2 of 2
C30 Easement & Right of Way Exhibit
RW1 Masonry Retaining Wall Details (by GULARTE & ASSOCIATES)
RW2 Masonry Retaining Wall Details (by GULARTE & ASSOCIATES)

Note: For design intent only, not for construction.

LENNAR
Developer: Lennar Homes of California, Inc.
1025 Creekside Ridge Drive, Suite 240
Roseville, CA 95678

Contact: Kevin Wilson
Business: 916-579-0838
www.lennar.com

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
Architect: Kevin L. Crook Architect Inc.
1360 Reynolds Ave. Suite 110
Irvine, CA 92614

Contact: Gilbert Vasquez
Business: (949) 660-1587
www.klcarch.com

EarthLine DESIGN GROUP
Landscape Architect: Earthline Design
P.O. Box 661
Orangevale, Ca 95662

Contact: Jim Luttrell
Business: (916)420-7864
www.earthlinedesign.com

FDG FRAYJI DESIGN GROUP
CIVIL ENGINEERING | PLANNING | SURVEYING
Civil: Frayji Design Group Inc
1316 Blue Oaks Blvd,
Roseville, CA 95678

Contact: Tony Frayji
Business: (916) 782-3000

C-1

KAMBANIS 2019-0097306
MCMILLEN 2017-0046035
LONGLEY 2010-0038533
GREEN 2019-0015361
2015-0006273

E 9TH STREET

ELIAN/MUNTEANU 2016-0108010
HAGERTY 2019-0097104
KAMBANIS 017-0048509
WILLIAMS 017-0048509
MARTINEZ 016-0069203

SANTORINI LANE
SAPPHIRE COURT
SAPPHIRE LANE

BLANSETT 1997-0054446
MAAN 2019-0001956
THOMAS 1973-1522013
HADDOX 2020-0010802
TELLO-ZENDEJAS 2014-0024955

E 8TH STREET

RYAN 2003-0185638

SUNFLOWER LOOP
DAFFODIL COURT
SUNFLOWER COURT

MCEWEN 2010-0043707

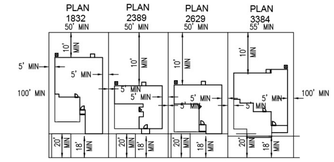
PECK & DI GIORDANO 2018-0026299

LOT A
LOT B

TAYLOR MORRISON OF CALIFORNIA, LLC 2019-0057206

Rear and Corner Elevation Enhancements

PLAN TYPES
SCALE: 1"=60'



LAND USE SUMMARY

	APPROX. LOT SIZE	LAND USE DESIGNATION	D.U.
	50x105	LDR.	63
	55x105	LDR.	17
	OPEN SPACE		
TOTAL			80

Date: May 5, 2026

Auburn Ravine Estates
Lot Mix Exhibit

City of Lincoln, California

Project. # - 31960

60' 120' 180'

FRAYJI DESIGN GROUP
CIVIL ENGINEERING | PLANNING | SURVEYING

Fit List
Auburn Ravine Estates
Prepared for: Lennar
City of Lincoln, California
Frayji Design Group, Inc.
X = House Fits DATE: May, 11, 2026

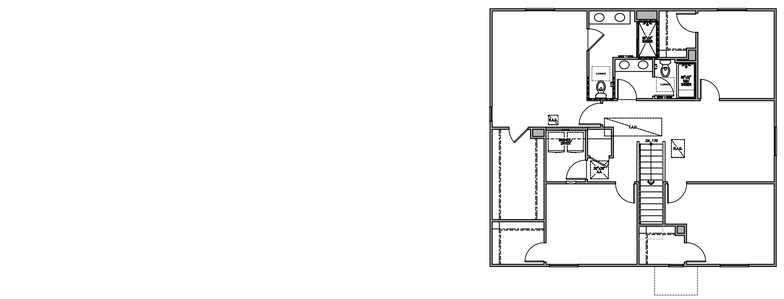
Lot #	Lot Width	40' Wide Houses			45' Wide House		
		Plan 1832	Plan 2389	Plan 2629	Plan 3384		
37	50	X	X	X		D/W LEFT SIDE	
38	50	X	X	X		D/W RIGHT SIDE	
39	50	X	X	X		D/W LEFT SIDE	
40	55	X	X	X	X	D/W RIGHT SIDE	
41	55	X	X	X	X	D/W LEFT SIDE	
42	50	X	X	X		D/W RIGHT SIDE	
43	50	X	X	X		D/W LEFT SIDE	
44	50	X	X	X		D/W RIGHT SIDE	
45	50	X	X	X		D/W LEFT SIDE	
46	50	X	X	X		D/W RIGHT SIDE	
47	50	X	X	X		D/W LEFT SIDE	
48	50	X	X	X		D/W RIGHT SIDE	
49	50	X	X	X		D/W RIGHT SIDE	
50	50	X	X	X		D/W LEFT SIDE	
51	50		X	X		D/W RIGHT SIDE	
52	50	X	X	X		D/W LEFT SIDE	
53	50	X	X	X		D/W RIGHT SIDE	
54	50	X	X	X		D/W LEFT SIDE	
55	50	X	X	X		D/W RIGHT SIDE	
56	50	X	X	X		D/W LEFT SIDE	
57	50	X	X	X		D/W RIGHT SIDE	
58	50	X	X	X	X	D/W LEFT SIDE	
59	50	X	X	X		D/W RIGHT SIDE	
60	50	X	X	X		D/W RIGHT SIDE	
61	50	X	X	X		D/W LEFT SIDE	
62	50	X	X	X		D/W RIGHT SIDE	
63	50	X	X	X		D/W LEFT SIDE	
64	55	X	X	X	X	D/W LEFT SIDE	
65	50	X	X	X		D/W LEFT SIDE	
66	50	X	X	X		D/W RIGHT SIDE	
67	50	X	X	X		D/W LEFT SIDE	
68	50	X	X	X		D/W LEFT SIDE	
69	55	X	X	X	X	D/W LEFT SIDE	
70	50	X	X	X		D/W RIGHT SIDE	
71	50	X	X	X		D/W RIGHT SIDE	
72	55	X	X	X	X	D/W RIGHT SIDE	

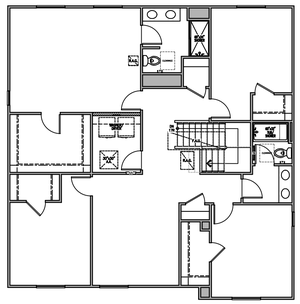
Fit List
Auburn Ravine Estates
Prepared for: Lennar
City of Lincoln, California
Frayji Design Group, Inc.
X = House Fits DATE: May, 11, 2026

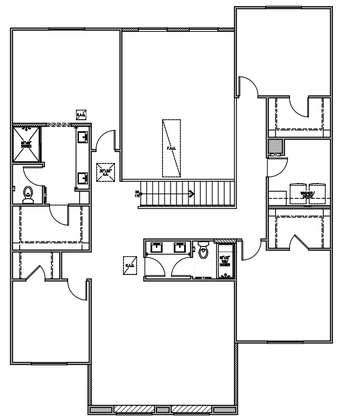
Lot #	Lot Width	40' Wide Houses			45' Wide House		
		Plan 1832	Plan 2389	Plan 2629	Plan 3384		
1	50	X	X	X		D/W LEFT SIDE	
2	50	X	X	X		D/W RIGHT SIDE	
3	50	X	X	X		D/W LEFT SIDE	
4	55	X	X	X	X	D/W RIGHT SIDE	
5	50	X	X	X		D/W LEFT SIDE	
6	50	X	X	X		D/W RIGHT SIDE	
7	50	X	X	X		D/W LEFT SIDE	
8	50	X	X	X		D/W RIGHT SIDE	
9	50	X	X	X		D/W LEFT SIDE	
10	50	X	X	X		D/W RIGHT SIDE	
11	50	X	X	X		D/W LEFT SIDE	
12	50	X	X	X		D/W RIGHT SIDE	
13	50	X	X	X		D/W LEFT SIDE	
14	50	X	X	X		D/W RIGHT SIDE	
15	50	X	X	X		D/W LEFT SIDE	
16	55	X	X	X	X	D/W RIGHT SIDE	
17	55	X	X	X	X	D/W RIGHT SIDE	
18	50		X	X		D/W LEFT SIDE	
19	50	X	X	X		D/W RIGHT SIDE	
20	50	X	X	X		D/W LEFT SIDE	
21	50	X	X	X		D/W RIGHT SIDE	
22	50	X	X	X		D/W LEFT SIDE	
23	50	X	X	X		D/W RIGHT SIDE	
24	50	X	X	X		D/W LEFT SIDE	
25	55	X	X	X	X	D/W RIGHT SIDE	
26	55	X	X	X	X	D/W LEFT SIDE	
27	50	X	X	X		D/W LEFT SIDE	
28	55	X	X	X	X	D/W RIGHT SIDE	
29	55	X	X	X	X	D/W LEFT SIDE	
30	50	X	X	X		D/W LEFT SIDE	
31	55	X	X	X	X	D/W RIGHT SIDE	
32	55	X	X	X	X	D/W RIGHT SIDE	
33	50	X	X	X		D/W LEFT SIDE	
34	55	X	X	X	X	D/W RIGHT SIDE	
35	50	X	X	X		D/W LEFT SIDE	
36	50	X	X	X		D/W RIGHT SIDE	

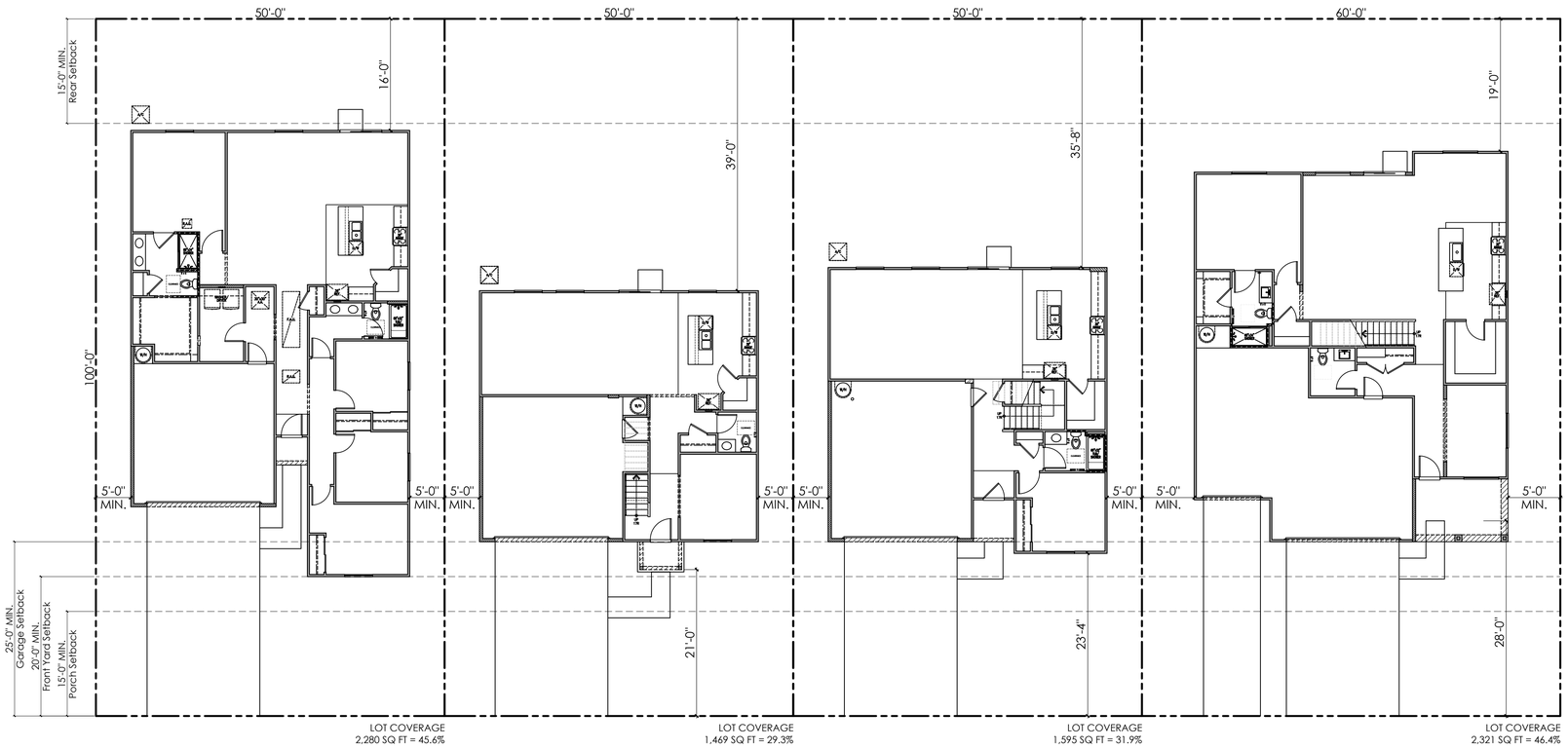
Fit List
Auburn Ravine Estates
Prepared for: Lennar
City of Lincoln, California
Frayji Design Group, Inc.
X = House Fits DATE: May, 11, 2026

Lot #	Lot Width	40' Wide Houses			45' Wide House		
		Plan 1832	Plan 2389	Plan 2629	Plan 3384		
73	50	X	X	X		D/W LEFT SIDE	
74	50	X	X	X		D/W RIGHT SIDE	
75	50	X	X	X		D/W LEFT SIDE	
76	55	X	X	X	X	D/W RIGHT SIDE	
77	50	X	X	X		D/W LEFT SIDE	
78	50	X	X	X		D/W RIGHT SIDE	
79	50	X	X	X		D/W LEFT SIDE	
80	50	X	X	X		D/W RIGHT SIDE	
COUNT		78	80	80	17		









PLAN 1 (1832)

PLAN 2 (2389)

PLAN 3 (2629)

PLAN 4 (3384)

TYPICAL PLOTTING



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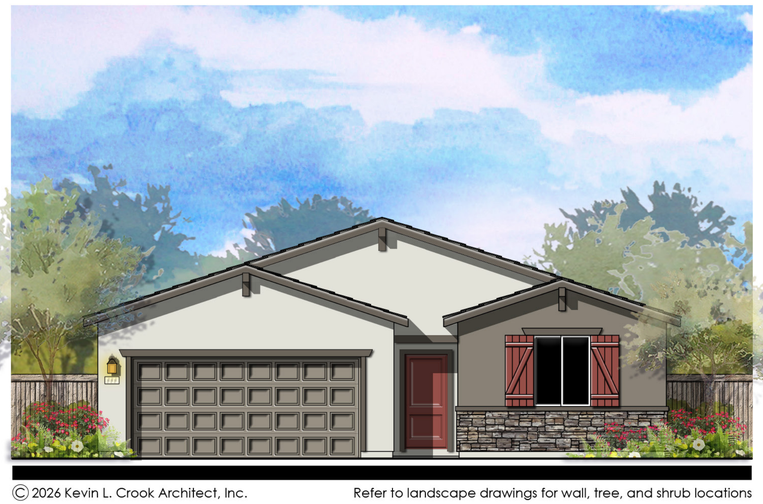
Refer to landscape drawings for wall, tree, and shrub locations

SPANISH ECLECTIC

EXTERIOR LIGHTS



ALL ELEV



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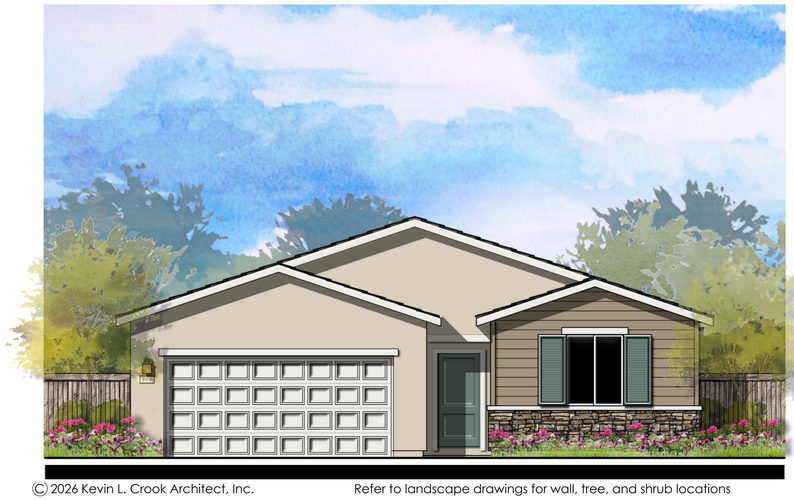
Refer to landscape drawings for wall, tree, and shrub locations

BUNGALOW



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Refer to landscape drawings for wall, tree, and shrub locations

RANCH

PLAN 1 (1832)

FRONT ELEVATIONS

(N010) CEDAR

0 2 4 8 12

LENNAR

AUBURN RAVINE

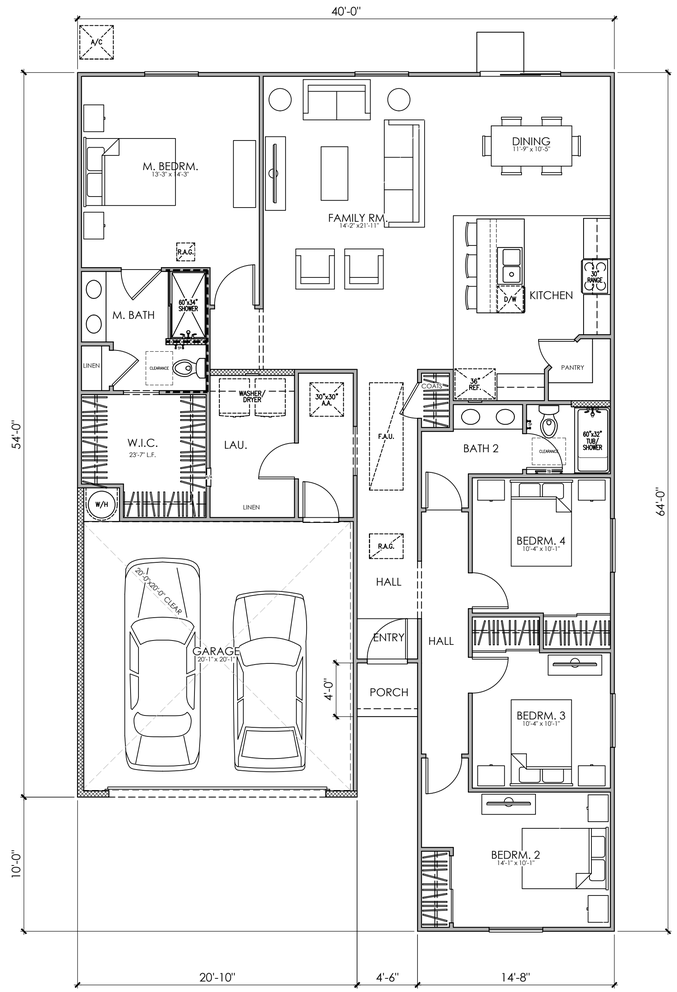
LINCOLN, CALIFORNIA

07.08.2026

A-2

Kevin L. Crook Architect Inc #26006

PLANNING + ARCHITECTURE



FIRST FLOOR

PLAN 1 (1,832)

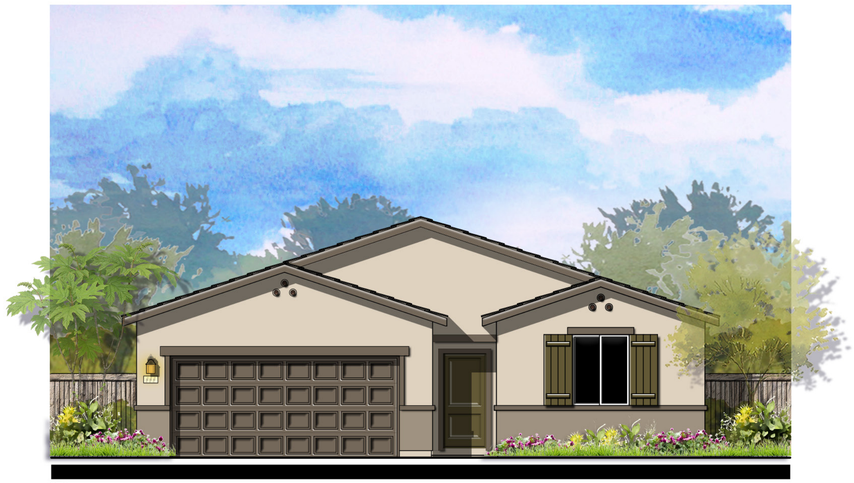
4 BEDROOM, 2 BATH FLOOR PLAN

(N010) CEDAR

PLAN N010
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,832 SQ. FT.
TOTAL DWELLING	1,832 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	427 SQ. FT.
PORCH	18 SQ. FT.

0 2 4 8 12



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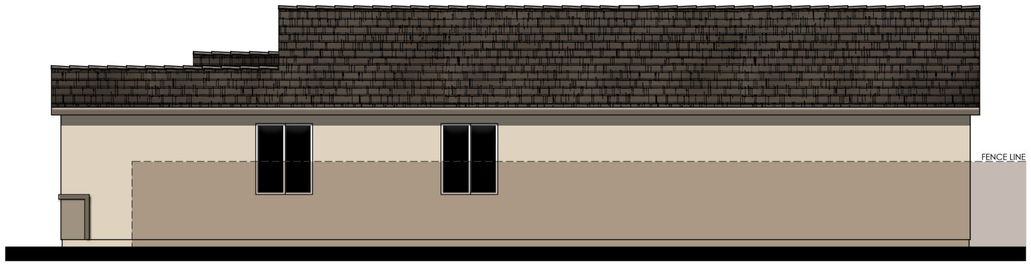
Refer to landscape drawings for wall, tree, and shrub locations

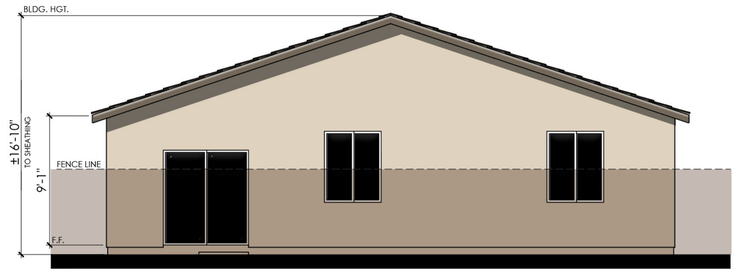
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	SECONDARY STUCCO
PORCH:	WOOD POST AND BEAM



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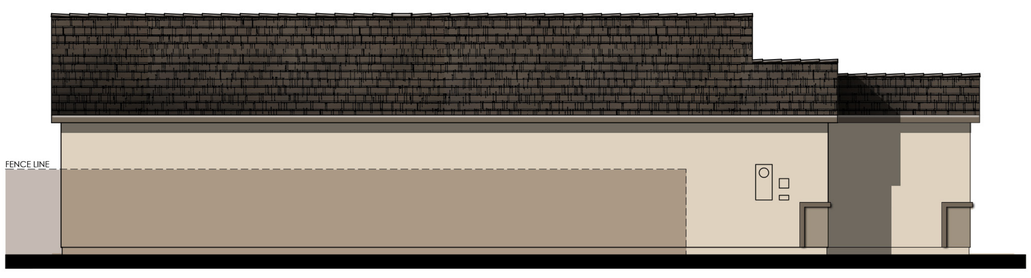


LEFT

COLOR SCHEME 1

PLAN 1B (1,832)

SPANISH ECLECTIC ELEVATIONS

(N010) CEDAR

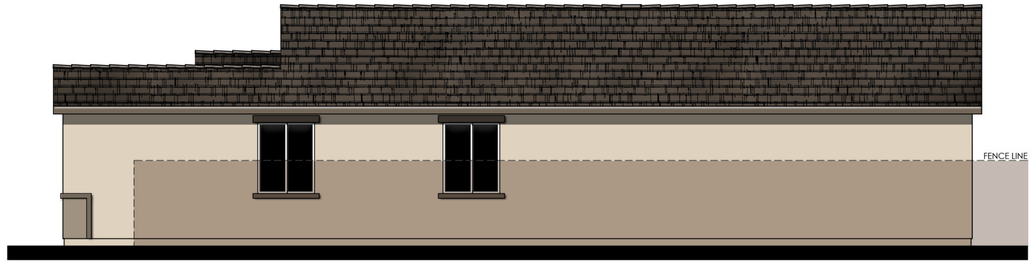
0 2 4 8 12

LENNAR

AUBURN RAVINE
LINCOLN, CALIFORNIA

07.08.2026
A-4

Kevin L. Crook Architect Inc #26006
PLANNING + ARCHITECTURE



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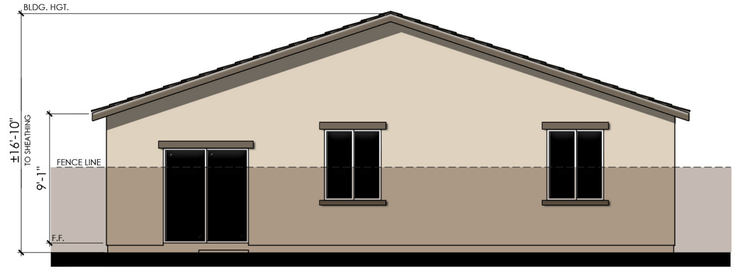


REAR

COLOR SCHEME 1

PLAN 1B (1,832)

SPANISH ECLECTIC ENHANCED ELEVATIONS

(N010) CEDAR

0 2 4 8 12

LENNAR

AUBURN RAVINE

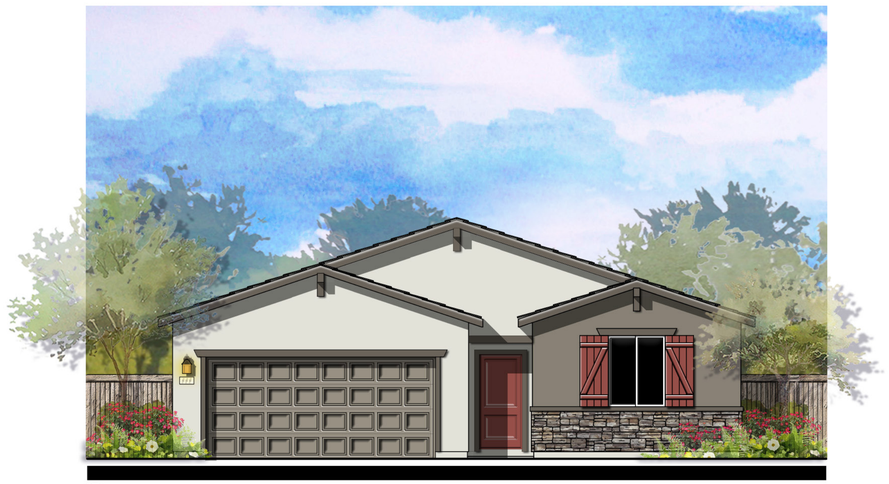
LINCOLN, CALIFORNIA

07.08.2026

A-5

Kevin L. Crook Architect Inc #26006

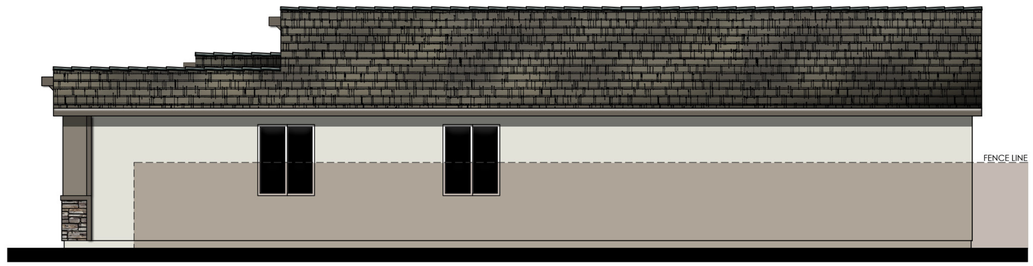
PLANNING + ARCHITECTURE



© 2026 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

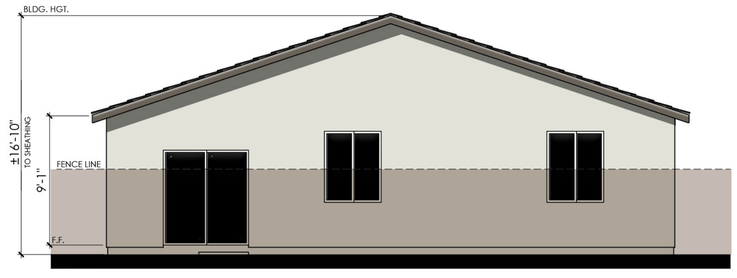
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE VENT
WALL:	STUCCO
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	SECONDARY STUCCO
PORCH:	WOOD POST AND BEAM



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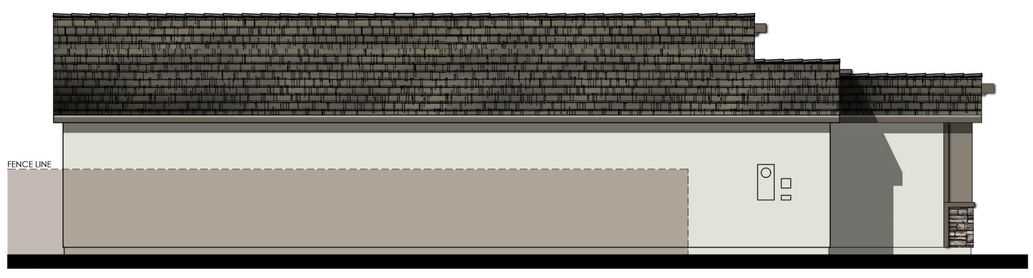


LEFT

COLOR SCHEME 4

PLAN 1C (1,832)

BUNGALOW ELEVATIONS

(N010) CEDAR

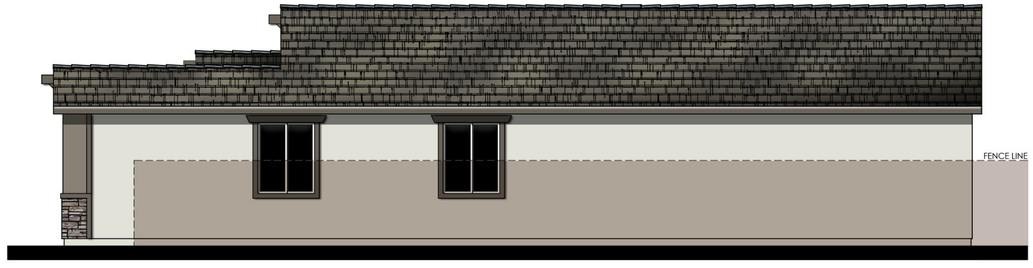
0 2 4 8 12

LENNAR

AUBURN RAVINE
LINCOLN, CALIFORNIA

07.08.2026
A-6

Kevin L. Crook Architect Inc #26006
PLANNING + ARCHITECTURE



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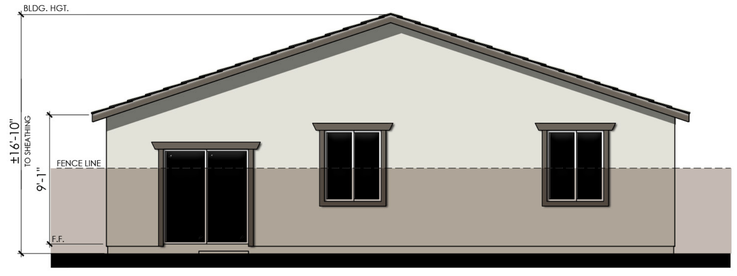


REAR

COLOR SCHEME 4

PLAN 1C (1,832)

BUNGALOW ENHANCED ELEVATIONS

(N010) CEDAR

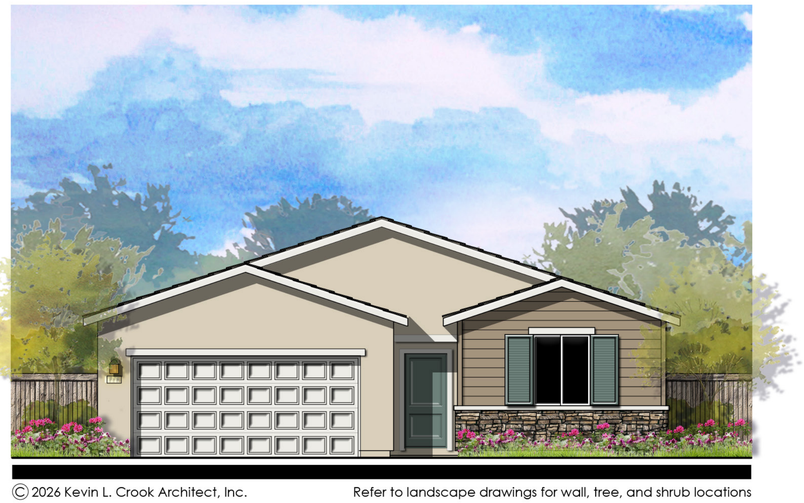
0 2 4 8 12

LENNAR

AUBURN RAVINE
LINCOLN, CALIFORNIA

07.08.2026
A-7

Kevin L. Crook Architect Inc #26006
PLANNING + ARCHITECTURE



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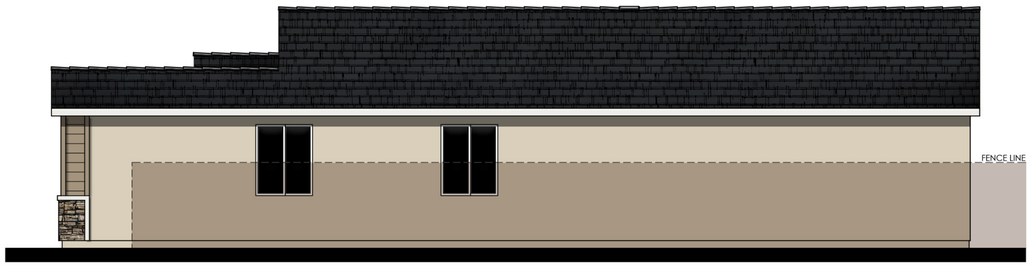
Refer to landscape drawings for wall, tree, and shrub locations

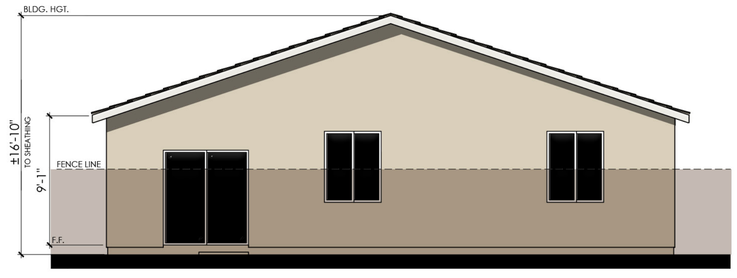
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE CORBEL
WALL:	STUCCO
WINDOWS:	VINYL
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER
PORCH:	WOOD POST AND BEAM



REAR



LEFT

COLOR SCHEME 7

PLAN 1F (1,832)

RANCH ELEVATIONS

(N010) CEDAR

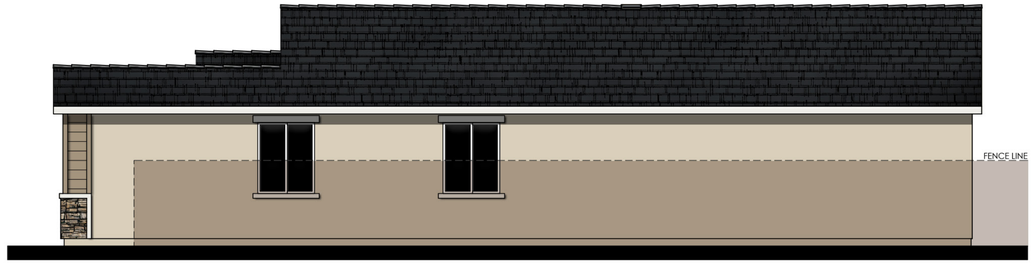
0 2 4 8 12

LENNAR

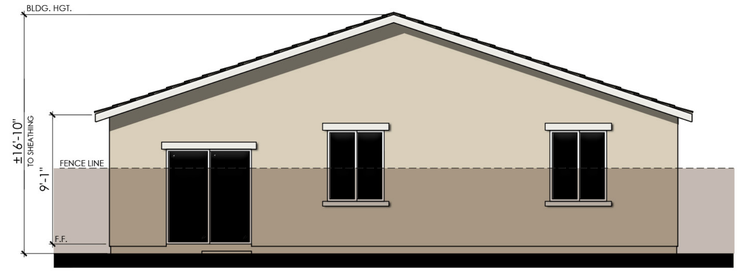
AUBURN RAVINE
LINCOLN, CALIFORNIA

07.08.2026
A-8

Kevin L. Crook Architect Inc #26006
PLANNING + ARCHITECTURE



RIGHT



REAR

COLOR SCHEME 7

PLAN 1F (1,832)

RANCH ENHANCED ELEVATIONS

(N010) CEDAR

0 2 4 8 12

LENNAR

AUBURN RAVINE

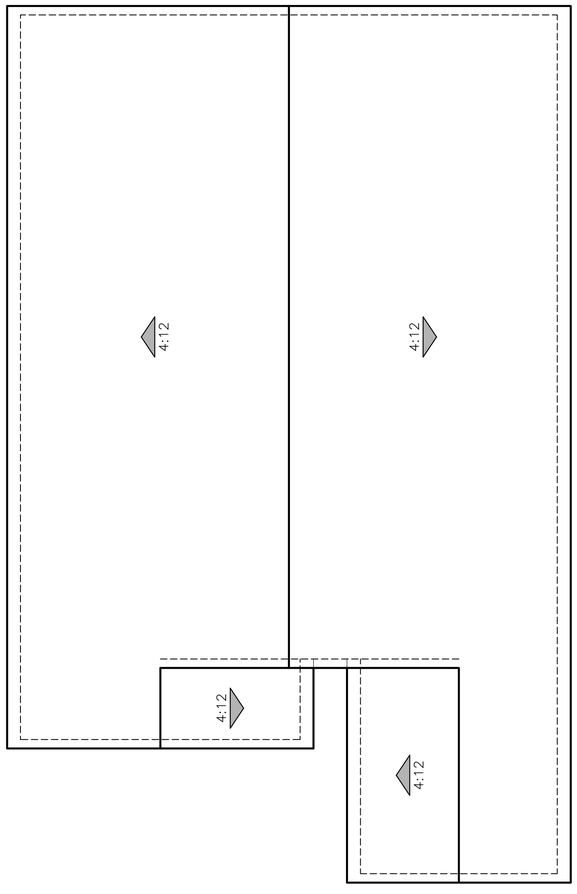
LINCOLN, CALIFORNIA

07.08.2026

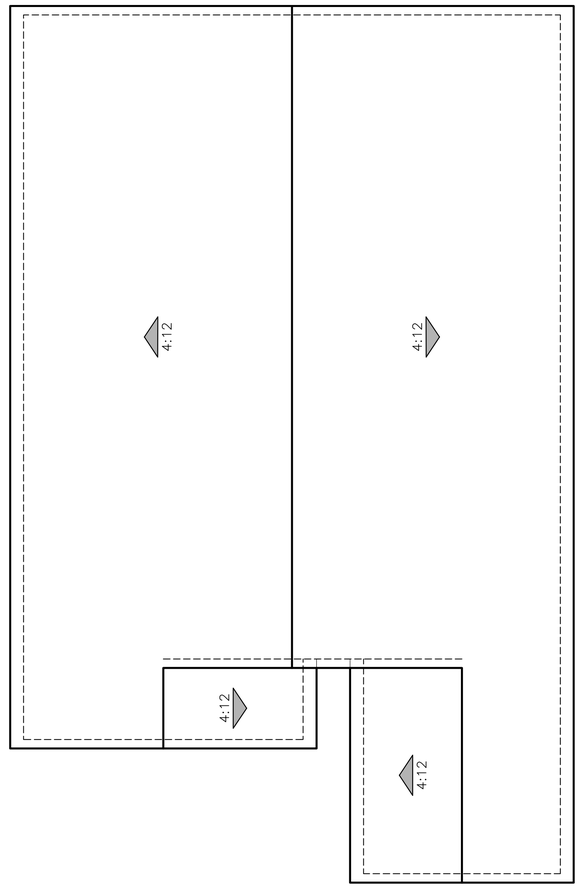
A-9

Kevin L. Crook Architect Inc #26006

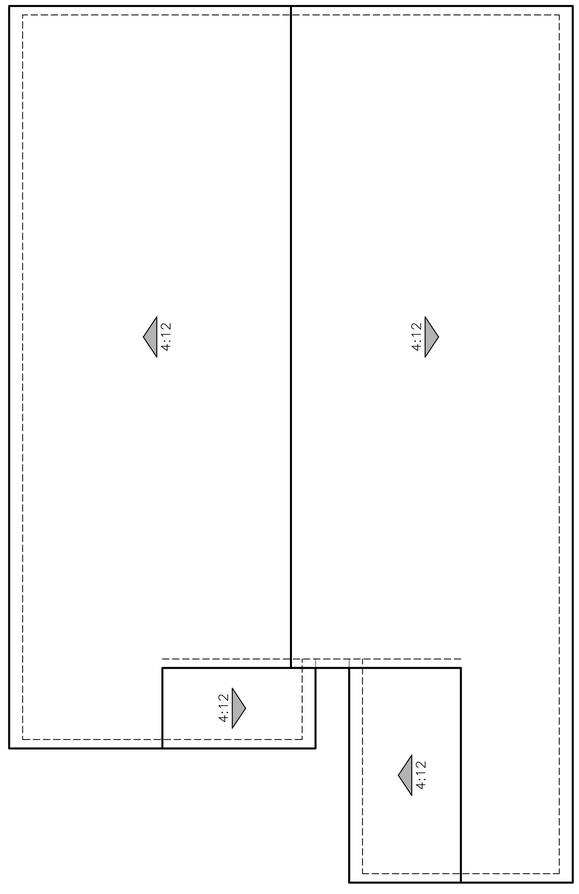
PLANNING + ARCHITECTURE



SPANISH ECLECTIC



BUNGALOW



RANCH

PLAN 1 (1,832)

ROOF PLANS

(N010) CEDAR

0 2 4 8 12



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SPANISH ECLECTIC

EXTERIOR LIGHTS



ALL ELEV



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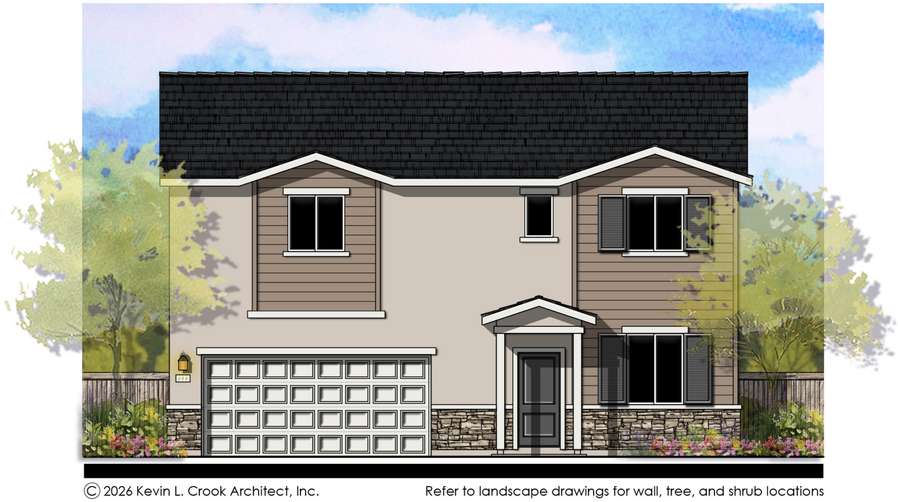
BUNGALOW



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RANCH

PLAN 2 (2389)

FRONT ELEVATIONS

(N011) EDEN

0 2 4 8 12

LENNAR

AUBURN RAVINE

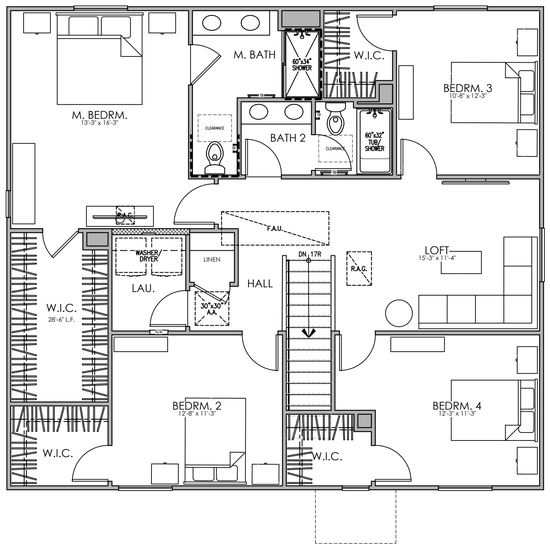
LINCOLN, CALIFORNIA

07.08.2026

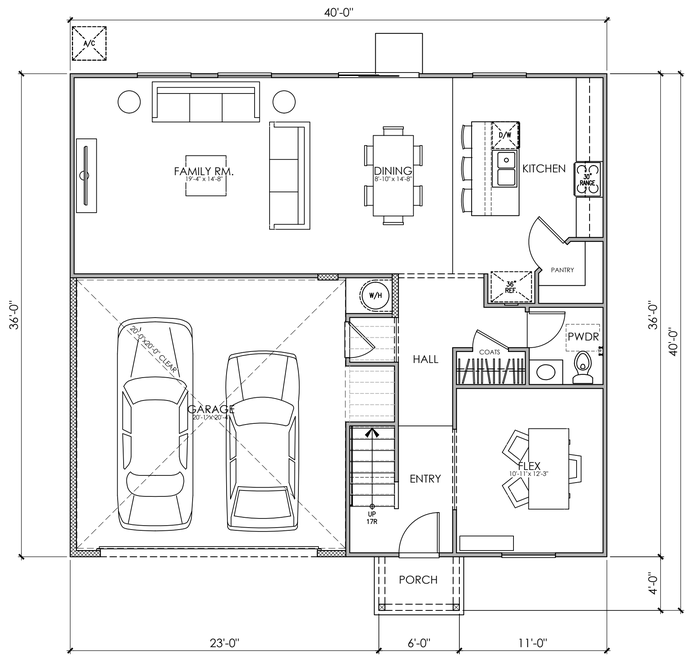
A-11

Kevin L. Crook Architect Inc #26006

PLANNING + ARCHITECTURE



SECOND FLOOR



FIRST FLOOR

PLAN N011
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	988 SQ. FT.
SECOND FLOOR AREA	1,401 SQ. FT.
TOTAL DWELLING	2,389 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	452 SQ. FT.
PORCH	24 SQ. FT.

PLAN 2 (2389)

4 BEDROOM, 2.5 BATH, FLEX, LOFT
FLOOR PLAN

(N011) EDEN

0 2 4 8 12

LENNAR

AUBURN RAVINE
LINCOLN, CALIFORNIA

07.08.2026
A-12

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PLANNING + ARCHITECTURE



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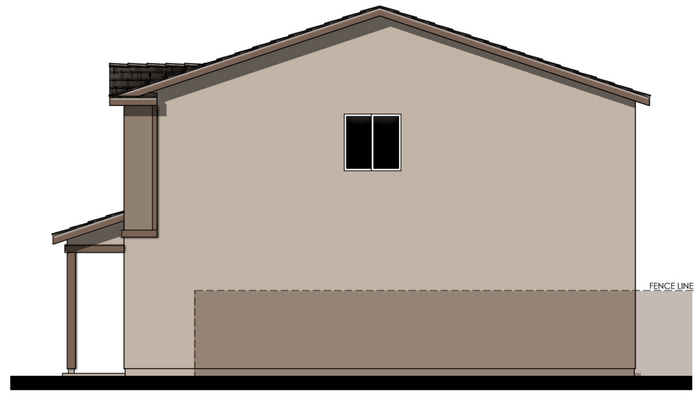
Refer to landscape drawings for wall, tree, and shrub locations

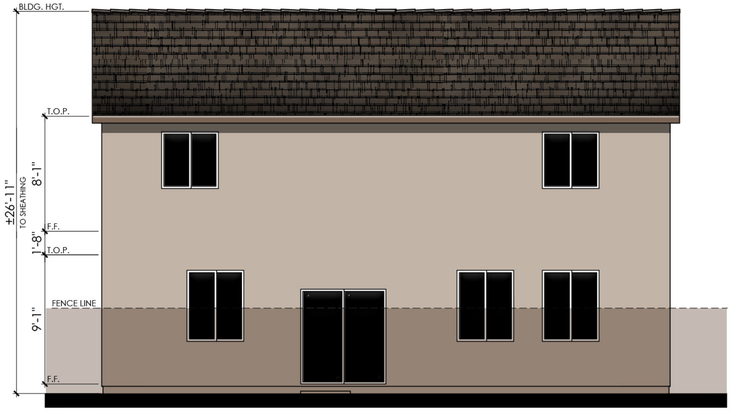
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	SECONDARY STUCCO
PORCH:	WOOD POST AND BEAM



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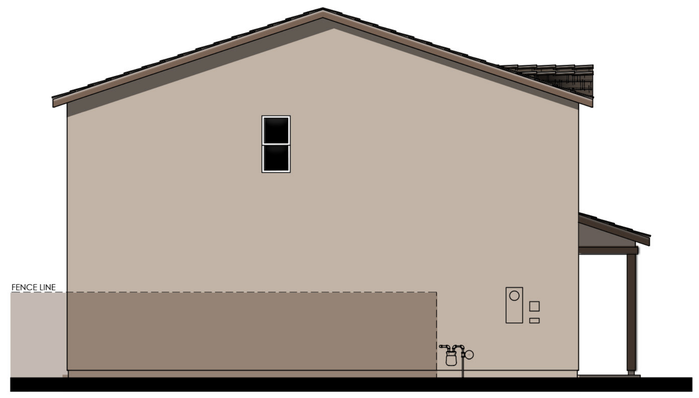

LEFT

COLOR SCHEME 2

PLAN 2B (2389)

SPANISH ECLECTIC ELEVATIONS

(N011) EDEN

0 2 4 8 12

LENNAR

AUBURN RAVINE
LINCOLN, CALIFORNIA

07.08.2026
A-13

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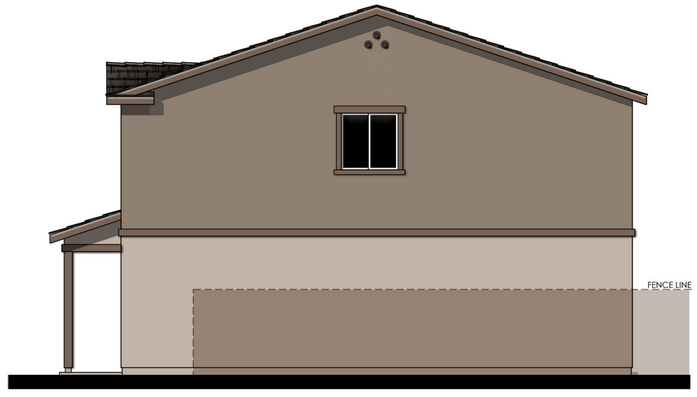
PLANNING + ARCHITECTURE



RIGHT



REAR

COLOR SCHEME 2

PLAN 2B (2389)

SPANISH ECLECTIC ENHANCED ELEVATIONS

(N011) EDEN

0 2 4 8 12

LENNAR

AUBURN RAVINE
LINCOLN, CALIFORNIA

07.08.2026
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PLANNING + ARCHITECTURE



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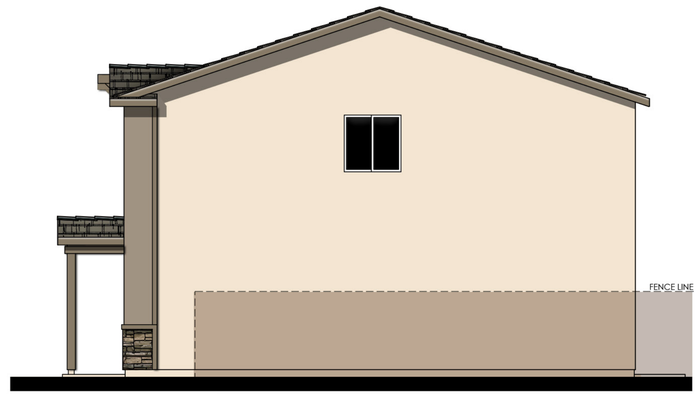
Refer to landscape drawings for wall, tree, and shrub locations

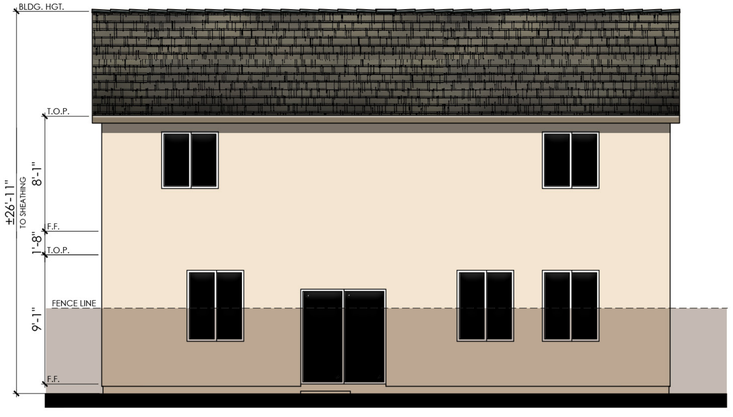
FRONT



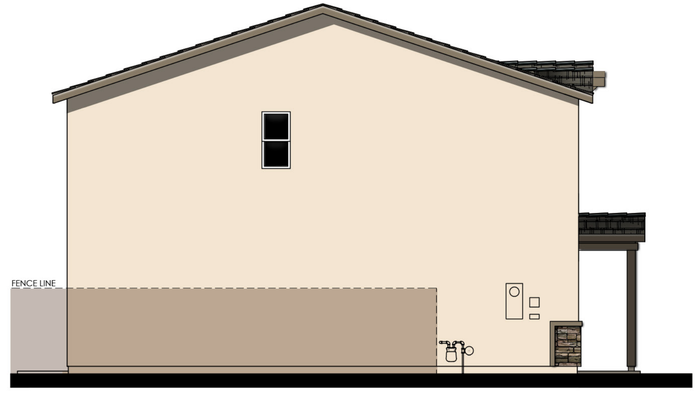
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE VENT
WALL:	STUCCO
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	SECONDARY STUCCO
PORCH:	WOOD POST AND BEAM



REAR



LEFT

COLOR SCHEME 5

PLAN 2C (2389)

BUNGALOW ELEVATIONS

(N011) EDEN

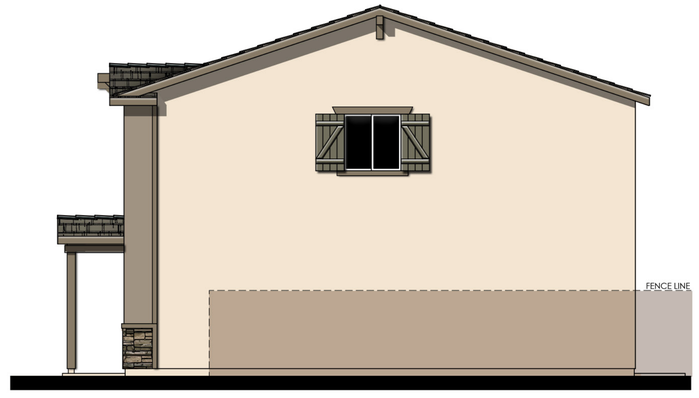
0 2 4 8 12

LENNAR

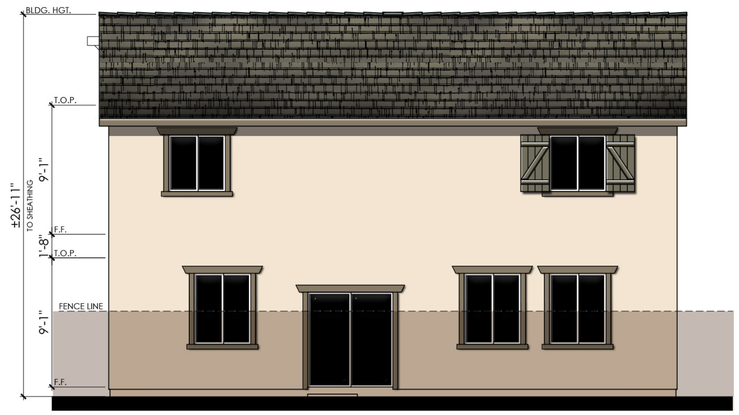
AUBURN RAVINE
LINCOLN, CALIFORNIA

07.08.2026
A-15

Kevin L. Crook Architect Inc #26006
PLANNING + ARCHITECTURE



RIGHT



REAR

COLOR SCHEME 5

PLAN 2C (2389)

BUNGALOW ENHANCED ELEVATIONS

0 2 4 8 12

(N011) EDEN

LENNAR

AUBURN RAVINE

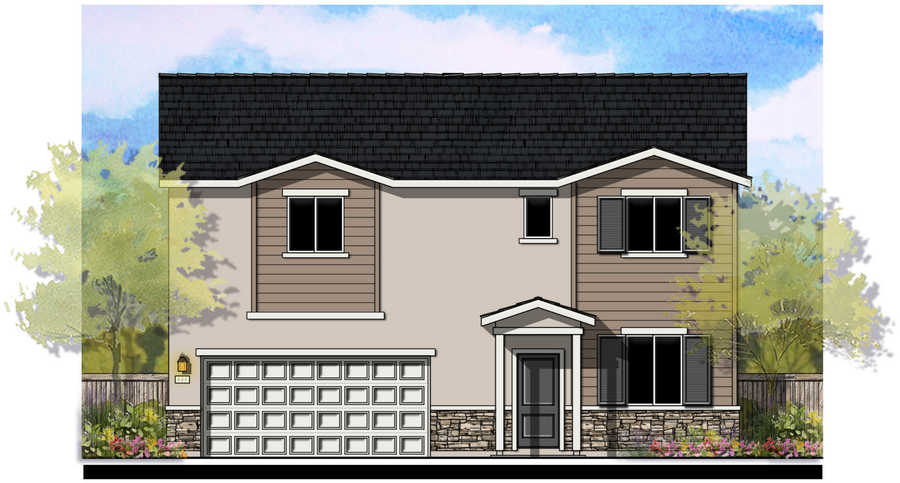
LINCOLN, CALIFORNIA

07.08.2026

A-16

Kevin L. Crook Architect Inc #26006

PLANNING + ARCHITECTURE



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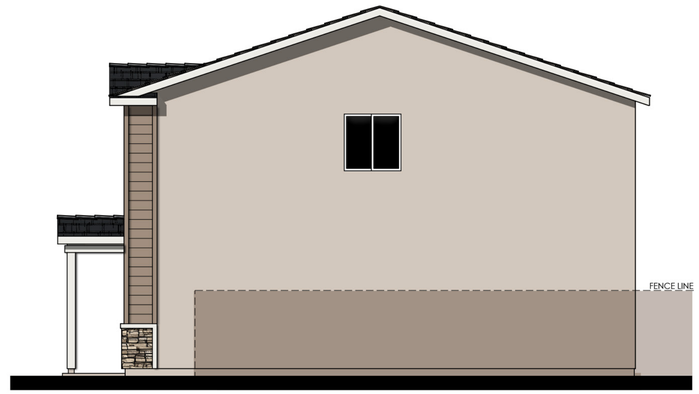
Refer to landscape drawings for wall, tree, and shrub locations

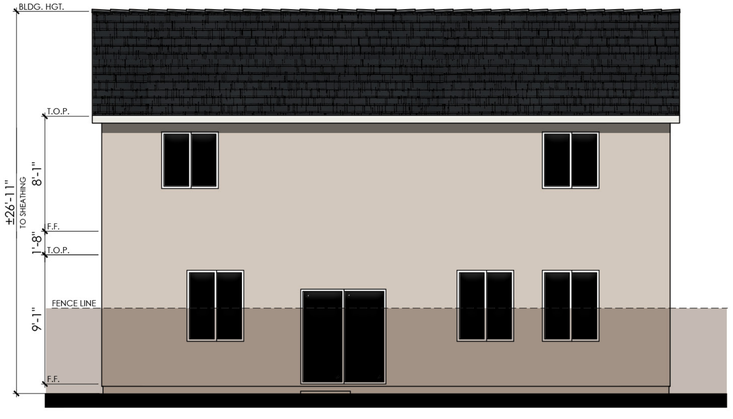
FRONT



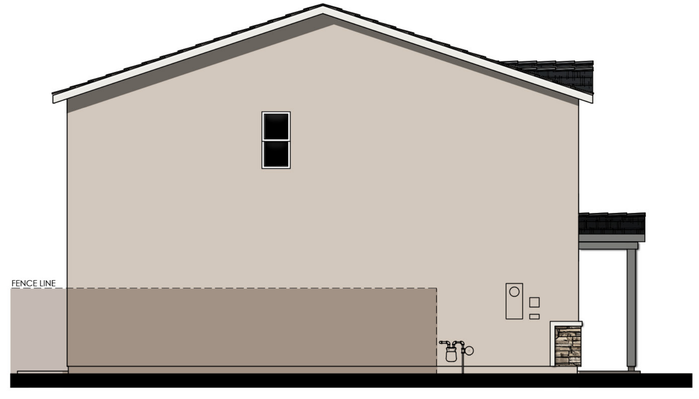
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE CORBEL
WALL:	STUCCO
WINDOWS:	VINYL
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER
PORCH:	WOOD POST AND BEAM



REAR



LEFT

COLOR SCHEME 8

PLAN 2F (2389)

RANCH ELEVATIONS

(N011) EDEN

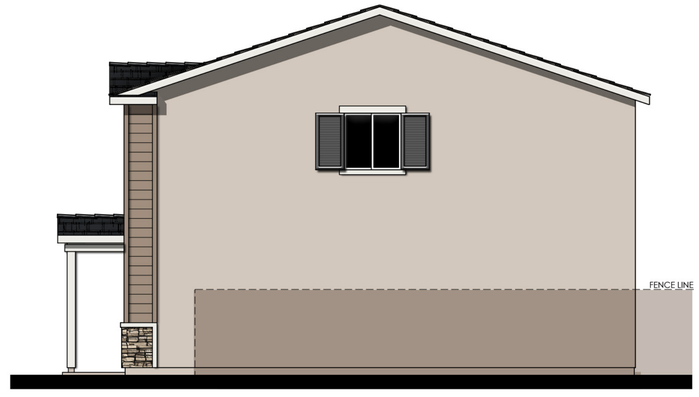
0 2 4 8 12

LENNAR

AUBURN RAVINE
LINCOLN, CALIFORNIA

07.08.2026
A-17

Kevin L. Crook **Architect** Inc #26006
PLANNING + ARCHITECTURE



RIGHT



REAR

COLOR SCHEME 8

PLAN 2F (2389)

RANCH ENHANCED ELEVATIONS

(N011) EDEN

0 2 4 8 12

LENNAR

AUBURN RAVINE

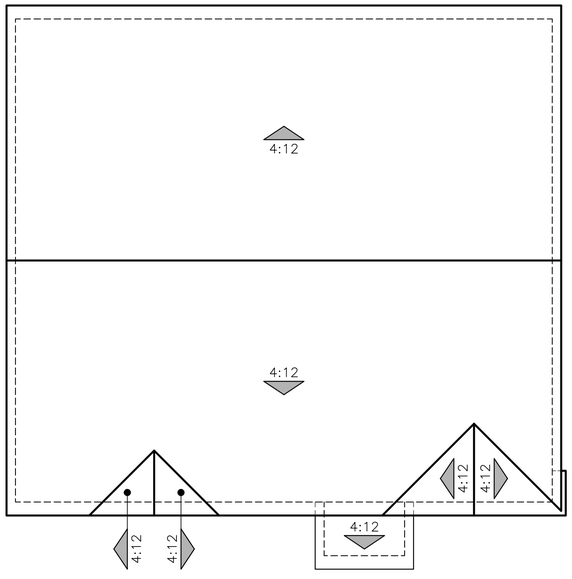
LINCOLN, CALIFORNIA

07.08.2026

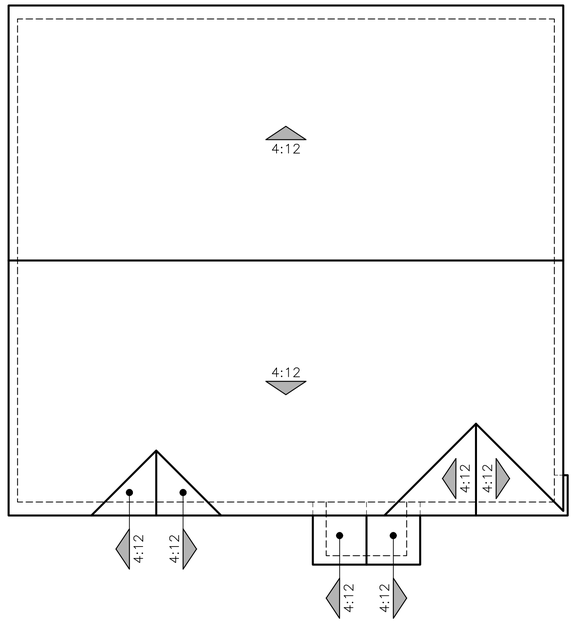
A-18

Kevin L. Crook Architect Inc #26006

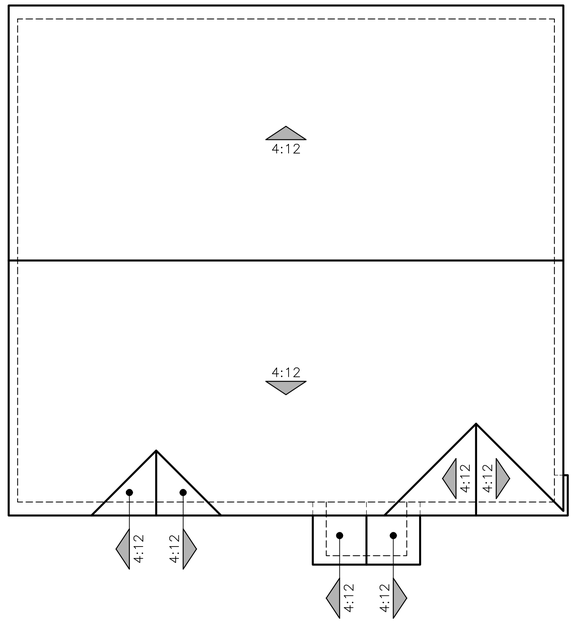
PLANNING + ARCHITECTURE



SPANISH ECLECTIC



BUNGALOW



RANCH

PLAN 2 (2389)

ROOF PLANS

(N011) EDEN

0 2 4 8 12



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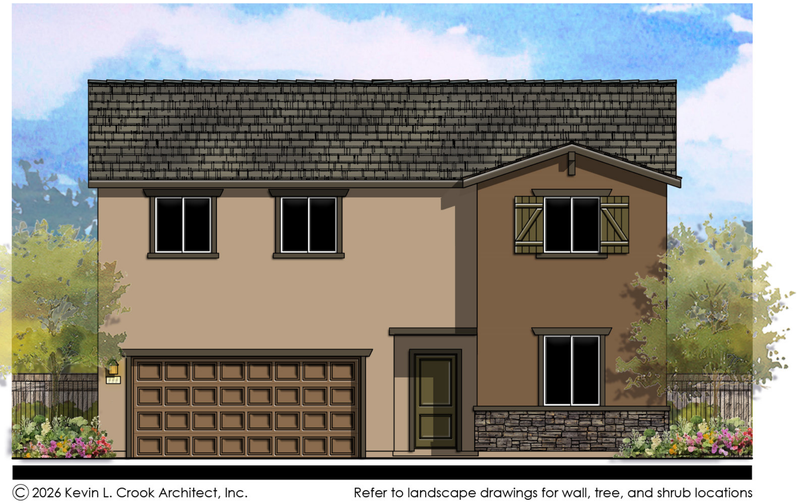
Refer to landscape drawings for wall, tree, and shrub locations

SPANISH ECLECTIC

EXTERIOR LIGHTS



ALL ELEV



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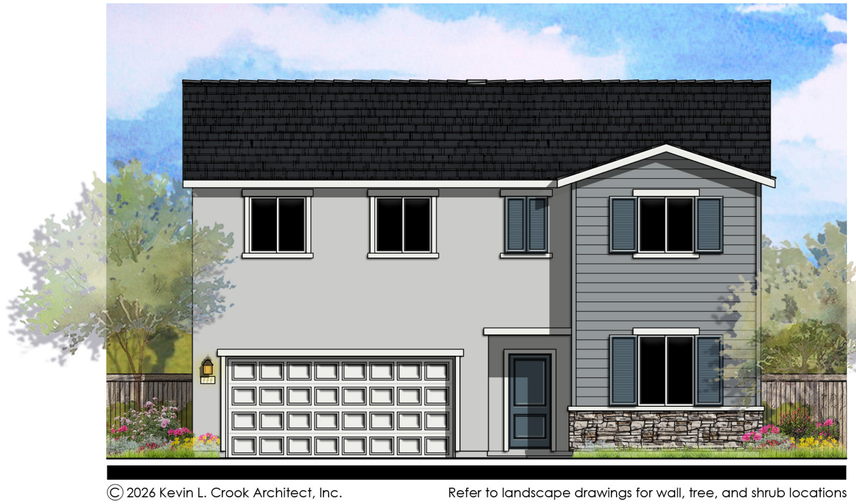
Refer to landscape drawings for wall, tree, and shrub locations

BUNGALOW



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Refer to landscape drawings for wall, tree, and shrub locations

RANCH

PLAN 3 (2629)

FRONT ELEVATIONS

(N013) HAVEN

0 2 4 8 12

LENNAR

AUBURN RAVINE

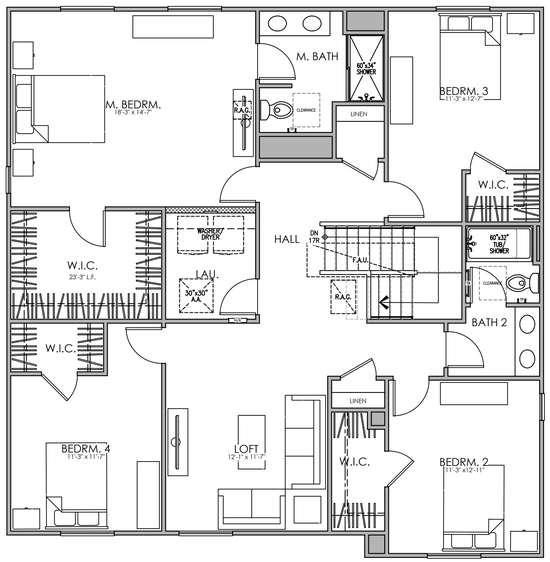
LINCOLN, CALIFORNIA

07.08.2026

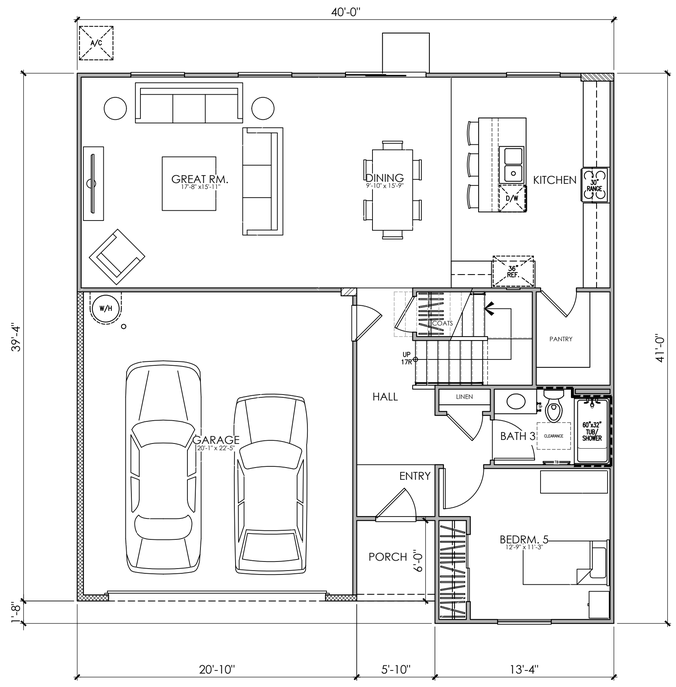
A-20

Kevin L. Crook Architect Inc #26006

PLANNING + ARCHITECTURE



SECOND FLOOR



FIRST FLOOR

PLAN N013
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,091 SQ. FT.
SECOND FLOOR AREA	1,538 SQ. FT.
TOTAL DWELLING	2,629 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	468 SQ. FT.
PORCH	36 SQ. FT.

0 2 4 8 12

PLAN 3 (2629)

5 BEDROOM, 3 BATH, LOFT
FLOOR PLAN

(N013) HAVEN

LENNAR®

AUBURN RAVINE
LINCOLN, CALIFORNIA

07.08.2026
A-21

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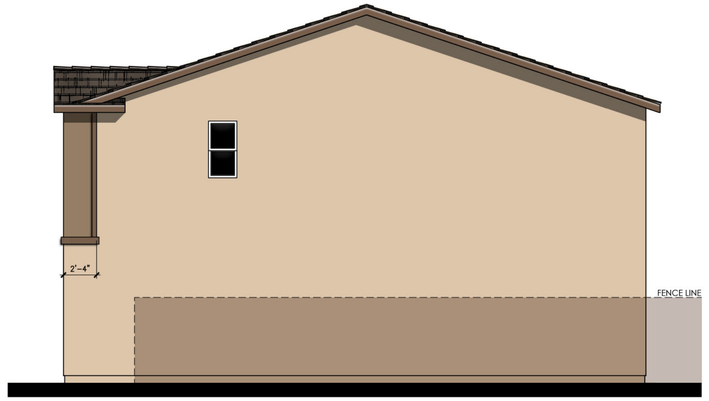
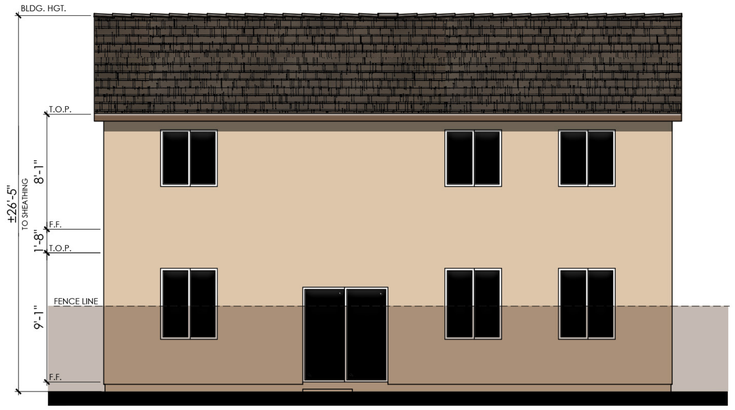
FRONT



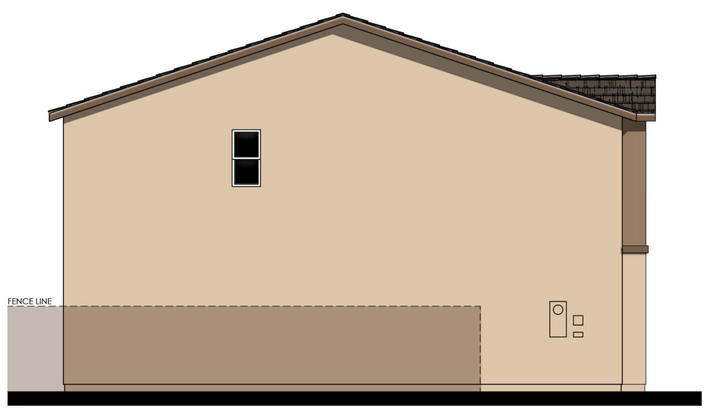
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	SECONDARY STUCCO
PORCH:	WOOD POST AND BEAM



REAR



LEFT

COLOR SCHEME 3

PLAN 3B (2629)

SPANISH ECLECTIC ELEVATIONS

(N013) HAVEN

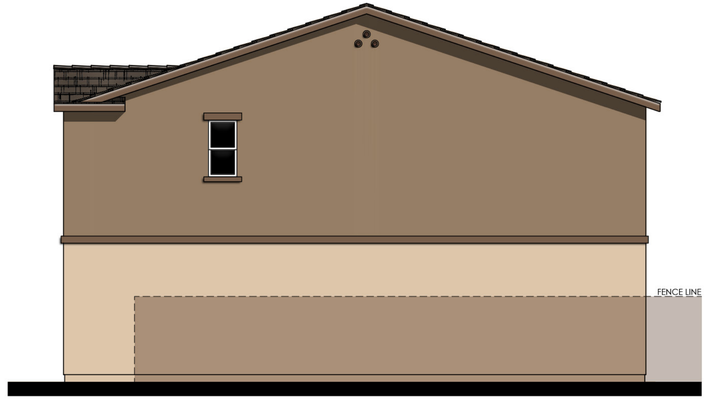
0 2 4 8 12

LENNAR

AUBURN RAVINE
LINCOLN, CALIFORNIA

07.08.2026
A-22

Kevin L. Crook Architect Inc #26006
PLANNING + ARCHITECTURE



RIGHT



REAR

COLOR SCHEME 3

PLAN 3B (2629)

SPANISH ECLECTIC ENHANCED ELEVATIONS

(N013) HAVEN

0 2 4 8 12

LENNAR

AUBURN RAVINE
LINCOLN, CALIFORNIA

07.08.2026
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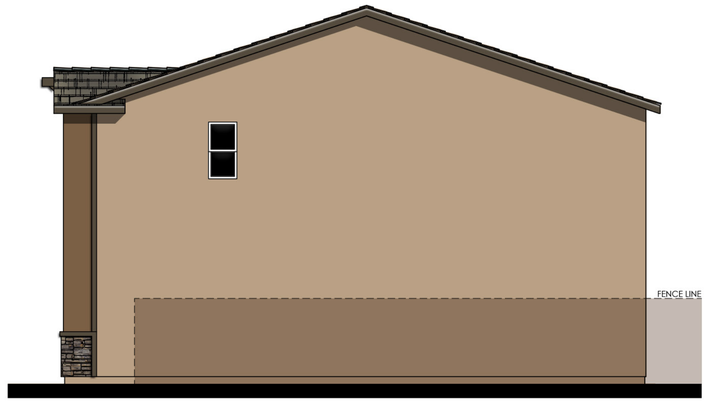
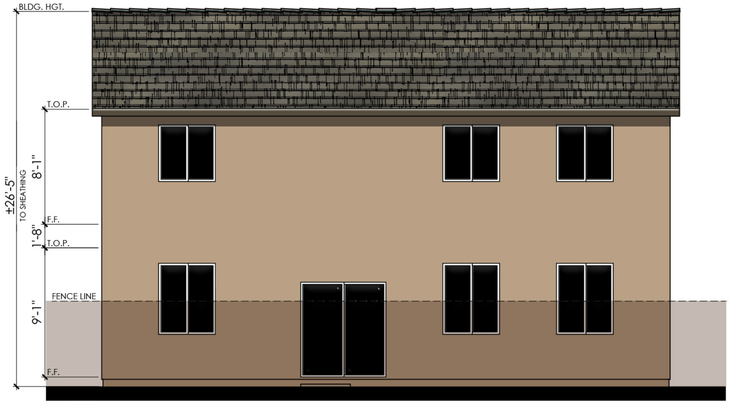
FRONT



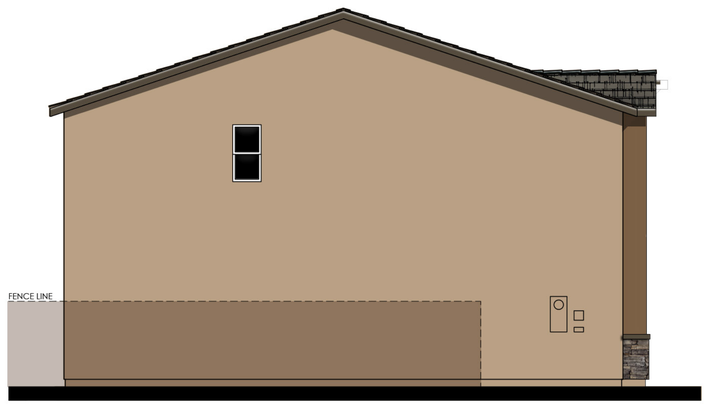
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE VENT
WALL:	STUCCO
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	SECONDARY STUCCO
PORCH:	WOOD POST AND BEAM



REAR



LEFT

COLOR SCHEME 6

PLAN 3C (2629)

BUNGALOW ELEVATIONS

(N013) HAVEN

0 2 4 8 12

LENNAR

AUBURN RAVINE
LINCOLN, CALIFORNIA

07.08.2026
A-24

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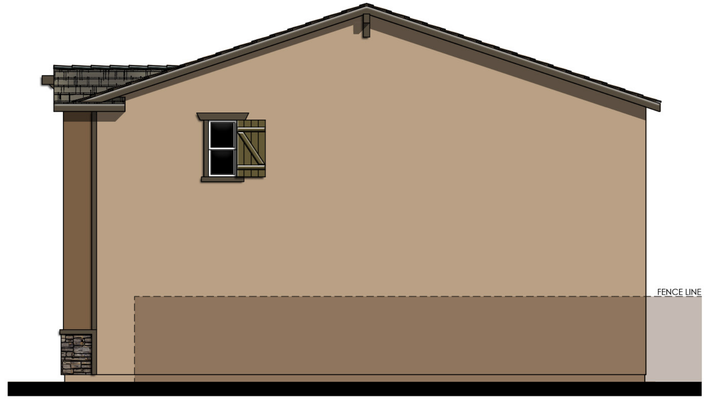
PLANNING + ARCHITECTURE



RIGHT



REAR

COLOR SCHEME 6

PLAN 3C (2629)

BUNGALOW ENHANCED ELEVATIONS

(N013) HAVEN

0 2 4 8 12

LENNAR

AUBURN RAVINE
LINCOLN, CALIFORNIA

07.08.2026
A-25

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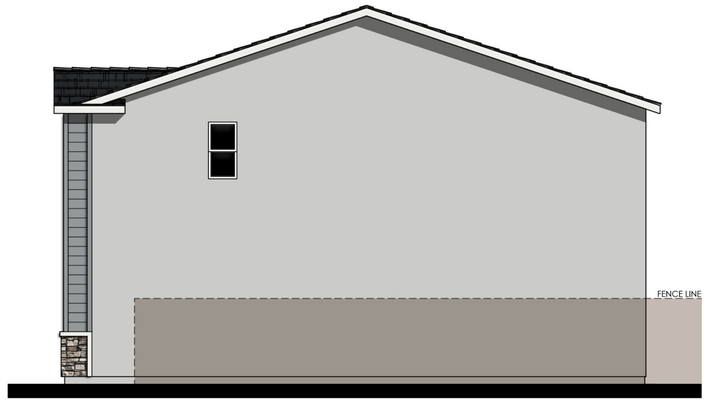
Refer to landscape drawings for wall, tree, and shrub locations

FRONT



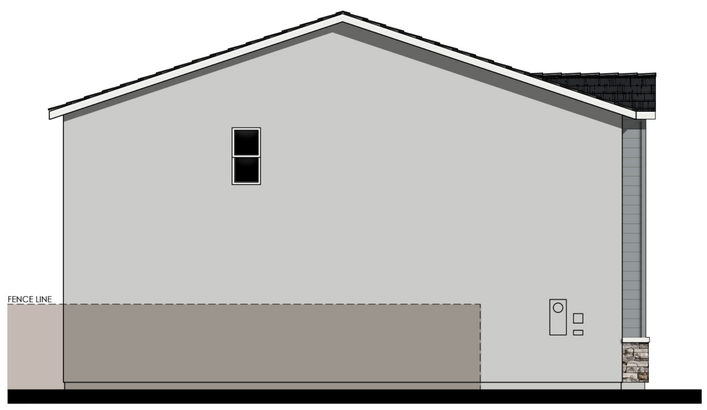
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE CORBEL
WALL:	STUCCO
WINDOWS:	VINYL
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER
PORCH:	WOOD POST AND BEAM



REAR



LEFT

COLOR SCHEME 9

PLAN 3F (2629)

RANCH ELEVATIONS

(N013) HAVEN

0 2 4 8 12

LENNAR

AUBURN RAVINE
LINCOLN, CALIFORNIA

07.08.2026
A-26

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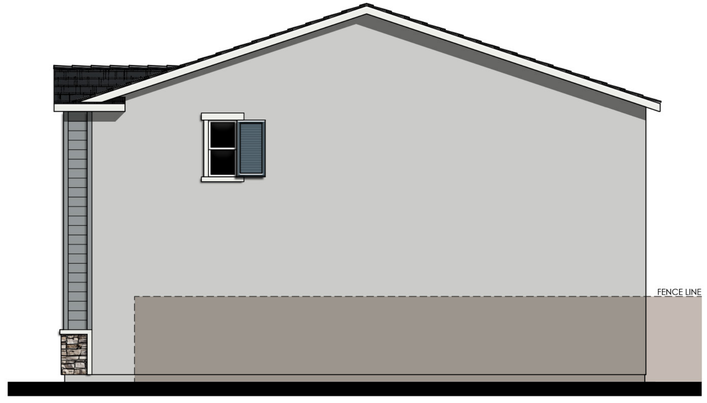
PLANNING + ARCHITECTURE



RIGHT



REAR

COLOR SCHEME 9

PLAN 3F (2629)

RANCH ENHANCED ELEVATIONS

(N013) HAVEN

0 2 4 8 12

LENNAR

AUBURN RAVINE

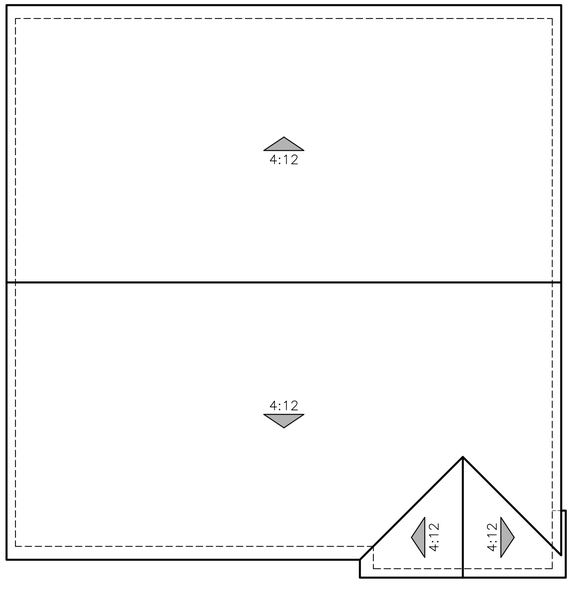
LINCOLN, CALIFORNIA

07.08.2026

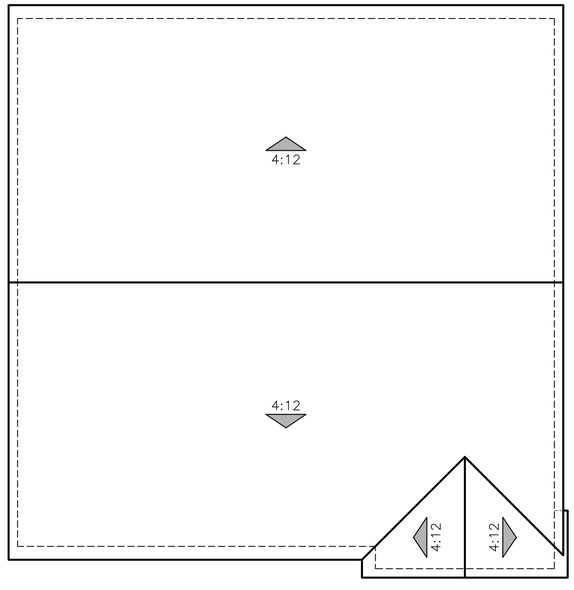
A-27

Kevin L. Crook Architect Inc #26006

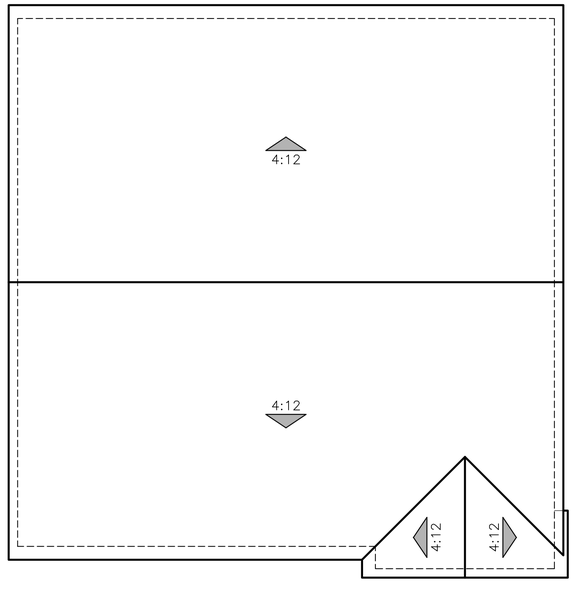
PLANNING + ARCHITECTURE



SPANISH ECLECTIC



BUNGALOW



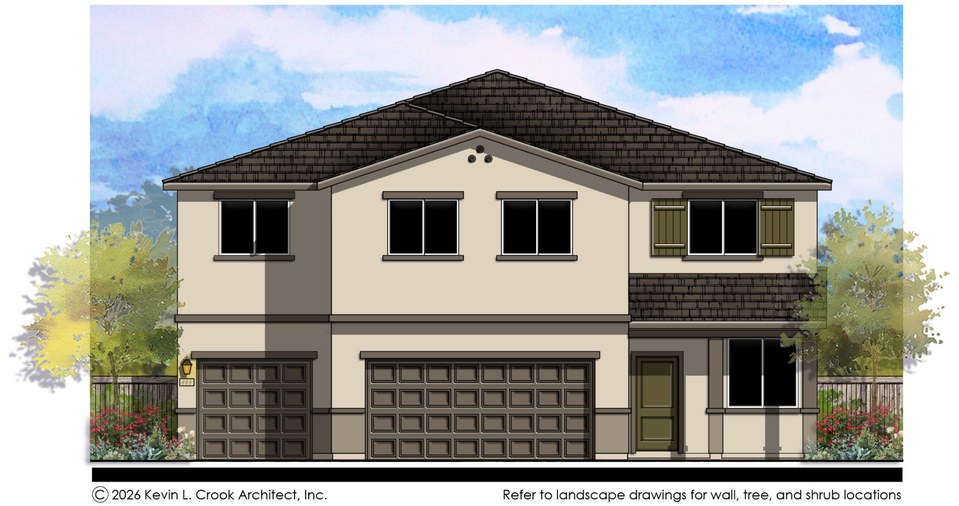
RANCH

PLAN 3 (2629)

ROOF PLANS

(N013) HAVEN

0 2 4 8 12



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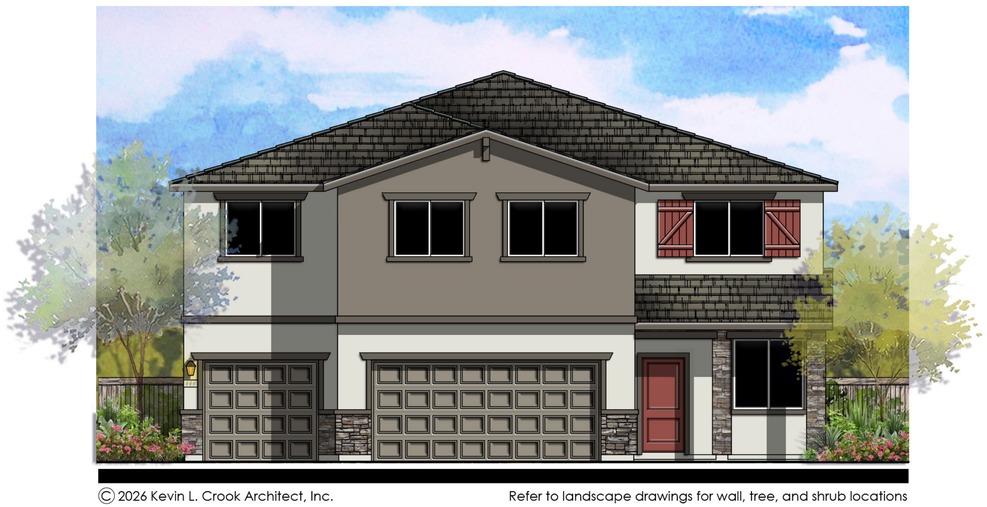
SPANISH ECLECTIC



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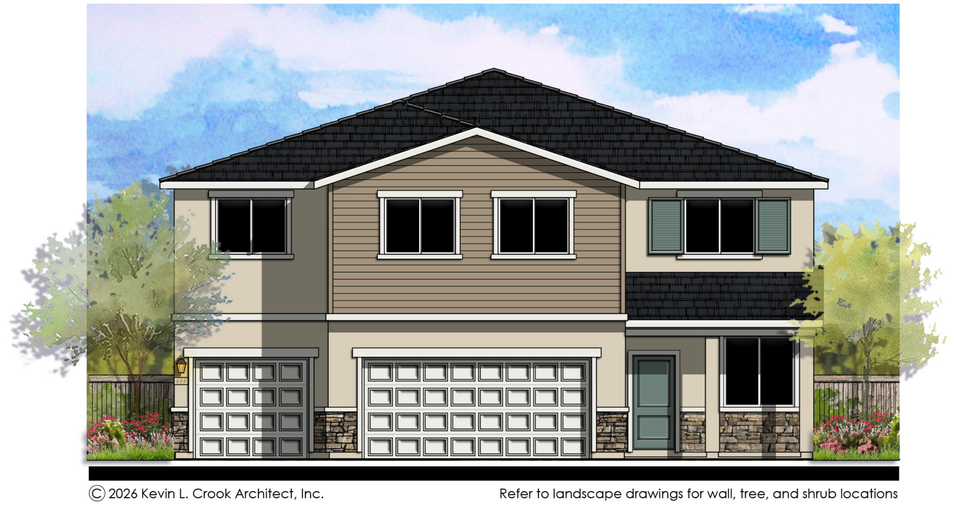
BUNGALOW



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RANCH

PLAN 4 (3384)

FRONT ELEVATIONS

(P043) EMERSON

0 2 4 8 12

LENNAR

AUBURN RAVINE

LINCOLN, CALIFORNIA

07.08.2026

A-29

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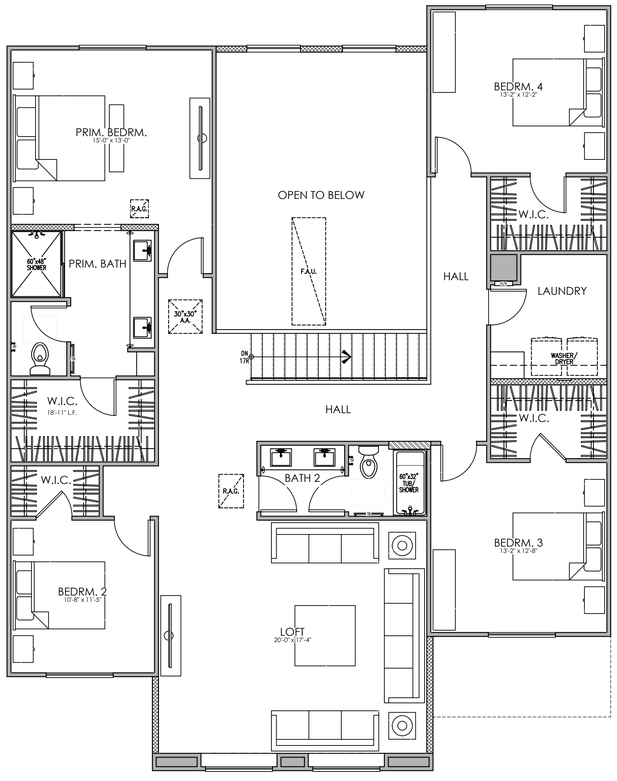
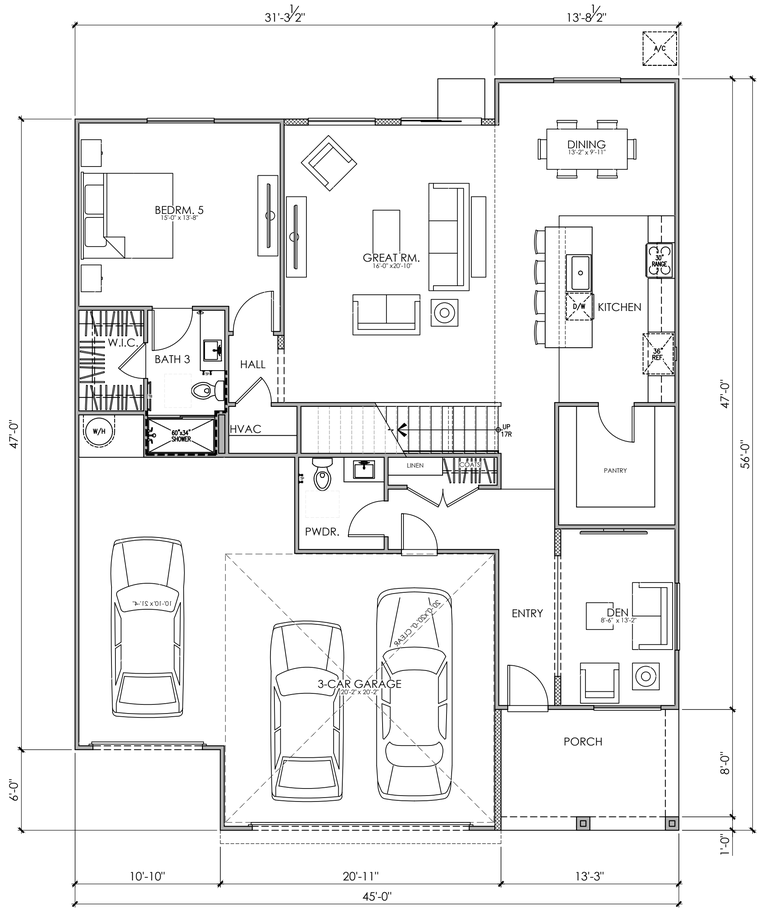
PLANNING + ARCHITECTURE



SECOND FLOOR



FIRST FLOOR

PLAN 4 (3384)

3-CAR GARAGE, 5 BEDROOM, 3.5 BATH, LOFT, DEN
FLOOR PLAN

(P043) EMERSON

PLAN P043
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,524 SQ. FT.
SECOND FLOOR AREA	1,860 SQ. FT.
TOTAL DWELLING	3,384 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	718 SQ. FT.
PORCH "A"	120 SQ. FT.
PORCH "B"	120 SQ. FT.
PORCH "C"	120 SQ. FT.

0 2 4 8 12

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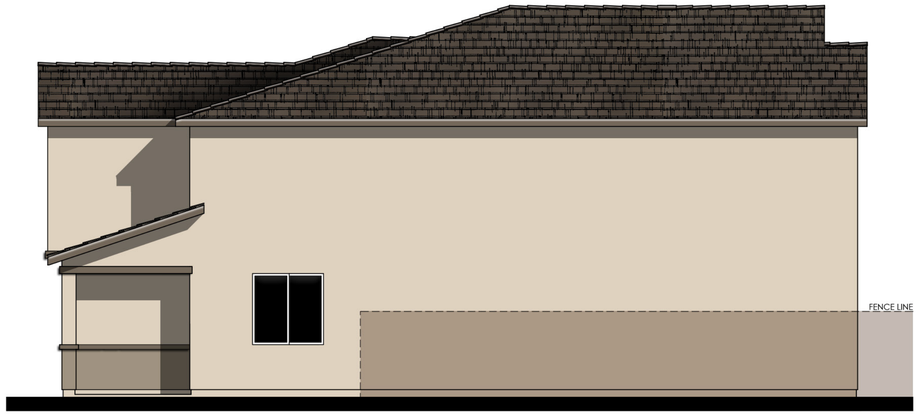
Refer to landscape drawings for wall, tree, and shrub locations

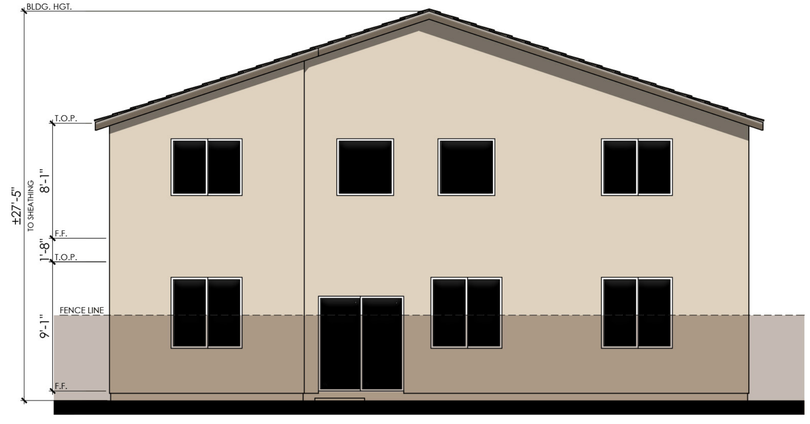
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	SIMULATED CLAY TILE
WALL:	STUCCO
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	SECONDARY STUCCO
PORCH:	WOOD POST AND BEAM



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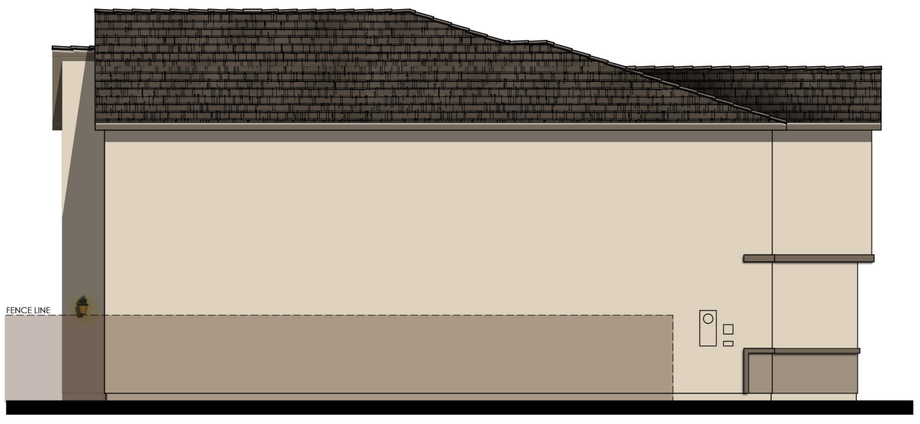

LEFT

COLOR SCHEME 1

PLAN 4B (3384)

SPANISH ECLECTIC ELEVATIONS

(P043) EMERSON

0 2 4 8 12

LENNAR

AUBURN RAVINE
LINCOLN, CALIFORNIA

07.08.2026
A-31

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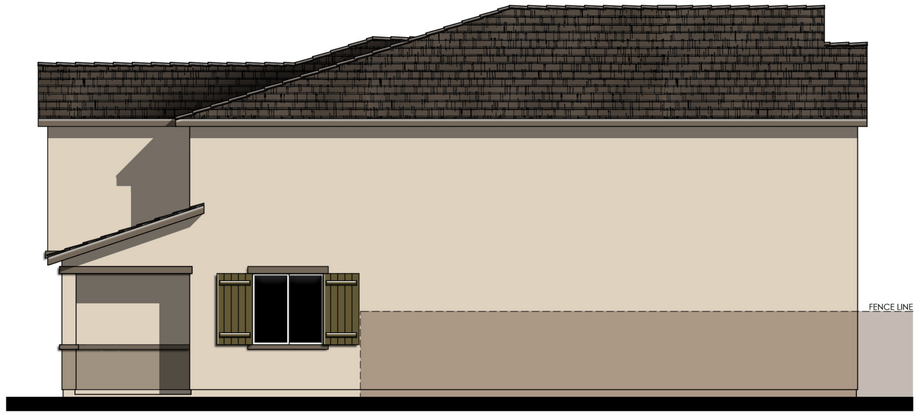
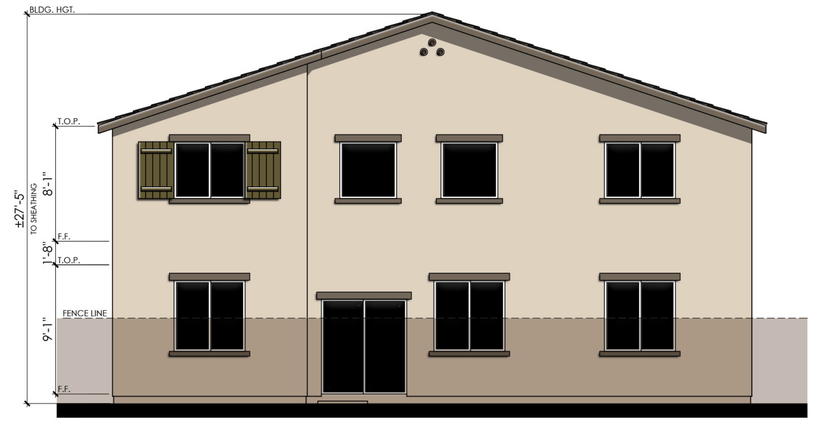
PLANNING + ARCHITECTURE



RIGHT



REAR

COLOR SCHEME 1

PLAN 4B (3384)

SPANISH ECLECTIC ENHANCED ELEVATIONS

(P043) EMERSON

0 2 4 8 12

LENNAR

AUBURN RAVINE
LINCOLN, CALIFORNIA

07.08.2026
A-32

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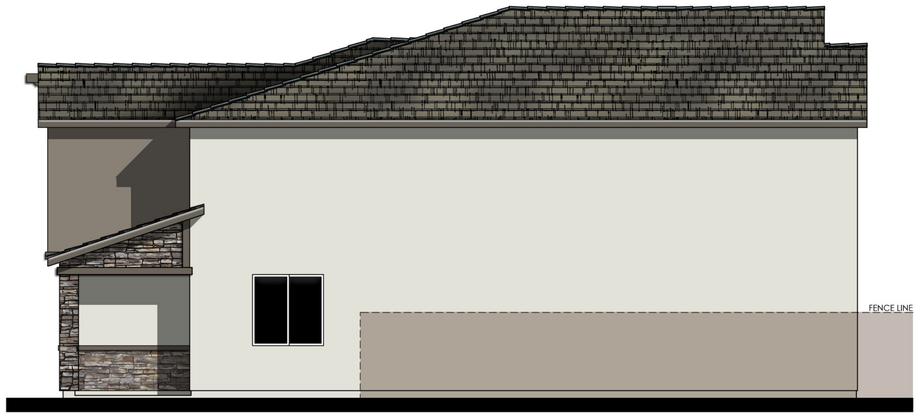
Refer to landscape drawings for wall, tree, and shrub locations

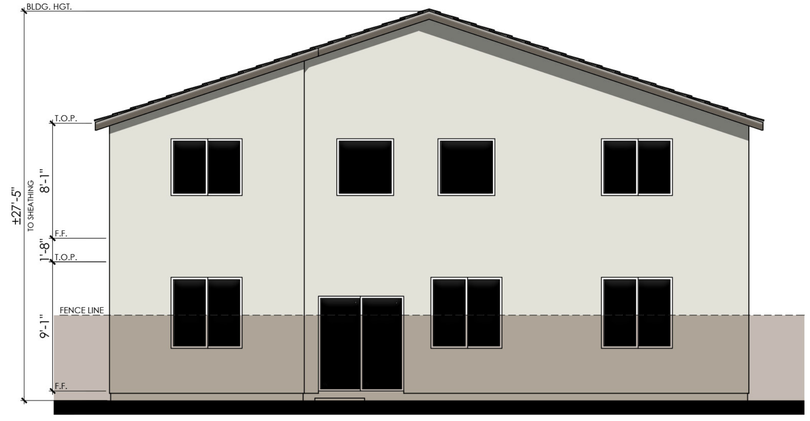
FRONT



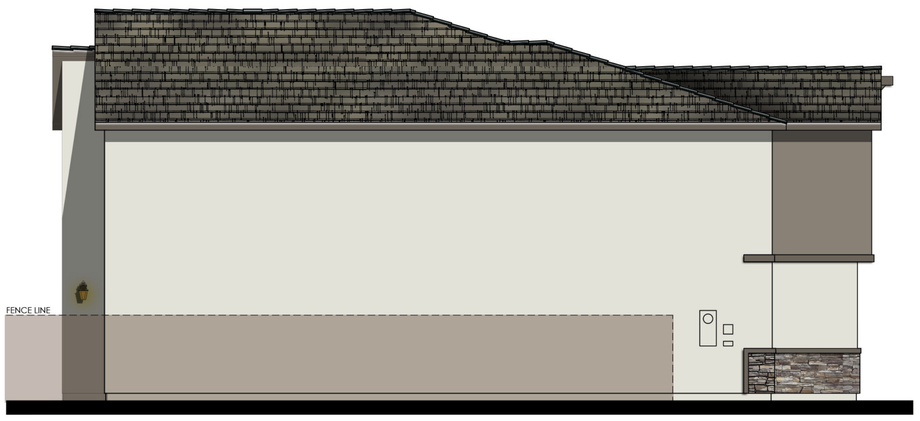
RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE VENT
WALL:	STUCCO
WINDOWS:	VINYL
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	SECONDARY STUCCO
PORCH:	WOOD POST AND BEAM



REAR



LEFT

COLOR SCHEME 4

PLAN 4C (3384)

BUNGALOW ELEVATIONS

(P043) EMERSON

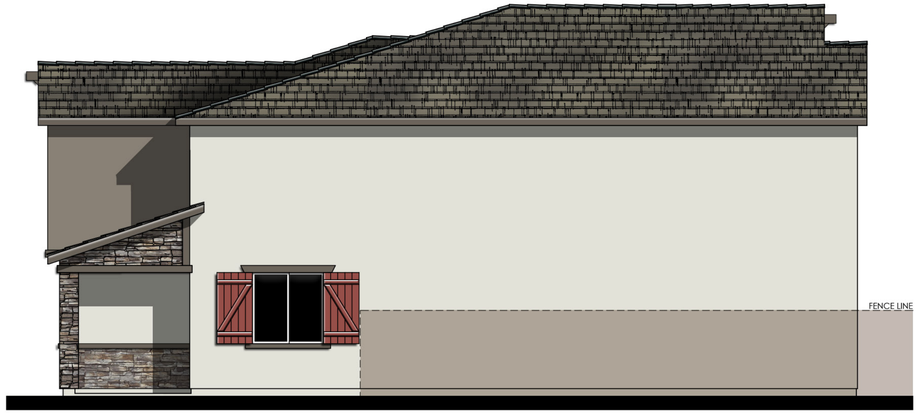
0 2 4 8 12

LENNAR

AUBURN RAVINE
LINCOLN, CALIFORNIA

07.08.2026
A-33

Kevin L. Crook Architect Inc #26006
PLANNING + ARCHITECTURE



RIGHT



REAR

COLOR SCHEME 4

PLAN 4C (3384)

BUNGALOW ENHANCED ELEVATIONS

(P043) EMERSON

0 2 4 8 12

LENNAR

AUBURN RAVINE

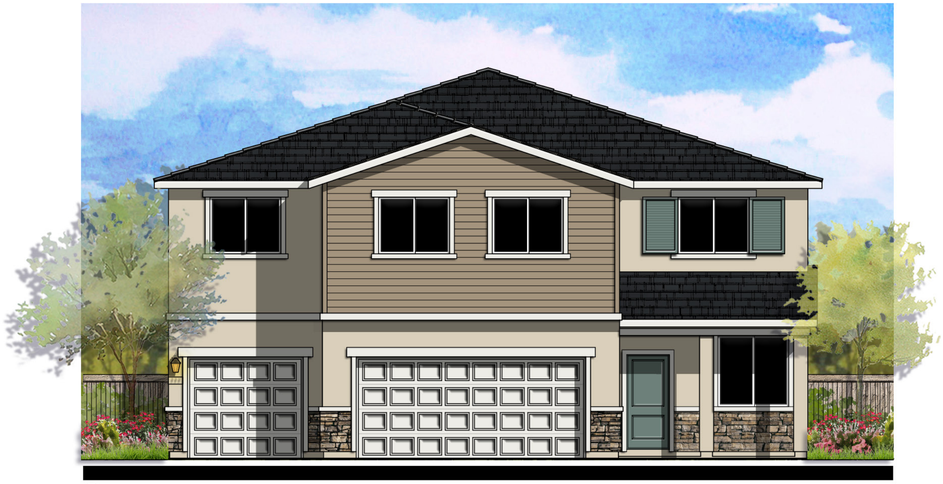
LINCOLN, CALIFORNIA

07.08.2026

A-34

Kevin L. Crook Architect Inc #26006

PLANNING + ARCHITECTURE



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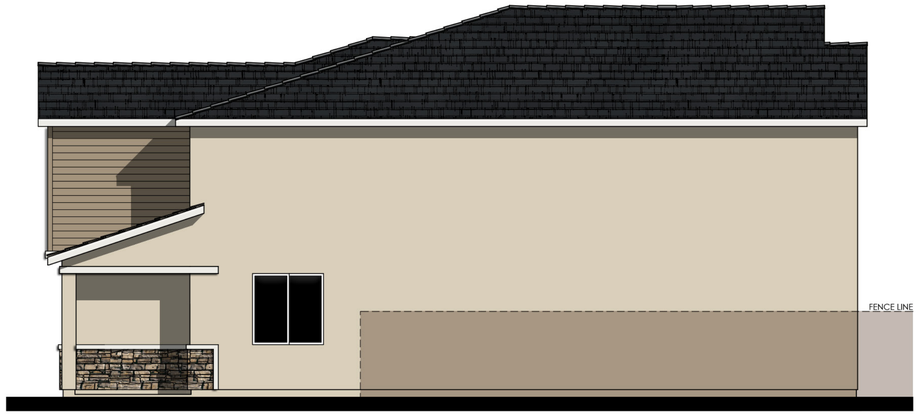
Refer to landscape drawings for wall, tree, and shrub locations

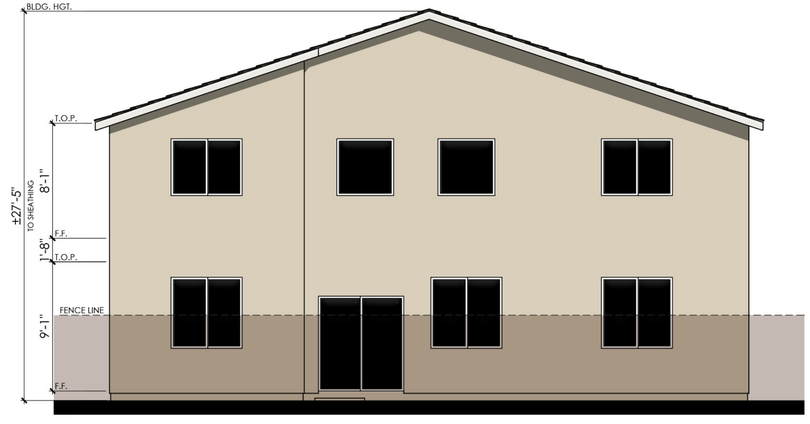
FRONT



RIGHT

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	COMP. SHINGLE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
GABLE END:	DECORATIVE CORBEL
WALL:	STUCCO
WINDOWS:	VINYL
TRIM:	STUCCO OVER RIGID FOAM
WAINSCOT:	STONE VENEER
PORCH:	WOOD POST AND BEAM



REAR



LEFT

COLOR SCHEME 7

PLAN 4F (3384)

RANCH ELEVATIONS

(P043) EMERSON

0 2 4 8 12

LENNAR

AUBURN RAVINE
LINCOLN, CALIFORNIA

07.08.2026
A-35

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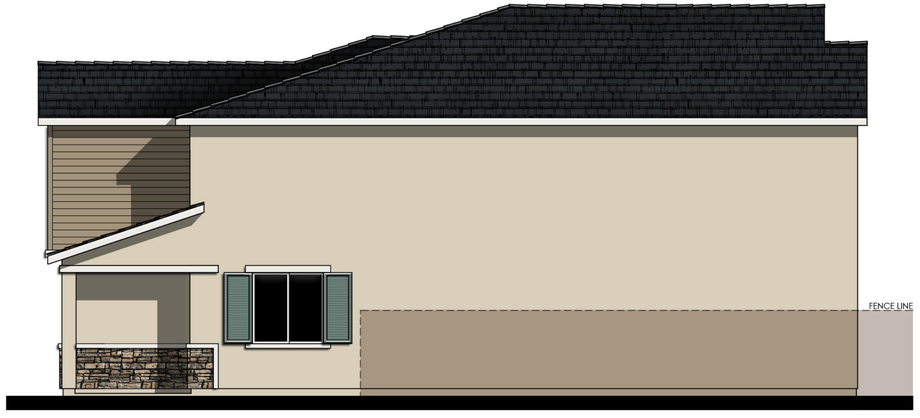
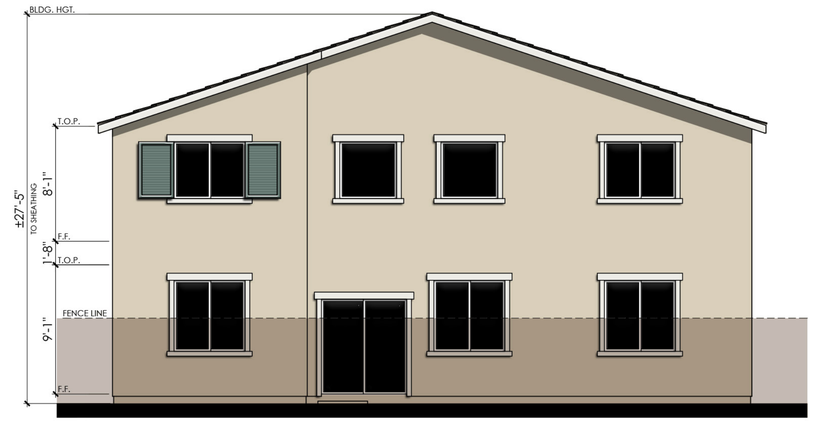
PLANNING + ARCHITECTURE



RIGHT



REAR

COLOR SCHEME 7

PLAN 4F (3384)

RANCH ENHANCED ELEVATIONS

(P043) EMERSON

0 2 4 8 12

LENNAR

AUBURN RAVINE

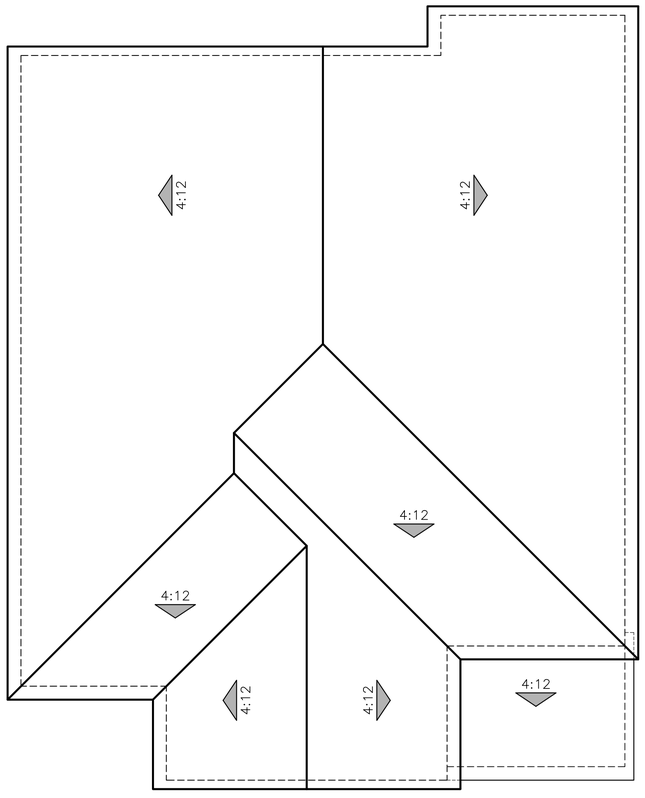
LINCOLN, CALIFORNIA

07.08.2026

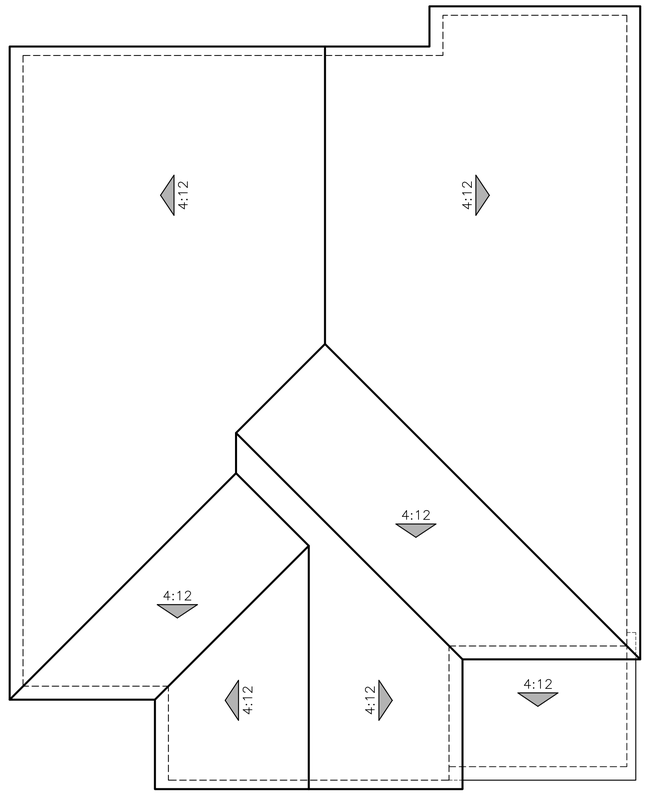
A-36

Kevin L. Crook Architect Inc #26006

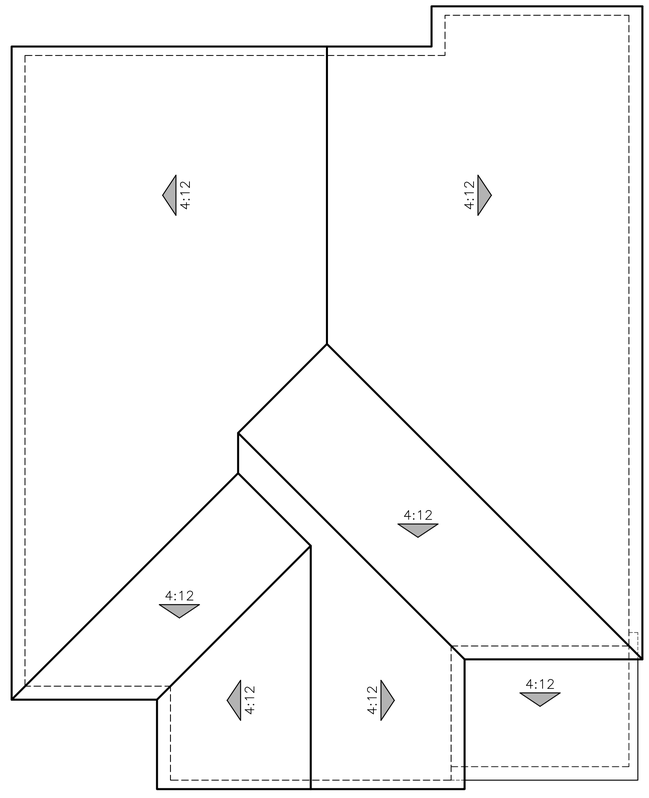
PLANNING + ARCHITECTURE



SPANISH ECLECTIC



BUNGALOW



RANCH

PLAN 4 (3384)

ROOF PLANS

(P043) EMERSON

0 2 4 8 12

AUBURN RAVINE
LINCOLN, CA

PROJECT	26006
CREATED	3/10/2026
CLIENT REV	5/4/2026

PAINT:	SHERWIN WILLIAMS
ROOF:	GAF
VENEER:	ELDORADO

"B" ELEVATIONS	SCHEME 1	SCHEME 2	SCHEME 3
STUCCO BODY PAINT	SW7526 MAISON BLANCHE	SW6079 DIVERSE BEIGE	SW7723 COLONY BUFF
SECONDARY STUCCO	SW7546 PRAIRIE GRASS	SW9084 COCOA WHIP	SW9108 DOUBLE LATTE
FASCIA / TRIM / GARAGE DOOR	SW7033 BRAINSTORM BRONZE	SW6082 COBBLE BROWN	SW9090 CARAIBE
FRONT DOOR / SHUTTERS	SW7735 PALM LEAF	SW0001 MULBERRY SILK	SW2811 RKWD BLUE GREEN
COMP. SHINGLES	TIMBERLINE HDZ BARKWOOD	TIMBERLINE HDZ BARKWOOD	TIMBERLINE HDZ BARKWOOD

"C" ELEVATIONS	SCHEME 4	SCHEME 5	SCHEME 6
STUCCO BODY PAINT	SW6182 ETHEREAL WHITE	SW0046 WHITE HYACINTH	SW6108 LATTE
SECONDARY STUCCO / GARAGE DOOR	SW9171 FELTED WOOL	SW7507 STONE LION	SW6110 STEADY BROWN
FASCIA / TRIM	SW7047 PORPOISE	SW2820 DOWNING EARTH	SW7055 ENDURING BRONZE
FRONT DOOR	SW0033 REMBRANDT RUBY	SW2851 SAGE GREEN LIGHT	SW7735 PALM LEAF
STONE: DRYSTACK INSTALLATION	STACKED STONE NANTUCKET	STACKED STONE CASTAWAY	STACKED STONE CHAPEL HILL
COMP. SHINGLES	TIMBERLINE HDZ WEATHERED WOOD	TIMBERLINE HDZ WEATHERED WOOD	TIMBERLINE HDZ WEATHERED WOOD

"F" ELEVATIONS	SCHEME 7	SCHEME 8	SCHEME 9
STUCCO BODY PAINT	SW6148 WOOL SKEIN	SW6078 REALIST BEIGE	SW7064 PASSIVE
LAP SIDING / CORNER BOARDS	SW9117 URBAN JUNGLE	SW9084 COCOA WHIP	SW9162 AFRICAN GRAY
FASCIA / TRIM / GARAGE DOOR	SW7005 PURE WHITE	SW7005 PURE WHITE	SW7006 EXTRA WHITE
FRONT DOOR / SHUTTERS	SW0047 STUDIO BLUE GREEN	SW7674 PEPPERCORN	SW0032 NEEDLEPOINT NAVY
STONE: DRYSTACK INSTALLATION	CLIFFSTONE MONTECITO	CLIFFSTONE BOARDWALK	CLIFFSTONE WHITE BARK
COMP. SHINGLES	TIMBERLINE HDZ CHARCOAL	TIMBERLINE HDZ CHARCOAL	TIMBERLINE HDZ CHARCOAL

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO **MATCH** ADJACENT SURFACE.

LENNAR®

Kevin L. Crook **Architect** Inc
PLANNING + ARCHITECTURE

WRITTEN COLOR SCHEMES

“B” ELEVATIONS
SCHEME #1



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AUBURN RAVINE
LINCOLN, CA

#26006
MAR. 10, 2026

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“B” ELEVATIONS
SCHEME #2



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AUBURN RAVINE
LINCOLN, CA

#26006
MAR. 10, 2026

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“B” ELEVATIONS
SCHEME #3



LENNAR

AUBURN RAVINE
LINCOLN, CA

#26006
MAR. 10, 2026

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

COLOR BOARDS - “B“

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

“C” ELEVATIONS
SCHEME #4



LENNAR

AUBURN RAVINE
LINCOLN, CA

#26006
MAR. 10, 2026

Kevin L. Crook Architect Inc
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“C” ELEVATIONS
SCHEME #5



LENNAR

AUBURN RAVINE
LINCOLN, CA

#26006
MAR. 10, 2026

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

“C” ELEVATIONS
SCHEME #6



LENNAR

AUBURN RAVINE
LINCOLN, CA

#26006
MAR. 10, 2026

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE

COLOR BOARDS - “C“

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

“F” ELEVATIONS
SCHEME #7



LENNAR

AUBURN RAVINE
LINCOLN, CA

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#26006
MAR. 10, 2026

“F” ELEVATIONS
SCHEME #8



LENNAR

AUBURN RAVINE
LINCOLN, CA

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#26006
MAR. 10, 2026

“F” ELEVATIONS
SCHEME #9



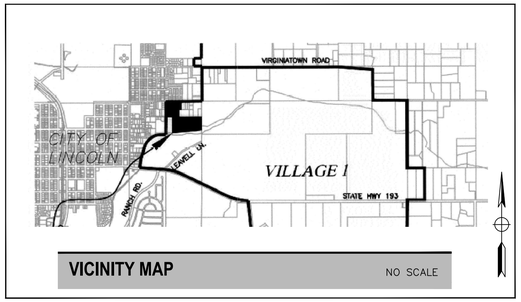
LENNAR

AUBURN RAVINE
LINCOLN, CA

Kevin L. Crook Architect Inc
PLANNING + ARCHITECTURE
#26006
MAR. 10, 2026

COLOR BOARDS - “F“

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.



VICINITY MAP NO SCALE

EVERGREEN @ AUBURN RAVINE

CITY OF LINCOLN, CA

LENNAR HOMES OF CA

LENNAR

LICENSED LANDSCAPE ARCHITECT
JAMES MONMAH LUTTRELL CLARK
Signature
4-30-2026
Renewal Date
4-1-2026
Date
STATE OF CALIFORNIA

LANDSCAPE ARCHITECTURE • SITE DESIGN
P.O. BOX 661 • ORANGEVALE • CA • 95662
916.420.7864 • www.EarthlineDesign.com
EarthLine DESIGN

APRIL 1, 2026

PROJECT NOTES:

1. Contractor shall reference Improvement Plans and Plot Plans by others for additional information, including easements, underground drainage, vertical grade control, setbacks, etc. If a discrepancy exists between plot plans and landscape plans, notify Landscape Architect immediately before proceeding with installations.
2. Bidder shall visit site and thoroughly acquaint himself with existing site conditions, grades, utilities, etc. Upon completion of rough grading, coordinate with owners as to quantity of import / export soil needed to establish finish grades throughout. Report any site discrepancies to the Landscape Architect prior to commencing with any work.
3. Upon completion of landscape installation, a Certificate of Completion shall be filled out and certified by the designer of the landscape plans, irrigation plans, or the licensed landscape contractor for the project.
4. Contractor shall comply with all utility company requirements within the easements on this project.
5. Install all work per local codes and ordinances. Prior to start of construction, coordinate with other trades as needed for rough grading, sleeve work, electrical work, irrigation connections, etc.
6. Contractor shall verify location of all on-site utilities prior to start of work. Any damage to utilities shall be repaired by the contractor at no cost to the Owner or County. Call 811 (48) hours prior to commencing any work.
7. Installer shall make every effort to maintain smooth and even grades throughout contract areas, with no abrupt changes in grade.
8. Contractor shall verify all existing conditions on the project, and will report any discrepancies to the Landscape Architect prior to commencing with any work.
9. Contractor shall pay for all permits required for the completion of this project.
10. All landscaped areas within the project limits shall be graded to surface drain at 2% minimum throughout or as shown on individual plot plans.
11. Contractor shall coordinate with the Owner as to the availability of onsite services (water, electricity, restrooms, etc.) prior to beginning work on the project.

APPLICABLE CODES:

- Applicable codes for this project:

California Fire Code	2025 Edition
California Building Code	2025 Edition
California Residential Code	2025 Edition
California Mechanical Code	2025 Edition
California Plumbing Code	2025 Edition
California Electrical Code	2025 Edition
California Green Building Standards	2025 Edition
California Energy Code (CEC Part 6)	2025 Edition

811 Know what's below. Call before you dig.

LANDSCAPE DOCUMENTATION PACKAGE

APPLICANT

CONTACT	JIM LUTTRELL – EARTHLINE DESIGN
Title	Landscape Architect #3990 – CA
Company	Earthline Design LLC
Address	P.O. Box 661 Orangevale, CA 95662
Phone	916-420-7864
Email	jim@earthlinedesign.com

PROPERTY OWNER AND REPRESENTATIVE

Name	Jacquelyn Trommer
Company	Lennar Homes of CA, Inc.
Address	1025 Creekside Ridge Dr. - #240 Roseville, CA 95678
Phone	916-746-8539
Email	jacquelyn.trommer@lennar.com

PROJECT

Name	Evergreen @ Auburn Ravine
Address	Lincoln, CA

PROJECT INFORMATION

Project type	Typical Front yard Landscape and Irrigation work
Water supply	1" domestic water service
Water purveyor	City of Lincoln
Total Landscape Area	**87,452 square feet**

DOCUMENTATION PACKAGE

Water Efficient Worksheet	X	Soil Management Report	By Contractor
Landscape Design	X	Irrigation Design	X
Grading Design	See Civil		

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

Signature _____ Date 4-1-2026

TYPICAL FRONT YARD LANDSCAPE PLANS

NO SCALE



SHEET INDEX

SHEET:#	DESCRIPTION
L1.0	COVER SHEET
L1.1	LANDSCAPE LAYOUT PLAN
L1.2	LANDSCAPE LAYOUT PLAN
L1.3	LANDSCAPE NOTES
L1.4	MATRICES + CONSTRUCTION DETAILS
L2.1	TYPICAL IRRIGATION SCHEMATIC
L2.2	WATER USE CALCULATIONS
L3.1	TYPICAL DRAINAGE SCHEMATIC

OWNER / DEVELOPER

Lennar Homes of Northern California
1025 Creekside Ridge Dr. - #240
Roseville, CA 95678
(916) 746-8539

CIVIL ENGINEER

Frayji Design Group
1316 Blue Oaks Blvd.
Roseville, CA 95678
(916) 782-3000

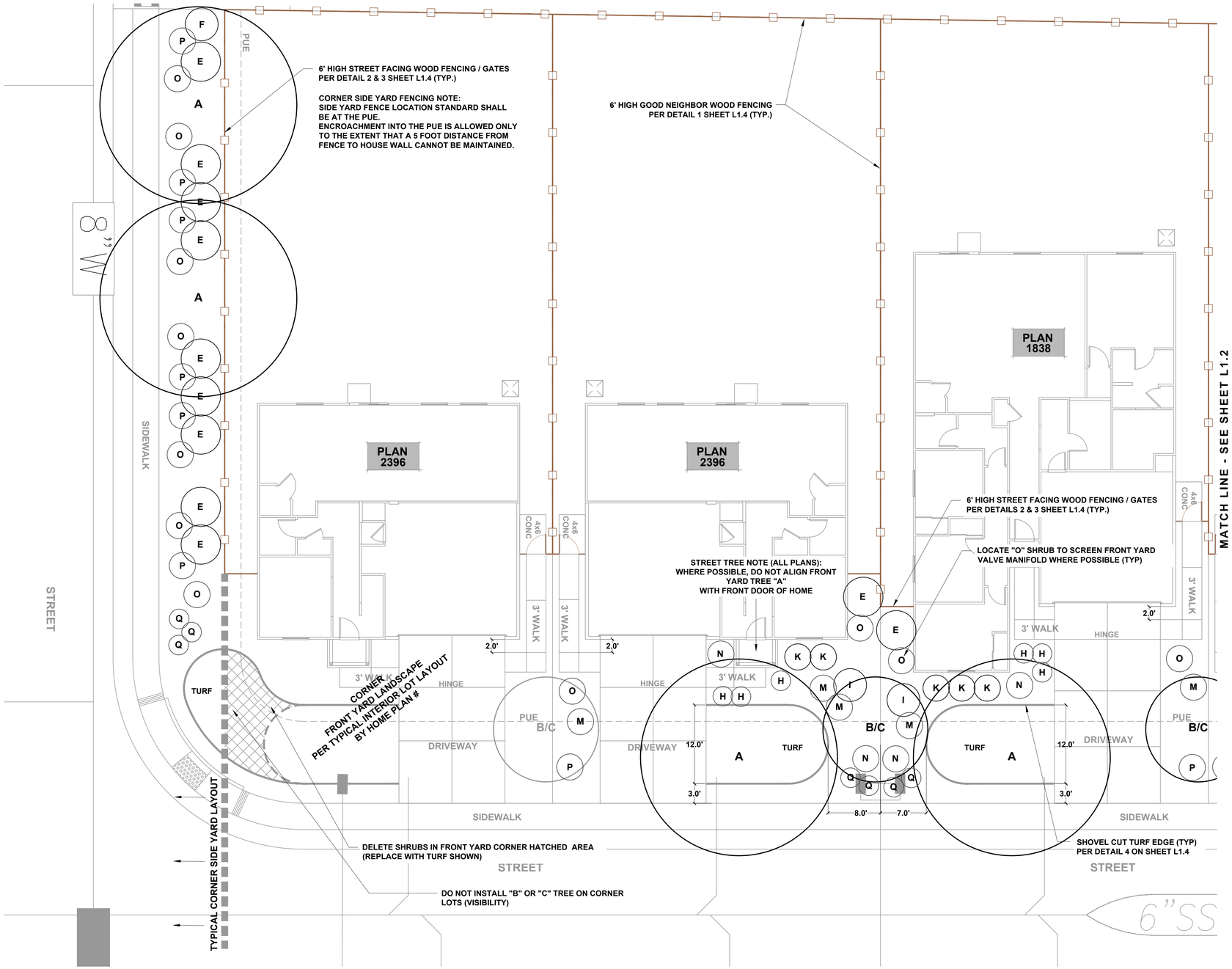
LANDSCAPE ARCHITECT

Earthline Design LLC
P.O. Box 661
Orangevale, CA 95662
(916) 420-7864

Landscape and Irrigation Maintenance Schedule for all Homes

1. Landscaping shall be maintained to ensure water use efficiency.
2. Contractor and/or owner shall maintain the landscaped areas in accordance with the following specifications and conditions:
   a. WATER AND/OR IRRIGATION – Owner shall provide all water necessary for irrigation.
      i. AUTOMATIC IRRIGATION shall be accomplished on a scheduled basis with such frequency and quantity as dictated by the weather based sensing system installed per the approved irrigation design. This system automatically adjusts the water duration based on changes in rainfall, temperature and historical weather data.
      ii. Irrigation equipment shall be repaired or replaced with the originally installed components or equivalent if necessary.
3. TREES, SHRUBS AND VINES – Pruning, thinning and trimming of shrubs and trees, and training and trimming of vines shall be accomplished on a regular basis to maintain a neat appearance and promote healthy growth. Work will include removal of suckers, cross branches and dead wood. Existing staking and guying of trees shall be inspected regularly and changed as required to permit growth expansion and to prevent damage from chafing.
4. TURF AREAS – Lawn areas shall be mowed regularly and fertilized as necessary to maintain vigorous growth and good color.
5. GROUND COVER AND FLOWER BED maintenance shall consist of trimming ground cover where needed around trees, shrubs, etc. Beds to be weeded and cleaned of leaves and debris on a regular basis to maintain a neat and clean appearance.
6. FERTILIZER shall be applied as necessary to maintain healthy growth. The time of year, soils, type and condition of plants shall determine application schedule.
7. HARDSCAPED AREAS shall be cleaned of debris.

Date	APRIL 1, 2026
Drawn By	JL
Scale	NOTED
Sheet	L1.0
Drawing Title	COVER SHEET
CITY OF LINCOLN APPROVAL	



SEE SHEET L1.3 FOR TYPICAL PLANTING PALETTES

1"= 8'-0"
0 4' 8' 16'

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EVERGREEN @ AUBURN RAVINE

CITY OF LINCOLN, CALIFORNIA

LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA.

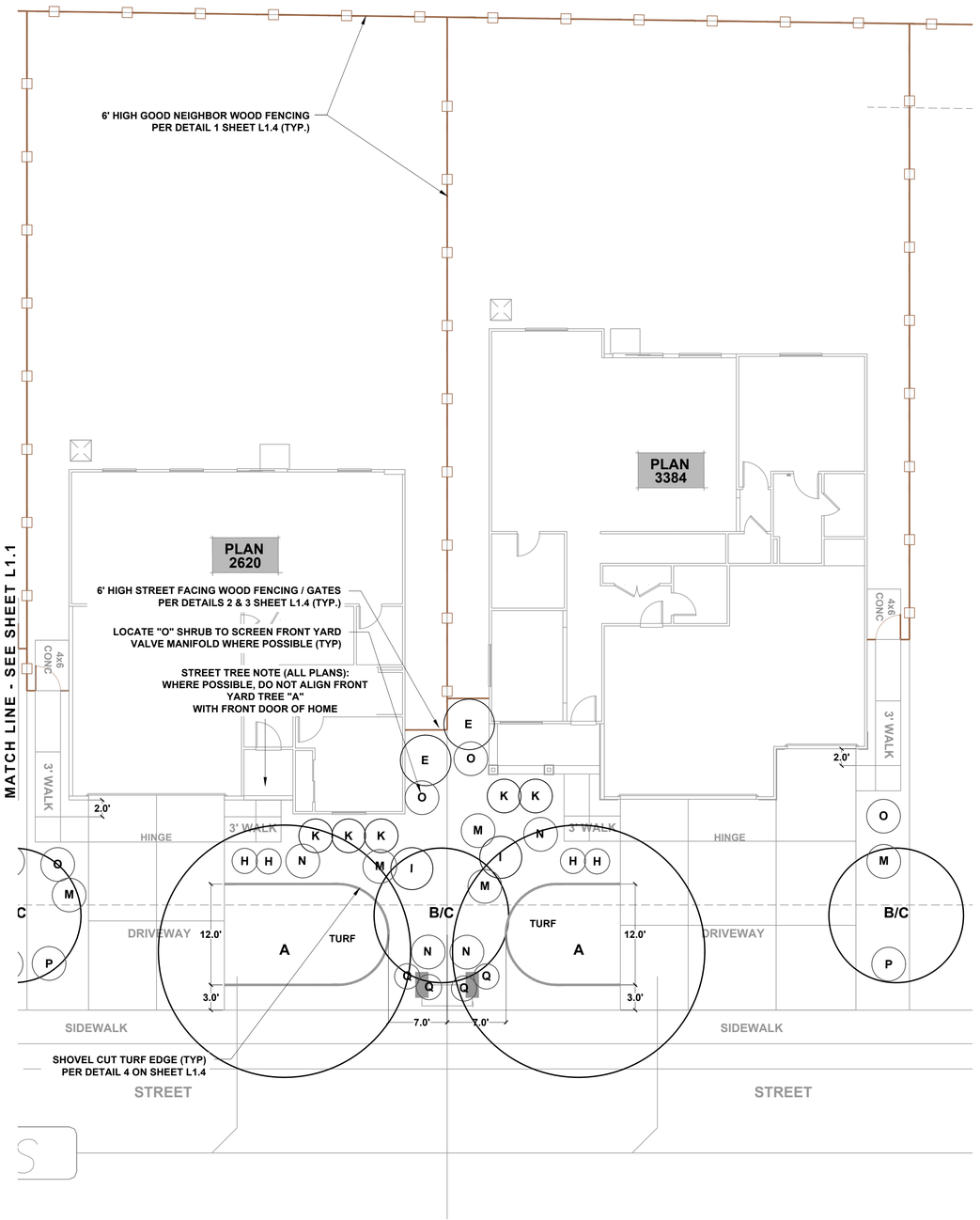
LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL CAMM
Signature
4-30-2026
Renewal Date
4-1-2026
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title
TYPICAL LANDSCAPE LAYOUT PLAN

Date: APRIL 1, 2026
Drawn By: JL
Scale: NOTED
Sheet: **L1.1**

City of Roseville Approval



SEE SHEET L1.3 FOR TYPICAL PLANTING PALETTES

1"= 8'-0"
0 4' 8' 16'

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EarthLine DESIGN
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EVERGREEN @ AUBURN RAVINE

CITY OF LINCOLN, CALIFORNIA

LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL Cal#6
Signature
4-30-2026
Renewal Date
4-1-2026
Date
STATE OF CALIFORNIA

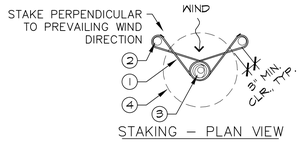
Sym.	Revision	Date

Drawing Title
TYPICAL LANDSCAPE LAYOUT PLAN

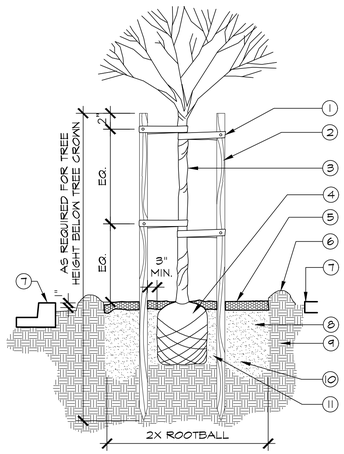
Date: APRIL 1, 2026
Drawn By: JL
Scale: NOTED

Sheet
L1.2

City of Roseville Approval



STAKING – PLAN VIEW

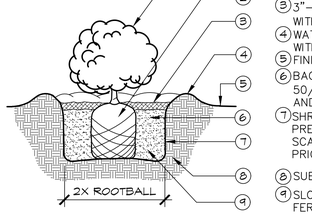


1. 24" CORDED RUBBER TIE – ATTACH TO STAKE W / 2 GALVANIZED SCREWS
2. UNTREATED LODGEPOLE PINE STAKE – INSTALL NO CLOSER THAN 18" FROM TRUNK
3. TREE – SEE PLAN FOR SIZE AND TYPE
4. ROOTBALL – SET CROWN OF ROOTBALL 2" ABOVE FINISH GRADE
5. 4" LAYER WOOD CHIP MULCH NO MULCH WITHIN 4" OF TRUNK
6. WATERING BASIN (4" MIN.) WITH WOOD CHIP MULCH
7. SIDEWALK, CURB, OR WALL
8. BACKFILL MIX– 50/50 MIX OF EXCAVATED SOIL AND AMENDED SOIL
9. SUBGRADE
10. TREE PLANTING PRE–PERCOLATE TEST ALL PITS, SCARIFY SIDES AND BOTTOM PRIOR TO BACKFILLING
11. SLOW–RELEASE GRANULAR FERTILIZER PER INSTRUCTIONS

NOTES:
1. TREES SHALL BE CLEAR OF ALL STREET LIGHT STANDARDS AND MAILBOXES PER LOCAL ORDINANCE
2. CONTRACTOR TO VERIFY LOCATION OF UNDERGROUND UTILITIES PRIOR TO PLANTING TREES. TREES SHALL BE CLEAR OF UNDERGROUND UTILITIES PER LOCAL ORDINANCES.
3. NURSERY STAKE SHALL BE REMOVED FOLLOWING INSTALLATION.

TREE PLANTING

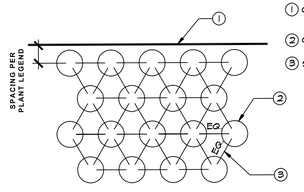
SCALE: N.T.S.



1. SHRUB – SEE PLAN FOR SIZE AND TYPE
2. ROOTBALL – SET TOP OF ROOTBALL 2" ABOVE FIN. GRADE
3. 3"–4" LAYER MULCH – NO MULCH WITHIN 4" OF TRUNK
4. WATERING BASIN (4" MIN.) WITH WOOD CHIP MULCH
5. FINISH GRADE
6. BACKFILL MIX– 50/50 MIX OF EXCAVATED SOIL AND AMENDED SOIL
7. SHRUB PLANTING PRE–PERCOLATE TEST ALL PITS, SCARIFY SIDES AND BOTTOM PRIOR TO BACKFILLING
8. SUBGRADE
9. SLOW–RELEASE GRANULAR FERTILIZER PER INSTRUCTIONS

SHRUB PLANTING

SCALE: N.T.S.



1. CURB, FENCE OR PAVEMENT EDGE
2. GROUNDCOVER OR SHRUB
3. SPACING PER PLANT LEGEND

GROUNDCOVER SPACING/LAYOUT

SCALE: N.T.S.

UB 24-2 Specifications
24" DeepRoot® Tree Root Barrier

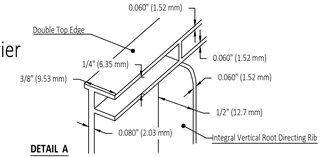
Specified tree root barrier is a mechanical barrier and root deflector used to prevent tree roots from damaging hardscapes and landscapes. Assembled in 24" (609 mm) long modules to create varying lengths for linear applications, or perimeter surround applications in varying sizes.

A. Materials

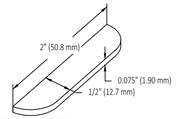
1. The contractor shall furnish and install tree root barrier as specified. The tree root barrier shall be either product #UB 24-2 as manufactured by DeepRoot® Green Infrastructure, LLC, 530 Washington Street, San Francisco, CA, www.deeproot.com (800.458.7668).
2. Root barrier shall be recyclable, black, injection molded panels with 0.80" (2.03 mm) wall thickness in modules 24" (609 mm) long and 24" (609 mm) deep.
3. Root barrier shall be manufactured with 75% reprocessed polypropylene with added ultraviolet inhibitors.
4. Root barrier shall be comprised of 24" (60.96 cm) panels. Each panel shall have no less than four (4) Molded Integral Vertical Root Directing Ribs of a minimum 0.075" (1.90 mm) thickness, protruding 1/2" (12.7 mm) at 90° from interior of the barrier panel, spaced 6" (152.4 mm) apart. (See Details A & D)
5. Root barrier shall have a Double Top Edge consisting of two parallel, integral, horizontal ribs at the top of the panel at 0.060" (1.52 mm) thickness, 3/8" (9.53 mm) wide and 1/4" (6.35 mm) apart with the lower rib attached to the vertical Root Directing Ribs (See Detail A).
6. Root barrier shall have a minimum of twelve (12) Anti-Lift Ground Lock Tabs consisting of integral horizontal ridges of minimum 0.075" (1.90 mm) thickness in the shape of a segment of an oblong, the 2" (50.8 mm) chord of the segment joining the panel wall and the segment, protruding 3/8" (9.53 mm) from the panel. The twelve ground locks on each panel shall be about equally spaced between each of the vertical root directing ribs (Four (4) between each set of ribs, see Details B & D).
7. Root barrier shall have an integrated Zipper Joining System for assembly by sliding one panel into another (See Detail C).

U.S. Patents: 5,305,549; and 5,528,857. Other Patents Pending.

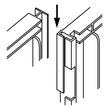
Properties	Typical Value	ASTM Test Method
Tensile strength @ yield - Wall	2.354 PSI	D638
Tensile strength @ yield - Hinge	2.846 PSI	D638
Yield Elongation - Wall	7.44%	D638
Yield Elongation - Hinge	7.01%	D638
Flexural Modulus	119,625 PSI	D790B
Notched Izod Impact - Wall	3.84 (ft-lbs)	D256A
Rockwell Hardness r. scale - Wall	84.4	D785A



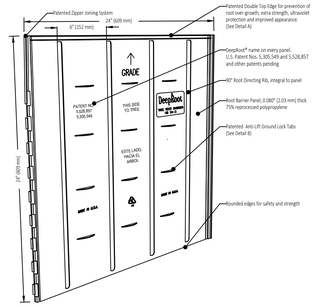
DETAIL A
DOUBLE TOP EDGE AND VERTICAL ROOT DIRECTING RIB



DETAIL B -
ANTI-LIFT GROUND LOCK TAB



DETAIL C - ZIPPER JOINING SYSTEM



DETAIL D - TREE ROOT BARRIER PANEL

DeepRoot GreenInfrastructure, LLC
© Copyright 2014 DeepRoot Green Infrastructure, LLC

GENERAL PLANTING NOTES – TYPICAL FRONT YARD LANDSCAPES:

1. **PLANT MATERIAL:**
All plant material / container sizes shall comply with the applicable provisions set forth by the "American Standard for Nursery Stock", American Association of Nurserymen, and the "Guideline Specifications for Nursery Tree Quality, published by the Urban Tree Foundation. Landscape Architect reserves the right to reject any plant material not complying with above standards.
Where a discrepancy exists between quantities shown on plant list and plan, the quantities shown on the plan shall govern.

2. **SITE REVIEW:**
The landscape contractor shall inspect the site and be familiar with all existing site conditions prior to submitting a bid. The landscape contractor shall review related drawings and shall ensure coordination with all applicable trades prior to submitting a bid.

3. **FINISH GRADING:**
The contractor shall be responsible for final grading +/- .01 and surface drainage of all planting areas. No low spots which hold standing water for over 2 hours will be accepted.

4. **SOIL PREPARATION:**
Contractor shall obtain and submit Soils Fertility Tests per the State of CA Dept. of Water Resource's Model Water Efficient Landscape Ordinance (MWELO) as enforced by the City of Lincoln. The contractor shall submit 1 soil sample for every 7 lots after grading operations have been completed and prior to the installation of landscape materials. Contractor shall install soil amendments as recommended, or better, to correct for deficiencies noted in the Soils Test. Soils Test and documentations verifying the implementation of the Soils Test recommendations shall be submitted with the Certificate of Completion where required by MWELO to the City.

5. **GROUNDCOVER:**
Groundcover shall be planted at the spacings / quantities noted in the Plant List and associated Planting Details.

6. **PRE-EMERGENT:**
A pre-emergent herbicide shall be applied to all planting areas as per manufacturer's recommendations (Dimension, Ronstar, or equal). The landscape contractor shall assume responsibility for the use of chemical products, and is to supply the owner with a written record of the type of chemical used, date applied, and rate of application.

7. **MAINTENANCE:**
The landscape contractor shall maintain the project for a period of 90 days, or for a period agreed to with the owner. This period shall be determined prior to commencement of work. Regular watering, cultivating, weeding, repair of stakes and ties, spraying for insects, etc. shall be performed. Lawns, where shown, shall be mowed regularly, and fertilized as necessary to maintain vigorous growth and good color.

8. **PLANT GUARANTEE:**
All plants and plantings shall be guaranteed to be in a healthy, thriving condition until the end of the maintenance period.

9. **MULCH:**
A minimum of 3" of organic mulch ("Arbor Mulch" as supplied by CA Soils or equal) shall be applied to all soil surfaces of planting areas except turf areas, creeping rooting groundcovers, or direct seeding applications where mulch is contraindicated.
Maintain a mulch-free zone of 4" from the crown of all trees, shrubs, and 1 gallon groundcovers

10. **EROSION CONTROL:**
All landscaped areas with a slope of 2:1 or greater shall have jute netting installed per manufacturer's instructions.

11. **TREES:**
Trees shall be 15'-0" clear of all light standards, 3' from City maintenance limits, 4' from utility installations (sewers, gas, water lines, meter vaults, catch basins, etc.), 10' from fire hydrants, 10' from front of stop signs, and a minimum of 5'-0" from the edge of curbs and walks. Coordinate tree planting with drainage and utility locations to avoid conflict.

NOTE:
Root control barriers are required for all trees planted within 10 feet of paving or hardscape.
Install recommended "Deeproot" product or equal. See typical installation detail this sheet.

ADDITIONAL TREE NOTES:
- In order to maintain tree diversity, Contractor shall install "B/C" trees as follows:
  - Review approved plot plans, and install "B" tree where driveways are adjacent to one another
  - Review approved plot plans and install "C" tree in front yard where front yards are adjacent to one another
  - When neither of the above conditions exist, Contractor may install either "B" or "C" tree at their discretion.

TYPICAL PLANT PALETTES

NOTE:

SEE PLANT PALETTE DISTRIBUTION BY LOT # SHEET L1.4 (SEE COVER SHEET FOR LOT #s)

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WUCOLS	DIAMETER	HEIGHT
PALETTE 1						
TREES:						
A	15 GAL	STREET TREE PER STREET TREE MATRIX SHEET L1.3	VARIES	VARIES	VARIES	VARIES
B	15 GAL	LAGERSTROEMIA INDICA 'MUSKOGEE' - STANDARD	CRAPE MYRTLE - LAVENDAR	LOW	20'	25'
C	15 GAL	MAGNOLIA GRANDIFLORA 'LITTLE GEM' - STANDARD	SINGLE TRUNK DWARF SOUTHERN MAGNOLIA	MOD	10'	20'
SHRUBS:						
E	1 GAL	LIGUSTRUM JAPONICUM 'TEXANUM'	TESAS PRIVET	LOW	5'	7'
F	1 GAL	NANDINA DOMESTICA	HEAVENLY BAMBOO	LOW	4'	7'
H	1 GAL	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	LOW	2'	1'
I	1 GAL	CHONDROPETALUM TECTORUM	CAPE RUSH	LOW	3'	4'
K	1 GAL	MYRTUS COMMUNIS 'COMPACTA'	COMPACT MYRTLE	LOW	2'	2'
M	1 GAL	WESTRINGIA FRUTICOSA 'MUNDI'	DWARF COAST ROSEMARY	LOW	4'	2'
N	1 GAL	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	MOD	2'	2'
O	1 GAL	DIETES BICOLOR	BUTTERFLY IRIS	LOW	3'	3'
P	1 GAL	ROSMARINUS OFFICIANALIS 'PROSTRATUS'	PROSTRATE ROSEMARY	LOW	3'	1'
Q	1 GAL	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	LOW	2'	2'
R	1 GAL	EUONYMUS JAPONICUS 'MICROPHYLLUS'	DWARF BOXLEAF EUONYMUS	LOW	2	2'
TURF	SOD	DWARF FESCUE BLEND SOD LAWN	SOD LAWN	HIGH	-	-
PALETTE 2						
TREES:						
A	15 GAL	STREET TREE PER STREET TREE MATRIX SHEET L1.3	VARIES	VARIES	VARIES	VARIES
B	15 GAL	PYRUS KAWAKAMII - STANDARD	EVERGREEN FLOWERING PEAR	MOD	15'	20'
C	15 GAL	ACER BUERGERIANUM	TRIDENT MAPLE	MOD	15'	30'
SHRUBS:						
E	1 GAL	EUONYMUS JAPONICUS 'SILVER QUEEN'	SILVER QUEEN EUONYMUS	LOW	5'	6'
F	1 GAL	NANDINA DOMESTICA	HEAVENLY BAMBOO	LOW	4'	7'
H	1 GAL	TRACHELOSPERMUM JASMINODES - BUSH	STAR JASMINE	MOD	2'	2'
I	1 GAL	SALVIA GREGGII 'ROSEA'	AUTUMN SAGE	LOW	3'	3'
K	1 GAL	RHAPHIOLEPIS UMBELLATA MINOR	DWARF YEDDO HAWTHORN	LOW	4'	4'
M	1 GAL	LANTANA - TRAILING WHITE	TRAILING LANTANA	LOW	3'	1.5'
N	1 GAL	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	MOD	2'	2'
O	1 GAL	DIETES BICOLOR	BUTTERFLY IRIS	LOW	3'	3'
P	1 GAL	ROSMARINUS OFFICIANALIS 'PROSTRATUS'	PROSTRATE ROSEMARY	LOW	3'	1'
Q	1 GAL	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	LOW	2'	2'
R	1 GAL	EUONYMUS JAPONICUS 'MICROPHYLLUS'	DWARF BOXLEAF EUONYMUS	LOW	2	2'
TURF	SOD	DWARF FESCUE BLEND SOD LAWN	SOD LAWN	HIGH	-	-
PALETTE 3						
TREES:						
A	15 GAL	STREET TREE PER STREET TREE MATRIX SHEET L1.3	VARIES	VARIES	VARIES	VARIES
B	15 GAL	LAURUS NOBILIS 'SARATOGA' - STANDARD	GRECIAN BAY LAUREL	LOW	15'	30'
C	15 GAL	ILEX X ALTACLARENSIS 'WILSONII' - STANDARD	WILSON HOLLY	MOD	15'	20'
SHRUBS:						
E	1 GAL	LIGUSTRUM JAPONICUM 'TEXANUM'	TESAS PRIVET	LOW	5'	7'
F	1 GAL	NANDINA DOMESTICA	HEAVENLY BAMBOO	LOW	4'	7'
H	1 GAL	NANDINA DOMESTICA 'HARBOUR DWARF'	DWARF HEAVENLY BAMBOO	LOW	2'	2'
I	1 GAL	DIANELLA TASMANICA 'VARIEGATA'	VARIEGATED FLAX LILY	LOW	3'	3'
K	1 GAL	BUXUS MICROPHYLLA JAP. 'GREEN BEAUTY'	DWARF JAPANESE BOXWOOD	MOD	4'	4'
M	1 GAL	LANTANA 'X 'NEW GOLD'	NEW GOLD LANTANA	LOW	3'	1.5'
N	1 GAL	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	MOD	2'	2'
O	1 GAL	DIETES BICOLOR	BUTTERFLY IRIS	LOW	3'	3'
P	1 GAL	ROSMARINUS OFFICIANALIS 'PROSTRATUS'	PROSTRATE ROSEMARY	LOW	3'	1'
Q	1 GAL	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	LOW	2'	2'
R	1 GAL	COPROSMA X KIRKII 'VARIEGATA'	VARIEGATED MIRROR PLANT	LOW	4'	1'
TURF	SOD	DWARF FESCUE BLEND SOD LAWN	SOD LAWN	HIGH	-	-
PALETTE 4						
TREES:						
A	15 GAL	STREET TREE PER STREET TREE MATRIX SHEET L1.3	VARIES	VARIES	VARIES	VARIES
B	15 GAL	NYSSA SYLVATICA	TUPELO	MOD	20'	35'
C	15 GAL	CHITALPA TASHKENTENSIS 'PINK DAWN' - STANDARD	PINK DAWN CHITALPA	LOW	20'	25'
SHRUBS:						
E	1 GAL	EUONYMUS JAPONICUS 'SILVER QUEEN'	SILVER QUEEN EUONYMUS	LOW	5'	6'
F	1 GAL	NANDINA DOMESTICA	HEAVENLY BAMBOO	LOW	4'	7'
H	1 GAL	TRACHELOSPERMUM JASMINODES - BUSH	STAR JASMINE	MOD	3'	1.5'
I	1 GAL	CALLISTEMON CITRINUS 'LITTLE JOHN'	LITTLE JOHN BOTTLEBRUSH	LOW	4'	4'
K	1 GAL	RHAPHIOLEPIS UMBELLATA MINOR	DWARF YEDDO HAWTHORN	LOW	4'	4'
M	1 GAL	LANTANA 'X 'NEW GOLD'	NEW GOLD LANTANA	LOW	3'	1.5'
N	1 GAL	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	MOD	2'	2'
O	1 GAL	DIETES BICOLOR	BUTTERFLY IRIS	LOW	3'	3'
P	1 GAL	ROSMARINUS OFFICIANALIS 'PROSTRATUS'	PROSTRATE ROSEMARY	LOW	3'	1'
Q	1 GAL	NANDINA DOMESTICA 'FIREPOWER'	FIREPOWER HEAVENLY BAMBOO	LOW	2'	2'
R	1 GAL	COPROSMA X KIRKII 'VARIEGATA'	VARIEGATED MIRROR PLANT	LOW	4'	1'
TURF	SOD	DWARF FESCUE BLEND SOD LAWN	SOD LAWN	HIGH	-	-

STREET TREE MATRIX BY STREET NAME (TREE "A" ONLY)

TREE - ALL STANDARD FORM	CONTAINER SIZE	WUCOLS	HEIGHT	SPREAD	LOCATIONS
Pistacia chinensis 'Keith Davey' Keith Davey Chinese Pistache	#15	Low	35'	35'	East 8th Street / East 9th Street
Koereuteria paniculata Goldenrain tree	#15	Moderate	35'	30'	Sunflower Loop
Tilia cordata 'Greenspire' Little-leaf Linden	#15	Moderate	35'	35'	Sapphire Lane / Sapphire Court
Ginkgo biloba 'Autumn Gold' Autumn Gold Ginkgo	#15	Moderate	35'	30'	Sunflower Court / Daffodil Court
Ulmus propinqua 'Emerald Sunshine' Emerald Sunshine Elm	#15	Moderate	45'	25'	Santori Lane

FRONT YARD TURF % BY PLAN NUMBER

PLAN #	TURF SF	TOTAL LS SF	TURF %
1838	218	885	24.63%
2396	208	858	24.24%
2620	218	864	25.23%
3384	148	816	18.14%

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LENNAR
1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL CANNON
Signature
4-30-2026
Renewal Date
4-1-2026
Date
STATE OF CALIFORNIA

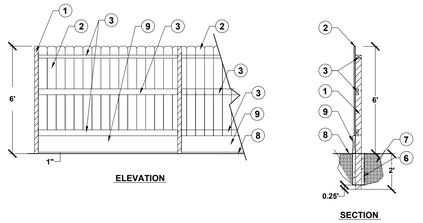
Sym.	Revision	Date

Drawing Title
LANDSCAPE NOTES

Date APRIL 1, 2026
Drawn By JL
Scale NOTED

Sheet
L1.3

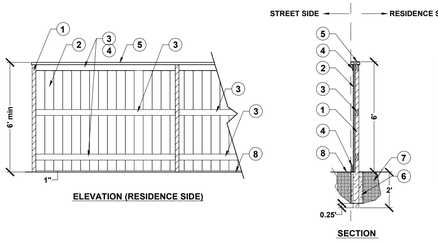
City of Roseville Approval



KEYNOTES:
1. 4x4 PT POST @ 8' O.C. MAX
2. 1X6X5' DOG-EARED FENCE BOARDS
3. 2X4 RAIL (3 REQUIRED)
4. NOT USED
5. NOT USED
6. 10" ROUND X 20" DEEP CONCRETE FOOTING
7. SUBGRADE
8. FINISH GRADE
9. 2X12 KICKBOARD

NOTES:
1. ALL WOOD SHALL BE ATTACHED USING HOT DIPPED GALVANIZED RING SHANKED NAILS.
2. ALL WOOD SHALL BE CONSTRUCTION COMMON REDWOOD OR #2 CEDAR OR BETTER.
3. ALTERNATE EACH FENCE BOARD PANEL TO CREATE GOOD NEIGHBOR FENCING STYLE.
4. WHERE APPLICABLE, ALL FENCING AND FOOTINGS SHALL BE INSTALLED ON PRIVATE LOT (DO NOT ENCROACH INTO PUBLIC LOTS OR ROW)

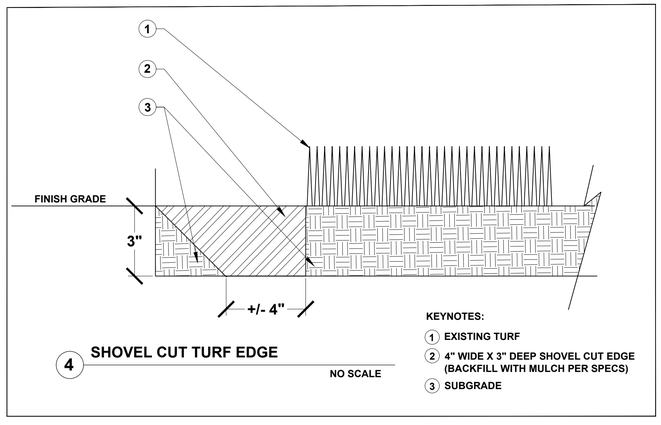
1 GOOD NEIGHBOR FENCE
NO SCALE



KEYNOTES:
1. 4x4 PT POST @ 8' O.C. MAX
2. 1X6 FENCE BOARDS
3. 2X4 RAIL (3 REQUIRED)
4. 1X4 TRIM BOARD
5. 2X6 CAP
6. 10" ROUND X 20" DEEP CONCRETE FOOTING
7. SUBGRADE
8. FINISH GRADE

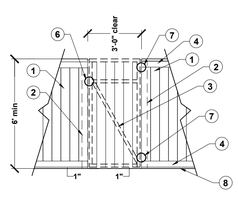
NOTES:
1. ALL WOOD SHALL BE ATTACHED USING HOT DIPPED GALVANIZED RING SHANKED NAILS.
2. ALL WOOD SHALL BE CONSTRUCTION COMMON REDWOOD OR #2 CEDAR OR BETTER.
3. ALL FENCE BOARDS SHALL FACE THE STREET SIDE.
4. WHERE APPLICABLE, ALL FENCING AND FOOTINGS SHALL BE INSTALLED ON PRIVATE LOT (DO NOT ENCROACH INTO PUBLIC LOTS OR ROW)
5. EXTERIOR (STREET FACING) SIDE OF FENCE MAY BE PAINTED / STAINED PER HOMEBUILDER SELECTION. VERIFY PRIOR TO BID SUBMISSION.

2 STREET FACING FENCE
NO SCALE



KEYNOTES:
1. EXISTING TURF
2. 4" WIDE X 3" DEEP SHOVEL CUT EDGE (BACKFILL WITH MULCH PER SPECS)
3. SUBGRADE

4 SHOVEL CUT TURF EDGE
NO SCALE



KEYNOTES:
1. STREET FACING FENCE PER DETAIL
2. 4X4 PT FENCE POST OR CMU - SEE PLAN
3. 2X4 GATE FRAME WITH DIAGONAL
4. 1X4 TRIM BOARD
5. NOT USED
6. GATE LATCH / PULL STRING - PROVIDE SHOP DRAWINGS
7. GATE HINGES (2) - PROVIDE SHOP DRAWINGS
8. FINISH GRADE

NOTES:
1. ALL WOOD SHALL BE ATTACHED USING HOT DIPPED GALVANIZED RING SHANKED NAILS.
2. ALL WOOD SHALL BE CONSTRUCTION COMMON REDWOOD OR #2 CEDAR OR BETTER.
3. ALL FENCE BOARDS SHALL FACE THE STREET SIDE.
4. ALL GATES WILL OPEN AWAY FROM THE STREET SIDE.
5. WHERE APPLICABLE, ALL FENCING AND FOOTINGS SHALL BE INSTALLED ON PRIVATE LOT (DO NOT ENCROACH ONTO PUBLIC LOTS OR ROW)
6. EXTERIOR (STREET FACING) SIDE OF GATE MAY BE PAINTED OR STAINED PER HOMEBUILER SELECTION. VERIFY PRIOR TO BID SUBMISSION.

3 ACCESS GATE
NO SCALE

SEE SHEET L1.3 FOR TYPICAL PLANTING PALETTES

PLANT PALETTE KEY BY LOT
(SEE LOT NUMBERS ON COVER SHEET)

LOT #	PLANT PALETTE #
1	1
2	1
3	1
4	1
5	1
6	2
7	2
8	2
9	2
10	3
11	3
12	3
13	3
14	1
15	1
16	2
17	2
18	2
19	2
20	2
21	3
22	3
23	3
24	3
25	4
26	4
27	4
28	2
29	2
30	2
31	3
32	4
33	4
34	4
35	1
36	1
37	1
38	2
39	2
40	2
41	2
42	3
43	3
44	3
45	3
46	3
47	3
48	4
49	4
50	4
51	1
52	1
53	1
54	1
55	2
56	2
57	2
58	2
59	3
60	3
61	3
62	4
63	4
64	4
65	2
66	2
67	2
68	3
69	4
70	4
71	4
72	1
73	1
74	1
75	2
76	2
77	2
78	3
79	3
80	3

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LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL #5660
Signature
4-30-2026
Renewal Date
4-1-2026
Date
STATE OF CALIFORNIA

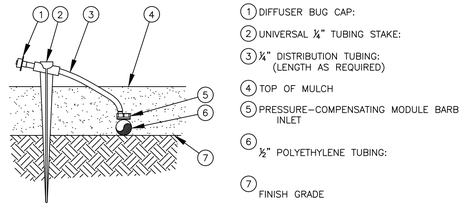
Sym.	Revision	Date

Drawing Title
MATRICES + CONSTRUCTION DETAILS

Date APRIL 1, 2026
Drawn By JL
Scale NOTED
Sheet L1.4

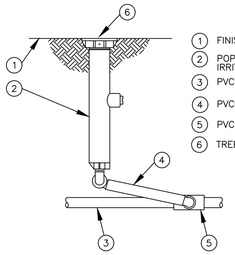
City of Roseville Approval

811 Know what's below. Call before you dig.



1. DIFFUSER BUG CAP:
2. UNIVERSAL ¼" TUBING STAKE:
3. ¼" DISTRIBUTION TUBING: (LENGTH AS REQUIRED)
4. TOP OF MULCH
5. PRESSURE–COMPENSATING MODULE BARB INLET
6. ½" POLYETHYLENE TUBING:
7. FINISH GRADE

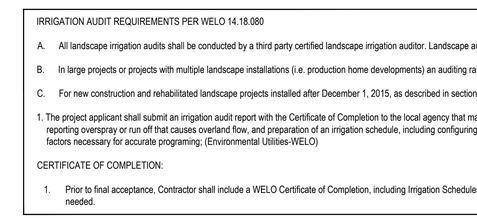
PRESSURE_COMPENSATING_EMITTER_INTO_1/4"_TUBING-STAKE



1. FINISH GRADE
2. POP–UP SPRAY SPRINKLER: IRRITROL I–400–PR OR EQUAL
3. PVC LATERAL PIPE
4. PVC SWING ASSEMBLY
5. PVC SCH 40 TEE (OR SWING PIPE)
6. TREE BUBBLER PER LEGEND

TREE_BUBBLER_ON_POP-UP_BODY

NO SCALE

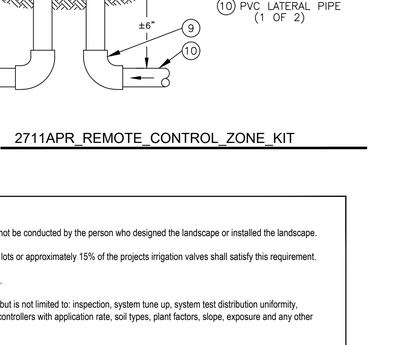


NOT TO SCALE

NOTES:

1. PROVIDE A DRIP EMITTER SYSTEM FOR ALL TREES, SHRUBS AND GROUNDCOVER.
2. ACTUAL LAYOUT OF EMITTER SYSTEM SHALL BE DETERMINED IN THE FIELD USING THE IRRIGATION DETAILS AND EMITTER SCHEDULE AS A GUIDE.
3. DRIP EMITTERS SHALL BE PRESSURE COMPENSATING.

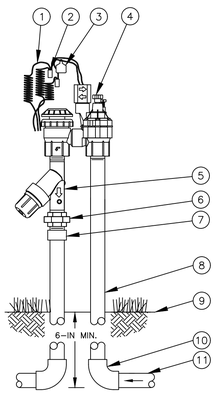
DRIP DETAILS



1. PERMANENTLY STAMP VALVE BOX LID WITH VALVE IDENTIFICATION (G.V.)
2. CARSON 810 ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID. TOP DIMENSION: 10".
3. 6" CLASS 160 OR SCHEDULE 40 PVC PIPE (NOTCH TO FIT OVER MAIN LINE PIPE)
4. PVC MAIN LINE
5. SCHEDULE 40 PVC MALE ADAPTER – 2 TOTAL
6. FINISH GRADE – FLUSH WITH BOX TOP IN LAWN, 1" BELOW BOX TOP IN SHRUB OR GROUND COVER AREAS.
7. PEA GRAVEL 4" DEEP (NO SOIL IN BOX)
8. BRICK–2 TOTAL
9. GATE VALVE
10. PEA GRAVEL (4" DEEP MINIMUM)

GATE VALVE

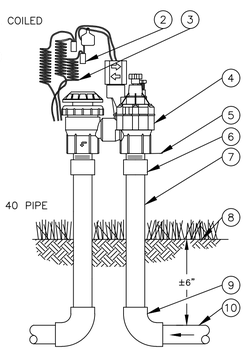
N.T.S.



1. 30–INCH LINEAR LENGTH OF WIRE, COILED
2. WATERPROOF CONNECTION: RAIN BIRD DB SERIES (1 OF 2)
3. ID TAG
4. ANTI–SIPHON VALVE: IRRITROL–ASVF VALVE
5. PRESSURE REGULATING FILTER:
6. PVC SCH 80 UNION
7. PVC SCH 40 MALE ADAPTER
8. UV RADIATION RESISTANT PVC SCH 40 PIPE
9. FINISH GRADE/TOP OF MULCH
10. PVC SCH 40 ELL (1 OF 2)
11. PVC LATERAL PIPE (1 OF 2)

2711APRDK-LF_REMOTE_CONTROL_DRIP_ZONE_KIT

NO SCALE



2. WATERPROOF CONNECTION:
3. 30–INCH LINEAR LENGTH OF WIRE, COILED
4. ANTI–SIPHON VALVE:
5. INSTALL 6–INCH MIN. ABOVE HIGHEST POINT OF DISCHARGE
6. UV RADIATION RESISTANT PVC SCH 40 MALE ADAPTER (1 OF 2)
7. UV RADIATION RESISTANT PVC SCH 40 PIPE (1 OF 2)
8. FINISH GRADE/TOP OF MULCH
9. PVC SCH 40 ELL (1 OF 2)
10. PVC LATERAL PIPE (1 OF 2)

2711APR_REMOTE_CONTROL_ZONE_KIT

IRRIGATION AUDIT REQUIREMENTS PER WELO 14.18.080

A. All landscape irrigation audits shall be conducted by a third party certified landscape irrigation auditor. Landscape audits shall not be conducted by the person who designed the landscape or installed the landscape.

B. In large projects or projects with multiple landscape installations (i.e. production home developments) an auditing rate of 1 in 7 lots or approximately 15% of the projects irrigation valves shall satisfy this requirement.

C. For new construction and rehabilitated landscape projects installed after December 1, 2015, as described in section 14.18.030.

1. The project applicant shall submit an irrigation audit report with the Certificate of Completion to the local agency that may include, but is not limited to: inspection, system tune up, system test distribution uniformity, reporting overspray or run off that causes overland flow, and preparation of an irrigation schedule, including configuring irrigation controllers with application rate, soil types, plant factors, slope, exposure and any other factors necessary for accurate programing; (Environmental Utilities-WELO)

CERTIFICATE OF COMPLETION:

1. Prior to final acceptance, Contractor shall include a WELO Certificate of Completion, including Irrigation Schedules (establishment and established), maintenance schedule, Water Audit, as well as all other requirements needed.

IRRIGATION LEGEND

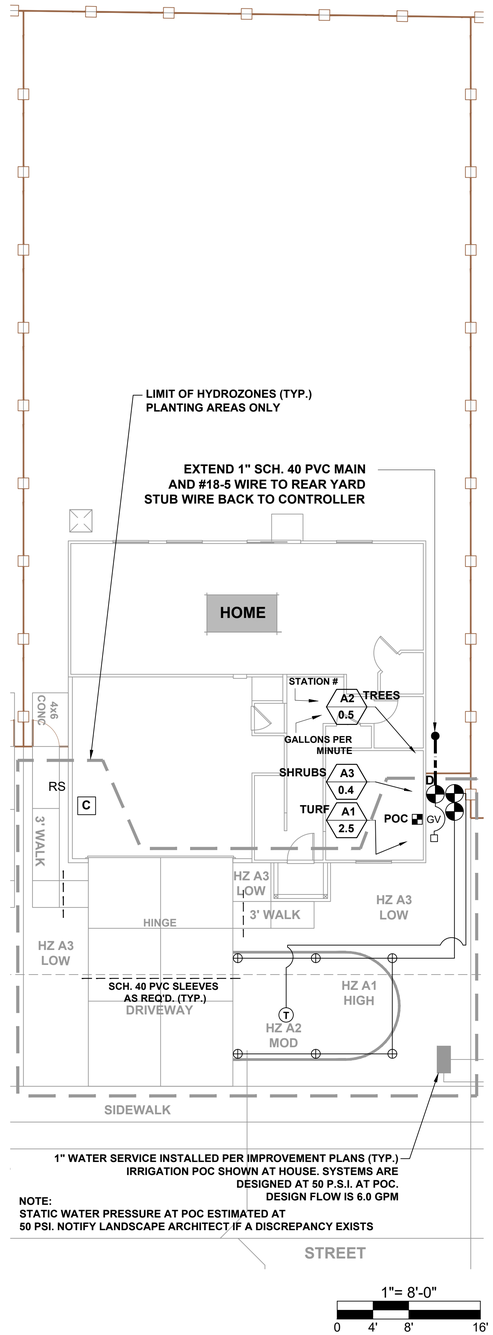
Symbol	Manufacturer	Model	Description	PSI	GPM		
⊕ ●	RAINBIRD / IRRITROL	R-VAN14 (8'-14' NOZZLE)	RAINBIRD ROTARY SPRAY NOZZLE ON 4" POP-UP BODY (IRRITROL I-PRO400-PR). ADD CHECK VALVE OPTION WHERE LOW HEAD DRAINAGE MAY OCCUR.	30	.31/.61/1.20		
Ⓣ	TORO	FB50PC	TREE ROOT ZONE WATERING SYSTEM-- CONTRACTOR TO INSTALL (1) PRESSURE COMPENSATING FLOOD BUBBLERS AT THE EDGE OF ROOTBALL. INSTALL BUBBLERS ON 4" POP-UP BODY (IRRITROL I-PRO400-PR) INSTALL ON UPHILL SIDE OF ROOTBALL ON SLOPES	40	.45 GPM PER TREE		
NONE	TORO	T-DPCT04-4-BLK-S (1.0 GPH) T-DPCT08-4-RED-S (2.0 GPH)	TORO DRIP EMITTERS INSTALLED INTO TORO BLANK 1/2" DISTRIBUTION TUBING (T-EHD1650-050NS) EMITTER SCHEDULE: T-DPCT04-4-BLK-S (1.0 GPH) / ONE (1) PER 1 GALLON SHRUB T-DPCT08-4-RED-S (2.0 GPH) / TWO (2) PER 5 GALLON SHRUB T-DPCT08-4-RED-S (2.0 GPH) / FOUR (4) PER 15 GALLON TREE T-DPCT08-4-RED-S (2.0 GPH) /SIX (6) PER 24 INCH BOX TREE VERIFY THAT MAX FLOW THROUGH DISTRIBUTION TUBING DOES NOT EXCEED 2.5 GPM VERIFY THAT MAXIMUM RUN OF DISTRIBUTION TUBING DOES NOT EXCEED 175' (PVC TO FLUSH VALVE)	15			
	N/A	---	PVC TO POLY DRIP ADAPTER PER DRIP DETAIL THIS SHEET INSTALL IN VALVE BOX PER DETAIL				
C	TORO	RXC6-WIFI	6-STATION WIRELESS LOCKING INDOOR IRRIGATION CONTROLLER VERIFY 120V ELECTRICAL SUPPLY BY OTHERS.				
RS	TORO	RS1000	WIRELESS RAIN SENSOR INSTALL ON RAIN GUTTER OR OTHER LOCATION UNUBSTRUCTED FROM ABOVE				
POC	---		POINT OF CONNECTION AT EXISTING TEE (PROVIDED BY PLUMBING CONTRACTOR - VERIFY)				
GV	NIBCO	T-133	GATE VALVE. INSTALL PER LINE SIZE IN VALVE BOX IF NOT PROVIDED BY PLUMBING CONTRACTOR				
	IRRITROL	2711APR	3/4" ANTI-SIPHON CONTROL VALVE				
D	IRRITROL	2711APRDK-LF	3/4" ANTI-SIPHON CONTROL VALVE, FILTER, LOW FLOW REGULATOR, AND FITTINGS				
1"	---	SCHEDULE 40 PVC	1" SCHEDULE 40 PLASTIC IRRIGATION MAIN LINE. INSTALL ALL MAINS PER DETAILS AND MANUFACTURER'S SPECIFICATIONS.				
3/4"	---	CLASS 200 PVC	LATERAL IRRIGATION PIPE. INSTALL PER SIZE ON PLAN (OR AS NEEDED TO PROVIDE ADEQUATE PSI TO ALL IRRIGATION EQUIPMENT). CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PRESSURE THROUGHOUT THE IRRIGATION SYSTEMS. ALL LATERALS SHALL BE 3/4" SIZE UNLESS NOTED ON PLANS.				

GENERAL IRRIGATION NOTES:

1. Irrigation systems are designed based on a static water pressure of **50 P.S.I.** at the point of connection. Irrigation systems are designed at a minimum operating pressure of 40 PSI at each tree bubbler. The design flow for this project is 6.0 GPM. Report any field discrepancies to the project superintendent and landscape architect immediately and prior to material ordering for this project. Contractor shall be responsible for any changes necessary if he/she fails to notify landscape architect and project superintendent prior to material ordering and/or installation of materials.
2. Water for this project is potable, domestic water. See Civil Improvement plans for more information. Water purveyor is The City of Lincoln.
3. Prior to start of work, contractor shall verify and coordinate installation of 120V electrical supply to controller location with other trades as required.
4. Prior to final project acceptance by the City, a disinterested 3rd party water audit must be performed and submitted to City for approval.
5. All main pressure lines under paving surfaces shall be placed in Schedule 40 PVC sleeves. Installer shall coordinate sleeve installation with project superintendent prior to installation of concrete flatwork.
6. The system shown on irrigation plans is diagrammatic only. Installer shall make adjustments during installation so as to insure a fully operational and efficient system. All irrigation equipment shall be installed in planter areas where possible.
7. Where field conditions (obstructions, grade changes, etc.) exist that will cause substantial changes to irrigation layout, installer shall notify project superintendent and landscape architect immediately.
8. Pressure regulating devices are required if water pressure exceeds the recommended pressure of the specified irrigation devices. If water pressure at each bubbler is less than 15 PSI, contact landscape architect prior to installation.
9. All control wires shall be multi-strand #18 irrigation control wire.
10. 110V electrical power service to controller shall be coordinated with a licensed electrical contractor. Final location of irrigation controller shall be approved by project superintendent.
11. Upon completion, installer shall provide (2) laminated 11"x17" color coded 'as-built' drawings to owner.
12. All irrigation parts and labor shall be guaranteed for a period of 1 year from date of final acceptance.

811 Know what's below. Call before you dig.

TYPICAL IRRIGATION SCHEMATIC - ALL PLANS -



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CITY OF LINCOLN, CALIFORNIA

LENNAR

1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT JAMES NORMAN LUTTRELL CANN
Signature 4-30-2026
Renewal Date 4-1-2026
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title: TYPICAL IRRIGATION SCHEMATIC

Date: APRIL 1, 2026

Drawn By: JL

Scale: NOTED

Sheet: L2.1

City of Roseville Approval

California Water Efficient Landscape Worksheet - Plan 1838

Reference Evapotranspiration (ET_o)	54.9	Project Type		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 TURF	0.7	Overhead	0.75	0.93	218	203	6926
A2 TREES	0.4	Drip	0.81	0.49	18	9	303
A3 DRIP	0.3	Drip	0.81	0.37	649	240	8182
				Totals	**885**	**453**	**15409.89**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**15409.89**
						Maximum Allowed Water Allowance (MAWA)[e]	**16568.00**

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	453
Total Area	885
Average ETAF	0.51

All Landscape Areas

Total ETAF x Area	453
Total Area	885
Average ETAF	0.51

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

California Water Efficient Landscape Worksheet - Plan 2620

Reference Evapotranspiration (ET_o)	54.9	Project Type		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 TURF	0.7	Overhead	0.75	0.93	218	203	6926
A2 TREES	0.4	Drip	0.81	0.49	18	9	303
A3 DRIP	0.3	Drip	0.81	0.37	628	233	7917
				Totals	**864**	**445**	**15145.15**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**15145.15**
						Maximum Allowed Water Allowance (MAWA)[e]	**16174.86**

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	445
Total Area	864
Average ETAF	0.51

All Landscape Areas

Total ETAF x Area	445
Total Area	864
Average ETAF	0.51

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

California Water Efficient Landscape Worksheet - Plan 2396

Reference Evapotranspiration (ET_o)	54.9	Project Type		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 TURF	0.7	Overhead	0.75	0.93	218	203	6926
A2 TREES	0.4	Drip	0.81	0.49	18	9	303
A3 DRIP	0.3	Drip	0.81	0.37	622	230	7841
				Totals	**858**	**443**	**15069.51**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**15069.51**
						Maximum Allowed Water Allowance (MAWA)[e]	**16062.53**

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	443
Total Area	858
Average ETAF	0.52

All Landscape Areas

Total ETAF x Area	443
Total Area	858
Average ETAF	0.52

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

California Water Efficient Landscape Worksheet - Plan 3384

Reference Evapotranspiration (ET_o)	54.9	Project Type		Residential		0.55
Hydrozone # / Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
A1 TURF	0.7	Overhead	0.75	0.93	148	138	4702
A2 TREES	0.4	Drip	0.81	0.49	18	9	303
A3 DRIP	0.3	Drip	0.81	0.37	650	241	8194
				Totals	**816**	**388**	**13198.68**
Special Landscape Areas							
				1		0	0
				1		0	0
				1		0	0
				1		0	0
				Totals	0	0	0
						ETWU Total	**13198.68**
						Maximum Allowed Water Allowance (MAWA)[e]	**15276.25**

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	388
Total Area	816
Average ETAF	0.48

All Landscape Areas

Total ETAF x Area	388
Total Area	816
Average ETAF	0.48

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

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CITY OF LINCOLN, CALIFORNIA

LENNAR

1025 CREEKSIDE RIDGE DR. - #240 / ROSEVILLE, CA

LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL JR.
Signature
4-30-2026
Renewal Date
4-1-2026
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

Drawing Title: **WATER USE CALCULATIONS**

Date: APRIL 1, 2026

Drawn By: JL

Scale: NOTED

Sheet: **L2.2**

City of Roseville Approval

811 Know what's below. Call before you dig.

DRAINAGE NOTES:

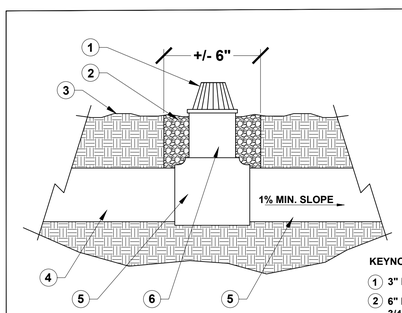
PLAN NOTE:

The drainage schematic shown is general in scope, and meant to demonstrate the primary drain pipe and flow patterns. Additional inlets, fittings, and offset locations will vary based on the landscape layout of each lot. Contractor shall be responsible for installing these additional elements as required in order to comply with note #5 below.

1. Contractors shall completely familiarize themselves with the overall site drainage patterns as shown on the Civil Improvement Grading Plans and profiles by Frayji Design Group.
   For lot specific grading and drainage information, reference approved individual plot plans by others.
2. Contractors shall confirm rough grading specifications and responsibilities prior to construction.
3. All finish grades shall slope at 2% minimum throughout.
4. Finish grades shall be established at 2" below hardscape.
5. All areas that cannot be surfaced drained shall be drained using 3" S&D 2729 PVC solid drain lines, fittings, inlets, etc. Any areas retaining standing water for more than 2 hours shall be corrected.
6. Contractor shall coordinate drain line installation under hardscape with other trades as required.
7. Roof downspouts (not shown) within property shall be connected to underground drainage system. This includes all front, rear, and side yard roof downspouts.
8. Do not install any drainage lines or other equipment on any offsite landscape lots.
9. Installer shall place catch basins and / or inlets in appropriate locations throughout each property as needed to minimize standing water (coordinate with homebuilder on site regarding finish grading by others). See standing water condition in note #5 above.
10. Installer shall be responsible for providing proper surface drainage throughout site, and in addition, for providing proper clearances per local codes and ordinances at house foundation locations.

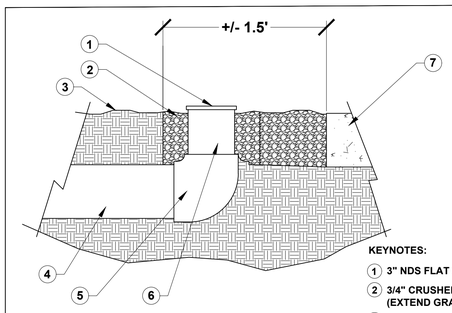
DRAINAGE LEGEND

SYM	DESCRIPTION
— — —	3" DIAMETER S&D 2729 PVC SOLID DRAIN LINE SLOPE AT 1% MINIMUM
→	FLOW DIRECTION (1% MINIMUM)
⊘	3" NDS ATRIUM GRATE OVER 3" PVC FITTINGS AS REQUIRED (ATRIUM GRATES IN PLANTER AREAS / FLAT IN TURF AREAS) **SEE DETAIL A THIS SHEET**
⊘	3" NDS FLAT GRATE OVER 3" PVC FITTING AT OUTLET POINT (1.5' BACK OF WALK / CURB) **SEE DETAIL B THIS SHEET**
	INSTALL APRON OF 3/4" CRUSHED GRAVEL PER DETAILS



A AREA DRAIN
NO SCALE

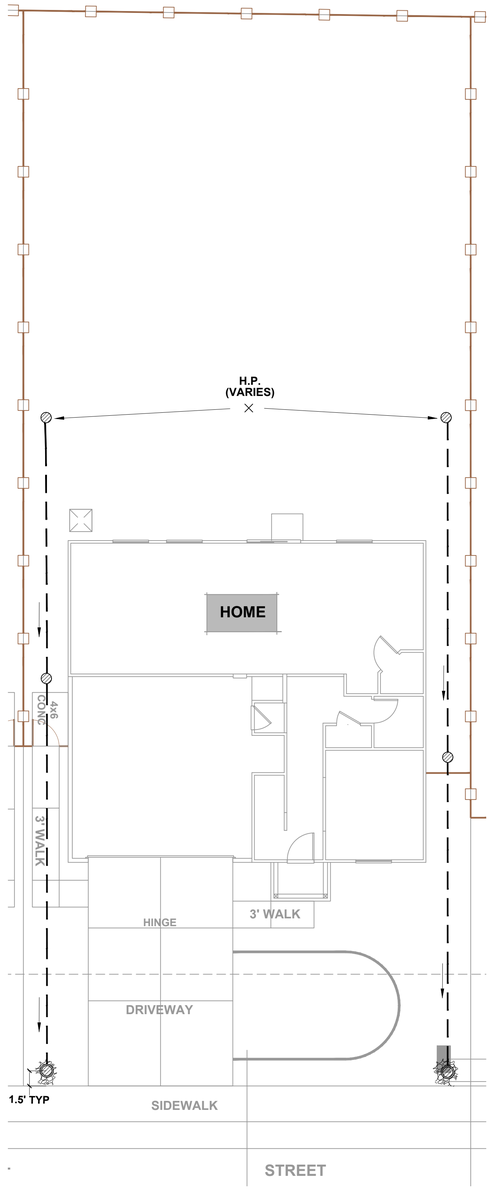
KEYNOTES:
1. 3" NDS ATRIUM GRATE (FLAT GRATE IN TURF)
2. 6" DIAMETER GRAVEL APRON 3/4" CRUSHED GRAVEL)
3. FINISH GRADE
4. 3" S&D 2729 PVC SOLID DRAIN PIPE
5. NDS PVC FITTING AS REQUIRED
6. 3" S&D 2729 PVC DRAIN RISER (AS NEEDED)



B DRAIN OUTLET
NO SCALE

KEYNOTES:
1. 3" NDS FLAT GRATE
2. 3/4" CRUSHED GRAVEL APRON (EXTEND GRAVEL TO SIDEWALK / CURB PER PLAN)
3. FINISH GRADE
4. 3" S&D 2729 PVC SOLID DRAIN PIPE
5. NDS PVC ELBOW
6. 3" S&D 2729 PVC DRAIN RISER (AS NEEDED)
7. PUBLIC SIDEWALK / CURB

TYPICAL DRAINAGE SCHEMATIC - ALL PLANS -



1"= 8'-0"
0 4' 8' 16'

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LICENSED LANDSCAPE ARCHITECT
JAMES NORMAN LUTTRELL CANNON
Signature
4-30-2026
Renewal Date
4-1-2026
Date
STATE OF CALIFORNIA

Sym.	Revision	Date

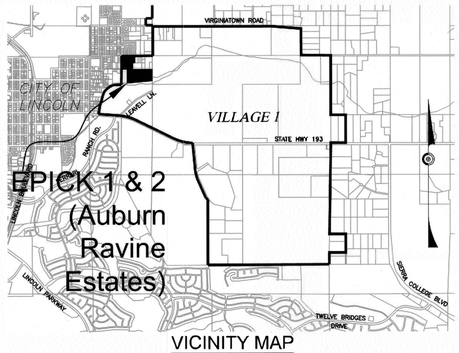
Drawing Title
TYPICAL DRAINAGE SCHEMATIC

Date APRIL 1, 2026
Drawn By JL
Scale NOTED

Sheet
L3.1

City of Roseville Approval

IMPROVEMENT PLANS FOR
EPICK 1 & 2
(AUBURN RAVINE ESTATES)
LINCOLN, CALIFORNIA



VICINITY MAP
NTS

BENCHMARK

LINCOLN GPS POINT #109 ELEV. 209.169 (NGVD 1929)

SET 3" BRASS DISK IN MONUMENT BOX STAMPED "CITY OF LINCOLN No 109 GPS CONTROL" LOCATED BEHIND WEATHER STATION 190'± E. OF CENTERLINE OAK TREE LN., 0.4 MI± S. OF INTERSECTION WITH HWY 193.

ABBREVIATIONS

AB	AGGREGATE BASE	IOD	IRREVOCABLE OFFER OF DEDICATION
AC	ASPHALT CONCRETE	IRR	IRRIGATION
AP	ANGLE POINT	LF	LINEAR FEET
ARV	AIR RELEASE VALVE	LME	LANDSCAPE MAINTENANCE EASEMENT
ATS	ANODE TEST STATION	LP	LOW POINT
AWG	AMERICAN WIRE GAUGE	LT	LEFT
BC	BEGIN CURVE	OD	OUTSIDE DIAMETER
BO	BLOW OFF VALVE	PI	POINT OF INTERSECTION
BOC	BACK OF CURB	P/L	PROPERTY LINE
BRW	BOTTOM OF RETAINING WALL	POVC	POINT ON VERTICAL CURVE
BVC	BEGIN VERTICAL CURVE	PRC	POINT OF REVERSE CURVE
BW	BACK OF WALK	PUE	PUBLIC UTILITY EASEMENT
C&G	CURB & GUTTER	PVC	POLYVINYL CHLORIDE PIPE
CASP	CORRUGATED ALUMINIZED STEEL PIPE	RCP	REINFORCED CONCRETE PIPE
CL	CLASS	RL	RESTRAINED LENGTH
C/L	CENTERLINE	RT	RIGHT
CMP	CORRUGATED METAL PIPE	R/W	RIGHT OF WAY
CMU	CONCRETE MASONRY UNIT	S=	SLOPE EQUALS
COTG	CLEANOUT TO GRADE	SD	STORM DRAIN
CR	CURB RETURN	SDMH	STORM DRAIN MANHOLE
DI	DRAINAGE INLET	SF	SQUARE FEET
DIA	DIAMETER	SS	SANITARY SEWER
DIP	DUCTILE IRON PIPE	SSCO	SANITARY SEWER CLEANOUT
EC	END CURVE	SSMH	SANITARY SEWER MANHOLE
EL	ELEVATION	STA	STATION
ENT LEN	ENTIRE LENGTH	TB	TOP OF BERM
ESA	ENVIROMENTALLY SENSITIVE AREA	TC	TOP OF CURB
EVC	END VERTICAL CURVE	TI	TRAFFIC INDEX
FC	FACE OF CURB	TRW	TOP OF RETAINING WALL
FG	FINISHED GRADE	TW	TOP OF WALL
FH	FIRE HYDRANT	TYP	TYPICAL
FL	FLOWLINE	VC	VERTICAL CURVE
GA	GAUGE	VCP	VITRIFIED CLAY PIPE
GB	GRADE BREAK	UNO	UNLESS NOTED OTHERWISE
HP	HIGH POINT	W	WATER
HR	HANDICAPPED RAMP	WS	WATER SERVICE
ID	INSIDE DIAMETER	WWF	WELDED WIRE FABRIC
IJTS	INSULATED JOINT TEST STATION		

* SANITARY SEWER BACKWATER VALVES ARE REQUIRED ON LOTS: 4-7, 27, 28, 32, 39-41, 47-49, 63-66, 72-80. *SEE SITE MAP FOR LOCATIONS.* *(* indicates backwater valve required)*

1. *ALL SANITARY SEWER BACKWATER VALVES, AS SHOWN ON THESE PLANS, ARE FOR LOCATION ONLY. ACTUAL DESIGN AND TYPE ARE PART OF HOUSE CONSTRUCTION.*
2. *VALVES SHALL BE 4" SIZE WITH 4" SS SERVICE LINE.*
3. *DEED RESTRICTIONS SHALL HOLD THE CITY HARMLESS FOR FAILURE OF BACKWATER VALVES.*

NOI# 526651 WDID# 5S31C391748

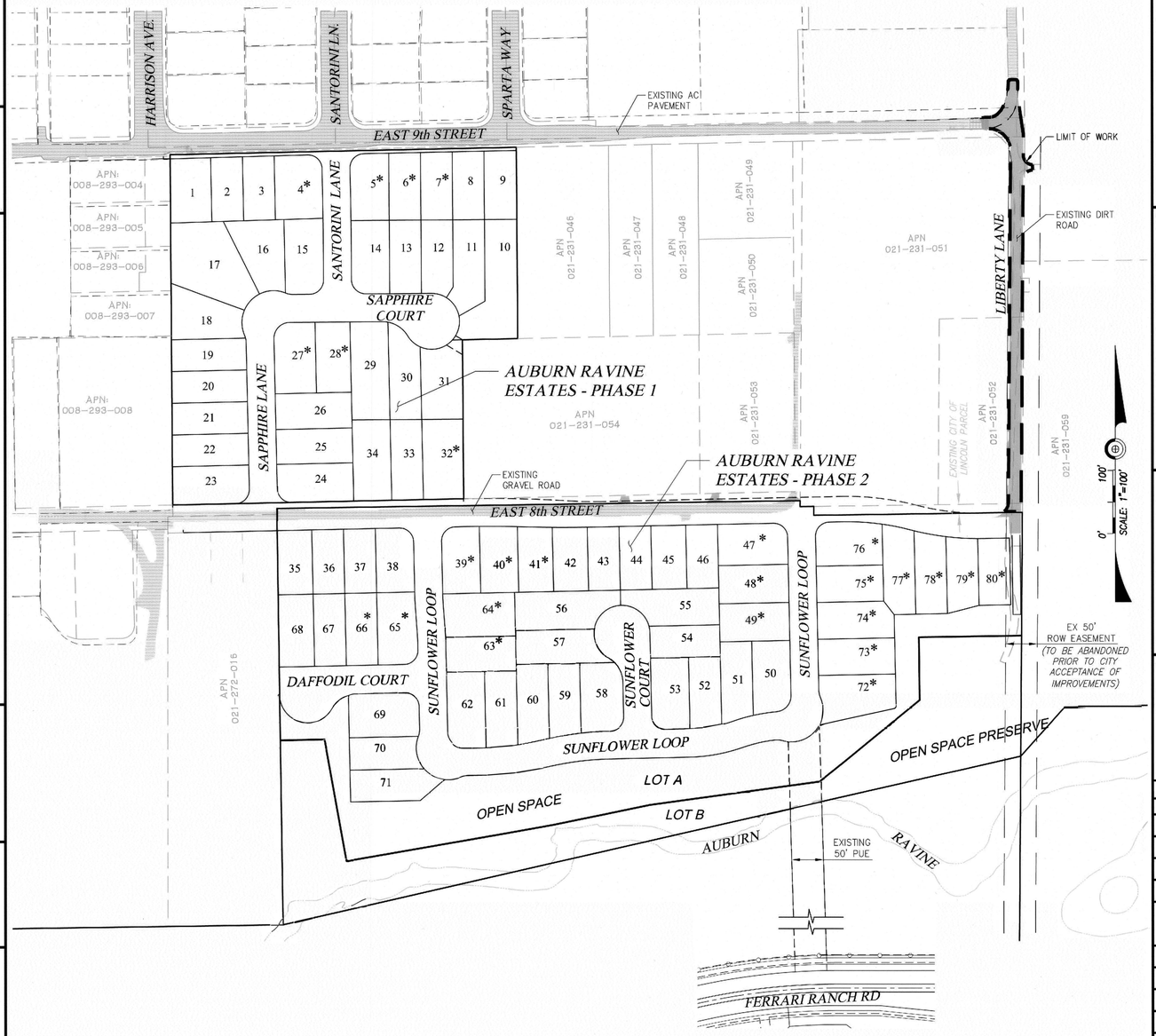
SWPPP SHALL BE FILED WITH THE STATE AND APPROVED PRIOR TO CONSTRUCTION

GENERAL NOTES

CONTRACTOR RESPONSIBILITIES: *CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.*

UNAUTHORIZED CHANGES & USES: *FRAYJI DESIGN GROUP, INC. WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.*

STAKING REQUESTS: *FRAYJI DESIGN GROUP, INC. SHALL BE NOTIFIED AT LEAST 48 HOURS (2 WORKING DAYS) IN ADVANCE OF THE NEED FOR CONSTRUCTION STAKING TO BEGIN. CONTRACTOR SHALL SCHEDULE HIS EFFORTS TO ALLOW FOR THE TIME, AFTER THE FIELD CREW ARRIVES AT THE SITE, FOR STAKING NEEDS TO BE FULFILLED.*



ESPLANADE AT TURKEY CREEK BY TAYLOR MORRISON

CALL BEFORE YOU DIG — UNDERGROUND SERVICE ALERT — USA — CA: 800-642-2444

PROJECT SCOPE OF WORK

- *IN-TRACT SUBDIVISION IMPROVEMENTS ONLY.*
- *FRONTAGE WIDENING ALONG EAST 9TH STREET.*
- *TIE IN TO EXISTING EAST 8TH STREET.*
- *BORE & JACK - TIE IN SEWER TO FERRARI RANCH ROAD*

LINCOLN FIRE DEPARTMENT

APPROVED: _____ DATE 10/4/23

SHEET INDEX

C1. COVER SHEET
C2. GENERAL NOTES
C3. GENERAL SECTIONS
C4. GENERAL DETAILS
C5. TYPICAL SECTIONS & DETAILS
C6. UTILITY PLAN
C7. PLAN & PROFILE - E. 8TH STREET
C8. PLAN & PROFILE - E. 8TH STREET - SANTORINI LANE
C9. PLAN & PROFILE - SUNFLOWER LOOP
C10. PLAN & PROFILE - SUNFLOWER LOOP - DAFFODIL CT.
C11. PLAN & PROFILE - SAPPHIRE LANE, SEWER 'A'/WATER'A' CONN.
C12. PLAN & PROFILE - E 9TH STREET
C13. PLAN & PROFILE - SUNFLOWER CT., OUTFALL 'D1' AND 'D2'
C14. PLAN & PROFILE - LIBERTY LANE
C15. PLAN & PROFILE - AUBURN RAVINE CROSSING
C16. GRADING NOTES AND DETAILS
C17. GRADING DETAILS
C18. GRADING PLAN
C19. GRADING PLAN
C20. GRADING PLAN
C21. EROSION CONTROL NOTES AND DETAILS
C22. EROSION CONTROL PLAN
C23. EROSION CONTROL PLAN
C24. POST CONSTRUCTION EROSION CONTROL
C25. POST CONSTRUCTION EROSION CONTROL
C26. STREET LIGHT & STRIPE PLAN
C27. STREET LIGHT DETAILS
C28. CONDITIONS OF APPROVAL & MITIGATION MEASURES 1 OF 2
C29. CONDITIONS OF APPROVAL & MITIGATION MEASURES 2 OF 2
C30. EASEMENTS & RIGHT OF WAY EXHIBIT
RW1 MASONRY RETAINING WALL DETAILS (by GULARTE & ASSOCIATES)
RW2 MASONRY RETAINING WALL DETAILS (by GULARTE & ASSOCIATES)

EARTHWORK SUMMARY	
ORGANICS/TOPSOIL[#]	4,500± CY
CUT[##]=	37,800± CY
FILL =	40,500± CY
TOTAL IMPORT=	6,750± CY
SHRINKAGE LOSS=	4,050± CY

[#] APPROXIMATELY TOP 2" OF SOIL TO BE EXPORTED AND/OR USED FOR LANDSCAPING. REFER TO GEOTECHNICAL REPORT.
[##] ASSUME 10% SHRINKAGE FACTOR. REFER TO GEOTECHNICAL REPORT.
EARTHWORK NOTE: EVERY EFFORT HAS BEEN MADE TO PROVIDE A DESIGN TO ACHIEVE A BALANCED SITE; HOWEVER, FRAYJI DESIGN GROUP DOES NOT WARRANT OR GUARANTEE A BALANCED SITE. FACTORS AFFECTING A SITE BALANCE INCLUDE SOILS FACTOR (VOLUME CHANGE), TYPE AND EXTENT OF UTILITY TRENCHES, SUBGRADE DEPTHS, PAD GRADING AND TREE REMOVAL. THE CONTRACTOR SHOULD MAKE PROVISIONS FOR ANY INBALANCE BY IDENTIFYING ONSITE OR OFFSITE DISPOSAL OR EXTRACTION SITES, AND PROVIDE REASONABLE CONTINGENCIES FOR PAYING SUCH WORK.

THIS PLAN HAS BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE WITH THE INTENT AND PURPOSE OF THE GEOTECHNICAL ENGINEERING REPORT AS PREPARED BY:

MATRISCOPE
601 BERCUT DRIVE
SACRAMENTO, CA 95811
(916) 375-6700 FAX (916) 447-6702

APPROVED BY: Brock Campbell 09/26/2023

BROCK CAMPBELL ~ GEOTECHNICAL ENGINEER – NO 2995 DATE

PROJECT APN: 021-231-045 & 021-272-014

DEVELOPER: EPICK HOMES, LLC.

ADDRESS: 901 BRUCE ROAD, SUITE 100
CHICO, CA, 95928
PH. (530) 891-4757

CONTACT: PETE GIAMPAOLI

UTILITY REPRESENTATIVES

UTILITY	REPRESENTATIVES		PHONE
GAS	Pacific Gas & Electric	Aaron Finato	(530) 889-3256
ELECTRIC	Pacific Gas & Electric	Aaron Finato	(530) 889-3256
CABLE T.V.	Wave Broadband	Kirk Ellinson	(916) 652-9288
TELEPHONE	AT&T	Astrid Willard	(530) 888-2048
FIRE	City of Lincoln Fire Chief	(BUSINESS)	(916) 645-4040
		(EMERGENCY)	911
DRAINAGE	City of Lincoln Department of Public Services		(916) 434-2450
WATER			
SEWER			
U.S.A.	Underground Service Alert		(800) 227-2600

CITY OF LINCOLN CITY ENGINEERING DEPT.

ACCEPTED FOR CONSTRUCTION BY: _____ 10/4/23

INTERIM CITY ENGINEER TRAVIS WILLIAMS DATE

RECORD DRAWINGS APPROVED BY: _____ _____

CITY ENGINEER DATE

NO.	REVISION	DATE	APPR'D BY

REGISTERED PROFESSIONAL ENGINEER ★ TONY J. FRAYJI ★ No. 57285 ★ CIVIL ★ STATE OF CALIFORNIA

DESIGNED BY: A. MUQATASH
DRAFTING BY: R. MCLACHLAN
UNDER THE SUPERVISION OF TONY J. FRAYJI
DATE: SEPTEMBER 26, 2023

FRAYJI DESIGN GROUP
CIVIL ENGINEERING | PLANNING | SURVEYING
1316 Blue Oaks Blvd. Roseville, CA 95678
(916) 782-3000 Phone (916) 782-3955 Fax

IMPROVEMENT PLANS FOR AUBURN RAVINE ESTATES
CALIFORNIA
LINCOLN

COVER SHEET

SCALE: AS SHOWN

PROJECT NO. 18.300

SHEET C1 OF C30

CITY OF LINCOLN CONSTRUCTION NOTES

I. CITY STANDARD NOTES:

A. THE CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT TO BE LIMITED TO NORMAL WORKING HOURS, AND THE CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD THE CONSULTING ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CONSULTING ENGINEER.

B. ALL MATERIALS, METHODS, AND WORKMANSHIP SHALL CONFORM TO THE CITY OF LINCOLN PUBLIC FACILITIES CONSTRUCTION STANDARDS, "FINAL VERSION" JUNE 2020, OR LATEST EDITION, OR MOST CURRENT STANDARDS WHEN APPROVED, AND CALTRANS, LATEST EDITION OR MOST CURRENT STANDARDS WHEN APPROVED (RANK SHALL BE IN ABOVE LISTED ORDER WHERE DISCREPANCIES EXIST). ALL WORK IS SUBJECT TO THE APPROVAL OF THE CITY ENGINEER OR HIS AUTHORIZED REPRESENTATIVE. CERTIFICATION FOR CONFORMANCE WITH CITY SPECIFICATIONS WILL BE REQUIRED FOR ALL MATERIALS USED ON THE PROJECT UNLESS SPECIFICALLY WAIVED BY THE CITY ENGINEER.

C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE CITY OF LINCOLN CITY ENGINEER FOR A PRE-CONSTRUCTION CONFERENCE 48-HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES. ALSO, CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING 48-HOURS PRIOR TO COMMENCING WORK AND 24 HOURS PRIOR TO RESUMPTION AFTER INTERRUPTION. REQUESTS FOR INSPECTION OF PUBLIC FACILITIES SHALL BE GIVEN 48-HOURS IN ADVANCE, AND BE PERFORMED BY THE CITY ENGINEER OR HIS AUTHORIZED REPRESENTATIVE.

D. THE CITY SHALL BE NOTIFIED 72 HOURS IN ADVANCE AND PROVIDED WITH A WORK PLAN PRIOR TO CONNECTING TO EXISTING PUBLIC INFRASTRUCTURE.

E. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF EXISTING PUBLIC AND PRIVATE IMPROVEMENTS WITHIN THE WORK AREA AND SHALL ADEQUATELY BARRICADE PROJECT TO KEEP THE GENERAL PUBLIC FROM THE SITE. ANY DAMAGE TO CITY OR PRIVATE IMPROVEMENTS SHALL BE REPLACED BY THE CONTRACTOR.

F. THE TYPES, LOCATIONS, SIZES, AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN IN THESE PLAN WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZE, LOCATION, AND DEPTH OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE ALL UNDERGROUND FACILITIES. HOWEVER, THE CONSULTING ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND FACILITIES NOR THE EXISTENCE OF OTHER BURIED OBJECTS WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THESE PLANS. IF NO ELEVATION IS SHOWN IN THE PLANS THE CONTRACTOR SHALL ASSUME THE ELEVATION TO BE UNKNOWN.

G. THE CONTRACTOR IS TO EXPOSE THE END OF EXISTING GRAVITY LINES FOR THE SURVEYOR TO VERIFY LOCATION AND DEPTH OF FACILITIES PRIOR TO CONNECTION OF PROPOSED UTILITY. ALL COSTS FOR SUCH EXCAVATION SHALL BE INCLUDED IN PRICES FOR VARIOUS ITEMS OF WORK.

H. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPORTING ALL CONFLICTS, ERRORS, OMISSIONS, ETC. TO THE CONSULTING ENGINEER IMMEDIATELY UPON DISCOVERY. IF SO DIRECTED BY THE ENGINEER OR CITY ENGINEER, THE CONTRACTOR SHALL STOP WORK UNTIL MITIGATIONS CAN BE MADE, ANY COSTS INCURRED RESULTING FROM THE CONTRACTOR'S FAILURE TO STOP WORK AS DIRECTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

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

J. THE CONTRACTOR SHALL BE HELD RESPONSIBLE TO SEE THAT ALL SUBCONTRACTORS AND SUPPLIERS HAVE CURRENT CITY BUSINESS LICENSES. THE WORK WILL NOT BE ACCEPTED FOR COMPLETION UNTIL SUBMITTAL OF A COMPLETE LIST WITH LICENSE NUMBERS TO THE CITY.

K. THE CONTRACTOR SHALL MAKE A GOOD FAITH EFFORT TO RETAIN AND USE LOCAL VENDORS, SUPPLIERS, SUBCONTRACTORS AND LABOR, PROVIDED SAME ARE COMPETITIVE.

L. ALL CONTRACTORS USING TEMPORARY "HAUL AWAY" TYPE CONTAINERS OR TEMPORARY SANITARY FACILITIES SHALL BE RESPONSIBLE FOR THE BUSINESS LICENSES FOR USE OF SUBJECT FACILITIES.

M. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL CURRENTLY APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY, FOR INFORMATION, PLEASE CONTACT THE STATE INDUSTRIAL SAFETY DEPARTMENT (916-455-5818).

N. CONTRACTOR SHALL DELIVER ALL CONSTRUCTION RELATED REFUSE COLLECTED IN DEBRIS BOXES TO THE WESTERN PLACER WASTE MANAGEMENT AUTHORITY MATERIAL RECOVERY FACILITY.

O. THE CITY OF LINCOLN COMMUNITY DEVELOPMENT DEPARTMENT IS REQUIRING A THREE (3) YEAR WARRANTY ON ALL STREETS THAT ARE CONSTRUCTED DURING THE RAINY SEASON (OCTOBER 1 THRU MARCH 31) AND FOR STREETS WHERE UTILITIES ARE BEING INSTALLED DURING THIS TIME FRAME.

P. NO TRENCH WITHIN THE CITY RIGHT OF WAY AND PUBLIC UTILITY EASEMENT (PUE) WILL BE ALLOWED TO REMAIN OPEN OVERNIGHT AND/OR ON WEEKENDS.

Q. PONDING WATER IN THE LANDSCAPE MEDIANS WHILE UNDER CONSTRUCTION IS NOT PERMISSIBLE.

R. ALL IRRIGATION TRENCHES LEFT OPEN ADJACENT TO SIDEWALKS AND CURBS WILL NOT BE PERMISSIBLE.

S. PONDING WATER BETWEEN THE BUILDING PAD AND THE BACK OF WALK IS NOT PERMITTED.

II. EARTHWORK NOTES:

A. THE GEOTECHNICAL ENGINEER SHALL PROVIDE OBSERVATION AND TESTING FOR COMPACTION AND MATERIALS IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT: MEL FILE NO. 2370 BY MATRISCOPE, THE GEOTECHNICAL ENGINEER, DATED FEBRUARY 7th, 2014, MEL FILE NO. 3602 BY MATRISCOPE AND THE GEOTECHNICAL ENGINEERING ADDENDUM REPORT MEL FILE NO. 2370-01 DATED APRIL 28TH, 2020. THE GEOTECHNICAL ENGINEER, DATED NOVEMBER 2nd, 2022, AND ANY AMENDMENTS THEREAFTER, AND THE RECOMMENDATIONS OF THE COMMUNITY DEVELOPMENT DEPARTMENT. A GEOTECHNICAL ENGINEER SHALL CERTIFY THAT THE VARIOUS ITEMS OF COMPACTION AND MATERIAL HAVE BEEN ACCOMPLISHED.

B. ALL COMPACTING TESTING SHALL BE PERFORMED BY THE GEOTECHNICAL ENGINEER IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT AND CITY'S SPECIFICATIONS AND SHALL BE PAID FOR BY THE DEVELOPER (OR CONTRACTOR IN CASE OF RE-TESTING). THOSE TESTS WITHIN THE RIGHT-OF-WAY SHALL BE APPROVED BY THE CITY OF LINCOLN AND ALL TESTING OUTSIDE THE RIGHT-OF-WAY SHALL BE CERTIFIED BY THE GEOTECHNICAL ENGINEER FOR THE PROJECT.

C. ALL UNSUITABLE AND SURPLUS MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE UNLESS SPECIFIED OTHERWISE BY THE OWNER

D. SUFFICIENT EQUIPMENT SHALL BE AVAILABLE TO PROVIDE DUST CONTROL AT ALL TIMES DURING CONSTRUCTION. A WATER TRUCK SHALL BE USED, WHEN REQUIRED, TO MAINTAIN ADEQUATE DUST CONTROL. AREAS SURROUNDING THE WORK SHALL BE KEPT CLEAN AND RETURNED TO ORIGINAL CONDITION UNTIL COMPLETION OF CONTRACT.

E. ROUTES TO OR FROM THE PROJECT, IF REQUIRED, FOR HEAVY EQUIPMENT AND MATERIALS SHALL BE APPROVED BY THE CITY ENGINEER. AS IT RELATES TO EXISTING CITY STREETS, THE CITY REQUIRES A CONSTRUCTION ROUTE PLAN FOR CONSTRUCTION TRAFFIC BE SUBMITTED TO THE CITY PRIOR TO CONSTRUCTION FOR APPROVAL BY THE CITY ENGINEER.

F. EROSION CONTROL HYDROSEEDING SHALL BE APPLIED TO ALL GRADED OR DISTURBED SOILS WITHIN THE WORK AREA, AFTER COMPLETION OF IMPROVEMENTS PRIOR TO OCTOBER 15TH, IF LANDSCAPING HAS NOT BEEN INSTALLED.

II. EARTHWORK NOTES (cont.):

G. WINTERIZATION NOTE - THE FOLLOWING ARE REQUIRED IF GRADING AND CLEARING IMPROVEMENTS ARE INCOMPLETE BY OCTOBER 15TH; EROSION PROTECTION ON SLOPES 10:1 OR STEEPER AND SWALES WITH SLOPES 2% OR GREATER.
   1) NO SEDIMENT SHALL LEAVE THE PROJECT AREA.
   2) GRADE GUTTER SAG POINTS TO DRAIN. PROVIDE FOR DRAINAGE OF IMPROVEMENTS.
   3) PREVENT SEDIMENTATION IN EXISTING STORM DRAIN SYSTEM AND CLEAN PIPES PER SEC 110N SS 60-05 (CAL-TRANS SPECS).
   4) SEAL OFF ALL SANITARY SEWER CONNECTION TO EXISTING SYSTEMS.
   5) IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN WINTERIZATION FACILITIES AT ALL TIMES OR UNTIL IMPROVEMENTS ARE FINAL.

H. WHEN COMPACTION CANNOT BE DETERMINED BY SPECIFIED TEST METHODS, THE CONTRACTOR SHALL PROPOSE A METHOD TO ACHIEVE REQUIRED DENSITIES. THE METHOD MUST BE REVIEWED AND APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER AND CITY ENGINEER PRIOR TO IMPLEMENTATION. ANY WORK DONE PRIOR TO APPROVAL MAY BE REJECTED. A FULL TIME GEOTECHNICAL INSPECTOR SHALL BE PRESENT TO OBSERVE PERFORMANCE OF BACKFILLS. THE CITY RESERVES THE RIGHT TO REJECT ANY BACKFILL WHEN INSPECTOR IS NOT PRESENT.

III. SANITARY SEWER NOTES:

A. ALL SANITARY SEWER CONSTRUCTION AND MATERIALS SHALL CONFORM TO THESE PLANS, BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS, AND BE IN ACCORDANCE WITH THE CITY OF LINCOLN PUBLIC FACILITIES IMPROVEMENT STANDARDS.
   PIPE ALTERNATIVES FOR MAINS AND SERVICES SHALL BE:
   - VITRIFIED CLAY PIPE: ASTM-C700 (EXTRA STRENGTH) FOR ≤ 10" DIA. AND HIGH STRENGTH FOR > 10" DIA PER SS-1 OR AS NOTED ON PLAN.
   - DUCTILE IRON PIPE: ASTM-A746 CLASS 52 OR AWWA-C104 CLASS 150 WITH PROTECTO 401 LINING OR EQUAL.
   - POLYVINYL CHLORIDE PIPE: ASTM D3034 CLASS SDR-26 FOR ≤ 12" DIA.
   - POLYVINYL CHLORIDE PIPE: (FORCE MAIN) AWWA-C900 DR14, CLASS 305.

B. EXISTING SEWER FACILITIES SHALL BE EXPOSED AND INVERTS VERIFIED PRIOR TO PLACEMENT OF PROPOSED PIPE.

C. ANY WATER ENTERING THE SANITARY SEWER SYSTEM TO BE CONSTRUCTED UNDER THESE PLANS SHALL NOT BE DISCHARGED TO THE EXISTING SYSTEM. PLUGS SHALL BE INSTALLED IN EXISTING MANHOLES AS NECESSARY TO PERMIT PUMPING THE NEW SYSTEM CLEAR OF WATER AND DEBRIS PRIOR TO ACCEPTANCE. CARE SHALL BE EXERCISED IN LOCATING PLUGS TO AVOID INTERRUPTING SERVICE TO EXISTING CONNECTIONS. MORTAR OR BRICK PLUGS SHALL BE USED; INFLATABLE DEVICES ARE NOT SATISFACTORY.

D. ALL SANITARY SEWER INITIAL BACKFILL SHALL BE AS SHOWN ON CITY STD. DRAWING SS-1.

E. A VACUUM TEST SHALL BE DONE AFTER ASSEMBLY OF THE MANHOLE, BUT PRIOR TO BACKFILL. ALL LIFT HOLES SHALL BE FILLED WITH NON-SHRINK GROUT. ALL PIPES ENTERING THE MANHOLE SHALL BE PLUGGED TAKING CARE TO SECURELY BRACE THE PLUGS FROM BEING DRAWN INTO THE MANHOLE. THE TEST HEAD SHALL BE PLACED INSIDE THE TOP OF THE CONE SECTION AND THE SEAL INFLATED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. A VACUUM OF 10" OF MERCURY (APPROXIMATELY 5 PSI) SHALL BE DRAWN AND THE VACUUM PUMP SHUT OFF. WITH THE VALVES CLOSED, THE TIME SHALL BE MEASURED FOR THE VACUUM TO DROP TO 9". ACCEPTABLE TIMES ARE: 60+ SECONDS FOR 48" MANHOLES, 75+ SECONDS FOR 60" MANHOLES, 90+ SECONDS FOR 72" MANHOLES, AND 120+ SECONDS FOR 84" MANHOLES. IF THE MANHOLE FAILS THE INITIAL TEST, NECESSARY REPAIRS SHALL BE MADE WITH A NON-SHRINK GROUT WHILE THE VACUUM IS STILL BEING DRAWN. RETESTING SHALL PROCEED UNTIL A SATISFACTORY TEST IS OBTAINED. THE CONTRACTOR IS TO PERFORM THE TEST AND SUPPLY ALL TEST EQUIPMENT.

F. ALL BACKWATER VALVES, AS SHOWN ON THESE PLANS, ARE FOR LOCATION ONLY. ACTUAL DESIGN AND TYPE ARE PART OF HOUSE CONSTRUCTION. VALVE SHALL BE 4" SIZE WITH 4" SS SERVICE LINE. DEED RESTRICTIONS SHALL HOLD THE CITY HARMLESS FOR FAILURE OF BACKWATER VALVE.

G. ALL SEWER MANHOLES IN EXCESS OF 15-FT DEPTH SHALL BE A MINIMUM OF 60 INCHES IN DIAMETER.

H. THE PROJECT SHALL BE RESPONSIBLE FOR THE TELEVISING OF ALL SEWER MAINS PRIOR TO ACCEPTANCE OF THE SEWER BY THE CITY. A 72 HOUR NOTIFICATION MUST BE GIVEN TO THE CITY ENGINEER PRIOR TO THE TELEVISING OF THE SEWER SYSTEM. ALL SEWER VIDEO TAPES/DATA ARE TO BE SUPPLIED TO THE CITY. THE CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR THE TELEVISING OF ALL SEWER MAINS TWICE, WHEN COMPACTION AND SUBGRADE HAVE BEEN MET AND AGAIN AT ONE YEAR WARRANTY.

I. ALL SEWER SERVICE LATERALS SHALL JOIN THE MAIN BY MEANS OF A WYE RATHER THAN A TEE. (UNLESS OTHERWISE NOTED)

IV. WATER FACILITIES NOTES:

A. INSPECTION OF THE POTABLE WATER SUPPLY SYSTEM SHALL BE AS FOLLOWS:
   - THE CITY ENGINEER WILL INSPECT ALL POTABLE WATER SUPPLY UP TO THE DOWNSTREAM SIDE OF THE BACKFLOW PREVENTER/METER SETTER.
   - THE PROPERTY OWNER/APPLICANT SHALL BE RESPONSIBLE FOR THAT PORTION OF THE WATER SUPPLY SYSTEM FROM THE BACKFLOW PREVENTER/METER SETTER TO THE BUILDING.

B. ALL WATER FACILITIES INCLUDING BUT NOT LIMITED TO LINES, SERVICE BOXES, VALVES, AND ALL MISCELLANEOUS APPURTENANCES SHALL CONFORM TO THE CITY OF LINCOLN PUBLIC FACILITIES IMPROVEMENT STANDARDS AND SHALL MEET THE "LEAD FREE" REQUIREMENTS AS DICTATED BY SECTION 1417 OF THE FEDERAL SAFE DRINKING WATER ACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INFORMATION, REQUIREMENTS, AND DRAWINGS NECESSARY TO BID AND COMPLETE THE WORK SHOWN ON THESE PLANS, PER THE MANUFACTURER'S SPECIFICATIONS.
   PIPE ALTERNATIVES SHALL BE:
   - POLYVINYL CHLORIDE PIPE (PUBLIC): AWWA-C900 DR14 FOR PIPE SIZES 4" TO 12".
   - DUCTILE IRON PIPE (PUBLIC): ALL DUCTILE IRON PIPE SHALL BE CLASS 52 AWWA-C151 W/ PRESSURE RATING OF 250 PSI FOR PIPE SIZES 16" TO 36" AND MORTAR LINED.
   - CONTRACTOR HAS OPTION AT CONTRACTOR'S EXPENSE TO USE D.I.P. FOR PIPE SIZES 6" TO 12" (350 PSI). ALL D.I.P. SHALL BE POLYWRAPPED PER CORROSION CONSULTANT'S RECOMMENDATIONS AND AS APPROVED BY THE CITY.
   - POLYVINYL CHLORIDE PIPE (PRIVATE): ASTM D-1784-SCHEDULE 40 (2" AND SMALLER). ASTM D-1784-SCHEDULE 80 (2-1/2" AND 3").

C. ONLY CITY STAFF IS AUTHORIZED TO OPERATE CITY VALVES. NOTIFY PUBLIC SERVICES DEPARTMENT 48 HOURS PRIOR TO NEEDING VALVES OPENED OR CLOSED. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING AFFECTED CUSTOMERS TWO DAYS BEFORE SHUT OFF.

D. FIRE HYDRANTS SHALL BE CLOW M-2060 OR EQUAL APPROVED BY THE CITY ENGINEER. ALL HYDRANTS SHALL BE INSTALLED PER CITY STANDARD W-11 UNLESS OTHERWISE NOTED ON THESE PLANS.

E. ALL RUNS OF NONMETALLIC WATER MAINS SHALL HAVE A NO. 10 GAUGE, SOLID INSULATED SOFT-DRAWN COPPER WIRE PLACED 6" OVER THE TOP OF THE PIPE. THE WIRE SHALL BE STUBBED UP INSIDE EACH VALVE BOX AND DEAD END ASSEMBLY. ANY SPLICES SHALL BE SOLDERED OR USE WIRE NUT CONNECTIONS.

F. AT UTILITY CROSSINGS, MAINTAIN A MINIMUM 12-INCH VERTICAL CLEARANCE BETWEEN WATER LINES AND ALL OTHER FACILITIES. ALL SEWER/WATER CROSSINGS INCLUDING SERVICES, SHALL CONFORM TO STATE HEALTH DEPARTMENT REQUIREMENTS AND CITY STANDARD SS-10.

G. ALL VALVES SHALL BE FLANGED TO TEE'S AND/OR CROSSES. ALL MAINLINE VALVES 14-INCH AND LARGER SHALL BE BUTTERFLY VALVES. WHERE VALVE NUT IS GREATER THAN 30-INCH BELOW FINISHED GRADE, A VALVE OPERATING EXTENSION SHALL BE REQUIRED PER CITY STANDARD W-9.

H. THE CONTRACTOR SHALL NOT TAKE WATER FROM A HYDRANT WITHOUT FIRST OBTAINING A WATER METER BY APPLYING TO THE WATER UTILITY BILLING SECTION AT THE CITY HALL. THE CONTRACTOR SHALL NOTIFY THE CITY AT (916 645-3314 AND 916 645-4070 EXT. 224) 24-HOURS IN ADVANCE FOR INSTALLATION. A LOCATION MAP OF THE HYDRANT BEING USED SHALL BE SUBMITTED TO THE CITY.

IV. WATER FACILITIES NOTES (cont.):

I. WATER METER BOXES AND COVERS SUBJECT TO TRAFFIC SHALL BE REINFORCED CONCRETE.

J. ALL VALVES AND G-5 BOXES (EXISTING AND NEW) SHALL BE ADJUSTED TO GRADE AND SHALL HAVE SUITABLE PERMANENT MARKERS WHICH CANNOT BE COVERED UP.

K. ALL SINGLE WATER SERVICES LESS THAN 45' LONG SHALL BE 1" TYPE K COPPER WITH POLYETHYLENE COATING, COMPRESSION, OR AS NOTED. ALL DUAL WATER SERVICES AND SINGLE SERVICES 45' AND LONGER SHALL BE 1-1/2" TYPE K COPPER WITH POLYETHYLENE COATING, COMPRESSION, OR AS NOTED.

L. ALL FITTINGS SHALL HAVE RESTRAINED JOINTS. ALL BENDS 45° OR GREATER AND TEES SHALL HAVE BOTH RESTRAINED JOINTS AND THRUST BLOCKS.

M. FOR THRUST BLOCK DETAILS, SEE CITY STD. W-6 & W-6A.

N. CONTRACTOR SHALL NOTIFY CITY AT LEAST 72 HOURS PRIOR TO DISINFECTION OF WATERLINE SYSTEM, WITHOUT EXCEPTIONS.

O. ALL FITTINGS TO BE POLYETHYLENE WRAPPED PER CITY SPECIFICATIONS.

P. CONSTRUCTION WATER USAGE IS NOT AVAILABLE FROM MAY 1ST TO DECEMBER 1ST WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF LINCOLN PUBLIC SERVICES DEPARTMENT.

Q. THE CITY PUBLIC SERVICES DEPARTMENT WILL CONDUCT WATER QUALITY TESTS. TESTS WILL NOT BE PERFORMED UNTIL THE METER SETS ARE INSTALLED AND THE FIRE HYDRANTS HAVE BEEN RAISED OR LOWERED AS NECESSARY, AND THE SYSTEM HAS PASSED THE PRESSURE TEST. CONTACT PUBLIC SERVICES DEPARTMENT TO SCHEDULE WATER QUALITY TESTS.

R. WATER SERVICE SADDLES TO BE CC THREAD: JONES J996, MUELLER 13000 SERIES, A.Y. MCDONALD 3805 C900, OR APPROVED EQUAL.

S. CORPORATION STOPS SHALL BE CC THREAD X COMPRESSION: JONES E-1937SG, MUELLER B 25008, A.Y. MCDONALD 74000 SERIES, OR APPROVED EQUAL. INSULATION NOT REQUIRED WITH POLYETHYLENE COATED COPPER SERVICES.

V. STORM DRAIN NOTES:

A. STORM DRAIN REQUIREMENTS SHALL CONFORM TO THE CITY OF LINCOLN PUBLIC FACILITIES IMPROVEMENT STANDARDS AND BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. (50 YEAR SERVICE LIFE).
   PIPE ALTERNATIVES SHALL BE:
   - CONCRETE PIPE: ASTM-C75 CLASS IV (UNLESS OTHERWISE SHOWN ON PLANS) FOR SIZES 12" AND LARGER.
   - POLYVINYL CHLORIDE PIPE: C900 SDR 35 FOR SIZES < 12".
   - HDPE: TYPE S PER CITY OF LINCOLN PUBLIC FACILITIES IMPROVEMENT STANDARDS AND CALTRANS STANDARD SPECIFICATIONS.

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

C. EXISTING STORM DRAIN FACILITIES SHALL BE EXPOSED AND INVERT VERIFIED PRIOR TO PLACEMENT OF PIPE.

D. THE CONTRACTOR SHALL NOT ALLOW ANY SEDIMENT TO BE WASHED INTO OR ENTER STORM DRAINAGE FACILITIES. SHOULD EXCESSIVE SEDIMENTATION OCCUR, THE CONTRACTOR SHALL BE REQUIRED TO FLUSH OUT AND CLEAN THE FACILITIES AND BE APPROVED BY THE CITY ENGINEER PRIOR TO FINAL ACCEPTANCE. A PUBLIC NOTICE SHALL BE PLACED ADJACENT TO ALL DRAIN INLETS IN ACCORDANCE WITH THE CITY STD. SD-30. THE USE OF "DAS" MARKER SDC-SM IS AN ACCEPTABLE ALTERNATIVE.

E. A PUBLIC NOTICE SHALL BE PLACED ADJACENT TO ALL DRAIN INLETS IN ACCORDANCE WITH THE CITY STD-30

VI. STREETS/PARKING NOTES:

A. ALL STREET IMPROVEMENTS SHALL CONFORM TO THE CITY OF LINCOLN PUBLIC FACILITIES IMPROVEMENT STANDARDS.

B. SIDEWALK RAMPS SHALL BE CONSTRUCTED AT THE CENTER OF ALL CURB RETURNS, CURB RAMPS SHALL BE CONSTRUCTED IN CONFORMANCE WITH CALTRANS REVISED STANDARD PLAN RSP A88A, UNLESS OTHERWISE SHOWN ON PLAN.

C. EXISTING ASPHALT SURFACE SHALL BE SAWCUT TO A NEAT STRAIGHT LINE EITHER PARALLEL TO OR PERPENDICULAR TO, WHICHEVER MAY APPLY, THE STREET CENTERLINE AND THE EXPOSED BASE MATERIAL SHALL BE GRADED, RECOMPACTED, AND RESEALED PRIOR TO PAVING. THE EXPOSED EDGE OF ASPHALT AND VERTICAL FACES OF CURBS SHALL BE TACKED WITH EMULSION PRIOR TO PAVING. ANY CONCRETE, ASPHALT, TREES, FENCES, AND/OR OTHER ITEMS WITHIN THE RIGHT-OF-WAY THAT ARE OBSTRUCTIONS TO THE PROPOSED IMPROVEMENTS SHALL BE REMOVED AND SHALL BE INCLUDED IN PRICES FOR VARIOUS ITEMS OF WORK. PRIOR TO REMOVAL OF ANY OF THE ABOVE MENTIONED ITEMS, APPROVAL BY THE CITY ENGINEER IS REQUIRED IF REMOVAL OF SAID ITEM IS NOT CALLED OUT ON THESE PLANS.

D. TRAFFIC SHALL BE MAINTAINED AT ALL TIMES. IF TRAFFIC CONTROL PROCEDURES ARE DEEMED NECESSARY, THE CONTRACTOR SHALL CONFORM TO THE "WATCH HANDBOOK" AND CALTRANS TRAFFIC MANUAL. CITY ENGINEER APPROVAL IS REQUIRED PRIOR TO ANY DETOURING, DISRUPTION, OR INTERRUPTION OF THE NORMAL TRAFFIC FLOW.

VII. CONSTRUCTION STAKING NOTES:

A. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MONUMENTS AND OTHER SURVEY MARKERS.

B. NO FINAL ACCEPTANCE OF THE CONSTRUCTION SHALL BE ISSUED UNTIL THE SURVEY MONUMENTS ARE IN PLACE AND THE CENTERLINE MONUMENT TIES ARE FURNISHED TO THE CITY ENGINEER'S OFFICE.

VIII. EROSION CONTROL & WINTERIZATION NOTES:

A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PREVENT DISCHARGE OF SEDIMENT FROM THE SITE TO ANY WATERCOURSE, DRAINAGE SYSTEM, OR ONTO ADJACENT PROPERTIES AND TO PREVENT DAMAGE BY EROSION OR DEPOSITION OF SEDIMENT WHICH MAY RESULT FROM THE WORK.

B. THE CONTRACTOR MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL GOVERNMENT LAWS AND REGULATIONS RELATING TO THE DISCHARGE OF STORM WATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITIES WHETHER OR NOT THE REQUIRED FACILITIES OR METHODS ARE STATED ON THESE PLANS.

C. THE CONTRACTOR SHALL CONDUCT INSPECTIONS OF THE SITE PRIOR TO ANTICIPATED STORM EVENTS (OCTOBER 15 TO APRIL 15) AND AFTER ACTUAL EVENTS TO IDENTIFY AREAS CONTRIBUTING TO DISCHARGE OF STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY AND TO EVALUATE WHETHER EXISTING CONTROL PRACTICES TO REDUCE POLLUTANT LOADINGS ARE ADEQUATE.

D. ALL EROSION AND SEDIMENT CONTROL FEATURES SHALL BE MONITORED BY THE CONTRACTOR DURING ALL STORMS TO INSURE CONTROL FEATURES ARE WORKING PROPERLY. ALTERNATE MEASURES MUST BE INSTALLED IF ORIGINAL MEASURES FAIL.

E. THE SWPPP PLAN FOR THIS PROJECT IS ON FILE WITH THE STATE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB), AND ALL AMENDMENTS THEREOF, AND SHALL BE IMPLEMENTED BY THE CONTRACTOR. THE PROJECT OWNER SHALL BE RESPONSIBLE FOR, AND SHALL DESIGNATE APPROPRIATE PERSONNEL TO ASSURE THAT THE PROJECT IS MONITORED, INSPECTED, AND UPDATED WITH REPORTS TO THE RWQCB BY CERTIFIED EROSION CONTROL INSPECTORS, TESTING LABORATORIES, DESIGNERS AND PROFESSIONALS AS REQUIRED BY THE RWQCB.

IX. STRIPING NOTES:

A. ALL TRAFFIC STRIPES AND PAVEMENT MARKINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED PROJECT IMPROVEMENT PLANS AND SPECIFICATIONS, CALTRANS STANDARDS SECTIONS 84 AND 85, CALTRANS STANDARD PLANS, AND THE CALTRANS TRAFFIC MANUAL.

B. ALL TRAFFIC STRIPES AND PAVEMENT MARKINGS SHALL BE THERMOPLASTIC MATERIAL AND CONFORM TO SECTION 84-2 OF THE STATE STANDARD SPECIFICATIONS. ALL THERMOPLASTIC STRIPING AND PAVEMENT MARKINGS SHALL INCLUDE GLASS BEADS.

C. APPLICATION AND THERMOPLASTIC MATERIAL SHALL CONFORM TO THE CITY OF LINCOLN PUBLIC FACILITIES IMPROVEMENT STANDARDS.

X. ENGINEER'S NOTES:

A. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE IMPROVEMENT PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, NEITHER THE CITY NOR THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED WHICH ARE NOT SHOWN ON THESE PLANS.

B. CONTRACTOR TO EXPOSE EXISTING SEWER AND (OR) DRAIN LINE FOR SURVEYORS TO VERIFY LOCATION AND ELEVATION PRIOR TO PLACEMENT OF PIPE. ALL COSTS OF SUCH EXCAVATION AND BACKFILL SHALL BE INCLUDED IN PRICE PAID FOR VARIOUS ITEMS OF WORK.

C. PRIOR TO ANY CORRECTIVE ACTION, BY THE CONTRACTOR, WHICH IS NECESSARY DUE TO ALLEGED DESIGN OR STAKING ERROR, THE CONTRACTOR SHALL NOTIFY THE SURVEYOR FOR RE-STAKING AND VERIFICATION OF PREVIOUS STAKING.

FIRE PROTECTION NOTES:

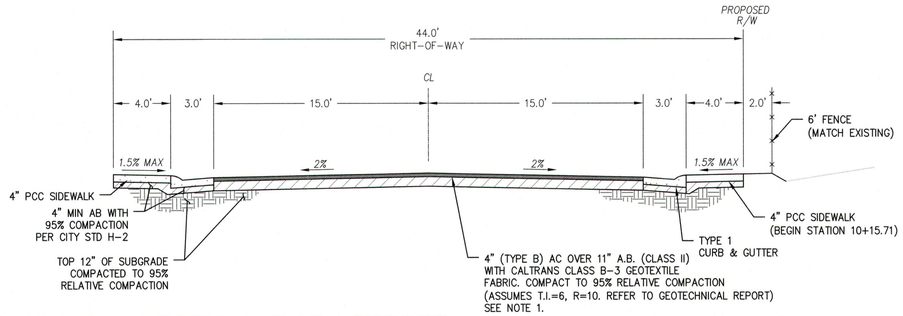
A) THE DEVELOPER SHALL INSTALL ALL FIRE PROTECTION MEASURES REQUIRED PURSUANT TO THE THEN APPLICABLE CITY STANDARDS. ALL RESIDENTIAL UNITS SHALL BE FIRE SPRINKLED IN ACCORDANCE WITH THE 2010 CALIFORNIA FIRE CODE, OR THE FIRE CODE IN EFFECT AT THE TIME OF BUILDING PERMIT APPLICATION.

B) THE DEVELOPER, BEFORE PERFORMING CONSTRUCTION ACTIVITIES WITHIN THE PROJECT AREA AND PRIOR TO EACH PHASE OF DEVELOPMENT, SHALL SUBMIT A CONSTRUCTION SCHEDULE TO THE FIRE DEPARTMENT TO ALLOW COORDINATION OF FIRE PROTECTION SERVICES DURING CONSTRUCTION.

C) FIRE HYDRANTS OR OTHER ACCEPTABLE ALTERNATIVES APPROVED BY THE CITY, PROVIDING SERVICE FOR CONSTRUCTION SITES SHALL BE OPERATIONAL PRIOR TO COMBUSTIBLE VERTICAL BUILDING CONSTRUCTION BEGINNING.

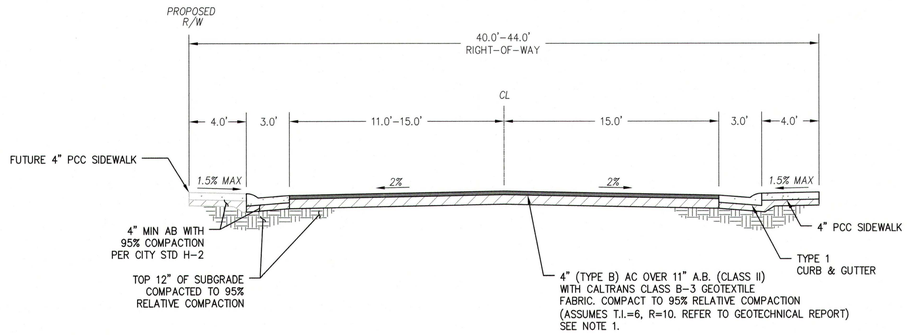
CITY OF LINCOLN FIRE DEPT. STANDARD NOTES:

1. THE REQUIRED FIRE FLOW FOR PROTECTION OF THE PROPOSED PROJECT IS 1,500 GALLONS PER MINUTE (GPM), AT 20 POUNDS PER SQUARE INCH (PSI), FOR A DURATION OF 2 HOURS. THIS FLOW IS BASED ON TH



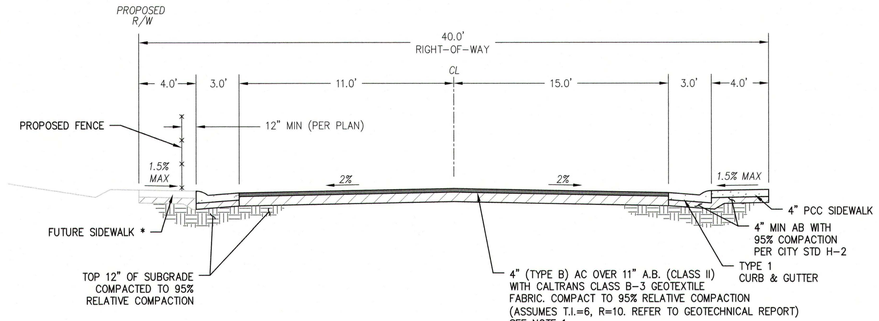
TYPICAL SECTION - E 8TH STREET

SCALE: 1" = 5' (STATION 10+00.00 TO 15+58.16)



TYPICAL SECTION - E 8TH STREET

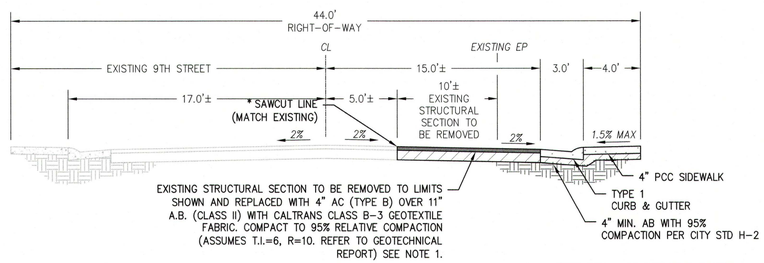
SCALE: 1" = 5' (STATION 15+58.16 TO 16+71.11)



TYPICAL SECTION - E 8TH STREET

SCALE: 1" = 5' (STATION 16+71.11 TO 22+98.94)

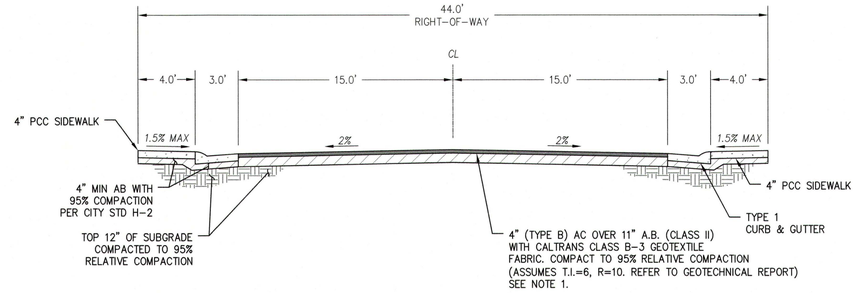
* FUTURE SIDEWALK WILL NOT BE REQUIRED BY CITY TO BE CONSTRUCTED BY LANDOWNER UNLESS PARCELS WERE SUBDIVIDED FOR MULTI LOT DEVELOPMENT



*SEE DETAIL C12 FOR CONFORM DETAIL

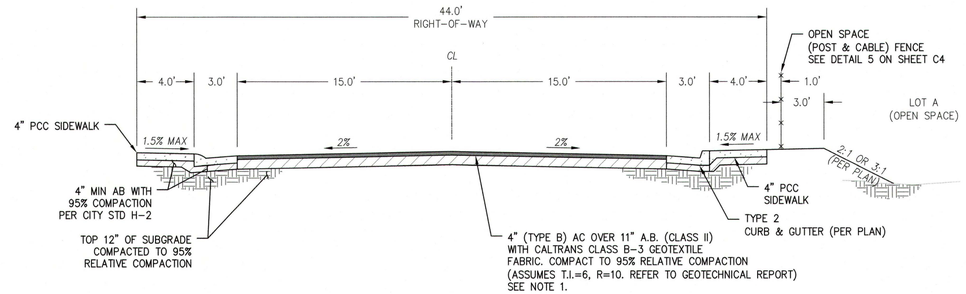
TYPICAL SECTION - 9TH STREET

SCALE: 1" = 5'



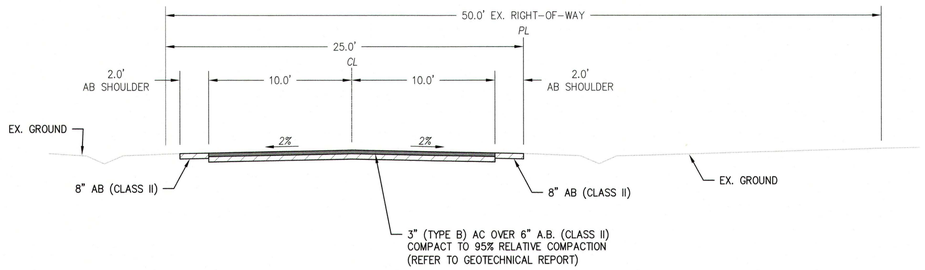
TYPICAL SECTION - DAFFODIL COURT, SUNFLOWER LOOP/COURT, SAPPHIRE LANE/COURT, SANTORINI LANE

SCALE: 1" = 5'



TYPICAL SECTION - SUNFLOWER LOOP

SCALE: 1" = 5' (STATION 13+99.33 TO 19+59.43)



TYPICAL SECTION - LIBERTY LANE

SCALE: 1" = 5'

NOTE 1:
GEOTECH SHALL PERFORM R-VALUE TEST ON SUBGRADE PRIOR TO PLACING ANY AB. STRUCTURAL SECTION MAY CHANGE BASED ON RESULTS. MINIMUM 1 TEST ON EACH STREET AT CITY DIRECTED LOCATION.

NO.	REVISION	DATE	APPR'D BY

REGISTERED PROFESSIONAL ENGINEER ★ TONY J. FRAYJI ★ NO. 57265 ★ CIVIL ★ STATE OF CALIFORNIA

DESIGNED BY: A. MUQATASH
DRAFTING BY: R. MCLACHLAN
UNDER THE SUPERVISION OF TONY J. FRAYJI
DATE: SEPTEMBER 26, 2023

FRAYJI DESIGN GROUP
CIVIL ENGINEERING | PLANNING | SURVEYING
1316 Blue Oaks Blvd. Roseville, CA 95678
(916) 782-3000 Phone
(916) 782-3955 Fax

IMPROVEMENT PLANS FOR AUBURN RAVINE ESTATES

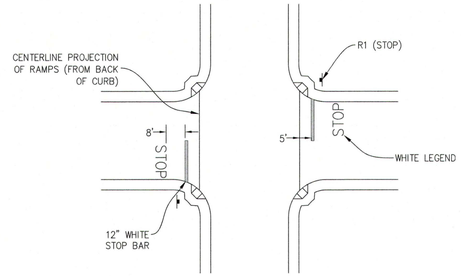
GENERAL SECTIONS

LINCOLN CALIFORNIA

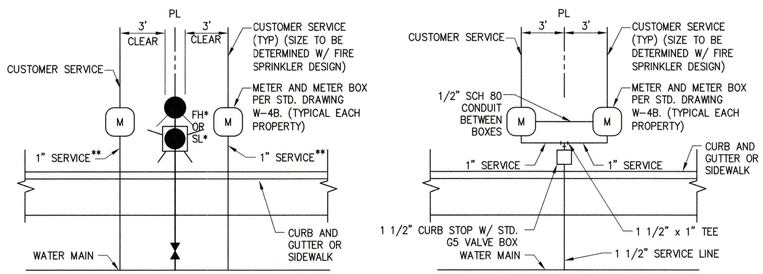
SCALE
AS SHOWN

PROJECT NO.
18300

SHEET
C3 OF C30



1 STOP BAR STRIPING
SCALE: NTS



NOTES:
1. METER SIZE SHALL BE 1" x 1", THRU 2". METER SHALL BE INSTALLED BY CITY OF LINCOLN, NO PIPING SHALL BE SMALLER THAN 1".
2. SERVICE PIPE COUPLINGS PER MATERIALS LIST, INCLUDING TOUCH PAD AND REMOTE UNIT (SEE DETAIL 4B FOR MATERIALS LIST).
3. METER BOXES SHALL BE PER MATERIALS LIST, (REFER TO DETAIL W-4B).
4. METER BOXES SHALL HAVE COMPOSITE BOLT DOWN LIDS (STEEL TRAFFIC LIDS IN DRIVEWAYS OR AREAS WITH ROLLED CURB).
5. SADDLES PER MATERIALS LIST, (REFER TO DETAIL W-3).
6. METER BOXES AND SERVICE PIPING SHALL BE INSTALLED WITH A MINIMUM OF 3' CLEARANCE FROM ALL ELECTRICAL TRANSFORMERS, LIGHT STANDARDS AND OTHER UTILITY BOXES OR VAULTS.

* DETAIL TO SHOW EITHER FIRE HYDRANT (FH) OR STREET LIGHT (SL).

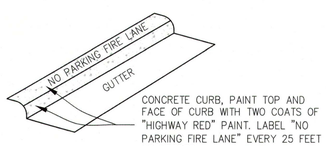
** IF WATER SERVICES (WS) GREATER THAN 45 FEET IN LENGTH, WS SHALL BE 1-1/2" DIAMETER PER CITY STANDARDS.

1A WATER SERVICE LOCATION W-5A @ FIRE HYDRANTS / STREET LIGHTS
SCALE: NTS

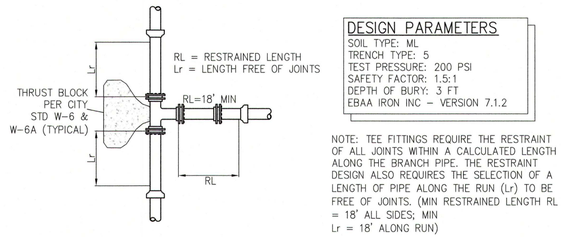
NOTES:
1. METER SIZE SHALL BE 1" x 1", THRU 2". METER SHALL BE INSTALLED BY CITY OF LINCOLN, NO PIPING SHALL BE SMALLER THAN 1".
2. SERVICE PIPE COUPLINGS PER MATERIALS LIST, INCLUDING TOUCH PAD AND REMOTE UNIT (SEE DETAIL 4B FOR MATERIALS LIST).
3. METER BOXES SHALL BE PER MATERIALS LIST, (REFER TO DETAIL W-4B).
4. METER BOXES SHALL HAVE COMPOSITE BOLT DOWN LIDS (STEEL TRAFFIC LIDS IN DRIVEWAYS OR AREAS WITH ROLLED CURB).
5. SADDLES PER MATERIALS LIST, (REFER TO DETAIL W-3).
6. METER BOXES AND SERVICE PIPING SHALL BE INSTALLED WITH A MINIMUM OF 3' CLEARANCE FROM ALL ELECTRICAL TRANSFORMERS, LIGHT STANDARDS AND OTHER UTILITY BOXES OR VAULTS.

1B DOUBLE WATER SERVICE LOCATION W-5A
SCALE: NTS

2 BACK OF CURB RADIUS KEY
1" = 30'



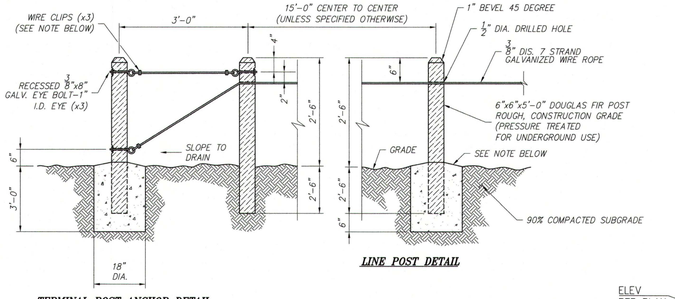
3 TYPICAL NO PARKING
SCALE: NTS



DESIGN PARAMETERS
SOIL TYPE: ML
TRENCH TYPE: 5
TEST PRESSURE: 200 PSI
SAFETY FACTOR: 1.5:1
DEPTH OF BURY: 3 FT
EBAA IRON INC – VERSION 7.1.2

NOTE: TEE FITTINGS REQUIRE THE RESTRAINT OF ALL JOINTS WITHIN A CALCULATED LENGTH ALONG THE BRANCH PIPE. THE RESTRAINT DESIGN ALSO REQUIRES THE SELECTION OF A LENGTH OF PIPE ALONG THE RUN (Lr) TO BE FREE OF JOINTS. (MIN RESTRAINED LENGTH RL = 18' ALL SIDES; MIN Lr = 18' ALONG RUN)

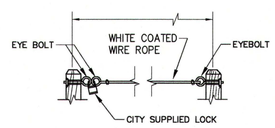
4 RESTRAINED JOINT DETAIL
SCALE: NTS



LINE POST DETAIL

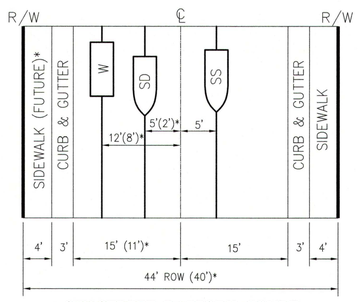
TERMINAL POST ANCHOR DETAIL

NOTES:
1. *PROVIDE CONCRETE FOOTINGS AT ALL END POSTS, AT ALL BENDS AND AS SPECIFIED ON APPROVED PLANS.*
2. *USE 3/8"x 2" GALVANIZED WIRE ROPE CLIPS FOR CONNECTION AND SPLICES. ALL CLIPS SHALL BE PLACED WITH NUTS FACING DOWNWARD.*



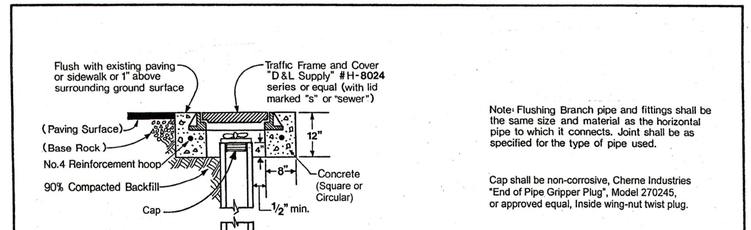
GATE ACCESS

5 POST & CABLE (PER CITY DETAIL LSC-24)
SCALE: NTS



8TH STREET, DAFFODIL COURT, SUNFLOWER LOOP, SUNFLOWER COURT, SAPPHIRE LANE, SAPPHIRE COURT
* 40' ROW

6 TYPICAL UTILITY LOCATIONS (UNLESS OTHERWISE NOTED)
NTS



Note: Flushing Branch pipe and fittings shall be the same size and material as the horizontal pipe to which it connects. Joint shall be as specified for the type of pipe used.

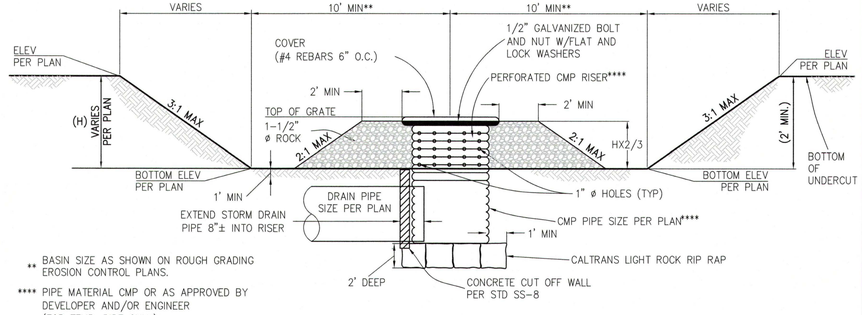
Cap shall be non-corrosive, Cherne Industries "End of Pipe Gripper Plug", Model 270245, or approved equal, Inside wing-nut twist plug.

REGISTERED PROFESSIONAL ENGINEER CHARLES W. CLARK No. C 44302 Exp. 6/30/11 CIVIL STATE OF CALIFORNIA

2009

6" AND 8" FLUSHING BRANCH
SOUTH PLACER MUNICIPAL UTILITY DISTRICT
STANDARD DRAWING NO. 9

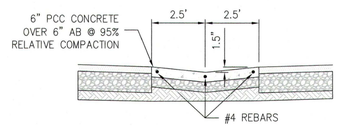
7 6" FLUSHING BRANCH
NTS



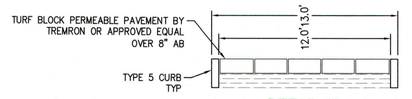
** BASIN SIZE AS SHOWN ON ROUGH GRADING EROSION CONTROL PLANS.

**** PIPE MATERIAL CMP OR AS APPROVED BY DEVELOPER AND/OR ENGINEER (FOR TEMP. PIPE ONLY).

8 STORM WATER QUALITY PIPE RISER
NTS



9 VALLEY GUTTER DETAIL
NTS



DETAIL 10
SCALE: 1"=5'

10 12' WIDE ACCESS ROAD
1" = 5'

DESIGNED BY: A. MUQATASH
DRAFTING BY: R. MCLACHLAN
UNDER THE SUPERVISION OF TONY J. FRAYJI
DATE: SEPTEMBER 26, 2023

NO.	REVISION	DATE	APPR'D BY

REGISTERED PROFESSIONAL ENGINEER TONY J. FRAYJI NO. 57285 CIVIL STATE OF CALIFORNIA

FRAYJI DESIGN GROUP
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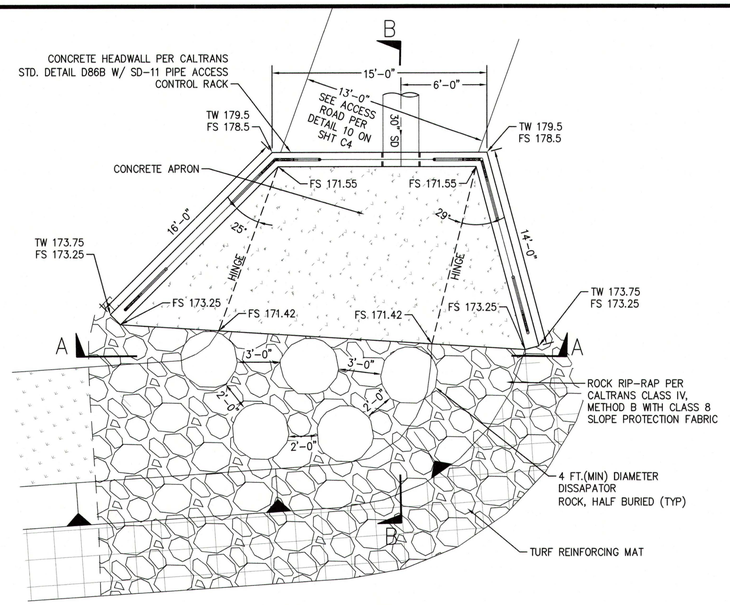
IMPROVEMENT PLANS FOR AUBURN RAVINE ESTATES
GENERAL DETAILS
LINCOLN CALIFORNIA

SCALE: AS SHOWN

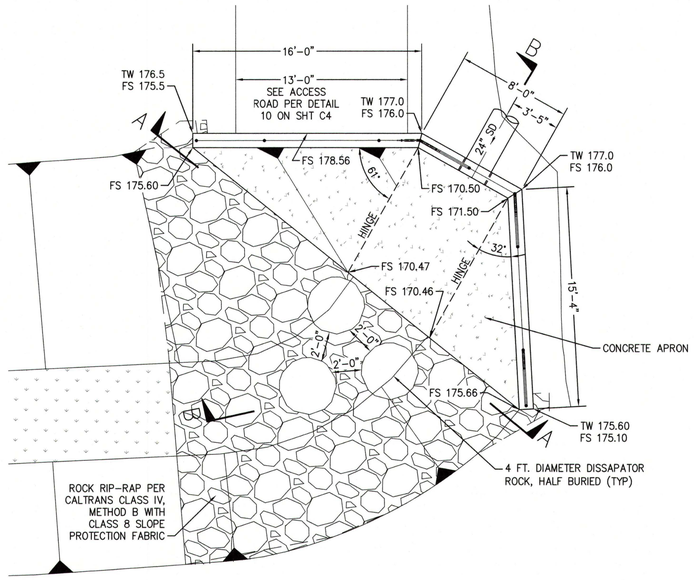
PROJECT NO. 18300

SHEET C4 OF C30



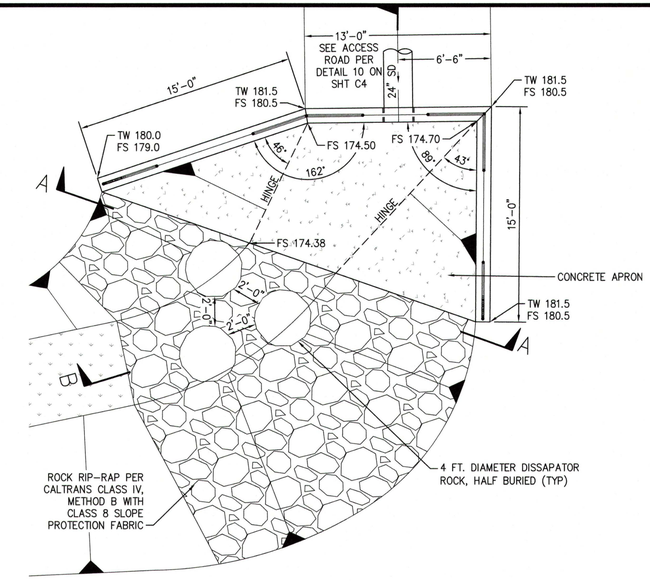
HEADWALL DETAIL #1 FOR OUTFALL 'D1' (SEE PROFILE VIEW BELOW)

1"= 5'



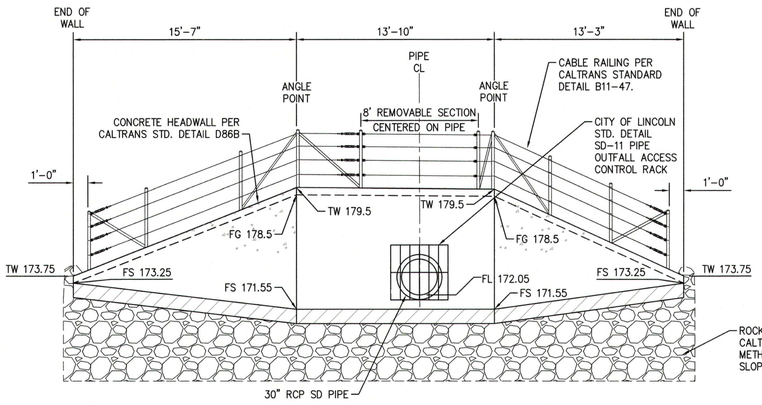
HEADWALL DETAIL #2 FOR OUTFALL 'D2' (SEE PROFILE VIEW BELOW)

1"= 5'



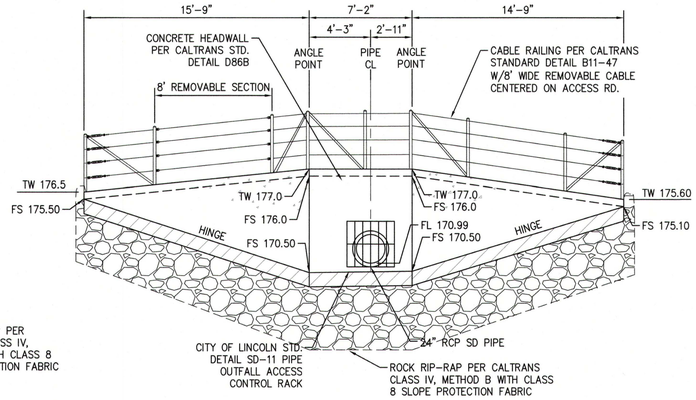
HEADWALL DETAIL #3 FOR OUTFALL 'D3' (SEE PROFILE VIEW BELOW)

1"= 5'



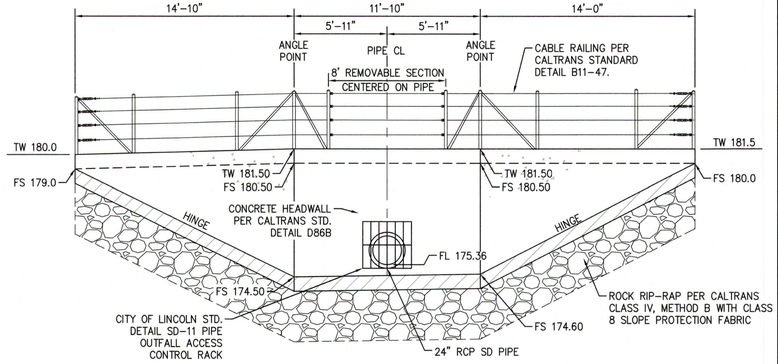
HEADWALL PROFILE #1 FOR OUTFALL 'D1' SECTION A-A (SEE PLAN VIEW ABOVE)

1"= 5'



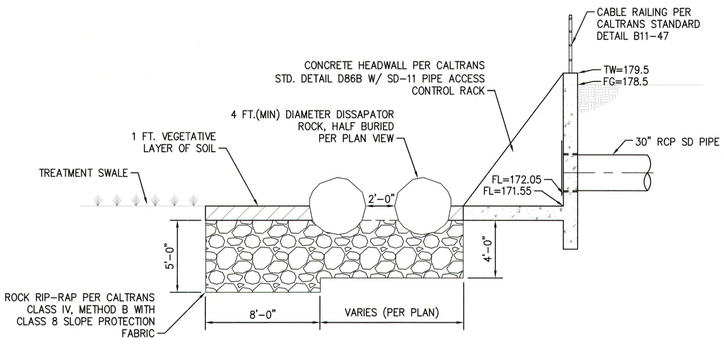
HEADWALL PROFILE #2 FOR OUTFALL 'D2' SECTION A-A (SEE PLAN VIEW ABOVE)

1"= 5'



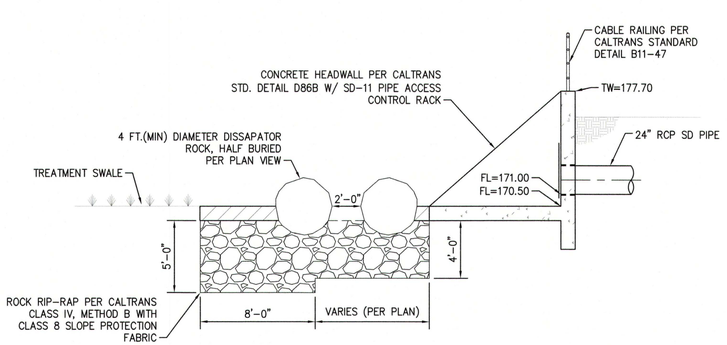
HEADWALL PROFILE #3 FOR OUTFALL 'D3' SECTION A-A (SEE PLAN VIEW ABOVE)

1"= 5'



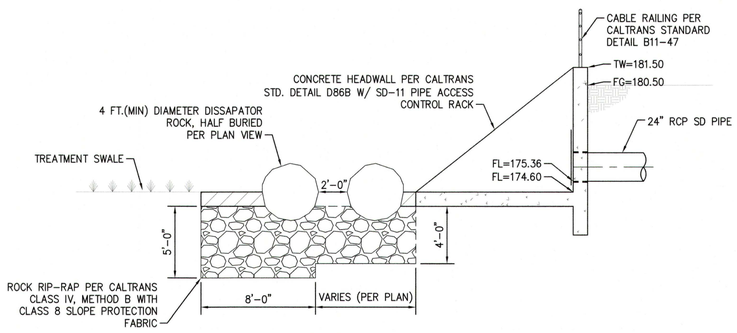
HEADWALL #1 FOR OUTFALL 'D1' SECTION B-B (SEE PLAN VIEW ABOVE)

1"= 5'



HEADWALL #2 FOR OUTFALL 'D2' SECTION B-B (SEE PLAN VIEW ABOVE)

1"= 5'



HEADWALL #3 FOR OUTFALL 'D3' SECTION B-B (SEE PLAN VIEW ABOVE)

1"= 5'

SEE SHEET C9 FOR LOCATIONS OF D1 AND D2, AND SHEET C13 FOR PLAN AND PROFILE.
SEE SHEET C14 FOR LOCATION AND PLAN AND PROFILE.

NO	REVISION	DATE	APPRD BY

REGISTERED PROFESSIONAL ENGINEER ★ VIRGINIA ★ TONY J. FRAYJI ★ NO. 57205 ★ STATE OF CALIFORNIA ★ CIVIL

DESIGNED BY: A. MUQATASH
DRAFTING BY: R. MCLACHLAN
UNDER THE SUPERVISION OF TONY J. FRAYJI
DATE: SEPTEMBER 26, 2023

FRAYJI DESIGN GROUP
CIVIL ENGINEERING | PLANNING | SURVEYING
1316 Blue Oaks Blvd. Roseville, CA 95678
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IMPROVEMENT PLANS FOR AUBURN RAVINE ESTATES

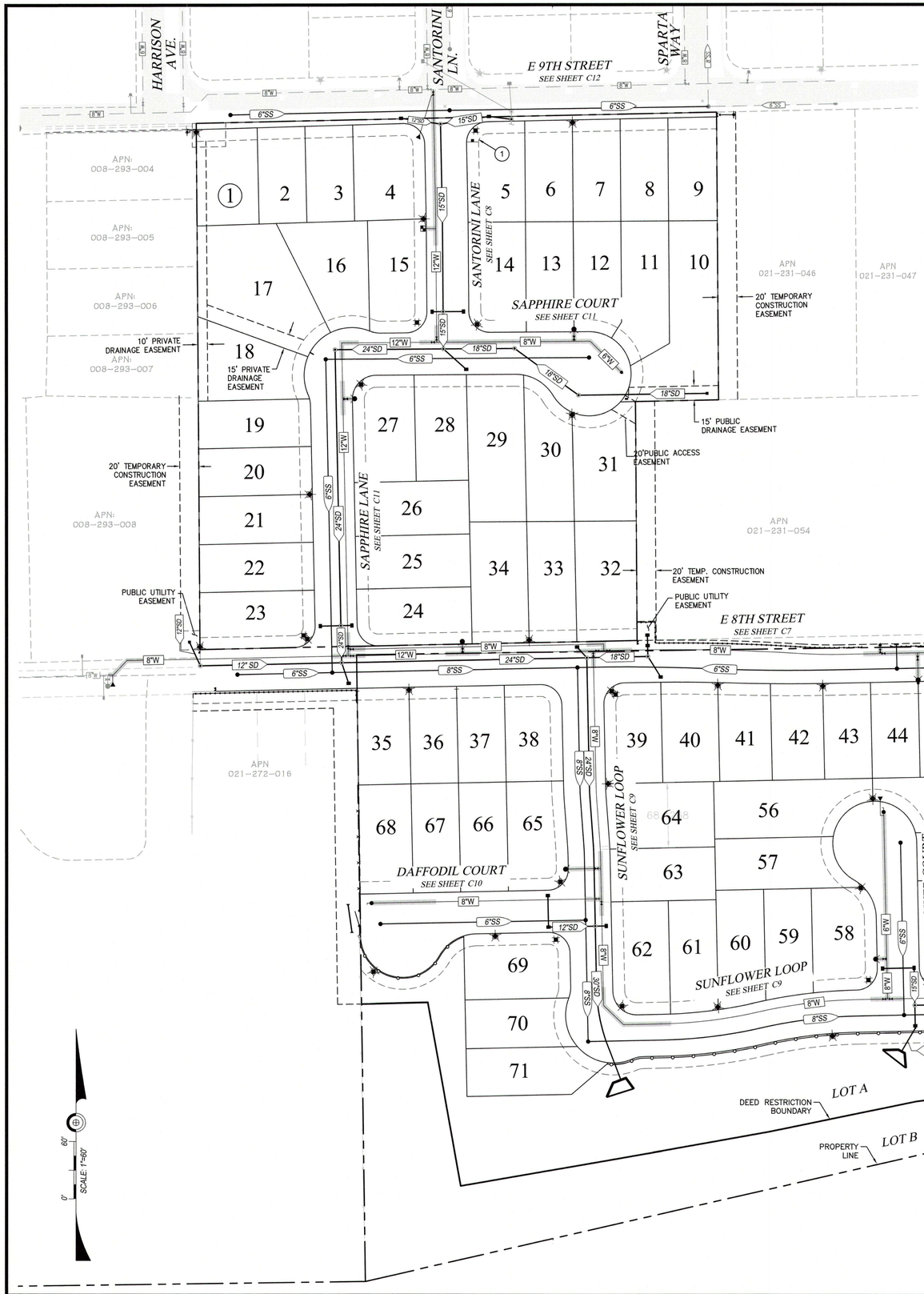
TYPICAL SECTIONS & DETAILS

LINCOLN CALIFORNIA

SCALE
AS SHOWN

PROJECT NO.
18300

SHEET
C5 OF C30



CITY OF LINCOLN FIRE DEPARTMENT NOTES:

- PURSUANT TO CONDITIONS OF APPROVAL AUTOMATIC FIRE SPRINKLERS ARE REQUIRED FOR THE DWELLINGS PURSUANT TO ORDINANCE 751B.
- ALL ON SITE FIRE HYDRANTS SHALL BE FULLY OPERATIONAL PRIOR TO THE STORAGE OF COMBUSTIBLE MATERIALS ON SITE.
- PRIOR TO CONSTRUCTION ACTIVITIES WITHIN THIS PROJECT THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION SCHEDULE TO THE FIRE DEPARTMENT FOR REVIEW.

NOTES

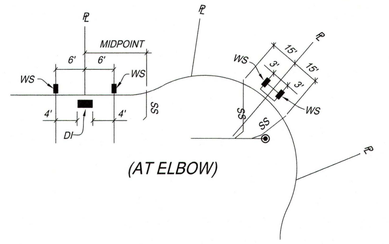
PRIOR TO NOTICE OF COMPLETION, THE ENGINEER WILL PROVIDE THE CITY OF LINCOLN DEPARTMENT OF PUBLIC WORKS WITH AN AS-BUILT ELECTRONIC VERSION OF ALL IMPROVEMENTS (AUTOCAD 2004 FORMAT). THE DRAWING WILL CONTAIN A MINIMUM OF TWO POINTS WITHIN OR ADJACENT TO THE PROJECT AND LOCATED ON THE COORDINATE SYSTEM SET FORTH IN THE CITY OF LINCOLN SURVEY CONTROL NETWORK REPORT DATED FEBRUARY 1, 2001.

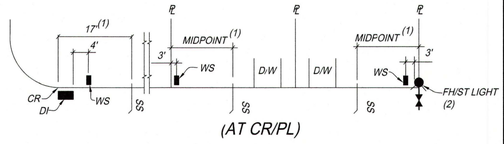
NOTES:

(1) R1 – STOP BAR, SIGN, AND STREET NAME SIGN.

LEGEND

FEATURE	EXISTING	PROPOSED
SANITARY SEWER MANHOLE	●	●
REDUCER	◄	◄
GATE VALVE	⋈	⋈
BUTTERFLY VALVE	⊗	⊗
DROP INLET/CATCH BASIN	■	■
STORM DRAIN MANHOLE	◉	◉
TEMPORARY STREET BARRICADE		
SINGLE WATER SERVICE WITH METER BOX	▬	▬
RECYCLED WATER LINE (SIZE INDICATED)	RW	RW
WATER LINE (SIZE INDICATED)	W	W
SEWER LINE (SIZE INDICATED)	SS	SS
AIR RELEASE VALVE		
BLOWOFF VALVE		
FIRE HYDRANT		
CLEAN-OUT		
CURB RAMP (PER CALTRANS STD. PLAN A88A)		
STREET LIGHT (RESIDENTIAL) [LED]		
STREET LIGHT (MAJOR ROAD) [LED]		
STREET NAME SIGN	#	#
TYPE 1 CURB & GUTTER		
TYPE 2 CURB & GUTTER		
SANITARY SEWER LATERALS		
R1 STOP SIGN		
SURVEY MONUMENT WELL		
SURVEY MONUMENT 3/4 INCH IRON PIPE W/ ALUMINUM CAP		
POWER/UTILITY POLE		
WATER SAMPLING STATION		





(1) UNLESS NOTED ON PLANS
(2) SINGLE SERVICES SHALL BE USED ON EACH SIDE OF A FH/ST LIGHT

WATER/SS SERVICE LOCATION DETAIL
N.T.S.

NO.	REVISION	DATE	APPR'D BY

REGISTERED PROFESSIONAL ENGINEER ★ VINCENZO TONY J. FRAYJI ★ No. 57385 CIVIL STATE OF CALIFORNIA

DESIGNED BY: A. MUQATASH
DRAFTING BY: R. MCLACHLAN
UNDER THE SUPERVISION OF TONY J. FRAYJI
DATE: SEPTEMBER 26, 2023

FRAYJI DESIGN GROUP
CIVIL ENGINEERING | PLANNING | SURVEYING
1316 Blue Oaks Blvd. Roseville, CA 95678
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IMPROVEMENT PLANS FOR AUBURN RAVINE ESTATES

UTILITY PLAN

LINCOLN CALIFORNIA

SCALE 1" = 100'

PROJECT NO. 18300

SHEET C6 OF C30

SEE SHT C11

SAPPHIRE LANE

APN 008-293-008 N.A.P.T.S.

APN 021-231-054 N.A.P.T.S.

APN 021-231-053 N.A.P.T.S.

(FUTURE SUBDIVISION) APN 021-272-016 N.A.P.T.S.

20' TEMPORARY CONSTRUCTION EASEMENT

20'X20' PUBLIC DRAINAGE EASEMENT

SEE CURB RETURN/ RAMP DETAIL 1 HEREON

10+00.00 BEGIN CURB, GUTTER & SIDEWALK FL=190.29(L&R)

10+99.13, CR GB/FL=187.56

10+44.00, CR LP/FL=185.86

11+87.13, CR GB/FL=186.58

12+75.00 FIRE HYDRANT RL=ENT LEN RL=18'

13+94.94 LP/FL=185.75

13+94.94 GB/FL=186.19

13+99.95 E 8TH STREET 10+00.00 SUNFLOWER LOOP SURVEY MONUMENT WELL PER CITY OF LINCOLN STD. DETAIL H-24

14+58.32 BEGIN FENCE (TIE IN TO EX.)

14+58.09 END SIDEWALK

14+69.01, DI FL=186.57

16+28.33 BC PRC

RIGHT-OF-WAY (FUTURE BACK OF WALK) (44'-40' RW)

BEGIN TRANSITION 15+58.16,

E 8TH ST

16+92.68 END FENCE (TIE IN TO EX.)

16+75.00 GB/FL=190.66 END TRANSITION 16+71.11

17+75.59 STREET LIGHT (TYPE B)

18+28.38 END FENCE TIE TO EXISTING

18+79.10 BEGIN FENCE TIE TO EXISTING

RL=ENT LEN 17+23.48 BEGIN FENCE (TIE IN TO EX.)

8+97.21 BEGIN GRIND & OVERLAY EXISTING PAVEMENT

STA:9+03± (E)FIRE HYDRANT

RL=ENT LEN 9+84.10 END GRIND & OVERLAY EXISTING PAVEMENT/ BEGIN STD PAVEMENT SECTION

9+91.56 BEGIN FENCE MATCH EXIST.

FUTURE C&G (BY OTHERS)

10+15.71 BEGIN CURB, GUTTER & SIDEWALK

11+62.73 END FENCE MATCH EXIST.

11+43.13 E 8TH STREET 10+00.00 SAPPHIRE LANE SURVEY MONUMENT WELL PER CITY OF LINCOLN STD. DETAIL H-24

11+55.01, DI FL=186.32

13+55.95, CR GB FL=186.11

10+44.00, CR GB FL=184.95

SEE CURB RETURN/ RAMP DETAIL 2 HEREON

14+58.15, BC GB FL=186.48

14+43.95, CR GB FL=186.29

10+44.00, CR GB FL=184.95

14+82.22, DI FL=186.77

15+00.00 GB/FL=186.98

15+58.16, PRC FL=188.13

16+58.17, EC FL=190.40

16+75.00 GB/FL=190.58

17+51.76 FIRE HYDRANT

18+06.76

RL=ENT LEN 18+80.09 STREET LIGHT (TYPE B)(TYP)

MATCHLINE - STA:19+00 - SEE SHT C8

PLAN KEYNOTES:

1. INSTALL FIRE HYDRANT 12" FROM BACK OF SIDEWALK PER CITY OF LINCOLN STD. W-11. SEE STD. W-6 AND W-6A FOR THRUST BLOCK DETAILS.
2. INSTALL BLUE REFLECTOR AT CENTERLINE IN FRONT OF ALL FIRE HYDRANTS.
3. CURB RAMP PER CITY STD.CASE C. (TYP)
4. SEE RESTRAINED JOINT DETAIL 4 ON SHEET C4.
5. INSTALL 1 ½" SERVICE LATERAL TO DOUBLE 1" WATER METER WITH TWO 1 ½" SERVICES. ONE TO EACH LOT, PER DETAIL ON SHEET C4.
6. INSTALL 1" SERVICE LATERAL TO SINGLE 1" WATER METER WITH ONE 1 ½" SERVICE, PER DETAIL ON SHEET C4.
7. INSTALL 4' LF SIDEWALK BARRICADE PER STD. H-9.
8. 27 LF 6" SANITARY SEWER STUB. PLUG AND MARK END OF PIPE W/ 4x4 POST PAINTED GREEN. FL=181.94, S=0.015
9. 10 LF 8" DOMESTIC WATER STUB. INSTALL TEMPORARY 2" BLOW-OFF PER CITY STD. FL=185.51 WITH A TRAFFIC RATED BOX.
10. INSTALL APPROXIMATELY 15 LF OF KEYSTONE WALL - 12" IN HEIGHT (FIELD FIT)
11. STA: 10+83.13 TO 11+55 GUTTER SLOPE RT = -2.8%, CROSS SLOPE VARIES.
12. STA: 11+55.00 TO 12+03.13 GUTTER SLOPE RT = 1.37%, CROSS SLOPE VARIES.
13. REMOVE EXISTING FENCE & INSTALL 188LF OF FENCE, MATCH EXISTING FENCE TYPE, OR BETTER (1' BEHIND WALK).
14. CONNECT TO EXISTING 8" WATER LINE. CONTRACTOR TO COORDINATE WORK WITH CITY DEPARTMENT OF PUBLIC SERVICES PRIOR TO CONNECTION.
15. REMOVE EXISTING FENCE & INSTALL 235LF OF FENCE, MATCH EXISTING FENCE TYPE.
16. REMOVE EXISTING FENCE & INSTALL 105LF OF FENCE, MATCH EXISTING FENCE TYPE.
17. EXISTING POWER POLE TO BE REMOVED AND UNDERGROUNDED, SEE JOINT TRENCH UTILITY PLANS AND DETAILS PREPARED BY JOINT TRENCH CONSULTANT. CONTRACTOR SHALL COORDINATE WITH PG&E TO DETERMINE LIMITS OF POLE AND POWER LINE REMOVAL FOR UNDERGROUNDING WORK.
18. REMOVE BROKEN CONCRETE & REPLACE WITH 1'-2' HEIGHT KEYSTONE WALL. APPROXIMATELY 20 LF (FIELD FIT)
19. INSTALL SANITARY SEWER SERVICE STUB FOR FUTURE. (NOTE: FUTURE BACK WATER VALVE WILL BE REQUIRED WITH HOUSE CONSTRUCTION)
20. CONTRACTOR TO PROVIDE AND MAINTAIN TRAFFIC ACCESS TO EXISTING RESIDENCES PARCELS.
21. CONTRACTOR TO PROVIDE SANITARY SEWER CONNECTION STUB AT 5' BEHIND TOP OF SLOPE.
22. DRIVEWAY APRON WITH 3" AC (TYPE B) OVER 6" AB (CLASS II) MATCH LINE SHALL BE APPROXIMATE 12" SOUTH OF EXISTING GATE.
23. INSTALL STD TYPE 'F' DI, GRATE=186.0 W/ 8"X24" OPENING, NORTH & SOUTH SIDES. FL=184.5
24. INSTALL STD TYPE 'F' DI, GRATE=190.0 W/ 8"X24" OPENING, NORTH SIDE ONLY. FL=188.5
25. INSTALL 2" ARVV PER CITY OF LINCOLN STD DETAIL W-8.
26. 150 SF OF 6"-12" WITH 12" DEEP ROCK RIP RAP WITH GEOTEXTILE FABRIC .
27. EXISTING LEACH FIELD 3' APPROXIMATELY NORTH OF EXISTING FENCE-CONTRACTOR TO EXERCISE CAUTIONS WORKING NEAR LEACH FIELD

PROFILE KEYNOTES:

1. CONTRACTOR SHALL VERIFY FLOWLINE AND LOCATION OF EXISTING UTILITIES AND CONTACT ENGINEER 24 HOURS PRIOR TO MAKING CONNECTION IF FLOWLINE ELEVATION DIFFERS MORE THAN 0.1' FROM PLANS.
2. CUT-OFF WALL FOR SANITARY SEWER PIPE PER CITY STANDARD DETAIL SS-8, AT STATIONS PER PROFILE
3. CUT-OFF WALL FOR STORM DRAIN PIPE PER CITY STANDARD DETAIL SS-8, AT STATION 11+18
4. 12 LF 12" RCP CL-III SD, S=0.075
5. 63 LF 18" RCP CL-III SD, S=0.00254
6. STORM DRAIN PIPE ALTERNATIVE APPROVED BY CITY IMPROVEMENT STANDARDS LISTED ON PAGE SD-18 AND SD-19 AS ACCEPTABLE.
7. 15 LF 18" RCP CL-III SD, S=0.004
8. 10 LF 18" RCP CL-III SD, S=0.005
9. CONTRACTOR SHALL VERIFY THE EXISTING 8" WATER STUB. IF STUB DOES NOT EXIST, CONTRACTOR TO REPLACE WITH 8"x8"x8" TEE.
10. DI'S GREATER THAN 4' DEEP SHALL HAVE #4 @ 12" O.C. PER SD-4.

SCALE: 1"=40'

SUNFLOWER LOOP

SEE SHT C9

CURB RETURN CURVE TABLE			
NO.	LENGTH	RADIUS	DELTA
C12	40.84'	26.00'	90°00'00"
C13	40.84'	26.00'	90°00'00"
C14	40.84'	26.00'	90°00'00"
C15	40.84'	26.00'	90°00'00"
C36	170.54'	2018.00'	4°50'31"
C37	42.59'	504.00'	4°50'31"

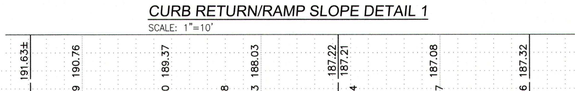
CL TANGENT & CURVE TABLE (E 8TH)				
STATION	RADIUS	LENGTH	DELTA	BEARING
10+00.00 TO 14+58.15		458.15'		N88°49'32"E
14+58.15 TO 15+58.16	2000.00'	100.01'	02°51'54"	
15+58.16 TO 16+58.17	2000.00'	100.01'	02°51'54"	
16+58.17 TO 20+55.55		397.38'		N88°49'32"E

E. 8TH STREET

(40'-44' R/W)

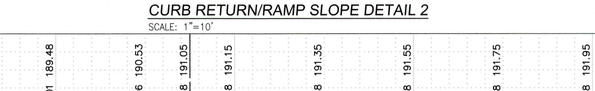
CURB RETURN/RAMP SLOPE DETAIL 1

SCALE: 1"=10'



CURB RETURN/RAMP SLOPE DETAIL 2

SCALE: 1"=10'



DESIGNED BY:	A. MUQATASH
DRAFTING BY:	R. MCLACHLAN
	UNDER THE SUPERVISION OF TONY J. FRAYJI
DATE:	SEPTEMBER 26, 2023

REGISTERED PROFESSIONAL ENGINEER TONY J. FRAYJI NO. 57265 CIVIL STATE OF CALIFORNIA

NO.	REVISION	DATE	APPR'D BY

FRAYJI DESIGN GROUP
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(916) 782-3300 Phone
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IMPROVEMENT PLANS FOR AUBURN RAVINE ESTATES

PLAN & PROFILE E. 8TH STREET

LINCOLN CALIFORNIA

SCALE
1" = 40' HOR
1" = 4' VER
PROJECT NO. 18300
SHEET C7 OF C30

CL TANGENT & CURVE TABLE (E 8TH)				
STATION	RADIUS	LENGTH	DELTA	BEARING
16+58.17 TO 20+55.55		397.38'		N88°49'29"E
20+55.55 TO 21+66.95	400.00'	111.41'	15°57'28"	
21+66.95 TO 22+76.29	400.00'	111.41'	15°57'31"	
22+76.29 TO 23+39.30		63.01'		N88°49'29"E

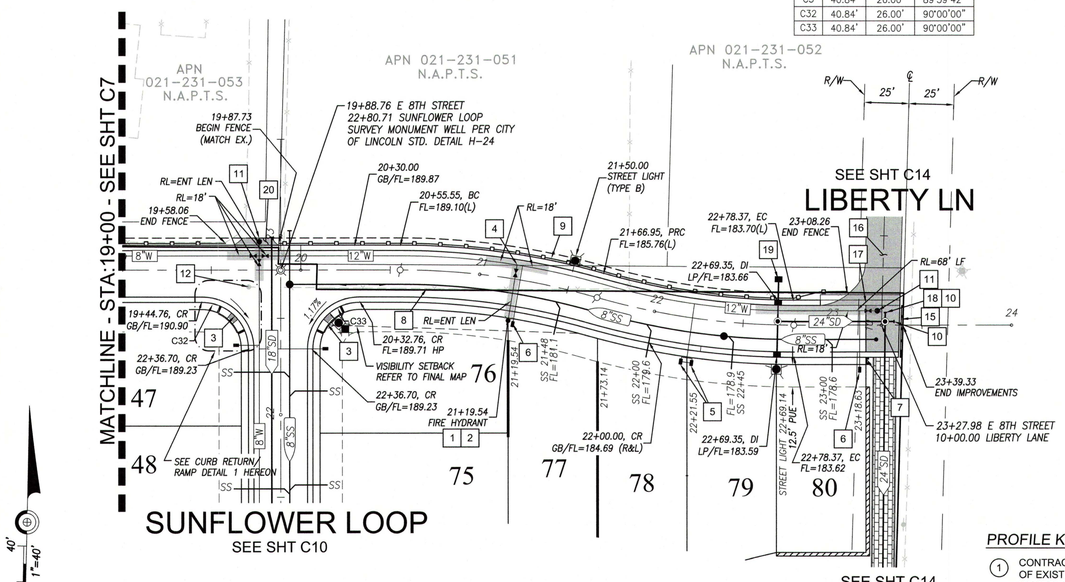
CURB RETURN CURVE TABLE			
NO.	LENGTH	RADIUS	DELTA
C1	40.81'	26.00'	89°55'55"
C2	41.05'	26.00'	90°27'52"
C4	40.84'	26.00'	90°00'18"
C5	40.84'	26.00'	89°59'42"
C32	40.84'	26.00'	90°00'00"
C33	40.84'	26.00'	90°00'00"

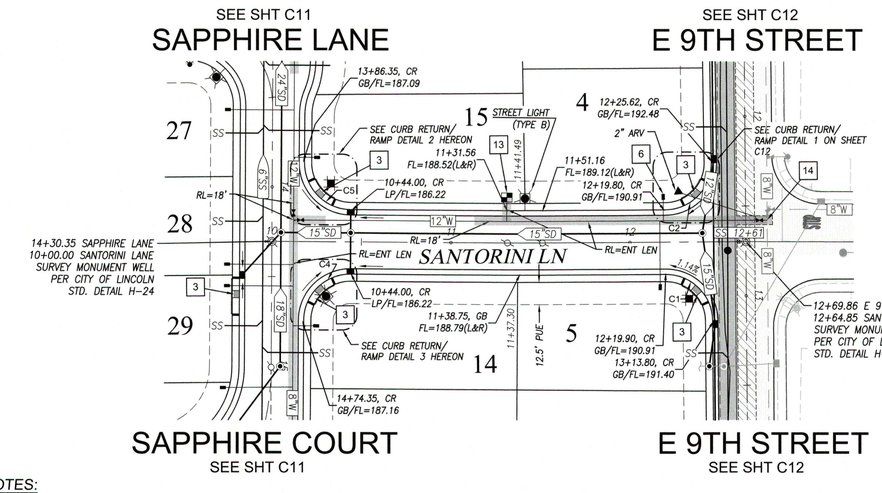
CL TANGENT & CURVE TABLE (SANTORINI)				
STATION	RADIUS	LENGTH	DELTA	BEARING
10+00.00 TO 11+31.56		131.56'		N0°21'27.50"W
11+31.56 TO 11+51.16	1500.00'	19.60'	0°44'55"	
11+51.16 TO 13+64.09		212.93'		N1°06'22.89"W

0' 40'
SCALE: 1"=40'

PLAN KEYNOTES:

1. INSTALL FIRE HYDRANT 12" FROM BACK OF SIDEWALK PER CITY OF LINCOLN STD. W-11. SEE STD. W-6 AND W-6A FOR THRUST BLOCK DETAILS.
2. INSTALL BLUE REFLECTOR AT CENTERLINE IN FRONT OF ALL FIRE HYDRANTS.
3. CURB RAMP PER CITY STD, CASE C (TYP).
4. SEE RESTRAINED JOINT DETAIL 4 ON SHEET C4.
5. INSTALL 1½" SERVICE LATERAL TO DOUBLE 1" WATER METER WITH TWO 1½" HOUSE SERVICES. ONE TO EACH LOT, PER DETAIL ON SHEET C4.
6. INSTALL 1" SERVICE LATERAL TO SINGLE 1" WATER METER WITH ONE 1½" HOUSE SERVICE, PER DETAIL ON SHEET C4.
7. INSTALL 4' LF SIDEWALK BARRICADE PER STD. H-9.
8. REMOVE EXISTING FENCE.
9. INSTALL 354LF OF FENCE, MATCH EXISTING FENCE TYPE.
10. PLUG STORM DRAIN STUB. FL=176.32.
11. INSTALL TEMPORARY 2" BLOW-OFF PER CITY STD 2' BEHIND CURB.
12. REMOVE EXISTING POWERPOLE.
13. STA:11+31 INSTALL WATER SAMPLING STATION PER CITY STD. DETAIL W-10 AND W-10A AND TEE OFF OF MAIN.
14. CONNECT TO EXISTING 8" WATER WITH TEE AND VALVE PER CITY STANDARDS. CONTRACTOR TO COORDINATE WORK WITH CITY DEPARTMENT OF PUBLIC SERVICES PRIOR TO CONNECTION. SEE STD. DETAILS W-6 & W-6A FOR THRUST BLOCK DETAILS.
15. 33 LF BARRICADE PER STD. H-7 AND 33 LF OF 2x6 REDWOOD HEADERBOARD. BARRICADE AND HEADERBOARD SHALL BE INSTALLED IF FUTURE SUBDIVISION IMPROVEMENTS ARE NOT CONSTRUCTED WITHIN THE SAME CONSTRUCTION SEASON.
16. CONTRACTOR TO PROVIDE AND MAINTAIN TRAFFIC ACCESS TO EXISTING RESIDENCES PARCELS.
17. INSTALL 43 LF OF CONCRETE VALLEY GUTTER. SEE DETAIL 9 ON SHEET C4
18. 5 LF 18" RCP CL-III S=0.003, FL=176.32
19. INSTALL STD TYPE 'F' DI, GRATE=183.5 W/ 8"X24" 3-SIDE OPENINGS, NORTH, WEST & EAST SIDE. FL=182.5 SEE GRADING SHEET C20 FOR SWALE DESIGN.
20. 6"AB BEHIND CURB TO TIE INTO EXISTING GRADE



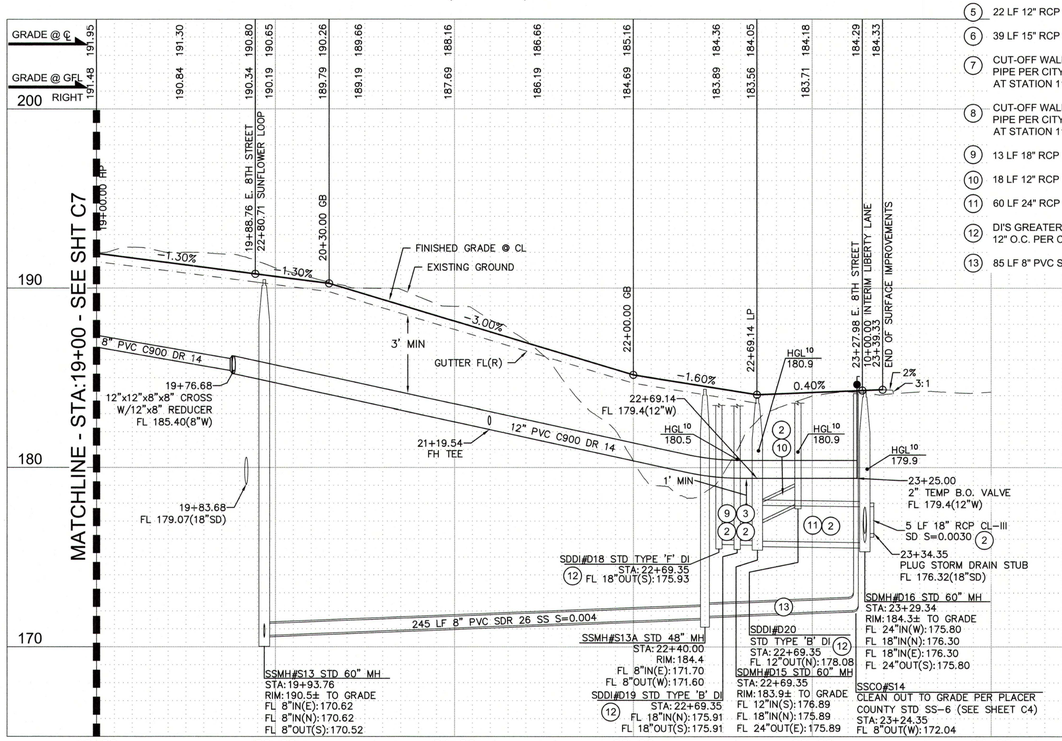


PROFILE KEYNOTES:

1. CONTRACTOR SHALL VERIFY FLOWLINE AND LOCATION OF EXISTING UTILITIES AND CONTACT ENGINEER 24 HOURS PRIOR TO MAKING CONNECTION IF FLOWLINE ELEVATION DIFFERS MORE THAN 0.1' FROM PLANS.
2. STORM DRAIN PIPE ALTERNATIVE APPROVED BY CITY IMPROVEMENT STANDARDS LISTED ON PAGE SD-18 AND SD-19 AS ACCEPTABLE.
3. 10 LF 18" RCP CL-III SD S=0.002
4. 12 LF 12" RCP CL-III SD S=0.004
5. 22 LF 12" RCP CL-III SD S=0.05
6. 39 LF 15" RCP CL-III SD S=0.002
7. CUT-OFF WALL FOR STORM DRAIN PIPE PER CITY STD. DETAIL SS-8, AT STATION 11+00
8. CUT-OFF WALL FOR WATER PIPE PER CITY STD. DETAIL SS-8, AT STATION 11+60
9. 13 LF 18" RCP CL-III SD S=0.0015
10. 18 LF 12" RCP CL-III SD S=0.066
11. 60 LF 24" RCP CL-III SD S=0.0015
12. DI'S GREATER THAN 4' DEEP SHALL HAVE #4 REBAR @ 12" O.C. PER CITY STD. DETAIL SD-4.
13. 85 LF 8" PVC SDR 26 SS S=0.004

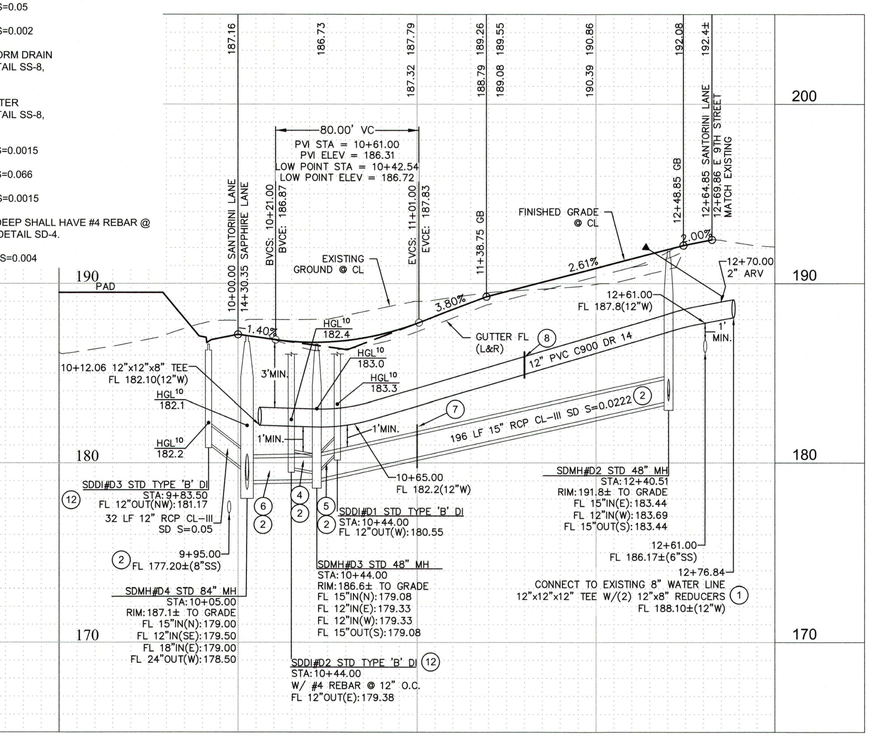
E. 8TH STREET

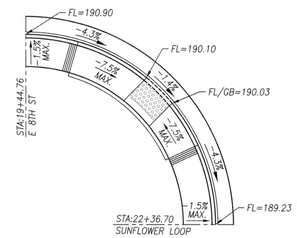
(44' R/W)



SANTORINI LANE

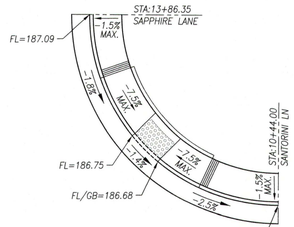
(44' R/W)





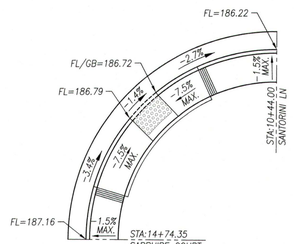
CURB RETURN/RAMP SLOPE DETAIL 1

SCALE: 1"=10'



CURB RETURN/RAMP SLOPE DETAIL 2

SCALE: 1"=10'



CURB RETURN/RAMP SLOPE DETAIL 3

SCALE: 1"=10'

FLG FRAYJI DESIGN GROUP
CIVIL ENGINEERING | PLANNING | SURVEYING
1318 Blue Oak Blvd.
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NO.	REVISION	DATE	APP'D BY

REGISTERED PROFESSIONAL ENGINEER ★ TONY J. FRAYJI ★ No. 57265 ★ CIVIL ★ STATE OF CALIFORNIA

DESIGNED BY: A. MUQATASH
DRAFTING BY: R. MCLACHLAN
UNDER THE SUPERVISION OF TONY J. FRAYJI
DATE: SEPTEMBER 26, 2023

IMPROVEMENT PLANS FOR AUBURN RAVINE ESTATES

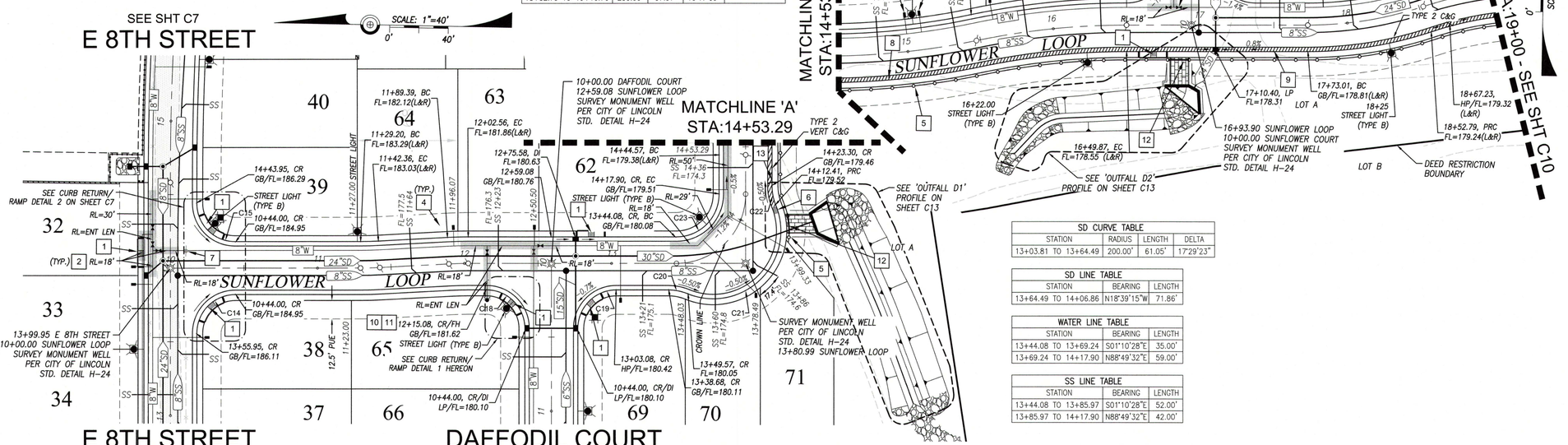
PLAN & PROFILE
E. 8TH STREET - SANTORINI LANE

LINCOLN CALIFORNIA

SCALE
1" = 40' HOR
1" = 4' VER
PROJECT NO. 18300
SHEET C8 OF C30

CURB RETURN CURVE TABLE			
NO.	LENGTH	RADIUS	DELTA
C14	40.84'	26.00'	90°00'00"
C15	40.84'	26.00'	90°00'00"
C18	40.84'	26.00'	90°00'00"
C19	40.84'	26.00'	90°00'00"
C20	13.25'	34.00'	22°19'54"
C21	108.11'	46.00'	134°39'48"
C22	13.25'	34.00'	22°19'54"
C23	45.55'	29.00'	90°00'00"
C24	40.84'	26.00'	90°00'14"
C25	40.84'	26.00'	90°00'00"

CL TANGENT & CURVE TABLE				
STATION	RADIUS	LENGTH	DELTA	BEARING
10+00.00 TO 11+29.20		129.20'		S1°10'27.50"E
11+29.20 TO 11+42.36	250.00'	13.16'	03°01'01"	
11+42.36 TO 11+89.39		47.03'		S4°11'28.79"E
11+89.39 TO 12+02.56	250.00'	13.16'	03°01'01"	
12+02.56 TO 13+44.07		141.51'		S1°10'27.50"E
13+44.07 TO 14+17.91	47.00'	73.83'	90°00'00"	
14+17.91 TO 14+44.57		26.66'		N88°49'32.50"E
14+44.57 TO 15+47.22	500.00'	102.65'	11°45'46"	
15+47.22 TO 16+49.87	500.00'	102.65'	11°45'46"	
16+49.87 TO 17+73.01		123.14'		N88°49'32.50"E
17+73.01 TO 18+52.79	250.00'	79.79'	18°17'09"	
18+52.79 TO 19+10.76	250.00'	57.97'	13°17'09"	



SD CURVE TABLE			
STATION	RADIUS	LENGTH	DELTA
13+03.81 TO 13+64.49	200.00'	61.05'	17°29'23"

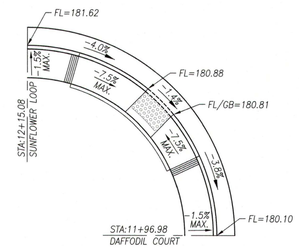
SD LINE TABLE		
STATION	BEARING	LENGTH
13+64.49 TO 14+06.86	N18°39'15"W	71.86'

WATER LINE TABLE		
STATION	BEARING	LENGTH
13+44.08 TO 13+69.24	S01°10'28"E	35.00'
13+69.24 TO 14+17.90	N88°49'32"E	59.00'

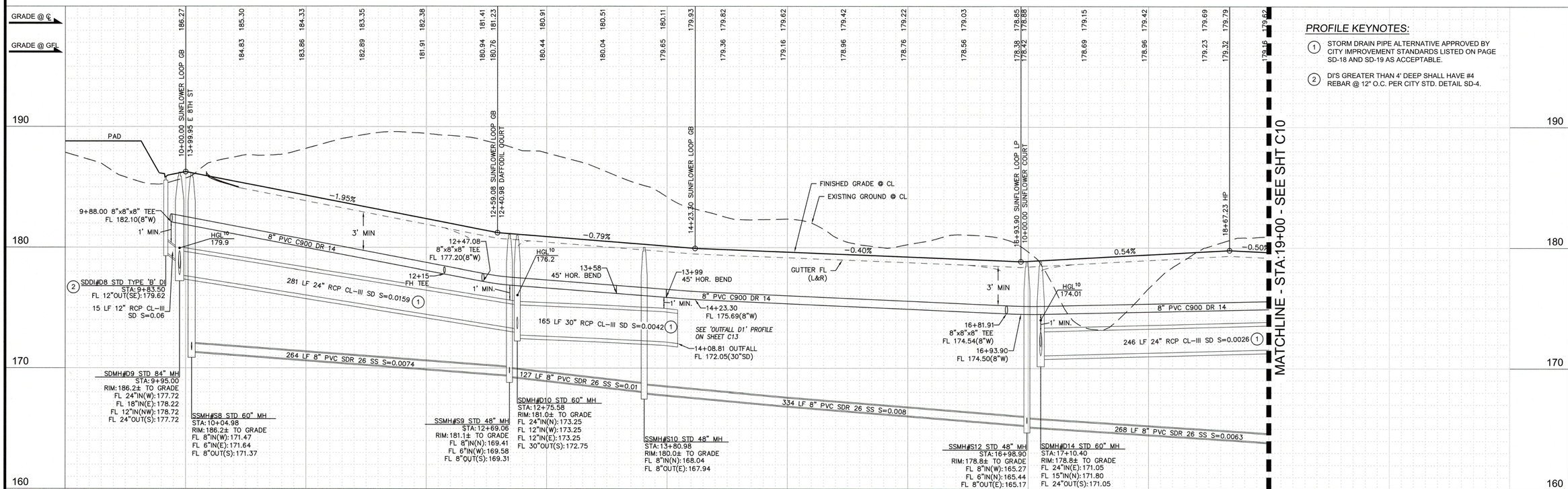
SS LINE TABLE		
STATION	BEARING	LENGTH
13+44.08 TO 13+85.97	S01°10'28"E	52.00'
13+85.97 TO 14+17.90	N88°49'32"E	42.00'

PLAN KEYNOTES:

1. CURB RAMP PER CITY STD. CASE C (TYP).
2. SEE RESTRAINED JOINT DETAIL 4 ON SHEET C4.
3. INSTALL 1 ½" SERVICE LATERAL TO DOUBLE 1" WATER METER WITH TWO 1 ½" HOUSE SERVICES. ONE TO EACH LOT, PER DETAIL ON SHEET C4.
4. INSTALL 1" SERVICE LATERAL TO SINGLE 1" WATER METER WITH ONE 1 ½" HOUSE SERVICE, PER DETAIL ON SHEET C4.
5. OPEN SPACE FENCE. SEE DETAIL 5 ON SHEET C4.
6. CURB FACE TRANSITION, 5' CURB TRANSITION TYPE 1 ROLLED CURB TO TYPE 2 VERTICAL CURB.
7. EXISTING POWER POLE TO BE RELOCATED ON TEMPORARY BASIS PRIOR TO START OF CONSTRUCTION AND PRIOR TO REPLACING WITH JOINT TRENCH.
8. PAINT RED CURB "NO PARKING ZONE". SEE DETAIL 3 ON SHEET C4
9. STA: 17+10.40 TO STA: 17+73.01 GUTTER SLOPE RT = 0.8%, CROSS SLOPE VARIES.
10. INSTALL FIRE HYDRANT 12" FROM BACK OF SIDEWALK PER CITY OF LINCOLN STD. W-11. SEE STD. W-6 AND W-6A FOR THRUST BLOCK DETAILS.
11. INSTALL BLUE REFLECTOR AT CENTERLINE IN FRONT OF ALL FIRE HYDRANTS.
12. 14' WIDE MAINTENANCE GATE ACCESS. SEE GATE ACCESS DETAIL 5 ON SHEET C4.



CURB RETURN/RAMP SLOPE DETAIL 1
SCALE: 1"=10'



PROFILE KEYNOTES:

1. STORM DRAIN PIPE ALTERNATIVE APPROVED BY CITY IMPROVEMENT STANDARDS LISTED ON PAGE SD-18 AND SD-19 AS ACCEPTABLE.
2. DI'S GREATER THAN 4' DEEP SHALL HAVE #4 REBAR @ 12" O.C. PER CITY STD. DETAIL SD-4.

NO.	REVISION	DATE	APPR'D. BY

REGISTERED PROFESSIONAL ENGINEER TONY J. FRAYJI No. 57285 CIVIL STATE OF CALIFORNIA

DESIGNED BY: A. MUDATASH.
DRAFTING BY: R. MCLACHLAN
UNDER THE SUPERVISION OF TONY J. FRAYJI
DATE: SEPTEMBER 26, 2023

FRAYJI DESIGN GROUP
CIVIL ENGINEERING | PLANNING | SURVEYING
1315 Blue Oaks Blvd. Roseville, CA 95678
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IMPROVEMENT PLANS FOR AUBURN RAVINE ESTATES

PLAN & PROFILE SUNFLOWER LOOP

LINCOLN CALIFORNIA

SCALE
1" = 40' HOR
1" = 4' VER

PROJECT NO.
18300

SHEET
C9 OF C30

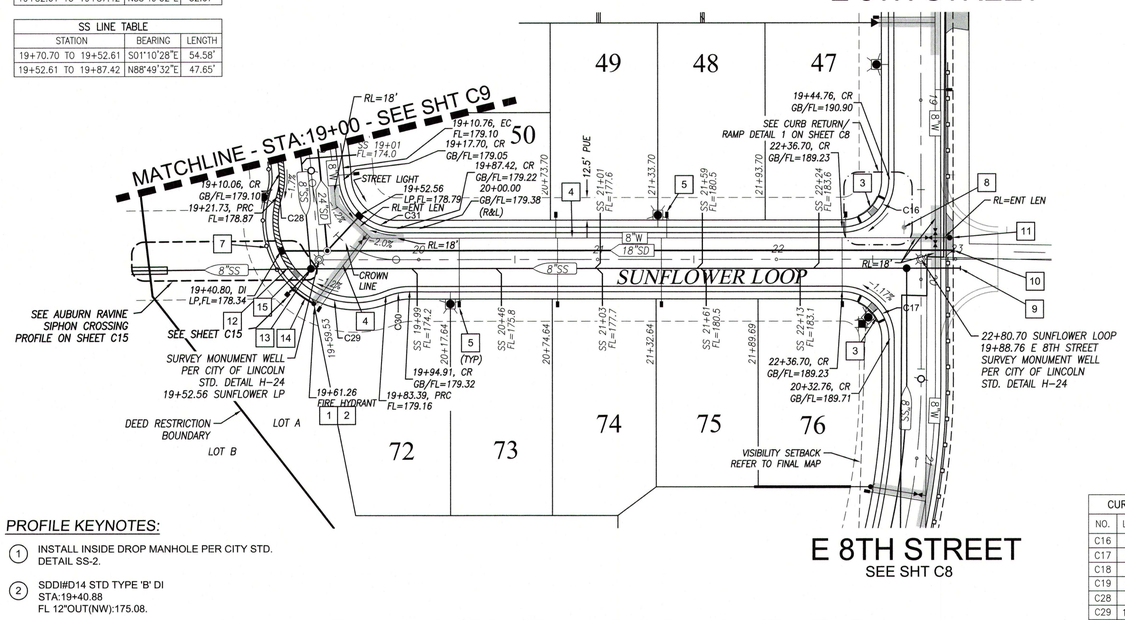
SD LINE TABLE		
STATION	BEARING	LENGTH
19+70.70 TO 19+52.61	N83°49'32"E	45.42'
19+52.61 TO 19+87.42	N01°10'28"W	38.49'

WATER LINE TABLE		
STATION	BEARING	LENGTH
19+70.70 TO 19+52.61	S01°10'28"E	39.05'
19+52.61 TO 19+87.42	N88°49'32"E	32.07'

SS LINE TABLE		
STATION	BEARING	LENGTH
19+70.70 TO 19+52.61	S01°10'28"E	54.58'
19+52.61 TO 19+87.42	N88°49'32"E	47.65'

CL TANGENT & CURVE TABLE (SUNFLOWER LOOP)				
STATION	RADIUS	LENGTH	DELTA	BEARING
19+17.70 to 19+87.42	47.00'	69.73	85°00'00"	
19+87.42 TO 22+80.75		293.33'		N1°10'27.50"W

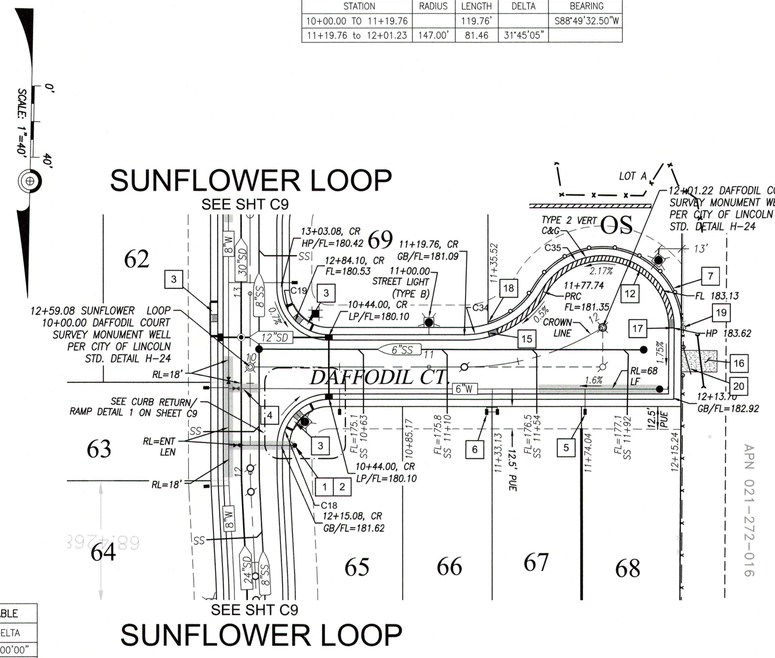
SCALE: 1"=40'



CURB RETURN CURVE TABLE			
NO.	LENGTH	RADIUS	DELTA
C16	40.84'	26.00'	90°00'00"
C17	40.84'	26.00'	90°00'00"
C18	40.84'	26.00'	90°00'00"
C19	40.84'	26.00'	90°00'00"
C28	13.35'	34.00'	22°29'43"
C29	104.10'	46.00'	129°39'31"
C30	13.25'	34.00'	22°19'54"
C31	43.02'	29.00'	85°00'00"
C34	51.72'	50.00'	59°15'44"
C35	104.46'	40.00'	149°38'06"

CL TANGENT & CURVE TABLE (DAFFODIL COURT)				
STATION	RADIUS	LENGTH	DELTA	BEARING
10+00.00 TO 11+19.76		119.76'		S88°49'32.50"W
11+19.76 to 12+01.23	147.00'	81.46	31°45'05"	

SCALE: 1"=40'



PROFILE KEYNOTES:

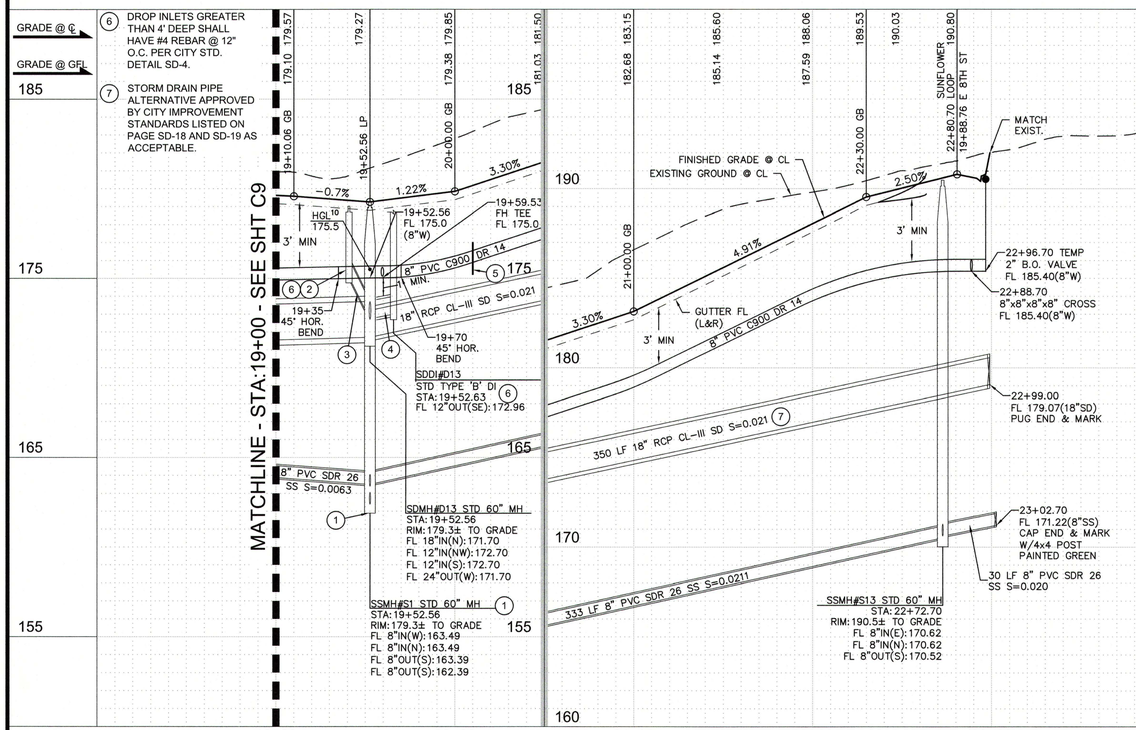
1. INSTALL INSIDE DROP MANHOLE PER CITY STD. DETAIL SS-2.
2. SDDI#D14 STD TYPE 'B' DI STA:19+40.88 FL 12"OUT(NW):175.08.
3. 26 LF 12" RCP CL-III SD S=0.009.
4. 26 LF 12" RCP CL-III SD S=0.01.
5. CUT-OFF WALL FOR WATER PIPE PER CITY STD. DETAIL SS-8, AT STATION 20+10.
6. DROP INLETS GREATER THAN 4' DEEP SHALL HAVE #4 REBAR @ 12" O.C. PER CITY STD. DETAIL SD-4.
7. STORM DRAIN PIPE ALTERNATIVE APPROVED BY CITY IMPROVEMENT STANDARDS LISTED ON PAGE SD-18 AND SD-19 AS ACCEPTABLE.

PLAN KEYNOTES:

1. INSTALL FIRE HYDRANT 12" FROM BACK OF SIDEWALK PER CITY OF LINCOLN STD. W-11. SEE STD. W-6 AND W-6A FOR THRUST BLOCK DETAILS.
2. INSTALL BLUE REFLECTOR AT CENTERLINE IN FRONT OF ALL FIRE HYDRANTS.
3. CURB RAMP PER CITY STD. CASE C (TYP).
4. SEE RESTRAINED JOINT DETAIL 4 ON SHEET C4.
5. INSTALL 1" SERVICE LATERAL TO SINGLE 1" WATER METER WITH ONE 1 ½" HOUSE SERVICE, PER DETAIL ON SHEET C4.
6. INSTALL 1 ½" SERVICE LATERAL TO DOUBLE 1" WATER METER WITH TWO 1 ½" HOUSE SERVICES. ONE TO EACH LOT, PER DETAIL ON SHEET C4.
7. OPEN SPACE FENCE. SEE DETAIL 5 ON SHEET C4.
8. REMOVE EXISTING POWER POLE.
9. PLUG AND MARK END OF SANITARY SEWER STUB WITH 4x4 POST PAINTED GREEN.
10. PLUG AND MARK END OF STORM DRAIN PIPE WITH 4X4 POST PAINTED GREEN.
11. INSTALL TEMPORARY 2" BLOW OFF VALVE. PER CITY STANDARD 2' BEHIND THE CURB
12. PAINT RED CURB "NO PARKING ZONE". SEE DETAIL 3 ON SHEET C4
13. SEE SHEET C13 FOR AIR PIPE & WATER FILL CONNECTION.
14. 15' WIDE MAINTENANCE GATE ACCESS. SEE GATE ACCESS DETAIL 5 ON SHEET C4.
15. CURB FACE TRANSITION, 5' CURB TRANSITION FROM TYPE 1 ROLLED CURB TO TYPE 2 VERTICAL CURB. STA: 11+35.52
16. PLACE 12'x20', 8" AB ACCESS, CENTER ON GATE.
17. CURB FACE TRANSITION, 5' CURB TRANSITION FROM TYPE TYPE 2 VERTICAL CURB TO 1 ROLLED CURB.
18. BEGIN OPEN SPACE FENCE.
19. END OPEN SPACE FENCE. TIE INTO EXISTING FENCE. BEGIN 6' WOOD FENCE.
20. 10' WIDE WOOD GATE WITH LOCK CENTERED ON AB ROAD AS PART OF WOOD FENCING FOR HOUSE CONSTRUCTION NOT PART OF THESE PLANS.

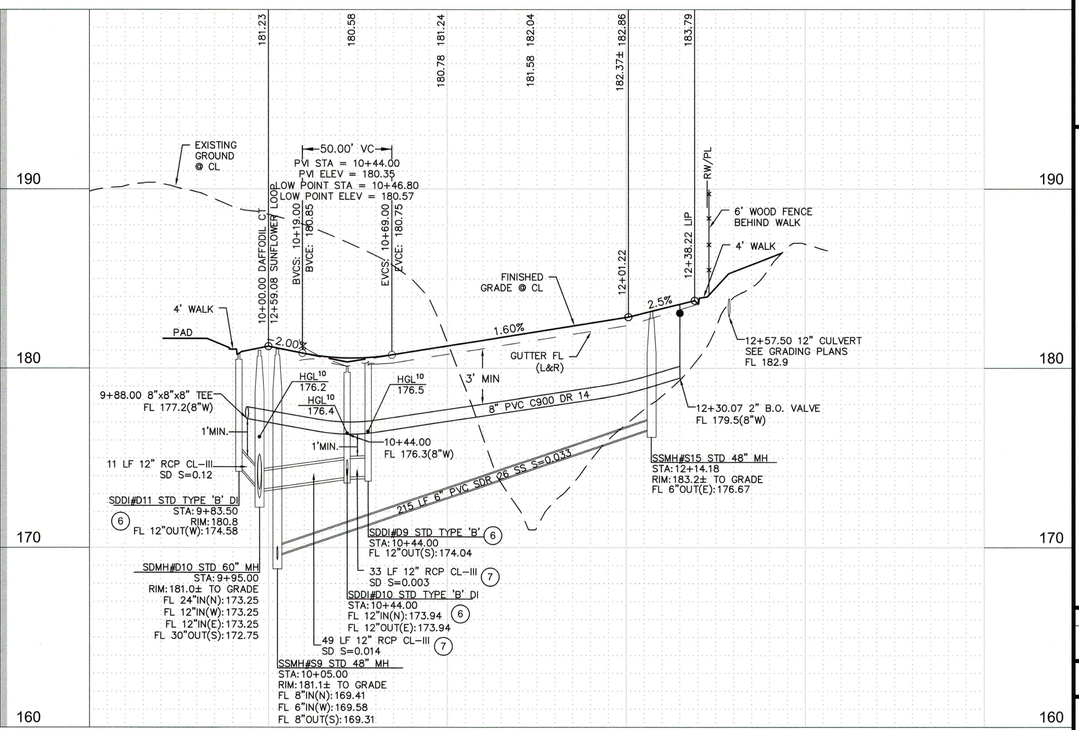
SUNFLOWER LOOP

(44' R/W)



DAFFODIL COURT

(44' R/W)



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NO. | REVISION | DATE | APPR'D BY

REGISTERED PROFESSIONAL ENGINEER ★ TONY J. FRAYJI ★ NO. 57265 ★ CIVIL ★ STATE OF CALIFORNIA

DESIGNED BY: A. MUQATASH
DRAFTING BY: R. MCLACHLAN
UNDER THE SUPERVISION OF TONY J. FRAYJI
DATE: SEPTEMBER 26, 2023

IMPROVEMENT PLANS FOR AUBURN RAVINE ESTATES

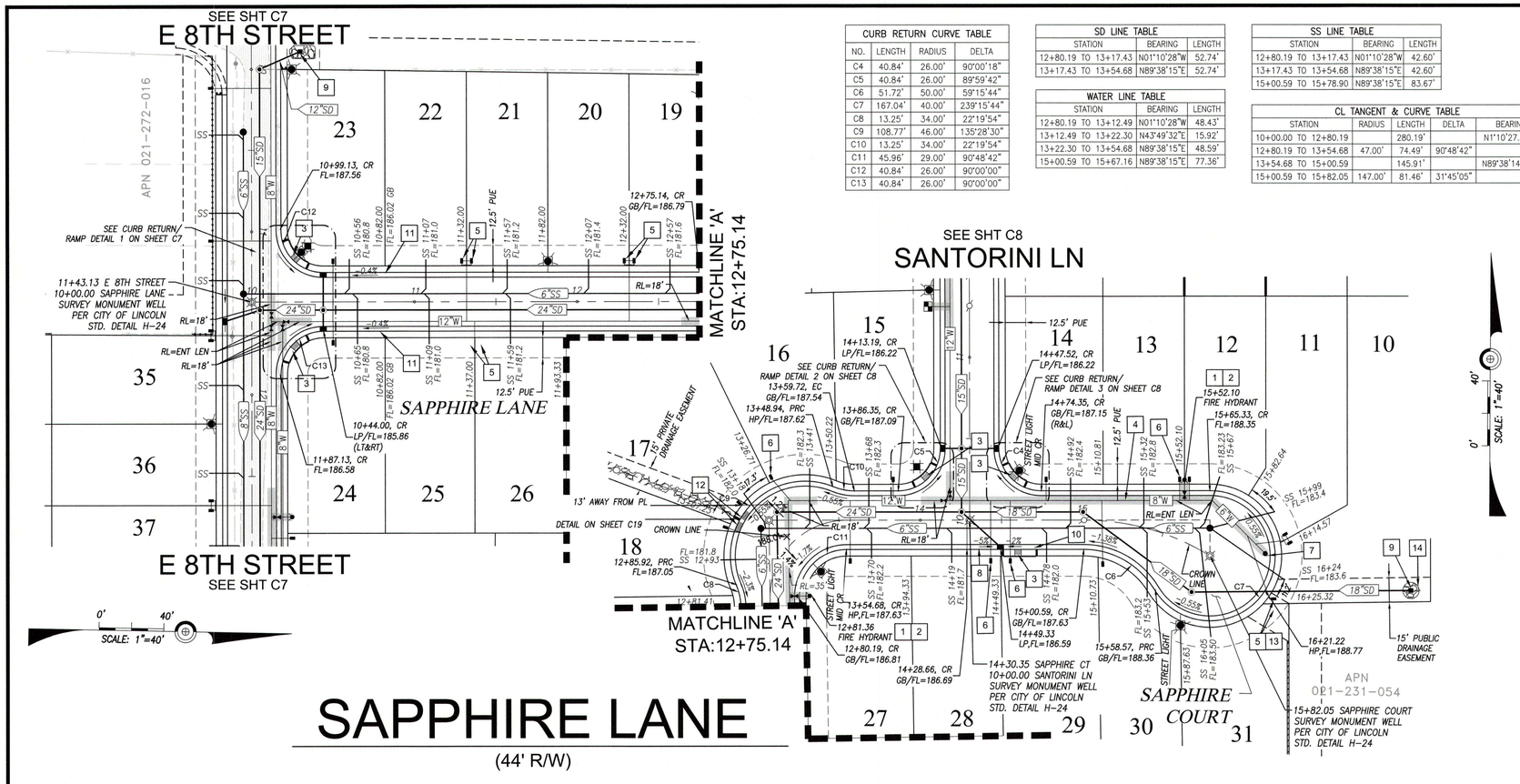
PLAN & PROFILE
SUNFLOWER LOOP - DAFFODIL CT.

LINCOLN CALIFORNIA

SCALE
1" = 40' HOR
1" = 4' VER

PROJECT NO.
18300

SHEET
C10 OF C30



CURB RETURN CURVE TABLE			
NO.	LENGTH	RADIUS	DELTA
C4	40.84'	26.00'	90°00'18"
C5	40.84'	26.00'	89°59'42"
C6	51.72'	50.00'	59°15'44"
C7	167.04'	40.00'	239°15'44"
C8	13.25'	34.00'	22°19'54"
C9	108.77'	46.00'	135°28'30"
C10	13.25'	34.00'	22°19'54"
C11	45.96'	29.00'	90°48'42"
C12	40.84'	26.00'	90°00'00"
C13	40.84'	26.00'	90°00'00"

SD LINE TABLE		
STATION	BEARING	LENGTH
12+80.19 TO 13+17.43	N01°10'28"W	52.74'
13+17.43 TO 13+54.68	N89°38'15"E	52.74'

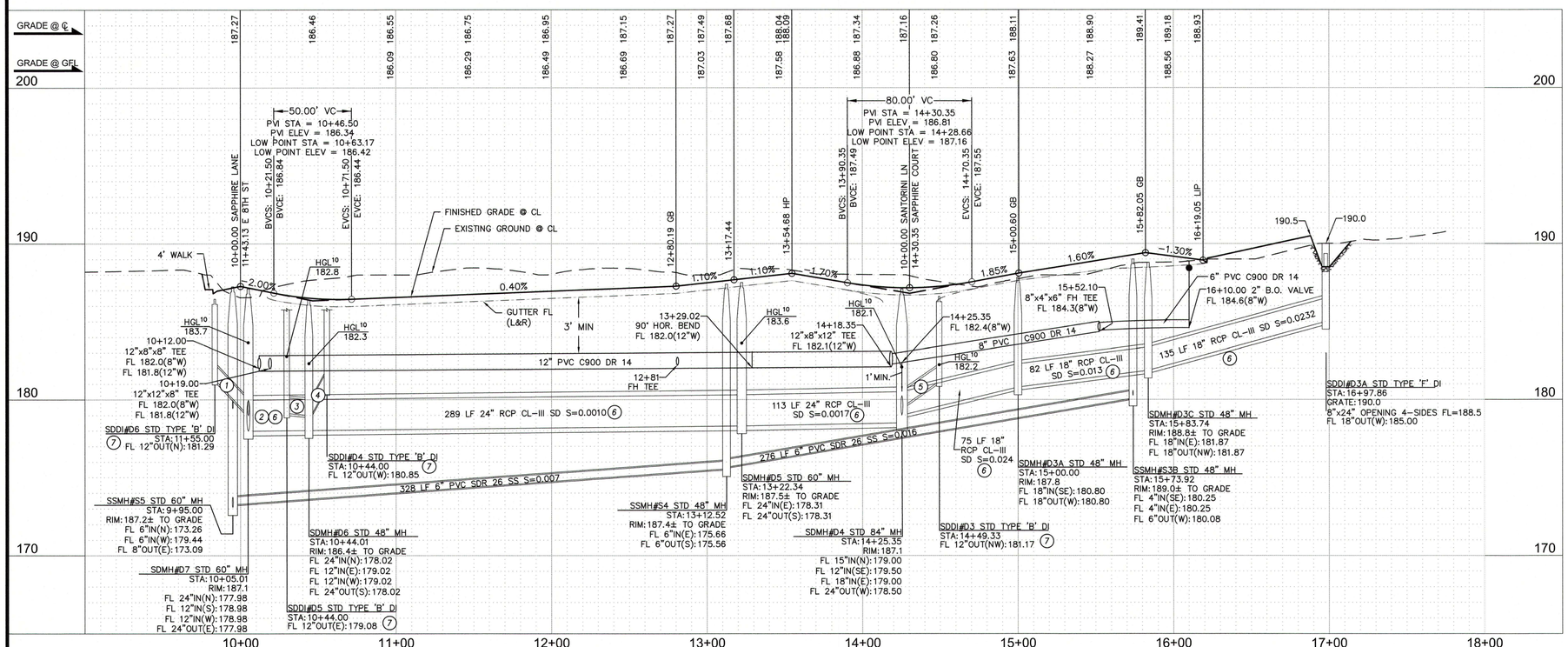
WATER LINE TABLE		
STATION	BEARING	LENGTH
12+80.19 TO 13+12.49	N01°10'28"W	48.43'
13+12.49 TO 13+22.30	N43°49'32"E	15.92'
13+22.30 TO 13+54.68	N89°38'15"E	48.59'
15+00.59 TO 15+67.16	N89°38'15"E	77.36'

SS LINE TABLE		
STATION	BEARING	LENGTH
12+80.19 TO 13+17.43	N01°10'28"W	42.60'
13+17.43 TO 13+54.68	N89°38'15"E	42.60'
15+00.59 TO 15+78.90	N89°38'15"E	83.67'

CL TANGENT & CURVE TABLE				
STATION	RADIUS	LENGTH	DELTA	BEARING
10+00.00 TO 12+80.19		280.19'		N1°10'27.50"W
12+80.19 TO 13+54.68	47.00'	74.49'	90°48'42"	
13+54.68 TO 15+00.59		145.91'		N89°38'14.71"E
15+00.59 TO 15+82.05	147.00'	81.46'	31°45'05"	

PLAN KEYNOTES:

1. INSTALL FIRE HYDRANT 12" FROM BACK OF SIDEWALK PER CITY OF LINCOLN STD. W-11. SEE STD. W-6 AND W-6A FOR THRUST BLOCK DETAILS.
2. INSTALL BLUE REFLECTOR AT CENTERLINE IN FRONT OF ALL FIRE HYDRANTS.
3. CURB RAMP PER CITY STD. CASE C (TYP).
4. SEE RESTRAINED JOINT DETAIL 4 ON SHEET C4.
5. INSTALL 1 ½" SERVICE LATERAL TO DOUBLE 1" WATER METER WITH TWO 1 ½" HOUSE SERVICES. ONE TO EACH LOT, PER DETAIL ON SHEET C4.
6. INSTALL 1" SERVICE LATERAL TO SINGLE 1" WATER METER WITH ONE 1 ½" HOUSE SERVICE, PER DETAIL ON SHEET C4.
7. INSTALL 2" BLOW-OFF PER CITY STD. DETAIL W-7.
8. STA: 14+28.66 TO STA: 14+49.33 GUTTER SLOPE RT = 0.5%, CROSS SLOPE VARIES.
9. INSTALL STD TYPE 'F' DI, GRATE=190.0 W/ 8"X24" OPENING, EAST SIDE ONLY W/ 3 HORIZONTAL GALVANIZED BARS @ 4" O.C. IN OPENING. FL=188.5
10. STA: 14+49.33 TO STA: 15+00.59 GUTTER SLOPE RT = 2%, CROSS SLOPE VARIES.
11. STA: 10+44.00 TO STA: 10+82.00 GUTTER SLOPE LT & RT = 0.4%, CROSS SLOPE VARIES.
12. CURB FACE TRANSITION, 6' CURB TRANSITION TYPE 1 ROLLED CURB TO TYPE 2 VERTICAL CURB.
13. WATER METER BOX SHALL BE TRAFFIC RATED.
14. 100 SF OF 6"-12" WITH 12" DEEP ROCK RIP RAP WITH GEOTEXTILE FABRIC.



PROFILE KEYNOTES:

1. 21LF 12" RCP CL-III SD, S=0.11
2. 39 LF 24" RCP CL-III SD, S=0.001
3. 12 LF 12" RCP CL-III SD, S=0.005
4. 22 LF 12" RCP CL-III SD, S=0.08
5. 32 LF 12" RCP CL-III SD, S=0.05
6. STORM DRAIN PIPE ALTERNATIVE APPROVED BY CITY IMPROVEMENT STANDARDS LISTED ON PAGE SD-18 AND SD-19 AS ACCEPTABLE.
7. DI'S GREATER THAN 4' DEEP SHALL HAVE #4 REBAR @ 12" O.C. PER CITY STD. DETAIL SD-4.

NO.	REVISION	DATE	APPR'D BY

REGISTERED PROFESSIONAL ENGINEER ★ TONY J. FRAYJI ★ No. 57265 ★ CIVIL ★ STATE OF CALIFORNIA

DESIGNED BY: A. MUQATASH
DRAFTING BY: R. MCLACHLAN
UNDER THE SUPERVISION OF TONY J. FRAYJI
DATE: SEPTEMBER 26, 2023

FRAYJI DESIGN GROUP
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(916) 782-3800 Phone (916) 782-3955 Fax

IMPROVEMENT PLANS FOR AUBURN RAVINE ESTATES

PLAN & PROFILE
SAPPHIRE LANE, SEWER 'A'/WATER 'A' CONN.

CALIFORNIA
LINCOLN

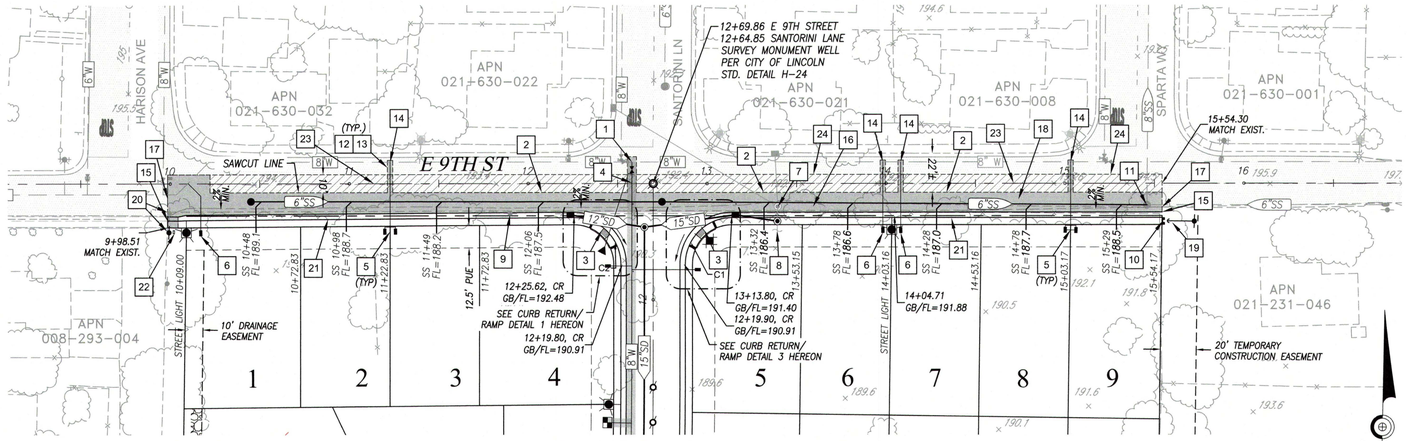
SCALE
1" = 40' HOR
1" = 4' VER

PROJECT NO.
18300

SHEET
C11 OF C30

PLAN KEYNOTES:

1. CUT IN TEE & VALVE TO EXISTING 8" WATER. CONTRACTOR TO COORDINATE WORK WITH CITY DEPARTMENT OF PUBLIC SERVICES PRIOR TO CONNECTION.
2. SAWCUT EXISTING PAVEMENT AS NEEDED & MATCH WITH NEW IMPROVEMENTS. CONTRACTOR SHALL EXTEND THE GRIND & OVERLAY TO ELIMINATE CRACKING AND/OR SPLITTING AS NECESSARY.
3. CURB RAMP PER CITY STD CASE C (TYP)
4. SEE RESTRAINED JOINT DETAIL 4 ON SHEET C4.
5. INSTALL 1 ½" SERVICE LATERAL TO DOUBLE 1" WATER METER WITH TWO 1 ½" HOUSE SERVICES. ONE TO EACH LOT, PER DETAIL ON SHEET C4.
6. INSTALL 1" SERVICE LATERAL TO SINGLE 1" WATER METER WITH ONE 1 ½" HOUSE SERVICE, PER DETAIL ON SHEET C4.
7. EXISTING SDMH, PROTECT IN PLACE. CONTRACTOR TO ADJUST RIM ELEVATION AS NECESSARY.
8. EXISTING STORM DRAIN LINE TO BE REMOVED.
9. EXISTING POWER POLE TO BE REMOVED AND UNDERGROUNDED, SEE JOINT TRENCH UTILITY PLANS AND DETAILS PREPARED BY JOINT TRENCH CONSULTANT. CONTRACTOR SHALL COORDINATE WITH PG&E TO DETERMINE LIMITS OF POLE AND POWER LINE REMOVAL FOR UNDERGROUNDING WORK.
10. INSTALL 4LF SIDEWALK BARRICADE PER STD DET H-9.
11. CONTRACTOR TO CONNECT NEW 6"SS TO EXISTING SSMH, WITHOUT INTERRUPTING SERVICE. ADJUST RIM ELEVATION AS NECESSARY. BACKFILL AROUND MANHOLE PER CITY OF LINCOLN STD. (RECHANNELIZE BOTTOM OF MH AS NEEDED)
12. SAWCUT PAVEMENT 18" WIDE (MIN.) TO 3' WIDE (MAX.) SEE STD. DETAIL H-25.
13. WATER SERVICE TRENCH. SEE STD. DETAIL W-2.
14. CONNECT WATER SERVICE INTO EXISTING WATER LINE. SEE STD. DETAIL W-3. CONTRACTOR TO COORDINATE WORK WITH CITY DEPARTMENT OF PUBLIC SERVICES PRIOR TO CONNECTION.
15. CONTRACTOR SHALL VERIFY EXISTING ELEVATION OF GUTTER LIP, TOP OF CURB, SIDEWALK AND CONTACT ENGINEER 24 HOURS PRIOR TO MAKING CONNECTION IF ELEVATION DIFFERS MORE THAN 0.1' FROM PLANS.
16. 4" AC (TYPE B) OVER 11" AB (CLASS II) WITH CALTRANS CLASS B-3 GEOTEXTILE FABRIC. COMPACT TO 95% RELATIVE COMPACTION. REFER TO GEOTECHNICAL REPORT FOR ALTERNATIVES. SEE TYPICAL DETAIL ON SHEET C3.
17. SAWCUT EXISTING PAVEMENT AND MATCH EDGE PER CONFORM DETAIL - THIS SHEET.
18. REMOVE & REPLACE EXISTING PAVEMENT & BASE.
19. INSTALL NEW POWER POLE. SEE JOINT TRENCH UTILITY PLANS AND DETAILS PREPARED BY JOINT TRENCH CONSULTANT. CONTRACTOR SHALL COORDINATE WITH PG&E TO DETERMINE LIMITS OF POLE AND POWER LINE INSTALLATION.
20. RELOCATE EXISTING POWER POLE. SEE JOINT TRENCH UTILITY PLANS AND DETAILS PREPARED BY JOINT TRENCH CONSULTANT. CONTRACTOR SHALL COORDINATE WITH PG&E TO DETERMINE LIMITS OF POLE AND POWER LINE RELOCATION.
21. CONTRACTOR MAY ADJUST GUTTER FL TO MAINTAIN 2% MIN. PAVEMENT CROSS SLOPES & MIN. GUTTER SLOPE OF 0.4%.
22. CONTRACTOR TO READJUST MAIL BOXES TO CLEAR NEW POLE LOCATION.
23. 10' GRIND & OVERLAY PER DETAIL A BELOW.
24. SAW CUT LINE FOR GRIND & OVERLAY.



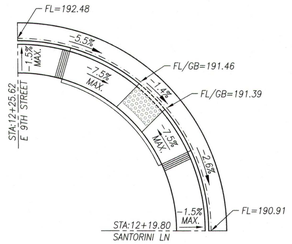
SANTORINI LN

SEE SHT C8

CL TANGENT TABLE		
STATION	LENGTH	BEARING
10+09.00 TO 15+54.17	545.17'	N88°49'32.50"E

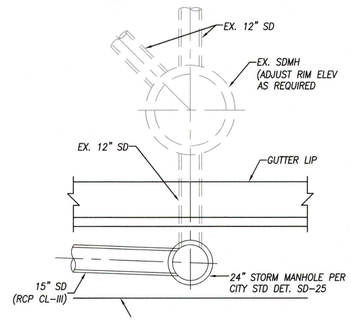
SS LINE TABLE		
STATION	BEARING	LENGTH
12+74.98 TO 15+45.76	S89°28'58"E	270.89'

SCALE: 1"=40'



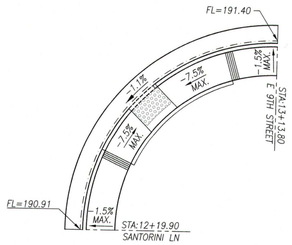
CURB RETURN/RAMP SLOPE DETAIL 1

SCALE: 1"=10'



PLAN VIEW 24"MH CONNECTION (DETAIL 2)

SCALE: NO SCALE



CURB RETURN/RAMP SLOPE DETAIL 3

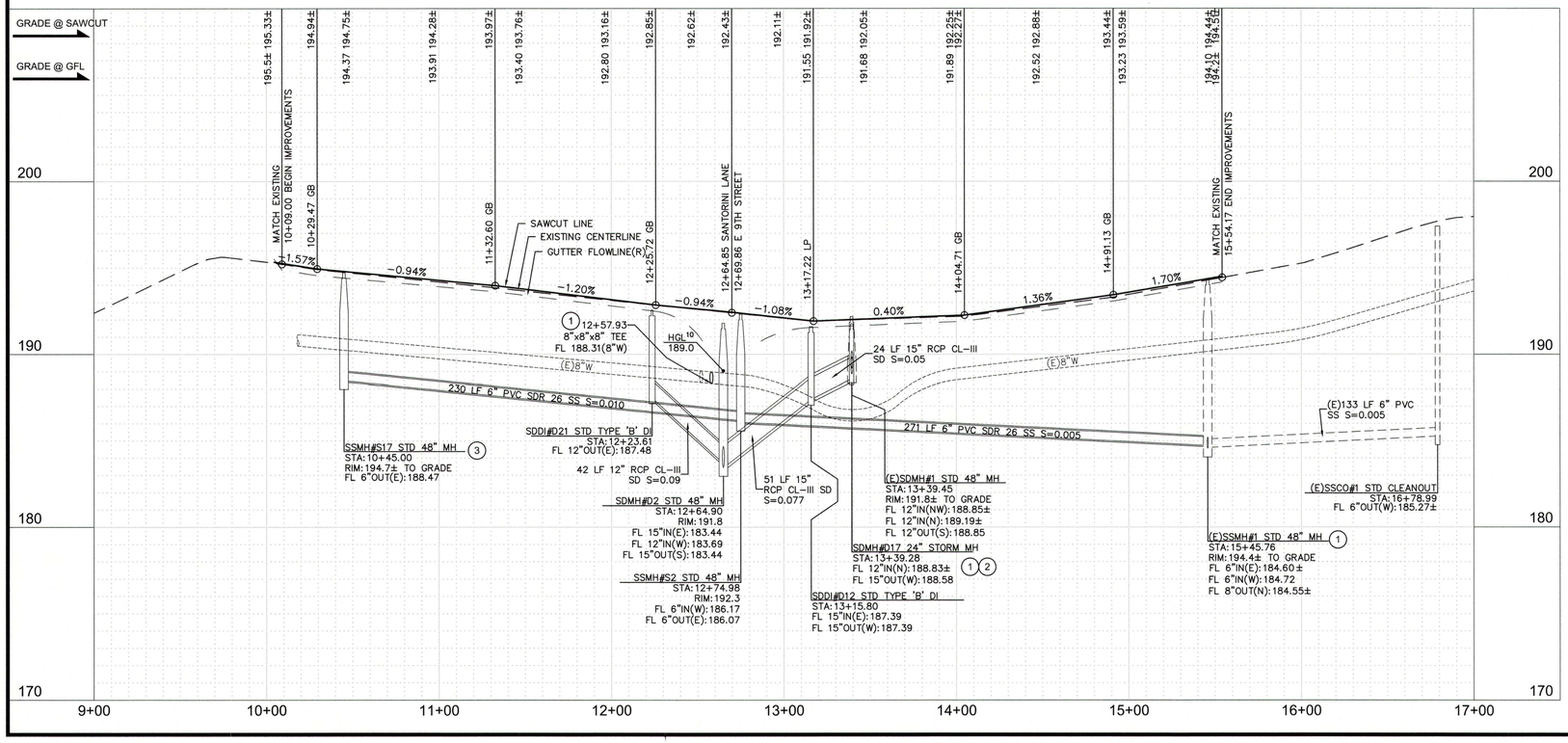
SCALE: 1"=10'

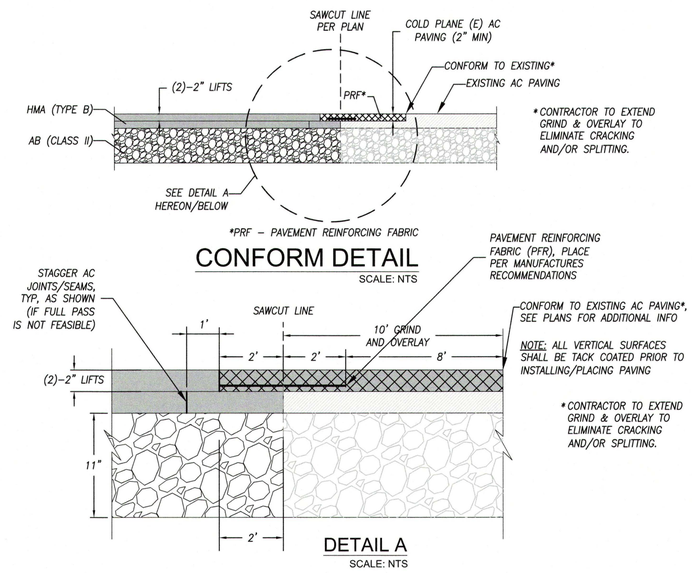
PROFILE KEYNOTES:

1. CONTRACTOR SHALL VERIFY FLOWLINE AND LOCATION OF EXISTING UTILITIES AND CONTACT ENGINEER 24 HOURS PRIOR TO MAKING CONNECTION IF FLOWLINE ELEVATION DIFFERS MORE THAN 0.1' FROM PLANS.
2. 24" MANHOLE TO TIE IN TO EXISTING 12" STORM DRAIN UNDER PROPOSED SIDEWALK. LID SHALL BE PEDESTRIAN SAFE & TRAFFIC RATED FLUSH WITH WALK.
3. 6" FLUSHING BRANCH PER SOUTH PLACER MUNICIPAL UTILITY DISTRICT STD. DET. NO.9. SEE DETAIL 9 ON SHEET C4.

E 9TH STREET

(R/W VARIES)





NO.	REVISION	DATE	APPR'D. BY

REGISTERED PROFESSIONAL ENGINEER TONY J. FRAYJI NO. 57365 CIVIL STATE OF CALIFORNIA

DESIGNED BY: A. MUQATASH
DRAFTING BY: R. MCLACHLAN
UNDER THE SUPERVISION OF TONY J. FRAYJI
DATE: SEPTEMBER 26, 2023

FRAYJI DESIGN GROUP
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IMPROVEMENT PLANS FOR AUBURN RAVINE ESTATES

PLAN & PROFILE
E 9TH STREET

CALIFORNIA
LINCOLN

SCALE
1" = 40' HOR
1" = 4' VER

PROJECT NO.
18300

SHEET
C12 OF C30

CL TANGENT & CURVE TABLE (SUNFLOWER COURT)				
STATION	RADIUS	LENGTH	DELTA	BEARING
10+00.00 TO 10+97.64		97.64'		N1°10'28"W
10+97.64 TO 11+79.10	147.00'	81.46'	31°45'05"	

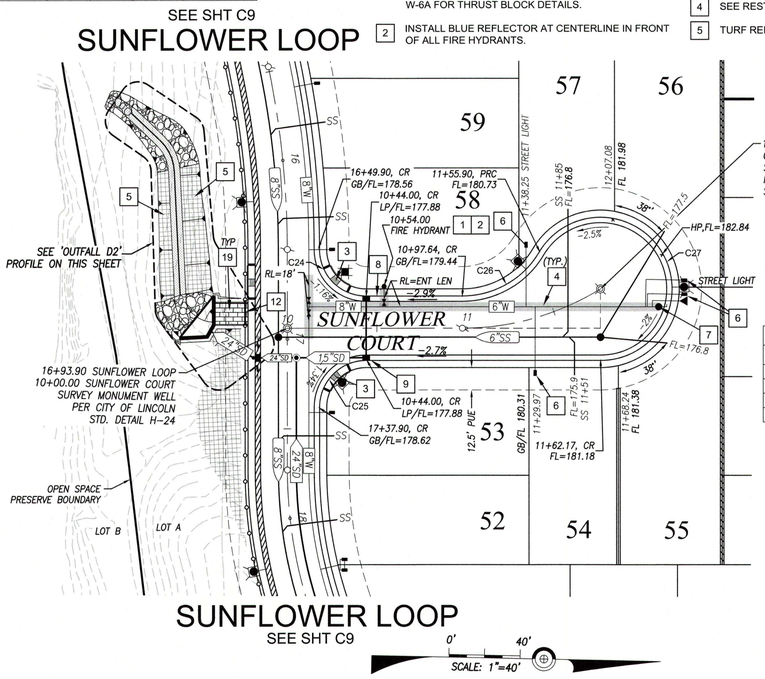
PLAN KEYNOTES:

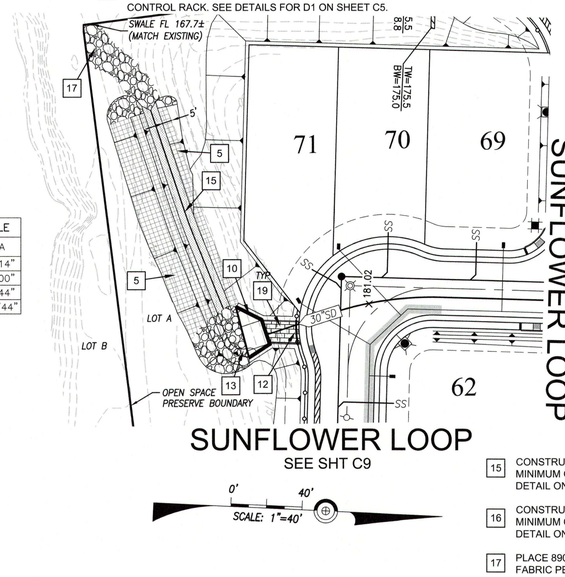
1. INSTALL FIRE HYDRANT 12" FROM BACK OF SIDEWALK PER CITY OF LINCOLN STD. W-11. SEE STD. W-6 AND W-6A FOR THRUST BLOCK DETAILS.
2. INSTALL BLUE REFLECTOR AT CENTERLINE IN FRONT OF ALL FIRE HYDRANTS.
3. CURB RAMP PER CITY STD. CASE C
4. SEE RESTRAINED JOINT DETAIL 4 ON SHEET C4.
5. TURF REINFORCING MAT
6. INSTALL 1" SERVICE LATERAL TO SINGLE 1" WATER METER WITH ONE 1½" HOUSE SERVICE, PER DETAIL ON SHEET C4
7. INSTALL 2" B.O. PER CITY STD. DETAIL W-8.
8. STA: 10+44.00 TO STA: 10+97.64 GUTTER SLOPE = 2.9%, CROSS SLOPE VARIES.
9. STA: 10+44.00 TO STA: 11+29.97 GUTTER SLOPE = 2.7%, CROSS SLOPE VARIES (2% MIN.).
10. INSTALL CALTRANS STD. DETAIL D86B HEADWALL WITH CITY STD. DETAIL SD-11 PIPE OUTFALL ACCESS CONTROL RACK. SEE DETAILS FOR D1 ON SHEET C5.
11. INSTALL CALTRANS STD. DETAIL D86B HEADWALL WITH CITY STD. DETAIL SD-11 OUTFALL ACCESS CONTROL RACK. SEE DETAILS FOR D2 ON SHEET C5.
12. 14-FT WIDE MAINTENANCE GATE ACCESS. SEE GATE ACCESS DETAIL 10 ON SHEET C4.
13. PLACE 390 SQ FT OF CALTRANS CLASS IV, METHOD B RSP ON CLASS 8 SLOPE PROTECTION FABRIC WITH A 1' VEGETATIVE LAYER OF SOIL AND 4' DIAMETER DISSIPATOR ROCKS. SEE DETAILS FOR D1 ON SHEET C5.
14. PLACE 420 SQ FT OF CALTRANS CLASS IV, METHOD B RSP ON CLASS 8 SLOPE PROTECTION FABRIC WITH A 1' VEGETATIVE LAYER OF SOIL AND 4' DIAMETER DISSIPATOR ROCKS. SEE DETAILS FOR D2 ON SHEET C5.
15. CONSTRUCT VEGETATED, WATER QUALITY TREATMENT SWALE. MUST BE A MINIMUM OF 120' LONG AT 0.9% WITH A MINIMUM BOTTOM WIDTH OF 8'. SEE DETAIL ON SHEET C17.
16. CONSTRUCT VEGETATED, WATER QUALITY TREATMENT SWALE. MUST BE A MINIMUM OF 100' LONG AT 0.6% WITH A MINIMUM BOTTOM WIDTH OF 6.5'. SEE DETAIL ON SHEET C17.
17. PLACE 890 SQ FT OF CALTRANS CLASS IV, METHOD B RSP ON CLASS 8 FABRIC PER CALTRANS STANDARDS.
18. PLACE 687 SQ FT OF CALTRANS CLASS IV, METHOD B RSP ON CLASS 8 FABRIC PER CALTRANS STANDARDS.
19. 12' WIDE ACCESS TURF BLOCK PERMEABLE PAVEMENT BY TREMRON OR APPROVED EQUAL. SEE DETAIL 10 ON SHEET C4.

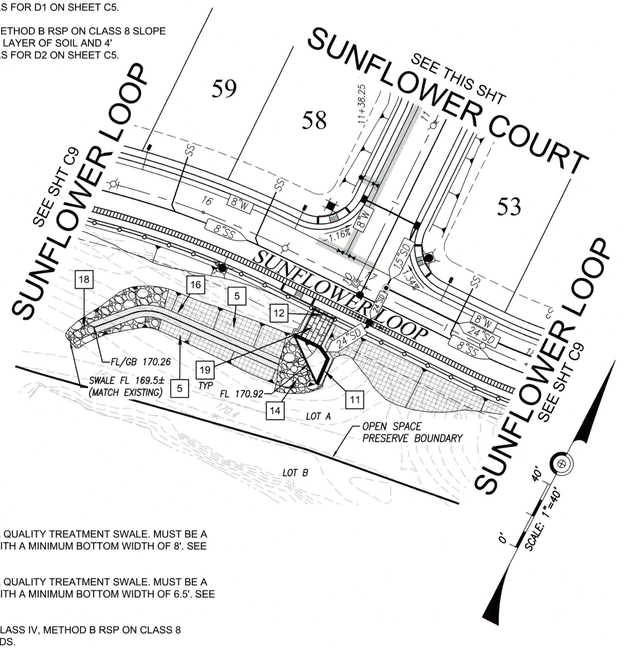
WATER LINE TABLE		
STATION	BEARING	LENGTH
10+97.64 TO 11+99.93	S01°10'28"E	106.71'

SS LINE TABLE		
STATION	BEARING	LENGTH
10+97.64 TO 11+62.17	S01°10'28"E	77.36'

CURB RETURN CURVE TABLE			
NO.	LENGTH	RADIUS	DELTA
C24	40.84'	26.00'	90°00'14"
C25	40.84'	26.00'	90°00'00"
C26	51.72'	50.00'	59°15'44"
C27	167.04'	40.00'	239°15'44"







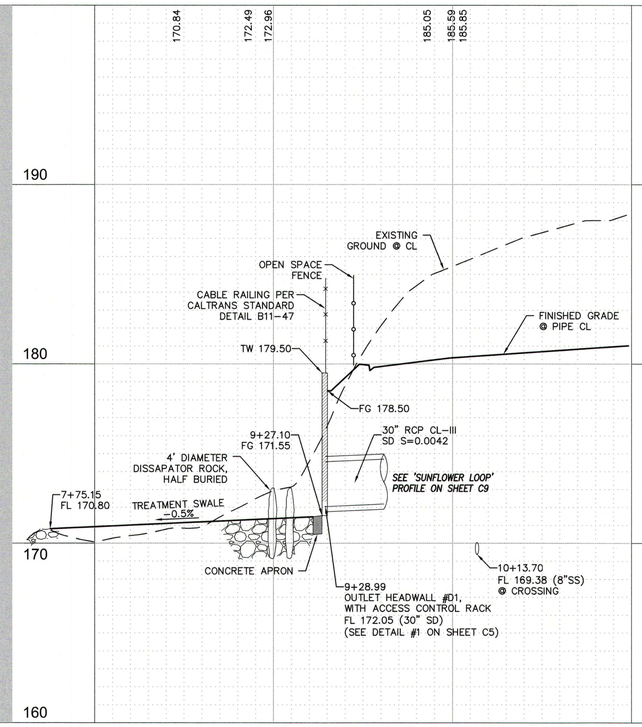
SUNFLOWER COURT

(44' R/W)

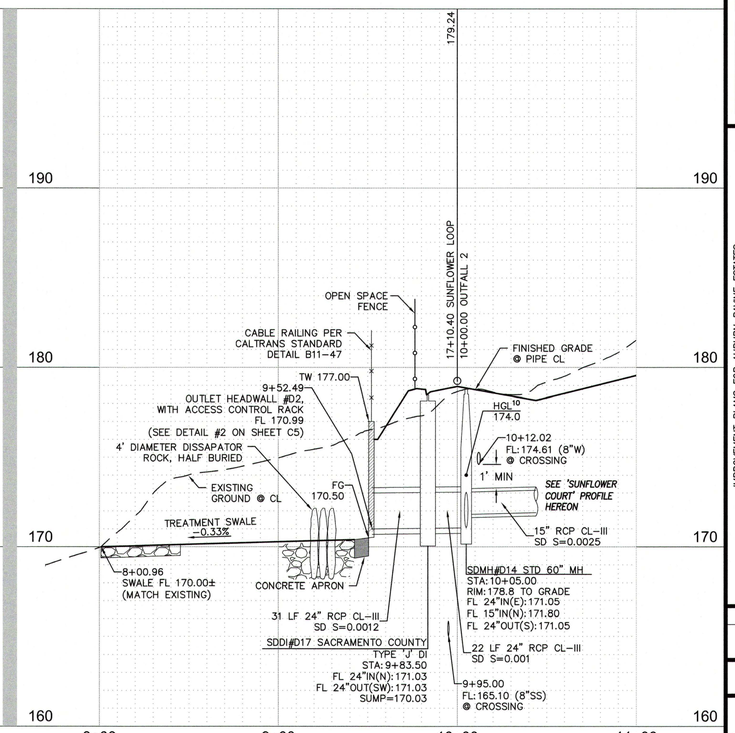
PROFILE KEYNOTES:

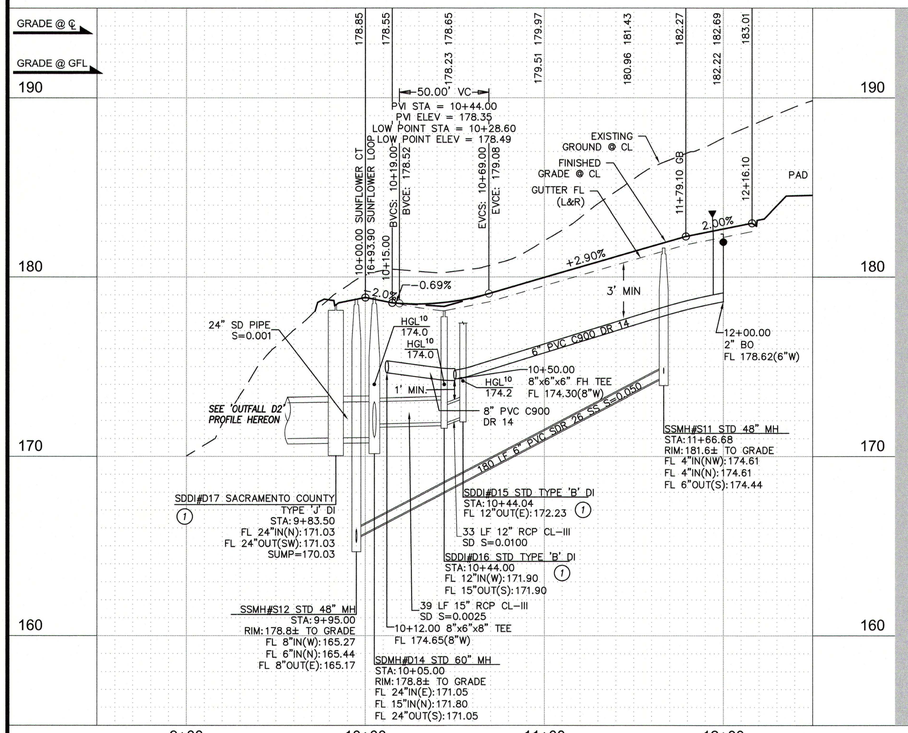
1. DROP INLETS GREATER THAN 4' DEEP SHALL HAVE #4 REBAR @ 12" O.C. PER CITY STD. DETAIL SD-4.

OUTFALL D1



OUTFALL D2





FRAYJI DESIGN GROUP
CIVIL ENGINEERING | PLANNING | SURVEYING
1316 Blue Oaks Blvd. Roseville, CA 95678
(916) 782-3000 Phone
(916) 782-3955 Fax

NO.	REVISION	DATE	APPR'D BY

TONY J. FRAYJI — No. 57265 — CIVIL — REGISTERED PROFESSIONAL ENGINEER — STATE OF CALIFORNIA

DESIGNED BY: A. MUDATASH
DRAFTING BY: R. MCLACHLAN
UNDER THE SUPERVISION OF TONY J. FRAYJI
DATE: SEPTEMBER 26, 2023

IMPROVEMENT PLANS FOR AUBURN RAVINE ESTATES

PLAN & PROFILE
SUNFLOWER CT., OUTFALL 'D1' AND 'D2'

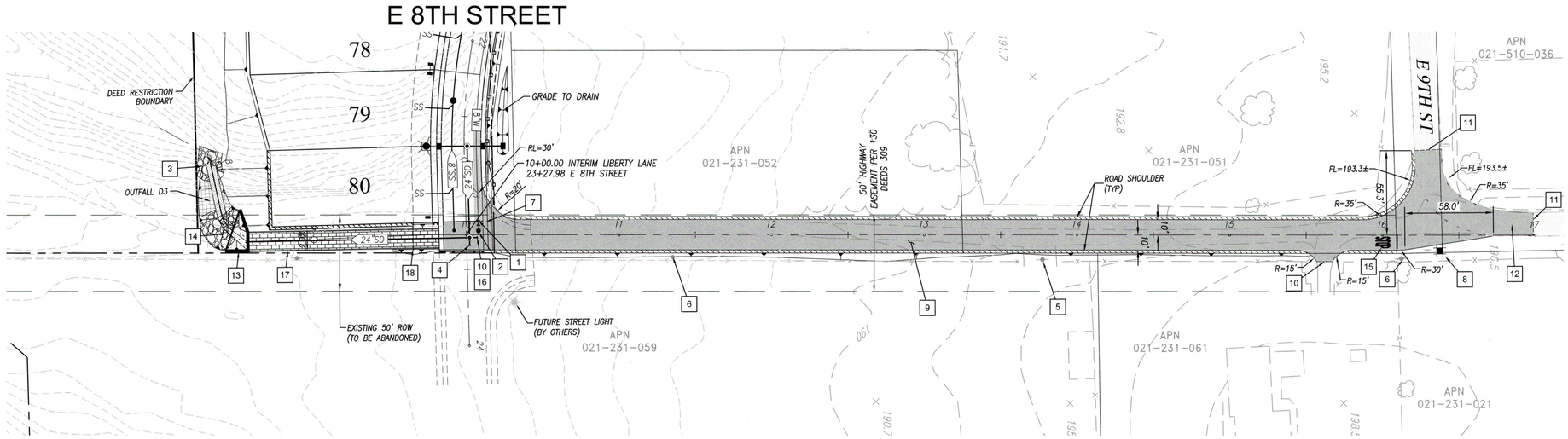
LINCOLN CALIFORNIA

SCALE
1" = 40' HOR
1" = 4' VER

PROJECT NO.
18300

SHEET
C13 OF C30

SEE SHT C8



CL TANGENT TABLE				
STATION	RADIUS	LENGTH	DELTA	BEARING
10+00.00 TO 17+00.00		700.00'		N0°25'09.38"E

SCALE: 1"=40'

LIBERTY LANE

PLAN KEYNOTES:

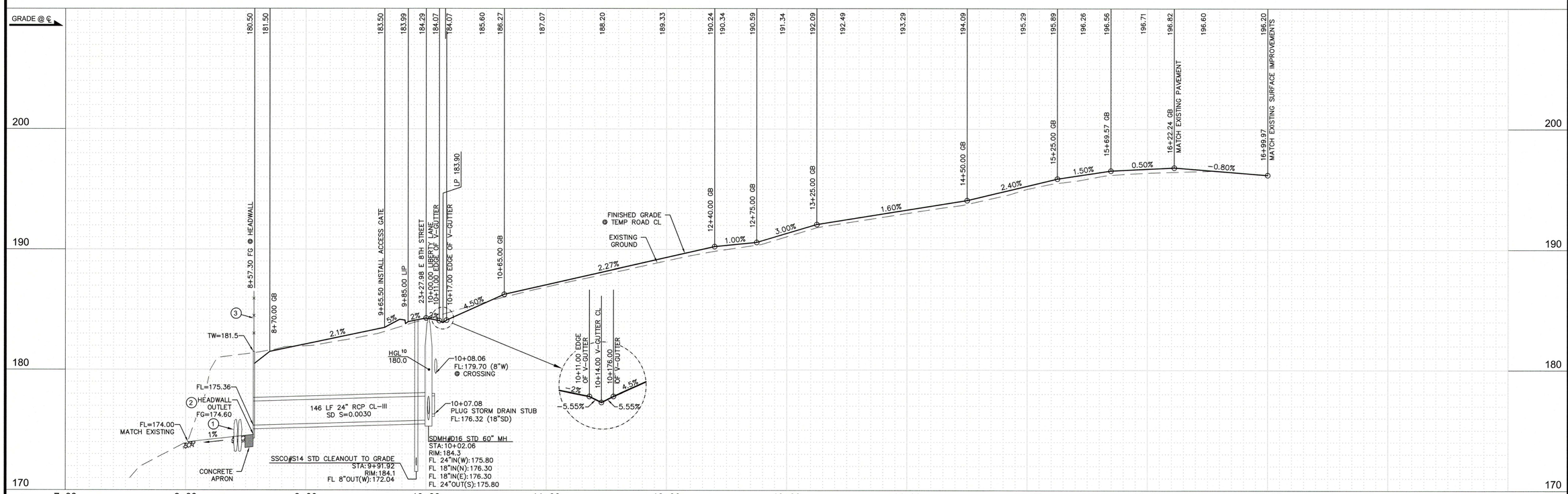
1. SEE RESTRAINED JOINT DETAIL 4 ON SHEET C4.
2. INSTALL TEMPORARY 2" BLOW-OFF PER CITY STANDARD.
3. PLACE 200 SF OF CALTRANS CLASS IV, METHOD B RSP ON CLASS 8 FABRIC PER CALTRANS STANDARD.
4. PLUG STORM DRAIN STUB. FL=176.32
5. EXISTING POWER POLE. PROTECT IN PLACE.
6. EXISTING POWER POLE MAY REQUIRE ADJUSTMENT DUE TO GRADING. NO EXCAVATION IS PERMITTED.
7. VALLEY GUTTER. REFER TO DETAIL ON SHEET C4.
8. INSTALL STREET NAME AND STOP SIGN ON SINGLE POLE PER CITY STANDARD DETAIL H-13.
9. 3" AC OVER 6" AB. COMPACT TO 95% RELATIVE COMPACTION PER GEOTECHNICAL REPORT. REFER TO DETAIL ON SHEET C3.
10. CONTRACTOR TO MAINTAIN ACCESS TO RESIDENCE THROUGHOUT CONSTRUCTION ACTIVITIES AND TIE INTO EXISTING D/W AS SHOWN.
11. SAWCUT EXISTING PAVEMENT AND MATCH GRADE WITH NEW PAVEMENT. CONTRACTOR SHALL EXTEND SAWCUT TO ELIMINATE CRACKING AND/OR SPLITTING AS NECESSARY.
12. REMOVE AND REPLACE EXISTING PAVEMENT AND BASE.
13. INSTALL CALTRANS STD. DETAIL D89 PIPE OUTLET STRUCTURE WITH CITY STD. DETAIL SD-11 PIPE OUTFALL ACCESS CONTROL RACK. SEE DETAILS FOR D3 ON SHEET C5.
14. PLACE 450 SF OF ROCK RIPRAP PER CITY OF LINCOLN STD. DETAIL SD-17. CLASS 8 SLOPE PROTECTION W/ A 1' VEGETATIVE LATER OF SOIL AND 4' DIAMETER DISSIPATER ROCKS.
15. INSTALL STOP BAR AND LEGEND PER CITY STANDARD DETAIL.
16. 5 LF 18" RCP CL-III S=0.003, FL=176.32
17. 12' WIDE ACCESS TURF BLOCK PERMEABLE PAVEMENT BY TREMREN OR APPROVED EQUIVALENT. SEE DETAIL 10 ON SHEET 4.
18. 12' WIDE MAINTENANCE GATE ACCESS. SEE GATE ACCESS DETAIL 10 ON SHEET 4.

PROFILE KEYNOTES:

(1) 4' DIAMETER DISSAPATOR ROCK, HALF BURIED.

(2) OUTLET HEADWALL D3 W/ ACCESS CONTROL RACK. SEE DETAIL #3 ON SHEET C5.

(3) CABLE RAILING PER CALTRANS STANDARD DETAIL B11-47



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REVISION | NO | DATE | APPR'D BY

PROFESSIONAL ENGINEER ★ REGISTERED ★ TONY J. FRAYJI ★ No. 57205 ★ CIVIL ★ STATE OF CALIFORNIA

DESIGNED BY: A. MUQATASH
DRAFTING BY: R. MCLACHLAN
UNDER THE SUPERVISION OF TONY J. FRAYJI
DATE: SEPTEMBER 26, 2023

IMPROVEMENT PLANS FOR AUBURN RAVINE ESTATES

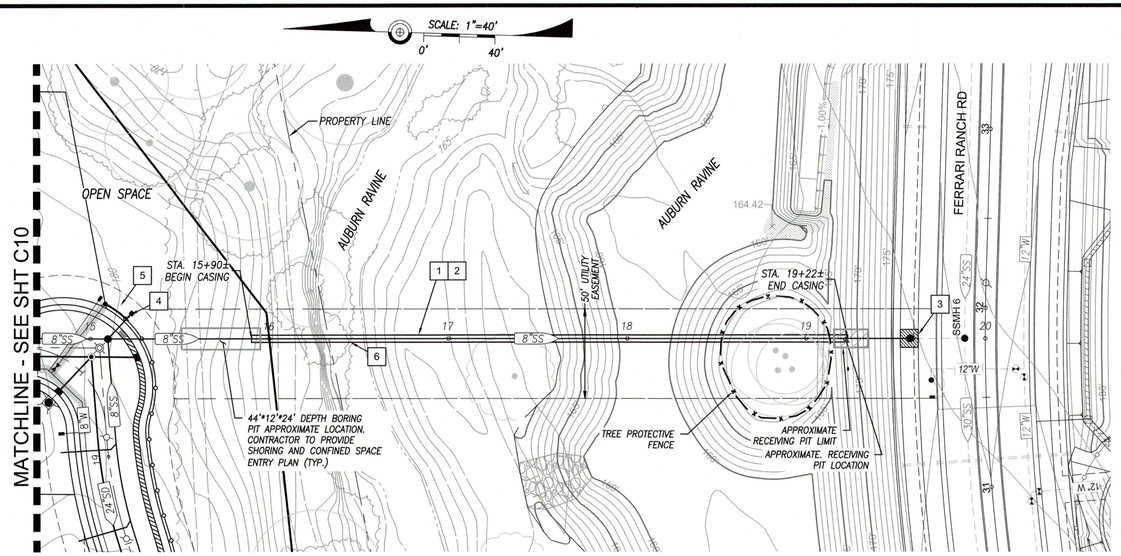
PLAN & PROFILE
LIBERTY LANE

LINCOLN CALIFORNIA

SCALE
1" = 40' HOR
1" = 4' VER

PROJECT NO.
18300

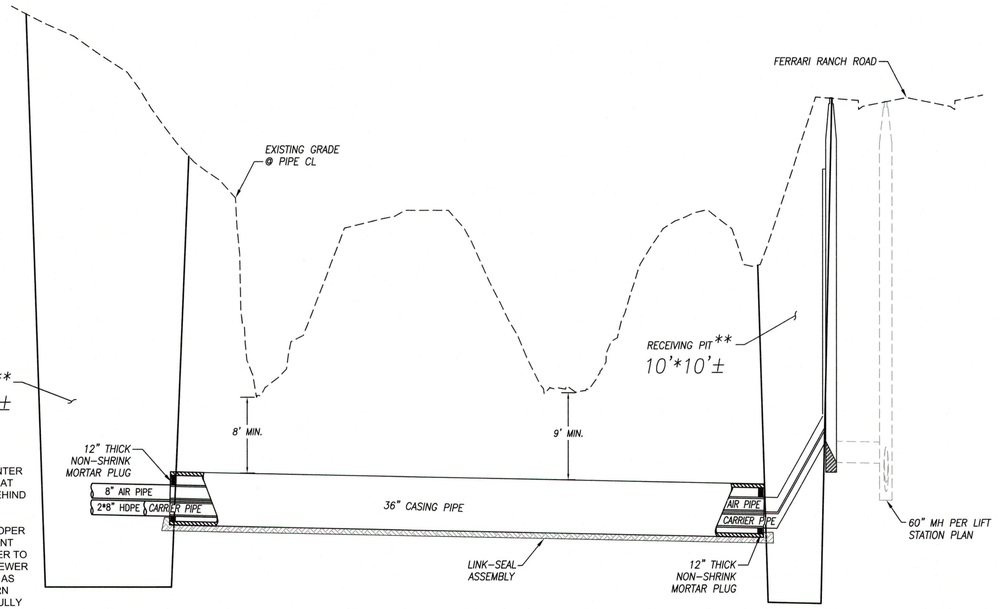
SHEET
C14 OF C30



AUBURN RAVINE CROSSING

PLAN KEYNOTES:

1. SEE TYPICAL MICRO TUNNELING WITH BORING PITS DETAIL HEREON.
2. SEE MICRO TUNNELING SLEEVE DETAIL HEREON.
3. CONTRACTOR TO REPLACED DAMAGED TRAIL. SAWCUT NEAT LINE & REPLACE MINIMUM 10' SECTION - 3" AC OVER 6" AB.
4. 8" BACKFLOW PREVENTER WITH BOX CLEANOUT AT FINISHED GRADE 2' BEHIND WALK.
5. CONTRACTOR/DEVELOPER SHALL UTILIZE HYDRANT WITH CITY TEMP METER TO FLUSH WATER INTO SEWER SIPHON MONTHLY OR AS NEEDED UNTIL AUBURN RAVINE ESTATES IS FULLY OCCUPIED.
6. AUBURN RAVINE FLOW LINE ABOVE THE SEWER PIPE SHALL BE VERIFIED PRIOR TO START OF EXCAVATION AND SURVEY RESULTS SHOULD BE DISCUSSED WITH CITY ENGINEER IF VARIES MORE THAN 6" FOR POSSIBLE ADJUSTMENTS OF THE MICRO TUNNELING INVERTS.

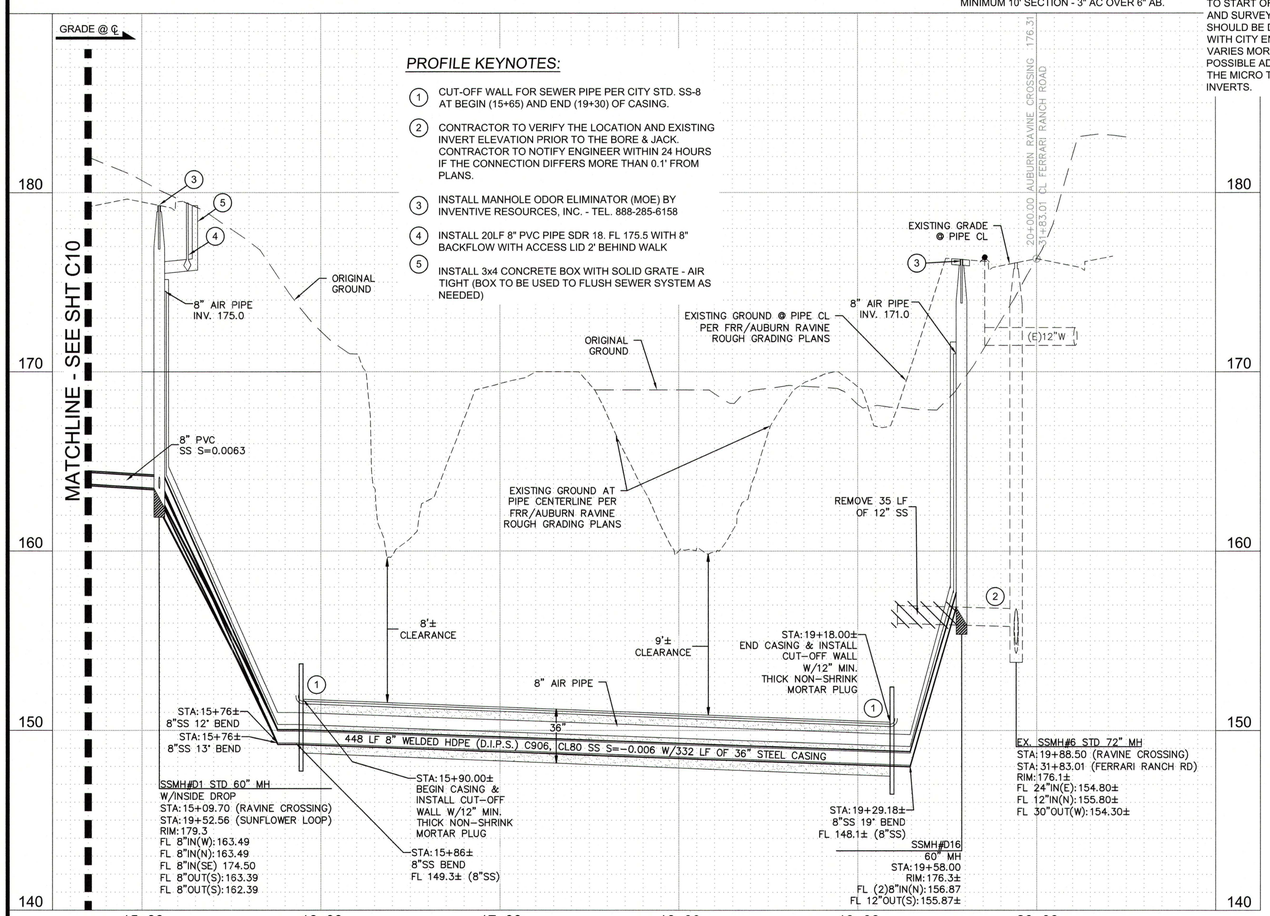


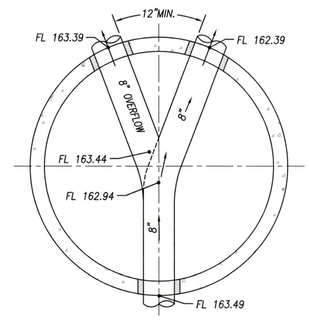
MICRO TUNNELING WITH BORING PITS
DETAIL 1
NTS

** CONTRACTOR TO DEWATER IF NEEDED AND DISCHARGE PER CITY REQUIREMENT AND AS SPECIFIED IN THE SWPPP, WHILE PERFORMING BORE AND JACK.

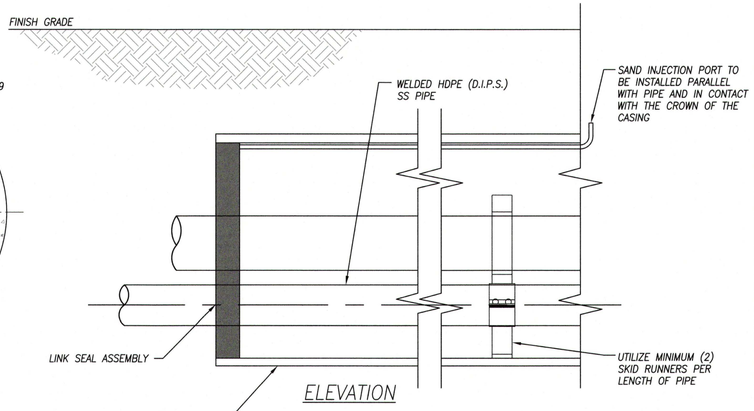
PROFILE KEYNOTES:

1. CUT-OFF WALL FOR SEWER PIPE PER CITY STD. SS-8 AT BEGIN (15+65) AND END (19+30) OF CASING.
2. CONTRACTOR TO VERIFY THE LOCATION AND EXISTING INVERT ELEVATION PRIOR TO THE BORE & JACK. CONTRACTOR TO NOTIFY ENGINEER WITHIN 24 HOURS IF THE CONNECTION DIFFERS MORE THAN 0.1' FROM PLANS.
3. INSTALL MANHOLE ODOR ELIMINATOR (MOE) BY INVENTIVE RESOURCES, INC. - TEL. 888-285-6158
4. INSTALL 20LF 8" PVC PIPE SDR 18. FL 175.5 WITH 8" BACKFLOW WITH ACCESS LID 2' BEHIND WALK
5. INSTALL 3x4 CONCRETE BOX WITH SOLID GRATE - AIR TIGHT (BOX TO BE USED TO FLUSH SEWER SYSTEM AS NEEDED)





SSMH #D1 BASE DETAIL
DETAIL 3
NTS



CARRIER PIPE AND CASING PIPE SIZES (MIN.)						
CARRIER PIPE NOM. (IN)	8	10	12	14	16	3*(8") HDPE
CASING PIPE DIA. (IN)	18	22	24	30	30	36"
WALL THICKNESS (IN.)	0.250	0.250	0.250	0.312	0.312	0.375

NOTES
1. POLYETHYLENE CASING SPACERS ARE REQUIRED AS SHOWN.
2. A MINIMUM OF 3 CASING SPACERS PER 20 LINEAR FEET OF INSTALLED CARRIER PIPE SHALL BE PROVIDED.

MICRO TUNNELING SLEEVE DETAIL
DETAIL 2
NTS

NO	REVISION	DATE	APPR'D BY

REGISTERED PROFESSIONAL ENGINEER ★ TONY J. FRAYJI ★ NO. 57305 ★ CIVIL ★ STATE OF CALIFORNIA

DESIGNED BY: A. MUQATASH
DRAFTING BY: R. MCLACHLAN
UNDER THE SUPERVISION OF TONY J. FRAYJI
DATE: SEPTEMBER 26, 2023

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IMPROVEMENT PLANS FOR AUBURN RAVINE ESTATES

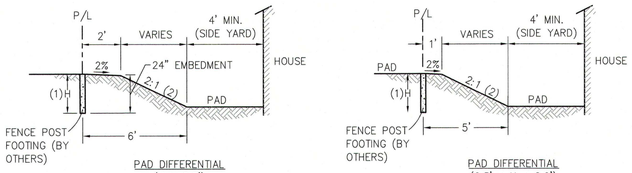
PLAN & PROFILE
AUBURN RAVINE SIPHON CROSSING

LINCOLN CALIFORNIA

SCALE
1" = 40' HOR
1" = 4' VER

PROJECT NO.
18300

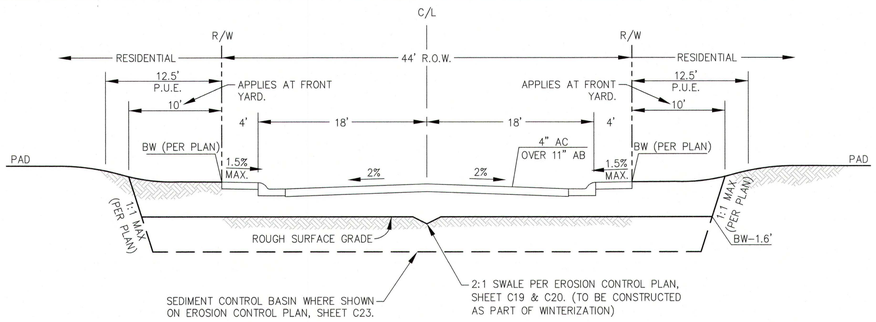
SHEET
C15 OF C30



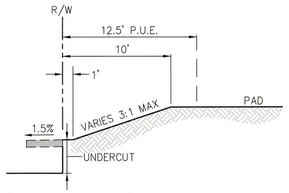
(1) (IF H ≤ 0.5', BENCH = 0')
(2) UNLESS OTHERWISE NOTED ON THE PLANS

TYPICAL LOT SECTION REAR & SIDEYARD SLOPE

NOT TO SCALE

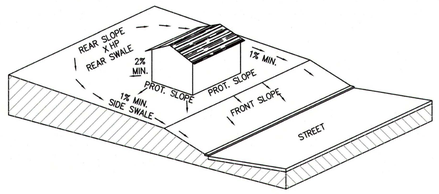


(1) UNDERCUTS ARE BASED ON R VALUE OF 10. THE UNDERCUT MAY BE ADJUSTED BY THE CONTRACTOR IF R VALUE IS DIFFERENT, REQUIRING ALTERNATE PAVEMENT SECTION, OR FOR BALANCING ROADWAY MATERIAL



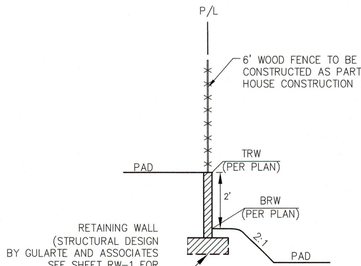
TYPICAL CORNER LOT SECTION

NOT TO SCALE



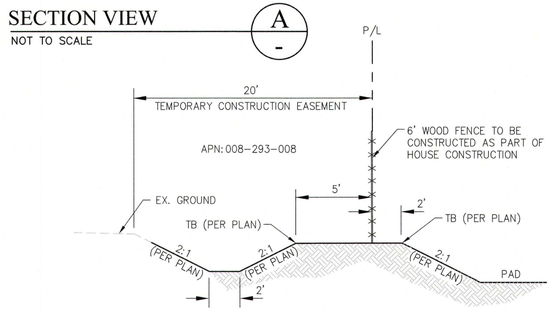
TYPICAL LOT GRADING DETAIL

NOT TO SCALE



SECTION VIEW B

NOT TO SCALE



SECTION VIEW A

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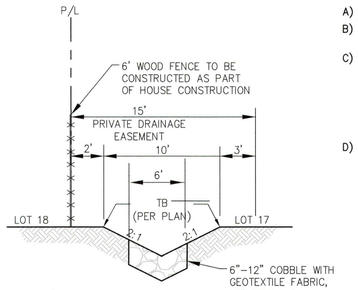
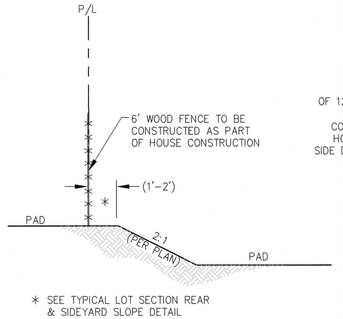


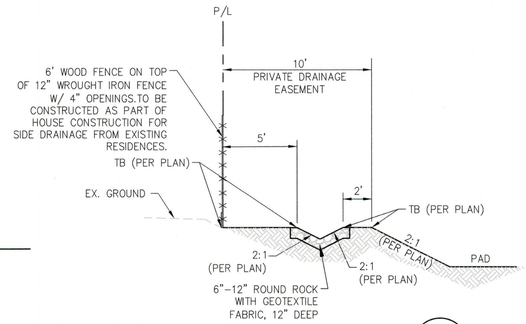
SECTION VIEW H

NOT TO SCALE



TYPICAL SECTION VIEW C

NOT TO SCALE



SECTION VIEW F

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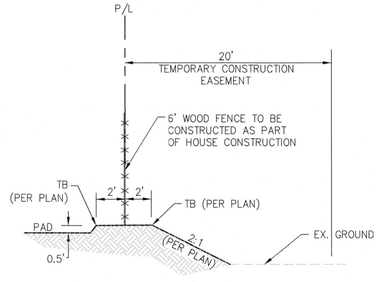
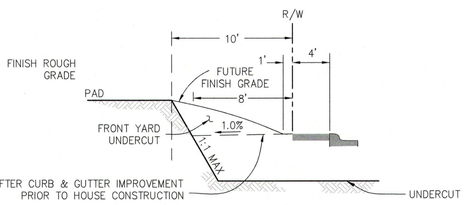


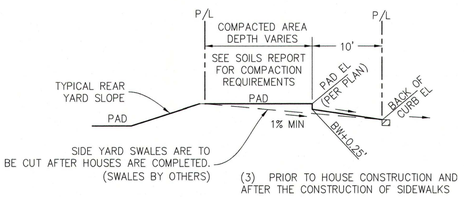
SECTION VIEW I

NOT TO SCALE



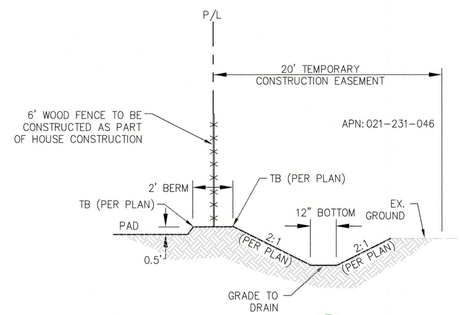
TYPICAL FRONT LOT GRADING DETAIL

NOT TO SCALE



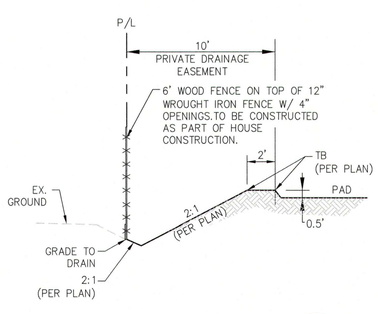
TYPICAL FINAL LOT GRADING DETAIL

NOT TO SCALE



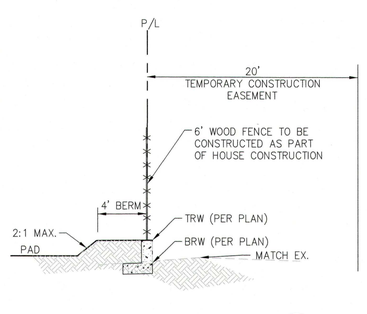
SECTION VIEW D

NOT TO SCALE



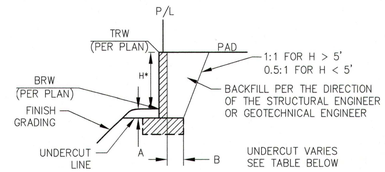
SECTION VIEW G

NOT TO SCALE



SECTION VIEW J

NOT TO SCALE



* WALLS OVER 4' MEASURE FROM BOTTOM OF FOOTING TO RETAINED EARTH WILL REQUIRE A SEPARATE BUILDING PERMIT. ALL WALLS WITH SURCHARGE REQUIRE A BUILDING PERMIT.

H*	A	B
2'-8"	6" MIN/1' MAX	1'-10"
3'-4"	6" MIN/1' MAX	1'-10"
4'-0"	6" MIN/1' MAX	2'-4"
4'-8"	6" MIN/1' MAX	2'-4"
5'-4"	2'	3'-9"
6'-0"	2'	3'-9"
6'-8"	2'	3'-9"
7'-4"	2'	4'-3"
8'-0"	2'	4'-3"

TYPICAL CMU WALL UNDERCUT SECTION

(NOT TO SCALE)
(PER STRUCTURAL ENGINEER)

CITY OF LINCOLN NOTES:

EARTHWORK:

A) MATRISCOPE SHALL PROVIDE OBSERVATION AND TESTING FOR COMPACTION AND MATERIALS IN ACCORDANCE WITH THEIR GEOTECHNICAL ENGINEERING REPORT FOR EPICK 1 & 2 SUBDIVISION, PROJECT NUMBER 2370 AND ANY AMENDMENTS THEREAFTER AND THE RECOMMENDATIONS OF THE DEPARTMENT OF PUBLIC WORKS. A SOILS ENGINEER SHALL CERTIFY THAT THE VARIOUS ITEMS OF COMPACTION AND MATERIALS HAVE BEEN ACCOMPLISHED.

B) ALL COMPACTION TESTING SHALL BE PERFORMED BY THE SOILS ENGINEER IN ACCORDANCE WITH THE GEOTECHNICAL AND CITY'S SPECIFICATIONS AND BE PAID FOR BY THE DEVELOPER (OR CONTRACTOR IN CASE OF RE-TESTING). THOSE TESTS WITHIN THE RIGHT-OF-WAY SHALL BE APPROVED BY THE CITY OF LINCOLN AND ALL TESTING OUTSIDE THE RIGHT-OF-WAY CERTIFIED BY THE SOILS ENGINEER FOR THE PROJECT.

C) ALL UNSUITABLE AND SURPLUS MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE UNLESS SPECIFIED OTHERWISE BY THE OWNER.

D) SUFFICIENT EQUIPMENT SHALL BE AVAILABLE TO PROVIDE DUST CONTROL AT ALL TIMES DURING CONSTRUCTION. A WATER TRUCK SHALL BE USED, WHEN REQUIRED, TO MAINTAIN ADEQUATE DUST CONTROL. AREAS SURROUNDING THE WORK SHALL BE KEPT CLEAN AND RETURNED TO ORIGINAL CONDITION UPON COMPLETION OF CONTRACT.

E) ROUTES TO OR FROM THE PROJECT, IF REQUIRED, FOR HEAVY EQUIPMENT AND MATERIALS SHALL BE APPROVED BY THE CITY ENGINEER.

F) EROSION CONTROL HYDROSEEDING SHALL BE APPLIED TO ALL GRADED OR DISTURBED SOILS WITHIN THE WORK AREA AFTER COMPLETION OF IMPROVEMENTS PRIOR TO OCTOBER 15th IF LANDSCAPING HAS NOT BEEN INSTALLED. (SEE EROSION CONTROL PLAN, SHEETS C22 AND C23.

GENERAL GRADING NOTES:

A) SEE SHEET C21 FOR EROSION CONTROL NOTES & DETAILS.

B) ALL EXISTING STRUCTURES, FENCES, ETC.. TO BE REMOVED AND DISPOSED OF PRIOR TO GRADING IF SHOWN ON PLANS.

C) PRIOR TO COMMENCEMENT OF GRADING OPERATIONS, THE CONTRACTOR SHALL IDENTIFY THE SITE WHERE THE DEFICIT EARTHEN MATERIAL SHALL BE BORROWED. A REPORT SHALL BE ISSUED BY A GEOTECHNICAL ENGINEER SHALL BE SUBMITTED TO VERIFY THAT THE IMPORTED MATERIALS ARE SUITABLE FOR FILL. IF THE BORROW SITE IS WITHIN THE CITY OF LINCOLN, THE CONTRACTOR SHALL SHOW PROOF OF ALL PROOF OF ALL APPROVED GRADING PLANS. HAUL ROUTES TO BE USED SHALL BE SPECIFIED.

D) TO MINIMIZE DUST/GRADING IMPACTS DURING CONSTRUCTION, THE APPLICANT SHALL:

1. SPRAY WATER ON ALL EXPOSED EARTH SURFACES DURING CLEARING, GRADING, EARTH MOVING AND OTHER SITE PREPARATION ACTIVITIES THROUGHOUT THE DAY.
2. USE TARPAULINS OR OTHER AFFECTIVE COVERS ON ALL STOCKPILED EARTH MATERIALS AND ALL HAUL TRUCKS.
3. SWEEP THE ADJACENT STREETS FRONTAGES AT LEAST ONCE PER DAY OR AS NEEDED TO REMOVE SILT AND OTHER DIRT WHICH IS EVIDENT FROM CONSTRUCTION ACTIVITIES.
4. ENSURE THAT CONSTRUCTION VEHICLES ARE CLEANED PRIOR TO LEAVING THE CONSTRUCTION SITE TO PREVENT DUST AND DIRT FROM BEING TRACKED OFFSITE.
5. THE CITY SHALL HAVE THE AUTHORITY TO STOP ALL GRADING OPERATIONS. IF IN THE OPINION OF CITY STAFF, INADEQUATE DUST CONTROL MEASURES ARE BEING PRACTICED OR EXCESSIVE WIND CONDITIONS CONTRIBUTE TO FUGITIVE DUST EMISSIONS.
6. THE GRADING SHALL COMPLY WITH THE MITIGATION MONITORING PROGRAM.

PRESERVATION BOUNDARY AND FENCING:

A) TREES WITHIN THE PROJECT BOUNDARY SHALL HAVE PROTECTIVE FENCING A MINIMUM OF 1' OUTSIDE THE TREES DRIPLINE. ANY IMPROVEMENTS DONE WITHIN THE TREES FENCED AREA SHALL BE COORDINATED WITH A EPICK HOMES APPROVED ARBORIST PRIOR TO IMPACTING THE TREE

B) CONTRACTOR SHALL USE VERTICAL TRENCH METHODS WHERE TRENCHING IS REQUIRED WITHIN THE PROTECTIVE FENCING OR AS DIRECTED BY A EPICK HOMES APPROVED ARBORIST.

C) TREE PRESERVATION MEASURES INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

1. TREES TO BE PRESERVED SHALL BE ENCLOSED WITH A FOUR-FOOT, PLASTIC, ORANGE/RED MESH FENCE PRIOR TO COMMENCEMENT OF CONSTRUCTION. FENCING SHALL BE LOCATED ONE-FOOT OUTSIDE THE DRIPLINE OF THE TREES.
2. EQUIPMENT OPERATION SHOULD BE LIMITED AND NO VEHICLES MAY BE PARKED WITHIN THE DRIPLINE OF TREES TO BE PRESERVED.
3. SIGNAGE SHALL BE POSTED ON THE ORANGE; RED MESH FENCING WARNING OF A PENALTY FINE FOR ANYONE FOUND RESPONSIBLE FOR DAMAGE TO TREES TO BE PRESERVED.
4. GRADING MUST NOT CREATE PONDING CONDITIONS AROUND TREES TO BE PRESERVED.
5. NO LANDSCAPE IRRIGATION SHALL BE ALLOWED WITHIN THE DRIPLINES OF TREES TO BE PRESERVED.

NO.	REVISION	DATE	APPR'D BY

REGISTERED PROFESSIONAL ENGINEER ★ VINCENT TONY J. FRAYJI ★ No. 57395 CIVIL ★ STATE OF CALIFORNIA

DESIGNED BY: A. MUQATASH
DRAFTING BY: R. MCLACHLAN
UNDER THE SUPERVISION OF TONY J. FRAYJI
DATE: SEPTEMBER 26, 2023

FRAYJI DESIGN GROUP
CIVIL ENGINEERING | PLANNING | SURVEYING
1316 Blue Oaks Blvd. Roseville, CA 95678
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IMPROVEMENT PLANS FOR AUBURN RAVINE ESTATES

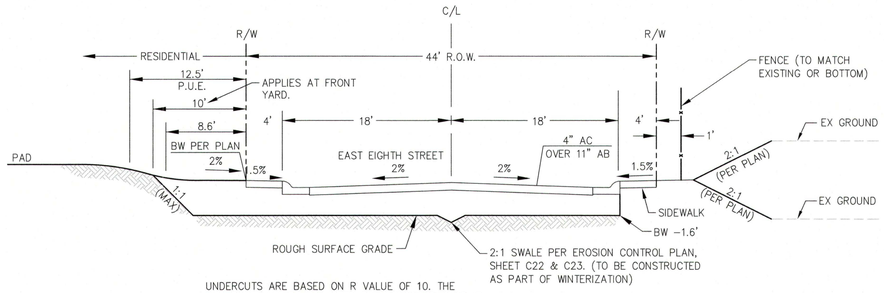
GRADING NOTES AND DETAILS

LINCOLN CALIFORNIA

SCALE
AS SHOWN

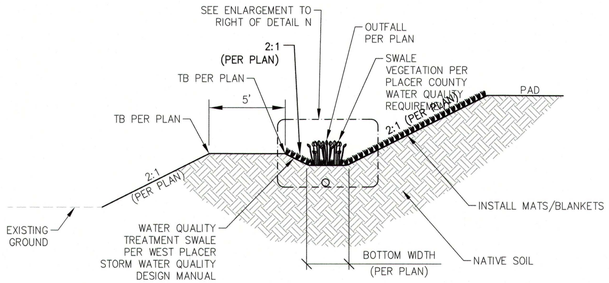
PROJECT NO.
18300

SHEET
C16 OF C30



UNDERCUTS ARE BASED ON R VALUE OF 10. THE UNDERCUT MAY BE ADJUSTED BY THE CONTRACTOR IF R VALUE IS DIFFERENT, REQUIRING ALTERNATE PAVEMENT SECTION, OR FOR BALANCING ROADWAY MATERIAL

SECTION VIEW L
NOT TO SCALE



SECTION VIEW O
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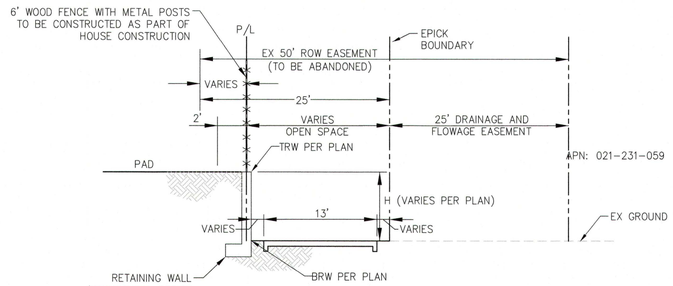

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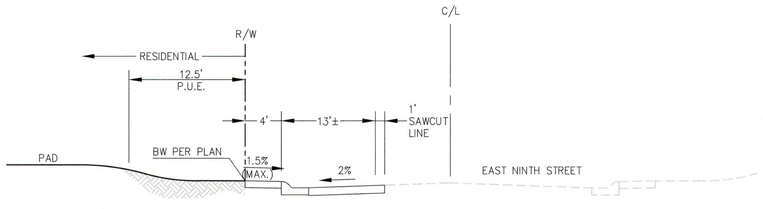

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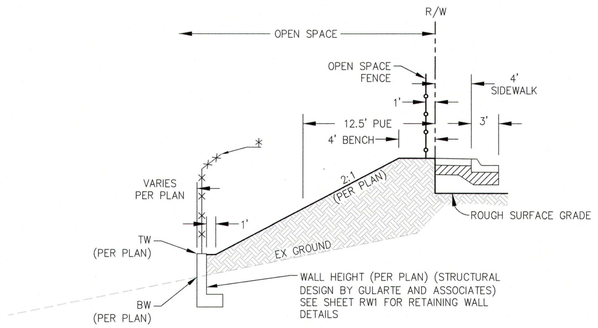

* FALL PROTECTION FENCE PER CALTRANS DETAIL B11-47

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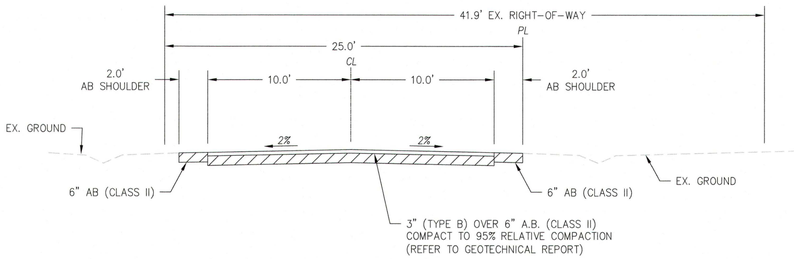

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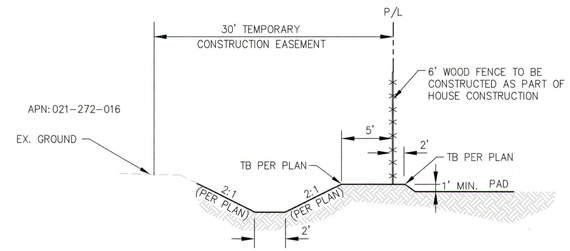

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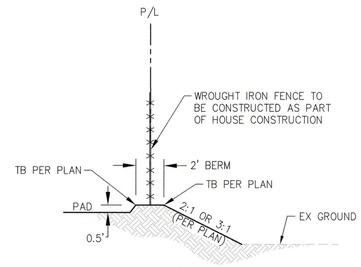

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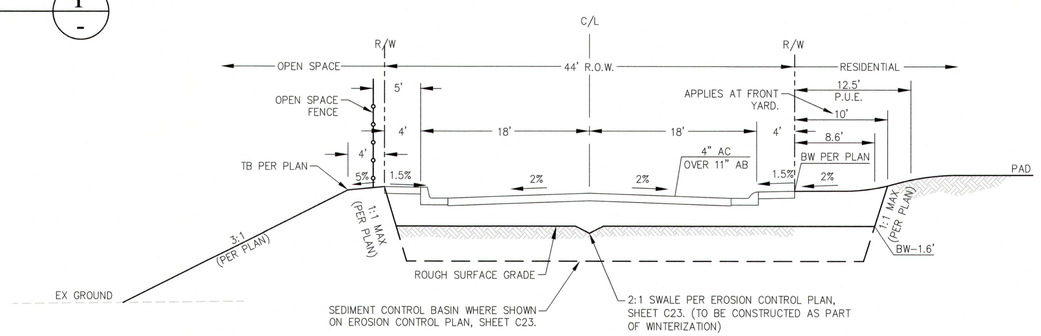
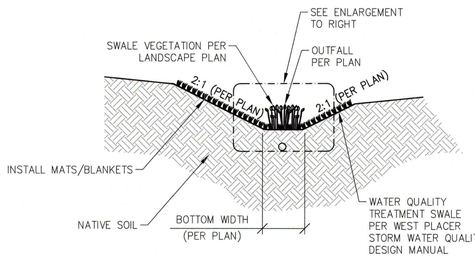


(1) UNDERCUTS ARE BASED ON R VALUE OF 10. THE UNDERCUT MAY BE ADJUSTED BY THE CONTRACTOR IF R VALUE IS DIFFERENT, REQUIRING ALTERNATE PAVEMENT SECTION, OR FOR BALANCING ROADWAY MATERIAL

SECTION VIEW T
NOT TO SCALE



WATER QUALITY TREATMENT SWALE N
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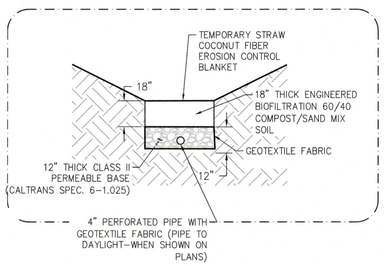
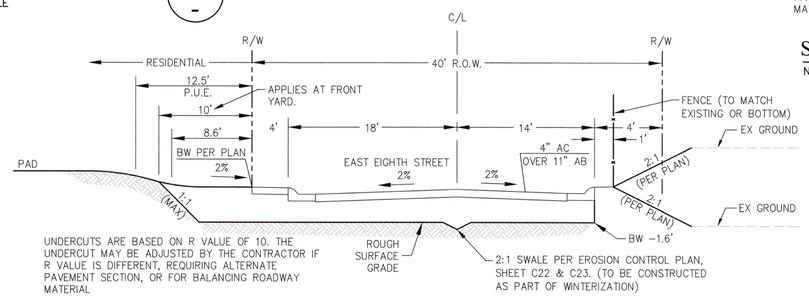
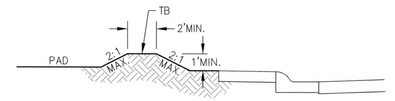




UNDERCUTS ARE BASED ON R VALUE OF 10. THE UNDERCUT MAY BE ADJUSTED BY THE CONTRACTOR IF R VALUE IS DIFFERENT, REQUIRING ALTERNATE PAVEMENT SECTION, OR FOR BALANCING ROADWAY MATERIAL

SECTION VIEW V
NOT TO SCALE



SECTION VIEW U
NOT TO SCALE

NO.	REVISION	DATE	APPR'D BY

REGISTERED PROFESSIONAL ENGINEER ★ TONY J. FRAYJI ★ NO. 57265 ★ CIVIL ★ STATE OF CALIFORNIA

DESIGNED BY: A. MUQATASH
DRAFTING BY: R. MCLACHLAN
UNDER THE SUPERVISION OF TONY J. FRAYJI
DATE: SEPTEMBER 26, 2023

FRAYJI DESIGN GROUP
CIVIL ENGINEERING | PLANNING | SURVEYING
1316 Blue Oaks Blvd. Roseville, CA 95678
(916) 782-3000 Phone
(916) 782-3953 Fax

IMPROVEMENT PLANS FOR AUBURN RAVINE ESTATES

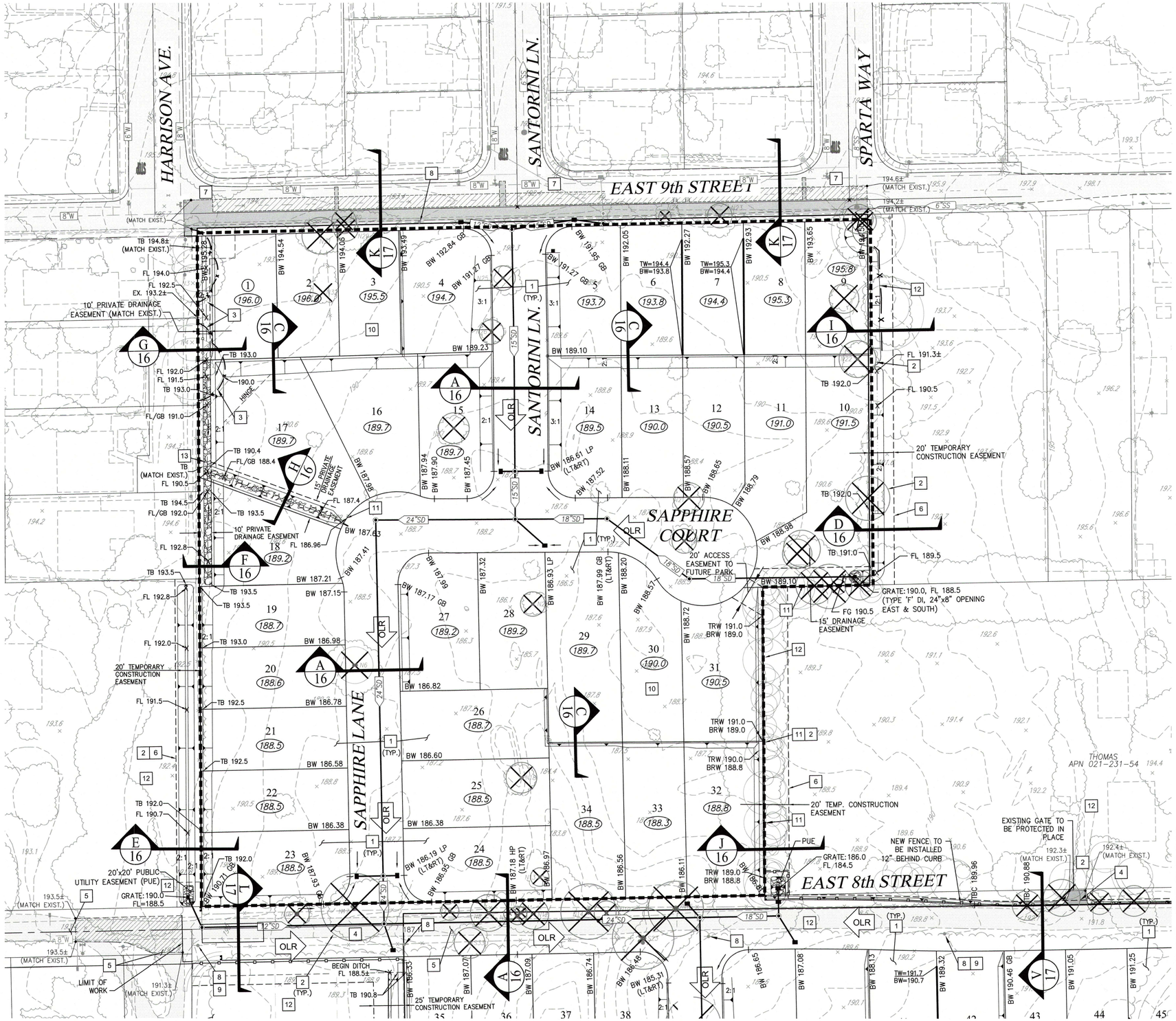
GRADING DETAILS

LINCOLN CALIFORNIA

SCALE
AS SHOWN

PROJECT NO.
18300

SHEET
C17 OF C30



KEYNOTES:

1. ALL CLEARING & GRUBBING SHALL BE DONE PRIOR TO GRADING.
2. CONTRACTOR SHALL COORDINATE WITH THE THOMAS FAMILY REGARDING ANY TREE REMOVAL PRIOR TO STARTING & PROVIDE THE WOOD FROM CUT TREES IF REQUESTED FOR PERSONAL USE FROM ANY TREES REMOVED FROM THEIR PROPERTY.
3. TREE SHALL BE PROTECTED WITH 4' PLASTIC ORANGE/RED MESH FENCE, PLACEMENT PER PLAN, UNLESS OTHERWISE NOTED. ARBORIST RECOMMENDATION WILL BE REQUIRED WHEN GRADING IS PERFORMED WITHIN TREE DRIPLINE.
4. CONTRACTOR TO PROVIDE AND MAINTAIN TRAFFIC ACCESS TO EXISTING RESIDENCES PARCELS.
5. DEMO AND REMOVE EXISTING ASPHALT PAVEMENT ON EAST 8TH STREET. CONTRACTOR TO PROVIDE TEMPORARY ACCESS TO EXISTING RESIDENCES DURING CONSTRUCTION ACTIVITIES AT ALL TIMES.
6. TEMPORARY CONSTRUCTION EASEMENT.
7. EXISTING PAVEMENT TO BE PROTECTED.
8. CONTRACTOR TO COORDINATE WITH PG&E UNDERGROUND EXISTING OVERHEAD UTILITIES AND REMOVE EXISTING POWER POLE. CONTRACTOR SHALL MAINTAIN SERVICE TO EXISTING RESIDENCES DURING CONSTRUCTION.
9. CONTRACTOR TO COORDINATE WITH PG&E TO RELOCATE EXISTING POWER POLE. CONTRACTOR SHALL MAINTAIN SERVICE TO EXISTING RESIDENCES DURING CONSTRUCTION.
10. LOCATE AND ABANDON WITH PERMIT FROM PLACER COUNTY ENVIRONMENTAL HEALTH DEPARTMENT, WELLS AND SEPTIC SYSTEMS ON THE PROPERTY IF FOUND DURING CLEANING & GRUBBING.
11. CONTRACTOR TO REMOVE ANY FALLING OR UNSAFE TREES & SHALL TRIM ANY OVERHANGING OR REMOVE IF NECESSARY, TREES ON LOTS 10, 31 & 32.
12. CONTRACTOR TO COORDINATE WITH LAND OWNERS 48 HOURS PRIOR TO ANY WORK WITHIN THEIR PROPERTIES.
13. PLACE 6"–12,1'DEEP ROCK RIPRAP

GRADING QUANTITY ESTIMATES:

AMOUNT OF CUT*	37,800± CU. YDS.
SHRINK LOSS	4,050± CU. YDS.
AMOUNT OF FILL	40,500± CU. YDS.
ESTIMATED NET IMPORT	6,750± CU. YDS.

* ASSUME 10% SHRINKAGE FACTOR. REFER TO GEOTECHNICAL REPORT.

EARTHWORK NOTE: EVERY EFFORT HAS BEEN MADE TO PROVIDE A DESIGN TO ACHIEVE A BALANCED SITE; HOWEVER, FRAYJI DESIGN GROUP DOES NOT WARRANT OR GUARANTEE A BALANCED SITE. FACTORS AFFECTING A SITE BALANCE INCLUDE SOILS FACTOR (VOLUME CHANGE), TYPE AND EXTENT OF UTILITY TRENCHES, SUBGRADE DEPTHS, PAD GRADING AND TREE REMOVAL. THE CONTRACTOR SHOULD MAKE PROVISIONS FOR ANY INBALANCE BY IDENTIFYING ONSITE OR OFFSITE DISPOSAL OR EXTRACTION SITES, AND PROVIDE REASONABLE CONTINGENCIES FOR PAYING SUCH WORK.

PRIOR TO THE COMMENCEMENT OF GRADING OPERATIONS, THE CONTRACTOR SHALL IDENTIFY THE SITE WHERE THE DEFICIT EARTHEN MATERIAL SHALL BE BORROWED. A REPORT ISSUED BY THE GEOTECHNICAL ENGINEER SHALL BE SUBMITTED TO VERIFY THAT THE IMPORTED MATERIALS ARE SUITABLE FOR FILL. IF THE BORROW SITE IS WITHIN THE CITY OF LINCOLN, THE CONTRACTOR SHALL SHOW PROOF OF ALL APPROVED GRADING PLANS. HAUL ROUTES TO BE USED SHALL BE SPECIFIED.

LEGEND:

- OLR — OVERLAND RELEASE PATH
- 126 — OAK TREE TO BE REMOVED
- 218 — OAK TREE TO BE SAVED
- 225 — NON OAK TREE TO BE REMOVED.
- x — x — ORANGE TREE PROTECTION/SILT FENCE
- WETLAND
- BOUNDARY AREA OF WETLANDS PREVIOUSLY PERMITTED FOR FILL AND FILLED UNDER SECTION 404 (SPK 2005-00055) SECTION 401 (5A31CR00421) AND NO LONGER PRESENT ON SITE.

CERTIFICATE OF COMPLIANCE

I HEREBY CERTIFY THAT THE GRADES SHOWN ON THESE PLANS AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS, HAVE BEEN CONSTRUCTED TO WITHIN 1/10TH OF ONE FOOT OF THEIR INDICATED ELEVATION FOR ALL LOT PADS AND IMPROVEMENTS SHOWN.

PROJECT ENGINEER _____ LICENSE NUMBER _____ DATE _____

I HEREBY CERTIFY THAT THE PADS FOR THE FOLLOWING LOTS FOR THIS PROJECT HAVE BEEN TESTED FOR COMPACTION IN ACCORDANCE WITH GENERALLY ACCEPTED TEST METHODS AND BASED UPON THE RESULTS OF THESE TESTS THE COMPACTION OF SAID PADS CONFORM TO THE RECOMMENDATIONS OF THIS PROJECTS GEOTECHNICAL REPORT:
LOTS:

I ALSO STATE THAT OUR FIRM OBSERVED THE GRADING OPERATION TO A SUFFICIENT EXTENT TO EVALUATE CONFORMANCE WITH THE PROJECT'S GEOTECHNICAL REPORT AS APPROVED BY THE CITY, AND FURTHER STATE THAT BASED UPON OUR OBSERVATIONS, THE GRADING FOR THIS SUBDIVISION CONFORMS WITH THE RECOMMENDATIONS OF SAID SOIL REPORT.

PROJECT ENGINEER _____ LICENSE NUMBER _____ DATE _____

NO	REVISION	DATE	APPR'D BY

REGISTERED PROFESSIONAL ENGINEER — TONY J. FRAYJI — NO. 57985 — CIVIL — STATE OF CALIFORNIA

DESIGNED BY: A. MUQATASH
DRAFTING BY: R. MCLACHLAN
UNDER THE SUPERVISION OF TONY J. FRAYJI
DATE: SEPTEMBER 26, 2023

FRAYJI DESIGN GROUP
CIVIL ENGINEERING | PLANNING | SURVEYING
1316 Blue Oaks Blvd.
Roseville, CA 95678
(916) 782-3000 Phone
(916) 782-3953 fax

IMPROVEMENT PLANS FOR AUBURN RAVINE ESTATES

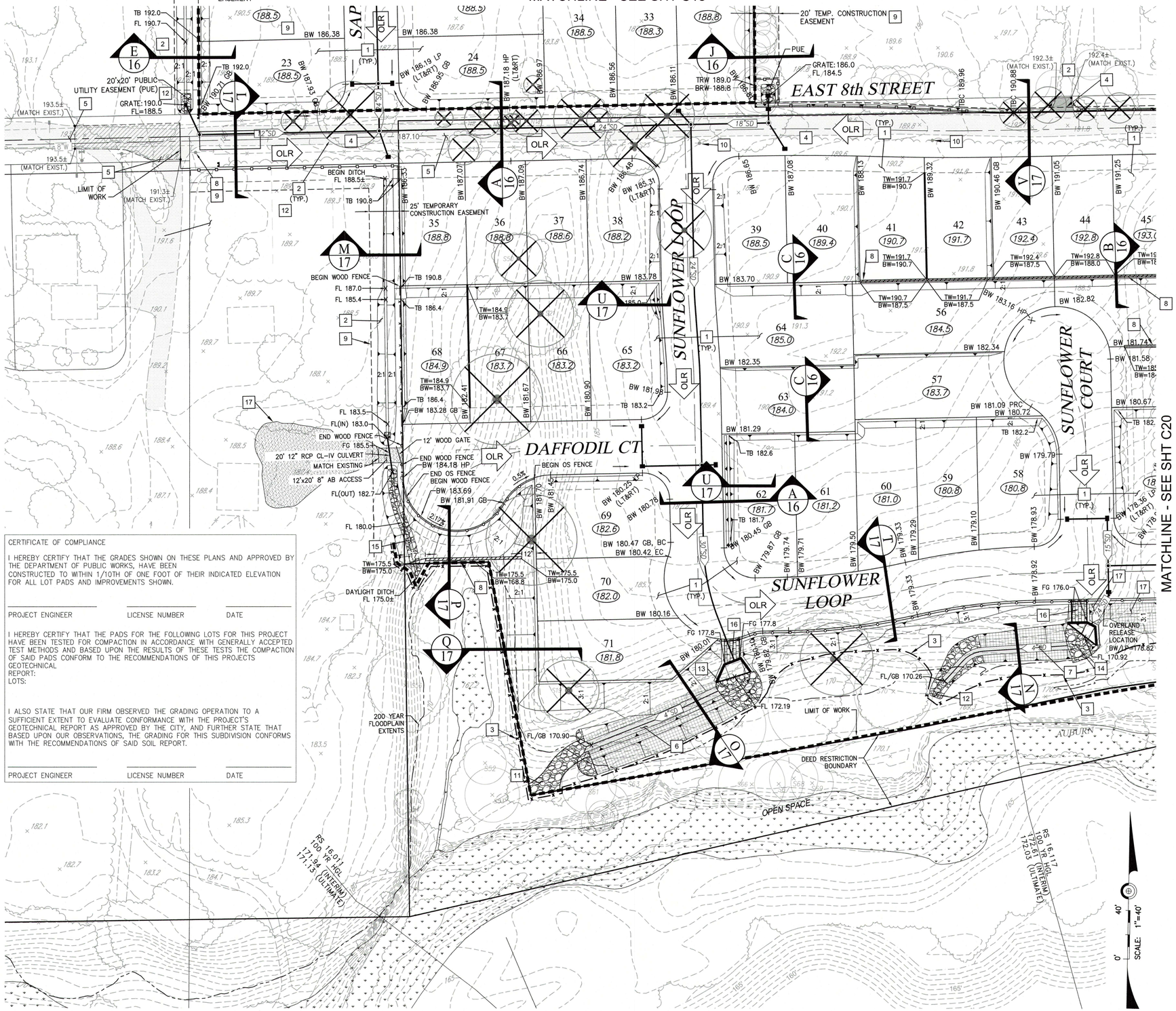
GRADING PLAN

LINCOLN CALIFORNIA

SCALE: 1" = 40'

PROJECT NO. 18300

SHEET C18 OF C30



CERTIFICATE OF COMPLIANCE

I HEREBY CERTIFY THAT THE GRADES SHOWN ON THESE PLANS AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS, HAVE BEEN CONSTRUCTED TO WITHIN 1/10TH OF ONE FOOT OF THEIR INDICATED ELEVATION FOR ALL LOT PADS AND IMPROVEMENTS SHOWN.

PROJECT ENGINEER _____ LICENSE NUMBER _____ DATE _____

I HEREBY CERTIFY THAT THE PADS FOR THE FOLLOWING LOTS FOR THIS PROJECT HAVE BEEN TESTED FOR COMPACTION IN ACCORDANCE WITH GENERALLY ACCEPTED TEST METHODS AND BASED UPON THE RESULTS OF THESE TESTS THE COMPACTION OF SAID PADS CONFORM TO THE RECOMMENDATIONS OF THIS PROJECTS GEOTECHNICAL REPORT:
LOTS:

I ALSO STATE THAT OUR FIRM OBSERVED THE GRADING OPERATION TO A SUFFICIENT EXTENT TO EVALUATE CONFORMANCE WITH THE PROJECT'S GEOTECHNICAL REPORT AS APPROVED BY THE CITY, AND FURTHER STATE THAT BASED UPON OUR OBSERVATIONS, THE GRADING FOR THIS SUBDIVISION CONFORMS WITH THE RECOMMENDATIONS OF SAID SOIL REPORT.

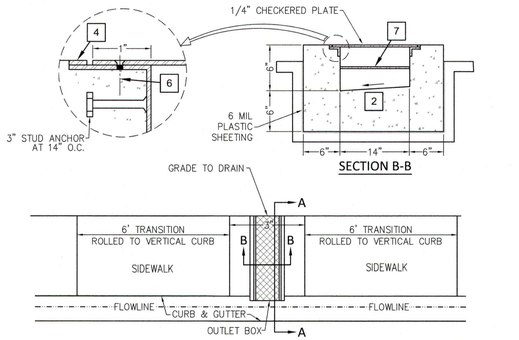
PROJECT ENGINEER _____ LICENSE NUMBER _____ DATE _____

KEYNOTES:

1. ALL CLEARING & GRUBBING SHALL BE DONE PRIOR TO GRADING.
2. CONTRACTOR TO COORDINATE WITH LAND OWNERS 48 HOURS PRIOR TO ANY WORK WITHIN THEIR PROPERTIES.
3. TREE/OPEN SPACE SHALL BE PROTECTED WITH 4' PLASTIC ORANGE/RED MESH FENCE, PLACEMENT PER PLAN, UNLESS OTHERWISE NOTED. ARBORIST RECOMMENDATION WILL BE REQUIRED WHEN GRADING IS PERFORMED WITHIN TREE DRIPLINE.
4. CONTRACTOR TO PROVIDE AND MAINTAIN TRAFFIC ACCESS TO EXISTING RESIDENCES PARCELS.
5. EXISTING PAVEMENT TO BE PROTECTED.
6. CONSTRUCT VEGETATED, WATER QUALITY TREATMENT SWALE. MUST BE A MINIMUM OF 120' LONG AT 0.9% WITH A MINIMUM BOTTOM WIDTH OF 8'. SEE DETAIL ON SHEET C17.
7. CONSTRUCT VEGETATED, WATER QUALITY TREATMENT SWALE. MUST BE A MINIMUM OF 97' LONG AT 0.6% WITH A MINIMUM BOTTOM WIDTH OF 6.5'. SEE DETAIL ON SHEET C17.
8. PROPOSED RETAINING WALL, SEE STRUCTURAL PLANS BY GULARTE AND ASSOCIATES.
9. TEMPORARY CONSTRUCTION EASEMENT.
10. CONTRACTOR TO UNDERGROUND EXISTING OVERHEAD UTILITIES AND REMOVE EXISTING POWER POLE. CONTRACTOR SHALL MAINTAIN SERVICE TO EXISTING RESIDENCES DURING CONSTRUCTION.
11. PLACE 890 SQ FT OF CALTRANS CLASS IV, METHOD B RSP ON CLASS 8 FABRIC PER CALTRANS STANDARDS.
12. PLACE 687 SQ FT OF CALTRANS CLASS IV, METHOD B RSP ON CLASS 8 FABRIC PER CALTRANS STANDARDS.
13. PLACE 390 SQ FT OF ROCK RIP-RAP PER CITY OF LINCOLN STD. DETAIL SD-17. CLASS 8 SLOPE PROTECTION FABRIC WITH A 1' VEGETATIVE LAYER OF SOIL AND 4' DIAMETER DISSIPATOR ROCKS. SEE HEADWALL DETAIL 1 ON SHEET C5.
14. PLACE 420 SQ FT OF ROCK RIP-RAP PER CITY OF LINCOLN STD. DETAIL SD-17. CLASS 8 SLOPE PROTECTION FABRIC WITH A 1' VEGETATIVE LAYER OF SOIL AND 4' DIAMETER DISSIPATOR ROCKS. SEE HEADWALL DETAIL 2 ON SHEET C5.
15. PLACE 1400 SQ FT OF CALTRANS CLASS IV, METHOD B RSP ON CLASS 8 FABRIC PER CALTRANS STANDARDS (INCLUDING 5'*5' AT INLET).
16. TURF BLACK (EZ ROLL GRASS PAVER BY NDS OR EQUIVALENT) FOR STORM DRAIN OUTFALL ACCESS.
17. CONTRACTOR SHALL PLACE 15 cy OF AGGREGATE BASE APPROXIMATELY, WHERE SHOWN & AS DIRECTED BY LAND OWNER – (ASSUMED SPREAD ROCK AS DIRECTED).

LEGEND:

- OLR — OVERLAND RELEASE PATH
- ORANGE TREE PROTECTION/SILT FENCE
- 126 — OAK TREE TO BE REMOVED
- WETLAND
- 218 — OAK TREE TO BE SAVED
- NON-OAK TREE TO BE REMOVED



NOTE:

1. UNDER SIDEWALK DRAIN TO BE CONSTRUCTED AT 90°. VARIATIONS FROM 90° REQUIRE THE APPROVAL OF THE DIRECTOR OF TRANSPORTATION.
2. SLOPE TO DRAIN TO ONE SIDE.
3. ALL EXPOSED METAL PARTS TO BE GALVANIZED AFTER FABRICATION.
4. 1 1/2" x 1 1/2" x 1/4" "L" FRAME WITH 3/8" x 1/4" STEEL STRIP WELDED TO FRAME.
5. CHECKERED PLATE SHALL BE GALVANIZED STEEL, MAXIMUM WIDTH 36".
6. FASTEN WIDTH 1/4" COURSE THREAD COUNTERSINK METAL SCREWS AT 12" O.C.
7. PLACE 1/2" DIA. HORIZONTAL BAR IN CENTER OF END OPENING.

UNDER SIDEWALK DRAIN (CAST IN PLACE) DETAIL

NOT TO SCALE

NO.	REVISION	DATE	APP'D BY

REGISTERED PROFESSIONAL ENGINEER — TONY J. FRAYJI — NO. 57305 — CIVIL — STATE OF CALIFORNIA

DESIGNED BY: A. MUQATASH
DRAFTING BY: R. MCLACHLAN
UNDER THE SUPERVISION OF TONY J. FRAYJI
DATE: SEPTEMBER 26, 2023

FRAYJI DESIGN GROUP
CIVIL ENGINEERING | PLANNING | SURVEYING
1316 Sunset Blvd. Suite 100
Rocklin, CA 95765
(916) 782-3000 Phone
(916) 782-3953 Fax

IMPROVEMENT PLANS FOR AUBURN RAVINE ESTATES

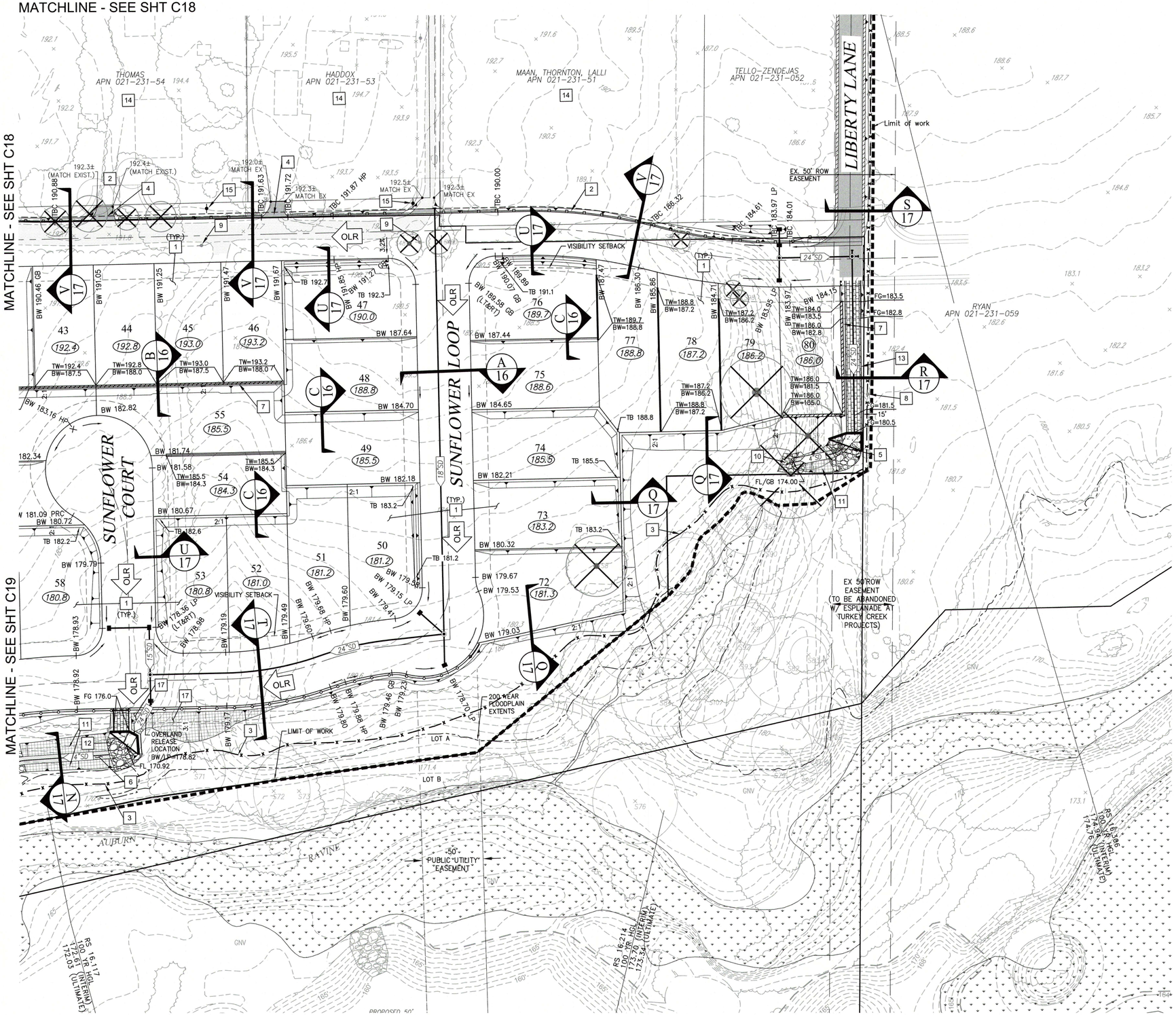
GRADING PLAN

LINCOLN CALIFORNIA

SCALE: 1" = 40'

PROJECT NO. 18300

SHEET C19 OF C30



KEYNOTES:

1. ALL CLEARING & GRUBBING SHALL BE DONE PRIOR TO GRADING PER GEOTECH REPORT.
2. CONSTRUCT VEGETATED, WATER QUALITY TREATMENT SWALE. MUST BE A MINIMUM OF 40' LONG AT 0.6% WITH A MINIMUM BOTTOM WIDTH OF 6'. SEE DETAIL ON SHEET C17.
3. TREES/WETLANDS SHALL BE PROTECTED WITH 4' PLASTIC ORANGE/RED MESH FENCE, PLACEMENT PER PLAN, UNLESS OTHERWISE NOTED. ARBORIST RECOMMENDATION WILL BE REQUIRED WHEN GRADING IS PERFORMED WITHIN TREE DRIPLINE.
4. CONTRACTOR TO PROVIDE AND MAINTAIN TRAFFIC ACCESS TO EXISTING RESIDENCES PARCELS.
5. PLACE 450 SF OF ROCK RIPRAP PER CITY OF LINCOLN STD. DETAIL SD-17. CLASS 8 SLOPE PROTECTION W/ A 1' VEGETATIVE LATER OF SOIL AND 4' DIAMETER DISSIPATER ROCKS.
6. CONSTRUCT VEGETATED, WATER QUALITY TREATMENT SWALE. MUST BE A MINIMUM OF 100' LONG AT 0.6% WITH A MINIMUM BOTTOM WIDTH OF 6.5'. SEE DETAIL ON SHEET C17.
7. PROPOSED RETAINING WALL, SEE STRUCTURAL PLANS BY GULARTE AND ASSOCIATES.
8. EXISTING POWER POLE TO BE BE REMOVED OR RELOCATED PRIOR TO CONSTRUCTION OF DRAINAGE DITCH OR SHALL BE ADJUSTED TO GRADE IF REQUIRED
9. CONTRACTOR TO UNDERGROUND EXISTING OVERHEAD UTILITIES AND REMOVE EXISTING POWER POLE. CONTRACTOR SHALL MAINTAIN SERVICE TO EXISTING RESIDENCES DURING CONSTRUCTION-CONTRACTOR TO PLACE.
10. PLACE 200 SF OF CALTRANS CLASS IV, METHOD B RSP ON CLASS 8 FABRIC PER CALTRANS STANDARD.
11. TURFBLOCK (EZ ROLL PAVERS BY NDS OR EQUIVALENT) PER STORM DRAIN OUTFALL ACCESS.
12. PLACE 420 SQ FT OF ROCK RIP-RAP PER CITY OF LINCOLN STD. DETAIL SD-17. CLASS 8 SLOPE PROTECTION FABRIC WITH A 1' VEGETATIVE LAYER OF SOIL AND 4' DIAMETER DISSIPATOR ROCKS. SEE HEADWALL DETAIL 2 ON SHEET C5.
13. 12' WIDE ACCESS TURF BLOCK PERMEABLE PAVEMENT BY TREMREN OR APPROVED EQUAL. SEE DETAIL 10 ON SHEET C4.
14. CONTRACTOR TO COORDINATE WITH LANDOWNERS 48 HOURS PRIOR TO ANY WORK WITHIN THEIR PROPERTIES ALONG 8TH STREET.
15. SERVICE POLE FOR EXISTING RESIDENTS – EXACT LOCATION TO BE COORDINATED WITH OWNER.
16. PLACE 20 x 20 TURFBLOCK (EZ ROLL PAVERS BY NDS OR EQUIVALENT FOR THE OVERLAND RELEASE).
17. SLOPES SHALL BE COVERED WITH COCONUT BIODEGRADABLE EROSION CONTROL NETTING AND HYDROSEEDED PER EROSION CONTROL PLANS.

LEGEND:

- OLR — OVERLAND RELEASE PATH
- ORANGE TREE PROTECTION/ SILT FENCE
- 126 — OAK TREE TO BE REMOVED
- WETLAND
- 218 — OAK TREE TO BE SAVED
- NON-OAK TREE TO BE REMOVED

0' 40' SCALE: 1"=40'

CERTIFICATE OF COMPLIANCE

I HEREBY CERTIFY THAT THE GRADES SHOWN ON THESE PLANS AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS, HAVE BEEN CONSTRUCTED TO WITHIN 1/10TH OF ONE FOOT OF THEIR INDICATED ELEVATION FOR ALL LOT PADS AND IMPROVEMENTS SHOWN.

PROJECT ENGINEER _____ LICENSE NUMBER _____ DATE _____

I HEREBY CERTIFY THAT THE PADS FOR THE FOLLOWING LOTS FOR THIS PROJECT HAVE BEEN TESTED FOR COMPACTION IN ACCORDANCE WITH GENERALLY ACCEPTED TEST METHODS AND BASED UPON THE RESULTS OF THESE TESTS THE COMPACTION OF SAID PADS CONFORM TO THE RECOMMENDATIONS OF THIS PROJECTS GEOTECHNICAL
REPORT:
LOTS:

I ALSO STATE THAT OUR FIRM OBSERVED THE GRADING OPERATION TO A SUFFICIENT EXTENT TO EVALUATE CONFORMANCE WITH THE PROJECT'S GEOTECHNICAL REPORT AS APPROVED BY THE CITY, AND FURTHER STATE THAT BASED UPON OUR OBSERVATIONS, THE GRADING FOR THIS SUBDIVISION CONFORMS WITH THE RECOMMENDATIONS OF SAID SOIL REPORT.

PROJECT ENGINEER _____ LICENSE NUMBER _____ DATE _____

NO.	REVISION	DATE	APPR'D. BY

REGISTERED PROFESSIONAL ENGINEER TONY J. FRAYJI NO. 57365 CIVIL STATE OF CALIFORNIA

DESIGNED BY: A. MUQATASH
DRAFTING BY: R. MCLACHLAN
UNDER THE SUPERVISION OF TONY J. FRAYJI
DATE: SEPTEMBER 26, 2023

FRAYJI DESIGN GROUP
CIVIL ENGINEERING | PLANNING | SURVEYING
1316 Blue Oaks Blvd. Roseville, CA 95678
P(916) 782-3000 Phone
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IMPROVEMENT PLANS FOR AUBURN RAVINE ESTATES

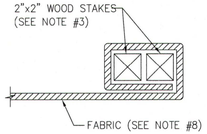
GRADING PLAN

CALIFORNIA
LINCOLN

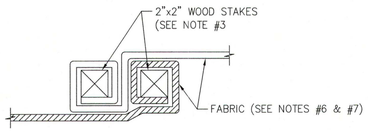
SCALE
1" = 40'

PROJECT NO.
18300

SHEET
C20 OF C30



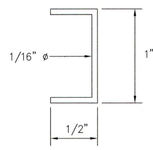
END STAKE DETAIL
(TOP VIEW)
NTS



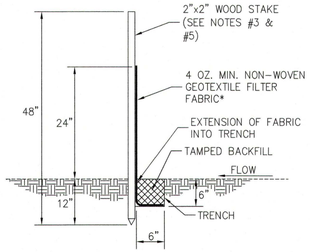
JOINING SECTION DETAIL
(TOP VIEW)
NTS

NOTES:

1. CONSTRUCT THE LENGTH OF EACH REACH SO THAT THE CHANGE IN BASE ELEVATION ALONG THE REACH DOES NOT EXCEED 1/3 THE HEIGHT OF THE LINEAR BARRIER. IN NO CASE SHALL THE REACH LENGTH EXCEED 500'.
2. THE LAST 8' OF FENCE SHALL BE TURNED UP-SLOPE
3. STAKE DIMENSIONS ARE NOMINAL.
4. DIMENSIONS MAY VARY TO FIT FIELD CONDITIONS IF APPROVED BY THE ENGINEER.
5. STAKES SHALL BE SPACED AT 8' MAXIMUM AND SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
6. STAKES TO OVERLAP AND FENCE FABRIC TO FOLD AROUND EACH STAKE ONE FULL TURN. SECURE FABRIC TO STAKE WITH 4 STAPLES.
7. STAKES SHALL BE DRIVEN TIGHTLY TOGETHER TO PREVENT POTENTIAL FLOW-THROUGH OF SEDIMENT AT JOINT. THE TOPS OF THE STAKES, SHALL BE SECURED WITH WIRE.
8. FOR END STAKE, FENCE FABRIC SHALL BE FOLDED AROUND TWO STAKES ONE FULL TURN AND SECURED WITH 4 STAPLES.
9. MINIMUM 4 STAPLES PER STAKE. DIMENSIONS SHOWN ARE TYPICAL.
10. VOID
11. VOID
12. JOINING SECTIONS SHALL NOT BE PLACED AT SUMP LOCATIONS.



STAPLE DETAIL
(SEE NOTE #9)
NTS



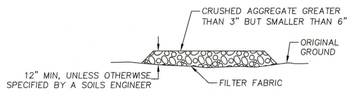
CROSS SECTION

* IN LOCATIONS WHERE THE SILT FENCE ALSO SERVES AS THE CONSTRUCTION FENCE, THE MATERIAL USED SHALL BE ORANGE SILT FENCING.

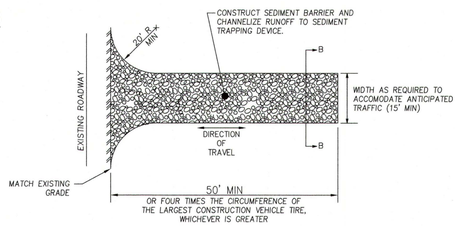
SILT FENCE DETAIL
NTS

NOTES:

1. THE ENTRANCE SHALL BE KEPT IN GOOD CONDITION BY OCCASIONAL TOP DRESSING WITH MATERIAL AS SPECIFIED IN SECTION B-B.
2. ACCESS SHALL BE INSPECTED WEEKLY DURING PERIODS OF HEAVY USAGE, MONTHLY DURING USAGE, AND AFTER EACH RAINFALL, WITH MAINTENANCE PROVIDED AS NECESSARY. PERIODIC TOP DRESSING SHALL BE DONE AS NEEDED.



SECTION B-B
NTS



NOTE:
RUMBLE STRIPS OR CORRUGATED STEEL PLATES MAY BE USED IF APPROVED BY THE ENGINEER.

STABILIZED CONSTRUCTION ENTRANCE
NTS

EARTHWORK QUANTITIES

ORGANICS/TOPSOIL=	4,500± CY
CUT=	37,800± CY
FILL=	40,500± CY
TOTAL IMPORT=	6,750± CY
SHRINKAGE LOSS=	4,050± CY

NOTE:
THE QUANTITIES STATED ABOVE ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL PERFORM EARTHWORK TAKE-OFF TO CALCULATE THE EARTHWORK QUANTITIES BASED ON THE GEOTECHNICAL REPORT.

THIS SHEET IS PROVIDED FOR ADDITIONAL EROSION CONTROL INFORMATION ONLY. EROSION CONTROL IMPLEMENTATION SHALL BE PER AND AS DIRECTED IN THE SWPPP BY FRAYJI DESIGN GROUP (FDG).

WDID# 5S31C391748

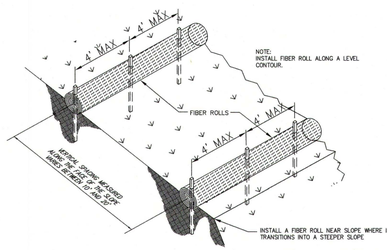
EROSION/SEDIMENT CONTROL NOTES

1. A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR THIS PROJECT PREPARED BY FRAYJI DESIGN GROUP, INC. (FDG) SHALL BE KEPT ON SITE AT ALL TIMES UNTIL CONSTRUCTION IS COMPLETE.
2. EROSION CONTROL BEST MANAGEMENT PRACTICES (BMP'S) SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH SWPPP AND CONSTRUCTION GENERAL PERMIT.
3. ALL EXPOSED SLOPES AND BARE AREAS WITHIN OPEN SPACE, WITH SLOPES GREATER THAN 10:1, SHALL BE HYROSEEDED WITH A NATIVE AND/OR STERILE SEED MIX. A SEED MIX SHALL BE PROVIDED TO FDG PRIOR TO APPLICATION FOR APPROVAL.

   EXPOSED AREAS WHERE SEEDING IS NOT SUCCESSFUL AFTER 90 DAYS SHALL RECEIVE APPROPRIATE SOIL PREPARATION AND A SECOND SEEDING APPLICATION AS SOON AS PRACTICAL. REVEGATATION SHALL BE COMPLETED AS SOON AS POSSIBLE AFTER CONSTRUCTION CEASES. SEEDING PLACED AFTER OCTOBER 15TH SHALL BE COVERED WITH STRAW, ANCHORED JUTE NETTING, COCONUT FIBER BLANKET OR OTHER EROSION CONTROL BLANKET OR TREATMENT APPROVED BY FDG.
4. BARE AREAS (REGARDLESS OF SLOPE) WITHIN 50 FT. OF NATURAL DRAINAGE SWALES SHALL BE COVERED WITH STRAW AND PRESSED INTO PLACE WITH A SHEEP'S FOOT ROLLER OR OTHER APPROVED METHOD.
5. STRAW BALES SHALL BE STOCKPILED ON SITE AT A RATE OF 1.5 BALES PER PROJECT ACRE BY SEPTEMBER 25TH. STOCKPILED STRAW SHALL BE COVERED AND KEPT DRY. ALL SLOPES GREATER THAN 10:1 SHALL BE COVERED WITH BROADCAST STRAW AT A RATE OF 50 BALES PER ACRE (4000 POUNDS PER ACRE). IN ADDITION, STRAW SHALL BE PRESSED INTO PLACE WITH A SHEEP'S FOOT ROLLER OR OTHER APPROVED METHOD ON SLOPES EQUAL TO OR GREATER THAN 4:1.
6. THE CONTRACTOR SHALL INSURE THAT EACH CONSTRUCTION SITE IS ADEQUATELY PREPARED DURING CONSTRUCTION AND PRIOR TO THE ONSET OF ANY STORM EVENT. CONSTRUCTION ACTIVITIES SHALL HAVE SEDIMENT AND EROSION CONTROL MEASURES IN PLACE IN ACCORDANCE WITH THE SWPPP AND CONSTRUCTION GENERAL PERMIT.
7. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL GOVERNMENT LAWS AND REGULATIONS RELATING TO THE DISCHARGE OF STORM WATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITIES WHETHER OR NOT THE REQUIRED FACILITIES OR METHODS ARE STATED ON THESE PLANS.
8. STREET UNDERCUTTING BEYOND THE STRUCTURAL SECTION WILL ALTER DRAINAGE OF THE STREETS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE DRAINAGE TO THE SATISFACTION OF THE CITY INSPECTOR WHEN SUCH CASES ARISE. STONE SHALL BE REPLACED WHEN SILT ACCUMULATION CLOGS THE VOIDS BETWEEN THE STONES. AT THE CONTRACTORS OPTION, HAY BALE DIKES MAY BE PLACED 200 FT. APART OR CLOSER AS DEEMED NECESSARY.
9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PREVENT DISCHARGE OF SEDIMENT FROM THE SITE TO ANY WATERCOURSE, DRAINAGE SYSTEM, OR ONTO ADJACENT PROPERTIES AND TO PREVENT DAMAGE BY EROSION OR DEPOSITION OF SEDIMENT THAT MAY RESULT FROM CONSTRUCTION ACTIVITIES.
10. THE CONTRACTOR SHALL CONDUCT INSPECTIONS OF THE SITE IN ACCORDANCE WITH THE SWPPP AND CONSTRUCTION GENERAL PERMIT TO IDENTIFY AREAS CONTRIBUTING TO DISCHARGES OF STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITY AND TO EVALUATE WHETHER EXISTING EROSION CONTROL PRACTICES ARE ADEQUATE TO REDUCE OR PREVENT POLLUTANT LOADING. THIS IS FURTHER DETAILED IN THE PROJECT SWPPP.
11. THE CONTRACTOR SHALL HAVE A QSP OR QSP TRAINED PERSONNEL, DURING ALL STORM EVENTS AND EVERY 24 HOURS DURING EXTENDED STORM EVENTS, MONITOR ALL EROSION AND SEDIMENT CONTROL MEASURES TO ENSURE THAT THE MEASURES ARE FUNCTIONING PROPERLY. ALTERNATE MEASURES MUST BE INSTALLED OR IMPLEMENTED AS SOON AS POSSIBLE IF THE ORIGINAL MEASURES FAIL. AS DIRECTED PER THE PROJECT SWPPP, AND CONSTRUCTION GENERAL PERMIT.
12. APPROVED SEDIMENT AND EROSION CONTROL MEASURES SHALL BE USED BY THE CONTRACTOR AT THE TOE OF SLOPE ADJACENT TO ANY EXPOSED SLOPES OR DISTURBED AREAS BORDERING OPEN SPACES, CREEKS, WETLANDS, DRAINAGE SWALES OR THEIR TRIBUTARIES IN ADDITION TO ANY OTHER AREAS PRONE TO EROSION.
13. THE PROJECT SWPPP MUST BE AMENDED TO INCLUDE DEWATERING IF DEWATERING IS FOUND TO BE NECESSARY DURING TO COURSE OF CONSTRUCTION.

SEQUENCE OF CONSTRUCTION:

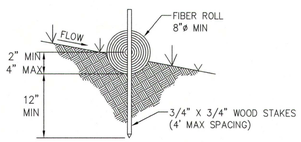
1. PRESERVE EXISTING VEGETATION AS MUCH AS POSSIBLE.
2. INSTALL SILT FENCE AND ESA FENCING AS SHOWN ON THE PLANS TO PROTECT OPEN SPACE, WETLANDS AND TREES.
3. KEEP VEHICLES AND EQUIPMENT OFF EXPOSED SOIL AND PRESERVE VEGETATION AS MUCH AS POSSIBLE.
4. INSTALL STABILIZED CONSTRUCTION ENTRANCES.
5. INSTALL PERIMETER PROTECTION WITH SEDIMENT CONTROL MEASURES SUCH AS FIBER ROLLS AND/OR SILT FENCE AS SHOWN ON THE EROSION CONTROL PLANS.
6. INSTALL INLET PROTECTION IN THE PUBLIC STREETS AS SHOWN ON THE EROSION CONTROL PLANS.
7. PLACE COVERED TRASH CONTAINMENT (IF NECESSARY).
8. COMMENCE SITEWORK GRADING.
9. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION DURATION, BARE SOIL AREAS THAT WILL BE INACTIVE 14 DAYS OR MORE.
10. INSTALL UTILITIES, STORM DRAINS, CULVERTS, ETC.
11. INSTALL INLET PROTECTION AT ALL DRAINAGE FEATURES AS EACH INLET STRUCTURE IS INSTALLED.
12. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
13. PREPARE SITE FOR PAVING.
14. PAVE SITE.
15. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION.
16. REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES.
17. STABILIZE PERMANENTLY, ANY AREAS DISTURBED BY THE REMOVAL OF BMP'S
18. NOTIFY OWNER/QSD TO FILE NOTICE OF TERMINATION (NOT).



TYPICAL FIBER ROLL INSTALLATION
NTS

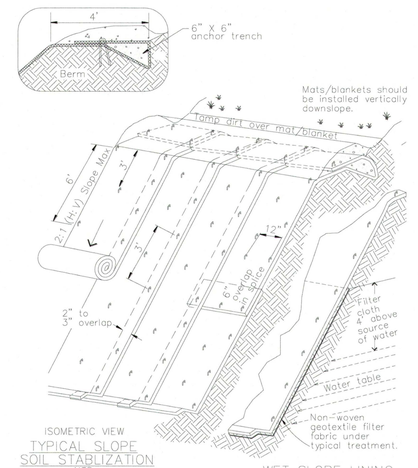
NOTES:

1. FIBER ROLL SHALL BE CONSTRUCTED LONG ENOUGH TO EXTEND ACROSS THE EXPECTED FLOW PATH AND AS APPROVED BY QSD/P.
2. FIBER ROLL (8" DIAMETER) SHALL BE PLACED INTO THE KEY TRENCH AND STAKED WITHIN 6 FEET OF EACH END, THEN EVERY 3 FEET TO 4 FEET WITH 3/4"x3/4"x23" (MIN.) STAKES. ADJACENT ROLLS SHALL TIGHTLY ABUT.
3. CLEAR SUBGRADE OF ALL LOCAL DEVIATIONS, SUCH AS LARGE STONES OR DEBRIS, SO NOTHING INHIBITS CONTACT OF THE FIBER ROLL WITH THE SUBGRADE.
4. PRIOR TO FIBER ROLL INSTALLATION, CONTOUR A CONCAVE TRENCH (2 INCHES DEEP) ALONG THE PROPOSED INSTALLATION LOCATION. THE BOTTOM EDGE OF THE FIBER ROLL SHALL EXTEND TO AND ACROSS THE BOTTOM OF THE TRENCH. THE TRENCH SHALL BE BACKFILLED TO 4 INCHES ABOVE GROUND AND COMPACTED TO BURY AND SECURE THE BOTTOM OF THE FIBER ROLL.
5. CONTRACTOR SHALL MAKE INSPECTIONS WEEKLY DURING THE WET SEASON, MONTHLY DURING THE DRY SEASON, AND IMMEDIATELY AFTER EACH RAINFALL TO DETERMINE IF REPAIRS AND SEDIMENT REMOVAL IS REQUIRED. SEDIMENT SHALL BE REMOVED BEFORE IT HAS REACHED 1/3 THE HEIGHT OF THE FIBER ROLL



FIBER ROLL DETAIL
NTS

Geotextiles and Mats EC-7



ISOMETRIC VIEW
TYPICAL SLOPE
SOIL STABLIZATION
NTS

WET SLOPE LINING
NTS

NOTES:
1. Slope surface shall be free of rocks, clods, sticks and grass. Mats/blankets shall have good soil contact.
2. Lay blankets loosely and stake or staple to maintain direct contact with the soil. Do not stretch.
3. Install per manufacturer's recommendations

TYPICAL INSTALLATION DETAIL

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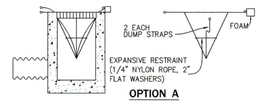
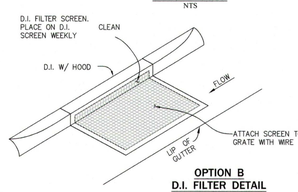
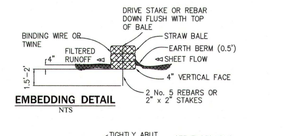


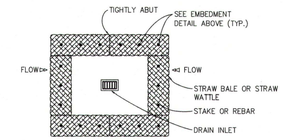
OPTION A
D.I. SILT SACK
NTS



OPTION B
D.I. FILTER DETAIL
NTS

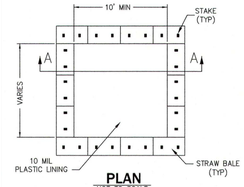


EMBEDDING DETAIL
NTS

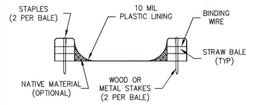


OPTION C
STRAW BALE DETAIL
NTS

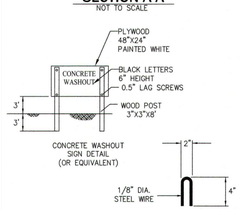
D.I. PROTECTION DETAIL
NTS



PLAN
NOT TO SCALE



SECTION A-A
NOT TO SCALE



NOTES
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

CONCRETE WASHOUT DETAIL
NTS

NO	REVISION	DATE	APPR'D BY

REGISTERED PROFESSIONAL ENGINEER ★ TONY J. FRAYJI ★ NO. 57265 ★ CIVIL ★ STATE OF CALIFORNIA

DESIGNED BY: A. MUQATASH
DRAFTING BY: R. MCLACHLAN
UNDER THE SUPERVISION OF TONY J. FRAYJI
DATE: SEPTEMBER 26, 2023

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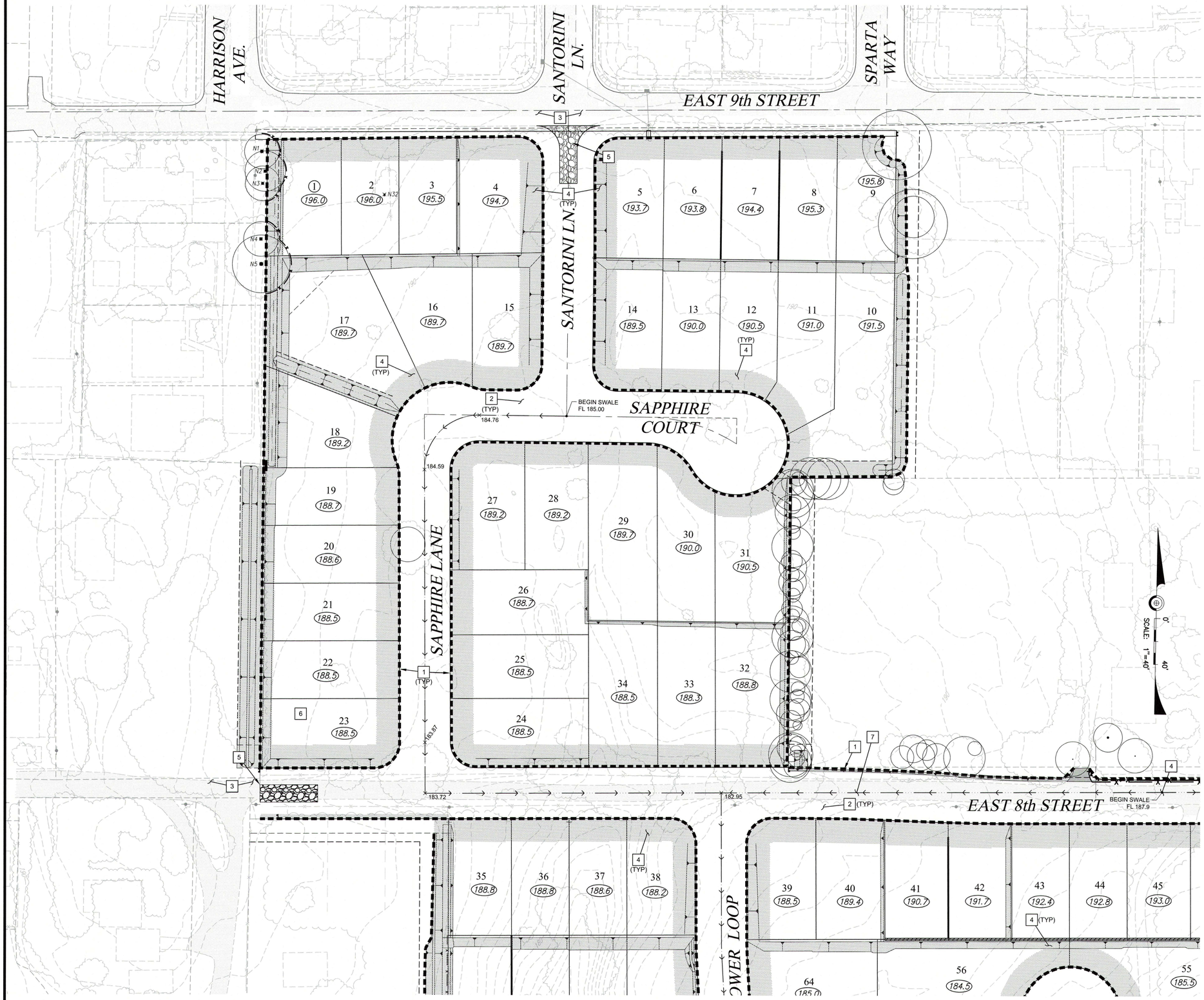
IMPROVEMENT PLANS FOR AUBURN RAVINE ESTATES
EROSION CONTROL NOTES AND DETAILS
LINCOLN CALIFORNIA

SCALE
AS SHOWN

PROJECT NO.
18300

SHEET
C21 OF C30



LEGEND:

- TYPE A FIBER ROLLS PER 2010 CALTRANS STANDARDS (INSTALL 3' OFF TOE OF SLOPES WHERE SHOWN), SEE SHEET C21 FOR DETAIL.
- HYDROSEED AND HYDROMULCH PER 2010 CALTRANS STANDARD SPECIFICATIONS. SEED MIX: 12 LB/ACRE ZORRO ANNUAL FESCUE AND 18 LB/ACRE ROSE CLOVER.
- TEMPORARY STRAW COCONUT FIBER EROSION CONTROL BLANKET (INSTALL UNDERNEATH FIBER ROLLS ON SLOPES GREATER THAN 2:1 AND AS SHOWN ON PLAN.) SEE SHEET C21 FOR DETAIL.
- STABILIZED CONSTRUCTION ENTRANCE, CONTRACTOR TO UTILIZE & REPLENISH AS NECESSARY. SEE DETAIL ON SHEET C21.
- INLET PROTECTION
- EFFLUENT MONITORING LOCATION
- OAK TREE
- OAK TREE TO BE REMOVED
- TREE PROTECTION/SILT FENCE
- WETLAND
- DRAINAGE PATH

NOTES:

1. FOR STANDARD EROSION CONTROL NOTES AND DETAILS, SEE SHEET NO. C21.
2. PLACE FIBER ROLL AT TOE OF SLOPES AND EDGE OF PROPOSED GRADING.
3. ANY AREAS DISTURBED (EXPOSED SOIL) SHALL BE HYDROSEEDED.
4. IF LANDSCAPING IS NOT COMPLETED BY OCTOBER 15, AREA SHALL BE HYDROSEEDED OR STABILIZED PER SWPPP AND CONSTRUCTION GENERAL PERMIT.
5. ESA FENCING SHALL BE PLACED PRIOR TO ANY CONSTRUCTION. THE LOCATION OF THE FENCING WILL BE DETERMINED BY THE BIOLOGICAL WETLAND CONSULTANT. NO GROUND DISTURBANCE ACTIVITIES OF ANY KIND SHALL TAKE PLACE IN THESE DESIGNATED AREAS.

WATER POLLUTION CONTROL NOTES

1. INSTALL STRAW WATTLE AND SILT FENCE , OR EQUIVALENT SEDIMENT BARRIER TO PREVENT SEDIMENT RUN-OFF AND RUN-ON. REFER TO CASQA BMP SE-5.
2. PROVIDE DUST CONTROL MEASURES. REFER TO CASQA BMP WE-1.
3. CONTRACTOR SHALL STREET SWEEP AND VACUUM SITE AND PUBLIC STREET TO ENSURE NO TRACKING OF SEDIMENTS FROM PROJECT SITE TO STORM DRAINS OR RECEIVING WATERS PER CASQA BMP SE-7.
4. CONTRACTOR SHALL HYDROSEED ALL ROUGH GRADED AREAS. REFER TO CASQA BMP EC4.
5. CONSTRUCT 20' WIDE CONSTRUCTION SITE ENTRANCE/EXIT. PROVIDE TEMPORARY ASPHALT DIKE AT ROAD TO PREVENT RUN-ON OF OFF-SITE WATER PER CASQA BMP TC-1.
6. CONSTRUCT TEMPORARY CONSTRUCTION STAGING, FUELING, MATERIAL STORAGE, AND STOCKPILE AREA. SIZE TO BE DETERMINED BY CONTRACTOR. CONTRACTOR TO RELOCATE AS NEEDED FOR CONSTRUCTION. ALL MATERIALS STORED ONSITE SHALL HAVE PROPER ENCLOSURES AND/OR COVERINGS FOR EQUIPMENT/MATERIAL STORAGE AREA, DEBRIS/SOLID WASTE STOCKPILES, SPOILS STORAGE AREA AND VEHICLE/EQUIPMENT MAINTENANCE, FUELING AND WASHING AREA. REFER TO CASQA BMP DETAILS SD-30, SD-32, SD-33, SD-34, SD-35, AND WM-3.
7. CONTRACTOR TO MAINTAIN ACCESS TO RESIDENCES ALONG 8TH STREET DURING GRADING AND CONSTRUCTION AT ALL TIME.

NO	REVISION	DATE	APPRD BY

REGISTERED PROFESSIONAL ENGINEER ★ TONY J. FRAYJI ★ NO. 57305 ★ CIVIL ★ STATE OF CALIFORNIA

DESIGNED BY: A. MUQATASH
DRAFTING BY: R. MCLACHLAN
UNDER THE SUPERVISION OF TONY J. FRAYJI
DATE: SEPTEMBER 26, 2023

FRAYJI DESIGN GROUP
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IMPROVEMENT PLANS FOR AUBURN RAVINE ESTATES

EROSION CONTROL PLAN

LINCOLN CALIFORNIA

SCALE
1" = 40'

PROJECT NO.
18300

SHEET
C22 OF C30

MATCHLINE - SEE SHT C22

WATER POLLUTION CONTROL NOTES

1. INSTALL STRAW WATTLE AND SILT FENCE , OR EQUIVALENT SEDIMENT BARRIER TO PREVENT SEDIMENT RUN-OFF AND RUN-ON. REFER TO CASQA BMP SE-5.
2. PROVIDE DUST CONTROL MEASURES. REFER TO CASQA BMP WE-1.
3. CONTRACTOR SHALL STREET SWEEP AND VACUUM SITE AND PUBLIC STREET TO ENSURE NO TRACKING OF SEDIMENTS FROM PROJECT SITE TO STORM DRAINS OR RECEIVING WATERS PER CASQA BMP SE-7.
4. TREE SHALL BE PROTECTED WITH 4' RED SILT FENCE, PLACEMENT PER PLAN, UNLESS OTHERWISE NOTED. ARBORIST RECOMMENDATION WILL BE REQUIRED WHEN GRADING IS PERFORMED WITHIN TREE DRIPLINE.
5. INSTALL TEMPORARY EROSION BLANKET. REFER TO CASQA BMP EC-7 & SE-4.
6. CONTRACTOR SHALL HYDROSEED ALL ROUGH GRADED AREAS. REFER TO CASQA BMP EC4.
7. CONSTRUCT SEDIMENTATION BASIN AS PART OF WINTERIZATION. PER CASQA BMP SE-2.
8. CONTRACTOR TO MAINTAIN ACCESS TO RESIDENCES ALONG 8TH STREET DURING GRADING AND CONSTRUCTION AT ALL TIME.

LEGEND:

- TYPE A FIBER ROLLS PER 2010 CALTRANS STANDARDS (INSTALL 3' OFF TOE OF SLOPES WHERE SHOWN), SEE SHEET C21 FOR DETAIL.
- HYDROSEED AND HYDROMULCH PER 2010 CALTRANS STANDARD SPECIFICATIONS. SEED MIX: 12 LB/ACRE ZORRO ANNUAL FESCUE AND 18 LB/ACRE ROSE CLOVER.
- TEMPORARY STRAW COCONUT FIBER EROSION CONTROL BLANKET (INSTALL UNDERNEATH FIBER ROLLS ON SLOPES GREATER THAN 2:1 AND AS SHOWN ON PLAN.) SEE SHEET C21 FOR DETAIL.
- STABILIZED CONSTRUCTION ENTRANCE, CONTRACTOR TO UTILIZE & REPLENISH AS NECESSARY. SEE DETAIL ON SHEET C21.
- INLET PROTECTION
- EFFLUENT MONITORING LOCATION
- OAK TREE
- OAK TREE TO BE REMOVED
- TREE PROTECTION/SILT FENCE
- WETLAND
- DRAINAGE PATH

SAPPHIRE LANE

EAST 8th STREET

LIBERTY LANE

SUNFLOWER LOOP

SUNFLOWER COURT

DAFFODIL COURT

LOT A

LOT B

BEGIN SWALE FL 187.9

BEGIN SWALE FL 183.63

BEGIN SWALE FL 181.4

BEGIN SWALE FL 181.45

END SWALE FL 182.23

END SWALE FL 180.76

END SWALE FL 182.05

END SWALE FL 181.10

NOTES:

1. FOR STANDARD EROSION CONTROL NOTES AND DETAILS, SEE SHEET NO. C21.
2. PLACE FIBER ROLL AT TOE OF SLOPES AND EDGE OF PROPOSED GRADING.
3. ANY AREAS DISTURBED (EXPOSED SOIL) SHALL BE HYDROSEEDED.
4. IF LANDSCAPING IS NOT COMPLETED BY OCTOBER 15, AREA SHALL BE HYDROSEEDED OR STABILIZED PER SWPPP AND CONSTRUCTION GENERAL PERMIT.
5. ESA FENCING SHALL BE PLACED PRIOR TO ANY CONSTRUCTION. THE LOCATION OF THE FENCING WILL BE DETERMINED BY THE BIOLOGICAL WETLAND CONSULTANT. NO GROUND DISTURBANCE ACTIVITIES OF ANY KIND SHALL TAKE PLACE IN THESE DESIGNATED AREAS.

SCALE: 1"=40' (0' 40')

NO. | REVISION | DATE | APPR'D BY

REGISTERED PROFESSIONAL ENGINEER TONY J. FRAYJI NO. 57995 CIVIL STATE OF CALIFORNIA

DESIGNED BY: A. MUQATASH
DRAFTING BY: R. MCLACHLAN
UNDER THE SUPERVISION OF TONY J. FRAYJI
DATE: SEPTEMBER 26, 2023

FRAYJI DESIGN GROUP
CIVIL ENGINEERING | PLANNING | SURVEYING
1316 Blue Oaks Blvd. Roseville, CA 95678
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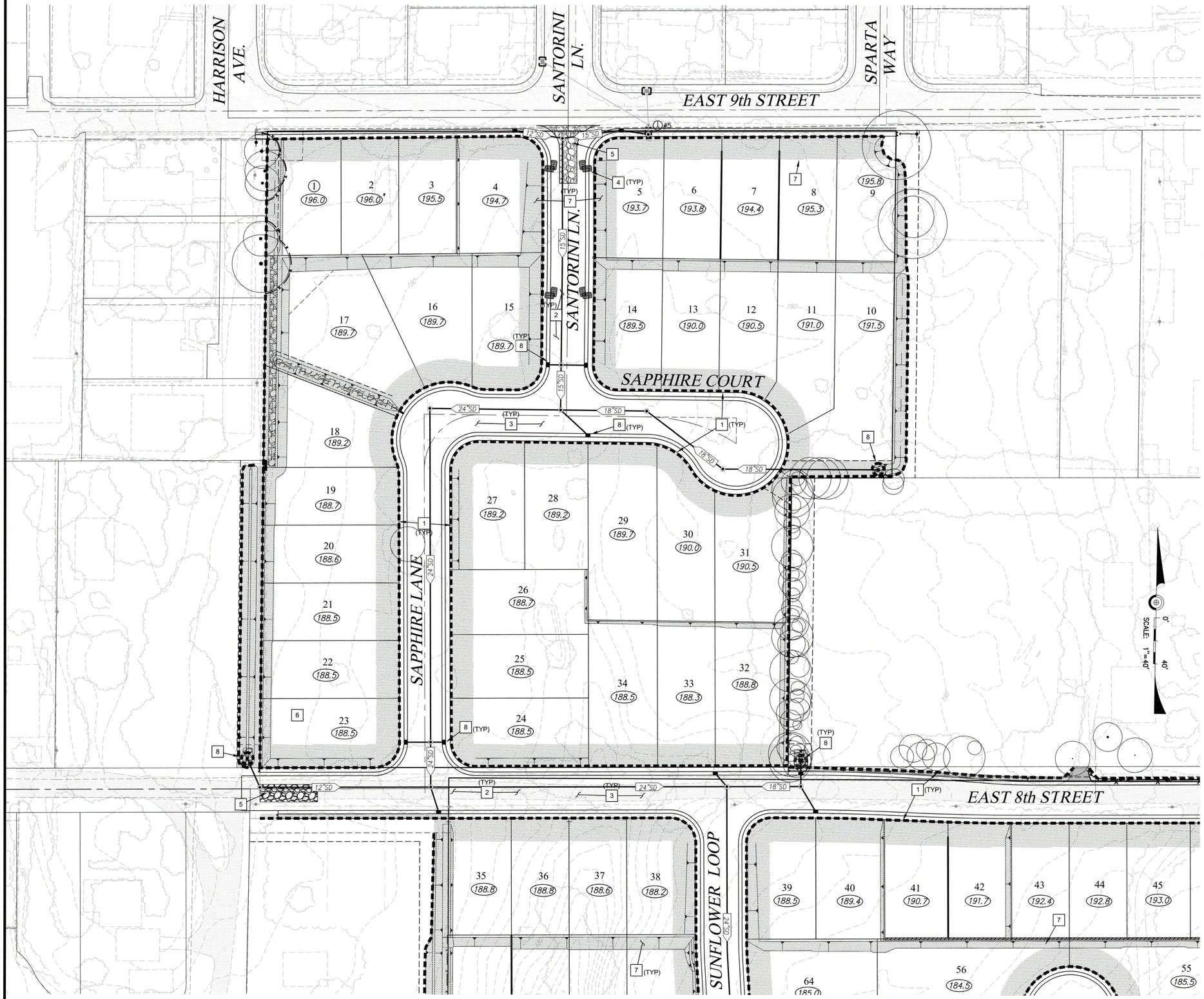
IMPROVEMENT PLANS FOR AUBURN RAVINE ESTATES
LINCOLN CALIFORNIA

EROSION CONTROL PLAN

SCALE: 1" = 40'

PROJECT NO. 18300

SHEET C23 OF C30



LEGEND:

- TYPE A FIBER ROLLS PER 2010 CALTRANS STANDARDS (INSTALL 3' OFF TOE OF SLOPES WHERE SHOWN), SEE SHEET C21 FOR DETAIL.
- HYDROSEED AND HYDROMULCH PER 2010 CALTRANS STANDARD SPECIFICATIONS. SEED MIX: 12 LB/ACRE ZORRO ANNUAL FESCUE AND 18 LB/ACRE ROSE CLOVER.
- TEMPORARY STRAW COCONUT FIBER EROSION CONTROL BLANKET (INSTALL UNDERNEATH FIBER ROLLS ON SLOPES GREATER THAN 2:1 AND AS SHOWN ON PLAN.) SEE SHEET C21 FOR DETAIL.
- STABILIZED CONSTRUCTION ENTRANCE, CONTRACTOR TO UTILIZE & REPLENISH AS NECESSARY. SEE DETAIL ON SHEET C21.
- INLET PROTECTION
- EFFLUENT MONITORING LOCATION
- OAK TREE
- TREE PROTECTION/SILT FENCE
- WETLAND
- GRAVEL BAGS

NOTES:

1. FOR STANDARD EROSION CONTROL NOTES AND DETAILS, SEE SHEET NO. C21.
2. PLACE FIBER ROLL AT TOE OF SLOPES AND EDGE OF PROPOSED GRADING.
3. ANY AREAS DISTURBED (EXPOSED SOIL) SHALL BE HYDROSEEDED.
4. IF LANDSCAPING IS NOT COMPLETED BY OCTOBER 15, AREA SHALL BE HYDROSEEDED OR STABILIZED PER SWPPP AND CONSTRUCTION GENERAL PERMIT.
5. ESA FENCING SHALL BE PLACED PRIOR TO ANY CONSTRUCTION. THE LOCATION OF THE FENCING WILL BE DETERMINED BY THE BIOLOGICAL WETLAND CONSULTANT. NO GROUND DISTURBANCE ACTIVITIES OF ANY KIND SHALL TAKE PLACE IN THESE DESIGNATED AREAS.

WATER POLLUTION CONTROL NOTES

1. INSTALL STRAW WATTLE AND SILT FENCE , OR EQUIVALENT SEDIMENT BARRIER TO PREVENT SEDIMENT RUN-OFF AND RUN-ON. REFER TO CASQA BMP SE-5.
2. PROVIDE DUST CONTROL MEASURES. REFER TO CASQA BMP WE-1.
3. CONTRACTOR SHALL STREET SWEEP AND VACUUM SITE AND PUBLIC STREET TO ENSURE NO TRACKING OF SEDIMENTS FROM PROJECT SITE TO STORM DRAINS OR RECEIVING WATERS PER CASQA BMP SE-7.
4. INSTALL GRAVEL/SAND BAGS ALONG CURBS & GUTTERS @ MINIMUM 50' INTERVAL AND AT ALL ON-SITE CURB CUTS & FLOWLINES, TYPICAL. REFER TO CASQA BMP SE-10.
5. CONSTRUCT 20' WIDE CONSTRUCTION SITE ENTRANCE/EXIT, PROVIDE TEMPORARY ASPHALT DIKE AT ROAD TO PREVENT RUN-ON OF OFF-SITE WATER PER CASQA BMP TC-1.
6. CONSTRUCT TEMPORARY CONSTRUCTION STAGING, FUELING, MATERIAL STORAGE, AND STOCKPILE AREA. SIZE TO BE DETERMINED BY CONTRACTOR. CONTRACTOR TO RELOCATE AS NEEDED FOR CONSTRUCTION. ALL MATERIALS STORED ONSITE SHALL HAVE PROPER ENCLOSURES AND/OR COVERINGS FOR EQUIPMENT/MATERIAL STORAGE AREA, DEBRIS/SOLID WASTE STOCKPILES, SPOILS STORAGE AREA AND VEHICLE/EQUIPMENT MAINTENANCE, FUELING AND WASHING AREA. REFER TO CASQA BMP DETAILS SD-30, SD-32, SD-33, SD-34, SD-35, AND WM-3.
7. CONTRACTOR SHALL HYDROSEED ALL ROUGH GRADED AREAS. REFER TO CASQA BMP EC4.
8. INSTALL STORM DRAIN INLET PROTECTION WITH FILTER BAG PER CASQA BMP SE-10 AND DETAIL ON SHEET C21.

NO.	REVISION	DATE	APPRD BY

REGISTERED PROFESSIONAL ENGINEER ★ TONY J. FRAYJI ★ NO. 57285 ★ CIVIL ★ STATE OF CALIFORNIA

DESIGNED BY: A. MUQATASH
DRAFTING BY: R. MCLACHLAN
UNDER THE SUPERVISION OF TONY J. FRAYJI
DATE: SEPTEMBER 26, 2023

FRAYJI DESIGN GROUP
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IMPROVEMENT PLANS FOR AUBURN RAVINE ESTATES

POST CONSTRUCTION EROSION CONTROL

LINCOLN CALIFORNIA

SCALE
1" = 40'

PROJECT NO.
18300

SHEET
C24 OF C30

MATCHLINE - SEE SHT C24

WATER POLLUTION CONTROL NOTES

1. INSTALL STRAW WATTLE AND SILT FENCE , OR EQUIVALENT SEDIMENT BARRIER TO PREVENT SEDIMENT RUN-OFF AND RUN-ON. REFER TO CASQA BMP SE-5.
2. PROVIDE DUST CONTROL MEASURES. REFER TO CASQA BMP WE-1.
3. CONTRACTOR SHALL STREET SWEEP AND VACUUM SITE AND PUBLIC STREET TO ENSURE NO TRACKING OF SEDIMENTS FROM PROJECT SITE TO STORM DRAINS OR RECEIVING WATERS PER CASQA BMP SE-7.
4. INSTALL GRAVEL/SAND BAGS ALONG CURBS & GUTTERS @ MINIMUM 50' INTERVAL AND AT ALL ON-SITE CURB CUTS & FLOWLINES, TYPICAL. REFER TO CASQA BMP SE-10.
5. INSTALL TEMPORARY EROSION BLANKET. REFER TO CASQA BMP EC-7 & SE-4.
6. CONTRACTOR SHALL HYDROSEED ALL ROUGH GRADED AREAS. REFER TO CASQA BMP EC-4.
7. TREE SHALL BE PROTECTED WITH 4' RED SILT FENCE, PLACEMENT PER PLAN, UNLESS OTHERWISE NOTED. ARBORIST RECOMMENDATION WILL BE REQUIRED WHEN GRADING IS PERFORMED WITHIN TREE DRIPLINE
8. INSTALL STORM DRAIN INLET PROTECTION WITH FILTER BAG PER CASQA BMP SE-10 AND DETAIL ON SHEET C21.
9. CONTRACTOR TO HYDROSEED AND HYDROMULCH ALL EXPOSED EARTH WITHIN THE OPEN SPACE AREA (LOT A).

LEGEND:

- TYPE A FIBER ROLLS PER 2010 CALTRANS STANDARDS (INSTALL 3' OFF TOE OF SLOPES WHERE SHOWN). SEE SHEET C21 FOR DETAIL.
- HYDROSEED AND HYDROMULCH PER 2010 CALTRANS STANDARD SPECIFICATIONS. SEED MIX: 12 LB/ACRE ZORRO ANNUAL FESCUE AND 18 LB/ACRE ROSE CLOVER.
- TEMPORARY STRAW COCONUT FIBER EROSION CONTROL BLANKET (INSTALL UNDERNEATH FIBER ROLLS ON SLOPES GREATER THAN 2:1 AND AS SHOWN ON PLAN.) SEE SHEET C21 FOR DETAIL.
- STABILIZED CONSTRUCTION ENTRANCE, CONTRACTOR TO UTILIZE & REPLENISH AS NECESSARY. SEE DETAIL ON SHEET C21.
- INLET PROTECTION
- EFFLUENT MONITORING LOCATION
- OAK TREE
- OAK TREE TO BE REMOVED
- TREE PROTECTION/SILT FENCE
- WETLAND
- GRAVEL BAGS

SAPPHIRE LANE
EAST 8th STREET
LIBERTY LANE
SUNFLOWER LOOP
SUNFLOWER COURT
DAFFODIL COURT
LOT A
LOT B

NOTES:

1. FOR STANDARD EROSION CONTROL NOTES AND DETAILS, SEE SHEET NO. C21.
2. PLACE FIBER ROLL AT TOE OF SLOPES AND EDGE OF PROPOSED GRADING.
3. ANY AREAS DISTURBED (EXPOSED SOIL) SHALL BE HYDROSEEDED.
4. IF LANDSCAPING IS NOT COMPLETED BY OCTOBER 15, AREA SHALL BE HYDROSEEDED OR STABILIZED PER SWPPP AND CONSTRUCTION GENERAL PERMIT.
5. ESA FENCING SHALL BE PLACED PRIOR TO ANY CONSTRUCTION. THE LOCATION OF THE FENCING WILL BE DETERMINED BY THE BIOLOGICAL WETLAND CONSULTANT. NO GROUND DISTURBANCE ACTIVITIES OF ANY KIND SHALL TAKE PLACE IN THESE DESIGNATED AREAS.

NO. | REVISION | DATE | APPR'D BY

REGISTERED PROFESSIONAL ENGINEER TONY J. FRAYJI NO. 57305 CIVIL STATE OF CALIFORNIA

DESIGNED BY: A. MOATTASH
DRAFTING BY: R. MCLACHLAN
UNDER THE SUPERVISION OF TONY J. FRAYJI
DATE: SEPTEMBER 26, 2023

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IMPROVEMENT PLANS FOR AUBURN RAVINE ESTATES

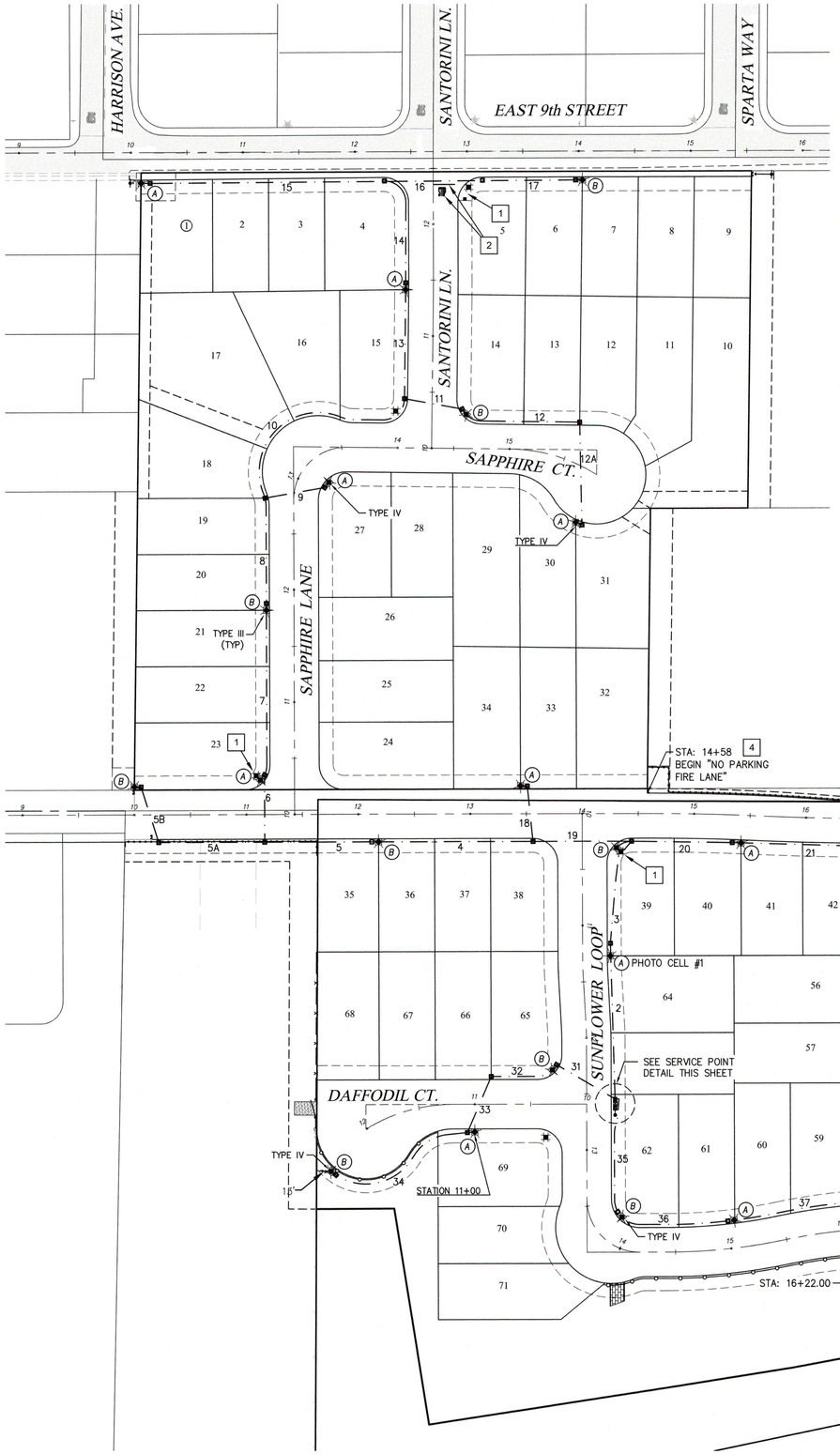
POST CONSTRUCTION EROSION CONTROL

LINCOLN CALIFORNIA

SCALE: 1" = 40'

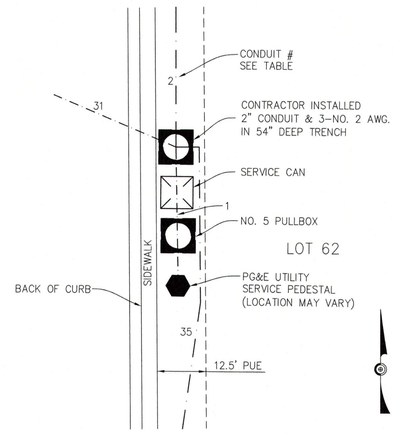
PROJECT NO. 18300

SHEET C25 OF C30



PLAN KEYNOTES:

1. INSTALL STREET NAME SIGN (& STOP SIGN WHERE INDICATED) ON SINGLE POLE PER CITY OF LINCOLN STD. DETAIL H-13.
2. INSTALL STOP BAR AND LEGEND PER CITY STD. DETAIL H-19.
3. FUTURE STREET LIGHT BY OTHERS.
4. PAINT TOP AND FACE OF CURB WITH TWO COATS OF "HIGHWAY RED" PAINT. LABEL "NO PARKING FIRE LANE" EVERY 25 FEET AS NEEDED.



SERVICE POINT #1 DETAIL

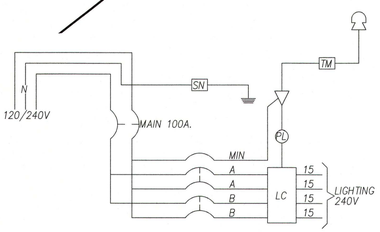
ELECTRICAL NOTES:

1. SPECIFICATIONS AND STANDARDS USED FOR CONSTRUCTION OF THIS STREET LIGHTING SYSTEM WILL BE IN ACCORDANCE WITH THE CITY OF LINCOLN PUBLIC FACILITIES IMPROVEMENTS STDS. AND THE "AMERICAN NATIONAL STANDARD PRACTICES FOR ROADWAY LIGHTING OF THE AMERICAN INSTITUTE."
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES AND/OR UTILITY DISTRICTS AS TO LOCATION OF ALL UNDERGROUND FACILITIES.
3. LIGHT DISTRIBUTION PATTERN SHALL BE PER CITY STDS. AND AS NOTED ON THE PLANS.
4. STREET LIGHT CONTRACTOR TO CONTACT WATER CONTRACTOR PRIOR TO ANY WORK TO RESOLVE ANY CONFLICTS.
5. ALL STREET RIGHT-OF-WAYS HAVE A P.U.E. ADJACENT TO RIGHT-OF-WAY UNLESS OTHERWISE NOTED ON PLANS.
6. THE MAP ON THIS SHEET IS FOR STREET LIGHT LOCATION ONLY.
7. THE USE OF RIDGID NON-METALLIC CONDUIT CONFORMING TO SECTION 86-2.05A(3) OF THE 2010 CALTRANS STD. SPECIFICATIONS WILL BE ALLOWED.
8. A CONTINUOUS #8 AWG BARE COPPER WIRE (MINIMUM) MUST BE PLACED IN ALL NON METALLIC CONDUIT. BONDING AND GROUNDING MUST CONFORM TO SECTION 86-2.10 OF THE 2010 CALTRANS STANDARD SPECIFICATIONS.
9. ALL LUMINAIRES SHALL BE STEMBERG LUMINARE, BY ASSOCIATED LIGHTING REPRESENTATIVES TYPE III LED. (SEE STREET LIGHT DETAILS, SHEET C26).
10. PHOTO CELL SHALL BE PER CITY STD.
11. SEE FOUNDATION DETAILS ON SHEET C26 FOR FOUNDATION DESIGN.
12. CONTRACTOR TO COORDINATE WITH SIGNAL CONDUIT PLACEMENT TO AVOID ANY CONFLICT.
13. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH LANDSCAPE ARCHITECT REGARDING ANY CONFLICTS BETWEEN BOXES AND LANDSCAPING.
14. GROUND RODS TO BE INSTALLED PER CITY STANDARD.
15. ALL STREET LIGHTS SHALL BE TYPE III UNLESS OTHERWISE NOTED ON PLAN.
16. BEHIND SIDEWALK, CONDUIT TRENCH BACKFILL SHALL BE COMPACTED TO 90% RELATIVE COMPACTION.
17. UNDER STREET, CONDUIT TRENCH BACKFILL SHALL BE COMPACTED TO 95% RELATIVE COMPACTION.
18. LIGHTS SHALL BE DIRECT CONNECTED TO NEAREST BOX, EACH LIGHT REQUIRES OWN PULL BOX.
19. ALL LIGHTS SHALL HAVE SHIELDS PER CITY OF LINCOLN STD.

CIRCUIT TABLE 1 (SERVICE POINT NO.1)

CONDUIT RUN	CONDUIT SIZE (inches)	NO. OF WIRES IN CONDUIT	CONDUCTOR SIZE CIRCUIT A	A	B	B	C	C	D	D	E	E	F	F	PHOTO CELL # OF WIRES	PHOTO CELL WIRE SIZE
1	3.0"	8	4	4	4	4									3	14
2	2.0"	8	6	6	6	6									3	14
3	2.0"	5	6	6	6	6									0	0
4	2.0"	5	8	8	8	8									0	0
5	2.0"	5	8	8	8	8									0	0
5A	2.0"	3	0	0	8	8									0	0
6	2.0"	5	8	8	8	8									0	0
7	2.0"	5	8	8	8	8									0	0
8	2.0"	5	8	8	8	8									0	0
9	2.0"	3	8	8	0	0									0	0
10	2.0"	5	8	8	8	8									0	0
11	2.0"	5	8	8	8	8									0	0
12	2.0"	3	8	8	0	0									0	0
13	2.0"	5	8	8	8	8									0	0
14	2.0"	5	8	8	8	8									0	0
15	2.0"	3	8	8	0	0									0	0
16	2.0"	3	0	0	8	8									0	0
17	2.0"	3	0	0	8	8									0	0
18	2.0"	3	8	8	0	0									0	0
19	2.0"	5	8	8	8	8									0	0
20	2.0"	5	8	8	8	8									0	0
21	2.0"	5	8	8	8	8									0	0
22	2.0"	5	8	8	8	8									0	0
23	2.0"	3	8	8	0	0									0	0
24	2.0"	5	8	8	8	8									0	0
25	2.0"	5	8	8	8	8									0	0
26	2.0"	5	8	8	8	8									0	0
27	2.0"	5	8	8	8	8									0	0
28	2.0"	3	0	0	8	8									0	0
29	2.0"	5	8	8	8	8									0	0
30	2.0"	3	0	0	8	8									0	0
31	2.0"	5	8	8	8	8									0	0
32	2.0"	5	8	8	8	8									0	0
33	2.0"	5	8	8	8	8									0	0
34	2.0"	3	0	0	8	8									0	0
35	2.0"	5	8	8	8	8									0	0
36	2.0"	5	8	8	8	8									0	0
37	2.0"	5	8	8	8	8									0	0
38	2.0"	3	0	0	8	8									0	0
39	2.0"	5	8	8	8	8									0	0
40	2.0"	5	8	8	8	8									0	0
41	2.0"	5	8	8	8	8									0	0
42	2.0"	3	0	0	8	8									0	0
42A	2.0"	3	8	8	0	0									0	0
43	2.0"	5	8	8	8	8									0	0
44	2.0"	3	0	0	8	8									0	0
45	2.0"	5	8	8	8	8									0	0
46	2.0"	5	8	8	8	8									0	0
47	2.0"	3	0	0	8	8									0	0
48	2.0"	3	8	8	0	0									0	0
49	2.0"	3	8	8	0	0									0	0

4' SIDEWALK STREET LIGHT BASE LOCATION DETAILS



CIRCUIT DIAGRAM NO. 1

SCALE: 1"=60' (0' – 60')

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	STREET LIGHT POLE TYPE "B" (RESIDENTIAL) [LED]	
	STREET LIGHT POLE TYPE A (MAJOR ROAD) [LED] UNO	
	UTILITY SERVICE PEDESTAL	
29	CONDUIT (RUN NUMBER INDICATED)	29
	PULL BOX (NO. 3-1/2 UNLESS NOTED OTHERWISE)	
	PAD MOUNTED TRANSFORMER	
	STREET NAME SIGN	
A	CIRCUIT LETTER (A, B)	A
	R-1 STOP SIGN	

WARNING
EXISTING UNDERGROUND UTILITIES CALL USA 1-800-227-2600

NO. | REVISION | DATE | APPR'D BY

REGISTERED PROFESSIONAL ENGINEER ★ VIRGINIA ★ TONY J. FRAYJI ★ NO. 57205 ★ CIVIL ★ STATE OF CALIFORNIA

DESIGNED BY: A. MUQATASH
DRAFTING BY: R. MCLACHLAN
UNDER THE SUPERVISION OF TONY J. FRAYJI
DATE: SEPTEMBER 26, 2023

FRAYJI DESIGN GROUP
CIVIL ENGINEERING | PLANNING | SURVEYING
1316 Blue Oaks Blvd. Roseville, CA 95678
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IMPROVEMENT PLANS FOR AUBURN RAVINE ESTATES

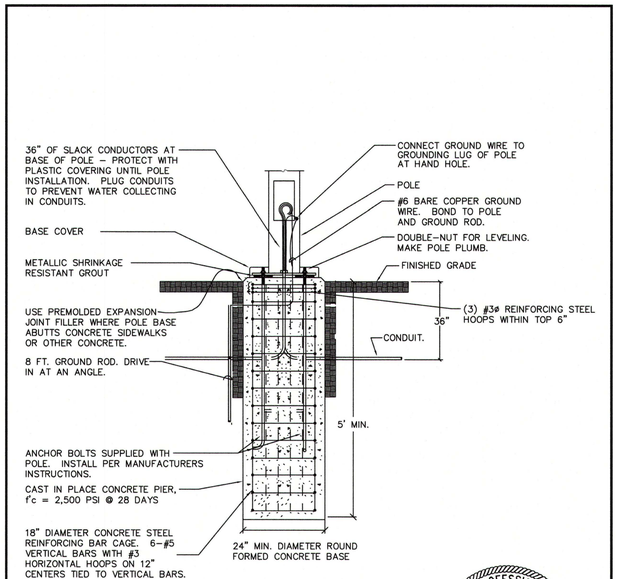
STREET LIGHT & STRIPE PLAN

CALIFORNIA
LINCOLN

SCALE 1" = 60'

PROJECT NO. 18300

SHEET C26 OF C30



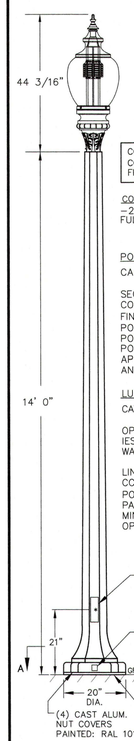
REGISTERED PROFESSIONAL ENGINEER GREG GULARTE C 59489 Exp. 12/31/23 CIVIL STATE OF CALIFORNIA

LIGHT POLE DETAIL

AUBURN RAVINE ESTATE - LINCOLN, CA

Gularte & ASSOCIATES, INC. Geotechnical Consultants
1049 Nichols Dr, Rocklin , CA 95765
916.626.5577 FAX 916.626.5533

NOT TO SCALE | FILE NO: 4276C | REV. DATE: MAY 31, 2023 | **Figure 1**



	STREET LIGHT TYPE	NORMAL MOUNTING HEIGHT	LED WATTAGE[c]	SPACING (ONE SIDE ONLY)[b]	AVG MAINTAINED FC[c,d]	AVG:MIN RATIO (COMMERCIAL)	AVG:MIN RATIO (RESIDENTIAL)
MINOR RESIDENTIAL	B	14'	40	125	0.15		
PRIMARY RESIDENTIAL	B	14'	40	125	0.15		
COLLECTOR	A	30'	60	[e]	0.26	4:1	5:1
INDUSTRIAL/COMMERCIAL	A	30'	73	[e]	0.26	4:1	
MINOR ARTERIAL	A	30'	60	[e]	0.35	4:1	5:1
MAJOR ARTERIAL	A	30'	60	[e]	0.56	4:1	
SPECIAL THOROUGHFARE	A	30'	73	[e]	0.56	4:1	

COLOR & FINISH:
COLOR: SALT & PEPPER
FINISH: ETCHED

COATINGS REQUIRED
–2 COATS ACRYLIC
FULL LENGTH

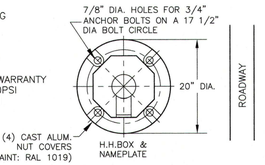
a. LAMP WATTAGE IS FOR LED ONLY. DESIGN CRITERIA MUST BE SUBMITTED FOR ALL OTHER LAMPS
b. SPACING MAY BE ADJUSTED BY ±20% TO ACCOMMODATE DRIVEWAYS AND INTERSECTIONS.
c. LUMENS USED TO CALCULATE THE AVERAGE MAINTAINED FOOT–CANDLE SHALL BE BASED ON A 0.8 MAINTENANCE FACTOR OF INITIAL LUMEN VALUE AS RATED BY THE LAMP MANUFACTURER.
d. LIGHT DISTRIBUTION PATTERN SHALL BE TYPE III WITH HOUSE SIDE SHIELD UNLESS OTHERWISE SPECIFIED.
e. LIGHT SPACING SHALL BE DETERMINED BY PHOTOMETRIC DIAGRAM.

POLE SPECIFICATIONS

CATALOG NO.:	KS14–G–RBP–E30 C/W 140–35/35
SECTION:	OCTAGONAL
COLOR:	SALT & PEPPER
FINISH:	ETCHED
POLE TOP:	5 1/2" FLAT TO FLAT
POLE BUTT:	20" ø
POLE LENGTH:	14' 0"
APPROX WEIGHT:	840 lbs.
ANCHOR BOLTS:	3/4" x 27" (BY OTHERS)

LUMINAIRE SPECIFICATIONS

CATALOG NO.:	K118R–B2AR–III–40(SSL) –1042–120:277V–K13–4K
OPTICAL SYSTEM:	BAFFLED ARRAY ACRYLIC RIPPLED
IES CLASS.:	TYPE III
WATTAGE:	40W (1042 SERIES) SOLID STATE LIGHTING
LINE VOLTAGE:	120:277V
CCT:	4000K
POLE ADAPTOR:	K13
PAINT:	TEXTURED RAL 1019
MIN. YIELD STRENGTH:	55,000 psi
OPTIONS:	STANDARD LIFETIME WARRANTY STANDARD MIN. 8000PSI CONCRETE STRENGTH



BASEPLATE DETAIL (SECTION A–A)
MAT'L: 3/4" THICK GALV. STL.

CITY OF LINCOLN
ENGINEERING DEPARTMENT

POST TOP STREET LIGHT

REVISIONS:	DATES:	APPROVED:
		CITY ENGINEER DATE

SCALE: NONE
DATE: SEPTEMBER 2019
DRAWN BY: C.G.

SL-1B

REGISTERED PROFESSIONAL ENGINEER TONY J. FRAYJI NO. 57285 CIVIL STATE OF CALIFORNIA

NO.	REVISION	DATE	APPR'D BY

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DRAFTING BY: R. MCLACHLAN
UNDER THE SUPERVISION OF TONY J. FRAYJI
DATE: SEPTEMBER 26, 2023

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IMPROVEMENT PLANS FOR AUBURN RAVINE ESTATES

STREET LIGHT DETAILS

LINCOLN CALIFORNIA

SCALE: AS SHOWN

PROJECT NO. 18300

SHEET C27 OF C30

CITY OF LINCOLN CONDITIONS OF APPROVAL - BASED ON APPROVED TENTATIVE MAP DATED OCT. 12, 2015

IMPROVEMENT PLAN NOTES

58. DUST CONTROL MEASURES SHALL BE ESTABLISHED PRIOR TO CONSTRUCTION OF ANY PHASE OF DEVELOPMENT PURSUANT TO THE REQUIREMENTS OF THE MITIGATION MONITORING PLAN. ADDITIONAL DUST CONTROL MEASURES MAY BE REQUIRED BY THE CITY BASED UPON SITE CONDITIONS.

    THE FOLLOWING NOTE SHALL BE ADDED TO THE GRADING AND/OR IMPROVEMENT PLANS

    "TO MINIMIZE DUST/GRADING IMPACTS DURING CONSTRUCTION THE APPLICANT SHALL

    A. SPRAY WATER ON ALL EXPOSED EARTH SURFACES DURING CLEARING, GRADING, EARTH MOVING AND OTHER SITE PREPARATION ACTIVITIES THROUGHOUT THE DAY

    B. USE TARPAULINS OR OTHER AFFECTIVE COVERS ON ALL STOCKPILED EARTH MATERIAL AND ON ALL HAUL TRUCKS

    C. SWEEP THE ADJACENT STREETS FRONTAGES AT LEAST ONCE A DAY OR AS NEEDED TO REMOVE SILT AND OTHER DIRT WHICH IS EVIDENT FROM CONSTRUCTION ACTIVITIES

    D. ENSURE THAT CONSTRUCTION VEHICLES ARE CLEANED PRIOR TO LEAVING THE CONSTRUCTION SITE TO PREVENT DUST AND DIRT FROM BEING TRACKED OFF-SITE

    E. THE CITY SHALL HAVE THE AUTHORITY TO STOP ALL GRADING OPERATIONS, IF IN OPINION OF CITY STAFF, INADEQUATE DUST CONTROL MEASURES ARE BEING PRACTICED OR EXCESSIVE WIND CONDITIONS CONTRIBUTE TO FUGITIVE DUST EMISSIONS

    F. THE GRADING SHALL COMPLY WITH THE MITIGATION MONITORING PROGRAM

59. "PRIOR TO THE COMMENCEMENT OF GRADING OPERATIONS, THE CONTRACTOR SHALL IDENTIFY THE SITE WHERE THE DEFICIT EARTHEN MATERIAL SHALL BE BORROWED. A REPORT ISSUED BY A GEOTECHNICAL ENGINEER SHALL BE SUBMITTED TO VERIFY THAT THE IMPORTED MATERIALS ARE SUITABLE FOR PROJECT FILL. IF THE BORROW SITE IS WITHIN THE CITY OF LINCOLN, THE CONTRACTOR SHALL SHOW PROOF OF ALL APPROVED GRADING PLANS. HAUL ROUTES TO BE USED SHALL BE APPROVED BY THE CITY ENGINEER"

60. "CONSTRUCTION IN THE PROJECT SHALL TAKE PLACE BETWEEN THE HOURS OF 7:00 A M TO 5:00 PM, MONDAY THROUGH FRIDAY, UNLESS WRITTEN APPROVAL IS GRANTED BY THE COMMUNITY DEVELOPMENT DEPARTMENT ALLOWING WORK FOR DIFFERENT DAYS OR HOURS"

    "RADIOS AND OTHER MUSICAL EQUIPMENT NOISE SHALL BE PLAYED AT LEVELS CONSISTENT WITH THE CITY OF LINCOLN STANDARDS SO AS TO BE CONTAINED ON-SITE"

61. "ALL CONTRACTORS ARE REQUIRED TO DELIVER ALL CONSTRUCTION RELATED REFUSE COLLECTED IN DEBRIS BOXES TO THE WESTERN PLACER WASTE MANAGEMENT AUTHORITY MATERIAL RECOVERY FACILITY. THE CITY RESERVES THE RIGHT TO REQUIRE THAT A FRANCHISE AGREEMENT BE APPROVED WITH ANY REFUSE HANDLER AT ANY TIME DURING THE CONSTRUCTION PROCESS"

62. "SEVENTY-TWO (72) HOUR NOTIFICATION MUST BE GIVEN TO THE CITY OF LINCOLN PRIOR TO DISINFECTION OF ANY WATER MAINS. THE CONTRACTOR SHALL CALL THE PUBLIC SERVICES DEPARTMENT AT 434-2450 TO SCHEDULE DISINFECTION AND TESTING"

63. "THE APPLICANT SHALL SUBMIT ENVIRONMENTAL SURVEYS IN COMPLIANCE WITH THE MITIGATION MEASURES. THE APPLICANT SHALL SECURE COMMUNITY DEVELOPMENT DEPARTMENT (PLANNING) APPROVAL THAT SURVEYS ARE ADEQUATE AND MITIGATION MEASURES ARE INCORPORATED INTO THE PLAN PRIOR TO START OF ANY ON-SITE CONSTRUCTION"

64. "THE DEVELOPER SHALL REQUIRE THEIR CONTRACTORS TO WORK WITH THE POLICE DEPARTMENT IN THE DEVELOPMENT OF SECURITY MEASURES DURING CONSTRUCTION TO INCREASE SECURITY OF STORED EQUIPMENT AND MATERIALS ON-SITE AND TO MINIMIZE DEMANDS ON POLICE PROTECTION SERVICES DURING PROJECT CONSTRUCTION "

65. "ALL CONSTRUCTION CONTRACTORS SHALL PROVIDE A SPILL PREVENTION AND COUNTER MEASURE PLAN DESCRIBING MEASURES TO INSURE PROPER COLLECTION AND DISPOSAL OF ALL POLLUTANTS HANDLED OR PRODUCED ON THE PROJECT SITE DURING CONSTRUCTION, INCLUDING SANITARY WASTES, CEMENT, AND PETROLEUM PRODUCTS. THE PLAN SHALL BE SUBMITTED TO THE CITY'S FIRE DEPARTMENT AND COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO EACH PHASE OF CONSTRUCTION"

GRADING

66. THE APPLICANT SHALL SUBMIT BLASTING PLANS (IF REQUIRED) FOR REVIEW AND APPROVAL BY THE CITY ENGINEER PRIOR TO COMMENCING ANY ON-SITE BLASTING ACTIVITIES AT A MINIMUM, THE PLAN IS TO INCLUDE A DESCRIPTION OF THE WORK TO BE ACCOMPLISHED, A STATEMENT OF THE NECESSITY TO ACCOMPLISH THE WORK, A DESCRIPTION OF ALTERNATIVES TO BLASTING CONSIDERED BUT REJECTED, A DESCRIPTION OF STEPS TAKEN TO AVOID HARD ROCK AREAS, SAFETY MEASURES TO BE IMPLEMENTED THE PLAN IS TO ORDINATE BLASTING ACTIVITIES WITH THE POLICE, COMMUNITY DEVELOPMENT DEPARTMENT, AND FIRE DEPARTMENTS AND SPECIFY THE TIME AND DURATION PROPOSED FOR THE ACTIVITY. THE APPLICANT SHALL PROVIDE 72 HOURS NOTIFICATION TO THE ABOVE DEPARTMENTS OF ANY SCHEDULED BLASTING.

67. THE APPLICANT SHALL PROVIDE A GRADING AND EROSION CONTROL SECURITY IN ACCORDANCE WITH THE CITY OF LINCOLN DESIGN CRITERIA AND PROCEDURES MANUAL.

68. FLAGGING, FENCING, SIGNAGE, AND OTHER DEVICES SHALL BE INSTALLED PRIOR TO GRADING. ON-SITE FENCE LOCATIONS SHALL BE TO THE APPROVAL OF THE COMMUNITY DEVELOPMENT DEPARTMENT AND SHALL REQUIRE INSPECTION PRIOR TO START OF GRADING. FENCING SHOULD NOT BE REMOVED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE COMMUNITY DEVELOPMENT DEPARTMENT.

69. TREES REMOVED DURING SITE GRADING AND CONSTRUCTION SHALL BE DISPOSED OF BY MEANS OTHER THAN LANDFILL OR BURNING.

70. TREES NOT SCHEDULED FOR REMOVAL ADJACENT TO CONSTRUCTION AREAS SHALL BE TEMPORARILY FENCED AROUND THEIR DRIP LINES TO PREVENT INADVERTENT DAMAGE DURING CONSTRUCTION ACTIVITY.

PRIOR TO CONSTRUCTION

95. THE APPLICANT SHALL APPLY FOR AND OBTAIN AN ENCROACHMENT PERMIT FROM THE COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO ANY WORK CONDUCTED WITHIN THE CITY RIGHT-OF-WAY. THE APPLICANT SHALL APPLY FOR AND OBTAIN AN ENCROACHMENT PERMIT FROM CALTRANS FOR ANY WORK WITHIN CALTRANS RIGHT-OF-WAY.

96. THE APPLICANT, BEFORE PERFORMING CONSTRUCTION ACTIVITIES WITHIN THE PROJECT AREA AND PRIOR TO EACH PHASE OF DEVELOPMENT SHALL SUBMIT A CONSTRUCTION SCHEDULE TO THE FIRE DEPARTMENT TO ALLOW COORDINATION OF FIRE PROTECTION SERVICES DURING CONSTRUCTION.

97. THE APPLICANT SHALL CONSULT/NOTIFY WITH THE SERVICE PROVIDER OF GAS, TELEPHONE, CATV, AND ELECTRICAL SYSTEM DESIGN DEPARTMENTS AT THE EARLIEST AVAILABLE OPPORTUNITY CONCERNING ALL APPLICABLE DEVELOPMENT PLANS, SITE IMPROVEMENTS, AND CONSTRUCTION SCHEDULES. THE PROJECT SPONSORS SHALL MAINTAIN CONTACT WITH THE SERVICE PROVIDER SO THAT REQUIRED FACILITIES AND EASEMENTS WILL BE DEVELOPED IN A COORDINATED MANNER.

98. AN ON-SITE MEETING WITH THE APPLICANT, CONTRACTOR, SUPERINTENDENT, ENGINEERS, AND CITY REPRESENTATIVES TO REVIEW SPECIAL PROCEDURES, LIMITS OF WORK, LINES OF AUTHORITY AND SPECIAL CONDITIONS OR PROCEDURES SHALL TAKE PLACE PRIOR TO ANY SIGNIFICANT GRADING ACTIVITY. THE APPLICANT SHALL PROVIDE AN ORGANIZATION CHART DISPLAYING LINES OF AUTHORITY AND PHONE NUMBERS FOR EACH INDIVIDUAL SHOWN IN A SUPERVISORY CAPACITY. THE APPLICANT SHALL DESIGNATE IN WRITING BEFORE THE START OF WORK AN AUTHORIZED REPRESENTATIVE WHO WILL HAVE AUTHORITY TO ACT ON BEHALF OF THE PROJECT. SAID REPRESENTATIVE SHOULD BE AVAILABLE ON THE JOB SITE DURING ALL CONSTRUCTION OR ACCESSIBLE BY PHONE. THE REPRESENTATIVE SHALL ALSO MAKE ANY NECESSARY ARRANGEMENTS WITH THE CITY ENGINEER CONCERNING EXTENDED OR EMERGENCY WORK PERIODS.

99. ALL CONSTRUCTION HAUL ROUTES SHALL BE APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY.

DURING CONSTRUCTION

100. CONSISTENT WITH THE RECOMMENDATIONS OF A SOILS ENGINEER AND AS APPROVED BY THE CITY ENGINEER, GRADING SHOULD BE SCHEDULED TO AVOID SEASONALLY HIGH GROUNDWATER CONDITIONS IN SWALE AREAS.

101. FOR EACH PHASE OF DEVELOPMENT, THE APPLICANT SHALL PROVIDE A SPECIFIC GEOTECHNICAL ANALYSIS TO DETERMINE THE SUITABILITY OF EXCAVATED MATERIAL (IF PROPOSED FOR USE) AS ENGINEERED FILL, AND TRENCH BACKFILLING, TOPSOIL, OR OTHER TYPES OF REUSE ON-SITE SUCH AS LANDSCAPING FILL IN PARKS. IF DURING CONSTRUCTION THE APPLICANT IDENTIFIES ANY UNIQUE UNFORESEEN SOILS CONDITIONS, THE APPLICANT SHALL WITHIN 24-HOURS NOTIFY ITS GEOTECHNICAL CONSULTANT TO PROVIDE AN ANALYSIS TO THE CITY ENGINEER FOR APPROVAL CONCERNING ANY REMEDIATION ACTION.

102. IF DURING THE COURSE OF DEVELOPMENT IT IS DETERMINED BY THE COMMUNITY DEVELOPMENT DIRECTOR THAT IN ORDER TO MAINTAIN THE CONSTRUCTION SCHEDULE THAT A CONTRACT MITIGATION MONITORING COORDINATOR IS NEEDED, THE APPLICANT WILL FUND THE FULL COST OF MITIGATION MONITORING RELATED TO THE PROJECT.

103. THE APPLICANT SHALL BE RESPONSIBLE FOR THE CLEANING OF ALL PUBLIC STREETS AFFECTED BY CONSTRUCTION. THE MANNER AND FREQUENCY OF STREET CLEANING SHALL BE DETERMINED BY THE PUBLIC SERVICES DEPARTMENT BASED UPON FIELD CONDITIONS.

104. FOR POTABLE CONSTRUCTION WATER, FLOWS SHALL NOT EXCEED 500 GPM AND 500,000 GALLONS PER DAY SUBJECT TO APPROVAL BY THE CITY. ALL FLOWS SHALL BE METERED AND MONITORED BY THE APPLICANT. THE COST OF POTABLE CONSTRUCTION WATER SHALL BE AT A RATE ESTABLISHED BY THE CITY. ANY USE OF POTABLE WATER FOR CONSTRUCTION SHALL BE SUBJECT TO AVAILABILITY AS DETERMINED BY THE CITY.

105. THE PROJECT SHALL PROVIDE FOR A SYSTEM TO INFORM ALL CONTRACTORS AND SUBCONTRACTORS AND OTHER AFFILIATED PARTIES CONDUCTING BUSINESS WITHIN THE CITY THAT A BUSINESS LICENSE MUST BE OBTAINED FROM THE CITY PRIOR TO THE PRE-CONSTRUCTION MEETING. THE APPLICANT SHALL SUBMIT TO THE CITY OF LINCOLN A LIST CONTAINING ALL PARTIES DOING BUSINESS WITHIN THE CITY. AS A RESULT OF THE PROJECT THE CITY WILL CHECK THE LIST TO ENSURE THAT EACH PARTY HAS OBTAINED THE NECESSARY BUSINESS LICENSE.

106. THE APPLICANT MAY PLACE A TEMPORARY SALES BUILDING ON THE PROJECT SITE DURING PROJECT CONSTRUCTION, SUBJECT TO APPROVAL OF THE COMMUNITY DEVELOPMENT DEPARTMENT. THE APPLICANT SHALL SUBMIT INFORMATION TO THE COMMUNITY DEVELOPMENT DEPARTMENT REGARDING THE LOCATION AND SERVICES AVAILABLE TO THE STRUCTURE AS WELL AS ELEVATIONS OF THE TEMPORARY FACILITY. USE OF THE FACILITY WILL BE SUBJECT TO THE APPROVAL OF THE COMMUNITY DEVELOPMENT DEPARTMENT.

PRIOR TO ACCEPTANCE

107. FOR EACH PHASE OF DEVELOPMENT, THE APPLICANT SHALL PREPARE A WATER QUALITY MAINTENANCE AND OPERATION PLAN FOR ALL WATER QUALITY FEATURES. THE MAINTENANCE AND OPERATION PLAN SHALL CONTAIN, AS A MINIMUM, A DESCRIPTION OF THE CONSTRUCTED FACILITIES, THE DESIGN CRITERIA, A DESCRIPTION OF THE WAY THE FACILITY IS EXPECTED TO OPERATE, A DESCRIPTION OF MAINTENANCE ACTIVITIES REQUIRED ALONG WITH A SCHEDULE FOR EACH ACTIVITY. THE MAINTENANCE AND OPERATION PLAN SHALL ALSO CONTAIN A DESCRIPTION OF SAMPLING, TESTING, AND REPORTING REQUIREMENTS. THE MAINTENANCE AND OPERATION PLAN SHALL BE SUBJECT TO APPROVAL OF THE PUBLIC SERVICES DEPARTMENT. THE APPLICANT SHALL SUBMIT A POST CONSTRUCTION STORM WATER QUALITY PLAN WITH THE PROJECT DRAINAGE STUDY. THE PROJECT SHALL COMPLY WITH THE CITY ORDINANCE, CALIFORNIA MS4 PERMIT REQUIREMENTS OR ANY OTHER STATE MANDATED REQUIREMENTS.

108. THE APPLICANT SHALL SUBMIT A POST CONSTRUCTION EROSION CONTROL PLAN FOR EACH PHASE OF CONSTRUCTION FOR CITY APPROVAL. THE PLAN SHALL INCLUDE BEST MANAGEMENT PRACTICES (BMP'S) TO MINIMIZE AND CONTROL THE LEVEL OF POLLUTANTS IN STORMWATER RUNOFF RELEASED TO OFF-SITE RECEIVING WATERS. SPECIFIC TECHNIQUES MAY BE BASED UPON GEOTECHNICAL REPORTS AND SHALL COMPLY WITH THE ADOPTED CITY STANDARDS.

109. THE APPLICANT SHALL BE RESPONSIBLE FOR REPAIRING STREET DAMAGE CAUSED BY CONSTRUCTION EQUIPMENT ON THE STREET SYSTEM TO THE SATISFACTION OF THE COMMUNITY DEVELOPMENT DEPARTMENT.

110. THE SUBDIVIDER, THROUGH HIS/HER ENGINEER OR SURVEYOR, SHALL SET SUFFICIENT DURABLE MONUMENTS TO CONFORM TO THE STANDARDS PRESCRIBED IN SECTION 8771 OF THE BUSINESS AND PROFESSIONAL CODE OF CALIFORNIA.

111. THE PROJECT SHALL BE REQUIRED TO UNDERGROUND ALL EXISTING PUBLIC UTILITIES FRONTING OR WITHIN THE PROJECT SITE, EXCEPT THAT ELECTRIC TRANSMISSION LINES OF 60 KV AND HIGHER MAY BE EXCLUDED IN THE DEVELOPMENT AGREEMENT.

112. SUBJECT TO THE APPLICANT'S 404 PERMIT, SEWER AND WATER EASEMENTS LOCATED IN OPEN SPACE AREAS SHALL HAVE AN ACCESS ROAD TO VALVES AND MANHOLES APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT AND CONSTRUCTED WITH A MINIMUM EASEMENT WIDTH OF 15-FEET AND PROVIDING AN 8-FOOT WIDE PAVE SECTION, ACCEPTABLE TO THE CITY ENGINEER WITH 2-FOOT WIDE AGGREGATE BASE SHOULDERS (ANY CROSSING OF U S ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS SHALL BE IN A STEEL CASING).

113. PRIOR TO THE ACCEPTANCE OF EACH PHASE OF IMPROVEMENTS, THE APPLICANT SHALL PROVIDE THE CITY WITH "AS-BUILT PLANS" IN A MYLAR HARD COPY AND THE OTHER ON A COMPUTER DISC IN AN AUTOCAD FORMAT COMPATIBLE WITH THE CITY'S MAPPING ACCEPTABLE TO THE PUBLIC SERVICES DEPARTMENT.

114. EXISTING AND PROPOSED PUBLIC FACILITIES AND IMPROVEMENTS DAMAGED DURING THE COURSE OF CONSTRUCTION SHALL BE REPAIRED BY THE APPLICANT, AT HIS EXPENSE, TO THE SATISFACTION OF THE COMMUNITY DEVELOPMENT DIRECTOR.

115. WHEN IMPROVEMENTS TO OPEN SPACE ARE COMPLETED TO THE SATISFACTION OF THE CITY ENGINEER AND COMMUNITY DEVELOPMENT DEPARTMENT, THE IMPROVED PROPERTY SHALL BE CONVEYED BY A GRANT DEED TO THE CITY, OR HOA AS APPLICABLE, FOR ON-GOING MAINTENANCE, OPERATION, REPAIR AND REPLACEMENT. THE APPLICANT SHALL BE RESPONSIBLE TO PAY THE DIRECT COST ASSOCIATED WITH THE PERFORMANCE OF THIS WORK UNTIL SUCH TIME AS THE CITY BEGINS COLLECTING FUNDS FOR THIS WORK OR THE COST OF DOING THIS WORK IS INCORPORATED INTO A FINANCING MECHANISM TO FUND THE COSTS OF THIS WORK (IF DEDICATION TO CITY REQUIRED).

116. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TELEVISING OF ALL SEWER COLLECTION AND TRANSPORT FACILITIES. A 72-HOUR NOTIFICATION, BOTH WRITTEN AND VERBAL, SHALL BE GIVEN TO THE COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO THE TELEVISING OF THE SEWER SYSTEM. IF NOT PROPERLY NOTIFIED THE CITY MAY ELECT TO REQUIRE A RETESTING OF THE SUBJECT SYSTEM.

PRIOR TO BUILDING PERMIT

117. FINISHED EXTERIOR GRADES SHALL BE SLOPED AWAY FROM FOUNDATIONS TO PROVIDE REMOVAL OF SURFACE WATER RUNOFF AWAY FROM STRUCTURES. ALL BUILDING PADS SHALL BE PROVIDED WITH DRAINAGE AWAY FROM FOUNDATIONS AND TO A PROPERLY CONTROLLED DISCHARGE SYSTEM. NO SURFACE RUNOFF SHOULD BE ALLOWED TO FLOW FROM THE PAD OVER AN UNPROTECTED SLOPE. TERRACED LOTS SHOULD AVOID UNCONTROLLED DISCHARGE OF SURFACE WATER RUNOFF ONTO ADJOINING LOTS.

118. PRIOR TO ISSUANCE OF BUILDING PERMIT FOR THE 46TH HOME WITHIN THE EPICK ONE AND TWO PROJECTS (COLLECTIVELY BETWEEN BOTH PROJECTS), EAST 8TH STREET SHALL BE EXTENDED TO AND CONNECTED TO LIBERTY LANE AND A 20 FOOT WIDE TEMPORARY PAVED ROADWAY SHALL BE CONSTRUCTED IN THE LIBERTY LANE RIGHT-OF-WAY CONNECTING EAST 8TH STREET TO EAST 9TH STREET.

119. FIRE HYDRANTS OR OTHER ACCEPTABLE ALTERNATIVE APPROVED BY THE CITY, PROVIDING SERVICE FOR CONSTRUCTION SITES SHALL BE OPERATIONAL PRIOR TO COMBUSTIBLE VERTICAL BUILDING CONSTRUCTION BEGINNING.

120. TYPICAL LANDSCAPE PLANS, PREPARED BY A REGISTERED LANDSCAPE ARCHITECT, SHALL BE SUBMITTED FOR PRIVATE FRONT YARD LANDSCAPING PRIOR TO ISSUANCE OF BUILDING PERMITS FOR HOMES. SUCH PLANS SHALL UTILIZE DROUGHT TOLERANT LANDSCAPING, IRRIGATION SYSTEMS AND PLANT MATERIALS THAT COMPLY WITH THEN APPLICABLE CITY OF LINCOLN STANDARDS FOR WATER STANDARDS.

121. ALL PRIVATE EXTERIOR LIGHTING IS TO BE UNIFORM OR COMPLIMENTARY THROUGHOUT THE PROJECT. PRIVATE EXTERIOR LIGHTING TO BE PROVIDED FOR ALL ACCESS DRIVEWAYS, PARKING AREAS AND WALKWAYS SO AS TO FACILITATE PROTECTION OF PRIVATE PROPERTY AND SAFE PEDESTRIAN MOVEMENT WITHIN THE PROJECT SITE. SUCH LIGHTING SHALL BE ACCOMPLISHED IN SUCH A MANNER AS NOT TO ILLUMINATE ADJACENT PROPERTIES OR STREETS WHICH MAY BE OBJECTIONABLE OR HAZARDOUS. DETAILED CONSTRUCTION PLANS DEPICTING THE LOCATION AND TYPE OF ALL LIGHTING FIXTURES TO BE SUBMITTED AND APPROVED BY THE BUILDING, PLANNING, AND POLICE DEPARTMENT AS PART OF THE CONSTRUCTION PLANS.

122. THE PROJECT SHALL BE SUBJECT TO THE WESTERN PLACER UNIFIED SCHOOL DISTRICT'S FINANCING PLAN.

123. THE APPLICANT SHALL PAY ALL APPLICABLE FEES AT TIME OF ISSUANCE OF THE BUILDING PERMIT.

124. THE PROJECT SHALL BE SUBJECT TO THE PLACER COUNTY CAPITAL FACILITIES IMPACT FEE.

125. THE APPLICANT SHALL COMPLY WITH MUNICIPAL CODE SECTION 17 32 REGARDING PARK DEDICATION AND FEES. THE APPLICANT SHALL BE REQUIRED TO DEDICATE PARK LAND, OR PAY AN IN-LIEU FEE AT THE BUILDING PERMIT STAGE BASED UPON THE PROJECT'S PER ACRE VALUE OF LAND ESTABLISHED AT THE TIME THE TENTATIVE SUBDIVISION MAP'S APPROVAL BECOMES EFFECTIVE.

126. UNLESS OTHERWISE ADDRESSED IN THE DEVELOPMENT AGREEMENT, THE DEVELOPMENT OF ANY RESIDENTIAL DWELLING UNITS SHALL BE SUBJECT TO THE REVIEW AND APPROVAL PROCESS OF DESIGN REVIEW AS SET FORTH IN THE CITY'S MUNICIPAL CODE.

PRIOR TO OCCUPANCY

127. THE APPLICANT SHALL INSTALL ALL FIRE PROTECTION MEASURES REQUIRED PURSUANT TO THE THEN APPLICABLE CITY STANDARDS. ALL RESIDENTIAL UNITS SHALL BE FIRE SPRINKLED IN ACCORDANCE WITH THE 2010 CALIFORNIA FIRE CODE, OR THE FIRE CODE IN EFFECT AT THE TIME OF BUILDING PERMIT APPLICATION.

128. ALL WATER METERS SHALL BE INSTALLED BY THE PUBLIC SERVICES DEPARTMENT AS PER STANDARDS AND SPECIFICATIONS ADOPTED BY THE CITY OF LINCOLN IN JUNE 2004 AND AS THEREAFTER AMENDED. A FEE (APPLIED CITY-WIDE) WILL BE REQUIRED FOR THE COST AND INSTALLATION OF EACH METER AND MAY BE ADJUSTED ANNUALLY BASED UPON COSTS.

MITIGATION MEASURES:

THE FOLLOWING MITIGATION MEASURES SHALL BE IMPLEMENTED BY THE APPLICANT(S) DURING ALL GRADING ACTIVITIES.

4.4-1 (B) THE PROJECT APPLICANT SHALL PREPARE A WETLAND MITIGATION PLAN THAT ENSURES NO NET LOSS OF WETLANDS, CONSISTENT WITH LINCOLN GENERAL POLICIES OSC-5.6, OSC-5.7, OSC-5.8, AND OSC-5.9. THE WETLAND MITIGATION PLAN SHALL BE BASED ON THE WETLAND DELINEATION VERIFIED BY THE CORPS. THIS MEASURE MAY BE IMPLEMENTED THROUGH THE 404 PERMIT AND/OR STREAMBED ALTERATION AGREEMENT PROCESSES. THE PLAN SHALL INCLUDE THE FOLLOWING OR EQUALLY EFFECTIVE COMPONENTS.

4.4-1 (C) THE PROJECT PROPONENT SHALL COMPENSATE FOR THE LOSS OF WETLAND HABITAT THROUGH A COMBINATION OF PRESERVATION OF VERNAL POOLS AND SEASONAL WETLANDS IN OPEN SPACE PRESERVES, ON-SITE RESTORATION/ENHANCEMENT, AND THE PURCHASE OF MITIGATION CREDITS AT AN APPROVED MITIGATION BANK. THE RATION OF COMPENSATION SHALL BE DETERMINED IN CONSULTATION WITH THE CORPS AND/ OR CALIFORNIA DEPARTMENT OF FISH AND GAME (CDFG), AS PART OF THE 404-PERMIT PROCESS, BUT SHALL NOT BE LESS THAN 1:1.

4.4-1 (D) ALL PRESERVED WETLANDS SHALL BE DEDICATED TO THE CITY OR A NON-PROFIT ORGANIZATION ACCEPTABLE TO THE CITY AND PRESERVED THROUGH PERPETUAL COVENANTS ENFORCEABLE BY THE CITY OR OTHER APPROPRIATE AGENCIES, TO ENSURE THEIR MAINTENANCE AND SURVIVAL.

4.4-1 (E) PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THE SITE, A PROTECTIVE FENCE SHALL BE ERECTED AROUND THE BOUNDARIES OF WETLANDS TO BE PRESERVED IN PROXIMITY TO THE AREAS THAT WOULD BE DISTURBED BY CONSTRUCTION. THIS FENCE SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION ACTIVITY IN THE IMMEDIATE AREA IS COMPLETED. NO ACTIVITY SHALL BE PERMITTED WITHIN THE PROTECTED AREAS EXCEPT FOR THOSE EXPRESSLY PERMITTED BY THE CORPS/ OR CDFG.

4.4-1 (F) A BUFFER SHALL BE PROVIDED ALONG ALL PRESERVED WETLANDS IN ACCORDANCE WITH THE 404 PERMIT. ONLY THOSE USES ALLOWED IN THE 404 PERMIT AND/ OR THE STREAMBED ALTERATION AGREEMENTS SHALL BE PERMITTED IN THE WETLANDS PRESERVE AND ITS BUFFER.

4.4-1 (G) WATER QUALITY IN THE WETLANDS PRESERVE SHALL BE PROTECTED USING EROSION CONTROL TECHNIQUES INCLUDING (AS APPROPRIATE), BUT NOT NECESSARILY LIMITED TO, PRESERVATION OF EXISTING VEGETATION, MULCHES (E.G., HYDRAULIC, STRAW, WOOD), AND GEOTEXTILES AND MATS, DURING CONSTRUCTION IN THE WATERSHED. ADDITIONALLY, URBAN RUNOFF SHALL BE MANAGED TO PROTECT WATER QUALITY IN THE WETLANDS PRESERVE USING TECHNIQUES SUCH AS VELOCITY DISSIPATION DEVICES, SEDIMENT BASINS AND POLLUTION COLLECTION DEVICES.

4.4-2 (A) THE PROJECT APPLICANT FOR PROJECTS WITHIN THE PROGRAMMATIC PORTION OF THE PROJECT SITE AND THE EPICK PROPERTY WITHIN PHASE 1 SHALL RETAIN A QUALIFIED BIOLOGIST PERMITTED BY THE US FISH AND WILDLIFE SERVICE (USFWS) TO CONDUCT VERNAL POOL CRUSTACEAN SURVEYS FOLLOWING CURRENT USFWS PROTOCOL. ALTERNATIVELY, THE PROJECT APPLICANT COULD FORGO THE SURVEYS AND ASSUME PRESENCE OF VERNAL POOL CRUSTACEANS IN ALL APPROPRIATE HABITAT WITHIN THE PROJECT SITE. THE SURVEY OR ASSUMPTION OF PRESENCE SHALL OCCUR PRIOR TO THE ISSUANCE OF ANY GRADING PERMITS FOR THE PROGRAMMATIC PORTION OF THE PROJECT SITE.

4.4-2 (B) THE PROJECT APPLICANT FOR PROJECTS WITHIN THE PROGRAMMATIC PORTION OF THE PROJECT SITE AND EPICK PROPERTY WITHIN PHASE 1 SHALL RETAIN A QUALIFIED BIOLOGIST TO CONDUCT AQUATIC SURVEYS FOR THE WESTEN SPADEFOOT TOAD. BECAUSE A FORMAL PROTOCOL DOES NOT EXIST FOR WESTERN SPADEFOOT TOAD SURVEYS, THE SCOPE OF THE SURVEYS SHALL BE DETERMINED IN CONSULTATION WITH CDFG. AT A MINIMUM, THE AQUATIC SURVEYS FOR THE WESTERN SPADEFOOT TOAD SHALL INCLUDE A SEARCH FOR SPADEFOOT LARVAE DURING THE APPROPRIATE SEASON BY A QUALIFIED BIOLOGIST TO DETERMINE PRESENCE OR ABSENCE AND POTENTIAL PROJECT-RELATED IMPACTS TO BREEDING SITES.

4.4-2 (C) THE FOLLOWING OR EQUALLY EFFECTIVE MEASURES (AS APPROVED BY THE CITY AND USFWS AND/OR CDFG) SHALL BE REQUIRED FOR ANY VERNAL POOL CRUSTACEAN AND/OR WESTERN SPADEFOOT HABITAT IDENTIFIED THROUGH PROTOCOL SURVEYS OR ASSUMED TO BE PRESENT IN LIEU OF SURVEYS. THE SELECTED MEASURES MAY BE PART OF THE PERMITTING PROCESS.

i) THE PROJECT PROPONENTS SHALL OBTAIN BIOLOGICAL OPINIONS FROM THE U.S FISH AND WILDLIFE SERVICE AND COMPLY WITH THE CONDITIONS AND MITIGATION REQUIREMENTS OF THE BIOLOGICAL OPINION TO ENSURE THAT NO NET LOSS OF HABITAT FOR VERNAL POOL CRUSTACEANS OCCURS. MITIGATION MAY INCLUDE, BUT WOULD NOT BE LIMITED TO, BOTH ONSITE AND OFFSITE PRESERVATION AND CREATION OF VERNAL POOLS AND OTHER SUITABLE HABITAT FOR VERNAL POOL CRUSTACEANS, PURCHASE OF CREDITS AT MITIGATION BANKS, PAYMENT OF IN LIEU FEES APPROVED BY THE AGENCIES, OR OTHER AGENCY APPROVED AND REQUIRED MITIGATION MEASURES.

ii) ORANGE EXCLUSIONARY FENCING SHALL BE PLACED AND MAINTAINED AROUND ANY AVOIDED (PRESERVED) VERNAL POOL CRUSTACEAN OR WESTERN SPADEFOOT HABITAT DURING CONSTRUCTION TO PREVENT IMPACTS FROM CONSTRUCTION VEHICLES AND EQUIPMENT. THIS FENCING SHALL BE INSPECTED BY A QUALIFIED BIOLOGIST THROUGHOUT THE CONSTRUCTION PERIOD TO ENSURE THAT IT IS IN GOOD FUNCTIONAL CONDITION. AFTER CONSTRUCTION, FENCING AROUND OPEN SPACE AREAS CONTAINING WETLANDS OR OTHER SENSITIVE HABITATS SHALL BE REPLACED BY PERMANENT FENCING THAT WILL BE MAINTAINED BY THE CITY, AND/OR THE LOCAL HOME OWNERS ASSOCIATION.

iii) PRIOR TO BEGINNING WORK IN THE PROJECT SITE, ALL ON-SITE CONSTRUCTION PERSONNEL SHALL RECEIVE INSTRUCTION REGARDING THE PRESENCE OF LISTED SPECIES AND THE IMPORTANCE OF AVOIDING IMPACTS TO THESE SPECIES AND THEIR HABITAT.

iv) THE PROJECT PROPONENT SHALL ENSURE THAT ACTIVITIES DEFINED BY THE USFWS, CORPS, RWQCB, AND/OR CDFG AS INCONSISTENT WITH THE MAINTENANCE OF THE SUITABILITY OF THE REMAINING. VERNAL POOL HABITAT AND ASSOCIATED WATERSHED ON-SITE ARE PROHIBITED.

v) IF WESTERN SPADEFOOT IS PRESENT, THE APPLICANT SHALL IMPLEMENT ADDITIONAL MEASURES AS DEEMED APPROPRIATE BY THE CITY AND CDFG.

4.4-3 (A) THE PROJECT APPLICANT SHALL RETAIN A QUALIFIED BIOLOGIST TO CONDUCT FOCUSED SURVEYS IN SEASONAL WETLANDS AND NON-NATIVE ANNUAL GRASSLAND HABITATS WITHIN THE PROJECT SITE FOR SPECIAL-STATUS PLANT SPECIES INCLUDING BUT NOT LIMITED TO BIG-SCALE BALSAMROOT, BOGGS LAKE HEDGE-HYSSOP, DWARF DOWNINGIA, LEGENERE, PINCUSHION NAVARRETIA DURING THE APPROPRIATE TIME OF YEAR (MARCH THROUGH JUNE). IF NO SPECIAL-STATUS PLANTS ARE LOCATED DURING THE SURVEYS, NO FURTHER MITIGATION WOULD BE REQUIRED.

4.4-3 (B) IF BOGGS LAKE HEDGE-HYSSOP IS LOCATED DURING THE SURVEYS IN AREAS THAT WOULD BE DISTURBED BY PROJECT CONSTRUCTION, THOSE POPULATIONS SHALL BE AVOIDED AND PRESERVED IN PLACE TO THE EXTENT FEASIBLE.

MITIGATION MEASURES (cont.)

4.4-3 (C) IF AVOIDANCE IS NOT FEASABLE, THE PROJECT APPLICANT SHALL CONSULT WITH CDFG TO OBTAIN AN INCIDENTAL TAKE PERMIT, UNDER SECTION 2081 OF THE CESA. MITIGATION CAN BE ACCOMPLISHED EITHER IN THE ONSITE MITIGATION PRESERVE AREA, OR AT AN APPROVED OFFSITE MITIGATION BANK. THE RATIO OF MITIGATION CREDITS SHALL BE DETERMINED DURING THIS CONSULTATION, AND MAY BE CONDUCTED CONCURRENTLY WITH MITIGATION MEASURE 4.4-2.

4.4-3 (D) IF ANY OTHER SPECIAL-STATUS VERNAL POOL PLANT SPECIES, INCLUDING, BUT N

MITIGATION MEASURES (cont.)

WINTER SEASON (DECEMBER 1 THROUGH JANUARY 31)

- FOUR SITE VISITS ON SEPARATE DAYS, 2 HOURS BEFORE TO 1 HOUR AFTER SUNSET OR 1 HOUR BEFORE TO 2 HOURS AFTER SUNRISE. AT LEAST TWO OF THE SURVEYS SHALL BE CONDUCTED DURING THE PEAK NESTING SEASON BETWEEN APRIL 15 AND JULY 15.

NESTING SEASON (FEBRUARY 1 TO AUGUST 31)

- FOUR SITE VISITS ON SEPARATE DAYS, 2 HOURS BEFORE TO 1 HOUR AFTER SUNSET OR 1 HOUR BEFORE TO 2 HOURS AFTER SUNRISE. AT LEAST TWO OF THE SURVEYS SHALL BE CONDUCTED DURING THE PEAK NESTING SEASON BETWEEN APRIL 15 AND JULY 15.

4.4-7 (B) IN ADDITION TO THE WINTERING AND NESTING SEASON SURVEYS, PRE-CONSTRUCTION SURVEYS SHALL BE CONDUCTED BY AN EXPERIENCED BIOLOGIST WITHIN 30-DAYS PRIOR TO THE START OF WORK ACTIVITIES WHERE LAND CONVERSIONS ARE PLANNED AND IN KNOWN OR SUITABLE HABITAT AREAS. IF CONSTRUCTION ACTIVITIES ARE DELAYED FOR MORE THAN 30 DAYS AFTER THE PRE-CONSTRUCTION SURVEY WILL BE REQUIRED. ALL SURVEYS SHALL BE CONDUCTED IN ACCORDANCE WITH THE CDFG/ BURROWING OWL CONSORTIUM SURVEY PROTOCOLS (BURROWING OWL CONSORTIUM, 1993).

4.4-7 (C) IF BURROWING OWLS ARE DISCOVERED EITHER THE PHASE 1 OR PROGRAMMATIC PORTIONS OF THE PROJECT SITE, THE PROJECT APPLICANT SHALL NOTIFY THE CITY AND CDFG. A QUALIFIED BIOLOGIST SHALL IMPLEMENT A ROUTINE MONITORING PROGRAM AND ESTABLISH A FENCED EXCLUSION ZONE AROUND EACH OCCUPIED BURROW. NO CONSTRUCTION ACTIVITIES SHALL BE ALLOWED WITHIN THE EXCLUSION ZONE UNTIL SUCH TIME THAT THE BURROWS ARE DETERMINED TO BE UNOCCUPIED. THE BUFFER ZONES SHALL BE A MINIMUM OF 150 FEET FROM AN OCCUPIED BURROW DURING THE NON-BREEDING SEASON (SEPTEMBER 1 THROUGH JANUARY 31), AND A MINIMUM OF 250 FEET FROM AN OCCUPIED BURROW DURING THE BREEDING SEASON (FEBRUARY 1 THROUGH AUGUST 31).

4.4-7 (D) THE PROJECT APPLICANT SHALL PROVIDE APPROPRIATE MITIGATION FOR PROJECT RELATED EFFECTS ON BURROWING OWL IN CONSULTATION WITH CDFG. MITIGATION CAN BE CONDUCTED EITHER ONSITE, OR AT AN OFF-SITE LOCATION THAT IS APPROVED BY THE CDFG. PREFERENCE IS FOR ONSITE WITHIN OPEN SPACE AREAS, IF POSSIBLE.

4.4-7 (E) THE CDFG SHALL BE CONSULTED REGARDING THE IMPLEMENTATION OF AVOIDANCE OR PASSIVE RELOCATION METHODS. ALL ACTIVITIES THAT WILL RESULT IN A DISTURBANCE TO BURROWS SHALL BE APPROVED BY CDFG PRIOR TO IMPLEMENTATION.

4.4-8 THE PROJECT APPLICANT SHALL ANNUAL GRASSLANDS OR OTHER SUITABLE RAPTOR FORAGING HABITAT ARE PRESERVED AT A RATIO OF 0.75 TO 1 (AS APPROVED BY THE CITY AND CDFG). PRESERVATION MAY OCCUR THROUGH EITHER:

- PAYMENT OF A MITIGATION FEE TO THE CITY OF LINCOLN THROUGH A NEGOTIATED AGREEMENT BETWEEN THE CITY, THE PROJECT APPLICANT, AND CDFG. THE MONIES WOULD BE HELD IN A TRUST, AND USED TO PRESERVE MITIGATION LAND THROUGH THE PURCHASE, MONITORING, MAINTENANCE, AND REMEDIATION OF LANDS THAT SUPPORTS SUITABLE FORAGING HABITAT FOR SWAINSON'S HAWK. (CONSISTENT WITH CDFG GUIDELINES); OR

- PURCHASE OF CONSERVATION EASEMENTS OR FEE TITLE TO SUITABLE SWAINSON'S HAWK FORAGING HABITAT TO PROTECT THE HABITAT FROM URBAN DEVELOPMENT; OR

- IF ADOPTED PRIOR TO ISSUANCE OF THE FIRST GRADING PERMIT FOR THE PROPOSED PROJECT, THE PROJECT APPLICANT MAY MITIGATE THIS IMPACT THROUGH PARTICIPATION IN THE PLACER COUNTY NATURAL COMMUNITY CONSERVATION PLAN/ HABITAT CONSERVATION PLAN. IF THE PLAN IS ADOPTED PRIOR TO CONSTRUCTION OF A FUTURE PHASE, THE PROJECT APPLICANT FOR THOSE PHASES MAY MITIGATE THIS IMPACT THROUGH PARTICIPATION IN THE PLAN.

4.4-9 (A) PRIOR TO ANY GROUND-DISTURBING ACTIVITY, THE PROJECT PROPONENTS SHALL CONDUCT A SURVEY FOR POTENTIAL VELB HABITAT (ELDERBERRY SHRUBS) WITHIN 100 FEET OF THE AREA TO BE DISTURBED.

4.4-9 (B) ANY GROUND DISTURBING ACTIVITIES WITHIN 100 FEET OF ELDERBERRY PLANTS CONTAINING STEMS MEASURING 1.0 INCH OR GREATER IN DIAMETER AT GROUND LEVEL SHALL CONFORM TO THE FOLLOWING MINIMUM AVOIDANCE MEASURES:

i) APPLICANTS SHALL PROVIDE A MINIMUM SETBACK OF AT LEAST 20 FEET FROM THE DRIP LINE OF EACH ELDERBERRY PLANT CONTAINING STEMS MEASURING 1.0 INCH OR GREATER IN DIAMETER AT GROUND LEVEL. THE SETBACKS SHALL BE FENCED AND FLAGGED TO IDENTIFY EQUIPMENT AND MATERIALS ENCROACHMENT INTO THE SETBACK ZONE. FIRE FUEL BREAKS (DISKED LAND) MAY NOT BE INCLUDED WITHIN THE 20 FOOT SET BACK. WHERE ENCROACHMENT WITHIN THE 20 FOOT SETBACK ZONE IS UNAVOIDABLE, THE APPLICANT SHALL PROVIDE COMPENSATORY MITIGATION AT A 50 PERCENT RATIO OF THE STANDARD REQUIREMENTS IDENTIFIED IN THE TABLE BELOW.

ii) CONSTRUCTION CONTRACTORS WILL BE BRIEFED ON THE NEED TO AVOID DAMAGING THE ELDERBERRY PLANTS AND THE POSSIBLE PENALTIES FOR NOT COMPLYING WITH THESE REQUIREMENTS.

iii) WORK CREWS WILL BE INSTRUCTED ABOUT THE STATUS OF THE BEETLE AND THE NEED TO PROTECT ITS ELDERBERRY HOST PLANT.

iv) NO INSECTICIDES, HERBICIDES, FERTILIZERS, OR OTHER CHEMICALS THAT MIGHT HARM THE BEETLE OR ITS HOST PLANT WILL BE USED IN THE BUFFER AREAS, OR WITHIN 100 FEET OF ANY ELDERBERRY PLANT WITH ONE OR MORE STEMS MEASURING 1.0 INCH OR GREATER IN DIAMETER AT GROUND LEVEL.

v) MOWING OF GRASSES/GROUND COVER SHALL OCCUR ONLY FROM JULY THROUGH APRIL TO REDUCE FIRE HAZARD. NO MOWING SHALL OCCUR CLOSER THAN 5 FEET TO ELDERBERRY PLANT STEMS. MOWING MUST BE DONE IN A MANNER THAT AVOIDS DAMAGING PLANTS (E.G., AVOID STRIPPING AWAY BARK THROUGH CARELESS USE OF MOWING/TRIMMING EQUIPMENT).

MITIGATION MEASURES (cont.)

vi) TRIMMING OF ELDERBERRY STEMS LESS THAN 1 INCH IN DIAMETER MAY OCCUR BETWEEN SEPTEMBER 1 AND MARCH 14. THE RECOMMENDED PERIOD FOR TRIMMING IS BETWEEN NOVEMBER THROUGH THE FIRST TWO WEEKS IN FEBRUARY WHEN THE PLANTS ARE DORMANT AND AFTER THEY HAVE LOST THEIR LEAVES.

4.4-10 (A) FOR PORTIONS OF THE PROJECT WHERE THE ONSET OF CONSTRUCTION OCCURS BETWEEN APRIL 1 AND AUGUST 31, THE PROJECT APPLICANT SHALL RETAIN A QUALIFIED BIOLOGIST TO CONDUCT PRE-CONSTRUCTION NESTING SURVEYS FOR TRI-COLORED BLACKBIRD COLONIES AND BLACK RAIL WITHIN THE DISTURBANCE AREAS ON THE PROJECT SITE. THE SURVEY SHALL BE CONDUCTED NO MORE THAN 30 DAYS FROM THE ONSET OF CONSTRUCTION. IF GROUND-DISTURBING ACTIVITIES ARE DELAYED OR SUSPENDED FOR MORE THAN 30 DAYS AFTER THE PRECONSTRUCTION SURVEY, THE SITE SHALL BE RE-SURVEYED. IF THE SURVEY DOES NOT IDENTIFY ANY COLONIES OF NESTING TRICOLOR BLACKBIRDS OR BLACK RAIL ON THE PROJECT SITE, NO FURTHER MITIGATION WOULD BE REQUIRED.

4.4-10 (B) SHOULD ANY ACTIVE TRICOLOR BLACKBIRD COLONIES OR BLACK RAIL BE FOUND NESTING ON THE PROJECT SITE, THE PROJECT APLLICANT, IN CONSULTATION WITH THE CITY OF LINCOLN AND CDFG, SHALL AVOID ALL ACTIVE NEST SITES LOCATED IN THE PROJECT SITE DURING THE BREEDING SEASON WHILE THE NEST SITE IS OCCUPIED WITH ADULTS AND/OR YOUNG. THIS AVOIDANCE COULD

CONSIST OF DELAYING CONSTRUCTION TO AVOID THE NESTING SEASON OR ESTABLISHING A BUFFER AROUNDTHE NEST SITE. THE SIZE OF THE BUFFER ZONE WILL BE DETERMINED IN CONSULTATION WITH THE CITY AND CDFG, AND WILL BE, AT A MINIMUM, 250 FEET. THE BUFFER ZONE SHALL BE DELINEATED BY HIGHLY VISIBLE TEMPORARY CONSTRUCTION FENCING. ANY OCCUPIED NEST SHALL BE MONITORED BY A QUALIFIED BIOLOGIST TO DETERMINE WHEN THE NEST IS NO LONGER USED.

4.5-1 (A) AS PART OF THE SUBSEQUENT CEQA REVIEW FOR ANY SMALL LOT TENTATIVE MAP, OR GRADING OR IMPROVEMENT PLANS FOR PROJECTS THAT DO NOT REQUIRE A SMALL LOT TENTATIVE MAP, WITHIN THE PROGRAMMATIC PORTION OF THE VILLAGE 1 SPECIFIC PLAN, THE PROJECT APPLICANT SHALL HIRE A PROFESSIONAL WHO MEETS THE SECRETARY OF THE INTERIOR'S PROFESSIONAL QUALIFICATIONS STANDARDS FOR HISTORIC ARCHITECTURE TO PERFORM THE FOLLOWING:

i) CONDUCT AN HISTORICAL ARCHITECTURAL SURVEY FOR AREAS THAT HAVE NOT BEEN SUBJECT TO COMPREHENSIVE INVESTIGATION MEETING PROFESSIONAL STANDARDS

ii) IDENTIFY AND EVALUATE THE HISTORIC-PERIOD RESOURCES IDENTIFIED IN THE CULTURAL RESOURCE INVESTIGATION FOR THE PROPERTY SUBJECT TO THE GRADING PERMIT AND/OR IMPROVEMENT PLANS. RESOURCES THAT HAVE BEEN IDENTIFIED TO DATE, BUT NOT EVALUATED, INCLUDE P 31-0965, P-31-1679-H, P-31-1680, P-31-1682, P-31-1683, P-31-1684, P-31-1686, P-31-1687, P-31-1688, P-31-1689, P-31-1691-H, P-31-1695, P 31 1696, P-31-1698-H, P-31-1708, P-31-1710, P-31-1719, P-31-1721, P-31-1723, P-31-2611-H, AND P-31-2612-H. IF NONE OF THE IDENTIFIED HISTORIC RESOURCES WITHIN THE PROPERTY SUBJECT TO THE GRADING PERMIT AND/OR IMPROVEMENT PLANS ARE FOUND TO BE ELIGIBLE FOR LISTING ON THE NRHP OR CRHR, NO FURTHER ACTION IS REQUIRED.

4.5-1 (B) A DESIGN PLAN SHALL BE PREPARED BY A PROFESSIONAL MEETING SECRETARY OF INTERIOR STANDARDS FOR ALL RESOURCES TO BE FOUND TO BE ELIGIBLE FOR LISTING PURSUANT TO MITIGATION MEASURE 4.5-1(A). THE DESIGN PLAN SHALL INCORPORATE METHODS DETERMINED APPROPRIATE AND FEASIBLE BY THE HISTORIC ARCHITECTURE PROFESSIONAL IN COORDINATION WITH THE CITY OF LINCOLN. METHODS TO REDUCE IMPACTS ON HISTORIC-PERIODS RESOURCES SHALL INCLUDE, BUT NOT BE LIMITED TO,

i) IF FEASIBLE, THE RESOURCES SHALL BE PRESERVED IN PLACE, AND, AS APPROPRIATE, INCORPORATED INTO PARKS AND OPEN SPACE CORRIDORS;

ii) IF IT IS NOT FEASIBLE TO PRESERVE THE RESOURCE IN PLACE, IT SHALL BE RECORDED PURSUANT TO SECRETARY OF INTERIOR STANDARDS, AND ARCHITECTURAL FEATURES AND/ OR ARTIFACTS SHALL BE MADE AVAILABLE TO AN APPROPRIATE MUSEUM AND/ OR HISTORICAL ORGANIZATION;

iii) IF SIGNIFICANT HISTORICAL RESOURCE IS RETAINED AND REUSED, ALL REHABILITATION, RENOVATION AND ADDITIONS SHALL MEET SECRETARY OF INTERIOR STANDARDS TO THE EXTENT FEASIBLE;

iv) PROJECT DEVELOPMENT ADJACENT TO SIGNIFICANT HISTORICAL RESOURCES THAT ARE TO BE RETAINED SHALL BE DESIGNED TO BE IN CHARACTER WITH THE HISTORIC SETTING OF THE RESOURCES, CONSISTENT WITH THE SECRETARY OF INTERIOR STANDARDS:

v) COMMEMORATIVE MARKERS AND INTERPRETIVE EXHIBITS SHALL BE USED TO EDUCATE THE PUBLIC ABOUT THE HISTORY OF THE PLAN AREA. THE CONTENT OF THE COMMEMORATIVE MARKERS AND INTERPRETIVE EXHIBITS COULD INCLUDE SUBJECTS SUCH AS MINING, RANCHING, AND NATIVE AMERICAN ACTIVITIES IN THE PLAN AREA. MARKERS AND EXHIBITS SHALL BE PREPARED BY A HISTORIC ARCHITECTURE PROFESSIONAL OR EQUALLY QUALIFIES PROFESSIONAL.

4.5-2 (A) AS PART OF THE SUBSEQUENT CEQA REVIEW FOR ANY SMALL LOT TENTATIVE MAP, OR GRADING OR IMPROVEMENT PLANS FOR PROJECTS THAT DO NOT REQUIRE A SMALL LOT TENTATIVE MAP, IN THE UNSURVEYED PORTION OF PHASE 1 (APNS 021-272-012 AND 021-272-013) AND THE PROGRAMMATIC PORTION OF THE VILLAGE 1 SPECIFIC PLAN THAT HAS NOT BEEN SUBJECT TO COMPREHENSIVE INVESTIGATION MEETING PROFESSIONAL STANDARDS, THE PROJECT APPLICANT SHALL HIRE A PROFESSIONAL WHO MEETS THE SECRETARY OF THE INTERIOR'S PROFESSIONAL QUALIFICATIONS STANDARDS FOR ARCHAEOLOGIST TO SURVEY ALL PREVIOUSLY UNSURVEYED PORTIONS TO IDENTIFY AND EVALUATE ANY OTHER ARCHAEOLOGICAL RESOURCES THAT COULD BE PRESENT. THE EVALUATION CONDUCTED BY THE PROFESSIONAL SHALL INCLUDE SUBSURFACE TESTING IF WARRANTED BASED ON THE SURFACE SURVEY. FOR ANY SITE THAT QUALIFIES AS A HISTORICAL RESOURCE OR UNIQUE ARCHAEOLOGICAL RESOURCE, MITIGATION OF IMPACTS ON THE RESOURCE SHALL FOLLOW STANDARD PROFESSIONAL PROCEDURES, INCLUDING, BUT NOT LIMITED TO, AVOIDANCE, PROTECTION, DATA RECOVERY, WRITTEN AND PHOTOGRAPHIC DOCUMENTATION, OR OTHER MEASURES IDENTIFIED IN CALIFORNIA PUBLIC RESOURCES CODE SECTION 21083.2.

4.5-3 (A) CONSTRUCTION PERSONNEL SHALL BE INFORMED OF THE POSSIBILITY OF BURIED CULTURAL RESOURCES ANYWHERE WITHIN THE PROJECT SITE AND THE PROTOCOL TO BE FOLLOWED IF A CULTURAL RESOURCE IS ENCOUNTERED. PRIOR TO THE ONSET OF GRADING, THE PROJECT APPLICANT SHALL DISTRIBUTE A CULTURAL RESOURCES HANDBOOK THAT EXPLAINS THE PROCEDURES TO FOLLOW IF CULTURAL RESOURCES AND HUMAN REMAINS ARE ENCOUNTERED, PROVIDE A LIST OF IMPORTANT CONTACT INFORMATION AND PHONE NUMBERS, AND INCLUDE WRITTEN DESCRIPTION AND PHOTOGRAPHIC EXAMPLES (WHERE POSSIBLE) OF CULTURAL RESOURCES. THE PROJECT APPLICANT MAY ALSO HIRE A PROFESSIONAL WHO MEETS THE SECRETARY OF THE INTERIOR'S PROFESSIONAL QUALIFICATIONS STANDARDS FOR ARCHAEOLOGY TO CONDUCT A PRE-CONSTRUCTION TRAINING OF ALL CONSTRUCTION PERSONNEL INVOLVED IN GRADING AND EXCAVATION ACTIVITY.

4.5-3 (B) IN THE EVENT THAT ANY PREVIOUSLY UNIDENTIFIED SUBSURFACE ARCHAEOLOGICAL RESOURCES ARE DISCOVERED DURING CONSTRUCTION-RELATED EARTH-MOVING ACTIVITES, ALL GROUND-DISTURBING ACTIVITY WITHIN 100 FEET OF THE RESOURCES SHALL BE HALTED AND THE CITY OF LINCOLN (THE CITY) SHALL BE NOTIFIED. THE CITY SHALL CONSULT WITH THE ARCHAEOLOGIST TO ASSESS THE SIGNIFICANCE OF THE FIND. IF THE FIND IS DETERMINED TO BE SIGNIFICANT BY THE ARCHAEOLOGIST (I.E., BECAUSE THE FIND IS DETERMINED TO CONSTITUTE EITHER AN HISTORICAL RESOURCE OR A UNIIQUE ARCHAEOLOGICAL RESOURCE), THEN

MITIGATION MEASURES (cont.)

REPRESENTATIVES OF THE CITY, AND THE QUALIFIED ARCHAEOLOGIST SHALL MEET TO DETERMINE THE APPROPRIATE COURSE OF ACTION, WITH THE CITY MAKING THE FINAL DECISION. ALL SIGNIFICANT CULTURAL MATERIALS RECOVERED SHALL BE SUBJECT TO SCIENTIFIC ANALYSIS, PROFESSIONAL MUSEUM CURATION, AND A REPORT SHALL BE PREPARED BY THE QUALIFIED ARCHAEOLOGIST ACCORDING TO CURRENT PROFESSIONAL STANDARDS.

4.5-3 (C) IF THE ARCHAEOLOGTIST DETERMINES THAT SOME OR ALL OF THE AFFECTED PROPERTY QUALIFIES AS A NATIVE AMERICAN CULTURAL PLACE, INCLUDING A NATIVE AMERICAN SANCTIFIED CEMETERY, PLACE OF WORSHIP, RELIGIOUS OR CEREMONIAL SITE, OR SACRED SHRINE (PUBLIC RESOURCES CODE SECTION 5097.9) OR A NATIVE AMERICAN HISTORIC, CULTURAL, OR SACRED SITE, THAT IS LISTED OR MAY BE ELIGIBLE FOR LISTING IN THE CALIFORNIA REGISTER OF HISTORICAL RESOURCES PURSUANT TO PUBLIC RESOURCES CODE §5024.1, INCLUDING ANY HISTORIC OR PREHISTORIC RUINS, ANY BURIAL GROUND, ANY ARCHAEOLOGICAL OR HISTORIC SITE (PUBLIC RESOURCES CODE SECTION 5097.993), THE ARCHAEOLOGIST SHALL RECOMMEND TO THE CITY POTENTIALLY FEASIBLE MITIGATION MEASURES THAT WOULD PRESERVE THE INTEGRITY OF THE SITE OR MINIMIZE IMPACTS TO IT, INCLUDING ANY OR A COMBINATION OF THE FOLLOWING:

i) AVOIDANCE, PRESERVATION, AND/OR ENHANCEMENT OF ALL OR A PORTION OF THE NATIVE AMERICAN CULTURAL PLACE AS OPEN SPACE OR HABITAT, WITH A CONSERVATION EASEMENT DEDICATED TO THE MOST INTERESTED AND APPROPRIATE TRIBAL ORGANIZATION, IF SUCH AN ORGANIZATION IS WILLING TO ACCEPT AND MAINTAIN SUCH AN EASEMENT, OR ALTERNATIVELY, A CULTURAL RESOURCE ORGANIZATION THAT HOLDS CONSERVATION EASEMENTS;

ii) AN AGREEMENT WITH ANY SUCH TRIBAL OR CULTURAL RESOURCE ORGANIZATION TO MAINTAIN THE CONFIDENTIALITY OF THE LOCATION OF THE SITE SO AS TO MINIMIZE THE DANGER OF VANDALISM TO THE SITE OR OTHER DAMAGE TO ITS INTEGRITY; OR

iii) OTHER MEASURES, SHORT OF FULL OR PARTIAL AVOIDANCE OR PRESERVATION, INTENDED TO MINIMIZE IMPACTS TO THE NATIVE AMERICAN CULTURAL PLACE CONSISTENT WITH LAND US

ASSUMPTIONS AND THE PROPOSED DESIGN AND FOOTPRINT OF THE DEVELOPMENT PROJECT FOR WHICH THE REQUESTED GRADING PERMIT HAS BEEN APPROVED.

4.5-3 (D) AFTER RECEIVING SUCH RECOMMENDATIONS, THE CITY SHALL ASSESS THE FEASIBILITY OF THE RECOMMENDATIONS AND IMPOSE THE MOST PROTECTIVE MITIGATION FEASIBLE IN LIGHT OF LAND USE ASSUMPTIONS AND THE PROPOSED DESIGN AND FOOTPRINT OF THE DEVELOPMENT PROJECT. IN REACHING CONCLUSIONS WITH RESPECT TO THESE RECOMMENDATIONS, THE CITY SHALL CONSULT WITH BOTH THE PROJECT APPLICANT AND THE MOST INTERESTED AND APPROPRIATE TRIBAL ORGANIZATION.

4.5-3 (E) IMPLEMENT MITIGATION MEASURE 4.5-4, IN THE EVENT HUMAN REMAINS ARE DISCOVERED.

4.5-4 IF HUMAN REMAINS ARE DISCOVERED AT ANY PROJECT CONSTRUCTION SITES DURING ANY PHASE OF CONSTRUCTION, ALL GROUND-DISTURBING ACTIVITY WITHIN 50 FEET OF THE REMAINS SHALL BE HALTED IMMEDIATELY, AND THE CITY OF LINCOLN (THE CITY) AND THE PLACER COUNTY CORONER SHALL BE NOTIFIED IMMEDIATELY. IF THE REMAINS ARE DETERMINED BY THE COUNTY CORONER TO BE NATIVE AMERICAN, THE NATIVE AMERICAN HERITAGE COMMISSION (NAHC) SHALL BE NOTIFIED WITHIN 24 HOURS, AND THE GUIDELINE OF THE NAHC SHALL BE ADHERED TO IN THE TREATMENT AND DISPOSITION OF THE REMIANS. THE PROJECT APPLICANT SHALL ALSO RETAIN A PROFESSIONAL ARCHAEOLOGIST WITH NATIVE AMERICAN BURIAL EXPERIENCE TO CONDUCT A FIELD INVESTIGATION OF THE SPECIFIC SITE AND CONSULT WITH THE MOST LIKELY DESCENDANT, IF ANY, IDENTIFIED BY THE NAHC. AS NECESSARY, THE ARCHAEOLOGIST MAY PROVIDE PROFESSIONAL ASSISTANCE TO THE MOST LIKELY DESCENDANT, INCLUDING THE EXCAVATION AND REMOVAL OF THE HUMAN REMAINS. THE CITY SHALL BE RESPONSIBLE FOR APPROVAL OF RECOMMENDED MITIGATION AS IT DEEMS APPROPRIATE, TAKING ACCOUNT OF THE PROVISIONS OF STATE LAW, AS SET FORTH IN CEQA GUIDELINES SECTION 15064.5(E) AND PUBLIC RESOURCES CODE SECTION 5097.98. THE PROJECT APPLICANT SHALL IMPLEMENT APPROVED MITIGATION, TO BE VERIFIED BY THE CITY BEFORE THE RESUMPTION OF GROUND-DISTURBING ACTIVITES WITHIN 50 FEET OF WHERE THE REMAINS WERE DISCOVERED.

4.5-5 (A) CONSTRUCTION PERSONNEL SHALL BE INFORMED OF THE POSSIBILITY OF DISCOVERING FOSSILS ANYWHERE WITHIN THE PROJECT SITE, BUT PRIMARILY IN THE WESTERN PART OF PHASE 1, AND THE PROTOCOL TO BE FOLLOWED IF A FOSSIL IS ENCOUNTERED. THIS INFORMATION SHALL BE INCLUDED IN THE "CULTURAL RESOURCES HANDBOOK" PREPARED UNDER MITIGATION MEASURE 4.5-3. IT SHALL DESCRIBE PROCEDURES TO FOLLOW IF FOSSILS ARE ENCOUNTERED, PROVIDE A LIST OF IMPORTANT CONTACT INFORMATION AND PHONE NUMBERS, AND INCLUDE WRITTEN DESCRIPTIONS AND PHOTOGRAPHIC EXAMPLES (WHERE POSSIBLE) OF THE FOSSILS. THE PROJECT APPLICANT MAY ALSO HIRE A PROFESSIONAL WHO MEETS THE SOCIETY OF VERTEBRATE PALEONTOLOGY STANDARDS TO CONDUCT A PRE-CONSTRUCTION TRAINING OF ALL CONSTRUCTION PERSONNEL INVOLVED IN GRADING AND EXCAVATION ACTIVITY.

4.5-5 (B) IN THE EVENT THAT PALEONTOLOGICAL RESOURCES ARE DISCOVERED DURING EARTH-MOVING ACTIVITIES, GROUND-DISTURBING ACTIVITY WITHIN 50 FEET OF THE RESOURCES SHALL BE HALTED UNTIL THE PROJECT APPLICANT HIRES A QUALIFIED PALEONTOLOGIST TO EXAMINE THE RESOURCES AND ASSESS ITS SIGNIFICANCE. IF THE RESOURCE IS DETERMINED TO BE SIGNIFICANT, REPRESENTATIVES OF THE CITY OF LINCOLN (THE CITY) AND THE QUALIFIED PALEONTOLOGIST SHALL DETERMINE THE APPROPRIATE COURSE OF ACTION (I.E., ANY ADDITIONAL EXPLORATORY MEASURES DEEMED NECESSARY FOR THE FURTHER EVALUATION OF AND/OR MITIGATION OF ADVERSE IMPACTS TO THE RESOURCES), WITH THE CITY MAKING THE FINAL DECISION. ALL SIGNIFICANT PALEONTOLOGICAL RESOURCES RECOVERED SHALL BE SUBJECT TO SCIENTIFIC ANALYSIS AND PROFESSIONAL CURATION; A REPORT OF THESE ACTIVITIES SHALL BE PREPARED FOR THE CITY BY THE PALEONTOLOGIST ACCORDING TO CURRENT PROFESSIONAL STANDARDS.

CUMULATIVE IMPACTS AND MITIGATION MEASURES

THE CUMULATIVE ANALYSIS FOR IMPACTS ON CULTURAL AND PALEONTOLOGICAL RESOURCES CONSIDERS A BROAD CULTURAL AND REGIONAL SYSTEM OF WHICH THE RESOURCES ARE A PART. WHILE THE PROJECT-SPECIFIC IMPACT ANALYSIS FOR CULTURAL RESOURCES NECESSARILY INCLUDES SEPARATE ANALYSES FOR PREHISTORIC RESOURCES, HISTORIC-PERIOD RESOURCES, AND HUMAN REMAINS, THE CUMULATIVE ANALYSIS COMBINES THESE RESOURCES INTO A SINGLE, NON-RENEWABLE RESOURCE BASE AND CONSIDERS THE ADDITIVE EFFECT OF PROJECT-SPECIFIC IMPACTS TO SIGNIFICANT REGIONAL IMPACTS ON CULTURAL RESOURCES.

THE CUMULATIVE CONTEXT FOR THE CULTURAL RESOURCES ANALYSIS INCLUDES PLACER COUNTY AND THE SACRAMENTO REGION AS A WHOLE. WHILE THE PROJECT-SPECIFIC IMPACT ANALYSIS FOR CULTURAL RESOURCES NECESSARILY INCLUDES SEPARATE ANALYSES FOR PREHISTORIC RESOURCES, HISTORIC-PERIOD RESOURCES, AND HUMAN REMAINS, THE CUMULATIVE ANALYSIS COMBINES THESE RESOURCES INTO A SINGLE, NON-RENEWABLE RESOURCE BASE AND CONSIDERS THE ADDITIVE EFFECT OF PROJECT-SPECIFIC IMPACTS TO SIGNIFICANT REGIONAL IMPACTS ON CULTURAL RESOURCES.

4.6-1 (C) LIGHTING EMITTING DIODE (LED) TRAFFIC SIGNALS AND LED STREET LIGHTS, OR MORE ENERGY-EFFICIENT SIGNALS AND STREETLIGHTS, SHALL BE INSTALLED IN ACCORDANCE WITH CITY IMPROVEMENT STANDARDS OR AS OTHERWISE APPROVED BY THE DEVELOPMENT SERVICES DIRECTOR.

MITIGATION MEASURES (cont.)

4.7-3 PRIOR TO DEMOLITION OF ANY STRUCTURES LOCATED ON THE PROJECT SITE, THE PROJECT APPLICANT(S) SHALL RETAIN A CAL OSHA-CERTIFIED LEAD-BASED PAINT AND ACBM CONTRACTOR TO CONDUCT A RISK ASSESSMENT OF ALL STRUCTURES ON-SITE CONSTRUCTED PRIOR TO 1978 FOR THE PRESENCE OF ACBMS AND/OR LEAD-BASED PAINT. IF ACBMS AND/OR LEAD-BASED PAINT ARE DETERMINED TO EXIST ON SITE, THE CONTRACTOR SHALL PREPARE A SITE-SPECIFIC ACBM AND LEAD HAZARD CONTROL PLAN. IF THE PLAN CALLS FOR THE REMOVAL OF ACBMS AND LEAD-BASED PAINTS PRIOR TO DEMOLITION ACTIVITIES, ACBM REMOVAL METHODS MAY INCLUDE, BUT ARE NOT LIMITED TO: DRY STRIPPING, WET CONTROLLED STRIPPING, HIGH PRESSURE WATER JETTING, AND AIR MANAGEMENT FOR HOT STRIPPING. PAINT REMOVAL METHODS MAY INCLUDE, BUT ARE NOT LIMITED TO: USE OF A HEAT GUN, TOOLS EQUIPPED WITH HEPA EXHAUST CAPABILITY, WET SCRAPING, AND CHEMICAL REMOVERS. IF REMOVAL IS NOT DEEMED NECESSARY PRIOR TO DEMOLITION, THE PLAN SHALL MAKE OTHER RECOMMENDATIONS FOR THE CONTAINMENT OF ANY ACBMS OR LEAD-BASED PAINT MATERIALS THAT COULD BE RELEASED INTO THE ENVIRONMENT DURING DEMOLITION ACTIVITIES, AS WELL AS APPROPRIATE DISPOSAL METHODS. THE PLAN SHALL ALSO PROVIDE SPECIFIC INSTRUCTIONS FOR PROVIDING PROTECTIVE CLOTHING AND GEAR FOR ABATEMENT PERSONNEL. WASTES FROM ABATEMENT AND DEMOLITION ACTIVITIES SHALL BE MANAGED AND DISPOSED OF AT A LANDFILL(S) LICENSED TO ACCEPT ACBMS AND LEAD-BASED WASTE.

ONCE ALL ABATEMENT MEASURES HAVE BEEN IMPLEMENTED, THE PROJECT APPLICANT(S) SHALL PROVIDE WRITTEN DOCUMENTATION TO THE CITY THAT ACBM AND LEAD-BASED PAINT TESTING AND ABATEMENT, IF NECESSARY, HAS BEEN COMPLETED IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL LAWS AND REGULATIONS, INCLUDING: LEAD-BASED PAINT EXPOSURE GUIDELINES PROVIDED IN "GUIDELINES FOR THE EVALUATION AND CONTROL OF LEAD BASED PAINT HAZARDS IN HOUSING" BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD), CONSTRUCTION SAFETY ORDER 1532.1 FROM TITLE 8 OF THE CALIFORNIA CODE OF REGULATIONS (CCR), AND THE CALIFORNIA DEPARTMENT OF HEALTH SERVICES.

NO	REVISION	DATE	APPR'D BY

REGISTERED PROFESSIONAL ENGINEER ★ TONY J. FRAYJI ★ No. 57205 ★ CIVIL ★ STATE OF CALIFORNIA

DESIGNED BY: A. MUDATSH
DRAFTING BY: R. MCLACHLAN
UNDER THE SUPERVISION OF TONY J. FRAYJI
DATE: SEPTEMBER 26, 2023

FRAYJI DESIGN GROUP
CIVIL ENGINEERING | PLANNING | SURVEYING
530 Main Street, Suite 202
Woodland, CA 95695
(P) (530) 723-3005 Phone
(F) (530) 792-3955 Fax

IMPROVEMENT PLANS FOR AUBURN RAVINE ESTATES

CONDITIONS OF APPROVAL & MITIGATION MEASURES 2 OF 2

LINCOLN CALIFORNIA

SCALE
N/A

PROJECT NO.
18300

SHEET
C29 OF C30

HARRISON AVE.

SANTORINI LN.

SPARTA WAY

E 9TH STREET

EXISTING GUY WIRE EASEMENT TO BE ABANDONED PRIOR TO FINAL MAP RECORDING

SANTORINI LANE

SAPPHIRE COURT

SAPPHIRE LANE

DAFFODIL COURT

SUNFLOWER COURT

SUNFLOWER LOOP

E 8TH STREET

LIBERTY LANE

APN: 008-293-004

APN: 008-293-005

APN: 008-293-006

APN: 008-293-007

APN: 008-293-008

APN 008-301-066

APN 008-301-057

APN 021-272-016

APN 021-231-046

APN 021-231-047

APN 021-231-051

APN 021-231-052

APN 021-231-053

APN 021-231-054

APN 021-231-059

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80

12.5' PUE

PROPERTY LINE

44' ROW

20' TEMPORARY CONSTRUCTION EASEMENT (PER SEPARATE DOCUMENT)

10' PRIVATE DRAINAGE EASEMENT

15' PRIVATE DRAINAGE EASEMENT

15' DRAINAGE EASEMENT

20'PUBLIC ACCESS EASEMENT

PUBLIC UTILITY EASEMENT (PER SEPARATE DOCUMENT)

SOUTHERN LINE OF 008-293-008

18.3'

20' I.O.D. (PER 34 PM 54)

28' I.O.D. (PER 26 PM 65)

RIGHT-OF-WAY (PER SEPARATE DOCUMENT)

TEMP. CONSTRUCTION EASEMENT (PER SEPARATE DOCUMENT)

30' TEMP. CONSTRUCTION EASEMENT (PER SEPARATE DOCUMENT)

20' TEMP. CONSTRUCTION EASEMENT (PER SEPARATE DOCUMENT)

NORTHERN LINE OF GAP AREA

SOUTHERN LINE OF GAP AREA

GAP AREA (QUITCLAIMS IN PROCESS)

40' ROW

CITY OF LINCOLN 66 OR 116

RIGHT-OF-WAY (PER SEPARATE DOCUMENT)

25' HIGHWAY EASEMENT TO PLACER COUNTY PER 130 DEEDS 309

25' HIGHWAY EASEMENT TO PLACER COUNTY PER 130 DEEDS 307

25' HIGHWAY EASEMENT TO PLACER COUNTY PER 130 DEEDS 309 (PORTION WITHIN SUBDIVISION BOUNDARY TO BE ABANDONED WITH FINAL MAP)

50' PUE

50' PUBLIC UTILITY EASEMENT PER FF MAPS 55

LOT A

LOT B

PROPERTY LINE

EE MAPS 30

FF MAPS 55

0' 60' SCALE: 1"=60'

NO	REVISION	DATE	APPR'D BY

REGISTERED PROFESSIONAL ENGINEER ★ TONY J. FRAYJI ★ NO. 57265 ★ CIVIL ★ STATE OF CALIFORNIA

DESIGNED BY: A. MOAATASH
DRAFTING BY: R. MCLACHLAN
UNDER THE SUPERVISION OF TONY J. FRAYJI
DATE: SEPTEMBER 26, 2023

FRAYJI DESIGN GROUP
CIVIL ENGINEERING | PLANNING | SURVEYING
1316 Blue Oaks Blvd. Roseville, CA 95678
(916) 782-3000 Phone (916) 782-3955 Fax

IMPROVEMENT PLANS FOR AUBURN RAVINE ESTATES

EASEMENTS & RIGHT OF WAY EXHIBIT

LINCOLN CALIFORNIA

SCALE
1" = 60'

PROJECT NO.
18300

SHEET
C30 OF C30

ASONRY WALL NOTES (SECTIONS B & P)

CMU BLOCK, WIDTH PER TABLE
f'm= 1900. PSI, Fy= 60000. PSI
GROUT FULL HEIGHT, f'c = 2,000 PSI
MIN. @ 28 DAYS.

CALTRANS CLASS ONE, TYPE A
PERMEABLE MATERIAL, 12" WIDE.

4"ø SCH. 40 PVC OR SDR 35
PERFORATED DRAIN PIPE OUTLET
EVERY 50' TO THE NEAREST DRAINAGE
AREA. BLACK CORRUGATED PIPE NOT
ACCEPTABLE. UNDERLAY DRAIN WITH
4" FILTER MATERIAL.

CONC. FOOTING
f'c=2500 psi
3" MIN. REBAR COVER

#5 @ 12" O.C. LONGITUDINAL REINFORCING.

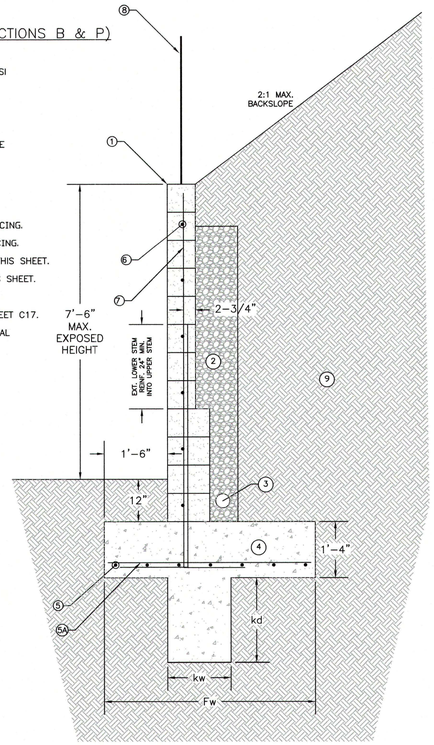
#5 @ 9" O.C. TRANSVERSE REINFORCING.

HORIZONTAL REINFORCING PER TABLE, THIS SHEET.

VERTICAL REINFORCING PER TABLE, THIS SHEET.
STD. HOOK INTO FOOTING.

CABLE RAILING PER CALTRANS B11-47,
WHERE EXISTS, AS SHOWN ON CIVIL SHEET C17.

STRUCTURAL BACKFILL PER GEOTECHNICAL
REPORT.



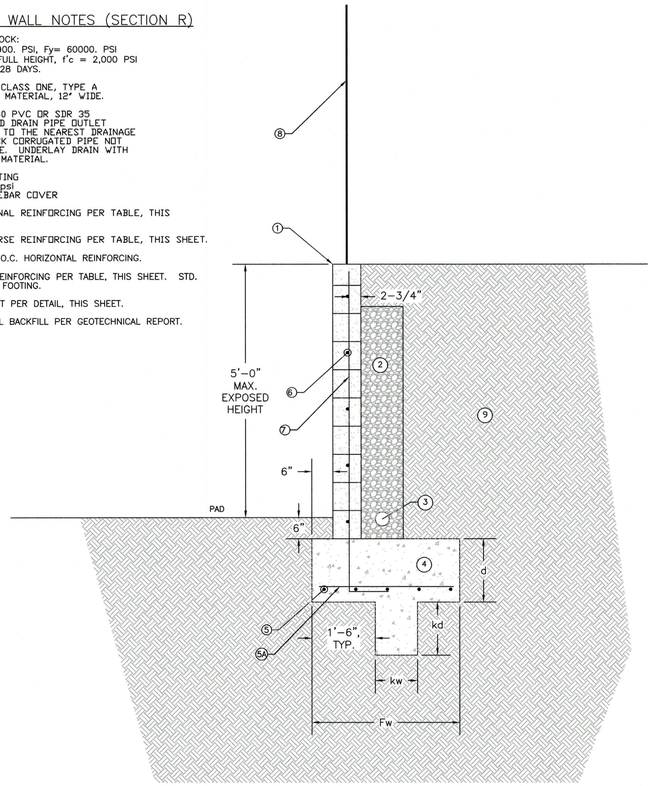
TYPICAL MASONRY RETAINING WALL
PER SECTIONS B & P OF CIVIL PLANS
NOT TO SCALE

MASONRY WALL NOTES (SECTION R)

1. 8" CMU BLOCK:
   f'm= 1900. PSI, Fy= 60000. PSI
   GROUT FULL HEIGHT, f'c = 2,000 PSI
   MIN. @ 28 DAYS.
2. CALTRANS CLASS ONE, TYPE A
   PERMEABLE MATERIAL, 12" WIDE.
3. 4"ø SCH. 40 PVC OR SDR 35
   PERFORATED DRAIN PIPE OUTLET
   EVERY 50' TO THE NEAREST DRAINAGE
   AREA. BLACK CORRUGATED PIPE NOT
   ACCEPTABLE. UNDERLAY DRAIN WITH
   4" FILTER MATERIAL.
4. CONC. FOOTING
   f'c=2500 psi
   3" MIN. REBAR COVER
5. LONGITUDINAL REINFORCING PER TABLE, THIS SHEET.

5A. TRANSVERSE REINFORCING PER TABLE, THIS SHEET.

6. #4 @ 16" O.C. HORIZONTAL REINFORCING.
7. VERTICAL REINFORCING PER TABLE, THIS SHEET. STD. HOOK INTO FOOTING.
8. FENCE POST PER DETAIL, THIS SHEET.
9. STRUCTURAL BACKFILL PER GEOTECHNICAL REPORT.



TYPICAL MASONRY RETAINING WALL
PER SECTION R OF CIVIL PLANS
NOT TO SCALE

FOOTING & REBAR SCHEDULE - SECTIONS B & P

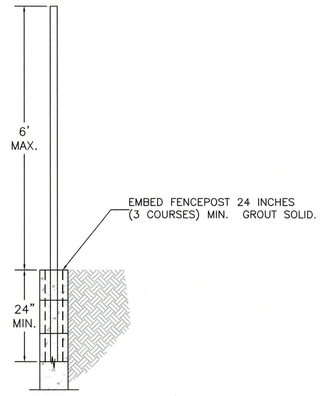
	Stem Reinforcing						
Total Height, H (ft.)	Vertical	Horizontal	Key Reinforcing	Stem Width, Sw	Total Footing Width, Fw	Key Width, kw	Key Depth, kd
5	#4 @ 16" O.C.	#4 @ 16" O.C.	#5 @ 12" O.C.	8"	3'-0"	1'-0"	8"
7	#5 @ 16" O.C.	#4 @ 16" O.C.	#5 @ 12" O.C.	8"	4'-0"	1'-0"	1'-4"
8.5	UPPER #5 @ 16" O.C. LOWER #5 @ 8" O.C.	#5 @ 16" O.C.	#5 @ 12" O.C.	8" UPPER 6' 12" LOWER 2.5'	5'-0"	1'-6"	2'-0"

FOOTING & REBAR SCHEDULE - SECTION R

	Stem Reinforcing	Footing Reinforcing		Footing Dimensions			
Total Height, H (ft.)	Vertical	Transverse	Stem Width, Sw	Footing Thickness, d	Total Footing Width, Fw	Key Width, kw	Key Depth, kd
4.5	#5 @ 16" O.C.	#5 @ 9" O.C.	8"	1'-0"	3'-0"	1'-0"	1'-0"
5.5	#5 @ 16" O.C.	#5 @ 9" O.C.	8"	1'-5"	3'-6"	1'-0"	1'-0"

CMU Wall Design Criteria

Active Earth Pressure	40 pcf
Allowable Passive Pressure	300 pcf
Friction Coefficient	0.3



FENCEPOST DETAIL
NOT TO SCALE

MASONRY WALL SPECIFICATIONS

GENERAL

- All masonry construction shall comply with the requirements of the 2016 CBC and the TMS 602/ACI 530.1/ASCE 6. Hollow grout filled and steel reinforced load-bearing concrete masonry units shall meet the requirements of 2016 CBC and ASTM C 90, latest edition, for load-bearing CMU.
- All masonry shall be laid true, level, and plumb in accordance with the drawings. All CMU shall be laid in a running bond unless otherwise indicated. Brace masonry during construction to assure stability. Place mortar in accordance with TMS 602/ACI 530.1/ASCE 6 article 3.3B. Initial bed joint shall not be less than ¼" or more than ¾". All head and bed joints shall be a nominal ⅜" thick not to exceed ⅝", unless otherwise requried. All mortar joints on exposed walls shall be concave and struck to produce a dense, slightly concave surface well bonded to the surface of the masonry unit.
- All construction shall comply with all State and Local Codes.

SUBMITTALS

- Submit material certificates certifying compliance of concrete masonry units, steel reinforcing bars, anchors, ties, fasteners, and metal accessories, and preformed control joint gaskets.

BLOCK

- Concrete masonry units to be 1,900 psi minimum.
- Place control joints every 40 lineal feet.
- Linear shrinkage shall not exceed 0.065 percent.
- Concrete masonry units shall be medium density units manufactured in Northern California.

MORTAR

- Type 'M' or 'S' only. Masonry or Plastic Cement prohibited.
- Projections ½-inch or larger need to be removed.
- Joints should be 3/8-inch +/- 1/8 inch for Horiz and Vert joints.
- 1,500 psi min at 28 days.

GROUT

- Slump 8 inches (+/- 1-inch) to allow coverage over reinforcing steel.
- 2,000 psi required at 28 days.
- Provide mix design and test reports indicating types and proportions of materials according to specifications of ASTM C476.

GROUT POURS

- 6-foot max pour height.
- Grout lifts should be stopped 1.5 inches below mortar joint between lifts.
- Mechanical vibration is required.
- Concrete pour should commence w/o more than 1 hour interruption during the pour.

REINFORCING STEEL

- Grade 60 or better.
- Vertical rebar in footing to be continuous to at least 30 inches above top of footing.
- Tolerance for placement, 1-inch.
- Minimum overlap 30 bar diameters
- Double reinforcing steel at openings, such as doors and windows.
- Secure reinforcing steel every 6 feet.
- Place horizontal rebar outside vertical rebar at corners.

REGISTERED PROFESSIONAL ENGINEER
GREG GULARTE
GE 2633
EXP. 12/31/23
GEOTECHNICAL
STATE OF CALIFORNIA

MASONRY RETAINING WALL DETAILS

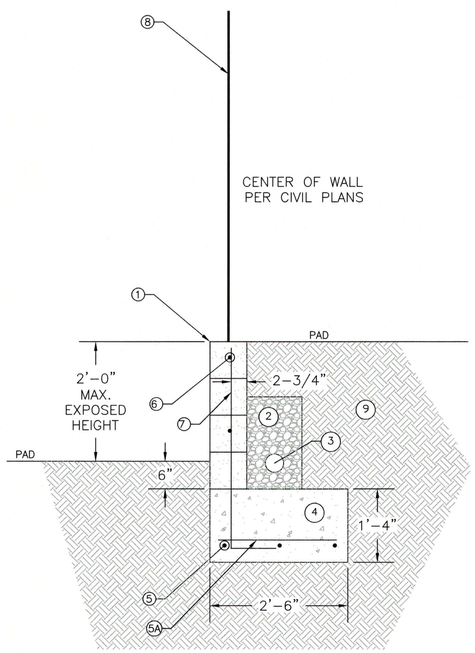
AUBURN RAVINE ESTATE - LINCOLN, CA

Gularte & ASSOCIATES, INC.
Geotechnical Consultants
4050 Alvis Ct. Rocklin , CA 95677
916.626.5577 FAX 916.626.5533

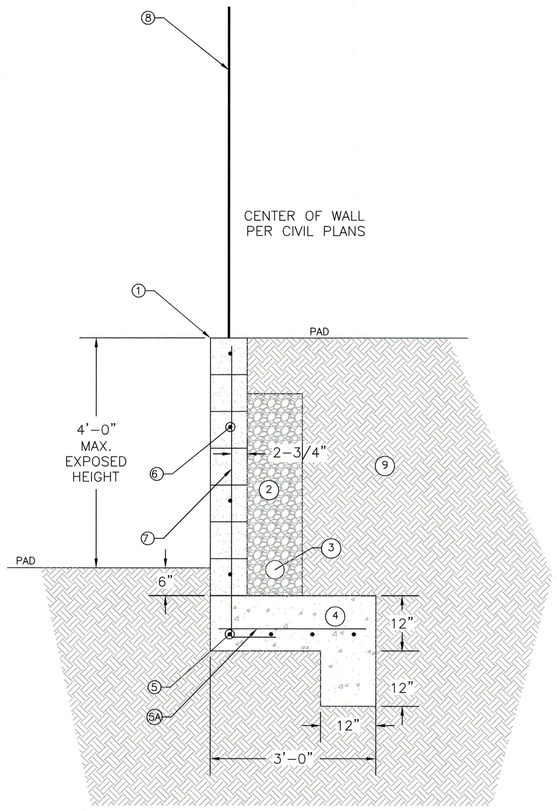
FILE NO: 4276C
REV. DATE SEPTEMBER 26, 2023

REFERENCE: Drawing Provided By.....

SHEET RW1



TYPICAL 2-FOOT MAX.
MASONRY SIDE YARD RETAINING WALL
NOT TO SCALE



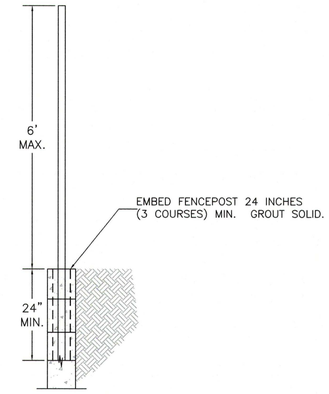
TYPICAL 4-FOOT MAX.
MASONRY SIDE YARD RETAINING WALL
NOT TO SCALE

MASONRY WALL NOTES

1. CMU BLOCK, 8" WIDE
   f'm= 1900. PSI, Fy= 60000. PSI
   GROUT FULL HEIGHT, f'c = 2,000 PSI
   MIN. @ 28 DAYS.
2. CALTRANS CLASS ONE, TYPE A
   PERMEABLE MATERIAL, 12' WIDE.
3. 4"Ø SCH. 40 PVC OR SDR 35
   PERFORATED DRAIN PIPE OUTLET
   EVERY 50' TO THE NEAREST DRAINAGE
   AREA. BLACK CORRUGATED PIPE NOT
   ACCEPTABLE. UNDERLAY DRAIN WITH
   4' FILTER MATERIAL.
4. CONC. FOOTING
   f'c=2500 psi
   3" MIN. REBAR COVER
5. #5 @ 12" O.C. LONGITUDINAL REINFORCING.

5A. $5 @ 9" O.C. TRANSVERSE REINFORCING.

6. #4 @ 16" O.C. HORIZONTAL REINFORCING.
7. #4 @ 16" O.C. VERTICAL REINFORCING, STD. HOOK
   INTO FOOTING.
8. FENCE POST PER DETAIL, THIS SHEET.
9. STRUCTURAL BACKFILL PER GEOTECHNICAL
   REPORT.
10. FOR WALL HEIGHTS BETWEEN THOSE SHOWN, REFER TO
    SCHEDULE OF LARGER WALL.



FENCEPOST DETAIL
NOT TO SCALE

CMU Wall Design Criteria	
Active Earth Pressure	40 pcf
Allowable Passive Pressure	300 pcf
Friction Coefficient	0.3

REGISTERED PROFESSIONAL ENGINEER
GREG GULARTE
GE 2633
EXP. 12/31/23
GEOTECHNICAL
STATE OF CALIFORNIA

MASONRY RETAINING WALL DETAILS

AUBURN RAVINE ESTATE - LINCOLN, CA

Gularte
& ASSOCIATES, INC.
Geotechnical Consultants
4050 Alvis Ct. Rocklin , CA 95677
916.626.5577 FAX 916.626.5533

FILE NO: 4276C

REV. DATE SEPTEMBER 26, 2023

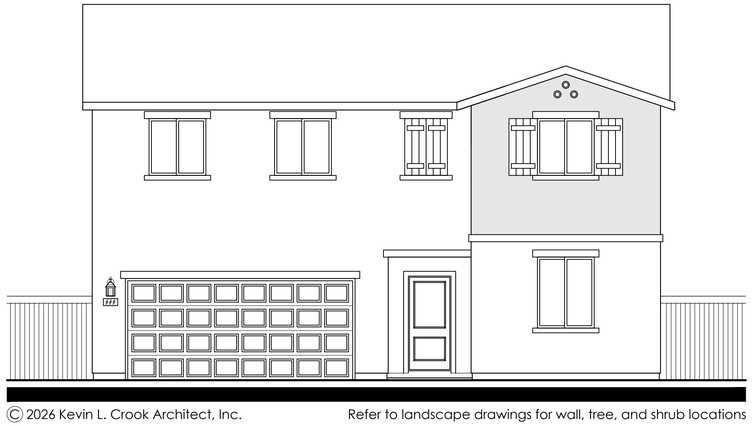
REFERENCE: Drawing Provided By:.....

SHEET RW2

EXTERIOR LIGHTS



ALL ELEV



© 2026 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

SPANISH ECLECTIC



© 2026 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

BUNGALOW



© 2026 Kevin L. Crook Architect, Inc. Refer to landscape drawings for wall, tree, and shrub locations

RANCH

PLAN 3 (2629)

FRONT ELEVATIONS

(N013) HAVEN

LENNAR

AUBURN RAVINE

LINCOLN, CALIFORNIA

7/1/2026

0 2 4 8 12

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE
klcarch.com
JOB #:26006

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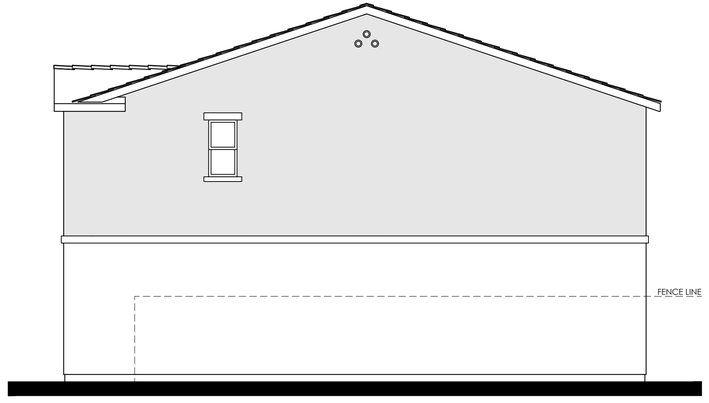
Plot Dated: Jul 10, 2026
Drawn By: Name



RIGHT



REAR

PLAN 3B (2629)

SPANISH ECLECTIC ENHANCED ELEVATIONS

(N013) HAVEN

0 2 4 8 12

LENNAR

AUBURN RAVINE

LINCOLN, CALIFORNIA

7/1/2026

Kevin L. Crook
Architect
Inc
klcarch.com
JOB #:26006
PLANNING + ARCHITECTURE
V 3.0

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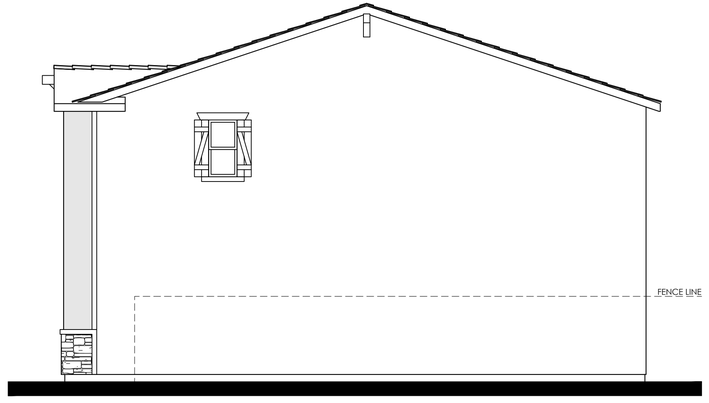
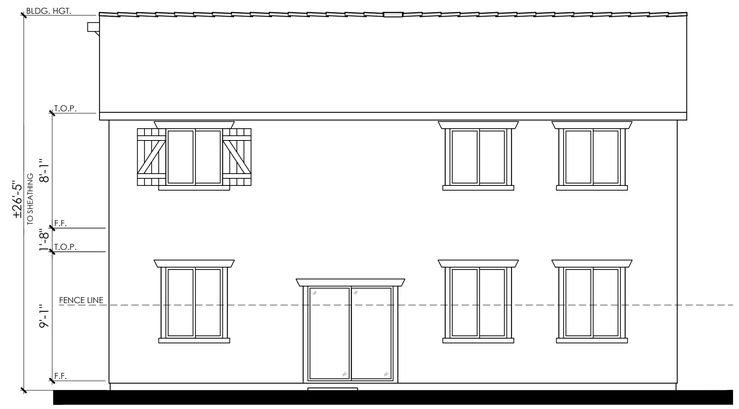
Plot Dated: Jul 10, 2026
Drawn By: Name



RIGHT



REAR

PLAN 3C (2629)

BUNGALOW ENHANCED ELEVATIONS

(N013) HAVEN

0 2 4 8 12

LENNAR

AUBURN RAVINE

LINCOLN, CALIFORNIA

7/1/2026

Kevin L. Crook
Architect
Inc
klcarch.com
JOB #:26006
PLANNING + ARCHITECTURE
V 3.0

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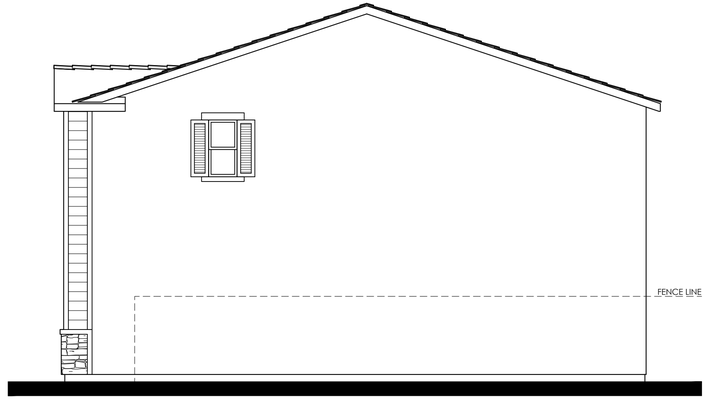
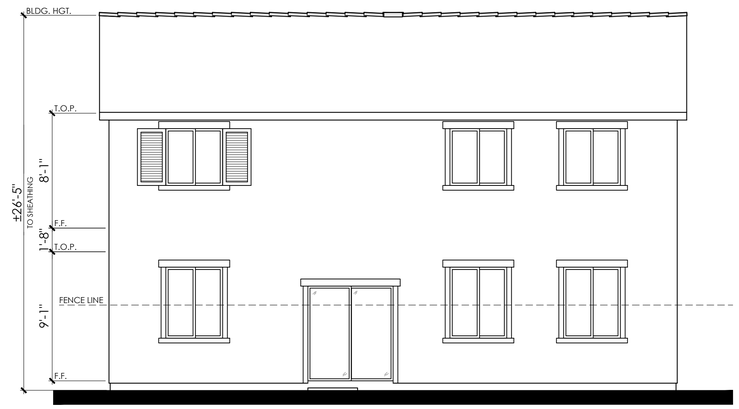
Plot Dated: Jul 10, 2026
Drawn By: Name



RIGHT



REAR

PLAN 3F (2629)

RANCH ENHANCED ELEVATIONS

(N013) HAVEN

LENNAR

AUBURN RAVINE

LINCOLN, CALIFORNIA

7/1/2026

0 2 4 8 12

Kevin L. Crook
Architect
Inc
klcarch.com
JOB #:26006
PLANNING + ARCHITECTURE
V 3.0

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Plot Dated: Jul 10, 2026
Drawn By: Name

STAFF REPORT

Item Number 4.C

SUBJECT:	Recommend Planning Commission to approve the 1905 Aviation Boulevard Specific Development Plan / Development Permit (Design Review) (Thomas Cruickshank)
SUBMITTED BY:	Tom Cruickshank
DEPARTMENT:	Community Development
DATE:	July 23, 2026

BACKGROUND/INTRODUCTION:

The 1905 Aviation Boulevard project involves the enhancement of an existing building and the development and operation of an industrial storage yard within the Lincoln Aircenter General Development Plan area. The owner of the two 1.48-acre properties, Walters and Wolf, is proposing to remodel a portion of the existing building on the northern parcel to accommodate its manufacturing operations. The vacant southern parcel is proposed to be paved and utilized for the outdoor storage of products associated with the business's operations. Both parcels will have fencing installed around the perimeter.

Entitlements for the project include a Specific Development Plan/Design Review and a Conditional Use Permit (CUP). A CUP is required to authorize fencing exceeding six feet in height and to permit outdoor storage activities.

The project site is located east of Aviation Boulevard and north of Lincoln Aircenter Drive. It is bordered to the west and north by existing industrial businesses, while the property to the east consists of undeveloped land designated for Medium Industrial development. APNs: 021-562-005 and 021-562-007 (Owner: 1905 Aviation Lincoln LLC; Applicant: Pacific Ridge Builders)

ATTACHMENTS:

Attachment 1 - Project Location.pdf

Attachment 2 - Architectural and Operation Plans.PDF

Attachment 3 - Civil and Electrical Plans.pdf

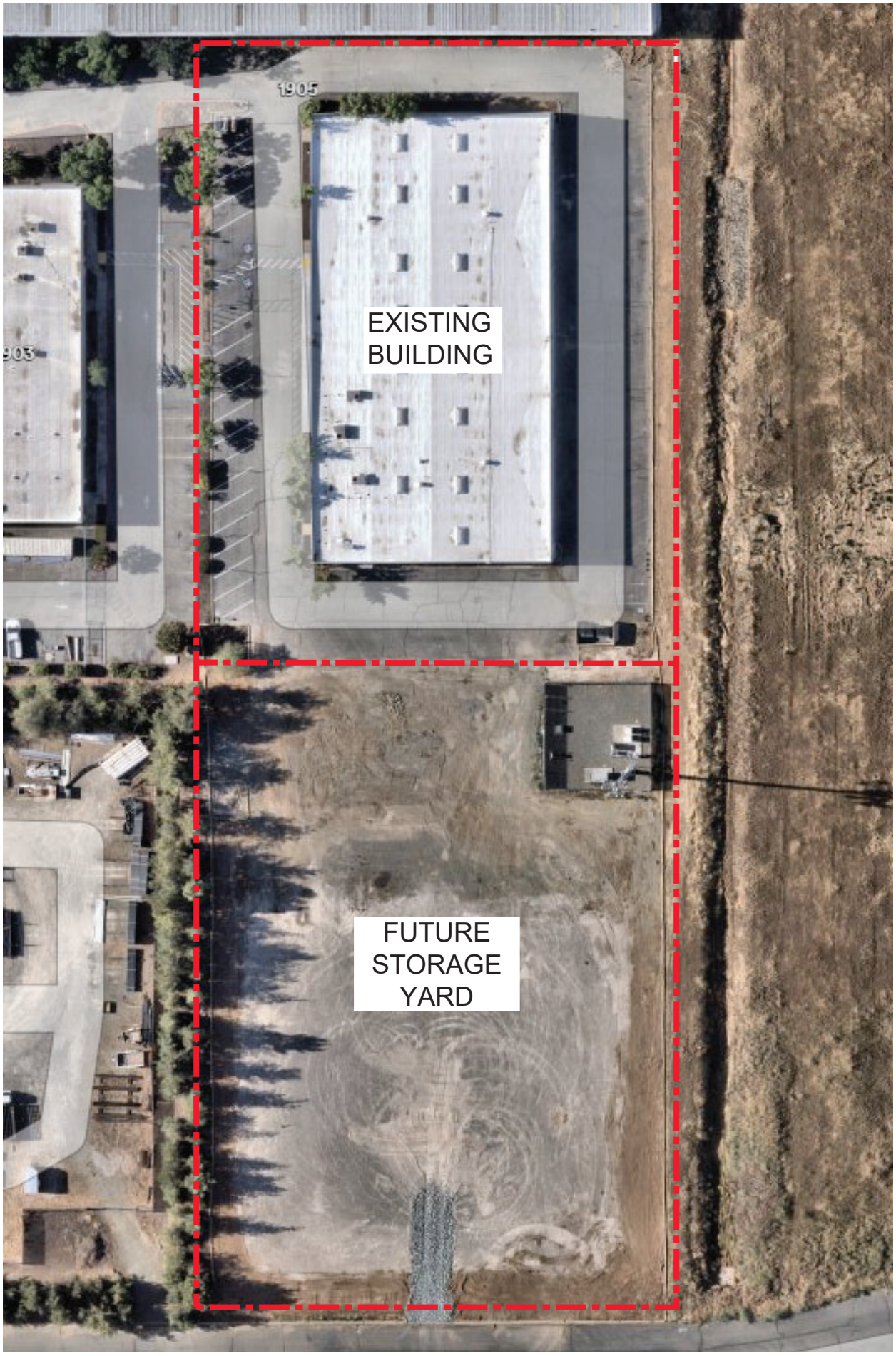
Attachment 4 - Landscape Plans.pdf

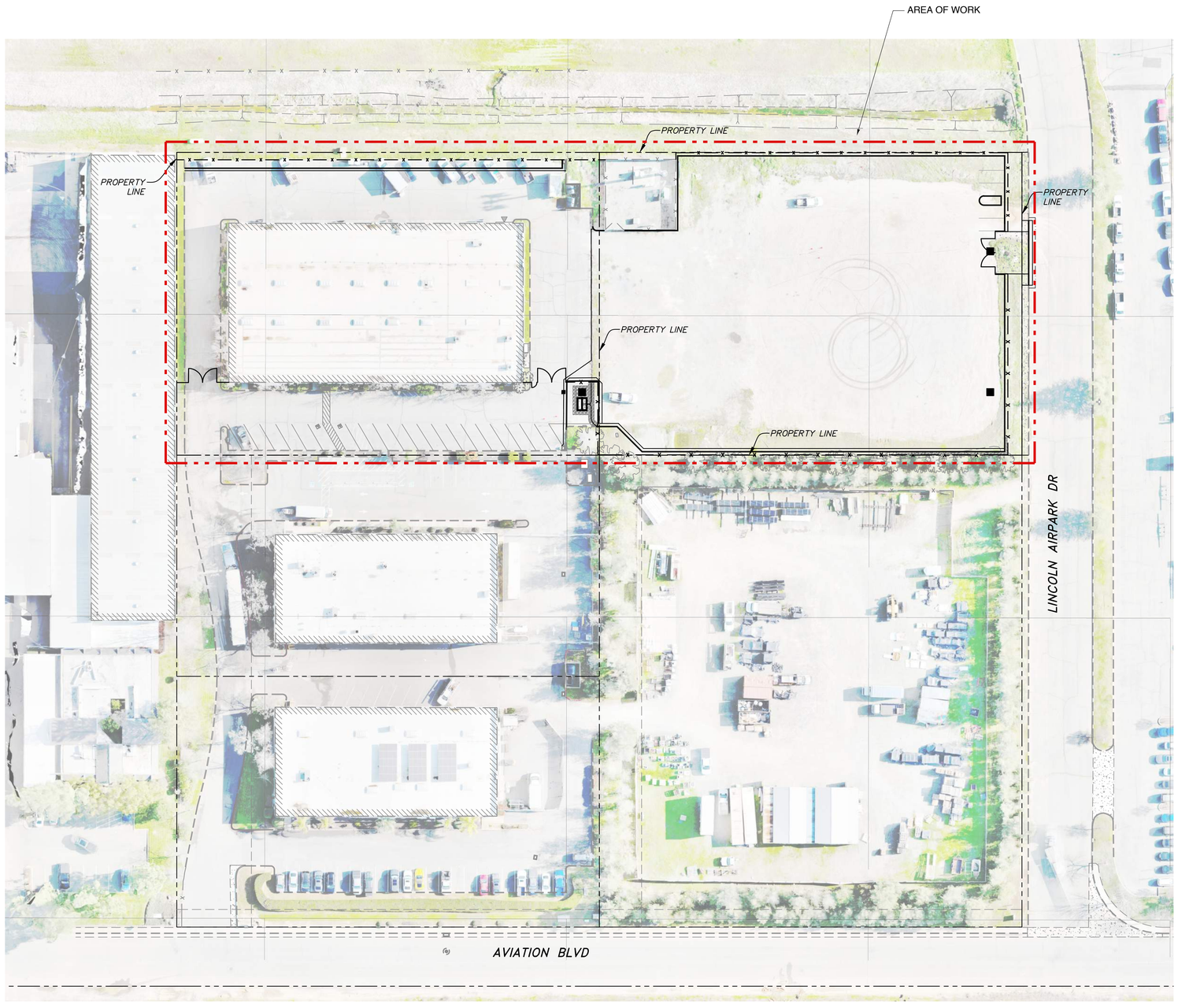
Attachment 5 - Renderings.pdf

Attachment 1 - Project Location



EXISTING SITE CONDITIONS

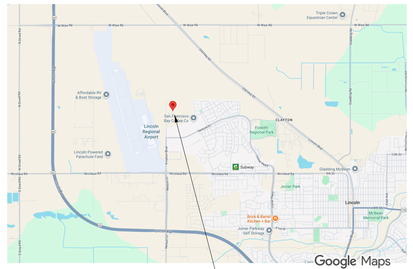




NORTH

① SITE PLAN AREA OF WORK

N.T.S.



NORTH

② VICINITY MAP

Address:	1905 Aviation Blvd. Lincoln, CA
Zoning:	I/L-I (Industrial / Light Industrial)
Lot Coverage:	19% (23,591 / 129,024.72 = 0.18284093157)
Construction Type:	V-B
Occupancy:	B/F2
Scope of Work:	New exterior fencing, gates, racking, paint, and lighting.
Office SF: Warehouse SF: Total Bldg SF:	± 4,630 SF ± 18,961 SF ± 23,591 SF
Fire Protection:	Automatic Sprinklers Throughout
Occupant Load:	117
Fire Protection:	Automatic Sprinklers Throughout

Work to be performed according to the building codes, ordinances, and laws of the authority having jurisdiction over the project, which are to include but are not limited to:

A. 2025 CBC 2025 CFC
2025 CMC 2025 CEC
2025 CES 2025 CPC
B. City of Lincoln Ordinances and Codes

Design Code Reference Doc:	ASCE 7-22
Risk Category:	II
Site Class:	D - Default
Seismic Design Category:	SDC-D

③ BUILDING DATA

A.0	Cover Sheet
A.01	Accessibility Details
A.1	Exterior Demolition Plan, New Exterior Work
A.2	Fence Elevations
E1.0	Symbols, Abbreviations & Schedules
E1.1	One Line Diagram & Panel Schedules
E2.1	1st Floor Plan - Lighting
E2.2	Yard Plan - Lighting
E2.3	Yard Plan - Lighting Photometric
ET24.1	Title 24 Outdoor Lighting
S1.0A	General Notes
S1.0B	General Notes
S2.0	Site Fencing Framing Details
S3.0	Wall Penetration Partial Foundation and Framing Details
C001	Title Sheet
C002	Abbreviations & General Notes
C003	General Notes
C101	Topographic Survey & Demolition Plan
C201	Civil Site Plan & Utility Plan
C301	Grading & Drainage Plan
C501	Stormwater Control Plan
C502	Stormwater Control Plan Details
C601	Erosion & Sedimentation Control
C701	Concrete Details
C801	Cross Sections
C901	Fire Access Plan
L0.1	Cover Sheet
L0.2	Existing Conditions
L0.3	Tree Protection Notes and Detail
L1.1	Irrigation Plan
L1.2	Irrigation Legend and Notes
L1.3-L1.5	Irrigation Details
L2.1	Planting Plan
L2.2	Planting Legend and Notes
L2.3	Planting Details
L3.1-L3.5	Landscape Specifications

④ SHEET INDEX

Stafford Space Planning
tel 916.652.3400
fax 916.652.7805
design@staffordspaceplanning.com

DATE	REVISION	NO.
4/24/26	FOR PERMIT	

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF STAFFORD SPACE PLANNING, AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF STAFFORD SPACE PLANNING. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS

Walters & Wolf
EXTERIOR WORK
1905 Aviation Blvd.
Lincoln, CA

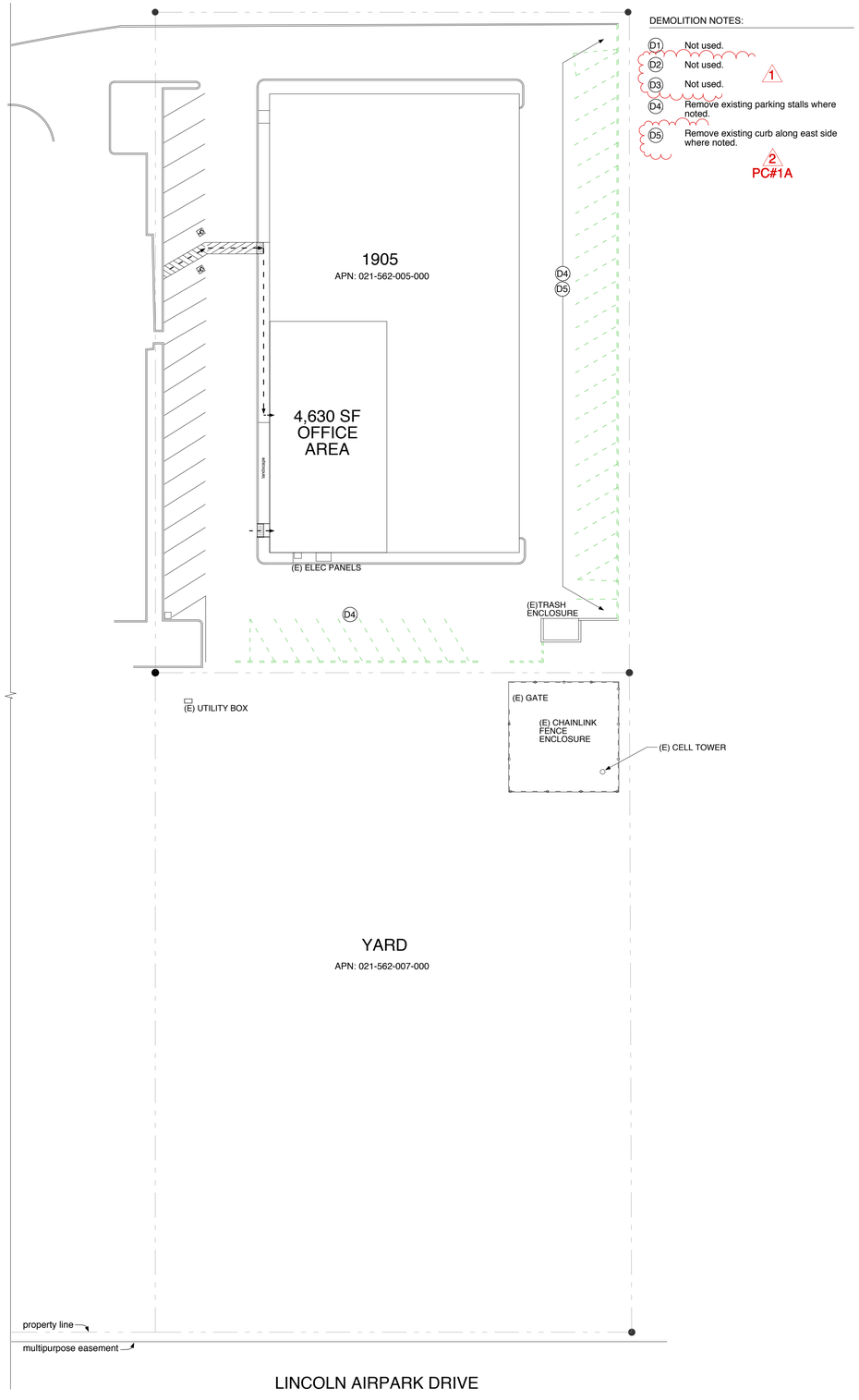
APPROVED & ACCEPTED BY

DATE

CALIFORNIA COUNCIL FOR INTERIOR DESIGN CERTIFICATION
CCIDC
Chaisune K. Stafford
CERTIFIED INTERIOR DESIGNER
COMMERCIAL
EXPIRES 04/30/27 CIDI# 1219

DRAWN:	LMM
DATE:	3-24-26
SCALE:	1/8" = 1'-0", U.O.N.
SHEET NO.	**A.0**
	Cover Sheet
Walters&Wolf/1905/	

DEMOLITION PLAN



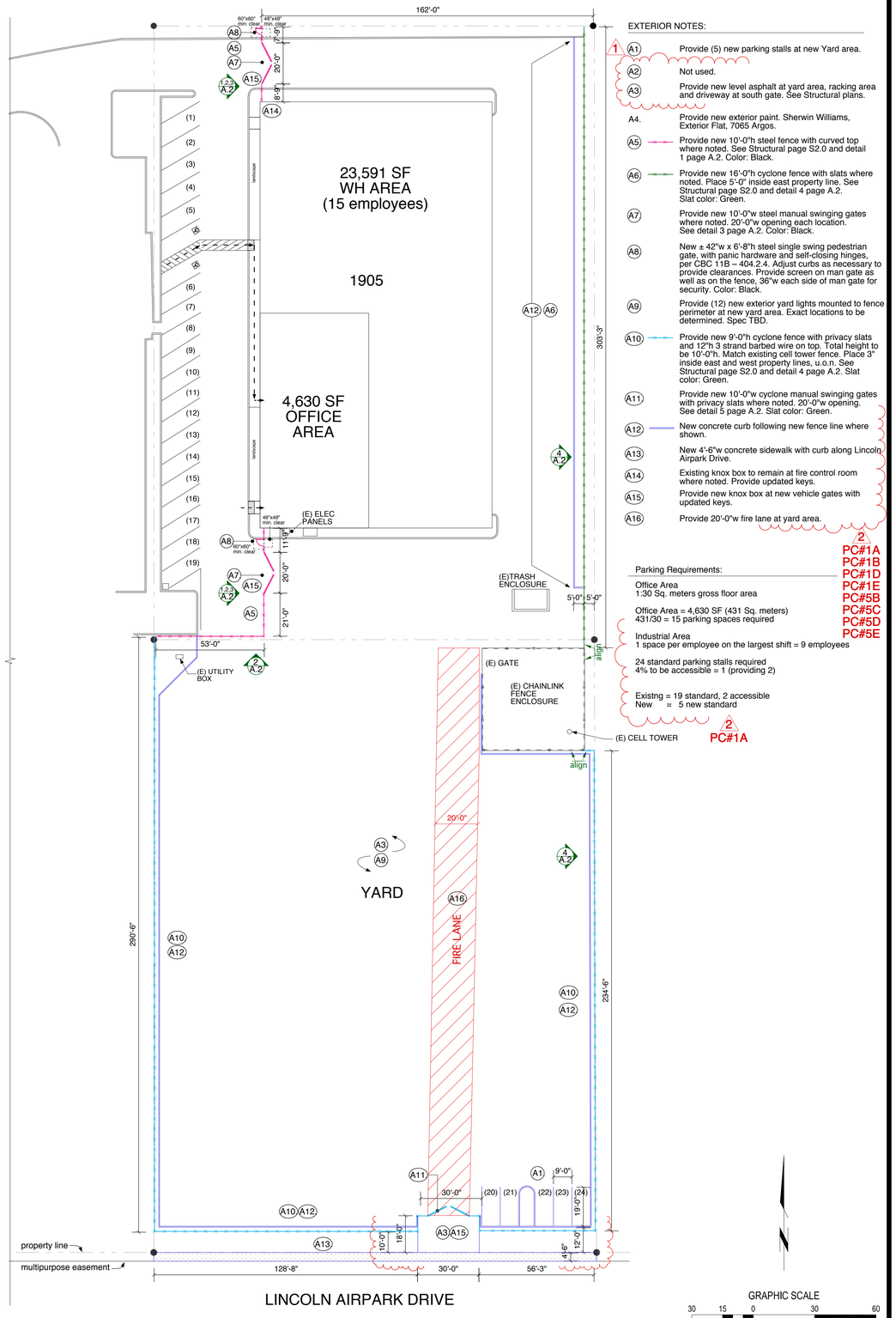
DEMOLITION NOTES:

- D1 Not used.
- D2 Not used.
- D3 Not used.
- D4 Remove existing parking stalls where noted.
- D5 Remove existing curb along east side where noted.

1

2
PC#1A

PROPOSED PLAN



EXTERIOR NOTES:

- A1 Provide (5) new parking stalls at new Yard area.
- A2 Not used.
- A3 Provide new level asphalt at yard area, racking area and driveway at south gate. See Structural plans.
- A4. Provide new exterior paint. Sherwin Williams, Exterior Flat, 7065 Argos.
- A5 Provide new 10'-0"h steel fence with curved top where noted. See Structural page S2.0 and detail 1 page A.2. Color: Black.
- A6 Provide new 16'-0"h cyclone fence with slats where noted. Place 5'-0" inside east property line. See Structural page S2.0 and detail 4 page A.2. Slat color: Green.
- A7 Provide new 10'-0"w steel manual swinging gates where noted. 20'-0"w opening each location. See detail 3 page A.2. Color: Black.
- A8 New ± 42"w x 6'-8"h steel single swing pedestrian gate, with panic hardware and self-closing hinges, per CBC 11B – 404.2.4. Adjust curbs as necessary to provide clearances. Provide screen on man gate as well as on the fence, 36"w each side of man gate for security. Color: Black.
- A9 Provide (12) new exterior yard lights mounted to fence perimeter at new yard area. Exact locations to be determined. Spec TBD.
- A10 Provide new 9'-0"h cyclone fence with privacy slats and 12"h 3 strand barbed wire on top. Total height to be 10'-0"h. Match existing cell tower fence. Place 3" inside east and west property lines, u.o.n. See Structural page S2.0 and detail 4 page A.2. Slat color: Green.
- A11 Provide new 10'-0"w cyclone manual swinging gates with privacy slats where noted. 20'-0"w opening. See detail 5 page A.2. Slat color: Green.
- A12 New concrete curb following new fence line where shown.
- A13 New 4'-6"w concrete sidewalk with curb along Lincoln Airpark Drive.
- A14 Existing knox box to remain at fire control room where noted. Provide updated keys.
- A15 Provide new knox box at new vehicle gates with updated keys.
- A16 Provide 20'-0"w fire lane at yard area.

1

2
PC#1A
PC#1B
PC#1D
PC#1E
PC#5B
PC#5C
PC#5D
PC#5E

Parking Requirements:

Office Area
1:30 Sq. meters gross floor area

Office Area = 4,630 SF (431 Sq. meters)
431/30 = 15 parking spaces required

Industrial Area
1 space per employee on the largest shift = 9 employees

24 standard parking stalls required
4% to be accessible = 1 (providing 2)

Existng = 19 standard, 2 accessible
New = 5 new standard

2
PC#1A

Stafford Space Planning
tel 916.652.3400
design@staffordspaceplanning.com

DATE	REVISION	NO.
3-31-26	FOR PERMIT	
6-17-26	TENANT CHANGE	1
7-2-26	PLAN CHECK	2

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF STAFFORD SPACE PLANNING, AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY, OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF STAFFORD SPACE PLANNING. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS

Walters & Wolf
EXTERIOR WORK

1905 Aviation Blvd.
Lincoln, CA

APPROVED & ACCEPTED BY

DATE

CALIFORNIA COUNCIL FOR INTERIOR DESIGN CERTIFICATION
CCIDC
Christine K. Stafford
CERTIFIED INTERIOR DESIGNER
COMMERCIAL
EXPIRES 04/30/27 CIDI# 1219

DRAWN: LMM

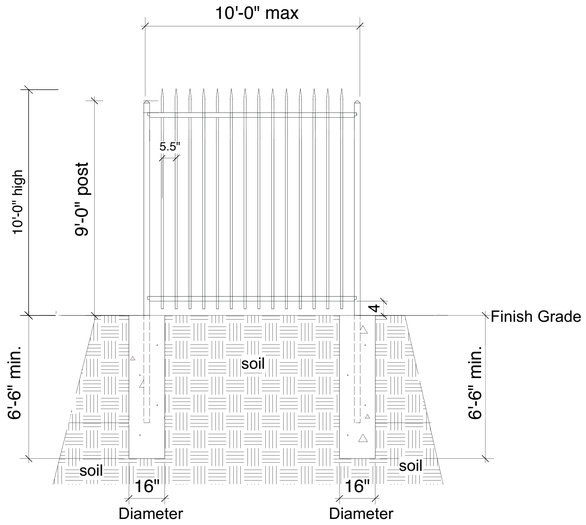
DATE: 3-24-26

SCALE: 1" = 30'-0", U.O.N.

SHEET NO.
A.1

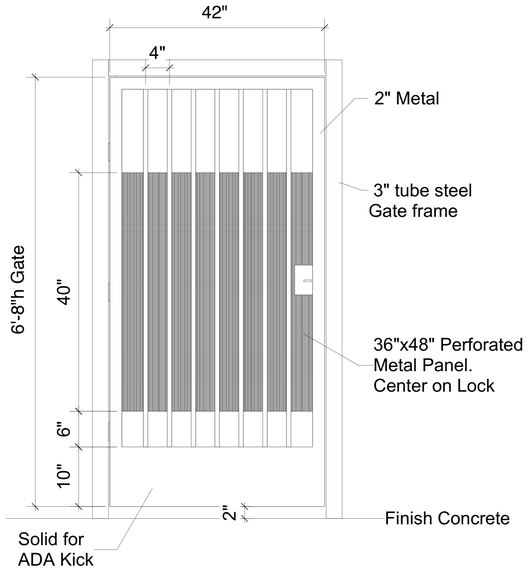
Exterior Demolition Plan, New Exterior Work

Walters&Wolf/1905/

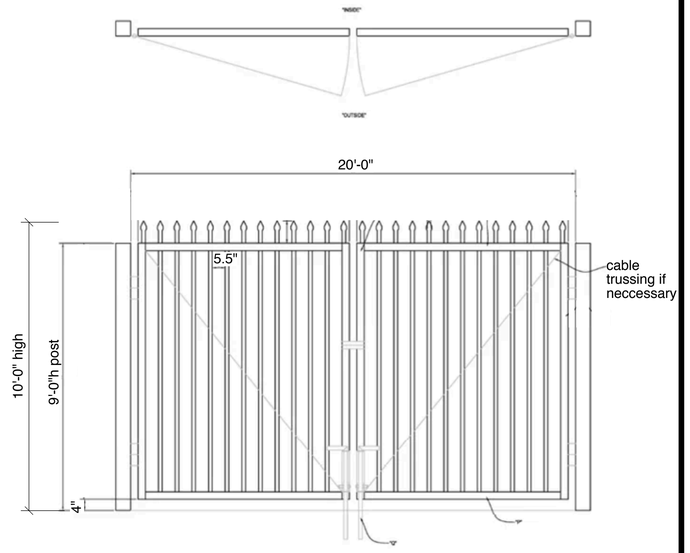




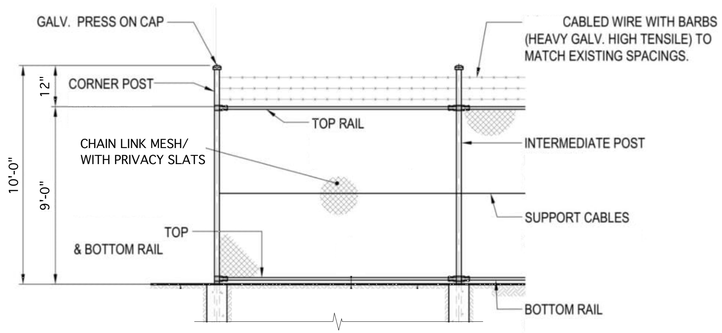
1. Typ. 10'-0"H Steel Fence Detail
N.T.S.
SEE STRUCTURAL PLANS, SHEET S2.0



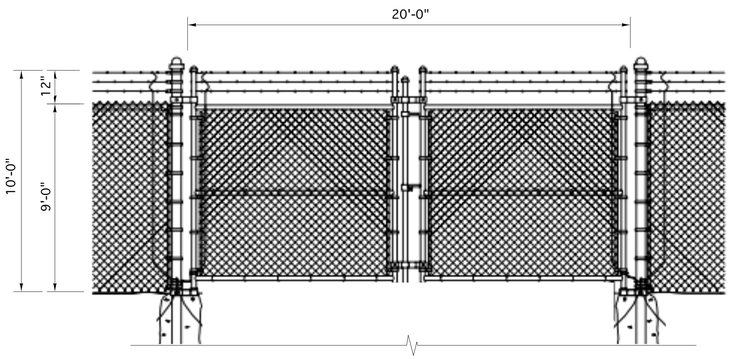
2. Typ. Steel Single Swing Pedestrian Gate
N.T.S.



3. Typ. Steel Manual Swing Driveway Gate
N.T.S.



4. Typ. Cyclone Fence Detail w/ Privacy Slats & (3) Strand Barbed Wire (see plan for heights)
N.T.S.
SEE STRUCTURAL PLANS, SHEET S2.0



5. Typ. Double Cyclone Drive-thru Gate w/ Privacy Slats & (3) Strand Barbed Wire
N.T.S.
SEE STRUCTURAL PLANS, SHEET S2.0



PRIVACY SLATS AT CYCLONE FENCE, SEE RACKING PLAN
FOR REFERENCE ONLY



EXISTING CHAIN LINK FENCE W/PRIVACY SLATS & BARBED WIRE AT CELL PHONE TOWER
FOR REFERENCE ONLY

Stafford
Space Planning
tel 916.652.3400
design@staffordspaceplanning.com

DATE	REVISION	NO.
3-31-26	FOR PERMIT	

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Walters & Wolf
EXTERIOR WORK
1905 Aviation Blvd.
Lincoln, CA

APPROVED & ACCEPTED BY

DATE

CALIFORNIA COUNCIL FOR INTERIOR DESIGN CERTIFICATION
CCIDC
Christine K. Stafford
CERTIFIED INTERIOR DESIGNER
COMMERCIAL
EXPIRES 04/30/27 CID# 1219

DRAWN:	LMM
DATE:	3-24-26
SCALE:	NTS

SHEET NO.
A.2
Elevations

Walters&Wolf/1905/



27' stock length material at storage rack system. Forklift utilized for hoisting and material handling.





Packaged Unitized Curtain Wall Assemblies are staged for transfer to the job site. Bundled stack is 21' L x 5' W x 6' H. 20 foot aisles are required between stacks for safe material handling practices while utilizing forklifts.

Northbound/inward drive aisle for 72' tractor trailer (20' tractor / 52' trailer). Forklift access with a 25' turn radius are required from the driver and passenger sides of the truck for loading.





Turning radius required for Southbound/ exit drive aisle for tractor trailer. Flatbed and trailer at 72' total length.



Shop fabrication and assembly lines.









GENERAL CIVIL SITE NOTES:

A. SEE ARCHITECTURAL PLANS FOR PARKING DETAILS AND COUNTS.

B. 4" WIDE WHITE STANDARD PAINTED PARKING STALL STRIPES (TYPICAL). VERIFY WITH ARCHITECTURAL SITE PLAN.

C. PCC SLABS SHOULD BE CONSTRUCTED WITH THICKENED EDGES. THE THICKENED EDGES SHOULD BE CONSTRUCTED AND TAPERED OVER A MINIMUM DISTANCE OF 48 INCHES IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE (ACI) 330R DESIGN DETAILS. REINFORCING FOR CRACK CONTROL, IF REQUIRED BY DEVELOPER OR GEOTECHNICAL ENGINEER, SHOULD CONSIST OF AT LEAST NO. 5 REINFORCING BARS PLACED ON MAXIMUM 12-INCH CENTERS EACH WAY THROUGH THE SLAB. REINFORCEMENT MUST BE LOCATED AT THE MID-SLAB DEPTH TO BE EFFECTIVE. JOINT SPACING AND DETAILS SHOULD BE DETERMINED BY GEOTECHNICAL REPORT AND SHOULD CONFORM WITH CURRENT PORTLAND CEMENT ASSOCIATION OR ACI GUIDELINES. DOWELING REQUIREMENTS SHALL BE PER GEOTECHNICAL REPORT.

D. CONTRACTOR SHALL ACQUIRE A CITY ENCROACHMENT PERMIT FOR PROPOSED DRIVEWAY AND SIDEWALK IMPROVEMENTS WITHIN CITY RIGHT-OF-WAY.

E. RADII FOR ALL ISLANDS AND PARKING STALLS SHALL BE 3' UNLESS NOTED OTHERWISE.

GENERAL UTILITY NOTES:

A. POTHOLE & VERIFY EXISTING SEWER/STORM DRAIN AS FIRST ITEM OF WORK AND VERIFY INVERT ELEVATIONS WITH ENGINEER PRIOR TO BEGINNING WORK. CAUTION!!!! EXISTING UTILITIES. CAUTION!!

B. MAINTAIN 6" MIN. CLEAR SPACE BETWEEN ON-SITE PIPES, EXCEPT AS NOTED. AT ALL LOCATIONS WHERE WATER MAIN CROSSES BELOW SEWER AND STORM DRAIN LINES, CENTER PIPE LENGTH SO THAT JOINTS ARE 10' FROM THE CENTERLINE OF THE STORM DRAIN OR SEWER MAIN (TYPICAL).

C. ELECTRICAL AND GAS LAYOUT TO BE VERIFIED WITH PG&E. SEE ELECTRICAL & MECHANICAL PLANS FOR EXACT LOCATION. DRY UTILITY INSTALLATION SHALL ACCOMMODATE ALL WET (SEWER, WATER, & STORM DRAIN) UTILITIES.

D. CONTRACTOR SHALL PROVIDE CONNECTION DETAIL SUBMITTAL FOR DOWN SPOUT CONNECTIONS TO UNDERGROUND STORM DRAIN SYSTEM PRIOR TO BEGINNING ANY STORM DRAIN INSTALLATION WORK INCLUDING ANY REQUIRED FOOTING PENETRATIONS. CONTRACTOR SHALL REVIEW/VERIFY BUILDING CONNECTION LOCATIONS RELATED TO POTENTIAL FOOTING/FOUNDATION OR OTHER CONFLICTS THAT MAY OCCUR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE CONNECTIONS FOR ALL BUILDING DOWN SPOUTS TO THE UNDERGROUND STORM DRAIN SYSTEM UNLESS NOTED OTHERWISE. ROUTING OF THE STORM DRAIN PIPE TO DOWN SPOUTS ARE SHOWN FOR GENERAL LOCATION ONLY AND MAY NEED TO BE ADJUSTED DEPENDING ON THE CONTRACTOR'S ACTUAL METHODS OF CONSTRUCTION AND TIMING RELATED TO BUILDING AND SITE CONSTRUCTION.

E. IF CONTRACTOR IS ORDERING PRECAST DRAINAGE INLETS, CONTRACTOR SHALL SUBMIT AN INSTALLATION MATRIX FOR EACH INLET WITH ALL INVERTS AND GRATES SHOWN FOR ENGINEERS APPROVAL PRIOR TO ORDERING.

F. ALL STORM DRAIN MANHOLES AND DRAIN INLETS SHALL BE MARKED WITH THE WORDS "NO DUMPING! FLOWS TO RIVER".

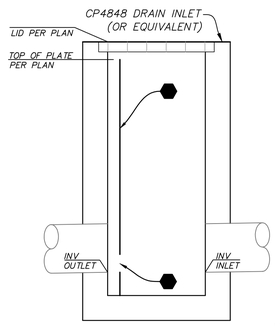
G. CONTRACTOR SHALL MODIFY DRAIN INLETS WITHIN VEHICULAR TRAFFIC AREA PER DETAIL 10, SHEET C701 FOR SUBGRADE DRAINAGE.

STORM DRAIN NOTES:

A. INSTALL ADS FLEXSTORM PURE FULL TRASH CAPTURE INSERTS OR OTHER APPROVED EQUIVALENT, THAT ARE CERTIFIED AS FULL TRASH CAPTURE SYSTEM BY THE STATE WATER RESOURCES CONTROL BOARD FOR ALL DRAIN INLETS THAT WILL BE RECEIVING SURFACE RUNOFF.

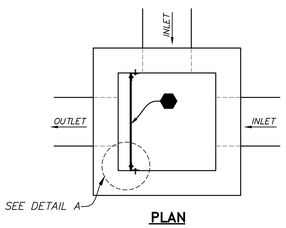
B. ALL STORM DRAIN INLETS AND CATCH BASINS WITHIN THE PROJECT AREA SHALL BE PERMANENTLY MARKED/EMBOSSED WITH PROHIBITIVE LANGUAGE SUCH AS "NO DUMPING! FLOWS TO RIVER."

0 10 20 40
LM
SCALE: 1"=20'

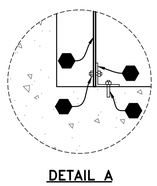


PROFILE

NOTES:
1. 3/8"ø x 1½" STAINLESS STEEL BOLTS WITH LOCKING NUTS @ 18" O.C. ANGLE TO PLATE.
2. 3/8"ø x 2½" STAINLESS STEEL LAG BOLTS @ 6" O.C. ANGLE TO CONC.
3. 2" x 2" ORIFICE CENTERED IN PLATE AT INV. ELEV. OF OUTLET PIPE.
4. 2" x 2" x ¼" STAINLESS STEEL ANGLE IRON.
5. ¼" STAINLESS STEEL PLATE



PLAN



DETAIL A

1 METERED DRAIN OUTLET
NTS

REV.	DATE	DESCRIPTION	BY	APP'D.

DESIGNED BY PDC
DRAWN BY MAE
CHECKED BY BPB

LM LAUGENOUR AND MEIKLE
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P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602
BY BRYAN P. BONINO
DATE 05/08/2026 P.E. 41804
REGISTERED PROFESSIONAL ENGINEER · BRYAN P. BONINO · No. 41804 · CIVIL · STATE OF CALIFORNIA

IMPROVEMENT PLANS FOR
WALTERS AND WOLF STORAGE AREA
1905 AVIATION BLVD. LINCOLN, CA

CIVIL SITE AND UTILITY PLAN

SCALE 1"=20'
DATE: 05/08/2026
JOB NO. 4986

C201
SHEET 5 OF 12

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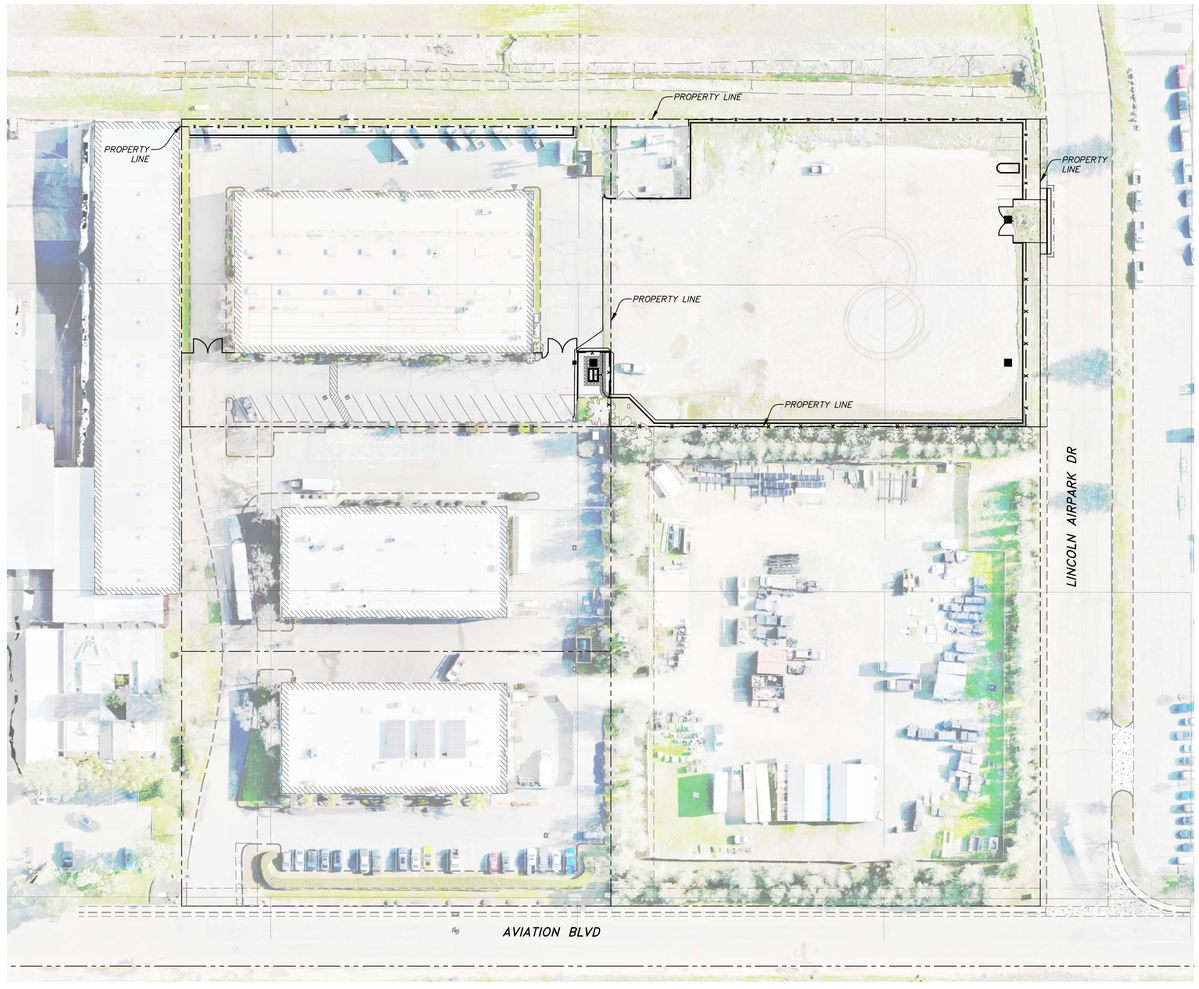
LEGEND

PROPOSED	EXISTING	
12"SD	12"SD	STORM DRAIN AND MANHOLE
12"PSD		PERFORATED STORM DRAIN
6"SS	6"SS	SANITARY SEWER AND MANHOLE
8"SFM	8"SFM	SANITARY SEWER FORCE MAIN
P	P	SEWER PUMP STATION
		FIRE HYDRANT AND VALVE ASSEMBLY
10"F	10"F	FIRE MAIN, FDC, CHECK VALVE & PIV
10"W	10"W	WATER MAIN, VALVE, DOUBLE DETECTOR CHECK VALVE, METER & BLOWOFF VALVE
	IRV	IRRIGATION CONTROL VALVE
JT	JT	JOINT UTILITY TRENCH
G GV	G GV	GAS MAIN AND VALVE
(UG)E	(OH)E	ELECTRICAL LINE (UG–UNDERGROUND, OH–OVERHEAD)
(UG)T	(OH)T	TELEPHONE LINE (UG–UNDERGROUND, OH–OVERHEAD)
SL	SL	STREET LIGHT CONDUIT, WIRING & PULL BOX
SL E2	SL	STREET LIGHT SERVICE POINT AT UTILITY CO. BOX
		STREET LIGHT AND POLE
		UTILITY POLE WITH DOWN GUY & ANCHOR
PP, TP, JP	PP, TP, JP	POWER POLE, TELEPHONE POLE, JOINT POLE
		FENCE
		VERTICAL CURB, GUTTER & SIDEWALK WITH DRIVEWAY
		CATCH BASIN OR DRAINAGE INLET
		FLOWLINE OF DITCH OR SWALE
		DIRECTION OF SURFACE DRAINAGE FLOW
		CUT OR FILL SLOPE
		RIGHT OF WAY OR PROPERTY LINE
		STREET CENTERLINE OR BASELINE
		SURVEY MONUMENT
		SIGN
		TREE
		TREE TO BE REMOVED
58.60 FG	59.73 + 12.04	EXISTING GROUND SURFACE ELEVATION
58.60 FL		EDGE OF PAVEMENT AND ELEVATION
59.10 TC 58.60 AC		FLOW LINE GRADE
58.60 FC		TOP OF CURB GRADE/ASPHALT GRADE
58.60 TW		FINISHED CONCRETE GRADE
59.10 TC 58.60 FG 57.10 SG		TOP OF WALL GRADE
60.50± TC 60.00± FL 60.50± FC 60.50± AC 60.50± BEW		TOP OF CURB/FINISHED GRADE/SUBGRADE ELEVATION
		MATCH EXISTING GRADE (FIELD VERIFY)
		PUBLIC UTILITY EASEMENT
		ROLL CURB, GUTTER, & SIDEWALK
		GRADING RIDGE

IMPROVEMENT PLANS
FOR
WALTERS AND WOLF STORAGE AREA

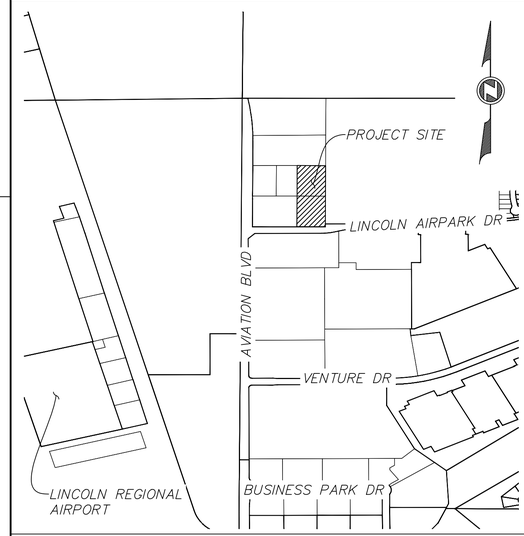
1905 AVIATION BLVD. LINCOLN, CA



OVERALL SITE PLAN

0 25 50 100
LM
SCALE: 1"=50'

VICINITY MAP



SHEET INDEX

SHEET	DWG	TITLE
1	C001	TITLE SHEET
2	C002	ABBREVIATIONS & GENERAL NOTES
3	C003	GENERAL NOTES
4	C101	TOPOGRAPHIC SURVEY & DEMOLITION PLAN
5	C201	CIVIL SITE AND UTILITY PLAN
6	C301	GRADING & DRAINAGE PLAN
7	C501	STORMWATER CONTROL PLAN
8	C502	STORMWATER CONTROL PLAN DETAILS
9	C601	EROSION & SEDIMENTATION CONTROL
10	C701	CONCRETE DETAILS
11	C801	CROSS SECTIONS
12	C901	FIRE ACCESS PLAN

GEOTECHNICAL REPORT

"WATERS & WOLF EXTERIOR WORK", FILE NO. 6501–002.00, MARCH 11, 2026, RANEY GEOTECHNICAL INC, 3140 BEACON BOULEVARD, WEST SACRAMENTO, CA 95691.

BENCH MARKS

DESIGNATION – T 1435
PID – JS4600

DESCRIPTION:

SURVEYOR DISK STAMPED "T 1435 1988" SET IN ROCK OUTCROP 3.4 KM (2.10 MI) NORTHWESTERLY ALONG THE SOUTHERN PACIFIC RAILROAD FROM 5TH STREET IN LINCOLN, IN AN EXPOSED AREA OF BEDROCK, 56.2 M (184.4 FT) NORTHEAST OF THE NEAR RAIL, 11.6 M (38.1 FT) NORTHEAST OF STATE HIGHWAY 65.

ELEVATION = 146.21

DATUM: NAVD 88

DESIGNED BY PDC
DRAWN BY MAE
CHECKED BY BPB

REV.	DATE	DESCRIPTION	BY	APP'D.

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING
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P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602

BY _____
BRYAN P. BONINO
DATE 07/07/2026 P.E. 41804

REGISTERED PROFESSIONAL ENGINEER · BRYAN P. BONINO · No. 41804 · CIVIL · STATE OF CALIFORNIA

IMPROVEMENT PLANS
FOR
WALTERS AND WOLF STORAGE AREA
1905 AVIATION BLVD. LINCOLN, CA

TITLE SHEET

SCALE 1"=50'
DATE: 07/07/2026
JOB NO. 4986

C001
SHEET 1 OF 12

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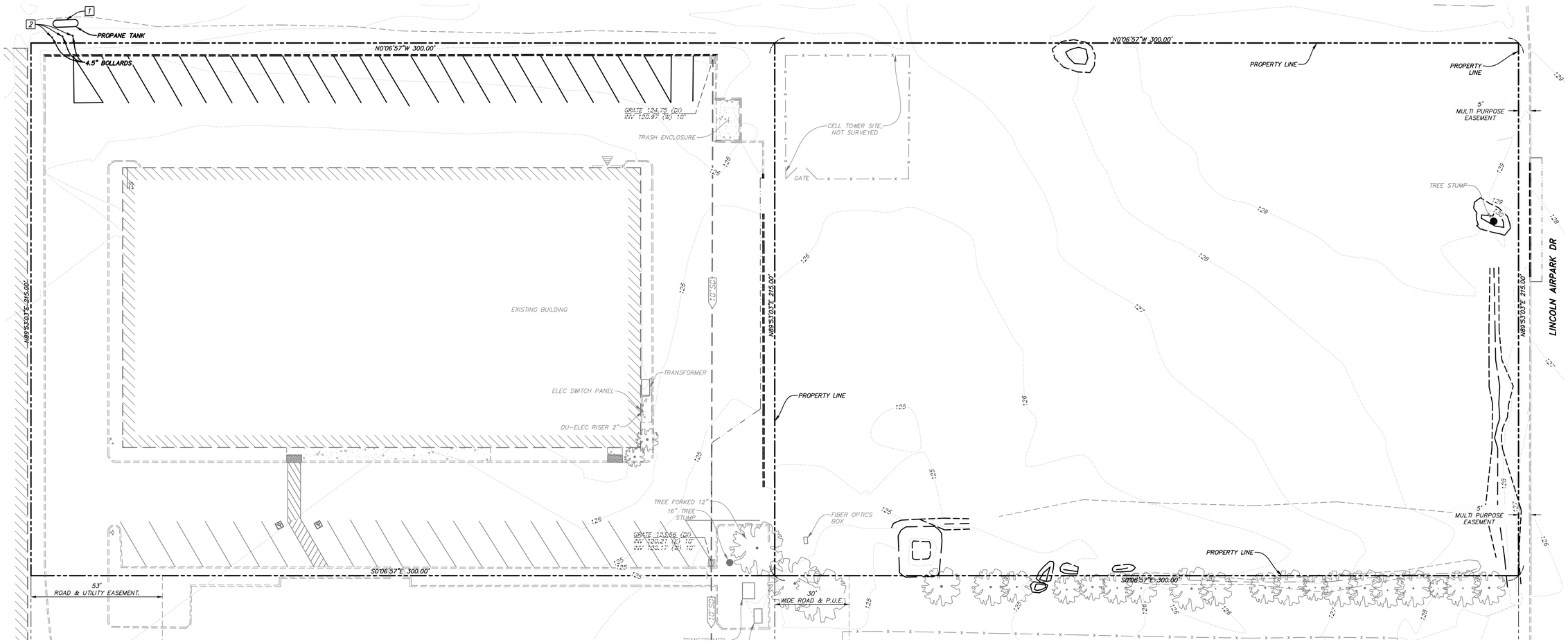

GENERAL TOPO/DEMO NOTES:

A. CONTRACTOR SHALL POTHOLE AND VERIFY DEPTHS AND LOCATIONS OF EXISTING UTILITIES AS FIRST ITEM OF WORK, AND NOTIFY ENGINEER OF ANY CONFLICTS.

B. CONTRACTOR SHALL COORDINATE UTILITY SHUTOFFS AND TERMINATIONS WITH UTILITY COMPANIES. CONTRACTOR SHALL PROVIDE PROOF OF SHUTOFFS PRIOR TO BEGINNING WORK.

C. THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS, BOTH ABOVE AND BELOW GROUND AS REQUIRED FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. WHEN FEASIBLE SUCH WORK SHALL BE COMPLETED PRIOR TO GRADING.

D. ALL UNSUITABLE AND SURPLUS MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE UNLESS SPECIFIED OTHERWISE.

E. WHERE EXISTING LANDSCAPE AREAS ARE DISTURBED, REPLACE IN KIND OR EXTEND AS REQUIRED TO MATCH EXISTING.

F. THE CONTRACTOR SHALL ADJUST ALL EXISTING MANHOLES, VAULTS, AND VALVE BOXES WITHIN THE WORK AREA TO GRADE, EVEN THOSE THAT MAY NOT SPECIFICALLY BE NOTED. ALL DAMAGED BOXES SHALL BE REPLACED WITH NEW BOXES.

CONSTRUCTION NOTES

1 EXISTING PROPANE TANK TO BE REMOVED.

2 EXISTING BOLLARDS TO BE REMOVED.

0 10 20 40

LM SCALE: 1"=20'

X:\Land Projects\4986\dwg\4986_C101.dwg

DESIGNED BY PDC	REV.	DATE	DESCRIPTION	BY	APP'D.
DRAWN BY MAE					
CHECKED BY BPB					

LM LAUGENOUR AND MEIKLE
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P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602

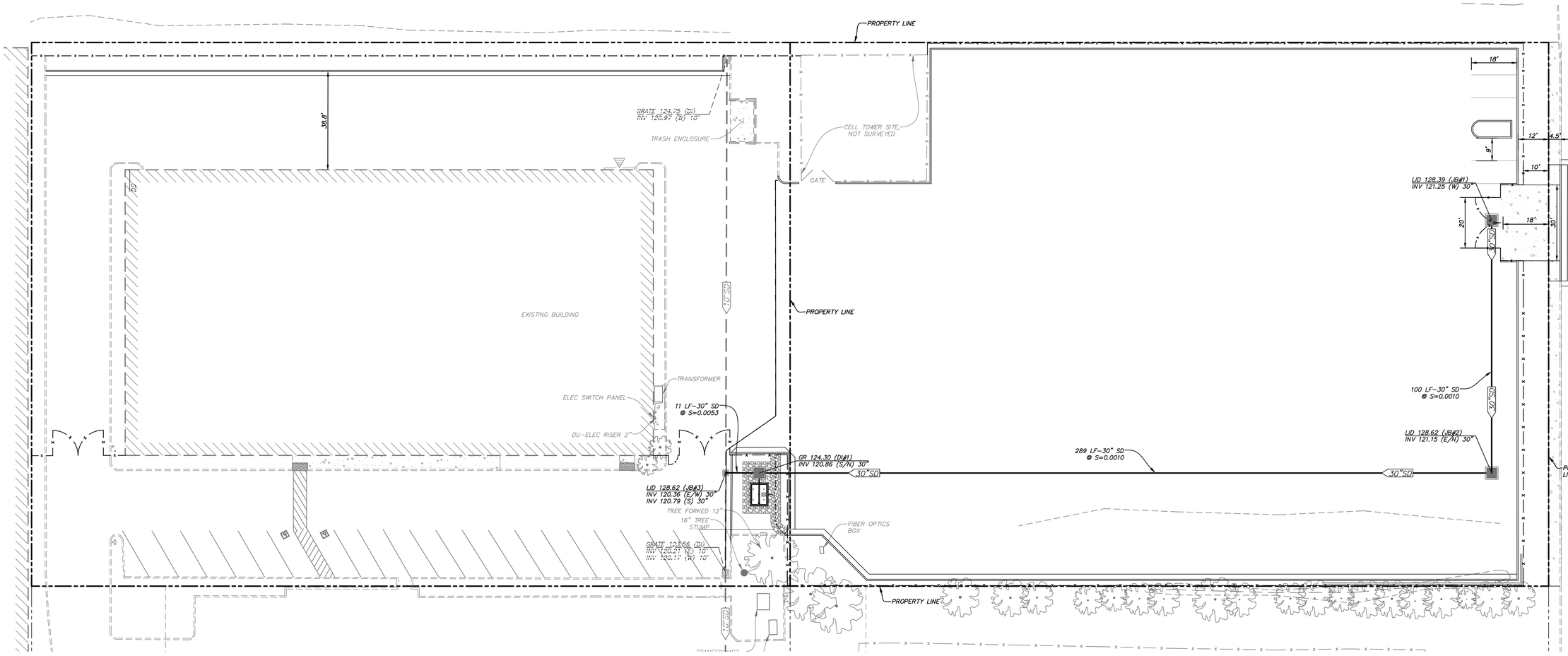
BY _____
BRYAN P. BONINO
DATE 07/07/2026 L.S. 7521

LICENSED LAND SURVEYOR BRYAN P. BONINO L.S. 7521 STATE OF CALIFORNIA

IMPROVEMENT PLANS FOR
WALTERS AND WOLF STORAGE AREA
1905 AVIATION BLVD. LINCOLN, CA
TOPOGRAPHIC SURVEY & DEMOLITION PLAN

SCALE 1"=20'
DATE: 07/07/2026
JOB NO. 4986

C101
SHEET 4 OF 12



GENERAL CIVIL SITE NOTES:

A. SEE ARCHITECTURAL PLANS FOR PARKING DETAILS AND COUNTS.

B. 4" WIDE WHITE STANDARD PAINTED PARKING STALL STRIPES (TYPICAL). VERIFY WITH ARCHITECTURAL SITE PLAN.

C. PCC SLABS SHOULD BE CONSTRUCTED WITH THICKENED EDGES. THE THICKENED EDGES SHOULD BE CONSTRUCTED AND TAPERED OVER A MINIMUM DISTANCE OF 48 INCHES IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE (ACI) 330R DESIGN DETAILS. REINFORCING FOR CRACK CONTROL, IF REQUIRED BY DEVELOPER OR GEOTECHNICAL ENGINEER, SHOULD CONSIST OF AT LEAST NO. 5 REINFORCING BARS PLACED ON MAXIMUM 12-INCH CENTERS EACH WAY THROUGH THE SLAB. REINFORCEMENT MUST BE LOCATED AT THE MID-SLAB DEPTH TO BE EFFECTIVE. JOINT SPACING AND DETAILS SHOULD BE DETERMINED BY GEOTECHNICAL REPORT AND SHOULD CONFORM WITH CURRENT PORTLAND CEMENT ASSOCIATION OR ACI GUIDELINES. DOWELING REQUIREMENTS SHALL BE PER GEOTECHNICAL REPORT.

D. CONTRACTOR SHALL ACQUIRE A CITY ENCROACHMENT PERMIT FOR PROPOSED DRIVEWAY AND SIDEWALK IMPROVEMENTS WITHIN CITY RIGHT-OF-WAY.

E. RADII FOR ALL ISLANDS AND PARKING STALLS SHALL BE 3' UNLESS NOTED OTHERWISE.

GENERAL UTILITY NOTES:

A. POTHOLE & VERIFY EXISTING SEWER/STORM DRAIN AS FIRST ITEM OF WORK AND VERIFY INVERT ELEVATIONS WITH ENGINEER PRIOR TO BEGINNING WORK. CAUTION!!! EXISTING UTILITIES. CAUTION!!

B. MAINTAIN 6" MIN. CLEAR SPACE BETWEEN ON-SITE PIPES, EXCEPT AS NOTED. AT ALL LOCATIONS WHERE WATER MAIN CROSSES BELOW SEWER AND STORM DRAIN LINES, CENTER PIPE LENGTH SO THAT JOINTS ARE 10' FROM THE CENTERLINE OF THE STORM DRAIN OR SEWER MAIN (TYPICAL).

C. ELECTRICAL AND GAS LAYOUT TO BE VERIFIED WITH PG&E. SEE ELECTRICAL & MECHANICAL PLANS FOR EXACT LOCATION. DRY UTILITY INSTALLATION SHALL ACCOMMODATE ALL WET (SEWER, WATER, & STORM DRAIN) UTILITIES.

D. CONTRACTOR SHALL PROVIDE CONNECTION DETAIL SUBMITTAL FOR DOWN SPOUT CONNECTIONS TO UNDERGROUND STORM DRAIN SYSTEM PRIOR TO BEGINNING ANY STORM DRAIN INSTALLATION WORK INCLUDING ANY REQUIRED FOOTING PENETRATIONS. CONTRACTOR SHALL REVIEW/VERIFY BUILDING CONNECTION LOCATIONS RELATED TO POTENTIAL FOOTING/FOUNDATION OR OTHER CONFLICTS THAT MAY OCCUR. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE CONNECTIONS FOR ALL BUILDING DOWN SPOUTS TO THE UNDERGROUND STORM DRAIN SYSTEM UNLESS NOTED OTHERWISE. ROUTING OF THE STORM DRAIN PIPE TO DOWN SPOUTS ARE SHOWN FOR GENERAL LOCATION ONLY AND MAY NEED TO BE ADJUSTED DEPENDING ON THE CONTRACTOR'S ACTUAL METHODS OF CONSTRUCTION AND TIMING RELATED TO BUILDING AND SITE CONSTRUCTION.

E. IF CONTRACTOR IS ORDERING PRECAST DRAINAGE INLETS, CONTRACTOR SHALL SUBMIT AN INSTALLATION MATRIX FOR EACH INLET WITH ALL INVERTS AND GRATES SHOWN FOR ENGINEERS APPROVAL PRIOR TO ORDERING.

F. ALL STORM DRAIN MANHOLES AND DRAIN INLETS SHALL BE MARKED WITH THE WORDS "NO DUMPING! FLOWS TO RIVER".

G. CONTRACTOR SHALL MODIFY DRAIN INLETS WITHIN VEHICULAR TRAFFIC AREA PER DETAIL 10, SHEET C701 FOR SUBGRADE DRAINAGE.

STORM DRAIN NOTES:

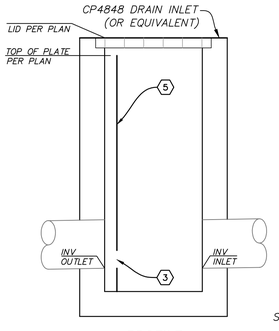
A. INSTALL ADS FLEXSTORM PURE FULL TRASH CAPTURE INSERTS OR OTHER APPROVED EQUIVALENT, THAT ARE CERTIFIED AS FULL TRASH CAPTURE SYSTEM BY THE STATE WATER RESOURCES CONTROL BOARD FOR ALL DRAIN INLETS THAT WILL BE RECEIVING SURFACE RUNOFF.

B. ALL STORM DRAIN INLETS AND CATCH BASINS WITHIN THE PROJECT AREA SHALL BE PERMANENTLY MARKED/EMBOSSED WITH PROHIBITIVE LANGUAGE SUCH AS "NO DUMPING! FLOWS TO RIVER."

N

0 10 20 40

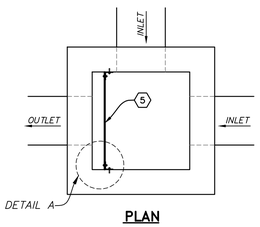
SCALE: 1"=20'



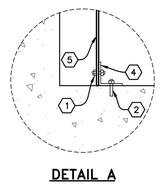
PROFILE

NOTES:

1. 3/8"ø x 1½" STAINLESS STEEL BOLTS WITH LOCKING NUTS @ 18" O.C. ANGLE TO PLATE.
2. 3/8"ø x 2½" STAINLESS STEEL LAG BOLTS @ 6" O.C. ANGLE TO CONC.
3. 2" x 2" ORIFICE CENTERED IN PLATE AT INV. ELEV. OF OUTLET PIPE.
4. 2" x 2" x ¼" STAINLESS STEEL ANGLE IRON.
5. ¼" STAINLESS STEEL PLATE



PLAN



DETAIL A

1 METERED DRAIN OUTLET
NTS

DESIGNED BY PDC
DRAWN BY MAE
CHECKED BY BPB

REV.	DATE	DESCRIPTION	BY	APP'D.

LM LAUGENOUR AND MEIKLE
CIVIL ENGINEERING · LAND SURVEYING · PLANNING
608 COURT STREET, WOODLAND, CALIFORNIA 95695 · PHONE: (530) 662-1755
P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602

BY _____
BRYAN P. BONINO
DATE 07/07/2026 P.E. 41804

REGISTERED PROFESSIONAL ENGINEER · BRYAN P. BONINO · No. 41804 · CIVIL · STATE OF CALIFORNIA

IMPROVEMENT PLANS
FOR
WALTERS AND WOLF STORAGE AREA

1905 AVIATION BLVD. LINCOLN, CA

CIVIL SITE AND UTILITY PLAN

SCALE 1"=20'

DATE: 07/07/2026
JOB NO. 4986

C201

SHEET 5 OF 12

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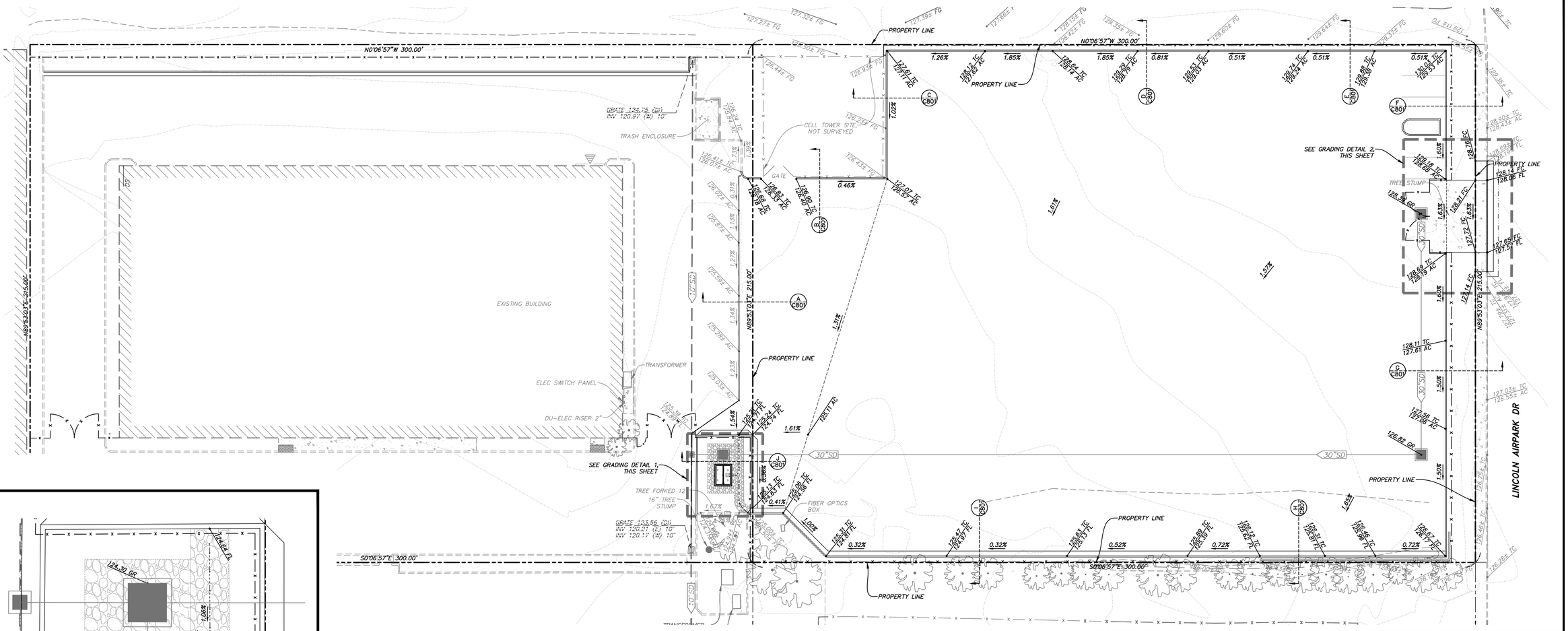
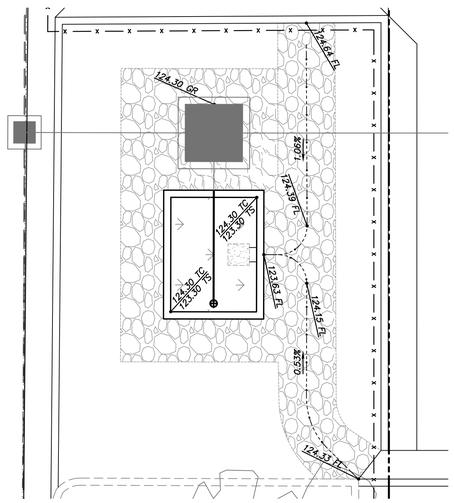




STORMWATER QUALITY AREA GRADING DETAIL

1 — 1"=5'

GENERAL GRADING NOTES:

A. ALL EARTHWORK ACTIVITIES, INCLUDING EXCAVATION, GRADING, SCARIFYING, MOISTURIZING, FILL PLACEMENT, COMPACTION, ETC., SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL ENGINEERING REPORT AND IN CONFORMANCE WITH THE CITY STANDARD SPECIFICATIONS, CALIFORNIA BUILDING CODE (C.B.C.), AND WITH THE GRADING PLAN.

B. THE GEOTECHNICAL ENGINEER SHALL OBSERVE THE GRADING ACTIVITIES AND PERFORM COMPACTION TESTING FOR THIS PROJECT. THE CONTRACTOR SHALL PROVIDE AT LEAST 24 HOURS NOTICE TO THE GEOTECHNICAL ENGINEER OF THE NEED FOR OBSERVATION AND TESTING SERVICES. THE PROJECT OWNER WILL PAY FOR THE COST OF PROVIDING THESE SERVICES; HOWEVER, IF SAMPLES OF MATERIALS ARE SUBMITTED WHICH FAIL TO PASS THE SPECIFIED TESTS OR IF WORK IS PERFORMED WHICH FAILS TO MEET THESE SPECIFICATIONS, THE CONTRACTOR SHALL PAY FOR ALL SUBSEQUENT RE-TESTS AND RE-INSPECTIONS.

C. EARTHWORK SHALL INCLUDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO CONSTRUCT THE SITE TO THE GRADES SHOWN. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR THE DISPOSAL OF EXCESS EXCAVATION OR FOR THE IMPORT OF MATERIAL.

D. TO ACCOMMODATE TRENCH AND FOUNDATION SPOILS, THE CONTRACTOR'S GRADING SHALL INCLUDE UNDERCUTTING OF PAVED AREAS AS APPROPRIATE, OR SOME OTHER METHOD APPROVED BY THE ENGINEER. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR THE DISPOSAL OF EXCESS EXCAVATION OR FOR THE IMPORT OF MATERIAL.

E. ALL CUT SLOPES SHALL BE ROUNDED AT THE "BREAK" SO THAT THEY BLEND WITH THE NATURAL GROUND CONTOUR.

F. WHERE NEW IMPROVEMENTS (CURB, GUTTER, SIDEWALK, PAVEMENT, ASPHALT, ETC.) ARE DESIGNATED TO MATCH GRADE (±) AT EXISTING IMPROVEMENTS, THE CONTRACTOR SHALL FIELD VERIFY THE MATCH POINT GRADES, REPORT ANY DISCREPANCIES AND ADJUST GRADES TO MATCH EXISTING.

G. CONTRACTOR SHALL OVEREXCAVATE LANDSCAPE AREAS TO ACCOMMODATE SITE STRIPPINGS WHERE PRACTICAL. STRIPPINGS ARE NOT ALLOWED IN PAVING OR BUILDING AREAS.

H. GRADE GUTTER/SWALE TO DRAIN, TYPICAL (- ⟶ - - - ⟶ - - -).

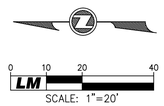
I. STRAIGHT GRADE TO DRAIN, FLOWLINE, BACK EDGE OF WALK OR DRAIN INLET, TYPICAL (⟶).

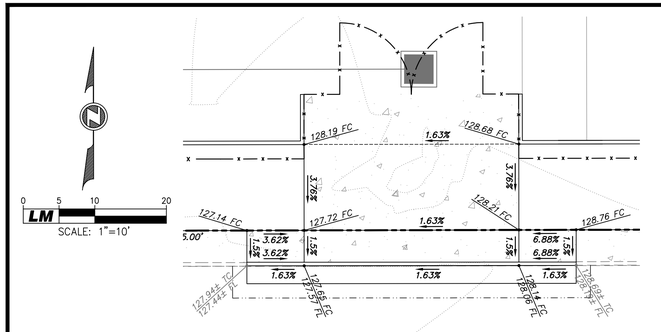
GRADING NOTES:

B1. THERE ARE NO PLANNED PERMANENT GRADING SPOILS AREAS PLANNED FOR THE SITE.

B2. ALL TEMPORARY GRADING SPOILS AREAS REQUIRED FOR THE CONSTRUCTION OF THE SITE SHALL BE MAINTAINED UTILIZING BMP'S WHICH WILL BE REQUIRED WITH THE PROJECT SWPPP.

B3. PRIOR TO FINISHED GRADING AND LANDSCAPE WORK, CONTRACTOR SHALL SCHEDULE A SITE WALK WITH THE ENGINEER TO VERIFY CRITICAL GRADING COMPONENTS.





DRIVEWAY AREA GRADING DETAIL

2 — 1"=10'

DESIGNED BY	PDC
DRAWN BY	MAE
CHECKED BY	BPB

REV.	DATE	DESCRIPTION	BY	APP'D.

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P.O. BOX 828, WOODLAND, CALIFORNIA 95776 · FAX: (530) 662-4602

BY _____ BRYAN P. BONINO
DATE 07/07/2026 P.E. 41804

REGISTERED PROFESSIONAL ENGINEER · BRYAN P. BONINO · No. 41804 · CIVIL · STATE OF CALIFORNIA

IMPROVEMENT PLANS FOR
WALTERS AND WOLF STORAGE AREA
1905 AVIATION BLVD. LINCOLN, CA

GRADING & DRAINAGE PLAN

SCALE 1"=20'
DATE: 07/07/2026
JOB NO. 4986

C301
SHEET 6 OF 12

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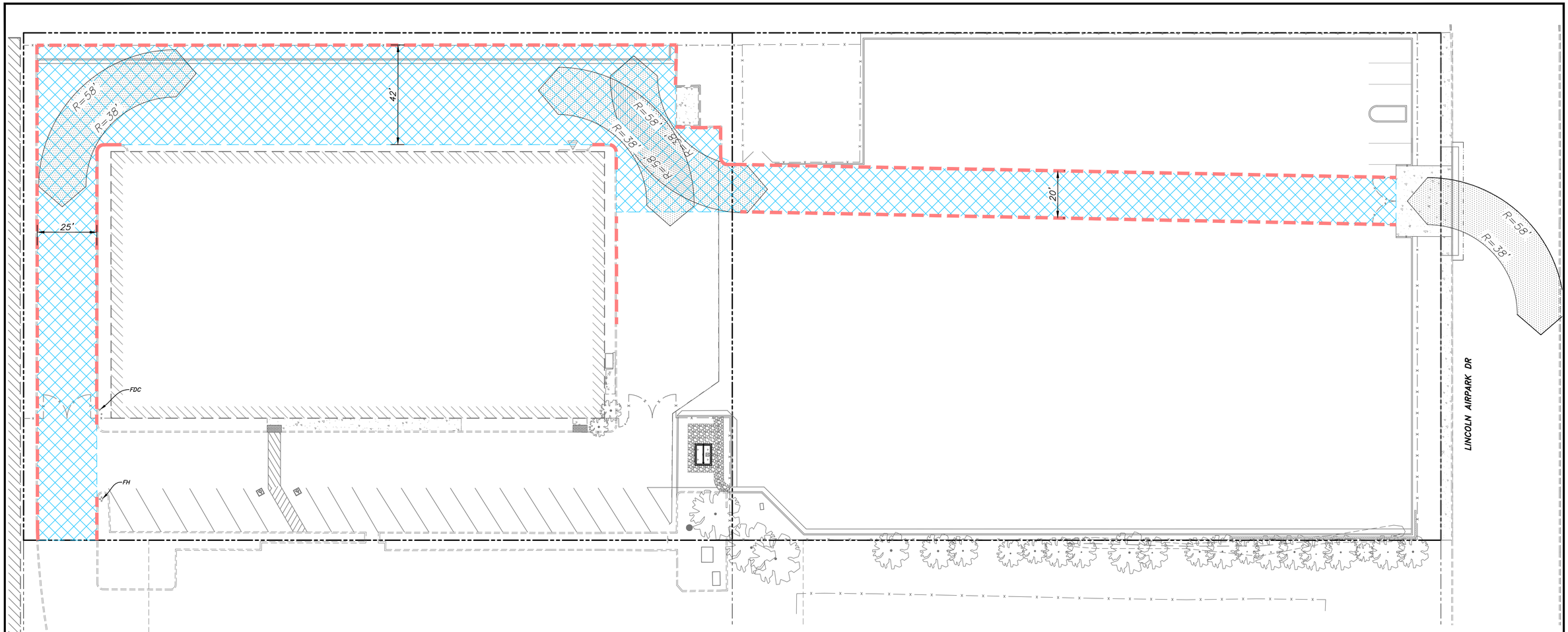


GENERAL NOTES:

A. FIRE LANES SHALL BE A MINIMUM OF 20 FEET CLEAR WIDTH AND 13 ½ FEET CLEAR HEIGHT.

B. FINAL FIRE ACCESS LANE AFTER CONSTRUCTION.

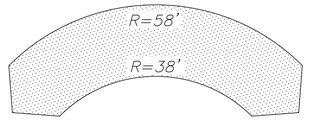
C. CURBS AND FIRE ROUTES ALONG FIRE LANE SHALL BE PAINTED RED AND CLEARLY MARKED WITH THE WORDS "NO PARKING FIRE LANE", WHICH ARE CLEARLY VISIBLE FROM A VEHICLE, TYPICAL. ( )

D. LOCAL FIRE MARSHALL TO CONFIRM LOCATIONS FOR NO PARKING.

CONSTRUCTION NOTES ⬡:

1. EXISTING FIRE HYDRANTS SHALL PROVIDE FIRE FIGHTING WATER DURING CONSTRUCTION.
2. KNOX BOX LOCATIONS.

0 10 20 40
LM
SCALE: 1"=20'



1 38' MIN. TURNING RADIUS IN FIRE LANE
NTS

DESIGNED BY PDC
DRAWN BY MAE
CHECKED BY BPB

REV.	DATE	DESCRIPTION	BY	APP'D.

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BY _____
BRYAN P. BONINO
DATE 07/07/2026 P.E. 41804

REGISTERED PROFESSIONAL ENGINEER · BRYAN P. BONINO · No. 41804 · CIVIL · STATE OF CALIFORNIA

IMPROVEMENT PLANS
FOR
WALTERS AND WOLF STORAGE AREA
1905 AVIATION BLVD. LINCOLN, CA

FIRE ACCESS PLAN

SCALE 1"=20'
DATE: 07/07/2026
JOB NO. 4986

C901
SHEET 12 OF 12

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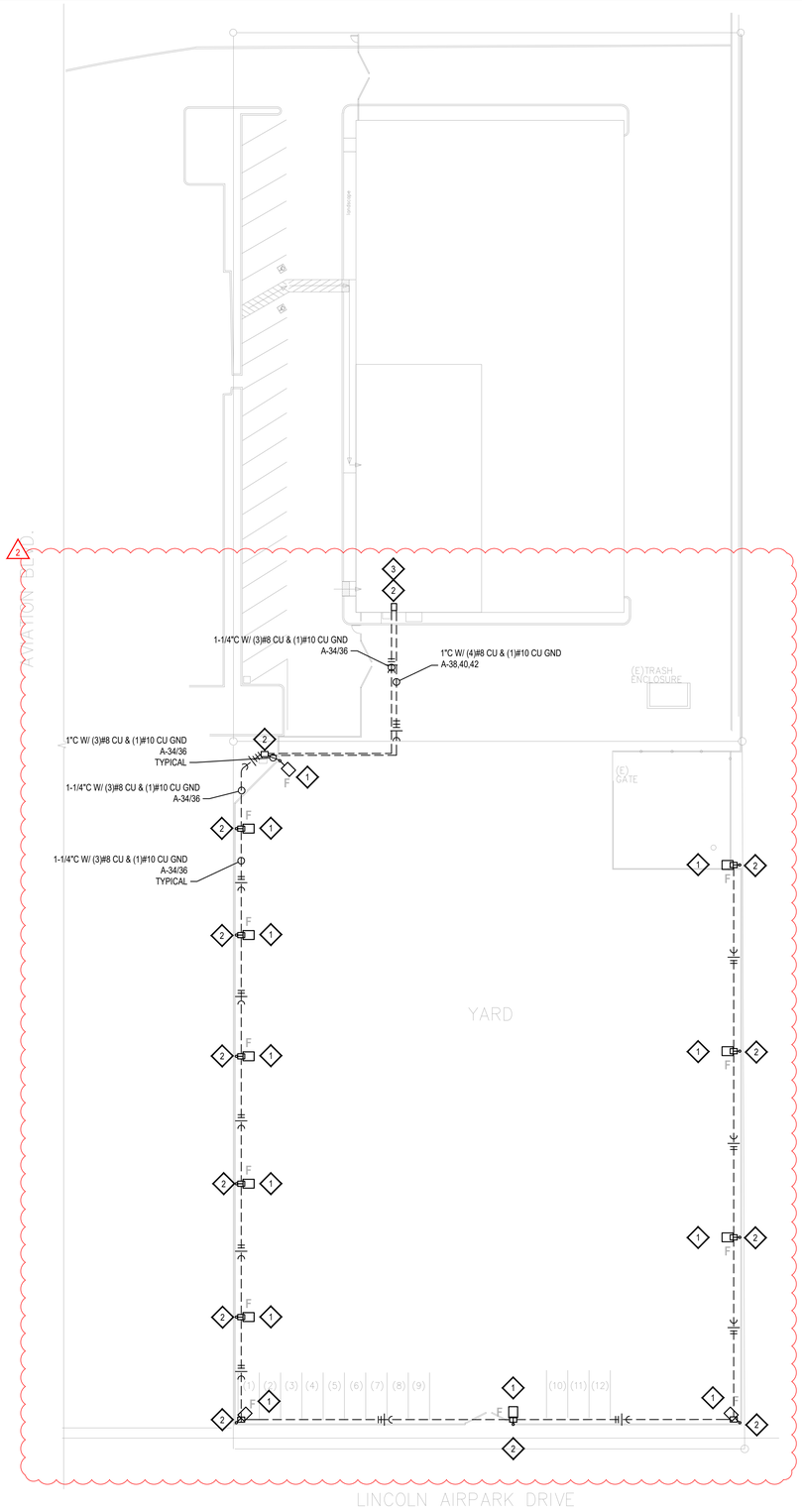
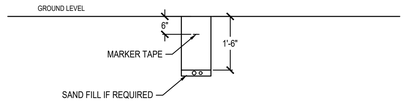


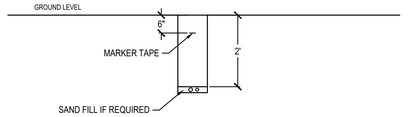
1 E2.2 YARD PLAN - LIGHTING

SCALE: NOT TO SCALE



2 E2.2 UNDERGROUND CONDUIT DETAIL

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



3 E2.2 UNDER ROAD CONDUIT DETAIL

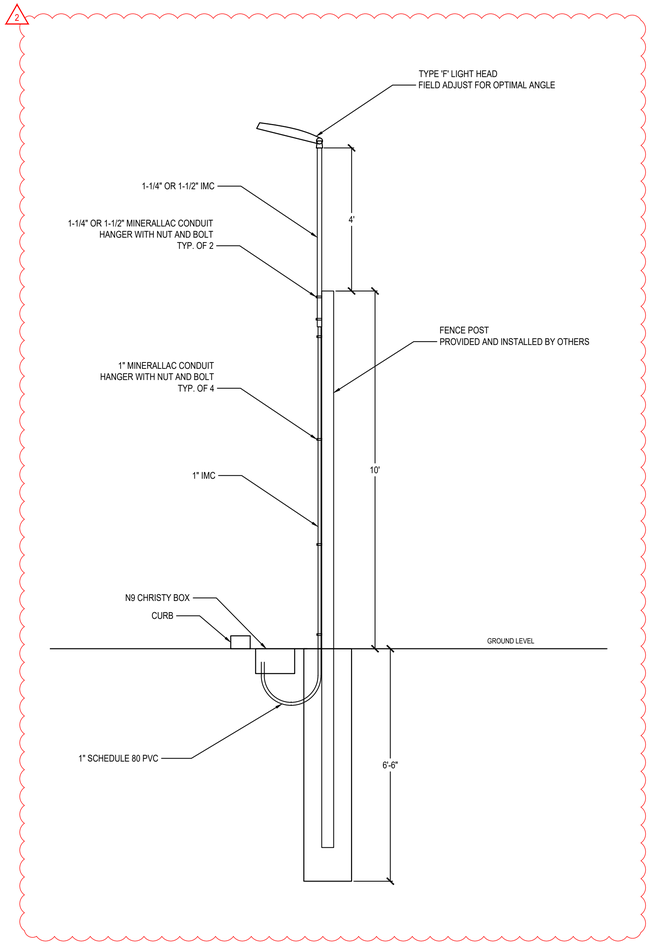
SCALE: 1/2" = 1'-0"

SHEET NOTES

1. ALL MULTI-WIRE BRANCH CIRCUITING SHALL COMPLY WITH 2025 CEC 210.4(B).
2. PENETRATIONS OF WALLS AND WALL MEMBRANE REQUIRED TO HAVE PROTECTIVE OPENINGS SHALL BE PROTECTED WITH THROUGH-PENETRATION FIRE STOPS SUITABLE FOR THE METHOD OF PENETRATION. THROUGH-PENETRATION FIRE STOPS SHALL BE INSTALLED AND TESTED USING ASTM-E 814 OR UL 1479 & 2025 CBC 714.4.

NUMBERED NOTES

1. FIELD VERIFY EXACT LOCATIONS PRIOR TO ROUGH IN.
2. INSTALL NEW N9 CHRISTY BOX. FIELD VERIFY EXACT LOCATIONS PRIOR TO ROUGH IN.
3. CONNECT YARD LIGHTING TO NEW TIME CLOCK AND PHOTO CELL. LIGHTS TO TURN OFF OUTSIDE OF BUSINESS HOURS.



4 E2.2 TYPICAL YARD LIGHT MOUNTING DETAIL

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

SCHETTER ELECTRIC, LLC
Contracting and Engineering
221 Sequoia Pacific Blvd., Sacramento, CA 95811
(916) 446-2521
CA License No. 1049534

DATE	REVISION	NO.
DATE	PERMIT SET	
04/28/2026	PC1 COMMENTS	1
07/07/2026	PC2 COMMENTS	2

THESE PLANS HAVE BEEN PREPARED BY SCHETTER ELECTRIC, LLC IN ACCORDANCE WITH THE CALIFORNIA BUSINESS AND PROFESSIONS CODE SECTION 6737.3 FOR EXCLUSIVE USE BY SCHETTER ELECTRIC, LLC IN THE DESIGN-BUILD ELECTRICAL INSTALLATION OF THE INDICATED WORK. THESE PLANS ARE THE SOLE PROPERTY OF SCHETTER ELECTRIC, LLC AND ARE NOT TO BE USED FOR THE PURPOSE OF BIDDING OR INSTALLATION BY ANY OTHER ELECTRICAL CONTRACTOR.

WALTERS & WOLF

YARD LIGHTING

1905 AVIATION BLVD.
LINCOLN, CA 95648

APPROVED & ACCEPTED BY

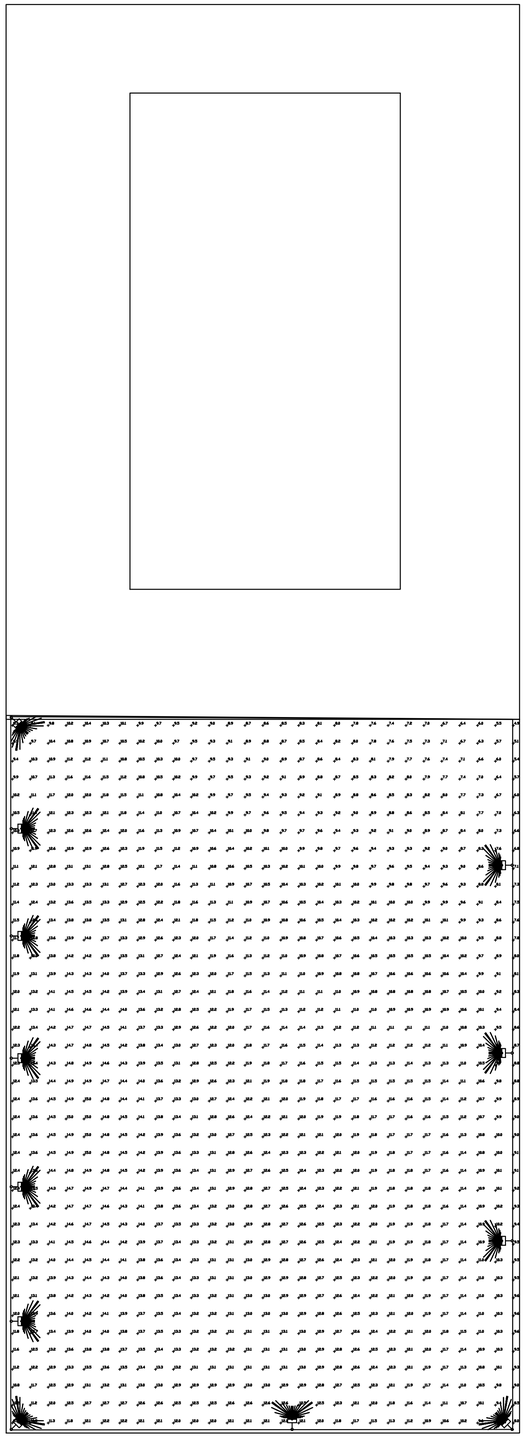
DATE

CALIFORNIA LICENSED ELECTRICAL CONTRACTOR
SCHETTER ELECTRIC, LLC
LICENSE NO. 1049534
CLASSIFICATION C-10

DRAWN:	JTH	+/- 5,462 SF
CHECKED:	SR	
DATE:	02/10/2026	
SCALE:	AS NOTED	

SHEET NO.
E2.2
YARD PLAN - LIGHTING

SEI JOB# 2540176



STATISTIC					
DESCRIPTION	AVERAGE	MAX	MIN	MAX/MIN	AVG/MIN
YARD	11.6FC	15.0FC	4.9FC	3:01:01 AM	2:04:01 AM

1 E2.3 **YARD PLAN - LIGHTING PHOTOMETRIC**
SCALE: NOT TO SCALE

SCHETTER ELECTRIC, LLC
Contracting and Engineering
221 Sequoia Pacific Blvd., Sacramento, CA 95811
(916) 446-2521
CA License No. 1049534

DATE	REVISION	NO.
DATE	PERMIT SET	
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WALTERS & WOLF
YARD LIGHTING
1905 AVIATION BLVD.
LINCOLN, CA 95648

APPROVED & ACCEPTED BY

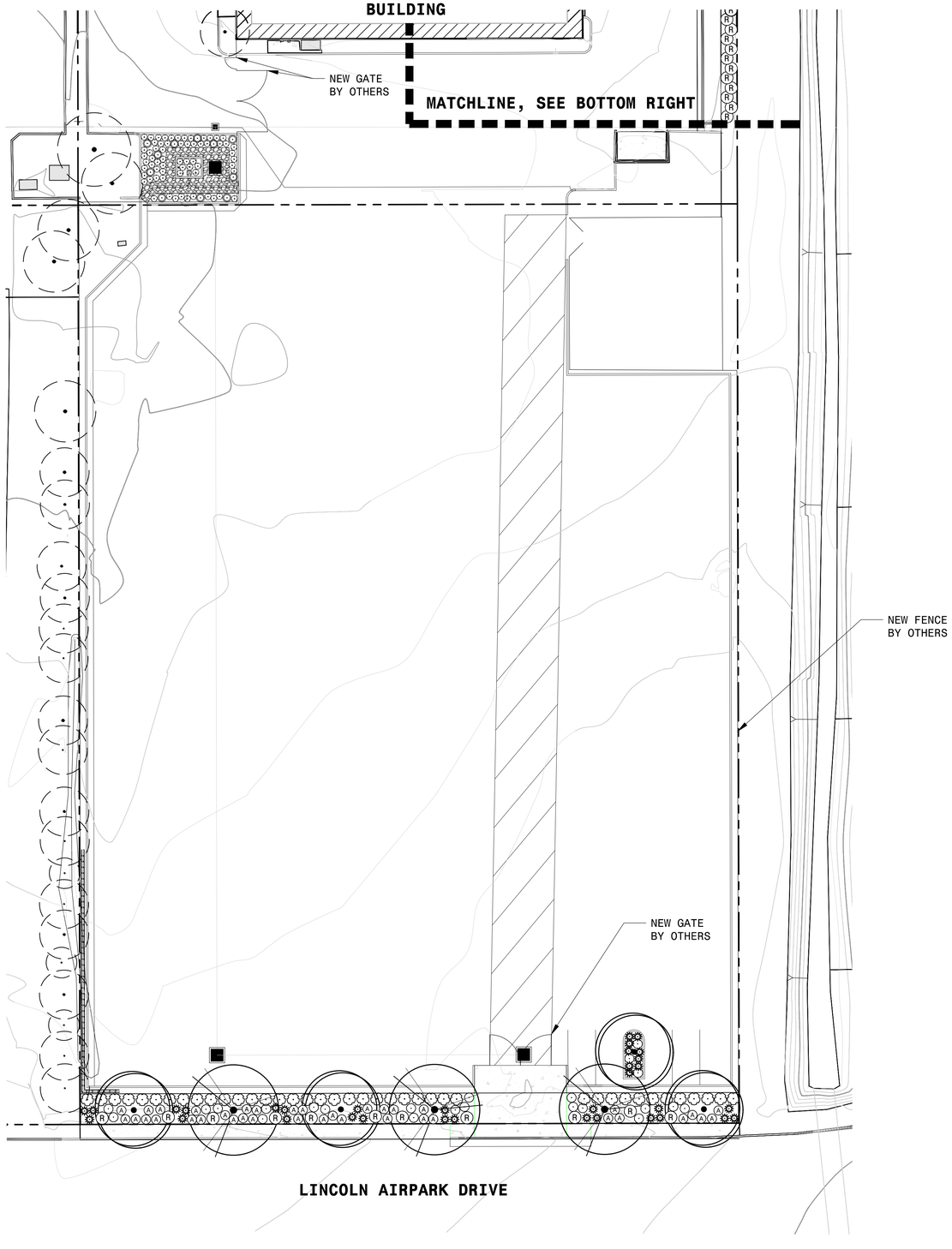
DATE

CALIFORNIA LICENSED ELECTRICAL CONTRACTOR
SCHETTER ELECTRIC, LLC
LICENSE NO. 1049534
CLASSIFICATION C-10

DRAWN: JTH +/- 5,462 SF
CHECKED: SR
DATE: 02/10/2026
SCALE: AS NOTED

SHEET NO.
E2.3
YARD PLAN - LIGHTING PHOTOMETRIC

SEI JOB# 2540176





PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	SIZE	QTY	WUCOLS
TREES				
	ACER RUBRUM	30" BOX	3	MEDIUM
	PISTACIA CHINENSIS	30" BOX	4	LOW
SHRUBS				
A	ACACIA REDOLENS	1 GAL	37	LOW
	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL	64	LOW
	CHONDROPETALUM TECTORUM	1 GAL	11	LOW
R	CISTUS X SKANBERGII	1 GAL	95	LOW
	LOMANDRA LONGIFOLIA 'ROMA 13'	1 GAL	33	LOW
	RHAPHIOLEPIS INDICA	5 GAL	40	LOW
	SALVIA GREGGII	1 GAL	23	LOW

NOTES:
1. SEE SHEET L2.2 FOR PLANTING LEGEND AND NOTES
2. SEE SHEET L2.3 FOR PLANTING DETAILS
3. ALL PLANTING AREAS TO RECEIVE 3" LAYER BARK MULCH, SEE SHEET L2.2, NOTE 12 FOR MORE INFORMATION.

0 20' 40'

siTe. landscape architecture

LICENSED LANDSCAPE ARCHITECT
JACKSON DERLER
NO. 5953
Signature
3/31/2026
Renewal Date
6/30/2026
Date
STATE OF CALIFORNIA

AVIATION PARKWAY
1905 AVIATION
CITY OF LINCOLN

REV#	DATE	DESCRIPTION
	2026.07.08	PLANNING SUBMITTAL

PROJECT NO.: XXXX
DESIGNED BY: JD
DRAWN BY: KJ
CHECKED BY: AR
DATE: 2026.07.08
SCALE:
CAD DWG FILE: PLANT - 1905 AVIATION.DWG

PLANTING PLAN

L2.1

THIS DRAWING IS THE PROPERTY OF site. UNDER NO CIRCUMSTANCES MAY THIS DRAWING OR ANY IDEA ON THE DRAWING BE REPRODUCED WITHOUT WRITTEN ACCEPTANCE FROM site. ALL DIMENSIONS AND CONDITIONS MUST BE CHECKED AND VERIFIED ON-SITE BY THE CONTRACTOR AND SUBCONTRACTORS PRIOR TO PERFORMING THE WORK. THE PROJECT MANAGER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.

PLOTTED: 7/8/2026 11:10 AM

PLANTING PLAN NOTES:

1. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.
2. UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND HARDSCAPE SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.
3. PLANT LIST ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK.
4. A SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO THE CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. THE SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) OR LOCAL AGENCY ADOPTED WELO. CONTRACTOR SHALL OBTAIN A SOILS MANAGEMENT REPORT AFTER GRADING OPERATIONS AND PRIOR TO PLANT INSTALLATION.
5. SAMPLES OF FERTILIZERS, ORGANIC AMENDMENT, SOIL CONDITIONERS, AND SEED SHALL BE SUBMITTED PRIOR TO INCORPORATION. CONTRACTOR SHALL FURNISH TO THE OWNER'S AUTHORIZED REPRESENTATIVE A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.
6. ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING HYDROSTATIC, COVERAGE, AND OPERATIONAL TESTS AND THE BACKFILLING AND COMPACTION OF TRENCHES SHALL BE PERFORMED PRIOR TO PLANTING OPERATIONS.
7. LOCATIONS OF PLANT MATERIAL SHALL BE REVIEWED ON SITE BY THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION.
8. TREES HALL BE PLANTED NO CLOSER THAN TEN (10) FEET FROM EXISTING UTILITIES AND NO CLOSER THAN FIVE (5) FEET FROM NEW UTILITIES.
9. TREES PLANTED WITHIN FIVE (5) FEET OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A ROOT BARRIER AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
10. CONTRACTOR MUST CONTACT THE CITY OF LINCOLN ARBORIST TO VERIFY SPECIES (EVEN IF SHOWN ON THE PLANS), LOCATIONS, AND QUANTITIES OF ALL STREET TREES PRIOR TO ORDERING MATERIAL. IF STREET TREES ARE TO BE PLANTED IN TREE WELLS, FINAL LOCATION OF TREE WELLS SHALL BE DETERMINED BY THE ARBORIST PRIOR TO INSTALLATION OF SIDEWALK.
11. ALL PLANT MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1). FOR STANDARD FORM TREES, CALIPER SIZE SHALL BE MEASURED 6" ABOVE THE SOIL LINE FOR CALIPERS EQUAL TO OR LESS THAN 4". FOR CALIPERS GREATER THAN 4" CALIPER SHALL BE MEASURED 12" ABOVE THE SOIL LINE. FOR MULTI-TRUNK TREES THE CALIPER SHALL BE ESTABLISHED BY TAKING THE AVERAGE OF THE CALIPER OF THE TWO LARGEST TRUNKS. CALIPER IS MEASURED 6" ABOVE THE ORIGINATION POINT OF THE SECOND LARGEST TRUNK OR 6" ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL.

    CALIPER SIZE STANDARDS:
    15 GALLON: 0.75 - 1.25"
    24" BOX: 1.25 - 2"
    36" BOX: 2 - 3.5"
    48" BOX: 3.5 - 5"
    60" BOX: 4 - 6"

12. **ALL PLANTING AREAS TO RECEIVE 3" THICK BARK MULCH LAYER. IN THE EVENT THAT BARK MULCH EXISTS ON SITE, CONTRACTOR SHALL PROVIDE SAMPLE OF EXISTING AND PROPOSED MATCHING BARK MULCH FOR APPROVAL. OTHERWISE, BARK MULCH SHALL BE LYNGSO SMALL FIR BARK (3/4" TO 1-1/2") OR APPROVED EQUAL.**

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	SIZE	QTY	WUCOLS
TREES				
	ACER RUBRUM	30" BOX	3	MEDIUM
	PISTACIA CHINENSIS	30" BOX	4	LOW
SHRUBS				
A	ACACIA REDOLENS	1 GAL	37	LOW
	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL	64	LOW
	CHONDROPETALUM TECTORUM	1 GAL	11	LOW
R	CISTUS X SKANBERGII	1 GAL	95	LOW
	LOMANDRA LONGIFOLIA 'ROMA 13'	1 GAL	33	LOW
	RHAPHIOLEPIS INDICA	5 GAL	40	LOW
	SALVIA GREGGII	1 GAL	23	LOW



ACER RUBRUM



PISTACIA CHINENSIS



ACAIA REDOLENS



BOUTELOUA GRACILIS 'BLONDE AMBITION'



CHONDROPETALUM TECTORUM



CISTUS X SKANBERGII



LOMANDRA LONGIFOLIA 'PLATINUM BEAUTY'



RHAPHIOLEPIS INDICA



AGAVE 'BLUE FLAME'

siTe. landscape architecture

LICENSED LANDSCAPE ARCHITECT
JACKSON DEREK
NO. 5953
Signature
3/31/2026
Renewal Date
6/30/2026
Date
STATE OF CALIFORNIA

AVIATION PARKWAY
1905 AVIATION
CITY OF LINCOLN

REV#	DATE	DESCRIPTION
	2026.07.08	PLANNING SUBMITTAL

PROJECT NO.:	XXXX
DESIGNED BY:	JD
DRAWN BY:	KJ
CHECKED BY:	AR
DATE:	2026.07.08
SCALE:	
CAD DWG FILE:	PLANT - 1905 AVIATION.DWG

PLANTING LEGEND AND NOTES

L2.2

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PLOTTED: 7/8/2026 11:10 AM

A. NORTH WEST 10'H WROUGHT IRON FENCE & GATES



B. WEST SIDE MAIN ENTRY AND PARKING



C. SOUTH WEST 10'H WROUGHT IRON FENCE & GATES



D. SOUTH SIDE NEW ROLL UP DOOR



E. SOUTH SIDE 9'H CHAIN LINK FENCING W/PRIVACY SLATS & 12"H BARBED WIRE - ENTRY OFF LINCOLN PARK DRIVE



F. EAST SIDE 16'H CHAIN LINK FENCE WITH PRIVACY SLATS



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design@staffordspaceplanning.com

DATE	REVISION	NO.

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Walters & Wolf
EXTERIOR WORK
1905 Aviation Blvd.
Lincoln, CA

APPROVED & ACCEPTED BY

DATE

CALIFORNIA COUNCIL FOR INTERIOR DESIGN CERTIFICATION
CCIDC
Christine K. Stafford
CERTIFIED INTERIOR DESIGNER
COMMERCIAL
EXPIRES 04/30/27 CID# 1219

DRAWN:	LMM
DATE:	3-31-26
SCALE:	NOT TO SCALE

SHEET NO.
R.1
Renderings

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