Design Review Board

Special Meeting

AGENDA

This meeting will be held virtually, at the link below.
https://global.gotomeeting.com/join/558456189

You can also dial in using your phone: +1 (872) 240-3212
Access Code: 558-456-189

November 8, 2021 - 3:00 PM

The Design Review Board serves as an advisory body to City staff, Zoning Administrator, Planning Commission and City Council to make site design recommendations consistent with the City's Design Review Guidelines. The Design Review Board works with staff and applicants to review proposed site development permit applications, planned development applications and precise development plans, and make recommendations concerning architecture, site design layout, landscaping, parking, signage, exterior lighting and other aspects of urban design to City staff, Zoning Administrator, Planning Commission and City Council as appropriate.

The Design Review Board encourages applicants and/or their representatives to be available at the meeting to answer questions so that no agenda item need be deferred to a later date due to a lack of pertinent information.

1. CALL TO ORDER

2. ROLL CALL

3. CORRESPONDENCE

4. APPROVAL OF MINUTES

4.a. Approve Minutes of the July 22, 2021 Meeting

Recommended Action:

Attachments:

1. DRBM_Draft_20210722

5. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

The Design Review Board welcomes input from the audience. In order for everyone to be heard, please limit your comments to three (3) minutes per person and not more than ten (10) minutes per subject. The Brown Act regulations do not allow action to be taken on audience comments.

6. NEW BUSINESS

6.a. Request for Review and Recommendation to the Planning Commission for a Major Site Development Permit to Allow for Mixed-Use Development of a Vacant Parcel Consisting of a Car Wash and Automobile Service/Repair Facility and One-Bedroom Apartment; 1006 South State Street; APNs 003-130-74 & 75; File No. 20-5427

Recommended Action: Staff requests the Board review the project for its conformance to the Airport Industrial Park-Planned Development (AIP-PD), and make a recommendation to the Planning Commission.

Attachments:

1. Updated Application and Project Summary
2. Site Plan and Elevations
3. Landscaping Plans
4. Materials Board and Color Samples
5. Grading and Drainage Plan
6. Low-Impact Development Plan
7. Traffic Study
8. Shared Parking Agreement Sample

6.b. Request for Review and Recommendation to the Planning Commission for a Major Site Development Permit to Allow for New Construction of a Commercial Cannabis Retail Structure; 1102 & 1104 South State Street; APNs 003-130-09 & 003-530-11; File No. 21-6370

Recommended Action: Staff request the Board review the project for its conformance to the Design Guidelines for Projects located outside the Downtown Design District, and make a recommendation to the Planning Commission.

Attachments:

1. Application
2. Site Plan_Elevations_Colors_Materials
3. Lot Line Adjustment Map
4. Plan Revisions_10_27_21_(Uploaded 20211102)

7. <u>MATTERS FROM THE COMMISSION</u>

8. <u>MATTERS FROM STAFF</u>

9. <u>ADJOURNMENT</u>

Please be advised that the City needs to be notified 72 hours in advance of a meeting if any specific accommodations or interpreter services are needed in order for you to attend. The City complies with ADA requirements and will attempt to reasonably accommodate individuals with disabilities upon request.

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the bulletin board at the main entrance of the Ukiah Civic Center, located at 300 Seminary Avenue, Ukiah, California, not less than 72 hours prior to the meeting set forth on this agenda.
Mireya G. Turner, Planning Manager
November 1, 2021

CITY OF UKIAH
DESIGN REVIEW BOARD MEETING MINUTES
Held remotely via GoTo Meeting
July 22, 2021
3:00 p.m.

1. CALL TO ORDER

Chair Liden called the Design Review Board meeting to order at 3:01 p.m.

Chair Tom Liden presiding.

2. ROLL CALL

Present:	Members Coale, Hawkes, Morrow, Nicholson, and Chair Liden
Absent:	None
Staff Present:	Mireya G. Turner, Planning Manager
Others Present:	Parul Butala, U-Haul Planning Director Chis Watson, U-Haul MCP Savelle Jefferson, U-Haul MCP Zulema Longoria, U-Haul Planner

3. CORRESPONDENCE

None was received.

4. APPROVAL OF MINUTES

a. Approval of Draft Minutes of the May 27, 2021 Special Meeting

Motion/Second Liden/Coale to approve the May 27, 2021 Special Meeting Minutes, as submitted. Motion carried by an all AYE voice vote.

5. COMMENTS FROM AUDIENCE ON NON-AGENDA ITEMS

No comments were received.

6. NEW BUSINESS

6a. Request for Review and Recommendation to the Planning Commission regarding Proposed Major Site Development Permit for U-Haul Self-Storage and Rental Facility at 675 N. Orchard Avenue (APNs 002-030-09 & 10); File No. 21-6246

Planning Manager Mireya Turner presented the project.

Chair Liden opened the item for public input at 3:18 p.m. and the following people spoke: Savelle Jefferson and Parul Butala

Motion/Second Hawkes/Coale to recommend to the Planning Commission that the Applicant increase the number of trees in the parking lot area, to break up the continuity of the pavement; the Applicant create diversification of the Western Elevation planes; create a visual barrier with vegetation, and revise the proposed white color to a more earthen tone.

The motion was passed by roll call vote (4 ayes)

Motion/Second Coale/Hawkes to recommend to the Planning Commission that the proposed use is not compatible with the surrounding retail and residential environment, based on the Design Guidelines for Projects Outside the Downtown Design District.

The motion was passed by roll call vote (3 ayes, Board Member Morrow NO).

7. MATTERS FROM THE BOARD

Chair Liden noted that there are two vacancies on the Board, with the resignation of Member Nicholson, and non-renewal of Member Coale's term. All interested parties may submit applications to the City Clerk.

8. MATTERS FROM STAFF

9. ADJOURNMENT

There being no further business, the meeting adjourned at 4:12 p.m.

DRAFT

AGENDA ITEM NO. 6A
Community Development Department
300 Seminary Ave.
Ukiah, CA 95482
planning@cityofukiah.com

TO: Design Review Board

FROM: Jesse Davis, Planning Manager

DATE: August 28, 2021

SUBJECT: Request for review and recommendation to the Planning Commission for a Major Site Development Permit to allow for mixed-use development of a vacant parcel consisting of a car wash and automobile service/repair facility, as well as a one-bedroom apartment;1006 So State St; APNs 003-130-74/75; File No. 20-5427.

DESIGN REVIEW BOARD BACKGROUND

The City of Ukiah Design Review Board (DRB) serves as an advisory body to the Planning Commission on Major Site Development Permits. The Board represents a cross section of the community and a range of experience and education relevant to its functions, such as architecture, landscape architecture, building design, community, city planning, construction, engineering, historical or cultural preservation, and environmental planning.

PROJECT DESCRIPTION

The Applicant proposes a mixed-use development of a vacant parcel consisting of a car wash and automobile service/repair facility, as well as a one-bedroom apartment. As detailed within the attached application materials, the proposed development includes the following structures:

- Office: 608 square feet (1st Floor)
- Apartment: 617 square feet (2nd Floor)
- Carwash (Self-Serve & Full-Service): 2,286 square feet
- Vacuum Stations (Self-Serve): 1,152 square feet
- Auto-Service Building: 2,856 square feet

The primary use of the site is allocated to the self-serve and full service car-wash business, which is to include self-service vacuum stations. The carwash business operations are expected to fluctuate seasonally, with most of the traffic in the dry season. Additionally, the Applicant proposes a two-story structure with a one-bedroom residential unit to provide additional revenue during slower months. Similarly, the Applicant proposes an auto-shop and interior detail spaces to provide alternative revenue streams. The proposed hours of operation are from 8:00 AM to 5:00 PM, Monday-Saturday, and 9:00 AM to 9:00 PM on Sunday.

The northeast portion of the site will have a four-bay self-serve car wash with a fifth bay as an employee-staffed hand wash and drying station. The automotive bays and machine room/storage building will have concrete block walls with an exterior plaster (stucco) finish, metal roofs, and a sloped steel canopy over the hand wash area. There will be a separate vacuum station area for customers west of the proposed carwash bays.

The southeast corner of the site will feature a two-story building with the car wash's office on the ground floor and a one-bedroom apartment on the second floor. The exterior of the building

will have plaster, steel sunshades, and commercial aluminum storefront windows and doors. The upper floor will have vertical ribbed metal siding and a sloped metal roof. Parking for the apartment and office will be located along the southerly property line.

The western portion of the site is to include a single-story steel-framed commercial building with vertical ribbed metal siding and a gabled metal roof. The southerly end of this building will house two spaces with roll-up doors intended for auto detailing and glass tinting. The more significant northern portion is designed for use by a repair shop or similar entity. The height of the two-story office/apartment structure is 26± feet above grade.

SETTING

The subject parcel lies within the Heavy Commercial (C2) zoning district. Similarly, it is designated Commercial (C) under the City's General Plan. Located at the southwest corner of the intersection at South State Street and Observatory Avenue, the subject property has been vacant for a substantial duration. Staff estimates that the site has been vacant nearly 20 years. The property is surrounded by a variety of commercial, civic and residential uses. Immediately to the south of the subject property is a multi-story hotel, while to the north is a gas station and convenience store. A homeless resource center is located on the opposite side South State Street, and to the west there is a multi-family housing development. *Table 1* includes a summary of adjacent land uses, visualized below in Figures 1-3.

Table 1, Zoning and Land Use

	ZONING:	USE:
NORTH	Heavy Commercial; High Density Residential	Gas Station; Parking Lot; Single-Family Residence
EAST	Heavy Commercial	Homeless Resource and Day Center
SOUTH	Heavy Commercial	Multi-Story Motel
WEST	Planned Residential Development	Ukiah Green South Apartments

Figure 1: General Plan Land Use

Figure 2: Zoning Designation

DISCUSSION

After review of the revised project materials submitted on October 18, 2021, Staff determined that this request conforms to the following criteria: yard setbacks, height, minimum lot area, maximum lot coverage, building orientation, architectural design, signs, lighting, pedestrian orientation, building height, and outdoor storage and service areas. The accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets will not create a hazardous or inconvenient condition to adjacent or surrounding land uses since the parking lot and vehicle stacking proposed will increase the ordered accessibility and interior circulation on the property.

The project site is located within of the boundaries of the Downtown Design District, and therefore would be subject to those Design Guidelines. Pursuant to Zoning Ordinance Section 9261(b), a Site Development Permit is required for all new commercial construction. As this project proposes to develop a vacant parcel, it is considered major new development. Upon review, it appears that sufficient landscaped areas will be reserved for purposes of separating or screening the car wash from the street and adjoining building sites, and breaking up paved areas with the addition of new trees, and new landscaping.

STAFF REQUEST

Staff is requesting that the DRB review the project for its conformance to Ukiah City Code and design guidelines, and make a recommendation to the Planning Commission.

ATTACHMENTS

1. Updated Application (10.18.21) and Project Summary
2. Site Plan and Elevations
3. Landscaping and Irrigation Plans
4. Materials Board and Color Samples
5. Grading and Drainage Plan
6. Low-Impact Development Plan

Community Development Department
300 Seminary Ave.
Ukiah, CA 95482
planning@cityofukiah.com

7. Traffic Study
8. Shared Parking Agreement – Sample

Community Development Department
Planning Division
300 Seminary Ave., Ukiah CA 95482
Email: planning@cityofukiah.com
Web: www.cityofukiah.com
Phone: (707) 463 -6268
Fax: (707) 463-6204

City of Ukiah

Planning Permit Application

PROJECT NAME: Ukiah Car Wash			
PROJECT ADDRESS/CROSS STREETS: 1006 S State Street			AP NUMBER(S):
APPLICANT/AUTHORIZED AGENT: Nimesh Bhula	PHONE NO: 707-972-6180	FAX NO: —	E-MAIL ADDRESS: nickbhula@hotmail.com
APPLICANT/AUTHORIZED AGENT ADDRESS: 950 N. State Street	CITY: Ukiah		STATE/ZIP: CA 95482
PROPERTY OWNER IF OTHER THAN APPLICANT/AGENT: S/A	PHONE NO:	FAX NO:	E-MAIL ADDRESS:
PROPERTY OWNER ADDRESS IF OTHER THAN APPLICANT	CITY:		STATE/ZIP:

HAS YOUR PROJECT RECEIVED A PRELIMINARY REVIEW? ☐ YES ☒ NO

☐ AIRPORT LAND USE COMM. DETERMINATION REFERRAL 100.0800.611.003	$	☐ REZONING – PLANNED DISTRICT 100.0800.611.001	$	☐ USE PERMIT – AMENDMENT 100.0400.449.001	$
☐ ANNEXATION 100.0800.611.001	$	☐ SITE DEVELOPMENT PERMIT – AMENDMENT 100.0400.449.001	$	☐ USE PERMIT – MAJOR 100.0400.449.001	$
☐ APPEAL 100.0400.449.001	$	☐ SITE DEVELOPMENT PERMIT – MAJOR 100.0400.449.001	$	☐ USE PERMIT – MINOR 100.0400.449.001	$
☐ GENERAL PLAN AMENDMENT 100.0800.611.001	$	☒ SITE DEVELOPMENT PERMIT – MINOR 100.0400.449.001	$	☐ VARIANCE – MAJOR 100.0400.449.001	$
☐ MURAL PERMIT 100.0400.449.001	$	☐ SPECIFIC/MASTER PLAN 100.0800.611.003	$	☐ VARIANCE – MINOR 100.0400.449.001	$
☐ PRE-DEVELOPMENT MEETING 100.0800.611.003	$	☐ MINOR SUBDIVISION/TENTATIVE PARCEL MAP (4 OR FEWER LOTS) 100.0800.610.001	$	☐ ZONING AMENDMENT MAP OR TEXT 100.0800.611.001	$
☐ STAFF RESEARCH (MORE THAN 1 HOUR) 10023100.41153	$	☐ MAJOR SUBDIVISION/TENTATIVE SUBDIVISION MAP (5 OR MORE LOTS) 100.0800.610.001	$	☐ REZONING 100.0800.611.001	$
☐ LOT LINE ADJUSTMENT OR MERGER 100.0800.610.001	$	☐ OTHER	$	☐ OTHER	$

COUNTY CEQA FILING FEE: CHECK PAYABLE TO MENDOCINO CO.	$	MAJOR PERMIT DEPOSIT:	$	FILING DATE:
COUNTY CEQA (NEG DEC) FEE: CHECK PAYABLE TO MENDOCINO CO.	$	MINOR PERMIT FEE:	$	TOTAL AMOUNT PAID: $
COUNTY CEQA (EIR) FEE: CHECK PAYABLE TO MENDOCINO CO.	$	TOTAL FEE:	$	RECEIPT NUMBER:

APPLICATION NUMBER(S):

Recommendation: Prior to submitting an application, discuss your project with Staff to discover what fees (sewer, water, in-lieu park fees, traffic impact fees, etc.) may be required for your project. Also, ask about street tree requirements, required sidewalk repairs, drainage issues, storm water mitigation requirements, frontage improvements, etc.

Project Description

Please attach a written project description including summary of work (both interior and exterior for construction and operation) and/or business proposed. The purpose of the project description is to assist Staff in understanding the project. The project description will also be included in the Staff Report required to review (and ultimately approve or deny) the planning permit. Providing complete information will help expedite the project review process and in determining what additional information, if any, related to the project and required environmental review is required.

Environmental Review and Reports

Please be aware that projects are required to comply with the California Environmental Quality Act (CEQA). Projects will be reviewed by Staff for compliance with CEQA and Staff will determine the appropriate CEQA document to prepare for the project (exemption, negative declaration, etc.). In order to make this determination, specific reports (traffic, arborist, soils, etc.) and or additional information may be required.

APN-003-130-74 (.10+/-)
APN-003-130-75 (.56+/-)

Use Information

Please provide the following information related to the use of the site and building:

Description of Building & Site			
Parcel Size: .66 +/- Combined	Building Size:	Number of Floors: 1 & 2 stories	
Use of Building (check all that apply)	Description	Square Footage	Number of Units/Suites
☐ Office (business/professional)			
☒ Office (medical/dental)	Car Wash Office	608 Sq. Ft	
☐ Retail			
☐ Light Industrial			
☒ Residential	one bedrood Apt	617 Sq. Ft.	1 unit
☒ Other:	Car Wash Associates	6,294 Sq. Ft	

Operating Characteristics			
Days and Hours of Operation: Mon - Sat 8:00 AM - 5:00 PM Sun 9:00 AM - 4:00 PM			
Number of Shifts: 1	Days and Hours of Shifts:		
Number of Employees/Shift: 10			
Loading Facilities: ☐ Yes ☒ No	Type/Vehicle Size:		
Deliveries: ☐ Yes ☒ No	Type:	Number (day/week/month):	Time(s) of Day:
Outdoor areas associated with use? (check all that apply) ☒ Yes ☐ No	Sales area: ☐ Yes ☒ No Square Footage:	Unloading of deliveries: ☐ Yes ☒ No Square Footage:	Storage: ☐ Yes ☒ No Square Footage:
Noise Generating Use? ☐ Yes ☒ No		Description:	

To Be Completed by Staff

General Plan Designation:	Zoning District:	Airport Land Use Designation:
City's Architectural & Historic Inventory: ☐ YES ☐ NO	Age of Building:	Demolition Policy:
Hillside: ☐ YES ☐ NO	Flood Designation FIRM Map:	Flood Designation Floodway Map:

Tree Policies	
General Plan Open Space Conservation ☐ NO ☐ YES GOAL/POLICY #:	Community Forest Management Plan ☐ NO ☐ YES GOAL/POLICY #:
Landscaping and Streetscape Design Guidelines ☐ NO ☐ YES GUIDELINE #:	Commercial Development Design Guidelines ☐ NO ☐ YES GUIDELINE #:
Tree Protection and Enhancement Policy ☐ NO ☐ YES NOTES:	Tree Planting and Maintenance Policy ☐ NO ☐ YES NOTES:
UCC: Street Tree Policy, Purpose and Intent ☐ NO ☐ YES NOTES:	Other:

Notes

I,_____, owner authorize _____ to act on my behalf for this project and I have read and agree with all of the above. (Application must be signed by owner).

N. Bhl 10/15/21

PROPERTY OWNER SIGNATURE **DATE**

I, NIMESH BHULA, am the ☒ owner / ☐ authorized agent of the property for which the development is proposed. The above information and attached documents are true and accurate to the best of my knowledge.
I have read and agree with all of the above.

I hereby authorize employees of the City of Ukiah, the City's authorized agents, and persons with review or decision making authority for the project to enter upon the subject property, as necessary, to inspect the premises, post notices, and process this application.

I understand that conditions of approval may be placed on my project by the city of Ukiah and it is my responsibility to fully understand the conditions and ask questions about them before action is taken on my planning permit.

N. Bhl 10/15/21

☒ OWNER / ☐AUTHORIZED AGENT **DATE**

INDEMNIFICATION AGREEMENT

As part of this application, the applicant agrees to defend, indemnify, and hold harmless the City of Ukiah, its agents, officers, council members, employees, boards, commissions or Council from any claim, action or proceeding brought against any of the foregoing n individuals or entities, the purpose of which is to attack, set aside, void, or annul any approval of the application or related decision, or the adoption or certification of any environmental documents or negative declaration which relates to its approval. This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees that may be awarded to the prevailing party arising out of it or in connection with the approval of the application or related decision, whether or not there is concurrent, passive, or active negligence on the part of the City, its agents, officers, council members, employees, boards, commissions of Council. If for any reason, any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

The City of Ukiah shall have the right to appear and defend its interests in any action through its City Attorney or outside counsel. The applicant shall not be required to reimburse the City for attorney's fees incurred by the City Attorney of the City's outside counsel if the City chooses to appear and defend itself in the litigation.

I have read and agree to all of the above.

N. Bhl NIMESH BHULA

☒ PROPERTY OWNER / ☐AUTHORIZED AGENT
(PLEASE PRINT NAME)

N. Bhl 10/21/21

☒ PROPERTY OWNER / ☐AUTHORIZED AGENT **DATE**
(SIGNATURE)

Revised 08/19/2019

Project Description

PROJECT: Ukiah Car Wash
1006 South State street, Ukiah APN: 003-130-74 (0.10±)
APN: 003-130-75 (0.56±)
ZONING: C-2
SITE AREA: Total area combined 0.66± acres

PROJECT SUMMARY

Project Description: The applicant Enrique Espinoza has been operating car wash businesses in Ukiah since 1998. Enrique started in the industry by managing a car wash business for Tom Akin, and in 2004 after a lot of hard work was able to open his own business. He has outgrown the space he leases and now has eight employees who hand wash and detail cars. His services include detailing vehicles for local car dealerships, washing local large commercial trucks for local businesses such as UPS, window tinting, and detailing services for personal cars, boats, and motorcycles.

This project site is located at the southwest corner of the S State Street and Observatory Avenue intersection. The proposed project includes the development of two adjacent undeveloped parcels owned by Joe Crudo into a 2,286 sq. ft. carwash (includes hand wash and canopy area), a 1,152 sq. ft. self-serve covered vacuum station area, 2,856 auto-shop (has a tint, detailing), a two-story mixed-use office building with 608 sq. ft. downstairs office space, and a 617 sq. ft. second story one-bedroom apartment.

The northeast portion of the site will have a four-bay self-serve car wash with a fifth bay as an employee-staffed hand wash and drying station. The automotive bays and machine room/storage building will have concrete block walls with an exterior plaster (stucco) finish, metal roofs, and a sloped steel canopy over the hand wash area. There will be a separate vacuum station area for carwash customers west of the carwash bays, and the vacuum station will have a steel sloped canopy over the parking bays.

The southeast corner of the site will have a two-story building with the car wash's office on the ground floor and a one-bedroom apartment on the second floor. The exterior of the building will have exterior plaster, steel sunshades, and commercial aluminum storefront windows and doors. The upper floor will have vertical ribbed metal siding and a sloped metal roof. Parking for the apartment and office will be located along the southerly property line.

The western portion of the site will have a single-story steel-framed commercial building with vertical ribbed metal siding and a gabled metal roof. The southerly end of this building will house two spaces with roll-up doors intended to be used for auto detailing and auto glass tinting. The more significant northern portion is designed to be leased for automotive use, such as an auto repair shop.

The carwash business operations are primarily seasonal, with most of the traffic in the dry season. The applicant has proposed a two-story mixed-use office with a second-story one-bedroom residential unit to contribute to the needed housing supply and provide additional revenue during the slower months. Similarly, the applicant has proposed the auto-shop and detail spaces to offset revenue in the off-season.

Circulation - The site's primary vehicular access will be provided by a new curb cut at the South State Street, located just north of the existing curb cut, which will be abandoned. An "exit only" curb cut is proposed to be built at the site's Observatory Avenue frontage. The applicant has worked closing with City staff, specifically the Public Works and Planning Department, to provide a safe vehicular pathway via a sidewalk along the west and south property lines, including ADA accessible curbs at the sidewalk entrance on State Street and sidewalk exit on Observatory.

Traffic – Please see Traffic Study

Parking - Based on the proposed uses, 41 off-street parking spaces are required. The applicant is proposing 34 off-street parking spaces, a bike rack in lieu of a parking space, and six off sight parking spaces to store vehicles while waiting on or finished being serviced. This is similar to other shared parking agreements within the City of Ukiah for similar uses.

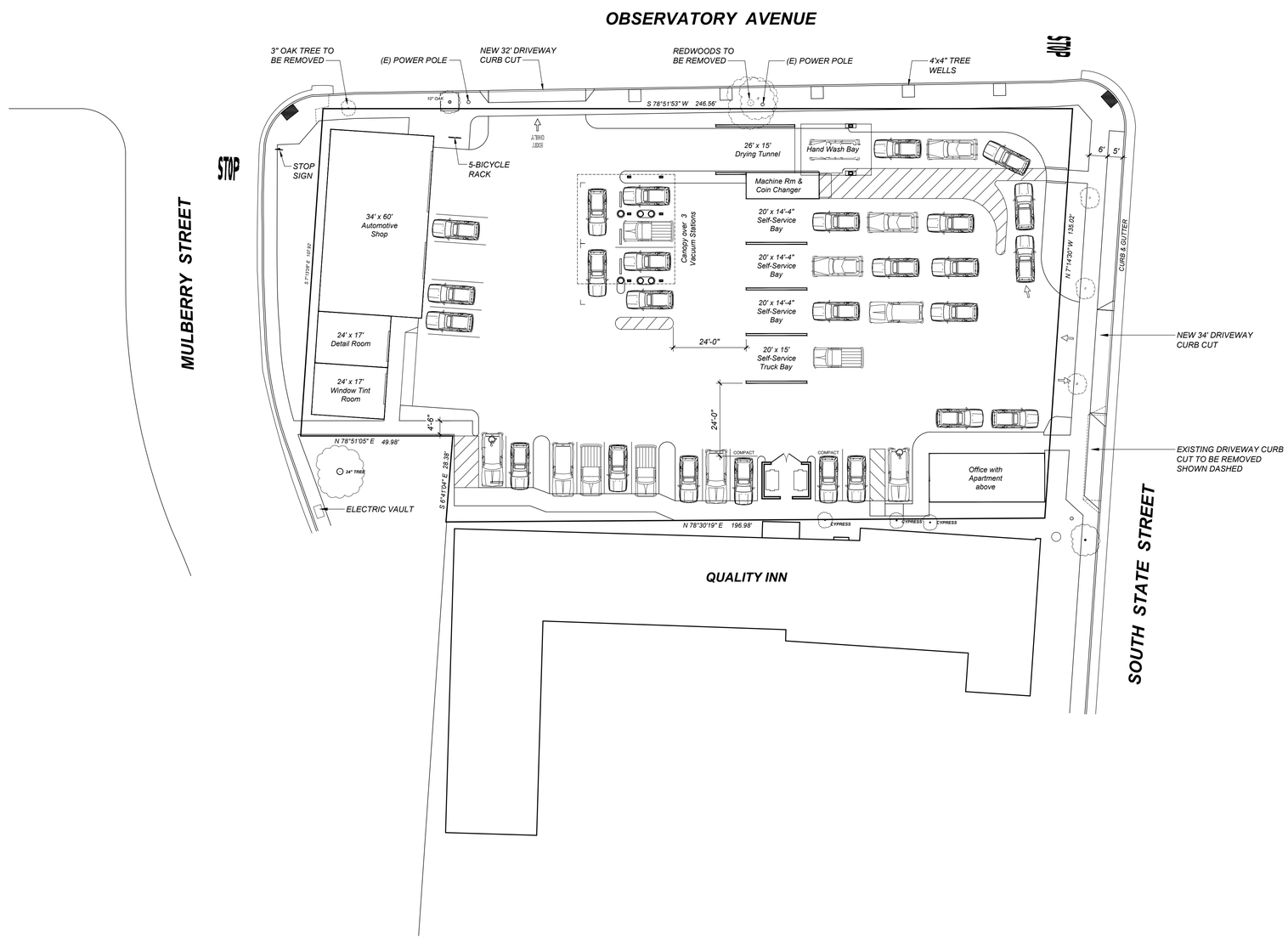
Landscaping - The design intent for the project's landscaping is to provide attractive, low maintenance, durable landscape with low water usage plants (please see the submitted Conceptual Landscape Plan). The applicant will be improving the north and east property lines with new ADA sidewalks, street trees, and landscaping to enhance the aesthetics and walkability on State Street and Observatory Avenue. Given the small parcel size, constraints of the long narrow lot, required development standards, vehicular parking, and the pedestrian walkway, the applicant is requesting relief from the landscaping standards.

Signage - Signage is not included in this Application; the applicant will submit a sign permit application before project completion.

This parcel is zoned C2 and has remained undeveloped for the past 20 years despite several attempts to list the property for Commercial Use. In the last couple of years, the transient population has utilized the vacant parcel, creating challenges to the surrounding property owners and businesses.

The applicant has spoken to the property owners to the north and south, currently occupied by Express Gas Station and Quality Inn, and both expressed support of the proposed project to bring on on-site presence, security, landscaping, outdoor lighting, and traffic to not only beautify the corner lot but reduce unwanted loiters who have occupied the space during the day and evenings while it has remained undeveloped.

Attachment 2



PROJECT DATA

PROJECT LOCATION:	1006 SOUTH STATE STREET, UKIAH, CA
ASSESSOR PARCEL #:	003-130-38
ZONING:	C-2
SITE AREA:	APPROX. 0.73 ACRES

BUILDING AREA:

OFFICE	608 S.F.
APARTMENT	617 S.F.
CARWASH	2,286 S.F. (includes handwash canopy)
VACUUM STATIONS	1,152 S.F. (canopy)
AUTOSHOP BLDG	2,856 S.F. (includes tint & detailing)

REQUIRED PARKING:

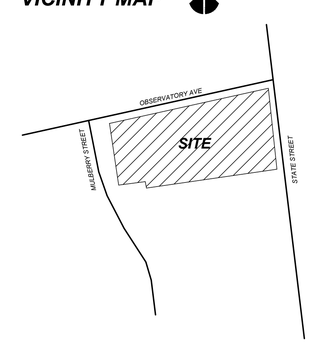
OFFICE &	0 (accessory to car wash)
APARTMENT	1
CAR WASH	15 (3 per bay)
VACUUM STATIONS	0
AUTOMOTIVE SHOP	9 (3 per bay)
TINT ROOM	3 (3 per bay)
WINDOW ROOM	3 (3 per bay)
EMPLOYEE PARKING	10
	41

PARKING PROVIDED:

SOUTH PROPERTY LINE	12
NORTH OF OFFICE	2
CAR WASH STACKING	10
HAND WASH STACKING	5
WEST OF VACUUM STATIONS	2
EAST OF AUTOMOTIVE SHOP	3
5-BIKE RACK	1 (parking exemption)
OFF-SITE PARKING (1)	6
	41

(1) Lease agreement for off-site parking

VICINITY MAP



UKIAH CAR WASH

1006 South State Street Ukiah, California

CONCEPTUAL SITE PLAN

0' 10' 20' 40'

SCALE: 1" = 20'-0"

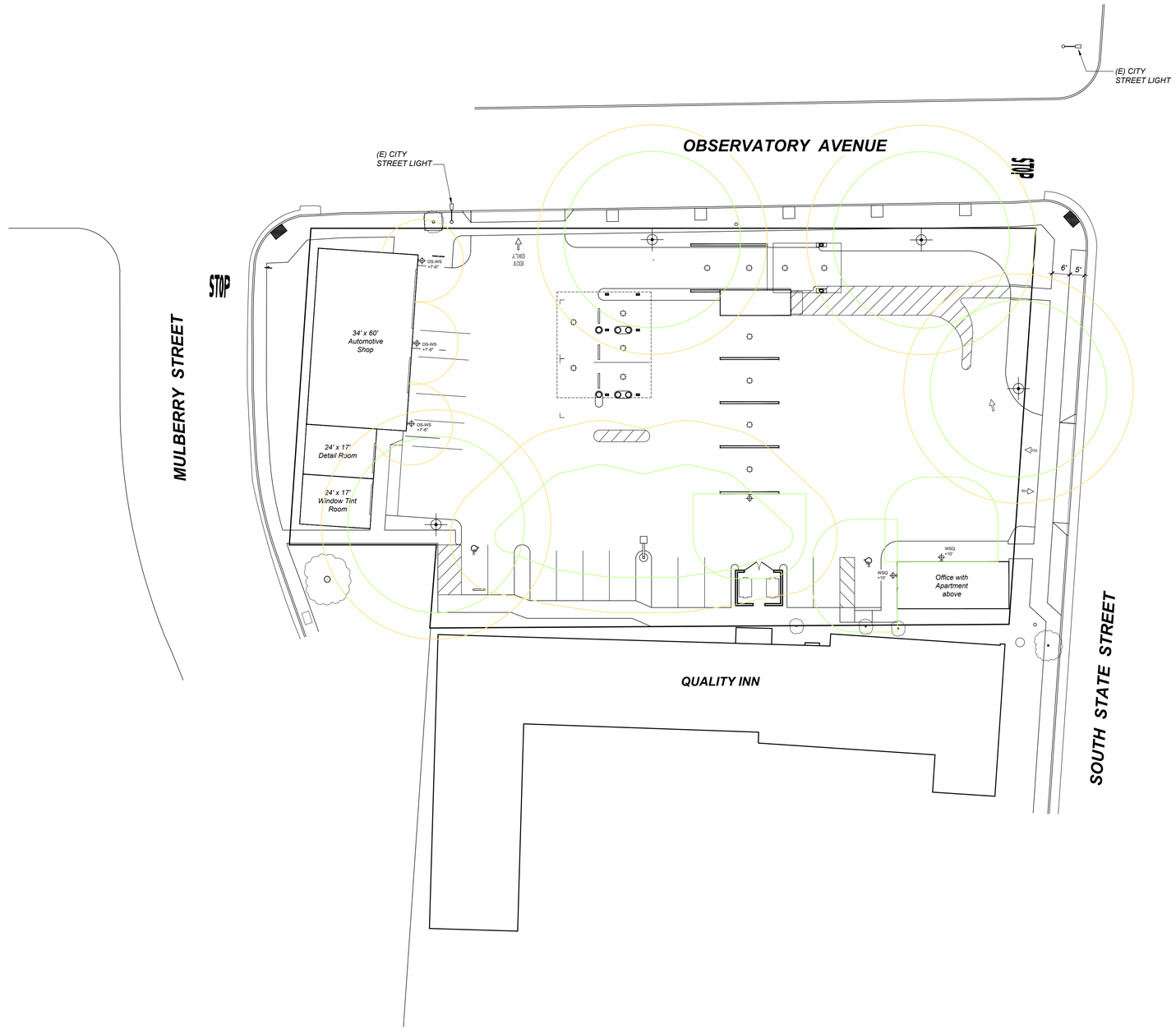
PROJECT NORTH

NORTH

TIERNEY / FIGUEIREDO
TFA
ARCHITECTS AIA
817 Russell Ave., Suite H Santa Rosa, CA 95403 707.576.1557 info@tfarch.com

1

08/27/2021
TFA #1910



LITHONIA WSQ-LED-2

RAB ALED2T78NW

RAB ALED 5T52W

WAC DS-WS-06F-A

LIGHTING LEGEND

WSQ +10' — EXTERIOR WALL MOUNTED DOWNLIGHT: LITHONIA WSQ-LED-2 (COLOR = WHITE) with 47 WATT LED LAMP and PHOTOCELL OPERATION. MOUNTING HEIGHT PER SYMBOL NOTATION

DS-WS +7'-6" — EXTERIOR WALL MOUNTED CYLINDER DOWNLIGHT: WAC DS-WS-06F-A (COLOR = WHITE) with 47 WATT LED LAMP and PHOTOCELL OPERATION. MOUNTING HEIGHT PER SYMBOL NOTATION

AREA LIGHT: RAB ALED 5T52W (COLOR = WHITE) with 52 WATT LED LAMP ON 10'-0" HIGH POLE with PHOTOCELL OPERATION

PARKING LOT LIGHT STANDARD with SINGLE ARM MOUNT HEAD: RAB ALED2T78NW (COLOR = WHITE) with 78 WATT LED LAMP ON 15"-0" HIGH POLE with PHOTOCELL OPERATION

SURFACE MOUNTED CARPORT FIXTURE: LUMARK QDCAST1A with 56 WATT LED LAMP MOUNTED ON UNDERSIDE OF CANOPY with PHOTOCELL OPERATION

APPROX. 0.5 FOOTCANDLE CURVE

APPROX. 0.2 FOOTCANDLE CURVE

UKIAH CAR WASH

1006 South State Street Ukiah, California

SITE LIGHTING PLAN

0' 10' 20' 40'

SCALE: 1" = 20'-0"

PROJECT NORTH

NORTH

TIERNEY / FIGUEIREDO
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817 Russell Ave., Suite H Santa Rosa, CA 95403 707.576.1557 info@tfarch.com

1A

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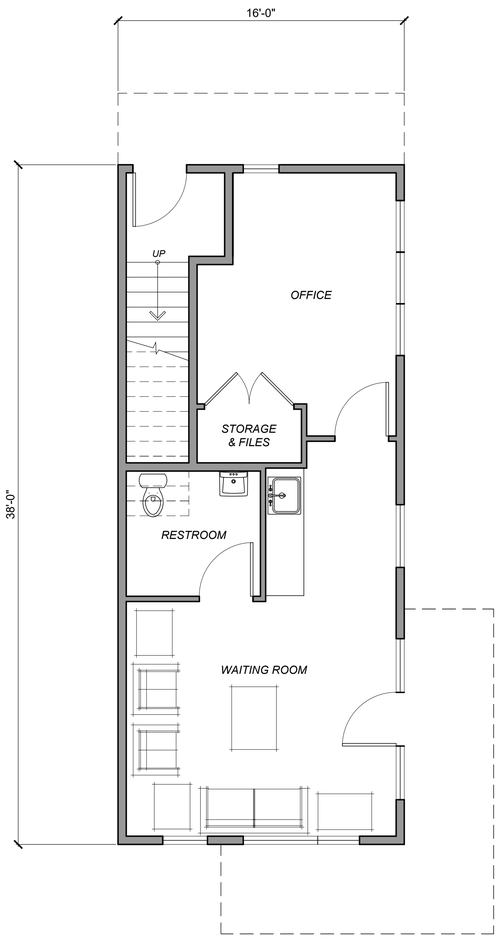
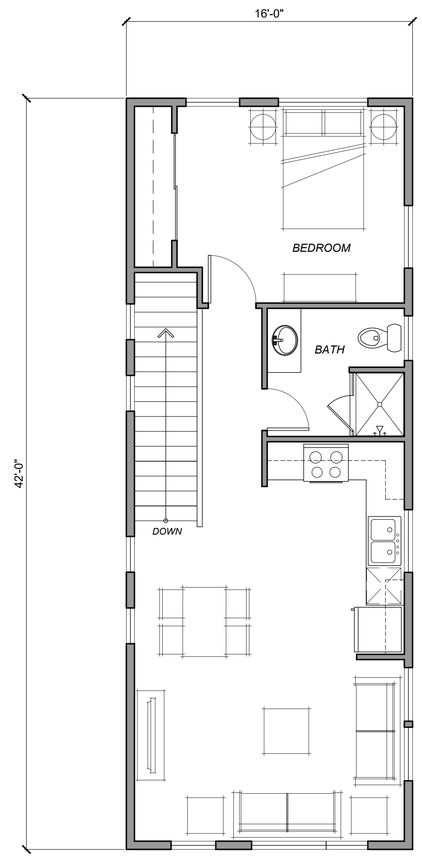


FIRST FLOOR

608 S.F.



SECOND FLOOR

617 S.F.

UKIAH CAR WASH

1006 South State Street Ukiah, California

CONCEPTUAL OFFICE and APARTMENT FLOOR PLANS

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

0' 2' 4' 8'

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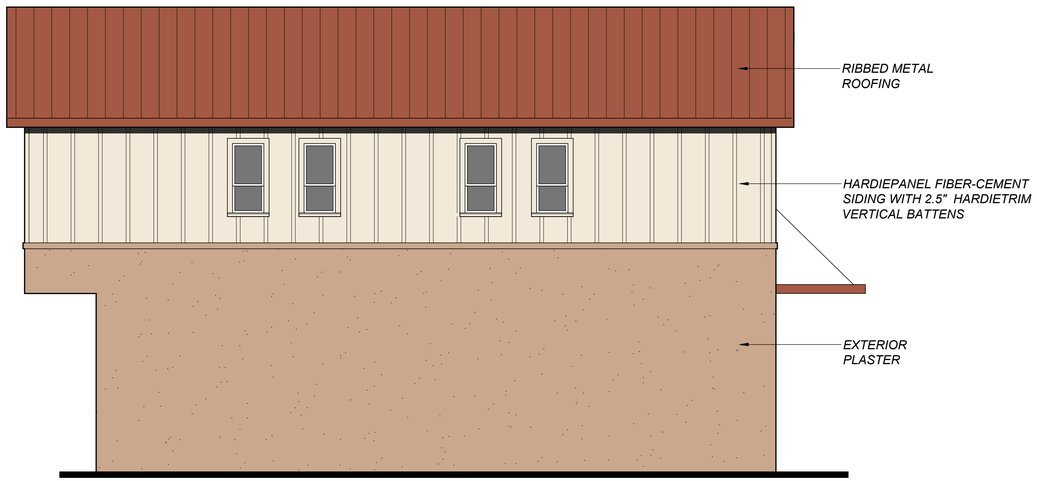

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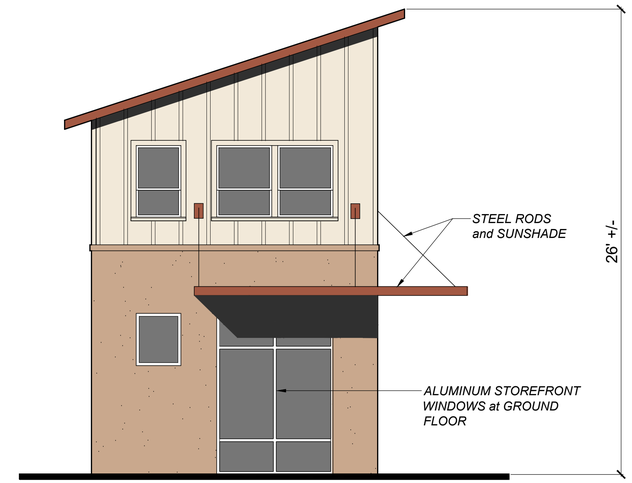

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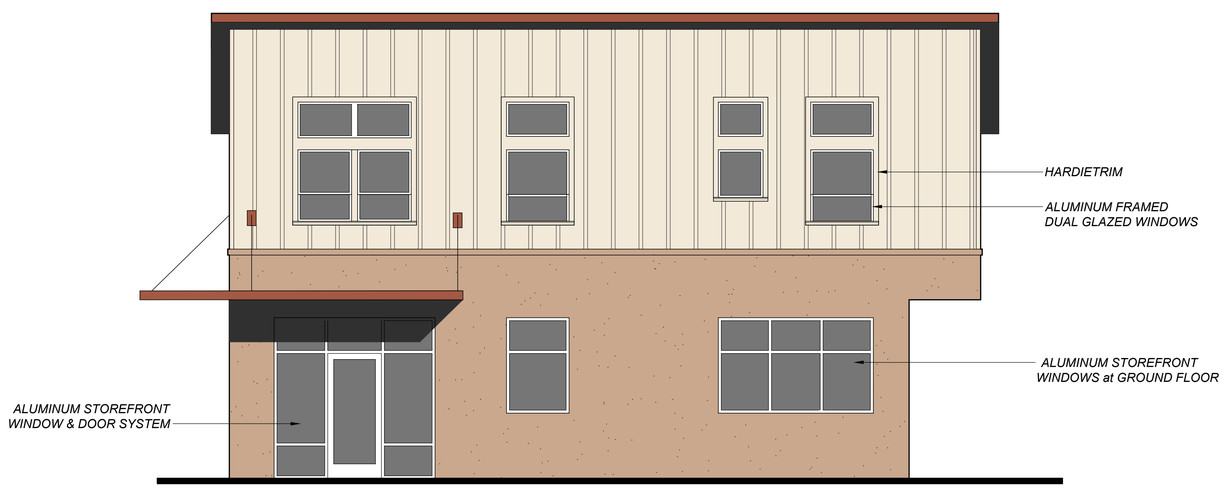

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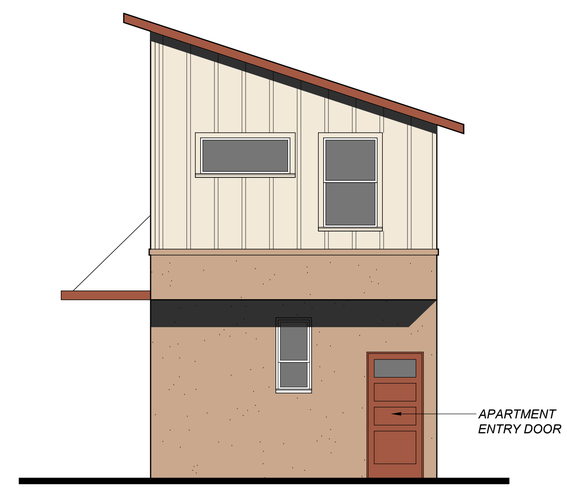

WEST

UKIAH CAR WASH

1006 South State Street Ukiah, California

CONCEPTUAL ELEVATIONS

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

0' 2' 4' 8'

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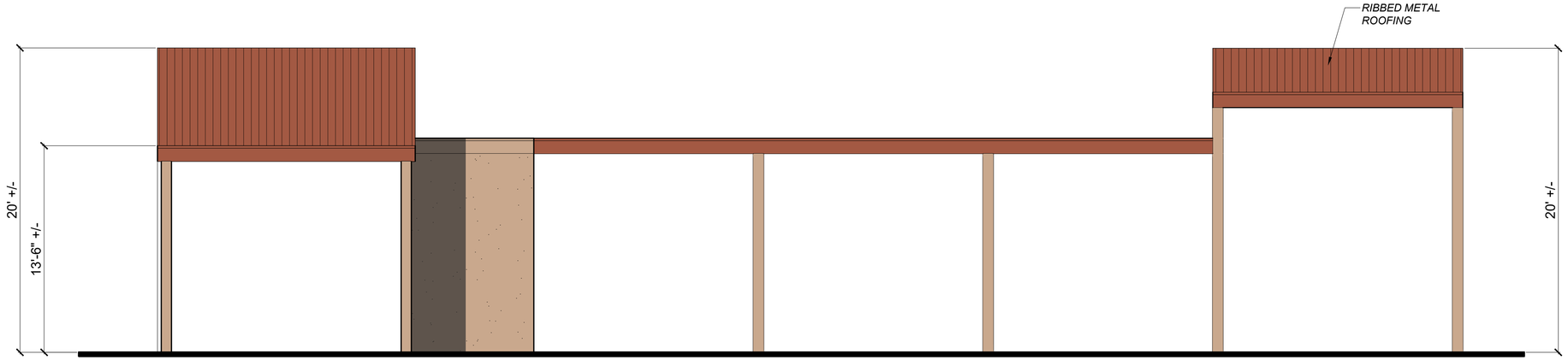

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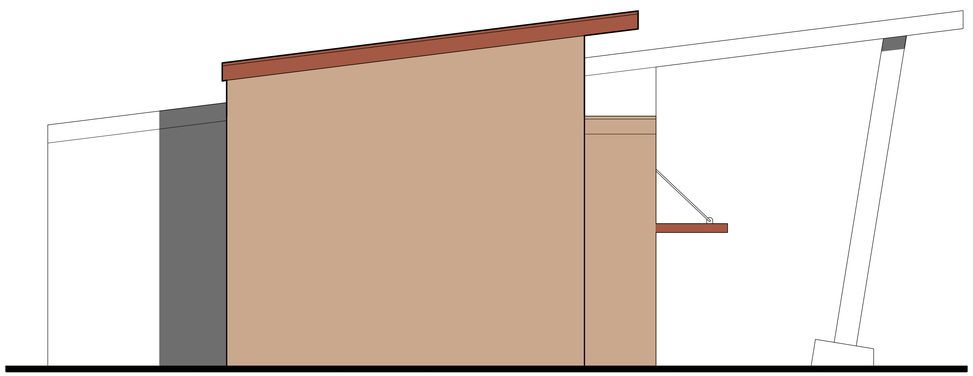

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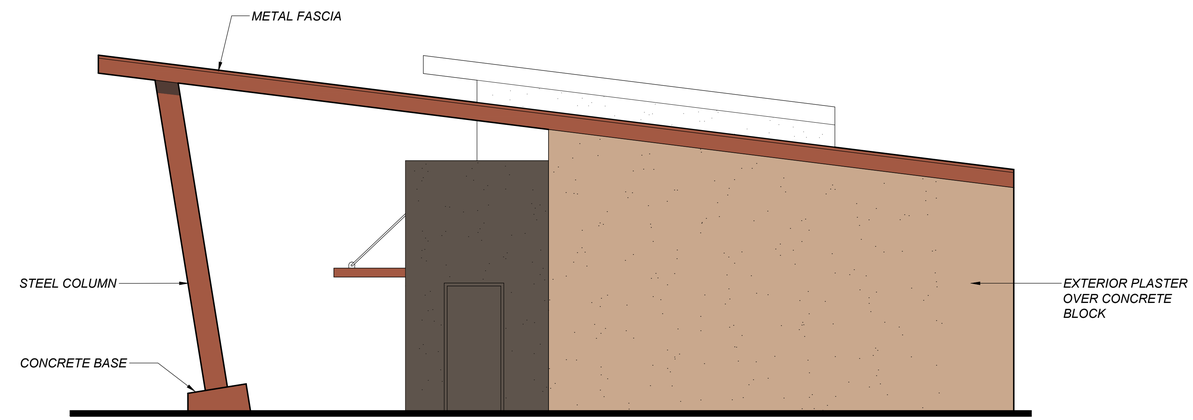

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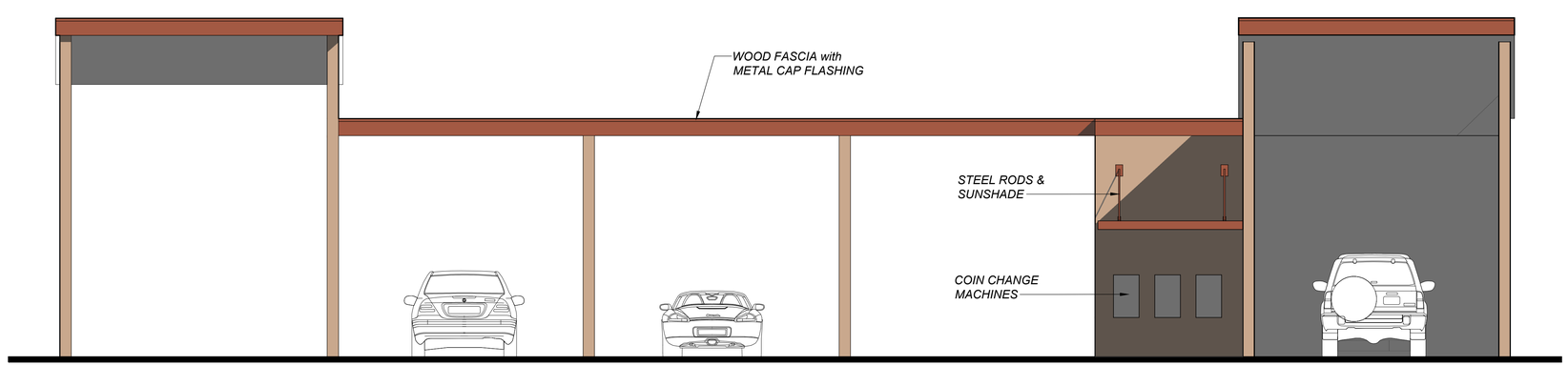

EAST

UKIAH CAR WASH

1006 South State Street Ukiah, California

CARWASH CONCEPTUAL ELEVATIONS

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

0' 2' 4' 8'

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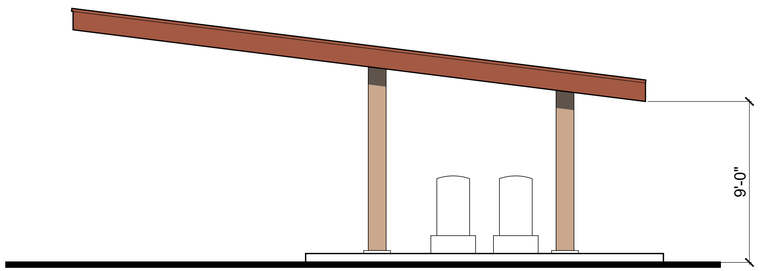
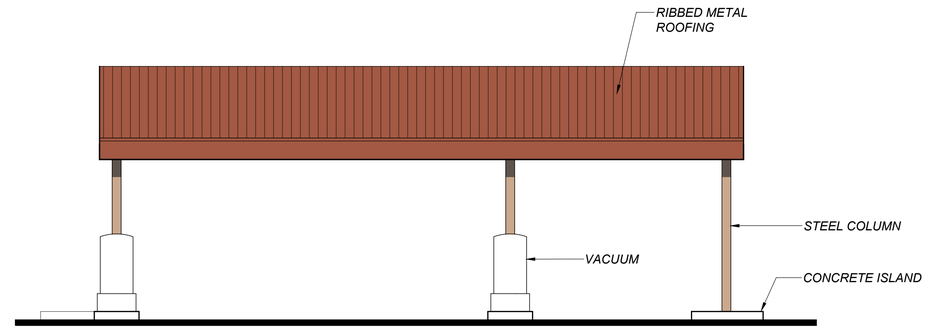


SOUTH
North similar



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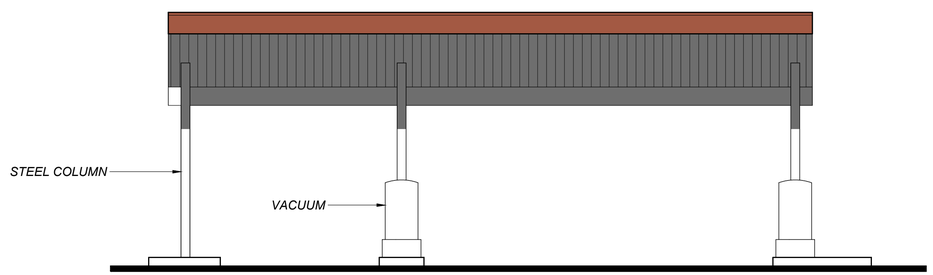

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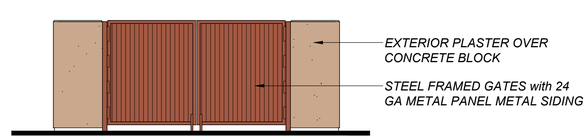

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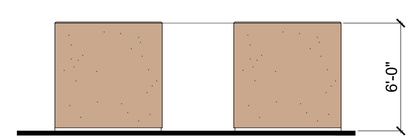

SOUTH
East and West similar

VACUUM STATIONS and TRASH ENCLOURE CONCEPTUAL ELEVATIONS

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

0' 2' 4' 8'

UKIAH CAR WASH

1006 South State Street Ukiah, California

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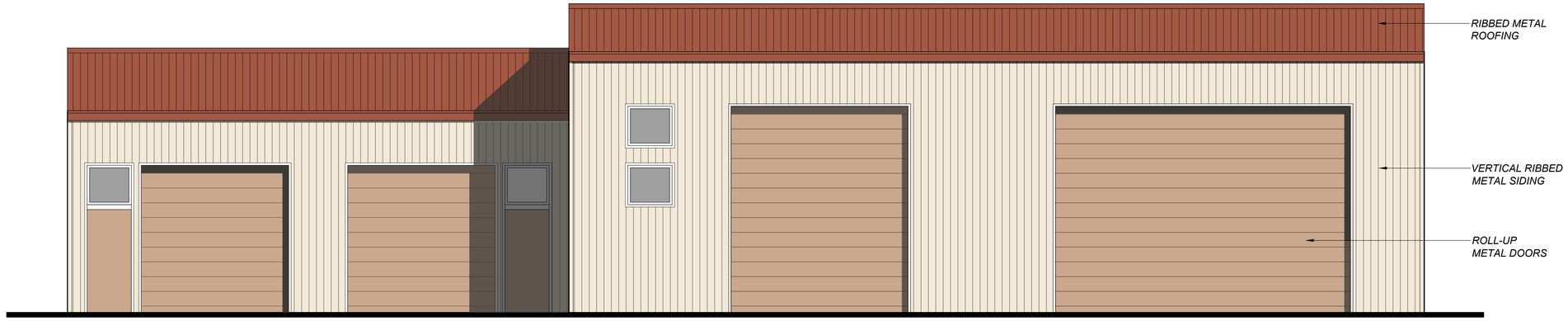

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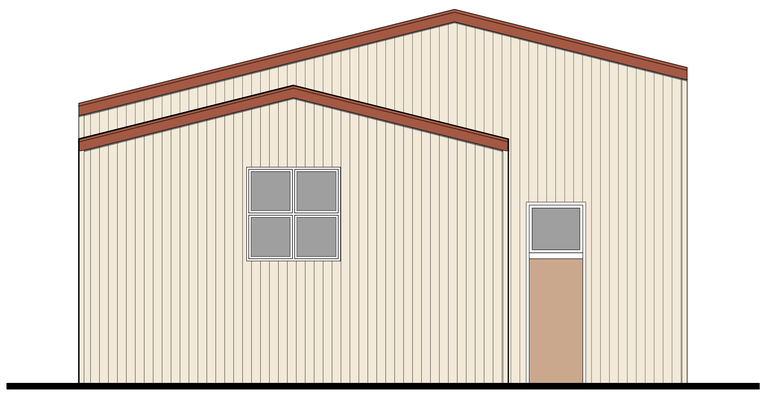

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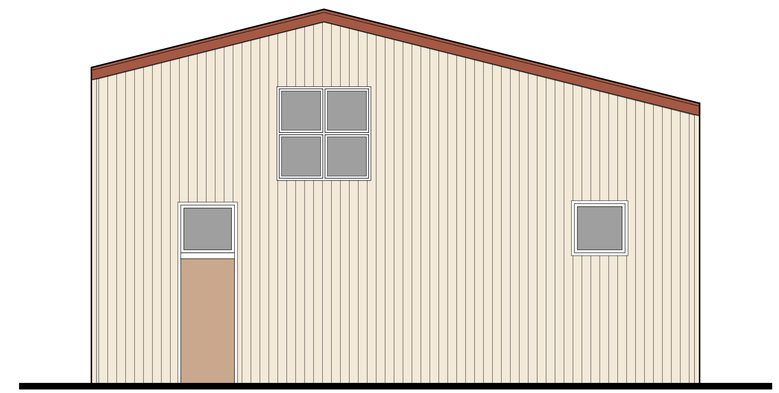

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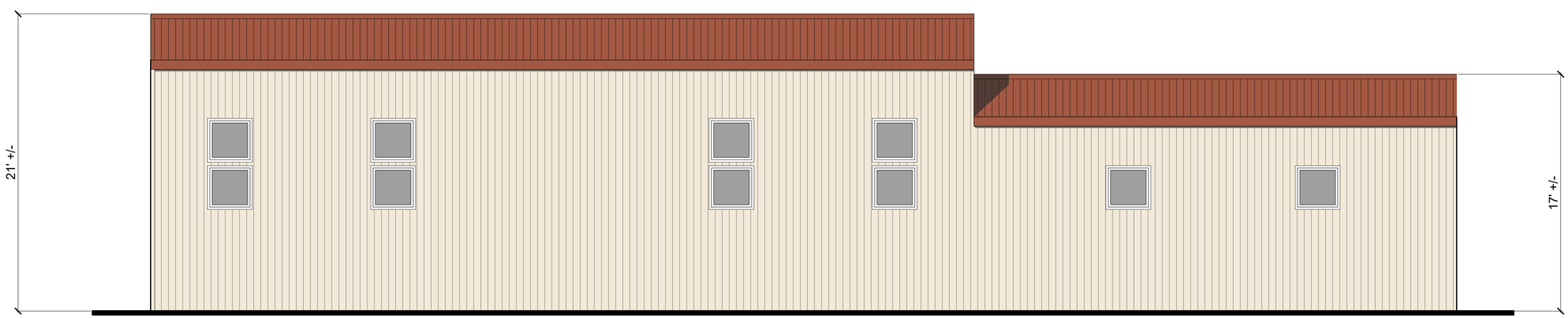

WEST

UKIAH CAR WASH

1006 South State Street Ukiah, California

AUTOMOTIVE SHOP and DETAIL ROOMS
CONCEPTUAL ELEVATIONS

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

0' 2' 4' 8'

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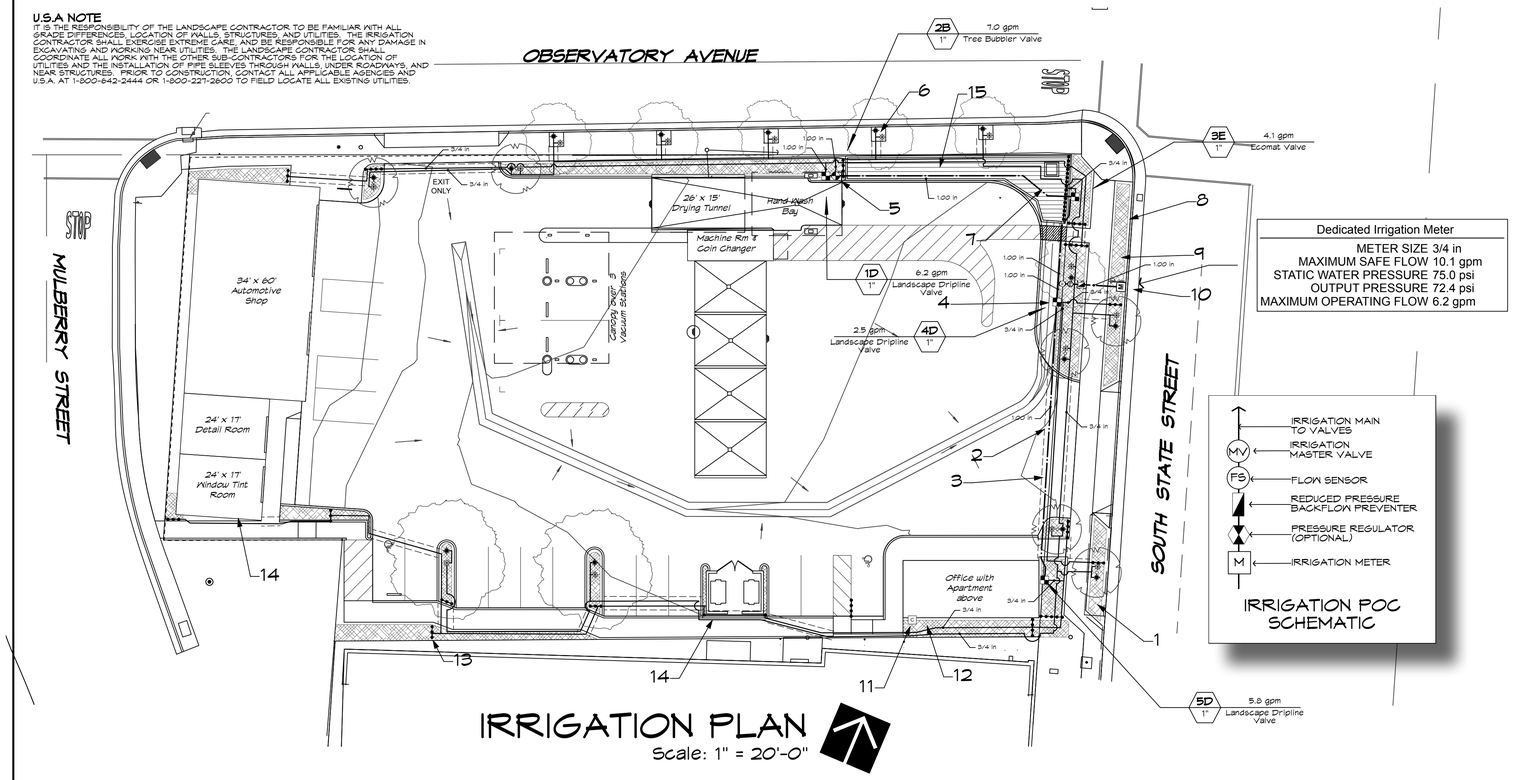
TFA #1910

U.S.A NOTE
IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO BE FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL EXERCISE EXTREME CARE, AND BE RESPONSIBLE FOR ANY DAMAGE IN EXCAVATING AND WORKING NEAR UTILITIES. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE OTHER SUB-CONTRACTORS FOR THE LOCATION OF UTILITIES AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, AND NEAR STRUCTURES. PRIOR TO CONSTRUCTION, CONTACT ALL APPLICABLE AGENCIES AND U.S.A. AT 1-800-642-2444 OR 1-800-227-2600 TO FIELD LOCATE ALL EXISTING UTILITIES.



Dedicated Irrigation Meter
METER SIZE 3/4 in
MAXIMUM SAFE FLOW 10.1 gpm
STATIC WATER PRESSURE 75.0 psi
OUTPUT PRESSURE 72.4 psi
MAXIMUM OPERATING FLOW 6.2 gpm

IRRIGATION POC SCHEMATIC

IRRIGATION PLAN

Scale: 1" = 20'-0"

THESE DRAWINGS COMPLY WITH THE CRITERIA OF THE ORDINANCE. ORDINANCE REQUIREMENTS HAVE BEEN APPLIED FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN AND THE LANDSCAPE DESIGN PLAN."

MAWA AND ETWU CALCULATIONS

Attachment 3

1) Maximum Applied Water Allowance (MAWA)

MAWA = (ETo) (0.62) [(0.55 X LA) + (0.45 X SLA)]

Where:
ETo = Annual Net Reference Evapotranspiration (Inches)
0.45 = ET Adjustment Factor (Commercial)
0.55 = ET Adjustment Factor (Residential)
LA = Landscaped Area (square feet)
0.62 = Conversion factor (to gallons per square foot)
SLA = Portion of the landscape area identified as Special Landscape Area (square feet)
0.45 = the additional ET adjustment factor for Special Landscape Area (1.0 - 0.55 = 0.45) (Commercial)
0.55 = the additional ET adjustment factor for Special Landscape Area (1.0 - 0.45 = 0.55) (Residential)

Commercial (C) or Residential (R) C

A) Net Evapotranspiration Calculation

Local Reference ETo 40.80

37.90"/yr (Annual Rainfall) X .25 = 9.48 (Effective Rainfall)

Net Evapotranspiration Calculation = Annual ETo - Effective Rainfall = 31.33

B) Adjusted Landscape Area Calculation

3,063 sf (Landscape Area) X 0.45 Adjustment Factor = 1,378.41 sf

0.00 sf (Special Landscape Area) X 0.55 Adjustment Factor = 0.00 sf

Sum of Adjusted Landscape Area = 1,378.41 sf

MAWA= 31.325 X .62 X 1,378 sf = 26,771 gal/yr

2) Estimated Total Water Use (ETWU)

A) Net Evapotranspiration Calculation = 31.33 sf

Net Evapotranspiration Calculation = Annual ETo - Effective Rainfall

B) Adjusted Landscape Area Calculation

0.00 sf Very Low Water Use X.01 0.00 sf

3,063 sf Low Water Use X .03 918.94 sf

0 sf Moderate Water Use X.06 0.00 sf

0.00 sf High Water Use X .8 0.00 sf

Sum of Adjusted Landscape Area = 918.94 sf

ETWU = 31.33 X .62 X 919 sf / 0.81 = 22,309 gal/yr

Irrigation Efficiency Factor

Square Footage of Landscape on Drip	3,063.13 sf
Square Footage of Landscape on Spray	0.00 sf
Total Square Footage of Landscape	3,063.13 sf
Adjusted Irrigation Efficiency Factor	0.81

IRRIGATION LEGEND

SYMBOL	EQUIPMENT	MANUFACTURER	MODEL	REMARKS
	Hunter RZXS - 12 Bubbler	Hunter Industries(R)	PCN-25	
	Hunter Stream Bubbler	Hunter Industries(R)	MSBN-25Q	
	Landscape Dripline	Rain Bird	XFS-06-12	Install 3" below grade
	Eco-Mat	Hunter	ECO-MAT 17MM	Install 4" below grade
SEE DETAIL	Automatic Line Flush Valve	Hunter	AFV-T	INSTALL IN 6" VALVE BOX @ END OF CIRCUIT
SEE DETAIL	Air Relief Valve	Hunter	AVR-075	INSTALL IN 6" VALVE BOX @ HIGH POINT OF CIRCUIT
SEE DETAIL	Continuous Acting Air Vent	Netafim	65ARI51	INSTALL UPSTREAM FROM SUBMETER
	Landscape Dripline Valve	Hunter Industries(R)	ICZ-101-25	
M	Master Valve	Hunter	ICV-101G	
	Tree Bubbler Valve	Hunter Industries(R)	ICV-101G-AS-ADJ	
FS	Flow Sensor	CST	ELF-T75-P01	
	3/4" Watts Reduced Pressure Backflow Preventer	Watts	LF009M2-PC-QT 3/4	Required
	Backflow Preventer Enclosure	Le Muer	BF 18" X 30" X 30"	Install Per Manufacturer's Specs
	Poly to PVC Header			See Detail Sheet L3
SS	Solar Sync Weather Sensor	Hunter	WSS-SEN	Install on roof with clear view of sky
C	Irrigation Controller	Hunter Industries(R)	IC-600-PL	Wall Mount at Eye Level
	Lateral		PVC Schedule 40	
	Main		PVC Schedule 40	
	Pipe and Wire Sleeve		PVC Schedule 40	See Plan for Size
5.9 / 1D 1"	VALVE STATION AND SEQUENCE			
	ELECTRIC CONTROL VALVE			
	GALLONS PER MINUTE			

IRRIGATION KEYNOTES

1. DIAGONAL LINE CROSS HATCH INDICATES LANDSCAPE DRIPLINE ZONES
2. TYPICAL IRRIGATION SLEEVE BENEATH PAVEMENT; SIZE SLEEVE TO CONTAIN PIPE AND WIRE PER DETAIL; MINIMUM SIZE NO LESS THAN 3" DIAMETER
3. IRRIGATION MAIN LINE
4. DRIPLINE VALVE, TYP.
5. TREE BUBBLER VALVE, TYP.
6. TREE BUBBLERS, TWO PER TREE , TYPICAL. ONE ABOVE GRADE STREAM BUBBLER AND ONE SUB-SUFACE BUBBLER
7. TREE AREA IS CALCULATED AT A WETTED DIAMETER OF 6 FT. OR EQUIVALENT AREA. THE SAME AREA IS REMOVED FROM THE HYDROZONE BELOW THE TREE AND THE HIGHER WATER USE IS APPLIED IN THE ETWU CALCULATION.
8. HOLD BACK DRIPLINE 50% OF SPACING FROM EDGE OF IRRIGATED AREA, TYPICAL
9. INSTALL DRIPLINE 3" BELOW GRADE IN ALL PLANTING AREAS AT 18" OC TYPICAL; ALL DRIPLINE SHALL BE INSTALLED PARALLEL GENERALLY FOLLOWING CONTOURS. HOLD DRIPLINE BACK FROM EDGE 1/2 THE ROW SPACING.
10. POC AT DEDICATED IRRIGATION WATER METER; REFER TO SCHEMATIC DRAWING THIS SHEET
11. CONTROLLER LOCATION: MOUNT AT EYE LEVEL; SUBJECT TO OWNER APPROVAL
12. SOLAR SYNC SENSOR, ROOF MOUNT WITH CLEAR ACCESS TO SKY
13. POLY TUBING TO PVC CONNECTION, TYPICAL
14. IRRIGATION LAYOUT IS DIAGRAMMATIC. INSTALL ALL MAIN LINE, LATERALS AND CONTROL WIRE IN LANDSCAPE AREAS. DO NOT INSTALL IN PUBLIC RIGHT OF WAY. WHEN LAYOUT REQUIRES INSTALLATION UNDER PAVING, USE IRRIGATION SLEEVES PER DETAIL SHEET L-3.
15. ECO-MAT: INSTALL 4" BELOW GRADE IN BIORETENTION AREAS AT 14" OC; LOW WATER USE, TYPICAL

IRRIGATION NOTES

1. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE NOTED ON THE PLANS.
2. THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM STATIC PRESSURE OF 35 PSI AT THE VALVES AND THE MAXIMUM FLOW DEMAND SHOWN ON THE IRRIGATION DRAWINGS AT THE POINT OF CONNECTION. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION OF THE IRRIGATION SYSTEM. IF THE WATER PRESSURE SHOWN ON THE DRAWINGS DIFFERS FROM THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO THE START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
3. THE LOCATION OF THE CONTROLLER TO BE VERIFIED BY OWNER. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CONNECTING ALL PROPOSED STATIONS TO THE CONTROLLER. CONTROLLER TO BE CONFIGURED TO OPERATE 5 STATIONS. CONTROLLER SHALL BE HUNTER IC-600-M.
4. ALL CONSTRUCTION IS TO BE PER THE LATEST EDITION OF THE UNIFORM BUILDING CODE.
5. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ROOT BARRIERS, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY. INSTALL PIPING AND VALVES IN PLANTING AREAS WHERE POSSIBLE, AND LOCATE ELECTRIC CONTROL AND QUICK COUPLING VALVES IN GROUND COVER/SHRUB AREAS, 6" TO 12" AWAY FROM HARDSCAPE OR TURF AREA FOR EASY ACCESS.
6. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND THROTTLING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.
7. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE THEMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL EXERCISE EXTREME CARE, AND BE RESPONSIBLE FOR ANY DAMAGE IN EXCAVATING AND WORKING NEAR UTILITIES. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE GENERAL CONTRACTOR AND OTHER SUB-CONTRACTORS FOR THE LOCATION OF UTILITIES AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, AND NEAR STRUCTURES. PRIOR TO CONSTRUCTION, CONTACT ALL APPLICABLE AGENCIES AND U.S.A. AT 1-800-642-2444 TO FIELD LOCATE ALL EXISTING UTILITIES.
8. FIELD ADJUSTMENTS MAY BE REQUIRED TO PROVIDE OPTIMUM OPERATING EFFICIENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE LANDSCAPE ARCHITECT TO REVIEW FIELD ADJUSTMENTS PRIOR TO INSTALLATION. IN THE EVENT THAT NO CONTACT IS MADE WITH THE LANDSCAPE ARCHITECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REVISIONS.
9. SLEEVE ALL IRRIGATION PIPE AND CONTROL WIRES UNDER STREETS AND CONCRETE WALKWAYS WITH THE PROPER SIZE CLASS 200 PVC PIPE TO DEPTH AS SPECIFIED.
10. FOR ADDITIONAL INFORMATION, SEE PROJECT DETAILS AND SPECIFICATIONS.
11. ALL WORK SHALL CONFORM TO ALL APPLICABLE CITY OF UKIAH CONSTRUCTION STANDARDS.
12. NO GALVANIZED IRON PIPE OR FITTINGS SHALL BE ALLOWED.
13. A BALL VALVE IN A SEPARATE ROUND VALVE BOX IS TO BE INSTALLED IMMEDIATELY UPSTREAM FROM EACH REMOTE CONTROL VALVE OR GHROUP OF VALVES. VALVE SHALL BE SIZED TO MAINLINE SUPPLY AT THE RC VALVE. SEE DETAIL.
14. INSTALL 3" WIDE DETECTABLE TAPE (#3" DTP, AS MANUFACTURED BY T. CHRISTY). TAPE SHALL BE INSTALLED 6" ABOVE THE IRRIGATION MAIN.
15. INSTALL ALL LANDSCAPE DRIPLINE BENEATH MULCH. INSTALL ALL TUBING 3" BELOW GRADE, PARALLEL AT SPACING INDICATED. USE LANDSCAPE STAPLES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS TO SECURE TUBING TO GROUND.
16. A SIGNED CERTIFICATE OF COMPLETION IS REQUIRED PRIOR TO FINAL ACCEPTANCE BY THE CITY OF UKIAH. IF THE INSTALLATION OF THE LANDSCAPE DOES MEET OR SUBSTANTIALLY COMPLY WITH THE APPROVED LANDSCAPE CONSTRUCTION DOCUMENTS, THE CERTIFICATE OF COMPLETION WILL NOT BE SIGNED OR APPROVED BY THE LANDSCAPE ARCHITECT OF RECORD.

DETAIL HYDROZONE TABLE

Name	Method	Water Use	Water Use Value	Hydrozone Area in SF	% of Landscape
1D	Sub-Surface Dripline	Low	0.3	980.84 sf	32.0%
2B	Root Watering System	Low	0.3	254.46 sf	8.3%
3E	Eco-Mat	Low	0.3	532.07 sf	17.4%
4D	Sub-Surface Dripline	Low	0.3	367.62 sf	12.0%
5D	Sub-Surface Dripline	Low	0.3	928.28 sf	30.3%
				3,063 sf	100%

SUMMARY HYDROZONE TABLE

PLANT TYPE	AREA	% OF LANDSCAPE
Very Low	0.00	0%
Low	3,063.13	100%
Moderate	0.00	0%
High	0.00	0%
Total	3,063.13	100%

PRECIPITATION RATES BY VALVE

VALVE ID	FLOW IN GPM	PRECIPITATION RATE IN INCHES PER HOUR
1D	6.2 GPM	0.61
2B	6.2 GPM	1.19
3E	4.1 GPM	0.59
4D	2.5 GPM	0.65
5D	5.8 GPM	0.60

BIORETENTION AREAS

SUPPLEMENTAL TEMPORARY IRRIGATION

CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY SUPPLEMENTAL IRRIGATION OF ALL BIO-RETENTION AREAS THROUGH THE SOD OR PLANT ESTABLISHMENT PERIOD. METHOD OF IRRIGATION APPLICATION IS DISCRETIONARY AND MAY INCLUDE HAND WATERING OR INSTALLATION OF A TEMPORARY, ABOVE GRADE OVERHEAD SPRAY CIRCUIT. ANY REPLACEMENT NECESSARY FOR LOSS OR DAMAGE TO SOD OR PLANTS DUE TO LACK OF WATER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT CONTRACTOR'S EXPENSE.

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REGISTERED LANDSCAPE ARCHITECT DONALD G. MACNAIR NO. 2800 EXP. 8/31/21 STATE OF CALIFORNIA

MACNAIR LANDSCAPE ARCHITECTURE
POST OFFICE BOX 251
KENWOOD, CALIFORNIA 95452
TEL (707) 833-2288
RLA #2800
don@macnairlandscapes.com

IRRIGATION PLAN

UKIAH CAR WASH

1006 SOUTH STATE STREET
UKIAH, CA
APN #003-130-38

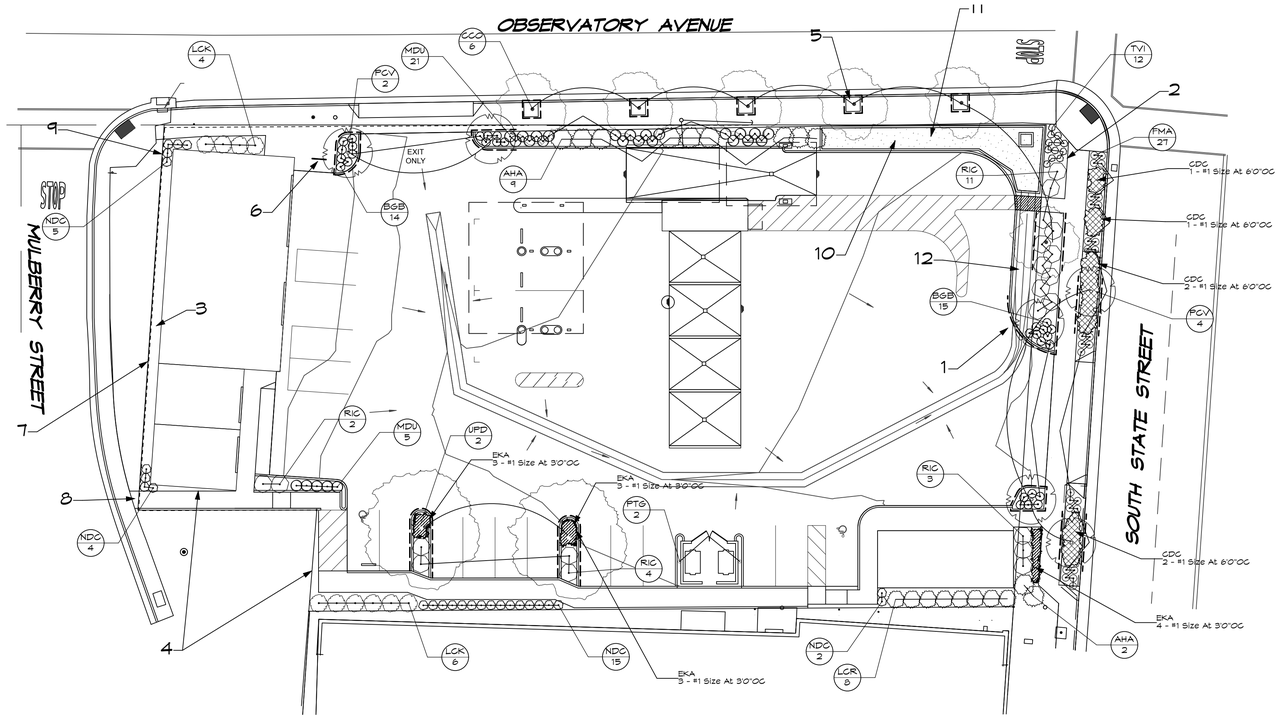
DATE: 10/7/21
MLA JOB #: 2020-28
SCALE: 1" = 20'
DRAWN: DM

L1

SHEET L1 OF 4

U.S.A NOTE
IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO BE FAMILIAR WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, STRUCTURES, AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL EXERCISE EXTREME CARE, AND BE RESPONSIBLE FOR ANY DAMAGE IN EXCAVATING AND WORKING NEAR UTILITIES. THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE OTHER SUB-CONTRACTORS FOR THE LOCATION OF UTILITIES AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, AND NEAR STRUCTURES. PRIOR TO CONSTRUCTION, CONTACT ALL APPLICABLE AGENCIES AND U.S.A. AT 1-800-642-2444 OR 1-800-227-2600 TO FIELD LOCATE ALL EXISTING UTILITIES.

THESE DRAWINGS COMPLY WITH THE CRITERIA OF THE ORDINANCE. ORDINANCE REQUIREMENTS HAVE BEEN APPLIED FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN AND THE LANDSCAPE DESIGN PLAN.



PLANTING PLAN
Scale: 1" = 20'-0"

PLANTING NOTES

1. ALL GROUND COVER TO BE SPACED IN A TRIANGULAR PATTERN. CONTRACTOR RESPONSIBLE FOR COMPLETE COVERAGE.
2. SUPPLY AGRIFORM 21 GRAM TABLETS AS FOLLOWS: 5-15 GAL., 3-5 GAL., 1-1 GAL.
3. DIG PLANTING PITS 2 TIMES THE DIAMETER AND EQUAL THE HEIGHT OF ROOTBALL.
4. BACKFILL PITS WITH 2/3 EXISTING SOIL, 1/3 ORGANIC AMENDMENT
5. ALL PLANTS TO BE SPOTTED IN THE FIELD BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
6. WHEN LANDSCAPING IN EXISTING PLANTED AREAS, CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE OR DESTROY ANY EXISTING PLANT MATERIAL OR IRRIGATION. EXISTING PLANT MATERIAL AND IRRIGATION THAT IS DAMAGED SHALL BE REPLACED WITH LIKE, SIZE, QUALITY, ETC. BY THE CONTRACTOR AT HIS EXPENSE.
7. SPECIAL ATTENTION IS TO BE PAID TO THE PLANTING AREAS SURROUNDING THE BUILDINGS. COMPACTED SOIL IS TO BE SUFFICIENTLY EXCAVATED TO ALLOW FOR PROPER ROOT GROWTH AND DRAINAGE OF ALL AREAS. CHECK SOIL FOR PROPER DRAINAGE PRIOR TO PLANTING. AUGER THROUGH COMPACTED SOIL WHERE NECESSARY. DO NOT PLANT IN THE DRAINAGE SWALES.
8. ALL CONSTRUCTION IS TO BE PER ALL APPLICABLE AND PREVAILING CITY OF SANTA ROSA CONSTRUCTION STANDARDS.
9. A SIGNED CERTIFICATE OF COMPLETION IS REQUIRED PRIOR TO FINAL ACCEPTANCE BY THE CITY OF SANTA ROSA. IF THE INSTALLATION OF THE LANDSCAPE DOES MEET OR SUBSTANTIALLY COMPLY WITH THE APPROVED LANDSCAPE CONSTRUCTION DOCUMENTS, THE CERTIFICATE OF COMPLETION WILL NOT BE SIGNED OR APPROVED BY THE LANDSCAPE ARCHITECT OF RECORD.

PLANTING KEYNOTES

1. 24" DEEP ROOT BARRIER, REFER TO DETAIL SHEET L-3, TYPICAL; DETAIL APPLIES TO ALL TREES WITHIN 7' OF HARDSCAPE EDGE
2. 3" DEEP MULCH, ALL LANDSCAPE AREAS
3. MULCH ONLY IN AREAS BETWEEN BUILDINGS AND FENCE
4. MULCH ONLY IN NARROW AREAS ADJACENT TO PAVING
5. MULCH ONLY BENEATH TREES
6. BIKE RACK LOCATION
7. EXSTING FENCE TO REMAIN
8. REMOVE SECTION OF CHAINLINK FENCE FOR ACCESS TO MULBERRY STREET
9. BEGIN CHAINLINK FENCE REMOVAL
10. N/A
11. N/A
12. CONCRETE V-DITCH, REFER TO CIVIL DRAWINGS

PLANT LEGEND

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	WATER USE PER WUCOLS IV	QUANTITY	COMMENTS
Trees						
CCO	#24	Cercis canadensis reniformis 'Oklahoma'	Oklahoma Redbud	.3	6	
PCV	#24	Prunus cerasifera 'Krauter Vesuvius'	Krauter Vesuvius Purple Leaf Plum	.3	6	
UPD	#24	Ulmus parvifolia 'Drake'	Drake's Chinese Elm	.3	2	
Shrubs						
AHA	#5	Arctostaphylos densiflora 'Harmony'	Harmony Manzanita	.3	11	
LCK	#5	Loropetalum chinense 'Kurenai'	Jazz Hands® Dwarf Pink Chinese Fringe-flower	.3	10	
LCR	#5	Loropetalum chinense 'Razzleberri'	Razzleberri Fringe Flower	.3	8	
NDC	#1	Nandina domestica 'Compacta'	Dwarf Heavenly Bamboo	.3	26	
RIC	#5	Rhaphiolepis indica 'Clara'	Clara Indian Hawthorn	.3	20	
Vines						
PTG	#1	Parthenocissus tricuspidata 'Green Showers'	Green Showers Boston ivy	.3	2	Train up wall
Groundcover						
CDG	#1	Cotoneaster dammeri 'Coral Beauty'	Coral Beauty Cotoneaster	.3	6	6' OC, Triangular Spacing
EKA	#1	Erigeron karvinskianus	Santa Barbara Daisy	.3	10	36" OC, Triangular Spacing
Ornamental Grass						
BGB	#1	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Ornamental Grass	.3	29	
FMA	#1	Festuca mairei	Atlas Fescue	.3	27	
MDU	#1	Muhlenbergia dubia	Pine Muhly	.3	26	
Bioretention Areas						
	Sod	Biofiltration Planting	"Biofiltration Sod"	0.3		Delta Bluegrass (CA Native Blend)
Other						
		Mulch: Fir Bark 1-1/2" Minus	Medium Walk-On Bark			3" Depth, All Landscape Areas
See Detail		Linear Root Barrier	Root Solutions , or Equal			24" Depth, Continuous

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RLA #2800
don@macnairlandscapes.com

PLANTING PLAN

UKIAH CAR WASH
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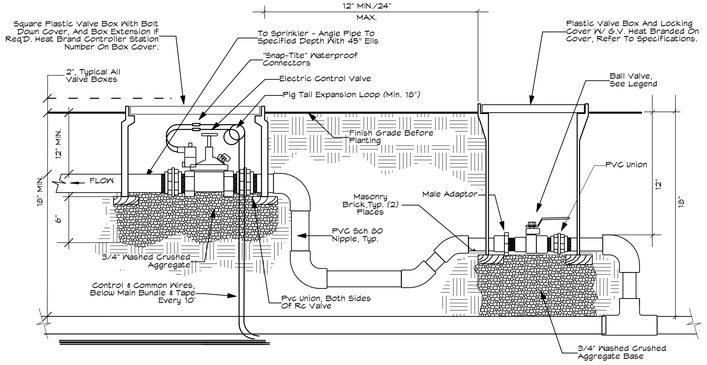
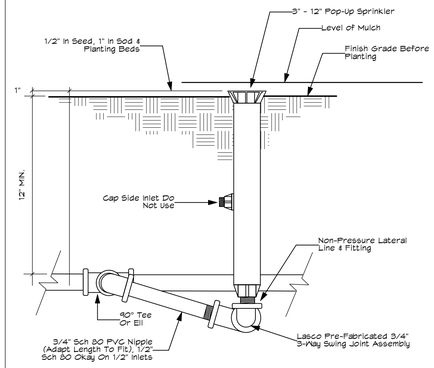
L2



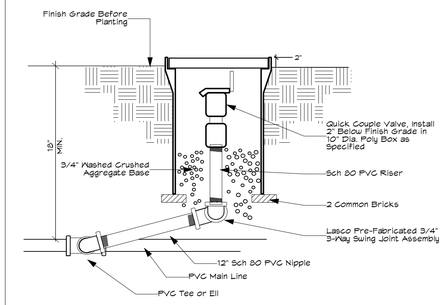
NOTES:
1) INSTALL CONTROL VALVES A MINIMUM OF 18" FROM STRUCTURES OR HARDSCAPING.
2) INSTALL VALVES IN PLANT BEDS WHEREVER POSSIBLE.
3) PLACE VALVE BOX AT RIGHT ANGLES TO STRUCTURES OR HARDSCAPING.
4) INSTALL VALVE BOX SO THAT TOP OF BOX IS FLUSH WITH ADJACENT HARDSCAPING.
5) PLACE AGGREGATE PRIOR TO INSTALLATION OF VALVE BOX.
6) INSTALL VALVE BOXES SO THAT TOP OF BOX IS FLUSH WITH ADJACENT HARDSCAPE.
7) INSTALL ONE BALL VALVE IN BOX IMMEDIATELY UPSTREAM FROM EACH REMOTE CONTROL VALVE.

A / L3 ELECTRIC CONTROL VALVE WITH SHUT OFF
NTS

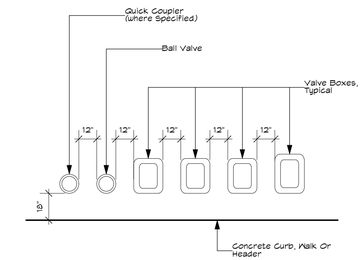


NOTES
1) LOCATE HEAD 6" FROM ALL EDGES IN LAWN AREAS. LOCATE HEAD 12" FROM ALL EDGES IN SHRUB AREAS.
2) LOCATE STREAM SPRAY AND BUBBLERS HEADS 6" FROM ALL EDGES.
3) USE TEFLON PASTE ON ALL MALE THREADS.

B / L3 POP-UP SPRINKLER DETAIL
INCLUDES 4", 6" AND 12"
NTS



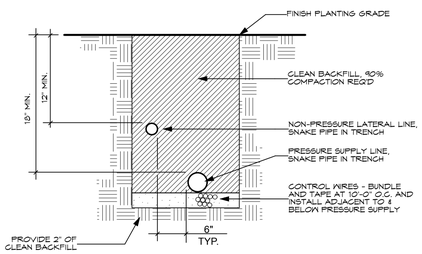
C / L3 QUICK COUPLER DETAIL
NTS



PLAN VIEW

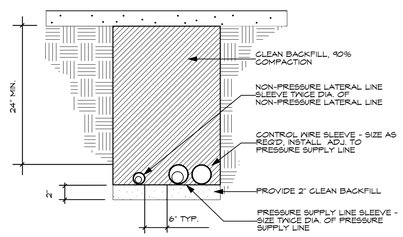
NOTES:
1) CENTER VALVE BOX OVER VALVE ASSEMBLY.
2) LOCATE VALVE BOXES IN GROUND COVER/SHRUB AREAS WHEN POSSIBLE.
3) SET VALVE BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE.

D / L3 VALVE BOX LAYOUT
NTS



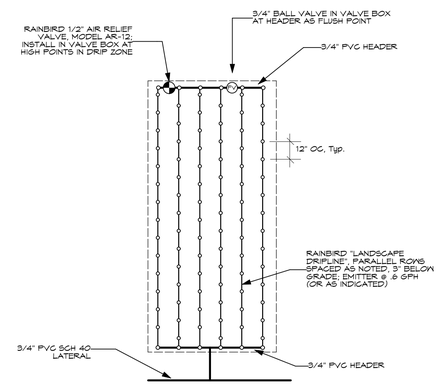
NOTE:
1) PIGTAIL AND LOOP CONTROL WIRE AT ALL CHANGES IN DIRECTION.
2) PROVIDE 18" EXPANSION LOOP AT ALL 90° ANGLES, AND EVERY 100' OF STRAIGHT CURVE RUN.

E / L3 PIPE INSTALLATION IN PLANTED AREA
NTS



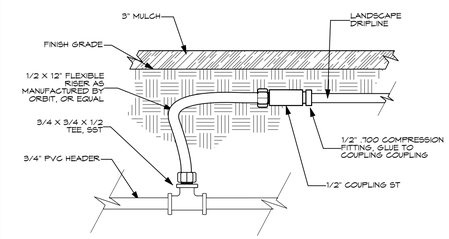
NOTES:
1) ALL SLEEVES TO BE SCH 40 PVC.
2) EXTEND ALL SLEEVES 12" BEYOND EDGE OF HARDSCAPING AT BOTH ENDS.

F / L3 PIPE INSTALLATION UNDER PAVING
NTS

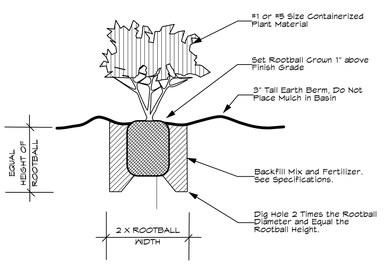


PLAN

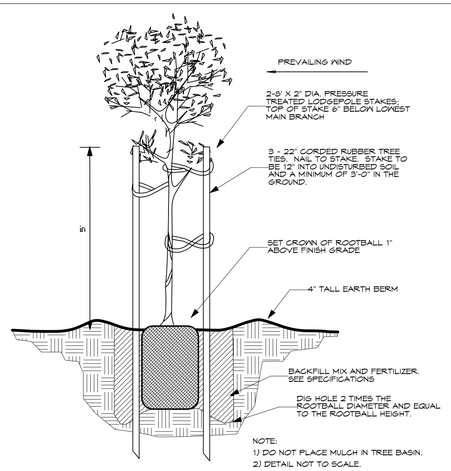
G / L3 DRIP CIRCUIT LAYOUT
NTS



H / L3 POLY TO PVC COMPRESSION FITTING DETAIL
NTS

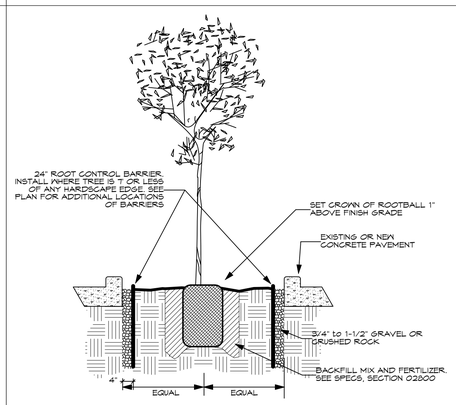


I / L3 SHRUB PLANTING DETAIL
NTS



NOTE:
1) DO NOT PLACE MULCH IN TREE BASIN.
2) DETAIL NOT TO SCALE.

J / L3 TREE PLANTING DETAIL
NTS



NOTE:
1) DO NOT PLACE MULCH IN TREE BASIN.
2) PLANTING HOLE TO BE TESTED FOR DRAINAGE PRIOR TO PLANTING. IF HOLES DO NOT DRAIN WITHIN 4 HOURS CONTACT LANDSCAPE ARCHITECT.
3) INSTALL ROOT BARRIER ON ALL FOUR SIDES OF PLANTER.

K / L3 TREE WELL WITH ROOT BARRIER
NTS

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LANDSCAPE DETAILS

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L3

SHEET L3 OF 4

DIVISION 2 SITE WORK
SECTION 02750

UNDERGROUND IRRIGATION SYSTEM

PART 1 GENERAL

1.01 SCOPE

A. Work Included: perform all work necessary and required for the construction of the project as indicated. Such work includes but is not limited to the following:

1. Furnish and install complete irrigation system.
2. Trenching and backfilling.
3. Sleeves for irrigation piping and remote control valve wiring under pavements and walls as noted.

B. Related Work in Other Sections: The following items of associated work are included in other sections of these specifications:

1. Landscaping, Section 02800

C. By Others: The following items of work will be performed by others and are not included in the contract.

1. Electrical stub-out for irrigation controller.
2. Irrigation water meter.
3. Water stub-out(s) for irrigation system.

1.02 INSPECTION OF CONDITIONS: Examine related work and surfaces before starting work of this section. Report to the landscape architect, in writing, conditions which will prevent the proper provision of this work. Beginning the work of this section without reporting unsuitable conditions to the landscape architect constitutes acceptance of conditions by the contractor. Any required removal, repair, or replacement of this work caused by unsuitable conditions to be done at no additional cost to the owner.

1.03 CODES, RULES AND SAFETY ORDERS

A. All work and materials to be in full accordance with the latest rules and regulations of safety orders of Division of Industrial Safety; the Uniform Plumbing Code published by the Western Plumbing Officials' Association; and other applicable laws or regulations, including the presiding local plumbing code. Nothing in these drawings or specifications is to be construed to permit work not conforming to these codes. Should the construction documents, or instructions, be at variance with the aforementioned rules and regulations, notify the landscape architect and get instructions before proceeding with the work affected.

B. Furnish and maintain all warning signs, shoring, barricades, red lanterns, etc., as required by the Safety Orders of the Division of Industrial Safety and local ordinances.

C. Contact U.S.A. for location of underground utilities.

1.04 STANDARDS: American Society of Testing and Materials (ASTM).

1.05 PERMITS AND FEES: Obtain all permits and pay required fees to any governmental agency having jurisdiction over the work. Arrange inspections required by local agencies and ordinances during the course of construction as required.

1.06 APPROVAL: Wherever the terms "approve", "approval", or "approved" are used in the specifications, they mean approval of landscape architect in writing.

1.07 WORK SCHEDULE: Submit a proposed work schedule to landscape architect at least 5 days prior to start of work under this Section. After approval, no modification shall be made to this schedule with out written authorization by the landscape architect.

1.08 OBSERVATION SCHEDULE
Schedule a job start meeting with the landscape architect at least 5 days before beginning work under this Section. All requests for observation must be made 72 hours in advance.

A. Job start meeting

The purpose of this conference is to review questions the contractor may have regarding the work, administrative procedures during construction and project work schedule.

B. Irrigation installation and hydrostatic tests

Observation of installation and hydrostatic test results to be made by the landscape architect prior to backfilling of trenches.

C. Pre-maintenance

When all work has been completed a pre-maintenance walk-through will be conducted. If approved, the 90 calendar day maintenance period will begin.

D. Final Observation

Final Observation will be after the 90 calendar day maintenance period and all required work is completed. Please give 1 week notice for this observation meeting.

1.09 SUBSTITUTIONS

A. Specific reference to manufacturer's names and products specified in this Section are used as standards, but this implies no right to substitute other material or methods without written approval of the landscape architect.

B. Installation of any approved substitution is contractor's responsibility. Any changes required for installation of any approved substitution must be made to the satisfaction of the landscape architect and without additional cost to the owner.

1.10 PROTECTION OF EXISTING CONDITIONS

A. Contractor shall acquaint themself with all site conditions. Should utilities or other work not shown on the plans be found during excavations, contractor shall promptly notify landscape architect for instructions as to further action. Failure to do so will make contractor liable for any and all damage thereto arising from their operations subsequent to discovery of such utilities not shown on plans.

1.11 COORDINATION: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.

1.12 PRODUCT HANDLING: Protect work and materials under this Section from damage during construction and storage. Protect polyvinyl chloride (PVC) pipe and fittings from direct sunlight. Beds on which PVC is stored must be full length of pipe. Do not use any pipe or fitting that has been damaged or dented.

1.13 SAMPLES: Landscape architect reserves the right to take and analyze samples of materials for conformity to specifications at any time. Contractor shall furnish samples upon request by the landscape architect. Rejected material shall be removed from the site immediately and replaced at the contractors expense. Cost of testing materials not meeting specifications shall be paid by contractor.

1.14 HYDROSTATIC TESTS
A. Make hydrostatic tests when welded PVC joints have cured at least 24 hours. Apply continuous static water pressure of 100 psi as follows:

1. All piping on the pressure side of control valves shall be tested for two hours.
2. At completion of hydrostatic test, mainline shall be opened at farthest most point from the location of the pump to verify continuity of the mainline.

B. Leaks resulting from tests shall be repaired and tests repeated until system passes tests.

1.15 "AS-BUILT" IRRIGATION DRAWINGS: Contractor shall furnish Record Drawings of the complete irrigation system. Procure from the landscape architect full sized sepias of Contract Drawings. Construction drawings shall be on the construction site at all times while the irrigation system is being installed. Actual location of valves and all irrigation and drainage piping shall be shown on the prints by dimensions from easily identified permanent features, such as buildings, curbs, fences, walks or property lines. Drawings shall show approved substitutions, if any, of material including manufacturer's name and catalog number. The drawings shall be at scale and all indications shall be neat. All information noted on the print shall be transferred to the prints by contractor and all indications shall be recorded in a neat, orderly way. The record drawings shall be turned over to the landscape architect at or before the Final Acceptance of the project.

1.16 CONTROLLER CHARTS

1. As-built drawings shall be approved by the landscape architect before charts are prepared.
2. Provide one controller chart for each controller supplied.
3. The chart shall show the area controlled by automatic controller and shall be the maximum size controller door will allow.
4. The chart is to be reduced drawing of the actual as-built system. However, in the event the controller sequence is not legible when the drawing is reduced, it shall be enlarged to a size that will be readable when reduced.
5. Chart shall be black line print and a different color shall be used to show area of coverage for each station.
6. The chart shall be mounted using Velcro, or an approved equal.
7.When completed and approved, the chart shall be hermetically sealed between two pieces of plastic, each piece being a minimum 20 mils. thick.
8. These charts shall be completed and approved prior to final inspection of the irrigation system.

1.17 MATERIALS TO BE FURNISHED

A. Prior to final inspection the contractor shall furnish the following materials to the owner:

1. Two wrenches for disassembling and adjusting each type of sprinkler head supplied.
2. Two keys for each automatic controller.
3. Four keys for loose key hose bibs and/or hose bibs.
4. Twelve 12 inch pop-up sprinkler bodies.

1.18 CLEAN-UP: Keep all areas of work clean, neat and orderly at all times. Keep paved areas clean during installation. Clean up and remove all debris from the entire work area prior to Final Acceptance to satisfaction of landscape architect.

1.19 FINAL ACCEPTANCE: Work under this Section will be accepted by landscape architect upon satisfactory completion of all work. Upon Final Acceptance, owner will assume responsibility for maintenance of the work. Said assumption does not relieve contractor of obligations under Warranty.

1.20 WARRANTY: In addition to manufacturer's guarantees or warranties, all work shall be warranted for one year from the date of Final Acceptance against defects in material, equipment and workmanship by contractor. Warranty shall also cover repair of damage to any part of the premises resulting from leaks or other defects in materials, equipment and workmanship to the satisfaction of the owner.

PART 2 MATERIALS

2.01 GENERAL: Materials throughout the system shall be new and in perfect condition. At least 14 days prior to beginning work, submit for approval 2 copies of manufacturer's catalog cuts, specifications, and operating instructions of the complete list of materials and assemblies to be installed. Quantities of materials and equipment need not be included. No deviations from the specifications shall be allowed. The decision of the landscape architect shall be final in the determination of the quality of materials and equipment.

2.02 WATER METERS: Shall be provided by others.

2.03 PIPE

A. Mainline piping on pressure side of irrigation control valves:

1. 2" size and greater to be Polyvinyl Chloride (P.V.C.) 1120-1220, Class 315 and shall conform to ASTM D 2241-73 and D 2672-73.
2. Up to and including 1-1/2" size to be Polyvinyl Chloride (P.V.C.) 1120-1220, Schedule 40 and shall conform to ASTM D 1785-73.
3. Galvanized Steel: Standard wall, Schedule 40, capable of working pressure up to 600 psi shall run from the point of connection to back flow prevention device.
4. Piping from the point of connection to the back flow prevention device shall be as approved by local code.

B. Lateral line piping on non-pressure side of irrigation control valves:

1. 2" size and greater to be Polyvinyl Chloride (P.V.C.) 1120-1220, Class 315 and shall conform to ASTM D 2241-73 and D 2672-73.
2. Up to and including 1-1/2" size to be Polyvinyl Chloride (P.V.C.) 1120-1220, Schedule 40 and shall conform to ASTM D 1785-73.

2.04 FITTINGS

A. PVC Fittings: Schedule 40, Polyvinyl Chloride, high impact weight, as manufactured by Sloane, Lasco, medium or approved equal.

B. Fittings for Galvanized Steel Pipe: Schedule 40, standard weight as manufactured by Grinnell, or approved equal.

C. Connections between main and valves shall be PVC Schedule 80 nipples and fittings.

2.05 SLEEVE MATERIALS

A. For Control Wires: PVC 1120-1220, Class 200 pipe or heavy wall galvanized steel conduit.

B. For Water Lines: PVC 1120-1220, Class 200 pipe or heavy wall galvanized steel conduit.

2.06 IRRIGATION CONTROLLERS

A. Controller to be as shown on plans and is to be installed as per detail and manufacturer's specifications.

2.07 IRRIGATION CONTROL VALVES

A. Remote Control Valves: Valves to be as shown on plans and installed per details and manufacturer's specifications.

2.08 CONTROL WIRE

A. Wire: Solid copper wire, U.L. approved for direct burial in ground. Minimum gauge: #14. Common ground wire shall be white.

B. Splicing Materials: Wire connectors shall be Pentite or snap connectors.

C. All wires shall be labeled with the valve number at the controller and valve.

D. 120 wiring shall be as required by local code and installed by an electrician. It shall not be on a switched circuit.

E. Common wire shall be white. Control wires shall be other than white. Use a different color control wire for each controller.

2.09 VALVE BOXES

A. Remote Control Valves: To be Brooks, Green or approved equal, one per valve.

B. Gate Valves and Control Wire Stub-out Locations: To be Brooks, Green or approved equal, one per valve or stub-out location.

2.10 QUICK-COUPLING VALVES

A. Quick coupling valves to be as per plans and details.

B. Furnish 2 valve keys fitted with hose valve assembly.

C. All valve boxes shall be purple in color or clearly labeled by the manufacturer to designate reclaimed water.

2.11 LANDSCAPE DRIP-LINE: Tubing as shown in legend and drawings.

A. Install in parallel and consistent rows at spacing indicated in all specified areas.

B. Install 3" below grade.

2.12 SPRINKLER HEADS

A. Heads as shown in legend and drawings.

2.13 BACK-FLOW PREVENTION ASSEMBLIES

A. Back-flow prevention device as shown in legend and drawings.

PART 3 EXECUTION

3.01 LAYOUT

A. Layout work as accurately as possible to drawings. Drawings are diagrammatic to the extent that swing joints, offsets and all fittings are not shown.

B. Full and complete coverage is required. Contractor shall make any necessary minor adjustments to layout required to achieve full coverage of irrigated areas at no additional cost to owner.

C. Dig trenches wide enough to allow a minimum of 6 in. between parallel pipe lines. Trenches shall be of sufficient depth to provide minimum cover from finish grade as follows:

1. Over PVC pipe on pressure side of irrigation control valve, control wires and quick coupling valves: 18 inches.
2. Over pipe on non-pressure side of irrigation control valve: 12 inches.

3.03 BACK FLOW PREVENTION DEVICE INSTALLATION

A. Install according to local code and manufacturer's instructions.

B. Install with union on discharge side for servicing, or with flanges, as required.

3.04 SLEEVING

A. Where pipes or wires must be installed under paving place them in sleeves with a 24" minimum depth and sufficient size to accommodate irrigation lines and/or wires.

B. Lack of pipe chase coordination does not relieve the contractor from installing the pipes and control wire shown on the drawing. In the event pipe chases were not installed prior to paving the contractor shall bore under the paving to accommodate pipes and wires.

C. All control wire shall be in Schedule 40 conduit from trench to controller. When valves are grouped together allow 12" between valve boxes, each valve in a separate box, (not to be placed in drainage swales, but kept in ground cover areas.)

3.05 PIPE LINE ASSEMBLY

A. Install pipe in accordance with manufacturer's instructions.

B. Solvent weld all PVC pipe and fittings using solvents (including primer) and methods as recommended by the manufacturer, except where screw connections are required. Clean pipe and fittings of dirt and moisture before assembly. PVC pipe may be assembled on ground surface beside trench. Snake pipe from side to side of trench bottom to allow for expansion and contraction. Make all connections between PVC pipe and metal valves or pipe with threaded fittings using PVC male adapters.

C. Use Teflon tape on all threaded fittings.

D. Thrust blocks shall be installed where the irrigation main changes direction as at ells and tees and where the irrigation main terminates. Pressure tests shall not be made for a period of 36-48 hours following the completion of pouring of the thrust blocks. Concrete thrust blocks for supply mains shall be sized and placed in strict accordance with the pipe manufacturer's specifications and shall be of an adequate size and so placed as to take all thrust created by the maximum internal B. Related Work: The following items of associated work are included in other sections of these specifications.

1. Section 02750: Underground Irrigation System.

C. By Others: The following items of work will be performed by others and are not included in the contract.

1.02 REQUIREMENTS OF REGULATORY AGENCIES

A. Perform work in accordance with all applicable laws, codes, and regulations required by authorities having jurisdiction over such work and provide for all inspections and permits required by federal, state, and local authorities in furnishing, transporting and installing materials.

B. Certificates of inspection required by law for transportation shall accompany the invoice for each shipment of plants. File copies of certificates with landscape architect after acceptance of material. Inspections of federal and state governments at place of growth does not preclude rejection of plants at project site.

1.03 SELECTION, TAGGING AND ORDERING OF PLANT MATERIAL

A. Submit documentation to landscape architect at least 7 days prior to start of work under this section that all plant material has been ordered. Arrange procedure for observation with landscape architect at time of submission.

B. Plants shall be subject to observation and approval by landscape architect at place of growth or upon delivery for conformity to specifications. Such approval shall not impair the right of observation and rejection during progress of the work. Submit written request for observation of plant material at place of growth to landscape architect. Written request shall state the place of growth and the quantity and variety of plants to be observed. Landscape architect reserves the right to refuse observation at this time if, in his judgment, a sufficient number of plants are not available for observation or not in the landscape architect's contract.

C. Substitution of plant material will not be permitted unless authorized in writing by landscape architect. If proof is submitted that any plant specified is not obtainable, a proposal will be considered for use of the nearest equivalent size or variety with corresponding adjustment of contract price.

1.04 COORDINATION: Contractor shall coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.

1.05 INSPECTION OF SITE: Contractor shall visit site and inspect conditions as they exist prior to submitting bid. Site dimensions, water pressure and general conditions shall be verified prior to beginning of any work.

1.06 INTENT OF DRAWINGS AND SPECIFICATIONS: It is the intent of the drawings and specifications to provide planting with plants in vigorous growth, ready for owner's use. Any items not specifically shown in the drawings or called for in the specifications, but normally required to conform with such intent, are to be considered as part of the work. Written dimensions take precedence over scale dimensions.

1.07 APPROVAL: Wherever the terms "approve", "approval" or "approved" are used herein, they mean approval of landscape architect in writing.

1.08 PRODUCT HANDLING

A. Furnish standard products in manufacturer's standard containers bearing original labels showing quantity, analysis and name of manufacturer.

B. Store products with protection from weather or other conditions which would damage or impair the effectiveness of the product.

1.09 PROTECTION OF EXISTING PLANTS TO REMAIN

A. Do not store materials or equipment, permit burning, or operate or park equipment within designated plant protection zones as specified on the plans.

B. Notify landscape architect in any case where contractor feels grading or other construction called for by Contract Documents may damage existing plants to remain. Do not proceed with such work until directed by landscape architect.

C. If existing plants are damaged during construction, contractor shall replace such plants of the same species and size as those damaged at no cost to owner. Determination of extent of damage and value of damaged plant shall rest solely with landscape architect.

1.10 GRADING

A. Prior to planting grading will be brought to within .10 + foot of finish grade with soil suitable for planting by the landscape contractor. It is the responsibility of the landscape contractor to verify that no conflict exists with the grading plan. Fine finish grading will be done by the landscape contractor.

B. Finish grade in ground cover areas shall be 2 inches below surrounding concrete or asphalt. In lawn areas, sodded areas shall be 2 inches and seeded areas shall be 1 inch below sidewalks, header boards, or mow strips and examined by the landscape architect, owner, or his representative.

1.11 CLEAN-UP: Keep all areas of work clean, neat and orderly at all times. Keep all paved areas clean during planting and maintenance operations. Clean up and remove all deleterious materials and debris from the entire work area prior to Final Acceptance to the satisfaction of landscape architect. The landscape contractor shall bear final responsibility for proper surface drainage of planted areas. Any prior work done by another party or obstructions on the site which the contractor feels precludes establishing proper drainage shall be brought to the attention of the landscape architect, owner or his representative for correction or the relief of responsibility.

1.12 SAMPLES, TESTS AND SUBMITTALS: Landscape architect reserves the right to take and analyze samples of materials for conformity to specifications at any time. Contractor shall furnish samples and/or manufacturer's specification sheets for any construction material or item upon request by the landscape architect. Rejected materials shall be immediately removed from the site at contractor's expense. The cost of testing materials not meeting specifications shall be paid by the contractor.

1.13 PROJECT SCHEDULE: Contractor shall submit for approval a complete work schedule indicating tentative dates for inspections. This schedule is to be submitted prior to the job start meeting.

1.14 OBSERVATION SCHEDULE: Schedule a job start meeting with the landscape architect at least 5 days before beginning work under this Section. All requests for observation must be made 72 hours in advance.

A. Job Start Meeting
The purpose of this conference is to review questions the contractor may have regarding the work, administrative procedures during construction and project work schedule.
B. Planting - Fine Grading and Soil Preparation
The fine grading and soil preparation of all planting areas must be observed prior to installation of plant material.
C. Plant Material
Landscape architect shall observe plant material for quality prior to planting. Plants shall be subject to observation and approval at place of growth or upon delivery for quality, size and variety; such approval shall not impair the right of inspection and condition of ball and roots, latent defects or injuries. Rejected plants shall be removed immediately from site.
D. Plant Layout
Layout plants (in containers) in locations shown on drawings. Landscape architect will check location of plants in the field and adjust to exact position before planting begins. Landscape architect reserves the right to refuse inspection if, in his opinion, an insufficient quantity of plants is available for layout check.
E. Pre-maintenance
When all work has been completed a pre-maintenance walk-through will be conducted. If approved, the 90 calendar day maintenance period will begin.
F. Final Observation
Final Observation will be after the 90 calendar day maintenance period and all required work is completed. Please give 1 week notice for this observation meeting.

1.15 MAINTENANCE

A. All landscape areas shall be substantially weed free at beginning of maintenance period and at final acceptance.

B. Begin maintenance after each plant and each portion of lawn or ground cover is installed and continue until Final Acceptance.

C. Maintenance Period shall begin upon inspection and approval by landscape architect and shall be for 90 calendar days.

C. Use Teflon tape on all threaded fittings.

D. Thrust blocks shall be installed where the irrigation main changes direction as at ells and tees and where the irrigation main terminates. Pressure tests shall not be made for a period of 36-48 hours following the completion of pouring of the thrust blocks. Concrete thrust blocks for supply mains shall be sized and placed in strict accordance with the pipe manufacturer's specifications and shall be of an adequate size and so placed as to take all thrust created by the maximum internal B. Related Work: The following items of associated work are included in other sections of these specifications.

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A. Furnish standard products in manufacturer's standard containers bearing original labels showing quantity, analysis and name of manufacturer.

B. Store products with protection from weather or other conditions which would damage or impair the effectiveness of the product.

1.09 PROTECTION OF EXISTING PLANTS TO REMAIN

A. Do not store materials or equipment, permit burning, or operate or park equipment within designated plant protection zones as specified on the plans.

B. Notify landscape architect in any case where contractor feels grading or other construction called for by Contract Documents may damage existing plants to remain. Do not proceed with such work until directed by landscape architect.

C. If existing plants are damaged during construction, contractor shall replace such plants of the same species and size as those damaged at no cost to owner. Determination of extent of damage and value of damaged plant shall rest solely with landscape architect.

1.10 GRADING

A. Prior to planting grading will be brought to within .10 + foot of finish grade with soil suitable for planting by the landscape contractor. It is the responsibility of the landscape contractor to verify that no conflict exists with the grading plan. Fine finish grading will be done by the landscape contractor.

B. Finish grade in ground cover areas shall be 2 inches below surrounding concrete or asphalt. In lawn areas, sodded areas shall be 2 inches and seeded areas shall be 1 inch below sidewalks, header boards, or mow strips and examined by the landscape architect, owner, or his representative.

1.11 CLEAN-UP: Keep all areas of work clean, neat and orderly at all times. Keep all paved areas clean during planting and maintenance operations. Clean up and remove all deleterious materials and debris from the entire work area prior to Final Acceptance to the satisfaction of landscape architect. The landscape contractor shall bear final responsibility for proper surface drainage of planted areas. Any prior work done by another party or obstructions on the site which the contractor feels precludes establishing proper drainage shall be brought to the attention of the landscape architect, owner or his representative for correction or the relief of responsibility.

1.12 SAMPLES, TESTS AND SUBMITTALS: Landscape architect reserves the right to take and analyze samples of materials for conformity to specifications at any time. Contractor shall furnish samples and/or manufacturer's specification sheets for any construction material or item upon request by the landscape architect. Rejected materials shall be immediately removed from the site at contractor's expense. The cost of testing materials not meeting specifications shall be paid by the contractor.

1.13 PROJECT SCHEDULE: Contractor shall submit for approval a complete work schedule indicating tentative dates for inspections. This schedule is to be submitted prior to the job start meeting.

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Landscape architect shall observe plant material for quality prior to planting. Plants shall be subject to observation and approval at place of growth or upon delivery for quality, size and variety; such approval shall not impair the right of inspection and condition of ball and roots, latent defects or injuries. Rejected plants shall be removed immediately from site.
D. Plant Layout
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E. Pre-maintenance
When all work has been completed a pre-maintenance walk-through will be conducted. If approved, the 90 calendar day maintenance period will begin.
F. Final Observation
Final Observation will be after the 90 calendar day maintenance period and all required work is completed. Please give 1 week notice for this observation meeting.

1.15 MAINTENANCE

A. All landscape areas shall be substantially weed free at beginning of maintenance period and at final acceptance.

B. Begin maintenance after each plant and each portion of lawn or ground cover is installed and continue until Final Acceptance.

C. Maintenance Period shall begin upon inspection and approval by landscape architect and shall be for 90 calendar days.

D. Maintenance of new planting shall consist of watering, cultivating, weeding, fertilizing, mulching, re-staking, tightening and repairing of guys, resetting plants to proper grades or upright position, restoration of the plant saucer, and furnishing and applying such sprays and fertilizers as are necessary to keep the plants free of insects and disease and in thriving condition.

E. Protect planting areas and plants at all times against damage of all kinds for duration of maintenance period. Maintenance includes temporary protection fences, barriers and signs as required for protection. If any plants become damaged or injured, treat or replace as directed by landscape architect at no additional cost to owner.

1.16 FINAL ACCEPTANCE: Work under this Section will be accepted by landscape architect upon satisfactory completion of all work, including maintenance, but exclusive of replacement of plant materials under the Warranty Period. Upon Final Acceptance, the owner will assume responsibility for maintenance of the work.

1.17 WARRANTY PERIOD AND REPLACEMENTS

A. Contractor shall warrant that all plant material except annual color planted under this contract will be healthy and in flourishing condition of active growth one year from date of Final Acceptance.

B. Any delay in completion of planting operations which extends the planting period shall extend the Maintenance and Warranty Periods correspondingly.

C. Replace, without cost to owner, and as soon as weather conditions permit, all dead plants and all plants not in vigorous, thriving condition, as determined by landscape architect during and at the end of Warranty Period. Plants shall be free of dead or dying branches and branch tips, and shall bear foliage of a normal density, size and color. Replacements shall closely match adjacent specimens of the same species and shall be subject to all requirements of this specification.

D. Contractor shall not be held responsible for failures due to neglect by owner, vandalism, or acts of god, etc., during Warranty Period. Report such conditions to landscape architect in writing.

PART 2 MATERIALS

2.01 PLANTS

A. Plant Quality: Plants shall be fresh, well established, vigorous, of normal habit of growth, free of disease, insects, insect eggs and larvae. Roots shall be healthy and extend to the bottom and sides of the container, and rooting shall be extensive enough to hold the root ball together during planting, but not so dense as to discourage root establishment into surrounding soils. Roots shall not show any signs of restriction due to kinked, circular, or distorted growth. No trees will be accepted that will not stand on their own trunks after the nursery stakes have been removed. All plants will be inspected prior to planting and may be rejected if noted quality standards are not met.

B. Plant Quantity: Plant materials shall be furnished in size, quantities, species and at the spacing indicated or as noted on the plans. Ground cover material shall be provided in quantity adequate to fill the entire ground cover areas at the spacing shown.

C. Plant Spacing: No planting, except for ground covers, espaliers and vines shall be placed closer than two feet to pavement, structures or other landscape edges. Ground covers adjacent to pavement, structures or landscape edges shall be no closer to these than 75% of their spacing. No plants that would obstruct the sprinkler coverage shall be placed closer than 30% of the radius of the sprinkler throw as specified by the sprinkler manufacturer at the optimum operating pressure unless approved by the landscape architect.

2.02 LANDSCAPE AREA PLANTING SOILS

A. Soil to be tested by testing agency as per specifications.

B. All landscape area planting soils shall be equal or coarser in texture to the original on-site topsoil. All landscape area soils shall be free from stones larger than 1 in. in size, sub-soil, refuse, plants or roots, clods, weeds, sticks, or other extraneous material. All landscape area soils shall be tested by an approved soils laboratory for horticultural suitability and verified to be capable of sustaining healthy plant life. Landscape area planting soils may be obtained through stockpiling of existing topsoil or imported soil of equal texture and quality as determined by approved soil laboratory analysis.

C. Soil Chemistry: All planting soils shall meet the following soil chemistry parameters.

1. Reaction - pH of saturated paste = 5.5 to 7.5
2. Salinity (Electrical conductivity in mmho/cm) = <4.0
3. Sodium Adsorption Ratio (SAR) = <6.0
4. Sodium = <5.0 milliequivalents per liter
5. Chloride = <5.0 milliequivalents per liter
6. Boron (Parts Per Million in extract) = <1.0

D. Soil Fertility: Adequate amounts of nitrogen, potassium, phosphorus, calcium, and magnesium shall be available to support healthy plant growth. Soil shall be analyzed for fertility and any deficiencies shall be treated with inorganic fertilizer amendments prior to planting.

E. Lime Treated Soil: If lime is used for soil compaction in landscape areas, all lime treated soil shall be removed to a depth equal or more to the depth of the treated soil. Soil shall be replaced with import soil as described in the landscape specifications.

2.03 PREPARATION OF LANDSCAPE AREA PLANTING SOILS

A. Prior to any work in planting areas all construction debris shall be removed.

B. Structural fill and/or compacted engineered fill and/or any other soil deemed unsuitable for horticultural use as defined by Sections 2.2-A, 2.2-B and 2.2-C, shall be excavated and removed to a depth of 12 inches in landscape planting areas by the landscape contractor. Replacement planting soil shall be equal or coarser to the on-site soil in texture. This may be obtained through stockpiling of existing topsoil or imported soil of equal quality as determined by approved soil laboratory analysis. It shall be free from stones larger than 1 in. in size, sub-soil, refuse, plants or roots, clods, weeds, sticks, or other extraneous material. It shall be capable of sustaining healthy plant life.

C. All landscape area soils shall be ripped in two directions to a depth of 12 inches. In areas not accessible by large equipment, ripping shall be accomplished by small backhoe or manually to thoroughly cultivate the soil to a depth of 12 inches.

D. Landscape area planting soil, imported or otherwise, shall be spread evenly over the site. Minimum depth of friable soil shall be 12 inches deep in all landscape planting areas and finish surface shall be within one inch of finish grade. Import topsoil shall be supplied by the landscape contractor to meet this requirement and shall meet all specifications as defined Sections 2.2-A, 2.2-B and 2.2-C. Imported landscape area planting soils shall be compacted to 85% relative compaction. Never apply the topsoil when the site or the topsoil is wet.

2.04 COMMERCIAL FERTILIZER

A. Pre-plant fertilizer for soil incorporation shall consist of the following percent by weight

6% Nitrogen
20% Phosphoric Acid
20% Potash

B. Post Planting/Surface Application Fertilizer:

16% Nitrogen
8% Phosphoric Acid
8% Potash

C. Fertilizer requirement is subject to change based on soil testing for horticultural suitability.

2.05 SOIL AMENDMENTS

A. Organic Amendment: Shall be nitrolized and derived from fir wood residuals.

B. Physical Properties: 1/2" minus fir bark, nitrolized fortified or entranced.

C. Chemical Amendments: As required by soil analysis with approval of landscape architect.

2.06 STAKING MATERIALS

A. Contractor shall use staking materials necessary to meet requirements of specifications, subject to approval of landscape architect.

B. Tree Stakes: 2" x 2" X 8' lodgepole pine pressure treated stakes. Construction heart grade. (Do not drive stakes through the rootball). Use 2 stakes per tree.

C. Tree Ties: Corded rubber tree ties, 18" without wire.

2.07 ROOT BARRIERS

A. "Root Solutions" control planter, or equal. Install according to local code and manufacturer's instructions. Use in all areas where tree is within 7 feet of any walkway, wall, building or other structural edge. Linear type barrier shall be used in all cases. Linear barriers shall be installed a minimum of 7 feet to either side of tree's relative position to sidewalk or structural edge.

B. All root barriers to be 24" deep, interlocking linear panels.

C. All root barriers shall be installed 4" from the back of curb or other hardscape edge with 4" of 3/4" gravel drain rock 24" deep on the root barrier side away from the tree.

2.08 WATER: Furnished by owner. Transport as required.

2.09 MULCH: Fir bark 1" to 2", free of sticks, dirt, dust and other debris, as approved, to a depth of 3" to be placed in all landscaped areas except where flats have been planted or annual beds and drainage swales. Fir bark, 1/2" minus, free of sticks, dirt, dust and other debris, as approved, to a depth of 1" to be placed in all landscaped areas where flats have been planted or in annual beds. Shredded bark mulch shall be used in conjunction with jute netting on all slopes greater than 6:1.

2.10 PRE-EMERGENT WEED CONTROL: All herbicides used to control weeds shall comply with all governmental regulations and shall be appropriate to weed species. Contact the local county agricultural agent or pest control advisor for proper herbicide recommendations. Follow manufacturers instructions carefully

PART 3 EXECUTION

3.01 HANDLING OF PLANT MATERIAL

A. Canned stock shall be removed carefully after cans have been cut on two sides. Do not use spade to cut cans. Do not lift or handle container plants by tops, stems, or trunks at any time.

3.02 PREPARATION OF SUB-GRADE AND/OR EXISTING SOILS

A. Prior to any work in planting areas by landscape contractor, the general contractor shall clear all construction debris from planting areas.

B. Soil shall be ripped in two directions to a depth of 12". In areas not accessible by large equipment, ripping shall be accomplished by small backhoe or manually.

3.03 SPREADING OF TOPSOIL

A. After sub-grade has been prepared, the landscape contractor shall be responsible for furnishing and installing topsoil to within (1) inches of finish grade.

B. Topsoil should be spread evenly over the site. Minimum depth of friable to be 12 inches within five feet of all structures and 24 inches deep in all other areas. If this condition does not exist on the site, the balance of topsoil shall be imported by the landscape contractor to meet this requirement. Import soil shall be compacted to 85% relative compaction. Never apply the topsoil when the site or the topsoil is wet.

3.04 AMENDMENT OF SOIL

A. Apply amendments to all planting and lawn areas at the following rates per 1,000 sq.ft. at zero to eight inches depth:

8 cubic yards organic amendment as specified.
20 pounds pre-plant fertilizer
Additional amendments as determined from soil test

B. Incorporate thoroughly with top 8 in. soil layer and remove stones over 1 in. in diameter, roots, clods, weeds, and other extraneous material. Bring amended soil to finish grades and elevations shown on Contract Documents. Do not work soils under frozen or muddy conditions.

3.05 SURFACE DRAINAGE OF PLANTED AREAS: Landscape Contractor shall bear final responsibility for proper surface drainage of planted areas. Any discrepancy in the drawings or specifications, obstructions on the site, or prior work done by another party, which contractor feels precludes establishing proper drainage shall be bought to the attention of landscape architect in writing for correction or relief of said responsibility.

3.06 EXCAVATION OF PLANTING AREAS

A. Excavate container grown tree, shrub, and vine pits to the following dimensions:

1. Two times as large in diameter as the original growing container (Rhododendron and azaleas 3 times the diameter)
2. The depth should be equal to the root ball height.

B. Scarify all sides of planting hole. Auger through structural fill, compacted soil or hardpan if encountered or as directed by landscape architect.

3.07 DRAINAGE, DETRIMENTAL SOIL AND OBSTRUCTIONS

A. Notify landscape architect in writing of all soil or drainage conditions contractor considers detrimental to growth of plant material. State condition and submit proposal and cost estimate for correcting condition.

3.08 PLANTING OPERATIONS

A. Protect plants at all times from sun or drying winds. Plants that cannot be planted immediately on delivery shall be kept in the shade, well protected, and shall be kept well watered.

B. Planting Soil (excluding trees):

2/3 Existing Soil
1/3 Organic Amendments

C. Prior to planting test hole for drainage by filling with water, if hole does not drain within four hours, do not plant. Contact landscape architect.

D. Use planting soil to backfill plant pits. Crown of root ball shall be 1" above finished grade. Set plant plumb and brace rigidly in position until planting soil has been tamped solidly around the ball and roots. When plant pits have been backfilled approximately 2/3 full, water thoroughly, saturating rootball, before installing remainder of the planting soil to top of pit, eliminating all air pockets.

E. Smooth planting areas to conform to specified grades after full settlement has occurred.

F. Form saucer with 4 in. high berm around tree and shrub pits 12 inches wider that the root ball diameter.

G. Water all plants immediately after planting.

3.09 STAKING

A. Staking shall be completed immediately after planting. Plants shall stand plumb after staking.

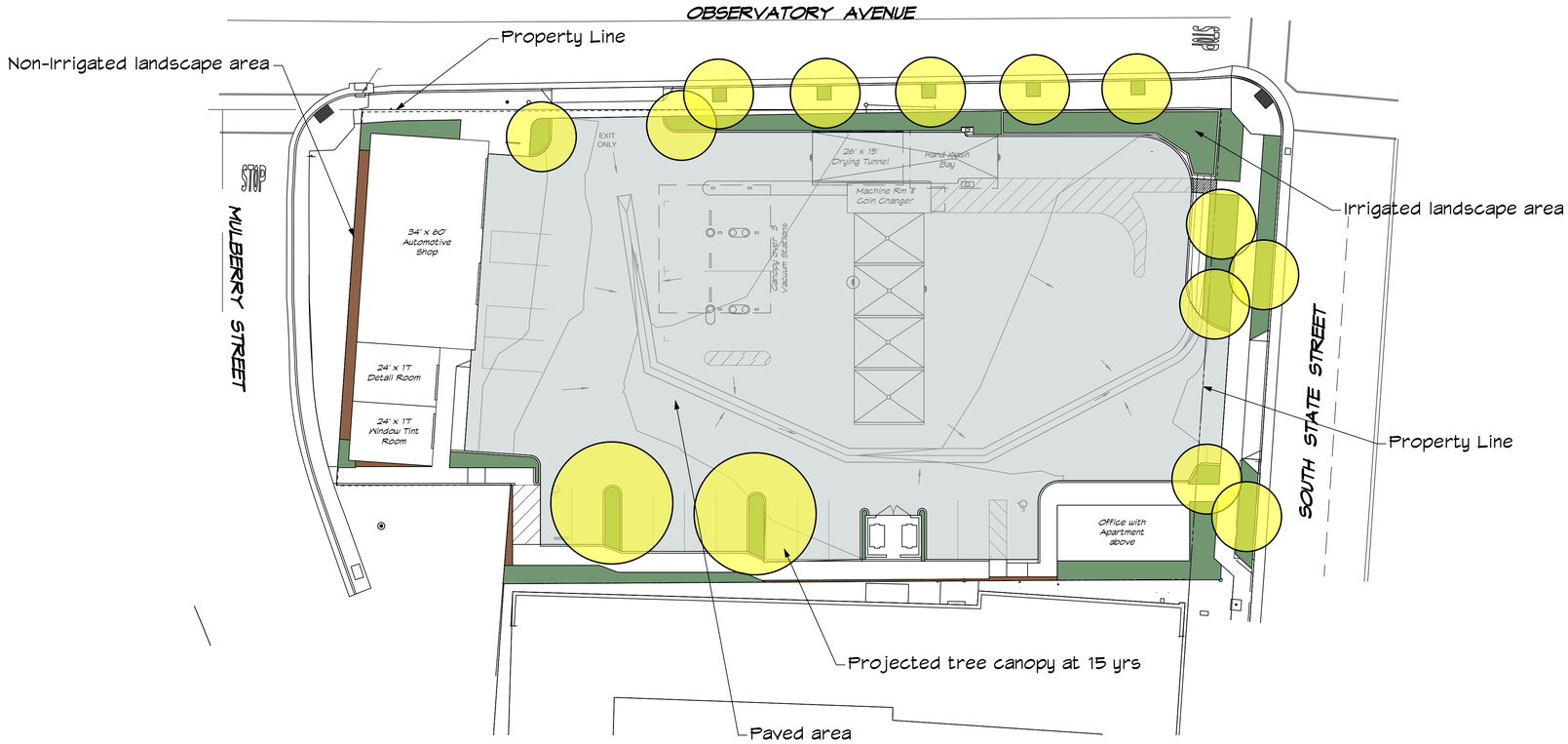
B. Locate stakes in position relative to the prevailing wind as shown on detail.

C. Attach tree straps as per details.

D. Need for auxiliary stake shall be determined in the field by the landscape architect and shall only be used when trees are exceptionally spindly. If necessary, place auxiliary stake adjacent to tree leader and tie with polyethylene nursery tape at 10 inch intervals. Auxiliary stake to be bamboo or equal.

3.10 PRUNING: Prune plants only at the time of planting and according to standard horticultural practices to preserve the natural character of the plant. Trees shall be pruned at the direction of the landscape architect in accordance with current I.S.A. Standards. Remove all dead wood, suckers and broken or badly bruised branches. Use only clean sharp tools. Do not prune to compensate for root loss. Landscape contractor is responsible for replacement of all improperly pruned

Tree Canopy @ 15 Years	Irrigated Landscape	Non-Irrigated Landscape	Total Gross Area of Lot	Total Paved Area
5,694.14 sf	3,089.37 sf	357.26 sf	31,991.01 sf	23,207.89 sf
		Total Lot Size	31,991 sf	
		Percentage of Landscape Coverage of Gross Parcel Area	10.8%	
		Percentage of Tree Canopy Over Paved Area	24.5%	



LANDSCAPE AREA EXHIBIT

Scale: 1" = 20'-0"

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REGISTERED LANDSCAPE ARCHITECT
DONALD G. MACNAIR
NO. 2800
EXP. 8/31/21
STATE OF CALIFORNIA

MACNAIR
LANDSCAPE ARCHITECTURE
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LANDSCAPE AREA CALCULATIONS

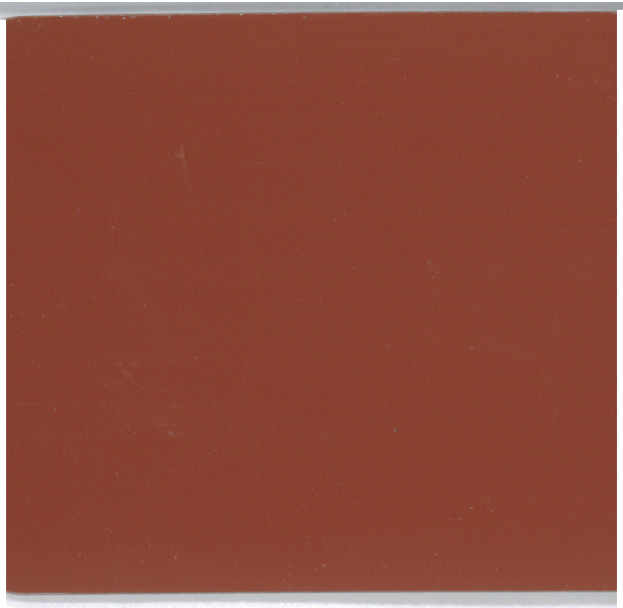
UKIAH CAR WASH

1006 SOUTH STATE STREET
UKIAH, CA
APN #003-130-38

DATE: 10/7/21
MLA JOB #: 2020-28
SCALE: 1" = 20'
DRAWN: DM

2.2

SHEET 2.2 OF 5



Color 'A': "Cool Rustic Red"

Metal roof, steel sunshades & fascia

Color 'B':
"Cool Sierra Tan"

Metal siding

Color 'C': "Benjamin Moore BM2018-60"

Fiber-cement siding

Color 'D': "Benjamin Moore BM2162-40"

Stucco, doors & roll-up doors

UKIAH CARWASH

1006 South State Street, Ukiah

TIERNEY / FIGUEIREDO
TFA
ARCHITECTS AIA

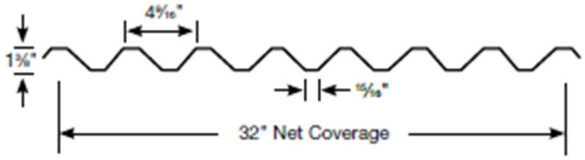
817 Russell Avenue, Suite H Santa Rosa, CA 95403
(707) 576-1557 Fax 576-1555 info@tfarch.com

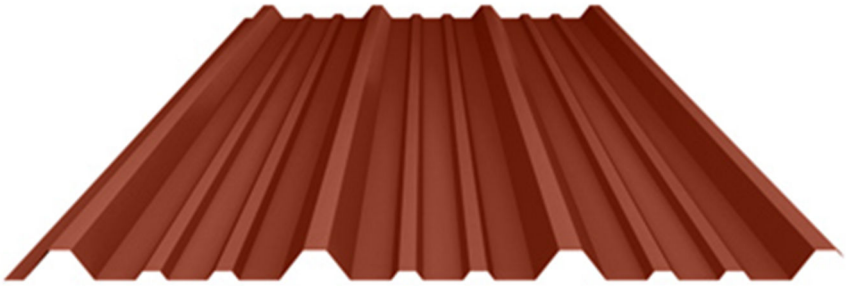
Elevation photo above for product reference only – does not reflect proposed color

Mini—V-Beam Metal Wall Panels

Cool **SIERRA TAN**

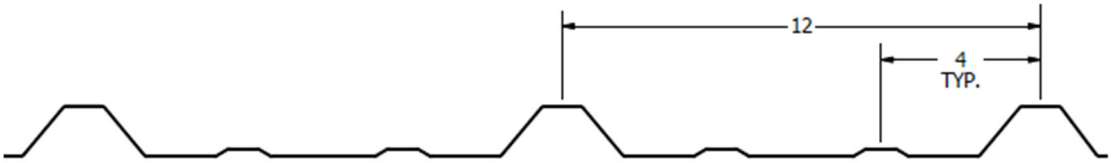
SRI: 55 • LRV: 34 • GA: 24 & 22

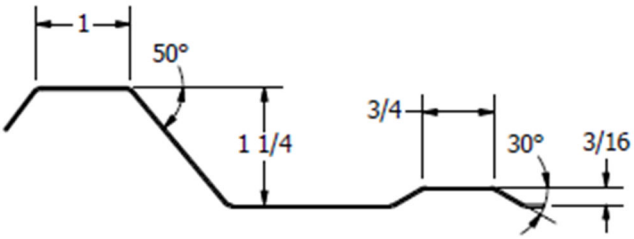




PBR - Metal Roof Panels

Cool **RUSTIC RED**
SRI: 43 • LRV: 13





GENERAL NOTES

1. ALL MATERIAL, WORKMANSHIP AND CONSTRUCTION SHALL CONFORM TO THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS, STANDARD PLANS AND THE MENDOCINO COUNTY STANDARD PLANS. (LATEST REVISION)
2. FOR ANY WORK TO BE PERFORMED ON THE COUNTY RIGHT–OF–WAY, THE CONTRACTOR SHALL OBTAIN AN ENCROACHMENT PERMIT FROM THE COUNTY OF MENDOCINO PLANNING AND BUILDING DEPARTMENT, 707–463–4281
3. THE CONTRACTOR SHALL NOTIFY THE PLANNING AND BUILDING DEPARTMENT'S CONSTRUCTION INSPECTOR 48 HOURS BEFORE STARTING WORK. CALL 707–463–4281. SEE (INSPECTIONS) BELOW FOR REQUIRED NOTIFICATIONS AND APPROVALS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING UNDERGROUND SERVICE ALERT (U.S.A.), TOLL FREE AT 1–800–642–2444, AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATON. THE CONTRACTOR SHALL UNCOVER RELEVANT UTILITIES TO VERIFY THEIR LOCATION AND ELEVATION. IF UNEXPECTED OR CONFLICTING UTILITIES ARE ENCOUNTERED DURING EXCAVATION, NOTIFY U.S.A, THE UTILITY OWNER AND/OR THE PROJECT ENGINEER IMMEDIATELY. UTILITIES INCLUDE BUT ARE NOT LIMITED TO WATER, SEWER, ELECTRICAL, GAS, TELEPHONE AND CABLE/TV.
5. THE CONTRACTOR SHALL OBTAIN A TRENCH PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE EXCAVATION OF ANY TRENCH OVER FIVE FEET IN DEPTH.
6. ALL UNDERGROUND IMPROVEMENTS SHALL BE INSTALLED AND APPROVED PRIOR TO ROAD SURFACING.
7. THE CONSTRUCTION OF BRIDGES, RETAINING WALLS, AND REINFORCED BUTTRESSES REQUIRE A BUILDING PERMIT FROM THE PLANNING AND BUILDING DEPARTMENT.
8. RESTORATION OF EXISTING SURFACING DUE TO CONSTRUCTION OF TRENCHES SHALL BE GOVERNED BY THE CONDITIONS IN THE ROAD ENCROACHMENT PERMIT.
9. THE COUNTY MAY REQUIRE ADDITIONAL WORK OR FACILITIES IN THE COURSE OF THE CONSTRUCTION OF PROJECT IN ORDER FOR THE IMPROVEMENTS TO REASONABLY PROVIDE FOR THE INTENDED FUNCTION OR FOR PUBLIC SAFETY.
10. ALL PROPERTY CORNERS AND OTHER PERMANENT MONUMENTS DISTURBED DURING THE PROCESS OF CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE BEFORE THE FINAL ACCEPTANCE OF THE ROAD BY THE DESIGN ENGINEER.
11. BENCH MARK: CP#50, ELEVATION 103.65 ASSUMED DATUM
    TOPOGRAPHIC AND BOUNDARY INFORMATION PROVIDED BY OTHERS
12. LOCATION OF EXISTING UTILITIES ARE APPROXIMATE ONLY. THE TYPES, LOCATIONS, SIZES AND DEPTHS OF EXISTING UNDERGROUND FACILITIES AS SHOWN ON THESE IMPROVEMENT PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND FACILITIES. HOWEVER, THE ENGINEER, CITY AND COUNTY ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND FACILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR FACILITIES WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THOSE FACILITIES SHOWN AND ANY WHICH MAY EXIST AND ARE NOT SHOWN PRIOR TO COMMENCEMENT OF ANY WORK. THE CONTRACTOR SHALL EXPOSE ALL UNDERGROUND FACILITIES THAT ARE TO BE CONNECTED TO OR THAT ARE IN THE PATH OF THE PROPOSED IMPROVEMENTS FOR VERIFICATION OF ELEVATION AND LOCATION BY DESIGN ENGINEER AND SHALL DETERMINE THAT THERE IS NO CONFLICT PRIOR TO COMMENCING CONSTRUCTION OF THAT PORTION OF THE WORK AND/OR ANY UPSTREAM WORK THAT WOULD BE AFFECTED BY A CONFLICT WITH THE EXISTING FACILITIES. IF THERE IS INTERFERENCE WITH PLAN UTILITY LOCATION THEN ADJUSTMENT OF NEW UTILITY GRADES ARE REQUIRED. THE ADJUSTED GRADE SHALL BE RECOMMENDED BY THE PROJECT/DESIGN ENGINEER IN WRITING AND SHALL BE APPROVED IN WRITING BY THE CITY OR COUNTY PRIOR TO INSTALLATION.
13. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER, THE ENGINEER AND THE COUNTY OF MENDOCINO HARMLESS FROM ANY AND ALL LIABILITY, REAL AND ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
14. UNAUTHORIZED CHANGES OR USES: THE ENGINEER PREPARING THESE PLANS 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.
15. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER UPON DISCOVERING SIGNIFICANT DISCREPANCIES, ERRORS OR OMISSIONS IN THE PLANS. PRIOR TO PROCEEDING, THE OWNER SHALL HAVE THE PLANS REVISED TO CLARIFY IDENTIFIED DISCREPANCIES, ERRORS OR OMISSIONS. THE REVISED PLANS SHALL BE SUBJECT TO REVIEW BY THE CHIEF BUILDING OFFICIAL.
16. RETAINING WALLS ARE NOT APPROVED UNDER THIS GRADING PERMIT. RETAINING WALLS REQUIRE A SEPARATE BUILDING PERMIT, UNLESS EXEMPTED.
17. CUT SLOPES SHALL BE EQUAL TO OR LESS THAN 2:1. SLOPES MAY BE STEEPENED. WITH WRITTEN PERMISSION FROM A GEOTECHNICAL ENGINEER. FILL SLOPES SHALL BE EQUAL TO OR LESS THAN 2:1.
18. ALL EXCESS SOIL MATERIAL, STUMPS AND BOULDERS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ANY ENVIRONMENTAL REGULATIONS AND PLANNING AND BUILDING DEPARTMENT GRADING ORDINANCE AS THEY MAY APPLY.
19. IF CONSTRUCTION IS PERFORMED EARLIER THAN MAY 1 OR LATER THAN OCTOBER 15 IN ANY GIVEN YEAR, AN APPROVED SILTATION CONTROL PLAN, DESIGNED BY A CIVIL ENGINEER OR APPROVED, COMPETENT INDIVIDUAL IS REQUIRED.
20. SHOULD GRADING OPERATIONS ENCOUNTER HAZARDOUS MATERIALS, OR WHAT APPEAR TO BE HAZARDOUS MATERIALS, STOP WORK IN THE AFFECTED AREA IMMEDIATELY AND CONTACT 911 OR THE APPROPRIATE AGENCY FOR FURTHER INSTRUCTION
21. PLACEMENT OF MAILBOXES MUST BE COORDINATED WITH AND APPROVED BY THE LOCAL BRANCH OF THE UNITED STATES POST OFFICE.
22. TRENCH AND BACKFILL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CALTRANS' STANDARD PLAN A62–D FOR CONCRETE CULVERTS AND A62–F FOR METAL AND PLASTIC CULVERTS, EXCEPT THAT THE TRENCH WIDTH NEED ONLY BE ONE FOOT ON EACH SIDE OF THE PIPE.
23. THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF POPE ENGINEERING. UNAUTHORIZED USE, COPYING, DISCLOSURE OR PUBLICATION BY ANY METHOD IS PROHIBITED WITHOUT THE WRITTEN APPROVAL OF POPE ENGINEERING. POPE ENGINEERING TAKES NO RESPONSIBILITY FOR ANY UNAUTHORIZED DUPLICATION OF INFORMATION THAT MAY APPEAR ON ANOTHER PLAN OR MAP.
24. COMPACTION OF FILL TO BE OBSERVED AND TESTED BY A GEOTECHNICAL ENGINEER PER THE MENDOCINO COUNTY SPECIAL INSPECTION REQUIREMENT.
25. PERFORM GRADING IN ACCORDANCE WITH THE LATEST EDITION OF APPENDIX CHAPTER 33 OF THE CALIFORNIA BUILDING CODE, APPLICABLE MENDOCINO COUNTY REGULATIONS.
26. EXISTING DRAINAGE COURSES RECEIVING WATERS FROM THIS SITE AND LOCATED THROUGHOUT THIS SITE SHALL REMAIN OPEN AND CLEAR OF DEBRIS TO PROPERLY CONVEY STORM WATER. IF EXISTING DRAINAGE COURSES RECEIVING WATERS FROM THIS SITE ARE LOCATED IN THE COUNTY RIGHT–OF–WAY AND NEED MAINTENANCE, CONTACT THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS AT (707) 463–4363 FOR FURTHER ASSISTANCE. IN ANY EVENT, THE OWNER AND/OR CONTRACTOR SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS.

INDEX TO DRAWINGS

C–1 COVER SHEET
C–2 GRADING AND DRAINAGE PLAN
C–3 PROFILE, SECTIONS, DETAILS

EROSION CONTROL NOTES

1. PERFORM EROSION PREVENTION AND SEDIMENT CONTROL IN ACCORDANCE WITH THE LATEST EDITION OF APPENDIX CHAPTER 33 OF THE CALIFORNIA BUILDING CODE, APPLICABLE MENDOCINO COUNTY REGULATIONS, AND SECTION 20 OF THE CALTRANS STANDARD SPECIFICATIONS.
2. THE APPROVED PLANS SHALL CONFORM WITH THE EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES CONTAINED IN THE LATEST EDITIONS OF THE FOLLOWING PUBLICATIONS OR AN EQUIVALENT BEST MANAGEMENT PRACTICE:

   EROSION AND SEDIMENT CONTROL FIELD MANUAL BY THE SAN FRANCISCO BAY REGIONAL WATER QUALITY CONTROL BOARD.
   MANUAL OF STANDARDS FOR EROSION & SEDIMENT CONTROL MEASURES BYT THE ASSOCIATION OF BAY AREA GOVERNMENTS.
   CONSTRUCTION SITE BEST MANAGEMENT PRACTICES MANUAL BY CALTRANS.
   STORMWATER BEST MANAGEMENT PROACTIVE HANDBOOK BY THE CALIFORNIA STORMWATER QUALITY ASSOCIATION.
3. IF DISCREPANCIES OCCUR BETWEEN THESE NOTES, MATERIAL REFERENCED HEREIN OF MANUFACTURE'S RECOMMENDATIONS, THEN THE MOST PROTECTIVE SHALL APPLY.
4. THE OWNER IS RESPONSIBLE FOR OBTAINING AND COMPLYING WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT NO. CAS000002 WASTE DISCHARGE REQUIREMENTS FOR DISCHARGES OF STORM WATER RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY DISTURBING LAND EQUAL TO OR GREATER THAN ONE ACRE. CONSTRUCTION ACTIVITIES INCLUDE BUT ARE NOT LIMITED TO CLEARING, GRADING, EXCAVATION, STOCKPILING, AND RECONSTRUCTION OF EXISTING FACILITIES INVOLVING REMOVAL AND REPLACEMENT.
5. PRESERVATION OF EXISTING VEGETATION SHALL OCCUR TO THE MAXIMUM EXTENT PRACTICABLE.
6. THE OWNER IS RESPONSIBLE FOR PREVENTING STORM WATER POLLUTION GENERATED FROM THE CONSTRUCTION SITE YEAR ROUND. THE OWNER MUST IMPLEMENT AN EFFECTIVE COMBINATION OF EROSION PREVENTION AND SEDIMENT CONTROL ON ALL DISTURBED AREAS DURING THE RAINY SEASON (OCTOBER 15 – APRIL 15).
7. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED BY THE OWNER BEFORE FORECASTED STORM EVENTS AND AFTER ACTUAL STORM EVENTS TO ENSURE MEASURES ARE FUNCTIONING PROPERLY. STORM EVENTS PRODUCE AT LEAST 1 INCH OF PRECIPITATION IN A 24 HOUR PERIOD. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES THAT HAVE FAILED OR ARE NO LONGER EFFECTIVE SHALL BE PROMPTLY REPLACED. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED.
8. CHANGES TO THE EROSION PREVENTION AND SEDIMENT CONTROL PLAN MAY BE MADE TO RESPOND TO FIELD CONDITIONS. CHANGES SHALL BE NOTED ON THE PLAN WHEN MADE.
9. DISCHARGES OF POTENTIAL POLLUTANTS FROM CONSTRUCTION SITES SHALL BE PREVENTED USING SOURCE CONTROLS TO THE MAXIMUM EXTENT PRACTICABLE. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SEDIMENT, TRASH, NUTRIENTS, PATHOGENS, PETROLEUM HYDROCARBONS, METALS, CONCRETE, CEMENT, ASPHALT, LIME, PAINT, STAINS, GLUES, WOOD PRODUCTS, PESTICIDES, HERBICIDES, CHEMICALS, HAZARDOUS WASTE, SANITARY WASTE, VEHICLE OR EQUIPMENT WASH WATER AND CHLORINATED WATER.
10. ENTRANCE(S) TO THE CONSTRUCTION SITE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF POTENTIAL POLLUTANTS OFFSITE. POTENTIAL POLLUTANTS DEPOSITED ON PAVED AREAS WITHIN THE COUNTY RIGHT–OF–WAY, SUCH AS ROADWAYS AND SIDEWALKS, SHALL BE PROPERLY DISPOSED OF AT THE END OF EACH WORKING DAY OR MORE FREQUENTLY AS NECESSARY.
11. EXPOSED SLOPES SHALL BE PROTECTED BY USING EROSION PREVENTION MEASURES TO THE MAXIMUM EXTENT PRACTICABLE, SUCH AS ESTABLISHING 70% VEGETATION COVERAGE, HYDROSEEDING, STRAW MULCH, GEOTEXTILES PLASTIC COVERS, BLANKETS OR MATS.
12. WHENEVER IS IS NOT POSSIBLE TO UTILIZE EROSION PREVENTION MEASURES, EXPOSED SLOPES SHALL EMPLOY SEDIMENT CONTROL DEVICES, SUCH AS FIBER ROLLS AND SILT FENCES. FIBER ROLLS AND SILT FENCES SHALL BE TRENCHED AND KEYED INTO THE SOIL AND INSTALLED ON CONTOUR. SILT FENCES SHALL BE INSTALLED APPROXIMATELY 2 TO 5 FEET FROM TOE OF SLOPE.
    HYDROSEEDING SHALL BE CONDUCTED IN A THREE STEP PROCESS. FIRST, EVENLY APPLY SEED MIX AND FERTILIZER TO THE EXPOSED SLOPE. SECOND, EVENLY APPLY MULCH OVER THE SEED AND FERTILIZER. THIRD, STABILIZE THE MULCH IN PLACE.
13. APPLICATIONS SHALL BE BROADCASTED MECHANICALLY OR MANUALLY AT THE RATES SPECIFIED BELOW. SEED MIX AND FERTILIZER SHALL BE WORKED INTO THE SOIL BY ROLLING OR TAMPING. IF STRAW IS USED AS MULCH, STRAW SHALL BE DERIVED FROM WHEAT, RIVE OR BARLEY AND BE APPROXIMATELY 6 TO 8 INCHES IN LENGTH. STABILIZATION OF MULCH SHALL BE DONE HYDRAULICALLY BY APPLYING AN EMULSION SOIL. EQUIVALENT METHODS AND MATERIALS MAY BE USED ONLY IF THEY ADEQUATELY PROMOTE VEGETATION GROWTH AND PROTECT EXPOSED SLOPES.

MATERIALS	APPLICATION RATE (POUNDS PER ACRE)
SEED MIX	
BROMUS MOLLIS (BLANDO BROME)	40
TRIFOLIUM HIRTUM (HYKON ROSE CLOVER)	20
FERTILIZER	
16–20–0 & 15% SULFER	500
MULCH	
STRAW	4000
HYDRAULIC STABILIZING*	
M–BINDER OR SENTINEL	75–100
EQUIVALENT MATERIAL	PER MANUFACTURER

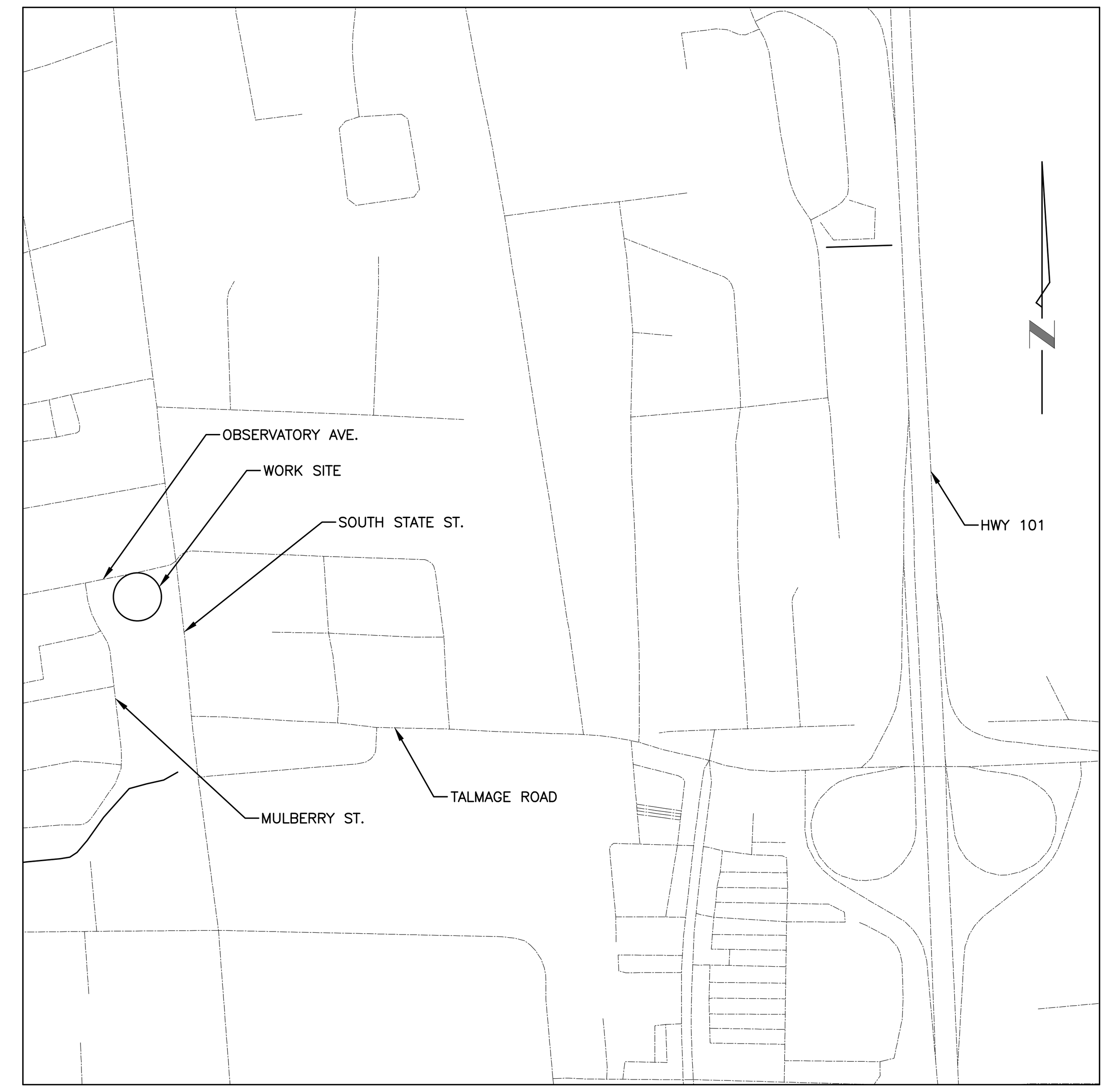
*NON–ASPHALTIC, DERIVED FROM PLANTS

14. THE OWNER SHALL PROTECT STORM DRAIN INLETS FROM POTENTIAL POLLUTANTS UNTIL DRAINAGE CONVEYANCE SYSTEMS ARE FUNCTIONAL AND CONSTRUCTION HAS BEEN COMPLETED.
15. ENERGY DISSIPATERS SHALL BE INSTALLED AT STORM DRAIN OUTLETS WHICH MAY CONVEY STORM WATER FLOW LEADING TO SOIL EROSION.
16. SOIL AND MATERIAL STOCKPILES SHALL BE PROPERLY PROTECTED TO MINIMIZE SEDIMENTS AND POLLUTANT TRANSPORT FROM THE CONSTRUCTION SITE.
17. SOLID WASTE, SUCH AS TRASH, DISCARDED BUILDING MATERIALS AND DEBRIS, SHALL BE PLACED IN DESIGNATED COLLECTION AREAS OR CONTAINERS. THE CONSTRUCTION SITE SHALL BE CLEARED OF SOLID WASTE DAILY, OR AS NECESSARY, AND REGULAR REMOVAL AND PROPER DISPOSAL SHALL BE ARRANGED.
18. A CONCRETE WASHOUT AREA, SUCH AS A TEMPORARY PIT, SHALL BE DESIGNATED TO CLEAN CONCRETE TRUCKS AND TOOLS. AT NO TIME SHALL CONCRETE PRODUCTS AND WASTE BE ALLOWED TO ENTER COUNTY WATERWAYS SUCH AS CREEKS OR STORM DRAINS.
19. PROPER APPLICATION, CLEANING AND STORAGE OF POTENTIALLY HAZARDOUS MATERIALS, SUCH AS PAINTS AND CHEMICALS, SHALL BE CONDUCTED TO PREVENT THE DISCHARGE OF POLLUTANTS.
20. WHEN UTILIZED, TEMPORARY RESTROOMS AND SANITARY FACILITIES SHALL BE LOCATED AND MAINTAINED TO PREVENT THE DISCHARGE OF POLLUTANTS.
21. APPROPRIATE VEHICLE STORAGE, FUELING, MAINTENANCE AND CLEANING AREAS SHALL BE DESIGNATED AND MAINTAINED TO PREVENT DISCHARGE OF POLLUTANTS.

REQUIRED GRADING INSPECTIONS

A. REQUIRED INSPECTIONS BY THE GRADING INSPECTOR ARE AS FOLLOWS:
B. PRE–CONSTRUCTION MEETING WITH CONTRACTOR, GRADING INSPECTOR AND OTHERS, AS APPLICABLE.
C. OTHER INSPECTIONS, AS AGREED AT THE PRE–CONSTRUCTION MEETING.
D. PREPARATION OF GROUND FOR FILL PLACEMENT, ORGANIC LAYER REMOVED, SURFACE SCARIFIED, ECT. (UBC–3313.2).
E. SURFACE BENCHED WHERE SURFACE RECEIVING FILL IS STEEPER THAN 5:1 (UBC–3312.2).
F. KEY OR CORE (UBC–3313.2).
G. SURFACE DRAINAGE FACILITIES INCLUDING INTERCEPTOR DRAINS, SWALES, DITCHES ON TERRACES, CONCRETE OR SHOTCRETE DITCH LINING, ETC. (UBC–3315.2).
H. FINAL ROUGH GRADING OF BOTH CUT AND FILL SLOPES, INCLUDING TERRACING, ROUNDING OF TOP SOIL LAYER, SETBACKS FROM PERMIT AREA BOUNDARIES, ETC. (UBC–3312, 3313, 3314, 3315).
I. EROSION CONTROL MEASURES, EITHER TEMPORARY OR PERMANENT, INCLUDING SEDIMENT FENCES, INSTALLATION OF FABRICS, SEEDING SLOPES, ETC. (UBC–3316).
J. FINAL INSPECTION FOR CODE COMPLIANCE. IF ENGINEERED GRADING, THE FINAL REPORT IS ALSO REVIEWED BY THE GRADING INSPECTOR BEFORE THE GRADING PERMIT IS FINALED (UBC–3317).

APN 003-130-38
IMPROVEMENT PLANS
GRADING PLAN AND DRAINAGE PLAN FOR NICK BHULA



VICINITY MAP
1"= 500'

GRADING

1. THE CONTRACTOR SHALL ENLIST THE SERVICES OF A REGISTERED GEOTECHNICAL ENGINEER TO MONITOR THE PLACEMENT OF EMBANKMENTS. THE GEOTECHNICAL ENGINEER SHALL SUBMIT A FINAL SOILS REPORT WHICH CERTIFIES THAT THE EMBANKMENTS WERE PLACED IN ACCORDANCE WITH THE PROJECT PLANS (AND AMENDMENTS THERETO, IF ANY), SPECIFICATIONS, AND SOUND GEOTECHNICAL PRACTICE. THE REPORT SHALL ADDRESS IN PARTICULAR THE SUITABILITY OF THE NATIVE SOIL ENCOUNTERED AT THE TOE AND BASE OF ALL FILLS. FURTHER, THE REPORT SHALL CONTAIN ANALYSIS OF THE SOILS ENCOUNTERED AND A COMPILATION OF COMPACTION TESTS PERFORMED.
2. CUT SLOPES SHALL BE EQUAL TO OR LESS THAN 2:1 WITH A GEOTECHNICAL ENGINEER'S WRITTEN PERMISSION, WEATHERED ROCK CUTS MAY BE STEEPENED. FILL SLOPES SHALL BE EQUAL TO OR LESS THAN 2:1.
3. ALL EXCESS SOIL MATERIAL, STUMPS AND BOULDERS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ANY ENVIRONMENTAL REGULATIONS AND PERMIT AND RESOURCE MANAGEMENT DEPARTMENT GRADING ORDINANCE AS THEY MAY APPLY.
4. IF CONSTRUCTION IS PERFORMED EARLIER THAN MAY 1 OR LATER THAN OCTOBER 1 IN ANY GIVEN YEAR, AN APPROVED SILTATION CONTROL PLAN, DESIGNED BY A CIVIL ENGINEER OR APPROVED, COMPETENT INDIVIDUAL IS REQUIRED.
5. ANY GRADED AREAS 10% OR STEEPER WITHIN THE ROADWAY, ROAD RIGHT–OF–WAY, OR PUBLIC UTILITY EASEMENT SHALL BE SEEDED FOR EROSION CONTROL. EROSION CONTROL MATERIALS AND APPLICATION SHALL BE IN ACCORDANCE WITH SECTION 20 OF THE CALTRANS STANDARD SPECIFICATIONS AND SHALL CONSIST OF APPLYING SEED AND FERTILIZER AT THE RATES SPECIFIED ON THIS SHEET.
6. ALL ENGINEERED FILL SHOULD BE PLACED IN THIN LIFTS NOT EXCEEDING 6 TO 8 INCHES IN UNCOMPACTED THICKNESS, BROUGHT TO A MOISTURE CONTENT THAT WILL PERMIT PROPER COMPACTION, AND EACH LIFT SHOULD BE COMPACTED UNTIL A MINIMUM DEGREE OF COMPACTION OF 95% IS ACHIEVED, BASED ON ASTM TEST METHOD D1557.
   REFER TO GEOTECHNICAL REPORT FOR GRADING AND SITE PREPARATION RECOMMENDATIONS.

LEGEND

Attachment 5

PROPOSED	EXISTING	
		DIRECTION OF SURFACE FLOW
25	25	CONTOUR
S.D. C.B. C.I.	S.D. C.B. C.I.	FEATURES
		TOE/TOP OF SLOPE
		STORM DRAIN
		PROPERTY LINE
		SWALE
		CATCH BASIN
		SDMH
		GRAVEL/ROAD BASE
		ASPHALT CONCRETE (AC)
		CONCRETE
FG 123.50	27.25	SPOT ELEVATION
DWS FPW W	DWS FPW W	WATER LINE
		SILT FENCE
		STRAW ROLL

ABBREVIATIONS

SDMH	STORM DRAIN MANHOLE	PSDE	PRIVATE STORM DRAIN EASEMENT
SSMH	SANITARY SEWER MANHOLE	BSL	BUILDING SETBACK LINE
SS	SANITARY SEWER	POS	PRIVATE OPENSPACE EASEMENT
W	WATER	DI	DROP INLET
SD	STORM DRAIN	FM	FORCE MAIN
TC	TOP OF CURB	VC	VERTICAL CURVE
FF	FINISH FLOOR	MP	MIDPOINT
WM	WATER METER	PT	POINT OF TANGENCY
FS	FINISH SURFACE	PC	POINT OF CURVATURE
SD	STORM DRAIN	BVC	BEGIN VERTICAL CURVE
WS	WATER SERVICE	EVC	END VERTICAL CURVE
FG	FINISH GRADE	TW	TOP OF WALL
EG	EXISTING GRADE	VG	VALLEY GUTTER
SW	SIDE WALK	FL	FLOW LINE
BSW	BACK OF SIDE WALK	TG	TOP OF GRATE
DW	DRIVE WAY		

U.S.A. NOTIFICATION SERVICE

CALL BEFORE YOU DIG
800–642–2444

CALL U.S.A. BEFORE EXCAVATION 48 HOURS IN ADVANCE

EARTH QUANTITIES

CONTRACTOR TO VERIFY ALL QUANTITIES PRIOR TO BID.

REFER TO ANY GEOTECHNICAL RECOMMENDATIONS THAT MAY BE A PART OF THIS PROJECT.
QUANTITIES SHOWN ARE ESTIMATES ONLY. SITE CONDITIONS, CONSTRUCTION METHODS, ETC. CAN SUBSTANTIALLY ALTER VALUES.

CUT	73 C.Y.+/–
FILL	456 C.Y.+/–
TOTAL	529 C.Y.+/–

DISTURBED AREA: 0.7 ACRES

REVISIONS | BY

COVER SHEET
LANDS OF BHULA
1006 STATE STREET
UKIAH CALIFORNIA

APPROVED BY [signature] 10/4/2021
TAD THURSTON PE DATE

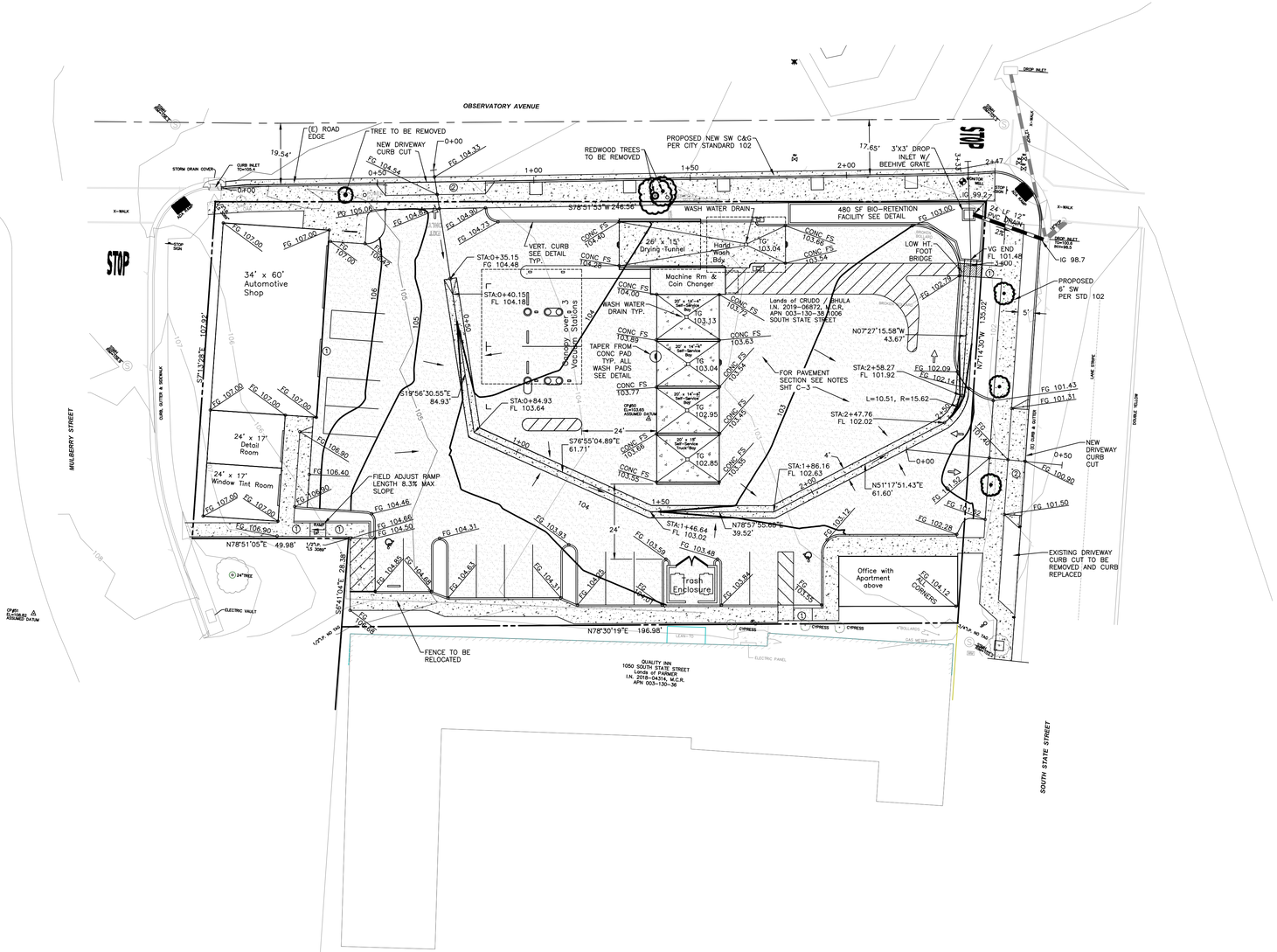
REGISTERED PROFESSIONAL ENGINEER ★ TAD THURSTON No. 74560 CIVIL STATE OF CALIFORNIA ★

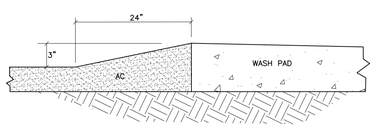
POPE ENGINEERING
CIVIL ENGINEERING – LAND SURVEYING
SAMUEL Q. POPE
P.E. 65228
P.L.S. 8903
1540 HARRAH DRIVE WILLITS, CA 95490
OFFICE 707–459–3893 FAX 707–459–3875
CELL 707–321–7458

SCALE:	AS SHOWN
DESIGN:	THURSTON/POPE
JOB:	BHULA
PLOT DATE:	10–6–2021
SHEET	C–1
OF 3	SHEETS

① REFER TO ARCHITECTS PLAN FOR TRUNCATED DOME DETECTABLE WARNING SURFACE LOCATION AND SPECIFICATIONS

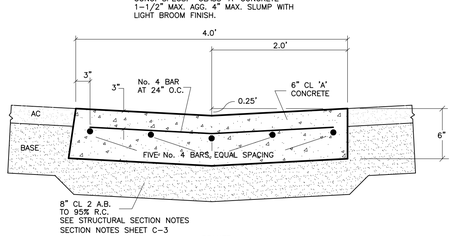
② SEE CONSTRUCTION ENTRANCE AND TRACKOUT CONTROL DETAIL





WASH PAD TAPER
N.T.S.

NOTE:
CONC. SPECS: CLASS 'A' CONCRETE
1-1/2" MAX. AGG. 4" MAX. SLUMP WITH
LIGHT BROOM FINISH.



PRIVATE
VALLEY GUTTER
N.T.S.

GRAPHIC SCALE
20 0 20
(IN FEET)
1 inch = 20 ft.

REVISIONS	BY

GRADING AND DRAINAGE PLAN

LANDS OF BHULA
1006 STATE STREET,
UKIAH CALIFORNIA

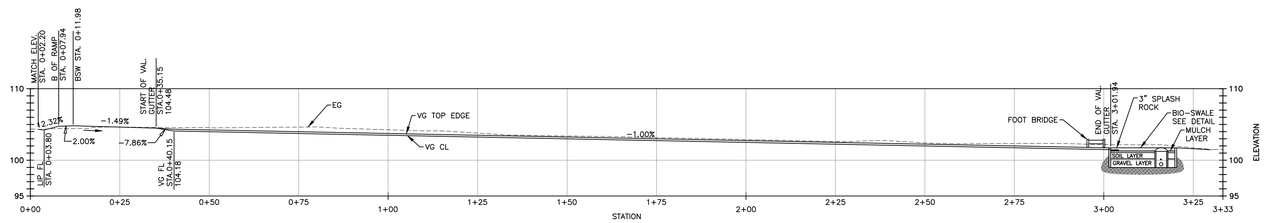
APPROVED BY
TAD THURSTON PE — 10/4/2021 DATE

REGISTERED PROFESSIONAL ENGINEER — TAD THURSTON — No. 74560 — CIVIL — STATE OF CALIFORNIA

POPE ENGINEERING
CIVIL ENGINEERING - LAND SURVEYING
SAMUEL Q. POPE
P.E. 60228
P.L.S. 8803
5540 HARRIAH DRIVE WILLITS, CA 95490
OFFICE 707-459-5660 FAX 707-459-5675
CELL 707-527-7409

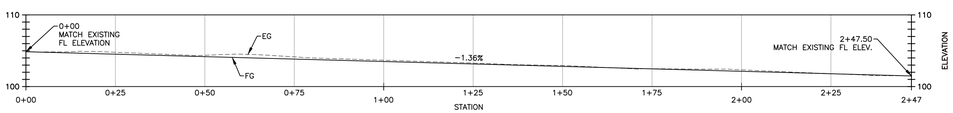
SCALE:	AS SHOWN
DESIGN:	THURSTON/POPE
JOB:	BHULA
PLOT DATE:	10-6-2021

SHEET
C-2
OF 3 SHEETS



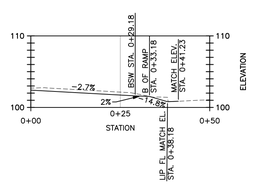
VALLEY GUTTER PROFILE

HORZ. 1" = 20'
VERT. 1" = 10'



NORTH CURB AND GUTTER FL PROFILE

HORZ. 1" = 20'
VERT. 1" = 10'

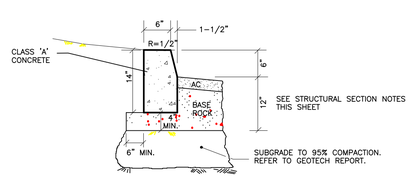


EAST DRIVEWAY PROFILE

HORZ. 1" = 20'
VERT. 1" = 10'

STRUCTURAL SECTION

1. THE ROAD/PARKING AREA SUBGRADE WITHIN THE SECTION SHALL BE SCARIFIED TO A DEPTH OF SIX INCHES AND COMPACTED TO A TIGHT NON-YIELDING SURFACE WITH NO VISIBLE DISPLACEMENT TO AT LEAST 95% OF RELATIVE COMPACTION AND SHALL BE FREE OF LOOSE OR EXTRANEOUS MATERIAL.
2. THE CLASS II AGGREGATE BASE SHALL HAVE A RELATIVE COMPACTION OF AT LEAST 95%, SHALL BE FREE OF LOOSE OR EXTRANEOUS MATERIAL AND BE A TIGHT NON-YIELDING SURFACE WITH NO VISIBLE DISPLACEMENT.
3. THE ASPHALT CONCRETE SHALL HAVE A RELATIVE COMPACTION OF AT LEAST 95%.
4. SECTION SHALL CONSIST OF 4 INCHES AC OVER 8 INCHES CLASS II BASE ROCK.
5. A SOILS ENGINEER SHALL TEST, AND APPROVE THE CONSTRUCTION OF ROADS, AND, IF REQUIRED, PARKING AREAS. THE SOILS ENGINEER SHALL PROVIDE COPIES OF THE TEST RESULTS AND WRITTEN APPROVALS TO THE COUNTY'S INSPECTOR WITHIN THREE WORK DAYS OF TESTING OR APPROVAL. THE APPROVAL SHALL INCLUDE THE STABILITY AND RELATIVE DENSITY OF SUBGRADES AND BASE COURSES PRIOR TO THE PLACEMENT OF ASPHALT CONCRETE. A FINAL SOILS REPORT SHALL BE SUBMITTED BY THE PROJECT SOILS ENGINEER TO THE CONSTRUCTION INSPECTION SUPERVISOR OF THE PERMIT AND RESOURCE MANAGEMENT DEPARTMENT WHICH CONTAINS AN ANALYSIS OF THE SOILS ENCOUNTERED AND COMPILATION OF COMPACTION

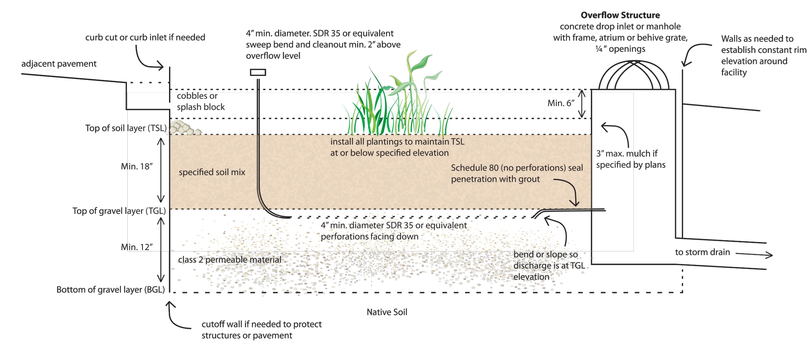


VERTICAL CURB

N.T.S.

Bioretention Facility

not to scale



Allowed variations for special site conditions:

- Facilities located within 10 feet of structures or other potential geotechnical hazards may incorporate an impervious cutoff wall

- Facilities with documented high concentrations of pollutants in underlying soil or groundwater, facilities where infiltration could contribute to a geotechnical hazard, and facilities located on elevated plazas or other s structures may incorporate an impervious liner between the native soil and the BGL and locate the underdrain discharge at the BGL (flow-through planter configuration)

- Facilities located in areas of high groundwater, highly infiltrative soils, or where connection of the underdrain to a surface drain or subsurface storm drain are infeasible may omit the underdrain

Notes:

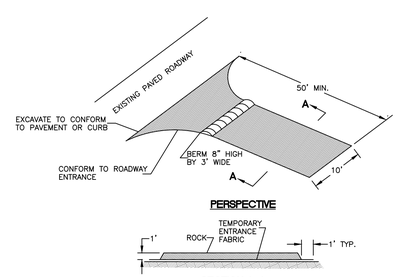
- No liner, no filter fabric, no landscape cloth.

- Maintain BGL, TGL, TSL throughout facility area at elevations to be specified in plan.

- Class 7 permeable layer may extend below and underneath drop inlet.

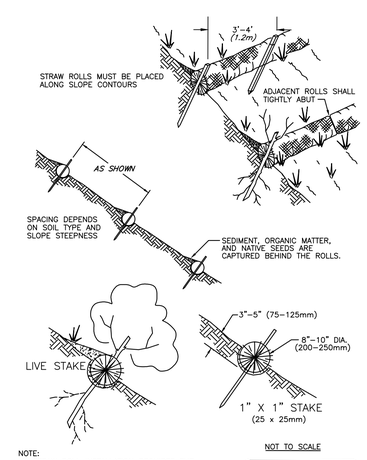
- Elevation or underdrain discharge is at top of gravel layer.

- See Chapter X for instructions on facility sizing and additional specifications



TEMPORARY CONSTRUCTION ENTRANCE AND TRACKOUT CONTROL

(ON GRADE)



NOTE:
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3"-5" (75-125mm) DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND ROLL.

NOT TO SCALE

STRAW ROLLS

REVISIONS	BY

PROFILE, SECTIONS, DETAILS

LANDS OF BHULA
1006 STATE STREET,
UKIAH CALIFORNIA

APPROVED BY: TAD THURSTON — DATE: 10/4/2021

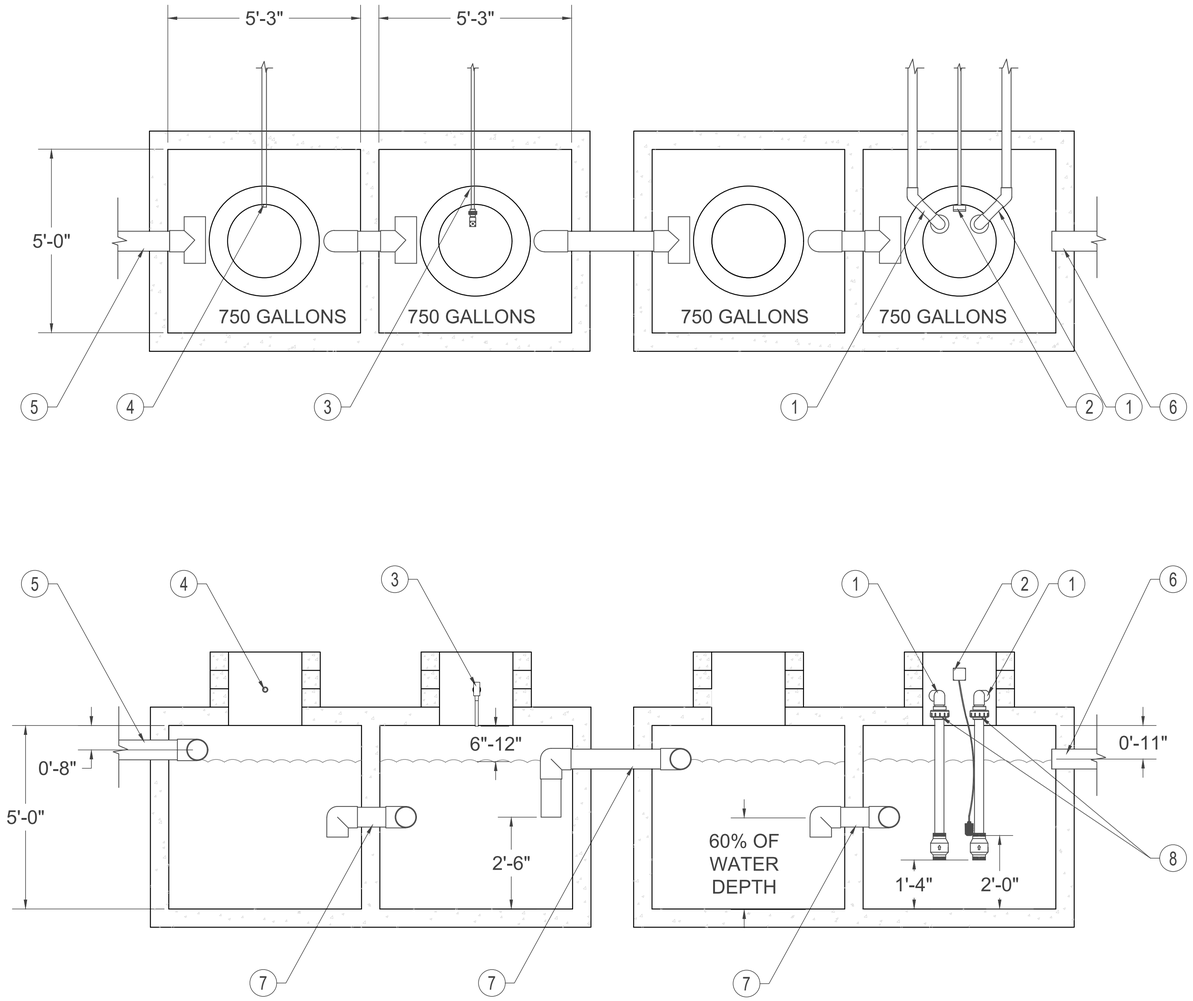
TAD THURSTON REGISTERED PROFESSIONAL ENGINEER No. 74560 CIVIL STATE OF CALIFORNIA

POPE ENGINEERING
CIVIL ENGINEERING - LAND SURVEYING
SAMUEL Q. POPE
P.E. 65528
P.L.S. 8830
5540 HARRAH DRIVE WILLITS, CA 95490
OFFICE 707-459-9366 FAX 707-459-9675
CELL 707-621-7429

SCALE:	AS SHOWN
DESIGN:	THURSTON/POPE
JOB:	BHULA
PLOT DATE:	10-6-2021

SHEET C-3 OF 3 SHEETS

Attachment 6



NOTE:
TANKING SHOWN FOR ILLUSTRATIVE PURPOSE ONLY

LEGEND:

1. 2" SCH 80 PVC SUCTION LINES FOR RECLAIM WATER PUMPING STATION. QTY (2) INCLUDING ONE SPARE LINE. SUCTION LINES TO BE EQUIPPED W/ FOOT VALVES. PRESSURE TEST THE LINE FOR 24 HRS AT 30 PSI BEFORE POURING CONCRETE. PROTECT LINES FROM FREEZING.
2. WATERTIGHT JUNCTION BOX FOR LOW LEVEL FLOAT. (LOCATED ABOVE WATER LINE)
3. RECLAIM RECIRCULATION. 1" SCH. 80 PVC LOCTATE AIR SPARGER IN MAN WAY ACCESSIBLE FROM THE TOP. END OF SPARGER NOZZLE 6-12" FROM WATER SURFACE.
4. RECLAIM UNDERFLOW 1 1/2" PVC SCH. 80. (USE SANITARY 90'S WHENEVER POSSIBLE)
5. 6" TRENCH DRAIN FROM WASH BAY
6. 6" DISCHARGE TO SEWER.
7. 6" SCH 80 PVC CROSS OVER PIPES. INLET SIDE TO BE PROVIDED WITH A DOWNWARD FACING ELBOW AND A HORIZONTAL TEE TO PROVIDE CIRCULATION IN THE TANK.
8. 2" UNIONS LOCATED ABOVE WATER LINE.

NOTES:

1. POSITION TANKS SO THAT PLUMBING IS BELOW FROST LINES IN AREAS WHERE FREEZING MAY OCCUR.
2. PLUMBING LINES MUST BE RUN BELOW FROST LINE, LINES MAY BE RUN INTO THE SIDE OF THE TANK IF MANWAY IS TOO CLOSE TO FROST LINE.
3. DRAWING ARE FOR REFERENCE ONLY. CONSULT WITH TANK MANUFACTURER TO IDENTIFY STANDARD CONFIGURATIONS FOR APPROVED APPLICATIONS.
4. SEAL ALL TANK PENETRATIONS TO PREVENT LEAKAGE INTO SOIL.
5. IT IS RECOMMENDED THAT A BACK FLOW PREVENTER BE INSTALLED IN APPLICATIONS THAT ARE AT RISK OF HAVING SEWAGE BACKING UP INTO THE RECLAIM TANKING SYSTEM.
6. AN ADDITIONAL SAND/OIL SEPARATOR TO BE ADDED TO TANKING CONFIGURATION PER CITY/STATE REQUIREMENTS.

REV	DESCRIPTION	BY
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

PURCLEAN™ SPOT-FREE RINSE SYSTEMS
PURWATER™ WATER RECOVERY SYSTEMS
NEW WAVE INDUSTRIES
3315 Orange Grove Ave
North Highlands, CA 95660
t: 800.882.8854
f: 916.978.9995
www.purclean.com

2-1.5k AS 2SUC
PURWATER
2 1500 GALLON TANKS WITH
AIR SPARGER 2" SUCTION

PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF NEW WAVE INDUSTRIES. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF NEW WAVE INDUSTRIES IS PROHIBITED.

DRAWN BY:	J. BIRMINGHAM
APPROVED BY:	J. OYOG
DATE:	01/23/20
SCALE:	1/2"=1'-0"
MATERIAL / FINISH:	N/A
SHEET:	1 OF 1

Specifications

PURCLEAN™
Spot-Free Rinse & Water Recovery Systems

PURCLEAN™ WATER RECOVERY SYSTEM

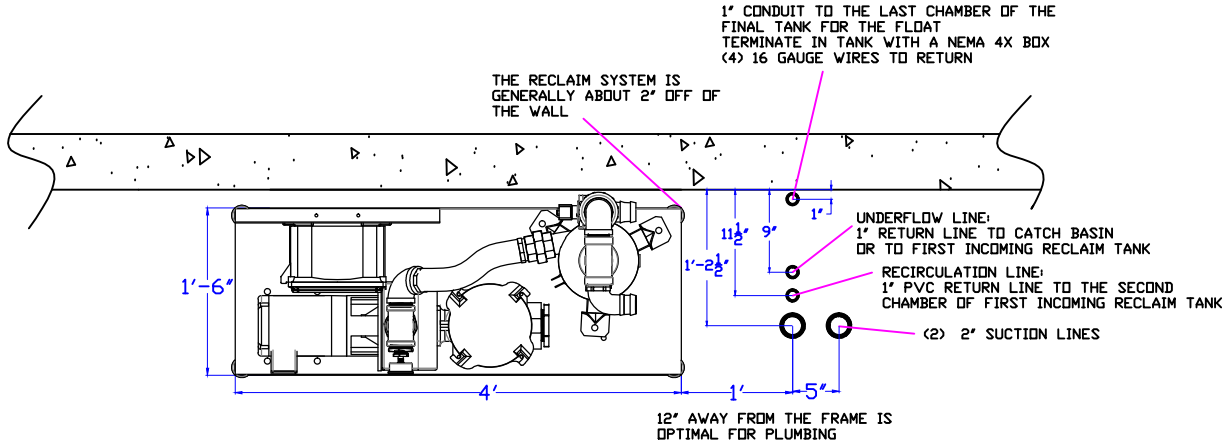
PW-FS3AS Series (60GPM)

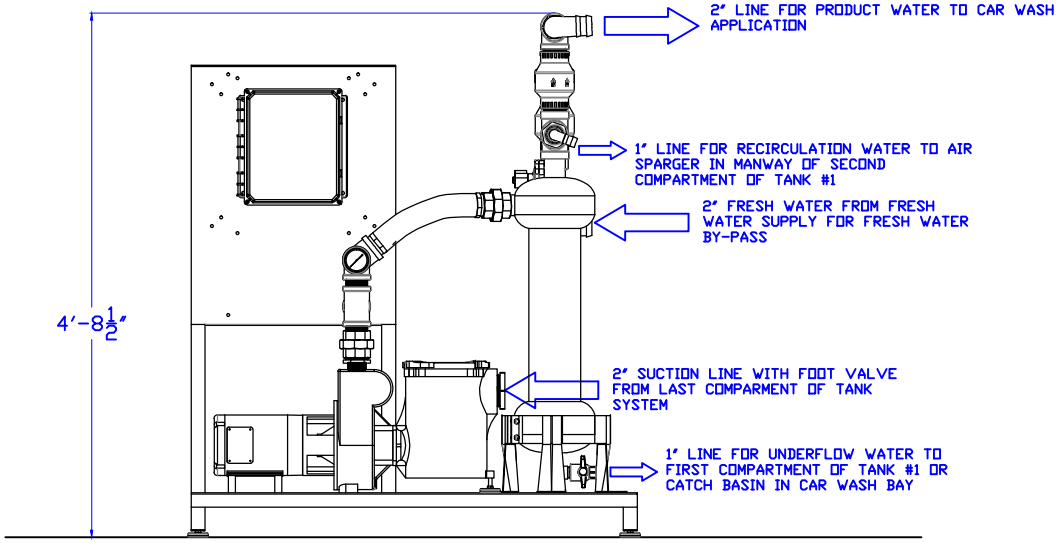
Features:

- Self Priming Pump
- High Efficiency Cyclonic Separator
- 70 Micron Water Output
- Air Sparger
- Stainless Steel Frame
- Control Signal Activation
- ETL Approved

Water Requirements	
PVC	(2) 2" PVC Suction lines, one for use and one for spare, to come up from settling tanks to the right of the recirculation with 2" PVC full flapper check valves at end, 2" unions above water line. (1) 2" line out to the wash manifold. (1) 1" Line to return to the second chamber of the first reclaim tank for air sparger. (1) 1" freshwater line (40PSI) to the right of the system four feet up from the bottom of the floor. (1) 1" Line to return to the catch basin or first incoming reclaim tank for the underflow of the PurWater succession filters.
Reclaim Maximum Output	60 GPM
Reclaim Pump	3 HP - Amp draw at (208/230 Volt = 8.5) / 3 HP - Amp draw at (460/480 Volt = 4)
Pump Voltage	208-230 Volts or 460-480 Volts (depending on site specifications)
Dimensions	48" Wide X 54" Tall X 21" Deep
Net Weight	400 Lbs. (including crate)

Electrical Requirements	
Reclaim Pump and VFD	(1) 208/230 Volt 30 Amp or 460/480 Volt 20 Amp Three phase circuits to be hard wired 5 feet up from the floor to the right of the system.
Control Voltage for (PLC) Logic Controller and Ozone	(1) 120 Volt 20 Amp Single phase
Conduit	(1) 1" Conduit from reclaim equipment control box to front of the last tank (for floats). (1) .5" Conduit from each carwash equipment control box to send a control voltage signal to PurWaters repressurization power box. Control wiring from carwash controller (110V is default, 110vac, 24vac and 24vdc avail.) to be wired into control box on frame.
Tank Configuration Recommendation	Double tank configuration (oil/water separator may be required - please check with your local municipality)





PWFS5 REQUIREMENTS

WATER

(2) 2" PVC SUCTION LINES, ONE FOR USE ONE FOR SPARE, TO COME UP FROM SETTLING TANKS TO THE RIGHT OF THE FRAME. 2" PVC FULL FLAPPER CHECK VALVES AT THE TANK END AND, 2" UNIONS ABOVE WATER LINE ACCESSIBLE THROUGH THE MANWAY.
(1) 2" LINE OUT TO THE WASH MANIFOLD
(1) 1" LINE TO RETURN TO THE SECOND CHAMBER OF THE UNDERGROUND RECLAIM TANK, PREFERABLY IN THE MANWAY, FOR THE AERATION SPARGER – THE SPARGER NOZZLE TIP SHOULD BE 6–12" ABOVE THE WATER LINE IN THE TANK.
(1) 1" LINE FROM UNDERFLOW ON SEPARATOR TO CATCH BASIN IN WASH OR FIRST CHAMBER OF UNDERGROUND RECLAIM TANK.
(1) 2" FRESH WATER LINE FOR FRESH WATER BY–PASS

ELECTRICAL

(1) 208/230 VOLT 30 AMP OR 460/480 VOLT 20 AMP THREE PHASE CIRCUITS TO BE HARD WIRED 5 FEET UP FROM THE FLOOR TO THE RIGHT OF THE RECIRCULATION UNIT. NOTE: THE CHOICE OF 208/230 OR 460/480 MUST BE DETERMINED WHEN ORDERED.
(1) 120 VOLT 20 AMP SINGLE PHASE – FOR THE PLC
(1) 1" CONDUIT FROM RECLAIM EQUIPMENT CONTROL BOX TO FRONT OF LAST TANK FOR FLOAT WIRES.
(1) ½" CONDUIT FROM EACH CARWASH EQUIPMENT CONTROL BOX TO SEND A CONTROL VOLTAGE SIGNAL TO THE RECLAIM SYSTEM CONTROL BOX. CONTROL WIRING FROM CARWASH CONTROLLER (110V IS THE DEFAULT) TO BE WIRED INTO CONTROL BOX ON FRAME.

Proprietary and Confidential

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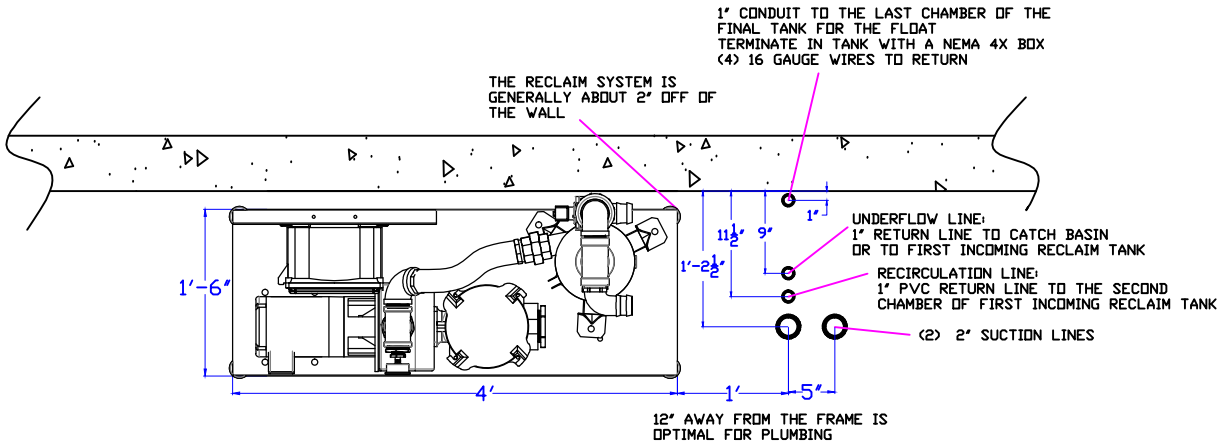
NO.	DATE	REVISION DESCRIPTION
REVISION STATUS		PURWATER WATER RECOVERY SYSTEMS — 3315 Orange Grove Ave. North Highlands, CA 9566
Rev. By: JJO		

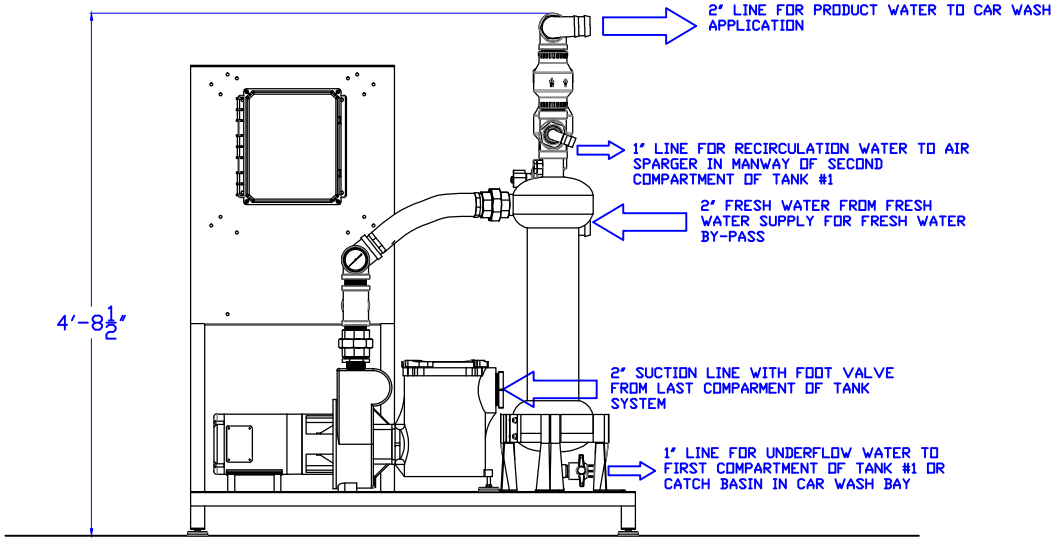
Approve Date:	Scale:	Drawn By:	Date:	Approved By:
6-12-2008	None	JO	3-23-2016	JO

Drawing Title:

PWFS3 STUBS AND REQUIREMENTS

Rev: | Drawing No. PWFS3-IN-UTIL





PWFS5 REQUIREMENTS

WATER

(2) 2" PVC SUCTION LINES, ONE FOR USE ONE FOR SPARE, TO COME UP FROM SETTLING TANKS TO THE RIGHT OF THE FRAME. 2" PVC FULL FLAPPER CHECK VALVES AT THE TANK END AND, 2" UNIONS ABOVE WATER LINE ACCESSIBLE THROUGH THE MANWAY.
(1) 2" LINE OUT TO THE WASH MANIFOLD
(1) 1" LINE TO RETURN TO THE SECOND CHAMBER OF THE UNDERGROUND RECLAIM TANK, PREFERABLY IN THE MANWAY, FOR THE AERATION SPARGER – THE SPARGER NOZZLE TIP SHOULD BE 6–12" ABOVE THE WATER LINE IN THE TANK.
(1) 1" LINE FROM UNDERFLOW ON SEPARATOR TO CATCH BASIN IN WASH OR FIRST CHAMBER OF UNDERGROUND RECLAIM TANK.
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(1) 120 VOLT 20 AMP SINGLE PHASE – FOR THE PLC
(1) 1" CONDUIT FROM RECLAIM EQUIPMENT CONTROL BOX TO FRONT OF LAST TANK FOR FLOAT WIRES.
(1) ½" CONDUIT FROM EACH CARWASH EQUIPMENT CONTROL BOX TO SEND A CONTROL VOLTAGE SIGNAL TO THE RECLAIM SYSTEM CONTROL BOX. CONTROL WIRING FROM CARWASH CONTROLLER (110V IS THE DEFAULT) TO BE WIRED INTO CONTROL BOX ON FRAME.

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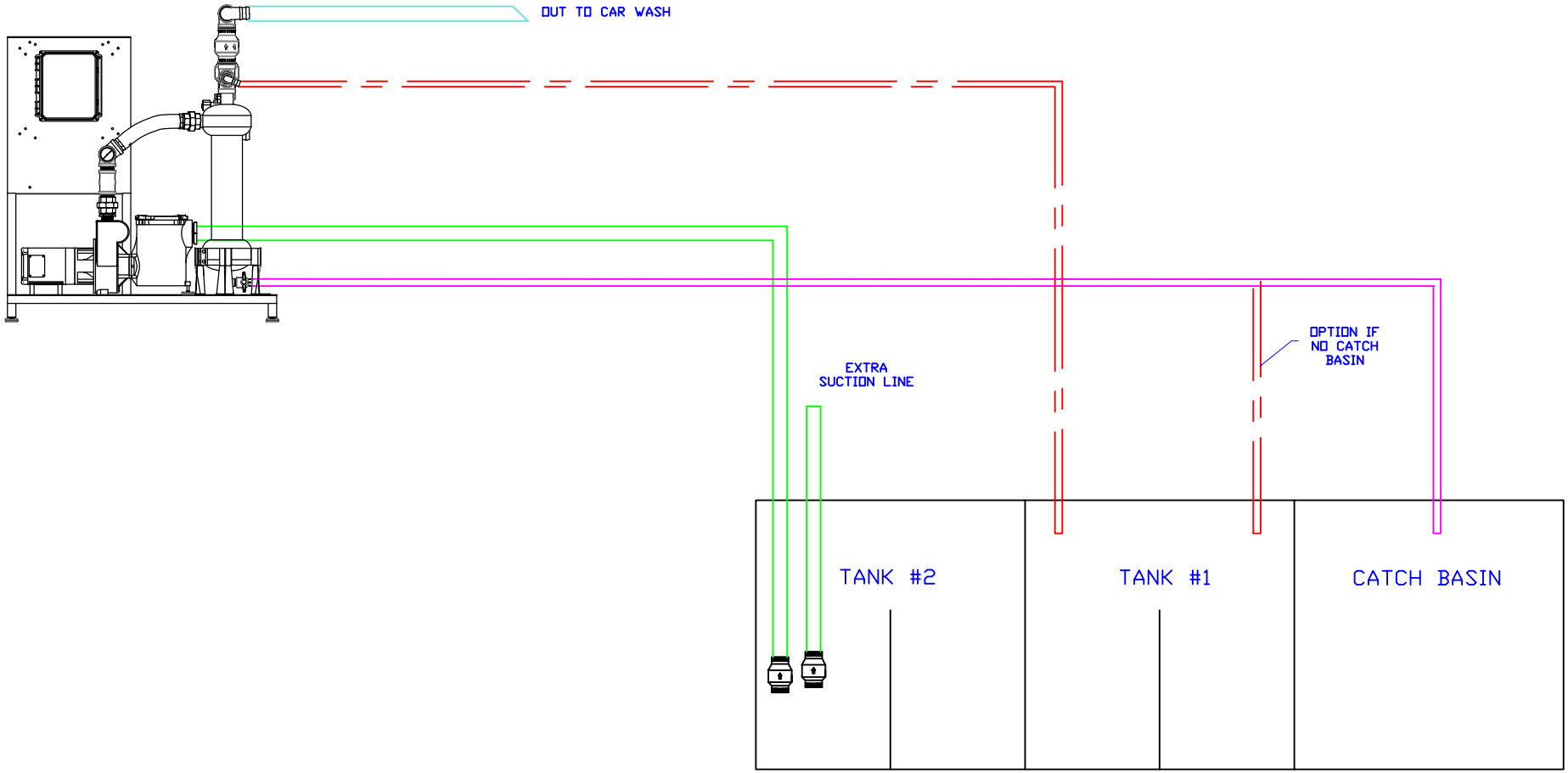
NO.	DATE	REVISION DESCRIPTION
REVISION STATUS		PURWATER WATER RECOVERY SYSTEMS — 3315 Orange Grove Ave. North Highlands, CA 9566
Rev. By: JJO		

Approve Date:	Scale:	Drawn By:	Date:	Approved By:
8-23-2011	None	JO	3-23-2016	JO

Drawing Title:

PWFS5 STUBS AND REQUIREMENTS

Rev: | Drawing No. PWFS5-IN-UTIL



NO.	DATE	REVISION DESCRIPTION

REVISION STATUS

Rev. By: JJO

PURWATER
WATER RECOVERY SYSTEMS

3315 Orange Grove Ave.
North Highlands, CA 9566

Approve Date:	Scale:	Drawn By:	Date:	Approved By:
8-23-2011	None	JO	3-23-2016	JO

Drawing Title:

PWFS3 AND PWFS5 TYPICAL INSTALLATION

Rev:

Drawing No. PWFS-IN-FS3/5

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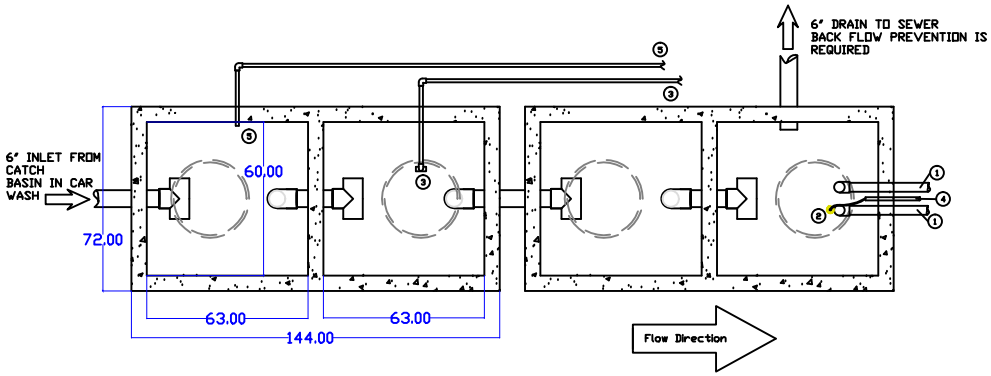
2 TANK CONFIGURATION FOR FLOOD SERIES PUR-WATER RECOVERY SYSTEMS

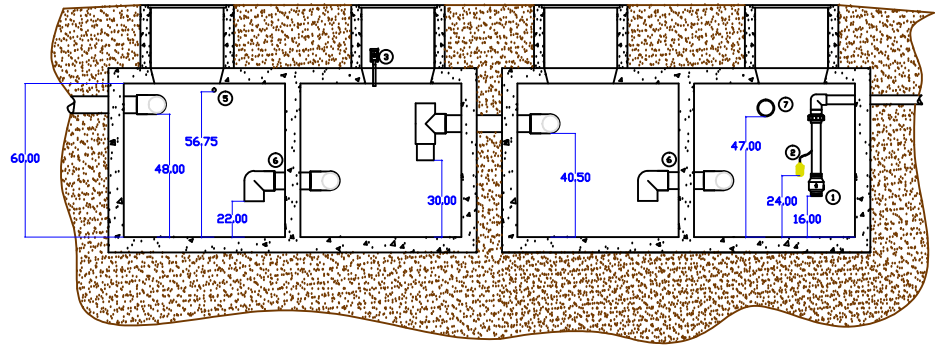
THIS IS THE SUGGESTED IDEAL CONFIGURATION FOR A 60 TO 100 GPM FLOOD SERIES PUR-WATER SYSTEM. PUR-WATER RECOGNIZES THE FACT THAT SEPTIC TANKS ARE A LOCAL BUSINESS AND NOT ALL AREAS WILL HAVE THESE CONFIGURATIONS. THIS DRAWING IS OFFERED AS A GUIDLINE ONLY. IF YOU HAVE ANY QUESTIONS ABOUT A SIZE OR CONFIGURATION OF TANKS IN YOUR AREA, PLEASE CONTACT PUR-WATER AT 800-882-8854



1. TO PURWATER RECOVERY SYSTEM (2) 2" SCH 80 PVC SUCTION LINES, ONE TO SERVE AS A SPARE. LINES ARE STRAPPED TO THE TANK WALL. INSTALL SCH 80 UNIONS ABOVE THE WATERLINE TO ALLOW SERVICING OF EACH SUCTION LINE. TERMINATE SUCTION LINES W/ FULL FLOW FLAPPER CHECK VALVES (PURWATER SUPPLIED). NO SPRING LOADED FOOT VALVES
2. PURWATER PROVIDED (1) LOW-LOW SAFETY LEVEL FLOAT SHOULD BE MOUNTED SO THAT IT WILL BE IN THE DOWN POSITION 8" ABOVE THE BOTTOM OF THE FLAPPER CHECK. THIS FLOAT CONTROLS THE SAFETY FUNCTION TO PROTECT THE PUMP FROM A LOW WATER SITUATION.
3. (1) 1" SCH 80 AIR SPARGER FOR AIR SPARGER SYSTEMS, ALLOW THE SPARGER TO BE 6-12" ABOVE THE WATER LINE. MOUNT IN THE MANWAY, IF POSSIBLE, TO ALLOW ACCESS FOR MAINTENANCE.
4. (1) 1" SCH 80 PVC LINE TO SERVE AS A CONDUIT FOR (4) 14 GAUGE WIRES (TWO ARE SPARES) TERMINAITED IN A WATER TIGHT JUNCTION BOX ABOVE THER WATER LINE TO PURWATER RECLAIM SYSTEM FOR FLOAT CONTROLS.
5. (1) 1" SCH 80 UNDERFLOW LINE FROM THE BOTTOM OF THE RECLAIM SYSTEM CYCLONE SEPARATOR. THIS LINE SHOULD BE LEVEL, OR PREFERRABLY, SLOPE FROM THE RECLAIM SYSTEM TO THE CAR WASH CATCH BASIN OR THE FIRST COMPARTMENT OF TANK 1.
6. USE 6" PIPE AS INTERCONNECT PIPING BETWEEN COMPARTMENTS AND BETWEEN TANKS. ELEVATION DIMENSIONS ARE TO PIPE INVERTS.
7. (1) 6" SCH 80 PVC PIPE TO BE ROUTED TO SEWER OR OIL WATER SEPARATOR. NOTE: BACK FLOW PREVENTION FROM THE SEWER IS REQUIRED. CONSULT WITH LOCAL AUTHORITIES ON WHETHER FURTHER TREATMENT (I.E. OIL/WATER SEPARATION IS REQUIRED TO MEET DISCHARGE PERMIT).

NOTES:

DRAWING IS FOR REFERENCE ONLY AND IS TO BE USED FOR PLUMBING REFERENCE. CONSULT WITH TANK MANUFACTURER FOR TANK LOADS.
CONSULT WITH CIVIL ENGINEER FOR SOIL PREPARATION AND TANK PLACEMENT.
SEAL ALL TANK PENETRATIONS TO PROVIDE WATER TIGHT SEAL TO PREVENT TANK LEAKAGE INTO SOIL.
LINE TO SEWER TO HAVE BACK FLOW PREVENTION. CONSULT WITH LOCAL AUTHORITIES ON WHETHER FURTHER TREATMENT (I.E. OIL/WATER SEPARATOR IS REQUIRED TO MEET DISCHARGE PERMIT).
APPROX. TANK VOLUME IS 1500 GALLONS PER TANK, EACH TANK IS DIVIDED BY INTERNAL BAFFLE. TOTAL WATER STORAGE IS APPROX. 3000 GALLONS.



NO.	DATE	REVISION DESCRIPTION

REVISION STATUS

Rev. By: JJO

PURWATER WATER RECOVERY SYSTEMS
3315 Orange Grove Ave.
North Highlands, CA 9566

Approve Date:	Scale:	Drawn By:	Date:	Approved By:
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January 27, 2021

Mr. Nick Bhula
950 North State Street
Ukiah, CA 95482

Traffic Study for the Ukiah Car Wash Project

Dear Mr. Bhula;

W-Trans has completed an evaluation of potential traffic impacts associated with the proposed Ukiah Car Wash to be located at 1006 South State Street in the City of Ukiah. This study includes a description of existing conditions, anticipated project trip generation and distribution, existing and existing plus project conditions, a queuing analysis related to southbound traffic on South State Street as compared to the project driveway location, and an evaluation of the adequacy of emergency access and internal circulation. In addition, the study includes an evaluation of the pedestrian crossings at South State Street. The study includes the information requested by staff in a memorandum from Tim Eriksen to Mireya Turner dated July 15, 2020.

Existing Conditions

The project site is a currently vacant lot bound by South State Street, Observatory Avenue, Mulberry Street, and a Quality Inn, with access available on South State Street and Observatory Avenue. Near the project site South State Street is 64 feet wide with four travel lanes, two parking lanes, and continuous sidewalks except along the project frontage. The curb along the project frontage on South State Street is painted red to prohibit parking although parking is allowed elsewhere along the corridor. Observatory Avenue is 35 feet wide with two travel lanes, street parking, and a sidewalk along the north side opposite the project site. The signalized intersection of South State Street/Talmage Road is located approximately 315 feet south of the project site along South State Street.

Project Description

The project consists of a 2,808-square foot automotive shop with two general purpose bays, a detail room, and a window tint room, in addition to four self-service car wash bays, a hand wash bay with drying tunnel, four vacuum stations, and a 595-square foot office with an apartment above. The office would act as a waiting room for customers of the automotive shop. Twelve parking spaces would be provided, including two accessible spaces. A new bidirectional driveway would be constructed on South State Street just north of the existing driveway curb cut, which would be closed. An exit-only driveway would be constructed on Observatory Avenue.

Trip Generation

The anticipated trip generation for the proposed project was estimated using standard rates published by ITE in the *Trip Generation Manual*, 10th Edition, 2017 for "Automobile Care Center' (ITE LU 942) for the automotive shop, "Self-Service Car Wash" (ITE LU 947) for the self-service bays, "Car Wash and Detail Center" (ITE LU 949) for the hand-wash bay, and "Multifamily Housing (Low-Rise)" (ITE LU 220) for the apartment unit. The office square footage was included in the automotive shop square footage since it would be used for customers of the automotive shop.

Internal Capture

The *Trip Generation Manual* also includes data and methodologies that can be applied to determine the proportion of internal trips that may occur within a development that includes a variety of land uses. Internal trips occur at mixed-use developments, and in the case of the Ukiah Car Wash would consist of customers who would patronize both the car wash facilities and the automotive shop in the same trip. The trips that would be made by automobile between these two uses would only travel on-site, so would not affect the adjacent street network.

Pass-by Trips

Some portion of traffic associated with the car wash use would be drawn from existing traffic on South State Street. These vehicle trips are not considered "new," but would instead be comprised of drivers who are already driving on the adjacent street system and choose to make an interim stop, and are referred to as "pass-by." The percentage of these pass-by trips was based on information provided in the *Trip Generation Handbook*, 3rd Edition, Institute of Transportation Engineers, 2017. Since the *Handbook* does not provide a pass-by trip percentage for the Automated Car Wash land use, the pass-by trip percentages for Gasoline Service Station (ITE LU 944) were used as a reference. However, because a car wash is not a necessity, the pass-by trip percentage would likely be lower than that of a gasoline service station. It is estimated that approximately 25 percent of the car wash trips would be pass-by trips.

Total Project Trip Generation

The expected trip generation potential for the proposed project is indicated in Table 1, with deductions taken for pass-by and internal capture. The proposed project is expected to generate an average of 701 trips per day at its driveways, including 17 trips during the a.m. peak hour and 48 during the p.m. peak hour. After deductions are taken into account, the project would be expected to generate 472 new trips on a daily basis, including 11 during the morning peak hour and 34 during the evening peak hour; these new trips represent the increase in traffic associated with the project compared to existing volumes.

Table 1 – Trip Generation Summary

Land Use	Units	Daily		AM Peak Hour				PM Peak Hour			
		Rate	Trips	Rate	Trips	In	Out	Rate	Trips	In	Out
Apartment	1 du	7.32	7	0.46	0	0	0	0.56	1	0	1
Automotive Shop	3.403 ksf	31.10	106	2.25	8	5	3	3.11	11	5	6
Self-Service Car Wash	4 stalls	108.00	432	-[1]	-	-	-	5.54	22	11	11
Hand Car Wash	1 stall	156.20	156	8.60	9	5	4	13.60	14	7	7
Subtotal			*701*		*17*	*10*	*7*		*48*	*23*	*25*
Internal Capture – Commercial		-10%	-69	-10%	-2	-1	-1	-10%	-4	-2	-2
Pass-by for Car Wash		-25%	-156	-25%	-4	-2	-2	-25%	-10	-5	-5
Total			**468**		**11**	**7**	**4**		**34**	**16**	**18**

Note: du = dwelling unit; ksf = 1,000 square feet

[1] AM Peak Hour rates are not provided by ITE for the Self-Service Car Wash land use but are assumed to be minimal.

Trip Distribution

The pattern used to allocate new project trips to the street network was based on the relative distribution of vehicle volumes recorded at the intersection of South State Street/Talmage Road in May 2018. The applied distribution assumptions and resulting trips are shown in Table 2.

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Table 2 – Trip Distribution Assumptions

Route	Percent	Daily Trips	AM Trips	PM Trips
South State Street to/from the North of the Project Site	36%	168	4	12
South State Street to/from the South of Talmage Road	37%	175	4	13
Talmage Road to/from the east of South State Street	27%	129	3	9
TOTAL	**100%**	**472**	**11**	**34**

Intersection Levels of Service

Existing and Existing Plus Project operating conditions were evaluated for the intersections of South State Street/Observatory Avenue and South State Street/Talmage Road. These intersections were analyzed using methodologies published in the *Highway Capacity Manual* (HCM), Transportation Research Board, 6th Edition, 2018. This source contains methodologies for various types of intersection control, all of which are related to a measurement of delay in average number of seconds per vehicle. Level of Service (LOS) is used to rank traffic operation on various types of facilities based on traffic volumes and roadway capacity using a series of letter designations ranging from A to F. Generally, Level of Service A represents free flow conditions and Level of Service F represents forced flow or breakdown conditions. A unit of measure that indicates a level of delay generally accompanies the LOS designation. The City of Ukiah has adopted LOS D as the minimum acceptable level of service at signalized and unsignalized intersections.

Existing Conditions

The Existing Conditions scenario provides an evaluation of current operation based on existing traffic volumes during the a.m. and p.m. peak hours. This condition does not include project-generated traffic volumes. Typically, new traffic volumes are collected to conduct an operational analysis. However due to the COVID-19 pandemic, reliable traffic volumes could not be collected as a result of sheltering-in-place, working-from-home and other shifts in travel patterns. Instead, afternoon peak hour traffic counts collected in May 2018 for both study intersections were used. The afternoon peak period of 4:00 p.m. to 6:00 p.m. was selected for this operational analysis as it typically contains higher volumes and worse operating conditions than at other times of day. These volumes were factored up to 2020 using an annual growth rate of 2.66 percent per year derived from comparing ramp traffic volumes provided in Ramp Volumes on the California State Freeway System, Caltrans, August 2018, at the US 101/Talmage Road interchange in 2012 and 2015, the two most recent years for which data is available.

The South State Street/Observatory Avenue and South State Street/Talmage Road intersections currently operate acceptably during the p.m. peak hour, with the Observatory Avenue minor street approach at LOS D and overall LOS C operation at the signalized intersection of South State Street/Talmage Road. A summary of the intersection level of service calculations for the Existing Conditions scenario is contained in Table 3. A copy of the level of service calculations is enclosed.

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Table 3 – Existing and Existing plus Project Peak Hour Intersection Levels of Service

Study Intersection *Approach*	Existing Conditions PM Peak		Existing plus Project PM Peak	
	Delay	LOS	Delay	LOS
1. South State St/Observatory Ave	2.5	A	2.7	A
Eastbound	*28.6*	*D*	*31.0*	*D*
2. South State St/Talmage Rd	27.3	C	28.1	C

Notes: Delay is measured in average seconds per vehicle; LOS = Level of Service

Finding – Under Existing conditions, the study intersections are operating acceptably.

Existing plus Project Conditions

The estimated project traffic was added to the Existing volumes to generate the Existing plus Project Conditions scenario. With the addition of project traffic, both study intersections continue to operate acceptably during the p.m. peak hour with nominal changes in delay due to adding project traffic. A summary of the intersection level of service calculations for the Existing plus Project Conditions scenario is contained in Table 3. A copy of the level of service calculations is enclosed.

Finding – Upon the addition of project-related traffic to Existing volumes, the study intersections of South State Street/Observatory Avenue and South State Street/Talmage Road would be expected to continue operating acceptably.

Queuing Analysis

To determine if there would be a potential conflict between northbound traffic on South State Street turning left into the project site and southbound traffic queuing at the intersection of South State Street/Talmage Road, a queuing analysis was conducted using methodology contained in the *Highway Capacity Manual* (HCM), 6th Edition, Transportation Research Board, 2017.

The Existing plus Project volumes were applied to the South State Street/Talmage Road intersection and assessed using signal timing provided by the City of Ukiah. Using the HCM methodology, the estimated maximum southbound queue length would extend 291 feet north from the limit line at South State Street/ Talmage Road. As the distance between this limit line and the midpoint of the proposed driveway is approximately 375 feet, the southbound queue at this signal would not conflict with northbound drivers turning left into the project site. Drivers entering the site would therefore need to wait in the northbound lane only until there is a gap in southbound traffic, as would be the case for the many other driveways along this roadway.

A copy of the HCM queue length calculations is enclosed.

Emergency Access and Circulation

The access and circulation of the project site was assessed. A bidirectional drive aisle of at least 24 feet in width is shown on the site plan through the project site with no sharp turns and with access to each onsite facility. This would provide adequate access to general motor traffic and light duty trucks. The City of Ukiah refers to the *California Fire Code*, California Building Standards Commission, 2019, from which Section 503.1.1 requires a fire

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apparatus access road to extend within 150 feet of all portions of a facility. As the project site is approximately 140 feet wide along Observatory Avenue, the entire site is within this fire apparatus access requirement; any facility constructed on the project site would therefore be within the required distance of an access road.

Sight distances along South State Street and along Observatory Avenue at the proposed project driveway locations were evaluated based on sight distance criteria and methodology contained in the *Highway Design Manual* published by Caltrans. The recommended sight distance for driveway approaches is based on stopping sight distance and the approach travel speed.

The speed limit on South State Street is posted at 30 miles per hour (mph), resulting in a recommended minimum stopping sight distance of 200 feet. The posted speed limit on Observatory Avenue is 25 mph, which has a recommended stopping sight distance of 150 feet. As both streets are relatively linear and flat, adequate sight distance is available for both driveway locations. However, there are a few trees and bushes along Observatory Avenue noted on the site plan as to be retained. The Federal Highway Administration (FHWA) recommends in its guide on *Vegetation Control for Safety*, 2007, that bushes and shrubs be kept under three feet of height from the pavement surface, and that trees and hanging branches be trimmed to a minimum height of seven feet.

Analysis of Pedestrian Crossings

There is a standard marked crosswalk on the south leg of the South State Street/Observatory Avenue intersection, though there are no warning signs posted at or in advance of this crosswalk. There is a sheltered Mendocino Transit Authority (MTA) transit stop on the east side of South State Street approximately 120 feet south of this crosswalk, which may result in transit riders using the crosswalk at Observatory Avenue because it is the closest accessible path across South State Street. Since South State Street is a major arterial, with four lanes, the existing crossing is challenging for pedestrians.

One block to the north, there is an enhanced crosswalk on the south leg of South State Street/Luce Avenue. It has zebra-style crosswalk markings, advance yield markings on all four lanes, a pedestrian-activated Rectangular Rapid Flashing Beacon (RRFB) warning system which is equipped with back-to-back RRFB lights and Pedestrian Warning signs and down arrow placards, and a streetlight on the west side. It also has MTA transit stops on both sides of South State Street.

The intersection of South State Street/Talmage Road has standard marked crosswalks on all legs.

There are many improvements that would enhance the crossing safety of pedestrians. For example, since the operational characteristics of the enhanced crosswalk at South State Street/Observatory Avenue is nearly identical to the standard marked crosswalk on the south leg of the South State Street/Observatory Avenue intersection, this design could be replicated. However, as a first step it is suggested that a zebra-style crosswalk, yield markings and Pedestrian Warning signs be installed to increase driveway awareness of this crossing. This would enhance facilities for pedestrians at this location, potentially including employees of the proposed project.

Recommendation: The existing standard crosswalk markings at South State Street/Observatory Avenue should be replaced with zebra-style markings and yield markings and warning signs should be installed in both directions on South State Street.

Conclusions

- The proposed project is anticipated to generate 701 daily trips, including 17 trips during the a.m. peak hour and 48 trips during the p.m. peak hour. After reductions for internal capture and pass-by are applied, the project would be expected to generate 472 daily trips, with 11 trips during the a.m. peak hour and 34 trips

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during the p.m. peak hour. This represents the new trips that would be added to the surrounding roadway network.

- Under Existing conditions, the study intersections of South State Street/Observatory Avenue and South State Street/Talmage Road are operating acceptably.

- Upon the addition of project-related traffic to Existing volumes, the study intersections would be expected to continue operating acceptably.

- Under Existing Plus Project conditions, the anticipated maximum queue length for southbound traffic stacking at the intersection of South State Street/Talmage Road is 291 feet from the limit line, though it is noted that 95 percent of the time the queue length would be shorter. This queue would not conflict with northbound traffic on South State Street turning left into the project site driveway across the southbound lanes as the driveway is approximately 375 feet from the intersection.

- Emergency access and site circulation were assessed and determined to be adequate for the proposed site plan.

- Sight distances from the project driveways were also assessed, and generally adequate sight lines are available at both driveways, although it is recommended that any bushes, shrubs, or trees along Observatory Avenue be trimmed such that a gap between three to seven feet off the ground would be available for drivers departing the project driveway.

We hope this information is adequate to address the issue of potential traffic impacts associated with the proposed land use. Please contact us if you have any further questions.

Sincerely,

Kimberly Tellez
Assistant Engineer

Kevin Carstens, PE
Associate Engineer

Dalene J. Whitlock, PE, PTOE
Senior Principal

DJW/krc-kt/UKI083.L2

Enclosure: LOS Calculations, HCM Queue Length Calculations

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Intersection	
Int Delay, s/veh	2.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	35	71	52	650	706	50
Future Vol, veh/h	35	71	52	650	706	50
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	40	81	59	739	802	57

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1319	430	859	0	-	0
Stage 1	831	-	-	-	-	-
Stage 2	488	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	149	573	778	-	-	-
Stage 1	388	-	-	-	-	-
Stage 2	583	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	130	573	778	-	-	-
Mov Cap-2 Maneuver	130	-	-	-	-	-
Stage 1	338	-	-	-	-	-
Stage 2	583	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	28.6	1.3	0
HCM LOS	D		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	778	-	270	-	-
HCM Lane V/C Ratio	0.076	-	0.446	-	-
HCM Control Delay (s)	10	0.6	28.6	-	-
HCM Lane LOS	B	A	D	-	-
HCM 95th %tile Q(veh)	0.2	-	2.2	-	-

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	301	246	453	292	284	472
Future Volume (veh/h)	301	246	453	292	284	472
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No		No			No
Adj Sat Flow, veh/h/ln	1885	1885	1885	1885	1885	1885
Adj Flow Rate, veh/h	327	267	492	317	309	513
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	1	1	1	1	1	1
Cap, veh/h	387	344	597	383	372	664
Arrive On Green	0.22	0.22	0.29	0.29	0.29	0.29
Sat Flow, veh/h	1795	1598	2185	1343	1296	2409
Grp Volume(v), veh/h	327	267	421	388	434	388
Grp Sat Flow(s),veh/h/ln	1795	1598	1791	1643	1820	1791
Q Serve(g_s), s	11.5	10.4	14.5	14.6	14.7	13.0
Cycle Q Clear(g_c), s	11.5	10.4	14.5	14.6	14.7	13.0
Prop In Lane	1.00	1.00		0.82	0.71	
Lane Grp Cap(c), veh/h	387	344	511	469	522	513
V/C Ratio(X)	0.84	0.78	0.82	0.83	0.83	0.76
Avail Cap(c_a), veh/h	572	509	652	598	663	652
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	24.8	24.4	22.0	22.0	22.0	21.4
Incr Delay (d2), s/veh	5.0	2.2	5.4	6.0	5.8	2.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.0	3.8	6.4	6.0	6.6	5.4
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	29.8	26.6	27.4	28.1	27.8	24.1
LnGrp LOS	C	C	C	C	C	C
Approach Vol, veh/h	594		809			822
Approach Delay, s/veh	28.3		27.7			26.1
Approach LOS	C		C			C

Timer - Assigned Phs		2		4		6
Phs Duration (G+Y+Rc), s		23.9		18.2		23.8
Change Period (Y+Rc), s		5.0		4.0		5.0
Max Green Setting (Gmax), s		24.0		21.0		24.0
Max Q Clear Time (g_c+I1), s		16.7		13.5		16.6
Green Ext Time (p_c), s		2.2		0.7		2.3

Intersection Summary	
HCM 6th Ctrl Delay	27.3
HCM 6th LOS	C

Intersection	
Int Delay, s/veh	2.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	38	71	52	653	712	50
Future Vol, veh/h	38	71	52	653	712	50
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	88	88	88	88	88	88
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	43	81	59	742	809	57

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	1327	433	866	0	-	0
Stage 1	838	-	-	-	-	-
Stage 2	489	-	-	-	-	-
Critical Hdwy	6.84	6.94	4.14	-	-	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	2.22	-	-	-
Pot Cap-1 Maneuver	147	571	773	-	-	-
Stage 1	385	-	-	-	-	-
Stage 2	582	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	128	571	773	-	-	-
Mov Cap-2 Maneuver	128	-	-	-	-	-
Stage 1	335	-	-	-	-	-
Stage 2	582	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	31	1.3	0
HCM LOS	D		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	773	-	259	-	-
HCM Lane V/C Ratio	0.076	-	0.478	-	-
HCM Control Delay (s)	10	0.6	31	-	-
HCM Lane LOS	B	A	D	-	-
HCM 95th %tile Q(veh)	0.2	-	2.4	-	-

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (veh/h)	301	250	459	292	289	479
Future Volume (veh/h)	301	250	459	292	289	479
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00	1.00		1.00	1.00	
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No		No			No
Adj Sat Flow, veh/h/ln	1885	1885	1885	1885	1885	1885
Adj Flow Rate, veh/h	327	272	499	317	314	521
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	1	1	1	1	1	1
Cap, veh/h	386	344	602	381	375	669
Arrive On Green	0.22	0.22	0.29	0.29	0.29	0.29
Sat Flow, veh/h	1795	1598	2198	1333	1297	2409
Grp Volume(v), veh/h	327	272	425	391	441	394
Grp Sat Flow(s),veh/h/ln	1795	1598	1791	1645	1820	1791
Q Serve(g_s), s	11.7	10.7	14.8	14.9	15.2	13.4
Cycle Q Clear(g_c), s	11.7	10.7	14.8	14.9	15.2	13.4
Prop In Lane	1.00	1.00		0.81	0.71	
Lane Grp Cap(c), veh/h	386	344	512	471	526	518
V/C Ratio(X)	0.85	0.79	0.83	0.83	0.84	0.76
Avail Cap(c_a), veh/h	565	503	644	592	654	644
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	25.1	24.8	22.3	22.3	22.3	21.6
Incr Delay (d2), s/veh	5.4	3.0	5.9	6.6	6.5	3.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	5.1	4.0	6.6	6.2	6.9	5.6
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	30.5	27.8	28.2	28.9	28.7	24.7
LnGrp LOS	C	C	C	C	C	C
Approach Vol, veh/h	599		816			835
Approach Delay, s/veh	29.3		28.5			26.8
Approach LOS	C		C			C

Timer - Assigned Phs		2		4		6
Phs Duration (G+Y+Rc), s		24.3		18.4		24.1
Change Period (Y+Rc), s		5.0		4.0		5.0
Max Green Setting (Gmax), s		24.0		21.0		24.0
Max Q Clear Time (g_c+I1), s		17.2		13.7		16.9
Green Ext Time (p_c), s		2.1		0.7		2.2

Intersection Summary	
HCM 6th Ctrl Delay	28.1
HCM 6th LOS	C

Lane Group	WBL	WBR	NBT	SBT
Lane Group Flow (vph)	327	272	816	835
v/c Ratio	0.78	0.47	0.79	0.81
Control Delay	41.2	6.5	26.2	32.0
Queue Delay	0.0	0.0	0.0	0.0
Total Delay	41.2	6.5	26.2	32.0
Queue Length 50th (ft)	149	0	152	193
Queue Length 95th (ft)	#269	57	227	#291
Internal Link Dist (ft)	459		657	442
Turn Bay Length (ft)		400		
Base Capacity (vph)	544	675	1284	1221
Starvation Cap Reductn	0	0	0	0
Spillback Cap Reductn	0	0	0	0
Storage Cap Reductn	0	0	0	0
Reduced v/c Ratio	0.60	0.40	0.64	0.68

Intersection Summary

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Shared Parking Agreement

This Shared Parking Agreement ('Agreement') entered into this _____ day of _____, 2021 by and between Joe Crudo, whose address is 1006 S. State Street Ukiah, CA, and Assessor's Parcel Number Number (APN) is 003-130-75 ('Lessee') and Bhula LaLa investment LLC, whose address is 950 N State Street, Ukiah CA, and Assessor's Parcel Number (APN) is 001-351-41 ('Lessor').

1. To relieve traffic congestion in the streets, to minimize any detrimental effects of off-street parking areas on adjacent properties, and to ensure the proper and uniform development of parking areas throughout the City of Ukiah. The City of Ukiah Municipal Code establishes minimum number of off-street parking and loading spaces necessary for the various land uses in the City of Ukiah; and
2. Lessee owns property at 1006 S State Street, Ukiah, CA ('Lessee Property') which property does not have the number of off-street parking spaces required under the City of Ukiah Municipal Code for the use to which Lessee Property is put; and
3. Lessor owns property at 950 N State Street, Ukiah CA ('Lessor Property') which is zoned with the same or more intensive zoning classification than Lessee Property and which is put to a use with different operating hours or different peak business periods than the use on Lessee Property; and
4. Lessee desires to use some of the off-street parking spaces on Lessor Property to satisfy Lessee Property off-street parking requirements, such shared parking being permitted by the City of Ukiah Municipal Code, Chapter 2. Zoning Article 17. Off-Street Parking and Loading; and
5. The City of Ukiah Community Development Department requires that such shared use of parking spaces be done by written agreement.

NOW THEREFORE, in consideration of the premises and the information stated above, the parties agree as follows:

The City of Ukiah Parking Agreement Page 2 of 2 (date)

1. SHARED USE OF OFF-STREET PARKING FACILITIES

Per Section 9198, City of Ukiah Municipal Code (Number of Parking Spaces Required), Lessor is required 56 off-street parking spaces and has 62 existing off-street parking spaces, which results in an excess of six off-street parking spaces. Lessee is required 41 off-street parking spaces, has 34 existing off-street parking spaces, and an exemption for one parking space for the proposed bike rack.

Lessor hereby agrees to share with Lessee a maximum of six off-street parking spaces associated with Lessor's Property.

Lessee's interest in such parking spaces is non-exclusive. The Lessee's shared use of parking shall be subject to the following:

The Lessor agrees to provide six vehicle parking spaces, Monday thru Friday 7:00 AM to 6:00 PM for vehicles that have completed the detailing processing and are waiting scheduled pick up if needed.

2. TERM

This Agreement shall be effective upon execution by both parties and shall be accepted by the Community Development Director and shall not be amended and/or terminated without written consent of both parties and the City of Ukiah Community Development Director, or his/her designee.

3. COOPERATION

The parties agree to cooperate and work together in good faith to effectuate the purpose of this Agreement.

4. SUPPLEMENTAL COVENANTS

No private agreement shall be entered into that overrides this agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date Set forth at the outset hereof.

City of Ukiah Shared Parking Agreement Page 2 of 2 (date)

_____

(Lessor) (Date)

_____

(Lessee) (Date)

_____

(City of Ukiah Community Development Director) (Date)

AGENDA ITEM NO. 6B
Community Development Department
300 Seminary Ave.
Ukiah, CA 95482
planning@cityofukiah.com

TO: Design Review Board

FROM: Mireya G. Turner, Planning Manager

DATE: November 1, 2021

SUBJECT: Request for review and recommendation to the Planning Commission for a Major Site Development Permit to allow for new construction of a commercial structure for cannabis retail; 1102/1104 South State Street; APNs 003-130-09 & 003-530-11; File No. 21-6370

PROJECT DESCRIPTION

The Applicant proposes the demolition of the existing structures (±2,148 sf total) and construction of a ±2,554 sf building for operation of a cannabis retail business.

Currently, the two parcels contain two commercial structures, separated by a parcel line, and a vacant two-story structure formerly used as housing, which is not part of this project. The Applicant has received an approved lot line adjustment to create a single parcel encircling both existing commercial structures, in order to build a single structure in the same location. The proposed new structure has a slightly increased footprint (±2,254 sf), with ±1,093 sf of retail space, with the remainder for storage, office, staff restroom, break room and IT room. Accessible ramps would be installed at both the front and rear entrances.

The Project Site is located within the 0.2% Flood Zone (500-year). The Applicant proposes raising the floor above the base zone elevation, in accordance with the California Building Code and National Flood Insurance Program requirements. Pre and post-construction elevation certificates will be included in the Conditions of Approval.

The structure would have a front height of twenty-one feet (21') and rear height of twenty-three feet (23') with a façade of corrugated metal, in light blue (Sherwin Williams SW 6794 (Flyway)) and white (Sherwin Williams White). Parking will be located at the rear of the structure.

Future signage is proposed below the parapet in the front of the structure, but the exact signage is not included in this application. Future signage would be required to comply with Ukiah City Code (UCC) commercial and cannabis signage regulations.

SETTING

The Project Site lies within the Heavy Commercial (C2) zoning district, and is designated Commercial (C) under the City's General Plan. Located at the southwest corner of the intersection at South State Street and Talmage Road, the Site has an existing multiple suite commercial structure and a vacant two-story structure formerly used for housing. The property is bordered by other commercial uses along South State Street, and residential uses across Mulberry Street to the west. Table 1 includes a summary of adjacent land uses, with corresponding maps and aerial and street views in Figures 1-4.

Table 1, Zoning and Land Use

	ZONING:	USE:
NORTH	Heavy Commercial	Restaurant
EAST	Community Commercial	Gas stations
SOUTH	Heavy Commercial	Professional office and Restaurant
WEST	Planned Residential Development	High Density Housing (George Luce Subdivision)

Figure 1: General Plan Land Use

Figure 2: Zoning Designation

Figure 3. Aerial Image

Figure 4. Street view

Community Development Department
300 Seminary Ave.
Ukiah, CA 95482
planning@cityofukiah.com

DISCUSSION

The Project has been revised a few times, with the latest plans submitted on October 21, 2021. Throughout the revisions, the building has remained in mostly the same footprint as the existing structure. These latest plans will be recirculated for agency review. The Applicant has requested scheduling on the October Design Review Board meeting. The Major Use Permit process will continue and the Staff Report for the Planning Commission will include the DRB's recommendations.

The project site is located just outside the boundaries of the Downtown Design District. Therefore, the project would be subject to the Design Guidelines for Projects located *outside* the Downtown Design District. Pursuant to Zoning Ordinance Section 9261(b), a Site Development Permit is required for all new commercial construction.

STAFF REQUEST

Staff requests the DRB review the project for its conformance to the Design Guidelines for Projects located outside the Downtown Design District, and make a recommendation to the Planning Commission.

ATTACHMENTS

1. Application and Project Summary
2. Site Plan, Landscape Plan, Elevations with Color Samples and Materials listed
3. Lot Line Adjustment Map

Green Advtr 101, LLC.

1104 S State St, Ukiah CA 95482

Cannabis Retail Application

July 2021

Addendum to application filed on July 7th 2021

Green Advtr
Completed
Application Form

Community Development Department
Planning Division
300 Seminary Ave., Ukiah CA 95482
Email: planning@cityofukiah.com
Web: www.cityofukiah.com
Phone: (707) 463 -6268
Fax: (707) 463-6204

City of Ukiah

Planning Permit Application

PROJECT NAME: Green Advtr 101 LLC			
PROJECT ADDRESS/CROSS STREETS: 1104 S State St, Ukiah CA 95482			AP NUMBER(S): 003-130-09 and 003-530-11
APPLICANT/AUTHORIZED AGENT: Bhupinder Singh	PHONE NO: 707-412-9383	FAX NO:	E-MAIL ADDRESS: Sonu@chandiihospitality.com
APPLICANT/AUTHORIZED AGENT ADDRESS: 614 4th St.	CITY: Santa Rosa		STATE/ZIP: CA/95402
PROPERTY OWNER IF OTHER THAN APPLICANT/AGENT: Jatinder Singh	PHONE NO: 925-348-2693	FAX NO:	E-MAIL ADDRESS: Joti@chandiihospitality.com
PROPERTY OWNER ADDRESS IF OTHER THAN APPLICANT: Po Box 14279	CITY: Santa Rosa		STATE/ZIP: CA/ 95402

HAS YOUR PROJECT RECEIVED A PRELIMINARY REVIEW? ☐ YES ☒ NO

☐ AIRPORT LAND USE COMM. DETERMINATION REFERRAL 100.0800.611.003	$	☐ REZONING – PLANNED DISTRICT 100.0800.611.001	$	☐ USE PERMIT – AMENDMENT 100.0400.449.001	$
☐ ANNEXATION 100.0800.611.001	$	☐ SITE DEVELOPMENT PERMIT – AMENDMENT 100.0400.449.001	$	☒ USE PERMIT – MAJOR 100.0400.449.001	$
☐ APPEAL 100.0400.449.001	$	☐ SITE DEVELOPMENT PERMIT – MAJOR 100.0400.449.001	$	☐ USE PERMIT – MINOR 100.0400.449.001	$
☐ GENERAL PLAN AMENDMENT 100.0800.611.001	$	☐ SITE DEVELOPMENT PERMIT – MINOR 100.0400.449.001	$	☐ VARIANCE – MAJOR 100.0400.449.001	$
☐ MURAL PERMIT 100.0400.449.001	$	☐ SPECIFIC/MASTER PLAN 100.0800.611.003	$	☐ VARIANCE – MINOR 100.0400.449.001	$
☐PRE-DEVELOPMENT MEETING 100.0800.611.003	$	☐ MINOR SUBDIVISION/TENTATIVE PARCEL MAP (4 OR FEWER LOTS) 100.0800.610.001	$	☐ ZONING AMENDMENT MAP OR TEXT 100.0800.611.001	$
☐ STAFF RESEARCH (MORE THAN 1 HOUR) 10023100.41153	$	☐ MAJOR SUBDIVISION/TENTATIVE SUBDIVISION MAP (5 OR MORE LOTS) 100.0800.610.001	$	☐ REZONING 100.0800.611.001	$
☐ LOT LINE ADJUSTMENT OR MERGER 100.0800.610.001	$	☐ OTHER	$	☐ OTHER	$

COUNTY CEQA FILING FEE: CHECK PAYABLE TO MENDOCINO CO.	$	MAJOR PERMIT DEPOSIT:	$	FILING DATE:
COUNTY CEQA (NEG DEC) FEE: CHECK PAYABLE TO MENDOCINO CO.	$	MINOR PERMIT FEE:	$	TOTAL AMOUNT PAID: $
COUNTY CEQA (EIR) FEE: CHECK PAYABLE TO MENDOCINO CO.	$	TOTAL FEE:	$	RECEIPT NUMBER:

APPLICATION NUMBER(S):

Recommendation: Prior to submitting an application, discuss your project with Staff to discover what fees (sewer, water, in-lieu park fees, traffic impact fees, etc.) may be required for your project. Also, ask about street tree requirements, required sidewalk repairs, drainage issues, storm water mitigation requirements, frontage improvements, etc.

Project Description

Please attach a written project description including summary of work (both interior and exterior for construction and operation) and/or business proposed. The purpose of the project description is to assist Staff in understanding the project. The project description will also be included in the Staff Report required to review (and ultimately approve or deny) the planning permit. Providing complete information will help expedite the project review process and in determining what additional information, if any, related to the project and required environmental review is required.

Environmental Review and Reports

Please be aware that projects are required to comply with the California Environmental Quality Act (CEQA). Projects will be reviewed by Staff for compliance with CEQA and Staff will determine the appropriate CEQA document to prepare for the project (exemption, negative declaration, etc.). In order to make this determination, specific reports (traffic, arborist, soils, etc.) and or additional information may be required.

Use Information

Please provide the following information related to the use of the site and building:

Description of Building & Site			
Parcel Size:	Building Size:		Number of Floors:
Use of Building (check all that apply)	Description	Square Footage	Number of Units/Suites
☐ Office (business/professional)			
☐ Office (medical/dental)			
☒ Retail	Retail-Cannabis	2954	1
☐ Light Industrial			
☐ Residential			
☐ Other:			

Operating Characteristics			
Days and Hours of Operation: 7 Days a week 9am-9pm			
Number of Shifts: 2	Days and Hours of Shifts: Shift 1: 8am-3pm Shift 2 : 2pm-10pm		
Number of Employees/Shift: 3-5			
Loading Facilities: ☐ Yes ☒ No	Type/Vehicle Size: NA		
Deliveries: ☒ Yes ☐ No	Type: Local Only	Number (day/week/month): 7 days a week	Time(s) of Day: 10am-8pm
Outdoor areas associated with use? (check all that apply) ☐ Yes ☒ No	Sales area: ☒ Yes ☐ No Square Footage:	Unloading of deliveries: ☐ Yes ☒ No Square Footage:	Storage: ☒ Yes ☐ No Square Footage: 500 Sqft
Noise Generating Use? ☐ Yes ☒ No		Description:	

To Be Completed by Staff

General Plan Designation:	Zoning District:	Airport Land Use Designation:
City's Architectural & Historic Inventory: ☐ YES ☐ NO	Age of Building:	Demolition Policy:
Hillside: ☐ YES ☐ NO	Flood Designation FIRM Map:	Flood Designation Floodway Map:

Tree Policies	
General Plan Open Space Conservation ☐ NO ☐ YES GOAL/POLICY #:	Community Forest Management Plan ☐ NO ☐ YES GOAL/POLICY #:
Landscaping and Streetscape Design Guidelines ☐ NO ☐ YES GUIDELINE #:	Commercial Development Design Guidelines ☐ NO ☐ YES GUIDELINE #:
Tree Protection and Enhancement Policy ☐ NO ☐ YES NOTES:	Tree Planting and Maintenance Policy ☐ NO ☐ YES NOTES:
UCC: Street Tree Policy, Purpose and Intent ☐ NO ☐ YES NOTES:	Other:

Notes

I, Jatinder Singh, owner authorize Green Advtr 101 LLC to act on my behalf for this project and I have read and agree with all of the above. (Application must be signed by owner).

Gurcharan Singh 4/28/21

PROPERTY OWNER SIGNATURE **DATE**

I, Gurcharan Singh, am the ☑ owner / ☐ authorized agent of the property for which the development is proposed. The above information and attached documents are true and accurate to the best of my knowledge.
I have read and agree with all of the above.

I hereby authorize employees of the City of Ukiah, the City's authorized agents, and persons with review or decision making authority for the project to enter upon the subject property, as necessary, to inspect the premises, post notices, and process this application.

I understand that conditions of approval may be placed on my project by the city of Ukiah and it is my responsibility to fully understand the conditions and ask questions about them before action is taken on my planning permit.

Gurcharan Singh 4/28/21

☑ OWNER / ☐ AUTHORIZED AGENT **DATE**

INDEMNIFICATION AGREEMENT

As part of this application, the applicant agrees to defend, indemnify, and hold harmless the City of Ukiah, its agents, officers, council members, employees, boards, commissions or Council from any claim, action or proceeding brought against any of the foregoing n individuals or entities, the purpose of which is to attack, set aside, void, or annul any approval of the application or related decision, or the adoption or certification of any environmental documents or negative declaration which relates to its approval. This indemnification shall include, but is not limited to, all damages, costs, expenses, attorney fees or expert witness fees that may be awarded to the prevailing party arising out of it or in connection with the approval of the application or related decision, whether or not there is concurrent, passive, or active negligence on the part of the City, its agents, officers, council members, employees, boards, commissions of Council. If for any reason, any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect.

The City of Ukiah shall have the right to appear and defend its interests in any action through its City Attorney or outside counsel. The applicant shall not be required to reimburse the City for attorney's fees incurred by the City Attorney of the City's outside counsel if the City chooses to appear and defend itself in the litigation.

I have read and agree to all of the above.

Gurcharan Singh 4/28/21

☑ PROPERTY OWNER / ☐ AUTHORIZED AGENT
(PLEASE PRINT NAME)

☐ PROPERTY OWNER / ☐ AUTHORIZED AGENT **DATE**
(SIGNATURE)

Revised 08/19/2019

Green Advtr
Project Description

Written Project Description
Green Advtr
1104 S State St Ukiah CA

Retail Size is 2954 SQFT in total operation size

Consumer/Patient Size: Due to our open floor layout and the design of our facility we can accommodate any consumer base while complying

Existing Retail Space: The determination was made to demo the back wall of existing building to make a clean square of 2954 SQFT. The existing building is outdated and the building height and back side

Layout does not work with the plans for the dispensary. The property has ample space to accommodate any additional parking required beyond conceptual design in this application. Landscaping will remain the same.

Signage: Signage will meet City requirements and standards. Applicant wishes to have signage facing S State Street and on the south side of the building facing parking lot entrance. A total of two signs in conformity with City size and standards.

Exterior Changes: Applicant plans to paint the building with a sky-blue color with any planning approvals required. Restripe parking will be marked in accordance to City guidelines.

Green Advtr
Security Plan

d. Front office security guard is out front watching incoming patients and viewing for any weapons on person and making sure no one enters with a backpack. Also making sure no employees are leaving out front door as well.

e. At end of night before closing security is asked to secure outside before any employees clock out to go home.

1. One guard stays in parking lot till last employee leaves the premise

Lighting

The Ukiah Green Advtr has installed lighting in furtherance of the concept of safety through environmental design. Bright lighting throughout the interior and exterior of the facility is designed to ensure customer and employee safety, and to ensure that security camera footage captures clear pictures of customers, employees, products, and cash. Lighting illuminates all areas of the parking lot and all sides of the building, inside and out. High-wattage LED bulbs are used to maximize brightness and minimize environmental impact. Employees are trained to alert management and initiate bulb replacement if any lights are out.

In addition to the safety lighting provided throughout the property, the Ukiah Green Advtr also uses aesthetic lighting to enhance customer experience.

Green Advtr
Accessibility Evaluation

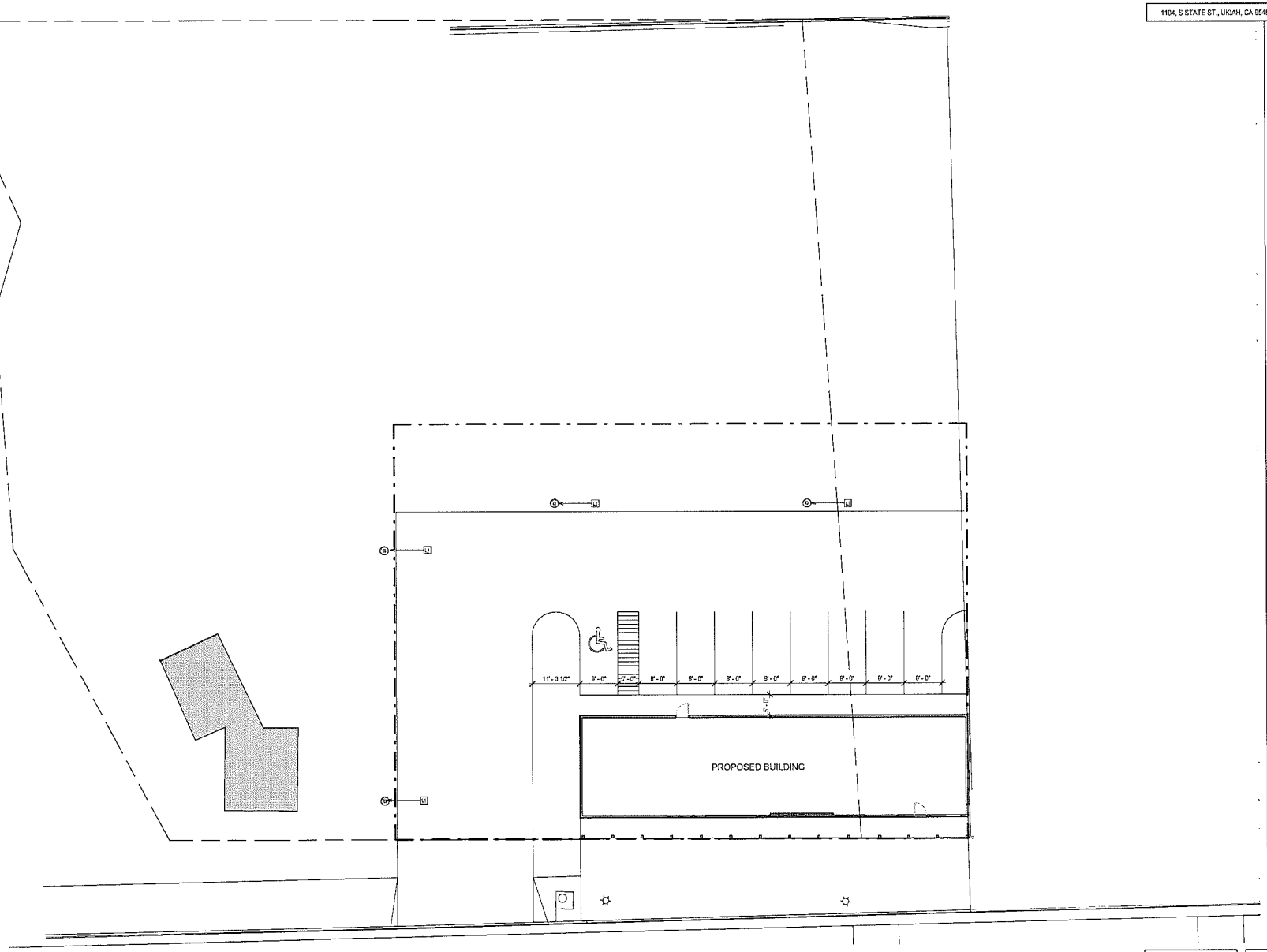
PROPOSED RETAIL BUILDING

1104, S STATE ST., UKIAH, CA 95482

L1 - LITHONIA LIGHT FIXTURE

BUG RATING B=1, U=0, G=2, MOUNTED ON 14' SQUARE POLE WITH 2' CONCRETE BASE.
LAMP WATTAGE - 49

MODEL NO. - DSXO-LED-P2-30K-T4M-MVOLT



1 PROPOSED SITE PLAN
3/32" = 1'-0"

B

DESIGN STUDIO

DESIGN MANAGEMENT

CHANDI HOSPITALITY GROUP

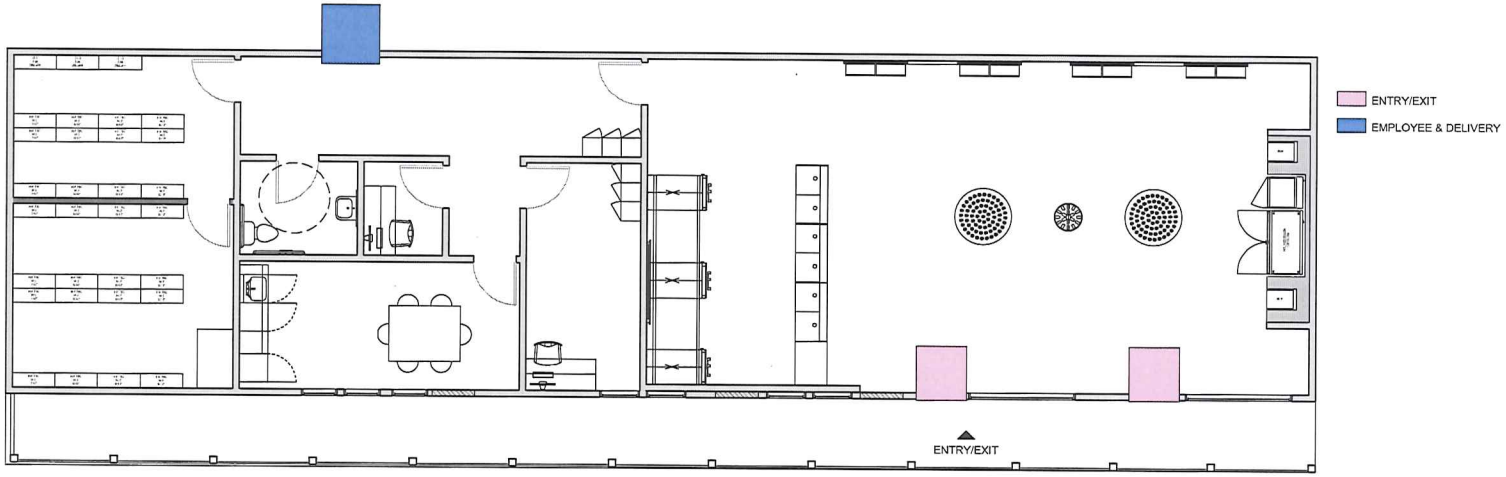
PROPOSED SITE PLAN

SEPTEMBER 09, 2021

A-1

PROPOSED RETAIL BUILDING

1104, S STATE ST., UKIAH, CA 95482



1 PROPOSED FIRST FLOOR PLAN(ENTRY/EXIT)
1/4" = 1'-0"

B

DESIGN STUDIO

DESIGN MANAGEMENT

SAN FRANCISCO GURGAON HOUSTON

CHANDI HOSPITALITY GROUP

ENTRY EXIT

SEPTEMBER 09, 2021

A-3F

Green Advtr
Lighting Plan

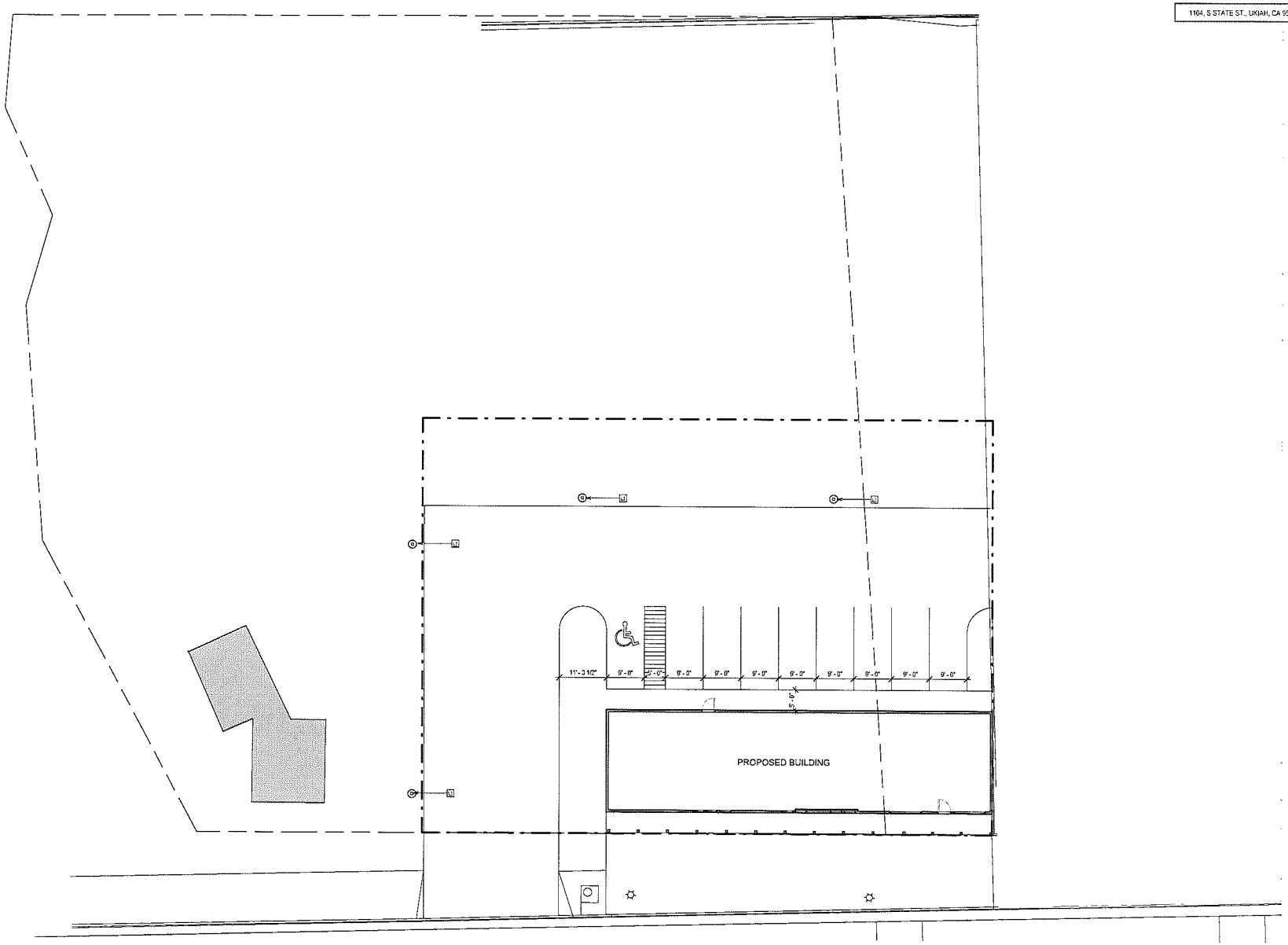
PROPOSED RETAIL BUILDING

1104, S STATE ST., UKIAH, CA 95482

L1 - LITHONIA LIGHT FIXTURE

BUG RATING B=1, U=0, G=2, MOUNTED ON 14' SQUARE POLE WITH 2' CONCRETE BASE.
LAMP WATTAGE - 49

MODEL NO. - DSXO-LED-P2-30K-T4M-MVOLT



1 PROPOSED SITE PLAN
3/32" = 1'-0"

B

DESIGN STUDIO

DESIGN MANAGEMENT

SAN FRANCISCO DURHAM HOUSTON

CHANDI HOSPITALITY GROUP

PROPOSED SITE PLAN

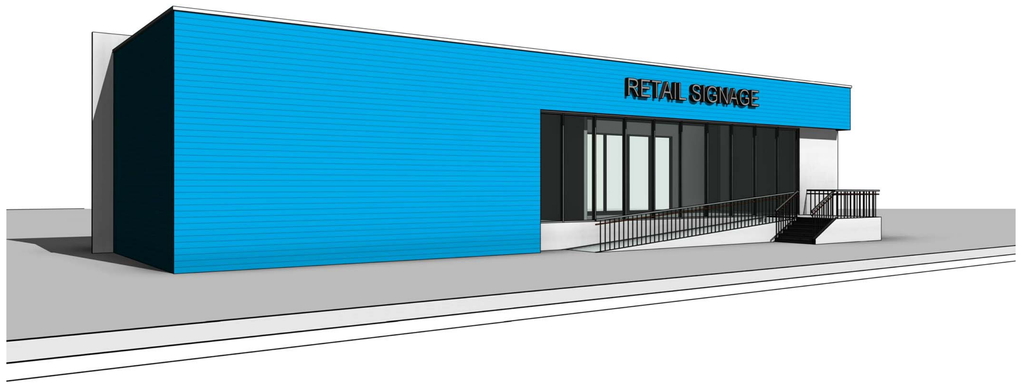
SEPTEMBER 08, 2021

A-1

Attachment 2

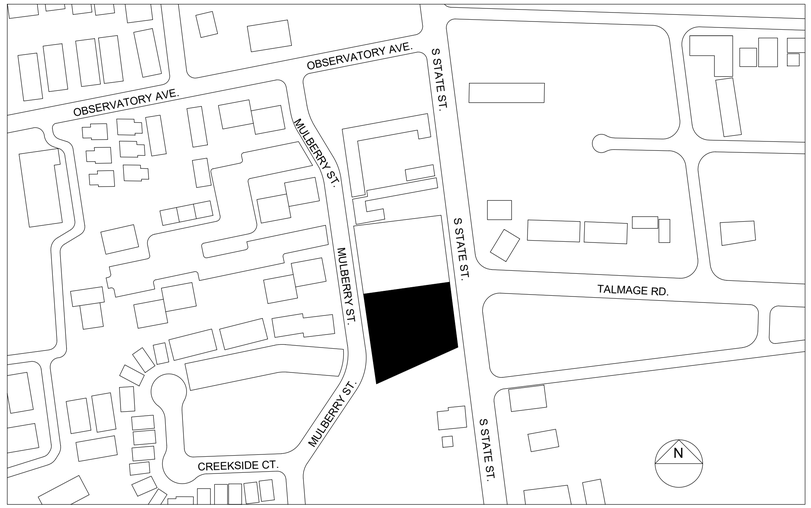
PROPOSED RETAIL BUILDING

ADDRESS: 1104 S STATE ST., UKIAH, CA 95482
A.P.N.: 003-130-09-00



SHEET INDEX:

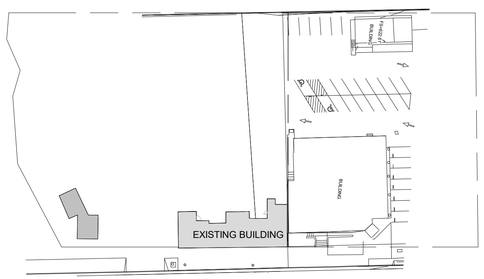
T-0	COVERSHEET
A-0	EXISTING SITE PLAN
A-1	PROPOSED SITE PLAN
A-2	EXISTING FIRST FLOOR PLAN
A-3	PROPOSED FIRST FLOOR PLAN
A-3	PROPOSED FIRST FLOOR FURNITURE PLAN
A-5	EXISTING ELEVATIONS
A-6	PROPOSED ELEVATIONS
A-7	VIEWS
A-8	MATERIAL BOARD
L-1	LANDSCAPE



VICINITY MAP

PROPOSED RETAIL BUILDING

1104, S STATE ST., UKIAH, CA 95482



1 SITE PLAN
1" = 60'-0"

2 EXISTING SITE PLAN
3/32" = 1'-0"

B

DESIGN STUDIO

DESIGN MANAGEMENT

SAN FRANCISCO GURGAON HOUSTON

CHANDI HOSPITALITY GROUP

EXISTING SITE PLAN

OCTOBER 20, 2021

A-0

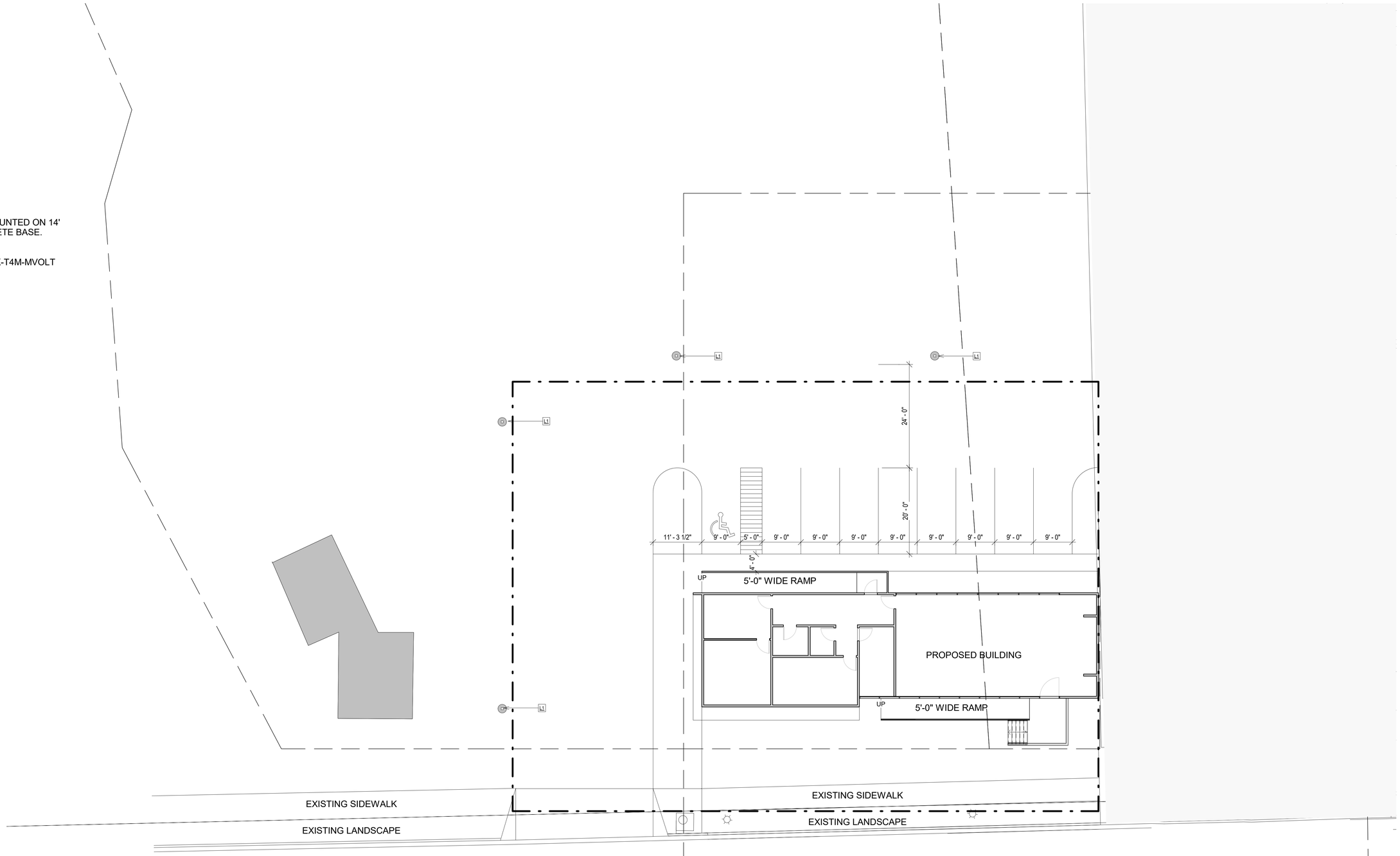
PROPOSED RETAIL BUILDING

1104, S STATE ST., UKIAH, CA 95482

L1 - LITHONIA LIGHT FIXTURE

BUG RATING B=1, U=0, G=2. MOUNTED ON 14' SQUARE POLE WITH 2' CONCRETE BASE.
LAMP WATTAGE - 49

MODEL NO. - DSXO-LED-P2-30K-T4M-MVOLT



1 PROPOSED SITE PLAN
3/32" = 1'-0"

B

DESIGN STUDIO

DESIGN MANAGEMENT

SAN FRANCISCO GURGAON HOUSTON

CHANDI HOSPITALITY GROUP

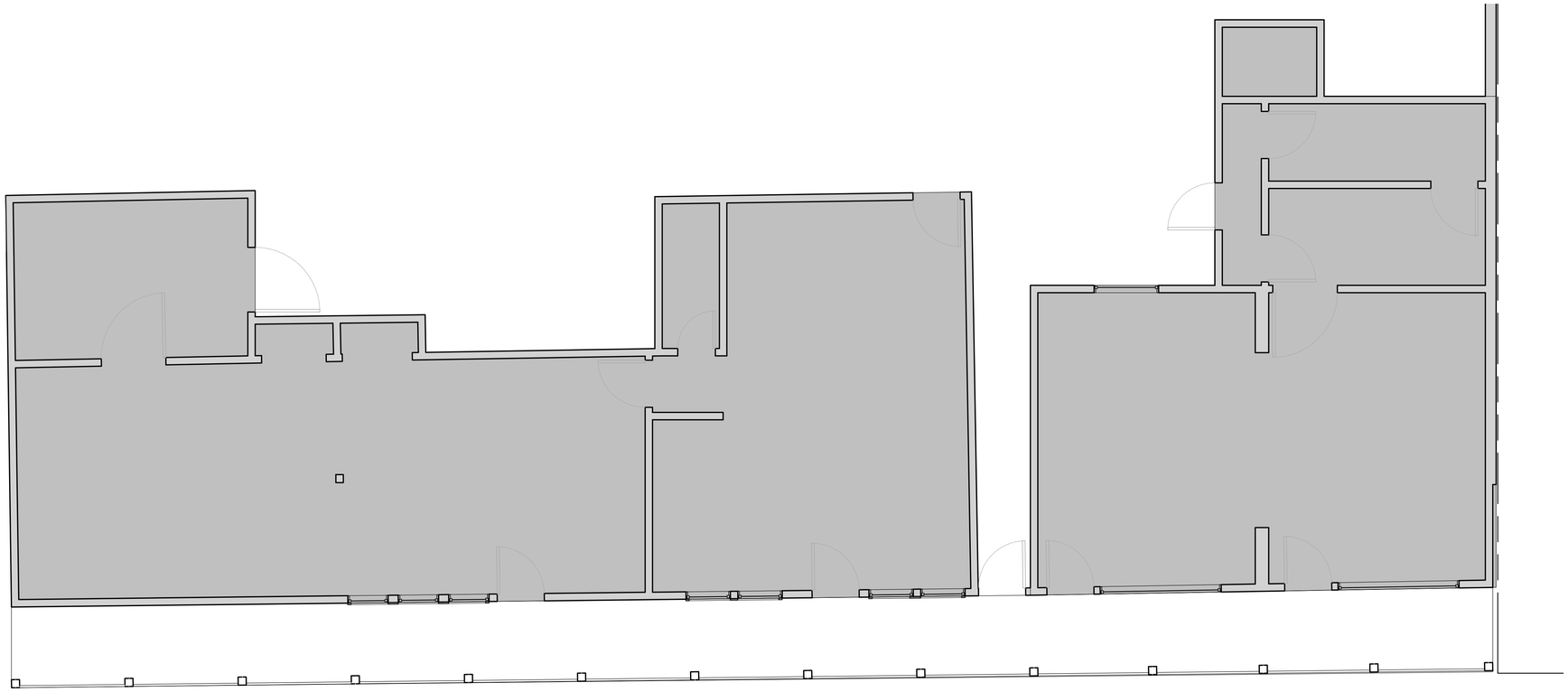
PROPOSED SITE PLAN

OCTOBER 20, 2021

A-1

PROPOSED RETAIL BUILDING

1104, S STATE ST., UKIAH, CA 95482



1 EXISTING FIRST FLOOR

1/4" = 1'-0"

B

DESIGN STUDIO

DESIGN MANAGEMENT

SAN FRANCISCO GURGAON HOUSTON

CHANDI HOSPITALITY GROUP

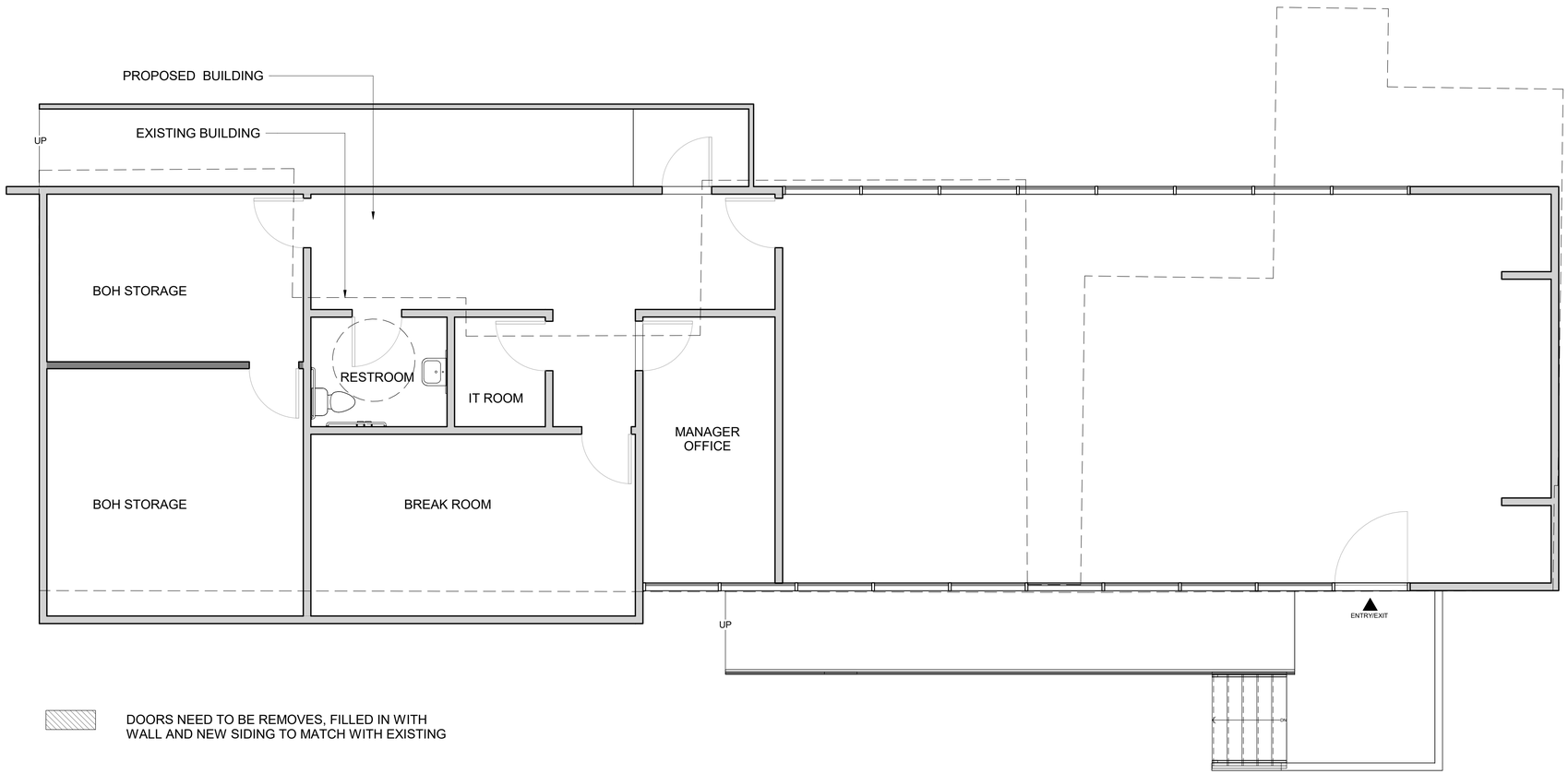
EXISTING FIRST FLOOR PLAN

OCTOBER 20, 2021

A-2

PROPOSED RETAIL BUILDING

1104, S STATE ST., UKIAH, CA 95482



DOORS NEED TO BE REMOVES, FILLED IN WITH WALL AND NEW SIDING TO MATCH WITH EXISTING

1 PROPOSED FIRST FLOOR

1/4" = 1'-0"

B

SAN FRANCISCO

DESIGN STUDIO

DESIGN MANAGEMENT

GURGAON HOUSTON

CHANDI HOSPITALITY GROUP

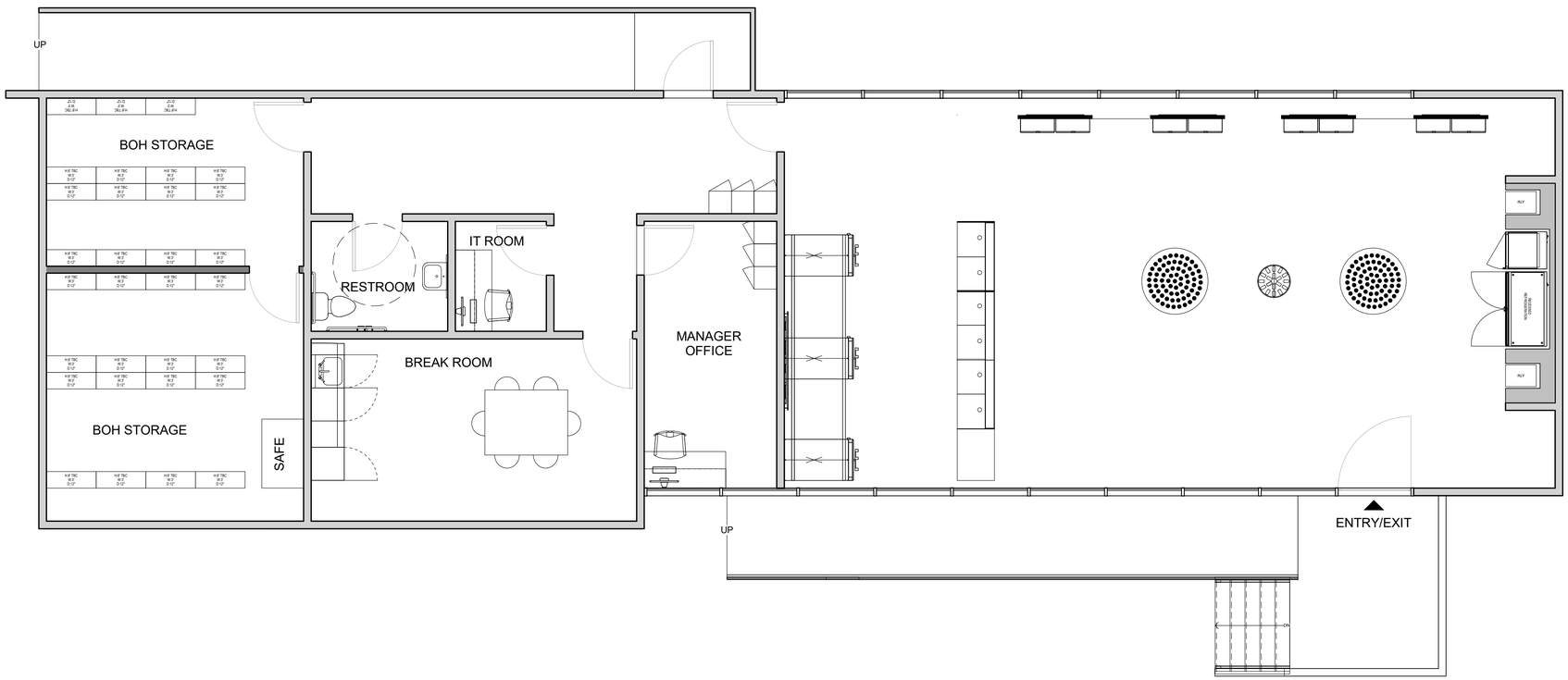
PROPOSED FIRST FLOOR PLAN

OCTOBER 20, 2021

A-3

PROPOSED RETAIL BUILDING

1104, S STATE ST., UKIAH, CA 95482



1 PROPOSED FIRST FLOOR FURNITURE LAYOUT

1/4" = 1'-0"

B

DESIGN STUDIO

DESIGN MANAGEMENT

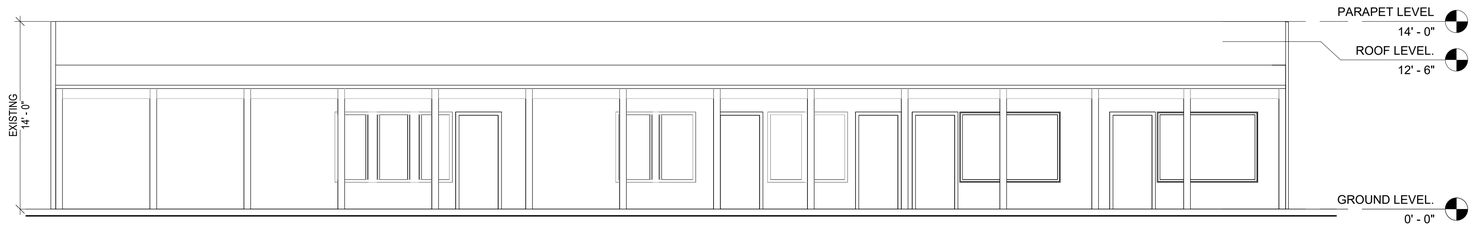
SAN FRANCISCO GURGAON HOUSTON

CHANDI HOSPITALITY GROUP

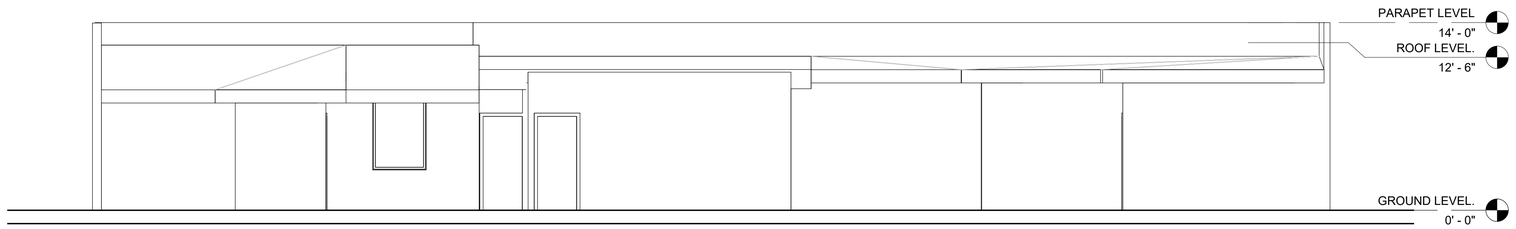
PROPOSED FIRST FLOOR FURNITURE PLAN

OCTOBER 20, 2021

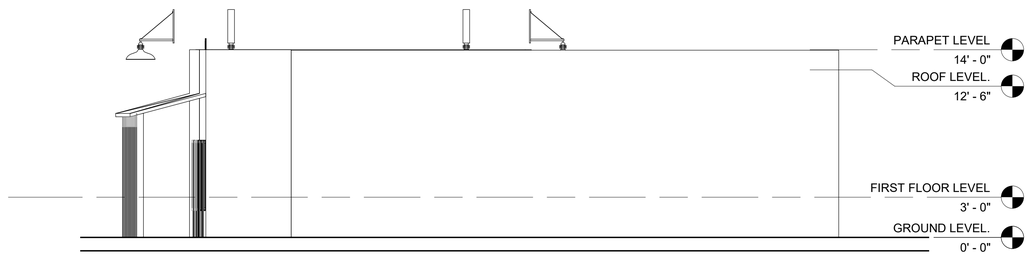
A-4



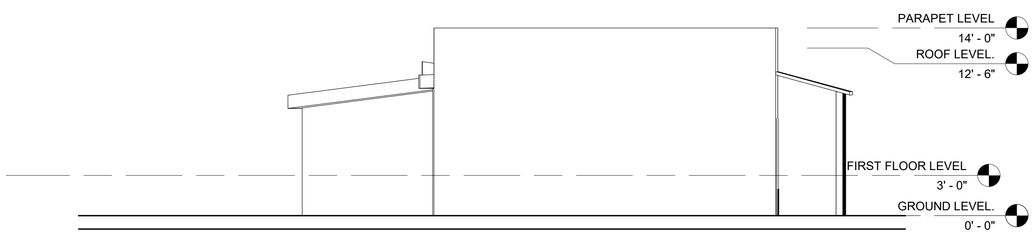
1 EXISTING ELEVATION A
3/16" = 1'-0"



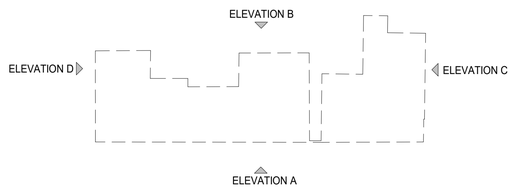
2 EXISTING ELEVATION B
3/16" = 1'-0"



3 EXISTING ELEVATION C
3/16" = 1'-0"



4 EXISTING ELEVATION D
3/16" = 1'-0"

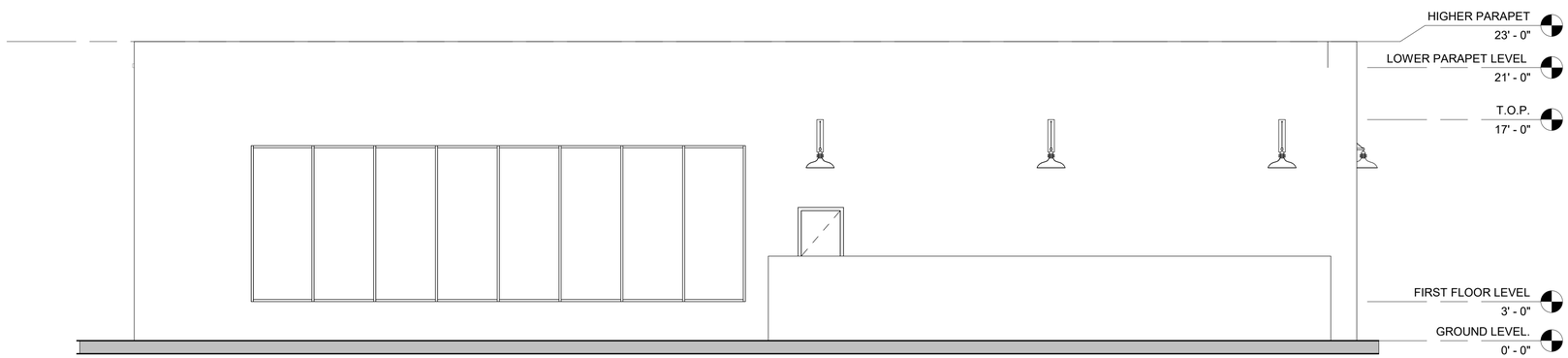


KEY PLAN

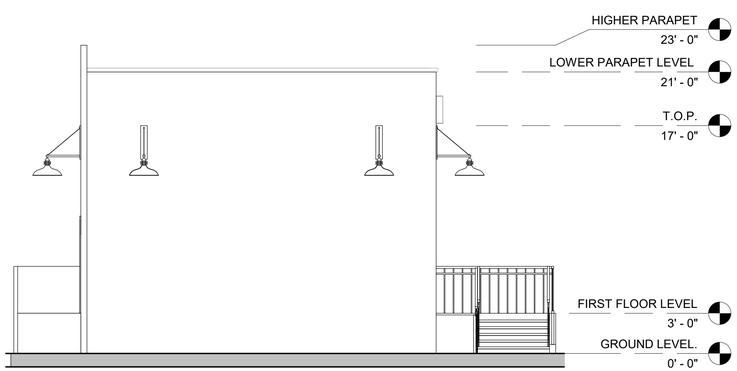
PROPOSED RETAIL BUILDING

1104, S STATE ST., UKIAH, CA 95482

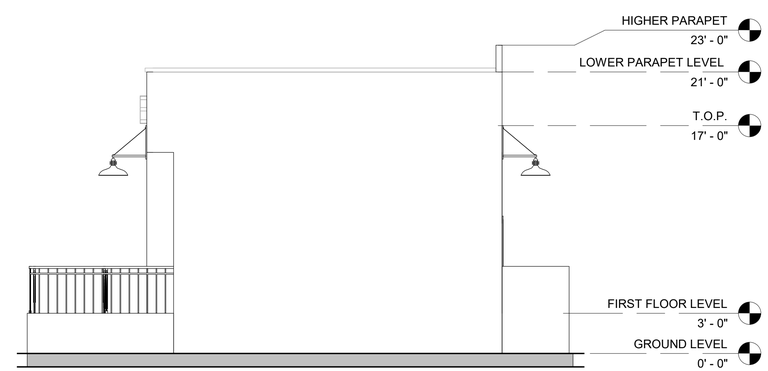
1 PROPOSED ELEVATION A
3/16" = 1'-0"



2 PROPOSED ELEVATION B
3/16" = 1'-0"



3 PROPOSED ELEVATION C
3/16" = 1'-0"



5 PROPOSED ELEVATION D
3/16" = 1'-0"

KEY PLAN

B

DESIGN STUDIO

DESIGN MANAGEMENT

SAN FRANCISCO GURGAON HOUSTON

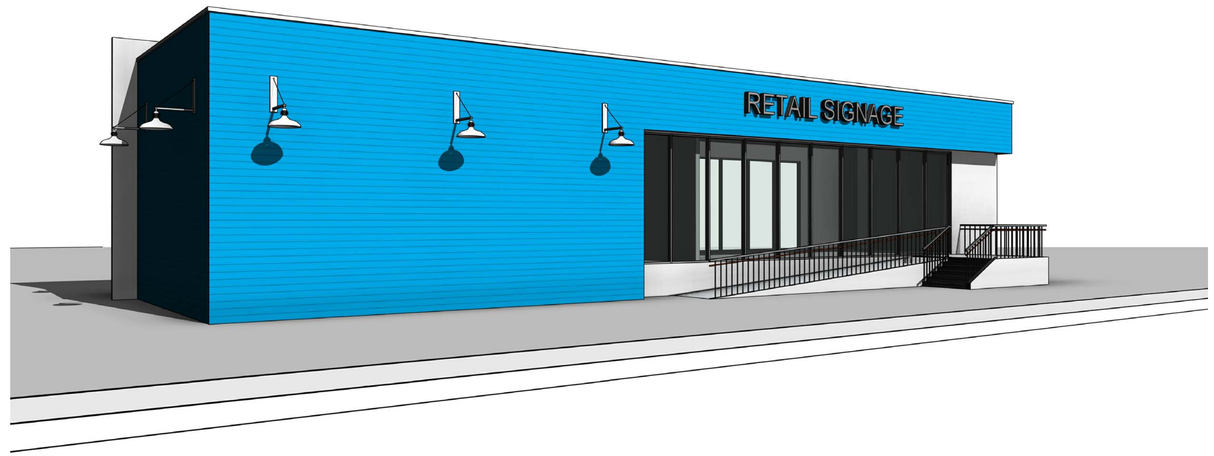
CHANDI HOSPITALITY GROUP

PROPOSED ELEVATION

OCTOBER 20, 2021

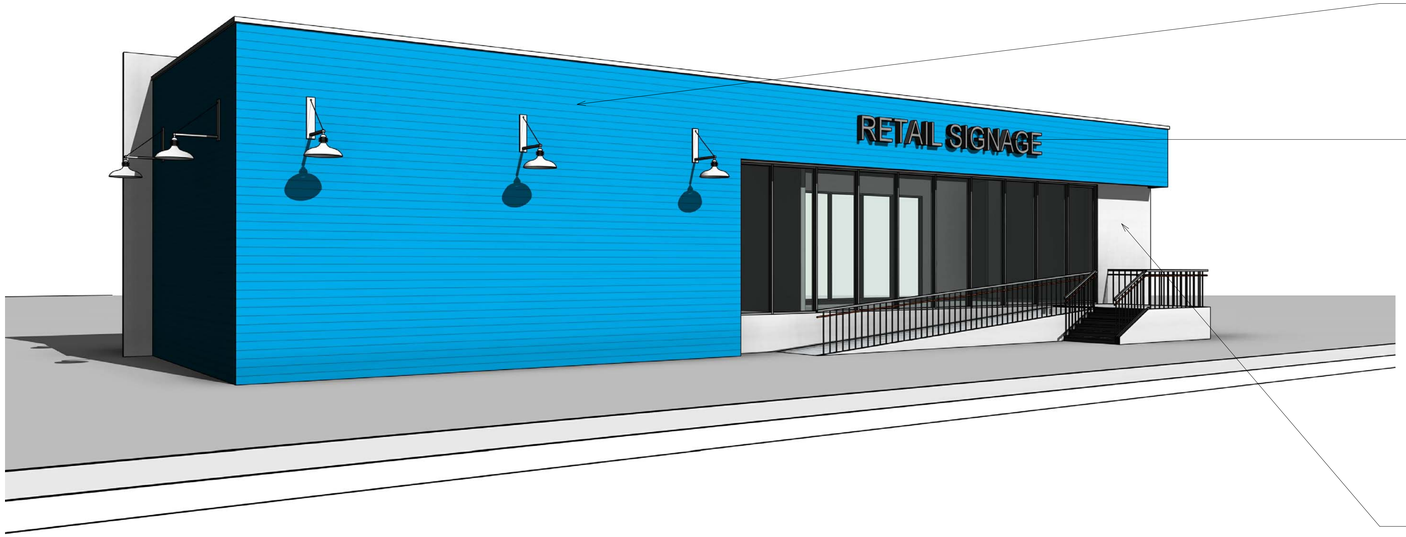
A-6

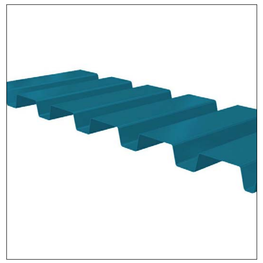
EXISTING VIEW



PROPOSED VIEW

PROPOSED VIEW



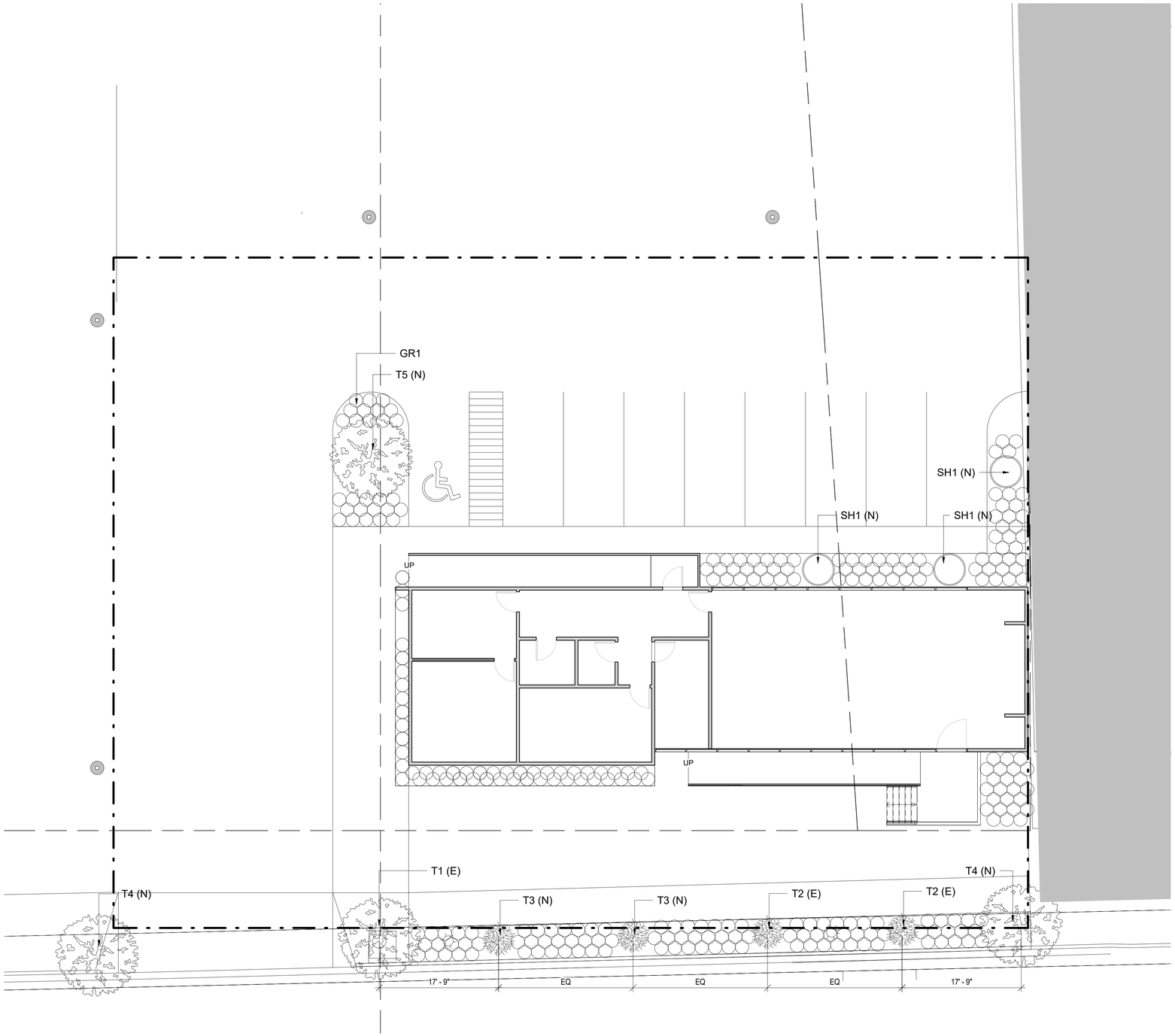


MATERIAL :
CORROGATED
METAL SHEET

COLOUR
SHERWIN WILLIAMS
SW 6794 (FLYWAY)

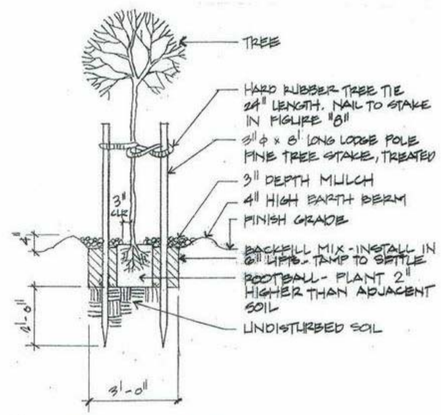
2'-0" WIDE INTERNALLY LIT
ACRYLIC SINAGE WHITE IN COLOUR

COLOUR
SHERWIN WILLIAMS
WHITE



1 PROPOSED LANDSCAPE PLAN

1/8" = 1'-0"



TREE PLANTING

NOT TO SCALE

PLANT LIST

GROUND COVER

NO.	LATIN NAME	COMMON NAME	SIZE	WUCOLS WATER USE	COMMENT
GR1	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	MODERATE	WHITE FLOWER

TREES

NO.	LATIN NAME	COMMON NAME	SIZE	WUCOLS WATER USE	COMMENT
T1	EXISTING TO REMAIN	----	----	----	EXISTING ON SITE
T2	EXISTING TO REMAIN	----	----	----	EXISTING ON SITE
T3	NEW TO MATCH THE EXISTING T2 ON SITE	----	----	----	TO MATCH THE T2 EXISTING ON SITE
T4	NEW TO MATCH THE EXISTING T1 ON SITE	----	----	----	TO MATCH THE T1 EXISTING ON SITE
T5	CIRCUS OCCIDENTALIS	WESTERN REDBUD	24" BOX	LOW	SINGLE LEADER

SHRUBS

NO.	LATIN NAME	COMMON NAME	SIZE	WUCOLS WATER USE	COMMENT
SH1	LIQUSTRUM JAPONICUM	JAPANESE PRIVET	5 GAL	MODERATE	MULTI STEMS

HOGAN LAND SERVICES
A CALIFORNIA CORPORATION

Lot Line Adjustment
August 6, 2021

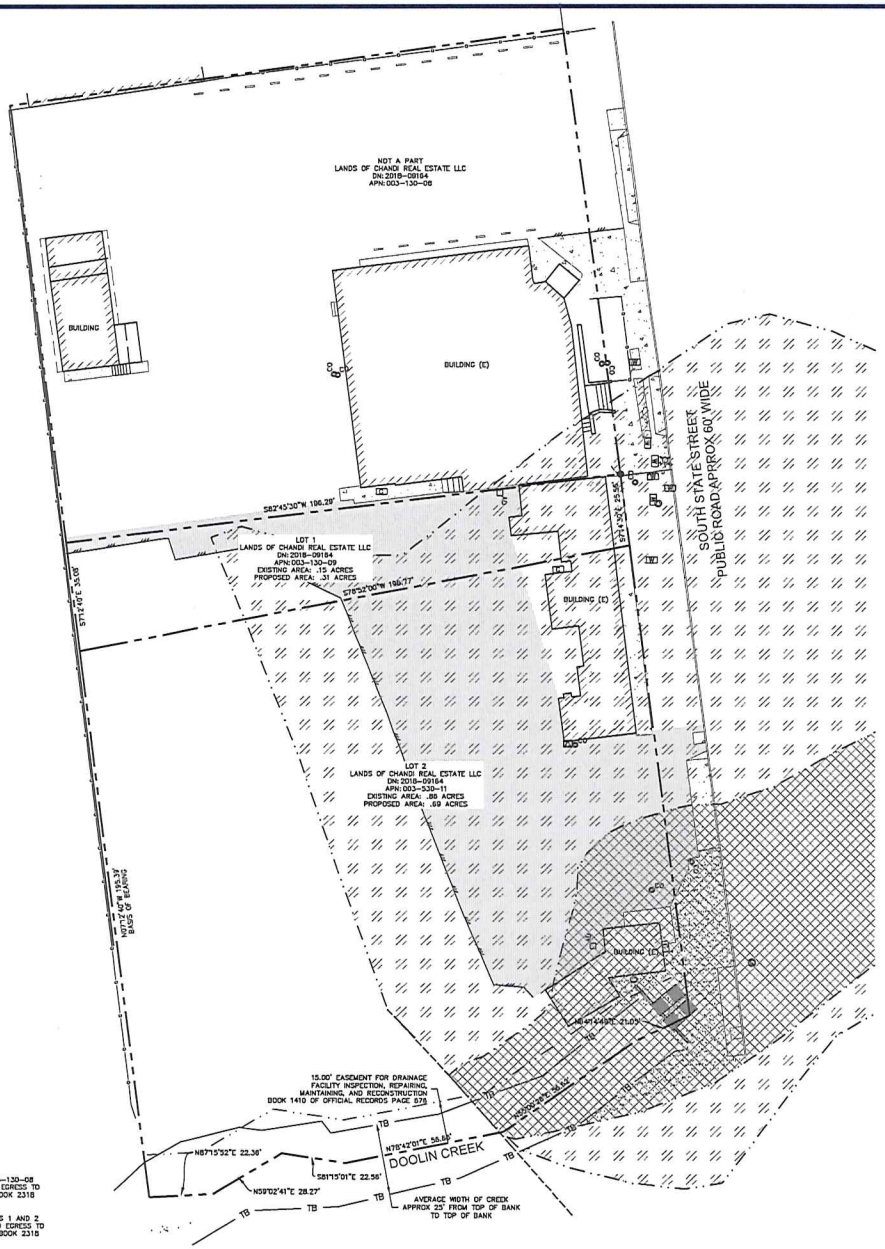
SITE ADDRESS	1102/1104 So State St.
APNs	003-130-09 / 003-530-11
GENERAL PLAN	Commercial (C)
ZONING DISTRICT	Heavy Commercial (C2)
OWNER	Chandi Real Estate LLC 537 4th St STE A Santa Rosa, CA 95401 (925)348-2693 Joti@chandihospitality.com
PROJECT REPRESENTATIVE	Hogan Land Services c/o Alan Montes, Associate Planner 1702 4th Street Santa Rosa CA 95404 AMontes@hoganls.com HLS Project # 3498

Project Description:
The property owner of both properties, Chandi Real Estate LLC, is proposing to transfer .16 acres from 003-530-11 (Lot 2) to 003-130-09 (Lot 1).

Lot 1; APN:003-130-09
Lot 1 will increase from 0.15 acres to 0.31 acres, resulting in an increase of 206%. The lot will have a linear frontage width of 136.19 linear feet. The proposed building will provide a 5' front setback; 0' side setback on the North property line; 44'+ side setback on the South Property line and 10' rear setback. These setbacks are consistent with §9099 of the Ukiah City Code, which requires; 1) A 5' front setback; and 2) a 0' side and rear setbacks, as the site is not adjacent to an R-1, R-2, or R-3 district. The project is also consistent with §8051, which establishes the minimum lot size of 6,000 sf.

Lot 2; APN: 003-530-11

Lot 2 will decrease from 0.86 acres to 0.69 acres, resulting in a decrease of 19.8%. The lot fronts on both Mulberry and So State Street. On Mulberry St the lot will provide a 234.3 linear foot frontage and on So State Street the lot will provide a 53.1-foot linear frontage. The existing building will not modify the front (6') or south side (17') setbacks. The existing building will provide a 23' setback on the north side yard and a 148' rear setback. This is consistent with §9099 of the Ukiah City Code, which requires; 1) A 5' front setback; and 2) a 0' side and rear setbacks and stipulates that when adjacent to R-1, R-2, or R-3 district, the rear or side yard setback shall be that of the adjoining zone. The property is adjacent to an R-3 district, which requires a 15' front yard, 5' side and a 10' rear yard. The project is consistent with these setbacks. Lastly, the project is also consistent with §8051, which establishes the minimum lot size of 6,000 sf.



EASEMENT NOTES:

1) AN EASEMENT HAS BEEN GRANTED TO LOTS 1 AND 2 FROM APN 003-130-08 FOR THE PURPOSE OF 22 PARKING SPACES AND FOR INGRESS AND EGRESS TO SOUTH STATE STREET. DOCUMENT RECORDED MARCH 20, 1996 AS BOOK 2318 AT PAGE 373 OF OFFICIAL RECORDS.

2) AN EASEMENT HAS BEEN GRANTED TO APN 003-130-08 FROM LOTS 1 AND 2 FOR THE PURPOSE OF 22 PARKING SPACES AND FOR INGRESS AND EGRESS TO SOUTH STATE STREET. DOCUMENT RECORDED MARCH 20, 1996 AS BOOK 2318 AT PAGE 381 OF OFFICIAL RECORDS.

NORTH

GRAPHIC SCALE

20 10 0 20

(IN FEET)
1 inch = 20 ft.

LOT 1
CHANDI REAL ESTATE LLC
525 4TH STREET, SUITE D
SANTA ROSA, CA 95401
PHONE:(925) 348-2693

APN: 003-130-09
SITUS: 1090 SOUTH STATE STREET
DOC: 2018-09164
RECORD SIZE: .15 ACRES
PROPOSED SIZE: .44 ACRES
ZONING: C2
293% OF FORMER SIZE

LOT 2
CHANDI REAL ESTATE LLC
525 4TH STREET, SUITE D
SANTA ROSA, CA 95401
PHONE:(925) 348-2693

APN: 09-530-11
SITUS: 1090 SOUTH STATE STREET
DOC: 2018-09164
RECORD SIZE: .86 ACRES
PROPOSED SIZE: .56 ACRES
ZONING: C2
65% OF FORMER SIZE

LEGEND

- RECORD BOUNDARY LINE
- RECORD ADJOINING BOUNDARY LINE
- PROPOSED BOUNDARY LINE
- EXTINGUISHED BOUNDARY LINE
- EDGE OF CONCRETE
- EDGE OF ASPHALT CONCRETE
- TB — TOP OF BANK
- EDGE OF BUILDING
- WOOD FENCE
- WIRE FENCE
- CHAINLINK FENCE
- 100 YEAR FLOOD ELEVATION
- MINOR CONTOUR
- 100 — MAJOR CONTOUR
- ASPHALT CONCRETE SURFACE
- GRAVEL SURFACE
- CONCRETE SURFACE
- FLOOD WAY PER FEMA FIRMETTE
- 100 YEAR FLOOD ELEVATION PER FEMA FIRMETTE
- 12" CMP — STORM-DRAIN W/SIZE & TYPE

SYMBOLS

- FIRE HYDRANT
- WATER VALVE
- SEWER MANHOLE
- POWER POLE W/ GUY ANCHOR
- WATER METER
- ELECTRIC METER
- ELECTRIC PULL BOX
- GAS METER
- CO — SEWER CLEAN OUT
- AD — AREA DRAIN
- FOUND 1/2" IRON PIPE AS NOTED
- FOUND 3/4" IRON PIPE AS NOTED

ABBREVIATIONS

CMP	CORRUGATED METAL PIPE

GENERAL NOTES:

1) THE PURPOSE OF THIS MAP IS FOR A LOT LINE ADJUSTMENT SITE MAP AND THE CONTENT IS RELATIVE TO THE INTENDED USE. UNAUTHORIZED CHANGES OR ADDITIONS TO THE EXISTING DATA SHOWN ON THIS MAP IS STRICTLY PROHIBITED. ANY USES OF THIS MAP BEYOND THE STATED PURPOSE REQUIRES THE AUTHORIZATION OF HOGAN LAND SERVICES.

2) THIS MAP DOES NOT CONSTITUTE A BOUNDARY SURVEY. BOUNDARY INFORMATION SHOWN IS PER RECORD OF SURVEY FILED IN DRAWER 88 AT PAGE 19 MENDOCINO COUNTY RECORDS.

3) HORIZONTAL CONTROL:
IRON PIPES FOUND ON WESTERLY BOUNDARY OF SUBJECT (N07°12'40"W).

LICENSED LAND SURVEYOR
THOMAS W. REEDER
No. LS 9565
STATE OF CALIFORNIA

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AT THE REQUEST OF JOTI CHANDI IN MAY, 2021

THOMAS W. REEDER, PLS 9565 EX. 03/31/22

DRN:	JJS
CHK:	TWR
PM:	TWR
DATE: 06/24/21	
JOB #:	3499

HOGAN LAND SERVICES
A CALIFORNIA CORPORATION
1702 4TH STREET
SANTA ROSA, CA 95404
Tel (707) 544-2104
Fax (707) 522-2105
www.hoganls.com

LOT LINE ADJUSTMENT SITE PLAN

1102, 1104 SOUTH STATE STREET
UKIAH, CALIFORNIA

APN: 003-130-08, 003-530-11

1 OF 2

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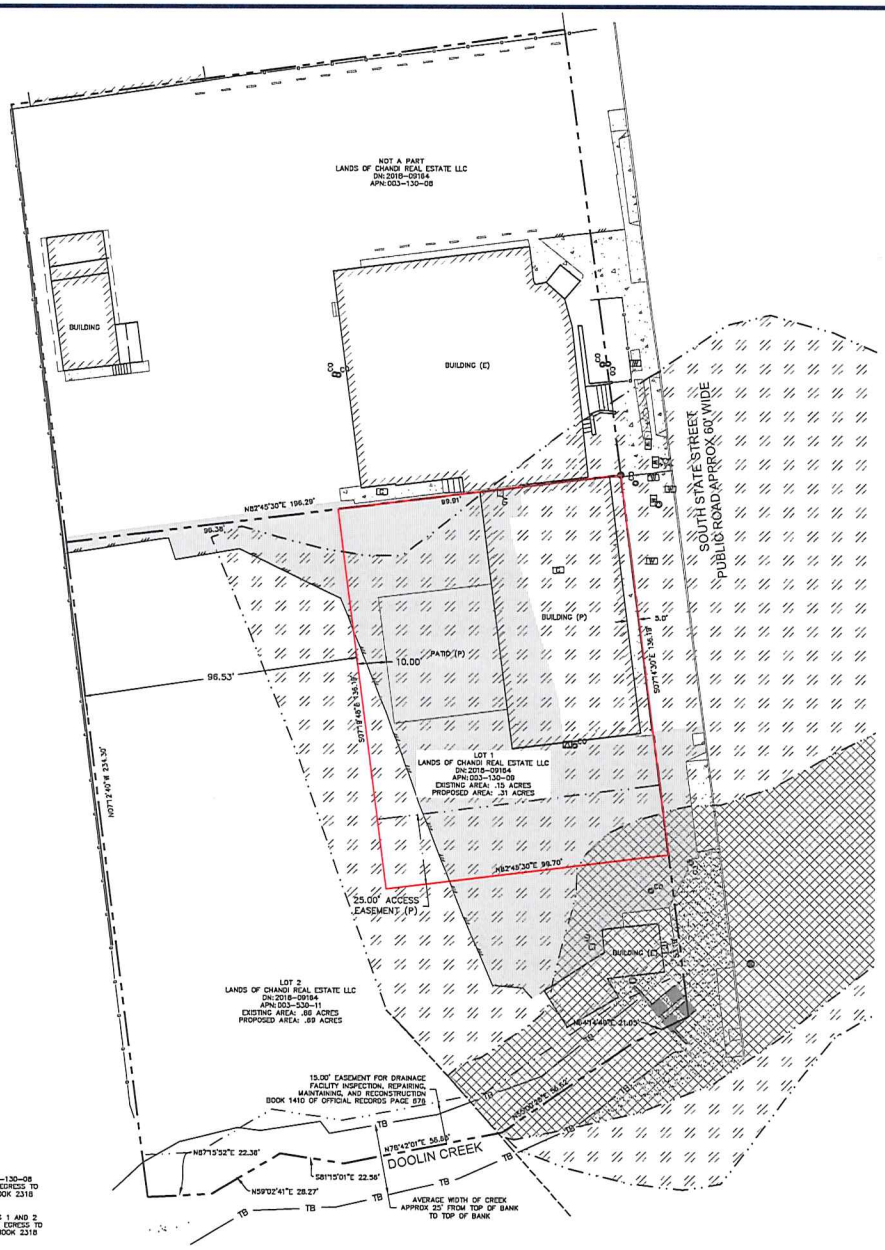

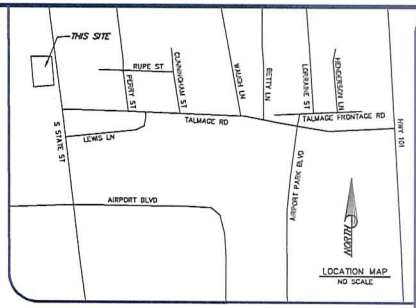

LOT 1
CHANDI REAL ESTATE LLC
325 4TH STREET, SUITE D
SANTA ROSA, CA 95401
PHONE: (925) 348-2693

APN: 003-130-09
SITUS: 1090 SOUTH STATE STREET
DOC: 2018-09164
RECORD SIZE: .15 ACRES
PROPOSED SIZE: .31 ACRES
ZONING: C2

LOT 2
CHANDI REAL ESTATE LLC
325 4TH STREET, SUITE D
SANTA ROSA, CA 95401
PHONE: (925) 348-2693

APN: 003-530-11
SITUS: 1090 SOUTH STATE STREET
DOC: 2018-09164
RECORD SIZE: .86 ACRES
PROPOSED SIZE: .69 ACRES
ZONING: C2

LEGEND

- RECORD BOUNDARY LINE
- RECORD ADJOINING BOUNDARY LINE
- PROPOSED BOUNDARY LINE
- EXTINGUISHED BOUNDARY LINE
- EDGE OF CONCRETE
- EDGE OF ASPHALT CONCRETE
- TB — TOP OF BANK
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- CHAINLINK FENCE
- 100 YEAR FLOOD ELEVATION
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- GRAVEL SURFACE
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SYMBOLS

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- CO — SEWER CLEAN OUT
- AD — AREA DRAIN
- FOUND 1/2" IRON PIPE AS NOTED
- FOUND 3/4" IRON PIPE AS NOTED

ABBREVIATIONS

CMP	CORRUGATED METAL PIPE

GRAPHIC SCALE

20 10 0 20

(IN FEET)
1 inch = 20 ft.

EASEMENT NOTES:

1) AN EASEMENT HAS BEEN GRANTED TO LOTS 1 AND 2 FROM APN 003-130-08 FOR THE PURPOSE OF 22 PARKING SPACES AND FOR INGRESS AND EGRESS TO SOUTH STATE STREET. DOCUMENT RECORDED MARCH 20, 1996 AS BOOK 2318 AT PAGE 375 OF OFFICIAL RECORDS.

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IRON PIPES FOUND ON WESTERLY BOUNDARY OF SUBJECT (N07°12'40"W).

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AT THE REQUEST OF JOTI CHANDI IN MAY, 2021

LICENSED LAND SURVEYOR THOMAS W. REEDER No. LS 9595 STATE OF CALIFORNIA

DRN:	JJS
CHK:	TWR
FM:	TWR
DATE:	05/24/21
JOB #:	3409

THOMAS W. REEDER, PLS 9595 EX. 03/31/22

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www.hoganls.com

LOT LINE ADJUSTMENT SITE PLAN

1102, 1104 SOUTH STATE STREET
UKIAH, CALIFORNIA

APN: 003-130-08, 003-530-11

2 OF 2

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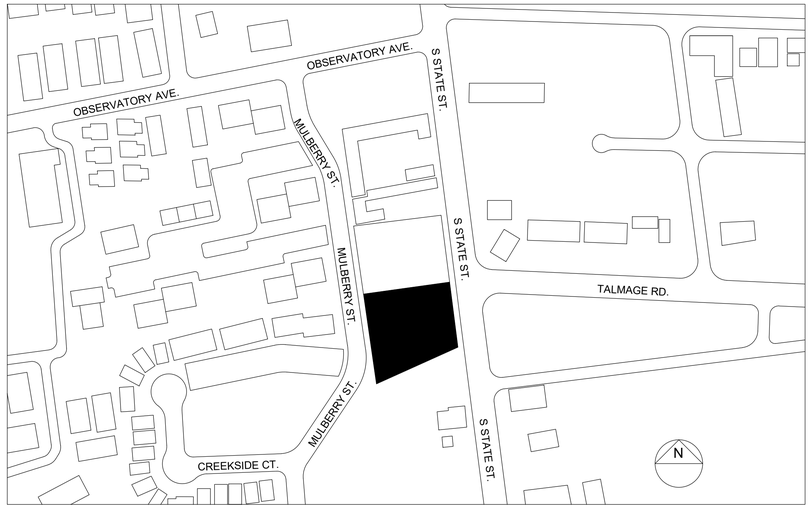
PROPOSED RETAIL BUILDING

ADDRESS: 1104 S STATE ST., UKIAH, CA 95482
A.P.N.: 003-130-09-00

SHEET INDEX:

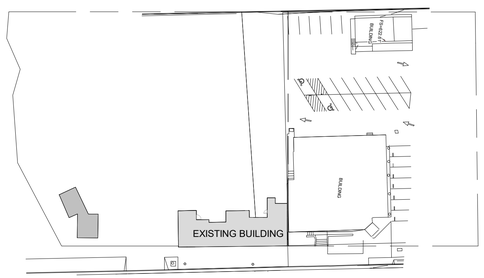
T-0	COVERSHEET
A-0	EXISTING SITE PLAN
A-1	PROPOSED SITE PLAN
A-2	EXISTING FIRST FLOOR PLAN
A-3	PROPOSED FIRST FLOOR PLAN
A-3	PROPOSED FIRST FLOOR FURNITURE PLAN
A-5	EXISTING ELEVATIONS
A-6	PROPOSED ELEVATIONS
A-7	VIEWS
A-8	MATERIAL BOARD
L-1	LANDSCAPE



VICINITY MAP

PROPOSED RETAIL BUILDING

1104, S STATE ST., UKIAH, CA 95482



1 SITE PLAN

1" = 60'-0"

2 EXISTING SITE PLAN

3/32" = 1'-0"

B

DESIGN STUDIO

DESIGN MANAGEMENT

SAN FRANCISCO GURGAON HOUSTON

CHANDI HOSPITALITY GROUP

EXISTING SITE PLAN

OCTOBER 27, 2021

A-0

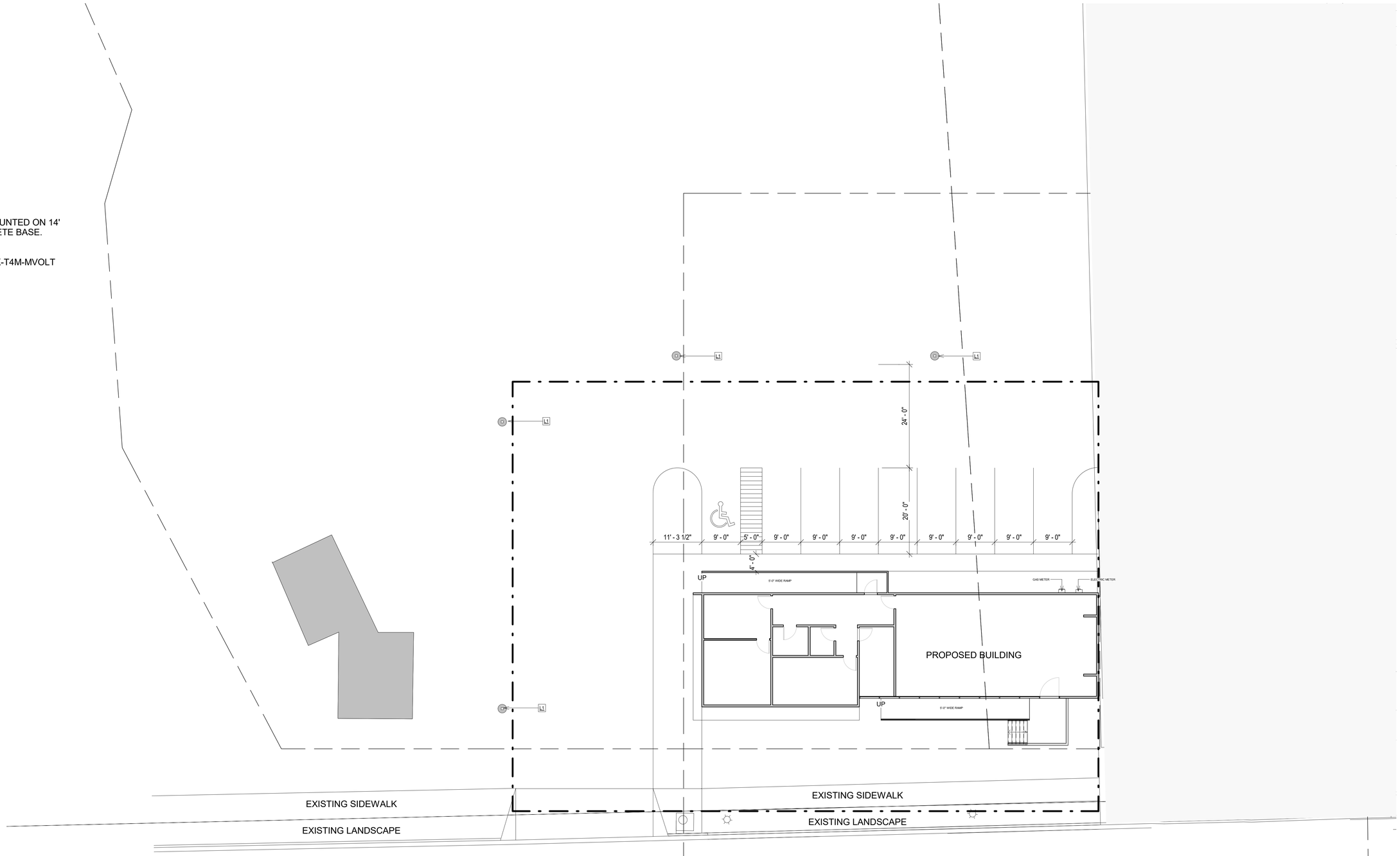
PROPOSED RETAIL BUILDING

1104, S STATE ST., UKIAH, CA 95482

L1 - LITHONIA LIGHT FIXTURE

BUG RATING B=1, U=0, G=2. MOUNTED ON 14' SQUARE POLE WITH 2' CONCRETE BASE.
LAMP WATTAGE - 49

MODEL NO. - DSXO-LED-P2-30K-T4M-MVOLT



1 PROPOSED SITE PLAN
3/32" = 1'-0"

B

DESIGN STUDIO

DESIGN MANAGEMENT

SAN FRANCISCO GURGAON HOUSTON

CHANDI HOSPITALITY GROUP

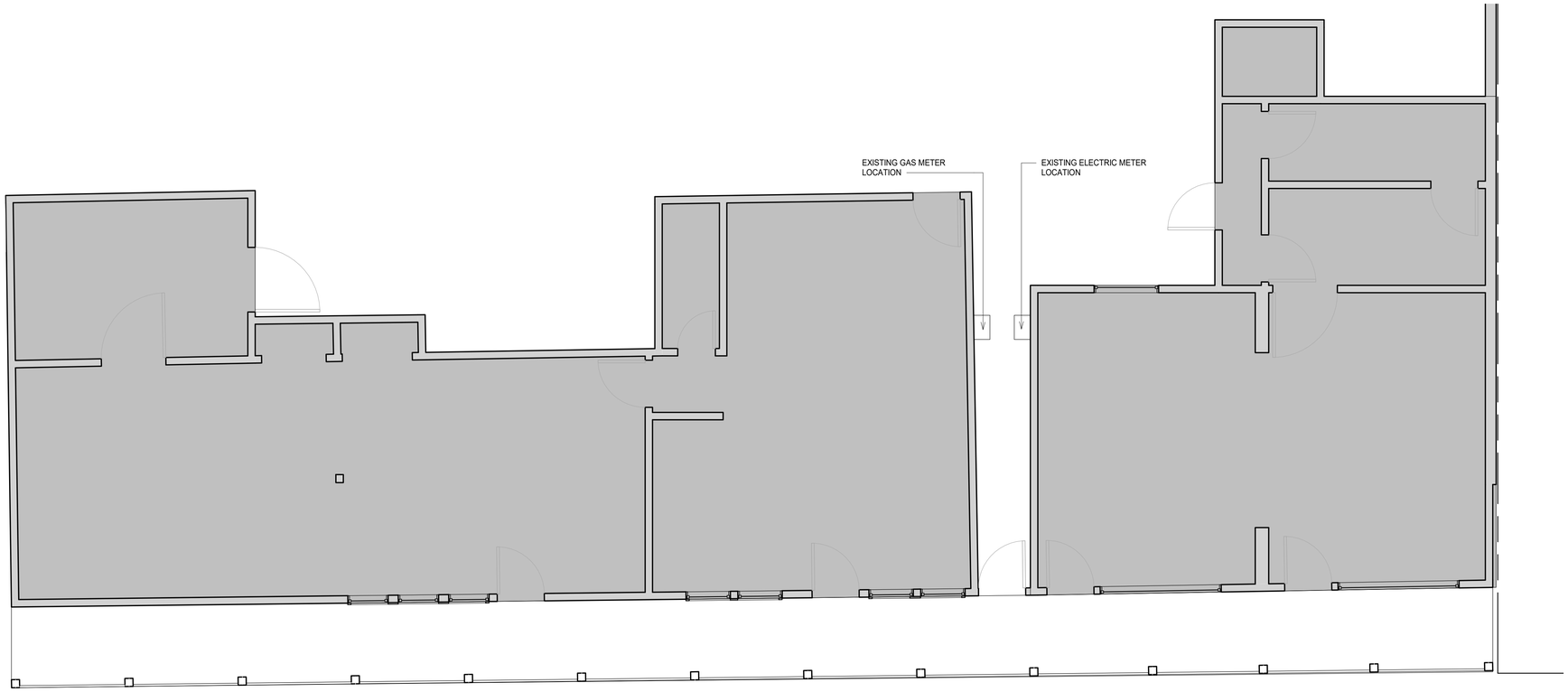
PROPOSED SITE PLAN

OCTOBER 27, 2021

A-1

PROPOSED RETAIL BUILDING

1104, S STATE ST., UKIAH, CA 95482



1 EXISTING FIRST FLOOR

1/4" = 1'-0"

B

SAN FRANCISCO

DESIGN STUDIO

DESIGN MANAGEMENT

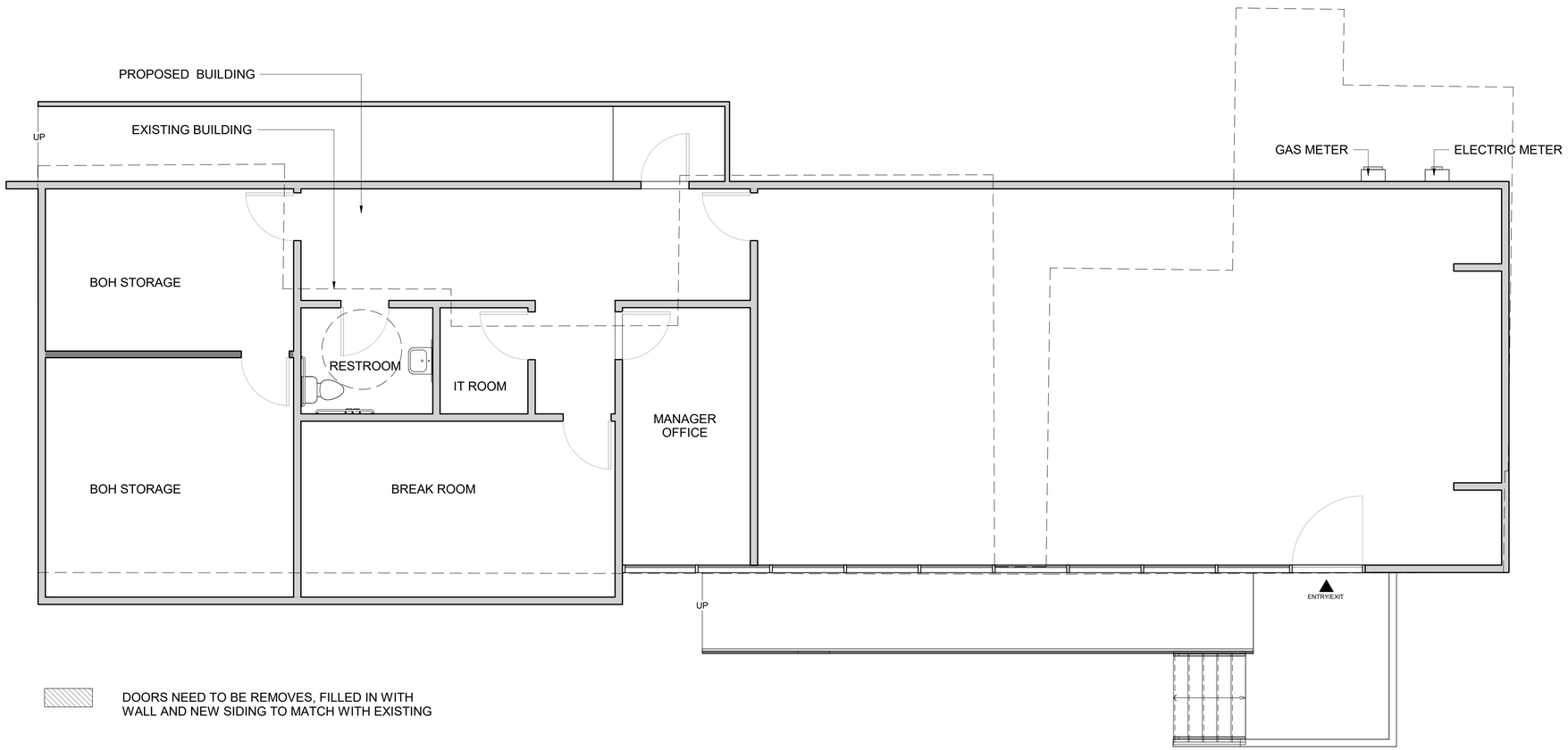
GURGAON HOUSTON

CHANDI HOSPITALITY GROUP

EXISTING FIRST FLOOR PLAN

OCTOBER 27, 2021

A-2



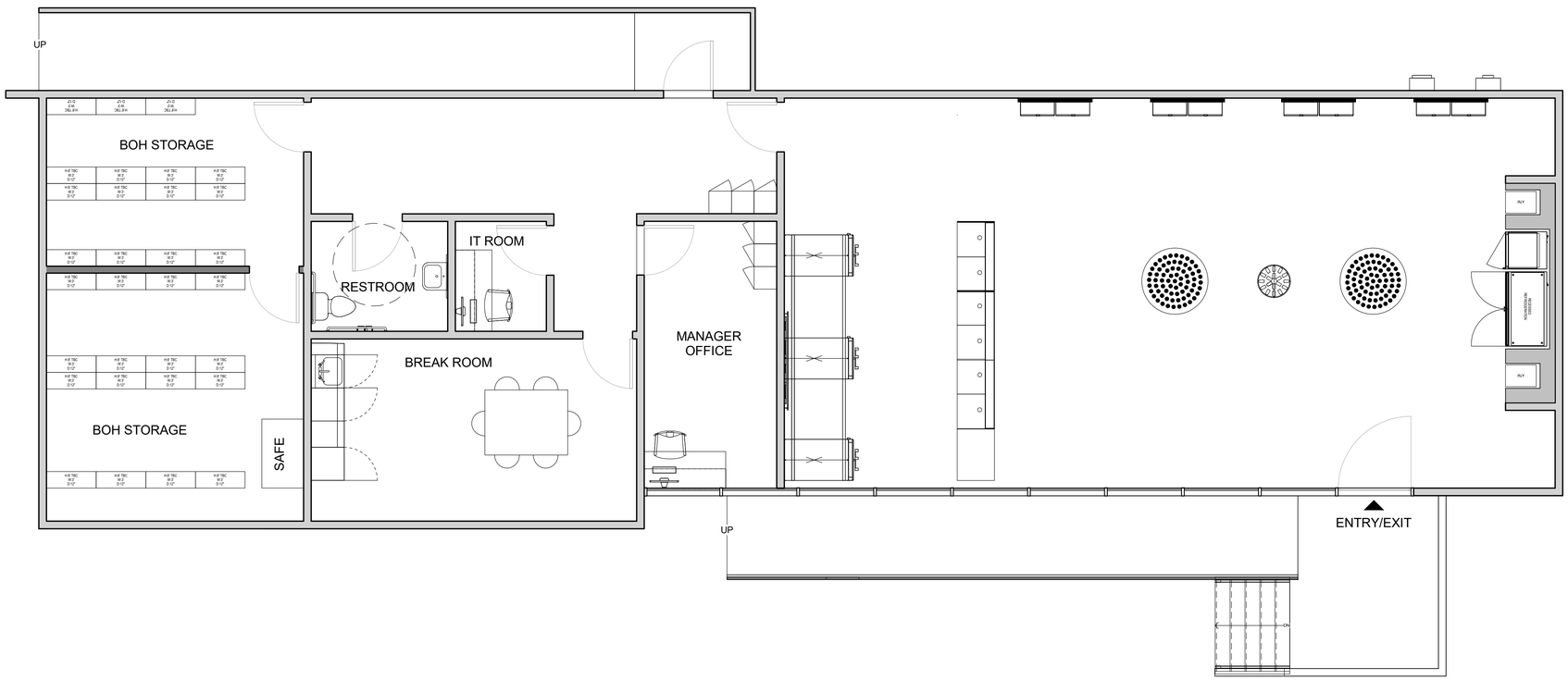
DOORS NEED TO BE REMOVES, FILLED IN WITH WALL AND NEW SIDING TO MATCH WITH EXISTING

1 PROPOSED FIRST FLOOR

1/4" = 1'-0"

PROPOSED RETAIL BUILDING

1104, S STATE ST., UKIAH, CA 95482



1 PROPOSED FIRST FLOOR FURNITURE LAYOUT

1/4" = 1'-0"

B

DESIGN STUDIO

DESIGN MANAGEMENT

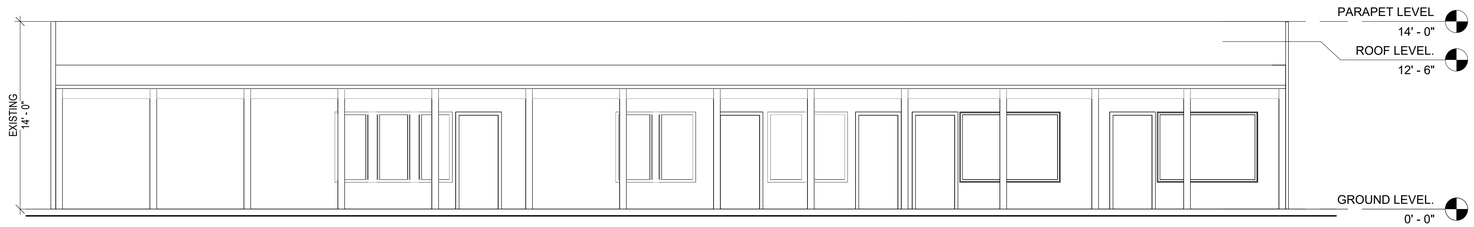
SAN FRANCISCO GURGAON HOUSTON

CHANDI HOSPITALITY GROUP

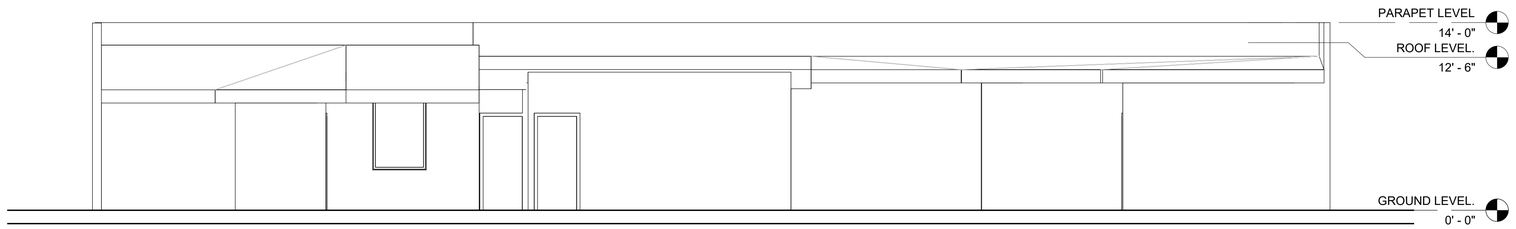
PROPOSED FIRST FLOOR FURNITURE PLAN

OCTOBER 27, 2021

A-4

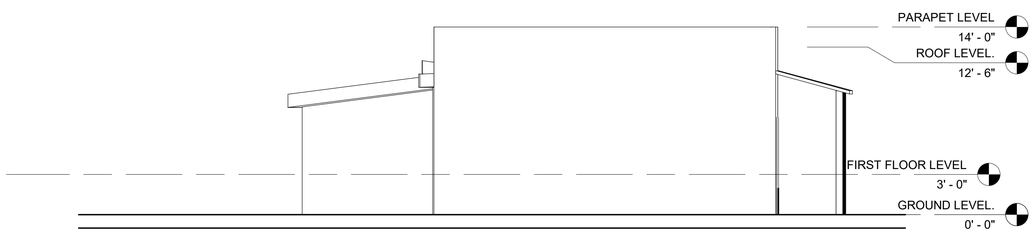


1 EXISTING ELEVATION A
3/16" = 1'-0"

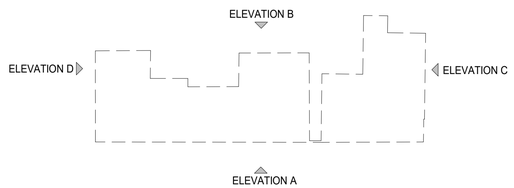


2 EXISTING ELEVATION B
3/16" = 1'-0"

3 EXISTING ELEVATION C
3/16" = 1'-0"

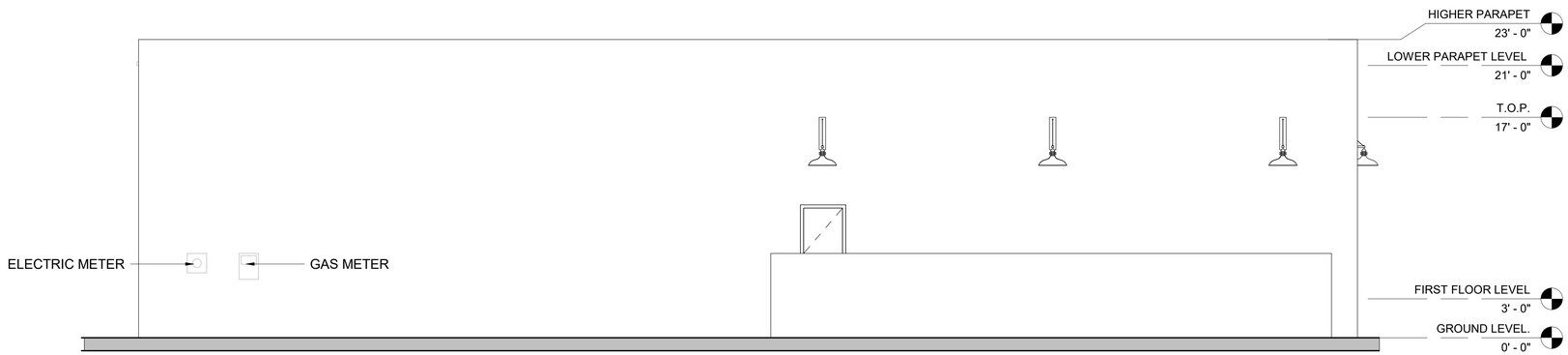


4 EXISTING ELEVATION D
3/16" = 1'-0"

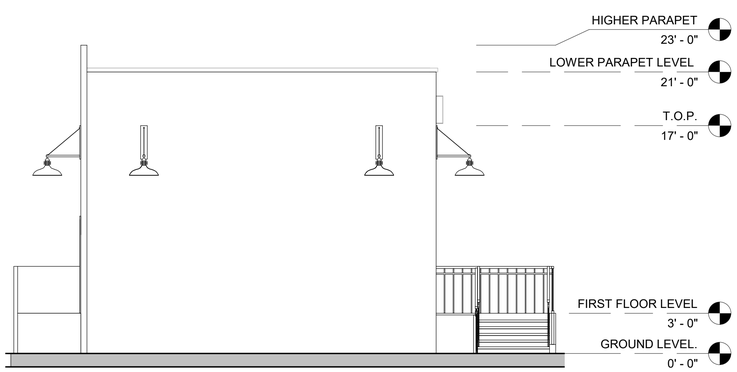


KEY PLAN

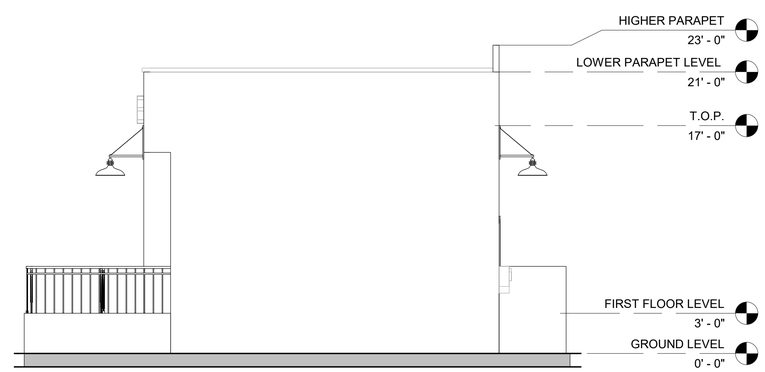
1 PROPOSED ELEVATION A
3/16" = 1'-0"



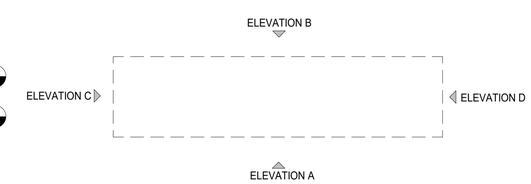
2 PROPOSED ELEVATION B
3/16" = 1'-0"



3 PROPOSED ELEVATION C
3/16" = 1'-0"



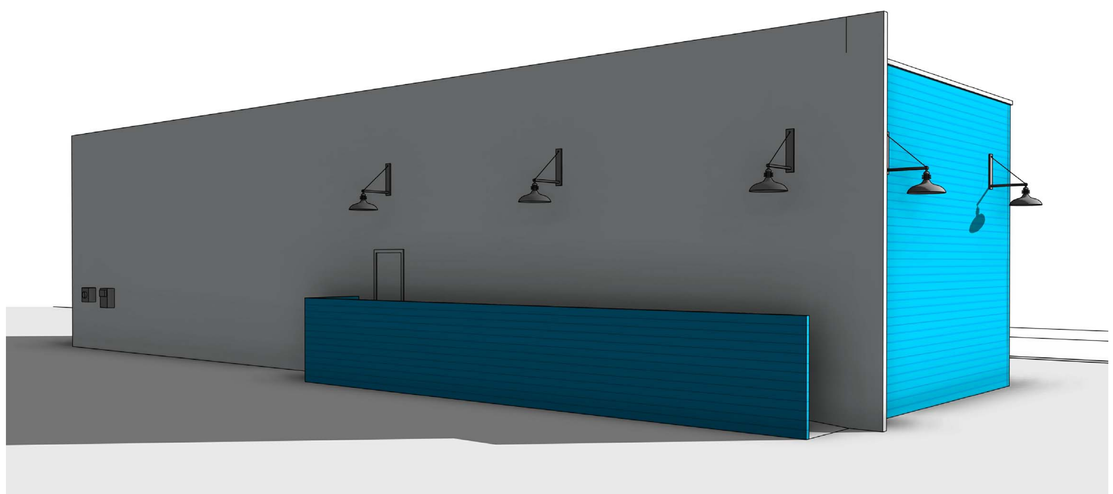
5 PROPOSED ELEVATION D
3/16" = 1'-0"



KEY PLAN

EXISTING VIEW

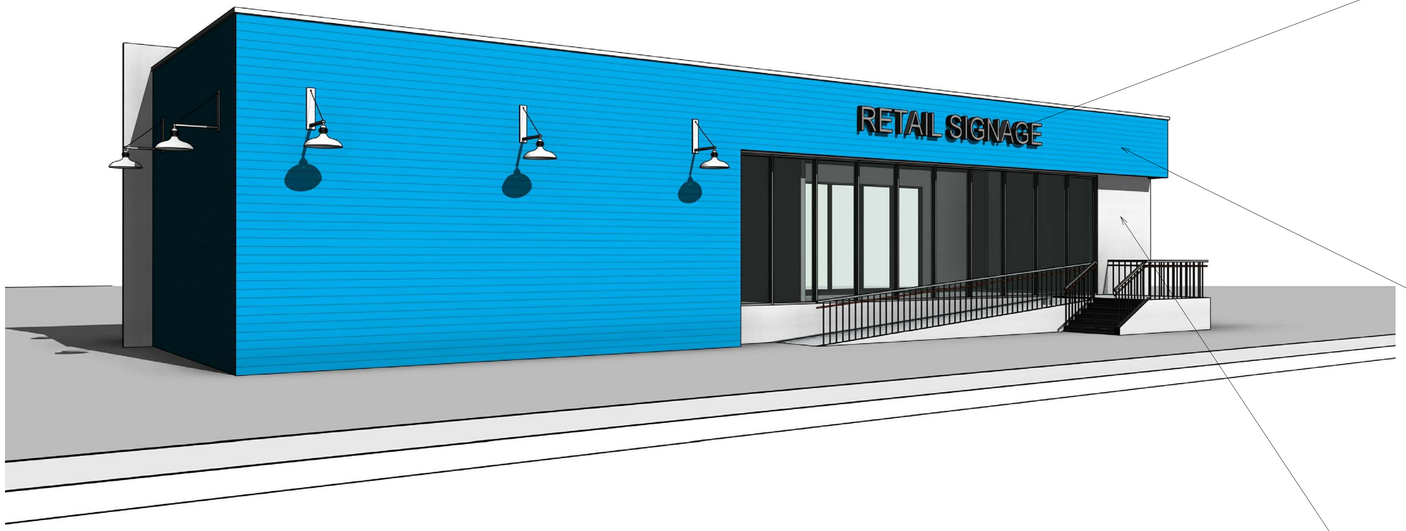
PROPOSED VIEW



PROPOSED VIEW

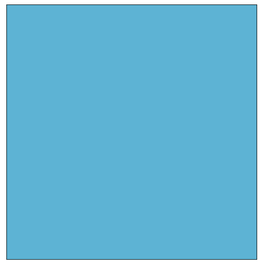
PROPOSED VIEW

PROPOSED VIEW

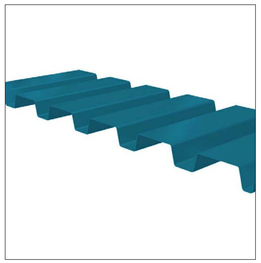


FRONT ELEVATION

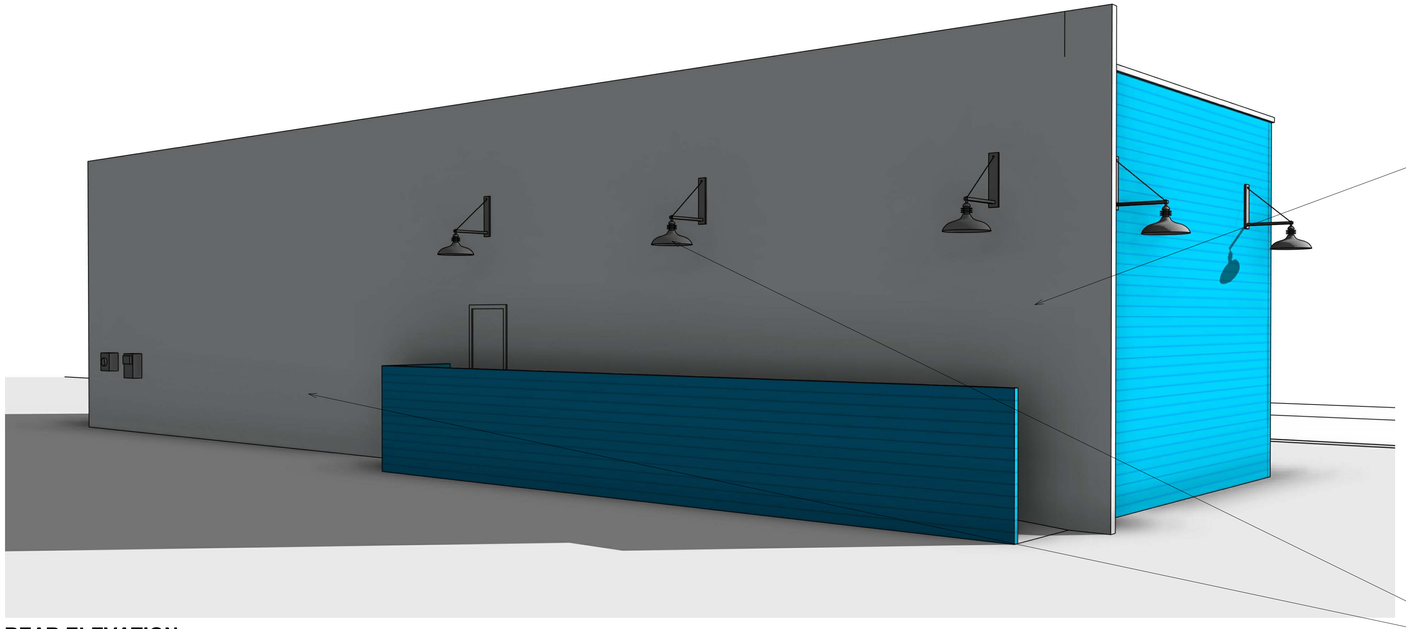
2'-0" WIDE INTERNALLY LIT ACRYLIC SINAGE WHITE IN COLOUR



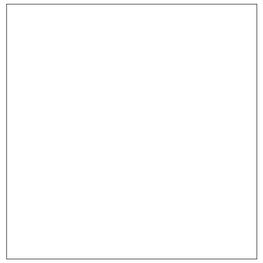
COLOUR
SHERWIN WILLIAMS
SW 6794 (FLYWAY)



MATERIAL :
CORROGATED
METAL SHEET

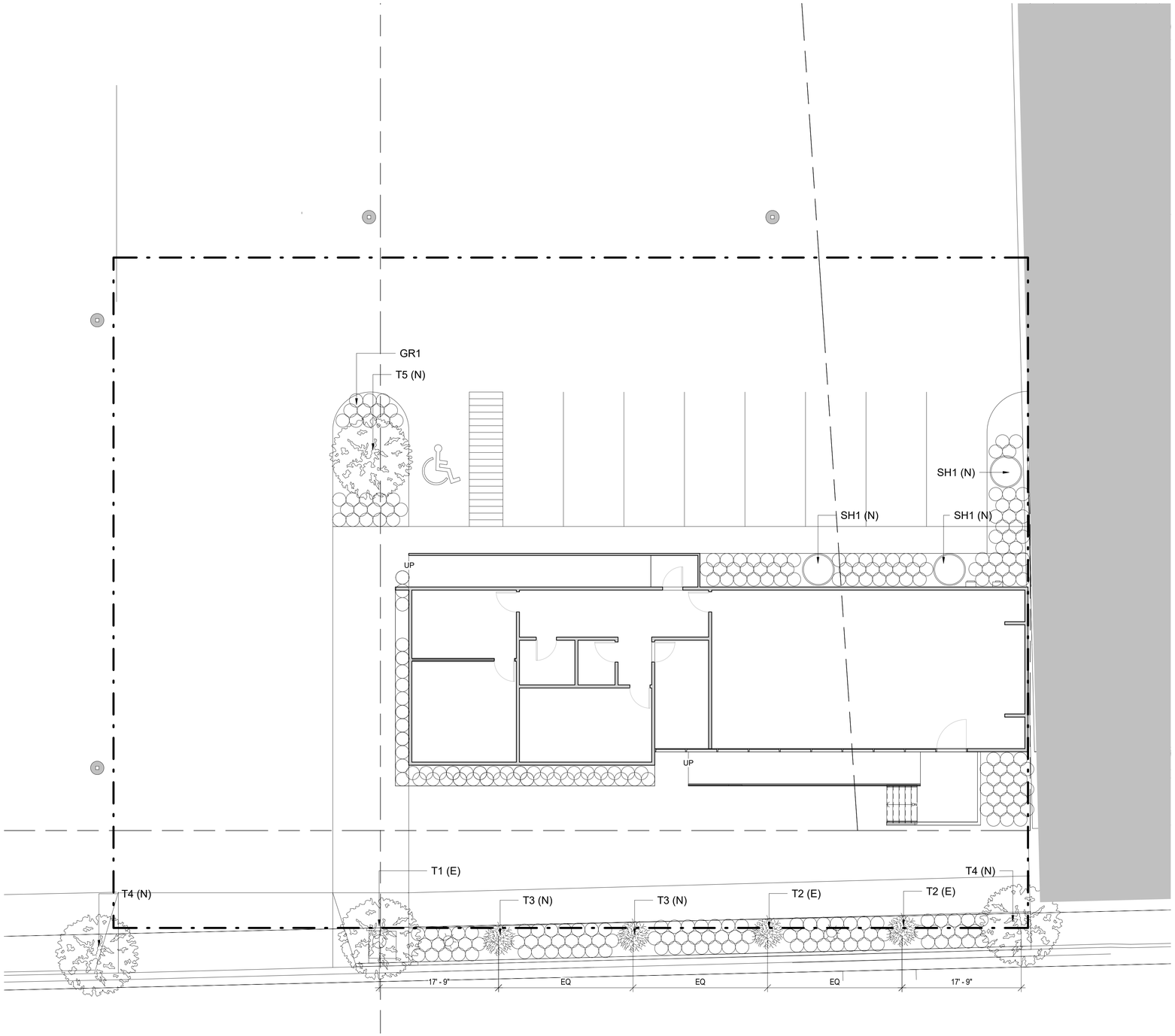


REAR ELEVATION



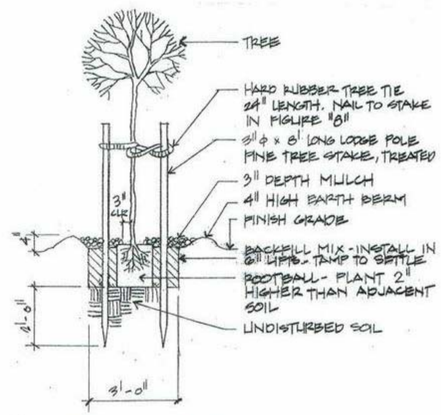
COLOUR
SHERWIN WILLIAMS
WHITE

COLOUR
SHERWIN WILLIAMS
SW 6257 (GIBRALTAR)



1 PROPOSED LANDSCAPE PLAN

1/8" = 1'-0"



TREE PLANTING

NOT TO SCALE

PLANT LIST

GROUND COVER

NO.	LATIN NAME	COMMON NAME	SIZE	WUCOLS WATER USE	COMMENT
GR1	TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	MODERATE	WHITE FLOWER

TREES

NO.	LATIN NAME	COMMON NAME	SIZE	WUCOLS WATER USE	COMMENT
T1	EXISTING TO REMAIN	----	----	----	EXISTING ON SITE
T2	EXISTING TO REMAIN	----	----	----	EXISTING ON SITE
T3	NEW TO MATCH THE EXISTING T2 ON SITE	----	----	----	TO MATCH THE T2 EXISTING ON SITE
T4	NEW TO MATCH THE EXISTING T1 ON SITE	----	----	----	TO MATCH THE T1 EXISTING ON SITE
T5	CIRCUS OCCIDENTALIS	WESTERN REDBUD	24" BOX	LOW	SINGLE LEADER

SHRUBS

NO.	LATIN NAME	COMMON NAME	SIZE	WUCOLS WATER USE	COMMENT
SH1	LIQUSTRUM JAPONICUM	JAPANESE PRIVET	5 GAL	MODERATE	MULTI STEMS